Oakland City Planning Commission STAFF REPORT

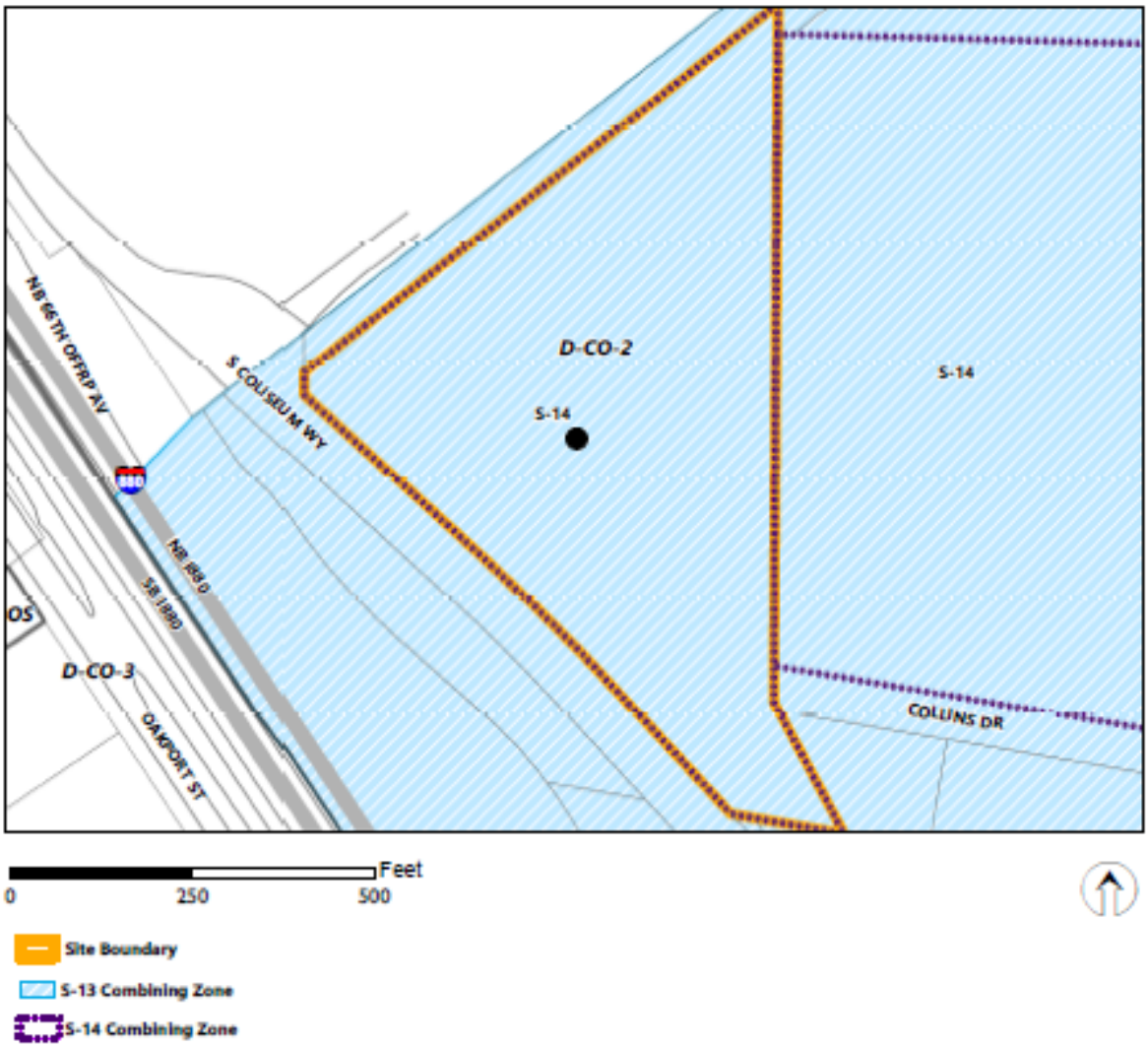
Case File Number PLN24043/CP24021 **July 10, 2024**

Location:	Malibu Site; 8000 Coliseum Way
Assessor's Parcel Number:	042A432800124
Proposal:	Construction of a temporary soccer stadium for the Oakland Roots and Oakland Soul professional soccer clubs on an approximately 8.74 acre site. The stadium will have a seating capacity for up to 10,000 people and include the use of modular structures.
Applicant:	Oakland Pro Soccer, LLC; Lydia Tan, Chief Real Estate Officer
Phone Number:	(415) 407-2388 lydia@rootssc.com
Owner:	City of Oakland and Alameda County
Case File Number:	PLN24043/T240025/CP24021
Planning Permits Required:	Regular Design Review for new construction, Major Conditional Use Permits for an Extensive Impact Civic Activity (Stadium) and Alcohol Sales, and a Creek Protection Permit
General Plan:	Regional Commercial
Zoning:	D-CO-2/S-13/S-14
Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; & 15164 – Addendum to the 2015 certified Coliseum Area Specific Plan EIR; The CEQA Analysis may be reviewed on the City website at: https://www.oaklandca.gov/documents/oakland-roots-soul-temporary-stadium-at-the-malibu-site-ceqa-documents
Historic Status:	Non-Historic Property
City Council District:	6; Kevin Jenkins
Status:	Under Review
Staff Recommendation:	Approve the development applications subject to conditions.
Finality of Decision:	Appealable to City Council
For Further Information:	Contact Case Planners: Peterson Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov or Malinda Lim at (951) 756-4874 or by email at mlim@interwestgrp.commailto:

SUMMARY

On March 15, 2024, Oakland Pro Soccer LLC submitted a Planning application for their proposed project ("Project") involving the construction of a temporary soccer stadium for the Oakland Roots and Oakland Soul professional soccer clubs. The stadium will consist of modular components and have a fan capacity of up to 10,000 people. Major Conditional Use Permits are requested for an Extensive Impact Civic and for Alcoholic Beverage Sales Commercial Activities. The Project is located on the triangular "Malibu Lot" located near the Oakland Coliseum and Arena and is accessible from South Coliseum Way (also known as Joe Morgan Way) and Collins Drive.

CITY OF OAKLAND PLANNING COMMISSION



Case File:	PLN24043
Applicant:	Oakland Pro Soccer LLC
Address:	8000 S. Coliseum Way (Malibu Site)
Base Zone:	D-CO-2
Combining Zones:	S-13, S-14

As detailed below, staff finds that the Project meets all the required Findings (**Attachment A**). Therefore, staff recommends approval of the Project subject to the Conditions of Approval (**Attachment B**).

BACKGROUND

From the 1970s to the mid-1990s, the Project site was known as the Malibu Grand Prix, a miniature Indy car racing track. It has since been used primarily as an asphalt and gravel-surface overflow parking lot for events at the adjacent Oakland-Alameda County Coliseum Complex.

The Oakland Roots and Soul Sports Club has formed an affiliated entity known as Oakland Pro Soccer LLC, which is the formal Project applicant. The Roots have been playing their home games at either Laney College stadium in Oakland or at Cal State East Bay's Pioneer Stadium in Hayward, both of which have a capacity of only about 5,000 fans while the Soul play their home games at the Merritt College soccer stadium, which holds about 3,500 fans. To meet the United Soccer League's capacity standards and be able to accommodate the new temporary stadium, fan experiences and parking, the Oakland Pro Soccer LLC (the Project applicant) had assessed multiple locations throughout Oakland and the surrounding communities prior to deciding on the Malibu Lot for their temporary stadium. The site best meets its requirements and was the most suitable site for an interim stadium.

The City of Oakland and Alameda County are joint owners (each with 50% undivided interest) of the Malibu site. In order to better understand the proposed Project and to negotiate the terms of a proposed lease, the Oakland City Council granted the City Administrator authorization to enter into an Exclusive Negotiation Agreement (ENA) with the Project applicant and Alameda County in September 2023 for the potential lease of the property. The lease proposal would allow the Oakland Roots and Soul to play their home matches at the Malibu Lot for up to ten (10) years and could accommodate other community events as well.

PROJECT DESCRIPTION

The Project involves the installation and use of a temporary, outdoor professional soccer venue with a fan capacity of 10,000 people, assembled from modular components, including on-site landscaping. The facility would function as a temporary home field for the Oakland Roots men's and Oakland Soul women's professional soccer teams, until Oakland Pro Soccer secures a site and completes plans for a permanent stadium. As proposed, the Project would not involve any demolition or permanent development and lease terms are not to exceed 10 years.

PROJECT SITE

The Project site is a triangular-shaped property consisting of 380,534 square feet (or approximately 8.74 acres). The property is bounded by South Coliseum Way to the southwest, the City-owned Homebase property to the east, and Elmhurst Creek and the Coliseum Complex to the northwest. Access is available from South Coliseum Way and Collins Drive. The adjacent Homebase site is

currently being used for emergency housing programs. There are five (5) public utility easements which run through the site, including PG&E electrical power transmission lines and underground utilities, underground East Bay Municipal Utility District (EBMUD) sewer interceptor transmission line, and the City of Oakland sanitary sewer and storm drain.

Vegetation on the Project site is sparse and generally limited to a scattering of non-native trees and low brush along Elmhurst Creek. The Project site is subject to two open environmental cases due to the presence of environmental hazardous materials related to its prior use and is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH). The City and County submitted a Risk Management Plan (RMP) to ACDEH in June 2023 to help close these cases. Recent engagement with ACDEH has been with the understanding of the proposed Project occurring on the site. ACDEH is anticipated to require a land use covenant to be recorded against the property's title that would allow commercial activities such as the Project, subject to approval and implementation of a Corrective Action Plan and detailed Remedial Excavation and Specifications Plan.

There are no known historic resources within the Project site. Per the Coliseum Area Specific Plan (CASP) EIR, the adjacent Oakland Coliseum complex (which includes the Coliseum and Arena, associated ancillary buildings, landscaping, fencing, and signage) is a historical resource pursuant to CEQA.

GENERAL PLAN ANALYSIS

The Project site is in the "Regional Commercial" land use classification. The Regional Commercial classification is intended to maintain, support and create areas of the City that serve as region-drawing centers of activity. This classification is used to enable Oakland to capitalize on potential large scale retail and commercial development opportunities. These types of commercial operations usually require significant parking areas and are generally located adjacent to regional transportation facilities where they benefit from good access and visibility and are able to attract patrons from within and outside of the City limits.

The Land Use Element further describes the Desired Character and Use in this designation to involve a mix of commercial, office, entertainment, arts, recreation, sports and visitor serving activities, residential, mixed-use development, and other uses of similar character or supportive of regional drawing power. The maximum FAR for this classification is 4.0. The maximum residential density is 125 units per gross acre in a mixed-use project. The required Findings for the Design Reviews and Conditional Use Permits are attached and included in staff's evaluation as part of this report. The following is an analysis of how the proposed Project meets applicable General Plan policies (staff analysis is the italicized text below each policies):

- LUTE Policy N1.1 Concentrating Commercial Development: Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for smaller scale, neighborhood-oriented retail.

  The Project site is bounded by two major streets and near the Coliseum and Arena. It will

contribute towards the vision outlined in the specific plan of bringing additional activity to the area, with positive economic impact and cultural outcomes for the neighborhood and City overall.

- LUTE Policy I/C1.5 Using City-Owned Property to Stimulate Economic Development: City-owned properties, should, where feasible, be utilized to stimulate economic development activities or serve as catalysts to such efforts.

  The Project site has been underutilized; this Project would help revitalize the Coliseum area and stimulate economic growth from local employment, lease revenue, and tax revenue.

As a commercial sports and visitor-serving activity, the Project would be consistent with this General Plan classification.

Coliseum Area Specific Plan

The Project site is also within Sub Area-A of the Coliseum Area Specific Plan (CASP), adopted in April of 2015. The CASP provides a guiding framework for redevelopment of the City of Oakland's Coliseum area as a major center for sports, entertainment, residential mixed use, and economic growth. Within Sub-Area A (also known as the Coliseum District), are the 112-acre Oakland-Alameda County Coliseum Complex (the Coliseum stadium and the neighboring Arena, and associated surface parking lots), other City/County-owned land (including the Malibu Lot – or Project site), additional private properties to the east along both sides of San Leandro Street, and the existing Coliseum BART station and associated parking lot.

The Project is consistent with the proposed intensity of development of the CASP's desired mix of future land use types and is proposed at a development intensity that is lower than the maximum 4.0 FAR for the Regional Commercial classification and the 8.0 maximum FAR as additionally permitted within the CASP's Coliseum District D-CO-2 Zoning. The following is an analysis of how the proposed Project meets applicable CASP goals and policies (staff analysis is the italicized text below each goal/policy):

- Core Goal 1: Retain Oakland's professional sports teams, and maximize the economic benefit of the sports teams and their facilities for Oakland and Alameda County.

  The proposal would help retain the Oakland Roots and Oakland Soul professional soccer teams within the City. The Project applicant has mentioned that the temporary stadium would be available to the community on non-project event days.

- LU Policy 3-1: Initial development should prioritize new sports venues that maximize benefits to the sports franchises and serve as an economic development catalyst for the remainder of the Plan Area, the surrounding East Oakland neighborhoods, and for all of Oakland.

The proposal will allow for the continued use of the area as a destination for sporting events, even if only on a temporary basis while the vision for the future redevelopment of the Coliseum property continues to be refined in the coming years. The establishment of sporting venues was a Core Goal of the CASP, even though the future plan my eventually not include any sports venues, which was also considered in the adoption of the CASP.

Race and Equity General Plan Compliance

In September 2023, the City of Oakland adopted its first Environmental Justice Element (EJ Element) as part of Phase 1 of the General Plan Update, which constitutes the baseline against which the Race and Equity Impact Assessment for this Project is determined. The EJ Element "serves as the foundation for achieving equity and environmental justice when planning for future growth and development in Oakland." The EJ Element identifies communities that are disproportionately impacted by environmental justice issues and proposes goals, policies, and objectives to reduce the unique or compounded health risks in these communities. It also contains a comprehensive table of actions to achieve those goals and objectives, many of which have already been implemented.

The Project would be consistent with goals and policies outlined in the EJ Element including, but not limited to, the following:

- EJ-1.12 Construction Site Impacts. Through standard conditions of project approval, code enforcement, and other regulatory mechanisms, require new development to minimize disturbances of natural water bodies and natural drainage systems caused during construction and to implement measures to protect areas from road dust, erosion, and sediment loss.

- SAF-5.3 Site Contamination. Through enforcement of standard conditions of approval, ensure buildings and sites are or have been investigated for the presence of hazardous materials and or waste contamination before development or if there is reason to believe an existing building or site may contain hazardous materials that pose a threat to possible users. Continue to require remediation and construction techniques for adequate protection of construction workers, future occupants, adjacent residents, and environment. Are adequately protected from hazards associated with contamination.

- SF-8.2 Emergency Services Review. Continue to engage the police and fire departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for public safety and fire hazards and maximizes the potential for responsive police and fire services.

ZONING ANALYSIS

The Project site is zoned as a special Coliseum District, D-CO-2 and the intent of this district is to create, maintain and enhance areas that allow a broad mixture of retail, commercial, office, and light industrial uses, and serve as region-drawing centers of sports, entertainment, and business

activities. The following discussion outlines the purpose of the D-CO-2 regulations, with staff analysis provided below in the italicized text:

- Implement the Coliseum Area Specific Plan (CASP) in the Coliseum Plan Area
  With the approval of a Conditional Use Permit for the Extensive Impact Civic Activity, it would help meet the vision of the CASP through revitalization of an unutilized parcel into a sports venue. See further discussion in the "Compliance with CASP" section below.
- Support retention of Oakland's professional sports teams, and the economic benefit of the sports teams and their facilities for the City of Oakland and Alameda County

  The Oakland Roots (men's) and Oakland Soul (women's) are professional soccer teams and part of the United Soccer League (USL) and USL Women's League respectively. Oakland Pro Soccer LLC has searched throughout the city and neighboring communities for an area with the capacity to accommodate a larger stadium to house these soccer teams. Allowing the proposed Project would keep these two (2) professional teams within the city and provide an economic benefit to the City and Alameda County with local employment, lease revenue, and tax revenue.

The proposed Extensive Impact Civic and Alcohol Sales Commercial Activities require a Major Conditional Use Permit (CUP) within the D-CO-2 zone. Additional discussion pertaining to these are below in the CUP section of this report.

Table 1: D-CO-2 Zoning Standards

Development Standard	D-CO-2 Requirement	Project Site	Consistency
Lot width (mean)	25 feet	440 feet	Consistent
Frontage	25 feet	875 feet (along S. Coliseum Way)	Consistent
Lot area	4,000 sf.	380,534 square feet	Consistent
Minimum front, rear and interior side setback	0 feet	0' at S. Coliseum Way 32' at Elmhurst Creek 45' at HomeBase parcel	Consistent
Maximum height	159 feet	Light Standards = 110 feet (approx. 120' AMSL)	Consistent
Max Fence height at Open Space zones	8 feet	8-foot fence at Elmhurst Creek	Consistent
Maximum non-residential FAR	8.0	Not incl. sports field as built floor area, FAR = 0.15, with sports field as built floor area, FAR = 0.45	Consistent

The Project site is also within the S-13 Affordable Housing and S-14 Housing Sites Combining Zones. However, no housing is proposed as part of this Project.

Design

The interim stadium will consist of modular components - including grandstands, stadium lighting, converted shipping containers, and modular buildings. The grandstands themselves will be wrapped in colorful scrims celebrating the vibrancy of the venue and featuring the work of local artists. The major street-level perimeter fence along S. Coliseum Way, which is the major public interface, will be wrapped in a unifying scrim, which will include a public viewing area so pedestrians can observe activity year-round. Stadium lighting will be directed downwards and conditioned to meet the lighting requirements of the Oakland Planning Code to prevent impacts to the neighboring HomeBase occupants.

The main entry plaza is located on S. Coliseum Way and directly adjacent to the Coliseum's Lot C. It will be framed using converted shipping containers helping signal to visitors where to enter the facility, that connote and pay homage to Oakland's history as a major port. On-site gathering areas are located away from the creek and accessory storage areas are designated along the creek side to help reduce any impacts to Elmhurst Creek.

Access

Public entrance into the stadium will primarily be accessible from the main entrance off S. Coliseum Way; auto access will not be provided from this frontage. A secondary entry will be provided off Collins Drive, located at the rear and eastern boundary of the Project site, which will also include vehicular access. The secondary access on Collins Drive will mainly serve team members, staff, vendors, fans requiring accessible entry onto the property, and emergency personnel.

Transportation

To reach the site for Project events, there are multiple options - including BART, AC Transit buses, ridesharing, cycling, and walking. A shuttle service will be provided to patrons between the Coliseum parking lots and the stadium. Images illustrating these various modes of transportation around the Project site is provided in the Draft Transportation Management Plan (TMP) prepared by Fehr & Peers for the Project. To encourage use of public transportation to and from the Project site, the applicant will be promoting incentives as outlined in the Draft TMP.

Parking and Circulation

On-site automobile parking is available for team members, staff, vendors, and ADA persons within two (2) parking lots bordering the eastern side of the site. Due to the length of the dead-end drive aisle being over 600 feet in length, the applicant will need to submit for an Alternative Means and Methods Request (AMMR) prior to issuance of any building permits. No connection between Collins Drive and S. Coliseum Way will be provided.

Prior to the start of operations and included in the TMP-related conditions is a requirement for the applicant to obtain off-site parking to meet demand during Project events. The applicant is actively working with the Oakland-Alameda County Coliseum Authority for the Coliseum Complex for a lease of the Coliseum Lots B, C, and G to provide enough patron parking and a rideshare area for Project events. Locating the rideshare pickup and drop off area within the Coliseum parking lot instead of near the public entrance on S. Coliseum Way would reduce traffic impacts on that street and Hegenberger Road. Should parking at the Coliseum Complex prove to be insufficient to handle event parking demands, the Project applicant is required to provide additional off-site parking. Continuous monitoring of parking needs is included in the Draft TMP.

Bicycle parking will be provided within the ridesharing area within the Coliseum parking lot. Depending on the demand, up to 200 free and secure bicycle parking spaces will be provided on event days.

As part of the Draft TMP to assist with circulation and traffic around the site during Project events, off-site improvements must be implemented. These include restriping the eastbound Hegenberger Road shared through/left-turn lane into a dedicated left-turn lane, prohibit the left-turn from Collins Drive to eastbound Hegenberger Road, and providing temporary barricades on the Coliseum Way sidewalk between the site's main pedestrian access and Elmhurst Creek where an existing fence extends into the Coliseum.

Security

The applicant will have physical infrastructure and operational measures in place to help with security and manage crowd control. These are listed below.

Physical Infrastructure:

- Secure perimeter fence and monitor pedestrian and vehicular entrances;
- Strategically placed visible signage throughout the facility identifying fences, exits, and key areas;
- Security detection system at entrances and security cameras throughout the facility;
- Crowd control barriers to organize and direct visitors to the ticketing and security monitoring areas;
- Ample lighting throughout the facility.

Operational Measures:

- Security personnel stationed at entrances, exits, at the field and other strategic locations;
- Monitoring a security camera system;
- Guest services and ushers to assist patrons in finding their seats and facility amenities.

In addition, the Oakland Fire Department (OFD) requires on-site fire hydrants to be within 300 feet of each other. There are several hydrants proposed and situated near the boundaries of the site. All areas of the site are within 300 feet of a hydrant but do not meet the maximum hydrant spacing.

To comply with this requirement, a AMMR will be required and is included in the conditions of approval.

Signage

The Project plans contain signage samples for use within the venue. The applicant plans to apply for a Master Sign Program after building permits are issued.

Conditional Use Permits

Oakland Planning Code Table 17.101H.01 Permitted and Conditionally Permitted Activities lists which activities are permitted, would require to be conditionally permitted, or prohibited activities within the Coliseum Area District Zones. As listed, both the Extensive Impact Civic and Alcohol Sales Commercial Activities proposed for the Project require separate CUPs for each activity.

Extensive Impact Civic Activity (Stadium)
Stadiums, sports arenas, auditoriums, and bandstands fall under this activity and is consistent with the envisioned uses in the CASP Sub Area-A. As such, the granting of this CUP is appropriate to meet the intent of the area plan. The TMP requires the applicant to secure a lease for parking at nearby lots, currently proposed at the Coliseum Complex for use of Parking Lots B, C, and G.

Alcoholic Beverage Sales Commercial Activity
For-profit sports venues typically have alcoholic beverages for sale to help enhance the fan experience and to provide an alternative beverage choice. The applicant is requesting a CUP for the sale of alcohol for on-site consumption; no alcohol will be sold off the premises, nor will be allowed to be purchased on-site for off-site consumption. The applicant's main concessionaire will handle all on-site alcohol sales; food truck vendors will not be selling any alcohol.

A Letter of Public Convenience and Necessity (PCN) is required by the State, specifically the Department of Alcoholic Beverage Control when the number of alcohol licenses exceed the total number of alcohol licenses designated for on-sale and off-sale licenses within a given census tract. Findings for a PCN are attached as part of this report.

Creek Protection Permit

The proposed Project site is located adjacent to Elmhurst Creek and is subject to the Creek Protection Permit requirements in Chapter 13.16 of the Oakland Municipal Code. Since work would take place within 20 feet of the top of the bank, a Category IV Creek Permit is required. As part of the review of the proposal with the Watershed Division and the Building Official, it was determined that a reclassification to a Category III Creek Permit was appropriate given that no adverse impacts would occur to the waterway as a result of the proposed work given that the

proposal will not include any work within the bank and the site would also now be including stormwater treatment measures that would reduce site run off.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Staff has determined that an Addendum to the April 2015 Coliseum Area Specific Plan Environmental Impact Report (CASP EIR) is appropriate because the Project is consistent with the land use assumptions for construction of new sports venues that were adopted as part of the CASP and its subsequent zoning actions. The Project qualifies for an addendum and one or more exemptions because the following findings can be made:

1. **Community Plan Exemption.** Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). The Project would not result in significant impacts that (1) would be peculiar to the project or project site; (2) were not identified as significant project-level, cumulative or off-site effects in the CASP EIR; or (3) were previously identified as significant effects but are determined to have a more severe adverse impact than discussed in the prior CASP EIR.

2. **Addendum and Program EIRs.** CEQA Guidelines Section 15164 (Subsequent EIRs, Supplements and Addenda to an EIR or Negative Declaration). The CASP EIR was certified by the City in April 2015, and no supplemental environmental review is required for the Project modifications. The Project would not cause new significant impacts that were not previously identified in the CASP EIR or result in a substantial increase in the severity of previously identified significant impacts. No new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to the circumstances surrounding the original project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has been put forward that shows that the project would cause significant environ-mental impacts. The Project is eligible for CEQA streamlining provisions in accordance with CEQA Guidelines Section 15164, for the use of an Addendum to the CASP EIR.

Note: A detailed CEQA Analysis was prepared for the Project and may be viewed online at:
https://www.oaklandca.gov/documents/oakland-roots-soul-temporary-stadium-at-the-malibu-site-ceqa-documents

RECOMMENDATIONS:

Staff finds the proposed Project involving the installation and use of a temporary, outdoor professional soccer venue with a fan capacity of 10,000 people that would function as a temporary home field for the Oakland Roots men's and Oakland Soul women's professional soccer teams, to be well-designed, responsive to comments provided by the interdepartmental review team, and recommends approval. Staff specifically recommends that the Planning Commission:

1. Affirm staff's environmental determination;

2. Approve the Design Review, Conditional Use Permits, and Creek Permit, subject to the attached findings and conditions.

Prepared by:

Malinda Lim

Malinda Lim, Contract Planner

Reviewed by:

Catherine Payne

Catherine Payne
Development Planning Manager

Approved for forwarding to the
City of Oakland Planning Commission:

Edward Manasse, Deputy Director
Bureau of Planning

ATTACHMENTS:

A. Findings for Approval, including CEQA findings
B. Conditions of Approval
C. Standard Conditions of Approval Mitigation Monitoring and Reporting Program (SCAMMRP)
D. Proposed Plans, dated February 16, 2024
E. Creek Protection Plan

ATTACHMENT A

FINDINGS FOR APPROVAL

This proposal meets all the required Design Review Criteria (17.136.050B), Conditional Use Permit Criteria (Sections 17.134.050 & 17.103.030.A & 17.103.030.B.2) and Creek Protection Permit Findings (Section 13.16.200) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.136.050.B – NON-RESIDENTIAL DESIGN REVIEW CRITERIA

1. **That the proposal will achieve or maintain a group of facilities which are well related to one another, and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in section 17.136.060;**

   The Project is an interim stadium made of modular components including grandstands, stadium lighting, converted shipping containers, and modular buildings. The grandstands themselves will be wrapped in colorful scrims celebrating the vibrancy of the venue and featuring the work of local artists. The major street level perimeter fence along S. Coliseum Way, which is the major public interface, will be wrapped in a unifying scrim, which will include a public viewing area so pedestrians can observe activity year-round. The main entry plaza will signal to visitors where to enter the facility, and will be framed using converted shipping containers, that connote and pay homage to Oakland's history as a major port.

2. **That the proposed design will of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;**

   As a medium sized sports venue, the Project serves to activate and enliven the surrounding area in a more personal, community engaging way, adequately serving a sector of emerging sports in a way that larger venues cannot. The addition of this venue within the Coliseum Area Specific Plan will activate the street in a way that the current on site overflow parking use does not. It will also be visible from the freeway, signaling continued investment in their area.

3. **That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**

   As a sports stadium, the Project is consistent with the Regional Commercial land use classification and the Coliseum Area Specific Plan as outlined in the staff report and incorporated here by reference.

SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:

A. That the location, size, design and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

The proposed Project is consistent with City of Oakland Coliseum Area Specific Plan, providing a sports and entertainment venue that will complement existing uses in the area. Project is intended to be an interim use that can activate the area with new Sports, entertainment and cultural activity while the overall Coliseum area undergoes redevelopment over the long term. The required Transportation Management Plan (TMP) will encourage use of nearby BART and other public transit, while utilizing existing parking and other infrastructure already in place.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;

Project site is currently a vacant, gravel covered lot and the proposed Project will add to and enhance the areas civic assets. Incorporation of public art and community programming will improve the livability of the area.

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

The proposed Project is consistent with City of Oakland Coliseum Area Specific Plan , which called for sports and entertainment uses, along with a mix of other uses. This proposed Project is intended to not only house professional sports team operations, but also be a resource to the greater community. Ways in which the surrounding area would be enhanced included a public plaza with viewing access to Elmhurst Creek, incorporation of art by local artists, regular partnerships with local institutions, and hosting local community high school athletic events and other activities of significance to the community.

D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;

See compliance with Design Review Criteria above.

E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.

The proposed Project is consistent with the Coliseum Area Specific Plan and the City's General Plan as outlined in the staff report and incorporated here by reference. It will contribute towards the vision outlined in the specific plan of bringing additional activity to the area, with positive economic impact and cultural outcomes for the neighborhood and City overall.

SECTION 17.103.030.A–USE PERMIT CRITERIA FOR ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES:

A. The proposal would not contribute to undue proliferation of such uses in an area where additional ones would be undesirable, with consideration to be given to the area's function and character, problems of crime and loitering, and traffic problems and capacity;

Alcoholic beverage sales will occur within the context of events scheduled on site and is intended to enhance the fan experience. Alcohol sales will be conducted similar to the nearby Arena and Coliseum venues.

B. The proposal would not adversely affect adjacent or nearby churches, temples, or synagogues; public, parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or perpetual playgrounds;

Sales on site will not adversely affect uses as listed above, as there are no such uses in the immediate area.

C. The proposal will not interfere with the movement of people along an important pedestrian street;

Alcohol sales will be associated with activities occurring within the boundaries of the Project site and patrons will not be allowed to consume alcohol purchased within the Project boundaries for consumption off-site. Therefore, the alcohol sales would not interfere with the movement of people along an important pedestrian street.

D. That proposed development will be of an architectural and visual quality and character which harmonizes with, or where appropriate, enhances the surrounding area;

The proposed development will be designed and constructed in accordance with the Coliseum Area Specific Plan and will bring additional activation to the area, including the provision of public amenities and publicly visible art.

E. The design will avoid unduly large or obtrusive signs, bleak unlandscaped parking areas, and an overall garish impression;

As a sports and entertainment oriented venue, the applicant anticipates incorporating sponsor signage in their design, which will be integrated into the overall design in a way that provides for easy identification while enhancing the overall aesthetic of the Project in the area. A sign program may be required. On-site directional signage to make wayfinding simple and understandable will also be provided.

F. Adequate litter receptacles will be provided where appropriate;

Litter and recycling receptacles will be provided in strategic locations throughout the Project site and will be evaluated on an ongoing basis to ensure the locations and quantity of the reciprocals are adequate.

G. Where the proposed use is in close proximity to residential uses, and especially to bedroom windows, it would be limited in hours of operation, are designed or operated, so as to avoid disruption of residents' sleep between the hours of ten p.m. and seven a.m.

Adjacent to the Malibu lot is the HomeBase site – an Oakland emergency housing program for the homeless. A portion of the HomeBase site is not currently being used, other than as an overflow parking opportunity. Given the orientation of the two sites and uses, there is not anticipated to be a conflict between the uses.

H. Proposals for new Fast-Food Restaurants must substantially comply with the provisions of the Oakland City Planning Commission "Fast-Food Restaurant-Guidelines for Development and Evaluation" (OCPD 100-18);

The proposed Project does not involve a fast-food restaurant establishment. Food served on-site will be provided by contracted food truck operators.

SECTION 17.103.030.B.2- CRITERIA FOR PUBLIC CONVENIENCE OR NECESSITY

A. That a community need for the project is clearly demonstrated. To demonstrate community need, the applicant shall document in writing, specifically how the project would serve an unmet or underserved need or population within the overall Oakland community or the community in which the project is located, and how the proposed project would enhance physical accessibility to needed goods or services that the project would provide, including, but not limited to alcohol; and

The proposed Project will enhance the use of the Coliseum area as a destination for attendance of sporting events, particularly important given the departure of two of Oakland's sports teams over the past several years and the impending departure of the third. The proposed use will not be detrimental to the character of development in the immediate neighborhood as it was

originally developed for this purpose to accommodate sports venues; the proposed Project can accommodate all types of transportation including but not limited to automobile.

B. That the overall project will have a positive influence on the quality of life for the community in which it is located, providing economic benefits that outweigh anticipated negative impacts, and that will not result in a significant increase in calls for police service; and

The proposed use will be in harmony with the overall objectives of the General Plan and the Core Goal of the CASP while contributing to City economic development goals. As is currently the case with sporting events at the Coliseum, this venue will also include an ample security presence to help limit negative impacts from alcohol sales.

C. That alcohol sales are typically a part of this type of business in the City of Oakland.

Alcohol sales are a very typical characteristic of stadium facilities across the country, including the Coliseum and Arena on the adjacent property.

SECTION 13.16.200 CREEK PROTECTION PERMIT CRITERIA

A. Will the proposed activity (during construction and after project is complete) (directly or indirectly) cause a substantial adverse impact on the creek?

☐ Yes/**No**☑

The Project will not cause a substantial adverse impact for the following reasons:

1. The proposal will not result in alterations to the creek channel, riparian corridor, or wildlife habitat.
2. Construction staging will take place on the Project site and away from the creek.
3. The site grading and construction is located within a flat area already occupied by the existing roadway and no work in the bank is proposed.

In making the above finding, the Director of Building Services must, at a minimum, consider the following factors:

1. Will the proposed activity discharge a substantial amount of pollutants into the creek?

☐Yes/**No**☑

With adherence to Best Management Practices, conformance with the Standard Conditions of Approval, and protective measures in the creek protection plan to be implemented prior to, during,

and post construction, the Project will not discharge a substantial amount of pollutants into the creek.

2. Will the proposed activity result in substantial modifications to the natural flow of water in the creek?

☐Yes/**No**☑

The proposal will not involve modifications within the creek channel that could alter the natural capacity of the channel. The proposed construction and grading disturbance would be limited to the existing paved area above the creek bank, and water from the impervious surfaces shall be directed to vegetative areas to treat water before entering storm drains.

3. Will the proposed activity deposit a substantial amount of new material into the creek or cause substantial bank erosion or instability?

☐Yes/**No**☑

The proposed construction and grading disturbance subject to the creek protection permit would be limited to the existing paved area above the creek bank, and creek protection measures such as the sediment filters will prevent material from entering into the creek.

4. Will the proposed activity result in substantial alteration of the capacity of the creek?

☐Yes/**No**☑

The proposal will not involve modifications within the creek channel that could alter capacity of the channel. The proposed construction and grading disturbance would be limited to the area of the existing paved area above the creek bank.

5. Are there any other factors which would indicate that the proposed activity will adversely affect the creek?

☐Yes/**No**☑

See findings above.

5. Will the proposed activity substantially adversely affect the riparian corridor, including riparian vegetation, animal wildlife or result in loss of wildlife habitat?

☐Yes/**No**☑

The proposed construction and grading disturbance would be restricted to the existing paved area above the creek bank. This separation would ensure avoidance of direct and indirect impacts to the aquatic habitat associated with the drainage. No riparian vegetation, wildlife habitat or trees of any kind would be affected, and any function the drainage serves for wildlife movement would not be interrupted.

A. Will the proposed activity substantially degrade the visual quality and natural appearance of the riparian corridor?

☐Yes/**No**☑

See above findings.

B. Is the proposed activity inconsistent with the intent and purposes of OMC Chapter 13.16?

☐Yes/**No**☑

The scope of the proposed work for creek protection complies in all significant elements to the Creek Protection Ordinance, Chapter 13.16. Additionally, all elements of the proposal conform with the Oakland General Plan and its policies regarding creek protection elements in the Open Space, Conservation, and Recreation (OSCAR) General Plan Element, e.g., Objective CO-6 Surface Waters - Ecology Protection, Benefits Promotion, and Policy CO-6.1, Creek Management.

C. Will the proposed activity substantially endanger public or private property?

☐**Yes/No**☑

This Project is a private work on the public property and will be limited to work within the existing paved area above the creek. All work will be overseen by the Building Division.

D. Will the proposed activity (directly or indirectly) substantially threaten the public's health or safety?

☐**Yes/No**☑

This Project is private work and will be limited to work within the existing paved area adjacent to the creek.

SECTION 13.16.130 RECLASSIFICATION OF CATEGORY:

The Chief of Building Services may, in order to further the purpose and intent of the chapter, reclassify an application in accordance with the following:

If the applicant can demonstrate to the reasonable satisfaction of the Chief of Building Services that development or work shall not cause adverse impacts to the creek (including without limitation: erosion, bank failure, increased runoff, sediment loading, transfer or pollutants, or damage to the natural habitat, riparian vegetation or wildlife), then an application for Categories II, III or IV may be reclassified.

The proposed Project is unlikely to have a significant adverse impact to the Estuary, based on the Project design and protection measures outlined in the Creek Protection Plan, including installation of a fiber roll and ongoing sediment and erosion control measures during construction. Upon completion, the Project will increase overall permeability of the site with incorporation of LID treatment areas. For the reasons and findings stated above, the application is reclassified as a Category III Creek Protection Permit.

Based on the forgoing, the Creek Protection Permit for the above-described Project is hereby ☑**GRANTED**.

CEQA COMPLIANCE FINDINGS

I. Introduction These findings are made pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.; "CEQA") and the CEQA Guidelines (Cal. Code Regs. title 14, section 15000 et seq.; "CEQA Guidelines") by the City Planning Commission in connection with the environmental analysis of the effects of implementation of the Oakland Roots/Soul Temporary Stadium Project, as more fully described elsewhere in this Staff Report and City Of Oakland ("City")-prepared CEQA Analysis document entitled "Oakland Roots/Soul Temporary Stadium Project at Malibu Site" dated June 2024 ("CEQA Analysis") (the "Project"). The City is the lead agency for purposes of compliance with the requirements of CEQA. These CEQA findings are attached and incorporated by reference into each and every decision associated with approval of the Project and are based on substantial evidence in the entire administrative record.

II. Adoption of CASP and Certification of CASP EIR: The City finds and determines that (a) the Oakland City Council on March 31, 2015 adopted Resolution No. 85491 C.M.S. which adopted the Coliseum Area Specific Plan ("CASP"), made appropriate CEQA findings, including certification of the CASP Environmental Impact Report ("EIR"); and (b) the CASP satisfies the description of "Community Plan" set out in Public Resources Code section 21083.3(e) and in CEQA Guidelines section 15183 as well the description of "Planning Level Document" set out in Public Resources Code section 21094.5. The City Council, in adopting the CASP following a public hearing, approved as a part thereof Standard Conditions of Approval ("SCAs") which constitute uniformly applied development policies or standards (together with other City development regulations) and determined that the uniformly applicable development policies or standards, together with the mitigation measures set out in the CASP EIR, would substantially mitigate the impacts of the CASP and future projects thereunder.

III. CEQA Analysis Document: The CEQA Analysis and all of its findings, determinations and information is hereby incorporated by reference as if fully set forth herein. The CEQA Analysis concluded that the Project satisfies each of the following CEQA provisions, qualifying the Project for a CEQA statutory exemption and that the CEQA Analysis constitutes an addendum to the CASP EIR, as summarized below and provides substantial evidence to support the following findings.

The City hereby finds that, as set forth below and in the CEQA Analysis, the Project is exempt from any additional CEQA Analysis under the "Community Plan Exemption" of Public Resources Code section 21083.3 (CEQA Guidelines §15183) and that the CEQA Analysis also constitutes an Addendum to the CASP EIR pursuant to Public Resources Code section 21166 (CEQA Guidelines §15162) and that such Addendum determines that none of the three events requiring subsequent or supplemental environmental analysis as stipulated in Public Resources Code section 21166 have occurred, thus no additional environmental analysis beyond the CASP EIR and the CEQA Analysis is necessary. The specific statutory exemptions and the status of the CEQA Analysis as an Addendum are discussed below in more detail.

A. Community Plan Exemption; Public Resources Code Section 21083.3 (CEQA Guidelines §15183): The City finds and determines that, for the reasons set out below and in the CEQA Analysis, the Community Plan Exemption applies to the Project. Therefore, no further environmental analysis is required because all of the Project's effects on the environment were adequately analyzed and mitigation measures provided in the CASP EIR; there are no significant effects on the environment which are peculiar to the Project or to the parcel upon which it is located not addressed and mitigated in the CASP EIR; and there is no new information showing that any of the effects shall be more significant than described in the CASP EIR.

As set out in detail in the CEQA Analysis, the City finds that, pursuant to CEQA Guidelines section 15183 and Public Resources Code section 21083.3, the Project is consistent with the development density established by the CASP and analyzed in the CASP EIR and that there are no environmental effects of the Project peculiar to the Project or the Project Site which were not analyzed as significant effects in the CASP EIR: nor are there potentially significant off-site impacts and cumulative impacts not discussed in the CASP EIR; nor are any of the previously identified significant effects which, as a result of substantial information not known at the time of certification of the CASP EIR, are now determined to present a more severe adverse impact than discussed in the CASP EIR. As such, no further analysis of the environmental effects of the Project is required.

B. CEQA Analysis Constitutes an Addendum; Public Resources Code Section 21166 (CEQA Guidelines §15164): The City finds and determines that the CEQA Analysis constitutes an Addendum to the CASP EIR and that no additional environmental analysis of the Project beyond that contained in the CASP EIR is necessary. The City further finds that no substantial changes are proposed in the Project that would require major revisions to the CASP EIR because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes occur with respect to the circumstances under which the Project will be undertaken which will require major revisions of the CASP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance not known and which could not have been known with the exercise of reasonable diligence as of the time of certification of the CASP EIR showing that the Project will have one or more significant effects not discussed in the CASP EIR; significant effects previously examined will be substantially more severe than shown in the CASP EIR, mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project; or mitigation measures or alternatives which are considerably different from those analyzed in the CASP EIR would substantially reduce one or more significant effects on the environment.

Based on these findings and determinations, the City further finds that no Subsequent or Supplemental EIR or additional environmental analysis shall be required because of the Project. The City has considered the CEQA Analysis along with the CASP EIR prior to making its decision on the Project and a discussion is set out in the CEQA Analysis explaining the City's

decision not to prepare a Subsequent or Supplemental EIR pursuant to Guidelines sections 15162 and/or 15163.

IV. Severability: The City finds that both CEQA provisions discussed and determined to be applicable in Section III above are separately and independently applicable to the consideration of the Project and should either be determined not to be so applicable, such determinations shall have no effect on the validity of these findings and the approval of the Project on any of the other grounds.

V. Incorporation by Reference of Statement of Overriding Considerations: The CASP EIR identified five areas of environmental effects of the CASP that presented significant and unavoidable impacts. Because the Project may contribute to some significant and unavoidable impacts identified in the CASP EIR, but a Subsequent and/or Supplemental EIR is not required in accordance with CEQA Guidelines sections 15162, 15163, 15164, and 15183, a Statement of Overriding Considerations is not legally required. Nevertheless, in the interest of being conservative, the Statement of Overriding Consideration for the CASP EIR, approved as Section XII of the CEQA Findings adopted by the City Council on March 31, 2015, via Resolution No. 85491 C.M.S., is hereby incorporated by reference as if fully set forth herein.

No Net Loss Findings (California Government Code Section 65863 (b)(2))

If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction's housing element for that parcel, the city, county, or city and county shall make a written finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

No Net Loss Finding 1: The City of Oakland adopted its current 2023-2031 Housing Element on January 31, 2023. The Housing Element identifies the realistic capacity for housing production throughout the current 2023-2031 Planning Period. This capacity accommodates the Regional Housing Needs Allocation, as well as a buffer, which ensures that if certain identified sites are not developed at the realistic capacity, that there would remain a sufficient number of units available to meet Oakland's Housing Needs. (See Housing Element, Appendix C, Table C-2.) For purposes of this finding, the buffer is calculated on a quarterly basis according to progress made during the 2023-2031 Planning Period.

> Oakland's remaining lower income regional housing needs assessment is 6,424 dwelling units while Oakland's current capacity is 9,695 lower income units, a surplus of 3,271 units. ["Lower income" includes very low income (VLI) and low income (LI) units.]
>
> Oakland's remaining moderate income regional housing needs assessment is 3,986 dwelling units, while Oakland's current capacity is 4,909 moderate income units, a surplus of 923 units.
>
> Oakland's remaining above moderate-income regional housing needs assessment is 6,966 dwelling units, while Oakland's current capacity is 15,067 above moderate-income units, a surplus of 8,101 units.

No Net Loss Finding 2: The proposed project is located on a site that is identified in the City of Oakland 2023-2031 Housing Element as a Housing Element Opportunity Site.

> (X) YES
> ( ) NO

No Net Loss Finding 3: The proposed project meets the following criteria. *(Not applicable)*

> ( ) The proposed project is a non-residential development located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project has no impact on the City's housing capacity.

( ) The proposed project includes residential development and is located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project results in an increase in the City's housing capacity equal to the total units proposed.

No Net Loss Finding 4: The City of Oakland 2023-2031 Housing Element identifies the following realistic capacity for the site.

Lower income units (VLI/LI): 173 units
Moderate income units: 115 units
Above moderate-income units: 288 units
Total units: 576 units

(X) The proposed project is a non-residential development.

( ) The proposed project includes residential development.

Therefore, an analysis of potential net loss must be made, as documented below.

No Net Loss Finding 5: The proposed project includes the following residential unit count:

Lower income units (VLI/LI): 0 Low Income units
Moderate income units: 0 units
Above moderate-income units: 0 unrestricted units
Total units: 0 units

The project therefore will result in a net increase or net loss of units as compared to the City's Housing Element projections as follows:

Lower income units (VLI/LI): -173units
Moderate income units: -115
Above moderate income units: -288 units
Total units: - 576 units

A comparison of Finding 1 and Finding 5 shows that the remaining sites identified in the City of Oakland Housing Element are adequate to accommodate the City's remaining regional housing needs assessment. Furthermore, the current proposed Project is for a temporary Civic use on City/County owned property for an interim modular sports stadium, and as such is not subject to Sections 17.96.040 and 17.96.050. The project site is presently contaminated and will require remediation prior to any allowance of residential activities. As such, the proposed Project is an acceptable interim use of the property until it is remediated in the future to become suitable for the envisioned residential activity at the site.

ATTACHMENT B
CONDITIONS OF APPROVAL

STANDARD ADMINISTRATIVE CONDITIONS

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans **dated 2/16/24** as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant up to a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.

b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent

permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or

indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. <u>Severability</u>

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. <u>Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring</u>

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. <u>Public Improvements</u>

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

14. Standard Conditions of Approval / Mitigation Monitoring and Reporting Program (SCAMMRP)

a. All standard conditions identified in the **Oakland Roots/Soul Temporary Stadium Project CEQA Analysis** are included in the Standard Condition of Approval / Reporting Program (SCAMMRP) which is included in these Conditions of Approval and are incorporated herein by reference, as **Attachment C**, as Conditions of Approval of the project. The Standard Conditions of Approval identified in the **Oakland Roots/Soul Temporary Stadium Project CEQA Analysis** are also included in the SCAMMRP, and are, therefore, incorporated into these Conditions by reference but are not repeated in these Conditions. To the extent that there is any inconsistency between the SCA/MMRP and these Conditions, the more restrictive Conditions shall govern. In the event a Standard Condition of Approval recommended in the **Oakland Roots/Soul Temporary Stadium Project CEQA Analysis** has been inadvertently omitted from the SCAMMRP, that Standard Condition of Approval is adopted and incorporated from the **Oakland Roots/Soul Temporary Stadium Project CEQA Analysis** into the SCAMMRP by

reference, and adopted as a Condition of Approval. The project applicant and property owner shall be responsible for compliance with the requirements of any submitted and approved technical reports, all applicable Conditions of Approval set forth herein at his/her sole cost and expense, unless otherwise expressly provided in a specific Condition of Approval, and subject to the review and approval by the City of Oakland. The SCAMMRP identifies the timeframe and responsible party for implementation and monitoring for each Standard Condition of Approval. Unless otherwise specified, monitoring of compliance with the Standard Conditions of Approval will be the responsibility of the Bureau of Planning, with overall authority concerning compliance residing with the Environmental Review Officer. Adoption of the SCAMMRP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in section 21081.6 of CEQA.

b. Prior to the issuance of the first construction-related permit, the project applicant shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

OTHER STANDARD CONDITIONS

15. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

16. Public Art for Private Development

Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs.

The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.

Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.

When Required: Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit

Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

PROEJCT SPECIFIC CONDITIONS OF APPROVAL

17. Exterior Building Finishes and Site Lighting

Requirement: The final building permit plan set shall contain detailed information on all proposed exterior finishes for city approval. If requested by the Bureau of Planning sample materials shall be submitted and are subject to final approval by the Zoning Manager. The building permit plans shall also include details of all lighting fixtures.

When Required: Prior to issuance of a Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

18. Oakland Fire Department Conditions

Requirement: The project applicant shall comply with the conditions listed in the memo from the Oakland Fire Department dated 05/31/2024.

When Required: Prior to issuance of a Building Permit

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

19. Alcoholic Beverage Sales

Requirement: All alcohol sales and consumption of alcohol purchased from the project venue shall occur within the project boundaries.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

20. Transportation Management Plan (TMP)

Requirement: Prior to operations the applicant shall submit an updated Transportation Management Plan for review and Approval by OakDOT. In addition, the applicant will

monitor and refine the TMP as needed in conjunction with the City of Oakland until transportation patterns are established and annually thereafter. If annual surveying and reporting after the first two years indicates any issues with achieving the standards, the City may require more frequent monitoring. The TMP will be continually refined by improving existing measures and introducing new strategies. All proposed and approved changes to the TMP will be reported to the City of Oakland and referenced in an Annual Report.

When Required: Prior to Operations & Ongoing

Initial Approval: Bureau of Planning/OakDOT

Monitoring/Inspection: Bureau of Planning

21. Miscellaneous Transportation Related Measures

Requirement #1: The p-job permit plans for off-site improvements for the project shall include the following measures, subject to review and approval by OakDOT:

a) Convert the shared left-turn/through lane on the eastbound Hegenberger Road approach of the intersection to an exclusive left-turn lane so that the approach would provide two exclusive left-turn lanes, two through lanes, and one shared right-turn/through lane.

b) Adjust intersection signal timing parameters ensuring that all pedestrian phases are based on a walking speed of at least 3.5 feet per second.

c) Prohibit left-turns and through movements at the southbound Collins Drive approach so that the approach is limited to right-turns out only.

Requirement #2: Implement the following measures to monitor and accommodate vehicular and bicycle parking demand:

a) Monitor parking occupancy and if parking demand is expected to exceed the provided supply, either lease additional off-site parking facilities to increase the parking supply or implement additional TDM strategies into the TMP to reduce the demand for parking.

b) Ensure that the gameday bicycle parking facilities at the Stadium can accommodate at least 200 bicycles.

c) Monitor bicycle parking usage and if needed, increase the size of the bicycle parking facility.

Requirement #3: Implement the following measures to enhance pedestrian circulation to and from the project site:

a) Designate a pedestrian corridor through the Oakland Coliseum Complex to connect the parking lots, bicycle corrals, the designated ridesourcing/shuttle loading area, and the Coliseum BART station to the Stadium.

b) Implement temporary or permanent features, such as lighting, wider space for walking, high-visibility crosswalks, and/or barriers to separate walking space from motor vehicle space along the pedestrian corridor.

c) Provide additional width for pedestrians along the sidewalk on the south side of Coliseum Complex Lot C that connects to Coliseum Way. Options may include widening the existing sidewalk to eight feet or designating a second walkway just north of the existing fence north of the sidewalk with a minimum width of five feet.

d) On event days, install a pedestrian barricade to separate the sidewalk adjacent to the Stadium's main entrance from the motor vehicle traffic on Coliseum Way.

Requirement #4: Implement the following measures to enhance transit access to and from the project site:

a) While the Project is not expected to exceed the Coliseum BART station capacity, coordinate with BART to provide additional resources, as needed, before and after large events to enhance the rider experience.

b) Install a shelter and bench at the bus stop on westbound Hegenberger Road, east of Collins Drive.

c) Monitor gameday shuttle usage and adjust service parameters, such as number of shuttles, hours of operations, and shuttle sizes, as needed.

When Required: Prior to Operations & Ongoing

Initial Approval: Bureau of Planning/OakDOT

Monitoring/Inspection: Bureau of Planning/OakDOT

ATTACHMENT C

STANDARD CONDITIONS OF APPROVAL MITIGATION MONITORING PLAN (SCAMMRP)

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
General			
SCA General-1, Regulatory Permits and Authorizations from Other Agencies [17]: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.	Prior to activity requiring permit/authorization from regulatory agency	Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning	Applicable regulatory agency with jurisdiction
SCA General-2, Construction Management Plan [15]: Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.	Prior to the issuance of the first construction-related permit	Bureau of Planning, Bureau of Building, and other relevant City departments	Bureau of Planning, Bureau of Building, and other relevant City departments
Aesthetics			
SCA Aesthetics-1, Lighting [19]: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.	Prior to building permit final	N/A	Bureau of Building
SCA Aesthetics-2, Trash and Blight Removal [18]: Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and	Ongoing	N/A	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.			
SCA Aesthetics-3: Graffiti Control [19] a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation: i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces iii. Use of paint with anti-graffiti coating iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement. b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following: i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system ii. Covering with new paint to match the color of the surrounding surface iii. Replacing with new surfacing (with City permits if required	Ongoing	N/A	Bureau of Building
SCA Aesthetics-4:-Landscape Plan a. *Landscape Plan Required*: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at: http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf and http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf , respectively) , and with any applicable streetscape plan.	Prior to approval of construction-related permit	Bureau of Planning	N/A
b. *Landscape Installation*: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of $2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.	Prior to building permit final	Bureau of Planning	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
c. *Landscape Maintenance*: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.	Ongoing	N/A	Bureau of Building
Air Quality			
SCA Air-1, Dust Controls – Construction Related [22]: The project applicant shall implement all of the following applicable dust control measures during construction of the project: a) Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible. b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d) Limit vehicle speeds on unpaved roads to 15 miles per hour. e) All excavation, grading, and/or demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph. f) All trucks and equipment, including tires, shall be washed off prior to leaving the site. g) Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel. h) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. Because the Project involves extensive site preparation (the construction site more than four acres in size), the following additional Enhanced dust control measures apply during construction of the project: i) Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities. j) Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than 10 days. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).	During construction	Bureau of Building	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
k) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. l) When working at a site, install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of the site, to minimize wind-blown dust. Windbreaks must have a maximum 50 percent air porosity. m) Post a publicly visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours. n) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. o) Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent. p) Plant vegetation in areas designated for landscaping as soon as possible and water appropriately until vegetation is established.			
SCA Air-2, Criteria Air Pollutant Controls - Construction and Operations Related [23 a-f]: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable: a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized by shutting equipment off when not in use, or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points. b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized by shutting equipment off when not in use, or reducing the maximum idling time to two minutes. Fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off- Road Diesel Regulations"). c) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed. d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid	During construction	N/A	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
electricity is not available and propane or natural gas generators cannot meet the electrical demand. e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings. f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.			
SCA Air-3: Toxic Air Contaminant Controls-Construction Related [24]: a. Diesel Particulate Matter Reduction Measures: The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) and particulate matter less than 2.5 microns in diameter (PM2.5) in exhaust and fugitive emissions from construction activities. The project applicant shall choose to implement i) or both ii) and iii): i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB), the Office of Environmental Health and Hazard Assessment, and the Bay Area Air Quality Management District (BAAQMD) to determine the health risk to sensitive receptors exposed to DPM and PM2.5 from exhaust and fugitive emissions from project construction. The HRA shall be based on project-specific construction schedule, equipment, and activity data. Estimated project-level health risks shall be compared to the City's health risk significance thresholds for projects. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below the City's health risk significance thresholds for projects, then DPM and PM2.5 reduction measures are not required. If the HRA concludes that the health risk exceeds the City's health risk significance thresholds for projects, DPM and PM2.5 reduction measures shall be identified to reduce the health risk to below the City's health risk significance thresholds as set forth under subsection b below. Identified DPM and PM2.5 reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM and PM2.5 reduction measures shall be implemented during construction. -or- ii. The project applicant shall incorporate the following health risk reduction measures into the project to reduce TAC emissions from construction equipment. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:	Prior to issuance of a construction related permit (i), during construction (ii)	Bureau of Planning	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
• All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract. • Where access to grid-powered electricity is available, portable diesel engines shall be prohibited and electric engines shall be used for concrete/industrial saws, sweepers/scrubbers, aerial lifts, welders, air compressors, fixed cranes, forklifts, cement and mortar mixers, pressure washers, and pumps. • Any other best available technology that reduces emissions offered at the time that future projects are reviewed may be included in the construction emissions minimization plan (e.g., alternative fuel sources, etc.). -and- iii. The project applicant shall implement all enhanced control measures included in SCA 22 (Dust Controls – Construction Related).			
b. *Construction Emissions Minimization Plan* (if required by a] above): The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following: i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. Ii A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.	Prior to issuance of a construction related permit	Bureau of Planning	Bureau of Building
Biological Resources			
SCA Biology-1, Tree Permit [35]: 1. *Tree Permit Required*: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.	Prior to approval of construction-related permit	Permit approval by Public Works Department,	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
		Tree Division; evidence of approval submitted to Bureau of Building	
2. *Tree Protection during Construction*: Adequate protection shall be provided during the construction period for any trees that are to remain standing, including the following, plus any recommendations of an arborist: a. Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree, to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris that will avoid injury to any protected tree. b. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree. c. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree. d. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration. e. If any damage to a protected tree should occur during or from work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be	During construction	Public Works Department, Tree Division	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed. f. All debris created from any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.			
Cultural Resources			
SCA Cultural-1: Archaeological and Paleontological Resources – Discovery during Construction [38]: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. a) If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented. b) In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. c) Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential	During construction	N/A	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense. d) In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.			
SCA Cultural-2: Human Remains – Discovery during Construction [40]: Pursuant to CEQA Guidelines section 15064.5(e) (1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt, and the project applicant shall notify the City and the Alameda County Coroner. a) If the County Coroner determines that an investigation of the cause of death is required, or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. b) In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.	During construction	N/A	Bureau of Building
Energy			
SCA Energy-1, Green Building Requirements – Small Projects (93): The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code) for projects using the StopWaste.Org Small Commercial Checklist. a) The following information shall be submitted to the City for review and approval with application for a building permit: i. Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards ii. Completed copy of the green building checklist approved during the review of a Planning and Zoning permit iii. Permit plans that show in general notes, detailed design drawings and specifications as necessary compliance with the items listed in subsection (b) below	Prior to approval of construction-related permit	Bureau of Building	N/A

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
iv. Other documentation to prove compliance b) The set of plans in subsection (a) shall demonstrate compliance with the following: i. CALGreen mandatory measures ii. All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted			
c) The project applicant shall comply with the applicable requirements of CALGreen and the Green Building Ordinance during construction. The following information shall be submitted to the City for review and approval: i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance	During construction	N/A	Bureau of Building
Geology and Soils			
SCA Geo-1: Construction-Related Permit(s) [42]: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
SCA Geo-2: Soils Report [43]: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
SCA Geo-3, Seismic Hazards Zone (Landslide/Liquefaction) [45]: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended). The geotechnical report shall be prepared by a registered geotechnical engineer for City review and approval, and shall contain, at a minimum, a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
Greenhouse Gas Emissions/Climate Change			
SCA GHG-1, Project Compliance with the Equitable Climate Action Plan (ECAP) Consistency Checklist [47]: The project applicant shall implement all the measures in the Equitable Climate Action Plan (ECAP) Consistency Checklist that was submitted during the Planning entitlement phase.			
a) For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction- related permits.	Prior to approval of construction-related permit	Bureau of Planning	N/A
b) For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be implemented during construction.	During construction	Bureau of Planning	Bureau of Building
c) For ECAP Consistency Checklist measures that are operational but not otherwise covered by these SCAs, including but not limited to the requirement for transit passes or additional Transportation Demand Management measures, the applicant shall provide notice of these measures to employees and/or residents and post these requirements in a public place such as a lobby or work area accessible to the employees and/or residents	Ongoing	Bureau of Planning	Bureau of Planning
Hazards and Hazardous Materials			
SCA Hazards-1, Hazardous Building Materials and Site Contamination [50]	Prior to approval of demolition, grading, or building permits	Bureau of Building	Bureau of Building
a) *Hazardous Building Materials Assessment*: The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.			
b) *Environmental Site Assessment Required*: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase 1 report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency	Prior to approval of construction-related permit	Applicable regulatory agency with jurisdiction	Applicable regulatory agency with jurisdiction

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
c) *Health and Safety Plan Required*: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
d) *Best Management Practices (BMPs) Required for Contaminated Sites*: i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements. ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.	During construction	N/A	Bureau of Building
SCA Hazards-2: Hazardous Materials Related to Construction [49]: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following: a) Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction b) Avoid overtopping construction equipment fuel gas tanks c) During routine maintenance of construction equipment, properly contain and remove grease and oils d) Properly dispose of discarded containers of fuels and other chemicals e) Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program), and f) If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City Fire Prevention Bureau, Alameda County Environmental Health, and other applicable regulatory agencies, and implementation of the actions described in these agencies' conditions of approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s)	During construction	N/A	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.			
Hydrology and Water Quality			
SCA Hydro-1, Creek Protection Plan [64]: a) *Creek Protection Plan Required*: The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management Practices ("BMPs") during construction and after construction to protect the creek. Required BMPs are identified below.	Prior to approval of construction-related permit	Bureau of Planning	N/A
b) *Construction BMPs Requirement*: The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control BMPs to protect the creek during construction. The measures shall include, but are not limited to, the following: i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek. ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring, or expected. iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible. iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be re-packed and native vegetation planted. v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.	Prior to approval of construction-related permit	Bureau of Planning	N/A

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains. vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek. viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site. ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work. xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains. xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB). xii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.			
c) *Post-Construction BMPs Requirement*: The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion.	Prior to approval of construction-related permit	Bureau of Planning	N/A
d) *Creek Landscaping Requirement*: The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season. Plant and	Prior to approval of construction-related permit	Bureau of Planning	N/A

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.			
d) *Creek Protection Plan Implementation Requirement*: The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, the project applicant shall regularly monitor all erosion, sedimentation, debris, and pollution control. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.	During construction; ongoing	N/A	Bureau of Building
SCA Hydro-2, State Construction General Permit [56]: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.	Prior to approval of construction-related permit	State Water Resources Control Board; evidence of compliance submitted to Bureau of Building	State Water Resources Control Board
SCA Hydro-3, NPDES C.3 Stormwater Requirements for Regulated Projects [60] a) *Post-Construction Stormwater Management Plan Required*: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following: i. location and size of new and replaced impervious surface ii. directional surface flow of stormwater runoff iii. location of proposed on-site storm drain lines iv. site design measures to reduce the amount of impervious surface area v. source control measures to limit stormwater pollution vi. stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and hydro-modification management	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff. vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.			
b) *Maintenance Agreement Required*: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following: i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity, and ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region. Access is for purposes of verifying implementation, operation and maintenance of the on-site stormwater treatment measures, taking corrective action if necessary. The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.	Prior to building permit final	Bureau of Building	Bureau of Building
SCA Hydro-4, Vegetation Management on Creekside Properties [63]: The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project: a) Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect habitat; b) Trim tree branches from the ground up (limbing up) and leave tree canopy intact; c) Leave stumps and roots from cut down trees to prevent erosion; d) Plant fire-appropriate, drought-tolerant, preferably native vegetation; e) Provide erosion and sediment control protection if cutting vegetation on a steep slope; f) Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management; g) Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches diameter at breast height or dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine); h) Do not clear-cut vegetation, as this can lead to erosion and severe water quality problems and destroy important habitat; i) Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development; j) Do not trim/prune branches that are larger than 4 inches in diameter;	Ongoing	N/A	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
k) Do not remove tree canopy; l) Do not dump cut vegetation in the creek; m) Do not cut tall shrubbery to less than 3 feet high; and n) Do not cut short vegetation (e.g., grasses, groundcover) to less than 6 inches high.			
SCA Hydro-5, Bay Conservation and Development Commission (BCDC) Approval [67]: The project applicant shall obtain the necessary permit/approval, if required, from the Bay Conservation and Development Commission (BCDC) for work within BCDC's jurisdiction to address issues such as but not limited to shoreline public access and sea level rise. The project applicant shall submit evidence of the permit/approval to the City and comply with all requirements and conditions of the permit/approval.	Prior to activity requiring permit/approval from BCDC	Approval by BCDC; evidence of approval submitted to Bureau of Planning	BCDC
Land Use			
CASP EIR MM Land-7B, Avigation Easement / Disclosure: Sellers or leasers of real property located within the Oakland Airport Influence Area shall disclose within an aviation easement included as part of all real estate transactions within the AIA that their property is situated within the AIA, and may be subject to some of the annoyances or inconveniences associated with proximity to airport operations.	Prior to issuance of building permit	Bureau of Building	N/A
Noise and Vibration			
SCA Noise-1, Construction Days/Hours [69]: The project applicant shall comply with the following restrictions concerning construction days and hours: a) Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. b) Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday. c) No construction is allowed on Sunday or federal holidays. Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area. Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar	During construction	N/A	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.			
SCA Noise-2, Construction Noise [70]: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following: a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) wherever feasible. b) Except as provided herein, impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. c) Applicant shall use temporary power poles instead of generators where feasible d) Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction. e) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.	During construction	N/A	Bureau of Building
SCA Noise-3, Extreme Construction Noise [71]: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following: a) Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
b) Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; c) Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; d) Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; e) Monitor the effectiveness of noise attenuation measures by taking noise measurements f) The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start date and end date of the extreme noise generating activities and describe noise attenuation measures to be implemented.			
SCA Noise-4, Construction Noise Complaints [73]: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include: a) Designation of an on-site construction complaint and enforcement manager for the project; b) A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit; c) Protocols for receiving, responding to, and tracking received complaints; and d) Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
SCA Noise-5, Operational Noise [75]: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.	Ongoing	N/A	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
Public Services			
SCA Public-1, Capital Improvements Impact Fee [80]: The Project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).	Prior to issuance of building permit	Bureau of Building	N/A
Transportation and Circulation			
SCA Transportation-1: Transportation and Parking Demand Management [85]: a) *Transportation and Parking Demand Management (TDM) Plan Required*: The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City. 1. The goals of the TDM Plan shall be the following: i. Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable. ii. For Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips, achieve a project vehicle trip reduction (VTR of 10%. For Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips, achieve a project vehicle trip reduction (VTR of 20% iii. Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate. iv. Enhance the City's transportation system, consistent with City policies and programs. 2. The TDM Plan should include the following: i. Baseline existing conditions of parking and curbside regulations within the surrounding neighborhood that could affect the effectiveness of TDM strategies, including inventory of parking spaces and occupancy if applicable. ii. Proposed TDM strategies to achieve VTR goals (see below). iii. For employers with 100 or more employees at the subject site, the TDM Plan shall also comply with the requirements of Oakland Municipal Code Chapter 10.68 Employer-Based Trip Reduction Program. 3. The following TDM strategies must be incorporated into a TDM Plan based on a project location or other characteristics. When required by Code or when described below, these mandatory strategies should be identified as a credit toward a project's VTR. i. Bus boarding bulbs or islands, when a bus boarding bulb or island does not already exist and a bus stop is located along the project frontage; and/or a bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb	Prior to approval of planning application	Bureau of Planning	N/A

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
ii. Bus shelter, when a stop with no shelter is located within the project frontage, or the project is located within 0.10 miles of a flag stop with 25 or more boardings per day			
iii. Concrete bus pad, where a bus stop is located along the project frontage and a concrete bus pad does not already exist			
iv. Curb extensions or bulb-outs, where identified as an improvement within site analysis			
v. Implementation of a corridor-level bikeway improvement, where a buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location, and The project would generate 500 or more daily bicycle trips			
vi. Implementation of a corridor-level transit capital improvement, where a high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and the project would generate 400 or more peak period transit trips			
vii. Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan - always required			
viii. Installation of safety improvements identified in the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.), when improvements are identified in the Pedestrian Master Plan along project frontage or at an adjacent intersection			
ix. In-street bicycle corral, when a project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and onstreet where vehicle parking is provided along the project frontages.			
x. Intersection improvements, when identified as an improvement within site analysis			
xi. New sidewalk, curb ramps, curb and gutter meeting current City and ADA standards, always required			
xii. No monthly permits and establish minimum price floor for public parking, if proposed parking ratio exceeds 1:1000 sf. (commercial)			
xiii Parking garage is designed with retrofit capability, optional if proposed parking ratio exceeds 1:1.25 (residential), or 1:1000 sf. (commercial)			
xiv Parking space reserved for car share, if a project is providing parking and a project is located within downtown. One car share space reserved for buildings between 50 – 200 units, then one car share space per 200 units.			
xv. Paving, lane striping or restriping (vehicle and bicycle), and signs to midpoint of street section, typically required			
xvi. Pedestrian crossing improvements, when identified as an improvement within site analysis			
xvii Pedestrian-supportive signal changes, when identified as an improvement within operations analysis			

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
xviii Real-time transit information system, when a project frontage block includes a bus stop or BART station and is along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better			
xix Relocating bus stops to far side, when a project is located within 0.10 mile of any active bus stop that is currently near-side			
xx. Signal upgrades, when project size exceeds 100 residential units, 80,000 sf. of retail, or 100,000 sf. Of commercial; and Project frontage abuts an intersection with signal infrastructure older than 15 years			
xxi. Transit queue jumps , when identified as a needed improvement within operations analysis of a project with frontage along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better			
xxii Trenching and placement of conduit for providing traffic signal interconnect, when a Project size exceeds 100 units, 80,000 sf. Of retail, or 100,000 sf. of commercial; and Project frontage block is identified for signal interconnect improvements as part of a planned ITS improvement; and a major transit improvement is identified within operations analysis requiring traffic signal interconnect			
xxiii Unbundled parking, if proposed parking ratio exceeds 1:1.25 (residential)			
4. Other TDM strategies to consider include, but are not limited to, the following:			
i. Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement.			
ii. Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping			
iii. Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project.			
iv. Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan, the Master Street Tree List and Tree Planting Guidelines and any applicable streetscape plan.			
v. Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements.			
vi. Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency).			

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
vii. Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes.			
viii Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3).			
ix. Guaranteed ride home program for employees, either through 511.org or through separate program.			
x. Pre-tax commuter benefits (commuter checks) for employees			
xi. Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.), and/or car-share membership for employees or tenants.			
xii. On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools			
xiii. Distribution of information concerning alternative transportation options			
xiv. Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties.			
xv. Parking management strategies, including attendant/valet parking and shared parking spaces			
xvi. Requiring tenants to provide opportunities and the ability to work off-site			
xvii Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week).			
xviii Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours.			
5. The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.			

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
b) *TDM Implementation – Physical Improvements Requirement*: For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.	Prior to building permit final	Bureau of Building	Bureau of Building
c) TDM Implementation – Operational Strategies: For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.	Ongoing	Department of Transportation	Department of Transportation
SCA Transportation-2, Bicycle Parking [83]: The project applicant shall comply with the City of Oakland Bicycle Parking: Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building
SCA Transportation-3, Transportation Impact Fee [86]: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).	Prior to issuance of building permit	Bureau of Building	N/A
SCA Transportation-4, Plug-In Electric Vehicle (PEV) Charging Infrastructure [88]: a) *PEV-Ready Parking Spaces*: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready) per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces. b) *PEV-Capable Parking Spaces*: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces. c) *ADA-Accessible Spaces*: The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking	Prior to Issuance of Building Permit	Bureau of Building	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).			
SCA Transportation-5, Construction Activity in the Public Right-of-Way [82] a) *Obstruction Permit Required*: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops.	Prior to approval of construction-related permit	Department of Transportation	Department of Transportation
b) *Traffic Control Plan Required*: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones.	The project applicant shall implement the approved Plan during construction	Department of Transportation	Department of Transportation
c) *Repair of City Streets*: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks, caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.	Prior to building permit final	N/A	Department of Transportation
SCA Transportation-6, Transportation Improvements [84]: The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Review for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, transportation demand management measures, and transit, pedestrian, and bicyclist amenities). The project applicant is responsible for funding and installing the improvements, and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards	Prior to building permit final or as otherwise specified	Bureau of Building; Department of Transportation	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
(according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below: a) 2070L Type Controller with cabinet accessory b) GPS communication (clock) c) Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile) d) Countdown pedestrian head module switch out e) City Standard ADA wheelchair ramps f) Video detection on existing (or new, if required) g) Mast arm poles, full activation (where applicable) h) Polara Push buttons (full activation) i) Bicycle detection (full activation)) Pull boxes k) Signal interconnect and communication with trenching (where applicable), or through existing conduit (where applicable), 600 feet maximum l) Conduit replacement contingency m) Fiber switch n) PTZ camera (where applicable) o) Transit Signal Priority (TSP) equipment consistent with other signals along corridor p) Signal timing plans for the signals in the coordination group q) Bi-directional curb ramps (where feasible, and if project is on a street corner) r) Upgrade ramps on receiving curb (where feasible, and if project is on a street corner)			
Utilities and Service Systems			
SCA Utilities-1, Water Efficient Landscape Ordinance [97]: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO. Prior to construction, the project applicant shall submit the Project Information (detailed below) and documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance. *a) Performance Measures*: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, including the following: i. Project information (date, applicant and property owner name, project address, total landscape area, project type (new, rehabilitated, cemetery, or home owner installed), water supply type and water purveyor, checklist of documents in the package, project contact information, and	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package." ii. Water Efficient Landscape Worksheet, including Hydro-zone Information Table and Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use iii. Soil Management Report iv. Landscape Design Plan v. Irrigation Design Plan, and vi. Grading Plan b) Upon installation of the landscaping and irrigation systems, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion, and landscape and irrigation maintenance schedule, for review and approval by the City. The Certificate of Completion shall also be submitted to the local water purveyor and property owner or his or her designee.			
SCA Utilities-2, Construction and Demolition Waste Reduction and Recycling [89]: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations /modifications with construction values of $50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.	Prior to approval of construction-related permit	Public Works Department, Environmental Services Division	Public Works Department, Environmental Services Division
SCA Utilities-3, Recycling Collection and Storage Space [91]: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For non-residential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building
SCA Utilities-4, Underground Utilities [90]: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and	During construction	N/A	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.			
SCA Utilities-5, Storm Drain System [95]: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
SCA Utilities-6: Sanitary Sewer System [94]: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.	Prior to approval of construction-related permit	Public Works Department, Department of Engineering and Construction	N/A

ATTACHMENT D

PROPOSED PLANS, DATED FEBRUARY 16, 2024

ORSSC INTERIM STADIUM

8000 South Coliseum Way
Oakland, CA 94621

Prepared for

OAKLAND ROOTS & SOUL SPORTS CLUB

Issued :

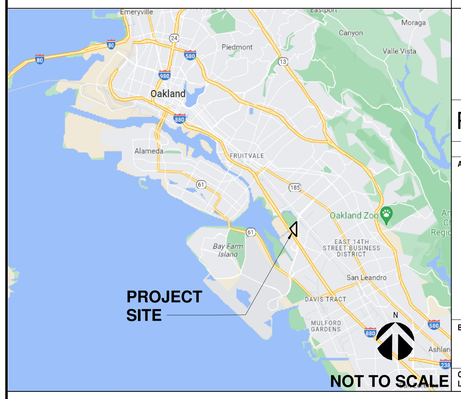
CUP SUBMITTAL 1

02/16/2024

COLOR IS ONLY REPRESENTATIONAL, TO HIGHLIGHT THE ORIENTATION OF THE GRANDSTAND.

RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY, REFER TO CAD DRAWINGS FOR DETAIL.

LOCATION MAP



PARCEL INFORMATION

PROPERTY ADDRESS	: 8000 S COLISEUM WAY OAKLAND CA 94612	MINIMUM FRONT SET BACK	: 0 FT
		MINIMUM STREET SIDE SETBACK	: 0 FT
		MINIMUM REAR SETBACK	: 0 FT
APN	: 042 432800124	MAXIMUM HEIGHT	: 159 FT
LOT AREA	: 380,330 SF		
ZONING	: D-CO-2		

PARKING INFORMATION

	REQUIRED	PROVIDED
AUTOMOBILE	**PARKING PER OAKLAND MUNICIPAL CODE FOR EXTENSIVE IMPACT CITY ACTIVITY:** NO PARKING SPACES REQUIRED IF WITHIN 1/2 MILE OF MAJOR TRANSIT STOP. REFER TO TRAFFIC REPORT (SEPARATE DOCUMENT) FOR OTHER RECOMMENDATIONS. **EV PER OAKLAND MUNICIPAL CODE AMENDMENTS TO CALGREEN:** 10% OF TOTAL TO BE FULL CIRCUIT SPACES = 11 10% OF TOTAL TO BE INACCESSIBLE CONDUIT SPACES = 11 EV ACCESSIBLE SPACES = 1 EV VAN ACCESSIBLE SPACES = 1 SEE SITE PLAN A100 FOR LOCATIONS **ACCESSIBLE SPACES PER CBC:** STANDARD ACCESSIBLE = 5 VAN ACCESSIBLE = 1	STANDARD SPACES: 52 ACCESSIBLE SPACES: 25 VAN ACCESSIBLE SPACES: 4 EV FULL CIRCUIT: 9 EV INACCESSIBLE CONDUIT: 11 EV ACCESSIBLE FULL CIRCUIT: 1 EV VAN ACCESSIBLE FULL CIRCUIT: 1 **TOTAL PARKING SPACES: 103** NOTES: 1) ONE LOADING ZONE SPACE PROVIDED (NOT COUNTED IN TOTAL) 2) TWO ACCESSIBLE SPACES RESERVED FOR RIDESHARE DROP-OFF (NOT COUNTED IN TOTALS)
BICYCLE	**PER ZONING CODE:** LONG TERM / SHORT TERM TO BE PRESCRIBED BY DIRECTOR OF CITY PLANNING **PER CALGREEN:** LONG TERM - 5% OF NEW PARKING SPACES SHORT TERM - 5% OF NEW PARKING SPACES	106*.05 = 6 SPACES LONG-TERM 106*.05 = 6 SPACES SHORT-TERM
OFF-STREET LOADING	**PER ZONING CODE FOR CIVIC ACTIVITY** OF 50,000 TO 149,999 SF: 1 REQUIRED	1 PROVIDED

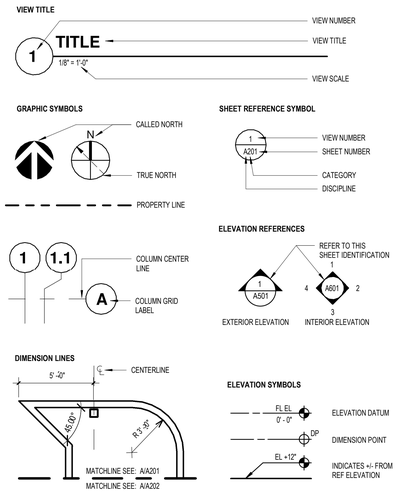
PROJECT DATA

CALCULATIONS	Existing Pre-Project	Demolition	New Proposed	Total Post-Project	% Change (Existing / Total)
Total Building Footprint Area (square feet)					
Stadium Grandstand Building	N/A		39,425		
Press Box (Included in Grandstand Area)	N/A		320		
Other Seating (Flex Group/ ADA/ Field Seats/ Loge)	N/A		9,926		
VIP Suites	N/A		1,760		
Club 510 - Warming Kitchen	N/A		960		
Club 510 - Modular Restrooms	N/A		640		
Locker Room/Operations HQ/Restrooms Building	N/A		7,512		
Ticketing/Merchandise/Concessions Building	N/A		640		
Broadcast Center	N/A		883		
Modular Toilets (3 - 8'x20' units)	N/A		480		
Concessions Containers (3 - 8'x20' units)	N/A		480		
Merchandise Container (1 - 8'x20' unit)	N/A		160		
Storage Sheds (12 - 8'x20' units)	N/A		1,920		
Total Building Footprint Area (square feet) *			54,861		
*Not including Press Box and Other Seating					
Building Height (feet above grade, at high point)					
Stadium Grandstand Building	N/A		44'-7"		
Club 510	N/A		10'-0"		
Locker Room/Operations HQ/Restrooms Building	N/A		14'-6"		
Ticketing/Merchandise/Concessions Building	N/A		10'-0"		
Broadcast Center	N/A		10'-0"		
Modular Toilets (3 - 8'x20' units)			9'-6"		
Concessions Containers (3 - 8'x20' units)	N/A		10'-0"		
Merchandise Container (1 - 8'x20' unit)	N/A		10'-0"		
Storage Sheds (12 - 8'x20' units)	N/A		9'-6"		
Total Landscape Area (square feet)					
New Landscape Square Footage (WELO see pg. 13)	N/A				N/A

PROJECT DESCRIPTION

TEMPORARY STADIUM FOR THE OAKLAND ROOTS TO BE LOCATED AT THE MALIBU SITE ADJACENT THE COLISEUM . INTERIM SOCCER STADIUM WITH A SEATING CAPACITY 8,500 (WITH THE OPPORTUNITY TO EXPAND TO 10,000 IN THE FUTURE PHASE). ENCLOSED SPACES TO BE MODULAR BUILDINGS (BASIS OF DESIGN MOBILE MODULAR) CONVERTED SHIPPING CONTAINERS, AND COVERED SPACES (TENTS). SPACES WILL INCLUDE OFFICE SPACE IN THE OPERATIONS CENTER, TICKETING, MERCHANDISE AND CONCESSIONS, STORAGE, TEAM SUPPORT FACILITY, AND HOSPITALITY CLUB.

ANNOTATION SYMBOLS



PROJECT TEAM

OWNER
OAKLAND PRO SOCCER LLC
ADDRESS : 2744 E 11TH ST #K01, OAKLAND, CA 94601
CONTACT PERSON : LYDIA TAN
EMAIL : LYDIA@ROOTSSC.COM
PHONE : 415.407.2388

ARCHITECTURE, STRUCTURE, INTERIORS, ELECTRICAL, AND EXPERIENCE DESIGN
HOK
ADDRESS : 1 BUSH ST SUITE 200 SAN FRANCISCO, CA 94104
CONTACT PERSON : RAQUEL BITO
EMAIL : RAQUEL.BITO@HOK.COM
PHONE : 415.356.8566

CIVIL ENGINEERING
BKF
ADDRESS : 150 CALIFORNIA ST SUITE 600, SAN FRANCISCO CA 94111
CONTACT PERSON : MIKE O'CONNELL
EMAIL : MOCONNELL@BKF.COM
PHONE : 415.660.6360

CIVIL ENGINEERING (FIELD DESIGN)
LLOYD SPORT + ENGINEERING
ADDRESS : 605 W KNOX RD SUITE 210 TEMPE, ARIZONA AZ 85284
CONTACT PERSON : BRETT LONG
EMAIL : BLONG@LLOYDENGINEERS.COM
PHONE : 408.338.6048

LANDSCAPE
PGA DESIGN
ADDRESS : 444 17TH ST. OAKLAND , CA 94612
CONTACT PERSON : KAREN KROLEWSKI
EMAIL : KROLEWSKI@PGADESIGN.COM
PHONE : 510.550.8858

FIRE, LIFE SAFETY, AND BUILDING CODE
FORZA
ADDRESS : 2502 WEST MECHANIC STREET SUITE C HARRISONVILLE, MO 64701
CONTACT PERSON : PAUL VILLOTTI
EMAIL : PAUL.VILLOTTI@FORZACONSULTANTS.COM
PHONE : 816.872.6120

ADDITIONAL CONSULTANTS

GEOTECH AND ENVIRONMENTAL
ENGEO
ADDRESS : 2010 CROW CANYON PL SUITE 250 SAN RAMON, CA 94583
CONTACT PERSON : JEFF FIPPIN
EMAIL : JFIPPIN@ENGEO.COM
PHONE : 415.407.2388

FIELD LIGHTING
MUSCO
ADDRESS : 100 1ST AVENUE W P.O. BOX 808 OSKALOOSA, IA 52577
CONTACT PERSON : JASEN DENIZ
EMAIL : JASEN.DENIZ@MUSCO.COM
PHONE : 530.742.7429

TREE SURVEY AND MAPPING
HUFFMAN-BROADWAY GROUP, INC.
ADDRESS : 623 4TH ST.SUITE 224 SAN RAFAEL, CA 94901
CONTACT PERSON : TERRY HUFFMAN
EMAIL : THUFFMAN@H-BGROUP.COM
PHONE : 415.925.2008

SHEET INDEX

SHEET NUMBER	SHEET TITLE	CUP Pre-Application	SD/DD Pricing Set	SD/DD Pricing Set_Rev 1	CUP Submittal 1
G000	COVER SHEET	■	■	■	■
G001	PROJECT INFORMATION	■	■	■	■
G002	CODE ANALYSIS	■	■	■	■
LS1.0	LIFE SAFETY PLAN - FIELD LEVEL				■
LS.1.1	LIFE SAFETY PLANS - ENLARGED				■
LS.1.2	LIFE SAFETY PLAN - SEATING BOWL				■
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SURV01 2 OF 3	SITE SURVEY	■	■		■
SURV01 3 OF 3	SITE SURVEY	■	■		■
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A200	SITE PLAN (GROUND FLOOR)	■	■	■	■
A203	SEATING BOWL PLAN	■	■	■	■
TR0.1	WASTE SITE PLAN	■	■		■
TR0.2	TURN STUDY	■	■		■
TR1.1	TRASH MANAGEMENT PLAN	■	■		■
TR1.2	TRASH MANAGEMENT PLAN	■	■		■
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L102	LANDSCAPE SITE PLAN ENLARGEMENTS		■		■
L103	LANDSCAPE SITE PLAN ENLARGEMENTS		■		■
L104	LANDSCAPE SITE PLAN ENLARGEMENTS		■		■
L201	PLANTING PALETTE AND IRRIGATION COMPLIANCE	■	■		■
L202	LANDSCAPE DETAILS		■		■
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L204	PLANTING DETAILS		■		■
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A211	FLOOR PLANS				■
A212	FLOOR PLANS				■
A213	FLOOR PLANS				■
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A304	EXTERIOR ELEVATIONS - SITE	■	■		■
A305	EXTERIOR ELEVATIONS - SITE	■	■		■
A321	EXTERIOR ELEVATION - MODULAR BUILDINGS		■	■	■
A322	EXTERIOR ELEVATIONS - MODULAR BUILDINGS		■	■	■
A324	EXTERIOR ELEVATIONS - MODULAR BUILDINGS				■
A325	EXTERIOR ELEVATIONS - MODULAR BUILDINGS				■
A900	DOOR AND WINDOW SCHEDULE (EXTERIOR ONLY)				■
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A311	SECTIONS - SITE	■	■		■
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C2.01	EXISTING CONDITIONS	■	■		■
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C3.01	HORIZONTAL CONTROL PLAN	■	■	■	■
C3.02	CROSS SECTIONS		■		■
C3.03	CROSS SECTIONS		■		■
C4.00	GRADING PLAN	■	■	■	■
C4.01	GRADING PLAN	■	■	■	■
C5.00	UTILITY PLAN	■	■	■	■
C5.01	UTILITY PLAN	■	■	■	■
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C8.00	EROSION CONTROL PLAN	■	■		■
C8.01	EROSION CONTROL DETAILS	■	■		■
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AG101	MASTER SIGN PLAN	■	■		■
AG102	VOM PORTALS	■	■		■
AG103	TEAM LOGO & GATE ENTRY ID	■	■		■
AG104	CONTAINER & AMENITY GRAPHICS	■	■		■
AG105	STADIUM SCRIM	■	■		■
AG106	NEIGHBORHOOD ID (LANDMARK)	■	■		■
AG107	WAYFINDING (DIRECTORY)	■	■		■
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E001	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES	■	■		■
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MUSCO 1	PROJECT SUMMARY	■	■		■
MUSCO 2	ILLUMINATION SUMMARY		■		■
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MUSCO 8	ILLUMINATION SUMMARY		■		■
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MUSCO 10	ILLUMINATION SUMMARY		■		■
MUSCO 11	ILLUMINATION SUMMARY		■		■
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MUSCO 17	ILLUMINATION SUMMARY		■		■
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MUSCO 23	LUMINAIRE DATASHEETS				■
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C6.01	STORMWATER MANAGEMENT PLAN	■	■		■
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C6.03	STORMWATER SUPPLEMENTAL FORM MRP3.0	■	■		■
C9.02	STORM DRAIN AND SEWER DETAILS		■		■

Grand total: 99

SITE CONTEXT (REFER TO TRAFFIC REPORT (SEPARATE DOCUMENT) FOR PEDESTRIAN ACCESS PLAN)

2024-03-04 11:25:14 AM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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Hellmuth, Obata & Kassabaum, Inc.

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Lloyd Sport + Engineering
Civil Field
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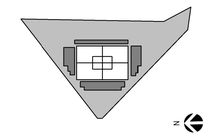
Tempe, AZ 85284

PGA Design
Landscape
444 17th St.
Oakland CA 94612

American Trash Management
Waste Management
1900 Powell Street, Suite 220
Emeryville, CA 94608

Forza
Fire, Life Safety, and Building Code
2502 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



Professional Seals

LICENSED ARCHITECT
RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
PROJECT INFORMATION

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
G001

GENERAL NOTES

1. HOK ASSUMES APPLICABLE APPROVALS AND PERMITS FOR ANY WORK ALONG THE BED OR BAND OF ELMHURST CREEK AT THE NORTH AND THE EXISTING CREEK TO THE SOUTH SHALL BE OBTAINED BY THE OWNER OR CLIENT GROUP.

