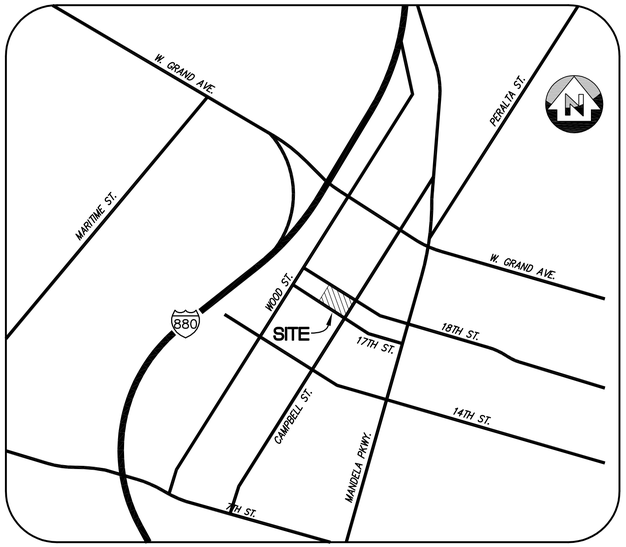
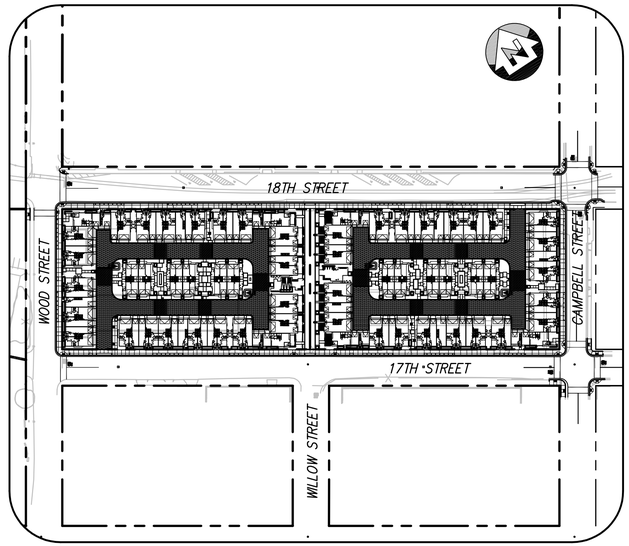
ROADWAY EXPRESS CONDOMINIUMS SITE IMPROVEMENTS
1701 CAMPBELL STREET, OAKLAND, CA 94607
GRADING PERMIT

RECEIVED
By Alameda County Environmental Health 1:14 pm, Jun 19, 2017



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

DEVELOPER:

PSAI PARTNERS, IV, LLC
155 MONTGOMERY STREET
SAN FRANCISCO, CA 94104
Ph.: (415) 362-1700

CONSULTANTS:

CIVIL

SANDIS
636 9TH STREET
OAKLAND, CA 94607
Ph.: (510) 873-8866

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from sole negligence of design professional.

UNAUTHORIZED CHANGES AND USES

CAUTION : The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY SANDIS, DATED OCTOBER 2015.

BENCHMARK

THE CITY OF OAKLAND STREET MONUMENT, 23/E-OAKLAND-1953, AT THE INTERSECTION OF WOOD STREET AND 10TH STREET, ELEVATION 10.54 FEET, CITY OF OAKLAND DATUM, WAS USED AS THE BENCH MARK TO ESTABLISH THE ELEVATIONS SHOWN ON THIS SURVEY.

BASIS OF BEARINGS

THE BEARING OF SOUTH 33°26'33" WEST ON THE MONUMENT LINE FOR WOOD STREET, BETWEEN MONUMENT FOUND AT 15TH & 16TH STREETS, AS SHOWN ON PARCEL MAP NO. 10242, AS FILED JULY 10, IN BOOK 330 OF PARCEL MAPS, AT PAGES 9-11 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF PRIVATE SITE IMPROVEMENTS FOR THE DEVELOPMENT OF 64 TOWNHOME STYLE RESIDENTIAL CONDOMINIUMS. THIS WILL INCLUDE 9 BUILDINGS ON ONE PARCEL WITH A PRIVATE STREET LOOP, BUILDING PADS, PRIVATE OPEN SPACE AREAS AND SUPPORTING UTILITY INFRASTRUCTURE. ALL SURFACE IMPROVEMENTS WILL BE PRIVATELY OWNED AND MAINTAINED, INCLUDING THE PRIVATE STREET AND PASEO, AND THE REQUIRED STORMWATER MANAGEMENT AREAS (BIO-RETENTION ZONES AND MEDIA FILTERS). THE UTILITIES FOR THE PROJECT WILL BE A COMBINATION OF PRIVATE UTILITIES CONNECTING TO THE PUBLIC SYSTEMS AT THE PROPERTY EDGE. THE ELECTRICAL INFRASTRUCTURE WILL BE OWNED BY PG&E UP TO THE POINT OF CONNECTION WITH THE TRANSFORMERS. THIS PERMIT IS LIMITED TO THE EARTHWORK AND GRADING ACTIVITIES TO OCCUR WITHIN PRIVATE PROPERTY. SEE ONSITE PLANS, PZ1700053, FOR SITE DESIGN.

