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By Alameda County Environmental Health 3:12 pm, Feb 23, 2017

Mr. Jeremy Harris
1919 Crew LLC
Pier 54 Suite 202
San Francisco, CA 94158

Ms. Dilan Roe
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: 1919 Market Street – Acknowledgement Statement
Oakland, California 94805
ACEH Case# RO0003205
APNs 5-410-13-1, 5-410-14, 5-410-25

Dear Ms. Roe:

1919 Crew LLC has retained the environmental consultant referenced on the attached report for the project referenced above. The attached report is being submitted on behalf of 1919 Crew LLC.

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.

Sincerely,

Jeremy Harris

February 10, 2017

Mr. Danny Haber
1919 Crew LLC
Pier 54 Suite 202
San Francisco, CA 94607

Re: **Draft Site Management Plan 2017**
1919 Market Street
Oakland, California 94607
ACEH Case# RO0003205
APNs 5-410-13-1, 5-410-14, 5-410-251919

Dear Mr. Haber:

On behalf of 1919 Crew LLC, PANGEA Environmental Services, Inc. (PANGEA) has prepared this *Draft Site Management Plan 2017* (SMP) for the subject site. This SMP was prepared in response to our agency correspondence dated January 25 and February 7, 2017. The objective of the SMP is to address ponding water at the central portion of the Site, and outline procedures for Site maintenance and security, stormwater management, dust control and air monitoring, and management of any encountered contaminated soil and groundwater during demolition or construction.

If you have any questions or comments, please call me at (510) 435-8664.

Sincerely,
PANGEA Environmental Services, Inc.

Bob Clark-Riddell, P.E.
Principal Engineer

Attachment: *Site Management Plan 2017*

cc: Ms. Dilan Roe, ACDEH (ACDEH FTP)
Ms. Kit Soo, ACDEH (ACDEH FTP)
David Miles, Inspection Supervisor, City of Oakland Building and Planning Department
Geotracker

DRAFT SITE MANAGEMENT PLAN 2017

1919 Market Street
Oakland, CA
ACEH Case# RO0003205

February 10, 2017

Prepared for:

1919 Crew LLC
Pier 54, Suite 202
San Francisco, CA 94607

Prepared by:

PANGEA Environmental Services, Inc.
1710 Franklin Street, Suite 200
Oakland, California 94612

Written by:

Ron Scheele, P.G.
Principal Geologist

Bob Clark-Riddell, P.E.
Principal Engineer

DRAFT SITE MANAGEMENT PLAN 2017
1919 Market Street
Oakland, CA
ACEH Case# RO0003205

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APPENDICES

1.0 INTRODUCTION

On behalf of 1919 Crew LLC, PANGEA Environmental Services, Inc. (PANGEA) has prepared this *Draft Site Management Plan* (Draft SMP) for the property at 1919 Market in Oakland, California (Site). This Draft SMP was prepared in response to emails and correspondence from Alameda County Department of Environmental Health (ACDEH). ACDEH is providing oversight of environmental issues at the Site via a Voluntary Remediation Action Agreement. Development plans for the Site include the excavation and removal of approximately 900 cubic yards of soil from the Site during the construction of 63 live-work residential apartment units.

1.1 Agency Direction

This section describes direction from ACDEH and the City of Oakland Building and Planning Department. ACDEH has required this Draft SMP as a comprehensive document for managing all aspects of site management during site demolition, assessment, environmental cleanup, and development. The Draft SMP is required to address site maintenance, security, ponded/storm water management, air/dust monitoring, and management of any discovered soil and groundwater contamination during subgrade development.

In a January 30, 2017 email, the Oakland Building Department indicated that storm water and site drainage will be processed by the City under permit B1600468. The Oakland Building Department required that all plans and submittals should be sent attention of Principal Inspection Supervisor, David Miles. Mr. Miles' contact information is dmiles@oaklandnet.com and (510) 238-6214.

1.2 Document Scope

The Draft SMP addresses the following primary activities for site management during all phases of site development:

- Site maintenance and security;
- Ponded/storm water management and erosion control;
- Perimeter air and dust monitoring; and
- Management of contaminated fill material, soil, and groundwater encountered during site work.

The Site background and site-specific SMP procedures are described below.

1.3 SMP Implementation Roles

The firms and individuals responsible for implementation of this comprehensive SMP are listed below in Table A. The developer/owner will retain the involved firms. Preconstruction meetings will be held between the involved parties. The pre-construction meetings will serve to introduce all parties and establish the chain of command and lines of communications for the project. This and other meetings will include other trades that may be affected by the SMP implementation.

Table A – SMP Implementation Roles

Role	Firm	Person(s)
Developer/Owner	1919 Crew, LLC	Jeremy Harris (Project Manager)
Site Maintenance Contractor	TBD	TBD
Security Contractor	TBD	TBD
General Contractor	TBD	TBD
GC Safety Health Officer	TBD	TBD
GC Air/Dust Control Manager	TBD	TBD
GC Air/Dust Control Site Monitor	TBD	TBD
Project Site Safety Officer	TBD	TBD
Storm Water Consultant	Lea & Braze Engineering	Raymond Barro
Environmental Consultant	Pangea Environmental	Bob Clark-Riddell, PE
Public Relations Contact	Susan Freeman	Susan Freeman

These SMP implementation roles will be presented and updated on the project website (www.1919market.org).

2.0 SITE BACKGROUND

The section describes the site background.

2.1 Site Description

The subject Site consists of three parcels of land comprising 1.457 acres located on the west side of Market Street and the east side of Myrtle Street within a mixed residential and commercial area of Alameda County, in Oakland, California (Figures 1 and 2). The Site's assessor parcel numbers (APN) are: 5-410-13-1, 5-410-14, and 5-410-25. The property is owned and being redeveloped by 1919 Crew LLC into 63 live-work residential apartment units. The Site is currently developed with one 70,000 square foot building undergoing

partial demolition. The Site building was constructed in 1923, is currently unoccupied, partially demolished, with no onsite operations. In addition to the structure, the Site is improved with asphalt-paved parking, perimeter fencing, and associated drainage features. The subject property is bound by residential housing to the north, Market Street to the east beyond which is residential housing, St. John Missionary Baptist Church and residential housing to the south, and Myrtle Street to the west beyond which is residential housing. A site map showing Site features and surrounding properties is shown on Figure 2.

2.2 Development Status

1919 Crew LLC initiated partial building demolition following receipt of permit B1600468 from the City of Oakland Planning and Building Department. Prior to demolition, Pangea understands 1919 Crew LLC obtained a *Pre-Renovation Hazardous Materials Survey* Report dated August 8, 2016 by Vista Environmental Consulting of San Leandro, California. The removal/abatement of identified hazardous materials by Eisen Environmental and Construction Services of Concord, California between August and October 2016. JME Demolition performed general demolition and non-hazardous debris removal.

The partial demolition to date involved removal of the central portion of the building. The central portion of the building slab was also removed since crumbling concrete impacted the planned future slab beam installation. Ponded water following significant rain events has collected within this central portion of the building. The ponded water is centrally located at the site, and appears well contained within the site due to the higher elevation of slab and building surrounding this central area. This plan will address the ponded water in the center of the site.

2.3 Construction Documents and Related Water Management

1919 Crew LLC retained Lea & Braze Engineering, Inc. of Hayward, California to prepare construction documents and related storm water management plans. Lea & Braze provided construction documents dated November 23, 2016 that describe all related construction, installation of an erosion control plan, and the implementation of a *non*-regulated C3 storm water management plan. Due to the size and type of project, the City did not require a 'regulated' storm water management plan. These construction documents outline proposed best management practices (BMPs) for preventing storm water and sediment transported by storm water from leaving the site. The relevant construction documents with storm water management plans will be provided to the City.

2.4 Historical Site Use

The Site has historically housed both residential and commercial tenants. The Site was formerly occupied by Greyhound Bus Lines and a plumbing contractor warehouse, which included onsite operations such as motor repair and painting. The property was formerly equipped with two 10,000-gallon underground storage tanks (USTs), located within the sidewalk to the southwest side of the building, along Myrtle Street. The USTs

were reportedly used by Greyhound Bus Lines to store diesel prior to the 1960s. The Site was occupied by Scott Company starting as early as 1957, who reportedly used the southwest UST to store gasoline. A former fuel dispenser was reportedly located on the southwest portion of the property, near the corner of the subject property building. The USTs and dispenser were removed in the early 1980s at a time when Myrtle Street was being repaved. Historical site use areas are shown on Figure 3.

2.5 Previous Environmental Investigations

In 1992 and 1993, residual petroleum hydrocarbons were detected in soil and groundwater in the southwestern portion of the Site, primarily beneath the sidewalk and exterior of the building. The location of residual petroleum hydrocarbon-impacted soil from 1993 is shown on Figure 3. On May 7, 1999, the Site received closure via a Letter of No Further Action from the ACDEH for the Leaking UST case.

In 2014, a Phase I Environmental Site Assessment identified solvent storage areas near the southwest and southeast corners of the Site, and a refrigerant oil storage area in the northeast corner of the Site. Site assessment in conjunction with prospective redevelopment commenced in 2016. Little to no contamination was detected in subsurface soil and groundwater samples. Volatile organic compounds (VOC) were detected in subsurface soil gas in in the northwestern and north central areas of the Site, presumably associated with the former auto painting area and bus maintenance. The primary area of VOC impact in subslab and soil gas is shown on Figure 3. Site assessment data is summarized in Pangea's *Site Assessment Report* dated October 6, 2016, available on the State Geotracker database.

Planning for site assessment is underway to comply with oversight requirements of ACDEH regarding onsite development and evaluation of potential impact to adjacent properties. Planning for remediation and mitigation of VOC impact at the Site is underway to comply with oversight requirements of ACDEH for future development.

2.6 Local Hydrogeology

The relatively flat Site lies at an elevation of approximately 20 feet above mean sea level to the east of San Francisco Bay and to the north of the Oakland Inner Harbor (Figure 1). According to previous boring logs, soil beneath the Site consists of silty sand fill underlain by silty sand, clayey sand, and sandy clay to a total depth of 20 ft bgs. During previous drilling, groundwater was encountered at approximately 15.5 to 19.5 ft bgs and rose to approximately 12.5 to 15 ft bgs. Groundwater appears to be under semi-confined conditions. Based on historical well monitoring data from for the Site and Site vicinity, groundwater flows to the northwest.

3.0 SITE MAINTENANCE AND SECURITY

1919 Crew LLC will implement the following measures for site stabilization and site security.

- Clean up debris within the site interior and exterior;
- Board up interior of site to restrict access the upstairs regions;
- Hire a security firm to watch the site evenings/weekends; and
- Provide notice to concerned neighbors and stakeholders.

Initiation of these tasks is scheduled immediately after ACDEH approval of this plan. The proposed procedures and schedule for implementing these site maintenance and security measures are shown in Appendix C. The project schedule describes periodic meetings for public notices and meetings to obtain and address agency and public comments.

4.0 PONDED/STORM WATER MANAGEMENT AND EROSION CONTROL

Property owner/developer 1919 Crew LLC will work with its contractors to follow the pond/storm water management and erosion control described within this Draft SMP. The site development contractors will also follow the construction documents dated November 23, 2016 (Appendix A). The November 23, 2016 construction documents apply generally to all related construction, the installation of the erosion control plan, and the implementation of the non-regulated C3 storm water management plan for the proposed development. Concerned about potential contaminant migration in water at the Site, ACDEH also requested a plan to control, test, and manage ponded water at the Site.

In summary, the ponded/storm water management and erosion control plan involves the following:

- Submittal of the construction documents (Appendix A) to the City of Oakland Building and Planning Department for their oversight under permit B1600468;
- Implementation of this Site Management Plan which includes plans for controlling, testing, and managing ponded/storm water and controlling erosion; and
- Removal of ponded water to facilitate environmental soil gas sampling in accordance with regulatory guidance.

4.1 Ponded/Storm Water Update

On February 10, 2017, Pangea inspected the Site following the recent rain events. The observed ponded water areas and estimated water volumes are shown on Figure 4. Pangea estimates that the volume of ponded water immediately after the lengthy storm is approximately 28,000 gallons. Most ponded water volumes are near the center and south central portion of the Site, and are located within the slab removal area.

The apparent surface water flow directions are also shown on Figure 4. From our observations, most storm water entering the Site flows to the shown ponded water locations. The current site configuration of grading, remaining concrete slab, and perimeter building have significant additional capacity to store significant water.

Ponded water removal options are described below. The selected ponded water disposal methods will be based on the water removal volumes at the time of dewatering to facilitate environmental sampling, and to conduct approved site grading and construction.

4.2 Grading, Erosion Control, and Storm Water Control

For planned site development, Lea & Braze Engineering prepared construction documents dated November 23, 2016 to apply generally to all related construction, the installation of the erosion control plan, and the implementation of the non-regulated C3 storm water management plan for the proposed development. General and initial site-specific grading and erosion control plans are presented below.

4.2.1 Initial Erosion Control

The initial erosion control plan is illustrated on Figure 5. The plan includes straw fiber roll installation along the site perimeter at Myrtle Street and Market Street, around the perimeter of the exposed soil/fill area, and finally around the perimeter of the primary retention basin.

