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EINWILLER KUEHL
LANDSCAPE ARCHITECTURE

318 HARRISON STREET SUITE 301
OAKLAND CALIFORNIA 94607
(510) 891-1696

EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION

1825 SAN PABLO AVE. #200
OAKLAND, CA 94621

ESALDC

STRADA INVESTMENT GROUP

101 MISSION ST. #420
SAN FRANCISCO, CA 94105

STRADA
INVESTMENT GROUP

BKF ENGINEERS

255 SHORELINE DR, SUITE 200
REDWOOD CITY, CA 94065

BKF BKF ENGINEERS

LUMA LIGHTING DESIGN

48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

LUMA

**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

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|-------------------------|------------|
| ISSUE SCHEDULE | |
| 50 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

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|-------------------|------|
| REVISION SCHEDULE | |
| NO. ISSUE | DATE |

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|-------------|--------------|
| JOB NUMBER: | 1808 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| ISSUE DATE: | xxxxxx |
| SCALE: | As indicated |
| PHASE: | 1 |
| BLOCK: | NA |
| TITLE: | |

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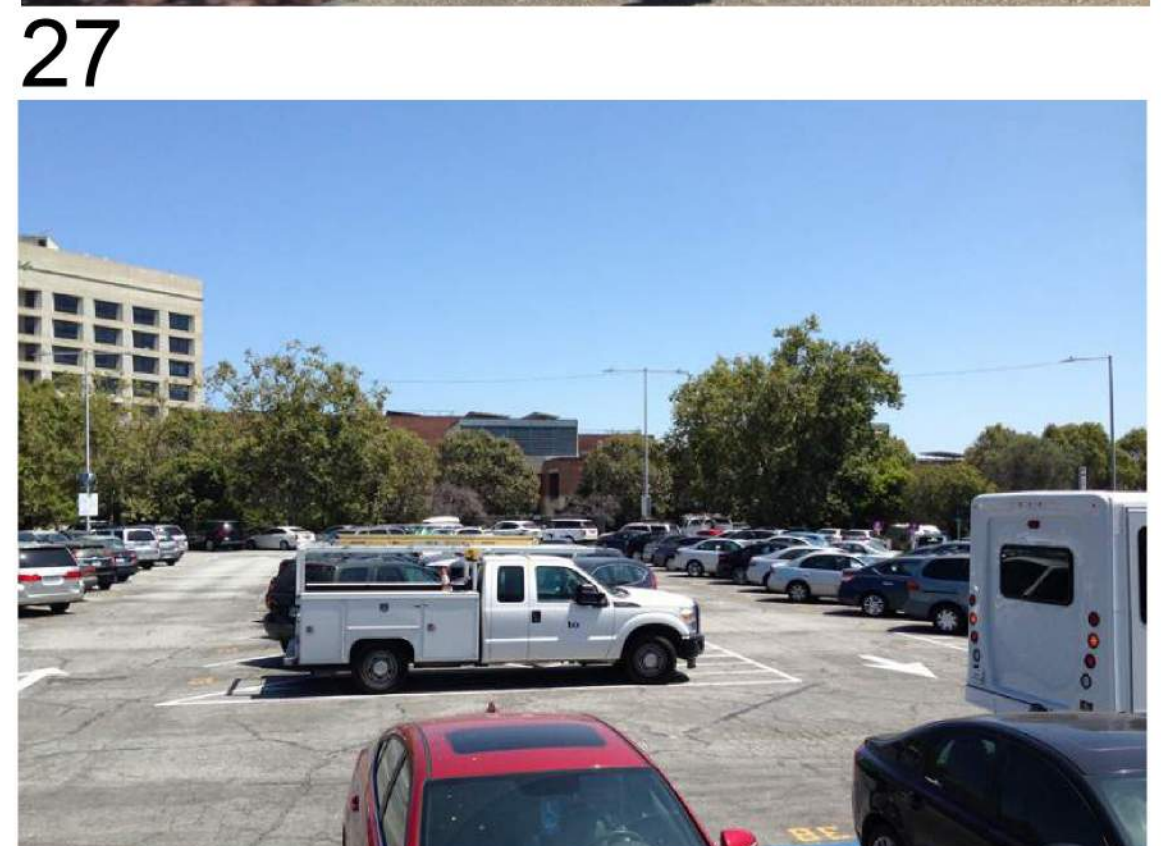
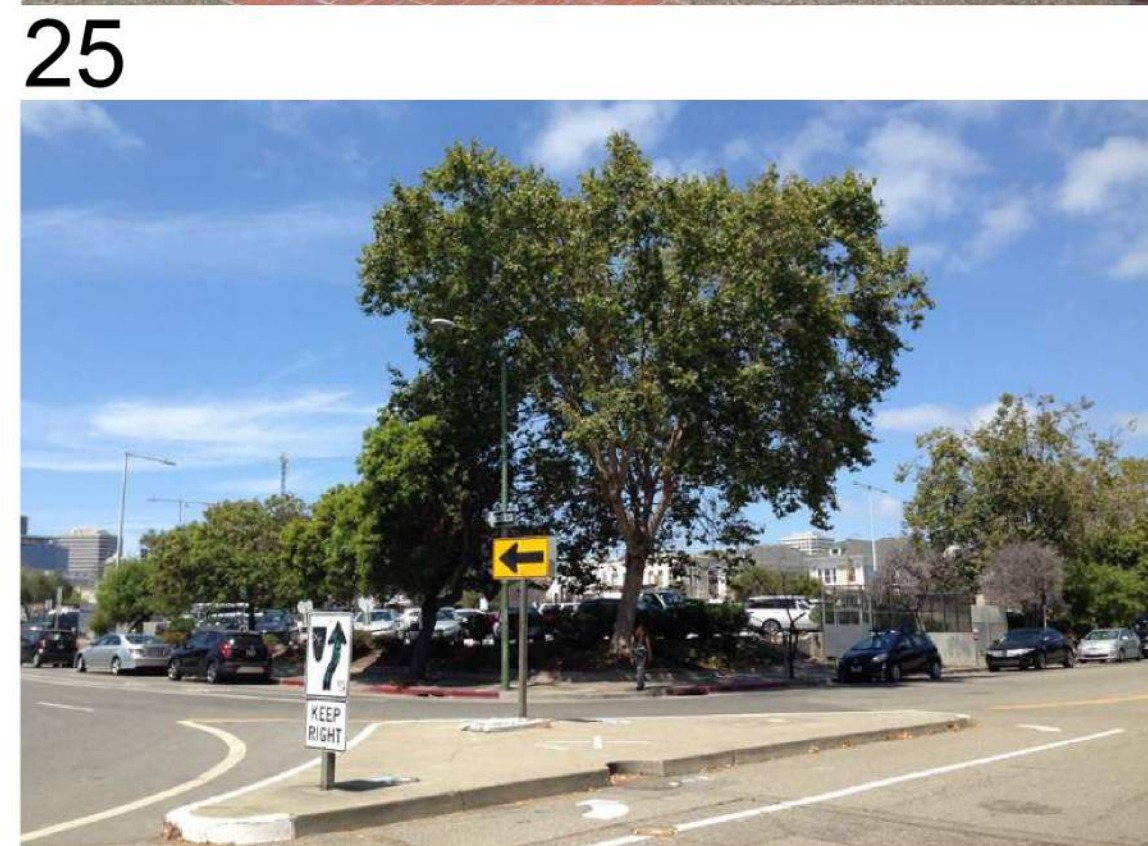
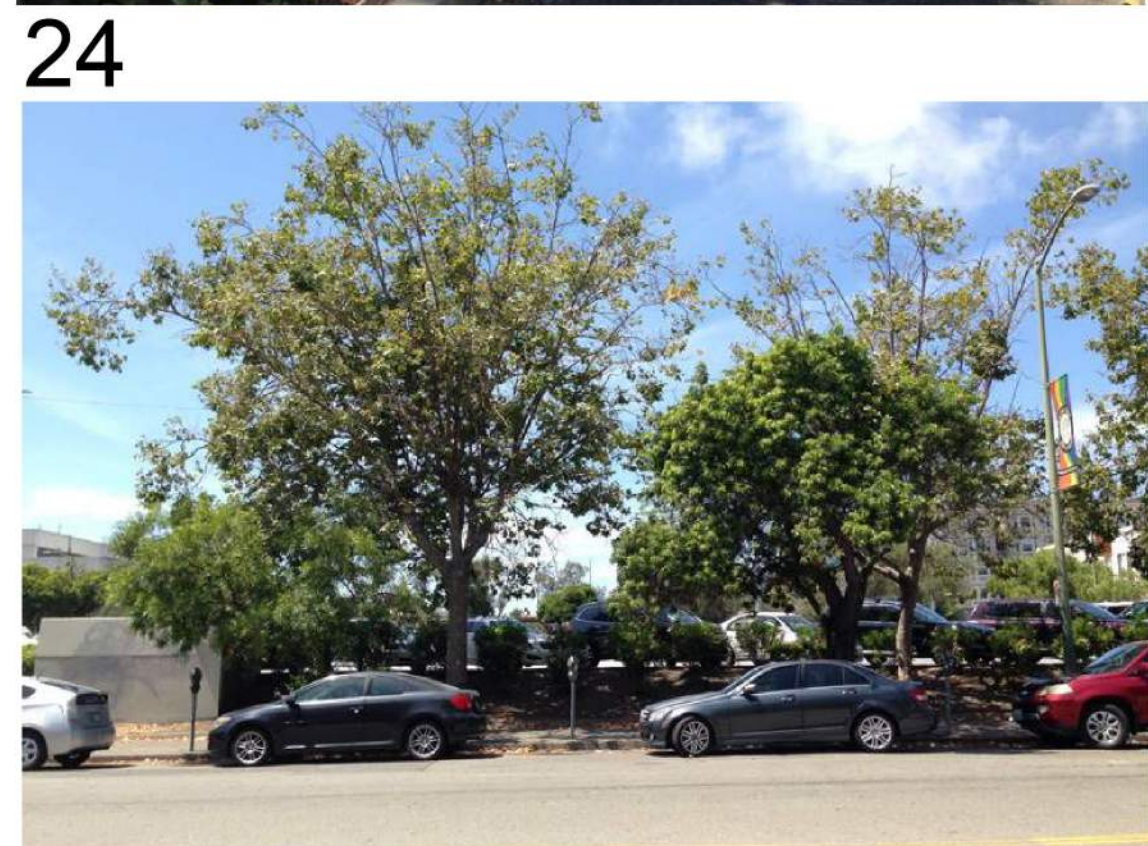
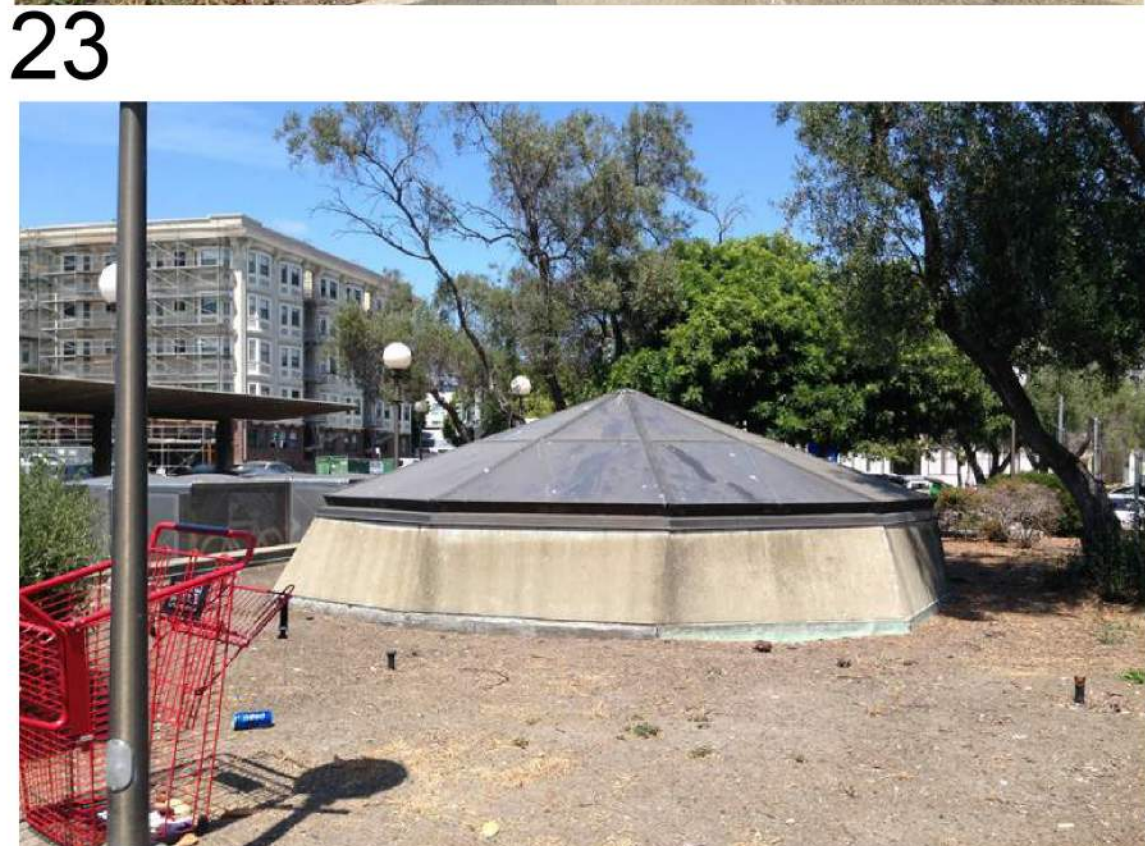
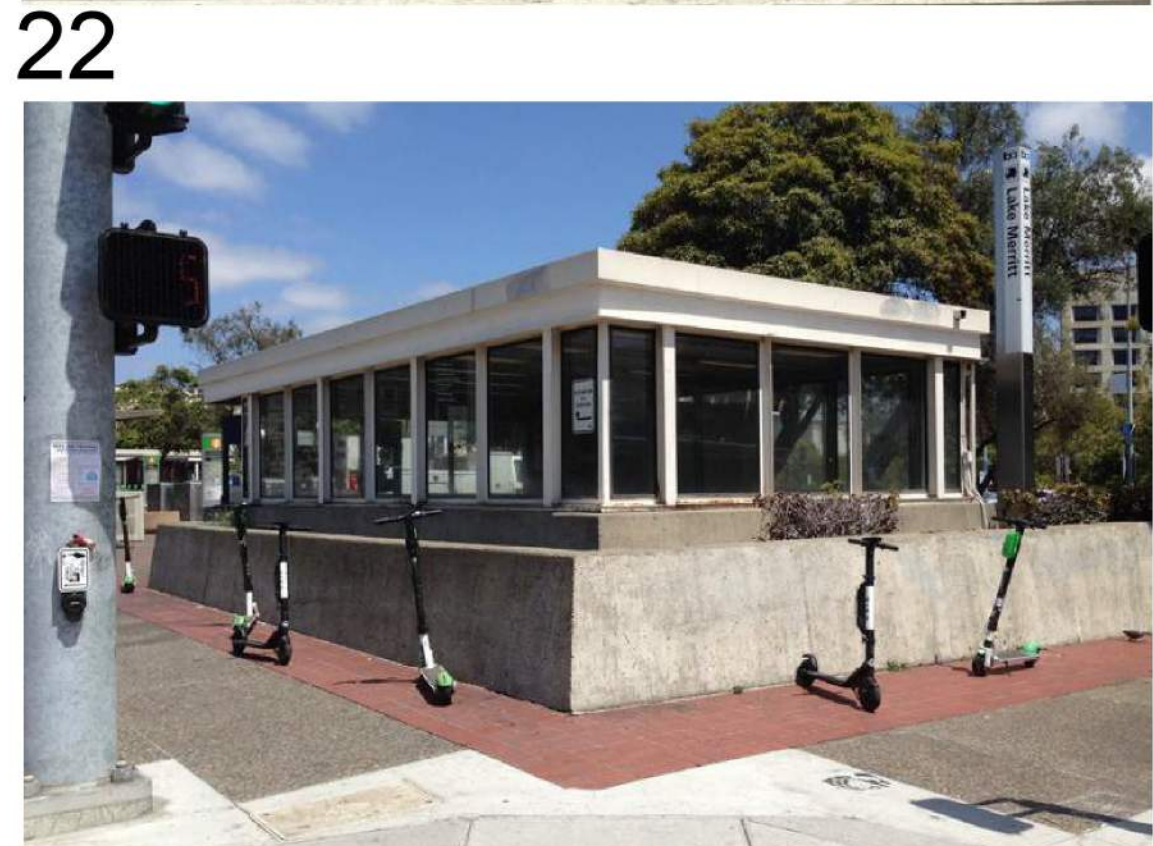
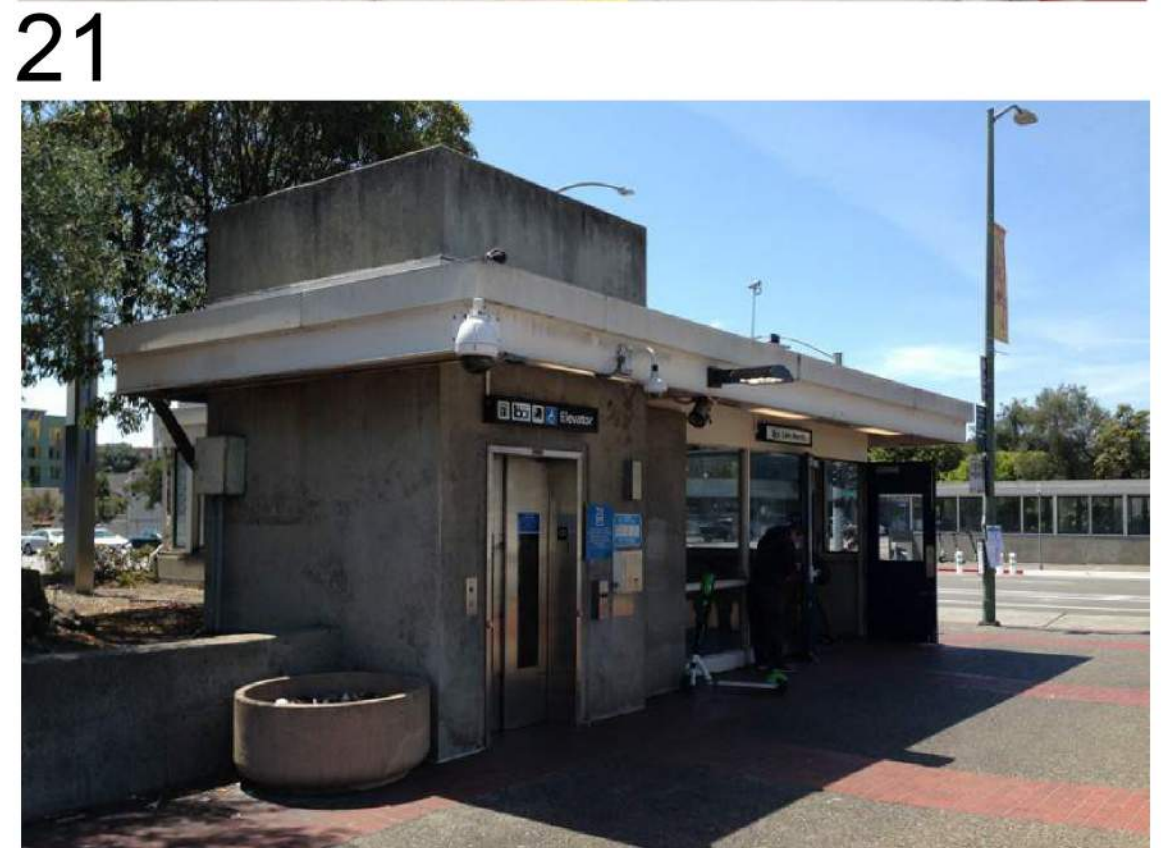
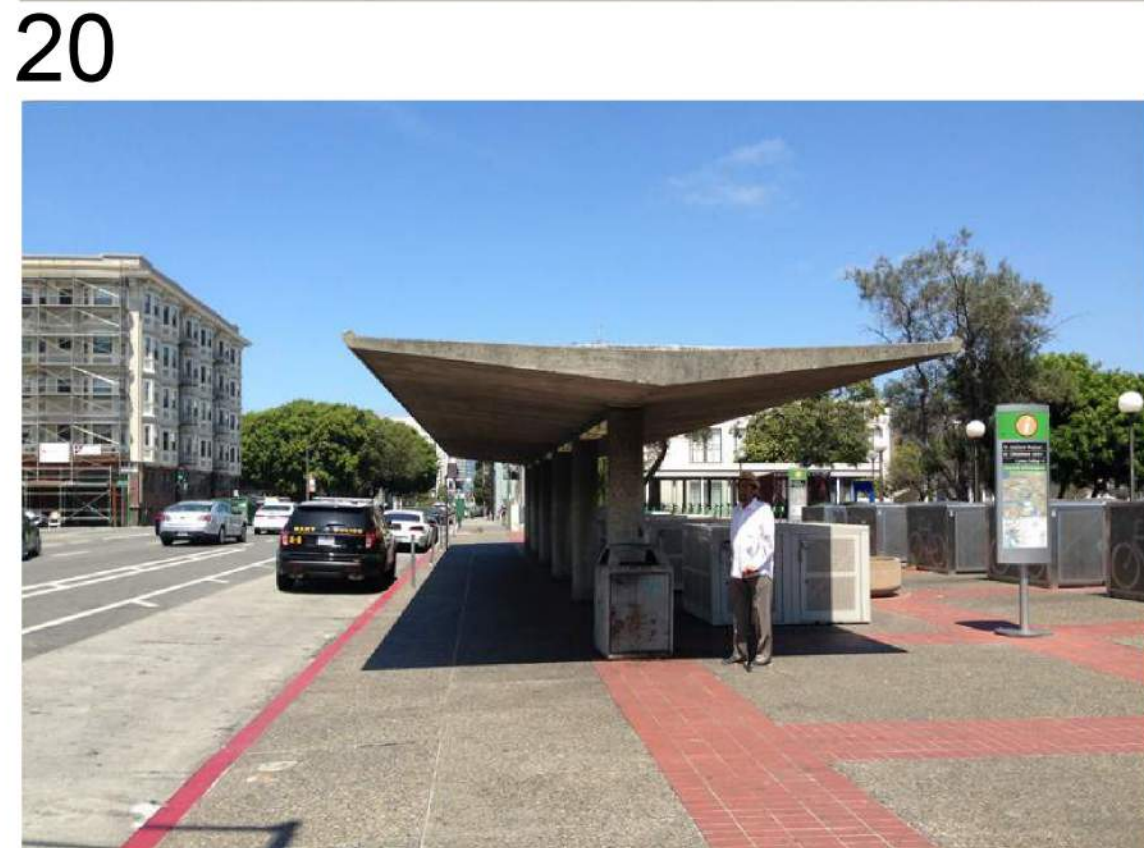
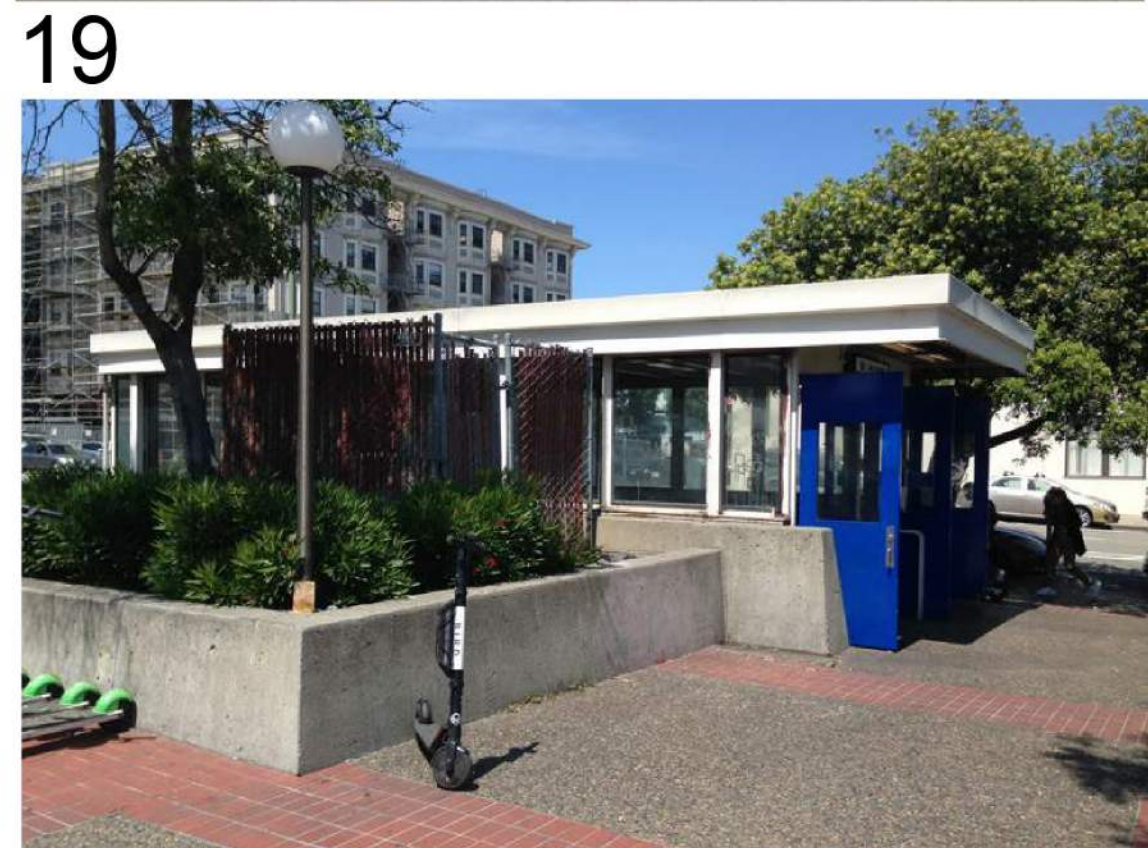
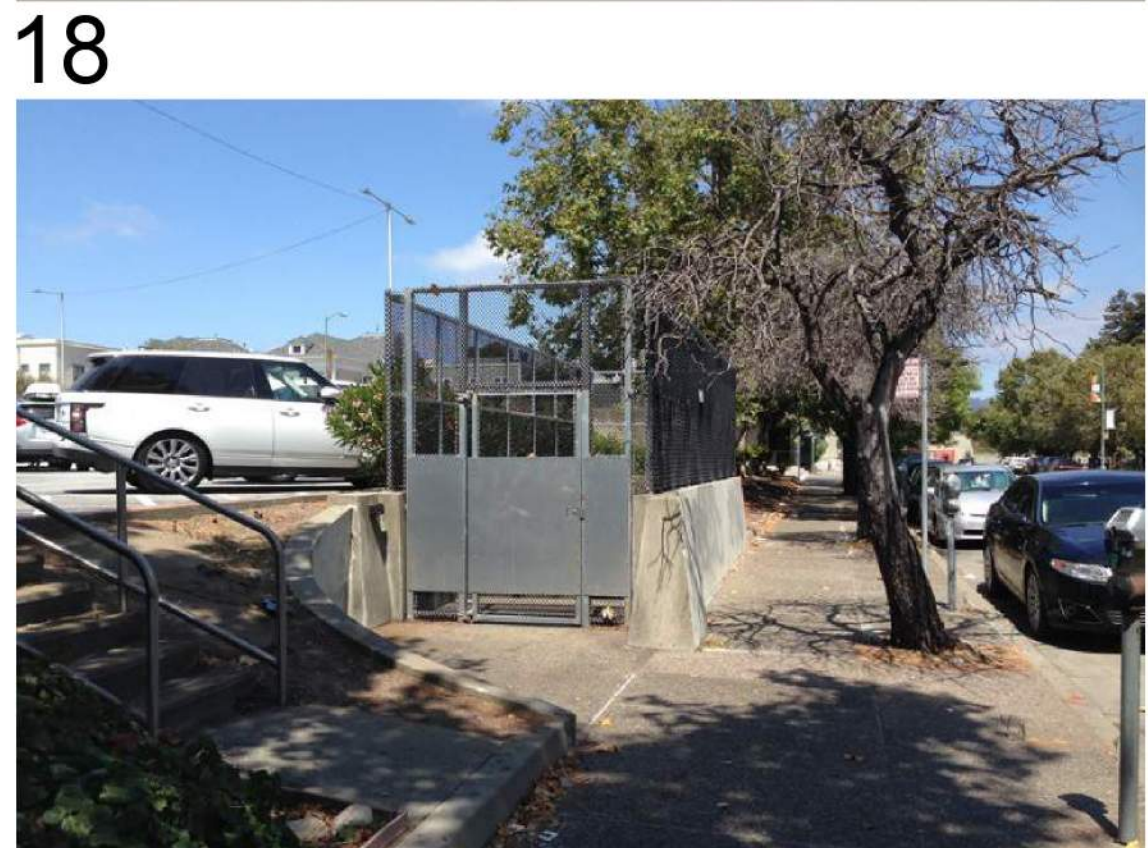
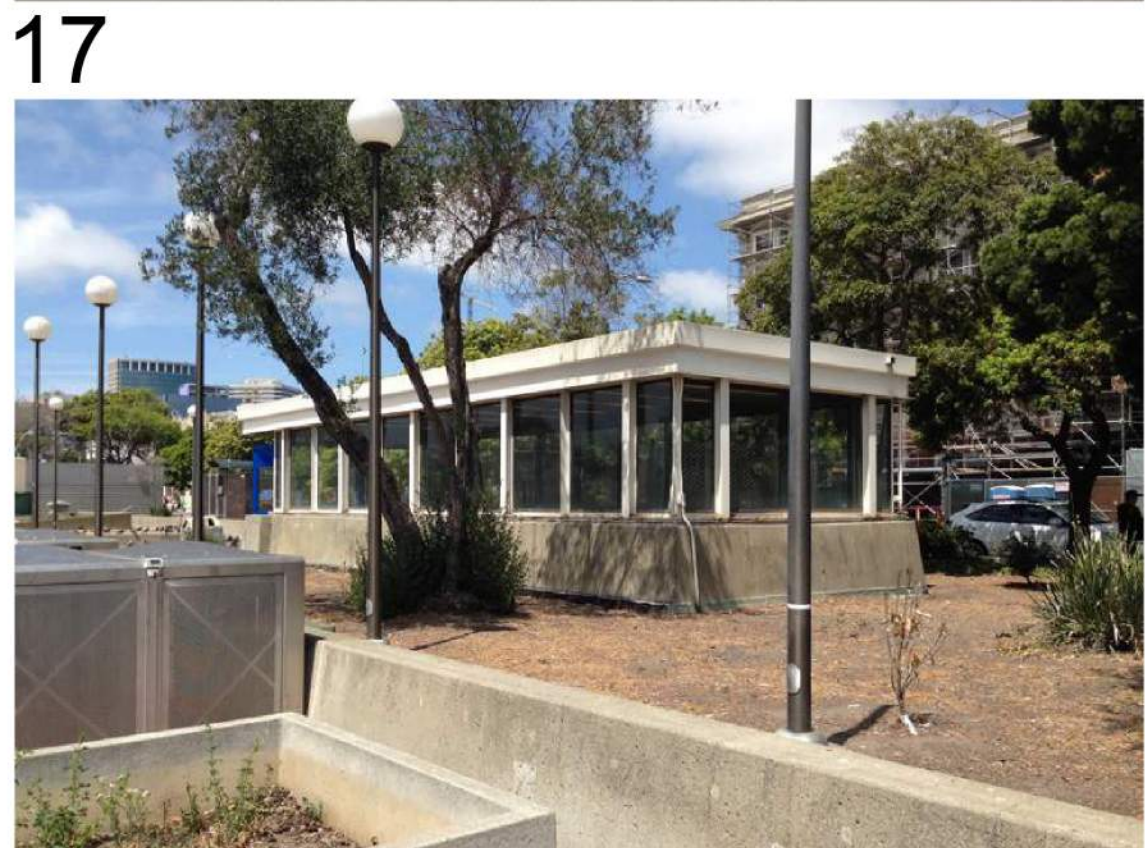
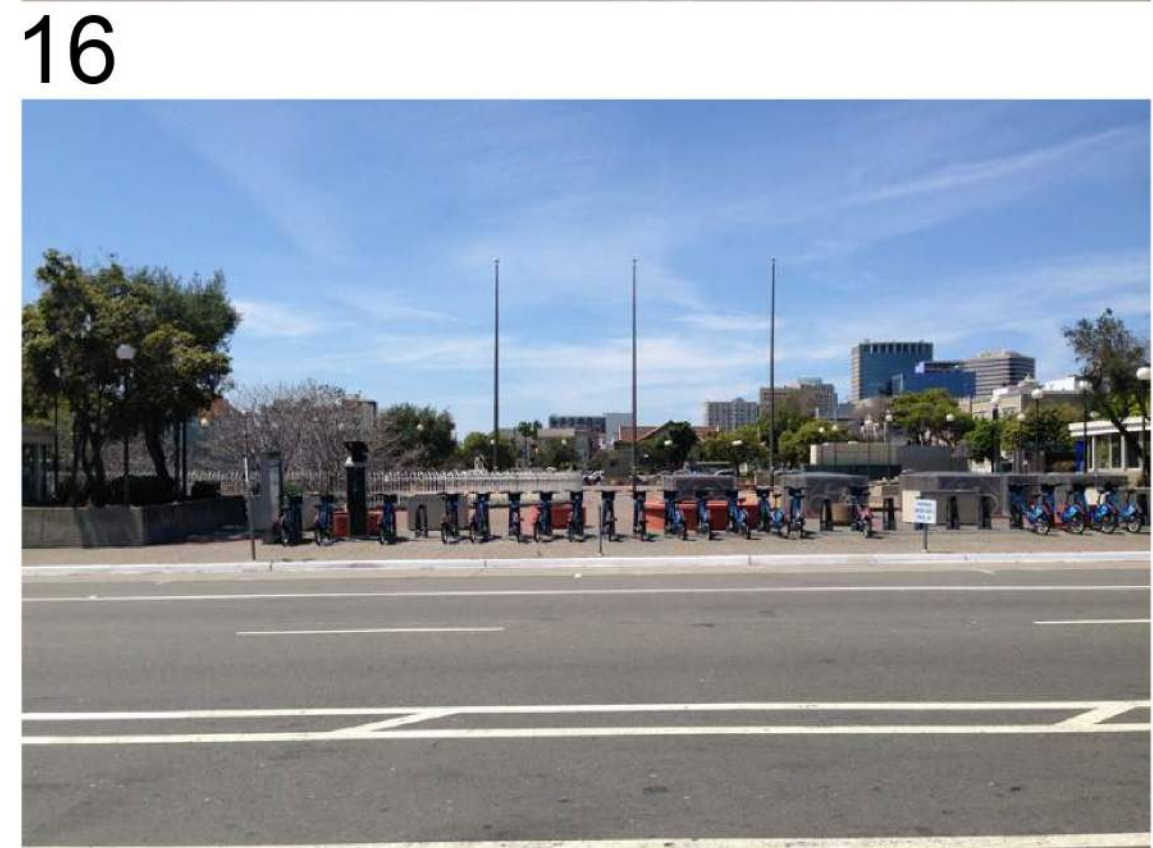
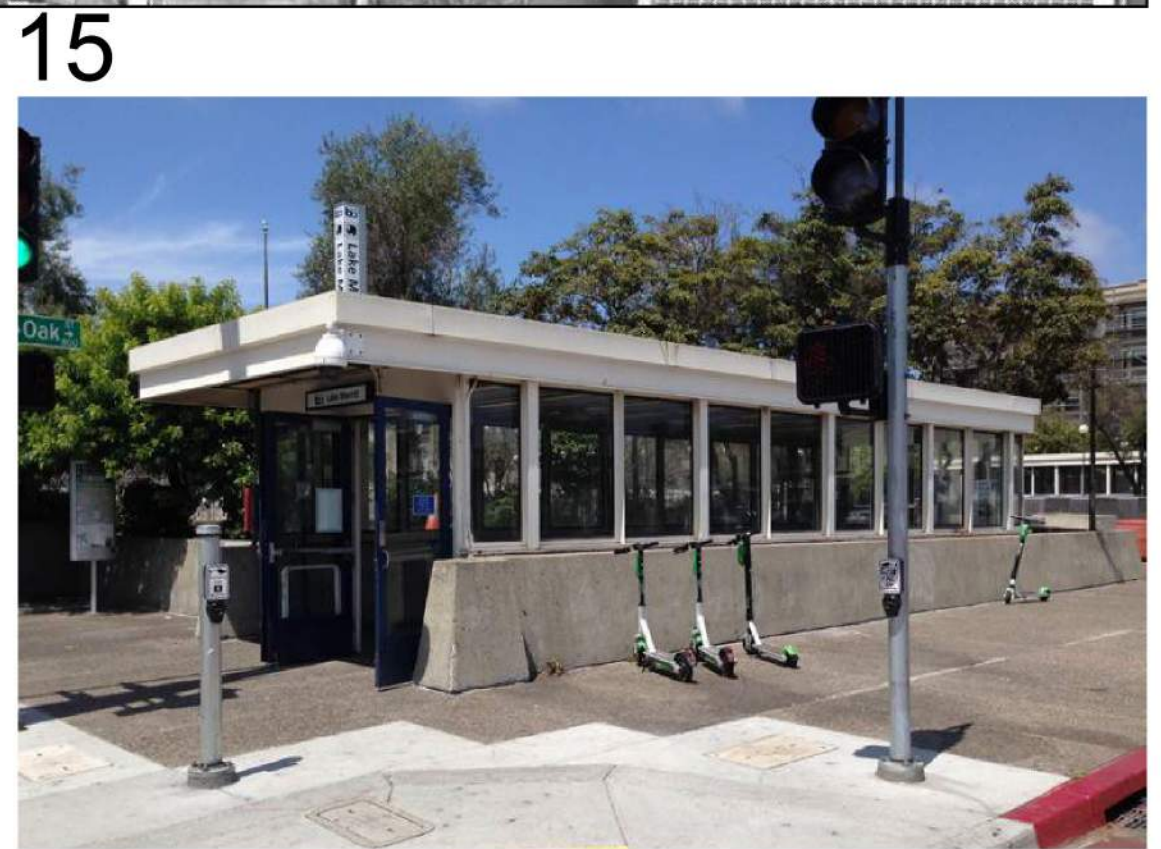
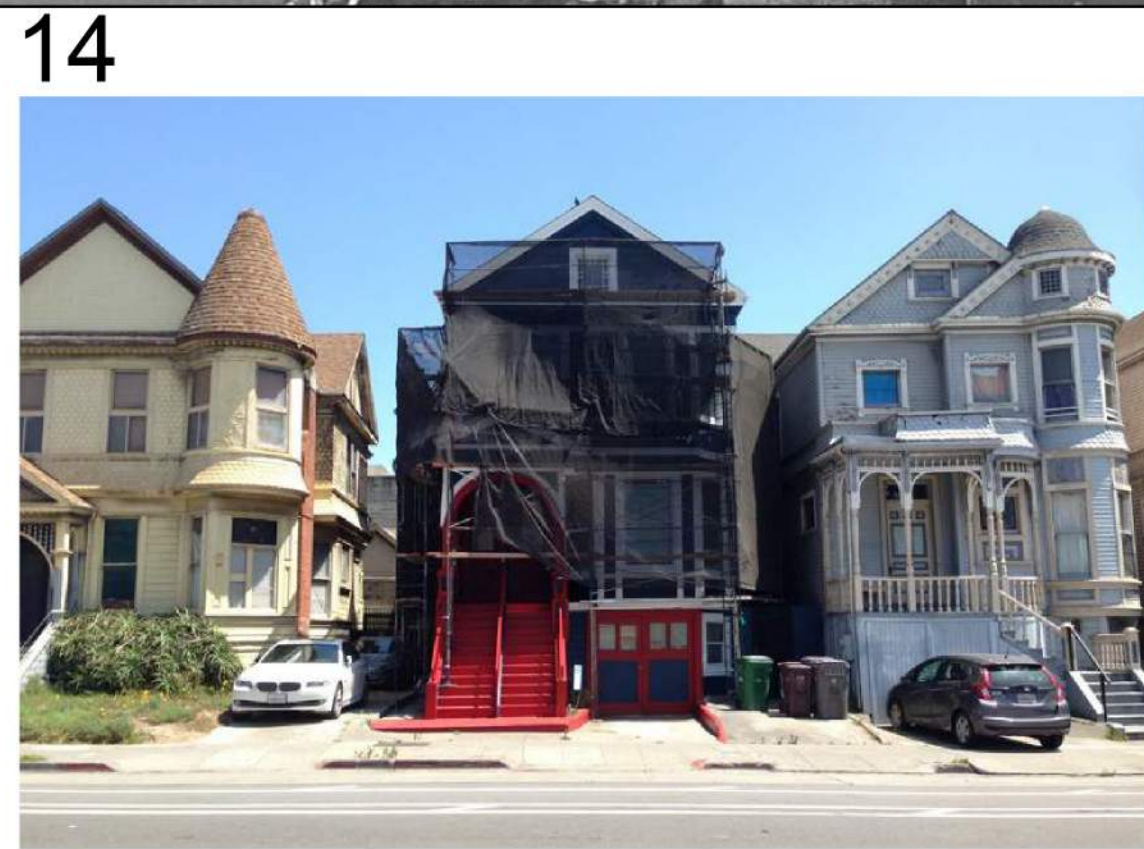
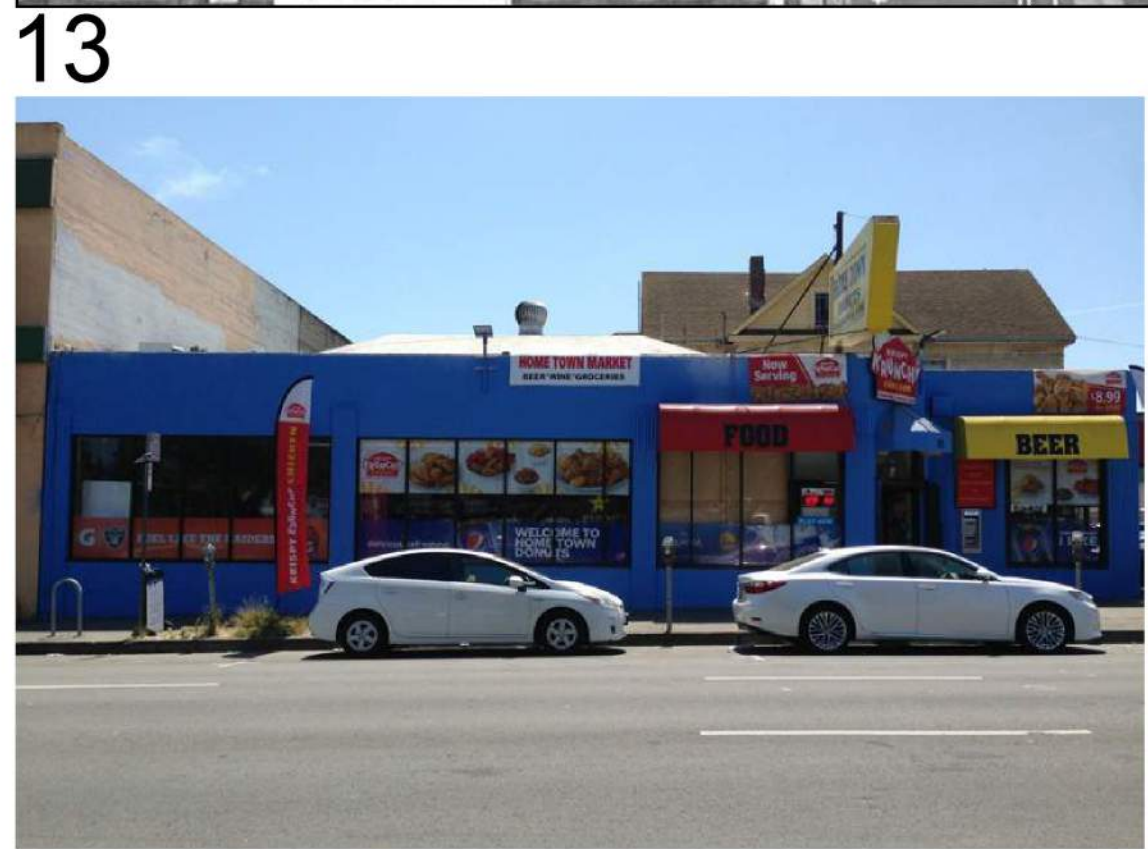
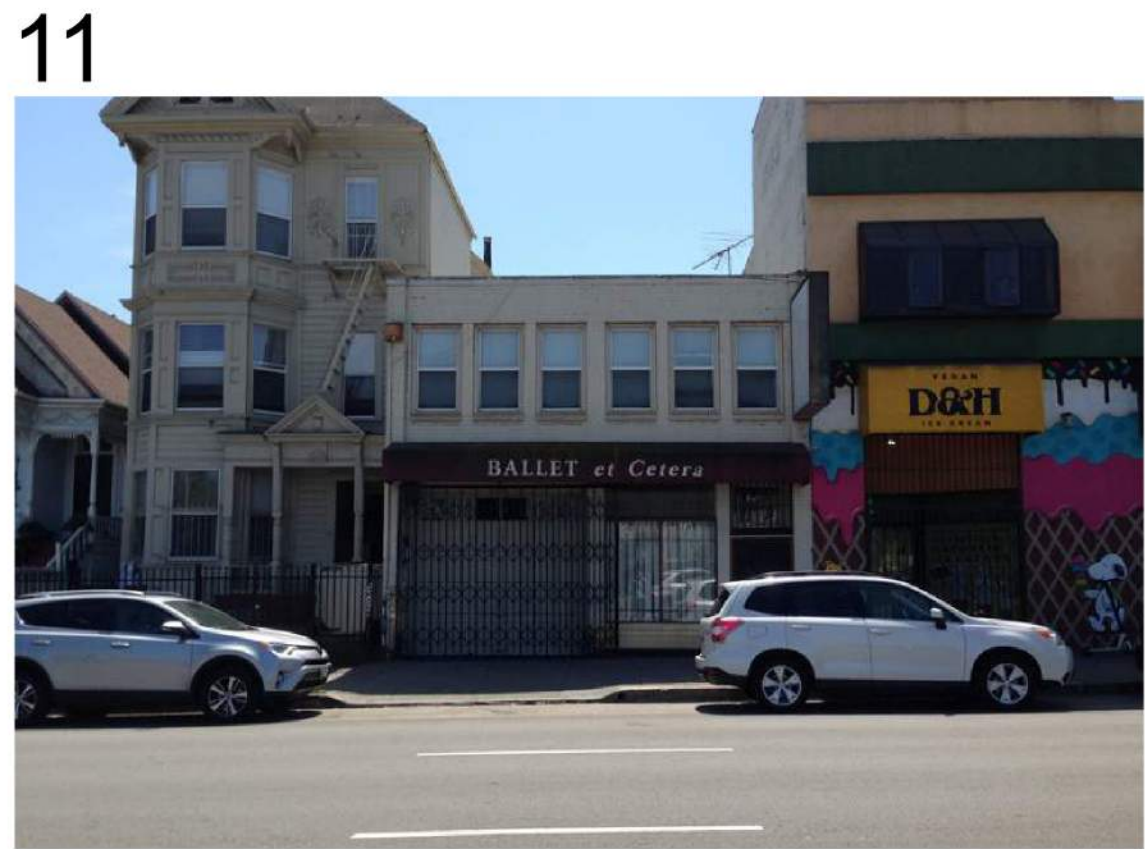
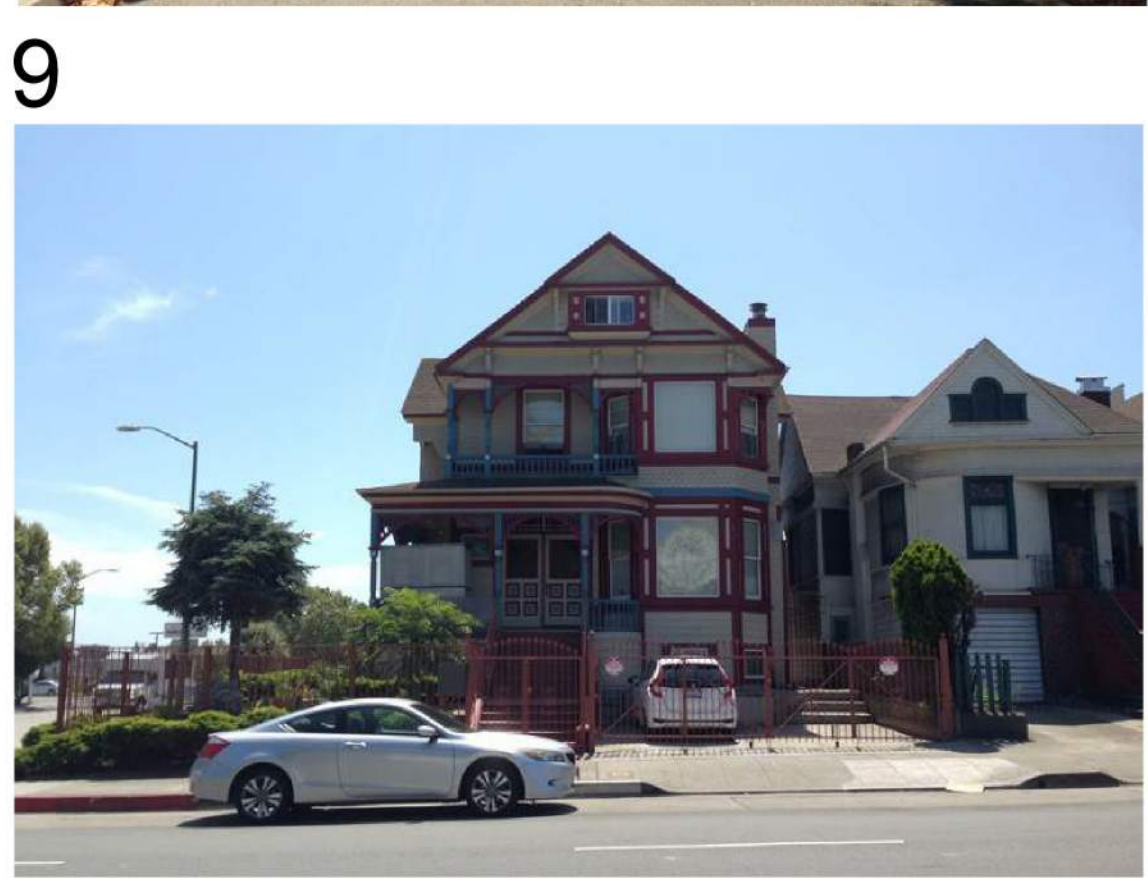
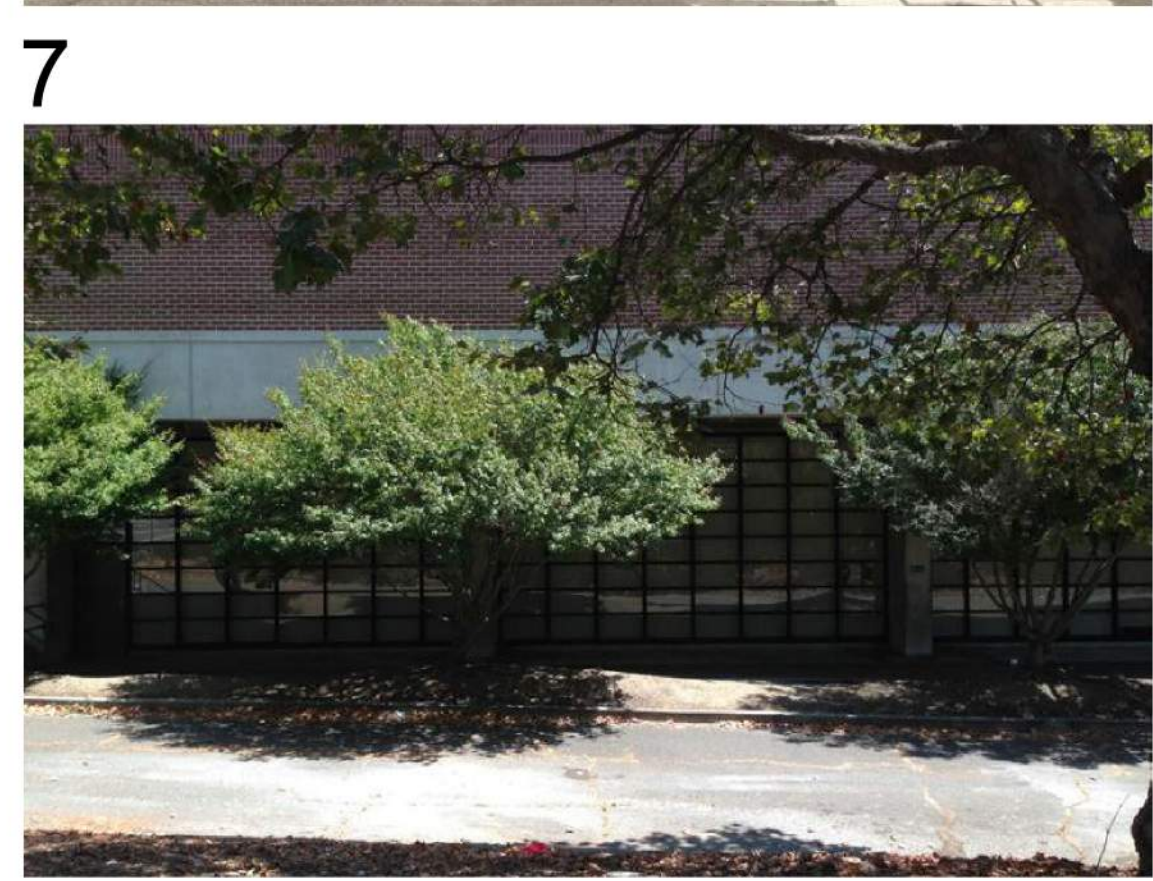
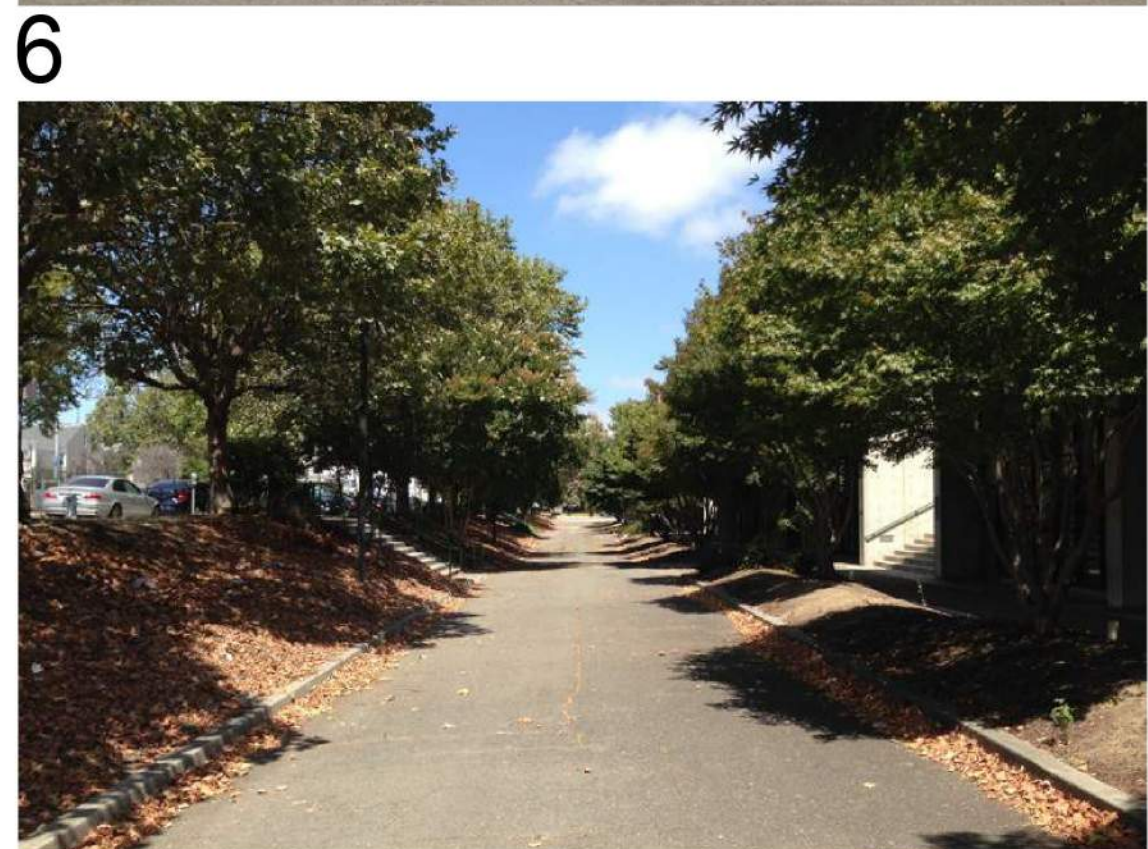
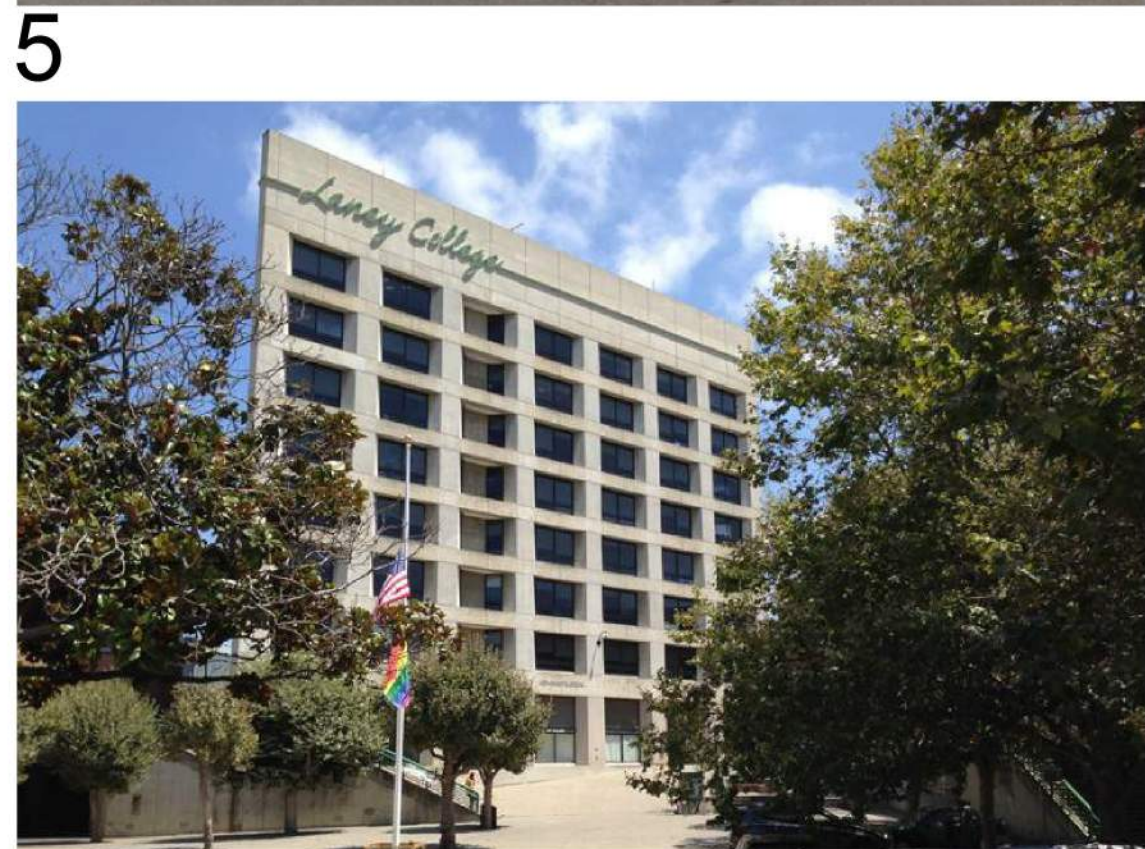
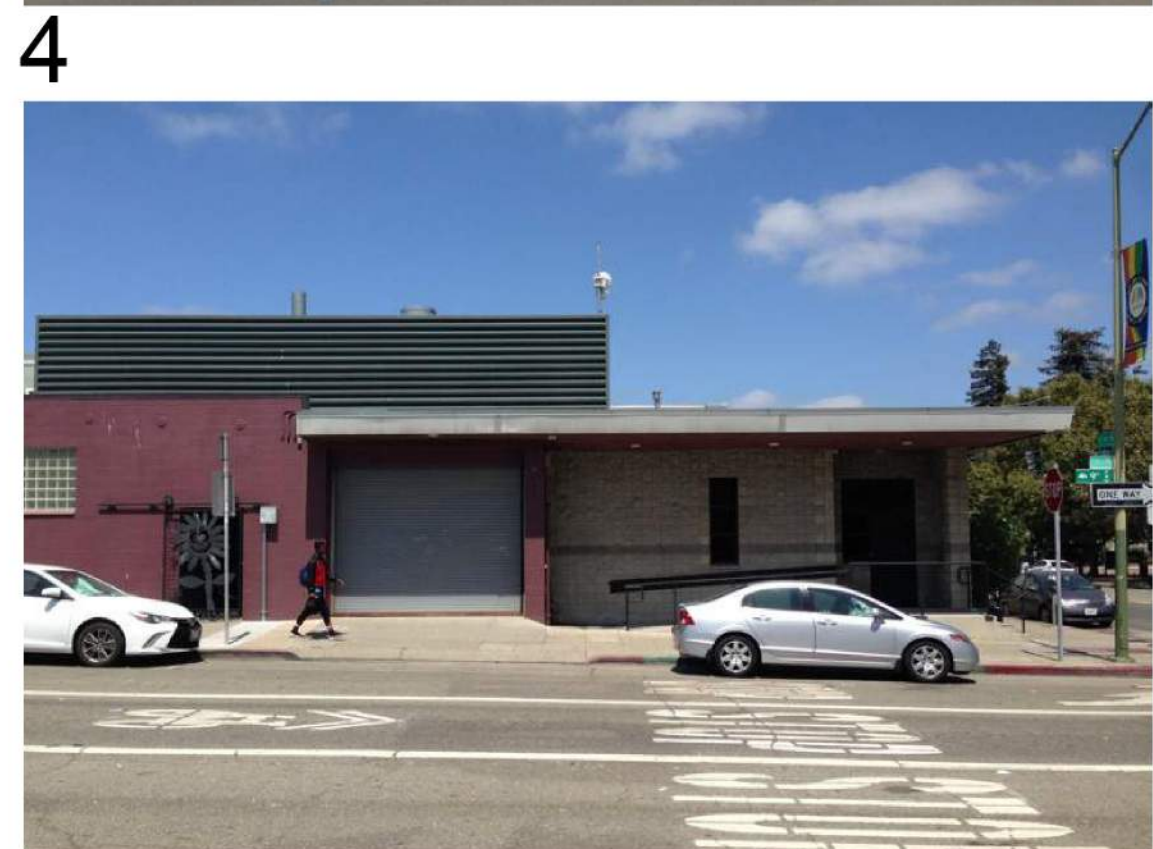
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NOTES:

- ① See Civil Drawings for limit of project sidewalk improvements.
- ② Street access plan striping shown for planning purposes only.
- ③ Paseo design under study. Furniture is movable. Typical conditions shown.
- ④ All open space elements to be maintained by BART will be designed to BFS standards.
- ⑤ The plants shown above the tunnel may need to be removed depending on the structural evaluation of soil loads. Plant areas shown over the tunnel structure must comply with BFS standards.
- ⑥ BART security cameras to be included as agreed to with BART.
- ⑦ Property lines between the headhouse and building frontage of Building A and Building B will be called out in the paving with physical markings. See Civil Drawings for Property Lines
- ⑧ Adjacent corners will be updated to dual directional curbs if existing conditions lack the dual directional curb and are not covered by another project. Striping and crosswalks as necessary.

NOTE:

"BART must comply with requirements enforced by CPUC as BART operates under a CPUC permit for rail operations. In addition, BART must respond and comply with Homeland security requirements impacting mass transit. These changes often result from terrorist activities throughout the world. Therefore it is imperative BART review any conditions or proposal that may impact station or system operations prior to project approval" and "BART has completed an initial review of the project PDP and the project as presented is reasonable to be constructed assuming design criteria outlined in the BART BFS are complied with and staging of the construction is done so as to not impact station and rail operations."



