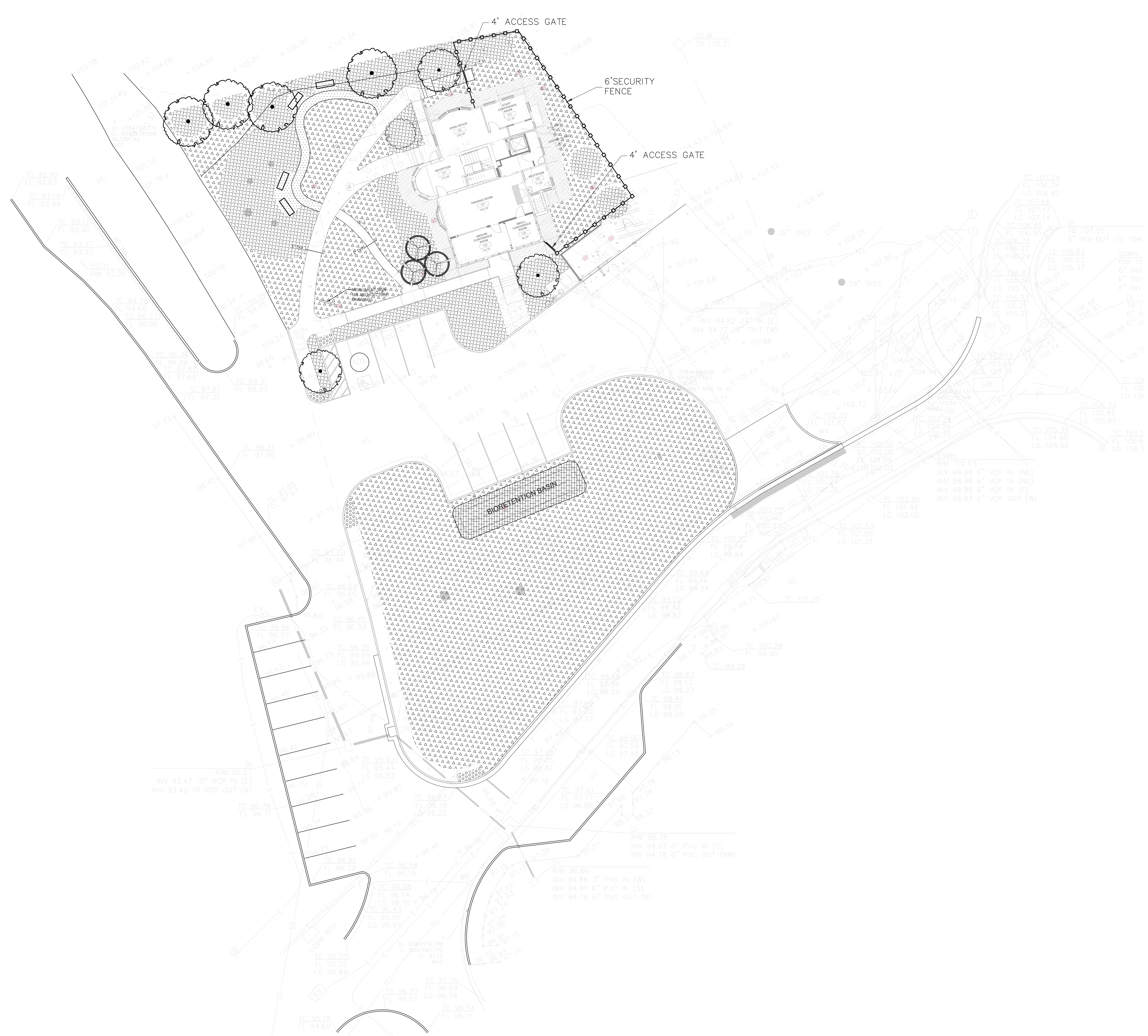


LAYOUT & MATERIAL LEGEND

- NATIVE SEEDED MEADOW WITH GRASSES & WILDFLOWERS
- NATIVE SHRUBS, PERENNIALS & GROUND COVERS
- BIORETENTION BASIN
- ZONE '0' GRAVEL MULCH
- (E) GROUND PLANE VEGETATION PERIODIC MOWING ON ISLAND
- TRUNCATED DOME
- (N) TREES
- CONCRETE PAVING
- DG PAVING
- WOOD RAMP
- 6' BENCH
- BIKE RACKS
- 6' METAL PICKET FENCE W/ 4' WIDE GATES
  - FOLSOMFENCESUPPLY.COM (336)439-03480 OR EQUAL
  - SPEARPOINT TOP ALUMINUM FENCE
    - FLAT TOP, NOT FLUSH BOTTOM 3 RAIL
  - STANDARD PICKET
  - (2) SINGLE GATES, FLAT TOP, STANDARD HARDWARE
  - BLACK
  - STANDARD ALUMINUM POSTS IN CONCRETE FOOTINGS

0 20 40 60 80 ft
1"=20'-0"

CLIENT

ALAMEDA COUNTY

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS
835 Contra Costa Ave
Berkeley, CA 94707
(510) 843-3666
www.JohnNorthmoreRoberts.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

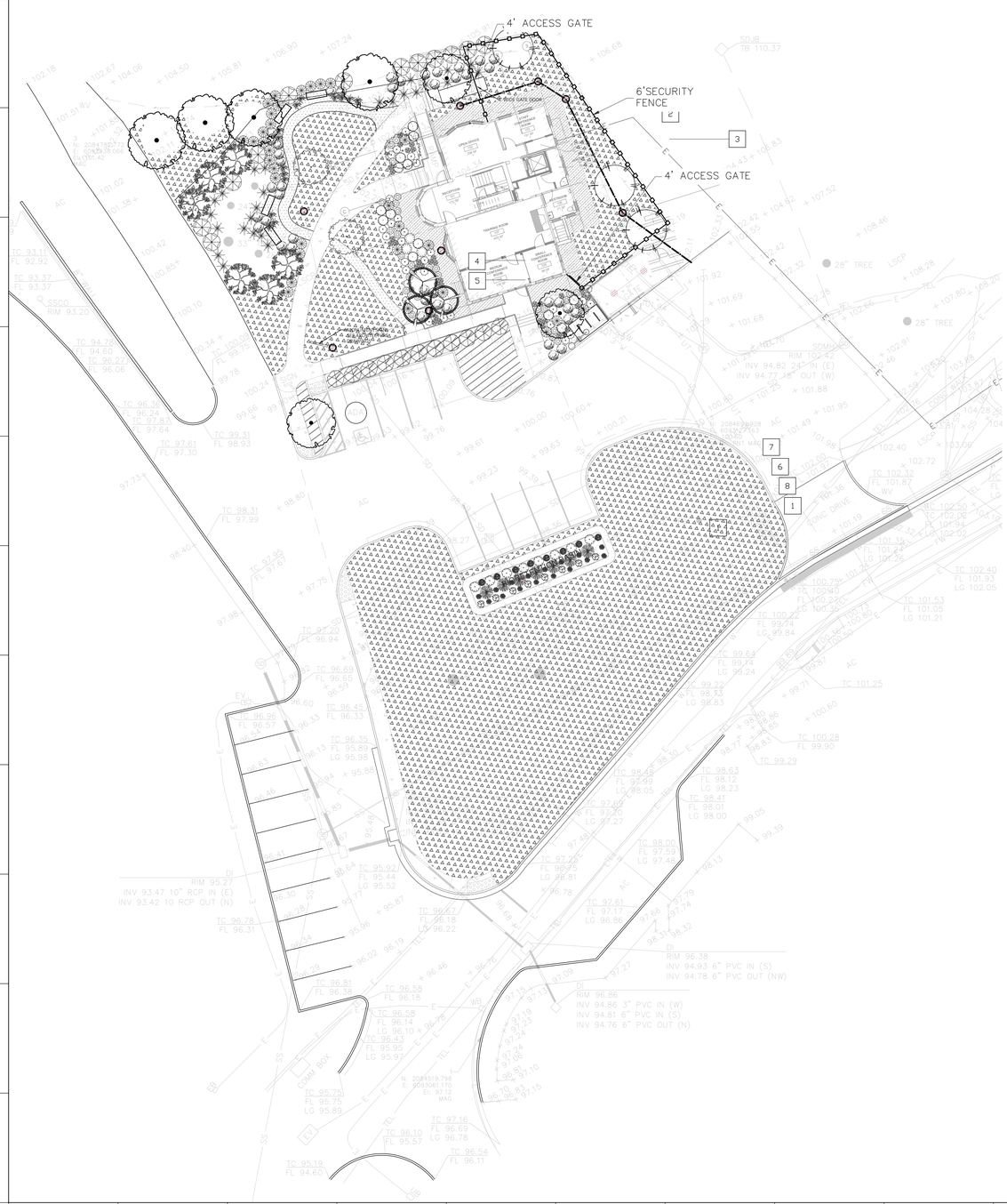
JOHN NORTHMORE ROBERTS & ASSOCIATES

Drawing Title
LAYOUT & MATERIAL PLAN

Drawing No.
L1.00

SKA Project Number: 25001

NOT FOR CONSTRUCTION



PLANTING LEGEND

SHRUBS

GAR ELL	GARRYA ELLIPTICA	15 GAL
ARB CPT	ARBUTUS UNEDO 'ELFIN KING'	5 GAL
SAL BEE	SALVIA 'BEE'S BLISS'	5 GAL
VAC OVA	VACCINIUM OVATUM	5 GAL
ARB UNE	ARBUTUS UNEDO 'COMPACTA'	24" BOX

BIORETENTION PLANTS

FES IDA	FESTUCA IDAHOENSIS 'TOMALES BAY'	5 gal
MUH RIG	MUHLENBERGIA RIGENS	5 gal
MIM CAR	MIMULUS CARDINALIS	5 gal
TIA COR	TIARELLA CORDIFOLIA	5 gal
JUN PAT	JUNCUS PATENS	5 gal

GROUNDCOVER

ARC UVA	ARCOSTAPHYLOS UVA-URSI	2' O.C

PERENNIALS

ERI CRO	ERIGONUM CROCATUM	1 GAL
SAL SPA	SALVIA SPATHACEA	1 GAL
ACH MIL	ACHILLEA MILLEFOLIUM	1 GAL
ESC CAL	ESCHSCHOLIZIA CALIFORNICA	1 GAL
EPI CAN	EPILOBIUM CANUM	1 GAL

TREES

ACE CIR	ACER CIRCUMNATUM	24" BOX
CER OCC	CERCUS OCCIDENTALIS	24" BOX
QUE AGR	QUERCUS AGRIFOLIA	24" BOX

GRASSES

CAR TUM	CAREX TUMILICOLA	1 GAL
FES CAL	FESTUCA CALIFORNICA	1 GAL
ARI PUR	ARISTIDA PURPUREA	1 GAL
NAT HYDS	NATIVE HYDROSEED MIX	3,307 SQFT

FERNS

POL MIN	POLYSTICHUM MUNITUM	1 GAL

0 20 40 60 80 ft

1"=20'-0"

CLIENT

ALAMEDA COUNTY

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS

835 Contra Costa Ave
Berkeley, CA 94707

(510) 843-3666
www.JohnNorthmoreRoberts.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

JOHN NORTHMORE ROBERTS & ASSOCIATES

Drawing Title

PLANTING PLAN

Drawing No.

L1.01

SKA Project Number: 25001

NOT FOR CONSTRUCTION

SYMBOL	SCIENTIFIC NAME	COMMON NAME	FORM	MAX HT	MAX SP	SUN	PS	SHD	WATER
TREES									
ACE CIR	ACER CIRCINATUM	VINE MAPLE	TREE	15-25'	15-20'	X	X		Med
ACE MAC	ACER MACROPHYLLUM	BIGLEAF MAPLE	TREE	30-50'	30-45'	X	X		Med
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	TREE	10-20'	8-12'	X	X		V. Low
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	TREE	20-70'	20-70'	X	X		Low
SHRUBS									
GAR ELL	GARRYA ELLIPTICA	SILK TASSEL	SHRUB	6-12'	6-10'	X	X		Low
CEA JUL	CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS CEANOTHUS	SHRUB	6'	8'	X	X		Low
LUP ALB	LUPINUS ALBIFRONS	SILVER LUPINE	SHRUB	3-5'	3-5'	X			V. Low
SAL BEE	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	SHRUB	1-2'	6-8'	X	X		Low
SAL POZ	SALVIA 'POZO BLUE'	POZO BLUE CLEVELAND SAGE	SHRUB	4'	6-8'	X	X		Low
VAC OVA	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	SHRUB	2-8'	3-10'	X	X	X	Med
PERENNIALS AND SUCCULENTS									
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	PERENNIAL	2'	1.5'	X	X		Low
EPI CAN	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	PERENNIAL	1-3'	3-4'	X			V. Low
ERI CRO	ERIOGONUM CROCATUM	SAFFRON BUCKWHEAT	PERENNIAL	1-3'	3-4'	X			V. Low
ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	PERENNIAL	1-2'	1-2'	X			Low
PEN HET	PENSTEMON HETEROPHYLLUS	FOOTHILLS PENSTEMON	PERENNIAL	1-2'	1-2'	X			V. Low
SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	PERENNIAL	1-2'	1-2'	X			V. Low
SOL VEL	SOLIDAGO VELUTINA CALIFORNICA	CALIFORNIA GOLDENROD	PERENNIAL	1-2'	4-6'		X	X	Low
FERNS									
POL MIN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	FERNS	2-4'	2-4'		X	X	Med
GRASSES AND SEDGES									
ARI PUR	ARISTIDA PURPUREA	PURPLE THREE-AWN	GRASS	1-2'	1-2'	X			Low
CAR TUM	CAREX TUMILICOLA	FOOT HILL SEDGE	SEDGE						
FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	GRASS	2-3'	1-2'	X	X		Low
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	GRASS	4-5'	4'-6	X	X	X	Low
NAT HYDS	STOVER SEED NATIVE HYDROSEED MIX		SEED MIX	12-36"		X	X	X	Low
GROUNDCOVERS AND VINES									
ARC UVA	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES MANZANITA	GROUNDCOVER	1'	15'	X	X		V. Low
BIORETENTION PLANTS									
FES IDA	FESTUCA IDAHOENSIS 'TOMALES BAY'	TOMALES BAY FESCUE	GRASS	1'	1.5'	X	X	X	Low
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	GRASS	4'	4'	X	X	X	Low
MIM CAR	MIMULUS CARDINALIS	MONKEYFLOWER	PERENNIAL	2'	2'		X	X	Low
IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	PERENNIAL	1.5'	1.5'	X	X	X	Low
TIA COR	TIARELLA CORDIFOLIA	FOAM FLOWER	PERENNIAL	1.5'	2'		X		Med

CLIENT

GENERAL SERVICES AGENCY GSA COUNTY OF ALAMEDA

ALAMEDA COUNTY

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS

835 Contra Costa Ave
Berkeley, CA 94707

(510) 843-3666
www.JohnNorthmoreRoberts.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

JOHN NORTHMORE ROBERTS & ASSOCIATES

Drawing Title

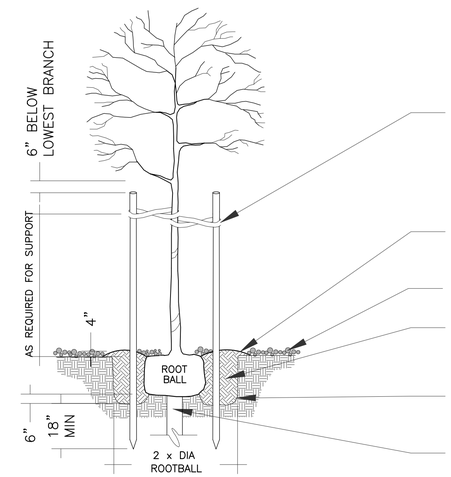
PLANTING SCHEDULE

Drawing No.

L1.02

SKA Project Number: 25001

NOT FOR CONSTRUCTION



2"ø LODGEPOLE PINE STAKES – HOLD VERTICAL, DO NOT PENETRATE ROOTBALL. TWO PER TREE. STAKES TO BE PLACED PERPENDICULAR TO PREVAILING WINDS.

RUBBER TREE TIES – 4" MIN. LOOP IN FIGURE 8 LOOSELY AROUND TREE AND NAIL TO STAKE WITH GALV. ROOFING NAIL

SET ROOTBALL 1" ABOVE FINISH GRADE. SET TRUNK PLUMB. SCARIFY EDGES OF ROOTBALL & PLANTING PIT.

WATERING BERM AROUND TREE. FORM BERM ON LOW SIDE ONLY FOR TREES ON SLOPES.

ORGANIC MULCH OR PEA GRAVEL MULCH (SEE PLANS) – 3" MIN. DEPTH. KEEP 6" AWAY FROM TRUNK.

AMENDED SOIL. PLACE SLOW RELEASE FERTILIZER TABLETS AROUND TREE PER SOILS ANALYSIS.

PLANT PIT TO BE ONE INCH SHALLOWER THAN ROOTBALL. OVEREXCAVATE 4"–6" OUTSIDE OF ROOTBALL. DO NOT OVEREXCAVATE DIRECTLY UNDER ROOTBALL.

DRILL 18"ø MIN HOLE TO 6' DEPTH TO LOOSEN SUBSOIL.

IN–GROUND TREE PLANTING DETAIL

NTS SECTION

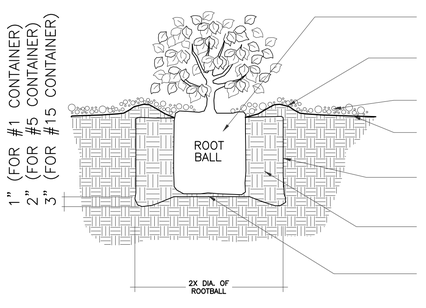
72" ALUMINUM FENCE BY FOLSON FENCE SUPPLY

STANDARD SPACING WITH NOT FLUSH BOTTOM RAIL CONFIGURATION COLOR:BLACK

https://folsomfencesupply.com/spear–point–top–aluminum–fence–panel/

72" SPEAR POINT TOP ALUMINUM PERIMETER FENCE (NOT FLUSH BOTTOM)

NOT TO SCALE



ROOTBALL – SET 1" ABOVE FINISH GRADE. SCARIFY EDGES OF ROOTBALL.

WATERING BERM – USE SOIL DISPLACED BY ROOTBALL

3" MULCH

FINISH GRADE

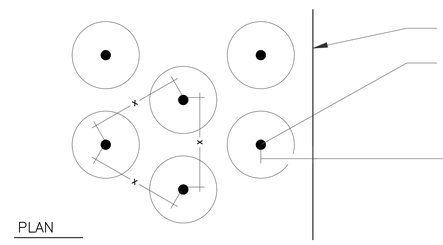
SCARIFY EDGE OF PLANTING PIT

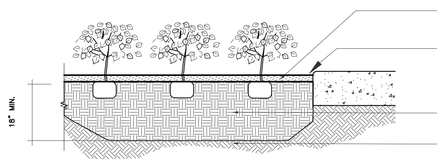
AMENDED BACKFILL

FOOT–TAMP BOTTOM OF PIT. DO NOT OVEREXCAVATE UNDER ROOTBALL.

TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE





GROUNDCOVER/PERENNIAL/GRASS PLANTING DETAIL

NOT TO SCALE

CLIENT

ALAMEDA COUNTY

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS

835 Contra Costa Ave
Berkeley, CA 94707

(510) 843-3666
www.JohnNorthmoreRoberts.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

JOHN NORTHMORE ROBERTS & ASSOCIATES

Drawing Title

PLANTING DETAILS

Drawing No.

L1.03

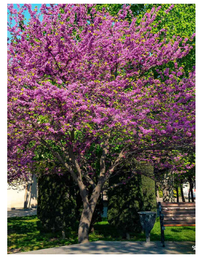
SKA Project Number: 25001

NOT FOR CONSTRUCTION

TREES

VINE MAPLE
ACER CIRCINATUM
ACE CIR

BIGLEAF MAPLE
ACER MACROPHYLLUM
ACE MAC



WESTERN REDBUD
CERCIS OCCIDENTALIS
CER OCC

COAST LIVE OAK
QUERCUS AGRIFOLIA
QUE AGR

SHRUBS

JULIA PHELPS CEANOTHUS
CEANOTHUS 'JULIA PHELPS'
CEA JUL

SILK TASSLES
GARRYEA ELLIPTYCA
GAR ELL

SILVER LUPINE
LUPINUS ALBIFRONS
LUP ALB

BEE'S BLISS SAGE
SALVIA 'BEE'S BLISS'
SAL BEE

POZO BLUE CLEVELAND SAGE
SALVIA 'POZO BLUE'
SAL POZ

PERENINALS AND SUCCULANTS

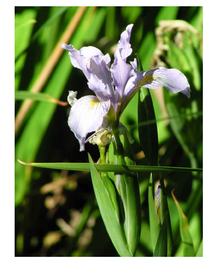
EVERGREEN HUCKLEBERRY
VACCINIUM OVATUM
VAC OVA

COMMON YARROW
ACHILLEA MILLEFOLIUM
ACH MIL

CALIFORNIA FUCHSIA
EPILOBIUM CANUM
EPI CAN

SAFFRON BUCKWHEAT
ERIGONUM CROCATUM
ERI CRO

CALIFORNIA POPPY
ESCHSLOZIA CALIFORNICA
ESC CAL



DOUGLAS IRIS
IRIS DOUGLASIANA
IRI DOU

FOOTHILLS PENSTEMON
PENSTEMON HETERPHYLLUS
PEN HET

MONKEYFLOWER
MIMULUS CARDINALIS
MIM CAR

HUMMINGBIRD SAGE
SALVIA SPATHACEA
SAL SPA

FERNS

CALIFORNIA GOLDENROD
SOLIDAGO VELUTINA CALIFORNICA
SOL VEL

FOAM FLOWER
TIARELLA CORDIFOLIA
TIA COR

WESTERN SWORD FERN
POLYSTICHUM MUNITUM
POL MIN

GRASSES & SEDGES

PURPLE THREE-AWN
ARISTIDA PURPUREA
ARI PUR

FOOTHILL SEDGE
CAREX TUMILICOLA
CAR TUM

CALIFORNIA FESCUE
FESTUCA CALIFORNICA
FES CAL

DEER GRASS
MUHLENBERGIA RIGENS
MUH RIG

STOVER SEED NATIVE HYDROSEED
NAT HYD

TOMALES BAY FESCUE
FESTUCA IDAHOENSIS
FES IDA

GROUNDCOVERS & VINES

POINT REYES MANZANITA
ARCTOSTAPHYLOS UVA-URSI
ARC UVA

CLIENT

GENERAL SERVICES AGENCY
GSA
COUNTY OF ALAMEDA

ALAMEDA COUNTY

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS

835 Contra Costa Ave
Berkeley, CA 94707

(510) 843-3666
www.JohnNorthmoreRoberts.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

JOHN NORTHMORE ROBERTS & ASSOCIATES

Drawing Title

PLANT IMAGES

Drawing No.

L1.04

SKA Project Number: 25001

NOT FOR CONSTRUCTION

IRRIGATION LEGEND

SYMBOL	MFR	MODEL	DESCRIPTION
— — — —	NETAFIM	TLRW6–1810	FLEXIBLE POLYETHYLENE TUBING W/ IN–LINE PRESSURE–COMPENSATING EMITTERS ALL LINES TO BE 12" O.C. @ 0.6 GPH (OR AS SHOWN). SEE DETAIL1/L3.02
◇——	–	–	FLUSH VALVE IN EMITTER BOX, SEE DETAIL 2/L3.02
■	RAINBIRD	1401	PRESSURE–COMPENSATING BUBBLERS ON FLEXIBLE RISER: SEE TREE PLANTING IRRIGATION DETAIL 3/L3.02
●	RAINBIRD	5 MPR H, Q	PRESSURE–COMPENSATING BUBBLERS ON FIXED RISER: SEE IRRIGATION DETAIL 9/L7.01
	GRISWOLD	DWS	BRASS ELECTRIC REMOTE–CONTROL VALVE, SEE DETAIL 5/L3.02
	GRISWOLD	DWS	BRASS ELECTRIC REMOTE–CONTROL VALVE AND ASSEMBLY, INSTALL WITH 3/4" INLINE WYE FILTER W/ #200 MESH, AND PRESSURE–REDUCTION VALVE AS REQ'D), SEE DETAIL 6/L3.02
	RAINBIRD	44NP	BRASS QUICK–COUPLING VALVE WITH LOCKING RUBBER CAP, SEE DETAIL 4/L3.02
	RED & WHITE	5055F	BRASS BALL VALVE – LINE SIZE
	IRRITROL	MC–PLUS	CONTROLLER: 12–STATION, SOLID–STATE, WALL–MOUNTED, IN HEAVY–DUTY STAINLESS STEEL ENCLOSURE, RAIN SENSOR CAPABILITY, SEE DETAIL 7/L3.02
	FEBCO	825YAUS	BACKFLOW PREVENTION DEVICE – WALL–MOUNT ON UNISTRUT. SECURELY ATTACH THE BFP.

———— PVC LATERAL LINE PIPE, SCH 40 – SIZE AS ON CHART TO THE RIGHT

—— – —— PVC MAIN LINE PIPE, SCH 40 – 1" SIZE

0 20 40 60 80 ft

1"=20'-0"

CLIENT

GENERAL SERVICES AGENCY GSA COUNTY OF ALAMEDA

ALAMEDA COUNTY

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS
835 Contra Costa Ave
Berkeley, CA 94707
(510) 843-3666
www.JohnNorthmoreRoberts.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

JOHN NORTHMORE ROBERTS & ASSOCIATES

Drawing Title

IRRIGATION PLAN

Drawing No.

L1.05

SKA Project Number: 25001

NOT FOR CONSTRUCTION

IRRIGATION NOTES

1. SYSTEM DESIGNED FOR 75 PSI AND 12 GPM MINIMUM AT THE POINT OF CONNECTION. CONFIRM PRIOR TO START OF WORK. ADVISE LANDSCAPE ARCHITECT IF PRESSURE EXCEEDS 125 PSI.
2. MAKE IRRIGATION POINTS OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED.
3. COORDINATE WITH OTHER WORK AS REQUIRED TO PROVIDE POWER TO IRRIGATION CONTROLLER. EXACT LOCATION OF CONTROLLER TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
4. IRRIGATION EQUIPMENT MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY, BUT THE INTENT OF THE PLAN IS THAT EQUIPMENT BE INSTALLED WITHIN PLANTING AREAS. COORDINATE EQUIPMENT LAYOUT WITH LOCATIONS OF TREES AND SHRUBS SO AS TO REDUCE VISIBILITY OF IRRIGATION FROM BUILDINGS.
5. FULL COVERAGE IS REQUIRED. CONTRACTOR SHALL MAKE MINOR MODIFICATIONS TO LAYOUT AS REQUIRED TO OBTAIN COMPLETE COVERAGE AND REVIEW WITH ENGINEER.
6. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
7. SEE SPECIFICATIONS FOR REQUIREMENTS OF WIRE.
8. PROVIDE OWNER WITH WARRANTIES AND OPERATING INSTRUCTIONS FOR ALL EQUIPMENT. INSTRUCT OWNER IN OPERATION OF CONTROLLER.
9. FLUSH AND ADJUST ALL HEADS AND DRIPLINES AFTER INSTALLATION. INSTRUCT OWNER REGARDING ADJUSTMENT, FLUSHING, AND ONGOING MAINTENANCE OF SYSTEM.
10. SEE SPECIFICATIONS FOR REQUIRED DEPTH OF IRRIGATION PIPES.
12. WRAP BOTTOM OF ALL PULL BOXES AND VALVE BOXES WITH $\frac{1}{4}$ INCH GALVANIZED WIRE MESH. EXTEND 3 INCHES MINIMUM UP OUTSIDE OF EACH BOX FOR RODENT CONTROL.

IRRIGATION LATERAL CHART

3/4"	0–8 GPM MAX.
1"	8–12 GPM MAX.
1–1/4"	13–19 GPM MAX.

IRRIGATION VALVE CALLOUT:

A–1	VALVE NUMBER
12	GALLONS PER MINUTE (U.O.N.)
1"	VALVE SIZE

MWELO CALCULATIONS

Flow–Through Planter Areas:
Valve Area #A5: 335 s.f. = 197 gph

Low Water Use (Seasonal Grass) Planting Areas*
Valve Area #A1, A3, and A4 = 4,780 s.f. = 31 gpm

Medium – Low Water Use (Shrub) Planting Areas
Valve Area #A–5, A–6, A–7, A–8 and A9 = 1,741 s.f. = 643 gph

Tree – Large Shrub Planting
(@25 s.f/tree and 9 s.f./large shrub)
Valve Area #A–2: 303 s.f. = 11 gpm*

Total area of planting: 7,159 s.f.

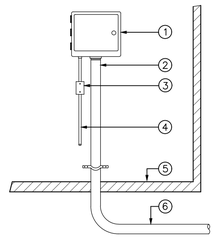
Max. Applied Water Allowance
= ETo x 0.62 x [0.7 x Landscape Area]
MAWA = 47.0 x 0.62 x [0.7 x 7,159]
= 146,029 gals/year

Est .Total Water Use
= ETo x 0.62 x Plant Factor x Landscape Area

Irrigation Efficiency
ETWU = 47.0 x 0.62 x [(0.5 x 1,741)+(0.5 x 303)+
(0.2 x 4,780)] /0.85 =
48,993.1 gals/year

Note: Subsurface Drip calculated at 0.85 efficiency.

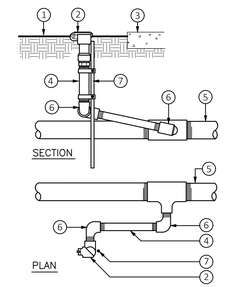
*during establishment period only



1. CONTROLLER – MOUNT AT EYE–LEVEL (+/– 5' ABOVE F. F.), AS APPROVED.
2. CONDUIT W/ 24 VOLT WIRES TO VALVES. COORDINATE W/ ELECTRICAL CONTRACTOR.
3. DISCONNECT SWITCH BY ELECTRICAL CONTRACTOR.
4. 120 POWER SOURCE IN STEEL CONDUIT BY OTHERS
5. FINISH FLOOR
6. CONDUIT TO EXTEND TO 12" INSIDE OF PLANTERS WHERE VALVES ARE LOCATED.