2. HOK ASSUMES APPLICABLE ENCROACHMENT PERMISSIONS FOR WORK WITHIN EASEMENTS SHALL BE OBTAINED BY THE OWNER OR CLIENT GROUP.

APPLICABLE CODE AND STANDARD

2022 CALIFORNIA BUILDING CODE (T24 PART 2)
2022 CALIFORNIA ELECTRICAL CODE (T24 PART 3)
2022 CALIFORNIA MECHANICAL CODE (T24 PART 4)
2022 CALIFORNIA PLUMBING CODE (T24 PART 5)
2022 CALIFORNIA ENERGY CODE (T24 PART 6)
2022 CALIFORNIA FIRE CODE (T24 PART 9)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN - T24 PART 11)

CITY OF OAKLAND MUNICIPAL CODE
CITY OF OAKLAND AMENDMENTS TO THE CALIFORNIA BUILDING CODE

SEPARATE BUILDING PERMIT SUBMITTAL

ALL BUILDINGS WILL BE SUBMITTED FOR BUILDING PERMITS SEPARATELY BY THE MODULAR BUILDING SUPPLIERS.

OCCUPANCY GROUP

REFER TO SHEET LS1.0, LS1.1, LS1.2

CONSTRUCTION TYPE

BUILDING A	
STADIUM:	TYPE II-B
PRESS BOX:	TYPE II-B
VIP SUITES (UNDER GRANDSTANDS):	TYPE II-B, SPRINKLERED, FIRE ALARM (1-HR RATED CONSTRUCTION NOT REQUIRED IF SPRINKLERED)
WARMING KITCHEN:	TYPE II-B, SPRINKLERED, FIRE ALARM
RESTROOMS:	TYPE II-B, SPRINKLERED, FIRE ALARM
BUILDING B	
LOCKER ROOM, HQ, RESTROOMS:	TYPE V-B, SPRINKLERED, FIRE ALARM
BUILDING C	
TICKETING, MERCHANDISE, CONCESSIONS:	TYPE V-B, SPRINKLERED, FIRE ALARM
BUILDING D	
BROADCAST CENTER:	TYPE V-B, SPRINKLERED, FIRE ALARM
BUILDING TYPE E	
MODULAR TOILETS:	TYPE V-B, SPRINKLERED, FIRE ALARM
BUILDING TYPE F	
CONCESSIONS:	TYPE V-B, SPRINKLERED, FIRE ALARM
BUILDING TYPE G	
MERCHANDISE:	TYPE V-B, SPRINKLERED, FIRE ALARM
BUILDING TYPE H	
STORAGE SHEDS (LESS THAN 500 SF):	TYPE V-B, NON-SPRINKLERED

EGRESS OCCUPANCY

REFER TO SHEET LS1.0, LS1.1, LS1.2

PLUMBING OCCUPANCY

PLUMBING OCCUPANCY CALCULATION PER TABLE 4.1 CPC 2022

AREA	FUNCTION OF SPACE	AREA IN SF	AREA/OCC	OCC.LOAD
PUBLIC AREAS:				
GRANDSTAND (10,000 SEATING)	ASSEMBLY-FIXED SEATING		USE 50% OF...	5,000
CLUB 510 - WARMING KITCHEN	KITCHEN UNDER 2500 SF	960	200	5
TICKET BOX	BUSINESS	160	150	2
MERCHANDISE (1 - 40'x8' UNIT + 1 - 20'x8' UNIT)	MERCANTILE	480	60	8
CONCESSIONS (3 - 8'x20' UNITS)	KITCHEN UNDER 2500 SF	480	200	3
BROADCAST CENTER	BUSINESS	883	150	6
STORAGE SHEDS (12 - 8'x20' UNITS)	STORAGE	1,920	300	7
MISC. OTHERS (KITCHEN, TICKET, MERCH, CONCESSIONS, BROADCAST, STOR) SUBTOTAL:				31
LOCKER ROOM/OPERATIONS BUILDING:				
OPERATIONS HQ	BUSINESS	1,000	150	7
LOCKER ROOM	LOCKER ROOM	6,480	50	130
TOTAL:				**5,168**

MIN. PLUMBING FIXTURE REQUIREMENT PER TABLE 4.22.1 CPC 2022

AREA	TOTAL OCC	TOTAL MALE	TOTAL FEMALE	WC(M)	URINAL	WC (F)	LAVATORY (M)	LAVATORY (F)	DRINKING FOUNT.	SERVICE SINK	COMMENT
GRANDSTAND (10,000 SEATING)	5,000	2,500	2,500	7.2	10.3	24.8	24.8	14.75	13.00		
MISC. OTHER (KITCHEN, TICKET, MERCH, CONCESSIONS, STOR) (Assume part of A-5 use)	31	16	16								
	Total A-5 - use 5,031 people	2,516	2,516	7.2	10.4	24.9	24.9	14.83	13.06		
LOCKER ROOM (Assumed B use)	130	65	65	2.0	1.0	4.0	1.0	2.0	0.13	1	
OPERATIONS HQ (Assumed B use)	7	4	4	1.0	1.0	1.0	1.0	1.0	0.007		
TOTAL REQUIRED:	**5,168**	**2,585**	**2,585**	**11**	**13**	**30**	**27**	**18**	**14**	**1**	
TOTAL PROVIDED:				**3**	**5**	**7**	**5**	**5**	**0**	**1**	
				+40 (shared M/F)			**+39 (shared M/F)**				

NOTES:
1) TOTAL PROVIDED INCLUDES PERMANENT FIXTURES ONLY; TOILETS-IN-TRAILERS AND PORTA-POTTIES NOT COUNTED IN TOTAL, AND ARE PROVIDED FOR CONVENIENCE IN ADDITION TO CODE-REQUIRED FIXTURES.

2) WATER FREELY AVAILABLE TO THE PUBLIC TO BE PROVIDED AT CONCESSIONS LOCATIONS IN LIEU OF DRINKING FOUNTAINS.

2024-03-04 12:01:08 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

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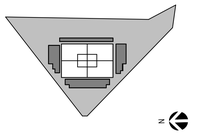
Forza
Fire, Life Safety, and Building Code
2922 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



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LICENSED ARCHITECT
RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

RAQUEL P. BITO

NOT FOR CONSTRUCTION

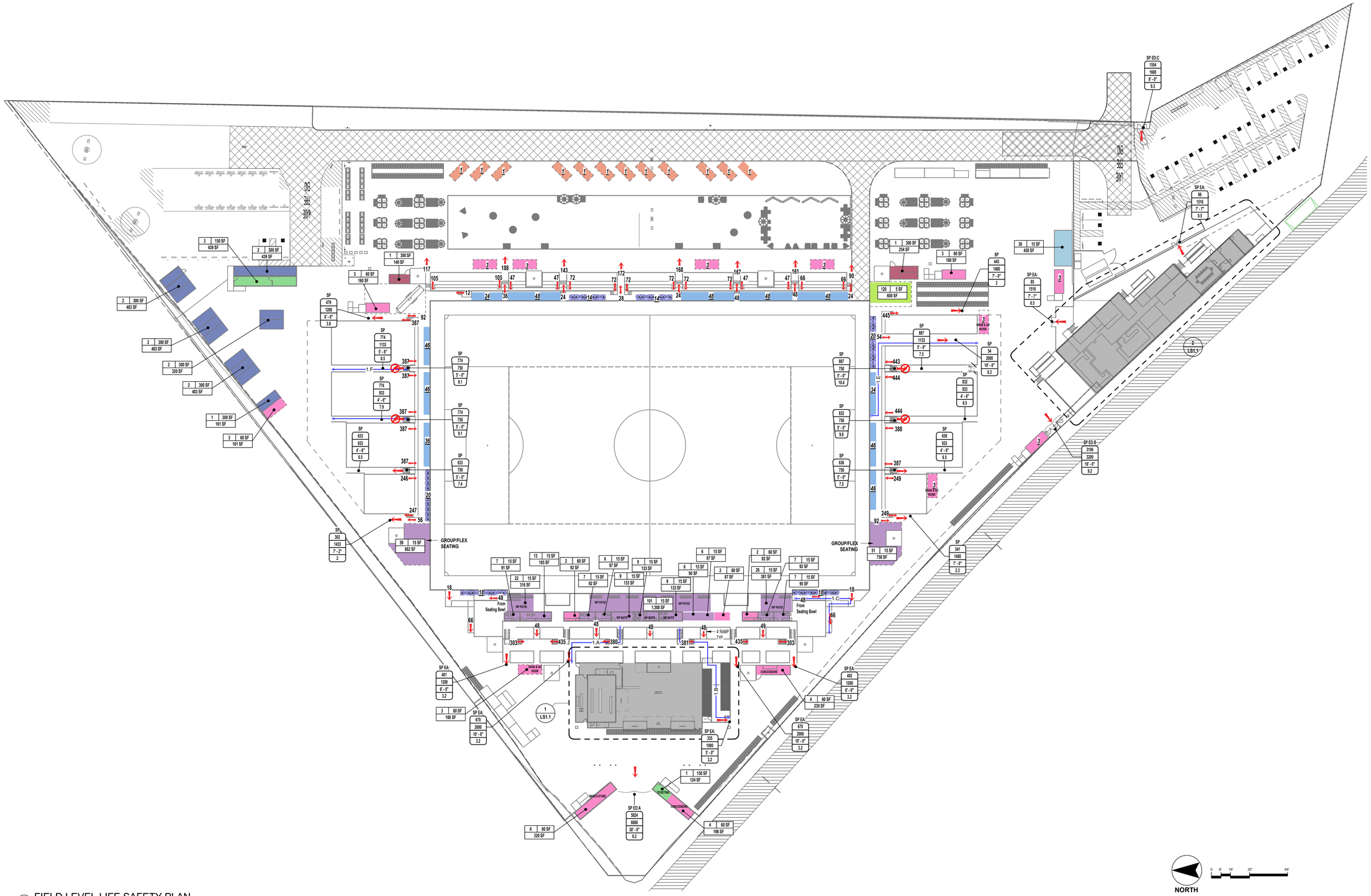
No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
CODE ANALYSIS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
G002



1 FIELD LEVEL LIFE SAFETY PLAN
1/32" = 1'-0"

LIFE SAFETY LEGEND

Area Tag
- 0000 | 300 SF — Number of Calculated Occupants
- 000000 SF — Occupant Load Factor (SQ.FT./Person); SQ.FT. of Space or Room
- 100 — Occupancy of Section
- 100 — Flow Occupants
- Direction of Occupant Flow
- Travel Distance
- Common Path of Travel

Egress Tag
SP = Smoke Protected
- Tag ID Number
- SP EX.S101 — Total Number of Occupants Exiting; Capacity of Exit Element; Exit Width; Flow Time; Stair Tag
- SP EX.D101 — Total Number of Occupants Exiting; Capacity of Exit Element; Exit Width; Flow Time; Door Tag
- Tag ID Number

ED = Exit Discharge
EX = Exit
EA = Exit Access

Function of Space

- Accessory storage areas
- Assembly - ADA+Companion
- Assembly - Fixed Seating
- Assembly - Standing Space
- Assembly - Unconcentrated
- Business
- Kitchen, commercial
- Mechanical equipment room
- Mercantile
- Stage or platform

Fixed Seating

Function of Space	People Egressing
Assembly - Fixed Seating	214
Assembly - Fixed Seating	9415
TOTAL:	9629

Fixed Seating ADA+Companion

Function of Space	People Egressing
FIELD	
Assembly - ADA+Companion	104
TOTAL:	104

Field Level Occupant Summary

Function of Space	Area Calc. Type	Area / Person	People Egressing
FIELD			
Accessory storage areas	gross	300 SF	12
Assembly - Standing Space	net	5 SF	120
Assembly - Unconcentrated	net	15 SF	407
Business	gross	150 SF	4
From Seating Bowl	actual		9733
Kitchen, commercial	gross	200 SF	12
Locker room	gross	50 SF	32
Locker room (Locker Count)	actual		75
Mechanical equipment room	gross	300 SF	3
Mercantile	gross	60 SF	56
Stage or platform	net	15 SF	30
TOTAL:			10484

Field Level Exit Discharge Schedule

Elements Desc	#	People Egressing	People per Foot	Clear Width	Exit Discharge Capacity
FIELD					
ED	A	5824	200	30' - 0"	6000
ED	B	3106	200	16' - 0"	3200
ED	C	1554	200	8' - 0"	1600
TOTAL:		10484			10800

Travel Path Schedule

Path	Travel Distance Actual	Travel Distance Max
Travel Distance from Seat to Vomitory		
1.A	186'	Unlimited
1.B	230'	Unlimited
1.C	174'	Unlimited
1.D	89'	Unlimited
1.E	150'	Unlimited
1.F	174'	Unlimited
1.G	174'	Unlimited

Project
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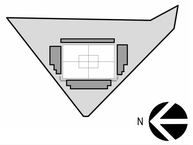
Key Plan



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No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
LIFE SAFETY PLAN - FIELD LEVEL

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
LS1.0

3/1/2024 10:22:22 AM

Locker Room Facility & HQ Occupant Summary

Function of Space	Occupants
FIELD	
Accessory storage areas	1
Assembly - Unconcentrated	62
Locker room	32
Locker room (Locker Count)	75
Mechanical equipment room	1
TOTAL:	171

Locker Room Facility & HQ Exit Schedule

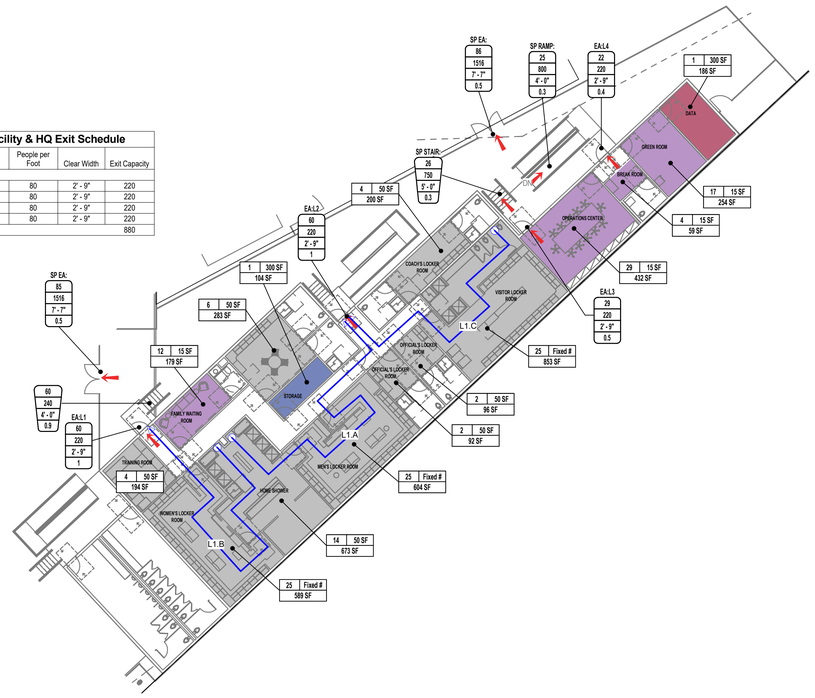
Elements		People Egressing	People per Foot	Clear Width	Exit Capacity
Desc	#				
FIELD					
EA	L1	60	80	2' - 9"	220
EA	L2	60	80	2' - 9"	220
EA	L3	29	80	2' - 9"	220
EA	L4	22	80	2' - 9"	220
TOTAL:		171			880

Locker Room Facility & HQ Travel Path Schedule

Path	Travel Distance	
	Actual	Max
Travel Distance to an Exit		
L1.A	102'	300'
L1.B	97'	300'
L1.C	79'	300'

Function of Space

- Accessory Storage Areas
- Assembly - Unconcentrated
- Locker Room
- Mechanical Equipment Room



2 ENLARGED LIFE SAFETY PLAN - LOCKER ROOM FACILITY & HQ OPERATIONS
1/16" = 1'-0"

0 4' 8' 16' 32'

NORTH

1 ENLARGED LIFE SAFETY PLAN - CLUB 510
1/16" = 1'-0"

0 4' 8' 16' 32'

NORTH

Club 510 Occupant Summary

Function of Space	Area /Person	Occupants
Not Placed		
Mercantile	60 SF	5
FIELD		
Assembly - Concentrated	7 SF	477
Kitchen, commercial	200 SF	5
Mechanical equipment room	300 SF	2
Mercantile	60 SF	3
TOTAL:		492

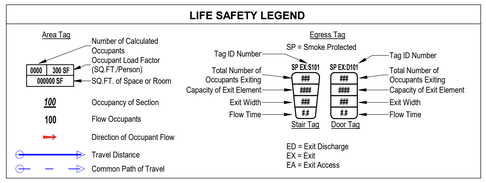
Club 510 Exit Schedule

Elements		People Egressing	People per Foot	Clear Width	Exit Capacity
Desc	#				
FIELD					
EX	C1	139	80	2' - 9"	220
EX	C2	133	80	10' - 0"	800
EX	C3	220	80	2' - 9"	220
TOTAL:		492			1240

Function of Space

- Assembly - Concentrated
- Kitchen, commercial
- Mechanical Equipment Room
- Mercantile

LIFE SAFETY LEGEND



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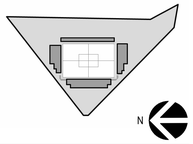

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	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

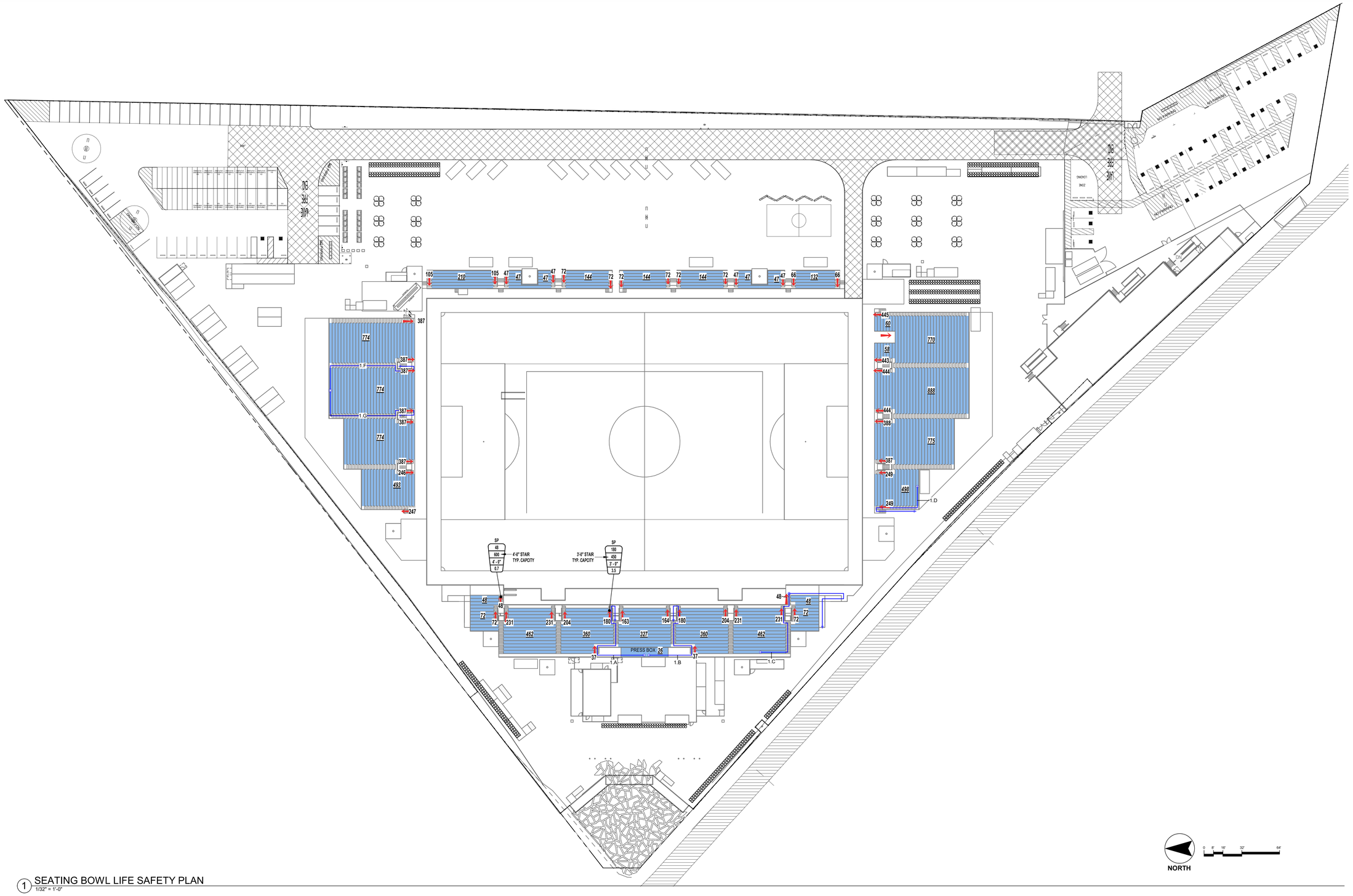
Sheet Title

ENLARGED LIFE SAFETY PLANS

Original is 42 x 30. Do not scale contents of this drawing.

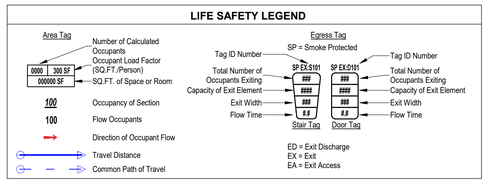
Sheet Number

LS1.1



1 SEATING BOWL LIFE SAFETY PLAN
1/32" = 1'-0"

LIFE SAFETY LEGEND



Seating Bowl Occupant Summary

Function	People
T.O. seating bowl	
Assembly - Fixed Seating	9159
TOTAL:	9159

Function of Space

Assembly - Fixed Seating

Seating Bowl Aisle Schedule

Aisle Number	Clear Width	People Egressing	Aisle Capacity
T.O. seating bowl			
102	3' - 0"	247	450
103	3' - 0"	246	450
104	3' - 0"	387	450
105	3' - 0"	387	450
106	3' - 0"	387	450
107	3' - 0"	387	450
108	3' - 0"	387	450
109	3' - 0"	387	450
111	4' - 0"	105	600
112	3' - 0"	105	450
113	3' - 0"	47	450
114	3' - 0"	47	450
115	3' - 0"	72	450
116	3' - 0"	72	450
117	3' - 0"	72	450
118	4' - 0"	72	600
119	3' - 0"	72	450

Seating Bowl Aisle Schedule

Aisle Number	Clear Width	People Egressing	Aisle Capacity
120	3' - 0"	72	450
121	3' - 0"	47	450
122	3' - 0"	47	450
123	3' - 0"	66	450
124	4' - 0"	66	600
125	3' - 0"	445	450
126	3' - 0"	443	450
127	3' - 0"	444	450
128	3' - 0"	444	450
129	3' - 0"	388	450
130	3' - 0"	387	450
131	3' - 0"	249	450
132	3' - 0"	249	450
133	3' - 0"	72	450
133A	4' - 0"	48	600
134	3' - 0"	231	450
135	3' - 0"	231	450
136	3' - 0"	204	450

Seating Bowl Aisle Schedule

Aisle Number	Clear Width	People Egressing	Aisle Capacity
137	3' - 0"	180	450
138	3' - 0"	164	450
138B	2' - 9"	37	412
139	3' - 0"	163	450
140	3' - 0"	180	450
140B	2' - 9"	37	412
141	3' - 0"	204	450
142	3' - 0"	231	450
143	3' - 0"	231	450
144	3' - 0"	72	450
144B	4' - 0"	48	600
TOTAL:		9159	21374

Seating Bowl Travel Path Schedule

Path	Travel Distance	
	Actual	Max

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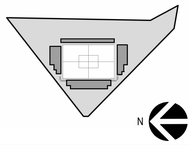

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No.	Description	Date
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	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title

LIFE SAFETY PLAN - SEATING BOWL

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Sheet Number

LS1.2

3/1/2024 10:22:30 AM

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, EPOCH 2017.50, IN ACCORDANCE WITH CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATION EBMD. DISTANCES ARE GRID BASED. DIVIDE BY A COMBINED SCALE FACTOR OF 0.99993405 TO OBTAIN GROUND DISTANCES. VALUES SHOWN BELOW IN THE TABLE ARE IN ITRF 2014.

STATION	LATITUDE	LONGITUDE	HEIGHT (m)
EBMD	37°48'54.031784"	−122°17'01.711127"	−15.8211
SIGMA (mm)	2.01	1.96	5.67

BENCHMARK

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, DERIVED FROM GPS OBSERVATION AND BASED ON NAD83(2011), EPOCH 2017.50, AND ADJUSTED TO THE CITY OF OAKLAND VERTICAL DATUM (COOVD) AT BENCMARK 86/E (PREVIOUS DESIGNATION 195E8).

ELEVATION = 4.54 FT. (COOVD)

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

DAVIS THRESH, L.S. 6868
DTHRESH@BKF.COM

LICENSED LAND SURVEYOR
DAVIS THRESH
No. 6868
STATE OF CALIFORNIA

DATE: 10/22/2023

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.

THIS MAP SHOWS AN AERIAL TOPOGRAPHIC BASE MAP THAT HAS BEEN PHOTOGRAMETRICALLY COMPILED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=20'. PUBLICATION OR USE AT ANY OTHER SCALE WILL VOID ANY IMPLIED OR STIPULATED ACCURACY STANDARDS. OBTAIN ACTUAL VERBIAGE FROM AERIAL SURVEY.

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

FIELD SURVEY DATE: 08/31/2023

ANNOTATION AND LEGEND

AC = ASPHALT CONCRETE
BTM = BOTTOM
CONC = CONCRETE
EB = ELECTRICAL BOX
EL = ELEVATION
EV = ELECTRICAL VAULT
FD = FOUND
FL = FLOW LINE
GB = GRADE BREAK
INV = INVERT
LIP = LIP OF GUTTER
MH = MANHOLE
MON = MONUMENT
SD = STORM DRAIN
SDCB = STORM DRAIN CATCH BASIN
SDDI = STORM DRAIN DROP INLET
SLB = STREET LIGHT BOX
SWK = SIDEWALK
TC = TOP OF CURB
TSB = TRAFFIC SIGNAL BOX
TWR = TOWER
WB = WATER BOX
WM = WATER METER

● = BOLLARD
= FIRE HYDRANT
= STORM DRAIN MANHOLE
= SIGN
= STREET LIGHT
= UTILITY POLE
= WATER VALVE
= FENCE
= BOUNDARY LINE
= MONUMENT LINE
OVH = OVERHEAD LINE
SD = USA STORM DRAIN

scale 20 0 20 40 feet
1" = 20'

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PLEASANTON, CA 94588
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OAKLAND ROOTS MALIBU SITE

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OAKLAND
ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

No.	Revisions

Date: 09/20/2023
Scale: 1" = 20'
Design:
Drawn: GA
Approved: MGR
Job No: 220888

Drawing Number:
SURV01
1 OF 3

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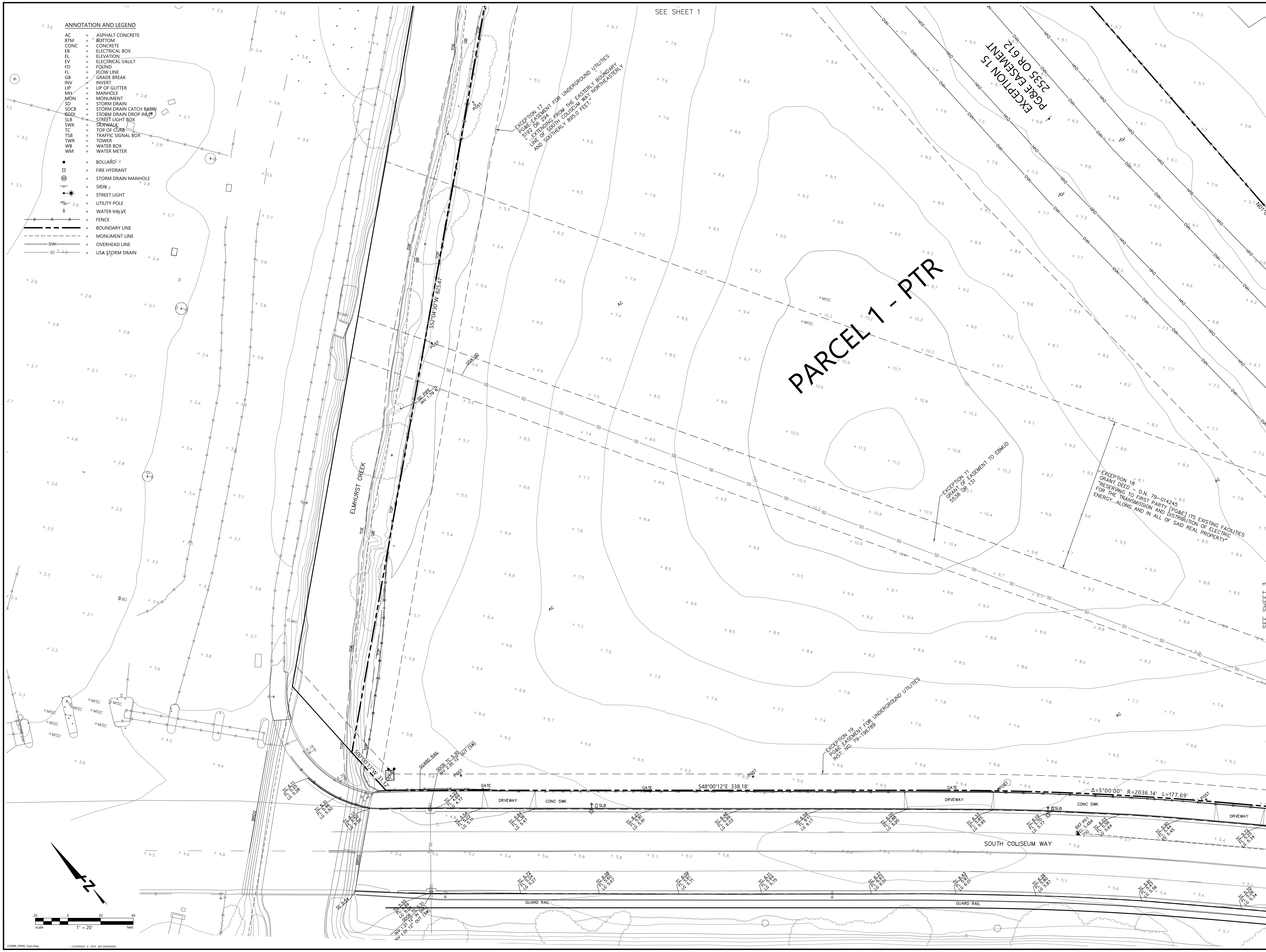

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OAKLAND ROOTS MALIBU SITE

8001 S. COLISEUM WY OAKLAND ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

Revisions

No.

Date: 09/20/2023
Scale: 1" = 20'
Design:
Drawn: GA
Approved: MGR
Job No: 220888

Drawing Number:

SURV01

2 OF 3

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OAKLAND ROOTS MALIBU SITE

8001 S. COLISEUM WY OAKLAND ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

No.	Revisions

Date: 09/20/2023
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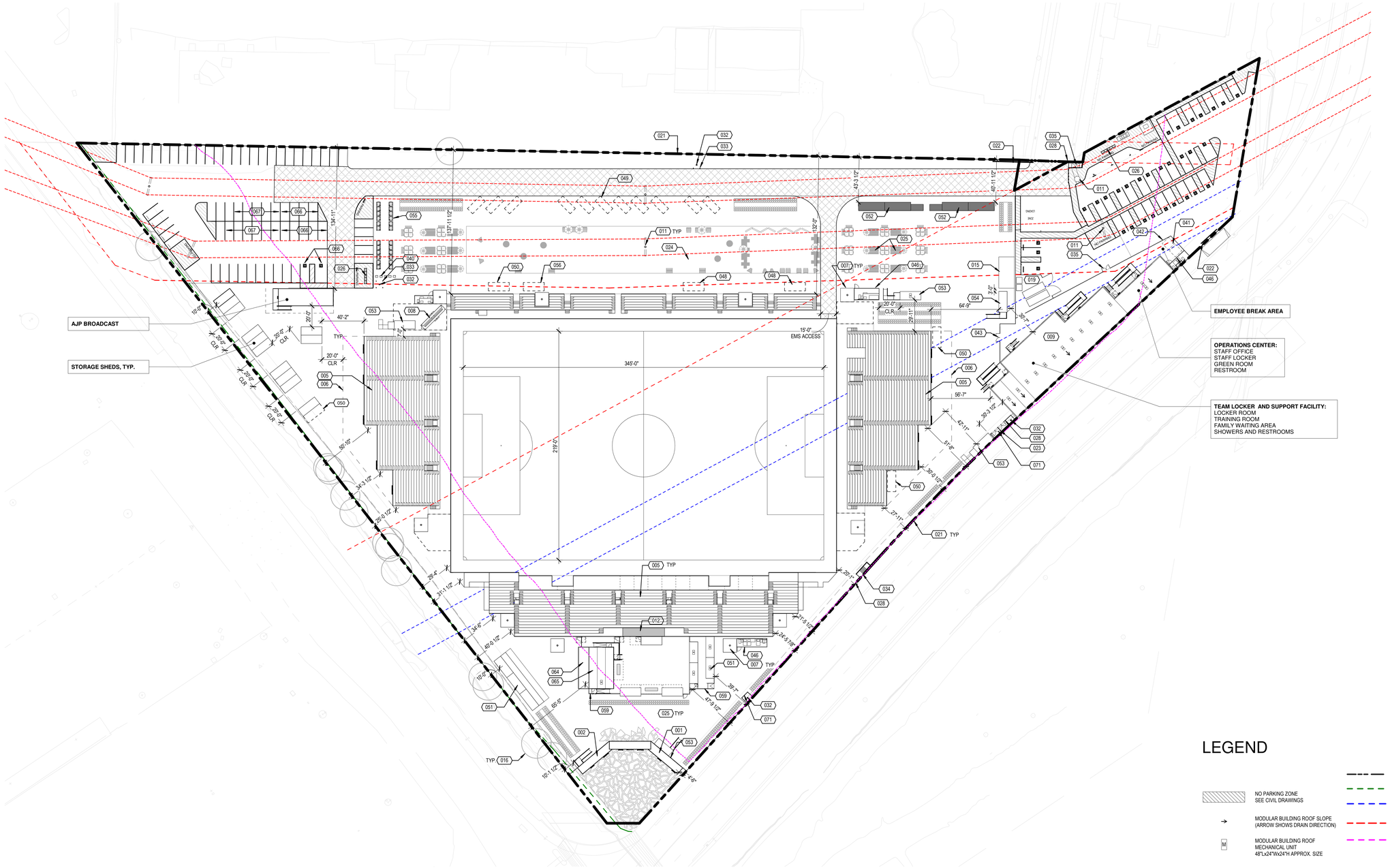
Approved: MGR
Job No: 220888

Drawing Number:
SURV01
3 OF 3

220888_ORMS_Topo.dwg
Plot Feb 29, 2024 at 4:19pm



LEGEND

- NO PARKING ZONE SEE CIVIL DRAWINGS
- MODULAR BUILDING ROOF SLOPE (ARROW SHOWS DRAIN DIRECTION)
- M — MODULAR BUILDING ROOF MECHANICAL UNIT 48"Lx24"Wx24"H APPROX. SIZE
- PROPERTY LINE
- TOP OF BANK
- EBMUD EASEMENT
- PG& E EASEMENT
- SHORELINE BAND

0' 20' 40' 80' 160'

1 SITE PLAN (ROOF PLAN)
1" = 40'-0"

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR FIRE ACCESS PLAN
2. SEE CIVIL DRAWINGS FOR EASEMENTS AND DIMENSIONS
3. SEE CIVIL PLANS AND TREE SURVEY FOR EXISTING TREES AT ELMHURST CREEK
4. ALL MODULAR BUILDINGS AT THE EAST PG&E EASEMENT TO REMAIN MOBILE
5. ALL CONTAINER BUILDING ROOFS ARE STANDARD PROFILED SHIPPING CONTAINER METAL ROOFS AND DRAIN OVER THE ROOF EDGES

KEYNOTES

001	TICKET BOX - 8'W x 20'L x 9'-6"H CONTAINER, BY OTHERS
002	MERCHANDISE STORE - 8'W x 40'L x 9'-6"H CONTAINER, BY OTHERS
005	PRE-FAB METAL GRANDSTAND AND STAIR BY OTHERS. SEE SHEET A203 FOR SEATING PLAN.
006	OUTLINE OF FUTURE GRANDSTAND EXPANSION
007	FIELD LIGHTING BY OTHERS
008	VIDEO BOARD BY OTHERS
009	LOCKER/TEAM SUPPORT/OPERATIONS CENTER - MODULAR BUILDING BY OTHERS
011	EXISTING OVERHEAD POWER POLE
012	PRE-FAB PRESS BOX BY OTHERS
015	PRE-FAB EVENT STAGE WITH 10'-0" SCREEN WALL BEHIND THE STAGE, BY OTHERS
016	EXISTING TREE, SEE TREE SURVEY LIST AND MAPPING
019	TRASH AREA, SEE WASTE MANAGEMENT DRAWINGS
021	FENCE, SEE LANDSCAPE DRAWINGS
022	VEHICULAR ROLLING GATE
023	EGRESS GATE (4) 4'W METAL GATE WITH PANIC HARDWARE
024	ARTIFICIAL TURF EMBEDED WITH COLOR GRAPHIC. SEE LANDSCAPE DRAWINGS.
025	MOBILE PLANTERS AND SITE FURNITURE, SEE LANDSCAPE DRAWING.
026	BICYCLE RACK FOR 6 BIKES. LONG TERM AT SOUTH ZONE AND SHORT TERM AT NORTH ZONE.
028	KNOXBOX
032	FIRE HYDRANT, SEE CIVIL DRAWINGS
033	BOLLARD, SEE CIVIL DRAWINGS. MAINTAIN 3'-0" CLEARANCE AROUND FIRE HYDRANT
034	EMERGENCY RESPONDER GATE : 4'W METAL GATE
035	EGRESS GATE : (2)4'W METAL GATE WITH PANIC HARDWARE
040	22"x28" PORTABLE WASHING STATIONS
041	EMPLOYEE BREAK AREA WITH 10X10 TENTS (REMOVABLE)
042	CHAINLINK FENCE WITH SCRIM, VERIFY EXTENT OF GRAPHIC IMPRINT, SEE ELEVATION
043	EGRESS GATE : 6' W METAL GATE WITH PANIC HARDWARE
046	9'-0" H CHAINLINK FENCE WITH SCRIM + LOCKABLE DOOR
048	MOBILE CONCESSIONS FOOD TRUCK
049	ADDITIONAL FOOD TRUCK PARKING SPACE ALLOWANCE, TYP.
050	GRAB & GO VENDING TENT (REMOVABLE)
051	8'x20' MODULAR TOILETS BY OTHERS
052	TOILETS IN TRAILERS BY OTHERS
053	8'x20' CONTAINER CONCESSION BY OTHERS
054	8'x20' CONTAINER MERCHANDISE BY OTHERS
055	PORT-A-POTTIES BY OTHERS
056	MERCHANDISE TENT (REMOVABLE)
059	9'-6" HIGH FENCE WITH PRIVACY SLAT INSERTS
064	SERVICE YARD
065	WARMING KITCHEN, (3) 8'W x 40'L x9'-6" CONTAINERS
066	EV SPACE (FULL CIRCUIT)
067	EV SPACE (INACCESSIBLE CONDUIT)
071	PLASTIC PRIVACY SLAT INSERTS IN CHANLINK FENCE FOR BCDC PUBLIC VIEWING WINDOW. REFER TO AG111.

2024-03-01 1:55:47 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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American Trash Management
Waste Management
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Emeryville, CA 94608

Forza
Fire, Life Safety, and Building Code
2922 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan

Professional Seals

LICENSED ARCHITECT
RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

RAQUEL P. BITO

NOT FOR CONSTRUCTION

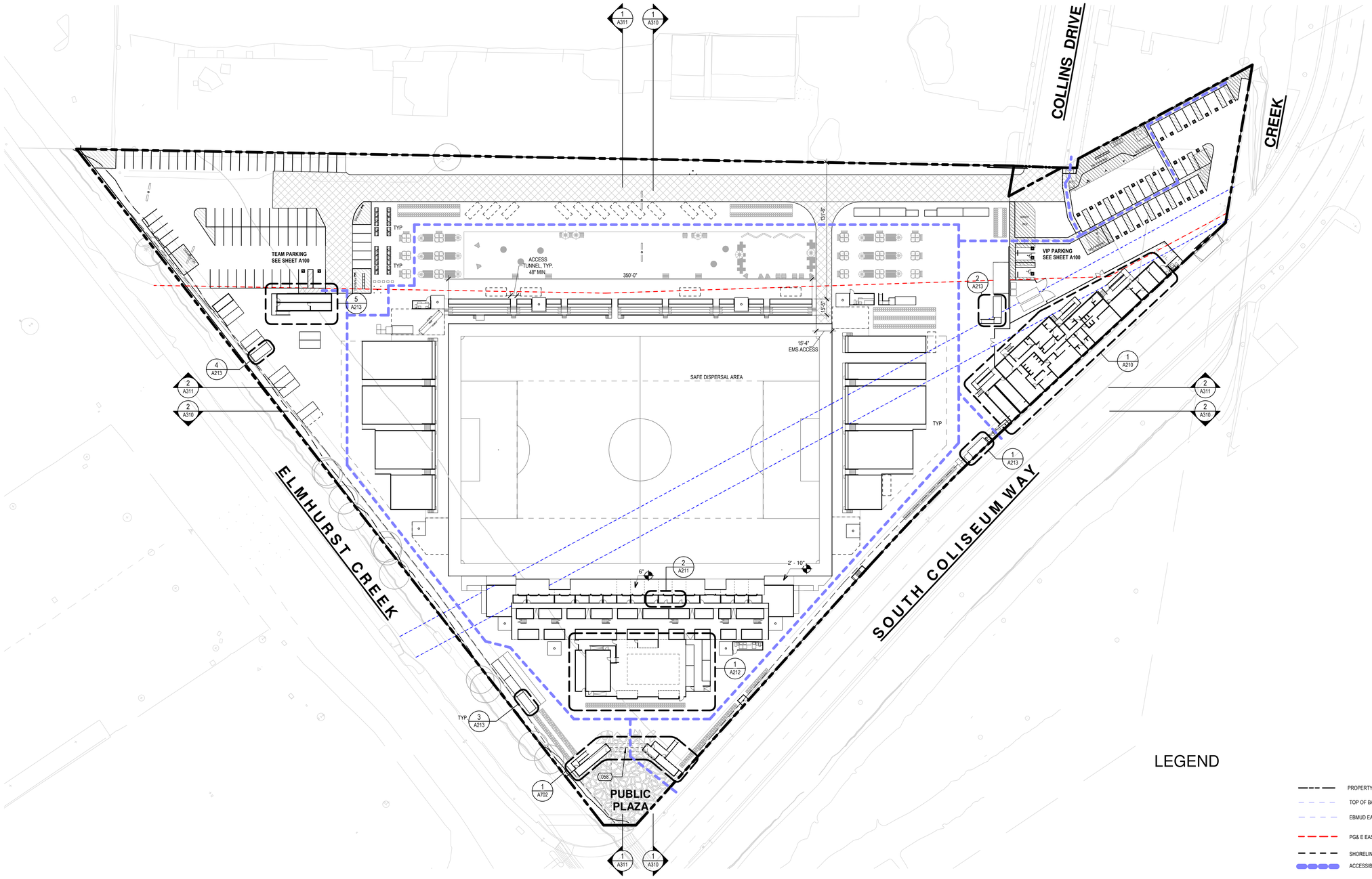
No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
SITE PLAN (ROOF PLAN)

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A100



1 SITE PLAN (GROUND FLOOR)
1" = 40'-0"

LEGEND

- PROPERTY LINE
- TOP OF BANK
- EBMUD EASEMENT
- PG& E EASEMENT
- SHORELINE BAND
- ACCESSIBLE ROUTE

0' 20' 40' 80' 160'

GENERAL NOTE

SEE CIVIL DRAWINGS FOR FIRE ACCESS PLAN

KEYNOTES

058 OVERHEAD COILING GRILLE WITH ELECTRICAL OPERATOR TO REMAIN OPEN DURING HOURS OF OPERATION

2024-03-01 2:29:47 PM

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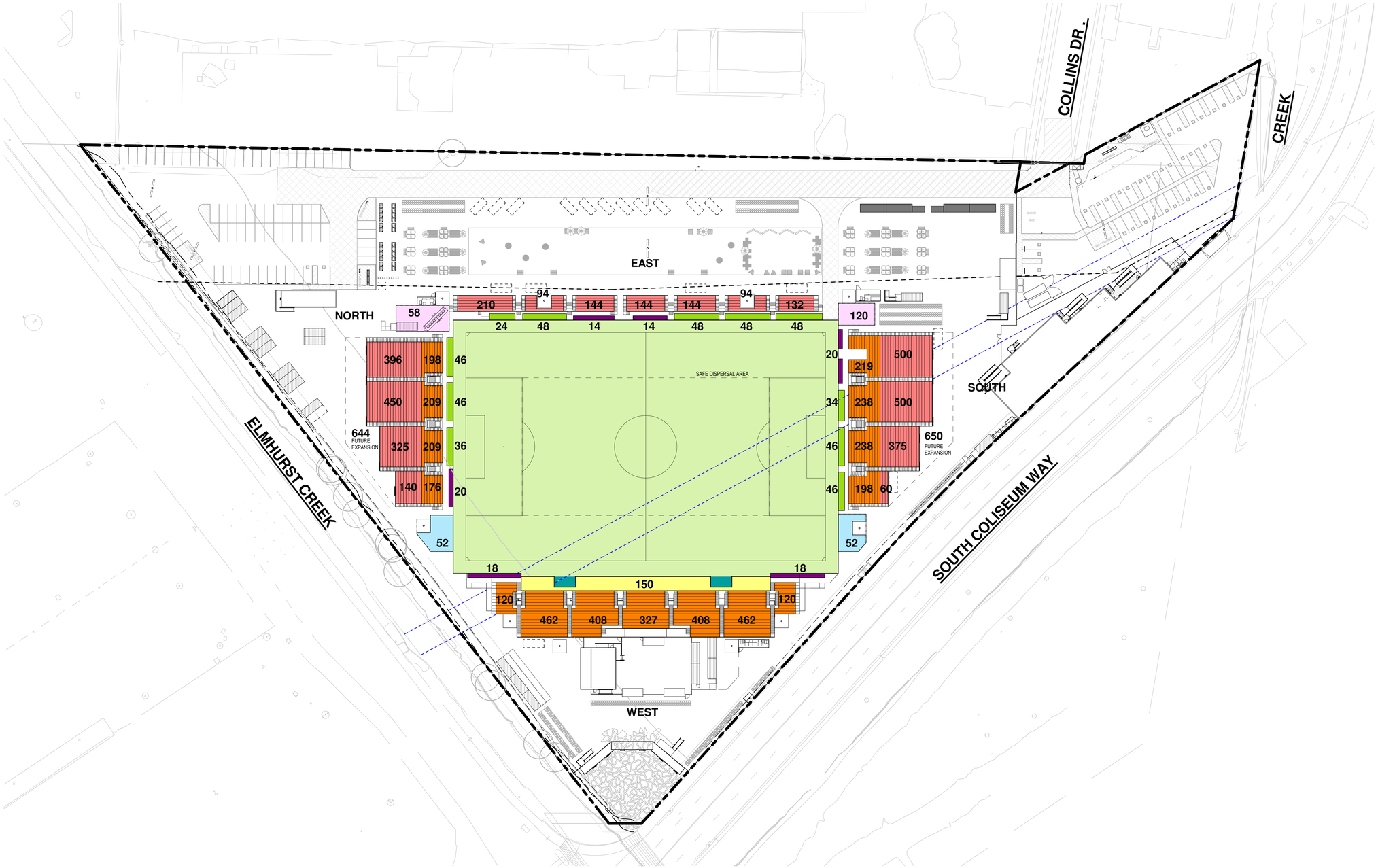
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
SITE PLAN (GROUND FLOOR)

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A200



0' 20' 40' 80' 160'

1 SEATING BOWL PLAN
1" = 40'-0"

SEATING CALCULATION

LOCATION	SEAT #
NORTH	2,947
SOUTH	3,176
WEST	2,493
EAST	1,384
TOTAL : 10,000	

LEGEND

- WHEELCHAIR / COMPANION SEATING
- VIP LOGES (UNDER GRANDSTAND)
- CHAIRBACK SEAT
- BENCH SEAT
- FLEX GROUP
- STANDING ROOM ONLY
- TECHNICAL AREA & PLAYER BENCH
- FIELD SEATS

2024-02-16 1:49:51 PM

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	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
SEATING BOWL PLAN

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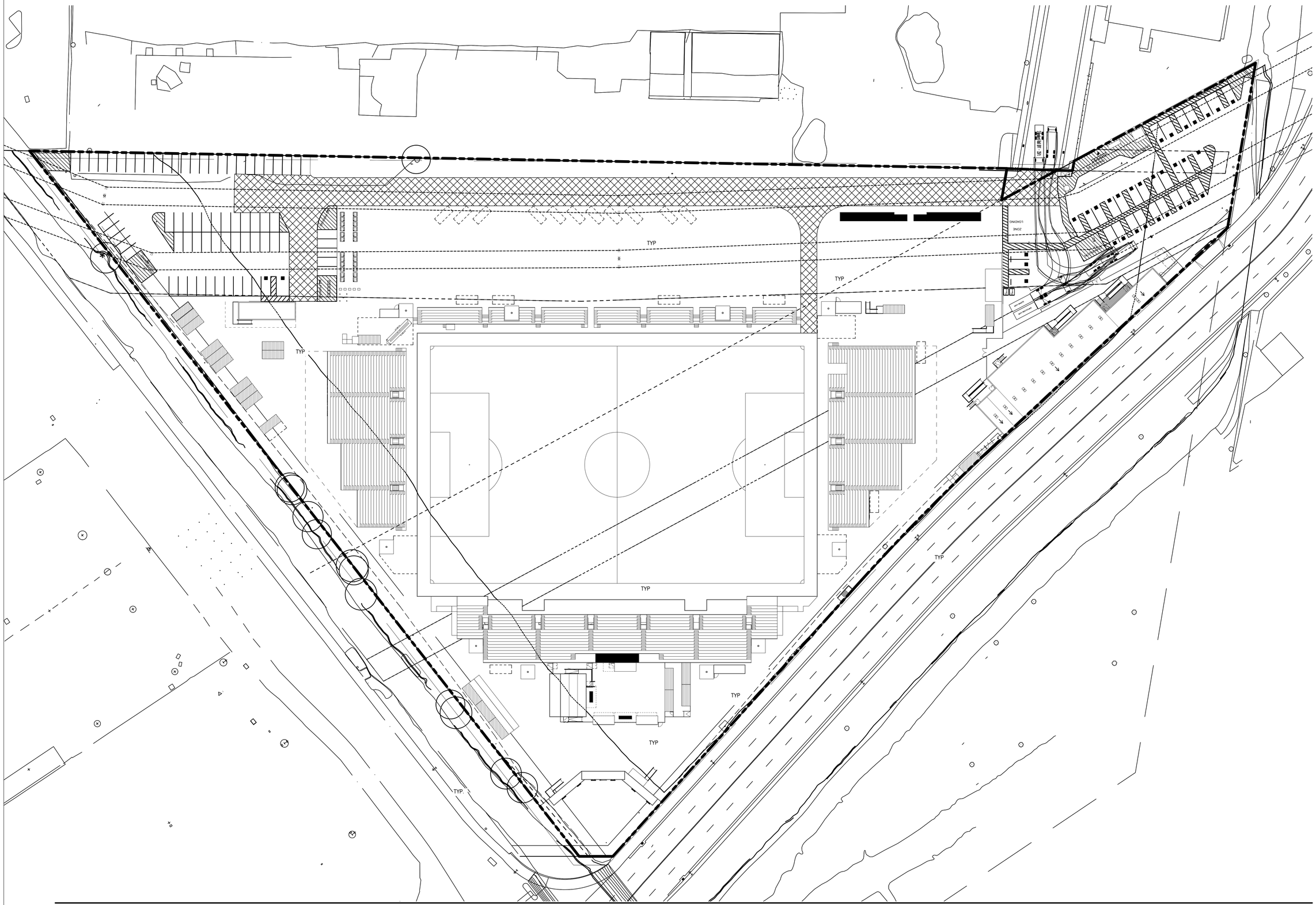
Sheet Number
A203



Project

INTERIM STADIUM for ORSSC

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Oakland, CA 94621

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Key Plan

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No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title

SITE PLAN

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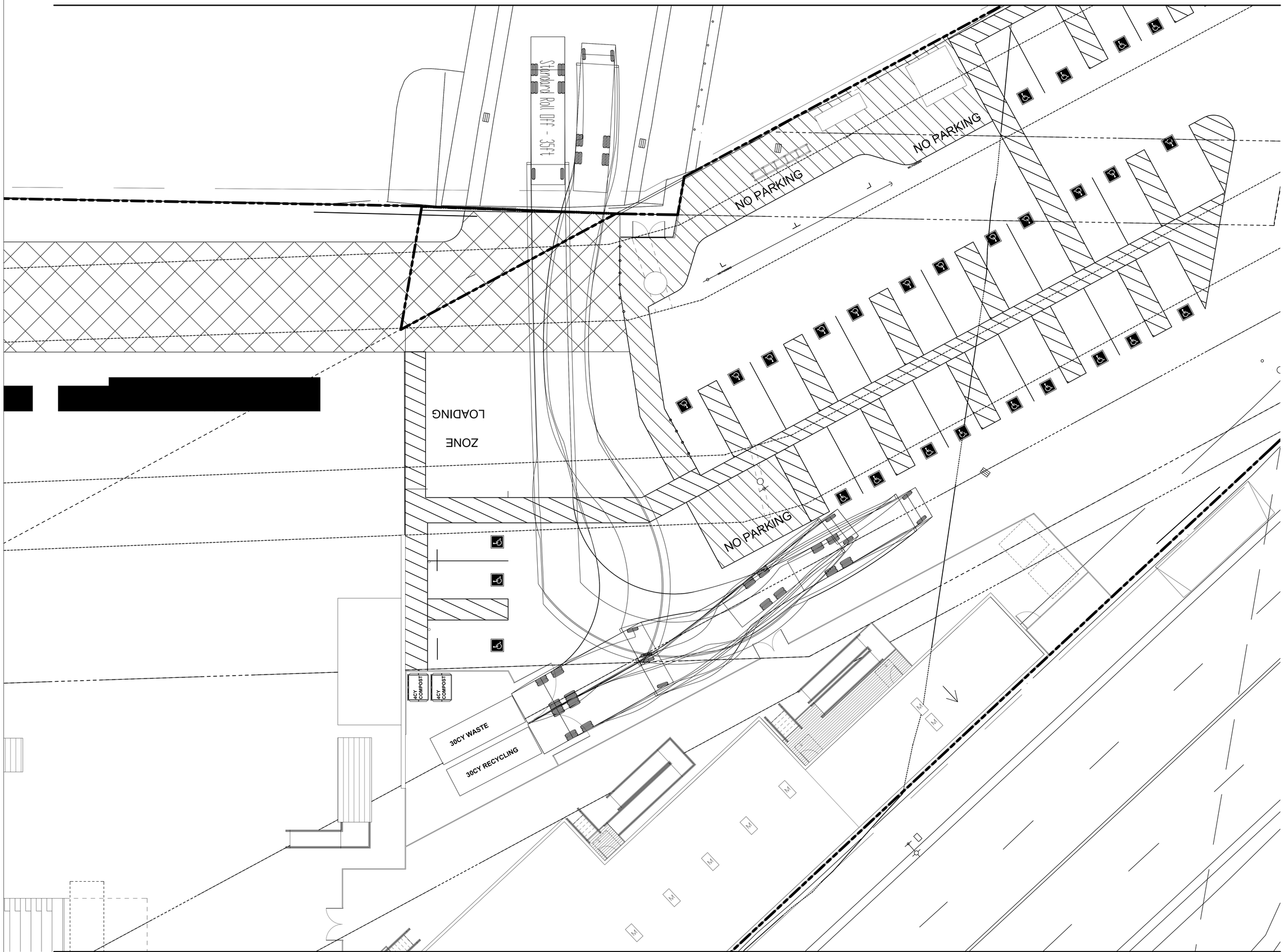
Sheet Number

TR0.1



Project
INTERIM STADIUM for ORSSC

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No.	Description	Date
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	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV.1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
TURN STUDY

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Sheet Number
TR0.2

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DRAFT-Oakland Roots-DRAFT
Soccer Stadium
Oakland, CA
Trash Management Plan

Task: Design a waste and recycling system for this 10,000-seat stadium and event venue that minimizes upfront and ongoing costs, staffing requirements and environmental impacts, while providing convenient trash disposal for the residents. Please note the word "trash" when used in this plan covers waste, recycling and compost.

Waste and Recycling Removal: The City of Oakland has contracted with Waste Management of Alameda County (WMAC) to provide residential and commercial waste and composting services within the city limits. Residential Recycling is provided by California Waste Solutions. Commercial Recycling is open market. Under the current contract (called a "franchise agreement") the following factors are critical:

1. Exclusivity: WMAC is the only company that can legally engage in waste disposal within the City limits.
2. Non-negotiable rates: Waste disposal rates for both residential and commercial customers are set by the City and cannot be negotiated. These rates are typically adjusted annually on July 1st.
3. Commercial mixed recycling and compost service is provided by WMAC. Commercial Recycling is also provided by a number of vendors.

State and Local Recycling Mandates: As of July 1, 2012, under Assembly Bill 341, State law requires commercial establishments (businesses, schools, and apartments) to recycle. This law was further extended by AB1826 to require organics diversion by all business with more than 4 cubic yards of waste per week and all residential properties with more than 5 units. Residential properties are not required to divert organic food waste under AB1826 but Alameda County Ordinance 2012-1 supersedes this exemption and requires food waste recycling. Based on this, the City requires all residential and commercial entities to recycle paper, cardboard, glass, aluminum and metal containers, and PET (#1) and HDPE (#2) plastic bottles and to separate out organics from the waste stream. The City of Oakland requires residential trash to be source-separated into mixed recyclables, compost and waste. The City also mandates space be made available for the collection of "banned wastes" (electronics, fluorescent bulbs, etc.) and bulky items.

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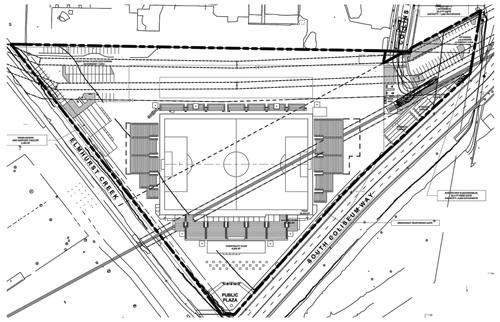
Site Plan



Total Trash Volume Projections. Trash volumes are projected based on the size and nature of the operation. Trash volumes are drastically impacted by the inclusion of meals served per event. For these projections, ATM has utilized a metric of .5 pound of trash per seat per event. This is in line with current actual trash generation metrics at the facility of ~1 ton of trash per event with attendance of 3,500.

Trash Projections PER MAX CAPACITY EVENT

Attendance	Loose CY waste	Loose CY recycling	Loose CY compost
10,000	18.8	33.3	7.5

Specific Project Design Issues: There are several critical trash system design issues:

First, **local ordinance and State Law requires the collection of trash in three separate streams: waste, mixed recycling and compost**.

Second, due to projected trash volumes, **we recommend a 25'L x 20' W space to temporarily house debris boxes for waste and recycling and front load bin(s) for compost per event. We recommend using a 20CY debris box for waste, a 30CY debris box for recycling and (2) 4CY or (1) 8CY front-load containers for compost.**

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Third, all vendors/maintenance staff will be responsible for moving their own waste, recycling and compost into the containers at the central trash collection area. **Each trash generating area and/ or vendor will need a clear path of travel to the containers.**

Fourth, **front load service requires the clearance height to be 25'. All debris boxes will be picked up by a roll-off truck (18' clear for service, 14' clear within the enclosed space).**

Fifth, **add 1 CFM/SF mechanical ventilation per CBC, floor drain, hose bib and odor control to the trash collection areas.**

Sixth, ATM assumes this facility will not have glass containers as part of its recycling stream; i.e., vendors will be prohibited from selling beverages in glass bottles.

Seventh, the Stadium operations team will be responsible for ordering the correct quantity and type of containers for each event and to ensure compliance with the three-stream collection required by AB1383 and SB1826. Operations will also be required to arrange to have the containers serviced/ removed by the franchised hauler.

Recommended Trash Handling System

To meet City, County and State diversion mandates trash will be separated into three streams: waste, mixed recycling and compost.

The building staff and event vendors will be accessing the communal trash collection area.

Waste & Mixed Recycling. We recommend that all office, food service and retail waste and mixed recycling be disposed in roll-off open top debris boxes. This will allow for streamlining of waste handling operations and reduce the number of trash truck trips to the property. We recommend that waste and recycling be collected in 20-30CY debris boxes.

Compost. Because of the relatively high volume of food waste produced, it is recommended that compost be collected in (2) 4CY front load bins. Cooking staff/food service vendors should collect compostable materials in compostable trash bags then be transported directly to the trash collection area for emptying into the compost container(s).

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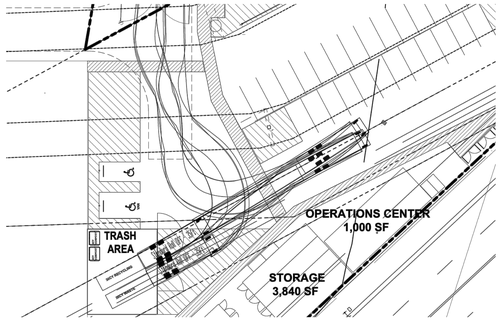
Trash Area Layout



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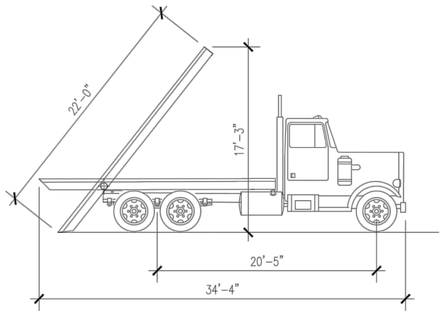
Roll-Off Hauler Truck Dimensions



* **ROLL OFF COLLECTION VEHICLE BASED ON REPUBLIC SERVICES PETERBILT 520 SERIES.**

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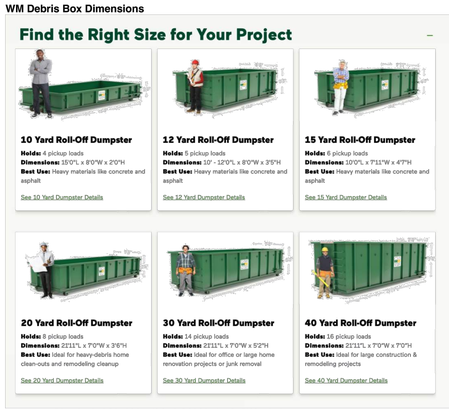
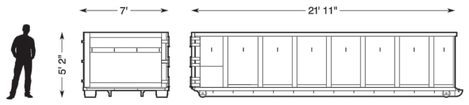
WM Debris Box Dimensions



Container Dimensions:

22" L x 8'0" W x 5'0" H



Holds: 14 Truckloads

Project
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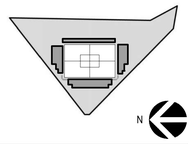
Key Plan



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	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title

TRASH MANAGEMENT PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

TR1.1

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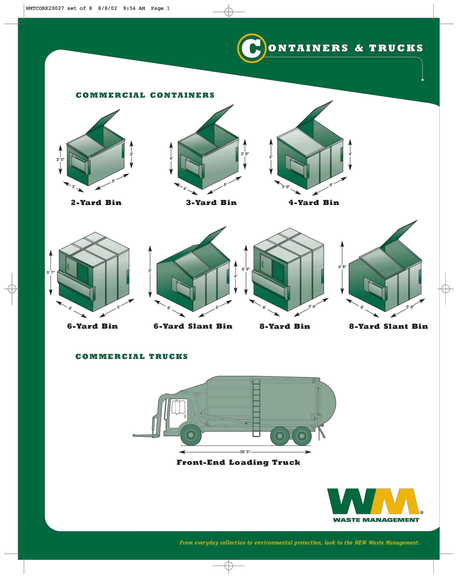
WM FRONT LOAD Container Dimensions for compost



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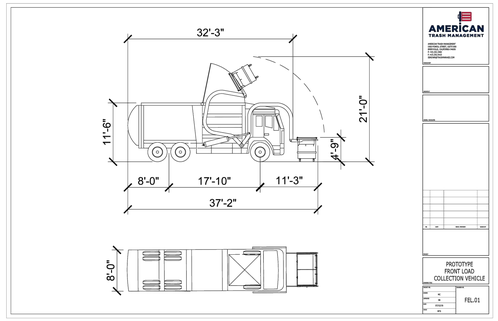
Front-Load Hauler Truck Noise Levels & Dimensions

Location	Decibel Levels
Banging on Bins when Emptying	100
Behind Garbage Truck (while compacting)	89

*Noise levels from compactor operation were measured by JV Manufacturing, makers of Cram-a- lot compactors.



Project
INTERIM STADIUM for ORSSC

8000 South Coliseum Way
Oakland, CA 94621

Prepared For

OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
One Bush Street, Suite 200
San Francisco, CA 94104 USA
t +1 415 243 0555
www.hok.com/studios/san-francisco

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ARCHITECTURE, STRUCTURE, ELECTRICAL, INTERIORS
Hellmuth, Obata & Kassabaum, Inc.

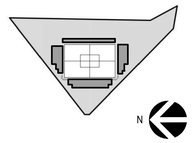
BKF
Civil
150 California Street Suite 600
San Francisco CA 94111

Lloyd Sport + Engineering
Civil Field
605 W Knox Rd Suite 210
Tempe, AZ 85284

PGA Design
Landscape
444 17th St.
Oakland CA 94612

American Trash Management
Waste Management
1900 Powell Street, suite 220
Emeryville, CA 94608

Key Plan



Professional Seals

AMERICAN TRASH MANAGEMENT
AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
consultingengineers@trashmanage.com

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

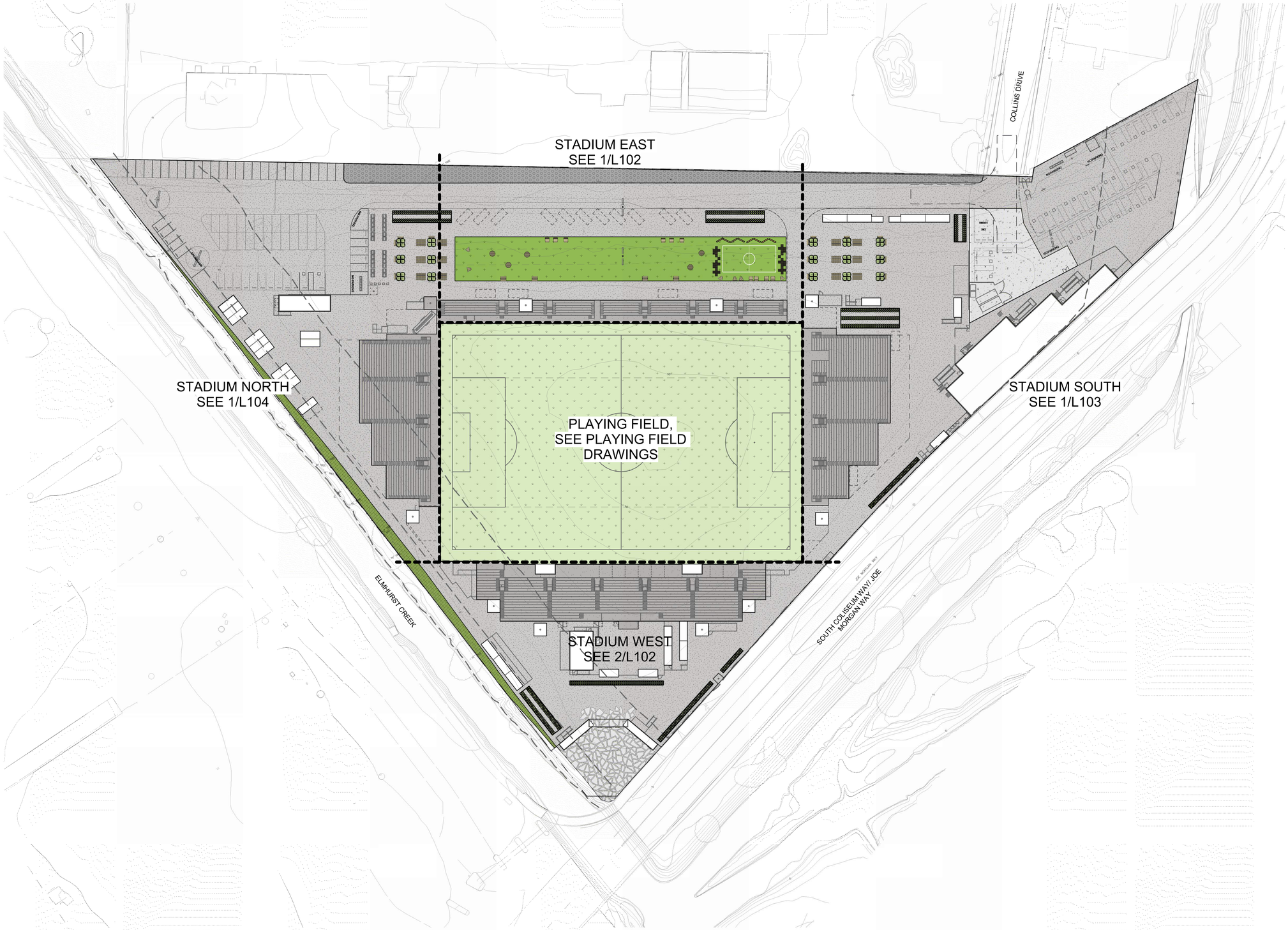
Sheet Title

TRASH MANAGEMENT PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

TR1.2



1 L101 PGA-SITE KEY PLAN
1" = 40'-0"

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS AND SOUL SPORTS CLUB

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Key Plan

Professional Seals

LICENSED LANDSCAPE ARCHITECT
CHRISTIAN BROLEWSKI
OCT. 31, 2025
Renewal Date
FEB. 16, 2024
Date
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
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	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 0001

Sheet Title

LANDSCAPE SITE PLAN

0 20 40 60 100ft

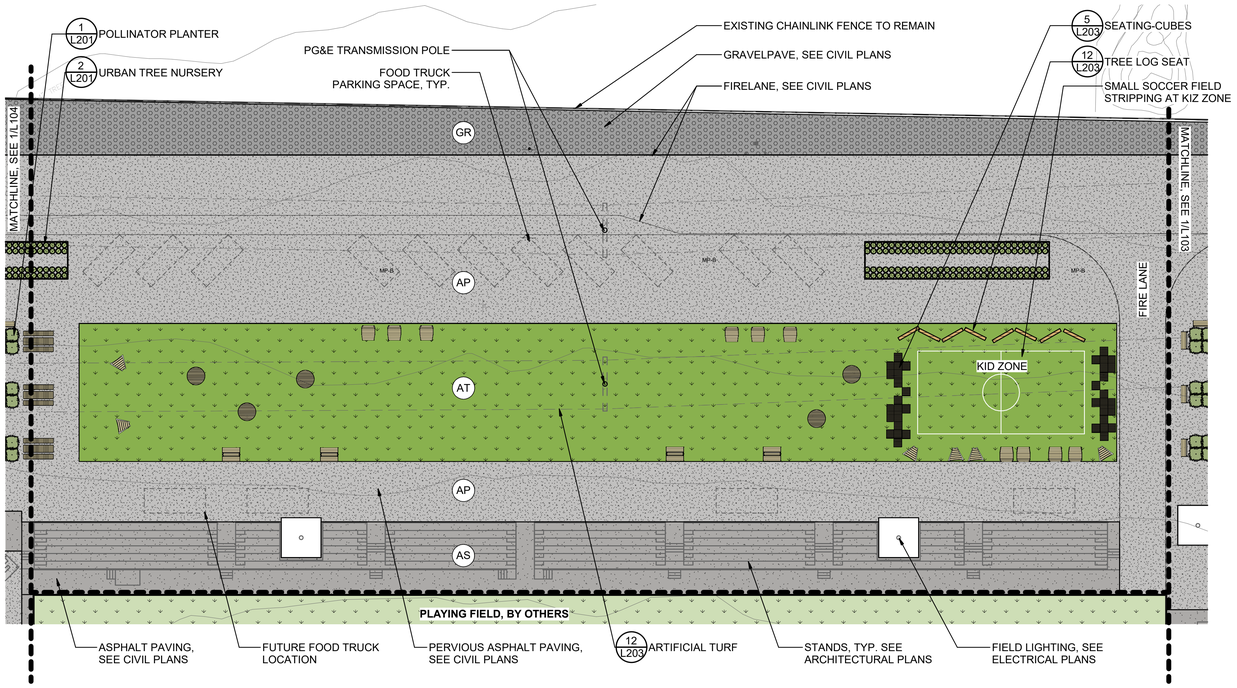
N

Original is 42 x 30. Do not scale contents of this drawing.

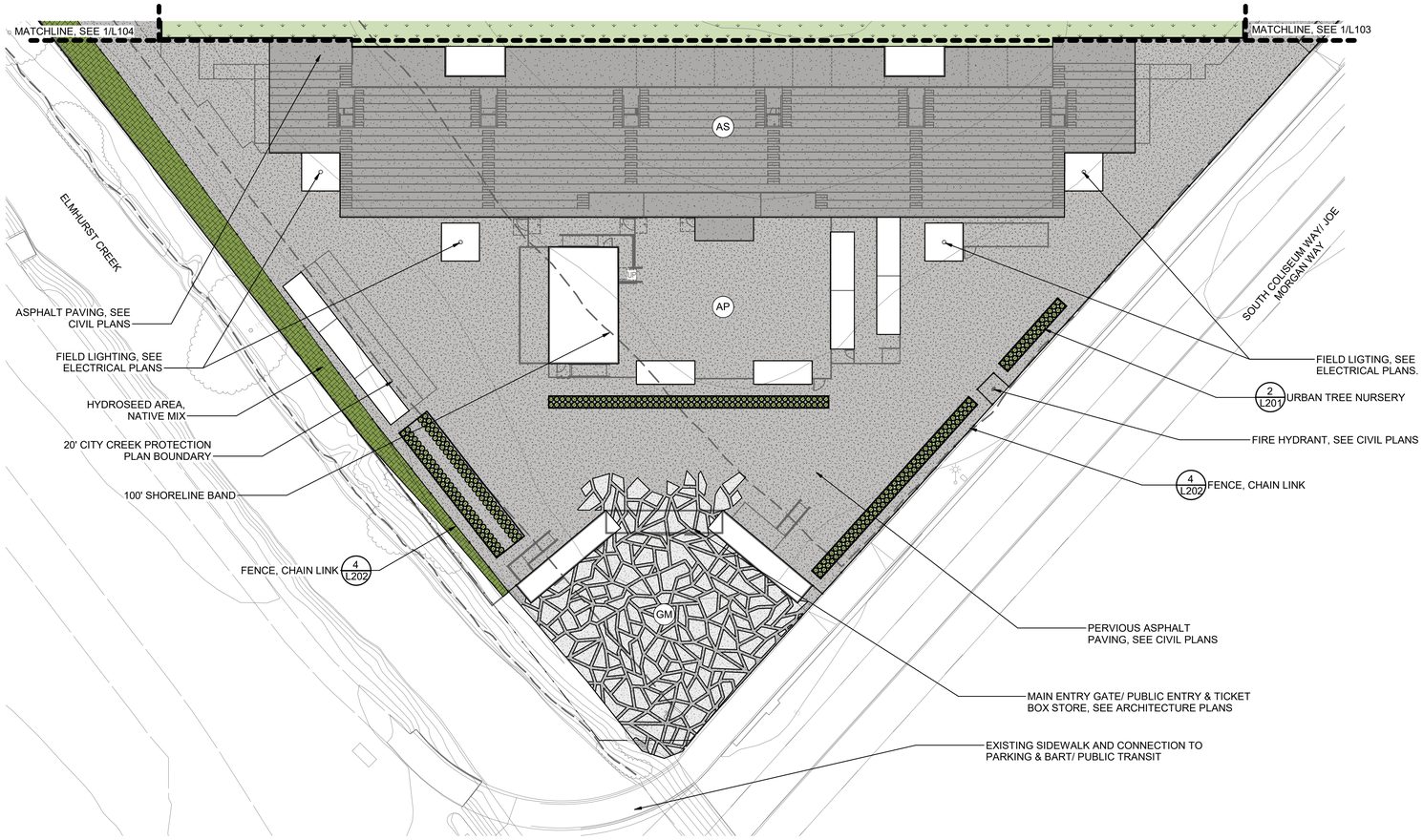
Sheet Number

L101

2/29/2024 8:40:11 PM



1 L102 SITE PLAN ENLARGEMENT- STADIUM EAST
1" = 20'-0"



2 L102 SITE PLAN ENLARGEMENT- STADIUM WEST
1" = 20'-0"

LANDSCAPE GENERAL NOTES

1. EXISTING SITE INFORMATION IS PROVIDED BY OTHERS. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR COMPLETENESS OR ACCURACY OF PLANS PROVIDED BY OTHERS.
2. 'TYP' OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED 'TYP' ONLY ONCE WHEN THEY FIRST OCCUR.
3. NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
4. BECOME ACQUAINTED WITH SUBGRADE UTILITIES. PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FORM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
5. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS, UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
6. UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
7. REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
8. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO INSTALLATION OF FORMS OR GRADING FOR LANDSCAPE WORK.
9. LOCATE ELECTRICAL JUNCTION BOXES FOR LIGHTS IN PLANTING AREAS UNLESS SHOWN OTHERWISE. LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO TRENCHING.
10. CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SAND BED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS.
11. QUANTITIES PROVIDED ARE FOR INFORMATION ONLY, VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.

LANDSCAPE MATERIALS LEGEND

- CS — CONCRETE PAVING, SEE CIVIL PLANS
- AS — ASPHALT, SEE CIVIL PLANS
- AP — PERMEABLE ASPHALT, SEE CIVIL PLANS
- GM — GROUND MURAL ON PERMEABLE CONCRETE 1 L202
- GR — GRAVELPAVE, SEE CIVIL PLANS
- AT — ARTIFICIAL TURF 2 L202
- PA — PLANTING AREA 1 L204
- HS — HYDROSEED AREA, NATIVE MIX

LANDSCAPE FURNISHINGS LEGEND

- SEATING- DINING TABLES AND BENCHES 1 L203
- UMBRELLA 8 L203
- SEATING- BENCH 9 L203
- SEATING- BENCH (BACK TO BACK) 9 L203
- SEATING- LOUNGE TYPE 3 L203
- SEATING- INFORMAL TYPE 2 L203
- SEATING- SOCIAL TYPE 4 L203
- SEATING- CUBES 5 L203
- URBAN TREE NURSERY 2 L201
- POLLINATOR PLANTER 1 L201
- FENCE-CHAINLINK 4 L202
- FOOD TRUCK DESIGNATED PARKING SPOT, FOOD TRUCK BY OTHERS

0 20 40 60 100ft N

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS AND SOUL SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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Key Plan

Professional Seals

LICENSED LANDSCAPE ARCHITECT
ADAM KUROSAWA
No. 6121
Signature
OCT. 31, 2025
Renewal Date
FEB. 16, 2024
Date
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
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	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

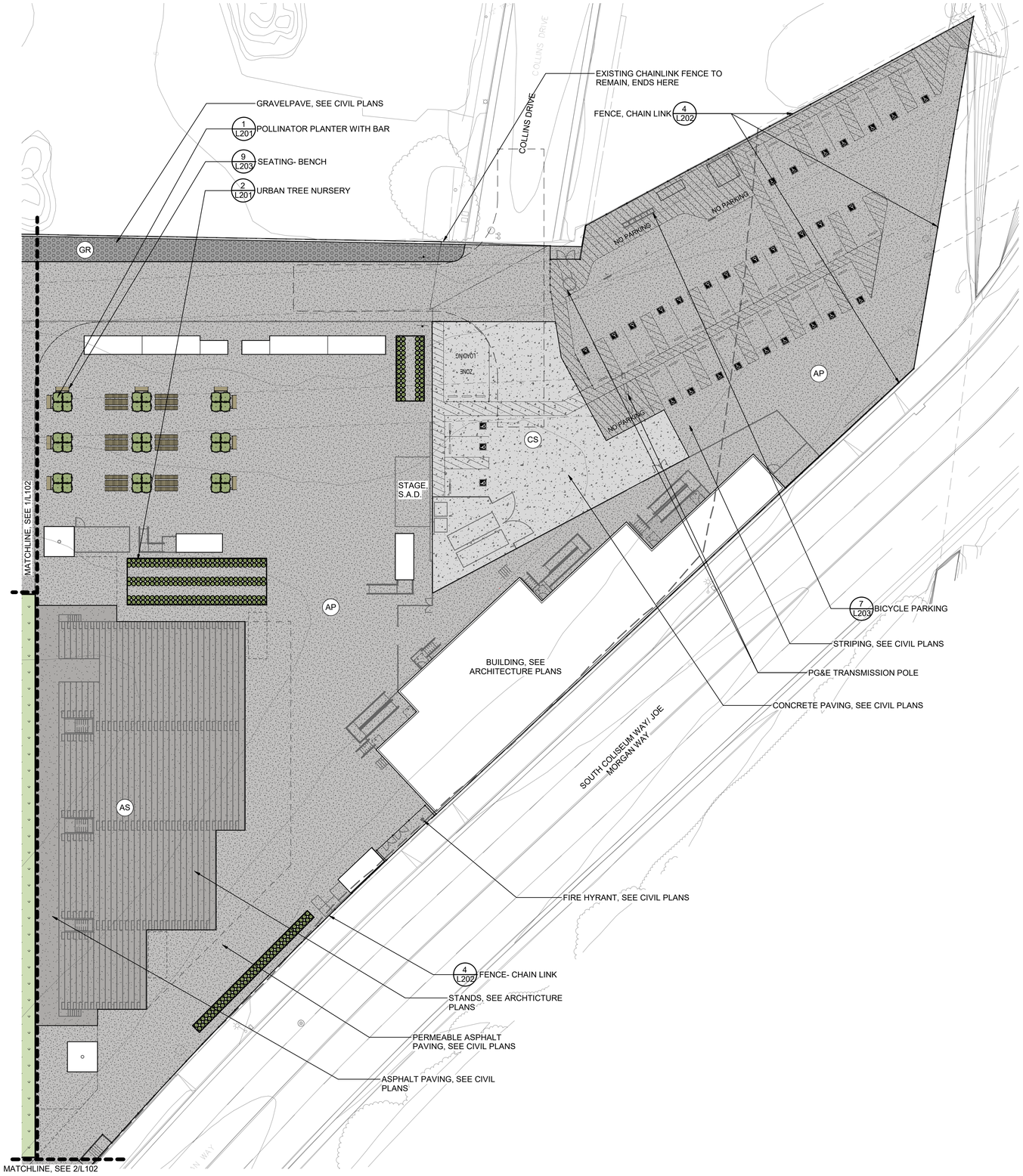
Project No: 0001

Sheet Title
LANDSCAPE SITE PLAN ENLARGEMENTS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
L102

2/29/2024 8:40:19 PM



1 L.103 SITE PLAN ENLARGEMENT- STADIUM SOUTH
1" = 20'-0"

LANDSCAPE MATERIALS LEGEND

- CS — CONCRETE PAVING, SEE CIVIL PLANS
- AS — ASPHALT, SEE CIVIL PLANS
- AP — PERMEABLE ASPHALT, SEE CIVIL PLANS
- GM — GROUND MURAL ON PERMEABLE CONCRETE 1 L.202
- GR — GRAVELPAVE, SEE CIVIL PLANS
- AT — ARTIFICIAL TURF 2 L.202
- PA — PLANTING AREA 1 L.204
- HS — HYDROSEED AREA, NATIVE MIX

LANDSCAPE FURNISHINGS LEGEND

- SEATING- DINING TABLES AND BENCHES 1 L.203
- UMBRELLA 8 L.203
- SEATING- BENCH 9 L.203
- SEATING- BENCH (BACK TO BACK) 9 L.203
- SEATING- LOUNGE TYPE 3 L.203
- SEATING- INFORMAL TYPE 2 L.203
- SEATING- SOCIAL TYPE 4 L.203
- SEATING- CUBES 5 L.203
- URBAN TREE NURSERY 2 L.201
- POLLINATOR PLANTER 1 L.201
- FENCE-CHAINLINK 4 L.202
- FOOD TRUCK DESIGNATED PARKING SPOT, FOOD TRUCK BY OTHERS

0 20 40 60 100ft N

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS AND SOUL SPORTS CLUB

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LICENSED LANDSCAPE ARCHITECT
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Signature
OCT. 31, 2025
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Date
STATE OF CALIFORNIA

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Project No: 0001

Sheet Title
LANDSCAPE SITE PLAN ENLARGEMENTS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
L103

2/29/2024 8:40:25 PM

1 / L104 SITE PLAN ENLARGEMENT- STADIUM NORTH
1" = 20'-0"

LANDSCAPE MATERIALS LEGEND

- CS — CONCRETE PAVING, SEE CIVIL PLANS
- AS — ASPHALT, SEE CIVIL PLANS
- AP — PERMEABLE ASPHALT, SEE CIVIL PLANS
- GM — GROUND MURAL ON PERMEABLE CONCRETE 1 / L202
- GR — GRAVELPAVE, SEE CIVIL PLANS
- AT — ARTIFICIAL TURF 2 / L202
- PA — PLANTING AREA 1 / L204
- HS — HYDROSEED AREA, NATIVE MIX

LANDSCAPE FURNISHINGS LEGEND

- SEATING- DINING TABLES AND BENCHES 1 / L203
- UMBRELLA 8 / L203
- SEATING- BENCH 9 / L203
- SEATING- BENCH (BACK TO BACK) 9 / L203
- SEATING- LOUNGE TYPE 3 / L203
- SEATING- INFORMAL TYPE 2 / L203
- SEATING- SOCIAL TYPE 4 / L203
- SEATING- CUBES 5 / L203
- URBAN TREE NURSERY 2 / L201
- POLLINATOR PLANTER 1 / L201
- FENCE-CHAINLINK 4 / L202
- FOOD TRUCK DESIGNATED PARKING SPOT, FOOD TRUCK BY OTHERS

0 20 40 60 100ft N

Project
INTERIM STADIUM for ORSSC
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Oakland, CA 94621

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LICENSED LANDSCAPE ARCHITECT
KAREN KIEFAUVER
Signature
OCT. 31, 2025
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FEB. 16, 2024
Date
STATE OF CALIFORNIA

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	CUP SUBMITTAL 1	02/16/2024

Project No: 0001

Sheet Title
LANDSCAPE SITE PLAN ENLARGEMENTS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
L104

2/29/2024 8:40:28 PM

MOVABLE PLANTERS WITH POLINATOR PLANTS:

Planted with low to tall shrubs and groundcovers that foster habitat and pollination

1 L201 POLLINATOR PLANTER
12" = 1'-0"

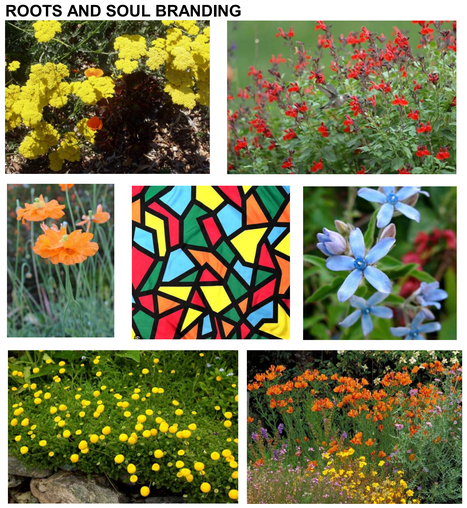
URBAN TREE NURSERY:

Young trees are planted in oversized nursery containers and allowed to grow to a transplantable size. After growing to size they are transplanted for use in neighborhood parks and street trees

CORRUGATED STEEL SHROUD 48"W X 30"T, CONTAINING MULTIPLE ROWS OF 15 GALLON TREES, PROVIDE DRIP IRRIGATION QTY: 45

2 L201 URBAN TREE NURSERY
12" = 1'-0"

PLANTING INCORPORATES COLORS OF OAKLAND ROOTS AND SOUL BRANDING



PLANT LIST - MOBILE PLANTERS		
BOTANICAL NAME	COMMON NAME	WATER USE
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	LOW
ACHILLEA MILLEFOLIUM 'POMEGRANATE'	POMEGRANATE YARROW	LOW
ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	LOW
ALSTROEMERIA 'THE THIRD HARMONIC'	PERUVIAN LILY	LOW
ARCTOTIS 'LARGE MARGE'	LARGE MARGE ARCTOTIS	LOW
ARCTOTIS 'SUNSET'	SUNSET ARCTOTIS	LOW
BOUVARDIA TERNIFOLIA	'FIRECRACKER BUSH'	LOW
CALLIANDRA X SIERRA STAR	FAIRY DUSTER	LOW
CASSIA DIDYMOBOTRYA	POPCORN CASSIA	LOW
CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	LOW
COTULA LINEARIFOLIA 'BIG YELLOW MOON'	BIG YELLOW MOON COTULA	LOW
EPILOBIUM 'SIDEWINDER'	CALIFORNIA FUCHSIA	LOW
ERIOPHYLLUM LANATUM 'SISKIYOU'	SISKYOU WOOLLY SUNFLOWER	LOW
FELECIA AETHIOPICA 'TIGHT AND TIDY'	TIGHT AND TIDY FELECIA	LOW
LUPINUS ARBOREUS 'YELLOW'	YELLOW COASTAL BUSH LUPINE	LOW
MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	VERY LOW
MONARDELLA VILLOSA	COYOTE MINT	VERY LOW
NEPETA X FAASSENII 'KIT KAT'	CATMINT	LOW
PAPAVER ATLANTICUM 'FLORE PLENO'	MOROCCAN POPPY	LOW
PENSTEMON EATONII 'FIRECRACKER'	COYOTE MINT	LOW
PENSTEMON HETEROPHYLLUS 'BLUE SPRINGS'	BLUE BEDDER	LOW
PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE'	RUSSIAN SAGE	LOW
SALVIA 'DARA'S CHOICE'	NCN	LOW
SALVIA 'POZO BLUE'	NCN	LOW
SALVIA DARCYI	GALEANA RED SAGE	MODERATE
SALVIA GREGGII 'FLAME'	FLAME AUTUMN SAGE	LOW
SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SALVIA	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	LOW

CLIMATE RESILIENT OAK SPECIES AT URBAN TREE NURSERY

COMPTON'S OAK
Quercus comptonae

MEXICAN BLUE OAK
Quercus oblongifolia

SIERRA OAK
Quercus canbyi

PLANT LIST - TREE NURSERY		
BOTANICAL NAME	COMMON NAME	WATER USE
QUERCUS CANBYI	SIERRA OAK	LOW
QUERCUS ENGELMANII	ENGELMAN OAK	LOW
QUERCUS GAMBELII	GAMBEL OAK	LOW
QUERCUS GRAVESII	CHISOS RED OAK	LOW
QUERCUS HYPOLEUCOIDES	SILVERLEAF OAK	LOW
QUERCUS ITHABURENSIS	MOUNT TABOR OAK	LOW
QUERCUS OBLONGIFOLIA	MEXICAN BLUE OAK	LOW
QUERCUS RUGOSA	NETLEAF OAK	LOW
QUERCUS TOMENTELLA	ISLAND OAK	LOW
QUERCUS X COMPTONIAE	COMPTON OAK	LOW

IRRIGATION SYSTEM DESIGN

IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT.