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CIVIL

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CLIENT:
PSAI PARTNERS, IV, LLC
18TH & WOOD STREET
SUITE 4
OAKLAND CA 95032
408.364.2285

USA UTILITIES UNDERGROUND SERVICE ALERT CALL BEFORE YOU DIG PG&E
800.227.2600

DATE _____, 2017

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870
EXPIRES 6-30-17

SANDIS | CIVIL ENGINEERS PLANNERS SURVEYORS | www.sandisnet
636 9th Street | Oakland, CA 94607 | P: 510.873.8866 | www.sandisnet

PROJECT MANAGER: EJ
DRAFTED BY: CJ
CHECKED BY: NC

EAST BAY/SF
CA

PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET
GRADING PERMIT SET
OAKLAND

DRAWING TITLE:
COVER SHEET

REVISIONS:

NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

SCALE: N.T.S.
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: G000-BG
OF

File: X:\P\615082\PLAN SETS\GRADING PERMIT\PARCEL B\G000-BG.dwg Date:May 09, 2017

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOD	–	BOTTOM OF DOCK
BOL	–	BOLLARD
BOS	–	BOTTOM OF STEP
BOW	–	FG @ BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	CURB INLET
CIP	–	CAST IRON PIPE
CL	–	CENTER LINE OR CLASS
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CONC	–	CONCRETE
CONST	–	CONSTRUCTION OR CONSTRUCT
CY	–	CUBIC YARD
DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	EAST
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUNDATION
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GROUND ELEVATION
GB	–	GRADE BREAK
GV	–	GATE VALVE
HCR	–	ACCESSIBLE RAMP
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
N	–	NORTH
N.I.C.	–	NOT IN CONTRACT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PP	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION
RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	–	RIGHT OF WAY
S	–	SLOPE OR SOUTH
S.A.D.	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SF	–	SILT FENCE
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG @ TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE
W	–	WEST
WWF	–	WELDED WIRE FABRIC
W/	–	WITH

FEMA NOTE

PER FEMA COMMUNITY MAP PANEL NUMBER 06001C0058G, THE PROJECT SITE LIES INSIDE ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOILS REPORT

THE PROJECT SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL INVESTIGATION ON PROPOSED RESIDENTIAL DEVELOPMENT, ROADWAY EXPRESS AT 1708 WOOD STREET, OAKLAND, CA FOR PSAI PARTNERS IV, LLC", PERFORMED BY QUANTUM GEOTECHNICAL, INC, DATED AUGUST 3, 2016.

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
PROPERTY LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS–HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 85
SPOT ELEVATION	x 95.94 (95.94 C)	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER	G	GM
GAS VALVE	GV	GV
WATER METER	WM	WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION	FDC	FDC
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORMCEPTOR		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 / C5.2 DETAIL REFERENCE / SHEET REFERENCE

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

EARTHWORK NOTE

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE ALL MATERIAL AND LABOR REQUIRED WITHIN THE BID PRICE, FOR EARTHWORK CONSTRUCTION, TO CARRY OUT THE CUT/FILL AND/OR IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES SHOWN ON THE PLANS. CONTRACTOR IS TO DELIVER TO OWNER THE PROJECT IN A COMPLETE AND OPERATIONAL MANNER. EARTHWORK QUANTITIES SHOWN ON THE PLANS OR REPRESENTED BY THE ENGINEER ARE APPROXIMATE AND ARE FOR GRADING PERMIT APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ANY INVESTIGATION OR STUDIES THAT ARE REQUIRED BY THE CONTRACTOR TO SATISFY THIS REQUIREMENT. NO ADDITIONAL COMPENSATION SHALL BE PAID FOR SAID CUT/FILL AND/OR IMPORT/EXPORT.

SEE SHEET C310–BG FOR EARTHWORK QUANTITIES.

REMEDIAL ACTION PLAN

WORK WITHIN THE PROJECT SITE SHALL CONFORM TO PROVISIONS DETAILED IN THE PROJECT'S REMEDIAL ACTION PLAN DATED FEBRUARY 2017, PREPARED BY WEST ENVIRONMENTAL SERVICES AND TECHNOLOGY, AS APPROVED BY THE ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (CASE NO. RO3206).

CONSTRUCTION NOTES

1. ALL OFF–SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF OAKLAND STANDARD PLANS & SPECIFICATIONS AND THE LATEST CALTRANS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY NOR THE DESIGN PROFESSIONAL ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
6. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT U.S.A. 800–227–2600 FORTY–EIGHT (48) HOURS PRIOR TO BEGINNING WORK TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES MARKED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE, AND PROTECT ALL UNDERGROUND FACILITIES.
7. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
9. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
10. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
14. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
15. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
16. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
17. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
18. A CONTAINED AND COVERED AREA ON–SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
19. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
20. ANY TEMPORARY ON–SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
21. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

CLIENT:
PSAI PARTNERS, IV, LLC
18TH & WOOD STREET
SUITE 4
OAKLAND CA 95032
408.364.2265

USA CALL BEFORE YOU DIG 811 — 800.227.2600

DATE _____, 2017

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870
EXPIRES 6–30–17

SANDIS — CIVIL ENGINEERS | LAND SURVEYORS | PLANNERS — 1646 North California Blvd. Suite 620 | Walnut Creek, CA 94596 | P. 925.937.9010 | F. 925.937.3856 | www.sandis.net

PROJECT MANAGER: EJL
DRAFTED BY: CMH
CHECKED BY: MAK

PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET
GRADING PERMIT SET
OAKLAND CA

DRAWING TITLE:
CIVIL NOTES, LEGEND, AND ABBREVIATIONS

REVISIONS: NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

SCALE: N.T.S.
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: C000–BG
OF

File: X:\P\615082\PLAN SETS\GRADING PERMIT\PARCEL B\C000–BG.dwg Date:May 09, 2017

RAIMONDI PARK

18TH STREET

CONC SIDEWALK

ACC RAMP

RAILROAD TRACKS

CONC DRIVEWAY

SSMH RIM=3.30
10" INV. IN=-1.3 (E)
12" INV. OUT=-1.28 (E)

35.00'

820.39'

425.39'

FD. MON. & SW. 2"

SSMH RIM=4.18
6" INV. IN=1.
12" INV. IN=-
12" INV. OUT=

SCALE: 1"=20'

APN 007-0562-001

231.23'

N33°26'33"E

LOT LINE TO BE MOVED UPON
RECORDING OF PARCEL MAP 10610

425.40'

820.40'

30.00'

SSMH RIM=2.86
8" INV. IN=0.62 (E) (PLUGGED)
6" INV. IN=0.58 (S)
8" INV. OUT=0.46 (W)

