

Case File Number: PLN17101

February 4, 2019

Project Location:	10-10 th Street (Oakland Civic Auditorium)
Assessor's Parcel Numbers:	018 045000500
Proposal:	To rehabilitate the vacant Oakland Civic Auditorium that consists of interior and exterior building alterations, including site modifications to the walkways, landscaping and parking lot to facilitate new commercial uses and improve the historic entertainment venues.
Project Applicant/ Telephone:	Orton Development, Inc. (510) 428-0800
Property Owner:	City of Oakland
Case File Number:	PLN17101
Planning Permits Required:	Major Conditional Use Permit for Extensive Civic Impact; and Regular Design Review for site and building alterations.
General Plan: Specific Plan:	Central Business District Lake Merritt Station Area District
Zoning:	D-LM-4 Lake Merritt Station Area District Mixed Commercial
Environmental Determination:	Under Review
Property Historic Status:	OCHS A1+, Designated Historic Property API, Area of Primary Importance (Lake Merritt)
City Council District:	3
Project Status:	Project referred to the Design Review Committee, and requires final review by the Planning Commission.
Action to be Taken:	Receive public comments, provide recommendations to applicant and staff, and forward to Planning Commission.
For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417, or by email at mriviera@oaklandnet.com

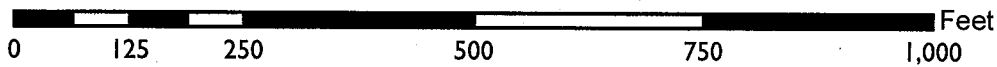
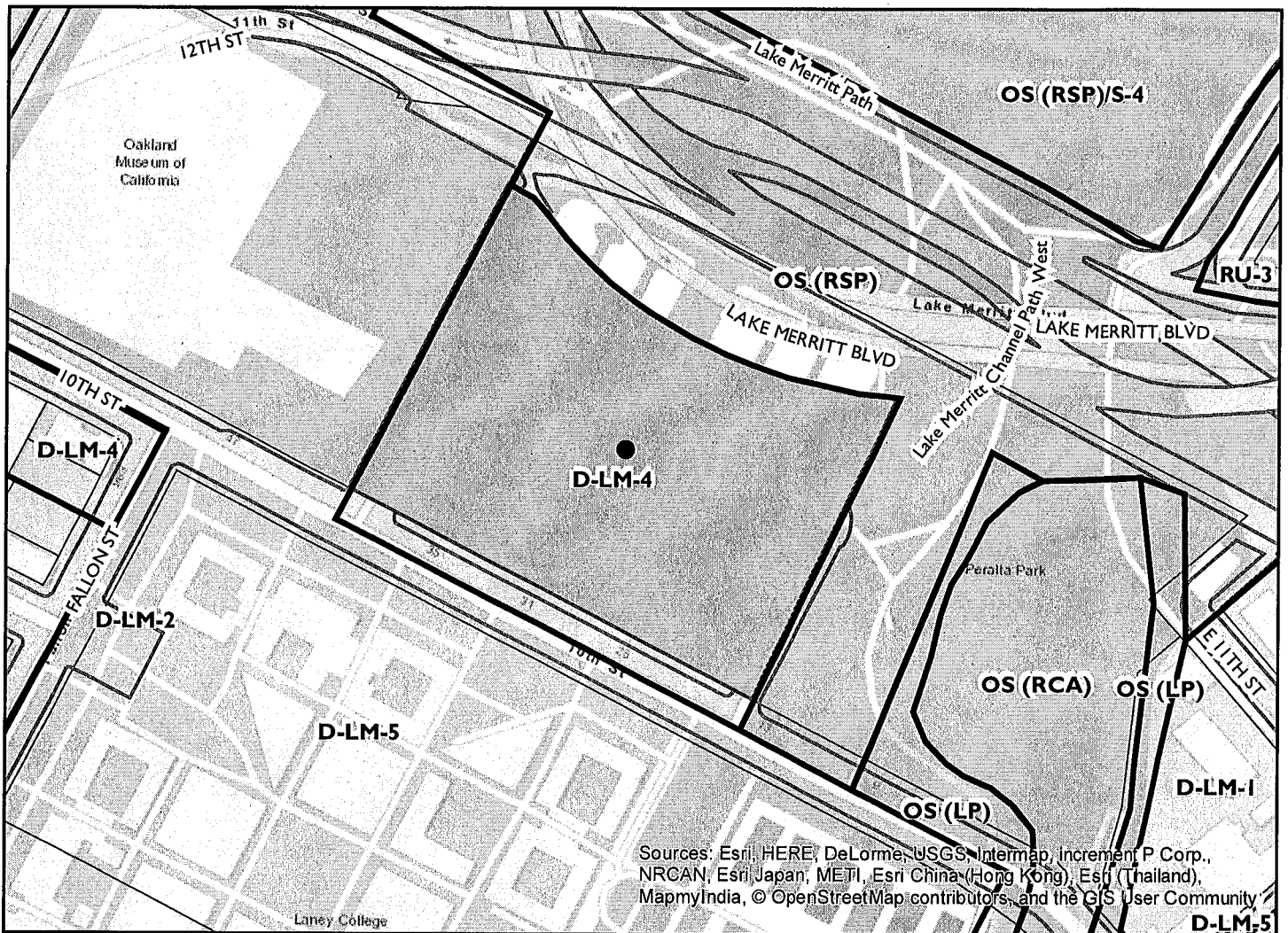
SUMMARY

The project applicant, Orton Development, Inc. proposes to rehabilitate the Oakland Civic Auditorium (OCA) which has been vacant for approximately 25 years. The proposal consists of interior and exterior building alterations, site modifications to the walkways, landscaping and parking lot to facilitate new commercial uses and improve the existing Calvin Simmons Theater, and former Coliseum Arena.

The property is accessible from Lake Merritt Boulevard and 10th Street. The site is located to the south of Lake Merritt and the Lake Merritt Amphitheater. The OCA is surrounded by a chain-link fence and is not accessible to the public, except for the surface parking lot that is currently used as an auto fee parking.

The proposal requires Landmarks Preservation Advisory Board (LPAB) review because the property is a City Landmark with an OCHS Rating of A1+. The OCA was built in 1915 and is located in a civic node, next to the Oakland Museum of California and Laney College. The project is also across from Lake Merritt and

LANDMARKS PRESERVATION ADVISORY BOARD



Case File: PLN17101
Applicant: Nicholas Orton
Address: 10 10th Street
Zone: D-LM-4

adjacent to the west side of Lake Merritt Channel. Lake Merritt is listed in the National Register of Historic Places; and the Lake Merritt Wild Duck Refuge is a National Historic Landmark.

The proposal requires a Major Conditional Use Permit, and Regular Design Review. Environmental analysis to comply with the California Environmental Quality Act (CEQA) is under review and is expected to be complete by March or April 2019. Staff seeks comments, and a recommendation to the Planning Commission. The project requires approval by the Planning Commission at a future public meeting.

BACKGROUND

The proposal was considered by the Design Review Committee (DRC) at the January 30, 2019 meeting. Staff notes that this LPAB staff report was completed prior to DRC consideration. Staff, however, will provide a summary of the DRC meeting at the scheduled LPAB meeting on February 4, 2019.

The proposal was reviewed by the LPAB on the February 5 and March 12, 2018 meeting. The applicant presented a summary description, and preliminary design concepts of the project. The LPAB believed that the plans needed further development, and provided comments and questions to the applicant as follow:

- Is the wisteria planted on the 10 Street side?
- Is there an entitlement schedule for the project?
- The raised concrete terrace and other improvements are a concern;
- The design and landscaping are not cohesive;
- Need comments from SHPO (State Office of Historic Preservation) regarding impacts.

The LPAB continued the application to the next available meeting.

PROJECT SITE AND SURROUNDINGS

The Oakland Civic Auditorium (OCA) is located to the south of the Lake Merritt Amphitheater at 10-10th Street. The OCA is three stories tall and sits on a 4.80-acre parcel. The main entries to the building are on the north, west and east sides. There are also secondary and loading entries on the south side of the building (10th Street). A parking lot with approximately 164 parking spaces is located on the north and east sides of the building, and is accessed from Lake Merritt Boulevard and 10th Street (via two driveways). The site is mostly paved, but contains a mix of landscaping and trees around the property and in the parking lot. The project site is surrounded by the Oakland Museum of California to the west, Laney College to the south, Peralta Park/ Lake Merritt Channel to the east and Lake Merritt Amphitheater to the north. The OCA property is served by different AC Transit bus lines, bicycle lanes, and the Lake Merritt Bay Area Rapid Transit (BART) Station is located approximately three blocks southwest.

The OCA is considered a City Landmark because of its historical, cultural and architectural value. The OCA is a rectangular-shape building with a with a steel frame gable roof and reinforced concrete, and is visible from around Lake Merritt, and is considered a historic resource within the Area of Primary Importance (API). The building has strong architectural themes such as articulated niches, arched windows, steel awnings, large light fixtures and concrete stairways that reflect to the Beaux-Arts style of that time.

PROJECT PROPOSAL

The applicant proposes to make alterations to the interior and exterior of the approximately 215,000 square foot building. The alterations would allow new commercial uses such as restaurant, retail and/or offices on the ground floor and basement. The proposal includes the rehabilitation of the existing Calvin E. Simmons Theater that holds approximately 1,500 seats; and limited improvements to the central Arena space and seating. The project includes site modifications to the parking lot, driveways, walkways and landscaping. Other improvements to the OCA involve the installation of two new illuminated marquee signs on the building roof.

BUILDING INTERIOR ALTERATIONSBasement

The alterations of the 76,800 square foot basement would replace the access stairway, elevator, stage lift and include the installation of new skywells to the first floor, construction of new storage, utility rooms and disposable/recycle loading areas. Approximately 27,522 square foot of the improved basement would be used for related commercial tenant uses and would be internally connected to the upper-floor level. The alterations to the basement would not increase new building footprint or floor area or change the exterior of the building.

First Floor

The alterations of the 76,900 square foot 1st floor level would remove the restroom and partition walls to reopen/regain the signature niches and restore the windows. The building alteration includes the removal of partition walls to restore the historic arena foyer and concourse, development of a new restaurant with outdoor seating and new bar concessions. The alterations would include a new entry lobby on the south of the arena, the addition of two new light-wells in the center of the arena floor to provide natural light to the basement, and replacement of the stage lift and alterations to the theater seating. The proposal also notes that all of the significant architectural elements such as columns, coffered ceiling, and floor details would remain, and if needed these would be repaired to match to the original design. The existing south freight/loading entry would be improved.

Second Floor

The alterations to the approximately 17,000 square foot 2nd floor level would rehabilitate the stairways, remove partition walls from some of the niches, uncover the west side five windows along the theater corridor, and rearrange the theater seating for better circulation. The project would include the construction of three new separate loge box areas, and the addition of new dressing rooms. No changes would be made to the existing historic corridor/vaulted ceiling and arena bleachers. The project would also make improvements to the restrooms, and restoration to the theater seating if needed.

Third Floor

The proposal would not include any significant building alterations to the approximately 29,000 square foot 3rd floor level. The 3rd floor contains theater seating, ballrooms and foyers.

BUILDING EXTERIOR ALTERATIONSBuilding North Elevation

The proposal does not involve any structural changes to the north facade of the building. All of the existing historic elements such as masonry wall, cornices, awnings, lighting and wall signage would remain and, if necessary be restored. The proposal includes the replacement and repairs, if needed, of the arched wood and glass windows located on the niches in order to support the historic character of the property. There are, however, two significant changes to the building facade. One is the replacement of all seven main double-door entries; and the other is the capping of the seven entry concrete stairs with a new raised terrace.

The approximately seven-foot tall and 9,500 square feet Lake View terrace would be located in front of the building and would be used as an outdoor public seating area. The concrete terrace would include a 3.5 foot tall glass with a steel frame guardrail. The new 65-foot wide concrete grand stairway with steel hand railings would be located in the center of the terrace. The proposal also includes two new concrete access ramps, each located at the corners of the terrace. The face of the raised terrace would be made of a sandblasted concrete wall and would include low recessed light fixtures, landscaping and a row of bollards located in between the improved front pedestrian pathway and parking lot.

A new illuminated marquee sign is proposed on the rooftop of the building. The individual channel letter and board signs would be mounted on a 63 feet wide by 12 feet high steel support truss frame. The signs would be set back at least two feet from the building parapet. The channel letter sign would be placed in the center, and the board signs would be located on the sides. The channel letter sign and arrow signs would be white acrylic and backlit. The two slim board signs would contain a programmable LED marquee sign with lights around the border of the boards. The applicant notes that the sign proposal is based on a 1949 marquee sign that once existed on the building. The existing "*Auditorium of the City...Dedicated by the Citizens...*" will remain.

Building South Elevation

There are no significant alterations to the south building facade other than repairing, if needed, the existing windows, entry doors, wall light fixtures and wall sign (Henry J. Kaiser Convention Center). The proposal, however, includes the new construction of an entry lobby with an ADA access ramp, lamp poles and a new awning. The new access ramp would be concrete with glass and steel frame guardrails. The two new round-glass light and steel pole fixtures would match the original ones. The project also includes a new illuminated marquee sign similar to the one proposed on the north side, and new landscaping along the building and within the new sidewalk.

Building East Elevation

Similar to the south building facade, the proposal does not include significant alterations to the east building facade. The applicant proposes to maintain and repair all of the historic design features such as the cornices, mullions, light fixtures, steel entry awning and doors. However, the most significant change is the removal of the cement wall to uncover and restore the five historic square-shape windows, located on the second floor.

Building West Elevation

The proposal does not include any significant alterations on the west side of the building facade. The project notes that all of the historic design features are to remain such as entry awnings, doors, wall lanterns and lantern poles. The project also notes that all of these design elements would be repaired, if necessary. The one building alteration proposed is the removal and replacement of the concrete ramp with a new concrete ramp that would contain a glass and steel frame guardrail. Other improvements include new landscaping along the building facade.

Rooftop

The project would make alterations to restore the skylights to their original form. The skylights are located on the north and south bays of the rooftop and extends to the east and west. The existing two flagpoles located near the east and west building parapet would remain including the maintenance access stairways. The project would include the new installation of solar panels along the south bay of the building rooftop. The approximately 58,000 square foot solar panel area would be placed on the downslope rooftop. The rooftop would also include the new installation of two illuminated marquee signs that are discussed in this report.

SITE ALTERATIONS- HARDSCAPE AND LANDSCAPING**Sidewalk / Pathway**

The pedestrian sidewalk around the OCA would be replaced with new porous cast-in-place concrete sidewalk. The sidewalk contains a diamond-shape pattern to create contrast with the east driveway and north parking lot. The north sidewalk includes two new bulb-outs, and two pull-in loading and drop-off zone areas along 10th Street. A total of 15 Green-Ash and Honey Locust trees would be planted in the front side of the sidewalk along the south and west sides of the building. A mix of 26 creeping Jasmine and Fig vines would also be planted in the back side of the sidewalk along the south building facade, and the north face of the raised Lake View terrace. The proposal includes new bio-treatment planters and hydro-zone landscape areas within sections of the sidewalk to manage stormwater runoff within the property. Other improvements within the sidewalk include the installation of concrete benches, light poles and bollard lights.

Lake Merritt Way Promenade

The proposal includes the removal of the two-way driveway and landscape median located on the west side of the building. A new, raised concrete promenade would be constructed on this pedestrian, vehicular and utility easement. The 60 foot wide and 270 foot long Lake Merritt promenade will be raised to level with the new sidewalk, and would serve as a public access pathway from 10th Street to Lake Merritt Boulevard, as well as a gathering area for the Calvin Simmons Theater. The surface of the promenade would contain hexagonal concrete pavers, colored concrete diamond-shape pattern, triangle-shape raised planters, trees, concrete benches, aluminum light poles and bollards along 10th Street and the main parking lot.

Parking Lot and Driveway

The property contains a parking lot with approximately 164 parking stalls, located to the north and east of the building. The proposal would remove trees, planting areas and replace the parking

paving area. The larger parking lot to the north would maintain the six double-head light poles, located in the center of the parking lot. The parking lot area would be resurfaced with new asphalt concrete, provide six new ADA parking spaces, and contain decorative diamond-shape patterns. The surface of the smaller parking lot to the east of the building would have a new pervious concrete area, and the driveway would be asphalt concrete with decorative diamond-shape patterns. The parking lots would include two new ingress and egress parking barriers at the Lake Merritt and 10th Street driveways. The plan would include a cluster of six new Evergreen trees at the northwest and northeast corner of the parking lot. A row of eight Green-Ash trees would be planted along the eastside of the parking lot/driveway.

STATE OFFICE OF HISTORIC PRESERVATION (SHPO)

Federal regulations governing this project require evaluations of all projects. The project applicant applied for Federal Rehabilitation Tax Credits to partially fund the project. The applicant also consulted with and submitted applications and design concept plans to the State Historic Preservation Office (SHPO), and the National Park Service (NPS). To qualify for Federal Rehabilitation Tax Credits, a project needs to conform with the Secretary of the Interior Standards (SOIS) for rehabilitation.

In 2017 and 2018, the applicant submitted to the Office of Historic Preservation (OHP) Part 1 and Part 2 of the required Applications for review of the project. In July 2018, the applicant provided staff a copy of the OHP Application Part 2 stating that, based on project description and conceptual design plans, the project would appear consistent with the SOIS. However, OHP believes that the project description and design plans were not fully developed to make a final determination at that time. Overall, OHP was supportive of the project if the recommended conditions were included on a more developed set of plans and submitted for further review. The following are conditions for the project by OHP:

- Omit the glass pavilions along the south building elevation.
- Alterations or replacement of historic features should be guided by historic documentation or be simplified to be compatible with the historic building features.
- The proposed south lobby should not extend into the existing Arena.
- The proposed lodge box openings should be equal in width to the existing openings.
- The proposed site work around the building should be redesigned to be more in compatible with the historic character of the building, its setting and environment.

Staff has concerns, particularly with regards to the proposed terrace because its size, mass and design would contrast with the traditional style of the building. Most of all, the raised terrace would impair the grand entries and articulated niches, reduce access to the sculpture reliefs, and diminish the views of the historic building from the street and Lake Merritt.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES- STANDARDS FOR REHABILITATION

The following Standards for Rehabilitation are the criteria to determine if the proposal qualifies in a reasonable matter to the rehabilitation standards. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related

landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The rehabilitation of the project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposal would reestablish the Calvin Simmons Theater for the operation of cultural and entertainment venues. The existing arena and bleachers would remain to serve new commercial uses such as an office, retail and/or restaurant businesses. Building and site alterations include interior and exterior rehabilitation of the historic building, and improvements to the pathways, landscaping and parking lots. As discussed in this report, staff has concerns to the addition of a raised concrete terrace along the frontage of the building because it undermines the prominent features of the niches, arch windows and façade.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposal would retain, restore and reconstruct architectural components within the interior and exterior of the building. Required conditions would apply to assure the replacement of building materials and/or fixtures reflect to the character of the historic property. The addition of the raised terrace, however, may not contribute to the preservation of the Oakland Civic Auditorium (OCA). The seven-foot-tall concrete face terrace with glass and steel frame contrast with the historic style of the building.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The OCA is located to the south of Lake Merritt and is adjacent to the Oakland Museum of California. The proposal would reuse the building as a performance arts center that previously operated in this 19th century style building. The proposal introduces a new raised concrete terrace along the façade of the historic building that creates a contrast and impairs with the view of the building and entries when viewed from the street.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The OCA maintains its original Beaux-Arts architecture since it was built in 1915. Overtime, the east side lower windows were covered with a wall, and partition walls were constructed inside the niches, arena concourse and foyer. In 1979, the City adopted an Ordinance and considered the OCA a Class 1 Landmark with a Historic Rating A. The OCA was also eligible for the National Register of Historic Places. The rehabilitation includes the removal of the wall to uncover and restore the east side windows, and the partition walls inside the historic arena.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The rehabilitation of the OCA would maintain and enhance the architectural details and finishes of the building. However, the addition of the raised concrete terrace with a sandblasted face finish

and glass steel frame guardrail would create a design contrast with the original masonry of the historic building.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The rehabilitation of the OCA would repair, restore and replace design features and fixtures to maintain the distinctive architectural elements that provide unique style and character to the historic building. Through the use of conditions, the project would be required to retain a historic preservation architect to document the existing conditions on the property.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposal would be restricted and conditioned to use techniques that reduce physical impacts to the building historic design components.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposal would rehabilitate the building and make improvements to the site. Most of the paving areas around the property will be replaced or resurfaced, and grading will be minimal.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposal for a raised concrete terrace would visually undermine the lower facade of the three-story tall masonry building, and each of the separate entry stairways. The approximately seven-foot-tall concrete terrace would be structurally tied to the main building. The terrace would be added along the building facade, and contain a sandblasted finish face with steel and glass guardrail. The location, size and design of the raised terrace diminishes the physical features that contribute to highest level of recognition of historic significance for the OCA.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposal would add a contemporary style raised concrete terrace along the frontage of the OCA. The new terrace would have its own foundation and be tied to the structure of the building. The terrace would not reuse the existing, bottom portion of the niches; however, it would cover the affected area. The new addition differs from the style of the historic building, and if removed, it may compromise the lower building façade.

GENERAL PLAN POLICIES/ GOALS

The project is located in the Lake Merritt Station Area Plan which seeks to achieve the many diverse goals of the community, including well-connected, economically diverse, and vibrant neighborhood and regional destination. The Plan links the existing unique assets located within the Plan Area in a series of distinct hubs of activity: the Chinatown hub, the entertainment, educational and cultural hub including Laney College, the Oakland Museum of California, the Oakland Civic Auditorium, and the Lake Merritt BART Station, and the Eastlake Gateway hub.

In particular, the Plan notes that the OCA could provide an opportunity to activate the southern edge of the new Lake Merritt Boulevard and to contribute to an entertainment, educational and cultural node. Preliminary ideas for reuse of the OCA include uses as a community center or a performance arts center as it has been in the past, and it is a great potential resource for civic and commercial uses.

The proposed project is consistent with the Plan as follows:

Lake Merritt Station Area Plan Vision

Create a more active, vibrant and safe district to serve and attract residents, businesses, students and visitors.

The proposal would attract new commercial uses, rehabilitate the Calvin Simmons Theater and develop a new terrace and pedestrian promenade. The project would be a good reuse of the OCA because it would activate and energize the property with new commercial services and entertainment venues. The new terrace would provide additional outdoor amenities, thus making the property more attractive. The new promenade would also attract more foot traffic, and provide a better pedestrian connection to Lake Merritt.

Increase jobs and improve access to jobs along the transit corridor.

The proposal to rehabilitate the existing theater and arena would reestablish the entertainment venues, and create new commercial uses such as offices and retail. These new civic and commercial facilities would provide new job opportunities to local and regional residents, and support the corridor link between downtown and the Eastlake neighborhood.

Provide services and retail options in the Station Area.

The proposal would reestablish cultural and entertainment services in the rehabilitated civic auditorium. This would support future retail uses in the area.

Maximize the land use and development opportunities created through preservation and restoration of historic buildings.

The rehabilitation of the historic Oakland Civic Auditorium would reestablish the entertainment uses of the three-level theater, and reuse the arena with new commercial uses such as retail and offices.

Lake Merritt Station Area Plan Goals

Establish a sense of place and clear identity for the area as a cultural and community anchor and a regional destination, building on existing assets such as Chinatown, the Oakland Museum of California, Laney College, the Kaiser Convention Center, Jack London Square, Lake Merritt and the Lake Merritt Channel.

The Oakland Civic Auditorium also known as the Kaiser Convention Center is a historic property and a prominent feature of the City landscape. The proposal would reuse and activate the historic property that is within an active hub with different type of community activities. The mix of new civic and commercial uses, and promenade would make the OCA property more usable and attractive. The proposal would also be inviting to the public because the promenade will provide a link between 10th Street and the Lake Merritt.

Promote a more diverse mix of uses near the Lake Merritt BART Station, such as cafes, restaurants, music venues, retail stores, nightlife, etc., that activate the area as a lively and vibrant district.

The proposal would rehabilitate the three-level theater and introduce new uses including retail and restaurants with outdoor seating. This combination of activities with the nearby museum, college and Lake Merritt would contribute to the social ambience, thus making the 14th Street Corridor District Plan more active.

ZONING ANALYSIS

The requirements of the D-LM Lake Merritt Station Area District Zones Regulations is to implement the Lake Merritt Station Area Plan. The development in this zoning district shall be consistent with the Lake Merritt Station Area Plan, of a high quality design, and include active ground floor uses where appropriate and feasible.

The project site is specifically located in the D-LM-4 Lake Merritt Station Area District Mixed-4 Commercial Zone. The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities.

The following are the objectives of the D-LM Lake Merritt Station Area District Zones. Staff is also responding how the project complies with the objectives in *italics*.

Create a more active and vibrant Lake Merritt Station Area District to serve and attract residents, businesses, students, and visitors;

The proposal combines civic and commercial uses that would provide a mix of entertainment, service and retail activities that would attract public and business interest, thus generating active uses and supporting existing businesses around the Station Area.

Increase activity and vibrancy in the area by encouraging vital retail nodes that provide services, restaurants, and shopping opportunities;

The proposal would include restaurant and retail services on the ground floor of the building. The project also includes a pedestrian promenade located at the entry of the Calvin Simmons Theater. The promenade that will link 10th Street to Lake Merritt would create a more active and vibrant site, thus making OCA more attractive to the public.

Improve safety and pedestrian-orientation;

The proposal would include street improvements such as new bulb-outs at the intersection of 10th Street and driveways. The project also would include the removal of the west side driveway, and installation of a new promenade, which would improve pedestrian access to Lake Merritt.

Increase the number of jobs and improve the local economy;

The project would generate employment opportunities related to the entertainment venue, office/retail and restaurant activities.

Encourage and enhance a pedestrian-oriented streetscape.

The proposal includes a new landscape promenade on the west, and improved streetscape around the building. The project also includes new landscaping around the modified parking lot.

Zoning Development Standards

The proposal is generally in compliance with applicable zoning regulations. However, the application should be revised to provide enough bicycle parking.

