

ATTACHMENT D:

Proposed Master Street and Open Space Improvements FDP, dated October 30, 2020

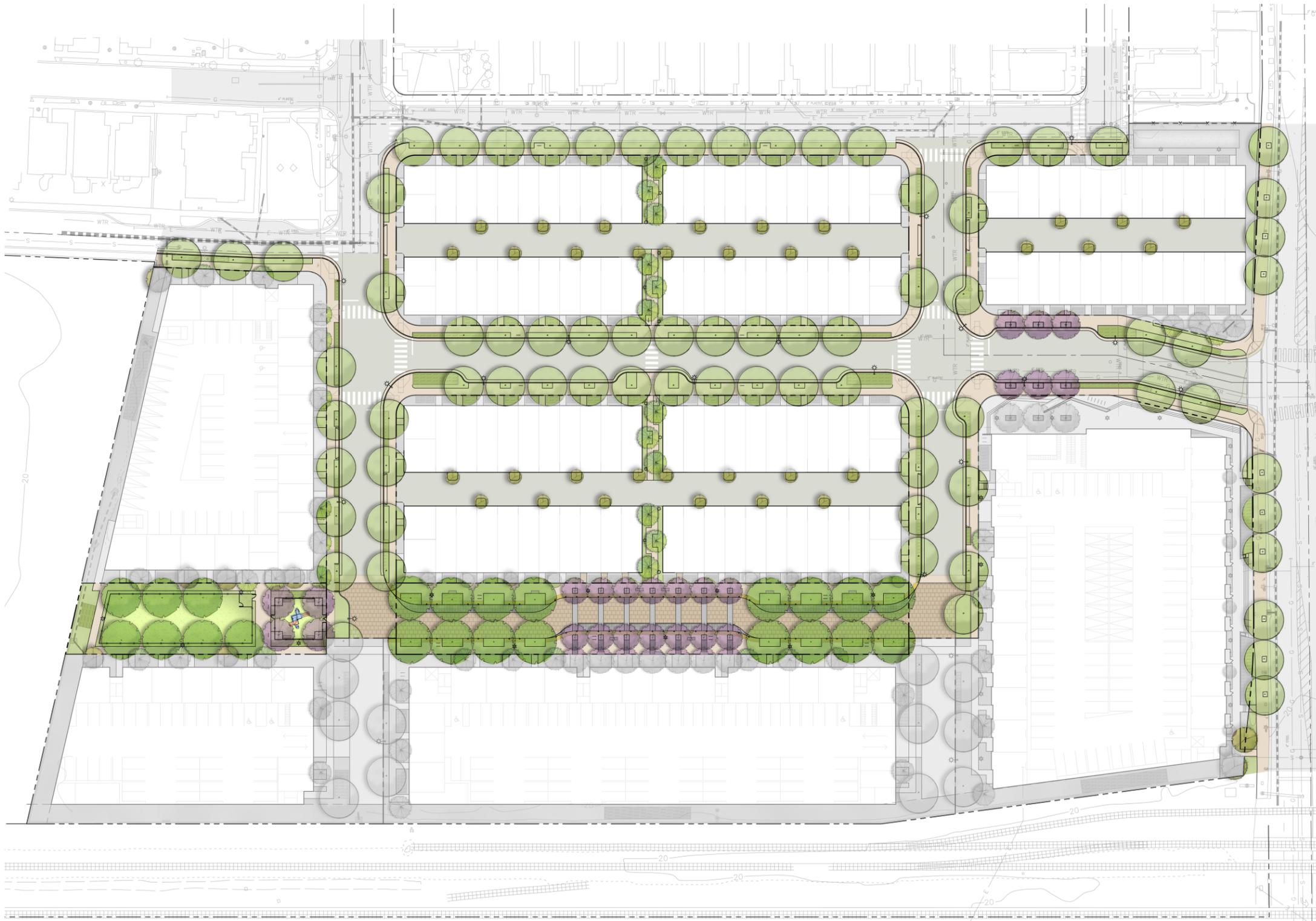


TABLE OF CONTENTS

CIVIL

- C1.0** SITE IMPROVEMENTS AND PHASING PLAN (WET UTILITIES)
- C1.1** SITE IMPROVEMENTS AND PHASING PLAN (DRY UTILITIES)
- C2.0** SITE LAYOUT PLAN
- C2.1** GRADING AND GRADING PHASING PLAN
- C2.2** EXISTING CONDITIONS PLAN
- C3.0** STORMWATER MANAGEMENT PLAN
- C3.1** STORMWATER TREATMENT MEASURES TABLE
- C4.0** FIRE ACCESS PLAN
- C4.1** FIRE ACCESS SCENARIOS

LANDSCAPE

- L1.1** LANDSCAPE PLAN
- L1.2** PHASING SCENARIOS
- L1.3** SITE LIGHTING PLAN
- L1.4** SITE LIGHTING CUTSHEETS
- L1.5** SITE BICYCLE PARKING PLAN
- L2.1** WOONERF ENLARGEMENT
- L2.2** INSPIRATION - WOONERF/SHARED STREET
- L2.3** WOONERF CONCEPTUAL PUBLIC ART
- L2.4** PARK ENLARGEMENT
- L3.1** STREET SECTIONS
- L3.2** STREET SECTIONS
- L3.3** PARK & WOONERF SECTIONS
- L4.1** LANDSCAPE NOTES & PLANT PALETTE
- L5.1** TYPICAL STREET FURNISHINGS
- L6.1** TREE PRESERVATION AND REMOVAL PLAN

PROJECT DIRECTORY

OWNER

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 OAKLAND, CA 94612
CLAIRE HAN
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 CLAIRE@MADISONPARK.COM

ARCHITECT

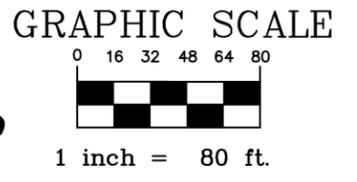
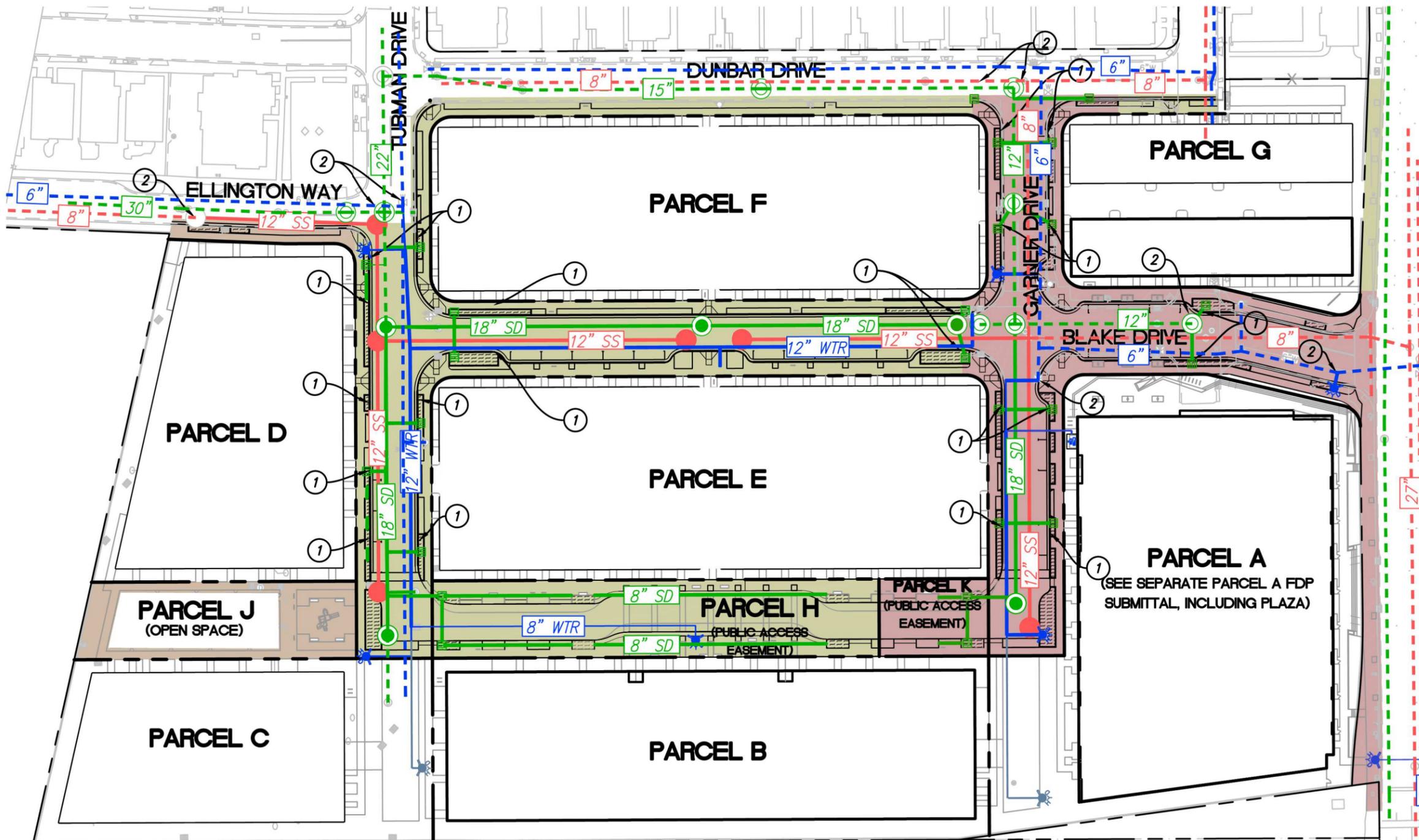
VAN METER WILLIAMS POLLACK
 333 BRYANT STREET SUITE 300
 SAN FRANCISCO, CA 94107
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 415.974.5352 X207
 KAREN@VMWP.COM

SURVEY/CIVIL

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 OAKLAND, CA 94607
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LANDSCAPE ARCHITECT

JETT LANDSCAPE ARCHITECTURE
 2 THEATER SQUARE SUITE 218
 ORINDA, CA 94563
BRUCE JETT
 925.254.5422
 BRUCEJ@JETT.LAND



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- BACKFLOW PREVENTER

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

SHEET NOTES

- ① PROPOSED CURB OPENING FOR DRAINAGE.
- ② CONNECT TO EXISTING UTILITY.

PHASING NOTE:

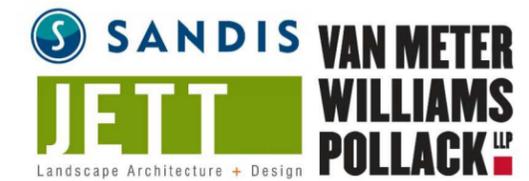
PARCEL K TO BE TEMP ASPHALT PAVED FOR EVAE ACCESS AS PART OF PHASE 1; FINAL CONSTRUCTION PER PLAN TO BE PART OF PHASE 2.

GENERAL NOTES:

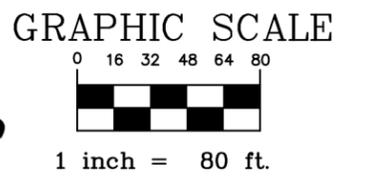
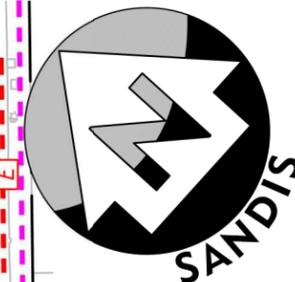
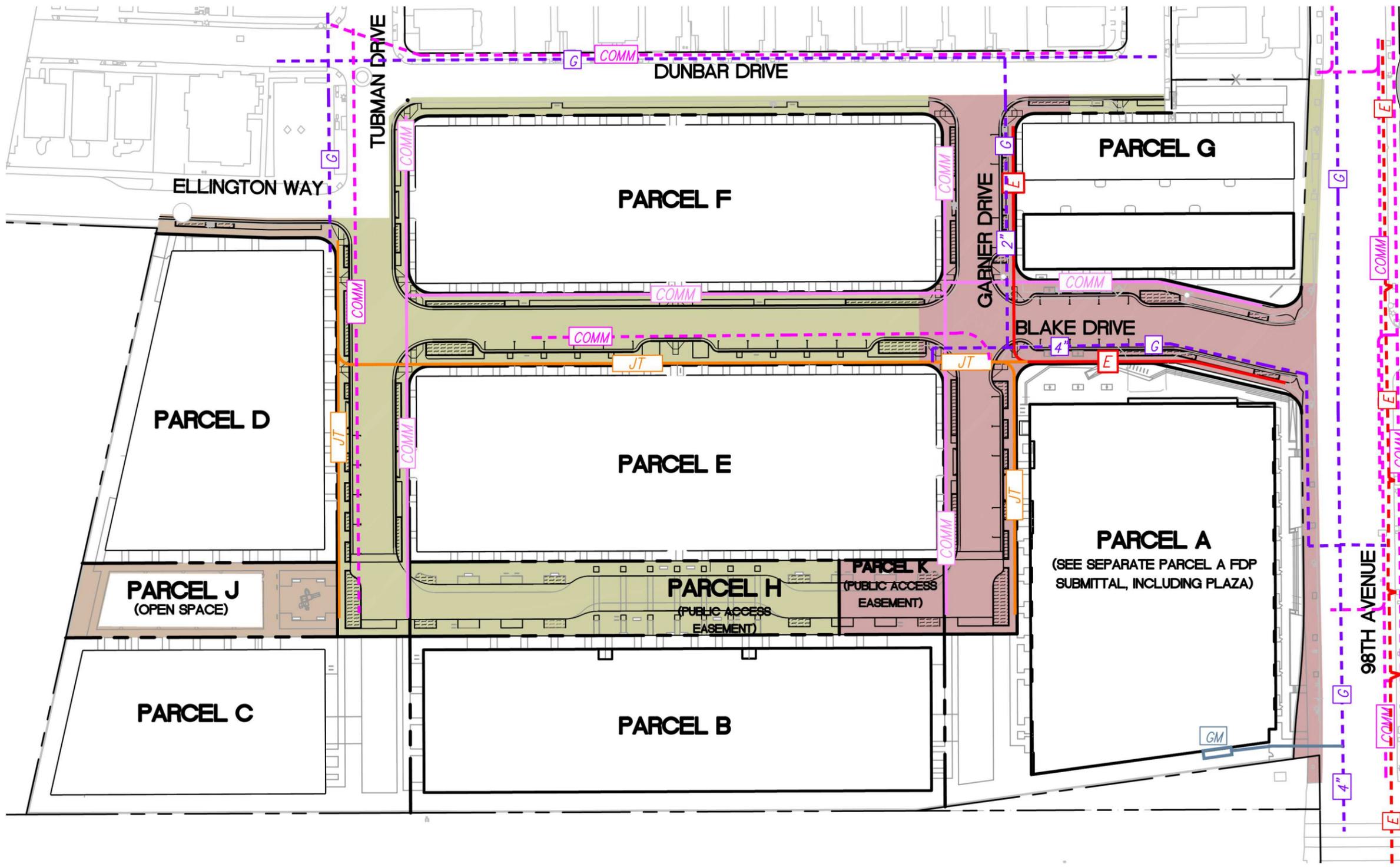
1. WATER SYSTEM: WATER IMPROVEMENTS INCLUDE A NEW 12" PUBLIC MAIN IN BLAKE DRIVE, GARNER DRIVE, AND TUBMAN DRIVE. SIZES TO BE CONFIRMED BY EBMUD.
2. SANITARY SEWER SYSTEM: SANITARY SEWER IMPROVEMENTS INCLUDE A NEW 12" PUBLIC MAIN IN ELLINGTON WAY, BLAKE DRIVE, GARNER DRIVE, AND TUBMAN DRIVE WITH PRIVATE LINES LATERALING TO THE PROPOSED BUILDINGS. SIZE TO BE CONFIRMED PER EXPECTED DEMANDS.
3. STORM DRAIN SYSTEM: STORM DRAINAGE IMPROVEMENTS INCLUDE A NEW 18" PUBLIC MAIN IN BLAKE DRIVE, GARNER DRIVE, AND TUBMAN DRIVE WITH INCOMING LATERALS FROM BIO-RETENTIONS IN THE ROADWAY AND THE ADJACENT PARCELS.