SDMH, RIM=3.91
18" INV. IN=-2.09
27" INV. IN=-3.14
33" INV. OUT=-3.27

17TH STREET

FD. SCREW & WASHER

CB, TC@CB=3.26
12" INV. OUT=-1.64

SSMH RIM=4.85
8" INV. IN=0.80 (S)
8" INV. IN=0.08 (E)
8" INV. IN=0.27 (N)
8" INV. OUT=0.20 (W)

231.23'

S33°26'21"W

CAMPBELL STREET

30.00

SDMH, RIM=4.63
18" INV. IN=-1.45 (S)
12" INV. IN=-1.72 (E)
12" INV. IN=-2.12 (N)
27" INV. OUT=-1.87 (W)

CLIENT:
PSAI PARTNERS, IV, LLC
18TH & WOOD STREET
SUITE 4
OAKLAND
CA
95032
408.384.2285

USA
UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
800.227.2600

DATE _____, 2017

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870
EXPIRES 6-30-17

SANDIS
CIVIL ENGINEERS
PLANNERS
SURVEYORS
EAST BAY/SF
PROJECT MANAGER: EJ
DRAFTED BY: GH
CHECKED BY: NC

PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET
GRADING PERMIT SET
OAKLAND CA

DRAWING TITLE:
EXISTING CONDITIONS

NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

SCALE: 1"=20'
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: C001-BG
OF

File: X:\P\615082\PLAN SETS\GRADING PERMIT\PARCEL B\C001-BG.dwg Date:May 09, 2017

SCALE: 1"=10'

SEE OFF-SITE IMPROVEMENTS PLANS (PX1600004) FOR WORK WITHIN PUBLIC RIGHT-OF-WAY

18TH STREET

IMPROVEMENTS SHADED COVERED UNDER SEPARATE PERMIT

MATCHLINE - SEE SHEET C301.BG

MATCHLINE - SEE SHEET C303.BG

GENERAL NOTES:

1. SEE SHEET C304-BG FOR TYPICAL BUILDING SECTIONS.

CLIENT:
PSAI PARTNERS, IV, LLC
18TH & WOOD STREET
SUITE 4
OAKLAND CA 95032
408.364.2285

CALL BEFORE YOU DIG 800.227.2600

DATE _____, 2017

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870
EXPIRES 6-30-17

SANDIS | CIVIL ENGINEERS PLANNERS SURVEYORS
EAST BAY/SF
PROJECT MANAGER: EJL
DRAFTED BY: CMT
CHECKED BY: MAK

PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET CA
GRADING PERMIT SET
OAKLAND
DRAWING TITLE: GRADING PLAN (18TH ST. AND PASEO)

REVISIONS: NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

SCALE: 1"=10'
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: C300-BG
OF

File: X:\P\615082\PLAN SETS\GRADING PERMIT\PARCEL B\C300-BG.dwg Date:May 09, 2017

SEE OFF-SITE IMPROVEMENTS PLANS (PX1600004) FOR WORK WITHIN PUBLIC RIGHT-OF-WAY

18TH STREET

CAMPBELL STREET

MATCHLINE - SEE SHEET C300.BG

MATCHLINE - SEE SHEET C302.BG

SCALE: 1"=10'

GENERAL NOTES:

1. SEE SHEET C304-BG FOR TYPICAL BUILDING SECTIONS.

CLIENT:
PSAI PARTNERS, IV, LLC
18TH & WOOD STREET
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EAST BAY/SF

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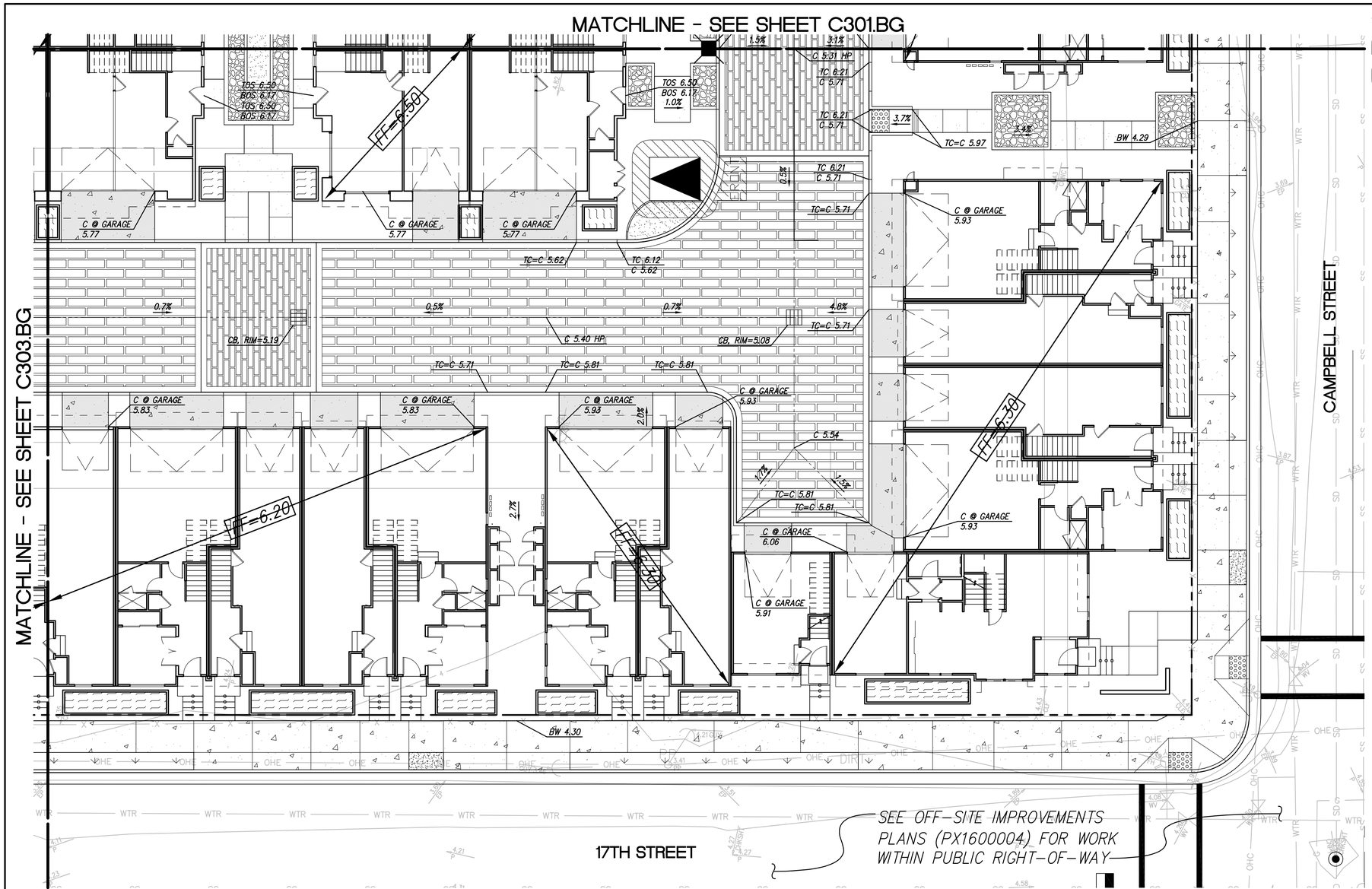
PROJECT MANAGER: EJL
DRAFTED BY: CMC
CHECKED BY: NC

PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET
GRADING PERMIT SET
OAKLAND CA

DRAWING TITLE:
GRADING PLAN
(CAMPBELL ST. & 18TH ST.)

REVISIONS: NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

SCALE: 1"=10'
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: C301-BG
OF



SANDIS
EAST BAY/SF
SCALE: 1"=10'

GENERAL NOTES:

1. SEE SHEET C304-B FOR TYPICAL BUILDING SECTIONS.

CLIENT:
PSAI PARTNERS, IV, LLC
18TH & WOOD STREET
SUITE 4
OAKLAND CA 95032
408.364.2265

CALL BEFORE YOU DIG
800.227.2600

DATE _____, 2017

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870
EXPIRES 6-30-17

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680 Hinckley Street | Oakland, CA 94607 | P. 510.873.8656 | www.sandisnet
EAST BAY/SF
PROJECT MANAGER: EJL
DRAFTED BY: CMC
CHECKED BY: NC

PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET
GRADING PERMIT SET
OAKLAND CA

DRAWING TITLE:
GRADING PLAN
(CAMPBELL ST. & 17TH ST.)

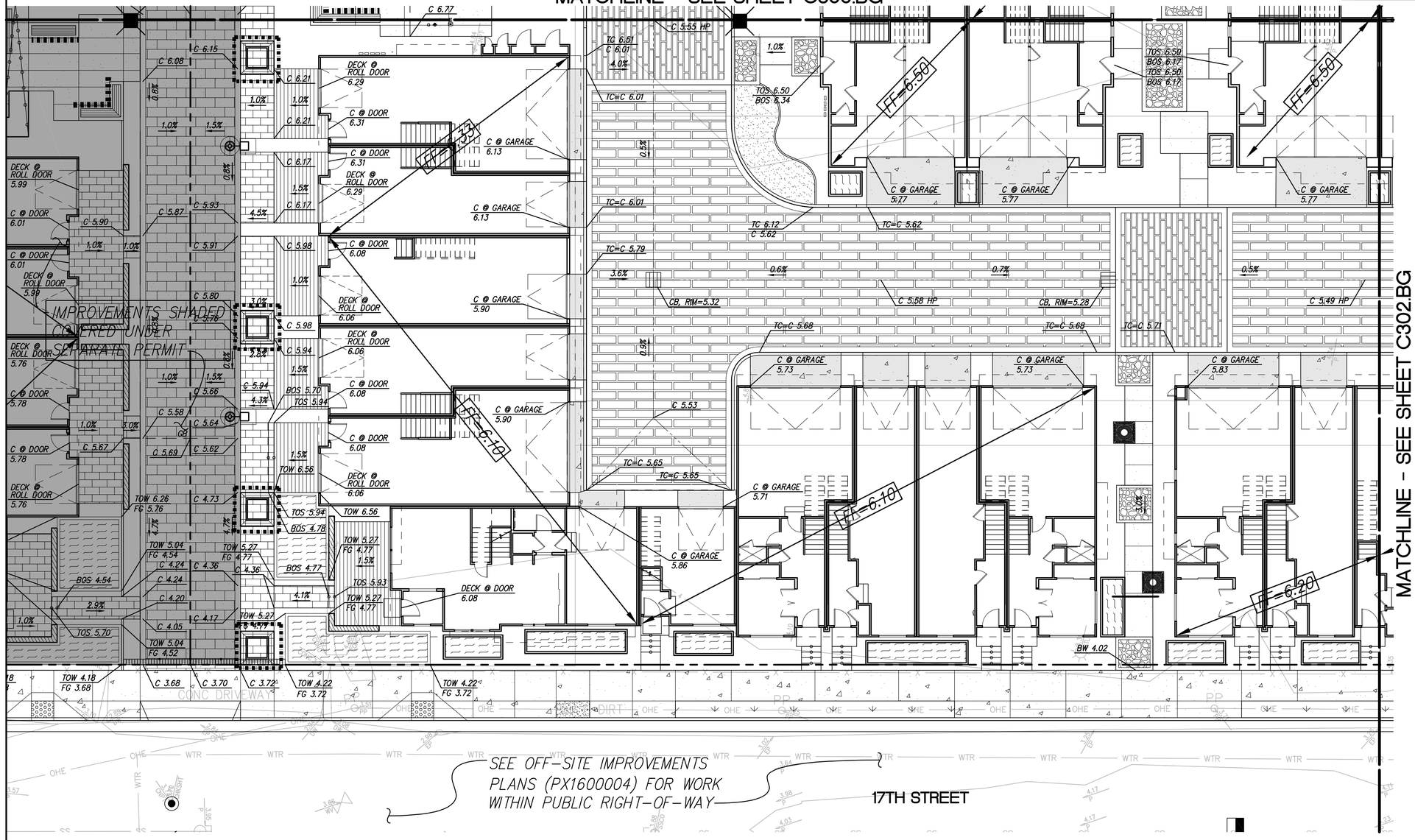
REVISIONS: NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

