

LAKE MERRITT BART - BUILDING B

AFFORDABLE SENIOR HOUSING

FDP SET BUILDING B - 05/04/22

Associated Oakland Planning Case File Numbers: PLN20038, PLN20038-ER01, PLN20108

Attachment C. Proposed Plans, 22-05-04_Veritical FDP Set-Bldg B, dated May 4, 2022

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DEVELOPMENT STANDARDS (ZONING CODE SUMMARY)

APN / LOT NUMBER: 016-900-100
LOT SIZE / SITE AREA: BLDG B: 11,633 GROSS SQUARE FEET
ZONING CLASSIFICATION: D-LM-2, LM-275
(LAKE MERRITT STATION AREA DISTRICT PEDESTRIAN - 2 COMMERCIAL ZONE)

STANDARDS (PER OMC)	REQUIRED (SENIOR HOUSING STANDARDS)	PROPOSED
USE (17.101G.030-040)	PERMANENT RESIDENTIAL & COMMERCIAL ACTIVITY, CUSTOM MANUFACTURING	3,235 SF OF GROUND FLOOR FOOD SERVICE AND COMMERCIAL KITCHEN WITH RESIDENTIAL ABOVE
RESIDENTIAL DENSITY (17.101G.050)	(1) DWELLING UNIT PER 110 SF OF NET LOT AREA. NET LOT AREA = 11,633 SF = 106 UNITS	97 UNITS
NON-RESIDENTIAL FAR (17.101G.050)	12 MAXIMUM	3,235 SF / 11,633 SF = 0.28 FAR (COMMERCIAL AREA / SITE AREA)
BUILDING HEIGHT (17.101G.050)	275 FT. MAXIMUM HEIGHT 55 FT. (85' W/ CUP) MAXIMUM BASE HEIGHT	85' FT. (7 STORIES) 85 FT. (WITH CUP)
OPEN SPACE (17.101G.060)	38 SF / UNIT X 97 UNITS = 3,686 SF REQUIRED	5,636 SF (CONSIST OF 20% OF THE PASEO PLUS L7 SHARED BALCONY AND COMMUNITY ROOMS)
FRONT & STREET SIDE SETBACK (17.101G.050)	0 FT. MIN. TO 5 FT. MAX. ALONG 8TH ST. 0 FT. MIN. TO 5 FT. MAX. ALONG FALLON ST.	VARIABLE @ 8TH ST.: 2 FT TO 3 FT ONLY AT GROUND LEVEL VARIABLE @ FALLON ST.: 20 FT TO 25 FT ONLY AT FIRST TWO LEVELS
OFF STREET PARKING (17.116)	NO MINIMUM PARKING REQUIREMENT FOR RESIDENTIAL (0) FOR LESS THAN 10,000 SF. COMMERCIAL CAR SHARE SPACE: (1) FOR 5-100 UNITS	0 PARKING SPACE 1 CARE SHARE SPACE WILL BE PROVIDED IN BLDG. A GARAGE
OFF STREET LOADING (17.116)	(1) SPACE FOR TOTAL FLOOR AREA OF 50,000-149,000 SF. RESIDENTIAL (0) FOR LESS THAN 10,000 SF. COMMERCIAL	1 ON-STREET LOADING (VARIANCE REQUIRED)
BICYCLE PARKING (RESIDENTIAL) (17.117) (AHSC FUNDING REQ.)	SHORT-TERM = .05 SPACES PER DU (97) = 5 SPACES LONG-TERM = 1 SPACES PER DU (97) = 10 SPACES LONG-TERM = 0.5 SPACES PER DU (97) PER AHSC FUNDING REQ. = 49	SHORT-TERM = 5 SPACES PROVIDED ALONG 8TH ST. (SEE PLANS) LONG-TERM = 49 SPACES PROVIDED (SEE PLANS)
BICYCLE PARKING (COMMERCIAL) (17.117)	SHORT-TERM = 1 SPACE PER 2,000 SF. (MIN. 2) = 2 SPACES LONG-TERM = 1 SPACE PER 12,000 SF. (MIN. 2) = 2 SPACE FOR RESTAURANT/CAFE + 2 SPACE FOR COMMERCIAL KITCHEN (4 TOTAL)	SHORT-TERM = 2 SPACES PROVIDED ALONG 8TH ST. (SEE PLANS) LONG-TERM = 4 SPACE PROVIDED (SEE PLANS)
GROUND FLOOR COMMERCIAL FACADE TRANSPARENCY (17.101G.050)	MINIMUM 65% OF GROUND FLOOR NONRESIDENTIAL FACILITIES FACADES FACING PRIMARY STREET (BETWEEN 2 FT AND 9 FT OF THE GROUND FLOOR) 7' x 48' = 336 SF TOTAL AREA OF COMMERCIAL STREET FRONTAGE *65% = 218.4 SF MINIMUM GLAZING REQUIRED	AREA OF GLAZING PROVIDED: 219 SF PERCENTAGE GLAZED > 65%
MINIMUM HEIGHT OF GROUND-FLOOR NON-RESIDENTIAL FACILITIES	15 FT.	VARIABLE: 15 FT. MIN.
MINIMUM WIDTH OF STORE FRONT (17.101G.050) & (DG-2)	15 FT.	VARIABLE: 20 FT. MIN.
RECYCLING SPACE (17.118)	RESIDENTIAL: (2) CUBIC FT. PER DU (MIN. 10 FT ³) = MIN. 194 FT ³ (LOOSE) (EQUIVALENT OF 82 FT ³ OF COMPACT RECYCLING SPACE PER CITY AND WASTE MGMT) COMMERCIAL: (2) CUBIC FT. PER EACH 1000 SF (MIN. 10 FT ³) = MIN. 10 FT ³	RESIDENTIAL: 108 FT ³ COMPACT RECYCLE COMMERCIAL: 324 FT ³ LOOSE RECYCLE

NOTE:

AREA GROSS SQUARE FOOTAGE FOR ZONING PURPOSES INCLUDES: SERVICE UTILITIES, COVERED EXTERIOR SPACE, AND VERTICAL CIRCULATION, SHAFTS, AND FLOOR AREA COVERED BY ROOF/SOFT 2 FT WITHIN ROOF LINE

GSF PER OMC ZONING

Level	Area
Level 1D	11523 SF
Level 2	11371 SF
Level 3	12108 SF
Level 4	12108 SF
Level 5	12108 SF
Level 6	12108 SF
Level 7	11032 SF
	82359 SF

PROJECT DATA AND BUILDING CODE SUMMARY

APPLICABLE CODES:

2022 California Building Code (Based on the International Building Code, 2021 Edition with State amendments)
2022 California Residential Code (Based on the International Residential Code, 2021 Edition with State amendments)
2022 California Plumbing Code (Based on Uniform Plumbing Code, 2021 IAPMO Edition with State amendments)
2022 California Mechanical Code (Based on the Uniform Mechanical Code, 2021 IAPMO Edition with State amendments)
2022 California Electrical Code (Based on the National Electrical Code, 2021 Edition with State amendments)
2022 California Referenced Standards Code
2022 California Energy Code
2022 California Green Building Standards Code
City of Oakland Municipal Code (OMC)

Accessibility:
2022 CBC Chapter 11B
2010 ADA Standards for Accessible Design
Fair Housing Act Design Manual, 1998

CONSTRUCTION TYPE:

TYPE I-B

BUILDING AREA PER CBC ALLOWABLE = UNLIMITED
TOTAL FLOOR AREA PROPOSED = 79,318 SF

BUILDING HEIGHT:

ALLOWABLE = 180 FT
PROPOSED = 85 FT

BUILDING STORIES:

ALLOWABLE = 7
PROPOSED = 7

SPRINKLERED

FULLY SPRINKLERED PER NFPA 13, 14, 72, 82 AND CBC CHAP 9

UNIT MIX	L1	L2	L3	L4	L5	L6	L7	TOTAL	%
STUDIO	-	4	4	4	4	4	2	22	23%
1 BDRM	-	12	12	12	12	12	10	70	72%
2 BDRM	-	-	1	1	1	1	1	5	5%
TOTAL	-	16	17	17	17	17	13	97	100%



LAKE MERRITT BART
BUILDING B
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

NO.	ISSUE	DATE
50 SD - BLDG B	PROGRESS SET - BLDG B	09/03/2021
51 SD - BLDG B	FDP SET - BLDG B	10/29/2021
52 SD - BLDG B	FDP SET - BLDG B	12/15/2021
53 SD - BLDG B	FDP SET - BLDG B	12/15/2021
54 SD - BLDG B	FDP SET - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:

1808

DRAWN BY:

PM

CHECKED BY:

MA

ISSUE DATE:

05/04/2022

SCALE:

1/2" = 1'-0"

TITLE:

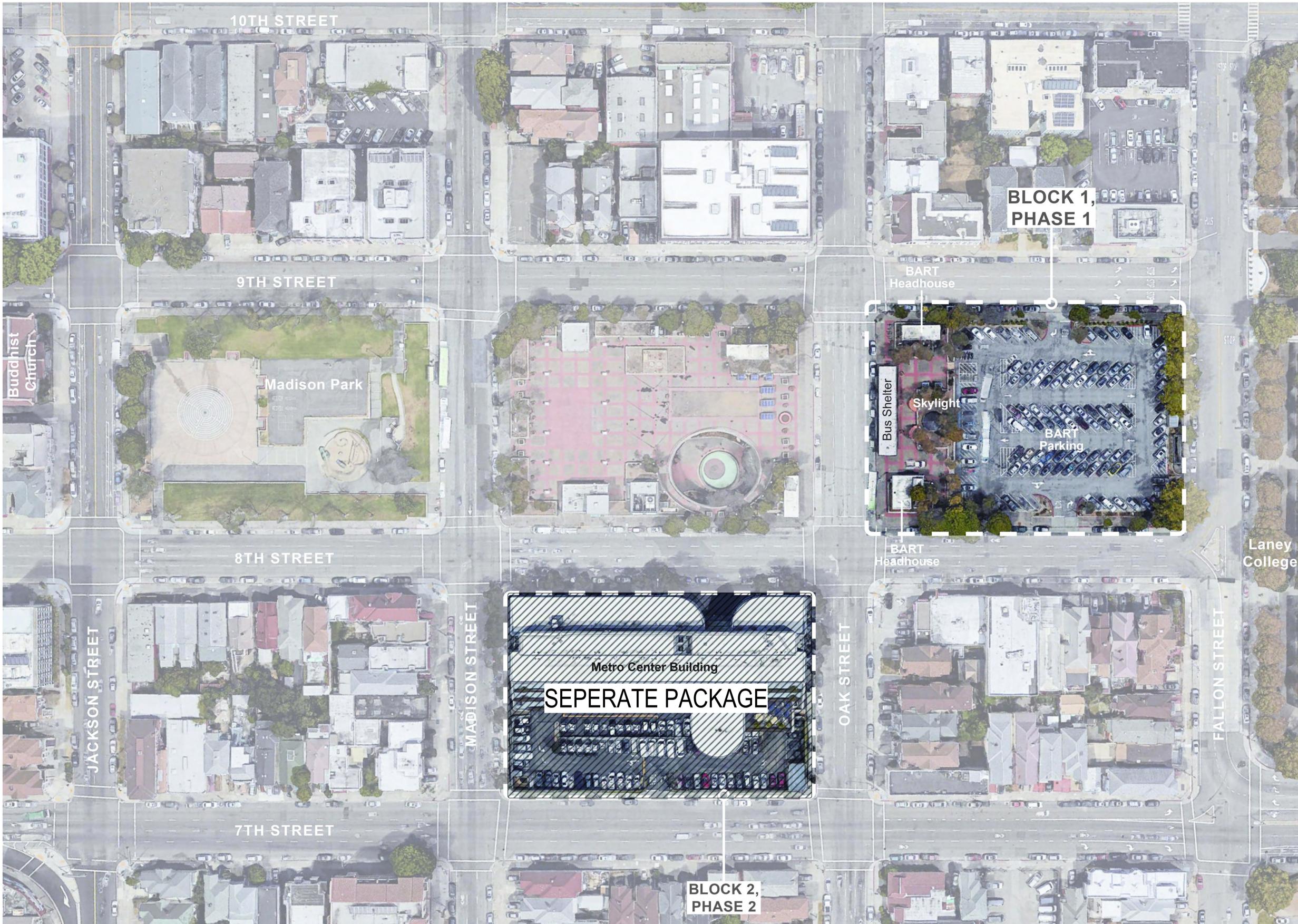
PROJECT INFO & SHEET INDEX

SHEET:

G0.01A

PRELIMINARY - Not for Construction -

© 2019 PYATOK ARCHITECTURE & URBAN DESIGN



**LAKE MERRITT BART
 BUILDING B**
 Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 1808
 DRAWN BY: PM
 CHECKED BY: MA
 ISSUE DATE: 05/04/2022

SCALE:
 TITLE:
 AERIAL PHOTO OF OVERALL SITE

SHEET:
G0.03



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE		
50 SD - BLDG B		09/03/2021
PROGRESS SET - BLDG B		10/29/2021
FDP SET - BLDG B		12/15/2021
90 SD - BLDG B		12/15/2021
FDP SET 2 - BLDG B		05/04/2022

REVISION SCHEDULE		
NO.	ISSUE	DATE

JOB NUMBER: 1808
 DRAWN BY: PM
 CHECKED BY: MA
 ISSUE DATE: 05/04/2022
 SCALE:
 TITLE:
**EXISTING SITE PHOTOGRAPHS
 BLOCK 1**

SHEET:
G0.04

1 100 Ninth St, Oakland, CA 94607



2 94 Ninth St, Oakland, CA 94607



3 82 9th St, Oakland, CA 94607



4 52 9th St, Oakland, CA 94607



5 900 Fallon St, Oakland, CA 94607



9 51 8th St b3, Oakland, CA 94607



10 61 8th St, Oakland, CA 94607



11 73 8th St, Oakland, CA 94607



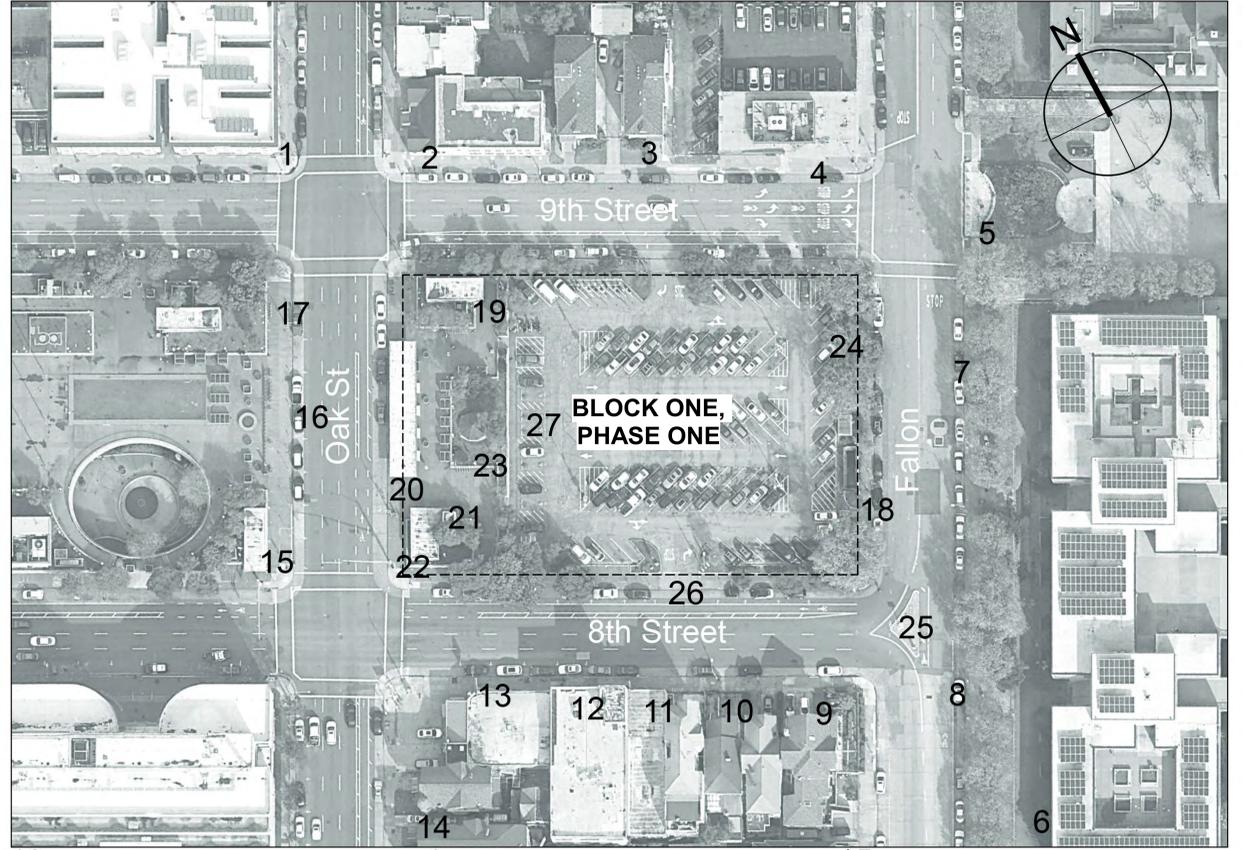
12 77 8th St, Oakland, CA 94607



13 93 8th St, Oakland, CA 94607



14 720 Oak St, Oakland, CA 94607





BUILDING D:
AFFORDABLE HOUSING

BUILDING C:
OFFICE

BUILDING B:
AFFORDABLE SENIOR HOUSING

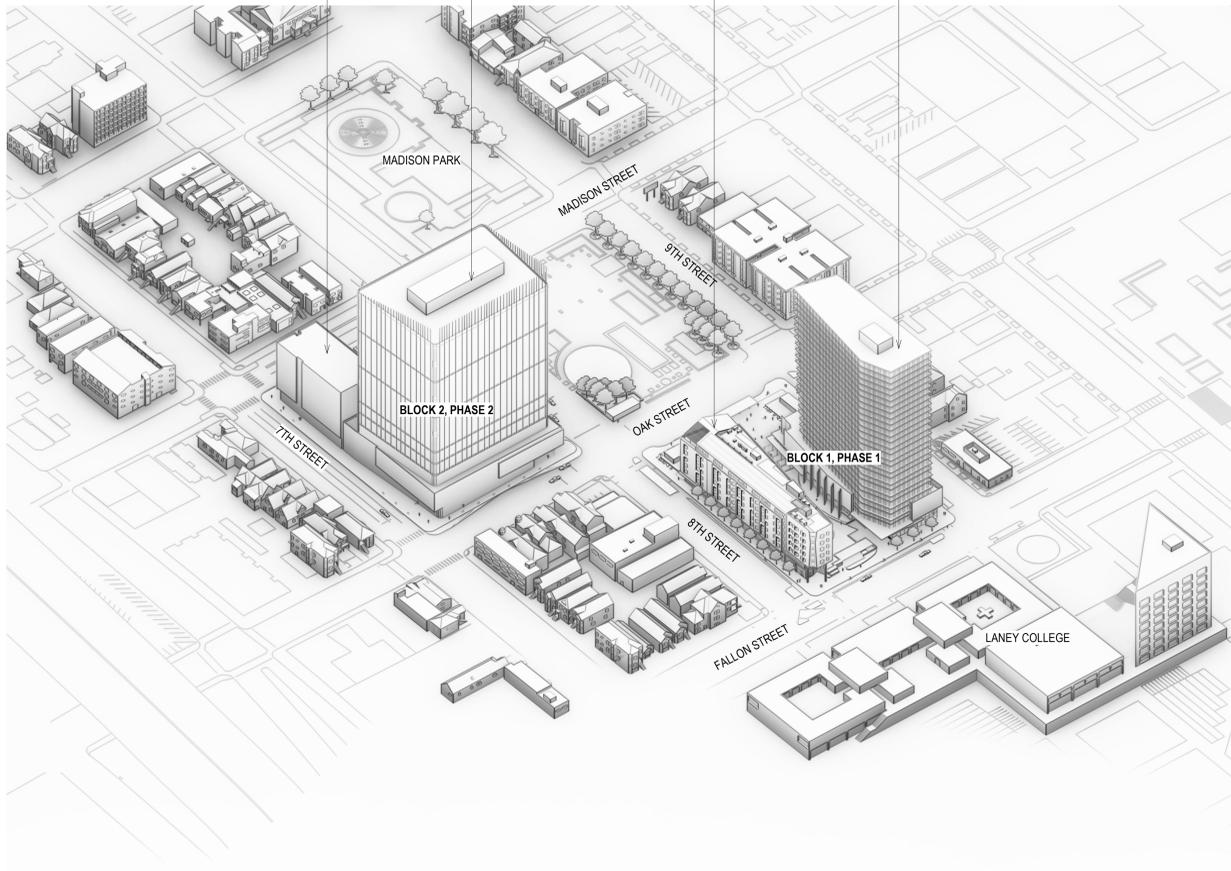
BUILDING A:
MARKET RATE RESIDENTIAL

BUILDING A:
MARKET RATE RESIDENTIAL

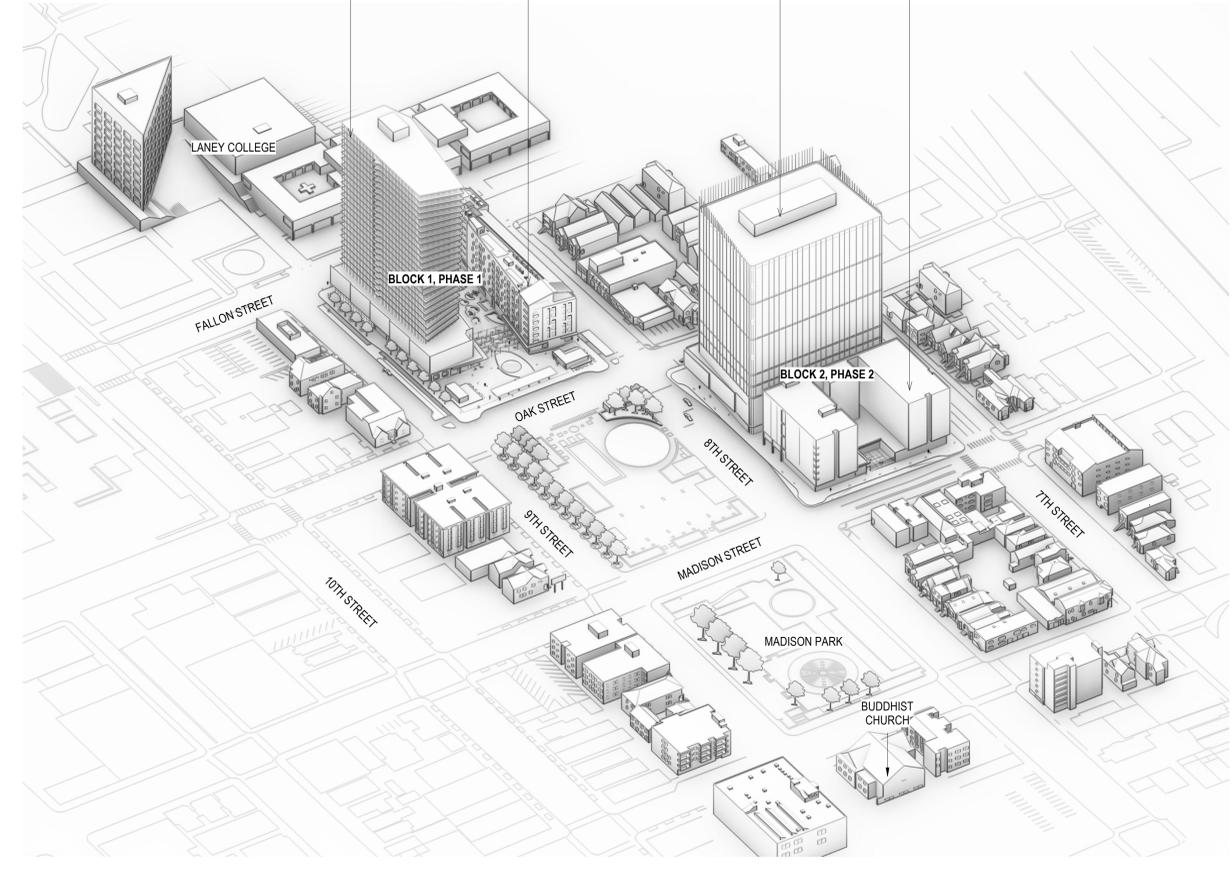
BUILDING B:
AFFORDABLE SENIOR HOUSING

BUILDING C:
OFFICE

BUILDING D:
AFFORDABLE HOUSING



AXONOMETRIC VIEW LOOKING NORTH WEST



AXONOMETRIC VIEW LOOKING SOUTH EAST

**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE
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Submission & Construction schedule	Bldg B	Horizontal FDP
Block	1	1 & 2
FDP Complete Application Submission	Q4-2021	Q4-2021
FDP Approval	Q2-2022	Q2-2022
Complete Building Permit Submission	Q1-2023	Q1-2023
Start date of construction	Q2-2023	Various
Certificate of Occupancy	Q4-2024	Various
First year of operation	2024	Various

• Allow developers two years to submit their Final Development Plan (FDP) after PUD approval (Section 17.140.040)

• Block 2 construction cannot start until BART Police vacates the premise, and critical BART infrastructure is moved Dec-2025 at the earliest.

• Assumes FDP Planning Commission May 2022

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022

SCALE:
TITLE:
AXON VIEWS OF OVERALL SITE

SHEET:
G0.05



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022

SCALE:
TITLE:
PERSPECTIVE VIEWS OF BLDG B

SHEET:
G0.06



BIRD-EYED VIEW LOOKING NORTH WEST



STREET VIEW, 8TH ST. AND FALLON ST



BIRD-EYED VIEW LOOKING SOUTH EAST



STREET VIEW, 8TH ST. AND OAK ST



LAKE MERRITT BART BUILDING B

Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

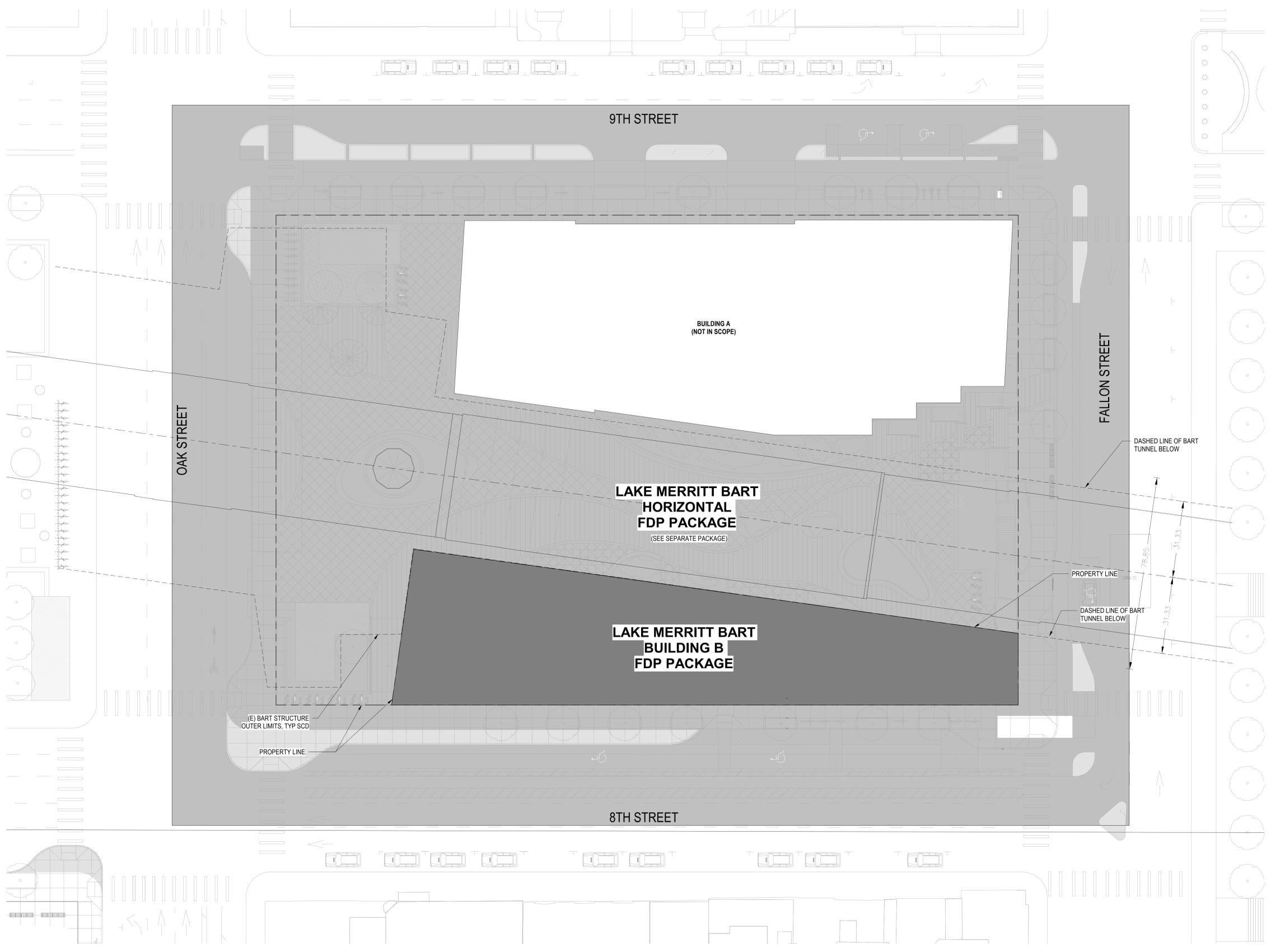
50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

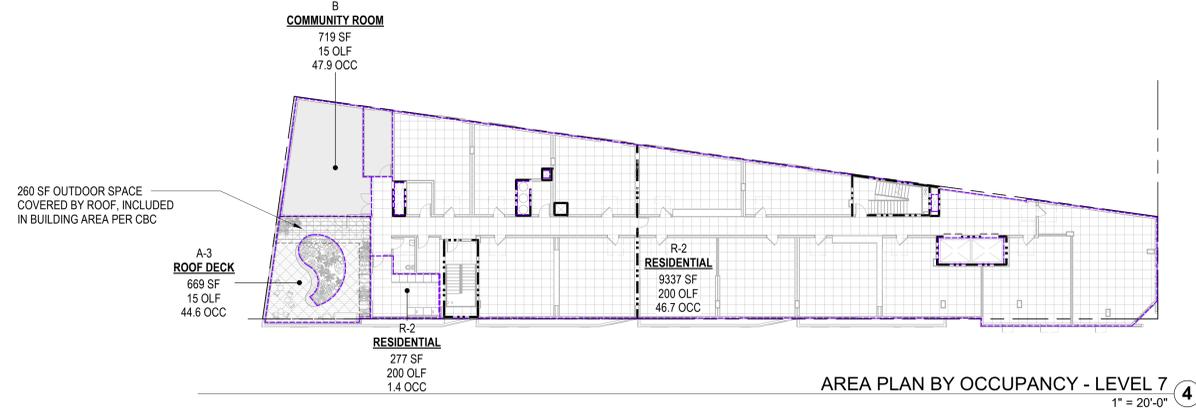
NO.	ISSUE	DATE
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JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 1/16" = 1'-0"
TITLE:
FDP PKG SCOPING DIAGRAM

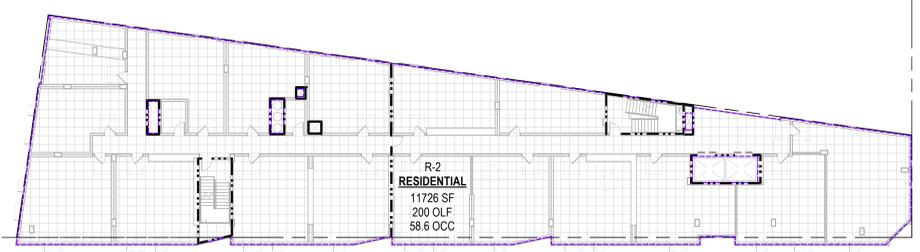
SHEET:
G0.07



FDP PKG SCOPING DIAGRAM ①
1/16" = 1'-0"



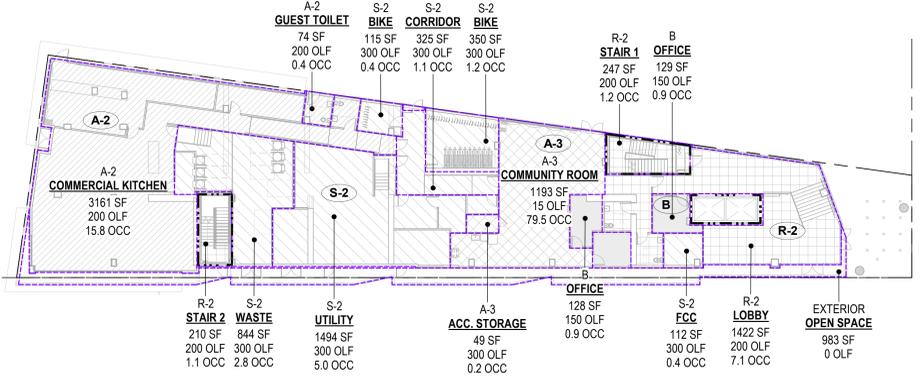
AREA PLAN BY OCCUPANCY - LEVEL 7
1" = 20'-0"



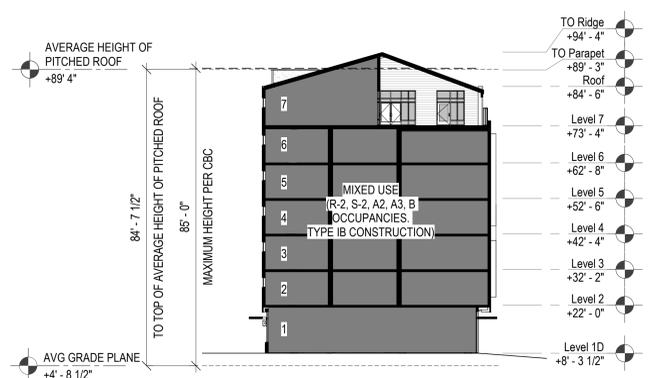
AREA PLAN BY OCCUPANCY - LEVEL 3-6
1" = 20'-0"



AREA PLAN BY OCCUPANCY - LEVEL 2
1" = 20'-0"



AREA PLAN BY OCCUPANCY - LEVEL 1
1" = 20'-0"



BUILDING HEIGHT DIAGRAM
1" = 20'-0"

506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS - CONTINUED

(i) For buildings with more than three stories above grade plane, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories, determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed three....

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	
Actual Area	10,950	+ 10,958	+ 11,682	+ 11,682	+ 11,682	+ 11,682	+ 10,234	= 0.333 < 3
Allowable Area	237,000	237,000	237,000	237,000	237,000	237,000	237,000	

(ii) ...provided the aggregate sum of the ratios for portions of mixed-occupancy, multistory buildings containing A, E, H, I, L and R occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, including any other associated non-separated occupancies, shall not exceed two.