THE SYSTEM WILL MEET THE FOLLOWING:

- COMPLIANT WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
- COMPLIANT WITH LOCAL WATER EFFICIENT LANDSCAPE REQUIREMENTS.
- COMPLIANT WITH REQUIREMENTS OF EBMUD,

FOR PROJECTS OF 500 SF UP TO 5,000 SF OF IRRIGATED LANDSCAPE, A PRIVATE SUB-METER WILL BE SPECIFIED. FOR PROJECTS LARGER THAN 5,000 SF, A DEDICATED IRRIGATION WATER METER FROM THE APPLICABLE LOCAL WATER PURVEYOR WILL BE REQUIRED.

MUCH OF THE OAKLAND ROOTS PLANTING IS AN URBAN TREE NURSERY WHICH WILL INCLUDE TEMPORARY PLANTING.

THE SYSTEM ALSO INCLUDES THE FOLLOWING:

1. HIGH EFFICIENCY DRIP SYSTEMS FOR ALL SHRUB/GROUNDCOVER AREAS; HIGH EFFICIENCY SPRINKLERS OR DRIP FOR LAWNS.
2. SYSTEM MANAGEMENT BY 'SMART' CONTROLLER CAPABLE OF DAILY SELF ADJUSTMENT OF WATERING SCHEDULES BASED ON REAL-TIME DATA FROM ON-SITE SOIL OR WEATHER SENSOR OR CLOUD-BASED WEATHER SERVICE.
3. ALL MATERIALS TO BE COMMERCIAL GRADE WITH PROVEN FIELD SUCCESS AND MINIMAL MAINTENANCE REQUIREMENT.
4. THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
5. IF RECYCLED WATER IS USED, DESIGN AND ALL EQUIPMENT TO COMPLY WITH INDUSTRY STANDARDS AND APPLICABLE LOCAL STANDARDS FOR ITS USE.

MWELO CONFORMANCE

THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND EFFICIENT IRRIGATION SYSTEM WHICH WILL MEET THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

PLANTS SELECTED WILL BE PRIMARILY LOW WATER USE AND IRRIGATION WILL CONSIST OF SUBSURFACE DRIP WITH A SMART IRRIGATION CONTROLLER.

PLANTING AREA SQUARE FOOTAGE

1. URBAN TREE NURSERY: 1,772 SF
2. POLINATOR PLANTERS: 960 SF

TOTAL PLANTING AREA: 2,732 SF

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

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Key Plan

Professional Seals

LICENSED LANDSCAPE ARCHITECT
CHISOS IDELENKI KOV
Signature
OCT. 31, 2025
Renewal Date
FEB. 16, 2024
Date
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
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Project No: 0001

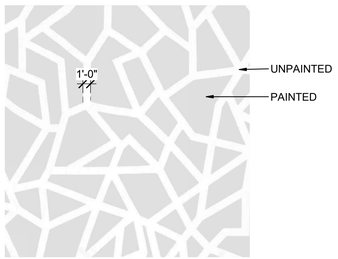
Sheet Title
PLANTING PALETTE AND IRRIGATION COMPLIANCE

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
L201

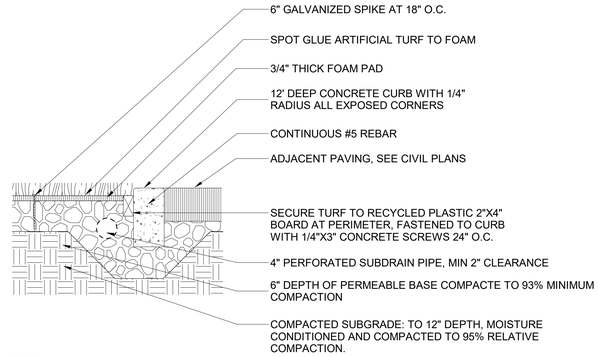
2/29/2024 8:40:28 PM

PERVIOUS CONCRETE WITH PIGMENT OR PAINTED STRIPES FOR WAYFINDING



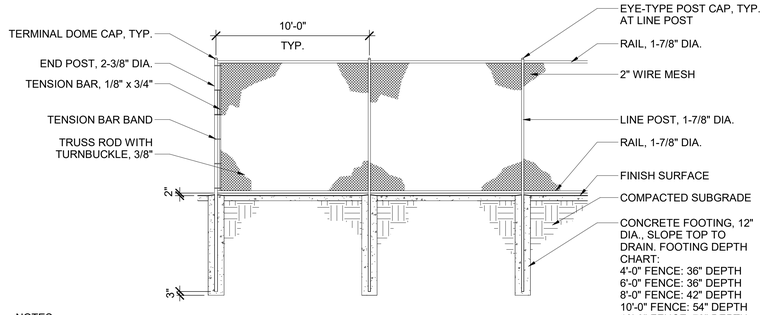
PROPOSED GRAPHIC
PAINT COLOR: TBD

1 L202 PAINTED PERVIOUS CONCRETE
1/8" = 1'-0"



NOTES:
1. ARTIFICIAL TURF PROVIDED BY OWNER
2. VERIFY SET DOWN OF TURF TO ADJACENT SURFACING PRIOR TO INSTALLATION.
3. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND REQUIRMENTS.

2 L202 ARTIFICIAL TURF
1" = 1'-0"



NOTES:
1. FENCE IS 8' TALL
2. PLACE MESH ON EXTERIOR OF SITE
3. CONNECT MESH AT 6" SPACING
4. FENCE IS COVERED IN DECORATIVE SCRIM, S.A.D. FOR SCRIM INFORMATION

4 L202 FENCE CHAIN LINK
1/4" = 1'-0"

NOTES:
1. DIMENSIONS OF SHROUD: 30" H, WIDTH AND HEIGHT VARY
2. SHROUD IS PAINTED, COLOR: TBD
3. INFILL PANELS ARE FASTENED TO FRAME AND REMOVEABLE
4. INERIOR FILLED WITH 15 GAL TREES, PROVIDE DRIP IRRIGATION

5 L202 TREE FARM SHROUD
1" = 1'-0"

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Key Plan

Professional Seals

LICENSED LANDSCAPE ARCHITECT
KAREN KUCZENSKI, PLA
Signature
OCT. 31, 2025
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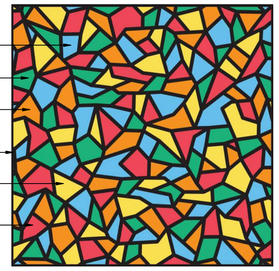
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 0001
Sheet Title
LANDSCAPE DETAILS

Original is 42 x 30. Do not scale contents of this drawing.
Sheet Number
L202

2/29/2024 8:40:28 PM

SITE FURNISHINGS COLOR PALLETTE BASIS:



FURNISHINGS COLOR PALETTE TO MATCH ROOTS AND SOUL BRANDING MOSAIC (POWDER COATED METALS)

SEATING-DINING TYPE
MODEL- FORUM BENCH
MANUFACTURER- VESTRE
MATERIAL- WOOD SLATS (OILED PINE) AND POWDERCOATED GALVANIZED STEEL
COLOR- VARIES (RAL 3028, RAL 5012, RAL 1016, RAL 1007, RAL 6024, RAL 9005)
QTY - TABLE: 15, BENCH: 30

1 L203 SEATING- DINING TABLE AND BENCHES
1" = 1'-0"

SEATING-INFORMAL TYPE
MODEL- STRIPES CIRCLE BENCH LARGE
MANUFACTURER- VESTRE
MATERIAL- WOOD SLATS (OILED PINE) AND POWDERCOATED GALVANIZED STEEL
COLOR- VARIES (RAL 3028, RAL 5012, RAL 1016, RAL 1007, RAL 6024, RAL 9005)
QTY - 8

2 L203 SEATING- INFORMAL TYPE
1" = 1'-0"

SEATING-LOUNGE TYPE
MODEL- BLOC SUN BENCH
MANUFACTURER- VESTRE
MATERIAL- WOOD SLATS (OILED PINE) AND POWDERCOATED GALVANIZED STEEL
COLOR- VARIES (RAL 3028, RAL 5012, RAL 1016, RAL 1007, RAL 6024, RAL 9005)
QTY - 10

3 L203 SEATING- LOUNGE TYPE
1" = 1'-0"

SEATING-SOCIAL TYPE
MODEL- STOOP
MANUFACTURER- VESTRE
MATERIAL- WOOD SLATS (OILED PINE) AND POWDERCOATED GALVANIZED STEEL
COLOR- VARIES (RAL 3028, RAL 5012, RAL 1016, RAL 1007, RAL 6024, RAL 9005)
QTY - 10

4 L203 SEATING- SOCIAL TYPE
1" = 1'-0"

NOTES:
MODEL: CODE SQUARE MODULE BENCH
MANUFACTURER: VESTRE; WEB: WWW.VESTRE.COM;
TEL: 212-634-9658
FINISH: POWDERCOAT; COLOR:TBD
QTY: 28

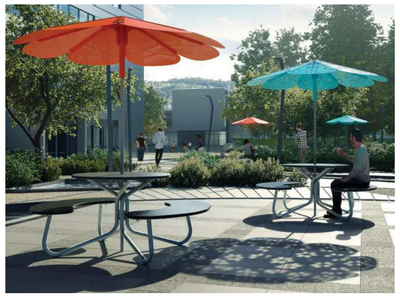
5 L203 SEATING-CUBES
1" = 1'-0"

NOTES:
1. MODEL- WILSHIRE PLANTERS
2. MANUFACTURER- TOURNESOL SITEWORKS
3. MATERIAL- WEATHERED STEEL
4. COLOR- CHARCOAL
5. FINISH- NATURAL SAND
   SIZE - 8'L X 4'W X 3'H
6. QTY - TBD - POTENTIALLY AT SOME LOCATIONS AS CROWD CONTROL BARRIERS

6 L203 MODULAR METAL PLANTER
1" = 1'-0"

NOTES:
1. FREESTANDING BIKE CORRALS
2. MODEL: THE STAPLE BIKE CORRAL
3. FINISH: POWDER COATED, COLOR:TBD
4. CAPACITY: 10 BICYCLES
5. MOUTNING: SURFACE MOUNTED
6. MANUFACTURER: HUNTCO; WEB: WWW.HUNTCO.COM; TEL:503-224-8700
7. QTY: SHORT TERM: 6 SPACES/ (1) 3 RACK BIKE RACK
8. QTY: LONG TERM: 6 SPACES/ SEE ARCHITECT'S PLANS

7 L203 BICYCLE PARKING
1" = 1'-0"



NOTES:
1. MODEL: ROMA SUN SHADE
2. MANUFACTURER: MAGLIN SITE FURNISHINGS; WEB: WWW.MAGLIN.COM; TEL: 519-539-6776
3. COLORS: TBD
4. MOUNT: BASEPLATE
5. QTY: 20
6. **BID ALT: CUSTOM PERFORATION**

8 L203 UMBRELLA
1" = 1'-0"

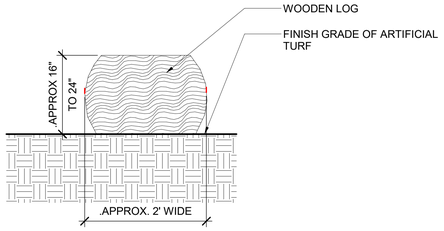
SEATING-BENCH TYPE
MODEL- BLOC BENCH
MANUFACTURER- VESTRE
MATERIAL- WOOD SLATS (OILED PINE) AND POWDERCOATED GALVANIZED STEEL
COLOR- VARIES (RAL 3028, RAL 5012, RAL 1016, RAL 1007, RAL 6024, RAL 9005)
QTY - 22

9 L203 SEATING- BENCH TYPE
1" = 1'-0"

NOTES:
1. MODEL: LEXICON WASTE AND RECYCLE CONTAINER- 3 STREAM WITH RAIN SHIELD AND VINYL GRAPHICS
2. MANUFACTURER: MAGLIN SITE FURNISHINGS; WEB: WWW.MAGLIN.COM; TEL: 519-539-6776
3. COLORS: TBD
4. MOUNT: SURFACE MOUNTED
5. QTY: (12) 3 BINS; **LOCATIONS TBD**

10 L203 3 STREAM WASTE BIN
1" = 1'-0"

NOTE: FURNISHINGS SHOWN HERE COMMUNICATE SIZE, TYPE, ETC. FINAL SELECTIONS ARE TO BE DETERMINED AT A LATER DATE



NOTES:
1. REMOVE ALL BARK
2. SAND SMOOTH ALL BURRS AND SPLINTERS.
3. PLANE TOP AND BOTTOM OF LOG TO LEVEL
4. LOG LENGTH: 8' MINIMUM
5. LOG SPECIES: RECLAIMED EUCALPYTUS FROM URBAN FOREST, AS AVAILABLE FROM ONE OF THE FOLLOWING SOURCES:
   A. BAY AREA REDWOOD, NICK HARVEY, WEB: WWW.BAYAREAREDWOOD.COM, TEL: (925) 421-0118
   B. JIM BRENEMAN, TELEPHONE: (925) 817-9875, EMAIL: JIM@JBRENEMAN.COM
   C. GREEN WASTE RECYCLE YARD, TELEPHONE: (510) 665-4517, EMAIL: INFO@GREENWASTERECYCLEYARD.COM, WEBSITE: HTTPS://WWW.GREENWASTERECYCLEYARD.COM/
6. QTY: 8

12 L203 TREE LOG SEAT
1" = 1'-0"

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS AND SOUL SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
One Bush Street, Suite 200
San Francisco, CA 94104 USA
t +1 415 243 0555
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Key Plan

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LICENSED LANDSCAPE ARCHITECT
CHRIS GROENEWEG
Signature
OCT. 31, 2025
Renewal Date
FEB. 16, 2024
Date
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 0001
Sheet Title
SITE FURNISHINGS

Original is 42 x 30. Do not scale contents of this drawing.
Sheet Number
L203

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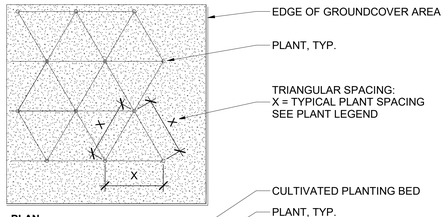
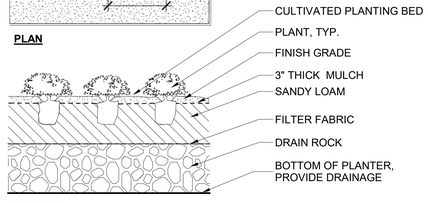


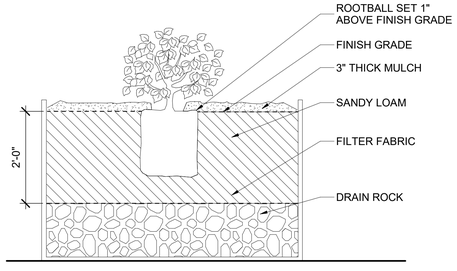
PLAN



SECTION

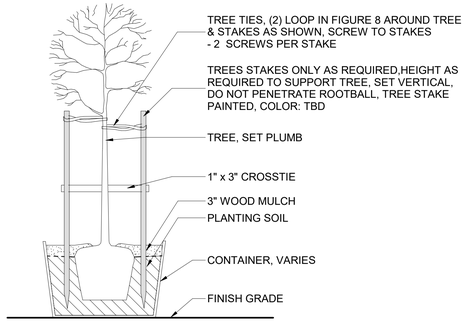
NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

1 / L204 PLANTING GROUNDCOVER
3/4" = 1'-0"

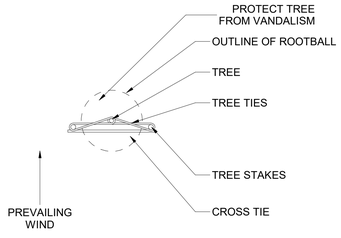


NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

2 / L204 PLANTING SHRUB
3/4" = 1'-0"



SECTION



PLAN VIEW

NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.
2. TOMAHAWK TREE STABILIZER: 32", SUPPLIED BY BORDER CONCEPTS, INC., PHONE: (800) 845-3343, WEB: WWW.BORDERCONCEPTS.COM.

3 / L204 TREE PLANTING
1/2" = 1'-0"

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS AND SOUL SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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LICENSED LANDSCAPE ARCHITECT
KAREN KUBIAK
Signature
OCT. 31, 2023
Renewal Date
FEB. 16, 2024
Date
STATE OF CALIFORNIA

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	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 0001

Sheet Title

PLANTING DETAILS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

L204

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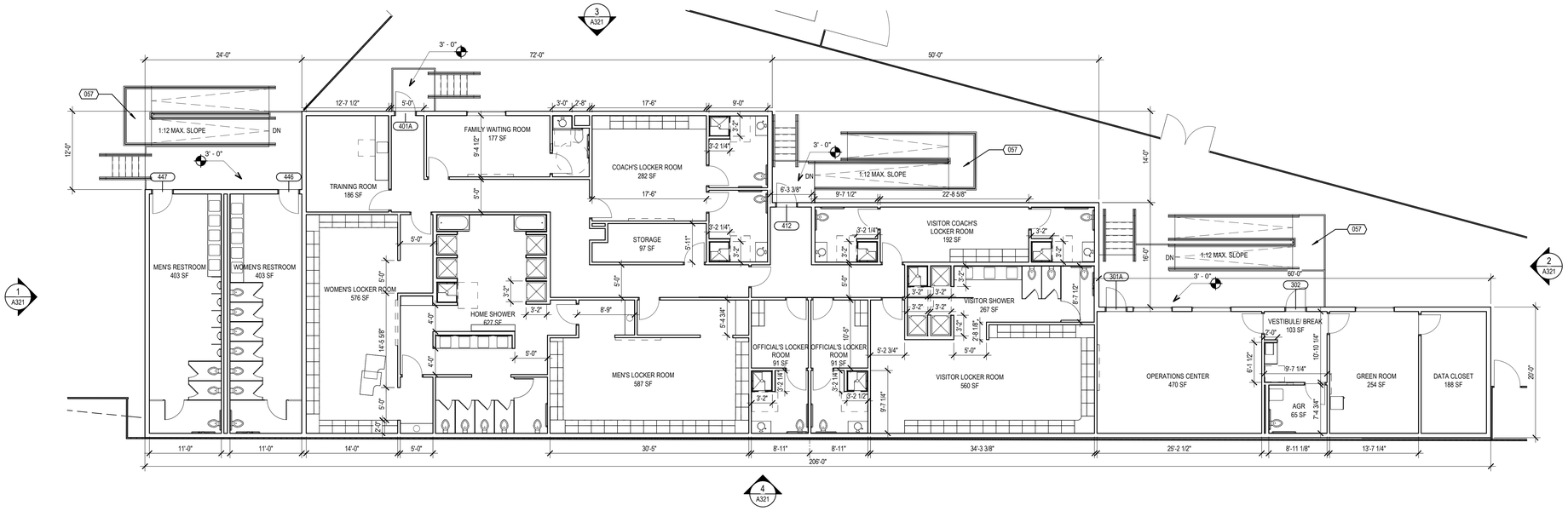

1 FLOOR PLAN - LOCKER ROOM FACILITY & HQ OPERATIONS
1/8" = 1'-0"

GENERAL NOTES

1 DIMENSIONS ARE INDICATED TO THE FINISH FACE OF FULL PARTITION ASSEMBLY, INCLUDING APPLIED FINISH DEPTHS WHEN PRESENT, CENTERLINE OF PARTITION, NOSE OF MILLWORK COUNTERTOP, EDGE OF FINISH DOOR OPENING OR FACE OF EXTERIOR BUILDING ELEMENT

2 SET FINISH DOOR OPENINGS 4" FROM ADJACENT PERPENDICULAR PARTITION, UNO.

KEYNOTES

057 ADA-COMPLIANT RAMPS AND LANDINGS PROVIDED BY MODULAR BUILDING SUPPLIER

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2024-02-16 2:16:16 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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Landscape
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Oakland CA 94612

American Trash Management
Waste Management
1900 Powell Street, Suite 220
Emeryville, CA 94608

Forza
Fire, Life Safety, and Building Code
2922 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan

Professional Seals

LICENSED ARCHITECT
RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

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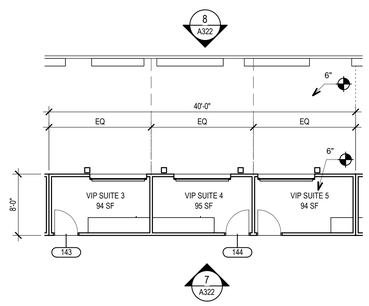
No.	Description	Date
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

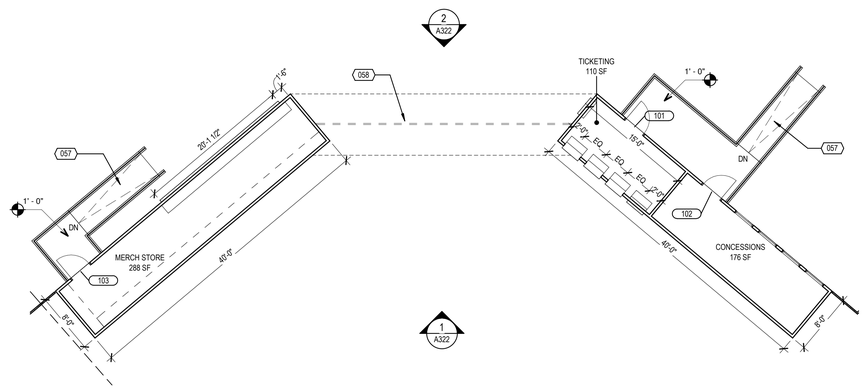
Sheet Title
FLOOR PLANS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A210



2 FLOOR PLAN - TYP. VIP SUITE
1/8" = 1'-0"



1 FLOOR PLAN - TICKETING AND MERCHANDISE
1/8" = 1'-0"

GENERAL NOTES

1 DIMENSIONS ARE INDICATED TO THE FINISH FACE OF FULL PARTITION ASSEMBLY, INCLUDING APPLIED FINISH DEPTHS WHEN PRESENT, CENTERLINE OF PARTITION, NOSE OF MILLWORK COUNTERTOP, EDGE OF FINISH DOOR OPENING OR FACE OF EXTERIOR BUILDING ELEMENT

2 SET FINISH DOOR OPENINGS 4" FROM ADJACENT PERPENDICULAR PARTITION, UNO.

KEYNOTES

057 ADA-COMPLIANT RAMPS AND LANDINGS PROVIDED BY MODULAR BUILDING SUPPLIER

058 OVERHEAD COILING GRILLE WITH ELECTRICAL OPERATOR TO REMAIN OPEN DURING HOURS OF OPERATION

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2024-03-01 2:46:47 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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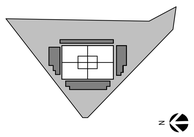
2922 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



Professional Seals

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RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

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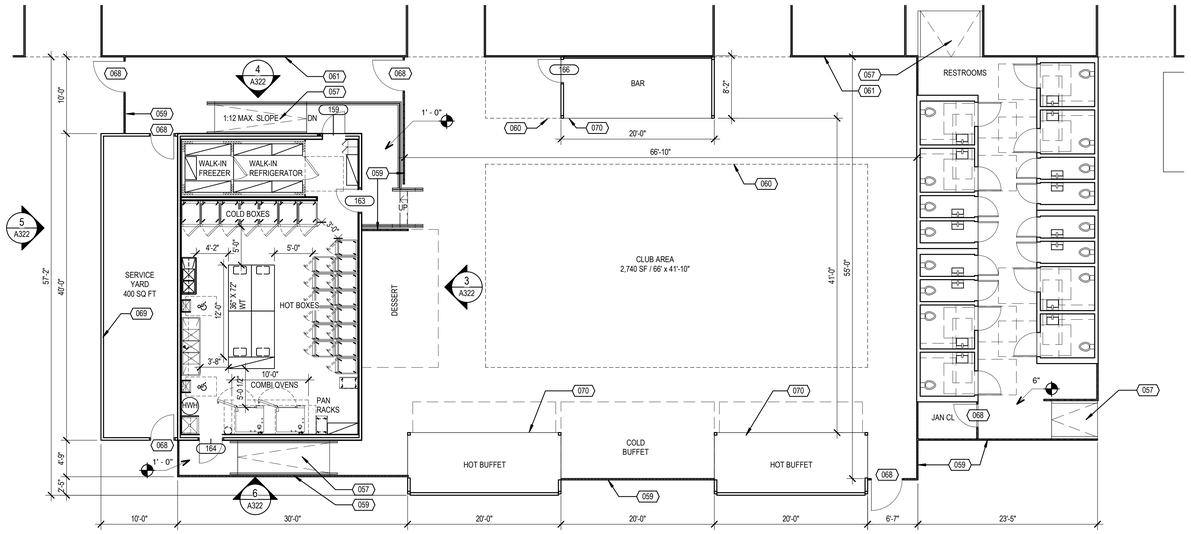
No.	Description	Date
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
FLOOR PLANS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A211



1 FLOOR PLAN - CLUB 510
1/8" = 1'-0"

GENERAL NOTES

1 DIMENSIONS ARE INDICATED TO THE FINISH FACE OF FULL PARTITION ASSEMBLY, INCLUDING APPLIED FINISH DEPTHS WHEN PRESENT, CENTERLINE OF PARTITION, NOSE OF MILLWORK COUNTERTOP, EDGE OF FINISH DOOR OPENING OR FACE OF EXTERIOR BUILDING ELEMENT

2 SET FINISH DOOR OPENINGS 4" FROM ADJACENT PERPENDICULAR PARTITION, UNO.

KEYNOTES

057 ADA-COMPLIANT RAMPS AND LANDINGS PROVIDED BY MODULAR BUILDING SUPPLIER
059 9'-6" HIGH FENCE WITH PRIVACY SLAT INSERTS
060 COLORED FABRIC CANOPY
061 WEST WALL OF GRANDSTANDS
068 FENCE GATE TO MATCH ADJ. FENCE
069 METAL PANEL FENCE TO MATCH CONTAINER
070 METAL CANOPY CONSTRUCTED FROM CONVERTED CONTAINER OR SIMILAR

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2024-02-16 2:10:14 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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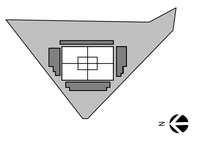
1900 Powell Street, Suite 220
Emeryville, CA 94608

Forza
Fire, Life Safety, and Building Code
2502 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



Professional Seals

LICENSED ARCHITECT
RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

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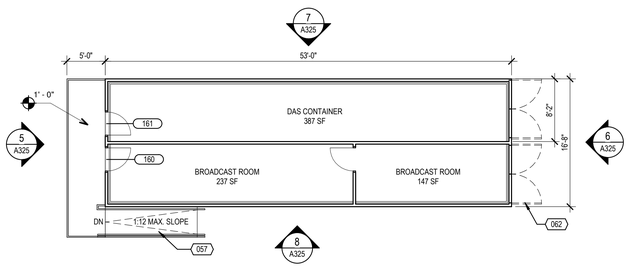
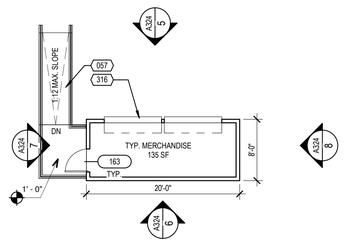
No.	Description	Date
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00
Sheet Title
FLOOR PLANS

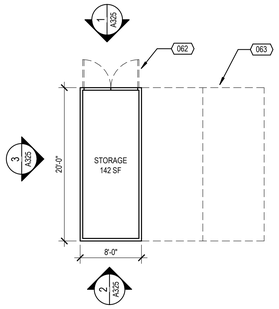
Original is 42 x 30. Do not scale contents of this drawing.
Sheet Number
A212



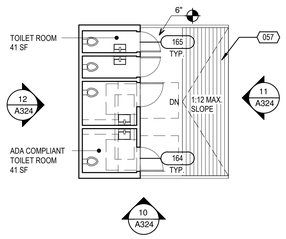
5 FLOOR PLAN - AJP BROADCASTING
1/8" = 1'-0"



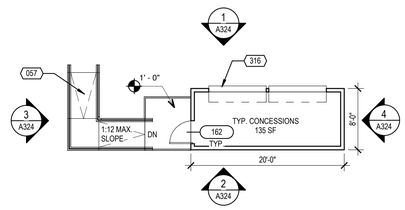
2 FLOOR PLAN - TYP. MERCHANDISE
1/8" = 1'-0"



4 FLOOR PLAN - TYP. 20' STORAGE CONTAINER
1/8" = 1'-0"



3 FLOOR PLAN - MODULAR RESTROOM
1/8" = 1'-0"



1 FLOOR PLAN - TYP. CONCESSIONS
1/8" = 1'-0"

GENERAL NOTES

1 DIMENSIONS ARE INDICATED TO THE FINISH FACE OF FULL PARTITION ASSEMBLY, INCLUDING APPLIED FINISH DEPTHS WHEN PRESENT, CENTERLINE OF PARTITION, NOSE OF MILLWORK COUNTERTOP, EDGE OF FINISH DOOR OPENING OR FACE OF EXTERIOR BUILDING ELEMENT

2 SET FINISH DOOR OPENINGS 4" FROM ADJACENT PERPENDICULAR PARTITION, UNO.

KEYNOTES

057 ADA-COMPLIANT RAMPS AND LANDINGS PROVIDED BY MODULAR BUILDING SUPPLIER
062 CONTAINER LOADING DOOR BY MODULAR BUILDING SUPPLIER
063 ADDITIONAL CONTAINERS IN CLUSTER WHERE OCCURS, SEE SITE PLAN. MAX. 500 SF IN CLUSTER
316 ACCESSIBILITY SHELF MAX. 34" FROM GRADE

FOR REFERENCE ONLY

2024-03-01 2:48:37 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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San Francisco, CA 94104 USA
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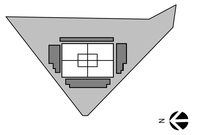
2502 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



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LICENSED ARCHITECT
RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

RAQUEL P. BITO

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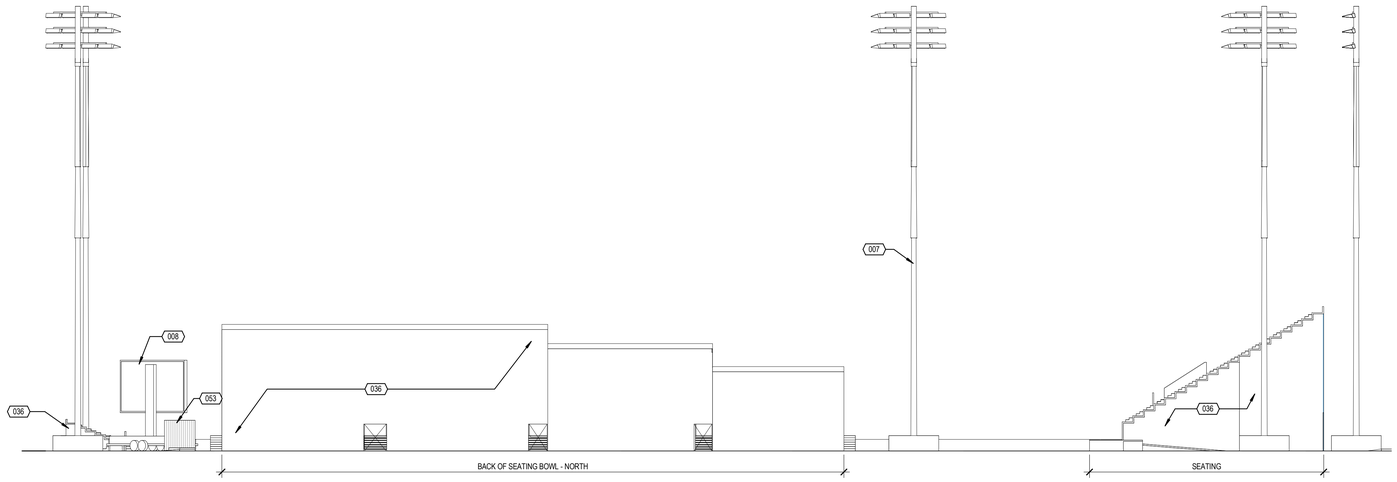
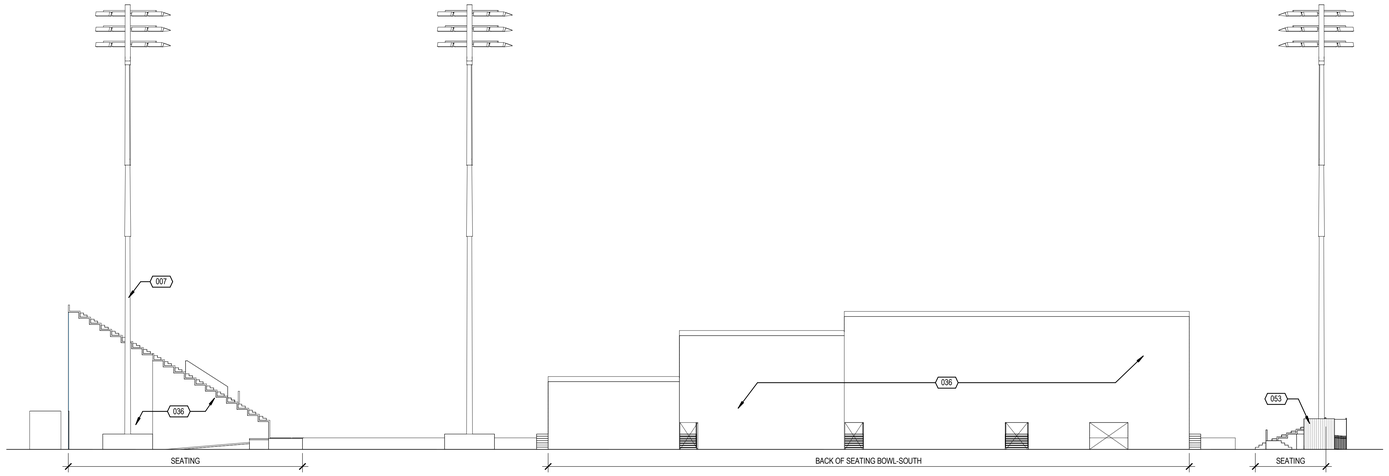
No.	Description	Date
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00
Sheet Title
FLOOR PLANS

Original is 42 x 30. Do not scale contents of this drawing.
Sheet Number
A213



2 NORTH ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

GENERAL NOTES

SEE SHEET A310 AND SHEET A311 FOR NOTES AND BUILDING HEIGHT

KEYNOTES

007	FIELD LIGHTING BY OTHERS
008	VIDEO BOARD BY OTHERS
036	STADIUM ID SCRIM WALL WITH DIRECT-PRINT GRAPHIC. SEE AG105. COLOR IS ONLY REPRESENTATIONAL, TO HIGHLIGHT THE ORIENTATION OF THE GRANDSTAND.
053	8'x20' CONTAINER CONCESSION BY OTHERS

FOR REFERENCE ONLY

2023-02-16 2:10:17 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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San Francisco, CA 94104 USA
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Emeryville, CA 94608

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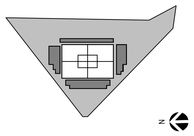
Fire, Life Safety, and Building Code
2502 West Mechanic Street Suite C.
Harrisonville, MO 64701

Key Plan



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C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

RAQUEL P. BITO

NOT FOR CONSTRUCTION

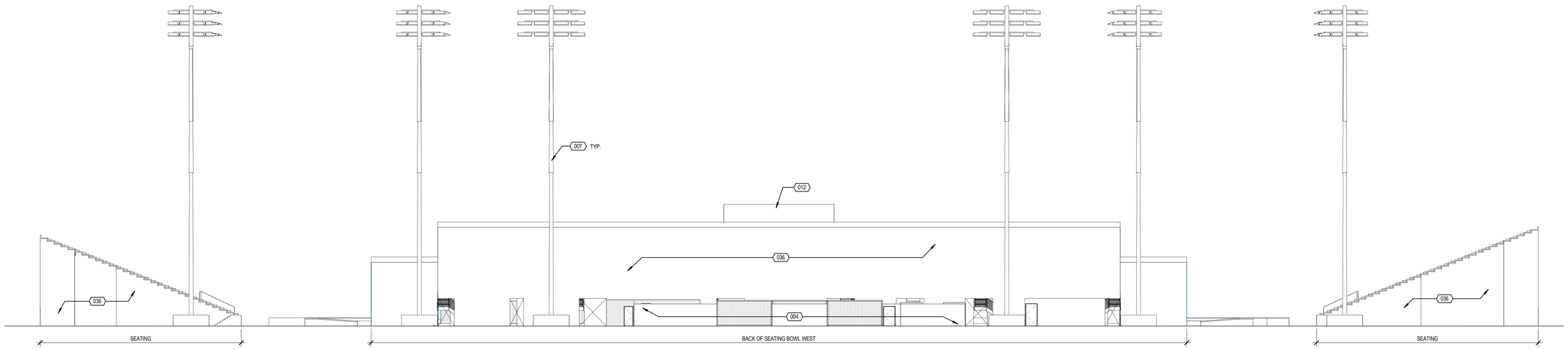
No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

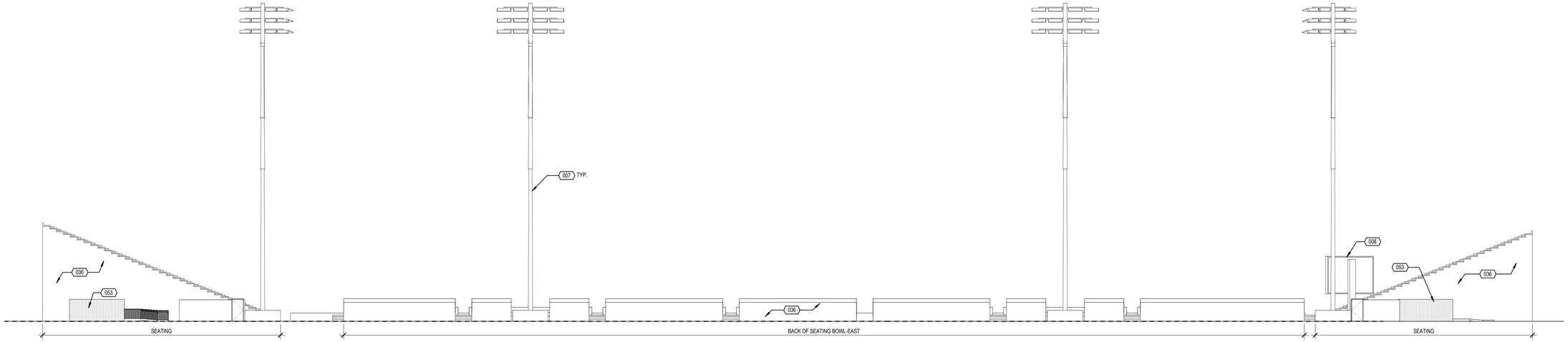
Sheet Title
EXTERIOR ELEVATIONS - SITE

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A303



3 WEST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"

GENERAL NOTES

SEE SHEET A310 AND SHEET A311 FOR NOTES AND BUILDING HEIGHT

KEYNOTES

004	CLUB 510 - MODULAR BUILDINGS BY OTHERS
007	FIELD LIGHTING BY OTHERS
008	VIDEO BOARD BY OTHERS
012	PRE-FAB PRESS BOX BY OTHERS
036	STADIUM ID SCRIM WALL WITH DIRECT-PRINT GRAPHIC, SEE AG105. COLOR IS ONLY REPRESENTATIONAL, TO HIGHLIGHT THE ORIENTATION OF THE GRANDSTAND.
053	8'x20' CONTAINER CONCESSION BY OTHERS

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Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

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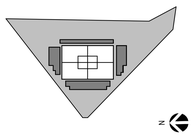
Key Plan



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	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
EXTERIOR ELEVATIONS - SITE

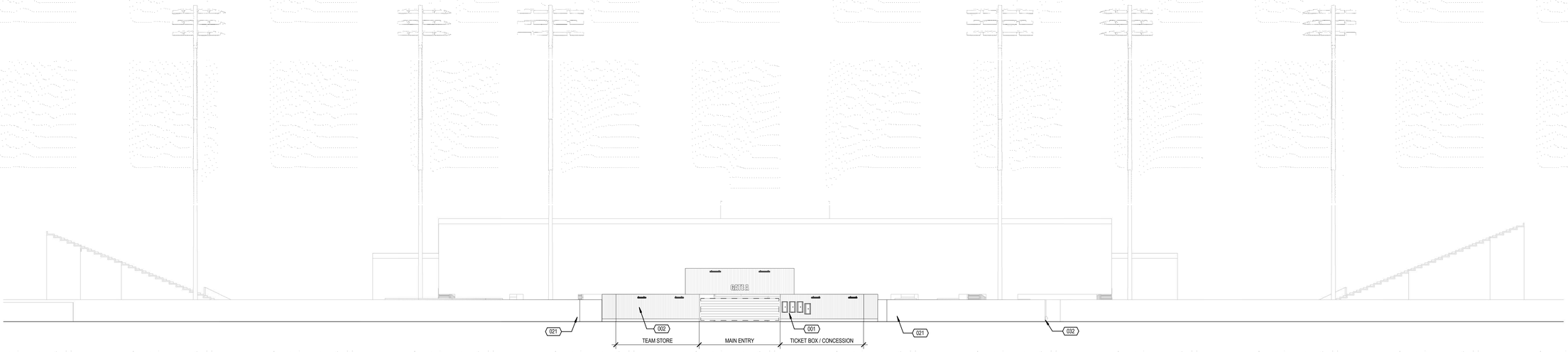
Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A304

3 ENLARGED ENTRY AXONOMETRIC
NTS

COLOR IS ONLY REPRESENTATIONAL, TO HIGHLIGHT THE ORIENTATION OF THE GRANDSTAND.

RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY, REFER TO CAD DRAWINGS FOR DETAIL.



1 ENTRY ELEVATION
1/16" = 1'-0"

GENERAL NOTES

SEE SHEET A310 AND SHEET A311 FOR NOTES AND BUILDING HEIGHT

KEYNOTES

001	TICKET BOX - 8'W x 20'L x 9'-6"H CONTAINER, BY OTHERS
002	MERCHANDISE STORE - 8'W x 40'L x 9'-6"H CONTAINER, BY OTHERS
021	FENCE, SEE LANDSCAPE DRAWINGS
032	FIRE HYDRANT, SEE CIVIL DRAWINGS

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Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
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Emeryville, CA 94608

Forza
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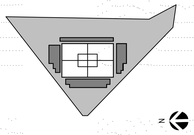
Harrisonville, MO 64701

Key Plan



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STATE OF CALIFORNIA

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No.	Description	Date
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	CUP SUBMITTAL 1	02/16/2024

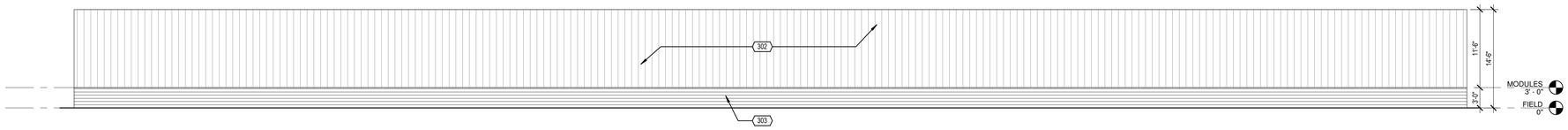
Project No: 23.04049.00

Sheet Title
EXTERIOR ELEVATIONS - SITE

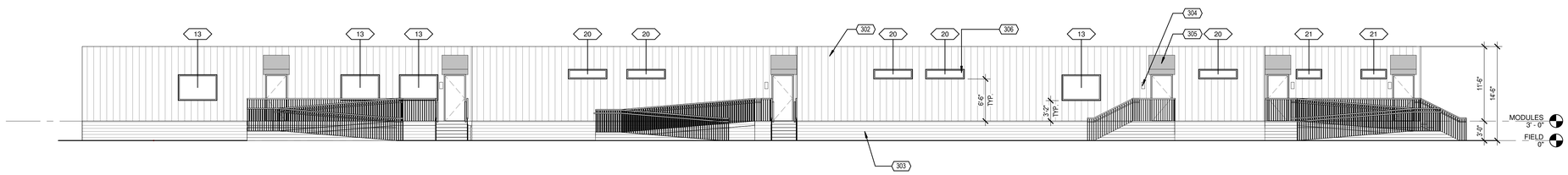
Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A305

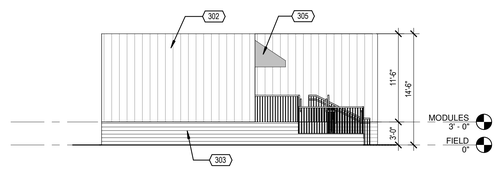
2024.02.16 2:10:25 PM



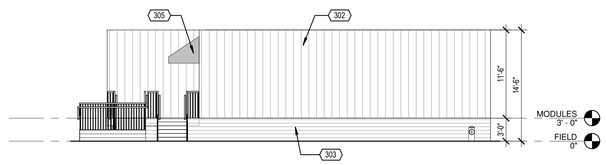
4 LOCKER ROOM FACILITY & HQ OPERATIONS - WEST ELEVATION
1/8" = 1'-0"



3 LOCKER ROOM FACILITY & HQ OPERATIONS - EAST ELEVATION
1/8" = 1'-0"



2 LOCKER ROOM FACILITY & HQ OPERATIONS - SOUTH ELEVATION
1/8" = 1'-0"



1 LOCKER ROOM FACILITY & HQ OPERATIONS - NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES

SEE SHEET A310 AND SHEET A311 FOR NOTES AND BUILDING HEIGHT

KEYNOTES

302	T1-11 OR SIMILAR, PAINTED BLACK, VERTICALLY ORIENTED
303	T1-11 OR SIMILAR, PAINTED BLACK, HORIZONTALLY ORIENTED
304	EXTERIOR LIGHTING FIXTURE BY OTHERS
305	METAL FRAME CANOPY WITH GRAPHIC PRINT SCRIM
306	CLERESTORY WITH BLACK FRAMES, REFER TO WINDOW SCHEDULE

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2024-03-01 2:10:50 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
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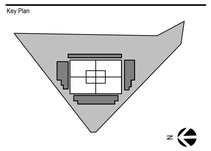
Harrisonville, MO 64701

Key Plan



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RAQUEL P. BITO
C 35271
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RAQUEL P. BITO

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No.	Description	Date
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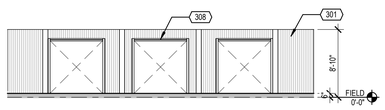
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

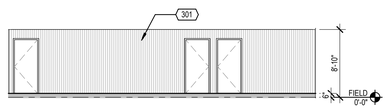
Sheet Title
EXTERIOR ELEVATION - MODULAR BUILDINGS

Original is 42 x 30. Do not scale contents of this drawing.

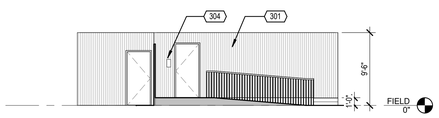
Sheet Number
A321



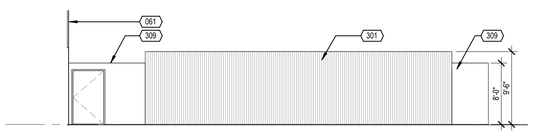
8 TYP. VIP SUITE - EAST ELEVATION
1/8" = 1'-0"



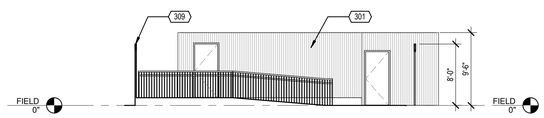
7 TYP. VIP SUITE - WEST ELEVATION
1/8" = 1'-0"



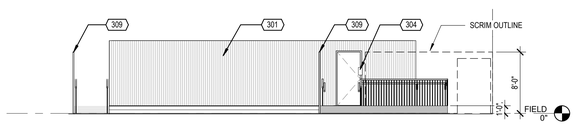
6 WARMING KITCHEN - WEST ELEVATION
1/8" = 1'-0"



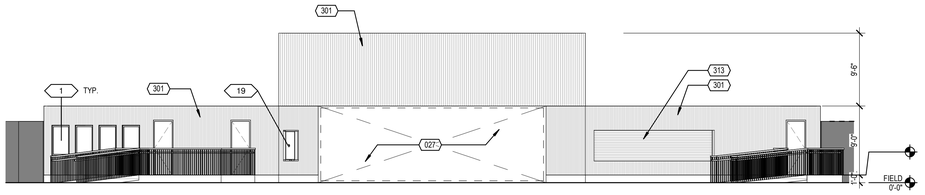
5 WARMING KITCHEN - NORTH ELEVATION
1/8" = 1'-0"



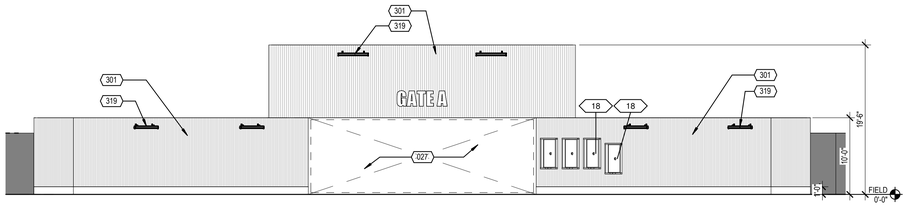
4 WARMING KITCHEN - EAST ELEVATION
1/8" = 1'-0"



3 WARMING KITCHEN - SOUTH ELEVATION
1/8" = 1'-0"



2 ELEVATION - ENTRY - REAR
1/8" = 1'-0"



1 ELEVATION - ENTRY - FRONT
1/8" = 1'-0"

GENERAL NOTES

SEE SHEET A310 AND SHEET A311 FOR NOTES AND BUILDING HEIGHT

KEYNOTES

027	OVERHEAD COILING GRILLE
061	WEST WALL OF GRANDSTANDS
301	CONVERTED CONTAINER METAL SIDING PAINTED BLACK
304	EXTERIOR LIGHTING FIXTURE BY OTHERS
308	ROLL-UP DOOR
309	PLASTIC PRIVACY SLAT INSERTS IN CHAINLINK FENCE
313	MTL ROLLER DOOR, PTD BLACK
319	WALL-MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DWGS

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2024-03-01 3:02:40 PM

Project
INTERIM STADIUM for ORSSC
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Oakland, CA 94621

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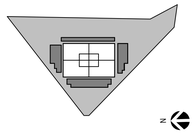

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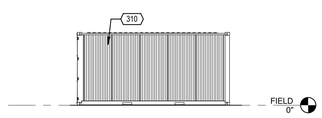
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

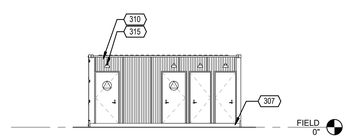
Sheet Title
EXTERIOR ELEVATIONS - MODULAR BUILDINGS

Original is 42 x 30. Do not scale contents of this drawing.

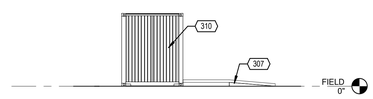
Sheet Number
A322



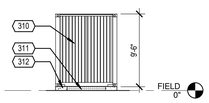
12 MODULAR RESTROOMS - WEST ELEVATION
1/8" = 1'-0"



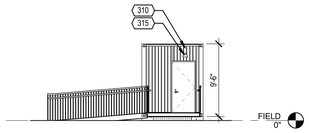
11 MODULAR RESTROOMS - EAST ELEVATION
1/8" = 1'-0"



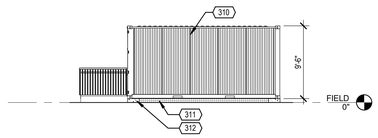
10 MODULAR RESTROOMS - SOUTH ELEVATION
1/8" = 1'-0"



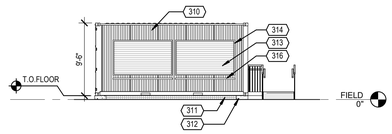
8 TYP. MERCHANDISE - LEFT ELEVATION
1/8" = 1'-0"



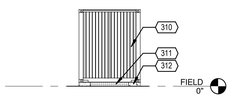
7 TYP. MERCHANDISE - RIGHT ELEVATION
1/8" = 1'-0"



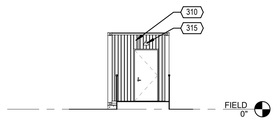
6 TYP. MERCHANDISE - REAR ELEVATION
1/8" = 1'-0"



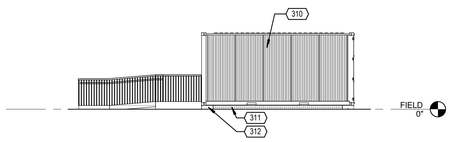
5 TYP. MERCHANDISE - FRONT ELEVATION
1/8" = 1'-0"



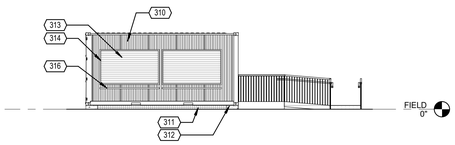
4 TYP. CONCESSIONS - LEFT ELEVATION
1/8" = 1'-0"



3 TYP. CONCESSIONS - RIGHT ELEVATION
1/8" = 1'-0"



2 TYP. CONCESSIONS - REAR ELEVATION
1/8" = 1'-0"



1 TYP. CONCESSIONS - FRONT ELEVATION
1/8" = 1'-0"

GENERAL NOTES

SEE SHEET A310 AND SHEET A311 FOR NOTES AND BUILDING HEIGHT

KEYNOTES

307	ADA RAMP WITH 4" MIN EDGE PROTECTION
310	CORRUGATED MTL, PTD BLACK
311	METAL SCREEN, OPEN TO AIR FLOW
312	CONCRETE PIERS
313	MTL ROLLER DOOR, PTD BLACK
314	OPENING MTL FRAME, PTD BLACK
315	EXTERIOR WALL SCONCE, DOWNLIGHT, BLACK
316	ACCESSIBILITY SHELF MAX. 34" FROM GRADE

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2024-03-01 2:10:30 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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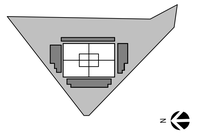
Key Plan



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C 35271
08/31/2025
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STATE OF CALIFORNIA

RAQUEL P. BITO

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No.	Description	Date
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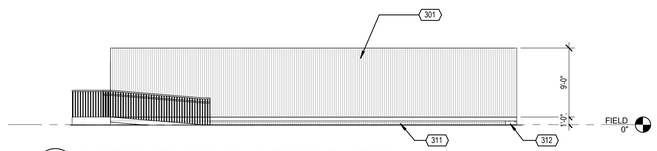
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

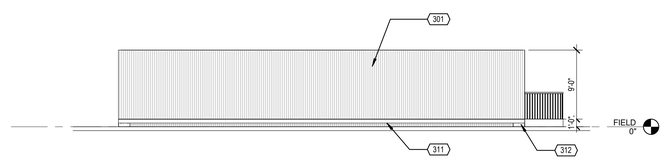
Sheet Title
EXTERIOR ELEVATIONS - MODULAR BUILDINGS

Original is 42 x 30. Do not scale contents of this drawing.

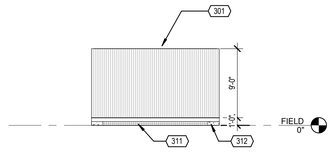
Sheet Number
A324



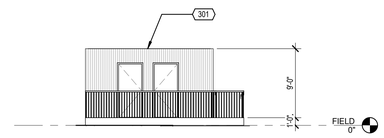
8 AJP BROADCASTING - WEST ELEVATION
1/8" = 1'-0"



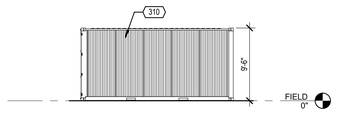
7 AJP BROADCASTING - EAST ELEVATION
1/8" = 1'-0"



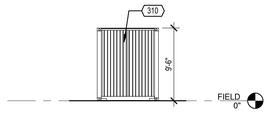
6 AJP BROADCASTING - SOUTH ELEVATION
1/8" = 1'-0"



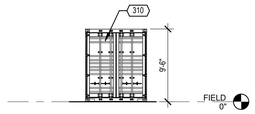
5 AJP BROADCASTING - NORTH ELEVATION
1/8" = 1'-0"



3 TYP. STORAGE CONTAINER - RIGHT ELEVATION
1/8" = 1'-0"



2 TYP. STORAGE CONTAINER - REAR ELEVATION
1/8" = 1'-0"



1 TYP. STORAGE CONTAINER - FRONT ELEVATION
1/8" = 1'-0"

GENERAL NOTES

SEE SHEET A310 AND SHEET A311 FOR NOTES AND BUILDING HEIGHT

KEYNOTES

301	CONVERTED CONTAINER METAL SIDING PAINTED BLACK
310	CORRUGATED MTL, PTD BLACK
311	METAL SCREEN, OPEN TO AIR FLOW
312	CONCRETE PIERS

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INTERIM STADIUM for ORSSC
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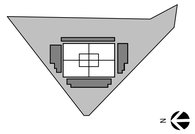
Key Plan



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	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
EXTERIOR ELEVATIONS - MODULAR BUILDINGS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A325

EXTERIOR DOOR SCHEDULE					
BUILDING & OPENING NUMBER	DOOR TYPE	DOOR PANEL MATERIAL & FINISH	FRAME TYPE	FRAME MATERIAL & FINISH	COMMENTS
LOCKER RM/HQ					
301A	A	HM	1	HM	
302	A	HM	1	HM	
401A	A	HM	1	HM	
412	A	HM	1	HM	
446	A	HM	1	HM	
447	A	HM	1	HM	
VIP SUITES					
142	A	HM	1	HM	
143	A	HM	1	HM	
144	A	HM	1	HM	
TICKETING/MERCH/CONCESSIONS					
101	A	HM	1	HM	
102	A	HM	1	HM	
103	A	HM	1	HM	
WARMING KITCHEN					
159	A	HM	1	HM	
163	A	HM	1	HM	
164	A	HM	1	HM	
BAR					
166	A	HM	1	HM	
AJP BROADCASTING					
160	A	HM	1	HM	
161	A	HM	1	HM	
MODULAR RESTROOM					
164	A	HM	1	HM	
165	A	HM	1	HM	
TYP. MERCHANDISE					
163	A	HM	1	HM	
TYP. CONCESSIONS					
162	A	HM	1	HM	

DOOR TYPE LEGEND

A FLUSH PANEL DOOR

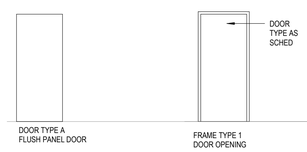
FRAME TYPE LEGEND

1 METAL FRAME, WRAP-TYPE (OR BUILDING SUPPLIER'S EQUIVALENT)

MATERIAL & FINISH LEGEND

HM STEEL HOLLOW METAL, PAINTED TO MATCH ADJ WALL

DOOR PANEL AND FRAME TYPE DIAGRAMS



EXTERIOR WINDOW SCHEDULE				
BUILDING & OPENING NUMBER	UNIT TYPE	FRAME MATERIAL & FINISH	PANEL MATERIAL & FINISH	COMMENTS
LOCKER RM/HQ				
13	A	AL	CL	
20	A	AL	TR	
21	A	AL	TR	
TICKETING/MERCH/CONCESSIONS				
1	CCD-1	ST	ST	
18	CCD-1	ST	ST	
19	CCD-1	ST	ST	

UNIT TYPE LEGEND

A GLAZED PANEL WITH METAL FRAME
CCD-1 COILING COUNTER DOOR

MATERIAL & FINISH LEGEND

AL ALUMINUM, PAINTED TO MATCH ADJ. WALL
ST STEEL, PAINTED TO MATCH ADJ. WALL
CL CLEAR VISION GLASS
TR TRANSLUCENT GLASS

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2024-02-16 2:10:32 PM

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INTERIM STADIUM for ORSSC
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Key Plan

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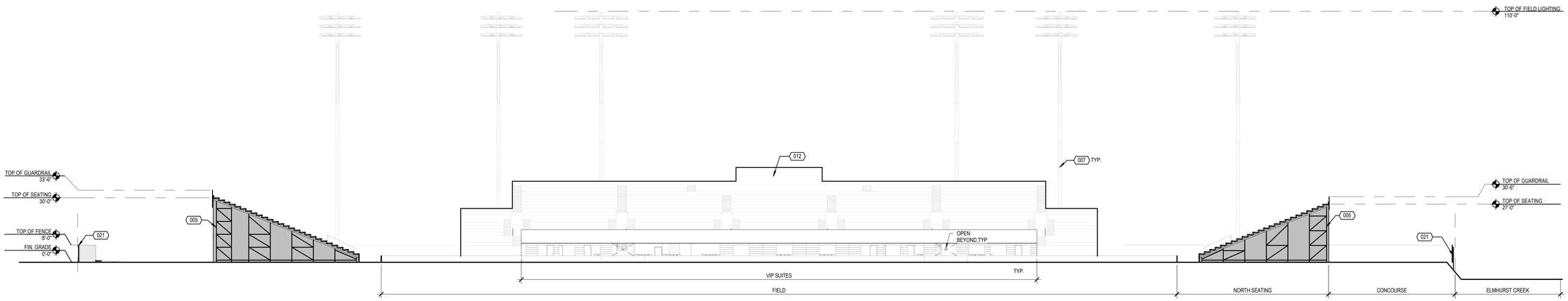
No.	Description	Date
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
DOOR AND WINDOW SCHEDULE (EXTERIOR ONLY)

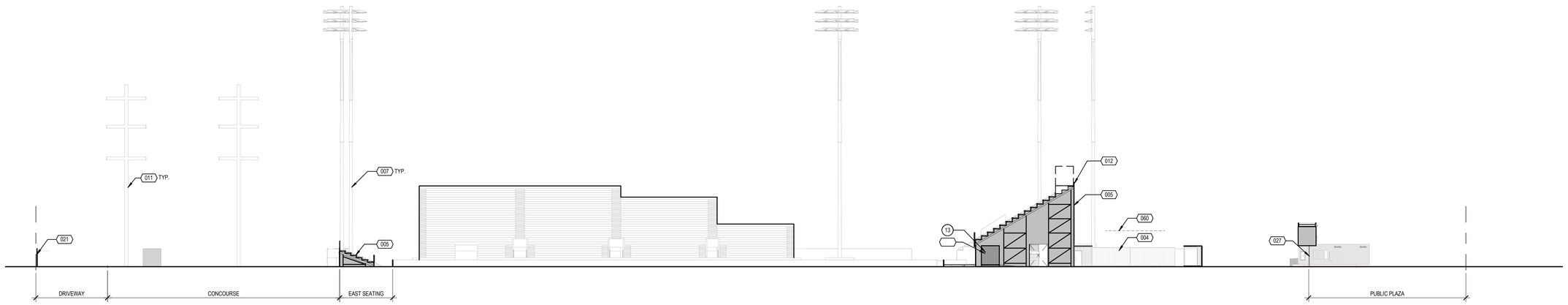
Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A900



2 SECTION - WEST

1" = 20'-0"



1 SECTION-SOUTH

1" = 20'-0"

GENERAL NOTES

SEE SHEET A310 AND SHEET A311 FOR NOTES AND BUILDING HEIGHT

KEYNOTES

004	CLUB 510 - MODULAR BUILDINGS BY OTHERS
005	PRE-FAB METAL GRANDSTAND AND STAIR BY OTHERS. SEE SHEET A203 FOR SEATING PLAN.
007	FIELD LIGHTING BY OTHERS
011	EXISTING OVERHEAD POWER POLE
012	PRE-FAB PRESS BOX BY OTHERS
021	FENCE, SEE LANDSCAPE DRAWINGS
027	OVERHEAD COILING GRILLE
060	COLORED FABRIC CANOPY

2024-02-16 2:10:34 PM

Project

INTERIM STADIUM for ORSSC

8000 South Coliseum Way
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Prepared For

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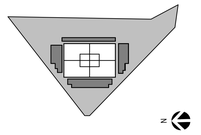
Key Plan



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No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

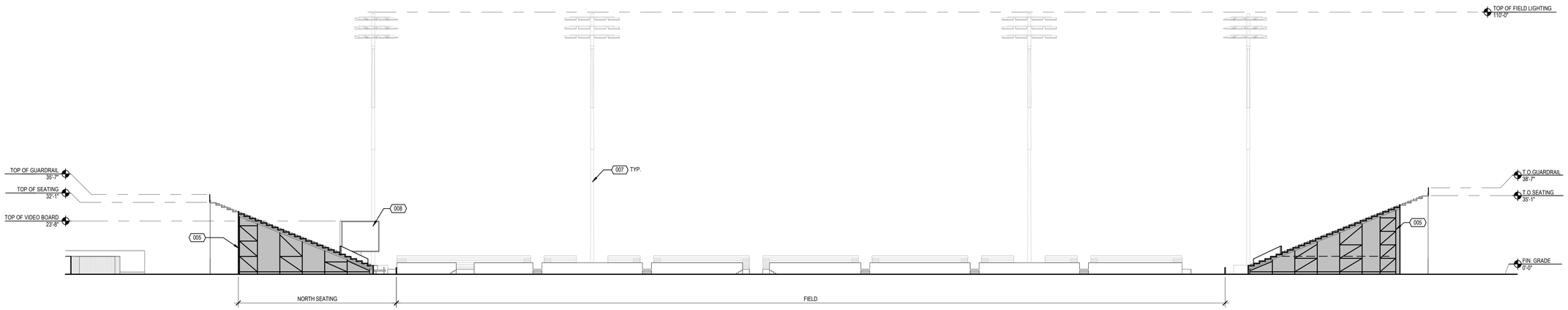
Sheet Title

SECTIONS - SITE

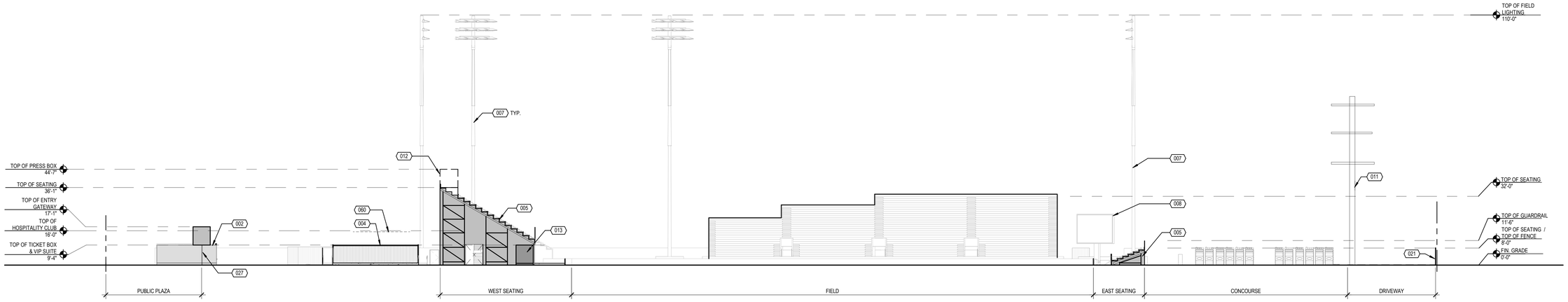
Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

A310



2 SECTION-EAST
1" = 20'-0"



1 SECTION- NORTH
1" = 20'-0"

GENERAL NOTES

SEE SHEET A310 AND SHEET A311 FOR NOTES AND BUILDING HEIGHT

KEYNOTES

002	MERCHANDISE STORE - 8'W x 40'L x 9'-6"H CONTAINER, BY OTHERS
004	CLUB 510 - MODULAR BUILDINGS BY OTHERS
005	PRE-FAB METAL GRANDSTAND AND STAIR BY OTHERS. SEE SHEET A203 FOR SEATING PLAN.
007	FIELD LIGHTING BY OTHERS
008	VIDEO BOARD BY OTHERS
011	EXISTING OVERHEAD POWER POLE
012	PRE-FAB PRESS BOX BY OTHERS
013	VIP SUITE - 8'X40X9'-6" H CONTAINER, BY OTHERS
021	FENCE, SEE LANDSCAPE DRAWINGS
027	OVERHEAD COILING GRILLE
060	COLORED FABRIC CANOPY

2024-02-16 2:10:36 PM

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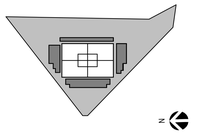

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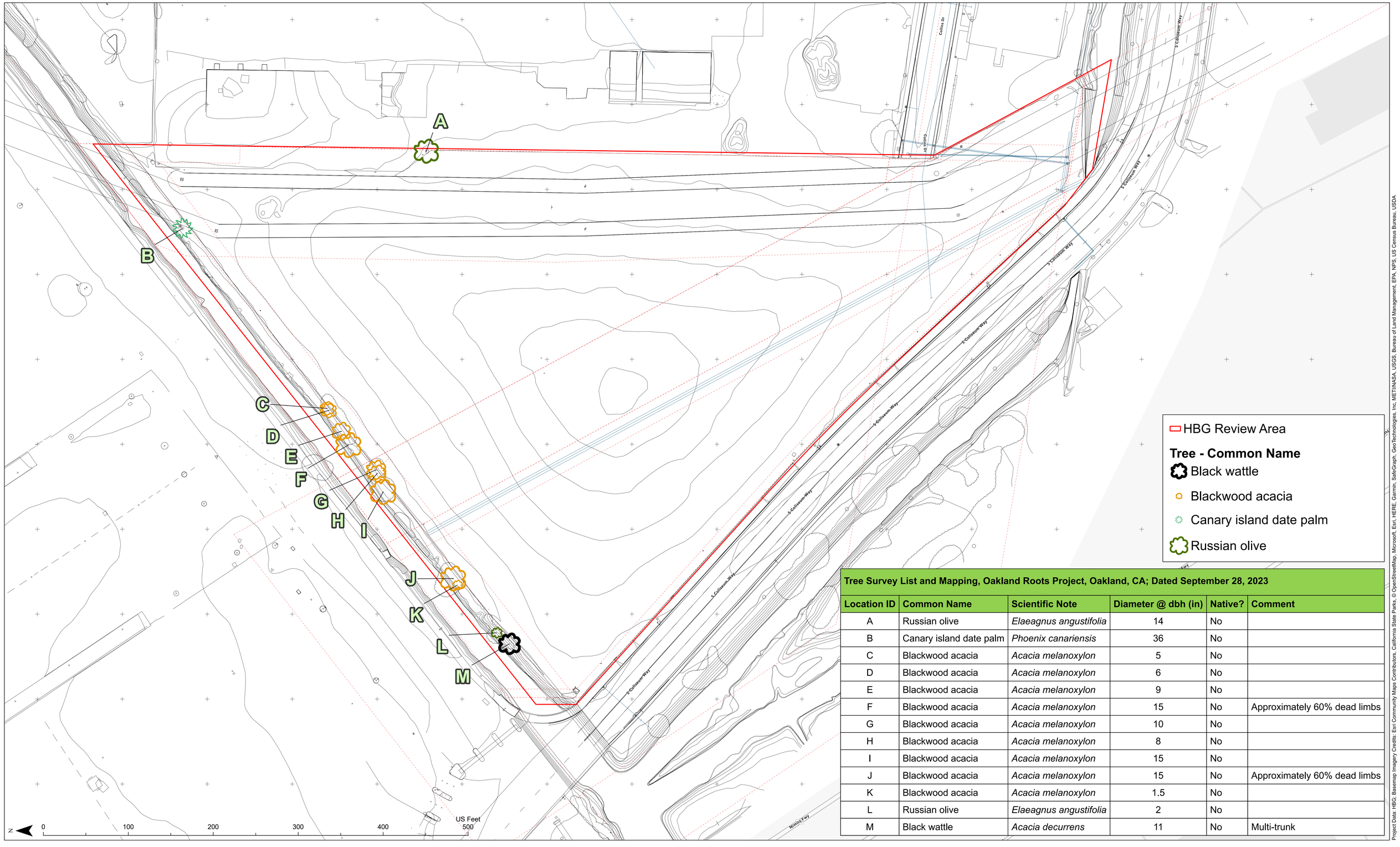
No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
SECTIONS - SITE

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A311



Tree Survey List and Mapping, Oakland Roots Project, Oakland, CA; Dated September 28, 2023

Location ID	Common Name	Scientific Note	Diameter @ dbh (in)	Native?	Comment
A	Russian olive	*Elaeagnus angustifolia*	14	No	
B	Canary island date palm	*Phoenix canariensis*	36	No	
C	Blackwood acacia	*Acacia melanoxylon*	5	No	
D	Blackwood acacia	*Acacia melanoxylon*	6	No	
E	Blackwood acacia	*Acacia melanoxylon*	9	No	
F	Blackwood acacia	*Acacia melanoxylon*	15	No	Approximately 60% dead limbs
G	Blackwood acacia	*Acacia melanoxylon*	10	No	
H	Blackwood acacia	*Acacia melanoxylon*	8	No	
I	Blackwood acacia	*Acacia melanoxylon*	15	No	
J	Blackwood acacia	*Acacia melanoxylon*	15	No	Approximately 60% dead limbs
K	Blackwood acacia	*Acacia melanoxylon*	1.5	No	
L	Russian olive	*Elaeagnus angustifolia*	2	No	
M	Black wattle	*Acacia decurrens*	11	No	Multi-trunk

Project Data: HBG; Basemap Imagery Credits: Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Attachment 1. Tree Survey List and Mapping

Oakland Roots Project
Oakland, CA

Huffman-Broadway Group, Inc.
ENVIRONMENTAL REGULATORY CONSULTANTS
523 4TH ST. STE 224, SAN RAFAEL, CA 94901 · 415.925.2000 · www.h-bgroup.com

Spatial Reference:
Name: NAD 1983 2011 StatePlane California III FIPS 0403 Ft US
Scale: 1:480 / 1 inch = 40 feet
Date Exported: 10/7/2023
HBG GIS Analyst: AgieGilmore
HBG PM: Terry Huffman PhD

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OAKLAND AND ALAMEDA COUNTY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CITY OF OAKLAND AND ALAMEDA COUNTY STANDARD SPECIFICATIONS AND DETAILS, THE GEOTECHNICAL REPORT AND ON-SITE SPECIFICATIONS PREPARED FOR THIS PROJECT. MEASUREMENT AND PAYMENT REFERENCES SHALL NOT APPLY TO THIS PROJECT.

2. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITIES EASEMENT INCLUDING, BUT NOT LIMITED TO THE INSTALLATION OF SEWERS OR OTHER UTILITIES, SIDEWALK, CURB AND GUTTER, DRIVEWAY, WALL, FENCE, OR OTHER CONSTRUCTION. AN ENCROACHMENT PERMIT IS ALSO REQUIRED FOR THE PLACEMENT OF DEBRIS BOXES, STORAGE CONTAINERS, OR CONSTRUCTION MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY.

3. THE CONTRACTOR SHALL GIVE THE CITY ENGINEER AT LEAST TWO (2) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.

4. THE CONTRACTOR SHALL REQUEST STAKING SERVICES FROM THE DESIGN ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO STAKING.

5. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.

6. ALL CONSTRUCTION AND RELATED ACTIVITIES SHALL BE ALLOWED DURING THE HOURS OF 8:00 AM TO 6:00 PM ON WEEKDAYS AND 9:00 A.M. TO 5:00 PM ON WEEKENDS, IN ACCORDANCE WITH THE CITY'S NOISE CONTROL ORDINANCE (CHAPTER 8.18 OF THE MUNICIPAL CODE). CONSTRUCTION SHALL BE PROHIBITED ON THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY (JANUARY 1), MARTIN LUTHER KING JUNIOR DAY (JANUARY 18), PRESIDENT'S DAY (FEBRUARY 15), MEMORIAL DAY (MAY 30), INDEPENDENCE DAY (JULY 4), LABOR DAY (SEPTEMBER 5), VETERAN'S DAY (NOVEMBER 11), THANKSGIVING DAY (NOVEMBER 24), AND CHRISTMAS DAY (DECEMBER 25). IF WORK IS PROPOSED TO BE PERFORMED BETWEEN OCTOBER AND APRIL, THE CITY ENGINEER MUST APPROVE THE TIME FRAME IN ACCORDANCE WITH SECTION 12.08.165 OF THE MUNICIPAL CODE.

7. EXISTING CURB AND GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, EVEN IF THE DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.

8. THE CONTRACTOR SHALL RESTORE WALLS, FENCES, SERVICES, UTILITIES, PAVEMENT & CURB MARKINGS IMPROVEMENTS OR FEATURES OF WHATEVER NATURE WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK TO THEIR PREVIOUS CONDITION, TO THE SATISFACTION OF THE CITY ENGINEER.

9. EXISTING PEDESTRIAN WALKWAYS, BIKEPATHS AND ADA ACCESS PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.

10. CONTRACTOR SHALL MAINTAIN TRAFFIC ON ADJACENT CITY STREETS FOR EMERGENCY RESPONSES UNLESS OTHERWISE AUTHORIZED BY THE CITY 48 HOURS PRIOR TO CLOSURE.

11. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING CITY STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.

12. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF BASE MATERIALS FOR STREETS, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT UNLESS OTHERWISE APPROVED BY CITY ENGINEER. STUB-OUTS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE STREET PAVEMENT, CURB AND GUTTER, AND SIDEWALKS WHEN SERVICE CONNECTIONS ARE MADE.

13. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE/SHE/THEY SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS/HER/THEIR OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.

14. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT OF DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.

15. DURING CONSTRUCTION, THE STREET SHALL BE CLEANED BY DAILY SWEEPING TO THE SATISFACTION OF THE CITY ENGINEER. FOR INPUT AND EXPORT OF ALL DIRT AND AGGREGATES, CONTRACTOR SHALL ADHERE TO ALL CONDITIONS OF THE APPROVED PROJECT GRADING AND DIRT HAUL CERTIFICATE. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL SUBCONTRACTORS. DIRT HAULING PERMIT IS REQUIRED.

16. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER, BEFORE PROCEEDING WITH THE WORK IN QUESTION.

17. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, THE MORE STRINGENT SHALL GOVERN.

18. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER.

19. ARTICLE 87 OF THE CFC SHALL BE FOLLOWED FOR ALL AREAS UNDER CONSTRUCTION. CONTACT THE CITY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDING UNDER CONSTRUCTION.

20. THE CONTRACTOR SHALL COORDINATE HIS/HER/THEIR WORK WITH THE INSTALLATION OF PG&E, AT&T, CABLE TV, AND EBMUD FACILITIES.

21. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY OR EASEMENT AND MUST BE OBTAINED PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL CONFORM TO ALL ENCROACHMENT PERMIT REQUIREMENTS.

22. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO START OF WORK TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD INFORMATION, HOWEVER THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR ACTUAL LOCATIONS.

23. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS, AND KEEP THEM INFORMED DAILY OF ANY DETOURS.

24. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.

25. THE CONTRACTOR SHALL PERFORM TESTS AS NECESSARY IN ACCORDANCE WITH CITY AND EBMUD STANDARDS ON NEWLY INSTALLED STORM DRAINS, SEWER, AND WATER SYSTEMS ONLY AFTER TRENCHES ARE BACKFILLED AND STREET BASE IS IN PLACE, COMPACTED AND READY FOR ASPHALT PAVING.

26. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.

27. A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT (NPDES), WASTE DISCHARGE IDENTIFICATION NUMBER (WDID NO.), CONSTRUCTION PERMIT, IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES RELATED TO THIS SITE. ANY DISCHARGE, DURING CONSTRUCTION, OF GROUNDWATER INTO THE DOWNSTREAM STORM SYSTEM MUST BE UNCONTAMINATED WATER. THE CONTRACTOR MUST MAKE THIS DETERMINATION PRIOR TO ANY DISCHARGE.

28. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.

29. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WORK, NOTIFY ENGINEER AND STOP ALL WORK WITHIN 100 FEET OF THESE MATERIALS UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.

30. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE. THESE NUMBERS SHALL BE POSTED ON ALL SIDES OF THE SITE.

31. AT LEAST 48 HOURS NOTICE TO THE ENGINEERING DIVISION IS REQUIRED FOR A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION. PHONE (510) 238-3961.

32. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS DIRECTED BY THE CITY ENGINEER.

33. THE CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO THE CALWATER MAINTENANCE SUPERINTENDENT PRIOR TO CONNECTING TO EXISTING WATER FACILITIES. AT ALL TIMES, THE OPERATION OF EXISTING VALVES SHALL BE DONE UNDER THE DIRECTION OF MAINTENANCE DIVISION PERSONNEL.

34. WHEN THE LOWEST FINISHED FLOOR LEVEL IS 12 INCHES OR LESS ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER STRUCTURE, THERE SHALL BE A BACKWATER OVERFLOW DEVICE OR CHECK VALVE INSTALLED ON THE SEWER LATERAL NEXT TO THE CLEAN OUT.

35. IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1, TEMPORARY SILT AND EROSION CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORMWATER INTO EXISTING STORM DRAINAGE FACILITIES.

36. ALL TRAFFIC SIGNS AND STREET NAME SIGNS SHALL BE HIGH REFLECTIVE GRADE AND CONFORM TO CALTRANS AND CITY SPECIFICATIONS.

37. REVIEW OF THESE PLANS BY THE CITY ENGINEER DOES NOT RELIEVE THE PERMITTEE OR HIS/HER/THEIR ENGINEER FROM THE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.

38. ALL CITY STANDARD DETAILS REFERENCED ON THE PLANS SHALL BE THE CURRENT VERSION AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT. THE MOST CURRENT CITY DETAILS CAN BE FOUND ON THE CITY'S WEBSITE.

39. A LICENSED LAND SURVEYOR SHALL BE RETAINED TO ESTABLISH ALL LINES, LEVELS, GRADES, AND LOCATIONS OF ALL IMPROVEMENTS AND TO VERIFY THE PROPER INSTALLATION OF ALL IMPROVEMENTS. A STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE RETAINED TO UPDATE CONTRACT PLANS AND TO SUBMIT RECORD DRAWINGS INDICATING ALL FINAL IMPROVEMENTS, WITH APPROVED REVISIONS, INSTALLED.

40. SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION OF AN IMPROVEMENT REQUIRING THEM.

41. THE CONTRACTOR SHALL PLACE A "S" (FOR SEWER) IN THE WET CONCRETE CURB TOP AT ALL NEW SEWER LATERAL LOCATIONS.

42. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

LAYOUT NOTES

43. ALL CURB RETURN RADII AND CURB DATA ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS

44. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED JUNE 24, 2020 BY BKF ENGINEERS AND SUPPLEMENTED WITH A TOPOGRAPHIC SURVEY BY BKF ENGINEERS DATED SEPTEMBER 11, 2023. GRADES ENCOUNTERED MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

45. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE DESIGN ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.

46. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.

47. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND FACILITIES, WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600, 48 HOURS PRIOR TO ANY EXCAVATION. WORK SHALL START WITHIN 5 DAYS AFTER THE ISSUANCE OF A USA INQUIRY IDENTIFICATION NUMBER. COMPLETE REMOVAL OF THE USA MARKINGS SHALL BE WITHIN 2 WORKING DAYS AFTER COMPLETION OF THE EXCAVATION, BACKFILL AND SURFACE REPLACEMENT OR FOURTEEN (14) CALENDAR DAYS FOLLOWING THE ISSUANCE OF THE INQUIRY IDENTIFICATION NUMBER, WHICHEVER IS EARLIER.

48. CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS/HER/THEIR RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY HIS/HER/THEIR OPERATION.

GRADING

49. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE NOTES AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.

50. REFER TO THE GEOTECHNICAL REPORT "GEOTECHNICAL EXPLORATION, INTERIM STADIUM FOR OAKLAND ROOTS AND SOUL SC" PREPARED BY ENGEO, DATED NOVEMBER 13, 2023.

51. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE DURING GRADING OPERATIONS AND SHALL PERFORM ALL TESTING DEEMED NECESSARY. THE GEOTECHNICAL ENGINEER SHALL OBSERVE GRADING OPERATIONS AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CONSTRUCTION MANAGER.

52. EARTHWORK AND SITE DRAINAGE, INCLUDING PIER FOUNDATION EXCAVATIONS, RETAINING WALL BACKFILL, SUBGRADE PREPARATION BENEATH HARDSCAPE PLACEMENT, AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

53. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS/HER/THEIR OWN EXPENSE. WHERE THE EXCAVATION FOR A TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS 5 FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.

54. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.

UTILITIES

55. CONTRACTOR TO MAKE ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY TIE-IN, CUT AND CAP, DEMOLITION, ABANDONMENT OF OR WORK WITH THEIR FACILITIES.

56. CONTRACTOR TO MAKE ARRANGEMENTS WITH CITY AND EBMUD AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY TIE-IN AND ANY TASK IN WHICH PARTICIPATION BY CITY AND RESPECTIVE UTILITY AGENCIES FORCES IS NECESSARY; THE CITY'S WATER SYSTEM IS OWNED AND OPERATED BY EBMUD.

57. A MINIMUM OF TWELVE (12) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN ADJACENT UTILITY PIPES AT ALL UTILITY CROSSINGS UNLESS OTHERWISE NOTED.

58. ALL IRRIGATION SLEEVES REQUIRED BY LANDSCAPING PLANS SHALL BE INSTALLED BY THIS CONTRACTOR PRIOR TO CONSTRUCTING SURFACE IMPROVEMENTS. IRRIGATION SLEEVES SHALL BE FOUR (4) INCH PVC (SCHEDULE 40) PIPE AND SHALL EXTEND A MINIMUM TWELVE (12) INCHES BEHIND THE BACK OF CURB OR BACK OF WALK AT A MINIMUM DEPTH OF THIRTY-SIX (36) INCHES BELOW GRADE. SEE LANDSCAPE PLANS FOR LOCATIONS.

59. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF THE FINAL PAVEMENT SECTION.

60. ALL UTILITY BOXES AND LIDS IN PAVED AREAS SHALL ACCEPT H-20 LOADS. THE ENTIRE BOX, NOT JUST THE LID, MUST ACCEPT H-20, LOADS UNLESS OTHERWISE NOTED.