SCALE: 1"=10'
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: C302-BG
OF

File: X:\P\615082\PLAN SETS\GRADING PERMIT\PARCEL B\C302-BG.dwg Date:May 09, 2017

SANDIS
EAST BAY/SF
SCALE: 1"=10'

MATCHLINE - SEE SHEET C300.BG



GENERAL NOTES:

1. SEE SHEET C304-BG FOR TYPICAL BUILDING SECTIONS.

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DATE _____, 2017

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PROJECT MANAGER: EL
DRAFTED BY: GU
CHECKED BY: NC

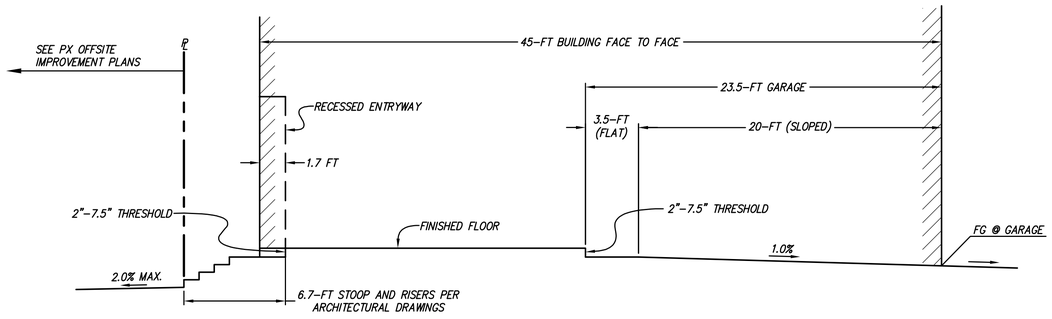
PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET
GRADING PERMIT SET
OAKLAND CA

DRAWING TITLE:
GRADING PLAN
(17TH ST. AND PASEO)

REVISIONS: NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

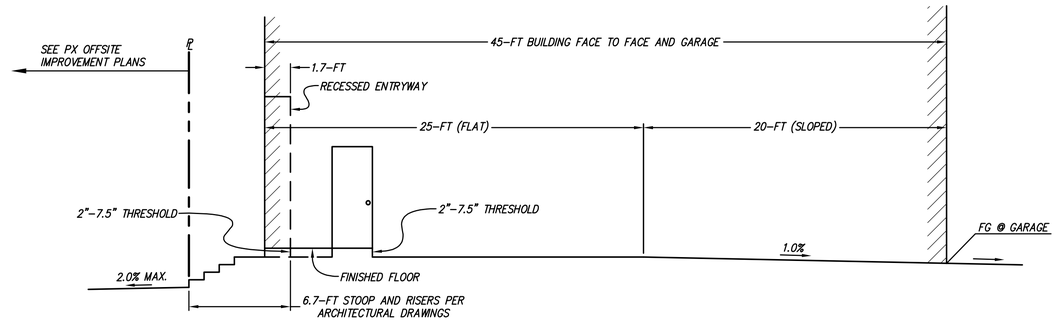
SCALE: 1"=10'
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: C303-BG
OF

File: X:\P\615082\PLAN SETS\GRADING PERMIT\PARCEL B\C303-BG.dwg Date:May 09, 2017



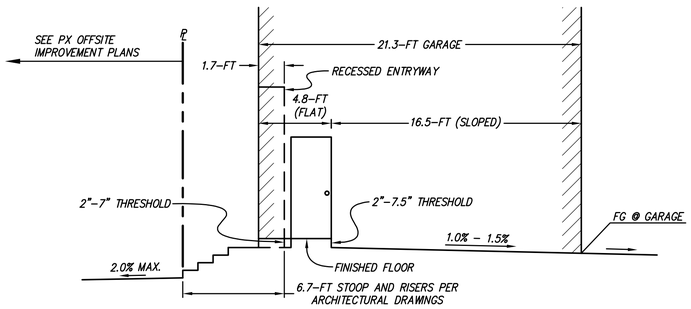
STREET FRONTAGE UNIT WITH WIDE GARAGE (TYP) 1

SCALE: 1"=5'



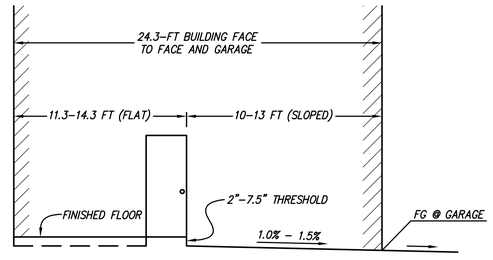
STREET FRONTAGE UNIT WITH TANDEM GARAGE (TYP) 2

SCALE: 1"=5'



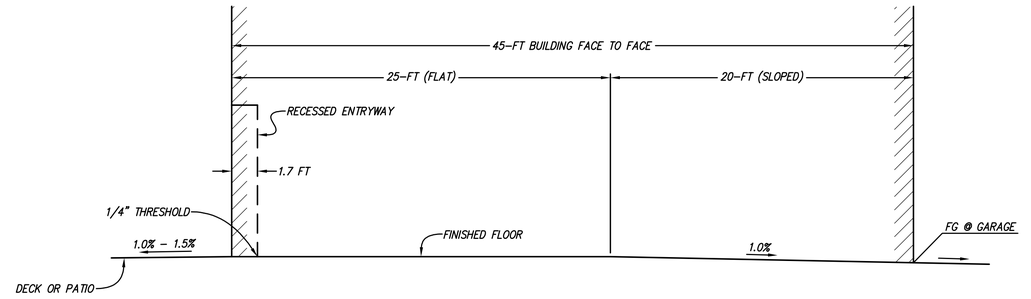
STREET FRONTAGE UNIT WITH SINGLE CAR GARAGE (TYP) 3