4.2.2 General Erosion and Storm Water Control Plan

General erosion and storm water control plans are presented in the construction documents dated November 23, 2016 in Appendix A. These plans will apply to active site grading and construction work. In addition to specifications in these construction documents, the following grading and erosion control and BMPs will be observed and implemented throughout site grading and earthwork activities:

- Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- Stabilize all denuded areas and install and maintain all temporary erosion and sediment controls continuously between October 15th and April 15th.

- Perform clearing and earth moving activities only during dry weather (without significant rainfall).
- Provisions will be made for diverting on-site runoff around exposed areas and diverting off-site runoff around the site.
- Provisions for preventing erosion and trapping sediment on site, storm drain inlet protection, covers for soil stock piles, and/or other measures.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with storm water.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, concrete, petroleum products, chemicals, wash water or sediments, and non-storm water discharges to storm drains and any nearby surface water.
- Avoid cleaning or maintaining vehicles on site, except in a designated area where wash water is contained and treated.
- Protect adjacent properties and undisturbed areas from construction impacts.
- Train and provide instruction to all employees and subcontractors regarding the construction BMPs.

If any storm water catch basins are found in close proximity to excavation and grading, the contractor will implement the following procedures designed to ensure that grading and erosion control practices proposed for the above project comply with best management practices and standards.

- Any catch basin will be protected by silt fencing or other erosion sedimentation prevention devices at all times.
- Erosion control devices will not be moved or modified without approval of the project manager.
- All removable erosion protective devices shall be in place at the beginning and end of each working day at all times.
- All silt and debris shall be removed from streets and public right of way immediately.
- All immediate downstream inlets will be protected.

4.3 Ponded Water Sampling

Ponded water samples will be collected to evaluate water quality and facilitate disposal. At a minimum, ponded water samples will be analyzed by a State-certified analytical laboratory for the following potential chemical of concern for the Site: VOCs by EPA Method 8260, total dissolved lead by Method 8010, and asbestos by Air Resources Method 435. Ponded water will be sampled by Pangea using laboratory-supplied containers.

Pond water samples will be collected from each major pond, from a retention sump area with sediment filter, or from water stored within a temporary aboveground storage tank, as detailed below. Ponded water disposal options will be based on analytical results and facility requirements.

In the event of sanitary sewer discharge, ponded water will be analyzed for following in accordance with EBMUD Wastewater Control Ordinance for a special discharge permit: metals, chlorinated hydrocarbons, oil and grease, pH, temperature, phenolic compounds, and full method VOCs by EPA Method 8260 due to VOC impact at the Site. EBMUD may be contacted via Chuck Wittorp (Charles.Wittorp@EBMUD.com). In the event of offsite disposal, different analyzes may be required by the accepting facility.

4.4 Ponded Water Disposal for Offsite Disposal (Sanitary Sewer or Offsite Facility)

Ponded water requiring removal from the Site will be discharged to the sanitary sewer or trucked off site to an appropriate facility following approved testing. If necessary, the ponded water will be contained within stored within aboveground water storage tank, as shown on Figure 4. A brochure showing storage tank illustrations and specifications is included in Appendix B.

EBMUD indicated water can also be pumped from an underground retention area/sump with gravel filter to control sediment discharge to the sanitary sewer. These sumps with gravel filter may be constructed as an alternative to the aboveground storage tank.

If sanitary sewer disposal is not allowed or less timely or cost effective, ponded water may be disposed at an appropriately licensed offsite facility. For offsite disposal, licensed waste haulers would transport water via vacuum trucks to appropriate facilities after profiling water for acceptance at the facility. In this event, water may be pumped directly from the existing ponds using the vacuum truck and limited sediment filtration.

4.5 Ponded Water Removal before Environmental Soil Gas Sampling

If ponded water is present near soil gas sampling locations, ponded water will be removed to facilitate soil gas sampling. Agency guidance specifies soil gas sampling should not occur within 5 days of significant rainfall or where ponded water is present.

Other than procedures described herein, Pangea has not proposed any additional methods to limit rainwater infiltration into the Site. While ACDEH expressed concern about potential subsurface contaminant migration in groundwater and soil gas due hydraulic mounding, no VOC impact has been found in groundwater above RWQCB ESLs. The primary VOC impact in soil gas is present in the depressed slab area covered by concrete, with no significant slab removal planned. The limited VOC impact in subslab gas and soil gas in the center of the site is primarily present north of the existing ponded water, which is present primarily near the southern central portion of the site. In addition, the prior subslab VOC impact has likely partially abated due to removal of the concrete slab.

4.6 Storm Water Retention Contingency

The following contingency was prepared to provide enhanced retention and management of ponded/storm water and sedimentation. The ponded/storm water contingency involves the limited grading and construction of a primary and secondary retention basins where shown on Figure 5. The Site would be prepared, graded and/or with temporary drainage routes to be directed to the primary basin. The basin will ideally serve as a percolation and infiltration zone for the storm water.

This contingency could be implemented in the event of ongoing storm water events (persistent rainy season) and additional pond dewater events to facilitate environmental sampling. The retention basin areas were selected to allow water retention away from the known VOC soil gas impact, and coincides with the area of the largest existing pond area.

Initially, limited site grading would be conducted to slope the site surface toward the planned retention basins. The primary retention basin would be constructed of 6 inches of bio-retention planting soil. The secondary retention basin would be constructed of 6 inches of bio-retention planting soil, underlain by 12 inches of treatment soil (about 65% sand and 35% compost), underlain by 12 inches of drain rock wrapped in filter fabric. A sump will be installed to facilitate pumping as necessary to dewater the retention basin as necessary. As shown on Figure 5, straw fiber rolls or hay bales would surround the retention basin for added erosion control and turbidity control.

4.7 Storm Water Management Control during Construction

For planned site development, the contractors will follow the construction documents (Appendix A) that apply to all related construction and installation of the erosion control plan and the implementation of the non-regulated C3 storm water management plan for the proposed development. A conceptual storm water management plan is primarily prepared to coordinate and cover the Site in the following measures:

- All pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity are controlled.

- Where not otherwise required to be under a Regional Water Quality Control Board (RWQCB) permit, all non-storm water discharges are identified and either eliminated, controlled, or treated.

- Site best management practices (BMPs) are effective and result in the reduction or elimination of pollutants in storm water discharges and authorized non-storm water discharges from construction activity to the Best Available Technology / Best Control Technology (BAT / BCT) standard.

- Calculations (to be completed with the final construction documents) and design details as well as best management practice (BMP) controls for site run-on are complete and correct.

- Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed.

5.0 DUST CONTROL AND AIR MONITORING

Dust control is a paramount concern of the project neighbors and local community. This air and dust monitoring program is designed to control and mitigation dust generation during all phases of site work: including demolition, site assessment, storm water management, construction, and idle periods of construction.

Prior to any future site work, owner/developer will communicate this air/dust monitoring and control plan to all contractors and project firms. SMP implementation roles are presented above on Table A. Upon retaining a general contractor for resumption of site demolition and construction, the general contractor (GC) will identify key personnel responsible for air/dust monitoring and control. One senior manager/foreman will be designated the "GC Air/Dust Control Manager" to oversee all air/dust monitoring and control efforts for the project. One site-specific individual will be designated the "GC Air/Dust Control Monitor" responsible for all air/dust monitoring and control efforts at the site. A water source will be provided at all times to ensure water availability for dust control measures.

The GC Air/Dust Control Monitor will be tasked with maintaining compliance with provisions of this dust and air monitoring plan. Air/dust monitoring will involve routine inspections of all site work to identify any activities with the potential to generate dust. During potential dust generation activities, the site monitor will periodically observe and monitor the work area, and will monitor the perimeter of the site on an hourly basis.

Dust control measures during demolition, excavation, backfilling, and handling of contaminated soil will consist of spraying the minimum amount of water needed to suppress the dust onto the soil and work area. Vapor suppressant spray will also be utilized, as deemed necessary. To prevent nuisance from dust or spillage on city streets or adjacent properties, all graded surfaces of any nature shall be wetted, or otherwise suitably contained. Equipment, materials and roadways on the site shall be used in a manner or treated as to prevent excessive dust conditions. Dust and dirt control activities shall not result in any material entering the storm drain system.

In additional to monitoring for dust, the GC Air/Dust Control Monitor will measure VOCs in air using a photo-ionization detector (PID). PID monitoring will occur on a regular basis during all active grading and handling of site soil/fill within areas of known VOC impact or near historic operations involving VOCs or oil storage. PID monitoring will occur at the near the soil grading and handing activities, and at the site perimeter. The minimum perimeter air monitoring stations are shown on Figure 6.

During grading or subgrade work beyond VOC areas of potential concern, PID monitoring will be conducted if any VOC or suspect odor or staining is encountered, and environmental consultant will be notified as described below in Section 6. If VOC readings exceed established criteria, site work will be discontinued until sufficient VOC control or mitigation has been implemented. Upon work resumption, monitoring will be conducted to confirm acceptable control and mitigation.

Stockpiled fill/soil will be stored on plastic sheeting, covered with plastic, and weighted down by sandbags at the end of each working day, or immediately in the event of rain, suspicious odors, or if visible dust is being generated from the stockpiles.

6.0 MANAGEMENT OF CONTAMINATED FILL, SOIL AND GROUNDWATER

This section documents procedures for managing site fill, soil and groundwater during Site grading and subgrade operations.

6.1 Soil Screening and Handling

Prior to commencement of the site earthwork, the site environmental manager will be notified. A site safety and health plan (SSHP) dealing with the presence of VOCs shall be in place prior to commencement of the excavation and drilling activities. In accordance with the SSHP, a project Safety and Health Officer (SHO) will be assigned to respond to community queries regarding odors and other health concerns. Perimeter air monitoring will be performed if odors are noticeable at the perimeter.

General soil screening and handling procedures are as follows. If suspected soil contamination is encountered during site redevelopment, the site environmental manager (Bob Clark-Riddell) is to be contacted immediately at (510) 435-8664 or (510) 836-3700. The site environmental manager (or their agent) will respond to the site within two hours to ascertain the appropriate measures to be taken to assure worker safety and to assure that all contaminated materials encountered are properly managed.

Prior to the excavation of soil with suspected VOC impact, the excavator or owner representative shall contact the site environmental manager (Bob Clark-Riddell of Pangea at 510.435-8664) and the oversight agency (Kit Soo of ACDEH at 510.567-6791).

Any soil containing VOC odor or staining will also be stockpiled for further characterization or will be characterized in place prior to excavation. Any soil containing brick or other obvious fill material will be stockpiled for further characterization or will be characterized in place prior to excavation. Where hydrocarbon or VOC impact is suspected, soil samples will be collected and analyzes for TPH and VOCs at a minimum. If heavier TPH impact if reported by the laboratory, samples also be analyzed for SVOCs, PCBs and CAM17 metals. If fill material is suspected (e.g., brick and debris), soil samples will be analyzed for compounds specified by the Advisory as specified above. Contingent delineation characterization and mitigation procedures are described below.

If contaminated material is excavated, it will be stockpiled on plastic sheeting and covered with plastic sheeting, or placed in appropriate containers (e.g., 55-gallon DOT-approved drums or roll-off bins. In accordance with agency requirements for minimizing potential odor concerns, excavated soil will not be 'aerated.' Debris (brick, rubble, etc.) encountered during excavation as well as concrete and/or asphalt cuttings will be separated from the excavated soil and disposed of separately.

In addition, during excavation for grade beams and utilities in the area of known VOC impact to soil gas, the environmental manager or his representative will be present on site to screen for VOC impact using a photo-ionization device (PID).

In summary, an environmental professional shall be onsite at any time the potential for contamination is present, or excavated, to document and verify the extent of removal and that dust control measures are implemented. The oversight agency will be notified prior to excavation of soil with suspect VOC impact.

6.2 Contingent Characterization and Mitigation

If soil sampling identifies chemical impact near or above 2016 Tier 1 ESLs during excavation or in stockpiled soil, insitu soil sampling will be performed to delineate the horizontal and vertical extent of the discovered soil impact. At least one vertical and two lateral soil samples will be collected near the soil impact. Soil samples will be submitted for laboratory analysis and tested for the specific compounds of concerned identified by initial sampling.

If analytical data indicates chemical impact that represents a significant threat to human health, the impact area may be excavated with offsite soil disposal. Pangea will also notify ACDEH in advance of any soil excavation performed to mitigate the threat to human health. The soil excavation would be conducted in accordance with applicable laws and regulations. Following any required excavation, soil compliance sampling will be performed from the excavation sidewalls and floor.

Should a UST be discovered during grading/excavation activities, ACDEH will be immediately notified. A permit will be obtained to empty the UST, if necessary, and safely remove it from the subsurface. Soil

sampling will be conducted for the UST cavity consistent with the April 2004 Tri-Regional Guidelines of the Regional Water Quality Control Board – Central Valley Region.

