GRADING PLAN

TEMPLE SINAI SITE
WEBSTER STREET, 29TH STREET, & SUMMIT STREET
OAKLAND, CALIFORNIA

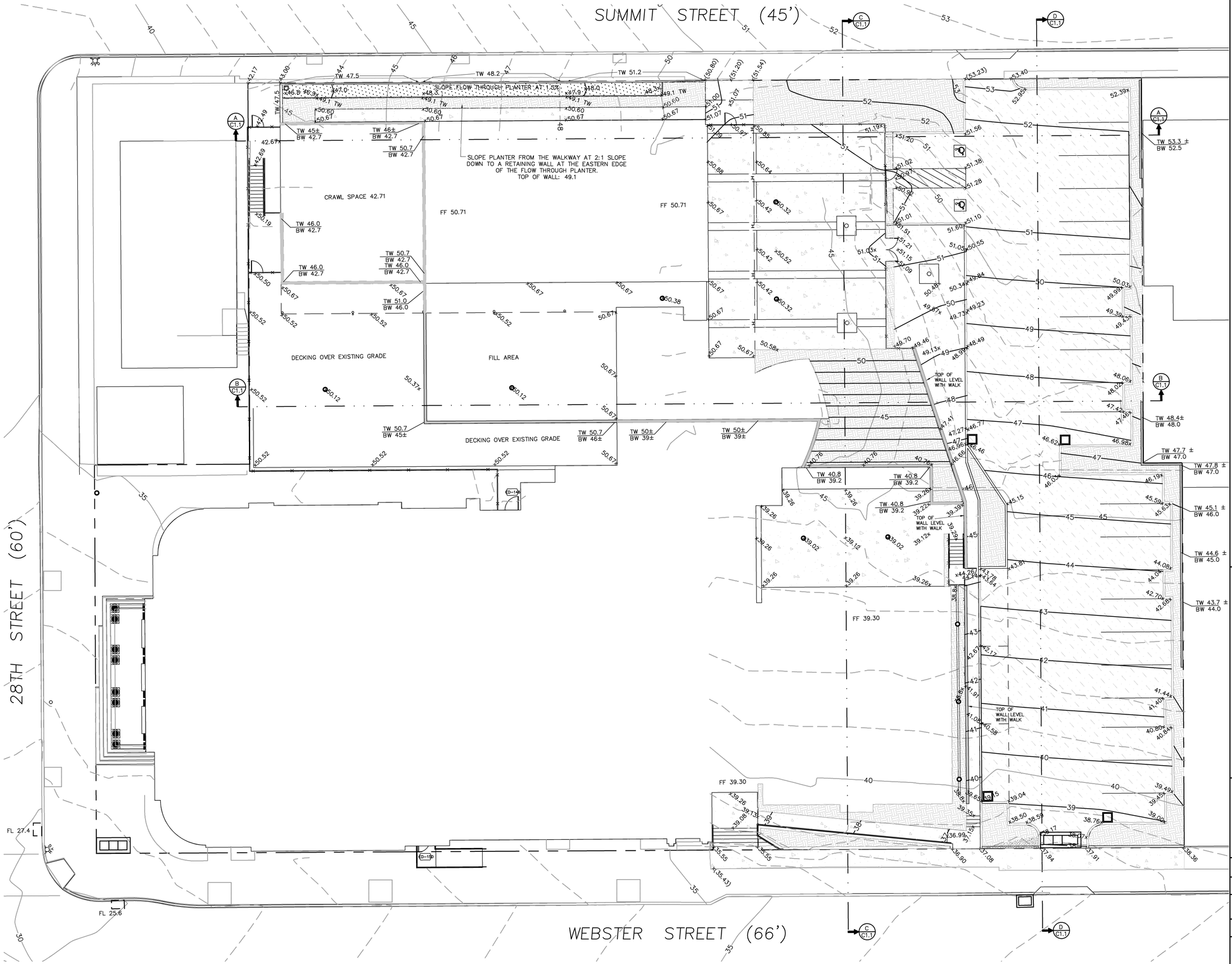
GENERAL NOTES:

AT THE DISCRETION OF THE ENGINEER:

1. ALL PAVEMENT REPLACEMENT SHALL CONFORM TO THE EXISTING PAVEMENT SECTION.
2. MINIMUM COVER OVER PIPE IS 3.5 FEET WITHIN THE CITY RIGHT-OF-WAY, OR CONCRETE BEDDING IS REQUIRED (SEE DETAIL SHEET) OR CLASS II DUCTILE IRON PIPE IS REQUIRED.
3. IF A CONFLICT OCCURS DURING CONSTRUCTION THAT REQUIRES A CHANGE IN DESIGN, THE CONTRACTOR SHALL CONTACT THE PRIVATE ENGINEER OR HIS REPRESENTATIVE IN CHARGE FOR A SOLUTION. IF SUCH A CHANGE CAN BE MADE WITHOUT DELAY AND TO THE SATISFACTION OF THE CITY INSPECTOR, THEN THE WORK MAY PROCEED. IF A CHANGE CANNOT BE MADE WITHOUT DELAY, THEN THE CONTRACTOR SHALL STOP HIS OPERATIONS UNTIL SUCH TIME THAT THE PRIVATE ENGINEER SUBMITS A NEW DRAWING OF THE DESIGN CHANGE TO THE CITY FOR APPROVAL. THE PRIVATE ENGINEER OR HIS REPRESENTATIVE TO CONTACT IS DAVID FRANCO AT (510) 848-1930.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF UNDERGROUND UTILITIES AND/OR CONDUITS AND NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT 800-642-2444 PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DO EXPLORATORY POTHOLING PRIOR TO CONSTRUCTION TO DETERMINE THE ACTUAL LOCATIONS AND DEPTHS OF UTILITIES.
5. ALL ELEVATIONS ARE BASED ON CITY OF OAKLAND DATUM.
6. WORK WITHIN THE CITY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF OAKLAND.
7. THE CONTRACTOR SHALL CALL THE CITY INSPECTOR AT (510) 238-2262 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE.
8. MATERIALS FOR SERVICE UTILITIES SHALL CONFORM TO THE STANDARDS OF THE RESPECTIVE LOCAL AGENCIES AND TO THE CURRENT ADDITION OF THE CALIFORNIA BUILDING CODE.
9. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY STRUCTURES CONSTRUCTED WITHIN THE CITY RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO: TREE WELLS, LANDSCAPING, SIDEWALK FINISH OTHER THAN STANDARD, TRANSFORMERS, CABINETS, ETC.
10. IMPROVEMENTS SHALL BE CONSTRUCTED UNDER THE DIRECTION OF
    A. THE CITY OF OAKLAND PUBLIC WORKS DEPARTMENT.
    AND IN ACCORDANCE WITH:
    B. THE GEOTECHNICAL INVESTIGATION REPORT FOR THE SITE PREPARED BY LAWRENCE B. KARP.
11. STORM DRAIN (SD) AND SUBDRAIN PIPES SHALL BE PVC SCHEDULE 35, UNLESS OTHERWISE NOTED. STORM DRAIN PIPING IS 4 INCH DIAMETER, UNLESS OTHERWISE NOTED. MINIMUM PIPE SLOPE IS 1%.
12. ALL HIGH ENDS AND ALL 90° BENDS IN THE DRAIN PIPE SHOULD BE CONNECTED TO A RISER WITH A "Y" WHICH EXTENDS TO THE SURFACE AND ACTS AS A CLEANOUT.
13. CONNECT ROOF DOWN SPOUTS TO THE CLOSED PIPE SYSTEM AND CONVEY DRAINAGE AWAY FROM THE PROPOSED STRUCTURES.

LEGEND

AD	AREA DRAIN (CHRISTY V1)
BW	BASE OF WALL
CO	CLEANOUT
DI	DRAIN INLET (CHRISTY V12)
FF	FINISH FLOOR
FG	FINISH GRADE
G	GAS
GR	GRATE
INV	INVERT
TD	TRENCH DRAIN
TW	TOP OF WALL
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
##.##	FINISH GRADE ELEVATION
(##.##)	EXISTING ELEVATION



CONCRETE ASPHALT PLANTER

ESTIMATED VOLUME OF EARTHWORK
CUT 2150 CY FILL 1360 CY
IT IS THE CONTRACTOR RESPONSIBILITY TO INDEPENDENTLY VERIFY THE EARTHWORK VOLUMES.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

MORAN ENGINEERING, INC.
1930 SHATTUCK AVENUE
BERKELEY, CALIFORNIA 94704
TEL. (510) 848-1930 FAX (510) 848-9725

DRAWING: Sinai Civil
F.B. NO.: 1032
SCALE: 1" = 10'
DATE: JANUARY 26, 2009
REVISIONS:
JOB NO.: 07-6205

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