SCALE: 1"=5'



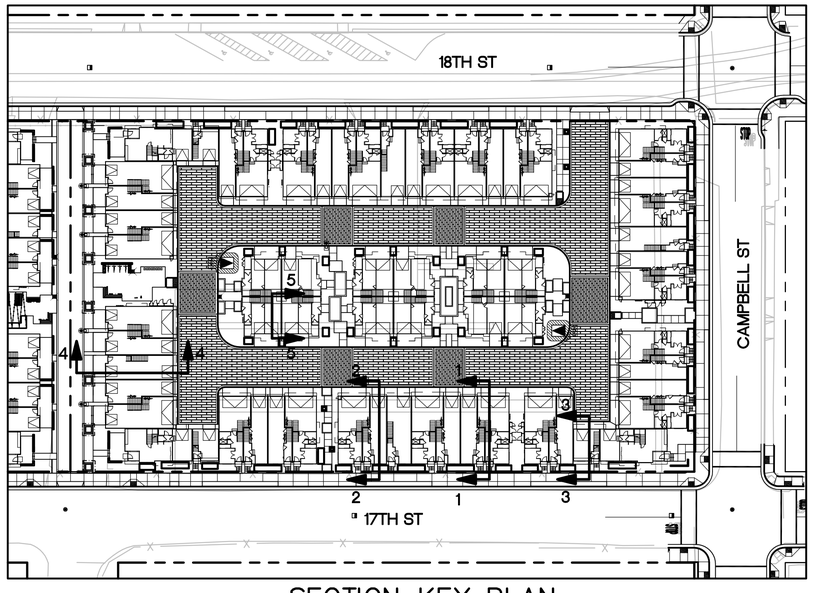
INTERIOR UNIT (TYP) 5

SCALE: 1"=5'



PASEO UNIT (TYP) 4

SCALE: 1"=5'



SECTION KEY PLAN

1"=50'

CLIENT:
PSAI PARTNERS, IV, LLC
18TH & WOOD STREET
SUITE 4
OAKLAND CA 95032
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DATE _____, 2017

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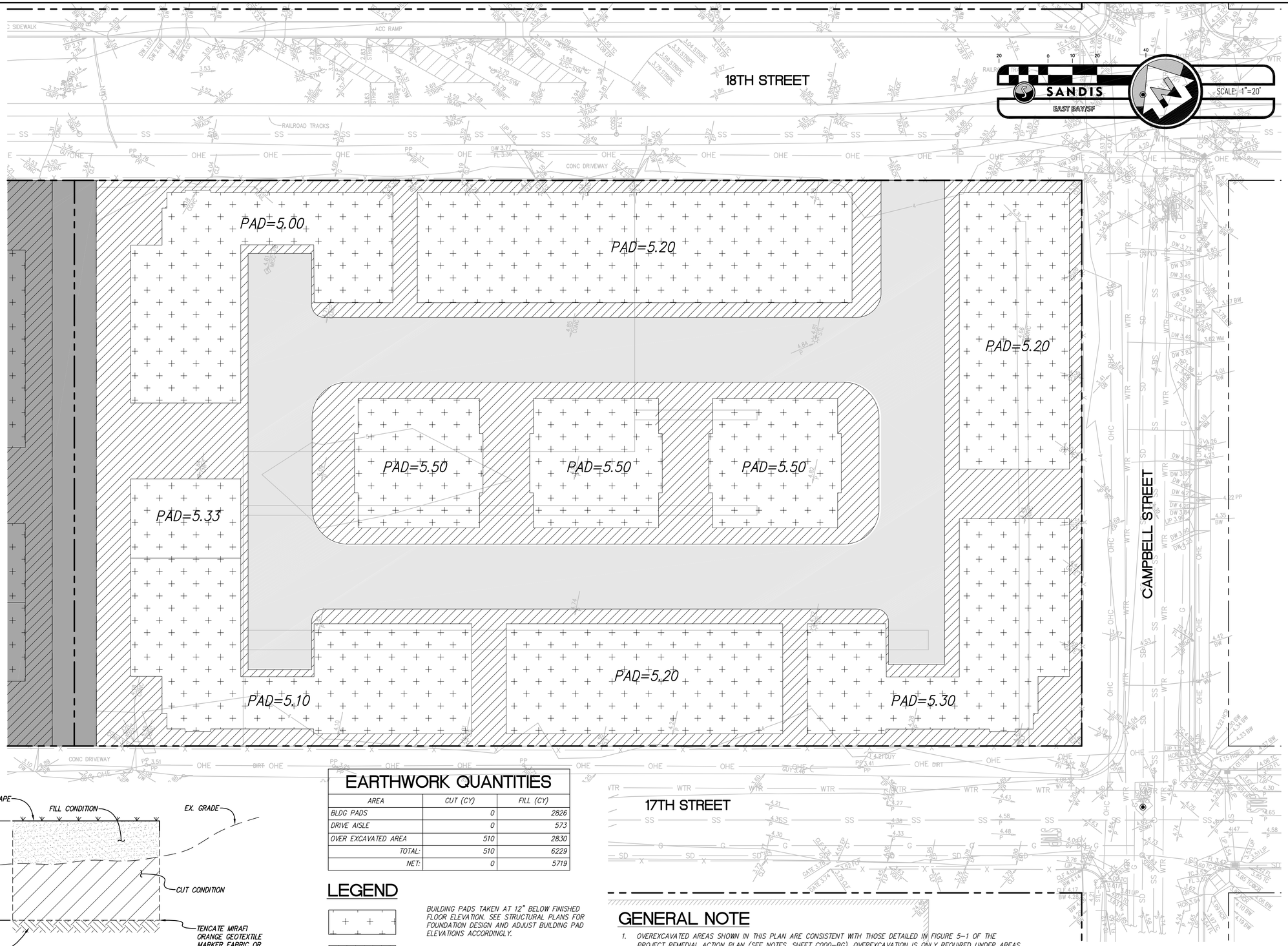
EAST BAY/SF
PROJECT MANAGER: EJ
DRAFTED BY: GEC
CHECKED BY: NC