6.3 Cleanup of Soil Tracked Offsite and Track Off Prevention

In addition to plans within the construction documents, the following methods will be used to prevent and cleanup up offsite tracking of soil:

- Contractor will avoid tracking dirt off site and will assign someone to visually inspect trucks exiting the site.
- Contractor will limit construction access routes and stabilize designated access points.
- Hauling trucks will not carry soil extending above the walls or back of the truck bed. As necessary, trucks with loose material will be covered with tarpaulins or other material. Wetting of soil in truck prior to covering, if necessary.
- Contractor will manually brush off tires and trucks, or will install wheel washers to clean all trucks and equipment leaving the construction site.
- Contractor will sweep streets (with water sweepers as necessary) at the end of each day if visible soil material is carried on the adjacent paved roads.

6.4 Criteria for Import of Backfill Material

For import of fill material from commercial sources or quarries, letters of certification will be provided by the quarry or commercial business providing the engineered fill, baserock or other material. If the certification information is deemed insufficient, additional soil characterization will be conducted to facilitate the use of imported fill.

For non-commercial facilities, documentation regarding the previous land use and any environmental site assessments performed at the source of the fill will be provided to minimize the potential of introducing contaminated fill material onto the site. If an environmental site assessment was performed at the fill source site, its findings will be provided.

If adequate documentation cannot be provided, the source fill material will be tested for potential impact to ensure that ‘clean’ fill is being brought onsite. Per ACEH direction, the source fill material will be sampled and analyzed for TPH, VOCs, SVOCs, and CAM-17 metals, and results will be compared to RWQCB Tier 1 ESLs. Samples will be submitted under chain-of-custody to a California certified laboratory.

6.5 Groundwater Management

No deep work is planned that would encounter Site groundwater. If groundwater contamination is encountered during site redevelopment, the Site environmental manager will contacted. The site environmental manager (or their agent) will respond to the Site within two hours to ascertain the appropriate measures to be taken to assure worker safety and to assure that all contaminated materials encountered are properly managed.

6.6 Reporting

This plan will be provided to the general contractor and excavation subcontractors working on this project. If environmental conditions are observed by the site environmental manager or others that may represent an imminent threat to human health or the environmental, such conditions shall be reported to the City of Oakland Fire Department and Alameda County Environmental Health. Interim data will be provided to ACDEH as merited based on indication of VOC or other contaminant impact. At the completion of the soil management, soil profiling, and sampling program a technical report will be provided to ACDEH.

7.0 SCHEDULE

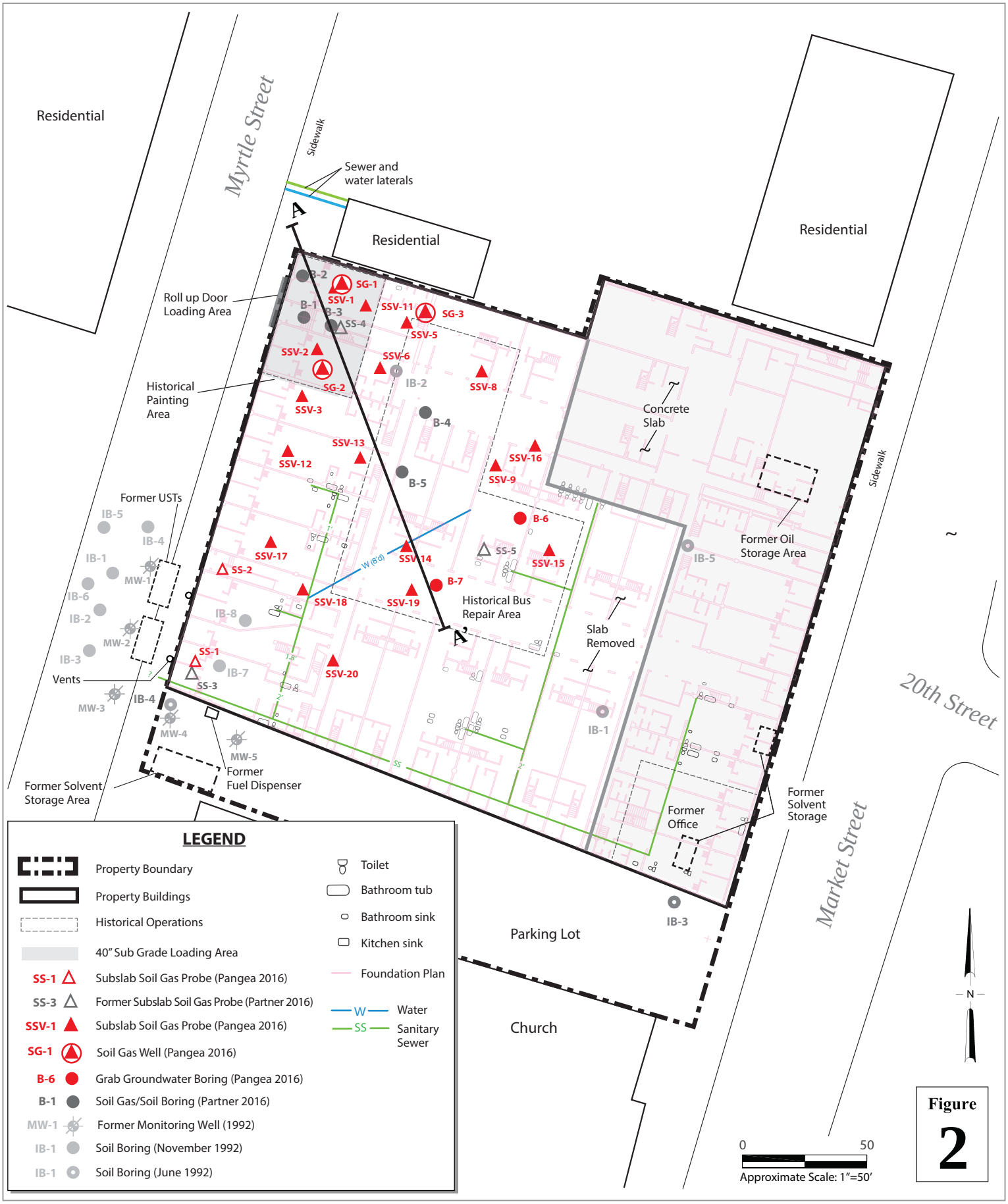
A project schedule relative to SMP implementation is included in Appendix C. The project schedule will be updated and posted on the project website.