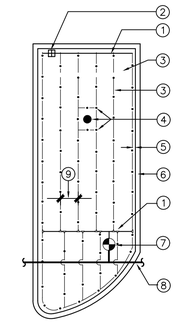
NOTE: GROUND CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS AND PER LOCAL CODE

CONTROLLER — 7 / L1.04
SCALE: NO SCALE



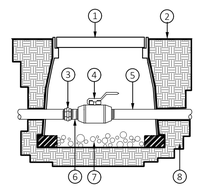
1. FINISH GRADE
2. QUICK COUPLER FLUSH WITH FINISH GRADE
3. PAVING OR VALVE BOX
4. 12" GALV. NIPPLE
5. MAIN LINE
6. GALV. ELL – 1"
7. 3/4" GALV. PIPE, 2' MIN. DEPTH, SECURE WITH WORM DRIVE CLAMPS.

QUICK COUPLER — 4 / L1.04
SCALE: NO SCALE



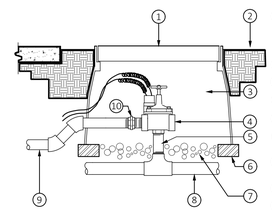
1. SCH. 40 PURPLE PVC LATERAL WITH COMPRESSION TEE FITTINGS TO DRIPLINE. CONNECT TO OTHER PLANTING BEDS ON CIRCUIT.
2. FLUSH VALVE
3. DRIP LINE W/ EMITTERS – LAY OUT SO EMITTERS ARE TRIANGULATED.
4. TREE IN BED – SURROUND ROOTBALL W/ DRIPLINE
5. LAYOUT DRIPLINE 4" INSIDE ALL PLANTER EDGES
6. PLANTER EDGE
7. VALVE / FILTER / PRESSURE REGULATOR ASSEMBLY. INSTALL AT MID–POINT OF CIRCUIT
8. MAINLINE
9. SPACING BETWEEN LINES – 12/18" SEE PLAN

DRIP LAYOUT — 1 / L1.04
SCALE: NO SCALE



1. PLASTIC VALVE BOX WITH LOCKING LID
2. FINISH GRADE
3. PVC UNION
4. BALL VALVE
5. MAIN LINE
6. PVC SCH. 80 NIPPLE
7. FILL BOTTOM OF BOX W/ 3" DEPTH DRAIN ROCK
8. BRICK TO SUPPORT BOX

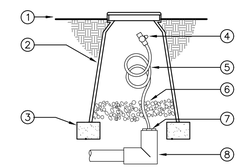
BALL VALVE — 8 / L1.04
SCALE: NO SCALE



1. PLASTIC VALVE BOX. INSTALL PARALLEL TO EDGES & ADJACENT TO PAVING.
2. FINISH GRADE
3. 24" COILED WIRE SLACK
4. REMOTE CONTROL VALVE
5. PVC SCH. 80 NIPPLE
6. BRICK TO SUPPORT BOX AS NEEDED
7. FILL BOTTOM OF BOX W/ 3" DEPTH DRAIN ROCK
8. MAIN LINE
9. LATERAL
10. PVC UNION

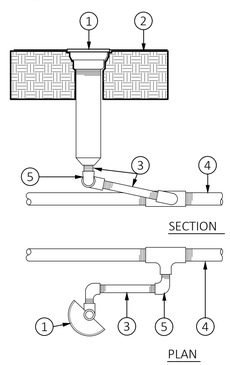
NOTE: BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH SPLICING MATERIAL.

REMOTE CONTROL VALVE — 5 / L1.04
SCALE: NO SCALE



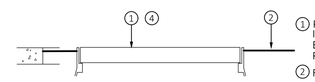
1. FINISH GRADE
2. 10" ROUND VALVE BOX
3. BRICK SUPPORTS AS REQUIRED
4. PVC BALL (S×S) FLUSH VALVE
5. IPS PVC FLEX TUBING
6. DRAIN ROCK 8" MIN. DEPTH
7. REDUCER BUSHING
8. PVC PIPING AND FITTINGS

FLUSH VALVE — 2 / L1.04
SCALE: NO SCALE

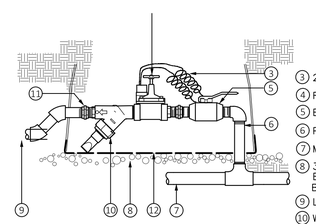


1. HEAD FLUSH WITH FINISH GRADE
2. FINISH GRADE
3. PVC SCH. 80 NIPPLE
4. LATERAL
5. PVC STREET ELL

POP–UP VAN SPRINKLER — 9 / L1.04
SCALE: NO SCALE



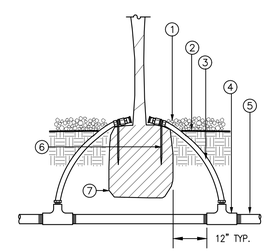
1. PLASTIC VALVE BOX – INSTALL PARALLEL TO EDGES & ADJACENT TO PAVING WHERE POSSIBLE
2. FINISH GRADE



3. 24" COILED WIRE SLACK
4. REMOTE CONTROL VALVE
5. BALL VALVE
6. PVC SCH. 80 NIPPLE
7. MAIN LINE
8. 3" DEPTH DRAIN ROCK EXTEND 4" BEYOND VALVE BOX ALL SIDES FOR SUPPORT
9. LATERAL
10. WYE FILTER
11. PVC UNION, TYP. (2 ea.)
12. 1/2" GALV. WIRE MESH GOPHER SCREEN – WRAP UP SIDES 4" MIN.

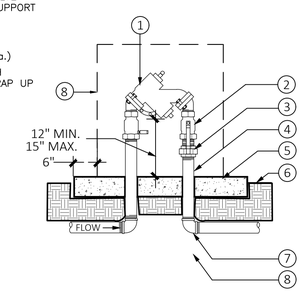
NOTE: BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH SPLICING MATERIAL.

REMOTE CONTROL VALVE – DRIP — 6 / L1.04
SCALE: NO SCALE



1. FLOOD BUBBLER NOZZLE
2. FINISH GRADE W/ MULCH
3. FLEXIBLE SCH. 40 PVC W/ ADAPTER
4. PVC TEE
5. LATERAL LINE
6. GALV. WIRE STAPLE
7. ROOTBALL

TREE BUBBLER — 3 / L1.04
SCALE: NO SCALE



1. BACKFLOW PREVENTER
2. BALL VALVE SHUT OFFS
3. GALVANIZED UNION
4. GALVANIZED NIPPLES
5. 4" THICK CONC. PAD WITH 6x6 10/10 W.W.M. SIZE 6" LARGER THAN ENCLOSURE ALL SIDES
6. FINISH GRADE
7. GALVANIZED ELLS
8. PROTECTIVE ENCLOSURE

BACKFLOW PREVENTION DEVICE — 10 / L1.04
SCALE: NO SCALE

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

ALAMEDA COUNTY

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS

835 Contra Costa Ave
Berkeley, CA 94707

(510) 843-3666
www.JohnNorthmoreRoberts.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION
15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

JOHN NORTHMORE ROBERTS & ASSOCIATES

Drawing Title

IRRIGATION DETAILS

Drawing No.

L1.06

SKA Project Number: 25001

NOT FOR CONSTRUCTION

GENERAL NOTES

GOVERNING STANDARDS:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, SPECIFICATIONS, CODES, PUBLIC DESIGN STANDARDS, AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL COMPLY WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE COUNTY OF ALAMEDA.

EXISTING CONDITIONS & FIELD VERIFICATION:

1. ALL EXISTING SITE CONDITIONS AND ELEVATIONS SHOWN ON THIS PLAN ARE FROM RECORD DRAWINGS AND A SURVEY COMPLETED BY BKF ENGINEERS, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AND ELEVATIONS REPORTED IN THE SURVEY ARE ACCURATE TO THEIR SATISFACTION. THE ENGINEER IS NOT RESPONSIBLE TO VERIFY ACCURACY OF THIRD-PARTY SURVEY DATA UNLESS EXPLICITLY AGREED UPON.
2. THE CONTRACTOR SHALL REVIEW THE SITE SOILS AND MAKE THEIR DETERMINATION OF EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS ENCOUNTERED.
3. CONTRACTOR TO LOCATE ALL EXISTING PROPERTY MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. A SURVEY SHALL BE RECORDED WITH THE COUNTY SURVEYOR FOR ANY RESET PINS.
4. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION. CALL "ONE CALL" AT 1-800-642-2444 AND NOTIFY ALL OTHER AGENCIES.
5. AFTER LOCATES ARE REQUESTED AND UTILITY COMPANIES HAVE PROVIDED LOCATES, CONTRACTOR SHALL POTHOLE TO THE DEPTH OF THE PROPOSED UTILITY TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND PROVIDE THE ENGINEER-OF-RECORD AND THE APPROPRIATE INSPECTOR 72 HOURS ADVANCE NOTICE OF ANY POTENTIAL CONFLICTS.

SCOPE OF WORK:

1. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND OTHERS AS NECESSARY TO PROVIDE A COMPLETED PROJECT.
2. THE CONTRACTOR SHALL USE GENERALLY ACCEPTED CONSTRUCTION PROCEDURES. THE CONTRACTOR WILL INCLUDE ON THE BID ANY WORK NEEDED TO CONSTRUCT THIS PROJECT TO ACCEPTED CONSTRUCTION STANDARDS. ALL WORK SHALL BE IN A WORKMANLIKE MANNER.
3. DEMOLITION WORK SHALL INCLUDE REMOVAL OF STUMPS AND VEGETATION DEBRIS. CONFORMANCE WITH ALL REGULATIONS AND PERMITTING REQUIREMENTS FOR SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THESE PLANS, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S SOLE EXPENSE UNLESS OTHERWISE SPECIFIED. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF BURIED AND OVERHEAD UTILITIES.
6. ALL OPEN CUTTING OF EXISTING STREETS SHALL BE PATCHED WITH A.C., COLD (TEMPORARY), HOT MIX, OR STEEL PLATES AT THE CLOSE OF EACH WORK DAY EXCEPT WHERE OTHERWISE PERMITTED BY THE ENGINEER. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT.
7. ALL TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND/OR THE APPROVED TRAFFIC CONTROL PLAN WHICHEVER APPLIES.
8. TEMPORARY EXCAVATION SHOULD BE CONSTRUCTED IN ACCORDANCE WITH OR OSHA REQUIREMENTS. TEMPORARY CUT SLOPES SHOULD NOT BE STEEPER THAN 1.5:1, HORIZONTAL TO VERTICAL, AND FLATTER IF POSSIBLE. IF EXCAVATIONS CAN NOT MEET THIS CRITERIA, THE TEMPORARY EXCAVATIONS SHOULD BE SHORED. STEEPER SLOPES MAY BE ACCEPTABLE WHERE REVIEWED BY A QUALIFIED PERSON.
9. ALL BUILDING MATERIALS SHALL BE NEW MATERIAL, UNLESS OTHERWISE APPROVED OR SPECIFIED.
10. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND SUBCONTRACTORS SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE. CONTRACTOR SHALL REMOVE ALL DELETERIOUS MATERIAL FROM SITE INCLUDING BUT NOT LIMITED TO; BROKEN CONCRETE, STUMPS, ROCKS, DEBRIS, ASPHALT RUBBLE, GARBAGE, AND LEGALLY DISPOSE OF ABOVE.
11. CONTRACTOR SHALL ASSIST THE ENGINEER-OF-RECORD IN PREPARING AS-CONSTRUCTED DRAWINGS.

PROJECT RESPONSIBILITY:

12. THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SAFE WORKING CONDITIONS WITH RESPECT TO EXCAVATION SLOPE STABILITY.
14. ANY CONSTRUCTION OBSERVATION BY THE CITY, OR THE ENGINEER-OF-RECORD, SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES, AGENCY REQUIREMENTS, AND APPROVED PLANS.
15. THE DESIGN CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
16. ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE DESIGN CONSULTANTS HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO THE REQUIREMENTS AND MINIMUM STANDARDS OF THE ORDINANCES AND ACCEPTABLE STANDARDS.
17. THE DESIGN CONSULTANTS AND THE OWNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

PERMITS, INSPECTIONS & COORDINATION:

18. THE CONTRACTOR SHALL HAVE APPROPRIATE PERMITS AND APPROVALS BEFORE COMMENCING WORK ON THIS PROJECT.
19. IF CONSTRUCTION IS TO TAKE PLACE IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE CITY/COUNTY AND OBTAIN ALL REQUIRED PERMISSIONS.
20. A PRE-CONSTRUCTION MEETING SHOULD BE HELD BETWEEN THE CONTRACTOR AND ALL INSPECTORS NO LATER THAN 48 HOURS BEFORE STARTING MAJOR SITE WORK.
21. THE CONTRACTOR SHALL KEEP THE ENGINEER-OF-RECORD AND PUBLIC INSPECTORS (WHERE APPLICABLE) INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED. CONTRACTOR SHALL PROVID7E AN APPROXIMATE 2-WEEK LOOK AHEAD CONSTRUCTION SCHEDULE TO THE ENGINEER TO FACILITATE INSPECTIONS UPON REQUEST.
22. PRIOR TO BACKFILL ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE ENGINEER-OF-RECORD AND/OR PUBLIC INSPECTOR WHERE APPLICABLE. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR FOR THE REQUIRED INSPECTIONS.
23. ANY ALTERATION OR VARIANCE FROM THE PLANS, EXCEPT FOR MINOR FIELD ADJUSTMENTS, SHALL BE DESIGNED/APPROVED BY THE ENGINEER-OF-RECORD AND IN THE CASE OF PUBLIC WORKS MAY REQUIRE RESUBMITTAL TO THE JURISDICTION.

PLAN SET MANAGEMENT & PRECEDENCE

24. THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS WITH ALL APPROVED REVISIONS ON THE PROJECT SITE AT ALL TIMES.
25. THE CONTRACTOR SHALL REVIEW ALL PAGES OF THE PLANS; ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
26. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.
27. DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHENEVER APPLICABLE, UNLESS OTHERWISE SHOWN. SPECIFIC DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS. SPECIFIC NOTES SHOWN ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS.
28. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. IN THE EVENT OF CONTRADICTION, USE THE MOST STRINGENT SPECIFICATION AND NOTIFY THE ENGINEER. THE CONTRACTOR SHALL EXERCISE CARE TO PROTECT ADJACENT PROPERTIES DURING THEIR OPERATIONS.
29. ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE OWNER'S REPRESENTATIVE INITIAL OR SIGNATURE. THE DESIGN CONSULTANTS SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
30. THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN CONSULTANTS AND ARE NOT TO BE USED IN PART FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREIN.

HAZARDOUS MATERIAL:

1. HAZARDOUS MATERIALS IDENTIFIED AT THE SITE INCLUDE LEAD-CONTAINING PAINT, LEAD-BASED PAINT, ASBESTOS, AND SOIL IMPACTED WITH LEAD AND PESTICIDES. CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND COUNTY OF ALAMEDA SPECIFICATIONS.

DEMOLITION:

1. DEMOLITION WORK SHALL INCLUDE REMOVAL OF ALL STUMPS AND VEGETATION DEBRIS. CONFORMANCE WITH ALL REGULATIONS AND PERMITTING REQUIREMENTS FOR SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN THE OWNER'S PROPERTY, CLEARED MATERIALS ARE THE CONTRACTOR'S PROPERTY. REMOVE CLEARED MATERIALS FROM SITE AND DISPOSE OF IN LAWFUL MANNER.

EROSION CONTROL:

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.

GENERAL GRADING NOTES:

1. PROJECT GRADING LIMITS SHALL BE ALL PROPERTY LINES AND STREET RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN ON THE GRADING PLAN. THE BOUNDARIES OF CLEARING LIMITS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
2. MATERIAL TESTING FOR ALL GRADING, BACKFILL, AND PAVING ACTIVITIES AND FOR ALL COMPACTION TESTING IN THE RIGHT-OF-WAY SHALL BE COORDINATED BY THE DEVELOPER. TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY DURING CONSTRUCTION.
3. ALL PROPOSED GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS SHALL BE CONSIDERED TO BE FINISHED GRADE, WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION, CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.
4. LANDSCAPED AREAS ADJACENT TO BUILDING PADS SHALL HAVE A DRAINAGE GRADIENT OF 2 PERCENT TOWARD APPROVED DRAINAGE FACILITIES, UNLESS OTHERWISE SPECIFIED.
5. HARDSCAPED AREAS ADJACENT TO BUILDING PADS SHALL HAVE A DRAINAGE GRADIENT OF MIN. 1 PERCENT TOWARD APPROVED DRAINAGE FACILITIES, UNLESS OTHERWISE SPECIFIED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING OR RECONSTRUCTING ALL CATCH BASINS, CLEANOUTS, VAULTS, ETC., THAT ARE AFFECTED BY CONSTRUCTION AND/OR FILL TO FINISH GRADE. STORM DRAIN INLET STRUCTURES SHALL BE ADJUSTED OR RECONSTRUCTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
7. STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN, UNLESS OTHERWISE NOTED.
8. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE.
9. ALL DIRT SPOILS FROM STREET, PUBLIC UTILITY, FOUNDATION, AND DRIVEWAY CONSTRUCTION SHALL BE DISPOSED OF, HANDLED, OR STORED OUTSIDE THE DRIP LINES OF THE REMAINING TREES.
10. THE COMPACTIBILITY OF NATIVE SOILS IS DEPENDENT UPON THE MOISTURE CONTENTS, SUBGRADE CONDITIONS, DEGREE OF MIXING, TYPE OF EQUIPMENT, AS WELL AS OTHER FACTORS. THE EVALUATION OF SUCH FACTORS HAS NOT BEEN COMPLETED. THESE FACTORS SHOULD BE EVALUATED BY THE CONTRACTOR DURING PREPARATION OF BIDS AND CONSTRUCTION OF THE PROJECT.
11. ALL CUT OR FILL SLOPES SHALL BE CONSTRUCTED AT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL UNLESS AUTHORIZED BY THE GEOTECHNICAL ENGINEER.
12. CUT AND FILL SLOPES SHALL BE PROVIDED WITH SUBSURFACE DRAINAGE AS NECESSARY FOR STABILITY.
13. CONTRACTOR SHALL USE CONSTRUCTION EQUIPMENT AND PROCEDURES THAT PREVENT DISTURBANCE AND SOFTENING OR LOOSENING OF THE SUBGRADE SOILS AT THE TIME OF CONSTRUCTION. TO MINIMIZE DISTURBANCE OF THE SUBGRADE SOILS, SITE GRADING CAN BE COMPLETED USING TRACK-MOUNTED HYDRAULIC EXCAVATORS. EXCAVATION FOR FOOTINGS SHALL BE FINISHED USING A SMOOTH-EDGED BUCKET TO PROCURE A FIRM, UNDISTURBED SURFACE. IF THE SUBGRADE IS DISTURBED DURING CONSTRUCTION, SOFT, LOOSE, OR DISTURBED SOILS SHALL BE OVEREXCAVATED TO FIRM SOIL AND BACKFILLED WITH STRUCTURAL FILL.

SITE PREPARATION:

14. ALL AREAS OF CONSTRUCTION ARE TO BE STRIPPED OF ALL TOPSOIL AND ORGANIC MATERIALS, AND REPLACED AFTER COMPLETION OF STRUCTURAL GRADING AS DIRECTED.
15. CONTRACTOR SHALL LOCATE ALL FOUNDATIONS, FLOOR SLABS, DEBRIS PITS, FILL SOILS, PAVEMENTS, AND SUB-SURFACE STRUCTURES. THESE SOILS OR STRUCTURES SHOULD BE ENTIRELY REMOVED. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL, THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH STRUCTURAL FILL.
16. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL, AND OTHER UNSUITABLE MATERIALS. SCARIFY TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20%) SLOPE) AND THE HEIGHT IS GREATER THAN 5 FEET, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   a. THE BENCH UNDER THE TOE OF A FILL ON ON A SLOPE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20% SLOPE) SHALL BE AT LEAST 10 FEET WIDE. THE AREA BEYOND THE TOE OF FILL SHALL BE SLOPED FOR SHEET OVERFLOW OR A PAVED DRAIN SHALL BE PROVIDED.
   b. WHEN FILL IS TO BE PLACED OVER A CUT, THE BENCH UNDER THE TOE OF FILL SHALL BE AT LEAST 10 FEET WIDE BUT THE CUT SHALL BE MADE BEFORE PLACING THE FILL AND ACCEPTANCE BY THE GEOTECNNICAL ENGINEER AS A SUITABLE FOUNDATION FOR FILL.

EXCAVATION:

18. EXCAVATIONS BELOW GROUNDWATER CAN BE BACKFILLED USING EITHER A SAND-CEMENT SLURRY, CONTROLLED LOW STRENGTH MATERIAL, OR GRAVEL ENCASED IN A GEOTEXTILE FILTER FABRIC OR ENGINEERED FILL MATERIAL. ONCE THE EXCAVATION IS BACKFILLED ABOVE THE GROUNDWATER TABLE, SILTY SAND SOILS SHOULD BE USED AS BACKFILL. FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
19. CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO REDUCE THE RISK OF LOCALIZED FAILURES OF TEMPORARY SLOPES:
   a. USE OF GEOTEXTILE FABRIC TO PROTECT THE EXPOSED CUT SLOPES FROM SURFACE EROSION.
   b. PROVIDING POSITIVE DRAINAGE AWAY FROM THE TOP AND BOTTOM OF THE CUT SLOPES.
   c. CONSTRUCT AND BACKFILL WALLS AS SOON AS PRACTICAL AFTER COMPLETING THE EXCAVATION.
   d. PERIODICALLY MONITOR THE AREA AROUND THE TOP OF THE EXCAVATION FOR EVIDENCE OF GROUND CRACKING.

EMBANKMENT:

20. CONTRACTOR SHALL UTILIZE SUITABLE SUBGRADE MATERIAL FOR ALL FILLS. ENGINEERED FILL SHALL BE COMPACTED IN HORIZONTAL LIFTS NOT EXCEEDING 12" USING STANDARD COMPACTION. THE CONTRACTOR SHALL COMPACT EACH LIFT TO 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM TEST METHOD D 1557. COMPACT SUBGRADE TO A LINE ONE FOOT BEYOND EDGE OF PAVING, CURBS, SIDEWALKS, AND SIDEWALK EXTENSIONS. SUITABLE MATERIAL SHALL BE AS DEFINED BY THE CITY ENGINEER AND/OR GEOTECHNICAL ENGINEER. FILL TO BE "PROOF ROLLED" AS DIRECTED BY THE ENGINEER AND COMPACTION TESTS MAY BE TAKEN.
21. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON MAXIMUM ORGANIC CONTENT OF SOILS, MOISTURE-CONDITIONING, STRUCTURAL FILL GRADATION REQUIREMENTS, REUSE OF FINE GRAINED SOILS AND SITE STRIPPING.

UTILITY TRENCHING:

22. ALL TRENCHING AND SHORING SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS, INCLUDING THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.
23. EXCAVATIONS MORE THAN 3 FT DEEP SHALL BE LATERALLY SUPPORTED OR ALTERNATIVELY PROVIDED WITH SIDE SLOPES OF 1.5H:1V EXCEPT AS OTHERWISE DETERMINED BY THE COMPETENT PERSON.
24. FOR EXCAVATIONS ADJACENT TO BUILDINGS OR UTILITIES, CONTRACTOR SHALL SELECT A TEMPORARY SHORING SYSTEM THAT WILL LIMIT THE RISK OF SIGNIFICANT LATERAL MOVEMENTS AND/OR LOSS OF GROUND NEAR THE EXISTING INFRASTRUCTURE.
25. UTILITY TRENCH BACKFILL PLACED IN OR ADJACENT TO BUILDING AREAS, EXTERIOR SLABS, OR PAVEMENTS, SHOULD BE MOISTURE
CONDITIONED TO WITHIN TWO PERCENT OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS AND TRENCH DETAILS. THE CONTRACTOR SHOULD USE APPROPRIATE EQUIPMENT AND METHODS TO AVOID DAMAGE TO UTILITIES AND/OR STRUCTURES DURING PLACEMENT AND COMPACTION OF THE BACKFILL MATERIALS.
26. APPROVED ON-SITE SOILS AND APPROVED IMPORTED ENGINEERED FILL MATERIALS MAY BE USED AS FINAL BACKFILL IN TRENCHES.
27. JETTING OF TRENCH BACKFILL IS PROHIBITED TO COMPACT BACKFILL SOILS UNLESS SPECIFICALLY AUTHORIZED BY THE GEOTECHNICAL ENGINEER.

PAVING:

1. ALL PAVING WORK SHALL CONFORM TO RECOMMENDATIONS IN THE PAVEMENT DESIGN REPORT. ANY DEVIATIONS FROM THE REPORT MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE START OF CONSTRUCTION, OR CONTRACTOR WILL BE HELD LIABLE FOR UNAPPROVED DEVIATIONS. WHERE THE GEOTECHNICAL ENGINEER' RECOMMENDATIONS CONFLICT WITH THESE GENERAL NOTES. THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS SHALL SUPERCEDE.
2. FOLLOWING EXCAVATION TO DESIGN SUBGRADE ELEVATION AND PRIOR TO PLACING THE GEOTEXTILE AND BASE-COURSE MATERIALS, ALL PAVEMENT AREA SUBGRADE SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER. PROOF ROLLING WITH A LOADED DUMP TRUCK MAY BE PART OF THIS EVALUATION. ANY SOFT AREAS OR AREAS OF UNSUITABLE MATERIAL DISCLOSED BY THE EVALUATION SHALL BE OVEREXCAVATED TO FIRM MATERIAL AND BACKFILLED WITH STRUCTURAL FILL.
3. STRUCTURAL PAVEMENT SECTIONS ASSUME DRY WEATHER AND UNSATURATED SUBGRADE CONDITIONS. IF WORK CONDITIONS DIFFER, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER FOR WET WEATHER DESIGN REQUIREMENTS.
4. DURING WET WEATHER, CONTRACTOR TO CONSULT WITH GEOTECHNICAL ENGINEER BEFORE INSTALLING ROAD BASE ROCK.
5. PAVED AREAS ARE NOT TO BE USED DURING CONSTRUCTION WHERE AVOIDABLE.
6. ALL PAVED AREAS TO BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE TO REMOVE SURFACE WATER AND WATER WITHIN THE BASE COURSE. SUBGRADE MINIMUM SLOPE IS 0.5% AND CATCH BASINS SHALL HAVE WEEP HOLES TO DRAIN SUBGRADE.
7. PAVEMENT WORK TO CONFORM TO CALTRANS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
8. ASPHALT BINDER SHALL BE PERFORMANCE GRADE (PG) 64-22.
9. TRAFFIC SHALL NOT BE ALLOWED ON NEW AC PAVEMENT SURFACING BEFORE ALL LIFTS OF AC HAVE BEEN PLACED.

PRIVATE UTILITIES:

1. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY POINTS OF CONNECTION TO EXISTING UTILITIES AND LOCATIONS WHERE NEW UTILITIES WILL CROSS EXISTING UTILITIES POT-HOLING PRIOR TO CONSTRUCTION OR ORDERING MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE POT-HOLING SUCH THAT IF CONFLICTS ARE ENCOUNTERED, SUFFICIENT TIME EXISTS TO PREPARE MODIFIED DESIGNS AND HAVE THE MODIFICATIONS APPROVED BY THE JURISDICTION AND ENGINEER-OF-RECORD WITHOUT IMPACTING THE PROJECT SCHEDULE.
3. UTILITIES WITHIN TWO FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE.

WATER:

1. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
2. DOMESTIC WATER LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
3. ALL WATERLINE TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES, AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS IN ACCORDANCE WITH 10.8.2 (NFPA 24) OR RESTRAINED JOINT SYSTEMS.
4. GATE VALVES SHALL BE RESILIENT WEDGE, NRS (NON-RISING STEM) WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT OR ANSI FLANGES. VALVES SHALL CONFORM TO AWWA C-515 LATEST REVISION. VALVES SHALL BE MUELLER, M&H, KENNEDY, CLOW R/2, WATEROUS SERIES 2500, EJ FLOWMASTER OR AMERICAN AVK.
5. ALL BRASS PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE USA AND COMPLY WITH PUBLIC LAW 111-380 (REDUCTION OF LEAD IN DRINKING WATER ACT). IMPORTED BRASS PIPE AND FITTINGS IS NOT PERMITTED.
6. HYDRANTS SHALL BE PER TOWN STANDARDS.
7. NEW DOUBLE CHECK VAULTS TO HAVE SUMP PUMPS INSTALLED FOR DRAINAGE. DAYLIGHT PIPE TO NEAREST CURB. INSTALL 2" WEEP. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO PUMP. TWO SEPARATE ELECTRICAL CONDUITS NEEDED. ONE FOR POWER TO SUMP PUMP AND ONE FOR LOW VOLTAGE POWER TO FIRE SERVICE LINE CONTROL VALVE TAMPER SWITCHES. METAL SIGN WITH RAISED LETTERS AT LEAST 1 INCH IN SIZE SHALL BE MOUNTED TO THE FIRE DEPARTMENT CONNECTION. SIGN TO READ "FIRE DEPT. CONNECTION". METAL SIGN ON FDC SHALL HAVE A RED REFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERING.

