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CIVIL ENGINEERING
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94574
510.724.3388

SHEET NOTES

1. ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302. SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.

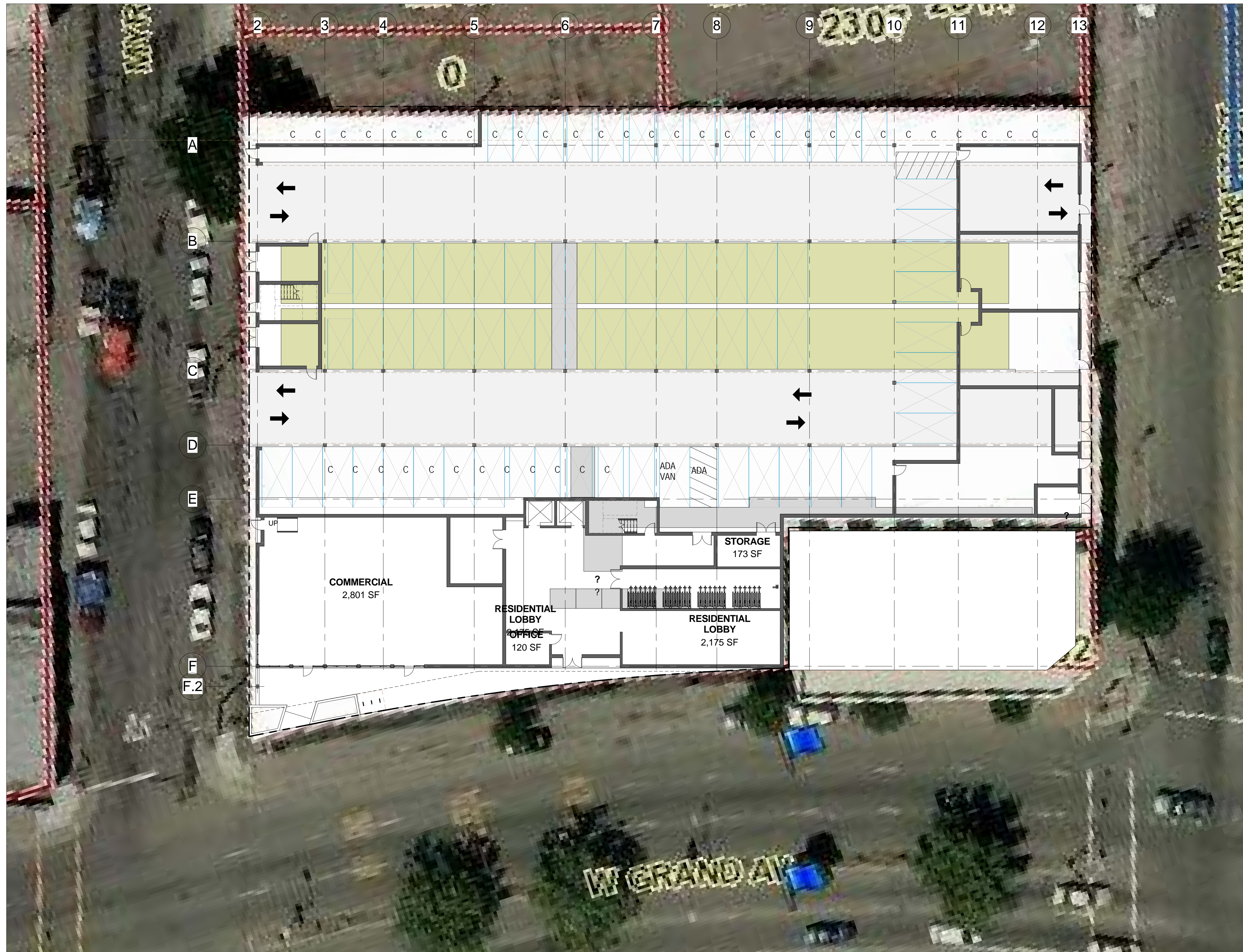
KEY NOTES

① PROPERTY LINE

LEGEND

EXISTING BUILDING NOT IN CONTRACT

← ACCESSIBLE PATH OF TRAVEL AND DIRECTION



#	DATE	ISSUES & REVISIONS	BY
1	08/29/2016	PLANNING SUBMITTAL	AD
2	10/19/2016	PLANNING RESUBMITTAL	

ENTITLEMENT
REVIEW

AERIAL CONTEXT

PROJECT NUMBER: 16-034 SHEET NUMBER

A1.0

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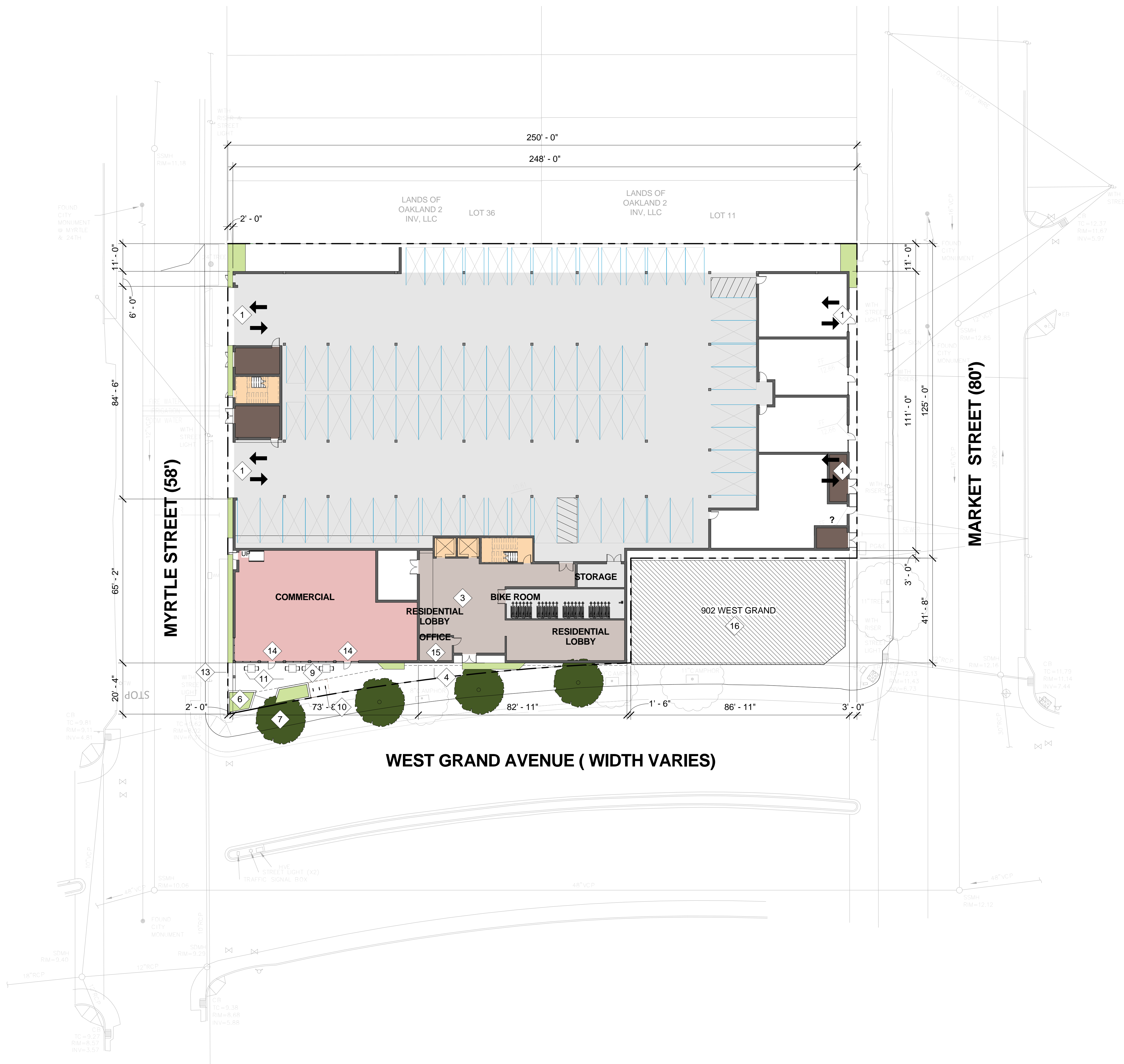
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KEY NOTES

- 1 DRIVEWAY
- 2 PEDESTRIAN CURB RAMP
- 3 FENCING W/DECORATIVE PANELLING
- 4 LANDSCAPING
- 5 RAISED PLANTER
- 6 INFILTRATION PLANTING
- 7 NEW STREET TREE
- 8 STEP/STAIR
- 9 OUTDOOR PLAZA W/DECORATIVE PAVING
- 10 BIKE RACKS
- 11 (FUTURE) OUTDOOR SEATING
- 12 ELECTRICAL/TRANSFORMER
- 13 AWNING OR ARCHITECTURAL PROJECTION, ABOVE
- 14 COMMERCIAL ENTRANCE
- 15 RESIDENTIAL ENTRANCE
- 16 EXISTING BUILDING
- 17 EXISTING STREET LIGHTING TO REMAIN
- 18 EXISTING TREE TO REMAIN
- 19 EXISTING TREE TO BE REMOVED



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ENTITLEMENT REVIEW
SITE PLAN

PROJECT NUMBER: 16-034
 SHEET NUMBER: **A1.1**

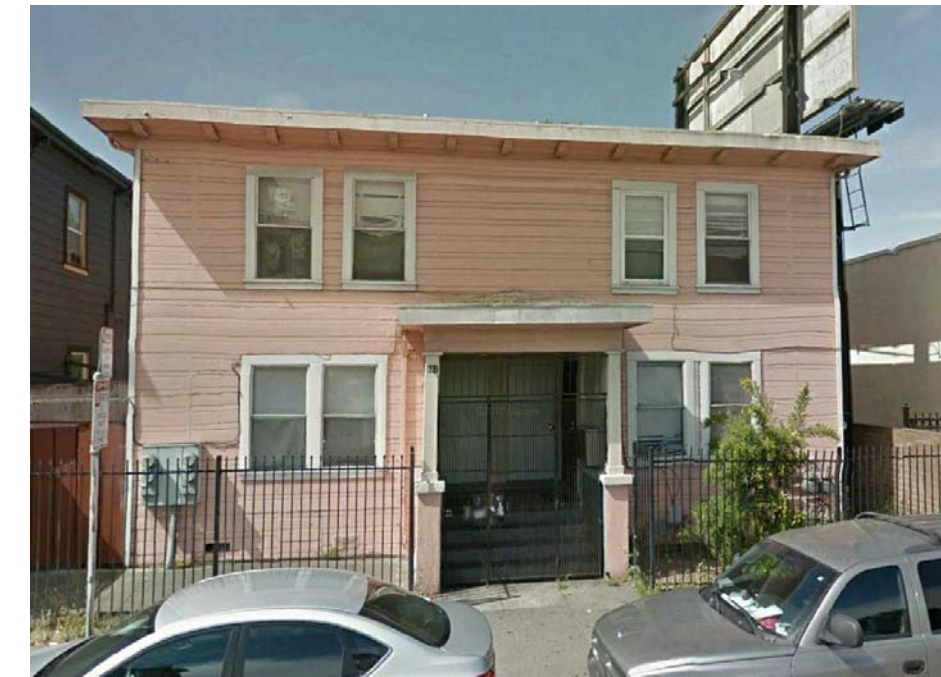
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889 ATHENS



885 ATHENS



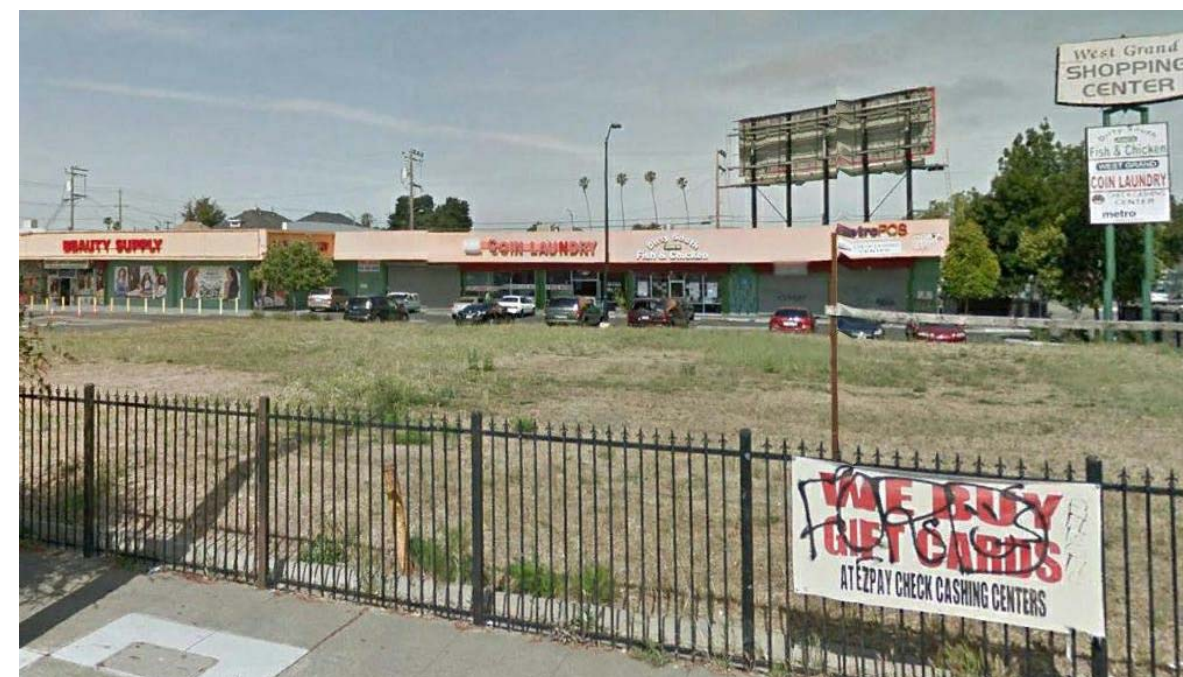
881 WEST GRAND



898 WEST GRAND



889 WEST GRAND



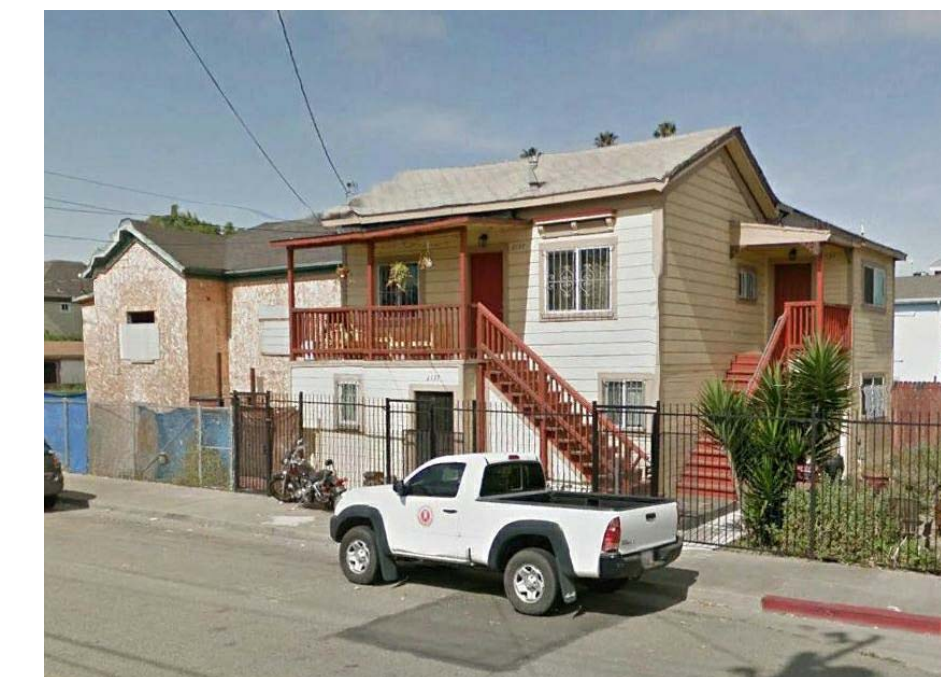
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902 WEST GRAND