LAKE MERRITT BART HORIZONTAL FDP

Oakland, CA 94607

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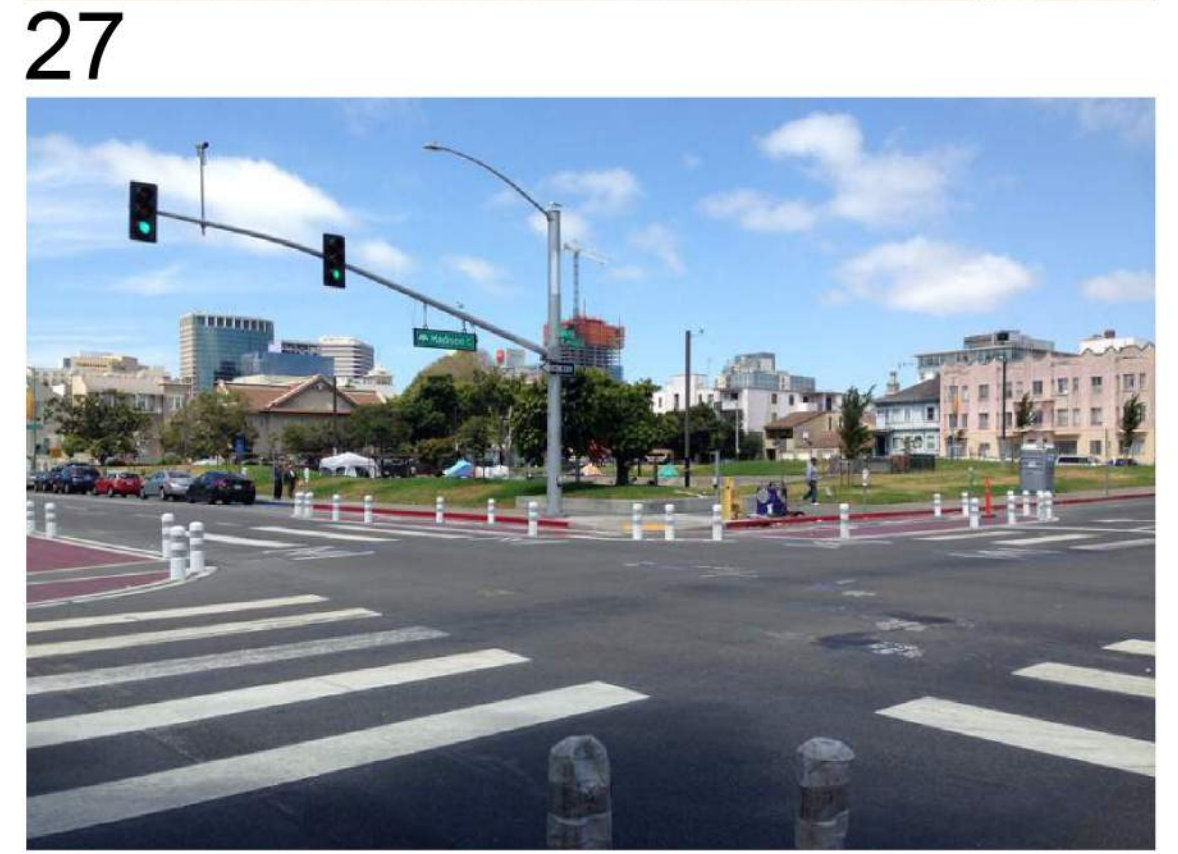
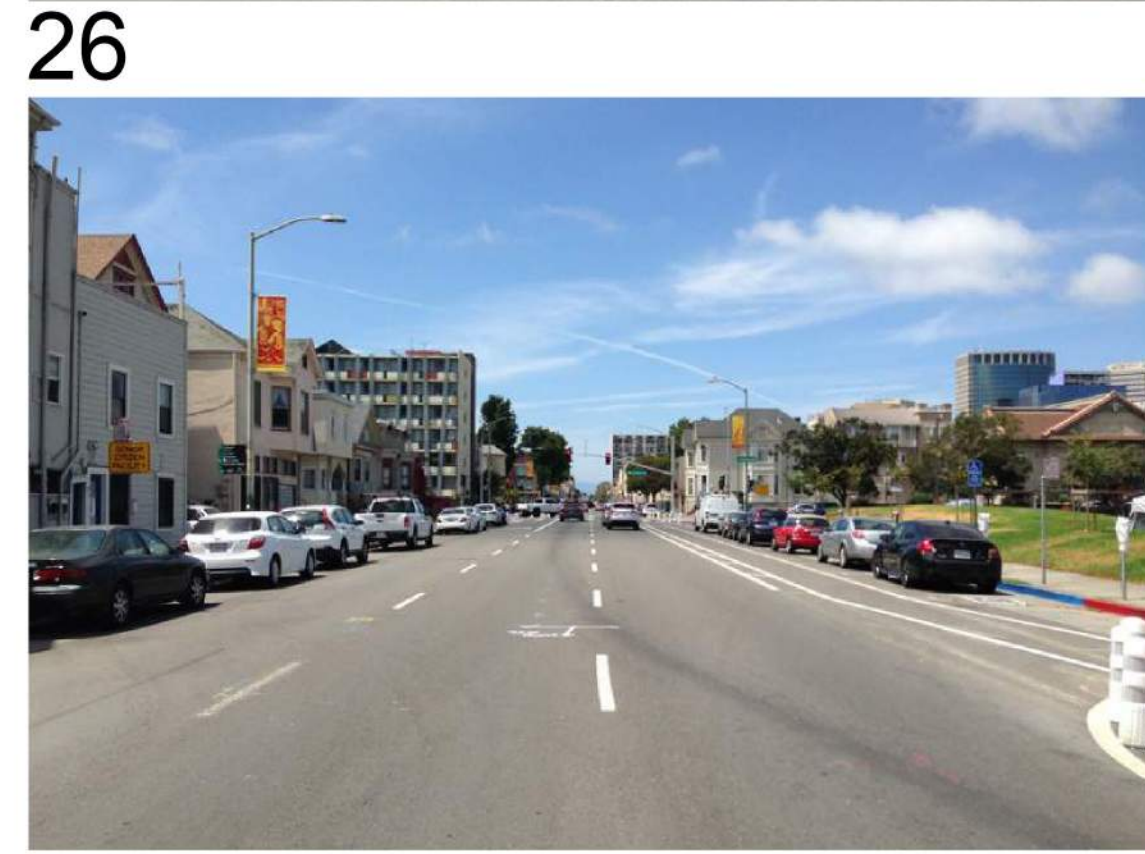
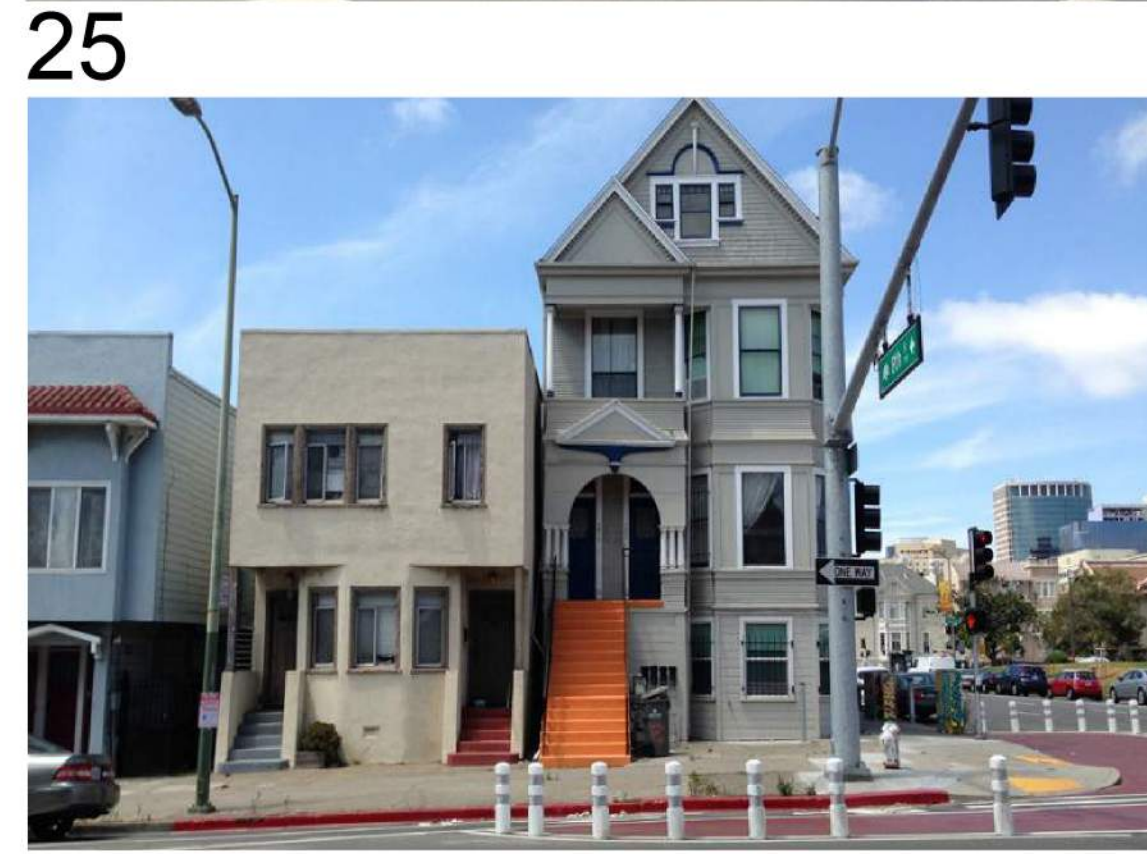
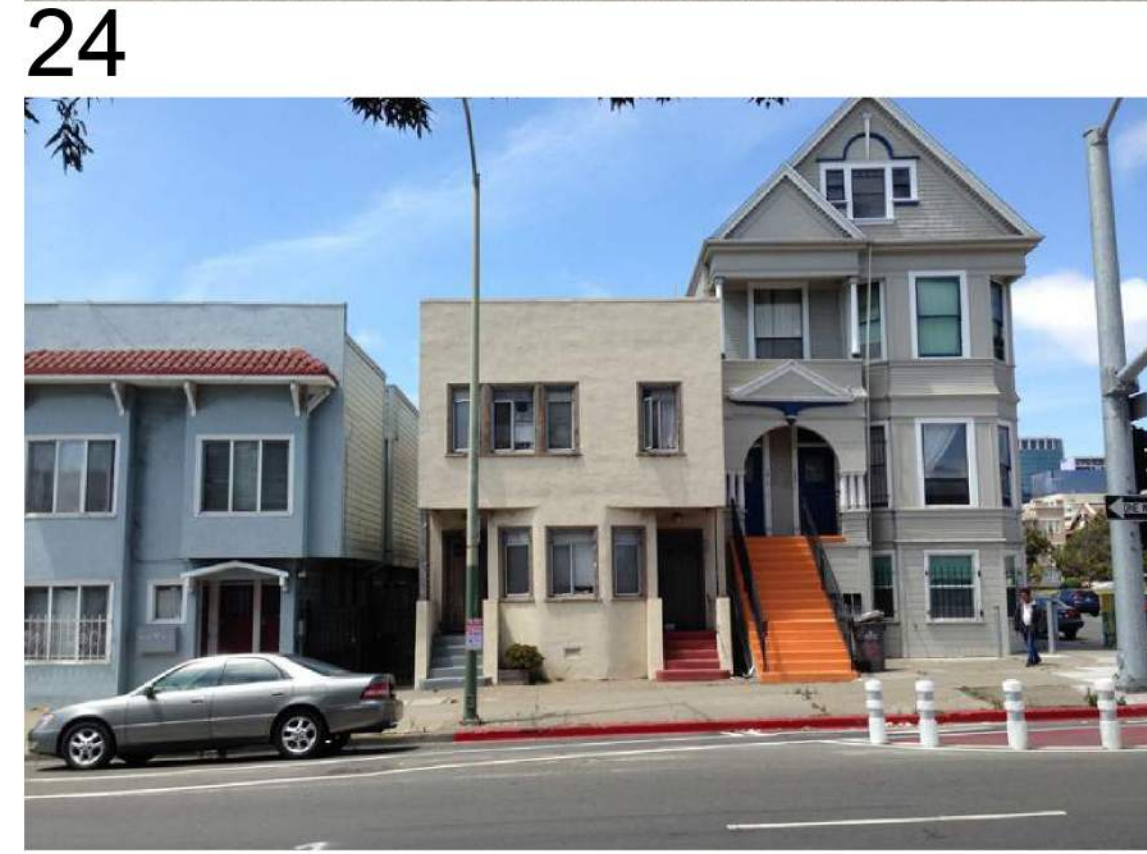
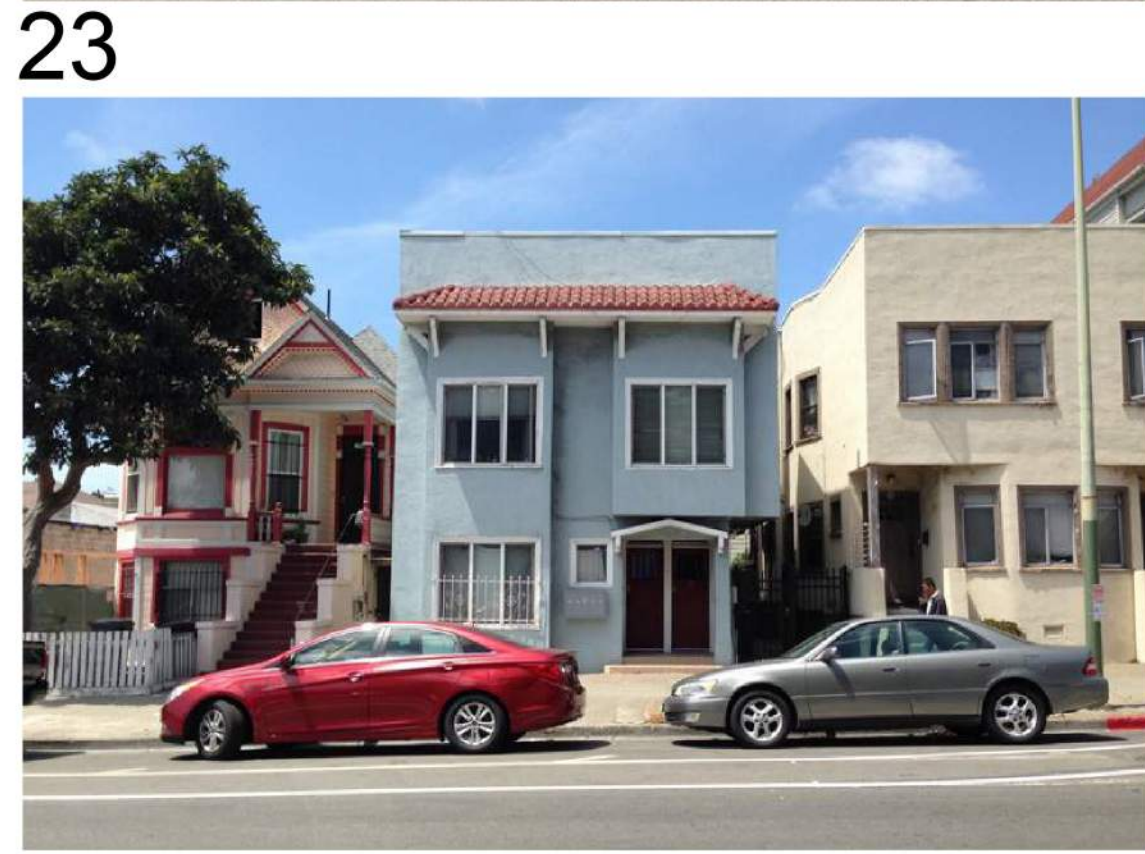
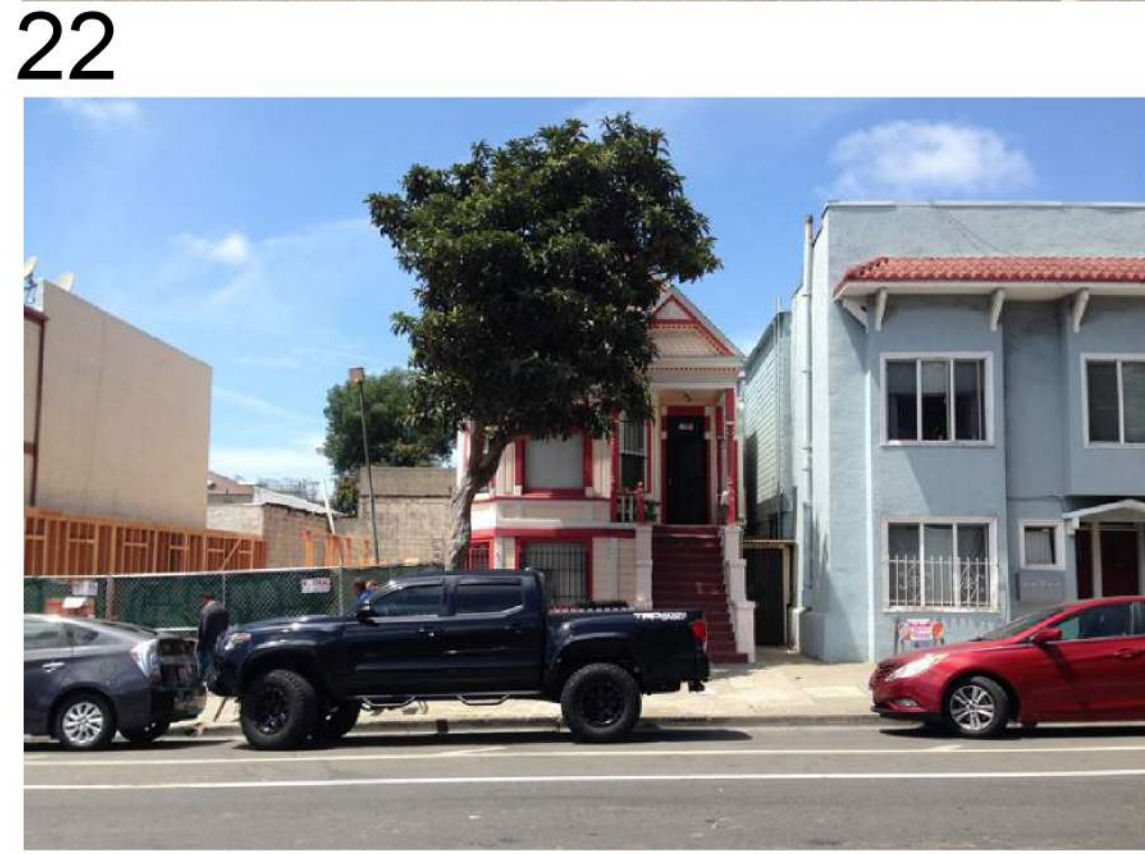
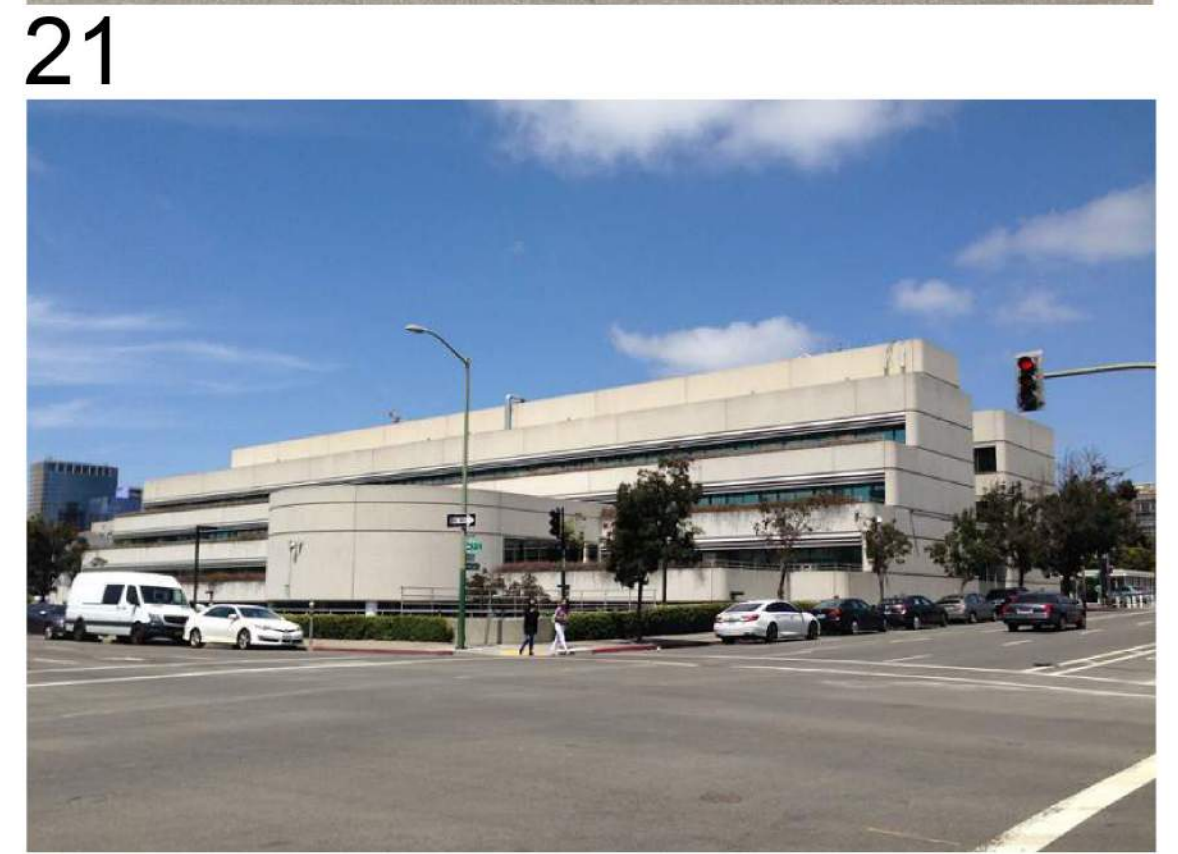
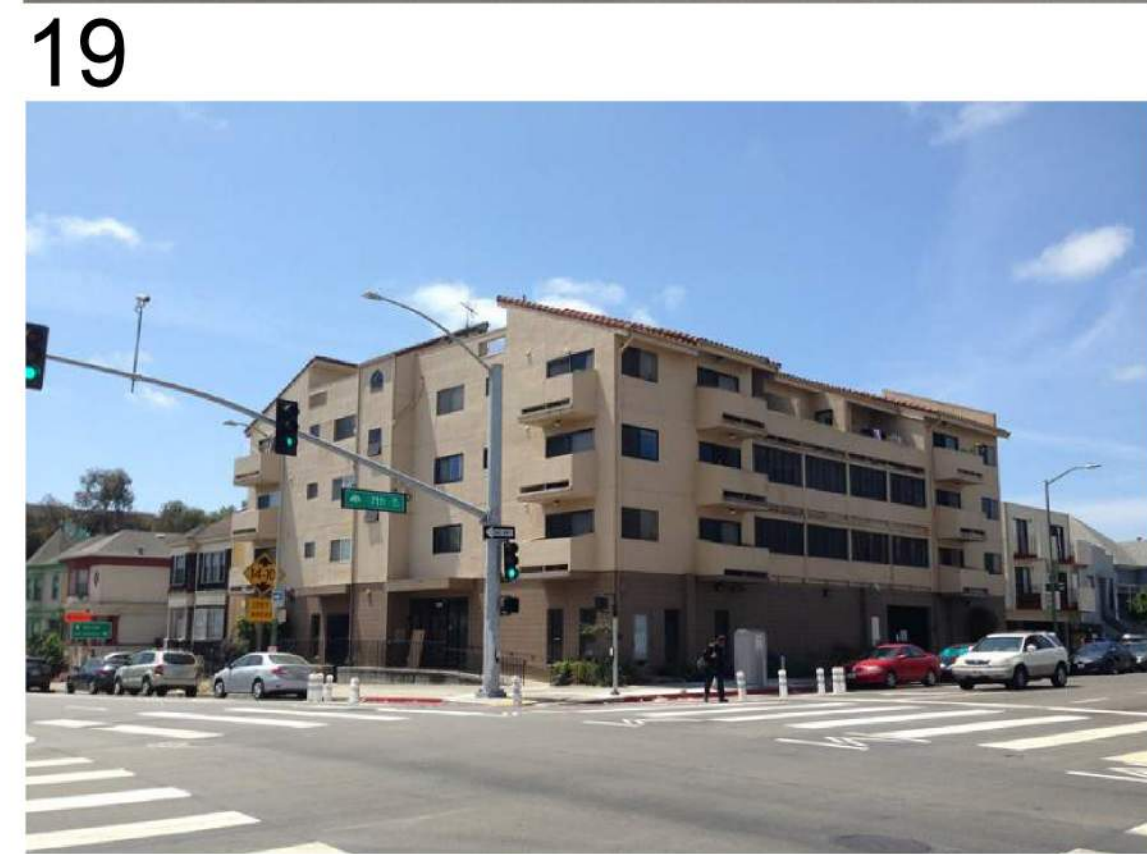
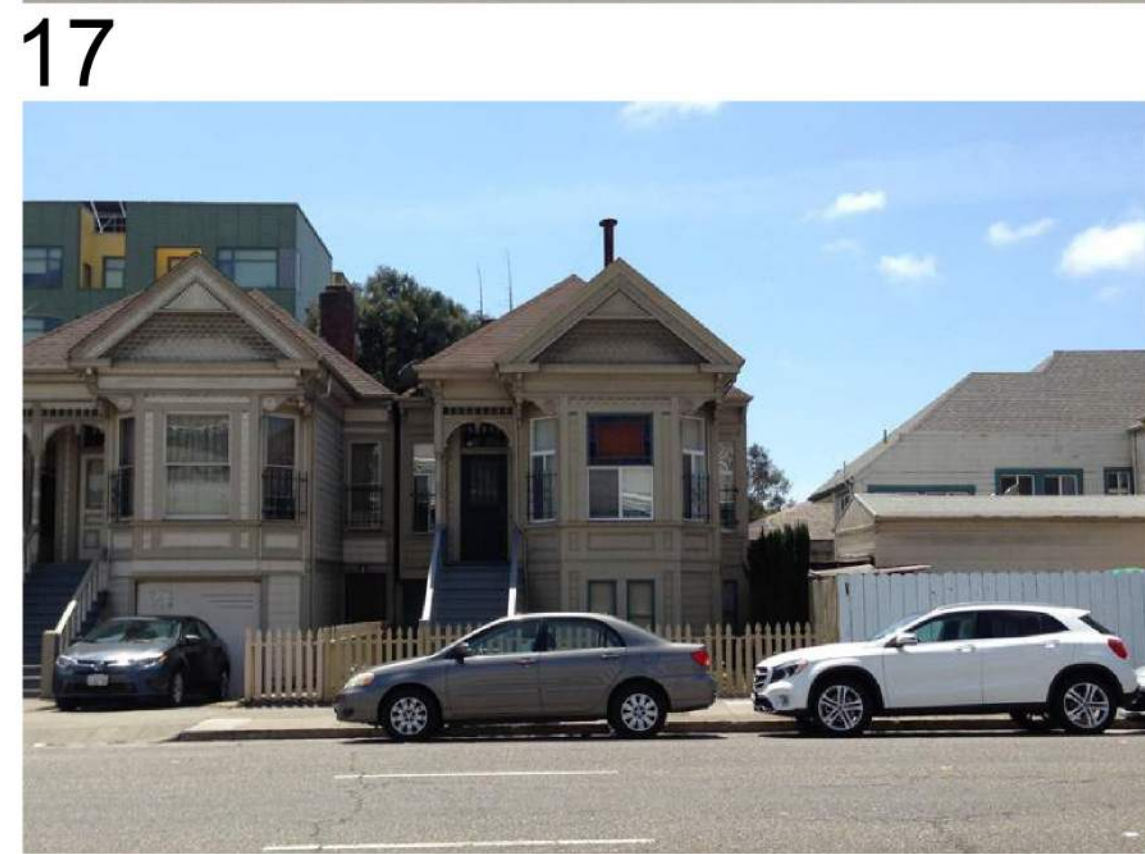
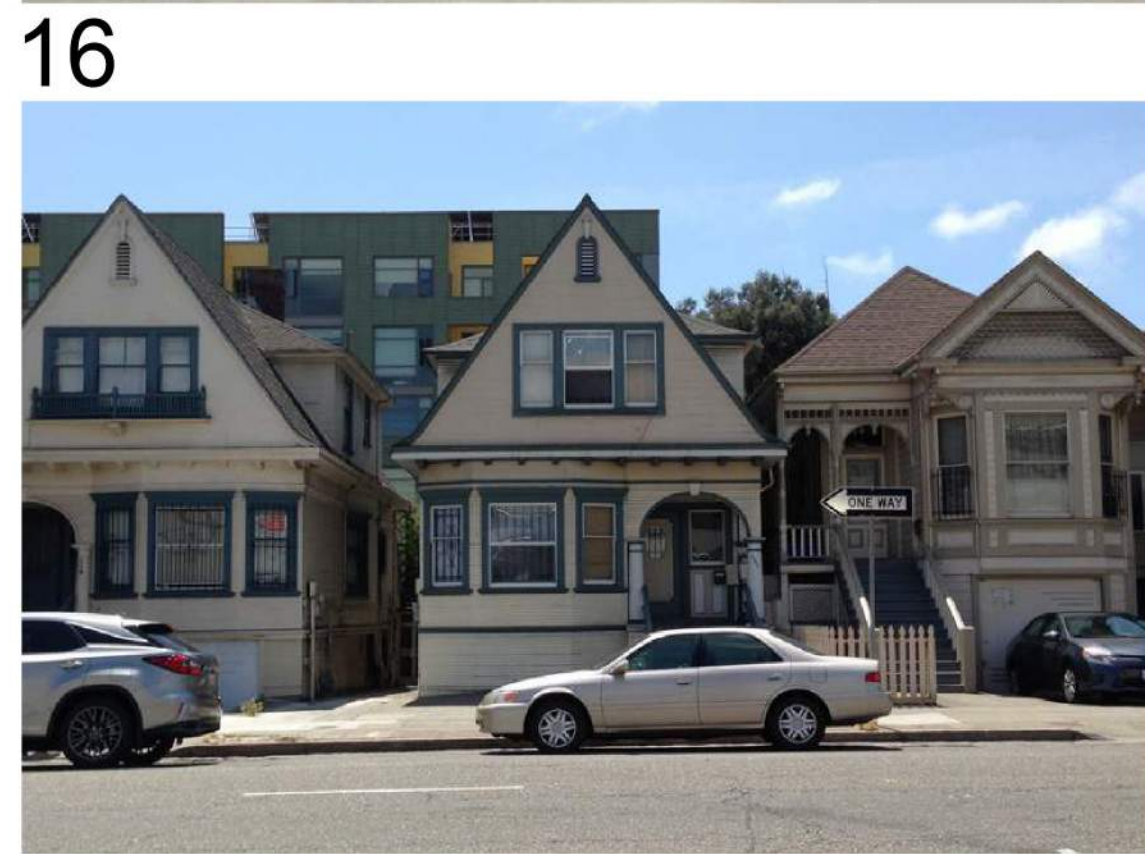
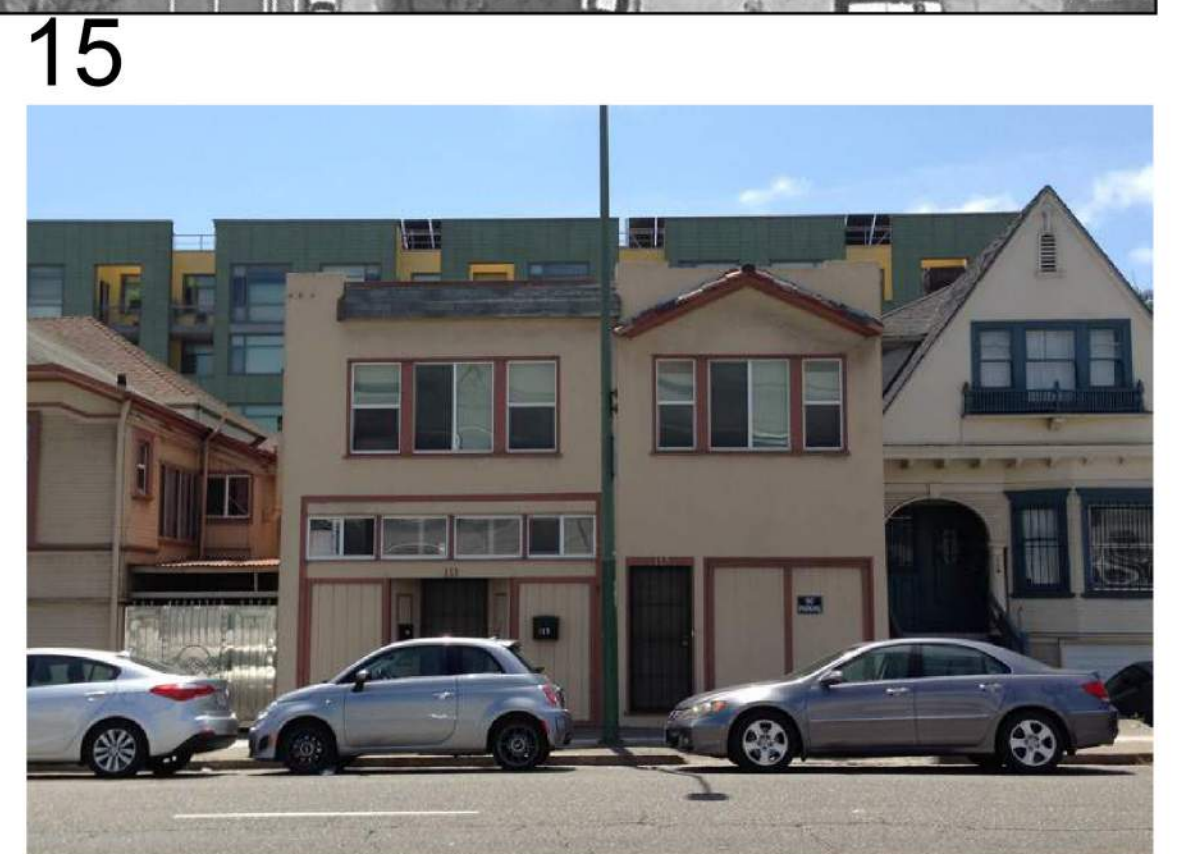
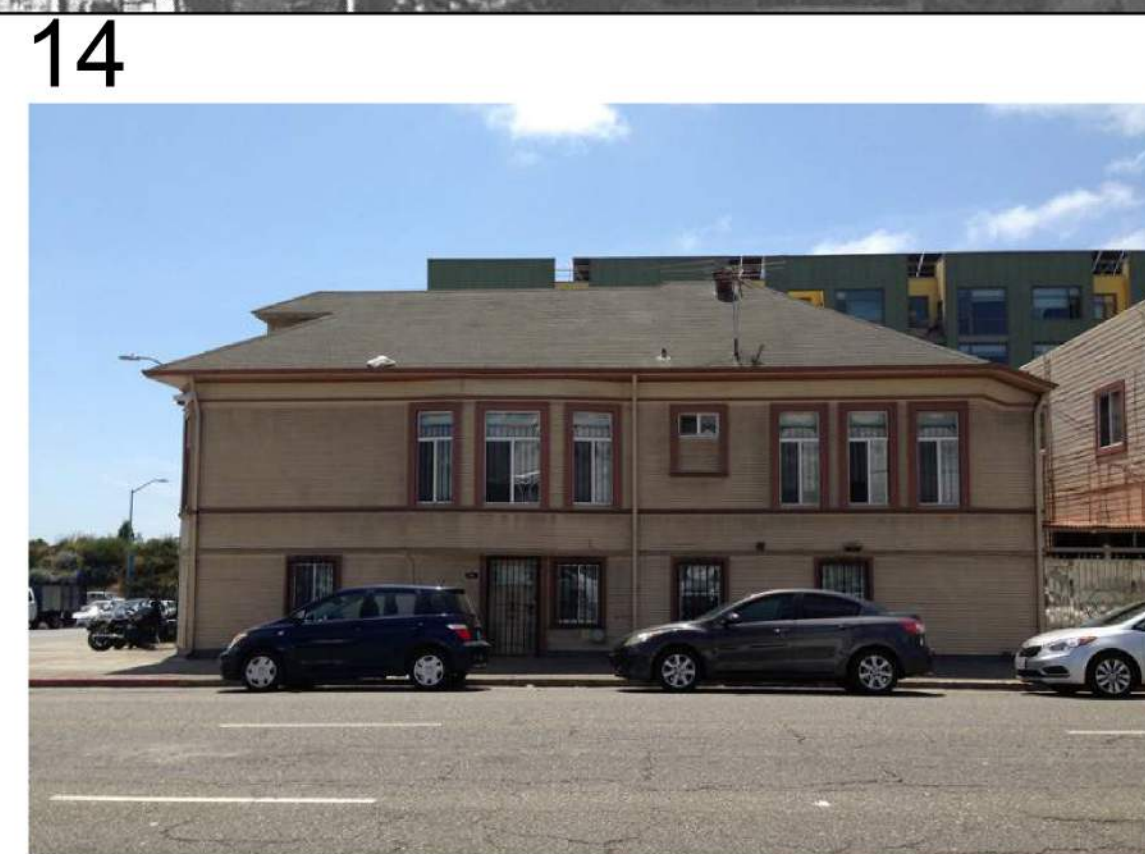
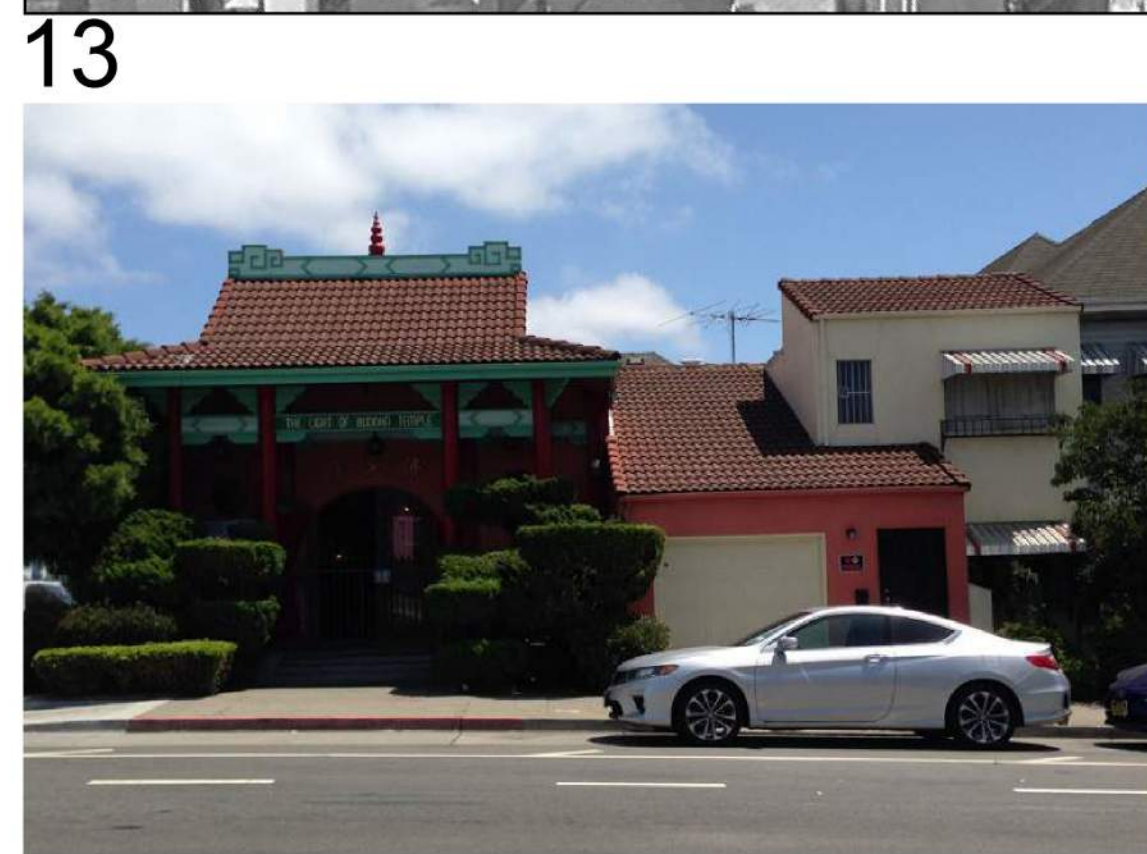
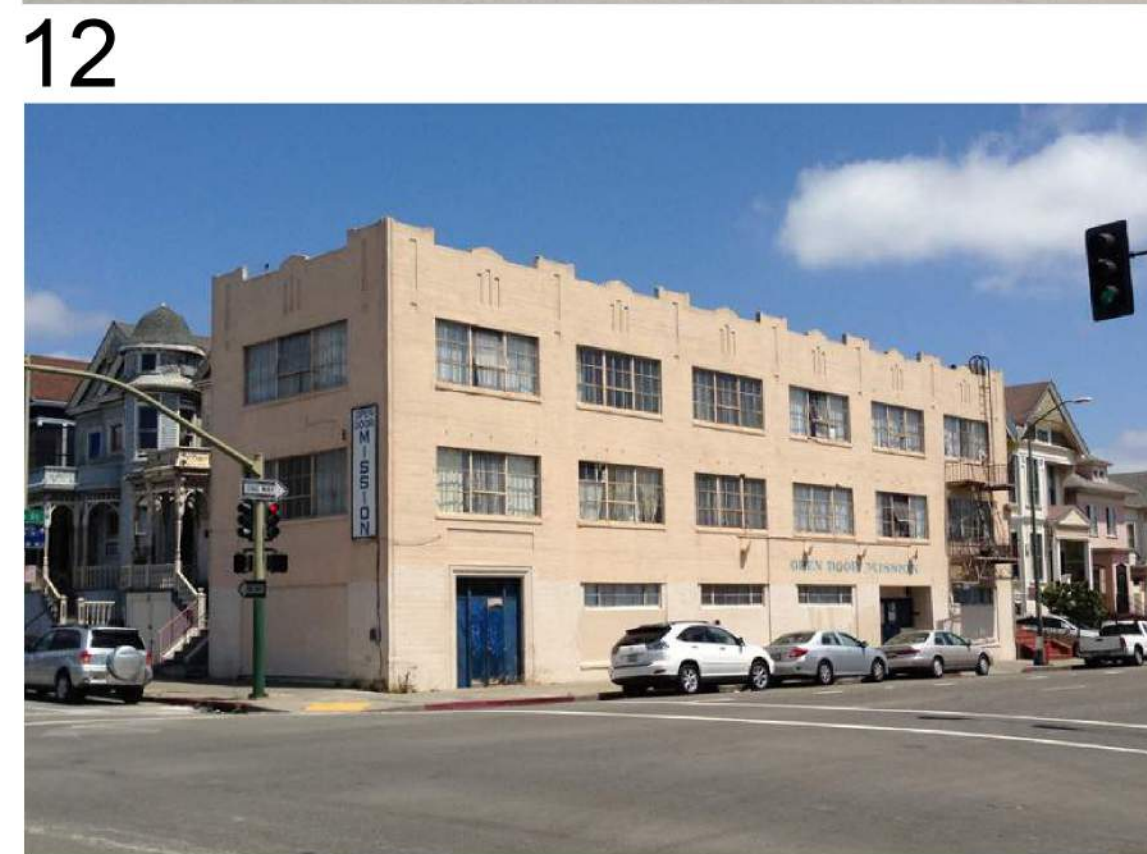
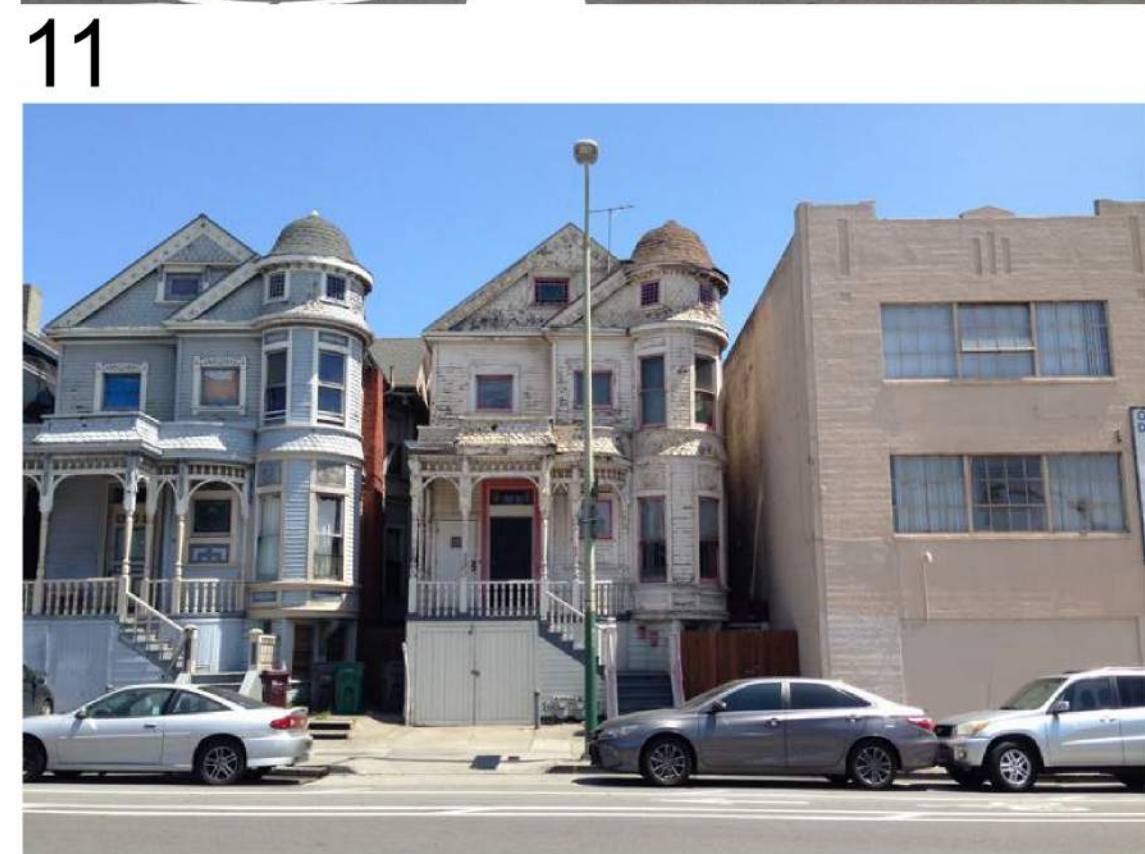
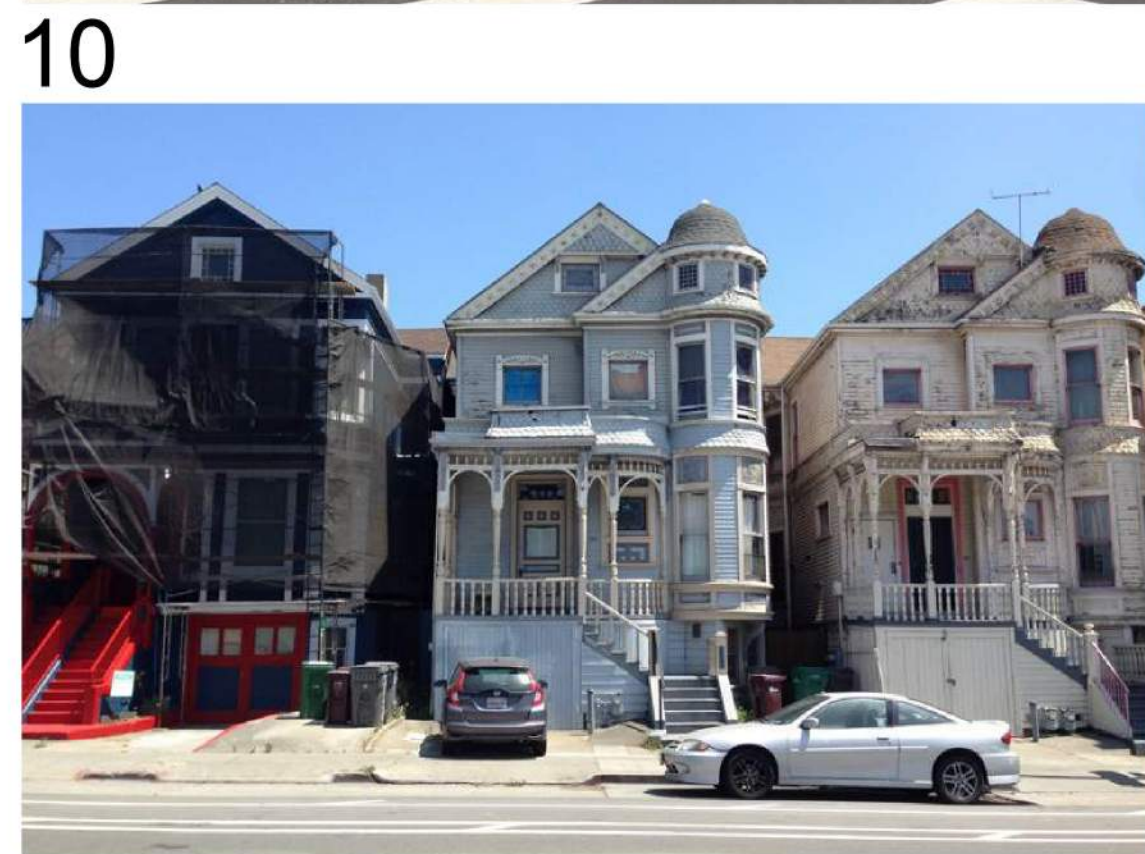
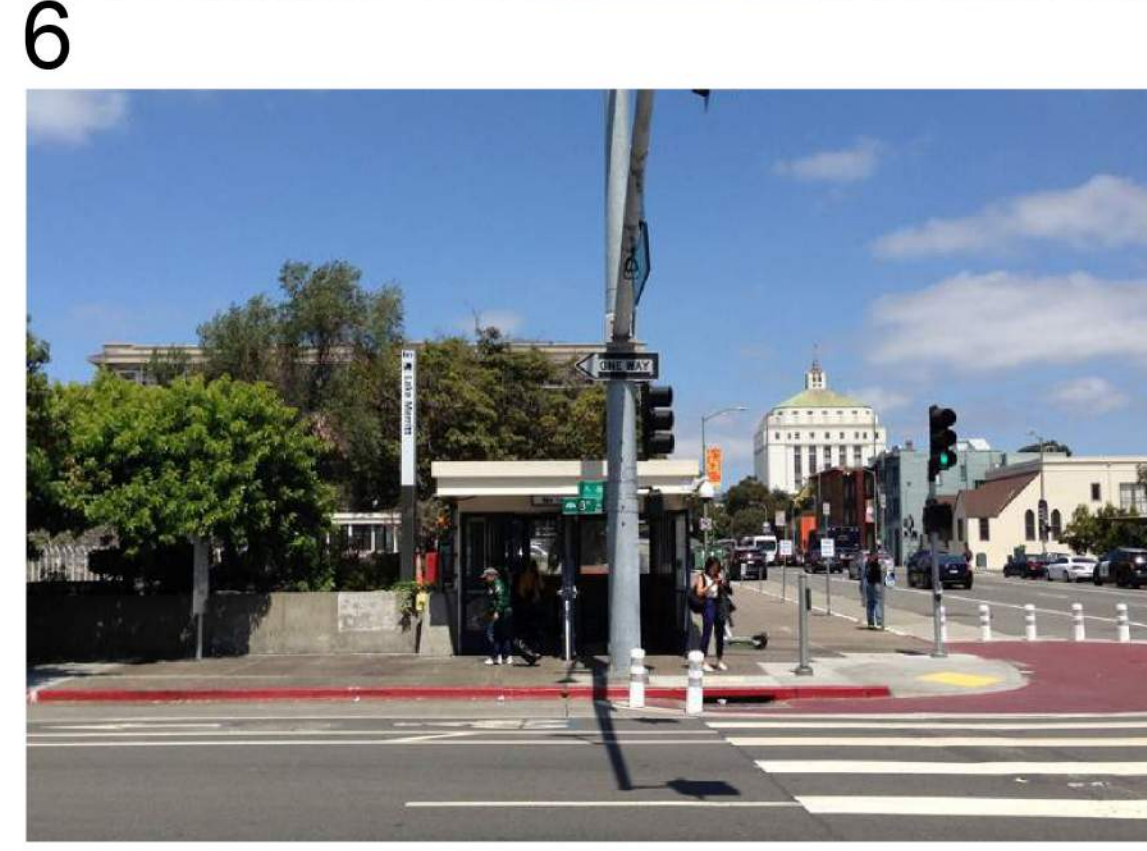
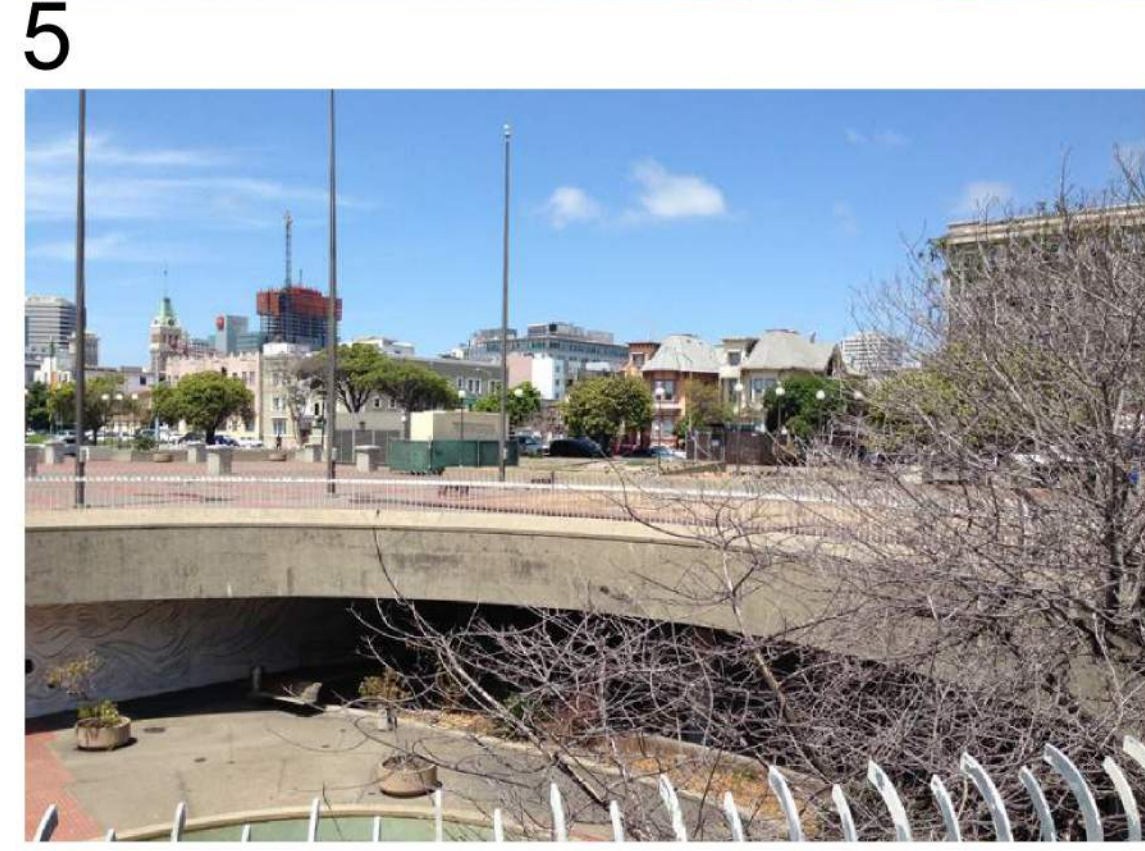
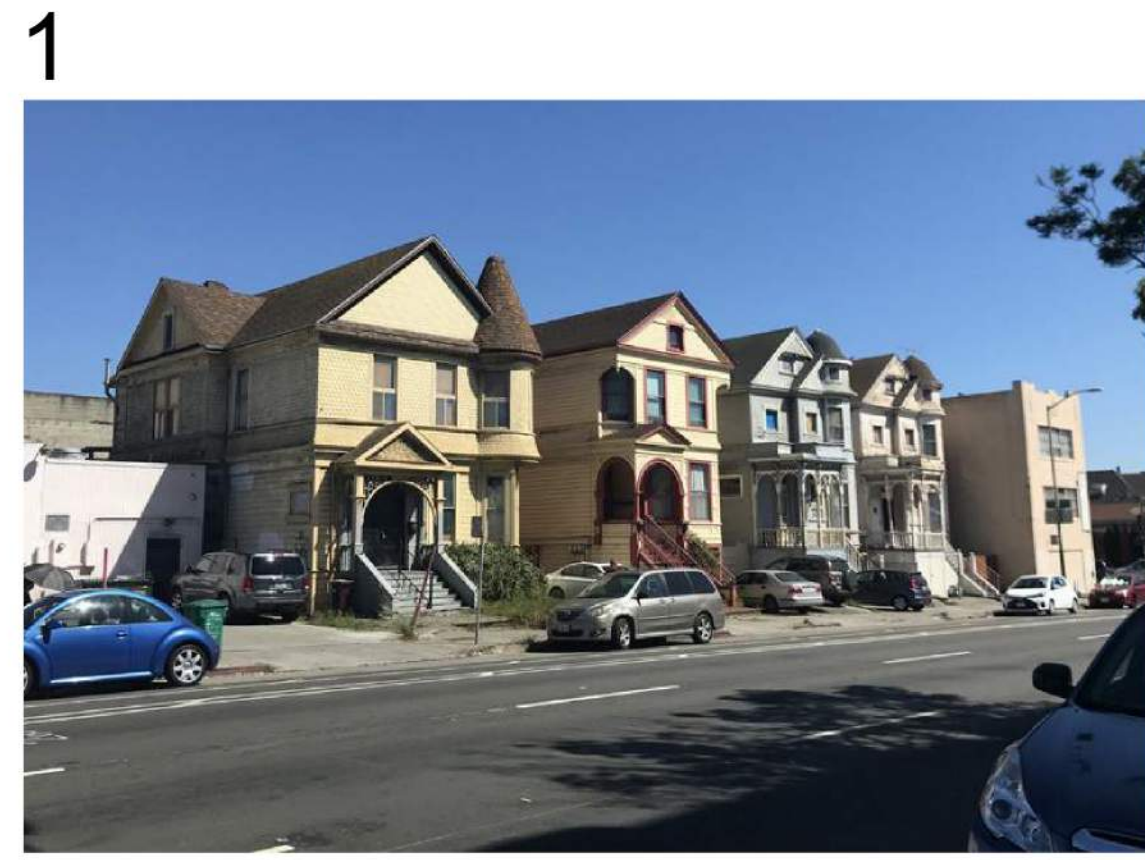
REVISION SCHEDULE

| NO. | ISSUE | DATE |
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JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xx/xx/xx

SCALE: As indicated
PHASE: 1
BLOCK: 1

SITE PHOTOS



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

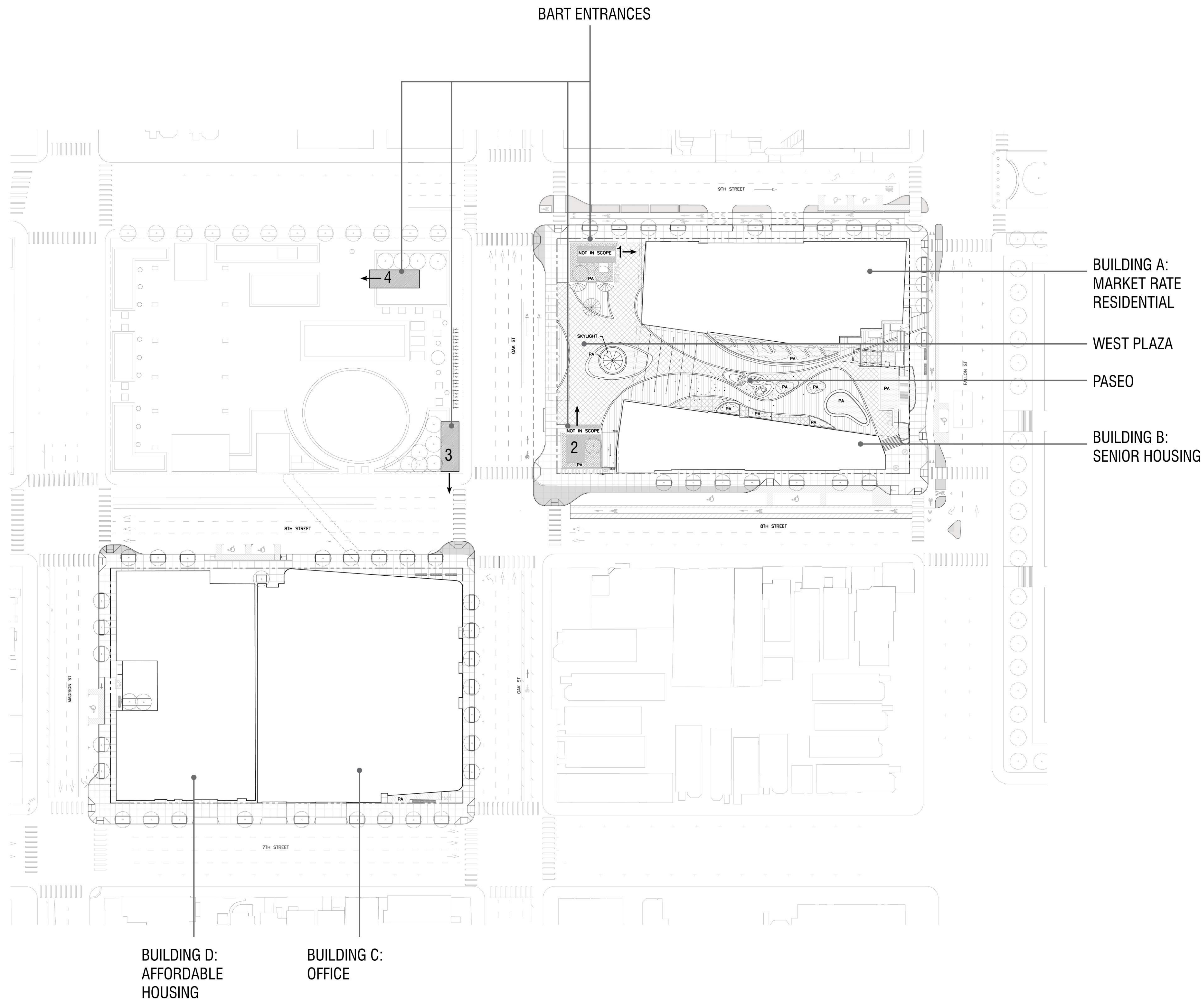
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| | | |

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| JOB NUMBER: | 1808 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| ISSUE DATE: | xx/xx/xxxx |
| SCALE: | As Indicated |
| PHASE: | 1 |
| BLOCK: | 2 |
| TITLE: | SITE PHOTOS |

SHEET:
L0.1

PRELIMINARY - Not for Construction -



- BUILDING A:
MARKET RATE
RESIDENTIAL
- WEST PLAZA
- PASEO
- BUILDING B:
SENIOR HOUSING

- BUILDING D:
AFFORDABLE
HOUSING
- BUILDING C:
OFFICE

NOTE:
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Baseline design and construction in the West Plaza is fully funded by the developer.

Existing bus shelter, headhouses, and skylight to remain.



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JOB NUMBER: 1808
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SCALE: As indicated
 PHASE: 1
 BLOCK: 1 AND 2

TITLE:
AREA PLAN

SHEET:
L1.0



**LAKE MERRITT BART
HORIZONTAL FDP**
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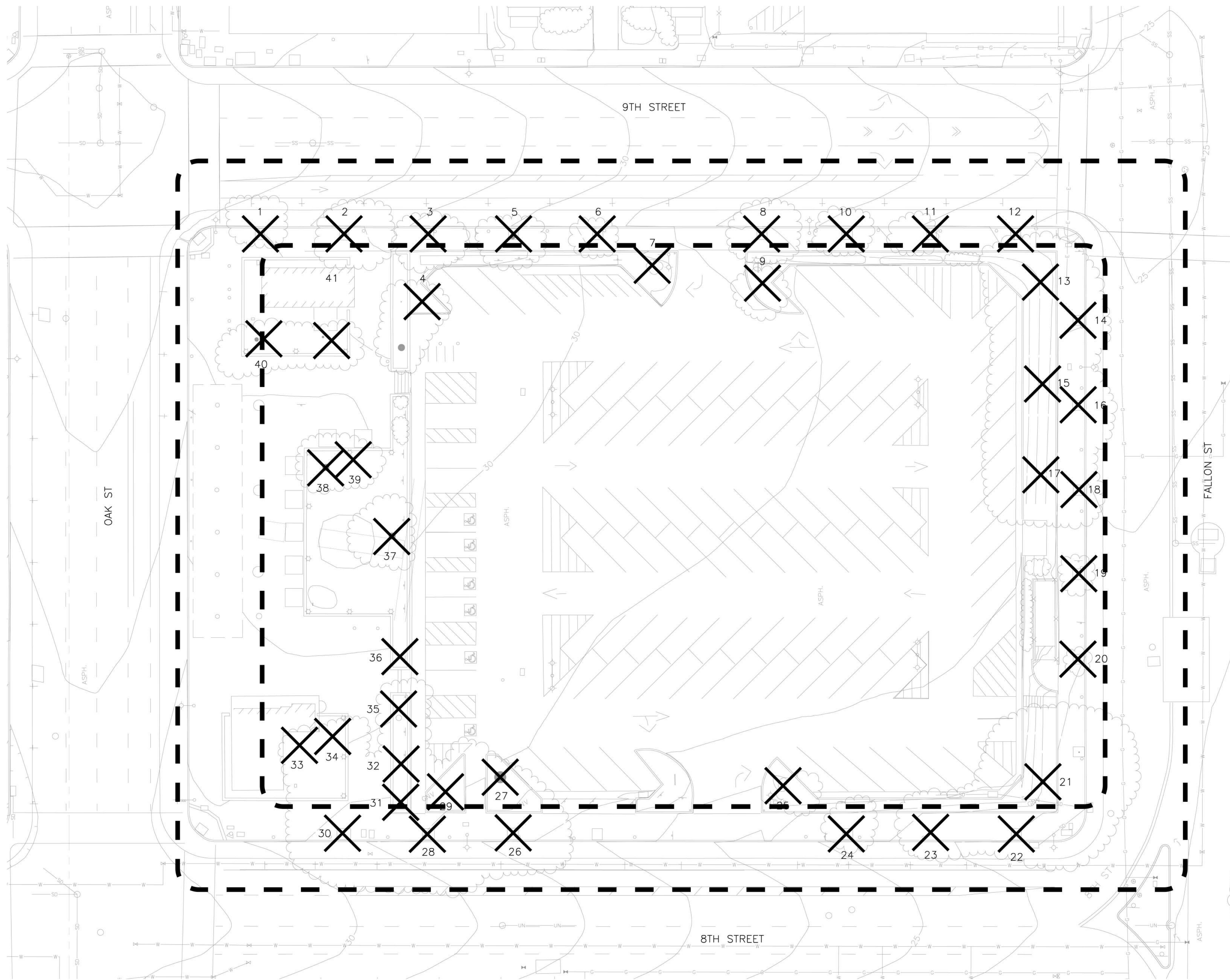
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| BLOCK: | 1 |

TITLE:
EXISTING TREES

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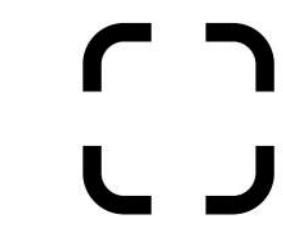
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PRELIMINARY - Not for Construction -



| Number | DBH | Remove | SCIENTIFIC NAME | COMMON NAME |
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| 1 | 13" | Yes | <i>Afracarpus falcatus</i> | African Fir Pine |
| 2 | 18" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 3 | 12" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 4 | 18" | Yes | <i>Olea europaea</i> | Olive Tree |
| 5 | 24" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 6 | 6" | Yes | <i>Afracarpus falcatus</i> | African Fir Pine |
| 7 | 10" | Yes | <i>Olea europaea</i> | Olive Tree |
| 8 | 12" | Yes | <i>Afracarpus falcatus</i> | African Fir Pine |
| 9 | 14" | Yes | <i>Olea europaea</i> | Olive Tree |
| 10 | 8" | Yes | <i>Afracarpus falcatus</i> | African Fir Pine |
| 11 | 7" | Yes | <i>Afracarpus falcatus</i> | African Fir Pine |
| 12 | 14" | Yes | STUMP | STUMP |
| 13 | 15" | Yes | <i>Platanus racemosa</i> | California Sycamore |
| 14 | 12" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 15 | 13" | Yes | <i>Platanus racemosa</i> | California Sycamore |
| 16 | 15" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 17 | 15" | Yes | <i>Platanus racemosa</i> | California Sycamore |
| 18 | 5" | Yes | <i>Afracarpus falcatus</i> | African Fir Pine |
| 19 | 14" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 20 | 12" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 21 | 24" | Yes | <i>Platanus racemosa</i> | California Sycamore |
| 22 | 20" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 23 | 10" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 24 | 7" | Yes | <i>Rhus lancea</i> | African Sumac |
| 25 | 14" | Yes | <i>Olea europaea</i> | Olive Tree |
| 26 | 16" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 27 | 51" | Yes | <i>Olea europaea</i> | Olive Tree |
| 28 | 16" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 29 | 14" | Yes | <i>Olea europaea</i> | Olive Tree |
| 30 | 18" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 31 | 12" | Yes | <i>Pittosporum undulatum</i> | Victorian box |
| 32 | 12" | Yes | <i>Pittosporum undulatum</i> | Victorian box |
| 33 | 12" | Yes | <i>Pittosporum undulatum</i> | Victorian box |
| 34 | 12" | Yes | <i>Olea europaea</i> | Olive Tree |
| 35 | 15" | Yes | <i>Olea europaea</i> | Olive Tree |
| 36 | 9" | Yes | <i>Pittosporum undulatum</i> | Victorian box |
| 37 | 30" | Yes | <i>Olea europaea</i> | Olive Tree |
| 38 | 30" | Yes | <i>Olea europaea</i> | Olive Tree |
| 39 | 13" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 40 | 25" | Yes | <i>Olea europaea</i> | Olive Tree |
| 41 | 20" | Yes | <i>Pittosporum undulatum</i> | Victorian box |

LEGEND



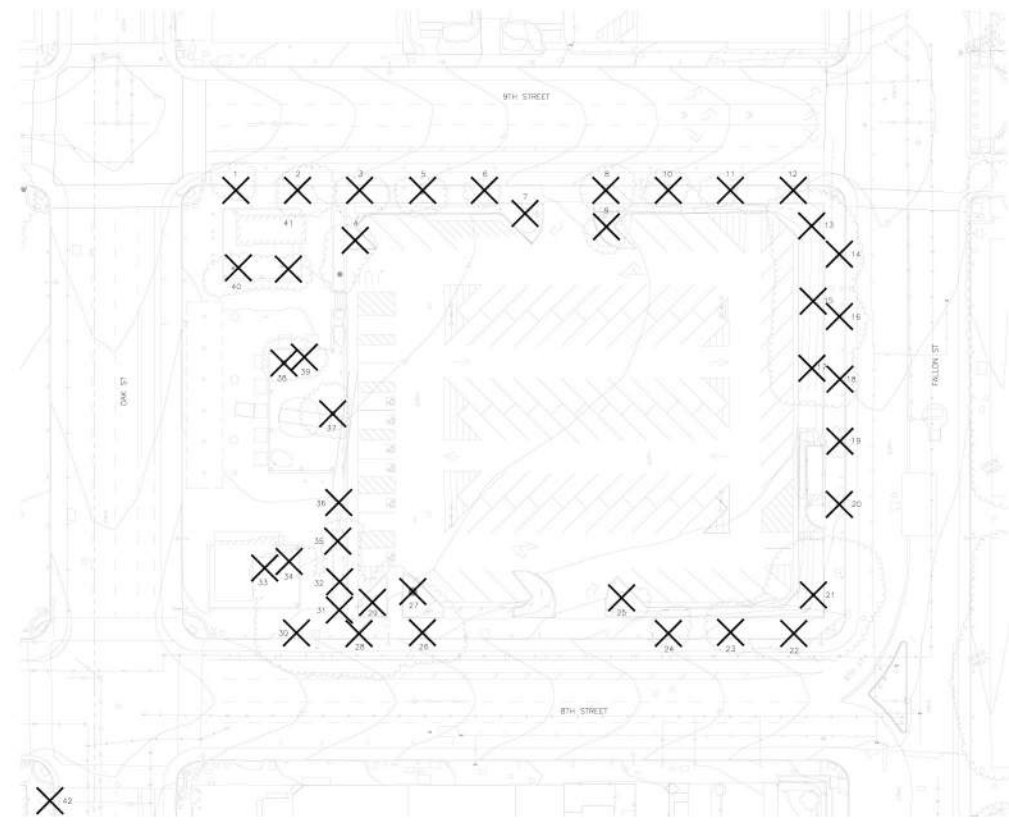
30' OFFSET FROM CON-
STRUCTION
(LOW) FOR TREE ID AND
PRESERVATION PURPOSES

NOTE:

The following are Protected Trees according to City Ordinance Chapter 12.36. PROTECTED TREES:
A. Any Coast Live Oak tree that is larger than 4 inches DBH. B. Any tree (except Eucalyptus) that is larger than 9 inches DBH. (Eucalyptus trees and up to 5 Monterey Pines per acre are not considered Protected Trees under this section. Monterey Pines must be inspected and verified by the Public Works Agency- Tree Division prior to their removal. C. Any tree of any size located in the public right-of-way (including street trees).

NOTE ON REMOVAL:

1. We are recommending removing 40 protected trees because of overall poor structure and poor health.
2. To meet the needs of a multi modal transit center, new sidewalks designs, bike paths, pick up and drop off, ADA multi-modal drop off will all require the relocation and demolition of sidewalks. This will disrupt the roots and will create larger soil volume areas.
3. The master plans aim is to make a cohesive neighborhood identity (coordinating with Madison Sq. Park, Bart plaza (TOF), and Block 1 + 2) and to have a cohesive plant palette.
4. See page L0.8 and L0.81 for new tree planting. Intent of design to provide street trees within the scope of the project.



| Number | DBH | Remove | SCIENTIFIC NAME | COMMON NAME |
|--------|-----|--------|---------------------------------|-----------------------|
| 1 | 13" | Yes | <i>Azadirachta indica</i> | African Fig Tree |
| 2 | 18" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 3 | 12" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 4 | 18" | Yes | <i>Olea europaea</i> | Olive Tree |
| 5 | 24" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 6 | 6" | Yes | <i>Azadirachta indica</i> | African Fig Tree |
| 7 | 10" | Yes | <i>Olea europaea</i> | Olive Tree |
| 8 | 12" | Yes | <i>Azadirachta indica</i> | African Fig Tree |
| 9 | 14" | Yes | <i>Olea europaea</i> | Olive Tree |
| 10 | 8" | Yes | <i>Azadirachta indica</i> | African Fig Tree |
| 11 | 7" | Yes | <i>Azadirachta indica</i> | African Fig Tree |
| 12 | 14" | Yes | STUMP | STUMP |
| 13 | 15" | Yes | <i>Platanus racemosa</i> | California Sycamore |
| 14 | 12" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 15 | 13" | Yes | <i>Platanus racemosa</i> | California Sycamore |
| 16 | 15" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 17 | 15" | Yes | <i>Platanus racemosa</i> | California Sycamore |
| 18 | 5" | Yes | <i>Azadirachta indica</i> | African Fig Tree |
| 19 | 14" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 20 | 12" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 21 | 24" | Yes | <i>Platanus racemosa</i> | California Sycamore |
| 22 | 20" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 23 | 10" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 24 | 7" | Yes | <i>Rhus lancea</i> | African Sumac |
| 25 | 14" | Yes | <i>Olea europaea</i> | Olive Tree |
| 26 | 16" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 27 | 51" | Yes | <i>Olea europaea</i> | Olive Tree |
| 28 | 16" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 29 | 14" | Yes | <i>Olea europaea</i> | Olive Tree |
| 30 | 18" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 31 | 12" | Yes | <i>Pittosporum undulatum</i> | Victorian box |
| 32 | 12" | Yes | <i>Pittosporum undulatum</i> | Victorian box |
| 33 | 12" | Yes | <i>Pittosporum undulatum</i> | Victorian box |
| 34 | 12" | Yes | <i>Olea europaea</i> | Olive Tree |
| 35 | 15" | Yes | <i>Olea europaea</i> | Olive Tree |
| 36 | 9" | Yes | <i>Pittosporum undulatum</i> | Victorian box |
| 37 | 30" | Yes | <i>Olea europaea</i> | Olive Tree |
| 38 | 30" | Yes | <i>Olea europaea</i> | Olive Tree |
| 39 | 13" | Yes | <i>Schinus terebinthifolius</i> | Brazilian Pepper Tree |
| 40 | 25" | Yes | <i>Olea europaea</i> | Olive Tree |
| 41 | 20" | Yes | <i>Pittosporum undulatum</i> | Victorian box |



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

| | |
|-------------------------|------------|
| 50 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

| NO. | ISSUE | DATE |
|-----|-------|------|
|-----|-------|------|

JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xx/xx/xxxx
SCALE: As indicated
PHASE: 1
BLOCK: 1
TITLE:

EXISTING TREES

SHEET:

L2.1

PRELIMINARY - Not for Construction -



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

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| NO. | ISSUE | DATE |
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JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xxxxxxxx

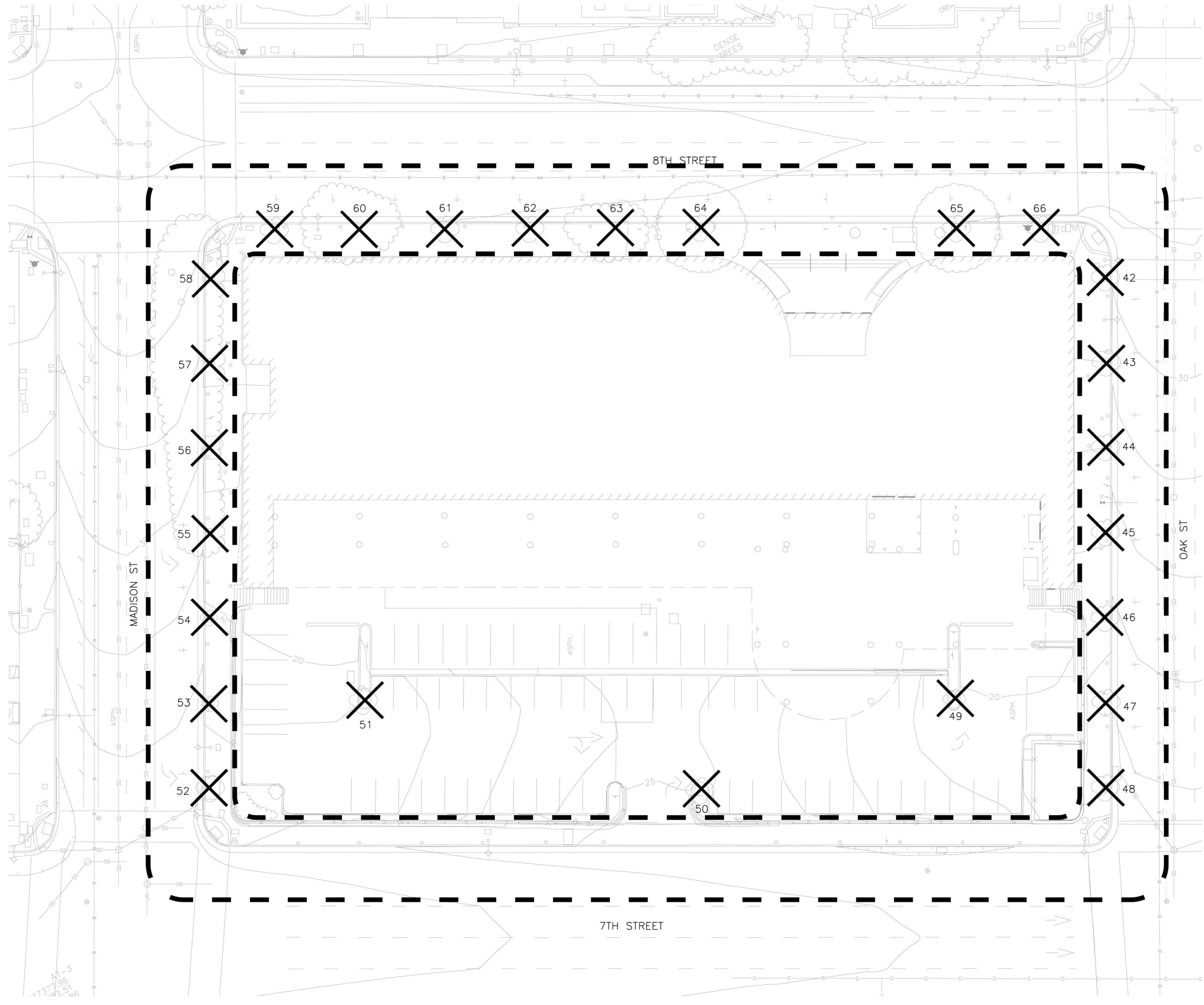
SCALE: As indicated
PHASE: 1
BLOCK: 2

TITLE:
EXISTING TREES

SHEET:

L2.2

PRELIMINARY - Not for Construction -

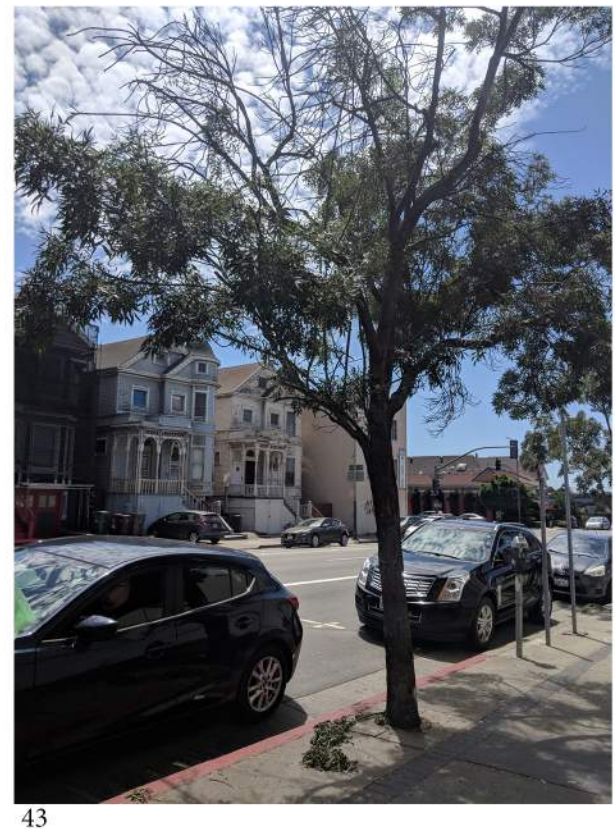
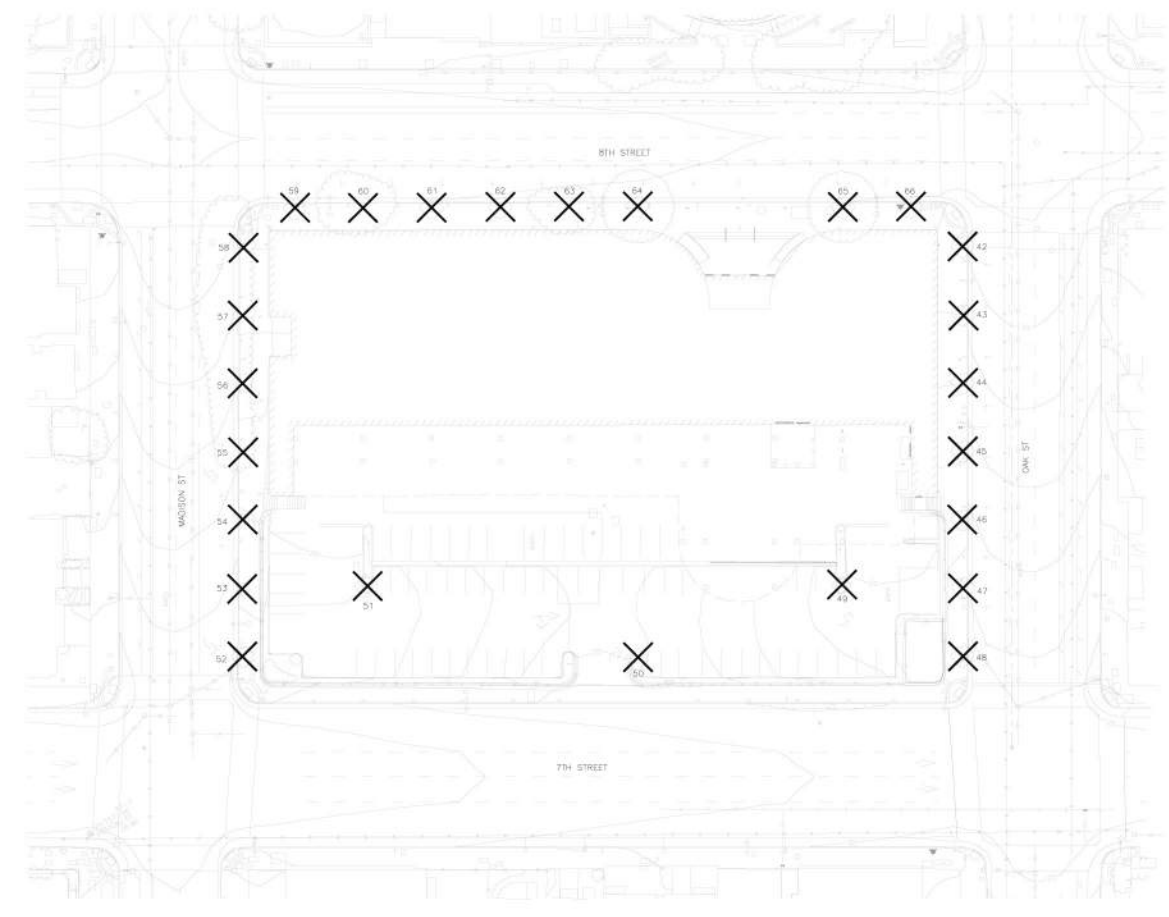


| Number | DBH | Remove | SCIENTIFIC NAME | COMMON NAME |
|--------|-----|--------|--------------------------|-------------|
| 42 | 12" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 43 | 13" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 44 | 9" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 45 | 4" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 46 | 3" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 47 | 5" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 48 | 5" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 49 | 5" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 50 | 9" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 51 | 7" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 52 | 9" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 53 | 4" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 54 | 10" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 55 | 5" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 56 | 12" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 57 | 12" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 58 | 12" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 59 | 8" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 60 | 10" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 61 | 6" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 62 | 4" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 63 | 10" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 64 | 12" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 65 | 10" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 66 | 9" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |

LEGEND
 30' OFFSET FROM CON-
STRUCTION
(LOW) FOR TREE ID AND
PRESERVATION PURPOSES

NOTE:
The following are Protected Trees according to City Ordinance Chapter 12.36. PROTECTED TREES:
A. Any Coast Live Oak tree that is larger than 4 inches DBH. B. Any tree (except Eucalyptus) that is larger than 9 inches DBH. (Eucalyptus trees and up to 5 Monterey Pines per acre are not considered Protected Trees under this section. Monterey Pines must be inspected and verified by the Public Works Agency- Tree Division prior to their removal. C. Any tree of any size located in the public right-of-way (including street trees).

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3. The master plans aim is to make a cohesive neighborhood identity (coordinating with Madison Sq. Park, Bart plaza (TOF), and Block 1 + 2) and to have a cohesive plant palette.
4. See page L0.8 and L0.81 for new tree planting. Intent of design to provide street trees within the scope of the project.



| Number | DBH | Remove | SCIENTIFIC NAME | COMMON NAME |
|--------|-----|--------|--------------------------|-------------|
| 42 | 12" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 43 | 13" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 44 | 9" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 45 | 4" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 46 | 3" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 47 | 5" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 48 | 5" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 49 | 5" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 50 | 9" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 51 | 7" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 52 | 9" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
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| 55 | 5" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 56 | 12" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 57 | 12" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 58 | 12" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
| 59 | 8" | Yes | <i>Fraxinus oxycarpa</i> | Raywood Ash |
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LUMA

LAKE MERRITT BART HORIZONTAL FDP Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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| 50 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

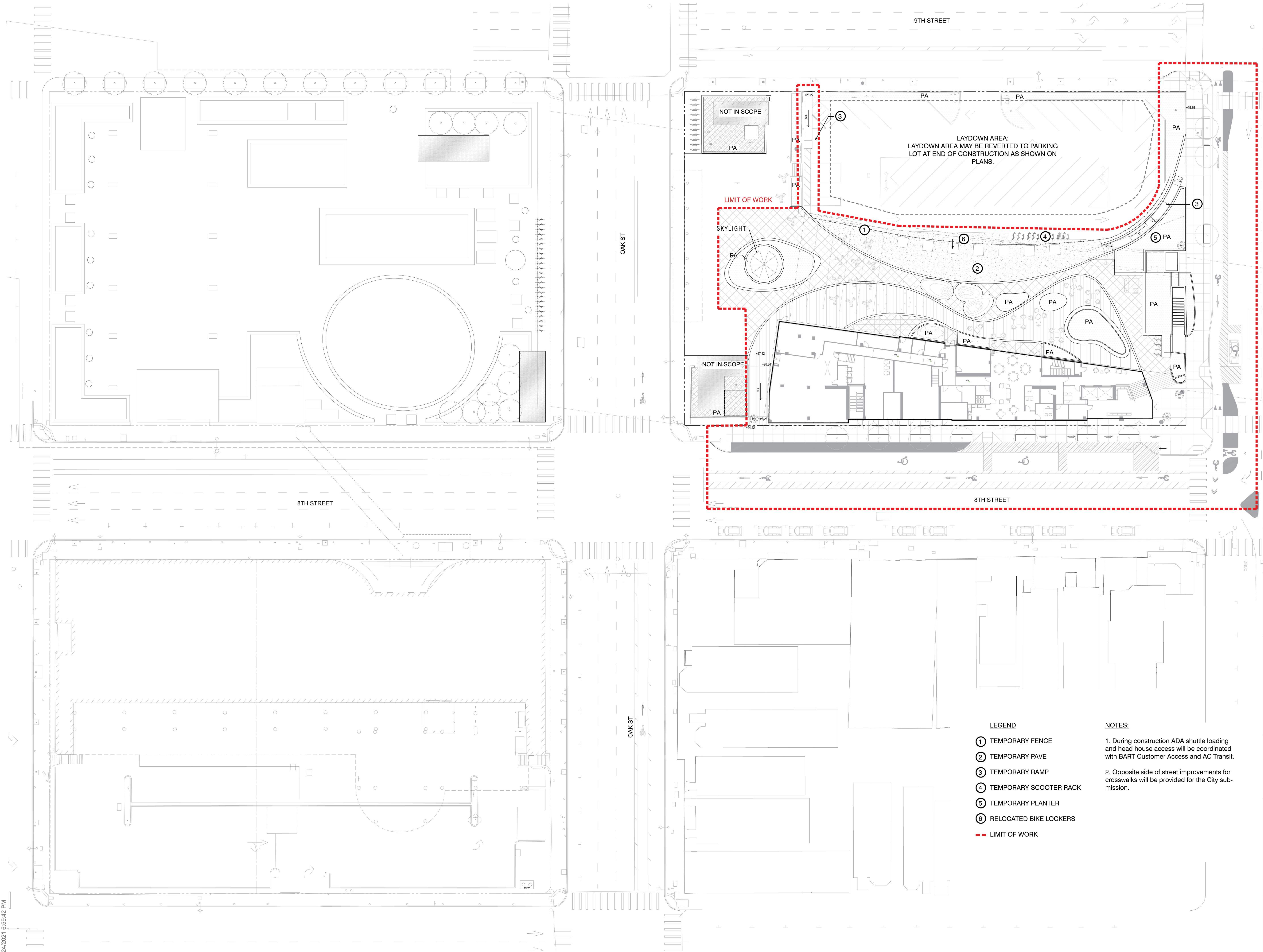
REVISION SCHEDULE

| NO. | ISSUE | DATE |
|-----|-------|------|
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JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xxx/xxx/xx
SCALE: As indicated
PHASE: 1
BLOCK: 1 AND 2

TITLE:
EXISTING TREES

SHEET:
L2.3



EWILLERKUEHL
LANDSCAPE ARCHITECTURE
318 HARRISON STREET SUITE 301
OAKLAND CALIFORNIA 94607
(510) 891-1696

EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION
1825 SAN PABLO AVE. #200
SAN FRANCISCO, CA 94621

STRADA
INVESTMENT GROUP
101 MISSION ST. #420
SAN FRANCISCO, CA 94105

BKF ENGINEERS
255 SHORELINE DR, SUITE 200
REDWOOD CITY, CA 94065

BKF BKF ENGINEERS

LUMA LIGHTING DESIGN
48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

LUMA

**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

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REVISION SCHEDULE

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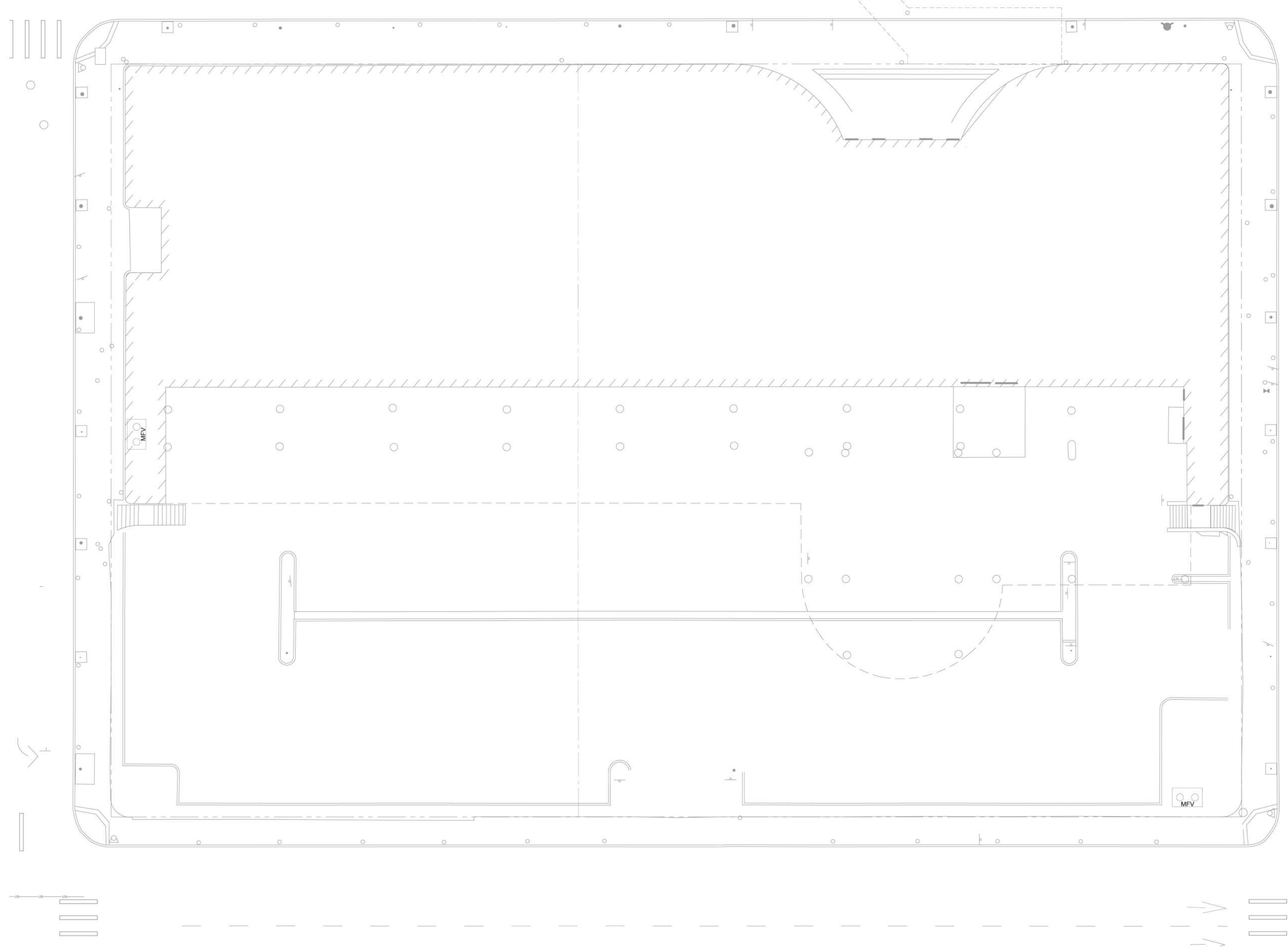
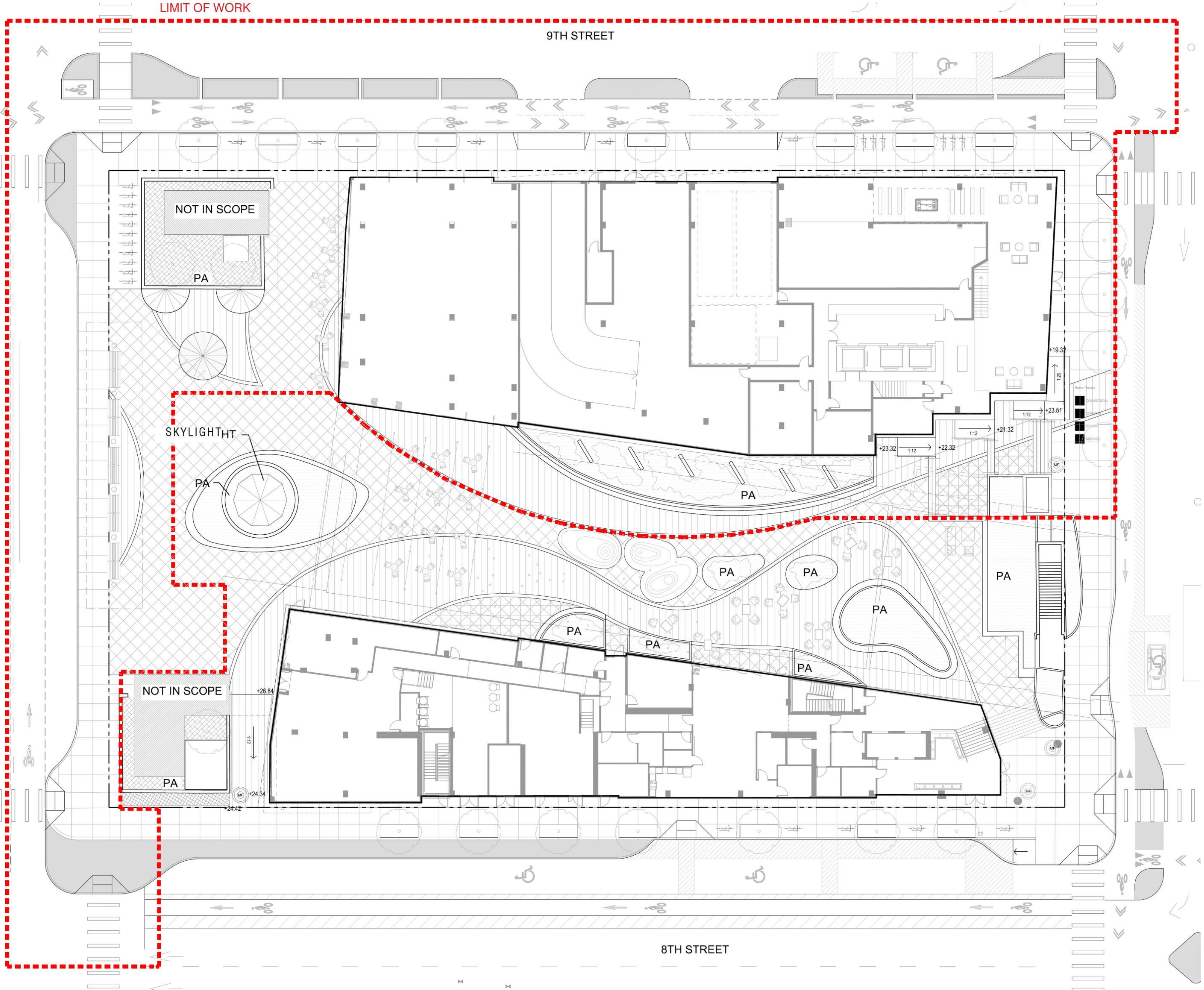
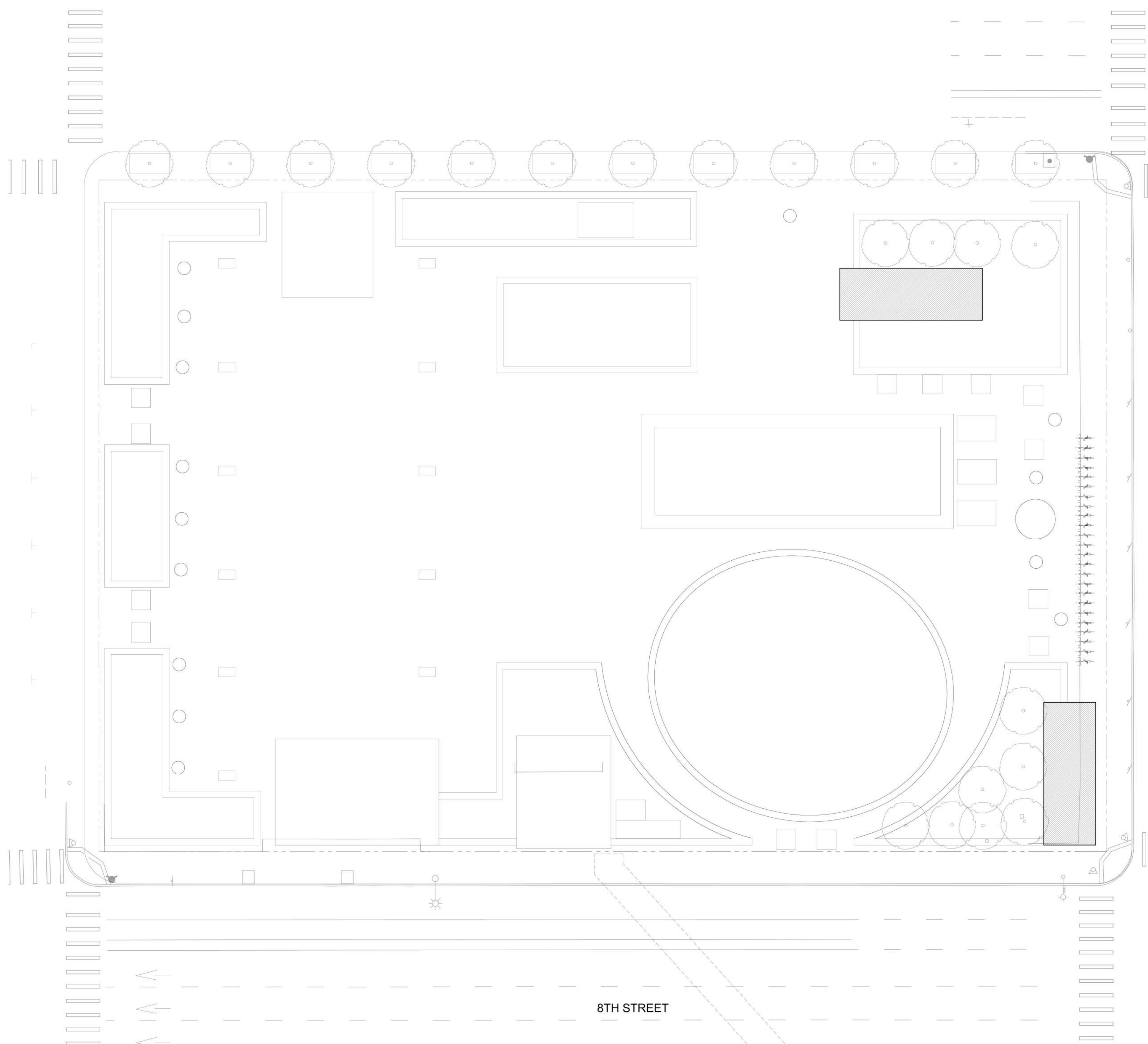
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DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xxxxxxxx
SCALE: As indicated
PHASE: 1
BLOCK: 1 AND 2
TITLE: **PHASE 1**

SHEET: **L3.1**
PRELIMINARY - Not for Construction -

- LEGEND**
- ① TEMPORARY FENCE
 - ② TEMPORARY PAVE
 - ③ TEMPORARY RAMP
 - ④ TEMPORARY SCOOTER RACK
 - ⑤ TEMPORARY PLANTER
 - ⑥ RELOCATED BIKE LOCKERS
 - LIMIT OF WORK
- NOTES:**
1. During construction ADA shuttle loading and head house access will be coordinated with BART Customer Access and AC Transit.
 2. Opposite side of street improvements for crosswalks will be provided for the City submission.