Figure 1

1919 Market Street
Oakland, California

PANGEA

Vicinity Map



1919 Market Street
Oakland, California

PANGEA

Site Map

Figure 3

1919 Market Street
Oakland, California

PANGEA

Historic Site Use and VOC Impact Area

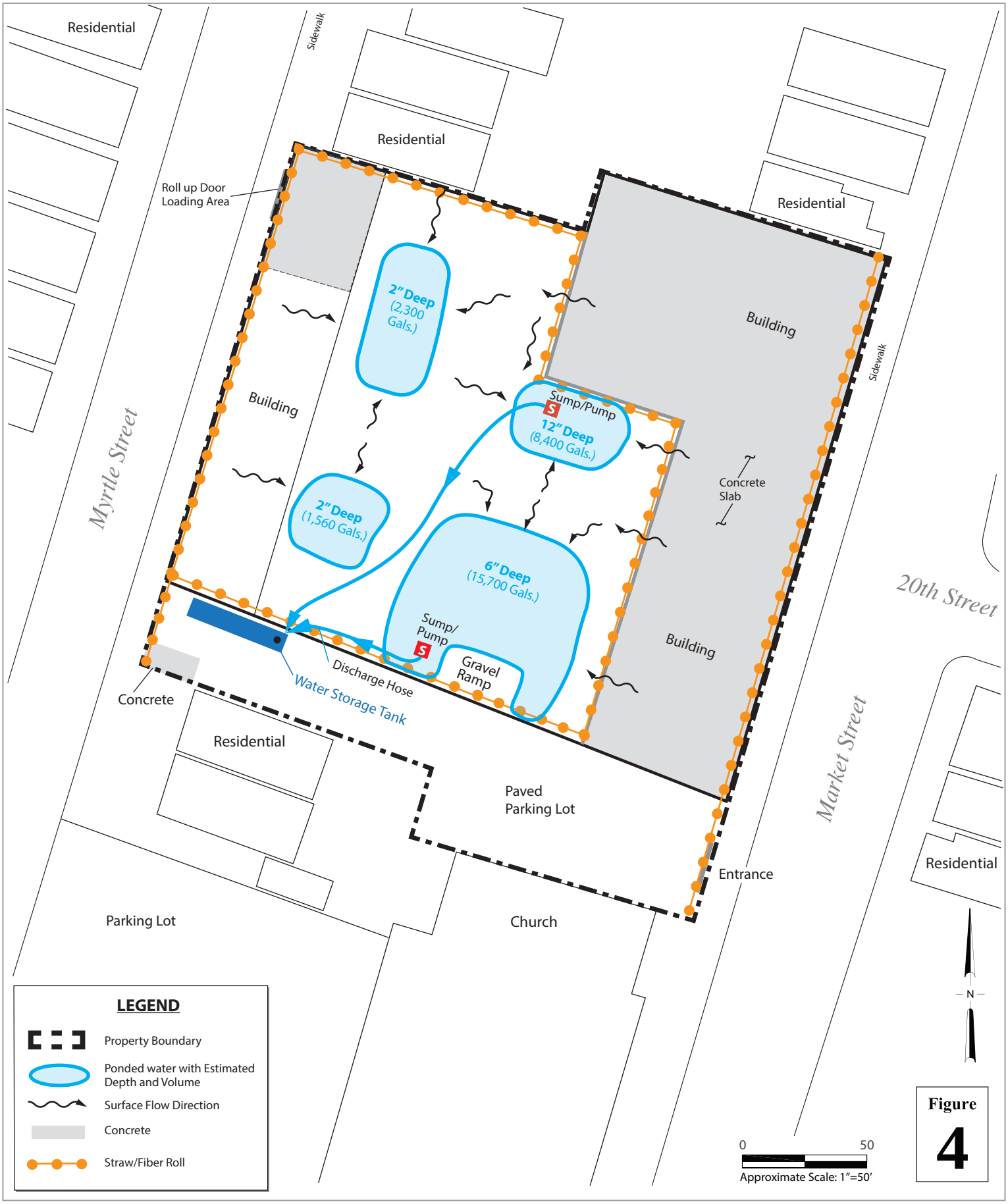


Figure 4

1919 Market Street
Oakland, California

PANGEA

Erosion Control and Ponded/Storm Water Management for Offsite Disposal

Figure
5

1919 Market Street
Oakland, California

PANGEA

Contingent Ponded/Storm Water Plan for Ongoing Management

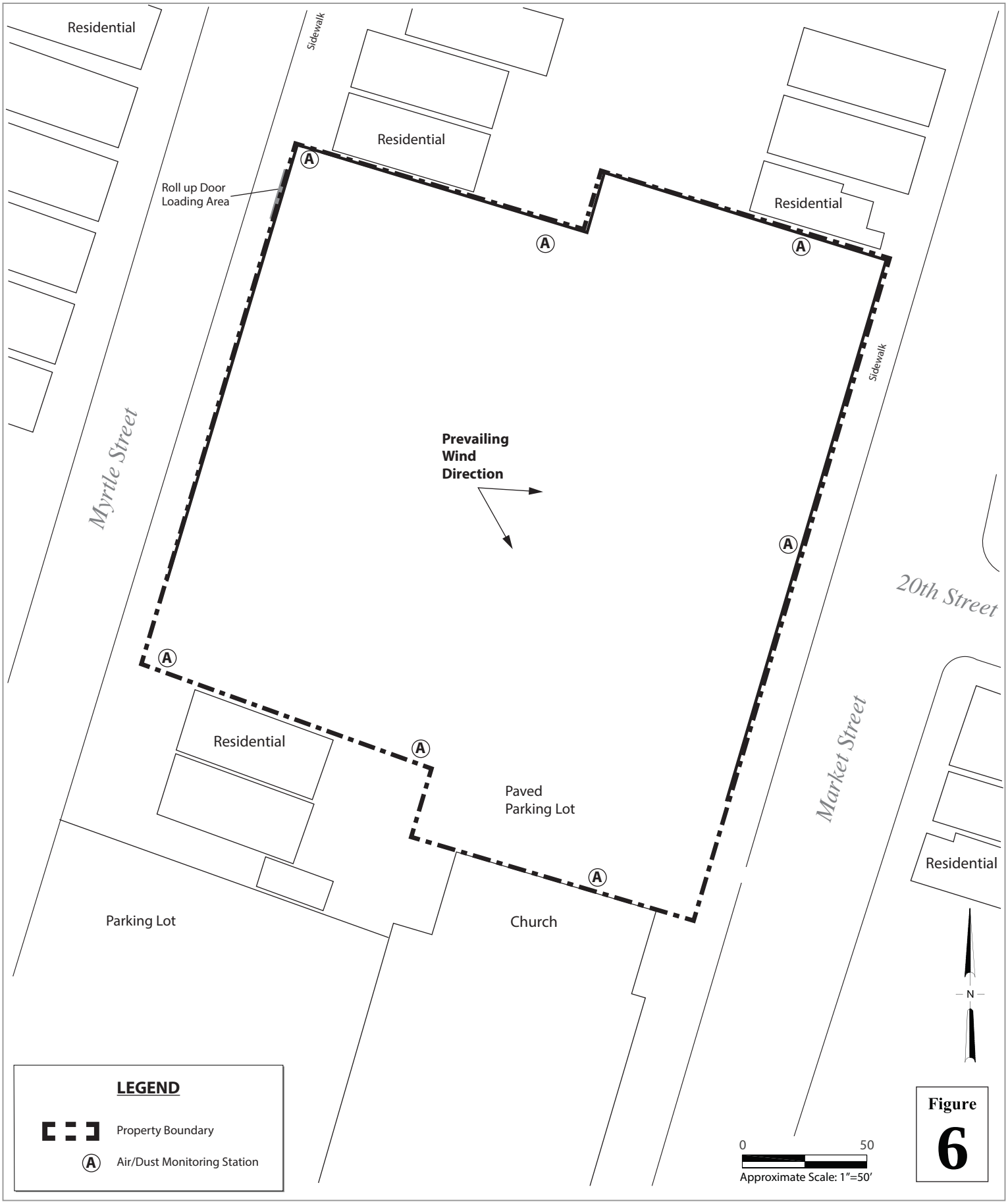


Figure
6

1919 Market Street
Oakland, California

PANGEA

Perimeter Air/Dust Monitoring Stations

APPENDIX A

Construction Documents
November 2016

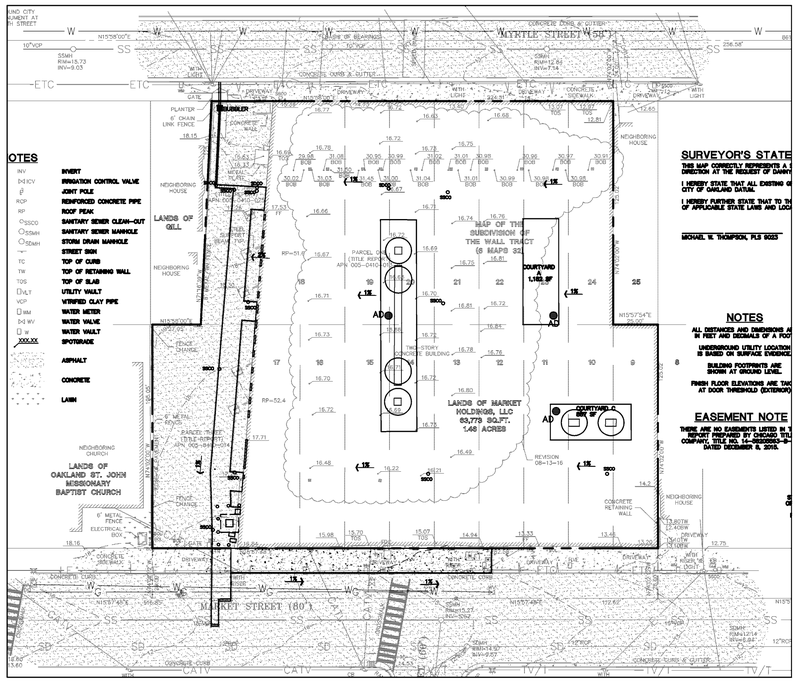
1919 MARKET STREET
OAKLAND, CALIFORNIA

LEGEND

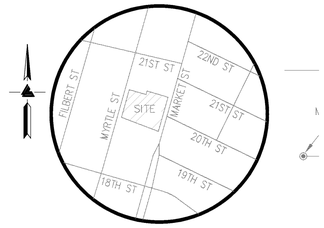
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	STORM DRAIN MANHOLE
SSMH	SSMH	FIRE HYDRANT
222.57 INV	222.57 INV	SANITARY SEWER MANHOLE
		STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE	XX" TREE	TREE TO BE REMOVED

ABBREVIATIONS

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



KEY MAP
1" = 40'



VICINITY MAP
NO SCALE

OWNER'S INFORMATION
OWNER:
DANNY HABER
PIER 54, SUITE 202
SAN FRANCISCO, CA

APN: 005–0410–013–0,–014,&–025

REFERENCES
THIS UTILITY PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED;
"THREE PARCELS"
1919 MARKET STREET
OAKLAND, CA
DATED: 2–11–16
JOB# 2151061

2. SITE PLAN BY LEA & BRAZE ENGINEERING, INC. ENTITLED:
"THREE PARCELS"
1919 MARKET STREET
OAKLAND, CA

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

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	170	40	210
FILL	0	0	0
EXPORT			210

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

SHEET INDEX

ENGINEER'S STATEMENT–GEOTECHNICAL DESIGN

INITIAL STATEMENT OF THE ENGINEER (DIVIDED RESPONSIBILITY)

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

(A) ASSURING THAT TESTING AND INSPECTION REQUIRED FOR THE WORK IN PROGRESS AND THE COMPLETED WORK SHALL BE ACCOMPLISHED IN A PROFESSIONAL MANNER TO DETERMINE WHETHER ALL THE WORK IS BEING/WAS DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

(B) NOTIFYING THE APPLICANT, VERBALLY AND IN WRITING (WITH A COPY TO THE DIRECTOR OF PUBLIC WORKS), OF ANY WORK NOT BEING PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

(C) NOTIFYING THE APPLICANT, VERBALLY AND IN WRITING (WITH A COPY TO THE DIRECTOR OF PUBLIC WORKS), OF ANY WORK NOT MEETING THE REQUIREMENTS OF THE APPROVED PLANS AND SPECIFICATIONS.

(D) NOTIFYING THE APPLICANT, VERBALLY AND IN WRITING, OF THE MODIFICATION(S) REQUIRED IN HIS PERFORMANCE AND THE NECESSARY CORRECTIVE MEASURES TO BE TAKEN TO CURE ALL DEFICIENCIES.

(E) (BY PROJECT CIVIL ENGINEER)

(F) (BY PROJECT CIVIL ENGINEER)

(G) (BY PROJECT CIVIL ENGINEER)

(H) (BY PROJECT CIVIL ENGINEER)

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

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

(TO BE STAMPED AND SIGNED BY PROJECT GEOTECHNICAL CONSULTANT)

ENGINEER'S STATEMENT – CIVIL DESIGN

INITIAL STATEMENT OF THE ENGINEER (DIVIDED RESPONSIBILITY)

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

(A) (BY PROJECT GEOTECHNICAL CONSULTANT)

(B) (BY PROJECT GEOTECHNICAL CONSULTANT)

(C) (BY PROJECT GEOTECHNICAL CONSULTANT)

(D) (BY PROJECT GEOTECHNICAL CONSULTANT)

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

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

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

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

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

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

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

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

1–800–227–2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887–4086
(F) (510) 887–7676

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916) 966–1338
(F) (916) 797–7363
WWW.LEABRAZE.COM

THREE PARCELS
1919 MARKET STREET
OAKLAND, CALIFORNIA
APN: 005–0410–013–0,–014,&–025
ALAMEDA COUNTY

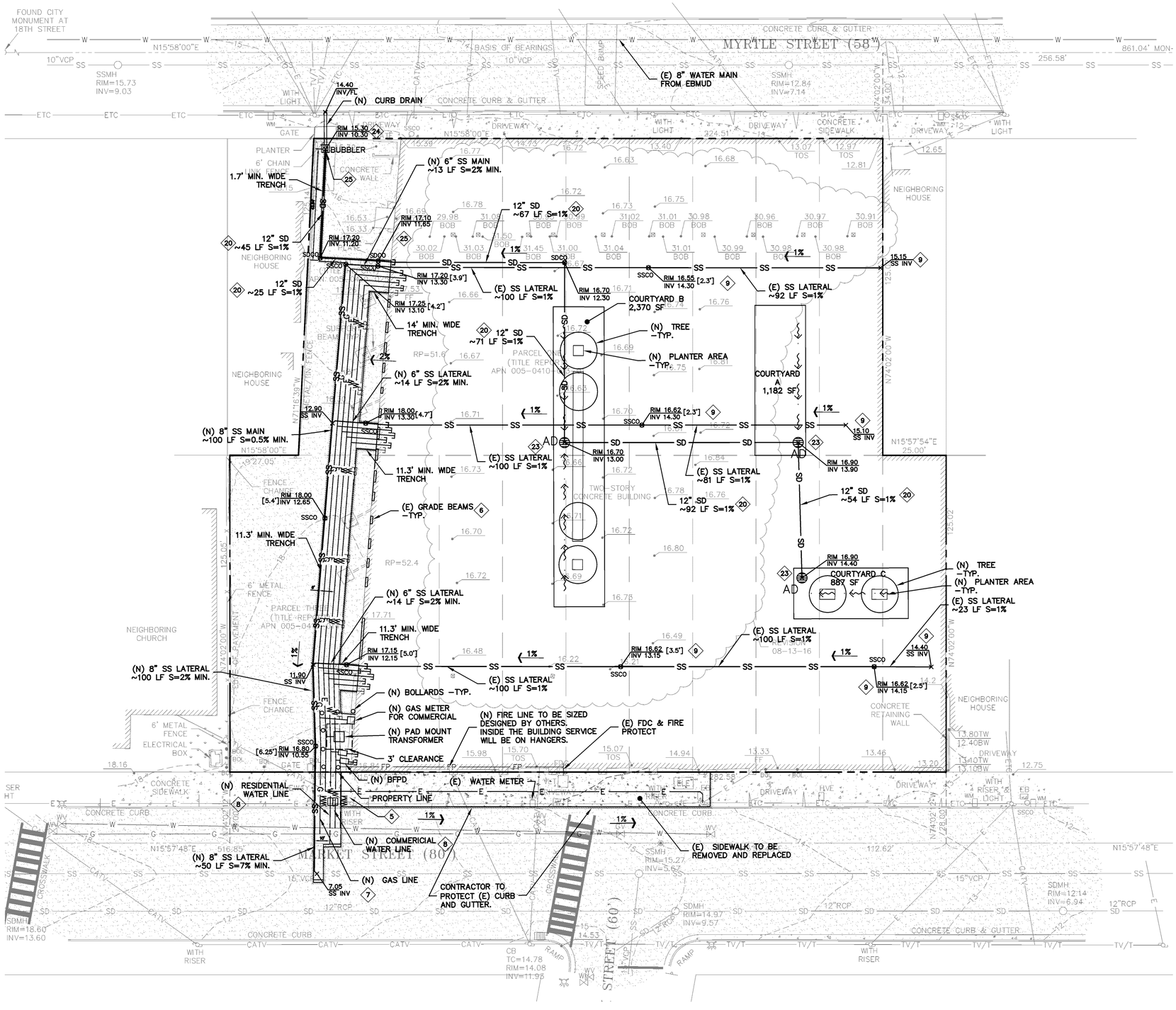
TITLE SHEET

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO: 2160934
DATE: 09–22–16
SCALE: AS NOTED
DESIGN BY: VL
DRAWN BY: RP
SHEET NO:

C–1.0
01 OF 8 SHEETS

CONSTRUCTION DOCUMENT 11-23-16



0 10 20 40

SCALE: 1" = 20'

UTILITIES KEYNOTES 1 TO 11

1. INSTALL (N) SANITARY SEWER LATERALS. USE 6" PVC (SDR–26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
2. INSTALL (N) SANITARY SEWER LATERALS. USE 8" PVC (SDR–26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
3. CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
4. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS. SEE DETAIL 4 ON SHEET C–3.0.
5. STORMWATER REPLACE AT NEAREST DEMO LINE.
6. 12" MINIMUM CLEARANCE TO FOUNDATION GRADE BEAM
7. (N) GAS AND ELECTRIC SERVICE LINES TO BE DESIGNED BY OTHERS.
8. (N) WATER UTILITIES TO BE SIZED BY OTHERS PER EBMUD.
9. PLUMBER TO CHECK SEWER INVERTS INSIDE THE BUILDING.
10. TRENCHING FOR ALL LINES. SEE DETAIL 3 & 5 ON SHEET C–3.0.
11. FIRE SERVICE TO BE DESIGNED BY OTHERS PER CITY FIRE REQUIREMENT.

STORM DRAIN KEYNOTES 20 TO 24

20. INSTALL (N) ON–SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N–12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
21. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR–35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 2 ON C–3.0.
22. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 8 ON SHEET C–3.0.
23. INSTALL (N) "CHRISTY V–1" AREA DRAINS. CONNECT TO ON–SITE STORM DRAIN SYSTEM. SEE DETAIL 7 ON C–3.0.
24. INSTALL (N) "CHRISTY V–24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 9 SHEET C–3.0.
25. CONTRACTOR TO VERIFY THE POTENTIAL INSTALLATION FOR THE BFD.