61. CONTRACTOR IS CAUTIONED THAT PVC PIPE DERIVES ITS STRENGTH FROM THE COMPACTED BEDDING MATERIAL BELOW AND BESIDE THE PIPE HAUNCHES. CARE SHOULD BE EXERCISED IN THE PLACEMENT AND COMPACTION OF THIS MATERIAL AND THE INSERTION AND REMOVAL OF SHEET PILING ADJACENT TO IT. CONTRACTOR SHALL USE CAUTION WHEN OPERATING EQUIPMENT ON SUBGRADE NEAR PVC PIPE INSTALLATIONS.

62. CONTRACTOR SHALL STENCIL STORM DRAIN INLETS WITH NPDES STATEMENT. CONTRACTOR SHALL CONTACT THE CITY OF OAKLAND AND ALAMEDA COUNTY ENGINEERING DIVISION TO OBTAIN THE STENCIL TEMPLATE AND COORDINATE COLOR AND APPLICATION PROCEDURE.

63. BEFORE DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN, MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC. WITH A REPRESENTATIVE OF THE CITY AND/OR RESPECTIVE UTILITY AGENCY.

64. WHERE COVER OF PROPOSED UTILITIES IS LESS THAN 3 FEET TRENCH BACKFILL SHALL BE CEMENT SLURRY IN ACCORDANCE WITH SECTION 19-3.062 OF THE CALTRANS STANDARD SPECIFICATIONS EXCEPT THAT THE CEMENT CONTENT SHALL BE NOT LESS THAN 94 POUNDS NOR MORE THAN 100 POUNDS PER CUBIC YARD OF MATERIAL PRODUCED.

65. BACKFILL FOR UTILITY TRENCHES AND OTHER EXCAVATIONS IS ALSO CONSIDERED FILL, AND SHOULD BE PLACED AND COMPACTED ACCORDING TO THE GRADING RECOMMENDATIONS. IF IMPORTED CLEAN SAND OR GRAVEL (DEFINED AS SOIL WITH LESS THAN 10 PERCENT FINES) IS USED AS BACKFILL, IT SHALL BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. JETTING OF TRENCH BACKFILL IS NOT PERMITTED.

66. TRACER WIRE AND TRACER TAPE SHALL BE INSTALLED WITH THE WATER MAIN. THE WIRE SHALL BE PLACED IMMEDIATELY UNDER THE PIPE AND EXTENDED TO THE STREET OR GROUND SURFACE AT EVERY VALVE BOX. THE TAPE SHALL BE 2" INCHES WIDE NON-METALLIC AS DIRECTED BY THE CITY ENGINEER AND PLACED NOT LESS THAN 6 INCHES BELOW THE SUBGRADE AND NOT LESS THAN 12 INCHES ABOVE THE PIPE.

STORM DRAIN NOTES

67. ALL STORM DRAIN WORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 6 OF THE CITY OF OAKLAND AND ALAMEDA COUNTY DESIGN GUIDELINES MOST RECENT EDITION. THE DESIGN GUIDELINES ARE AVAILABLE ON THE CITY OF OAKLAND AND ALAMEDA COUNTY PUBLIC WORKS ENGINEERING DIVISION WEBSITE.

68. PUBLIC STORM DRAIN LINES 15-INCH MIN SHALL BE REINFORCED CONCRETE PIPE (RCP), AND 12-INCH MIN SHALL BE C900 POLYVINYL CHLORIDE (PVC) CLASS 150 PIPE PER CITY STANDARD DESIGN CRITERIA. PIPE SPIGOT AND SOCKET JOINTS SHALL CONFORM TO ELASTOMERIC GASKET JOINTS IN SECTION 207-17 OF THE "GREEN BOOK." INSTALLATION OF STORM SEWER PIPES AND FITTINGS AS WELL AS TESTING SHALL CONFORM TO SECTION 306 OF THE "GREEN BOOK".

69. IN AREAS OF SHALLOW COVER, REINFORCED CONCRETE PIPE (RCP) SHALL BE USED. REFER TO UTILITY PLAN FOR SPECIFIC LOCATIONS.

WATER SERVICE INSTALLATION NOTES

70. ONE WATER METER IS REQUIRED FOR EACH WATER LINE. THIS INCLUDES WATER METER AND RELIEF VALVE FOR FIRE PROTECTION LINE PLACED WITHIN PROPERTY LINE.

71. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE APPROVED BY THE EBMUD'S WATER QUALITY DIVISION.

72. EACH WATER LINE REQUIRES AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER.

73. THE BACKFLOW PREVENTION ASSEMBLY FOR DOMESTIC WATER PLUMBING INSIDE THE BUILDING MUST MEET THE CALIFORNIA PLUMBING CODE AND HEALTH CODE.

RECORD DRAWINGS

74. CONTRACTOR SHALL KEEP ACCURATE RECORD DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION AND DESCRIPTION OF ALL WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF ANY EXISTING IMPROVEMENTS ENCOUNTERED. RECORD DRAWINGS SHALL BE "REDLINED" ON A SET OF PRINTS. THE REDLINED PRINTS SHALL BE DELIVERED TO THE CONSTRUCTION MANAGER.

UNAUTHORIZED CHANGES AND USES

75. THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

STATEMENT OF RESPONSIBILITY

76. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

77. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES: AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK EQUIPMENT AND LABOR PERSONNEL.

78. THE CONTRACTOR SHALL REFER TO THE SCOPE OF WORK OF EACH CONSULTANT. ANY REFERENCES TO IMPROVEMENTS WITHIN THE SCOPE OF OTHER CONSULTANTS ARE SHOWN ON THE CIVIL DRAWINGS FOR REFERENCE ONLY.

EROSION & SEDIMENT CONTROL

79. CONTRACTOR SHALL IMPLEMENT MEASURES AS DETAILED IN THE APPROVED EROSION CONTROL PLAN.

80. CONTRACTOR IS REQUIRED TO OBTAIN ALL REQUIRED BATCH-WASTE WATER DISCHARGE PERMITS FROM DEWATERING ACTIVITIES.

81. MEASURES SHOWN IN THE EROSION CONTROL PLAN ARE MINIMUM REQUIREMENTS AND ADDITIONAL MEASURES SHOULD BE INCORPORATED AS NECESSARY FOR COMPLIANCE.

82. CONTRACTOR MAY ADJUST MEASURES AS SITE CONDITION CHANGES.

LEGEND

	PROPOSED	EXISTING
SITE BOUNDARY		
EASEMENT		
TOP OF FILL SLOPE		
CONTOUR	100	100
FENCE		
STORM DRAIN		SD
SANITARY SEWER		SS
WATER MAIN	W	W
FIRE WATER MAIN	FW	
GAS LINE	GAS	GAS
JOINT TRENCH	E	E
SANITARY SEWER CLEAN OUT	CO	
SANITARY SEWER MANHOLE		S
STORM DRAIN CURB INLET		
STORM DRAIN MANHOLE		
DETECTOR CHECK		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
WATER VALVE		
MONUMENT		
TRANSFORMER		
BIKE RACK		
STREET LIGHT		
INLET PROTECTION		
POLE LIGHT		
STORM DRAIN CLEAN OUT		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN		
OVERHEAD WIRES		OVH
STREET SIGN		
SPOT ELEVATION	TC 8.70	TC 8.70
WATER METER		WM
BACK FLOW PREVENTER		
JOINT POLE		
TREE		

SYMBOL LEGEND

SYMBOL	DESCRIPTION
A / C1.01 (section)	SECTION A ON SHEET C1.01
A / C1.01 (detail)	DETAIL A ON SHEET C1.01

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACC	ACCESSIBLE
ACP	ASBESTOS CEMENT PIPE
AD	AREA DRAIN
ADJ	ADJACENT
APP	APPENDIX
APN	ACCESS POINT NAME
AWSS	AUXILIARY WATER SUPPLY SYSTEM
B/W, BW	BACK OF WALK
BC	BEGINNING OF CURVE
BCR	BEGINNING CURB RETURN
BFP	BACKFLOW PREVENTER
BLD, BLDG	BUILDING
BTM	BOTTOM
BRC	BOTTOM OF RETAINING CURB
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BSW	BACK OF SIDEWALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CCP	CONCRETE CYLINDER PIPE
CL, ℄	CENTER LINE
CLR	CLEARANCE
CO	CLEANOUT
CONC	CONCRETE
COR	CORNER
CS	COMBINED SEWER
CSMH	COMBINED SEWER MANHOLE
CATV, CTV	CABLE TELEVISION
DSDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DMA	DRAINAGE MANAGEMENT AREA
DOC, DU	DOCUMENT
DW	DOMESTIC WATER
DWG	DRAWING
DWY	DRIVEWAY
E	EAST
E, ELEC	ELECTRIC
EASE, ESMT	EASEMENT
EB	ELECTRIC BOX
EC	END OF CURVE
ECC	EXTRUDED CONCRETE CURB
ECR	END CURB RETURN
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX, EXIST	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FO	FIBER OPTIC CABLE
FS	FIRE SERVICE
FT	FEET
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GM	GAS METER
GND	GROUND
GPM	GALLONS PER MINUET
GR	GRATE, GRATE ELEVATION
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
H, HORZ	HORIZONTAL
ID	INNER DIAMETER
INV	INV
IRRG, IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
L	LENGTH
L/C, LS	LANDSCAPE
LF	LINEAR FEET
LG	LIP OF GUTTER
LID	LOW IMPACT DEVELOPMENT
LOW	LIMIT OF WORK
LT	LIGHT
LSCP	LANDSCAPE
LT	LIGHT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
N	NORTH
NTS	NOT TO SCALE
NO.	NUMBER
OC	OFF CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OR, O.R.	OFFICIAL RECORD
PCC	PORTLAND CEMENT CONCRETE
PRC	POINT OF REVERSE CURVATURE
PERF	PERFORATED
PG&E	PACIFIC GAS & ELECTRIC
PKG	PARKING
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR	PROPOSED
PRC	POINT OF COMPOUND CURVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS, RIGHT OF ALIGNMENT LINE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RC	RELATIVE COMPACTION
RFL	ROOF LEADER
RW,ROW	RIGHT OF WAY
S	SLOPE, SOUTH
SAN.	SANITARY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SF	SQUARE FEET
SFDPW	SF DEPARTMENT OF PUBLIC WORKS
SFPUC	SF PUBLIC UTILITIES COMMISSION
S.E.P.	SEE ELECTRICAL PLANS
S/W	SIDEWALK
S.A.P.	SEE ARCHITECTURAL PLANS
S.C.F.P.	SEE CIVIL FIELD PLANS
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
S.F.P.P.	SEE FIRE PROTECTION PLAN
S.J.T.P.	SEE JOINT TRENCH PLANS
SL	STREET LIGHT
SLB	STREET LIGHT BOX
S.L.P.	SEE LANDSCAPE PLANS
S.P.P.	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
S.S.P.	SEE STRUCTURAL PLANS
ST	STREET
STA	STATION
STD	STANDARD
T&G	TONGUE AND GROVE
T, TEL, TELE	TELEPHONE
TBD	TO BE DETERMINED
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TRANS	TRANSFORMER
TRC	TOP OF RETAINING CURB
TTC	THEORETICAL TOP OF CURB
TWELL	TREE WELL
TW	TOP OF WALL
TYP	TYPICAL
VG	VALLEY GUTTER
UB	UTILITY BOX
UNK	UNKNOWN
USA	UNDERGROUND SERVICE ALERT
W	WATER, WEST
WM	WATER METER
WV	WATER VALVE
W/	WITH

SHEET LIST

SHEET NO.	SHEET TITLE
C1.00	NOTES, LEGEND AND ABBREVIATIONS
C1.01	GRAPHIC INDEX
C2.00	EXISTING CONDITIONS
C2.01	EXISTING CONDITIONS
C2.02	DEMOLITION PLAN
C2.03	DEMOLITION PLAN
C3.00	HORIZONTAL CONTROL PLAN
C3.01	HORIZONTAL CONTROL PLAN
C3.02	CROSS SECTIONS
C3.03	CROSS SECTIONS
C4.00	GRADING PLAN
C4.01	GRADING PLAN
C4.02	LIGHTWEIGHT FILL PLAN
C5.00	UTILITY PLAN
C5.01	UTILITY PLAN
C5.02	PAVEMENT SUBDRAIN PLAN
C5.03	PAVEMENT SUBDRAIN PLAN
C6.00	STORMWATER MANAGEMENT PLAN
C6.01	STORMWATER MANAGEMENT PLAN
C6.02	STORMWATER SUPPLEMENTAL FORM MRP3.0
C6.03	STORMWATER SUPPLEMENTAL FORM MRP3.0
C7.00	FIRE ACCESS PLAN
C8.00	EROSION CONTROL PLAN
C8.01	EROSION CONTROL DETAILS
C9.00	HARDSCAPE DETAILS
C9.01	SIGNING AND STRIPING DETAILS
C9.02	STORM DRAIN AND SEWER DETAILS
C9.03	WATER DETAILS
C9.04	WATER DETAILS
C10.00	CONSTRUCTION BMP FACT SHEET

PROJECT SUMMARY

APPLICANT	OAKLAND PRO SOCCER, LLC. 2744 E 11TH ST #K01 OAKLAND, CA 94601 415-407-2388 CONTACT: LYDIA TAN
ARCHITECT	HOK ONE BUSH ST. #200 SAN FRANCISCO, CA 94104 415-356-8566 CONTACT: RAQUEL BITO
LANDSCAPE ARCHITECT	PGA DESIGN 444 17TH STREET OAKLAND, CA 94612 CONTACT: KAREN KROLEWSKI
CIVIL ENGINEER	BKF ENGINEERS 150 CALIFORNIA STREET, SUITE 600 SAN FRANCISCO, CA 94111 415.930.7900 CONTACT: MIKE O'CONNELL, PE
TOTAL AREA	380,330 SF (8.73 AC)
EXISTING ZONING	D-CO-2
EXISTING LAND USE	REGIONAL COMMERCIAL
PROPOSED LAND USE	REGIONAL COMMERCIAL
UTILITIES	
WATER SUPPLY:	EBMUD
FIRE PROTECTION:	CITY OF OAKLAND FIRE DEPARTMENT
SEWAGE DISPOSAL:	EBMUD
STORM DRAIN:	CITY OF OAKLAND
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	COMCAST/ AT&T
CABLE TELEVISION:	COMCAST/ AT&T

SWPPP

A STORMWATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS PROJECT, AND COVERAGE UNDER CONSTRUCTION GENERAL PERMIT HAS BEEN OBTAINED. THE WDID # - ------ (WASTE DISCHARGE IDENTIFICATION NUMBER) SHALL BE INCLUDED IN THE PROJECT SWPPP AND ON THESE PLAN SUBMITTED TO THE CITY FOR THEIR RECORD.

PROJECT BENCHMARK

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, DERIVED FROM GPS OBSERVATION AND BASED ON NAD83(2011), EPOCH 2017.50, AND ADJUSTED TO THE CITY OF OAKLAND VERTICAL DATUM (COOVD) AT BENCMARK 86/E (PREVIOUS DESIGNATION 19SE8).

ELEVATION = 4.54 FT. (COOVD)

SITE TEMPORARY BENCHMARK BEING BKF#61 BEING A FOUND MONUMENT IN COLISEUM WAY AS SHOWN HEREON.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, EPOCH 2017.50, IN ACCORDANCE WITH CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATION EBMD. DISTANCES ARE GRID BASED. DIVIDE BY A COMBINED SCALE FACTOR OF 0.99993405 TO OBTAIN GROUND DISTANCES. VALUES SHOWN BELOW IN THE TABLE ARE IN ITRF 2014.

STATION	LATITUDE	LONGITUDE	HEIGHT (m)
EBMD	37°48'54.031784"	-122°17'01.711127"	-15.8211
SIGMA (mm)	2.01	1.96	5.67

APPROVALS

ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

MICHAEL O'CONNELL, P.E.
SENIOR ASSOCIATE PRINCIPAL/ VICE PRESIDENT
BKF ENGINEERS

02/23/2024
DATE

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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Waste Management
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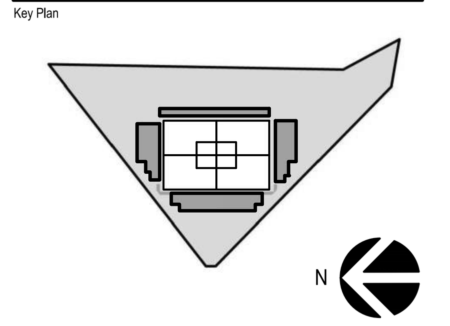
Emeryville, CA 94608

Key Plan



Professional Seals

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. O'CONNELL
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title
NOTES, LEGEND AND ABBREVIATIONS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C1.00

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EX PG&E TRANSMISSION LINE POLE

EX PG&E OVERHEAD TRANSMISSION LINES, TYP

EX PG&E TRANSMISSION LINE POLE (FOUNDATION NOT VISIBLE)

N01°01'45"E 902.50'

EXCEPTION 15
PG&E EASEMENT
2535 OR 612

EX PG&E TRANSMISSION LINE POLE

EX PG&E TRANSMISSION LINE POLE (FOUNDATION NOT VISIBLE)

TOP OF BANK

ELMHURST CREEK

100' SHORELINE BAND

20' CITY CREEK PROTECTION PLAN BOUNDARY

EX ABANDONED PG&E CONDUIT

PARCEL 1 - PTR
CITY OF OAKLAND & COUNTY OF ALAMEDA
8000 S. COLISEUM WAY
APN: 042-4328-001-24

EXCEPTION 11
GRANT OF EASEMENT
TO EBMUD 5538 OR 131

S25°04'30"W 825.47'

EXCEPTION 17
PG&E EASEMENT FOR
UNDERGROUND UTILITIES 5192 OR 294
"... EXTENDING FROM THE EASTERLY BOUNDARY LINE
OF SOUTH COLISEUM WAY NORTHEASTERLY
AND SOUTHEASTERLY 895.0 FEET."

EBMUD 54" SANITARY INTERCEPTOR LINE AND EASEMENT (25' R/W 825)

MEAN HIGH WATER

MATCHLINE - FOR CONTINUATION SEE SHEET C2.01

MATCHLINE - FOR CONTINUATION SEE LEFT

GRAPHIC SCALE 1"=20'
20 0 20 40
*ARROW DIRECTION SHOWN IS TRUE NORTH

NOTES:

1. MEAN HIGH WATER, TOP OF BANK, AND BCDC 100' SHORELINE BAND LINES SHOWN HEREIN ESTABLISHED BY HUFFMAN-BROADWAY GROUP, INC.

LEGEND

- MEAN HIGH WATER
- TOP OF BANK
- BCDC 100' SHORELINE BAND
- 20' CITY CREEK PROTECTION PLAN BOUNDARY

MATCHLINE - FOR CONTINUATION SEE RIGHT

EX ABANDONED PG&E CONDUIT

S49°00'12"E 538.18'

EX TRANSFORMER PAD AND BOLLARDS

S00°00'13"W 31.12'

2023-10-04 5:08:19 PM

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EXISTING CONDITIONS

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Sheet Number
C2.00

MATCHLINE – FOR CONTINUATION SEE SHEET C2.00

MATCHLINE – FOR CONTINUATION SEE BELOW

COLLINS DRIVE (60' ROW)

EXISTING CREEK

PARCEL TWO - PTR
EXCEPTION 16 – SUBJECT TO 3566 OR 841 (PG&E EASEMENT)

EX PG&E TRANSMISSION LINE POLE

N80°20'32"W 9.12'

N01°01'45"E 46.03'

N01°01'45"E 14.66'

S80°20'32"E 29.65'

N28°20'19"W 57.75'

N28°20'19"W 190.34'

S80°20'32"E 154.12'

EXCEPTION 14
CITY OF OAKLAND SS/SD EASEMENT RE1006, IM161

20' CITY CREEK PROTECTION PLAN BOUNDARY

EX PG&E OVERHEAD TRANSMISSION LINES, TYP

EX PG&E TRANSMISSION LINE POLE

Δ=0°37'15"
R=314.02'
L=3.40'

EXCEPTION 18
GRANT DEED – D.N. 79-014245
"RESERVING TO FIRST PARTY [PG&E]
ITS EXISTING FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY
...ALONG AND IN ALL OF SAID REAL PROPERTY"

PARCEL 1 - PTR
CITY OF OAKLAND & COUNTY OF ALAMEDA
8000 S. COLISEUM WAY
APN: 042-4328-001-24

EBMUD 66" SANITARY INTERCEPTOR LINE AND EASEMENT (25' R/W 828)

S43°00'12"E 293.08'

SOUTH COLISEUM WAY (72' ROW)

Δ=0°01'00"
R=2235.14'
L=17.69'

100' SHORELINE BAND

JOE MORGAN WAY

EXCEPTION 19
PG&E EASEMENT
FOR UNDERGROUND UTILITIES
INST. NO. 79-196789

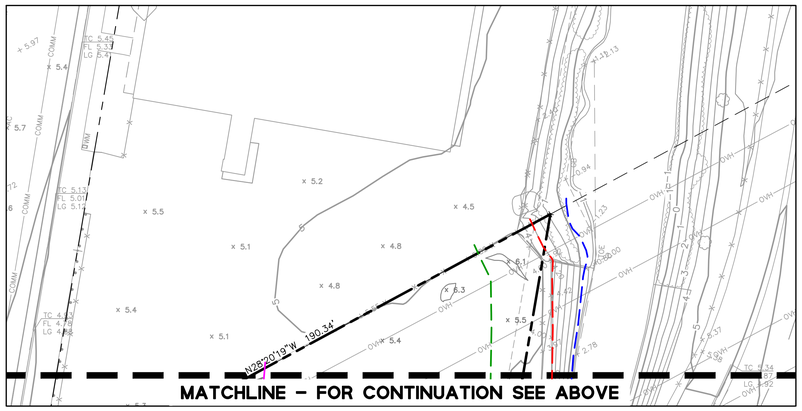
MEAN HIGH WATER

NOTES:

1. MEAN HIGH WATER, TOP OF BANK, AND BCDC 100' SHORELINE BAND LINES SHOWN HEREIN ESTABLISHED BY HUFFMAN-BROADWAY GROUP, INC.

LEGEND

- MEAN HIGH WATER
- TOP OF BANK
- BCDC 100' SHORELINE BAND
- 20' CITY CREEK PROTECTION PLAN BOUNDARY



GRAPHIC SCALE 1"=20'
20 0 20 40
*ARROW DIRECTION SHOWN IS TRUE NORTH

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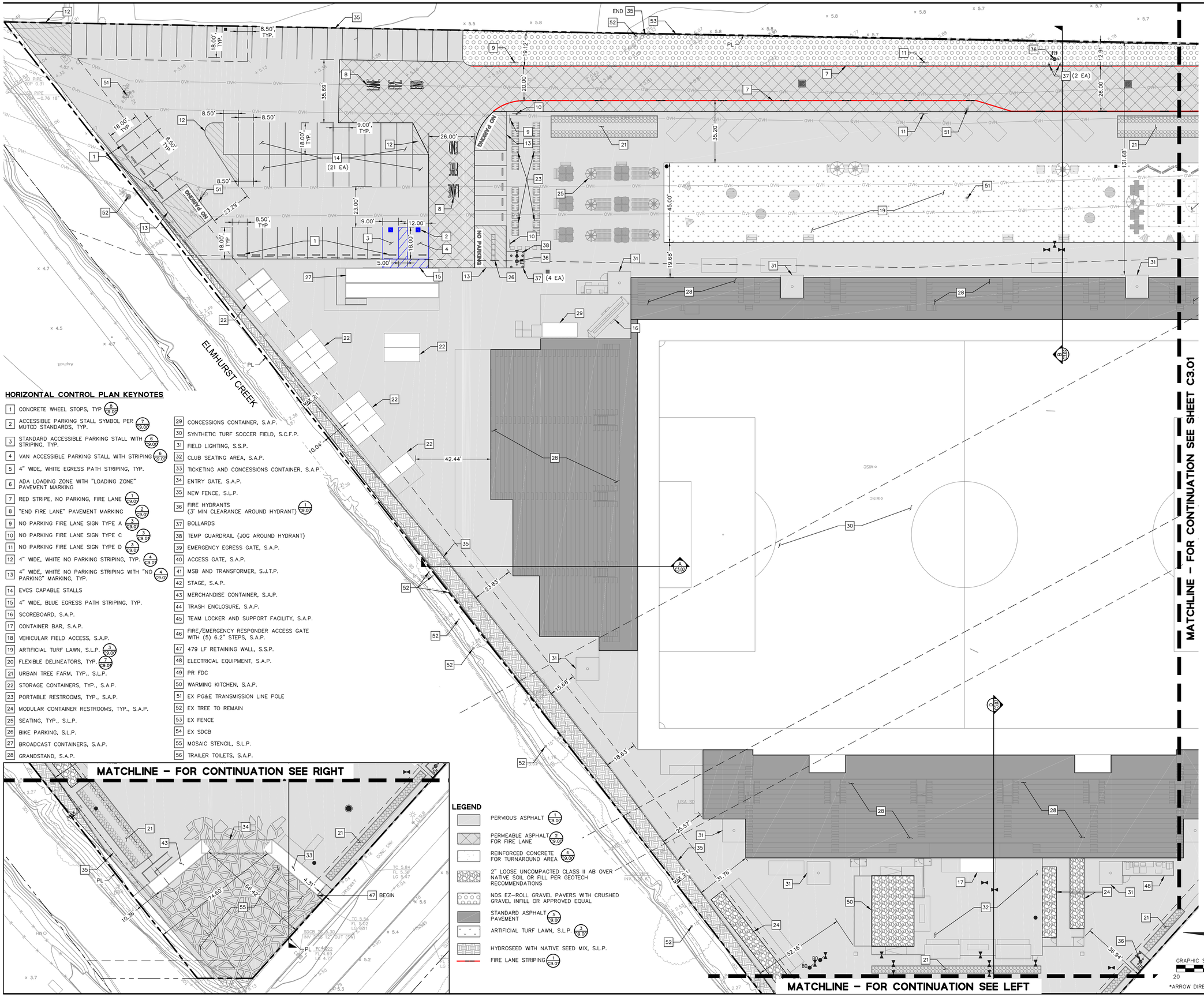

HORIZONTAL CONTROL PLAN KEYNOTES

1. CONCRETE WHEEL STOPS, TYP (6/C9.00)
2. ACCESSIBLE PARKING STALL SYMBOL PER MUTCD STANDARDS, TYP. (7/C9.00)
3. STANDARD ACCESSIBLE PARKING STALL WITH STRIPING, TYP. (6/C9.00)
4. VAN ACCESSIBLE PARKING STALL WITH STRIPING (6/C9.00)
5. 4" WIDE, WHITE EGRESS PATH STRIPING, TYP.
6. ADA LOADING ZONE WITH "LOADING ZONE" PAVEMENT MARKING
7. RED STRIPE, NO PARKING, FIRE LANE (1/C9.00)
8. "END FIRE LANE" PAVEMENT MARKING (2/C9.00)
9. NO PARKING FIRE LANE SIGN TYPE A (3/C9.00)
10. NO PARKING FIRE LANE SIGN TYPE C (3/C9.00)
11. NO PARKING FIRE LANE SIGN TYPE D (3/C9.00)
12. 4" WIDE, WHITE NO PARKING STRIPING, TYP. (4/C9.00)
13. 4" WIDE, WHITE NO PARKING STRIPING WITH "NO PARKING" MARKING, TYP. (4/C9.00)
14. EVCS CAPABLE STALLS
15. 4" WIDE, BLUE EGRESS PATH STRIPING, TYP.
16. SCOREBOARD, S.A.P.
17. CONTAINER BAR, S.A.P.
18. VEHICULAR FIELD ACCESS, S.A.P.
19. ARTIFICIAL TURF LAWN, S.L.P. (3/C9.00)
20. FLEXIBLE DELINEATORS, TYP. (7/C9.00)
21. URBAN TREE FARM, TYP., S.L.P.
22. STORAGE CONTAINERS, TYP., S.A.P.
23. PORTABLE RESTROOMS, TYP., S.A.P.
24. MODULAR CONTAINER RESTROOMS, TYP., S.A.P.
25. SEATING, TYP., S.L.P.
26. BIKE PARKING, S.L.P.
27. BROADCAST CONTAINERS, S.A.P.
28. GRANDSTAND, S.A.P.
29. CONCESSIONS CONTAINER, S.A.P.
30. SYNTHETIC TURF SOCCER FIELD, S.C.F.P.
31. FIELD LIGHTING, S.S.P.
32. CLUB SEATING AREA, S.A.P.
33. TICKETING AND CONCESSIONS CONTAINER, S.A.P.
34. ENTRY GATE, S.A.P.
35. NEW FENCE, S.L.P.
36. FIRE HYDRANTS (3' MIN CLEARANCE AROUND HYDRANT) (1/C9.00)
37. BOLLARDS
38. TEMP GUARDRAIL (JOG AROUND HYDRANT)
39. EMERGENCY EGRESS GATE, S.A.P.
40. ACCESS GATE, S.A.P.
41. MSB AND TRANSFORMER, S.J.T.P.
42. STAGE, S.A.P.
43. MERCHANDISE CONTAINER, S.A.P.
44. TRASH ENCLOSURE, S.A.P.
45. TEAM LOCKER AND SUPPORT FACILITY, S.A.P.
46. FIRE/EMERGENCY RESPONDER ACCESS GATE WITH (5) 6.2" STEPS, S.A.P.
47. 479 LF RETAINING WALL, S.S.P.
48. ELECTRICAL EQUIPMENT, S.A.P.
49. PR FDC
50. WARMING KITCHEN, S.A.P.
51. EX PG&E TRANSMISSION LINE POLE
52. EX TREE TO REMAIN
53. EX FENCE
54. EX SDCB
55. MOSAIC STENCIL, S.L.P.
56. TRAILER TOILETS, S.A.P.

LEGEND

- PERVIOUS ASPHALT (1/C9.00)
- PERMEABLE ASPHALT FOR FIRE LANE (2/C9.00)
- REINFORCED CONCRETE FOR TURNAROUND AREA (4/C9.00)
- 2" LOOSE UNCOMPACTED CLASS II AB OVER NATIVE SOIL OR FILL PER GEOTECH RECOMMENDATIONS
- NDS EZ-ROLL GRAVEL PAVERS WITH CRUSHED GRAVEL INFILL OR APPROVED EQUAL
- STANDARD ASPHALT PAVEMENT (5/C9.00)
- ARTIFICIAL TURF LAWN, S.L.P. (3/C9.00)
- HYDROSEED WITH NATIVE SEED MIX, S.L.P.
- FIRE LANE STRIPING (1/C9.00)

2023-10-04 5:08:19 PM

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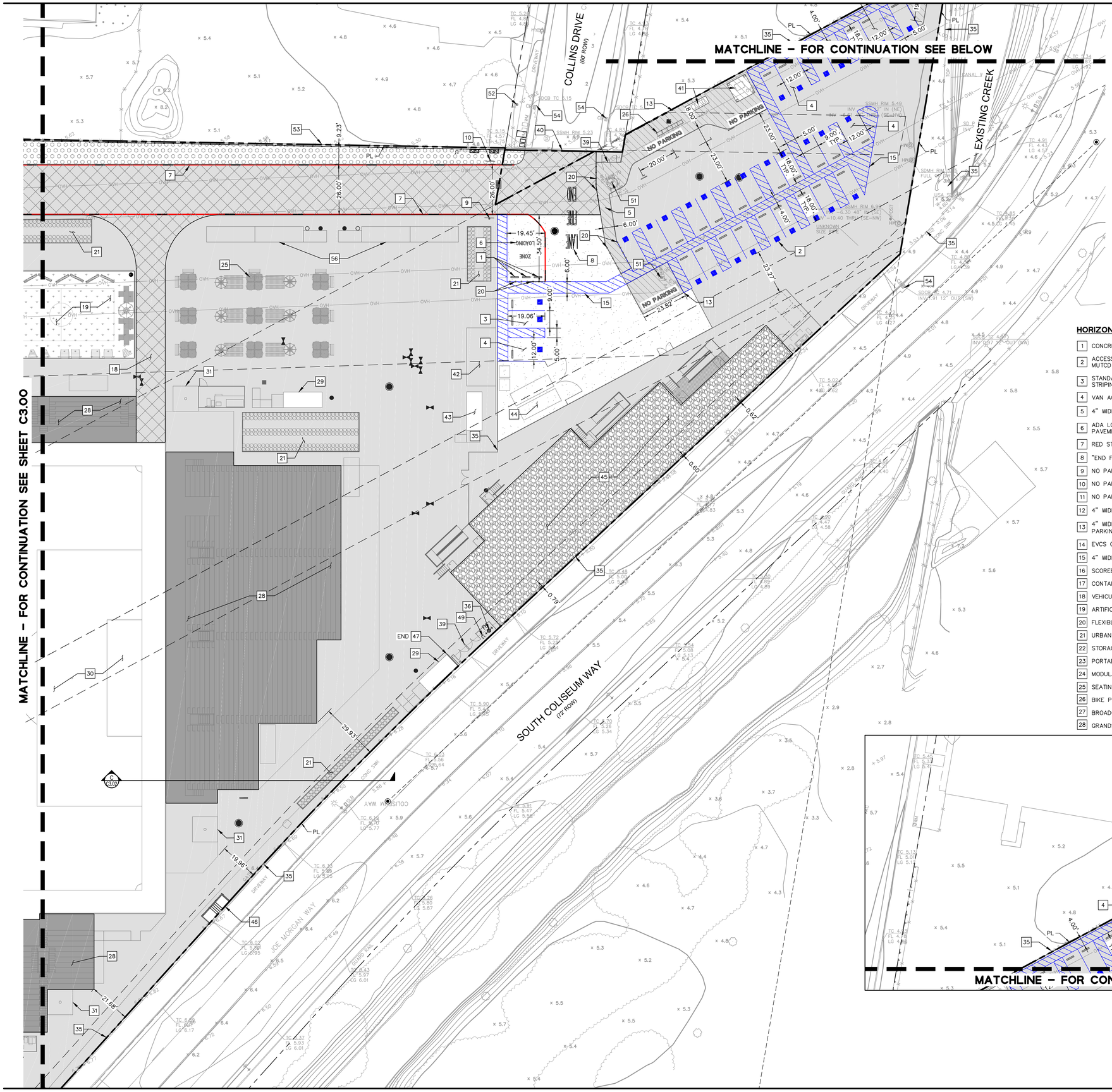
Sheet Title
HORIZONTAL CONTROL PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C3.00

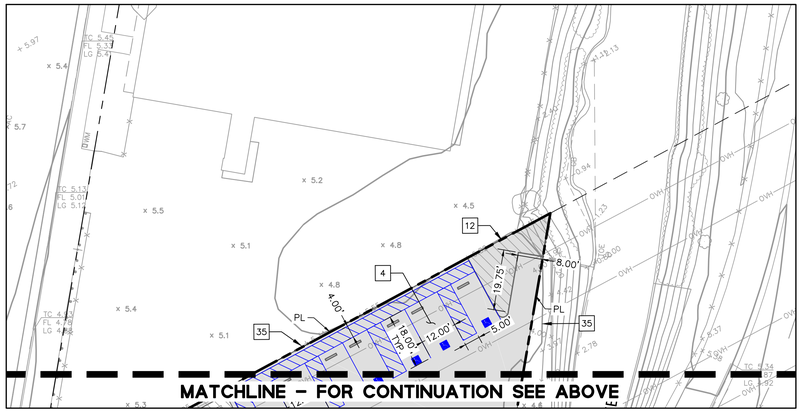


LEGEND

- PERVIOUS ASPHALT (1 / C9.00)
- PERMEABLE ASPHALT FOR FIRE LANE (2 / C9.00)
- REINFORCED CONCRETE FOR TURNAROUND AREA (4 / C9.00)
- 2" LOOSE UNCOMPACTED CLASS II AB OVER NATIVE SOIL OR FILL PER GEOTECH RECOMMENDATIONS
- NDS EZ-ROLL GRAVEL PAVERS WITH CRUSHED GRAVEL INFILL OR APPROVED EQUAL
- STANDARD ASPHALT PAVEMENT (5 / C9.00)
- ARTIFICIAL TURF LAWN, S.L.P. (3 / C9.00)
- HYDROSEED WITH NATIVE SEED MIX, S.L.P.
- FIRE LANE STRIPING (1 / C9.00)

HORIZONTAL CONTROL PLAN KEYNOTES

1. CONCRETE WHEEL STOPS, TYP (8 / C9.00)
2. ACCESSIBLE PARKING STALL SYMBOL PER MUTCD STANDARDS, TYP. (7 / C9.00)
3. STANDARD ACCESSIBLE PARKING STALL WITH STRIPING, TYP. (6 / C9.00)
4. VAN ACCESSIBLE PARKING STALL WITH STRIPING (6 / C9.00)
5. 4" WIDE, WHITE EGRESS PATH STRIPING, TYP.
6. ADA LOADING ZONE WITH "LOADING ZONE" PAVEMENT MARKING
7. RED STRIPE, NO PARKING, FIRE LANE (1 / C9.00)
8. "END FIRE LANE" PAVEMENT MARKING (2 / C9.00)
9. NO PARKING FIRE LANE SIGN TYPE A (3 / C9.00)
10. NO PARKING FIRE LANE SIGN TYPE C (3 / C9.00)
11. NO PARKING FIRE LANE SIGN TYPE D (3 / C9.00)
12. 4" WIDE, WHITE NO PARKING STRIPING, TYP. (4 / C9.00)
13. 4" WIDE, WHITE NO PARKING STRIPING WITH "NO PARKING" MARKING, TYP. (4 / C9.00)
14. EVCS CAPABLE STALLS
15. 4" WIDE, BLUE EGRESS PATH STRIPING, TYP.
16. SCOREBOARD, S.A.P.
17. CONTAINER BAR, S.A.P.
18. VEHICULAR FIELD ACCESS, S.A.P.
19. ARTIFICIAL TURF LAWN, S.L.P. (3 / C9.00)
20. FLEXIBLE DELINEATORS, TYP. (7 / C9.00)
21. URBAN TREE FARM, TYP., S.L.P.
22. STORAGE CONTAINERS, TYP., S.A.P.
23. PORTABLE RESTROOMS, TYP., S.A.P.
24. MODULAR CONTAINER RESTROOMS, TYP., S.A.P.
25. SEATING, TYP., S.L.P.
26. BIKE PARKING, S.L.P.
27. BROADCAST CONTAINERS, S.A.P.
28. GRANDSTAND, S.A.P.
29. CONCESSIONS CONTAINER, S.A.P.
30. SYNTHETIC TURF SOCCER FIELD, S.C.F.P.
31. FIELD LIGHTING, S.S.P.
32. CLUB SEATING AREA, S.A.P.
33. TICKETING AND CONCESSIONS CONTAINER, S.A.P.
34. ENTRY GATE, S.A.P.
35. NEW FENCE, S.L.P.
36. FIRE HYDRANTS (3' MIN CLEARANCE AROUND HYDRANT) (1 / C9.00)
37. BOLLARDS
38. TEMP GUARDRAIL (JOG AROUND HYDRANT)
39. EMERGENCY EGRESS GATE, S.A.P.
40. ACCESS GATE, S.A.P.
41. MSB AND TRANSFORMER, S.J.T.P.
42. STAGE, S.A.P.
43. MERCHANDISE CONTAINER, S.A.P.
44. TRASH ENCLOSURE, S.A.P.
45. TEAM LOCKER AND SUPPORT FACILITY, S.A.P.
46. FIRE/EMERGENCY RESPONDER ACCESS GATE WITH (5) 6.2" STEPS, S.A.P.
47. 479 LF RETAINING WALL, S.S.P.
48. ELECTRICAL EQUIPMENT, S.A.P.
49. PR FDC
50. WARMING KITCHEN, S.A.P.
51. EX PG&E TRANSMISSION LINE POLE
52. EX TREE TO REMAIN
53. EX FENCE
54. EX SDCB
55. MOSAIC STENCIL, S.L.P.
56. TRAILER TOILETS, S.A.P.



GRAPHIC SCALE 1"=20'
20 0 20 40
*ARROW DIRECTION SHOWN IS TRUE NORTH

Project
INTERIM STADIUM for ORSSC
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Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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Waste Management
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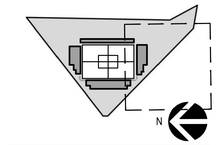
Key Plan



Professional Seals

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. O'CONNELL
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET, REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

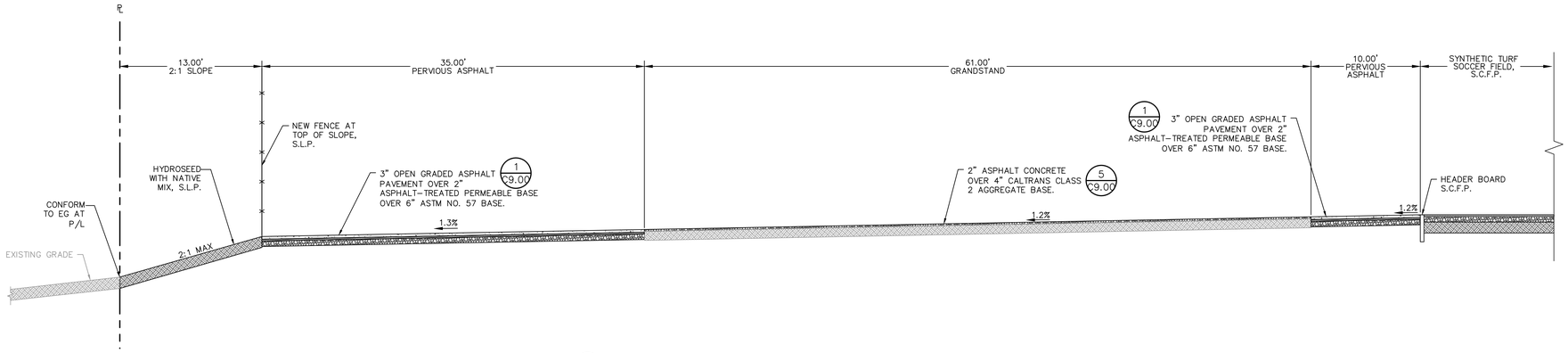
Project No: C20220888-11

Sheet Title
HORIZONTAL CONTROL PLAN

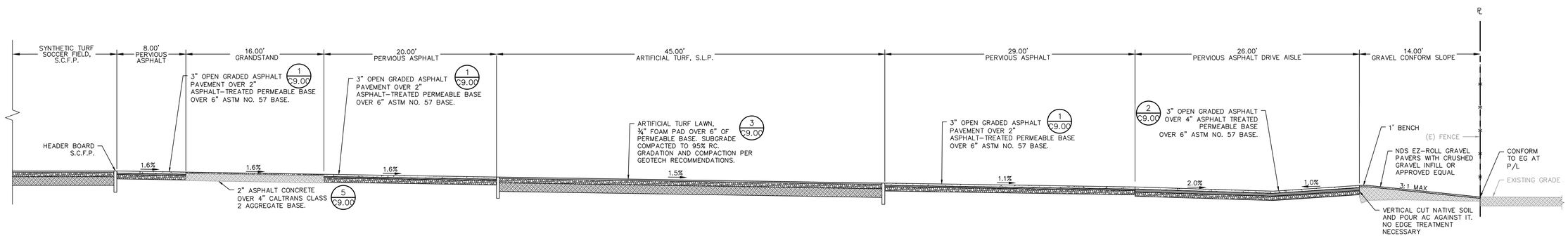
Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C3.01

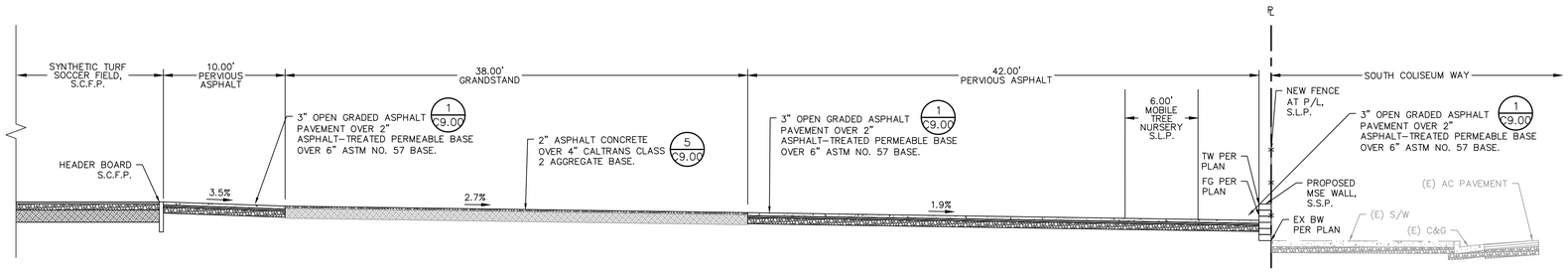
2023-10-04 5:08:19 PM



A — CROSS-SECTION A
1" = 5'



B — CROSS-SECTION B
1" = 5'



C — CROSS-SECTION C
1" = 5'

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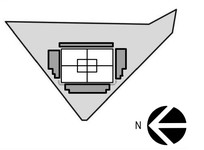

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	CUP SUBMITTAL 1	02/16/2024

Project No: C2022/0888-11

Sheet Title
CROSS SECTIONS

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Sheet Number
C3.02

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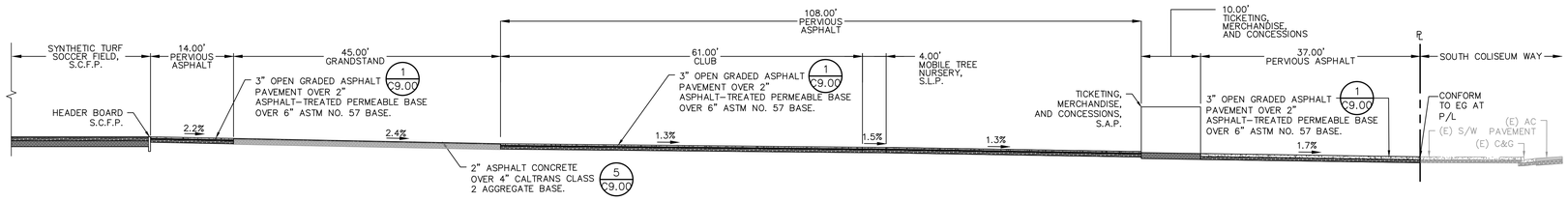

D
–

CROSS-SECTION D
1" = 10'

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Project

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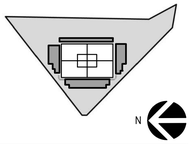

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Project No: C20220888-11

Sheet Title

CROSS SECTIONS

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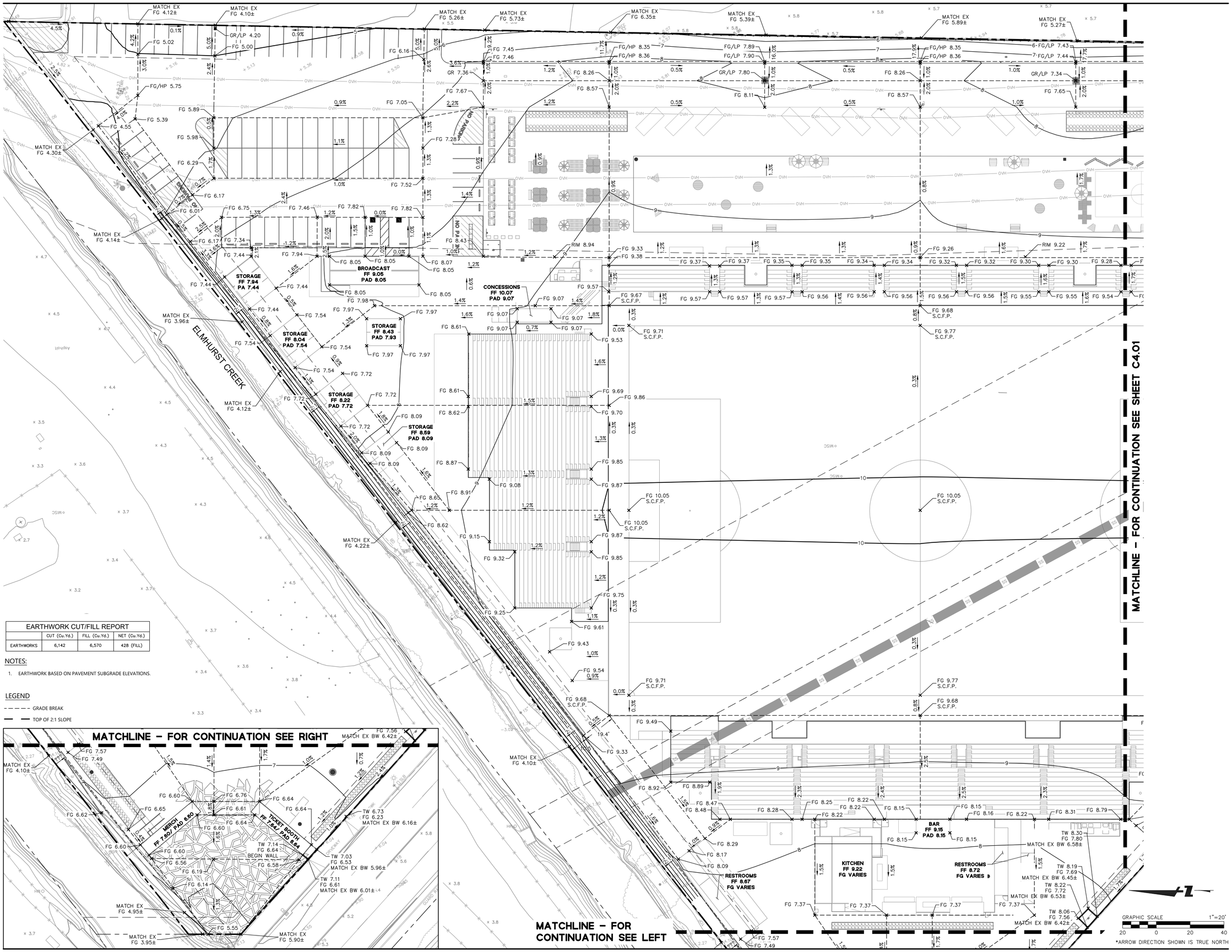
Sheet Number

C3.03



EARTHWORK CUT/FILL REPORT			
	CUT (Cu.Yd.)	FILL (Cu.Yd.)	NET (Cu.Yd.)
EARTHWORKS	6,142	6,570	428 (FILL)

NOTES:

1. EARTHWORK BASED ON PAVEMENT SUBGRADE ELEVATIONS.

LEGEND

- - - - - GRADE BREAK

— — — TOP OF 2:1 SLOPE

2023-10-04 5:08:19 PM

Project

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	CUP SUBMITTAL 1	02/16/2024

Project No: C20220688-11

Sheet Title

GRADING PLAN

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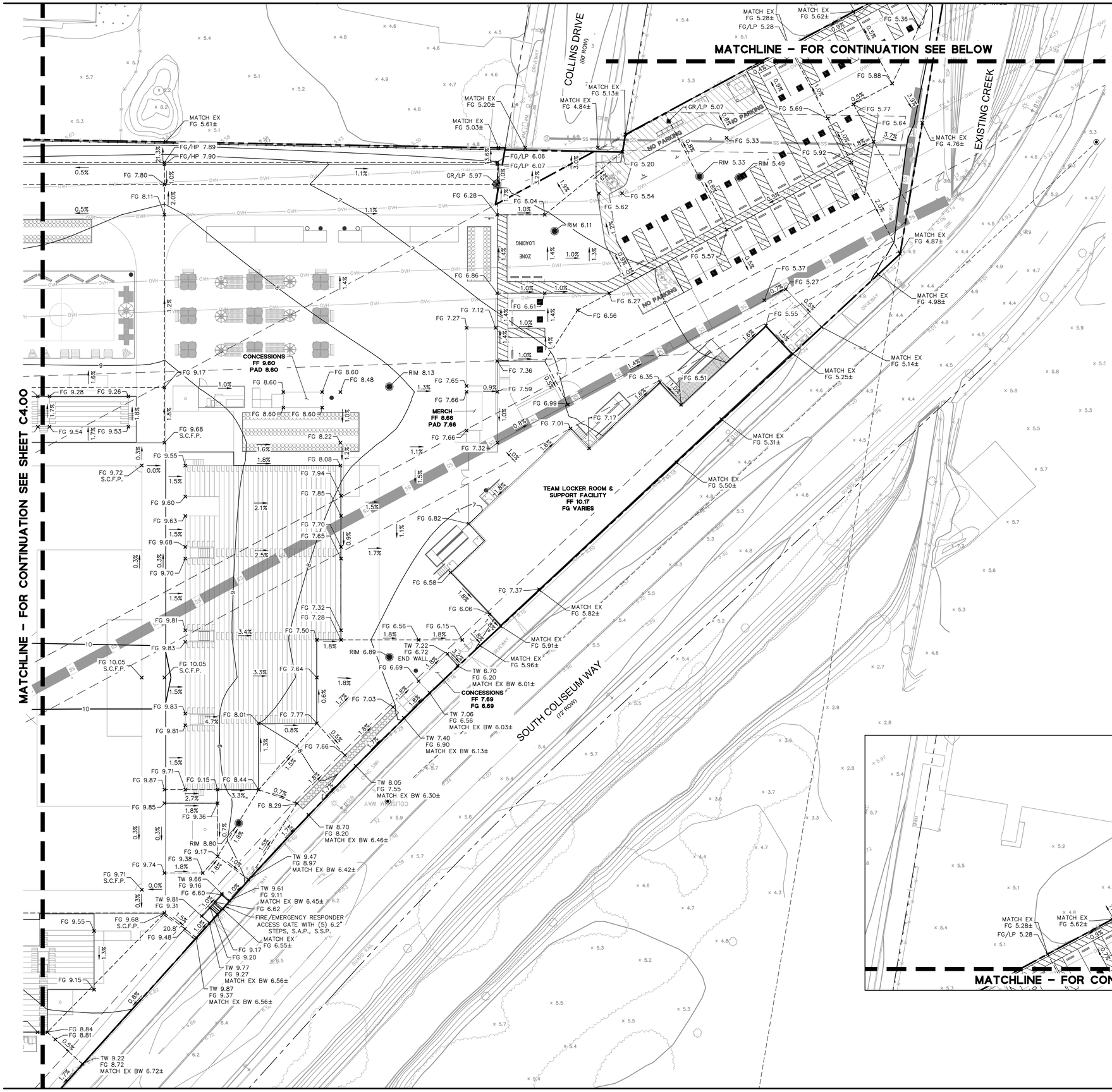
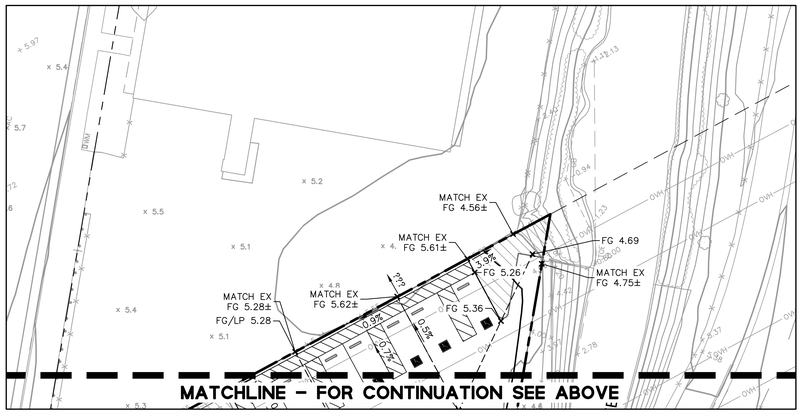
Sheet Number

C4.00





EARTHWORK CUT/FILL REPORT			
	CUT (Cu.Yd.)	FILL (Cu.Yd.)	NET (Cu.Yd.)
EARTHWORKS	6,142	6,570	428 (FILL)

NOTES:

1. EARTHWORK BASED ON PAVEMENT SUBGRADE ELEVATIONS.

LEGEND

- - - - - GRADE BREAK

— — TOP OF 2:1 SLOPE

GRAPHIC SCALE 1"=20'

20 0 20 40

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	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title

GRADING PLAN

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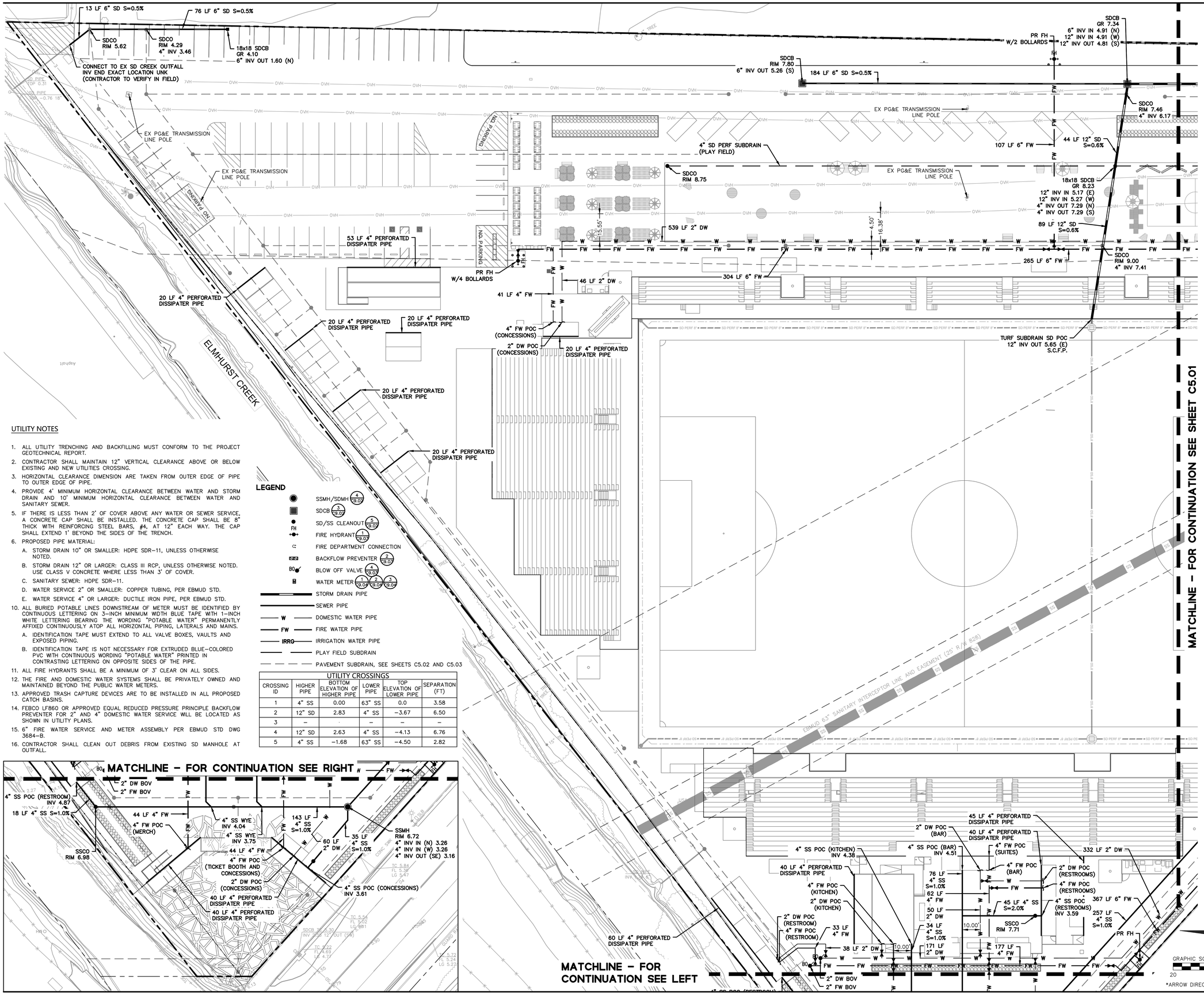

UTILITY NOTES

1. ALL UTILITY TRENCHING AND BACKFILLING MUST CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING.
3. HORIZONTAL CLEARANCE DIMENSION ARE TAKEN FROM OUTER EDGE OF PIPE TO OUTER EDGE OF PIPE.
4. PROVIDE 4' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND STORM DRAIN AND 10' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND SANITARY SEWER.
5. IF THERE IS LESS THAN 2' OF COVER ABOVE ANY WATER OR SEWER SERVICE, A CONCRETE CAP SHALL BE INSTALLED. THE CONCRETE CAP SHALL BE 8" THICK WITH REINFORCING STEEL BARS, #4, AT 12" EACH WAY. THE CAP SHALL EXTEND 1' BEYOND THE SIDES OF THE TRENCH.
6. PROPOSED PIPE MATERIAL:
   A. STORM DRAIN 10" OR SMALLER: HDPE SDR–11, UNLESS OTHERWISE NOTED.
   B. STORM DRAIN 12" OR LARGER: CLASS III RCP, UNLESS OTHERWISE NOTED. USE CLASS V CONCRETE WHERE LESS THAN 3' OF COVER.
   C. SANITARY SEWER: HDPE SDR–11.
   D. WATER SERVICE 2" OR SMALLER: COPPER TUBING, PER EBMUD STD.
   E. WATER SERVICE 4" OR LARGER: DUCTILE IRON PIPE, PER EBMUD STD.
10. ALL BURIED POTABLE LINES DOWNSTREAM OF METER MUST BE IDENTIFIED BY CONTINUOUS LETTERING ON 3–INCH MINIMUM WIDTH BLUE TAPE WITH 1–INCH WHITE LETTERING BEARING THE WORDING "POTABLE WATER" PERMANENTLY AFFIXED CONTINUOUSLY ATOP ALL HORIZONTAL PIPING, LATERALS AND MAINS.
   A. IDENTIFICATION TAPE MUST EXTEND TO ALL VALVE BOXES, VAULTS AND EXPOSED PIPING.
   B. IDENTIFICATION TAPE IS NOT NECESSARY FOR EXTRUDED BLUE–COLORED PVC WITH CONTINUOUS WORDING "POTABLE WATER" PRINTED IN CONTRASTING LETTERING ON OPPOSITE SIDES OF THE PIPE.
11. ALL FIRE HYDRANTS SHALL BE A MINIMUM OF 3' CLEAR ON ALL SIDES.
12. THE FIRE AND DOMESTIC WATER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BEYOND THE PUBLIC WATER METERS.
13. APPROVED TRASH CAPTURE DEVICES ARE TO BE INSTALLED IN ALL PROPOSED CATCH BASINS.
14. FEBCO LF860 OR APPROVED EQUAL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER FOR 2" AND 4" DOMESTIC WATER SERVICE WILL BE LOCATED AS SHOWN IN UTILITY PLANS.
15. 6" FIRE WATER SERVICE AND METER ASSEMBLY PER EBMUD STD DWG 3684–B.
16. CONTRACTOR SHALL CLEAN OUT DEBRIS FROM EXISTING SD MANHOLE AT OUTFALL.

LEGEND

- SSMH/SDMH (4/9.0)
- SDCB (3/9.0)
- SD/SS CLEANOUT (3/9.0)
- FIRE HYDRANT (1/9.0)
- FIRE DEPARTMENT CONNECTION
- BACKFLOW PREVENTER (2/9.0)
- BLOW OFF VALVE (4/9.0)
- WATER METER (1/9.0) (2/9.0) (3/9.0)
- STORM DRAIN PIPE
- SEWER PIPE
- W — DOMESTIC WATER PIPE
- FW — FIRE WATER PIPE
- IRRG — IRRIGATION WATER PIPE
- PLAY FIELD SUBDRAIN
- PAVEMENT SUBDRAIN, SEE SHEETS C5.02 AND C5.03

UTILITY CROSSINGS

CROSSING ID	HIGHER PIPE	BOTTOM ELEVATION OF HIGHER PIPE	LOWER PIPE	TOP ELEVATION OF LOWER PIPE	SEPARATION (FT)
1	4" SS	0.00	63" SS	0.0	3.58
2	12" SD	2.83	4" SS	−3.67	6.50
3	–	·	–	–	–
4	12" SD	2.63	4" SS	−4.13	6.76
5	4" SS	−1.68	63" SS	−4.50	2.82

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	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

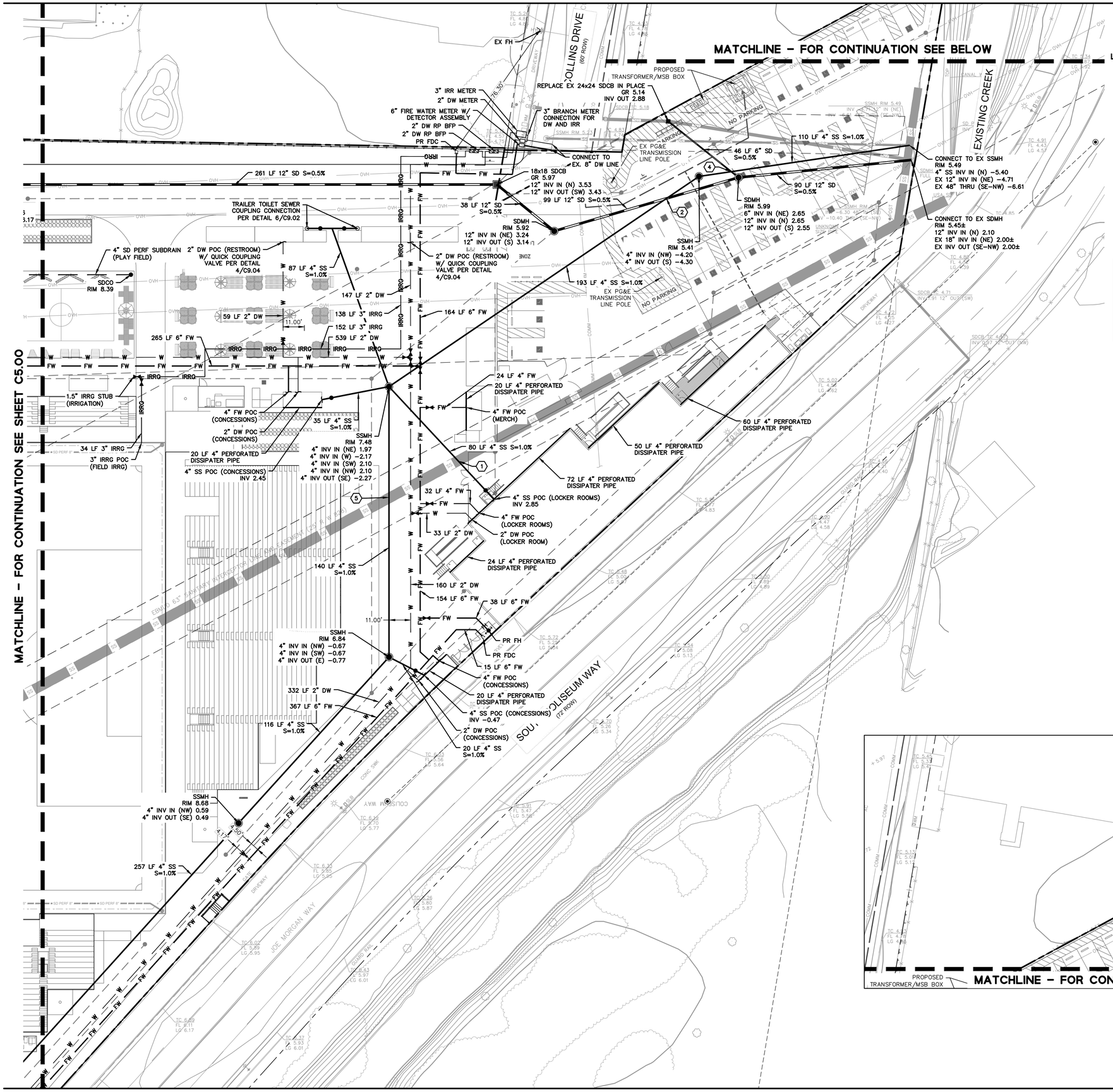
Sheet Title

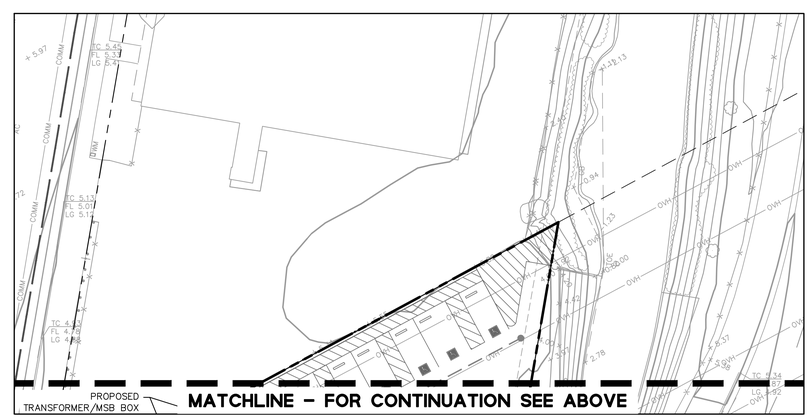
UTILITY PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

C5.00





LEGEND

- SSMH/SDMH (4/C9.07)
- SDCB (3/C9.07)
- SD/SS CLEANOUT (5/C9.07)
- FH FIRE HYDRANT (3/C9.07)
- FIRE DEPARTMENT CONNECTION
- BF BACKFLOW PREVENTER (2/C9.07)
- BO BLOW OFF VALVE (4/C9.07)
- M WATER METER (1/C9.07) (2/C9.07) (3/C9.07)
- STORM DRAIN PIPE
- SEWER PIPE
- W DOMESTIC WATER PIPE
- FW FIRE WATER PIPE
- IRRG IRRIGATION WATER PIPE
- PLAY FIELD SUBDRAIN
- PAVEMENT SUBDRAIN, SEE SHEETS C5.02 AND C5.03

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5. IF THERE IS LESS THAN 2' OF COVER ABOVE ANY WATER OR SEWER SERVICE, A CONCRETE CAP SHALL BE INSTALLED. THE CONCRETE CAP SHALL BE 8" THICK WITH REINFORCING STEEL BARS, #4, AT 12" EACH WAY. THE CAP SHALL EXTEND 1' BEYOND THE SIDES OF THE TRENCH.
6. PROPOSED PIPE MATERIAL:
   - A. STORM DRAIN 10" OR SMALLER: HDPE SDR-11, UNLESS OTHERWISE NOTED.
   - B. STORM DRAIN 12" OR LARGER: CLASS III RCP, UNLESS OTHERWISE NOTED. USE CLASS V CONCRETE WHERE LESS THAN 3' OF COVER.
   - C. SANITARY SEWER: HDPE SDR-11.
   - D. WATER SERVICE 2" OR SMALLER: COPPER TUBING, PER EBMUD STD.
   - E. WATER SERVICE 4" OR LARGER: DUCTILE IRON PIPE, PER EBMUD STD.
10. ALL BURIED POTABLE LINES DOWNSTREAM OF METER MUST BE IDENTIFIED BY CONTINUOUS LETTERING ON 3-INCH MINIMUM WIDTH BLUE TAPE WITH 1-INCH WHITE LETTERING BEARING THE WORDING "POTABLE WATER" PERMANENTLY AFFIXED CONTINUOUSLY ATOP ALL HORIZONTAL PIPING, LATERALS AND MAINS.
    - A. IDENTIFICATION TAPE MUST EXTEND TO ALL VALVE BOXES, VAULTS AND EXPOSED PIPING.
    - B. IDENTIFICATION TAPE IS NOT NECESSARY FOR EXTRUDED BLUE-COLORED PVC WITH CONTINUOUS WORDING "POTABLE WATER" PRINTED IN CONTRASTING LETTERING ON OPPOSITE SIDES OF THE PIPE.
11. ALL FIRE HYDRANTS SHALL BE A MINIMUM OF 3' CLEAR ON ALL SIDES.
12. THE FIRE AND DOMESTIC WATER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BEYOND THE PUBLIC WATER METERS.
13. APPROVED TRASH CAPTURE DEVICES ARE TO BE INSTALLED IN ALL PROPOSED CATCH BASINS.
14. FEBCO LF860 OR APPROVED EQUAL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER FOR 2" AND 4" DOMESTIC WATER SERVICE WILL BE LOCATED AS SHOWN IN UTILITY PLANS.
15. 6" FIRE WATER SERVICE AND METER ASSEMBLY PER EBMUD STD DWG 3684-B.
16. CONTRACTOR SHALL CLEAN OUT DEBRIS FROM EXISTING SD MANHOLE AT OUTFALL.

GRAPHIC SCALE 1" = 20'
20 0 20 40
*ARROW DIRECTION SHOWN IS TRUE NORTH

Project
INTERIM STADIUM for ORSSC
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Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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American Trash Management
Waste Management
1900 Powell Street, suite 220
Emeryville, CA 94608

Key Plan

Professional Seals

REGISTERED PROFESSIONAL ENGINEER MICHAEL A. O'CONNELL No. 75811 EXP. 6/30/24 CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title
UTILITY PLAN

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Sheet Number
C5.01

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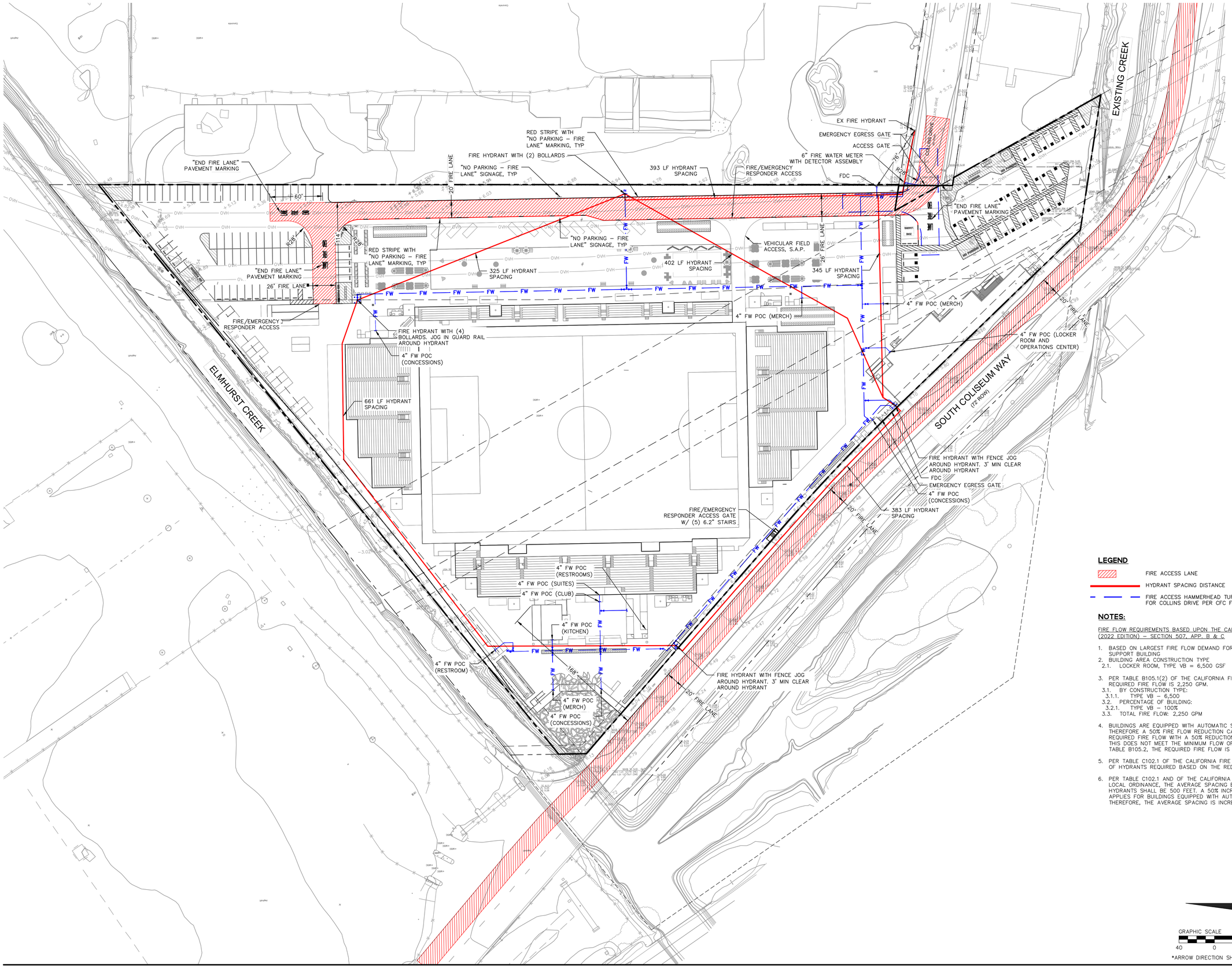

LEGEND

- FIRE ACCESS LANE
- HYDRANT SPACING DISTANCE
- FIRE ACCESS HAMMERHEAD TURNAROUND FOR COLLINS DRIVE PER CFC FIGURE D103.1

NOTES:

FIRE FLOW REQUIREMENTS BASED UPON THE CALIFORNIA FIRE CODE (2022 EDITION) – SECTION 507, APP. B & C

1. BASED ON LARGEST FIRE FLOW DEMAND FOR LOCKER AND TEAM SUPPORT BUILDING
2. BUILDING AREA CONSTRUCTION TYPE
   2.1. LOCKER ROOM, TYPE VB = 6,500 GSF
3. PER TABLE B105.1(2) OF THE CALIFORNIA FIRE CODE, THE REQUIRED FIRE FLOW IS 2,250 GPM.
   3.1. BY CONSTRUCTION TYPE:
   3.1.1. TYPE VB – 6,500
   3.2. PERCENTAGE OF BUILDING:
   3.2.1. TYPE VB – 100%
   3.3. TOTAL FIRE FLOW: 2,250 GPM
4. BUILDINGS ARE EQUIPPED WITH AUTOMATIC SPRINKLERS, THEREFORE A 50% FIRE FLOW REDUCTION CAN BE APPLIED. THE REQUIRED FIRE FLOW WITH A 50% REDUCTION IS 1,125 GPM. SINCE THIS DOES NOT MEET THE MINIMUM FLOW OF 1,500 GPM PER TABLE B105.2, THE REQUIRED FIRE FLOW IS 1,500 GPM.
5. PER TABLE C102.1 OF THE CALIFORNIA FIRE CODE, THE NUMBER OF HYDRANTS REQUIRED BASED ON THE REDUCED FIRE FLOW IS 1.
6. PER TABLE C102.1 AND OF THE CALIFORNIA FIRE CODE AND LOCAL ORDINANCE, THE AVERAGE SPACING BETWEEN FIRE HYDRANTS SHALL BE 500 FEET. A 50% INCREASE CAN BE APPLIES FOR BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS, THEREFORE, THE AVERAGE SPACING IS INCREASED TO 750 FEET.

GRAPHIC SCALE 1" = 40'

40 0 40 80

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	CUP SUBMITTAL 1	02/16/2024

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Sheet Title

FIRE ACCESS PLAN

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Sheet Number

C7.00

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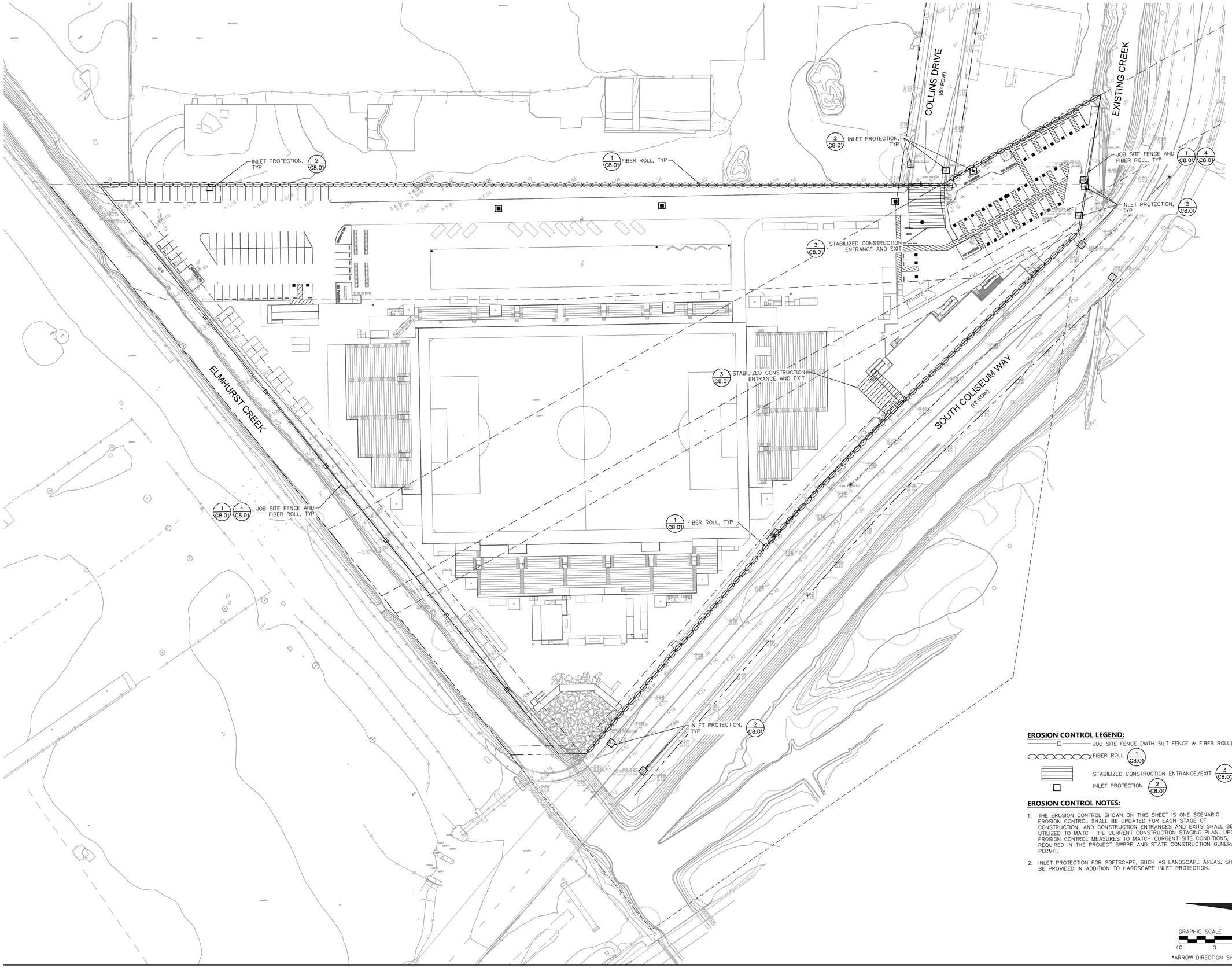

EROSION CONTROL LEGEND:

- JOB SITE FENCE (WITH SILT FENCE & FIBER ROLL) — 1 C8.01, 4 C8.01
- FIBER ROLL — 1 C8.01
- STABILIZED CONSTRUCTION ENTRANCE/EXIT — 3 C8.01
- INLET PROTECTION — 2 C8.01

EROSION CONTROL NOTES:

1. THE EROSION CONTROL SHOWN ON THIS SHEET IS ONE SCENARIO. EROSION CONTROL SHALL BE UPDATED FOR EACH STAGE OF CONSTRUCTION, AND CONSTRUCTION ENTRANCES AND EXITS SHALL BE UTILIZED TO MATCH THE CURRENT CONSTRUCTION STAGING PLAN. UPDATE EROSION CONTROL MEASURES TO MATCH CURRENT SITE CONDITIONS, AS REQUIRED IN THE PROJECT SWPPP AND STATE CONSTRUCTION GENERAL PERMIT.
2. INLET PROTECTION FOR SOFTSCAPE, SUCH AS LANDSCAPE AREAS, SHALL BE PROVIDED IN ADDITION TO HARDSCAPE INLET PROTECTION.

GRAPHIC SCALE 1" = 40'
40 0 40 80

*ARROW DIRECTION SHOWN IS TRUE NORTH

2023-10-04 5:08:19 PM

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Sheet Title
EROSION CONTROL PLAN

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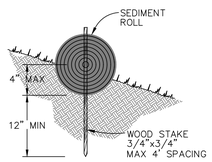
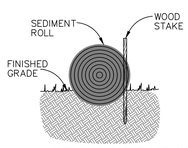
Sheet Number
C8.00



ENTRENCHMENT DETAIL
IN SLOPE AREA

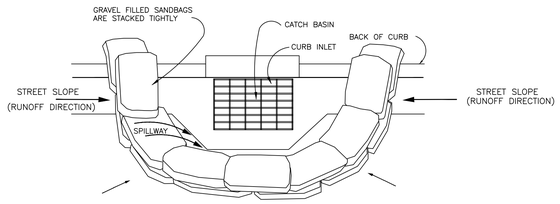


ENTRENCHMENT DETAIL
IN FLAT AREA

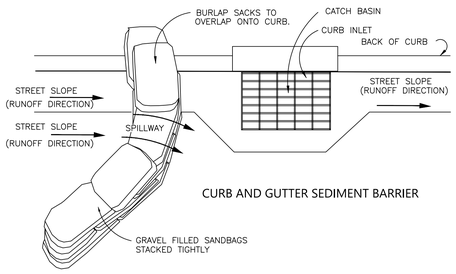
NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

1 – FIBER ROLL
NTS



CURB INLET SEDIMENT BARRIER

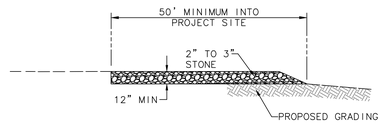


CURB AND GUTTER SEDIMENT BARRIER

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, 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 ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

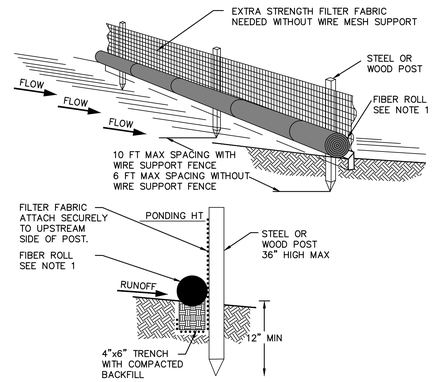
2 – INLET PROTECTION
NTS



NOTES:

1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. ALL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEAN PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS).
3. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2" TO 3" STONE.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
5. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
6. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50 FEET.

3 – STABILIZED CONSTRUCTION ENTRANCE/EXIT
NTS



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

NOTES:

1. FIBER ROLL SHALL BE PLACED CONTINUOUSLY WITH 24" MIN OVERLAP BETWEEN SEGMENTS. SEE DETAIL 3 FOR ADDITIONAL FIBER ROLL INFORMATION.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
4. SILT FENCE SHALL BE PLACED PER PLAN ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4 – SITE FENCE WITH SILT FENCE & FIBER ROLL
NTS

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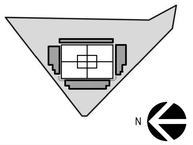
Key Plan



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NOT FOR CONSTRUCTION

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	SD/DD PRICING SET, REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title
EROSION CONTROL DETAILS

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Sheet Number
C8.01

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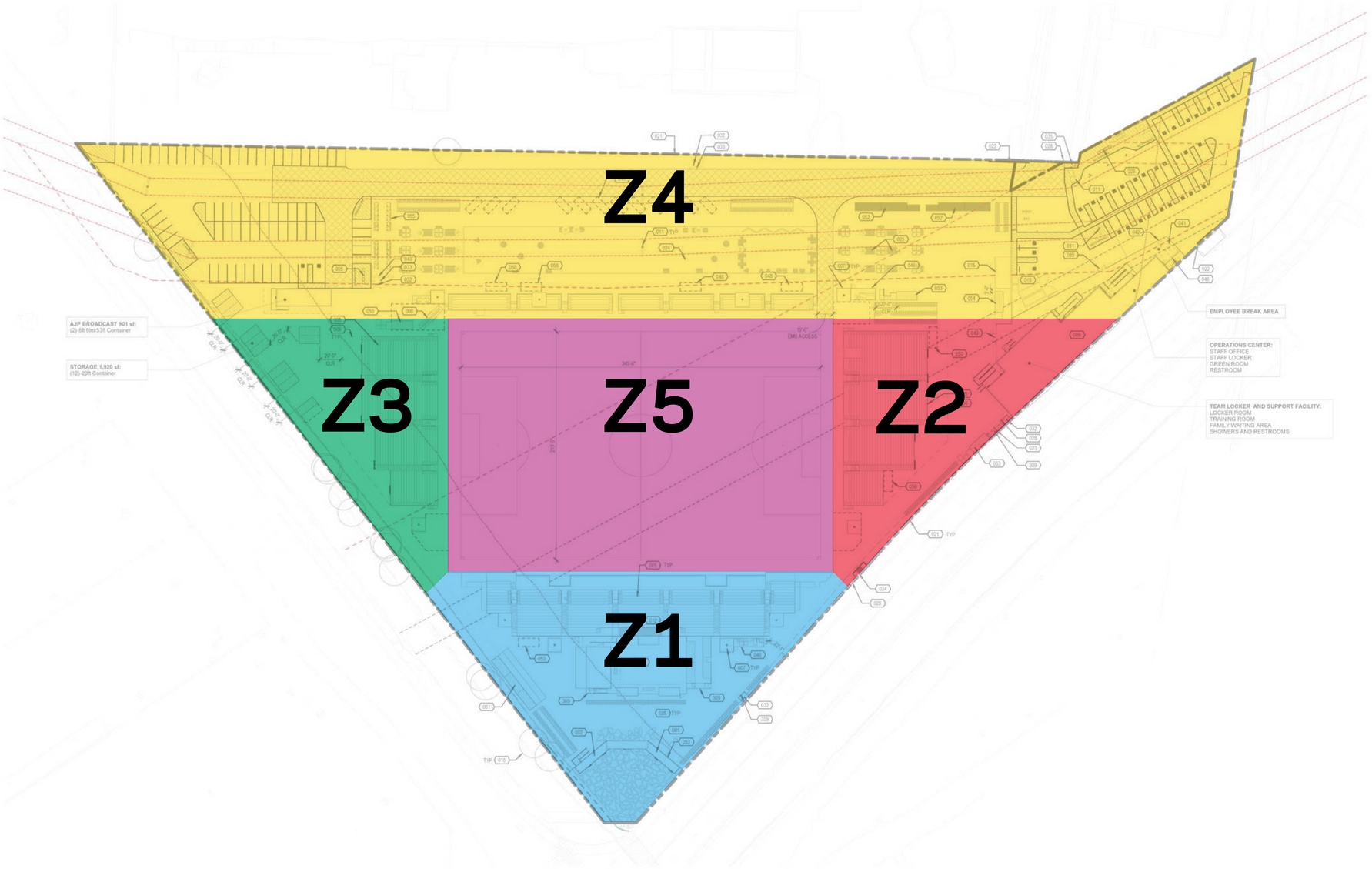

INTRODUCTION

The Oakland Roots and Soul Sports Club Signage Masterplan encompasses designs that speak directly to the history and culture of the City itself, through graphic expressions of the organizations' core values and mission. It's purpose is to provide proposed standards for the visual identity of the stadium and wayfinding for all visitors to the site. This is accomplished via dimensional signage elements throughout exterior and interior spaces, visible to guests, teams and staff.