0 10' 20' 40'
SCALE: 1" = 20'-0"

8/24/2021 6:59:42 PM



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

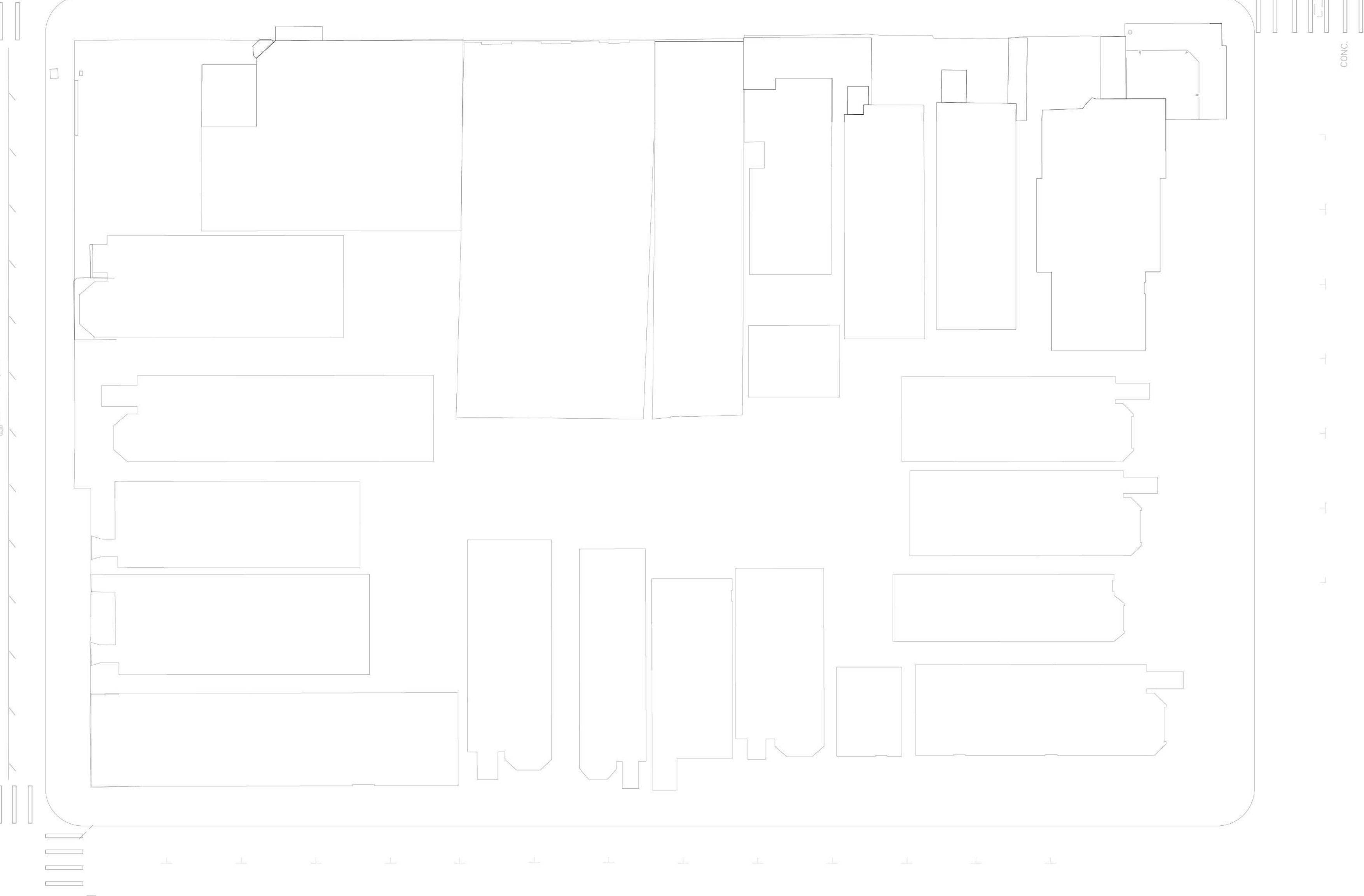
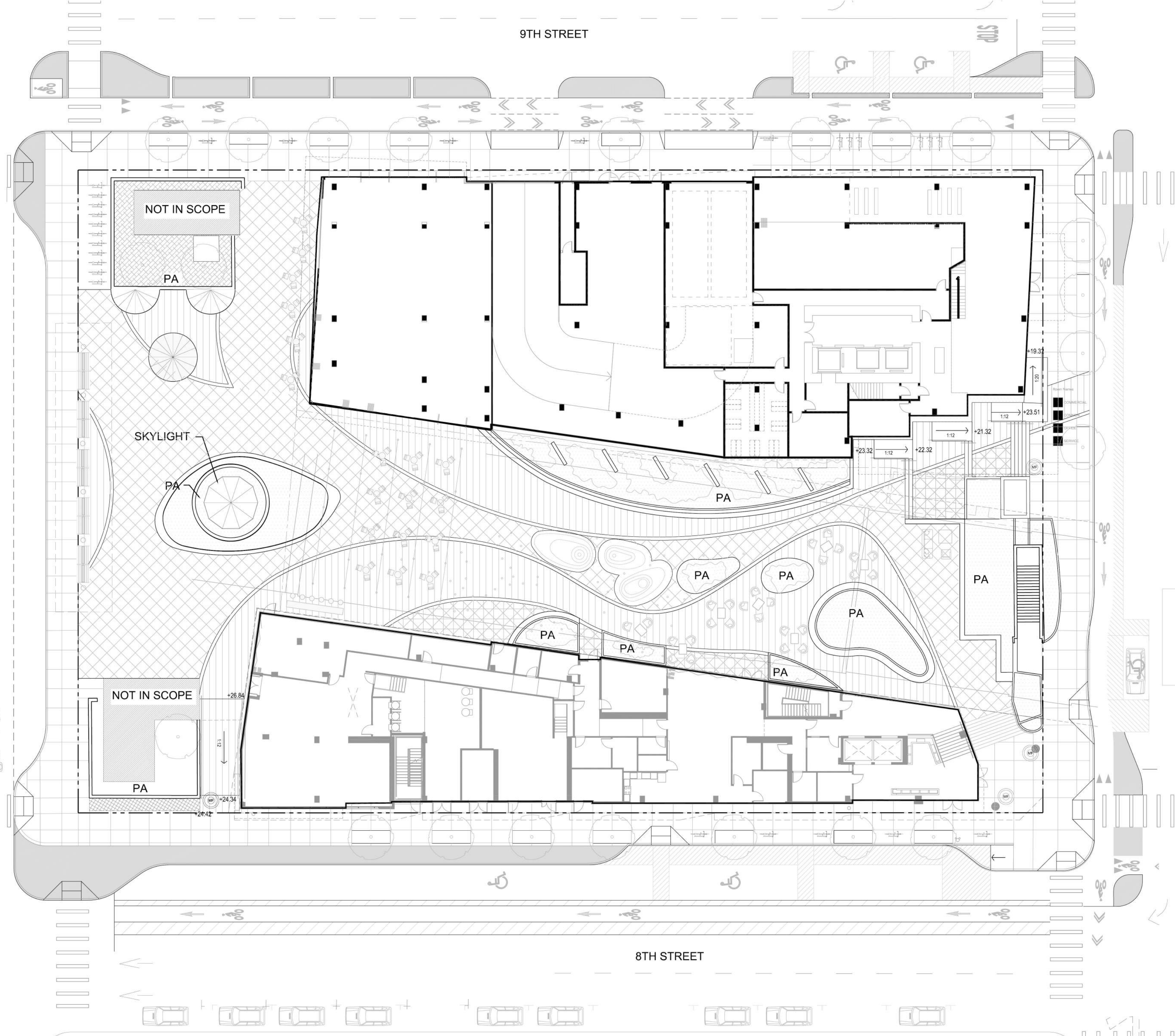
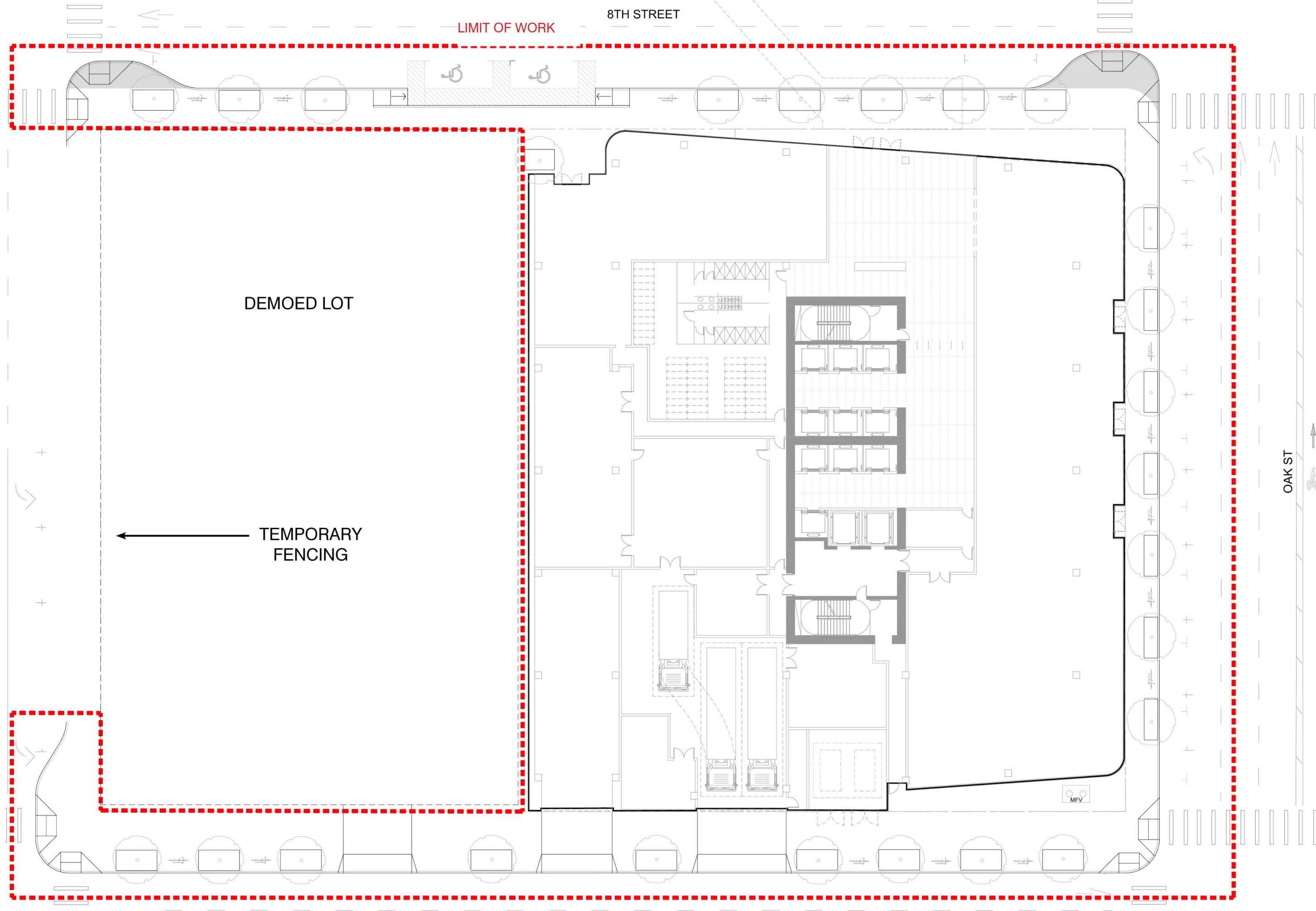
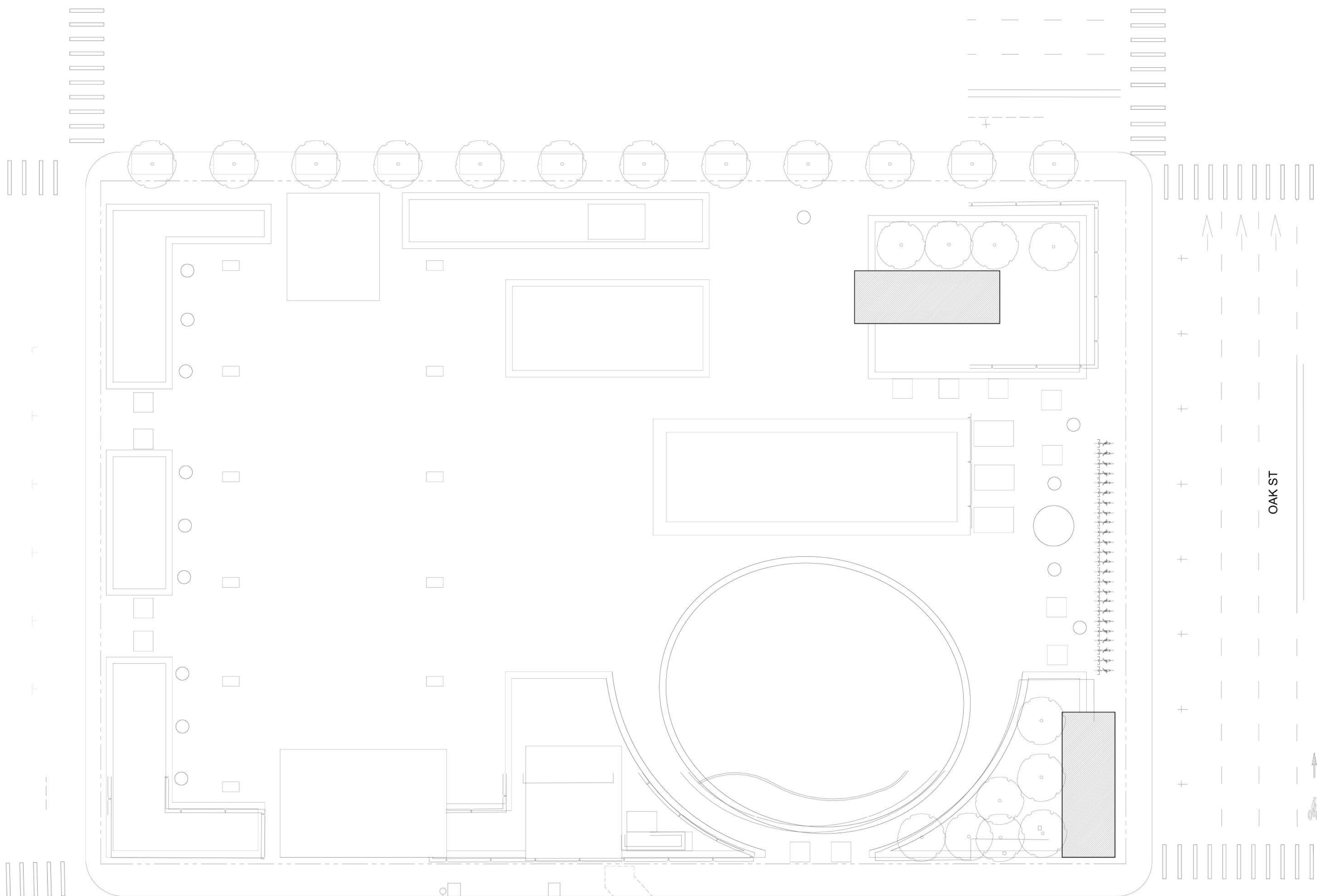
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|-------------------------|------------|
| 50 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

| NO. | ISSUE | DATE |
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JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xx/xx/xxxx
SCALE: As indicated
PHASE: 1
BLOCK: 1 AND 2
TITLE:
PHASE 2

SHEET:
L3.2



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

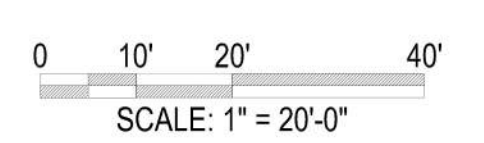
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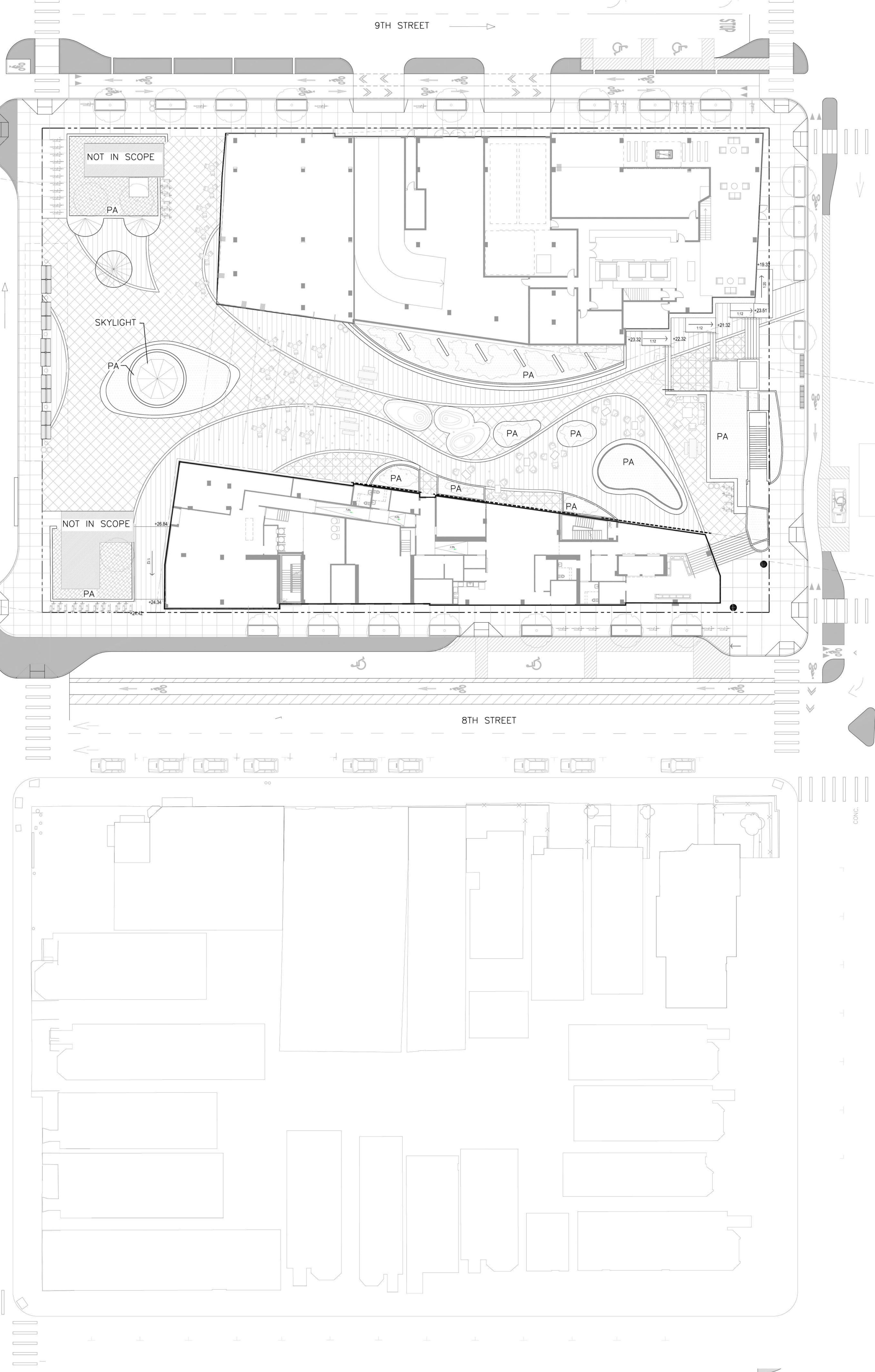
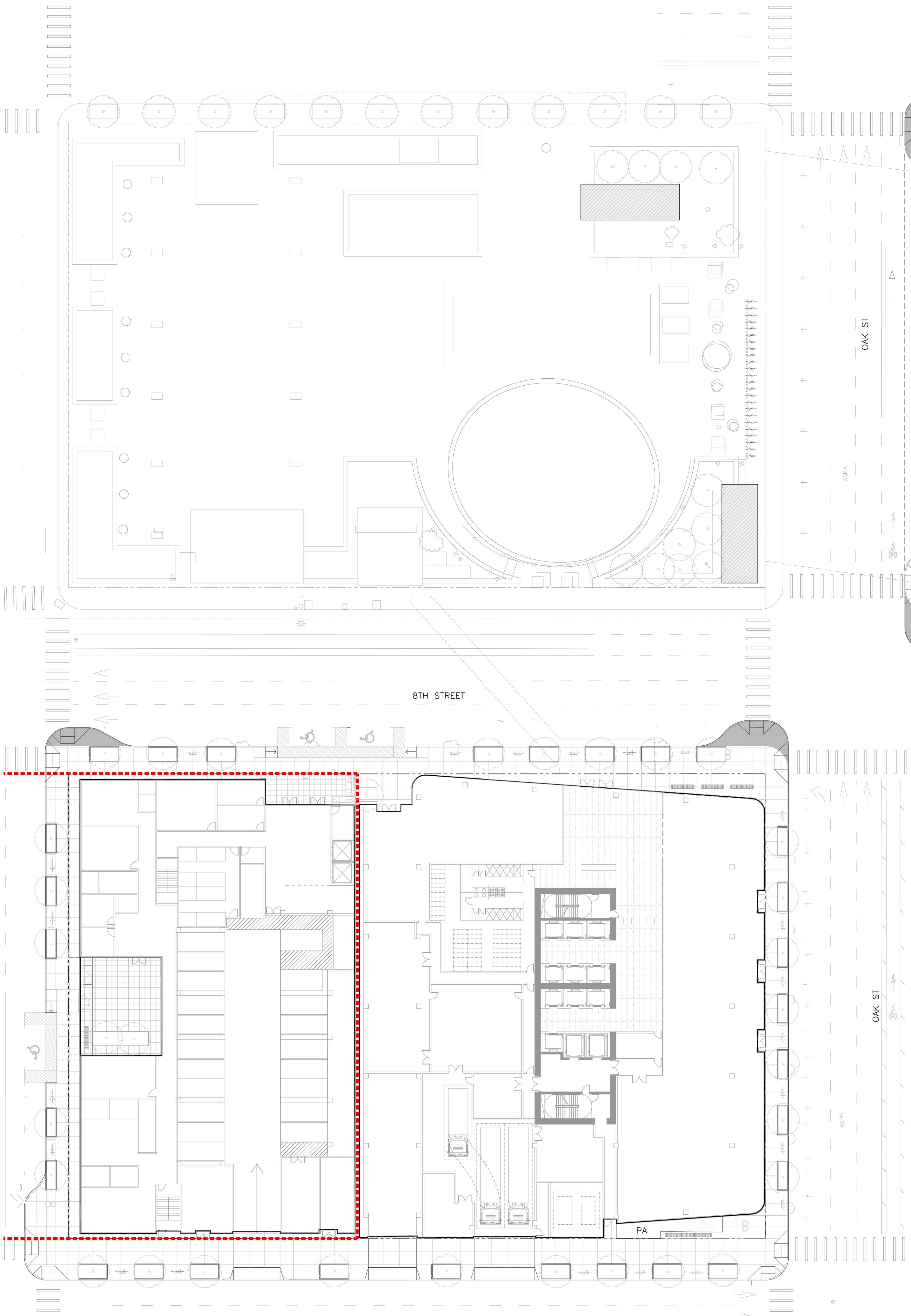
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CHECKED BY: Checker
ISSUE DATE: xxx/xxxx
SCALE: As indicated
PHASE: 1
BLOCK: 1 AND 2
TITLE:
PHASE 3

SHEET:
L3.3

PRELIMINARY - Not for Construction -

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**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

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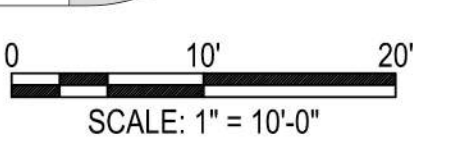
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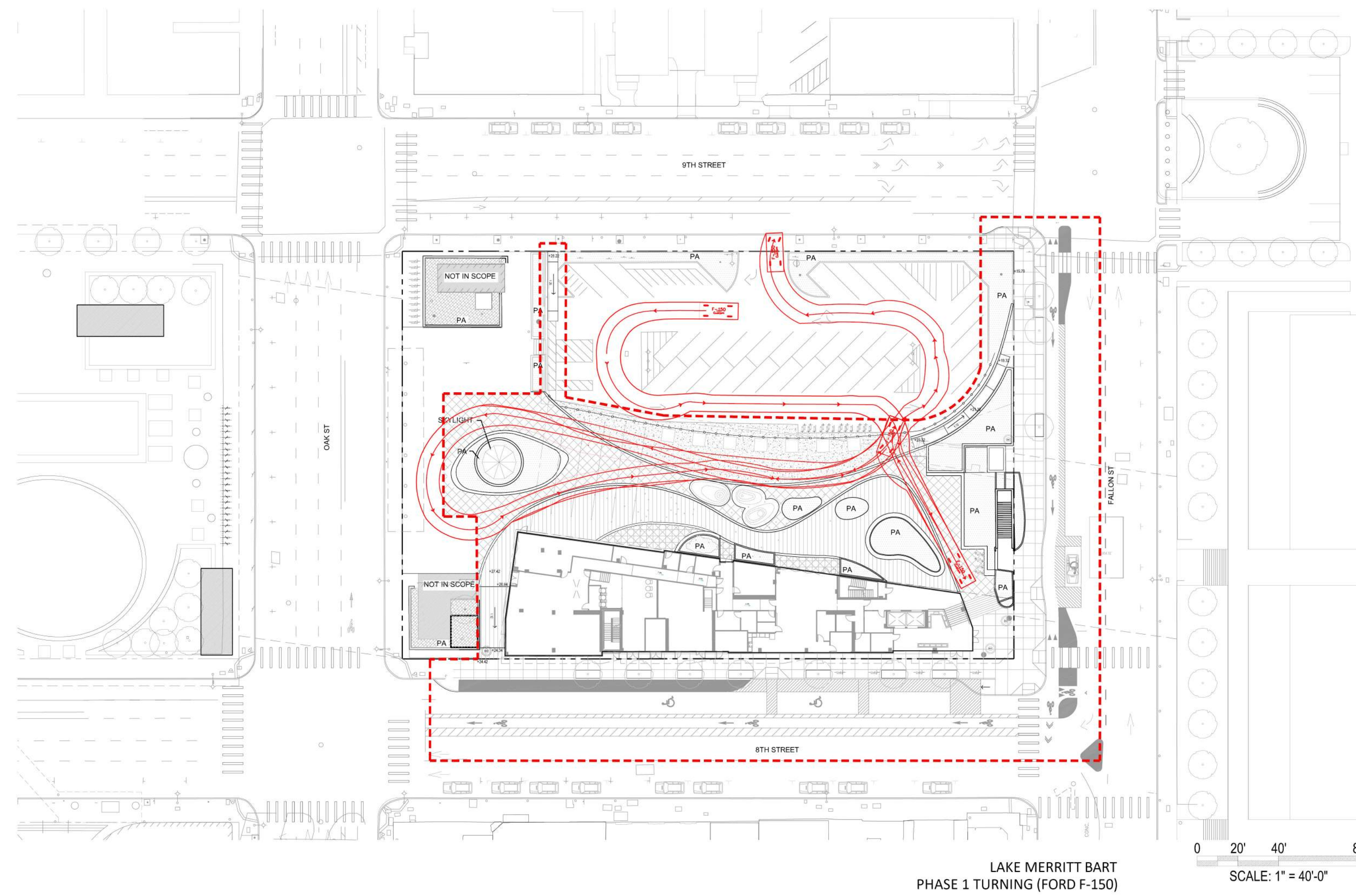
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| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| ISSUE DATE: | xxxx/xxxx |
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| BLOCK: | 1 AND 2 |
| TITLE: | PHASE 4 |

SHEET:
L3.4

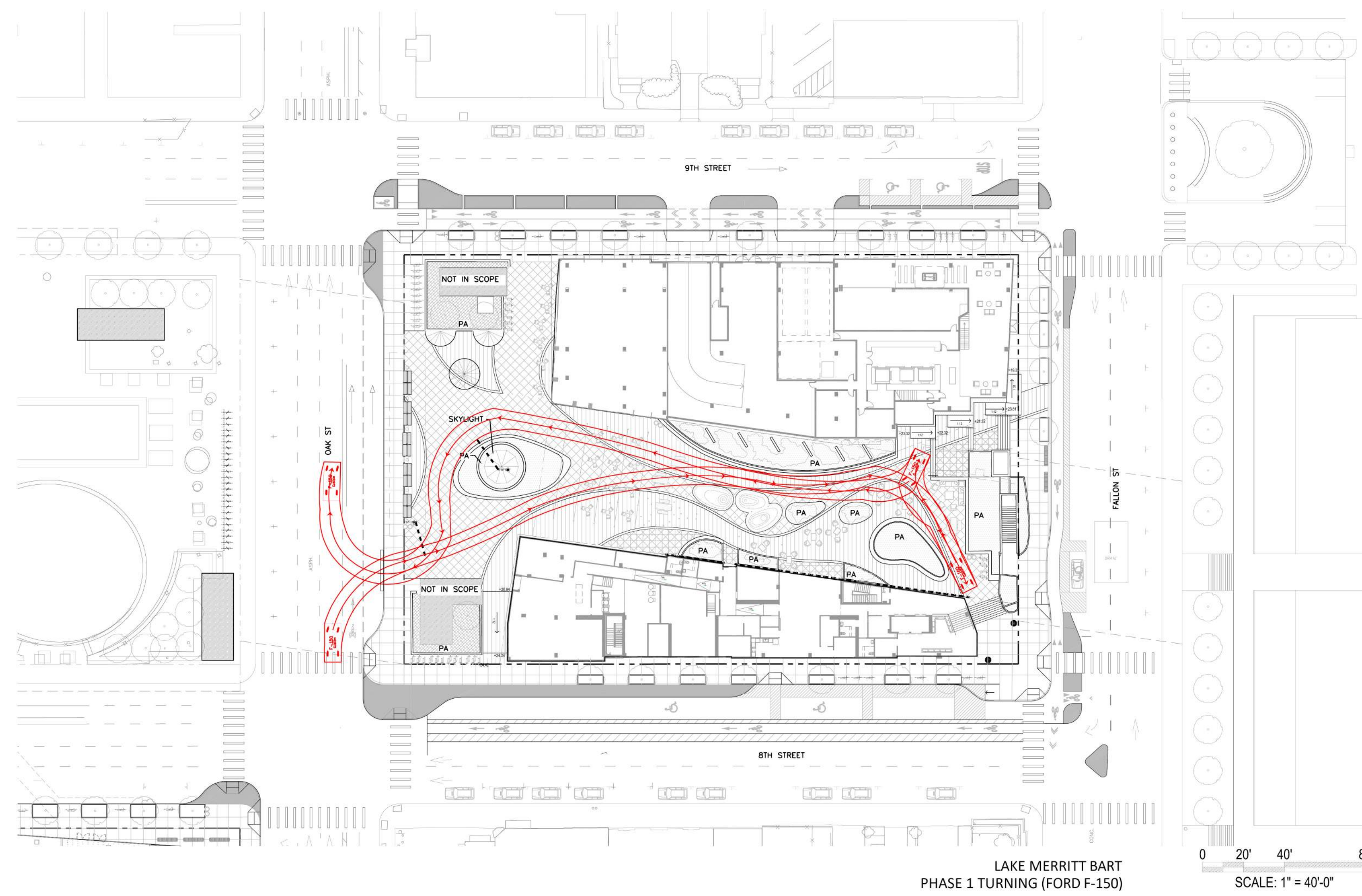
PRELIMINARY - Not for Construction -



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PHASE 1
 LIGHTWEIGHT TRUCK TURNING RADIUS DIAGRAM-
 -ENTRY FROM LAYDOWN AREA



PHASE 2
 LIGHTWEIGHT TRUCK TURNING RADIUS DIAGRAM
 -ENTRY FROM ROLL CURB ON OAK ST.

NOTE:

1. Paseo design under study. Furniture is movable. Typical conditions shown.
2. All open space elements to be maintained by BART will be designed to BFS standards.

NOTE:

"BART must comply with requirements enforced by CPUC as BART operates under a CPUC permit for rail operations. In addition, BART must respond and comply with Homeland security requirements impacting mass transit. These changes often result from terrorist activities throughout the world. Therefore it is imperative BART review any conditions or proposal that may impact station or system operations prior to project approval" and "BART has completed an initial review of the project PDP and the project as presented is reasonable to be constructed assuming design criteria outlined in the BART BFS are complied with and staging of the construction is done so as to not impact station and rail operations."



**LAKE MERRITT BART
 HORIZONTAL FDP**
 Oakland, CA 94607

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REVISION SCHEDULE

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JOB NUMBER: 1808

DRAWN BY: Author

CHECKED BY: Checker

ISSUE DATE: xxxxxxxx

SCALE: As indicated

PHASE: 1

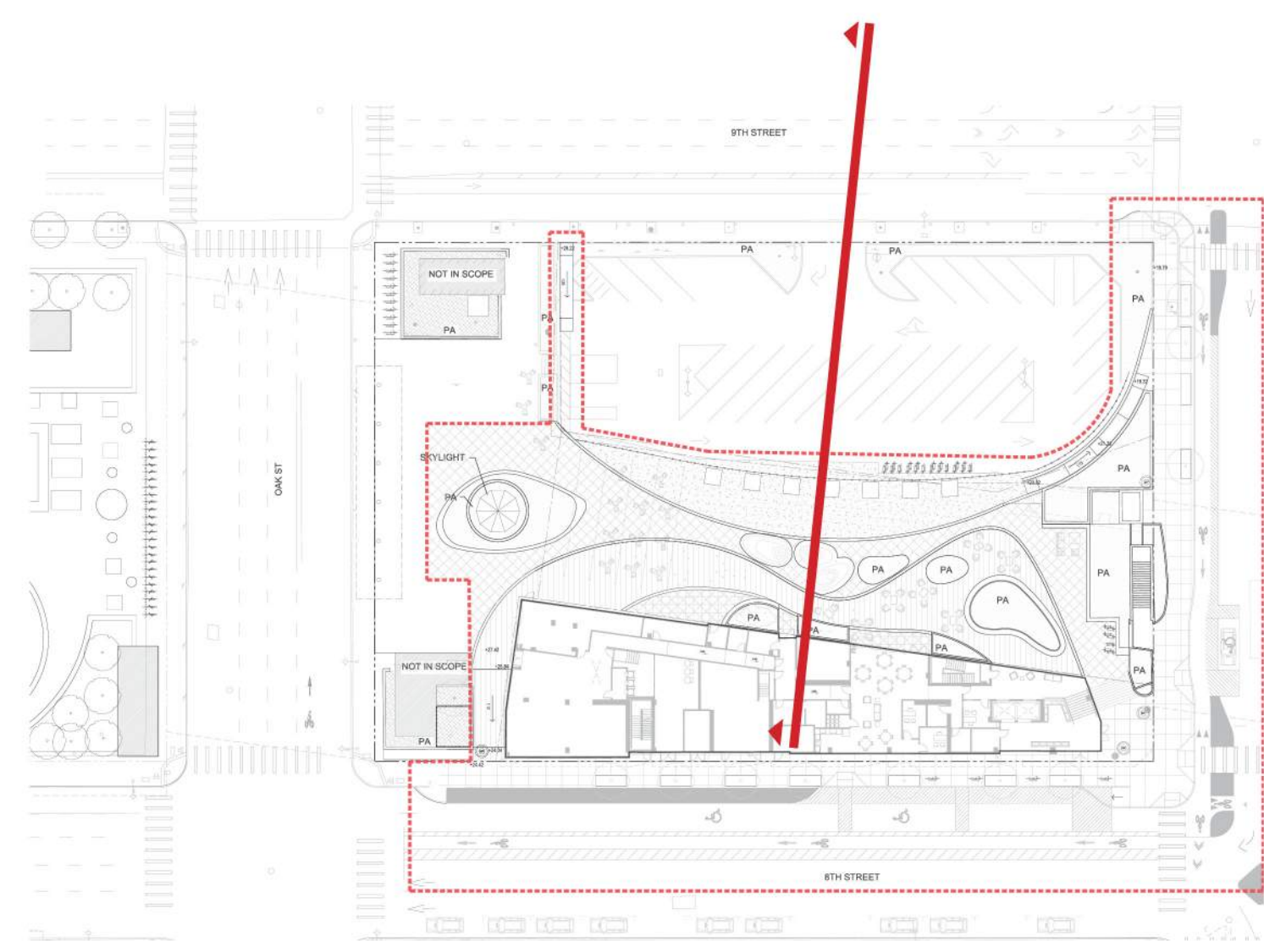
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TITLE:

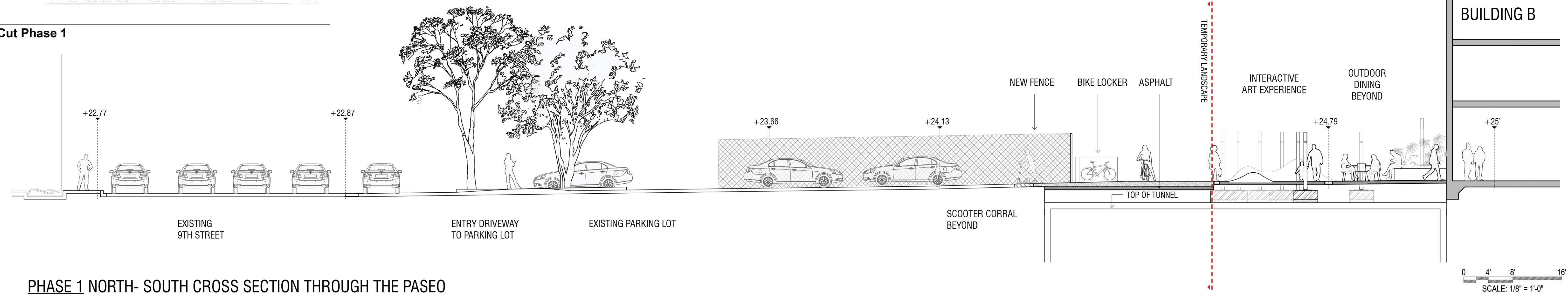
**TRUCK TURNING RADIUS
 DIAGRAMS**

SHEET:

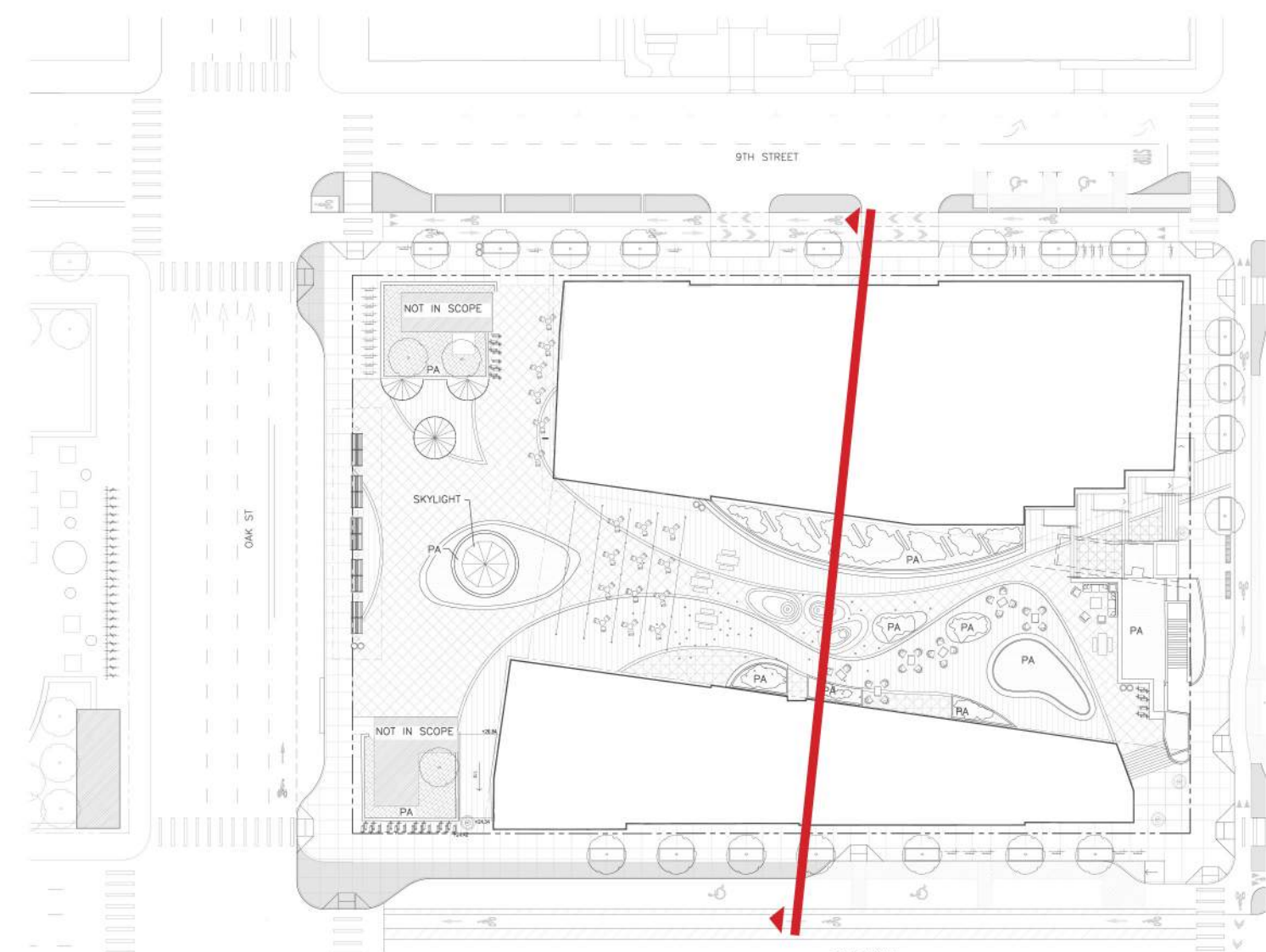
L3.5



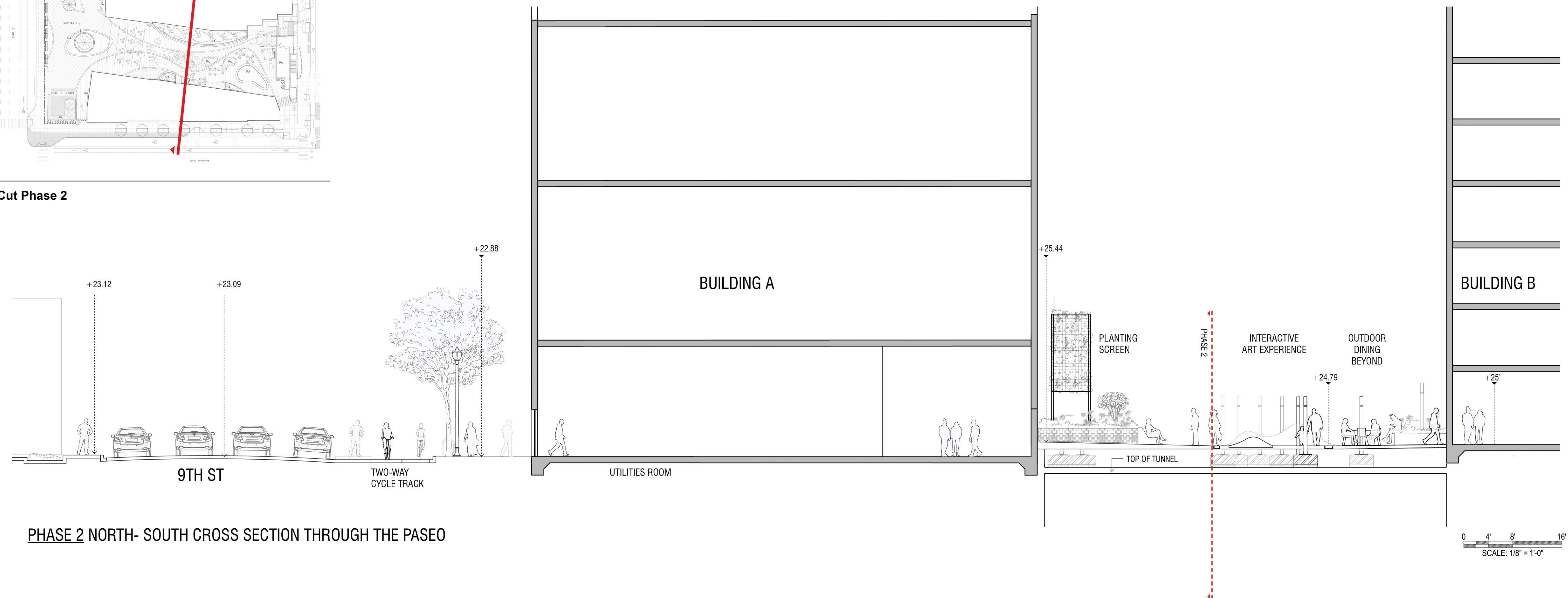
Section Cut Phase 1



PHASE 1 NORTH- SOUTH CROSS SECTION THROUGH THE PASEO



Section Cut Phase 2



PHASE 2 NORTH- SOUTH CROSS SECTION THROUGH THE PASEO



LAKE MERRITT BART
HORIZONTAL FDP
Oakland, CA 94607

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JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xxxxxxxx

SCALE: As indicated
PHASE: 1
BLOCK: 1

TITLE:
PASEO CROSS SECTION

SHEET:

L3.6

PRELIMINARY - Not for Construction -

LAKE MERRITT BART DEVELOPMENT

FDP PACKAGE – HORIZONTAL

CITY OF OAKLAND

ALAMEDA COUNTY

STATE OF CALIFORNIA

PROJECT DESCRIPTION

BLOCK 1
THE PROJECT IS PROPOSING TO DEMOLISH THE EXISTING PAVEMENT AND STRUCTURES ON BLOCK 1, BOUND BY 8TH STREET, FALLON STREET, 9TH STREET, AND OAK STREET. A NEW MARKET RATE RESIDENTIAL BUILDING (BUILDING A), A NEW SENIOR HOUSING BUILDING (BUILDING B), AND A NEW PEDESTRIAN PASEO WILL BE CONSTRUCTED ON THE PROPERTY SITE AND WILL MAINTAIN AND IMPROVE ACCESS TO THE EXISTING LAKE MERRITT BART STATION.

BLOCK 2
THE PROJECT IS PROPOSING TO DEMOLISH THE EXISTING PAVEMENT AND STRUCTURES ON BLOCK 2, BOUND BY 7TH STREET, OAK STREET, 8TH STREET, AND MADISON STREET. A NEW OFFICE BUILDING (BUILDING C) AND A NEW AFFORDABLE HOUSING BUILDING (BUILDING D) WILL BE CONSTRUCTED ON THE PROPERTY SITE.

GENERAL NOTES

- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY UNDER THE SUPERVISION OF DAVIS THRESH, PLS #6868, PERFORMED ON MAY 13TH, MAY 15TH, AND MAY 22ND, 2019. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- FEMA DESIGNATED FLOOD ZONE:** PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY NO. 06001C0067H, EFFECTIVE DATE DECEMBER 21, 2018, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' – AREAS DETERMINED OF MINIMAL FLOOD HAZARD.
- UTILITIES:** UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.
- BOUNDARY:** THE PROPERTY BOUNDARY SHOWN HEREON IS BASED UPON RESOLUTIONS OF RECORD STREET AND LOT DIMENSIONS AND COLLECTED STREET MONUMENT LOCATIONS WITHIN THE SURROUNDING STREETS. MONUMENT COLLECTION WAS CONDUCTED ON APRIL 19, 2019. NO CURRENT MAP OR RECORD OF SURVEY CURRENTLY EXISTS FOR THE MAPPED BLOCKS; DEEDS MAKE REFERENCE TO KELLERSBERGER'S MAP OF OAKLAND FILED IN BOOK 7 OF MISCELLANEOUS MAPS AT PAGE 3, ALAMEDA COUNTY RECORDS.
- HORIZONTAL CONTROL:** HORIZONTAL COORDINATES ARE BASED OFF OF CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), EPOCH 2017.00.
- BENCHMARK:** FOUND BRASS PIN IN MONUMENT WELL ON MEDIAN ISLAND AT THE CENTERLINE OF FALLON STREET AND 8TH STREET. ELEVATION = 23.062 (NAVD88)

ELEVATIONS SHOWN ARE ON CITY OF OAKLAND VERTICAL DATUM (COVD). A COMPARISON BETWEEN COLLECTED INFORMATION ON NAVD88 AND COVD BENCHMARKS RESULTED IN AN OBSERVED DIFFERENCE OF 5.68 FT.; SUBTRACTING NAVD88 ELEVATIONS BY 5.68' WILL RESULT IN SHOWN COVD ELEVATIONS.

PROJECT DATA

OWNERS:
STRADA INVESTMENT GROUP
101 MISSION STREET, SUITE 420
SAN FRANCISCO, CA 94105
PHONE: (415) 263-9151
CONTACT: WILLIAM GOODMAN

EAST BAY ASIAN LOCAL DEVELOPMENT CORP
1825 SAN PABLO AVENUE, SUITE 200
OAKLAND, CA 94612
PHONE: (510) 512-2444
CONTACT: JAMES PEREZ

ARCHITECTS:
PYATOK ARCHITECTS
1611 TELEGRAPH AVENUE, SUITE 200
OAKLAND, CA 94612
PHONE: (510) 465-7010
CONTACT: PETER WALLER

SOLOMON CORDWELL BUENZ ARCHITECTS
255 CALIFORNIA STREET, 3RD FLOOR
SAN FRANCISCO, CA 94111
PHONE: (415) 216-2450
CONTACT: CYRIL CHONG

CIVIL ENGINEER:
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
PHONE: (650) 482-6377
CONTACT: SIMON NORTH

LANDSCAPE ARCHITECT:
ENWILLERKUEHL LANDSCAPE ARCHITECTURE
318 HARRISON STREET, SUITE 301
OAKLAND, CA 94607
PHONE: (510) 891-1696
CONTACT: SARAH KUEHL

ASSESSOR PARCEL NO.:
001-0169-001 (BLOCK 1)
001-0171-002 (BLOCK 2)

EXISTING LAND USE: COMMERCIAL

PROPOSED LAND USE: MIXED USE

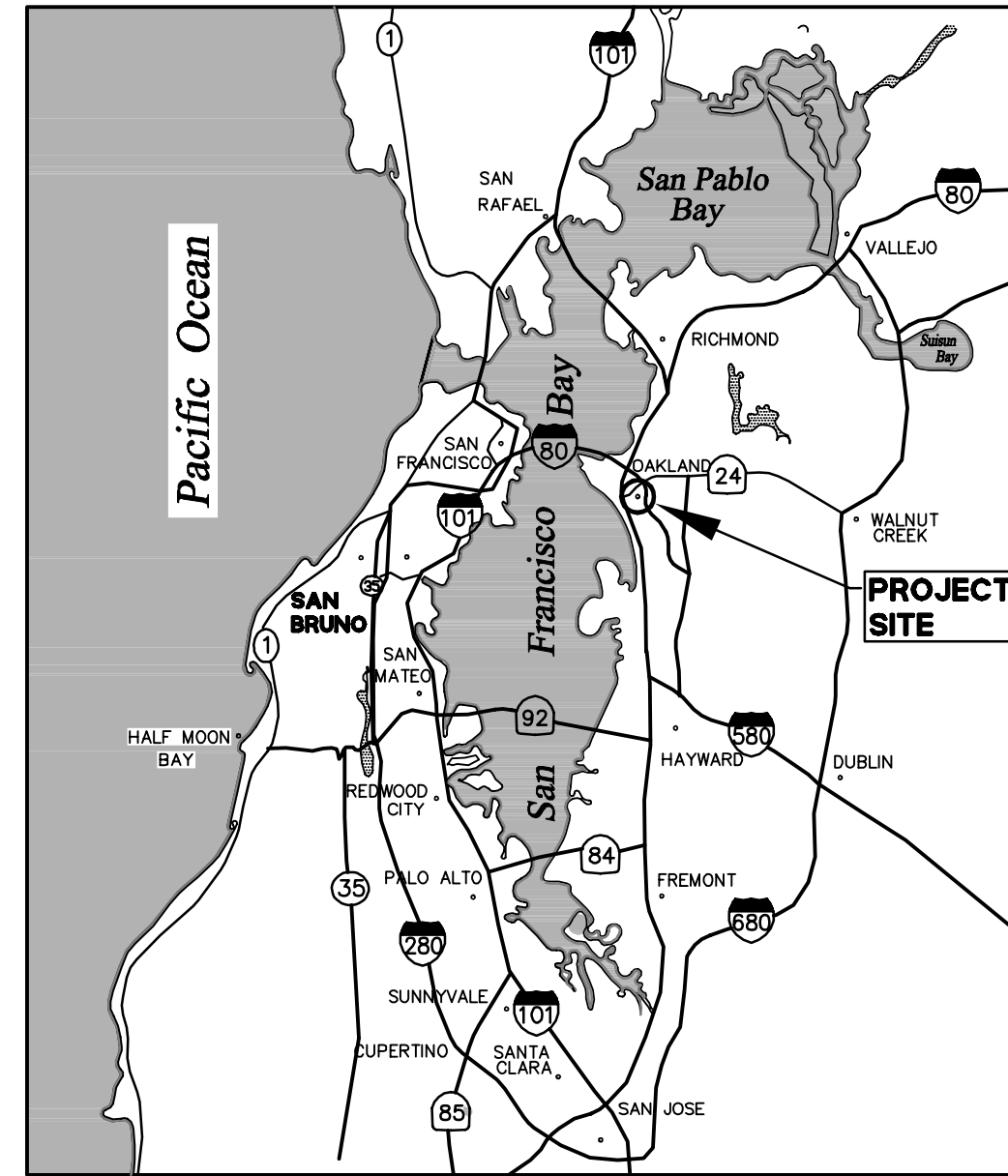
LAND AREA:
1.383 ACRES (BLOCK 1)
1.377 ACRES (BLOCK 2)

UTILITY INFORMATION:

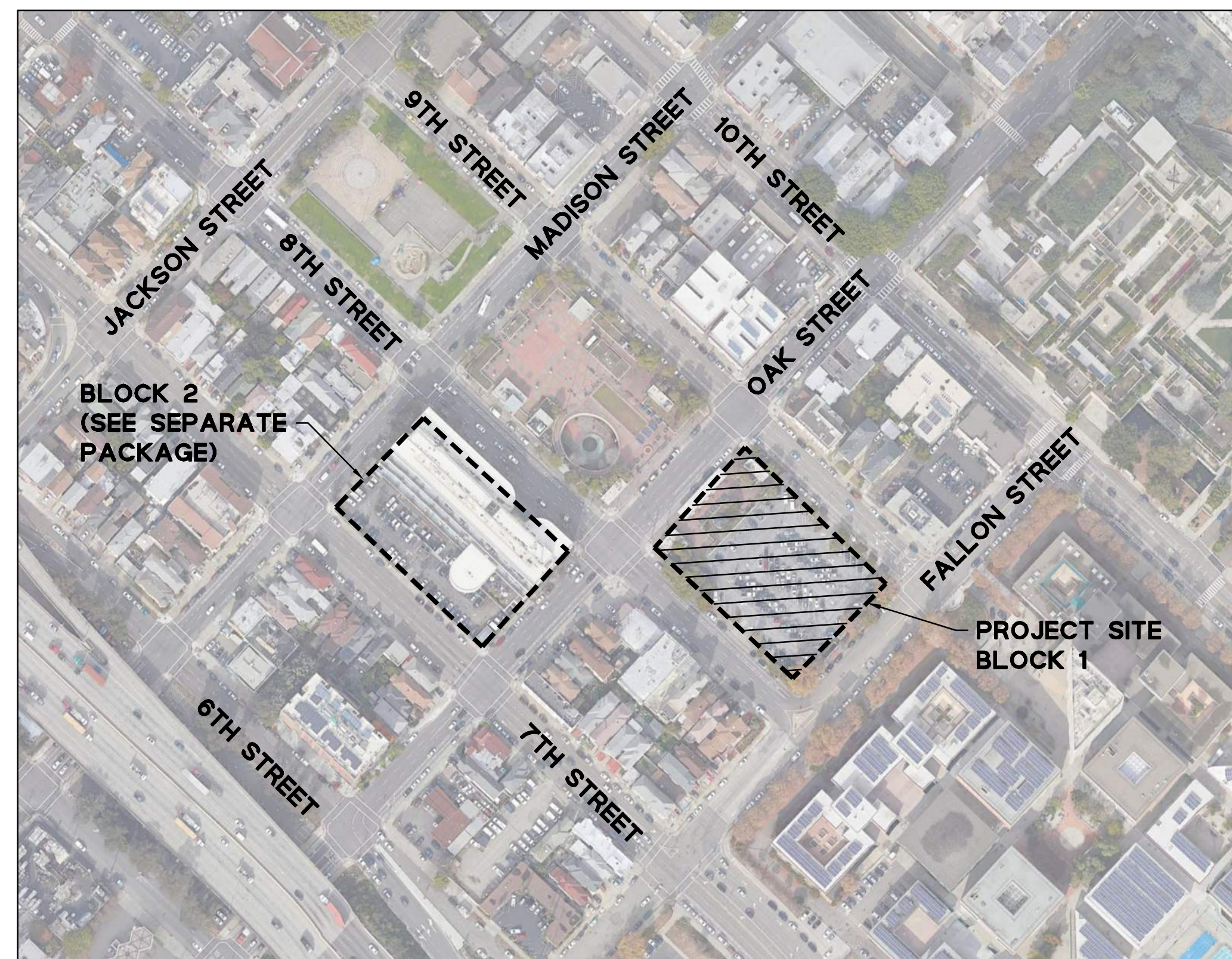
WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
FIRE PROTECTION: CITY OF OAKLAND / EBMUD
SEWAGE DISPOSAL: CITY OF OAKLAND
STORM DRAIN: CITY OF OAKLAND
GAS: PACIFIC GAS & ELECTRIC (PG&E)
ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST



Know what's below.
Call before you dig.



LOCATION MAP
NTS



VICINITY MAP
NTS

ABBREVIATIONS

| | | |
|------|---|----------------------------|
| AD | = | AREA DRAIN |
| B | = | BOLLARD |
| BFP | = | BACKFLOW PREVENTOR |
| BR | = | BIKE RACK |
| BW | = | BACK OF WALK |
| CLDR | = | CENTERLINE OF DOOR |
| CMH | = | COMMUNICATION MANHOLE |
| COL | = | COLUMN |
| COMM | = | COMMUNICATION |
| CONC | = | CONCRETE |
| CTV | = | CABLE TELEVISION |
| DW | = | DRIVEWAY |
| EB | = | ELECTRICAL BOX |
| EMH | = | ELECTRICAL MANHOLE |
| EP | = | EDGE OF PAVEMENT |
| EV | = | ELECTRICAL VAULT |
| FDC | = | FIRE DEPARTMENT CONNECTION |
| FL | = | FLOWLINE |
| HCR | = | HANDICAP RAMP |
| LG | = | LIP OF GUTTER |
| MB | = | MAIL BOX |
| MH | = | MANHOLE |
| P | = | POST |
| PKM | = | PARKING METER |
| SDCO | = | STORM DRAIN CLEANOUT |
| SDI | = | STORM DRAIN DROP INLET |
| SDMH | = | STORM DRAIN MANHOLE |
| SLB | = | STREET LIGHTING BOX |
| SSCO | = | SANITARY SEWER CLEANOUT |
| SSMH | = | SANITARY SEWER MANHOLE |
| TB | = | TELEPHONE BOX |
| TC | = | TOP OF CURB |
| TR | = | TREE |
| TSB | = | TRAFFIC SIGNAL BOX |
| TW | = | TOP OF WALL |
| UB | = | UTILITY BOX |
| UV | = | UTILITY VAULT |
| WM | = | WATER METER |
| WP | = | WATER PIPE |

LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------------|
| --- | --- | PROJECT BOUNDARY |
| --- | --- | RIGHT OF WAY |
| --- | --- | CURB AND GUTTER |
| --- | --- | CONTOUR LINE |
| --- | --- | LIMIT OF WORK |
| --- | --- | SAWCUT |
| --- | --- | STORM DRAIN LINE |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | FIRE WATER LINE |
| --- | --- | DOMESTIC WATER LINE |
| --- | --- | UNKNOWN UTILITY LINE |
| --- | --- | ELECTRICAL LINE |
| --- | --- | GAS LINE |
| --- | --- | CATCH BASIN |
| --- | --- | SSMH |
| --- | --- | SDMH |
| --- | --- | SDI |
| --- | --- | WATER VALVE |
| --- | --- | GAS VALVE |
| --- | --- | FIRE HYDRANT |
| --- | --- | FDC |
| --- | --- | RPBFP |
| --- | --- | PARKING LIGHT |
| --- | --- | DCDA |
| --- | --- | SANITARY SEWER CLEANOUT |
| --- | --- | POWER POLE |
| --- | --- | WATER METER |
| --- | --- | WATER VALVE |
| --- | --- | STREET LIGHT |
| --- | --- | CATV BOX |
| --- | --- | SPOT GRADE |
| --- | --- | SIGN |
| --- | --- | SIGN WITH PUSH BUTTON |
| --- | --- | SHRUB |
| --- | --- | TREE |

SHEET INDEX

| SHEET NO | DESCRIPTION |
|----------|-------------------------------|
| C1.0 | TITLE SHEET |
| C2.0 | OVERALL SHEET INDEX |
| C2.1 | EXISTING CONDITIONS (BLOCK 1) |
| C2.2 | EXISTING CONDITIONS (BLOCK 2) |
| C3.1 | DEMOLITION PLAN (BLOCK 1) |
| C3.2 | DEMOLITION PLAN (BLOCK 2) |
| C4.1 | SITE PLAN (BLOCK 1) |
| C4.2 | SITE PLAN (BLOCK 2) |
| C5.1 | GRADING PLAN (BLOCK 1) |
| C5.2 | GRADING PLAN (BLOCK 2) |
| C5.3 | SECTIONS |
| C6.1 | UTILITY PLAN (BLOCK 1) |
| C6.2 | UTILITY PLAN (BLOCK 2) |
| C7.1 | STORMWATER PLAN (BLOCK 1) |
| C7.2 | STORMWATER PLAN (BLOCK 2) |
| C8.1 | DETAILS |

ENGINEER'S STATEMENT

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

SIMON R. NORTH, P.E.
PRINCIPAL/VICE PRESIDENT
BKF ENGINEERS

DATE



LAKE MERRITT BART
HORIZONTAL FDP
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

| | |
|-------------------------|------------|
| 100 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/06/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

NO. | ISSUE | DATE

JOB NUMBER: PYK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/02/2022

PHASE: 1
BLOCK: 1 + 2
SCALE: AS NOTED

TITLE SHEET

SHEET:

C1.0



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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|-------------------------|------------|
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| NO. | ISSUE | DATE |
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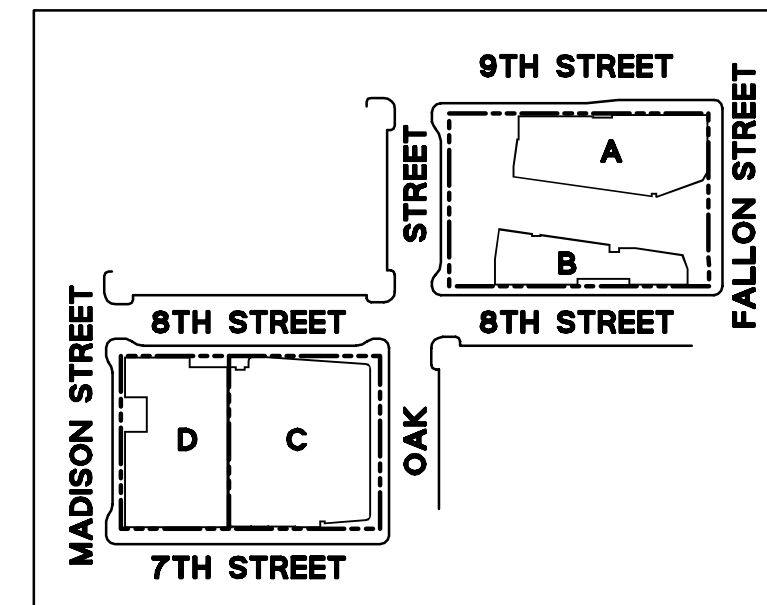
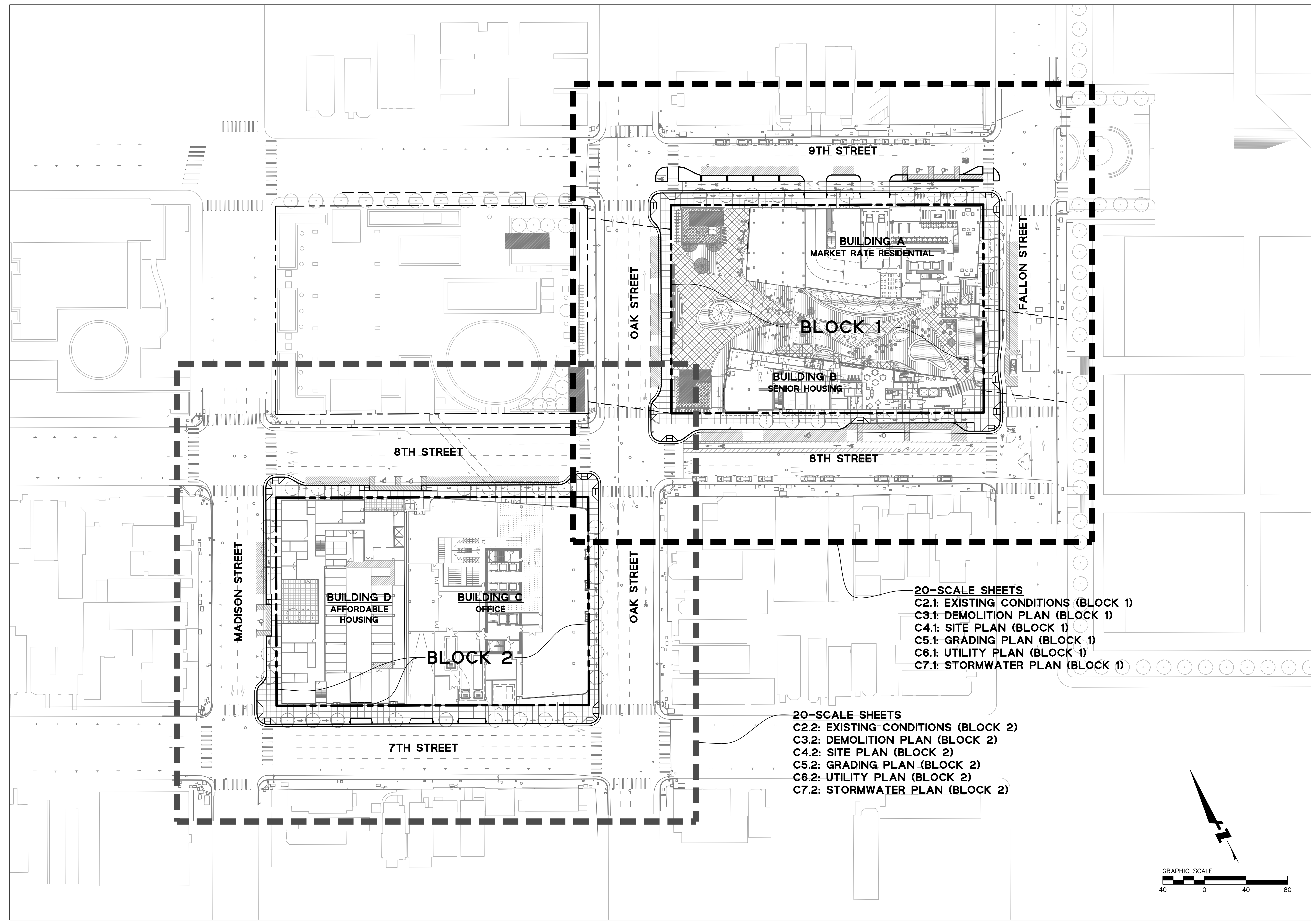
JOB NUMBER: PYK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/02/2022

PHASE: 1
BLOCK: 1 + 2
SCALE: 1" = 40'

TITLE:
OVERALL SHEET INDEX

SHEET:
C2.0

PRELIMINARY - Not for Construction -





**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

| ISSUE SCHEDULE | | |
|-------------------------|--|------------|
| 100 SD - HORIZONTAL FDP | | 10/29/2021 |
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| 100 SD - HORIZONTAL FDP | | 05/02/2022 |

| REVISION SCHEDULE | | |
|-------------------|-------|------|
| NO. | ISSUE | DATE |
| | | |

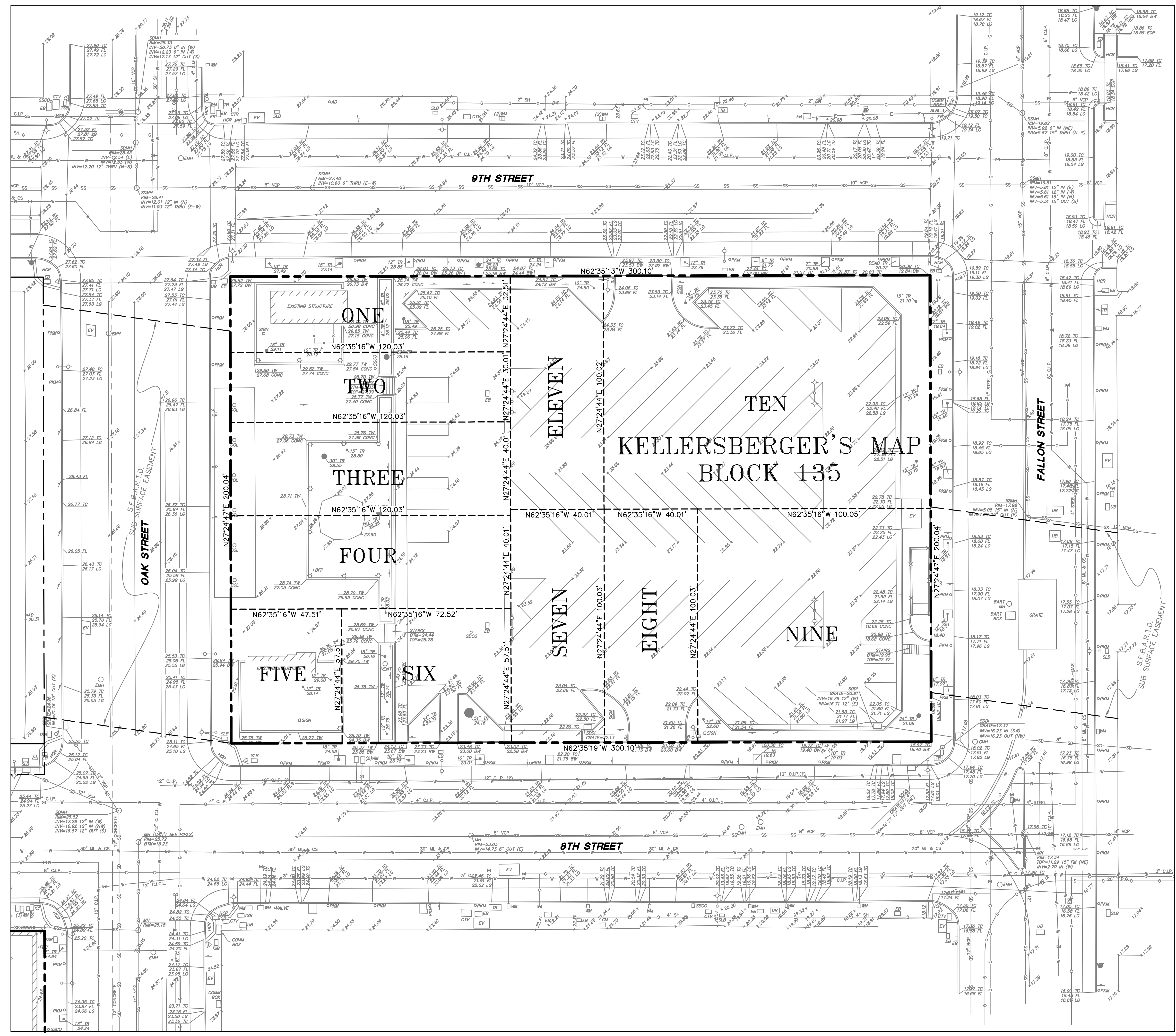
JOB NUMBER: PYK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/02/2022

PHASE: 1
BLOCK: 1 + 2
SCALE: 1" = 20'

TITLE: EXISTING CONDITIONS (BLOCK 1)

SHEET:
C2.1

PRELIMINARY - Not for Construction -



ANNOTATION & LEGEND

- AD = AREA DRAIN
- B = BOLLARD
- BFP = BACKFLOW PREVENTOR
- BR = BIKE RACK
- BW = BACK OF WALK
- CLDR = CENTERLINE OF DOOR
- COL = COMMUNICATION MANHOLE
- COMM = COMMUNICATION
- CONC = CONCRETE
- CTV = CABLE TELEVISION
- DW = DRIVEWAY
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- WP = WATER PIPE
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- ⊠ = FIRE HYDRANT
- ⊡ = SIGN
- ⊙ = STREET LIGHT
- ⊞ = GAS VALVE
- ⊞ = WATER VALVE
- ⊞ = SIGNAL LIGHT
- = ELECTRICAL LINE
- = GAS LINE
- = STORM DRAIN LINE
- = SANITARY SEWER LINE
- = UNKNOWN UTILITY LINE
- = DOMESTIC WATER LINE

NOTES

FIELD DATES OF TOPOGRAPHIC SURVEY WERE MAY 13, 15, AND 22 2019

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

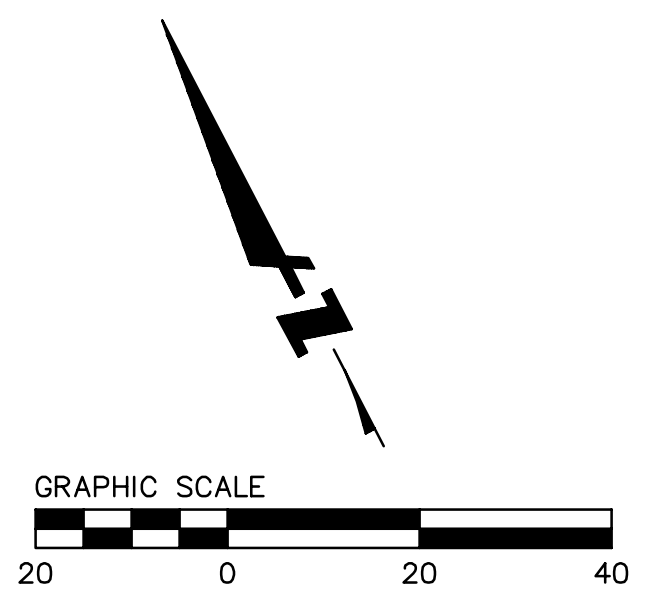
HORIZONTAL CONTROL

HORIZONTAL COORDINATES ARE BASED OFF OF CALIFORNIA STATE PLAN COORDINATE SYSTEM (CCS83), EPOCH 2017.00

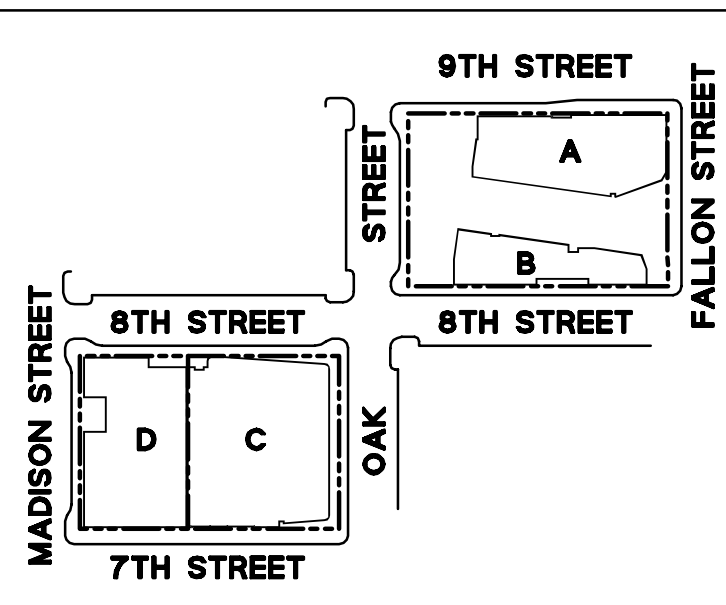
BENCHMARK

FOUND BRASS PIN IN MONUMENT WELL ON MEDIAN ISLAND AT THE CENTERLINE OF FALLON STREET AND 8TH STREET. ELEVATION = 23.062 (NAVD88)

ELEVATIONS SHOWN ARE ON CITY OF OAKLAND VERTICAL DATUM (COVD). A COMPARISON BETWEEN COLLECTED INFORMATION ON NAVD88 AND COVD BENCHMARKS RESULTED IN AN OBSERVED DIFFERENCE OF 5.68 FT.; SUBTRACTING NAVD88 ELEVATIONS BY 5.68' WILL RESULT IN SHOWN COVD ELEVATIONS.