98TH AVENUE | SITE IMPROVEMENTS PLAN (WET UTILITIES)

OAKLAND, CA | 10/30/2020



CI.O



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING ELECTRICAL LINE
- PROPOSED ELECTRICAL LINE
- EXISTING COMM LINE
- PROPOSED COMM LINE
- EXISTING NATURAL GAS LINE
- PROPOSED GAS LINE
- PROPOSED JOINT TRENCH

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

PHASING NOTE:

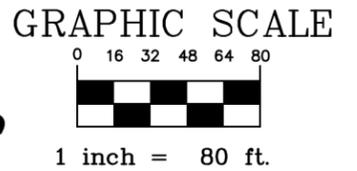
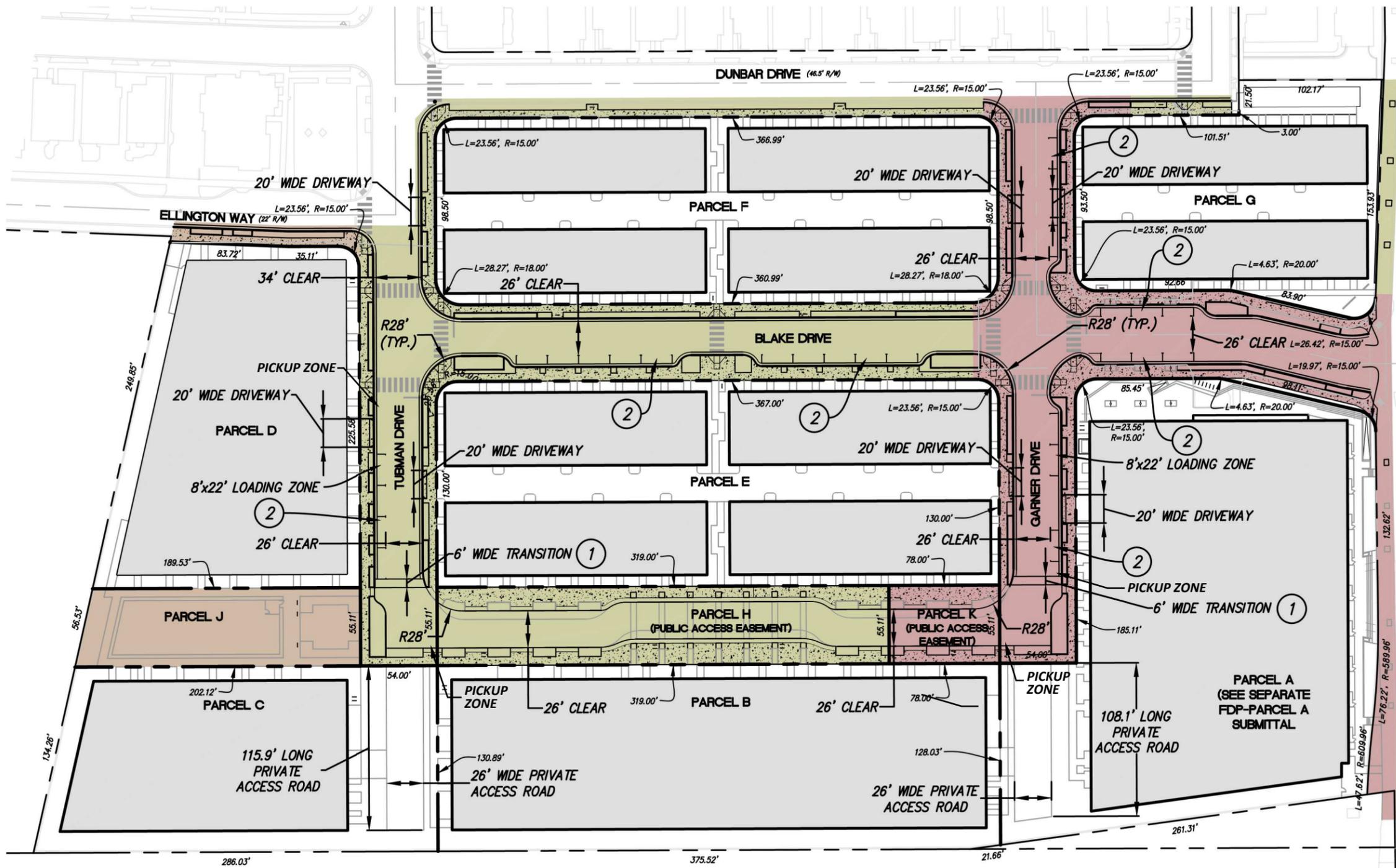
PARCEL K TO BE TEMP ASPHALT PAVED FOR EVAE ACCESS AS PART OF PHASE 1; FINAL CONSTRUCTION PER PLAN TO BE PART OF PHASE 2.

98TH AVENUE | SITE IMPROVEMENTS AND PHASING PLAN (DRY UTILITIES)

OAKLAND, CA | 10/30/2020



CI.1



LEGEND

- APPROXIMATE LIMIT OF WORK FOR FDP MASTER SITE IMPROVEMENTS
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED BUILDING AREA

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

SHEET NOTES

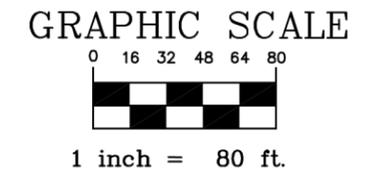
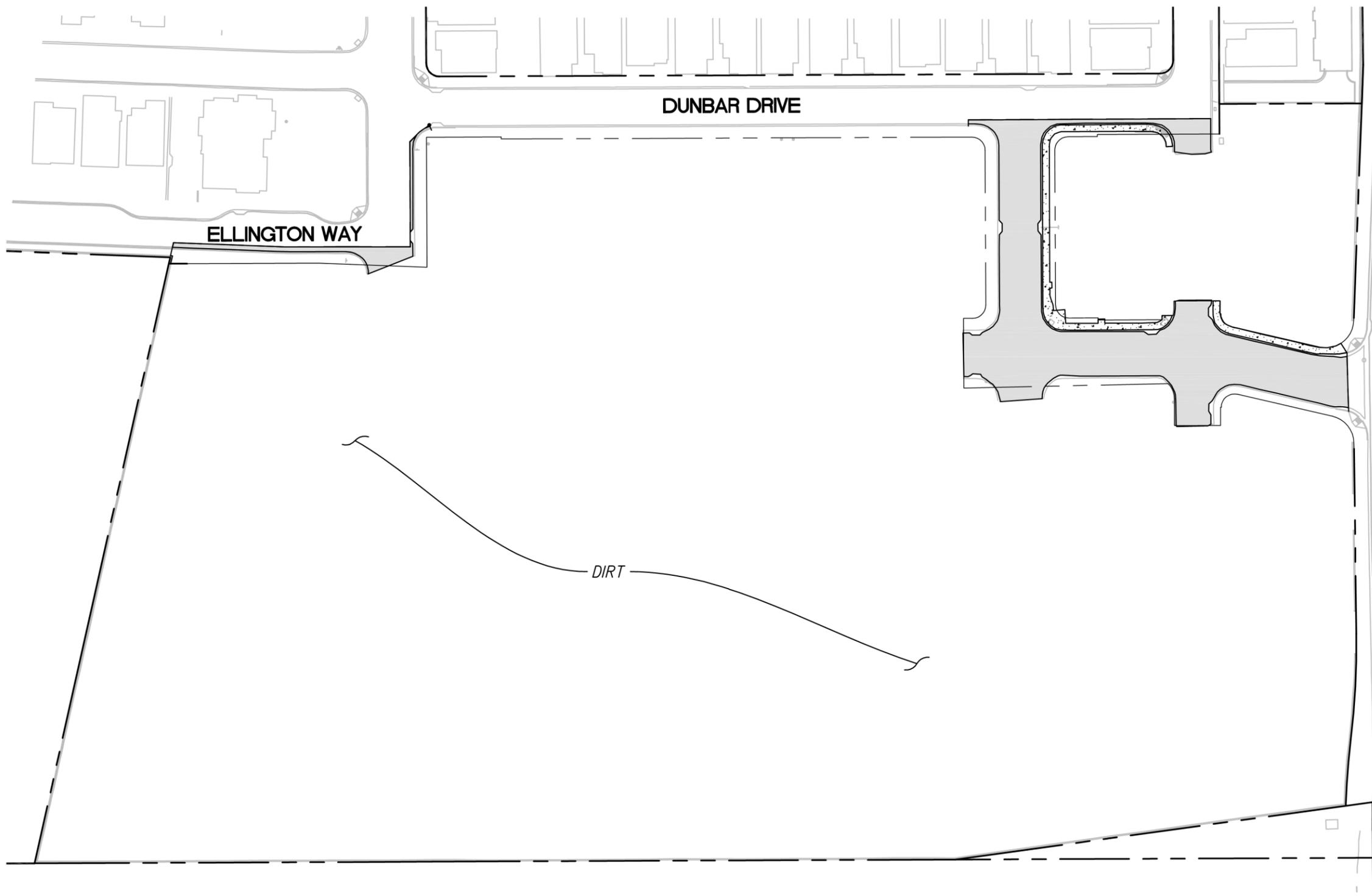
- ① PROPOSED 6-FOOT WIDE TRANSITION TO RAISED ROADWAY.
- ② PARKING STALL. 8'X22' TYPICAL.

PHASING NOTE

PARCEL K TO BE TEMP ASPHALT PAVED FOR EVAE ACCESS AS PART OF PHASE 1; FINAL CONSTRUCTION PER PLAN TO BE PART OF PHASE 2.

GENERAL NOTES

- 1. SEE LANDSCAPE PLANS FOR ROADWAY AND SIDEWALK DIMENSIONS.



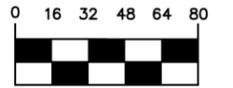
98TH AVENUE

LEGEND

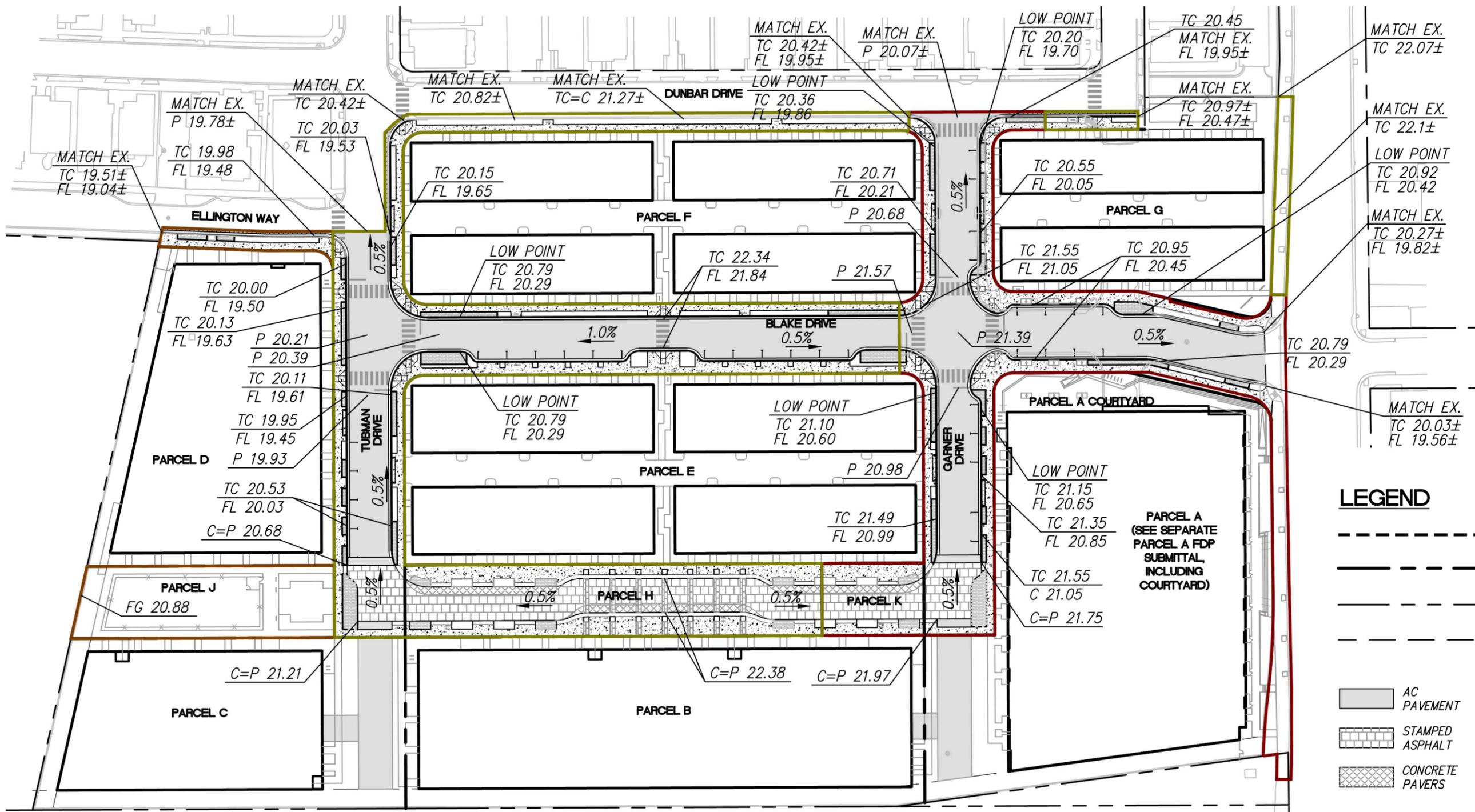
-  EXISTING PROPERTY LINE
-  SAWCUT LINE
-  EX. AC PAVEMENT
-  EX. CONCRETE SIDEWALK



GRAPHIC SCALE



1 inch = 80 ft.