STORMWATER:

1. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
2. CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS AND SHALL BE OF THE ANGLES PRESENTED BY ONE-SIXTEENTH BEND, ONE-EIGHTH BEND, ONE-SIXTH BEND OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
3. ALL STORM DRAIN PIPES PIPE WITH A MINIMUM OF FOUR FEET OF COVER FROM FINISH GRADE SHALL BE PVC, SEAMLESS CONFORMING TO ASTM 3034, SDR 35, POLYPROPYLENE PIPE CONFORMING TO ASTM F2736 OR PVC RIBBED CONFORMING TO ASTM D1784, UNLESS OTHERWISE SPECIFIED.
4. ALL STORM DRAIN PIPE WITH A MINIMUM OF TWO FEET OF COVER FROM FINISHED GRADE SHALL BE PVC C900, C905, OR DUCTILE IRON (DIP) CLASS 50, UNLESS OTHERWISE SPECIFIED.
5. CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH THE CIP. MATERIALS TO BE OF AN APPROVED TYPE AND BE WATER AND GAS TIGHT. NOT ALL REQUIRED CLEAN OUTS ARE SHOWN.
6. CLEANOUTS SHALL BE INSTALLED ABOVE GRADE OR UNDER AN APPROVED COVER PLATE WITH ADEQUATE CLEARANCE.
7. BUILDING DRAINS SHALL BE RUN IN PRACTICAL ALIGNMENT AND AT A UNIFORM SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT (2%) UNLESS OTHERWISE SPECIFIED.
8. SPECIAL STRUCTURES, OIL/WATER SEPARATORS, WATER QUALITY VAULTS, LYNCH STYLE CATCH BASINS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WHERE STRUCTURES ARE CONNECTED TO A SEWER SYSTEM, THEY SHALL BE INSTALLED WITH A P-TRAP OR CHECK VALVE TO PREVENT ODORS.
9. THE ENDS OF STORM DRAIN SERVICE LATERALS OR PIPE STUBS SHALL BE MARKED WITH A ONE PIECE 2"X4" MARKER EXTENDING A MINIMUM 36" ABOVE THE GROUND WITH THE END PAINTED WHITE. ATTACH MAGNETIC TAPE ALONGSIDE THE 2"X4" MARKER.
10. THE LOCATION AND/OR STATIONING AND THE VERTICAL DISTANCE FROM THE GROUND TO THE INVERT ELEVATION OF ALL SEWER SERVICE LATERALS SHALL BE RECORDED BY THE CONTRACTOR AND PROVIDED TO THE ENGINEER.
11. WHEN CONNECTING NEW LINES TO EXISTING MANHOLES, THE MANHOLE WALL MUST BE CORE DRILLED CLEANLY, AND GROUTED OR OTHERWISE SEALED TO PREVENT GROUNDWATER INFLOW AND INFILTRATION.
12. TRACER WIRE SHALL BE MINIMUM 14-GAUGE, SOLID CORE, WHITE-COATED COPPER WIRE WITH THERMOPLASTIC INSULATION RECOMMENDED FOR DIRECT BURIAL, AND SHALL BE INSTALLED WITH ALL SANITARY SEWER PIPES.

FRANCHISE UTILITIES:

1. ELECTRICAL, TELEPHONE, GAS, AND T.V. SERVICE SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.
2. UTILITY TRENCHES ARE TO BE DUG, UTILITY CONDUIT IS TO BE PLACED, UTILITY TRENCHES ARE TO BE BACKFILLED, VAULTS ARE TO BE INSTALLED, AND TRANSFORMER PADS ARE TO BE POURED BY THE CONTRACTOR PER ELECTRICAL, TELEPHONE, GAS, AND T.V. SERVICE PLANS AND STANDARD SPECIFICATIONS.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

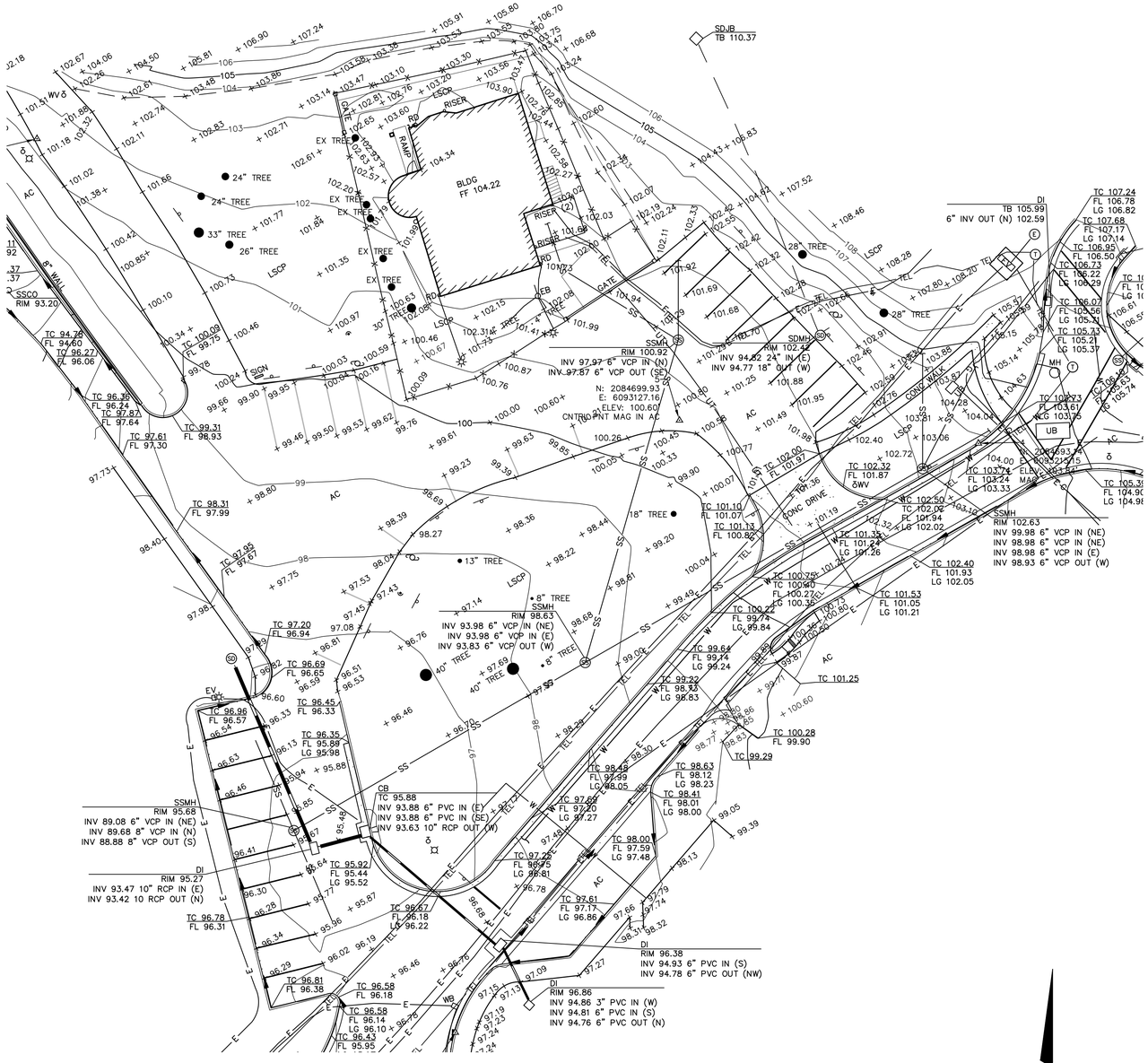
REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

GENERAL NOTES

Drawing No.

C0.01



SYMBOLS & LEGEND

EXISTING

- SIGN
- SITE LIGHT
- UTILITY POLE
- TREE
- STORM DRAIN CLEAN OUT
- SANITARY SEWER MANHOLE
- FENCE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- CONCRETE

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
CB	CATCH BASIN
CONC	CONCRETE
DI	DRAINAGE INLET
EB	ELECTRIC BOX
FL	FLOWLINE
INV	INVERT
LG	LIP OF GUTTER
LSCP	LANDSCAPE
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP FACE OF CURB
UB	UNDERGROUND BOX
VCP	VITRIFIED CLAY PIPE
WB	WATER BOX
WV	WATER VALVE

TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

BENCHMARK: NGS BENCHMARK HT1772, A FOUND BRASS DISC ON THE NORTH FACE OF THE WELLS FARGO BANK BUILDING AT THE NORTHEAST CORNER OF THE INTERSECTION OF SAN ANSELMO AVENUE AND TUNSTEAD AVENUE, ELEVATION = 52.14 FEET NAVD 88 DATUM.

TEMPORARY SITE BENCHMARK: A SET MAG NAIL IN ASPHALT, LOCATION SHOWN HEREON, ELEVATION 47.78 FEET (NAVD 88).

FIELD SURVEY DATE: 12/18/2024

N

20 0 20 40
scale 1" = 20' feet

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

EXISTING CONDITIONS

Drawing No.

C1.01

LEGEND

- EXISTING LANDSCAPE TO BE REMOVED
- TOP 6' OF CONTAMINATED SOIL WITHIN 5' OF BUILDING TO BE REMOVED, SEE NOTE 11 BELOW FOR MORE DETAILS..
- EXISTING AC PAVEMENT TO BE REMOVED
- EXISTING TREE TO BE REMOVED

KEY NOTES

1. UTILITY STRUCTURES TO BE REMOVED
2. LIGHT POLE TO BE REMOVED
3. RAMP TO BE REMOVED
4. SIGN TO BE REMOVED
5. CHAIN LINK FENCE AND FENCE POSTS AND CONCRETE TO BE REMOVED
6. TREE TO BE PROTECTED IN PLACE
7. CONCRETE RAMP TO BE REMOVED
8. UTILITY STRUCTURES TO BE PROTECTED
9. CONCRETE PAD TO BE REMOVED
10. STAIRS TO BE REMOVED
11. UTILITY LINE TO BE REMOVED

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
CB	CATCH BASIN
CONC	CONCRETE
DI	DRAINAGE INLET
(E)	EXISTING
EB	ELECTRIC BOX
FL	FLOWLINE
INV	INVERT
LG	LIP OF GUTTER
LSCP	LANDSCAPE
(P)	PROPOSED
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP FACE OF CURB
UB	UNDERGROUND BOX
VCP	VITRIFIED CLAY PIPE
WB	WATER BOX
WV	WATER VALVE

NOTES

1. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE,TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL EXISTING UNDERGROUND IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
4. ALL SIDEWALK SAWCUTS, CUT AT THE NEAREST EXPANSION JOINT AS APPROVED BY THE CITY INSPECTOR AND / OR APPROVED REPRESENTATIVE.
5. CONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL REMOVED MATERIAL.
6. ON-SITE DEMOLITION INCLUDES, BUT NOT LIMITED TO:
   - CONCRETE VERTICAL CURB AND SIDEWALK
   - ASPHALT CONCRETE LANDSCAPE/TREES
   - UNDERGROUND UTILITIES
   - ANY ORGANIC MATERIAL

   REMOVE ALL FACILITIES AS REQUIRED FOR EXCAVATION UNLESS OTHERWISE SPECIFICALLY NOTED.
7. UTILITY DEMOLITION TO BE COORDINATED WITH RESPECTIVE UTILITY COMPANY.
8. ALL EXISTING UTILITIES, TREES, AND LIGHTS WITHIN THE PROPERTY TO BE REMOVED UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES COMPLIANT WITH THE PROJECT AT ALL TIMES AND BE RESPONSIBLE FOR MAINTENANCE.
10. CONTRACTOR TO REMOVE AND DISPOSE OF APPROXIMATELY 6,640 CUBIC YARDS OF SOIL AROUND THE PERIMETER OF THE BUILDING IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND COUNTY OF ALAMEDA SPECIFICATIONS INCLUDING DOCUMENT 13 10 00 REMEDIATION OF CONTAMINATED SOIL.

N

20 0 20 40
scale 1" = 20' feet

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

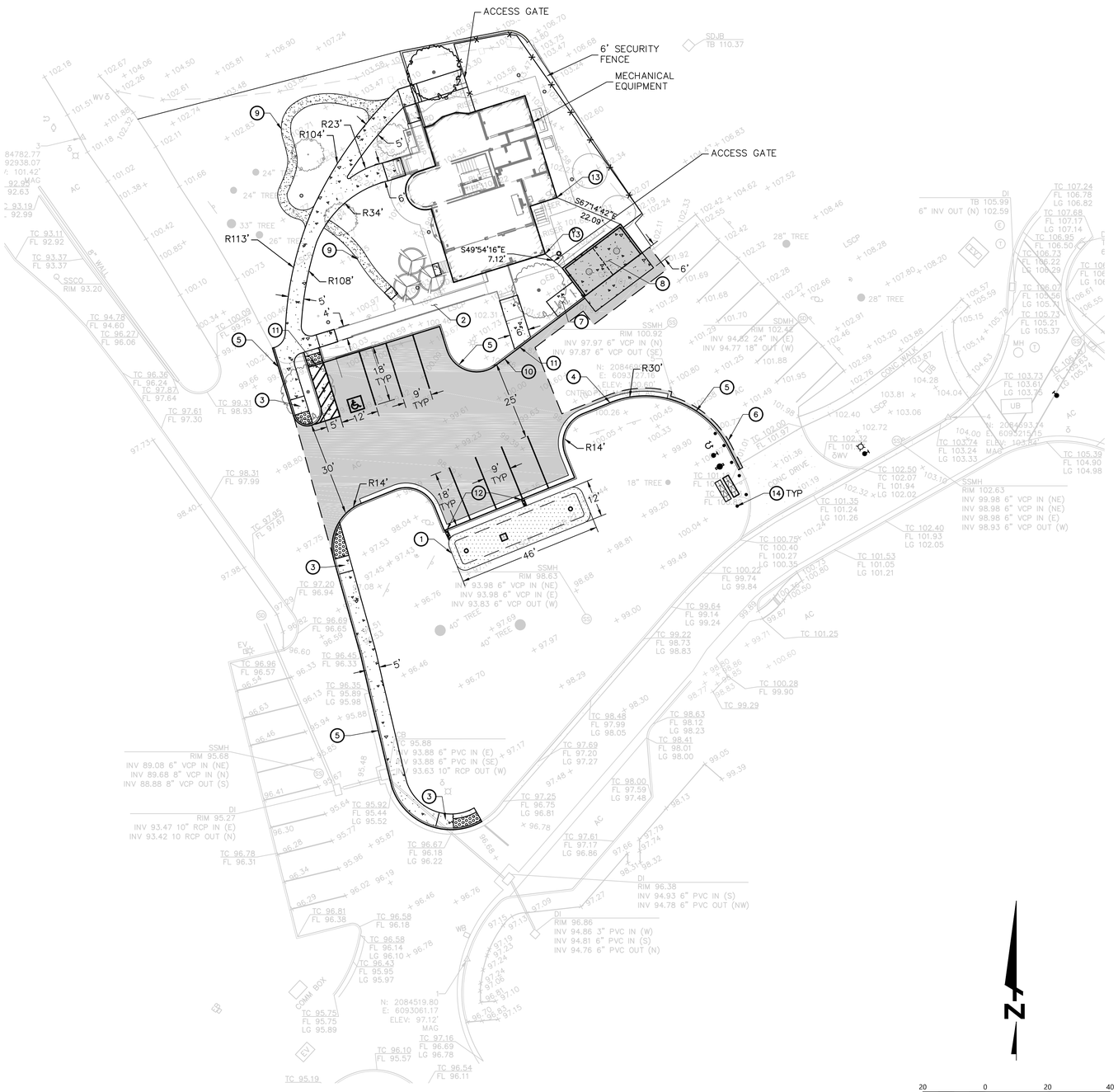
REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

DEMOLITION PLAN

Drawing No.

C2.01



SYMBOLS & LEGEND

- SIGN
- SAWCUT
- PEDESTRIAN CONCRETE PAVEMENT, 3.5" CONCRETE OVER 6" CRUSHED AB
- VEHICULAR CONCRETE PAVEMENT, 6" CONCRETE OVER 6" CRUSHED AB
- ASPHALT CONCRETE PAVEMENT, 6" AC OVER CRUSHED AB
- TRUNCATED DOMES (8/C6.01)
- DECOMPOSED GRANITE, SEE LANDSCAPE DRAWINGS
- BIORETENTION PLANTER (1/C6.01)
- RETAINING WALL, SEE WALL PLANS AND STRUCTURAL PLANS

KEY NOTES

1. BIORETENTION PLANTER (1/C6.01)
2. WOOD RAMP, SEE ARCHITECTURAL DRAWINGS
3. CONCRETE CURB RAMP WITH TRUNCATED DOMES (4/C6.01)
4. CONCRETE CURB AND GUTTER (2/C6.01)
5. CONCRETE CURB (3/C6.01)
6. 1' AC PLUG (7/C6.01)
7. BIKE RACK, SEE LANDSCAPE DRAWINGS
8. TRASH ENCLOSURE, SEE ARCHITECTURAL DRAWINGS
9. DECOMPOSED GRANITE PEDESTRIAN PATH, SEE LANDSCAPE DRAWINGS
10. CURB TRANSITION FROM 6" TO FLUSH
11. FLUSH CURB (2/C6.01)
12. 1' WIDE CURB CUT (3/C6.01)
13. HORIZONTAL CONTROL IS BASED ON THE SURVEYED SOUTHEAST CORNER OF THE EXISTING BUILDING.
14. BOLLARD (5/C6.01)

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
CB	CATCH BASIN
CONC	CONCRETE
DI	DRAINAGE INLET
EB	ELECTRIC BOX
FL	FLOWLINE
INV	INVERT
LG	LIP OF GUTTER
LSCP	LANDSCAPE
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP FACE OF CURB
UB	UNDERGROUND BOX
VCP	VITRIFIED CLAY PIPE
WB	WATER BOX
WV	WATER VALVE

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

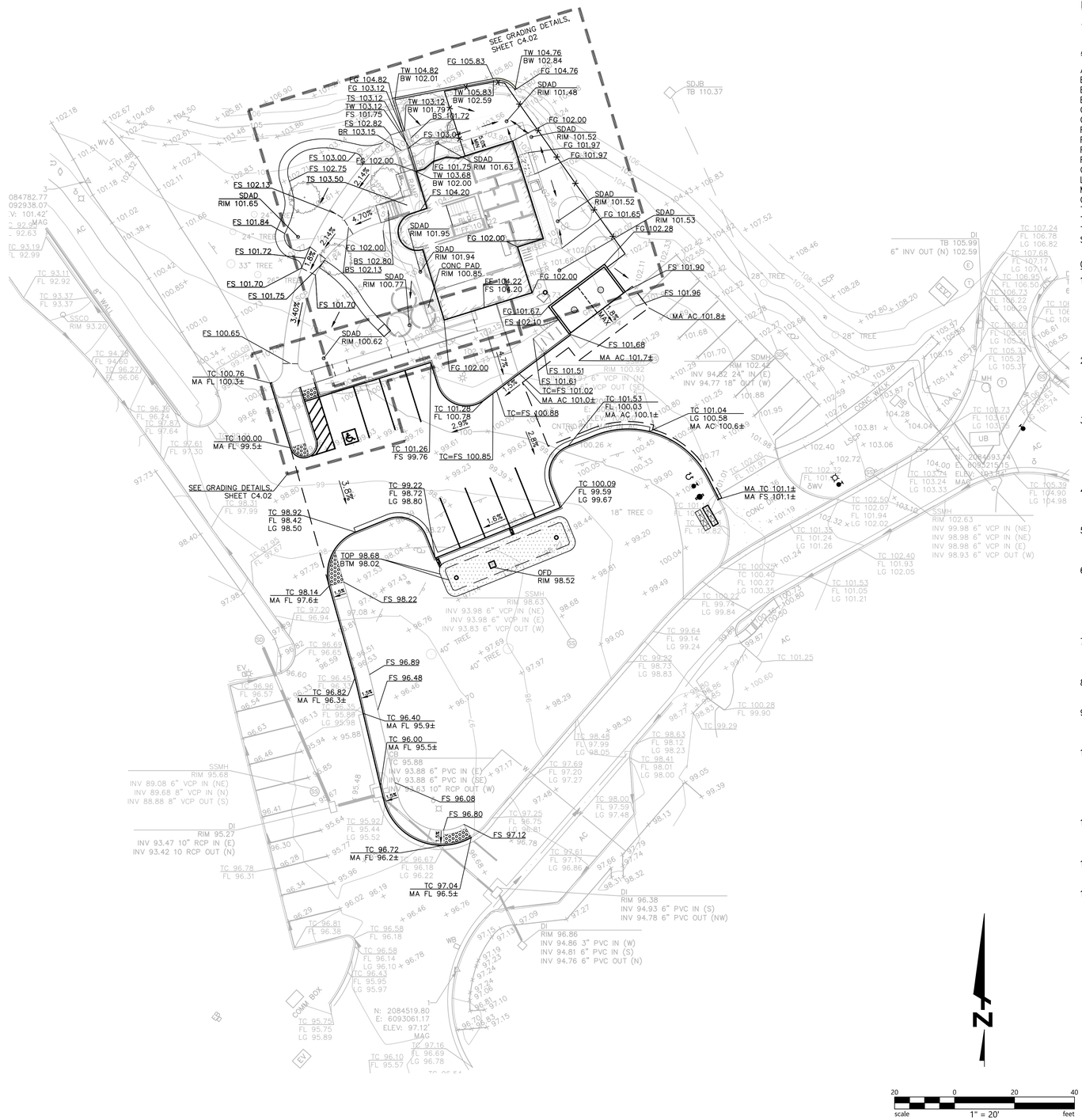
REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

HORIZONTAL CONTROL PLAN

Drawing No.

C3.01



SYMBOLS & LEGEND

PROPOSED

– – – – – – – – GRADE BREAK LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE
BS	BOTTOM OF STAIRS
BR	BOTTOM OF RAIL
BW	BOTTOM OF WALL
CO	CLEAN OUT
CONC	CONCRETE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
LG	LIP OF GUTTER
MA	MATCH EXISTING
OFD	OVERFLOW DRAIN
TC	TOP FACE OF CURB
TS	TOP OF STAIRS
TW	TOP OF WALL
SDAD	STORM DRAIN AREA DRAIN

GRADING AND DRAINAGE NOTES

1. PROJECT GRADING LIMITS SHALL BE ALL PROPERTY LINES AND STREET RIGHT–OF–WAY, UNLESS OTHERWISE SHOWN ON THE GRADING PLAN. THE BOUNDARIES OF CLEARING LIMITS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
2. MATERIAL TESTING FOR ALL GRADING, BACKFILL, AND PAVING ACTIVITIES AND FOR ALL COMPACTION TESTING IN THE RIGHT–OF–WAY SHALL BE COORDINATED BY THE DEVELOPER. TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY DURING CONSTRUCTION.
3. ALL PROPOSED GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS SHALL BE CONSIDERED TO BE FINISHED GRADE, WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION, CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.
4. LANDSCAPED AREAS ADJACENT TO BUILDING PADS SHALL HAVE A DRAINAGE GRADIENT OF 2 PERCENT TOWARD APPROVED DRAINAGE FACILITIES, UNLESS OTHERWISE SPECIFIED.
5. HARDSCAPED AREAS ADJACENT TO BUILDING PADS SHALL HAVE A DRAINAGE GRADIENT OF MIN. 1 PERCENT TOWARD APPROVED DRAINAGE FACILITIES, UNLESS OTHERWISE SPECIFIED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING OR RECONSTRUCTING ALL CATCH BASINS, CLEANOUTS, VAULTS, ETC., THAT ARE AFFECTED BY CONSTRUCTION AND/OR FILL TO FINISH GRADE. STORM DRAIN INLET STRUCTURES SHALL BE ADJUSTED OR RECONSTRUCTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
7. STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN, UNLESS OTHERWISE NOTED.
8. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE.
9. ALL DIRT SPOILS FROM STREET, PUBLIC UTILITY, FOUNDATION, AND DRIVEWAY CONSTRUCTION SHALL BE DISPOSED OF, HANDLED, OR STORED OUTSIDE THE DRIP LINES OF THE REMAINING TREES.
10. THE COMPACTIBILITY OF NATIVE SOILS IS DEPENDENT UPON THE MOISTURE CONTENTS, SUBGRADE CONDITIONS, DEGREE OF MIXING, TYPE OF EQUIPMENT, AS WELL AS OTHER FACTORS. THE EVALUATION OF SUCH FACTORS HAS NOT BEEN COMPLETED. THESE FACTORS SHOULD BE EVALUATED BY THE CONTRACTOR DURING PREPARATION OF BIDS AND CONSTRUCTION OF THE PROJECT.
11. ALL CUT OR FILL SLOPES SHALL BE CONSTRUCTED AT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL UNLESS AUTHORIZED BY THE GEOTECHNICAL ENGINEER.
12. CUT AND FILL SLOPES SHALL BE PROVIDED WITH SUBSURFACE DRAINAGE AS NECESSARY FOR STABILITY.
13. CONTRACTOR SHALL US CONSTRUCTION EQUIPMENT AND PROCEDURES THAT PREVENT DISTURBANCE AND SOFTENING OR LOOSENING OF THE SUBGRADE SOILS AT THE TIME OF CONSTRUCTION. TO MINIMIZE DISTURBANCE OF THE SUBGRADE SOILS, SITE GRADING CAN BE COMPLETED USING TRACK–MOUNTED HYDRAULIC EXCAVATORS. EXCAVATION FOR FOOTINGS SHALL BE FINISHED USING A SMOOTH–EDGED BUCKET TO PROCURE A FIRM, UNDISTURBED SURFACE. IF THE SUBGRADE IS DISTURBED DURING CONSTRUCTION, SOFT, LOOSE, OR DISTURBED SOILS SHALL BE OVEREXCAVATED TO FIRM SOIL AND BACKFILLED WITH STRUCTURAL FILL.

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

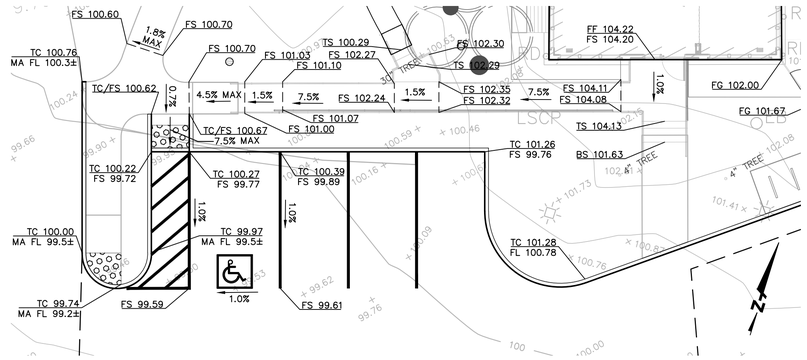
REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

GRADING PLAN

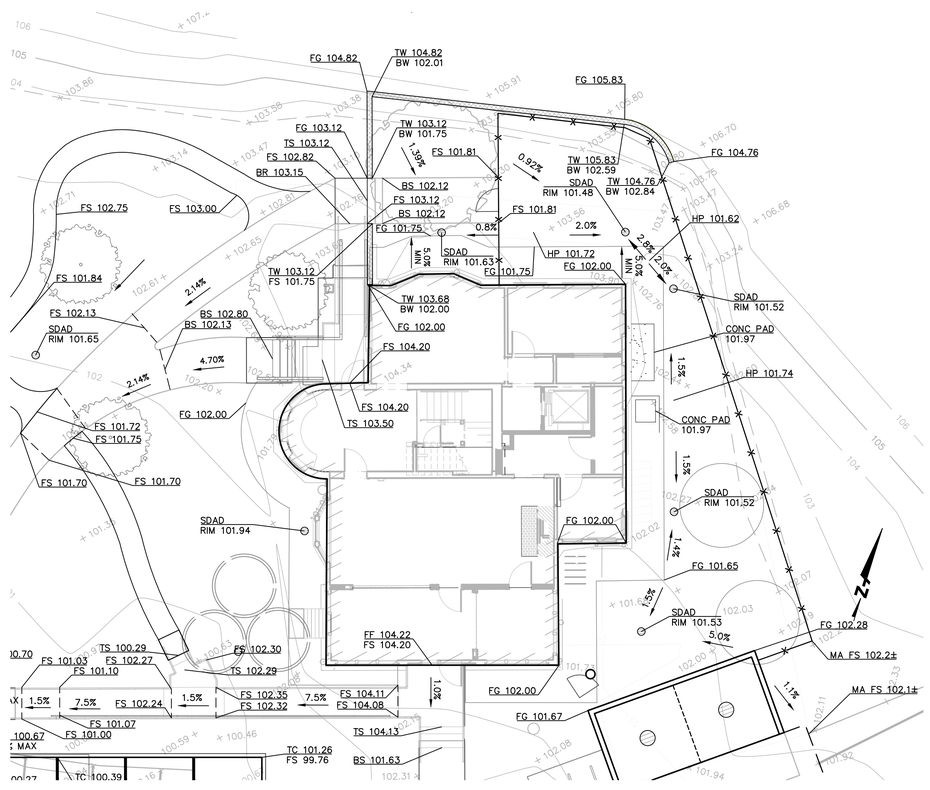
Drawing No.