Development Regulations	Requirements	Existing	Proposed	Comments
Minimum Lot Area	7,500 sq. ft.	208,842 sf.	208,842 sf.	Meets Code
Minimum Lot Width / Frontage	50 ft.	560 ft.	560 ft.	Meets Code
Minimum Front Setback	0 ft.	158 ft.	135ft. (terrace)	Meets Code
Minimum Side Setbacks	0 ft.	90 ft. / 34 ft.	90 ft. / 34 ft.	Meets Code
Minimum Rear Setback	0 ft.	8 ft.	8 ft.	Meets Code
Average minimum setback from the Lake Merritt Estuary Channel	60 ft.	200 ft.	200 ft.	Meets Code
Maximum Nonresidential Floor Area Ratio (FAR)	5	1.20	1.65	Meets Code
Minimum Off-Street Parking (Civic & Commercial)	None Required	164 spaces	0 spaces	Meets Code
Maximum Off-Street Parking (Civic & Commercial)	83 spaces	164 spaces	0 spaces	Meets Code
Off-Street Loading-Commercial	None Required	1 berth	0 berth	Meets Code
Off-Street-Loading-Extensive Impact	A number of berths to be prescribed by the Director of City Planning pursuant to Section 17.116.040	1 berth	0 berth	TBD

Bicycle Parking-Restaurant Long Term	2 spaces	0 spaces	0 spaces	TBD
Bicycle Parking- Restaurant Short Term	2 spaces	0 spaces	0 spaces	
Bicycle Parking-Office Long Term	3 spaces	0 spaces	0 spaces	TBD
Bicycle Parking-Office Short Term	2 spaces	0 spaces	4 spaces	Meets Code
Bicycle Parking-Retail Long Term	2 spaces	0 spaces	0 spaces	TBD
Bicycle Parking-Retail Short Term	3 spaces	0 spaces	4 spaces	Meets Code

LAKE MERRITT STATION AREA-DESIGN GUIDELINES

The Intent of the Lake Merritt Station Planning Area Design Guidelines is to complement the city wide design guidelines, and to provide certainty through the design review process when making decision for projects in the Plan Area. The OCA is a City landmark, and is one of the civic buildings within the Lake Merritt Specific Plan Area. The building has distinctive formal architectural character that reflects to the civic importance of that time, and identifies as a focal point of the community. The civic building has a large building footprint that covers the entire city blocks contains monumental entrances with classical architectural themes, symmetrical window and continuous facade details. Historic preservation and adaptive re-use are encouraged in the Planning Area.

The following Guidelines are applicable to the OCA project:

Historic Resources

Adaptive Reuse. Retain and integrate historic and architecturally significant structures into larger projects with adaptive reuse. When adapting or altering historic resources, consider the following in the outline below. Staff also provides a summary response for each in *italics*.

- Work within the existing building envelope is recommended; where additions are desired, they should generally be located on a secondary or rear façade.

The proposal makes interior building alterations to rehabilitate the theater, arena and basement to accommodate new commercial uses. The proposal includes the addition of a raised terrace (plinth) along the principal facade of the building that also faces the parking lot and Lake Merritt. Staff believes that the building addition would obstruct the prominent façade of the OCA, and thus visually impact the views of the large and articulated niches, and stairways.

- Retain and repair historic materials and architectural details, and avoid covering these with cladding, awnings, or signage.

The proposal would retain, repair and restore all historic materials and details within the interior and exterior of the building. The alterations would also remove materials to uncover the historic windows on the east façade of the second floor that were covered in the past.

- Identify historic materials and features, using historic photos when available, in order to preserve and rehabilitate historic character.

The proposal shows on plans historic design elements that would be kept and restored if needed. Project documents also show photos of the building when it was built in 1910 and other photos of the building in the late 1950s, including one of a marquee sign mounted on the building rooftop.

- Use materials and colors that complement the historic character of the property.

The proposal would restore some of the historic building features such as entry doors, canopies and light fixtures. The addition of a raised front terrace with a glass and steel frame rail, and installation of two illuminated marquee signs on the building rooftop need material samples to evaluate and determine the material quality that would keep in with the building character.

- Consider consultation with a preservation architect to ensure renovations are compatible. Consult with City's historic preservation staff.

The proposal was reviewed by the project preservation architect, and the City's Historic Preservation Planner. Based on conceptual design plans, they understand that the project proposal meets the Secretary of the Interior Standards for Rehabilitation. However, they also agree that a conditional approval is not a final approval as more developed plans are required to be submitted for further review by the National Park Service, and State Historic Preservation Office before development commences. As noted in this staff report, there is concern on the addition of the raised concrete terrace. The raised terrace would visually impair the grand entries and articulated niches, reduce access to the sculpture reliefs, and diminish the views of the historic building from the street and Lake Merritt.

KEY DESIGN ISSUES

Based on design plans provided, staff has reviewed the project and has the following comments for consideration by the Design Review Committee:

Building Design

Raised Terrace (Plinth)

The Oakland Civic Auditorium is considered a City Landmark because of its significant historical, architectural and cultural value. The proposal would replace the north concrete entries of the OCA with a raised terrace that extends approximately 400 feet along façade of the building. The seven-foot tall concrete terrace with a three and one-half foot tall glass guardrail would potentially visually obstruct the lower area of the prominent arched niches and entry stairs when viewed from Lake Merritt Boulevard and the Lake Merritt shore. Staff believes that the proposal would create an unnecessary impairment of the physical features that contribute to highest level of recognition of historic significance for the OCA.

Furthermore, staff has concerns with the use of sandblasted concrete material and glass with steel frame rail on the face of the raised terrace. Staff believes that the design of the terrace wall is more industrial, lacks distinguished design features, and contrasts with the more traditional cladding, texture and color of the OCA.

Staff would support a plan for a larger terrace in front of the OCA if it is built at grade. The applicant may consider building a forecourt between the building and the parking lot. The forecourt would include a wider entry pathway that connects OCA from Lake Merritt Boulevard. The forecourt and pedestrian pathway could include distinctive paving materials, landscape barriers or planters, outdoor furniture, and bollard lights to create a separation from the parking lot. Staff believes that a well-designed forecourt would be attractive and inviting to the public while enjoying the grand views of the historic building.

Parking Lot Modification

The proposal would modify the 164 stalls parking lot located to the north and east sides of the building by removing trees and raised landscape planters, reconfiguring the parking lay out, replacing the asphalt-concrete, and maintaining the six double-head light poles located in the center of the parking. The parking lot includes new large and medium size diamond-shaped patterns to create contrast with the building geometry and provide visual interest. Staff supports the design creativity, but believes that the parking lot surface should have a simple design, one that does not contrast with the OCA. Staff suggests that more emphasis should be put on the reinstallation of a new pedestrian pathway. Staff notes that the OCA is divided by the 100 foot depth parking lot from Lake Merritt Boulevard, and access to the principal front of the building is by an 8 foot wide pathway that traverses the parking lot. The project plans show a 17-foot wide pedestrian easement that starts from the Lake Merritt Boulevard and through the parking lot and ends at the building frontage. Staff believes that the parking lot modification should widen the pedestrian access, use subtle surface materials, landscaping and safety lighting to emphasize the entry, separate the parking lot, and visually make the building facade and entry more prominent from public view.

New Pedestrian Promenade

The removal of the two-way driveway and landscape median would allow the construction of a pedestrian promenade. The new landscape promenade would provide additional public open space for outdoor events, and connect 10th Street with Lake Merritt Boulevard. The surface of the new promenade would be level with the new modified sidewalk on the west side of the OCA to create, a more unified, and improved pathway to compliment the rehabilitation of the OCA. The new pedestrian promenade would also make the main entry lobby of the Calvin Simmons Theater more spacious and attractive during concerts or performances, and overall provide a much better experience to the general public. Staff also notes that the pedestrian promenade extends through the side of the main parking lot, and into Lake Merritt Boulevard. Staff is unclear how the promenade would transition through the parking lot because the diamond-shaped patterns on the ground may suggest to the public to walk within the parking lot. Furthermore, staff notes on the plans the installation of bollards at both ends of the promenade including two arrow signs on the ground that seem to suggest that vehicles may be using the promenade. Overall, staff believes that the promenade is a great addition to the site as it would create a more attractive setting, and make this section of the property more pedestrian-friendly and safe.

CONCLUSION

The rehabilitation of the historic building, and site improvements to the property would preserve the existing building and allow new commercial activities. As indicated in the body of this report, staff has

reservations about the addition of the raised concrete terrace, parking lot reconfiguration and pedestrian promenade. Staff believes that these are issues that need further development for the project to meet the required Design Guidelines, Goal and Vision of the Lake Merritt Plan Area, the Secretary of the Interior Standards including the applicable zoning standards.

RECOMMENDATION

Staff recommends that the Landmarks Preservation Advisory Board review the proposed project, and provide further comments to the project applicant prior to full consideration by the City Planning Commission. As indicated in the staff report, the applicant should consider the following:

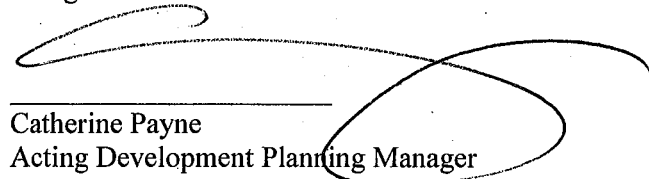
- Replace the raised terrace with one that is at grade level and distinctive.
- Place the new terrace access ramps at the ends of the front building.
- Provide a simple and subtle design to the surface parking.
- Make the pathway entry in the parking lot more prominent and inviting.
- Clarify the pathway from the promenade to Lake Merritt Boulevard.

Prepared by:



Mike Rivera, Planner II
Development Planning Division
Bureau of Planning

Approved for forwarding to the
Design Review Committee:



Catherine Payne
Acting Development Planning Manager
Bureau of Planning

ATTACHMENTS

- A. Design Plans, dated January 15, 2019



OAKLAND CIVIC AUDITORIUM (HJK)

PLANNING APPLICATION SUBMITTAL

01.15.2019

10 - 10th STREET, OAKLAND CA 94607

PROJECT DIRECTORY

OWNER

ORTON DEVELOPMENT

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EMERYVILLE, CA 94608

510.428.0800

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HELLER MANUS ARCHITECTS

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LANDSCAPE ARCHITECT

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510.595.0668

WALTER HOOD
walterh@wjhooddesign.com

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ARCHITECTURE

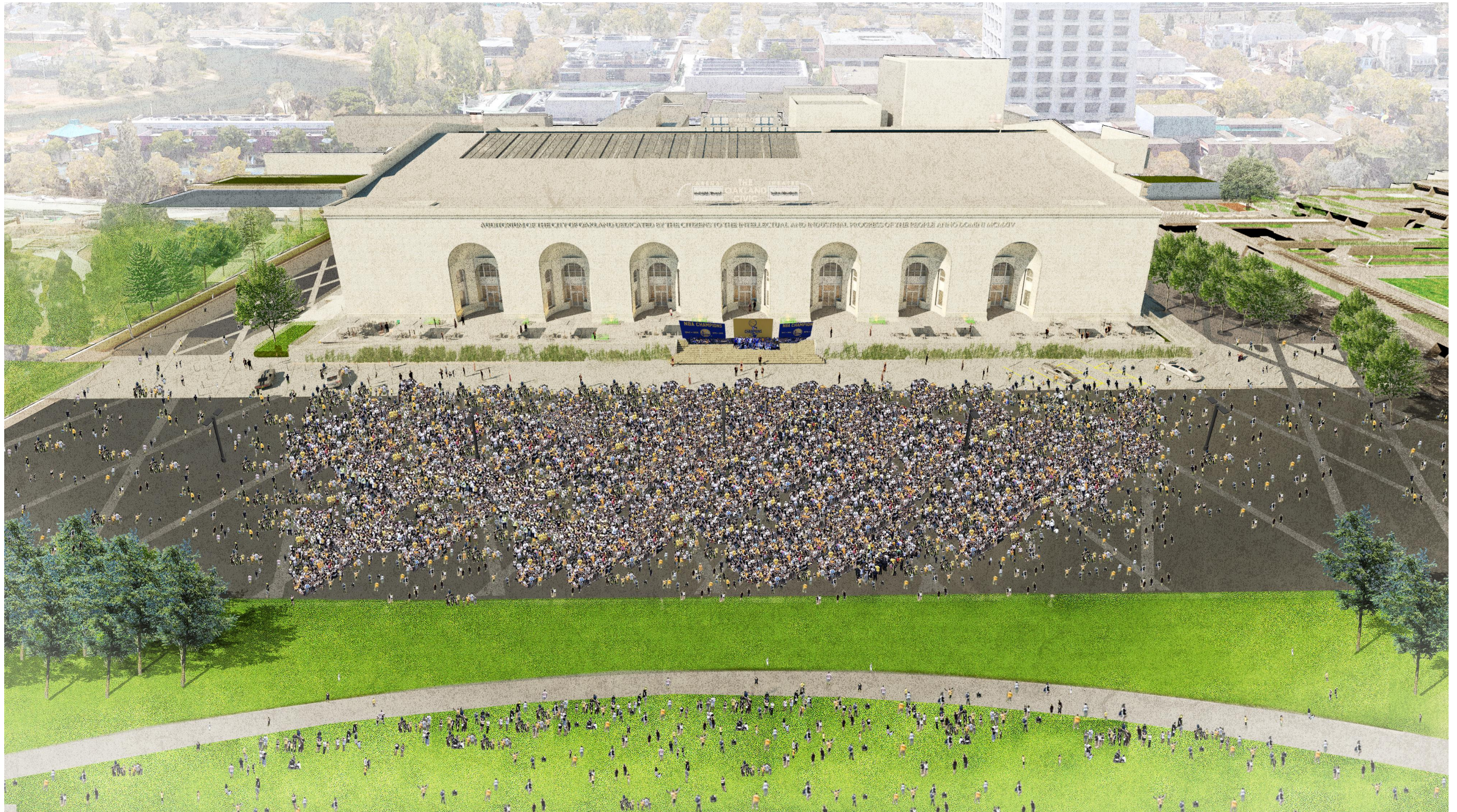
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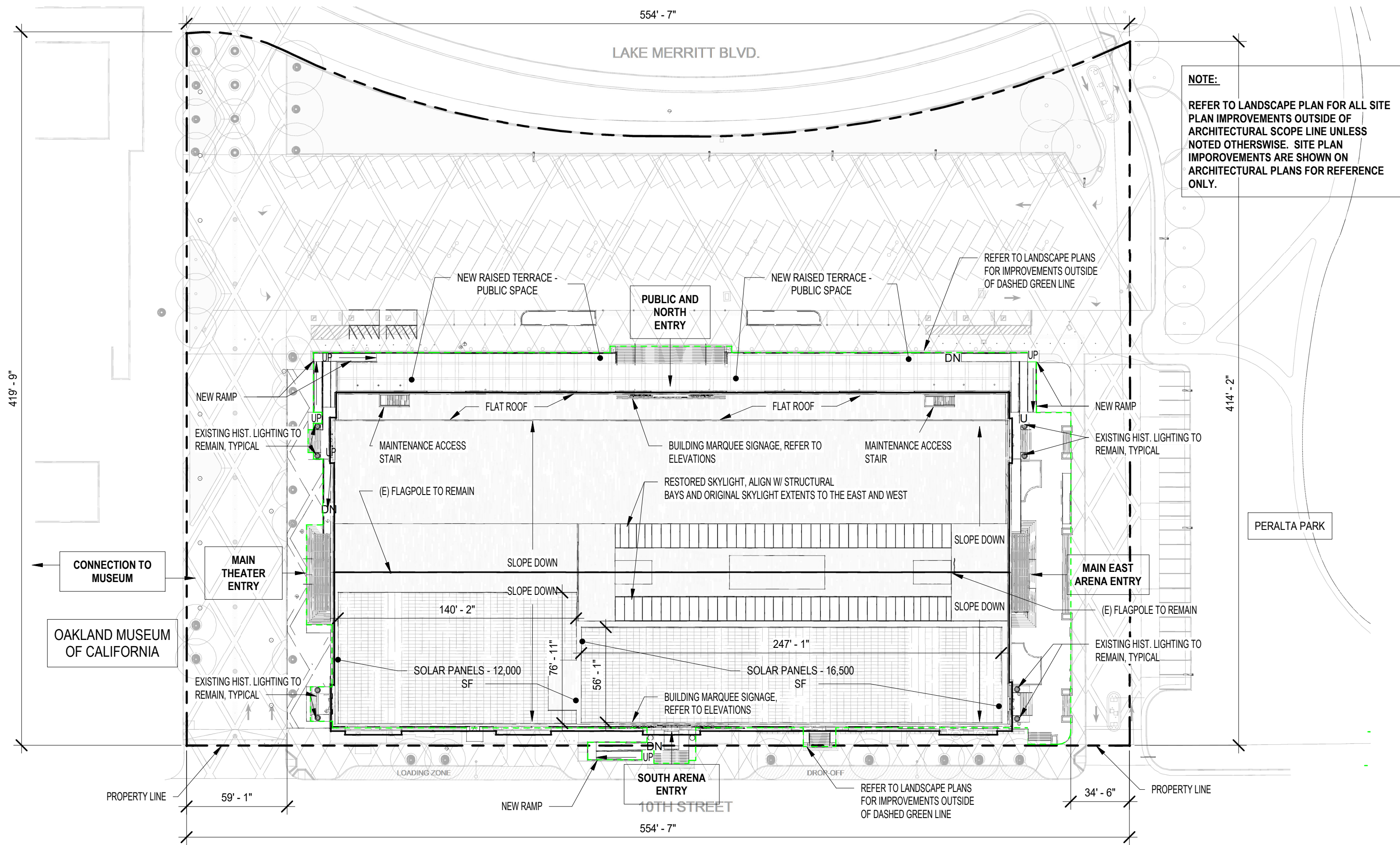
OAKLAND CIVIC AUDITORIUM (HJK)

EXTERIOR PERSPECTIVE FROM NE









NOTE:
 REFER TO LANDSCAPE PLAN FOR ALL SITE PLAN IMPROVEMENTS OUTSIDE OF ARCHITECTURAL SCOPE LINE UNLESS NOTED OTHERWISE. SITE PLAN IMPROVEMENTS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY.

419' - 9"

414' - 2"

554' - 7"

LAKE MERRITT BLVD.

PUBLIC AND NORTH ENTRY

REFER TO LANDSCAPE PLANS FOR IMPROVEMENTS OUTSIDE OF DASHED GREEN LINE

NEW RAISED TERRACE - PUBLIC SPACE

NEW RAISED TERRACE - PUBLIC SPACE

NEW RAMP

EXISTING HIST. LIGHTING TO REMAIN, TYPICAL

MAINTENANCE ACCESS STAIR

FLAT ROOF

BUILDING MARQUEE SIGNAGE, REFER TO ELEVATIONS

MAINTENANCE ACCESS STAIR

NEW RAMP

EXISTING HIST. LIGHTING TO REMAIN, TYPICAL

(E) FLAGPOLE TO REMAIN

RESTORED SKYLIGHT, ALIGN W/ STRUCTURAL BAYS AND ORIGINAL SKYLIGHT EXTENTS TO THE EAST AND WEST

CONNECTION TO MUSEUM

MAIN THEATER ENTRY

SLOPE DOWN

SLOPE DOWN

MAIN EAST ARENA ENTRY

(E) FLAGPOLE TO REMAIN

OAKLAND MUSEUM OF CALIFORNIA

140' - 2"

247' - 1"

SLOPE DOWN

EXISTING HIST. LIGHTING TO REMAIN, TYPICAL

SOLAR PANELS - 12,000 SF

SOLAR PANELS - 16,500 SF

EXISTING HIST. LIGHTING TO REMAIN, TYPICAL

BUILDING MARQUEE SIGNAGE, REFER TO ELEVATIONS

PROPERTY LINE 59' - 1"

NEW RAMP

SOUTH ARENA ENTRY

10TH STREET

554' - 7"

DROP-OFF

REFER TO LANDSCAPE PLANS FOR IMPROVEMENTS OUTSIDE OF DASHED GREEN LINE

PROPERTY LINE 34' - 6"



OAKLAND CIVIC AUDITORIUM (HJK)
 PLANNING APPLICATION SUBMITTAL
 01.15.2019

SITE PLAN
 1" = 50'-0"



Henry J. Kaiser Convention Center

10 10th Street
Oakland, CA

Planning & Zoning Summary

Construction Date: 1913-15

Parcel: 18-450-5
Lot Area: 208,842.5 sf

Zoning District: D-LM-4
(Zoning Map) Central Business District

Historic Resources: Area of Primary Importance (Lake Merritt)
OCHS Rating: A1+
Local Landmark: Oakland Municipal Auditorium
National Historic Landmark: No
Heritage Property: No
Designated Historic District: No
Mills Act: No

Permitted Uses:
(Sec. 17.101G.030) Retail, office, full service restaurants, limited service restaurants, community assembly, community education, recreational assembly, limited child-care activities

Height & Bulk District: LM-85
(Zoning Map)

Height Limits: 85' Maximum
(Zoning Map)

Hazard Zone: Liquefaction Severity 5

Off-Street Parking:
(17.116.080) **Parking and Loading to Be Provided for New Facilities and Additions to Existing Facilities.**
The required amount of new parking and loading shall be based on the cumulative increase in floor area, or other applicable unit of measurement prescribed hereafter, after said effective date; provided, however, that for an activity occupying a facility existing on said effective date, new parking shall be required for said increase to the extent that the total of such existing facility and the added facilities exceeds any minimum size hereafter prescribed for which any parking is required for such activity.

Existing Parking and Loading to Be Maintained.

No existing parking or loading serving any activity shall be reduced in amount or changed in design, location, or maintenance below, or if already less than shall not be reduced further below, the requirements prescribed hereafter for such activity unless equivalent substitute facilities are provided.

General Retail Sales

Off-Street Loading: (17.116.140)

Offices:

0-10,000 GFA	0 space
10,001- 24,999 GFA	1 space
25,000- 49,999 GFA	2 spaces
50,000- 99,999 GFA	3 spaces
over 100,000 GFA	3 plus 1 for each additional 120,000 sf

Civic:

0-50,000 GFA	0 space
50,001- 149,999 GFA	1 space
150,000- 299,999 GFA	2 spaces
over 300,000 GFA	2 plus 1 for each additional 100,000 sf

Minimum size for first required space:

Length:	25'	(35' typical)
Width:	10'	(12' typical)
Height:	12'	(14' typical)

Henry J. Kaiser Convention Center

10 10th Street
Oakland, CA

Building Code Summary

Summary: The structure is a single existing building with three stories and one basement level. The primary uses are Theater (Assembly Group A-1) and an Indoor Sports Arena Existing (Assembly Group A-4). Surface parking is located on the north side of the site

Construction Type: Existing: Type I-B

Number of Floors: 3

Occupancy: Existing: A-1 / A-4
Proposed: A-1 / B / M / S

Sprinkler: Proposed: Fully sprinklered per NFPA 13

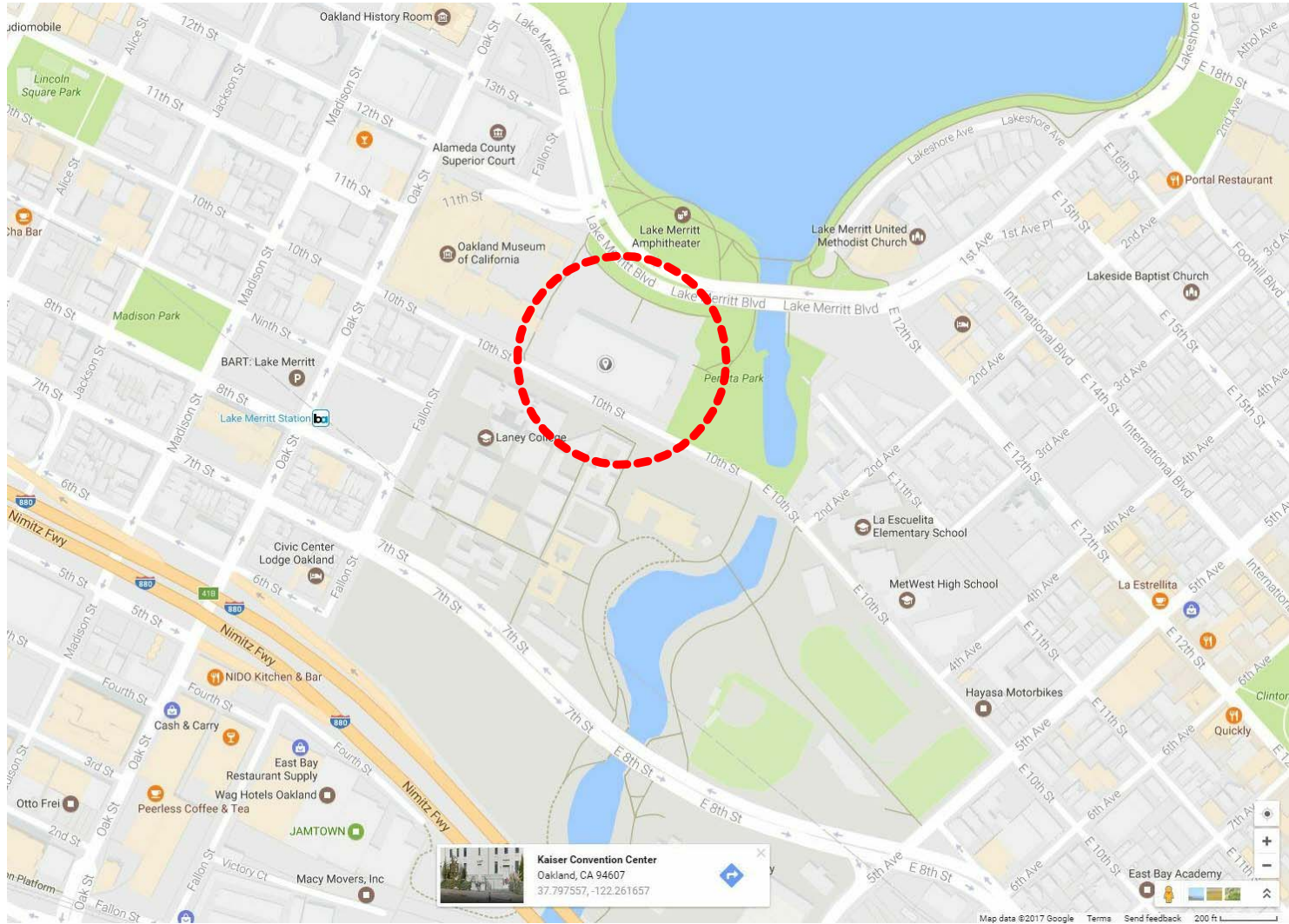
Gross Area: 210,000 GSF

Ch 6 – Types of Construction:

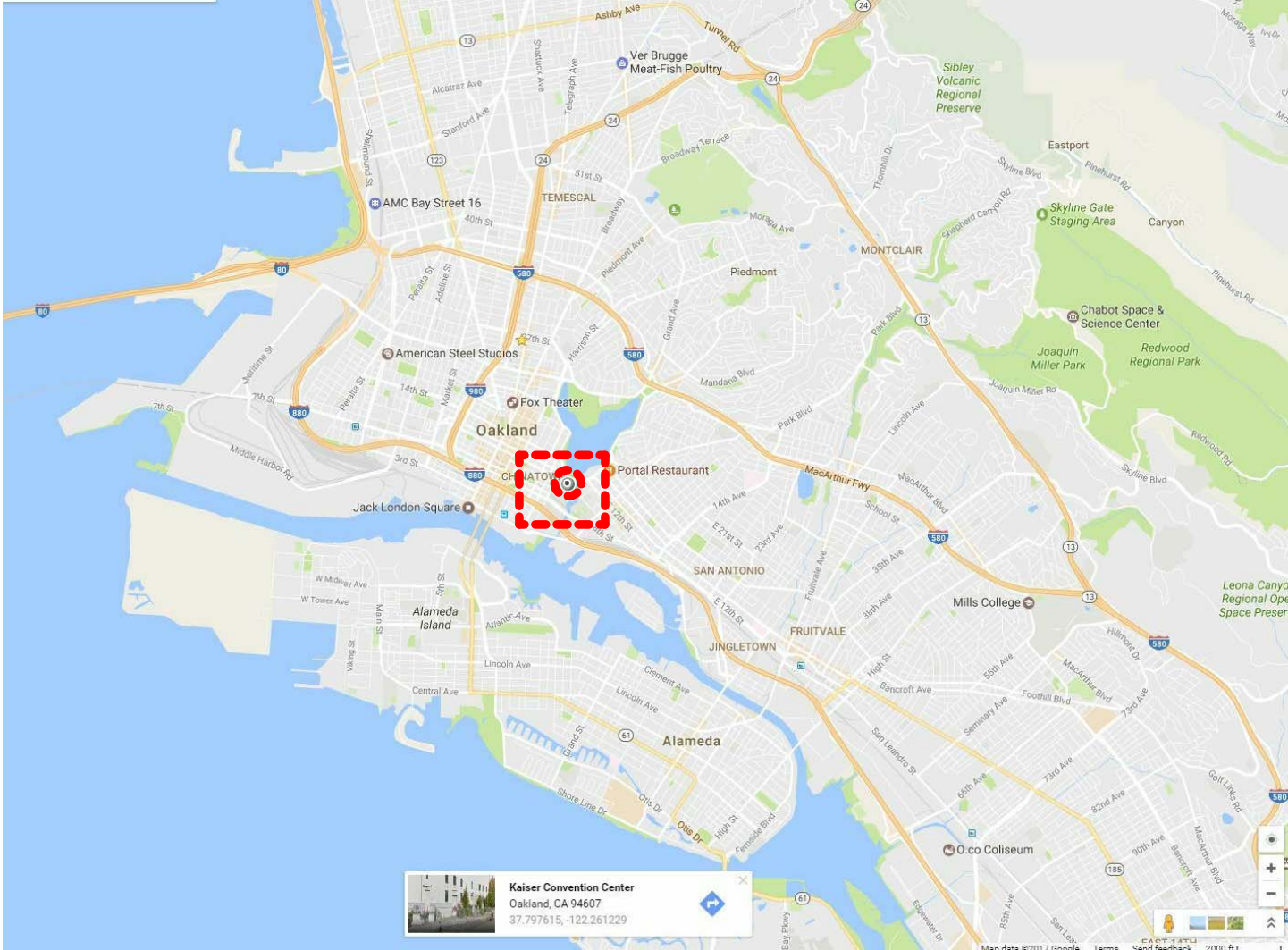
TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A ^c	B	A ^c	B	HT	A ^c	B
Primary structural frame ^a (see Section 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0
Bearing walls									
Exterior ^{c, s}	3	2	1	0	2	2	2	1	0
Interior	3 ^a	2 ^a	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions	See Table 602								
Exterior	See Table 602								
Interior ^e	0	0	0	0	0	0	See Section 602.4.6	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	1 ^{1/2} ^b	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	HT	1 ^{b,c}	0

10 - 10th STREET, OAKLAND CA 94607

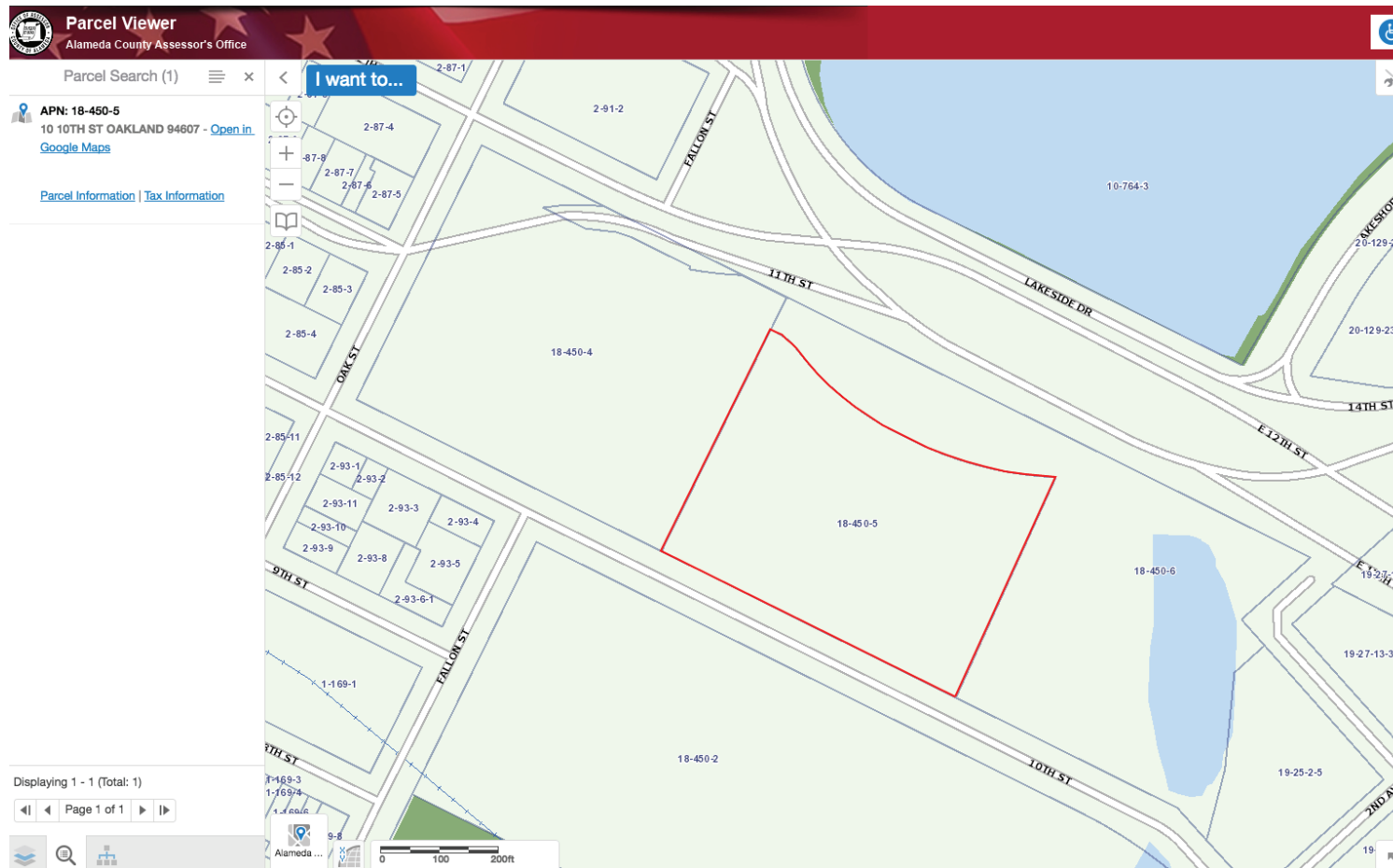


LOCATION MAP



VICINITY MAP





Building Address:
10 10th Street | Oakland | CA | 95607

Assessor's Parcel Number (APN):
Book 318 | Page 91 - 93
018 - 0450 - 005



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Henry J. Kaiser Center

Date: 4/16/2017

Y ? N

Y	?	N	Credit	Integrative Process	1
---	---	---	--------	---------------------	---

11 5 0 Location and Transportation 16

Y		N	Credit	LEED for Neighborhood Development Location	16
Y	1	N	Credit	Sensitive Land Protection	1
Y	2	N	Credit	High Priority Site	2
Y	5	N	Credit	Surrounding Density and Diverse Uses	5
Y	5	N	Credit	Access to Quality Transit	5
Y	1	N	Credit	Bicycle Facilities	1
Y	1	N	Credit	Reduced Parking Footprint	1
Y	1	N	Credit	Green Vehicles	1

9 1 0 Sustainable Sites 10

Y		N	Prereq	Construction Activity Pollution Prevention	Required
Y	1	N	Credit	Site Assessment	1
Y	2	N	Credit	Site Development - Protect or Restore Habitat	2
Y	1	N	Credit	Open Space	1
Y	3	N	Credit	Rainwater Management	3
Y	2	N	Credit	Heat Island Reduction	2
Y	1	N	Credit	Light Pollution Reduction	1

8 1 1 Water Efficiency 11

Y		N	Prereq	Outdoor Water Use Reduction	Required
Y		N	Prereq	Indoor Water Use Reduction	Required
Y		N	Prereq	Building-Level Water Metering	Required
Y	2	N	Credit	Outdoor Water Use Reduction	2
Y	6	N	Credit	Indoor Water Use Reduction	6
Y		1	Credit	Cooling Tower Water Use	2
Y	1	N	Credit	Water Metering	1

12 12 0 Energy and Atmosphere 33

Y		N	Prereq	Fundamental Commissioning and Verification	Required
Y		N	Prereq	Minimum Energy Performance	Required
Y		N	Prereq	Building-Level Energy Metering	Required
Y		N	Prereq	Fundamental Refrigerant Management	Required
Y	6	N	Credit	Enhanced Commissioning	6
Y	9	N	Credit	Optimize Energy Performance	18
Y	1	N	Credit	Advanced Energy Metering	1
Y	2	N	Credit	Demand Response	2
Y	3	N	Credit	Renewable Energy Production	3
Y	1	N	Credit	Enhanced Refrigerant Management	1
Y	2	N	Credit	Green Power and Carbon Offsets	2

5 8 0 Materials and Resources 13

Y		N	Prereq	Storage and Collection of Recyclables	Required
Y		N	Prereq	Construction and Demolition Waste Management Planning	Required
Y	5	N	Credit	Building Life-Cycle Impact Reduction	5
Y	2	N	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
Y	2	N	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
Y	2	N	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
Y	2	N	Credit	Construction and Demolition Waste Management	2

5 11 0 Indoor Environmental Quality 16

Y		N	Prereq	Minimum Indoor Air Quality Performance	Required
Y		N	Prereq	Environmental Tobacco Smoke Control	Required
Y		N	Credit	Enhanced Indoor Air Quality Strategies	2
Y	3	N	Credit	Low-Emitting Materials	3
Y	1	N	Credit	Construction Indoor Air Quality Management Plan	1
Y	2	N	Credit	Indoor Air Quality Assessment	2
Y	1	N	Credit	Thermal Comfort	1
Y	2	2	Credit	Interior Lighting	2
Y	3	N	Credit	Daylight	3
Y	1	N	Credit	Quality Views	1
Y	1	N	Credit	Acoustic Performance	1

1 5 0 Innovation 6

Y	5	N	Credit	Innovation	5
Y	1	N	Credit	LEED Accredited Professional	1

0 0 0 Regional Priority 4

Y		N	Credit	Regional Priority: Specific Credit	1
Y		N	Credit	Regional Priority: Specific Credit	1
Y		N	Credit	Regional Priority: Specific Credit	1
Y		N	Credit	Regional Priority: Specific Credit	1

51 43 1 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



OAKLAND CIVIC AUDITORIUM (HJK)

PLANNING APPLICATION SUBMITTAL

01.15.2019

LEED CHECKLIST

HJK CIVIC CENTER

Legend
• Feature 1

OAKLAND MUSEUM OF CALIFORNIA

AMPHITHEATER

LAKE MERRITT BLVD.

10TH STREET

LANEY COLLEGE

Google earth

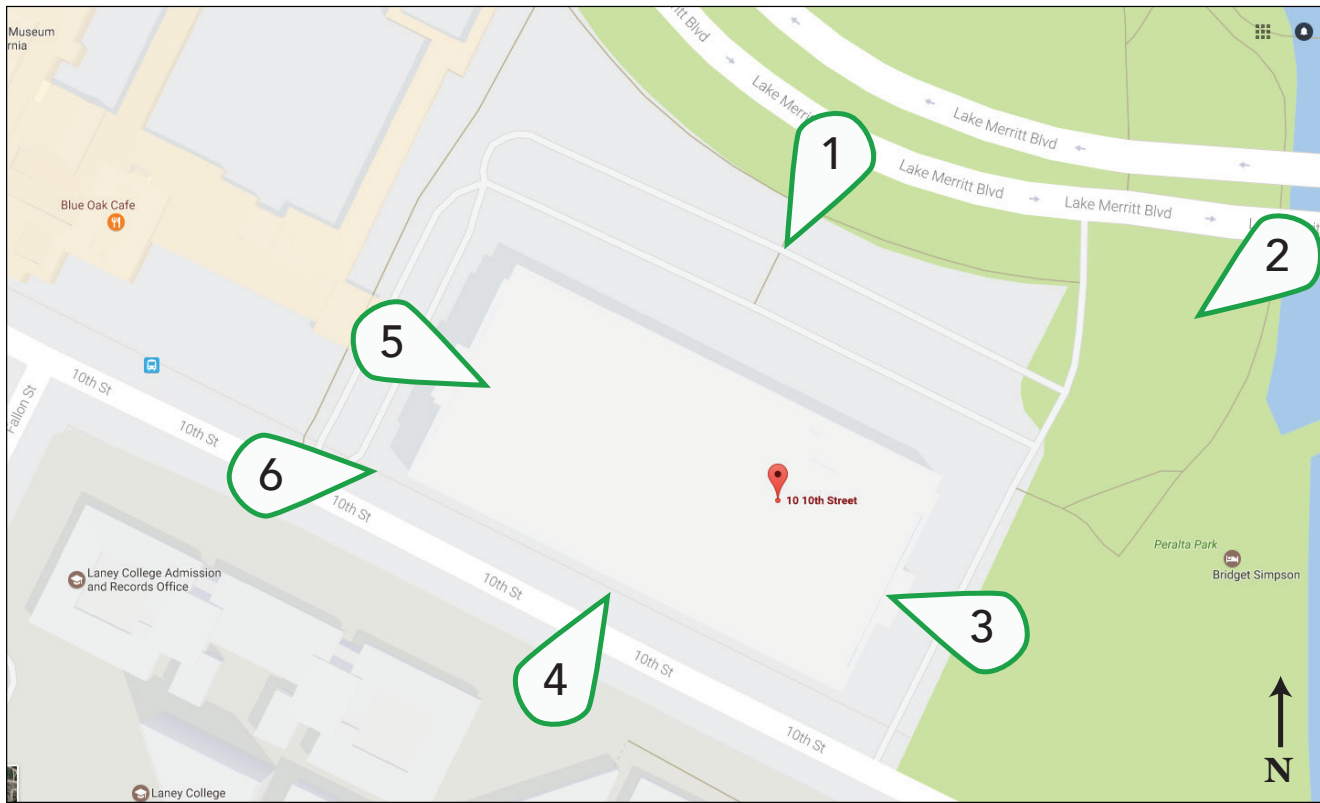
Image Landsat 7 Copernicus
© 2018 Google
Data LDEO-Columbia, NSF, NOAA

200 ft

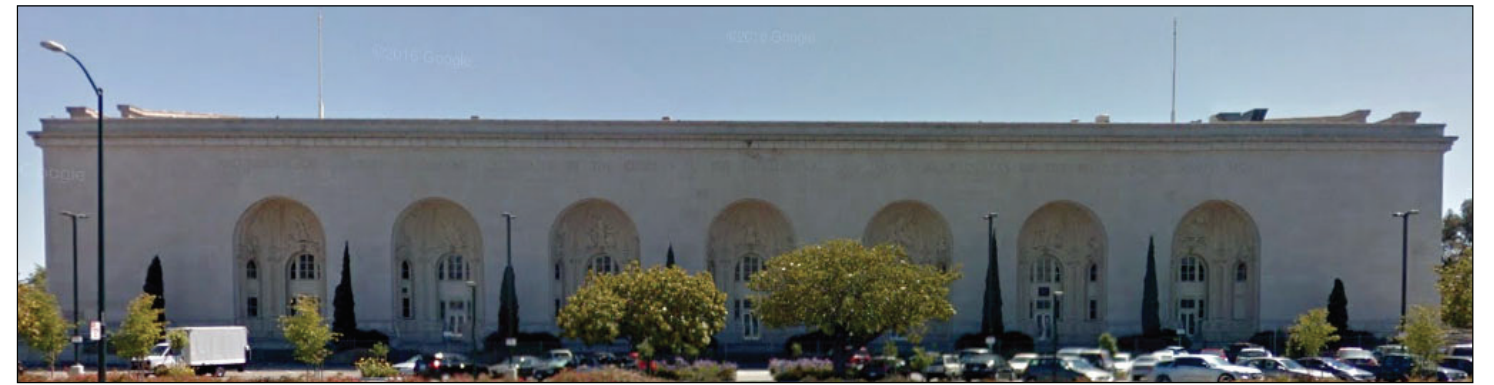


OAKLAND CIVIC AUDITORIUM (HJK)
PLANNING APPLICATION SUBMITTAL
01.15.2019

ARIAL VICINITY MAP
EXISTING CONDITIONS



The Oakland Civic exterior photo key.



1: View of building front (north facade) from Lake Merritt Blvd.



2: View of building front (north facade) and former Arena entrance (east facade) from Lake Merritt Blvd/ Estuary.



6: View of building rear (south facade) and Calvin Simmons Theatre entrance (west facade) from 10th Street.



5: View of Calvin Simmons Theatre entrance (west facade).



4: View of building rear (south facade) from 10th Street.



3: View of former Arena entrance (east facade).



The Oakland Civic neighborhood photo key.



1: Calvin Simmons Theatre entrance (west facade) neighbor, OMCA, from the southwest corner of the building.



2: Rear (south facade) neighbor, Laney College, from the southwest corner of the building.



3: Calvin Simmons Theatre entrance (west facade) neighbor, OMCA, from the Calvin Simmons Theatre entrance.



4: Rear (south facade) neighbor, Laney College, from the Calvin Simmons Theatre entrance (west facade).



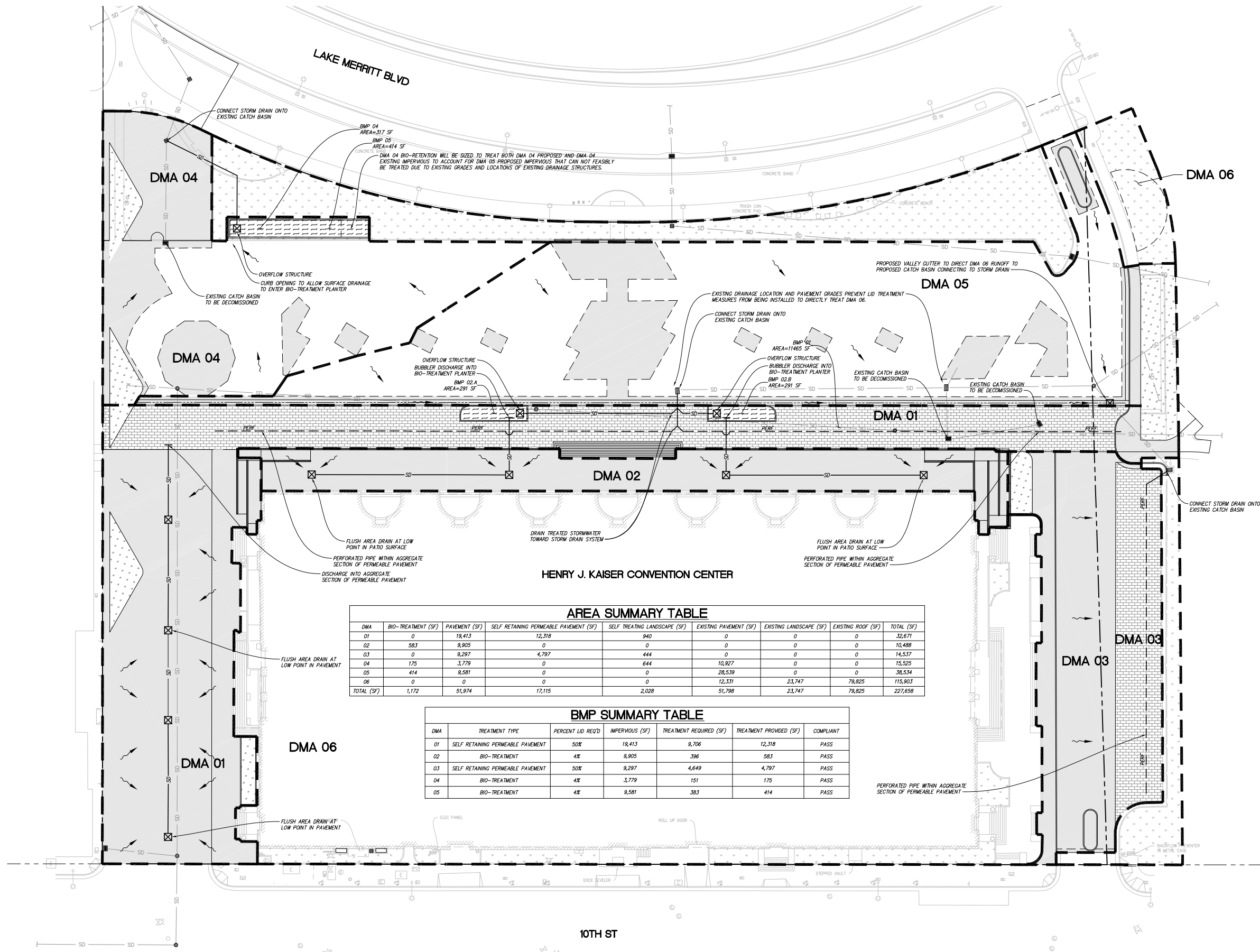
7: Rear (south facade) neighbor, Laney College, from the Laney College sidewalk..



6: Photo of the former Arena entry (east facade) neighbors, estuary and 10th St. Bridge, from the former Arena entrance (east facade).



5: Photo of north facade neighbors, Lake Merritt Blvd and Lake Merritt Amphitheater, from the front of the building (north facade).



LEGEND

- EXISTING IMPERVIOUS SURFACE TO REMAIN
- EXISTING PERVIOUS LANDSCAPE TO REMAIN
- PROPOSED IMPERVIOUS PAVEMENT
- SELF-TREATING PERMEABLE PAVEMENT
- BIO-TREATMENT AREA
- SELF-TREATING LANDSCAPE
- DRAINAGE AREA BOUNDARY
- VALLEY GUTTER FLOW LINE
- FLOW DIRECTION

SITE TREATMENT AREA NOTE:
 THIS PROJECT IS NOT REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT ONLY THE AREA THAT IS REDEVELOPED.

TOTAL AREA WITHIN SITE: 227,658 SF
 TOTAL EXISTING IMPERVIOUS AREA: 194,358 SF
 TOTAL NEW/REPLACED IMPERVIOUS AREA: 51,974 SF
 PERCENT IMPERVIOUS NEW/REPLACED: 51,974/194,358 = 26.7% < 50%

- STORMWATER MANAGEMENT NOTES:**
- THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE ALAMEDA COUNTY PROGRAM AND THE CITY OF OAKLAND REQUIREMENTS.
 - THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE.
 - SELF-TREATING AREA - RUNOFF IN THIS AREA ORIGINATES IN AND FLOWS THROUGH PLANTING PRIOR TO EXITING THE PROJECT SITE, NO TREATMENT IS REQUIRED.
 - BIO-TREATMENT AREA - RUNOFF IN THIS AREA IS DIRECTED TO A BIO-TREATMENT PLANTER FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXITING THE SITE.
 - PERMEABLE PAVEMENTS - RUNOFF IN THIS AREA EITHER ORIGINATES OR IS DIRECTED TO PERMEABLE PAVEMENT MATERIALS FOR STORAGE AND INFILTRATION PRIOR TO EXITING THE SITE.
 - DRAINAGE MANAGEMENT AREA (DMA) 05 CAN NOT FEASIBLY DRAIN TO LID TREATMENT MEASURES DUE TO EXISTING PAVEMENT GRADES AND DRAINAGE STRUCTURE LOCATIONS. THEREFORE, THE LID TREATMENT MEASURE FOR DMA 04 WILL BE INCREASED IN SIZE TO TREAT EXISTING PAVEMENT AREAS WITHIN DMA 04 EQUIVALENT TO THE NEW/REPLACED IMPERVIOUS AREA WITH DMA 05.
 - PROPOSED STORM DRAINAGE PIPING AND STRUCTURES SHOWN ON THIS SHEET ARE DIAGRAMMATIC AND FOR PERMIT REVIEW ONLY. REFER TO CIVIL UTILITY PLANS FOR CONSTRUCTION INFORMATION AND DETAILS.
 - DRAINAGE MANAGEMENT AREA (DMA) 06 CONSISTS OF EXISTING SURFACES TO REMAIN. THESE SURFACES INCLUDE PAVEMENT, LANDSCAPE, AND THE CIVIC CENTER BUILDING. AREAS WITHIN DMA ARE NOT REQUIRED TO BE TREATED SINCE THEY ARE EXISTING TO REMAIN AND THE PROJECT DOES NOT EXCEED THE 50% RULE.