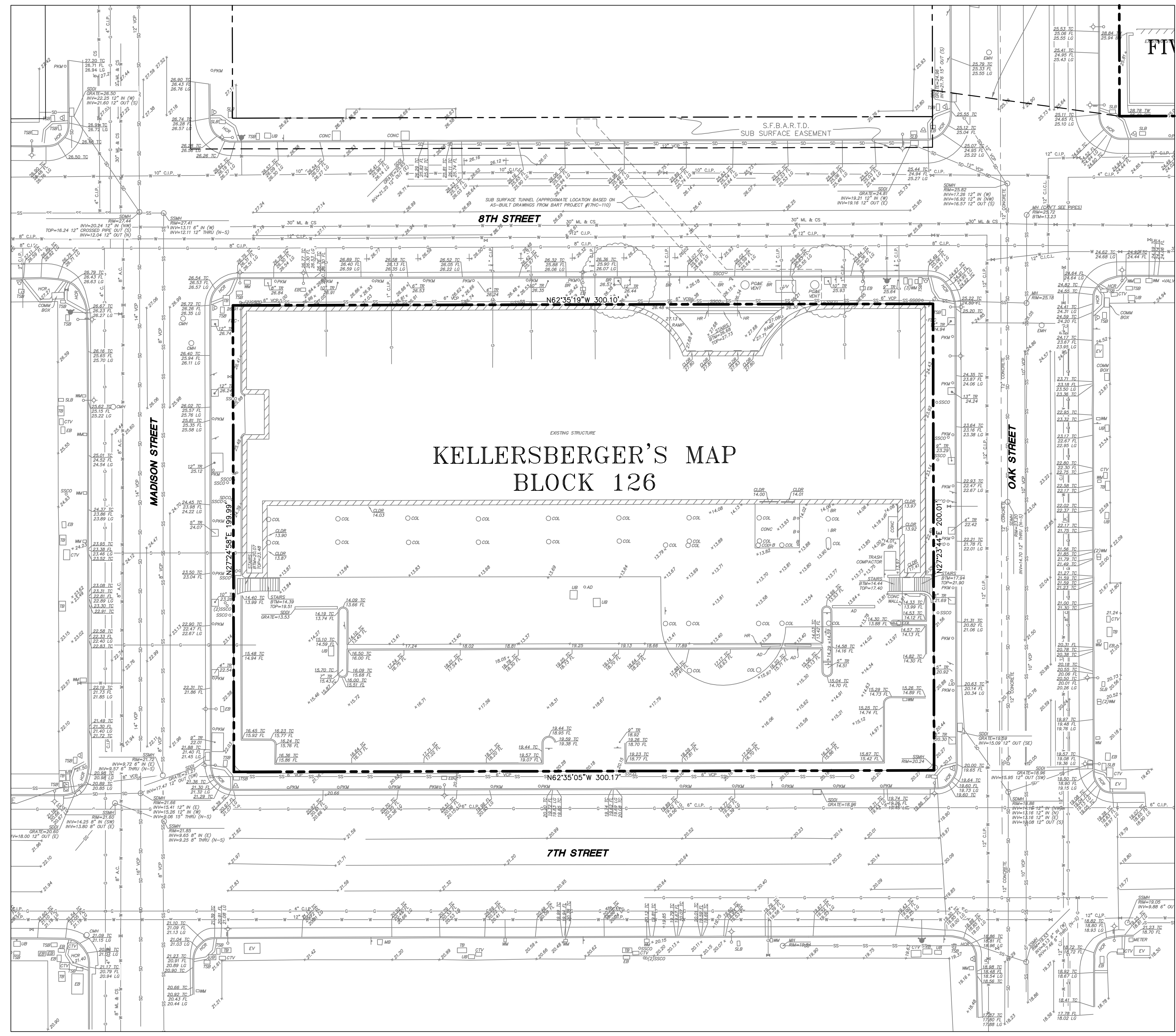


[Signature]



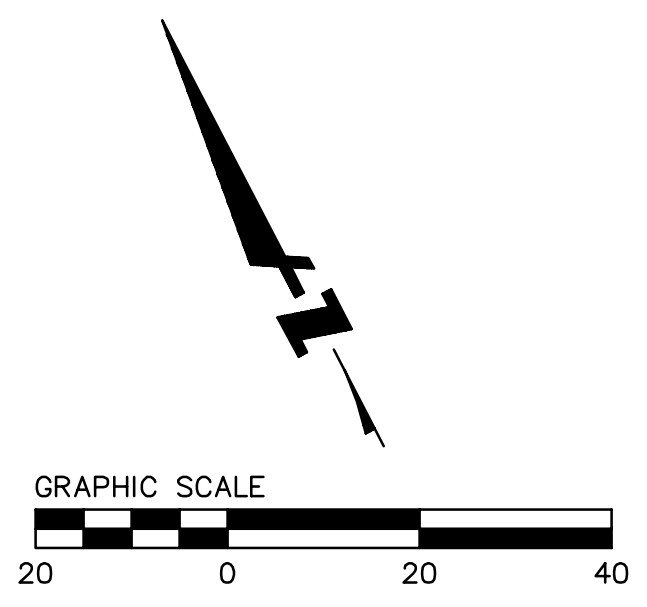


**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

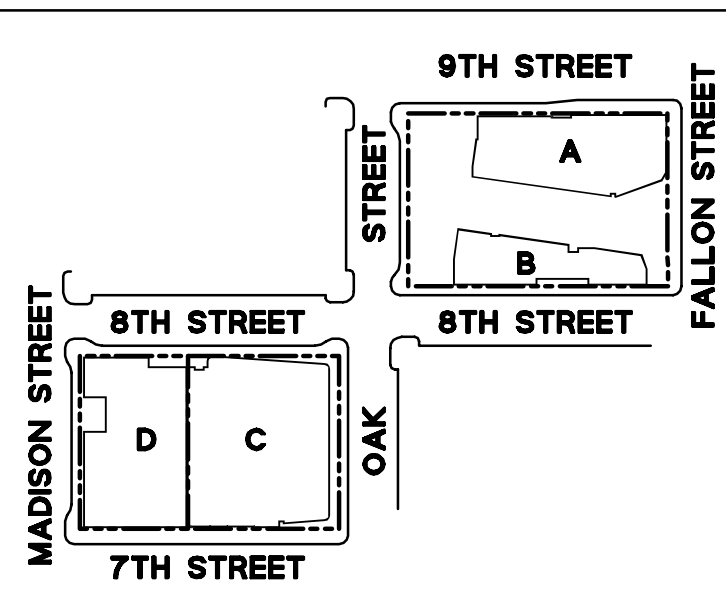


- ANNOTATION & LEGEND**
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 - ⊖ = SIGN
 - ⊙ = STREET LIGHT
 - ⊕ = GAS VALVE
 - ⊖ = WATER VALVE
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FIELD DATES OF TOPOGRAPHIC SURVEY WERE MAY 13, 15, AND 22 2019
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BENCHMARK
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[Signature]



STAMP:

ISSUE SCHEDULE

| | |
|-------------------------|------------|
| 100 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/06/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

| NO. | ISSUE | DATE |
|-----|-------|------|
|-----|-------|------|

JOB NUMBER: PYK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/02/2022

PHASE: 1
BLOCK: 1 + 2
SCALE: 1" = 20'

TITLE: EXISTING CONDITIONS (BLOCK 2)

SHEET:
C2.2

PRELIMINARY - Not for Construction -



LAKE MERRITT BART HORIZONTAL FDP

Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

| | |
|-------------------------|------------|
| 100 SD - HORIZONTAL FDP | 10/29/2021 |
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REVISION SCHEDULE

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|-----|-------|------|

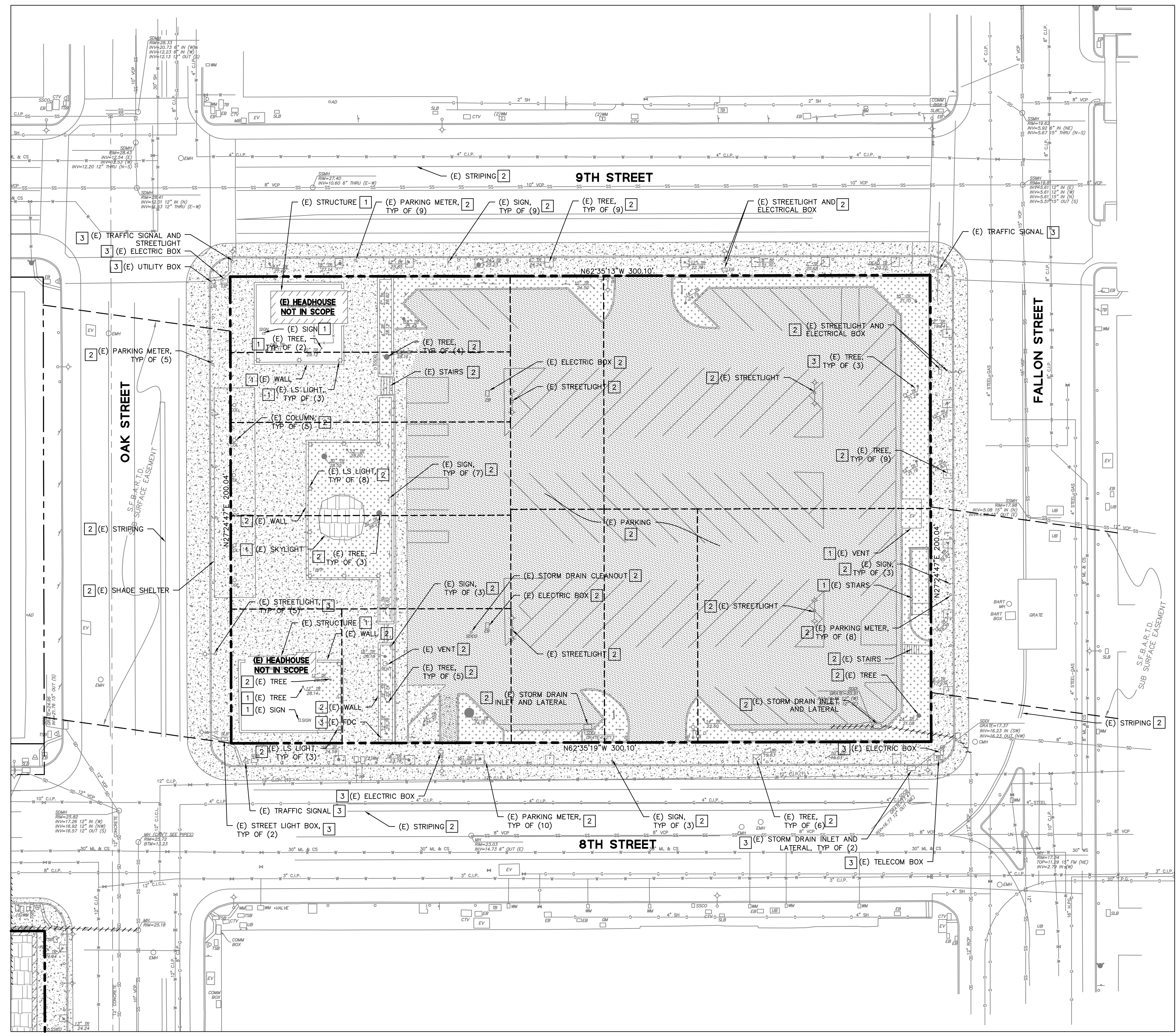
JOB NUMBER: PYK 1808 | BKF: 20190110
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PHASE: 1
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SCALE: 1" = 20'

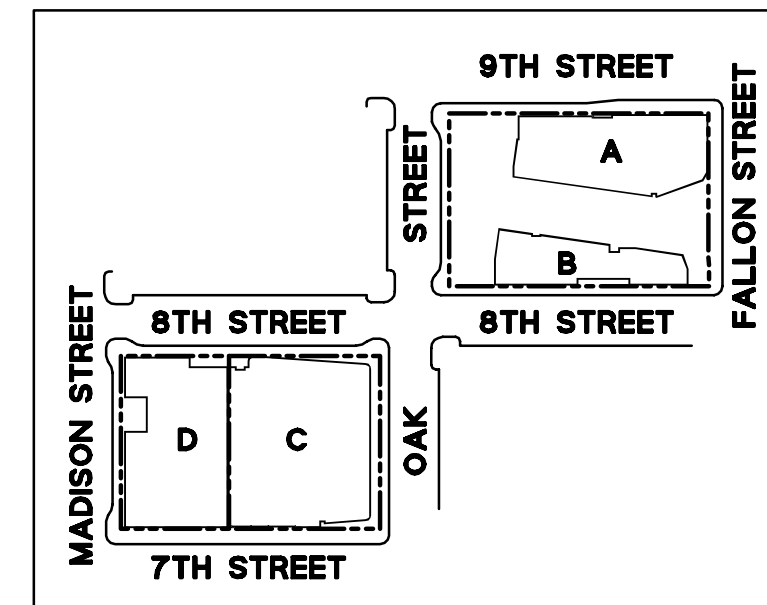
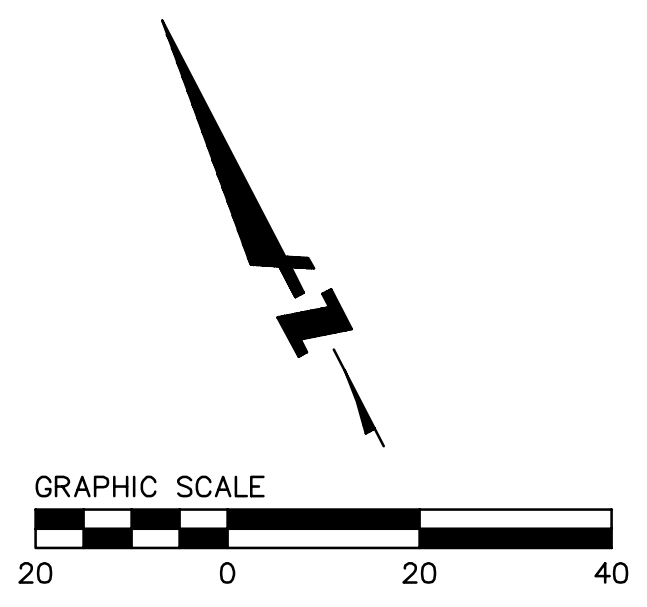
TITLE:
DEMOLITION PLAN (BLOCK 1)

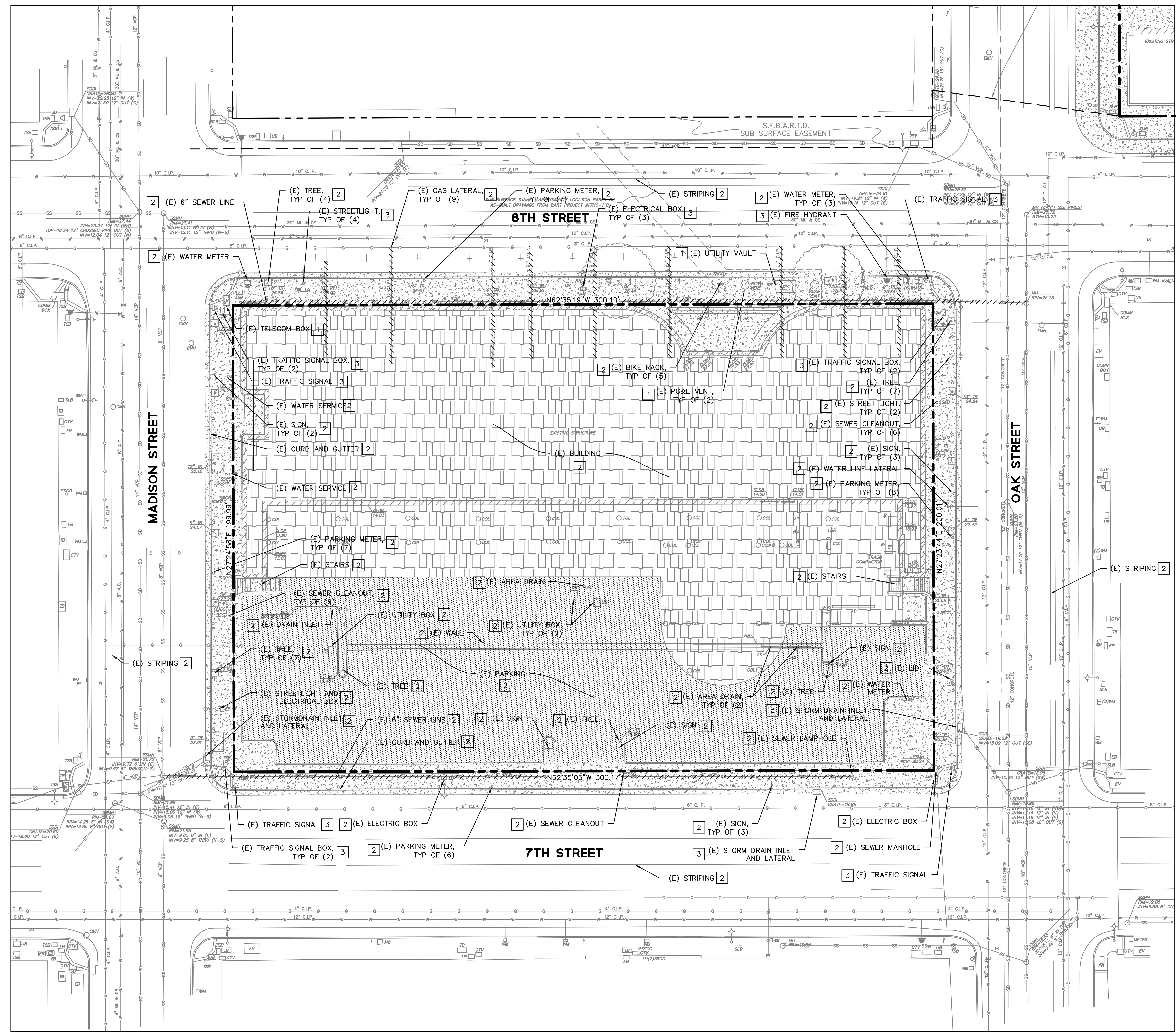
SHEET:
C3.1

PRELIMINARY - Not for Construction -



- DEMOLITION LEGEND:**
- SAWCUT DEMO & REMOVE EXISTING ASPHALT PARKING LOT & FULL DEPTH AC
 - SAWCUT DEMO & REMOVE EXISTING CONCRETE HARDSCAPE, INCLUDING SIDEWALK, CURB, & GUTTER
 - EXISTING BUILDING TO BE DEMOLISHED
 - EXISTING LANDSCAPE TO BE REMOVED
 - SAWCUT LINE
 - EXISTING UTILITY LINE TO BE ABANDONED/REMOVED AS NEEDED
- DEMOLITION KEYNOTES:**
- 1** TO REMAIN, PROTECT IN PLACE
 - 2** TO BE REMOVED
 - 3** TO BE RELOCATED





DEMOLITION LEGEND:

- SAWCUT DEMO & REMOVE EXISTING ASPHALT PARKING LOT & FULL DEPTH AC
- SAWCUT DEMO & REMOVE EXISTING CONCRETE HARDSCAPE, INCLUDING SIDEWALK, CURB, & GUTTER
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING LANDSCAPE TO BE REMOVED
- SAWCUT LINE
- EXISTING UTILITY LINE TO BE ABANDONED/REMOVED AS NEEDED

DEMOLITION KEYNOTES:

- 1** TO REMAIN, PROTECT IN PLACE
- 2** TO BE REMOVED
- 3** TO BE RELOCATED

**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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REVISION SCHEDULE

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|-----|-------|------|
|-----|-------|------|

JOB NUMBER: PYK 1808 | BKF: 20190110

DRAWN BY: DFS

CHECKED BY: SRN

ISSUE DATE: 05/02/2022

PHASE: 1

BLOCK: 1 + 2

SCALE: 1" = 20'

TITLE:

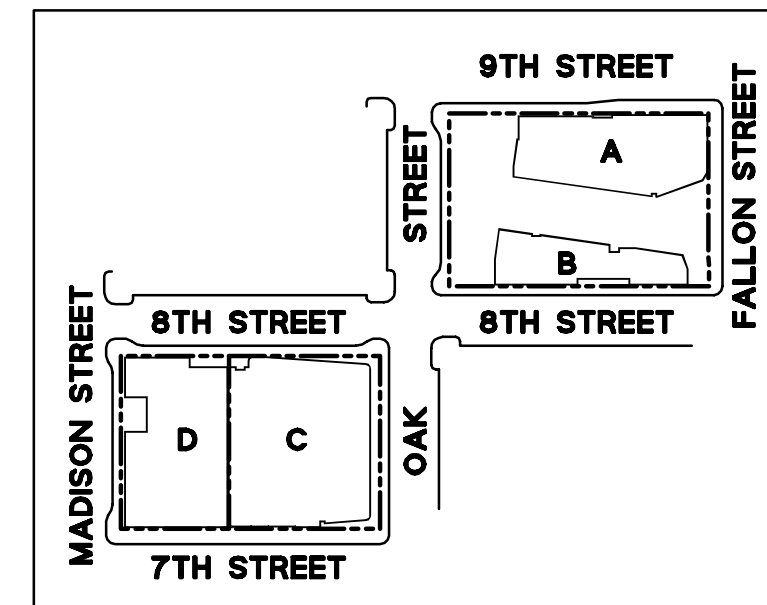
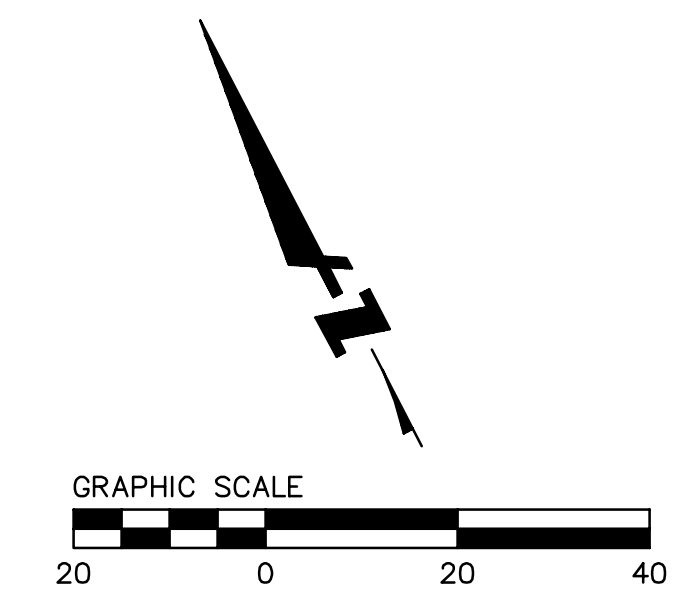
DEMOLITION PLAN (BLOCK 2)

SHEET:

C3.2

PRELIMINARY - Not for Construction -

© 2021 EMILLER KUEHL, LANDSCAPE ARCHITECTURE & URBAN DESIGN





**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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ISSUE DATE: 05/02/2022

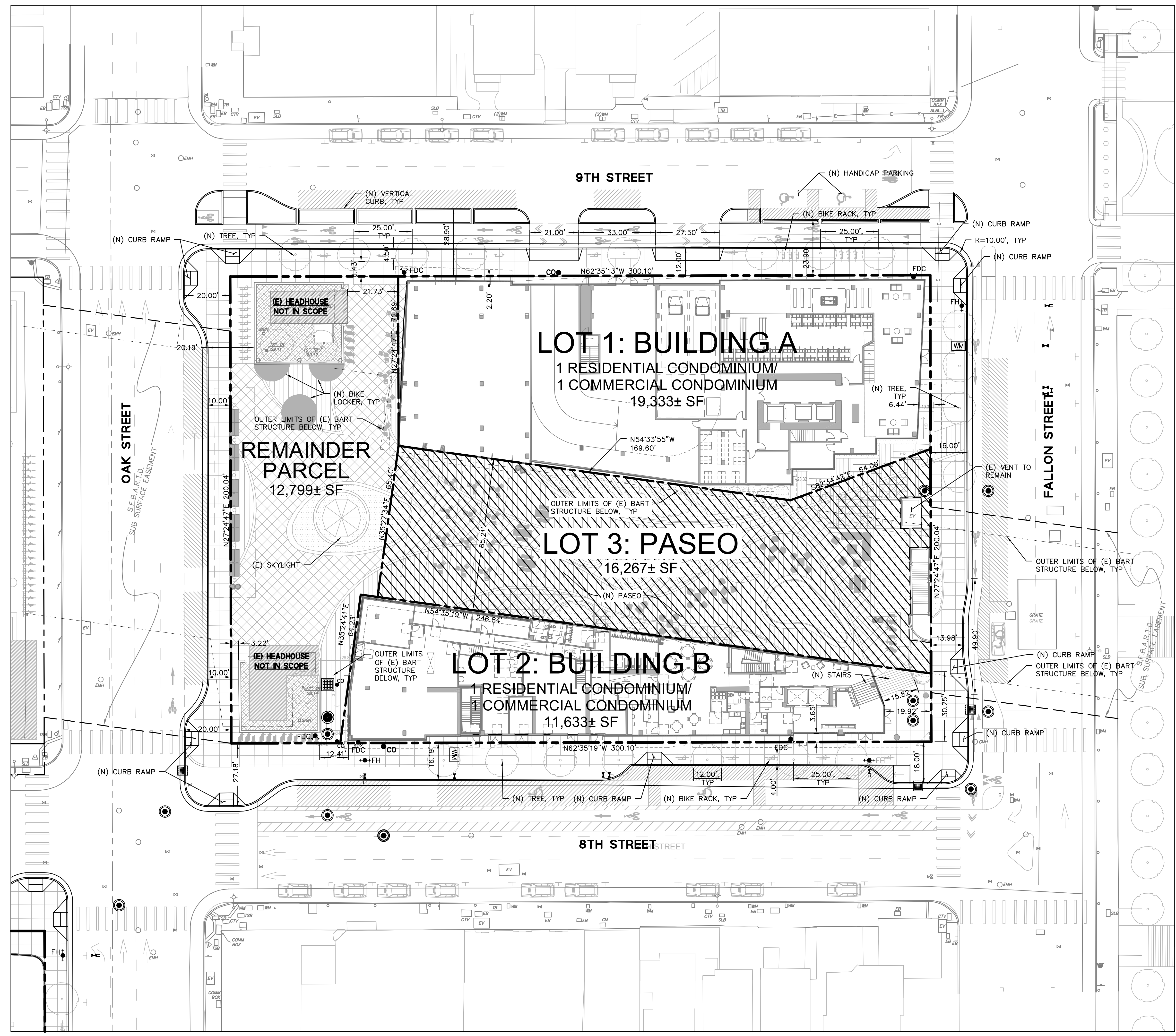
PHASE: 1
BLOCK: 1 + 2
SCALE: 1" = 20'

TITLE:
HORIZONTAL CONTROL PLAN
(BLOCK 1)

SHEET:

C4.1

PRELIMINARY - Not for Construction -

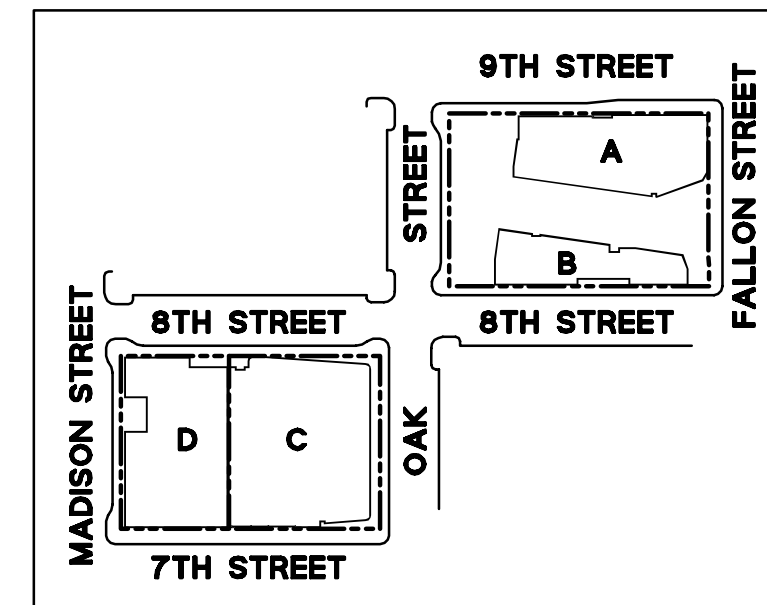
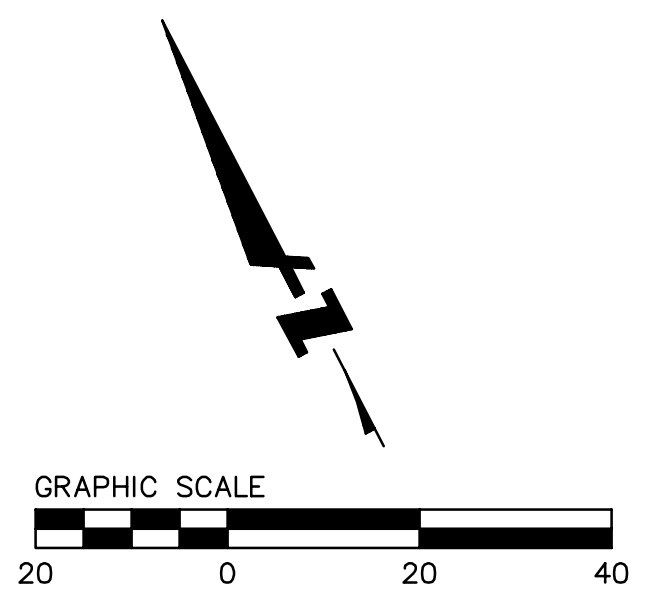


SITE PLAN NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED BY PROJECT CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
5. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
6. SEE LANDSCAPE PLANS FOR ALL SIDEWALK FINISHES AND MATERIALS.
7. FUTURE STRIPING AND MEDIAN ISLANDS SHOWN FOR REFERENCE ONLY.

LEGEND:

- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - OUTER LIMITS OF (E) BART STRUCTURE BELOW
- ▨ PUBLIC ACCESS EASEMENT, 23 FEET ABOVE FINISH SURFACE





**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

| ISSUE SCHEDULE | | |
|-------------------------|--|------------|
| 100 SD - HORIZONTAL FDP | | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | | 12/06/2021 |
| 100 SD - HORIZONTAL FDP | | 05/02/2022 |

| REVISION SCHEDULE | | |
|-------------------|-------|------|
| NO. | ISSUE | DATE |
| | | |

JOB NUMBER: PYK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/02/2022

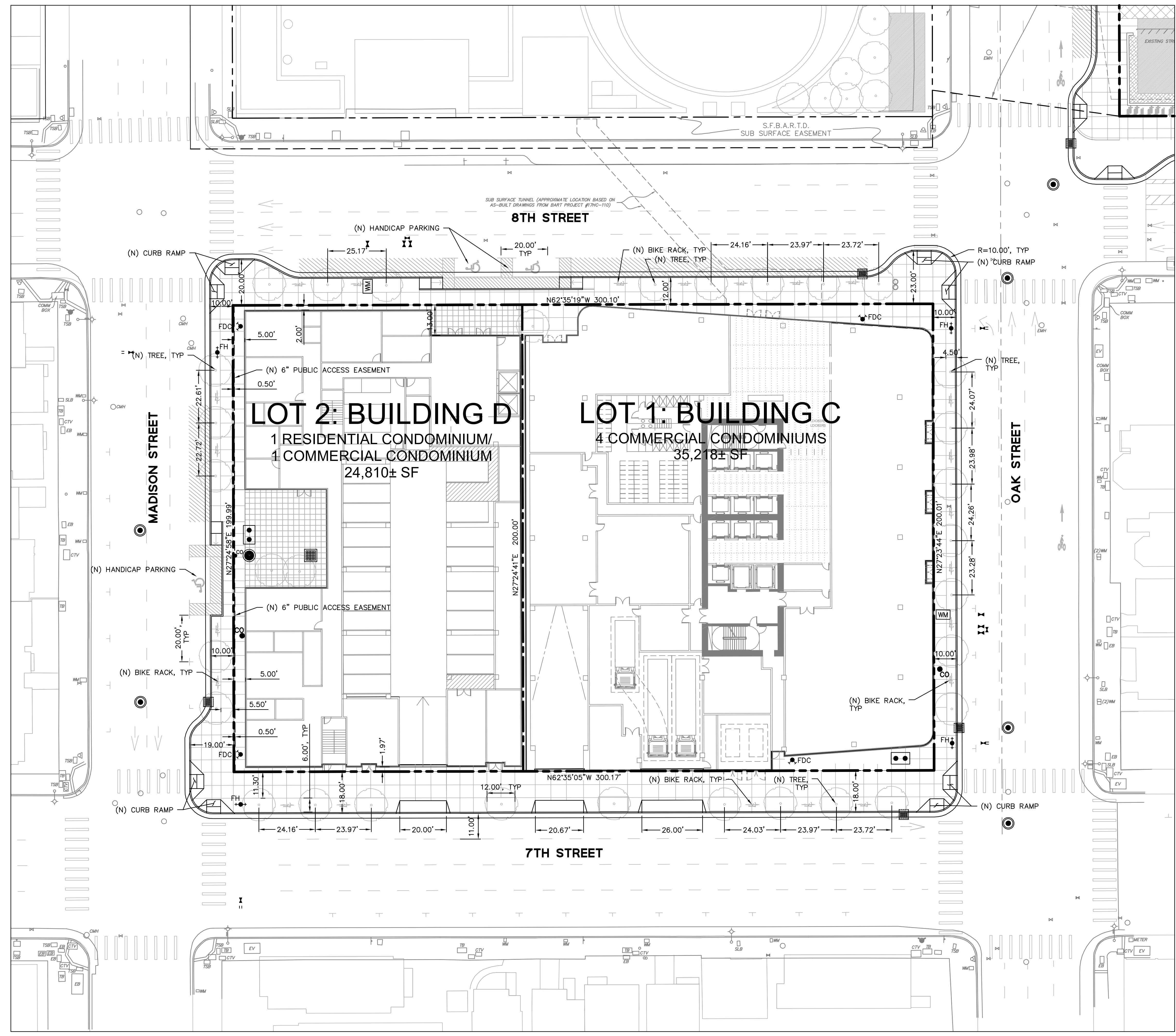
PHASE: 1
BLOCK: 1 + 2
SCALE: 1" = 20'

TITLE:
HORIZONTAL CONTROL PLAN
(BLOCK 2)

SHEET:

C4.2

PRELIMINARY - Not for Construction -

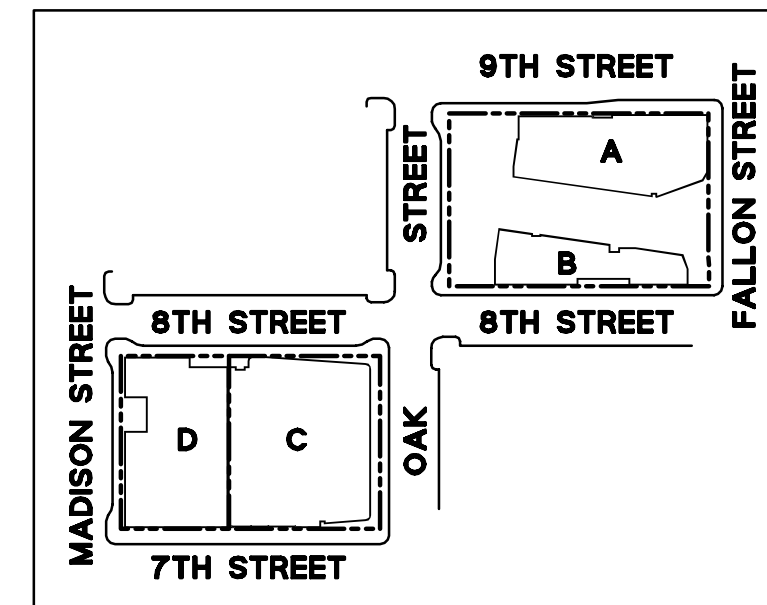
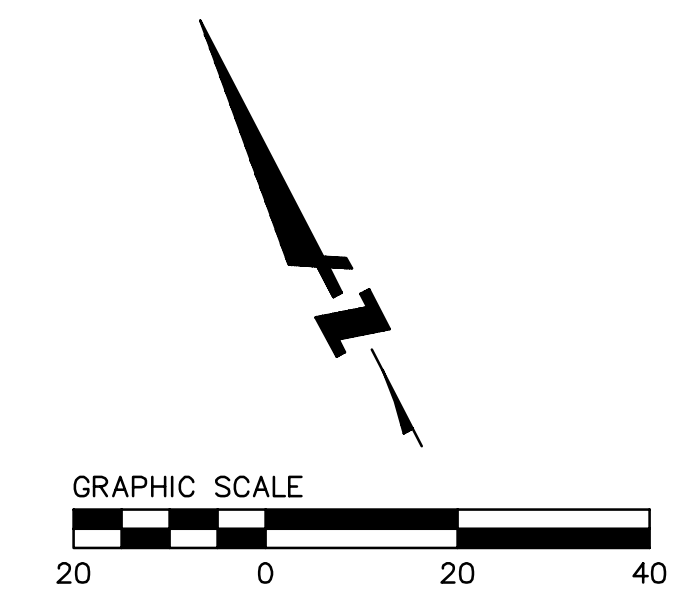


SITE PLAN NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED BY PROJECT CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
5. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
6. SEE LANDSCAPE PLANS FOR ALL SIDEWALK FINISHES AND MATERIALS.
7. FUTURE STRIPING AND MEDIAN ISLANDS SHOWN FOR REFERENCE ONLY.

LEGEND:

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- OUTER LIMITS OF (E) BART STRUCTURE BELOW
- PUBLIC ACCESS EASEMENT, 23 FEET ABOVE FINISH SURFACE





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Oakland, CA 94607

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PHASE: 1

BLOCK: 1 + 2

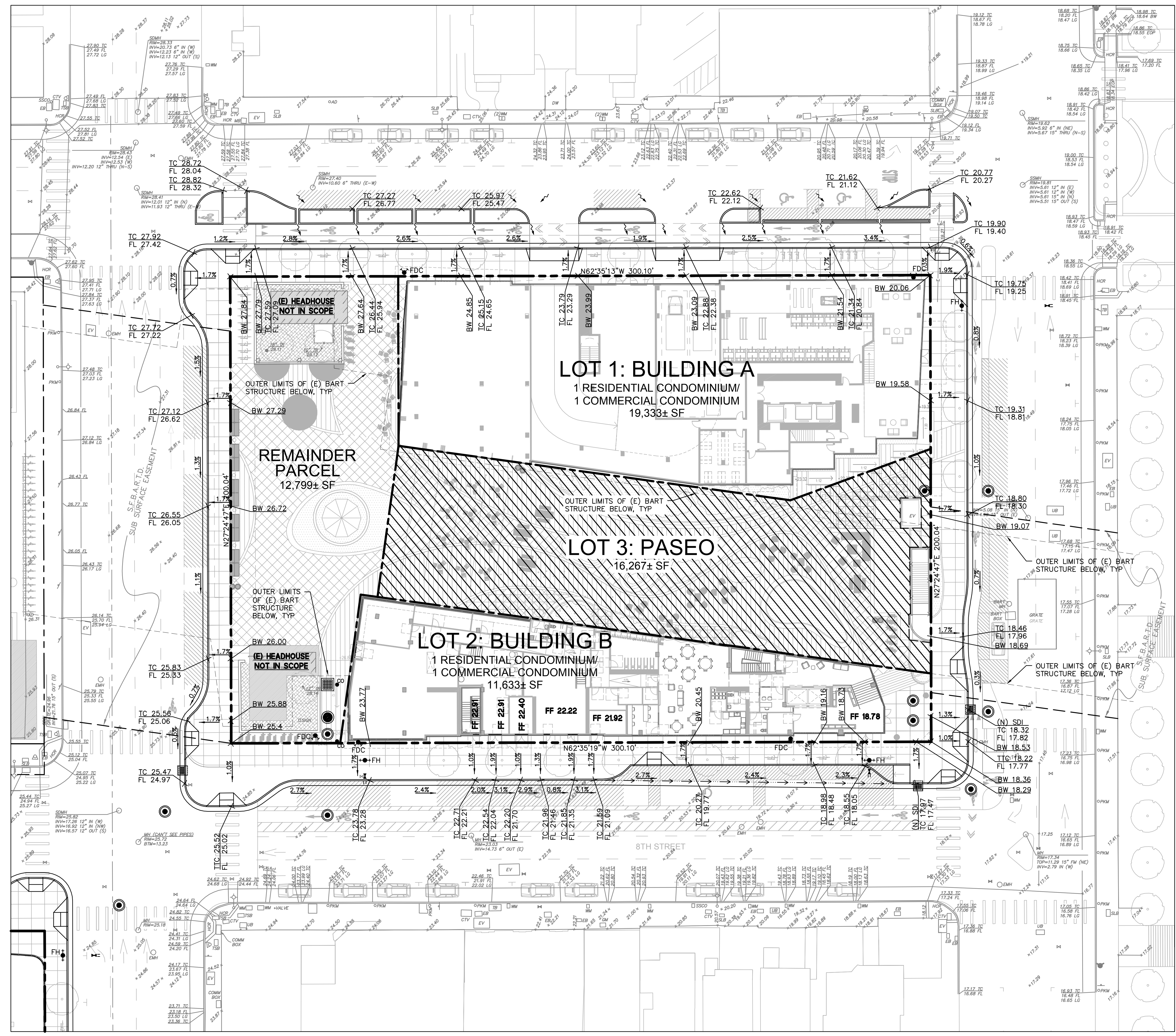
SCALE: 1" = 20'

TITLE: GRADING PLAN (BLOCK 1)

SHEET:

C5.1

PRELIMINARY - Not for Construction -

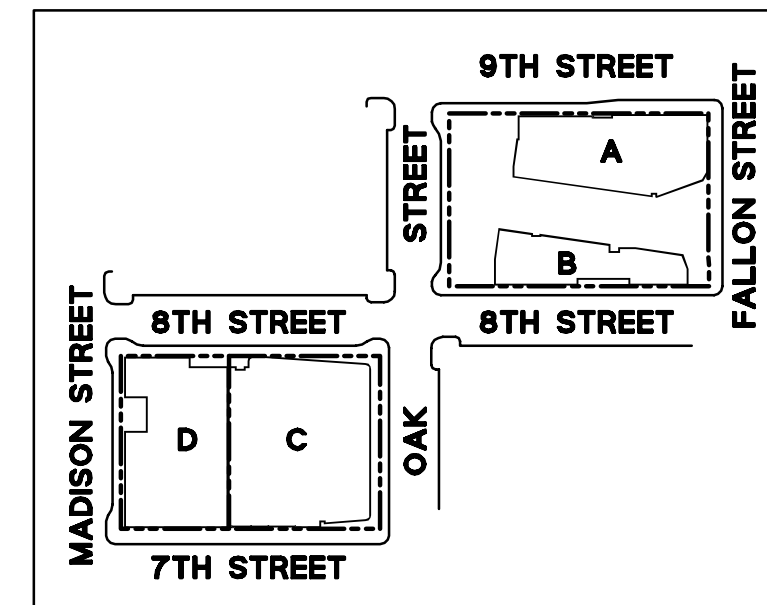
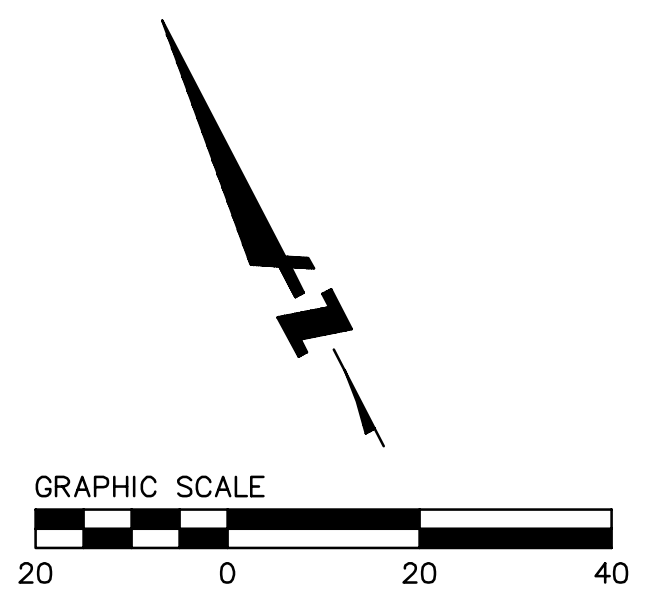


GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2% UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT, OR CITY OF OAKLAND STANDARDS, WHICHEVER IS MORE STRINGENT, AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'. HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

LEGEND:

- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - OUTER LIMITS OF (E) BART STRUCTURE BELOW
- ▨ PUBLIC ACCESS EASEMENT, 23 FEET ABOVE FINISH SURFACE





**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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REVISION SCHEDULE

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JOB NUMBER: PYK 1808 | BKF: 20190110

DRAWN BY: DFS

CHECKED BY: SRN

ISSUE DATE: 05/02/2022

PHASE: 1

BLOCK: 1 + 2

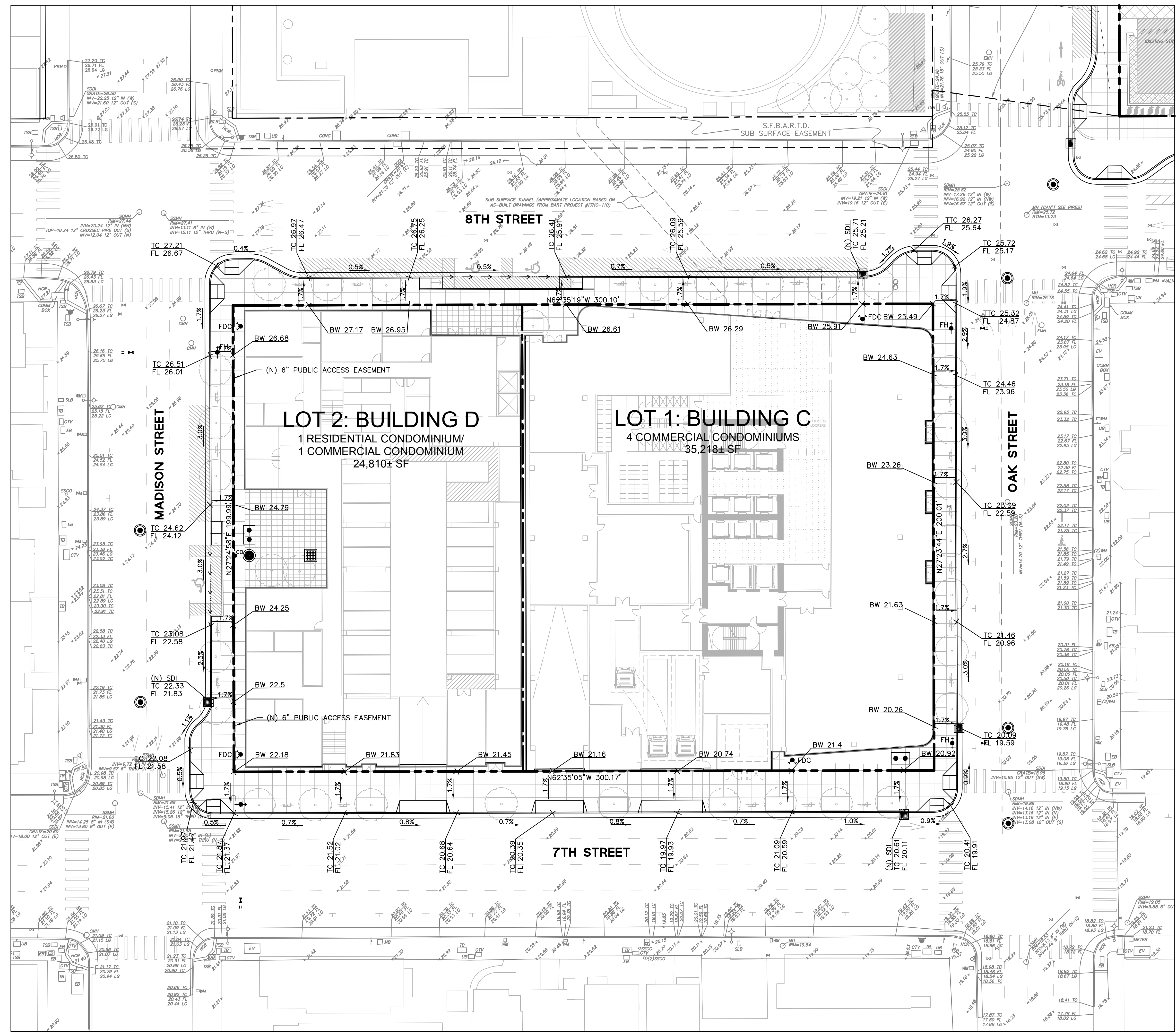
SCALE: 1" = 20'

TITLE: GRADING PLAN (BLOCK 2)

SHEET:

C5.2

PRELIMINARY - Not for Construction -

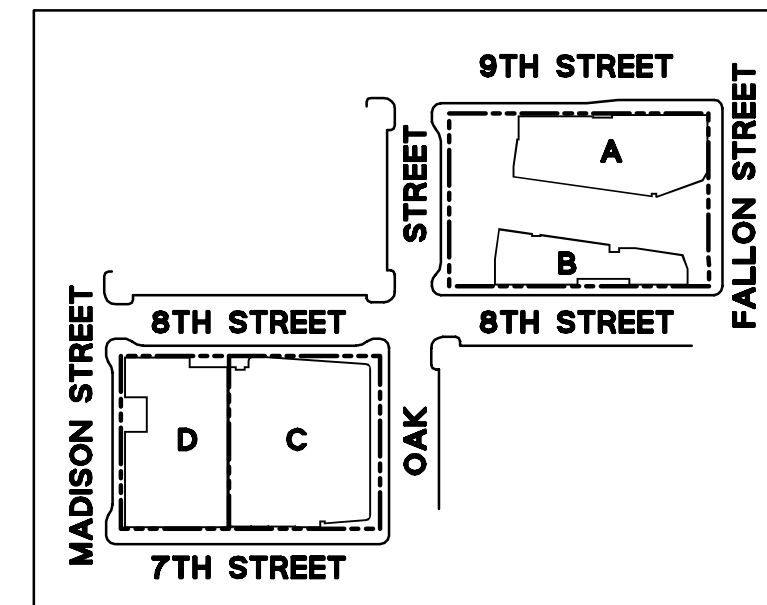
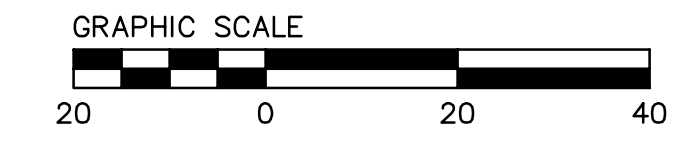


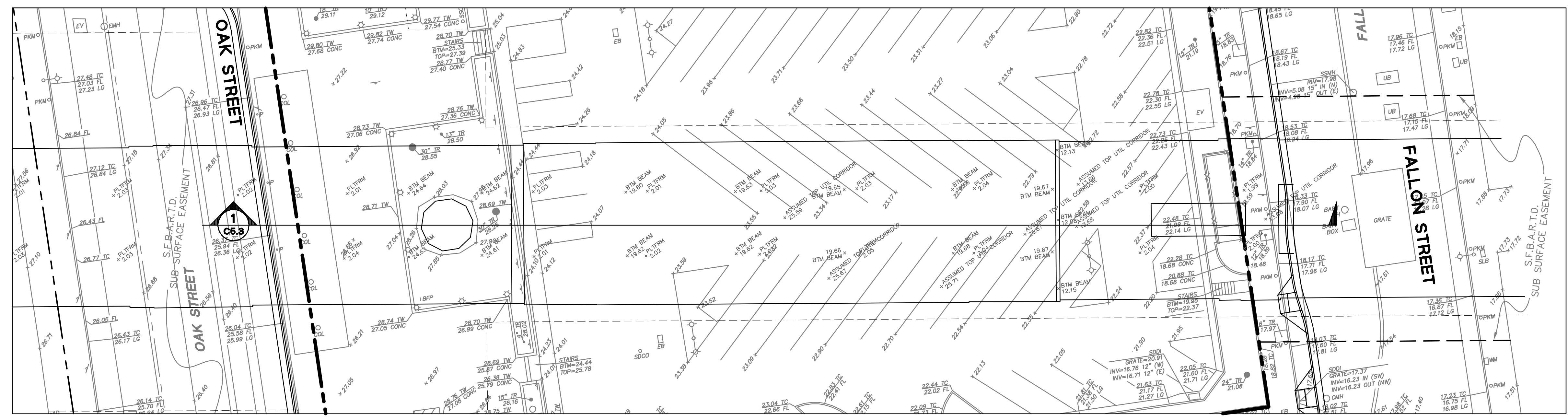
GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2% UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT, OR CITY OF OAKLAND STANDARDS, WHICHEVER IS MORE STRINGENT, AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'. HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

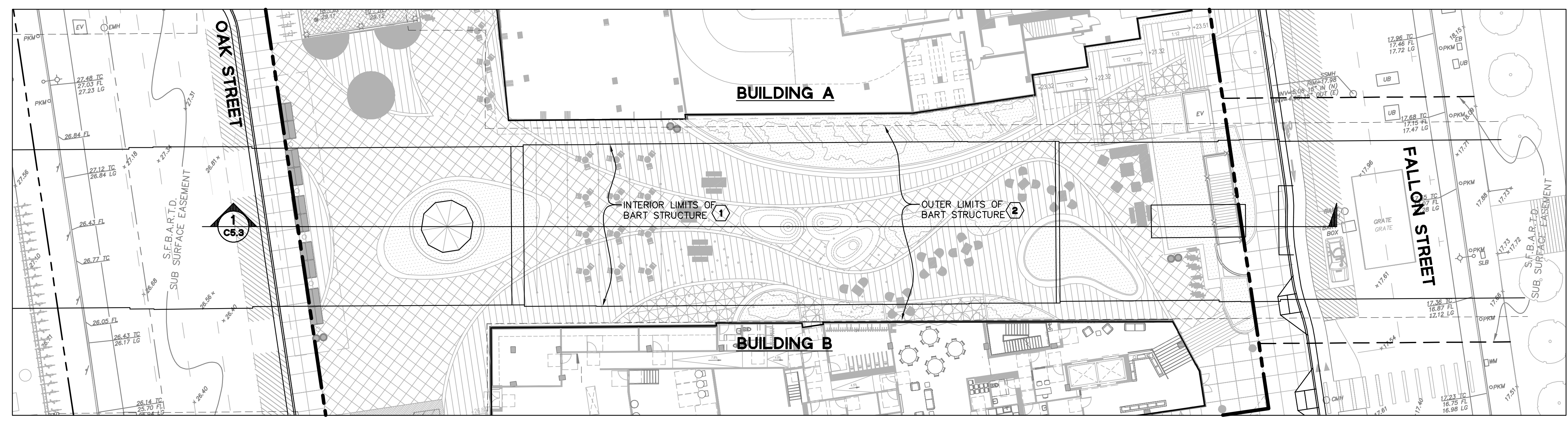
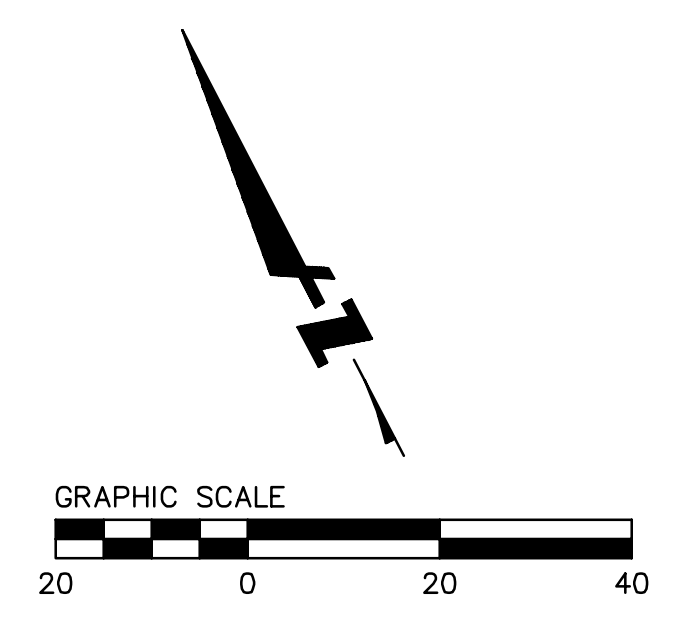
LEGEND:

- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - OUTER LIMITS OF (E) BART STRUCTURE BELOW
- /// PUBLIC ACCESS EASEMENT, 23 FEET ABOVE FINISH SURFACE

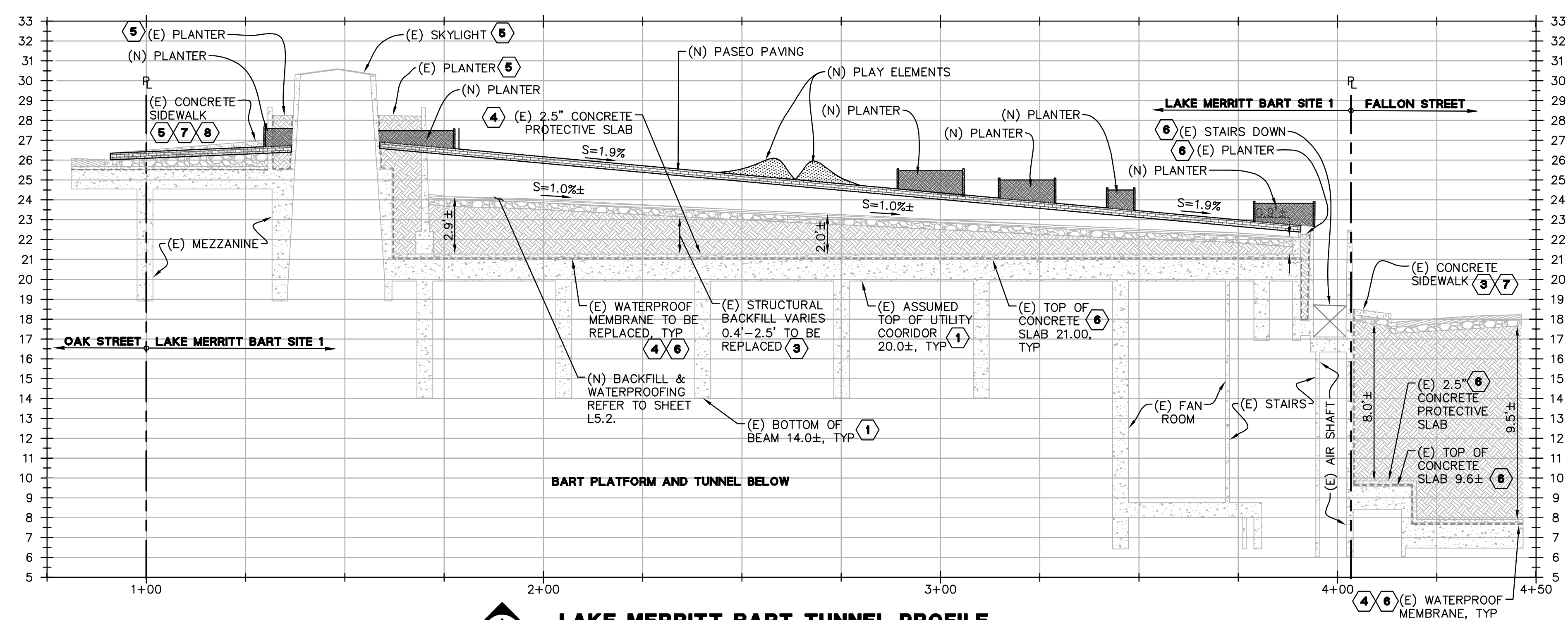




EXISTING PLAN VIEW
SCALE: 1" = 20'



PROPOSED PLAN VIEW
SCALE: 1" = 20'



LAKE MERRITT BART TUNNEL PROFILE
HORZ SCALE: 1" = 20' - VERT SCALE: 1" = 4'

NOTES:

1. REFER TO THE KEYNOTES BELOW THAT REFERENCE VARIOUS BART AS-BUILT RECORD DRAWINGS USED TO CREATE THESE PROFILES AND SECTIONS. NOTE THAT ANY ELEVATIONS TAKEN FROM THESE AS-BUILT PLANS HAVE BEEN DECREASED BY 2.99' TO CORRELATE WITH THE NAVD88 SURVEY COORDINATE SYSTEM.

KEYNOTES:

- 1 INTERIOR TUNNEL LIMITS OBTAINED FROM SCAN INFORMATION COLLECTED ON 9/15/19, PER BKF "UNDERGROUND BART STATION EXHIBIT", DATED 9/23/19
- 2 EXTERIOR TUNNEL LIMITS WERE DETERMINED BY OFFSETTING THE CALCULATED, BEST-FIT CENTERLINE OF THE PLATFORM BY 31.33 FT, PER BKF "UNDERGROUND BART STATION EXHIBIT" DATED 9/23/19
- 3 REFER TO SHEET CT5-2 FROM BART CONTRACT #K0071-K007
- 4 REFER TO SHEET AR61-1 FROM BART CONTRACT #K0071-K007
- 5 REFER TO SHEET AR29-1 FROM BART CONTRACT #K0071-K007
- 6 REFER TO SHEET AR30-1 FROM BART CONTRACT #K0071-K007
- 7 REFER TO SHEET CT3-2 FROM BART CONTRACT #K0071-K007
- 8 REFER TO SHEET CT9-1 FROM BART CONTRACT #K0071-K007

STAMP:

| ISSUE SCHEDULE | |
|-------------------------|------------|
| 100 SD - HORIZONTAL FDP | 10/29/2021 |
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| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

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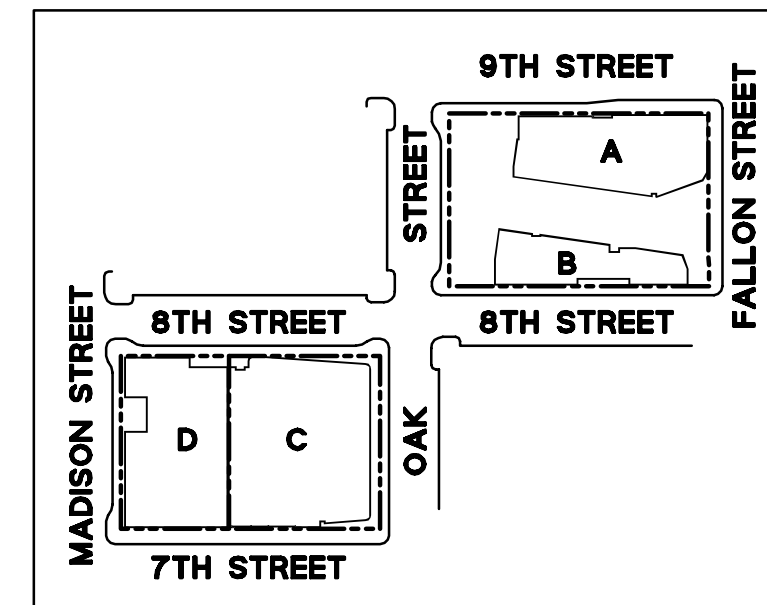
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| JOB NUMBER: PYK 1808 BKF: 20190110 |
| DRAWN BY: DFS |
| CHECKED BY: SRN |
| ISSUE DATE: 05/02/2022 |

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| PHASE: 1 |
| BLOCK: 1 + 2 |
| SCALE: 1" = 20' |

TITLE: SECTIONS

SHEET:
C5.3

PRELIMINARY - Not for Construction -





**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

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ISSUE SCHEDULE

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PHASE: 1

BLOCK: 1 + 2

SCALE: 1" = 20'

TITLE:

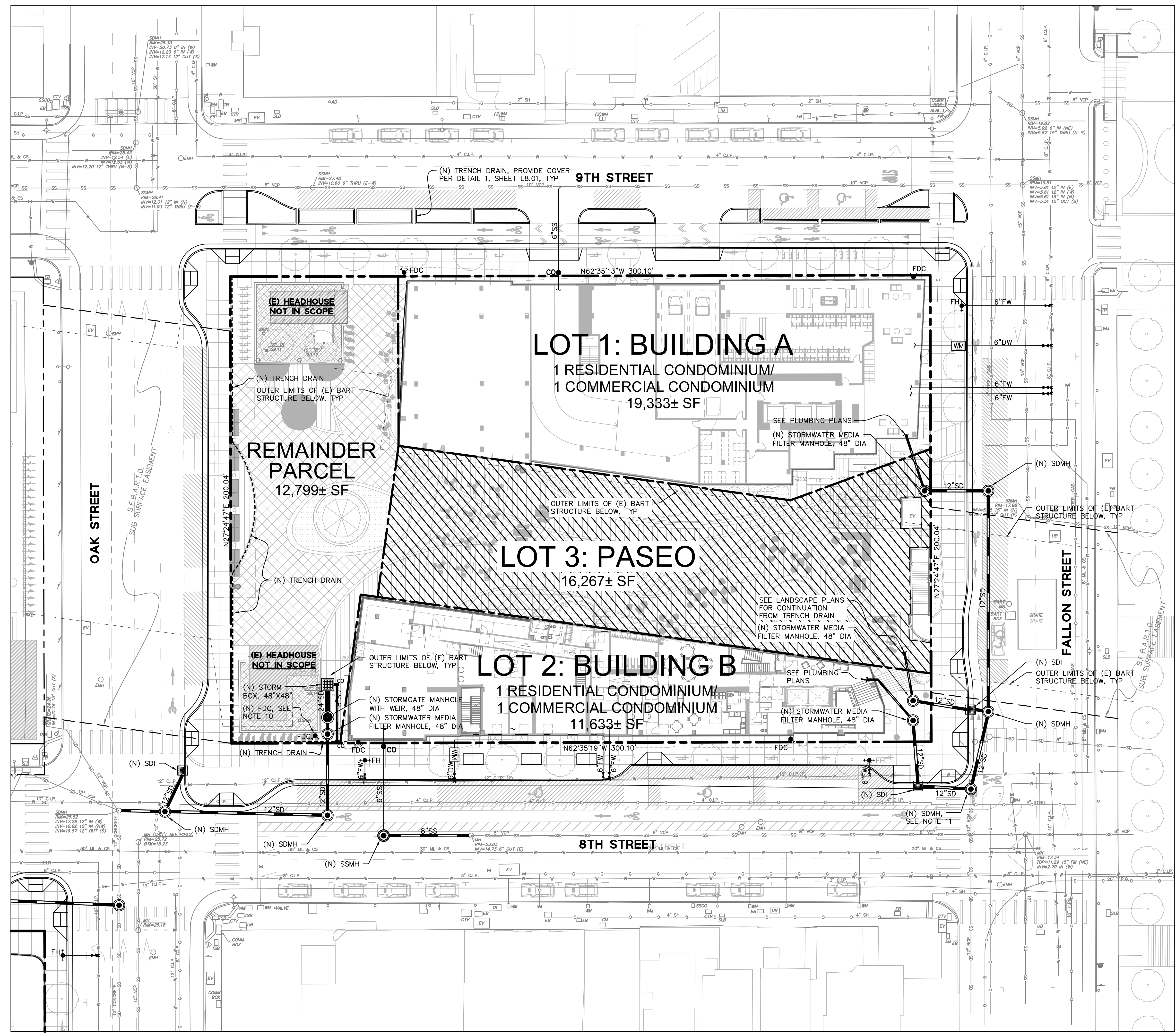
UTILITY PLAN (BLOCK 1)

SHEET:

C6.1

PRELIMINARY - Not for Construction -

© 2021 EINWILLERKUEHL, LANDSCAPE ARCHITECTURE & URBAN DESIGN

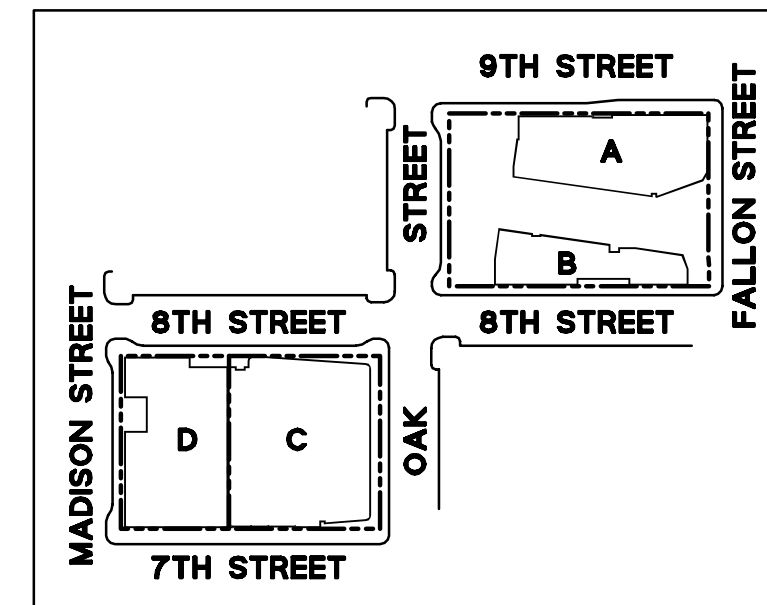
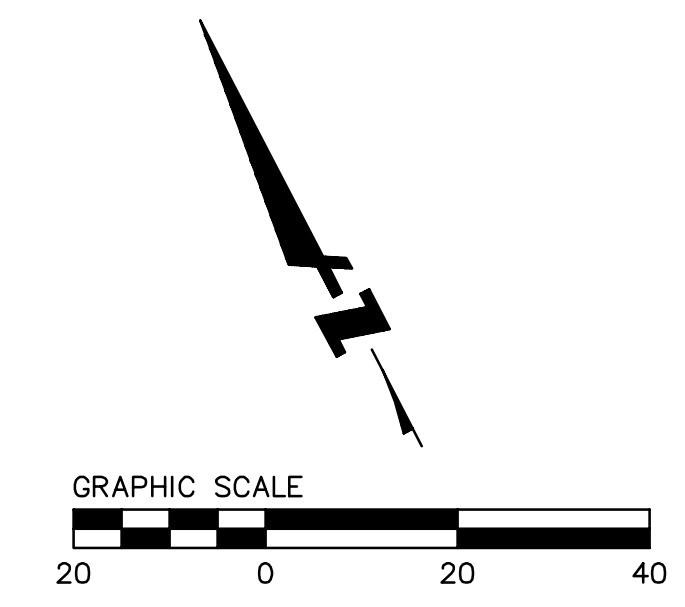


UTILITY NOTES:

1. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS, SUCH AS POT-HOLING, AS REQUIRED TO VERIFY THE LOCATIONS, ELEVATIONS, AND CONNECTION POINTS OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK AND UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
2. DOMESTIC WATER, FIRE WATER, AND SANITARY SEWER LATERAL SIZES TO BE CONFIRMED DURING THE DETAILED DESIGN PHASE.
3. CONTRACTOR SHALL COORDINATE GRAVITY UTILITY WORK WITH ALL JOINT TRENCH/RULE 20 UNDERGROUNDING WORK. IF JOINT TRENCH SCOPE OF WORK IS TO BE PERFORMED FIRST, CONTRACTOR SHALL STAKE LOCATIONS AND ELEVATIONS OF ALL PROPOSED GRAVITY UTILITY CROSSINGS. JOINT TRENCH TO BE INSTALLED WITH MINIMUM 12" VERTICAL CLEARANCE TO PROPOSED GRAVITY UTILITY AT ALL CROSSINGS.
4. ALL GRAVITY UTILITY INSTALLATION SHALL BEGIN AT THE FURTHEST DOWNSTREAM POINT OF THE SYSTEM AND PROCEED UPSTREAM.
5. ALL AREA DRAIN AND LANDSCAPE DRAIN GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
7. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POT-HOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
8. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
9. THE LOCATION OF THE 12" WATER LINE IN 8TH STREET HAS BEEN SHOWN BASED ON RECORD INFORMATION PROVIDED BY EAST BAY MUD. EXACT LOCATION TO BE VERIFIED AND CONFIRMED PRIOR TO INSTALLATION OF THE PROPOSED DOMESTIC AND FIRE WATER SERVICES TO BUILDING B.
10. THE RELOCATION OF THE EXISTING FDC THAT CURRENTLY SERVES THE BART PROPERTY IS SHOWN SCHEMATICALLY. FINAL LOCATION AND PIPING SHALL BE DESIGNED AND VERIFIED BY A SEPARATE PLUMBING ENGINEER AND/OR FIRE ENGINEER.
11. EXISTING STORM DRAIN MAIN INVERT AT THE INTERSECTION OF 8TH STREET AND FALLON STREET TO BE POT-HOLED AND VERIFIED.
12. STORMWATER CISTERN LOCATED WITHIN BUILDING B. SEE PLUMBING PLANS FOR CISTERN DETAILS AND LOCATION.

LEGEND:

- BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- - - OUTER LIMITS OF (E) BART STRUCTURE BELOW
- /// PUBLIC ACCESS EASEMENT, 23 FEET ABOVE FINISH SURFACE





**LAKE MERRITT BART
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PHASE: 1

BLOCK: 1 + 2

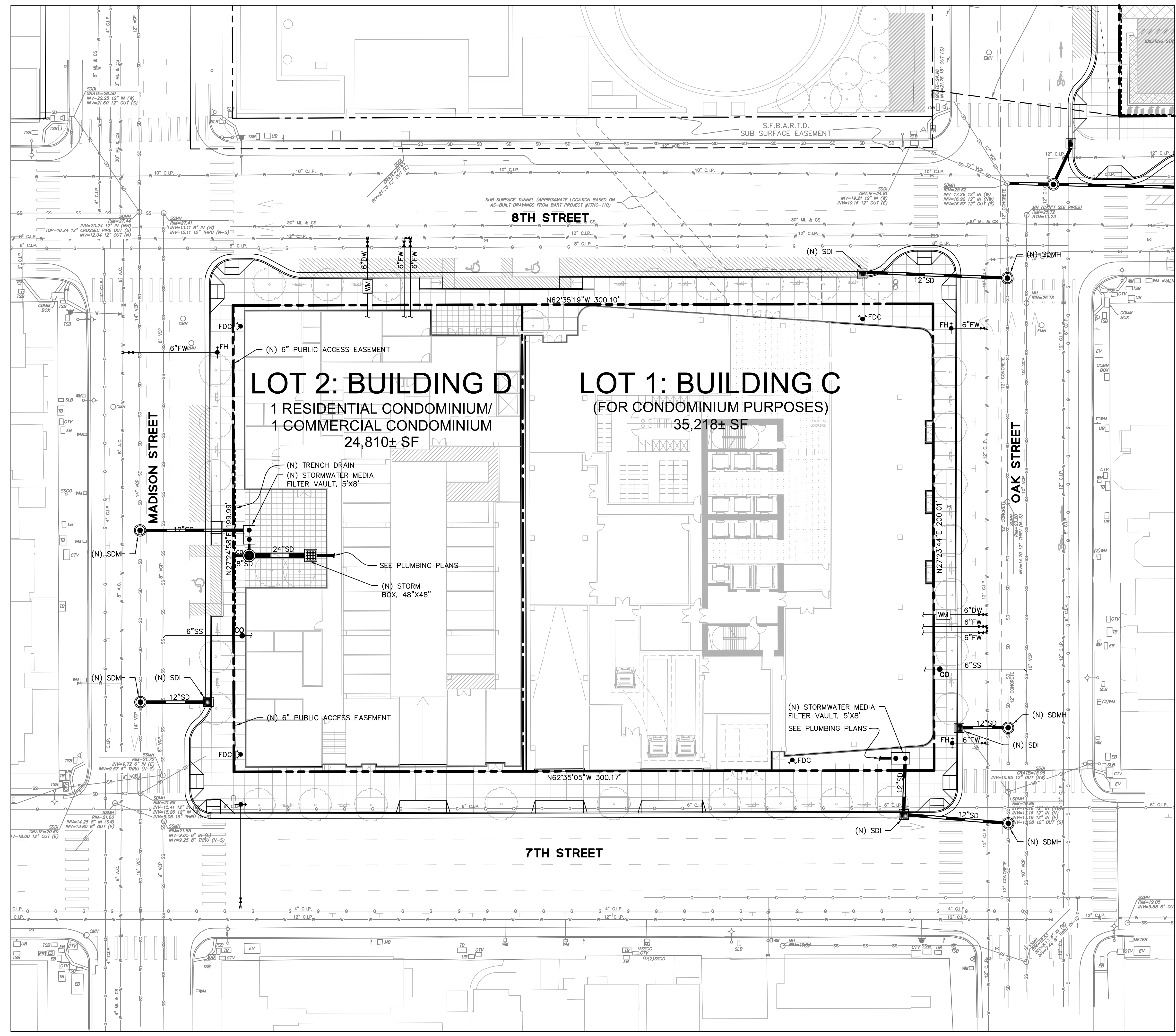
SCALE: 1" = 20'

TITLE: UTILITY PLAN (BLOCK 2)

SHEET:

C6.2

PRELIMINARY - Not for Construction -



UTILITY NOTES:

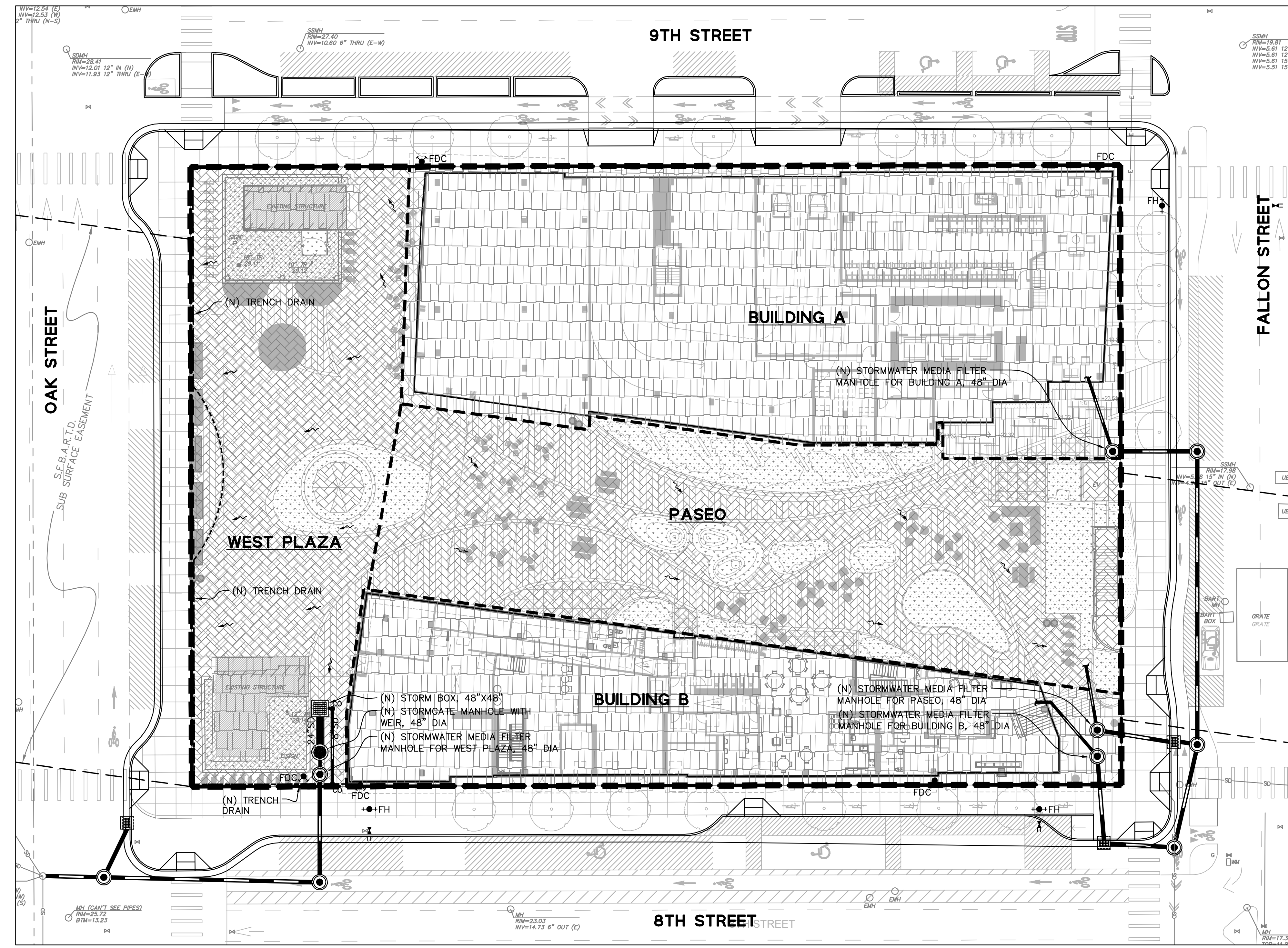
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2. DOMESTIC WATER, FIRE WATER, AND SANITARY SEWER LATERAL SIZES TO BE CONFIRMED DURING THE DETAILED DESIGN PHASE.
3. CONTRACTOR SHALL COORDINATE GRAVITY UTILITY WORK WITH ALL JOINT TRENCH/RULE 20 UNDERGROUNDING WORK. IF JOINT TRENCH SCOPE OF WORK IS TO BE PERFORMED FIRST, CONTRACTOR SHALL STAKE LOCATIONS AND ELEVATIONS OF ALL PROPOSED GRAVITY UTILITY CROSSINGS. JOINT TRENCH TO BE INSTALLED WITH MINIMUM 12" VERTICAL CLEARANCE TO PROPOSED GRAVITY UTILITY AT ALL CROSSINGS.
4. ALL GRAVITY UTILITY INSTALLATION SHALL BEGIN AT THE FURTHEST DOWNSTREAM POINT OF THE SYSTEM AND PROCEED UPSTREAM.
5. ALL AREA DRAIN AND LANDSCAPE DRAIN GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
7. FOR FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POT-HOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
8. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
9. THE LOCATION OF THE 12" WATER LINE IN 8TH STREET HAS BEEN SHOWN BASED ON RECORD INFORMATION PROVIDED BY EAST BAY MUD. EXACT LOCATION TO BE VERIFIED AND CONFIRMED PRIOR TO INSTALLATION OF THE PROPOSED DOMESTIC AND FIRE WATER SERVICES TO BUILDING B.
10. THE RELOCATION OF THE EXISTING FDC THAT CURRENTLY SERVES THE BART PROPERTY IS SHOWN SCHEMATICALLY. FINAL LOCATION AND PIPING SHALL BE DESIGNED AND VERIFIED BY A SEPARATE PLUMBING ENGINEER AND/OR FIRE ENGINEER.
11. EXISTING STORM DRAIN MAIN INVERT AT THE INTERSECTION OF 8TH STREET AND FALLON STREET TO BE POT-HOLED AND VERIFIED.
12. STORMWATER CISTERN LOCATED WITHIN BUILDING B. SEE PLUMBING PLANS FOR CISTERN DETAILS AND LOCATION.