C4.01



1 GRADING DETAIL

SCALE 1" = 10'



2 GRADING DETAIL

SCALE 1" = 10'

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

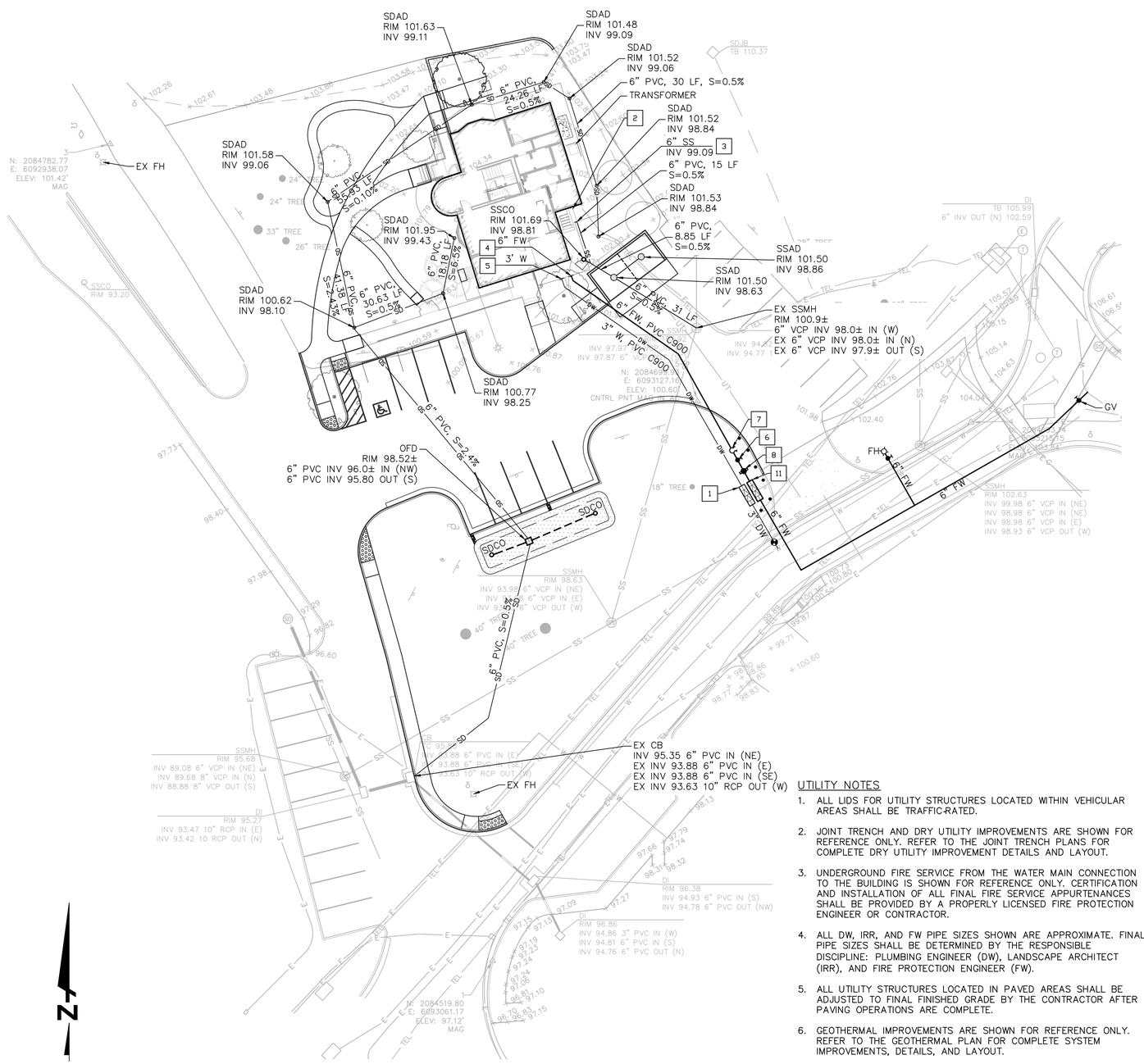
REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

GRADING DETAILS

Drawing No.

C4.02



scale 1" = 20' feet

UTILITY NOTES

1. ALL LIDS FOR UTILITY STRUCTURES LOCATED WITHIN VEHICULAR AREAS SHALL BE TRAFFIC-RATED.
2. JOINT TRENCH AND DRY UTILITY IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE JOINT TRENCH PLANS FOR COMPLETE DRY UTILITY IMPROVEMENT DETAILS AND LAYOUT.
3. UNDERGROUND FIRE SERVICE FROM THE WATER MAIN CONNECTION TO THE BUILDING IS SHOWN FOR REFERENCE ONLY. CERTIFICATION AND INSTALLATION OF ALL FINAL FIRE SERVICE APPURTENANCES SHALL BE PROVIDED BY A PROPERLY LICENSED FIRE PROTECTION ENGINEER OR CONTRACTOR.
4. ALL DW, IRR, AND FW PIPE SIZES SHOWN ARE APPROXIMATE. FINAL PIPE SIZES SHALL BE DETERMINED BY THE RESPONSIBLE DISCIPLINE: PLUMBING ENGINEER (DW), LANDSCAPE ARCHITECT (IRR), AND FIRE PROTECTION ENGINEER (FW).
5. ALL UTILITY STRUCTURES LOCATED IN PAVED AREAS SHALL BE ADJUSTED TO FINAL FINISHED GRADE BY THE CONTRACTOR AFTER PAVING OPERATIONS ARE COMPLETE.
6. GEOTHERMAL IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE GEOTHERMAL PLAN FOR COMPLETE SYSTEM IMPROVEMENTS, DETAILS, AND LAYOUT.
7. PROVIDE A MINIMUM OF ONE (1) FOOT VERTICAL CLEARANCE BETWEEN ALL WET UTILITIES (STORM DRAIN, SANITARY SEWER, AND DOMESTIC/FIRE WATER) AND OTHER FACILITIES AT ANY UTILITY CROSSINGS, UNLESS OTHERWISE NOTED ON THE PLANS. WATER LINES TO CROSS ABOVE STORM DRAIN AND SANITARY SEWER LINES AT ALL CROSSINGS.

SYMBOLS & LEGEND

- BACKFLOW PREVENTER
- STORM DRAIN CATCH BASIN/OVERFLOW DRAIN
- SANITARY SEWER/STORM DRAIN AREA DRAIN
- PIV — POST INDICATOR VALVE
- FDC — FIRE DEPARTMENT CONNECTION
- CV/GV — CHECK VALVE/GATE VALVE
- FH — FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER CLEANOUT
- JUNCTION BOX
- SD — STORM DRAIN HDPE PIPE
- DW — DOMESTIC WATER PVC PIPE
- SS — SANITARY SEWER HDPE PIPE
- FW — FIRE WATER HDPE PIPE
- E — ELECTRICAL CONDUIT SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS

ABBREVIATIONS

AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACKFLOW PREVENTER
CO	CLEAN OUT
COMM	COMMUNICATIONS
CV	CHECK VALVE
E	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FW	FIRE WATER
G	GAS
HB	HOSE BIBB
INV	INVERT
MH	MANHOLE
OFD	OVERFLOW DRAIN
PIV	POST INDICATOR VALVE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
UB	UTILITY BOX
VLT	VAULT
W	WATER

KEYNOTES

1. 3" BACKFLOW PREVENTER (WILKINS 375 OR EBMUD–APPROVED EQUAL)
2. TWO–WAY SANITARY SEWER CLEANOUT
3. SANITARY SEWER POINT OF CONNECTION
4. FIRE WATER POINT OF CONNECTION
5. WATER POINT OF CONNECTION
6. CHECK VALVE
7. FIRE DEPARTMENT CONNECTION
8. POST INDICATOR VALVE
9. STORM DRAIN CATCH BASIN
10. OVERFLOW DRAIN
11. 6" BACKFLOW PREVENTER (WATTS 774–OSY OR EBMUD–APPROVED EQUAL)

8. PROVIDE A MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION (FROM EDGE OF PIPE TO EDGE OF PIPE) BETWEEN ALL WATER LINES AND SANITARY SEWER LINES.
9. PROVIDE A MINIMUM OF TEN (10) FEET HORIZONTAL CLEARANCE BETWEEN ALL WATER LINES, SANITARY SEWER LINES, AND ANY TREE. TREES MAY BE LOCATED BETWEEN FIVE (5) AND TEN (10) FEET FROM WATER OR SANITARY SEWER LINES ONLY WHEN A CONTINUOUS ROOT BARRIER IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. TREES SHALL NOT BE PLACED WITHIN FIVE (5) FEET OF ANY WATER OR SANITARY SEWER LINE UNDER ANY CIRCUMSTANCE.
10. PROVIDE A MINIMUM OF FIVE (5) FEET HORIZONTAL CLEARANCE BETWEEN ALL WATER LINES AND STORM DRAIN LINES, AND BETWEEN ALL SANITARY SEWER LINES AND STORM DRAIN LINES.
11. ALL WATER LINES SHALL MAINTAIN A MINIMUM OF 36 INCHES OF COVER FROM FINISHED GRADE TO THE TOP OF PIPE, AND SHALL BE INSTALLED AT LEAST 24 INCHES BELOW THE BASE ROCK LAYER OF ANY PAVING SECTION OR 24 INCHES BELOW THE BASE OF ANY LIME–TREATED SOIL LAYER, WHICHEVER CONDITION GOVERNS.
12. ALL UTILITY LINES SHALL BE PROTECTED FROM DAMAGE THROUGHOUT CONSTRUCTION.
13. SANITARY SEWER AND STORM DRAIN SHALL BE CONSTRUCTED FROM THE DOWNSTREAM UP. CONTRACTOR IS AT HIS/HER OWN RISK TO PROCEED WITH SANITARY SEWER AND STORM DRAIN IMPROVEMENT ON–SITE WITHOUT OBTAINING AN ENCROACHMENT PERMIT FOR OFF-SITE IMPROVEMENT.

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

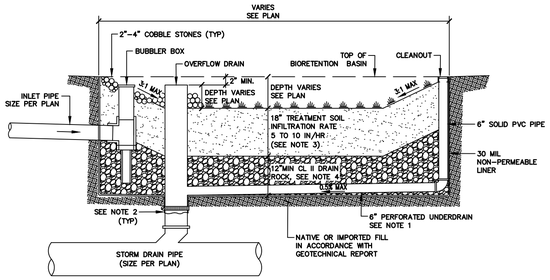
REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

UTILITY PLAN

Drawing No.

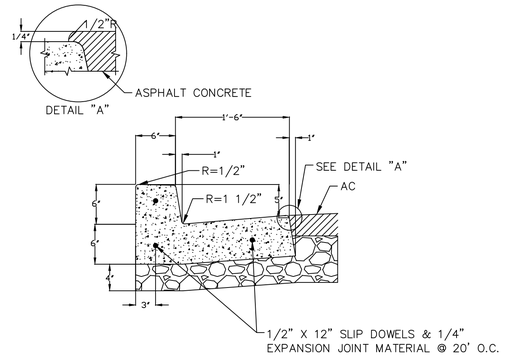
C5.01



NOTES

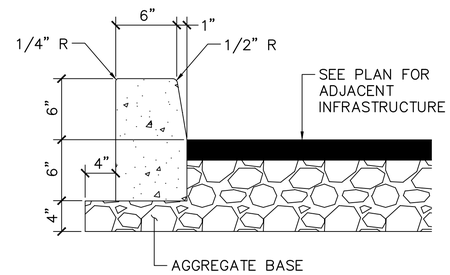
1. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
2. FOR ANY LINER PENETRATIONS, RADIAL-CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
3. SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SAN MATEO COUNTY C.3 GUIDELINES. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS WITHIN 6 MONTHS.
4. PERMEABLE DRAIN ROCK SHALL BE CLASS II PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
5. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.

1 **BIORETENTION PLANTER**
NTS

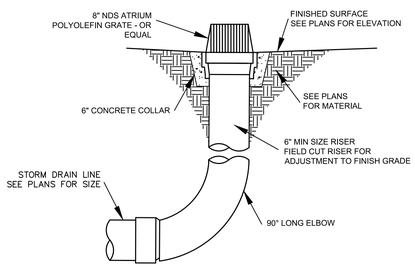


NOTES:
1. CONCRETE SHALL BE CLASS "A".
2. BASE ROCK TO BE EXTENDED A MINIMUM OF 2 FEET BEYOND LIP OF GUTTER PRIOR TO POURING CONCRETE

2 **CONCRETE CURB AND GUTTER**
NTS

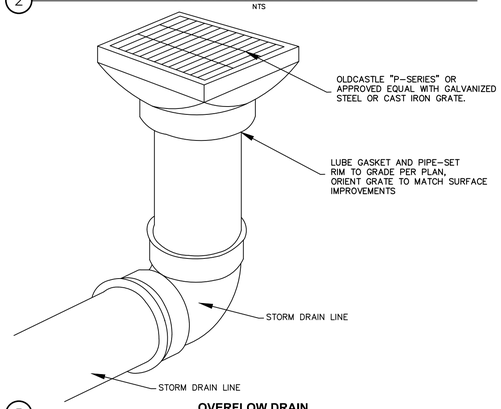


3 **CONCRETE CURB**
NTS

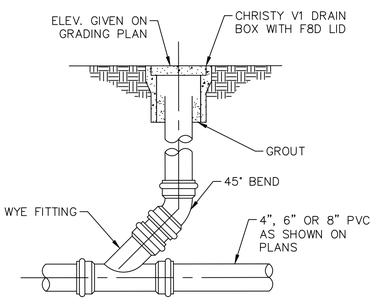


NOTE:
1. RIM SHALL BE SET ABOVE GRADE AND ADJACENT GROUND GRADED TO ALLOW FOR 3" PONDING CONSISTENT WITH SELF-RETAINING AREA DESIGN.

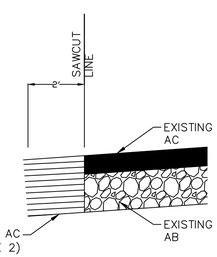
4 **AREA DRAIN**
NTS



5 **OVERFLOW DRAIN**
NTS



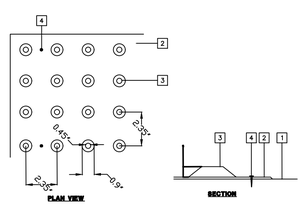
6 **SANITARY SEWER CLEANOUT**
NTS



NOTES:

1. PAVEMENT CONFORM SHOWN AT NEW C&G DETAIL SHALL ALSO APPLY AT NEW VERTICAL CURB.
2. UPPER COURSE OF PAVEMENT RESTORATION (TOP 2" OF AC), AC OVERLAY, AND AC PLUG SHALL BE 1/2" AGGREGATE, TYPE C2 MIX FROM TABLE 203-6.4.3 OF THE GREENBOOK, PG 64-10 WITH 15% RAP. BOTTOM COURSES SHALL BE 3/4" AGGREGATE, TYPE C2 MIX, TABLE 203-6.4.3 OF THE GREENBOOK, PG 64-10 WITH 15% RAP.

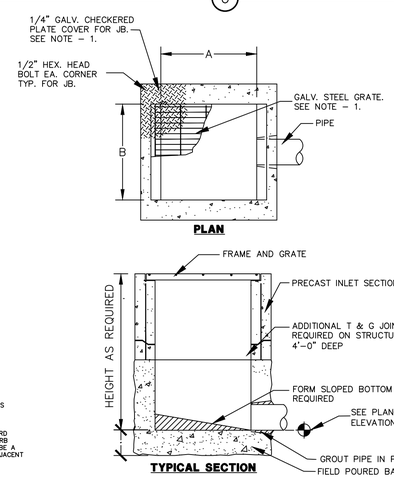
7 **1' AC PLUG**
NTS

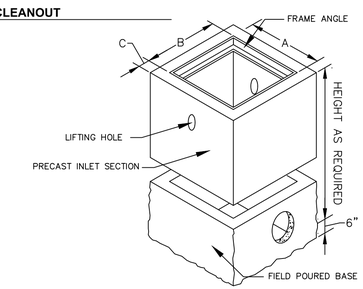


1. ADJACENT FINISH SURFACE SEE LAYOUT & MATERIALS PLAN.
2. BLACK POLYURETHANE DETECTABLE WARNING MAT W/ OFFSET PATTERN BY DETECTABLE WARNING SYSTEMS.
3. TRUNCATED DOMES
4. ABS ANCHORS FOR SECURING MATT TO SUPPORTING CONCRETE. ANCHORS PROVIDED AND INSTALLED PER MANUFACTURER'S RECOMMENDATION.

NOTES:
1. HARDWARE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. TRUNCATED DOMES SHALL BE YELLOW AND APPROXIMATE FS 33538 OF FEDERAL STANDARD 595C IN NON-CURB RAMP LOCATIONS. AT CURB RAMP LOCATIONS, TRUNCATED DOMES SHALL BE A MINIMUM 70% VISUAL CONTRAST WITH THE ADJACENT WALKING SURFACE.

8 **TRUNCATED DOMES**
NTS





DROP INLET/JUNCTION BOX TABLE

MODEL*	A	B	C
P12	12"	12"	4"
P18	18"	18"	5"
P24	24"	24"	6"

P18 TO BE USED UNLESS OTHERWISE NOTED ON THE PLANS

*INLET SHALL BE CENTRAL PRECAST DROP INLET, OR EQUIVALENT.

NOTE:
1. FRAMES AND GRATES SHALL BE HEAVY DESIGNED FOR H20 HIGHWAY LOADING. GRATE TO BE BICYCLE PROOF.
2. JUNCTION BOX COVERS TO BE ADA COMPLIANT.

9 **STORM DRAIN CATCH BASIN / JUNCTION BOX**
NTS

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

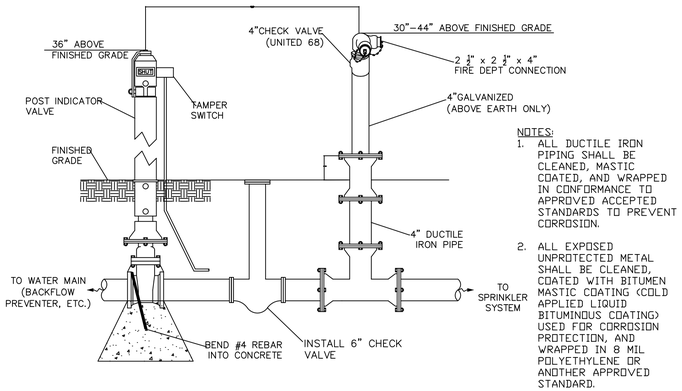
REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

CONSTRUCTION DETAILS

Drawing No.

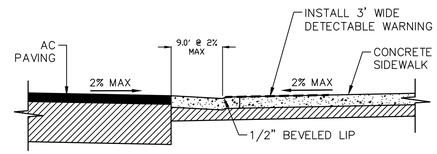
C6.01



NOTES:

1. ALL DUCTILE IRON PIPING SHALL BE CLEANED, MASTIC COATED, AND WRAPPED IN CONFORMANCE TO APPROVED ACCEPTED STANDARDS TO PREVENT CORROSION.
2. ALL EXPOSED UNPROTECTED METAL SHALL BE CLEANED, COATED WITH BITUMEN MASTIC COATING (COLD APPLIED LIQUID BITUMINOUS COATING) USED FOR CORROSION PROTECTION, AND WRAPPED IN 8 MIL POLYETHYLENE OR ANOTHER APPROVED STANDARD.

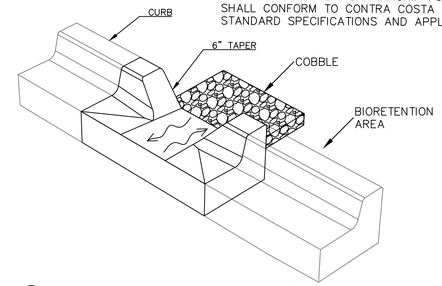
1 **PIV/CV/FDC**
NTS



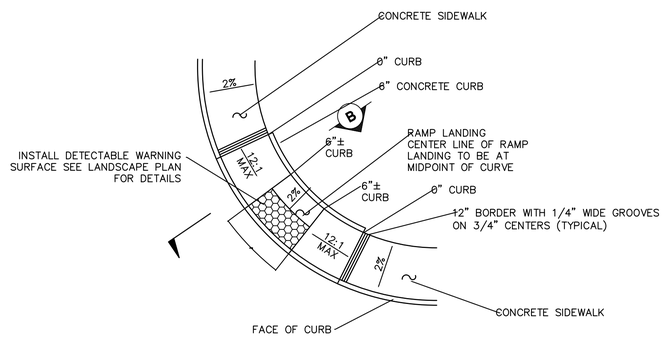
2 **FLUSH CURB**
NTS

NOTES:

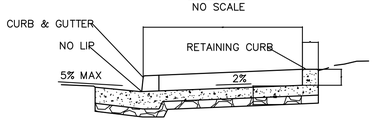
1. CURB CUTS TO BE IMPLEMENTED AS STATED ON PLANS.
2. SEE BIORETENTION AND CURB RETURN DETAILS FOR LOCATION.
3. ALL MATERIAL AND WORKMANSHIP FOR CURB CUTS SHALL CONFORM TO CONTRA COSTA COUNTY STANDARD SPECIFICATIONS AND APPLICABLE CODES.



3 **CURB CUT**
NTS

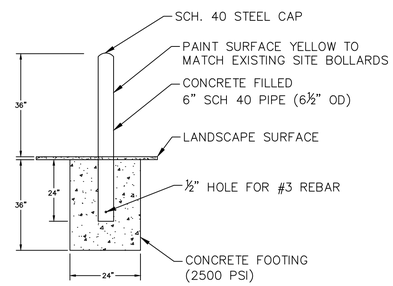


PLAN VIEW
NO SCALE



SECTION B–B

4 **CURB RAMP**
NTS



5 **BOLLARD**
NTS

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

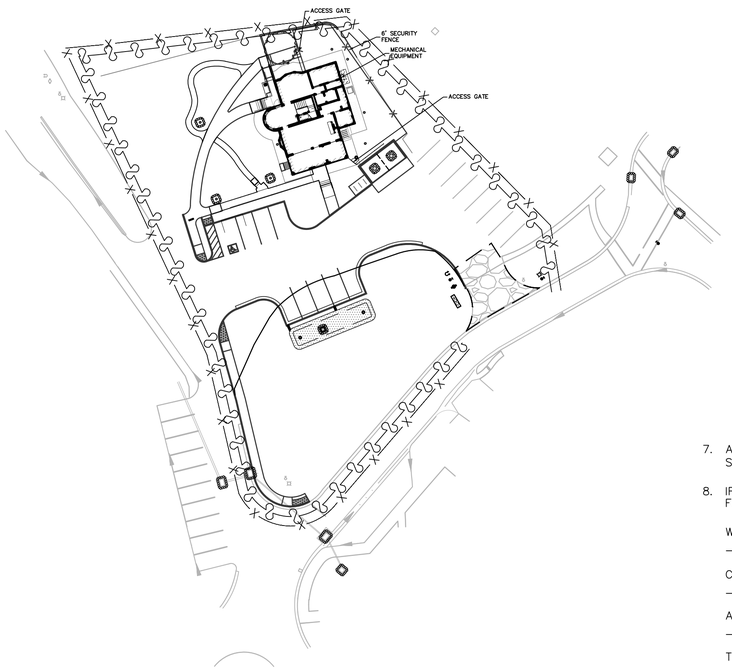
REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

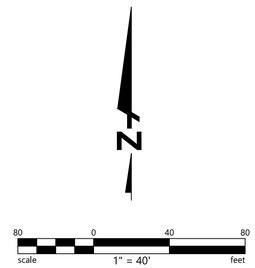
Drawing Title

CONSTRUCTION DETAILS

Drawing No.

C6.02





LEGEND

- CONSTRUCTION FENCE
- FIBER ROLLS (1/P10)
- CONSTRUCTION ENTRANCE, LOCATIONS APPROXIMATE AND SUBJECT TO CHANGE BASED ON SITE ACCESS REQUIREMENTS (2/P10)
- INLET PROTECTION (3/P10) (4/P10)

NOTES:

1. FEATURES SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE SHORING PACKAGE'S DEWATERING PLAN FOR ADDITIONAL NOTES AND DETAILS ON THESE FEATURES. QUANTITY, SIZE AND LOCATION OF FEATURES MAY VARY PER FIELD CONDITIONS.
2. CONTRACTOR SHALL PROVIDE THE CITY INSPECTOR AND ENGINEER UPDATED EROSION CONTROL PLANS TO REFLECT SITE AND CONSTRUCTION PHASING CHANGES.

TEMPORARY MEASURES EFFECTIVE DURING RAINY SEASON (OCTOBER 1 TO APRIL 30)

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION BY CALLING 925-943-5839 AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
4. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. THE CONTRACTOR SHALL PLACE 3"-4" FRACTURED STONE AGGREGATE AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE CITY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 12 FEET.
6. A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE. PLASTIC TARP, COVERING THE CONTAINMENT AREA AND EARTHEN DIKE, SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
7. ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
8. IF THE PROJECT REQUIRES A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PROVIDE THE FOLLOWING:

   WASTE DISCHARGE IDENTIFICATION NUMBER (WDID): _____

   CONTACT PERSON'S NAME: _____

   ADDRESS: _____

   TELEPHONE NUMBER: _____
9. STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
10. AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
11. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
12. ALL STORM DRAIN INLET STRUCTURES GREATER THAN FOUR FEET IN DEPTH SHALL HAVE STEPS INSTALLED PER THE LATEST ACCEPTED SAFETY STANDARDS. A 6" CONCRETE COVER SLAB SHALL BE INSTALLED OVER PIPE WITH LESS THAN 2.5 FEET OF COVER TO SUBGRADE. ALL PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
13. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE CITY ENGINEER.
14. IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 30, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE CITY OF WALNUT CREEK PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
15. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE CITY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
16. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
17. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER CITY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:

'BLANDO' BROME	40 LBS/ACRE
ZORRO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE

18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
19. SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
20. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
21. WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
22. WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.
23. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
24. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

25. SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
26. ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
28. SEDIMENT TRAPS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE DETAIL ON THIS SHEET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
29. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE CITY ENGINEER.
30. EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.
31. PRIOR TO ISSUANCE OF PERMIT, CONTRACTOR SHALL SUBMIT TO CITY A PLAN THAT SHOWS: LOCATION OF CONSTRUCTION ENTRANCE, CONCRETE WASHOUT LOCATION, WASTE STORAGE AND STOCKPILE LOCATIONS AND CONTAINMENT THEREOF, AND LOCATION OF CONSTRUCTION TOILETS.
32. HYDROSEEDING TO BE PROVIDED AND IMPLEMENTED BY PREPARING SOIL TO RECEIVE SEEDS BY DISKING OR SCARIFYING THE SURFACE. HYDRAULIC SEEDING CAN BE APPLIED USING A MULTIPLE STEP PROCESS OR ONE STEP PROCESS:
   - IN A MULTIPLE STEP PROCESS, HYDRAULIC SEED IS APPLIED FIRST, FOLLOWED BY MULCH OR A ROLLED EROSION CONTROL PRODUCT.
   - IN THE ONE STEP PROCESS, HYDRAULIC SEED IS APPLIED WITH HYDRAULIC MULCH IN A HYDRAULIC MATRIX. WHEN THE ONE STEP PROCESS IS USED TO APPLY THE MIXTURE OF FIBER, SEED, ETC, THE SEED RATE SHOULD BE INCREASED TO COMPENSATE FOR ALL SEEDS NOT HAVING DIRECT CONTACT WITH THE SOIL.
33. ALL HYDRAULICALLY SEEDED AREAS SHOULD HAVE MULCH, OR ALTERNATE EROSION CONTROL COVER TO KEEP SEEDS IN PLACE AND TO MODERATE SOIL MOISTURE AND TEMPERATURE UNTIL THE SEEDS GERMINATE AND GROW.

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

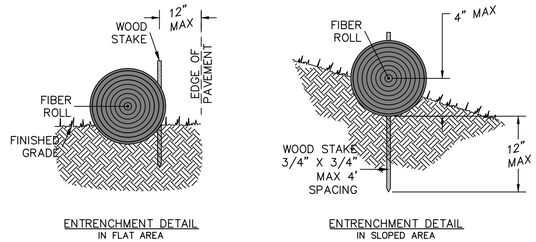
REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

SEDIMENTATION AND EROSION CONTROL PLAN

Drawing No.

C7.01



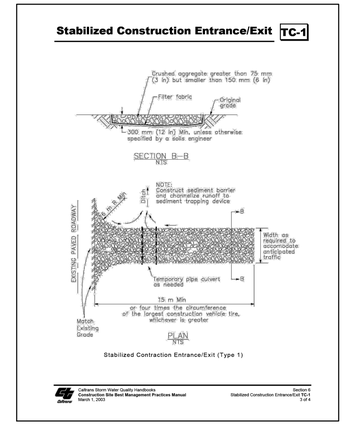
ENTRENCHMENT DETAIL
IN FLAT AREA

ENTRENCHMENT DETAIL
IN SLOPED AREA

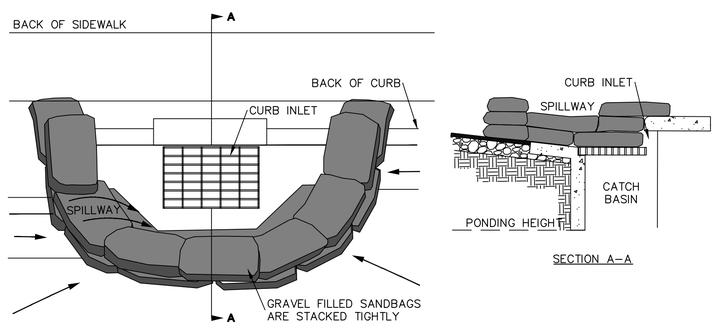
INSTALLATION PROCEDURES

1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO–DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROX. 8" DIAMETER.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"–4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

1 FIBER ROLLS
NTS



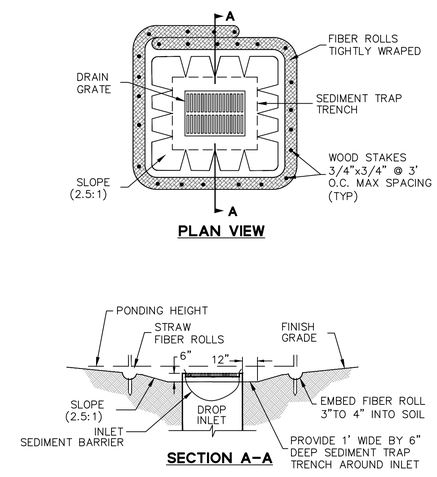
2 STABILIZED CONSTRUCTION ENTRANCE/EXIT
NTS



NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

3 INLET PROTECTION
NTS



NOTE:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THE SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND WITH PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIAMETER AND 20–30 FEET LONG.