DEMOLITION KEYNOTES 41

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

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

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THREE PARCELS
1919 MARKET STREET
OAKLAND, CALIFORNIA

APN: 005–0410–013–0, –014, &–025
ALAMEDA COUNTY

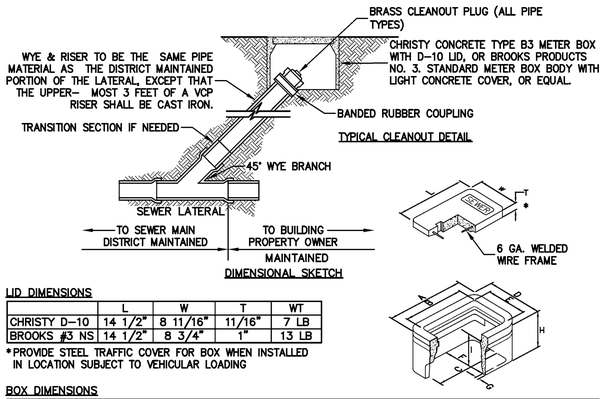
UTILITY PLAN

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2160934
DATE:	09–22–16
SCALE:	AS NOTED
DESIGN BY:	VL
DRAWN BY:	RP
SHEET NO:	C–2.0

2 OF 8 SHEETS

CONSTRUCTION DOCUMENT 11-23-16



TYPICAL CLEANOUT DETAIL

LID DIMENSIONS

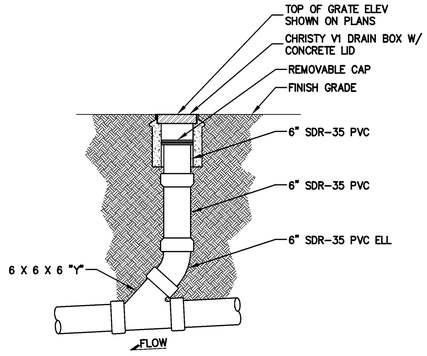
	L	W	T	WT
CHRISTY D-10	14 1/2"	8 11/16"	11/16"	7 LB
BROOKS #3 NS	14 1/2"	8 3/4"	1"	13 LB

*PROVIDE STEEL TRAFFIC COVER FOR BOX WHEN INSTALLED IN LOCATION SUBJECT TO VEHICULAR LOADING

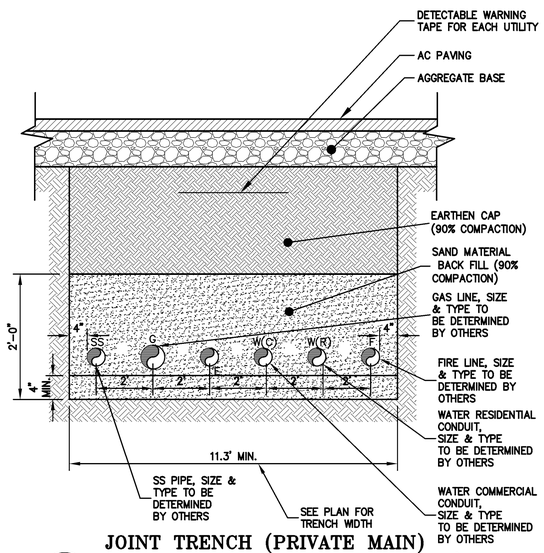
BOX DIMENSIONS

	A	B	C	D	E	F	G	H	I	APPROX WT. LBS.
CHRISTY B3	19"	14 13/16"	16 1/4"	13 1/4"	9"	9 7/8"	1"	12"	10 15/16"	59
BROOKS #3	19 1/8"	13 1/2"	16"	13 1/4"	7 5/8"	9 1/2"	1"	11"	N.A.	68

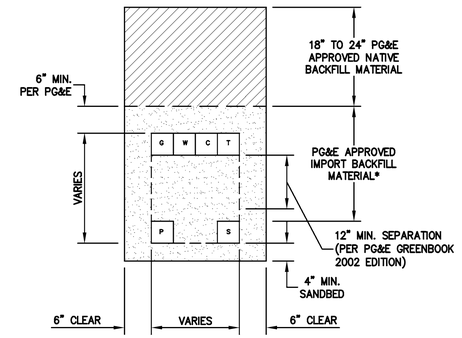
1 C-3.0 **TYPICAL SEWER CLEANOUT BOX**
NTS



2 C-3.0 **ON-SITE CLEANOUT**
NTS



3 C-3.0 **JOINT TRENCH (PRIVATE MAIN) (GAS, ELECTRICAL, FIRE & WATER)**
NTS

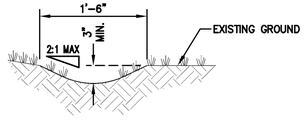


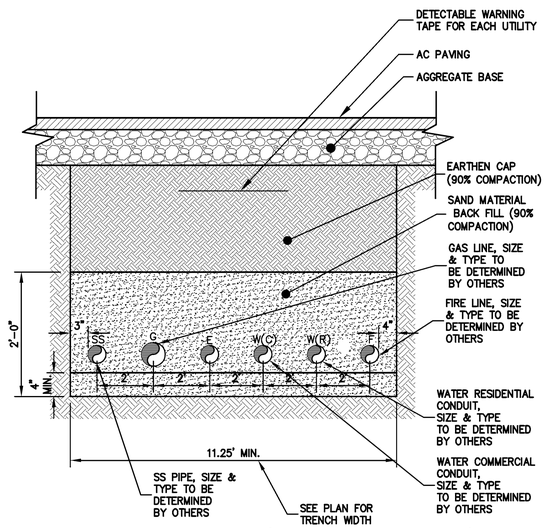
MINIMUM BACKFILL REQUIREMENTS
* CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATION

MINIMUM COVER AND CLEARANCES

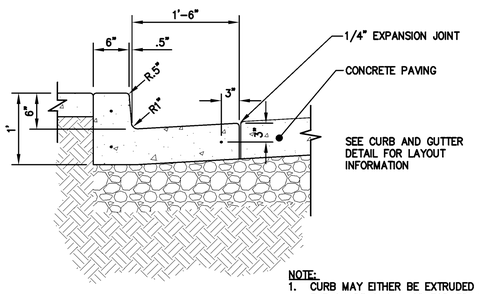
	MIN. SPACE FROM G	T	C	P	MIN. COVER
G (GAS)					24"; 30" IN STREET
T (TELEPHONE)					24"; 30" IN STREET
C (C.A.T.V.)					18"
S (ELECT. SECONDARY)					24"; 30" IN STREET
P (ELECT. PRIMARY)					30"; 36" IN STREET
W (WATER SERVICE)					24"; 30" IN STREET

4 C-3.0 **JOINT TRENCH (DRY UTILITIES)**
NTS



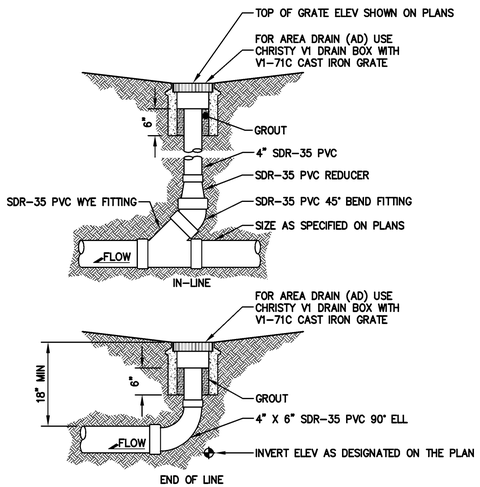


5 C-3.0 **JOINT TRENCH (BLDG. CONNECTION) (GAS, ELECTRICAL, FIRE & WATER)**
NTS



NOTE:
1. CURB MAY EITHER BE EXTRUDED TO THE SHAPE SHOWN OR FORMED & POURED IN PLACE.
2. PROVIDE EXPANSION JOINTS AT 15" O.C.

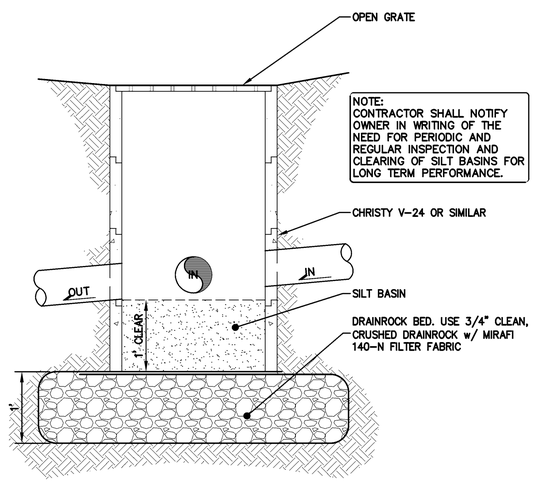
6 C-3.0 **CURB & GUTTER AT CONCRETE PAVING**
NTS



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

7 C-3.0 **AREA DRAIN**
NTS

8 C-3.0 **EARTHEN SWALE DETAIL**
NTS



9 C-3.0 **DRAIN INLET/SILT BASIN**
NTS

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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THREE PARCELS
1919 MARKET STREET
OAKLAND, CALIFORNIA
APN: 005-0410-013-0,-014,&-025
ALAMEDA COUNTY

DETAILS

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–	–
–	–
REVISIONS	BY

JOB NO:	2160934
DATE:	09-22-16
SCALE:	NTS
DESIGN BY:	VL
DRAWN BY:	RP
SHEET NO:	

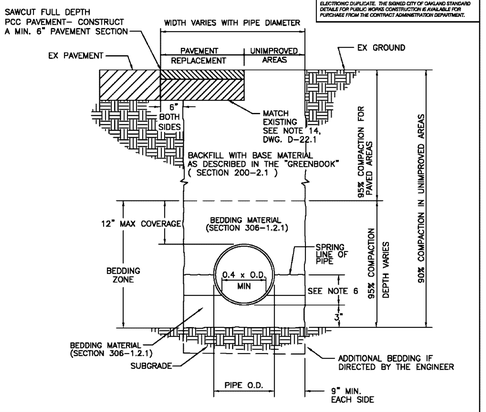
C-3.0

03 OF 8 SHEETS

CONSTRUCTION DOCUMENT 11-23-16

PAVEMENT TYPES

TYPE A	TYPE B	TYPE C	TYPE D	TYPE F
6" P.C.C. PER SECTION 201-1.1.2	3" A.C. PER SECTION 306-1.5.2	4" A.C. PER SECTION 306-1.5.2	3" A.C. PER SECTION 306-1.5.2	VARIABLE DEPTH A.C. PER SECTION 306-1.5.2
	6" P.C.C. PER SECTION 201-1.1.2			
18" A.B. PER SECTION 306-1.3.1	12" A.B PER SECTION 306-1.3.1	18" A.B. PER SECTION 306-1.3.1	18" A.B. PER SECTION 306-1.3.1	



CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

TRENCH DETAIL

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE:
DWG. D-22.0

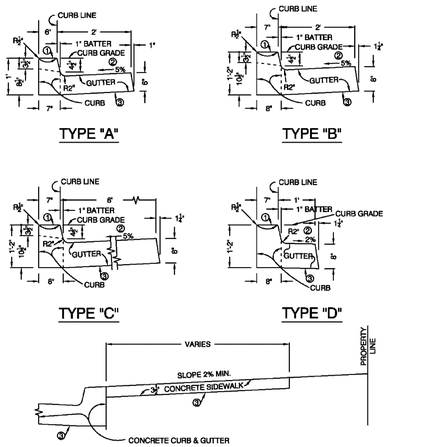
NOTES:

1. Excavated material shall not be used to fill voids caused by overexcavation; such voids shall be filled with compacted bedding material. Unless directed by the Engineer, no separate payment will be made for overexcavation.
2. Import backfill material shall conform to Subsection 306–1.31
3. Aggregate base shall conform to crushed miscellaneous base (Section 200–2.4) or better. The base material must be approved by the Engineer.
4. The streets of Oakland are generally paved with either AC, PCC, or a combination of the two. The existing pavement may differ from the replacement Pavement Type (A to F) indicated on the plans.
5. Compaction by jetting is not permitted.
6. When flexible pipe (HDPE, etc.) is used, pipe shall be backfilled to the spring line, compacted and backfill tested prior to completing initial backfill.
7. The compacted temporary resurfacing shall be a minimum of 2" thick placed on the required base, and shall be removed prior to placing the permanent paving.
8. Backfill testing is required and results shall be approved by the Engineer prior to paving.
9. No longitudinal joints or seams are allowed in bike lanes. If a longitudinal joint is constructed due to the Contractor's work or this requirement, the Contractor shall remove a minimum of 2" of asphalt from the pavement across the entire bike lane using a method approved by the City and then resurface the bike lane to the Engineer's satisfaction.
10. During backfill operations, the trench shall be backfilled, compacted, and tested to the spring line of any utilities crossing the trench before proceeding with further backfill.
11. Unless specified otherwise, measurement for payment of additional bedding, imported backfill and temporary paving (when listed as separate pay items) shall be based upon the trench widths defined on this detail. The lower trench width for 8" pipe shall be 30".
12. Clean and tackcoat sides of excavation and between paving courses with spray application of SS–1 emulsion before placing asphalt–concrete pavement section.
13. If the distance to the edge of gutter is less than 3' from one trench edge, the pavement replacement shall extend to the edge of existing gutter.
14. In areas where existing paving consists of rubberized AC, the trench area should be repaved with the equivalent pavement section of rubberized AC. As an alternate, a dense graded AC section equivalent to two–times the the thickness of the rubberized AC may be substituted.