Occupancies:	A-2	A-3	B	R-2	S-2			
Level 1	3,294	+ 1,295	+ 314	+ 1,883	+ 3,191	= 0.042		
*Allowable Area	237,000	237,000	237,000	237,000	237,000			
Level 2	0	+ 0	+ 0	+ 10,958	+ 0	= 0.046		
*Allowable Area	237,000	237,000	237,000	237,000	237,000			
Level 3-6	0	+ 0	+ 0	+ 11,682	+ 0	= 0.049		
*Allowable Area	237,000	237,000	237,000	237,000	237,000			
Level 7	0	+ 0	+ 714	+ 9,520	+ 0	= 0.043		
*Allowable Area	237,000	237,000	237,000	237,000	237,000			
Aggregate sum of the ratios to be less than 2:	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	
	0.042	+ 0.046	+ 0.049	+ 0.049	+ 0.049	+ 0.049	+ 0.043	= 0.329 < 2

OCCUPANT GROUP	NAME	AREA	% OF FLOOR AREA
Level 1D			
A-2	COMMERCIAL KITCHEN	3161 SF	29%
A-2	GUEST TOILET	74 SF	1%
A-2		3235 SF	30%
A-3	COMMUNITY ROOM	1193 SF	11%
A-3	ACC. STORAGE	49 SF	0%
A-3		1241 SF	11%
B	OFFICE	128 SF	1%
B	OFFICE	129 SF	1%
B	OFFICE	111 SF	1%
B		368 SF	3%
EXTERIOR	OPEN SPACE	983 SF	9%
EXTERIOR		983 SF	9%
R-2	LOBBY	1422 SF	13%
R-2	STAIR 1	247 SF	2%
R-2	STAIR 2	210 SF	2%
R-2		1879 SF	17%
S-2	UTILITY	1494 SF	14%
S-2	WASTE	844 SF	8%
S-2	FCC	112 SF	1%
S-2	BIKE	350 SF	3%
S-2	BIKE	115 SF	1%
S-2	CORRIDOR	325 SF	3%
S-2		3240 SF	30%
Level 1D		10947 SF	100%

OCCUPANT GROUP	NAME	AREA	% OF FLOOR AREA
Level 2		11002 SF	100%
Level 3			
R-2	RESIDENTIAL	11726 SF	100%
R-2		11726 SF	100%
Level 3		11726 SF	100%
Level 4			
R-2	RESIDENTIAL	11682 SF	100%
R-2		11682 SF	100%
Level 4		11682 SF	100%
Level 5			
R-2	RESIDENTIAL	11682 SF	100%
R-2		11682 SF	100%
Level 5		11682 SF	100%
Level 6			
R-2	RESIDENTIAL	11682 SF	100%
R-2		11682 SF	100%
Level 6		11682 SF	100%
Level 7			
B	COMMUNITY ROOM	719 SF	7%
B		719 SF	7%
R-2	RESIDENTIAL	9337 SF	90%
R-2	RESIDENTIAL	277 SF	3%
R-2		9614 SF	93%
Level 7		10334 SF	100%

OCCUPANT GROUP	NAME	AREA	% OF FLOOR AREA
Level 2	RESIDENTIAL	11002 SF	100%
R-2	RESIDENTIAL	11002 SF	100%
R-2		11002 SF	100%

OCCUPANT GROUP	NAME	AREA	% OF FLOOR AREA
Level 2		11002 SF	100%
Level 3			
R-2	RESIDENTIAL	11726 SF	100%
R-2		11726 SF	100%
Level 3		11726 SF	100%
Level 4			
R-2	RESIDENTIAL	11682 SF	100%
R-2		11682 SF	100%
Level 4		11682 SF	100%
Level 5			
R-2	RESIDENTIAL	11682 SF	100%
R-2		11682 SF	100%
Level 5		11682 SF	100%
Level 6			
R-2	RESIDENTIAL	11682 SF	100%
R-2		11682 SF	100%
Level 6		11682 SF	100%
Level 7			
B	COMMUNITY ROOM	719 SF	7%
B		719 SF	7%
R-2	RESIDENTIAL	9337 SF	90%
R-2	RESIDENTIAL	277 SF	3%
R-2		9614 SF	93%
Level 7		10334 SF	100%

NOTE: 618 SF OF COVERED ROOF DECK ON LEVEL 7 TO BE INCLUDED IN GRAND TOTAL BUILDING AREA CALCULATION PER CBC

BUILDING HEIGHT AND AREA PER CBC CHAPTER 5

CONSTRUCTION TYPE: 7-STORIES TYPE I-B
OCCUPANCY: A-2, A-3 (ASSEMBLY), B (BUSINESS), R-2 (RESIDENTIAL), S-2 (STORAGE)

SPRINKLERED: YES, NFPA 13, 14, 72, 82

NOTES: THE BUILDING IS A MIXED-OCCUPANCY, 7-STORY BUILDING WITH NON-SEPARATED OCCUPANCIES UNDER CBC 506.2.4 AND 508. SEE AREA TABLES TO THE LEFT. PER 508.3.2, THE ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STORIES SHALL BE BASED ON THE MOST RESTRICTIVE OF ALL THE OCCUPANCIES IN THE BUILDING. S-2 IS THE MOST RESTRICTIVE.

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
SPRINKLED WITHOUT AREA INCREASE

TYPE I-B	HEIGHT
A-2/A-3	180
B	180
R-2	180
S-2	180

TABLE 504.4 - ALLOWABLE STORIES ABOVE GRADE PLANE
SPRINKLED WITHOUT AREA INCREASE

TYPE I-B	HEIGHT
A-2	12
A-3	12
B	12
R-2	12
S-2	12

TABLE 506.2 - ALLOWABLE AREA FACTORS
SPRINKLED WITHOUT AREA INCREASE

TYPE I-B	HEIGHT
A-2	UL
A-3	UL
B	UL
R-2	UL
S-2	237,000 <- MOST-RESTRICTIVE OCCUPANCY

506.2 ALLOWABLE AREA DETERMINATION

506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
Each story of a mixed-occupancy building with more than one story above grade plane shall individually comply with the applicable requirements of Section 508.1.

Per 508.3.2 The allowable building area, height and number of stories of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups. The most restrictive is S-2 in a Type I-B construction.

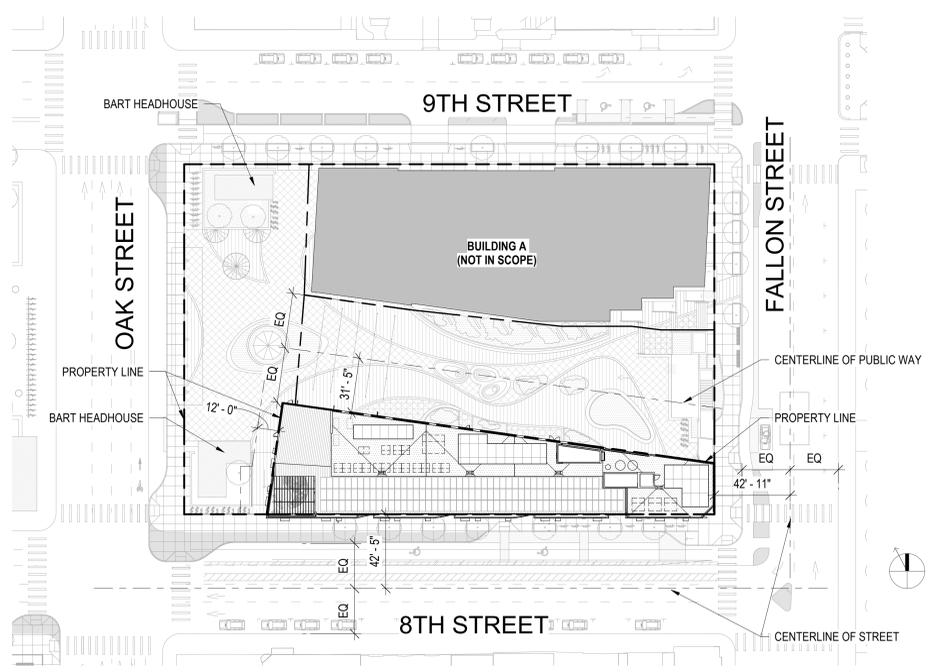
Equation 5-3
Aa = At + (NS x If)
At = 237,000 <- USING MOST-RESTRICTIVE OCCUPANCY
NS = 79,000
If = 0 <- NO FRONTAGE INCREASE TAKEN
Aa = [237,000 + (79,000 x 0)]
Aa = 237,000

Per CBC 202, Definitions:

AREA, BUILDING. The area included within surrounding exterior walls, or exterior walls and fire walls exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

FLOOR AREA, NET. The actual occupied area not including unoccupied accessory areas such as corridors, stair-ways, ramps, toilet rooms, mechanical rooms and closets.



FIRE SEPARATION DIAGRAM
1" = 40'-0"

STAMP:

ISSUE SCHEDULE

NO.	ISSUE	DATE
50 SD - BLDG B		09/03/2021
PROGRESS SET - BLDG B		10/29/2021
PDF SET - BLDG B		12/15/2021
90 SD - BLDG B		12/15/2021
PDF SET 2 - BLDG B		05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: As indicated

TITLE:
CODE DIAGRAMS - BUILDING
HEIGHT AND AREA, OPENING
PROTECTIONS

SHEET:
G0.11

PRELIMINARY - Not for Construction -



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

OCCUPANT LOAD										
NAME	CONSTRUCTION TYPE	OCCUPANT GROUP	PRIMARY/ACCESSORY	FUNCTION	AREA	% OF FLOOR AREA	OCCUPANT LOAD FACTOR	# OCCUPANTS		
Level 1D										
COMMERCIAL KITCHEN	I-B	A-2	PRIMARY	COMMERCIAL KITCHEN	3161 SF	29%	200	17		
GUEST TOILET	I-B	A-2	PRIMARY	COMMERCIAL KITCHEN	74 SF	1%	200	1		
ACC. STORAGE	I-B	A-3	PRIMARY	ACCESSORY STO., MECH. EQUIP. RM.	49 SF	0%	300	1		
COMMUNITY ROOM	I-B	A-3	PRIMARY	ASSEMBLY UNCONCENTRATED	1193 SF	11%	15	82		
LOBBY	I-B	R-2	PRIMARY	RESIDENTIAL	1422 SF	13%	200	8		
STAIR 1	I-B	R-2	PRIMARY	RESIDENTIAL	247 SF	2%	200	2		
STAIR 2	I-B	R-2	PRIMARY	RESIDENTIAL	210 SF	2%	200	2		
UTILITY	I-B	S-2	PRIMARY	ACCESSORY STO., MECH. EQUIP. RM.	1494 SF	14%	300	5		
WASTE	I-B	S-2	PRIMARY	ACCESSORY STO., MECH. EQUIP. RM.	844 SF	8%	300	3		
FCC	I-B	S-2	PRIMARY	ACCESSORY STO., MECH. EQUIP. RM.	112 SF	1%	300	5		
BIKE	I-B	S-2	PRIMARY	ACCESSORY STO., MECH. EQUIP. RM.	350 SF	3%	300	2		
BIKE	I-B	S-2	PRIMARY	ACCESSORY STO., MECH. EQUIP. RM.	115 SF	1%	300	1		
CORRIDOR	I-B	S-2	PRIMARY	ACCESSORY STOR., MECH. EQUIP. RM.	325 SF	3%	300	2		
OFFICE	I-B	B	ACCESSORY NON SEPERATED		111 SF	1%	150			
OFFICE	I-B	B	ACCESSORY NON SEPERATED	BUSINESS	129 SF	1%	150	4		
OFFICE	I-B	B	ACCESSORY NON SEPERATED	BUSINESS CONCENTRATED	128 SF	1%	150	4		
OPEN SPACE	I-B	EXTERIOR	ACCESSORY NON SEPERATED	EXTERIOR AREA	983 SF	9%	0	4		
					10947 SF	100%	3565	143		
Level 2										
RESIDENTIAL	I-B	R-2	PRIMARY	RESIDENTIAL	11002 SF	100%	200	55		
					11002 SF	100%	200	55		
Level 3										
RESIDENTIAL	I-B	R-2	PRIMARY	RESIDENTIAL	11726 SF	100%	200	59		
					11726 SF	100%	200	59		
Level 4										
RESIDENTIAL	I-B	R-2	PRIMARY	RESIDENTIAL	11682 SF	100%	200	59		
					11682 SF	100%	200	59		
Level 5										
RESIDENTIAL	I-B	R-2	PRIMARY	RESIDENTIAL	11682 SF	100%	200	59		
					11682 SF	100%	200	59		
Level 6										
RESIDENTIAL	I-B	R-2	PRIMARY	RESIDENTIAL	11682 SF	100%	200	59		
					11682 SF	100%	200	59		
Level 7										
COMPUTER ROOM	I-B	B	PRIMARY		160 SF	1%	50			
RESIDENTIAL	I-B	R-2	PRIMARY	RESIDENTIAL	9337 SF	84%	200	47		
RESIDENTIAL	I-B	R-2	PRIMARY	RESIDENTIAL	277 SF	2%	200	2		
ROOF DECK	I-B	A-3	ACCESSORY NON SEPERATED	RESIDENTIAL	669 SF	6%	15	66		
COMMUNITY ROOM	I-B	B	ACCESSORY NON SEPERATED	RESIDENTIAL	719 SF	6%	15	44		
					11162 SF	100%	480	159		

NOTES:
SECTION 1005.3.1: STAIRWAYS
Egress capacity factor of 0.3 inch per occupant. When equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2, then use 0.2 inches per occupant.

SECTION 1005.3.2: OTHER EGRESS COMPONENTS
Egress capacity factor of 0.2 inch per occupant. When equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2, then use 0.15 inches per occupant.

1010.1.1 SIZE OF DOORS
Provide a minimum clear width of 32 inches measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad).

SECTION 1011.2: WIDTH AND CAPACITY
The width of stairs shall not be less than 44".
Handrails may project into the required width of stairs by a maximum of 4.5" at each handrail (Section 1014.8).

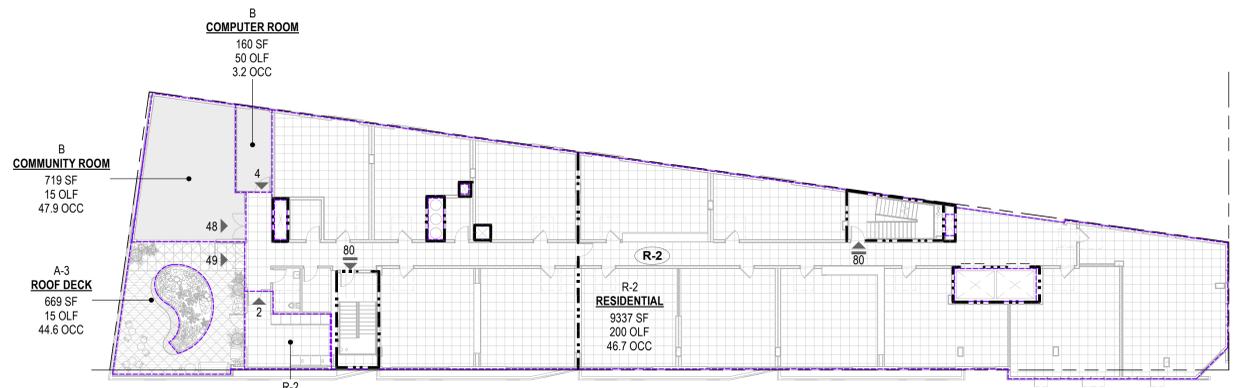


CBC 2019 TABLE 705.8. MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

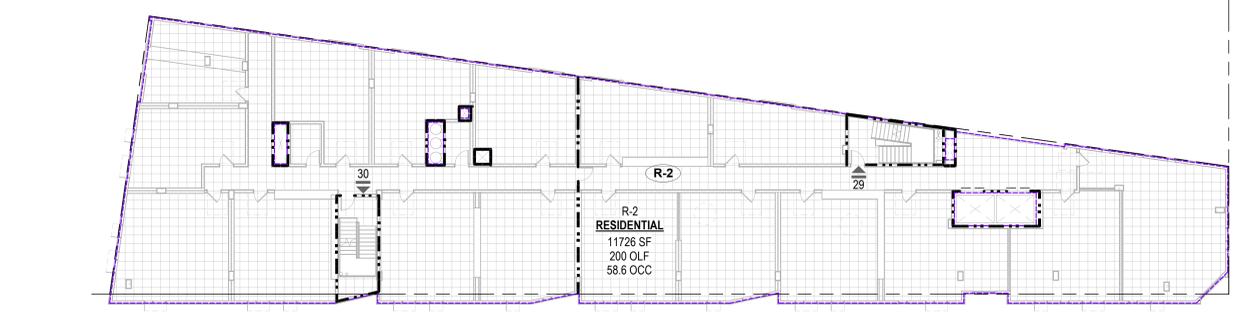
UNPROTECTED, SPRINKLERED:
3 TO LESS THAN 5 FEET = 15%
5 TO LESS THAN 10 FEET = 25%
10 TO LESS THAN 15 FEET = 45%
15 TO LESS THAN 20 FEET = 75%
20 OR GREATER = NO LIMIT

L6 WALL AREA= 643 SF OPENING PROVIDED= 148 SF OR 23%
L5 WALL AREA= 522 SF OPENING PROVIDED= 148 SF OR 28%
L4 WALL AREA= 522 SF OPENING PROVIDED= 148 SF OR 28%
L3 WALL AREA= 522 SF OPENING PROVIDED= 148 SF OR 28%
L2 WALL AREA= 522 SF OPENING PROVIDED= 148 SF OR 28%
L1 WALL AREA= 595 SF OPENING PROVIDED= 302 SF OR 51%

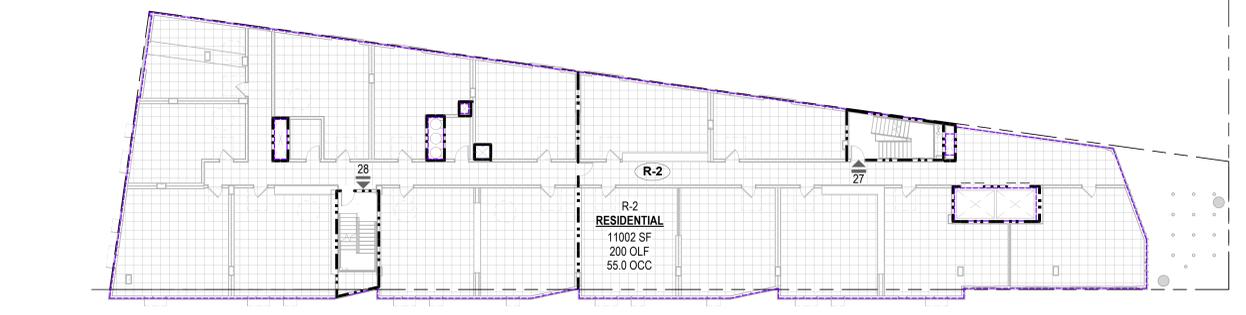
BUILDING ELEVATION - WEST (OPENING PROTECTION)
3/32" = 1'-0"



OCCUPANT LOAD - LEVEL 7
1/16" = 1'-0"



OCCUPANT LOAD - LEVEL 3-6
1/16" = 1'-0"



OCCUPANT LOAD - LEVEL 2
1/16" = 1'-0"



OCCUPANT LOAD - LEVEL 1
1/16" = 1'-0"

LEGEND

- LANDSCAPE (EXCLUDED)
- A-2 OCCUPANCY: ASSEMBLY
- A-3 OCCUPANCY: ASSEMBLY, UNCONCENTRATED
- B OCCUPANCY: BUSINESS
- R-2 OCCUPANCY: RESIDENTIAL
- S-2 OCCUPANCY: STORAGE
- 1-HR FIRE-RESISTANCE RATED CONSTRUCTION
- 2-HR FIRE-RESISTANCE RATED CONSTRUCTION

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
PDF SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
PDF SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

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JOB NUMBER: 1808
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TITLE:
CODE DIAGRAM - OCCUPANT LOAD

SHEET:
G0.12



STAMP:

ISSUE SCHEDULE		
50 SD - BLDG B		09/03/2021
PROGRESS SET - BLDG B		10/29/2021
FDP SET - BLDG B		12/15/2021
90 SD - BLDG B		12/15/2021
FDP SET 2 - BLDG B		05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 1808
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ISSUE DATE: 05/04/2022
SCALE: As indicated
TITLE: CODE DIAGRAM - EXITING

SHEET:

G0.13

PRELIMINARY - Not for Construction -

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EGRESS GENERAL NOTES

- ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2". IF BEVELED AT 1:2 MAXIMUM SLOPE, OR VERTICAL LEVEL CHANGES EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AN ABOVE 27" AND LESS THAN 80".
- ALL ACCESSIBLE ROUTES OF TRAVEL TO COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - 48" MIN. WIDTH FOR WALKS AND SIDEWALKS
 - 48" MIN. WIDTH FOR CURB RAMPS
 - 48" MIN. WIDTH FOR RAMPS
 - 36" MIN. WIDTH FOR CORRIDORS OR HALLWAYS, OR 44" MIN. WIDTH IF SERVING AN OCCUPANT LOAD OF 10 OR MORE
 - FOR CORRIDORS AND HALLWAYS EXCEEDING 200 FT. IN LENGTH, PROVIDE A 60" MIN. CLEAR WIDTH.
 - 36" MIN. WIDTH WITHIN A SINGLE-ACCOMMODATION TOILET ROOM EXCEPT AT DOORS
- DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH OF A CORRIDOR OR HALLWAY MORE THAN 50%.
- EXIT ACCESS TRAVEL LIMITATIONS (PER TABLE 1017.2, WITH SPRINKLERS):

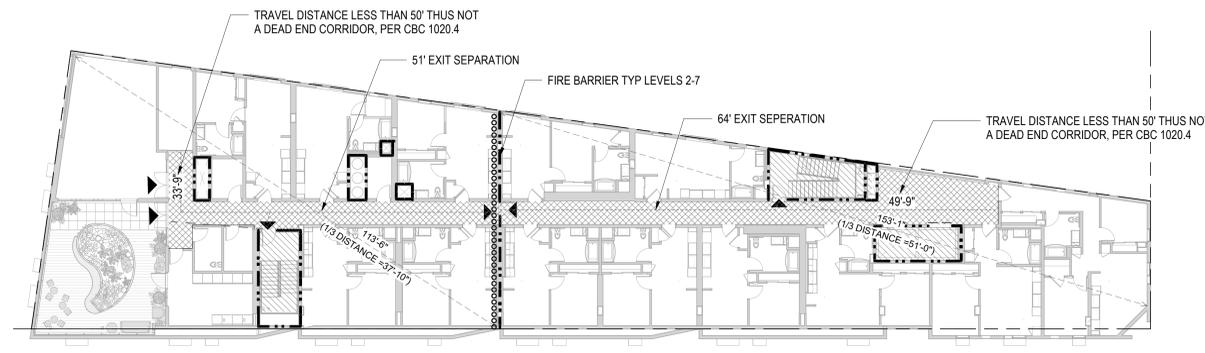
A & R OCCUPANCY:	250 FT
B OCCUPANCY:	300 FT
S-2 OCCUPANCY:	400 FT
- WIDTH OF EXITS: 48" MINIMUM FOR STAIRS AND CORRIDORS; 36" MINIMUM WIDTH ALLOWED AT DWELLING UNITS
- PER SECTION 1009, ACCESSIBLE MEANS OF EGRESS IS PROVIDED BY ACCESSIBLE ROUTES COMPLYING AS APPLICABLE WITH CHAPTERS 11B, INTERIOR EXIT STAIRWAYS, EXTERIOR EXIT STAIRWAY, ELEVATOR, AND RAMPS.
- IN ACCORDANCE WITH CH 11B-206 AND 11B-402, THE ACCESSIBLE ROUTE CONNECTS ACCESSIBLE PARKING SPACES, SITE ARRIVAL POINTS (MAIN BUILDING ENTRY) AND PUBLIC STREETS AND SIDEWALKS. THE ACCESSIBLE ROUTE ALSO CONNECTS ACCESSIBLE ELEMENTS, MOBILITY UNITS, AS WELL AS COMMON USE FACILITIES AND SPACES.
- PER SECTION 1009.2.1 ELEVATORS REQUIRED - IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE, AT LEAST ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4
EXCEPTION 1: IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE.
- PER SECTION 1026.2, HORIZONTAL EXITS - THE SEPARATION BETWEEN BUILDINGS OR REFUGE AREAS CONNECTED BY A HORIZONTAL EXIT SHALL BE PROVIDED BY A FIRE WALL (SECTION 706); FIRE BARRIER (SECTION 707) OR HORIZONTAL ASSEMBLY (SECTION 711) OR BOTH. THE MINIMUM FIRE RESISTANCE RATING OF THE SEPARATION SHALL BE 2 HOURS. OPENING PROTECTIVES IN HORIZONTAL EXITS SHALL ALSO COMPLY WITH SECTION 716. DUCT AND AIR TRANSFER OPENINGS IN A FIRE WALL OR FIRE BARRIER THAT SERVES AS A HORIZONTAL EXIT SHALL ALSO COMPLY WITH SECTION 717. THE HORIZONTAL EXIT SEPARATION SHALL EXTEND VERTICALLY THROUGH ALL LEVELS OF THE BUILDING UNLESS FLOOR ASSEMBLIES HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS AND DO NOT HAVE UNPROTECTED OPENINGS. HORIZONTAL EXITS CONSTRUCTED AS FIRE BARRIERS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL SO AS TO DIVIDE COMPLETELY THE FLOOR SERVED BY THE HORIZONTAL EXIT.

FIRE RATED WALL ASSEMBLIES AND PROTECTION:

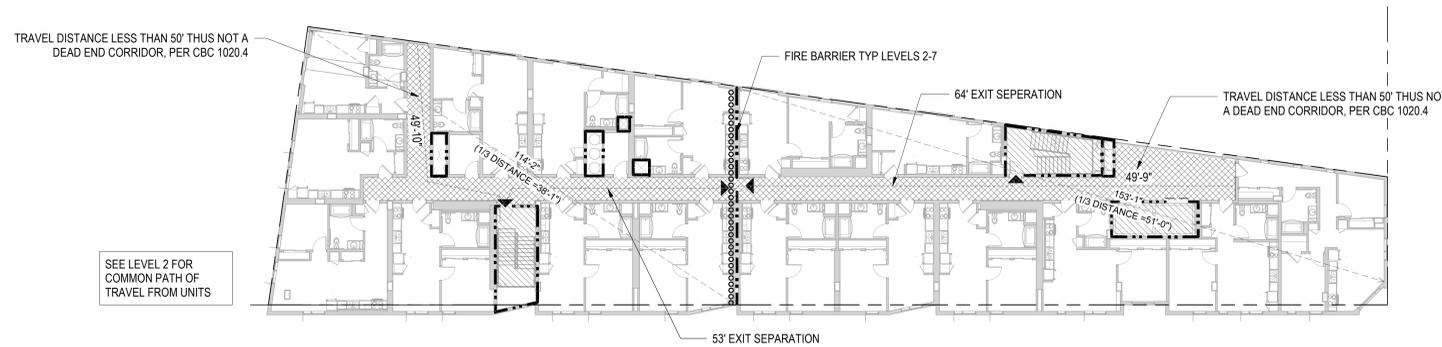
- SHAFT WALLS:** SHALL BE FIRE BARRIERS CONSISTING OF 2-HR FIRE RESISTIVE CONSTRUCTION WHEN CONNECTING FOUR STORIES OR MORE PER CBC 713.4 AND 1-HR RESISTIVE CONSTRUCTION WHEN CONNECTING LESS THAN FOUR STORIES.
- INTERIOR EXIT STAIRWAY ENCLOSURES:** SHALL BE FIRE BARRIERS CONSISTING OF 2-HR FIRE RESISTIVE CONSTRUCTION WHEN CONNECTING FOUR STORIES OR MORE AND 1-HR RESISTIVE CONSTRUCTION WHEN CONNECTING LESS THAN FOUR STORIES. PER CBC 707.3.2 AND 1023.
- EXTERIOR WALLS (LOAD BEARING):** 1-HR WHERE REQUIRED BASED ON FIRE SEPARATION DISTANCE PER CBC TABLE 602 FOR TYPE VA CONSTRUCTION.
- EXTERIOR WALLS (NON-LOAD BEARING):** 1-HR WHERE REQUIRED BASED ON FIRE SEPARATION DISTANCE PER CBC TABLE 602 FOR TYPE VA CONSTRUCTION.
- DEMISING WALLS:** PARTY WALLS SEPARATING DWELLING UNITS SHALL BE FIRE PARTITIONS CONSISTING OF 1-HR FIRE-RESISTIVE CONSTRUCTION AS REQUIRED BY 2016 CBC 420.2.
- CORRIDOR WALLS:** CORRIDOR WALLS SHALL BE OF 1-HR FIRE-RESISTIVE CONSTRUCTION AS REQUIRED BY 2016 CBC 1020.1.
- FIRE WALLS:** AT HORIZONTAL EXITS SHALL HAVE 2-HR FIRE-RESISTIVE CONSTRUCTION PER 2016 CBC SECTION 706.
- FIRE BARRIERS:** AT OCCUPANCY SEPARATIONS SHALL HAVE 2-HR FIRE-RESISTIVE CONSTRUCTION PER 2016 CBC SECTION 707.
- PRIMARY STRUCTURAL FRAME MEMBERS** CONSTRUCTED OF STEEL SHALL MEET REQUIRED FIRE PROTECTION RATINGS USING INTUMESCENT PAINT. PER ARCHITECTURAL DETAILS. REQUIRED RATINGS OF SUCH MEMBERS ARE 1 HOUR IN TYPE V CONSTRUCTION AND 3 HOURS IN TYPE I CONSTRUCTION.
- FIRE BLOCKING / DRAFT STOPPING** SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED SPACES IN ACCORDANCE WITH 2016 CBC SECTION 718. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES; VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- HORIZONTAL FIRE RESISTANCE RATED ASSEMBLIES** SHALL BE CONTINUOUS IN ACCORDANCE WITH CBC SECTION 711.4 AND ALL GYPSUM BOARD WALL LAYERS SHALL EXTEND TO THE CEILING LAYERS OF HORIZONTAL ASSEMBLIES.

EXITING/PATH OF TRAVEL LEGEND

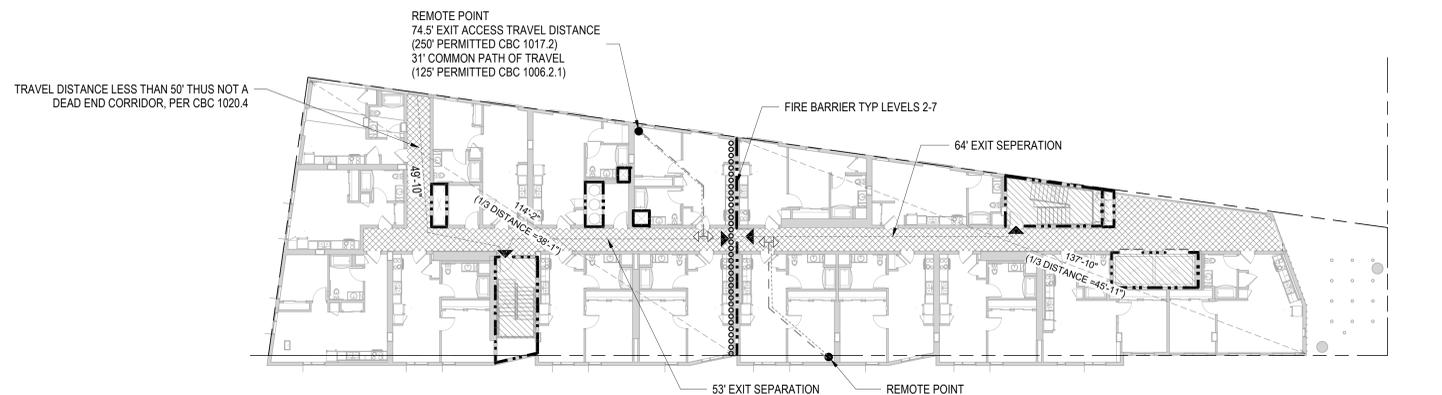
- 1-HR RATED EXIT CORRIDOR
- 2-HR VERTICAL ENCLOSURES
- COMMON PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- EXITING / TRAVEL DISTANCE
- EXIT DISCHARGE
- EXIT ARROW FROM SPACE
- ACCESS TO TWO DISTINCT EXITS
- 1-HOUR RATED CONSTRUCTION
- 2-HOUR RATED CONSTRUCTION
- HORIZONTAL EXIT
- DISTANCE BETWEEN EXITS
- SPACE DIAGONAL MEASUREMENT
- 1/3 OF DIAGONAL MEASUREMENT



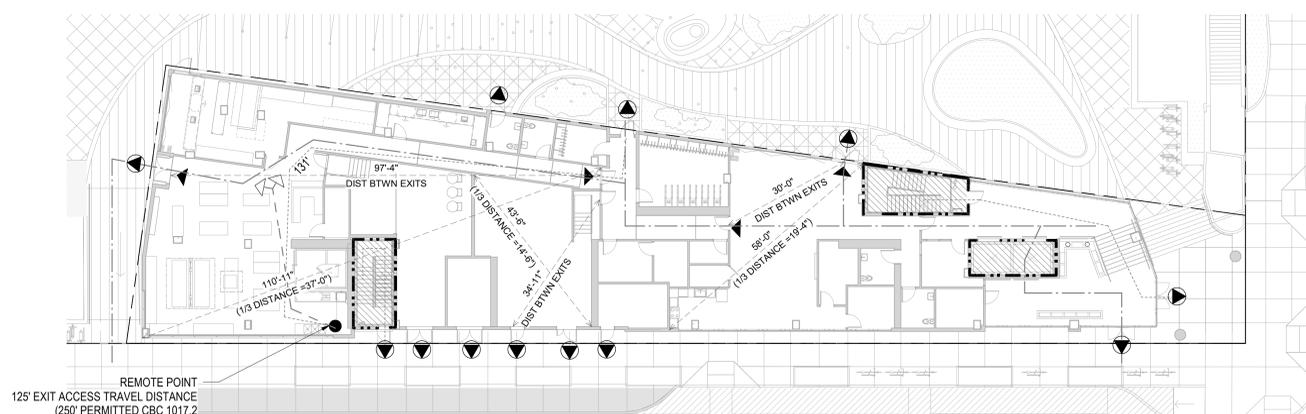
EXITING PLAN - LEVEL 7
1/16" = 1'-0"



EXITING PLAN - LEVEL 3-6 (TYP)
1/16" = 1'-0"



EXITING PLAN - LEVEL 2
1/16" = 1'-0"



EXITING PLAN - LEVEL 1
1/16" = 1'-0"