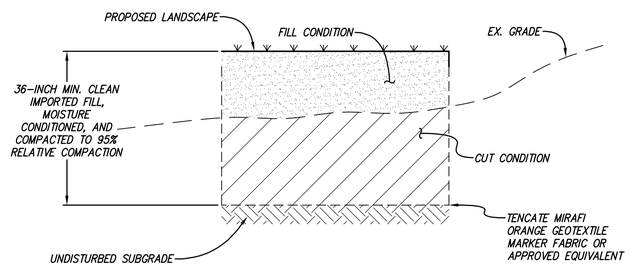
PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET
GRADING PERMIT SET
OAKLAND CA

DRAWING TITLE:
BUILDING SECTIONS

REVISIONS: NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

SCALE: N.T.S.
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: C304-BG
OF





LANDSCAPE OVER-EXCAVATION

N.T.S.

EARTHWORK QUANTITIES

AREA	CUT (CY)	FILL (CY)
BLDG PADS	0	2826
DRIVE AISLE	0	573
OVER EXCAVATED AREA	510	2830
TOTAL:	510	6229
NET:	0	5719

LEGEND

BUILDING PADS TAKEN AT 12" BELOW FINISHED FLOOR ELEVATION. SEE STRUCTURAL PLANS FOR FOUNDATION DESIGN AND ADJUST BUILDING PAD ELEVATIONS ACCORDINGLY.

OVER EXCAVATION FOR LANDSCAPE AREA. SEE CROSS SECTION ON THIS SHEET.

DRIVE AISLE/PASEO. EXCAVATE TO 14" BELOW PROPOSED GRADE TO SUBGRADE (SEE SHEETS C300-BG THROUGH C303-BG FOR GRADING PLAN)

GENERAL NOTE

1. OVEREXCAVATED AREAS SHOWN IN THIS PLAN ARE CONSISTENT WITH THOSE DETAILED IN FIGURE 5-1 OF THE PROJECT REMEDIAL ACTION PLAN (SEE NOTES, SHEET C000-BG). OVEREXCAVATION IS ONLY REQUIRED UNDER AREAS TO BE LANDSCAPED. OVEREXCATED AREAS ARE TO RECEIVE MARKER FABRIC AND CLEAN IMPORTED FILL CONSISTENT WITH THE REMEDIAL ACTION PLAN AND LANDSCAPE OVER-EXCAVATION DETAIL ON THIS SHEET. EXCAVATED SOILS MAY BE REUSED UNDER BUILDING PADS OR DRIVE AISLES, OR STOCKPILED FOR OFFSITE DISPOSAL AS SET FORTH IN SECTION 5.2 OF THE REMEDIAL ACTION PLAN (SEE NOTES, SHEET C000-BG).
2. THE CUT AND FILL FACTORS ARE TAKEN AS ONE FOR THE QUANTITIES SHOWN (BANK CUBIC YARDS).
3. DEMOLISHED HARDSCAPE IS NOT INCLUDED IN THE EARTHWORK QUANTITIES.

CLIENT:
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18TH & WOOD STREET
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OAKLAND CA 95032
408.384.2285

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DATE _____, 2017

MICHAEL A. KUYKENDALL
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EXPIRES 6-30-17

SANDIS | CIVIL ENGINEERS PLANNERS SURVEYORS
EAST BAY/SF
PROJECT MANAGER: EJL
DRAFTED BY: GEV
CHECKED BY: NC

PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET
GRADING PERMIT SET
OAKLAND CA

DRAWING TITLE:
OVEREXCAVATION PLAN

REVISIONS: NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

SCALE: 1"=20'
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: C310-BG
OF

File: X:\P\615082\PLAN SETS\GRADING PERMIT\PARCEL B\C310-BG.dwg Date:May 09, 2017

WATER POLLUTION CONTROL NOTES:

A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

C. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

D. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

E. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

F. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

G. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

H. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

I. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

J. WATER ALL EXPOSED SURFACES OF ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY (USING RECLAIMED WATER IF POSSIBLE). WATERING SHOULD BE SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY MAY BE NECESSARY WHENEVER WIND SPEEDS EXCEED 15 MILES PER HOUR.

K. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD (I.E., THE MINIMUM REQUIRED SPACE BETWEEN THE TOP OF THE LOAD AND THE TOP OF THE TRAILER)

L. ALL VISIBLE MUD OR DIRT TRACK-OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.

M. PAVE ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. AS SOON AS FEASIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.

N. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES

O. ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL STABILIZERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).

P. LIMIT VEHICLE SPEEDS ON UNPAVED ROADS TO 15 MILES PER HOUR.

Q. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.

R. INSTALL GRAVEL BAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.

S. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE, CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR ONE MONTH OR MORE).

T. DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAYS AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.

U. INSTALL APPROPRIATE WIND BREAKS (E.G., TREES, FENCES) ON THE WINDWARD SIDE(S) OF ACTIVELY DISTURBED AREAS OF THE CONSTRUCTION SITE TO MINIMIZE WIND-BLOWN DUST. WIND BREAKS MUST HAVE A MAXIMUM 50 PERCENT AIR POROSITY.

V. VEGETATIVE GROUND COVER (E.G., FAST-GERMINATING NATIVE GRASS SEED) SHALL BE-PLANTED IN DISTURBED AREAS AS SOON AS POSSIBLE AND WATERED APPROPRIATELY UNTIL VEGETATION IS ESTABLISHED.