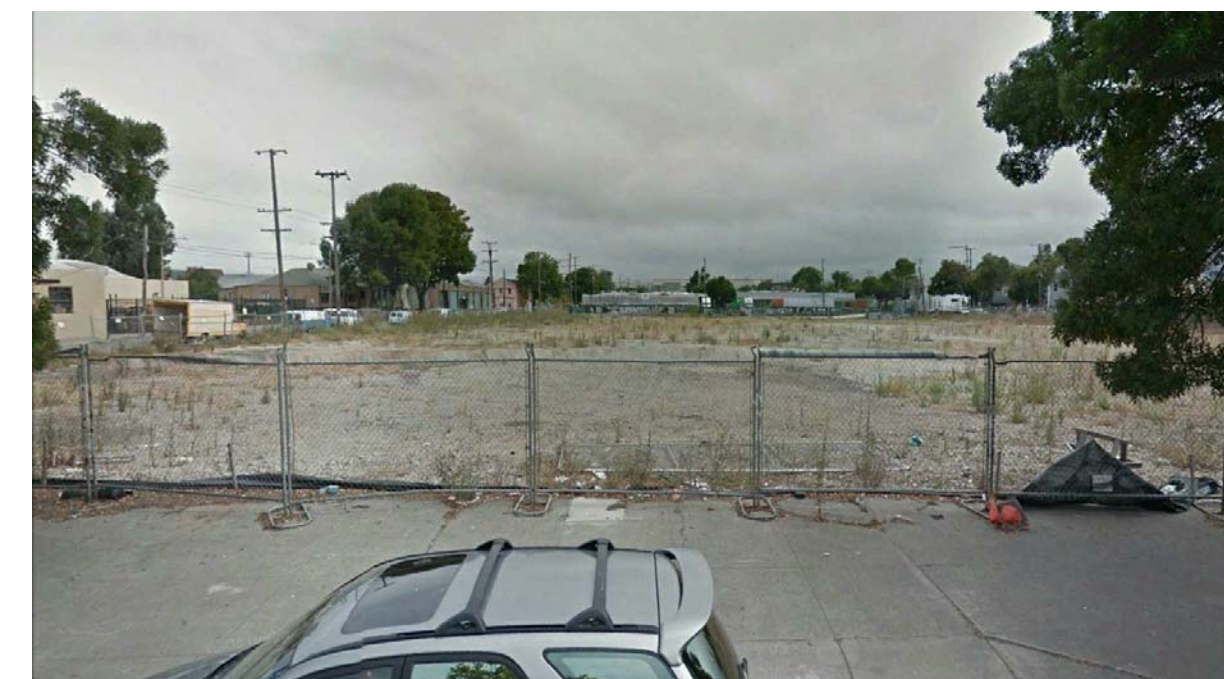
955-975 WEST GRAND



2138 FILBERT



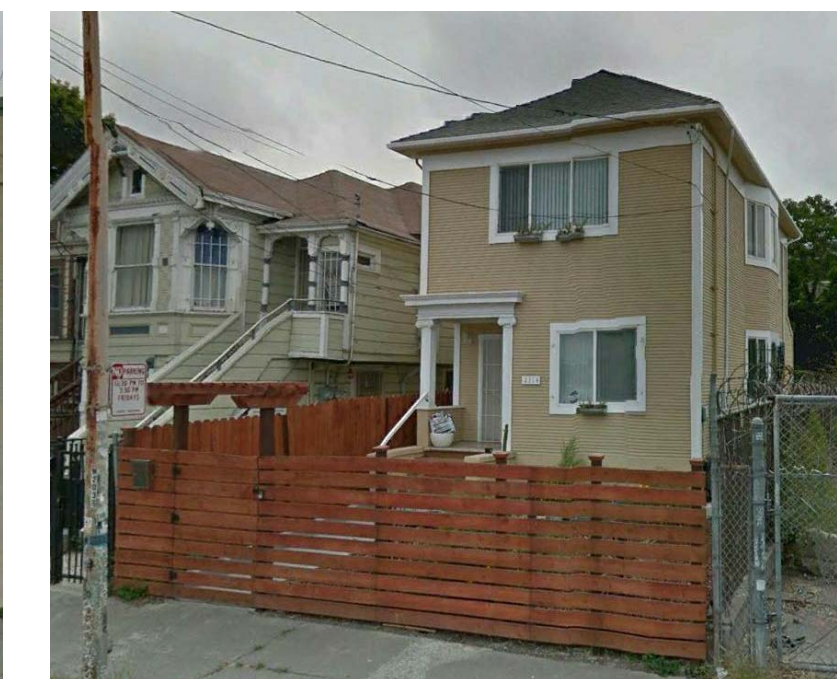
1000 WEST GRAND



2210 FILBERT



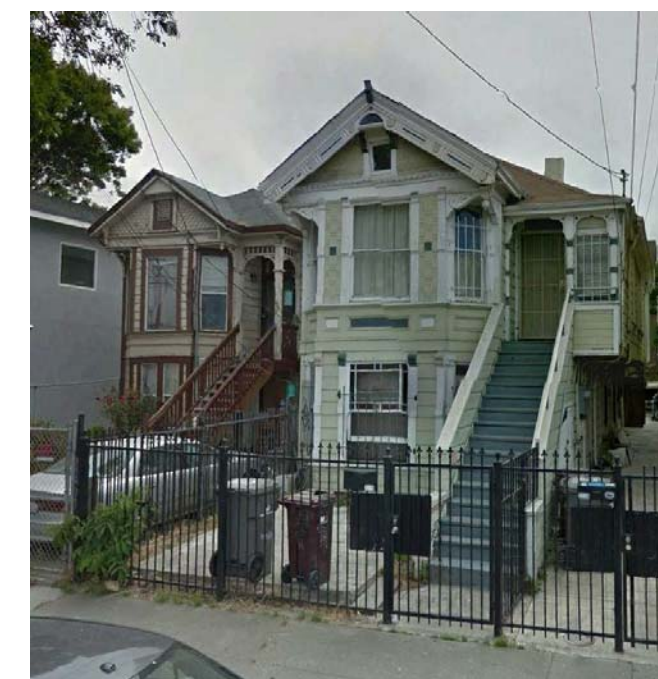
2300 MARKET



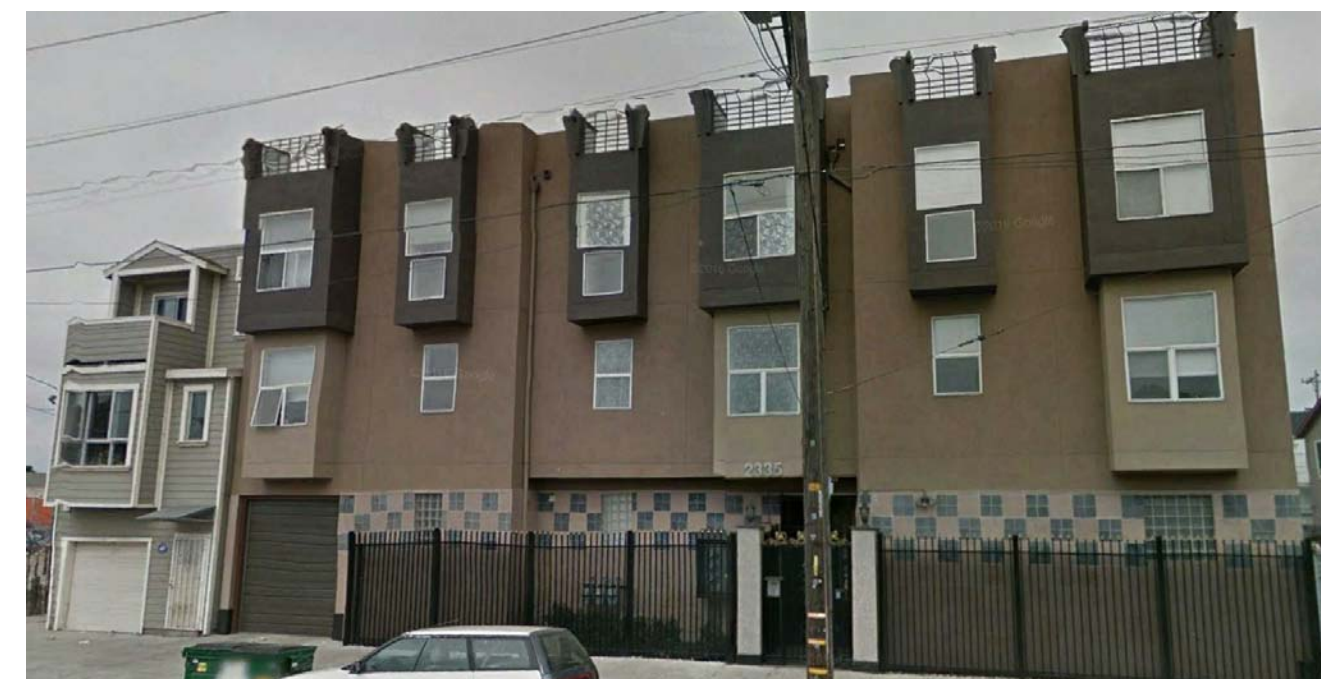
2314 MYRTLE



2303 MARKET



2318-2326 MARKET



2335 MARKET



2336 MARKET

SHEET NOTES

1. ALL ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE PROTECTED IN PLACE.
2. CONTRACTOR TO VERIFY (E) CONDITIONS. IN CASE OF CONFLICT BETWEEN DRAWINGS AND (E) CONDITIONS, NOTIFY THE ARCHITECT.
3. SAFELY REMOVE ALL HAZARDOUS MATERIALS.

KEY NOTES

- 1 KEY NOTE 1



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ENTITLEMENT REVIEW

LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING ITEM TO BE DEMOLISHED, REFER TO KEY NOTES ABOVE
- EXISTING WALL TO REMAIN
- AREA NOT IN CONTRACT