4 INLET PROTECTION
NTS

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.
© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project
Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

Consultant
PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title
SEDIMENTATION AND EROSION CONTROL DETAILS

Drawing No.
C7.02

SYMBOLS & LEGEND

BIORETENTION PLANTER

DRAINAGE MANAGEMENT AREA BOUNDARY

ABBREVIATIONS

DMA DRAINAGE MANAGEMENT AREA

SURFACE AREA QUANTITIES

SURFACE TYPE	EXISTING	PROPOSED
PERVIOUS	19,398	17,335
IMPERVIOUS	6,812	8,875
TOTAL PROJECT AREA	26,210	

scale 1" = 20' feet (20 0 20 40)

CLIENT

GENERAL SERVICES AGENCY GSA COUNTY OF ALAMEDA

Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA

Drawing Title

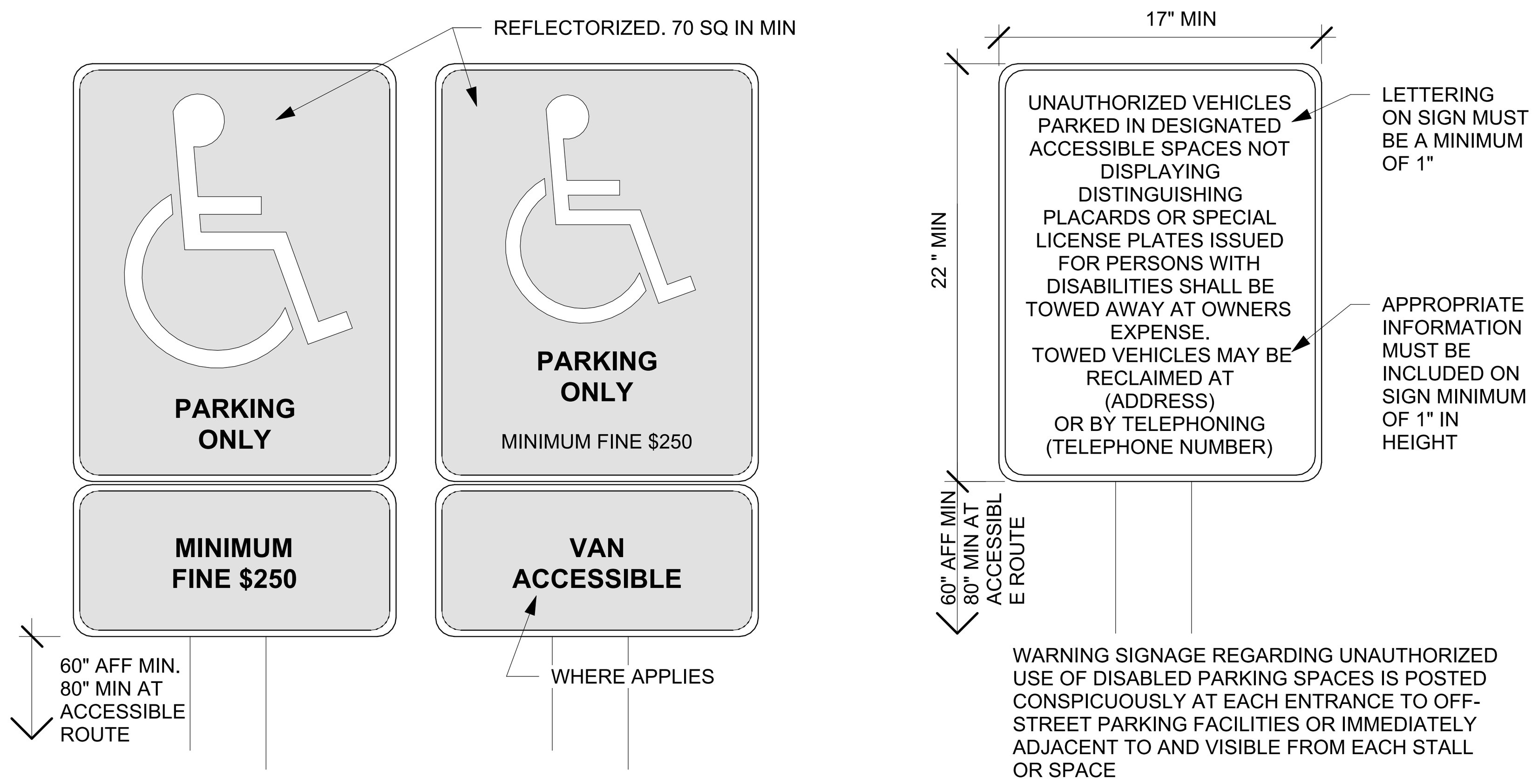
STORM WATER CONTROL PLAN

Drawing No.

C8.01

ACCESSIBILITY SHEET NOTES:

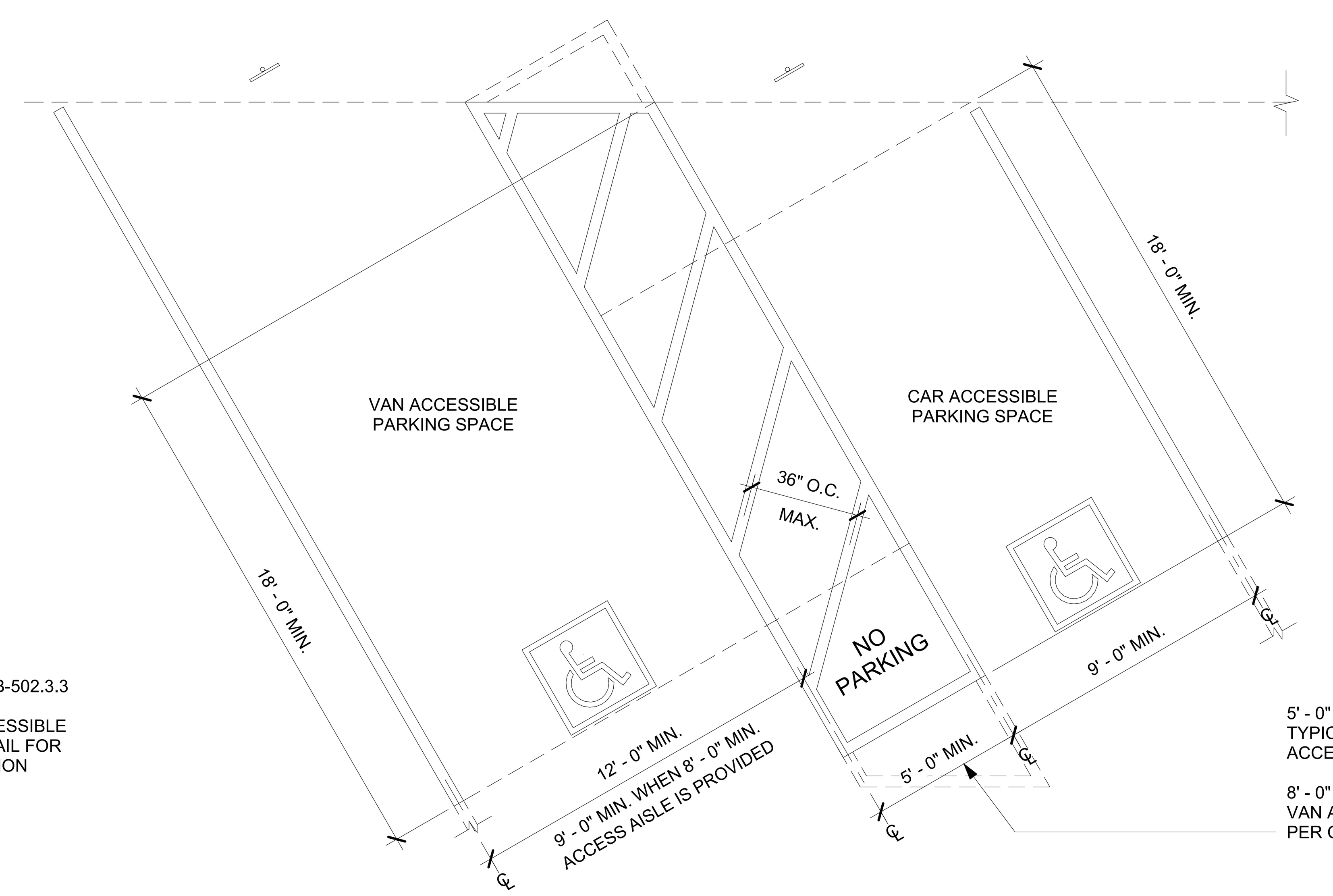
1. BUILDING ACCESSIBILITY SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11B.
2. SANITARY FACILITIES SHALL COMPLY WITH DIVISION 6.
3. OTHER BUILDING COMPONENTS SHALL COMPLY WITH CHAPTER 11B.
4. SIGNS AND IDENTIFICATIONS SHALL COMPLY WITH DIVISION 7.
5. ALL DIMENSIONS NOTED ON THIS SHEET ARE FROM FACE OF FINISH U.O.N.
6. ACCESSIBILITY SHEETS INCLUDE STANDARD DETAILS THAT MAY APPLY TO ANY PROJECT. NOT EVERY DETAIL APPLIES TO THIS PROJECT.
7. REFER TO OTHER SHEETS IN THIS SET OF DRAWINGS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.



2 ACCESSIBLE PARKING SIGN & ADDITIONAL SIGNAGE
1/4" = 1'-0"

NOTE: ACCESS AISLE MARKING PER CBC 11B-502.3.3

NOTE: REFER TO ACCESSIBLE PARKING STALLS DETAIL FOR PARKING IDENTIFICATION



5' - 0" MIN. ACCESS AISLE AT TYPICAL CAR AND VAN ACCESSIBLE PARKING STALL.

8' - 0" MIN. ACCESS AISLE AT 9' - 0" VAN ACCESSIBLE PARKING STALL PER CBC 11B-502.2

1 ACCESSIBLE PARKING STALLS
1/4" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY GSA COUNTY OF ALAMEDA

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT PETER BIRKHOLZ C23... EX.4/30/2027 STATE OF CALIFORNIA

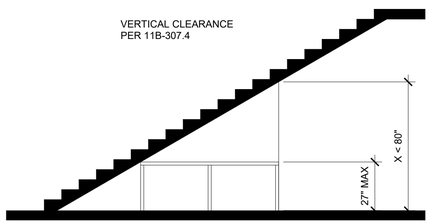
Drawing Title

ACCESSIBILITY NOTES & DIAGRAMS- PARKING & SITE

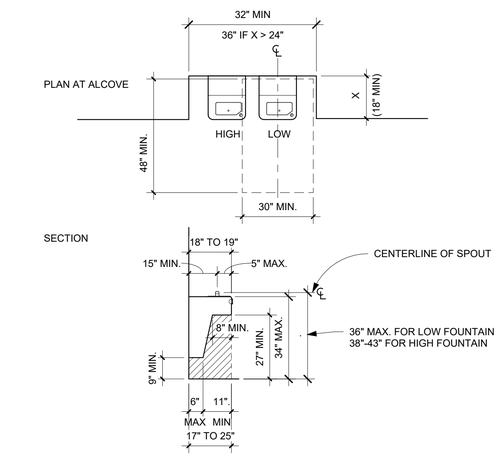
Drawing No.

A0.01

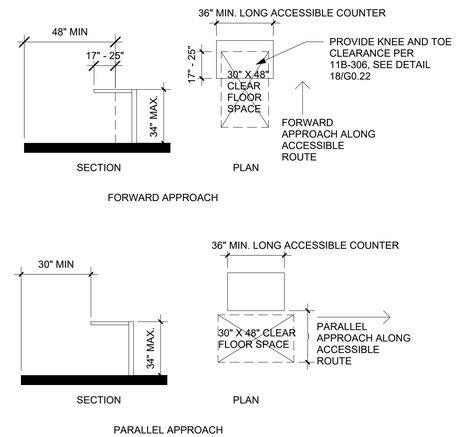
SKA Project Number: 25001



6 VERTICAL CLEARANCE
1/4" = 1'-0"



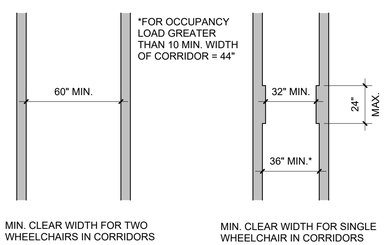
8 DRINKING FOUNTAIN
3/8" = 1'-0"



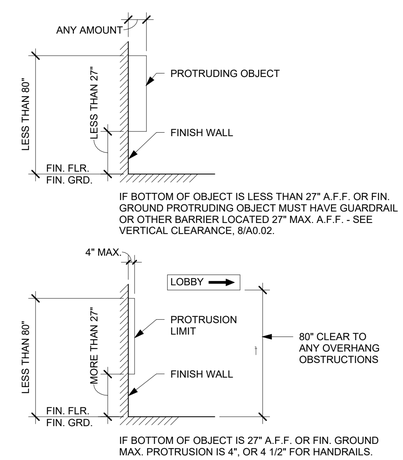
7 SALES AND SERVICE COUNTERS
1/4" = 1'-0"

ACCESSIBILITY SHEET NOTES:

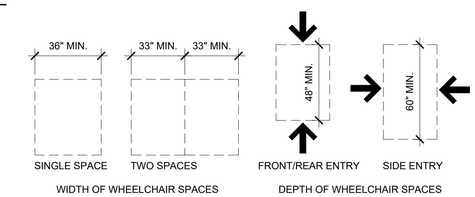
1. BUILDING ACCESSIBILITY SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11B.
2. SANITARY FACILITIES SHALL COMPLY WITH DIVISION 6.
3. OTHER BUILDING COMPONENTS SHALL COMPLY WITH CHAPTER 11B.
4. SIGNS AND IDENTIFICATIONS SHALL COMPLY WITH DIVISION 7.
5. ALL DIMENSIONS NOTED ON THIS SHEET ARE FROM FACE OF FINISH U.O.N.
6. ACCESSIBILITY SHEETS INCLUDE STANDARD DETAILS THAT MAY APPLY TO ANY PROJECT. NOT EVERY DETAIL APPLIES TO THIS PROJECT.
7. REFER TO OTHER SHEETS IN THIS SET OF DRAWINGS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.

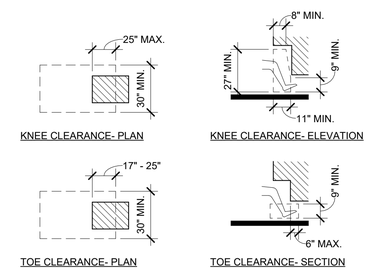


5 CORRIDORS, SIDEWALKS AND DOOR WIDTHS
1/4" = 1'-0"



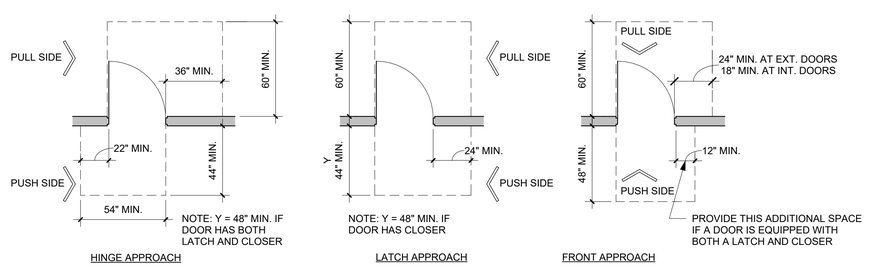
4 PROTRUDING OBJECTS
1/4" = 1'-0"



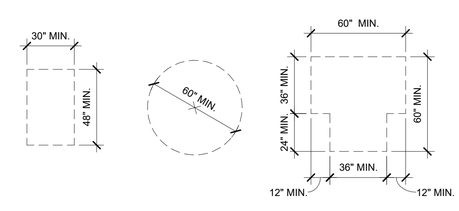


THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF CHANGES IN LEVEL PER CBC 11B-303.

3 THRESHOLDS - CHANGE IN LEVEL
1/4" = 1'-0"



2 DOOR CLEARANCES
1/4" = 1'-0"



1 ACCESSIBLE SPACE
1/4" = 1'-0"

CLIENT

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT
PETER BIRABREZ
C23D
EX.4/30/2027
STATE OF CALIFORNIA

Drawing Title

ACCESSIBILITY NOTES & DIAGRAMS- PATH OF TRAVEL

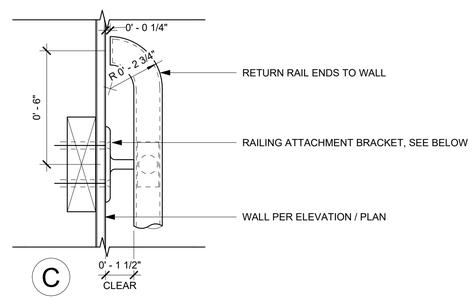
Drawing No.

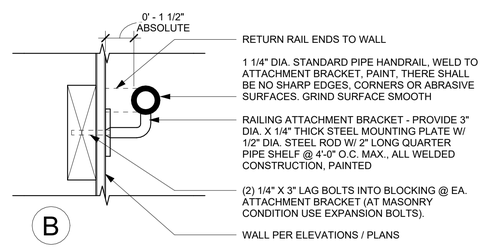
A0.02

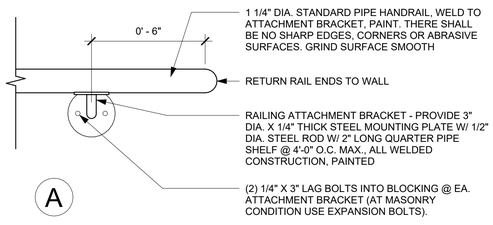
SKA Project Number: 25001

ACCESSIBILITY SHEET NOTES:

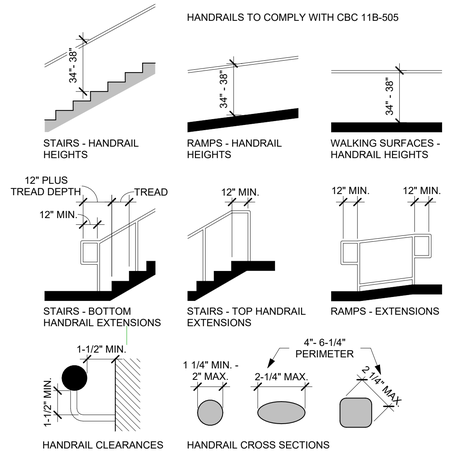
1. BUILDING ACCESSIBILITY SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11B.
2. SANITARY FACILITIES SHALL COMPLY WITH DIVISION 6.
3. OTHER BUILDING COMPONENTS SHALL COMPLY WITH CHAPTER 11B.
4. SIGNS AND IDENTIFICATIONS SHALL COMPLY WITH DIVISION 7.
5. ALL DIMENSIONS NOTED ON THIS SHEET ARE FROM FACE OF FINISH U.O.N.
6. ACCESSIBILITY SHEETS INCLUDE STANDARD DETAILS THAT MAY APPLY TO ANY PROJECT. NOT EVERY DETAIL APPLIES TO THIS PROJECT.
7. REFER TO OTHER SHEETS IN THIS SET OF DRAWINGS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.



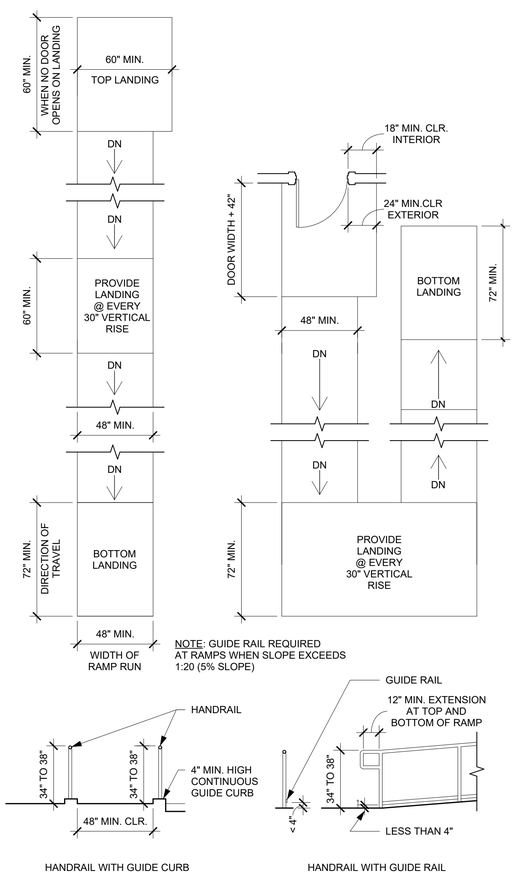




3 HANDRAIL @ WALL
3" = 1'-0"



2 HANDRAILS
1/4" = 1'-0"



1 RAMPS
1/4" = 1'-0"

CLIENT

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT
PETER BIRKHOLZ
C23018
EX:4/30/2027
STATE OF CALIFORNIA

Drawing Title

ACCESSIBILITY NOTES & DIAGRAMS- STAIRS AND RAMPS

Drawing No.

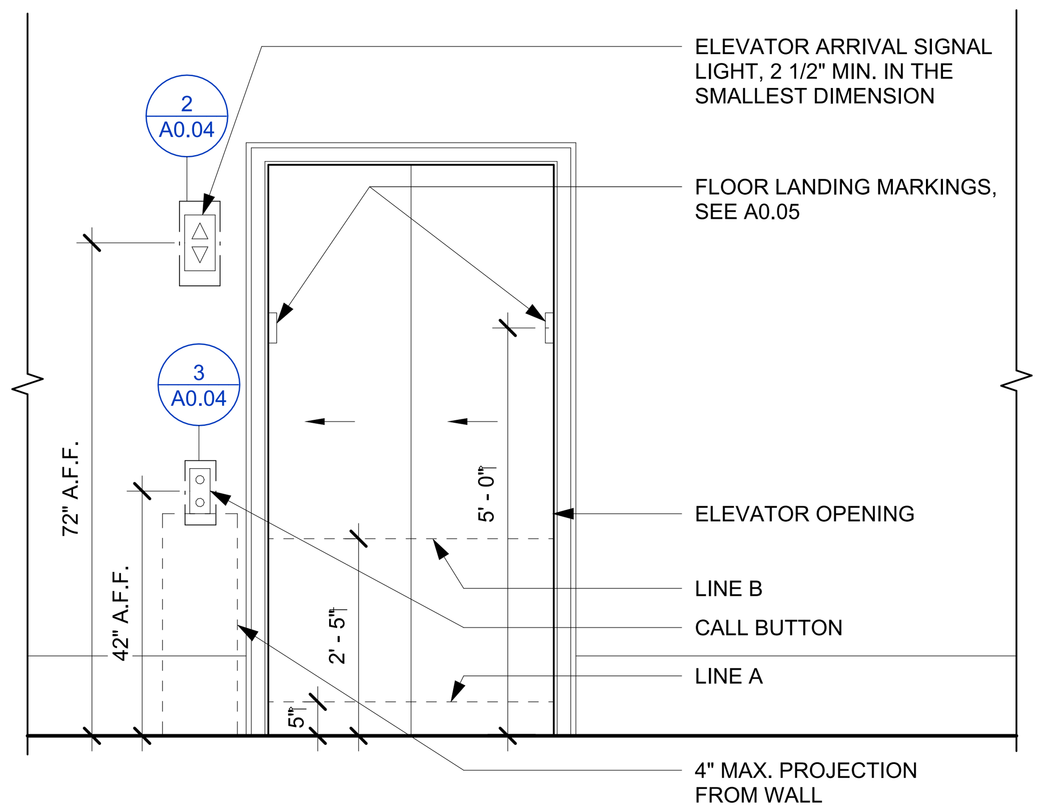
A0.03

SKA Project Number: 25001

FLOOR LANDING MARKINGS ON BOTH SIDES OF ELEVATOR DOOR JAMBS:

1. 2" HIGH MIN. ARABIC NUMERALS
2. CALIFORNIA BRAILLE SYMBOLS DIRECTLY BELOW THEARABIC NUMERALS
3. RAISED NUMERALS AND SYMBOLS ON CONTRASTING BACKGROUND
4. FOR SIGN AT GROUND LEVEL, PROVIDE TACTILE 5 POINTED STAR TO LEFT OF FLOOR NUMBER

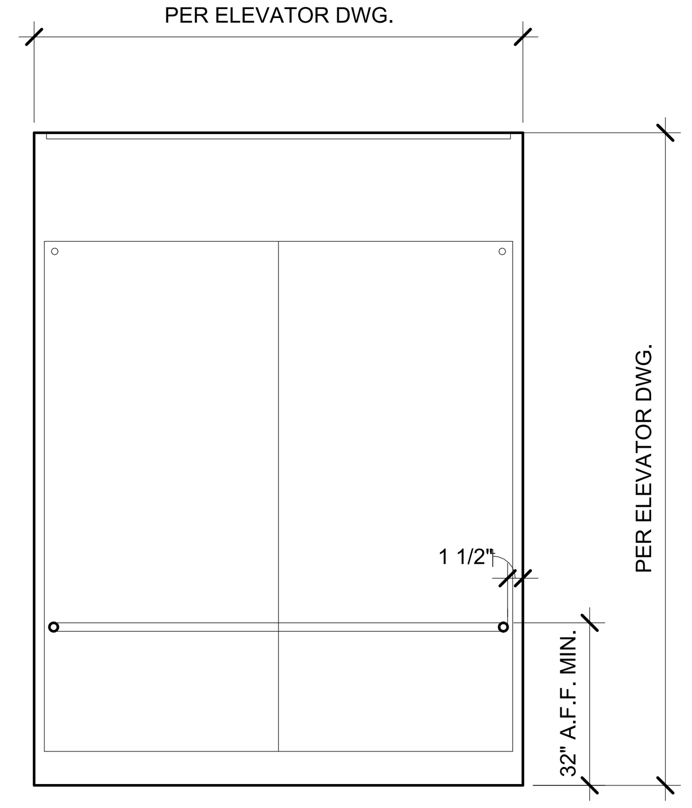
NOTE: THE AUTOMATIC DOOR OPENING DEVICE IS ACTIVATED WHEN AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

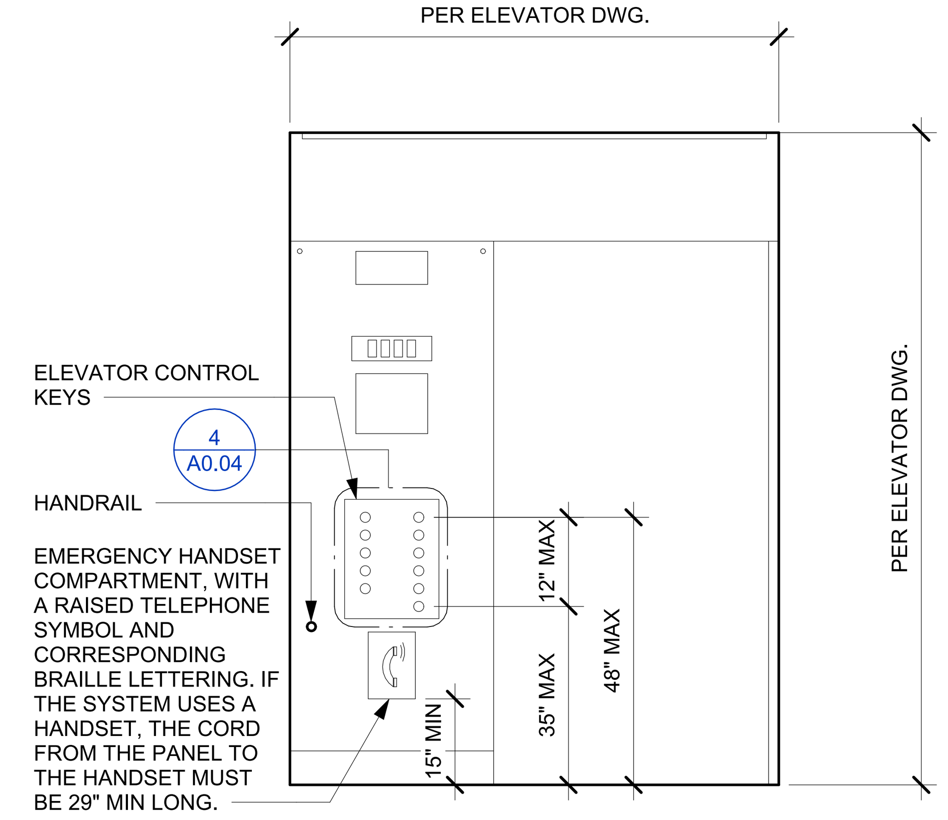


7 TYP. ELEVATOR DETAILS
1/4" = 1'-0"

NOTE: VISUAL ANNUNCIATION SHALL BE PROVIDED INSIDE ALL ELEVATOR CABS INDICATING THAT THE AUTOMATIC SPRINKLERS, SMOKE DETECTORS OR HEAT DETECTORS IN THE ELEVATOR HOISTWAY OR ELEVATOR MACHINE ROOM HAVE ACTIVATED.