By revitalizing an overlooked parcel adjacent to the Oakland Coliseum and Oakland Arena, the soccer stadium will turn this site back into a lively center of activity that celebrates diverse camaraderie. The Oakland Roots and Soul Sports Club's dedication to the improvement and growth of its community is prevalent in its artistic representations. All signage strives to embody that spirit, and communicate those messages to every visitor.

The Signage Masterplan is for planning purposes only. All signage will be subject to required permits to be obtained by Signage Fabricator at a later date. Signage masterplan is for City review only.

SIGN TYPES

- **V01** Vom Portals
- **TL01** Team Logos
- **G01** Gate Entry ID
- **CG01** Container Graphics
- **A01** Amenity
- **SS01** Stadium Scrim
- **N01** Neighborhood ID (Landmark)
- **W01** Wayfinding (Directory)
- **W01** Scoreboard
- **GG01** Ground Graphics
- **FG01** Fence Graphics (BCDC)

LEGEND

- ZONE 1: STADIUM WEST
- ZONE 2: BLOCK PARTY DISTRICT
- ZONE 3: STADIUM NORTH
- ZONE 4: STADIUM EAST
- ZONE 5: FIELD & SEATING

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Forza
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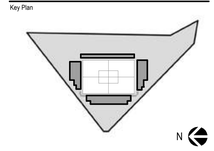
2502 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



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Project No: 23.04049.00

Sheet Title
Site Plan and Sign Types

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Sheet Number
AG100

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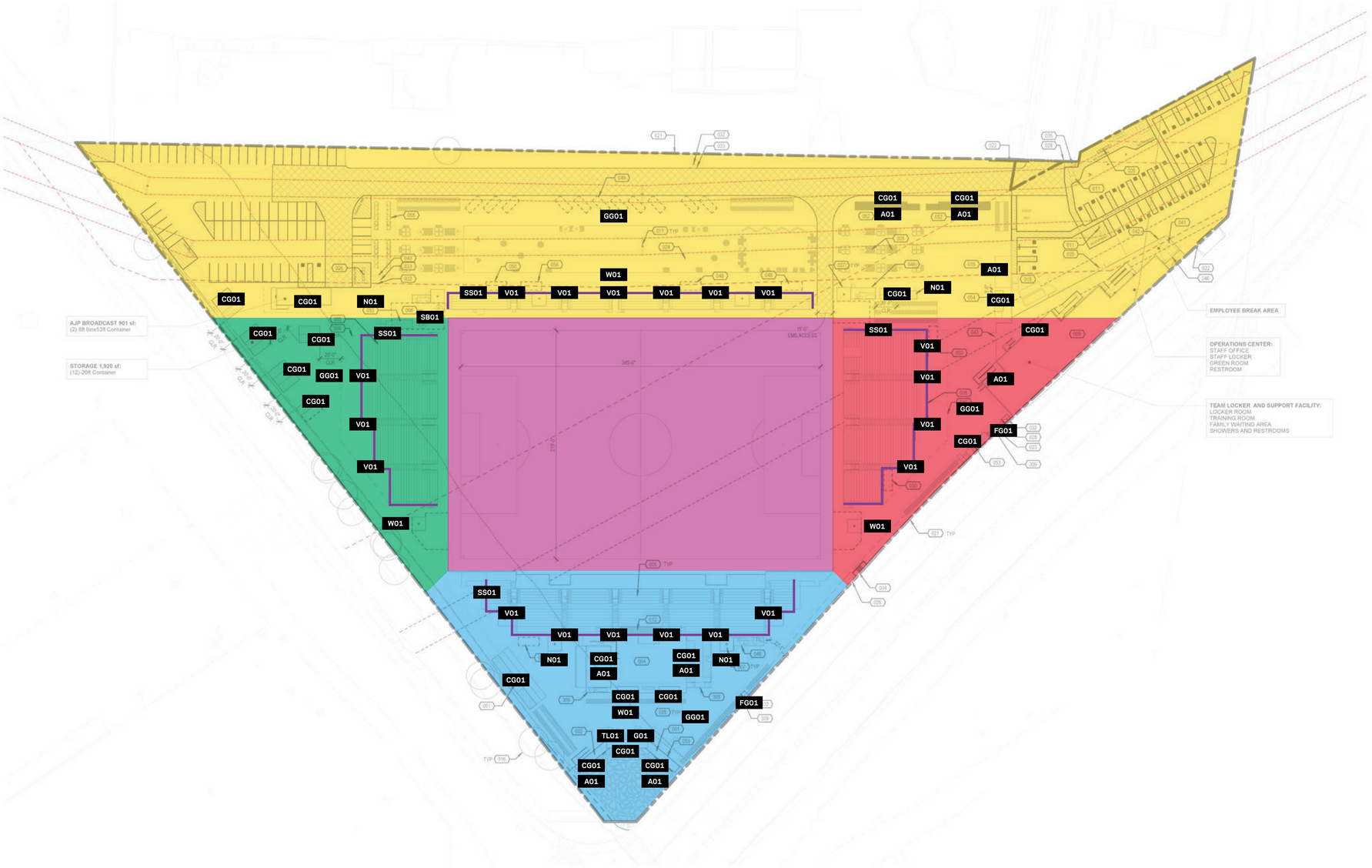

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LEGEND

- ZONE 1: STADIUM WEST
- ZONE 2: BLOCK PARTY DISTRICT
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- ZONE 5: FIELD & SEATING

*approximate locations for future signage

2023-10-05 3:55:57 PM

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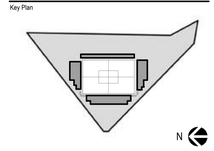

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Project No: 23.04049.00

Sheet Title
Master Sign Plan

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
AG101

V01 VOM PORTALS

DESCRIPTION

Painted aluminum portal form, to integrate seamlessly into architectural vom entrances. Built to incorporate wayfinding directional elements. Portals are to be externally Illuminated or spot lit.

ATTRIBUTES

- L — Scale
- 3 — Level of Moveability
  1 - easiest to move, 5 - more challenging to move
- External Illumination

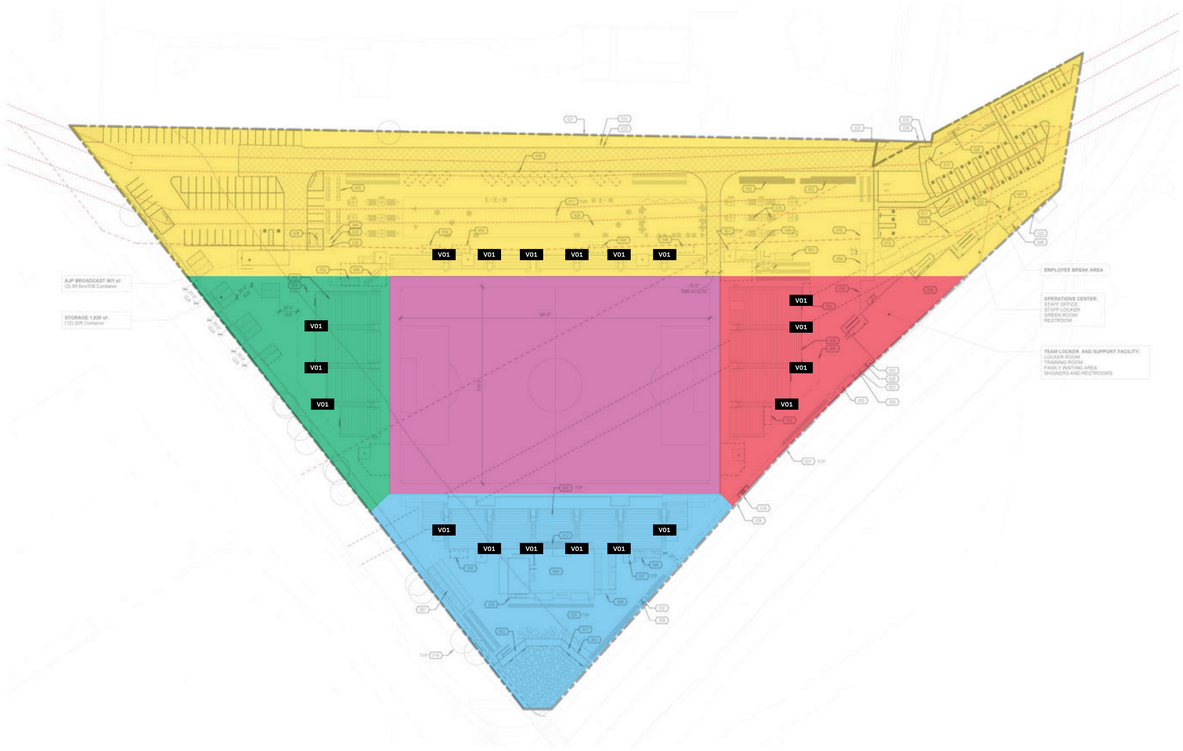
LEGEND

- ZONE 1: STADIUM WEST
- ZONE 2: BLOCK PARTY DISTRICT
- ZONE 3: STADIUM NORTH
- ZONE 4: STADIUM EAST

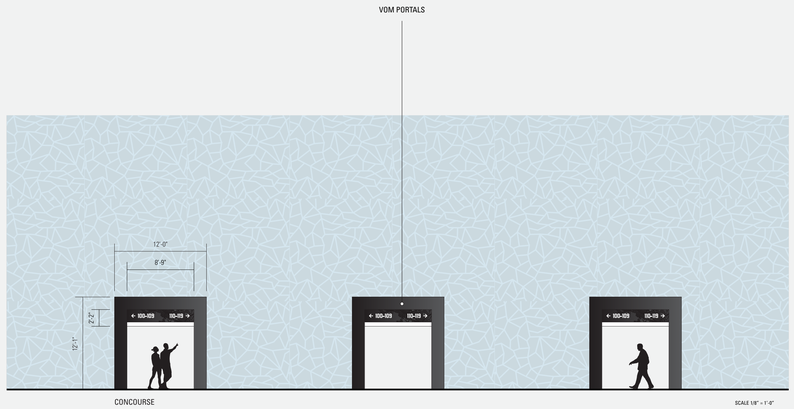
QUANTITY: 19

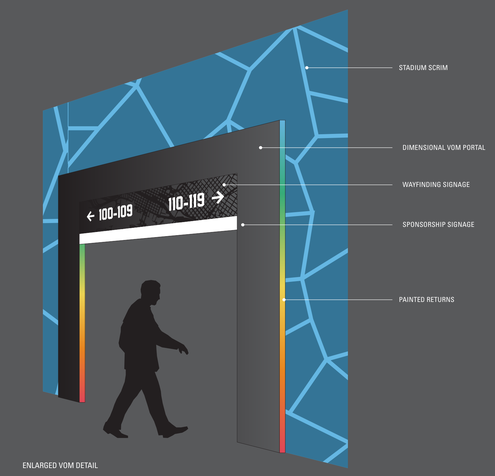
PROPOSED MATERIALS: Painted Aluminum, Acrylic Faces
PROPOSED LIGHTING: External Illumination

SITE PLAN



*approximate locations for future signage





REFERENCE

*Painted Aluminum Sign Reference

*Exterior Grade Graphics Reference

2023-10-06 3:35:57 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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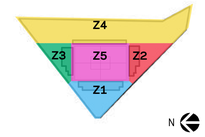
Emeryville, CA 94608

Forza
Fire, Life Safety and Building Code
2902 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



Professional Seals

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	03/04/2024

Project No: 23.04049.00
Sheet Title
VOM PORTALS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
AG102

TL01 TEAM LOGO

G01 GATE ENTRY ID

DESCRIPTION: CONTAINER GRAPHICS

Single-sided, painted aluminum cabinets with articulated dimensional logo elements applied to acrylic faces; Each cabinet has dimmable internal illumination to adjust light levels of individual logo(s) based on event.

Single-sided, painted aluminum channel letters with translucent to acrylic faces; perforated mesh vinyl applied to acrylic faces; Each sign has dimmable internal illumination.

PROPOSED MATERIALS: Painted Aluminum, Acrylic Faces

PROPOSED LIGHTING: Internal Illumination, Power Required

DESCRIPTION: GATE ENTRY ID

Cabinets and Channel Letters mounted to face of central Entrance storage container with vertical standoff elements, separating logos from the storage container or structure.

PROPOSED MATERIALS: Painted Aluminum, Acrylic Faces

PROPOSED LIGHTING: Internal Illumination, Power Required

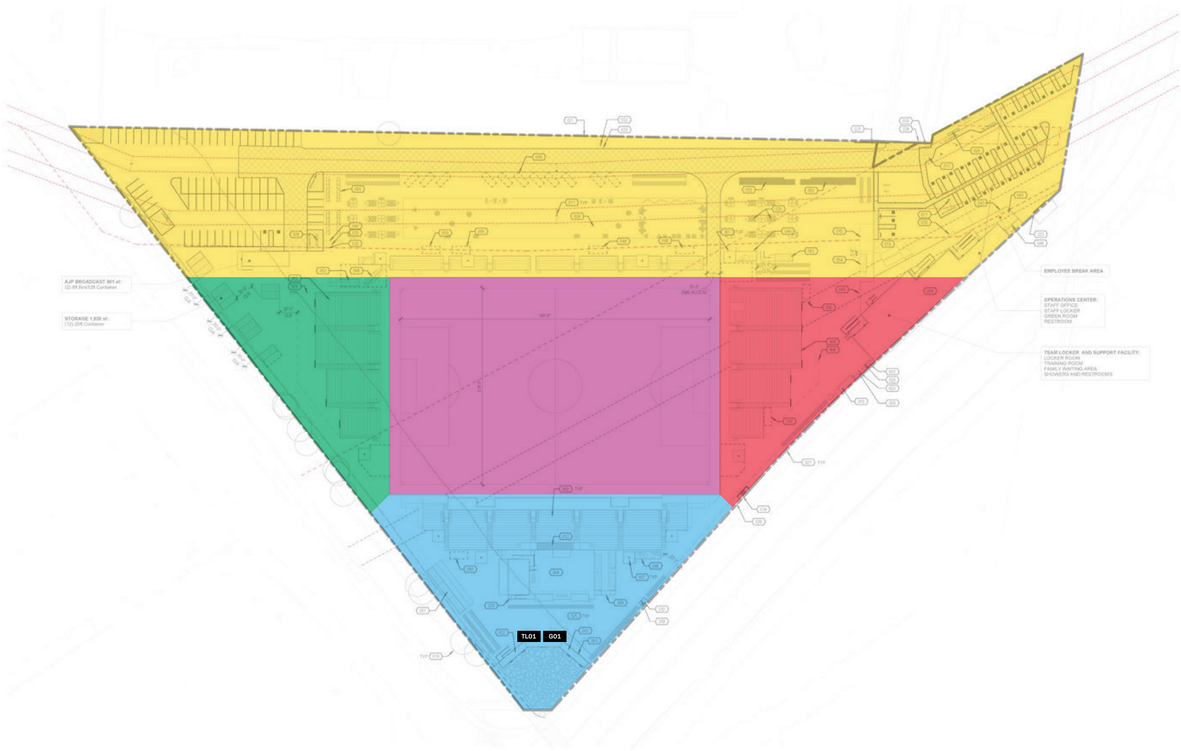
ATTRIBUTES

- L Scale
- 4 Level of Moveability
  1 - easiest to move, 5 - more challenging to move
- Internal Illumination
- Power Required

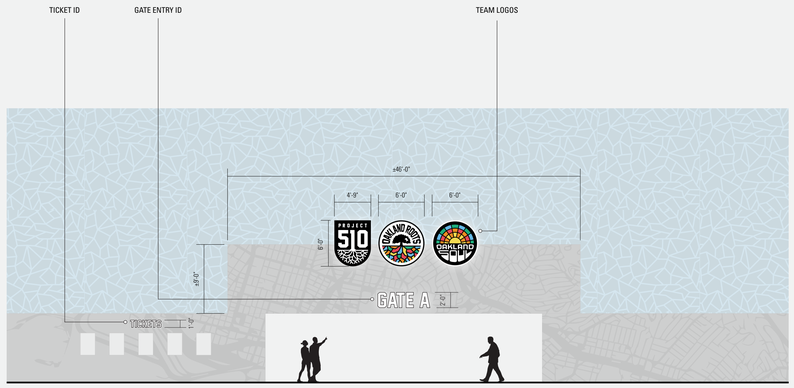
LEGEND

ZONE 1: STADIUM WEST

QUANTITY: 1 EACH



*approximate locations for future signage



STADIUM ARRIVAL

SCALE 1/8" = 1'-0"

REFERENCE

*Internally Illuminated Letter Reference

2023-10-06 3:35:57 PM

Project

INTERIM STADIUM for ORSSC

8000 South Coliseum Way
Oakland, CA 94621

Prepared For

OAKLAND ROOTS & SOULS SPORTS CLUB

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Forza
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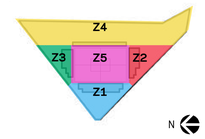
2902 West Mechanic Sheet Suite C
Harrisonville, MO 64701

Key Plan



Professional Seals

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No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	03/04/2024

Project No: 23.04049.00

Sheet Title

TEAM LOGO &
GATE ENTRY ID

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

AG103

CG01 CONTAINER GRAPHICS **A01** AMENITY

DESCRIPTION: CONTAINER GRAPHICS

Exterior grade vinyl wrap with tone-on-tone Oakland City Grid graphic or team branding, wrapping all sides.

PROPOSED MATERIALS: Exterior Grade Vinyl **PROPOSED LIGHTING:** N/A

DESCRIPTION: AMENITY

Exterior surfaces of amenity spaces (retail outlets, community partners, stages, galleries, VIP spaces, etc) can be wrapped in brand, team or sponsorship graphics. Each space to incorporate a Main ID (direct print to material) as well as a flag-mounted Secondary ID. These elements help to promote individuality among a variety of partner businesses and organizations while giving them a unified graphic kit of parts to celebrate their brands.

PROPOSED MATERIALS: Exterior Grade Vinyl **PROPOSED LIGHTING:** N/A

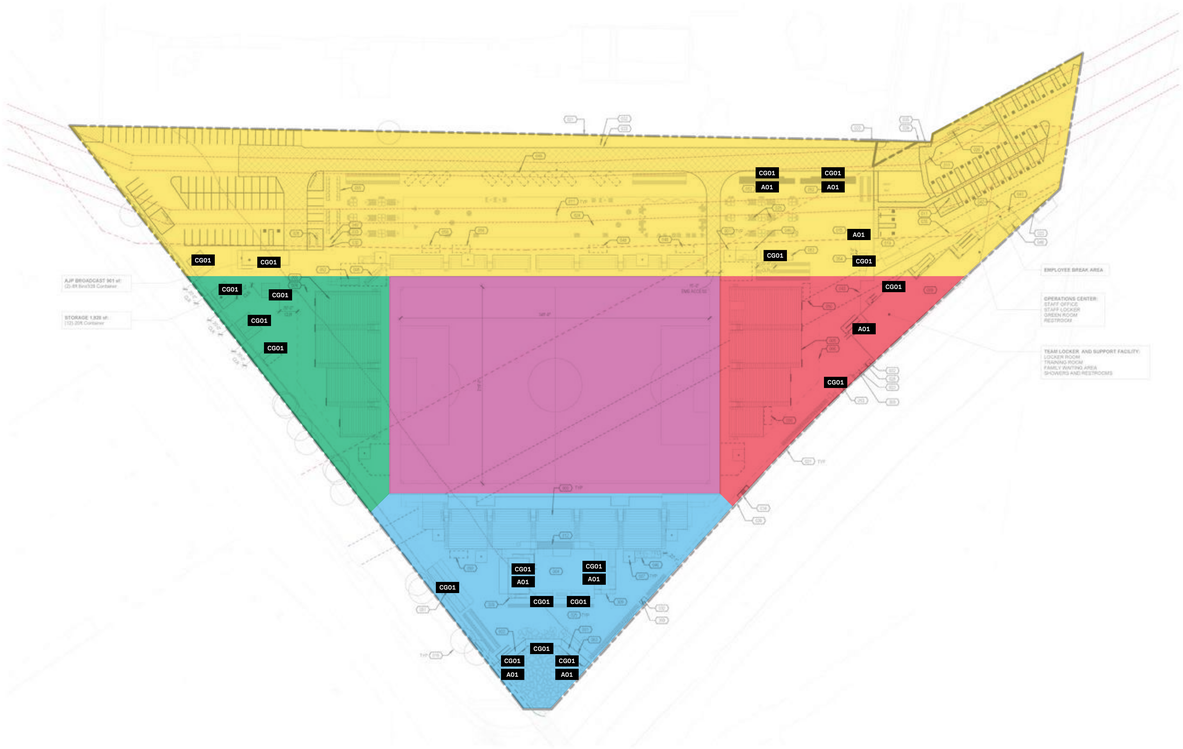
ATTRIBUTES

- **L** Scale
- **3** Level of Moveability
  1 - easiest to move, 5 - more challenging to move

LEGEND

- ZONE 1: STADIUM WEST
- ZONE 2: BLOCK PARTY DISTRICT
- ZONE 3: STADIUM NORTH
- ZONE 4: STADIUM EAST

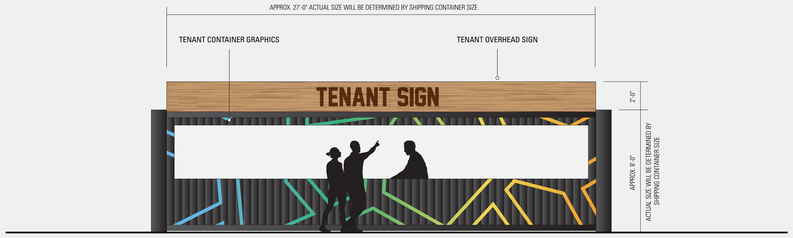
QUANTITY: CG01-20, A01-8



*approximate locations for future signage

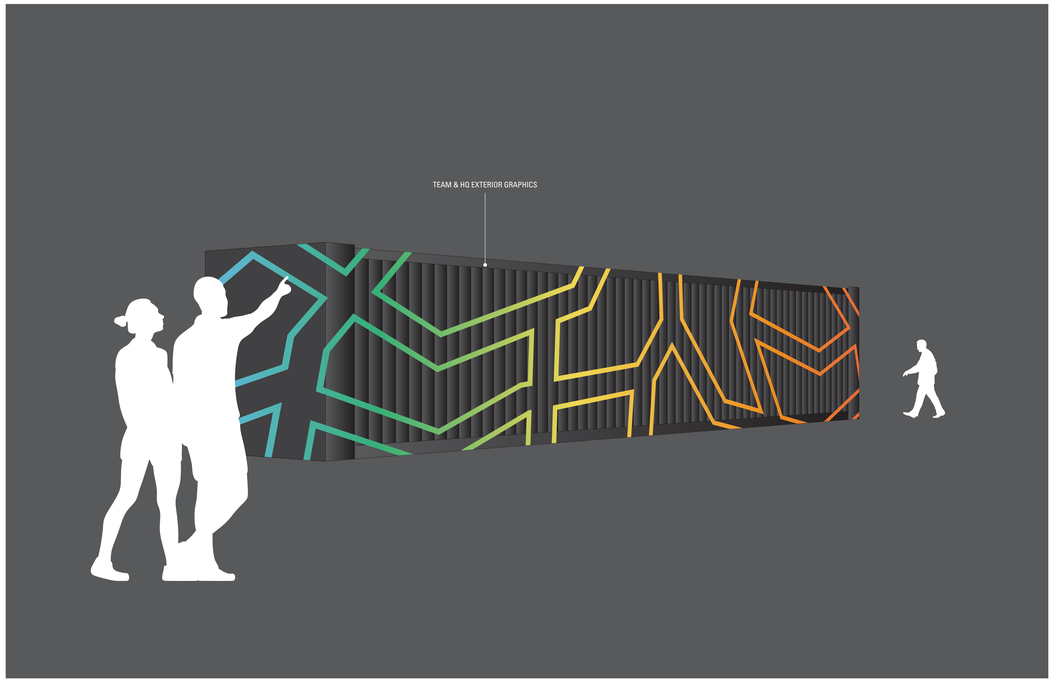
REFERENCE

*Exterior Grade Vinyl Reference



AMENITY GRAPHICS – SHIPPING CONTAINER

SCALE 1/4" = 1'-0"



Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
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Waste Management
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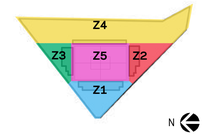
Emeryville, CA 94608

Forza
Fire, Life Safety and Building Code
2902 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



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No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	03/04/2024

Project No: 23.04049.00

Sheet Title
CONTAINER & AMENITY GRAPHICS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
AG104

2023-10-06 3:35:57 PM

SS01 STADIUM SCRIM

DESCRIPTION

Direct print to exterior-grade mesh material that attaches to stadium architecture on all planes. Community-based illustration series combined with Oakland SC color palette. Brand colors on each side (N, S, E, W) to work in concert with color-coded wayfinding system.

ATTRIBUTES

L Scale

3 Level of Moveability
1 - easiest to move, 5 - more challenging to move

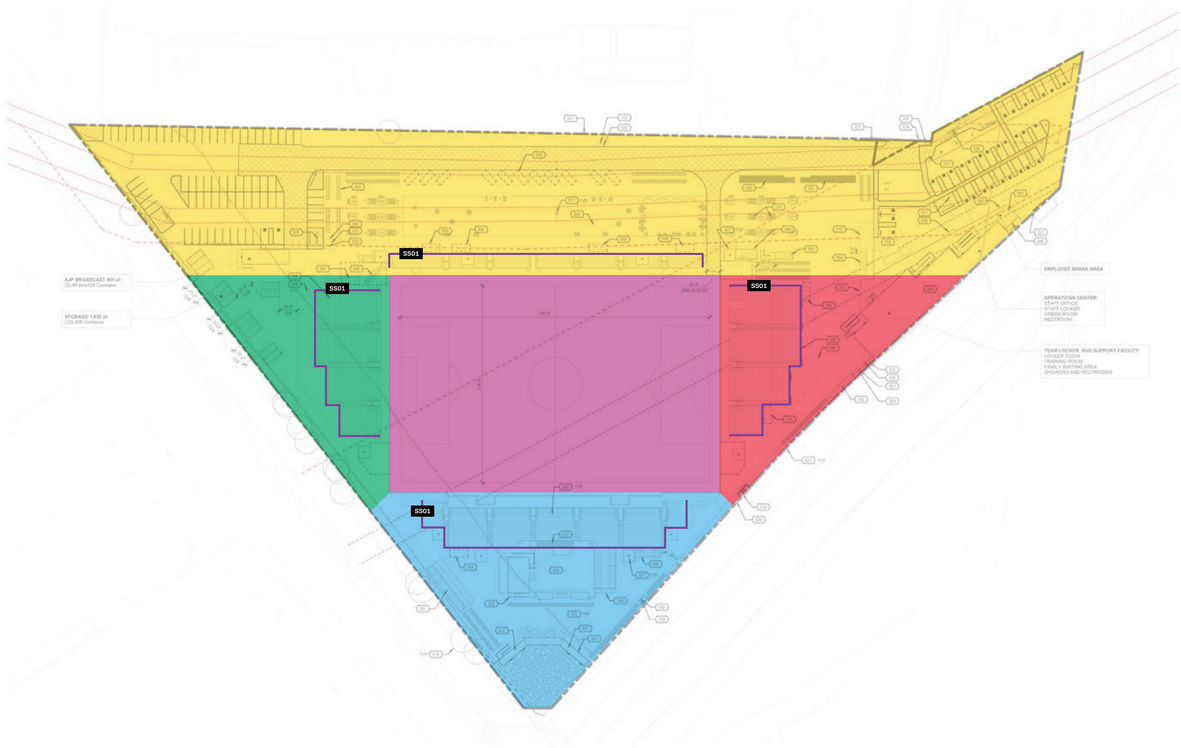
LEGEND

- ZONE 1: STADIUM WEST
- ZONE 2: BLOCK PARTY DISTRICT
- ZONE 3: STADIUM NORTH
- ZONE 4: STADIUM EAST

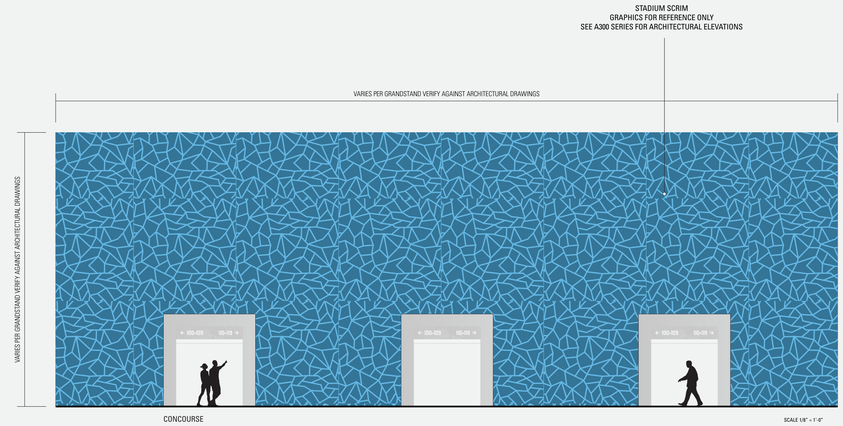
QUANTITY: 4

PROPOSED MATERIALS: Exterior Grade Mesh
PROPOSED LIGHTING: N/A

SITE PLAN



*approximate locations for future signage



REFERENCE

*Exterior Grade Mesh Reference

2023-10-06 3:35:57 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
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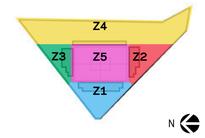
Harrisonville, MO 64701

Key Plan



Professional Seals

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No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	03/04/2024

Project No: 23.04049.00

Sheet Title
STADIUM SCRIM

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
AG105

N01 NEIGHBORHOOD ID (LANDMARK)

DESCRIPTION

Painted aluminum base, wrapped in tone-on-tone Oakland City Grid graphic. Internally illuminated band incorporates dimensional letterforms and Neighborhood Name.

Digital and static components can be integrated into lower cabinet faces as needed.

ATTRIBUTES

- L — Scale
- 5 — Level of Moveability
  1 - easiest to move, 5 - more challenging to move
- Internal Illumination
- Power Required

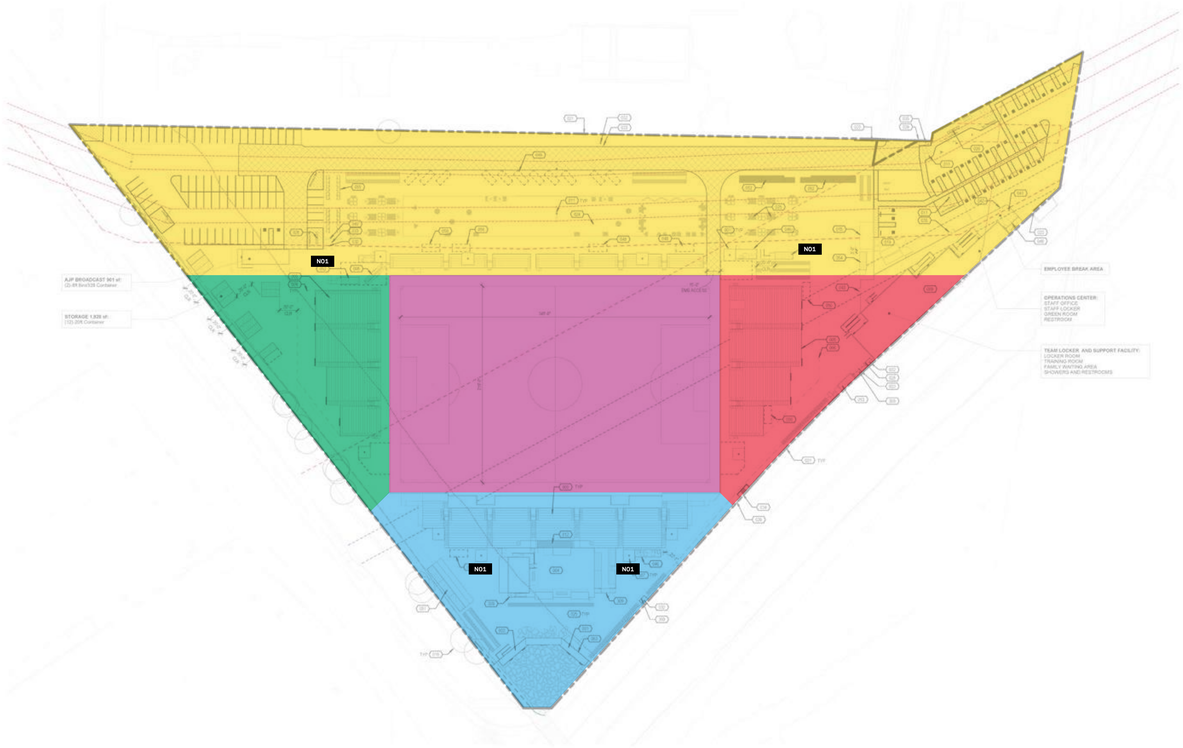
LEGEND

- ZONE 1: STADIUM WEST
- ZONE 4: STADIUM EAST

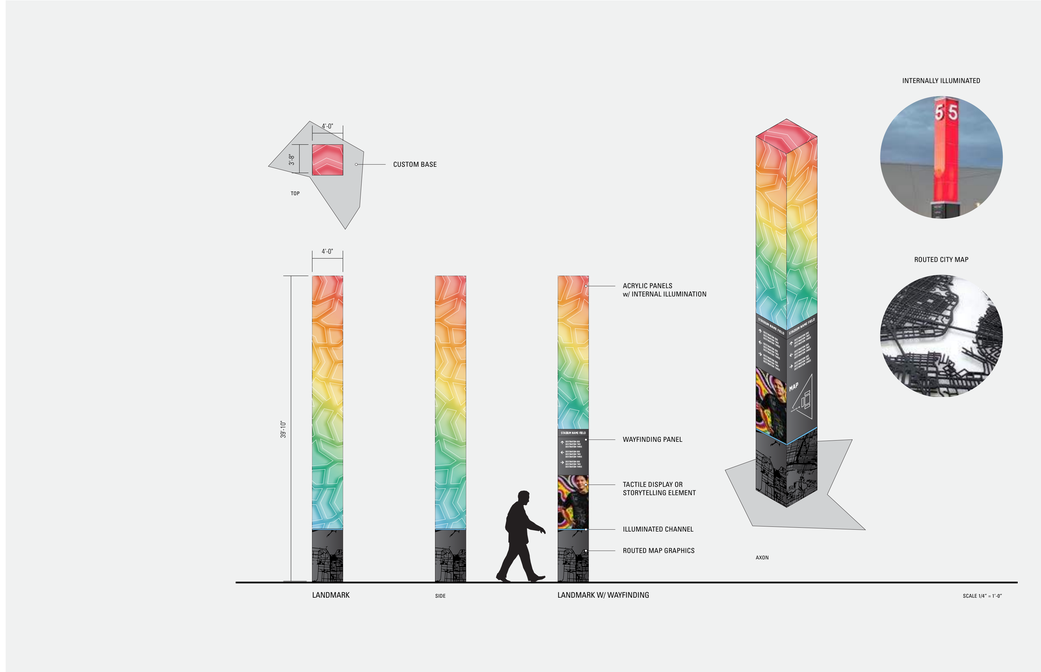
QUANTITY: 4

PROPOSED MATERIALS: Painted Aluminum
PROPOSED LIGHTING: Internally Illuminated

SITE PLAN

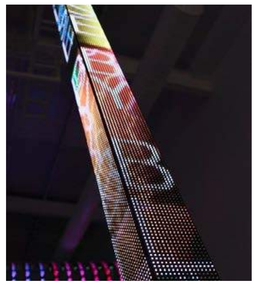


*approximate locations for future signage

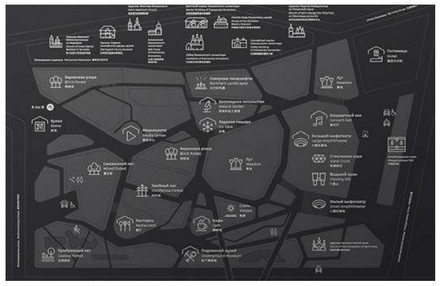


REFERENCE

*Illuminated Pylon Reference



*Painted Aluminum Base Reference


*Wayfinding Map Reference

*Laser Cut Metal Reference

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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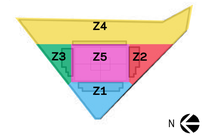
Harrisonville, MO 64701

Key Plan



Professional Seals

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	03/04/2024

Project No: 23.04049.00
Sheet Title
NEIGHBORHOOD ID (LANDMARK)

Original is 42 x 30. Do not scale contents of this drawing.
Sheet Number
AG106

2023-10-05 3:55:07 PM

W01 WAYFINDING (DIRECTORY)

DESCRIPTION

PRIMARY – Painted aluminum cabinet with internal illumination, dimensional letterforms and Stadium Name. Acrylic panels with direct print graphic integrated into cabinet returns. Digital and static components can be worked into faces as needed. Dimensional, tone on tone Oakland City Grid graphic wraps aluminum base element.

ALTERNATE – Painted aluminum cabinet with direct print graphics on faces and returns. Cabinet inserts and locks into painted plastic base with applied Oakland City Grid graphic pattern. Base fills with water.

ATTRIBUTES - PRIMARY

- M Scale
- 4 Level of Moveability
  1 - easiest to move, 5 - more challenging to move
- Internal Illumination
- Power Required

ATTRIBUTES - ALTERNATE

- M Scale
- 1 Level of Moveability
  1 - easiest to move, 5 - more challenging to move

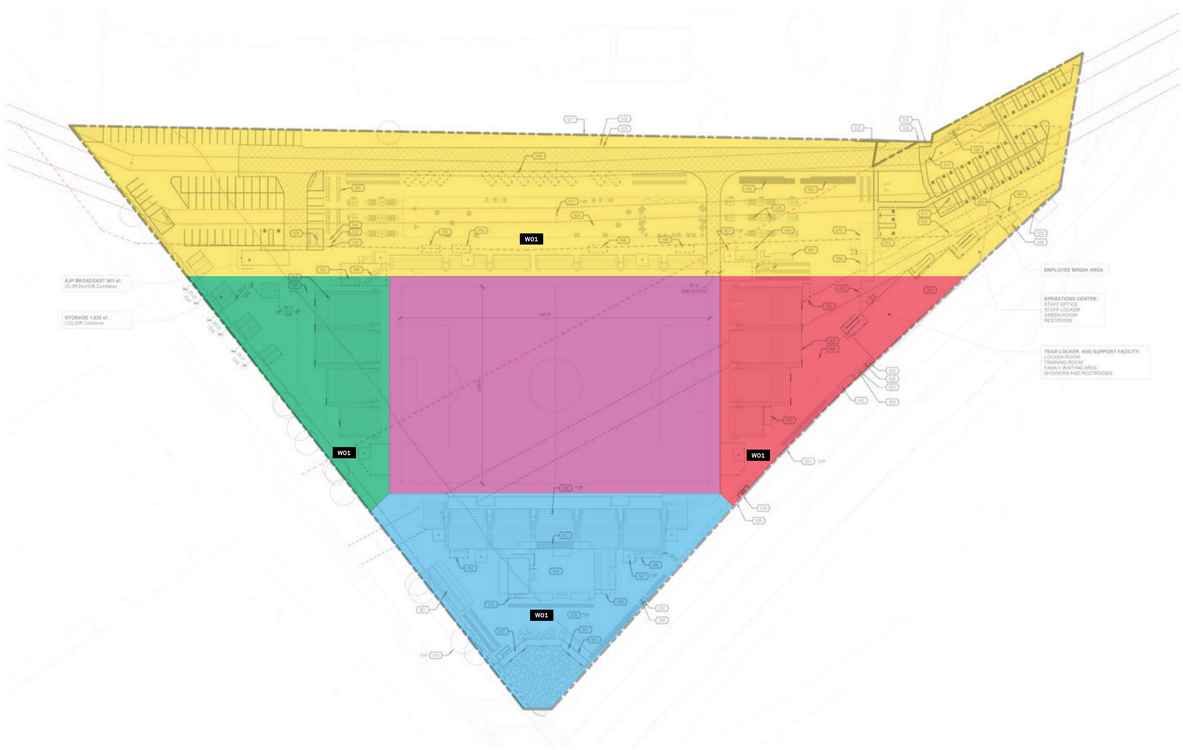
LEGEND

- ZONE 1: STADIUM WEST
- ZONE 2: BLOCK PARTY DISTRICT
- ZONE 3: STADIUM NORTH
- ZONE 4: STADIUM EAST

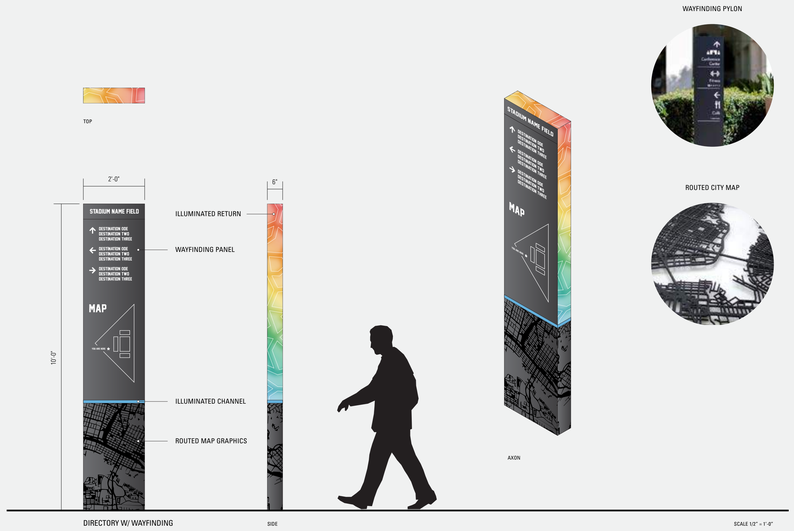
QUANTITY: 4

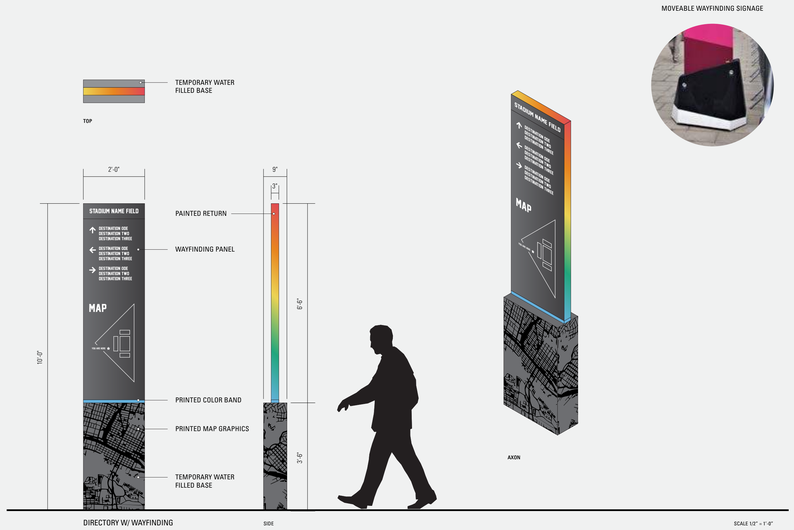
PROPOSED MATERIALS: Painted Aluminum, Acrylic, Digital Component TBD, Painted Plastic Base
PROPOSED LIGHTING: Internally Illuminated

SITE PLAN



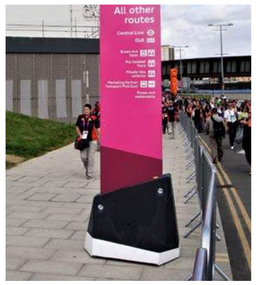
*approximate locations for future signage





REFERENCE

*Painted Aluminum Reference



*Painted Plastic Base Reference

*Laser Cut Map Reference

*Dimensional Letter Reference

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
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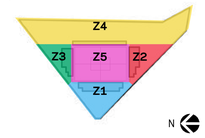
Key Plan



Professional Seals

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No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	03/04/2024

Project No: 23.04049.00
Sheet Title
WAYFINDING (DIRECTORY)

Original is 42 x 30. Do not scale contents of this drawing.
Sheet Number
AG107

2023-10-05 3:35:57 PM

SB01 SCOREBOARD

DESCRIPTION

Top cabinet features Stadium Name in dimensional, painted aluminum channel letters with acrylic faces and internal illumination.

LED panel below letterforms allows for customized messaging.

Bottom element features 3 dimensional, internally illuminated logos (with changeable lighting) mounted to painted barstock that spans scoreboard legs.

ATTRIBUTES

- L — Scale
- 3-5 — Level of Moveability
  1 - easiest to move, 5 - more challenging to move
- Internal Illumination
- Power & Data Required

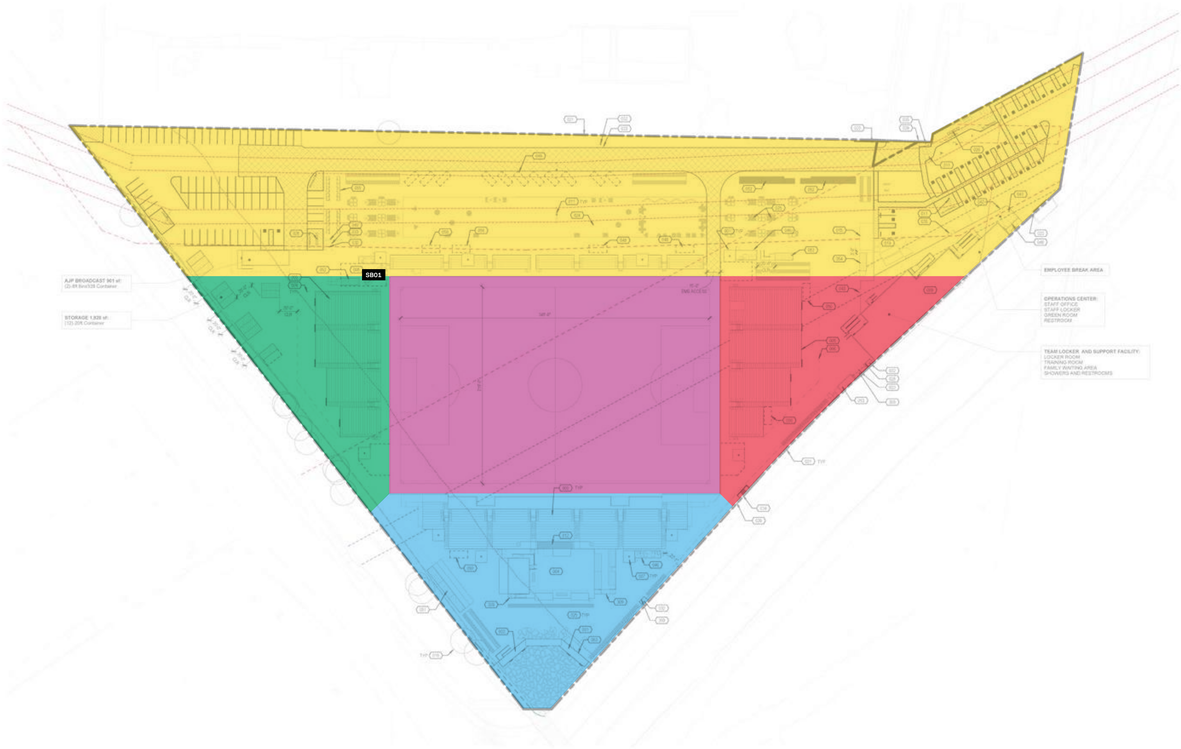
LEGEND

ZONE 4: STADIUM EAST

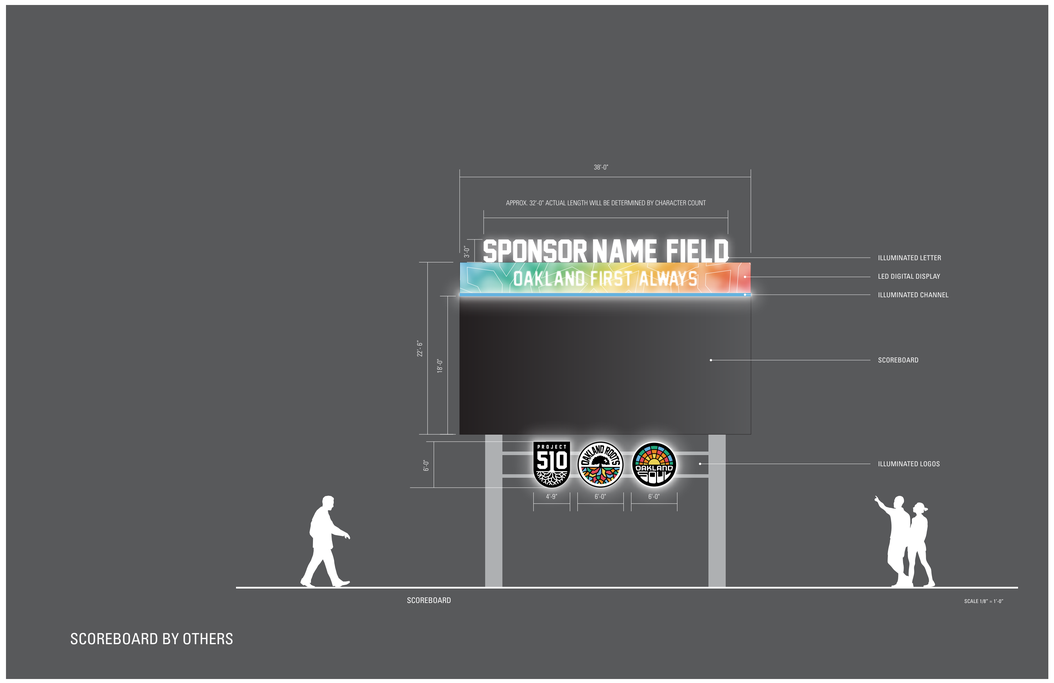
QUANTITY: 1

PROPOSED MATERIALS: Painted Aluminum, Acrylic, LED Panel
PROPOSED LIGHTING: Internally Illuminated, LED Panel

SITE PLAN



*approximate locations for future signage



SCOREBOARD BY OTHERS

AXON FRONT — AXON BACK — SCALE: NTS

REFERENCE

*Internal Illumination Reference

*Internally Illuminated Letter Reference

*Painted Aluminum Letter Reference

*Digital Screen Reference

2023-10-05 3:35:57 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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Forza
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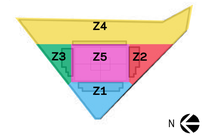
2502 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



Professional Seals

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	03/04/2024

Project No: 23.04049.00
Sheet Title
SCOREBOARD

Original is 42 x 30. Do not scale contents of this drawing.
Sheet Number
AG108

GC01 GROUND GRAPHICS

DESCRIPTION

Large-scale graphics (messages TBD) featuring painted letterforms and brand pattern / palette.

Painted linear graphic lines support the wayfinding sign family and show paths to 4 color-coded areas / zones / districts within stadium grounds.

ATTRIBUTES

XL Scale

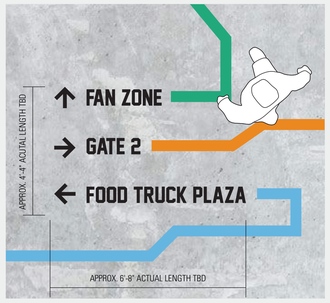
5 Level of Moveability
1 - easiest to move, 5 - more challenging to move

LEGEND

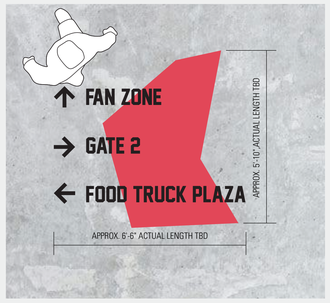
- ZONE 1: STADIUM WEST
- ZONE 2: BLOCK PARTY DISTRICT
- ZONE 3: STADIUM NORTH
- ZONE 4: STADIUM EAST

QUANTITY: TBD

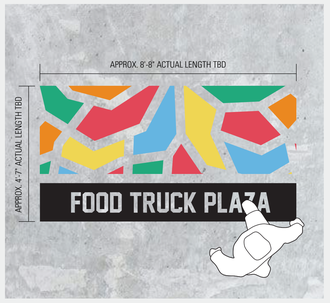
PROPOSED MATERIALS: Exterior Grade Paint
PROPOSED LIGHTING: N/A



GROUND LEVEL WAYFINDING – OPT A

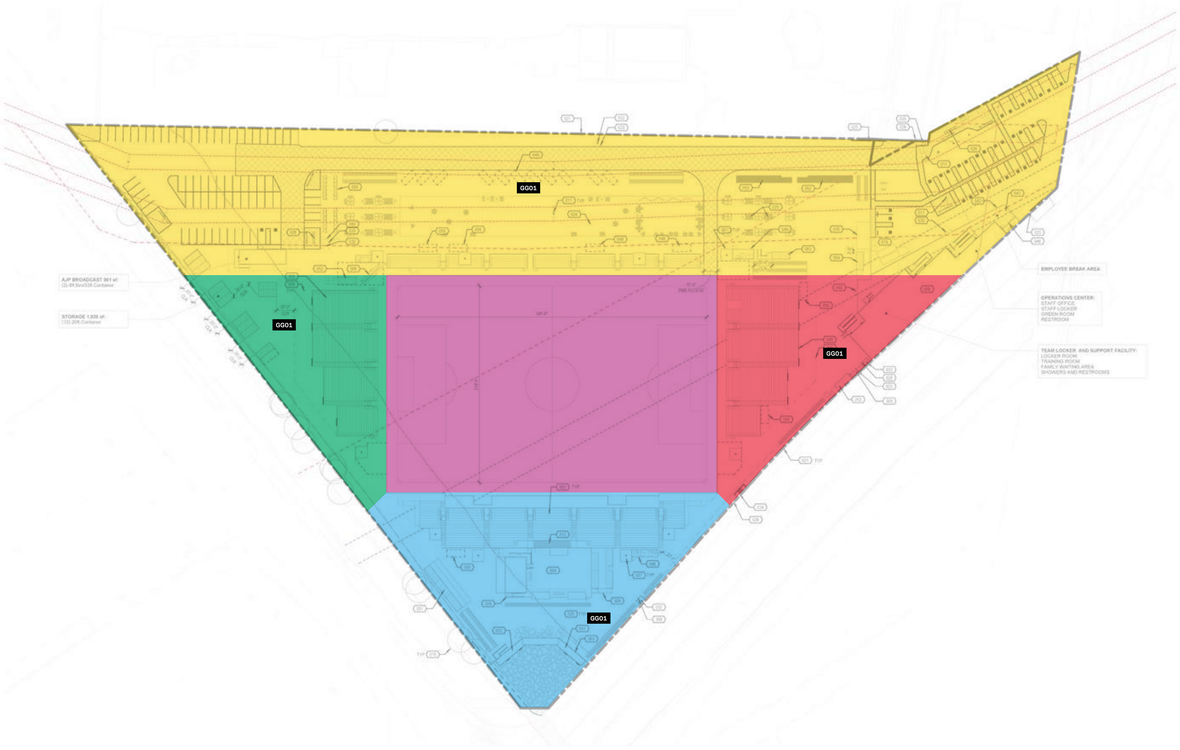


GROUND LEVEL WAYFINDING – OPT B



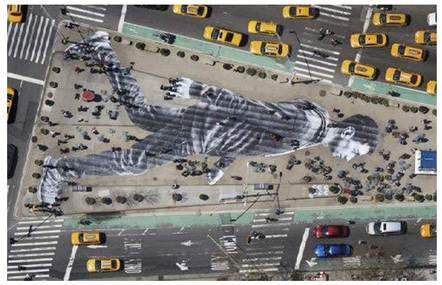
GROUND LEVEL WAYFINDING – DESTINATION MARKER

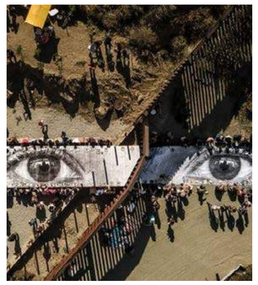
SITE PLAN



*approximate locations for future signage

REFERENCE





Exterior Painted Ground Reference

2023-10-05 3:35:57 PM

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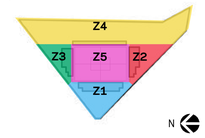
Key Plan



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	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	03/04/2024

Project No: 23.04049.00
Sheet Title
GROUND GRAPHICS

Original is 42 x 30. Do not scale contents of this drawing.
Sheet Number
AG109

FG01 FENCE GRAPHICS (BCDC)

DESCRIPTION

Plastic privacy slat inserts in chain-link fence.

Acrylic panels with direct print graphics (messages TBD).

ATTRIBUTES

L Scale

4 Level of Moveability
1 - easiest to move, 5 - more challenging to move

LEGEND

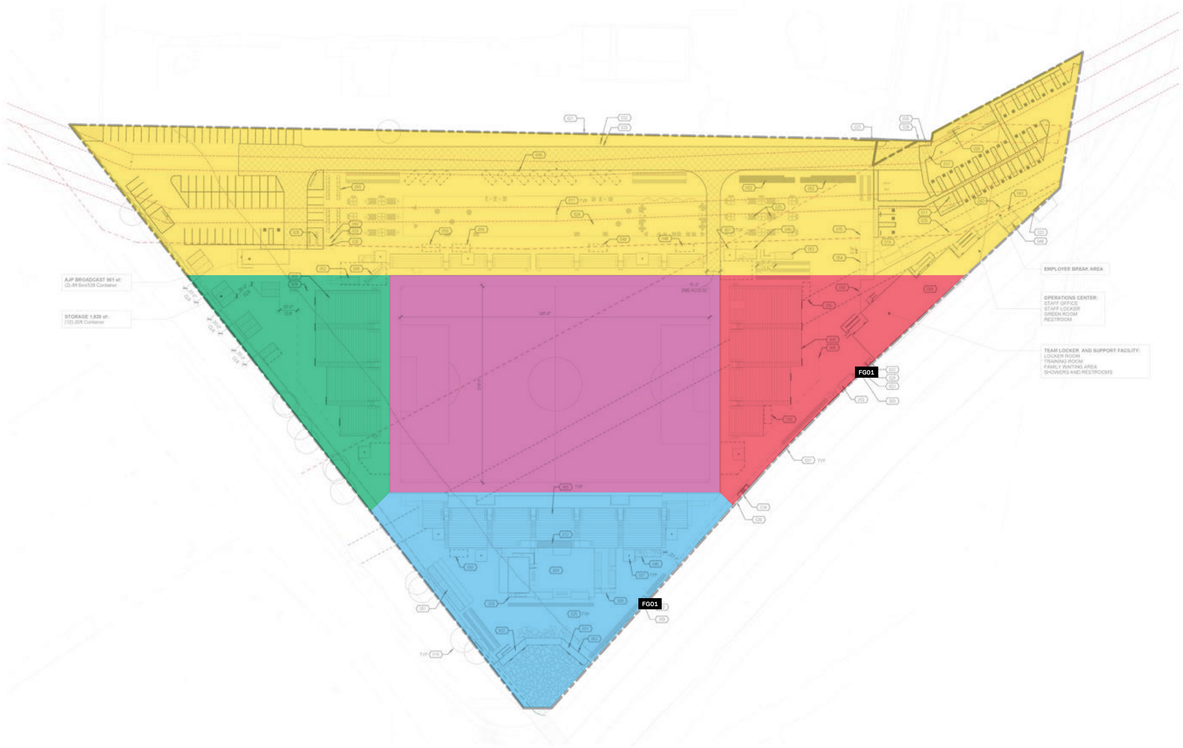
ZONE 1: STADIUM WEST

ZONE 2: BLOCK PARTY DISTRICT

PROPOSED MATERIALS: Plastic privacy slat inserts in chain-link fence and acrylic panels.
PROPOSED LIGHTING: N/A

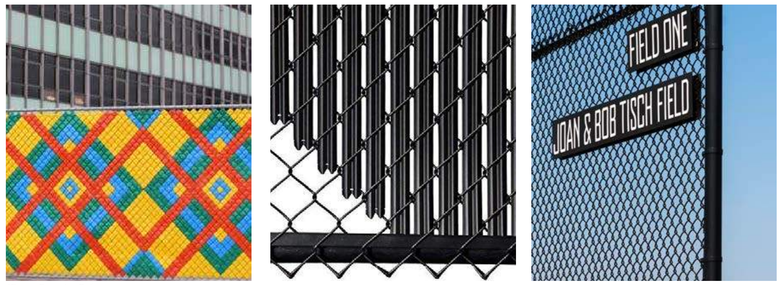
QUANTITY: 2

SITE PLAN

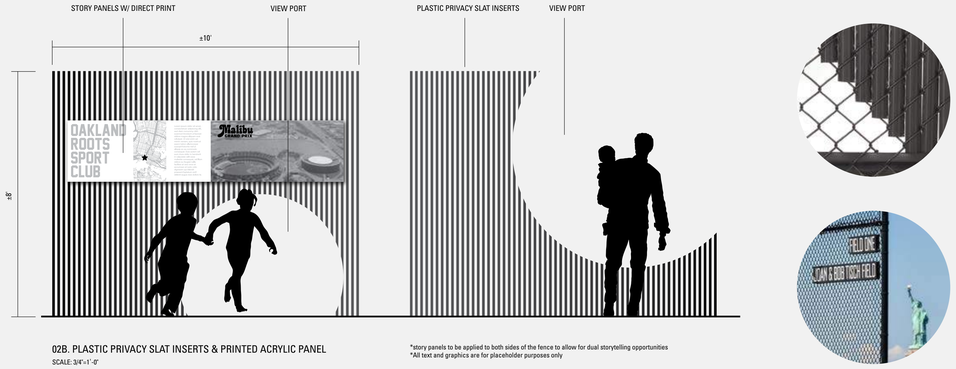


*approximate locations for future signage

REFERENCE

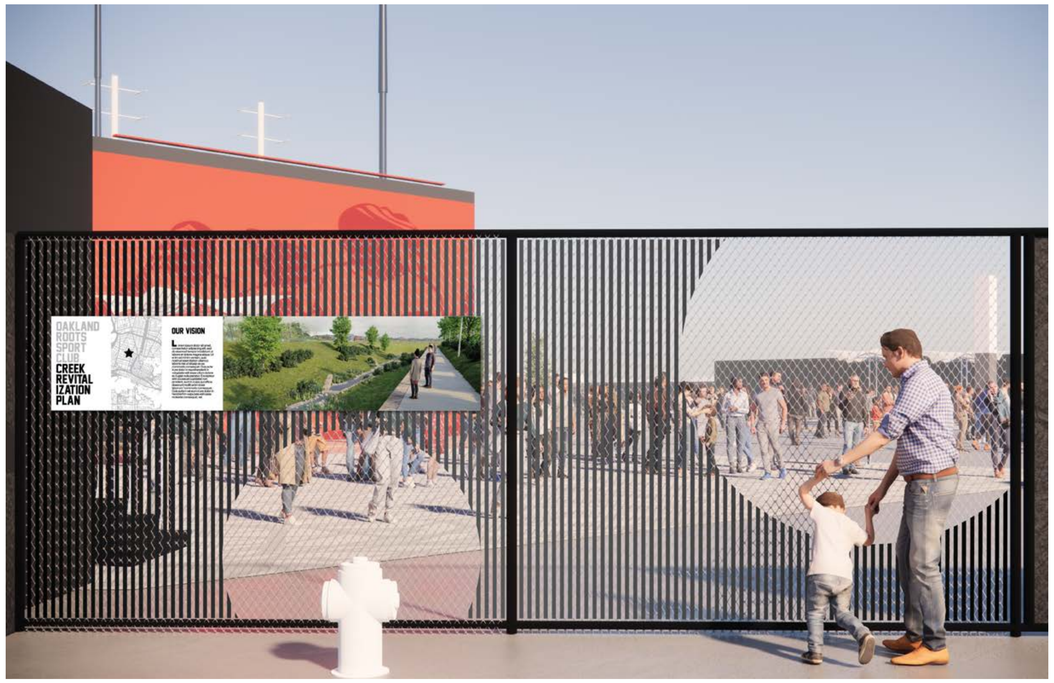


*Fence Graphics Reference



02B. PLASTIC PRIVACY SLAT INSERTS & PRINTED ACRYLIC PANEL
SCALE: 3/4"=1'-0"

*story panels to be applied to both sides of the fence to allow for dual storytelling opportunities
*All text and graphics are for placeholder purposes only



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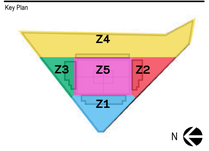
Key Plan



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	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	03/04/2024

Project No: 23.04049.00
Sheet Title
FENCE GRAPHICS (BCDC)

Original is 42 x 30. Do not scale contents of this drawing.
Sheet Number
AG110

2023-10-05 3:55:57 PM

SINGLE LINE DIAGRAM

SYMBOL	DESCRIPTION
XYZ	PANELBOARD, SEE PANEL SCHEDULE FOR RATING XYZ - SEE EQUIPMET LEGEND
	FEEDER
	BUSWAY
150A/3P	MOLDED CASE CIRCUIT BREAKER
150A/3P	INSULATED CASE CIRCUIT BREAKER:
800AF/ 600AS/ 300AT	DRAW OUT CIRCUIT BREAKER: NUMERICAL NUMBER DENOTES: FRAME SIZE SENSOR RATING TRIP SETTING
600A/3P	MEDIUM VOLTAGE DRAW OUT CIRCUIT BREAKER
30A/3P	DISCONNECT SWITCH
25A/3P	FUSE
30A 25A	COMBINATION FUSE/DISCONNECT SWITCH UNIT
30A/ 3P	ENCLOSED CIRCUIT BREAKER
30A/3P	ENCLOSED SAFETY DISCONNECT SWITCH
30A/3P 25A/3P	ENCLOSED FUSED DISCONNECT SWITCH NUMERICAL NUMBER DENOTES: SWITCH SIZE/NO. OF POLES FUSE SIZE/NO. OF POLES
VFD	VARIABLE FREQUENCY DRIVE MOTOR CONTROLLER WITH FVNR BYPASS CONTACTOR(S), SIZED FOR DRIVEN LOAD
VFD BP	VARIABLE FREQUENCY DRIVE MOTOR CONTROLLER WITH FVNR BYPASS CONTACTOR(S), SIZED FOR DRIVEN LOAD
VFD BP	COMBINATION FUSED DISCONNECT SWITH AND VARIABLE FREQUENCY DRIVE MOTOR CONTROLLER WITH FVNR BYPASS CONTACTOR(S), SIZED FOR DRIVEN LOAD
NL 4E 0L	ATS 600A/ 4P AUTOMATIC TRANSFER SWITCH
G	GENERATOR
5	MOTOR (NUMBER INDICATES HORSEPOWER)
KI	KEY INTERLOCK
C	CONTACTOR COIL
49	TRANSFORMER THERMAL RELAY
63	TRANSFORMER LIQUID PRESSURE RELAY
50/51	TIME OVERCURRENT RELAY WITH INSTANTANEOUS ATTACHMENT
50G	INSTANTANEOUS OVERCURRENT RELAY: LETTER DENOTES THE LOCATION OF THE MAIN DEVICE IN THE CIRCUIT, OR THE TYPE OF CIRCUIT IN WHICH THE DEVICE IS USED, OR THE TYPE OF CIRCUIT OR APPARATUS WITH WHICH IT IS ASSOCIATED. G - GROUND N - NEUTRAL
51G	TIME CURRENT RELAY: LETTER DENOTES THE LOCATION OF THE MAIN DEVICE IN THE CIRCUIT, OR THE TYPE OF CIRCUIT IN WHICH THE DEVICE IS USED, OR THE TYPE OF CIRCUIT OR APPARATUS WITH WHICH IT IS ASSOCIATED. G - GROUND N - NEUTRAL
(X) M (Z)	METER: SUPERSCRIPT (X) INDICATES EQUIPMENT: (SWB, SWG, PNL) SUBSCRIPT (Z) INDICATES TYPE: M - MAIN METER C - CIRCUIT BREAKER SOLID-STATE TRIP UNIT P - PANELBOARD-MOUNTED D - DISCRETE METER RS - RS-485 SERIAL COMMS LINK VIA MODBUS RTU PROTOCOL TO 3RD PARTY CONTROLLER GW - COMMS/NETWORK GATEWAY
A	AMMETER
V	VOLTMETER
W	WATTHOUR METER
200/5	CURRENT TRANSFORMER: - '200/5' DENOTES CT RATIO IF INDICATED
(1)	POTENTIAL TRANSFORMER: - NUMERICAL DENOTES QUANTITY OF FUSES
	DELTA CONNECTION
	WYE CONNECTION WITH GROUNDED NEUTRAL
	INVERTER
	RECTIFIER
	BATTERY

SINGLE LINE DIAGRAM CONTINUED

	TRANSFORMER REFER TO TRANSFORMER SCHEDULE FOR SIZE AND RATING
	TRANSFORMER - SHIELDED ISOLATION REFER TO TRANSFORMER SCHEDULE FOR SIZE AND RATING
	SURGE PROTECTIVE DEVICE (SPD)

POWER

SYMBOL	DESCRIPTION
	UNFUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
CB	DISCONNECT ENCLOSED CIRCUIT BREAKER TYPE
	MAGNETIC MOTOR CONTROLLER
	COMBINATION MOTOR CONTROLLER WITH DISCONNECT SWITCH
VFD	COMBINATION VARIABLE FREQUENCY DRIVE CONTROLLER WITH DISCONNECT SWITCH
	MOTOR CONTROLLER FURNISHED WITH EQUIPMENT
	COMBINATION MOTOR CONTROLLER WITH DISCONNECT SWITCH FURNISHED WITH EQUIPMENT
PB	PULLBOX
T	TRANSFORMER
ATS	AUTOMATIC TRANSFER SWITCH
	PANELBOARD
XX-Y	BRANCH CIRCUIT TO PANEL: XX: DENOTES PANEL Y: DENOTES CIRCUIT NUMBER SHORT TICK MARK: DENOTES PHASE LONG TICK MARK: DENOTES NEUTRAL CURVED TICK MARK: DENOTES GROUND
	CONDUITS ABOVE CEILING OR CONCEALED IN WALL
	CONDUITS UNDERGROUND OR UNDERSLAB
	CONDUITS IN SLAB AND CONCRETE
	CONDUIT TURNING UP
	CONDUIT TURNING DOWN
	CONDUIT CAPPED

LIGHTING

SYMBOL	DESCRIPTION
a F F a a F	TYPICAL FIXTURE LABELING: 'F' - DENOTES FIXTURE TYPE 'a' - DENOTES SWITCHED CIRCUIT SHADED AREA FIXTURE ON EMERGENCY CIRCUIT
	DOWNLIGHT FIXTURE CEILING OR PENDANT MOUNTED
	WALL-WASH FIXTURE CEILING OR PENDANT MOUNTED
	WALL MOUNTED FIXTURE
	2X4 FIXTURE RECESSED OR SURFACE MOUNTED
	2X2 FIXTURE RECESSED OR SURFACE MOUNTED
	1X4 FIXTURE RECESSED, SURFACE OR PENDANT MOUNTED
	4' WALL MOUNTED FIXTURE
	TRACK LIGHT WITH OUTLET BOX AND TRACK MOUNTED LIGHT FIXTURES AS INDICATED ON LIGHT FIXTURE SCHEDULE
	EXIT SIGN, WALL OR END MTD AS INDICATED ON PLANS: - SHADED AREA INDICATES ILLUMINATED FACE(S) - ARROW(S) INDICATE DIRECTION(S)
S OR R	EXIT SIGN, CEILING MTD AS INDICATED ON PLANS: - SHADED AREA INDICATED ILLUMINATED FACE(S) - ARROW(S) INDICATE DIRECTION(S) - S = CEILING SURFACE MTD - R = CEILING RECESSED MTD
	EMERGENCY FIXTURE WITH BATTERY PACK

LIGHTING CONTROLS

SYMBOL	DESCRIPTION
$S^{a}_{XX}	**LOW-VOLTAGE DIMMING SWITCH, UON:** "a,b,etc." - SINGLE FACE-PLATE SWITCH, REFER TO LIGHTING CONTROL DETAIL "P" - SINGLE-FACE PLATE SCENE KEYPAD W/ PRESETS, REFER TO LIGHTING CONTROL DETAILS. "OS" - LINE-VOLTAGE DIMMING SWITCH WITH OCCUPANCY SENSORS "1" - LINE VOLTAGE SPST (1-POLE) "2" - LINE VOLTAGE DPST (2-POLE) "3" - LINE VOLTAGE SPDT (3-WAY) "4" - LINE VOLTAGE DPDT (4-WAY) "WP" - WEATHERPROOF "M" - MANUAL MOTOR STARTER W/ THERMAL OVERLOADS "D" - SWITCH WITH DETENTION GRADE COVER PLATE
IS	INTEGRATED SENSOR WITH RELAY. SENSOR INTEGRATED WITH THE FIXTURE, WITH BOTH MOTION AND PHOTOCELL SENSORS. WITH OR WITHOUT UL924 EMERGENCY SHUNT RELAY AS REQUIRED.
PS	PHOTO SENSOR
OS XX	OCCUPANCY SENSOR. CEILING MOUNTED UON. SUBSCRIPT: "W" - WALL MOUNTED "D" - DUAL TECHNOLOGY
RS	RUGGEDIZED OCCUPANCY SENSOR FOR WET LOCATIONS
WR	120-277V LIGHTING CONTROL WIRELESS RECEIVER/GATEWAY HUB. PROVIDE DATA CONNECTION TO LTG CONTROLS SERVER SWITCH.

	RECEPTACLE & JUNCTION BOX SUBSCRIPTS: S - HALF CONTROLLED DUPLEX C - MTD. FLUSH IN CEILING P - OUTLET PEDESTAL MTD. A - ARC FAULT INTERRUPTING G - GROUND FAULT INTERRUPTING WP/G - WEATHERPROOF GFCI FR - REFRIGERATOR TV - TV/DISPLAY D - DETENTION GRADE OUTLET/COVER
	SIMPLEX RECEPTACLE WALL MOUNTED 20A, 125V, 2P, 3W GROUNDING, NEMA #5-20R
	DUPLEX RECEPTACLE WALL MOUNTED 20A, 125V, 2P, 3W GROUNDING, NEMA # 5-20R
	DUPLEX RECEPTACLE ON STANDBY OR UPS POWER, AS INDICATED
	QUAD RECEPTACLE
	SPECIAL RECEPTACLE NEMA CONFIGURATION AS INDICATED ON PLANS
	SIMPLEX RECEPTACLE FLUSH FLOOR MOUNTED
X2	DUPLEX RECEPTACLE FLUSH FLOOR MOUNTED X# - '#' INDICATED QUANTITY OF DUPLEXES IF MORE THAN ONE
	DUPLEX RECEPTACLE FLUSH FLOOR MOUNTED ON STANDBYU OR UPS POWER AS INDICATED
	QUAD RECEPTACLE FLUSH FLOOR MOUNTED 20A, 125V, 2P, 3W GROUNDING, NEMA #5-20R
	SPECIAL RECEPTACLE FLUSH FLOOR MOUNTED NEMA CONFIGURATION AS INDICATED ON PLANS
J	ABOVE CEILING MOUNTED JUNCTION BOX WITH BLANK PLATE
J	RECESSED WALL MOUNTED JUNCTION BOX WITH BLANK PLATE
J	FLOOR MOUNTED JUNCTION BOX WITH BLANK PLATE
P	POKE THRU SLAB DEVICE
	RACEWAY
	TRACK BUSWAY
GFCI X3	GFCI MODULE. PROVIDE ONE MODULE PER CIRCUIT. X# - "#" INDICATES QUANTITY OF CIRCUITS IF MORE THAN ONE.
[F/P], [A/B/C] AV	FLUSH FLOOR OUTLET BOX WITH PROVISIONS FOR POWER, VOICE/DATA, AND A/V. F - FLOOR BOX WITH TELECOMM, AV, AND POWER OUTLETS, REFER TO PLANS AND SPECS. P - POKE-THRU WITH TELECOMM, AV, AND POWER OUTLETS, REFER TO PLANS AND SPECS. A - REFER TO FLOOR BOX AND POKE-THRU SCHEDULE ON ELECTRICAL SCHEDULES SHEET FOR TYPE AND QTY OF RECEPTACLES, TEL, AND AV OUTLETS.

MISCELLANEOUS

SYMBOL	DESCRIPTION
200.4	FEEDER AMPACITY AND CONFIGURATION, REFER TO FEEDER SCHEDULE
#	REFERENCE NOTE / KEYNOTE
A E-3	DETAIL REFERENCE: - DETAIL DESIGNATION - SHEET NUMBER REFERENCE
EF 1	EQUIPMENT REFERENCE. COORDINATE EQUIPMENT WITH MECHANICAL/PLUMBING TRADES. SEE MECHANICAL/PLUMBING DRAWINGS FOR LOCATIONS.
1 E901	SECTION MARKER - APEX OF TRIANGLE SHOWS VIEWING DIRECTION

ABBREVIATIONS

A,AMPS	AMPERES
A/C	AIR CONDITIONING
AC	ALTERNATING CURRENT
AF	AMPERES-FUSE RATING,AMPERES-FRAME RATING
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AHV-ERV	AHU-ENERGY RECOVERY/VENTILATOR
AL	ALUMINUM
ALCR	AUXILIARY LOAD CONTROL RELAY
AIC	AMPERES INTERRUPTING CAPACITY(SYMMETRIC)
AM	AMMETER
ARCH	ARCHITECTURAL
AT	AMPERES-TRIP RATING
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AWG	AMERICAN WIRE GAUGE
AS	AMPERE SENSOR RATING
BATT	BATTTERIES
BAS	BUILDING AUTOMATION SYSTEM
BKR	BREAKER
BLDG	BUILDING
BOD	BASIS OF DESIGN
BR.CKT	BRANCH CIRCUIT
C	CONDUIT
CAT	CATALOG
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CH	CHILLER (AIR COOLED)
CHP	CHILLED WATER PUMP
CKT	CIRCUIT
CL	CENTER LINE
CLG	CEILING
CO	CONDUIT ONLY
COND	CONDUCTOR
CONT	CONTACTOR
CT	CURRENT TRANSFORMER
CU	COPPER
CWXX	COORDINATE W/ DIV 'XX' & SUPPLIER FOR FINAL LOCATION, QUANTITY, VOLTAGE, PHASES, CAPACITY, DISCONNECTING MEANS, ELECTRICAL ROUGH-IN REQUIREMENTS, AND METHOD OF CONNECTION
DALI	DIGITAL ADDRESSABLE LIGHTING INTERFACE
DC	DIRECT CURRENT
DIA	DIAMETER
DIV	DIVISION / TRADE
DISC	DISCONNECT
DLM	DIGITAL LIGHTING MANAGEMENT
DN	DOWN
DP	DOUBLE POLE, DISTRIBUTION PANELBOARD
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
EDF	ELECTRIC DRINKING FOUNTAIN
EDH	ELECTRIC DUCT HEATER
ELEC.	ELECTRIC(AL)
EMER, E	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EOL	END OF LINE (RESISTOR)
EO	ELECTRICALLY OPEARATED
EQUIP	EQUIPMENT
EPD	EQUIPMENT PROTECTION DEVICE
EPMC	ELECTRICAL POWER MONITORING & COMMUNICATION
ERMS	ARC FLASH ENERGY REDUCTION MAINTENANCE SWITCH
ESC	ESCALATOR
ESH	ELECTRICAL STEAM HUMIDIFIER
EWC	ELECTRIC WATER COOLER
EXF	EXHAUST FAN
F_n	FIRE ALARM START/STOP(n=1:START,n=2:STOP)
FA	FIRE ALARM (SYSTEM)
FACP	FIRE ALARM CONTROL PANEL
FATC	FIRE ALARM TERMINATION CABINET
FC	FOOT CANDLE
FCU	FAN COIL UNIT
FIXT	FIXTURE
FLA	FULL LOAD AMPERES
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FMC	FLEXIBLE METALLIC CONDUIT
FP,FPC	FIRE PUMP. FIRE PUMP CONTROLLER
FSD	FIRE SMOKE DAMPER
FT	FEET
FTL	FEED-THROUGH LUGS
G	GREEN (PILOT LIGHT), GFI, GFCI
GA	GAUGE
GAL.V	GALVANIZED
GBB	GROUND BUSBAR
GEC	GROUNDING ELECTRODE CONDUCTOR
GFEP	GROUND FAULT EQUIPMENT PROTECTION (TRIP)
GFI	GROUND FAULT INTERRUPTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GRAP	GENERATOR REMOTE ANNUNCIATOR PANEL
GWB	GYPSUM WALLBOARD
HD	HEAT DETECTOR
H	HEIGHT
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HUH	HORIZONTAL UNIT HEATER
HV	HIGH VOLTAGE
HZ	HERTZ
ID	INSIDE DIAMETER
IG	INSULATED/ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN	INCH (ES)
INCAND	INCANDESCENT
Isc	SHORT CIRCUIT CURRENT
JB, J-BOX	JUNCTION BOX
KAIC	THOUSAND AMPERES INTERRUPTING CAPACITY
KB	KNOX BOX
KCMIL	THOUSAND CIRCULAR MILLS
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
L	LENGTH
LA	LIGHTNING ARRESTOR
LIG	LONG, IMMEDIATE TIME, GROUND FAULT TRIP
LSI	LONG, SHORT, IMMEDIATE TIME TRIP
LSIG	LONG, SHORT, IMMEDIATE TIME, GROUND FAULT TRIP
LSIA	LONG, SHORT, IMMEDIATE TIME TRIP, GROUND FAULT ALARM
LT(G)	LIGHT(ING)
LV	LOW VOLTAGE
M	MOTOR
mA	MILLIAMPERES
m	METER
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDB	MAIN ZONE DISTRIBUTION BOX
MECH	MECHANICAL
MFAP	MASTER FIRE ALARM (CONTROL) PANEL
MFR	MANUFACTURER
MH	MANHOLE, MOUNTING HEIGHT, METAL HALIDE
MI	MINERAL INSULATED (CABLE)
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
mm	MILLIMETERS
MO	MANUALLY OPERATED
MRL	MACHINE ROOM-LESS (ELEVATOR)
MTD	MOUNTED
MTG	MOUNTING
MV	MERCURY VAPOR
MW	MEGAWATTS
N	NEUTRAL
NA	NOT APPLICABLE
NAC	NOTIFICATION APPLIANCE CIRCUIT (FIRE ALARM)
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OAF	OUTSIDE AIR FAN
OAS	OR ACCEPTED SUBSTITUTION
OC	ON CENTER
OCPD	OVERCURRENT PROTECTIVE DEVICE
OD	OUTSIDE DIAMETER
OFE	OWNER FURNISHED EQUIPMENT
OL	OVERLOAD
OS&Y	OUTSIDE STEM & YOKE
P	PILOT LIGHT, POLE
PB	PUSH BUTTON
PDU	POWER DISTRIBUTION UNIT
PDT	PENDANT
PE	PHOTO-ELECTRIC
PF	POWER FACTOR
PH	PHASE
PNL	PANEL, PANELBOARD
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLY-VINYL CHLORIDE
QTY	QUANTITY
R	RED (PILOT LIGHT)
RAFB	RAISED ACCESS FLOOR BOX
RC	REMOTE CONTROL
RE	REFER
REC, RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
RM	ROOM
RMC	RIGID METALLIC CONDUIT
RTU	ROOF TOP UNIT; REMOTE TERMINAL UNIT
RVSS	REDUCED VOLTAGE SOLID STATE MOTOR STARTER
SAF	SUPPLY AIR FAN
SCCR	SHORT CIRCUIT CURRENT RATING
SC	SHORT CIRCUIT
SD	SMOKE DETECTOR
SDS	SEPARATELY DERIVED SYSTEM
SEL	SELECTED
SEC	SECONDARY
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPEC	SPECIFICATIONS
SPKR	SPEAKER
SPST	SINGLE POLE SINGLE THROW
SS	STAINLESS STEEL
SST	SOLID-STATE TRIP (UNIT)
STD	STANDARD
STN	STATION
STRUC	STRUCTURAL
SW	SWITCH
SWB	SWITCHBOARD
SWG	SWITCHGEAR
SYM	SYMMETRICAL
(SX)	SECTION PANEL - "X" DENOTES SECTION NUMBER
TB	TERMINAL BLOCK
TC	TIME CLOCK
TEL	TELEPHONE
TEMP	TEMPERATURE
TL	TWIST LOCK
TODB	TOP OF DUCT BANK
TTB	TELECOMMUNICATION TERMINAL BOARD
TV	TELEVISION
TYP	TYPICAL
UGDB	UNDERGROUND DUCT BANK
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLT, VOLTAGE
VA	VOLT AMPERES
VAC	VOLTS ALTERNATING CURRENT
VAR	VARIABLE, VOLT AMPERES REACTIVE
VAV	VARIABLE AIR VOLUME
VD	VOLTAGE DROP
VFC	VARIABLE FEQUENCY CONTROLLER
VFD	VARIABLE FEQUENCY DRIVE
VM	VOLTMETER
VP	VAPOR PROOF
VT	VAPOR TIGHT
W	WIDTH, WATTS, WIRE
W/	WITH
W/O	WITHOUT
WCR	WITHSTAND & CLOSING RATING
WG	WIREGUARD
WE	WITH ENCLOSURE
WP	WEATHERPROOF
XFMR	TRANSFORMER
XP	EXPLOSION PROOF
Y	WYE
Z	IMPEDANCE
ZSI	ZONE (SELECTIVE) INTERLOCK

GENERAL ELECTRICAL NOTES

1. REFER TO THE SPECIFICATIONS.
2. PROVIDE ELECTRICAL WORK, INCLUDING WIRING AND CONNECTIONS FOR ALL ELECTRICALLY OPERATED EQUIPMENT THAT PERTAINS TO THIS PROJECT.
3. ALL ELECTRICAL WORK SHALL CONFORM WITH PREVAILING VERSION OF THE CALIFORNIA ELECTRICAL CODE, APPLICABLE STATE AND LOCAL ORDINANCES, AND UTILITY COMPANY RULES AND REGULATIONS.
4. COORDINATE THE ELECTRICAL WORK WITH WORK OF ALL OTHER TRADES PRIOR TO PROCEEDING WITH ROUGH-IN OR INSTALLATION.
5. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
6. DO NOT SCALE ELECTRICAL DRAWINGS FOR DIMENSIONS OF OR EXACT LOCATIONS OF EQUIPMENT.
7. REFER TO ARCHITECTURAL FOR EXACT CEILING TYPES AND LOCATIONS OF ITEMS THAT ARE RECESSED IN THE CEILING, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, SPEAKERS, SMOKE DETECTORS, ETC. COORDINATE CEILING TYPES WITH FIXTURE TYPES AND MOUNTING OF ALL LIGHT FIXTURES.
8. THE LOCATIONS AND ELEVATIONS OF ELECTRICAL DEVICES ON ARCHITECTURAL DRAWINGS SHALL HAVE PRECEDENCE OVER LOCATIONS INDICATED ON ELECTRICAL DRAWINGS. FURTHERMORE, ROUGH-IN LOCATIONS SHALL BE VERIFIED AND CONFIRMED IN ACCORDANCE WITH FINAL EQUIPMENT CUTSHEETS, APPROVED SHOP DRAWINGS, AND THE EQUIPMENT ITSELF PRIOR TO PROCEEDING WITH INSTALLATION.