AREA SUMMARY TABLE

DMA	BIO-TREATMENT (SF)	PAVEMENT (SF)	SELF RETAINING PERMEABLE PAVEMENT (SF)	SELF TREATING LANDSCAPE (SF)	EXISTING PAVEMENT (SF)	EXISTING LANDSCAPE (SF)	EXISTING ROOF (SF)	TOTAL (SF)
01	0	19,413	12,318	940	0	0	0	32,671
02	583	9,905	0	0	0	0	0	10,488
03	0	9,297	4,797	444	0	0	0	14,537
04	175	3,779	0	644	10,927	0	0	15,525
05	414	9,581	0	0	28,539	0	0	38,534
06	0	0	0	0	12,331	23,747	79,825	115,903
TOTAL (SF)	1,172	51,974	17,115	2,028	51,798	23,747	79,825	227,658

BMP SUMMARY TABLE

DMA	TREATMENT TYPE	PERCENT LID REQ'D	IMPERVIOUS (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)	COMPLIANT
01	SELF RETAINING PERMEABLE PAVEMENT	50%	19,413	9,706	12,318	PASS
02	BIO-TREATMENT	4%	9,905	396	583	PASS
03	SELF RETAINING PERMEABLE PAVEMENT	50%	9,297	4,649	4,797	PASS
04	BIO-TREATMENT	4%	3,779	151	175	PASS
05	BIO-TREATMENT	4%	9,581	383	414	PASS

GENERAL NOTES

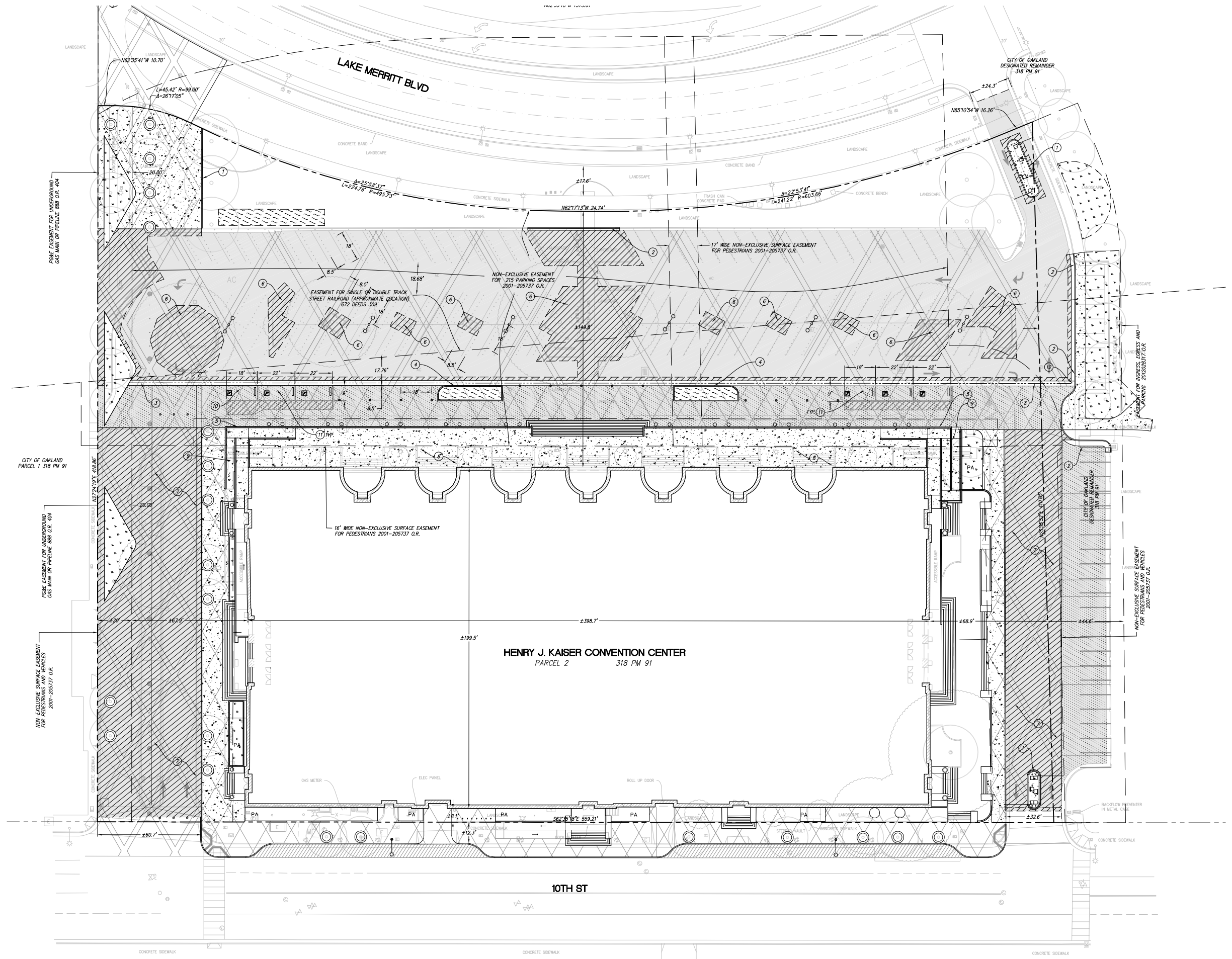
A. AREAS SHOWN AS "NOT IN CONTRACT" (NIC) ARE SHOWN FOR REFERENCE AT THIS TIME. DEVELOPER AND CITY TO DISCUSS AND CONFIRM SCOPE OF WORK WITHIN PUBLIC RIGHT-OF-WAY AS IT RELATES TO FUTURE CITY PROJECTS ALONG 10TH STREET AS WELL AS SCOPE OF WORK WITHIN CITY OWNED MUSEUM PROPERTY TO THE NORTHWEST.

SHEET NOTES:

- 1 CONCRETE VERTICAL CURB, 6-INCH TALL.
- 2 CONCRETE CURB AND GUTTER, 6-INCH TALL.
- 3 CONCRETE VALLEY GUTTER, 3-FEET WIDE.
- 4 BIO-RETENTION PLANTER.
- 5 CONCRETE RETAINING WALL SUPPORTING ABOVE GRADE PATIO SPACE.
- 6 REMOVE EXISTING TREE/LANDSCAPE ISLAND AND REPLACE WITH ASPHALT PAVING.
- 7 RAISED CONCRETE PAVING TO BE FLUSH WITH PEDESTRIAN SIDEWALK ADJACENT TO BUILDING.
- 8 ABOVE GRADE PATIO SPACE.
- 9 ACCESSIBLE RAMP TO ABOVE GRADE PATIO SPACE.
- 10 VAN ACCESSIBLE PARKING STALL.
- 11 ACCESSIBLE PARKING STALL.
- 12 CATCH BASIN.

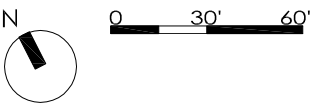
LEGEND

- SAWCUT/CONFORM LINE
- AC OVERLAY
- AC PAVEMENT
- PEDESTRIAN CONCRETE
- VEHICULAR CONCRETE
- PERMEABLE CONCRETE
- PLANTING
- BIO-TREATMENT AREA



OAKLAND CIVIC AUDITORIUM (HJK)
 PLANNING APPLICATION SUBMITTAL
 01.15.2019

SITE PLAN
 SCALE: 1" = 60'



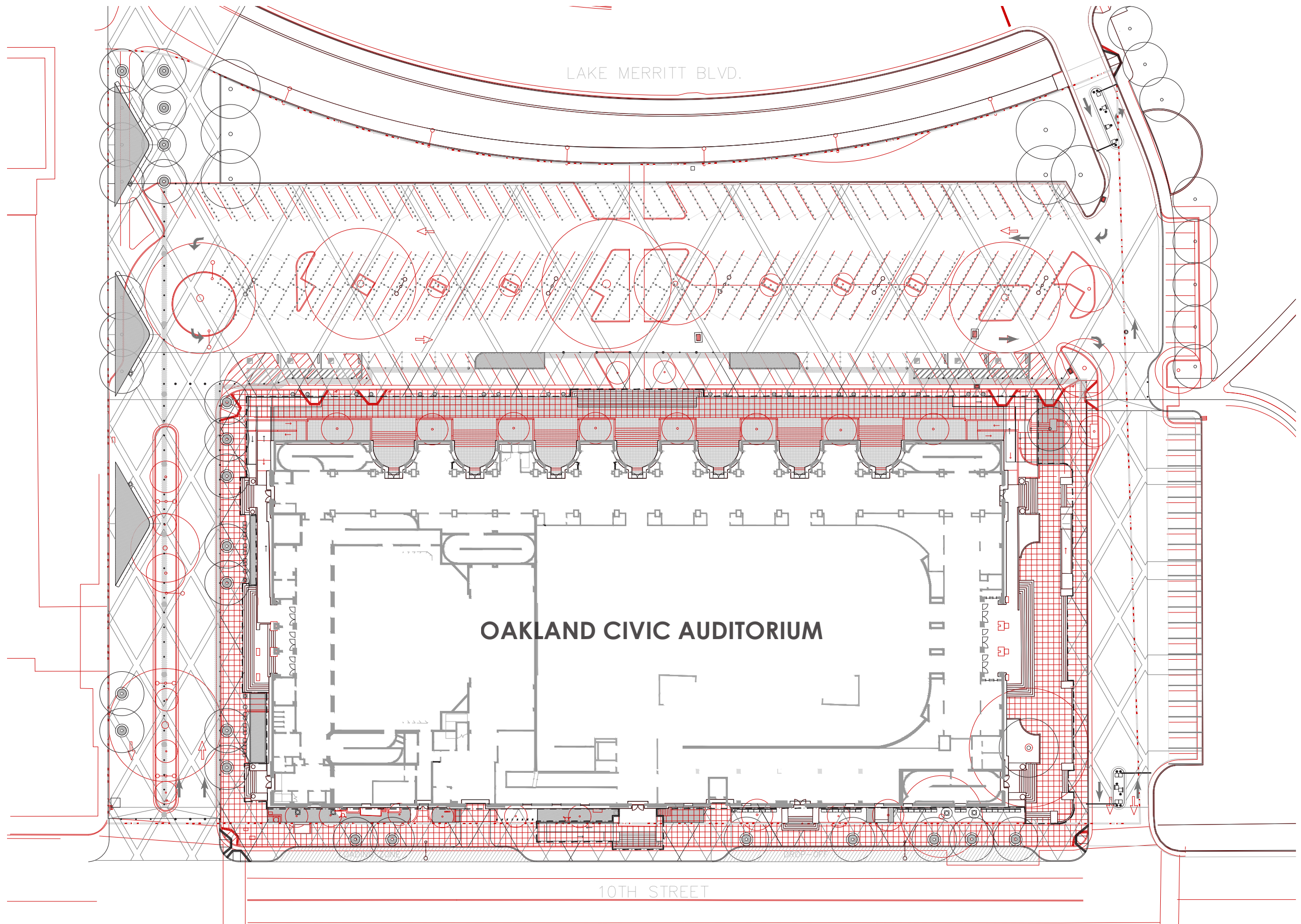




OAKLAND CIVIC AUDITORIUM (HJK)

VIEW OF LAKE MERRITT PROMENADE
LANDSCAPING

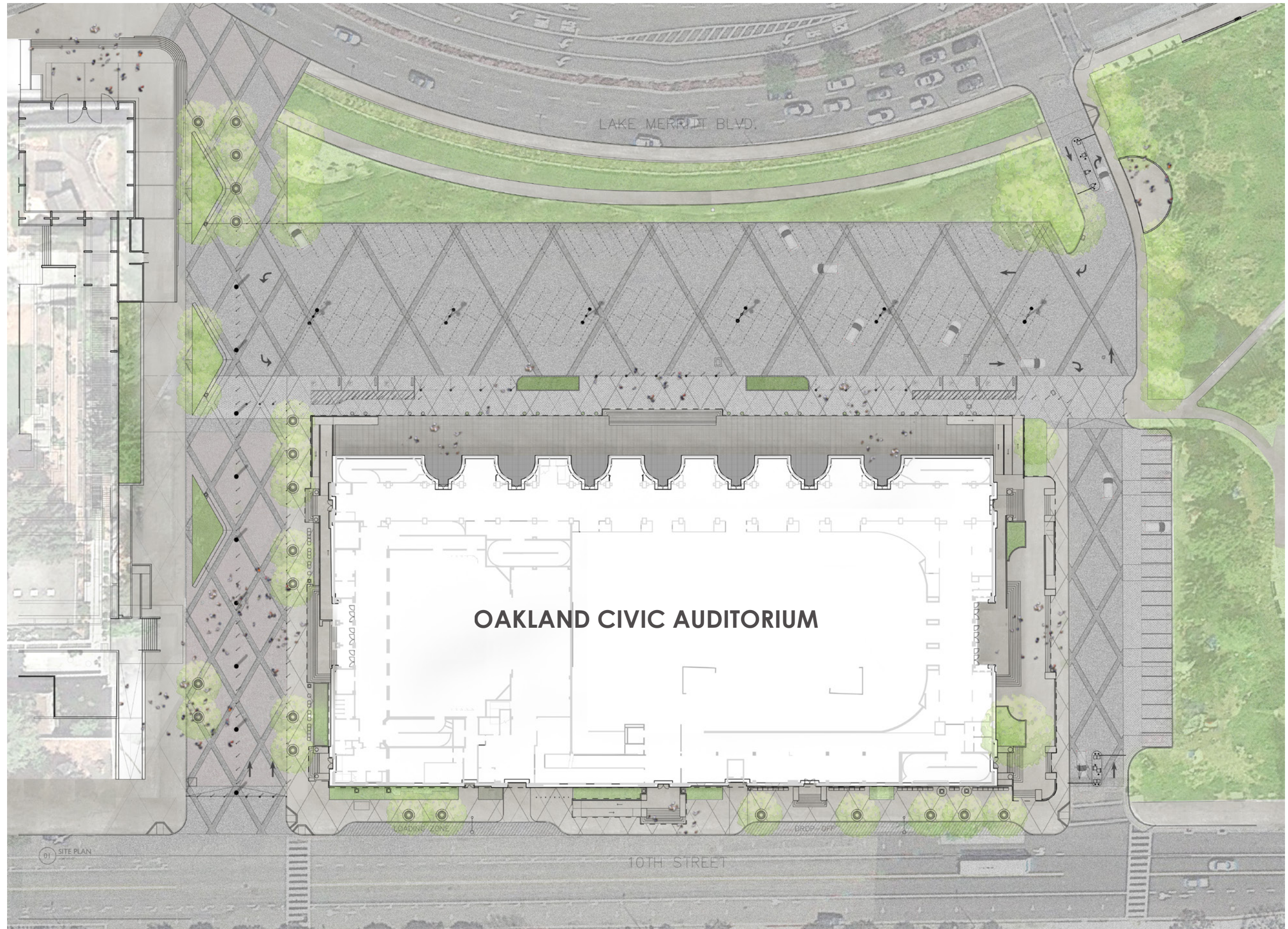




LAKE MERRITT BLVD.

OAKLAND CIVIC AUDITORIUM

10TH STREET



ABBREVIATIONS

A	
ABC	CA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ABUT	ABUTMENT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
AL	AREA LIGHT
APPROX	APPROXIMATE
B	
BC	BOTTOM OF CURB
BORY	BOUNDARY
BEG	BEGIN
BF	BOTTOM FACE
BLDG	BUILDING
BM	BENCH MARK
BVC	BEGIN VERTICAL CURVE
BS	BOTTOM OF STAR
BW	BOTTOM OF WALL
C	
C	CONDUIT
CALC	CALCULATED
CALTRANS	CALIFORNIA DEPARTMENT OF TRANSPORTATION
CATV	CABLE TELEVISION
CB	CATCH BASIN
CCM	CELLULAR CONCRETE MAT
CI	CAST IRON
CIDH	CAST-IN-DRILLED HOLE
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE OR CHAIN LINK
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
COTG	CLEAN OUT TO GRADE
CU FT	CUBIC FEET
D	
DB	DRAIN BASIN
DI	DRAINAGE INLET
DI	DIAMETER
DM	DIMENSION
DWG	DRAWING
E	
E	EXISTING OR EAST
EA	EACH
EC	END OF CURVE
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELECT	ELECTRICAL
EQ	EQUAL
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXP	EXPANSION
F	
F	FOCAL POINT
FF	FINISHED FLOOR
FG	FINISH GRADE
FI	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
G	

G	GAS
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK
GM	GAS METER
GND	GROUND
H	
H	HEIGHT OR HORIZONTAL
HB	HOSE BB
HDPE	HIGH DENSITY POLYETHYLENE
I	
ID	INLINE DRAIN
INV	INVERT
IE	INVERT ELEVATION
IJ	ISOLATION JOINT
J	
JT	JOINT
L	
LA	LANDSCAPE ARCHITECT
L	LENGTH
LF	LINEAR FEET
LT	LEFT
LOL	LAYOUT LINE
LOW	LIMIT OF WORK
M	
MH	MANHOLE
MAINT	MAINTENANCE
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
MJR	MAJOR
MNR	MINOR
MOD	MAYOR'S OFFICE ON DISABILITY
MON	MONUMENT
N	
N	NEW OR NORTH
NF	NEAR FACE
NOVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT INCLUDED IN CONTRACT
NO	NUMBER
NOS	NUMBERS
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTER DIAMETER
OF	OUT FALL
OG	ORIGINAL GROUND
OH	OVERHEAD
P	
PA	PLANTING AREA
PED	PEDESTRIAN
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT ON CURVE
POT	POINT OF TANGENCY
PP	POWER POLE
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTDF	PRESSURE-TREATED DOUG FIR
PERM	PERMANENT
PERF	PERFORATED
Q	
QC	QUICK COUPLER
QTY	QUANTITY
R	

R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RM	RM ELEVATION
REINF	REINFORCING
RP	REC. AND PARK DEPARTMENT
RSC	RIGID STEEL CONDUIT
RSC	RIGHT
ROW	RIGHT-OF-WAY
RWL/L	RETAINING WALL LAYOUT LINE
S	
S	SLOPE OR SOUTH
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SID	SEE IRRIGATION DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SQ	SQUARE FEET
SHT	SHEET
SM	SIMILAR
SOG	SLAB ON GRADE
SP	SPACE OR SPACING
SQ	SQUARE
SS	SANITARY SEWER OR STAINLESS STEEL
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION POINT
STD	STEEL
STL	STANDARD
SSTL	STAINLESS STEEL
SW	SIDEWALK
SYM	SYMBOL
T	
T	TANGENT OR TELEPHONE
TBD	TO BE DETERMINED
TC	TOP OF CURB
TF	TOP FACE
TEMP	TEMPORARY
TJPA	TRANSBAY JOINT POWERS AUTHORITY
TOF	TOP OF FOOTING
TOR	TOP OF RAMP
TOS	TOP OF SLAB
TOT	TOTAL
TP	TELEPHONE POLE
TW	TOP OF WALL
TS	TOP OF STAIR
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VEH	VEHICULAR
V	VERTICAL
VB	VALVE BOX
VC	VERTICAL CURVE
W	
W	WEST OR WATER
W/	WITH
WO	WITHOUT
WC	WHEELCHAIR ACCESSIBLE
WM	WATER METER
WMH	WATER MANHOLE
WP	WORK POINT

GENERAL NOTES

1. THE DOCUMENTS DESCRIBE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE, OPERATIONAL SYSTEMS AND INSTALLATIONS. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONAL NOTES AND DETAILS SHOWING A PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE TO FIELD INVESTIGATE, AND VERIFY ALL CONDITIONS, ELEVATIONS AND DIMENSIONS OF THE PROJECT, AS SHOWN ON OR REFERENCED ON THE DRAWINGS. IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS OR GRADES IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE LA FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS AND PERSONS ENGAGED UPON THE CONTRACT.
4. REFER TO CIVIL DRAWINGS FOR ALL NOTES AND INFORMATION RELATED TO EXISTING AND PROPOSED UTILITIES INCLUDING LOCATION OF EXISTING UTILITIES PRIOR TO ANY SITE DEMOLITION OR CLEARING OR ASSOCIATED WITH ANY SITE GRADING OR TRENCHING OPERATIONS.
5. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL NOTES AND INFORMATION REGARDING BUILDING EXCAVATIONS.
6. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATE (DUST).

QUALITY CONTROL NOTES

1. CONTRACTOR IS TO SUBMIT A SUMMARY OF ALL LANDSCAPE SUBMITTALS NECESSARY FOR LANDSCAPE WORK AND ASSOCIATED SCOPE ITEMS FOR APPROVAL. BASED ON THE APPROVED LISTING OF PROJECT LANDSCAPE SUBMITTALS CONTRACTOR IS TO SUBMIT ALL NECESSARY DOCUMENTATION IN ACCORDANCE WITH CONTRACT.
2. ALL SHOP DRAWINGS REQUIRED AS PART OF LANDSCAPE IMPROVEMENTS SHALL BE COORDINATED WITH ALL ASSOCIATED DISCIPLINES, SITE AND ARCHITECTURAL CONDITIONS. DRAWINGS SHALL SHOW ADJACENT INFORMATION THAT WILL GIVE CLEAR INDICATION OF THE INTERFACE TO STRUCTURES, FOUNDATIONS, UTILITIES, PROPERTY LINES AND EASEMENTS, AND ANY OTHER NECESSARY INFORMATION.

ACCESSIBILITY NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. ALL PAVING AREAS SHALL BE ACCESSIBLE PER TITLE 24. ACCESSIBLE PATHS OF TRAVEL ARE A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF ROLLED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". LANDSCAPE ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
3. ALL PAVING AREAS SHALL NOT EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION UNLESS OTHERWISE NOTED.
4. FOR ALL BUILDING DOOR THRESHOLD DETAILS SEE ARCHITECTURE DRAWINGS.

SITE LAYOUT AND GRADING NOTES

1. REFER TO CIVIL AND SITE UTILITY DRAWINGS FOR ALL NOTES AND INFORMATION RELATED TO DEMOLITION, SITE PREPARATION, EXISTING AND PROPOSED UTILITIES INCLUDING LOCATION OF EXISTING UTILITIES PRIOR TO ANY SITE DEMOLITION OR CLEARING OR ASSOCIATED WITH ANY SITE GRADING OR TRENCHING OPERATIONS.
2. THE CONTRACTOR SHALL REVIEW THE PLANS AND MAKE AN ASSESSMENT OF EARTHWORK BALANCE, EXCESS OR SHORTAGE. CONTRACTOR SHALL PREPARE BIDS SO AS TO INCLUDE ANY EXCESS WHICH MAY OCCUR AND AS TO AVAILABLE SOIL. SITE IN EVENT OF AN EXCESS AND AS TO AVAILABLE MATERIAL SOURCES IN THE EVENT OF A SHORTAGE. CONTRACTORS BID SHALL INCLUDE ALL HAULING COSTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO PROJECT EARTHWORK EXCESS OR SHORTAGE.
3. LANDSCAPE ARCHITECT TO PROVIDE CAD FILE FOR STAKING OF LAYOUT AND ESTABLISHMENT OF CONTROL POINTS PER GRADING PLAN.
4. GRADE BREAKS SHALL BE EXPRESSED AS SHARP CLEAN LINES IN FINISH PAVING AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED. REFER TO FINISH GRADING SPECIFICATIONS FOR TOLERANCES. LANDSCAPE ARCHITECT TO REVIEW ALL LANDSCAPE FINISH GRADING, PRIOR TO AND AFTER PLANTING.
5. ALL GRADES REFER TO FINISH PAVING GRADES UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, LANDSCAPE, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS. PROVIDE A SMOOTH TRANSITION FROM LANDSCAPE AREAS TO NEW HARDSURFACE.
7. ALL LIGHT FIXTURES AND OTHER SITE ELEMENTS SHALL BE SET PER DETAILS. ADJACENT GRADES SHALL NOT BE WARPED TO CONFORM WITH FIXTURES.