**FIRE AND LIFE SAFETY
NOTES:**

- FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED AT EACH FLOOR & ROOF LEVEL LANDING AT EACH STAIR ENCLOSURE AND AT EACH PRINCIPAL STREET FRONTAGE.
- MAIN FIRE ALARM AND ANNUNCIATOR PANEL SHALL BE PROVIDED IN LOCATION WITHIN SIGHT OF THE MAIN LOBBY DOORS AND NEXT TO ANY EMERGENCY TWO-WAY COMMUNICATION SYSTEM USED TO SATISFY CBC 1009.6.5 FOR EGRESS ACCESSIBILITY PURPOSES.
- VISUAL DEVICES TIED TO FIRE ALARM SYSTEM THROUGHOUT.
- KNOX BOXES TO BE PROVIDED AT MAIN BUILDING POINTS OF ENTRY. EXACT LOCATION TO BE DETERMINED IN COORDINATION WITH THE FIRE DEPARTMENT.
- THE BUILDING ADDRESS SHALL BE PLAINLY VISIBLE FROM THE STREET FRONTING THE PROPERTY. THE LETTERING SHALL BE SIZED, INSTALLED AND LIT ACCORDING TO **CBC 901.2**. ADDITIONAL ADDRESS NUMBERS MAY BE REQUIRED PER FIRE CODE OFFICIAL TO FACILITATE EMERGENCY RESPONSE. UNIT NUMBERS OR LETTERS IN A BUILDING WITH MIXED OCCUPANCY SHALL BE AFFIXED TO THE DOOR ENTERING THE SPACE OR LOCATED ON THE WALL NEAR THE ENTRANCE AND VISIBLE FROM THE ENTRANCE.
- THE MEANS OF EGRESS, INCLUDING ALL EXITS & EGRESS PATHS EXTENDING TO A PUBLIC RIGHT OF WAY, SHALL HAVE LIGHTING WITH AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL.
- THE POWER SUPPLY FOR EXIT ILLUMINATION SHALL BE PROVIDED BY THE BUILDING'S ELECTRICAL SYSTEM. IN THE EVENT OF BUILDING SYSTEM FAILURE, ILLUMINATION SHALL BE PROVIDED BY AN EMERGENCY SYSTEM.
- EXTERIOR EMERGENCY LIGHTING AND FIRE ALARM DEVICES REQUIRED IN EXTERIOR ASSEMBLY AREAS WITH MAXIMUM OCCUPANT LOAD SIGNAGE POSTED.
- EXIT SIGNAGE SHALL BE PROVIDED WHERE REQUIRED PER CBC SECTION 1013, TO INDICATE PATH OF EGRESS TRAVEL. COMPLY WITH CBC SECTION 1013 FOR REQUIREMENTS REGARDING GRAPHICS, ILLUMINATION AND POWER SUPPLY.
- PROVIDE SMOKE DETECTORS AND POWER SOURCE PER CBC **907.2.1.2** AND NFPA 72, 2019. SMOKE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- PROVIDE CARBON MONOXIDE ALARMS PER 2019 CBC SECTION **915.1.1**.
- A SMOKE DETECTOR SHALL BE PROVIDED AT ALL REQUIRED FIRE RATED DOORS EQUIPPED WITH MAGNETIC HOLD OPEN DEVICES. LOCATE SMOKE DETECTOR WITHIN 5'-0" OF THE DOOR.
- AN AUTOMATIC SHUT OFF ON ANY SINGLE SYSTEM THAT PROVIDED HEATING OR COOLING AIR IN EXCESS OF 2,000 CFM SHALL BE PROVIDED. SHUT OFF TO BE ACTIVATED BY DUCT SMOKE DETECTORS.
- AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED PER 2019 CBC **903.2.8** AND SHALL CONFORM TO NFPA 13 (**OR 13R**) AS AMENDED BY CBC.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THE DESIGN AND INSTALLATION OF FIRE SPRINKLER SYSTEM MEETS THE REQUIREMENTS OF ALL APPLICABLE CODES, INCLUDING 2019 EDITIONS OF NFPA 13 SPRINKLERS, NFPA 14 FOR STANDPIPES, NFPA 72 FIRE ALARM, NFPA 20 FIRE PUMPS, AND NFPA 24 FOR SPRINKLER UNDERGROUND.
- FLOOR CONTROL VALVES AND FLOW SWITCH FOR SPRINKLER SYSTEM REQUIRED AT EACH LEVEL PER CBC **903.3.8**.
- INSTALL CLASS 1 STANDPIPE SYSTEM AS REQUIRED PER CBC 905.3 AND NFPA 14.**
- PROVIDE SPRINKLER HEAD ON TOP OF WASTE CHUTES, IN TERMINATION ROOMS, AND AT ALTERNATE FLOOR LEVELS WITHIN WASTE CHUTES.
- SPRINKLER PROTECTION IS REQUIRED UNDER **COMBUSTIBLE** BALCONIES.
- SPRINKLER MONITORING IS REQUIRED PER CBC **903.4**.
- MANUAL FIRE ALARM SYSTEM IS REQUIRED PER CBC **907.2.9** AND NFPA 72.
- UNITS DESIGNATED AS "COMMUNICATION ACCESSIBLE" (SEE PLANS) REQUIRE HORN/STROBE NOTIFICATION DEVICE IN ALL ROOMS.
- PROVIDE FIRE EXTINGUISHING SYSTEM PER FIRE DEPARTMENT REQUIREMENTS. SYSTEM TO COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
- FIRE EXTINGUISHERS ARE REQUIRED PER CBC **906**. FIRE EXTINGUISHERS IN THE GARAGE AND RESIDENTIAL AREAS SHOULD BE SIZED AT **2A:20BC**.
- PORTABLE FIRE EXTINGUISHERS (PFE) ARE REQUIRED PER CBC **906**. PER TABLE 906.3(1), MAXIMUM DISTANCE TRAVELED TO REACH AN EXTINGUISHER IS 75'. LAYOUT TO ALSO COMPLY MAXIMUM AREA COVERED.
- SEE PLANS FOR EXTINGUISHER CABINET LAYOUT. PER CBC **906.9.1**, INSTALL EXTINGUISHERS SO THAT THEIR TOPS ARE NOT MORE THAN 5'-0" AFF.
- EMERGENCY RESPONDER RADIO COVERAGE SYSTEMS (ERRCS) SHALL BE INSTALLED, TESTED, AND MAINTAINED IN ACCORDANCE WITH ANNEX G OF THE 2015 EDITION OF THE NFPA 5000 STANDARD AND CFC 510.4. UPON COMPLETION OF BUILDING CONSTRUCTION, ERRCS TEST SHALL BE CONDUCTED PER STANDARD. IF IT FAILS, THEN AN ERRCS SHALL BE INSTALLED. CONSTRUCTION PLANS FOR THE RADIO COVERAGE SYSTEMS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
- REFER TO ASSEMBLY NOTES FOR FIRE RATED WALL ASSEMBLIES AND PROTECTION.

**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
FDP SET - BLDG B	12/15/2021
30 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

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TITLE:

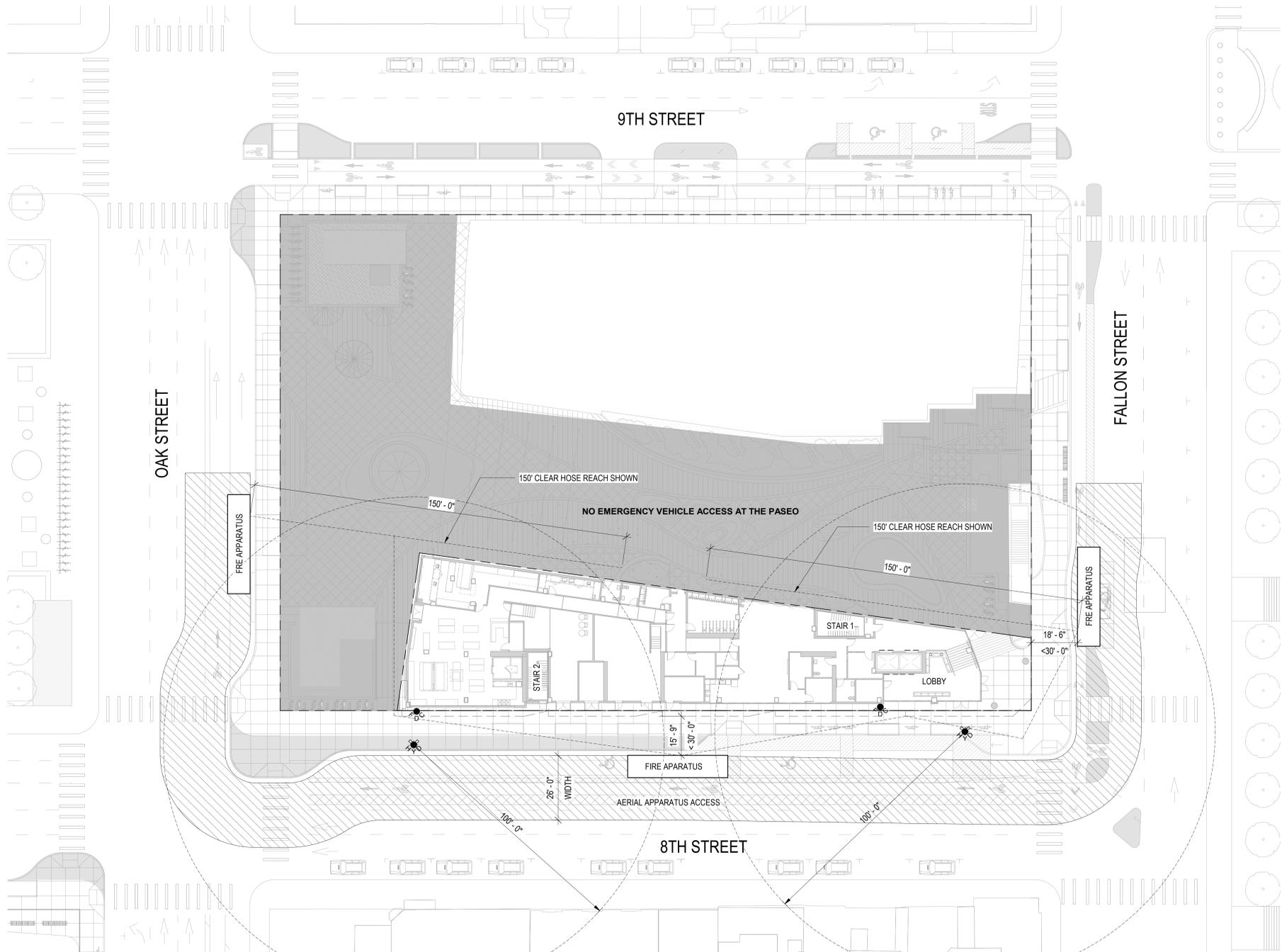
CODE DIAGRAM - FIRE

SHEET:

G0.14

PRELIMINARY - Not for Construction -

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FIRE ACCESS PLAN - LEVEL 1
1" = 20'-0"

FIRE ACCESS LEGEND

- FIRE HOSE REACH
- ⊕ STANDPIPE / WHARF HYDRANT / FIRE HYDRANT
- ⚡ FDC
- ⚡ FIRE HYDRANT

NOTES

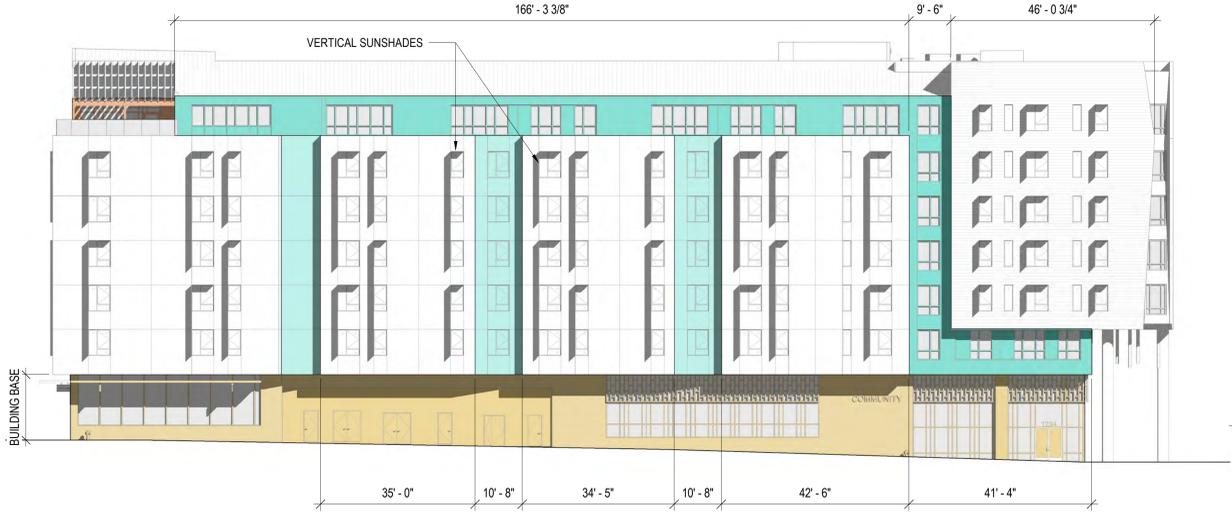
CONSTRUCTION TYPE
7-STORIES TYPE I-B



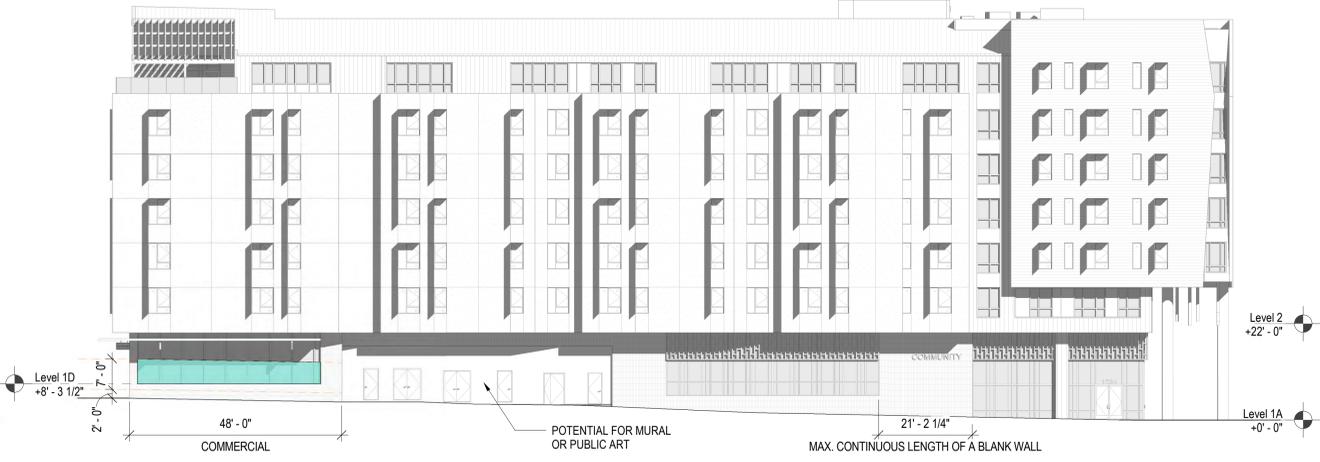
**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

PER DESIGN GUIDELINES FOR LAKE MERRITT STATION AREA, DG-16 AND DG-17, DIFFERENT ARCHITECTURAL ELEMENTS AND TREATMENTS SUCH AS VERTICAL MASSING BREAKS, ON LESS THAN EVERY 50 LF OF THE BUILDING FRONTAGE. HORIZONTAL SETBACKS AT THE FIRST AND LAST FLOOR, AND VERTICAL SUNSHADES ARE USED TO REDUCE THE APPARENT BUILDING BULK AND ALSO TO CREATE RHYTHM ALONG THE SOUTH FACADE.

PER THE OAKLAND PLANNING CODE SECTION 17.101G.050 - PROPERTY DEVELOPMENT STANDARDS, THE MINIMUM TRANSPARENCY AT THE GROUND FLOOR COMMERCIAL FACADE IN D-LM-2 ZONE IS 65%. THIS PERCENTAGE OF TRANSPARENCY IS ONLY REQUIRED FOR PRINCIPAL BUILDINGS THAT INCLUDE GROUND FLOOR NONRESIDENTIAL FACILITIES, AND ONLY APPLIES TO THE FACADE FACING THE PRINCIPAL STREET. THE AREA OF REQUIRED TRANSPARENCY IS BETWEEN TWO (2) FEET AND NINE (9) FEET IN HEIGHT OF THE GROUND FLOOR AND MUST BE COMPRISED OF CLEAR, NON-REFLECTIVE WINDOWS THAT ALLOW VIEWS OUT OF INDOOR COMMERCIAL SPACE OR LOBBIES.

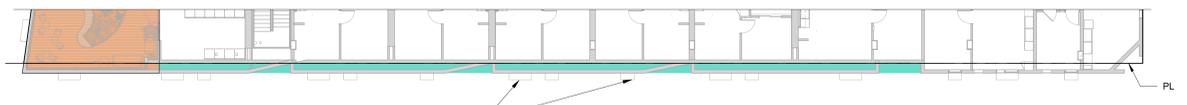


ZONING CODE - MASSING BREAK & SETBACK DIAGRAM
1/16" = 1'-0"

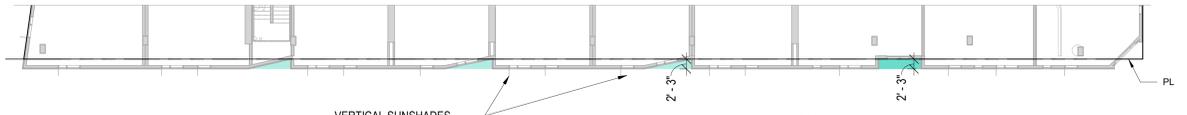


THE MINIMUM TRANSPARENCY AT THE GROUND FLOOR COMMERCIAL FACADE PER 17.101G.050 = (7' x 48.1') x 65% = 218.7 SF
TRANSPARENCY PROVIDED = 219 SF, THEREFORE COMPLIANT

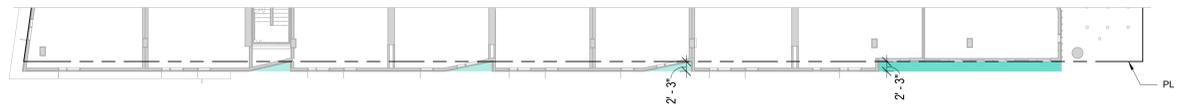
ZONING CODE - TRANSPARENCY DIAGRAM ON 8TH STREET
1/16" = 1'-0"



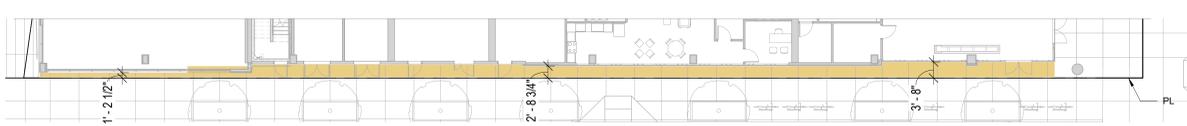
FLOOR PLAN - LEVEL 7 - SETBACK
1/16" = 1'-0"



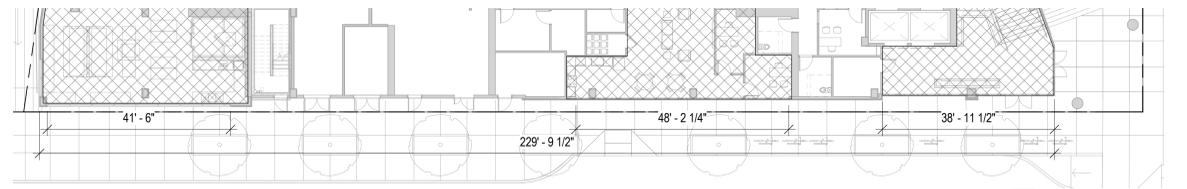
FLOOR PLAN - LEVEL 3 - MASSING BREAK
1/16" = 1'-0"



FLOOR PLAN - LEVEL 2 - MASSING BREAK
1/16" = 1'-0"



FLOOR PLAN - LEVEL 1 - SETBACK
1/16" = 1'-0"



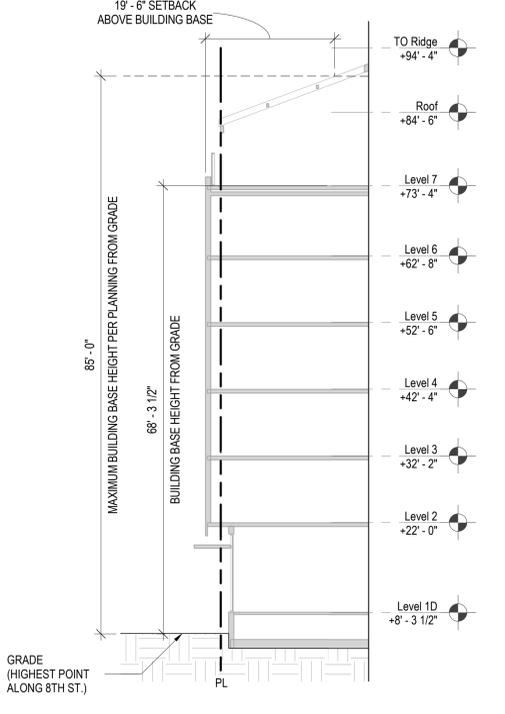
REQUIRED ACTIVE FRONTAGE AT GROUND LEVEL PER LAKE MERRITT DESIGN GUIDELINES: 229.75' / 2 = 115'
PROPOSED ACTIVE FRONTAGE AT GROUND LEVEL: 41.5' + 39' + 38.9' = 119.4', THEREFORE COMPLIANT

PER DESIGN GUIDELINES FOR LAKE MERRITT BART PROJECT, SECTION B4 - 8TH ST. FRONTAGE (BLDG B): A MINIMUM OF 50% ACTIVE GROUND FLOOR FRONTAGE IS REQUIRED.

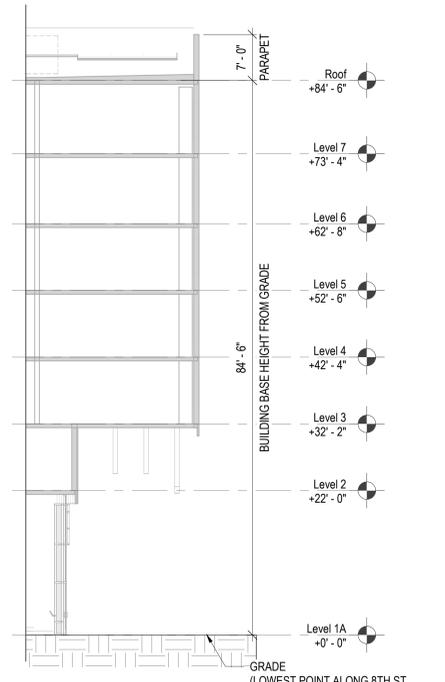
FLOOR PLAN - LEVEL 1 - ACTIVE FRONTAGE DIAGRAM
1/16" = 1'-0"

PER THE OAKLAND PLANNING CODE SECTION 17.101G.050 - PROPERTY DEVELOPMENT STANDARDS FOR D-LM ZONE: THE MAXIMUM BUILDING BASE IS 85 FT. MEASURED FROM GRADE UPON GRANTING OF CUP.

PER THE OAKLAND PLANNING CODE SECTION 17.108.030 - ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS. MAXIMUM VERTICAL PROJECTION ABOVE THE PRESCRIBED HEIGHT FOR PARAPET IS 10 FEET (PER SECTION A: OTHER EQUIPMENT AND APPURTENANCES WHICH ARE NOT PROVIDED FOR ELSEWHERE IN THIS SECTION).



WALL SECTION - BASE HEIGHT DIAGRAM - WEST CORNER
3/32" = 1'-0"



WALL SECTION - BASE HEIGHT DIAGRAM - EAST CORNER
3/32" = 1'-0"

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

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

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: As indicated
TITLE: ZONING DIAGRAM

SHEET:
G0.17

PRELIMINARY - Not for Construction -



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: As indicated
TITLE: ZONING DIAGRAMS, SIGNAGE, OPEN SPACE

SHEET:
G0.18

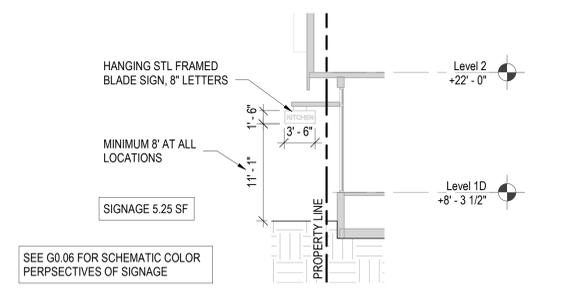
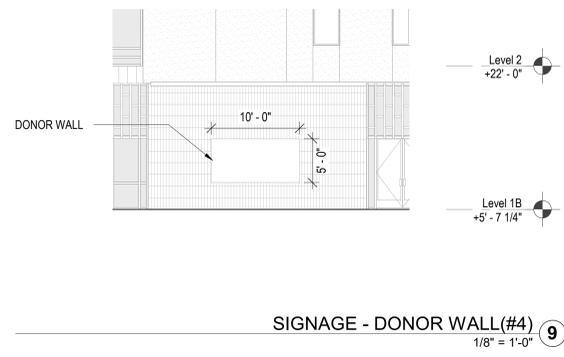
PRELIMINARY - Not for Construction -

© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

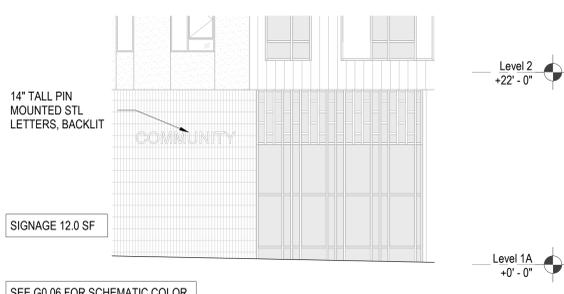
PER THE OAKLAND PLANNING CODE SECTION 17.104.020, THE MAXIMUM AGGREGATE AREA OF DISPLAY SURFACE OF ALL SIGNAGE ON CORNER LOTS IS 0.5 SQUARE FEET PER 1.0 FOOT OF LOT FRONTAGE, AND SHALL NOT EXCEED 200 SQUARE FEET. THE AGGREGATE SHALL INCLUDE ONLY ONE SIDE OF A DOUBLE FACED SIGN. THE MAXIMUM HEIGHT OF ANY SIGN MAY NOT EXCEED THE HEIGHT OF THE WALL THAT IT IS ATTACHED TO.

LOT FRONTAGE = 252.2' + 29.3' + 246.8' + 55.5' + 8.6' = 592.4' x 0.5 = 296.2'
MAX. AGGREGATE SIGNAGE AREA = 200 SQUARE FEET
PROPOSED AGGREGATE SIGNAGE AREA = 48 SQUARE FEET

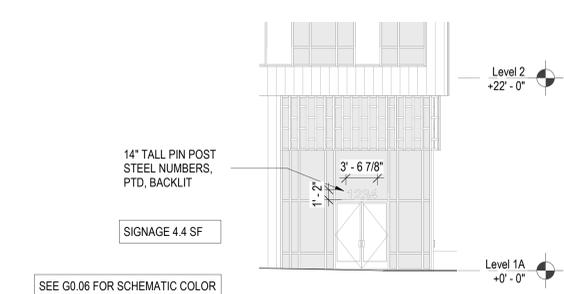
*PLEASE NOTE THAT THE SIGNAGE ELEVATIONS ARE DIAGRAMATIC. THEY ARE PROVIDED TO INDICATE APPROXIMATE SIZE AND MOUNTING METHOD. FINAL SIGNAGE DESIGN WILL BE COMPLETED AT A LATER DATE AND PROVIDED TO THE PLANNING DEPARTMENT FOR APPROVAL.



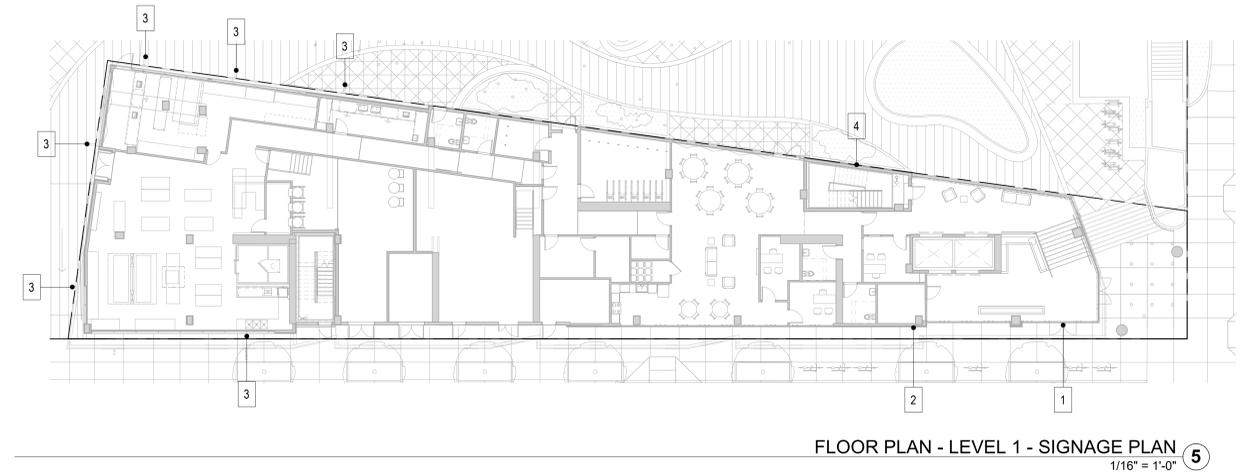
SIGNAGE - UNDER AWNING SIGN (#3)
1/8" = 1'-0"



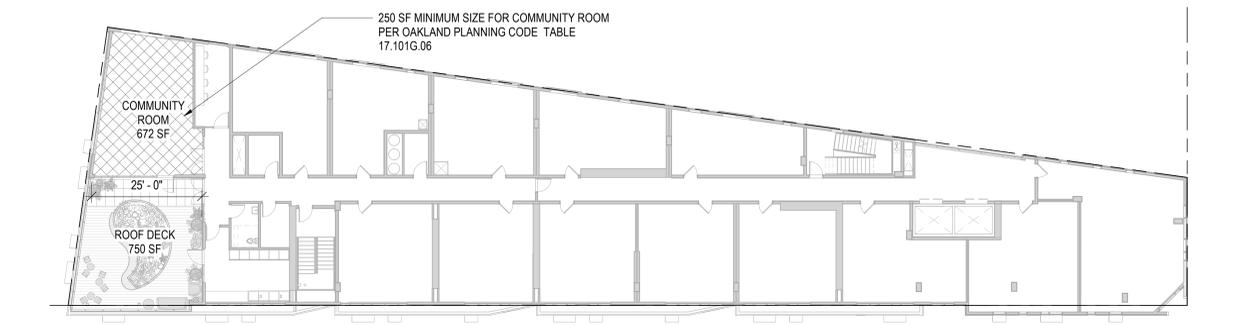
SIGNAGE - BUILDING NAME (#2)
1/8" = 1'-0"



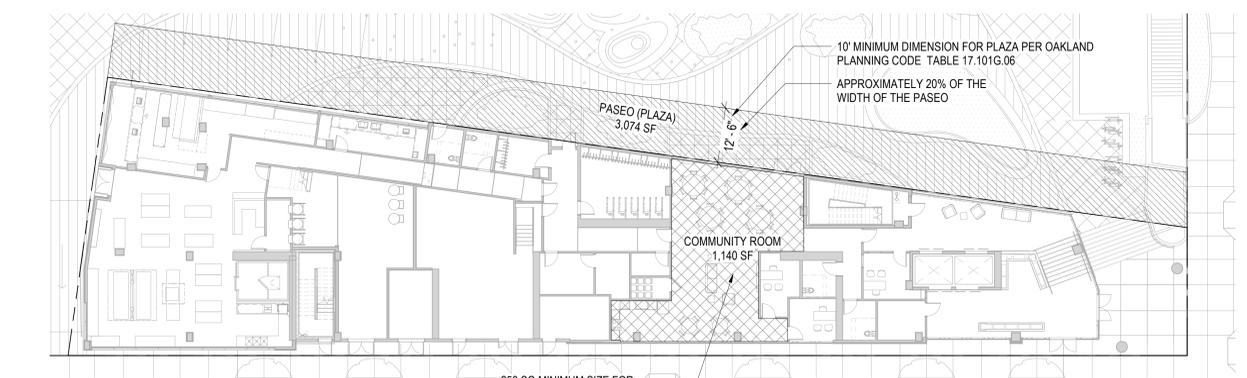
SIGNAGE - BUILDING ADDRESS (#1)
1/8" = 1'-0"



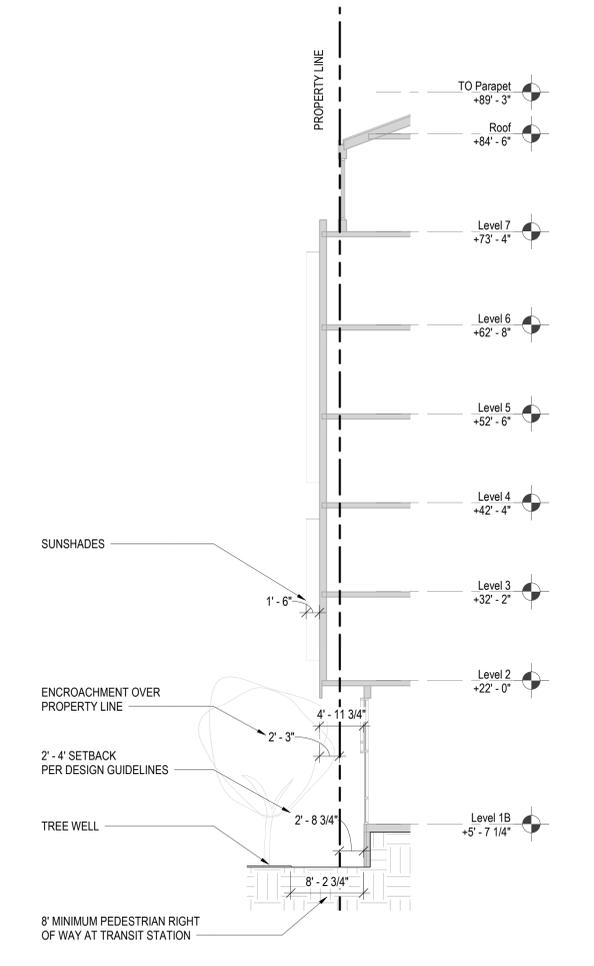
FLOOR PLAN - LEVEL 1 - SIGNAGE PLAN
1/16" = 1'-0"



OPEN SPACE DIAGRAM - LEVEL 7
1/16" = 1'-0"

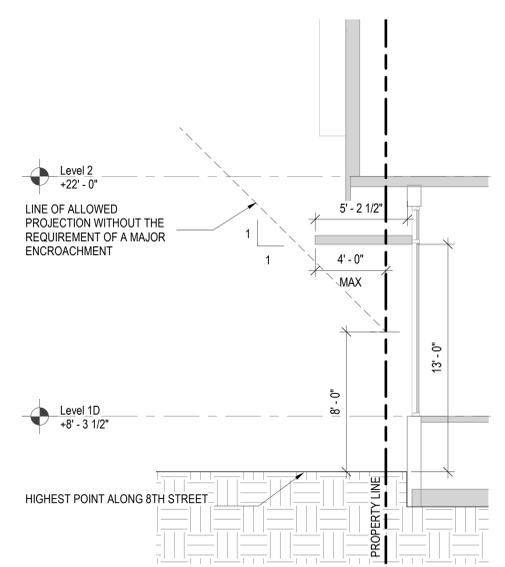


OPEN SPACE DIAGRAM - LEVEL 1
1/16" = 1'-0"



WALL SECTION @ 8TH ST - ENCROACHMENT OVER PL
1/8" = 1'-0"

PER OAKLAND MUNICIPAL CODE 15.04.3.2285 - CBC SECTIONS 3201.4, 3202.1, AND 3202.2 AMENDED: UNENCLOSED BALCONIES, ARCHITECTURAL FEATURES, CANOPIES OVER ENTRANCE DOORS, AND AWNINGS OVER WINDOWS MAY CANTILEVER OVER THE PUBLIC RIGHT-OF-WAY BY NOT MORE THAN ONE INCH HORIZONTALLY FOR EACH ONE INCH OF VERTICAL CLEARANCE EXCEEDING EIGHT FEET, MEASURED FROM THE HIGHER OF FINISHED GRADE OR PUBLIC WALKING SURFACE TO THE LOWEST OVERHEAD ELEMENT OF THE ENCROACHMENT. THE ENCROACHMENT SHALL NOT PROJECT MORE THAN FOUR FEET. PROJECTING STRUCTURAL ELEMENTS SHALL BE FIRE-RESISTIVE CONSTRUCTION OR NONCOMBUSTIBLE.