LEGEND

- APPROXIMATE LIMIT OF WORK FOR FDP MASTER SITE IMPROVEMENTS
- - - PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - SAWCUT LINE

- AC PAVEMENT
- CONCRETE SIDEWALK
- STAMPED ASPHALT
- BIO-TREATMENT AREA
- CONCRETE PAVERS

SCOPE OF WORK

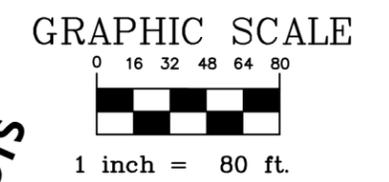
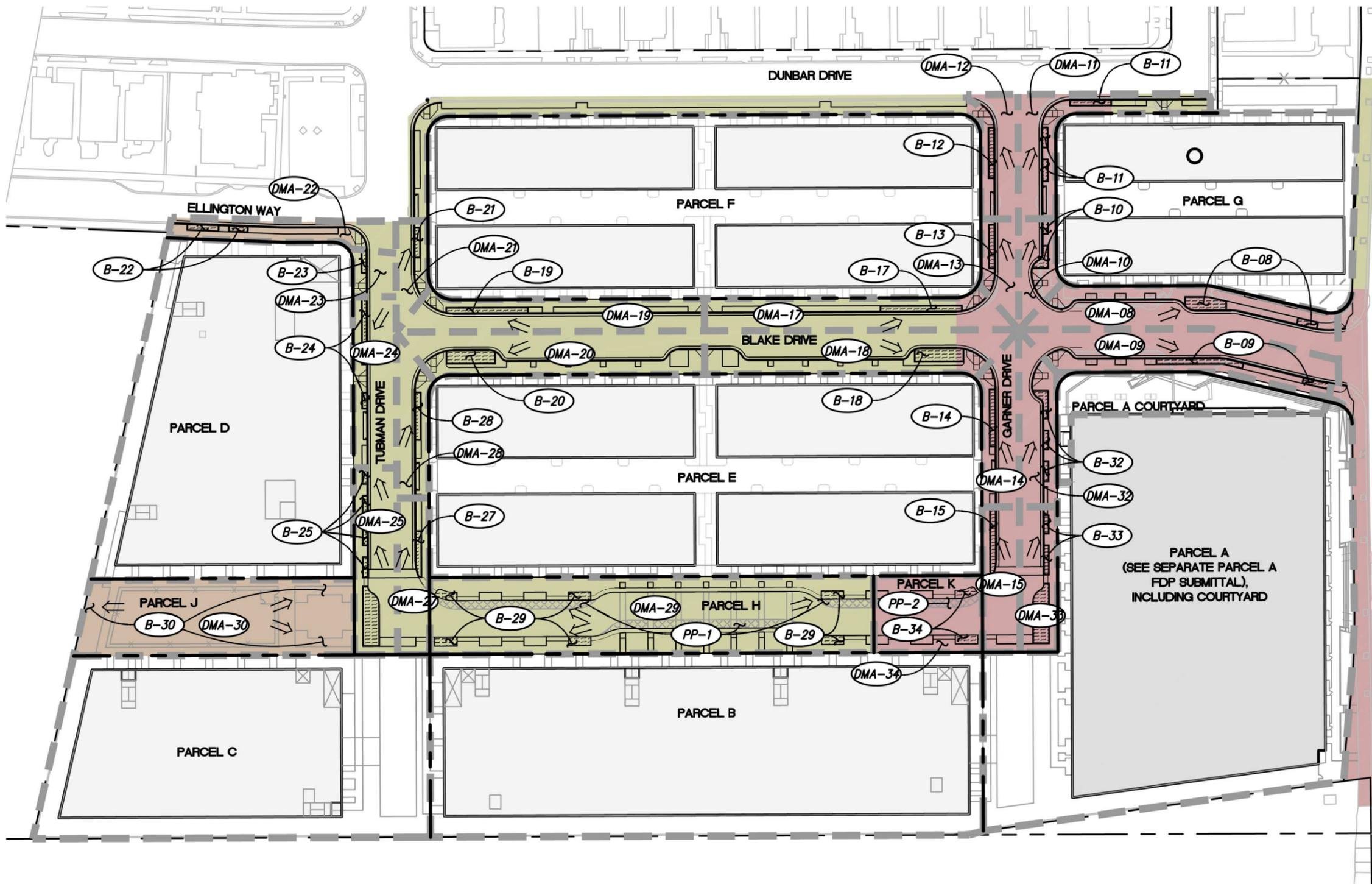
- Phase 1 (Red outline)
- Phase 2 (Green outline)
- Phase 3 (Orange outline)

PHASING NOTE

PARCEL K TO BE TEMP ASPHALT PAVED FOR EVAE ACCESS AS PART OF PHASE 1; FINAL CONSTRUCTION PER PLAN TO BE PART OF PHASE 2.

EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)	NET (CY)
GRADE DEVELOPMENT AREA TO SUB-GRADE ELEVATIONS	4,800	150	4,650 (CUT)



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- DMA BOUNDARY AREA
- PROPOSED BUILDING AREA
- BIO-RETENTION AREA
- CONCRETE PAVERS
- DIRECTION OF SURFACE FLOW

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

PHASING NOTE

PARCEL K TO BE TEMP ASPHALT PAVED FOR EVAE ACCESS AS PART OF PHASE 1; FINAL CONSTRUCTION PER PLAN TO BE PART OF PHASE 2.

GENERAL NOTES:

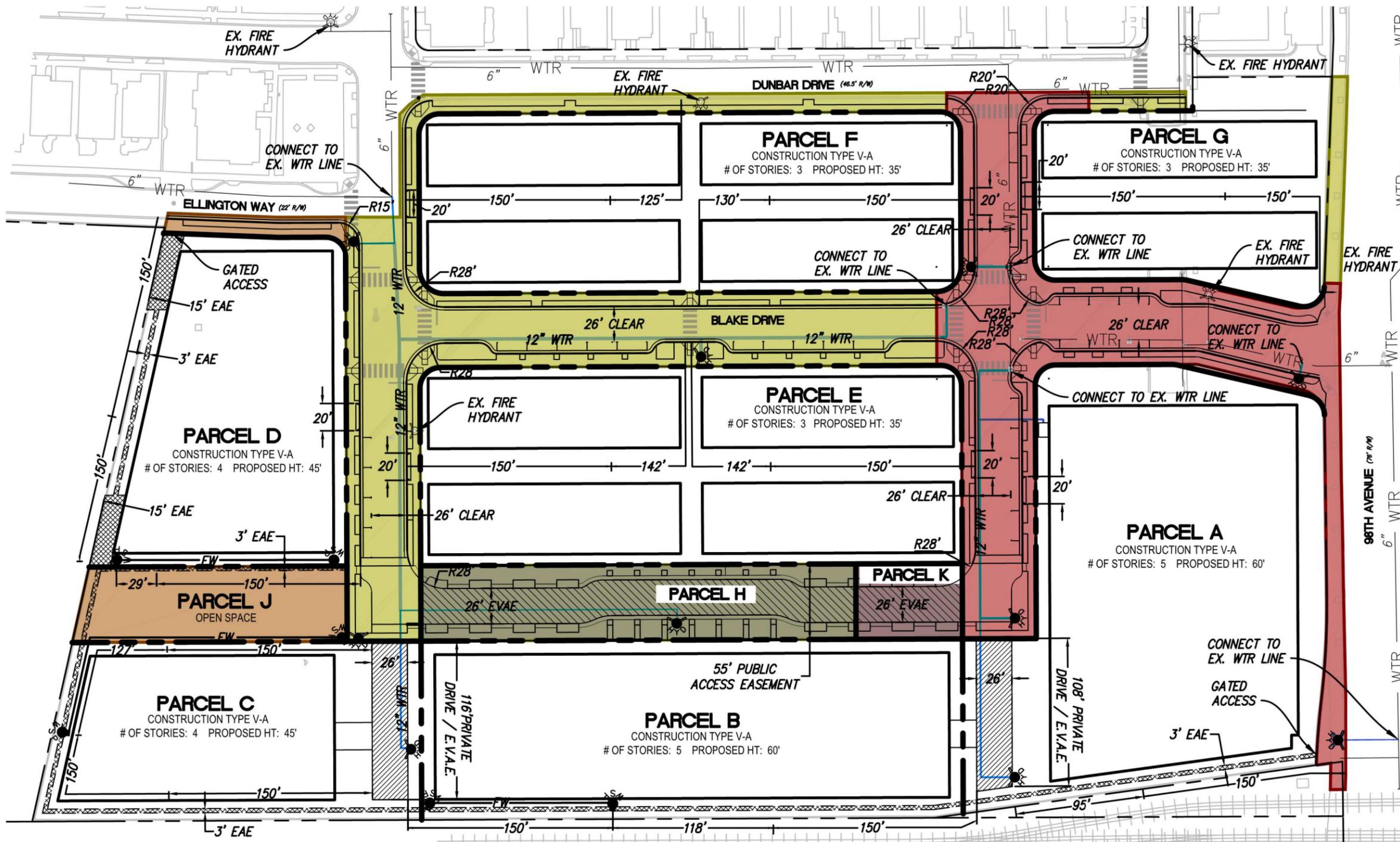
PROPOSED GROUND LEVEL STREET HARDSCAPE SHEET FLOWS INTO BIORETENTIONS-AT-GRADE ALONGSIDE ROADWAYS.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	BMP ID	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
DMA-08	B-08	275	283
DMA-09	B-09	267	293
DMA-10	B-10	75	122
DMA-11	B-11	164	205
DMA-12	B-12	106	125
DMA-13	B-13	74	107
DMA-14	B-14	130	142
DMA-15	B-15	112	160
DMA-17	B-17	201	203
DMA-18	B-18	270	309
DMA-19	B-19	197	202
DMA-20	B-20	269	307
DMA-21	B-21	63	106
DMA-22	B-22	103	130
DMA-23	B-23	45	46
DMA-24	B-24	164	176
DMA-25	B-25	167	578
DMA-27	B-27	104	106
DMA-28	B-28	103	117
DMA-29	B-29	579	589
DMA-30	B-30	220	557
DMA-32	B-32	129	173
DMA-33	B-33	113	518
DMA-34	B-34	134	193
	PP-1	1,556	1,556
	PP-2	465	465

STORMWATER MANAGEMENT NOTES:

1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE ALAMEDA COUNTY AND THE CITY OF OAKLAND REQUIREMENTS. THESE REQUIREMENTS INCLUDE BOTH STORMWATER TREATMENT AND FLOW-CONTROL (IT IS BELIEVED THIS PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE EXEMPTIONS LISTED IN THE STORMWATER HANDBOOK).
2. BIO-RETENTION AREAS NOTED ON PLANS ARE CALLED OUT TO SPECIFY TREATMENT FACILITIES WITHIN DRAINAGE MANAGEMENT AREAS AND HAVE BEEN SPLIT UP IN ORDER TO CAPTURE RUNOFF FROM VARIOUS AREAS WITHIN THE DMA.



GRAPHIC SCALE
 0 16 32 48 64 80
 1 inch = 80 ft.

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- DIMENSION FROM APPROVED FIRE ACCESS ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WET STANDPIPE
- PUBLIC ACCESS EASEMENT
- UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- EMERGENCY ACCESS EASEMENT

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

EBMUD FIRE SERVICE AVAILABLE FLOW AND PRESSURE:
 DATE PROVIDED BY EBMUD: AUGUST 21, 2018

LOCATION 1: OFF 6-INCH MAIN (6SMB08) IN BLAKE DRIVE, ON THE SOUTH SIDE OF BLAKE DRIVE, APPROXIMATELY 280' WEST OF 98TH AVENUE

CONNECTION POINT STATIC PRESSURE (PSI): 61
 RESIDUAL PRESSURE AT 750 GPM (PSI): 57
 RESIDUAL PRESSURE AT 1500 GPM (PSI): 52
 RESIDUAL PRESSURE AT 1850 GPM (PSI): 49

LOCATION 2: OFF 6-INCH MAIN (6SMB07) IN ELLINGTON WAY, ON THE SOUTH SIDE OF ELLINGTON WAY, APPROXIMATELY 30' WEST OF TUBMAN DRIVE

CONNECTION POINT STATIC PRESSURE (PSI): 58
 RESIDUAL PRESSURE AT 750 GPM (PSI): 55
 RESIDUAL PRESSURE AT 1500 GPM (PSI): 49
 RESIDUAL PRESSURE AT 1850 GPM (PSI): N/A

PHASING NOTE:
 PARCEL K TO BE TEMP ASPHALT PAVED FOR EVAE ACCESS AS PART OF PHASE 1; FINAL CONSTRUCTION PER PLAN TO BE PART OF PHASE 2.