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEANUP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEM AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FOR TREES AND A MINIMUM OF TWO (2) YEARS FOR SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INsofar AS IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS, SHALL BE IN ACCORDANCE WITH ANSI 280.1-1986 (OR CURRENT EDITION) "AMERICAN STANDARD FOR NURSERY STOCK". LAST REVISION AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER, ETC SHALL BE USED FOR PLANTING.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK AND BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET PLANTS PLUMB AND STRAIGHT SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING. REFER TO SPECIFICATIONS FOR PRUNING RECOMMENDATIONS.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING ONLY WHEN CONDITIONS MERIT. ALL TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED.
16. SHOULD A PLANT BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
17. AREAS TO BE LANDSCAPED SHALL RECEIVE STOCKPILED TOPSOIL TO A MINIMUM DEPTH OF FOUR (4) TO SIX (6) INCHES. ORGANIC MATTER CONTENT OF TOPSOIL SHALL BE A MINIMUM OF 4 PERCENT. IN THE EVENT THAT ORGANIC MATTER CONTENT IS DEFICIENT, SOIL AMENDMENTS SHALL BE ADDED AS NECESSARY TO ACHIEVE THE REQUIRED PERCENTAGE.
18. PLANTING OPERATIONS SHALL INCLUDE THE COMPLETE REMOVAL OF ALL SYNTHETIC MATERIAL (IF USED) FROM THE ROOTBALL PRIOR TO PLANTING.
19. UNLESS OTHERWISE INDICATED ON DRAWINGS OR SPECIFICATION, ALL DISTURBED AREAS NOT PAVED OR MULCHED SHALL BE SEEDDED.
20. WHEN TREE GROWTH BEGINS, ALL STAKES AND/OR GUYING SHALL BE REMOVED IN ACCORDANCE WITH SPECIFICATIONS.
21. CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

MATERIALS SCHEDULE									
PAVING (P)									
KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL	MANUFACTURER / SUPPLIER	COLOR / FINISH	QUANTITY	SPEC SECTION	COMMENTS
P1		C.I.P. COLORED CONCRETE	-	C.I.P. CONCRETE WITH SAMCUT JOINTS, PER PLANS	DAVIS COLORS, SEE SPECS	CUSTOM COLOR WITH BLACK MCA	5,490 SF	32 14 40	PROMENADE BANDS
P2		C.I.P. NATURAL CONCRETE	-	C.I.P. CONCRETE WITH SAMCUT JOINTS, PER PLANS	NA	NA	17,274 SF	32 14 40	SIDEWALK
P3		PERVIOUS CONCRETE	-	C.I.P. CONCRETE WITH SAMCUT JOINTS, PER PLANS	TBD	NA	18,000 SF (9,000 SF BANDS)	32 14 40	WALKWAY AT NORTH SIDE AND EAST PARKING LOT AND PARKING BAND
P4		8" HEXAGONAL ASPHALT BLOCKS (3" THICK)	-	ASPHALT BLOCK /A0028	HANOVER	GROUND FINISH	10,990 SF	32 14 40	PROMENADE PLAZA
P5		TACTILE DOMES	-	STEEL/ ADV-0-1281	ADVANTAGE TACTILE SYSTEMS	STAINLESS STEEL	2,470 SF	32 14 40	PROMENADE PLAZA, AND NORTH SIDEWALK
P6		THERMOPLASTIC PAVEMENT	-	THERMOPLASTIC	TBYFC PATTERNS	GREY	9,000 SF	32 14 40	NORTH AND EAST PARKING LOT BAND
P7		ASPHALT	-	ASPHALT		BLACK	3,670 SF	-	PROMENADE

DRAINAGE AND TREE GRATE(D)									
KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL	MANUFACTURER / SUPPLIER	COLOR / FINISH	QUANTITY	SPEC SECTION	COMMENTS
D1		TREE GRATE	-	GRAY CAST IRON/B-102876	BARRY CRAFT	BLACK	23	05 50 00	
D2		TRENCH DRAIN GRATE	-	TRENCH DRAIN COVER FOR DRAIN TYPE SEE PLUMBING	ADD GALVANIZED LONGITUDINAL GRATE, SEE SPECS	GALVANIZED STEEL	470 LF	05 50 00	

SITE FURNISHING AND LIGHTING FIXTURES(SF)									
KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL	MANUFACTURER / SUPPLIER	COLOR / FINISH	QUANTITY	SPEC SECTION	COMMENTS
SF1		BICYCLE RACK	-	OLYMPIA BIKE RACK	FORMS+SURFACES, SEE SPECS	ALUMINUM TEXTURE	8	32 33 00	
SF2		LITTER RECEPTACLE	-	POWDERCOAT ALUMINUM/URBAN RENAISSANCE	FORMS+SURFACES, SEE SPECS	SILVER	5	32 33 00	
SF3		BOLLARD LIGHT	-	"STOP" LED BOLLARD	LANDSCAPE FORMS OR APPROVED EQUAL	SILVER	13	32 33 00	
SF4		REMOVABLE BOLLARD	-	"STOP" REMOVABLE BOLLARD	LANDSCAPE FORMS OR APPROVED EQUAL	SILVER	6	32 33 00	
SF5		FIXED BOLLARD	-	"STOP" BOLLARD	LANDSCAPE FORMS OR APPROVED EQUAL	SILVER	124	32 33 00	
SF6		NEST LIGHT	-	ALUMINUM/ LP NEST	LOUIS POULSEN	POWDER COATED, GRIPMETE	9		
SF7		VINE FREE STANDING TOWER	-	STREETLIFE		STEEL/ DOUBLE LAYER POWDER COATING	6		
SF8		CUSTOM PRECAST CONCRETE BENCH W/ A BACK	-	CUSTOM PRECAST CONCRETE BENCH	QUICK CRETE PRODUCTS CORP.	NATURAL	30		
SF9		CAST IN-PLACE CONCRETE BENCH	-	CAST-IN-PLACE CONCRETE BENCH	QUICK CRETE PRODUCTS CORP.	NATURAL	22		
SF10		CAST IN-PLACE CONCRETE BENCH	-	CAST-IN-PLACE CONCRETE BENCH	QUICK CRETE PRODUCTS CORP.	NATURAL	3 X 58 LF		

OTHER LANDSCAPE ELEMENTS									
KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL	MANUFACTURER / SUPPLIER	COLOR / FINISH	QUANTITY	SPEC SECTION	COMMENTS
SK		SKATE DETERRENT	-	THREADED GRINDERMINDER	GRIND TO A HALT, SEE SPECS	STAINLESS STEEL W/ A BLACK OXIDE FINISH	113	05 50 00	FOR CONCRETE

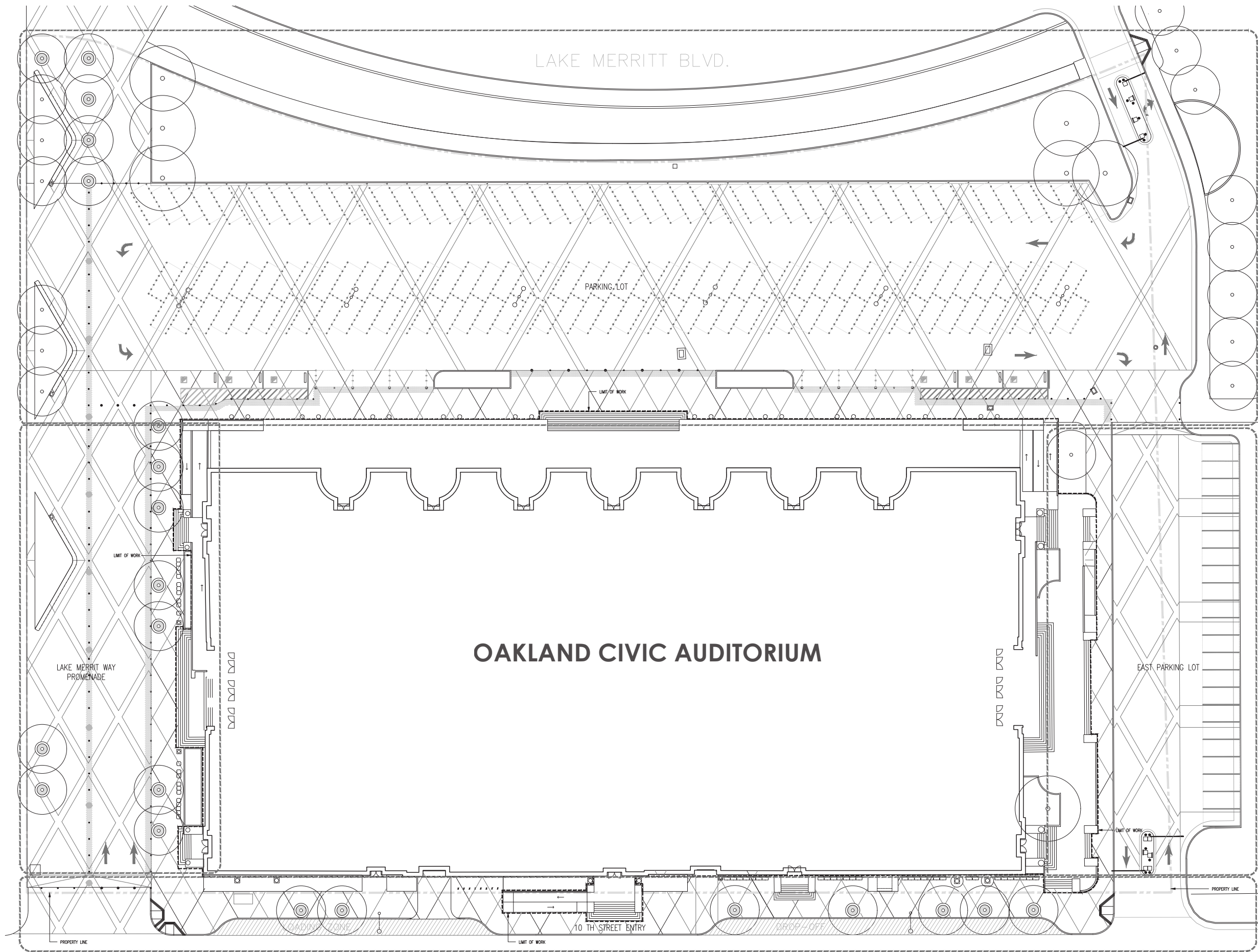
PLANTING SCHEDULE									
TREES									
#	ICON	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	MUCOLS	NOTES
1.		FRPE	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	48" BOX	PER PLAN	22	MODERATE	
2.		GLTR	GLEDITSIA TRACANTHOS	HONEY LOCUST	48" BOX	PER PLAN	16	LOW	
3.		ULFR	ULMUS FRONTIER	FRONTIER ELM	48" BOX	PER PLAN	6	LOW	
		EXIST	EXISTING TREE	VARIOUS SPECIES AS INDICATED ON TREE PRESERVATION PLAN	EXISTING	PER PLAN	AS INDICATED	EXISTING TREES TO BE PRESERVED	

VINES									
AREA	ICON	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	MUCOLS	NOTES
140 SF		JAPL	JASMINUM POLYANTHUM	PINK JASMINE	15 GAL	PER PLAN	12	MODERATE	
36 SF		GLTR	FIGUS PUMILA	CREeping FIG	5 GAL	PER PLAN	24	MODERATE	

STREETSCAPE MIX									
AREA	ICON	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	MUCOLS	NOTES
3,678 SF		ACM	ACHILLEA MILLEFOLIUM	COMMON WARROR	5 GAL	12" O.C.	25%	MODERATE	
		CATU	CAREX TAMILUCOLA	FOOTHILL SEDGE	5 GAL	12" O.C.	25%	LOW	
		DMVA	DYMONDIA MARGARETAE	SILVER CARPET	5 GAL	12" O.C.	25%	LOW	
		DMVA	SEYRINCHUM BELLUM	BLUE EYED GRASS	5 GAL	12" O.C.	25%	LOW	

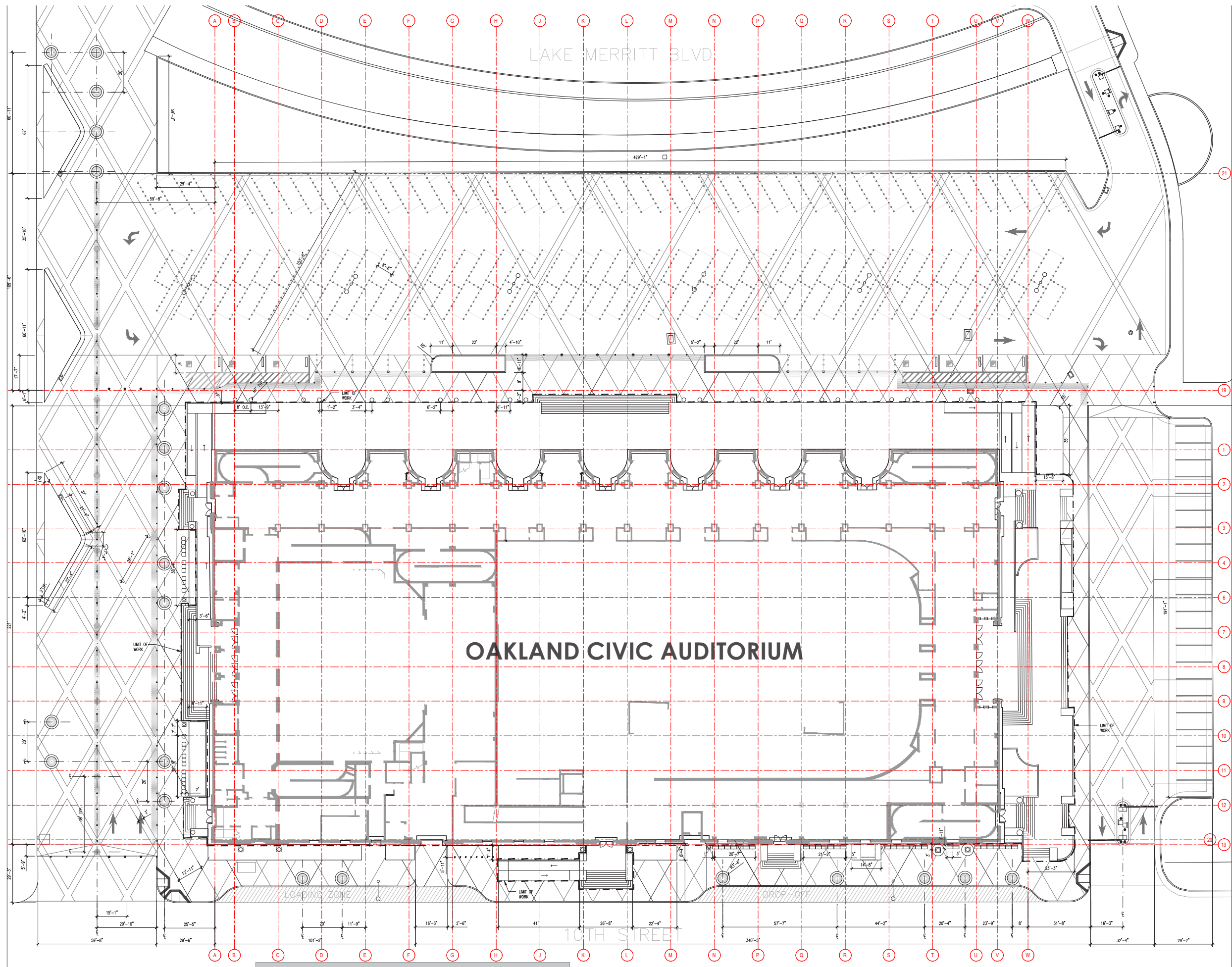
STORMWATER MIX									
AREA	ICON	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	MUCOLS	NOTES
572 SF		DEDE	DESCHAMPSIA CESPIGOSA	TUFTED HAIRGRASS	5 GAL	12" O.C.	25%	LOW	
		NPU	NASSSELLA PULCHRA	PURPLE NEEDLEGRASS	5 GAL	12" O.C.	25%	VERY LOW	
		NEPE	NEPETA SPP.	CATMINT	5 GAL	12" O.C.	25%	LOW	
		GAEL	GARRIA ELLIPTICA	COAST SILK TASSEL	5 GAL	12" O.C.	25%	LOW	

MEADOW MIX									
AREA	ICON	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	MUCOLS	NOTES
12,090 SF		ACM	ACHILLEA MILLEFOLIUM	COMMON WARROR	5 GAL	12" O.C.	25%	MODERATE	
		CATU	CAREX TAMILUCOLA	FOOTHILL SEDGE	5 GAL	12" O.C.	25%	LOW	
		LAVA	LAVANDULA SPP.	LAVENDER	5 GAL	12" O.C.	25%	LOW	
		NATE	NASSSELLA TENASSIMA	MEXICAN FEATHER GRASS	5 GAL	12" O.C.	25%	LOW	



OAKLAND CIVIC AUDITORIUM

10TH STREET



LAKE MERRITT BLVD

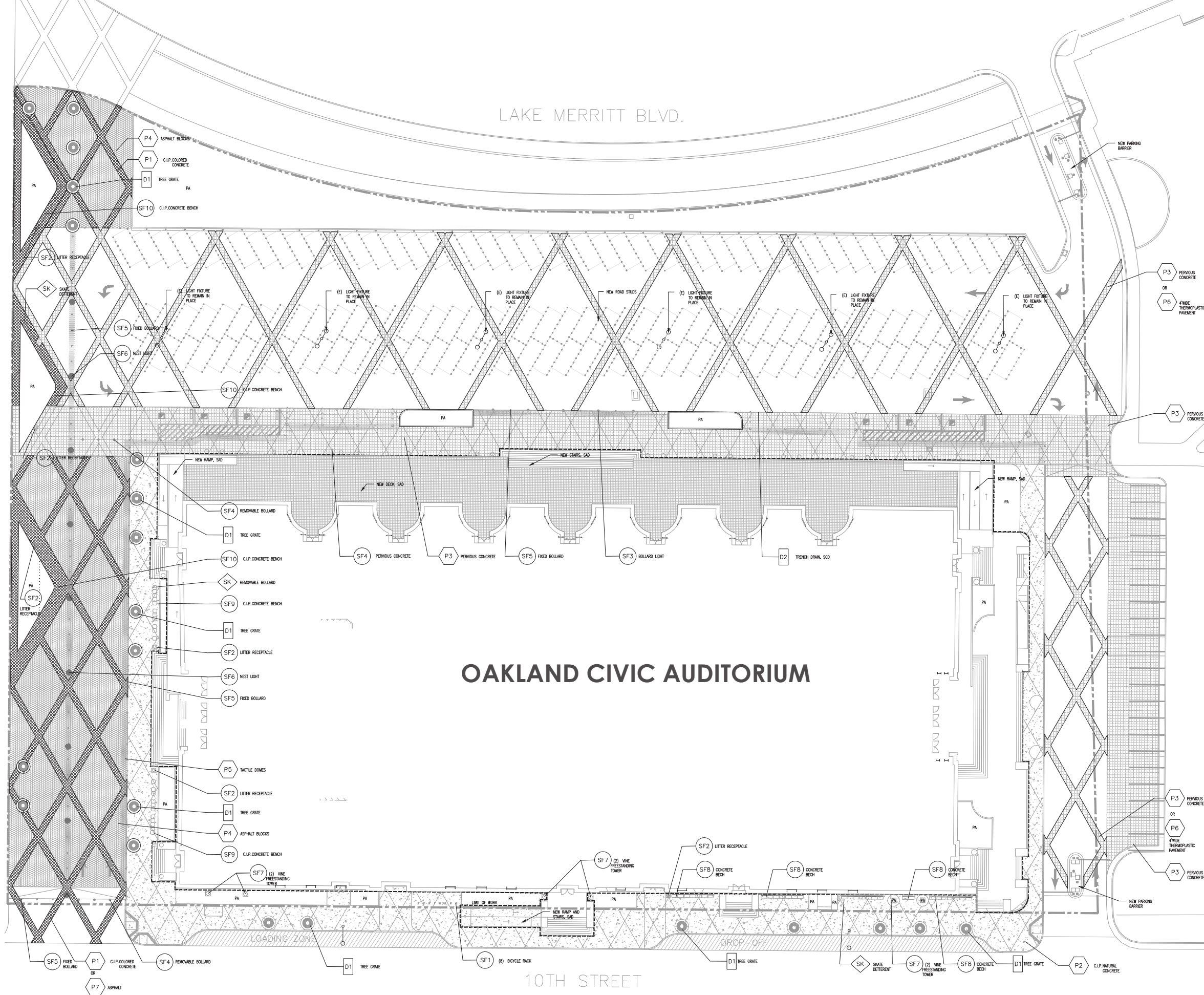
OAKLAND CIVIC AUDITORIUM

10TH STREET

OAKLAND CIVIC AUDITORIUM (HJK)
 PLANNING APPLICATION SUBMITTAL

LAYOUT PLAN





LAKE MERRITT BLVD.

10TH STREET

OAKLAND CIVIC AUDITORIUM

PAVING (P)

KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL
P1	[Symbol]	CL.P. COLORED CONCRETE		CL.P. CONCRETE WITH GRANITE AGGREG. PER PLANS
P2	[Symbol]	CL.P. NATURAL CONCRETE		CL.P. CONCRETE WITH GRANITE AGGREG. PER PLANS
P3	[Symbol]	PERVIOUS CONCRETE		CL.P. CONCRETE WITH GRANITE AGGREG. PER PLANS
P4	[Symbol]	8" HORIZONTAL ASPHALT BLOCKS (1" THICK)		ASPHALT BLOCK / ANB028
P5	[Symbol]	TACTILE DOMES		STEEL/ ADA-D-1281
P6	[Symbol]	THERMOPLASTIC PAINT		THERMOPLASTIC
P7	[Symbol]	ASPHALT		ASPHALT

DRAINAGE AND TREE GRATE(D)

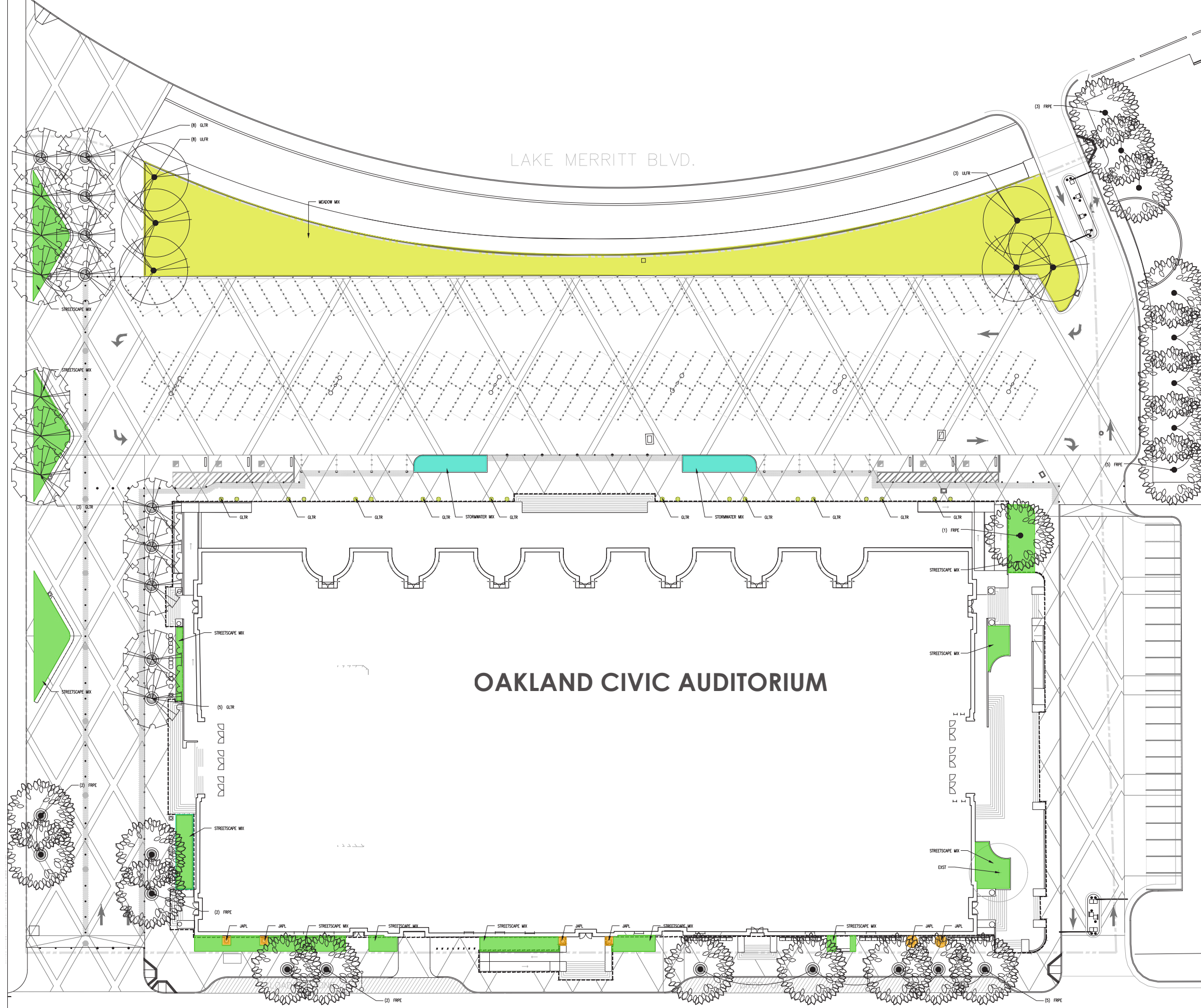
KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL
D1	[Symbol]	TREE GRATE		GRAY CAST IRON/ 15" X 15"
D2	[Symbol]	TRENCH DRAIN GRATE		TRENCH DRAIN COVER FOR DRAIN TYPE SEE PLUMBING

SITE FURNISHING AND LIGHTING FIXTURE

KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL
SF1	[Symbol]	BICYCLE RACK		OLYMPIA BIKE RACK
SF2	[Symbol]	LITTER RECEPTACLE		PORCELANO ALUMINUM/URBAN RENOVANCE
SF3	[Symbol]	BOLLARD LIGHT		"100" LED BOLLARD
SF4	[Symbol]	REMOVABLE BOLLARD		"100" REMOVABLE BOLLARD
SF5	[Symbol]	FIXED BOLLARD		"100" BOLLARD
SF6	[Symbol]	NEST LIGHT		ALUMINUM/ LP NEST
SF7	[Symbol]	VINE FREE STANDING TOWER		STREETLIFE
SF8	[Symbol]	CUSTOM CONCRETE BENCH BY A BACH		CUSTOM PRECAST CONCRETE BENCH
SF9	[Symbol]	CAST IN-PLACE CONCRETE BENCH		CAST IN-PLACE CONCRETE BENCH
SF10	[Symbol]	CAST IN-PLACE CONCRETE BENCH		CAST IN-PLACE CONCRETE BENCH

OTHER LANDSCAPE ELEMENTS

KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL
SK	[Symbol]	SKATE DETERRENT		THERMO GRANITE/BLACK



TREES

#	ICON	KEY	BOTANICAL NAME
1.		FRPE	FRAXINUS PENNSYLVANICA 'DANIEL'
2.		GLTR	OLEFRA TRACANTHOS
3.		ULFR	ULMUS FRAXINUS
		EXIST	EXISTING TREE

VINES

AREA	ICON	KEY	BOTANICAL NAME
10' SF		JAPL	JASMINE POLYANTHUS
30' SF		GLTR	FIGUS PUMICA

STREETSCAPE MIX

AREA	ICON	KEY	BOTANICAL NAME
3.67' SF		ACHM	ACHILLEA MILEFOLIUM
		CRU	CAREX RUMICOLA
		DYMA	DYCKONIA WARGHETIC
		DYMA	SORGHANUM BELLUM

STORMWATER MIX

AREA	ICON	KEY	BOTANICAL NAME
5.2' SF		DECC	DESCHAMPSIA CESPITOSA
		NPFL	NOSSOLA PELLORA
		NEPE	NEPETA SPP.
		OEL	GARRIA ELLIPTICA

MEADOW MIX

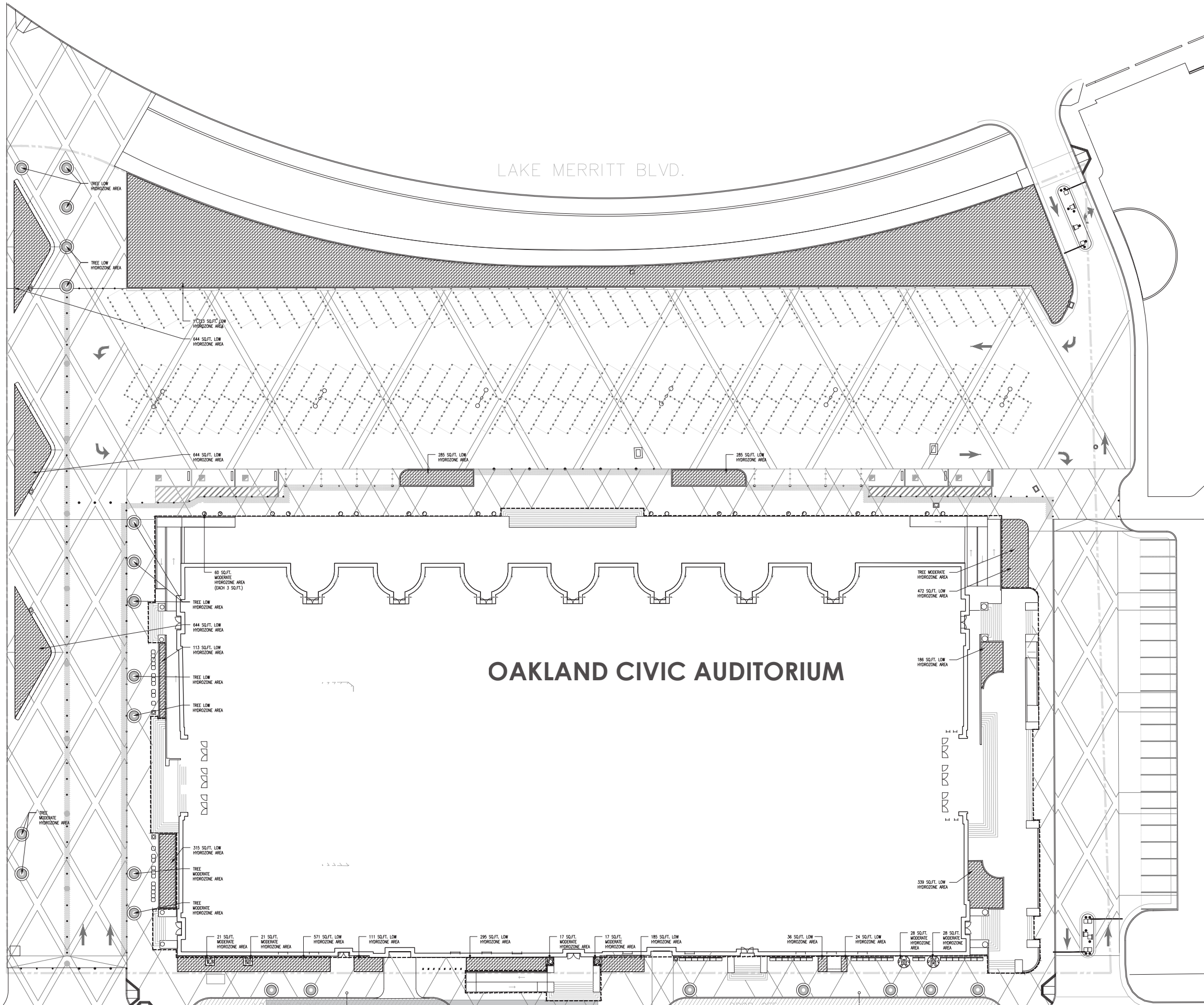
AREA	ICON	KEY	BOTANICAL NAME
12.0' SF		ACHM	ACHILLEA MILEFOLIUM
		CRU	CAREX RUMICOLA
		LAMA	LAINOILLA SPP.
		NOSE	NOSSOLA TENUESIMA

OAKLAND CIVIC AUDITORIUM

PLANTING PLAN

HYDROZONES AREA SCHEDULE

#	ICON	NAME	AREA
1.	[Cross-hatch pattern]	LOW HYDROZONE AREA	17,287 SQ.FT.
2.	[Inverted triangle pattern]	MODERATE HYDROZONE AREA	182 SQ.FT.