EXISTING CONDITIONS/PHOTOS

PROJECT NUMBER: 16-034
 SHEET NUMBER: A1.2

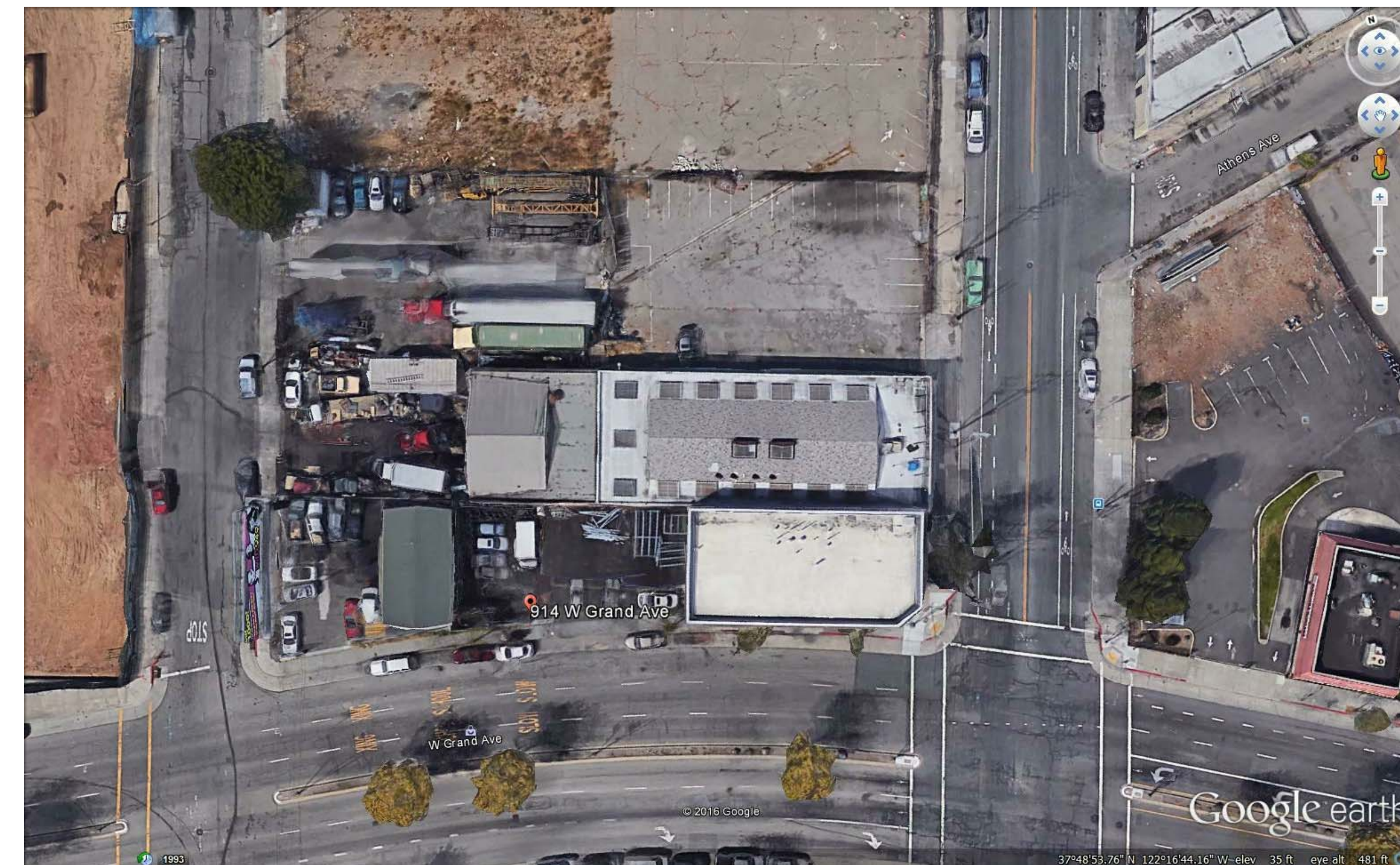
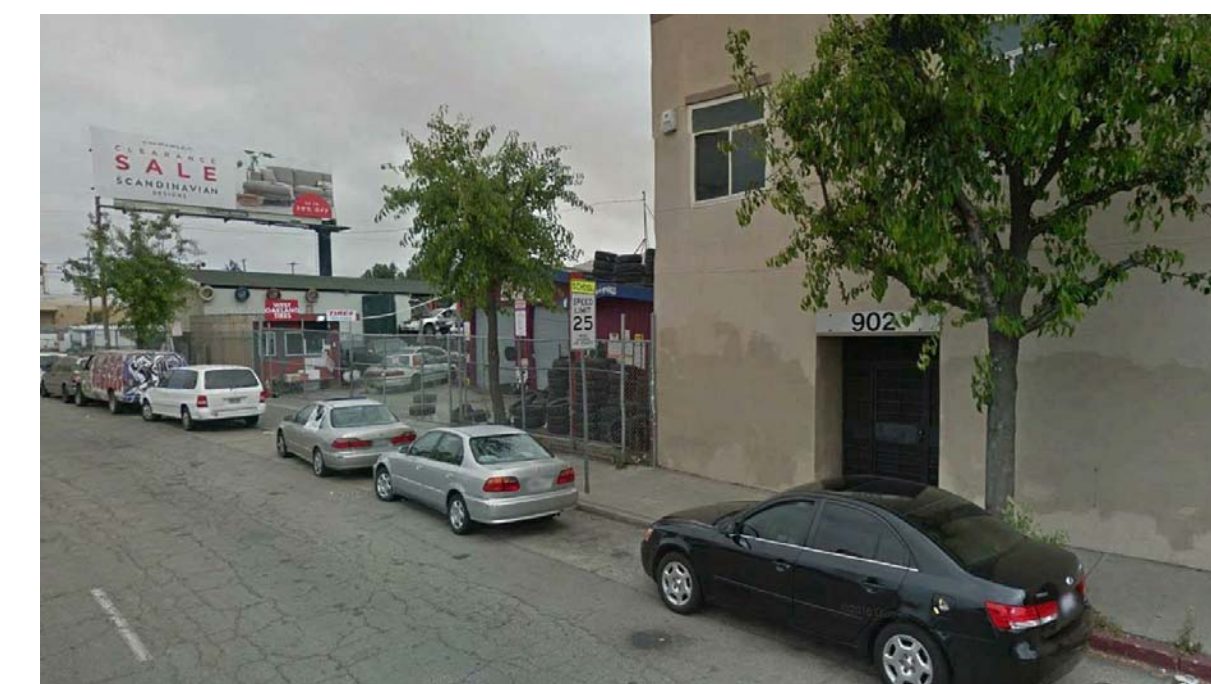
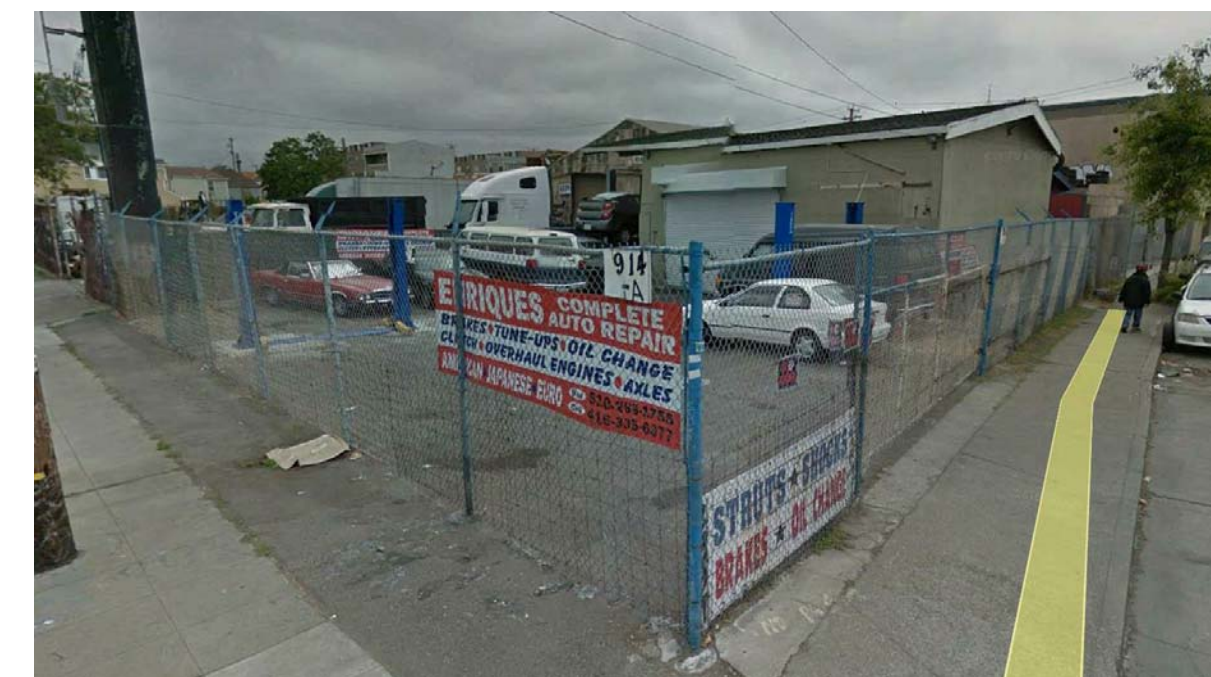
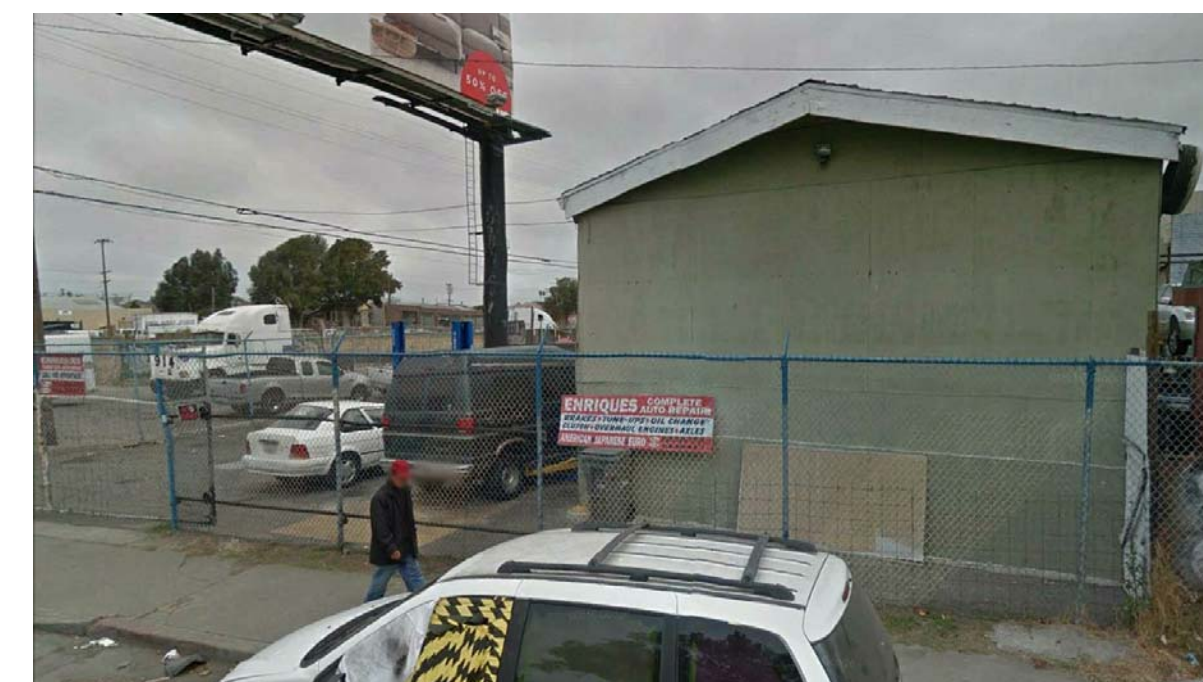
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REVIEW

EXISTING SITE
PHOTOS

PROJECT NUMBER: 16-034 SHEET NUMBER

A1.3

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KEY NOTES

- 1 WINDOW, TYP
- 2 BEDROOM, TYP
- 3 GROUP OPEN SPACE
- 4 PRIVATE OPEN SPACE
- 5 SHAFT
- 6 INFILTRATION PLANTING
- 7 EDGE OF WALKWAY (ABOVE)
- 8 FIRE-RATED GLAZING
- 9 EXISTING ADJACENT BUILDING



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ENTITLEMENT REVIEW
LEVEL 2 PLAN

PROJECT NUMBER: 16-034
 SHEET NUMBER: **A2.2**



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10/25/2016 10:24:28 AM

1 LEVEL 2 PLAN
 3/32" = 1'-0"



KEY NOTES

- 1 WINDOW, TYP
- 2 BEDROOM, TYP
- 3 GROUP OPEN SPACE
- 4 PRIVATE OPEN SPACE
- 5 SHAFT
- 6 INFILTRATION PLANTING
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- 9 EXISTING ADJACENT BUILDING



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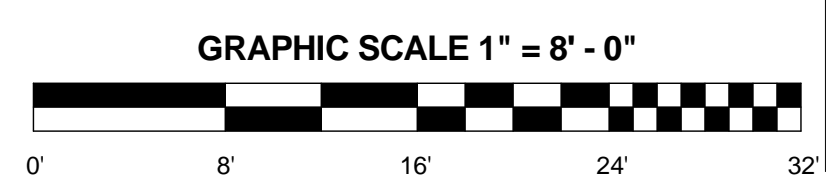
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ENTITLEMENT
 REVIEW
 LEVEL 3 PLAN

PROJECT NUMBER:
16-034

SHEET NUMBER
A2.3



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1 LEVEL 3 PLAN
 3/32" = 1'-0"

KEY NOTES

- 1 WINDOW, TYP
- 2 BEDROOM, TYP
- 3 GROUP OPEN SPACE
- 4 PRIVATE OPEN SPACE
- 5 SHAFT
- 6 INFILTRATION PLANTING
- 7 EDGE OF WALKWAY (ABOVE)
- 8 FIRE-RATED GLAZING
- 9 EXISTING ADJACENT BUILDING



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LEVEL 4 PLAN

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1 LEVEL 4 PLAN
 3/32" = 1'-0"

10/25/2016 10:25:26 AM

KEY NOTES

- 1 WINDOW, TYP
- 2 BEDROOM, TYP
- 3 GROUP OPEN SPACE
- 4 PRIVATE OPEN SPACE
- 5 SHAFT
- 6 INFILTRATION PLANTING
- 7 EDGE OF WALKWAY (ABOVE)
- 8 FIRE-RATED GLAZING
- 9 EXISTING ADJACENT BUILDING



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LEVEL 5 PLAN

PROJECT NUMBER: 16-034 SHEET NUMBER

A2.5

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1 LEVEL 5 PLAN
 3/32" = 1'-0"

10/25/2016 10:25:55 AM



KEY NOTES

- 1 WINDOW, TYP
- 2 BEDROOM, TYP
- 3 GROUP OPEN SPACE
- 4 PRIVATE OPEN SPACE
- 5 SHAFT
- 6 INFILTRATION PLANTING
- 7 EDGE OF WALKWAY (ABOVE)
- 8 FIRE-RATED GLAZING
- 9 EXISTING ADJACENT BUILDING



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LEVEL 6 PLAN

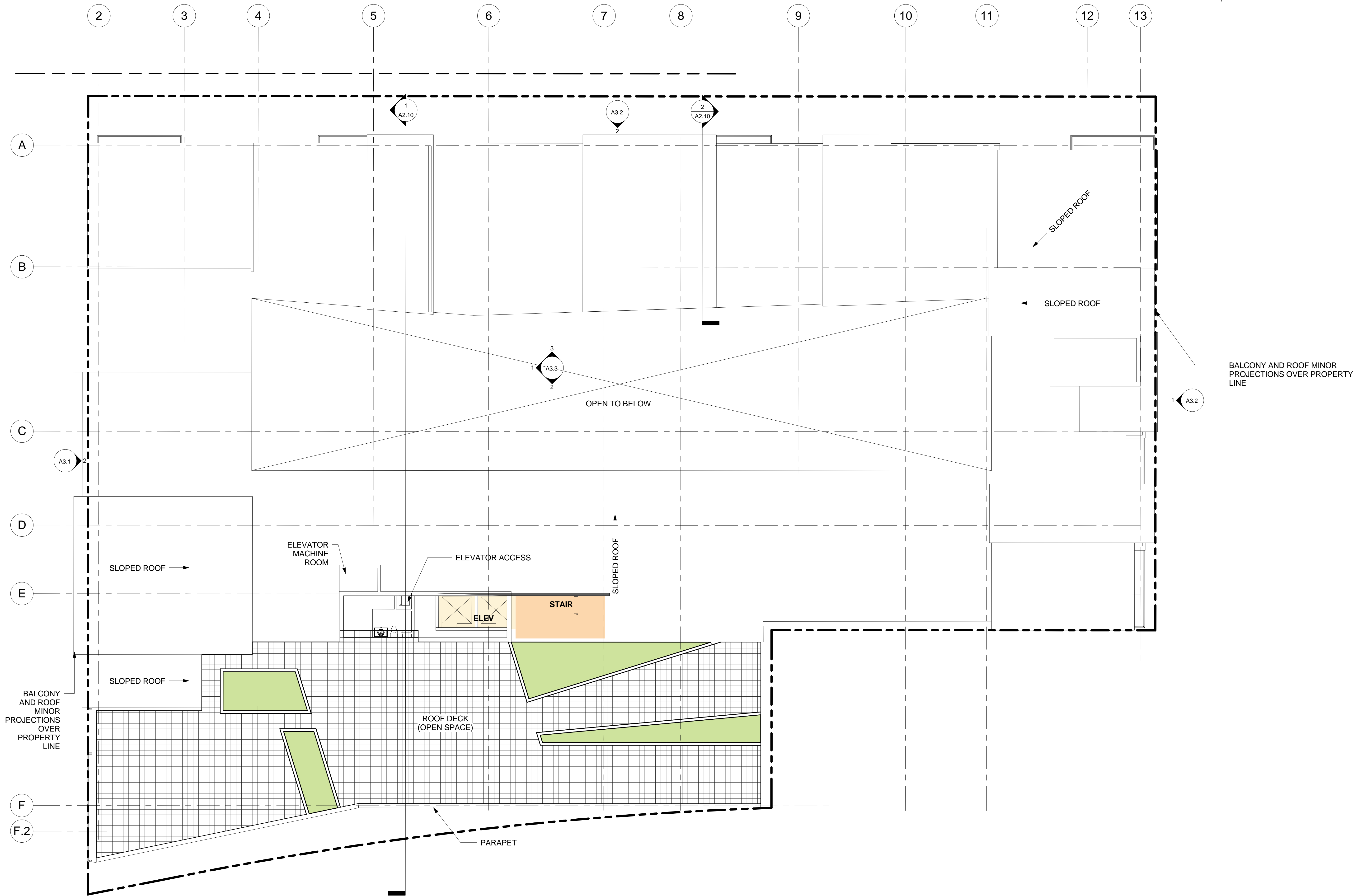
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1 LEVEL 6 PLAN
 3/32" = 1'-0"



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 REVIEW

ROOF PLAN

PROJECT NUMBER:
 16-034

SHEET NUMBER
A2.7

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CEILING MOUNT
MANUFACTURE: PRUDENTIAL
MODEL: LED P40
COLOR: WHITE
SIZE: 4"X 4" 48"

CEILING MOUNTED | WALL MOUNTED

WALL MOUNT
MANUFACTURE: ARTEMIDE
MODEL: TWO SQUARE STRIP T5HO
COLOR: WHITE
SIZE: 38"H x 2"W x 2"D

WALL MOUNT
MANUFACTURE: CA230GK
MODEL: CA230GK
COLOR: SILVER GREY
SIZE: 2"H X 575"W

CEILING MOUNT
MANUFACTURE: BETACALCO
MODEL: CUBO CL
COLOR: Silver powder coated
SIZE: 6.5"H X 6.5"W X 6.5"D