LEGEND:

- BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- OUTER LIMITS OF (E) BART STRUCTURE BELOW
- ▨ PUBLIC ACCESS EASEMENT, 23 FEET ABOVE FINISH SURFACE



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607



STORMWATER COMPLIANCE DATA (BLOCK 1)

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, CERTAIN DEVELOPMENT PROJECTS THAT QUALIFY AS "SPECIAL PROJECTS" ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSIT ORIENTED) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 100% AS DESCRIBED BELOW.

CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS TO BE CONSIDERED A CATEGORY C SPECIAL PROJECT, A PROVISION C.3 REGULATED PROJECT MUST MEET ALL OF THE FOLLOWING CRITERIA:

- BE CHARACTERIZED AS A NON AUTO-RELATED LAND USE PROJECT. THAT IS, CATEGORY C SPECIFICALLY EXCLUDES ANY REGULATED PROJECT THAT IS A STAND-ALONE SURFACE PARKING LOT, CAR DEALERSHIP, AUTO AND TRUCK RENTAL FACILITY WITH ONSITE SURFACE STORAGE; FAST-FOOD RESTAURANT, BANK OR PHARMACY WITH DRIVE-THROUGH LANES; GAS STATION, CAR WASH, AUTO REPAIR AND SERVICE FACILITY; OR OTHER AUTO RELATED PROJECT UNRELATED TO THE CONCEPT OF TRANSIT-ORIENTED DEVELOPMENT.
- IF A COMMERCIAL DEVELOPMENT PROJECT, ACHIEVE AT LEAST AN FAR OF 2:1.
- IF A RESIDENTIAL DEVELOPMENT PROJECT, ACHIEVE AT LEAST A DENSITY OF 25 DU/AC.
- IF A MIXED-USE DEVELOPMENT PROJECT, ACHIEVE AT LEAST AN FAR OF 2:1 OR A DENSITY OF 25 DU/AC.

100% LID TREATMENT REDUCTION CREDIT

- 50% REDUCTION CREDIT - PROJECT IS LOCATED WITHIN A 1/4 MILE RADIUS OF A TRANSIT HUB
- 30% REDUCTION CREDIT - MIXED USE PROJECT WITH DENSITY GREATER THAN 100 DU/ACRE
- 20% REDUCTION CREDIT - 0% OF TOTAL POST-PROJECT IMPERVIOUS SURFACE IS DEDICATED TO AT-GRADE, SURFACE PARKING

STORMWATER AREA SUMMARY

THE CITY OF OAKLAND STORM DRAINAGE DESIGN GUIDELINES ESTABLISHES A 25% GOAL FOR PEAK FLOW REDUCTION COMPARED TO EXISTING CONDITIONS, TO THE EXTENT POSSIBLE. DUE TO THE FACT THAT ALMOST 90% OF THE SITE IS COVERED BY PERMANENT STRUCTURE, INCLUDING THE EXISTING BART TUNNEL, THERE IS LIMITED SPACE FOR DETENTION MEASURES ONSITE. AS A RESULT, A 25% PEAK FLOW REDUCTION WAS ACCOMPLISHED IN ALL AREAS EXCEPT FOR THE PASEO.

| Area | Existing Impervious Surface | Proposed Impervious Surface | % Reduction |
|-------------------|-----------------------------|-----------------------------|-------------|
| BUILDING A | 16,981 SF | 2,352 SF | 19,333 SF |
| BUILDING B | 9,995 SF | 1,627 SF | 11,627 SF |
| PASEO | 15,269 SF | 898 SF | 16,267 SF |
| WEST PLAZA | 9,328 SF | 3,476 SF | 12,804 SF |
| TOTAL | 41,573 SF | 8,353 SF | 33,220 SF |

STORMWATER LID TREATMENT SIZING

TOTAL LID TREATMENT REDUCTION CREDIT = 100%
TOTAL BLOCK 1 IMPERVIOUS AREA OF 54,489 SF ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER UNITS)

BUILDING A
 $Q_{c3} = CIA = (0.9) \times (0.2 \text{ IN/HR}) \times (19,333 \text{ SF})$
 $Q_{c3} = 0.0806 \text{ CFS}$
 A 48" MEDIA FILTER MANHOLE WITH (2) 12" & 12" STACKED CARTRIDGES TO BE PROVIDED. TREATMENT FLOW CAPACITY = 0.11 CFS.

BUILDING B
 $Q_{c3} = CIA = (0.9) \times (0.2 \text{ IN/HR}) \times (11,627 \text{ SF})$
 $Q_{c3} = 0.0484 \text{ CFS}$
 A 48" MEDIA FILTER MANHOLE WITH (1) 12" & 12" STACKED CARTRIDGES TO BE PROVIDED. TREATMENT FLOW CAPACITY = 0.05 CFS.

PASEO
 $Q_{c3} = CIA = (0.9) \times (0.2 \text{ IN/HR}) \times (12,059 \text{ SF})$
 $Q_{c3} = 0.0502 \text{ CFS}$
 A 48" MEDIA FILTER MANHOLE WITH (1) 12" & 18" STACKED CARTRIDGES TO BE PROVIDED. TREATMENT FLOW CAPACITY = 0.07 CFS.

WEST PLAZA
 $Q_{c3} = CIA = (0.9) \times (0.2 \text{ IN/HR}) \times (10,984 \text{ SF})$
 $Q_{c3} = 0.0458 \text{ CFS}$
 A 48" MEDIA FILTER MANHOLE WITH (2) 12" CARTRIDGES TO BE PROVIDED. TREATMENT FLOW CAPACITY = 0.06 CFS.

STORMWATER PEAK FLOW REDUCTION

PEAK FLOW CALCULATED PER CITY OF OAKLAND STORM DRAINAGE DESIGN STANDARDS.
 DESIGN STORM = 10-YEAR MEAN ANNUAL PRECIPITATION (MAP) = 21 INCHES
 TIME OF CONCENTRATION = 5 MINUTES

DUE TO CHANGE IN PROPOSED VS EXISTING AREAS:

BUILDING A
 $Q_{EX-10YR} = CIA = (0.90)(3.48 \text{ IN/HR})(16,981 \text{ SF})$
 $Q_{EX-10YR} = 1,221 \text{ CFS}$
 $Q_{PR-10YR} = CIA = (0.90)(3.48 \text{ IN/HR})(19,333 \text{ SF})$
 $Q_{PR-10YR} = 1,390 \text{ CFS}$
 PERCENT REDUCTION IN PEAK FLOW
 $\% \text{ REDUCTION} = 100 - ((1.390/1.221) \times 100) = -13.8\%$

BUILDING B
 $Q_{EX-10YR} = CIA = (0.90)(3.48 \text{ IN/HR})(9,995 \text{ SF})$
 $Q_{EX-10YR} = 0,719 \text{ CFS}$
 $Q_{PR-10YR} = CIA = (0.90)(3.48 \text{ IN/HR})(11,627 \text{ SF})$
 $Q_{PR-10YR} = 0,836 \text{ CFS}$
 PERCENT REDUCTION IN PEAK FLOW
 $\% \text{ REDUCTION} = 100 - ((0.836/0.719) \times 100) = -16.3\%$

PASEO
 $Q_{EX-10YR} = CIA = (0.90)(3.48 \text{ IN/HR})(15,269 \text{ SF})$
 $Q_{EX-10YR} = 1,098 \text{ CFS}$
 $Q_{PR-10YR} = CIA = (0.90)(3.48 \text{ IN/HR})(12,059 \text{ SF})$
 $Q_{PR-10YR} = 0,867 \text{ CFS}$
 PERCENT REDUCTION IN PEAK FLOW
 $\% \text{ REDUCTION} = 100 - ((0.867/1.098) \times 100) = +21.0\%$
 THE PASEO IMPROVEMENTS PROVIDE A 21.0% PEAK FLOW REDUCTION.

WEST PLAZA
 $Q_{EX-10YR} = CIA = (0.90)(3.48 \text{ IN/HR})(9,328 \text{ SF})$
 $Q_{EX-10YR} = 0,671 \text{ CFS}$
 $Q_{PR-10YR} = CIA = (0.90)(3.48 \text{ IN/HR})(10,984 \text{ SF})$
 $Q_{PR-10YR} = 0,790 \text{ CFS}$
 PERCENT REDUCTION IN PEAK FLOW
 $\% \text{ REDUCTION} = 100 - ((0.790/0.671) \times 100) = -17.7\%$

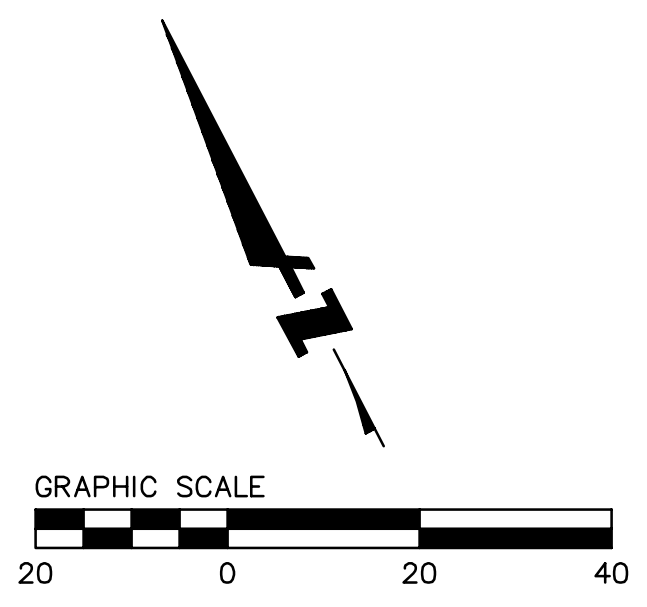
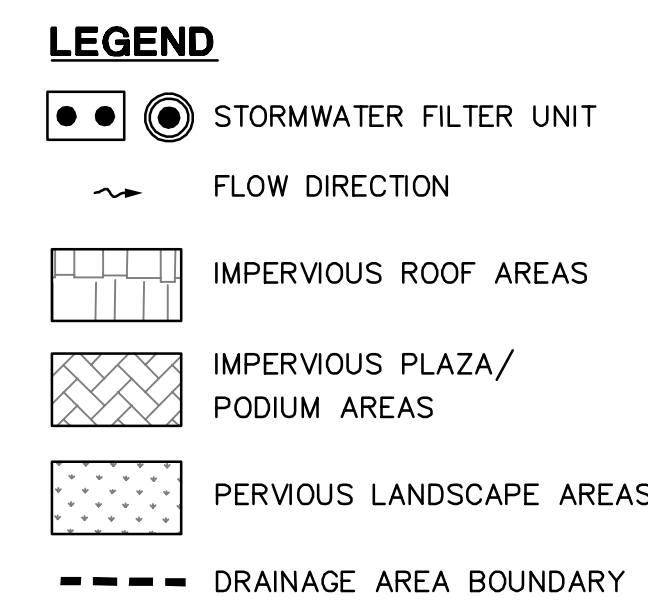
DUE TO IMPLEMENTATION OF DETENTION TANK/CISTERN:

BUILDING A
 DETENTION VOLUME REQUIRED FOR 25%+13.8% REDUCTION
 $V_{DET \text{ REQD}} (CF) = (0.25+0.138) \times (Q_{EX-10YR}) \times T_c$
 $V_{DET \text{ REQD}} (CF) = (0.388) \times (1,221 \text{ CFS}) \times (5 \text{ MIN}) \times (60 \text{ SEC/MIN})$
 $V_{DET \text{ REQD}} (CF) = 213.2 \text{ CF OR } 1,597 \text{ GALLONS}$
 DETENTION PIPE PROVIDED BY CISTERN IN BUILDING
 $V_{DET \text{ PROVIDED}} = 7' \times 7' \times 5' \text{ TALL CISTERN} = 245 \text{ CF}$
 CISTERN TO BE LOCATED INSIDE THE BUILDING.

BUILDING B
 DETENTION VOLUME REQUIRED FOR 25%+16.3% REDUCTION
 $V_{DET \text{ REQD}} (CF) = (0.25+0.163) \times (Q_{EX-10YR}) \times T_c$
 $V_{DET \text{ REQD}} (CF) = (0.413) \times (995 \text{ CFS}) \times (5 \text{ MIN}) \times (60 \text{ SEC/MIN})$
 $V_{DET \text{ REQD}} (CF) = 133.6 \text{ CF OR } 1,001 \text{ GALLONS}$
 DETENTION PIPE PROVIDED BY CISTERN OUTSIDE THE BUILDING
 $V_{DET \text{ PROVIDED}} = 6' \times 6' \times 5' \text{ TALL CISTERN} = 180 \text{ CF}$
 CISTERN TO BE LOCATED INSIDE THE BUILDING.

DUE TO IMPLEMENTATION OF DETENTION PIPE:

WEST PLAZA
 DETENTION VOLUME REQUIRED FOR 15.2%+17.7% REDUCTION
 $V_{DET \text{ REQD}} (CF) = (0.152+0.177) \times (Q_{EX-10YR}) \times T_c$
 $V_{DET \text{ REQD}} (CF) = (0.329) \times (9,328 \text{ CFS}) \times (5 \text{ MIN}) \times (60 \text{ SEC/MIN})$
 $V_{DET \text{ REQD}} (CF) = 99.3 \text{ CF OR } 744 \text{ GALLONS}$
 DETENTION PROVIDED BY 24" PIPE
 $V_{DET \text{ PROVIDED}} = \pi \times R^2 \times \text{LENGTH} = \pi \times (1.00 \text{ FT})^2 \times 8.7 \text{ FT} = 27 \text{ CF}$
 DETENTION PROVIDED BY 8" PIPE
 $V_{DET \text{ PROVIDED}} = \pi \times R^2 \times \text{LENGTH} = \pi \times (0.33 \text{ FT})^2 \times 17 \text{ FT} = 9 \text{ CF}$
 DETENTION PROVIDED BY 48" STORM BOX BASIN
 $V_{DET \text{ PROVIDED}} = \text{LENGTH} \times \text{WIDTH} \times \text{HEIGHT} = 4.0 \text{ FT} \times 4.0 \text{ FT} \times 4.0 \text{ FT} = 64 \text{ CF}$
 $V_{DET \text{ PROVIDED TOTAL}} = 100 \text{ CF}$
 DETENTION PIPE TO BE LOCATED ADJACENT TO BUILDING B, IN THE WEST PLAZA.



STAMP:

ISSUE SCHEDULE

| | |
|-------------------------|------------|
| 100 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/06/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

| | | |
|-----|-------|------|
| NO. | ISSUE | DATE |
|-----|-------|------|

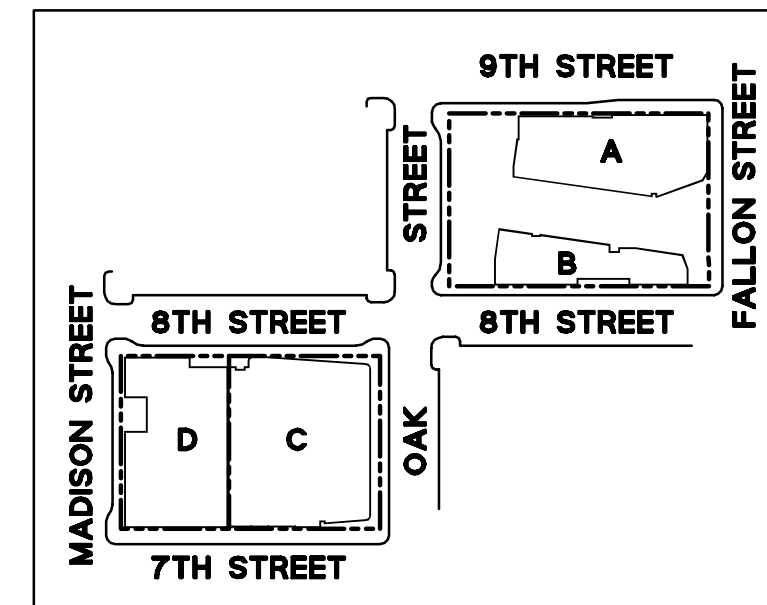
JOB NUMBER: PYK 1808 | BKF: 20190110
 DRAWN BY: DFS
 CHECKED BY: SRN
 ISSUE DATE: 05/02/2022

PHASE: 1
 BLOCK: 1+2
 SCALE: 1" = 20'

TITLE: STORMWATER CONTROL PLAN (BLOCK 1)

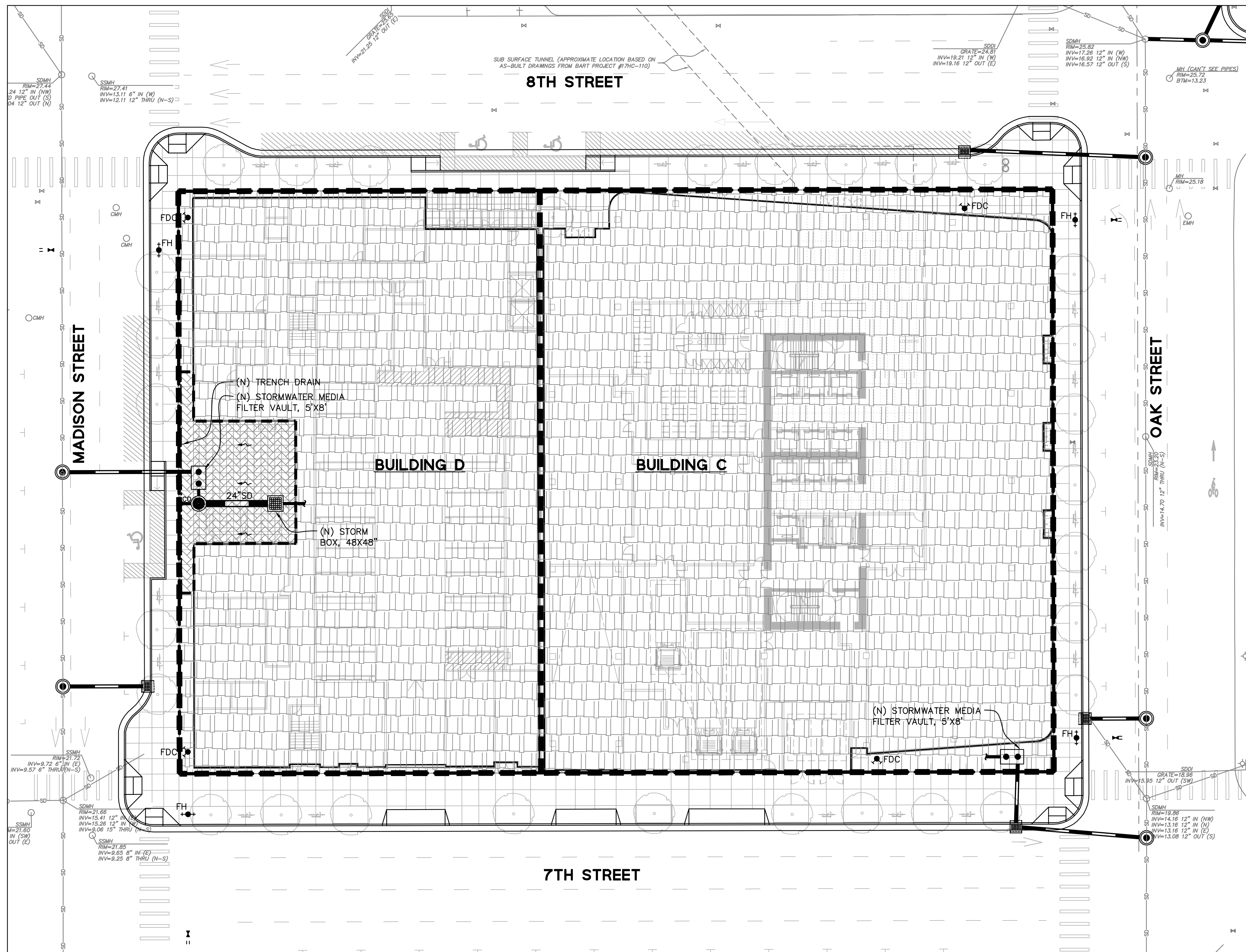
SHEET: **C7.1**

PRELIMINARY - Not for Construction -





**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607



STORMWATER COMPLIANCE DATA (BLOCK 2)

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, CERTAIN DEVELOPMENT PROJECTS THAT QUALIFY AS "SPECIAL PROJECTS" ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSIT ORIENTED) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 100% AS DESCRIBED BELOW.

CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS TO BE CONSIDERED A CATEGORY C SPECIAL PROJECT, A PROVISION C.3 REGULATED PROJECT MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. BE CHARACTERIZED AS A NON AUTO-RELATED LAND USE PROJECT. THAT IS, CATEGORY C SPECIFICALLY EXCLUDES ANY REGULATED PROJECT THAT IS A STAND-ALONE SURFACE PARKING LOT; CAR DEALERSHIP; AUTO AND TRUCK RENTAL FACILITY WITH ON-SITE SURFACE STORAGE; FAST-FOOD RESTAURANT, BANK OR PHARMACY WITH DRIVE-THROUGH LANES; GAS STATION, CAR WASH, AUTO REPAIR AND SERVICE FACILITY; OR OTHER AUTO RELATED PROJECT UNRELATED TO THE CONCEPT OF TRANSIT-ORIENTED DEVELOPMENT.
2. IF A COMMERCIAL DEVELOPMENT PROJECT, ACHIEVE AT LEAST AN FAR OF 2:1.
3. IF A RESIDENTIAL DEVELOPMENT PROJECT, ACHIEVE AT LEAST A DENSITY OF 25 DU/AC.
4. IF A MIXED-USE DEVELOPMENT PROJECT, ACHIEVE AT LEAST AN FAR OF 2:1 OR A DENSITY OF 25 DU/AC.

100% LID TREATMENT REDUCTION CREDIT

1. 50% REDUCTION CREDIT - PROJECT IS LOCATED WITHIN A 1/4 MILE RADIUS OF A TRANSIT HUB
2. 30% REDUCTION CREDIT - MIXED USE PROJECT WITH DENSITY GREATER THAN 100 DU/ACRE
3. 20% REDUCTION CREDIT - 0% OF TOTAL POST-PROJECT IMPERVIOUS SURFACE IS DEDICATED TO AT-GRADE, SURFACE PARKING

LEGEND

- ○ STORMWATER FILTER UNIT
- FLOW DIRECTION
- ▨ IMPERVIOUS ROOF AREAS
- ▩ IMPERVIOUS PLAZA/PODIUM AREAS
- ▤ PERVIOUS LANDSCAPE AREAS
- - - DRAINAGE AREA BOUNDARY

STORMWATER AREA SUMMARY

THE CITY OF OAKLAND STORM DRAINAGE DESIGN GUIDELINES ESTABLISHES A 25% GOAL FOR PEAK FLOW REDUCTION COMPARED TO EXISTING CONDITIONS, TO THE EXTENT POSSIBLE. DUE TO THE FACT THAT ALMOST 90% OF THE SITE IS COVERED BY PERMANENT STRUCTURE, THERE IS LIMITED SPACE FOR DETENTION MEASURES ON-SITE. AS A RESULT, A 25% PEAK FLOW REDUCTION WAS ACCOMPLISHED AT BUILDING C, AND 16% FOR BUILDING D.

| EXISTING IMPERVIOUS SURFACE | EXISTING PERVIOUS SURFACE |
|-----------------------------|---------------------------|
| 35,218 SF | 0 SF |
| 35,218 SF | 0 SF |
| PROPOSED IMPERVIOUS SURFACE | PROPOSED PERVIOUS SURFACE |
| 35,218 SF | 0 SF |
| 35,218 SF | 0 SF |
| BUILDING D | |
| EXISTING IMPERVIOUS SURFACE | 24,810 SF |
| EXISTING PERVIOUS SURFACE | 0 SF |
| 24,810 SF | 0 SF |
| PROPOSED IMPERVIOUS SURFACE | PROPOSED PERVIOUS SURFACE |
| 24,810 SF | 0 SF |
| 24,810 SF | 0 SF |

STORMWATER LID TREATMENT SIZING

TOTAL LID TREATMENT REDUCTION CREDIT = 100%
TOTAL BLOCK 2 IMPERVIOUS AREA OF 60,028 SF ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER UNITS)

| BUILDING C | BUILDING D |
|--|--|
| Q _{c,3} = CIA = (0.9)*(0.2 IN/HR)*(35,218 SF) Q _{c,3} = 0.1467 CFS | Q _{c,3} = CIA = (0.9)*(0.2 IN/HR)*(24,810 SF) Q _{c,3} = 0.1033 CFS |
| A 5'x8' MEDIA FILTER VAULT WITH (3) 12" x 12" STACKED CARTRIDGES TO BE PROVIDED WITHIN BUILDING. TREATMENT FLOW CAPACITY = 0.16 CFS. | A 5'x8' MEDIA FILTER VAULT WITH (3) 18" CARTRIDGES TO BE PROVIDED WITHIN BUILDING. TREATMENT FLOW CAPACITY = 0.12 CFS. |

STORMWATER PEAK FLOW REDUCTION

PEAK FLOW CALCULATED PER CITY OF OAKLAND STORM DRAINAGE DESIGN STANDARDS.

DESIGN STORM = 10-YEAR
MEAN ANNUAL PRECIPITATION (MAP) = 21 INCHES
TIME OF CONCENTRATION = 5 MINUTES

| BUILDING C | BUILDING D |
|--|--|
| Q _{ex-10yr} = CIA = (0.90)(3.48 IN/HR)(35,218 SF) Q _{ex-10yr} = 2,532 CFS | Q _{ex-10yr} = CIA = (0.90)(3.48 IN/HR)(24,810 SF) Q _{ex-10yr} = 1,784 CFS |
| Q _{pr-10yr} = CIA = (0.90)(3.48 IN/HR)(35,218 SF) Q _{pr-10yr} = 2,532 CFS | Q _{pr-10yr} = CIA = (0.90)(3.48 IN/HR)(24,810 SF) Q _{pr-10yr} = 1,784 CFS |
| PERCENT REDUCTION IN PEAK FLOW % REDUCTION = 100 - ((2,532/2,532)*100) = 0.0% | PERCENT REDUCTION IN PEAK FLOW % REDUCTION = 100 - ((1,784/1,784)*100) = 0.0% |

DUE TO CHANGE IN PROPOSED VS EXISTING AREAS:

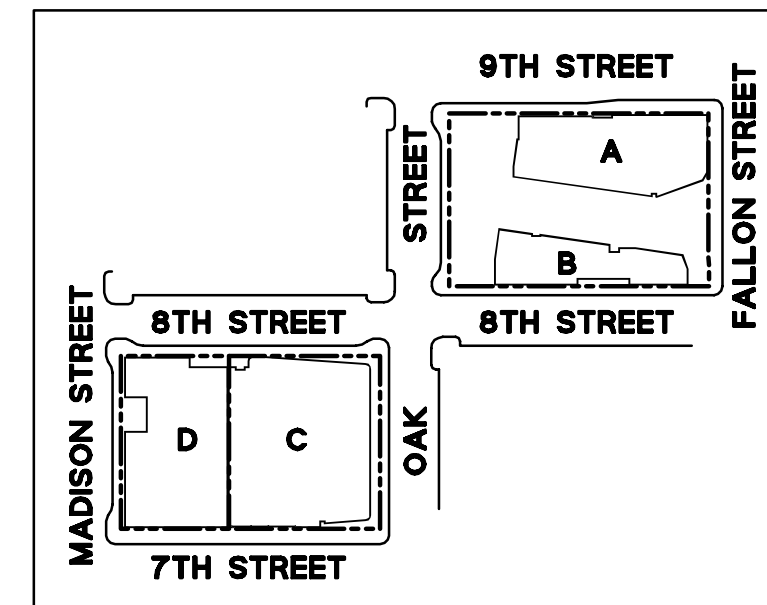
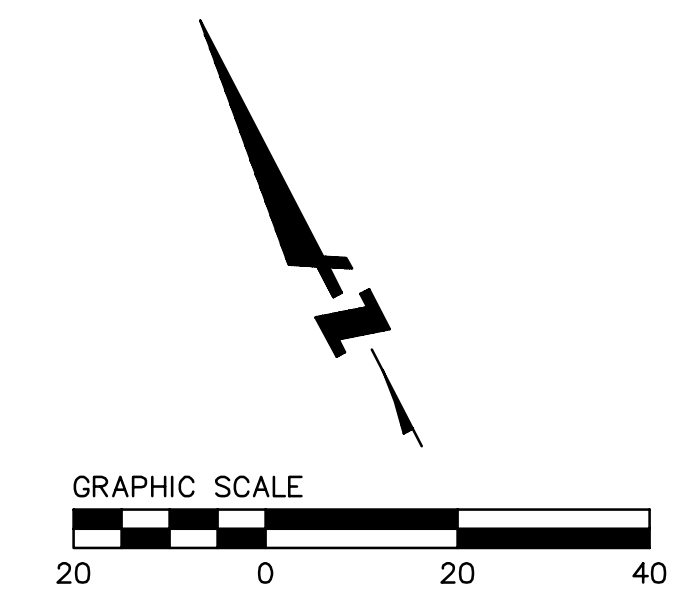
BUILDING D
Q_{ex-10yr} = CIA = (0.90)(3.48 IN/HR)(24,810 SF)
Q_{ex-10yr} = 1,784 CFS
Q_{pr-10yr} = CIA = (0.90)(3.48 IN/HR)(24,810 SF)
Q_{pr-10yr} = 1,784 CFS

DUE TO IMPLEMENTATION OF DETENTION TANK/CISTERN:

BUILDING C
DETENTION VOLUME REQUIRED FOR 25% REDUCTION
V_{det reqd} (CF) = (0.25)*(Q_{ex-10yr})*T_c
V_{det reqd} (CF) = (0.25)*(2,532 CFS)*(5 MIN)*(60 SEC/MIN)
V_{det reqd} (CF) = 284.9 CF OR 2,134 GALLONS
DETENTION PIPE PROVIDED BY CISTERN IN BUILDING
V_{det provided} = 7'X7' X 6' TALL CISTERN = 294 CF
CISTERN TO BE LOCATED INSIDE THE BUILDING.

DUE TO IMPLEMENTATION OF DETENTION PIPE:

BUILDING D
DETENTION VOLUME REQUIRED FOR 16% REDUCTION
V_{det reqd} (CF) = (0.16)*(Q_{ex-10yr})*T_c
V_{det reqd} (CF) = (0.16)*(1,784 CFS)*(5 MIN)*(60 SEC/MIN)
V_{det reqd} (CF) = 128.0 CF OR 962 GALLONS
DETENTION PROVIDED BY 24" PIPE
V_{det provided} = π*R²*LENGTH = π*(1.00FT)²*21.0FT = 66 CF
DETENTION PROVIDED BY 48" STORM BOX BASIN
V_{det provided} = LENGTH*WIDTH*HEIGHT = 4.0FT*4.0FT*4.0FT = 64 CF
V_{det provided total} = 130 CF
DETENTION PIPE TO BE LOCATED ADJACENT TO THE BUILDING.



STAMP:

ISSUE SCHEDULE

| NO. | ISSUE | DATE |
|-------------------------|-------|------------|
| 100 SD - HORIZONTAL FDP | | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | | 12/06/2021 |
| 100 SD - HORIZONTAL FDP | | 05/02/2022 |

REVISION SCHEDULE

| NO. | ISSUE | DATE |
|-----|-------|------|
| | | |

JOB NUMBER: PYK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/02/2022

PHASE: 1
BLOCK: 1 + 2
SCALE: 1" = 20'

TITLE: STORMWATER CONTROL PLAN (BLOCK 2)

SHEET:

C7.2

PRELIMINARY - Not for Construction -



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

| ISSUE SCHEDULE | | |
|-------------------------|------------|--|
| 100 SD - HORIZONTAL FDP | 10/29/2021 | |
| 100 SD - HORIZONTAL FDP | 12/06/2021 | |
| 100 SD - HORIZONTAL FDP | 05/02/2022 | |

| REVISION SCHEDULE | | |
|-------------------|-------|------|
| NO. | ISSUE | DATE |

JOB NUMBER: PYK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/02/2022

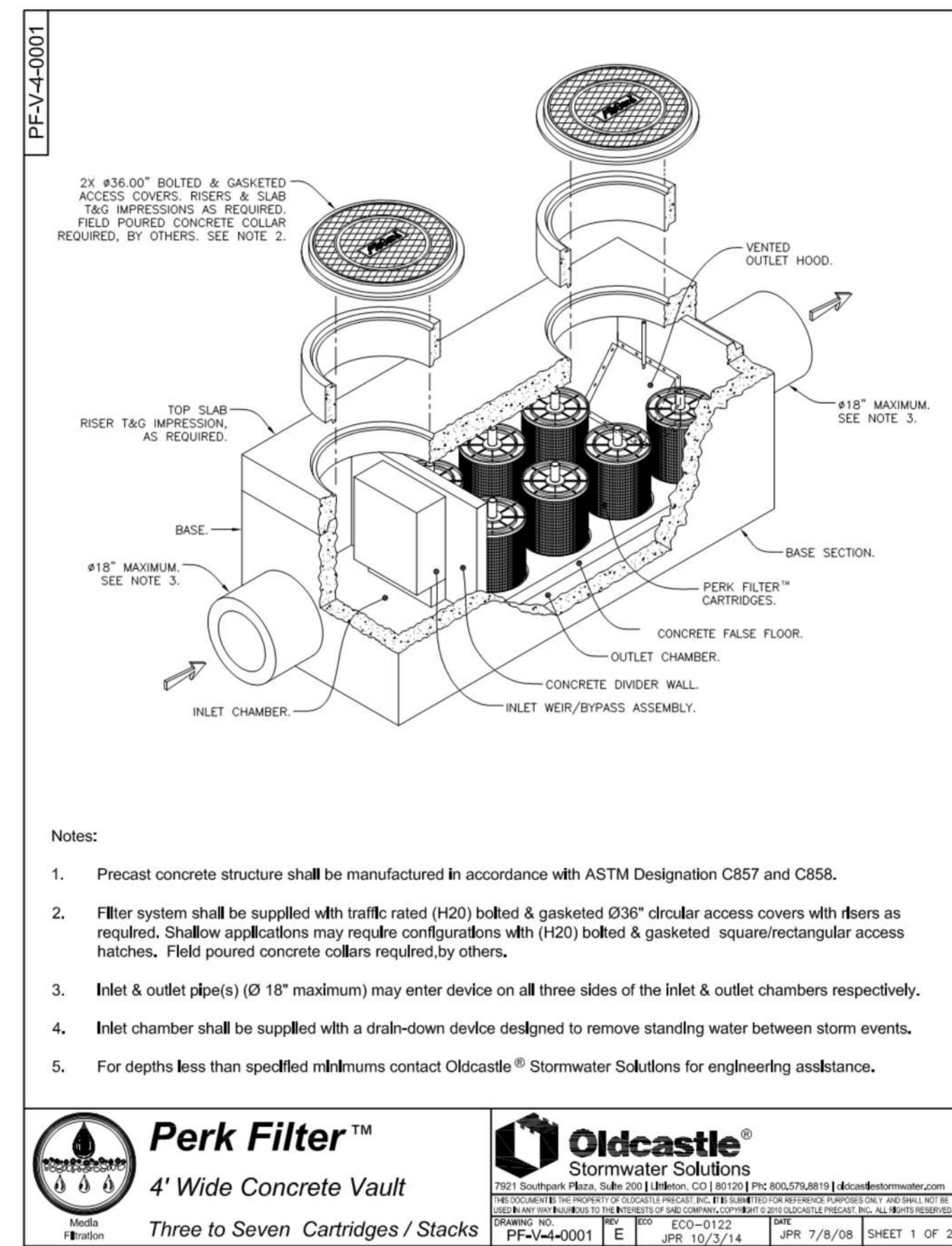
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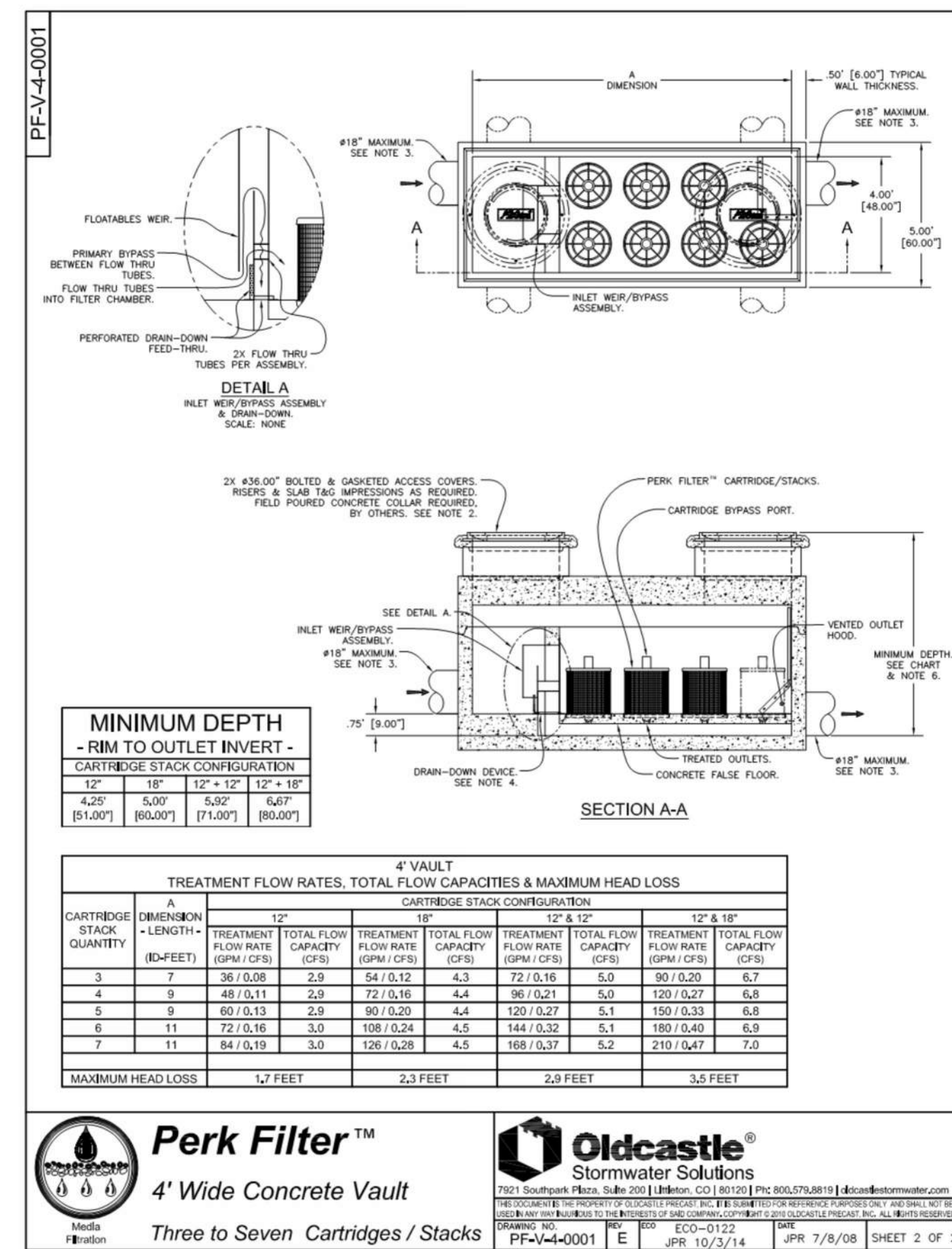
C8.1

PRELIMINARY - Not for Construction -

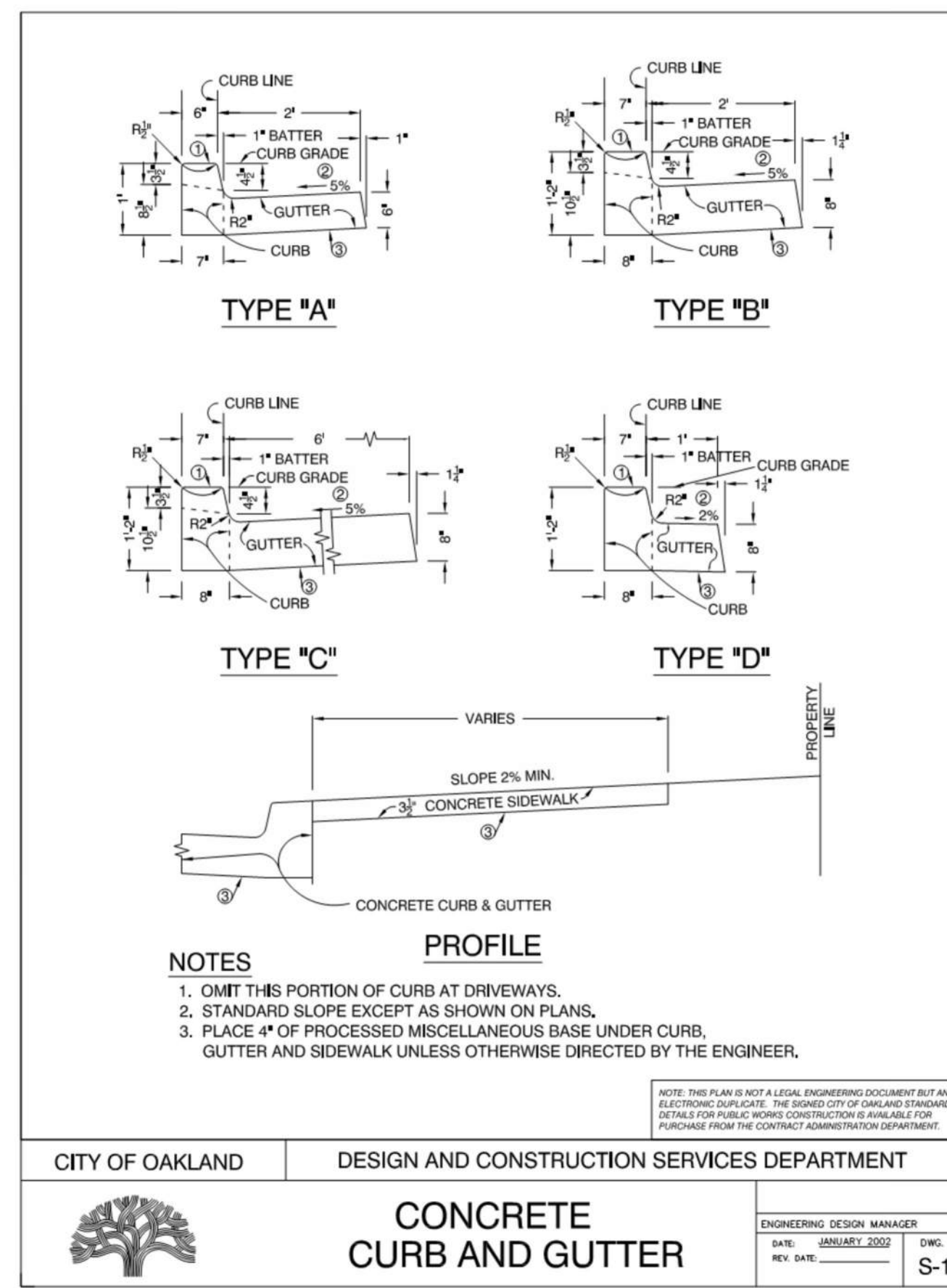
© 2021 EINWILLERKUEHL, LANDSCAPE ARCHITECTURE & URBAN DESIGN



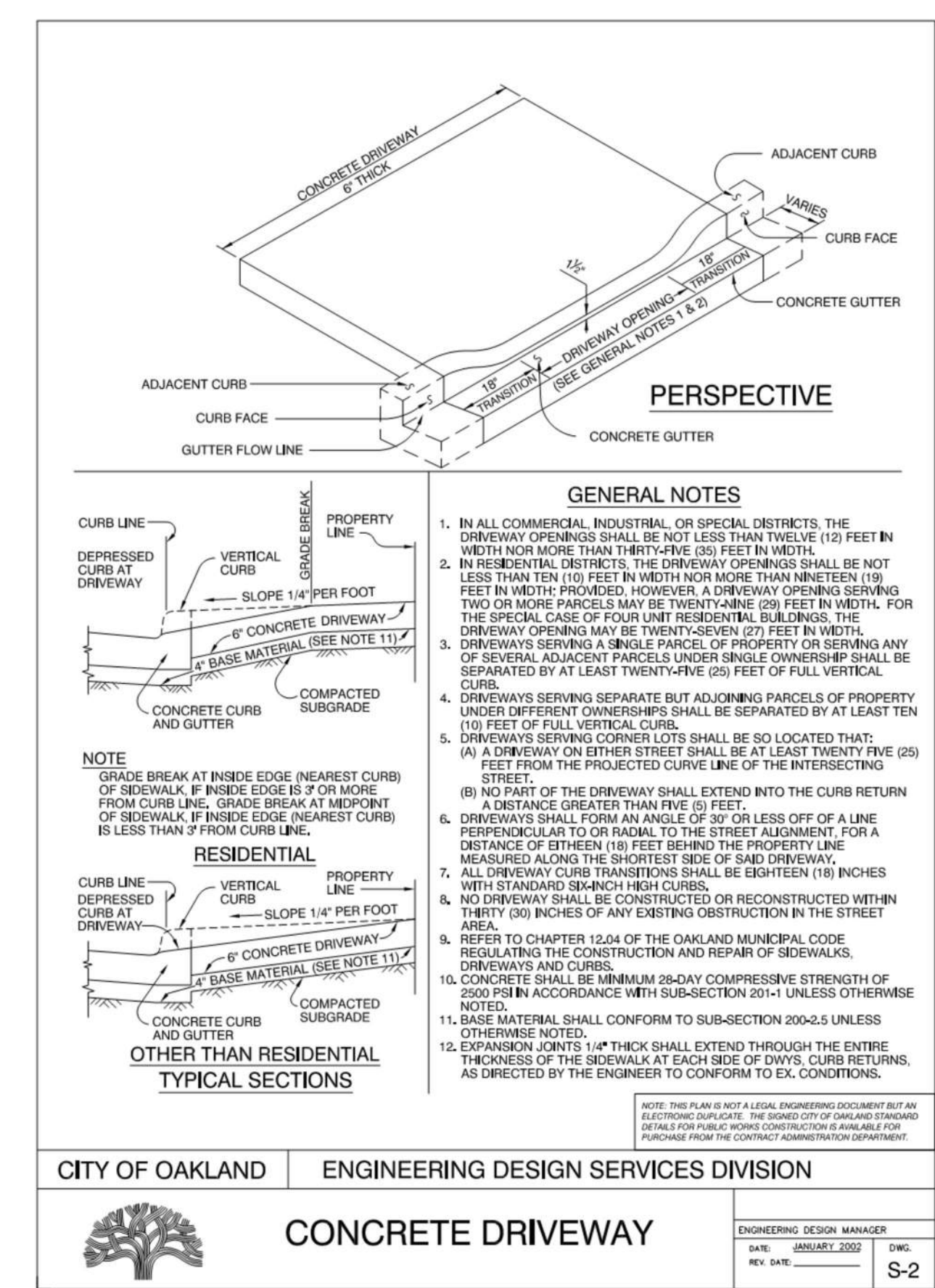
1 STORMWATER MEDIA FILTER VAULT (1 OF 2)
NTS



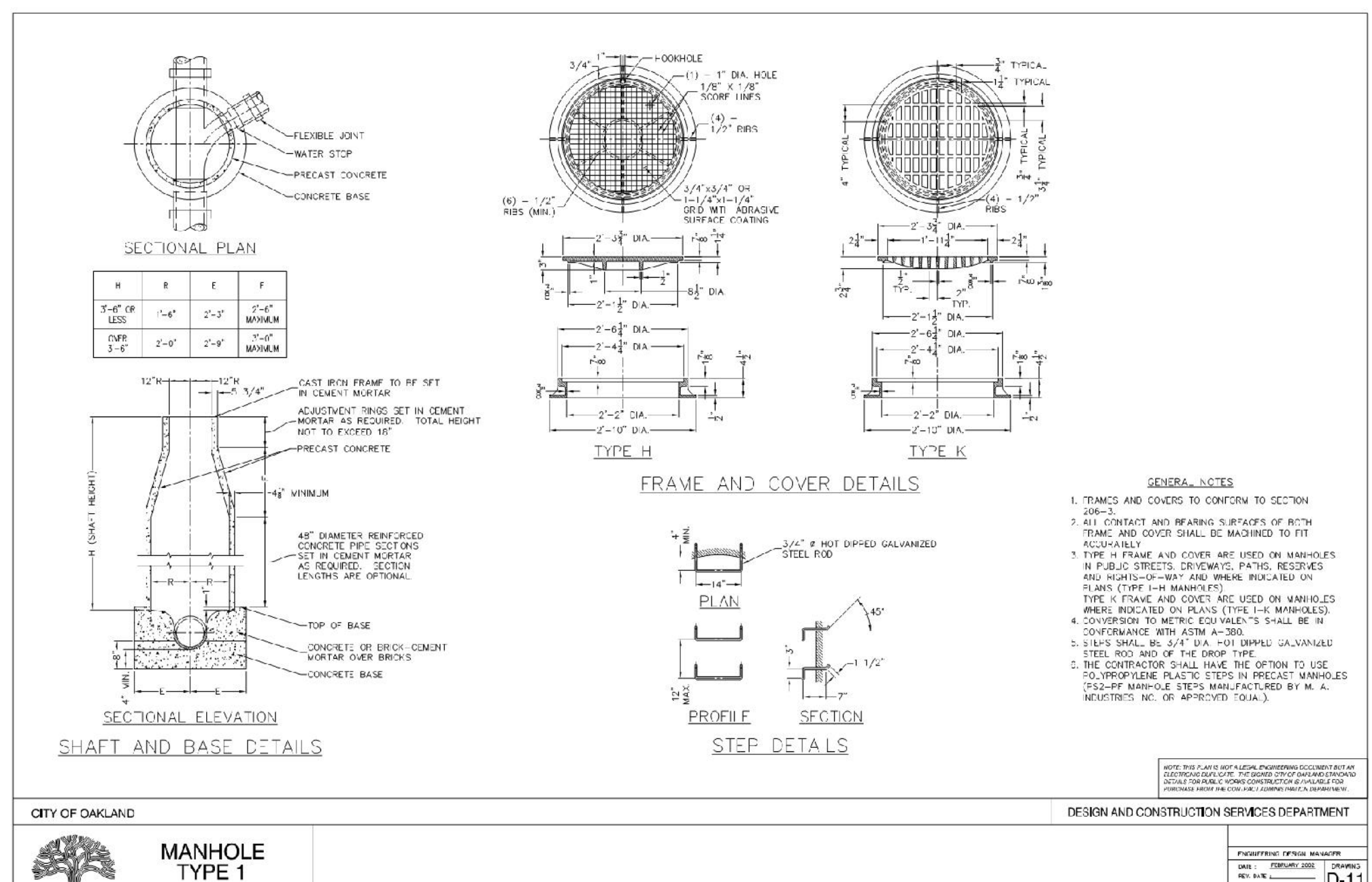
2 STORMWATER MEDIA FILTER VAULT (2 OF 2)
NTS



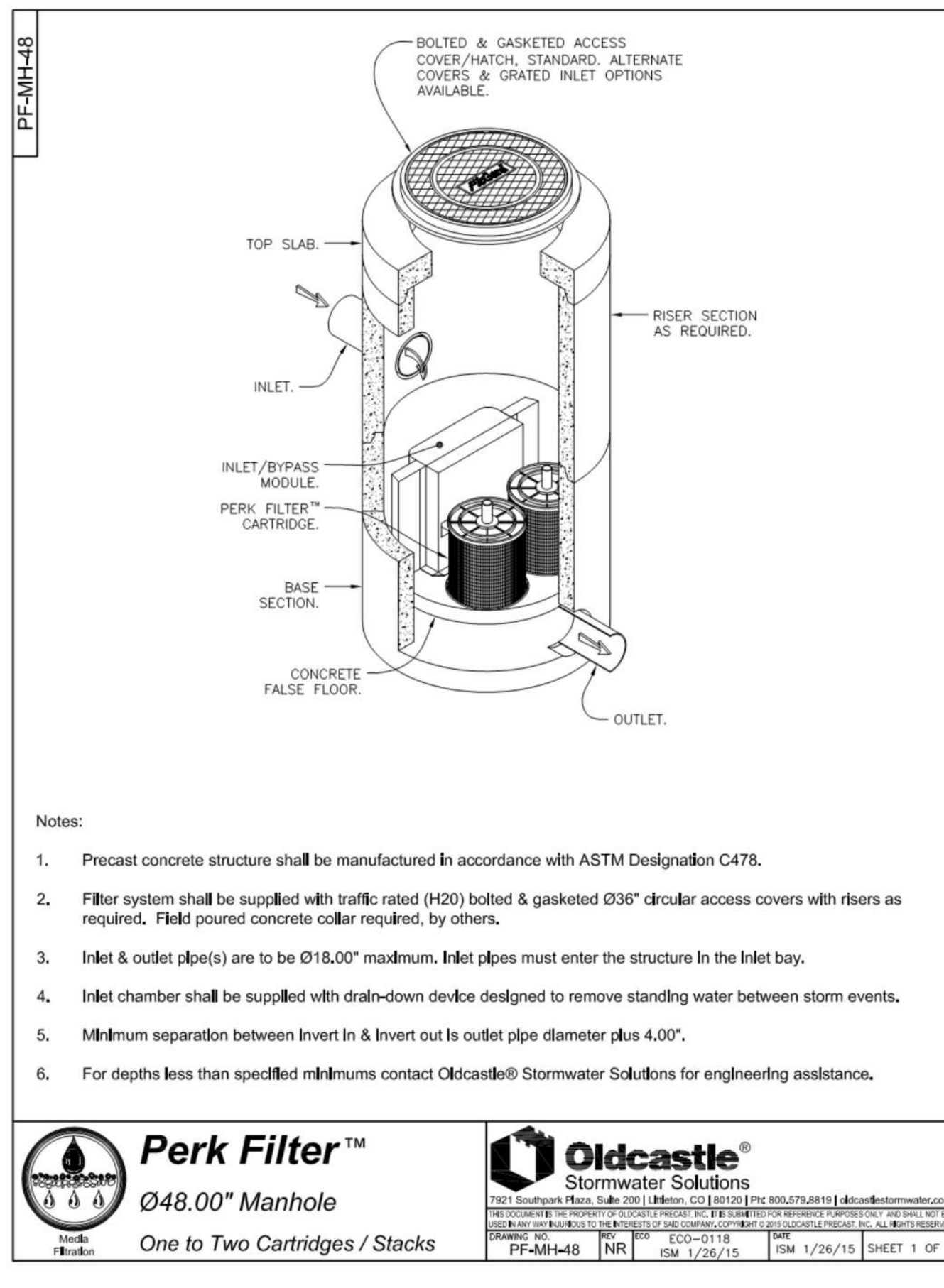
3 CONCRETE CURB & GUTTER
NTS



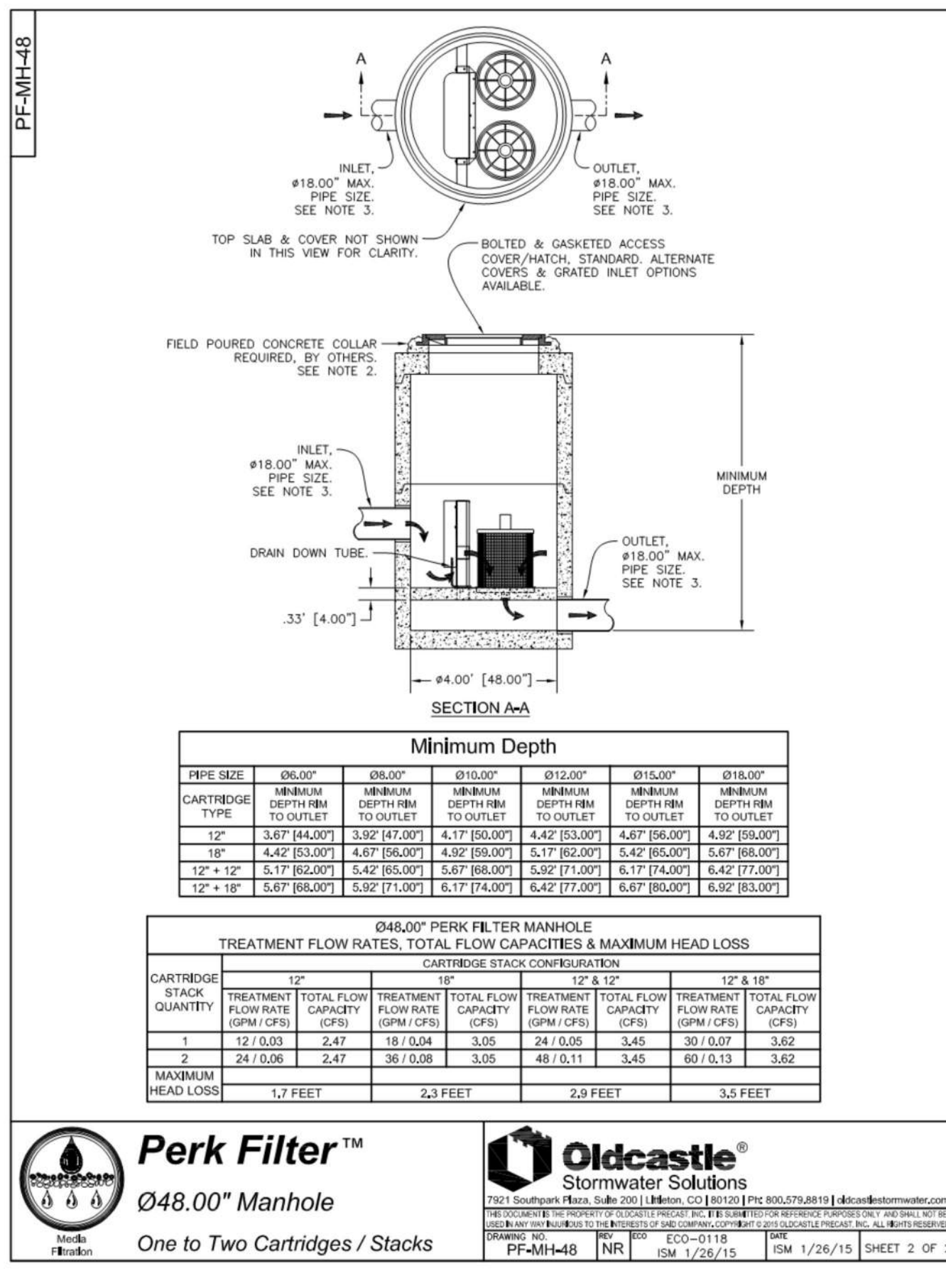
4 CONCRETE DRIVEWAY
NTS



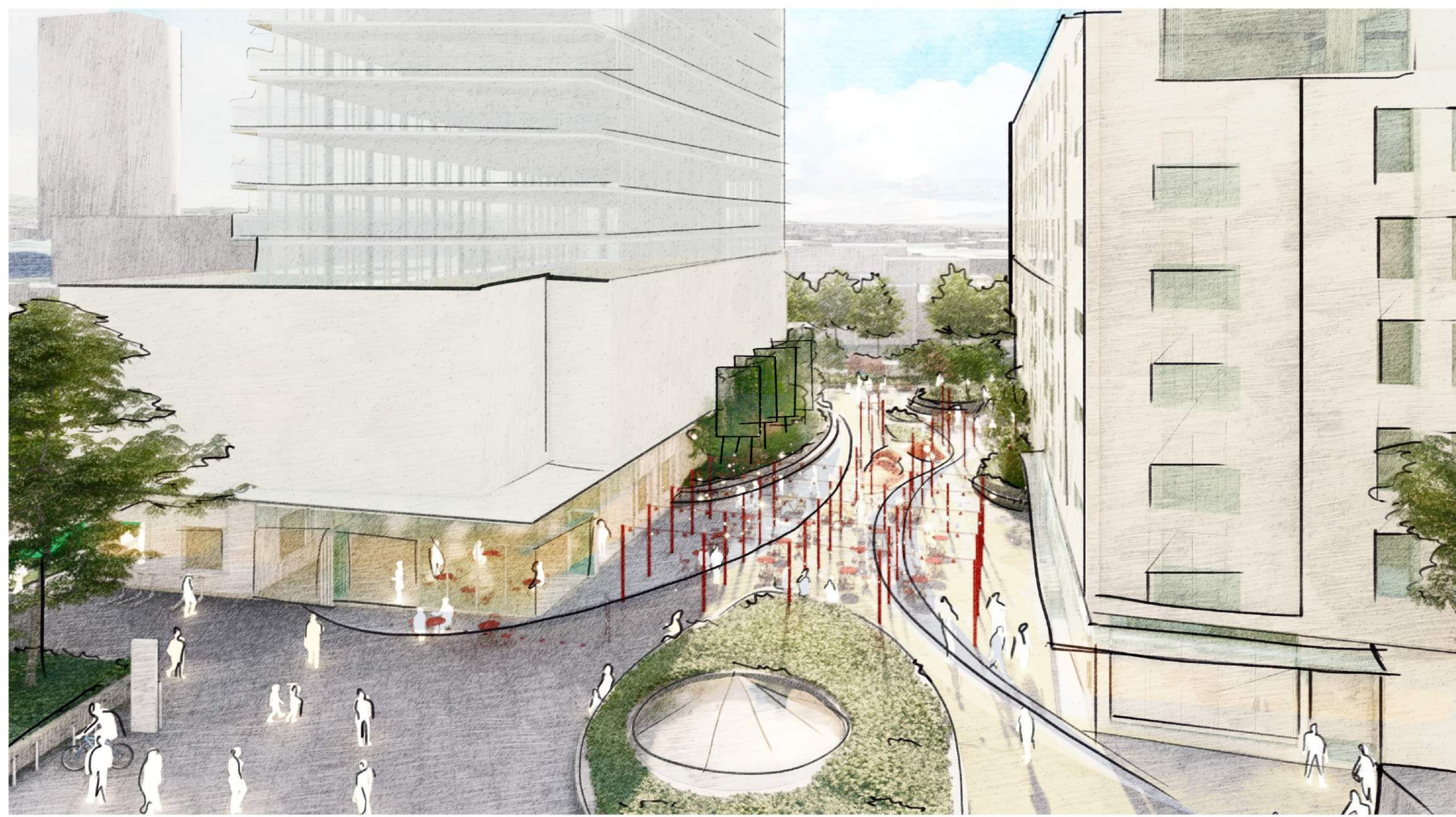
5 MANHOLE (TYPE 1)
NTS



6 STORMWATER MEDIA FILTER MANHOLE (1 OF 2)
NTS



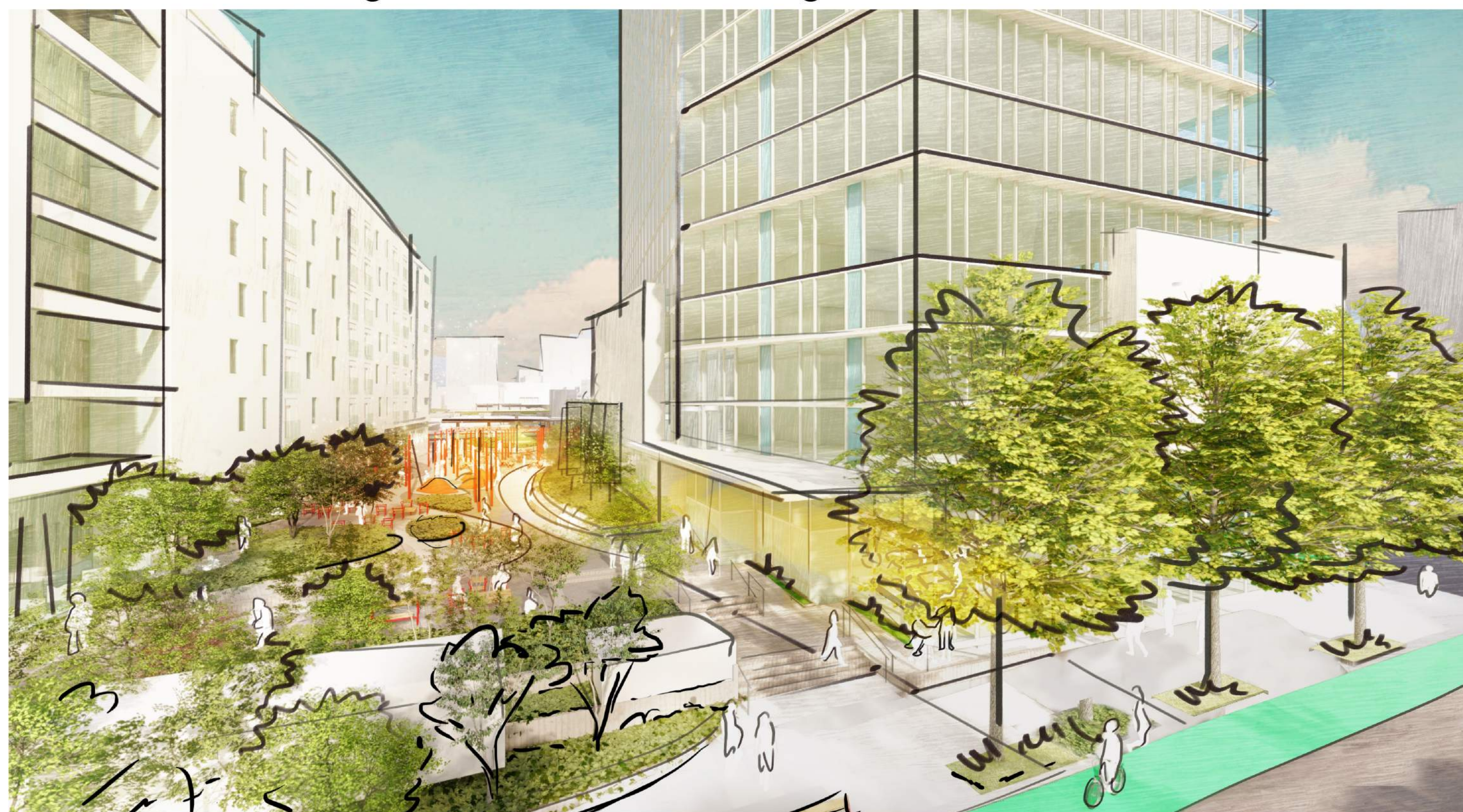
7 STORMWATER MEDIA FILTER MANHOLE (2 OF 2)
NTS



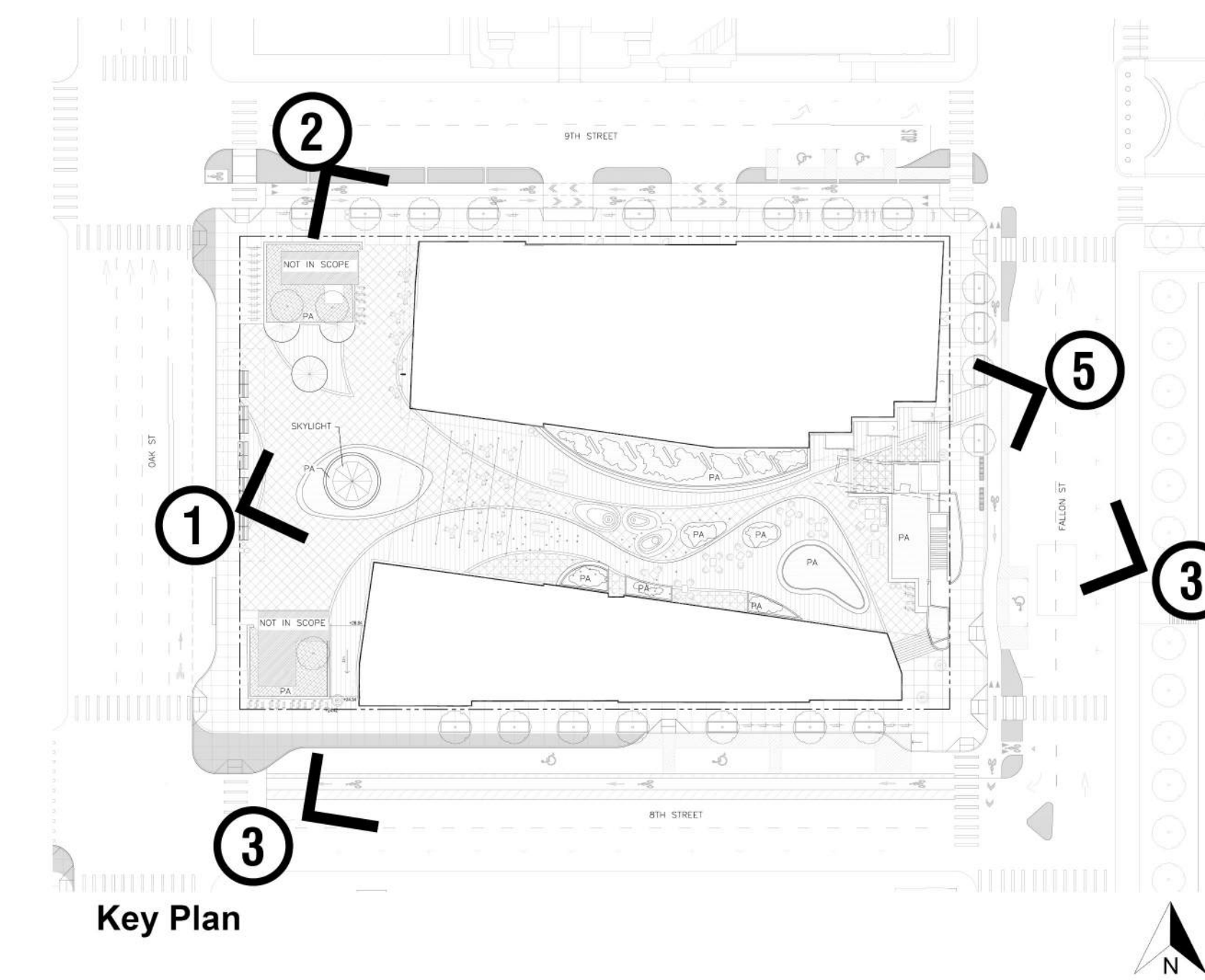
1. Paseo from Oak St.



2. 9th St. looking in towards Building A and Paseo



4. Paseo from Fallon St.



Key Plan



3. 8th St. looking towards Building B



5. Fallon St. looking at Building A lobby and Paseo



STAMP:

ISSUE SCHEDULE

| | |
|-------------------------|------------|
| 50 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

| NO. | ISSUE | DATE |
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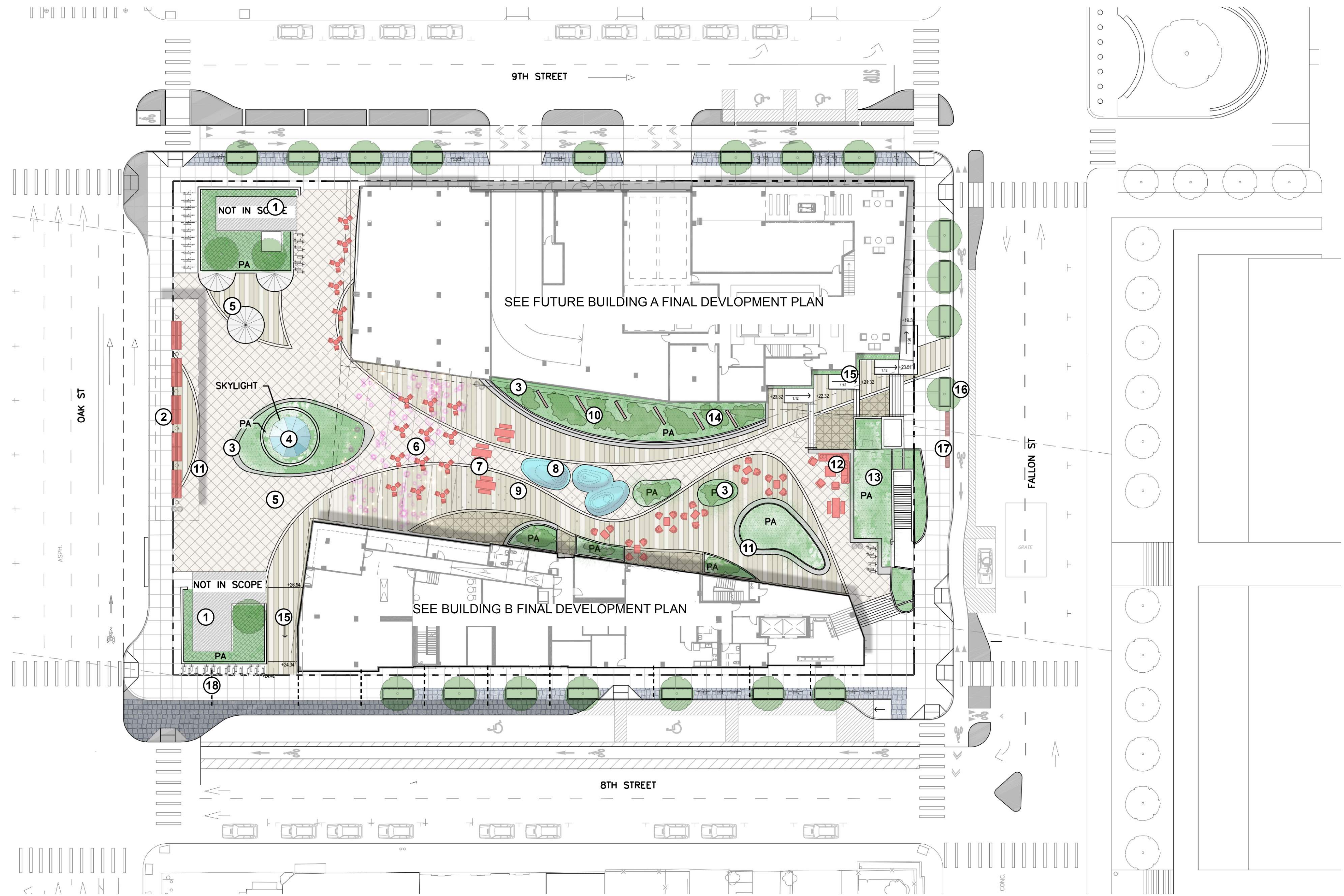
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| JOB NUMBER: | 1808 |
| DRAWN BY: | Author |
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| SCALE: | As indicated |
| PHASE: | 1 |
| BLOCK: | 1 |

TITLE:
RENDERED VIEWS

SHEET:

L4.00



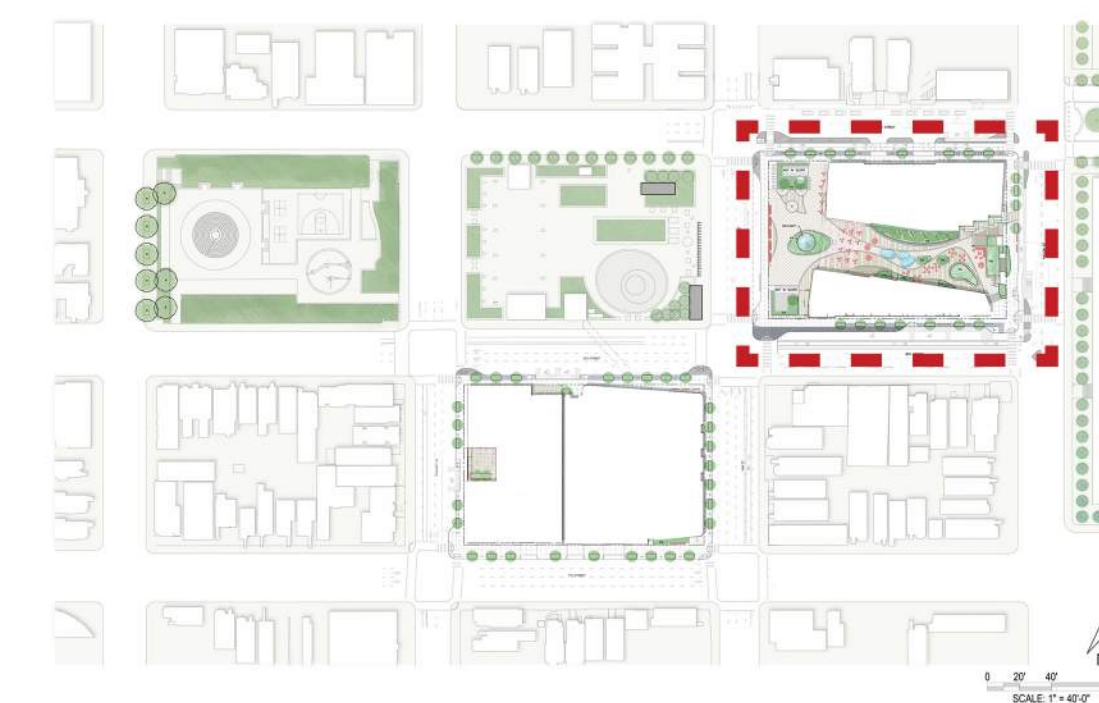
SITE LEGEND

- | | | |
|--|--|------------------|
| ① BART HEAD HOUSE | ⑧ RESILIENT SURFACING WITH INTERACTIVE SCULPTURAL ELEMENTS | ⑮ ADA RAMP |
| ② EXISTING CANOPY | ⑨ LIGHT WANDS | ⑯ STREET TREE |
| ③ RAISED PLANTER | ⑩ VINE STRUCTURES | ⑰ BENCH |
| ④ EXISTING SKYLIGHT | ⑪ SEATING | ⑱ LANTERN CABLES |
| ⑤ POURED IN PLACE COLORED CONCRETE PAVEMENT WITH DETAILED PATTERNS | ⑫ LOUNGE SEATING | |
| ⑥ POLE LIGHTS WITH STRUNG CATENARY LANTERNS DEVELOPED WITH ARTIST OR ARTISTS | ⑬ EVERGREEN PLANTING | |
| ⑦ COVERED VALLEY GUTTER WITH TRECH DRAIN LID | ⑭ FLOWERING GROVE | |

GENERAL NOTES:

- DRIP IRRIGATION TO BE USED IN ALL LANDSCAPE AREAS ON GROUND.
- ALL PLANT MATERIAL ABOVE THE BART TUNNEL WILL BE HOSE WATERED.
- SEE MATERIALS PLANS FOR DETAILED SPECIFICATION OF MATERIAL COLOR, FINISH, AND MANUFACTURER.
- SEE FURNITURE PLANS FOR DETAILED SPECIFICATIONS OF FURNITURE COLOR, FINISH, AND MANUFACTURER.
- SEE LIGHTING PLANS FOR DETAILED SPECIFICATION OF LIGHTS.
- SEE PLANTING PLANS FOR DETAILED SPECIFICATION OF PLANTS AND IRRIGATION.