LAKE MERRITT BLVD.

OAKLAND CIVIC AUDITORIUM

HYDRO-ZONES PLAN



02 LAKE MERRITT WAY PROMENADE PERSPECTIVE VIEW LOOKING NORTH



01 LAKE MERRITT WAY PROMENADE PERSPECTIVE VIEW LOOKING SOUTH

PAVING (P)				
KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL
P1	[Symbol]	C.I.P. COLORED CONCRETE	-	C.I.P. CONCRETE WITH SMOOTH JOINTS PER PLAN
P2	[Symbol]	C.I.P. NATURAL CONCRETE	-	C.I.P. CONCRETE WITH SMOOTH JOINTS PER PLAN
P3	[Symbol]	POROUS CONCRETE	-	C.I.P. CONCRETE WITH SMOOTH JOINTS PER PLAN
P4	[Symbol]	1" RECESSED ASPHALT BLOCK (1" THICK)	-	ASPHALT BLOCK (AR0004)
P5	[Symbol]	TERRAZZO	-	STEEL/ A04-D-1281
P6	[Symbol]	THERMOPLASTIC PAVERMENT	-	THERMOPLASTIC
P7	[Symbol]	ASPHALT	-	ASPHALT

DRAINAGE AND TREE GRATE(D)				
KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL
D1	[Symbol]	TREE GRATE	-	GRP CAST IRON/8-12216
D2	[Symbol]	TRENCH DRAIN GRATE	-	TRENCH DRAIN COVER FOR DOWN THE SIDE PLUMBING

SITE FURNISHING AND LIGHTING FIXTURE				
KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL
SF1	[Symbol]	BICYCLE RACK	-	OLYMPIA BIKE RACK
SF2	[Symbol]	LITTER RECEPTACLE	-	PIONEERCAST ALUMINUM/IRON RENAISSANCE
SF3	[Symbol]	BOLLARD LIGHT	-	"30" LED BOLLARD
SF4	[Symbol]	REMOVABLE BOLLARD	-	"30" REMOVABLE BOLLARD
SF5	[Symbol]	FIXED BOLLARD	-	"30" BOLLARD
SF6	[Symbol]	NEST LIGHT	-	ALUMINUM/ UP NEST
SF7	[Symbol]	VINE FREE SPINDLE STREET	-	STREETLIFE
SF8	[Symbol]	CUSTOM CONCRETE BENCH BY A BENCH	-	CUSTOM PRECAST CONCRETE BENCH
SF9	[Symbol]	CAST IN-PLACE CONCRETE BENCH	-	CAST-IN-PLACE CONCRETE BENCH
SF10	[Symbol]	CAST IN-PLACE CONCRETE BENCH	-	CAST-IN-PLACE CONCRETE BENCH

OTHER LANDSCAPE ELEMENTS				
KEY	SYMB.	DESCRIPTION	DETL. NUM.	MATERIAL / MODEL
OK	[Symbol]	SHAKE DECORATOR	-	THREADED ORNAMENT

CITY OF
OAKLAND
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: OAKLAND CIVIC ARENA
PROJECT ADDRESS: OAKLAND CA

PREPARED BY: JANET LUEHRIS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Janet Luehris*

PART ONE **MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

MAWA = ETo x .62 x [(ETAF x HA) + ((1-ETAF) x SLA)]

YEARLY ETo	41.8
CONVERSION FACTOR	0.62
ETAF	0.45
TOTAL IRRIGATED LANDSCAPE AREA (HA)	20,377 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	237,641 GALLONS PER YEAR
TOTAL ACRE FEET	0.73 ACRE FEET

PART TWO **ESTIMATED TOTAL WATER USE (ETWU)**

(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS <small>(TOTAL ETAF x AREA / TOTAL AREA)</small>	0.41
ETWU FOR REGULAR LANDSCAPE AREAS	218,613 GALLONS PER YEAR
SITE WIDE ETAF	0.41
ETWU FOR ALL LANDSCAPE AREAS	218,613 GALLONS PER YEAR
TOTAL ACRE FEET	0.67 ACRE FEET

**OAKLAND CIVIC ARENA
WATER EFFICIENT LANDSCAPE WORKSHEET**

Reference Evapotranspiration (Eto) **41.8**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
1	SHRUB	LW	0.30	DL	0.81	0.37	16,628	6,159	159,604	81.6%
2	SHRUB	MW	0.50	DL	0.81	0.62	3,488	2,153	55,799	17.1%
3	TREE	LW	0.30	B	0.81	0.37	151	56	1,449	0.7%
4	TREE	MW	0.50	B	0.81	0.62	50	31	800	0.2%
5	SHRUB	MW	0.50	B	0.81	0.62	60	37	960	0.3%
TOTALS (REGULAR LANDSCAPE AREAS)							20,377	8,435	218,613	100.0%
SPECIAL LANDSCAPE AREA										
							0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)							0	0	0	0.0%
TOTALS FOR ALL AREAS							20,377	8,435	218,613	100%

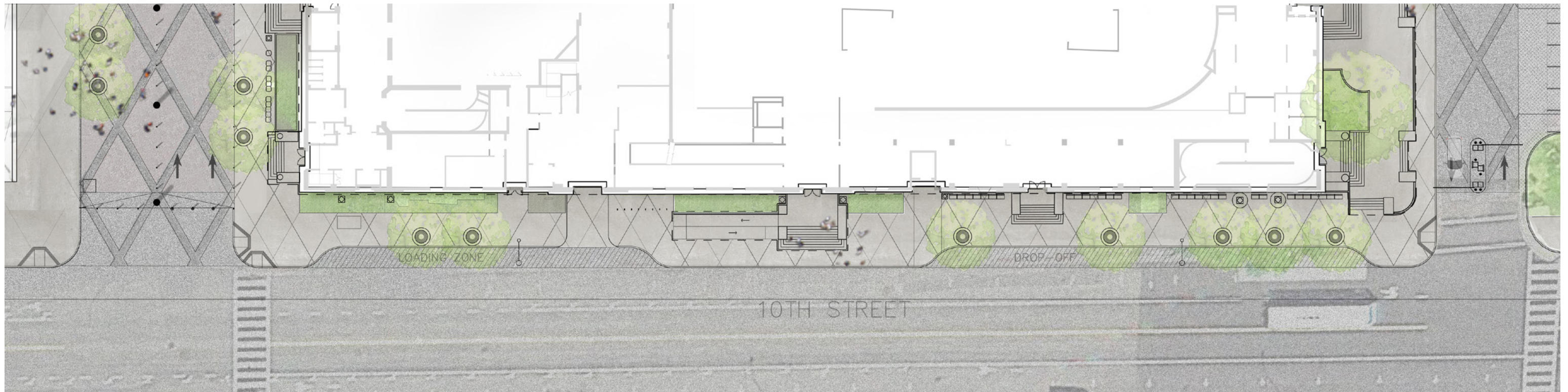
HYDROZONE SUMMARY		
Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	3,598	17.7%
Low Water Use Plants (LW)	16,779	82.3%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	20,377	100.0%

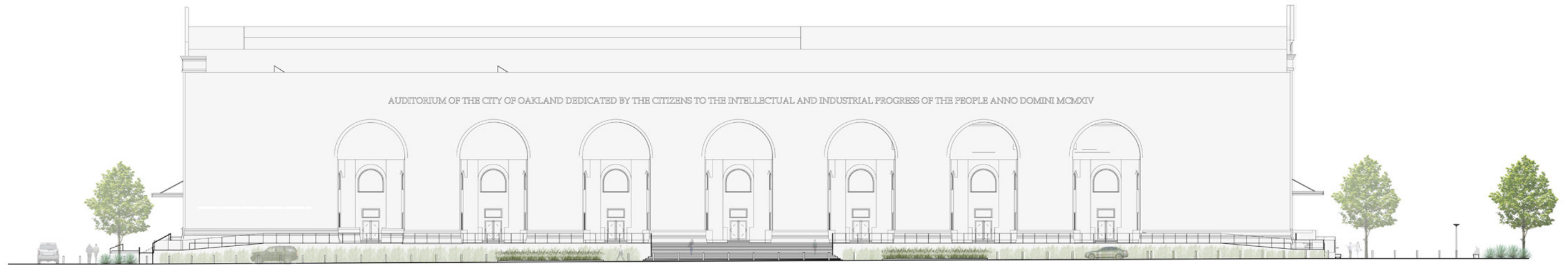
**Irrigation Method		
Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	261	1.3%
Drip (D)	0	0.0%
In-Line Drip (DL)	20,116	98.7%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%



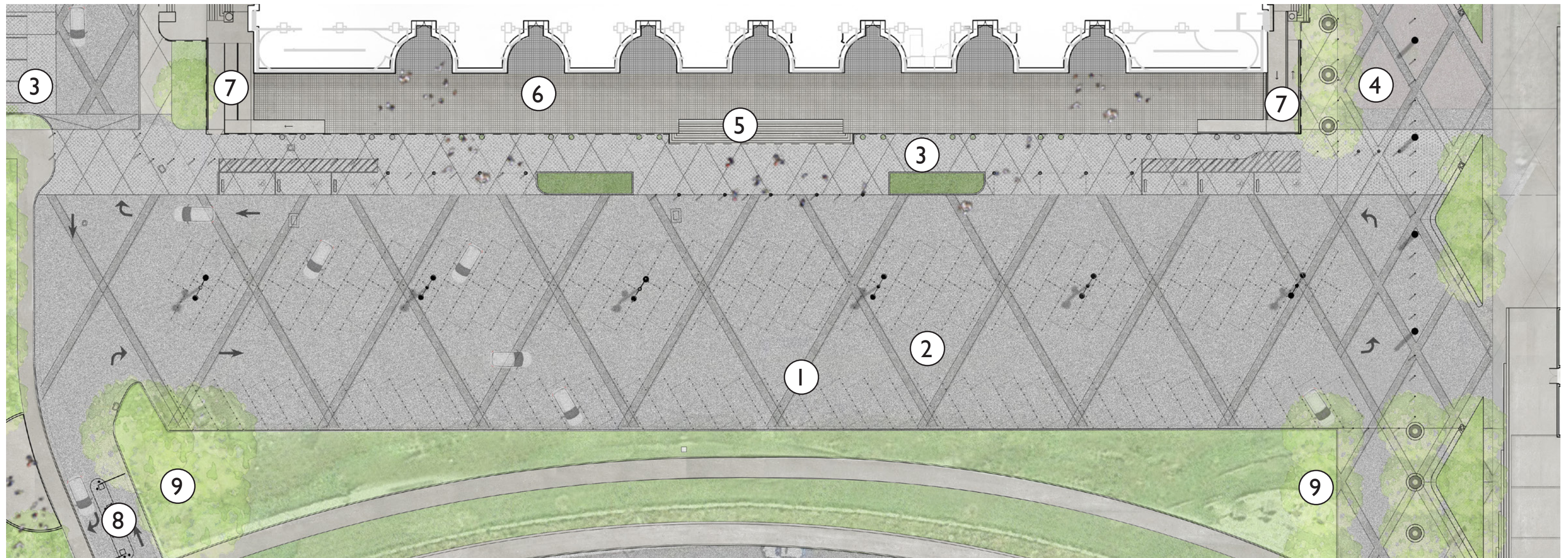
① (N) VINES FREESTANDING TOWERS

② (N) PRECAST CONCRETE BENCH



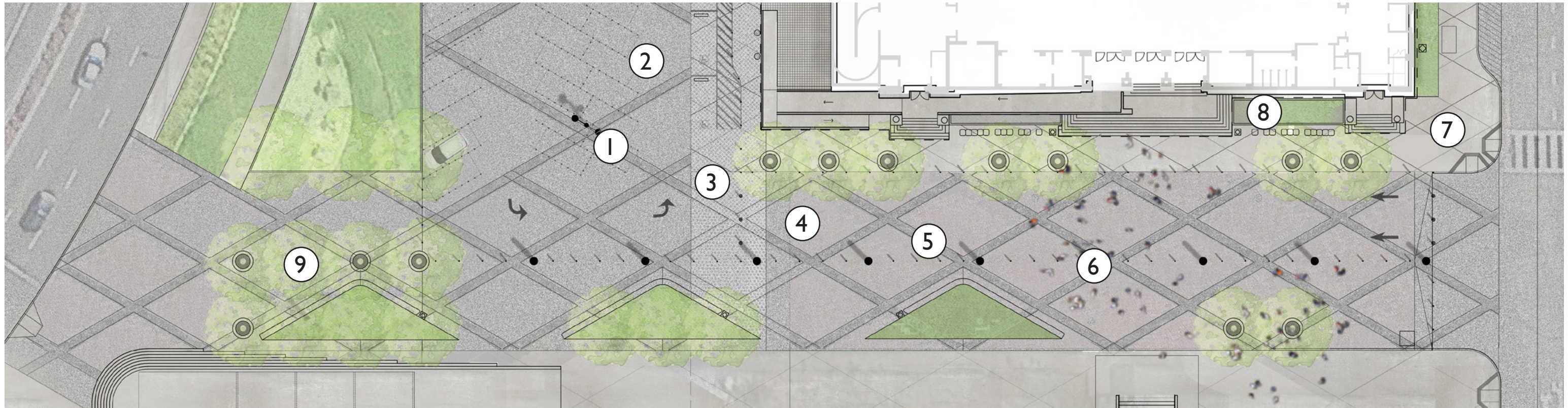


- ① (N) ASPHALT BAND
- ③ (N) POROUS CONCRETE
- ⑤ (N) GRAND STAIRCASE
- ⑦ (N) ADA RAMP
- ⑨ (N) TREES
- ② (N) ASPHALT PAVEMENT
- ④ (N) ASPHALT PAVERS
- ⑥ (N) DECK
- ⑧ (N) PARKING ACCESS CONTROL



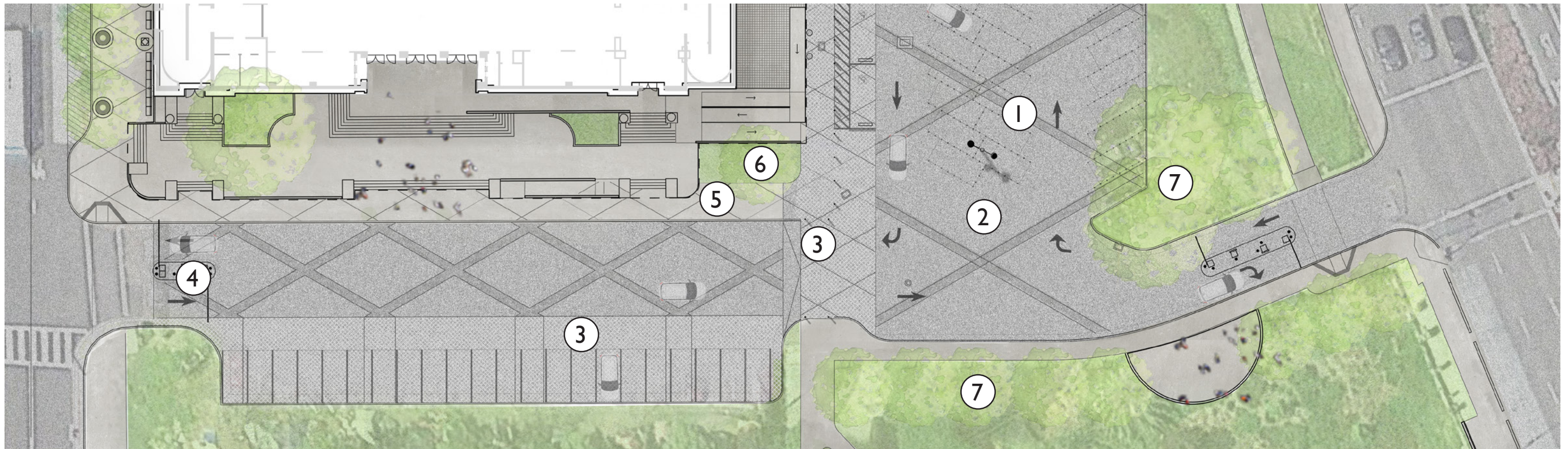


- ① (N) ASPHALT BAND ③ (N) POROUS CONCRETE ⑤ (N) COLORED CONCRETE ⑦ (N) CONCRETE ⑨ (N) TREES
- ② (N) ASPHALT PAVEMENT ④ (N) ASPHALT PAVERS ⑥ (N) LIGHT FIXTURE ⑧ (N) PLANTING AREA








- ① (N) ASPHALT BAND ③ (N) POROUS CONCRETE ⑤ (N) CONCRETE ⑦ (N) TREES
- ② (N) ASPHALT PAVEMENT ④ (N) PARKING ACCESS CONTROL ⑥ (N) PLANTING AREA

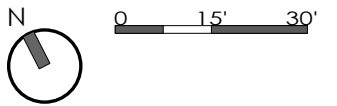
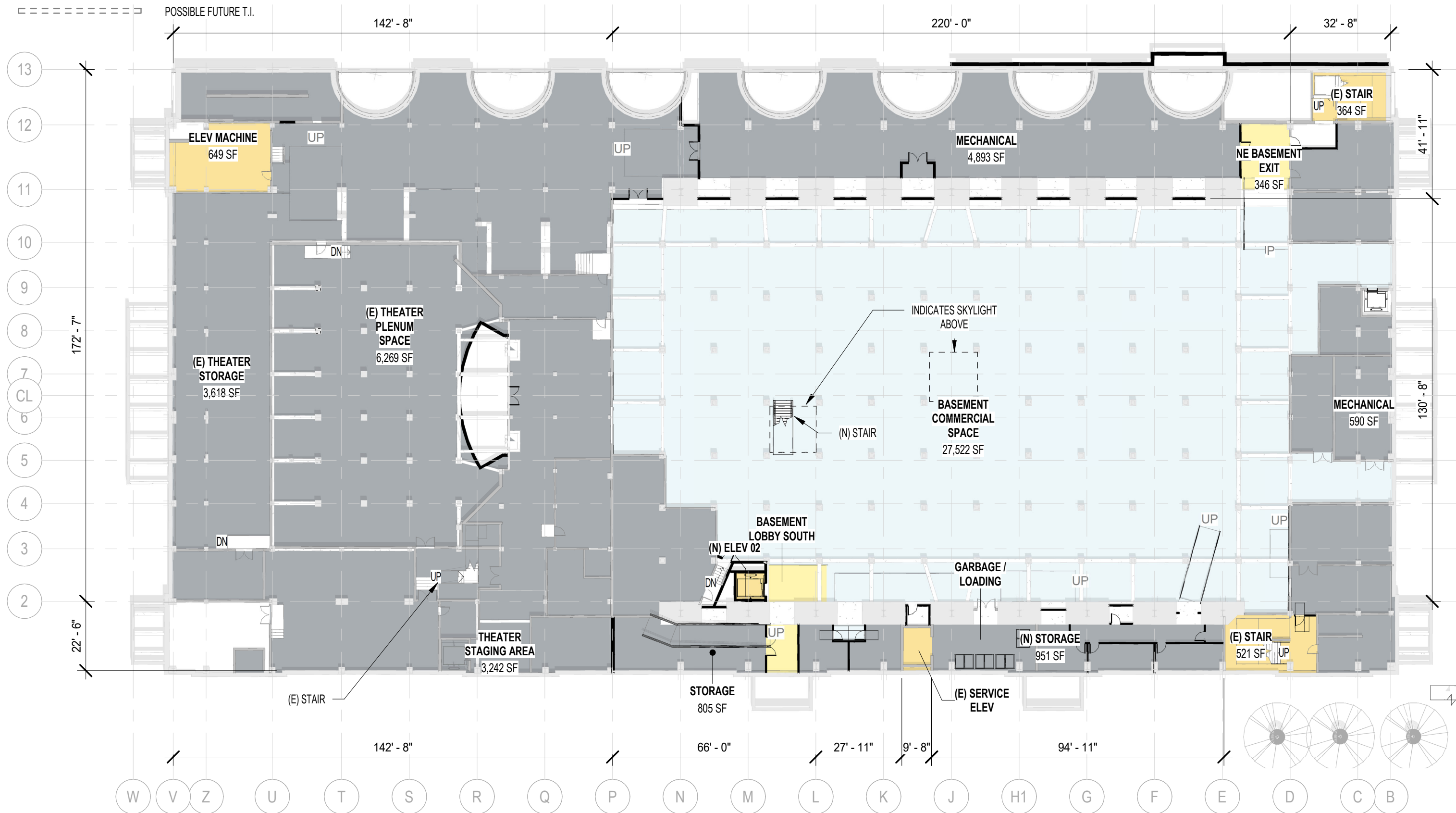