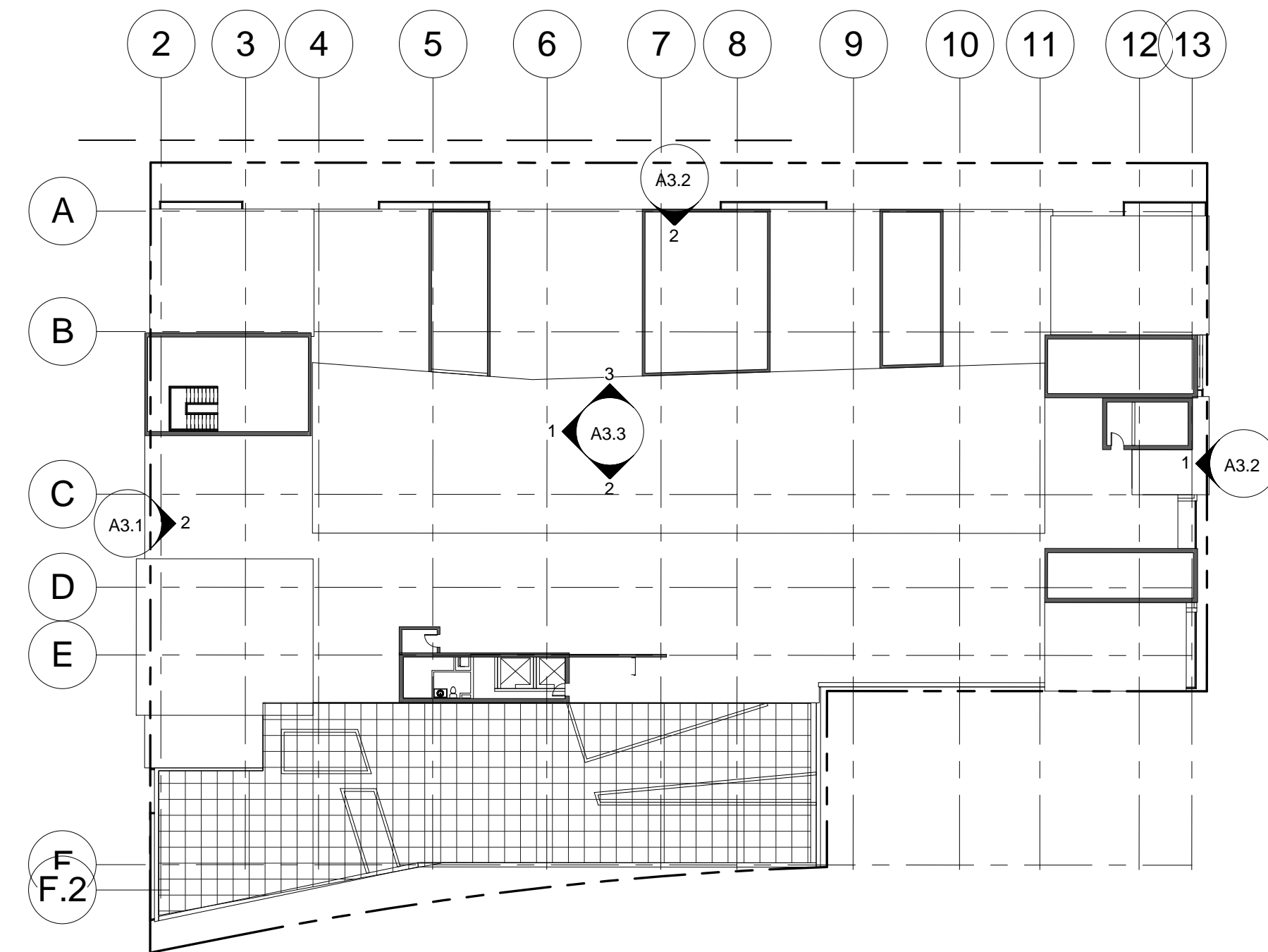
WALL MOUNT
MANUFACTURE: CSL
MODEL: ECV-10 - 6W
COLOR: WARM WHITE
SIZE: 10.5" L X 1.5" W X 1.75" H



2 LEVEL 2 PLAN-LIGHTING
1/32" = 1'-0"



1 LEVEL 1 PLAN-LIGHTING
1/32" = 1'-0"



3 ROOF LEVEL-LIGHTING
1/32" = 1'-0"



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EXTERIOR
LIGHTING PLAN

PROJECT NUMBER: 16-034 SHEET NUMBER

A2.8

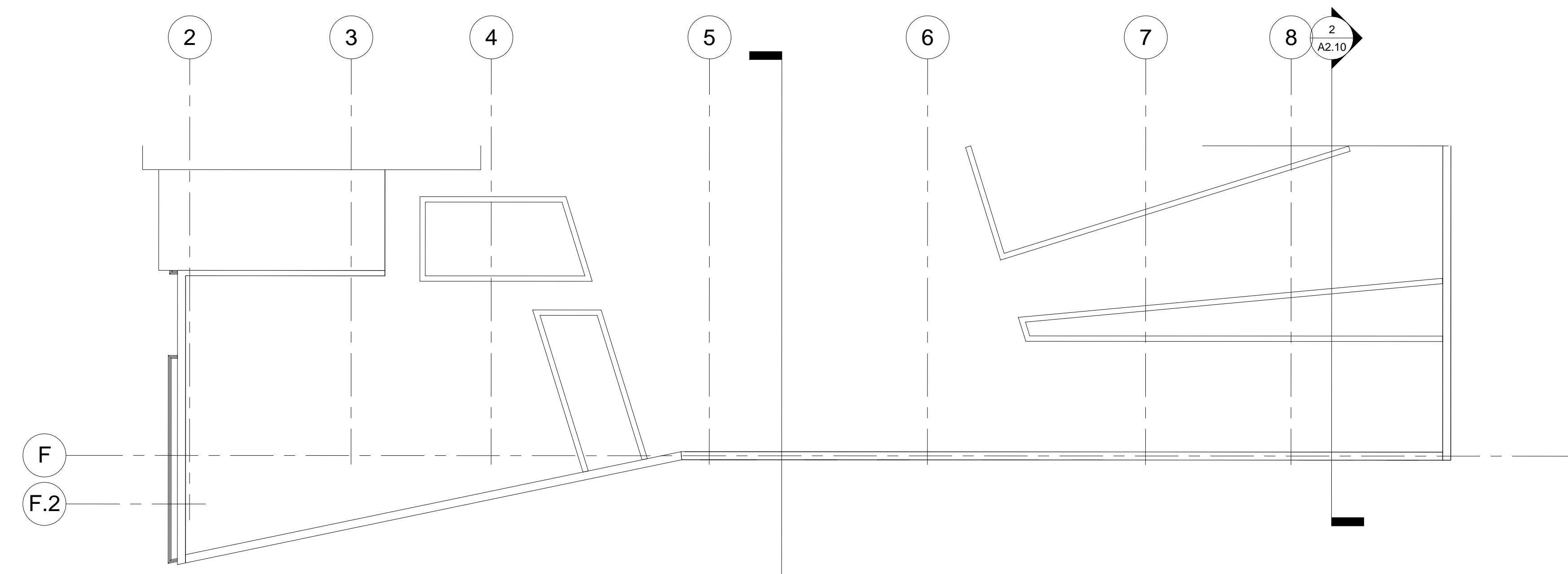
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3 ROOF LEVEL-LANDSCAPE
3/32" = 1'-0"



2 LEVEL 2 PLAN - LANDSCAPE
3/32" = 1'-0"



1 LEVEL 1 PLAN - LANDSCAPE
3/32" = 1'-0"

PAVING MATERIAL



CAST-IN-PLACE INTEGRAL COLOR
CONCRETE - SANDBLAST
HIGHLIGHTS

PLANTS AT BIORETENTION AREA



IRIS DOUGLASIANA KNIPHOFIA LEYMUS CONDENSATUS WOODWARDIA FIMBRATA



AEONIUM CANARIENSE DESCHAMPSIA CESPITOSA



JASMINUM SAMBAC



DERO HEAVY DUTY HOOP RACK



CHONDRAPETALUM TECHTORUM (CAPE RUSH)



STREET TREE - GINKGO BILOBA

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REVIEW

LANDSCAPE
PLAN

PROJECT NUMBER: 16-034 SHEET NUMBER

A2.9

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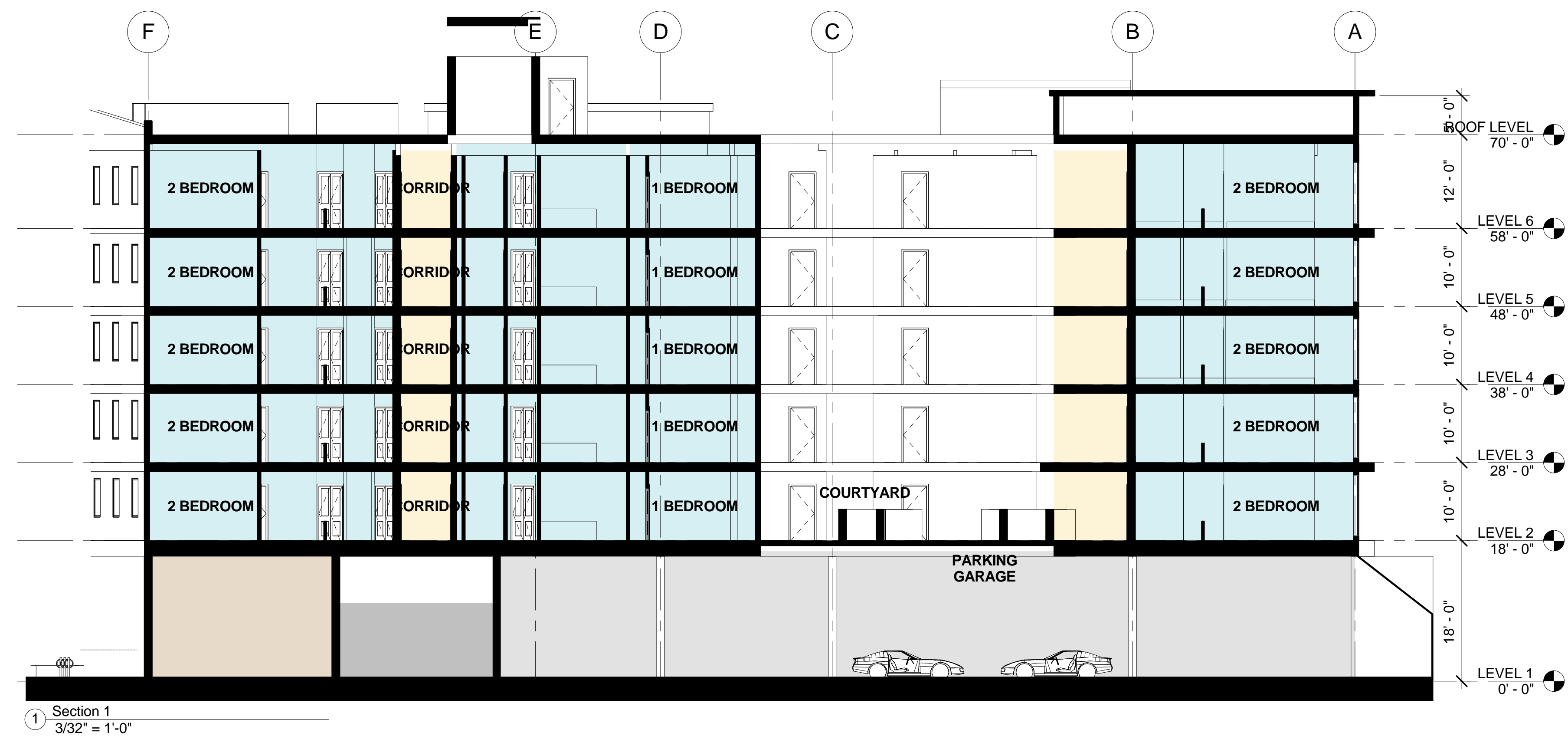
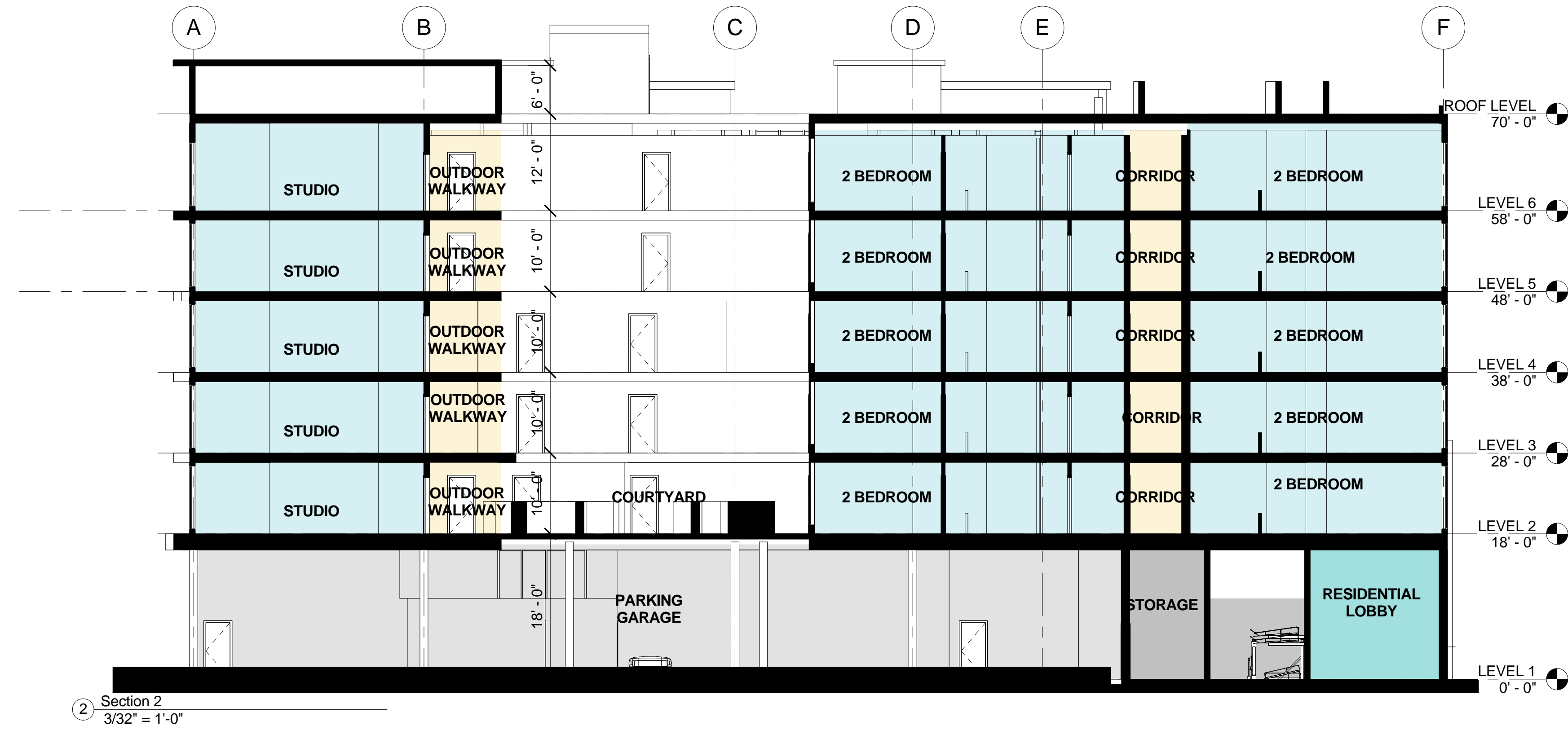


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BUILDING
SECTIONS

PROJECT NUMBER: 16-034 SHEET NUMBER

A2.10

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KEY NOTES

- 1 GROUP OPEN SPACE
- 2 PRIVATE OPEN SPACE
- 3 WINDOW(S)
- 4 STOREFRONT AND INSULATED GLAZING
- 5 FLOOR-TO-CEILING WINDOWS
- 6 COMMERCIAL ENTRANCE
- 7 RESIDENTIAL ENTRANCE
- 8 VEHICULAR ENTRANCE - SECTIONAL OVERHEAD DOOR
- 9 SECURITY FENCING
- 10 RAISED PLANTER(S)
- 11 BUILDING CORNICE
- 12 PRIVATE BALCONY
- 13 ARCHITECTURAL PROJECT/SOFFIT
- 14 WOOD TRIM DETAIL
- 15 METAL TRIM/METAL PANEL DETAIL
- 16 ELEVATOR/ELEVATOR OVERRUN
- 17 MECHANIZED, STACKED PARKING SYSTEM
- 18 SIGNAGE

**SIGNAGE SHALL BE LIMITED BY THE FOLLOWING AND ACCORDING TO 17.104.010:

SHOWN HEREIN ARE SIGNS FOR BUSINESS FOR LOCATION ONLY. TENANTS ARE NOT KNOWN AT THIS TIME.