KEY PLAN



LAKE MERRITT BART HORIZONTAL FDP
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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|-------------------------|------------|
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| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

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SCALE: As indicated

PHASE: 1

BLOCK: 1

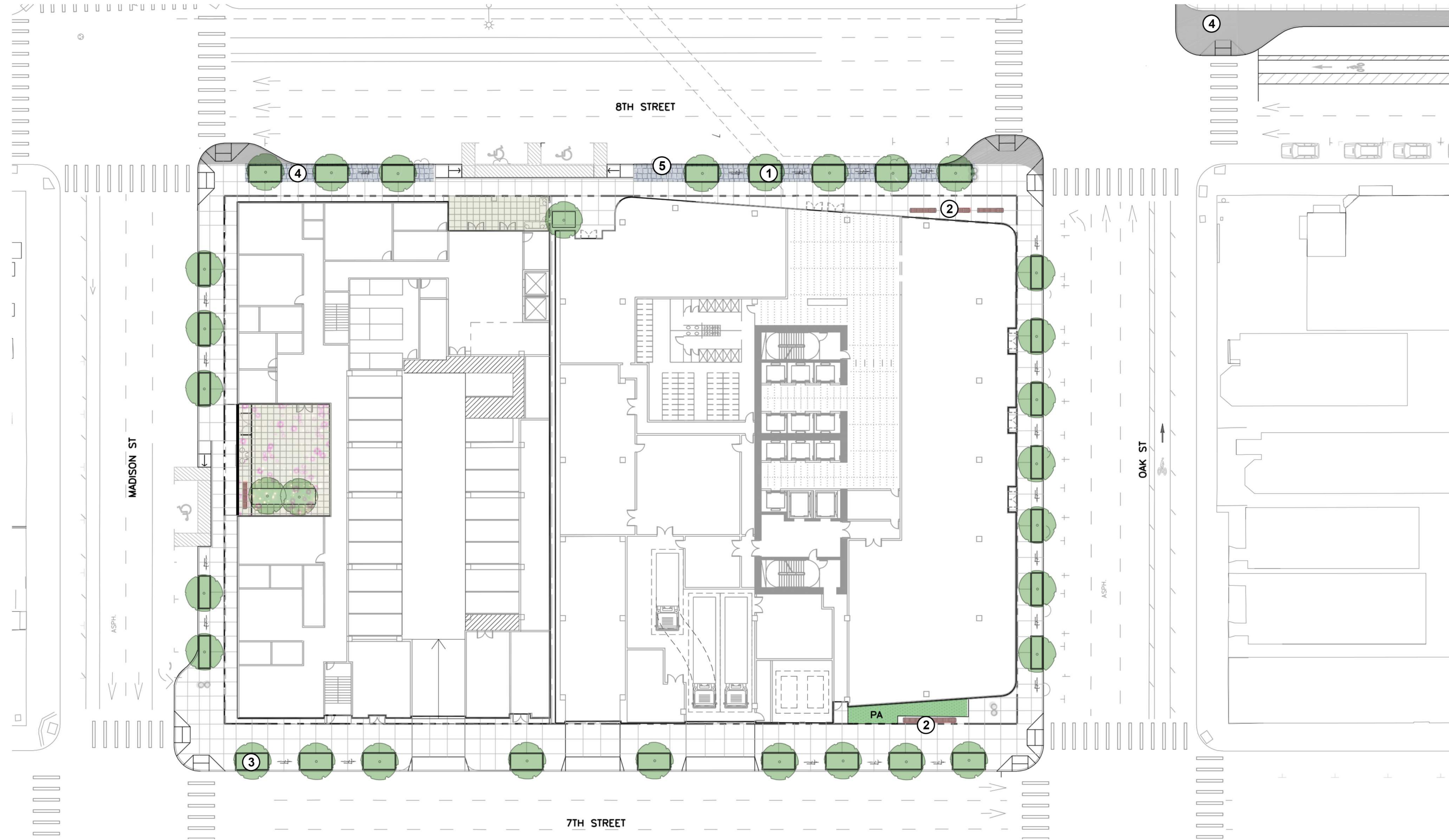
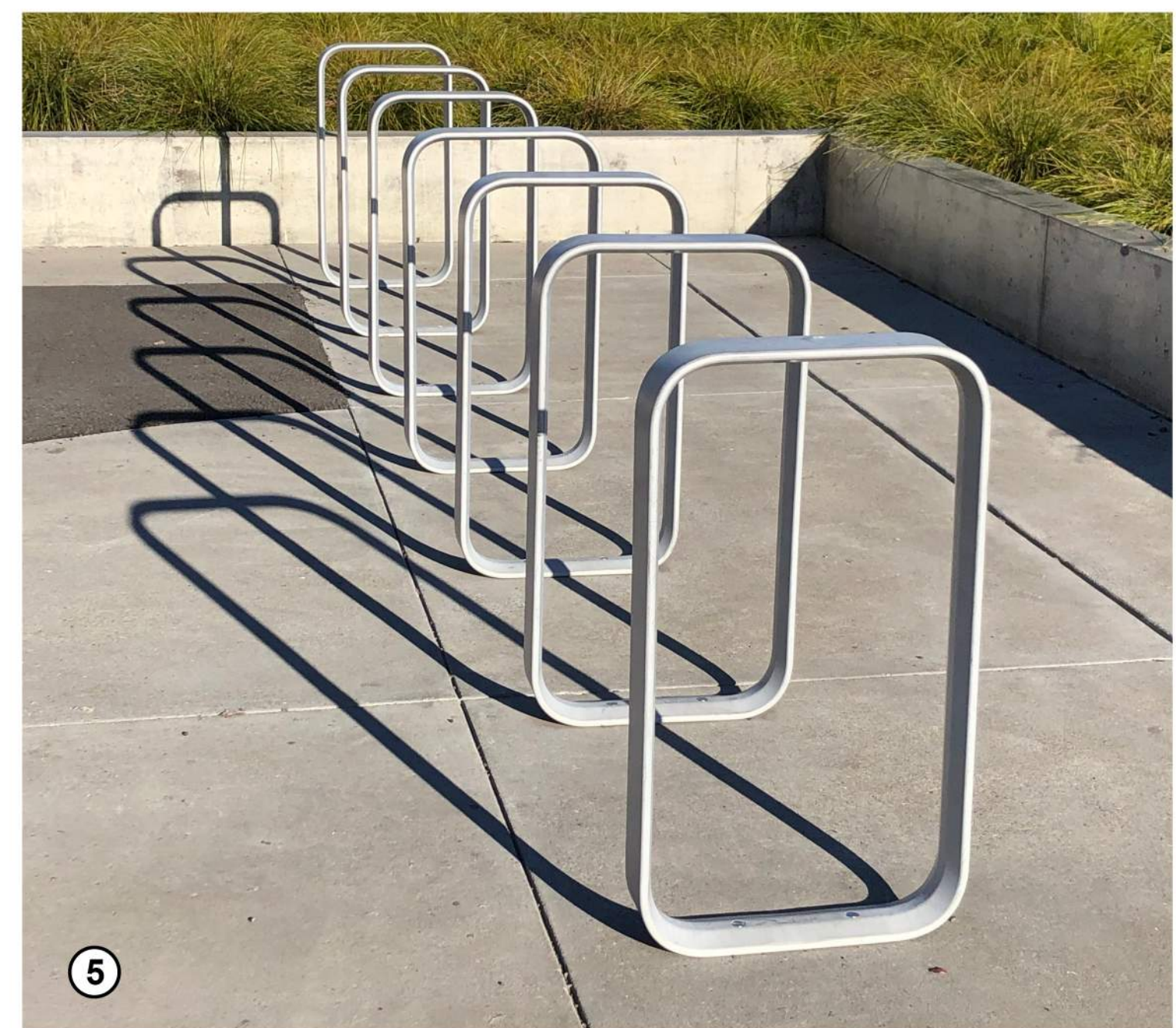
TITLE:

ILLUSTRATIVE MATERIALS

SHEET:

L4.01

PRECEDENT IMAGERY



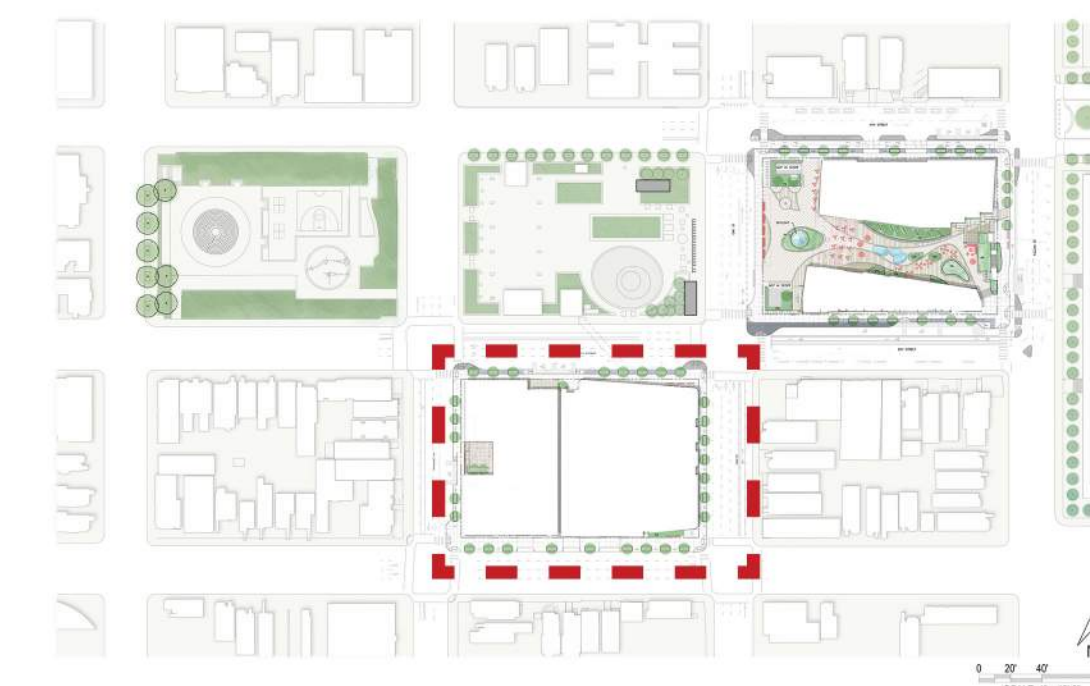
SITE LEGEND

- ① STREET TREE
- ② BENCH
- ③ SIDEWALK PLANTING
- ④ SPECIAL PAVING AT 8th AND 9th
- ⑤ BIKE RACK

GENERAL NOTES:

1. DRIP IRRIGATION TO BE USED IN ALL LANDSCAPE AREAS ON GROUND.
2. ALL PLANT MATERIAL ABOVE THE BART TUNNEL WILL BE HOSE WATERED.
3. SEE MATERIALS PLANS FOR DETAILED SPECIFICATION OF MATERIAL COLOR, FINISH, AND MANUFACTURER.
4. SEE FURNITURE PLANS FOR DETAILED SPECIFICATIONS OF FURNITURE COLOR, FINISH, AND MANUFACTURER.
5. SEE LIGHTING PLANS FOR DETAILED SPECIFICATION OF LIGHTS.
6. SEE PLANTING PLANS FOR DETAILED SPECIFICATION OF PLANTS AND IRRIGATION.

KEY PLAN



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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REVISION SCHEDULE

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JOB NUMBER: 1808

DRAWN BY: Author

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ISSUE DATE: xxx/xxx/xx

SCALE: As indicated

PHASE: 1

BLOCK: 2

TITLE:

ILLUSTRATIVE MATERIALS

SHEET:

L4.02

PRELIMINARY - Not for Construction -



Specification:
Lithocrete Concrete (500 Kirkham)

CONCRETE PAVING COLOR 1 CONCRETE PAVING COLOR 2 CONCRETE PAVING COLOR 3

1 SPECIALTY CONCRETE PAVEMENT



4 BIKE RACK / SCOOTER RACK



4 PICNIC TABLES



TILE CONCRETE AND TILE CONCRETE AND TILE

2 PLANTERS: CONCRETE AND TILE

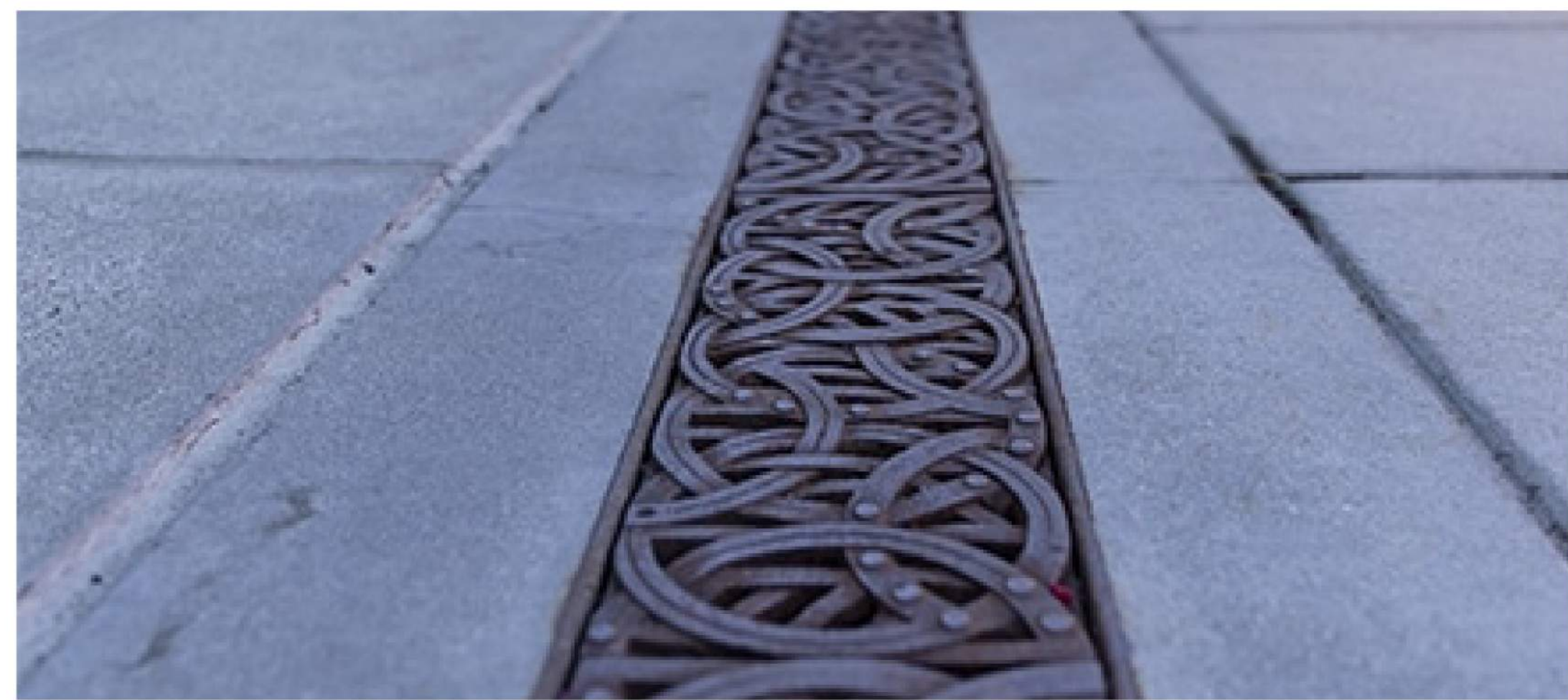


COBBLESTONE

5 DECORATIVE EDGE AT 8TH AND 9TH STREET

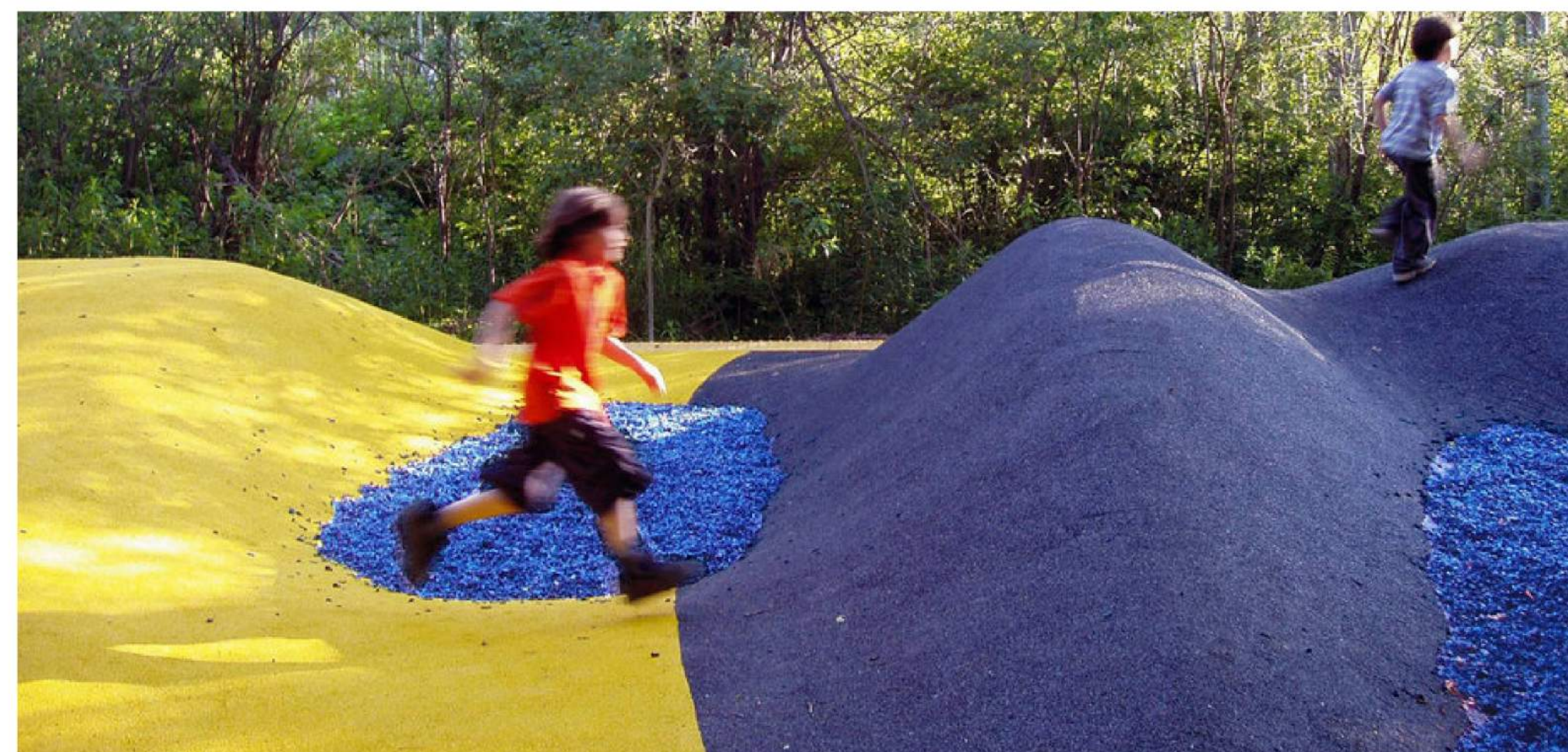


5 BENCHES



METAL AND CONCRETE

1 TRENCH DRAINS



RESILIENT SURFACING

6 RESILIENT SURFACING



1 MOVEABLE FURNITURE - PRODUCED BY TENANTS



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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| 50 SD - HORIZONTAL FDP | 10/29/2021 |
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JOB NUMBER: 1808

DRAWN BY: Author

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ISSUE DATE: xxx/xxx/xx

SCALE: As indicated

PHASE: 1

BLOCK: 1 AND 2

TITLE:

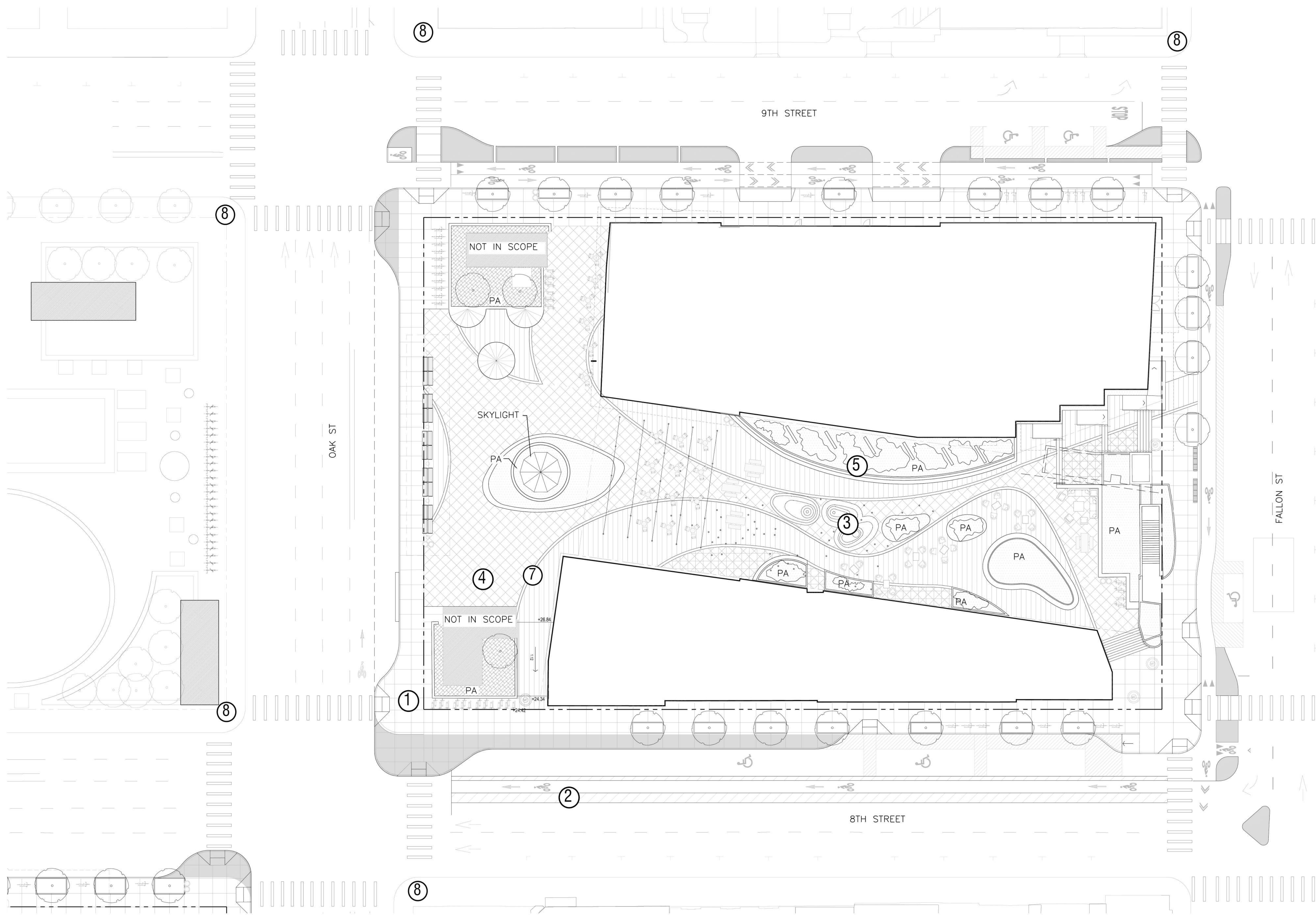
ILLUSTRATIVE MATERIALS

SHEET:

L4.03

PRELIMINARY - Not for Construction -

© 2021 EINWILLERKUEHL LANDSCAPE ARCHITECTURE & URBAN DESIGN



- NOTES:**
- ① See Civil Drawings for limit of project sidewalk improvements.
 - ② Street access plan striping shown for planning purposes only.
 - ③ Paseo design under study. Furniture is movable. Typical conditions shown.
 - ④ All open space elements to be maintained by BART will be designed to BFS standards.
 - ⑤ The plants shown above the tunnel may need to be removed depending on the structural evaluation of soil loads. Plant areas shown over the tunnel structure must comply with BFS standards.
 - ⑥ BART security cameras to be included as agreed to with BART.
 - ⑦ Property lines between the headhouse and building frontage of Building A and Building B will be called out in the paving with physical markings. See Civil Drawings for Property Lines
 - ⑧ Adjacent corners will be updated to dual directional curbs if existing conditions lack the dual directional curb and are not covered by another project. Striping and crosswalks as necessary.

NOTE:
 "BART must comply with requirements enforced by CPUC as BART operates under a CPUC permit for rail operations. In addition, BART must respond and comply with Homeland security requirements impacting mass transit. These changes often result from terrorist activities throughout the world. Therefore it is imperative BART review any conditions or proposal that may impact station or system operations prior to project approval" and "BART has completed an initial review of the project PDP and the project as presented is reasonable to be constructed assuming design criteria outlined in the BART BFS are complied with and staging of the construction is done so as to not impact station and rail operations."

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BKF ENGINEERS
 255 SHORELINE DR, SUITE 200
 REDWOOD CITY, CA 94065

LUMA LIGHTING DESIGN
 48 GOLDEN GATE AVENUE
 SAN FRANCISCO, CA 94102

LUMA

**LAKE MERRITT BART
 HORIZONTAL FDP**
 Oakland, CA 94607

LEGEND

- BULBOUT
- PAINT STRIPING
- ADA PARKING OR LOADING
- SCOOTER CORRAL

STAMP:

ISSUE SCHEDULE

| | |
|-------------------------|------------|
| 50 SD - HORIZONTAL FDP | 10/29/2021 |
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| 100 SD - HORIZONTAL FDP | 05/02/2022 |

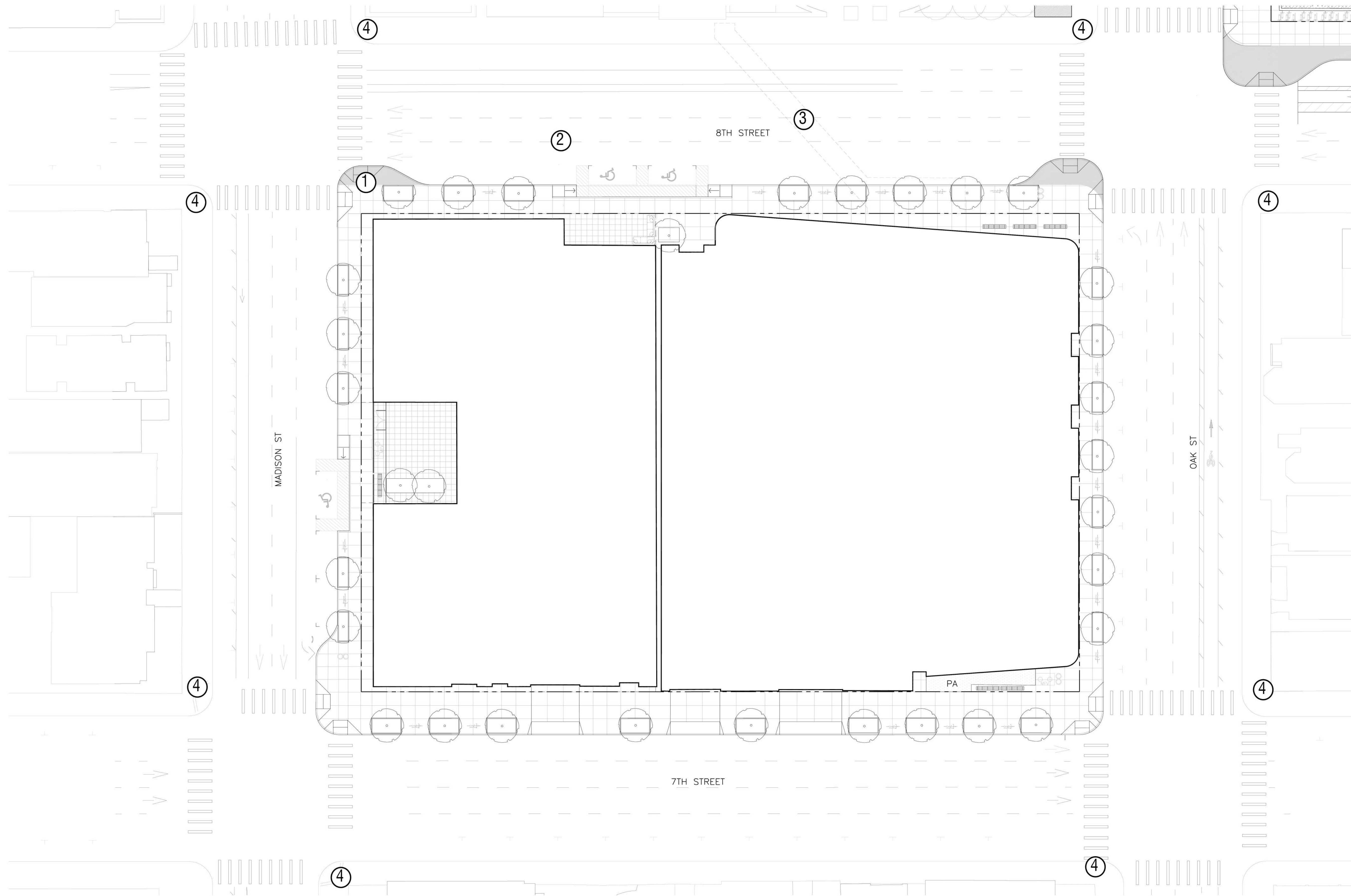
REVISION SCHEDULE

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JOB NUMBER: 1808
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ISSUE DATE: xxxxxxxx

SCALE: As indicated
PHASE: 1
BLOCK: 1
TITLE:
LANDSCAPE PLAN

SHEET:
L4.1
 PRELIMINARY - Not for Construction -



NOTES:

- ① See Civil Drawings for limit of project sidewalk improvements.
- ② Street access plan striping shown for planning purposes only.
- ③ Sub surface tunnel (approximate location based On As-Built Drawings from Bart Project #17hc-110).
- ④ Adjacent corners will be updated to dual directional curbs if existing conditions lack the dual directional curb and are not covered by another project. Striping as necessary.

NOTE:

"BART must comply with requirements enforced by CPUC as BART operates under a CPUC permit for rail operations. In addition, BART must respond and comply with Homeland security requirements impacting mass transit. These changes often result from terrorist activities throughout the world. Therefore it is imperative BART review any conditions or proposal that may impact station or system operations prior to project approval." and "BART has completed an initial review of the project PDP and the project as presented is reasonable to be constructed assuming design criteria outlined in the BART BFS are complied with and staging of the construction is done so as to not impact station and rail operations."



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

| | |
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REVISION SCHEDULE

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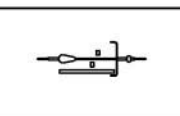
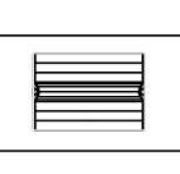
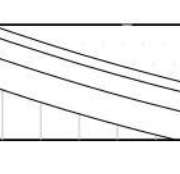
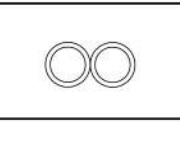
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LANDSCAPE PLAN

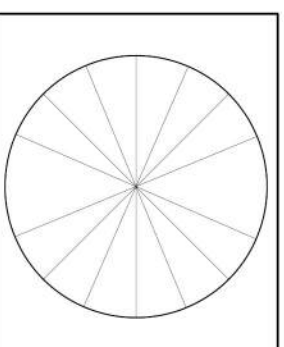
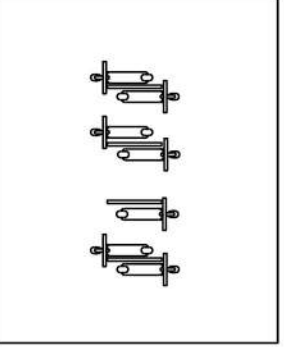
SHEET:

L4.2

LEGEND

-  SECTIONAL LOUNGE COUCH
-TBD
-  ACCESSIBLE PICNIC TABLE
-122H HVILAN PICNIC TABLE, ADAPTED FOR WHEELCHAIR, BY VESTRE
-HOT-DIP GALVANIZED AND POWDER COATED STEEL
-RAL 9003-SIGNAL WHITE
-  CAFE TABLE AND CHAIRS
-PROVIDED BY FUTURE TENANTS

-  BIKE RACK
-BELSON ALUMINUM LOOP BIKE RACK
-#DF6575
-  PLAZA BENCH
-LANDSCAPE FORMS GENERATION 50
-CUSTOM BACK TO BACK
-WOOD: THERMALLY MODIFIED ASH
-STEEL: POWDER COATED CUSTOM GREY
-  PROMENADE BENCH
-QCP
-PRECAST CONCRETE
-COLOR: CHARCOAL
-  TRASH AND RECYCLING BINS
-LANDSCAPE FORMS
-SELECT RECYCLING SYSTEM
-DOUBLE UNIT
-COLOR: OBSIDIAN

-  BIKE LOCKER
- EXISTING TO BE RELOCATED
-  - SCOOTER RACK
-BELSON ALUMINUM LOOP BIKE RACK
-#DF6575

-  INFO KIOSK
-MMCITE
-IF520-INFO

NOTES:
 1. SEE CIVIL PLANS FOR EXTENTS OF BULB OUT PAVING AND ROAD WAY IMPROVEMENTS.
 2. SEE LIGHTING PLANS FOR LIGHTING LAYOUT.

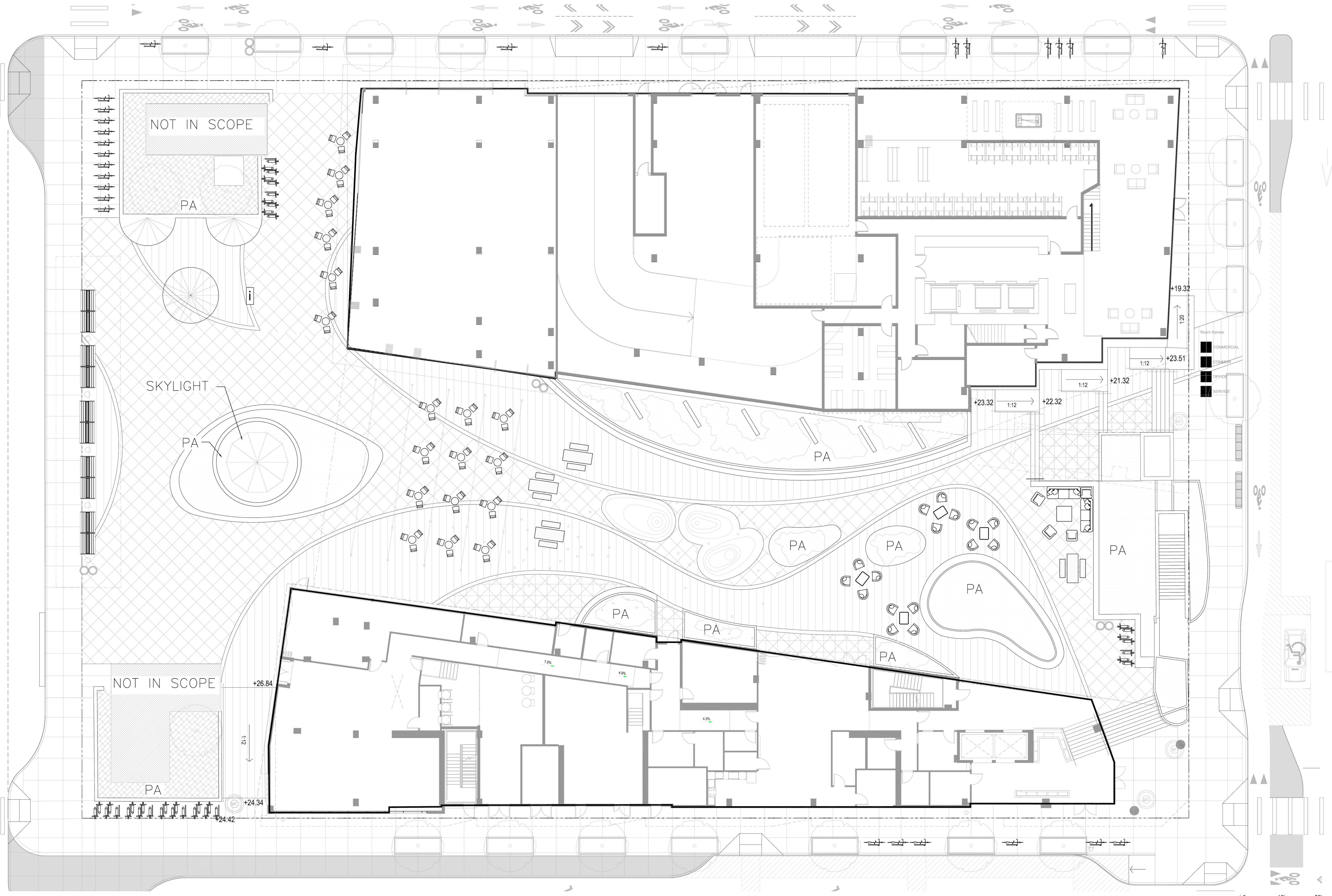
**LAKE MERRITT BART
 HORIZONTAL FDP**
 Oakland, CA 94607

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| 50 SD - HORIZONTAL FDP | 10/29/2021 | |
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| SCALE: | As indicated |
| PHASE: | 1 |
| BLOCK: | 1 |
| TITLE: | FURNITURE PLAN |



LEGEND

STREET POLE TYPE S1
-SEE L11.4 FOR DATA

FESTOON LIGHTING S2
-SEE L11.4 FOR DATA

SECTIONAL LOUNGE COUCH
-TBD

BIKE RACK
-BELSON (SEE L5.1 FOR DATA)

COMMUNAL BENCH
-LB0110 BLOCQ PARK BENCH BY MMCITE
-WOOD: THERMALLY MODIFIED ASH
-METAL FINISH: POWDER-COATED

TRASH AND RECYCLING BINS
-LANDSCAPE FORMS (SEE L5.1 FOR DATA)

NOTES:
1. SEE CIVIL PLANS FOR EXTENTS OF BULB OUT PAVING AND ROAD WAY IMPROVEMENTS.



**LAKE MERRITT BART
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Oakland, CA 94607

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| 100 SD - HORIZONTAL FDP | 05/02/2022 |

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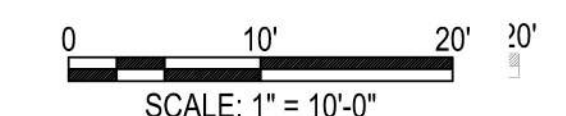
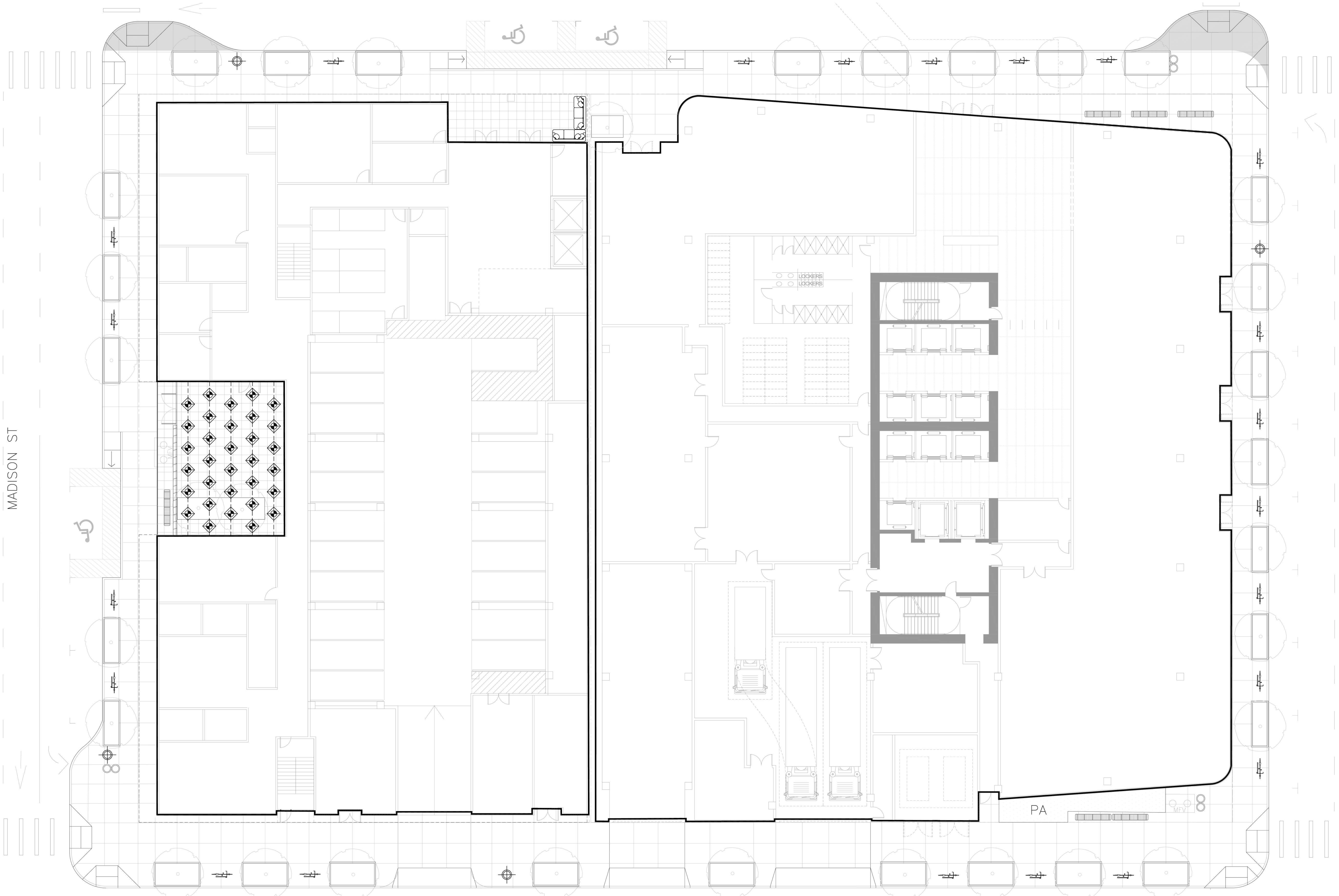
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PHASE: 1
BLOCK: 2

TITLE:
LIGHT AND FURNITURE PLAN



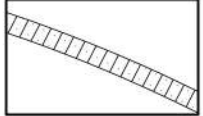




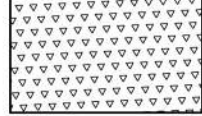

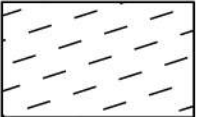
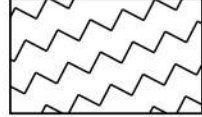
SHEET:

L5.2

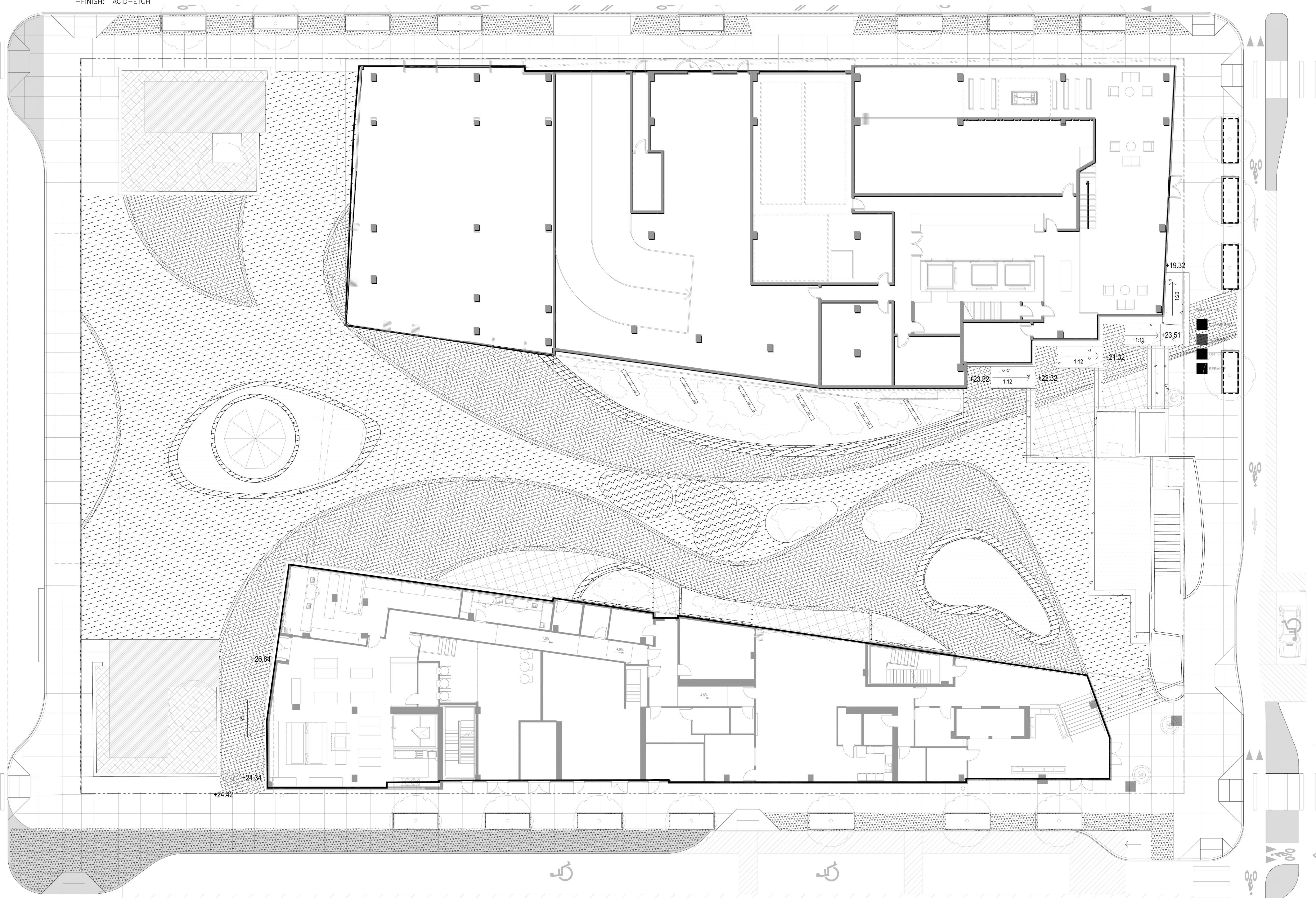
PRELIMINARY - Not for Construction -



LEGEND

- | | | | | | |
|---|--|---|---|---|--|
|  | CONCRETE STAIRS AND WALLS -SCOFIELD WINTER BEIGE |  | COLORED CONCRETE 3 -LITHOCRETE -COLOR: PEWTER -FINISH: ACID-ETCH |  | TRENCH DRAIN -URBAN ACCESSORIES, CUSTOM PATTERN -CAST IRON |
|  | PRECAST CONCRETE -OCP CUSTOM -COLOR: CHARCOAL -FINISH: ACID-ETCH |  | STEEL FRAME FOR VINE LATTICE -COLOR: DARK GREY -FINISH: POWDER COATED |  | SIDEWALK -COLOR: 10% LAMP BLACK -FINISH: BROOM FINISH -OAKLAND CITY STANDARD |
|  | COLORED CONCRETE 1 -LITHOCRETE -COLOR: CHARCOAL -FINISH: ACID-ETCH |  | COBBLE STONE -COLOR: DARK GREY -SEE L6.2 |  | STEEL RAISED EDGING -1/4" THICK CORTEN OR POWDER COATED GALVANIZED STEEL -COLOR: BLACK |
|  | COLORED CONCRETE 2 -LITHOCRETE -COLOR: FRENCH GREY -FINISH: ACID-ETCH |  | RESILIENT SURFACING -COLORS: TBD | | |

NOTES:
 1. SEE CIVIL PLANS FOR EXTENTS OF BULB OUT PAVING AND ROAD WAY IMPROVEMENTS.
 2. CONCRETE COLOR AND PATTERN TO BE COMPLEX, RICH TONES, AND SPECIAL INSTALL.



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BKF ENGINEERS
 255 SHORELINE DR, SUITE 200
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LUMA LIGHTING DESIGN
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**LAKE MERRITT BART
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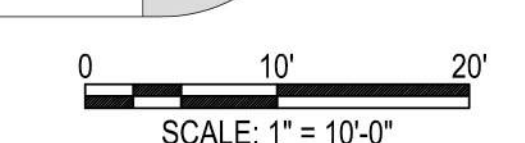
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JOB NUMBER: 1808
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 CHECKED BY: Checker
 ISSUE DATE: xxxxxxxx
 SCALE: As indicated
 PHASE: 1
 BLOCK: 1
 TITLE: MATERIALS PLAN

SHEET:
L6.1

PRELIMINARY - Not for Construction -
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8/24/2021 6:59:42 PM



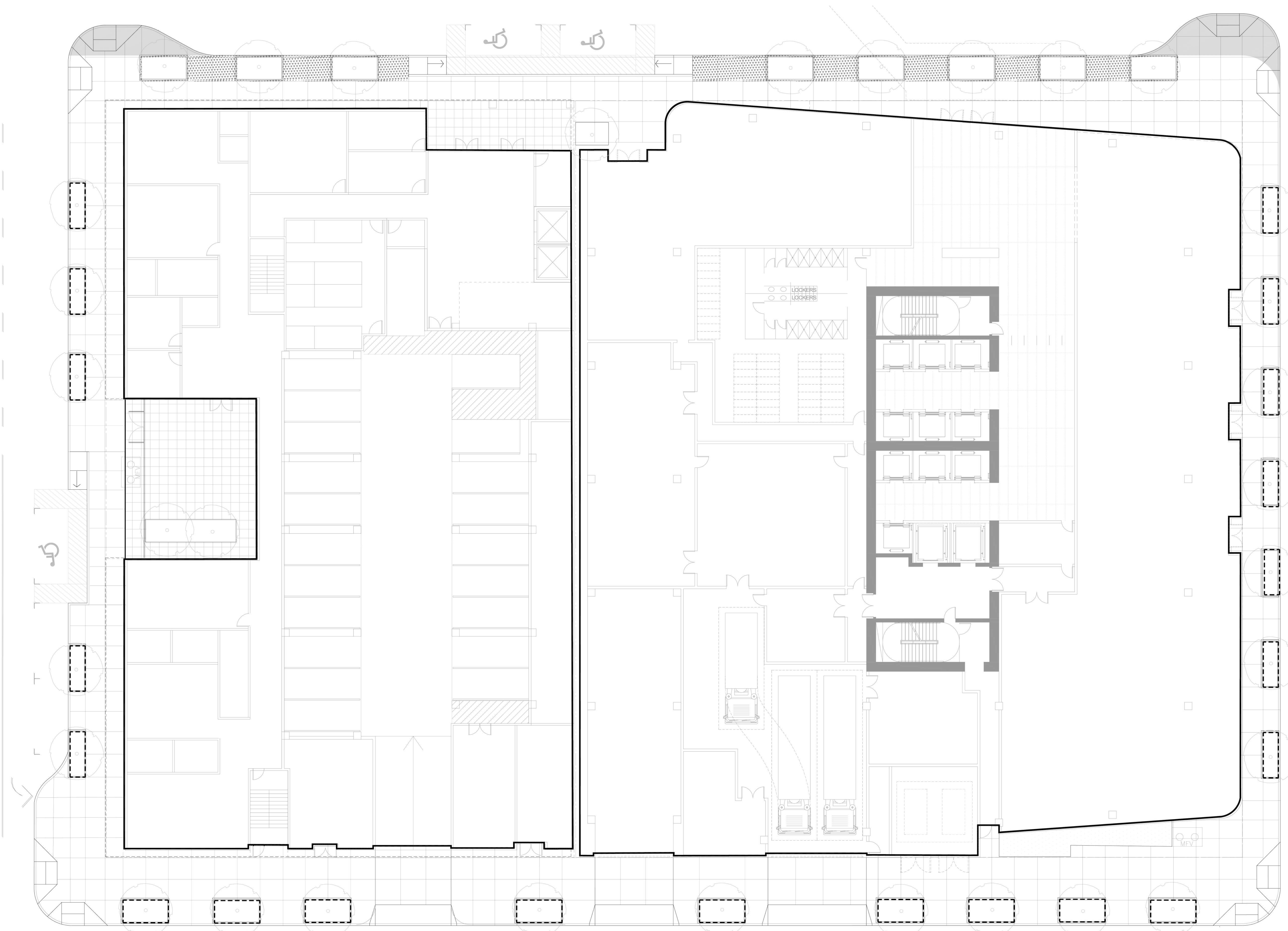
LEGEND

- OPTION 1: STAMPED CONCRETE
 - SCOFIELD CHARCOAL
 - OPTION 2: GRANITE COBBLE
 - SAWN AND FLAMED TOP X SPLIT SIDES
 - 3"X3"X3", SANDESET
- SIDEWALK
 - COLOR: 10% LAMP BLACK
 - FINISH: BROOM FINISH
 - OAKLAND CITY STANDARD

- CONCRETE UNIT PAVER
 - STEPSTONE INC.
 - NARROW MODULAR PAVERS 3"X18"
 - COLOR: AGAVE
- CORTEN STEEL RAISED EDGING

NOTES:

1. SEE CIVIL PLANS FOR EXTENTS OF BULB OUT PAVING AND ROAD WAY IMPROVEMENTS.
2. CONCRETE COLOR AND PATTERN TO BE COMPLEX, RICH TONES, AND SPECIAL INSTALL.



MADISON ST

**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

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| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

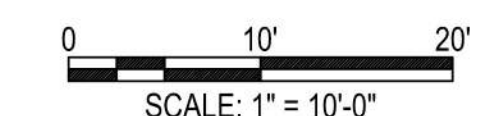
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| CHECKED BY: | Checker |
| ISSUE DATE: | xxxx/xxxx |
| SCALE: | As indicated |
| PHASE: | 1 |
| BLOCK: | 2 |

TITLE: **MATERIALS PLAN**

SHEET: **L6.2**

PRELIMINARY - Not for Construction -



LEGEND

- 40% POLYSTICHUM MUNITUM
40% ACACIA COGNATA 'COUSIN ITT'
20% AEAONIUM SP2
- SIZE: 1 GAL CONTAINER
- SPACING: 24" OC TRIANGULAR
- 50% POLYSTICHUM MUNITUM
50% EUPHORBIA CHARACIAS
- SIZE: 1 GAL CONTAINER
- SPACING: 24" OC TRIANGULAR
- 50% DIANELLA TASMANICA 'TINY TAZ'
50% EUPHORBIA CHARACIAS
- SIZE: 1 GAL CONTAINER
- SPACING: 24" OC TRIANGULAR
- 30% EUPHORBIA CHARACIAS
70% SESLERIA NITIDA
- SIZE: 1 GAL CONTAINER
- SPACING: 24" OC TRIANGULAR
- 70% LIRIOPE MUSCARI
30% SESLERIA NITIDA
- SIZE: 4" CONTAINER
- SPACING: 18" OC TRIANGULAR

- 8TH ST + 9TH ST TREES BLOCK 1
- QUERCUS SUBER
- SIZE: 36" BOX
- OAK ST BLOCK 2 AND FALLON ST BLOCK 1 TREES
- AESCULUS CARNEA 'BRIOTI'
- SIZE: 36" BOX
- PASEO TREES
- AFROCARPUS GRACILIOR
- SIZE: 36" BOX
- PASEO AND HEADHOUSE TREES
- ACER PALMATUM
- SIZE: 36" BOX

- PASEO TREES
- AFROCARPUS GRACILIOR
- SIZE: 36" BOX
- PASEO AND HEADHOUSE TREES
- ACER PALMATUM
- SIZE: 36" BOX
- HEADHOUSE TREES
- PRUNUS KWANZAAN
- SIZE: 36" BOX
- PASEO SHRUB
- CORNUS FLORIDA
- SIZE: 24" BOX

- PASEO SHRUB
- CORNUS 'RUTGAN'
- SIZE: 24" BOX
- PASEO VINE
- PASSIFLORA CAERULEA
- SIZE: 1 GAL

NOTES:
1. SEE CIVIL PLANS FOR EXTENTS OF BULB OUT PAVING AND ROAD WAY IMPROVEMENTS.

FINWILLERKUEHL
LANDSCAPE ARCHITECTURE
318 HARRISON STREET SUITE 301
OAKLAND CALIFORNIA 94607
(510) 891-1696

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1825 SAN PABLO AVE. #200
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STRADA INVESTMENT GROUP
101 MISSION ST. #20
SAN FRANCISCO, CA 94105

BKF ENGINEERS
255 SHORELINE DR, SUITE 200
REDWOOD CITY, CA 94065

LUMA LIGHTING DESIGN
48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

LUMA

**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

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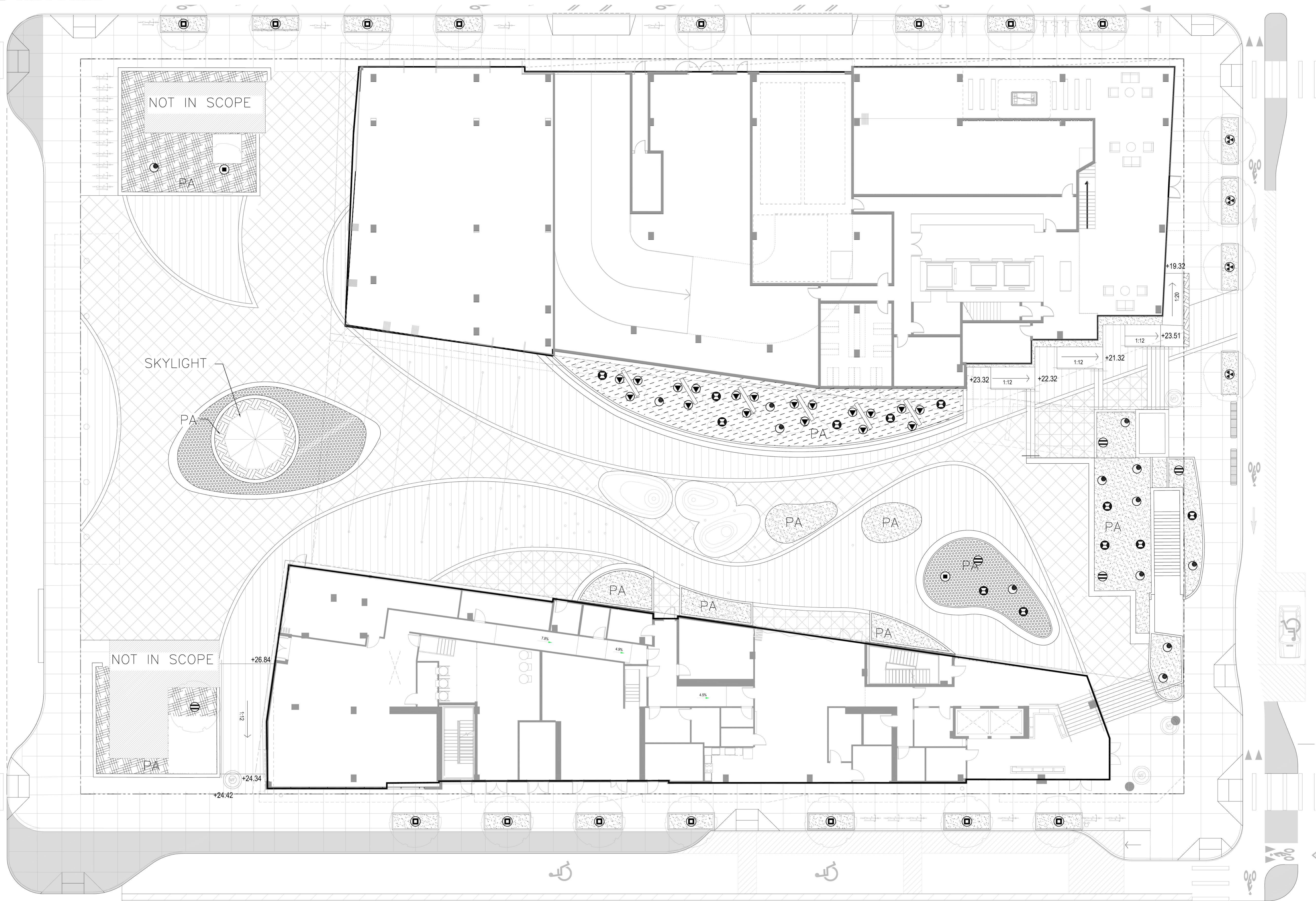
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BLOCK: 1
TITLE: **PLANTING PLAN**

SHEET:
L7.1

PRELIMINARY - Not for Construction -

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0 10' 20'
SCALE: 1" = 10'-0"

LEGEND

- 50% DIANELLA TASMANICA 'TINY TAZ'
- 50% EUPHORBIA CHARACIAS
- SIZE: 1 GAL CONTAINER
- SPACING: 24" OC TRIANGULAR

- 30% EUPHORBIA CHARACIAS
- 70% SESLERIA NITIDA
- SIZE: 1 GAL CONTAINER
- SPACING: 24" OC TRIANGULAR

- 8TH ST TREES BLOCK 2
- MELALEUCA QUINQUENARIA
- SIZE: 36" BOX

- OAK ST BLOCK 2 AND FALLON ST BLOCK 1 TREES
- AESCULUS CARNEA 'BRIOTI'
- SIZE: 36" BOX

- 7TH ST TREES BLOCK 2
- LOPHOSTEMON CONFERTUS
- SIZE: 36" BOX

NOTES:
1. SEE CIVIL PLANS FOR EXTENTS OF BULB OUT PAVING AND ROAD WAY IMPROVEMENTS.



LAKE MERRITT BART
HORIZONTAL FDP
Oakland, CA 94607

STAMP:

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JOB NUMBER: 1808
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SCALE: As indicated
PHASE: 1
BLOCK: 2

TITLE: PLANTING PLAN

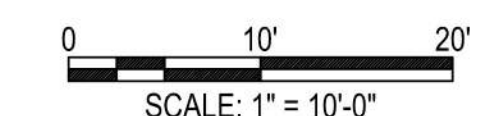
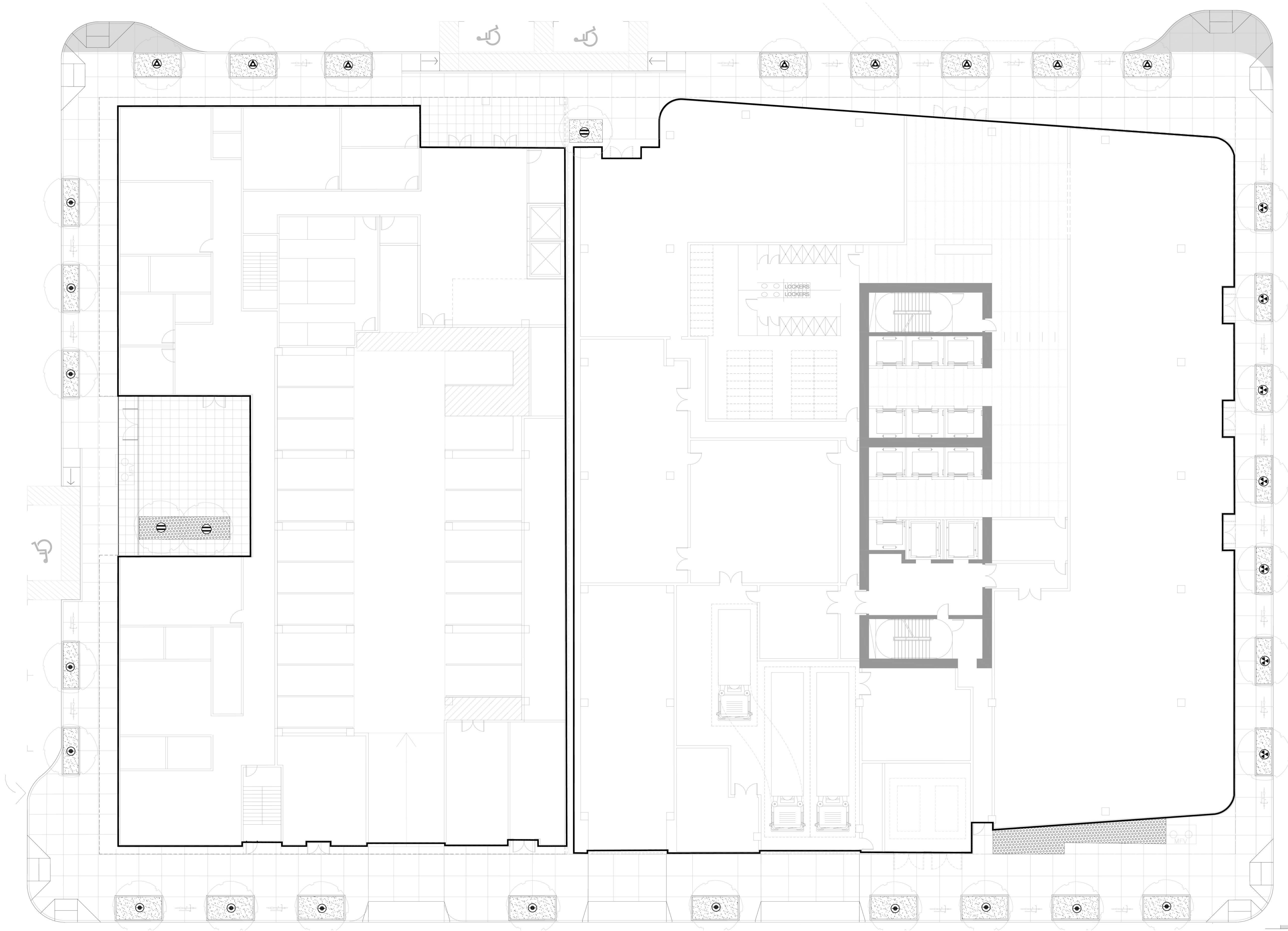
SHEET:

L7.2

PRELIMINARY - Not for Construction -

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Key Plan

NOTE:

1. The project shall demonstrate compliance with the City of Oakland's Landscape Ordinance prior to building permit final. Project will be responsible to carry out any changes that may result from compliance with the Landscape Ordinance, which may include, but not limited to, revised plans, additional technical information, and/or additional planning applications.

2. Species selections may change based on availability, disease, or overall coordination of planting palette.

3. The proposed planting type, character, and water use is in accordance to the City of Oakland's master street tree list. The species selection will develop as we work in conjunction with TOF and Madison Square Park.

4. This is intended to work as a 3 block open space, and the continuity of plant species will be consistent between project blocks.

PLANTING CONCEPT STATEMENT

Greening and providing healthy plant material with rich textures is an important part of the design for this site adjacent to chinatown's heavily built environment. The planting design showcases durable urban plants that have been proven to be successful in oakland. Conceptually, the planting design highlights the lush, shade tolerant plants that provide a sense of tranquility on the site. The design of the public open space melds with the streetscape and provides variety throughout the site. Microclimates inform the species selection and the opportunity to showcase dry shade and understory plants. In all areas, low water use was a key consideration in selection - thus, all plants selected are wucols rated moderate to low water use. As the planters are on structure, soil depth is shallow, with foam used to add topographic variation. All grasses will be planted from 4" plugs, and herbaceous perennials from 1 gallon pots, 2' on center.

IRRIGATION CONCEPT STATEMENT

The irrigation design for the site shall comply with the state of california model water efficient landscape ordinance (TITLE 23 - DIVISION 2-CHAPTER 2.7) And the city of oakland water efficient landscape standards. The irrigation systems will be automatically controlled by an et irrigation controller capable of multiple programming and independent timing of individual irrigation systems. The controller will have a 24-hour clock to allow multiple start times and repeat cycles to adjust for soil percolation rates. The irrigation systems will consist primarily of low volume, low flow bubblers for trees, point source drip irrigation for shrubs and groundcovers, and low flow irrigation for turf plantings. Plants will be grouped onto separate valves according to sun exposure and water use to allow for irrigation application by hydrozone. The irrigation scheduling will reflect the regional evapo-transpiration rates. The entire site will be designed to run during nighttime hours when irrigation is most efficient.

PROPOSED TREE SPECIES

3 Block Open Space Frame - 75 Trees



Block 1 & 2: Cork Oak, *Quercus suber*
Medium-sized, evergreen tree, with open spreading form. Interesting bark texture.
Non native, Low water use



Enlargement of Cork Oak

The plants shown above the tunnel may need to be removed depending on the structural evaluation of soil loads.

Plant areas shown over the tunnel structure must comply with BES standards.

LEGEND AND WUCOLS RATING

- Pollinator
- Water Use Low
- Water Use Regular
- Water Use High
- Oakland Master Street Tree List

PROPOSED TREE SPECIES BY STREET

Oak Street - 7 Trees



Red Horsechestnut, *Aesculus carnea 'Briotii'*
Upright-oval rounded form, shade tree and ornamental tree. Showy flowers.
Non native, moderate water use, pollinator

Madison Street - 5 Trees



Brisbane Box, *Iphostemon confertus*
Large, upright, evergreen tree. Effective screen or wind break.
Water regular, non-native, pollinator

7th Street - 8 Trees



Brisbane Box, *Iphostemon confertus*
Large, upright, evergreen tree. Effective screen or wind break.
Water regular, non-native, pollinator

9th & 8th Opposite Open Space Frame



Paperbark Tree, *Melaleuca quinquenervia*
Multi trunk. Erect, spreading form with low canopy. Evergreen. Showy flowers in Summer or Fall. Paper like bark.
Drought tollerant, non-native, pollinator

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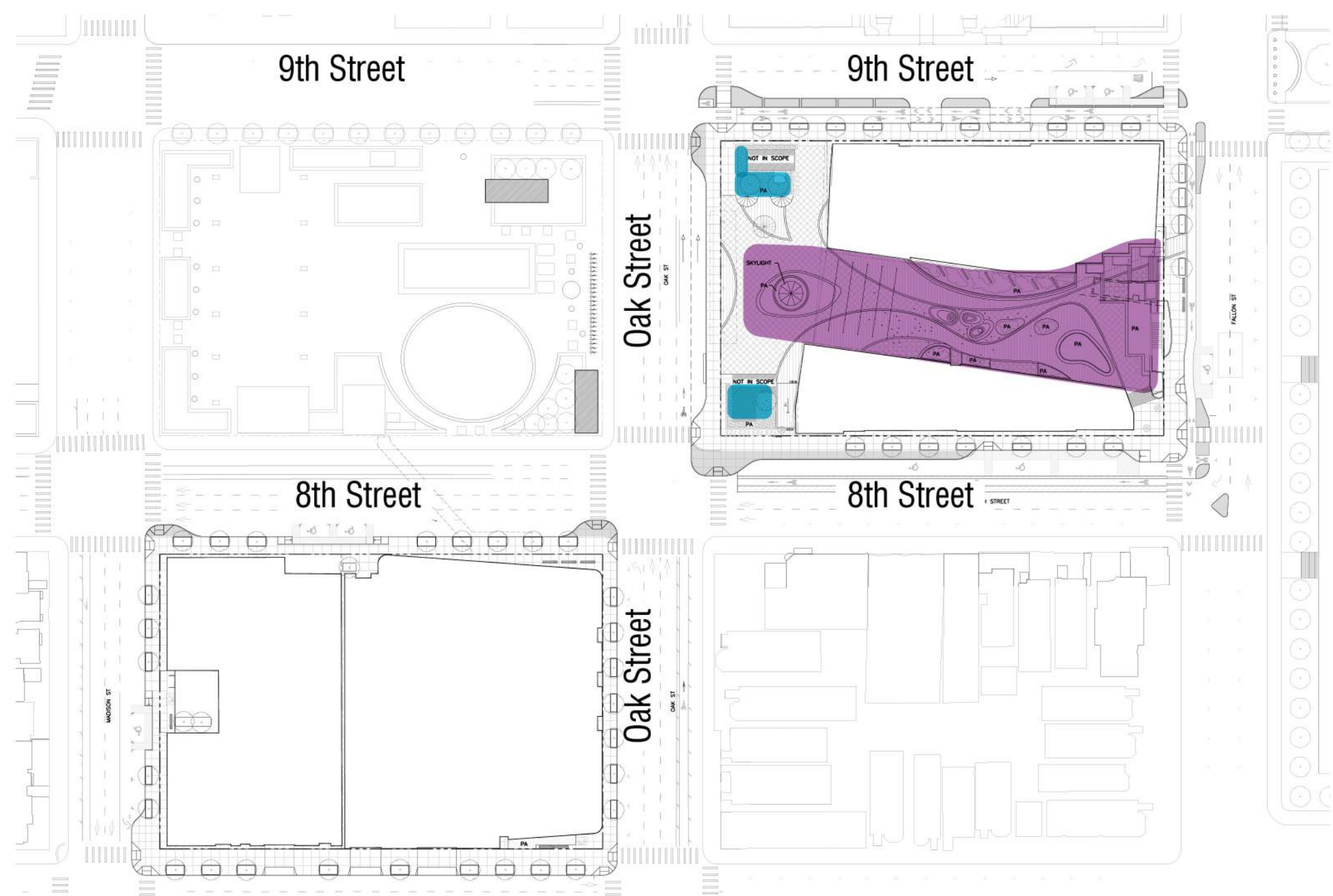
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| TITLE: | |

PLANTING PALETTE

SHEET:
L7.3



Key Plan

PLANTING CONCEPT STATEMENT

Greening and providing healthy plant material with rich textures is an important part of the design for this site adjacent to chinatown's heavily built environment. The planting design showcases durable urban plants that have been proven to be successful in oakland. Conceptually, the planting design highlights the lush, shade tolerant plants that provide a sense of tranquility on the site. The design of the public open space melds with the streetscape and provides variety throughout the site. Microclimates inform the species selection and the opportunity to showcase dry shade and understory plants. In all areas, low water use was a key consideration in selection - thus, all plants selected are wucols rated moderate to low water use. As the planters are on structure, soil depth is shallow, with foam used to add topographic variation. All grasses will be planted from 4" plugs, and herbaceous perennials from 1 gallon pots, 2' on center.

IRRIGATION CONCEPT STATEMENT

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NOTE:

1. The project shall demonstrate compliance with the City of Oakland's Landscape Ordinance prior to building permit final. Project will be responsible to carry out any changes that may result from compliance with the Landscape Ordinance, which may include, but not limited to, revised plans, additional technical information, and/or additional planning applications.
2. Species selections my change based on availability, disease, or overall coordination of planting palette.
3. We're proposing planting type, character, and water use in accordance to the City of Oakland's approved street tree list. The species selection will develop as we work in conjunction with TOF and Madison Square Park.
4. Species selected are sourced from Oakland's approved street tree species list.