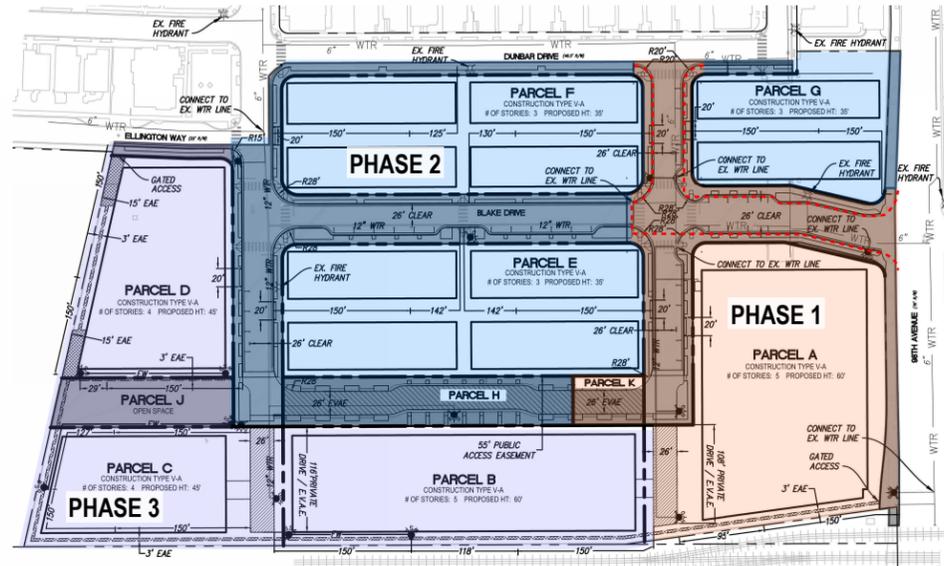
EASEMENT NOTE:
 FINAL LOCATION OF THE EAE IS TBD WITH FINAL MAP APPROVAL. EAE SHALL BE 3-FT WIDE MINIMUM EXCEPT AT BUILDING EGRESS WHERE 15-FT WIDE MINIMUM WILL BE PROVIDED.

LEGEND

- Phase 1
- Phase 2
- Phase 3
- Existing portions of Blake Dr & Garner Dr

*A WRITTEN REQUEST ALONG WITH DETAILED PLANS FOR THE TEMPORARY ACCESS ROAD SHALL BE SUBMITTED TO THE FIRE PREVENTION DIVISION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE PLAN SUBMITTAL SHALL ALSO INCLUDE ESTIMATED TIMELINES FOR USE OF THE TEMPORARY ROADWAYS AND ACKNOWLEDGMENT THAT THE INTEGRITY OF THE ROADWAYS WILL BE MAINTAINED AT ALL TIMES.

SCENARIO A

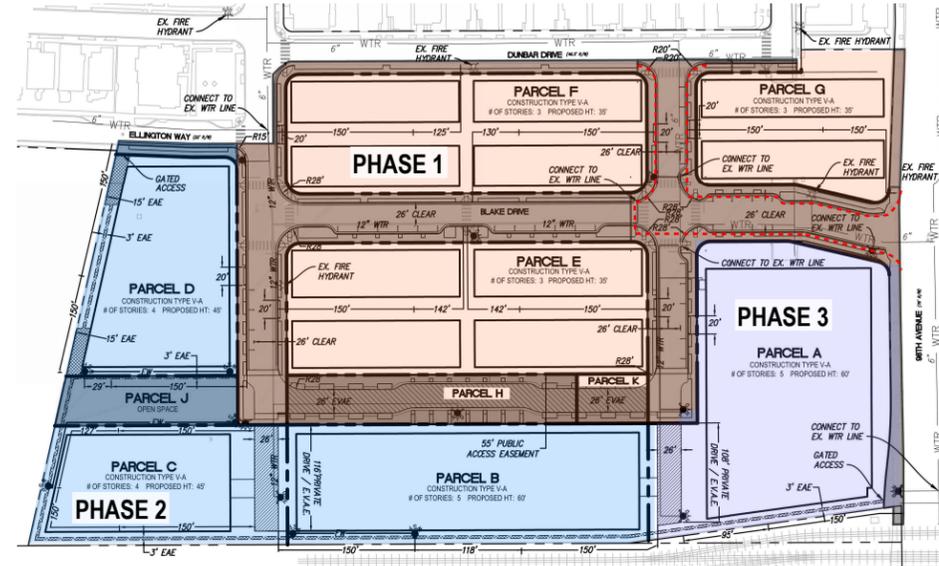


PARCEL K TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H TO BE TEMP ASPHALT PAVED AND A NEW HYDRANT INSTALLED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 2.

PARCEL H, J & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 3.

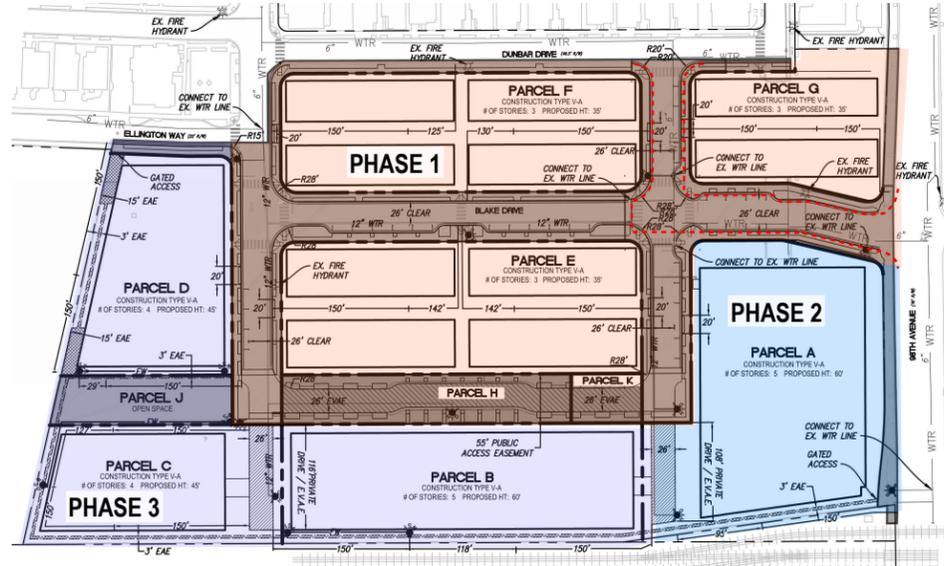
SCENARIO C



PARCEL H & K TO BE TEMP ASPHALT PAVED AND A NEW HYDRANT INSTALLED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H, J & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 2.

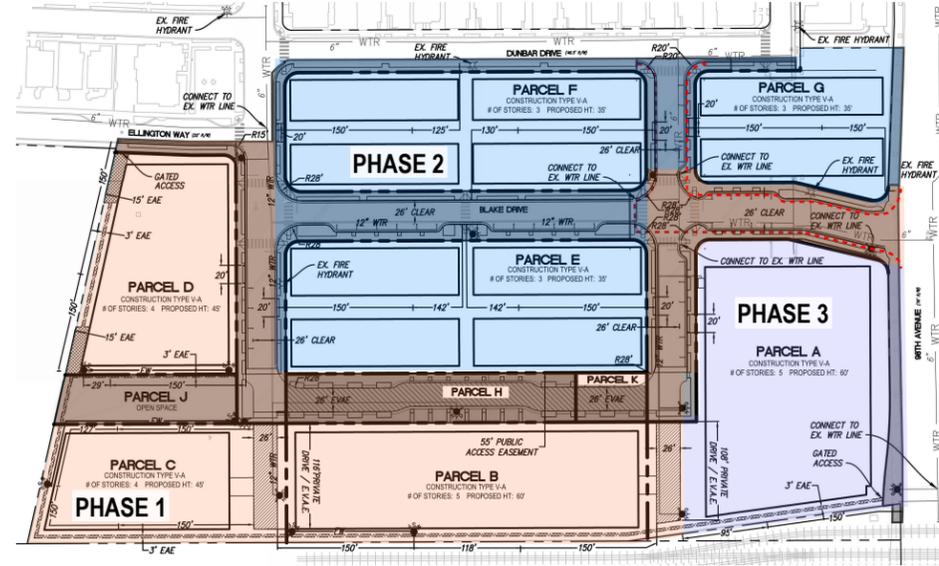
SCENARIO B



PARCEL H & K TO BE TEMP ASPHALT PAVED AND NEW HYDRANT INSTALLED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H, J & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 3.

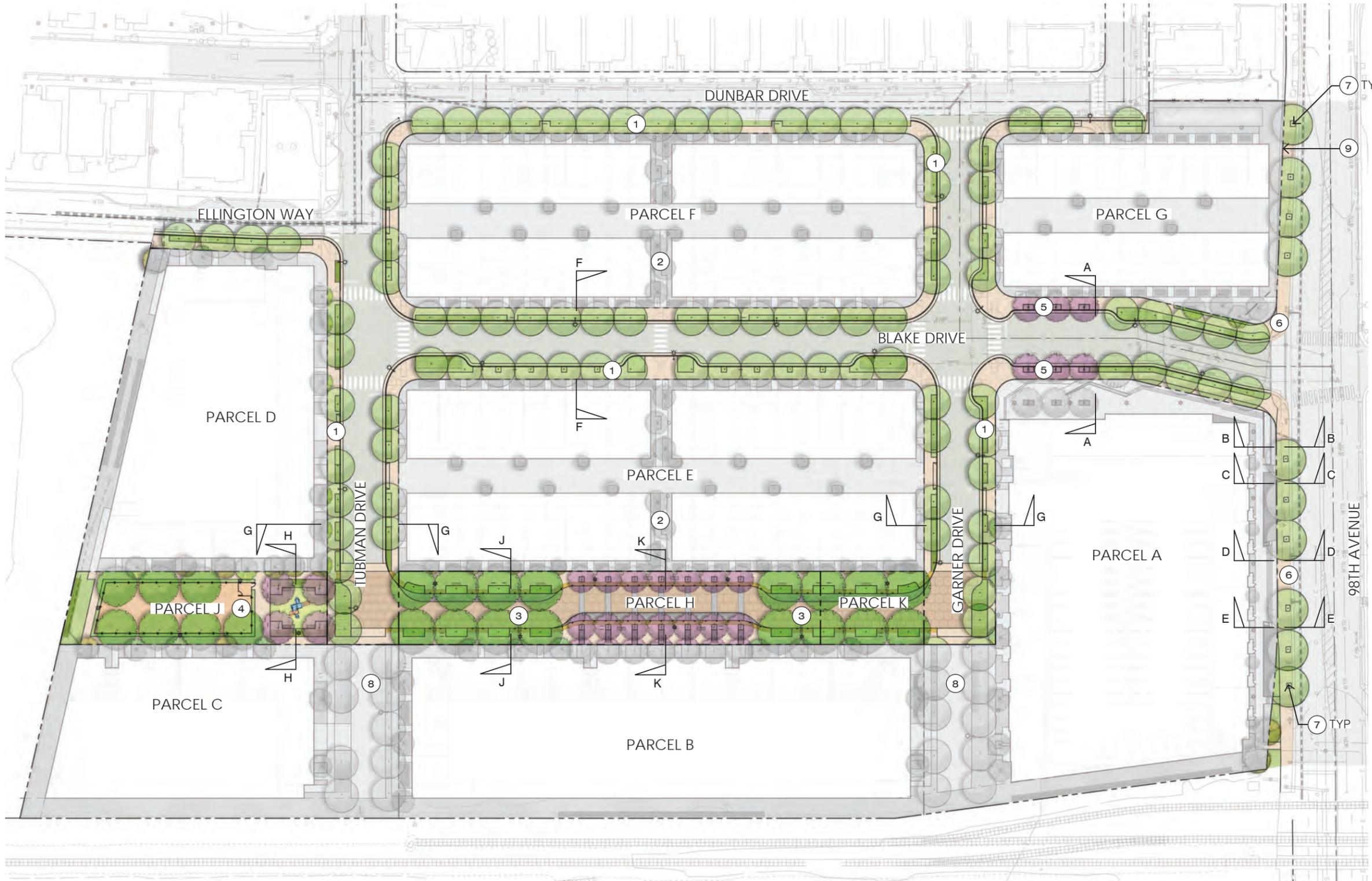
SCENARIO D



PARCEL J TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 1.

PARCEL H & K TO BE TEMP ASPHALT PAVED AND A NEW HYDRANT INSTALLED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 2.



LEGEND

- ① TYPICAL STREETScape WITH SIDEWALK, STREET TREES, PLANTING, STREET LIGHTS, AND BIORETENTION TREATMENT, TYP. SEE L3 SERIES FOR STREET SECTIONS
- ② PEDESTRIAN PASEO, TO BE PART OF FUTURE FDPs
- ③ WOONERF, SEE SHEET L2.1 ENLARGEMENT PLAN
- ④ PARK, SEE SHEET L2.3 ENLARGEMENT PLAN
- ⑤ ACCENT TREES IN TREE GRATES
- ⑥ (E) SIDEWALK TO REMAIN AT 98TH AVE
- ⑦ (E) 98TH AVENUE STREET TREE TO REMAIN, TYP
- ⑧ PRIVATE DRIVE / EVAE ACCESS
- ⑨ EXISTING EVERGREEN VINE PLANTING ON WALL TO REMAIN AS GRAFITTI DETERANT

SEE SHEET L5.1 FOR TYPICAL STREET FURNISHINGS IMAGERY.