MATERIAL KEY

- M1 FIBER CEMENT SHINGLES
- M2 FIBER CEMENT BOARD
- M3 STUCCO, SMOOTH FINISH
- M4 WOOD SIDING
- M5 METAL, LIGHT BRONZE
- M6 METAL, PTD
- M7 STANDING SEAM METAL ROOFING, PTD
- M8 BOARD FORMED CONCRETE

FINISH LEGEND

- PAINT 1
- PAINT 2
- PAINT 3
- PAINT 4

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ENTITLEMENT REVIEW

EXTERIOR ELEVATIONS

PROJECT NUMBER: 16-034 SHEET NUMBER **A3.2**

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2 EXTERIOR ELEVATION - NORTH
 3/32" = 1'-0"



1 EXTERIOR ELEVATION - EAST
 3/32" = 1'-0"



DEVELOPER
 CEF REALTY
 2801 PINOLE VALLEY #210
 PINOLE, CA 94567
 800.857.7550

ARCHITECT
 LOWNEY ARCHITECTURE
 360 17th Street, Suite 200
 Oakland, CA 94612
 Phone: 510.836.5400
 Fax: 510.836.5454

CIVIL ENGINEERING
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CA 94574
 510.724.3388

KEY NOTES

- 1 GROUP OPEN SPACE
- 2 PRIVATE OPEN SPACE
- 3 WINDOW(S)
- 4 STOREFRONT AND INSULATED GLAZING
- 5 FLOOR-TO-CEILING WINDOWS
- 6 COMMERCIAL ENTRANCE
- 7 RESIDENTIAL ENTRANCE
- 8 VEHICULAR ENTRANCE - SECTIONAL OVERHEAD DOOR
- 9 SECURITY FENCING
- 10 RAISED PLANTER(S)
- 11 BUILDING CORNICE
- 12 PRIVATE BALCONY
- 13 ARCHITECTURAL PROJECT/SOFFIT
- 14 WOOD TRIM DETAIL
- 15 METAL TRIM/METAL PANEL DETAIL
- 16 ELEVATOR/ELEVATOR OVERRUN
- 17 MECHANIZED, STACKED PARKING SYSTEM
- 18 SIGNAGE

**SIGNAGE SHALL BE LIMITED BY THE FOLLOWING AND ACCORDING TO 17.104.010:

SHOWN HEREIN ARE SIGNS FOR BUSINESS FOR LOCATION ONLY. TENANTS ARE NOT KNOWN AT THIS TIME.

MATERIAL KEY

- M1 FIBER CEMENT SHINGLES
- M2 FIBER CEMENT BOARD
- M3 STUCCO, SMOOTH FINISH
- M4 WOOD SIDING
- M5 METAL, LIGHT BRONZE
- M6 METAL, PTD
- M7 STANDING SEAM METAL ROOFING, PTD
- M8 BOARD FORMED CONCRETE

FINISH LEGEND

- PAINT 1
- PAINT 2
- PAINT 3
- PAINT 4

#	DATE	ISSUES & REVISIONS	BY
1	08/29/2016	PLANNING SUBMITTAL	AD
2	10/19/2016	PLANNING RESUBMITTAL	

ENTITLEMENT REVIEW

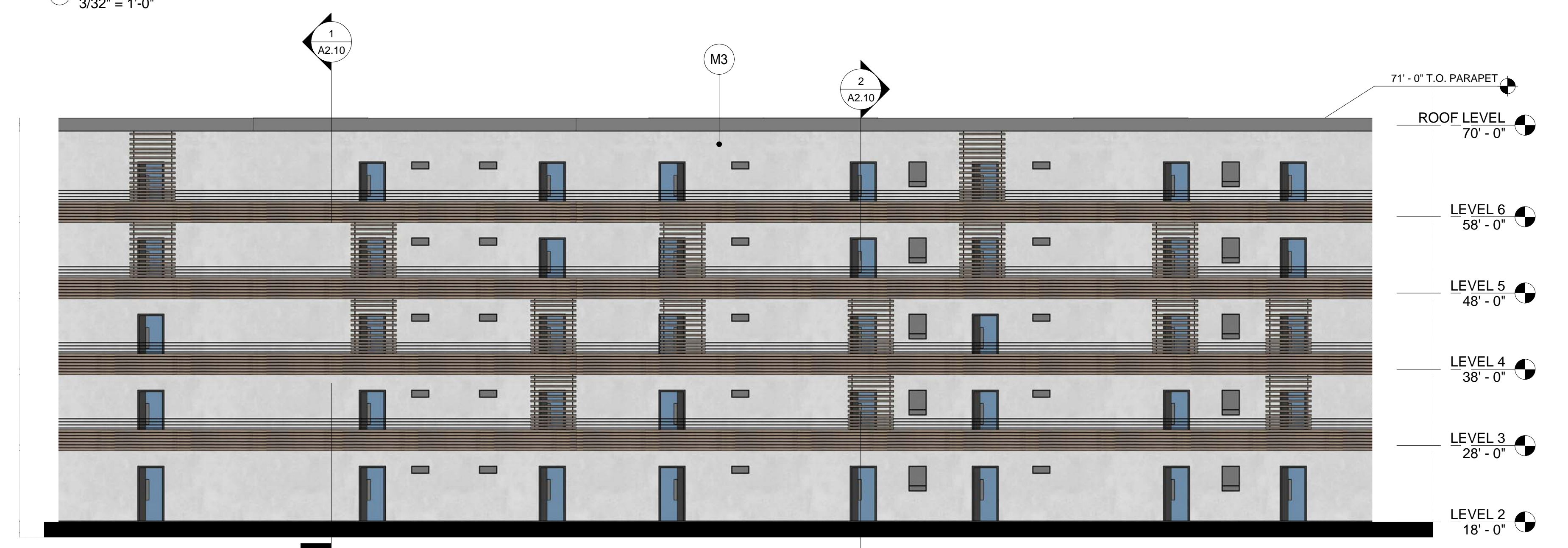
COURTYARD ELEVATIONS

PROJECT NUMBER: 16-034 SHEET NUMBER: **A3.3**

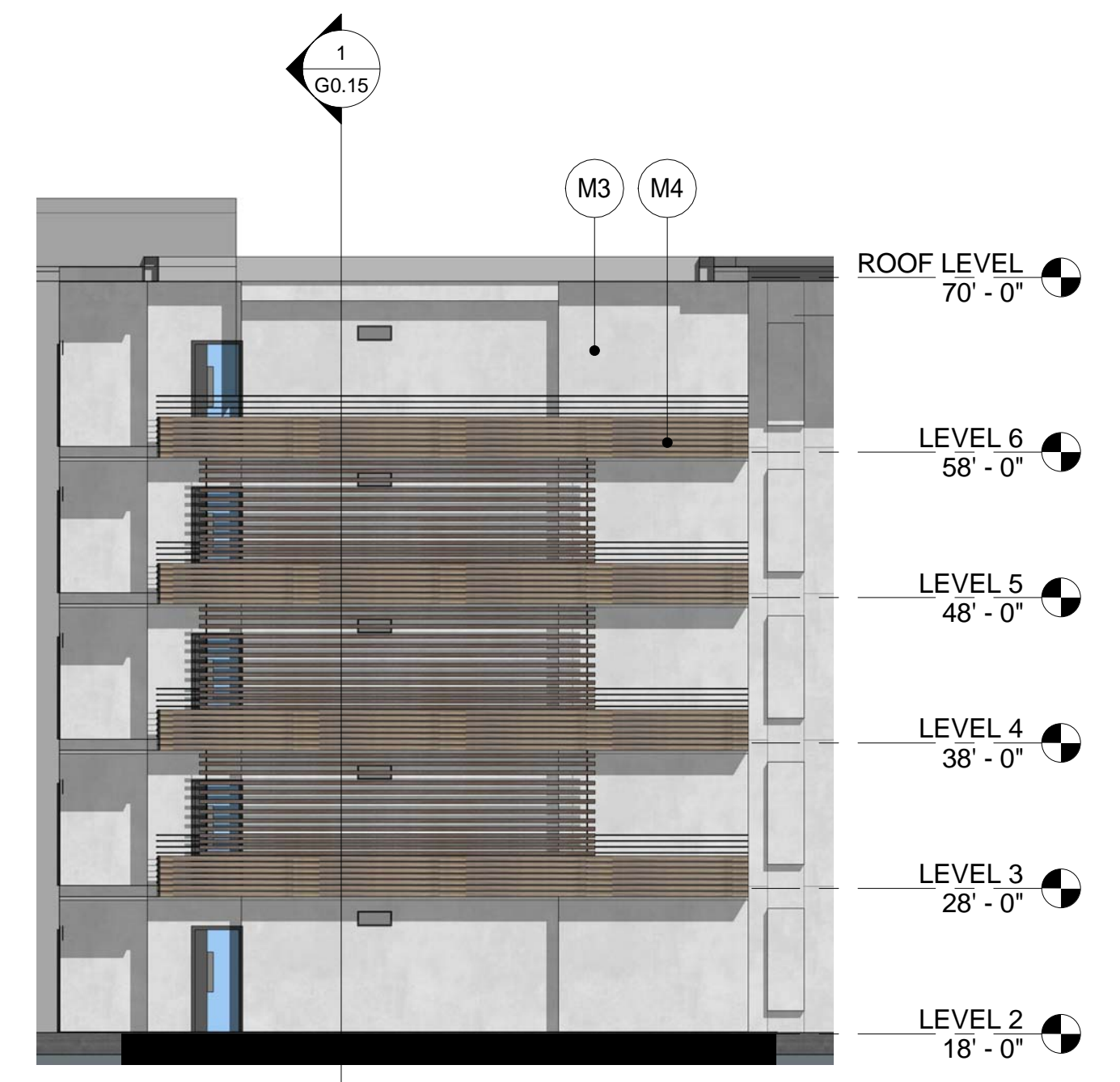
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2 COURTYARD NORTH
 3/32" = 1'-0"



3 COURTYARD SOUTH
 3/32" = 1'-0"



1 COURTYARD EAST/WEST
 3/32" = 1'-0"



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510.724.3388



VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM SOUTHWEST CORNER

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PERSPECTIVES

PROJECT NUMBER: 16-034 SHEET NUMBER

A3.4

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VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM COURTYARD

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PERSPECTIVES

PROJECT NUMBER:
16-034

SHEET NUMBER
A3.5

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VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS FLEX SPACE



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PERSPECTIVES

PROJECT NUMBER:
16-034

SHEET NUMBER

A3.6

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SHEET NOTES

1. SHEET NOTE 1



914 WEST GRAND



914 W GRAND OAKLAND

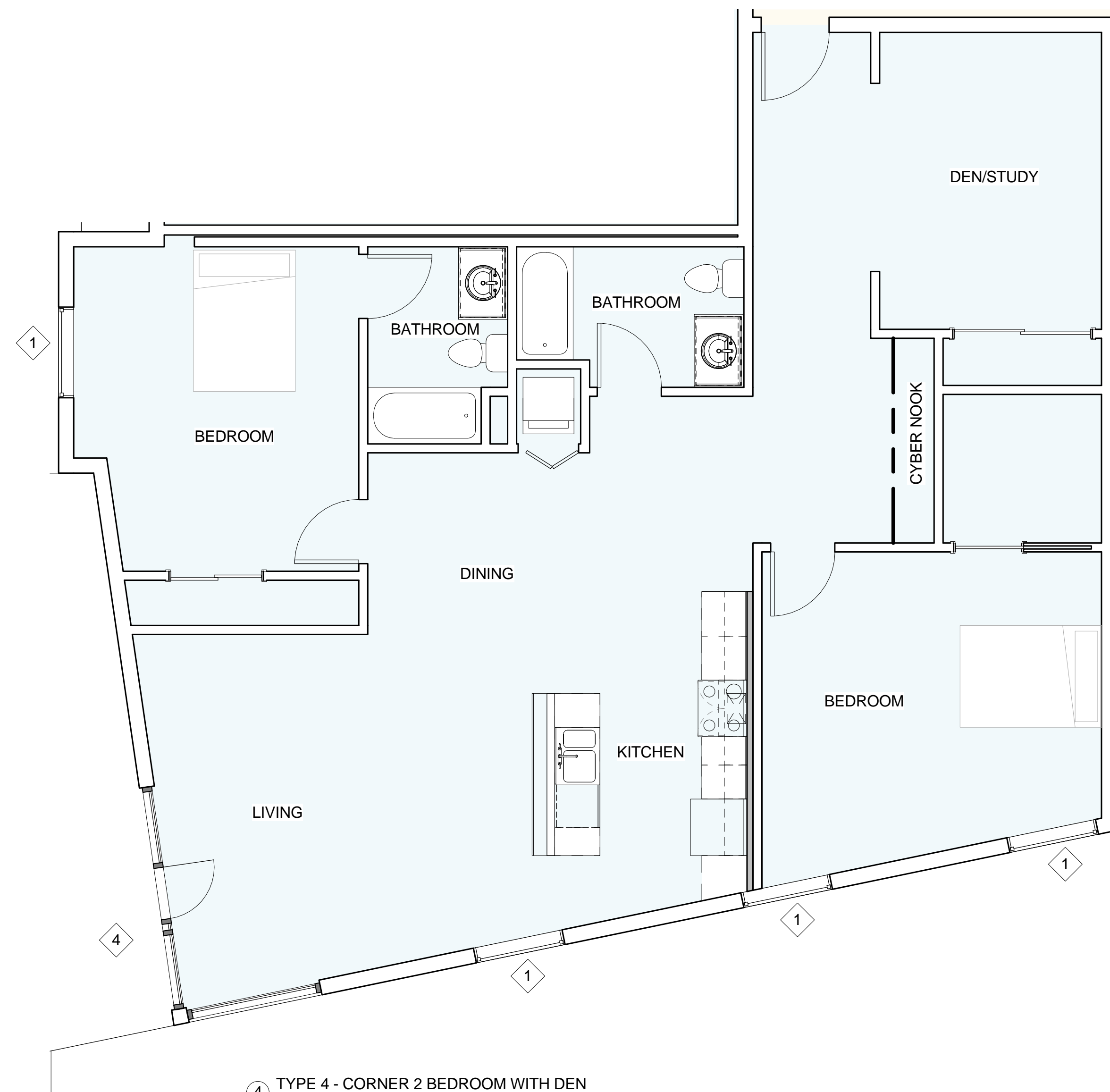
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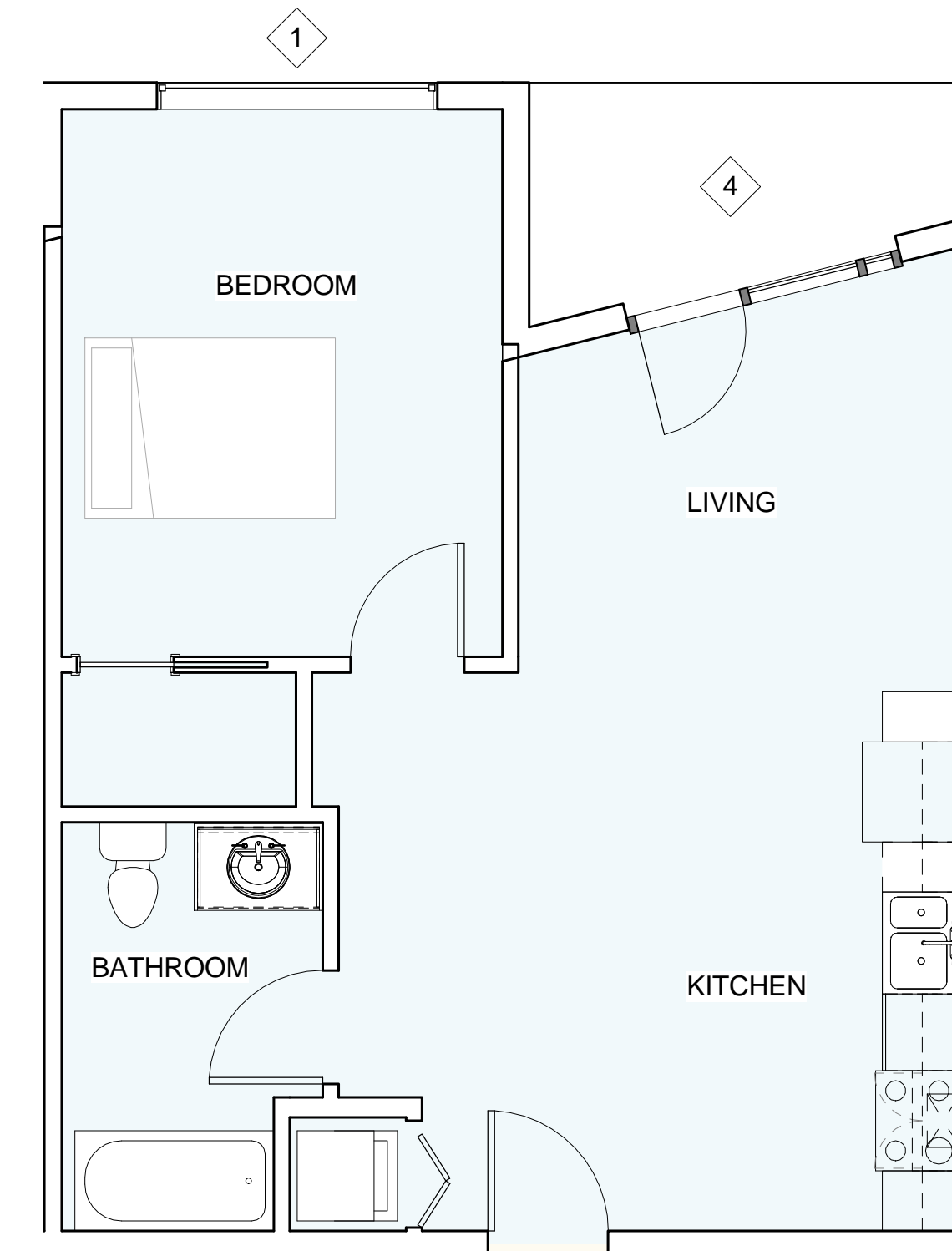
CIVIL ENGINEERING
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 HERCULES, CA 94574
 510.724.3388