WALL SECTION - ALLOWABLE PROJECTIONS
1/4" = 1'-0"

THIS PROJECT IS PURSUING ALL-ELECTRIC COMPLIANCE UNDER GPRV8.2. ALL-ELECTRIC COMPLIANCE IS DEFINED AS THE BUILDING HAVING NO COMBUSTION APPLIANCES AND SYSTEMS.

GreenPoint RATED
NEW HOME RATING SYSTEM, VERSION 8.2
MULTIFAMILY

The GreenPoint Rated (GPR) system is a green building certification program that is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings. The minimum requirements of GreenPoint Rated are verification of 20 or more points. Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (0), Resources (6), and Water (6), and meet the prerequisites depending on state. For California CALGreen Minimum Prerequisite: ES2, H6.1, J5.1, J6, O1, O7, Outside California: ICC 700 Minimum Prerequisite: ES2, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Home Rating Manual v8.2. For more information please visit www.builditgreen.org/greenpoint-rated. Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

Planning Scoresheet

Points Targeted: 117.0
 Certification Level Targeted: Gold
 Compliance Pathway Targeted: Option 2: All Electric Compliance
 T24 Compliance Targeted: 1.0 %

Category	Points Targeted	Community	Energy	Indoor Air Quality/Health	Resources	Water	Notes	Responsible Party
CALEN	0	0	0	0	0	0		
A. SITE	4	4	0	0	0	0		
A1. Construction Footprint	2	2	0	0	0	0		
A2. Job Site Construction Waste Diversion	2	0	2	0	0	0	includes demo	GC
A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2	0	2	0	0	0		GC
A3. Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0	0	0	0	0	0		GC
A4. Recycled Content Base Material	0	0	0	0	0	0	Class II aggregate qualifies	GC
A4.1 Heat Island Effect Reduction (Non-Roof)	1	0	0	0	0	0	Building does not have any parking. 50% of impervious area (E, C, or H) is 20% CR covered parking w/ SRP 20% (combine garage and parking)	Architect
A4.2 Insulated Headers	1	0	0	0	0	0	72 hrs or 3 day flush out	GC
A5. Construction Environmental Quality Management Plan including Flush-Out	0	0	0	0	0	0		GC
A6. Stormwater Control: Prescriptive Path	0	0	0	0	0	0	Check with EIRs BART tunnel below. This may affect	GC
A6.1 Permeable Paving Materials	0	0	0	0	0	0		GC
A6.2 Filter and/or Bio-Retention Features	0	0	0	0	0	0		GC
A6.3 Non-Leaching Roofing Materials	0	0	0	0	0	0		GC
A6.4 Smart Stormwater Street Design	0	0	0	0	0	0	90% of hardscape water must flow through landscape	GC
A6.5 Stormwater Control: Performance Path	0	0	0	0	0	0	criteria for qualification include design storm	GC
B. FOUNDATION	0	0	0	0	0	0		
B1. Fly Ash and/or Slag in Concrete	0	0	0	0	0	0	30% flyash slag for all structural concrete	Structural
B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)	0	0	0	0	0	0		Architect
B3. Foundation Drainage System	0	0	0	0	0	0		Architect
B4. Moisture Controlled Crawlspace	0	0	0	0	0	0		Architect
B5. Structural Pest Controls	0	0	0	0	0	0		Architect
B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1	0	0	0	0	0	applies to only SF and MF low rise	Architect
B5.2 Termite Shields, Gaskets, or Seals at Least 3/8 inch from the Foundation	0	0	0	0	0	0		Architect
C. LANDSCAPE	14.25%	0	0	0	0	0		
C1. Enter the landscape area percentage. Points capped at 3 for less than 15%.	14.25%	0	0	0	0	0		
C1. Plants Grouped by Water Needs (Hydrozoning)	1	0	0	0	0	0	Corridor landscaping except with EIRs. Capped at 3 points for C1.7. C1.8-C1.11 in landscape area is under 15% of total site area.	Landscape
C2. Three Inches of Mulch in Planting Beds	1	0	0	0	0	0		Landscape
C3. Resource Efficient Landscaping	1	0	0	0	0	0		Landscape
C3.1 Use Invasive Species According to Cal-IPC	0	0	0	0	0	0		Landscape
C3.2 Plants Chosen and Located to Reduce Water Use	0	0	0	0	0	0		Landscape
C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	0	0	0	0	0	0		Landscape
C4. Minimal Turf in Landscape	0	0	0	0	0	0		Landscape
C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0	0	0	0	0	0	No Turf	Landscape
C4.2 Turf on a Small Percentage of Landscape Area	0	0	0	0	0	0		Landscape
C4.3 Turf in Moderate Building Temperature	0	0	0	0	0	0	trees need to be drought tolerant	Landscape
C5. High-Efficiency Irrigation	0	0	0	0	0	0		Landscape
C5.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers	0	0	0	0	0	0	non-turf areas 5.0 gpm, turf 1.5 gpm	Landscape
C5.2 One Inch of Coverage in the Top Six to Twelve Inches of Soil	0	0	0	0	0	0		Landscape
C6. Recycled Wastewater Irrigation System	0	0	0	0	0	0		Landscape
C6.1 Submeter or Dedicated Meter for Landscape Irrigation	0	0	0	0	0	0		Landscape
C6.2 Landscape Meets Water Budget	0	0	0	0	0	0	water budget not includes 3.0	Landscape
C7. Environmentally Preferable Materials for Site	0	0	0	0	0	0		Landscape
C7.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fixing	0	0	0	0	0	0		Landscape
C7.2 Play Structures and Surfaces Have an Average Recycled Content 20%	0	0	0	0	0	0		Landscape
C8. Reduced Light Pollution	0	0	0	0	0	0	Dark sky light fixtures. No light trespass	Landscape
C8.1 Large Street Trees	0	0	0	0	0	0	large street > 2.0'. Existing trees qualify. Tree 10.0'	Landscape
C8.2 Third Party Landscape Program Certification	0	0	0	0	0	0	staff person needs Big Friendly certification	Landscape
C8.3 Maintenance Contract with Certified Professional	0	0	0	0	0	0		Owner

Category	Points Targeted	Community	Energy	Indoor Air Quality/Health	Resources	Water	Notes	Responsible Party
K5. Formaldehyde Emissions in Interior Finish Exceed CARB	0	0	0	0	0	0		
K5.1 Doors	0	0	0	0	0	0		
K5.2 Cabinets and Countertops	0	0	0	0	0	0		
K5.3 Interior Trim and Shading	0	0	0	0	0	0		
K6. Products That Comply With the Health Product Declaration Open Standard	0	0	0	0	0	0		
K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0	0	0	0	0	0		
K8. Comprehensive Inclusion of Low Emission Finishes	0	0	0	0	0	0		
K8.1 Durable Cabinets	0	0	0	0	0	0		Architect
K8.2 At Least 20% of Interior Furniture Has Environmentally Preferable Attributes	0	0	0	0	0	0		Architect
L. FLOORING	0	0	0	0	0	0		
L1. Environmentally Preferable Flooring	0	0	0	0	0	0		Architect
L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method-Residential	0	0	0	0	0	0		Architect
L3. Durable Flooring	0	0	0	0	0	0		Architect
L4. Thermal Mass Flooring	0	0	0	0	0	0		Architect
M. APPLIANCES AND LIGHTING	1	0	0	0	0	0		
M1. ENERGY STAR® Dishwasher	1	0	0	0	0	0		Owner
M2. Efficient Clothes Washing and Drying	0	0	0	0	0	0		Owner
M2.1 CEE-Rated Clothes Washer	0	0	0	0	0	0		Owner
M2.2 ENERGY STAR® Dryer	1	0	0	0	0	0		Owner
M2.3 Solar Dryer/Laundry Lines	0	0	0	0	0	0		Owner
M3. Size-Efficient ENERGY STAR® Refrigerator	0	0	0	0	0	0	Mostly built before - PVA	Owner
M4. Permanent Centers for Waste Reduction Strategies	0	0	0	0	0	0		Architect
M4.1 Bulk Recycling Center	0	0	0	0	0	0		Architect
M4.2 Bulk in Composting Center	0	0	0	0	0	0		Architect
M5. Lighting Efficiency	0	0	0	0	0	0		MSP
M5.1 High-Efficiency Lighting	0	0	0	0	0	0		MSP
M5.2 Lighting System Designed to Meet or Exceed Footcandle Standards or Designed by Lighting Contractor	0	0	0	0	0	0		MSP
M6. Electric Vehicle Charging Stations and Infrastructure	0	0	0	0	0	0	No parking provided - PVA	Owner
M7. Central Laundry	1	0	0	0	0	0	Common laundry room in lobby - PVA	Owner
M8. Overhead Elevator	0	0	0	0	0	0	garages or traction or cable or hydraulic - NO	MSP
N. COMMUNITY	0	0	0	0	0	0		
N1. Smart Development	0	0	0	0	0	0		Architect
N1.1 Infill Site	0	0	0	0	0	0		Architect
N1.2 Designated Brownfield Site	0	0	0	0	0	0		Architect
N1.3 Conserve Resources by Increasing Density	0	0	0	0	0	0		Architect
N1.4 Cluster Homes for Land Preservation	0	0	0	0	0	0		Architect
N1.5 Home Size Efficiency	0	0	0	0	0	0	Enter the number of bedrooms. 1 square foot	Architect
N2. Home/Development Located Near Transit	0	0	0	0	0	0		Owner
N2.1 Within 1 Mile of a Major Transit Stop	0	0	0	0	0	0		Owner
N2.2 Within 1/2 Mile of a Major Transit Stop	0	0	0	0	0	0		Owner
N3. Pedestrian and Bicycle Access	0	0	0	0	0	0		Owner
N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	0	0	0	0	0		Owner
N3.2 Connection to Pedestrian Pathway	0	0	0	0	0	0		Owner
N3.3 Traffic Calming Strategies	0	0	0	0	0	0		Owner
N3.4 Sidewalks Buffered from Roadways and 5-Ft Wide	0	0	0	0	0	0		Owner
N3.5 Bicycle Storage for Residents	0	0	0	0	0	0	60 long-term bike spaces. 10% of total occupants (2 per unit)	Architect
N3.6 Bicycle Storage for Non-Residents	0	0	0	0	0	0	10 short-term bike spaces	Architect
N3.7 Increased Parking Capacity	0	0	0	0	0	0	No parking provided - meets the intent of the code.	Architect
N4. Outdoor Gathering Places	0	0	0	0	0	0	1000 sq ft per 100 units or 20 sq ft per sleeping unit (density > 10 units/acre or greater)	Architect
N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	0	0	0	0	0	0		Architect
N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	0	0	0	0	0		Architect
N5. Social Interaction	0	0	0	0	0	0		Owner
N5.1 Residence Entices with Views to Commons	0	0	0	0	0	0		Owner
N5.2 Entrances Visible from Street and/or Other Front Doors	0	0	0	0	0	0		Owner
N5.3 Porches Oriented to Street and Public Space	0	0	0	0	0	0		Owner
N6. Accessible Design	0	0	0	0	0	0		Owner
N6.1 Heating Load	0	0	0	0	0	0		Owner
N6.2 Cooling Load	0	0	0	0	0	0		Owner
N7. Adaptable Building	0	0	0	0	0	0		Architect
N7.1 Universal Design Principles in Units	0	0	0	0	0	0	EBALDC to consider	Architect
N7.2 Full-Function Independent Rental Unit	0	0	0	0	0	0		Architect

Category	Points Targeted	Community	Energy	Indoor Air Quality/Health	Resources	Water	Notes	Responsible Party
B. STRUCTURAL FRAME AND BUILDING ENVELOPE	0	0	0	0	0	0		
B1. Optimal Value Engineering	0	0	0	0	0	0		
B1.1 Joists, Rafters, and Studs at 24 Inches on Center	0	0	0	0	0	0		Structural
B1.2 Non-Load Bearing Door and Window Headers Sized for Load	0	0	0	0	0	0	Yes vary in height, structural snout and header measure or note to plans	Structural
B1.3 Advanced Framing Measures	0	0	0	0	0	0		Structural
B2. Construction Material Efficiencies	0	0	0	0	0	0		Structural
B2.1 Engineered Lumber	0	0	0	0	0	0		Structural
B2.2 OSB for Soffit	0	0	0	0	0	0		Structural
B2.3 OSB for Wall and Roof Sheathing	0	0	0	0	0	0	Hygromat will be installed in areas exposed to moisture.	Structural
B3. Insulated Headers	0	0	0	0	0	0		Structural
B4. FSC-Certified Wood	0	0	0	0	0	0		Structural
B4.1 Dimensional Lumber, Studs, and Timber	0	0	0	0	0	0		Structural
B4.2 FSC-Framing Products	0	0	0	0	0	0		Structural
B5. Solid Wall Systems	0	0	0	0	0	0		Structural
B5.1 At Least 50% of Floors	0	0	0	0	0	0		Structural
B5.2 At Least 50% of Exterior Walls	0	0	0	0	0	0		Structural
B5.3 At Least 50% of Roofs	0	0	0	0	0	0		Structural
B6. Energy Needs on Roof Trusses	0	0	0	0	0	0	Only for low-rise buildings 3 stories and under	Architect
B7. Overhangs and Corners	0	0	0	0	0	0	Only for low-rise buildings 3 stories and under	Architect
B8. Reduced Pollution Entering the Home from the Garage	0	0	0	0	0	0		Architect
B8.1 Detached Garage	0	0	0	0	0	0	This project has no garage, which meets the intent of the code.	Architect
B8.2 Mitigation Strategies for Attached Garage	0	0	0	0	0	0		MSP
B9. Structural Pest and Rot Controls	0	0	0	0	0	0		Architect
B9.1 All Wood Contacted at Least 12 Inches Above the Soil	0	0	0	0	0	0		Architect
B9.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0	0	0	0	0	0	Metal framing at 1st floor level qualifies	Architect
B9.3 Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)	0	0	0	0	0	0		Architect
C. EXTERIOR	0	0	0	0	0	0		
C1. Environmentally Preferable Decking	0	0	0	0	0	0		Architect
C2. Flashing Installation Third-Party Verified	0	0	0	0	0	0		Water-Proofing Consult
C3. Rain Screen Wall System	0	0	0	0	0	0		Architect
C4. Durable and Non-Combustible Cladding Materials	0	0	0	0	0	0		Architect

LAKE MERRITT BART DEVELOPMENT

FDP PACKAGE – BUILDING B

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.

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. 060010067H, 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 HERON 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 35, 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: 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

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

LANDSCAPE ARCHITECT: EINWILLERKUEHL 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)

EXISTING LAND USE: COMMERCIAL

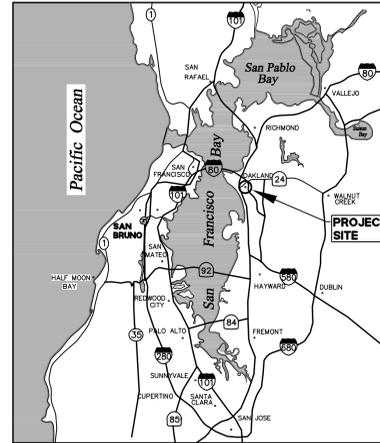
PROPOSED LAND USE: MIXED USE

LAND AREA: 1.383 ACRES (BLOCK 1)

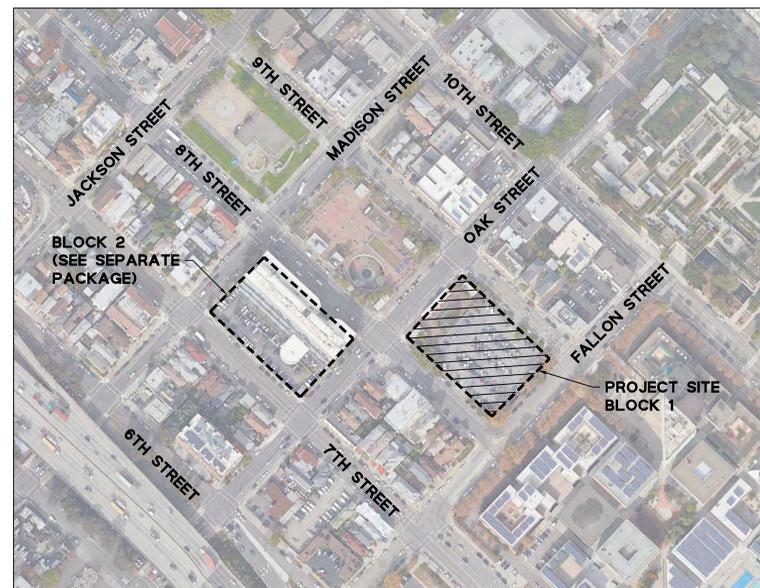
UTILITY INFORMATION:
WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
FIRE PROTECTION: CITY OF OAKLAND / EBMUD
SEWAGE DISPOSAL: CITY OF OAKLAND
STORM DRAIN: CITY OF OAKLAND
GAS: PACIFIC GAS & ELECTRIC (PG&E)
ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST



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
C2.1	EXISTING CONDITIONS (BLOCK 1)
C3.1	DEMOLITION PLAN (BLOCK 1)
C4.1	SITE PLAN (BLOCK 1)
C5.1	GRADING PLAN (BLOCK 1)
C5.3	SECTIONS
C6.1	UTILITY PLAN (BLOCK 1)
C7.1	STORMWATER PLAN (BLOCK 1)
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

PYATOK

1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION

1825 SAN PABLO AVE. #200
OAKLAND, CA 94621



BKF ENGINEERS

255 SHORELINE DR. SUITE 200
REDWOOD CITY, CA 94065



LAKE MERRITT BART
BUILDING B
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/10/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO. | ISSUE | DATE

JOB NUMBER: PPK 1808 | BKF: 20190110

DRAWN BY: DFS

CHECKED BY: SRN

ISSUE DATE: 05/04/2022

SCALE: AS NOTED

TITLE:

TITLE SHEET

SHEET:

C1.0

PRELIMINARY - Not for Construction -

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**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE	
50 SD - BLDG B	09/03/2021
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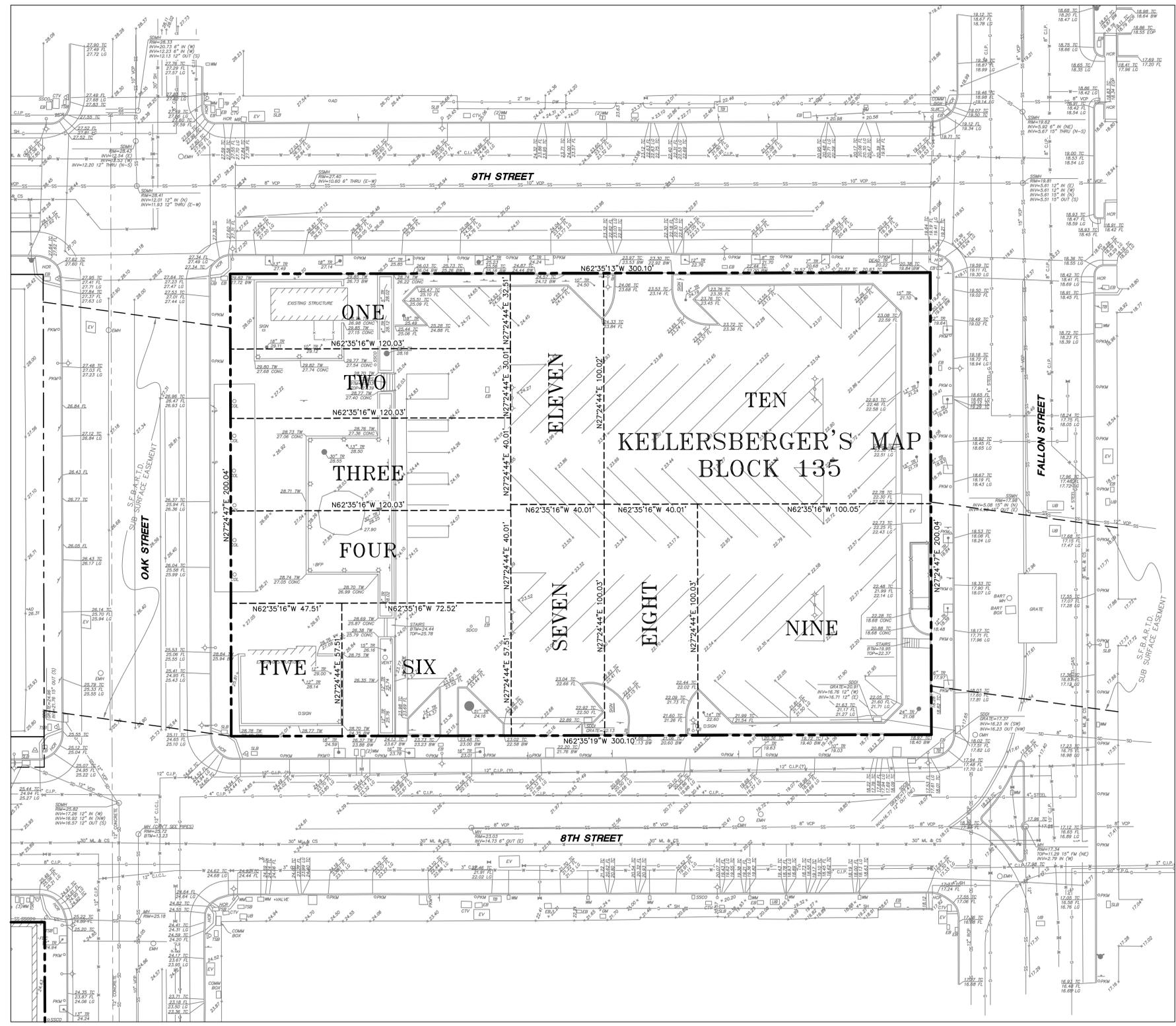
REVISION SCHEDULE		
NO.	ISSUE	DATE

JOB NUMBER: PYK 1808 | BKF: 20190110
 DRAWN BY: DFS
 CHECKED BY: SRN
 ISSUE DATE: 05/04/2022
 SCALE: 1" = 20'

TITLE:
EXISTING CONDITIONS (BLOCK 1)

SHEET:
C2.1

PRELIMINARY - Not for Construction -



ANNOTATION & LEGEND

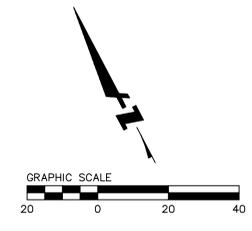
- AD = AREA DRAIN
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- TW = TOP OF WALL
- UB = UTILITY BOX
- UV = UTILITY VAULT
- WM = WATER METER
- WP = WATER PIPE
- = AREA/YARD LIGHT
- ⊙ = FIRE HYDRANT
- ⊙ = SIGN
- ⊙ = STREET LIGHT
- ⊙ = GAS VALVE
- ⊙ = WATER VALVE
- ⊙ = SIGNAL LIGHT
- = ELECTRICAL 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

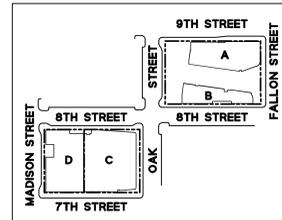
HORIZONTAL CONTROL
 HORIZONTAL COORDINATES ARE BASED OFF OF CALIFORNIA STATE PLAN COORDINATE SYSTEM (CCS83), EPOCH 2017.00

BENCHMARK
 FOUND BRASS PIN IN MONUMENT WELL ON MEDIAN ISLAND AT THE CENTERLINE OF FALLON STREET AND 8TH STREET.
 ELEVATION = 23.062 (NAVD83)

ELEVATIONS SHOWN ARE ON CITY OF OAKLAND VERTICAL DATUM (COVD). A COMPARISON BETWEEN COLLECTED INFORMATION ON NAVD83 AND COVD BENCHMARKS RESULTED IN AN OBSERVED DIFFERENCE OF 5.68 FT.; SUBTRACTING NAVD83 ELEVATIONS BY 5.68' WILL RESULT IN SHOWN COVD ELEVATIONS.



[Signature]





**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE	
50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/10/2021
FDP SET 2 - BLDG B	05/04/2022

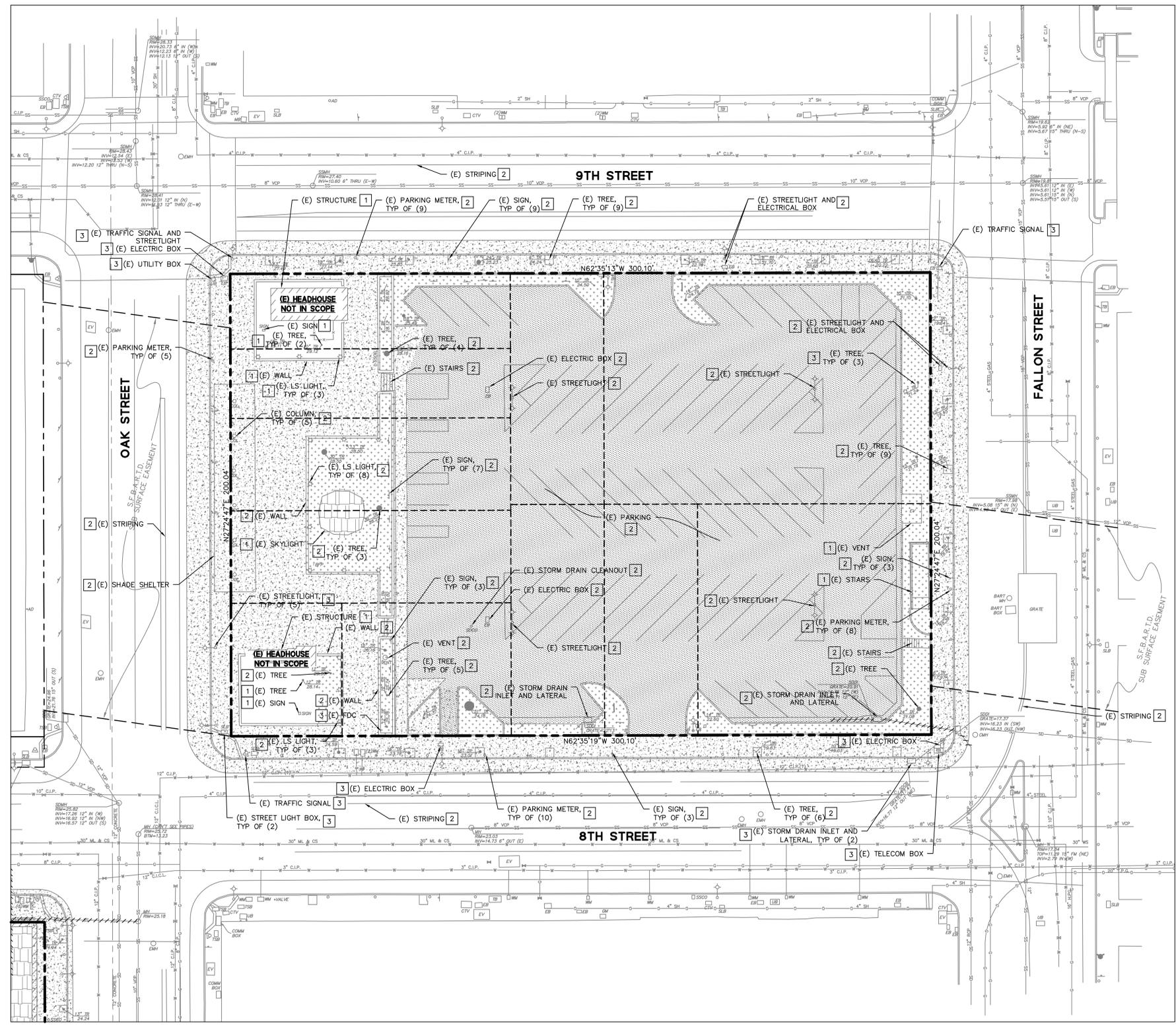
REVISION SCHEDULE	
NO.	ISSUE DATE

JOB NUMBER: PPK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/04/2022
SCALE: 1" = 20'

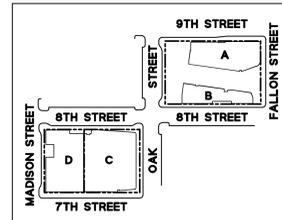
TITLE:
DEMOLITION PLAN (BLOCK 1)

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





**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: PYK 1808 | BKF: 20190110

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CHECKED BY: SRN

ISSUE DATE: 05/04/2022

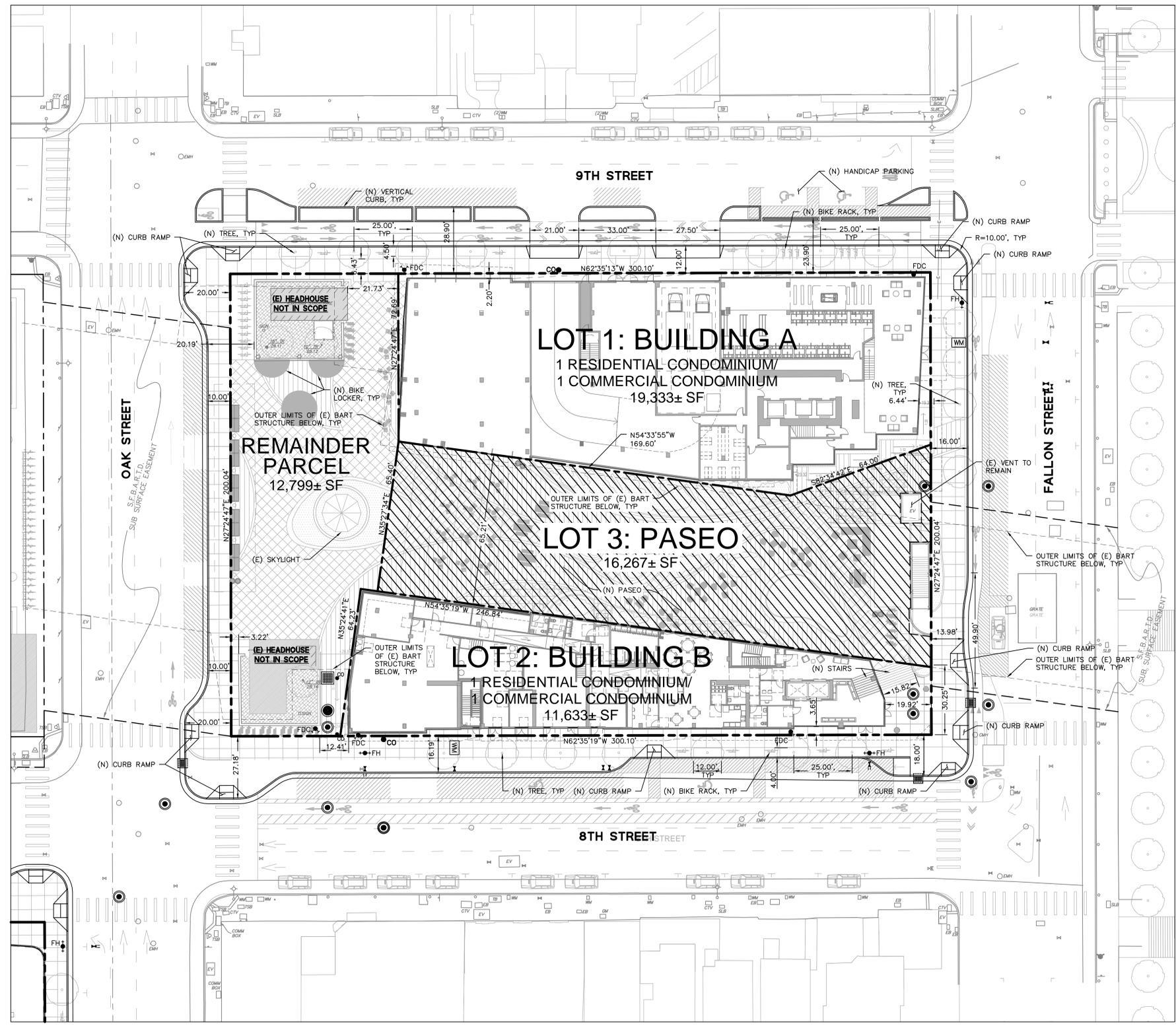
SCALE: 1" = 20'

TITLE:
HORIZONTAL CONTROL PLAN
(BLOCK 1)

SHEET:

C4.1

PRELIMINARY - Not for Construction -

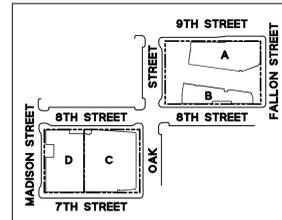
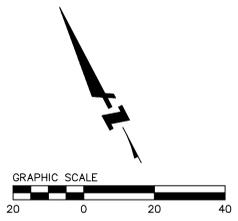


SITE PLAN NOTES:

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
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/10/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

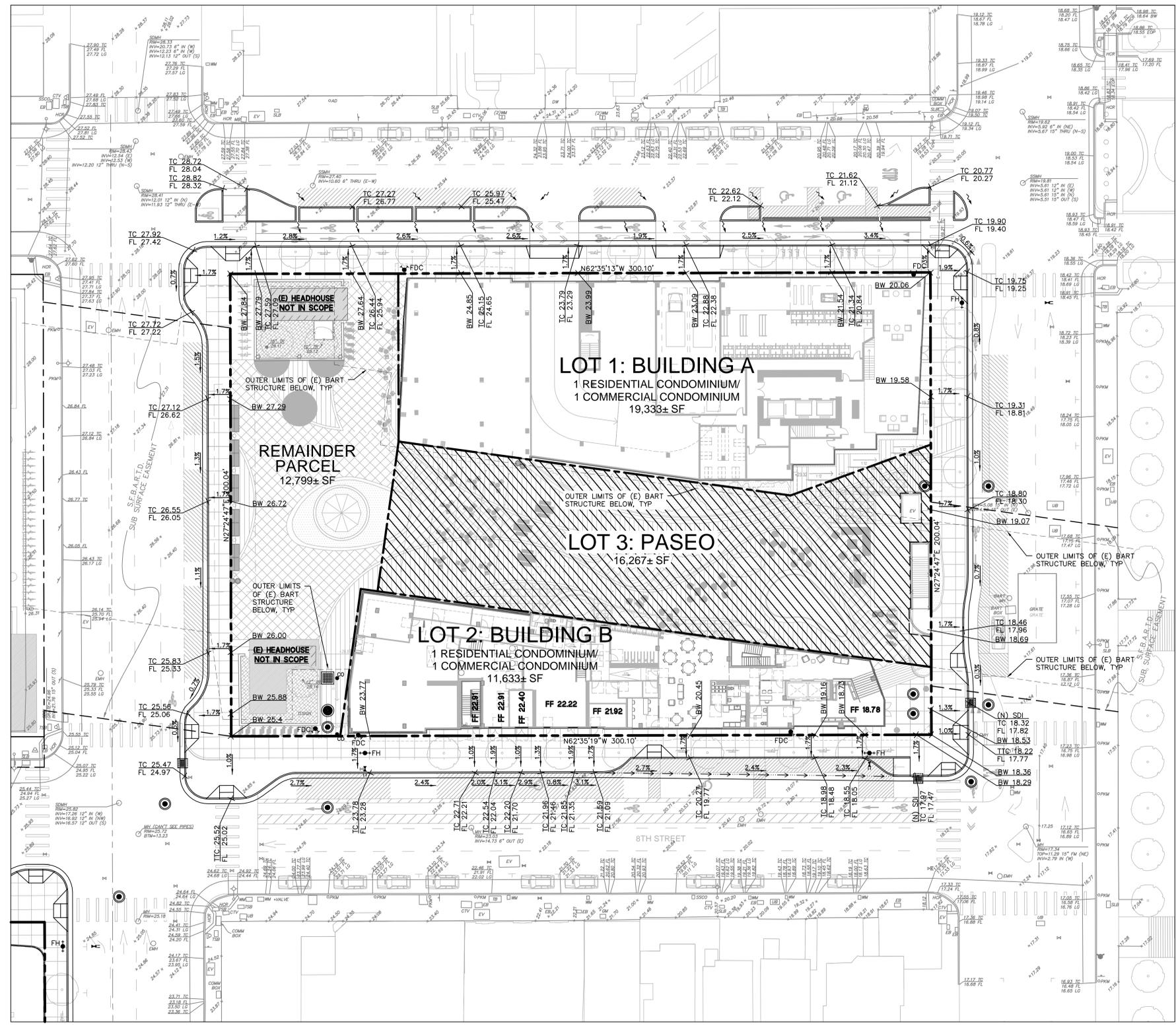
NO.	ISSUE	DATE
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JOB NUMBER: PYK 1808 | BKF: 20190110
DRAWN BY: DFS
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SCALE: 1" = 20'

TITLE:
GRADING PLAN (BLOCK 1)

SHEET:
C5.1

PRELIMINARY - Not for Construction -

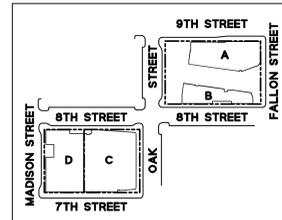
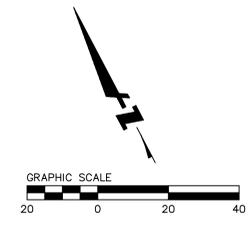


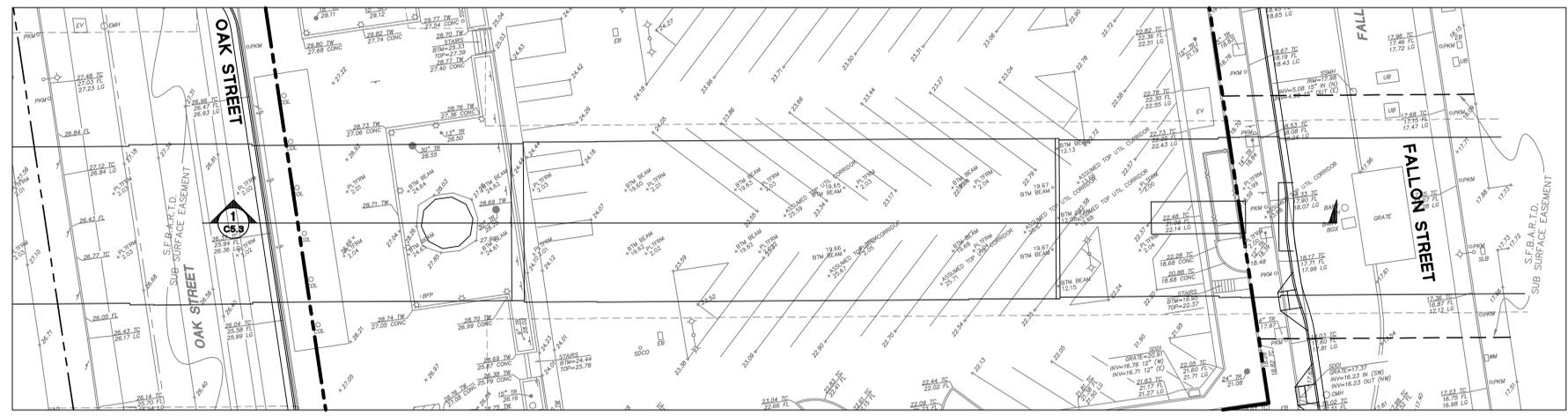
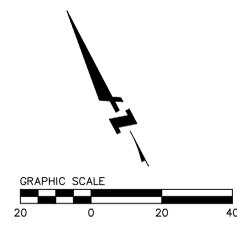
GRADING NOTES:

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.