LIGHTING LEGEND

- ✦ CITY OF OAKLAND STD STREET LIGHT
- ✦ (E) CITY OF OAKLAND STD STREET LIGHT
- ✦ PEDESTRIAN-SCALE POLE LIGHT
- ✦ BOLLARD LIGHT

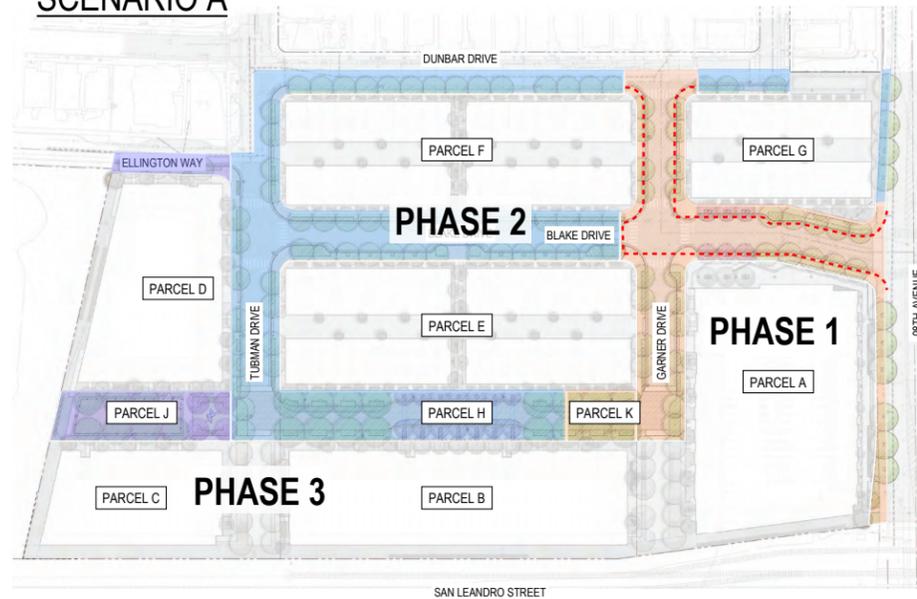
SEE SHEET L1.3 FOR SITE LIGHTING PLAN.



LEGEND

- Phase 1
- Phase 2
- Phase 3
- Existing portions of Blake Dr & Garner Dr

SCENARIO A



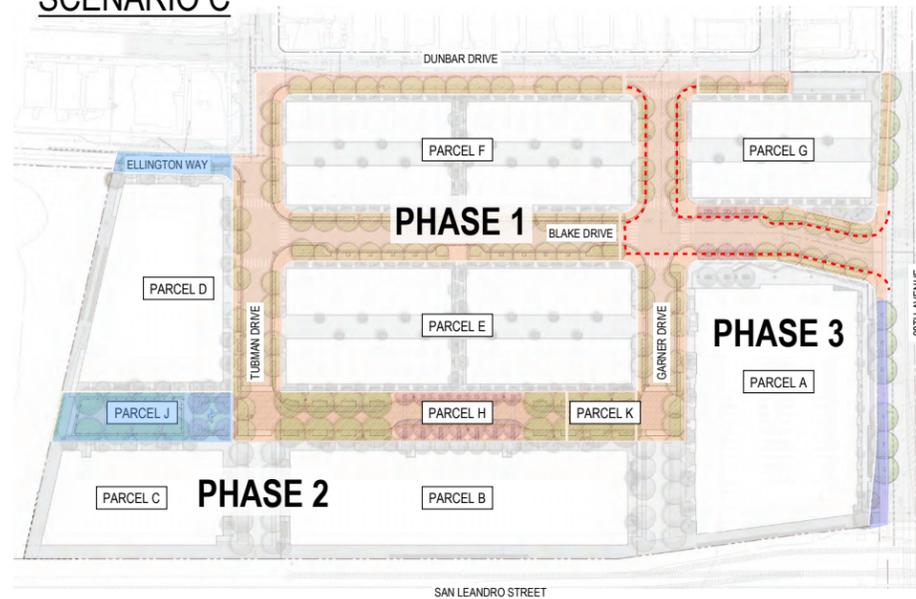
OPEN SPACE IMPROVEMENTS

PARCEL K TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 2.

PARCEL H, J & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 3.

SCENARIO C

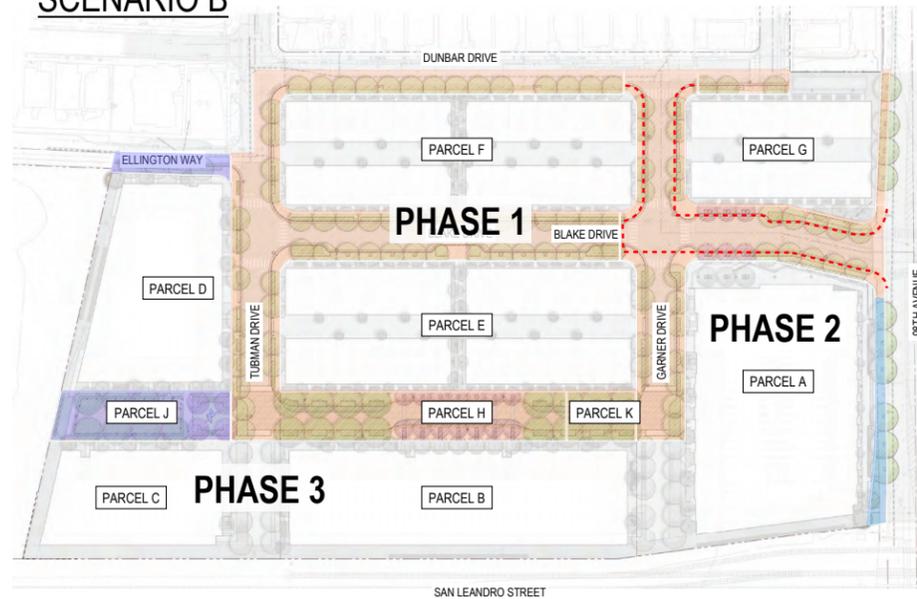


OPEN SPACE IMPROVEMENTS

PARCEL H & K TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H, J & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 2.

SCENARIO B

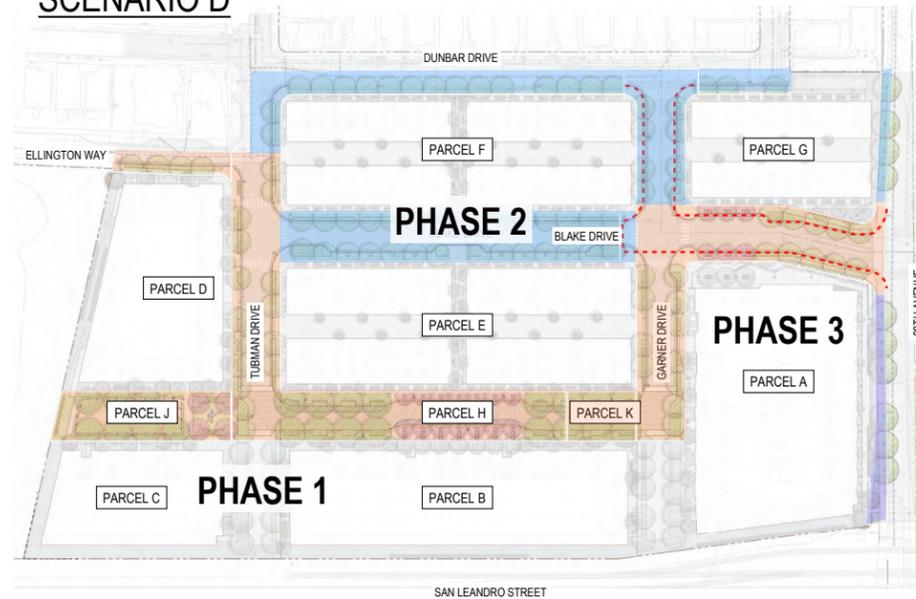


OPEN SPACE IMPROVEMENTS

PARCEL H & K TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H, J & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 3.

SCENARIO D



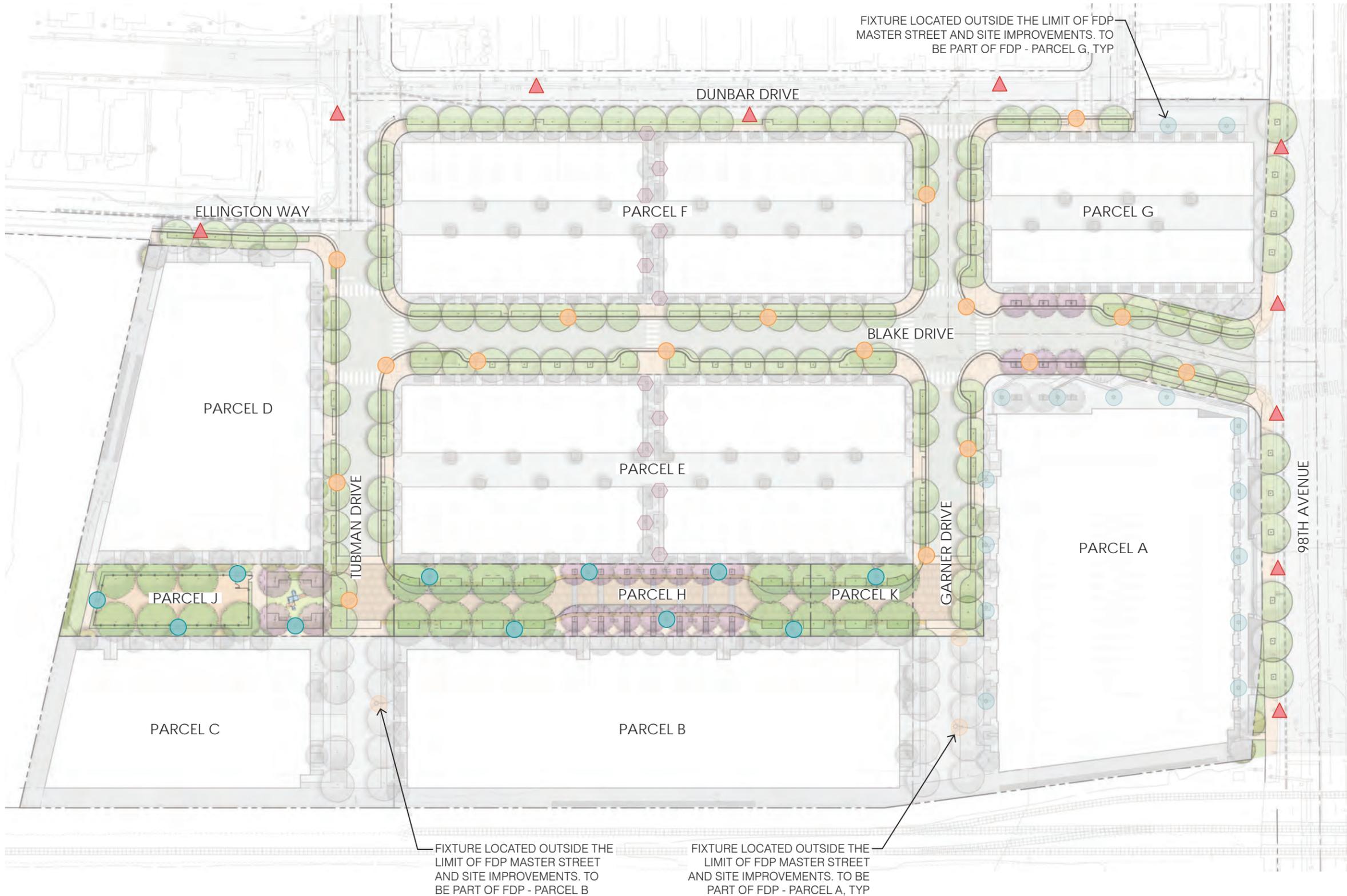
OPEN SPACE IMPROVEMENTS

PARCEL J TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 1.

PARCEL H & K TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 2.





LIGHTING LEGEND

- CITY OF OAKLAND STD STREET LIGHT
 - ▲ (E) CITY OF OAKLAND STD STREET LIGHT
 - PEDESTRIAN-SCALE POLE LIGHT
 - ◆ BOLLARD LIGHT, TO BE PART OF FUTURE FDPs
- SEE SHEET L1.4 FOR FIXTURE CUTSHEETS.

LIGHT FIXTURE IMAGERY



CITY STANDARD STREET LIGHT



PEDESTRIAN-SCALE POLE LIGHT

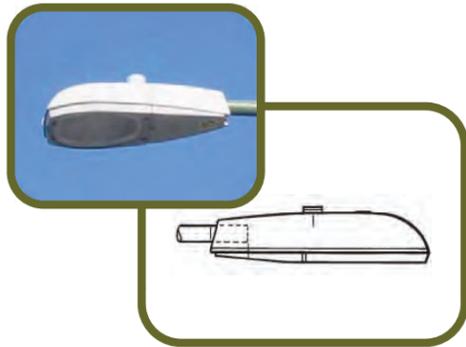


BOLLARD LIGHT



CITY OF OAKLAND STANDARD STREET LIGHT

Cobra Head Luminaire (For Collector/Residential Streets)



Manufacturer(s): GE, Lumec

Catalog #:	Description:
GE - M2AC07S1M2GMC31	70W
GE - M2AC10S1M2GMC31	100W
GE - M2AC15S1M2GMC31	150W
GE - M2AC20S1A2GMC31	200W

Photometric File:
 GE7285.ies (GE 70W-150W)
 GE7304.ies (GE 200W)

Application: Collector and/or residential street lighting

Lamp Type: 70W, 100W, 150W, 200W HPS

Optical System: Type III, flat glass cutoff

Ballast Voltage: Multi-tap 120/240V

Color: Unpainted or painted to match street light pole

Special Requirements: Use with City 25' or 28'6" Pole Only

Luminaire Cost: \$

As shown: Cobra head luminaire w/ 6' arm on 28'6" pole.

Color: Boxwood Green
 Location: Edes Ave



PEDESTRIAN SCALE POLE LIGHT



DESIGN: RANDY BORDEN



Note that the fixtures are 75 feet apart.

UPDATED 5/16

922 NEW LED

INDIRECT POST TOP

Design Sustainability Value

- print this page
- email this page to a colleague
- installation instructions
- interactive submittal drawing



FEATURES

- Low impact, low glare and low energy.
- Dark sky compliant.
- Broad, smooth indirect lighting.
- Available with two hood styles.

MATERIALS

- Spun aluminum hood.
- Reflector is painted high-reflectance matte white.
- Post is aluminum with painted finish.