KEY NOTES

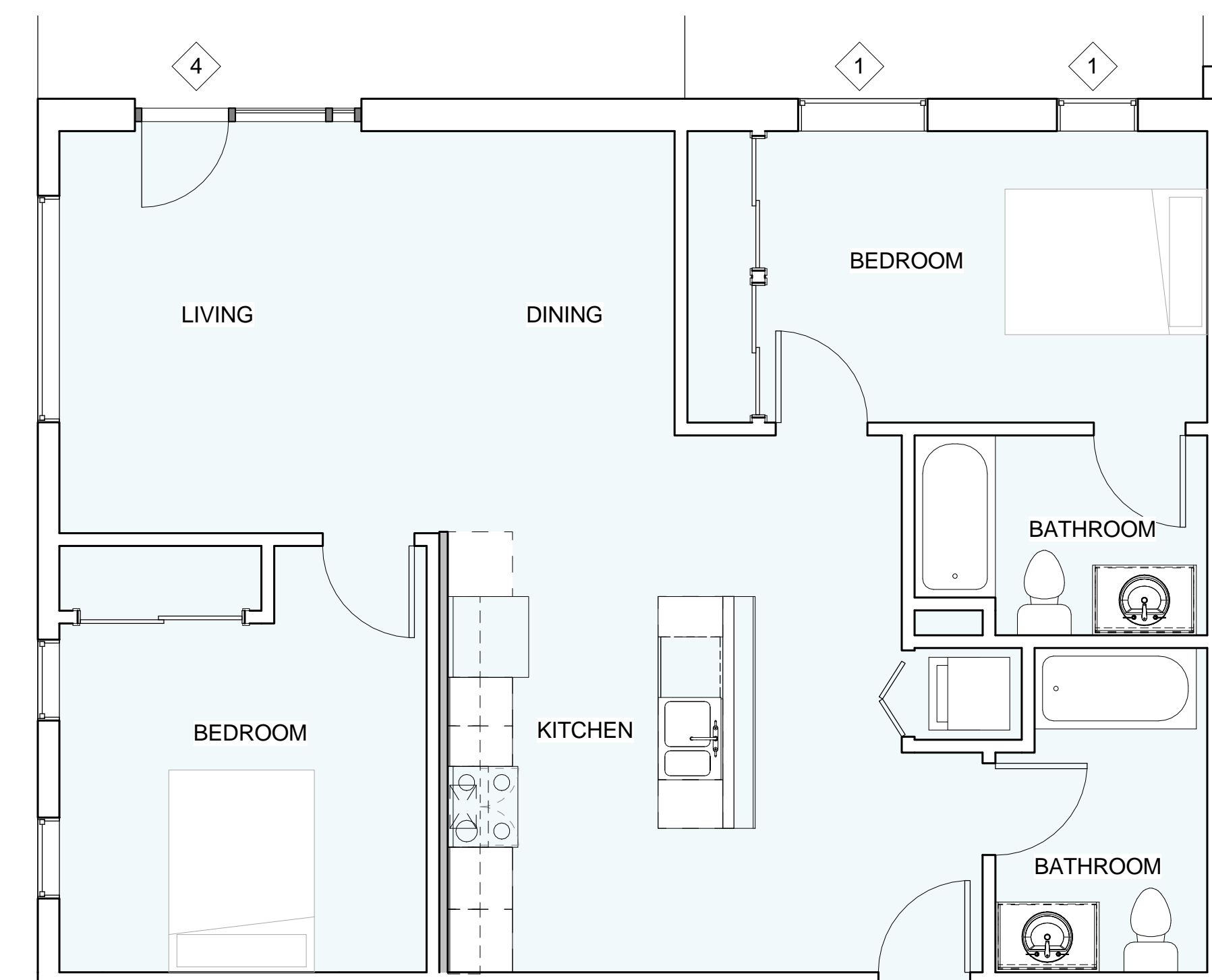
- 1 WINDOW, TYP
- 2 BEDROOM, TYP
- 3 GROUP OPEN SPACE
- 4 PRIVATE OPEN SPACE
- 5 SHAFT
- 6 INFILTRATION PLANTING
- 7 EDGE OF WALKWAY (ABOVE)
- 8 FIRE-RATED GLAZING
- 9 EXISTING ADJACENT BUILDING



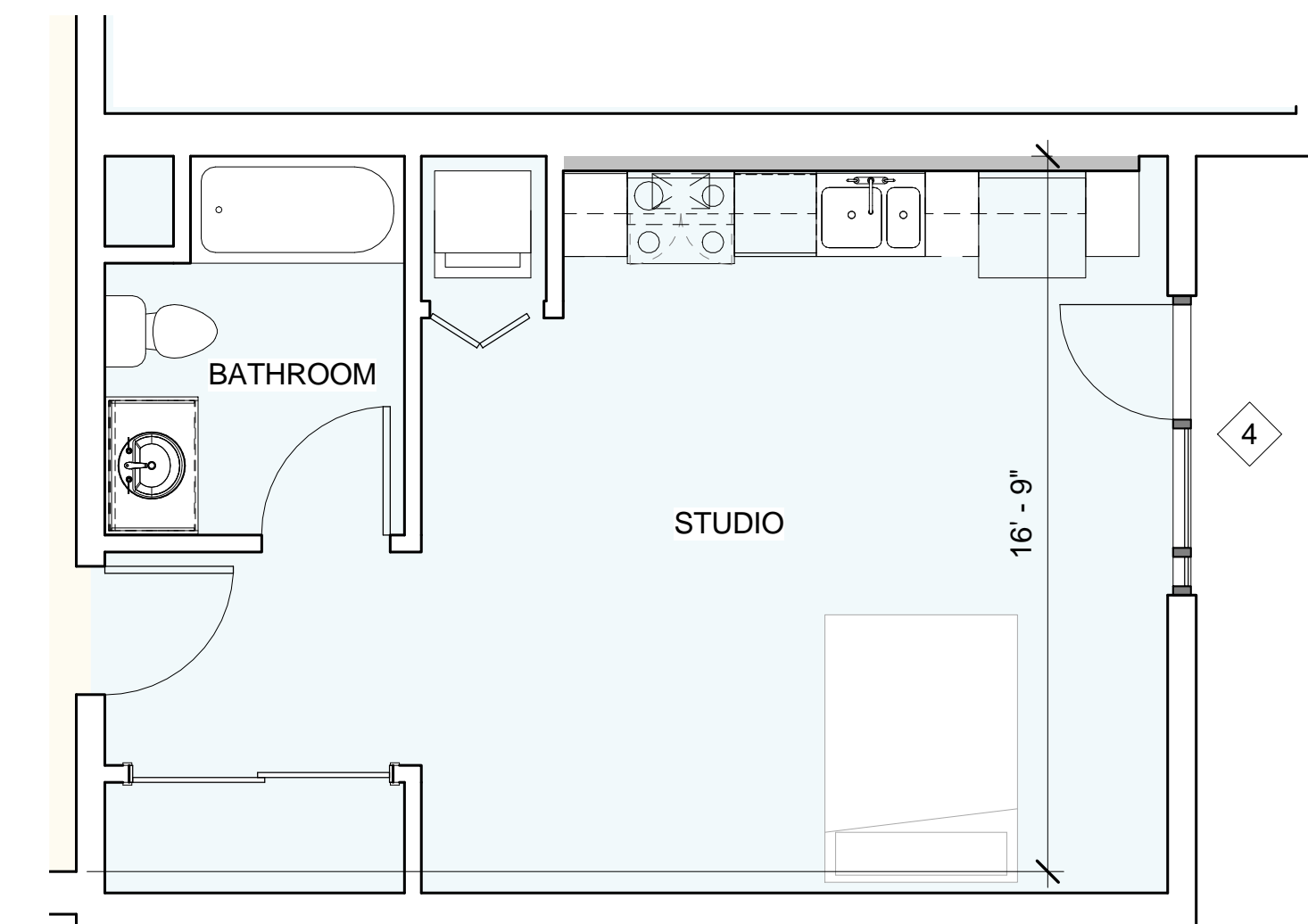
4 TYPE 4 - CORNER 2 BEDROOM WITH DEN
 1/4" = 1'-0"