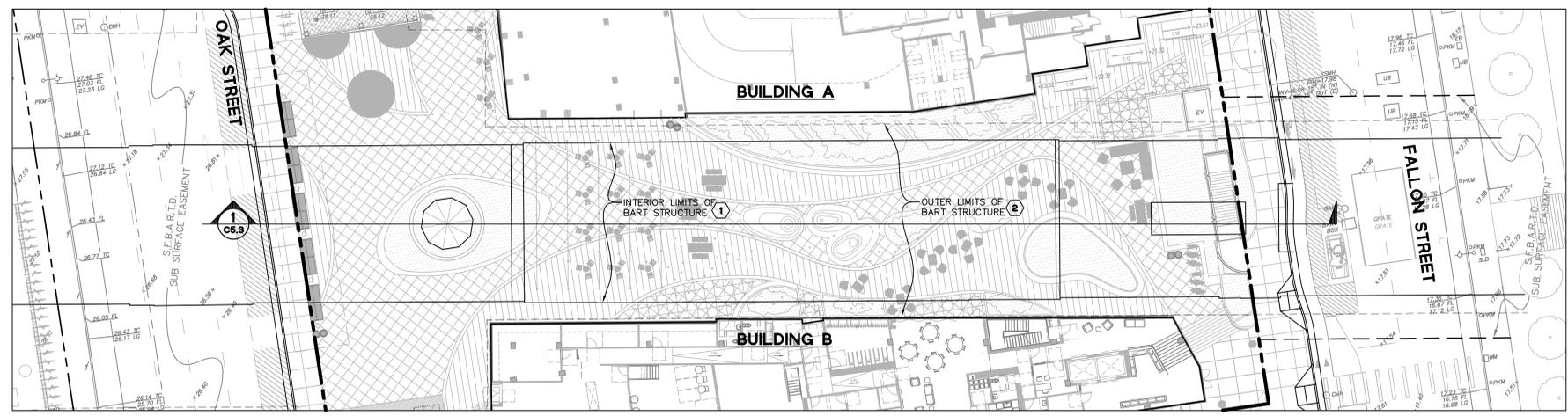
LEGEND:

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

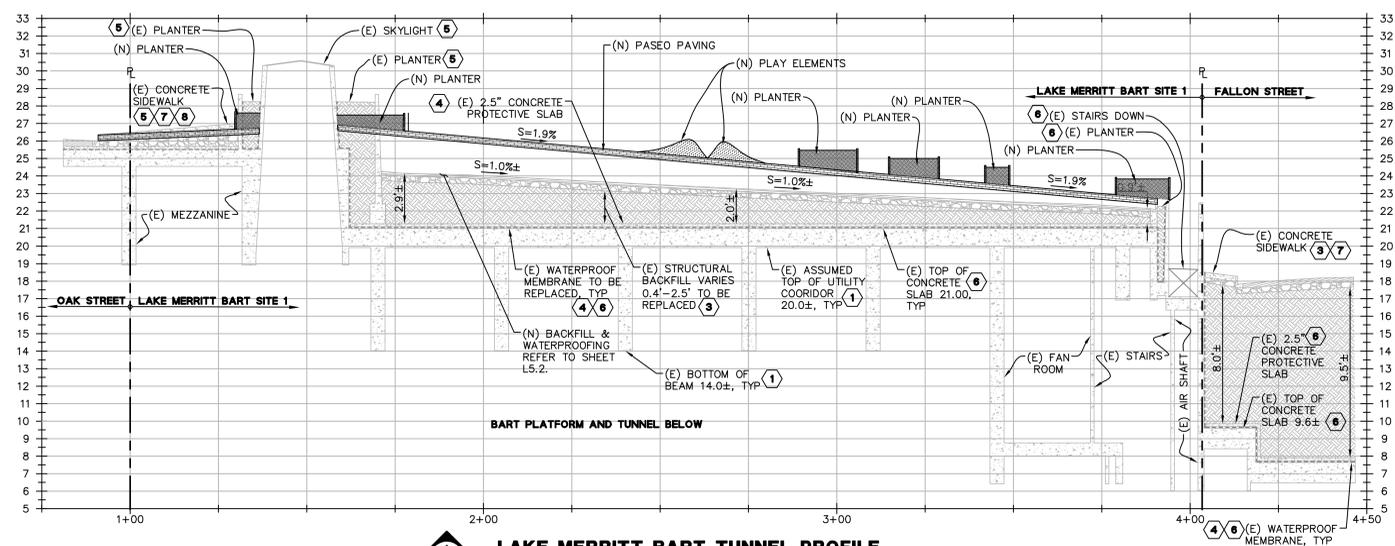




EXISTING PLAN VIEW
SCALE: 1" = 20'



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

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REVISION SCHEDULE

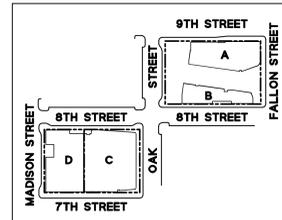
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ISSUE DATE: 05/04/2022
SCALE: 1" = 20'

TITLE:
SECTIONS

SHEET:
C5.3

PRELIMINARY - Not for Construction -





**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/10/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

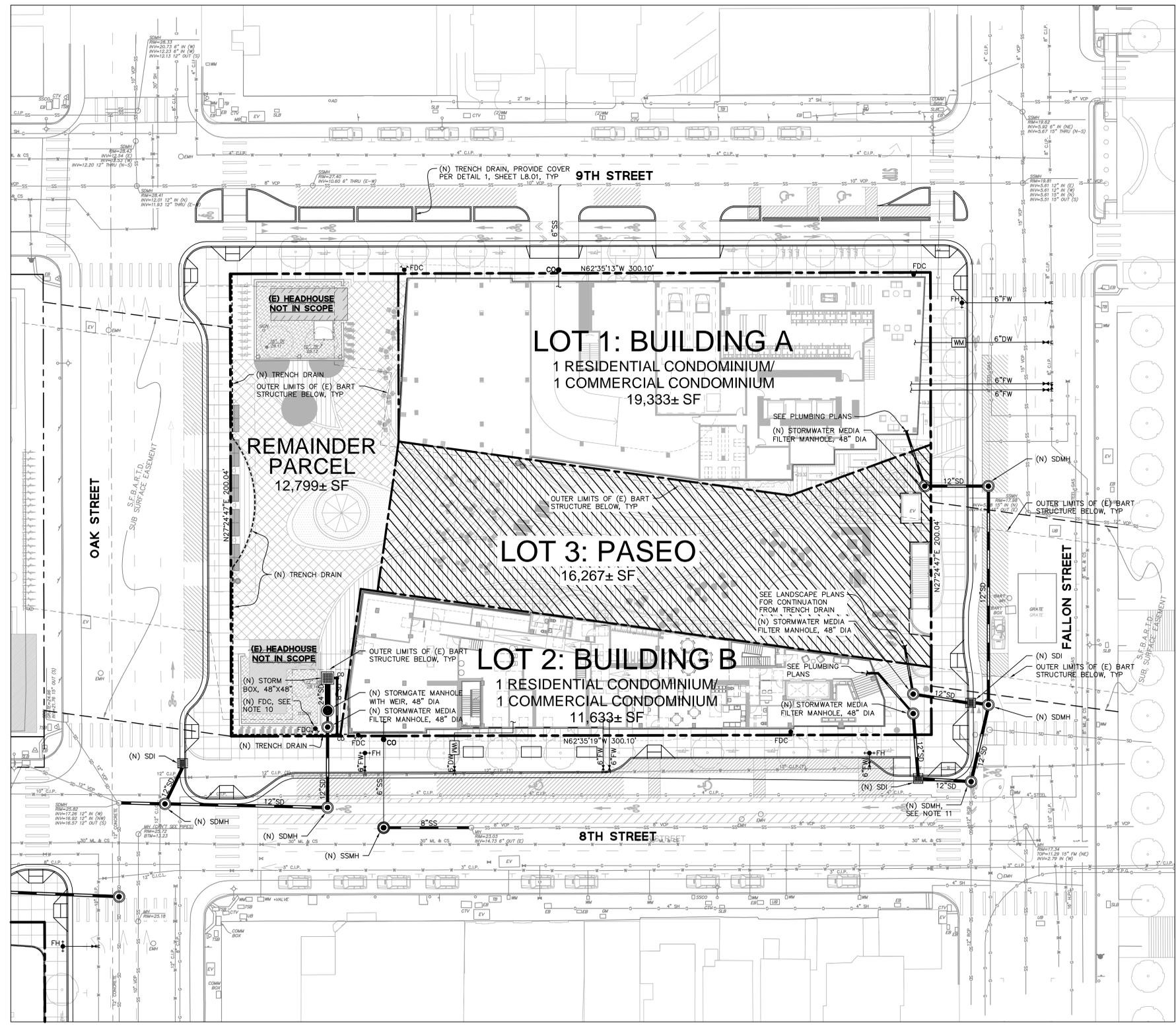
NO.	ISSUE	DATE
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JOB NUMBER: PPK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/04/2022
SCALE: 1" = 20'

TITLE:
UTILITY PLAN (BLOCK 1)

SHEET:
C6.1

PRELIMINARY - Not for Construction -

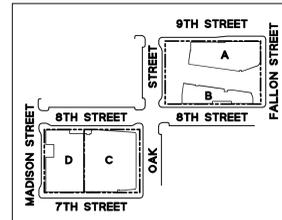
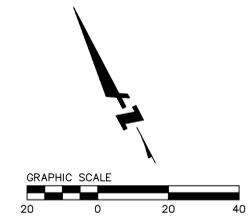


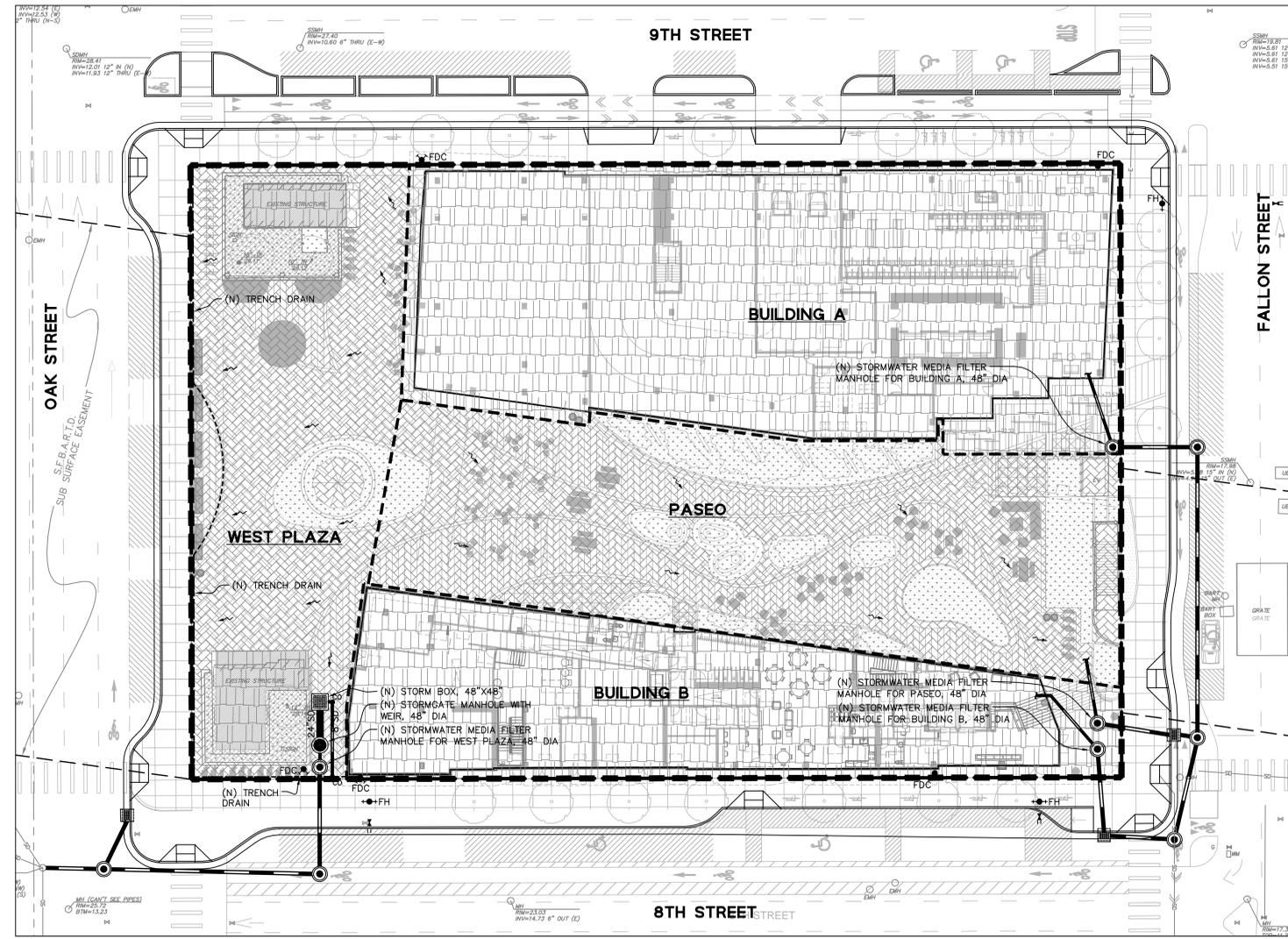
UTILITY NOTES:

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





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:

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 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.
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

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	828 SF	16,267 SF
WEST PLAZA	12,059 SF	4,208 SF	16,267 SF
WEST PLAZA	9,328 SF	3,476 SF	12,804 SF
WEST PLAZA	10,984 SF	1,820 SF	12,804 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
 $Q_{c3} = C_{iA} = (0.9) \cdot (0.2 \text{ IN/HR}) \cdot (19,333 \text{ SF})$
 $Q_{c3} = 0.0806 \text{ CFS}$
 A 48" MEDIA FILTER MANHOLE WITH (2) 12" & 12" STACKED CARTRIDGES TO BE PROVIDED. TREATMENT FLOW CAPACITY = 0.11 CFS.

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

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

WEST PLAZA
 $Q_{c3} = C_{iW} = (0.9) \cdot (0.2 \text{ IN/HR}) \cdot (10,984 \text{ SF})$
 $Q_{c3} = 0.0458 \text{ CFS}$
 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
 $Q_{EX-10YR} = C_{iA} = (0.90)(3.48 \text{ IN/HR})(16,981 \text{ SF})$
 $Q_{EX-10YR} = 1.098 \text{ CFS}$
 $Q_{PR-10YR} = C_{iA} = (0.90)(3.48 \text{ IN/HR})(19,333 \text{ SF})$
 $Q_{PR-10YR} = 1.390 \text{ CFS}$
 PERCENT REDUCTION IN PEAK FLOW
 $\% \text{ REDUCTION} = 100 - ((1.390/1.221) \cdot 100) = -13.8\%$

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

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

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

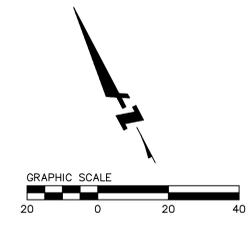
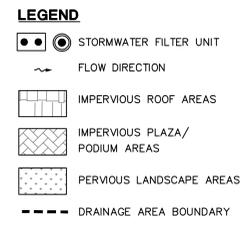
DUE TO IMPLEMENTATION OF DETENTION TANK/CISTERN:

BUILDING A
 DETENTION VOLUME REQUIRED FOR 25%+13.8% REDUCTION
 $V_{DET \text{ REQD}} (CF) = (0.25+0.138) \cdot (Q_{EX-10YR}) \cdot T_c$
 $V_{DET \text{ REQD}} (CF) = (0.388) \cdot (1.098 \text{ CFS}) \cdot (5 \text{ MIN}) \cdot (60 \text{ SEC/MIN})$
 $V_{DET \text{ REQD}} (CF) = 213.2 \text{ CF OR } 1,597 \text{ GALLONS}$
 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
 $V_{DET \text{ REQD}} (CF) = (0.25+0.163) \cdot (Q_{EX-10YR}) \cdot T_c$
 $V_{DET \text{ REQD}} (CF) = (0.413) \cdot (0.719 \text{ CFS}) \cdot (5 \text{ MIN}) \cdot (60 \text{ SEC/MIN})$
 $V_{DET \text{ REQD}} (CF) = 133.6 \text{ CF OR } 1,001 \text{ GALLONS}$
 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
 $V_{DET \text{ REQD}} (CF) = (0.152+0.177) \cdot (Q_{EX-10YR}) \cdot T_c$
 $V_{DET \text{ REQD}} (CF) = (0.329) \cdot (1.221 \text{ CFS}) \cdot (5 \text{ MIN}) \cdot (60 \text{ SEC/MIN})$
 $V_{DET \text{ REQD}} (CF) = 99.3 \text{ CF OR } 744 \text{ GALLONS}$
 DETENTION PROVIDED BY 24" PIPE
 $V_{DET \text{ PROVIDED}} = \pi \cdot R^2 \cdot \text{LENGTH} = \pi \cdot (1.00\text{FT})^2 \cdot 8.7\text{FT} = 27 \text{ CF}$
 DETENTION PROVIDED BY 8" PIPE
 $V_{DET \text{ PROVIDED}} = \pi \cdot R^2 \cdot \text{LENGTH} = \pi \cdot (0.33\text{FT})^2 \cdot 17\text{FT} = 9 \text{ CF}$
 DETENTION PROVIDED BY 48" STORM BOX BASIN
 $V_{DET \text{ PROVIDED}} = \text{LENGTH} \cdot \text{WIDTH} \cdot \text{HEIGHT} = 4.0\text{FT} \cdot 4.0\text{FT} \cdot 4.0\text{FT} = 64 \text{ CF}$
 $V_{DET \text{ PROVIDED TOTAL}} = 100 \text{ CF}$
 DETENTION PIPE TO BE LOCATED ADJACENT TO BUILDING B, IN THE WEST PLAZA.



LAKE MERRITT BART
BUILDING B
 Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/10/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

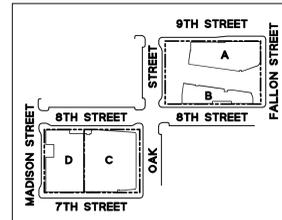
NO.	ISSUE	DATE
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JOB NUMBER: PPK 1808 | BKF: 20190110
 DRAWN BY: DFS
 CHECKED BY: SRN
 ISSUE DATE: 05/04/2022
 SCALE: 1" = 20'

TITLE:
 STORMWATER CONTROL PLAN
 (BLOCK 1)

SHEET:
C7.1

PRELIMINARY - Not for Construction -



STAMP:

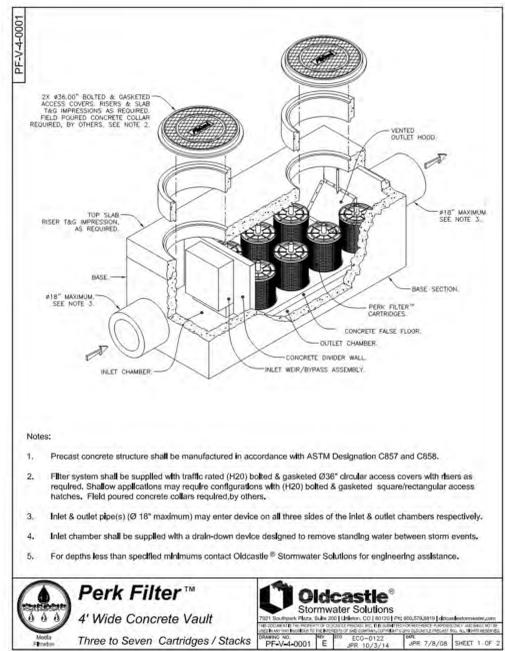
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50 SD - BLDG B			09/03/2021
PROGRESS SET - BLDG B			10/28/2021
FDP SET - BLDG B			12/10/2021
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REVISION SCHEDULE

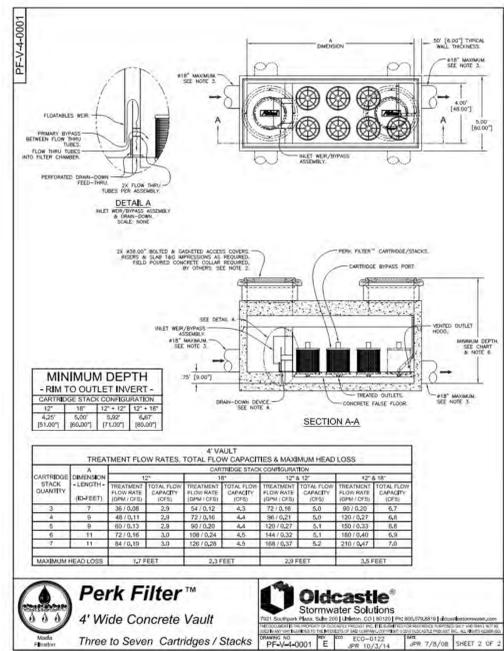
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JOB NUMBER: PYK 1808 | BKF: 20190110
DRAWN BY: DFS
CHECKED BY: SRN
ISSUE DATE: 05/04/2022
SCALE: AS NOTED
TITLE: DETAILS

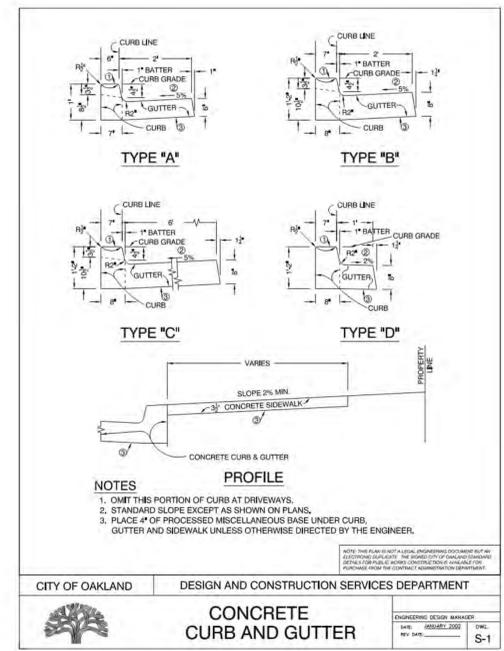
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C8.1
PRELIMINARY - Not for Construction -
© 2019 PYATOK ARCHITECTURE & URBAN DESIGN



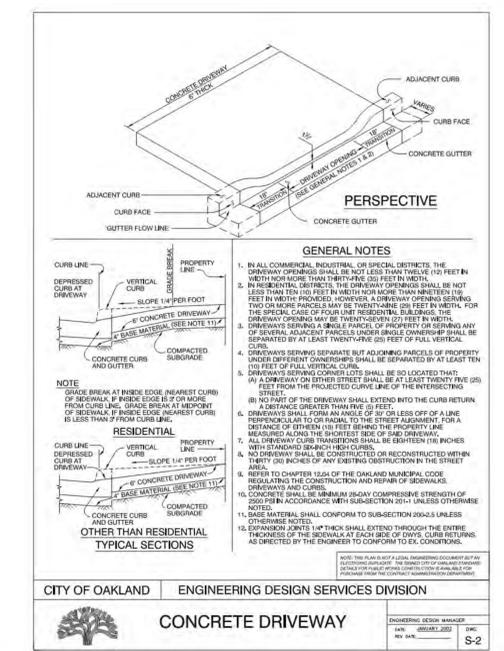
1 STORMWATER MEDIA FILTER VAULT (1 OF 2)
NTS



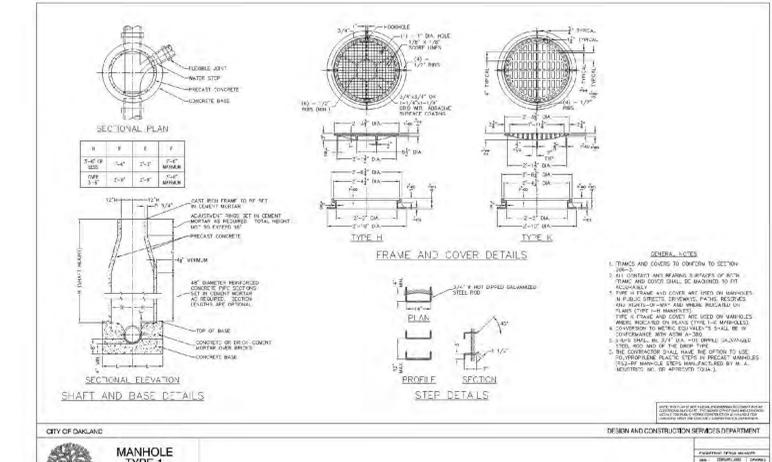
2 STORMWATER MEDIA FILTER VAULT (2 OF 2)
NTS



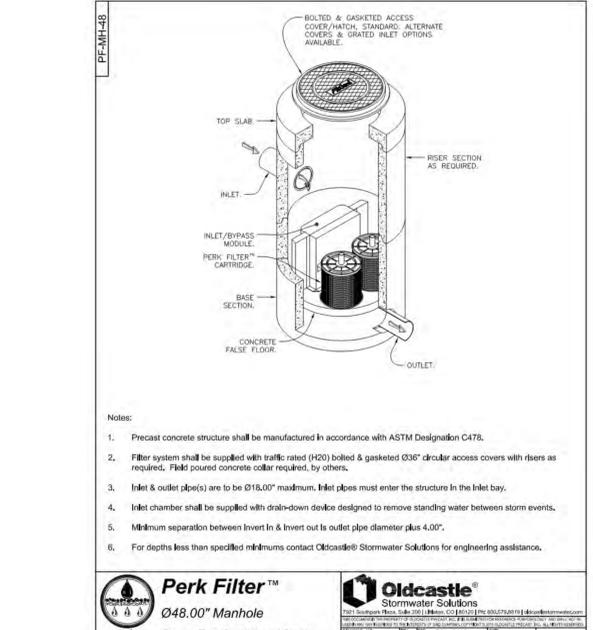
3 CONCRETE CURB & GUTTER
NTS



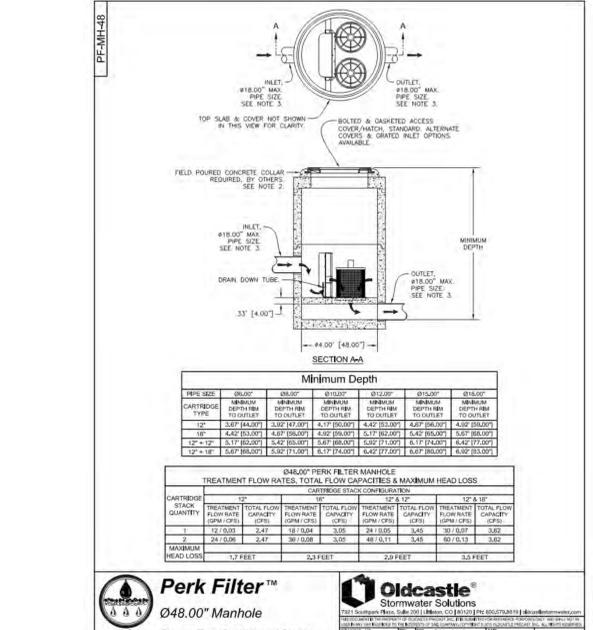
4 CONCRETE DRIVEWAY
NTS



5 MANHOLE (TYPE 1)
NTS



6 STORMWATER MEDIA FILTER MANHOLE (1 OF 2)
NTS



7 STORMWATER MEDIA FILTER MANHOLE (2 OF 2)
NTS



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

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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:
TITLE:
ROOF DECK MATERIALS

SHEET:
L 1.0



AREA PLAN

NOTES
1. DRAIN MAT SHALL BE VERSICELL AVAILABLE FROM TOURNESOL SITE WORKS. FILTER FABRIC SHALL BE CARTHAGE 30 AVAILABLE FROM CARTHAGE MILLS

MATERIALS



WOOD DECKING

ART OPORTUNITES FOR CULTURE KEEPING



OPTIONAL ART OPPORTUNITY: PARAPET PRECEDENT HUNG LIU SF INTNL AIRPORT



ROOFTOP SEATING



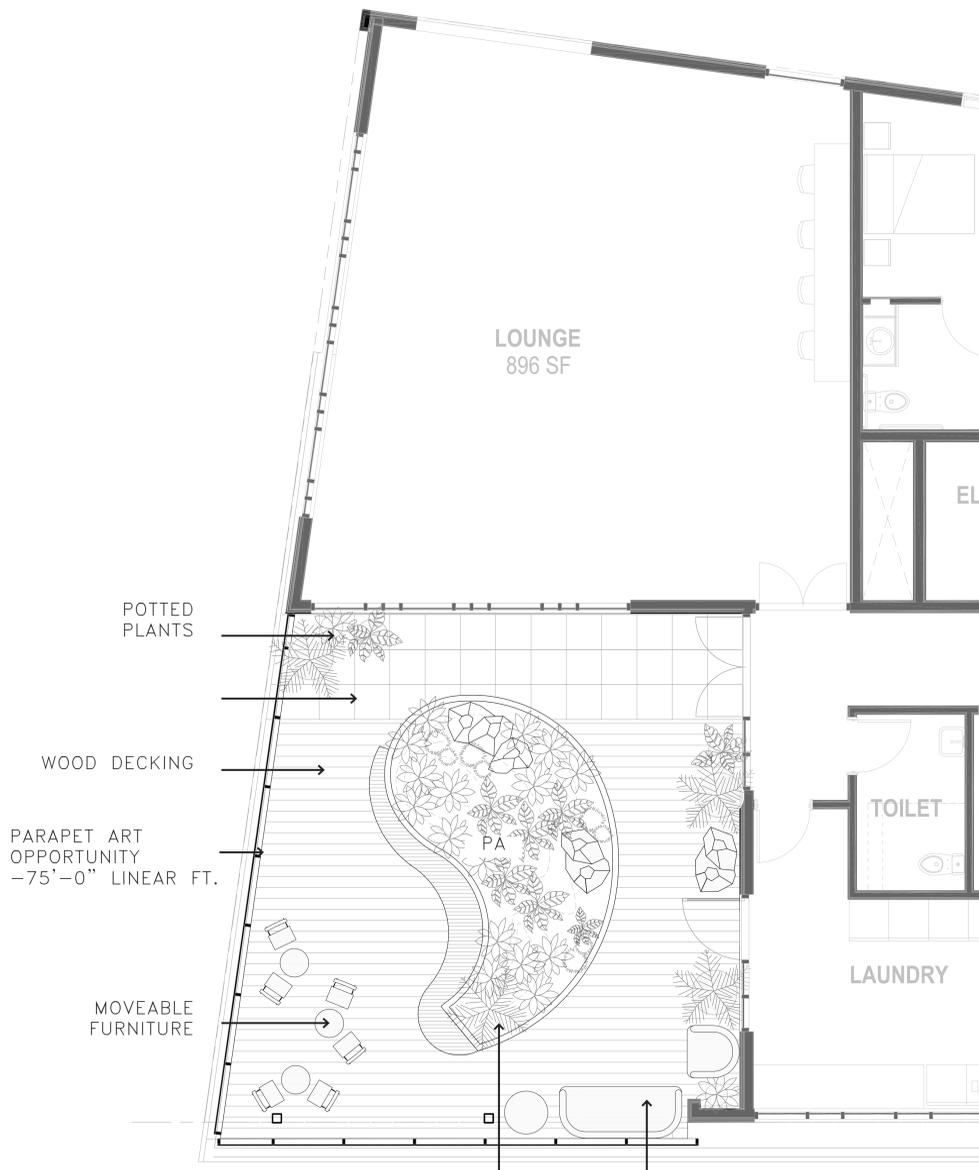
BISTRO SEATING



POTS



SCULPTURAL STONE



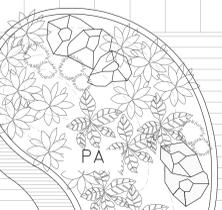
LOUNGE
896 SF

EL

TOILET

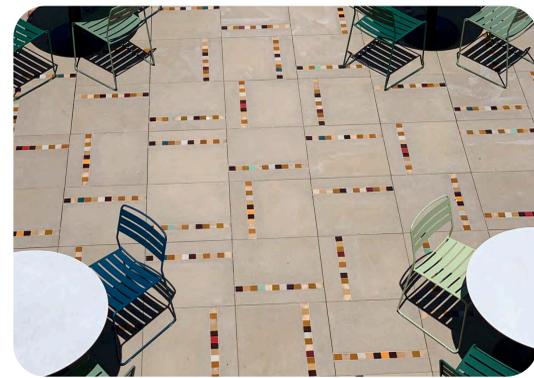
LAUNDRY

POTTED PLANTS
WOOD DECKING
PARAPET ART OPPORTUNITY -75'-0" LINEAR FT.
MOVEABLE FURNITURE



FUSE MODULAR PLANTER SYSTEM
AVAILABLE BY ORE DESIGN
-POWDER COATED ALUMINUM
-LINED WITH DRAIN MAT AND FILTER FABRIC
-+/- 28" TALL, 95'-0" LINEAR FEET
- FILLED WITH IMPORTED TOP SOIL TO WITHIN 2 1/2" TOP OF PLANTER

MOVEABLE FURNITURE
-ARM CHAIRS, COUCH
AND SIDE TABLE



PEDESTAL PAVERS



GATHERING SPACE PRECEDENT
YINIAN ROOFTOP GARDEN FOR SENIORS



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

SCALE:
TITLE:
ROOF DECK PLANTING

SHEET:
L 2.0

PLANTING CONCEPT STATEMENT:

SITUATED WITHIN CHINATOWN, THE PROJECT ROOF PLANTINGS ARE DESIGNED TO USE CULTURALLY RELEVANT PLANT SPECIES. THE PLANTING DESIGN SHOWCASES EVERGREEN PLANTING AND A MIX OF PLANT SPECIES THAT WOULD BE MEANINGFUL TO THE CHINESE AMERICAN COMMUNITY. THE PLANTING IS INTENDED TO BE EASY TO MAINTAIN AND TO INSTILL A SENSE OF CULTURALLY RELEVANT PLACE KEEPING AND PLACE MAKING IN VISITORS. GREENING AND SEASONAL CHANGE WILL ALSO PROVIDE COMFORT AND REFUGE FOR ELDER RESIDENTS IN THIS URBAN LOCATION.