LOW-VOLTAGE/SPECIAL SYSTEM NOTES

1. THE EXACT LOCATION OF ALL TELECOMM, AUDIO/VIDEO, AND ELECTRONIC SECURITY DEVICES AND EQUIPMENT SHALL BE COORDINATED WITH THE TELECOMM, AUDIO/VIDEO, ELECTRONIC SECURITY, AND ELECTRICAL DRAWINGS PRIOR TO INSTALLATION. REFER TO AVF SERIES AND ESF SERIES DRAWINGS FOR EXACT MOUNTING HEIGHTS FOR ALL TELECOMM, A/V, AND SECURITY DEVICES AND EQUIPMENT. BOXES INSTALLED IN LOCATIONS THAT ARE NOT APPROVED BY THE OWNER SHALL BE RELOCATED AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
2. DIVISION 27 CONDUIT AND PATHWAYS SHALL NOT BE USED BY ANY OTHER TRADE UNLESS OTHERWISE NOTED.

ELECTRICAL SCOPE OF WORK

1. NEW FIELD LIGHTING LUMINARIES: PROVIDE POWER CONNECTION TO NEW POLE MOUNTED LED FIELD LUMINARIES.
2. PROVIDE SINGLE POINT POWER CONNECTION TO ALL NEW PRE-MANUFACTURERED MODULAR BUILDINGS, PRE-MANUFACTURERED SHIPPING CONTAINERS, AND PRE-MANUFACTURERED ROOM TRAILERS.
3. NEW CONCESSION STANDS VOMITORY LIGHTING.
4. PROVIDE SINGLE POINT POWER CONNECTION TO SCOREBOARDS, VIDEOBOARDS, PITCH PERIMETER LED DISPLAYS, AND OTHER ATHLETIC FACILITY ITEMS INDICATED TO REQUIRE POWER.

ELECTRICAL SHEET INDEX

SHEET NO.	SHEET TITLE
E001	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES
E100	ELECTRICAL SITE PLAN

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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Waste Management
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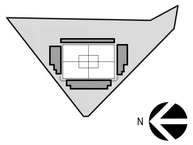
Key Plan



Professional Seals

REGISTERED PROFESSIONAL ENGINEER
ADITYA S. PARANJPE
E21936
ELECTRICAL
STATE OF CALIFORNIA
02/16/2024

No.	Description	Date
1	CUP PRE-APPLICATION	10/06/2023
2	SD/DD PRICING SET	10/24/2023
3	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title

ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES

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Sheet Number

E001

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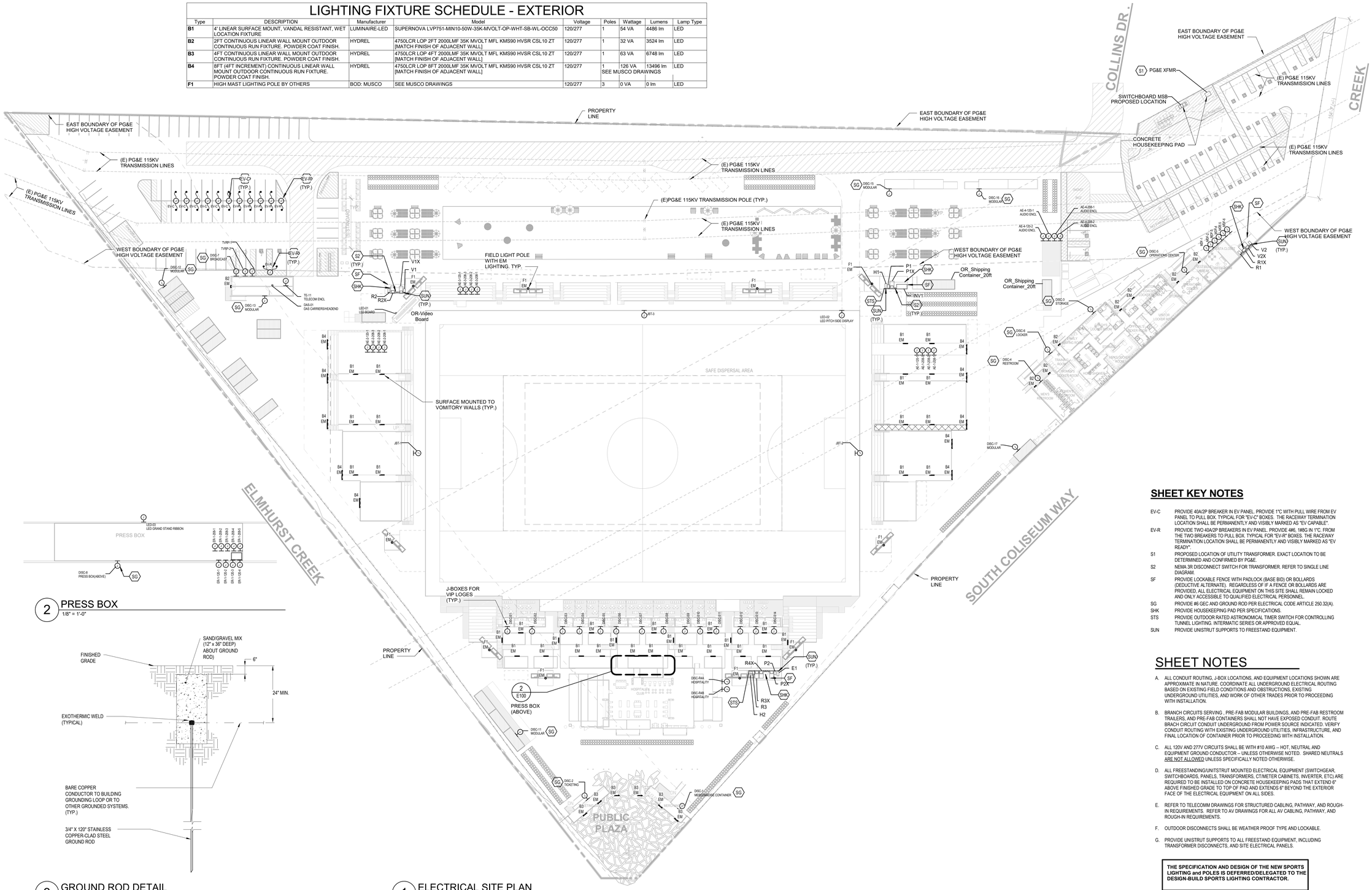
LIGHTING FIXTURE SCHEDULE - EXTERIOR

Type	DESCRIPTION	Manufacturer	Model	Voltage	Poles	Wattage	Lumens	Lamp Type
B1	4' LINEAR SURFACE MOUNT, VANDAL RESISTANT, WET LOCATION FIXTURE	LUMINAIRE-LED	SUPERNOVA LVP751-MIN10-50W-35K-MVOLT-OP-WHT-SB-WL-OCC50	120/277	1	54 VA	4486 lm	LED
B2	2FT CONTINUOUS LINEAR WALL MOUNT OUTDOOR CONTINUOUS RUN FIXTURE. POWDER COAT FINISH.	HYDREL	4750LCR LOP 2FT 2000LMF 35K MVOLT MFL KMS90 HVSR CSL10 ZT [MATCH FINISH OF ADJACENT WALL]	120/277	1	32 VA	3524 lm	LED
B3	4FT CONTINUOUS LINEAR WALL MOUNT OUTDOOR CONTINUOUS RUN FIXTURE. POWDER COAT FINISH.	HYDREL	4750LCR LOP 4FT 2000LMF 35K MVOLT MFL KMS90 HVSR CSL10 ZT [MATCH FINISH OF ADJACENT WALL]	120/277	1	63 VA	6748 lm	LED
B4	8FT (4FT INCREMENT) CONTINUOUS LINEAR WALL MOUNT OUTDOOR CONTINUOUS RUN FIXTURE. POWDER COAT FINISH.	HYDREL	4750LCR LOP 8FT 2000LMF 35K MVOLT MFL KMS90 HVSR CSL10 ZT [MATCH FINISH OF ADJACENT WALL]	120/277	1 SEE MUSCO DRAWINGS	126 VA	13496 lm	LED
F1	HIGH MAST LIGHTING POLE BY OTHERS	BOD: MUSCO	SEE MUSCO DRAWINGS	120/277	3	0 VA	0 lm	LED



2 PRESS BOX
1/8" = 1'-0"

3 GROUND ROD DETAIL
NTS

1 ELECTRICAL SITE PLAN
1/32" = 1'-0"

SHEET KEY NOTES

EV-C	PROVIDE 40A/2P BREAKER IN EV PANEL. PROVIDE 1"C WITH PULL WIRE FROM EV PANEL TO PULL BOX. TYPICAL FOR "EV-C" BOXES. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
EV-R	PROVIDE TWO 40A/2P BREAKERS IN EV PANEL. PROVIDE 4#6, 1#8G IN 1"C. FROM THE TWO BREAKERS TO PULL BOX. TYPICAL FOR "EV-R" BOXES. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV READY".
S1	PROPOSED LOCATION OF UTILITY TRANSFORMER. EXACT LOCATION TO BE DETERMINED AND CONFIRMED BY PG&E.
S2	NEMA 3R DISCONNECT SWITCH FOR TRANSFORMER. REFER TO SINGLE LINE DIAGRAM.
SF	PROVIDE LOCKABLE FENCE WITH PADLOCK (BASE BID) OR BOLLARDS (DEDUCTIVE ALTERNATE). REGARDLESS OF IF A FENCE OR BOLLARDS ARE PROVIDED, ALL ELECTRICAL EQUIPMENT ON THIS SITE SHALL REMAIN LOCKED AND ONLY ACCESSIBLE TO QUALIFIED ELECTRICAL PERSONNEL.
SG	PROVIDE #6 GEC AND GROUND ROD PER ELECTRICAL CODE ARTICLE 250.32(A).
SHK	PROVIDE HOUSEKEEPING PAD PER SPECIFICATIONS.
STS	PROVIDE OUTDOOR RATED ASTRONOMICAL TIMER SWITCH FOR CONTROLLING TUNNEL LIGHTING. INTERMATIC SERIES OR APPROVED EQUAL.
SUN	PROVIDE UNISTRUT SUPPORTS TO FREESTAND EQUIPMENT.

SHEET NOTES

A. ALL CONDUIT ROUTING, J-BOX LOCATIONS, AND EQUIPMENT LOCATIONS SHOWN ARE APPROXIMATE IN NATURE. COORDINATE ALL UNDERGROUND ELECTRICAL ROUTING BASED ON EXISTING FIELD CONDITIONS AND OBSTRUCTIONS, EXISTING UNDERGROUND UTILITIES, AND WORK OF OTHER TRADES PRIOR TO PROCEEDING WITH INSTALLATION.

B. BRANCH CIRCUITS SERVING , PRE-FAB MODULAR BUILDINGS, AND PRE-FAB RESTROOM TRAILERS, AND PRE-FAB CONTAINERS SHALL NOT HAVE EXPOSED CONDUIT. ROUTE BRACH CIRCUIT CONDUIT UNDERGROUND FROM POWER SOURCE INDICATED. VERIFY CONDUIT ROUTING WITH EXISTING UNDERGROUND UTILITIES, INFRASTRUCTURE, AND FINAL LOCATION OF CONTAINER PRIOR TO PROCEEDING WITH INSTALLATION.

C. ALL 120V AND 277V CIRCUITS SHALL BE WITH #10 AWG -- HOT, NEUTRAL AND EQUIPMENT GROUND CONDUCTOR -- UNLESS OTHERWISE NOTED. SHARED NEUTRALS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED OTHERWISE.

D. ALL FREESTANDING/UNISTRUT MOUNTED ELECTRICAL EQUIPMENT (SWITCHGEAR, SWITCHBOARDS, PANELS, TRANSFORMERS, CT/METER CABINETS, INVERTER, ETC) ARE REQUIRED TO BE INSTALLED ON CONCRETE HOUSEKEEPING PADS THAT EXTEND 6" ABOVE FINISHED GRADE TO TOP OF PAD AND EXTENDS 6" BEYOND THE EXTERIOR FACE OF THE ELECTRICAL EQUIPMENT ON ALL SIDES.

E. REFER TO TELECOMM DRAWINGS FOR STRUCTURED CABLING, PATHWAY, AND ROUGH-IN REQUIREMENTS. REFER TO AV DRAWINGS FOR ALL AV CABLING, PATHWAY, AND ROUGH-IN REQUIREMENTS.

F. OUTDOOR DISCONNECTS SHALL BE WEATHER PROOF TYPE AND LOCKABLE.

G. PROVIDE UNISTRUT SUPPORTS TO ALL FREESTAND EQUIPMENT, INCLUDING TRANSFORMER DISCONNECTS, AND SITE ELECTRICAL PANELS.

THE SPECIFICATION AND DESIGN OF THE NEW SPORTS LIGHTING and POLES IS DEFERRED/DELEGATED TO THE DESIGN-BUILD SPORTS LIGHTING CONTRACTOR.

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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American Trash Management
Waste Management
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Key Plan

Professional Seals

REGISTERED PROFESSIONAL ENGINEER
ADITYA S. PARANJAPE
E21936
ELECTRICAL
STATE OF CALIFORNIA
02/16/2024

No.	Description	Date
1	CUP PRE-APPLICATION	10/06/2023
2	SD/DD PRICING SET	10/24/2023
3	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00
Sheet Title
ELECTRICAL SITE PLAN

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Sheet Number
E100

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Oakland Roots FC USL Stadium
Oakland,CA

Lighting System

Pole/Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
S1	110'	110'	3	TLC-LED-550	1.62 kW	C
		110'	5	TLC-LED-1500	7.05 kW	A
S2	110'	110'	4	TLC-LED-1500	5.64 kW	B
		110'	7	TLC-LED-1500	9.87 kW	A
S3-S4	110'	110'	1	TLC-LED-1200	1.17 kW	C
		110'	1	TLC-LED-550	0.54 kW	C
		110'	4	TLC-LED-1500	5.64 kW	B
		110'	9	TLC-LED-1500	12.69 kW	A
S5	110'	110'	4	TLC-LED-1500	5.64 kW	B
		110'	7	TLC-LED-1500	9.87 kW	A
S6	110'	110'	1	TLC-LED-550	0.54 kW	C
		110'	5	TLC-LED-1500	7.05 kW	A
S7	110'	110'	2	TLC-LED-550	1.08 kW	C
		110'	2	TLC-LED-900	1.76 kW	C
		110'	3	TLC-LED-1500	4.23 kW	B
		110'	9	TLC-LED-1500	12.69 kW	A
S8-S9	110'	110'	2	TLC-LED-550	1.08 kW	C
		110'	4	TLC-LED-1500	5.64 kW	B
		110'	9	TLC-LED-1500	12.69 kW	A
S10	110'	110'	2	TLC-LED-550	1.08 kW	C
		110'	3	TLC-LED-1500	4.23 kW	B
		110'	3	TLC-LED-900	2.64 kW	C
		110'	9	TLC-LED-1500	12.69 kW	A
10			**129**		**166.58 kW**	

Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Soccer	109.98 kW	78
B	Soccer/Emergency	42.30 kW	30
C	Area EM Lighting	14.30 kW	21

Fixture Type Summary

Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1200	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	2
TLC-LED-1500	LED 5700K - 75 CRI	1410W	181,000	>120,000	>120,000	>120,000	108
TLC-LED-550	LED 5700K - 75 CRI	540W	67,000	>120,000	>120,000	>120,000	14
TLC-LED-900	LED 5700K - 75 CRI	880W	104,000	>120,000	>120,000	>120,000	5

Single Luminaire Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Blanket Spill	Horizontal	1.25	0	72.7	7999.95		A,B,C	129
East Bleachers	Horizontal Illuminance	81.9	48.3	104	2.14	1.70	A,B	108
East Bleachers - Egress	Horizontal Illuminance	26.1	9.70	48.7	5.04	2.69	B,C	51
Field Egress	Horizontal	35.8	11.6	64.6	5.58	3.09	B,C	51
Freeway Spill	Horizontal	0.01	0	0.10	0.00		A,B,C	129
Freeway Spill	Max Candela (by Fixture)	11664	54.8	43263	789.29	212.84	A,B,C	129
Freeway Spill	Max Vertical Illuminance Metric	0.05	0	0.30	0.00		A,B,C	129
Home Bleachers	Horizontal Illuminance	79.1	29	127	4.38	2.73	A,B	108
Home Bleachers - Egress	Horizontal Illuminance	23	13	39.2	3.02	1.77	B,C	51
North Bleachers	Horizontal Illuminance	37	7.60	81.3	10.64	4.86	A,B,C	129
North Bleachers - Egress	Horizontal Illuminance	37	7.60	81.3	10.64	4.86	A,B,C	129
Site Lighting with Stadium Lights	Horizontal	12.9	0	101	0.00		C,A,B	129
Site Lighting/Egress	Horizontal	4.56	0	14.8	0.00		C	21
Soccer	Center Main	120	105	139	1.33	1.15	A,B	108
Soccer	End Camera 1	80.8	61.7	114	1.85	1.31	A,B	108
Soccer	End Camera 2	82.3	61.7	114	1.85	1.33	A,B	108
Soccer	Glare Rating	38.6	34	42.5	1.25	1.14	A,B	108
Soccer	Horizontal Illuminance	139	121	179	1.49	1.16	A,B	108
South Bleachers	Horizontal Illuminance	39.4	6.50	112	17.37	6.06	A,B,C	129
South Bleachers - Egress	Horizontal Illuminance	11.3	2.80	51	18.12	4.05	B,C	51
erasedNorth Bleachers	Horizontal Illuminance	54	6.80	119	17.59	7.94	A,B	108
erasedNorth Bleachers - Egress	Horizontal Illuminance	21.2	5.50	65.6	11.90	3.85	B,C	51
erasedSouth Bleachers	Horizontal Illuminance	47	5.70	106	18.66	8.24	A,B	108
erasedSouth Bleachers - Egress	Horizontal Illuminance	49.7	10.9	107	9.78	4.56	A,B,C	129

From Hometown to Professional

NOTES: Camera locations are assumed and need to be confirmed.

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

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Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	0	3
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	0	1
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	0	1
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	0	1
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	2*	0	2
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	0	2
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	3*	0	3
10					Totals	129	108	21

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name Soccer
Size 345' x 210'
Spacing 30.0' x 30.0'
Height 3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

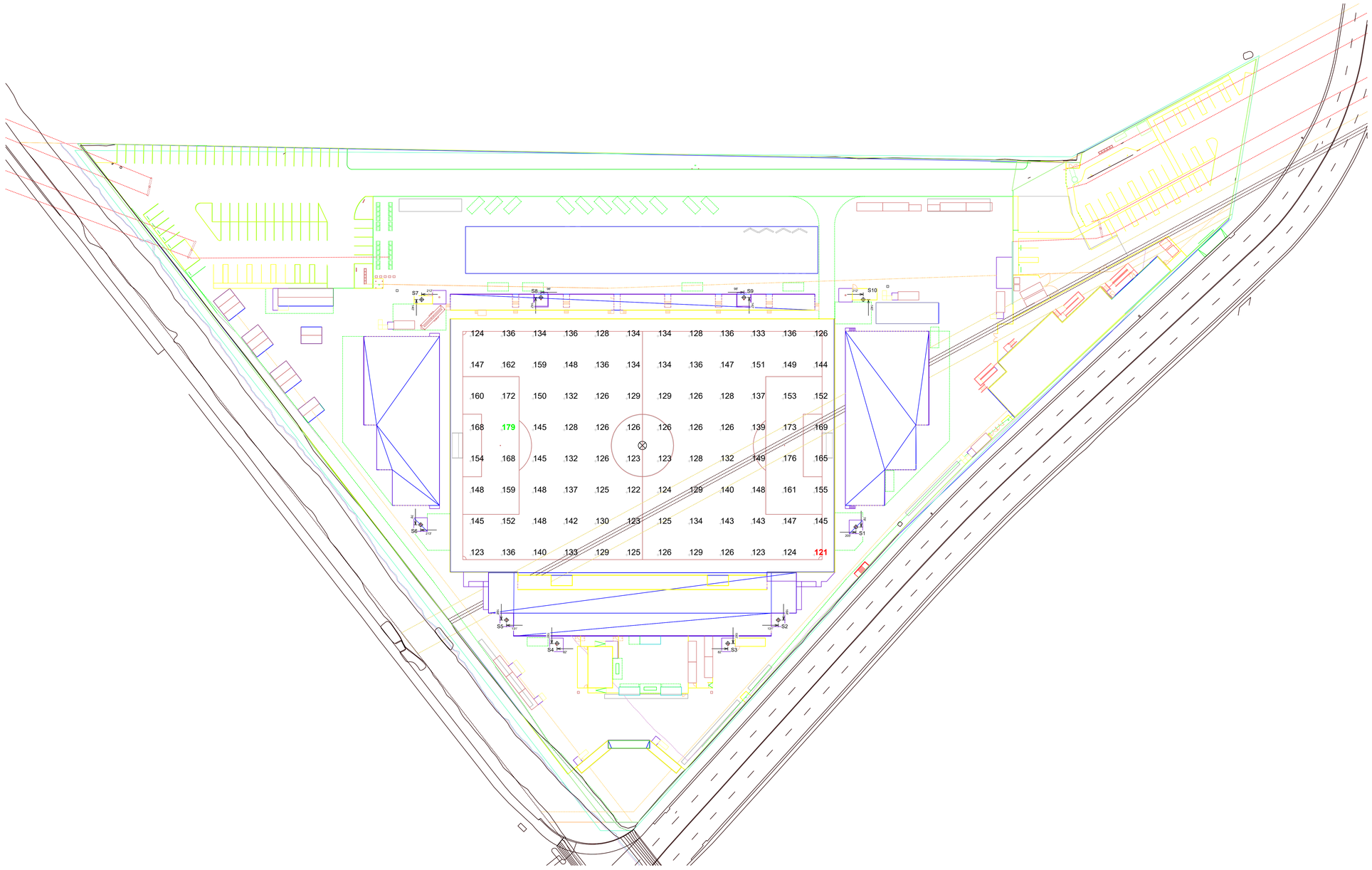
	Entire Grid
Scan Average:	**159.48**
Maximum	179.1
Minimum	120.5
Avg/Min	1.16
Max/Min	**1.49**
UG (adjacent pts)	1.25
CU	0.64
No. of Points	96
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	**108**
Total Load	152.28 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 40
0' 40' 80'

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

Pole location(s) dimensions are relative to 0,0 reference point(s).

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	0	3
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	0	1
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	0	1
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	0	1
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	2*	0	2
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	0	2
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	3*	0	3
10				Totals		129	108	21

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name Soccer
Size 345' x 215'
Spacing 30.0' x 30.0'
Height 3.0' above grade

Illumination Summary

MAINTAINED Fc FOOTCANDLES: Entire Grid

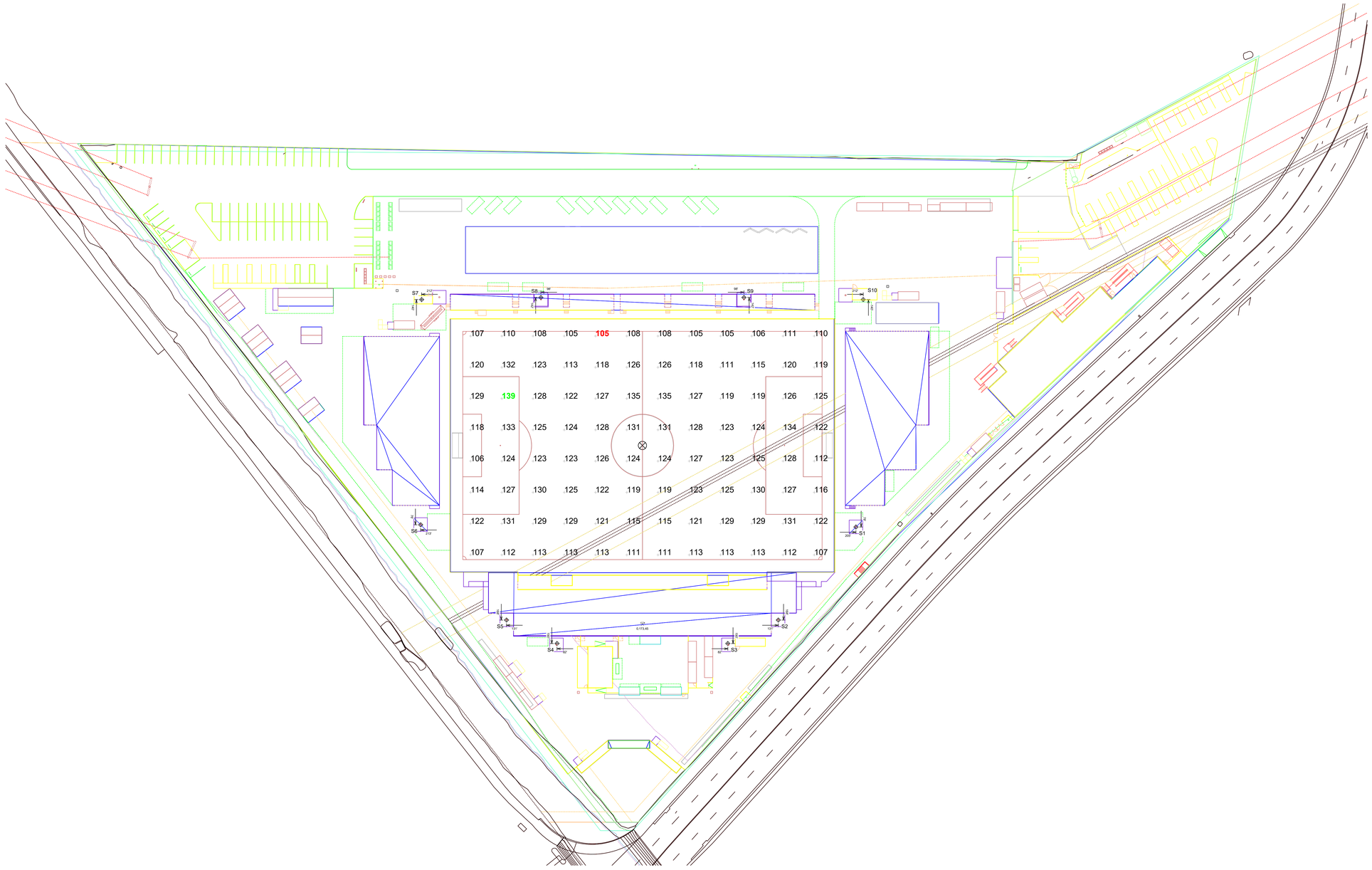
	Entire Grid
Scan Average:	**105.30**
Maximum:	138.6
Minimum:	104.6
Avg/Min:	1.15
Max/Min:	**1.33**
UG (adjacent pts)	1.20
CU:	0.64
No. of Points:	96
LUMINAIRE INFORMATION	
Applied Circuits:	A,B
No. of Luminaires:	**108**
Total Load:	152.28 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 40
0' 40' 80'

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

Pole location(s) dimensions are relative to 0,0 reference point(s).

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	0	3
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	0	1
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	0	1
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	0	1
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	2*	0	2
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	0	2
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	3*	0	3
10				Totals		129	108	21

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name Soccer
Size 345' x 210'
Spacing 30.0' x 30.0'
Height 3.0' above grade

Illumination Summary

MAINTAINED TV POINTS(ANSI/IES: End Camera 1)

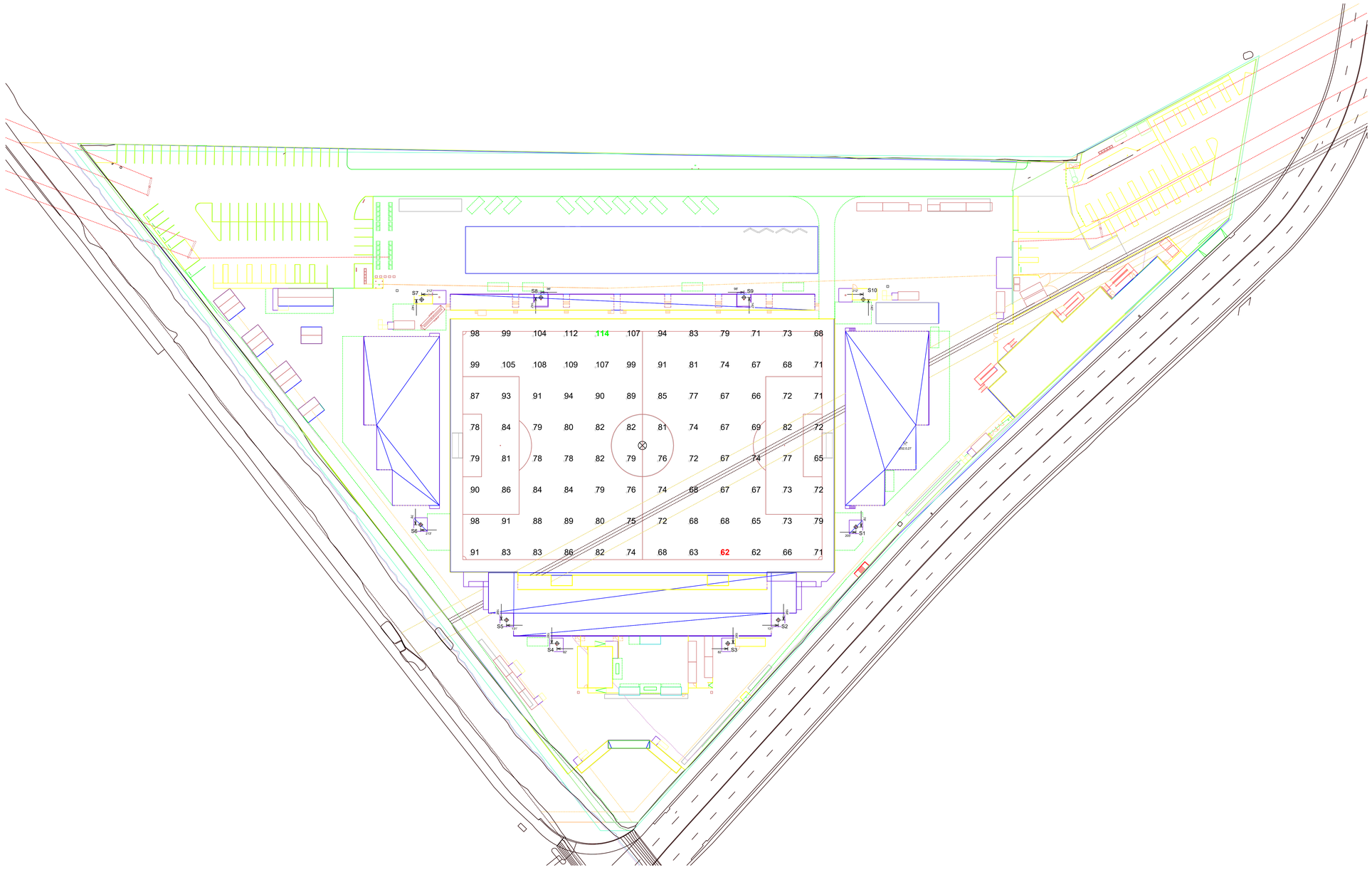
	Entire Grid
Scan Average:	**80.81**
Maximum	114.3
Minimum	61.7
Avg/Min	1.31
Max/Min	**1.85**
UG (adjacent pts)	1.20
CU	0.64
No. of Points	96
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	**108**
Total Load	152.28 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 40
0' 40' 80'

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

Pole location(s) dimensions are relative to 0,0 reference point(s).

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	0	3
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	0	1
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	0	1
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	0	1
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	2*	0	2
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	0	2
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	3*	0	3
10				Totals		129	108	21

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name Soccer
Size 345' x 210'
Spacing 30.0' x 30.0'
Height 3.0' above grade

Illumination Summary

MAINTAINED TV POSTCAMBODE End Camera 1

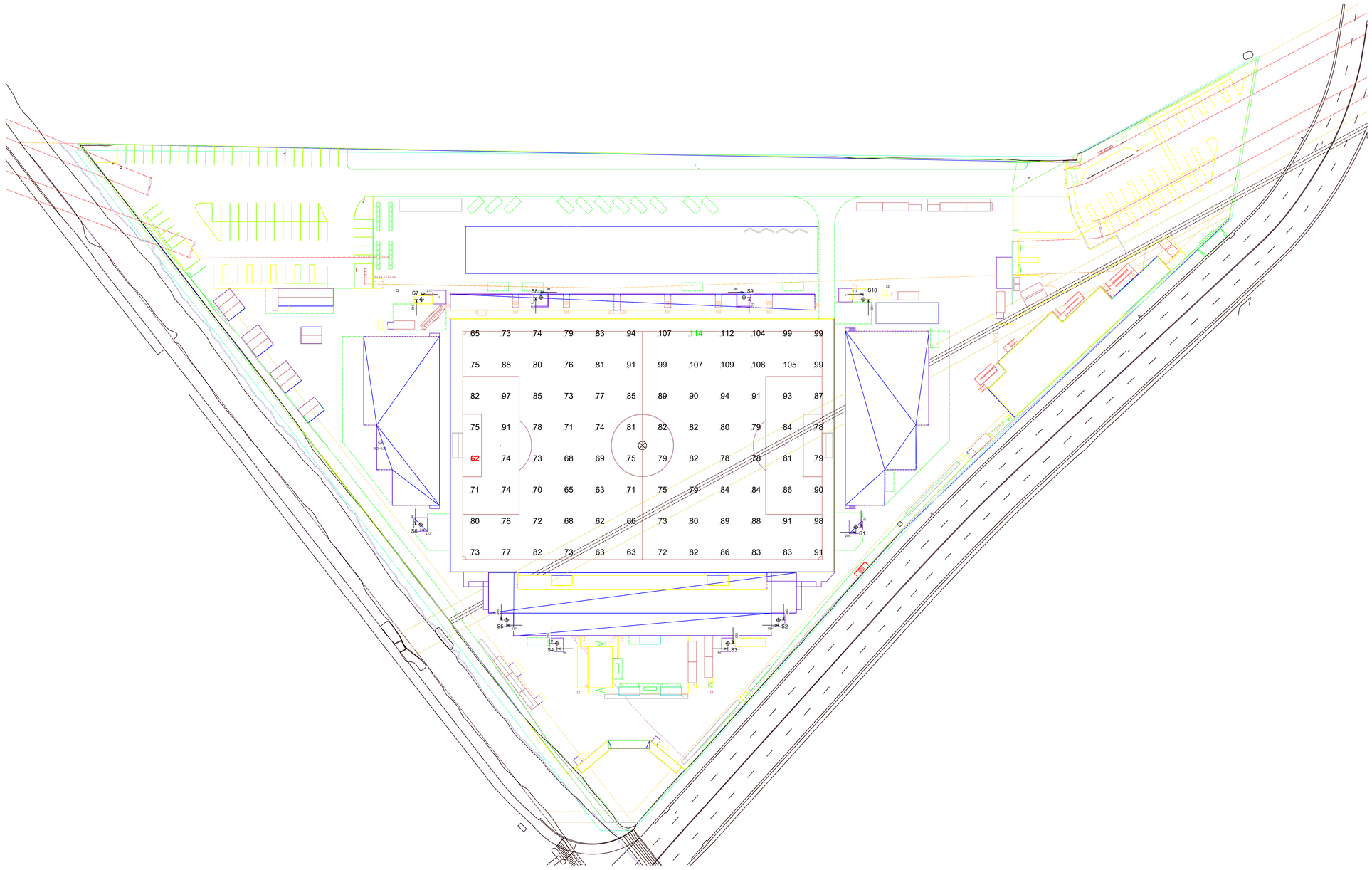
	Entire Grid
Scan Average:	**82.31**
Maximum	114.3
Minimum	61.7
Avg/Min	1.33
Max/Min	**1.85**
UG (adjacent pts)	1.23
CU	0.64
No. of Points	96
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	**108**
Total Load	152.28 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 40
0' 40' 80'

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

Pole location(s) dimensions are relative to 0,0 reference point(s).

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

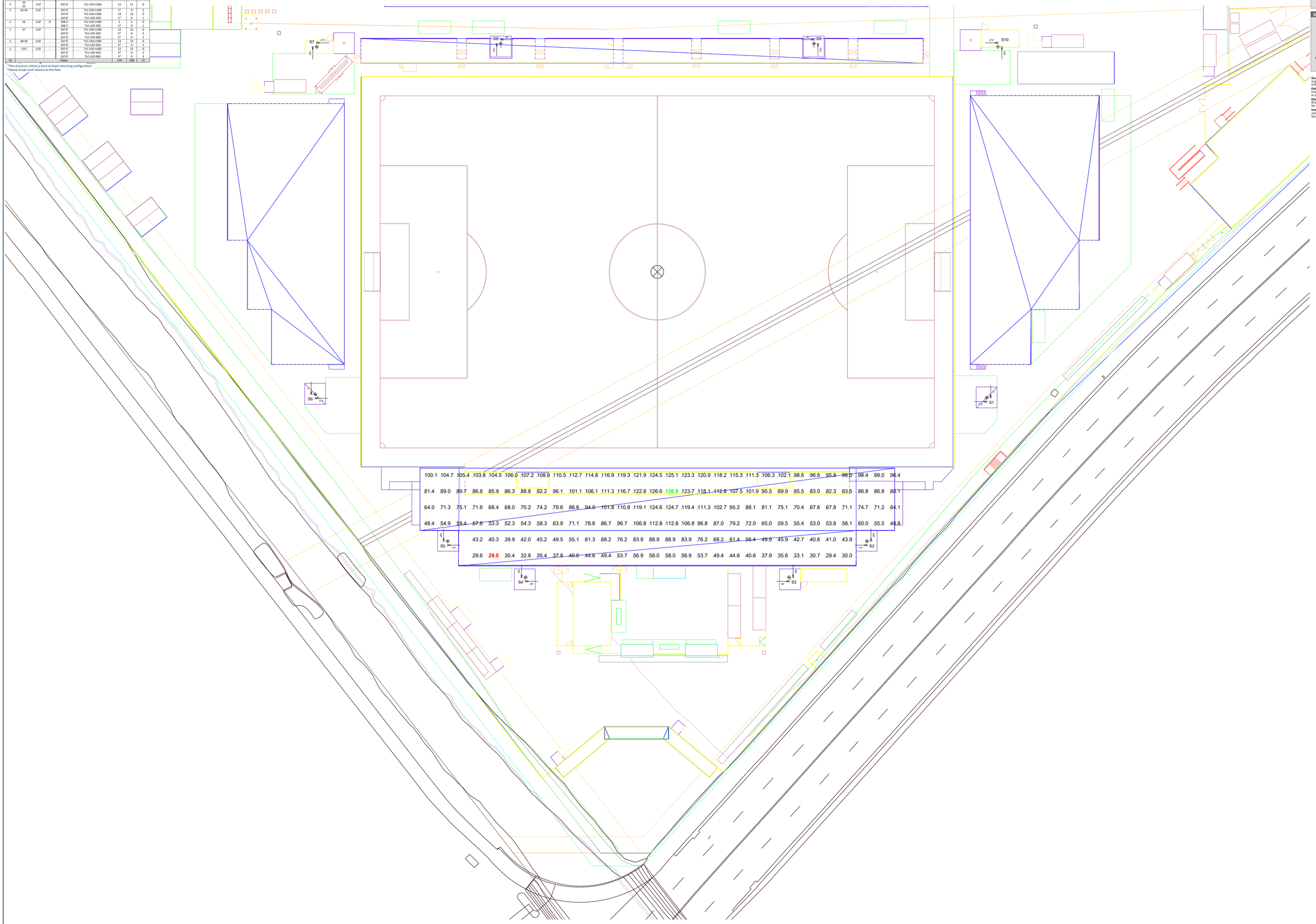
Oakland,CA

Equipment List For Areas Shown

Pole					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	0	3
2	S2 S3	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	0	1
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	0	1
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	0	1
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	2*	0	2
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	0	2
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	3*	0	3
10				Totals		129	108	21

*This structure utilizes a back-to-back mounting configuration

*Above Grade level relative to the field



Grid Summary

Name	Home Bleachers
Size	0' x 0'
Spacing	10.0' x 10.0'
Height	7.9' above grade

Illumination Summary

	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**79.06**
Maximum:	126.9
Minimum:	29.0
Avg/Min:	2.73
Max/Min:	**4.38**
UG (adjacent pts):	0.00
CU:	0.07
No. of Points:	168
LUMINAIRE INFORMATION	
Applied Circuits:	A,B
No. of Luminaires:	**108**
Total Load:	152.28 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 20

0' 20' 40'

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Pole location(s) dimensions are relative to 0,0 reference point(s).

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	0	3
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	0	1
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	0	1
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	0	1
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	2*	0	2
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	0	2
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	0	2
				107.0'	TLC-LED-900	3*	0	3
10				Totals		129	108	21

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name East Bleachers
Size 0' x 0'
Spacing 10.0' x 10.0'
Height 9.7' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

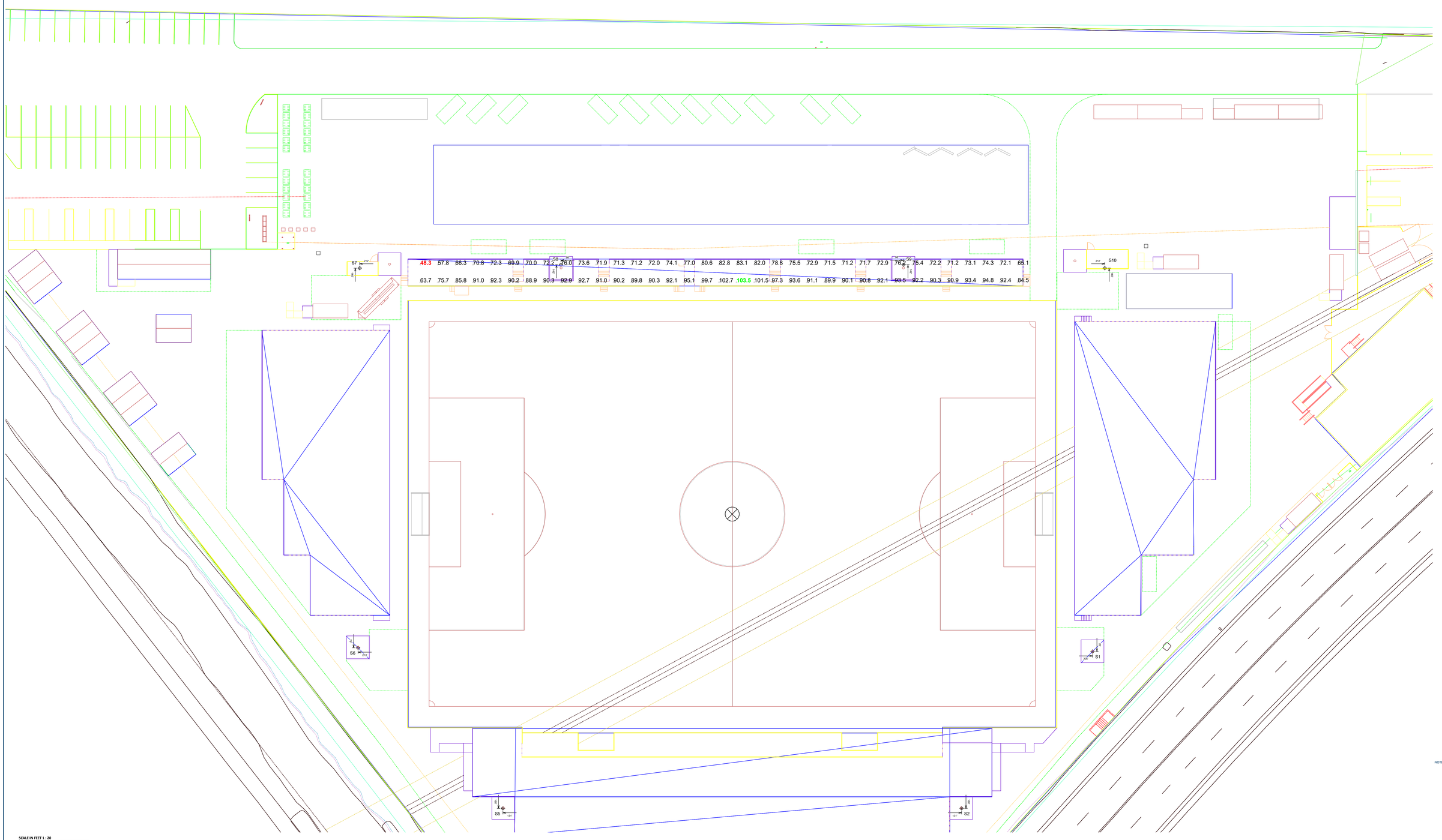
	Entire Grid
Scan Average:	**81.91**
Maximum:	103.5
Minimum:	48.3
Avg/Min:	1.70
Max/Min:	**2.14**
UG (adjacent pts):	0.00
CU:	0.03
No. of Points:	70
LUMINAIRE INFORMATION	
Applied Circuits:	A,B
No. of Luminaires:	**108**
Total Load:	152.28 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 20
0' 20' 40'

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

Pole location(s) dimensions are relative to 0,0 reference point(s).

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	3	0
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
10					Totals:	129	129	0

*This structure utilizes a back-to-back mounting configuration

**Above Grade level relative to the field

Grid Summary

Name South Bleachers
Size 0' x 0'
Spacing 10.0' x 10.0'
Height 31.2' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

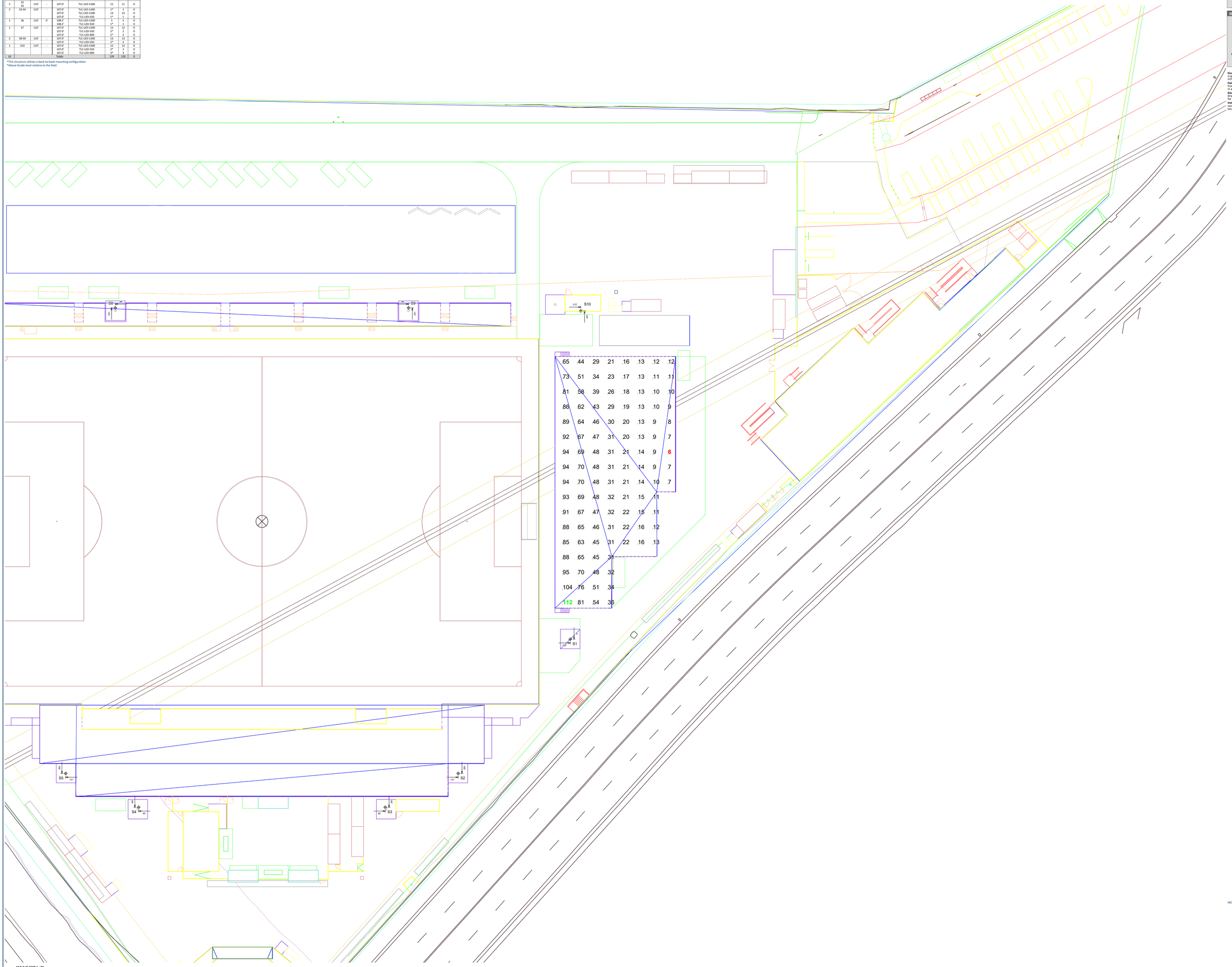
	Entire Grid
Scan Average:	**39.36**
Maximum	112.3
Minimum	6.5
Avg/Min	6.09
Max/Min	**17.37**
UG (adjacent pts)	0.00
CU	0.02
No. of Points	0
LUMINAIRE INFORMATION	
Applied Circuits	A,B,C
No. of Luminaires	**129**
Total Load	166.58 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 20

0' 20' 40'

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

Pole location(s) dimensions are relative to 0,0 reference point(s)

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	3	0
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
10				Totals		129	129	0

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name: North Bleachers
Size: 7' x 5'
Spacing: 10.0' x 10.0'
Height: 7.9' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

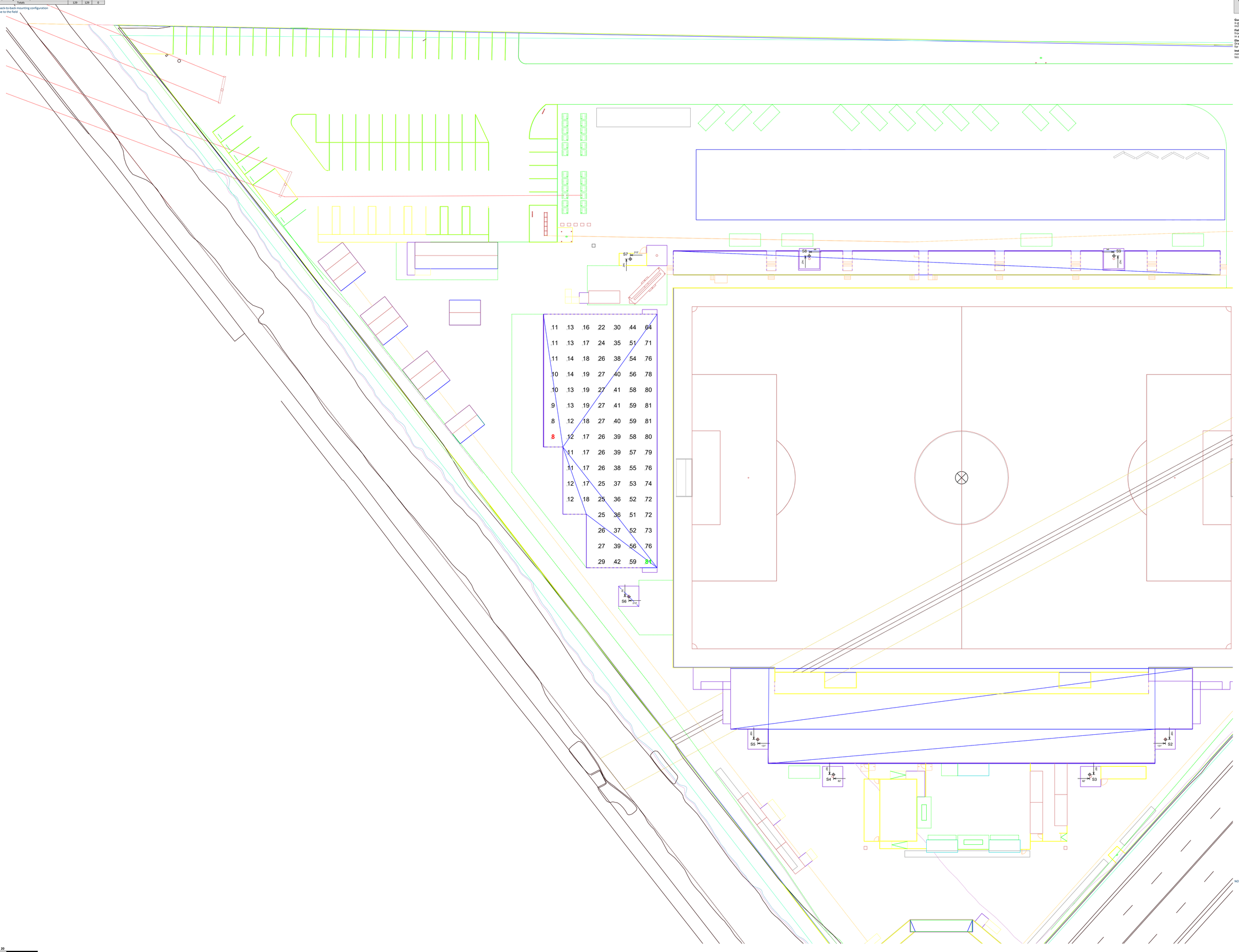
	Entire Grid
Scan Average:	**36.95**
Maximum	81.3
Minimum	7.6
Avg/Min	4.84
Max/Min	**10.64**
UG (adjacent pts)	0.00
CU	0.02
No. of Points	14
LUMINAIRE INFORMATION	
Applied Circuits	A,B,C
No. of Luminaires	**129**
Total Load	166.58 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 20
0' 20' 40'

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

Pole location(s) ▨ dimensions are relative to 0,0 reference point(s) ⊗

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1/2*	3	0
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	4	7
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	4	9
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	3	9
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	4	9
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	3	9
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
10				Totals		129	51	78

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name Field Egress
Size 75' x 5'
Spacing 20.0' x 20.0'
Height 0.0' above grade

Illumination Summary

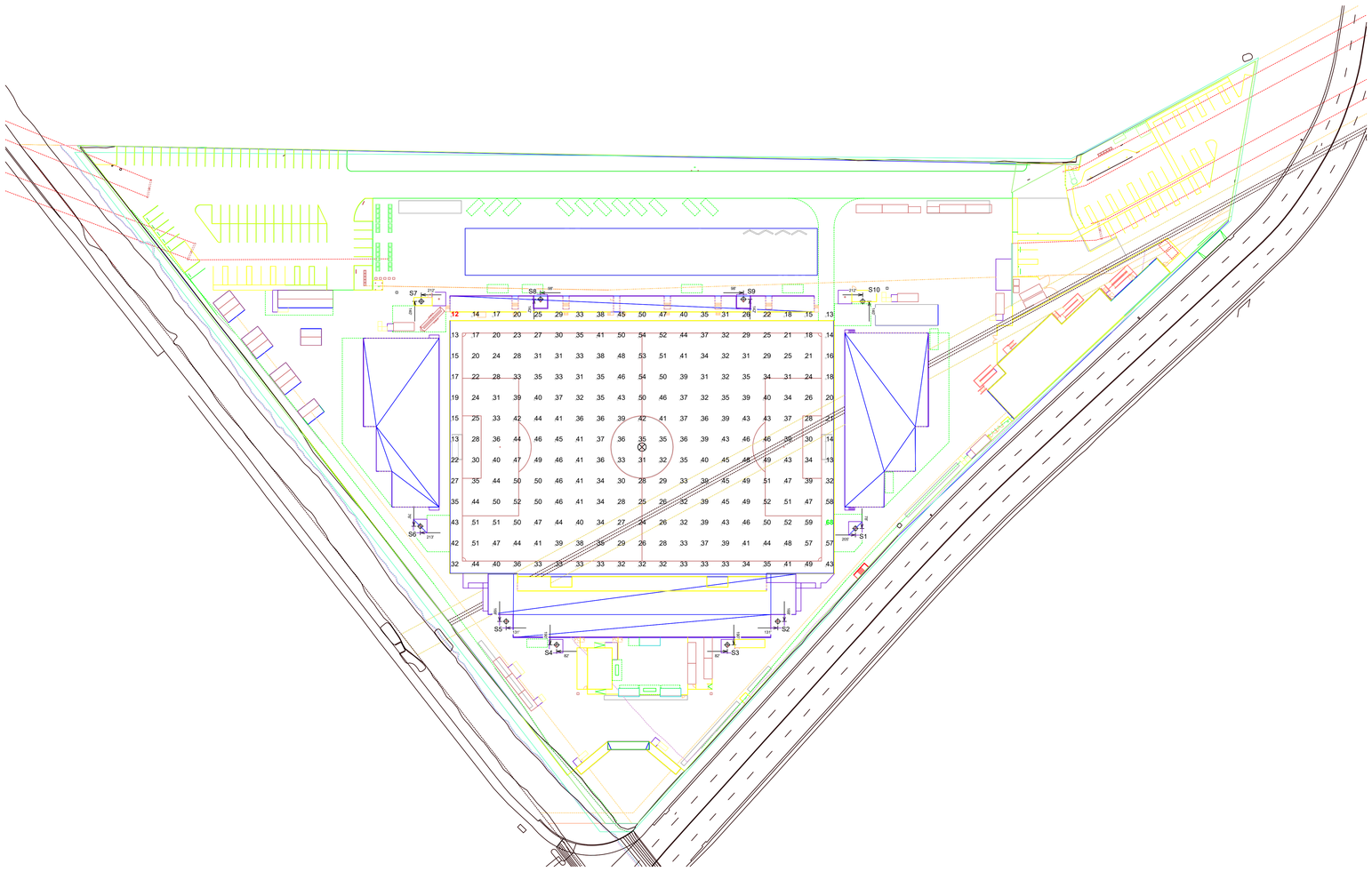
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**36.09**
Maximum	67.9
Minimum	11.6
Avg/Min	3.12
Max/Min	**5.87**
UG (adjacent pts)	7.65
CU	0.52
No. of Points	247
LUMINAIRE INFORMATION	
Applied Circuits	R,C
No. of Luminaires	**51**
Total Load	56.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 50
0' 50' 100'

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Pole location(s) dimensions are relative to 0,0 reference point(s)

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

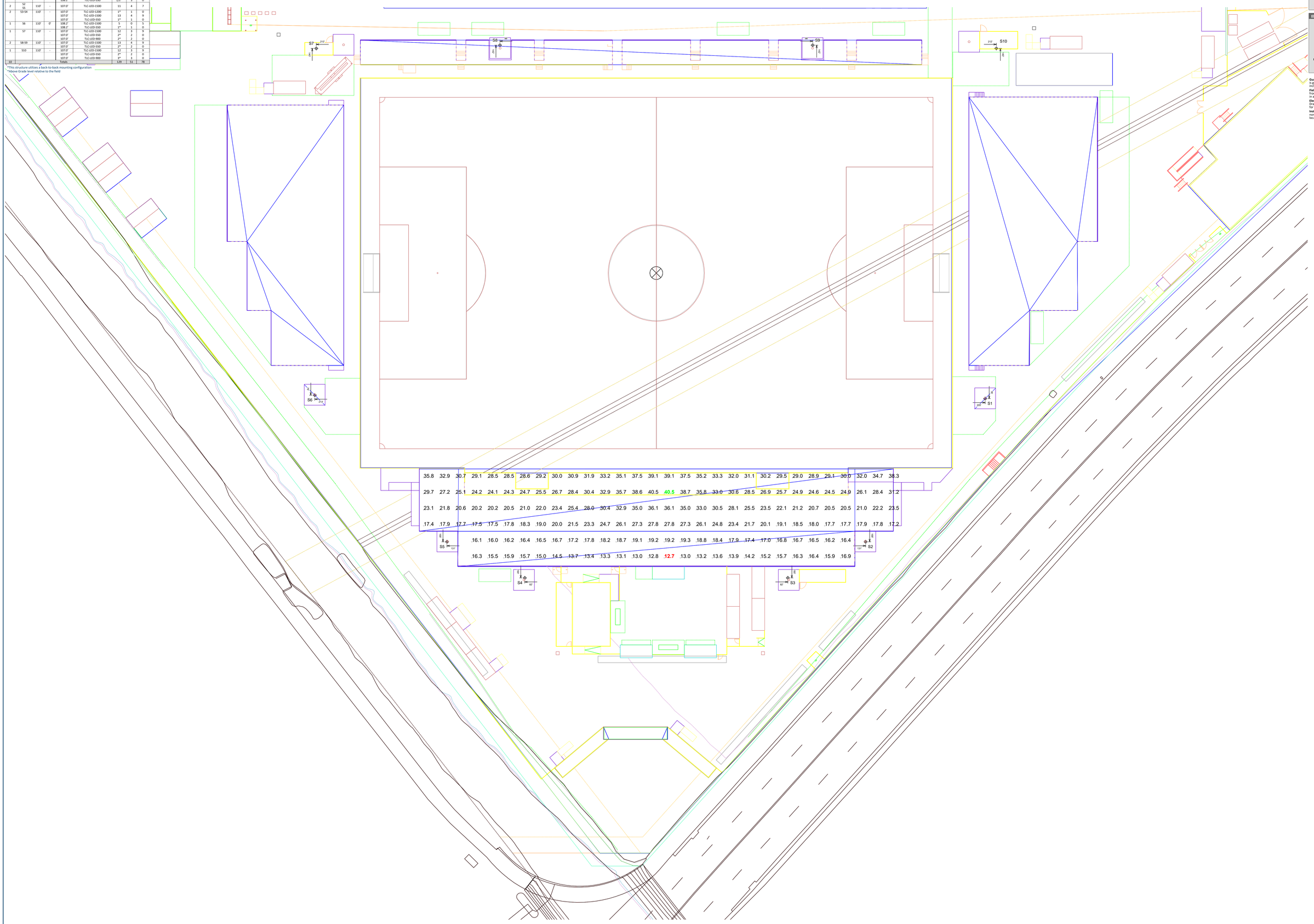
Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1/2*	3	0
2	S2 S3	110'	-	107.0'	TLC-LED-1500	11	4	7
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	4	9
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	3	9
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	4	9
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	3	9
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
10				Totals		129	51	78

*This structure utilizes a back-to-back mounting configuration

*Above Grade level relative to the field



Grid Summary

Name: Home Bleachers - Egress
Size: 0' x 0'
Spacing: 10.0' x 10.0'
Height: 7.9' above grade

Illumination Summary

	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**23.89**
Maximum	40.5
Minimum	12.7
Avg/Min	1.87
Max/Min	**3.19**
UG (adjacent pts)	0.00
CU	0.56
No. of Points	168
LUMINAIRE INFORMATION	
Applied Circuits	R,C
No. of Luminaires	**51**
Total Load	56.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 20

0' 20' 40'

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Pole location(s) dimensions are relative to 0,0 reference point(s).

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1/2*	3	0
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	4	7
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	4	9
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	3	9
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	4	9
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	3	9
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
10				Totals		129	51	78

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name East Bleachers - Egress
Size 0' x 0'
Spacing 10.0' x 10.0'
Height 9.7' above grade

Illumination Summary

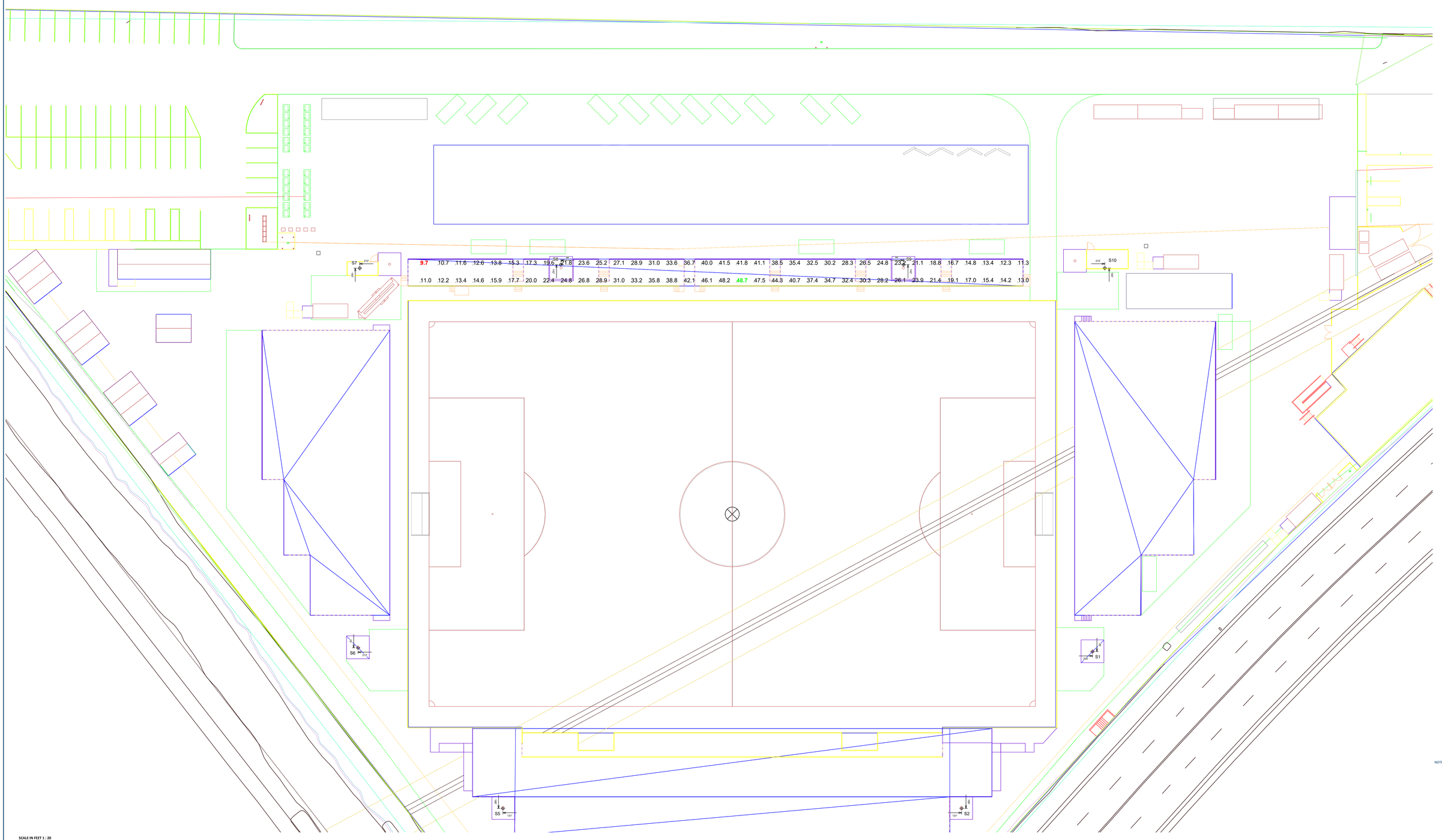
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**26.31**
Maximum:	48.7
Minimum:	9.7
Avg/Min:	2.70
Max/Min:	**5.04**
UG (adjacent pts):	0.00
CU:	0.03
No. of Points:	70
LUMINAIRE INFORMATION	
Applied Circuits:	R,C
No. of Luminaires:	**51**
Total Load:	56.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with NEMA MP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 20
0' 20' 40'

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Pole location(s) dimensions are relative to 0,0 reference point(s).

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ILLUMINATION SUMMARY

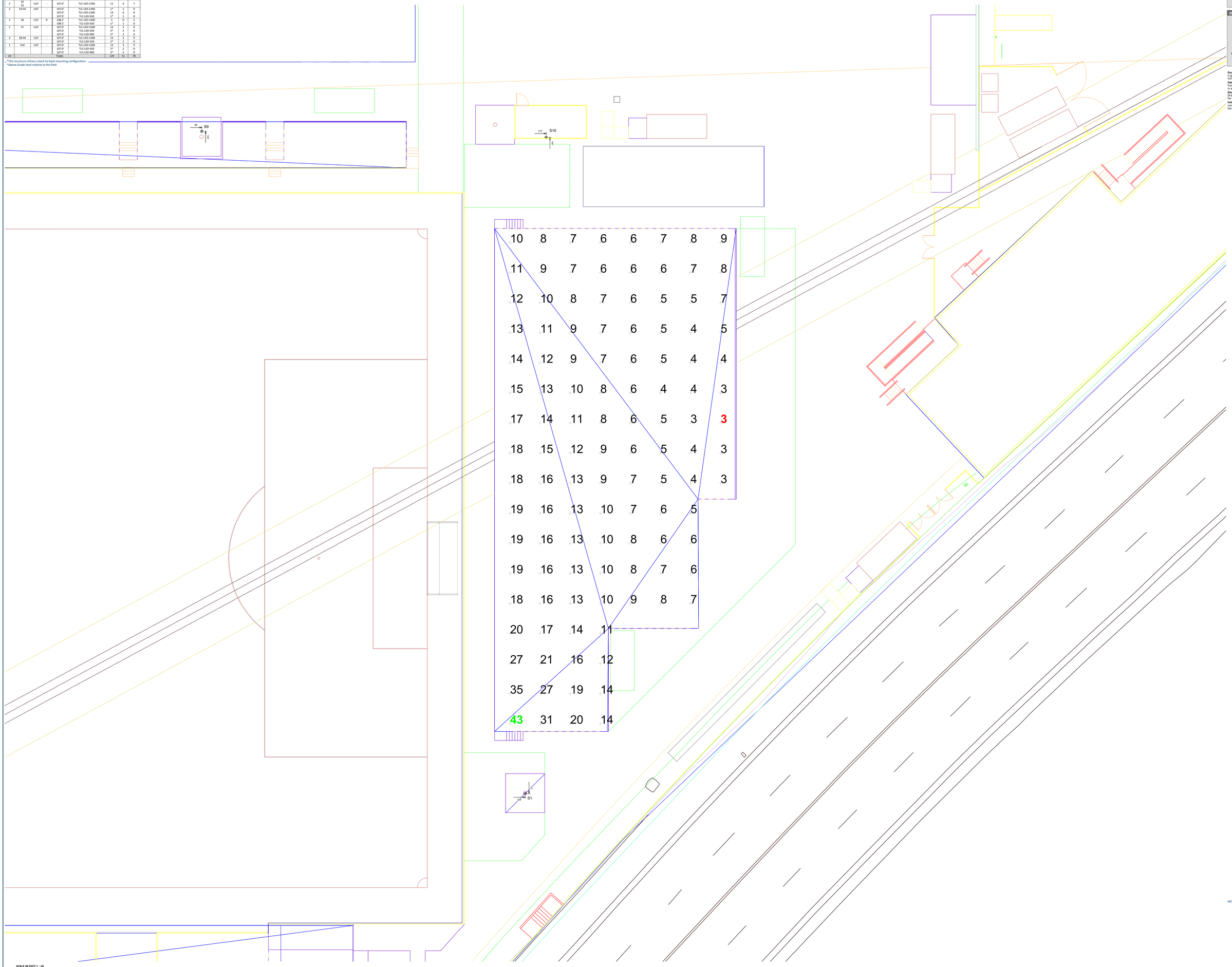
Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1/2*	3	0
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	4	7
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	4	9
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	3	9
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	4	9
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	3	9
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
10				Totals		129	51	78

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field



Grid Summary

Name South Bleachers - Egress
Size 0' x 0'
Spacing 10.0' x 10.0'
Height 31.2' above grade

Illumination Summary

	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**10.64**
Maximum:	43.0
Minimum:	2.8
Avg/Min:	3.79
Max/Min:	**15.33**
UG (adjacent pts):	0.00
CU:	0.02
No. of Points:	116
LUMINAIRE INFORMATION	
Applied Circuits:	R,C
No. of Luminaires:	**51**
Total Load:	56.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 10
0' 10' 20'

Pole location(s) dimensions are relative to 0,0 reference point(s)

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ILLUMINATION SUMMARY

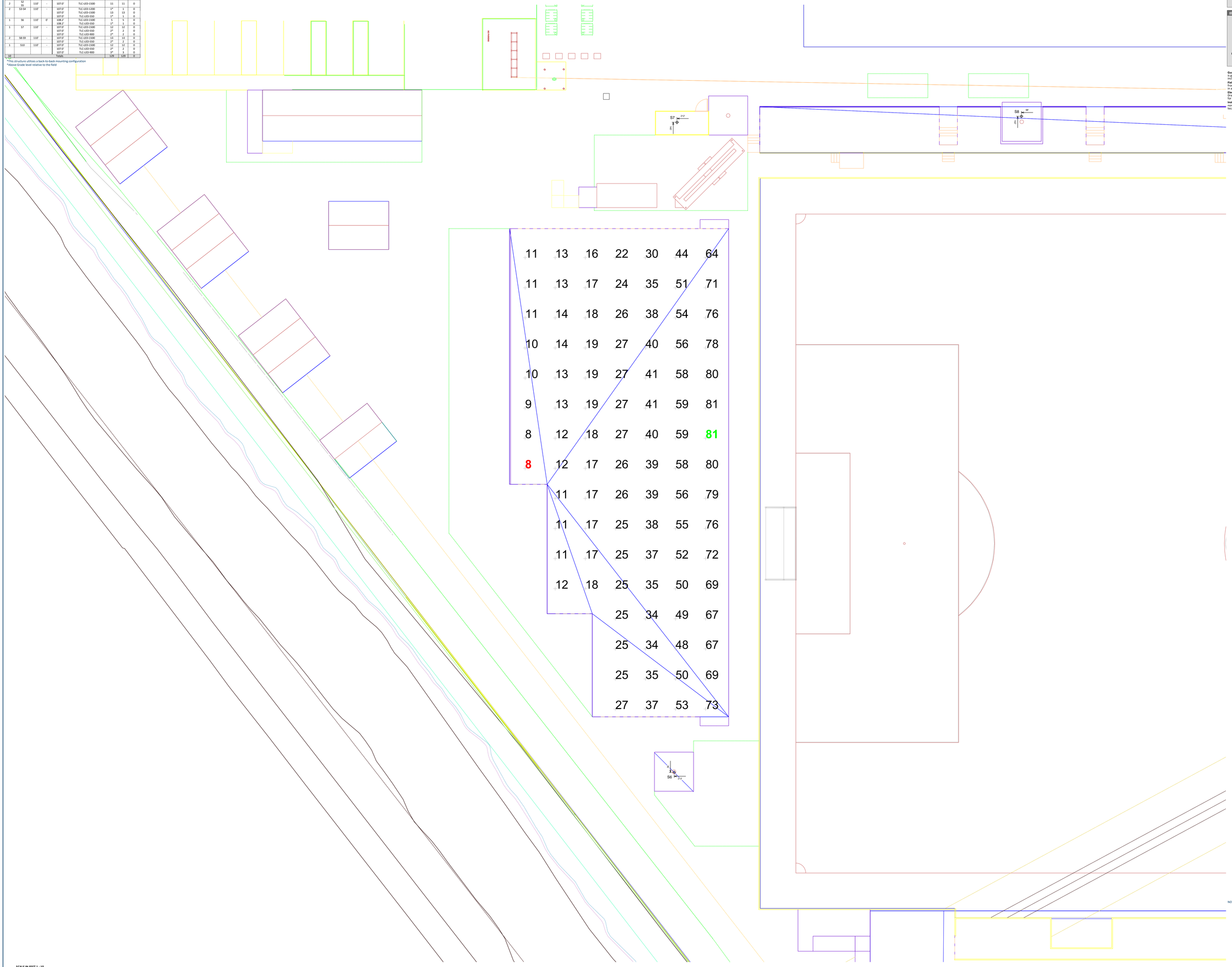
Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Poles					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	3	0
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
10				Totals		129	129	0

*This structure utilizes a back-to-back mounting configuration
*Above Grade level relative to the field



Grid Summary

Name: North Bleachers - Egress
Size: 0' x 0'
Spacing: 10.0' x 10.0'
Height: 7.9' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**36.16**
Maximum	81.0
Minimum	7.6
Avg/Min	4.75
Max/Min	**10.63**
UG (adjacent pts)	0.00
CU	0.02
No. of Points	96
LUMINAIRE INFORMATION	
Applied Circuits	A,B,C
No. of Luminaires	**129**
Total Load	166.58 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 10
0' 10' 20'

Pole location(s) dimensions are relative to 0,0 reference point(s)

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Pole					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1/2*	3	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	0	13
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	0	5
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	0	12
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	0	13
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	0	12
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
8				Totals		107	21	86

*This structure utilizes a back-to-back mounting configuration

**Above Grade level relative to the field

Grid Summary

Name: Site Lighting/Egress
Size: 147.' x 210'
Spacing: 20.0' x 20.0'
Height: 0.0' above grade

Illumination Summary

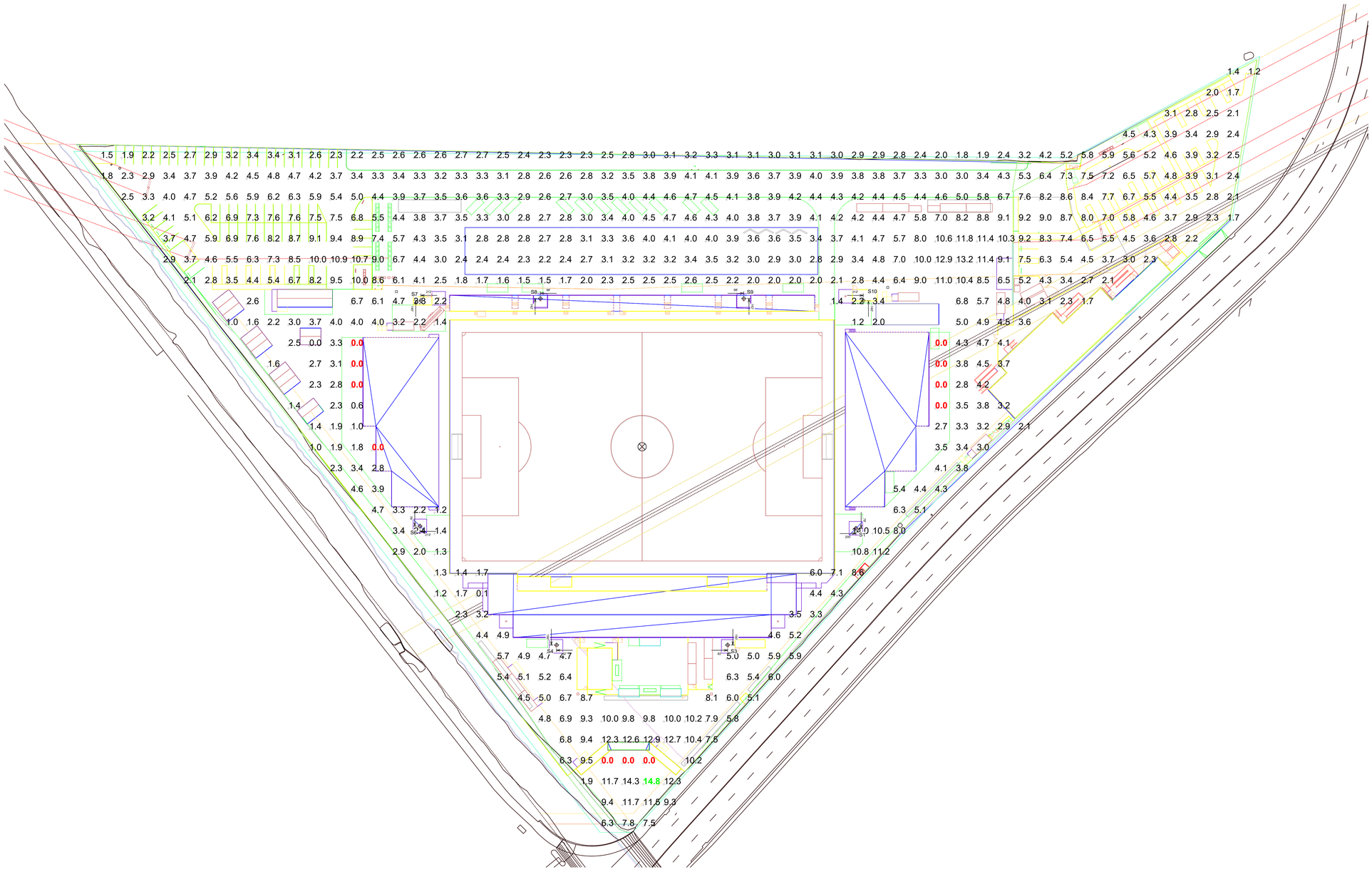
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**4.53**
Maximum	14.8
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	2736.14
CU	0.61
No. of Points	587
LUMINAIRE INFORMATION	
Applied Circuits	C
No. of Luminaires	**21**
Total Load	14.30 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 40

0' 40' 80'

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Pole location(s) dimensions are relative to 0,0 reference point(s)

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Pole					Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	3	0
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
10					Totals:	129	129	0

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name Site Lighting with Stadium Lights
Size 0' x 0'
Spacing 20.0' x 20.0'
Height -0.0' above grade

Illumination Summary

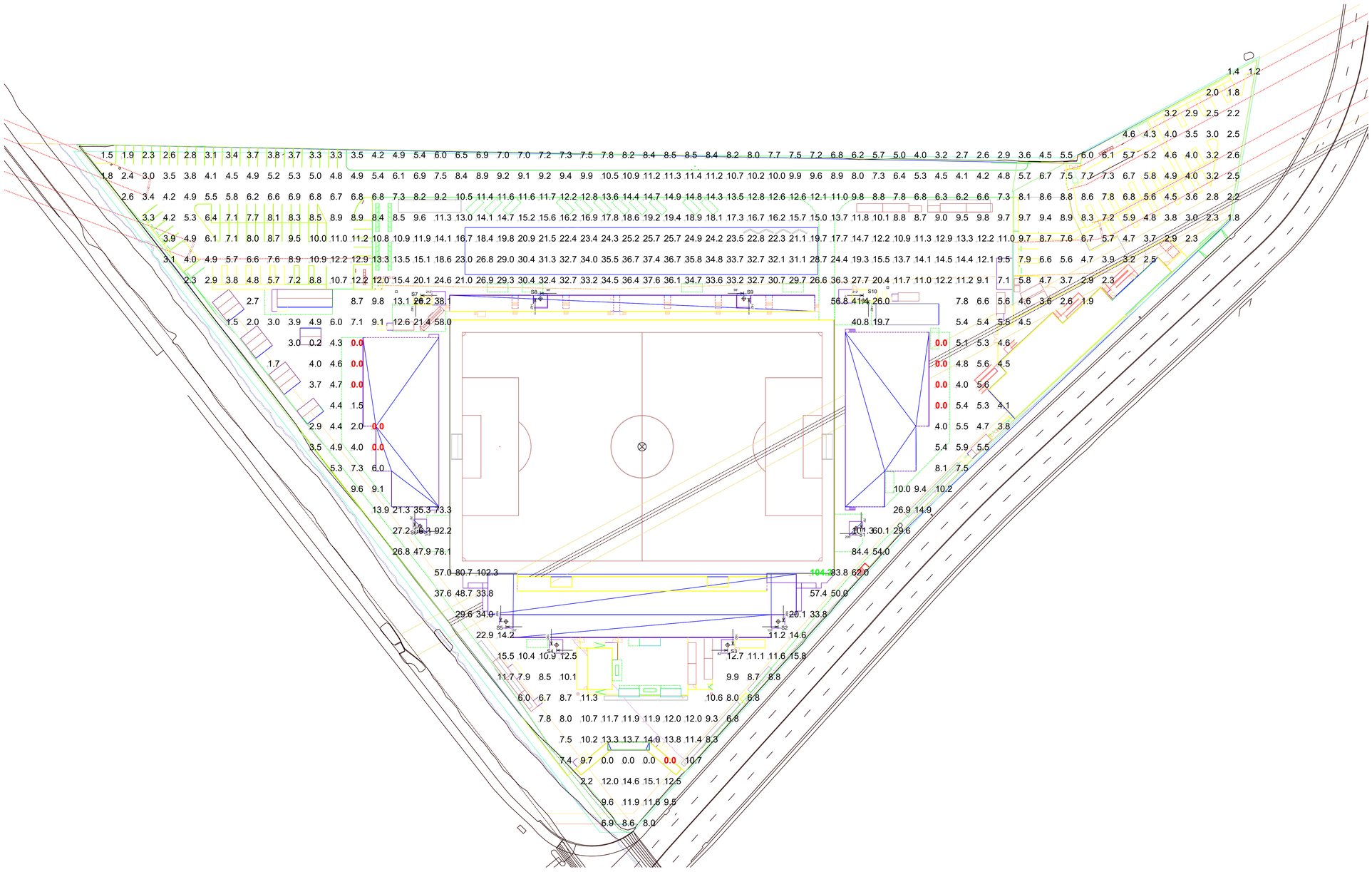
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**10.37**
Maximum	104.2
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	15969.49
CU	0.14
No. of Points	587
LUMINAIRE INFORMATION	
Applied Circuits	C,A,B
No. of Luminaires	**129**
Total Load	166.58 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 40
0' 40' 80'

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Pole location(s) dimensions are relative to 0,0 reference point(s)

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment List For Areas Shown

Pole				Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	S1	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1/2*	3	0
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11	11	0
2	S3-S4	110'	-	107.0'	TLC-LED-1200	1*	1	0
				107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	1*	1	0
1	S6	110'	0'	108.2'	TLC-LED-1500	5	5	0
				108.2'	TLC-LED-550	1*	1	0
1	S7	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	2*	2	0
2	S8-S9	110'	-	107.0'	TLC-LED-1500	13	13	0
				107.0'	TLC-LED-550	2*	2	0
1	S10	110'	-	107.0'	TLC-LED-1500	12	12	0
				107.0'	TLC-LED-550	2*	2	0
				107.0'	TLC-LED-900	3*	3	0
10				Totals		129	129	0

*This structure utilizes a back-to-back mounting configuration
**Above Grade level relative to the field

Grid Summary

Name: Blanket Spill
Size: 141' x 210'
Spacing: 30.0' x 30.0'
Height: 0.0' above grade

Illumination Summary

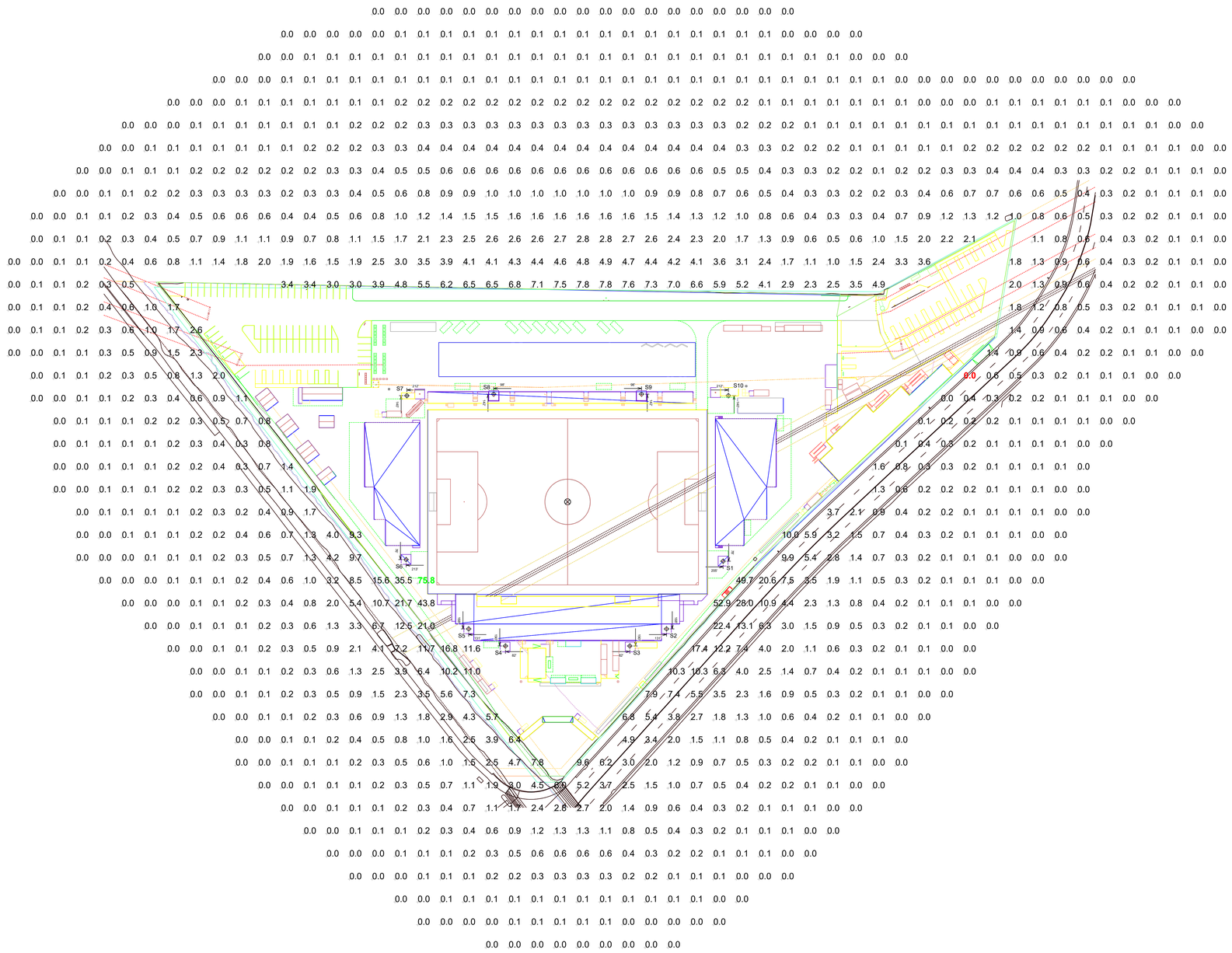
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	**1.23**
Maximum	75.8
Minimum	0.0
Avg/Min	137.18
Max/Min	**8345.18**
UG (adjacent pts)	69.38
CU	0.07
No. of Points	1217
LUMINAIRE INFORMATION	
Applied Circuits	A,B,C
No. of Luminaires	**129**
Total Load	166.58 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 60
0' 60' 120'

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

Pole location(s) dimensions are relative to 0,0 reference point(s)

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ILLUMINATION SUMMARY

Oakland Roots FC USL Stadium

Oakland,CA

Equipment Layout

INCLUDES:
- Bleacher EM Lights
- Seating
- Soccer

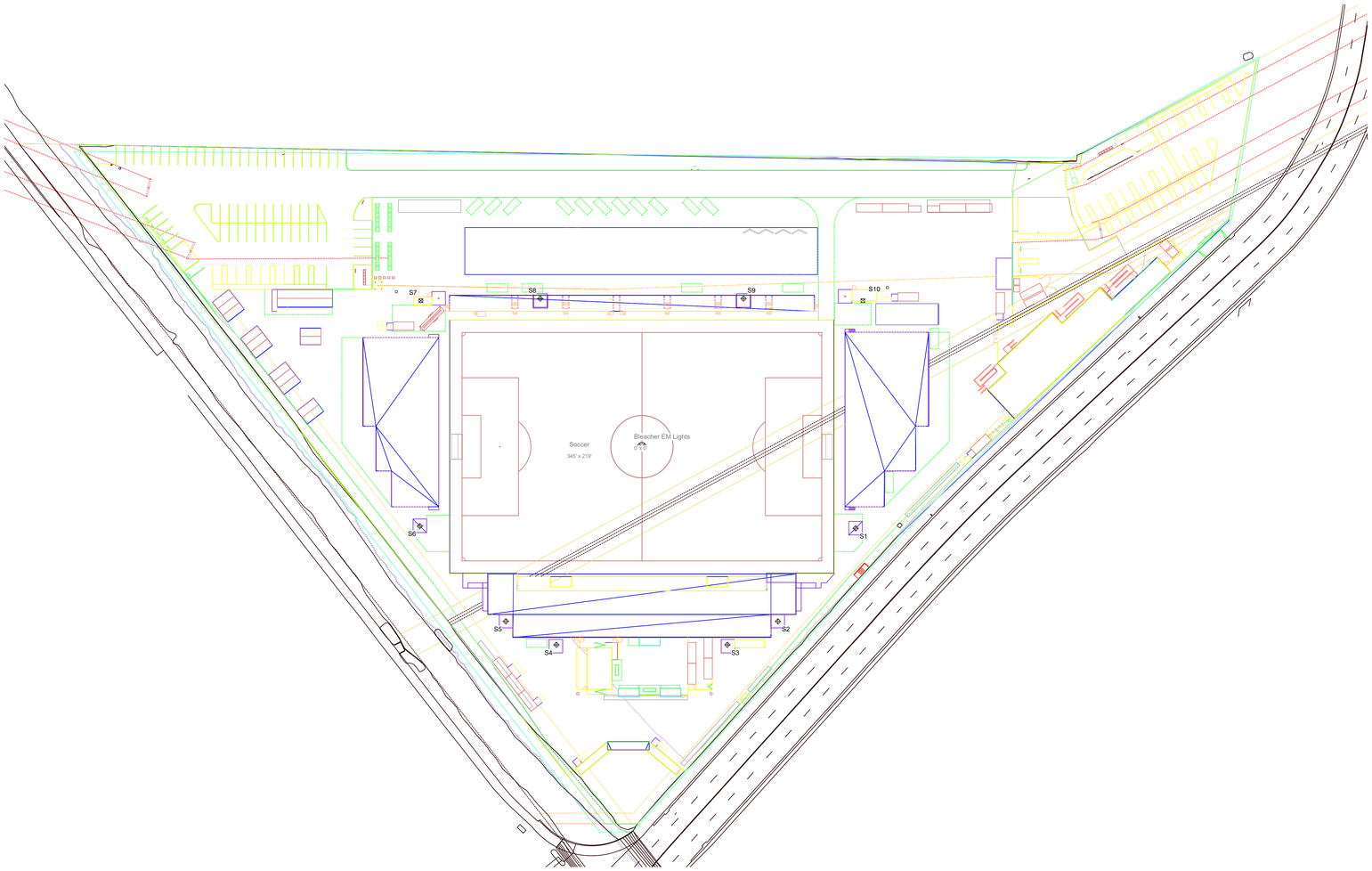
Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet [1m] of design locations.