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

TRENCH DETAIL

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE:
DWG. D-22.1



NOTES

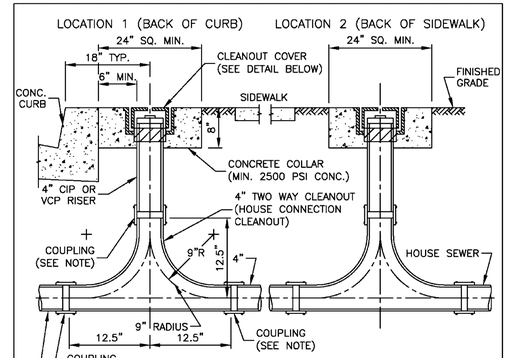
1. OMIT THIS PORTION OF CURB AT DRIVEWAYS.
2. STANDARD SLOPE EXCEPT AS SHOWN ON PLANS.
3. PLACE 4" OF PROCESSED MISCELLANEOUS BASE UNDER CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

PROFILE

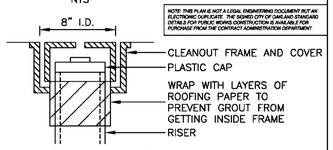
CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

CONCRETE CURB AND GUTTER

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE:
DWG. S-1



SECTIONAL ELEVATION
NTS



CLEANOUT COVER DETAIL
NTS

NOTE:
COUPLING SHALL BE RUBBER COUPLING WITH 2 STAINLESS STEEL BANDS. RIGID COUPLING SHALL BE USED WITH CAST IRON PIPE.

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

HOUSE CONNECTION CLEANOUT
(2-WAY CLEANOUT)

ENGINEERING DESIGN MANAGER
DATE: FEBRUARY 2002
REV. DATE:
DWG. D-24

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
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WWW.LEABRAZE.COM

THREE PARCELS
1919 MARKET STREET
OAKLAND, CALIFORNIA
ALAMEDA COUNTY
APN: 005-0410-013-0,-014,&-025

DETAILS

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO: 2160934
DATE: 09–22–16
SCALE: NTS
DESIGN BY: VL
DRAWN BY: RP
SHEET NO:

C-3.1

04 OF 8 SHEETS

CONSTRUCTION DOCUMENT 11-23-16

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

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APN: 005-0410-013-0,-014,&-025

GRADING SPECIFICATIONS

REVISIONS	BY
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JOB NO:	2160934
DATE:	09-22-16
SCALE:	NO SCALE
DESIGN BY:	VL
DRAWN BY:	RP

SHEET NO:
C-4.0

CONSTRUCTION DOCUMENT 11-23-16

PURPOSE:

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

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON–SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 1, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT–OF–WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

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

EROSION CONTROL MEASURES:

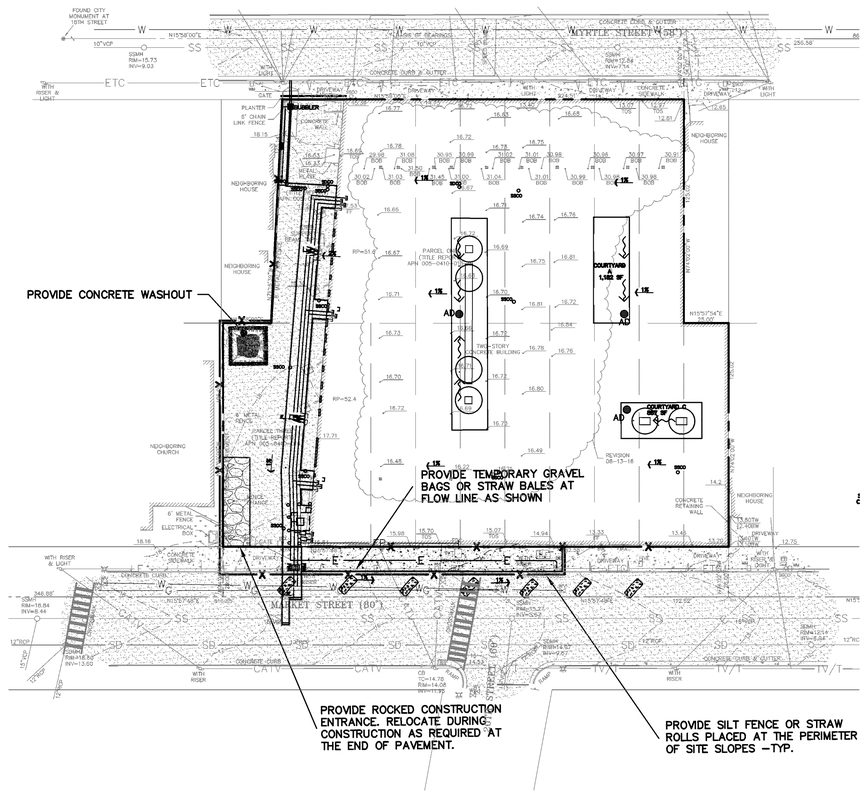
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED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

REFERENCES:

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

PERIODIC MAINTENANCE:

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



EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

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

0 20 40 80

SCALE: 1" = 40'

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APN: 005–0410–013–0,–014,&–025
ALAMEDA COUNTY

EROSION CONTROL PLAN

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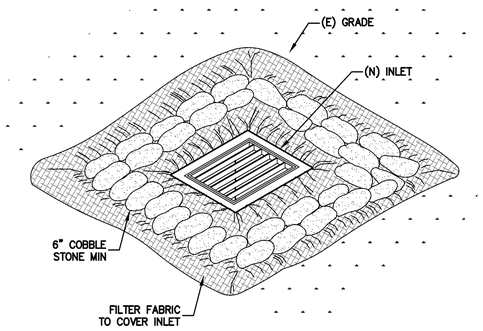
REVISIONS	BY
JOB NO:	2160934
DATE:	09–22–16
SCALE:	AS NOTED
DESIGN BY:	VL
DRAWN BY:	RP
SHEET NO:	

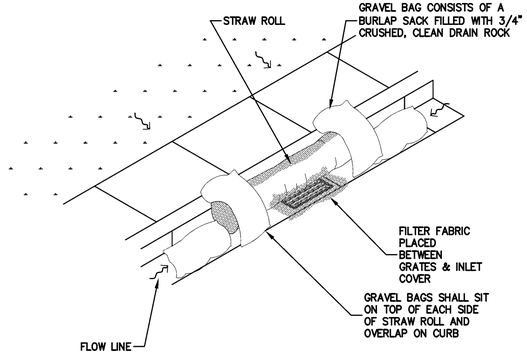
ER-1

06 OF 8 SHEETS

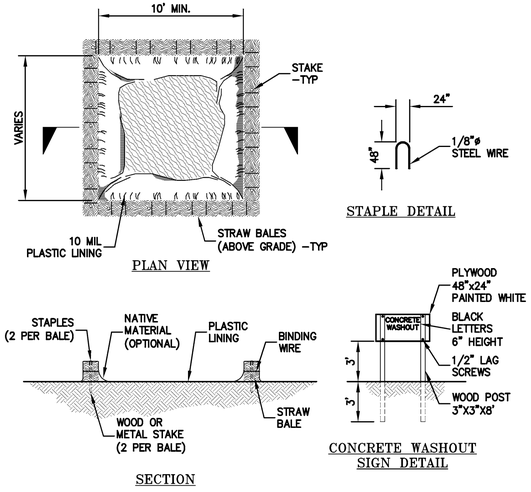
CONSTRUCTION DOCUMENT 11-23-16



1 ER-2 **INLET PROTECTION**
NTS



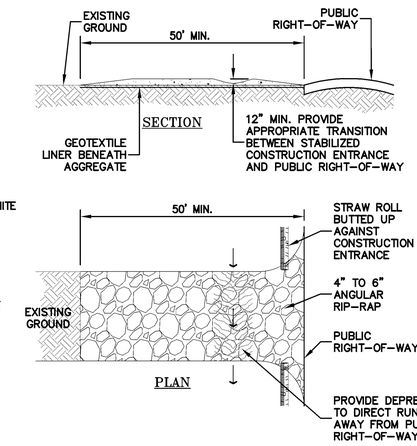
2 ER-2 **STREET INLET PROTECTION**
NTS



NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 **CONCRETE WASHOUT**
NTS



4 ER-2 **CONSTRUCTION ENTRANCE**
NTS

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

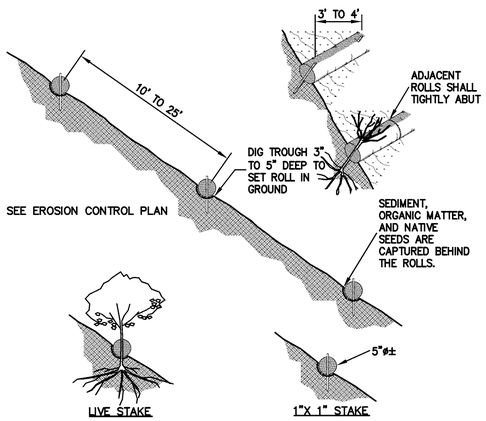
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

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

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

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

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 ER-2 **STRAW ROLLS**
NTS

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STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
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SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
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WWW.LEABRAZE.COM

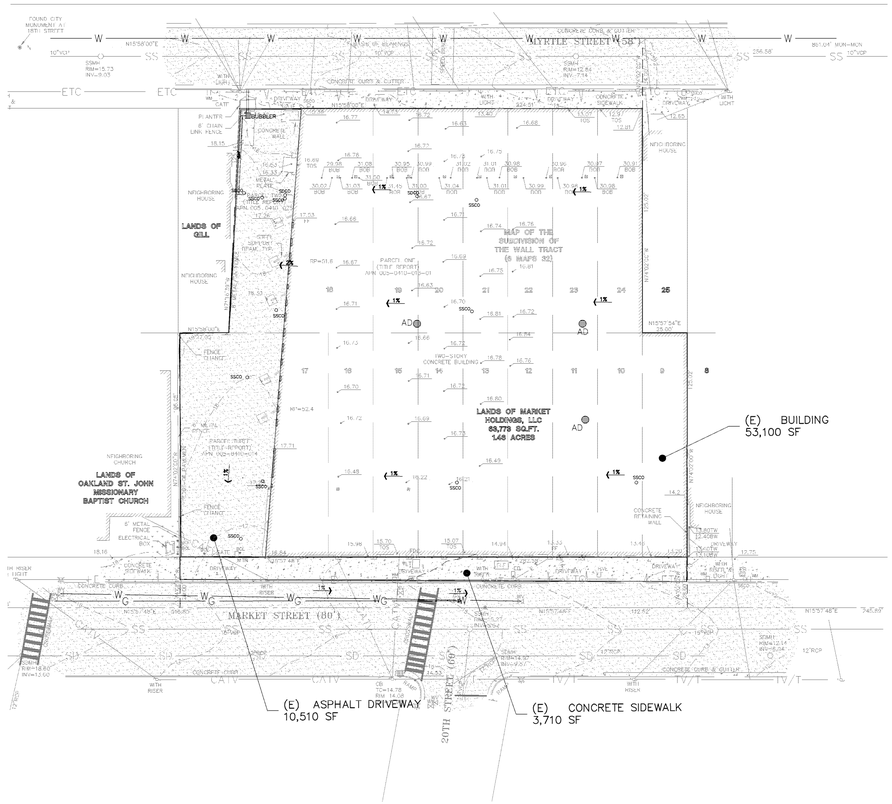
THREE PARCELS
1919 MARKET STREET
OAKLAND, CALIFORNIA
APN: 005-0410-013-0,-014,&-025
ALAMEDA COUNTY

EROSION CONTROL DETAILS

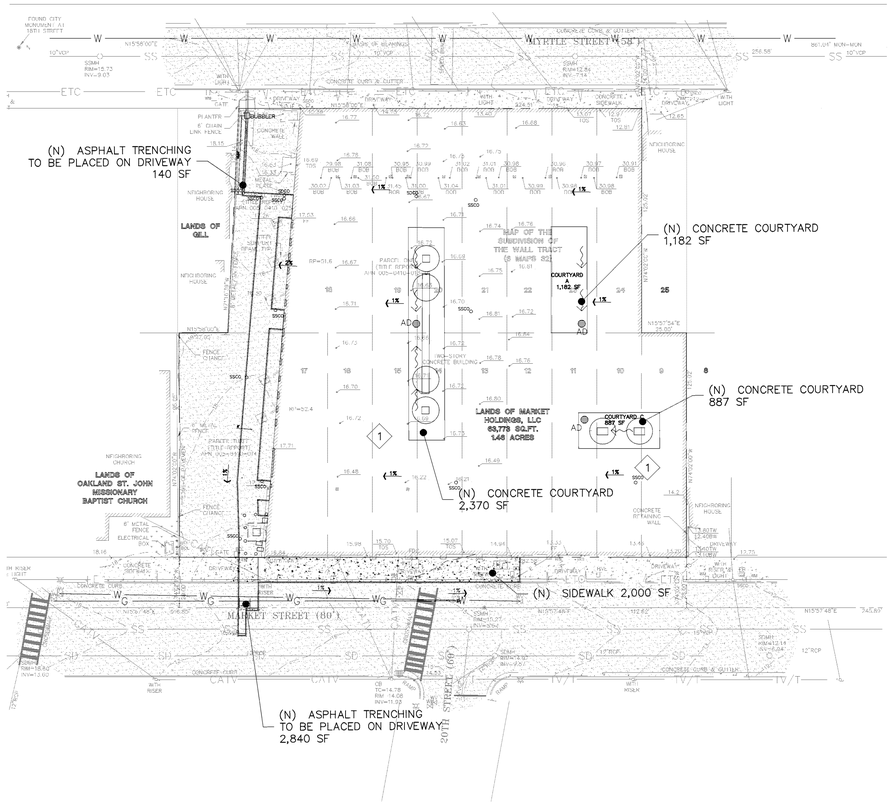
REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO: 2160934
DATE: 09-22-16
SCALE: AS NOTED
DESIGN BY: VL
DRAWN BY: RP
SHEET NO:
ER-2
07 OF 8 SHEETS

CONSTRUCTION DOCUMENT 11-23-16



EXISTING SITE



PROPOSED SITE

DEVELOPMENT AREA SUMMARY (IMPERVIOUS)

Total Site Area	Total Land Area Disturbed[1]	Total Existing/Pre-Project Impervious Surface[2]	Replaced Impervious Surface[3]	New Impervious Surface[4]	Total Post-Project Impervious Surface[5]
63,610	9,430	63,610	9,430	0	63,610

Impervious Surface = Any surface that cannot be effectively (easily) penetrated by water. Permeable paving (such as permeable concrete and interlocking pavers) underlain with permeable soil or permeable storage material, and green roofs with a minimum of three inches of planting media, are not considered impervious surfaces.