2 TYPE 9 - SMALL 1 BEDROOM
 1/4" = 1'-0"



1 TYPE 1 - CORNER 2 BEDROOM UNIT
 1/4" = 1'-0"



3 TYPE 8 - LARGE STUDIO
 1/4" = 1'-0"

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 REVIEW

ENLARGED UNIT
 PLANS

PROJECT NUMBER: 16-034 SHEET NUMBER

A5.1

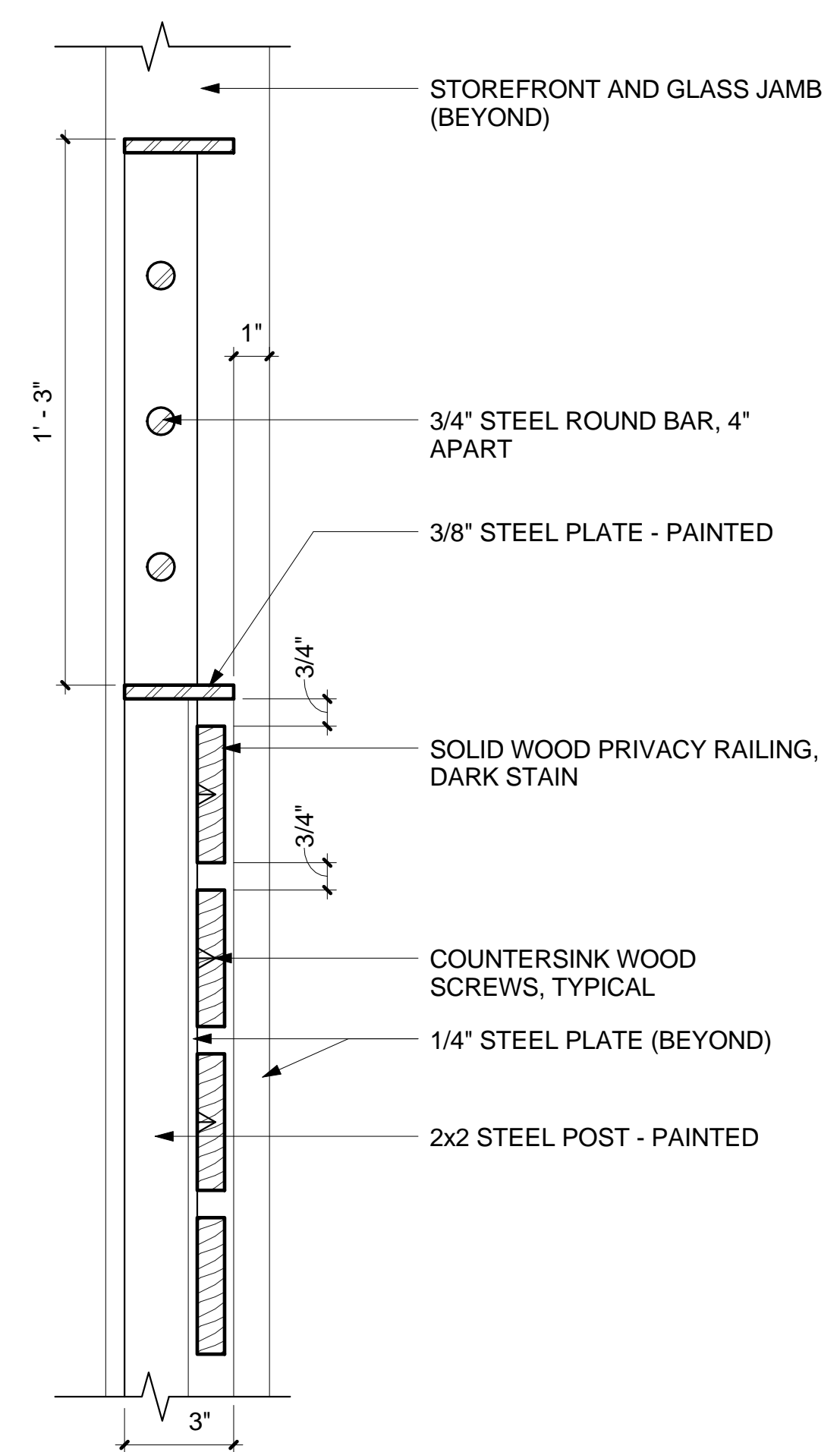
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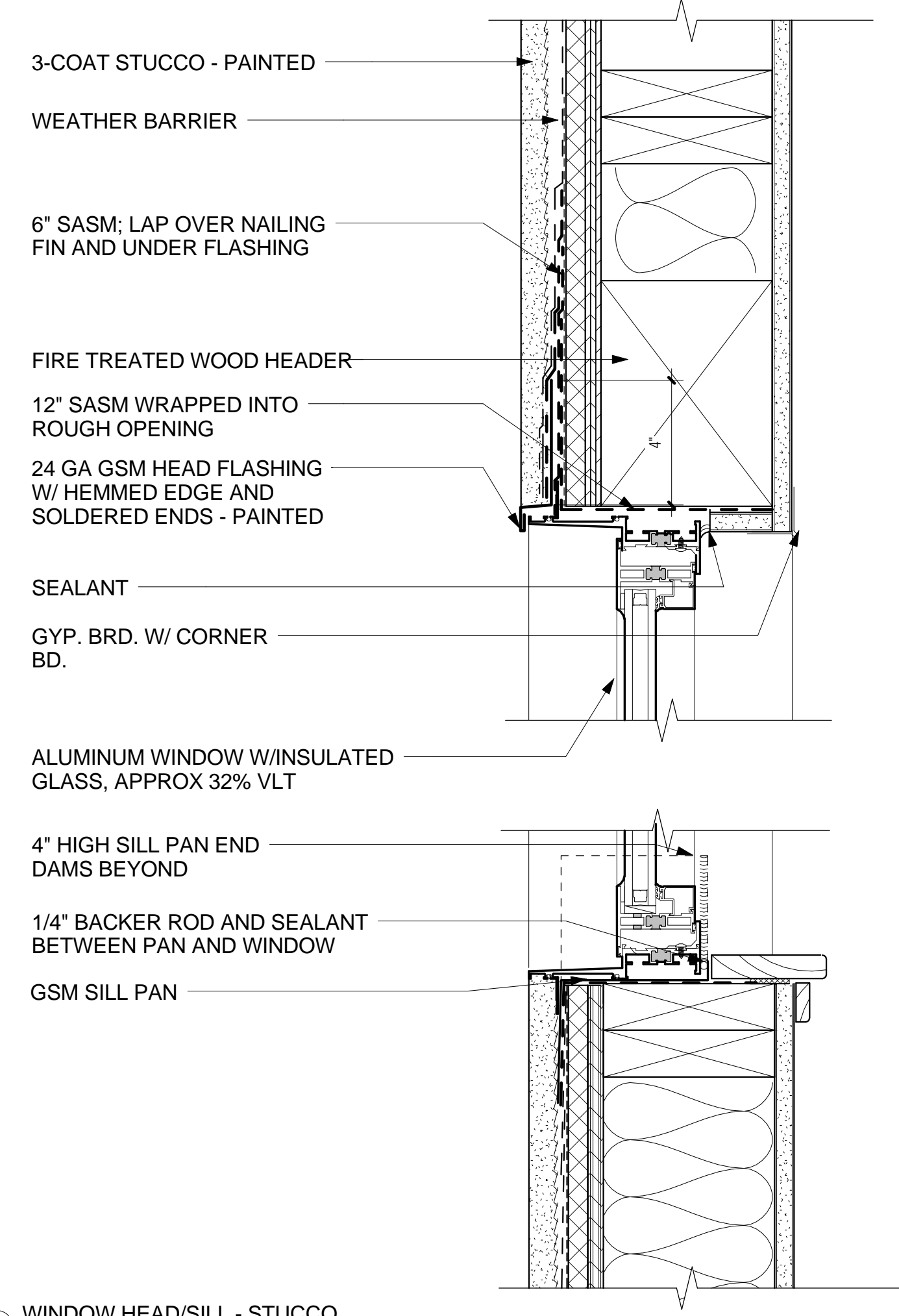
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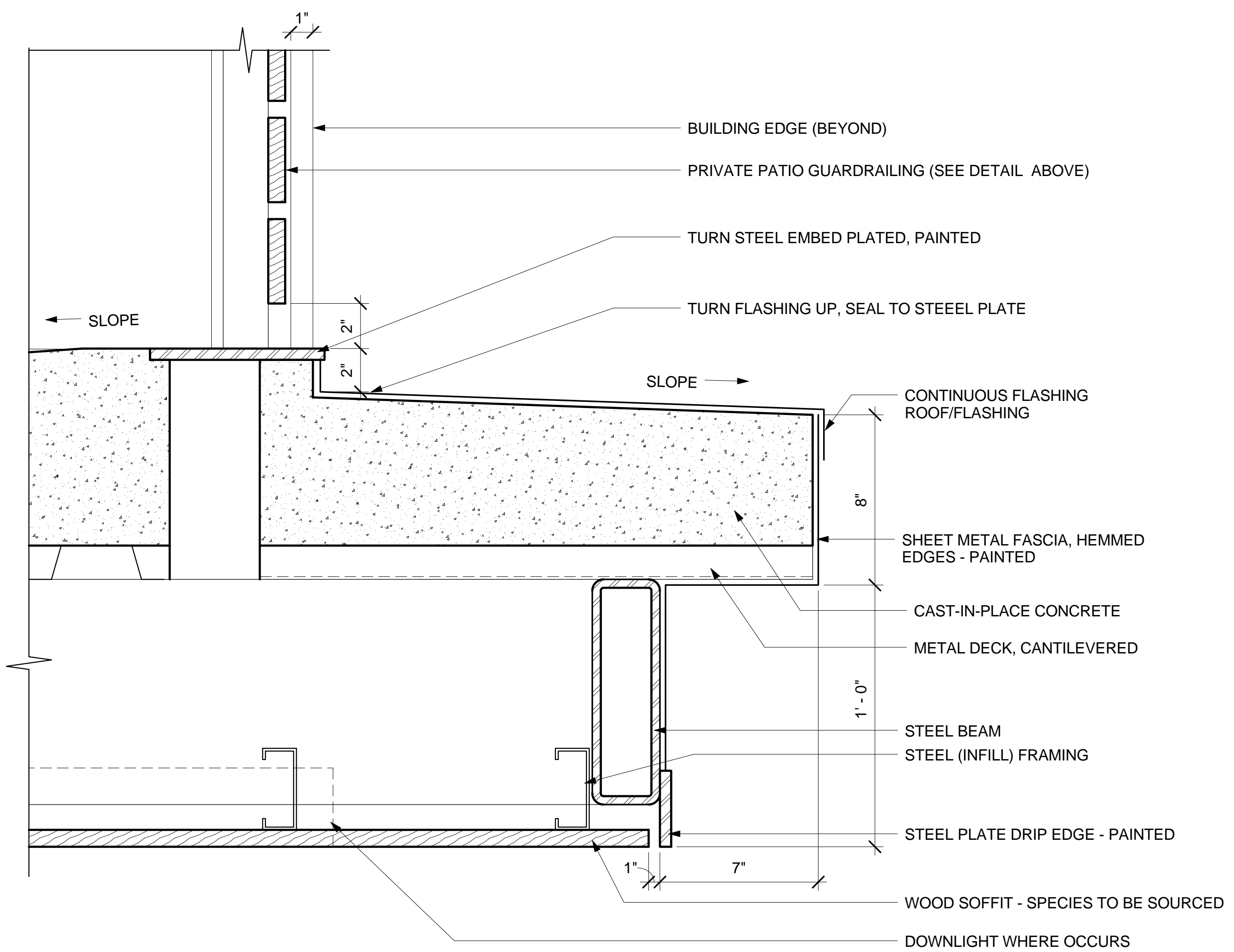
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6 BALCONY GUARDRAIL DETAIL
 3" = 1'-0"



2 WINDOW HEAD/SILL - STUCCO
 3" = 1'-0"



8 SECOND FLOOR BUILDING OVERHANG
 3" = 1'-0"

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DESIGN DETAILS

PROJECT NUMBER: 16-034
 SHEET NUMBER: **A10.1**

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1	8/29/16	PLANNING SUBMITTAL	

PROJECT NORTH	TRUE NORTH

CHECKED BY: J.L. DRAWN BY: D.A.D.
PROJECT NUMBER: 16103A10
SHEET ISSUE DATE: 8/26/2016
SCALE: 1"=20'

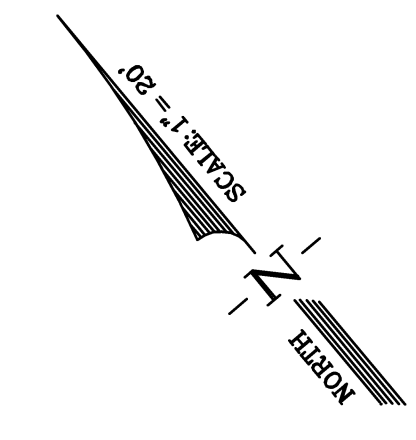
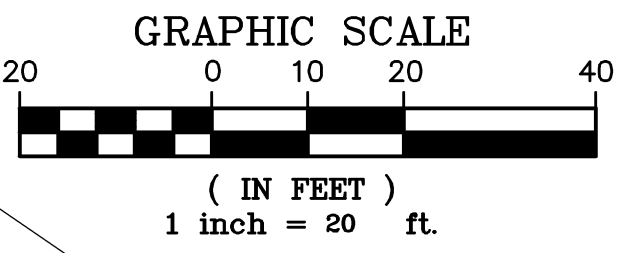
TOPOGRAPHIC & BOUNDARY SURVEY

SHEET NUMBER
C-1

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VICINITY MAP
NOT TO SCALE



- LEGEND AND NOTES**
- BOUNDARY LINE
 - BUILDING OVERHANG LINE
 - CATV CABLE TV OVERHEAD LINE
 - T TELEPHONE OVERHEAD LINE
 - T/E TELEPHONE/ELECTRICAL OVERHEAD LINE
 - TV/T TELEPHONE/CABLE TV OVERHEAD LINE
 - E ELECTRICAL OVERHEAD LINE
 - x FENCE LINE
 - SS FLOW LINE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - AD AREA DRAIN
 - BM BENCHMARK
 - BW BOTTOM RETAINING WALL
 - CB CATCH BASIN
 - EB ELECTRICAL BOX
 - EM ELECTRICAL METER
 - FF FINISH FLOOR
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - GV GAS VALVE
 - GUY ANCHOR
 - HVE HIGH VOLTAGE ELECTRIC VAULT
 - INV INVERT
 - JP JOINT POLE
 - MW MONITORING WELL
 - PG&E PG&E VAULT
 - RCP REINFORCED CONCRETE PIPE
 - RP ROOF PEAK
 - SSCO SANITARY SEWER CLEAN-OUT
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - SL STREET LIGHT
 - SLSB STREET LIGHT BOX
 - SS SIGN
 - TC TOP OF CURB
 - TW TOP OF RETAINING WALL
 - TOS TOP OF SLAB
 - TW TEST WELL
 - VCP VITRIFIED CLAY PIPE
 - WM WATER METER
 - WV WATER VALVE
 - XXX.XX SPOTGRADE
 - ASPHALT
 - CONCRETE
 - TRUNCATED DOMES

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

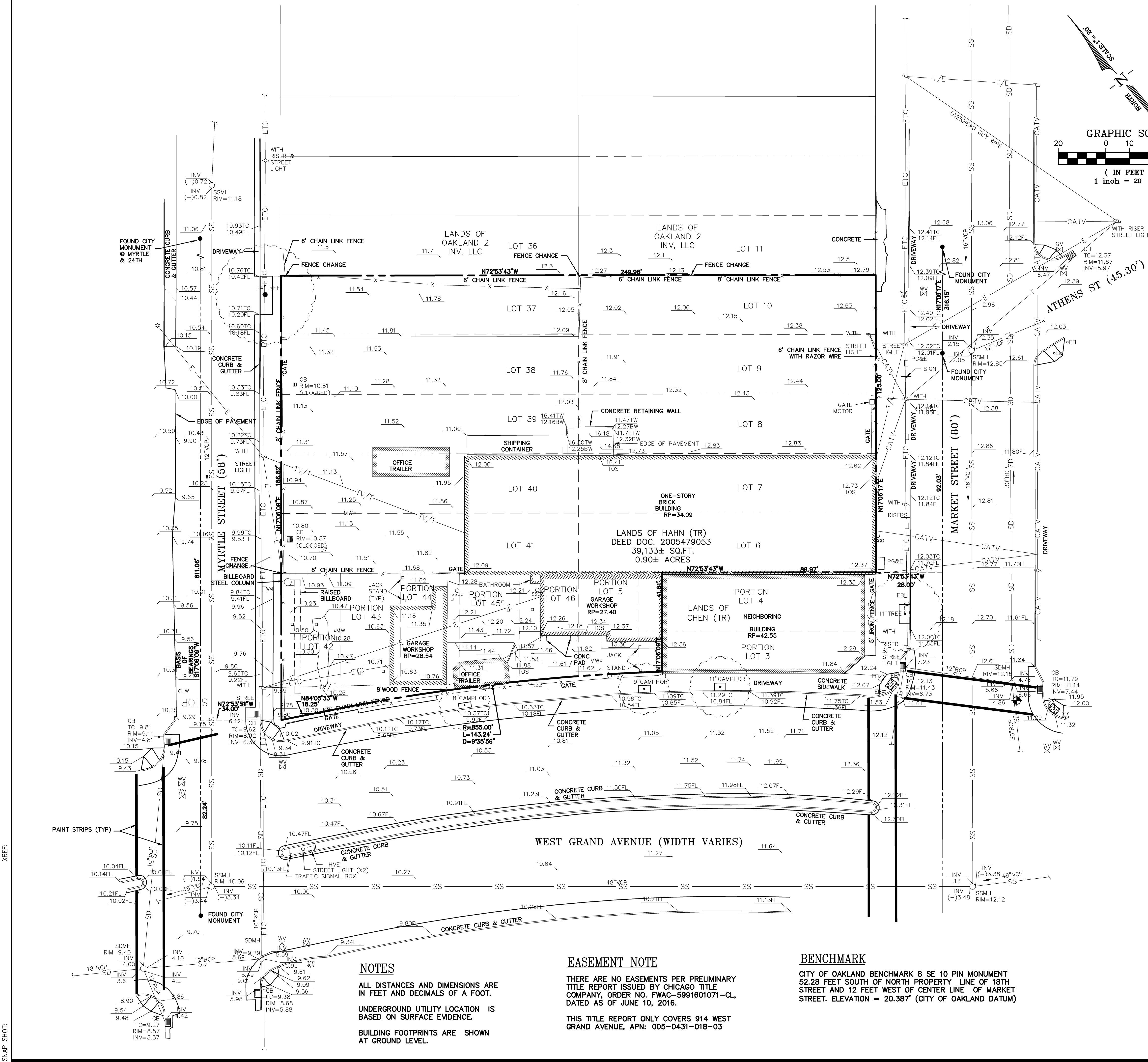
EASEMENT NOTE

THERE ARE NO EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWAC-5991601071-CL, DATED AS OF JUNE 10, 2016.