W. THE SIMULTANEOUS OCCURRENCE OF EXCAVATION, GRADING, AND GROUND-DISTURBING CONSTRUCTION ACTIVITIES ON THE SAME AREA AT ANY ONE TIME SHALL BE LIMITED. ACTIVITIES SHALL BE PHASED TO REDUCE THE AMOUNT OF DISTURBED SURFACES AT ANY ONE TIME.

X. ALL TRUCKS AND EQUIPMENT, INCLUDING TIRES, SHALL BE HAND SWEPT WHILE DRIVEN THROUGH RUMBLE STRIPS PRIOR TO LEAVING THE SITE.

LEGEND

STABILIZED EXIT

SK — SPILL KIT (EXACT LOCATION TBD BY CONTRACTOR)

PORTABLE RESTROOM (EXACT LOCATION TBD BY CONTRACTOR)

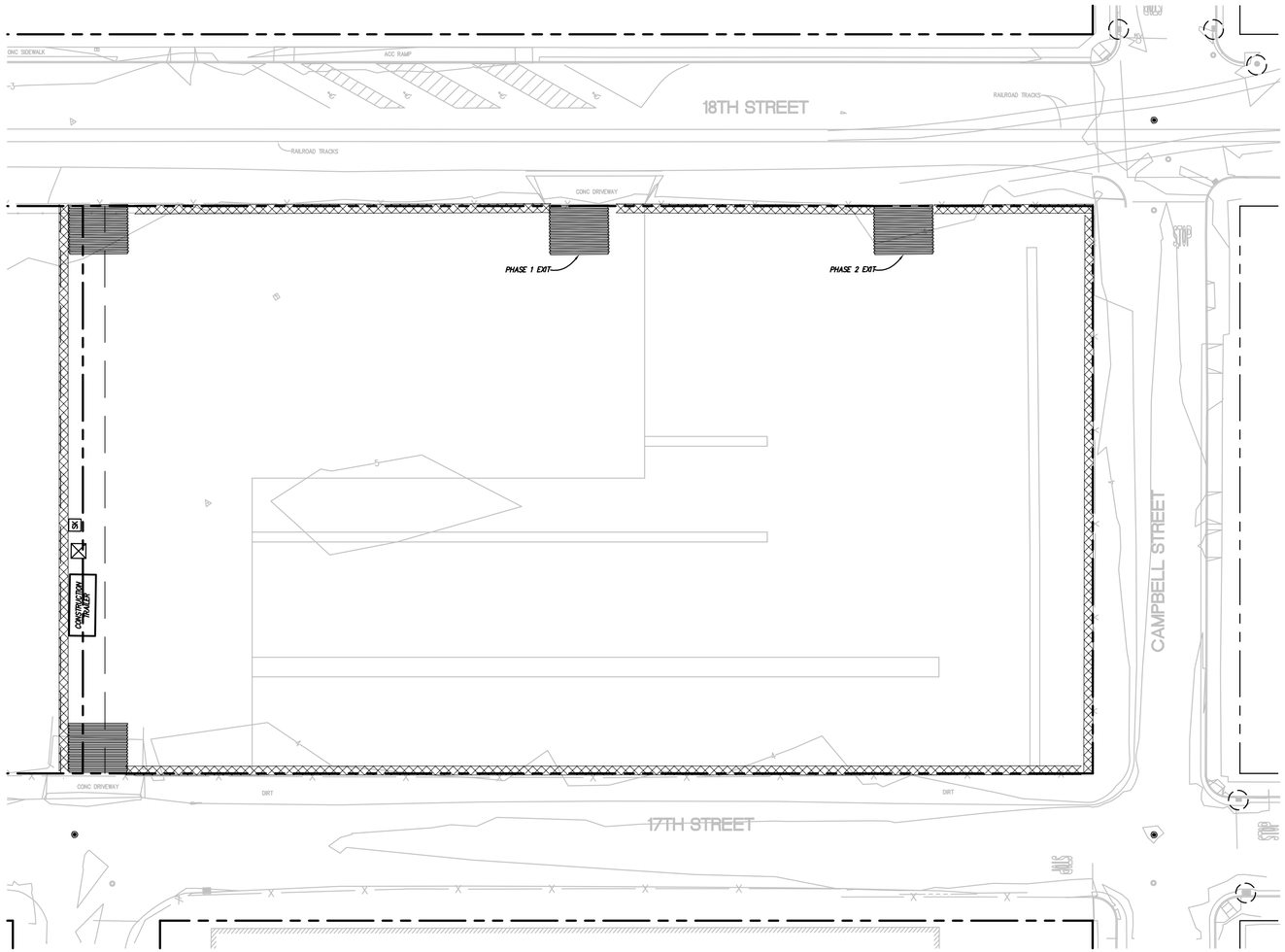
CONSTRUCTION TRAILER — CONSTRUCTION TRAILER (EXACT LOCATION TBD BY CONTRACTOR)

FIBER ROLL

INLET PROTECTION

30 0 15 30 60

SANDIS — EAST BAY/SF — SCALE: 1"=30'



CLIENT:
PSAI PARTNERS, IV, LLC
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SUITE 4
OAKLAND CA 95032
408.364.2265

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DATE _____, 2017

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870
EXPIRES 6-30-17

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EAST BAY/SF

PROJECT MANAGER: EJ
DRAFTED BY: GE
CHECKED BY: MK

PROJECT NAME/LOCATION:
ROADWAY EXPRESS
PARCEL B 1701 CAMPBELL STREET
GRADING PERMIT SET
OAKLAND CA

DRAWING TITLE:
WATER POLLUTION CONTROL DRAWING

REVISIONS: NO.	DESCRIPTION	BY:	DATE
	PERMIT SUBMITTAL		4/20/2017

SCALE: 1"=30'
ISSUE DATE: 05/11/2017
PROJECT NO.: 615082
SHEET NO.: C700-BG
OF

File: X:\P\615082\PLAN SETS\GRADING PERMIT\PARCEL B\C700-BG.dwg Date:May 09, 2017