THE FINAL PLANTING DESIGN MAY VARY FROM CONCEPT. SPECIES BASED ON PLANT AVAILABILITY, QUALITY, AND OVERALL DESIGN COHESIVENESS BASED ON AVAILABILITY.

IRRIGATION CONCEPT STATEMENT

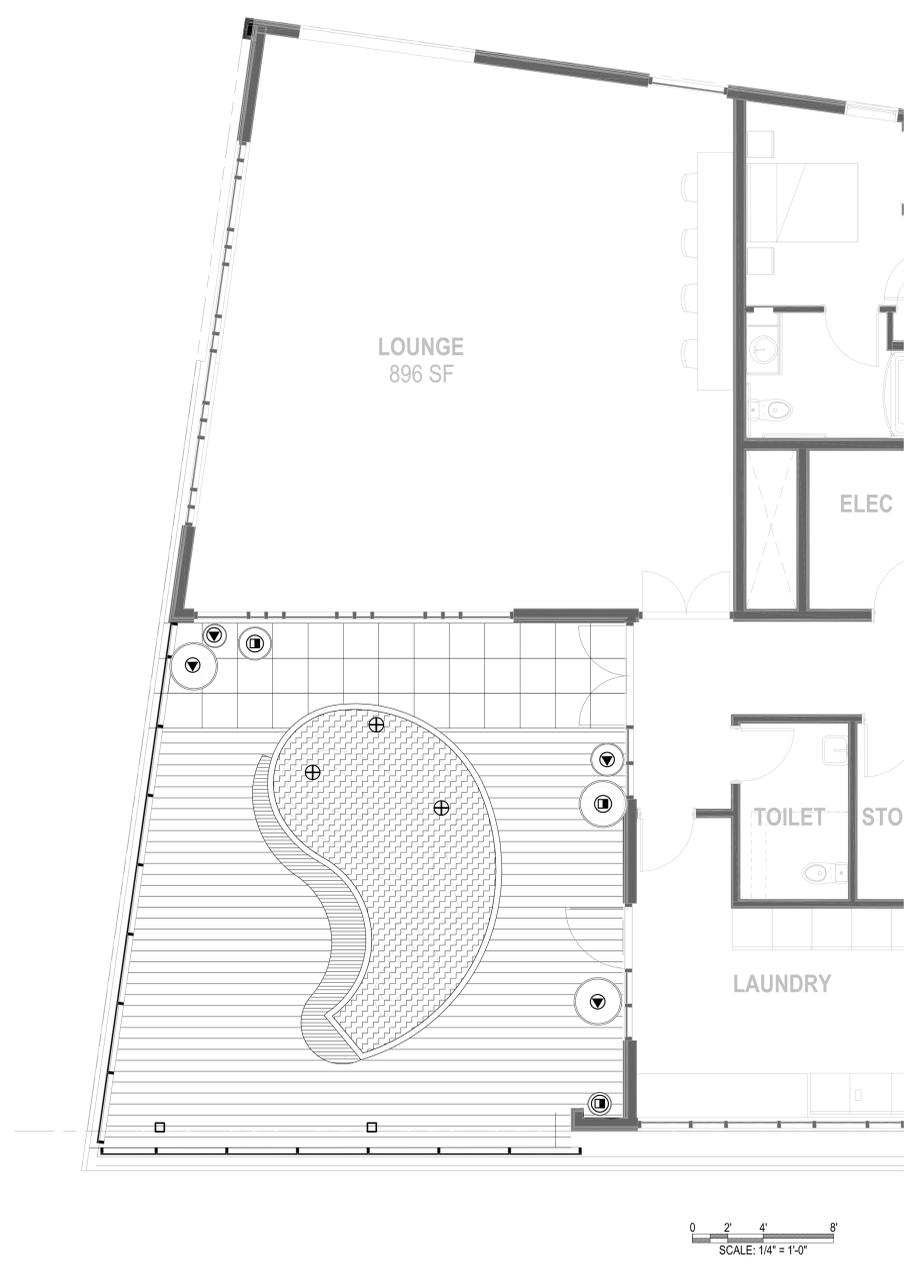
THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF OAKLAND WATER EFFICIENT LANDSCAPE STANDARDS. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER 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 TO COMPLY WITH WELQ. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS. 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.

NOTES

1. ALL PLANTING AREAS SHALL BE TOPPED 2 1/4" MIN MINUS FIR BARK MULCH.
2. ROOF IRRIGATION WILL HAVE NEW WALL MOUNTED BACK FLOW PREVENTER



AREA PLAN



- LEGEND**
- POLLINATOR MIX
 - 25% PHLOMIS FRUTICOSA
 - 5 GAL CONTAINERS, 18" O.C. TRIANGULAR SPACING
 - IRRIGATION METHOD: DRIP METHOD
 - 25% ERIGERON GLAUCUS
 - 4" POT CONTAINERS, 18" O.C. TRIANGULAR SPACING
 - IRRIGATION METHOD: DRIP METHOD
 - 25% ECHINACEA
 - 5 GAL 5 GAL CONTAINERS, 18" O.C. TRIANGULAR SPACING
 - IRRIGATION METHOD: DRIP METHOD
 - 25% SALVIA "BEE'S BLISS SAGE"
 - 5 GAL CONTAINERS, 18" O.C. TRIANGULAR SPACING
 - IRRIGATION METHOD: DRIP METHOD
 - BAMBUSA MULTIPLEX "GOLDEN GODDESS"
 - 15 GAL CONTAINERS
 - IRRIGATION DRIP METHOD
 - EPILOBIUM CANUM
 - 10 GAL CONTAINERS
 - IRRIGATION DRIP METHOD
 - CERCIS CANADENSIS
 - 24" BOX
 - IRRIGATION DRIP METHOD



PHLOMIS FRUTICOSA



ECHINACEA



ERIGERON GLAUCUS



SALVIA "BEE'S BLISS SAGE"



EPILOBIUM CANUM



CERCIS CANADENSIS



BAMBUSA MULTIPLEX "GOLDEN GODDESS"



LAKE MERRITT BART BUILDING B

Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
80 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

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

JOB NUMBER: 1808
 DRAWN BY: PM
 CHECKED BY: MA
 ISSUE DATE: 05/04/2022
 SCALE: 1/16" = 1'-0"

TITLE:
SITE PLAN

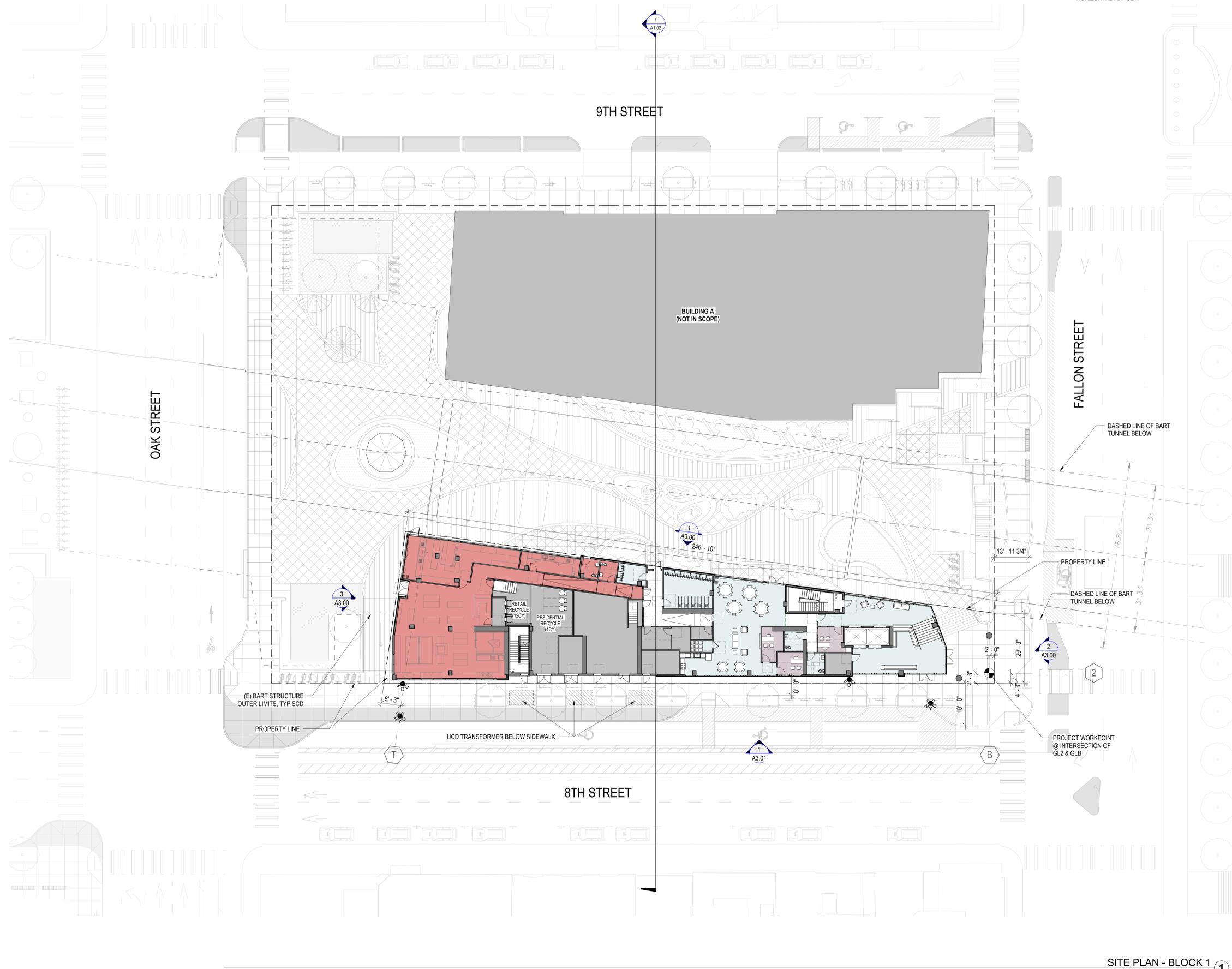
SHEET:

A1.01

PRELIMINARY - Not for Construction -

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GENERAL NOTES:
FOR THE LOCATION, DIMENSIONS, AND PAVING
MATERIALS OF THE PASEO, ADJACENT SIDEWALKS,
CURBS, CURB-CUTS, AND STREETS, PLEASE REFER TO
HORIZONTAL FDP SET.

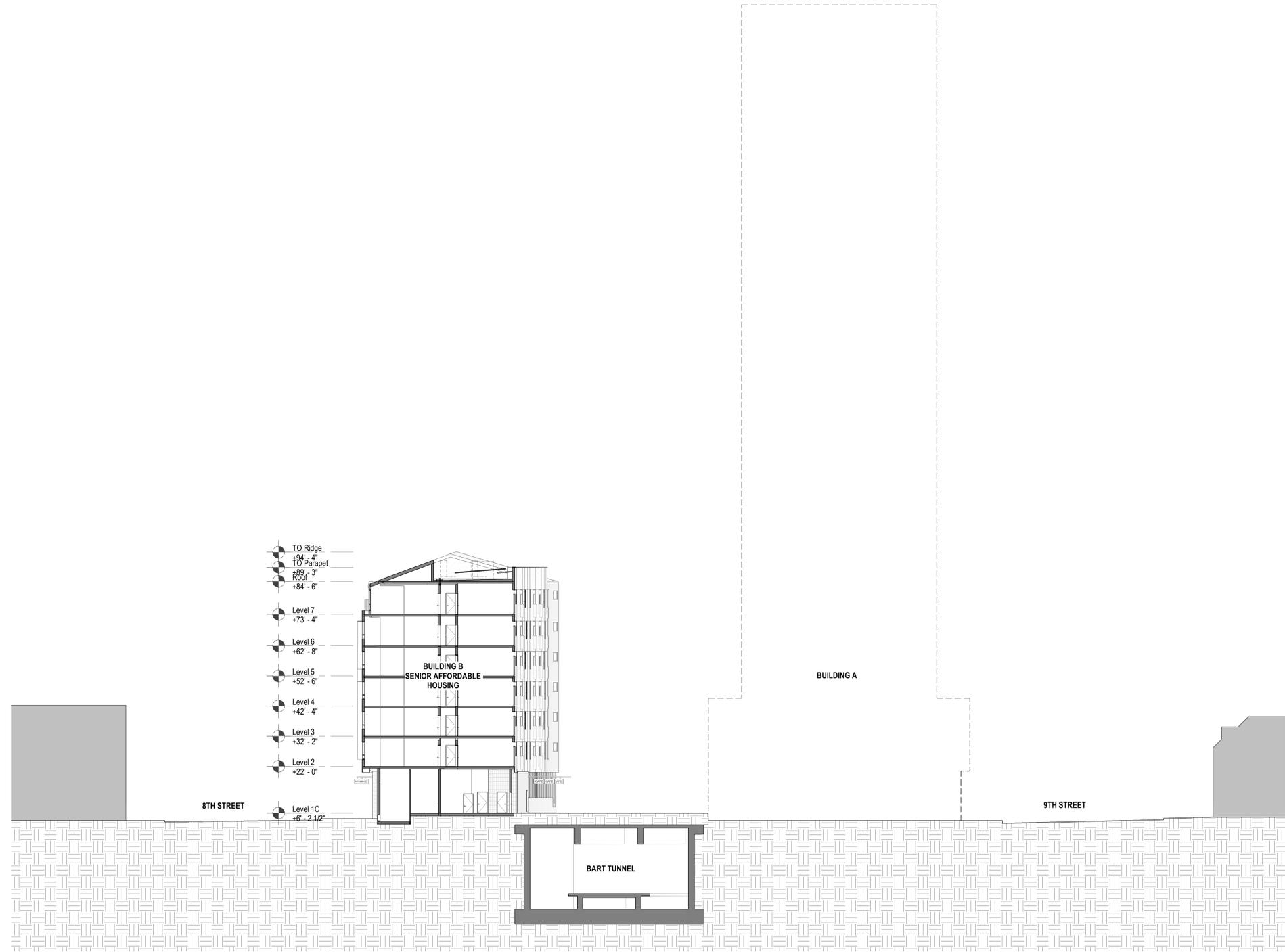


SITE PLAN - BLOCK 1
1/16" = 1'-0"





**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607



SITE SECTION 1
1/16" = 1'-0"

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

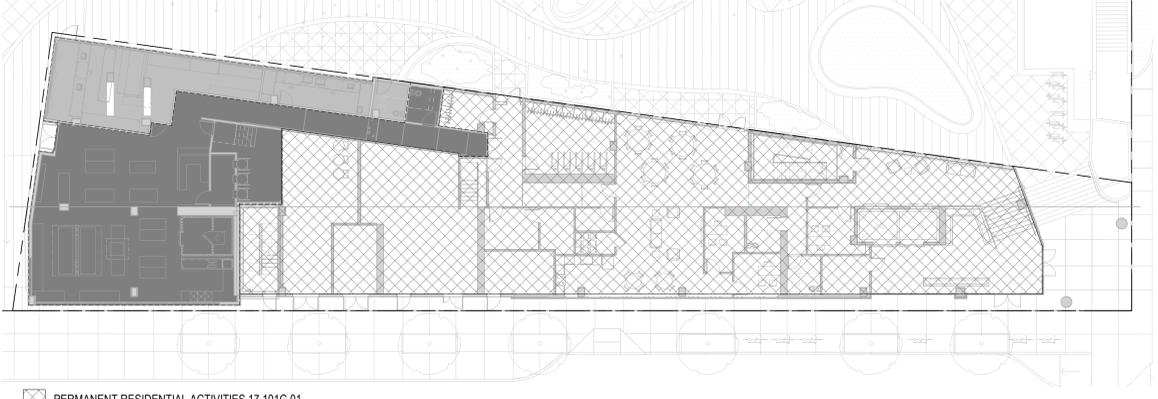
NO.	ISSUE	DATE
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JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 1/16" = 1'-0"
TITLE:

SITE SECTION

SHEET:
A1.02

PRELIMINARY - Not for Construction -

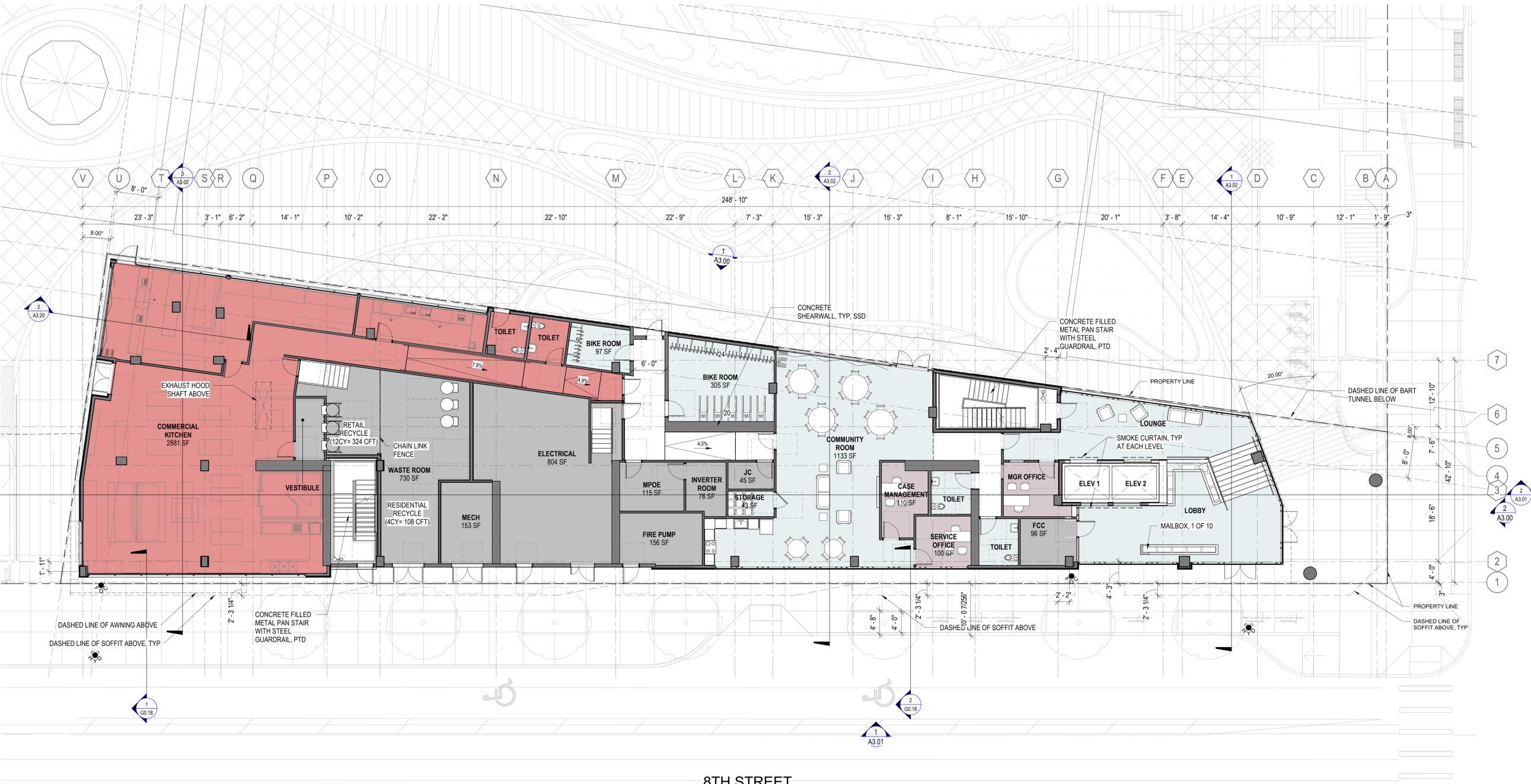


- PERMANENT RESIDENTIAL ACTIVITIES 17.101G.01
- LIMITED-SERVICE RESTAURANTS AND CAFE (COMMERCIAL ACTIVITIES) 17.101G.01
- COMMERCIAL KITCHEN (CUSTOM MANUFACTURING) 17.142.100.B

LAND USE DIAGRAM - LEVEL 1
1/16" = 1'-0" ①

GENERAL NOTES:
FOR THE LOCATION, DIMENSIONS, AND PAVING
MATERIALS OF THE PASEO, ADJACENT SIDEWALKS,
CURBS, CURB-CUTS, AND STREETS, PLEASE REFER TO
HORIZONTAL FDP SET.

- Room Names
- COMMERCIAL
 - COMMON
 - OFFICE
 - SERVICE



8TH STREET

FLOOR PLAN - LEVEL 1
1/8" = 1'-0" ②

**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET 1 - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: As indicated
TITLE:
BUILDING PLANS - LEVEL 1

SHEET:
A2.00

**LAKE MERRITT BART
 BUILDING B**
 Oakland, CA 94607

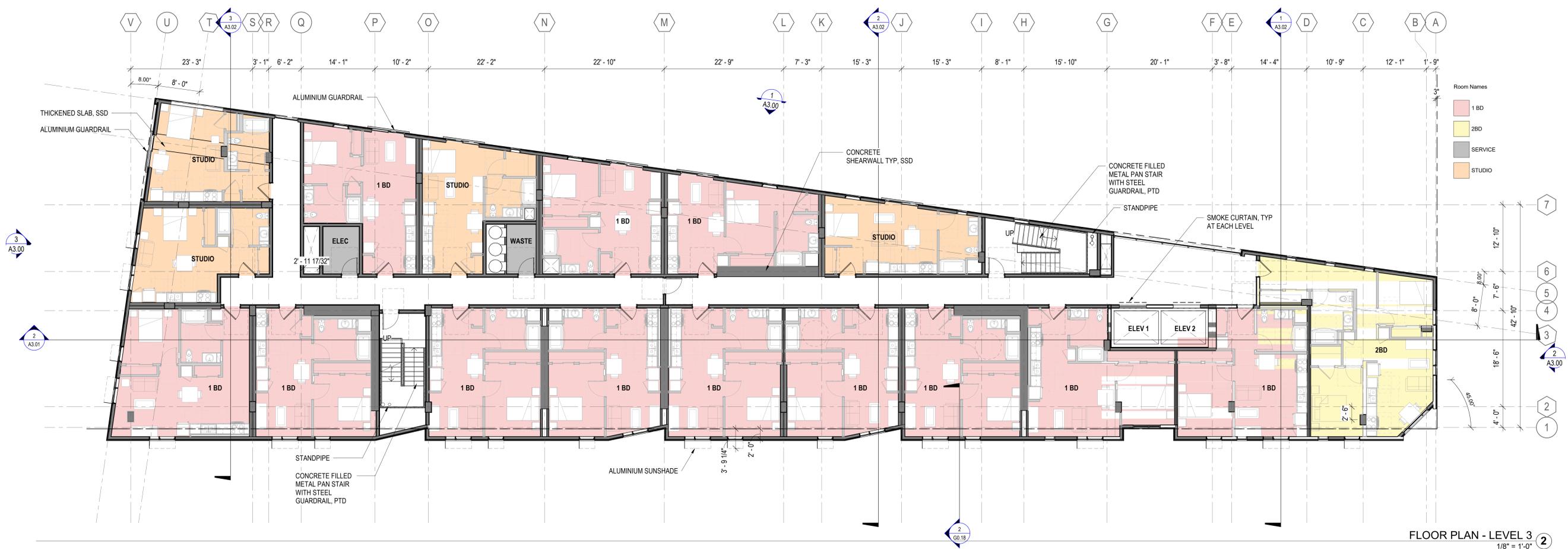
STAMP:

ISSUE SCHEDULE	NO.	ISSUE	DATE
50 SD - BLDG B	09/03/2021		
PROGRESS SET - BLDG B	10/29/2021		
PDF SET - BLDG B	12/15/2021		
90 SD - BLDG B	12/15/2021		
PDF SET 2 - BLDG B	05/04/2022		

REVISION SCHEDULE	NO.	ISSUE	DATE

JOB NUMBER: 1808
 DRAWN BY: PM
 CHECKED BY: MA
 ISSUE DATE: 05/04/2022
 SCALE: 1/8" = 1'-0"
 TITLE: BUILDING PLANS - LEVEL 2 & 3

SHEET:
A2.01
 PRELIMINARY - Not for Construction -
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5/3/2022 2:33:12 PM



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

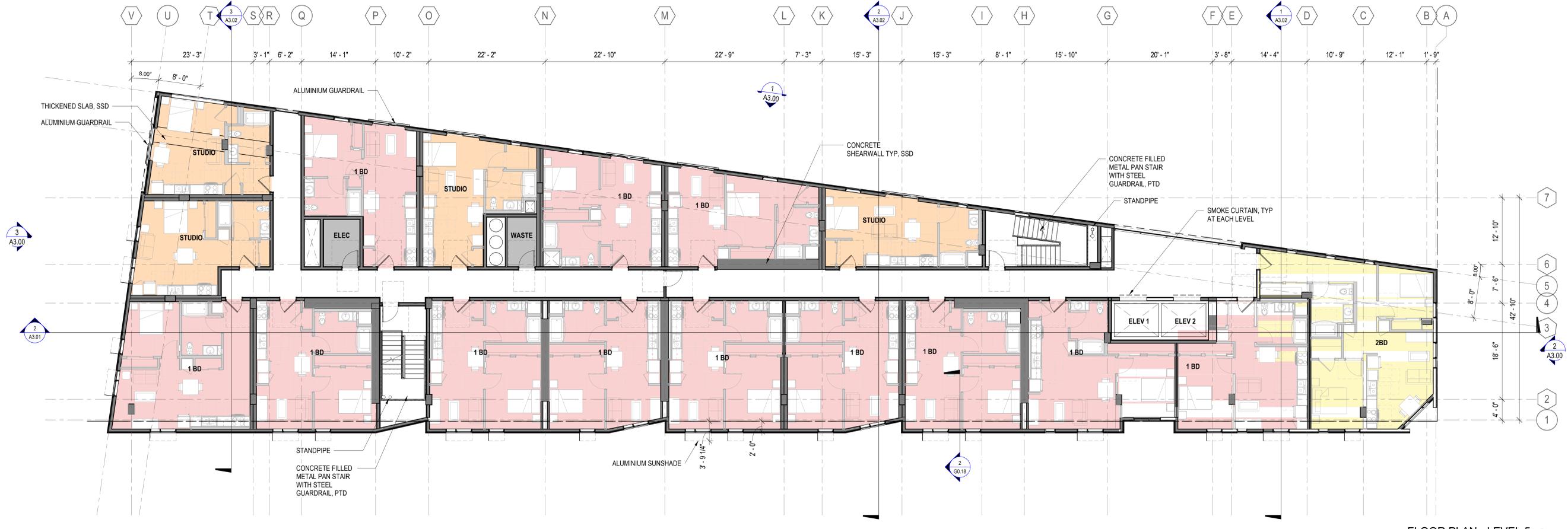
NO.	ISSUE	DATE
1	A3.00	

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 1/8" = 1'-0"
TITLE: BUILDING PLANS - LEVEL 4 & 5

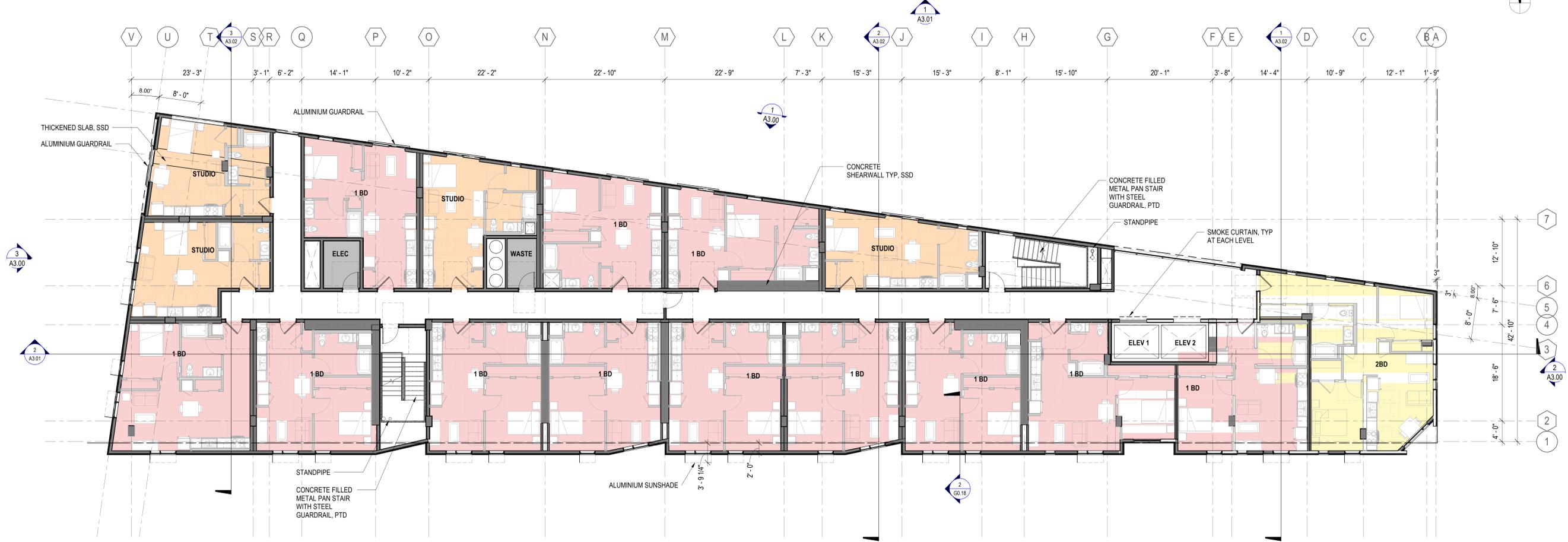
SHEET:
A2.02

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FLOOR PLAN - LEVEL 5
1/8" = 1'-0" 2



FLOOR PLAN - LEVEL 4
1/8" = 1'-0" 1

5/3/2022 2:33:38 PM



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
PDF SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
PDF SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

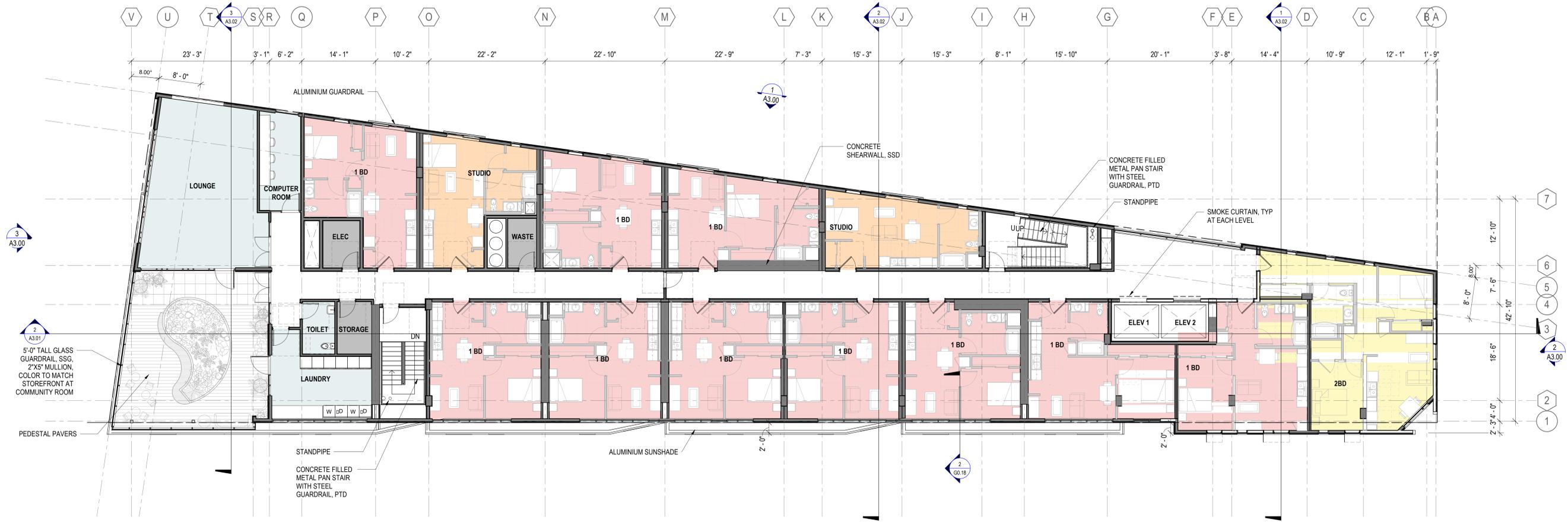
NO.	ISSUE	DATE
1		
2		

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 1/8" = 1'-0"
TITLE: BUILDING PLANS - LEVEL 6 & 7