NOTE: REFER TO ELEVATOR DETAILS AND FINISH SCHEDULE FOR ELEVATOR CAB DESIGN & FINISHES

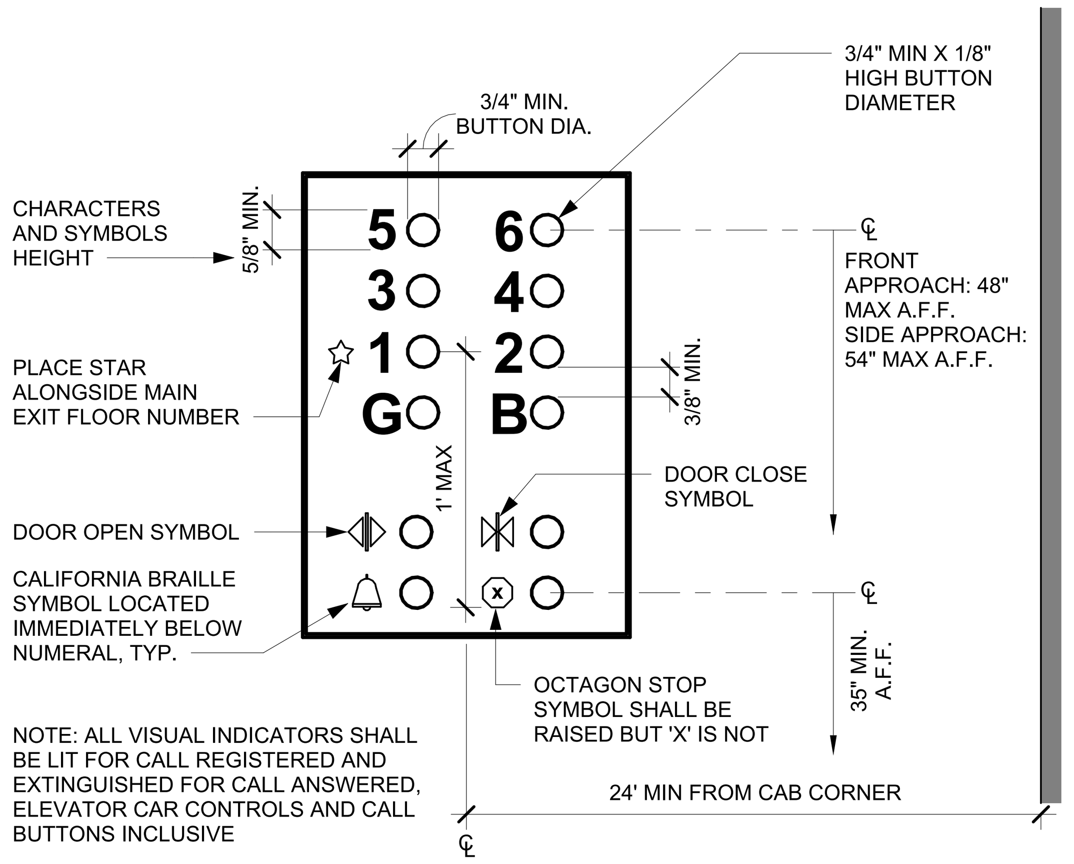




6 TYP. ELEVATOR ELEVATION DETAILS - INTERIOR
1/4" = 1'-0"

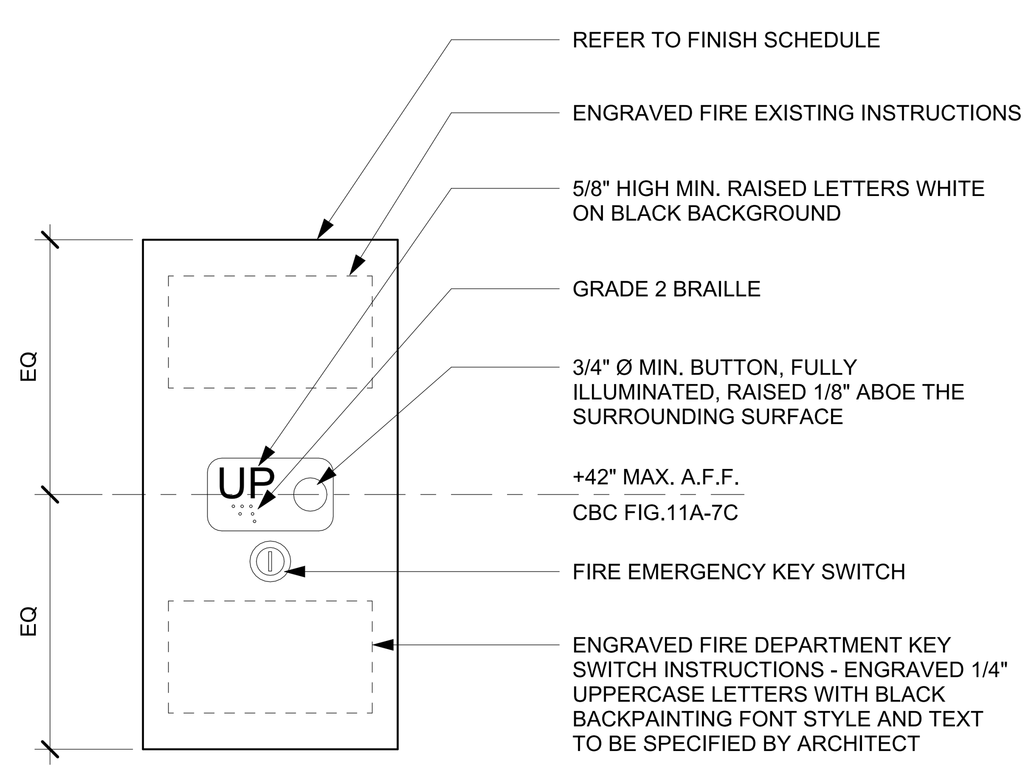
ACCESSIBILITY SHEET NOTES:

1. BUILDING ACCESSIBILITY SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11B.
2. SANITARY FACILITIES SHALL COMPLY WITH DIVISION 6.
3. OTHER BUILDING COMPONENTS SHALL COMPLY WITH CHAPTER 11B.
4. SIGNS AND IDENTIFICATIONS SHALL COMPLY WITH DIVISION 7.
5. ALL DIMENSIONS NOTED ON THIS SHEET ARE FROM FACE OF FINISH U.O.N.
6. ACCESSIBILITY SHEETS INCLUDE STANDARD DETAILS THAT MAY APPLY TO ANY PROJECT. NOT EVERY DETAIL APPLIES TO THIS PROJECT.
7. REFER TO OTHER SHEETS IN THIS SET OF DRAWINGS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.

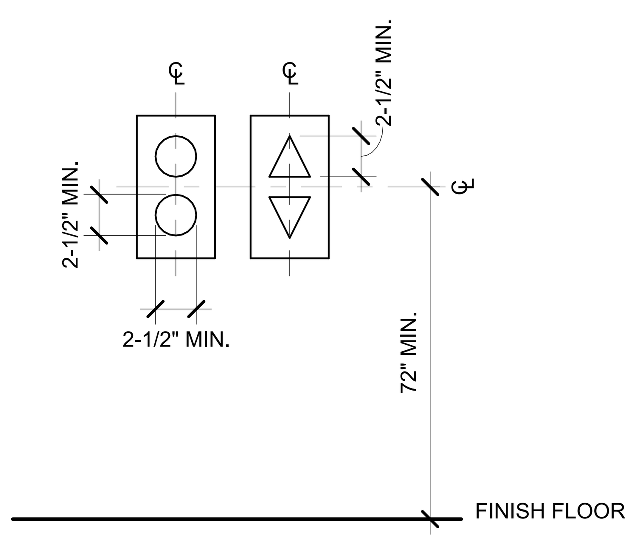


NOTE: ALL VISUAL INDICATORS SHALL BE LIT FOR CALL REGISTERED AND EXTINGUISHED FOR CALL ANSWERED, ELEVATOR CAR CONTROLS AND CALL BUTTONS INCLUSIVE

4 TYP. ELEVATOR DETAILS
1/4" = 1'-0"



3 ELEVATOR HALL CONTROL BOARD
3" = 1'-0"



2 ELEVATOR SIGNALS
1/4" = 1'-0"

CLIENT

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT PETER BIRKHOLZ C23... EX.4/30/2027 STATE OF CALIFORNIA

Drawing Title

ACCESSIBILITY NOTES & DIAGRAMS-ELEVATOR

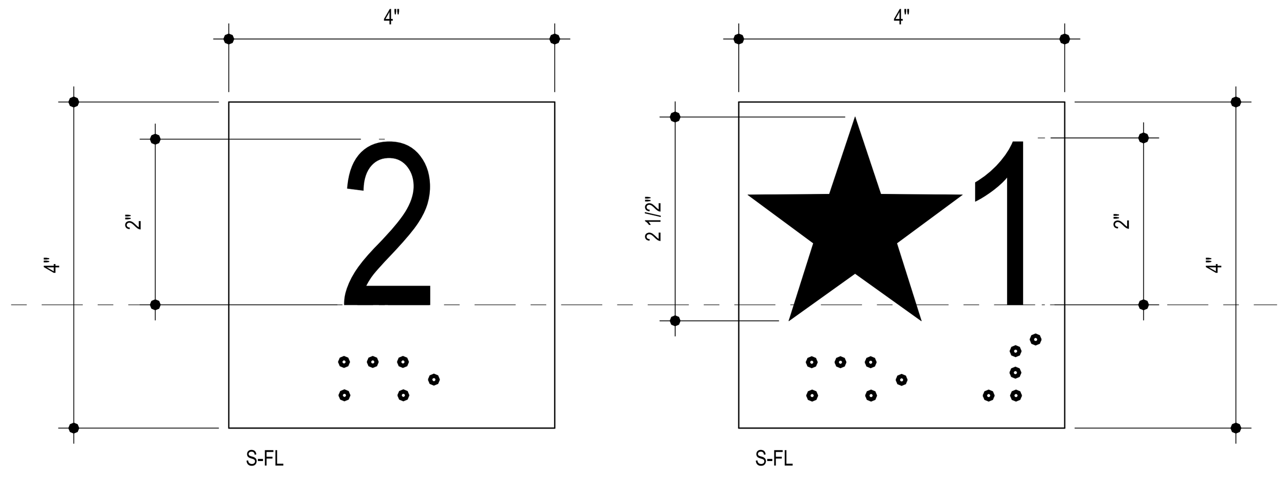
Drawing No.

A0.04

SKA Project Number: 25001

GENERAL SIGN NOTES

1. MOCK-UP OF EACH SIGN SHALL BE PROVIDED AND REVIEWED BY ARCHITECT PRIOR TO FABRICATION
2. ATTACH SIGNAGE WITH ADHESIVE.
3. SIGNS WITH TACTILE CHARACTERS SHALL BE LOCATED 48" MIN. AFF OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX. AFF OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. FOR ADDITIONAL INFORMATION ON RAISED CHARACTERS AND BRAILLE REQUIREMENTS, SEE CBC CHAPTER 11B
   A. BRAILLE SHALL BE GRADE 2 WITH DIMENSIONS AS INDICATED IN CBC 11B-703.3.1
   B. CHARACTERS SHALL BE SANS SERIF TYPE AND IN UPPERCASE. HEIGHT SHALL BE 5/8" MIN. AND 2" MAX UON, SEE ALSO HEIGHTS NOTED ON SIGN TYPES.
   C. RAISED CHARACTERS SHALL BE 0.025" MIN. AND 0.037" MAX. ABOVE THEIR BACKGROUND.
   D. PROPORTIONS: CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF UPPERCASE LETTER "O" IS 60% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "T".
   E. STROKE THICKNESS OF UPPERCASE LETTER "I" SHALL BE 15% MAX. OF THE HEIGHT OF THE CHARACTER.
6. SIGNAGE COLOR TO BE DETERMINED BY ARCHITECT.
7. CONTRACTOR TO COORDINATE ROOM NUMBER AND NAME WITH FINAL APPROVED BY OWNER, SEE ALSO SIGNAGE CONTENT SCHEDULE ON A2.41.



(S-FL1) (S-FL2) ELEVATOR SIGNAGE | J7 | 6" = 1'-0"

BLACK AND RED GRAPHIC ON WHITE BACKGROUND

BLACK LETTERS ON WHITE BACKGROUND

RED LETTERS ON WHITE BACKGROUND

CA GRADE 2 BRAILLE WITH DOTS 0.1" BETWEEN DOTS IN SAME CELL, 0.3" SPACE BETWEEN CELLS, 0.395" TO 0.4" BETWEEN DOTS FROM ONE CELL DIRECTLY BELOW, AND DOTS SHALL BE RAISED 0.025" MIN.

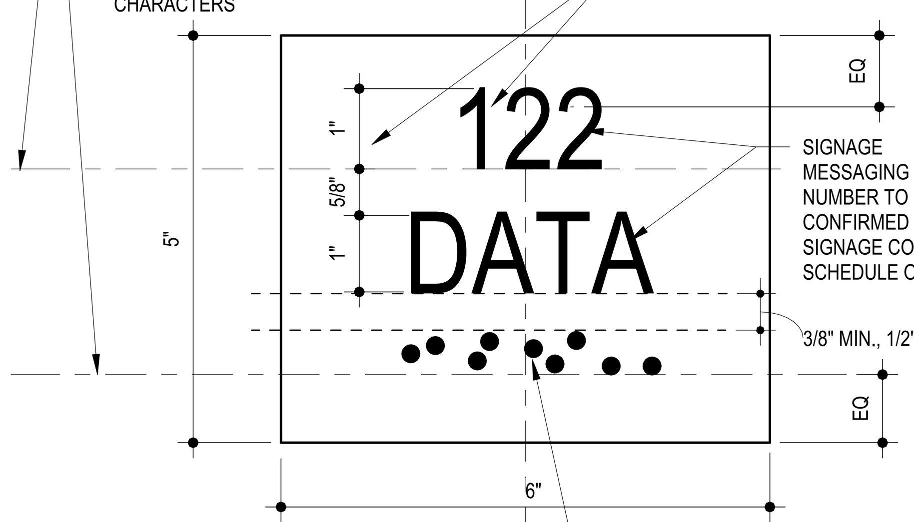
NOTE: SEE MOUNTING HEIGHTS IN DETAIL J13/A0.06

(S-ICF) IN CASE OF FIRE USE STAIR SIGN | J1 | 6" = 1'-0"

SIGNS WITH TACTILE CHARACTERS SHALL BE LOCATED 48" MIN. ABOVE F.F. OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX. ABOVE F.F. OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS

SEE DETAIL J13/A0.06 FOR MOUNTING HEIGHTS

WHITE LETTERS AND SYMBOLS ON DARK GRAY BACKGROUND



SIGNAGE MESSAGING AND NUMBER TO BE CONFIRMED WITH SIGNAGE CONTENT SCHEDULE ON A2.41

3/8" MIN., 1/2" MAX.

AT ALL LOCATIONS WHERE SIGNS MUST BE PLACED ON GLASS, PROVIDE CLEAR ANODIZED ALUMINUM BLANK PANEL AT SAME LOCATION ON OPP. SIDE OF GLASS, TO MATCH SHAPE OF EXIT SIGN.

NOTE: SEE GENERAL NOTES ON A0.05 FOR MORE INFORMATION ON RAISED CHARACTERS AND BRAILLE

CA GRADE 2 BRAILLE WITH DOTS 0.1" BETWEEN DOTS IN SAME CELL, 0.3" SPACE BETWEEN CELLS, 0.395" TO 0.4" BETWEEN DOTS FROM ONE CELL DIRECTLY BELOW, AND DOTS SHALL BE RAISED 0.025" MIN.

(S-RM) (EX-04) - PERMANENT ROOM IDENTIFICATION SIGN | E12 | 6" = 1'-0"

SECONDARY ROOM IDENTIFICATION SIGN WITH SYMBOLS ACRYLIC SIGN PANEL W/ LAMINATED PHOTOPOLYMER SIGN FACE. TEXT IS RAISED 1/32" AND IS ACCOMPANIED BY CA CONTRACTED GRADE 2 BRAILLE.

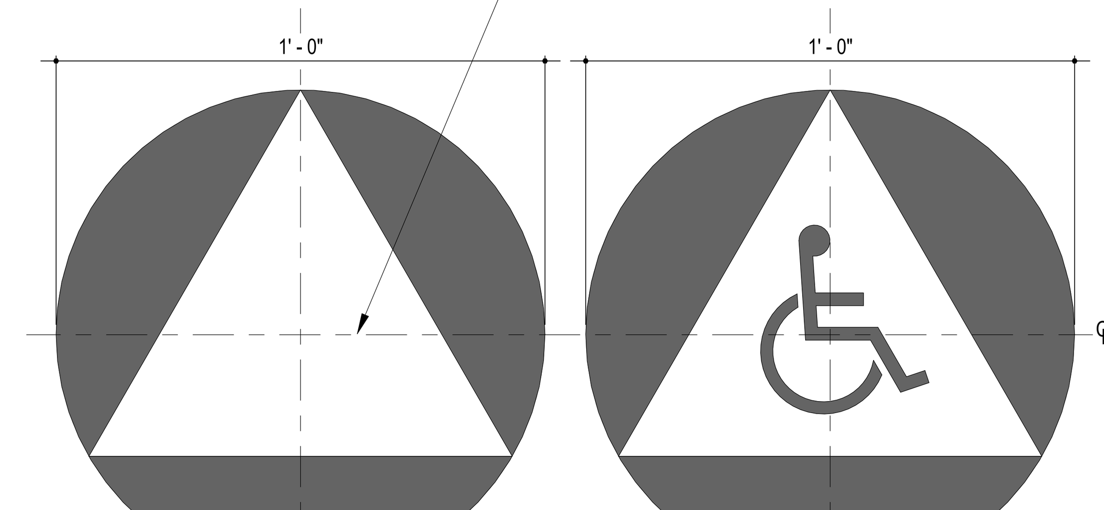
SEE DETAIL J13/A0.06 FOR MOUNTING HEIGHTS

1/8" MIN. 1/2" MAX.

3/8" MIN., 1/2" MAX.

(S-RR) - RESTROOM SIGN | E7 | 6" = 1'-0"

℄ DOOR & SIGN — @ 58" MIN. TO 60" MAX. AFF — ℄ DOOR & SIGN



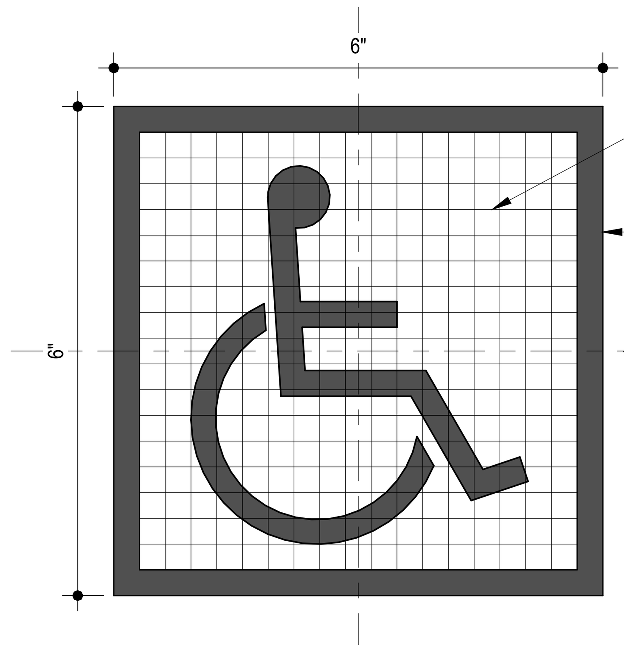
NON-ACCESSIBLE RESTROOMS

ACCESSIBLE RESTROOMS

NOTES:

1. CONTRACTOR TO PROVIDE SAMPLE MOCK-UP FOR REVIEW PRIOR TO FABRICATION
2. ATTACH SIGNAGE W/ ADHESIVES PER MANUFACTURER'S RECOMMENDATION. SIGNS SHALL BE CENTERED ON DOOR WITH THE HORIZONTAL CENTER LINE 58" MIN. TO 60" MAX. ABOVE FINISHED FLOOR

(S-GN) - ALL GENDER TOILET ROOM SIGN | E1 | 3" = 1'-0"



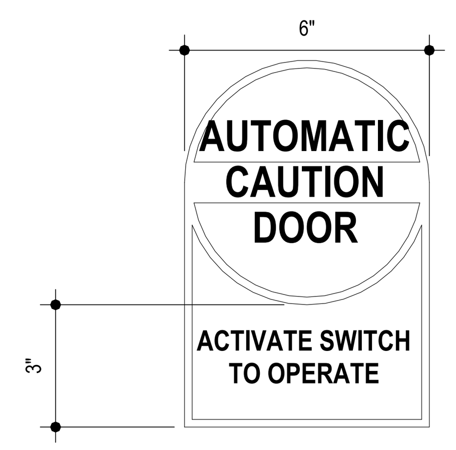
GRID INDICATING SYMBOL PROPORTIONS

SYMBOL AND BACKGROUND TO BE CONTRASTING COLORS

CENTERLINE OF SIGNAGE MOUNTED 40" MIN. FROM FINISH FLOOR TYP. UON

NOTE: INTERNATIONAL SYMBOL OF ACCESSIBILITY IS PROVIDED AT DOORS LEADING TO ACCESSIBLE EXITS ONLY. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C

(EX-01) ISA SYMBOL | A13 | 6" = 1'-0"



POWER DOOR CAUTION SIGNAGE NOTES:

1. UON, BACKGROUND COLOR SHALL BE BLACK. TEXT AND GRAPHICS YELLOW.
2. IF 'KNOWING ACT' OR 'ACTIVE SWITCH TO OPERATE' SWITCH IS USED TO INITIATE DOOR OPERATION, BACKGROUND COLOR SHALL BE BLUE. TEXT AND GRAPHICS SHOULD BE WHITE AND THE LETTERS SHALL BE 5/8" HIGH MIN.
3. VINYL STICKER SHOULD BE MOUNTED ON BOTH SIDES OF DOOR 50" +/-12" FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN.

(EX-02) CAUTION AUTOMATIC DOOR | A9 | 3" = 1'-0"

BLACK, NON-GLARE, NON-SMOKING GRAPHIC AND SANS SERIF TEXT ON HIGH CONTRAST WHITE BACKGROUND

3/4" HEIGHT BOLD SANS SERIF FONT

1/2" HEIGHT SANS SERIF FONT W/3/8" LINE SPACING

3/16" HEIGHT SANS SERIF FONT

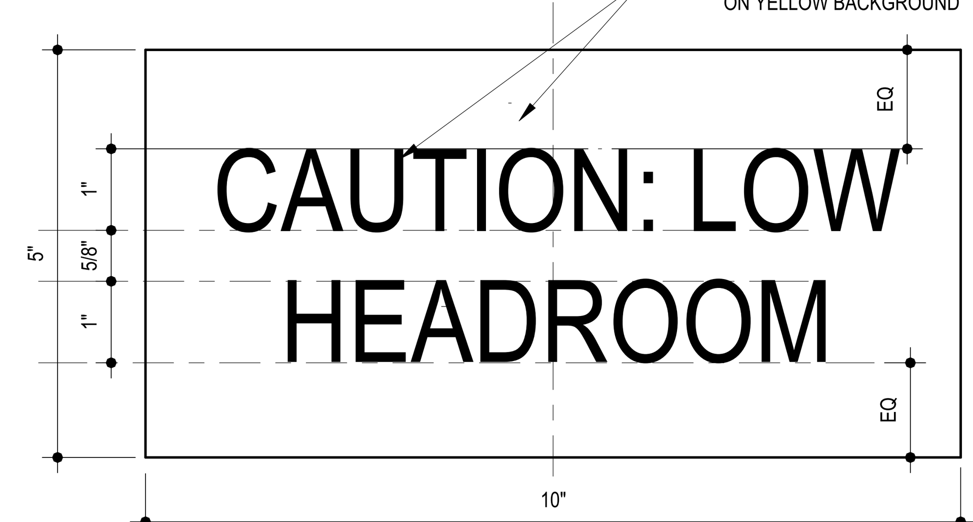
NO SMOKING SIGN NOTES:

1. DECAL WHERE SHOWN ON WINDOW (INSIDE MOUNT) OR ALUMINUM PLAQUE WHERE MOUNTED ON EXTERIOR WALL
2. CHARACTERS AND BACKGROUND CONTRAST BLACK ON WHITE.
3. POST 2'-6" MIN. AND 4'-0" MAX ABOVE GRADE

(EX-03) - NO SMOKING SIGN | A5 | 3" = 1'-0"

SEE DETAIL J13/A0.06 FOR MOUNTING HEIGHTS

BLACK LETTERS AND SYMBOLS ON YELLOW BACKGROUND



(S-HR) - LOW HEADROOM SIGN | A1 | 6" = 1'-0"

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th floor, Oakland, CA 94612

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

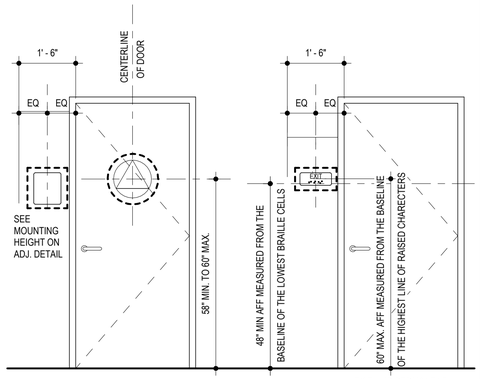
Consultant

Drawing Title
SIGNAGE DETAILS

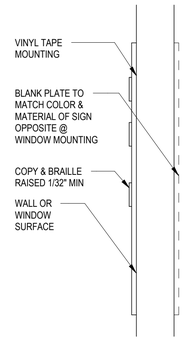
Drawing No.
A0.05

SKA Project Number: 25709.00

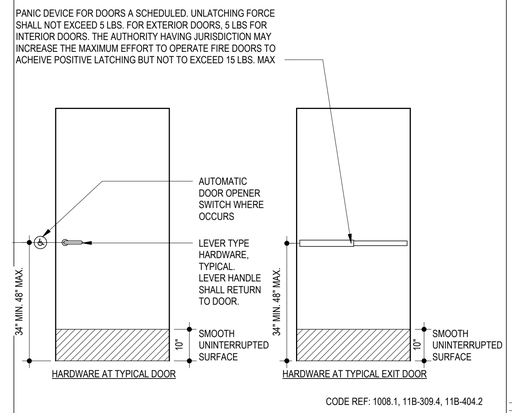
NOT FOR CONSTRUCTION



TYPICAL SIGNAGE MOUNTING HEIGHTS | J13 | 1/2" = 1'-0"

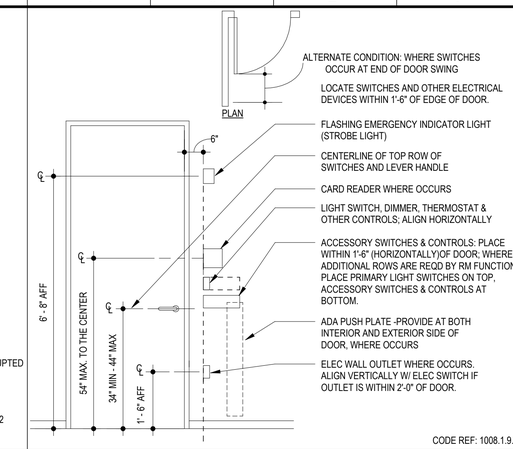


SECTION THRU SIGN | J9 | 3" = 1'-0"



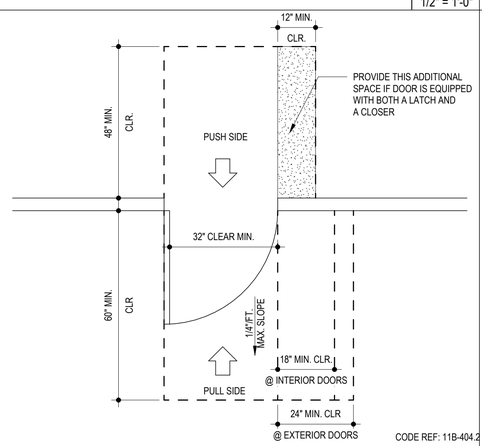
CODE REF: 1008.1, 11B-309.4, 11B-404.2

MOUNTING LOCATIONS OF HARDWARE AT DOORS | J5 | 1/2" = 1'-0"



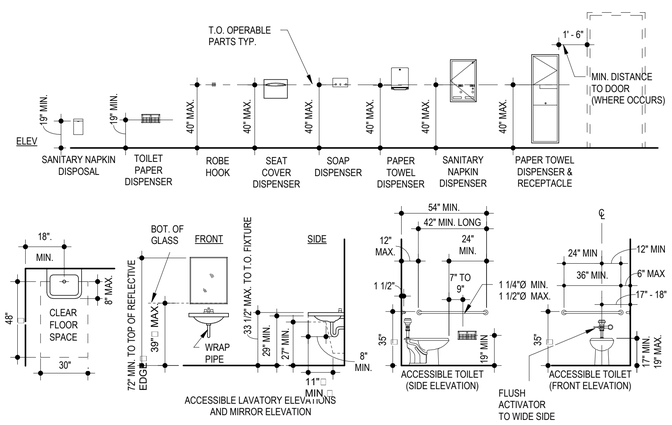
CODE REF: 1008.1.9.2

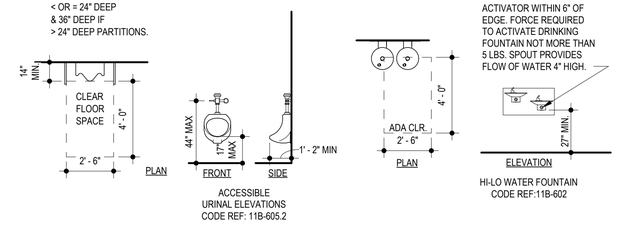
DEVICE PLATE LOCATIONS | J1 | 1/2" = 1'-0"



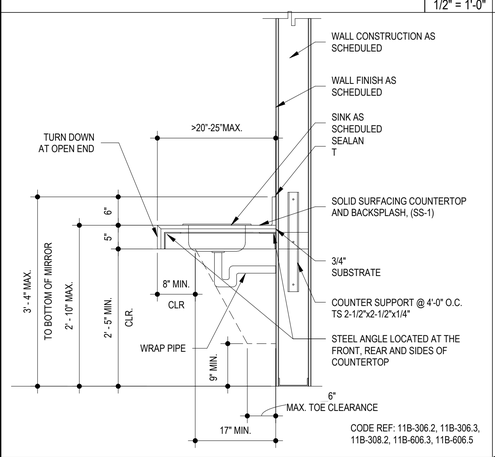
CODE REF: 11B-404.2

LEVEL MANEUVERING CLEARANCE AT DOORS | E13 | 1/2" = 1'-0"