FINISHES

SGB Semi-Gloss Black	SGBZ Semi-Gloss Bronze
SGW Semi-Gloss White	SGS Semi-Gloss Silver
	CCP Custom Color Painted Finish

LAMPING

1-16W LED array, 2120 lumens, 1-23W, 2810 lumens or 1-31W, 4050 lumens. All are 3000K, 80+ CRI. LED arrays are included and easily replaced. Note: 2700K and 4000K available.

DRIVER

Integral HPF electronic driver, 120/277 volt, 0-10V dimmable. 2-wire triac dimming available for 120V.



BOLLARD LIGHT

Application

An LED bollard with shielded asymmetric light distribution. Designed for effective lighting of landscapes, pathways, and open spaces. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials

Luminaire housing constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
 Clear safety glass
 Reflector made of pure anodized aluminum
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners
 Mounting plate constructed of heavy cast aluminum

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65
 Weight: 14.5 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	11.6W
System wattage	14.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1361 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 55° C	164,000 h (L70)

LED color temperature

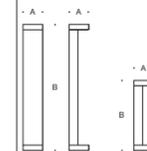
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3 (EXPRESS)**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:

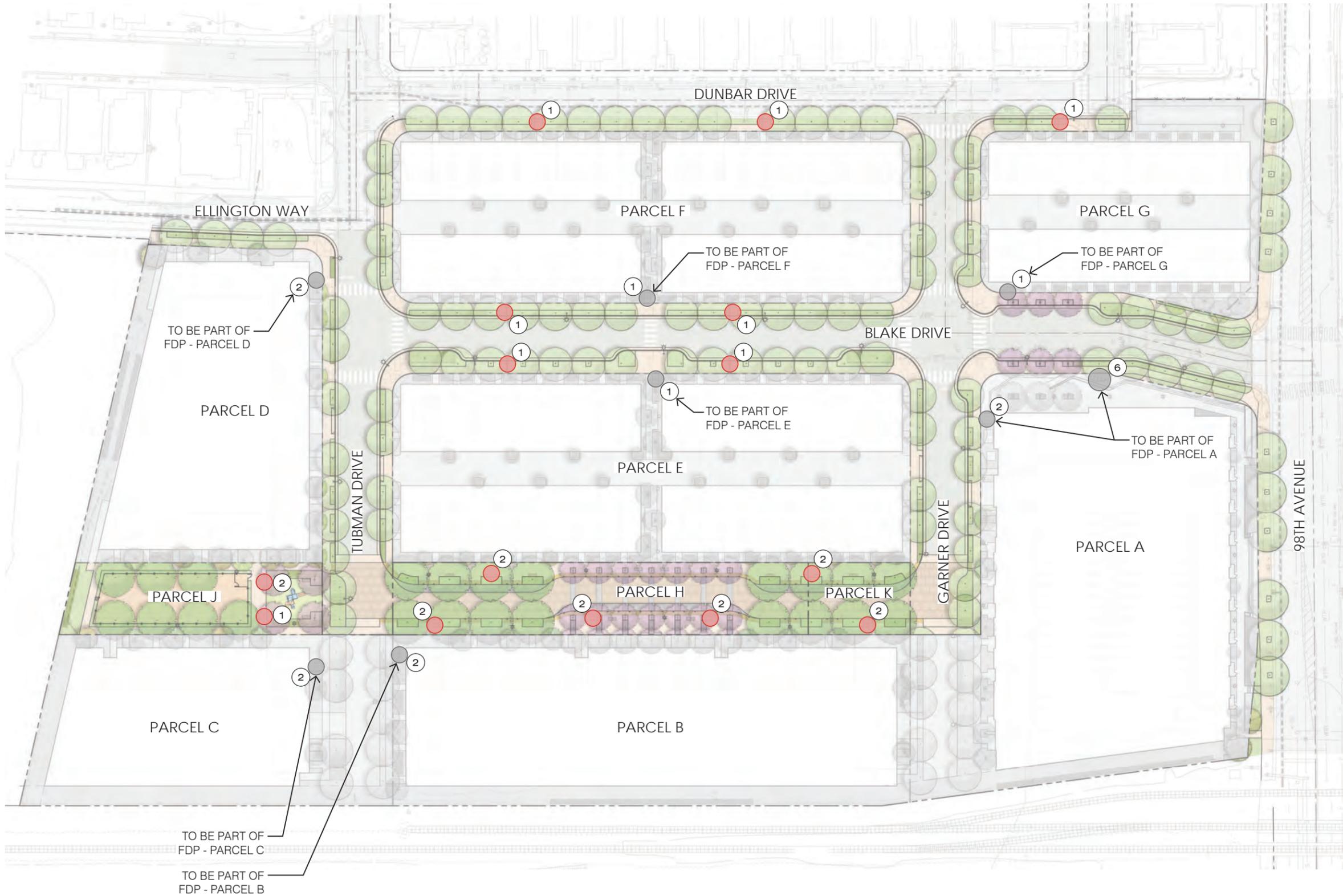


	LED	A	B	Anchorage
99 058	11.6W	7%	39%	79 817

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Type:
 BEGA Product:
 Project:
 Modified:





BIKE PARKING LEGEND

- LOCATION OF BIKE RACKS
- LOCATION OF BIKE RACKS OUTSIDE LIMIT OF FDP MASTER STREET & SITE IMPROVEMENTS
- # NUMBER OF BIKE RACKS
NOTE: EACH BIKE RACK PROVIDES PARKING FOR 2 BICYCLES.

REQUIRED SHORT TERM PARKING:
28 BICYCLES (14 BIKE RACKS)

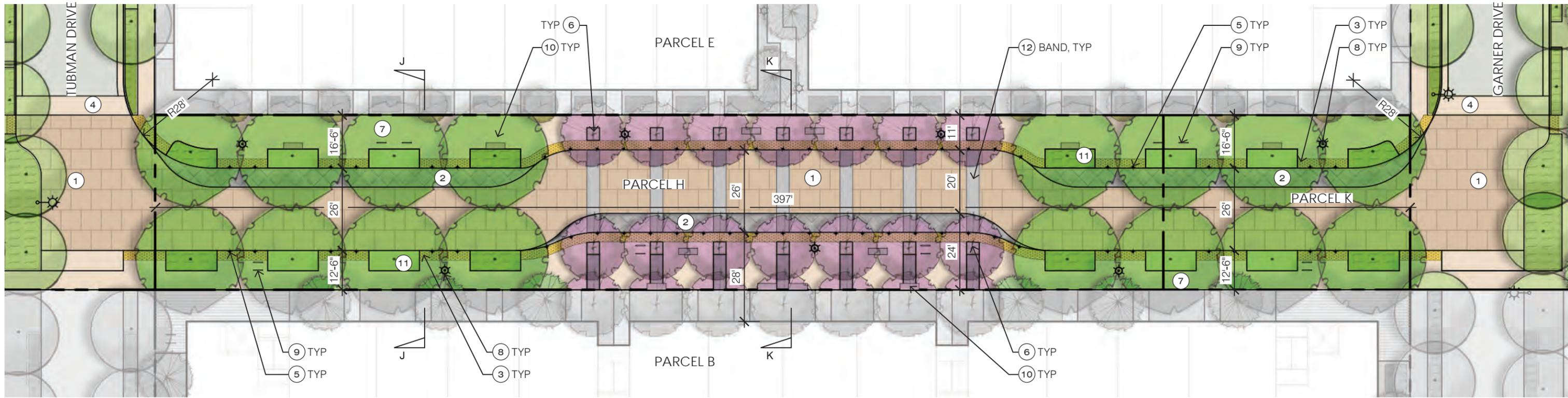
PROVIDED SHORT TERM PARKING:
78 BICYCLES (39 BIKE RACKS)

BIKE RACK STYLE AND LAYOUT WILL COMPLY WITH CITY OF OAKLAND STANDARDS.



BIKE RACKS

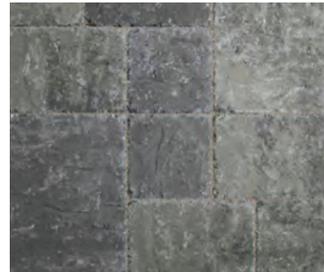




STAMPED ASPHALT PAVING



DETECTABLE WARNING TILES



CONCRETE PAVERS



VIEW LOOKING TOWARDS GARNER DRIVE

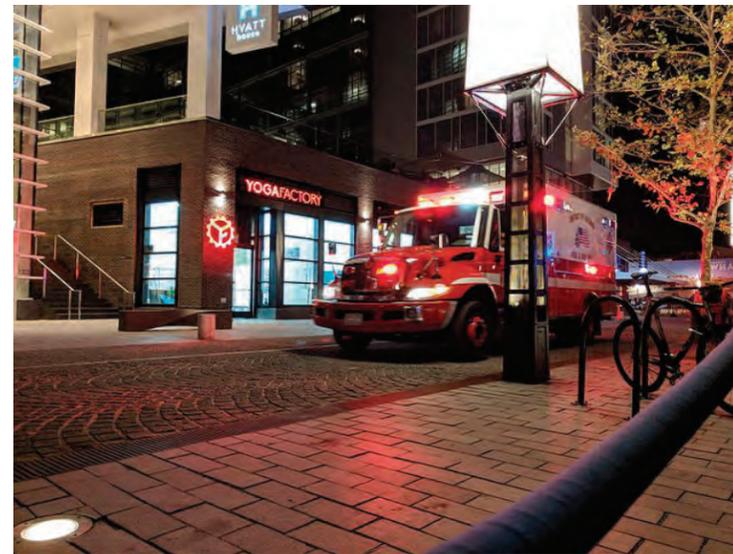
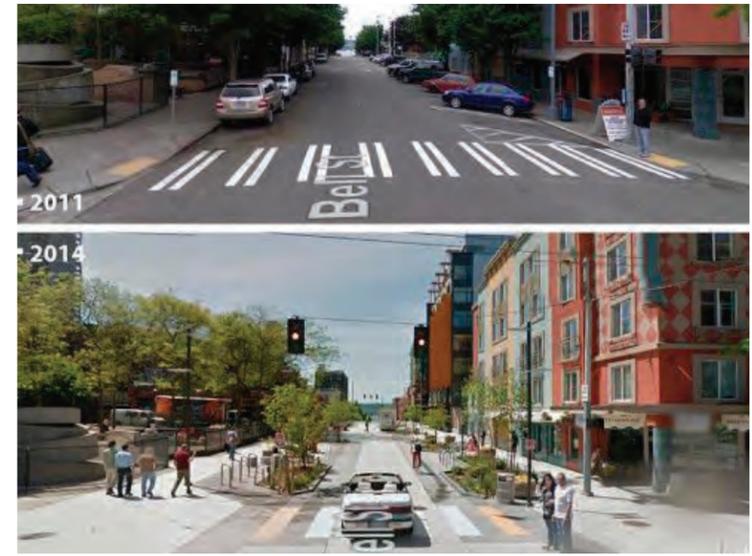
LEGEND

- ① STAMPED ASPHALT PAVING AT DRIVE AISLE
- ② CONCRETE PAVERS AT EVA SHOULDER
- ③ DETECTABLE WARNING TILES
- ④ SPEED TABLE AT WOONERF ENTRY
- ⑤ BOLLARDS
- ⑥ ACCENT TREES IN TREE GRATES
- ⑦ CONCRETE WALKWAY
- ⑧ PEDESTRIAN-SCALE LIGHT POLES
- ⑨ BIKE RACKS
- ⑩ BENCH
- ⑪ LARGE SHADE TREES WITH BUFFER PLANTING
- ⑫ CONCRETE ACCENT BANDING

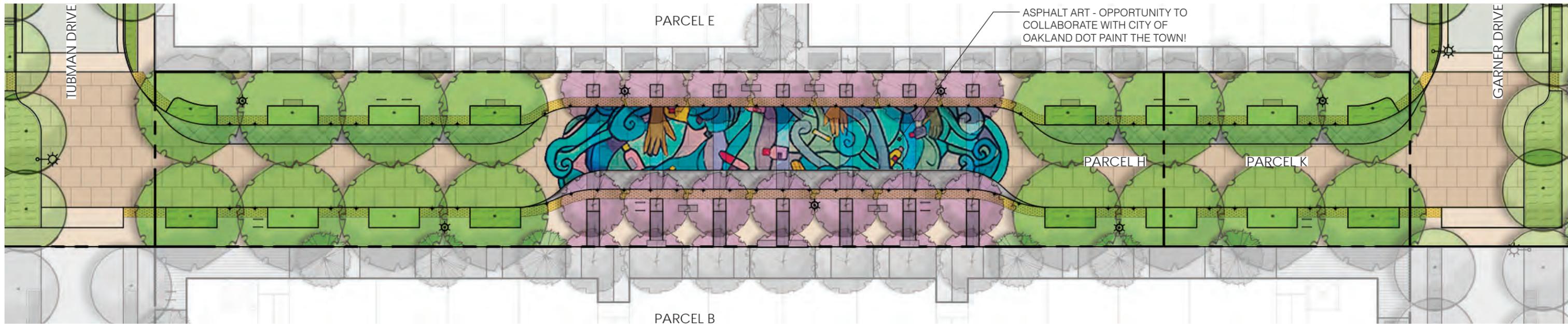
SEE SHEET L5.1 FOR TYPICAL STREET FURNISHINGS IMAGERY AND SHEET L2.2 FOR WOONERF INSPIRATION IMAGERY.

ACCESSIBILITY NOTE: DETECTABLE WARNING TILES WILL BE USED TO INDICATE THE BOUNDARY BETWEEN PEDESTRIAN AND VEHICULAR ROUTES WHERE THERE IS A FLUSH INSTEAD OF A CURBED CONNECTION.





98TH AVENUE | INSPIRATION - WOONERF/SHARED STREET
OAKLAND, CA | 10/30/2020



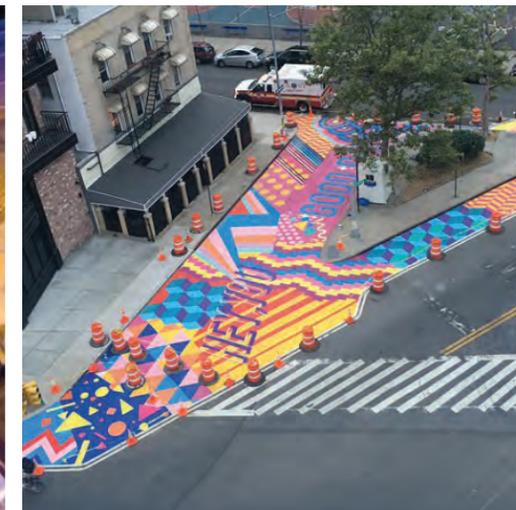
Zero Litter Mural by the Earth Team, OakDOT Paint the Town!