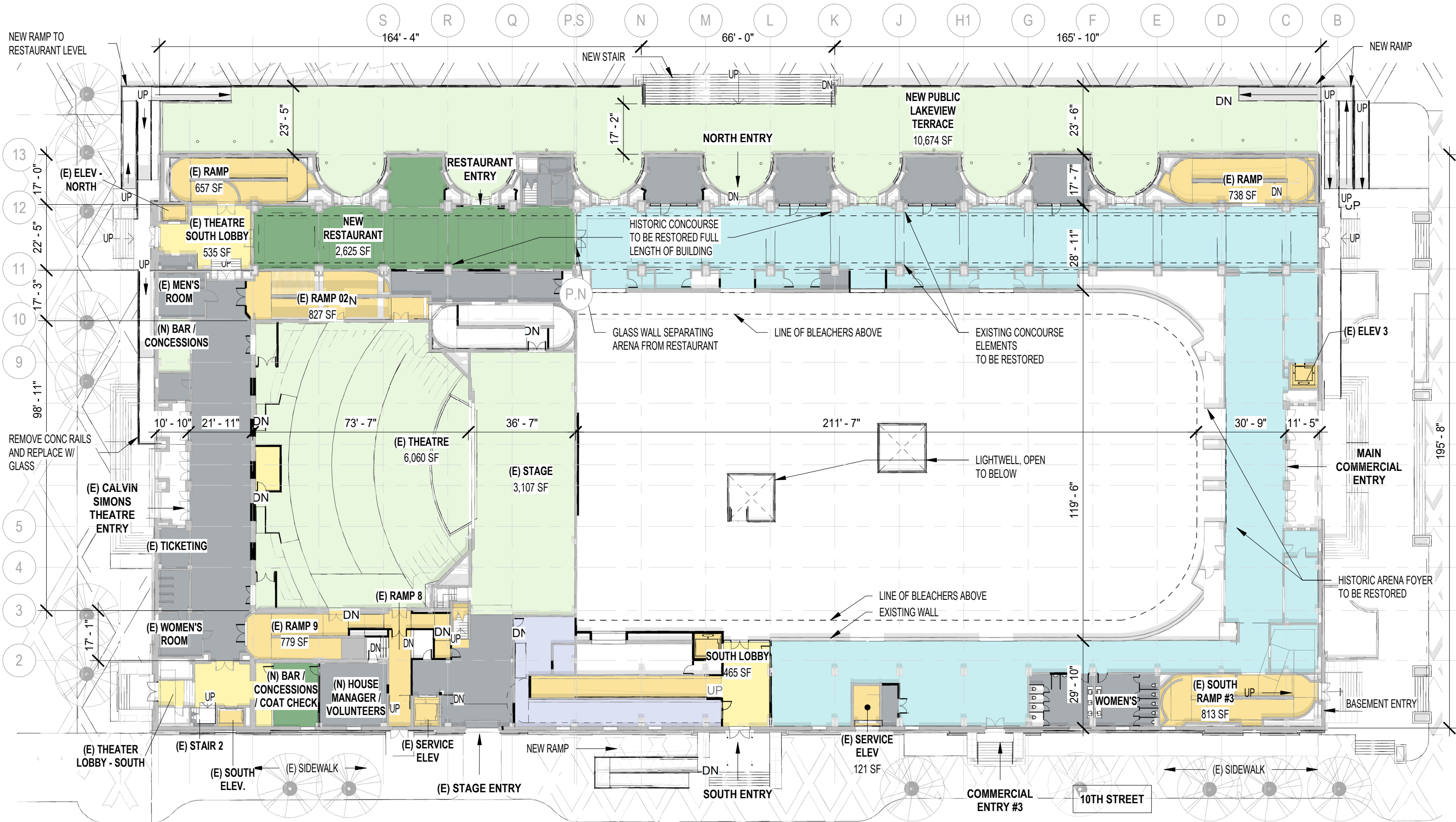




PLAN LEGEND

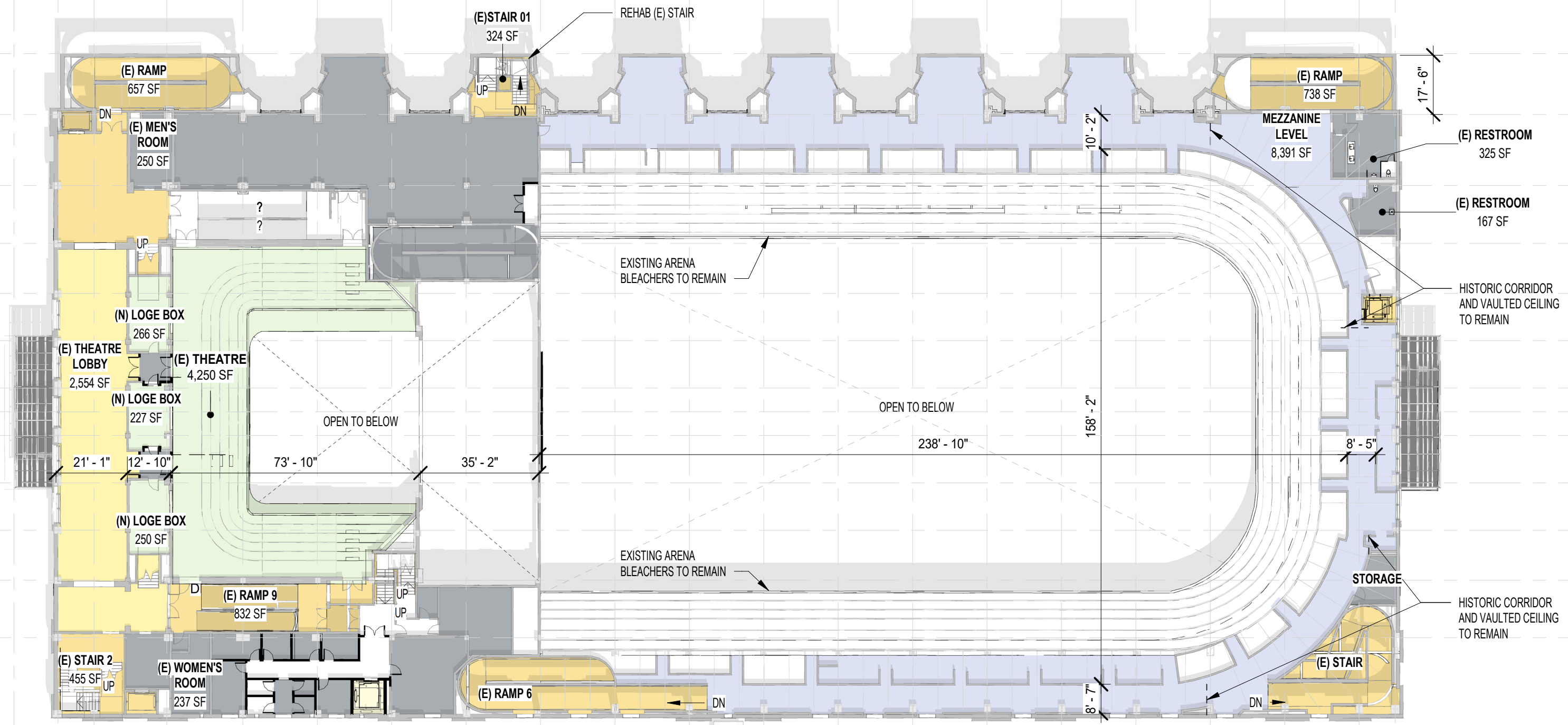
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  POSSIBLE FUTURE T.I.

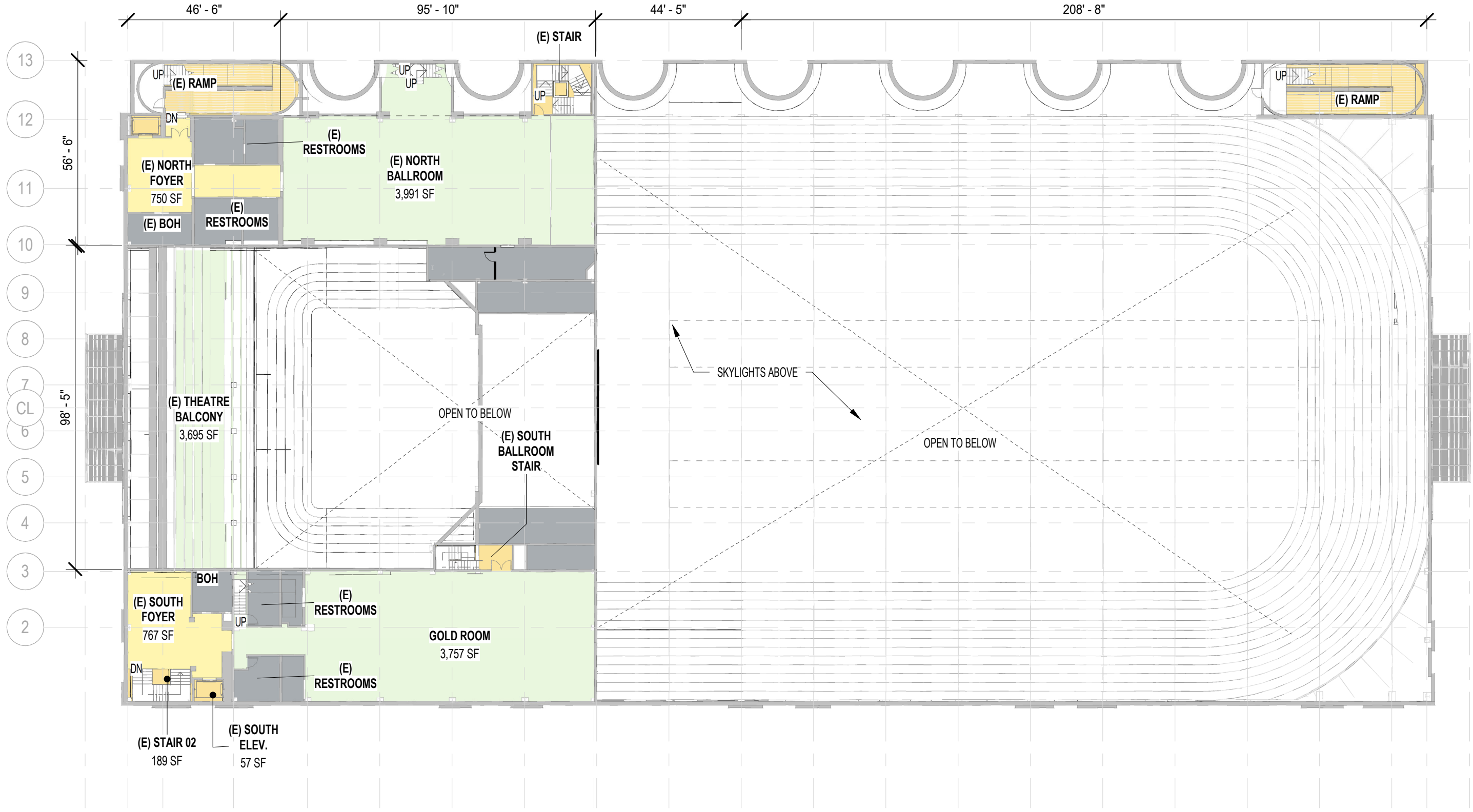


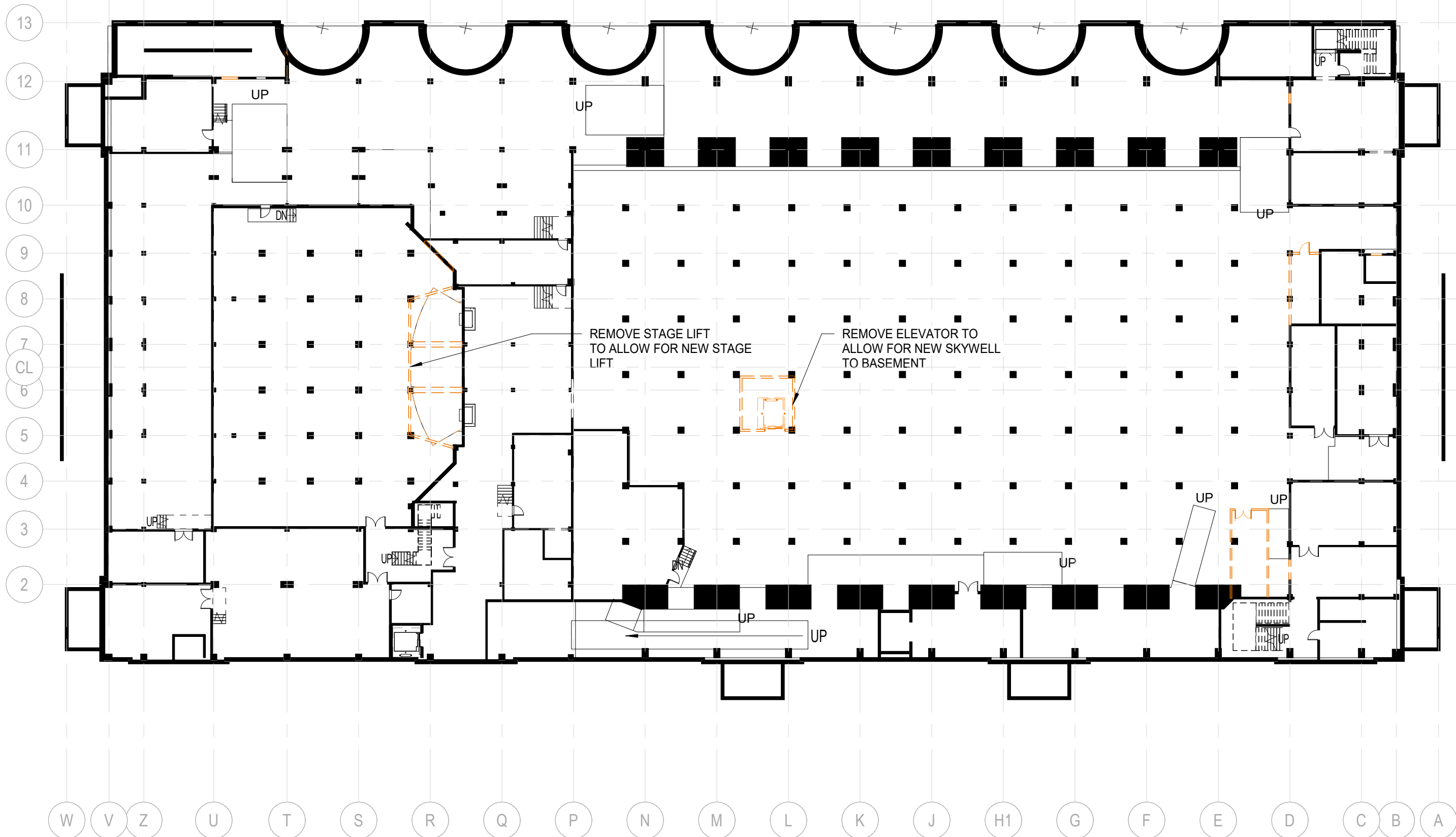


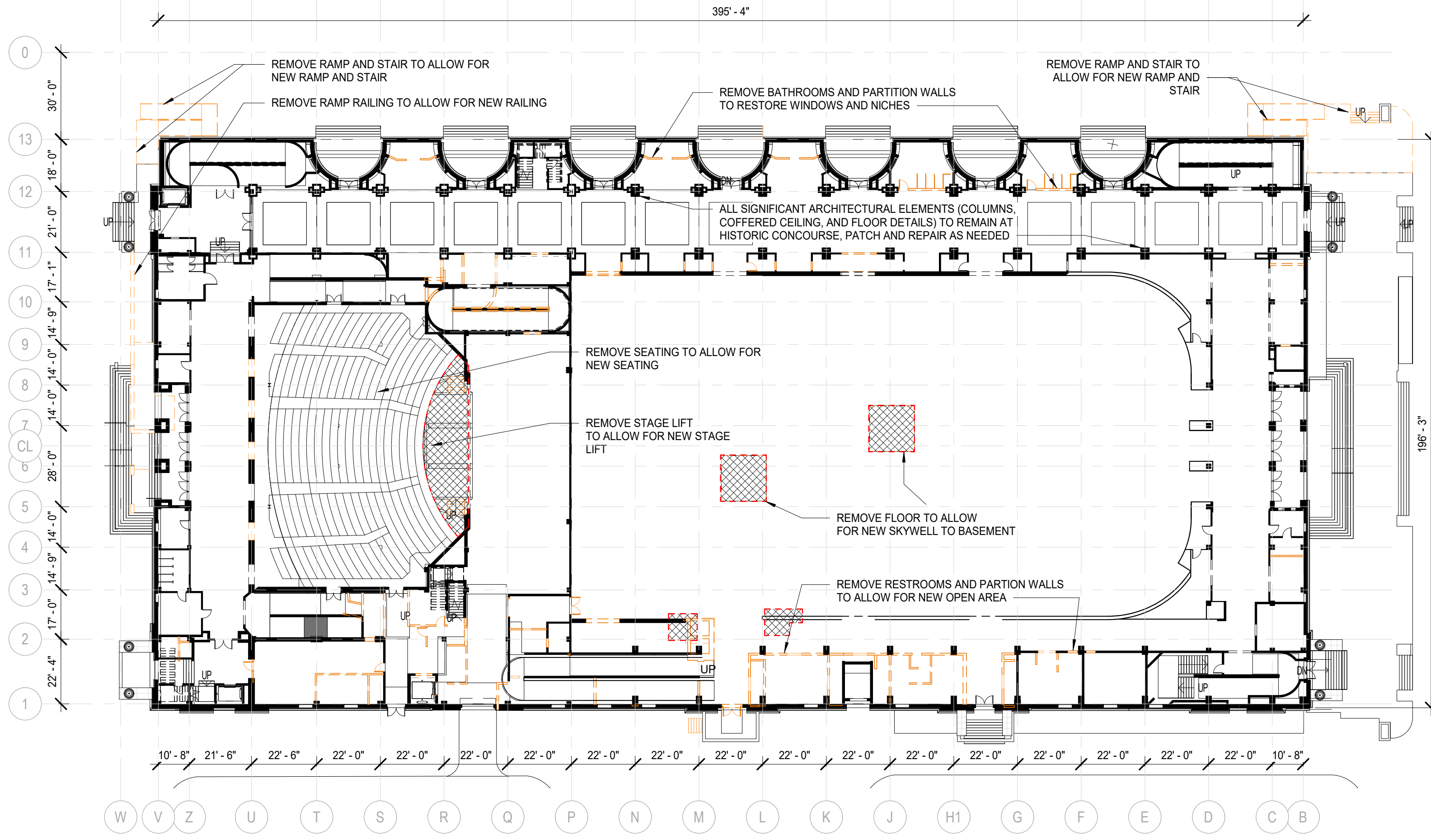
W Z U T S R Q P N M L K J H1 G F E D C B

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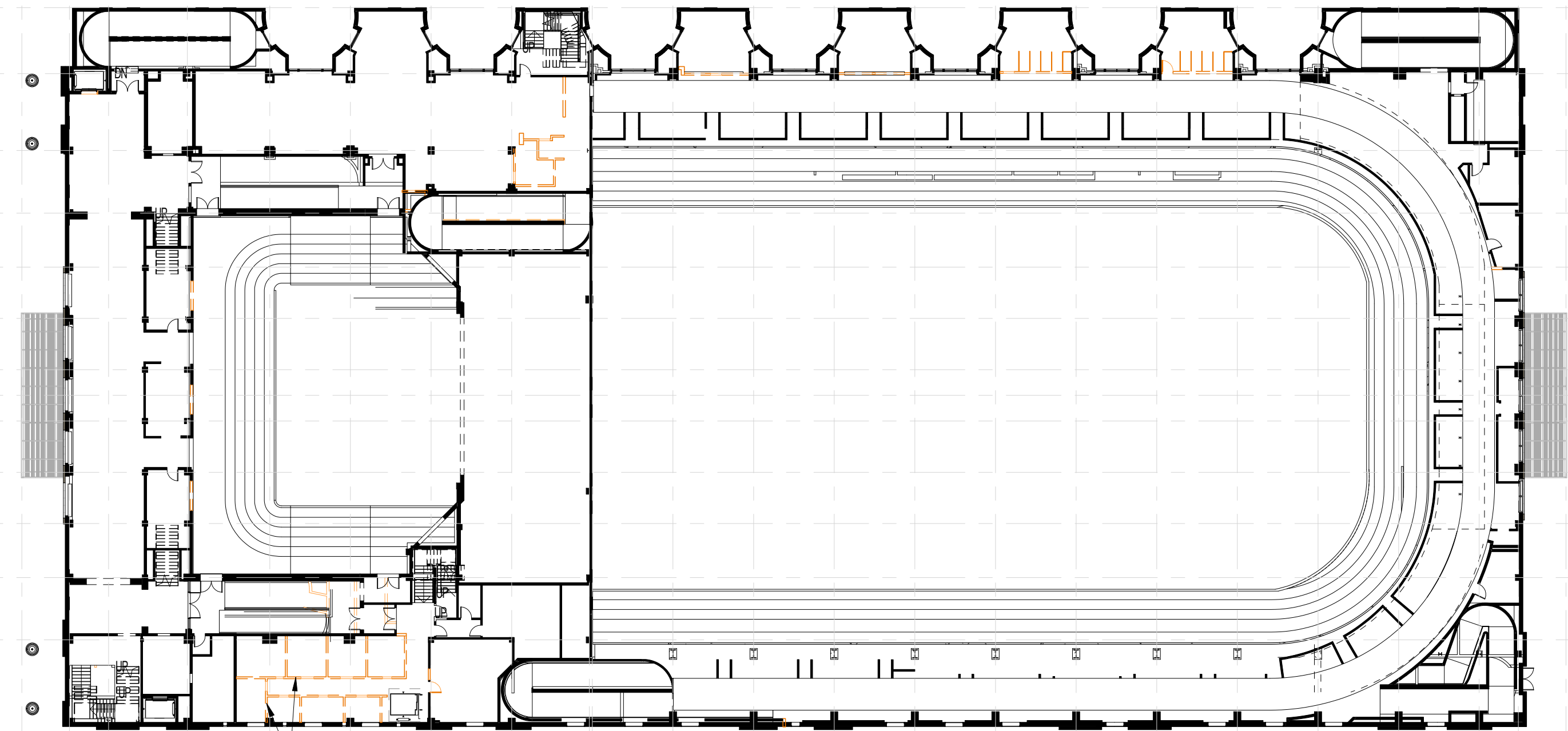








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REMOVE PARTITION WALLS TO
ALLOW FOR NEW DRESSING ROOMS

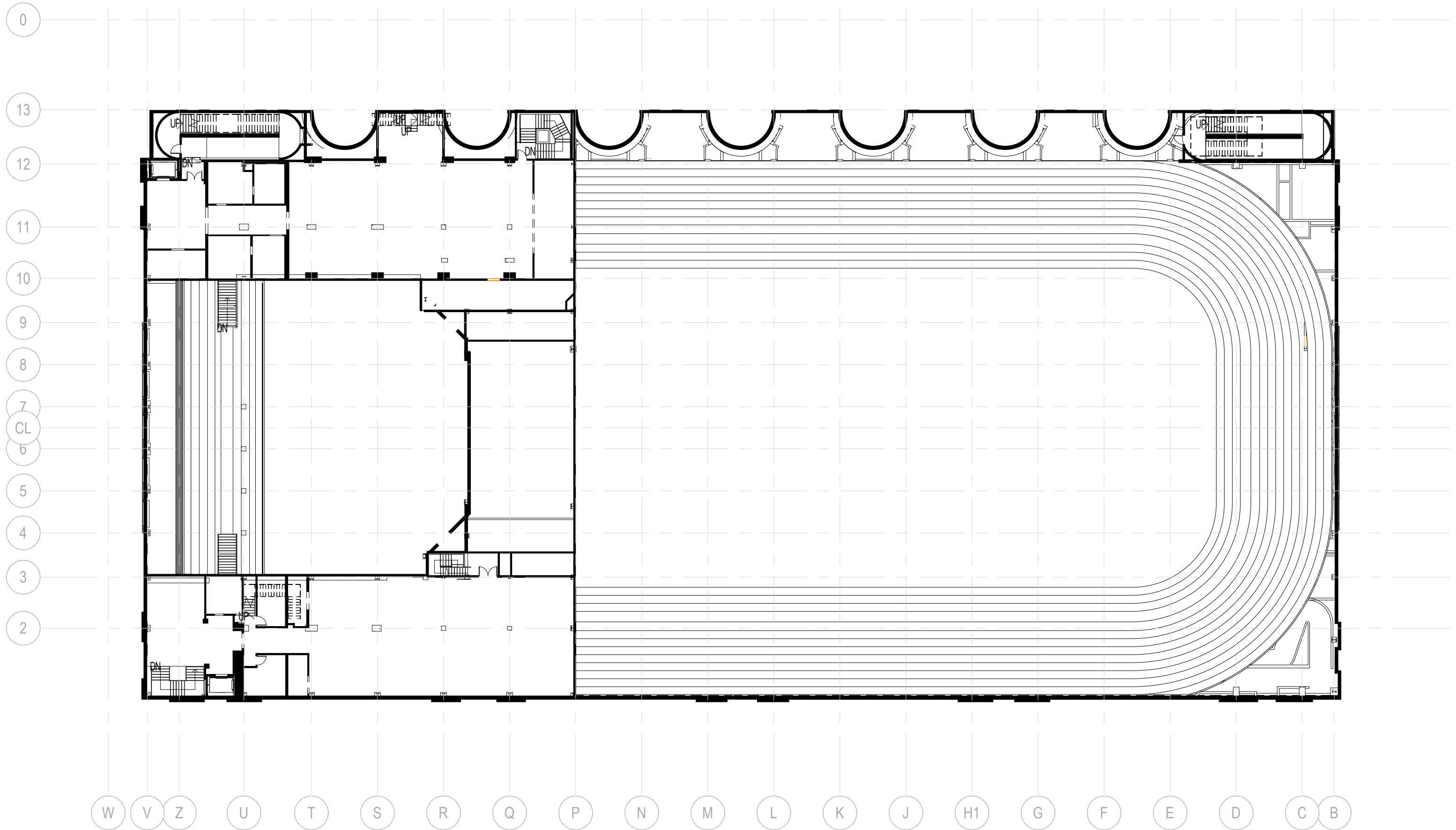
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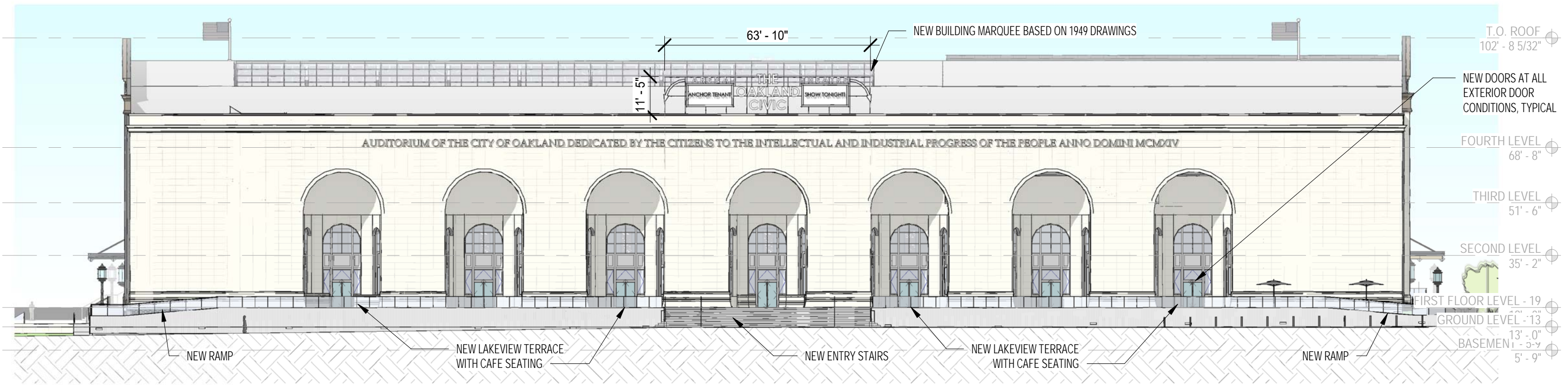