THIS TITLE REPORT ONLY COVERS 914 WEST GRAND AVENUE, APN: 005-0431-018-03

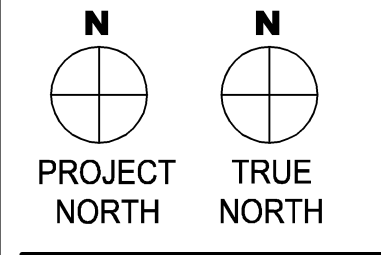
BENCHMARK

CITY OF OAKLAND BENCHMARK 8 SE 10 PIN MONUMENT 52.28 FEET SOUTH OF NORTH PROPERTY LINE OF 18TH STREET AND 12 FEET WEST OF CENTER LINE OF MARKET STREET. ELEVATION = 20.387' (CITY OF OAKLAND DATUM)



SNAP SHOT:

#	DATE	ISSUES & REVISIONS	BY
▲	8/29/16	PLANNING SUBMITAL	
▲			
▲			
▲			
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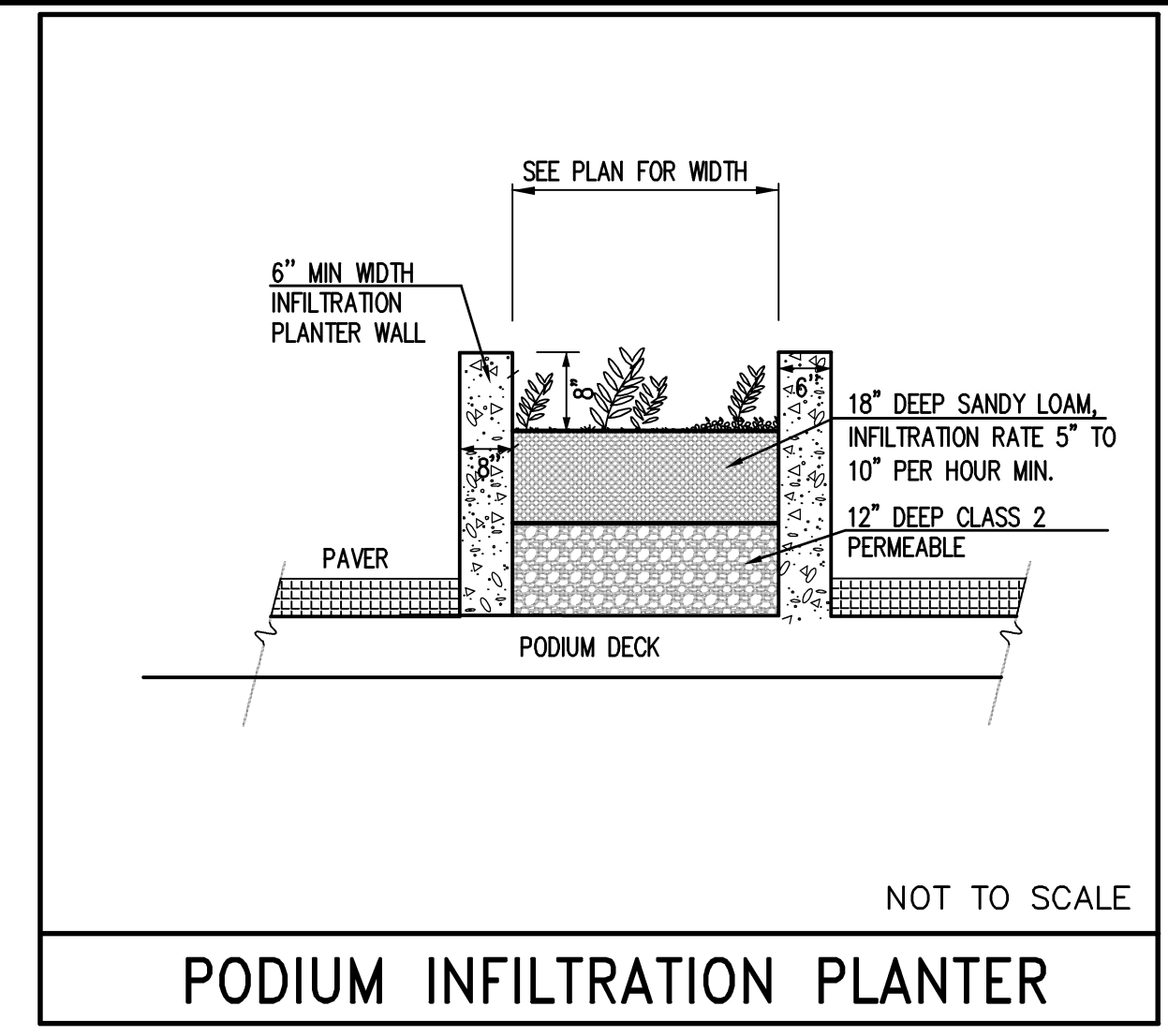
CHECKED BY: J.L. DRAWN BY: D.A.D.
PROJECT NUMBER: 16103A10
SHEET ISSUE DATE: 8/29/2016
SCALE: 1"=20'
SHEET TITLE:

**PRELIMINARY
STORMWATER
CONTROL PLAN**

SHEET NUMBER

C-3

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STORMWATER TREATMENT CALCULATION TABLE

SIZING FACTOR (Sf) [PLANTER]=0.04 OF IMPERVIOUS AREA
PER ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM PUBLICATION:
"C.3 STORMWATER TREATMENT GUIDANCE" CURRENT VERSION

PLANTER #	DRAINAGE AREA#	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	Sf	MIN. PLTR S.F.	DESIGN PLTR S.F.	TREATMENT METHOD
PLTR #1	A#1	5216	5216	0.04	209	301	INFILTRATION PLANTER
PLTR #2	A#2	7923	7923	0.04	317	371	INFILTRATION PLANTER
PLTR #3	A#3	5280	5280	0.04	211	273	INFILTRATION PLANTER
PLTR #4	A#4	5608	5608	0.04	224	276	INFILTRATION PLANTER
PLTR #5	A#5	5281	5281	0.04	211	363	INFILTRATION PLANTER
PLTR #6	A#6.1 A#6.2	1482	1482	0.04	59	60	INFILTRATION PLANTER
PLTR #7	A#7.1 A#7.2	1623	1623	0.04	65	70	INFILTRATION PLANTER
PLTR #8	A#8.1 A#8.2	899	899	0.04	36	37	INFILTRATION PLANTER
PLTR #9	A#9.1 A#9.2	710	710	0.04	28	49	INFILTRATION PLANTER

SELF-TREATING AREAS

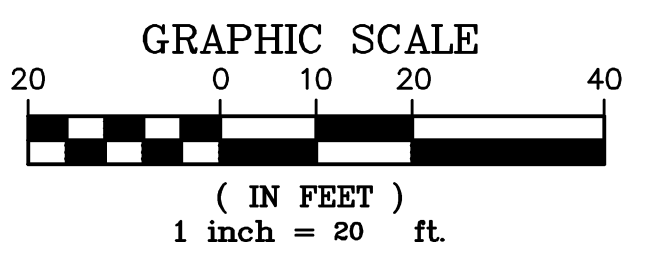
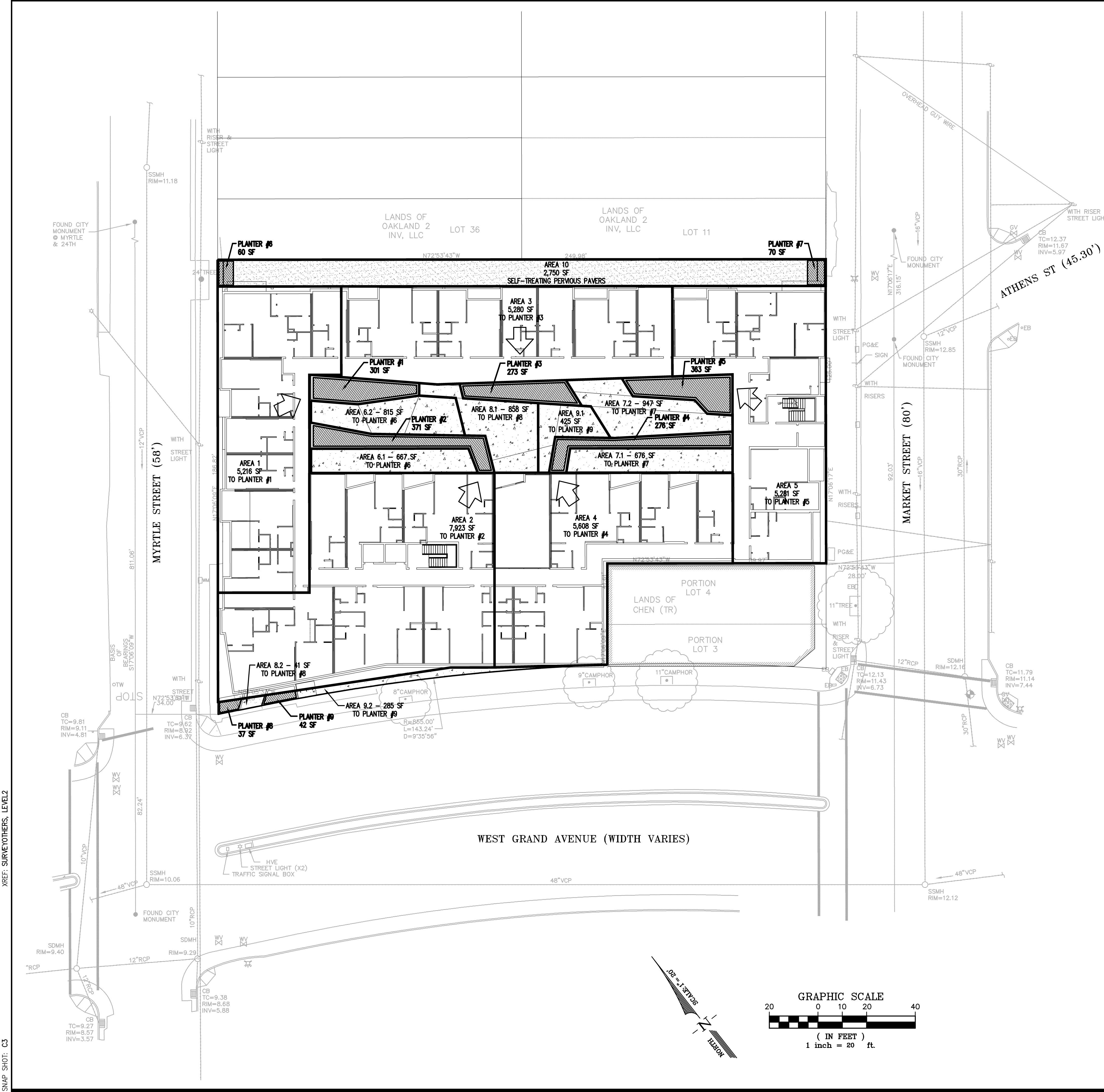
DRAINAGE AREA#	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	TREATMENT METHOD
A#10	2750	0	PERVIOUS PAVERS

TREATMENT LEGEND

- INFILTRATION PLANTERS
- ROOF AREA DRAINING TO INFILTRATION PLANTERS ON PODIUM
- PODIUM OR GROUND FLOOR AREA DRAINING TO INFILTRATION PLANTERS AT GROUND LEVEL
- PERVIOUS PAVERS

NOTES

SEE ARCHITECTURAL PLANS FOR TREATMENT AREA LANDSCAPE DESIGN AND PLANTINGS, AND TREATMENT AREA(S) RELATIONSHIP TO REQUIRED OPEN SPACE(S), RIGHT OF WAY

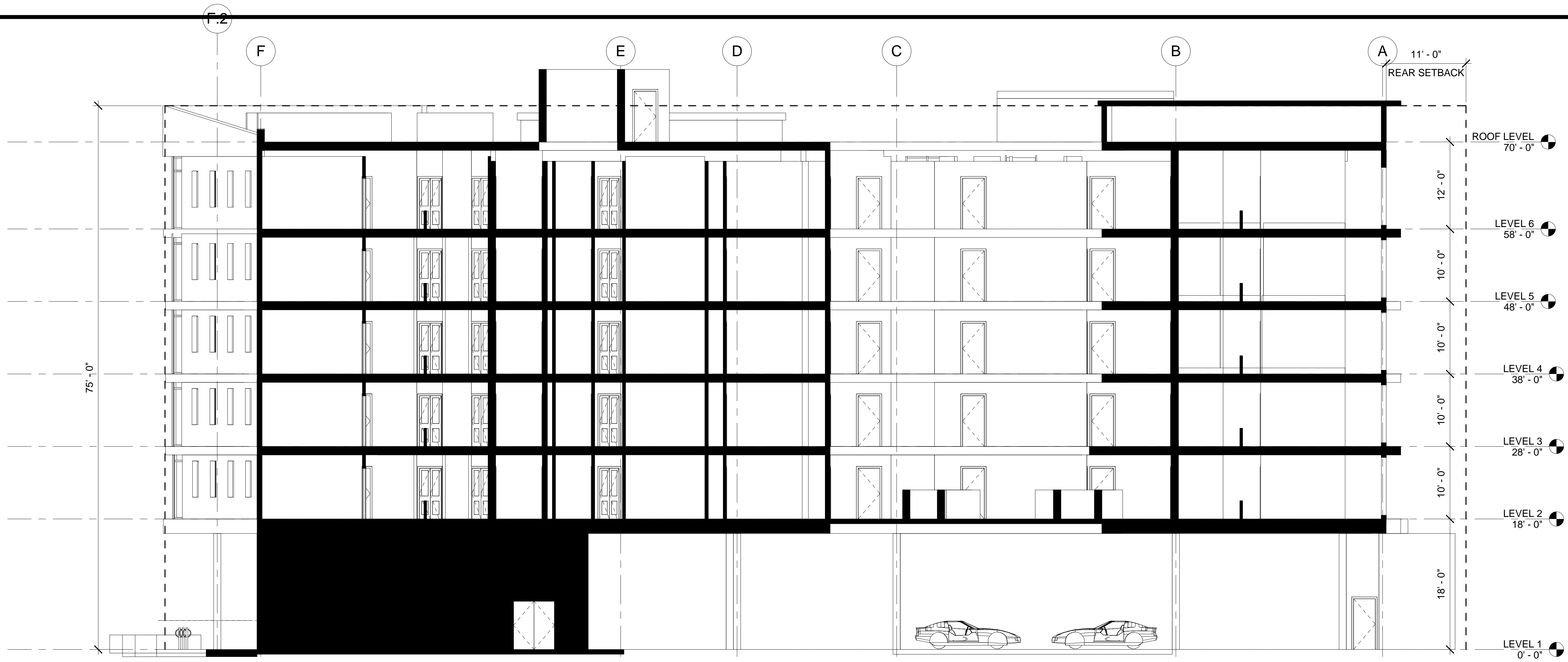




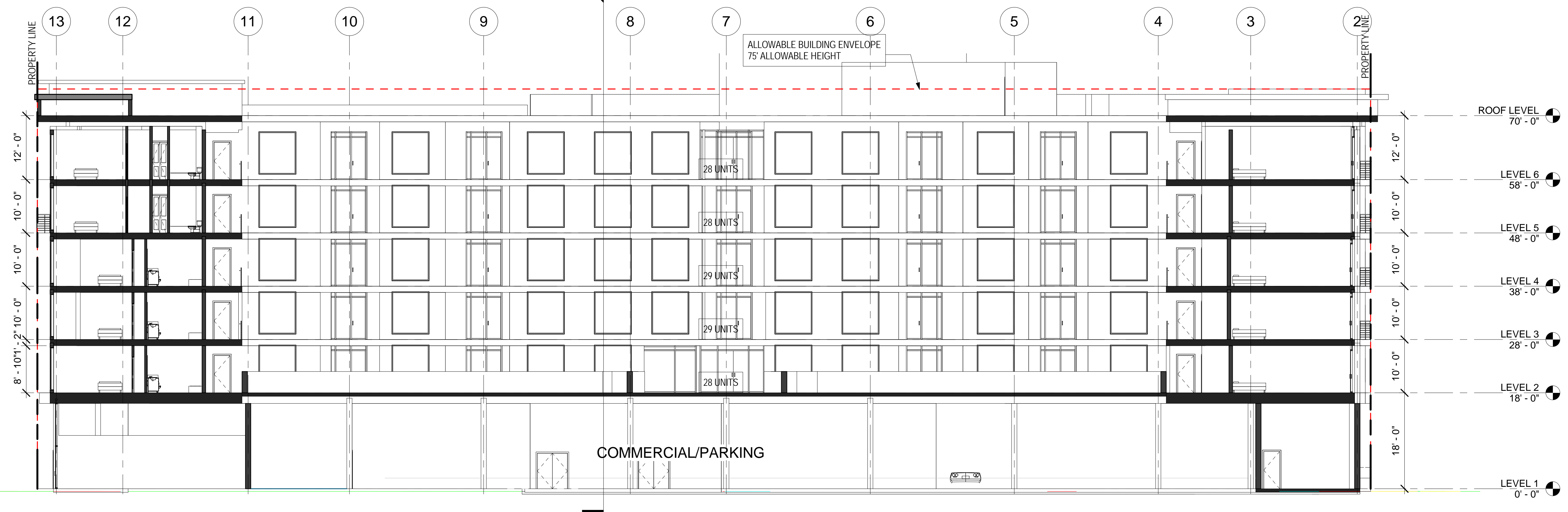
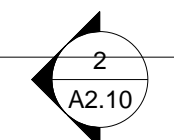
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2 SHORT SECTION
1/8" = 1'-0"



1 BUILDING ALLOWABLE HEIGHT
3/32" = 1'-0"

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2	10/19/2016	PLANNING RESUBMITTAL	

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ZONING
ANALYSIS
CONTINUED

PROJECT NUMBER: 16-034 SHEET NUMBER
G0.2A

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