LEGEND AND WUCOLS RATING

- Pollinator
- Water Use Low
- Water Use Regular
- Water Use High
- Oakland Master Street Tree List

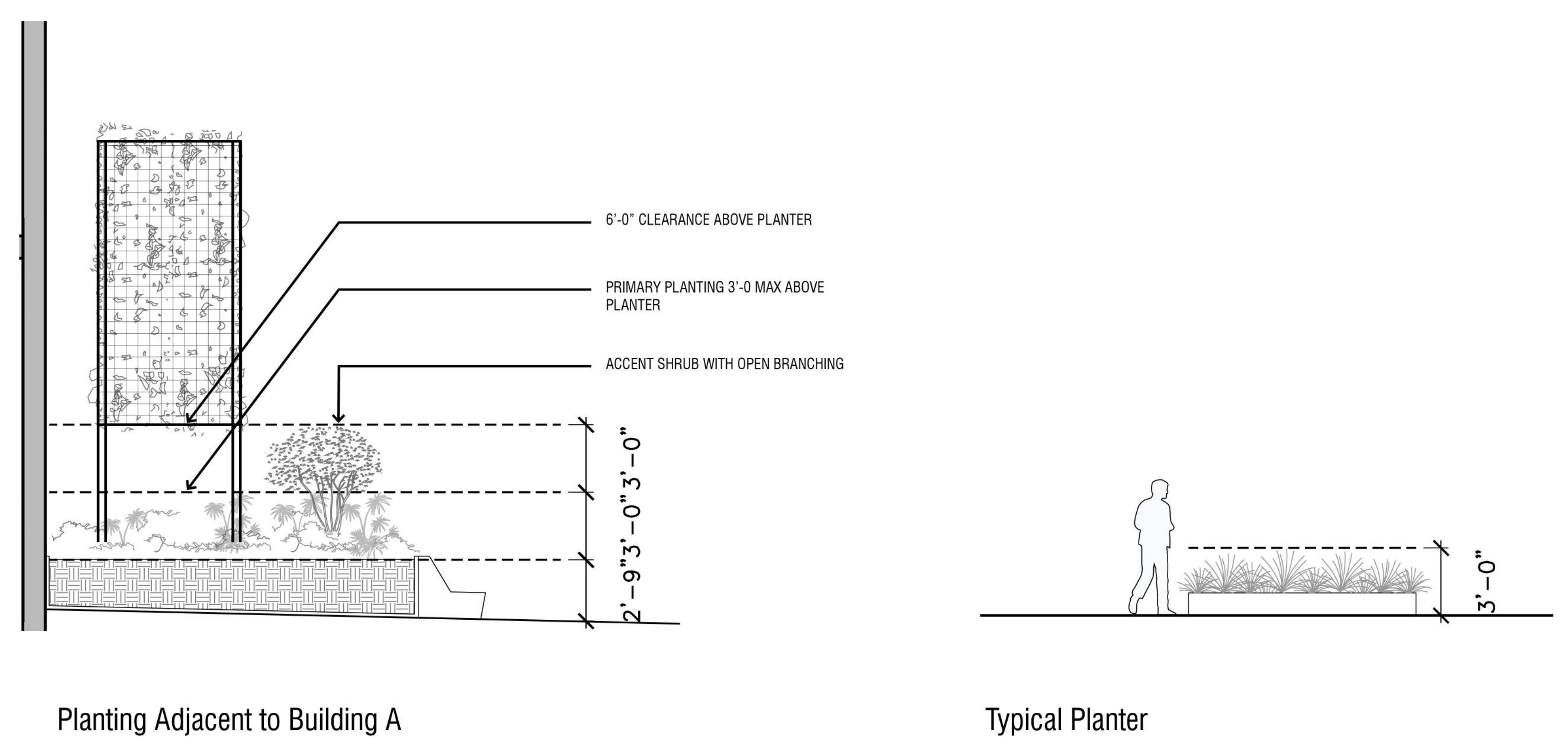
Proposed Skylight and Paseo Planting

| | | | | | | | |
|---|--|--|---|--|---|--|--|
| | | | | | | | |
| Paseo Planter: <i>Sesteria nitida</i> mix with <i>euphorbia</i> Regular water use, non natives | Vine on parking garage: <i>Passiflora caerulea</i> , Low water use, non native | Enlargement: <i>Accacia cognata</i> 'Cousin It' and <i>Aconitums</i> mix. Low water use, non native | Paseo Planter: Western Sword Fern. Regular water, native | Paseo Planter: Sweet Box, <i>Sarcococca confusa</i> Regular water, non native, pollinator | Tree Choice: Fern Pine, <i>Afrocarpus Gracilior</i> Non native, regular to low water | Tree Choice: Flowering Dogwood, <i>Cornus florida</i> Non native, regular water | Tree Choice: Stellar Pink Dogwood, <i>Cornus 'Rutgan' Stellar Pink</i> Non native, regular to low water use |

Proposed Headhouse Planting

| | | | |
|---|---|---|--|
| | | | |
| Monkey Grass, Mondo grass Non native, regular to low water use | Green Leaf Japanese Maple, <i>Acer Platanum</i> , with Mondo grass Non native, regular water | Tree Choice: Fern Pine, <i>Afrocarpus Gracilior</i> Non native, regular to low water | Tree Choice: Flowering Cherry Tree, <i>Prunus 'Kwanzan'</i> Non native, regular water use |

Visibility and Planting Height Diagrams



EINWILLERKUEHL
LANDSCAPE ARCHITECTURE

318 HARRISON STREET SUITE 301
OAKLAND CALIFORNIA 94607
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SAN FRANCISCO, CA 94105

BKF ENGINEERS

255 SHORELINE DR, SUITE 200
REDWOOD CITY, CA 94065

LUMA LIGHTING DESIGN

48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

LUMA

LAKE MERRITT BART HORIZONTAL FDP
Oakland, CA 94607

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PLANTING PALETTE

SHEET: **L7.4**

- NOTES:
1. All planting and irrigation above tunnel will be designed to meet BFS standards.
 2. Waterproofing design to be determined. Final design will comply with BFS standards.
 3. Existing drainage (see Civil C2.1 and C2.2) to be replaced with new drainage trench drain system. 2. Waterproofing design to be determined. Final design will comply with BFS standards.
 5. See civil plans for extents of bulb out paving and road way improvements
 6. See civil plans for sidewalk and road grades



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

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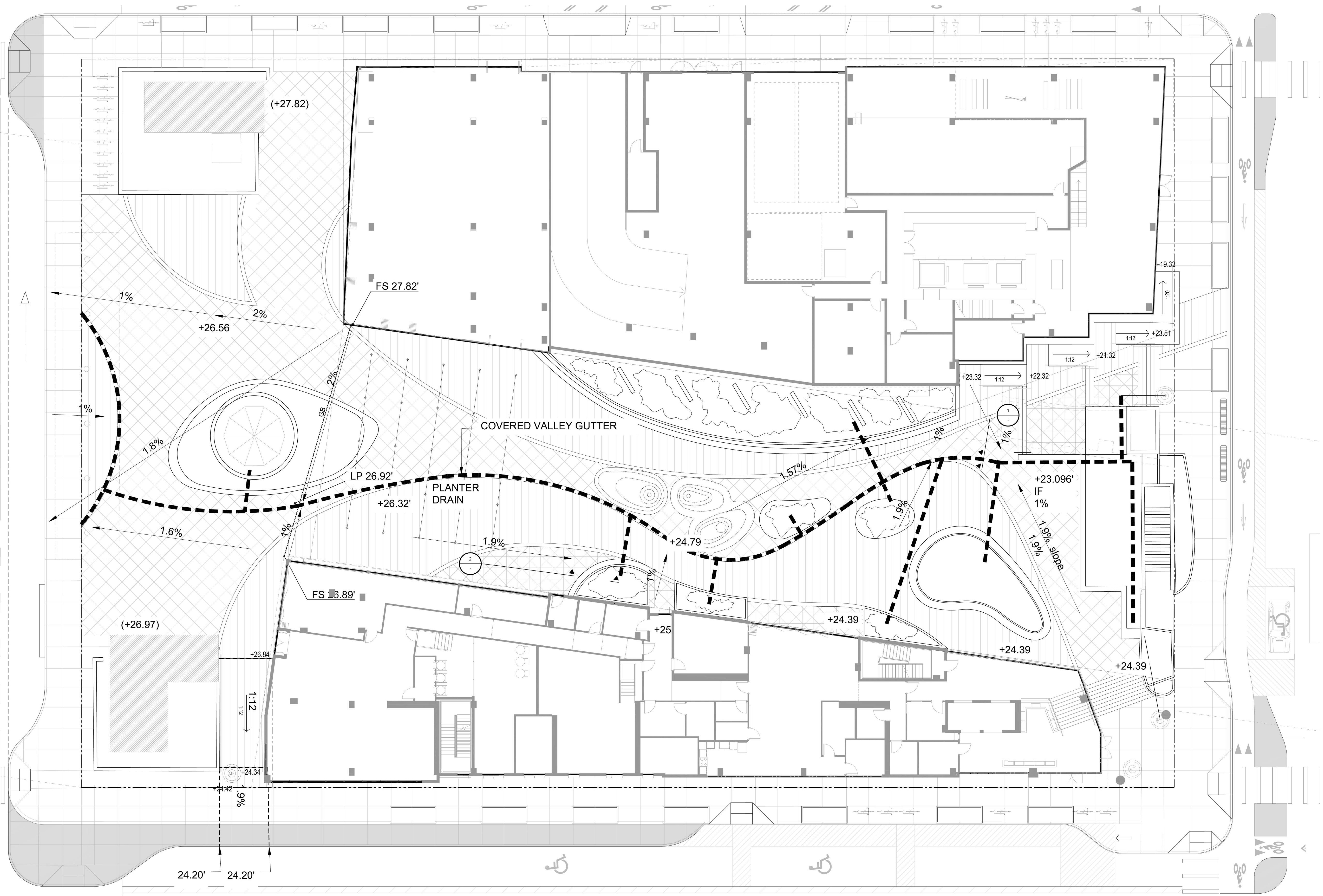
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ISSUE DATE: xxxxxxxx

SCALE: As indicated
PHASE: 1
BLOCK: 1

TITLE: **GRADING PLAN**

SHEET: **L8.0**

PRELIMINARY - Not for Construction -





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BLOCK: 1

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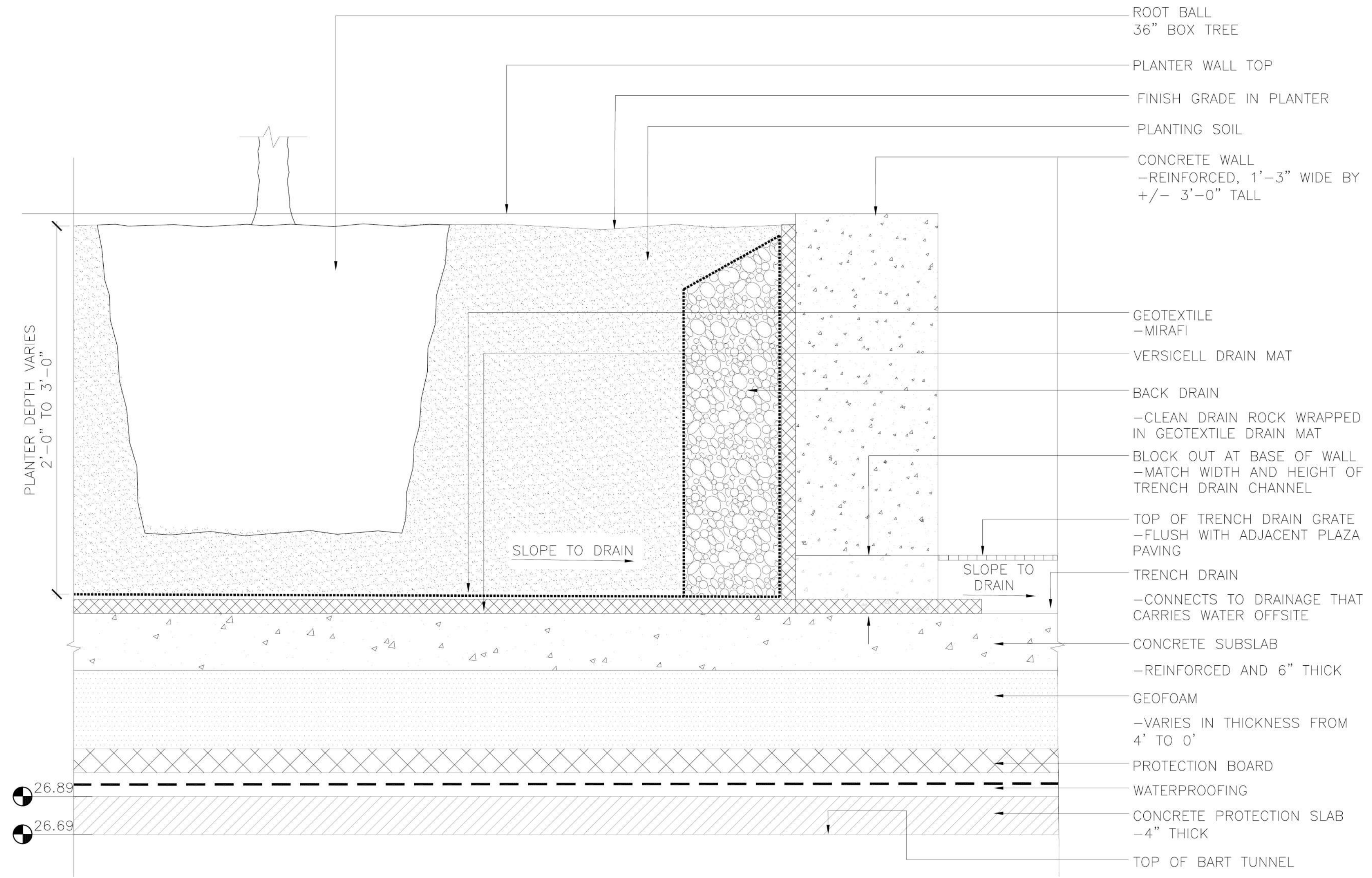
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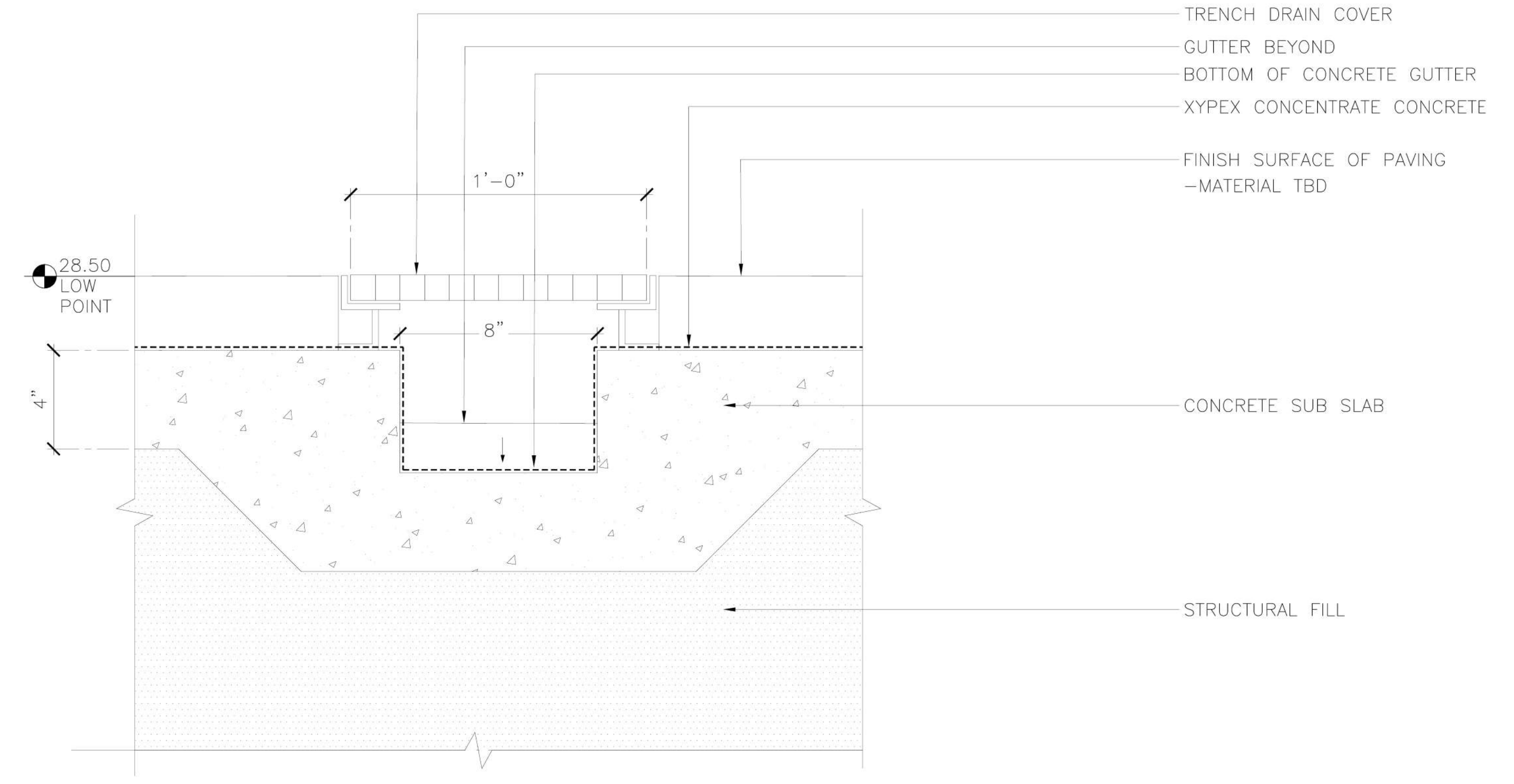
L8.1

PRELIMINARY - Not for Construction -

- NOTES:
1. ALL PLANTING AND IRRIGATION ABOVE TUNNEL WILL BE DESIGNED TO MEET BFS STANDARDS.
 2. WATERPROOFING DESIGN TO BE DETERMINED. FINAL DESIGN WILL COMPLY WITH BFS STANDARDS.
 3. EXISTING DRAINAGE (SEE CIVIL C2.1 AND C2.2) TO BE REPLACED WITH NEW DRAINAGE TRENCH DRAIN SYSTEM.



2 PLANTER WITH CONNECTION TO TRENCH DRAIN
SCALE: 1-1/2"=1'-0"
0 6" 1' 2' TYPICAL SECTION



1 TRENCH DRAIN
SCALE: 3"=1'-0"
0 6" 1' TYPICAL SECTION



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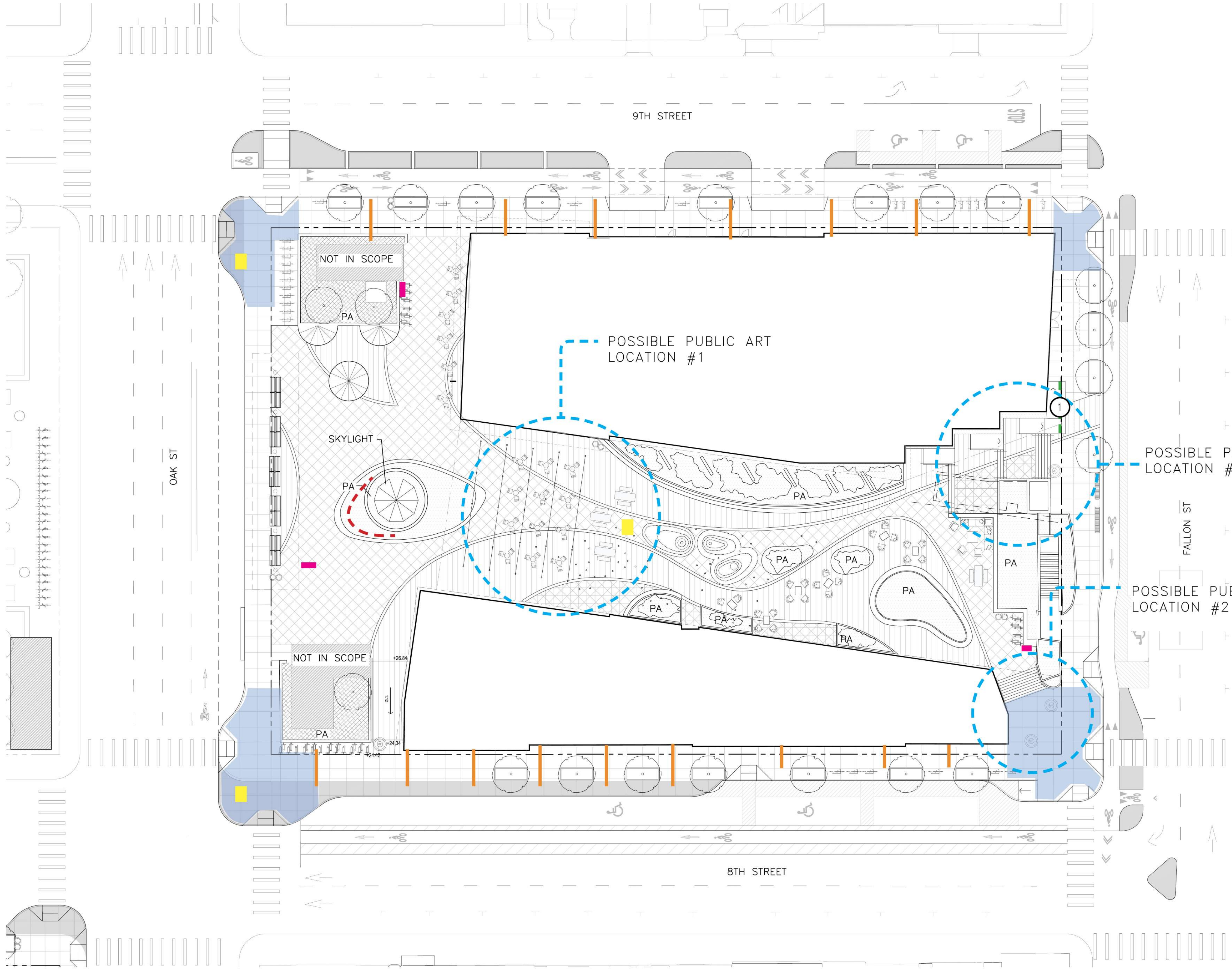
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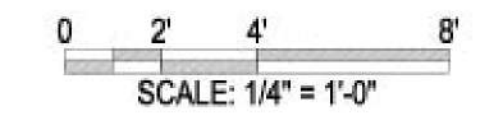


- LEGEND
- INFORMATIONAL KIOSK
 - BANNER POLES
8TH + 9TH STG
 - HISTORICAL SIGNAGE
 - SIDEWALK POEMS
 - MONUMENT SIGN
 - FLUSH MONUMENT SIGN
 - POSSIBLE PUBLIC ART LOCATIONS

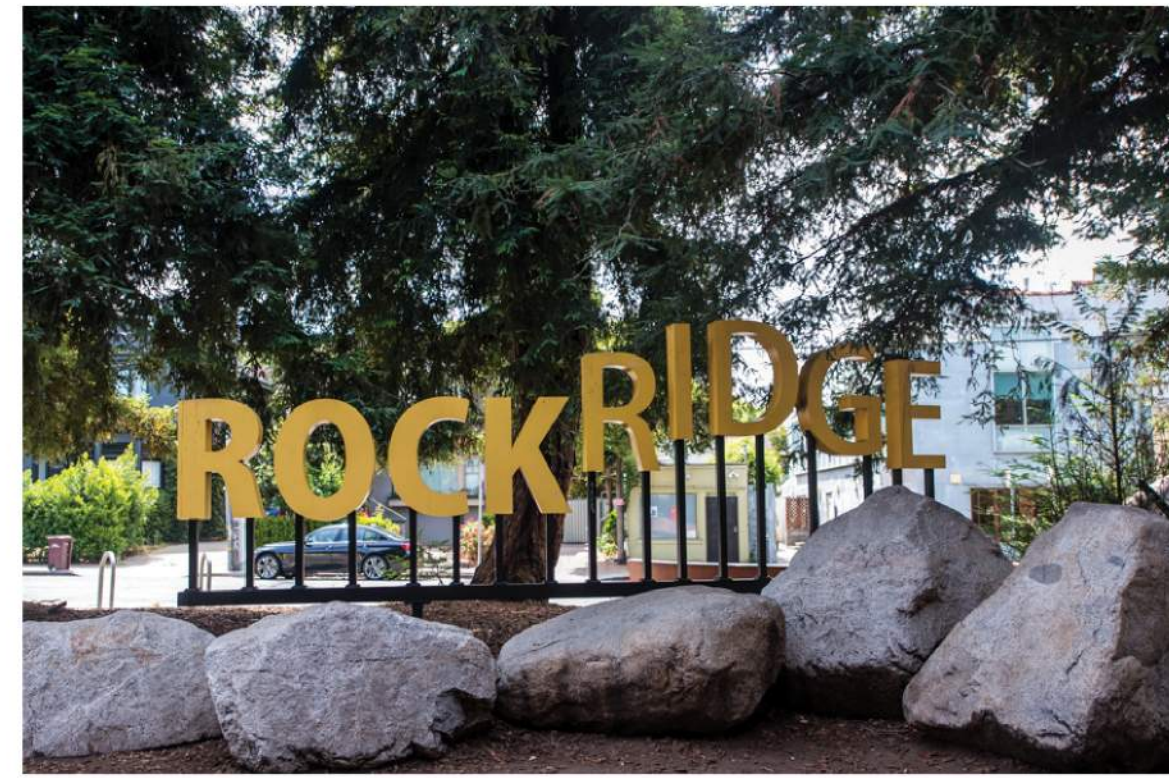
- NOTE:
1. BUS STOP, STREET SIGNS, AND TRANSIT RELATED SIGNS NOT INLCUDED IN THIS DIAGRAM
 2. SIGNAGE WILL COPMLY WITH B.F.S. STANDARDS



① RAMP ON FALLON:
FLUSH MONUMENT SIGN



BANNER POLES



MONUMENT SIGN AT ROCKRIDGE BART



FLUSH MONUMENT SIGN



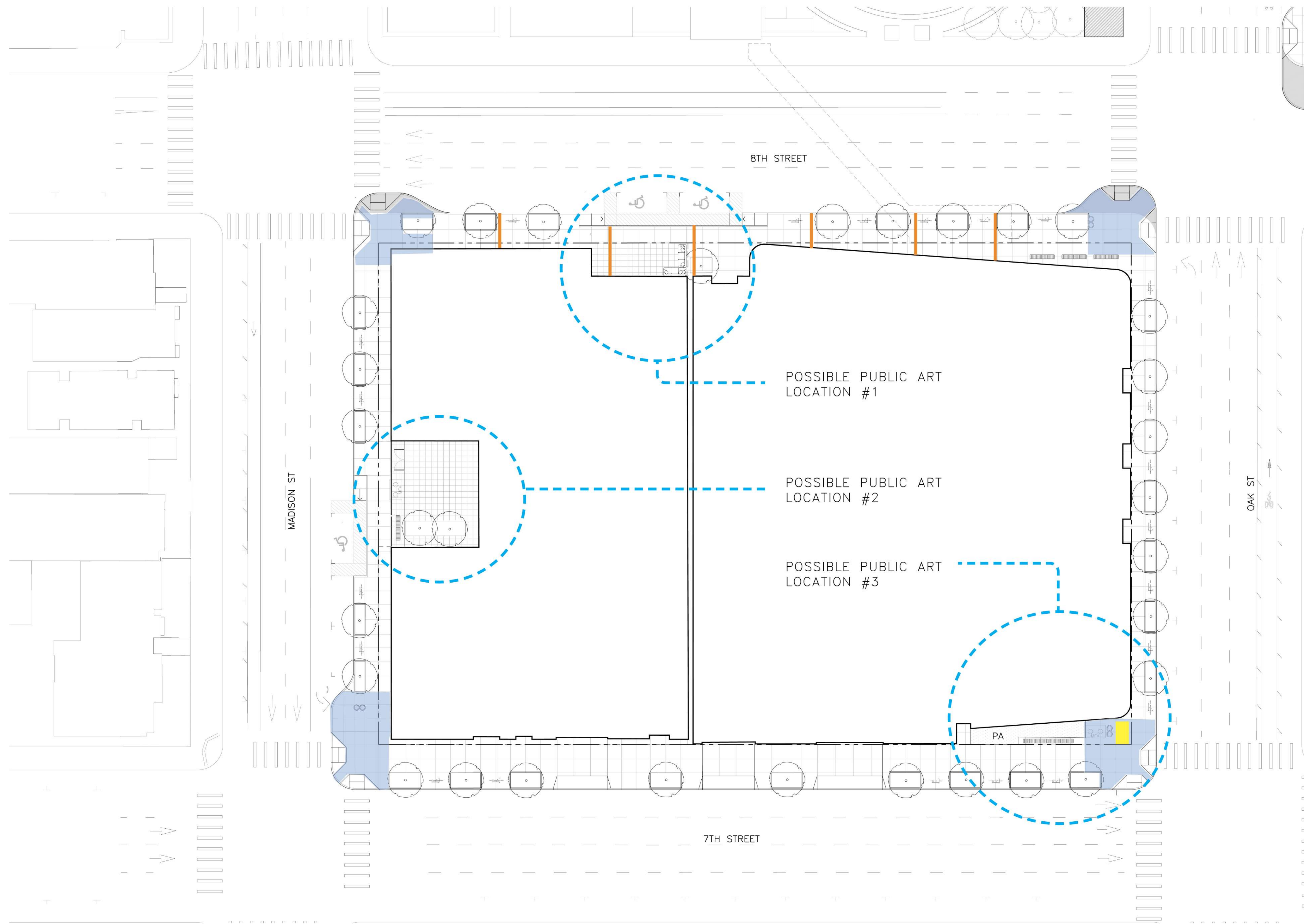
HISTORICAL SIGNAGE



INFOMATIONAL KIOSK



SIDEWALK POEMS



LEGEND

- BANNER POLES
8TH + 9TH STG
- HISTORICAL SIGNAGE
- SIDEWALK POEMS
- POSSIBLE PUBLIC ART LOCATIONS

NOTE:

1. BUS STOP, STREET SIGNS, AND TRANSIT RELATED SIGNS NOT INCLUDED IN THIS DIAGRAM
2. SIGNAGE WILL COMPLY WITH B.F.S. STANDARDS



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SIGN PLAN

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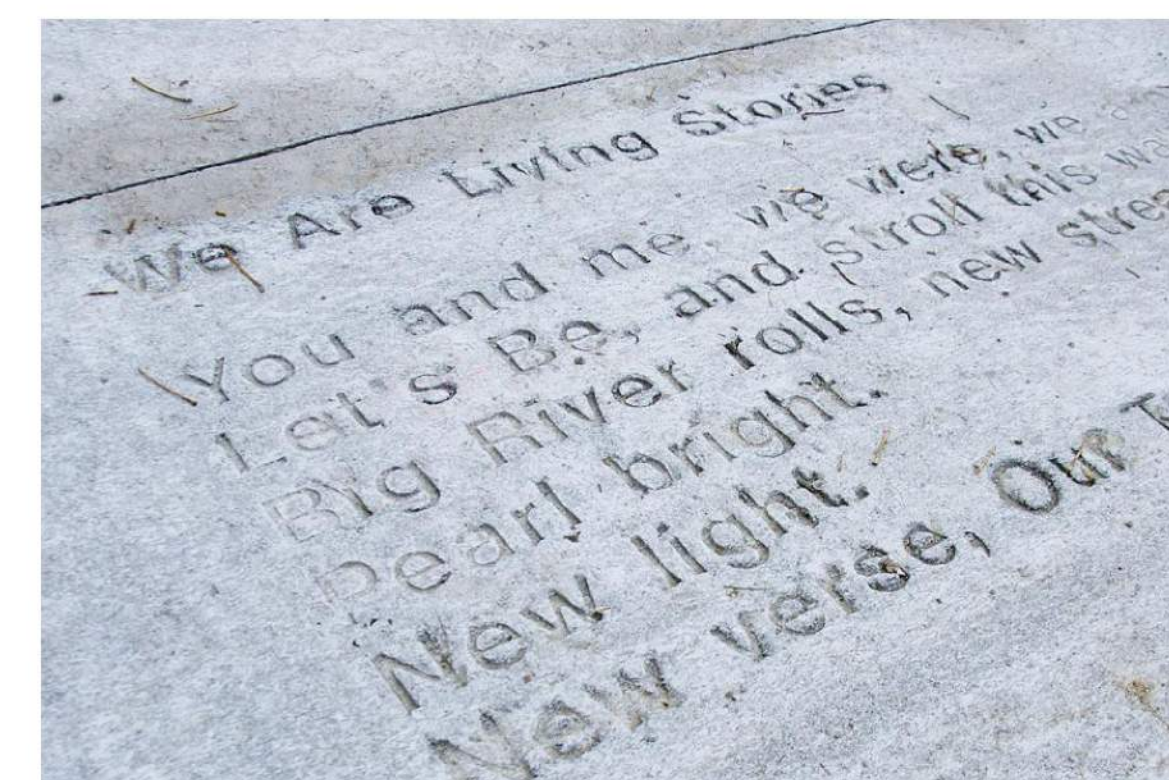
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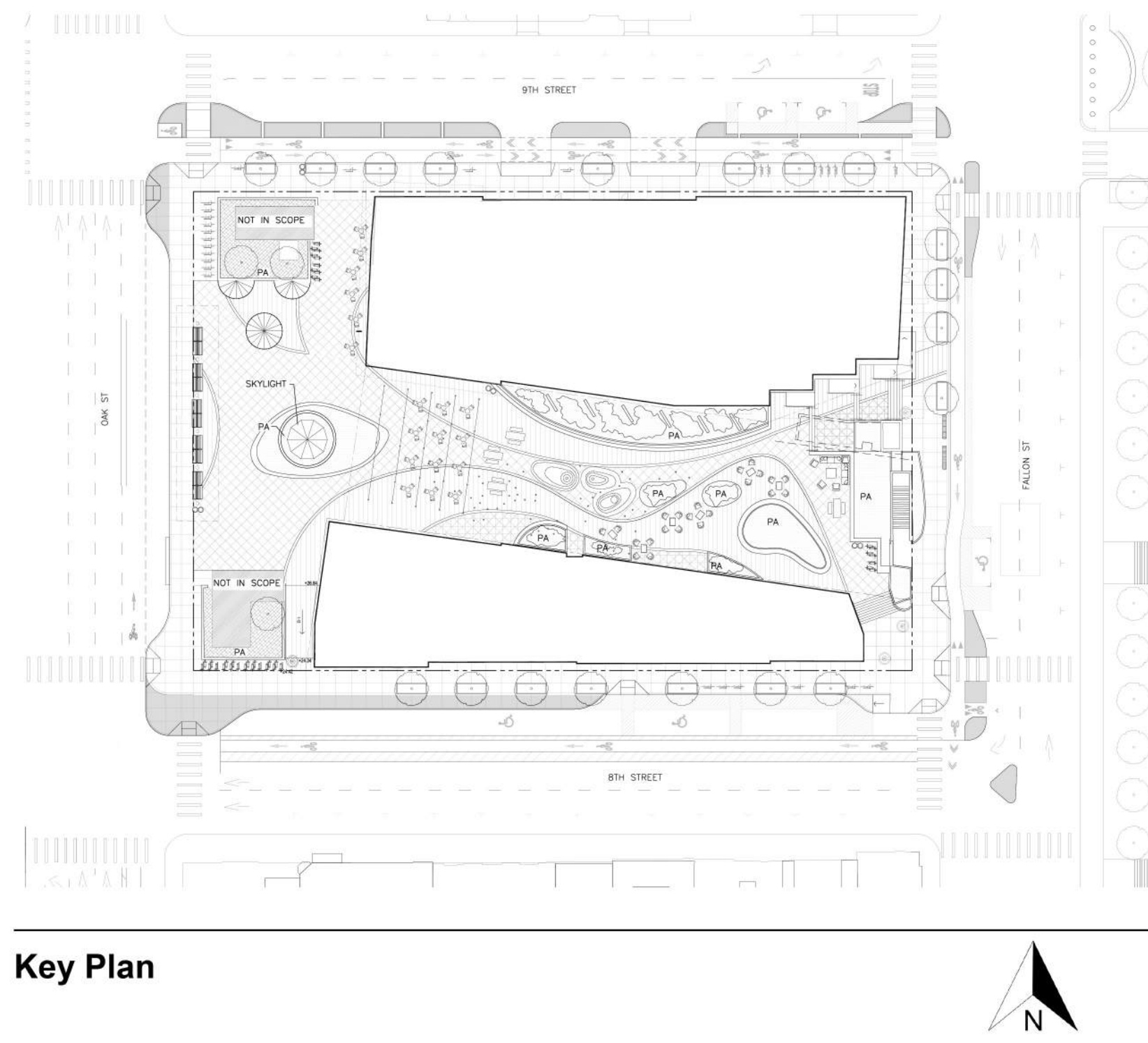
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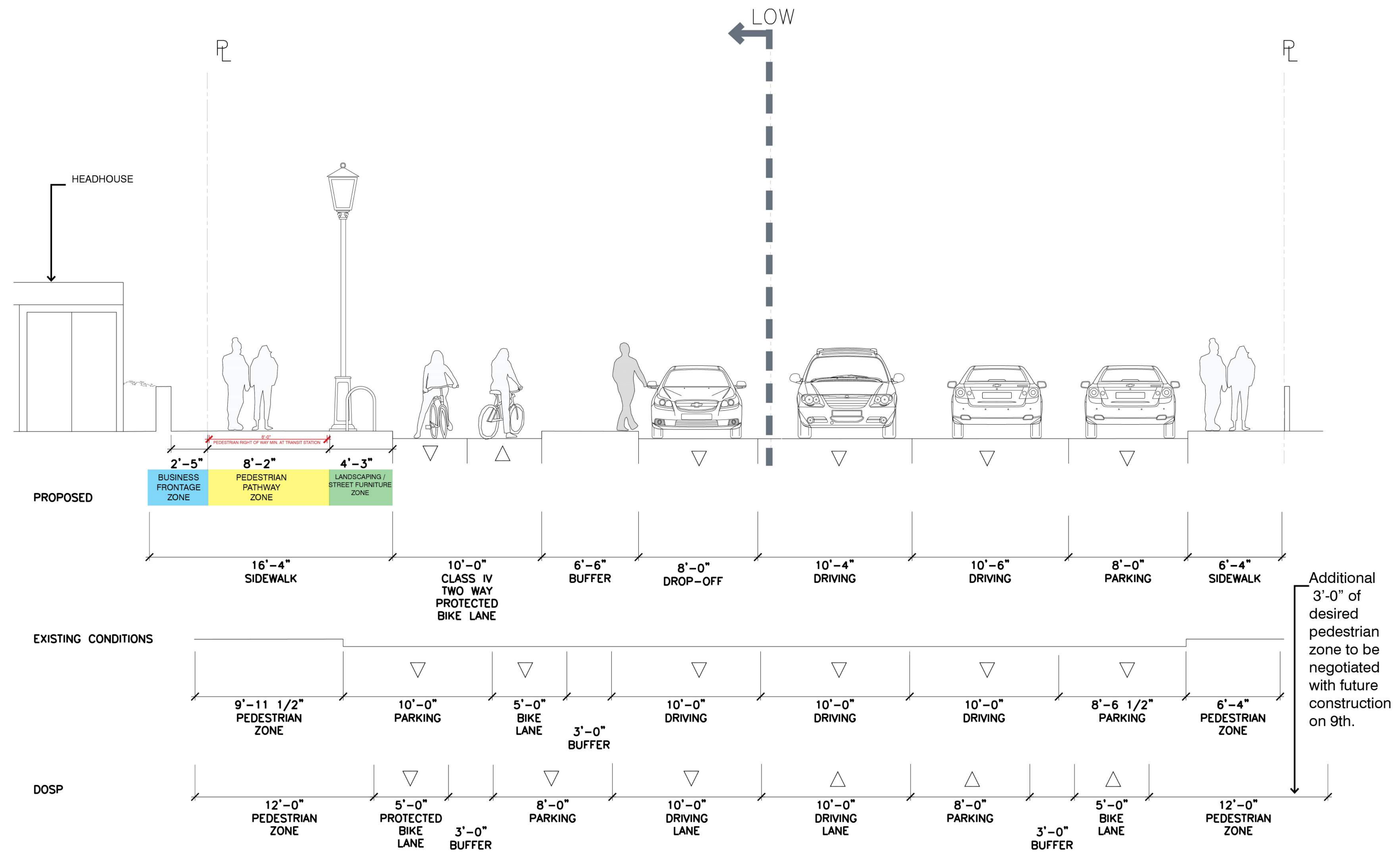
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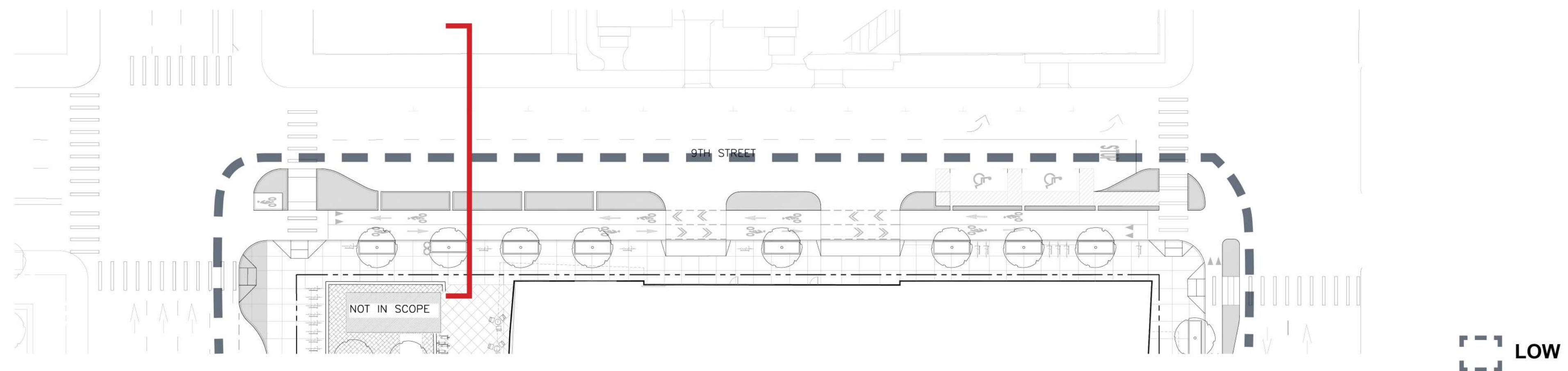
SIDEWALK POEMS



Key Plan



Typical Cross Section



Plan

Note:
 This Street Design Framework was developed to allow the project to progress with building locations and program functions that connect the on site improvements to offsite improvements. Current planning documents are not consistent in their recommendations, so the strategy of the framework was to insure flexibility. The proposed option 1 is a potential working solution, but the final street design and dimensions will be the result of a process involving multiple stakeholders and transportation experts. The design team reserves the right to modify and refine these sections in light of new information and the evolving BART Transit Operations Facility (TOF) in the block bordered by 8th St., Madison St., 9th St., and Oak Street. These plans represent a best effort at capturing all information available today in a physical design solution which meets the maximum number of stated criteria for this important public realm. The final design will be ADA compliant.



LAKE MERRITT BART
 HORIZONTAL FDP
 Oakland, CA 94607

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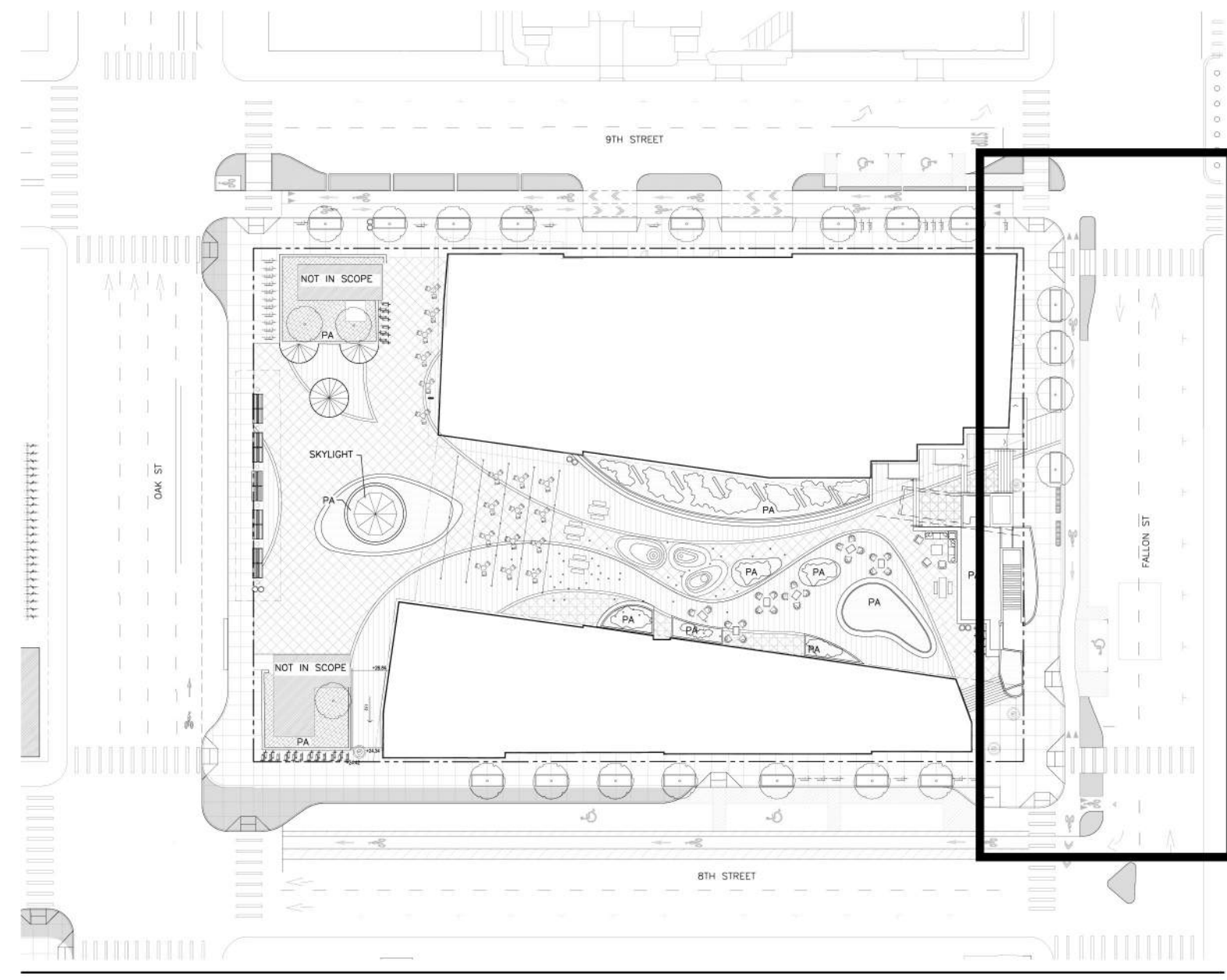
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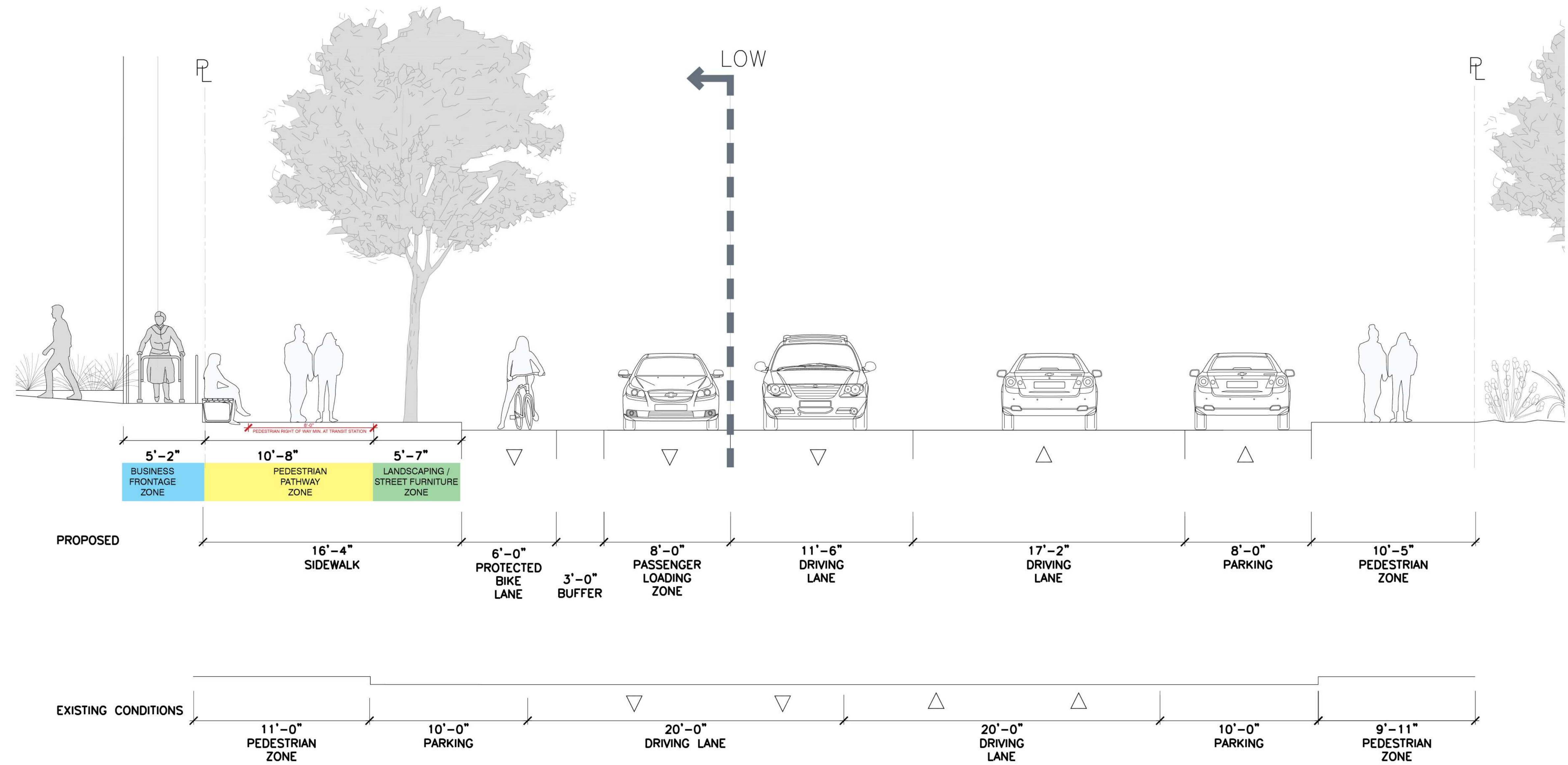
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TITLE:
9TH ST SECTION

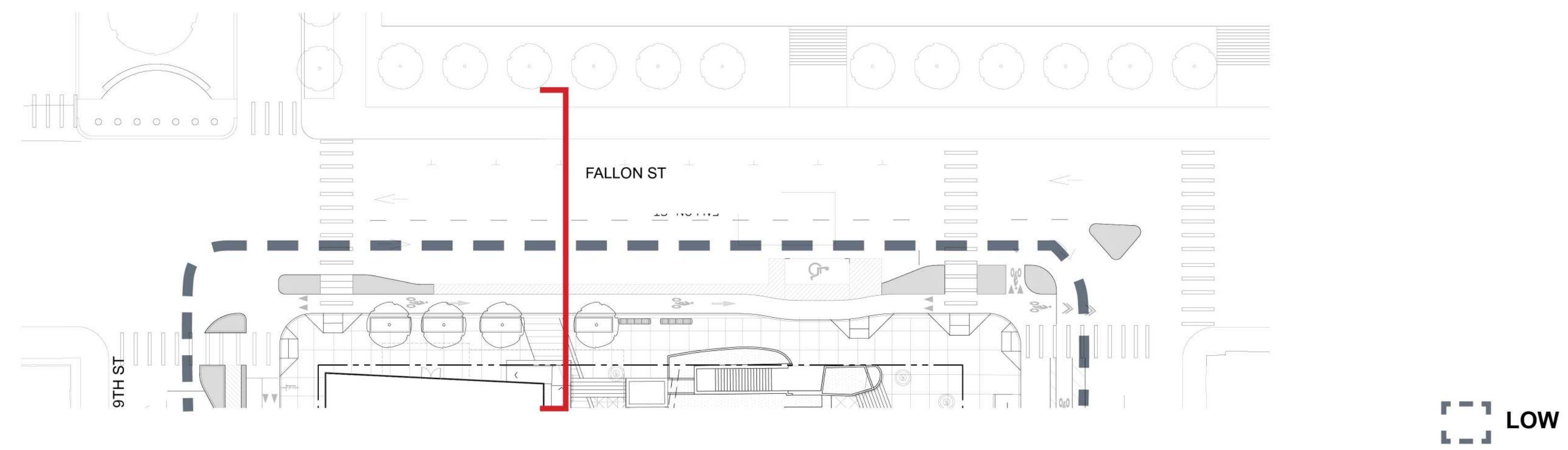
SHEET:
L10.1



Key Plan



DOSP N/A
Typical Cross Section



Plan

Note:
This Street Design Framework was developed to allow the project to progress with building locations and program functions that connect the on site improvements to offsite improvements. Current planning documents are not consistent in their recommendations, so the strategy of the framework was to insure flexibility. The proposed option 1 is a potential working solution, but the final street design and dimensions will be the result of a process involving multiple stakeholders and transportation experts. The design team reserves the right to modify and refine these sections in light of new information and the evolving BART Transit Operations Facility (TOF) in the block bordered by 8th St., Madison St., 9th St., and Oak Street. These plans represent a best effort at capturing all information available today in a physical design solution which meets the maximum number of stated criteria for this important public realm. The final design will be ADA compliant.



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

| | |
|-------------------------|------------|
| 50 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

| NO. | ISSUE | DATE |
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| | | |

JOB NUMBER: 1808

DRAWN BY: Author

CHECKED BY: Checker

ISSUE DATE: xx/xx/xxxx

SCALE: As indicated

PHASE: 1

BLOCK: 1

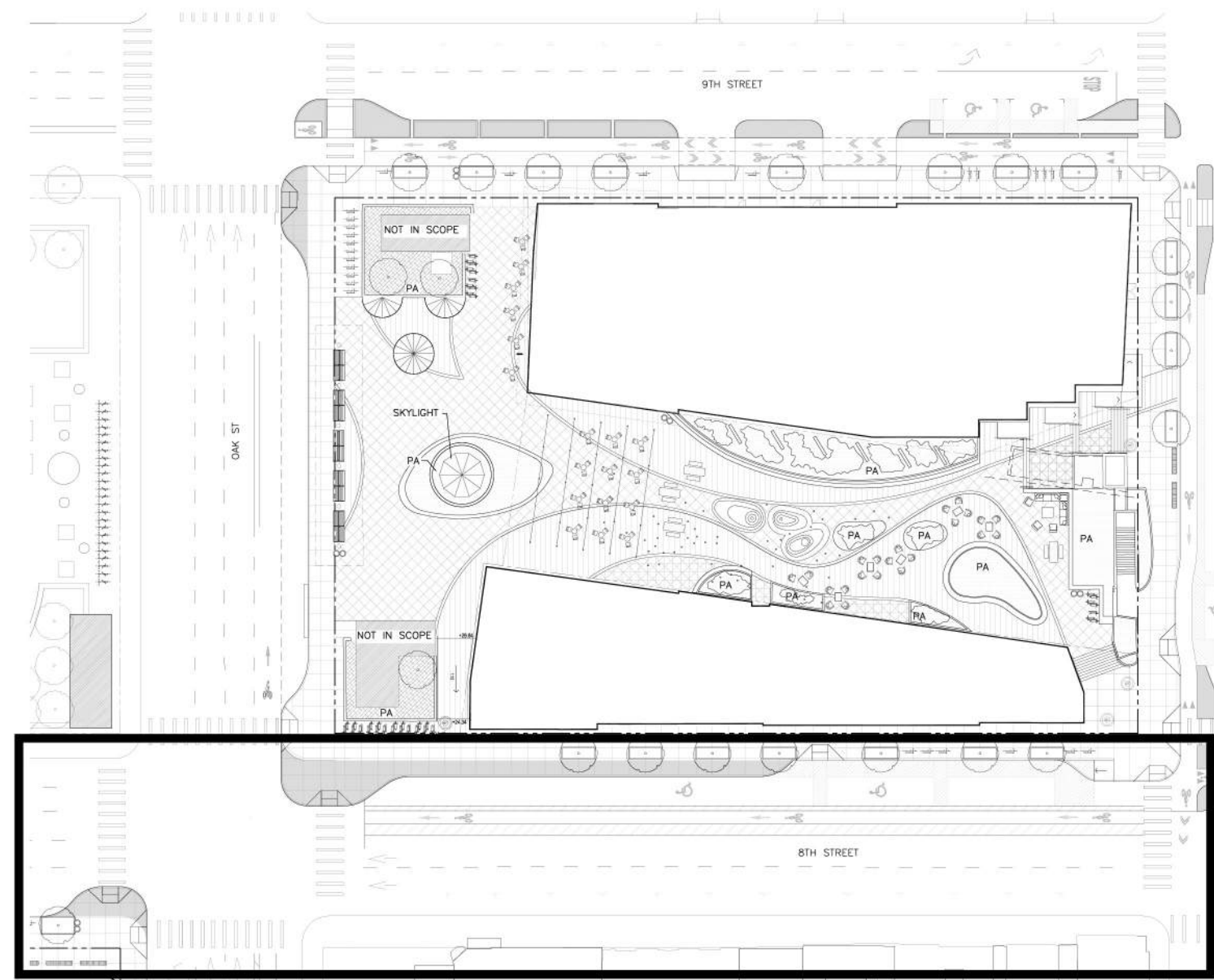
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FALLON ST SECTION

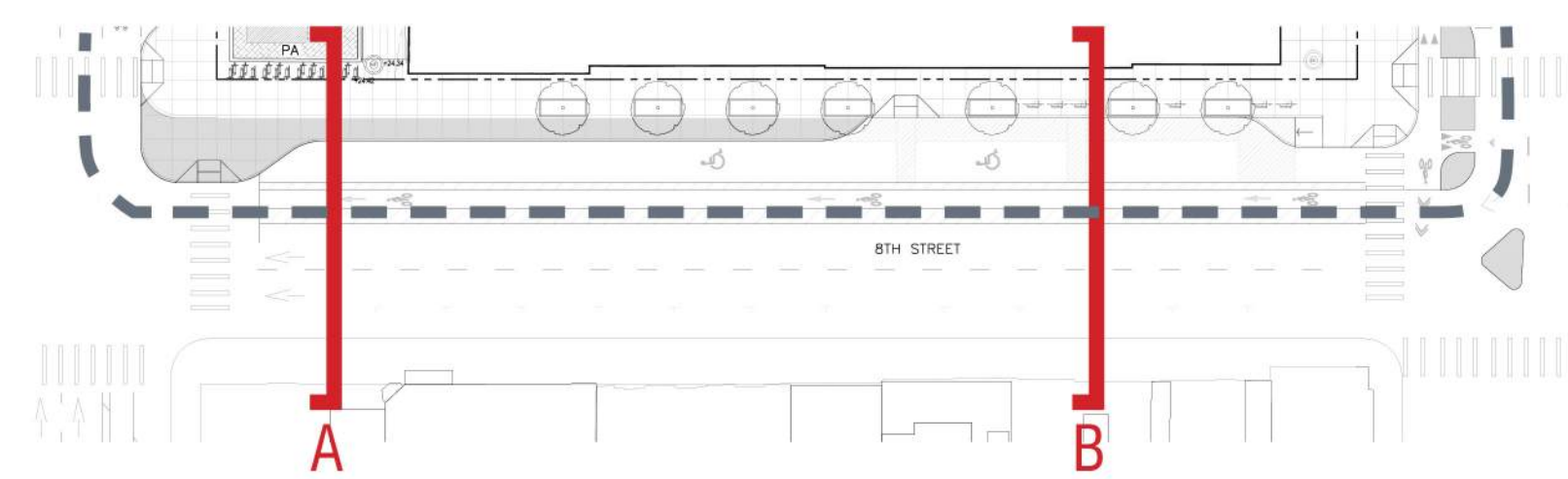
SHEET:

L10.2

PRELIMINARY - Not for Construction -



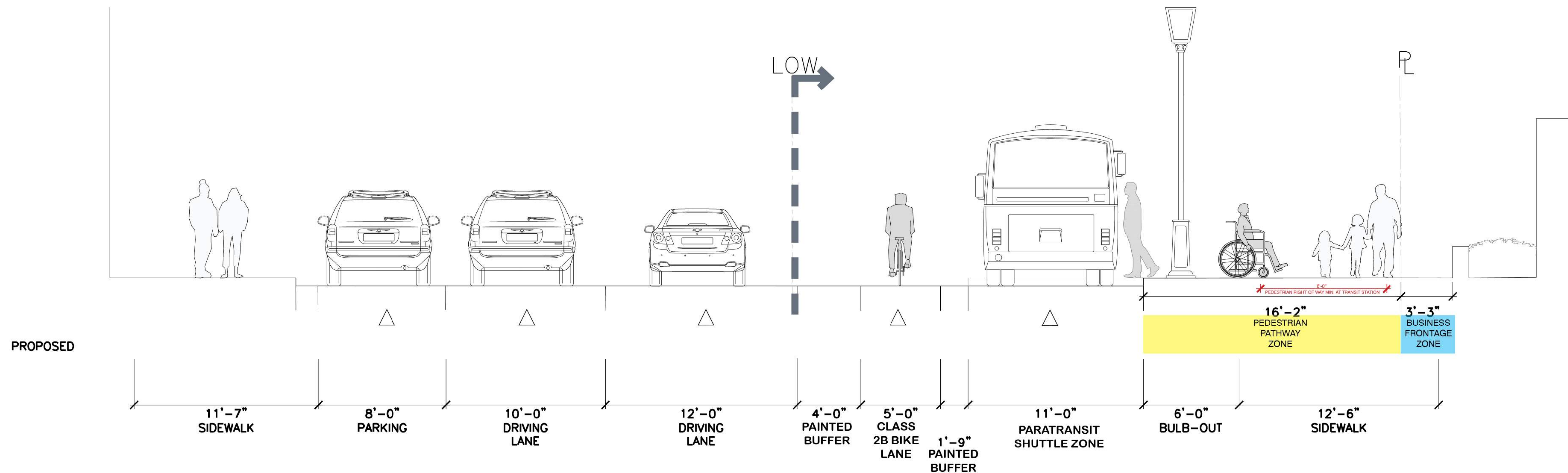
Key Plan



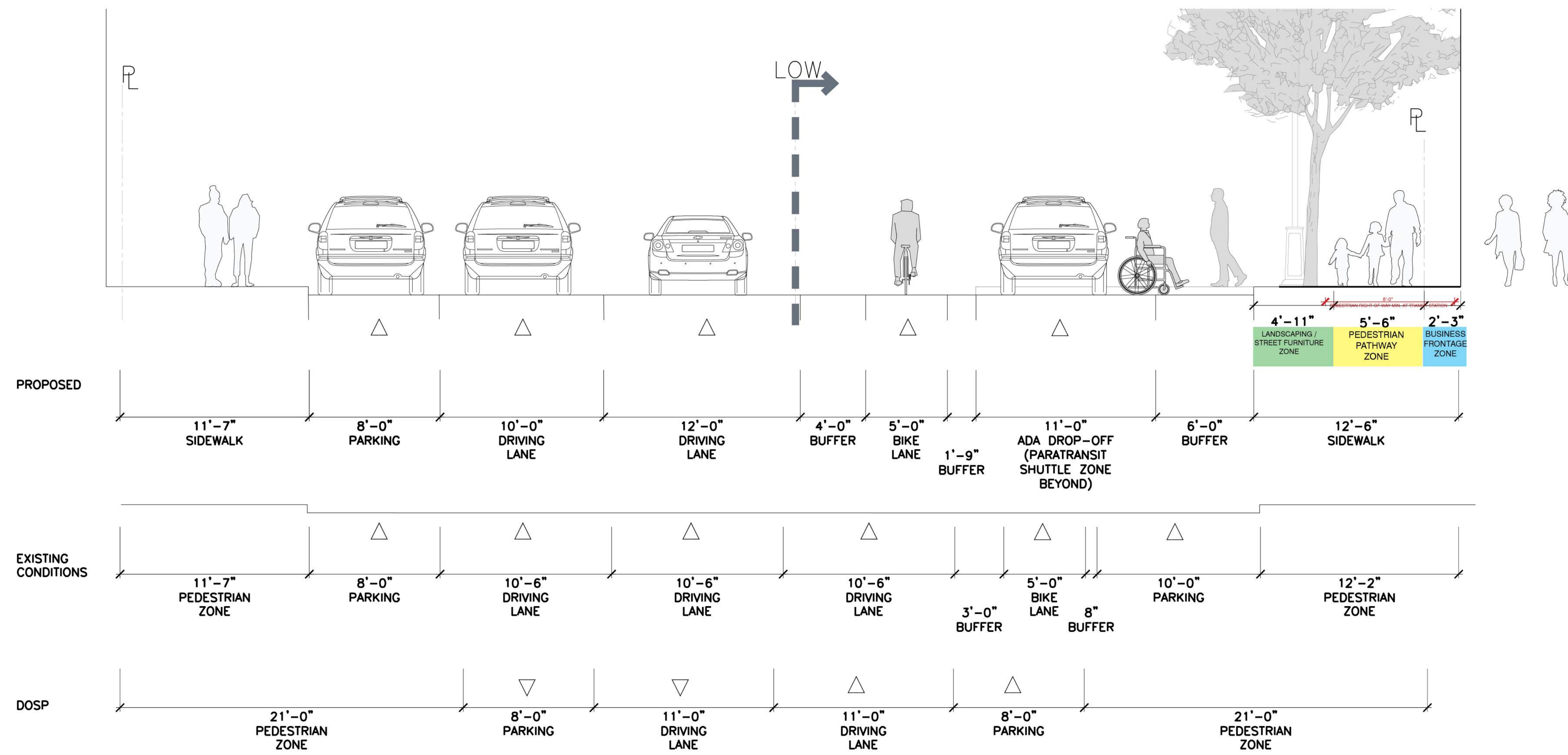
Plan



Note:
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Typical Cross Section: A Shuttle Zone



Typical Cross Section: B Not official BART Loading



LAKE MERRITT BART HORIZONTAL FDP Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

| | |
|-------------------------|------------|
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| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

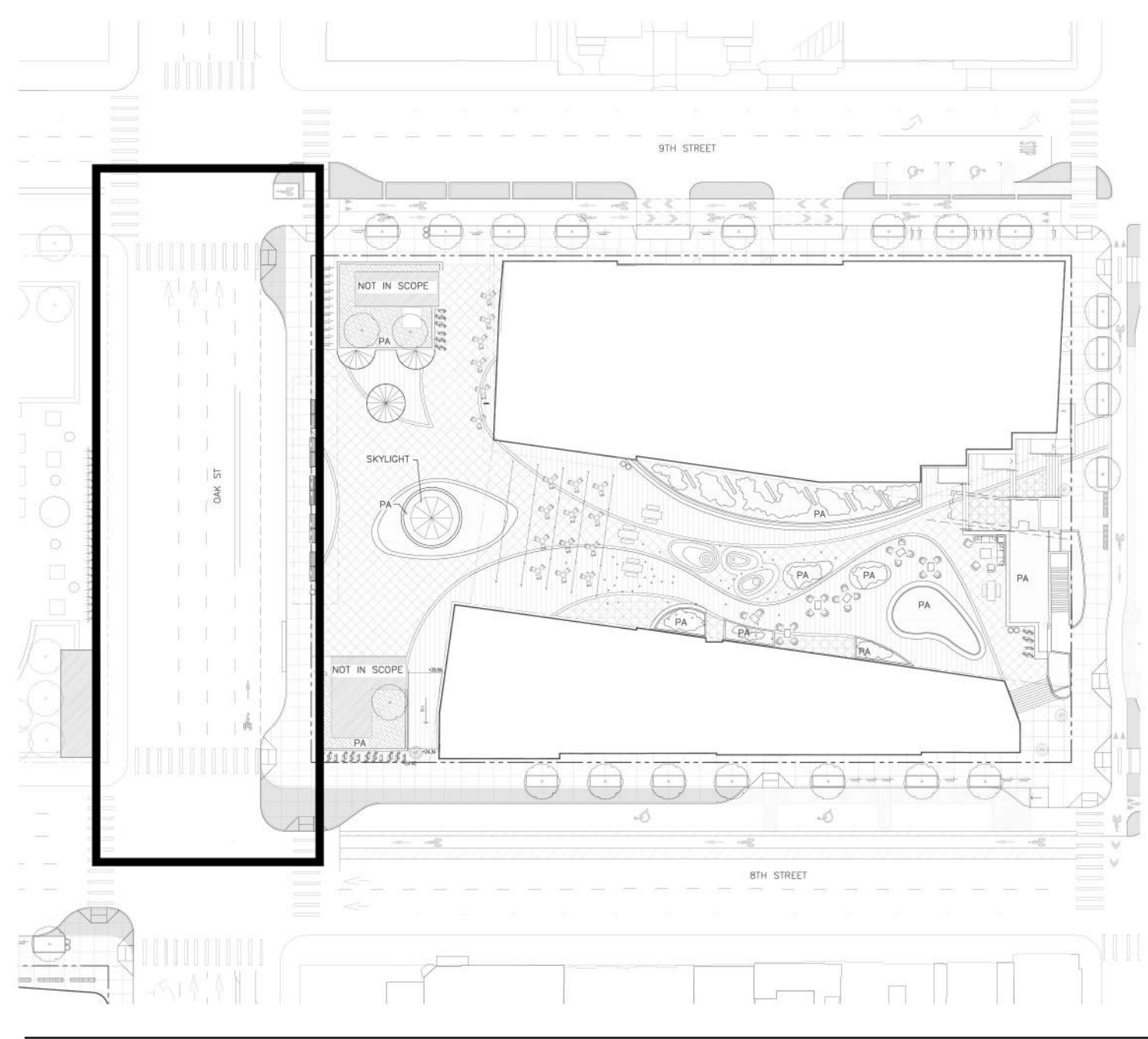
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JOB NUMBER: 1808
 DRAWN BY: Author
 CHECKED BY: Checker
 ISSUE DATE: xxxxxxxx

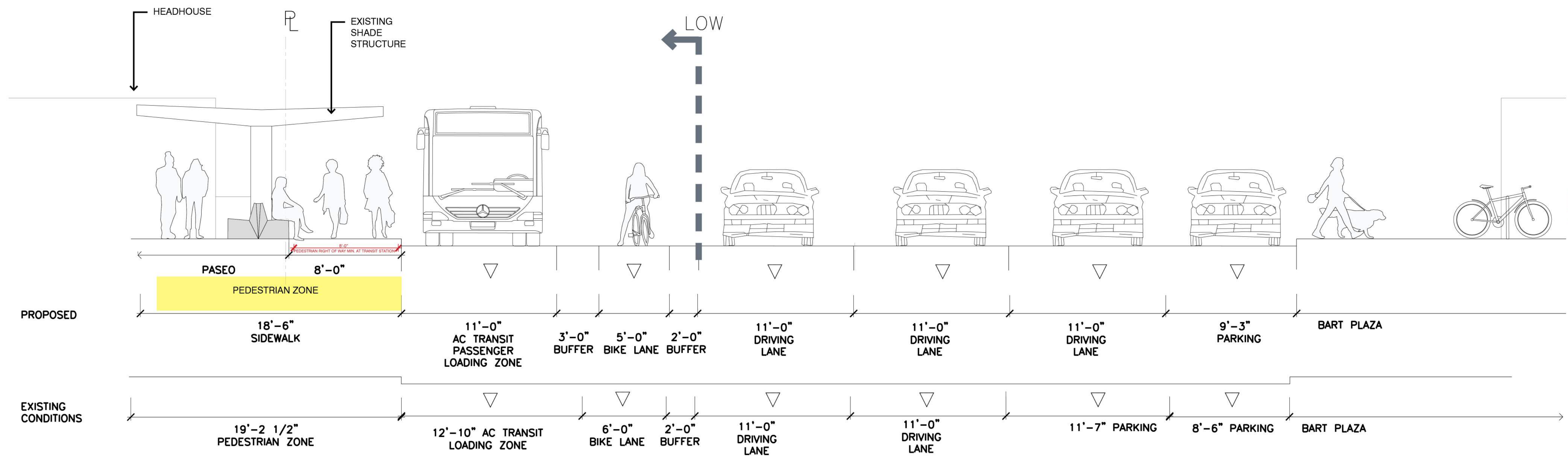
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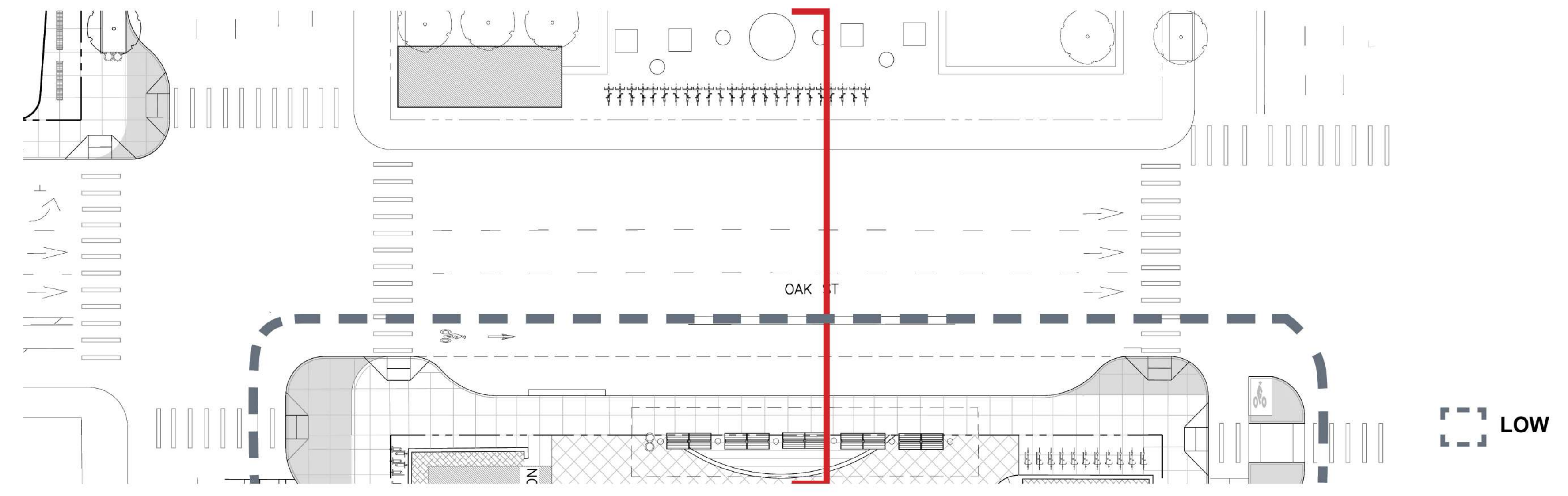
SHEET: L10.3



Key Plan



Typical Cross Section



Plan

Note:
Alameda CTC is proposing to construct a two-way bike lane on the west side of Oak, between 3rd and 9th Streets as part of the Oakland-Alameda Access Project. This facility has been planned in conjunction with City of Oakland Planning and OakDot.