Eakins Oval by Jessie and Katey, Mural Arts Philadelphia



Walks of Life, Alexander Dreyfoos School of the Arts



Ascenzi Square Street Mural, Queen Andrea

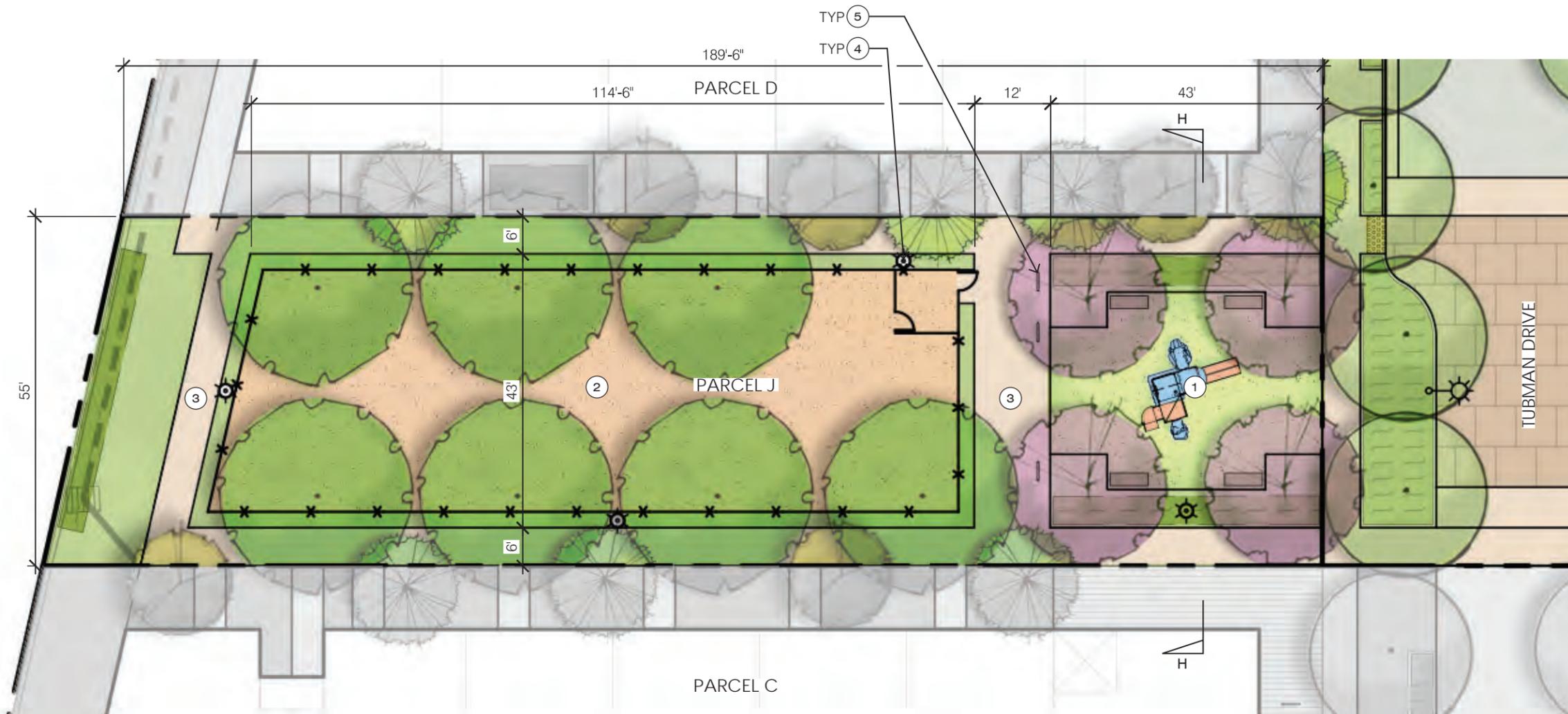


Zero Litter Mural by the Earth Team, OakDOT Paint the Town!



Rhythm & Hues Mural by Brad Carney, Mural Arts Philadelphia





LEGEND

- ① PLAY AREA WITH BENCH SEATING. OPPORTUNITY FOR ARTISTIC PLAY STRUCTURE AND/OR INCORPORATION OF ART ELEMENTS.
- ② ENCLOSED DOG RUN
- ③ CONCRETE WALKWAY
- ④ PEDESTRIAN-SCALE LIGHT POLES, TYP
- ⑤ BIKE RACKS, TYP.

SEE SHEET L5.1 FOR TYPICAL STREET FURNISHINGS IMAGERY.



ENCLOSED DOG RUN



CONCEPTUAL VIEW FROM TUBMAN DRIVE



PLAY AREA INSPIRATION



Spinnradl by WowHaus



Garden Guardians by WowHaus



Mosaic Sphere by True Mosaic Studio

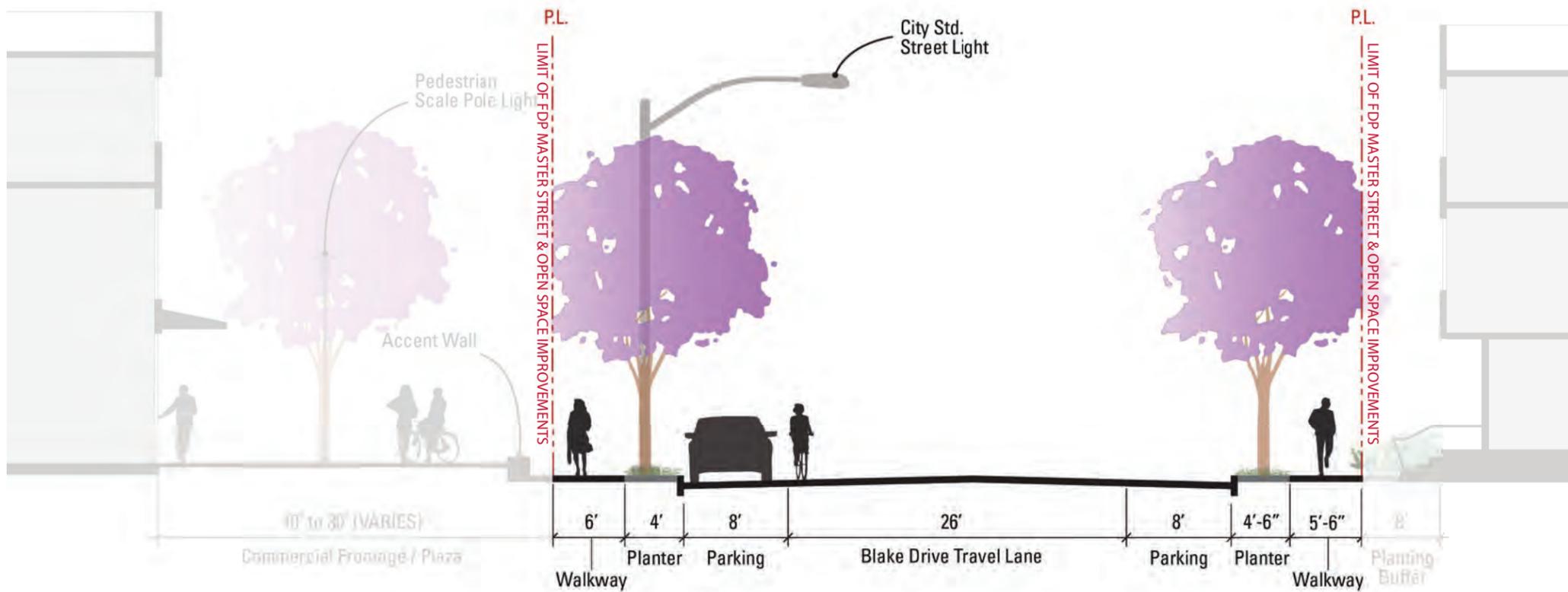


Animaze by Peter Veres



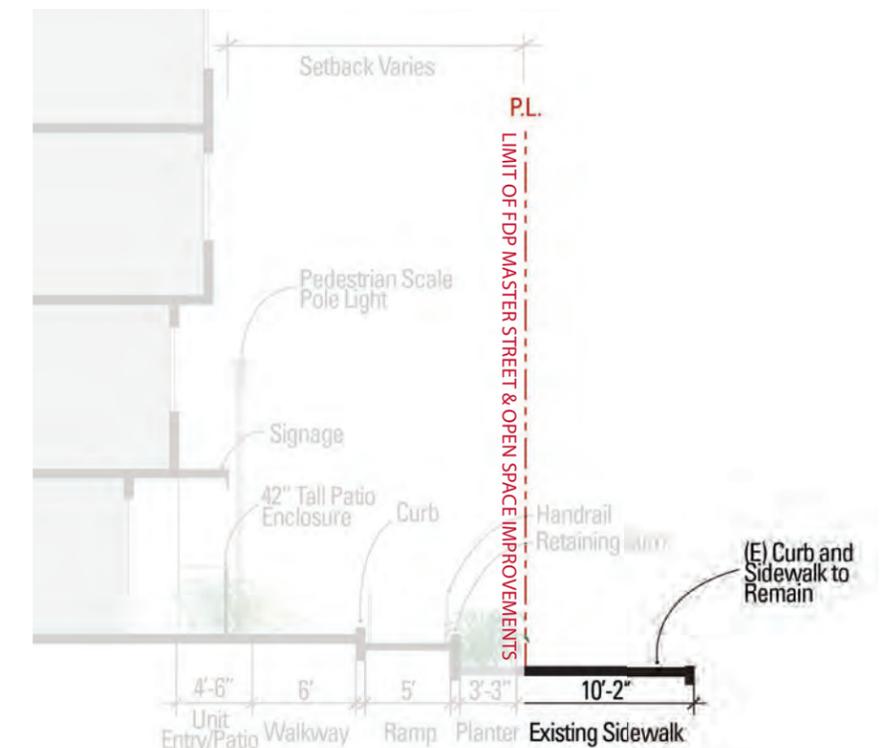
Tiled Fish Play Sculpture by Indar Mosaics





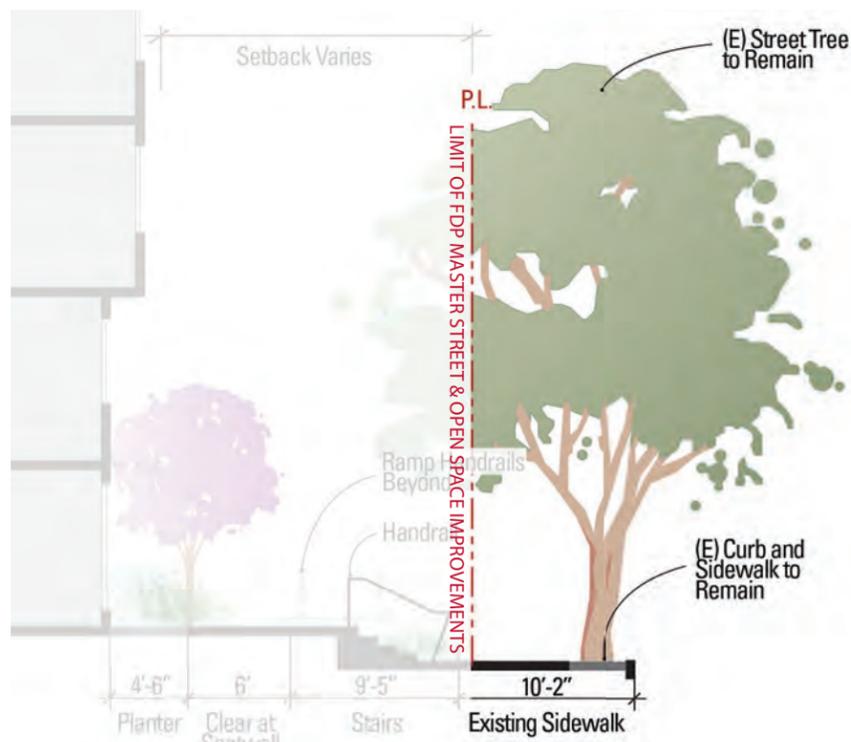
SECTION A-A BLAKE DRIVE AT ENTRY

3/32" = 1'-0"



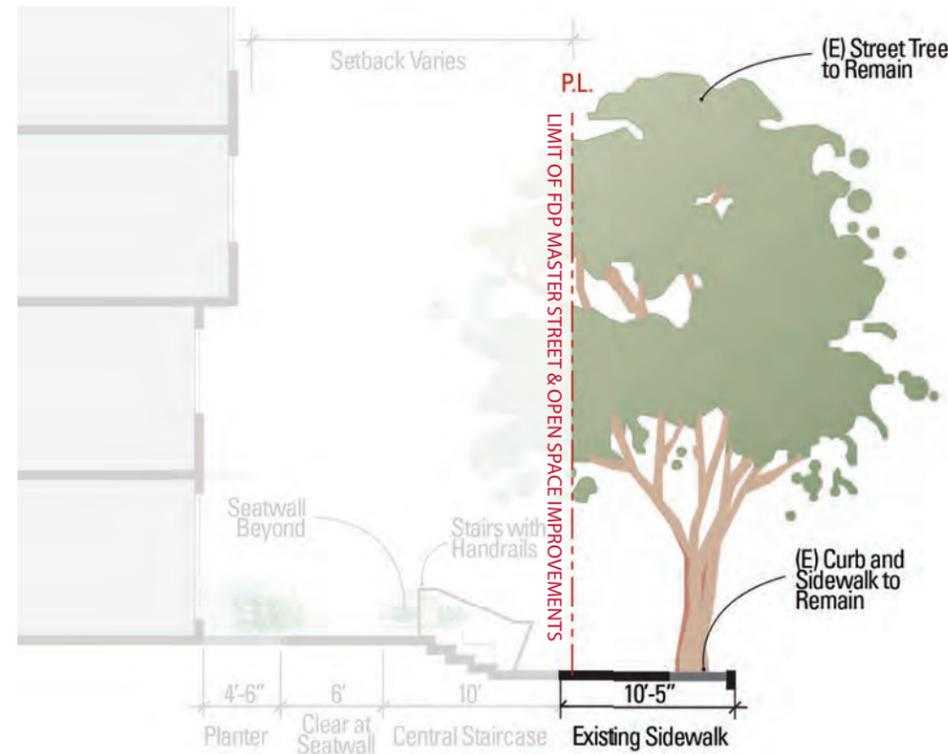
SECTION B-B 98TH AVENUE FRONTAGE

3/32" = 1'-0"