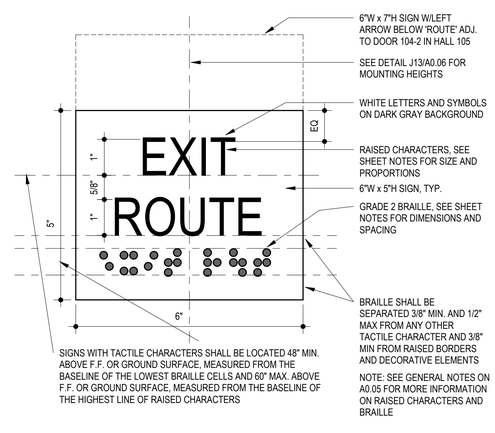


TYPICAL ACCESSIBLE CLEARANCES & MOUNTING HEIGHTS | E1 | NTS

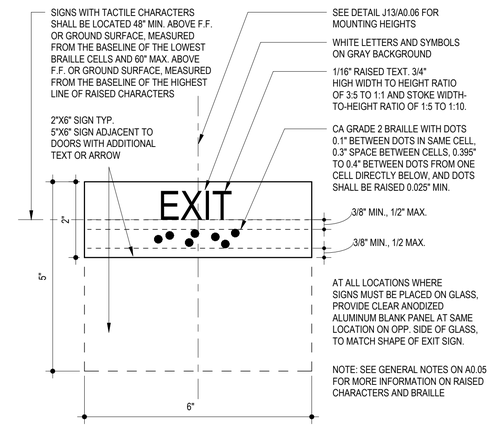


CODE REF: 11B-306.2, 11B-306.3, 11B-308.2, 11B-606.3, 11B-606.5

ACCESSIBLE SINK MOUNTING H AND CLEARANCE | A13 | 3/4" = 1'-0"



(S-EX RT) - EXIT ROUTE | A7 | 6" = 1'-0"



(S-EXIT) - EXIT SIGNAGE | A1 | 6" = 1'-0"

CLIENT

Alameda County

General Services Agency

1401 Lakeside Drive, 10th floor,
Oakland, CA 94612

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record

P&T

Consultant

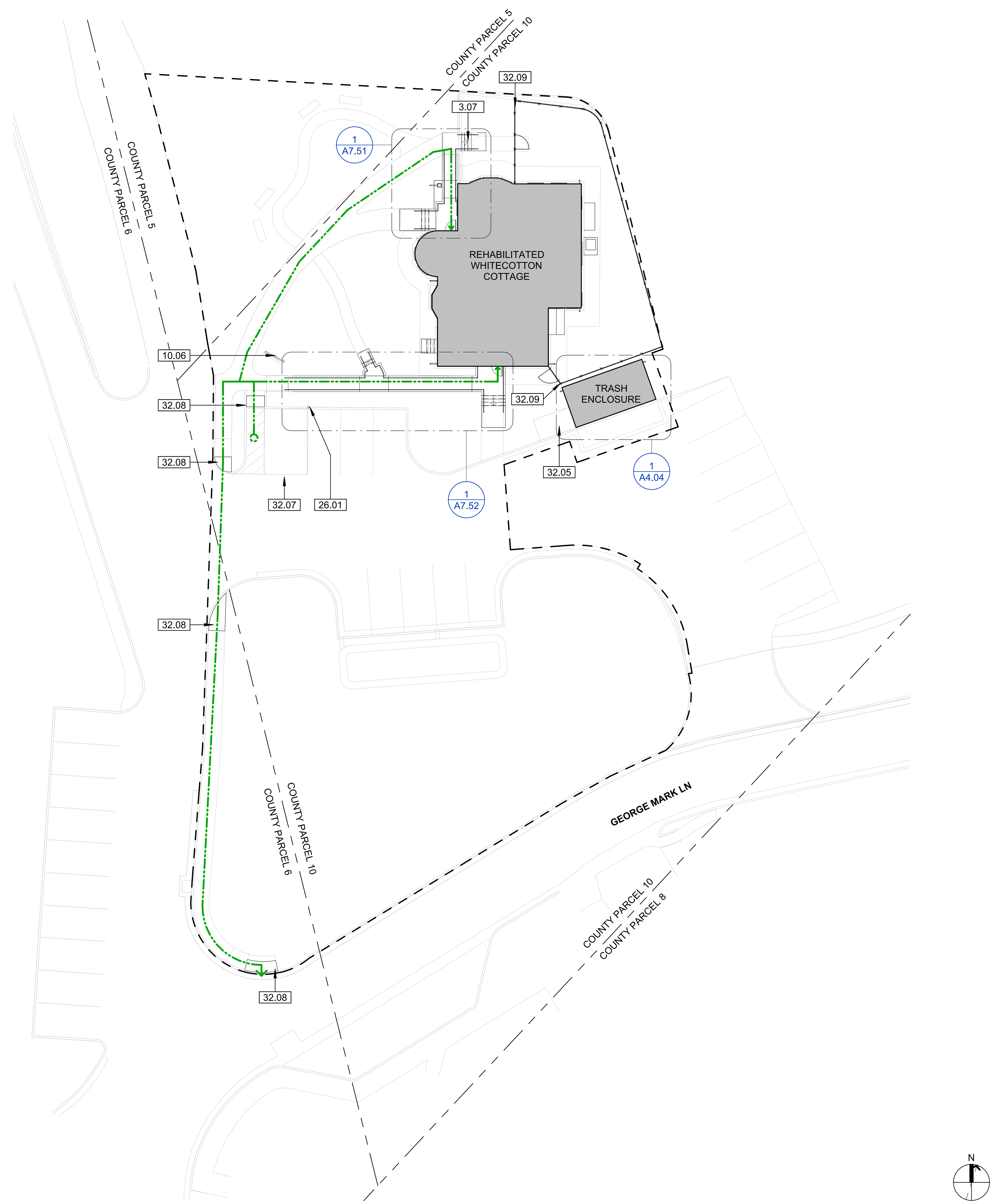
LICENSED ARCHITECT
PETER BITRAKOV
C23018
EX.4/30/2027
STATE OF CALIFORNIA

Drawing Title
SIGNAGE DETAILS

Drawing No.
A0.06

SKA Project Number: 25709.00

NOT FOR CONSTRUCTION



1 SITE PLAN
1" = 20'-0"

GENERAL NOTES:

1. S.C.D. FOR DETAILED SPOT ELEVATIONS AND SLOPES AT NEW PAVING
2. S.C.D. AND S.L.D. FOR NEW SITE IMPROVEMENTS
3. S.E.D. FOR SITE LIGHTING AND E.V. CHARGING
4. ACCESSIBLE PATH OF TRAVEL WITHIN THE PROJECT BOUNDARY TO HAVE MAXIMUM 5% RUNNING SLOPE, PER CBC 11B-402.2
5. PER CBC 11B-303.2 AND 11B-303.3, ABRUPT CHANGES IN LEVEL ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL NOT EXCEED 1/2" IN HEIGHT. WHERE CHANGES DO OCCUR, THEY MUST BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, IF BETWEEN 1/4" AND 1/2" IN HEIGHT. IF THE CHANGE IS 1/4" OR LESS, THE CHANGE IS PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. WHERE CHANGES IN LEVEL OVER 1/2" ARE NECESSARY, A CURB RAMP WILL BE INSTALLED.

PARKING COUNT

PER CBC SECTION 11B-208.2.4: "FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 TO COMPLY WITH SECTION 11B-502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH SECTION 11B-502."

REQUIREMENTS PER CBC 11B-208.2:

TOTAL #	MIN. # OF ACC. SPACES
1-25	1

PROPOSED:

TOTAL #	STANDARD ACC. SPACES	VAN ACC. SPACES
9	0	1

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
3.07	CONC. STAIR FOR MAINTENANCE ACCESS ONLY 1 A7.55
10.06	MONUMENT SIGNAGE; SEE
26.01	E.V. CHARGING STATIONS, S.E.D.
32.05	BIKE RACKS, S.L.D.
32.07	ACCESSIBLE VAN STALL; S.C.D. & A0.01
32.08	DETECTABLE WARNING AT CURB RAMP, S.C.D.
32.09	PTD. STEEL POST FENCING AND SECURITY GATES, S.L.D., TYP.

LEGEND

- PROJECT BOUNDARY
- PARCEL BOUNDARY
- ACCESSIBLE PATH OF TRAVEL
- FENCE; S.L.D.
- SITEWORK; S.L.D. AND S.C.D.

CLIENT

GENERAL SERVICES AGENCY GSA COUNTY OF ALAMEDA

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT PETER BIRKHOLZ C25916 EX.4/30/2027 STATE OF CALIFORNIA

Drawing Title

SITE PLAN

Drawing No.

A1.01

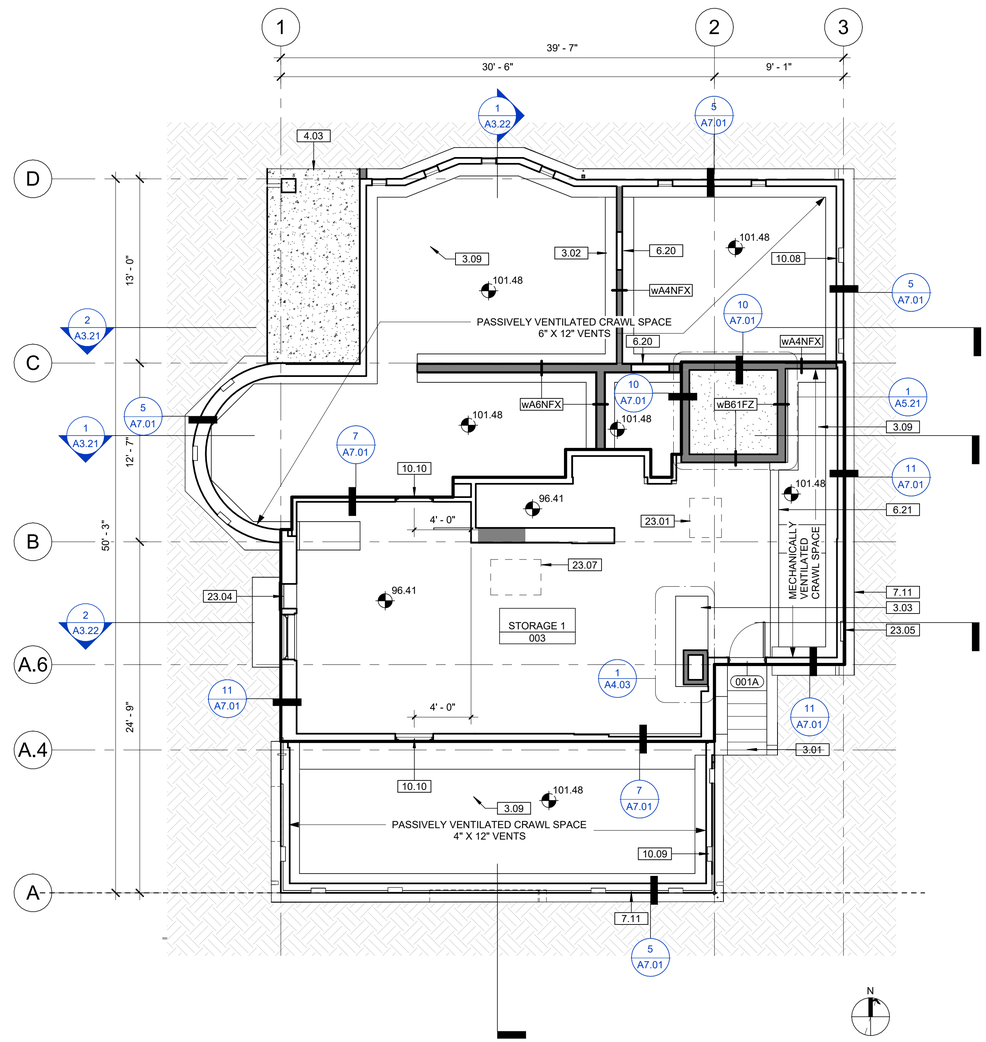
SKA Project Number: 25001

GENERAL NOTES:

1. SEE EXT. ELEVATIONS FOR WINDOW AND LOUVER TAGS
2. SEE ROOF PLAN FOR HIGH ROOF GUTTERS, DOWNSPOUTS, AND SLOPES
3. ATTIC IS UNCONDITIONED SPACE WITH ACCESS SOLELY LIMITED TO MAINTENANCE AND INSPECTION. NO STORAGE USES ALLOWED.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
3.01	CLEAN (E) CONC. STAIR & ADJ. WALLS
3.02	GRADE BEAM BEYOND, TYP., S.S.D.
3.03	(E) TO REMAIN CONC. CHIMNEY BREAST FOOTING
3.09	RAT SLAB IN CRAWL SPACE, TYP.
4.03	THIN BRICK O/ S.O.G. TO MATCH ORIGINAL DIMENSIONS OF PORCH
6.20	32" X 18" FRAMED ACCESS OPENING IN CRIPPLE WALL. S.S.D.
6.21	OPEN FRAMING/ACCESS INTO CRAWL SPACE
7.11	PENETRATIONS THROUGH CONC. FOOTING FOR D.W., F.W., OR S.S. SEAL PIPE SURROUND INTEGRATED W/ SHEET WATERPROOFING SYSTEM. S.P.D.
10.08	6" X 12" CRAWL SPACE VENT, TYP.
10.09	4" X 12" CRAWL SPACE VENT, TYP.
10.10	16" X 32" INSULATED CRAWL SPACE ACCESS HATCH
23.01	INTERIOR FAN COIL UNIT; S.M.D., TYP.
23.04	INTAKE LOUVER, S.M.D.
23.05	EXHAUST LOUVER, S.M.D.
23.07	ERV, S.M.D.



1 FLOOR PLAN - BASEMENT
3/16" = 1'-0"

LEGEND

- XXXXXX — SEE WALL TYPES; (E) WALL FRAMING TO REMAIN, (N) FINISHES
- XXXXXX — SEE WALL TYPES; (N) WALL FRAMING, (N) FINISHES
- XXX — SEE DOOR SCHEDULE; DOOR; INFILL (E) OPENING
- EDGE OF ROOF ABOVE
- DS — PTD METAL DOWNSPOUT
- MECHANICAL GRILLE; S.M.D.

CLIENT

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT
PETER BIRDINGER
C23018
EX.4/30/2027
STATE OF CALIFORNIA

Drawing Title

BASEMENT FLOOR PLAN

Drawing No.

A1.11

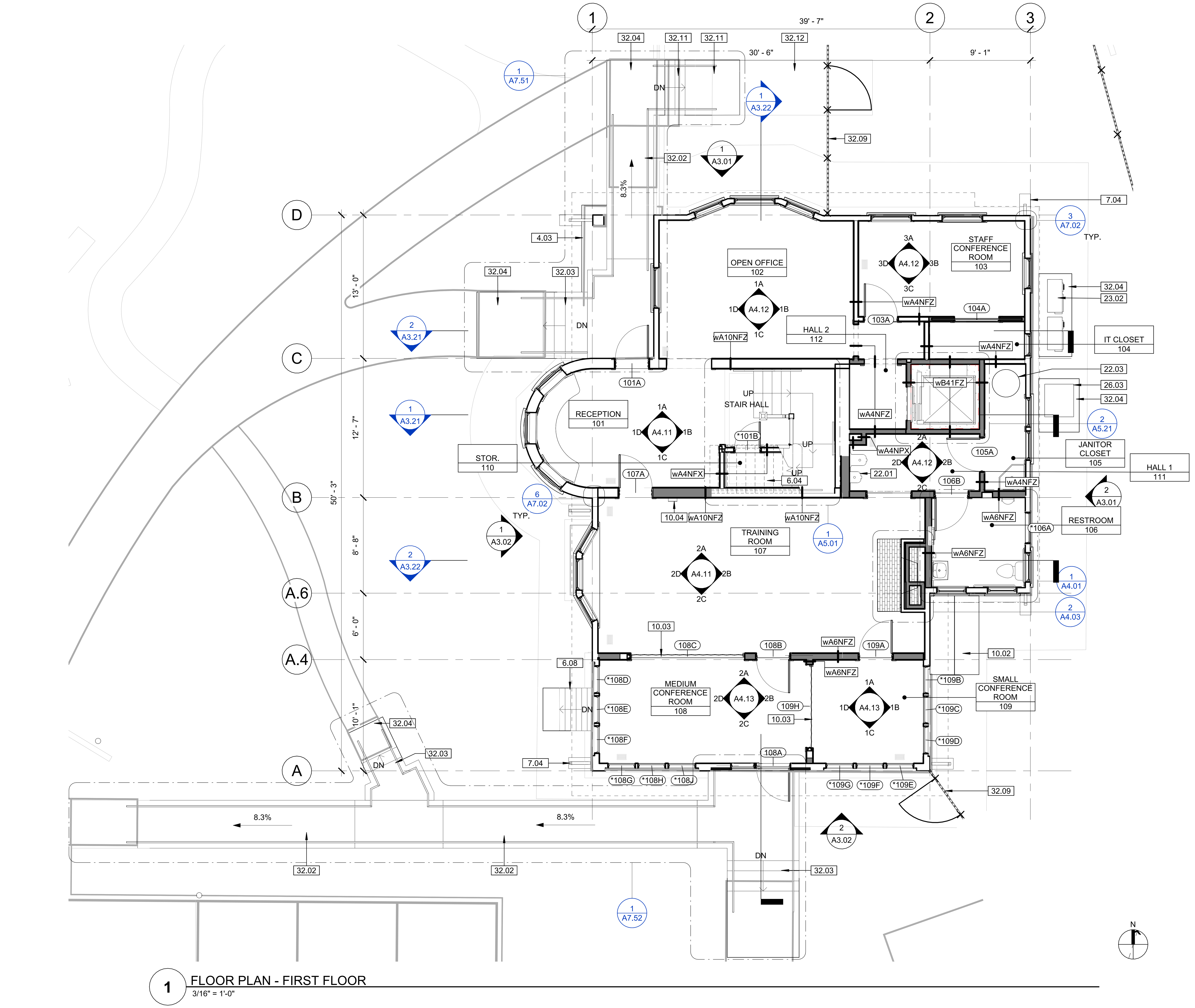
SKA Project Number: 25001

GENERAL NOTES:

1. SEE EXT. ELEVATIONS FOR WINDOW AND LOUVER TAGS
2. SEE ROOF PLAN FOR HIGH ROOF GUTTERS, DOWNSPOUTS, AND SLOPES
3. ATTIC IS UNCONDITIONED SPACE WITH ACCESS SOLELY LIMITED TO MAINTENANCE AND INSPECTION. NO STORAGE USES ALLOWED.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
4.03	THIN BRICK O/ S.O.G. TO MATCH ORIGINAL DIMENSIONS OF PORCH
6.04	(N) FLOOR ASSEMBLY INFILL AT PREVIOUS STAIR LOCATION
6.08	REINSTALL (E) SALVAGED STAIR
7.04	PAINTED METAL DOWNSPOUT. SPLASH BLOCKS AT DOWNSPOUT OUTLETS AT GRADE, TYP.
10.02	PAINTED BASEMENT HATCH COVER.
10.03	OPERABLE PARTITION; SEE DOOR SCHEDULE
10.04	SEMI-RECESSED FIRE EXTINGUISHER CABINET
22.01	DRINKING FOUNTAIN. S.P.D.
22.03	WATER HEATER; S.P.D.
23.02	HEAT RECOVERY VRF CONDENSING UNIT; S.M.D.
26.03	TRANSFORMER; S.E.D. ENSURE 6'-7" OVERHEAD CLEARANCE.
32.02	PAINTED WOOD ACCESS RAMP WITH GALVANIZED STEEL HANDRAILS
32.03	PAINTED WOOD STAIR ASSEMBLY WITH GALVANIZED STEEL HANDRAILS
32.04	REINFORCED CONCRETE PAD, S.C.D.
32.09	PTD. STEEL POST FENCING AND SECURITY GATES, S.L.D., TYP.
32.11	REINFORCED CONC. STAIR, S.C.D.
32.12	DECOMPOSED GRANITE PATH, S.L.D.



1 FLOOR PLAN - FIRST FLOOR
3/16" = 1'-0"

LEGEND

- XXXXXX SEE WALL TYPES
- (E) WALL FRAMING TO REMAIN, (N) FINISHES
- XXXXXX SEE WALL TYPES
- (N) WALL FRAMING, (N) FINISHES
- XXX SEE DOOR SCHEDULE
- DOOR
- INFILL (E) OPENING
- EDGE OF ROOF ABOVE
- DS PTD METAL DOWNSPOUT
- MECHANICAL GRILLE; S.M.D.

CLIENT

GENERAL SERVICES AGENCY GSA COUNTY OF ALAMEDA

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

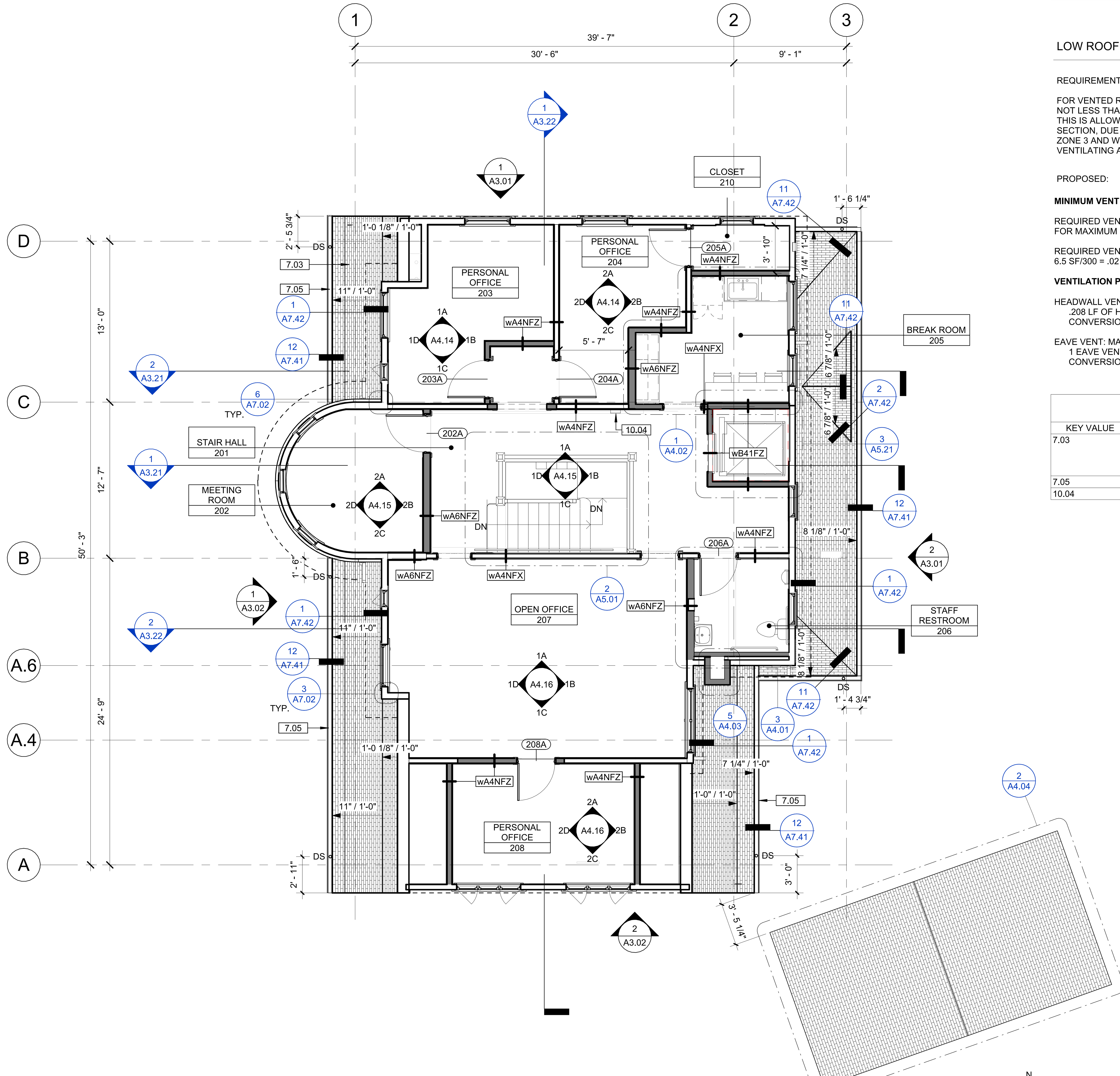
PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT PETER BIRKHOLZ C23... EX.4/30/2027 STATE OF CALIFORNIA

Drawing Title
FIRST FLOOR PLAN

Drawing No.
A1.12

SKA Project Number: 25001



1 FLOOR PLAN - SECOND FLOOR
3/16" = 1'-0"

GENERAL NOTES:

1. SEE EXT. ELEVATIONS FOR WINDOW AND LOUVER TAGS
2. SEE ROOF PLAN FOR HIGH ROOF GUTTERS, DOWNSPOUTS, AND SLOPES
3. ATTIC IS UNCONDITIONED SPACE WITH ACCESS SOLELY LIMITED TO MAINTENANCE AND INSPECTION. NO STORAGE USES ALLOWED.

LOW ROOF VENTILATION CALCULATIONS

REQUIREMENTS PER CBC 1202.2.1:

FOR VENTED ROOFS, THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED. THIS IS ALLOWED PER THE EXCEPTION IN THE REFERENCED SECTION, DUE TO THIS STRUCTURE BEING LOCATED IN CLIMATE ZONE 3 AND WITH AT LEAST 40% AND NOT MORE THAN 50% OF THE VENTILATING AREA LOCATED AT THE ROOF RIDGES.

PROPOSED:

MINIMUM VENT AREA

REQUIRED VENTILATION CALCULATION, FOR MAXIMUM SIZED LOW ROOF VENTILATED AREA: 6.5 SF

REQUIRED VENTILATION AREA:
6.5 SF/300 = .021 SF

VENTILATION PROVIDED

HEADWALL VENT: MANUFACTURER PROVIDED NFA: 6.75 SI/VENT FT
.208 LF OF HEADWALL VENT*6.75 = 1.406 SI
CONVERSION TO SQ FT: 1.406 SI/144 = .0098 SF *(46% OVERALL REQ'D NFA)*

EAVE VENT: MANUFACTURER PROVIDED NFA: 2 SI/VENT
1 EAVE VENTS*2 SQ IN = 2 SI
CONVERSION TO SQ FT: 2 SI/144= .014 SF *(67% OVERALL REQ'D NFA)*

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
7.03	EXTERIOR ROOF SYSTEM CONSTRUCTED OF COMPOSITE ASPHALT SHINGLES O/ ROOFING UNDERLAYMENT O/ 1/2" PLYWOOD O/ (E) ROOF FRAMING W/ PTD METAL FLASHING, TYP.
7.05	PAINTED METAL GUTTER, TYP.
10.04	SEMI-RECESSED FIRE EXTINGUISHER CABINET

LEGEND

- XXXXXX — SEE WALL TYPES
- (E) WALL FRAMING TO REMAIN, (N) FINISHES
- XXXXXX — SEE WALL TYPES
- (N) WALL FRAMING, (N) FINISHES
- SEE DOOR SCHEDULE
- XXX — DOOR
- INFILL (E) OPENING
- EDGE OF ROOF ABOVE
- DS — PTD METAL DOWNSPOUT
- MECHANICAL GRILLE; S.M.D.

N

CLIENT

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.
© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

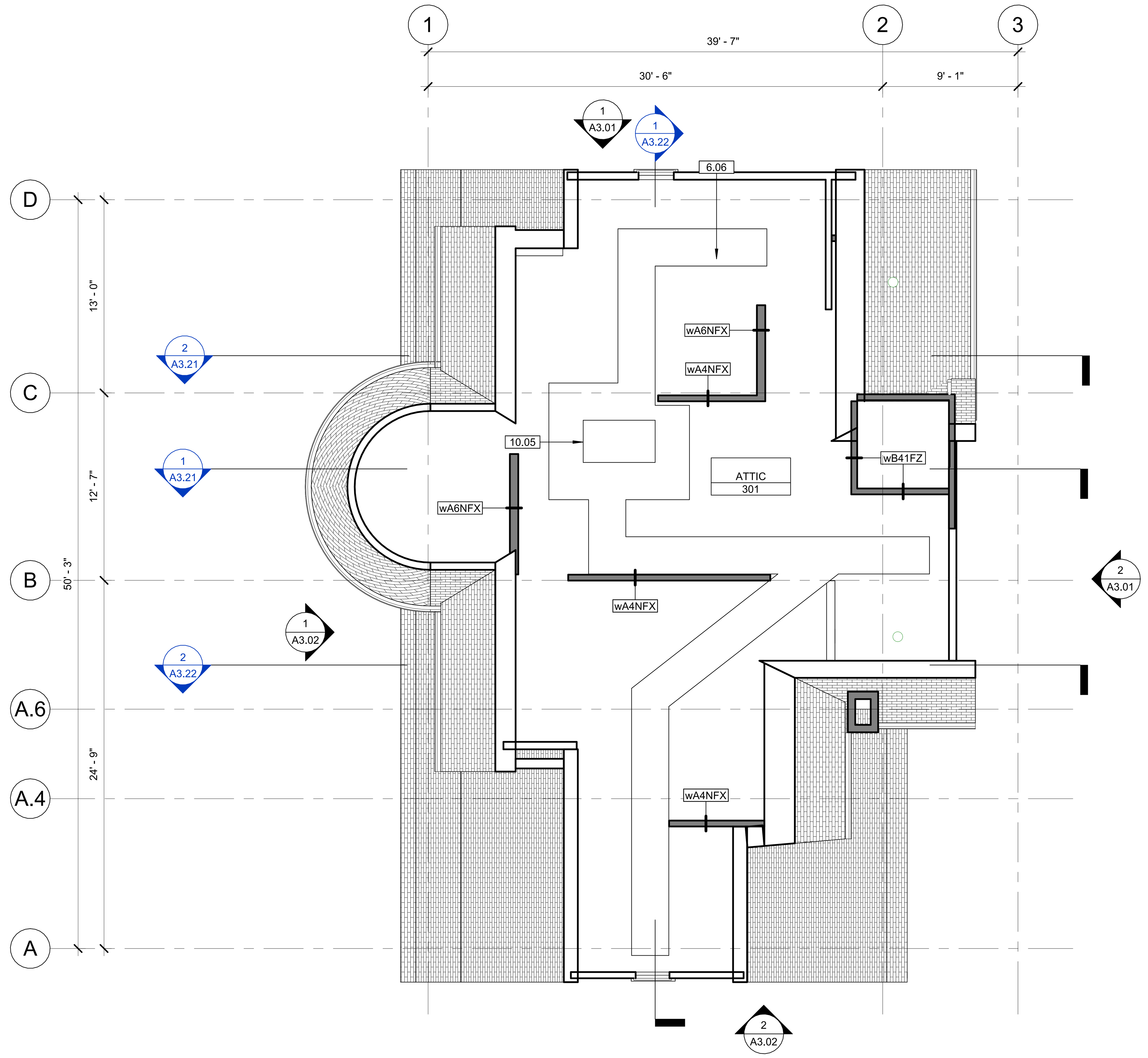
PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT PETER BIRKHOLZ C23... EX.4/30/2027 STATE OF CALIFORNIA

Drawing Title
SECOND FLOOR PLAN

Drawing No.
A1.13

SKA Project Number: 25001



1 ATTIC FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES:

1. SEE EXT. ELEVATIONS FOR WINDOW AND LOUVER TAGS
2. SEE ROOF PLAN FOR HIGH ROOF GUTTERS, DOWNSPOUTS, AND SLOPES
3. ATTIC IS UNCONDITIONED SPACE WITH ACCESS SOLELY LIMITED TO MAINTENANCE AND INSPECTION. NO STORAGE USES ALLOWED.