[1] Land Area Disturbed = Surface area of construction activities, including grading, construction, staging, and storage areas.
[2] Existing/Pre-Project Impervious Surface = Total amount of impervious surface on-site prior to the project.
[3] Replaced Impervious Surface = Project impervious surface that replaces existing/pre-project impervious surface.
[4] New Impervious Surface = Project impervious surface that replaces existing/pre-project permeable surface.
[5] Post-Project Impervious Surface = Total amount of impervious surface on-site after completion of the project.

0 20 40 80

SCALE: 1" = 40'

GENERAL PLAN NOTES:

A. THIS PROPOSED SITE IS AN UN-REGULATED PROJECT UNDER THE MUNICIPAL REGIONAL PERMIT (MRP) PROVISION C3.

B. THE PROJECT WILL CREATE AND REPLACE 9,370 SQUARE FEET OR MORE OF IMPERVIOUS AREA.

SITE DESIGN MEASURES

THIS PROPOSED SITE PLANS TO:

A. MINIMIZE IMPERVIOUS SURFACES

B. MINIMIZE DISTURBANCES TO NATURAL DRAINAGES

C. DIRECT RUNOFF FROM SIDEWALKS, AND/OR PATIOS ONTO VEGETATED AREAS.

D. DIRECT RUNOFF FROM DRIVEWAYS/UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.

NOTE:

1 (N) STORM DRAIN OVERFLOW SYSTEM FOR (N) LANDSCAPE COURTYARDS.

SOURCE CONTROL MEASURES

THE PROPOSED SITE PLANS TO:

A. INCORPORATE SUSTAINABLE LANDSCAPING PRACTICES, SUCH AS MINIMIZING IRRIGATION AND RUNOFF, PROMOTING SURFACE INFILTRATION, MINIMIZING THE USE OF PESTICIDES AND FERTILIZERS, AND OTHER PRACTICES OF BAY FRIENDLY LANDSCAPING

B. USE EFFICIENT IRRIGATION SYSTEMS (E.G., WEATHER-BASED CONTROLLERS WITH RAIN SENSORS)

C. INSTALL STENCILING AT STORM DRAIN INLETS, SUCH AS "NO DUMPING - DRAINS TO BAY."

LEGEND:

PROPOSED FLOW DIRECTION

EXISTING FLOW DIRECTION

REGISTERED PROFESSIONAL ENGINEER
PETER CARLING
No. C79555
CIVIL
STATE OF CALIFORNIA
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THREE PARCELS
1919 MARKET STREET
OAKLAND, CALIFORNIA

APN: 005-0410-013-0,-014,&-025

ALAMEDA COUNTY

STORM WATER MANAGEMENT PLAN

-	-
-	-
-	-
-	-
-	-
REVISIONS	BY
JOB NO:	2160934
DATE:	09-22-16
SCALE:	NO SCALE
DESIGN BY:	VL
DRAWN BY:	RP
SHEET NO:	

SW-1

8 OF 8 SHEETS

CONSTRUCTION DOCUMENT 11-23-16

APPENDIX B

Ponded/Storm Water Management Information

PRODUCT DATA SHEET
February, 2008

EZ CLEAN FIXED AXLE SAFETY VAPOR TANK

GENERAL INFORMATION

Vapor tight steel tank with two sealed top access hatches and pressure/vacuum relief valve. Smooth interior walls for easy cleaning.

WEIGHTS AND MEASURES

» Capacity:	480 BBL (20,160 gal.)
» Height:	11′-2″ (grade to roof deck) 14′-8″ (grade to top of upright guardrails)
» Width :	8′-6″ (between side runners)
» Length:	39′-9″ (front nose to outside of rear stairway) 37′-6″ (tank only)
» Weight:	24,480 lbs.

STRUCTURAL DESIGN

» Floor:	¼″thick ASTM A36 carbon steel (V-bottom)
» Sides/Ends:	¼″ thick ASTM A36 carbon steel
» Roof Deck:	¼″ thick ASTM A36 carbon steel
» Wall Frame:	3/16″x3″x5″ ASTM A36 formed channel
» Roof Frame:	3/16″x3″x5″ ASTM A36 formed channel
» Skid Rails:	C8x11.5 structural channel

FEATURES

» Valves:	1-Front &1-Rear: 6″- wafer butterfly valve. Cast iron body, Buna-N seat & seals, 316 SS stem, Nylon 11 coated ductile iron disk w/ plug and chain.
» Relief Valve:	16 oz./in^2 pressure setting, 0.4 oz./in^2 vacuum setting; Buna-N seal
» Roof Deck Connections:	Vapor Recovery: 4″-150# flange (blinded) Gauging Port: 4″ flange (blinded) with 2″ threaded plugged port in blind flange.
» Side Manways:	One or two (depending on make of tank) on curb side of tank.

FEATURES – cont.

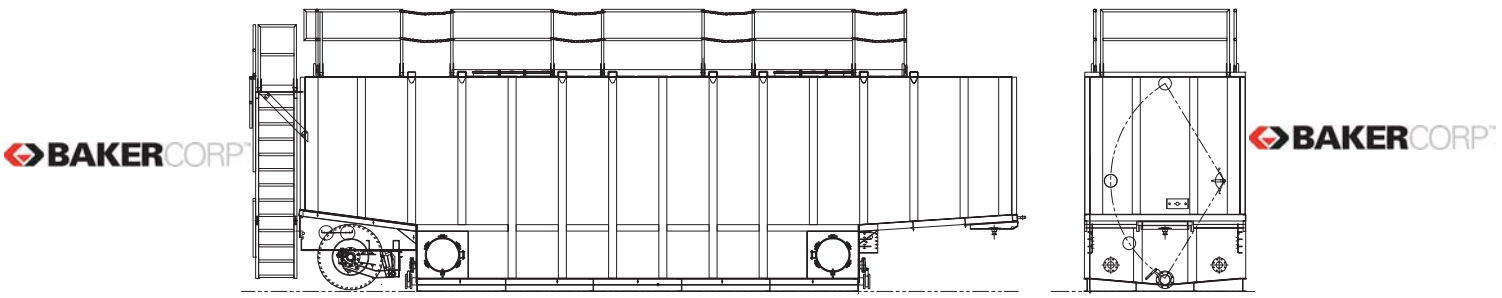
» Front Piping Connections:	Bottom Drain: 6″-150# flanged nozzle and butterfly valve Inlet/Outlet: 2 - 4″-150# raised face flange with blind flange (chained)
» Rear Piping Connections:	Bottom Drain: 6″-150# flanged nozzle and butterfly valve Inlet/Outlet: 2 - 4″-150# raised face flange with blind flange (chained)
» Interior Access:	2-50″ long x 32″ wide hinged vapor-proof marine-style hatches with neoprene gaskets and removable fall protection grid.
» Hatch and Manway Seals:	Neoprene gasket
» Roof Access Stairway:	Rear mounted – lower section folds up for transport and down for use. Stairway includes handrails.
» Guardrails:	Top deck, fold-down, 1¼″ x 1¼″ square tubing.
» Internal Ladder:	One; mounted below front-end interior access hatch on roof deck.
» Level Indication:	Ball style with 2-8″ 304 SS floats with pointer-indicator on front endwall. Floor supports hold floats ½″ off floor. *[One 2″ plugged connection for optional electronic gauge on top deck.]*
» Axle:	77½ track straight, non steer, 22,500# capacity.
» Suspension:	Silent Drive, 3 air-bags with manual release.

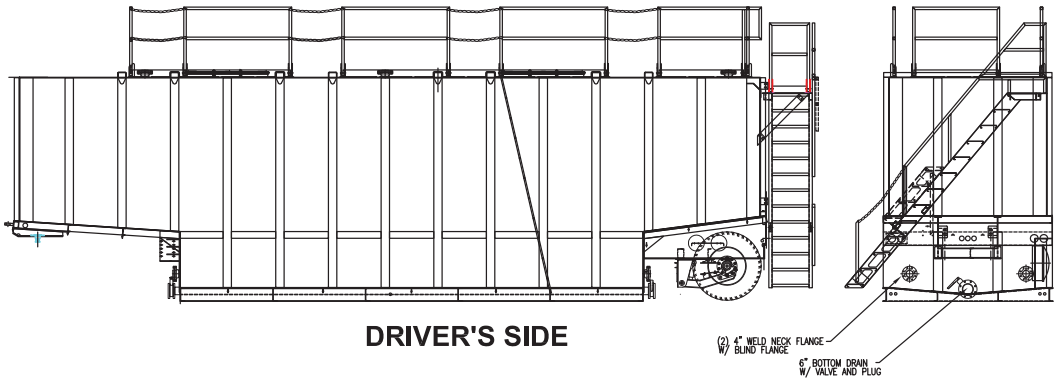
SURFACE DETAILS

» Exterior Coating:	High Gloss Polyurethane
» Interior Coating:	None

TESTS/CERTIFICATIONS

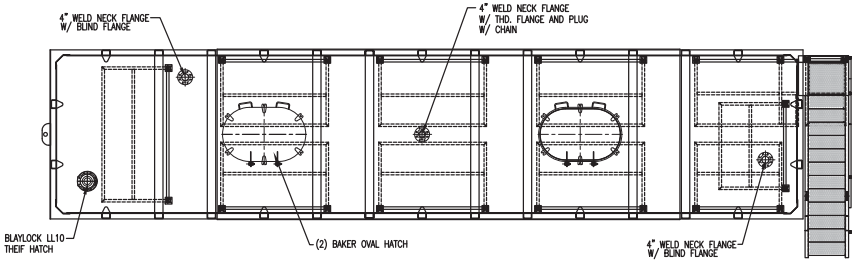
» Tests Performed:	Major repairs – hydrotest Scheduled- Level I, II and III inspections, including NESHAP testing



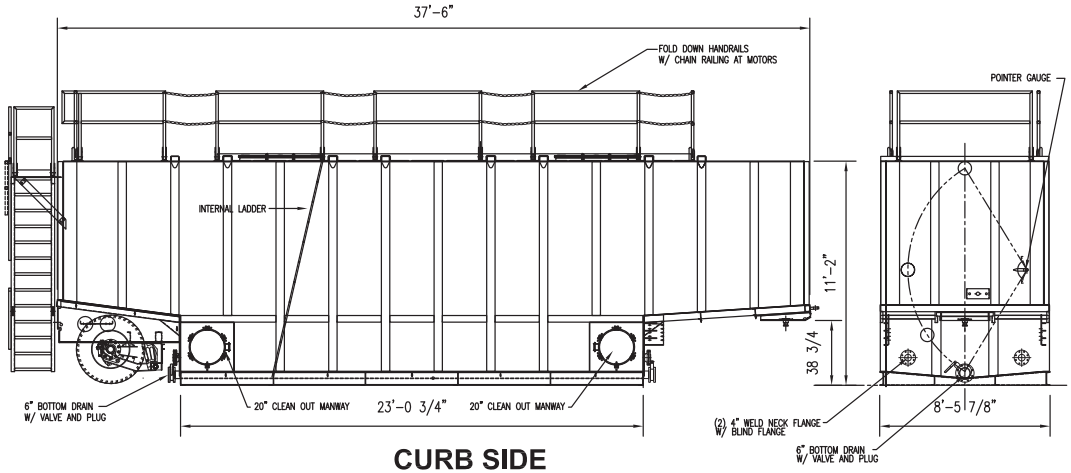


DRIVER'S SIDE

REAR VIEW



ROOF/PLAN VIEW



CURB SIDE

FRONT VIEW

SPECIFICATIONS:
1) Tank Capacity: 20,160 gallons (480 BBL)
2) Tank Weight: 24,480 lbs. (empty)

NOTES:
1. This drawing is a baseline representation for this model of tank. Variations between this drawing and the actual equipment in the field can and do exist, primarily with appurtenance locations, sizes and quantities. Consult your local BakerCorp representative if specific needs exist.
2. THIS TANK IS *NOT DESIGNED FOR TRANSPORTING LIQUIDS*. It should be moved only when empty.
3. Tanks of this type have an internal lining (coating) on the wetted surfaces.
4. This tank is equipped with a pressure/vacuum relief valve set at 1.0 1bs/sq. in. pressure and 0.4 oz/sq.in. vacuum.