OAKLAND CIVIC AUDITORIUM (HJK)
PLANNING APPLICATION SUBMITTAL
01.15.2019

DEMO PLAN - SECOND LEVEL

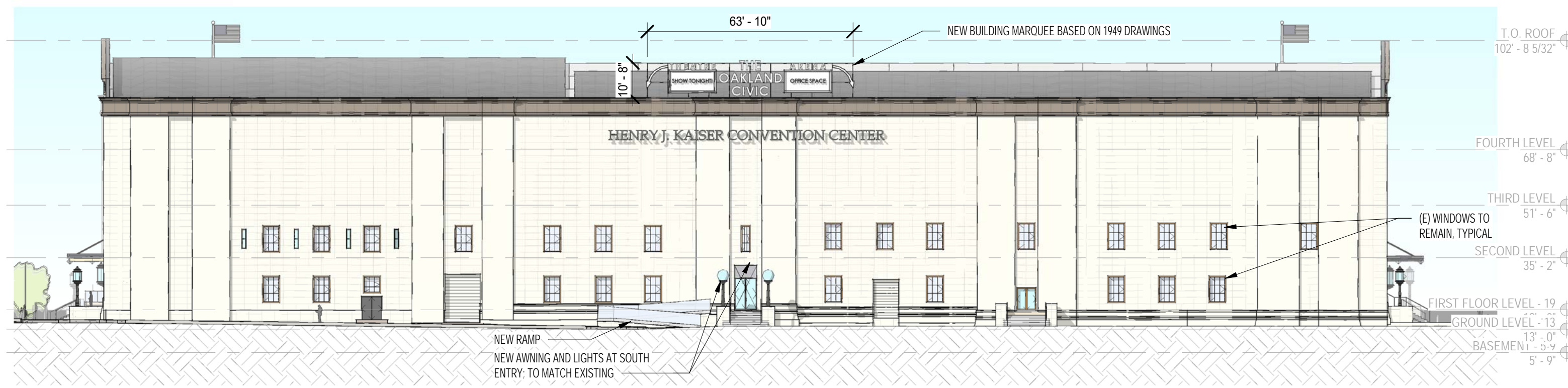






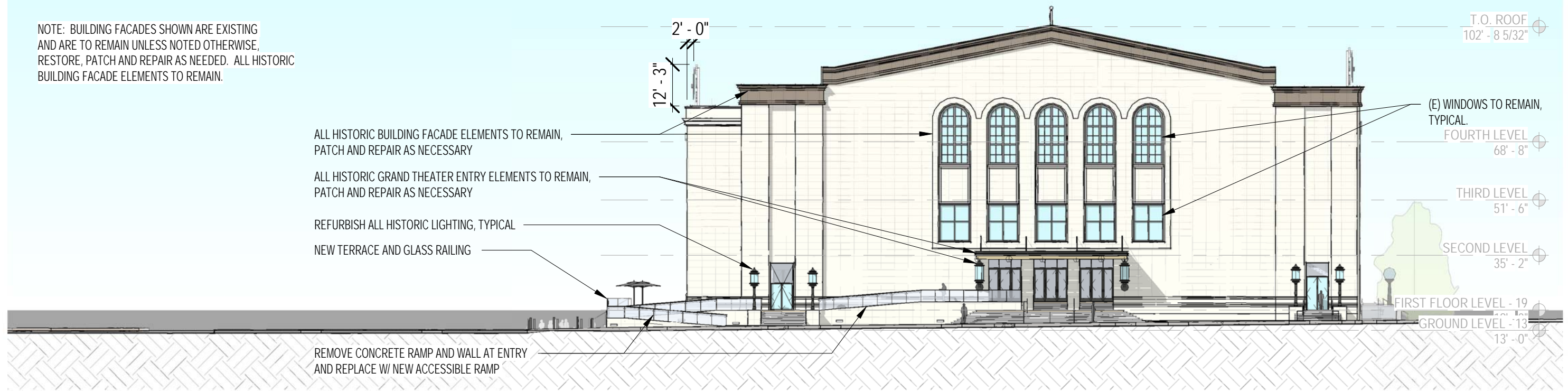
2 NORTH ELEVATION - PROPOSED
1" = 30'-0"

NOTE: BUILDING FACADES SHOWN ARE EXISTING AND ARE TO REMAIN UNLESS NOTED OTHERWISE, RESTORE, PATCH AND REPAIR AS NEEDED. ALL HISTORIC BUILDING FACADE ELEMENTS TO REMAIN.

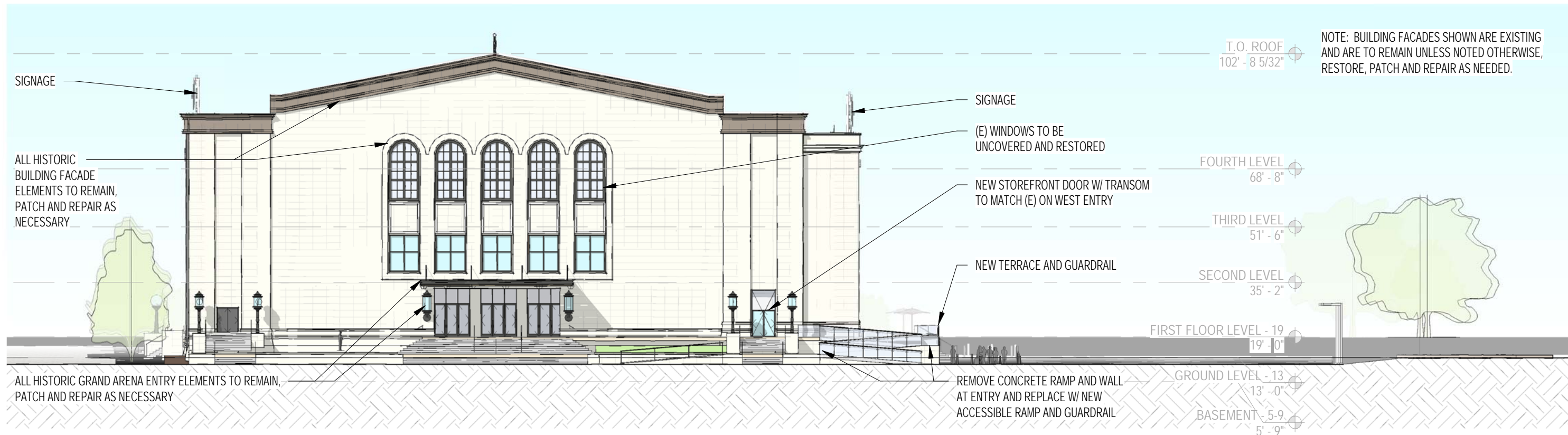


1 SOUTH ELEVATION - PROPOSED
1" = 30'-0"

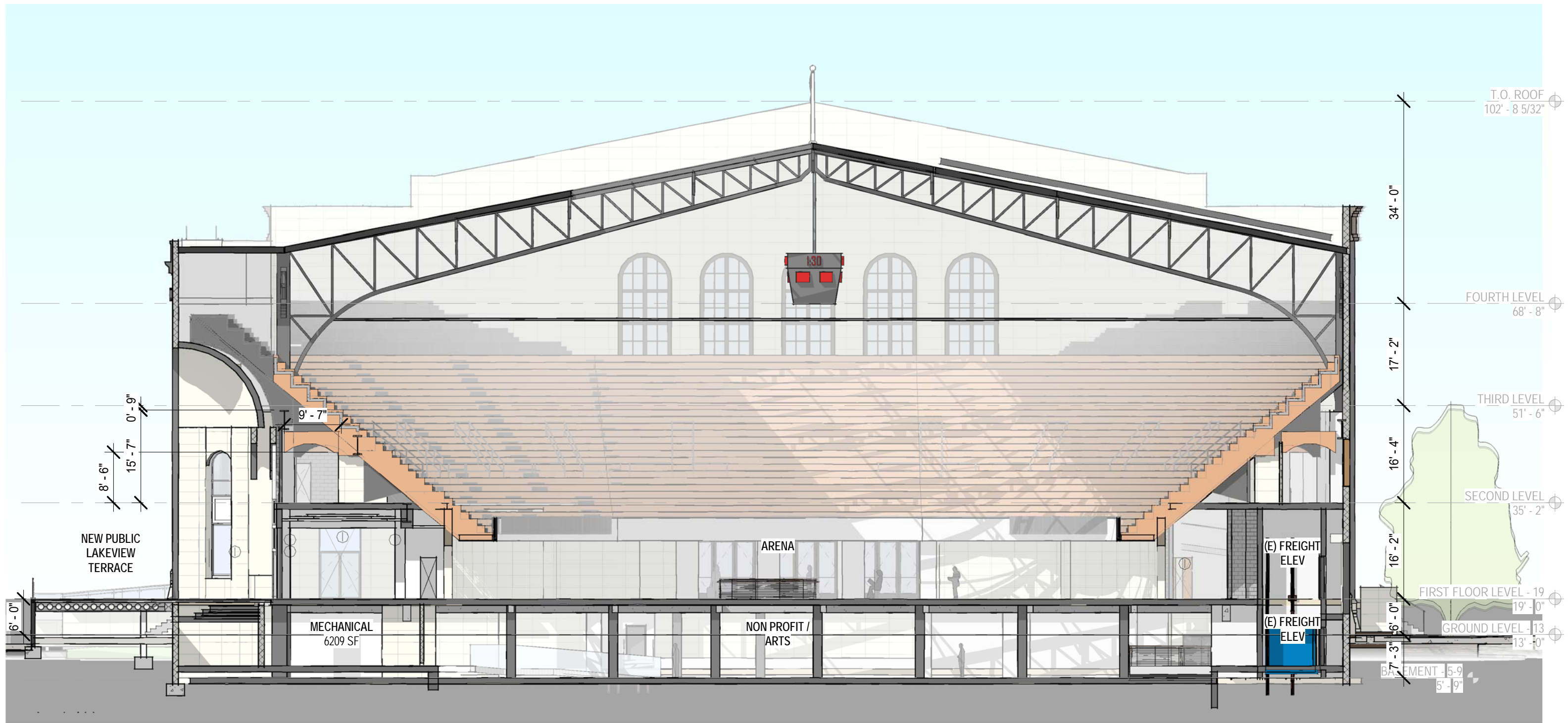
NOTE: BUILDING FACADES SHOWN ARE EXISTING AND ARE TO REMAIN UNLESS NOTED OTHERWISE, RESTORE, PATCH AND REPAIR AS NEEDED. ALL HISTORIC BUILDING FACADE ELEMENTS TO REMAIN.

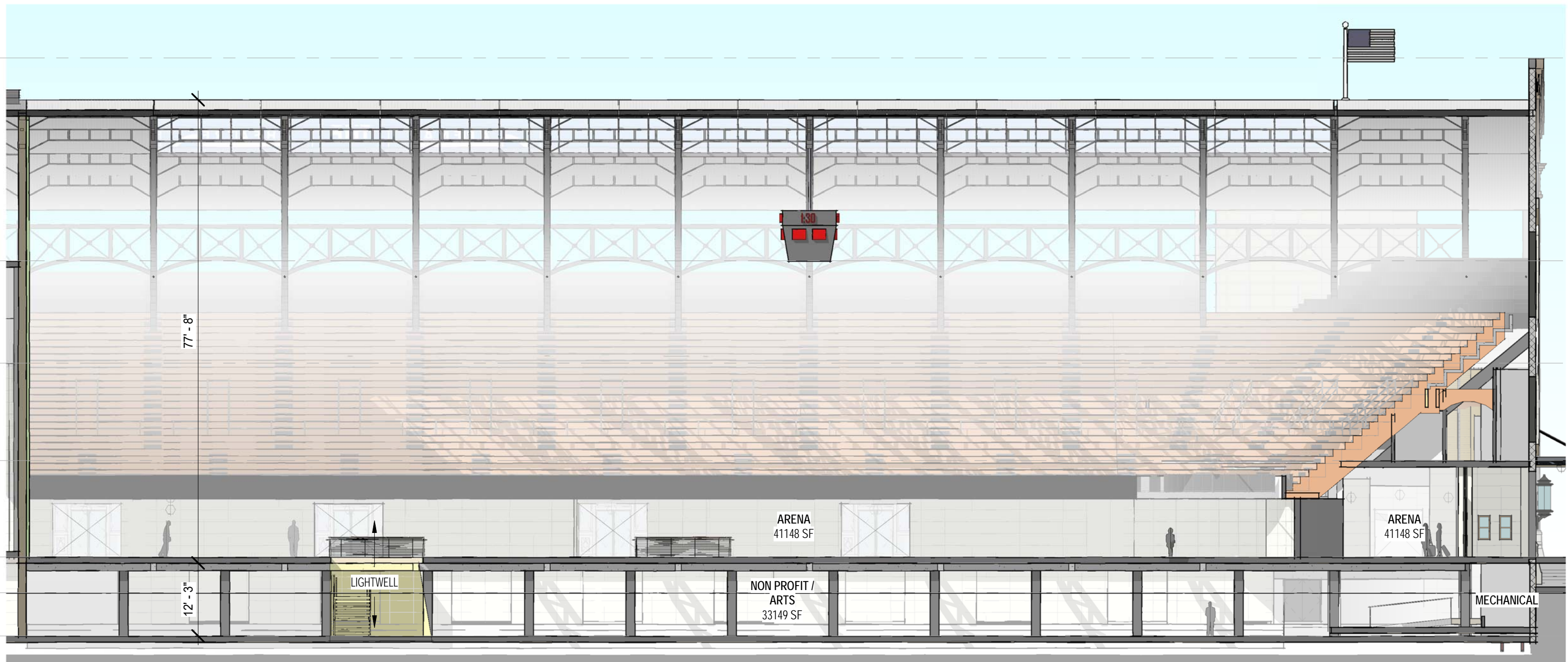


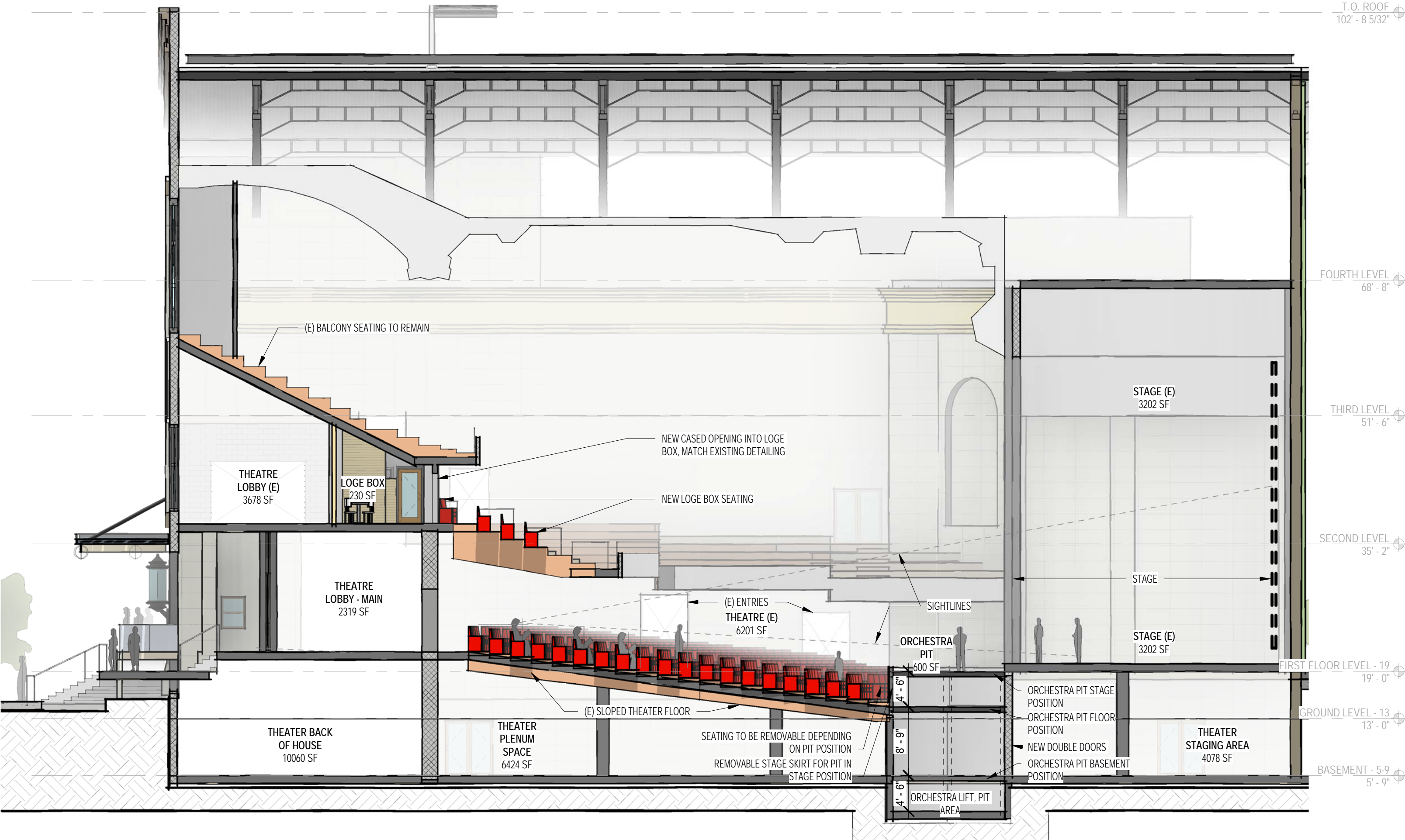
2 WEST ELEVATION - PROPOSED
1" = 30'-0"

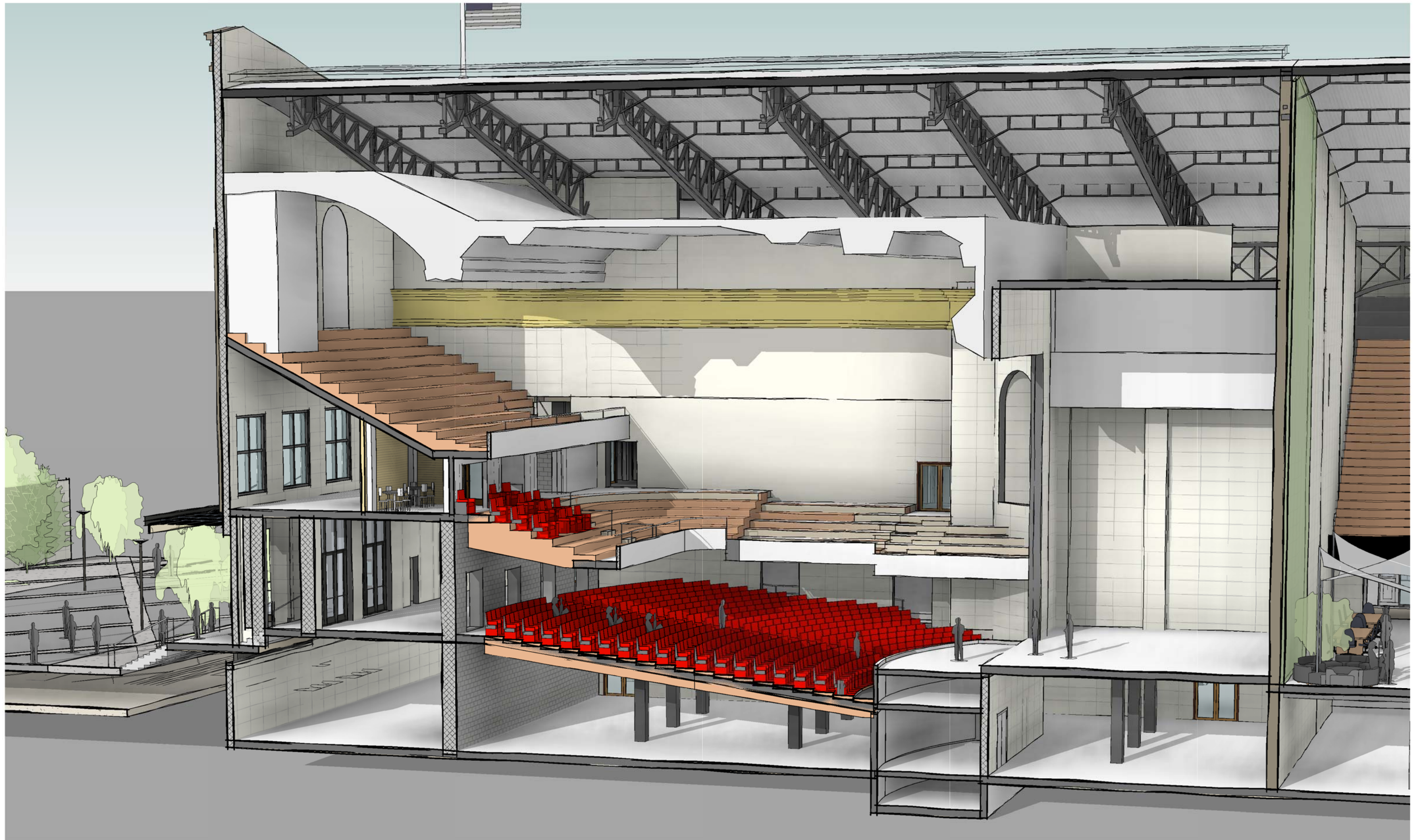


1 EAST ELEVATION - PROPOSED
1" = 30'-0"





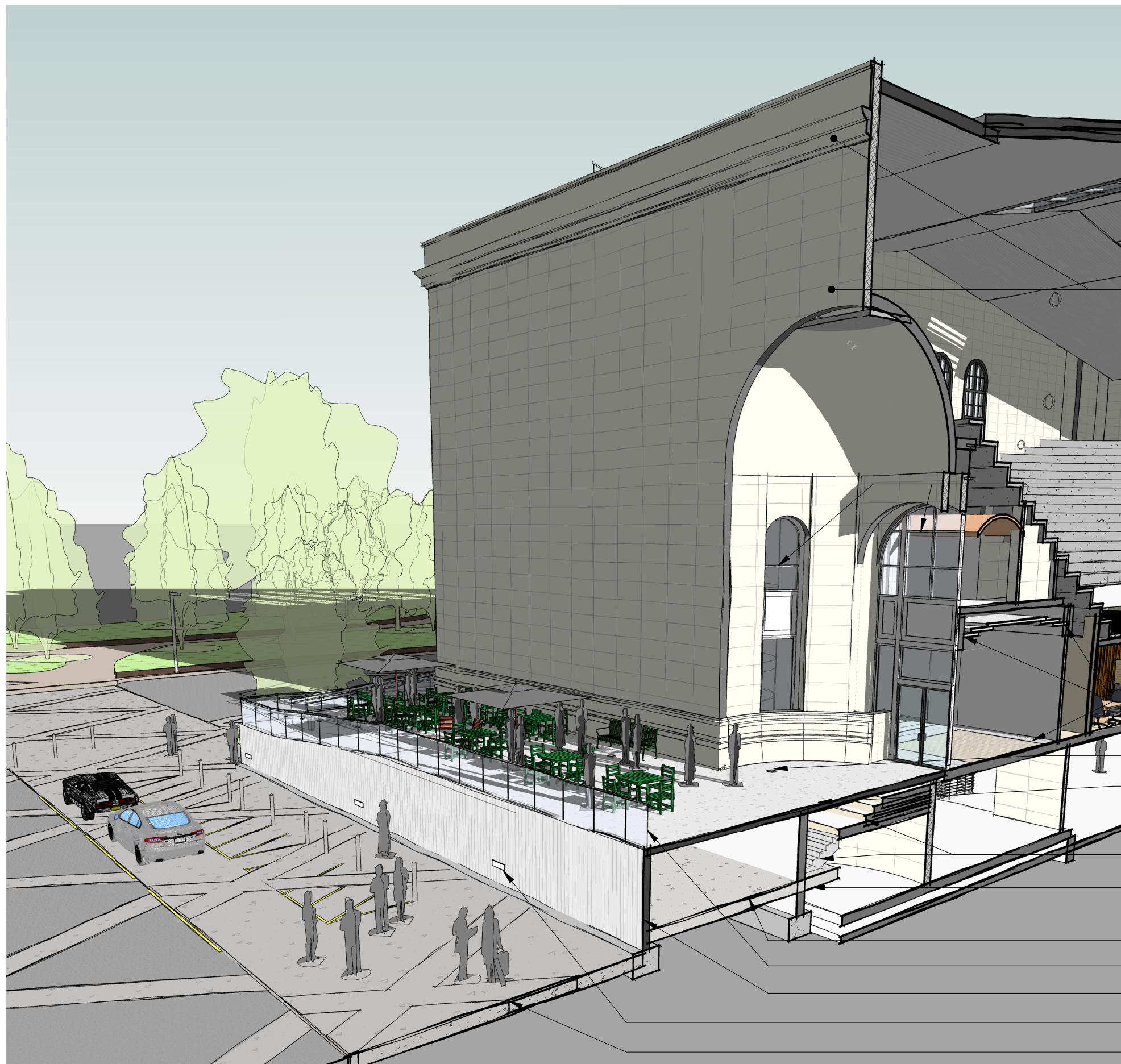






OAKLAND CIVIC AUDITORIUM (HJK)

AXONOMETRIC DIAGRAM OF TERRACE



HISTORIC FACADE TO REMAIN, PATCH AND REPAIR AS NECESSARY

HISTORIC WINDOWS TO BE REPAIRED AND RESTORED

HISTORIC CONCOURSE TO BE RESTORED

NEW RECESSED UPLIGHTING IN NICHES

NEW PLINTH: 3" CONC OVER STEEL DECK SUPPORTED BY LIGHTWEIGHT STEEL FRAMING, NEW PLINTH BE BUILT INDEPENDENTLY OF, AND BE NON-DESTRUCTIVE TO, HISTORIC FACADE

EXISTING EXTERIOR STAIRS TO REMAIN UNDER NEW PLINTH

NEW CONC. STRUCTURAL WALL AND FOOTING TO SUPPORT PLINTH

EXISTING EXTERIOR CONCRETE

NEW GLASS GUARDRAIL WITH RECESSED SST SHOE AND SST CAP

NEW SANDBLASTED CONCRETE WALL

NEW RECESSED EXTERIOR LIGHTING

NEW PLAZA WALKWAY, SEE LANDSCAPE DRAWINGS