SHEET:
A2.03

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FLOOR PLAN - LEVEL 7
1/8" = 1'-0" ②



FLOOR PLAN - LEVEL 6
1/8" = 1'-0" ①

5/3/2022 2:33:55 PM



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

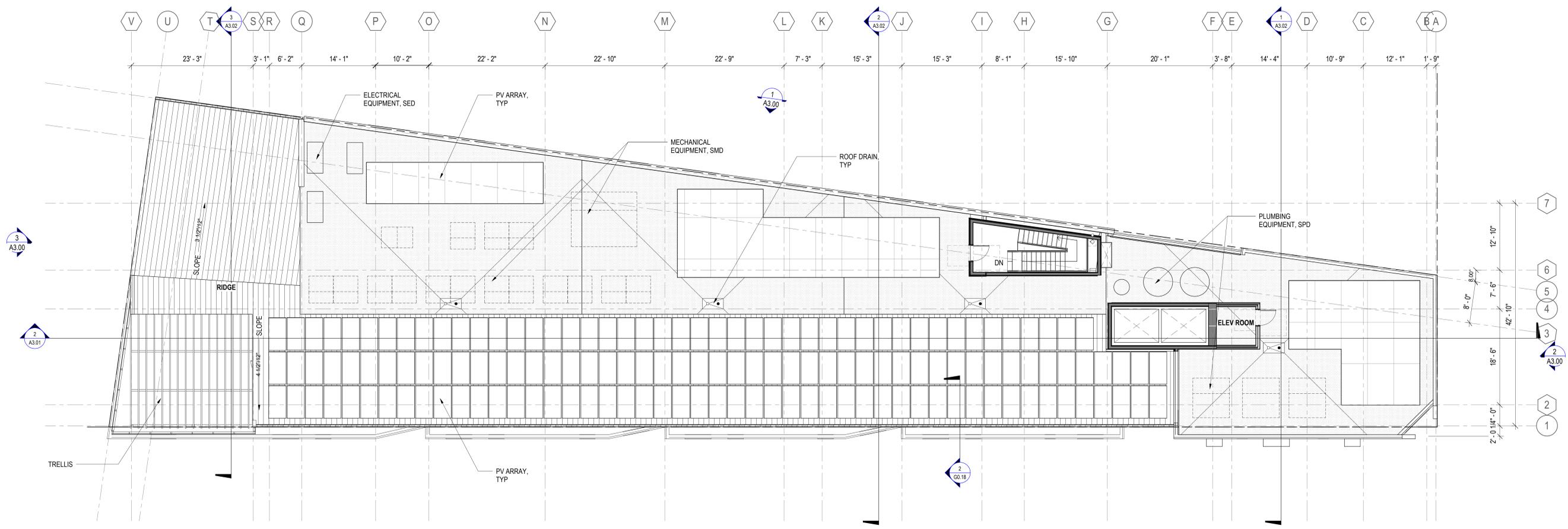
NO.	ISSUE	DATE
2	A3.00	

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 1/8" = 1'-0"

TITLE:
BUILDING PLANS - ROOF

SHEET:
A2.04

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FLOOR PLAN - ROOF 1
1/8" = 1'-0"

5/3/2022 2:33:56 PM



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
80 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

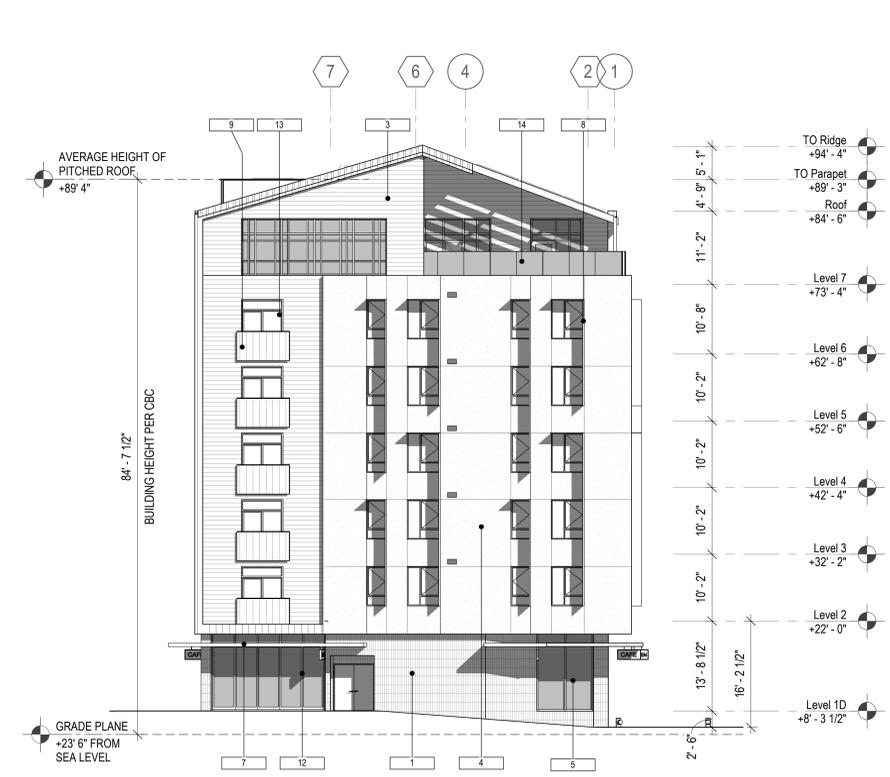
REVISION SCHEDULE

NO.	ISSUE	DATE
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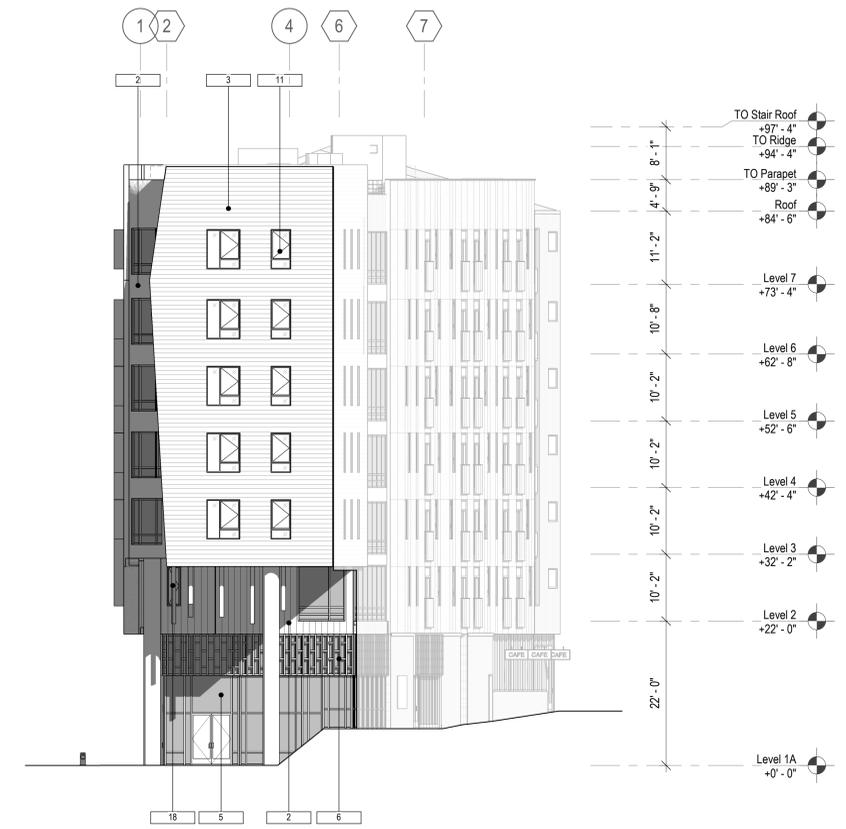
JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 3/32" = 1'-0"

TITLE:
ELEVATIONS

SHEET:
A3.00



EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

*NOTE: DATUM ELEVATION (0'-0" = 18' 9 1/2" ABOVE SEA LEVEL)



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

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PDF SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
PDF SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE
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JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 3/32" = 1'-0"
TITLE: ELEVATIONS & SECTIONS

SHEET:
A3.01



BUILDING SECTION - GL 2-3
3/32" = 1'-0" ②



EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0" ①



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
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FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

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

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 3/32" = 1'-0"

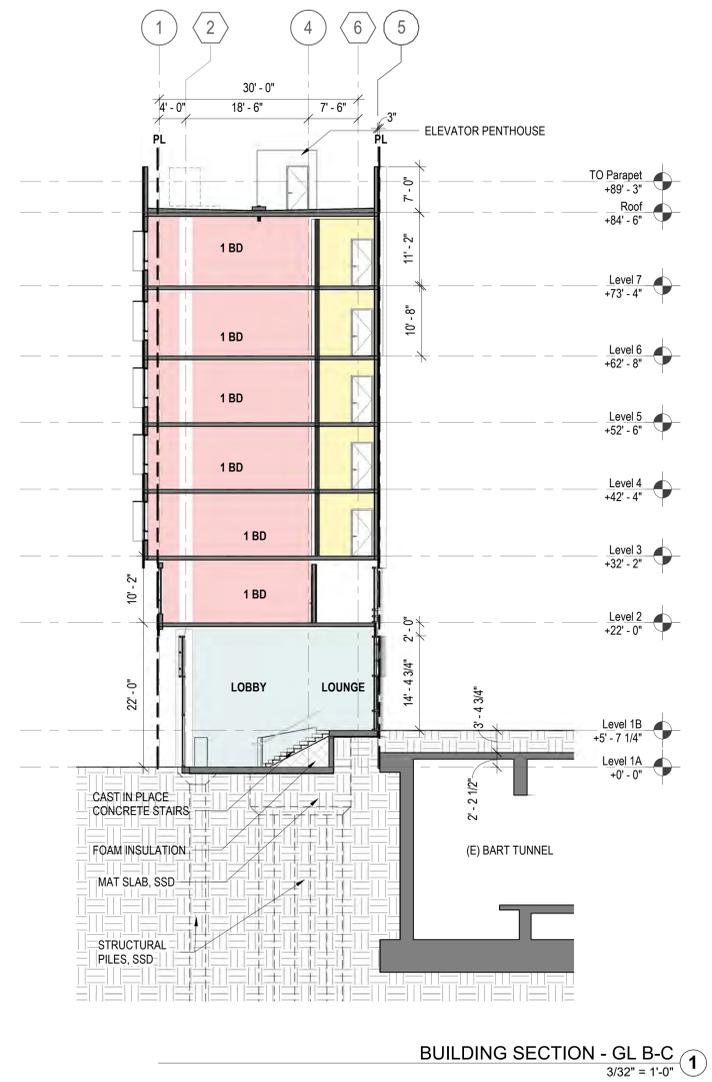
TITLE:
BUILDING SECTIONS

SHEET:

A3.02

PRELIMINARY - Not for Construction -

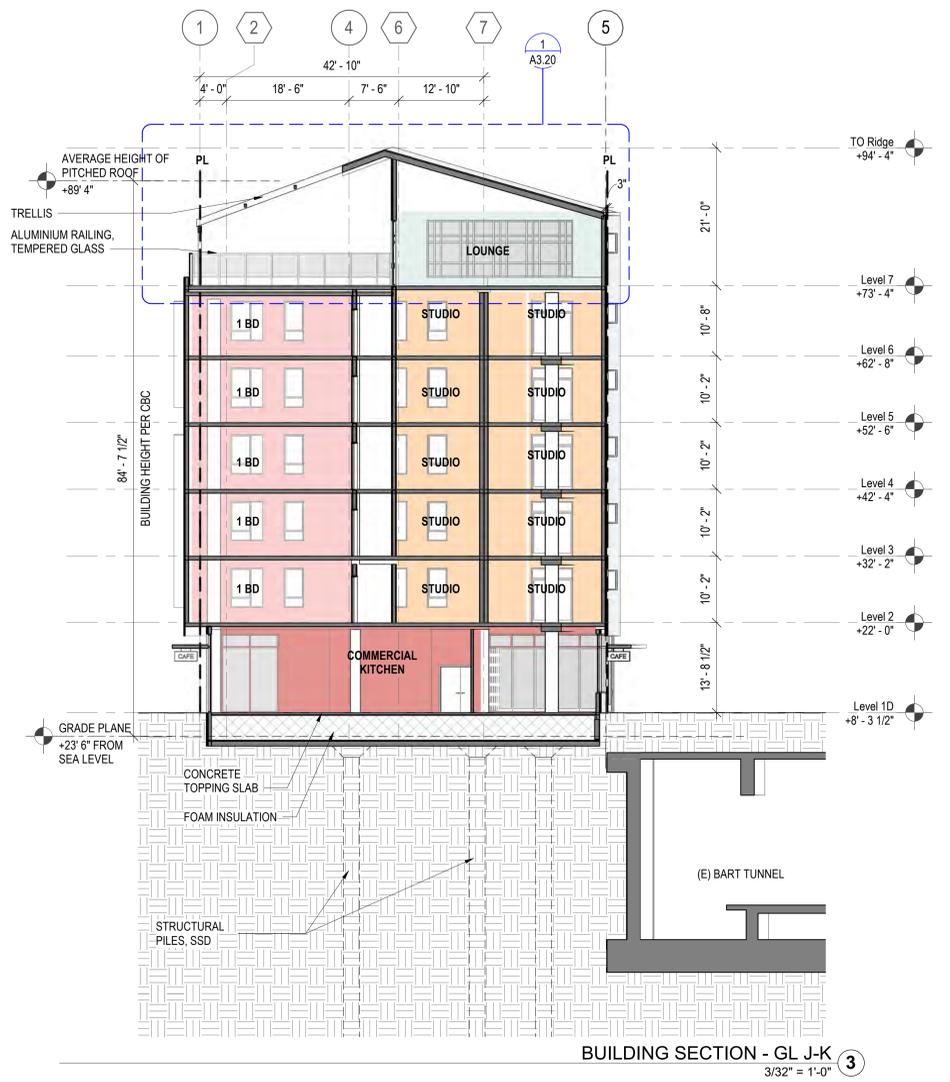
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BUILDING SECTION - GL B-C
3/32" = 1'-0"



BUILDING SECTION - GL F-G
3/32" = 1'-0"



BUILDING SECTION - GL J-K
3/32" = 1'-0"



PASEO

8TH STREET

WEST ELEVATION - RENDERING ③
3/32" = 1'-0"



8TH STREET

PASEO

EAST ELEVATION - RENDERING ①
3/32" = 1'-0"



FALLON ST

EXISTING BART HEADHOUSE

NORTH ELEVATION - RENDERING ②
3/32" = 1'-0"

**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE		
50 SD - BLDG B		09/03/2021
PROGRESS SET - BLDG B		10/28/2021
FDP SET - BLDG B		12/15/2021
90 SD - BLDG B		12/15/2021
FDP SET 2 - BLDG B		05/04/2022

REVISION SCHEDULE		
NO.	ISSUE	DATE

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 3/32" = 1'-0"

TITLE:
RENDERED ELEVATIONS

SHEET:
A3.03

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OAK ST EXISTING BART HEADHOUSE

FALLON ST

SOUTH ELEVATION - RENDERING ①
 3/32" = 1'-0"

**LAKE MERRITT BART
 BUILDING B**
 Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
FDP SET - BLDG B	12/15/2021
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FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 1808
 DRAWN BY: PM
 CHECKED BY: MA
 ISSUE DATE: 05/04/2022
 SCALE: 3/32" = 1'-0"
 TITLE:

RENDERED ELEVATIONS

SHEET:
A3.04

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SOUTH ELEVATION - 8TH STREET

NORTH ELEVATION - PASEO

BUILDING ENVELOPE MATERIALS

A THIN BRICK, SOLDIER' STACK BOND, NORMAN SIZE,
COLOR: EBONY, SMOOTH
MFG: H.C. MUDDOX OR SIMILAR

*PICTURE'S HORIZONTAL STACK BOND NOT INTENDED

B WOOD COMPOSITE PANEL WITH
CONCEALED FASTENERS, RAINSCREEN
COLOR: COPPER
MFG: PARKLEX FACADE SYSTEM OR SIMILAR

C CEMENT PLASTER, LIGHT SAND FINISH
COLOR: WARM WHITE
MFG: BMI PRODUCTS OF NORTHERN CALIFORNIA
INC. "BMI 690 PLASTER" OR SIMILAR

D STANDING SEAM METAL PANEL
COLOR: WARM GREY
MFG: CENTRIA, STRUCTURAL DESIGN PANELS, SDP175
OR SIMILAR

OPENINGS

E VINYL WINDOWS
COLOR: WHITE
MFG: VPI QUALITY WINDOWS, ENDURANCE
SERIES OR SIMILAR

F FIBERGLASS PATIO SLIDING DOOR
COLOR: TO MATCH WINDOWS
MFG: BELLEVUE OR SIMILAR

G ALUMINIUM STOREFRONT
COLOR: ANODIZED DARK BRONZE
MFG: KAWNEER TRI-FAB II 451T OR SIMILAR

ARCHITECTURAL FEATURES

H METAL PANEL AT VERTICAL SUNSHADE AND
RAILING
COLOR: SILVER
MFG: BOK MODERN OR SIMILAR

I WOOD AND STEEL SHADE AT GROUND FLOOR
CANOPY AND STOREFRONT
COLOR: NATURAL STAIN WOOD, STEEL TO MATCH
STOREFRONT
MFG: CUSTOM DESIGN

**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
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FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE
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JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: 1" = 1'-0"
TITLE: MATERIALS & COLOR BOARD

SHEET:
A3.05



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

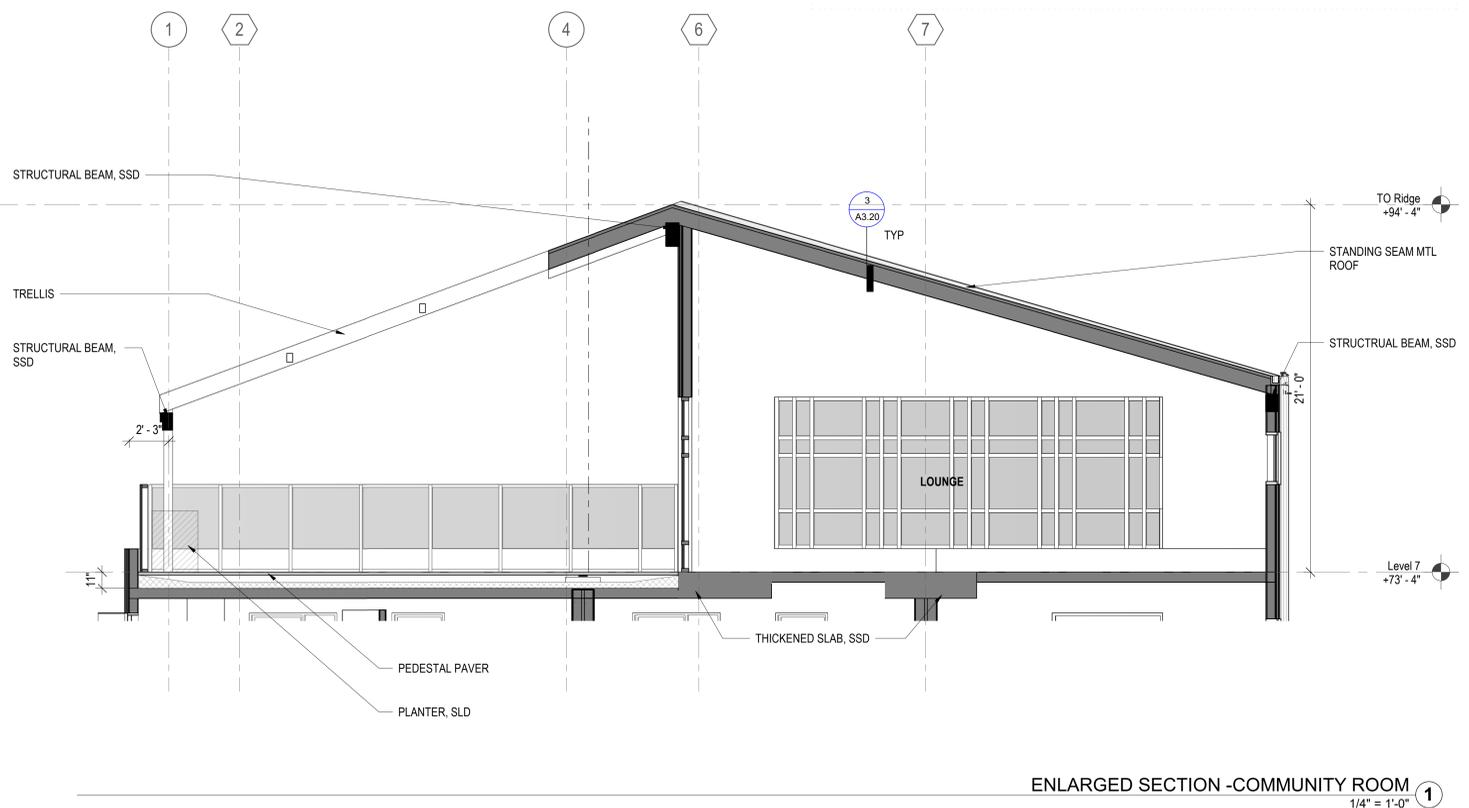
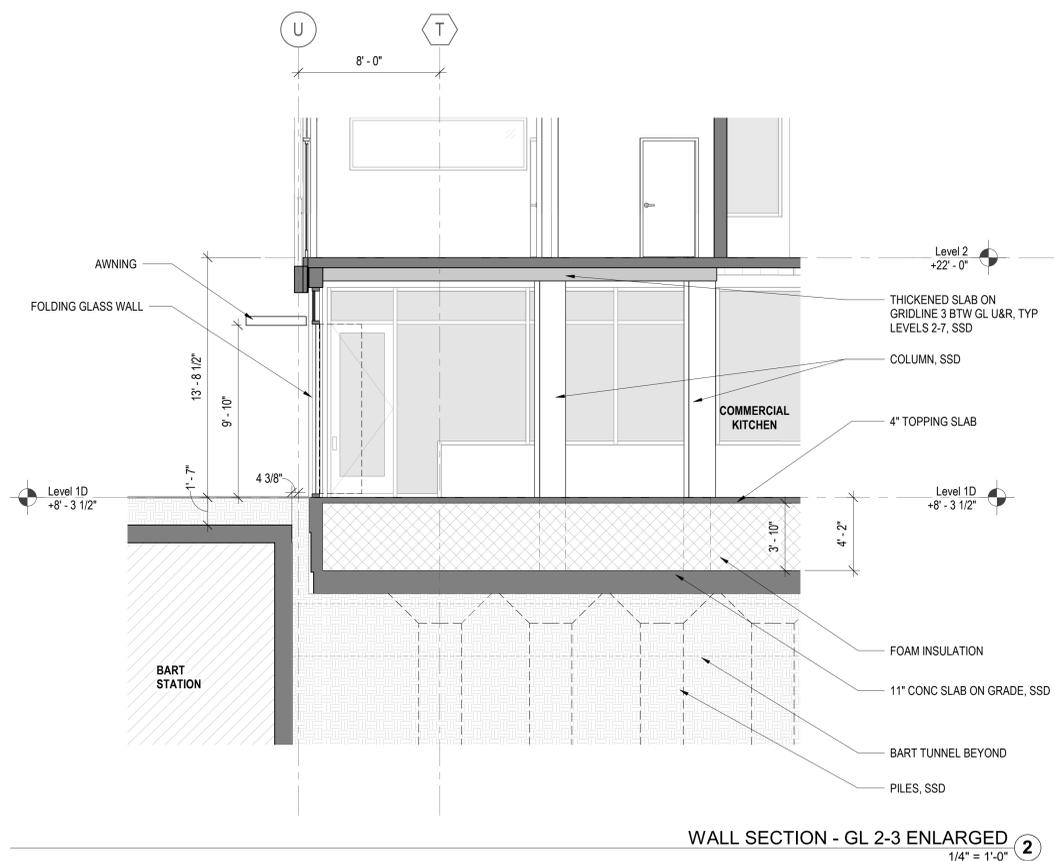
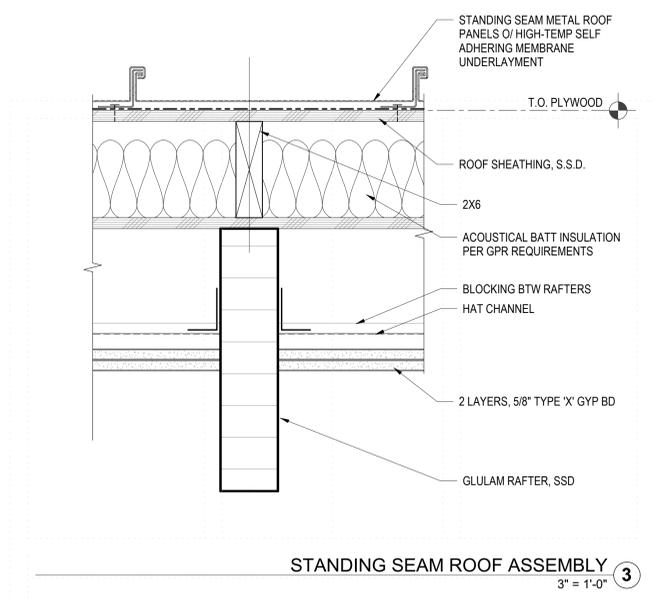
50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE
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JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: As indicated
TITLE: ENLARGED PLANS, SECTIONS, DETAILS

SHEET:
A3.20



5/3/2022 2:34:21 PM



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
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FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

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

JOB NUMBER: 1808
DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: As indicated

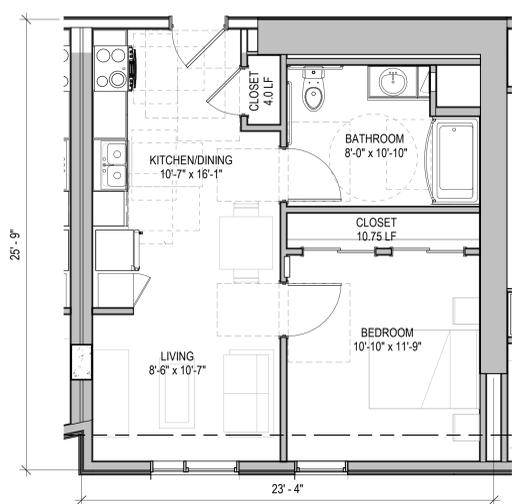
TITLE: TYPICAL UNIT PLANS

SHEET:

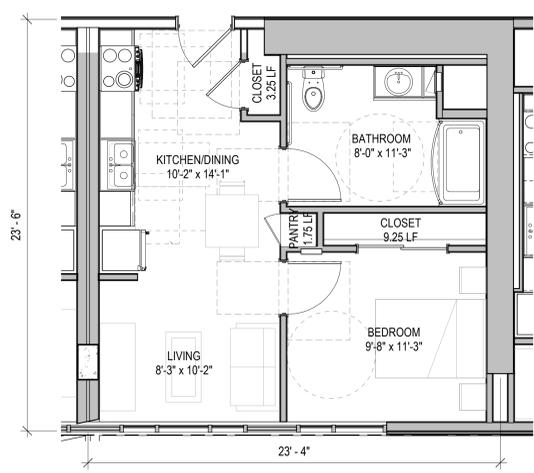
A4.00

PRELIMINARY - Not for Construction -

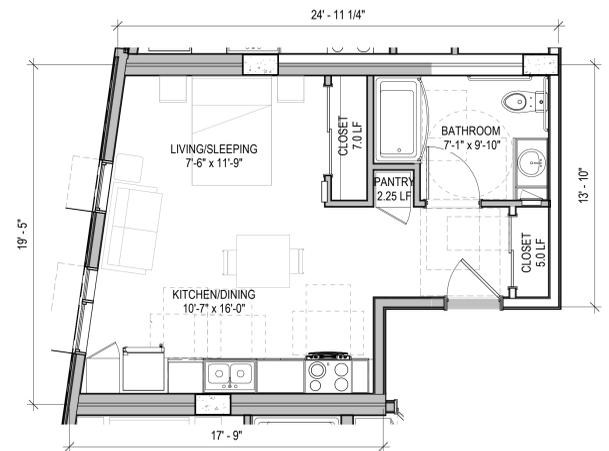
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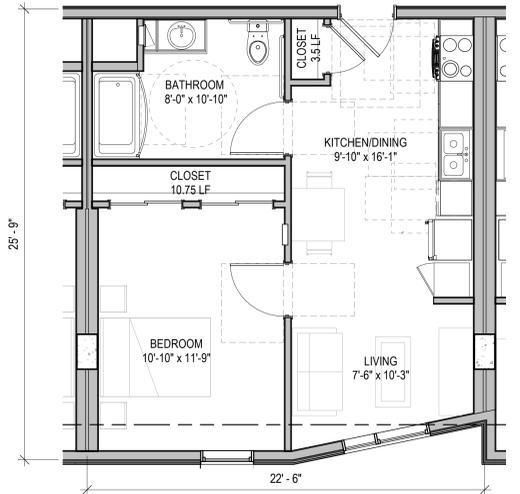
586-600 GSF, 506-511 NSF
UNIT TYPE A1.3 - MOBILITY ACCESSIBLE ⑨
10 UNITS 1/4" = 1'-0"



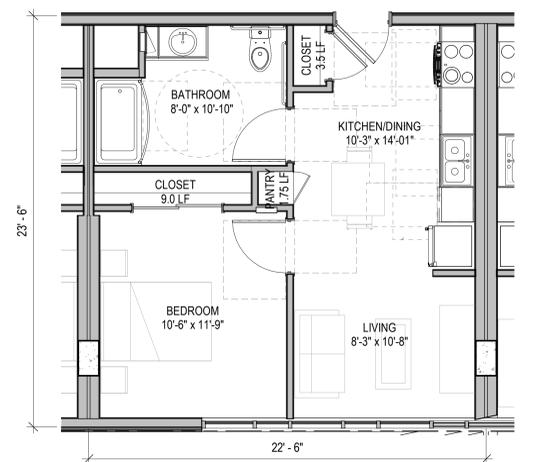
548 GSF, 459 NSF
UNIT TYPE A9.3 - MOBILITY ACCESSIBLE ⑥
1 UNITS 1/4" = 1'-0"



455 GSF, 403 NSF
UNIT TYPE S3 - MOBILITY ACCESSIBLE ③
5 UNITS 1/4" = 1'-0"



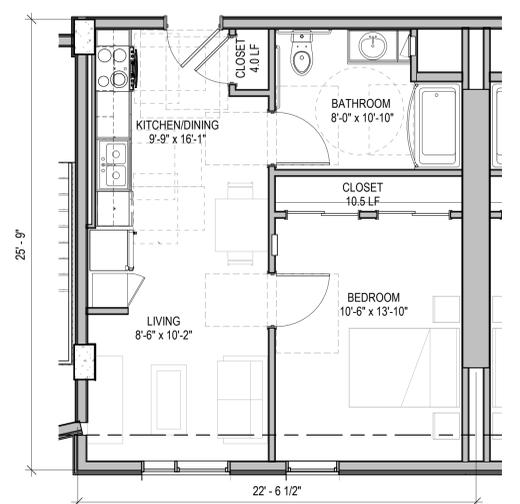
566 GSF, 503-507 NSF
UNIT TYPE A1.2 - MOBILITY ACCESSIBLE ⑧
10 UNITS 1/4" = 1'-0"



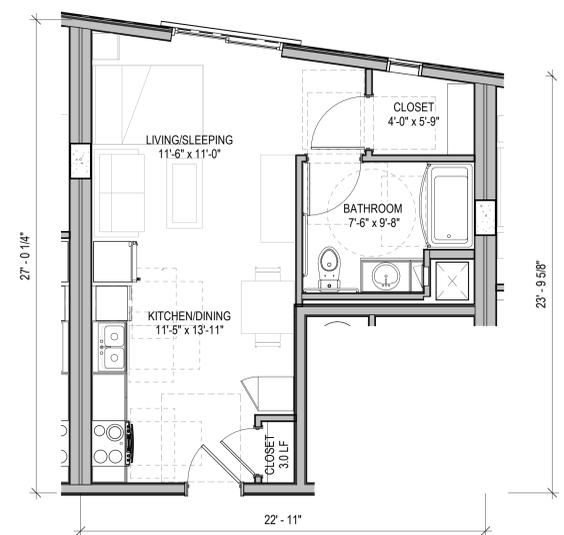
516-537 GSF, 459-470 NSF
UNIT TYPE A9.2 - MOBILITY ACCESSIBLE ⑤
4 UNITS 1/4" = 1'-0"



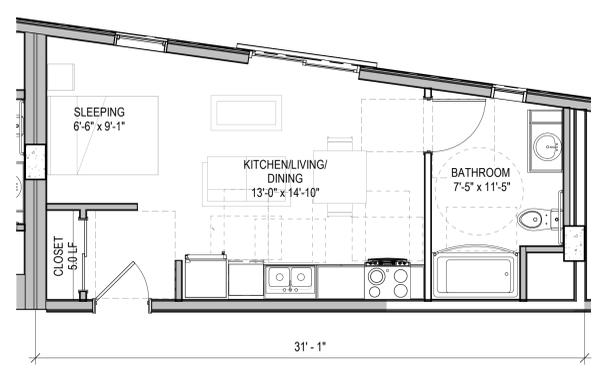
442 GSF, 387 NSF
UNIT TYPE S2 - ADAPTABLE ②
5 UNITS 1/4" = 1'-0"



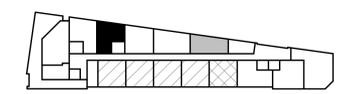
567-587 GSF, 498-514 NSF
UNIT TYPE A1 - MOBILITY ACCESSIBLE ⑦
10 UNITS 1/4" = 1'-0"



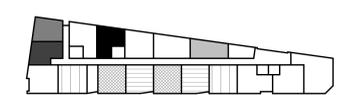
455 GSF, 409 NSF
UNIT TYPE S4 - MOBILITY ACCESSIBLE ④
6 UNITS 1/4" = 1'-0"



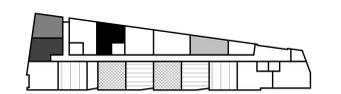
430 GSF, 370 NSF
UNIT TYPE S1 - MOBILITY ACCESSIBLE ①
6 UNITS 1/4" = 1'-0"



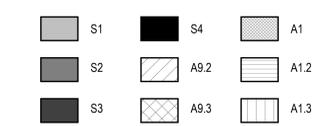
LEVEL 7



LEVEL 3 - 6



LEVEL 2





**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
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90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE
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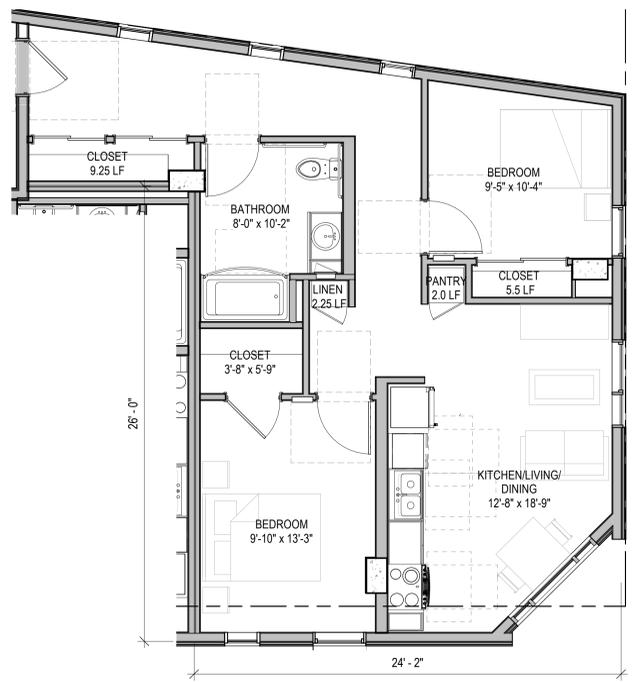
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DRAWN BY: PM
CHECKED BY: MA
ISSUE DATE: 05/04/2022
SCALE: As indicated
TITLE: TYPICAL UNIT PLANS