REV.	DESCRIPTION	DATE	BY
G			
F			
E			
D			
C			
B			
A			

BAKERCORP™ 3020 OLD RANCH PARKWAY SEAL BEACH, CA 90740-2751

SCALE: Do Not Scale	SIZE B	ORIGINAL DWG. DATE 30JAN08
DRAWN BY: P.J.B.	APPROVED BY: –	CAT/CLASS ––
TITLE: EZ CLEAN FIXED AXLE SAFETY VAPOR VERSION		SHEET 1 OF 1
DRAWING NO. S-2-M0018-1-		REV. 0

APPENDIX C

SMP Implementation Schedule

Schedule of Immediate Actions

Communication:

- Environmental FAQ distributed to community 02/03/2017 by Alameda County
- Redevelopment FAQ distributed to community 02/10/2017 by 1919 Market Crew
- Informational website available @ www.1919market.org 02/10/2017
    - Monthly updates for redevelopment and environmental work on 15th of every month
    - Links to all FAQ and Fact sheets will be available and updated
- E-mail to past meeting attendees about new communication procedures 02/13/2017
- Letter to surrounding community about new communication procedures
- Installation of informational bulletin boards on Myrtle and Market Street 02/16/2017
    - Monthly updates for redevelopment and environmental work on 15th of every month
- Set up Community regarding Redevelopment in March 2017, date TBD
    - Ongoing meetings to be scheduled, TBD

Site Management:

<u>On-Site Stabilization procedures</u>

- Bi-monthly on-site monitoring
- Board up interior areas, stairs, and site access points
    - Bi-monthly ongoing check for maintenance
- Clean-up and maintain interior of site from trash, overgrowth
    - Bi-monthly ongoing check for maintenance

<u>Off-site Stabilization procedures</u>

- Bi-weekly off-site drive-by for sidewalk, street, and exterior building monitoring
- Clean up and repair damaged exterior walls by 02/16/2017
    - Bi-weekly ongoing check for additional repairs
- Clean up sidewalk and street on Myrtle and Market
    - Bi-weekly ongoing drive-by checks
- Security patrols implementation during evenings and weekends as of 02/13/2017
- Open to discuss implementation of motion sensor lights

Storm Water and Drainage Management

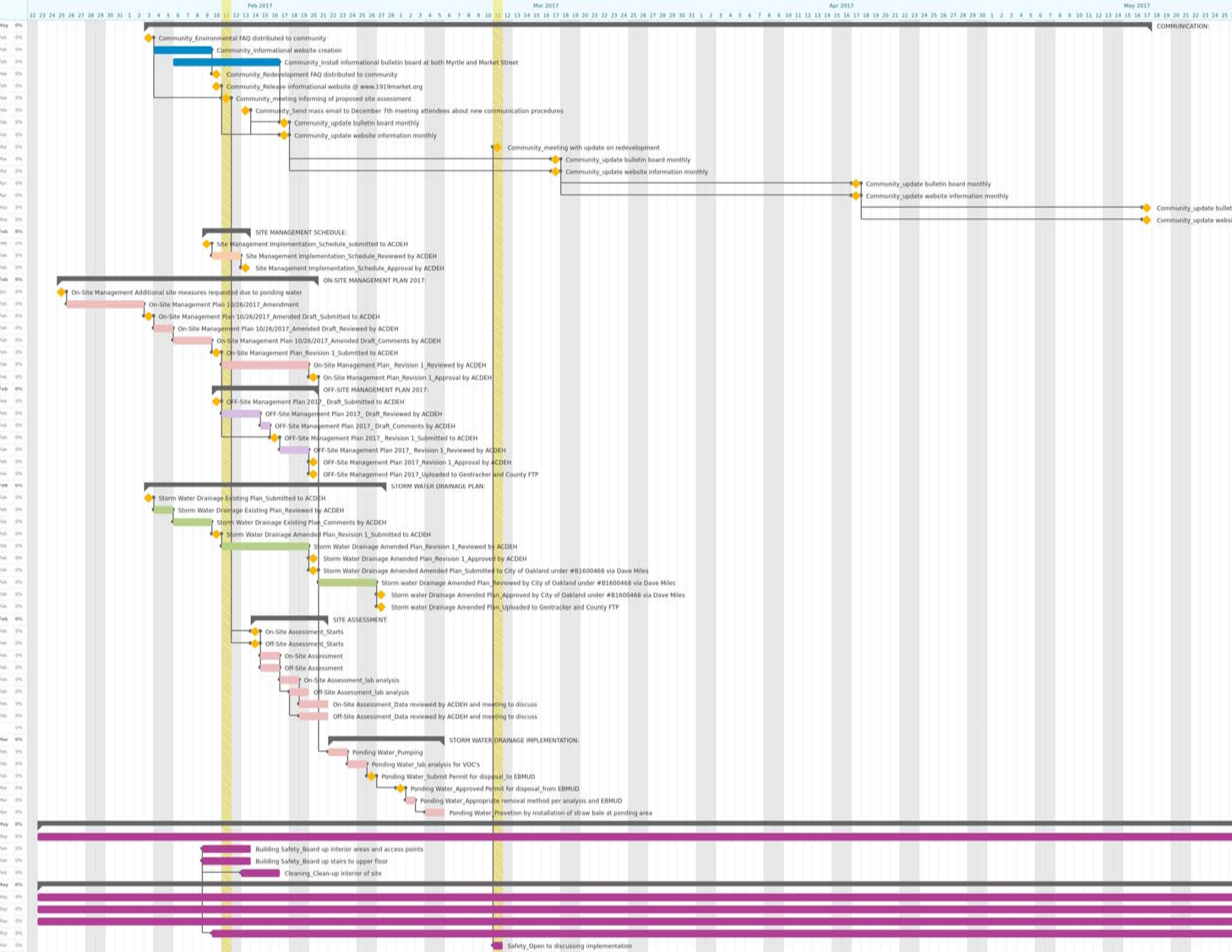
- Providing City of Oakland approved drainage plan for proper removal of water collected on-site 02/20/2017
- Providing EBMUD approved permit for removing ponding water on-site 03/01/2017

On-Site and Off-Site Subgrade Assessment:

- Potential On-Site assessment and analysis starts 02/14/2017
- Potential On-Site assessment and analysis completes 02/21/2017
- Potential Off-Site (neighboring properties) assessment and analysis 02/14/2017
- Potential Off-Site (neighboring properties) assessment and analysis 02/21/2017

Name	Start	Due
COMMUNICATION:	02/03/2017	05/17/2017
Community_Environmental FAQ distributed to community		02/03/2017
Community_informational website creation	02/04/2017	02/09/2017
Community_Install informational bulletin board at both Myrtle and Market Street	02/06/2017	02/16/2017
Community_Redevelopment FAQ distributed to community		02/10/2017
Community_Release informational website @ www.1919market.org		02/10/2017
Community_meeting informing of proposed site assessment		02/11/2017
Community_Send mass email to December 7th meeting attendees about new communication procedures		02/13/2017
Community_update bulletin board monthly		02/17/2017
Community_update website information monthly		02/17/2017
Community_meeting with update on redevelopment		03/11/2017
Community_update bulletin board monthly		03/17/2017
Community_update website information monthly		03/17/2017
Community_update bulletin board monthly		04/17/2017
Community_update website information monthly		04/17/2017
Community_update bulletin board ongoing		05/17/2017
Community_update website information ongoing		05/17/2017
SITE MANAGEMENT SCHEDULE:	02/09/2017	02/13/2017
Site Management Implementation_Schedule_submitted to ACDEH		02/09/2017
Site Management Implementation_Schedule_Reviewed by ACDEH	02/10/2017	02/12/2017
Site Management Implementation_Schedule_Approval by ACDEH		02/13/2017
ON-SITE MANAGEMENT PLAN 2017:	01/25/2017	02/20/2017
On-Site Management Additional site measures requested due to ponding water		01/25/2017
On-Site Management Plan 10/26/2017_Amendment	01/26/2017	02/02/2017
On-Site Management Plan 10/26/2017_Amended Draft_Submitted to ACDEH		02/03/2017
On-Site Management Plan 10/26/2017_Amended Draft_Reviewed by ACDEH	02/04/2017	02/05/2017
On-Site Management Plan 10/26/2017_Amended Draft_Comments by ACDEH	02/06/2017	02/09/2017
On-Site Management Plan_Revision 1_Submitted to ACDEH		02/10/2017
On-Site Management Plan_ Revision 1_Reviewed by ACDEH	02/11/2017	02/19/2017
On-Site Management Plan_Revision 1_Approval by ACDEH		02/20/2017
OFF-SITE MANAGEMENT PLAN 2017:	02/10/2017	02/20/2017
OFF-Site Management Plan 2017_ Draft_Submitted to ACDEH		02/10/2017
OFF-Site Management Plan 2017_ Draft_Reviewed by ACDEH	02/11/2017	02/14/2017
OFF-Site Management Plan 2017_ Draft_Comments by ACDEH		02/15/2017
OFF-Site Management Plan 2017_ Revision 1_Submitted to ACDEH		02/16/2017
OFF-Site Management Plan 2017_ Revision 1_Reviewed by ACDEH	02/17/2017	02/19/2017
OFF-Site Management Plan 2017_Revision 1_Approval by ACDEH		02/20/2017
OFF-Site Management Plan 2017_Uploaded to Geotracker and County FTP		02/20/2017
STORM WATER DRAINAGE PLAN:	02/03/2017	02/27/2017
Storm Water Drainage Existing Plan_Submitted to ACDEH		02/03/2017
Storm Water Drainage Existing Plan_Reviewed by ACDEH	02/04/2017	02/05/2017
Storm Water Drainage Existing Plan_Comments by ACDEH	02/06/2017	02/09/2017
Storm Water Drainage Amended Plan_Revision 1_Submitted to ACDEH		02/10/2017
Storm Water Drainage Amended Plan_Revision 1_Reviewed by ACDEH	02/11/2017	02/19/2017
Storm Water Drainage Amended Plan_Revision 1_Approved by ACDEH		02/20/2017
Storm Water Drainage Amended Amended Plan_Submitted to City of Oakland under #B1600468 via Dave Miles		02/20/2017
Storm water Drainage Amended Plan_Reviewed by City of Oakland under #B1600468 via Dave Miles	02/21/2017	02/26/2017
Storm water Drainage Amended Plan_Approved by City of Oakland under #B1600468 via Dave Miles		02/27/2017
Storm water Drainage Amended Plan_Uploaded to Geotracker and County FTP		02/27/2017
SITE ASSESSMENT:	02/14/2017	02/21/2017
On-Site Assessment_Starts		02/14/2017
Off-Site Assessment_Starts		02/14/2017
On-Site Assessment	02/15/2017	02/16/2017
Off-Site Assessment	02/15/2017	02/16/2017
On-Site Assessment_lab analysis	02/17/2017	02/18/2017
Off-Site Assessment_lab analysis	02/18/2017	02/19/2017

On-Site Assessment_Data reviewed by ACDEH and meeting to discuss	02/19/2017	02/21/2017
Off-Site Assessment_Data reviewed by ACDEH and meeting to discuss	02/19/2017	02/21/2017
ACDEH approval to move forward with Site Management procedures		
STORM WATER DRAINAGE IMPLEMENTATION:	02/22/2017	03/05/2017
Ponding Water_Pumping	02/22/2017	02/23/2017
Ponding Water_lab analysis for VOC's	02/24/2017	02/25/2017
Ponding Water_Submit Permit for disposal_to EBMUD		02/26/2017
Ponding Water_Approved Permit for disposal_from EBMUD		03/01/2017
Ponding Water_Appropriate removal method per analysis and EBMUD		03/02/2017
Ponding Water_Prevetion by installation of straw bale at ponding area	03/04/2017	03/05/2017
ON-SITE STABILIZATION MEASURES:	01/23/2017	05/31/2017
Cleaning_ongoing bi-monthly on-site monitoring	01/23/2017	05/31/2017
Building Safety_Board up interior areas and access points	02/09/2017	02/13/2017
Building Safety_Board up stairs to upper floor	02/09/2017	02/13/2017
Cleaning_Clean-up interior of site	02/13/2017	02/16/2017
OFF-SITE STABILIZATION MEASURES:	01/23/2017	05/31/2017
Stabilization_ongoing bi-weekly off-site drive-bys	01/23/2017	05/31/2017
Stabilization_Clean-up and repair exterior walls	01/23/2017	05/31/2017
Stabilization_Clean-up sidewalk and street on Myrtle and Market	01/23/2017	05/31/2017
Safety_security patrols during evenings and weeknights	02/10/2017	05/31/2017
Safety_Open to discussing implementation		03/11/2017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