ATTIC VENTILATION CALCULATIONS

REQUIREMENTS PER CBC 1202.2.1:

FOR VENTED ROOFS, THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED. THIS IS ALLOWED PER THE EXCEPTION IN THE REFERENCED SECTION, DUE TO THIS STRUCTURE BEING LOCATED IN CLIMATE ZONE 3 AND WITH AT LEAST 40% AND NOT MORE THAN 50% OF THE VENTILATING AREA LOCATED AT THE ROOF RIDGES.

PROPOSED:

MINIMUM VENT AREA

REQUIRED VENTILATION CALCULATION, FOR ATTIC AREA:
ATTIC AREA: 1,293 SF

REQUIRED VENTILATION AREA:
1,293 SF/300 = 4.31 SF

VENTILATION PROVIDED

RIDGE VENT: MANUFACTURER PROVIDED NFA: 20 SI/VENT FT
15 LF OF RIDGE VENT*20=300 SI
CONVERSION TO SQ FT: 300 SI/144 = 2.08 *(48% OVERALL REQ'D NFA)*

EAVE VENT: MANUFACTURER PROVIDED NFA: 4 SI/VENT
79 EAVE VENTS*4 SQ IN = 316 SI
CONVERSION TO SQ FT: 316 SI/144= 2.19 SF *(51% OVERALL REQ'D NFA)*

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
6.06	WOOD FRAMED ACCESS WALKWAY FOR BUILDING MAINTENANCE ONLY; S.S.D. AND DETAIL 3 / A8.01
10.05	30" X 54" ATTIC ACCESS HATCH WITH BUILT IN ALUMINUM LADDER. REFRAME EXISTING HATCH OPENING TO ACCOMMODATE NEW HATCH, S.S.D.

LEGEND

XXXXXX SEE WALL TYPES
(E) WALL FRAMING TO REMAIN, (N) FINISHES
XXXXXX SEE WALL TYPES
(N) WALL FRAMING, (N) FINISHES
XXX SEE DOOR SCHEDULE
DOOR
INFILL (E) OPENING
EDGE OF ROOF ABOVE
DS PTD METAL DOWNSPOUT
MECHANICAL GRILLE; S.M.D.

CLIENT

GENERAL SERVICES AGENCY
COUNTY OF ALAMEDA

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT
PETER BIRKHOLZ
C23418
EX.4/30/2027
STATE OF CALIFORNIA

Drawing Title

ATTIC PLAN

Drawing No.

A1.14

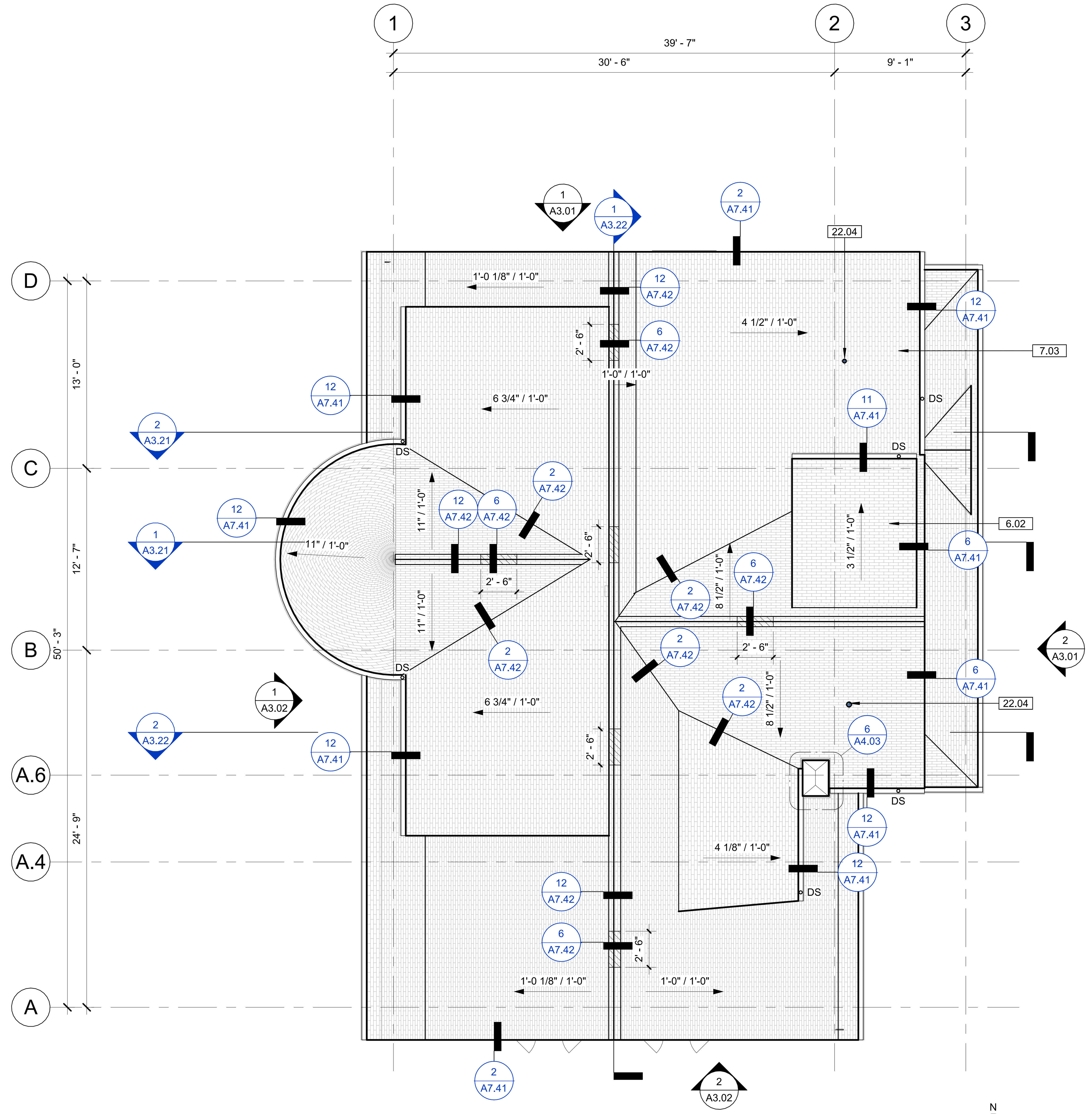
SKA Project Number: 25001

GENERAL NOTES:

1. SEE SECOND FLOOR PLAN FOR LOW ROOF GUTTERS, DOWNSPOUTS, SLOPES, AND DETAILS

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
6.02	(N) ROOF FRAMING FOR LULA LIFT OVERRUN. SIDEWALLS W/ PAINTED WOOD SHINGLE FINISH TO MATCH ADJ.
7.03	EXTERIOR ROOF SYSTEM CONSTRUCTED OF COMPOSITE ASPHALT SHINGLES O/ ROOFING UNDERLAYMENT O/ 1/2" PLYWOOD O/ (E) ROOF FRAMING W/ PTD METAL FLASHING, TYP.
22.04	VENT PIPE; S.P.D.



1 ROOF PLAN
3/16" = 1'-0"

LEGEND

DS	PTD METAL DOWNSPOUT

CLIENT

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

Drawing Title: ROOF PLAN

Drawing No.: A1.15

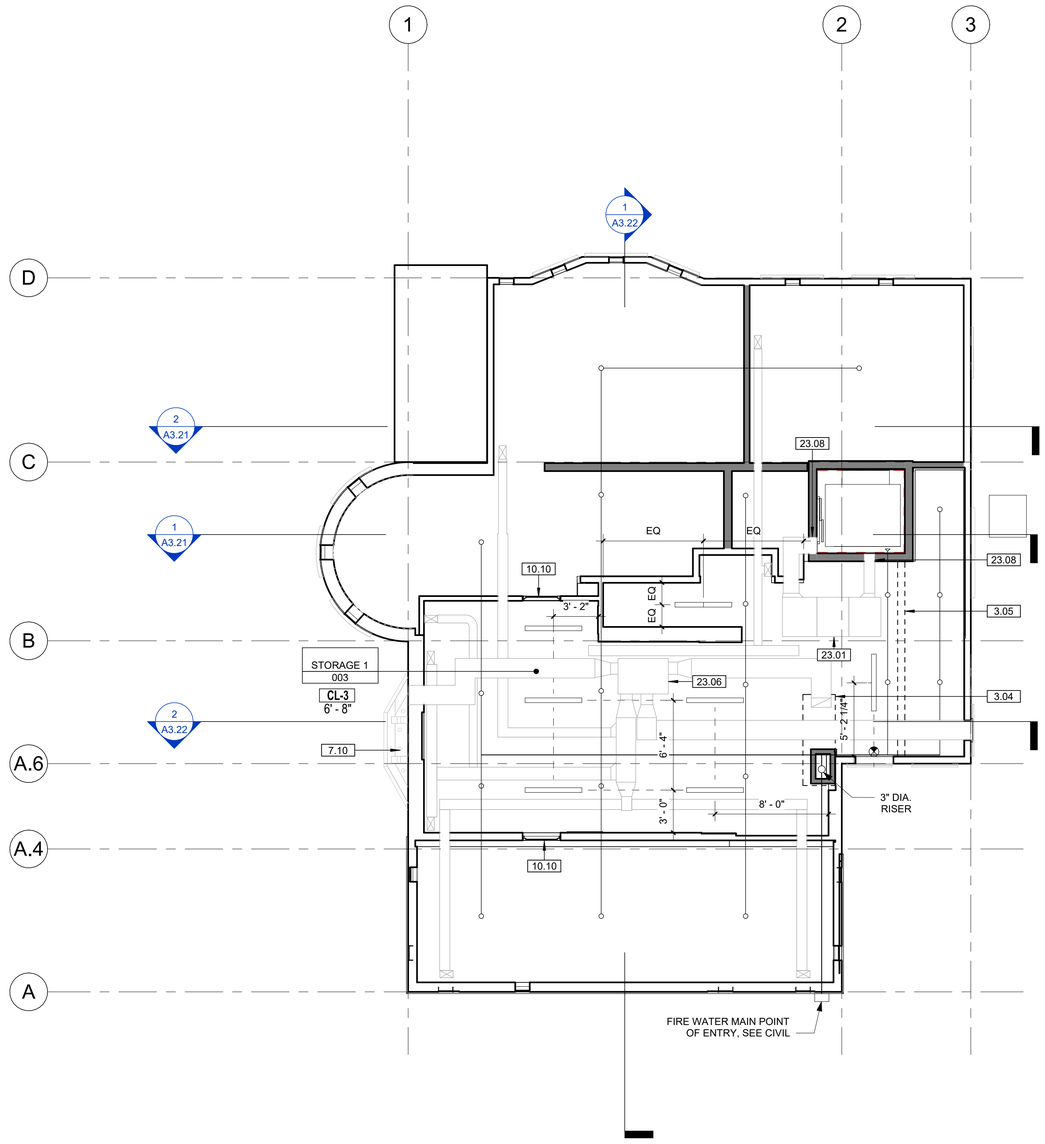
SKA Project Number: 25001

GENERAL NOTES:

1. S.M.D. FOR VENT SPECS
2. S.E.D. FOR LIGHTING SPECS
3. SEE INT. ELEVATIONS FOR VRF UNIT LOCATIONS & MOUNTING HEIGHTS
4. FIRE PROTECTION SPRINKLER LINE AND HEAD ROUTING IS SHOWN DIAGRAMMATICALLY FOR PLANNING PURPOSES ONLY. FIRE PROTECTION DESIGN IS TO BE DESIGN/BUILD AND REVIEWED AS A DEFERRED SUBMITTAL.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
3.04	(E) TO REMAIN CONC. CHIMNEY BREAST FOOTING BELOW
3.05	(E) TO REMAIN CONC. WALL BELOW
7.10	EAVE VENT, SEE DETAILS, TYP.
10.10	16" X 32" INSULATED CRAWL SPACE ACCESS HATCH
23.01	INTERIOR FAN COIL UNIT; S.M.D., TYP.
23.06	ERV DUCTWORK, S.M.D., TYP.
23.08	MECH. PENETRATION, S.M.D. AND DETAIL 1 / A8.11



1 REFLECTED CEILING PLAN - BASEMENT
3/16" = 1'-0"

LEGEND

- RECESSED DOWNLIGHT; S.E.D.
- LINEAR FIXTURE; S.E.D.
- ILLUMINATED EXIT SIGN; S.E.D.
- WIRELESS ACCESS POINT; S.TECH.D.
- MECHANICAL SUPPLY GRILLE; S.M.D.
- MECHANICAL RETURN GRILLE; S.M.D.
- MECHANICAL EXHAUST GRILLE; S.M.D.
- SPRINKLER HEAD & ABOVE-CEILING SERVICE LINES
- SIDETHROUGH SPRINKLER HEAD

CLIENT

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT
PETER BIRKHOLZ
C23018
EX:4/30/2027
STATE OF CALIFORNIA

Drawing Title

REFLECTED CEILING PLAN - BASEMENT

Drawing No.

A2.11

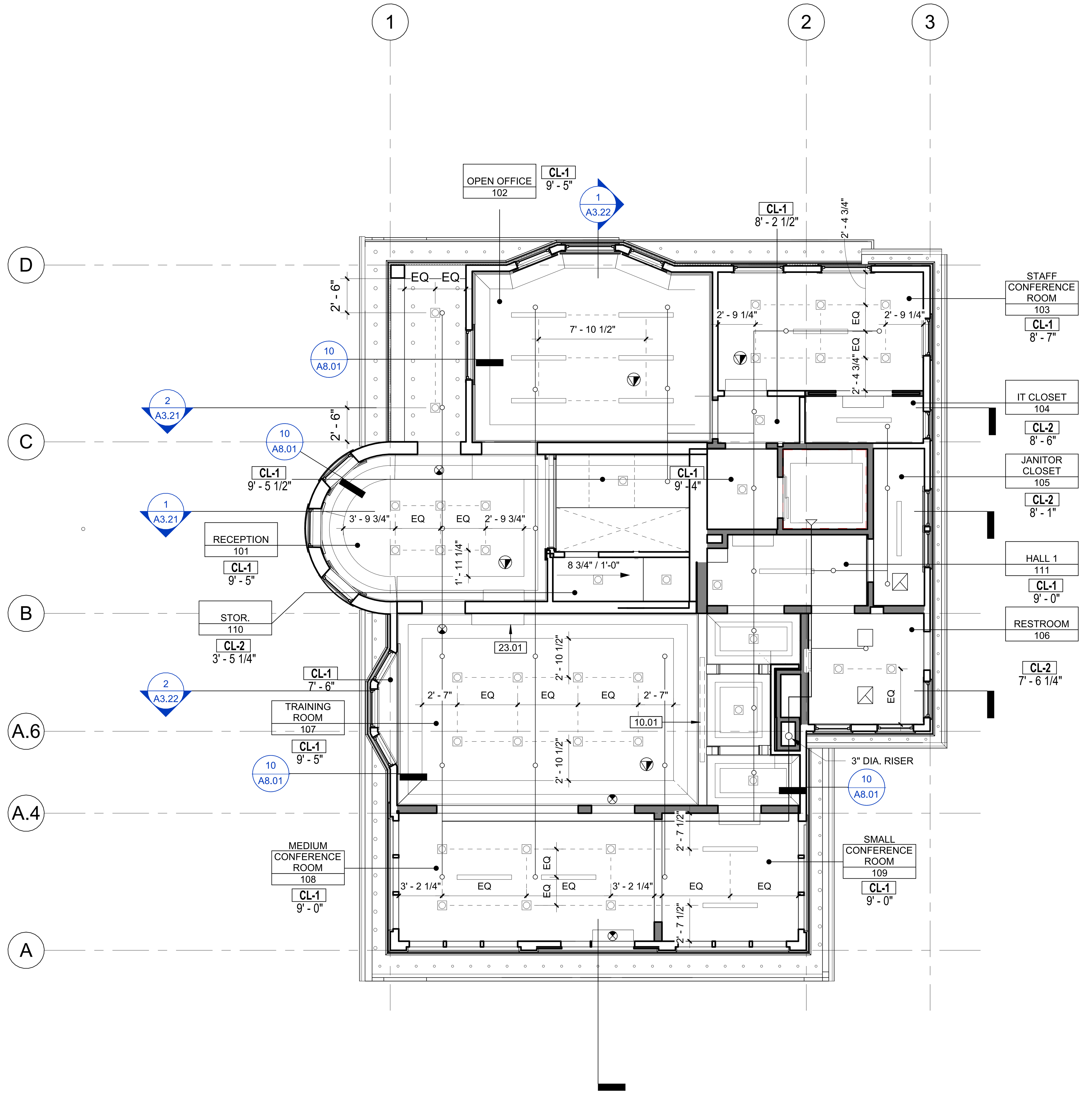
SKA Project Number: 25001

GENERAL NOTES:

1. S.M.D. FOR VENT SPECS
2. S.E.D. FOR LIGHTING SPECS
3. SEE INT. ELEVATIONS FOR VRF UNIT LOCATIONS & MOUNTING HEIGHTS
4. FIRE PROTECTION SPRINKLER LINE AND HEAD ROUTING IS SHOWN DIAGRAMMATICALLY FOR PLANNING PURPOSES ONLY. FIRE PROTECTION DESIGN IS TO BE DESIGN/BUILD AND REVIEWED AS A DEFERRED SUBMITTAL.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
10.01	69" X 92" RECESSED DROP DOWN PROJECTION SCREEN
23.01	INTERIOR FAN COIL UNIT; S.M.D., TYP.



1 REFLECTED CEILING PLAN - FIRST FLOOR
3/16" = 1'-0"

LEGEND

- RECESSED DOWNLIGHT; S.E.D.
- LINEAR FIXTURE; S.E.D.
- ILLUMINATED EXIT SIGN; S.E.D.
- WIRELESS ACCESS POINT; S.TECH.D.
- MECHANICAL SUPPLY GRILLE; S.M.D.
- MECHANICAL RETURN GRILLE; S.M.D.
- MECHANICAL EXHAUST GRILLE; S.M.D.
- SPRINKLER HEAD & ABOVE-CEILING SERVICE LINES
- SIDETHROUGH SPRINKLER HEAD

CLIENT

GENERAL SERVICES AGENCY
COUNTY OF ALAMEDA

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT
PETER BIRKHOLZ
C23... EX.4/30/2027
STATE OF CALIFORNIA

Drawing Title
REFLECTED CEILING PLAN - FIRST FLOOR

Drawing No.
A2.12

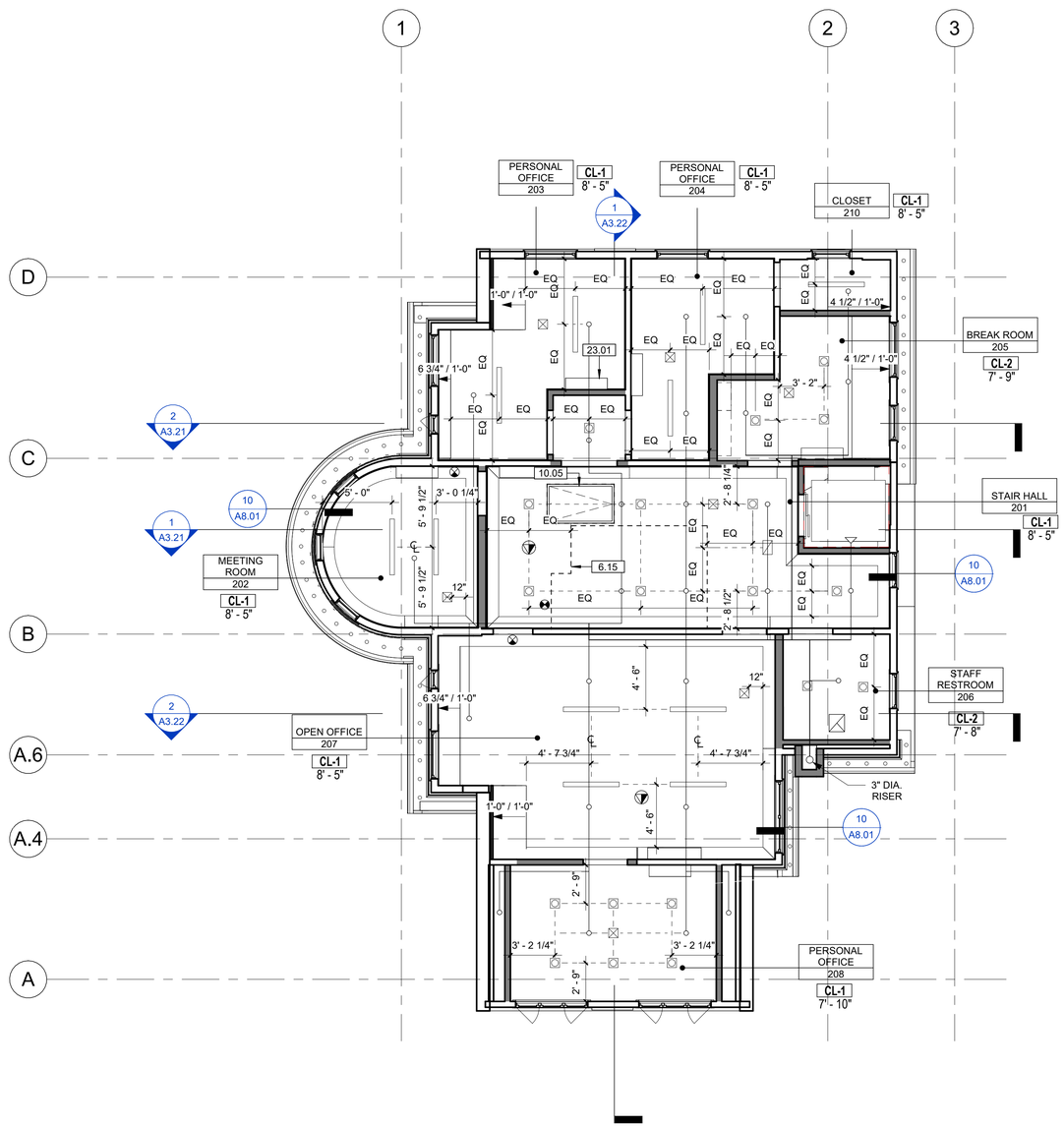
SKA Project Number: 25001

GENERAL NOTES:

1. S.M.D. FOR VENT SPECS
2. S.E.D. FOR LIGHTING SPECS
3. SEE INT. ELEVATIONS FOR VRF UNIT LOCATIONS & MOUNTING HEIGHTS
4. FIRE PROTECTION SPRINKLER LINE AND HEAD ROUTING IS SHOWN DIAGRAMMATICALLY FOR PLANNING PURPOSES ONLY. FIRE PROTECTION DESIGN IS TO BE DESIGN/BUILD AND REVIEWED AS A DEFERRED SUBMITTAL.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
6.15	STAIR FLOOR OPENING BELOW
10.05	30" X 54" ATTIC ACCESS HATCH WITH BUILT IN ALUMINUM LADDER. REFRAME EXISTING HATCH OPENING TO ACCOMMODATE NEW HATCH, S.S.D.
23.01	INTERIOR FAN COIL UNIT; S.M.D., TYP.



1 REFLECTED CEILING PLAN - SECOND FLOOR
3/16" = 1'-0"

LEGEND

- RECESSED DOWNLIGHT; S.E.D.
- LINEAR FIXTURE; S.E.D.
- ILLUMINATED EXIT SIGN; S.E.D.
- WIRELESS ACCESS POINT; S.TECH.D.
- MECHANICAL SUPPLY GRILLE; S.M.D.
- MECHANICAL RETURN GRILLE; S.M.D.
- MECHANICAL EXHAUST GRILLE; S.M.D.
- SPRINKLER HEAD & ABOVE-CEILING SERVICE LINES
- SIDETHROUGH SPRINKLER HEAD

CLIENT

GENERAL SERVICES AGENCY GSA COUNTY OF ALAMEDA

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

P&T

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

LICENSED ARCHITECT PETER BIRMINGHAM C23028 EX.4/30/2027 STATE OF CALIFORNIA

Drawing Title

REFLECTED CEILING PLAN - SECOND FLOOR

Drawing No.

A2.13

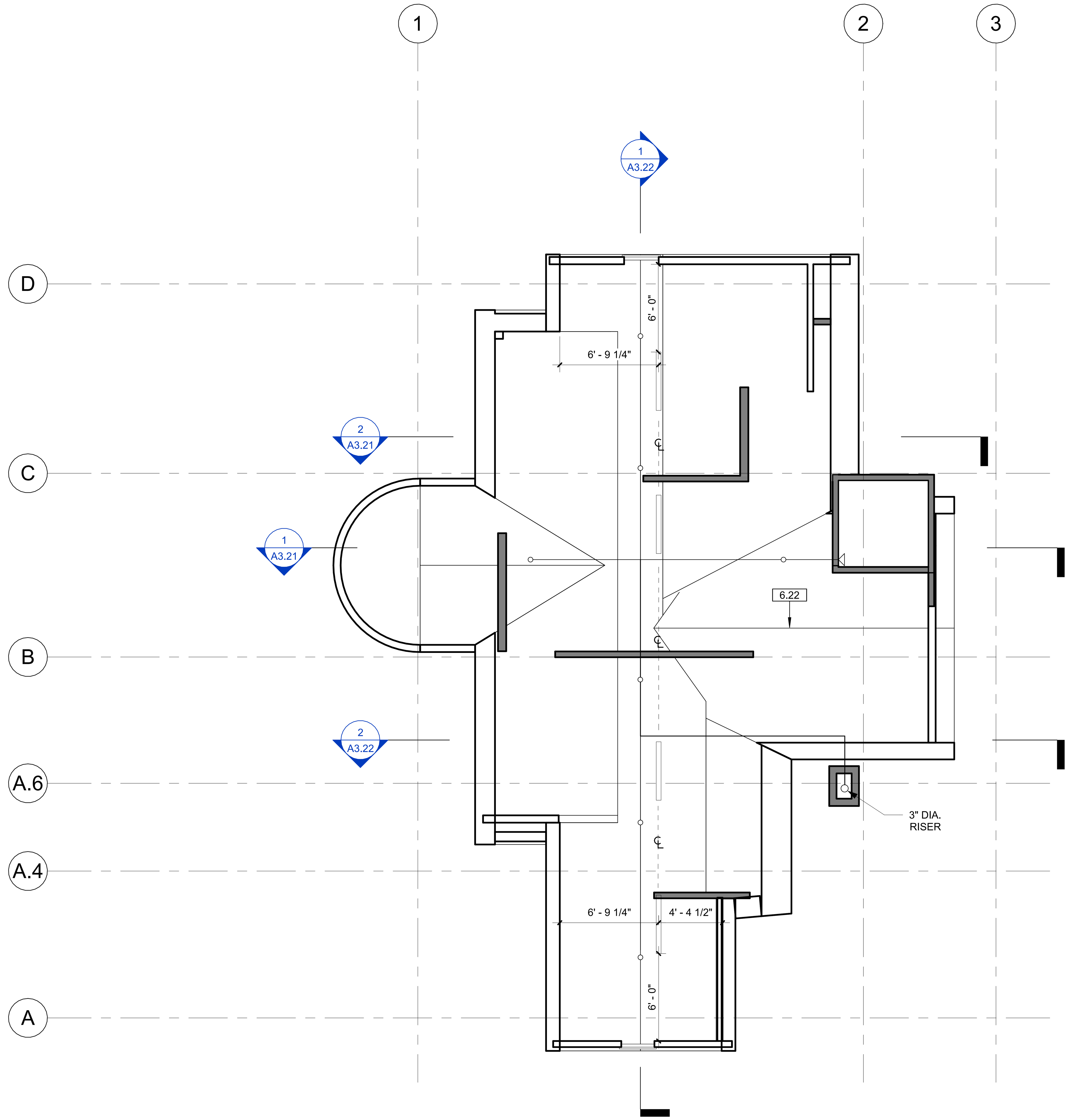
SKA Project Number: 25001

GENERAL NOTES:

1. S.M.D. FOR VENT SPECS
2. S.E.D. FOR LIGHTING SPECS
3. SEE INT. ELEVATIONS FOR VRF UNIT LOCATIONS & MOUNTING HEIGHTS
4. FIRE PROTECTION SPRINKLER LINE AND HEAD ROUTING IS SHOWN DIAGRAMMATICALLY FOR PLANNING PURPOSES ONLY. FIRE PROTECTION DESIGN IS TO BE DESIGN/BUILD AND REVIEWED AS A DEFERRED SUBMITTAL.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
6.22	(E) EXPOSED ROOF FRAMING ABOVE, S.S.D., TYP.



1 REFLECTED CEILING PLAN - ATTIC
3/16" = 1'-0"

LEGEND

LINEAR FIXTURE; S.E.D.

SPRINKLER HEAD

SIDETHROUGH SPRINKLER HEAD

CLIENT

ALAMEDA COUNTY

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2022 Shah Kawasaki Architects

Revision Number	DATE	ISSUE DESCRIPTION
	09/03/2026	PERMIT SET

Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

Drawing Title

REFLECTED CEILING PLAN - ATTIC

Drawing No.

A2.14

SKA Project Number: 25001