Equipment List For Areas Shown

	Pole			Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE
1	S1	110'	0'	108.2' 108.2'	TLC-LED-1500 TLC-LED-550	5 1/2*
2	S2 S5	110'	-	107.0'	TLC-LED-1500	11
2	S3-S4	110'	-	107.0' 107.0' 107.0'	TLC-LED-1200 TLC-LED-1500 TLC-LED-550	1* 13 1*
1	S6	110'	0'	108.2' 108.2'	TLC-LED-1500 TLC-LED-550	5 1*
1	S7	110'	-	107.0' 107.0' 107.0'	TLC-LED-1500 TLC-LED-550 TLC-LED-900	12 2* 2*
2	S8-S9	110'	-	107.0' 107.0'	TLC-LED-1500 TLC-LED-550	13 2*
1	S10	110'	-	107.0' 107.0' 107.0'	TLC-LED-1500 TLC-LED-550 TLC-LED-900	12 2* 3*
10				Totals		129

*This structure utilizes a back-to-back mounting configuration



NOTES: Camera locations are assumed and need to be confirmed.

SCALE IN FEET 1 : 50

0' 50' 100'

ENGINEERED DESIGN By: D.Lohman • File #221689H - Malibu • 14-Feb-24

Pole location(s) dimensions are relative to 0,0 reference point(s)

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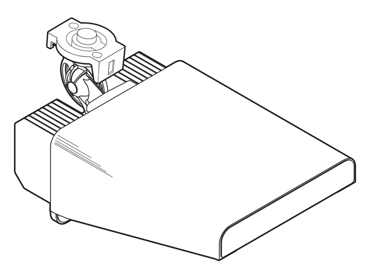
EQUIPMENT LAYOUT

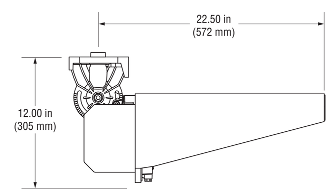


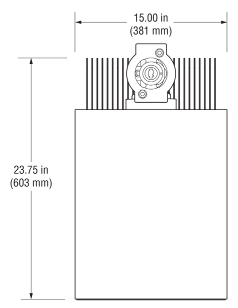
Luminaire Data

Weight (luminaire)	25 lb (11 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection, luminaire	(pending) IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating, luminaire	(pending) 50°C (122°F)

Photometric Characteristics

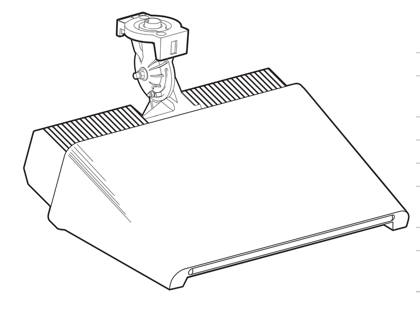
Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	67,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse





Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

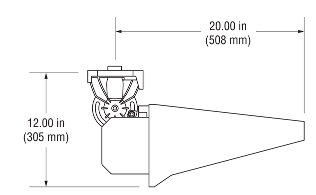


Luminaire Data

Weight (luminaire)	40 lb (18 kg)
UL listing number	E338094 (pending)
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0 (pending)
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F) (pending)

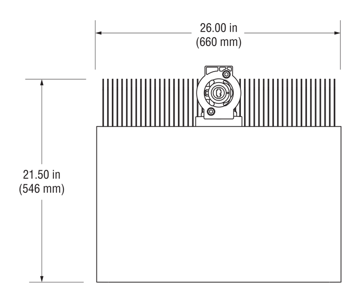
Photometric Characteristics

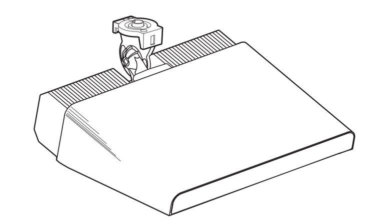
Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	104,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse



Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.



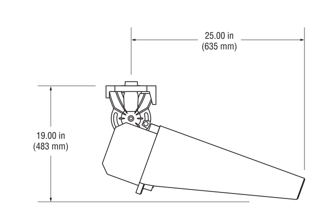


Luminaire Data

Weight (luminaire)	45 lb (20 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection, luminaire	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating, luminaire	50°C (122°F)

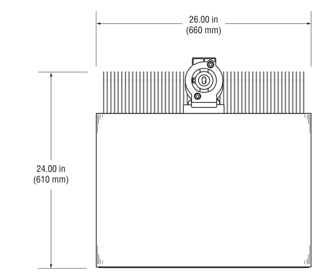
Photometric Characteristics

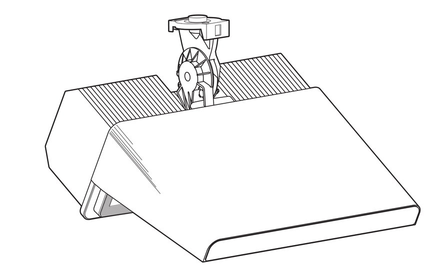
Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	136,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse



Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.



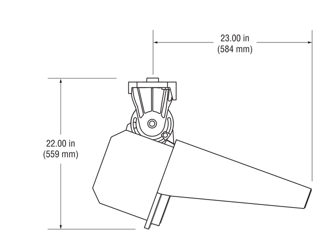


Luminaire Data

Weight (luminaire)	67 lb (30 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection, luminaire	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating, luminaire	50°C (122°F)

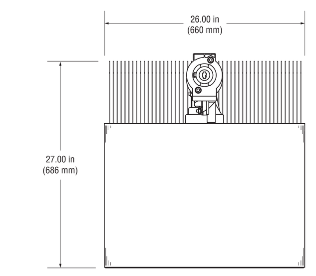
Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	160,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse



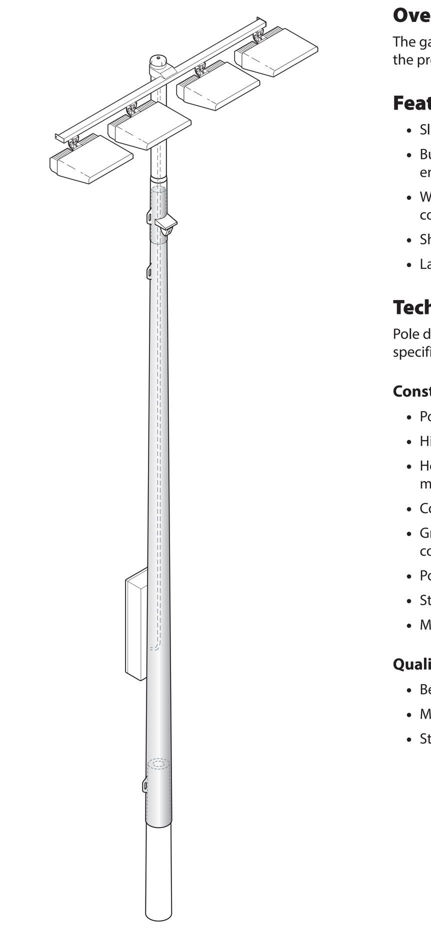
Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.



5 Easy Pieces™

TLC for LED® – Galvanized Steel Pole



Overview

The galvanized steel pole is designed to slip-fit together with the precast concrete base and the poletop luminaire assembly.

Features

- Slip-fit connection allows pole assembly with come-alongs
- Built-in hardware for attaching electrical components enclosure
- Wire access from inside the pole (no exposed wiring or conduit)
- Shipped in sections for easier handling
- Labeled with pole identification for location on field

Technical Specifications

Pole dimensions vary. For measurements refer to project specific pole configuration drawing.

Construction

- Pole designs comply with all major building codes
- High strength, low alloy, tapered, round steel pole
- Hot-dip galvanizing inside and outside after fabrication meets ASTM-A123 and EN 1461 standards
- Conforms to AASHTO stress standards and BS EN 40-3-1
- Grounding lug—rated for aluminum (AL) or copper (CU) wiring
- Pole shipped in sections
- Stainless steel fasteners passivated and coated
- Material certifications are available

Quality Assurance Tests

- Bending stress
- Minimum galvanizing thickness
- Straightness measurement

Project

Oakland Roots FC USL Stadium

8000 South Coliseum Way
Oakland, CA 94621

Prepared For

We Make It Happen.

Musco Sports Lighting
100 1st Ave W / PO Box 808
Oskaloosa, IA 52577
Phone: 800-825-6020

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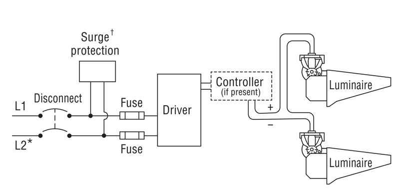
In Association with

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	1080 W
Per luminaire	540 W
Number of luminaires per driver	2
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	(pending) 50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	15 - 100%
Range, light output	20 - 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 (com) is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	3.32 A	3.19 A	3.02 A	2.89 A	2.77 A	2.40 A	1.92 A	1.75 A	1.66 A	1.60 A	1.39 A

Footnotes:

1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

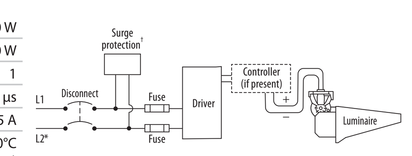
1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	880 W
Per luminaire	880 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating (electrical components enclosure)	50°C (122°F) (pending)
Ingress protection (electrical components enclosure)	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	21 – 100%
Range, light output	26 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20% (pending)

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	5.43 A	5.22 A	4.93 A	4.72 A	4.52 A	3.92 A	3.13 A	2.86 A	2.72 A	2.62 A	2.26 A

Footnotes:

1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

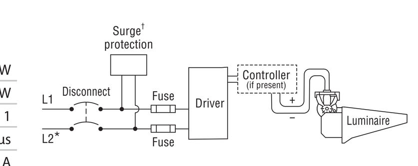
1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	1170 W
Per luminaire	1170 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	14 – 100%
Range, light output	19 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 (com) is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	7.26 A	6.98 A	6.60 A	6.31 A	6.05 A	5.24 A	4.18 A	3.82 A	3.63 A	3.50 A	3.03 A

Footnotes:

1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

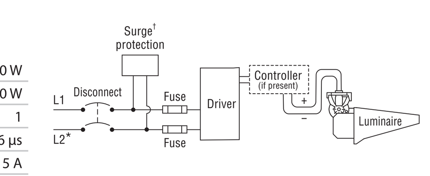
1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	1430 W
Per luminaire	1430 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	12 – 100%
Range, light output	17 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 (com) is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	8.86 A	8.52 A	8.06 A	7.71 A	7.39 A	6.40 A	5.11 A	4.67 A	4.43 A	4.27 A	3.70 A

Footnotes:

1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

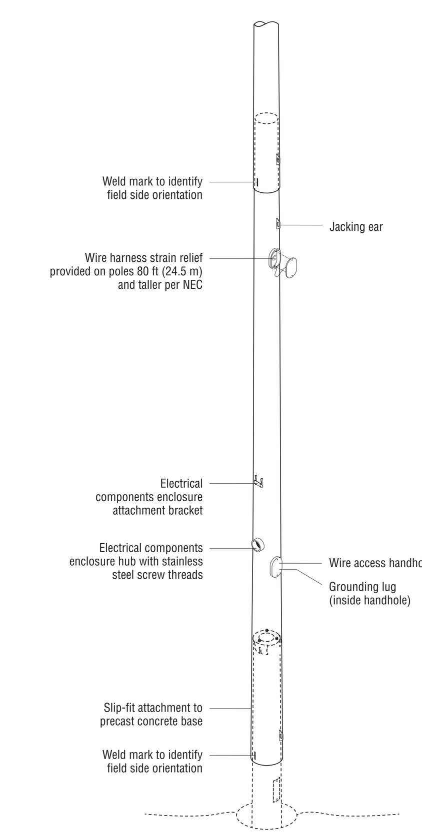
2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.

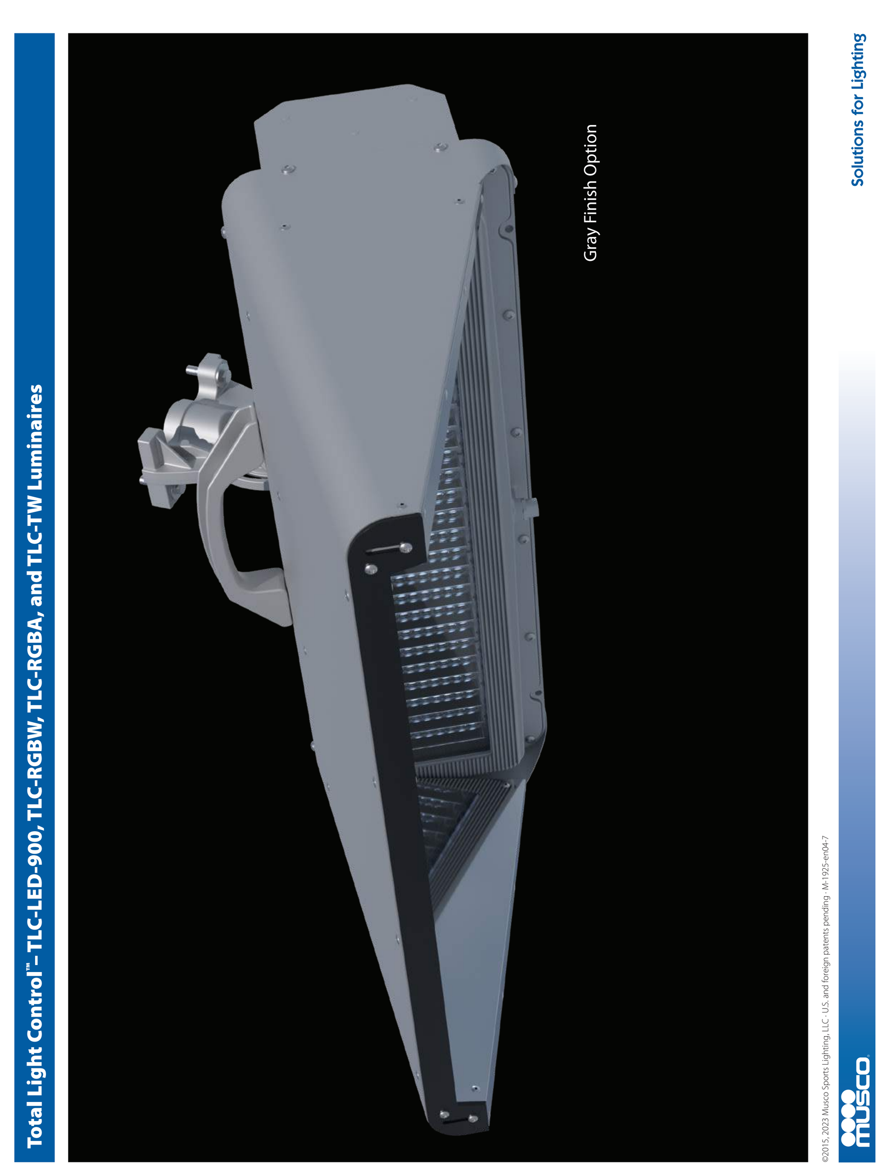
5 Easy Pieces™

TLC for LED® – Galvanized Steel Pole



Key Plan

Professional Seals



No.	Description	Date
1	Submittal	2024-02-19

Project Number 221689

Sheet Title

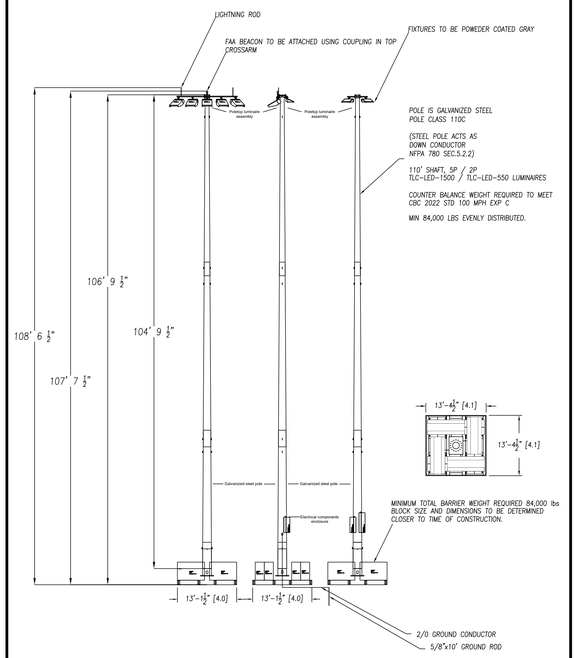
LUMINAIRE DATASHEETS

Original is 48 in x 36 in. Do not scale contents of this drawing

Sheet Number

POLE(S): S1

Musco 110FT Light-Structure System™ pole
TLC for LED™ luminaires



221689P1	01/17/2024	NTS	221689
L_a_r_seth		drawn: dJohnson	project number

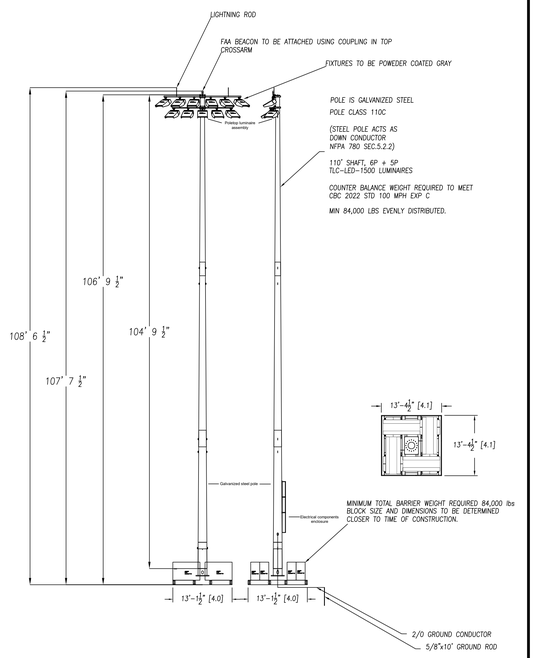
DATE: | BY: | R.L. | REVISIONS:

CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Oakland Roots FC USL Stadium
OaklandCA
Pole Configuration Drawing

POLE(S): S2, S5

Musco 110FT Light-Structure System™ pole
TLC for LED™ luminaires



221689P1	01/17/2024	NTS	221689
L_a_r_seth		drawn: dJohnson	project number

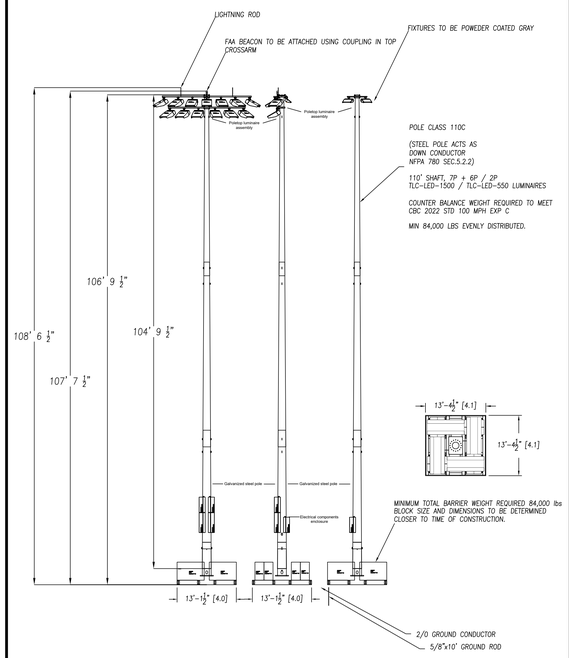
DATE: | BY: | R.L. | REVISIONS:

CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Oakland Roots FC USL Stadium
OaklandCA
Pole Configuration Drawing

POLE(S): S3, S4

Musco 110FT Light-Structure System™ pole
TLC for LED™ luminaires



221689P1	01/17/2024	NTS	221689
L_a_r_seth		drawn: dJohnson	project number

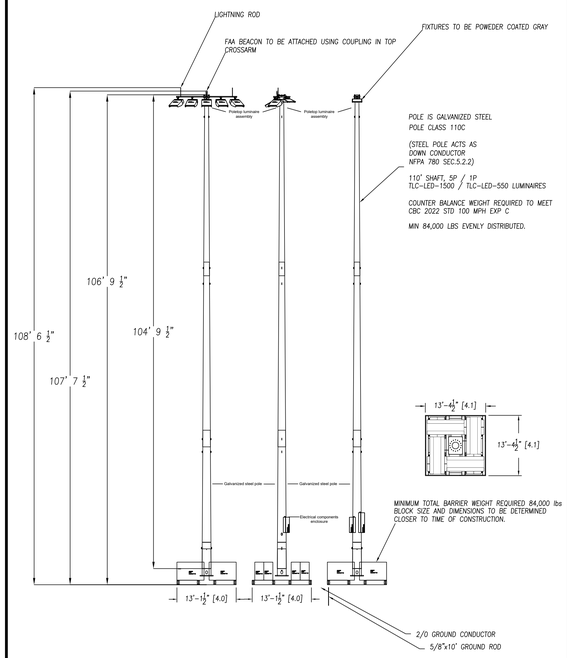
DATE: | BY: | R.L. | REVISIONS:

CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Oakland Roots FC USL Stadium
OaklandCA
Pole Configuration Drawing

POLE(S): S6

Musco 110FT Light-Structure System™ pole
TLC for LED™ luminaires



221689P1	01/17/2024	NTS	221689
L_a_r_seth		drawn: dJohnson	project number

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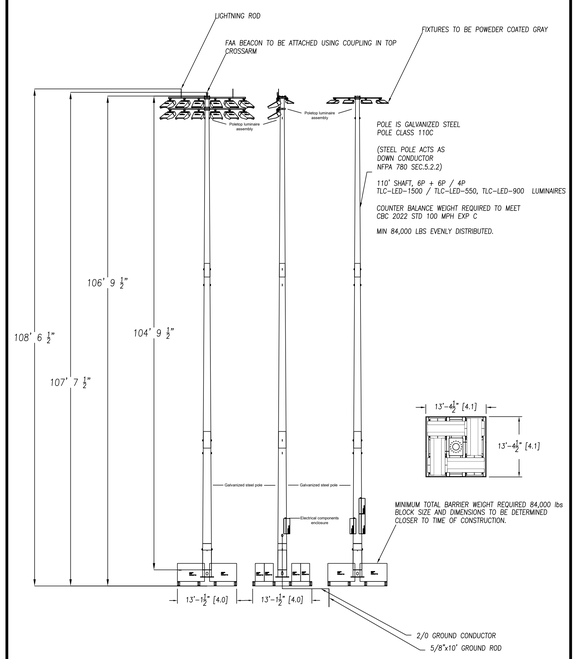
Oakland Roots FC USL Stadium
OaklandCA
Pole Configuration Drawing

POLE(S): S7

Musco 110FT Light-Structure System™ pole
TLC for LED™ luminaires



221689P1	01/17/2024	NTS	221689
L_a_r_seth		drawn: dJohnson	project number

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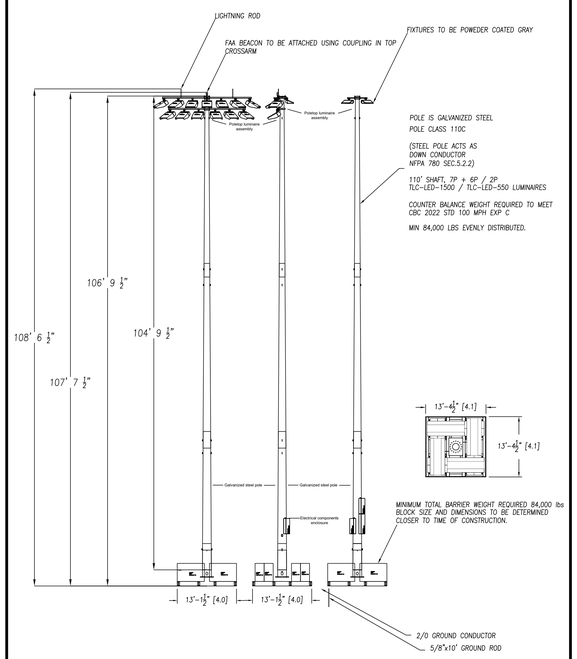
Oakland Roots FC USL Stadium
OaklandCA
Pole Configuration Drawing

POLE(S): S8, S9

Musco 110FT Light-Structure System™ pole
TLC for LED™ luminaires



221689P1	01/17/2024	NTS	221689
L_a_r_seth		drawn: dJohnson	project number

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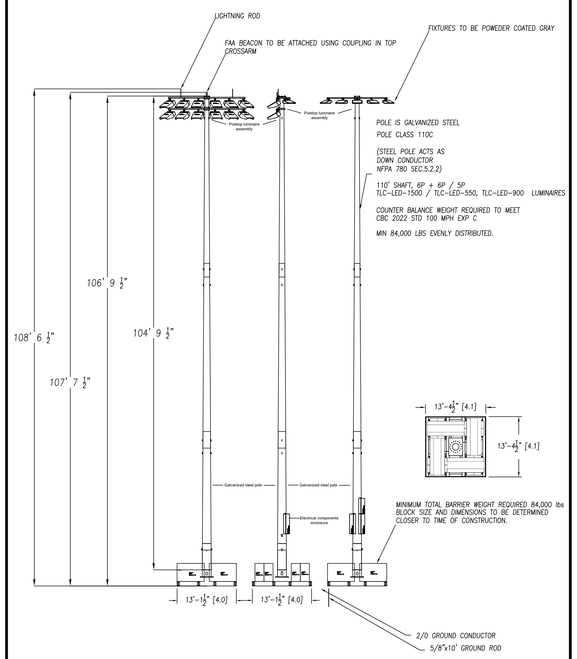
Oakland Roots FC USL Stadium
OaklandCA
Pole Configuration Drawing

POLE(S): S10

Musco 110FT Light-Structure System™ pole
TLC for LED™ luminaires



221689P1	01/17/2024	NTS	221689
L_a_r_seth		drawn: dJohnson	project number

DATE: | BY: | R.L. | REVISIONS:

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Oakland Roots FC USL Stadium
OaklandCA
Pole Configuration Drawing

Project
Oakland Roots FC USL Stadium
8000 South Coliseum Way
Oakland, CA 94621

Prepared For

We Make It Happen.
Musco Sports Lighting
100 1st Ave W / PO Box 808
Oskaloosa, IA 52577
Phone: 800-825-6020

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In Association with

Key Plan

Professional Seals

No.	Description	Date
1	Submittal	2024-02-19

Project Number 221689

Sheet Title
LUMINAIRE DATASHEETS

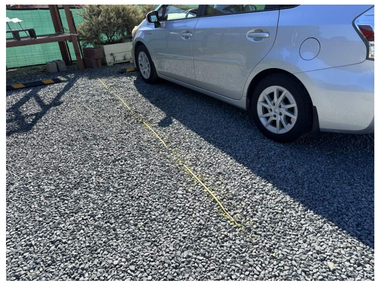
Original is 48 in x 36 in. Do not scale contents of this drawing

Sheet Number

SURFACE MATERIALS

PERVIOUS CONCRETE WITH PIGMENT OR PAINTED STRIPES FOR WAYFINDING

PERVIOUS CONCRETE WITH PIGMENT OR PAINTED STRIPES FOR WAYFINDING



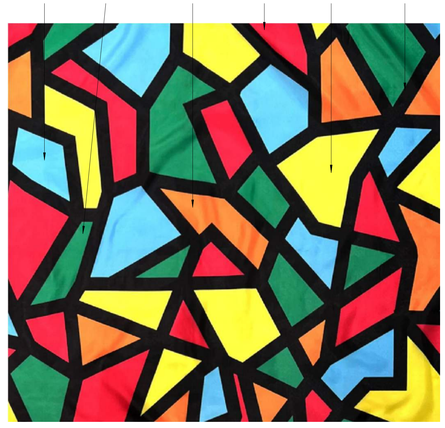
GRAVEL- 3/4" CRUSHED STONE UNDER GRANDSTAND

ARTIFICIAL TURF WITH EMBEDDED GRAPHICS

COLOR PALETTE

(POWDER COATED METALS)

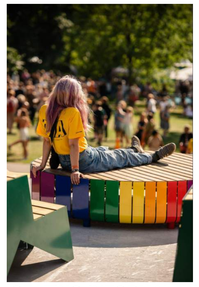
LT. BLUE	GREEN	ORANGE	RED	YELLOW	BLACK
RAL 5012	RAL 6024	RAL 1007	RAL 3028	RAL 1016	RAL 9005



SITE FURNITURE

SEATING-SOCIAL TYPE
MATERIAL- WOOD SLATS (OILED PINE) AND POWDERCOATED GALVANIZED STEEL
COLOR- VARIES (RAL 3028, RAL 5012, RAL 1016, RAL 1007, RAL 6024, RAL 9005)

SEATING-DINING TYPE
MATERIAL- WOOD SLATS (OILED PINE) AND POWDERCOATED GALVANIZED STEEL
COLOR- VARIES (RAL 3028, RAL 5012, RAL 1016, RAL 1007, RAL 6024, RAL 9005)



SEATING-INFORMAL TYPE
MATERIAL- WOOD SLATS (OILED PINE) AND POWDERCOATED GALVANIZED STEEL
COLOR- VARIES (RAL 3028, RAL 5012, RAL 1016, RAL 1007, RAL 6024, RAL 9005)

FENCING

GALVANIZED CHAINLINK FENCING
9 GA. WIRE AND 2" MESH WITH STADIUM SCRIM, SEE MB021 FOR MATERIAL

2024-02-14 4:16:24 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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t +1 415 243 0555
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444 17th St.
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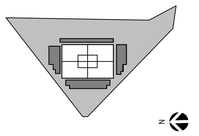
Waste Management
1900 Powell Street, Suite 220
Emeryville, CA 94608

Forza
Fire, Life Safety, and Building Code
2502 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



Professional Seals

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
MATERIAL BOARD
LANDSCAPE

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
MB020

STADIUM SCRIM
BREATHABLE MESH MATERIAL WITH LARGE SCALE DIRECT PRINT GRAPHICS TO SKIN ALL EXTERIOR VERTICAL SURFACES OF STADIUM.

LANDMARK LED ELEMENTS
4-SIDED FREESTANDING LANDMARK COLUMNS WITH ANIMATED, COLOR-CHANGING LED MATERIAL ON ALL 4 SIDES. QUANTITY – 4.

CONVERTED CONTAINERS
PAINTED BLACK, WITH APPLIED GRAPHICS WHERE INDICATED IN GRAPHICS DOCUMENTS

MODULAR BUILDING
PRE-FABRICATED MODULAR BUILDING WITH T1-111 SIDING, PAINTED BLACK, AND METAL DOORS AND WINDOWS.

CROWD CONTROL BARRIER (MOVEABLE)
PAINTED BLACK WITH GRAPHIC SCRIM

2024-02-14 4:16:25 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

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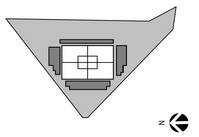
Key Plan



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No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
MATERIAL BOARD ARCHITECTURE

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
MB021

4 **WEST ENTRY PLAZA PERSPECTIVE**

2 **MID-FIELD PERSPECTIVE**

3 **EAST CONCOURSE PERSPECTIVE**

1 **SOUTH STAGE PERSPECTIVE**

COLOR IS ONLY REPRESENTATIONAL, TO HIGHLIGHT THE ORIENTATION OF THE GRANDSTAND.

RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY, REFER TO CAD DRAWINGS FOR DETAIL.

2024-02-16 2:19:38 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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Emeryville, CA 94608

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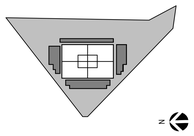
Fire, Life Safety, and Building Code
2502 West Mechanic Street Suite C
Harrisonville, MO 64701

Key Plan



Professional Seals

LICENSED ARCHITECT
RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title
3D PERSPECTIVES

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A300

4 NORTH AERIAL

2 SOUTH EAST AERIAL

3 EAST AERIAL

1 WEST AERIAL

COLOR IS ONLY REPRESENTATIONAL, TO HIGHLIGHT THE ORIENTATION OF THE GRANDSTAND.

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2024-02-16 2:19:54 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
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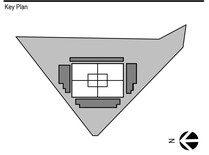
Harrisonville, MO 64701

Key Plan



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RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

RAQUEL P. BITO

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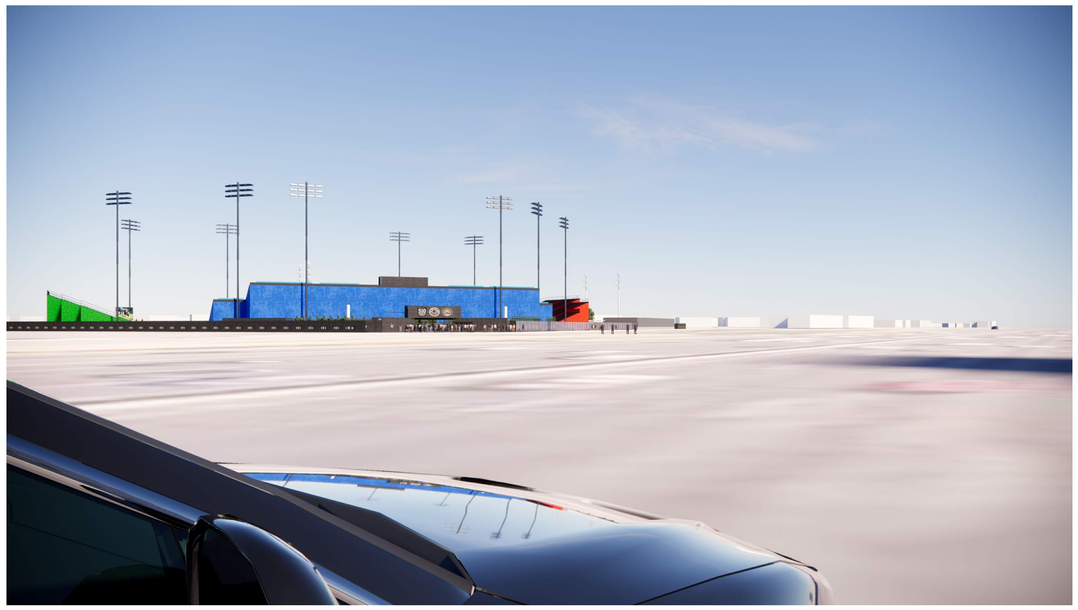
No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

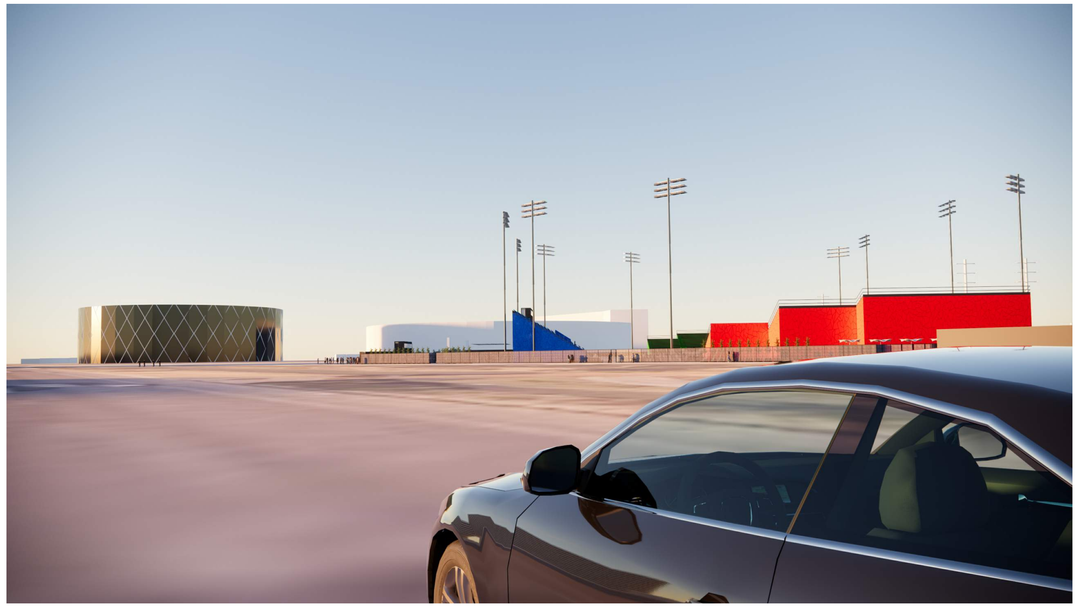
Sheet Title
AERIAL PERSPECTIVES

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A301



2 **880 SOUTH-BOUND PERSPECTIVE**



1 **880 NORTH-BOUND PERSPECTIVE**

COLOR IS ONLY REPRESENTATIONAL, TO HIGHLIGHT THE ORIENTATION OF THE GRANDSTAND.

RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY, REFER TO CAD DRAWINGS FOR DETAIL.

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
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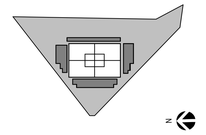
Harrisonville, MO 64701

Key Plan



Professional Seals

LICENSED ARCHITECT
RAQUEL P. BITO
C 35271
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

RAQUEL P. BITO

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: 23.04049.00

Sheet Title

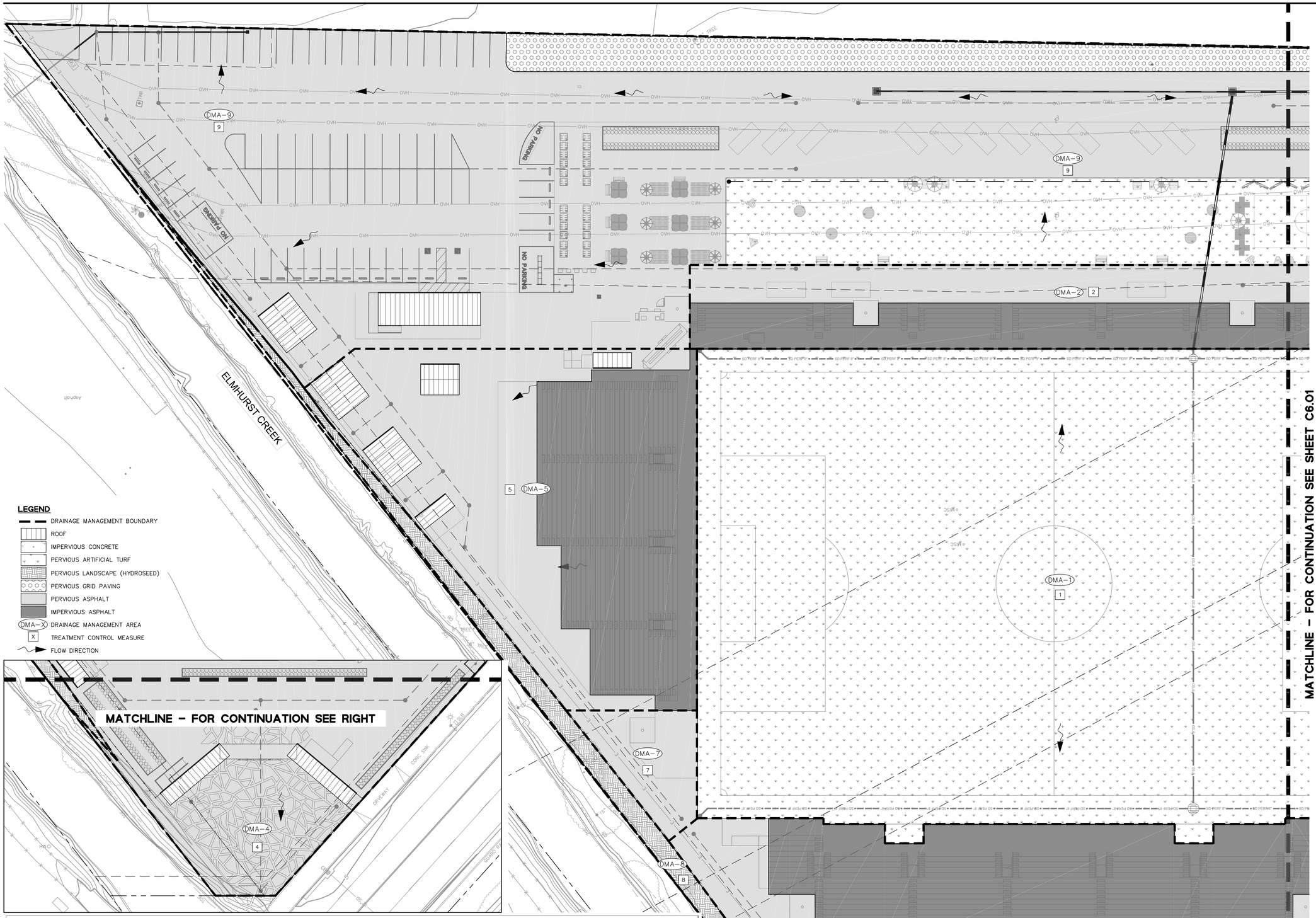
SITE CONTEXT PERSPECTIVES

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

A302

2024-02-16 2:13:59 PM



DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING

DRAINAGE MANAGEMENT AREA	TREATMENT CONTROL MEASURE	TREATMENT TYPE	IMPERVIOUS ROOF (SF)	IMPERVIOUS CONCRETE/ ASHPALT (SF)	PERMEABLE ASPHALT (SF)	PERVIOUS GRID PAVING (SF)	PERVIOUS LANDSCAPE/ TURF (SF)	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	TREATMENT AREA REQUIRED** (SF)	TREATMENT AREA PROVIDED (SF)
1	1	Self-Treating	0	0	0	0	90,946	**90,946**	0	90,946	**9,095**	90,946	90,946
2	2	Self- Retaining	0	8,169	7,345	0	0	**15,515**	8,169	7,345	**8,904**	4,452	7,345
3	3	Self- Retaining	160	13,547	12,601	0	0	**26,308**	13,707	12,601	**14,967**	7,483	12,601
4	4	Self- Retaining	2,894	15,862	34,029	0	0	**52,785**	18,756	34,029	**22,159**	11,079	34,029
5	5	Self- Retaining	1,600	12,502	12,327	0	0	**26,429**	14,102	12,327	**15,335**	7,667	12,327
6	6	Self-Treating	0	0	2,509	0	0	**2,509**	0	2,509	**251**	2,509	2,509
7	7	Self-Treating	0	0	2,701	0	0	**2,701**	0	2,701	**270**	2,701	2,701
8	8	Self-Treating	0	0	0	0	4,204	**4,204**	0	4,204	**420**	4,204	4,204
9	9	Self- Retaining	9,245	7,580	117,544	8,855	15,225	**158,450**	16,825	141,624	**30,988**	15,494	141,624
TOTAL			13,899	57,661	189,056	8,855	110,375	**379,846**	71,559	308,287	**102,388**		

* EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 10% OF THE TOTAL PERVIOUS AREA PER THE CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE.

** SELF-RETAINING PERVIOUS AREAS TREAT A MAX 2:1 RUN OFF FROM IMPERVIOUS AREAS. TREATMENT AREA EQUIVALENT TO TOTAL PERVIOUS AREA FOR SELF-TREATING MEASURE.

2023-10-04 5:08:19 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
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Waste Management
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Emeryville, CA 94608

Key Plan

Professional Seals

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. O'CONNELL
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

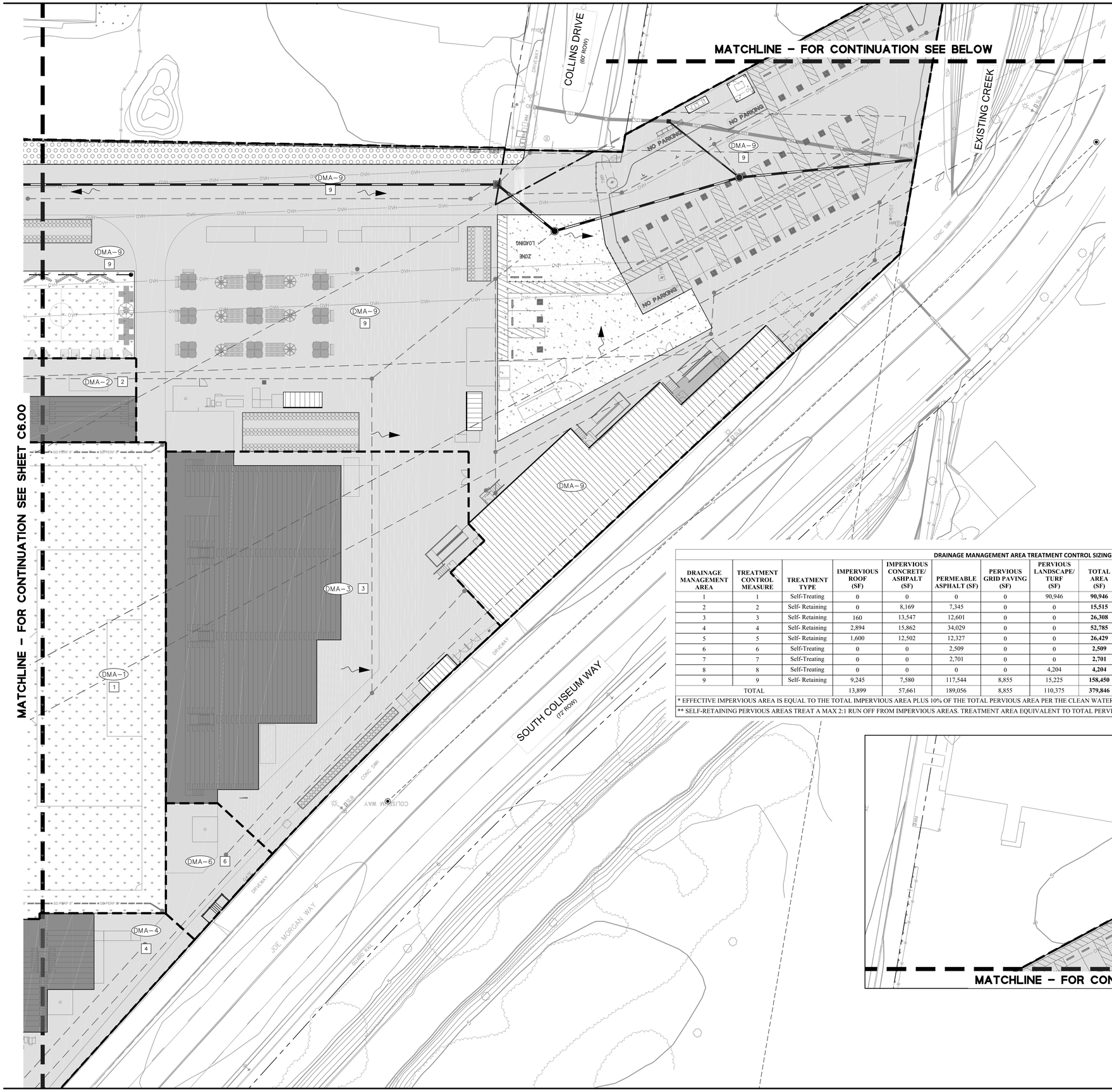
No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET, REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title
STORMWATER MANAGEMENT PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C6.00



LEGEND

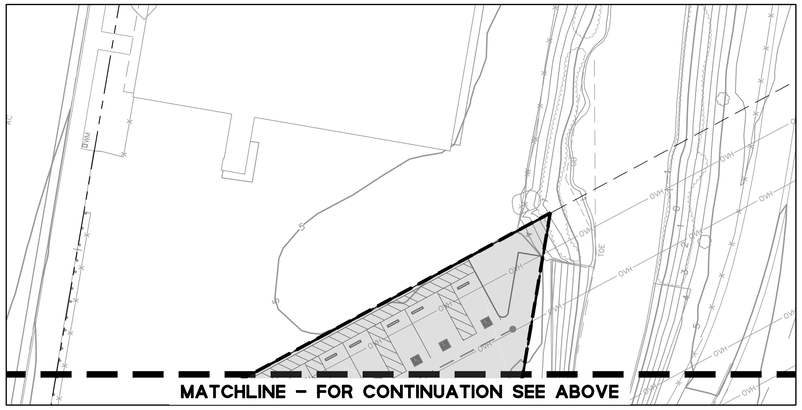
- DRAINAGE MANAGEMENT BOUNDARY
- ROOF
- IMPERVIOUS CONCRETE
- PERVIOUS ARTIFICIAL TURF
- PERVIOUS LANDSCAPE (HYDROSEED)
- PERVIOUS GRID PAVING
- PERVIOUS ASPHALT
- IMPERVIOUS ASPHALT
- (DMA-X) DRAINAGE MANAGEMENT AREA
- [X] TREATMENT CONTROL MEASURE
- FLOW DIRECTION

DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING

DRAINAGE MANAGEMENT AREA	TREATMENT CONTROL MEASURE	TREATMENT TYPE	IMPERVIOUS ROOF (SF)	IMPERVIOUS CONCRETE/ ASHPALT (SF)	PERMEABLE ASPHALT (SF)	PERVIOUS GRID PAVING (SF)	PERVIOUS LANDSCAPE/ TURF (SF)	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	TREATMENT AREA REQUIRED** (SF)	TREATMENT AREA PROVIDED (SF)
1	1	Self-Treating	0	0	0	0	90,946	**90,946**	0	90,946	**9,095**	90,946	90,946
2	2	Self- Retaining	0	8,169	7,345	0	0	**15,515**	8,169	7,345	**8,904**	4,452	7,345
3	3	Self- Retaining	160	13,547	12,601	0	0	**26,308**	13,707	12,601	**14,967**	7,483	12,601
4	4	Self- Retaining	2,894	15,862	34,029	0	0	**52,785**	18,756	34,029	**22,159**	11,079	34,029
5	5	Self- Retaining	1,600	12,502	12,327	0	0	**26,429**	14,102	12,327	**15,335**	7,667	12,327
6	6	Self-Treating	0	0	2,509	0	0	**2,509**	0	2,509	**251**	2,509	2,509
7	7	Self-Treating	0	0	2,701	0	0	**2,701**	0	2,701	**270**	2,701	2,701
8	8	Self-Treating	0	0	0	0	4,204	**4,204**	0	4,204	**420**	4,204	4,204
9	9	Self- Retaining	9,245	7,580	117,544	8,855	15,225	**158,450**	16,825	141,624	**30,988**	15,494	141,624
TOTAL			13,899	57,661	189,056	8,855	110,375	**379,846**	71,559	308,287	**102,388**		

* EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 10% OF THE TOTAL PERVIOUS AREA PER THE CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE.

** SELF-RETAINING PERVIOUS AREAS TREAT A MAX 2:1 RUN OFF FROM IMPERVIOUS AREAS. TREATMENT AREA EQUIVALENT TO TO TOTAL PERVIOUS AREA FOR SELF-TREATING MEASURE.



GRAPHIC SCALE 1"=20'

20 0 20 40

*ARROW DIRECTION SHOWN IS TRUE NORTH

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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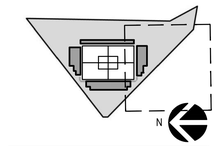
Key Plan



Professional Seals

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. O'CONNELL
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET, REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title
STORMWATER MANAGEMENT PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C6.01

2023-10-04 5:08:19 PM

CITY OF OAKLAND
STORMWATER SUPPLEMENTAL FORM MRP 3.0

This form must be submitted with all Planning and Zoning applications for projects defined as Regulated Projects by Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES) and is required to be reported in Oakland's stormwater Annual Report.

The San Francisco Bay Regional Water Quality Control Board reissued the Municipal Regional Stormwater Permit (MRP 3.0). The MRP went into effect July 1, 2022, with further changes to the Regulated Project Thresholds effective July 1, 2023. The following projects are considered Regulated Projects:

- *One Single Family Home Project that creates or replaces 10,000 square feet or more of new or existing impervious surface area;*
- *Any other development project that creates or replaces 5,000 square feet or more of new or impervious surface area; and*
- *Any paving maintenance or paving upgrade project that creates or replaces 5,000 square feet or more of new or impervious surface area and affects/disturbs the base layer.*

For more information about the C.3 stormwater requirements for Regulated Projects and routine maintenance activities, please refer to the City of Oakland's Overview of Provision C.3 and the website of the Alameda Countywide Clean Water Program.

GENERAL INFORMATION

1. Project Name (if applicable): Oakland Pro Soccer, LLC

2. Project Address (including cross street): 8000 South Coliseum Way, Oakland, CA 94612

3. Assessor's Parcel Number(s): 42-4328-1-24

4. Applicant's Name: Lydia Tan

5. Applicant's Address: 2744 East 11th Street, Oakland, CA 94601

6. Applicant's Phone: 415-407-2388 **Email:** 415-407-2388

7. Project Type (check all that apply): ☐ Detached Single-Family ☐ Residential ☒ Commercial ☐ Industrial ☐ Mixed Use ☐ Paving/Repaving[1] ☐ Public Streets/Roads

8. Project Description (Also note any past or future phases of project): The project proposes to construct an interim soccer stadium at the Malibu site adjacent to the Oakland Coliseum.

9. Slope on Site: 1.0 %

10. Project Watershed:[2] Elmhurst Creek

11. Total Site Area (acres): 8.72

12. Total Land Area Disturbed[3] **(acres)** 8.72

Supplemental Stormwater Form Completed by:

Signature **Date**

Michael O'Connell 02/16/2024

Print or Type Name

To Be Completed By City Staff:

Date Application Submitted: _____

Case Number(s): _____

➢ Note to Staff: Please route a copy of this form to the stormwater coordinator in the Planning and Zoning Division.

[1] Paving maintenance or paving upgrade projects are projects that upgrade from dirt to gravel, upgrade from dirt/gravel to pavement, remove/replace asphalt or concrete to top of base course or lower, and repair of pavement base (i.e., base failure repair).
2 Project Watershed information is available via the following link. http://scfloodcontrol.org/resources/explore-watersheds
3 Includes all areas to be cleared, excavated, and graded as well as borrow and stockpiling areas.

SUPPLEMENTAL PROJECT INFORMATION

13. Type of Development (check one): ☐ Development on previously undeveloped land
☒ Development on previously developed land

14. Site Calculations:

Type of Impervious Surface[4]	Pre-Project Impervious Surface (sq. ft.)	Existing Impervious Surface to be Replaced[7] (sq. ft.)	New Impervious Surface to be Created[7] (sq. ft.)	Post-project pervious surface (sq. ft.)
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	0	0	13,899	N/A
Impervious sidewalks, patios, paths, driveways[5]	0	0	57,661	
Impervious uncovered parking[6]	379,846	0	0	
Streets (public)	0	0	0	
Streets (private)	0	0	0	
Totals:	379,846	0	71,560	308,286
Area of Existing Impervious Surface to remain in place	0	N/A		
Total New Impervious Surface *(sum of totals for columns b and c)*:	71,560			

	Yes	No
15. Is your project a single-family detached home where the Total New/Replaced Impervious Area is ≥10,000 sq. ft.? If YES, your project is a C.3.b Regulated Project.	☐	☒
16. Does your project create or replace impervious surfaces where the Total New/Replaced Impervious Area above is ≥5,000 sq. ft.? If YES, your project is a C.3.b Regulated Project.	☒	☐
17. Does the total amount of Replaced impervious surface equal 50 percent or more of the Pre-Project Impervious Surface? If YES, stormwater treatment requirements apply to the whole site; if NO, these requirements apply only to the impervious surface created and/or replaced.	☐	☒
18. Does your project create or replace impervious surfaces where the Total New/Replaced Impervious Area is 2,500 to >5,000 sq. ft. OR for single family detached home 2,500 to >10,000 sq ft? If Yes, your project is a C.3.i Small Project and must implement site design and source control requirements.	☐	☒
19. Is your project a public road reconstruction project ≥ 1 acre (43,560 sq. ft.)? If YES, your project is a C.3.b Regulated Project.	☐	☒
20. Does your project involve paving maintenance or a paving upgrade from dirt to gravel, dirt/gravel to pavement, remove/replace asphalt or concrete to the top of base course or lower, and repair of pavement base (i.e., base failure repair) that is 5,000 sq. ft. or more? If YES, your project is a C.3.b Regulated Project.	☒	☐

[4] A surface covering or pavement of a developed parcel of land that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Any surface that cannot be effectively (easily) penetrated by water. Permeable paving (such as permeable concrete and interlocking pavers) underlain with permeable soil or permeable storage material, and green roofs with a minimum of three inches of planting media, are not considered impervious surfaces.
[5] A gravel surface is an impervious surface, except when it is constructed as part of appropriately designed pervious pavement system.
[6] Uncovered parking includes top level of a parking structure unless drainage from the uncovered portion is connected to the sanitary sewer along with the covered portions of the parking structure.

21. Does your project install 3,000 sq. ft. or more of pervious pavement systems or permeable surfaces (not including private-use patios at residences)? (Pervious pavement systems include pervious concrete, pervious asphalt, pervious pavers, and grid pavers, etc.[7] If YES, stormwater treatment system inspection requirements (C.3.h) apply[8]	☒	☐
22. Does the project include any of the following:[9]		
o One acre or more in site area?	☒	☐
o Require a grading permit?	☒	☐
o Adjacent to a creek or other waterway such as a body of water or the Estuary?	☒	☐
o Is the site a "Hillside Site" that disturbs ≥5,000 sq. ft., but less than 1 acre (43,560 sq. ft.) of land? "Hillside Sites" in the City of Oakland are sites with a footprint slope of greater than 20%	☐	☒
o Does the project involve demolition of a structure subject to the PCBs Building Demolition requirements?	☐	☒

IMPLEMENTATION OF C.3 STORMWATER REQUIREMENTS TO PROJECT

SITE DESIGN MEASURES

Site design measures are site planning techniques that conserve natural spaces and/or limit the amount of impervious surface in development projects in order to minimize the amount of stormwater runoff.

23. Site Design Measures. C.3 Regulated Projects must implement all appropriate and feasible site design measures. Small Projects, defined as single family detached homes if the Total New/Replaced Impervious Area is >2,500 to <10,000 sq. ft. or for all other projects >2,500 to <5,000 sq. ft., must include one of Site Design Measures listed in a through g (check "Applicable" if the measure is applicable to the project; check "Not Applicable" if the measure is not applicable):

	Applicable	Not Applicable
a. Minimize land disturbance and impervious surfaces (especially parking lots).	☒	☐
b. Maximize permeability by clustering development and preserving open space.	☒	☐
c. Use micro-detention, including distributed landscape based detention	☐	☒
d. Protect sensitive areas, including wetland and riparian areas, and minimize changes to natural topography.	☒	☐
e. Use self-treating or self-retaining areas[10]	☒	☐
g. Minimize stormwater runoff by implementing one or more of the following site design measures (check "Applicable" for at least one measure below):	☒	☐
	Applicable	**Not Applicable**
i. Direct roof runoff into cisterns or rain barrels and reuse for irrigation or other non-potable use.	☐	☒

[7] Use the specifications in the C3 Technical Guidance (Version 4.1) or for Small Projects see the BASMAA Pervious Paving Factsheet. C3TG-V8-Final-2023_03-Compiled.pdf (cleanwaterprogram.org)
[8] Planning staff to notify Inspection staff that O&M inspections are required.
[9] Planning staff to notify Inspection staff that stormwater inspections are required during the wet weather season (October 1 through April 30) and other times as appropriate.
[10] Use the specifications in the C3 Technical Guidance (Version 4.1) (Sections 4.1 and 4.2) C3TG-V8-Final-2023_03-Compiled.pdf (cleanwaterprogram.org)

	Applicable	Not Applicable
ii. Direct roof runoff onto vegetated areas.	☒	☐
iii. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.	☒	☐
iv. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.	☐	☒
v. Construct sidewalks, walkways, and/or patios with permeable pavement systems/surfaces.	☒	☐
vi. Construct driveways, bike lanes, and/or uncovered parking lots with pavement systems/surfaces.	☒	☐

SOURCE CONTROL MEASURES

Source control measures are structural and operational measures that aim to prevent stormwater runoff pollution by reducing contact between runoff and the source of pollution.

24. Source Control Measures. The following source control measures are required for all projects as applicable (check "Applicable" if the measure is applicable to the project; check "Not Applicable" if the measure is not applicable) Include measures on the plans.

	Applicable	Not Applicable	Shown on plans YES	Shown on plans No	Sheet #
a. Install stenciling/medallions as directed at storm drain inlets, such as "No Dumping – Drains to Bay."	☒	☐	☐	☒	
b. For interior floor drains, plumb drains to sanitary sewer	☐	☒			
c. For interior parking garage floors, plumb drains to sanitary sewer.	☐	☒	☐	☒	
d. For landscaping areas, retain existing vegetation as practicable; Select diverse species appropriate to the site and include as pest/disease resistant, drought tolerant and those that attract beneficial insects. Cover and enclose trash/recycling storage areas and design these areas to prevent storm water run-on and run-off into the trash area. Connect any drains to sanitary sewer.	☐	☒	☐	☒	
e. For pools, spas, and fountains, provide connection to the sanitary sewer to facilitate draining.	☐	☒	☐	☒	
f. For food service equipment (non-residential projects) provide sink or other area for equipment cleaning which is: connected to a grease interceptor prior to sanitary sewer drainage; large enough for the largest mat or piece of equipment to be cleaned; indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off and signage to require equipment washing in this area.	☒	☐	☐	☒	
g. For refuse areas, provide a roofed and enclosed area for dumpsters, recycling containers, etc. design to prevent stormwater run-on and run-off and connect drains in or underneath dumpsters, compactors, and tallow bin areas for food service facilities to the sanitary sewer.	☐	☒	☐	☒	

	Applicable	Not Applicable	Shown on plans YES	Shown on plans No	Sheet #
h. For outdoor process activities[11], perform process activities either indoors or in roofed outdoor areas designed to prevent run-on and run-off and to drain to the sanitary sewer.	☐	☒	☐	☒	
i. For outdoor equipment storage and material storage, cover the area or design to avoid pollutant contact with stormwater run-of; locate the area only on paved and contained surfaces; roof storage areas that will contain non-hazardous liquids should drain to the sanitary sewer and be contained by berms or similar structures.	☐	☒	☐	☒	
j. For vehicle equipment and cleaning and commercial car wash facilities, provide roofed, paved and bermed vehicle equipment wash areas to prevent stormwater run-on and runoff, plumb to sanitary sewer and provide signage as the designated wash area. Commercial car wash facilities shall discharge to the sanitary sewer.	☐	☒	☐	☒	
k. For vehicle equipment repair and maintenance, designate vehicle repair/maintenance area indoors, or in an outdoor area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install floor unless pretreated prior to discharge to the sanitary sewer. Connect containers and sinks used for parts cleaning to the sanitary sewer.	☐	☒	☐	☒	
l. For fuel dispensing areas, the areas shall have impermeable surface that is graded to prevent ponding, separated from the rest of the site by a grade break and canopies shall extend at least 10' in each direction from pumps and drain away from fueling area.	☐	☒	☐	☒	
m. For loading docks, cover and/or grade the docks to minimize run-on and run-off, position downspouts to direct stormwater away from the loading areas, drain water from the docks to the sanitary sewer, and install door skirts between trailers and the building.	☐	☒	☐	☒	
n. For fire sprinklers, design the discharge of fire sprinkler test water to on-site vegetated areas or to the sanitary sewer.	☒	☐	☐	☒	
o. For miscellaneous drain and wash water, drain condensate of air conditioning units to landscaping, connect large air conditioning units to the sanitary sewer, drain roofs drains to unpaved areas where practicable, and drain boiler drain lines, rooftop equipment and all wash water to the sanitary sewer.	☒	☐	☐	☒	
p. For projects that include architectural copper, discharge rinse water to sanitary sewer, or collect and dispose properly offsite.	☐	☒	☐	☒	

[11] Businesses that may have outdoor process activities/equipment include machine shops, auto-repair, and industries with pre-treat facilities.

SPECIAL PROJECTS

Provision C.3 requires development projects to incorporate stormwater treatment measures into the project in order to remove pollutants from stormwater runoff. Since December 1, 2011, only Low Impact Development (LID) treatment measures are allowed. LID treatment measures are rainwater harvesting, infiltration, evapotranspiration, and biotreatment. Non-LID treatment measures include high flowrate tree well filters and mechanical vault-type media filters. Non-LID treatment measures are only allowed for Special Projects as defined by Provision C.3. This section of the form will determine if the project qualifies as a Special Project and non-LID treatment measures are allowed with an in depth discussion of infeasibility and identification of opportunities to include LID.

25. Density (check one): ☐ Residential Project – Dwelling Units (DU) per Acre: _____
☐ Nonresidential Project – Floor Area Ratio (FAR): _____
☐ Mixed-Use Project: Indicate either DU or FAR above.

Special Project Category "A"

26. Does the project have ALL the following characteristics?

	Yes	No
a. Located in a CBD, D-BV1, D-BV-2, D-LM-2, CN-1, CN-2, CN-3, RU-5, or S-15 zone; or Located in a Retail, Dining, and Entertainment district in Jack London Square on the City's General Plan map; or Located in a City-designated historic district (either an Area of Primary Importance or an Area of Secondary Importance); or Located on a site listed on the City's Local Register of Historical Resources (as defined by the Oakland Planning Code)?	☐	☒
b. Create and/or replaces 0.5 acres or less of impervious surface?	☐	☒
c. Include no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones?	☐	☒
d. Have at least 85% lot coverage by permanent structures?	☐	☒

➢ If you checked "yes" for all of the above questions, the project qualifies as a Category "A" Special Project and proceed to Section 29.
➢ If you checked "no" for any of the above questions, the project is not a Category "A" Special Project.

Special Project Category "B"

27. Does the project have ALL the following characteristics?

	Yes	No
a. Located in a CBD, D-BV-1, D-BV-2, D-LM-2, CN-1, CN-2, CN-3, RU-5, or S-15 zone; or Located in a Retail, Dining, and Entertainment district in Jack London Square on the City's General Plan map; or Located in a City-designated historic district (either an Area of Primary Importance or an Area of Secondary Importance); or Located on a site listed on the City's Local Register of Historical Resources (as defined by the Oakland Planning Code)?	☐	☒
b. Create and/or replace more than 0.5 acres of impervious surface but no more than 2.0 acres of impervious surface?	☐	☒
c. Include no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones?	☐	☒
d. Have at least 85% lot coverage by permanent structures?	☐	☒

	Yes	No
e. Have a minimum Gross Density (GD)[12] of 50 dwelling units per acre (for residential projects) or a floor area ratio (FAR)[13] of 2.0 (for commercial projects)? Either criterion may be used for mixed-use projects[14].	☐	☒

➢ If you checked "yes" for all of the above questions, the project qualifies as a Category "B" Special Project and proceed to Section 29.
➢ If you checked "no" for any of the above questions, the project is not a Category "B" Special Project.

Special Project Category "C" (Affordable Housing)

28. Does the project have ALL the following characteristics?

	Yes	No
a. Is the project a mainly residential, 100% affordable housing development project?[15]	☐	☒
c. Have a minimum Gross Density of 40 dwelling units per acre.	☐	☒

➢ If you checked "yes" for all of the above questions, the project qualifies as a Category "C" Special Project.
➢ If you checked "no" for any of the above questions, the project is not a Category "C" Special Project.

29. Calculate the amount of stormwater runoff that can be treated with non-LID treatment measures by using the worksheet below. If the project does not quality as a Special Project, skip this step and go to no. 30 and check "no."

Check the Special Project Category(ies) the project qualifies for based on the information from pages 6-7 and circle the Treatment Reduction Credit amount that corresponds to the project's characteristics.

	Treatment Reduction Credit
☐ **Category "A" Special Project**	
All Category "A" Special Projects	100%
☐ **Category "B" Special Project**	
≥ 50 dwellings per acre (residential); or ≥ 2.0 floor area ratio (FAR) (nonresidential)	50%
≥ 75 dwellings per acre (residential); or ≥ 3.0 floor area ratio (FAR) (nonresidential)	75%
≥ 100 dwellings per acre (residential); or ≥ 4.0 floor area ratio (FAR) (nonresidential)	100%
☐ **Category "C" Special Project**	
a. Affordable Housing Credit[18]	
Complete the two steps below to calculating Affordable Housing Credits:	

[12] Gross Density (GD) is the total number of residential units divided by the acreage of the entire site area, including land occupied by public right-of-ways, recreational, civic, commercial, and other non-residential uses.
[13] Floor Area Ratio (FAR) is the ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area.
[14] Mixed-use project is the development or redevelopment of property to be used for two or more different uses, all intended to be harmonious and complementary.
[15] Affordable housing is defined as preserved housing with deed restrictions running at least 55 years, at rent/mortgage rates (including utilities) no greater than 30 percent of the total household income, and which meets the following income levels specified in the Federal Department of Housing and Urban Development's (HUD's) definition of affordable housing in metropolitan areas: For metropolitan areas, HUD defines Extremely Low household incomes as 0 - 30 percent of area median household income (AMI), Very Low household incomes as 31 – 50 percent of AMI, Low household incomes as 51-80 percent of AMI, and Moderate household incomes as 81-120 percent of AMI.
[16] Up to three Manager's Dwelling Units that are used may be exempted from the deed restriction requirement and may be excluded from the Affordable Housing Credit calculations.

First, the percentage of the project's DUs in each affordability category are multiplied by the respective Credit Multipliers, according to the table below, and rounded to the nearest whole number.

AMI	AMI Credit Multiplier	Number of Units in each AMI category	%
Moderate (≤120% of AMI)	0.20		
Low (≤ 80% of AMI)	1.00		
Very Low (≤ 50% of AMI)	2.00		
Extremely Low (≤30% of AMI)	3.00		
Acutely Low (≤15% of AMI)[17]	4.00		
Weighted Sum Total[18]			

Second, the Affordable Housing Credit is granted according to which range (in the table below) that whole number above falls into.

Weighted Sum (whole number) Affordable Housing Credit	Weighted Sum (whole number) Affordable Housing Credit
X ≤ 9%	0%
10% ≤ X ≤ 20%	20%
21% ≤ X ≤ 30%	30%
31% ≤ X ≤ 40%	40%
41% ≤ X ≤ 50%	50%
51% ≤ X ≤ 60%	60%
61% ≤ X ≤ 70%	70%
81% ≤ X ≤ 90%	90%
91% ≤ X ≤ 100%	100%

b. Location

100% of the site located within ¼ mile of existing or planned transit hub[19]	5%
100% of the site is located within a planned Priority Development Area	10%

c. Density

≥ 40 units per acre	5%
≥ 60 units per acre (residential); or ≥ 4.0 floor area ratio (FAR) (nonresidential/mixed-use)	10%
≥ 100 units per acre (residential); or ≥ 6.0 floor area ratio (FAR) (nonresidential/mixed-use)	15%

d. Parking

No surface parking (except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones)	5%

Total Category "C" (sum of affordable housing location, density, and parking treatment reduction credits): [20] _____

[17] DUs that are free to tenants, i.e., that do not charge tenants any rent/mortgage, are included in this category.
[18] The credits generated in the table are summed together to produce a Weighted Sum and rounded to the nearest whole number.
[19] Transit hub is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes (i.e., a bus stop with no supporting services does not qualify). A planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised September 2008), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area.

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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American Trash Management
Waste Management
1900 Powell Street, suite 220
Emeryville, CA 94608

Key Plan

N

Professional Seals

REGISTERED PROFESSIONAL ENGINEER MICHAEL A. O'CONNELL No. 75811 EXP. 6/30/24 CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET, REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title
STORMWATER SUPPLEMENTAL FORM MRP3.0

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C6.02

2023-10-04 5:08:19 PM

30. Does the project qualify as a Special Project (check one)?

☒ No

❑ Yes:

a. Special Project Category (A, B, or C): [21] _____

b. LID Treatment Reduction Credit: _____ %

c. Maximum Impervious Surface Area Allowed to be Treated with Non-LID Treatment Measures (multiply the amount in [b] by the Total Post-Project Impervious Surface Area [see no. 14 on page 2]): [22] _____ sq. ft.

HYDROMODIFICATION MANAGEMENT

Changes to the timing and volume of stormwater runoff from a site are known as "hydrograph modification" or "hydromodification." Provision C.3 requires certain development projects to incorporate measures to manage hydromodification. This section of the form will determine if hydromodification management measures are required for the project.

31. Does the project have the following characteristics?

	Yes	No
a. Create and/or replace one acre or more of impervious surface?	❑	☒
b. The total post-project amount of impervious surface would exceed the amount of existing/pre-project impervious surface?	❑	☒
c. Located in a susceptible area on the Hydromodification Susceptibility Map?[23]	❑	☒

➢ If you checked "no" for any of the questions above, hydromodification management measures are not required. Go to no. 32 and check "no."

➢ If you checked "yes" for all of the questions above, hydromodification management measures are required. Go to no. 32 and check "yes."

32. Are Hydromodification Management Measures Required (check one)?

☒ No

❑ Yes. Hydromodification management measures must be designed to meet the following standard:

Hydromodification Management Standard

Hydromodification management measures shall be designed such that post-project stormwater discharge rates and durations match pre-project discharge rates and durations from 10% of the pre-project two-year peak flow up to the pre-project 10-year peak flow.

[20] Category C Special Projects are only allowed to claim one location credit, and one density credit, even if the project qualifies for more than one.
[21] If the project qualifies for more than one category of Special Projects, the project applicant may choose which category applies to the project.
[22] The remaining stormwater runoff requiring treatment must be treated with LID treatment measures. The project applicant may choose to treat stormwater runoff with LID treatment measures even if non-LID treatment measures are allowed.
[23] The Hydromodification Susceptibility Map is a tool created by the Alameda Countywide Clean Water Program to locate areas susceptible to hydromodification. The Hydromodification Susceptibility Map is attached to this form (see Attachment B) and the full interactive full map may be accessed here: https://accwp.maps.arcgis.com/apps/webappviewer/index.html?id=11d7a1bfb90d46ce80f94dcfc03d012c.

To assist in the design of hydromodification management measures, the Alameda Countywide Clean Water Program, in collaboration with other clean water agencies, has developed a computer software program called the Bay Area Hydrology Model (BAHM). The BAHM is available at https://www.clearcreeksolutions.info/downloads Please refer to the "C.3 Stormwater Technical Guidance" manual available on the Alameda Countywide Clean Water Program's website C3TG-V8-Final-2023_03-Compiled.pdf (cleanwaterprogram.org) for more information about the BAHM and hydromodification management measures.

Hydraulic calculations for hydromodification management measures are not required to be submitted with applications for Planning and Zoning permits/approvals. However, Provision C.3 requires adequate area for hydromodification management measures must be provided in the project drawings submitted with applications for Planning and Zoning permits/approvals.

PROPOSED STORMWATER MANAGEMENT MEASURES

Use this section to identify the stormwater measures that will be incorporated into the project to comply with Provision C.3.

33. Proposed Site Design Measures. List the required measures from page 3-4 along with any other proposed site design measures:

Self-treating and self-retaining areas (landscaping, gravel, and pervious pavement). See sheets C6.00 and C6.01 for more information.

34. Proposed Source Control Measures. List the required measures from pages 4-5 along with any other proposed source control measures:

Project will install stenciling/medallions as directed at storm drain inlets, such as "No Dumping - Drains to Bay".

35. Proposed Non-LID Treatment Measures. Non-LID treatment measures are only allowed for Special Projects (see pages 6-9) AND if it is infeasible to incorporate 100% LID treatment.

Are non-LID treatment measures proposed (check one)?

☒ No

❑ Yes (describe):

a. If both non-LID and LID treatment proposed, percentage of drainage area treated with non-LID treatment: _____

b. Non-LID treatment measures must meet minimum design criteria published by a government agency or be certified by a government agency. Identify the government agency and the applicable criteria/certification:

c. If non-LID treatment measures are proposed, provide a discussion explaining why it is infeasible to incorporate 100% LID treatment in the project (attach additional sheets if necessary) as described in Attachment C.[24] Technical Guidance document attached. Select a treatment measure certified for "Basic" General Use Level Designation (GULD) by the Washington State Department of Ecology's Technical Assessment Protocol – Ecology (TAPE). Guidance is provided in Section Appendix J of the C.3 Technical Guidance (download at C3TG-V8-Final-2023_03-Compiled.pdf (cleanwaterprogram.org)– excerpt attached).[25]

[24] Both technical and economic factors may be considered in the discussion of the feasibility of 100% LID treatment.
[25] TAPE certification is used in order to satisfy Special Project's reporting requirements in the MRP.

36. Proposed Biotreatment Measures. Biotreatment measures may be used to treat stormwater runoff requiring LID treatment.

Are biotreatment measures proposed (check one)?

☒ No

❑ Yes (describe):

37. Numeric Sizing for Stormwater Treatment Measures. Stormwater treatment measures—both non-LID treatment measures and LID treatment measures (including rainwater harvesting and biotreatment)—must be designed to capture a specified amount of stormwater runoff using one of the design criteria in Provision C.3.

Indicate the method to be used to size the proposed stormwater treatment measures (check one):

a. Volume Hydraulic Design Basis – Treatment measures whose primary mode of action depends on *volume capacity*:

❑ i. The maximized stormwater capture volume for the area, on the basis of historical rainfall records, determined using the formula and volume capture coefficients set forth in Urban Runoff Quality Management, (e.g., approximately the 85th percentile 24-hour storm runoff event);

❑ ii. The volume of annual runoff required to achieve 80 percent or more capture, determined in accordance with the methodology set forth in Section 5 of the California Stormwater Quality Association's Stormwater Best Management Practice Handbook, New Development and Redevelopment (2003), using local rainfall data; https://www.casqa.org/sites/default/files/BMPHandbooks/BMP_NewDevRedev_Complete.pdf

b. Flow Hydraulic Design Basis – Treatment measures whose primary mode of action depends on *flow capacity*:

❑ i. 10 percent of the 50-year peak flowrate;

❑ ii. The flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depths;

☒ iii. The flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity; or

c. ❑ Combination Flow and Volume Design Basis – Treatment measures using a combination of flow and volume capacity sized to treat at least 80 percent of the total runoff over the life of the project, using local rainfall data.

38. Proposed Hydromodification Management Measures. Hydromodification management measures are required for certain projects (see page 9-10).

Are hydromodification management measures proposed (check one)?

☒ No

❑ Yes (describe):

SUBMITTAL REQUIREMENTS

This section of the form identifies the stormwater-related information required to be submitted with the project application.

39. Submittal Requirements. The following materials/information must be submitted with the application for Planning and Zoning permit(s)/approval:

☒ **a. Stormwater Supplemental Form** – A completed copy of this form.

☒ **b. Preliminary Post-Construction Stormwater Management Plan** – A project drawing containing the following information (shown and labeled):

❑ Location and size of new and replaced impervious surface;

❑ Directional surface flow of stormwater runoff;

❑ Location of proposed on-site storm drain lines;

❑ Preliminary type and location of proposed site design measures;

❑ Preliminary type and location of proposed source control measures;

❑ Preliminary type and location of proposed stormwater treatment measures; and

❑ Preliminary type and location of proposed hydromodification management measures (if applicable).

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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150 California Street Suite 600
San Francisco CA 94111

Lloyd Sport + Engineering
Civil Field
605 W Knox Rd Suite 210
Tempe, AZ 85284

PGA Design
Landscape
444 17th St.
Oakland CA 94612

American Trash Management
Waste Management
1900 Powell Street, suite 220
Emeryville, CA 94608

Key Plan

Professional Seals

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. O'CONNELL
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET, REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220688-11

Sheet Title
STORMWATER SUPPLEMENTAL FORM MRP3.0

Original is 42 x 30. Do not scale contents of this drawing.

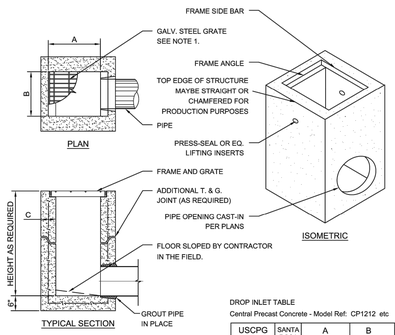
Sheet Number
C6.03

2023-10-04 5:08:19 PM

Oldcastle Precast

Water

Various Sizes
Santa Rosa Catch Basins
Model: CB-1212-4848



NOTES :

1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING 'LOCK' ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. 'DI-SO' PAGE 1-4, 1-6 AND 'DI-DO' PAGE 1-5.
3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10. CASTING 1-13, DROP-IN 1-14.
4. WALL THICKNESS ON SOME D.I.S. CAN BE CHANGED UPON REQUEST. CALL TO VERIFY REQD THICKNESS
5. 18" WIDE D.I'S REPLACE THE OLD 16" WIDE BOX BK & 1K *
6. FOR PIPE / HOLE SCHEDULE SEE DWG. DI-HS PAGE 1-16.
7. FOR DROP INLET SURFACE OPTIONS SEE DWG. DI-SO PAGE 1-6.

DROP INLET TABLE
Central Precast Concrete - Model Ref: CP1212 etc

USCPG MODEL No.	SANTA ROSA REF.	A		B		C	
		IN	MM	IN	MM	IN	MM
CB1212	EK	12	300	12	300	4	100
CB1818	CK	18	450	18	450	5	125
CB1824	1K*	18	450	24	600	5	125
CB2424	2K	24	600	24	600	5	125
CB2430	3K	24	600	30	750	5	125
CB3030	5K	30	750	30	750	6	150
CB2436	1L	24	600	36	900	6	150
CB3636	1M	36	900	36	900	6	150
CB2448	3L	24	600	48	1200	6	150
CB3648	3M	36	900	48	1200	6	150
CB4848	1R	48	1200	48	1200	6	150

Northern California Region

For more information about our products please visit us on the web at:
oldcastleprecast.com
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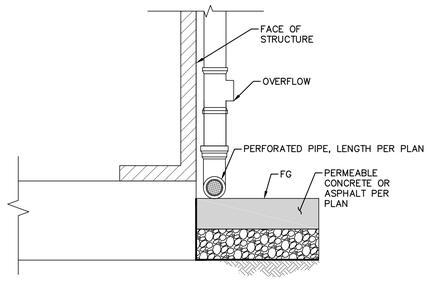
W-CB-9

888-9 Oldcastle
(888-965-3227)

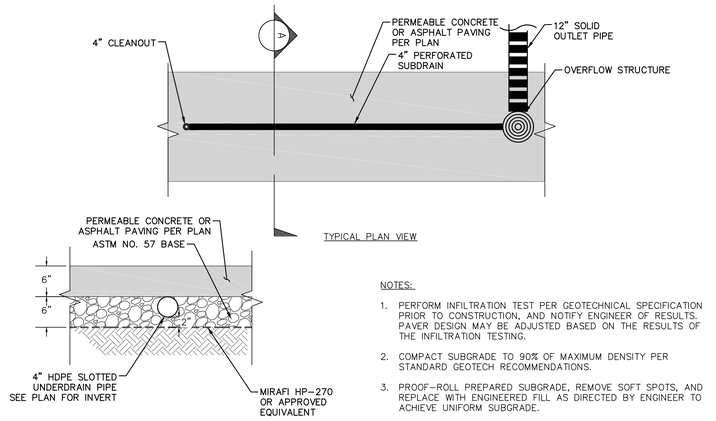
1 — **STORM DRAIN CATCH BASIN**
NTS



NOTE:

ABOVE GRADE PIPE SHALL BE PVC SDR-35.