LAKE MERRITT BART
HORIZONTAL FDP
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

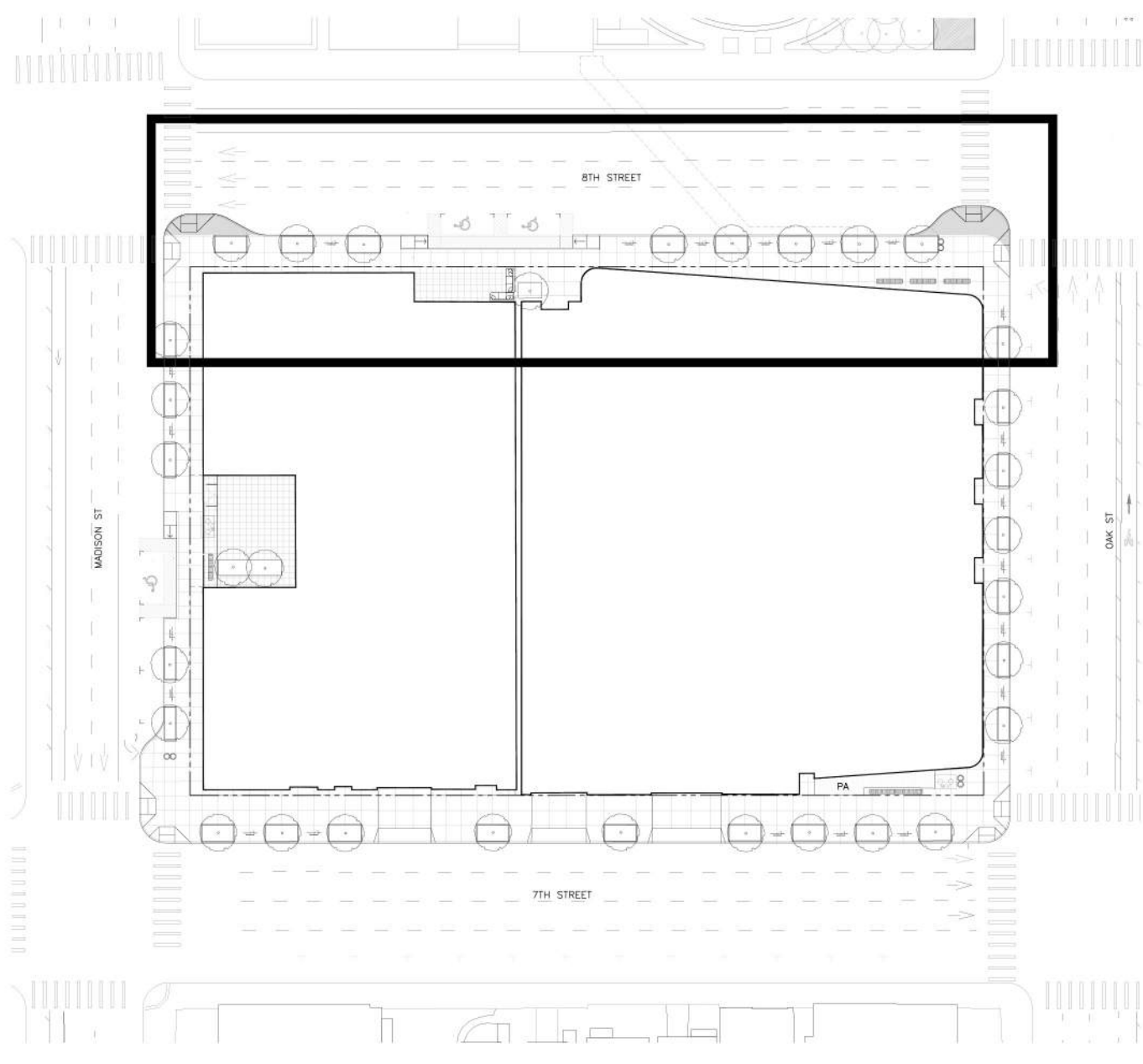
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| 50 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

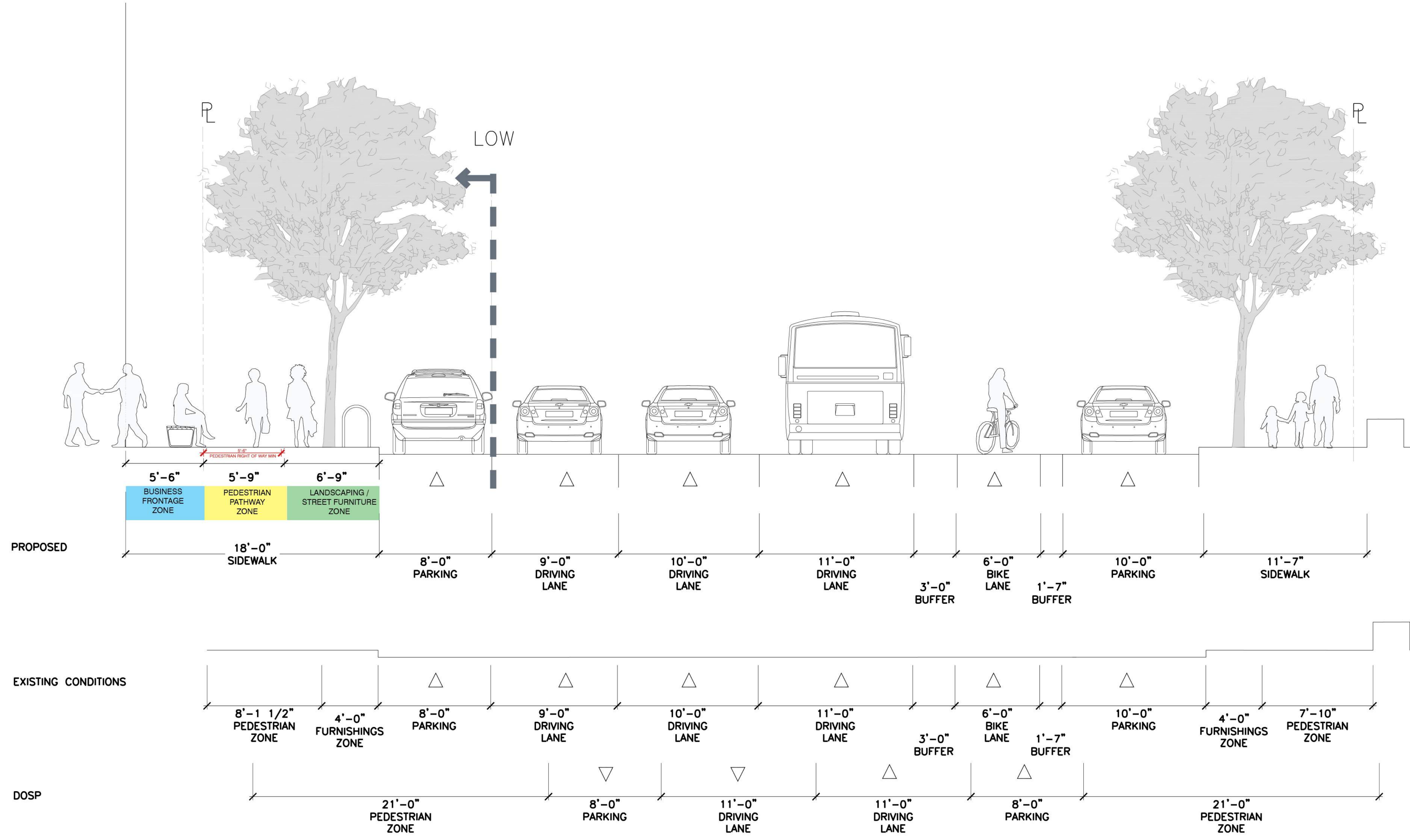
| NO. | ISSUE | DATE |
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| JOB NUMBER: | 1808 |
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| CHECKED BY: | Checker |
| ISSUE DATE: | xxxx/xxxx |
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| PHASE: | 1 |
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| TITLE: | OAK ST SECTION |

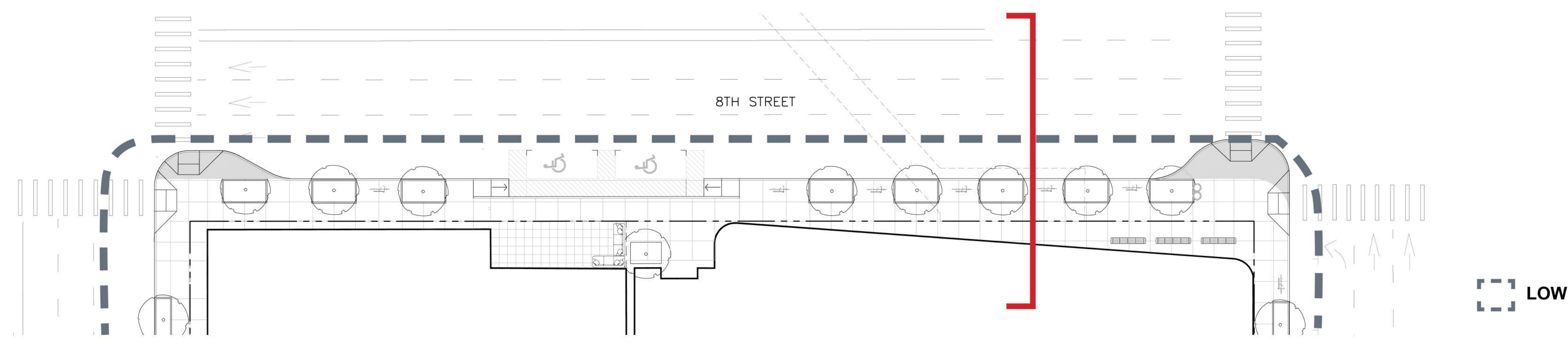
SHEET:
L10.4



Key Plan



Typical Cross Section



Plan



LAKE MERRITT BART
HORIZONTAL FDP
Oakland, CA 94607

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ISSUE SCHEDULE

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| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

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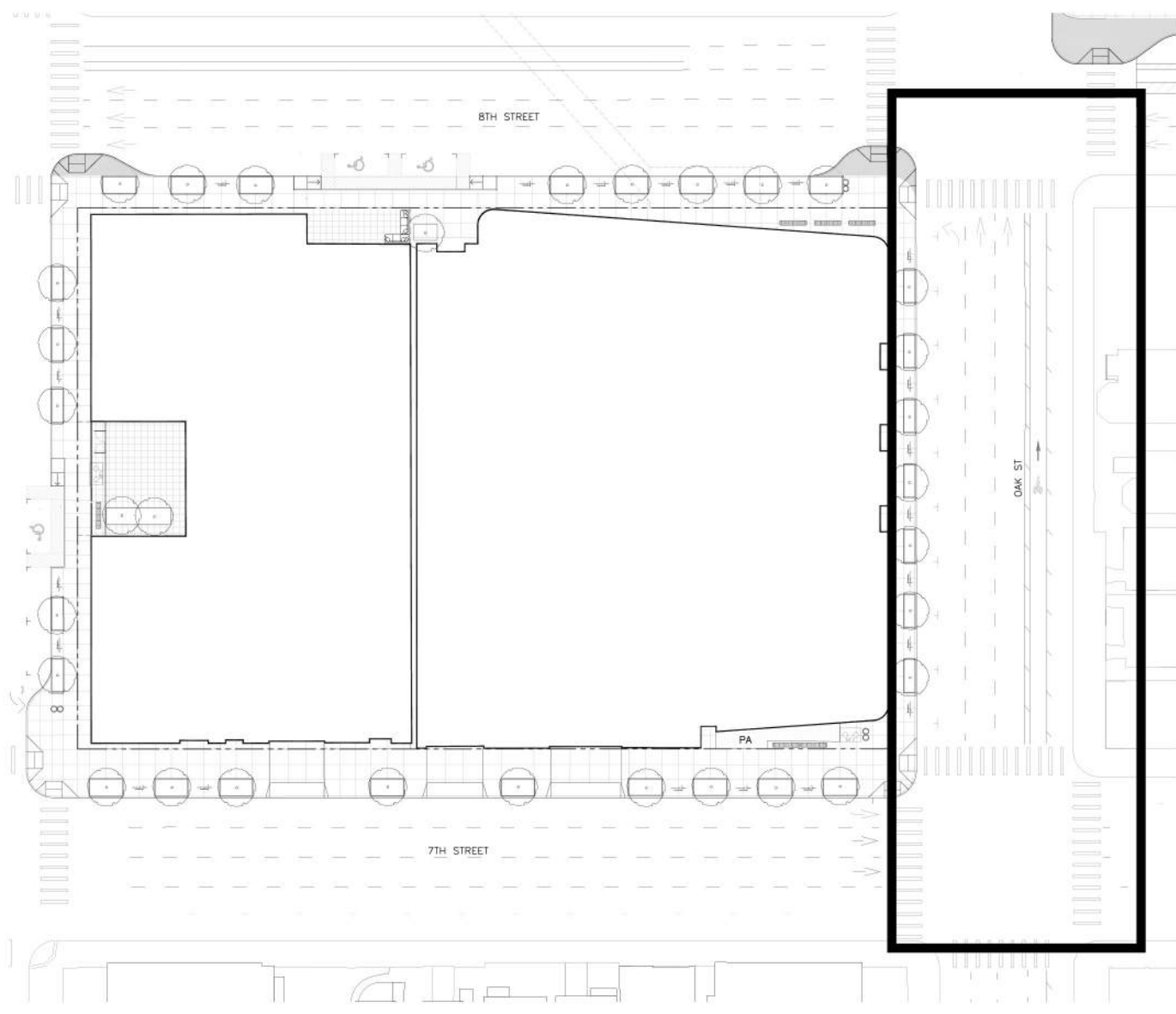
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CHECKED BY: Checker
ISSUE DATE: xxxxxxxx

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BLOCK: 2

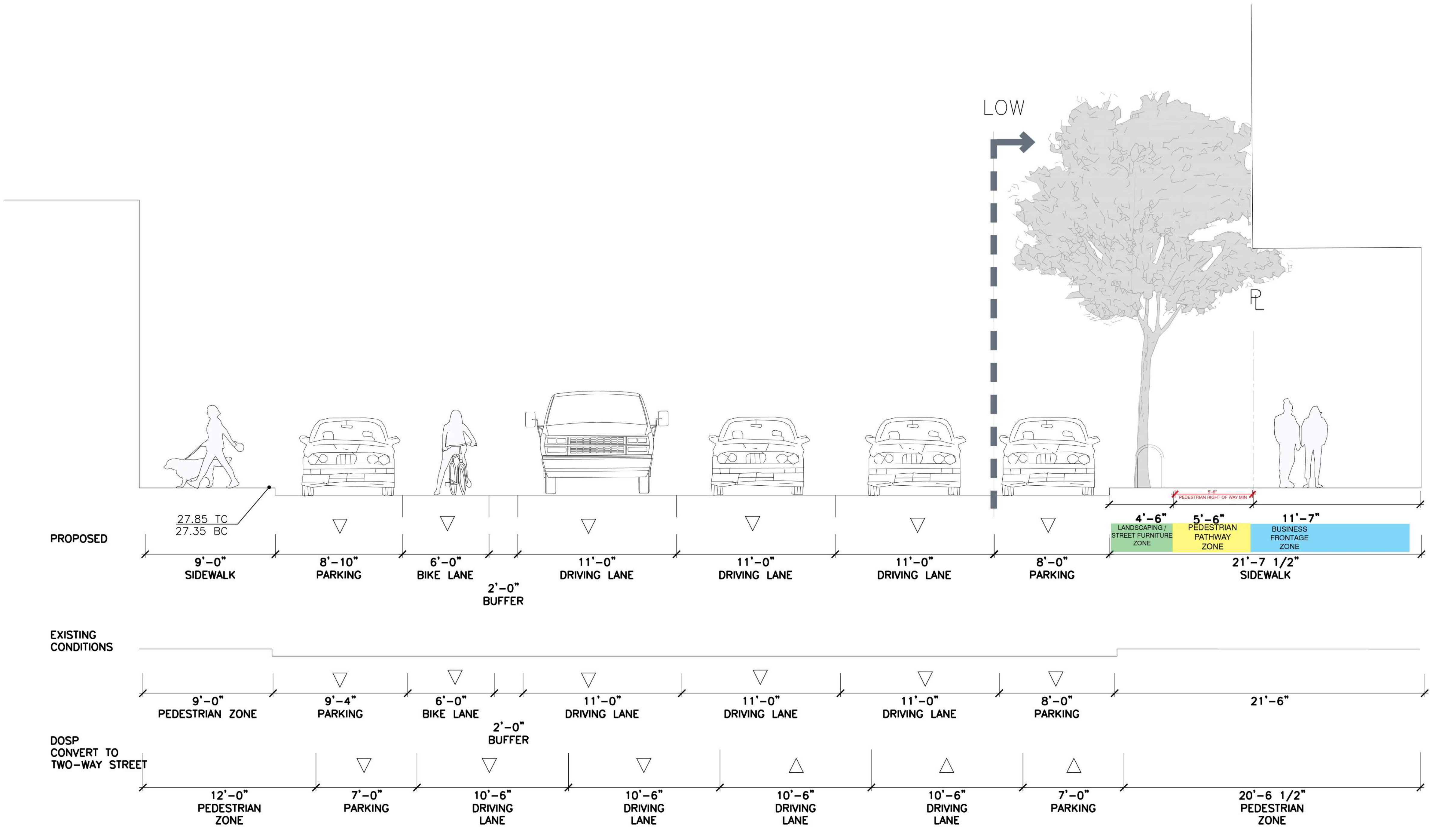
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8TH ST SECTION

SHEET:
L10.5

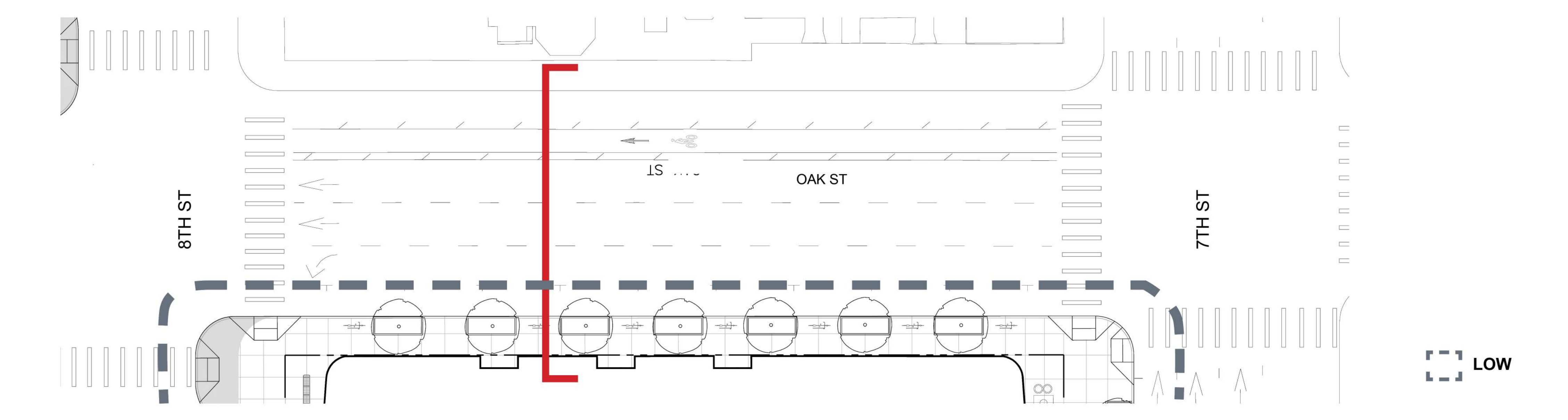
PRELIMINARY - Not for Construction -



Key Plan



Typical Cross Section



Plan



LAKE MERRITT BART HORIZONTAL FDP
Oakland, CA 94607

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ISSUE SCHEDULE

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| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

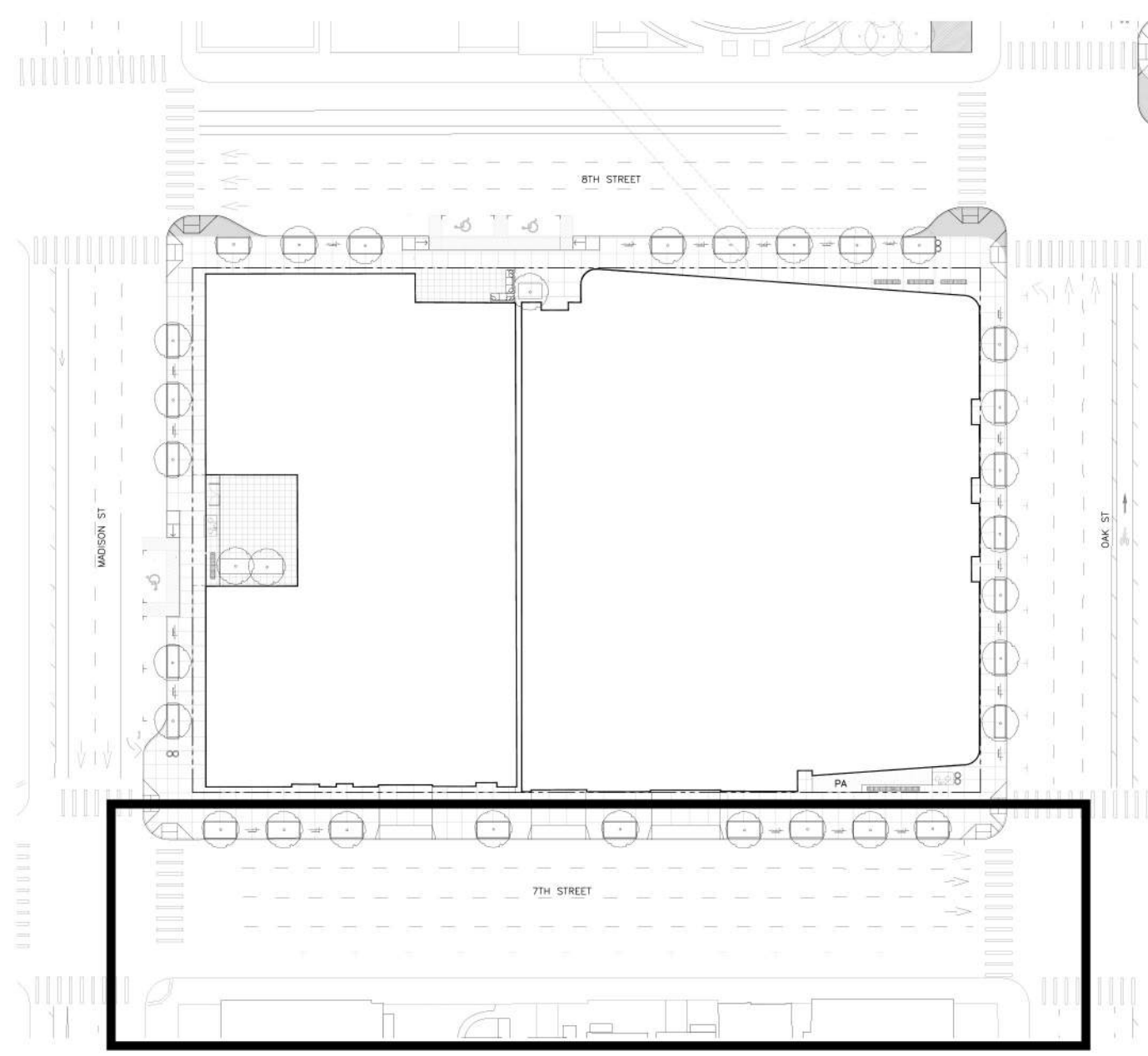
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| CHECKED BY: | Checker |
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| SCALE: | As indicated |
| PHASE: | 1 |
| BLOCK: | 2 |

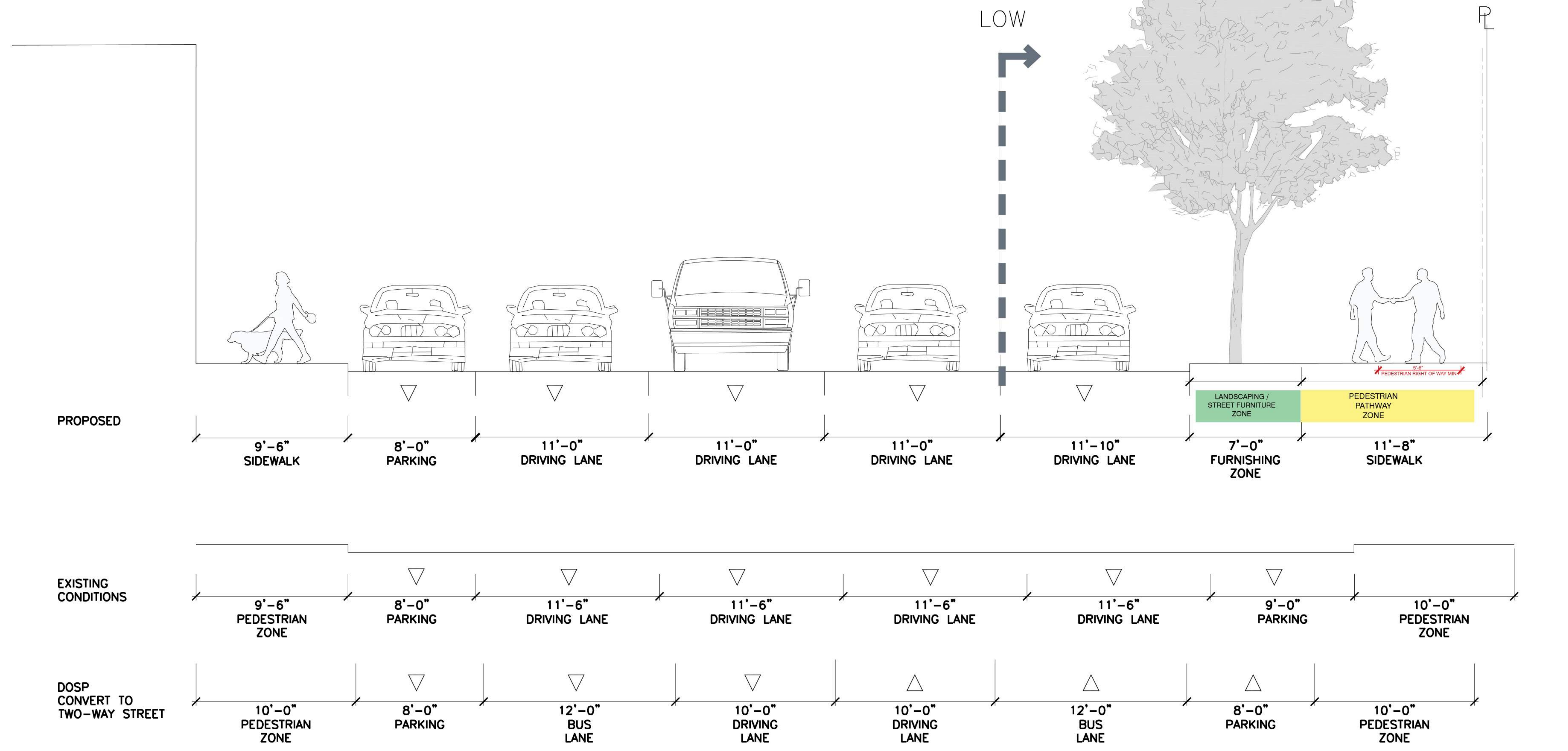
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SHEET: **L10.6**

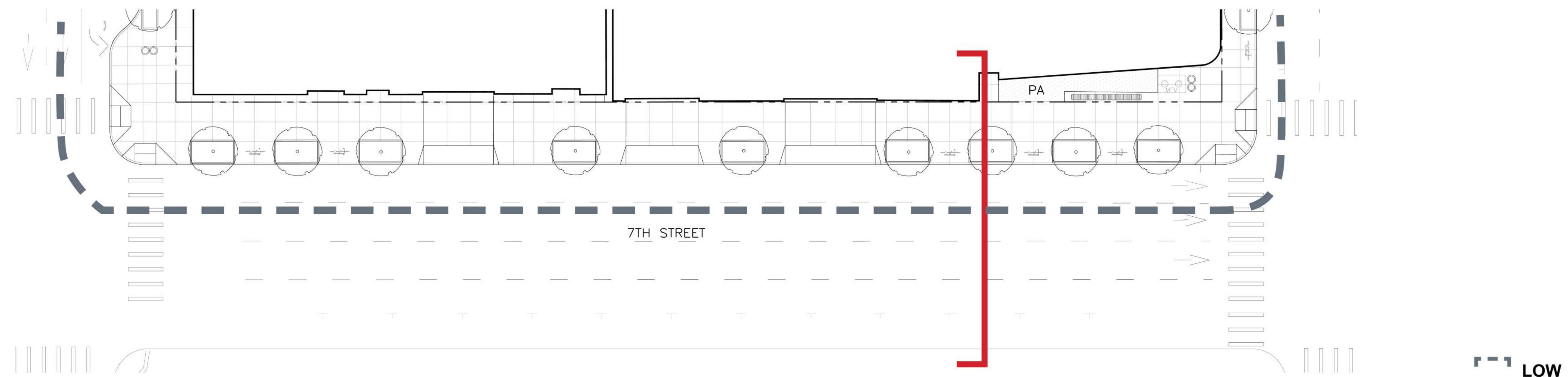
PRELIMINARY - Not for Construction -



Key Plan



Typical Cross Section



Plan



LAKE MERRITT BART
HORIZONTAL FDP
Oakland, CA 94607

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ISSUE SCHEDULE

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| 100 SD - HORIZONTAL FDP | 12/17/2021 |
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REVISION SCHEDULE

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JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xx/xx/xxxx

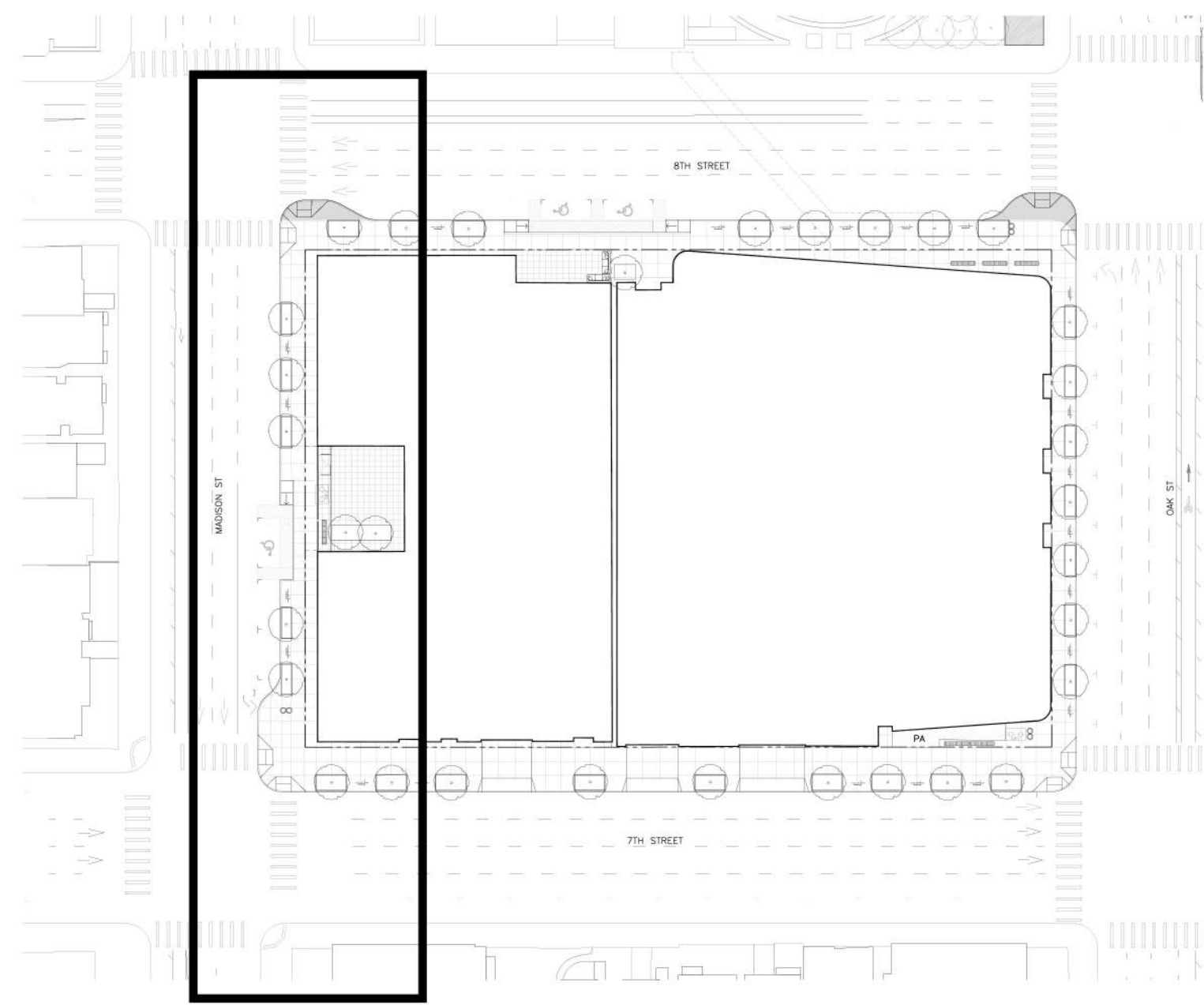
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BLOCK: 2

TITLE:
7TH ST SECTION

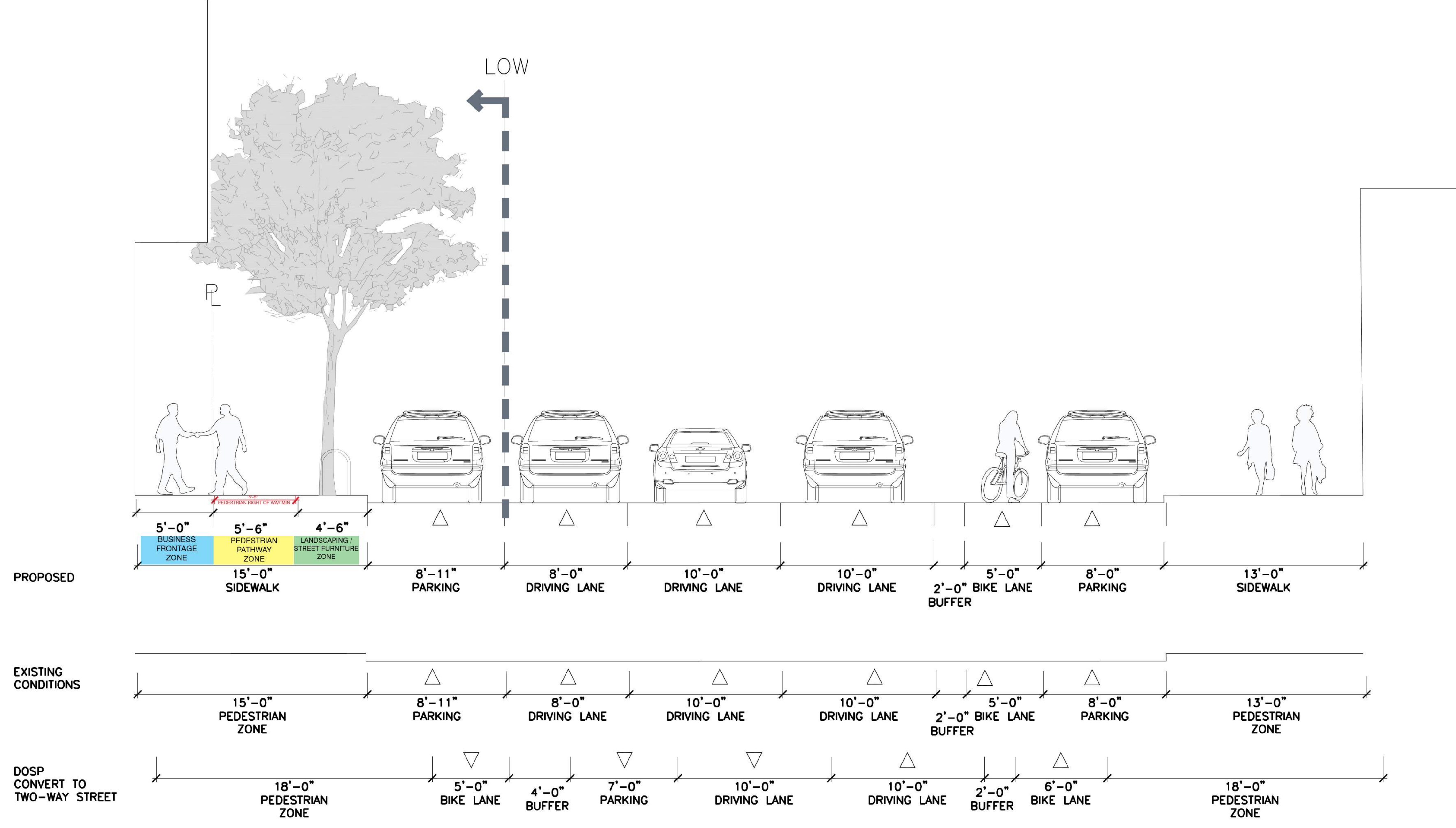
SHEET:

L10.7

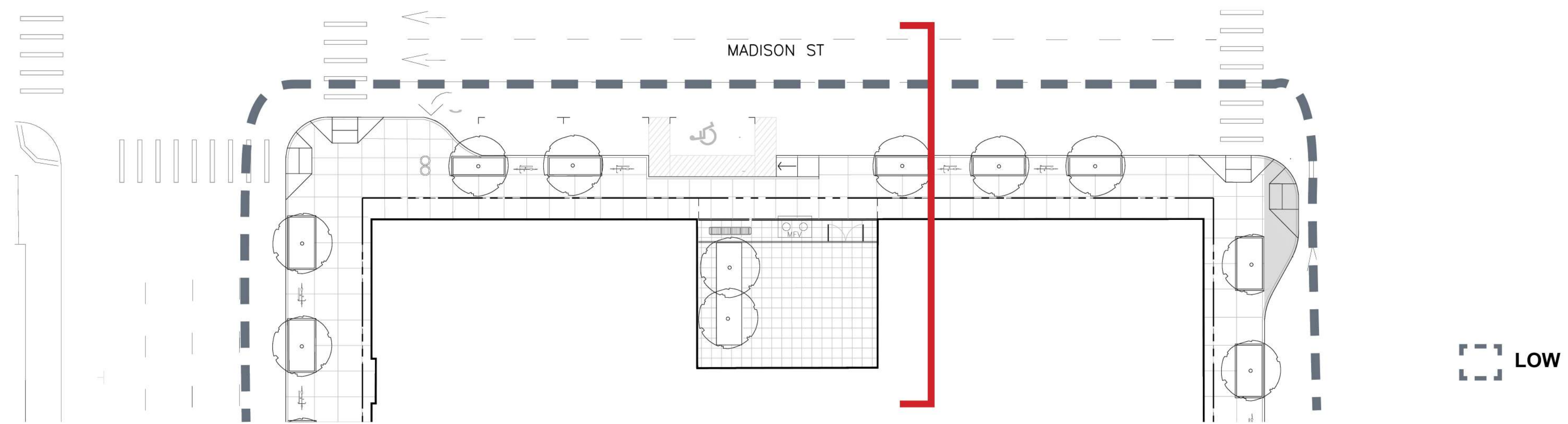
PRELIMINARY - Not for Construction -



Key Plan



Typical Cross Section



Plan



LAKE MERRITT BART
HORIZONTAL FDP
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

| NO. | ISSUE | DATE |
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JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xx/xx/xxxx

SCALE: As indicated
PHASE: 1
BLOCK: 1

TITLE:
MADISON ST SECTION

SHEET:

L10.8

PRELIMINARY - Not for Construction -



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

| | |
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| 50 SD - HORIZONTAL FDP | 10/29/2021 |
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| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

| NO. | ISSUE | DATE |
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JOB NUMBER: 1908

DRAWN BY: Author

CHECKED BY: Checker

ISSUE DATE: xxx/xxx/xx

SCALE: As indicated

PHASE: 1

BLOCK: 1

TITLE:
BART INFRASTRUCTURE

SHEET:

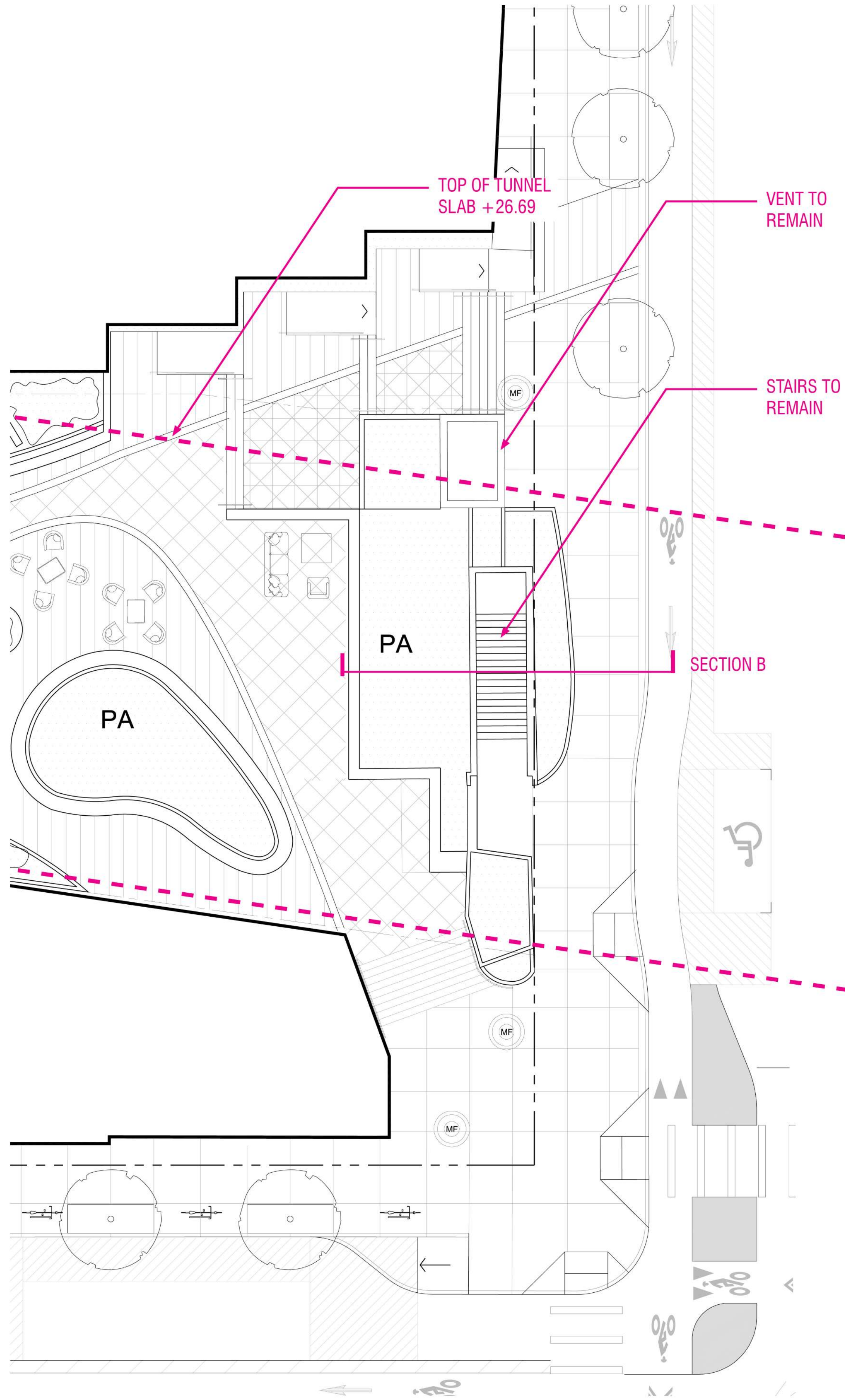
L10.9

PRELIMINARY - Not for Construction -

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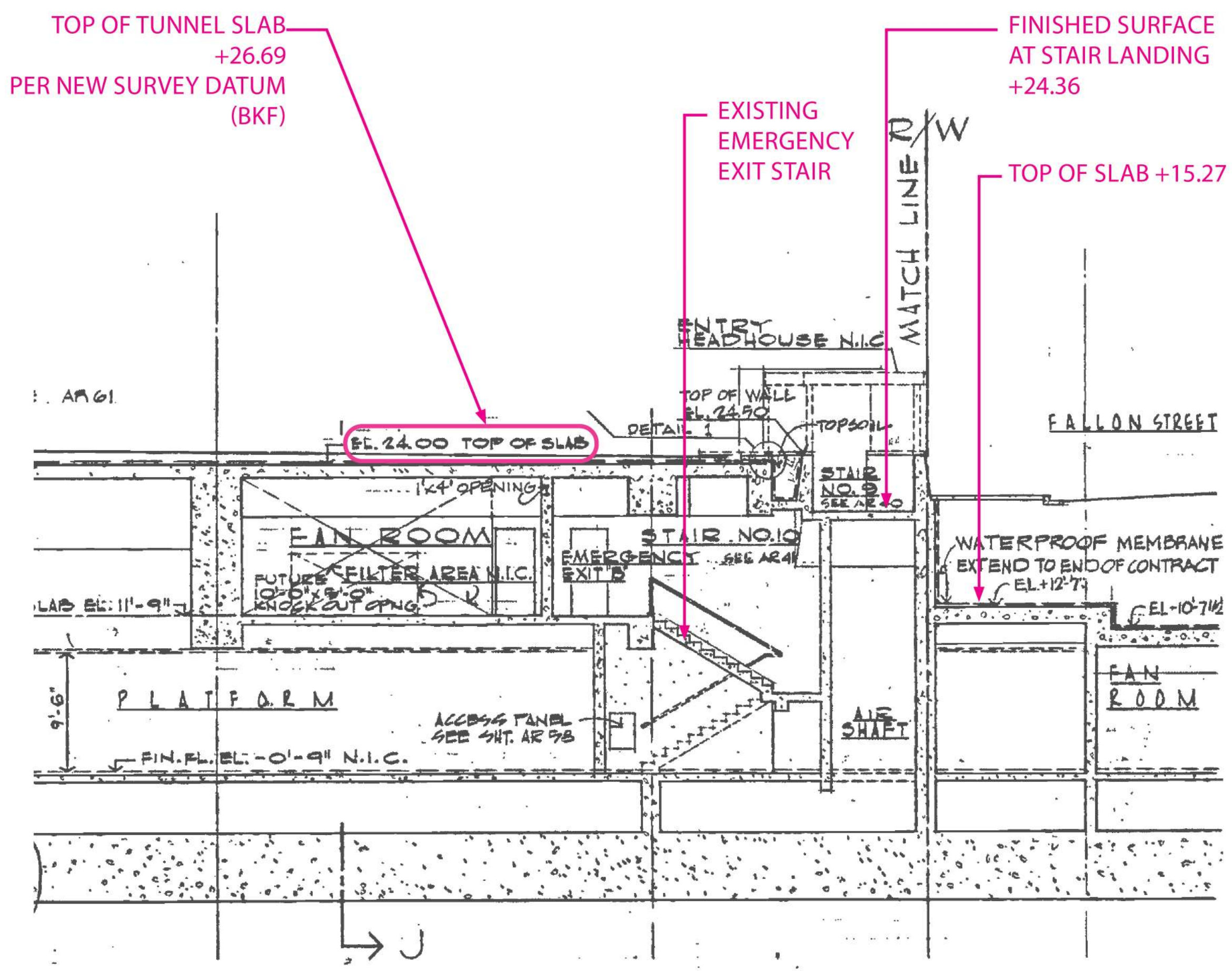
RENDERING OF THE PASEO ENTRANCE ON FALLON



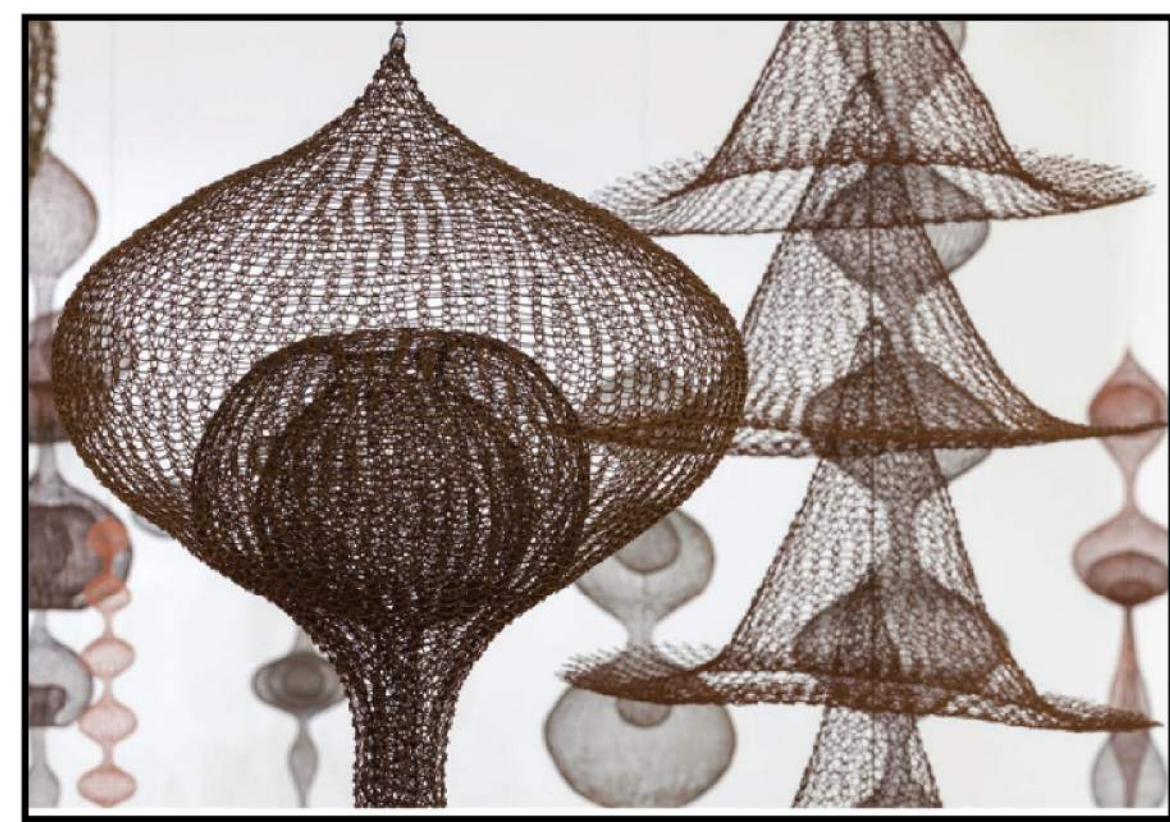
VENT: TO REMAIN
FINAL DESIGN TREATMENT TO BE DEVELOPED WITH BART. OPPORTUNITY FOR ART.



STAIR: TO REMAIN
FINAL DESIGN TREATMENT TO BE DEVELOPED WITH BART. OPPORTUNITY FOR ART.



SECTION B
STAIR: TO REMAIN AS-BUILT OVERLAY AT EMERGENCY EXIT STAIR



Decorative lanterns



Festoon lighting



General lighting - Multi-headed pole



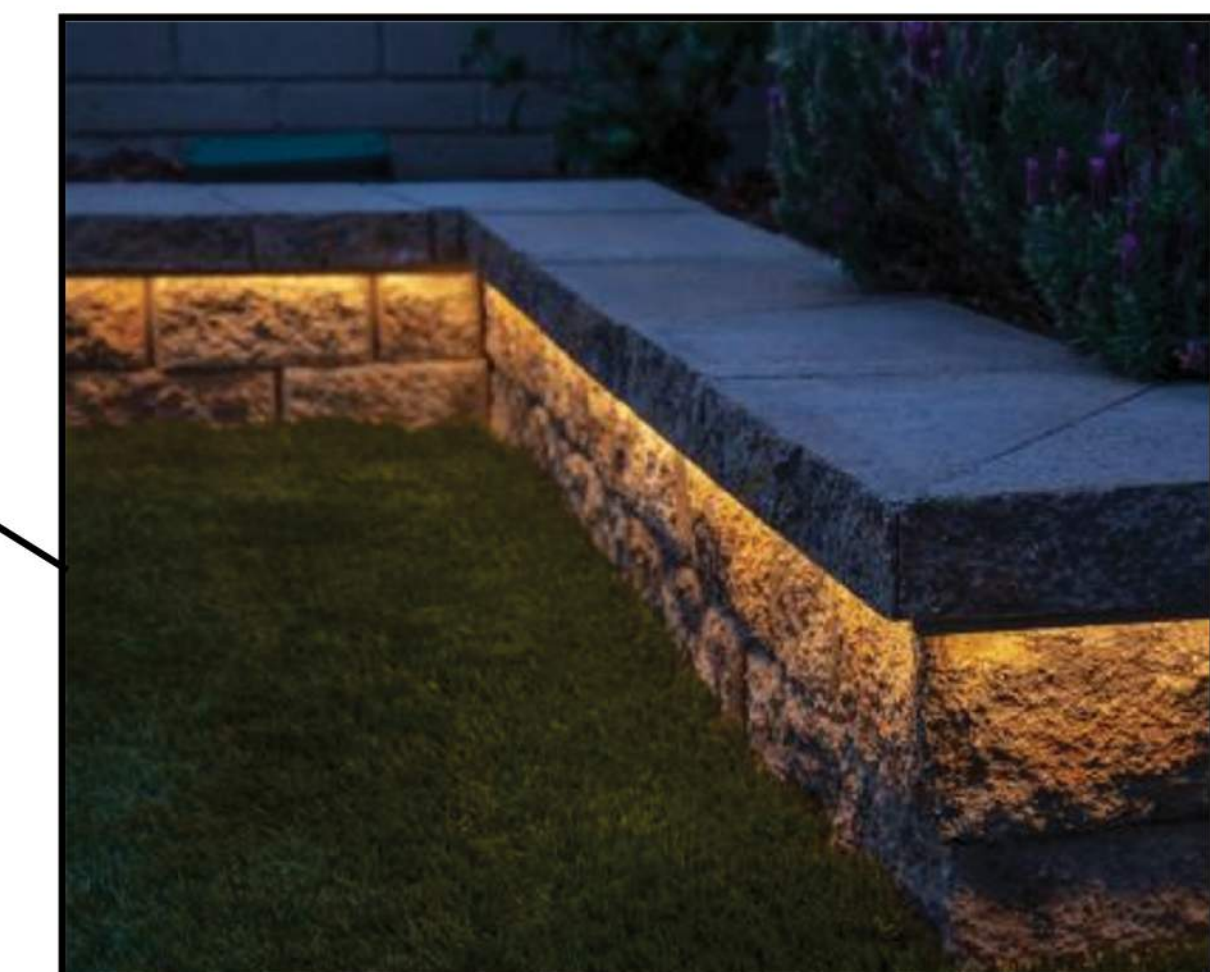
Tree uplighting



Plant wall uplight



Embedded plant wall light



Integrated bench lighting



'Light Wands' - Decorative light installation



Street Poles



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

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| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

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JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xxx/xxx/xxx

SCALE: As indicated
PHASE: 1
BLOCK: 1

TITLE:
**PRELIMINARY LIGHTING
CONCEPTS**

SHEET:

L11.1

PRELIMINARY - Not for Construction -

NOTE:
"BART must comply with requirements enforced by CPUC as BART operates under a CPUC permit for rail operations. In addition, BART must respond and comply with Homeland security requirements impacting mass transit. These changes often result from terrorist activities throughout the world. Therefore it is imperative BART review any conditions or proposal that may impact station or system operations prior to project approval." and "BART has completed an initial review of the project PDP and the the project as presened is reasonable to be constructed assuming design criteria outlined in the BART BFS are complied with and staging of the construction is done so as to not impact station and rail operations."

Baseline design and construction in the West Plaza is fully funded by the developer.

Existing bus shelter, headhouses, and skylight to remain.



**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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REVISION SCHEDULE

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JOB NUMBER: 1808

DRAWN BY: Author

CHECKED BY: Checker

ISSUE DATE: xxx/xxx/xx

SCALE: As indicated

PHASE: 1

BLOCK: 1

TITLE:

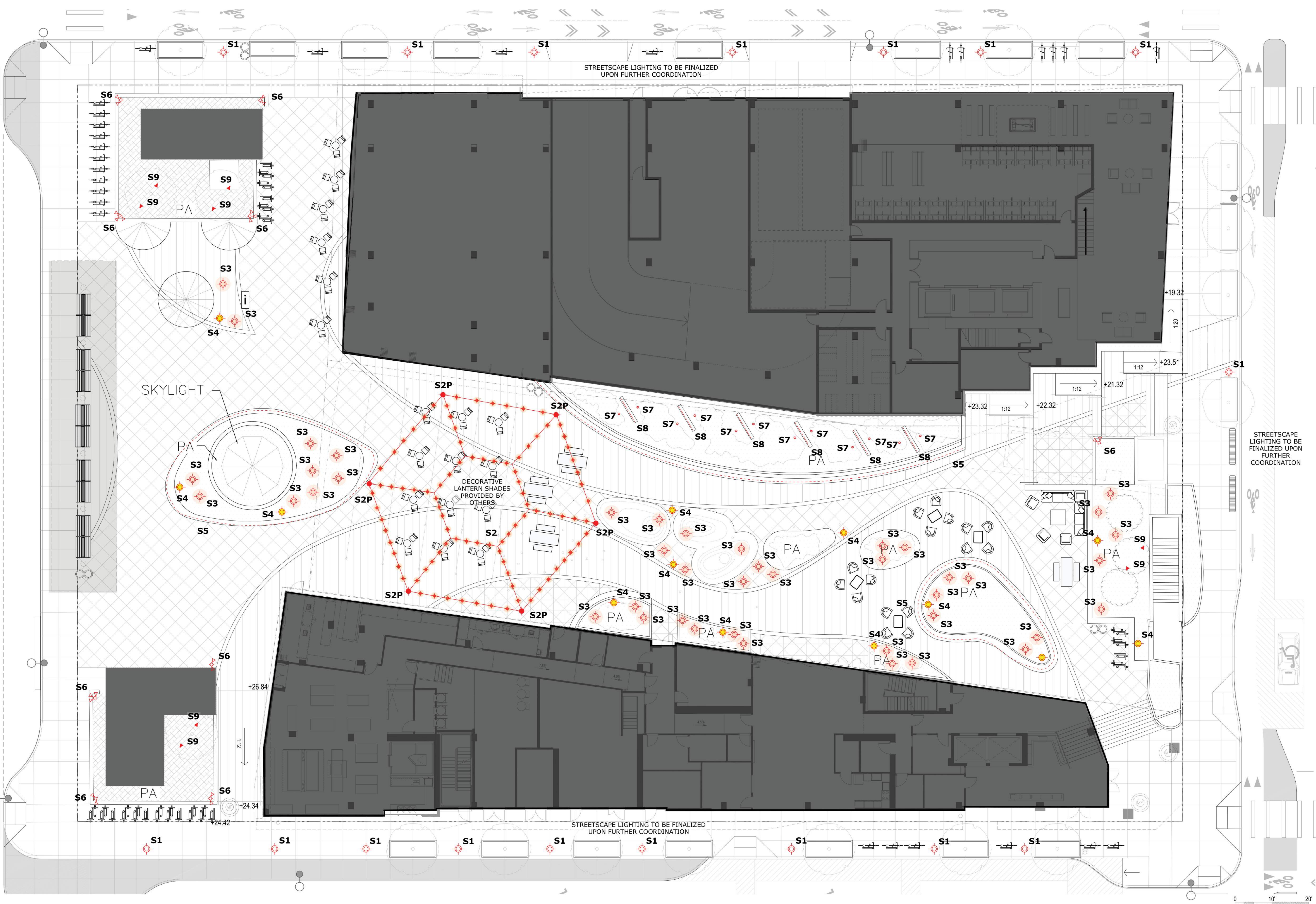
PRELIMINARY LIGHTING LAYOUT

SHEET:

L11.2

PRELIMINARY - Not for Construction -

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- S1:** Street Pole
- S2:** Festoon Lighting
- S3:** Light Wand
- S4:** Pedestrian Pole
- S5:** Integrated bench
- S6:** Multi-head Pole
- S7:** Uplighting
- S8:** Embedded Plant Wall Light
- S9:** Stake-mounted Tree Uplight
- S2P:** Mounting Pole
- Existing Roadway Pole

NOTE:
"BART must comply with requirements enforced by CPUC as BART operates under a CPUC permit for rail operations. In addition, BART must respond and comply with Homeland security requirements impacting mass transit. These changes often result from terrorist activities throughout the world. Therefore it is imperative BART review any conditions or proposal that may impact station or system operations prior to project approval." and "BART has completed an initial review of the project PDP and the the project as presented is reasonable to be constructed assuming design criteria outlined in the BART BFS are complied with and staging of the construction is done so as to not impact station and rail operations."

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**LAKE MERRITT BART
HORIZONTAL FDP**
Oakland, CA 94607

STAMP:

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| REVISION SCHEDULE | | |
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JOB NUMBER: 1808
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: xxx/xxxx

SCALE: As indicated
PHASE: 1
BLOCK: 1

TITLE:
**PRELIMINARY PHOTOMETRIC
CALCULATION**

SHEET:

L11.3

PRELIMINARY - Not for Construction -

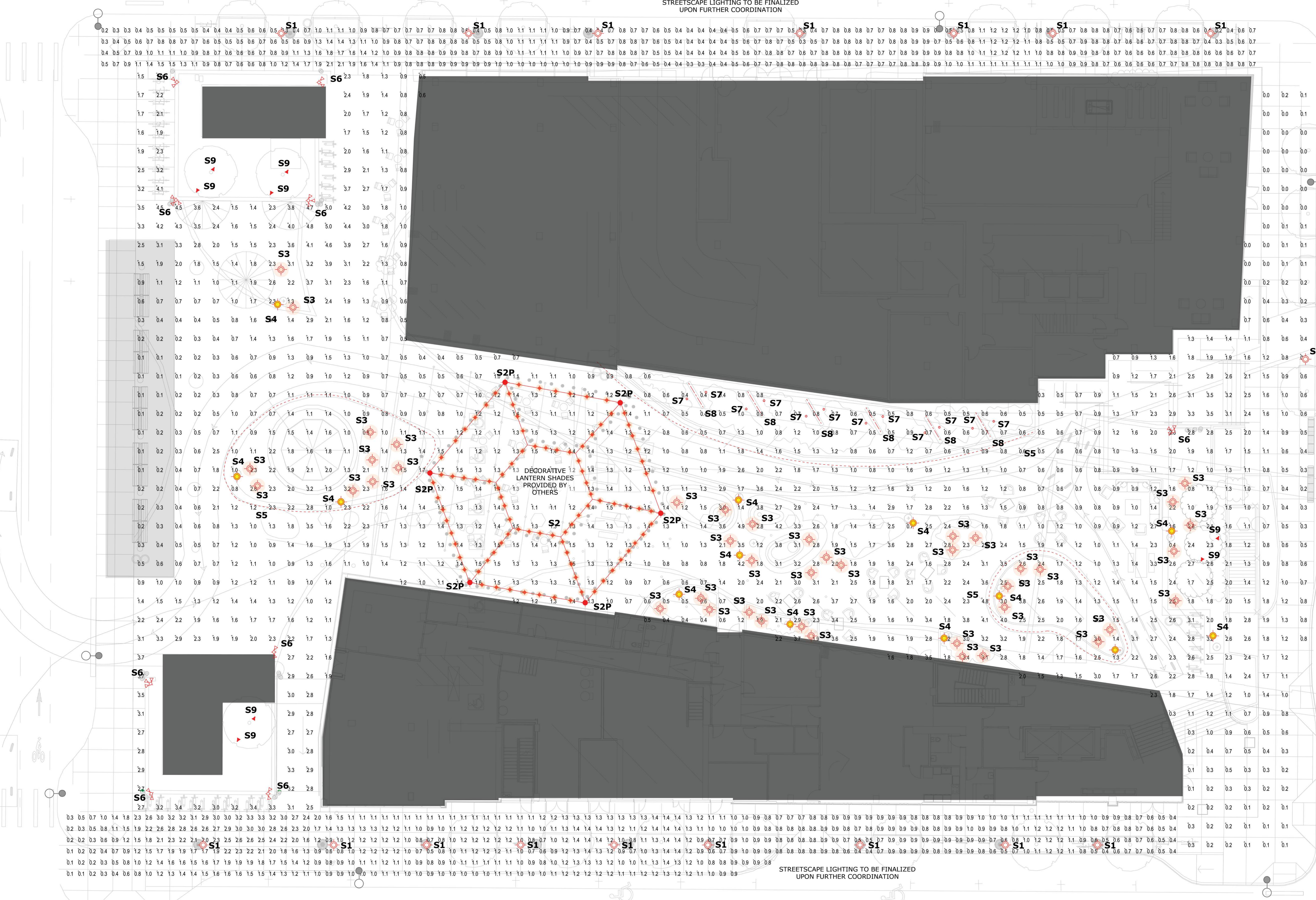
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STREETSCAPE LIGHTING TO BE FINALIZED
UPON FURTHER COORDINATION

STREETSCAPE
LIGHTING TO BE
FINALIZED UPON
FURTHER
COORDINATION

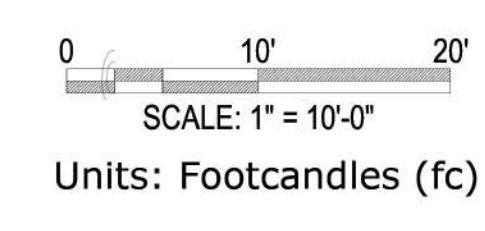
DECORATIVE
LANTERN SHADES
PROVIDED BY
OTHERS

STREETSCAPE LIGHTING TO BE FINALIZED
UPON FURTHER COORDINATION



NOTE:
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- S1: Street Pole**
- S3: Light Wand**
- S6: Multi-head Pole**
- S9: Stake-mounted Tree Uplight**
- S2: Festoon Lighting**
- S4: Pedestrian Pole**
- S7: Uplighting**
- Existing Roadway Pole**
- S2P: Mounting Pole**
- S5: Integrated bench**
- S8: Embedded Plant Wall Light**



Baseline design and construction in the West Plaza is fully funded by the developer.

Existing bus shelter, headhouses, and skylight to remain.


S1: Street Pole

Date: _____ Customer: _____ **selux**

Project: _____

Type: _____ Qty: _____

Modular MTR Column LED



Order Code: _____

| MMTR Series | MMTR Modular MTR Column LED |
|----------------------------|--|
| Nominal Ht. of Lit Section | 2 3 4 2' 3' 4' |
| Light Engine | 1830 2830 3830 4830 <small>See p. 9 for details</small> |
| CCT | 27 30 35 40 2700K 3000K 3500K 4000K <small>For other CCT please consult factory</small> |
| Finish | WH BK BL BZ SV SP White Black Satin Matte Bronze Silver Specify Premium Color |
| Voltage | 120 208 240 277 347 ¹ 480 ¹ <small>Requires step-down transformer. Test voltage only. 120V, 240V, and 277V only.</small> |
| Options | DM HL50 ² Covering Hi Lx Switching (3-10V) 50% |


Product Modifications: _____ Approvals: _____

Date: _____

Selux Corporation © 2018. T 845-834-1400, 800-735-8927, F 845-834-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not affect the function of the product. Specification sheets found at www.selux.us are the most current versions and supersede all other printed or electronic versions.

S2: Festoon Lighting

tivoli 12V Litesphere™ 2.0

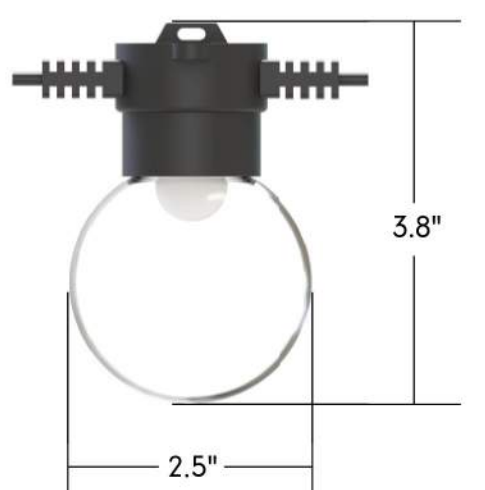


Project: _____ Type: _____

Product Features

- Tivoli's next evolution of Litesphere delivers a robust specification-grade strand with factory molded standard spacing for consistent quality from start to finish
- Litesphere 2.0 design provides optional suspended mounting or a twist-off cap for surface applications
- 12V DC Low voltage system for long runs
- IP67
- cULUS
- 3 Year warranty

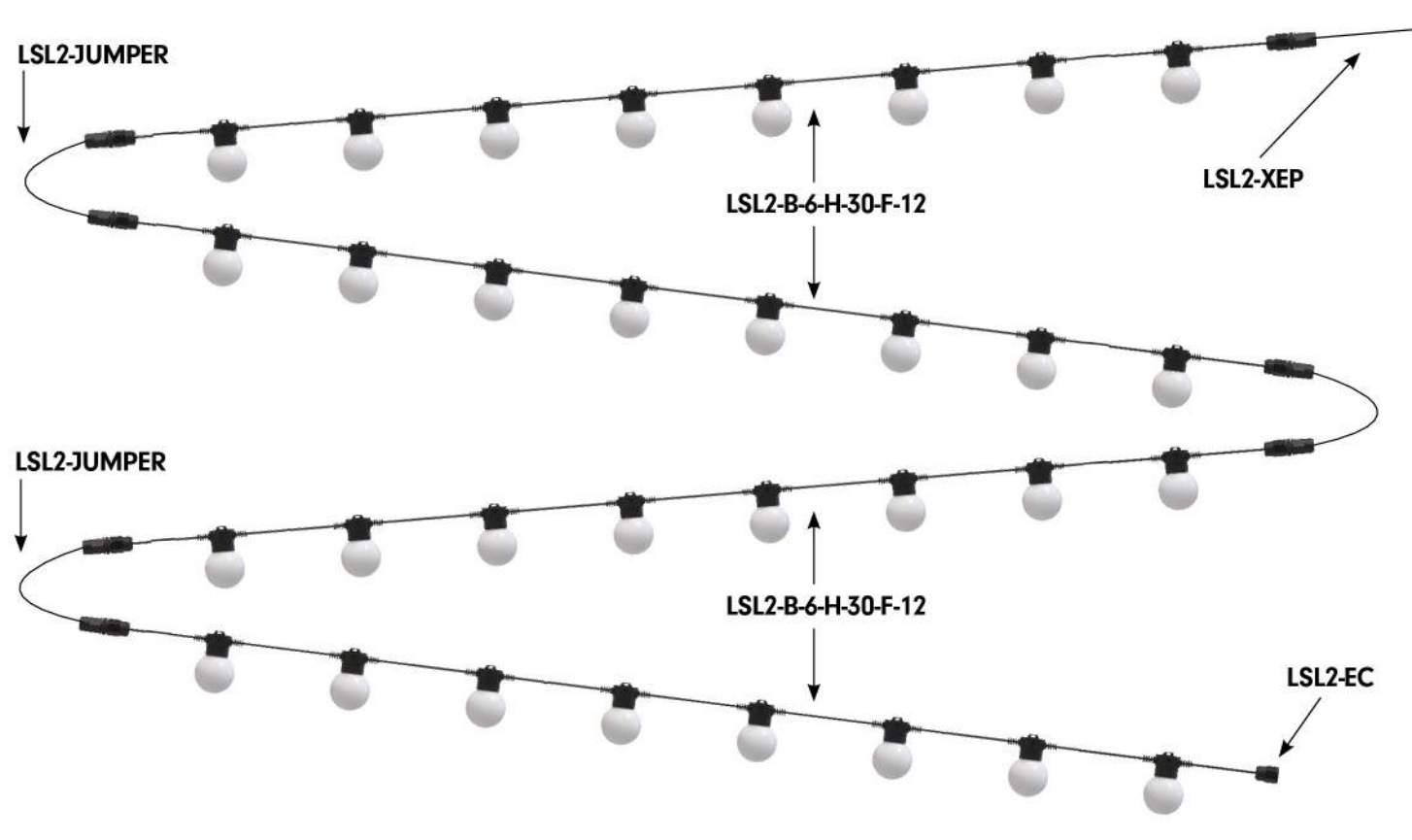
Dimensions



Tivoli, LLC reserves the right to modify this specification without prior notice.
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tivoli 12V Litesphere™ 2.0

System Configuration Example



Strand Order Guide Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

| Product | Wire | Spacing | LED Type | LED Color | Globe | Voltage |
|----------------|--------------------|---|--|--|--------------------------------|-----------|
| Litesphere 2.0 | B Black W White | 06 6" OC 12 12" OC 18 18" OC 24 24" OC | V Very High Output H High Output S Standard Output | 19 1900K 27 2700K 30 3000K 35 3500K 40 4000K 50 5000K* AM Amber* RB Royal Blue* RD Red* GN Green* YL Yellow* | C Clear F Frosted O Opal | 12 12V DC |

Tivoli, LLC reserves the right to modify this specification without prior notice. *Available in VHO LED only.

S2P: Mounting Pole, 13'-6"

valmont STRUCTURES **ROUND TAPERED STEEL DS200 3-Bolt Anchor Base**

Job Name: _____ Client Name: _____
Job Location - City: _____ State: _____ Created By: _____ Date: _____
Product: _____ Quarter: _____ Customer Approval: _____ Date: _____

SPECIFICATIONS

Plain Top Pole - The pole shaft conforms to ASTM A595 Grade A with a constant linear taper of 0.14 in/ft.

Pole Cap Pole Top - The pole top is held to a 3.00" OD (±0.13") for external top mount luminaire and/or bracket. For internal top mount luminaire please consult factory. A removable pole cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies.

Anchor Base - The anchor base (base plate) conforms to ASTM A36.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with one hex nut, one acorn nut and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Cross Section Hardware - All structural fasteners are galvanized high strength carbon steel or stainless steel.

Handhole Finish - Standard finishes are galvanized, prime painted or any of Valmont's V-PRO™ Protection Systems. Additional finish options available upon request.

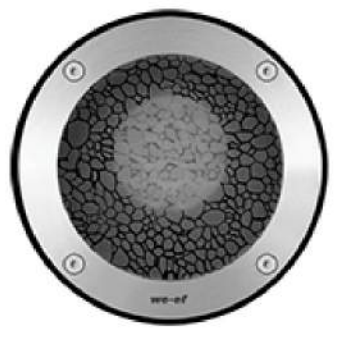
Acorn Nuts Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

VALMONT INDUSTRIES, INC. 28800 10A STREET, PO BOX 358 - VALLEY, NE 68064 USA 800-825-6668 VALMONTSTRUCTURES.COM

S3: Light Wand, Integrated

ETC120-GB LED ASC Inground Luminaires **we-ef**

1/8"



Description
IP68, Class I, K10+. Stainless steel construction. PCS hardware. Silicone COOB Controlled Compression Gasket. Safety glass lens; max load 5.5 tons (11,000 lbs). Luminaire can be driven over at low speed. Cable gland with spiral cable bending protection. Factory-sealed termination chamber complete with cable gland and 3 ft. of flexible PVC free, gel impregnated anti-wicking cable. Factory-installed circuit board with High Efficiency LEDs. Gimbal mounted, 20° tilt and 355° rotatable. Suitable for flush installation in concrete or earth. The concrete pour installation breakout is supplied as standard with luminaire. Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-8004 (Black) + XXX-XXXX (Accessory 1)

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ETC120-GB LED ASC Inground Luminaires **we-ef**

3/8"

Choices

| Light Distributions | Nominal Lumen | Nominal Watt | Colour Temperatures | Colours |
|--|---------------|--------------|---------------------|-----------------|
| symmetric, medium beam (M) | 738 | 6 | 3000 K | Stainless Steel |
| symmetric, very narrow beam (VN) | | | 4000 K | |
| symmetric, very narrow beam, 'sharp cut-off' (VNS) | | | | |

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LUMA

LAKE MERRITT BART HORIZONTAL FDP
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

| | |
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| 50 SD - HORIZONTAL FDP | 10/29/2021 |
| 100 SD - HORIZONTAL FDP | 12/17/2021 |
| 100 SD - HORIZONTAL FDP | 05/02/2022 |

REVISION SCHEDULE

| NO. | ISSUE | DATE |
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JOB NUMBER: 1808
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ISSUE DATE: xxx/xxx/xx
SCALE: As indicated
PHASE: 1
BLOCK: 1
TITLE: **FIXTURE CUT SHEET**

SHEET: **L11.4**

S4: Pedestrian Pole

LTM444 LED Light Columns

we-ef

1/5

Description
IP66, Class I, IK09, Marine-grade, die-cast aluminum alloy, 5CE superior corrosion protection including PCS hardware, Silicone COB Controlled Compression Gasket, Polycarbonate outer lens. Series door with fused cable connecting box. CAD-optimized optics for superior illumination and glare control. 0-10V Dimming comes standard with luminaire. Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical and electrical, must be specified separately. Example: XXX-XXXX-9004 (Black) + XXX-XXXX (Accessory 1)

Technical Information

| Light Distributions | Nominal Lumen | Nominal Watt | Colour Temperature | Colours |
|----------------------|---------------|--------------|--------------------|-----------------------|
| BS6J Type III Medium | 2097 | 18 | 2700 K | BAL9004 Black |
| | 2213 | 27 | | BAL9007 Grey Metallic |
| BR6J Type IV Medium | 3230 | | 3000 K | BAL9016 White |
| | 3516 | | 4000 K | BAL9019 Dark Bronze |
| | 4056 | | | |

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S5: Integrated bench

Kurba Horizontal Flexible LED strip - 24 VDC

opic arts by lumini

Features
Kurba Horizontal is a direct view, small profile, energy efficient and flexible LED strip suitable for wet locations capable of horizontal bends up to 2.5° radius. Built with robust factory made power leads or joiners, Kurba Horizontal mounts to a specifically designed aluminum extruded channel.

Applications
Outdoor wet location

Operating Voltage
24VDC

Operating Temperature
-4°F to 113°F (20°C to 45°C)

Average Life
50,000 hours

Dimming
Low voltage dimmer and class 2 dimming power supply required

Approvals
Class 2 wet listed, IP67

Warranty
3 years

CAUTION: Reference diagram below on Can and Connects when installing the Kurba Horizontal

Section Start/End Power Feed Options

Technical Information

| Model | KBM-XX | CCT INFO / LUMEN MULTIPLIER |
|---------------------------------|-----------|-----------------------------|
| LEDs/ft | 22 | Color Temperature |
| Light Output at 3000K | 122 lm/ft | 2300K 0.98 |
| Average Power Consumption at 4' | 3.4 W/ft | 2400K 1.00 |
| Ordering Increment | 3.28" | 2700K 1.03 |
| Maximum Run Length (in Series) | 26' | 3000K 1.09 |
| | | 4000K 1.10 |

Ordering Code

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S6: Pole-Mounted Adjustable Downlight

UOD-50001 Odessa 1 Small Floodlight

LIGMAN LIGHTING USA

Construction
Aluminum Casting
Lens: 100% T-80 copper content - Marine Grade 6060 extruded & LME Aluminum high pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Finish
6 step degrease and phosphate process that includes descaling and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LME Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the direct, controlled thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kV surge suppressor provided with all fixtures.

ULC Rating
B2 - UO - GO

Finishing
All Ligman products go through an extensive finishing process that includes wetting to improve paint adherence.

Paint
UV Stabilized 4.9Ml thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments. Rated for use in marinas.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of the threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precision optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen & Maintenance Life
LED @10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Stylish adjustable projector range.
Naturally beautiful and unique contemporary family, Odessa packs a punch with an abundance of options and accessories.

The Odessa Family of floodlights has a modern aesthetic design and are a perfect lighting solution for most small to medium size spotlight and floodlight requirements. The floodlights can be aimed and locked in place to highlight specific features or elements in the environment, as well as provide security when illuminating dark areas on campuses and parks.

This small and medium range of high performance LED Floodlight luminaires provides a robust design for demanding applications such as recreational areas, public spaces and architectural structures.

The luminaire has integrated heat sinks to facilitate LED cooling, as well as an integral driver. The Odessa is available in Narrow, Medium, and Very Wide light distributions. Color temperature 2700K, 3000K, 3500K and 4000K. Luminaire has optional accessories, such as a ground spike, visors, louvers, and linear spread lenses.

For non standard fixture variations, as well as specific reflector requirements and, please contact the factory. 3 mounting options are available, namely yoke mount, pedestal and 1/2" threaded knuckle system with a fully rotatable with locking screw option for after installation aiming.

Additional Options (Consult Factory For Pricing)

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UOD-50001 Odessa 1 Small Floodlight

LIGMAN LIGHTING USA

PROJECT _____ **DATE** _____

QUANTITY _____ **TYPE** _____ **NOTE** _____

ORDERING EXAMPLE || UOD-50001 - 21w - M - W30 - 03 - 120/277v

| LAMP | BEAM | LED COLOR | FINISH COLOR | VOLTAGE |
|------------------------|--|--|--|-----------------------------|
| 21w COB 1675 Lumens | M - Medium 23" W - Wide 32" VW - Very Wide 43" | W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K | 01 - BLACK RAL 9011 03 - DARK GREY RAL 7043 05 - WHITE RAL 9003 06 - METALLIC SILVER RAL 9006 06 - MATT SILVER RAL 9006 04 - LIGMAN BRONZE 07 - CUSTOM RAL | 120/277V Other - Specify |

ADDITIONAL OPTIONS

| Dim | Accessories | DIENHOCK COLOR FILTERS | TREE STRAP | POLE CLAMP |
|--------------------|--|---|--|--|
| DM - 0-10v Dimming | AS021 - Homocomb Louvre AS031 - Nektarium Baled AS033 - Anti Glare Visor AS028 - Linear Spread Lens | RD - Red Lens BL - Blue Lens AM - Amber Lens GR - Green Lens | OTD17 - 17" to 17" DIA OTD21 - 16" to 21" DIA OTD27 - 21" to 27" DIA OTD32 - 26" to 32" DIA | PCS 4 - Clamp PCS 4.5 - Clamp PCS 5 - Clamp PCS 5.5 - Clamp |

ODTS - Odessa Treestrap Options

Attach Odessa Floodlight

Threaded Bolt

Attach Odessa Floodlight

Junction Box use same box as GFCI box in pole

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S6P: Mounting Pole, 30'-0"

ROUND TAPERED STEEL DS200 3-Bolt Anchor Base

valmont STRUCTURES

SPECIFICATIONS

Plain Top
Pole - The pole shaft conforms to ASTM A595 Grade A with a constant linear taper of 0.14 in/ft.

Pole Cap
Pole Top - The pole top is held to a 3.00" OD (±0.13") for external top mount luminaire and/or bracket. For internal top mount luminaire please consult factory. A removable pole cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies.

Handhole
Handhole - A covered handhole and grounding provision with hardware is provided.

Anchor Base
Anchor Base - The anchor base (base plate) conforms to ASTM A36.

Anchor Bolts
Anchor bolts conform to ASTM F1554 Grade 55 and are provided with one hex nut, one acorn nut and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12 on the threaded end.

Hardware
All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish
Standard finishes are galvanized, prime painted or any of Valmont's V-PRO™ Protection Systems. Additional finish options available upon request.

Design Criteria
Please reference Design Criteria Specification for appropriate design conditions.

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FIN WILLER KUEHL
LANDSCAPE ARCHITECTURE

318 HARRISON STREET SUITE 301
OAKLAND CALIFORNIA 94607
(510) 891-1696

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

1825 SAN PABLO AVE. #200
OAKLAND, CA 94621

STRADA
INVESTMENT GROUP

101 MISSION ST. #420
SAN FRANCISCO, CA 94105

STRADA
INVESTMENT GROUP

BKF ENGINEERS

255 SHORELINE DR, SUITE 200
REDWOOD CITY, CA 94065

BKF ENGINEERS

LUMA LIGHTING DESIGN

48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

LUMA

LAKE MERRITT BART
HORIZONTAL FDP
Oakland, CA 94607

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SHEET:

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PRELIMINARY - Not for Construction -

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S7: Plant Wall Stake-Mounted Uplight

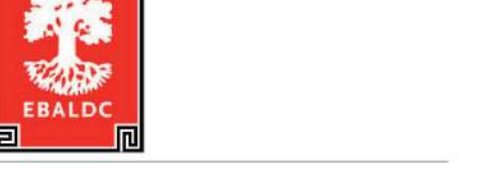
| DELTA STAR LED | | IP66 RATED |
|--|----------|-------------------------------------|
| DATE: | PROJECT: | TYPE: |
| CATALOG NUMBER LOGIC: | | |
|  | | |
| <p>CATALOG NUMBER LOGIC Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 360SL</p> <p>MATERIAL (Blank) - Aluminum B - Brass S - Stainless Steel</p> <p>SERIES DS - Delta Star</p> <p>SOURCE LED - with Integral Dimming Driver (25W min. load when dimmed)*</p> <p>LED TYPE e64 - 7W LED/2700K e66 - 7W LED/4000K e65 - 7W LED/3000K e74 - 7W LED/Amber</p> <p>OPTICS NSP - Narrow Spot (13°) MFL - Medium Flood (23°) SP - Spot (16°) WFL - Wide Flood (31°)</p> <p>ADJUST-E-LUME® OUTPUT INTENSITY** A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1</p> <p>FINISH (See page 2 for full-color swatches) Standard Finishes (BZP, BZW, BLP, BLW, WHF, WHW, SAP, VER) Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRL, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WRH)</p> <p>LENS TYPE 12 - Soft Focus 13 - Rectilinear</p> <p>SHIELDING 11 - Honeycomb Baffle</p> <p>CAP STYLE A - 45° B - 90° C - Flush Lens D - 45° Less Weephole (Interior use only) E - 90° Less Weephole (Interior use only) F - 90° with Flush Lens</p> <p>OPTIONS 360SL - Kruckle Mounting System***</p> | | |
| <p>*Designed for use with LED transformer. Requires magnetic low voltage dimmer.</p> <p>**Please see Adjust-e-Lume photometry to determine desired intensity.</p> <p>***The 360SL cost is already included in the price of LPM, LPM dual, and Power Canopy.</p> | | |
| <p>B-K LIGHTING MADE IN THE USA 559.438.5800 INFO@BKLIGHTING.COM BKLIGHTING.COM</p> | | <p>01/16/2020 960-739 8/16/2020</p> |

S8: Integrated Plant Wall Light

| Kurba Horizontal Flexible LED strip - 24 VDC | | optic arts by lumia | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------|-------------------------------------|-------|--------|-----------------------------|---------|----|------------------------------------|-----------------------|-----------|------------|---------------------------------|----------|------------|--------------------|-------|------------|--------------------------------|-----|------------|--|--|------------|--|--|------------|
| <p>Features Kurba Horizontal is a direct view, small profile, energy efficient and flexible LED strip suitable for wet locations capable of horizontal bends up to 2.5' radius. Built with robust factory made power feeds or joiners. Kurba Horizontal mounts to a specifically designed aluminum extruded channel.</p> <p>Applications Outdoor wet location</p> <p>Operating Voltage 24VDC</p> <p>Operating Temperature -4°F to 113°F (20°C to 45°C)</p> <p>Average Life 50,000 hours</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>CAUTION: Reference diagram below on Can and Cannot when installing the Kurba Horizontal</p> <p>CAN: Bend LED in these positions only to avoid damage</p> <p>CANNOT: Twisting or bending LED in these positions will cause damage to the LED</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Section Start/End Power Feed Options</p> <p>End Power Feed (EPF) Front View, Side View, End Cap (EC), Injection Molding End Power Feed (EPP), Injection Molding Side Power Feed (ISPF), Injection Molding Bottom Power Feed (BPF)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Technical Information</p> <table border="1"> <thead> <tr> <th>Model</th> <th>KBM-XX</th> <th>CCT INFO / LUMEN MULTIPLIER</th> </tr> </thead> <tbody> <tr> <td>LEDs/ft</td> <td>22</td> <td>Color Temperature Reference -3000K</td> </tr> <tr> <td>Light Output at 3000K</td> <td>122 lm/ft</td> <td>2300K 0.98</td> </tr> <tr> <td>Average Power Consumption at 4'</td> <td>3.4 W/ft</td> <td>2400K 1.00</td> </tr> <tr> <td>Ordering Increment</td> <td>3.28'</td> <td>2700K 1.03</td> </tr> <tr> <td>Maximum Run Length (In Series)</td> <td>26'</td> <td>3000K 1.00</td> </tr> <tr> <td></td> <td></td> <td>3300K 1.09</td> </tr> <tr> <td></td> <td></td> <td>4000K 1.10</td> </tr> </tbody> </table> <p>Ordering Code</p> <p>ACCEL CCT SECTION START SECTION END LENGTH</p> <p>KBM-EH 22K EPF EC</p> <p>* 0.8 watts/foot min. Color non-weathered orders are non-cancelable.</p> | | | Model | KBM-XX | CCT INFO / LUMEN MULTIPLIER | LEDs/ft | 22 | Color Temperature Reference -3000K | Light Output at 3000K | 122 lm/ft | 2300K 0.98 | Average Power Consumption at 4' | 3.4 W/ft | 2400K 1.00 | Ordering Increment | 3.28' | 2700K 1.03 | Maximum Run Length (In Series) | 26' | 3000K 1.00 | | | 3300K 1.09 | | | 4000K 1.10 |
| Model | KBM-XX | CCT INFO / LUMEN MULTIPLIER | | | | | | | | | | | | | | | | | | | | | | | | |
| LEDs/ft | 22 | Color Temperature Reference -3000K | | | | | | | | | | | | | | | | | | | | | | | | |
| Light Output at 3000K | 122 lm/ft | 2300K 0.98 | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Power Consumption at 4' | 3.4 W/ft | 2400K 1.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| Ordering Increment | 3.28' | 2700K 1.03 | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Run Length (In Series) | 26' | 3000K 1.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 3300K 1.09 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 4000K 1.10 | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>REV: 0.1/222202 page 1 of 9 www.lumia.com tel: 224-333-6203</p> | | <p>01/16/2020 960-739 8/16/2020</p> | | | | | | | | | | | | | | | | | | | | | | | | |

S9: Stake-Mounted Tree Uplight

| DELTA STAR LED | | IP66 RATED |
|--|----------|-------------------------------------|
| DATE: | PROJECT: | TYPE: |
| CATALOG NUMBER LOGIC: | | |
|  | | |
| <p>CATALOG NUMBER LOGIC Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 360SL</p> <p>MATERIAL (Blank) - Aluminum B - Brass S - Stainless Steel</p> <p>SERIES DS - Delta Star</p> <p>SOURCE LED - with Integral Dimming Driver (25W min. load when dimmed)*</p> <p>LED TYPE e64 - 7W LED/2700K e66 - 7W LED/4000K e65 - 7W LED/3000K e74 - 7W LED/Amber</p> <p>OPTICS NSP - Narrow Spot (13°) MFL - Medium Flood (23°) SP - Spot (16°) WFL - Wide Flood (31°)</p> <p>ADJUST-E-LUME® OUTPUT INTENSITY** A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1</p> <p>FINISH (See page 2 for full-color swatches) Standard Finishes (BZP, BZW, BLP, BLW, WHF, WHW, SAP, VER) Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRL, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WRH)</p> <p>LENS TYPE 12 - Soft Focus 13 - Rectilinear</p> <p>SHIELDING 11 - Honeycomb Baffle</p> <p>CAP STYLE A - 45° B - 90° C - Flush Lens D - 45° Less Weephole (Interior use only) E - 90° Less Weephole (Interior use only) F - 90° with Flush Lens</p> <p>OPTIONS 360SL - Kruckle Mounting System***</p> | | |
| <p>*Designed for use with LED transformer. Requires magnetic low voltage dimmer.</p> <p>**Please see Adjust-e-Lume photometry to determine desired intensity.</p> <p>***The 360SL cost is already included in the price of LPM, LPM dual, and Power Canopy.</p> | | |
| <p>B-K LIGHTING MADE IN THE USA 559.438.5800 INFO@BKLIGHTING.COM BKLIGHTING.COM</p> | | <p>01/16/2020 960-739 8/16/2020</p> |



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LAKE MERRITT BART HORIZONTAL FDP
Oakland, CA 94607

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| 100 SD - HORIZONTAL FDP | 0502 | 2022 | |

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SHEET: **L11.6**