SHEET:

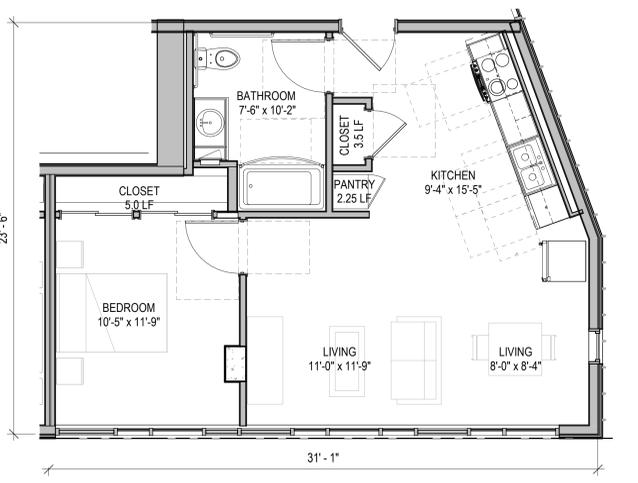
A4.01

PRELIMINARY - Not for Construction -

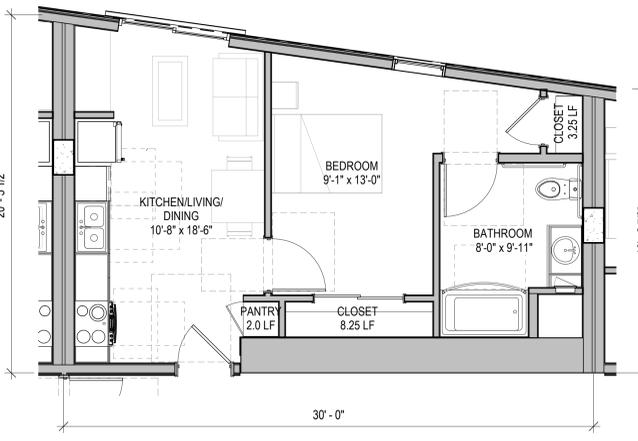
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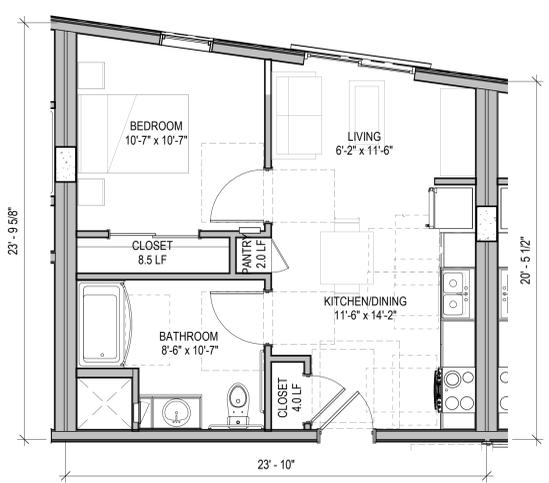
860 GSF, 782 NSF
5 UNITS
UNIT TYPE B1 - MOBILITY ACCESSIBLE 9
1/4" = 1'-0"



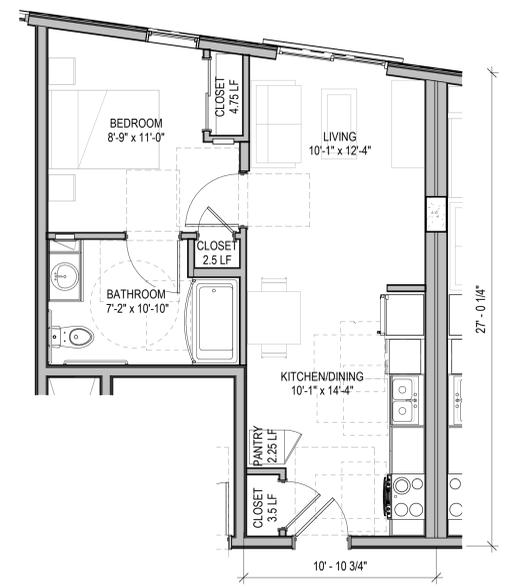
634 GSF, 581 NSF
1 UNITS
UNIT TYPE A8 - MOBILITY ACCESSIBLE 8
1/4" = 1'-0"



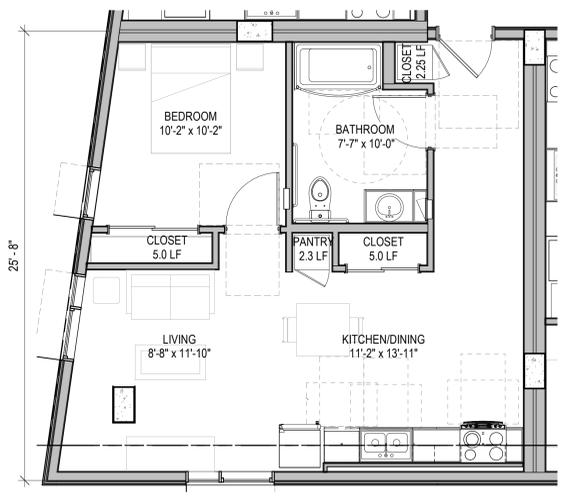
550 GSF, 458 NSF
6 UNITS
UNIT TYPE A7 - MOBILITY ACCESSIBLE 7
1/4" = 1'-0"



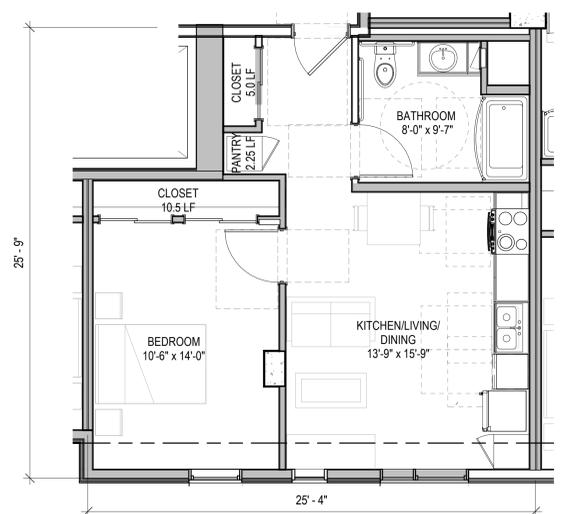
511 GSF, 462 NSF
6 UNITS
UNIT TYPE A6 - MOBILITY ACCESSIBLE 6
1/4" = 1'-0"



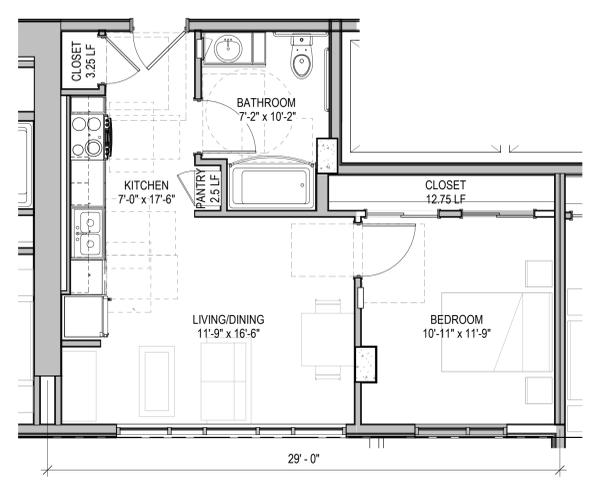
523 GSF, 476 NSF
6 UNITS
UNIT TYPE A5 - MOBILITY ACCESSIBLE 5
1/4" = 1'-0"



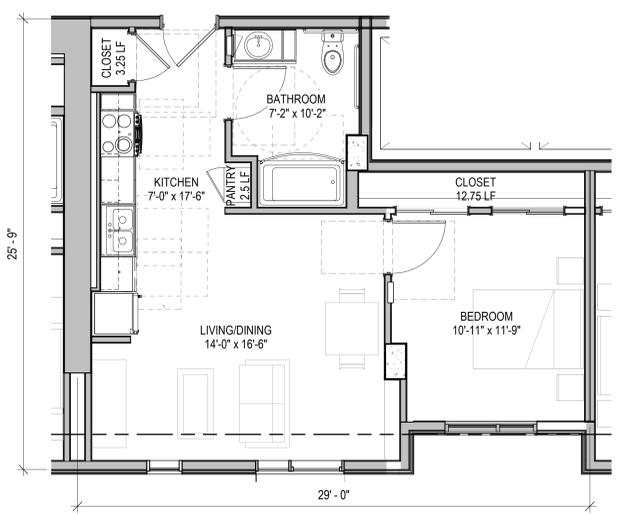
662 GSF, 582 NSF
5 UNITS
UNIT TYPE A4 - MOBILITY ACCESSIBLE 4
1/4" = 1'-0"



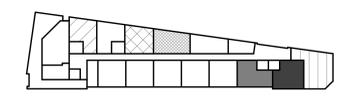
585 GSF, 533 NSF
5 UNITS
UNIT TYPE A3 - MOBILITY ACCESSIBLE 3
1/4" = 1'-0"



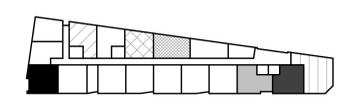
567 GSF, 509 NSF
1 UNITS
UNIT TYPE A2.1 - MOBILITY ACCESSIBLE 2
1/4" = 1'-0"



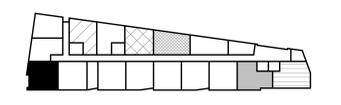
609 GSF, 548 NSF
5 UNITS
UNIT TYPE A2 - MOBILITY ACCESSIBLE 1
1/4" = 1'-0"



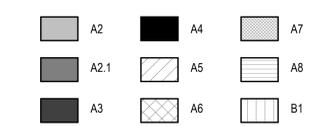
LEVEL 7



LEVEL 3 - 6



LEVEL 2





**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

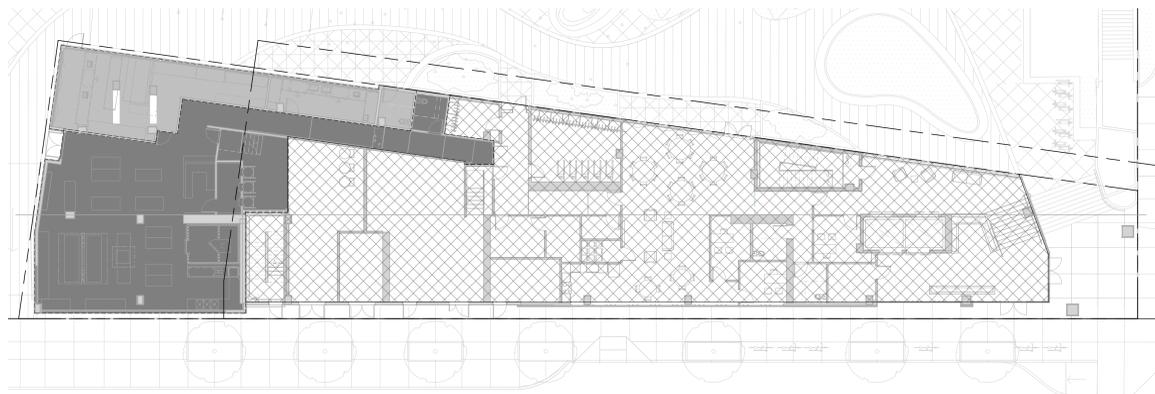
NO.	ISSUE	DATE
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JOB NUMBER: 1808
DRAWN BY: KP
CHECKED BY: JP
ISSUE DATE: 05/04/2022
SCALE: As indicated
TITLE:
LIGHTING LAYOUT - LEVEL 1

SHEET:
LT2.00

PRELIMINARY - Not for Construction -

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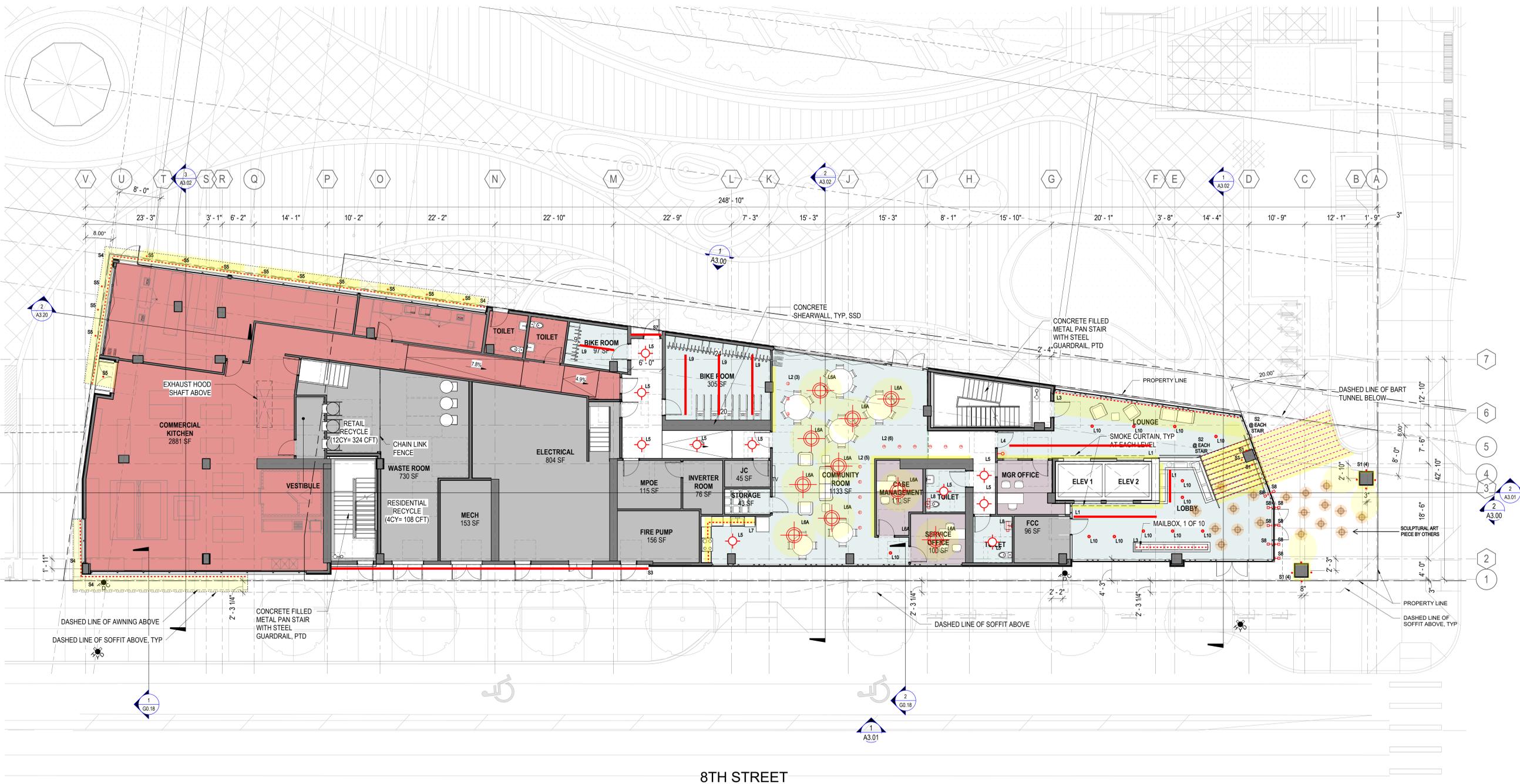


- PERMANENT RESIDENTIAL ACTIVITIES 17.101G.01
- LIMITED-SERVICE RESTAURANTS AND CAFE (COMMERCIAL ACTIVITIES) 17.101G.01
- COMMERCIAL KITCHEN (CUSTOM MANUFACTURING) 17.142.100.B

LAND USE DIAGRAM - LEVEL 1
1/16" = 1'-0" ①

GENERAL NOTES:
FOR THE LOCATION, DIMENSIONS, AND PAVING MATERIALS OF THE PASEO, ADJACENT SIDEWALKS, CURBS, CURB-CUTS, AND STREETS, PLEASE REFER TO HORIZONTAL FDP SET.

- Room Names
- COMMERCIAL
 - COMMON
 - OFFICE
 - SERVICE



8TH STREET

FLOOR PLAN - LEVEL 1
1/8" = 1'-0" ②



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE		
50 SD - BLDG B		09/03/2021
PROGRESS SET - BLDG B		10/29/2021
FDP SET - BLDG B		12/15/2021
80 SD - BLDG B		12/15/2021
FDP SET 2 - BLDG B		05/04/2022

REVISION SCHEDULE		
NO.	ISSUE	DATE

JOB NUMBER: 1808
DRAWN BY: KP
CHECKED BY: JP
ISSUE DATE: 05/04/2022
SCALE: 1/8" = 1'-0"

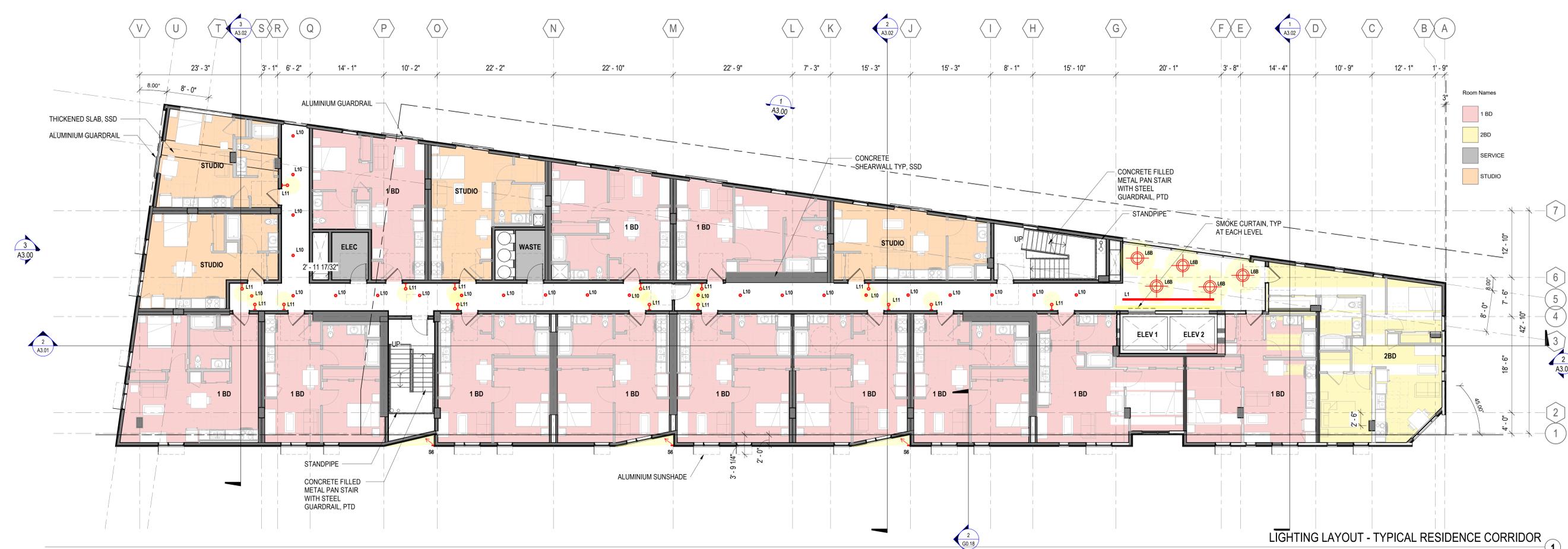
TITLE:
**LIGHTING LAYOUT - TYPICAL
RESIDENCE CORRIDOR**

SHEET:

LT2.01

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LIGHTING LAYOUT - TYPICAL RESIDENCE CORRIDOR
1/8" = 1'-0"



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/28/2021
FDP SET - BLDG B	12/15/2021
90 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE
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JOB NUMBER: 1808
DRAWN BY: KP
CHECKED BY: JP
ISSUE DATE: 05/04/2022
SCALE: 1/8" = 1'-0"

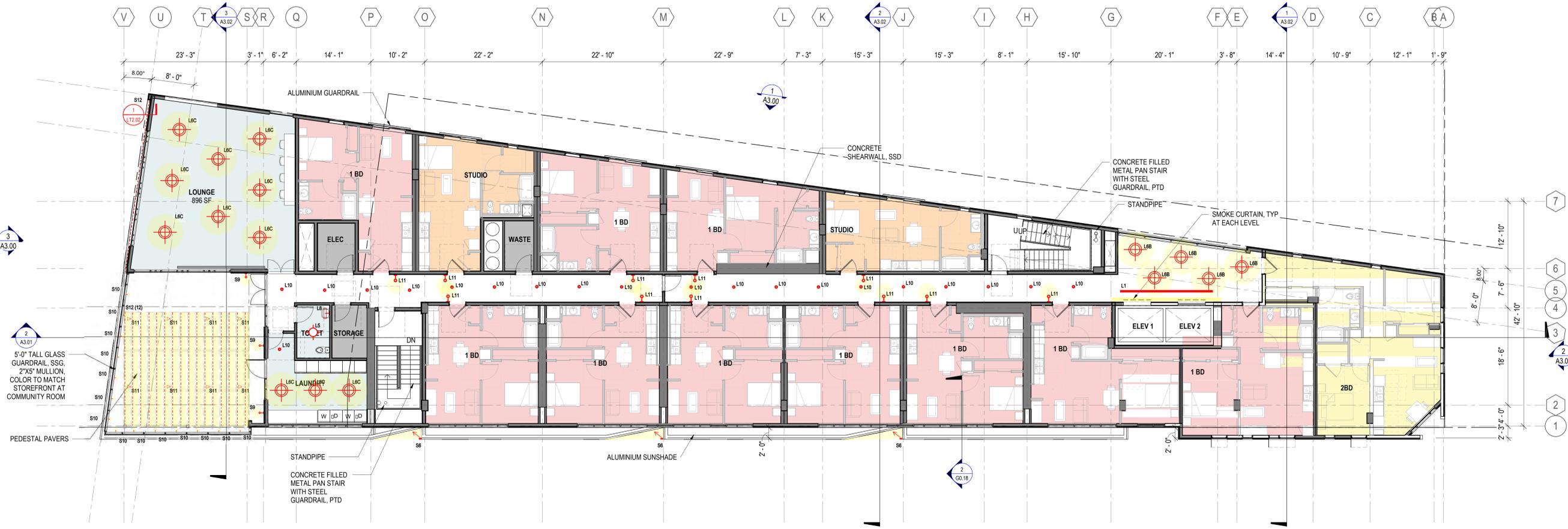
TITLE:
**LIGHTING LAYOUT - TYPICAL
RESIDENCE CORRIDOR**

SHEET:

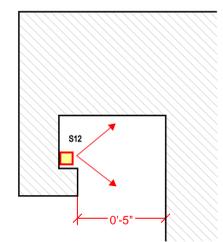
LT2.02

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LIGHTING LAYOUT - LEVEL 7
1/8" = 1'-0"



FACADE CONCEALED S12 DETAIL
NTS

4/22/2022 5:38:29 PM



**LAKE MERRITT BART
BUILDING B**
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE	
50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
80 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE		
NO.	ISSUE	DATE

JOB NUMBER: 1808
DRAWN BY: KP
CHECKED BY: JP
ISSUE DATE: 05/04/2022
SCALE: 3/32" = 1'-0"

TITLE:
LIGHTING ELEVATIONS

SHEET:

LT3.00

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EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

*NOTE: DATUM ELEVATION (0'-0" = 18' 9 1/2" ABOVE SEA LEVEL)

**LAKE MERRITT BART
 BUILDING B**
 Oakland, CA 94607

STAMP:

ISSUE SCHEDULE

50 SD - BLDG B	09/03/2021
PROGRESS SET - BLDG B	10/29/2021
FDP SET - BLDG B	12/15/2021
80 SD - BLDG B	12/15/2021
FDP SET 2 - BLDG B	05/04/2022

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 1808
 DRAWN BY: KP
 CHECKED BY: JP
 ISSUE DATE: 05/04/2022
 SCALE: 3/32" = 1'-0"
 TITLE:
LIGHTING ELEVATIONS

SHEET:
LT3.01
 PRELIMINARY - Not for Construction -
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L9

HalfSnapPro™ | Linear, Surface & Wall



Type: _____
Job: _____

Low Output: **138 LPW**

Smaller cousin of the popular Snap now with much higher lumen levels (and efficiencies). Improved aesthetic with more LEDs close together for smooth, soft side viewing of lens.

Want to keep the older HalfSnap lumen levels? Specify PRO2000 = 500 lumens/ft. PRO2700 = 7 watt/ft.

Click here for older HalfSnap specs

Series	LED Color	Light Type	Nominal Length	Beam Angle	Output (lm)	Power (W)	Efficiency (lm/W)
HSS-PRO	LED27	LD	2'	30°	2667	230W	11.6
HSS-PRO	LED27	LD	3'	30°	4000	345W	11.6
HSS-PRO	LED27	LD	4'	30°	5333	460W	11.6
HSS-PRO	LED27	LD	5'	30°	6667	575W	11.6
HSS-PRO	LED27	LD	6'	30°	8000	690W	11.6
HSS-PRO	LED27	LD	7'	30°	9333	805W	11.6
HSS-PRO	LED27	LD	8'	30°	10667	920W	11.6
HSS-PRO	LED27	LD	9'	30°	12000	1035W	11.6
HSS-PRO	LED27	LD	10'	30°	13333	1150W	11.6

L10

TECH LIGHTING

ENTRA™ CL 3" LED
ADJUSTABLE, FIXED, AND WALL WASH DOWNLIGHTS



The ENTRA CL 3" LED Adjustable, Fixed, and Wall Wash Downlights offer a cost-effective alternative for residential, multi-family and hospitality applications without sacrificing architectural-grade aesthetic or quality. Custom engineered for high performance and reliability, ENTRA CL 3" is easy to configure with a complete feature set that offers flexibility without an overwhelming list of options. Modules are available with three Static White CCT options, 3000K - 1800K warm color dimming, and four interchangeable optics (20°, 30°, 40° and 60°). Trim options include Flanged or Flangeless (includes must detail), and Round or Square in Satin Silver, Champagne, Black or White finish. (White finish is field-paintable).

- Adjustable (30° tilt, 360° rotation), Fixed or Wall Wash options
- 2700K, 3000K, 3500K or Warm Dim 3000K - 1800K
- Multiple output options
- Includes 40° optic, 20°, 30° and 60° optics can be ordered separately
- Flanged or Flangeless ceiling acceptance

LUMEN MULTIPLIER (CRI/CCT)

CCT	90 CRI MULTIPLIER	80 CRI MULTIPLIER
2700K	1.00	1.00
3000K	1.00	1.00
3500K	1.00	1.00

Specifications table with columns for STATIC WHITE, WALL WASH, and WARM DIM.

L11

LumenArt LIGHTING SOLUTIONS

AWL.48
Wall or Ceiling



Specifications table with columns for Material, Mounting, Electrical, and Finish.

Material: CNC aluminum with opal acrylic
Mounting: Mounts to 4" square junction box with round plaster ring or 4" octagon box. May be ceiling or wall mounted.
Electrical: ETL wet location listed. 12w 1253 lm
Finish: Matte White, black or grey powder coat.

S1

BEGA

In-grade luminaire - Symmetric

Application: A round in-grade intended for the illumination of walls, flag poles, landscaping, and architectural features. Designed to bear pressure loads up to 11,000 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where it is subject to horizontal pressure from vehicles braking, accelerating, or changing direction.

Materials: Luminaire and installation housings constructed of die-cast marine grade, copper free (0.3% copper content) A305.0 aluminum alloy. BEGA Tricoat®, a 3-layer finishing technology for increased corrosion protection. Facoplate constructed of 304 grade machined stainless steel high temperature silicone gasket. Mechanically captive stainless steel fasteners. Fully protected waterstopper cable. Reflector surface made of pure anodized aluminum. Clear safety glass.

Electrical: Operating voltage 120-277V AC. Minimum start temperature -40° C. LED module wattage 46.7 W. System wattage 52.0 W. Controllability 0-10V dimming down to 0.1%. Color rendering index Ra > 80. Luminaire lumens 5486 lumens (4000K). LED service life (L70) 60,000 hours.

Weight: 30.2 lbs

Available Options: Fusing, Non-skid lens

S2

KELVIX

PERFORMANCE 100 (OUTDOOR)
PJ-SERIES | RUBBER COATED | LINEAR LED LIGHTING



Product Features: 90+ CRI, Dimmable, 50,000 hour life, 5-year warranty, UL-listed for indoor and outdoor use, 3M industrial adhesive backing, For use with 24V power supplies.

Specifications: Series PJ - Performance 100 (Outdoor), Input Voltage 24V DC / Constant Voltage, Watts per Foot 0.9W/ft @ Maximum Run Length, Beam Spread 120°, Max Run Length Unlimited, power every 40ft, Production Dimensions 2.625" (66.7mm), End Cap Dimensions 0.51" (12.2mm) x 0.325" (8mm), Tape Dimensions 0.438" (11.2mm) x 0.25" (6mm), CRI 90+, Diode Epistar 2835, Dimming Options PWM, Trac, 0-10V, DMX, Hi-Home, Temp Range -40°F (-40°C) to 149°F (65°C)

KELVIN COLOR TEMPERATURE SCALE

2400K	2700K	3000K	3500K	4000K	5000K	6500K
-------	-------	-------	-------	-------	-------	-------

TOTAL WATTAGE USED AT EACH LENGTH

1ft	2ft	3ft	4ft	5ft	6ft	7ft	8ft	9ft	10ft	11ft	12ft	13ft	14ft	15ft
1.1	2.0	3.1	4.0	5.2	6.1	7.2	8.3	9.1	10.3	11.1	12.3	13.3	14.2	15.2

S3

DS | SPECIFICATION GUIDE

ORDERING CODE

PROJECT INFO

TYPE QUANTITY

BASELINE PERFORMANCE (80 CRI - 4000K)

OUTPUT	OPTICS	NOMINAL LUMEN OUTPUT	INPUT WATTS	EFFICACY
HE Tech™	782 lm/ft	8.5 W/ft	80 lm/W	
WSP (Asymmetric)	665 lm/ft	9.5 W/ft	70 lm/W	
Drop Lense	582 lm/ft	9.5 W/ft	73 lm/W	
Louvers	527 lm/ft	9.5 W/ft	55 lm/W	
HE Tech™	498 lm/ft	4.5 W/ft	90 lm/W	
WSP (Asymmetric)	333 lm/ft	4.5 W/ft	70 lm/W	
Drop Lense	370 lm/ft	4.5 W/ft	82 lm/W	
Louvers	282 lm/ft	4.5 W/ft	62 lm/W	

DS SPECIFICATIONS

DS	LENGTH OR PATTERN TYPE	INTERSECTION TYPE	OUTPUT	LED CCT	LED CH	VOLTAGE	DIRECT OPTICS
DS	Normal Length	Y "Y" Intersect	L8 Standard Output	27 2700K	80 CRI	U 100V-277V	HE HE Tech™
	Exact Length	X "X" Intersect	LH High Output	30 3000K	90 CRI	3 347V	MS Awash Kicker + WSP
	L' L' Shaper	TY "Y" Intersect	C Custom Output	40 4000K			DL Flat Beam Louvers™
	PJ L' Shaper						PFW Poly-carbonate Flush WSP

Mounting Options: T Titanium, W White, B Black, O Other

Dimming: D Standard 0-10V, DL DALI dim-to-dark, DMX DMX 0-1% dim-to-dark, NAR Right WASH (dim-to-off), NWR Right WASH (dim-to-off), DO Other Dimming

Emergency: EC Emergency - circuitry, E Emergency - battery

Accessories: MRL 2" LED Downlight Module, M Multi-Circuit, R Right Endcap Feed, L Left Endcap Feed, MR MRI, N New York City Code

S4

KURV-SW Q-CAP Flexible Fixtures

Output (Calculated L70 = 40000 hours)

CCT	80 Broadband Output 1.5 W/ft			HD High Output 3.0 W/ft			VHO Very High Output 6.0 W/ft					
	ENCL	ENCL	ENCL	ENCL	ENCL	ENCL	ENCL	ENCL	ENCL			
2400K	110	94	96	197	93	192	93	273	94	261	94	
2700K	110	98	103	97	208	95	195	98	279	99	247	99
3000K	110	98	103	98	213	96	195	98	286	97	277	97
3500K	121	96	115	96	213	96	203	97	305	97	285	97
4000K	129	96	121	96	229	97	215	97	294	97	284	97

Part Number Builder

Flexibility: 5 year warranty, Field modifications not covered under Q-Tran warranty, Side Bend, IK10 impact rated.

S5

ZANIBONI LIGHTING

BONGO 3 S
1 Light Sources
2" | 1191 lm / per light source
Round | Fixed | Surface Mounted

Performance Options: 9W 13W
Source Lumens: 1188 lm 1563 lm
Delivered Lumens: 893 lm 1191 lm
Lumens / Watt: 99 lm/W 92 lm/W
Current: 250 mA 350 mA

CRIC/CT Multiplier: 2700K 3000K 3500K 4000K Warm Dim
80 CRI 0.93 1.00 1.00 1.07 N/A
95 CRI 0.69 0.75 0.81 0.87 0.72

Dimensions: 151mm height, 60mm diameter, 102mm diameter, 4.0" diameter

Series: BONS3R

S2	Model	Wattage	Kelvin	CRI	Beam	Lens	Color	Driver	Installation	I.P. Rating
S2	BONS3Rong	0.9/9W	27,270K	A80	119°	Frosted	SS/Marine Grade	0No Accessories	0No Accessories	WV6 IP 65
		3.5	1313W	30,300K	895	2.24"	Xtra Louver + Solite	1Non-dimmable	0No Accessories	
				35,900K	3.36"		White	EVLD Dimmable	LiCanopy for Integral Driver	
				40,400K	6.60"		L-Crisp Louver + Solite	2.0-10V Dimmable to %	Ro-Retro-Fit Enclosure	
				WDWarm Dim			P-Prismatic	Black	8-Bulletproof	
				1800K to 3000K			S-Solite	CC-Custom Color	T-TLumens	
				1800K to 4000K			C-Clear	X-DMX	R-Retro-Fit for Canopy	

Optional Emergency Backup Battery can be found on Products/Accessories

Generated on 10-22-2021

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

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



LUMIA

LAKE MERRITT BART BUILDING B
Oakland, CA 94607

STAMP:

ISSUE SCHEDULE
50 SD - BLDG B 09/03/2021
PROGRESS SET - BLDG B 10/28/2021
PDF SET 2 - BLDG B 05/04/2022

REVISION SCHEDULE
NO. | ISSUE | DATE

JOB NUMBER: 1808
DRAWN BY: HB
CHECKED BY: JP
ISSUE DATE: 05/04/2022

TITLE: LUMINAIRE CUT SHEETS

SHEET: LT4.01

PRELIMINARY - Not for Construction -

10/18/2021 5:51:24 PM

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