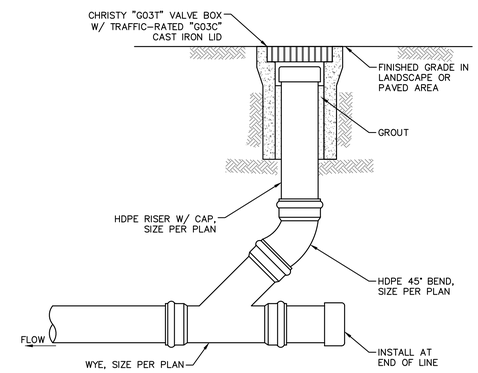
2 — **FLOW DISSIPATION STRUCTURE**
NTS



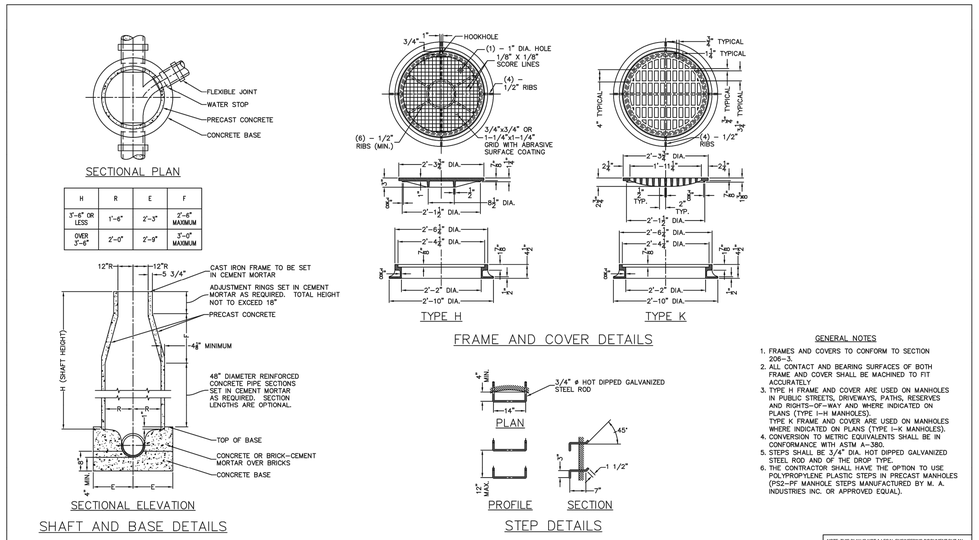
NOTES:

1. PERFORM INFILTRATION TEST PER GEOTECHNICAL SPECIFICATION PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF RESULTS. PAVER DESIGN MAY BE ADJUSTED BASED ON THE RESULTS OF THE INFILTRATION TESTING.
2. COMPACT SUBGRADE TO 90% OF MAXIMUM DENSITY PER STANDARD GEOTECH RECOMMENDATIONS.
3. PROOF-ROLL PREPARED SUBGRADE, REMOVE SOFT SPOTS, AND REPLACE WITH ENGINEERED FILL AS DIRECTED BY ENGINEER TO ACHIEVE UNIFORM SUBGRADE.
4. PROVIDE FLOW DIVERSION AND EROSION CONTROL MEASURES TO PROTECT THE PERMEABLE PAVEMENT AREA FROM SEDIMENTATION UNTIL UPSTREAM CATCHMENT AREA IS THOROUGHLY STABILIZED.

3 — **UNDERDRAIN AT PERMEABLE PAVING**
NTS



5 — **STORM DRAIN AND SEWER CLEANOUT**
NTS



H	R	E	F
3'-6" OR LESS	1'-6"	2'-3"	2'-6" MAXIMUM
OVER 3'-6"	2'-0"	2'-9"	2'-0" MAXIMUM

GENERAL NOTES

1. FRAMES AND COVERS TO CONFORM TO SECTION 206-3.
2. ALL CONTACT AND BEARING SURFACES OF BOTH FRAME AND COVER SHALL BE MACHINED TO FIT ACCURATELY.
3. TYPE H FRAME AND COVER ARE USED ON MANHOLES IN PUBLIC STREETS, DRIVEWAYS, PATHS, RESERVES AND RIGHTS-OF-WAY AND WHERE INDICATED ON PLANS (TYPE I-H MANHOLES).
   TYPE K FRAME AND COVER ARE USED ON MANHOLES WHERE INDICATED ON PLANS (TYPE I-K MANHOLES).
4. CONVERSION TO METRIC EQUIVALENTS SHALL BE IN CONFORMANCE WITH ASTM A-380.
5. STEPS SHALL BE 3/4" DIA. HOT DIPPED GALVANIZED STEEL ROD AND OF THE DROP TYPE.
6. THE CONTRACTOR SHALL HAVE THE OPTION TO USE POLYPROPYLENE PLASTIC STEPS IN PRECAST MANHOLES (PS2-PF MANHOLE STEPS MANUFACTURED BY M. A. INDUSTRIES INC. OR APPROVED EQUAL).

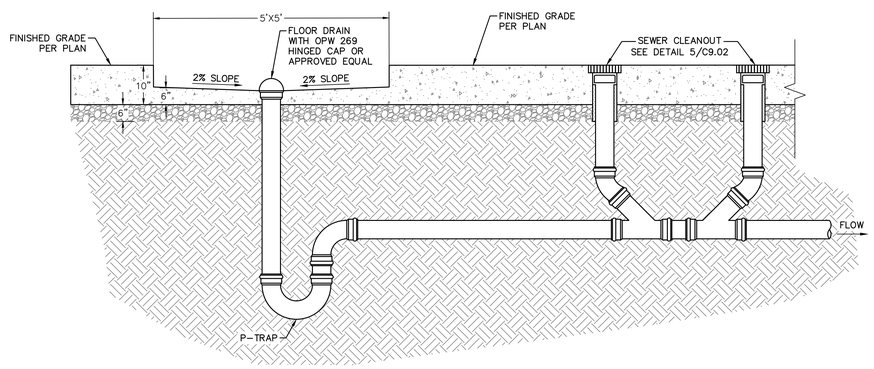
NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED CITY OF OAKLAND STANDARD PLAN IS THE LEGAL ENGINEERING DOCUMENT AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT.

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

MANHOLE TYPE 1

ENGINEERING DESIGN MANAGER
DATE: FEBRUARY, 2003
REV. DATE:
DRAWING D-11

4 — **STORM DRAIN AND SEWER MANHOLE**
NTS



6 — **TRAILER TOILET SEWER COUPLING CONNECTION**
NTS

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

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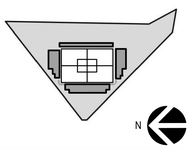
605 W Knox Rd Suite 210
Tempe, AZ 85284

PGA Design
Landscape
444 17th St.
Oakland CA 94612

American Trash Management
Waste Management
1900 Powell Street, suite 220
Emeryville, CA 94608

Key Plan



Professional Seals

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. O'CONNELL
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
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	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024
	100% DD	02/23/2024

Project No: C2022/0888-11

Sheet Title
STORM DRAIN AND SEWER DETAILS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C9.02

2023-10-04 5:08:19 PM

ATTACHMENT E

CREEK PROTECTION PLAN

Creek Protection Plan
Oakland Roots and Soul Sport Clubs
Interim Stadum

8000 South Coliseum Way
Oakland, California

Prepared for

Oakland Pro Soccer LLC
2744 East 11th Street Unit K01
Oakland, CA 94601
Contact: Lydia Tan
Telephone: 415.407.2388
Email: lydia@rootssc.com

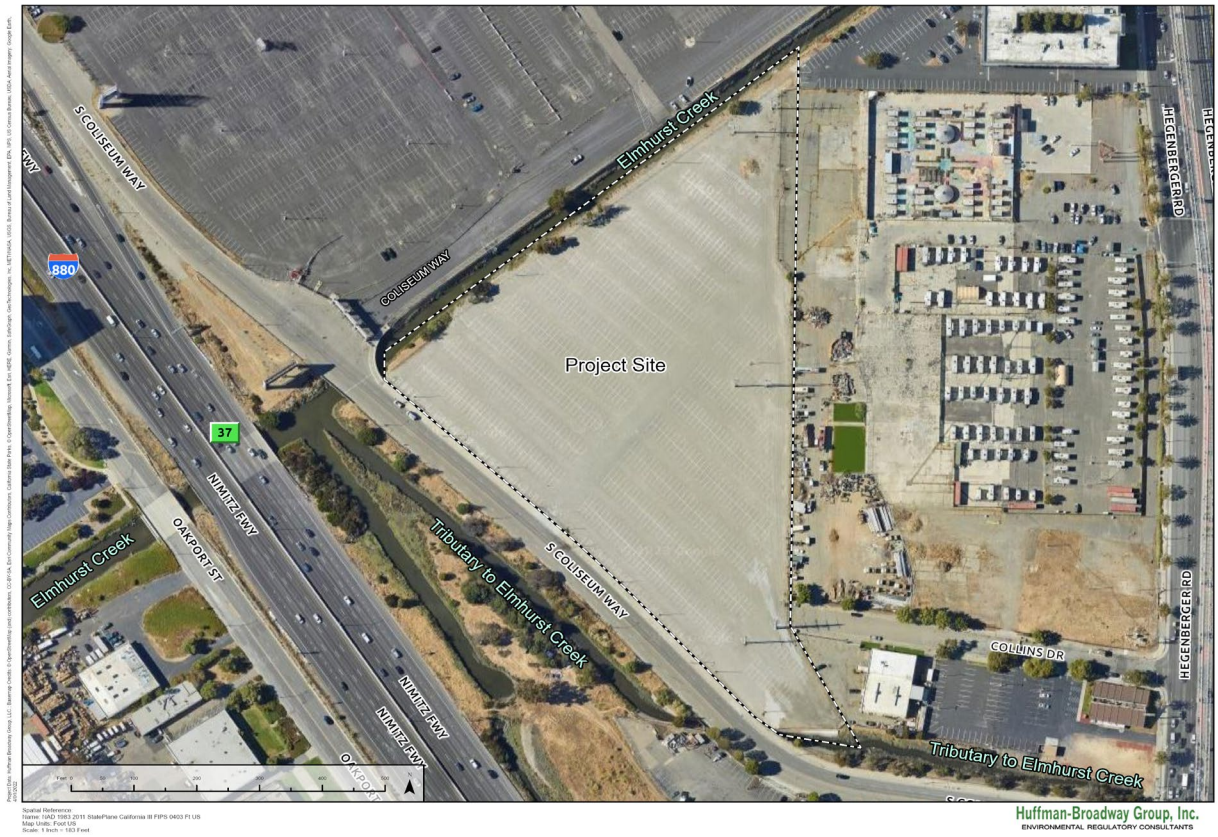
Prepared by

Huffman-Broadway Group, Inc.
ENVIRONMENTAL REGULATORY CONSULTANTS
523 4th St., Suite 224
San Rafael, California 94901
Contact: Greg Huffman
Telephone: 415.999.0802
Email: ghuffman@h-bgroup.com

October 2023

CREEK PROTECTION PLAN
OAKLAND ROOTS AND SOUL SPORT CLUBS
INTERIM STATUM

The purpose of the Creek Protection Plan (Plan) is to protect the banks, riparian vegetation, wildlife, surrounding habitat and the natural appearance of both Elmhurst Creek and a tributary to Elmhurst Creek which are adjacent to the proposed Oakland Roots and Soul Sport Clubs Interim Stadum. The mapping below shows the Project site boundary and creek locations.



The following describes the elements of the plan:

Property Identification. The property address is located is 8000 South Coliseum Way, Oakland, CA. The County Assessor's Parcel Number is 042-4328-001-24. The Project property is locally referred to as the "Malibu Lot."

Name of the Property Owner. City of Oakland and County of Alameda with each having an undivided 50% fee title interest.

Name of the General Contractor. Currently unknown, but general contractor's name will be provided prior to the commencement of construction.

Name of Subcontractors. Currently unknown, but names of subcontractors will be provided prior to the commencement of construction.

Telephone Numbers of Primary Contact People. Lydia Tan 415.407.2388 or Art May 510.206.9130.

Creek Protection Area. Both the Elmhurst Creek and the tributary to Elmhurst Creek. City of Oakland creek protection areas are shown on Project Plan Sheets C2.00 and C2.01 Existing Conditions (Attachment A). Project work for the interim stadium will only occur beyond the top of the creek banks. No work will extend from the top of bank into the channels. Representative onsite photographs of the Oakland Roots and Soul Sport Clubs Interim Stadium area are provided as Attachment B.

List of Informational Material Related to Creek Protection, Provided to Workers on the Site.

- Attachment C. Pollution Prevention Handout

Manager and Worker Training. Project managers and workers will be provided on site environmental sensitive training regarding protection of the banks, riparian vegetation, wildlife, surrounding habitat, and the natural appearance of both Elmhurst Creek and the tributary to Elmhurst Creek. Contractor and Subcontractor managers and workers will be provided a copy of Attachment C which provides specific creek pollution prevention guidelines which ensure compliance with City of Oakland and Alameda County requirements. The pollution prevention measures on the sheet will be described in detail during the training regarding where and how they will be specifically implemented within the Project construction site. In addition, all managers and workers will be shown the locations of spill kits and trained in their appropriate use. A signup sheet will be maintained where trainees acknowledge by signature, they have received the training. A copy of Attachment C will also be maintained on site and displayed for easy reference. In addition, at daily "beginning of work day" construction meetings, workers will be reminded of creek protection requirements and where and how pollution prevention measures are to specifically be implemented during the work day. Inspection and proper maintenance of the pollution prevention measures during each day's construction operations will be stressed.

Litter Prevention Measures. All trash and food items shall be contained in animal-proof containers and removed at least once a week to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs. Contractors and Subcontractors shall not dump any litter or construction debris within the stream, or where it may pass into the stream during high stormwater flows. All removed material shall be disposed of according to state and local laws and ordinances.

Dust Control Measures. All Contractors and Subcontractors shall follow County and City dust control requirements. This includes the following measures in Attachment C:

1. Use (but don't overuse) reclaimed water for dust control as needed.
2. Reuse water from dewatering operations for dust control.

Methods of Cleaning Tools and Equipment. Water containing mud, silt, or other pollutants from equipment washing or other activities, shall not be allowed to enter Elmhurst Creek and the tributary to Elmhurst Creek or placed in locations that may be subjected to high storm flows that could flow toward the creeks. Measures described in Attachment C under "Vehicle and Equipment Maintenance & Cleaning" shall be followed. These include:

1. Inspect vehicles and equipment for leaks frequently.

2. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
3. Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
4. If vehicles or equipment must be cleaned on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
5. Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Construction Site Fencing. Before starting construction activities, the boundary of the Project Area / ground disturbing area shall be fenced. Fencing shall be maintained until construction activities are completed.

Creek Habitat Fencing. Before starting construction activities, orange construction fencing shall be placed along the surveyed "top of bank" of Elmhurst Creek and the tributary to Elmhurst Creek. Contractors and Subcontractors shall be made aware during manager and worker training that no construction work is to occur beyond this creek habitat fencing and they are responsible for maintaining the fencing and taking active measures during each work day to prevent sediment or hazardous materials from entering the creek habitats and channels beyond this point.

Erosion Control Protection. Both construction and postconstruction erosion control protection measures are referred to below. Ongoing and postconstruction measures shall not use erosion control materials containing plastic monofilament netting (erosion control matting) or similar material containing netting within the Project area due to documented evidence of birds, small mammals, amphibians, and reptiles becoming entangled or trapped in such material. Acceptable substitutes include coconut coir matting or similar.

- **Ongoing Siltation and Erosion Control**. Attachment D contains Project Plan Sheet C8.00, the Erosion Control Plan and Sheet C8.01 Erosion Control Details. Prior to construction, a Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the County of Alameda and City of Oakland for approval.

- **Future Siltation and Erosion Control**. A proposed Postconstruction stormwater plan is provided as Attachment E which includes Project Plan Sheets C6.00 and C6.01 Stormwater Management Plan, Sheet C6.02 Stormwater Management Details, and Sheet C6.03 Stormwater Supplemental Form MRP3. The plan shall be submitted to the County of Alameda and City of Oakland for approval prior to beginning construction.

Wet Weather Protection. Wet weather protection measures as described in Attachment C will be followed. These include:

1. Establish and maintain effective perimeter erosion controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
2. Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.
3. All earthen construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
4. Cover all dumpsters with a tarp during wet weather.
5. Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
6. Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Stockpile Locations. Building materials and/or construction equipment shall not be stockpiled or stored where they may be washed into Elmhurst Creek and the tributary to Elmhurst Creek or adjacent riparian vegetation. Stockpiles shall be covered when measurable rain is forecasted. Measures as described in Attachment C will be

followed. These include:

1. Sand, dirt, and similar materials shall be stored at least 10 feet (3 meters) from catch basins.
2. All earthen construction material must be covered with a tarp and contained with a perimeter BMP erosion control during wet weather or when rain is forecasted or when not actively being used within 14 days.

Special Circumstances/Additional Information. No construction ground disturbing activities, vegetation removal, or planting shall occur beyond the top of the banks of Elmhurst Creek and the tributary to Elmhurst Creek. No Project work will occur within the jurisdictions of the Corps of Engineers, State Water Resources Control Board, San Francisco Bay Regional Water Quality Control Board, or California Department of Fish and Wildlife. Attachment F provides a tree survey. Project work will occur within the jurisdiction of the San Francisco Bay Conservation and Development Commission. Project Plan Sheets C2.00 and C2.01 Existing Conditions (Attachment A) show the extent of jurisdiction from the channel Mean High Water line to 100 feet inside the Project site.

Toxic and Hazardous Materials. Any hazardous or toxic materials that could be deleterious to aquatic life that could be washed into Elmhurst Creek and the tributary to Elmhurst Creek shall be contained in watertight containers or removed from the Project site. Debris, soil, silt, bark, slash, sawdust, rubbish, creosote-treated wood, raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances which could be hazardous to aquatic life, wildlife, or riparian habitat resulting from the Project related activities shall be prevented from contaminating the soil and/or entering Elmhurst Creek and the tributary to Elmhurst Creek.

Emergency Preparations for Construction Related Spills. All activities performed near Elmhurst Creek and the tributary to Elmhurst Creek shall follow the measures described in Attachment C under “Spill Prevention and Control”. These include:

1. Keeping a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
2. When spills or leaks occur, they shall be contained immediately with particular attention taken to prevent leaks and spills from reaching the gutter, street, or storm drain.
3. Never washing spilled material into a gutter, street, storm drain, or creek.
4. Dispose of all containment and cleanup materials properly.
5. Report any hazardous materials spills immediately. Dial 911 or Call Alameda County Environmental Health at (510) 567-6700.

EX PG&E TRANSMISSION LINE POLE

EX PG&E OVERHEAD TRANSMISSION LINES, TYP

EX PG&E TRANSMISSION LINE POLE (FOUNDATION NOT VISIBLE)

N01°01'45"E 902.50'

EXCEPTION 15
PG&E EASEMENT
2535 OR 612

EX PG&E TRANSMISSION LINE POLE

EX PG&E TRANSMISSION LINE POLE (FOUNDATION NOT VISIBLE)

TOP OF BANK

ELMHURST CREEK

100' SHORELINE BAND

20' CITY CREEK PROTECTION PLAN BOUNDARY

EX ABANDONED PG&E CONDUIT

PARCEL 1 - PTR
CITY OF OAKLAND & COUNTY OF ALAMEDA
8000 S. COLISEUM WAY
APN: 042-4328-001-24

EXCEPTION 11
GRANT OF EASEMENT
TO EBMUD 5538 OR 131

EXCEPTION 17
PG&E EASEMENT FOR
UNDERGROUND UTILITIES 5192 OR 294
"... EXTENDING FROM THE EASTERLY BOUNDARY LINE
OF SOUTH COLISEUM WAY NORTHEASTERLY
AND SOUTHEASTERLY 895.0 FEET."

EBMUD 54" SANITARY INTERCEPTOR LINE AND EASEMENT (25' R/W 825)

S35°04'30"W 825.47'

MEAN HIGH WATER

MATCHLINE - FOR CONTINUATION SEE SHEET C2.01

MATCHLINE - FOR CONTINUATION SEE LEFT

GRAPHIC SCALE 1"=20'
20 0 20 40
*ARROW DIRECTION SHOWN IS TRUE NORTH

NOTES:

1. MEAN HIGH WATER, TOP OF BANK, AND BCDC 100' SHORELINE BAND LINES SHOWN HEREIN ESTABLISHED BY HUFFMAN-BROADWAY GROUP, INC.

LEGEND

- MEAN HIGH WATER
- TOP OF BANK
- BCDC 100' SHORELINE BAND
- 20' CITY CREEK PROTECTION PLAN BOUNDARY

MATCHLINE - FOR CONTINUATION SEE RIGHT

EX ABANDONED PG&E CONDUIT

S45°00'12"E 535.18'

EX TRANSFORMER PAD AND BOLLARDS

S00°00'13"W 31.12'

2023-10-04 5:08:19 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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San Francisco, CA 94104 USA
t +1 415 243 0555
www.hok.com/studios/san-francisco

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San Francisco CA 94111

Lloyd Sport + Engineering
Civil Field
605 W Knox Rd Suite 210
Tempe, AZ 85284

PGA Design
Landscape
444 17th St.
Oakland CA 94612

American Trash Management
Waste Management
1900 Powell Street, suite 220
Emeryville, CA 94608

Key Plan

Professional Seals

REGISTERED PROFESSIONAL ENGINEER
A. OTTO
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title
EXISTING CONDITIONS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C2.00

MATCHLINE – FOR CONTINUATION SEE SHEET C2.00

MATCHLINE – FOR CONTINUATION SEE BELOW

COLLINS DRIVE (60' ROW)

EXISTING CREEK

PARCEL TWO - PTR
EXCEPTION 16 – SUBJECT TO 3566 OR 841 (PG&E EASEMENT)

EX PG&E TRANSMISSION LINE POLE

N80°20'32"W 9.12'

N01°01'45"E 46.03'

N01°01'45"E 14.66'

S80°20'32"E 29.65'

N28°20'19"W 57.75'

N28°20'19"W 190.34'

S80°20'32"E 154.12'

EXCEPTION 14
CITY OF OAKLAND SS/SD EASEMENT
RE1006, IM161

20'
CITY CREEK PROTECTION PLAN BOUNDARY

EX PG&E OVERHEAD TRANSMISSION LINES, TYP

EX PG&E TRANSMISSION LINE POLE

Δ=0°37'15"
R=314.02'
L=3.40'

EXCEPTION 18
GRANT DEED – D.N. 79-014245
"RESERVING TO FIRST PARTY [PG&E]
ITS EXISTING FACILITIES FOR THE TRANSMISSION
AND DISTRIBUTION OF ELECTRIC ENERGY
...ALONG AND IN ALL OF SAID REAL PROPERTY"

PARCEL 1 - PTR
CITY OF OAKLAND & COUNTY OF ALAMEDA
8000 S. COLISEUM WAY
APN: 042-4328-001-24

EBMUD 66" SANITARY INTERCEPTOR LINE AND EASEMENT (25' R/W 828)

S43°00'12"E 293.08'

SOUTH COLISEUM WAY (72' ROW)

Δ=0°10'00"
R=2235.14'
L=177.69'

100'
SHORELINE BAND

EXCEPTION 19
PG&E EASEMENT
FOR UNDERGROUND UTILITIES
INST. NO. 79-196789

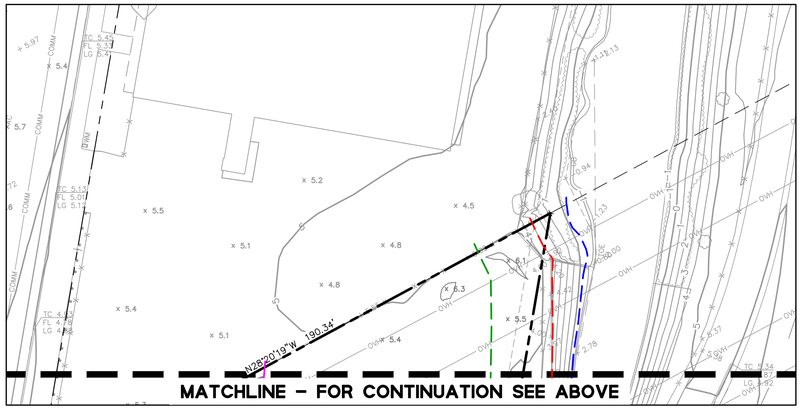
MEAN HIGH WATER

NOTES:

1. MEAN HIGH WATER, TOP OF BANK, AND BCDC 100' SHORELINE BAND LINES SHOWN HEREIN ESTABLISHED BY HUFFMAN-BROADWAY GROUP, INC.

LEGEND

- MEAN HIGH WATER
- TOP OF BANK
- BCDC 100' SHORELINE BAND
- 20' CITY CREEK PROTECTION PLAN BOUNDARY



GRAPHIC SCALE 1"=20'
20 0 20 40
*ARROW DIRECTION SHOWN IS TRUE NORTH

2023-10-04 5:08:19 PM

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Key Plan

Professional Seals

REGISTERED PROFESSIONAL ENGINEER
M. A. O. CHIN
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET, REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title
EXISTING CONDITIONS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C2.01

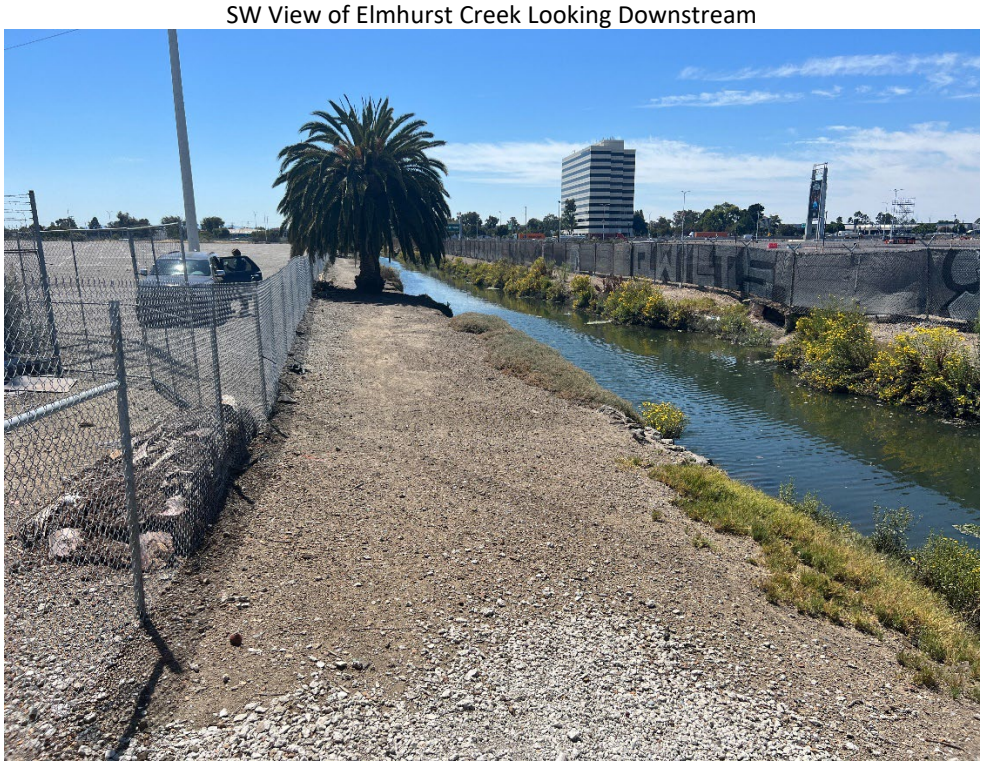
ATTACHMENT B

OCTOBER 2023 PHOTOGTAPHS OF THE OAKLAND ROOTS AND SOUL SPORT CLUBS INTERIM STADIUM AREA

NE View of Elmhurst Creek Looking Upstream from S. Coliseum Way Bridge

SE View Adjacent to S. Coliseum Way Bridge Across Elmhurst Creek Toward Proposed Project Site

SW View of Elmhurst Creek Looking Downstream



SE View of Tributary to Elmhurst Creek Looking Upstream

NW View of Tributary to Elmhurst Creek Looking Downstream toward S Coliseum Way

NW View of Proposed Project Site

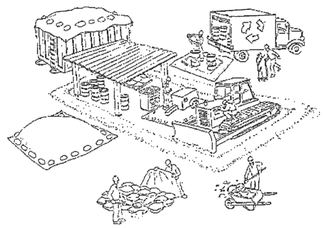
SE View of Proposed Project Site Adjacent to Tributary to Elmhurst Creek

SE View of Proposed Project Site

NE View of Elmhurst Creek TOB and Adjacent Proposed Project Site

ATTACHMENT C

Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with the City of Oakland and Alameda County requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with the City of Oakland and Alameda County for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or Call Alameda County Environmental Health at (510) 567-6700

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the City and County Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of cntaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPV'D
1				
2				
3				
4				
5				

APPROVED

COUNTY OF ALAMEDA & CITY OF OAKLAND

OAKLAND ROOTS INTERIM STADIUM PROJECT, MALIBU SITE

POLLUTION PREVENTION

DATE 10/24/2023

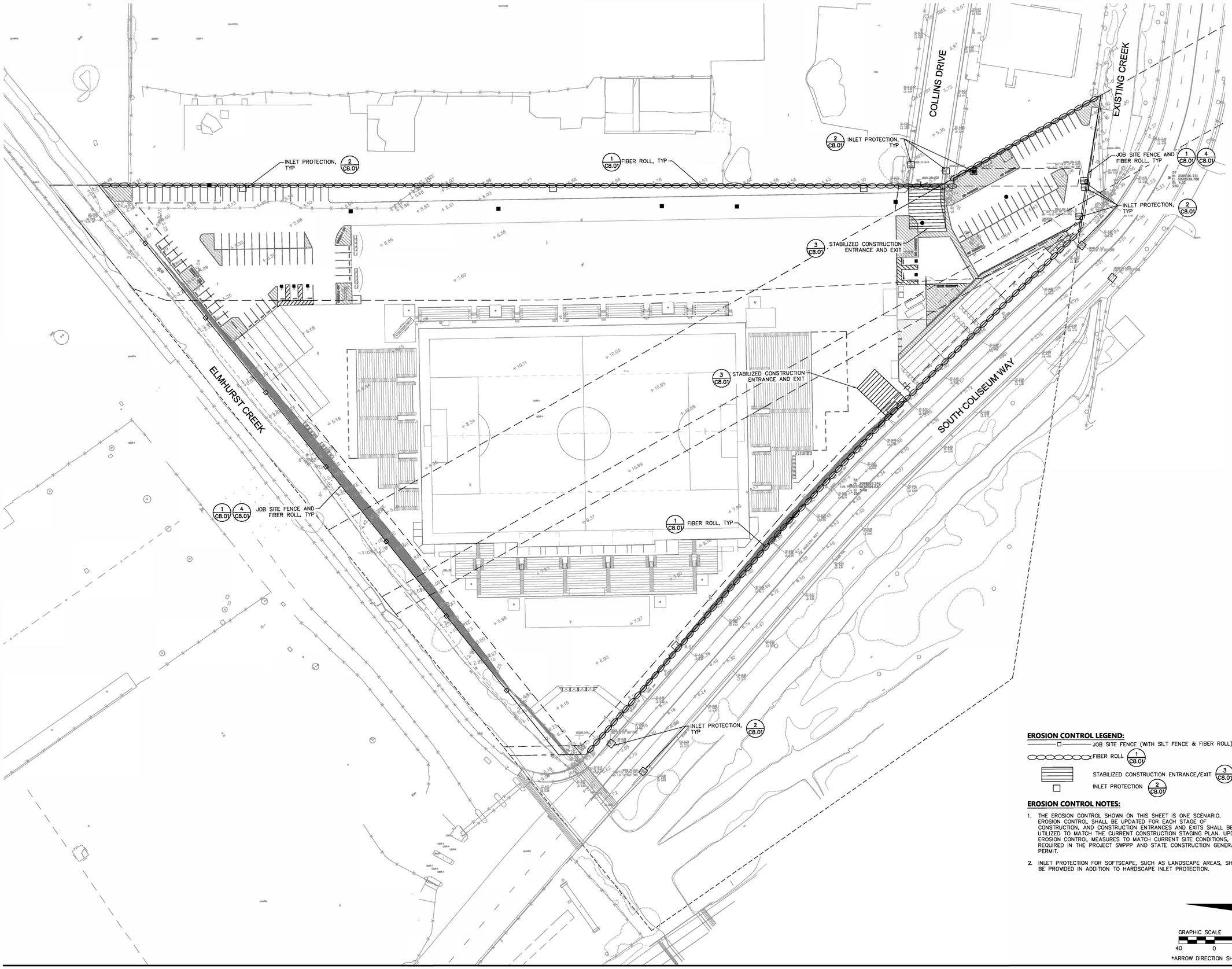
WORK ORDER NO.

SPECIFICATION NO.

SHEET NO. Attachment B

FILE NO.

ATTACHMENT D



EROSION CONTROL LEGEND:

- JOB SITE FENCE (WITH SILT FENCE & FIBER ROLL) — 1 C8.01, 4 C8.01
- FIBER ROLL — 1 C8.01
- STABILIZED CONSTRUCTION ENTRANCE/EXIT — 3 C8.01
- INLET PROTECTION — 2 C8.01

EROSION CONTROL NOTES:

1. THE EROSION CONTROL SHOWN ON THIS SHEET IS ONE SCENARIO. EROSION CONTROL SHALL BE UPDATED FOR EACH STAGE OF CONSTRUCTION, AND CONSTRUCTION ENTRANCES AND EXITS SHALL BE UTILIZED TO MATCH THE CURRENT CONSTRUCTION STAGING PLAN. UPDATE EROSION CONTROL MEASURES TO MATCH CURRENT SITE CONDITIONS, AS REQUIRED IN THE PROJECT SWPPP AND STATE CONSTRUCTION GENERAL PERMIT.
2. INLET PROTECTION FOR SOFTSCAPE, SUCH AS LANDSCAPE AREAS, SHALL BE PROVIDED IN ADDITION TO HARDSCAPE INLET PROTECTION.

GRAPHIC SCALE 1" = 40'
40 0 40 80
*ARROW DIRECTION SHOWN IS TRUE NORTH

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. O'CONNELL
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

No.	Description	Date
CUP SUBMITTAL 1		10/06/2023

Project No: C20220888-11

Sheet Title
EROSION CONTROL PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C8.00

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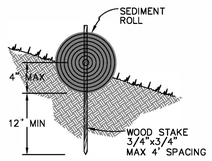
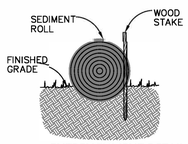


ENTRENCHMENT DETAIL
IN SLOPE AREA



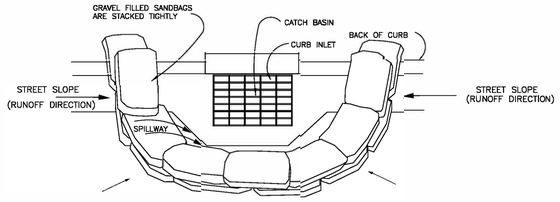
ENTRENCHMENT DETAIL
IN FLAT AREA

NOTES:

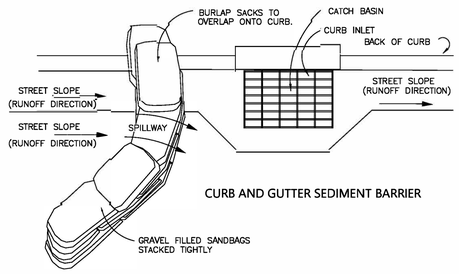
1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

1 - FIBER ROLL

SCALE: NTS



CURB INLET SEDIMENT BARRIER



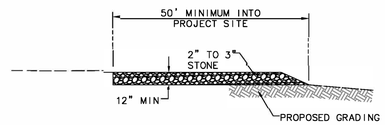
CURB AND GUTTER SEDIMENT BARRIER

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, 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 ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

2 - INLET PROTECTION

SCALE: NTS

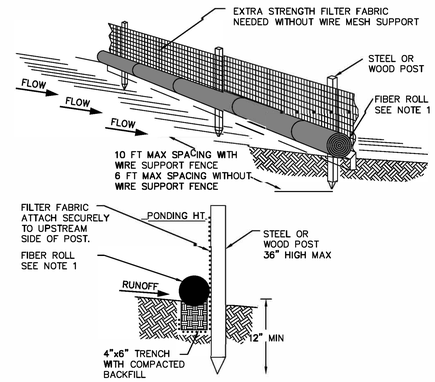


NOTES:

1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. ALL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEAN PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS).
3. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2" TO 3" STONE.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
5. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
6. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50 FEET.

3 - STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

NOTES:

1. FIBER ROLL SHALL BE PLACED CONTINUOUSLY WITH 24" MIN OVERLAP BETWEEN SEGMENTS. SEE DETAIL 3 FOR ADDITIONAL FIBER ROLL INFORMATION.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
4. SILT FENCE SHALL BE PLACED PER PLAN ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4 - SITE FENCE WITH SILT FENCE & FIBER ROLL

NTS

ATTACHMENT D

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Tempe, AZ 85284

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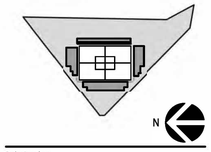
Oakland CA 94612

American Trash Management
Waste Management
1900 Powell Street, suite 220
Emeryville, CA 94608

Key Plan



Professional Seals

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. O'CONNELL
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

No.	Description	Date
	CUP SUBMITTAL 1	10/06/2023

Project No: C20220888-11

Sheet Title
EROSION CONTROL DETAILS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C8.01

APPENDIX D

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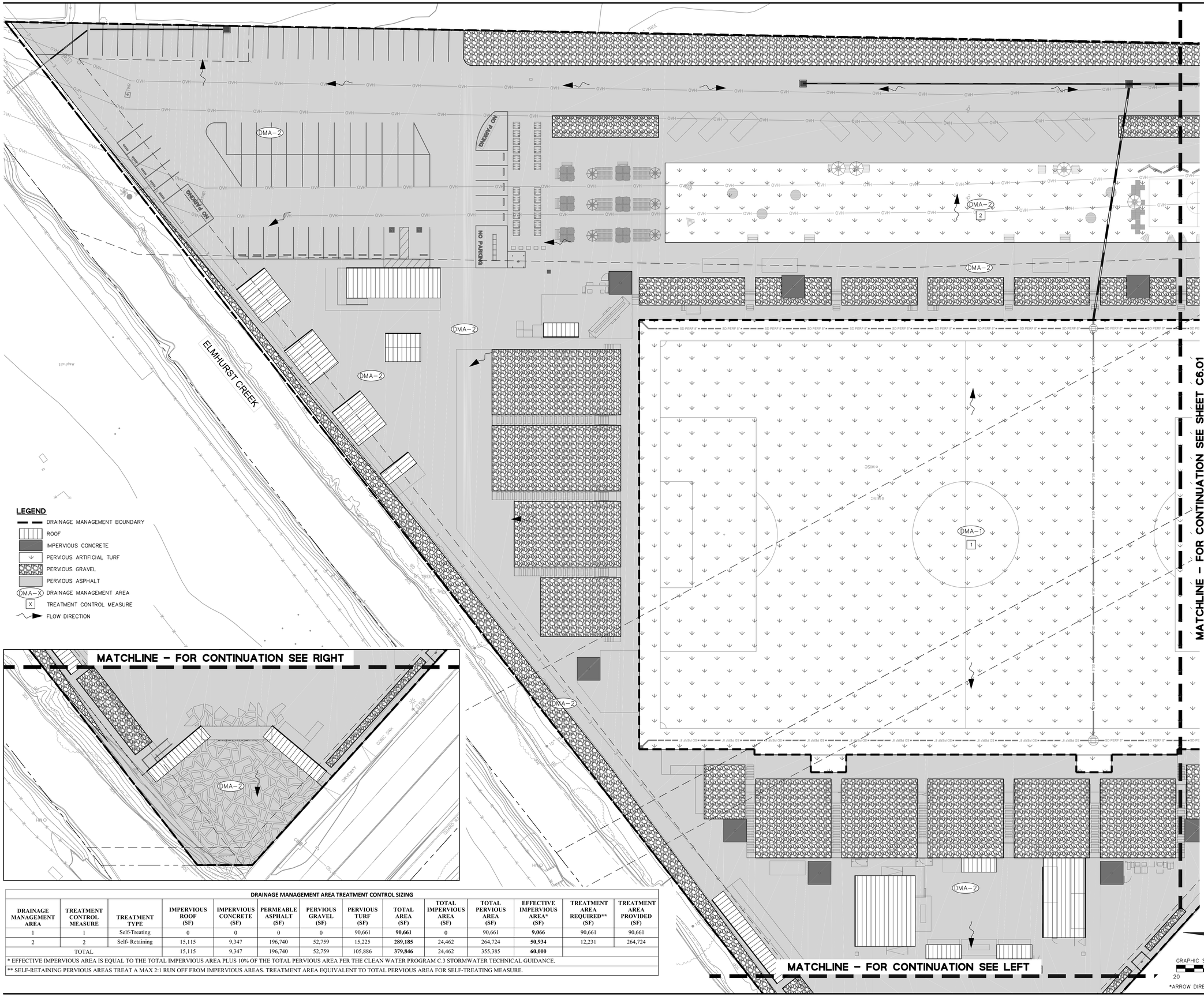
ATTACHMENT E



DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING

DRAINAGE MANAGEMENT AREA	TREATMENT CONTROL MEASURE	TREATMENT TYPE	IMPERVIOUS ROOF (SF)	IMPERVIOUS CONCRETE (SF)	PERMEABLE ASPHALT (SF)	PERVIOUS GRAVEL (SF)	PERVIOUS TURF (SF)	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	TREATMENT AREA REQUIRED** (SF)	TREATMENT AREA PROVIDED (SF)
1	1	Self-Treating	0	0	0	0	90,661	**90,661**	0	90,661	**9,066**	90,661	90,661
2	2	Self- Retaining	15,115	9,347	196,740	52,759	15,225	**289,185**	24,462	264,724	**50,934**	12,231	264,724
TOTAL			15,115	9,347	196,740	52,759	105,886	**379,846**	24,462	355,385	**60,000**		

* EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 10% OF THE TOTAL PERVIOUS AREA PER THE CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE.

** SELF-RETAINING PERVIOUS AREAS TREAT A MAX 2:1 RUN OFF FROM IMPERVIOUS AREAS. TREATMENT AREA EQUIVALENT TO TOTAL PERVIOUS AREA FOR SELF-TREATING MEASURE.

2023-10-04 5:08:19 PM

Project
INTERIM STADIUM for ORSSC
8000 South Coliseum Way
Oakland, CA 94621

Prepared For
OAKLAND ROOTS & SOULS SPORTS CLUB

Hellmuth, Obata & Kassabaum, Inc.
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EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

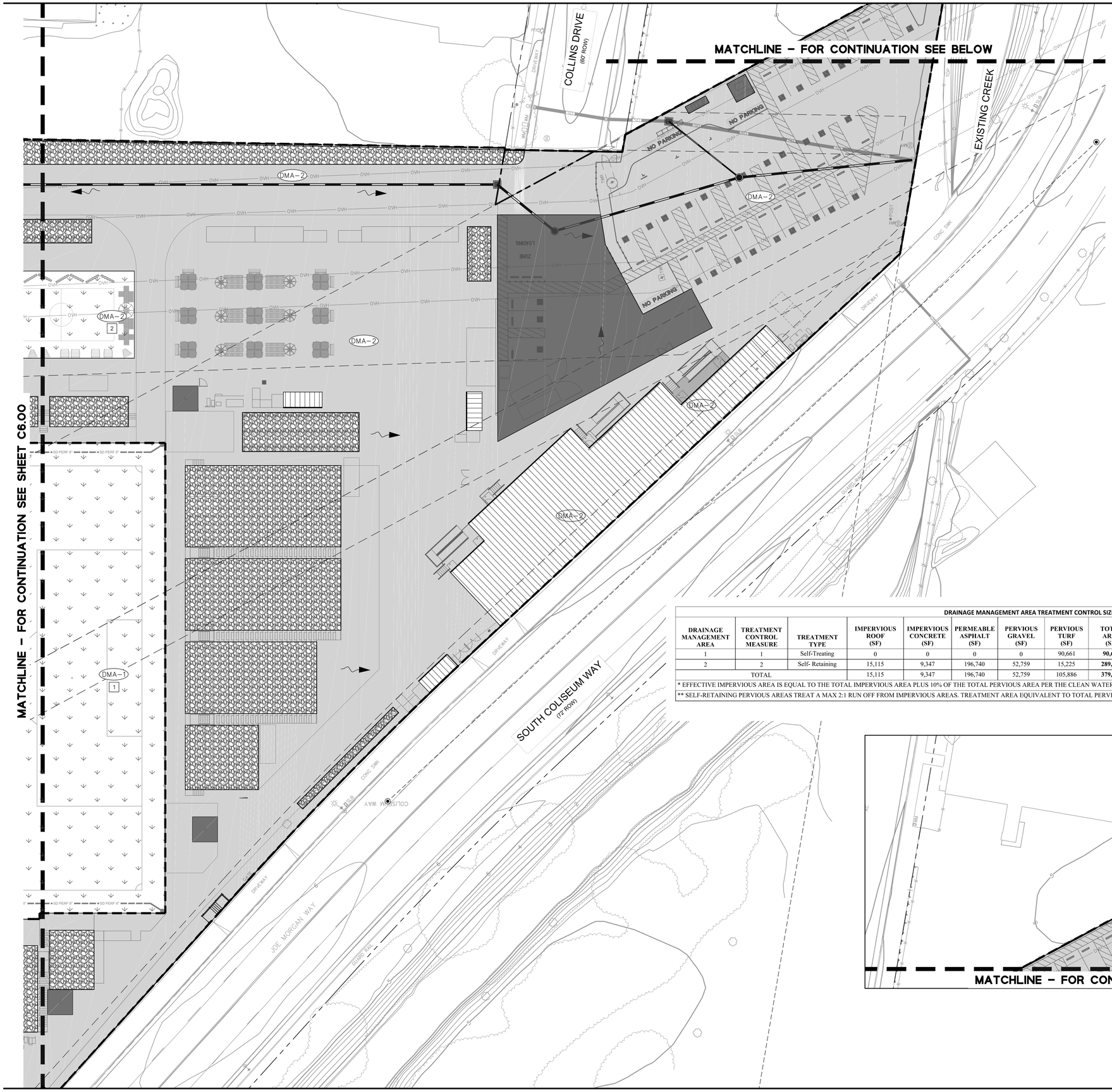
Project No: C20220888-11

Sheet Title
STORMWATER MANAGEMENT PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C6.00

ATTACHMENT E



LEGEND

- DRAINAGE MANAGEMENT BOUNDARY
- ROOF
- IMPERVIOUS CONCRETE
- PERVIOUS ARTIFICIAL TURF
- PERVIOUS GRAVEL
- PERVIOUS ASPHALT
- (DMA–X) DRAINAGE MANAGEMENT AREA
- (X) TREATMENT CONTROL MEASURE
- FLOW DIRECTION

DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING

DRAINAGE MANAGEMENT AREA	TREATMENT CONTROL MEASURE	TREATMENT TYPE	IMPERVIOUS ROOF (SF)	IMPERVIOUS CONCRETE (SF)	PERMEABLE ASPHALT (SF)	PERVIOUS GRAVEL (SF)	PERVIOUS TURF (SF)	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	TREATMENT AREA REQUIRED** (SF)	TREATMENT AREA PROVIDED (SF)
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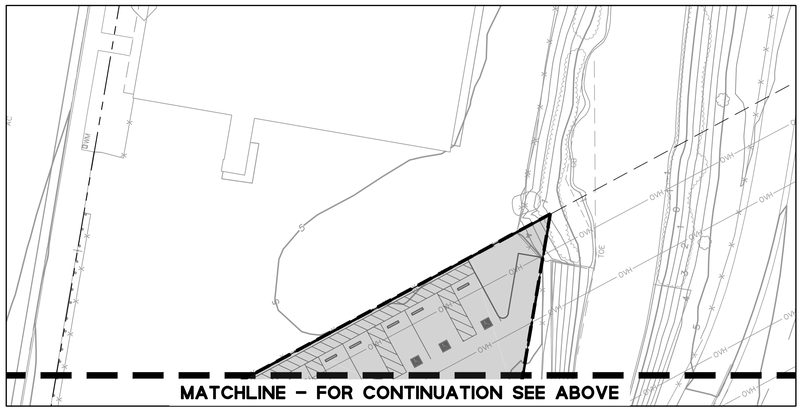

GRAPHIC SCALE 1" = 20'

20 0 20 40

*ARROW DIRECTION SHOWN IS TRUE NORTH

Project

INTERIM STADIUM for ORSSC

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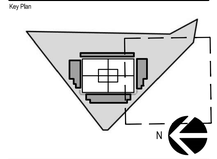

Professional Seals

REGISTERED PROFESSIONAL ENGINEER
E. K. OSTROW
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220688-11

Sheet Title

STORMWATER MANAGEMENT PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

C6.01

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ATTACHMENT E

CITY OF OAKLAND
STORMWATER SUPPLEMENTAL FORM MRP 3.0

This form must be submitted with all Planning and Zoning applications for projects defined as Regulated Projects by Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES) and is required to be reported in Oakland's stormwater Annual Report.

The San Francisco Bay Regional Water Quality Control Board reissued the Municipal Regional Stormwater Permit (MRP 3.0). The MRP went into effect July 1, 2022, with further changes to the Regulated Project Thresholds effective July 1, 2023. The following projects are considered Regulated Projects:

- *One Single Family Home Project that creates or replaces 10,000 square feet or more of new or existing impervious surface area;*
- *Any other development project that creates or replaces 5,000 square feet or more of new or impervious surface area; and*
- *Any paving maintenance or paving upgrade project that creates or replaces 5,000 square feet or more of new or impervious surface area and affects/disturbs the base layer.*

For more information about the C.3 stormwater requirements for Regulated Projects and routine maintenance activities, please refer to the City of Oakland's Overview of Provision C.3 and the website of the Alameda Countywide Clean Water Program.

GENERAL INFORMATION

1. Project Name (if applicable): Oakland Pro Soccer, LLC

2. Project Address (including cross street): 8000 South Coliseum Way, Oakland, CA 94612

3. Assessor's Parcel Number(s): 42-4328-1-24

4. Applicant's Name: Lydia Tan

5. Applicant's Address: 2744 East 11th Street, Oakland, CA 94601

6. Applicant's Phone: 415-407-2388 **Email:** 415-407-2388

7. Project Type (check all that apply): ☐ Detached Single-Family ☐ Residential ☒ Commercial ☐ Industrial ☐ Mixed Use ☐ Paving/Repaving[1] ☐ Public Streets/Roads

8. Project Description (Also note any past or future phases of project): The project proposes to construct an interim soccer stadium at the Malibu site adjacent to the Oakland Coliseum.

9. Slope on Site: 1.0 %

10. Project Watershed:[2] Elmhurst Creek

11. Total Site Area (acres): 8.72

12. Total Land Area Disturbed[3] **(acres)** 8.72

Supplemental Stormwater Form Completed by:

Signature **Date**

Michael O'Connell 02/16/2024

Print or Type Name

To Be Completed By City Staff:

Date Application Submitted: _____

Case Number(s): _____

➢ Note to Staff: Please route a copy of this form to the stormwater coordinator in the Planning and Zoning Division.

[1] Paving maintenance or paving upgrade projects are projects that upgrade from dirt to gravel, upgrade from dirt/gravel to pavement, remove/replace asphalt or concrete to top of base course or lower, and repair of pavement base (i.e., base failure repair).
2 Project Watershed information is available via the following link. http://scfloodcontrol.org/resources/explore-watersheds
3 Includes all areas to be cleared, excavated, and graded as well as borrow and stockpiling areas.

SUPPLEMENTAL PROJECT INFORMATION

13. Type of Development (check one): ☐ Development on previously undeveloped land
☒ Development on previously developed land

14. Site Calculations:

Type of Impervious Surface[4]	Pre-Project Impervious Surface (sq. ft.)	Existing Impervious Surface to be Replaced[7] (sq. ft.)	New Impervious Surface to be Created[7] (sq. ft.)	Post-project pervious surface (sq. ft.)
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	0	0	15,115	N/A
Impervious sidewalks, patios, paths, driveways[5]	0	0	9,347	
Impervious uncovered parking[6]	379,846	0	0	
Streets (public)	0	0	0	
Streets (private)	0	0	0	
Totals:	379,846	0	24,462	355,385
Area of Existing Impervious Surface to remain in place	0	N/A		
Total New Impervious Surface *(sum of totals for columns b and c)*:	24,462			

	Yes	No
15. Is your project a single-family detached home where the Total New/Replaced Impervious Area is ≥10,000 sq. ft.? If YES, your project is a C.3.b Regulated Project.	☐	☒
16. Does your project create or replace impervious surfaces where the Total New/Replaced Impervious Area above is ≥5,000 sq. ft.? If YES, your project is a C.3.b Regulated Project.	☒	☐
17. Does the total amount of Replaced impervious surface equal 50 percent or more of the Pre-Project Impervious Surface? If YES, stormwater treatment requirements apply to the whole site; if NO, these requirements apply only to the impervious surface created and/or replaced.	☐	☒
18. Does your project create or replace impervious surfaces where the Total New/Replaced Impervious Area is 2,500 to >5,000 sq. ft. OR for single family detached home 2,500 to >10,000 sq ft? If Yes, your project is a C.3.i Small Project and must implement site design and source control requirements.	☐	☒
19. Is your project a public road reconstruction project ≥ 1 acre (43,560 sq. ft.)? If YES, your project is a C.3.b Regulated Project.	☐	☒
20. Does your project involve paving maintenance or a paving upgrade from dirt to gravel, dirt/gravel to pavement, remove/replace asphalt or concrete to the top of base course or lower, and repair of pavement base (i.e., base failure repair) that is 5,000 sq. ft. or more? If YES, your project is a C.3.b Regulated Project.	☒	☐

[4] A surface covering or pavement of a developed parcel of land that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Any surface that cannot be effectively (easily) penetrated by water. Permeable paving (such as permeable concrete and interlocking pavers) underlain with permeable soil or permeable storage material, and green roofs with a minimum of three inches of planting media, are not considered impervious surfaces.
[5] A gravel surface is an impervious surface, except when it is constructed as part of appropriately designed pervious pavement system.
[6] Uncovered parking includes top level of a parking structure unless drainage from the uncovered portion is connected to the sanitary sewer along with the covered portions of the parking structure.

21. Does your project install 3,000 sq. ft. or more of pervious pavement systems or permeable surfaces (not including private-use patios at residences)? (Pervious pavement systems include pervious concrete, pervious asphalt, pervious pavers, and grid pavers, etc.[7] If YES, stormwater treatment system inspection requirements (C.3.h) apply[8]	☒	☐
22. Does the project include any of the following:[9]		
o One acre or more in site area?	☒	☐
o Require a grading permit?	☒	☐
o Adjacent to a creek or other waterway such as a body of water or the Estuary?	☒	☐
o Is the site a "Hillside Site" that disturbs ≥5,000 sq. ft., but less than 1 acre (43,560 sq. ft.) of land? "Hillside Sites" in the City of Oakland are sites with a footprint slope of greater than 20%	☐	☒
o Does the project involve demolition of a structure subject to the PCBs Building Demolition requirements?	☐	☒

IMPLEMENTATION OF C.3 STORMWATER REQUIREMENTS TO PROJECT

SITE DESIGN MEASURES

Site design measures are site planning techniques that conserve natural spaces and/or limit the amount of impervious surface in development projects in order to minimize the amount of stormwater runoff.

23. Site Design Measures. C.3 Regulated Projects must implement all appropriate and feasible site design measures. Small Projects, defined as single family detached homes if the Total New/Replaced Impervious Area is >2,500 to <10,000 sq. ft. or for all other projects >2,500 to <5,000 sq. ft., must include one of Site Design Measures listed in a through g (check "Applicable" if the measure is applicable to the project; check "Not Applicable" if the measure is not applicable):

	Applicable	Not Applicable
a. Minimize land disturbance and impervious surfaces (especially parking lots).	☒	☐
b. Maximize permeability by clustering development and preserving open space.	☒	☐
c. Use micro-detention, including distributed landscape based detention	☐	☒
d. Protect sensitive areas, including wetland and riparian areas, and minimize changes to natural topography.	☒	☐
e. Use self-treating or self-retaining areas[10]	☒	☐
g. Minimize stormwater runoff by implementing one or more of the following site design measures (check "Applicable" for at least one measure below):	☒	☐
	Applicable	**Not Applicable**
i. Direct roof runoff into cisterns or rain barrels and reuse for irrigation or other non-potable use.	☐	☒

[7] Use the specifications in the C3 Technical Guidance (Version 4.1) or for Small Projects see the BASMAA Pervious Paving Factsheet. C3TG-V8-Final-2023_03-Compiled.pdf (cleanwaterprogram.org)
[8] Planning staff to notify Inspection staff that O&M inspections are required.
[9] Planning staff to notify Inspection staff that stormwater inspections are required during the wet weather season (October 1 through April 30) and other times as appropriate.
[10] Use the specifications in the C3 Technical Guidance (Version 4.1) (Sections 4.1 and 4.2) C3TG-V8-Final-2023_03-Compiled.pdf (cleanwaterprogram.org)

	Applicable	Not Applicable
ii. Direct roof runoff onto vegetated areas.	☒	☐
iii. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.	☒	☐
iv. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.	☐	☒
v. Construct sidewalks, walkways, and/or patios with permeable pavement systems/surfaces.	☒	☐
vi. Construct driveways, bike lanes, and/or uncovered parking lots with pavement systems/surfaces.	☒	☐

SOURCE CONTROL MEASURES

Source control measures are structural and operational measures that aim to prevent stormwater runoff pollution by reducing contact between runoff and the source of pollution.

24. Source Control Measures. The following source control measures are required for all projects as applicable (check "Applicable" if the measure is applicable to the project; check "Not Applicable" if the measure is not applicable) Include measures on the plans.

	Applicable	Not Applicable	Shown on plans YES	Shown on plans No	Sheet #
a. Install stenciling/medallions as directed at storm drain inlets, such as "No Dumping – Drains to Bay."	☒	☐	☐	☒	
b. For interior floor drains, plumb drains to sanitary sewer	☐	☒			
c. For interior parking garage floors, plumb drains to sanitary sewer.	☐	☒	☐	☒	
d. For landscaping areas, retain existing vegetation as practicable; Select diverse species appropriate to the site and include as pest/disease resistant, drought tolerant and those that attract beneficial insects. Cover and enclose trash/recycling storage areas and design these areas to prevent storm water run-on and run-off into the trash area. Connect any drains to sanitary sewer.	☐	☒	☐	☒	
e. For pools, spas, and fountains, provide connection to the sanitary sewer to facilitate draining.	☐	☒	☐	☒	
f. For food service equipment (non-residential projects) provide sink or other area for equipment cleaning which is: connected to a grease interceptor prior to sanitary sewer drainage; large enough for the largest mat or piece of equipment to be cleaned; indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off and signage to require equipment washing in this area.	☐	☒	☐	☒	
g. For refuse areas, provide a roofed and enclosed area for dumpsters, recycling containers, etc. design to prevent stormwater run-on and run-off and connect drains in or underneath dumpsters, compactors, and tallow bin areas for food service facilities to the sanitary sewer.	☐	☒	☐	☒	

	Applicable	Not Applicable	Shown on plans YES	Shown on plans No	Sheet #
h. For outdoor process activities[11], perform process activities either indoors or in roofed outdoor areas designed to prevent run-on and run-off and to drain to the sanitary sewer.	☐	☒	☐	☒	
i. For outdoor equipment storage and material storage, cover the area or design to avoid pollutant contact with stormwater run-of; locate the area only on paved and contained surfaces; roof storage areas that will contain non-hazardous liquids should drain to the sanitary sewer and be contained by berms or similar structures.	☐	☒	☐	☒	
j. For vehicle equipment and cleaning and commercial car wash facilities, provide roofed, paved and bermed vehicle equipment wash areas to prevent stormwater run-on and runoff, plumb to sanitary sewer and provide signage as the designated wash area. Commercial car wash facilities shall discharge to the sanitary sewer.	☐	☒	☐	☒	
k. For vehicle equipment repair and maintenance, designate vehicle repair/maintenance area indoors, or in an outdoor area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install floor unless pretreated prior to discharge to the sanitary sewer. Connect containers and sinks used for parts cleaning to the sanitary sewer.	☐	☒	☐	☒	
l. For fuel dispensing areas, the areas shall have impermeable surface that is graded to prevent ponding, separated from the rest of the site by a grade break and canopies shall extend at least 10' in each direction from pumps and drain away from fueling area.	☐	☒	☐	☒	
m. For loading docks, cover and/or grade the docks to minimize run-on and run-off, position downspouts to direct stormwater away from the loading areas, drain water from the docks to the sanitary sewer, and install door skirts between trailers and the building.	☐	☒	☐	☒	
n. For fire sprinklers, design the discharge of fire sprinkler test water to on-site vegetated areas or to the sanitary sewer.	☒	☐	☐	☒	
o. For miscellaneous drain and wash water, drain condensate of air conditioning units to landscaping, connect large air conditioning units to the sanitary sewer, drain roofs drains to unpaved areas where practicable, and drain boiler drain lines, rooftop equipment and all wash water to the sanitary sewer.	☐	☒	☐	☒	
p. For projects that include architectural copper, discharge rinse water to sanitary sewer, or collect and dispose properly offsite.	☐	☒	☐	☒	

[11] Businesses that may have outdoor process activities/equipment include machine shops, auto-repair, and industries with pre-treat facilities.

SPECIAL PROJECTS

Provision C.3 requires development projects to incorporate stormwater treatment measures into the project in order to remove pollutants from stormwater runoff. Since December 1, 2011, only Low Impact Development (LID) treatment measures are allowed. LID treatment measures are rainwater harvesting, infiltration, evapotranspiration, and biotreatment. Non-LID treatment measures include high flowrate tree well filters and mechanical vault-type media filters. Non-LID treatment measures are only allowed for Special Projects as defined by Provision C.3. This section of the form will determine if the project qualifies as a Special Project and non-LID treatment measures are allowed with an in depth discussion of infeasibility and identification of opportunities to include LID.

25. Density (check one): ☐ Residential Project – Dwelling Units (DU) per Acre: _____
☐ Nonresidential Project – Floor Area Ratio (FAR): _____
☐ Mixed-Use Project: Indicate either DU or FAR above.

Special Project Category "A"

26. Does the project have ALL the following characteristics?

	Yes	No
a. Located in a CBD, D-BV1, D-BV-2, D-LM-2, CN-1, CN-2, CN-3, RU-5, or S-15 zone; or Located in a Retail, Dining, and Entertainment district in Jack London Square on the City's General Plan map; or Located in a City-designated historic district (either an Area of Primary Importance or an Area of Secondary Importance); or Located on a site listed on the City's Local Register of Historical Resources (as defined by the Oakland Planning Code)?	☐	☒
b. Create and/or replaces 0.5 acres or less of impervious surface?	☐	☒
c. Include no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones?	☐	☒
d. Have at least 85% lot coverage by permanent structures?	☐	☒

➢ If you checked "yes" for all of the above questions, the project qualifies as a Category "A" Special Project and proceed to Section 29.
➢ If you checked "no" for any of the above questions, the project is not a Category "A" Special Project.

Special Project Category "B"

27. Does the project have ALL the following characteristics?

	Yes	No
a. Located in a CBD, D-BV-1, D-BV-2, D-LM-2, CN-1, CN-2, CN-3, RU-5, or S-15 zone; or Located in a Retail, Dining, and Entertainment district in Jack London Square on the City's General Plan map; or Located in a City-designated historic district (either an Area of Primary Importance or an Area of Secondary Importance); or Located on a site listed on the City's Local Register of Historical Resources (as defined by the Oakland Planning Code)?	☐	☒
b. Create and/or replace more than 0.5 acres of impervious surface but no more than 2.0 acres of impervious surface?	☐	☒
c. Include no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones?	☐	☒
d. Have at least 85% lot coverage by permanent structures?	☐	☒

	Yes	No
e. Have a minimum Gross Density (GD)[12] of 50 dwelling units per acre (for residential projects) or a floor area ratio (FAR)[13] of 2.0 (for commercial projects)? Either criterion may be used for mixed-use projects[14].	☐	☒

➢ If you checked "yes" for all of the above questions, the project qualifies as a Category "B" Special Project and proceed to Section 29.
➢ If you checked "no" for any of the above questions, the project is not a Category "B" Special Project.

Special Project Category "C" (Affordable Housing)

28. Does the project have ALL the following characteristics?

	Yes	No
a. Is the project a mainly residential, 100% affordable housing development project?[15]	☐	☒
c. Have a minimum Gross Density of 40 dwelling units per acre.	☐	☒

➢ If you checked "yes" for all of the above questions, the project qualifies as a Category "C" Special Project.
➢ If you checked "no" for any of the above questions, the project is not a Category "C" Special Project.

29. Calculate the amount of stormwater runoff that can be treated with non-LID treatment measures by using the worksheet below. If the project does not quality as a Special Project, skip this step and go to no. 30 and check "no."

Check the Special Project Category(ies) the project qualifies for based on the information from pages 6-7 and circle the Treatment Reduction Credit amount that corresponds to the project's characteristics.

	Treatment Reduction Credit
☐ **Category "A" Special Project**	
All Category "A" Special Projects	100%
☐ **Category "B" Special Project**	
≥ 50 dwellings per acre (residential); or ≥ 2.0 floor area ratio (FAR) (nonresidential)	50%
≥ 75 dwellings per acre (residential); or ≥ 3.0 floor area ratio (FAR) (nonresidential)	75%
≥ 100 dwellings per acre (residential); or ≥ 4.0 floor area ratio (FAR) (nonresidential)	100%
☐ **Category "C" Special Project**	
a. Affordable Housing Credit[18]	

Complete the two steps below to calculating Affordable Housing Credits:

[12] Gross Density (GD) is the total number of residential units divided by the acreage of the entire site area, including land occupied by public right-of-ways, recreational, civic, commercial, and other non-residential uses.
[13] Floor Area Ratio (FAR) is the ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area.
[14] Mixed-use project is the development or redevelopment of property to be used for two or more different uses, all intended to be harmonious and complementary.
[15] Affordable housing is defined as preserved housing with deed restrictions running at least 55 years, at rent/mortgage rates (including utilities) no greater than 30 percent of the total household income, and which meets the following income levels specified in the Federal Department of Housing and Urban Development's (HUD's) definition of affordable housing in metropolitan areas: For metropolitan areas, HUD defines Extremely Low household incomes as 0 - 30 percent of area median household income (AMI), Very Low household incomes as 31 – 50 percent of AMI, Low household incomes as 51-80 percent of AMI, and Moderate household incomes as 81-120 percent of AMI.
[16] Up to three Manager's Dwelling Units that are used may be exempted from the deed restriction requirement and may be excluded from the Affordable Housing Credit calculations.

First, the percentage of the project's DUs in each affordability category are multiplied by the respective Credit Multipliers, according to the table below, and rounded to the nearest whole number.

AMI	AMI Credit Multiplier	Number of Units in each AMI category	%
Moderate (≤120% of AMI)	0.20		
Low (≤ 80% of AMI)	1.00		
Very Low (≤ 50% of AMI)	2.00		
Extremely Low (≤30% of AMI)	3.00		
Acutely Low (≤15% of AMI)[17]	4.00		
	Weighted Sum Total[18]		

Second, the Affordable Housing Credit is granted according to which range (in the table below) that whole number above falls into.

Weighted Sum (whole number) Affordable Housing Credit	Weighted Sum (whole number) Affordable Housing Credit
X ≤ 9%	0%
10% ≤ X ≤ 20%	20%
21% ≤ X ≤ 30%	30%
31% ≤ X ≤ 40%	40%
41% ≤ X ≤ 50%	50%
51% ≤ X ≤ 60%	60%
61% ≤ X ≤ 70%	70%
81% ≤ X ≤ 90%	90%
91% ≤ X ≤ 100%	100%

b. Location	
100% of the site located within ¼ mile of existing or planned transit hub[19]	5%
100% of the site is located within a planned Priority Development Area	10%
c. Density	
≥ 40 units per acre	5%
≥ 60 units per acre (residential); or ≥ 4.0 floor area ratio (FAR) (nonresidential/mixed-use)	10%
≥ 100 units per acre (residential); or ≥ 6.0 floor area ratio (FAR) (nonresidential/mixed-use)	15%
d. Parking	
No surface parking (except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones)	5%
Total Category "C" (sum of affordable housing location, density, and parking treatment reduction credits): [20]	

[17] DUs that are free to tenants, i.e., that do not charge tenants any rent/mortgage, are included in this category.
[18] The credits generated in the table are summed together to produce a Weighted Sum and rounded to the nearest whole number.
[19] Transit hub is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes (i.e., a bus stop with no supporting services does not qualify). A planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised September 2008), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area.

Project
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Oakland, CA 94621

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Tempe, AZ 85284

PGA Design
Landscape
444 17th St.
Oakland CA 94612

American Trash Management
Waste Management
1900 Powell Street, suite 220
Emeryville, CA 94608

Key Plan

N

Professional Seals

REGISTERED PROFESSIONAL ENGINEER
M. A. O'CONNELL
No. 75811
EXP. 6/30/24
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

No.	Description	Date
	CUP PRE-APPLICATION	10/06/2023
	SD/DD PRICING SET	10/24/2023
	SD/DD PRICING SET_REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220888-11

Sheet Title
STORMWATER SUPPLEMENTAL FORM MRP3.0

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
C6.02

2023-10-04 5:08:19 PM

ATTACHMENT E

30. Does the project qualify as a Special Project (check one)?

☒ No

❑ Yes:

a. Special Project Category (A, B, or C): [21] _____

b. LID Treatment Reduction Credit: _____ %

c. Maximum Impervious Surface Area Allowed to be Treated with Non-LID Treatment Measures (multiply the amount in [b] by the Total Post-Project Impervious Surface Area [see no. 14 on page 2]): [22] _____ sq. ft.

HYDROMODIFICATION MANAGEMENT

Changes to the timing and volume of stormwater runoff from a site are known as "hydrograph modification" or "hydromodification." Provision C.3 requires certain development projects to incorporate measures to manage hydromodification. This section of the form will determine if hydromodification management measures are required for the project.

31. Does the project have the following characteristics?

	Yes	No
a. Create and/or replace one acre or more of impervious surface?	❑	☒
b. The total post-project amount of impervious surface would exceed the amount of existing/pre-project impervious surface?	❑	☒
c. Located in a susceptible area on the Hydromodification Susceptibility Map?[23]	❑	☒

➢ If you checked "no" for any of the questions above, hydromodification management measures are not required. Go to no. 32 and check "no."

➢ If you checked "yes" for all of the questions above, hydromodification management measures are required. Go to no. 32 and check "yes."

32. Are Hydromodification Management Measures Required (check one)?

☒ No

❑ Yes. Hydromodification management measures must be designed to meet the following standard:

Hydromodification Management Standard

Hydromodification management measures shall be designed such that post-project stormwater discharge rates and durations match pre-project discharge rates and durations from 10% of the pre-project two-year peak flow up to the pre-project 10-year peak flow.

[20] Category C Special Projects are only allowed to claim one location credit, and one density credit, even if the project qualifies for more than one.
[21] If the project qualifies for more than one category of Special Projects, the project applicant may choose which category applies to the project.
[22] The remaining stormwater runoff requiring treatment must be treated with LID treatment measures. The project applicant may choose to treat stormwater runoff with LID treatment measures even if non-LID treatment measures are allowed.
[23] The Hydromodification Susceptibility Map is a tool created by the Alameda Countywide Clean Water Program to locate areas susceptible to hydromodification. The Hydromodification Susceptibility Map is attached to this form (see Attachment B) and the full interactive full map may be accessed here: https://accwp.maps.arcgis.com/apps/webappviewer/index.html?id=11d7a1bfb90d46ce80f94dcfc03d012c.

To assist in the design of hydromodification management measures, the Alameda Countywide Clean Water Program, in collaboration with other clean water agencies, has developed a computer software program called the Bay Area Hydrology Model (BAHM). The BAHM is available at https://www.clearcreeksolutions.info/downloads Please refer to the "C.3 Stormwater Technical Guidance" manual available on the Alameda Countywide Clean Water Program's website C3TG-V8-Final-2023_03-Compiled.pdf (cleanwaterprogram.org) for more information about the BAHM and hydromodification management measures.

Hydraulic calculations for hydromodification management measures are not required to be submitted with applications for Planning and Zoning permits/approvals. However, Provision C.3 requires adequate area for hydromodification management measures must be provided in the project drawings submitted with applications for Planning and Zoning permits/approvals.

PROPOSED STORMWATER MANAGEMENT MEASURES

Use this section to identify the stormwater measures that will be incorporated into the project to comply with Provision C.3.

33. Proposed Site Design Measures. List the required measures from page 3-4 along with any other proposed site design measures:

Self-treating and self-retaining areas (landscaping, gravel, and pervious pavement). See sheets C6.00 and C6.01 for more information.

34. Proposed Source Control Measures. List the required measures from pages 4-5 along with any other proposed source control measures:

Project will install stenciling/medallions as directed at storm drain inlets, such as "No Dumping - Drains to Bay".

35. Proposed Non-LID Treatment Measures. Non-LID treatment measures are only allowed for Special Projects (see pages 6-9) AND if it is infeasible to incorporate 100% LID treatment.

Are non-LID treatment measures proposed (check one)?

☒ No

❑ Yes (describe):

a. If both non-LID and LID treatment proposed, percentage of drainage area treated with non-LID treatment: _____

b. Non-LID treatment measures must meet minimum design criteria published by a government agency or be certified by a government agency. Identify the government agency and the applicable criteria/certification:

c. If non-LID treatment measures are proposed, provide a discussion explaining why it is infeasible to incorporate 100% LID treatment in the project (attach additional sheets if necessary) as described in Attachment C.[24] Technical Guidance document attached. Select a treatment measure certified for "Basic" General Use Level Designation (GULD) by the Washington State Department of Ecology's Technical Assessment Protocol – Ecology (TAPE). Guidance is provided in Section Appendix J of the C.3 Technical Guidance (download at C3TG-V8-Final-2023_03-Compiled.pdf (cleanwaterprogram.org)– excerpt attached).[25]

[24] Both technical and economic factors may be considered in the discussion of the feasibility of 100% LID treatment.
[25] TAPE certification is used in order to satisfy Special Project's reporting requirements in the MRP.

36. Proposed Biotreatment Measures. Biotreatment measures may be used to treat stormwater runoff requiring LID treatment.

Are biotreatment measures proposed (check one)?

☒ No

❑ Yes (describe):

37. Numeric Sizing for Stormwater Treatment Measures. Stormwater treatment measures—both non-LID treatment measures and LID treatment measures (including rainwater harvesting and biotreatment)—must be designed to capture a specified amount of stormwater runoff using one of the design criteria in Provision C.3.

Indicate the method to be used to size the proposed stormwater treatment measures (check one):

a. Volume Hydraulic Design Basis – Treatment measures whose primary mode of action depends on *volume capacity*:

❑ i. The maximized stormwater capture volume for the area, on the basis of historical rainfall records, determined using the formula and volume capture coefficients set forth in Urban Runoff Quality Management, (e.g., approximately the 85th percentile 24-hour storm runoff event);

❑ ii. The volume of annual runoff required to achieve 80 percent or more capture, determined in accordance with the methodology set forth in Section 5 of the California Stormwater Quality Association's Stormwater Best Management Practice Handbook, New Development and Redevelopment (2003), using local rainfall data; https://www.casqa.org/sites/default/files/BMPHandbooks/BMP_NewDevRedev_Complete.pdf

b. Flow Hydraulic Design Basis – Treatment measures whose primary mode of action depends on *flow capacity*:

❑ i. 10 percent of the 50-year peak flowrate;

❑ ii. The flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depths;

☒ iii. The flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity; or

c. ❑ Combination Flow and Volume Design Basis – Treatment measures using a combination of flow and volume capacity sized to treat at least 80 percent of the total runoff over the life of the project, using local rainfall data.

38. Proposed Hydromodification Management Measures. Hydromodification management measures are required for certain projects (see page 9-10).

Are hydromodification management measures proposed (check one)?

☒ No

❑ Yes (describe):

SUBMITTAL REQUIREMENTS

This section of the form identifies the stormwater-related information required to be submitted with the project application.

39. Submittal Requirements. The following materials/information must be submitted with the application for Planning and Zoning permit(s)/approval:

☒ **a. Stormwater Supplemental Form** – A completed copy of this form.

☒ **b. Preliminary Post-Construction Stormwater Management Plan** – A project drawing containing the following information (shown and labeled):

❑ Location and size of new and replaced impervious surface;

❑ Directional surface flow of stormwater runoff;

❑ Location of proposed on-site storm drain lines;

❑ Preliminary type and location of proposed site design measures;

❑ Preliminary type and location of proposed source control measures;

❑ Preliminary type and location of proposed stormwater treatment measures; and

❑ Preliminary type and location of proposed hydromodification management measures (if applicable).

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	SD/DD PRICING SET, REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220688-11

Sheet Title
STORMWATER SUPPLEMENTAL FORM MRP3.0

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Sheet Number
C6.03

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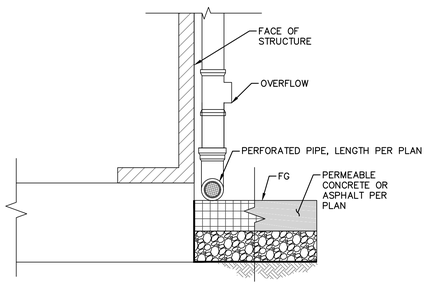
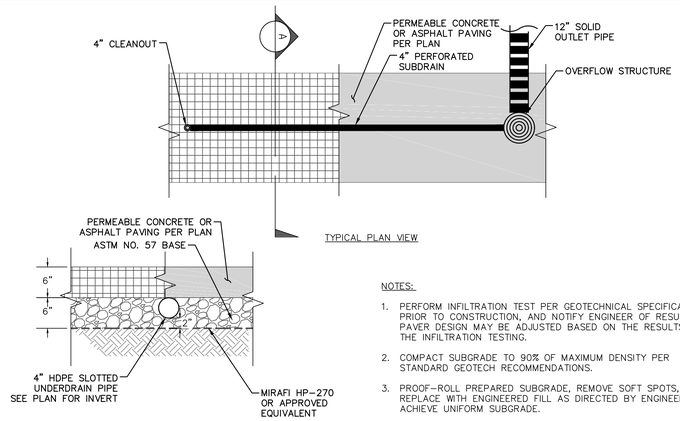
ATTACHMENT E



NOTE:

ABOVE GRADE PIPE SHALL BE PVC SDR-35.

1 — FLOW DISSIPATION STRUCTURE
NTS



NOTES:

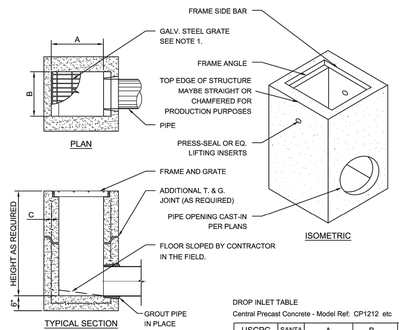
1. PERFORM INFILTRATION TEST PER GEOTECHNICAL SPECIFICATION PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF RESULTS. PAVER DESIGN MAY BE ADJUSTED BASED ON THE RESULTS OF THE INFILTRATION TESTING.
2. COMPACT SUBGRADE TO 90% OF MAXIMUM DENSITY PER STANDARD GEOTECH RECOMMENDATIONS.
3. PROOF-ROLL PREPARED SUBGRADE, REMOVE SOFT SPOTS, AND REPLACE WITH ENGINEERED FILL AS DIRECTED BY ENGINEER TO ACHIEVE UNIFORM SUBGRADE.
4. PROVIDE FLOW DIVERSION AND EROSION CONTROL MEASURES TO PROTECT THE PERMEABLE PAVEMENT AREA FROM SEDIMENTATION UNTIL UPSTREAM CATCHMENT AREA IS THOROUGHLY STABILIZED.

2 — UNDERDRAIN AT PERMEABLE PAVING
NTS

Oldcastle Precast®

Water

Various Sizes
Santa Rosa Catch Basins
Model: **CB-1212-4848**



NOTES :

1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING 'LOCK' ON PAGE 1-7. CLOSED- MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. 'DI-SO' PAGE 1-4, 1-6 AND 'DI-DO' PAGE 1-5.
3. FRAMES AND GRATES DETAILS SEE PAGES 1-6, 1-9, AND 1-10. CASTING 1-13, DROP-IN 1-14.
4. WALL THICKNESS ON SOME D.I.S. CAN BE CHANGED UPON REQUEST. CALL TO VERIFY REQD THICKNESS
5. 18" WIDE D.I'S REPLACE THE OLD 16" WIDE BOX BK & 1K *
6. FOR PIPE / HOLE SCHEDULE SEE DWG. DI-HS PAGE 1-16.
7. FOR DROP INLET SURFACE OPTIONS SEE DWG. DI-SO PAGE 1-8.

DROP INLET TABLE
Central Precast Concrete - Model Ref: CP1212 etc

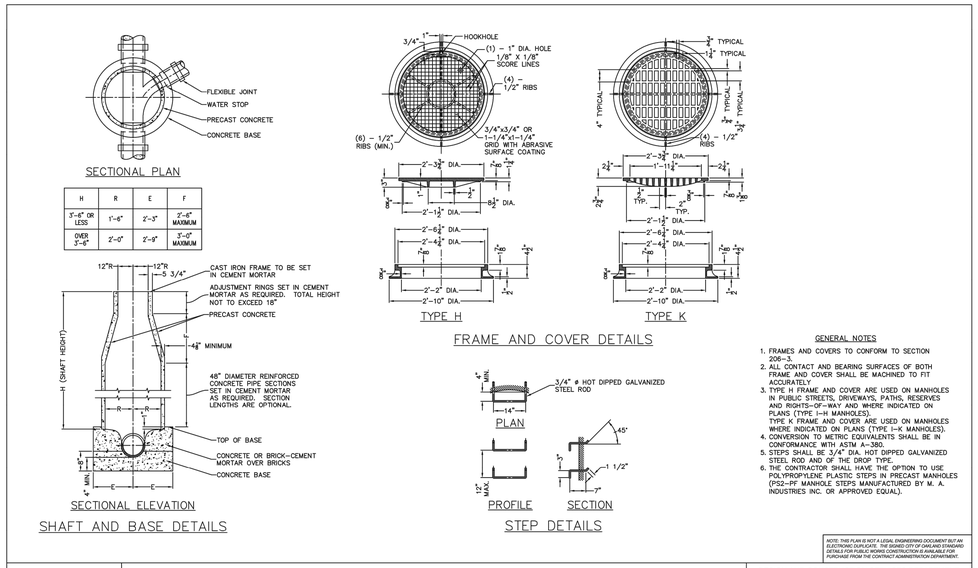
USCPG MODEL No.	SANTA ROSA REF.	A		B		C	
		IN	MM	IN	MM	IN	MM
CB1212	EK	12	300	12	300	4	100
CB1818	CK	18	450	18	450	5	125
CB1824	1K*	18	450	24	600	5	125
CB2424	2K	24	600	24	600	5	125
CB2430	3K	24	600	30	750	5	125
CB3030	5K	30	750	30	750	6	150
CB2436	1L	24	600	36	900	6	150
CB3636	1M	36	900	36	900	6	150
CB2448	3L	24	600	48	1200	6	150
CB3648	3M	36	900	48	1200	6	150
CB4848	1R	48	1200	48	1200	6	150

Northern California Region

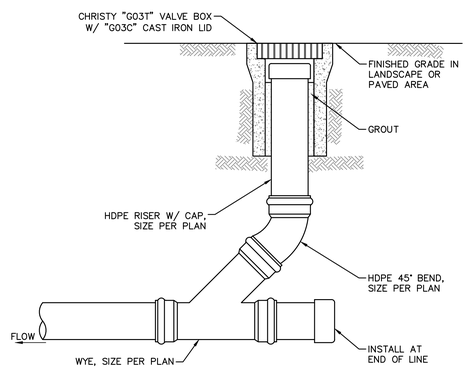
For more information about our products please visit us on the web at:
oldcastleprecast.com
© 2013 Oldcastle Precast, Inc.
W-CB-9

888-9 Oldcastle
(888-965-3227)

3 — STORM DRAIN CATCH BASIN
NTS



4 — STORM DRAIN AND SEWER MANHOLE
NTS



5 — STORM DRAIN AND SEWER CLEANOUT
NTS

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	SD/DD PRICING SET, REV 1	10/30/2023
	CUP SUBMITTAL 1	02/16/2024

Project No: C20220688-11

Sheet Title
STORM DRAIN AND SEWER DETAILS

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Sheet Number
C9.02

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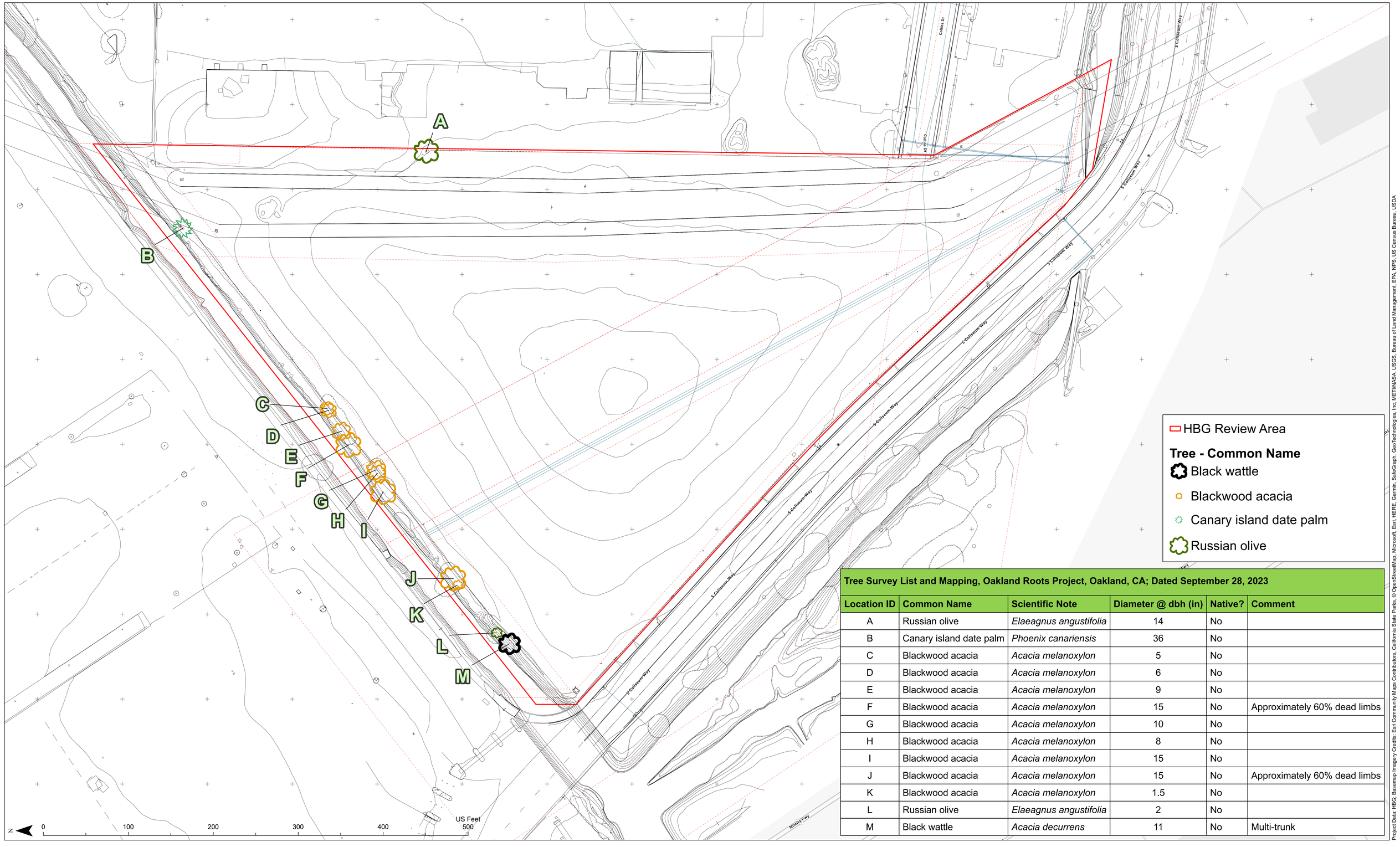

Tree Survey List and Mapping, Oakland Roots Project, Oakland, CA; Dated September 28, 2023					
Location ID	**Common Name**	**Scientific Note**	**Diameter @ dbh (in)**	**Native?**	**Comment**
A	Russian olive	*Elaeagnus angustifolia*	14	No	
B	Canary island date palm	*Phoenix canariensis*	36	No	
C	Blackwood acacia	*Acacia melanoxylon*	5	No	
D	Blackwood acacia	*Acacia melanoxylon*	6	No	
E	Blackwood acacia	*Acacia melanoxylon*	9	No	
F	Blackwood acacia	*Acacia melanoxylon*	15	No	Approximately 60% dead limbs
G	Blackwood acacia	*Acacia melanoxylon*	10	No	
H	Blackwood acacia	*Acacia melanoxylon*	8	No	
I	Blackwood acacia	*Acacia melanoxylon*	15	No	
J	Blackwood acacia	*Acacia melanoxylon*	15	No	Approximately 60% dead limbs
K	Blackwood acacia	*Acacia melanoxylon*	1.5	No	
L	Russian olive	*Elaeagnus angustifolia*	2	No	
M	Black wattle	*Acacia decurrens*	11	No	Multi-trunk

Project Data: HBG; Basemap Imagery Credits: Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Attachment F. Tree Survey List and Mapping

Oakland Roots and Soul Sport Clubs Interim Stadium
Oakland, CA

Huffman-Broadway Group, Inc.
ENVIRONMENTAL REGULATORY CONSULTANTS
523 4TH ST. STE 224, SAN RAFAEL, CA 94901 · 415.925.2000 · www.h-bgroup.com

Spatial Reference:
Name: NAD 1983 2011 StatePlane California III FIPS 0403 Ft US
Scale: 1:480 / 1 inch = 40 feet
Date Exported: 10/7/2023
HBG GIS Analyst: AgieGilmore
HBG PM: Terry Huffman PhD