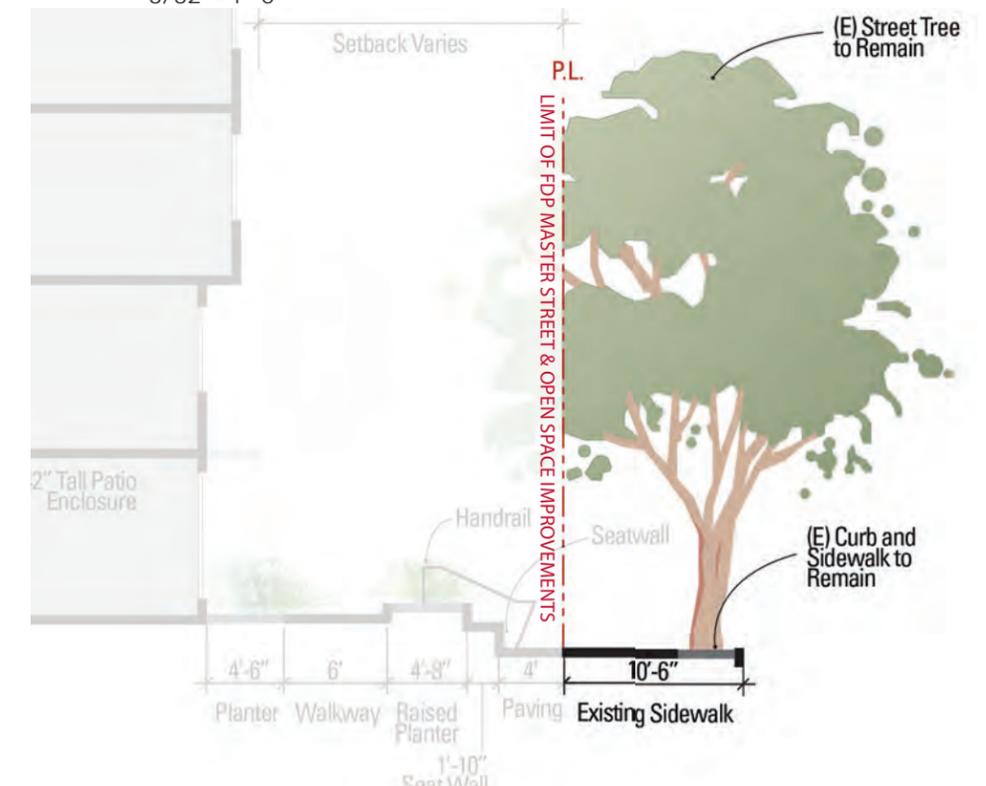
SECTION C-C 98TH AVENUE FRONTAGE

3/32" = 1'-0"



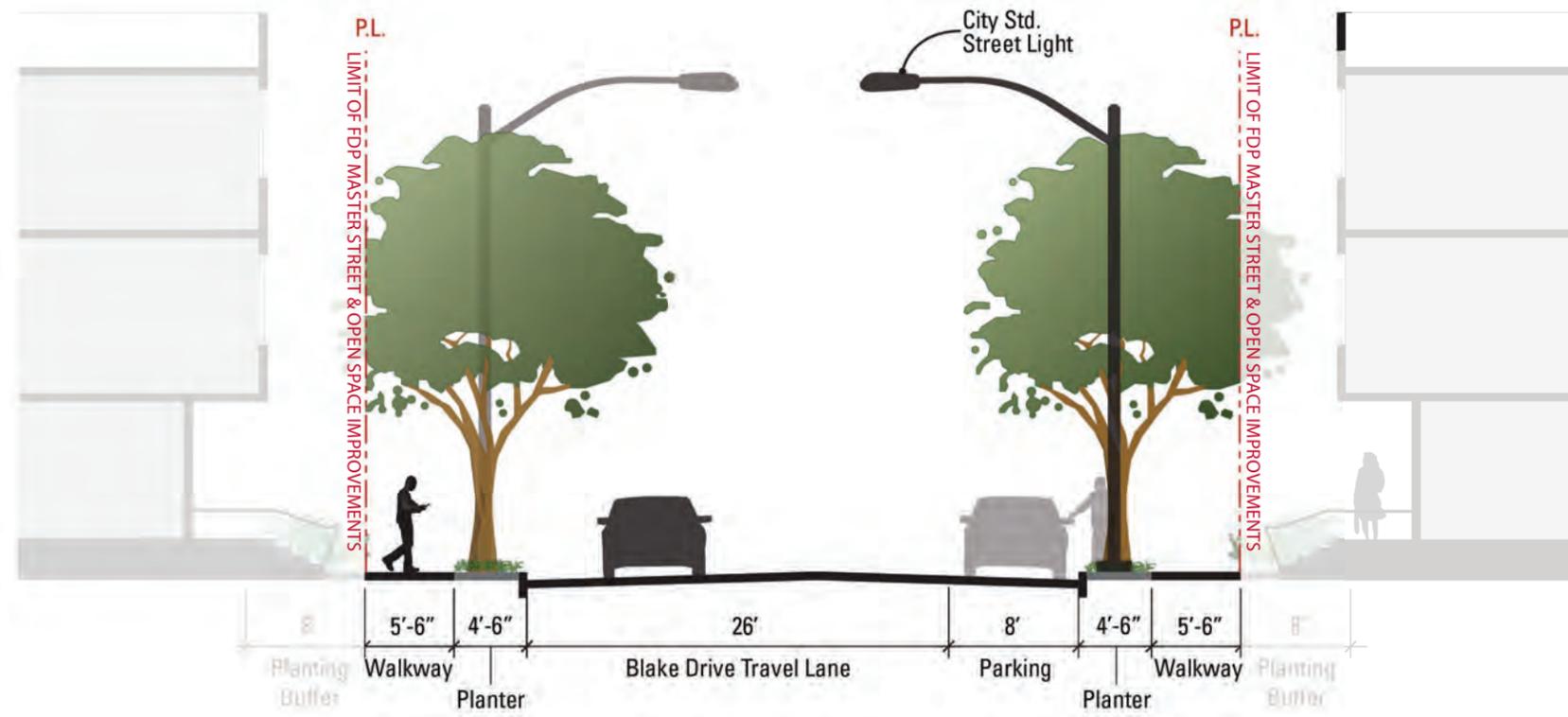
SECTION D-D 98TH AVENUE FRONTAGE

3/32" = 1'-0"



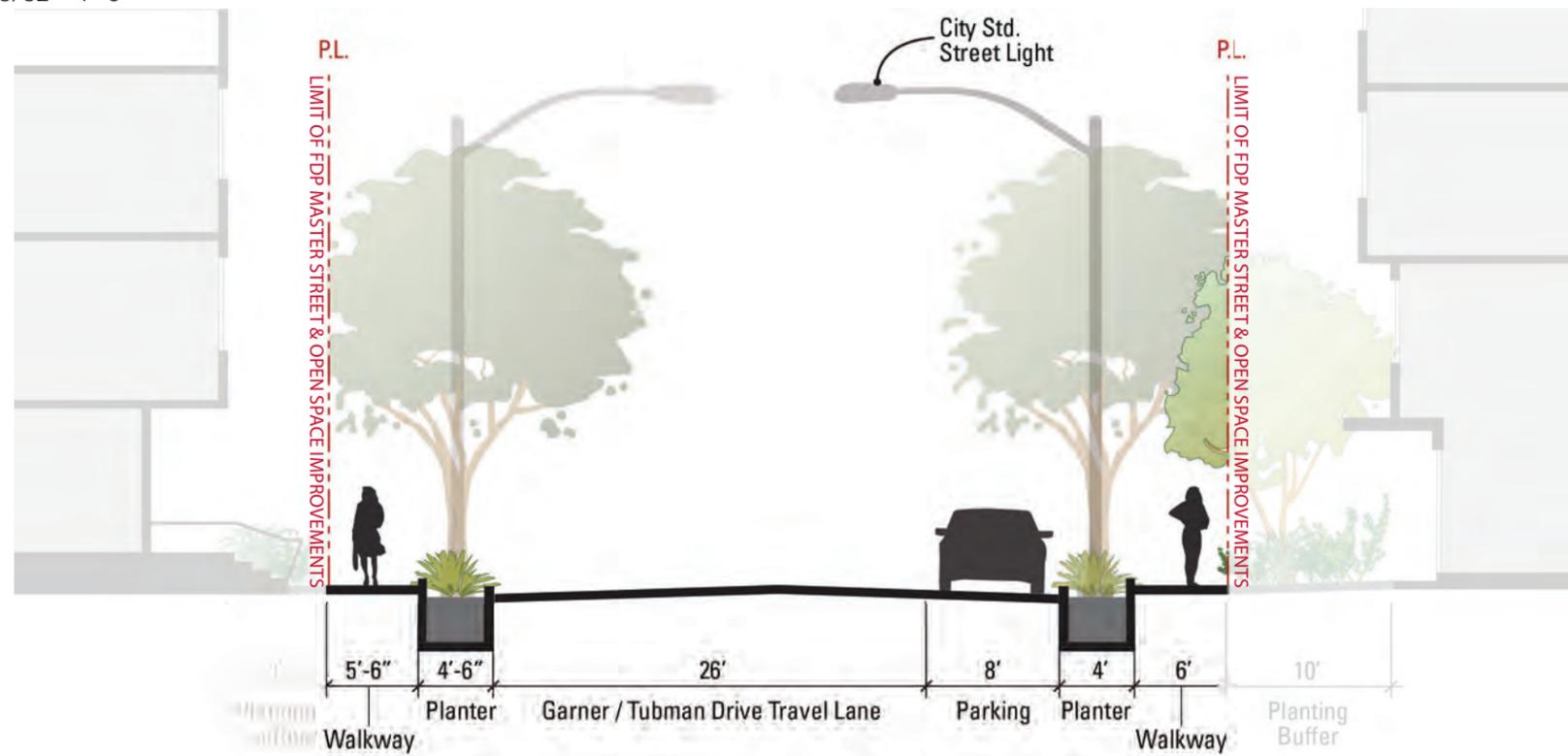
SECTION E-E 98TH AVENUE FRONTAGE

3/32" = 1'-0"



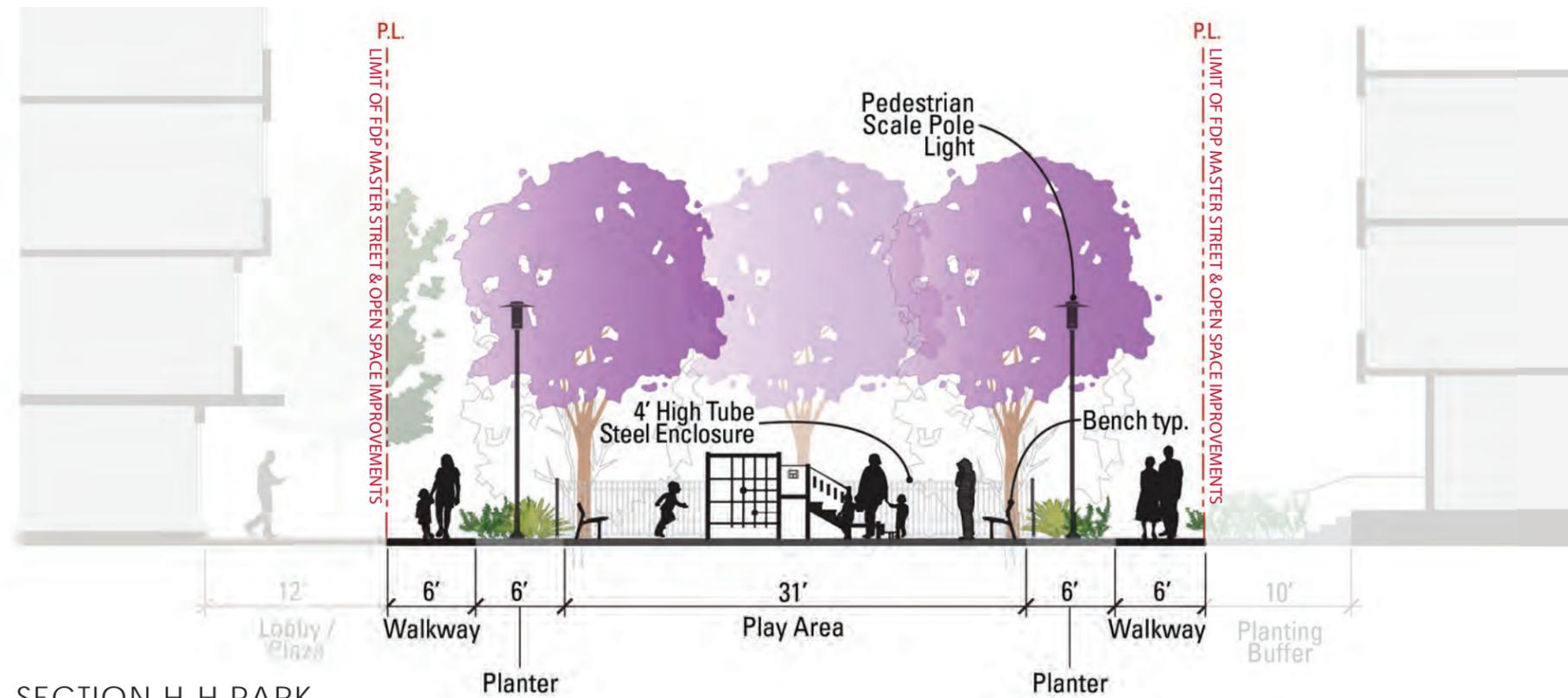
SECTION F-F TYPICAL BLAKE DRIVE

3/32" = 1'-0"

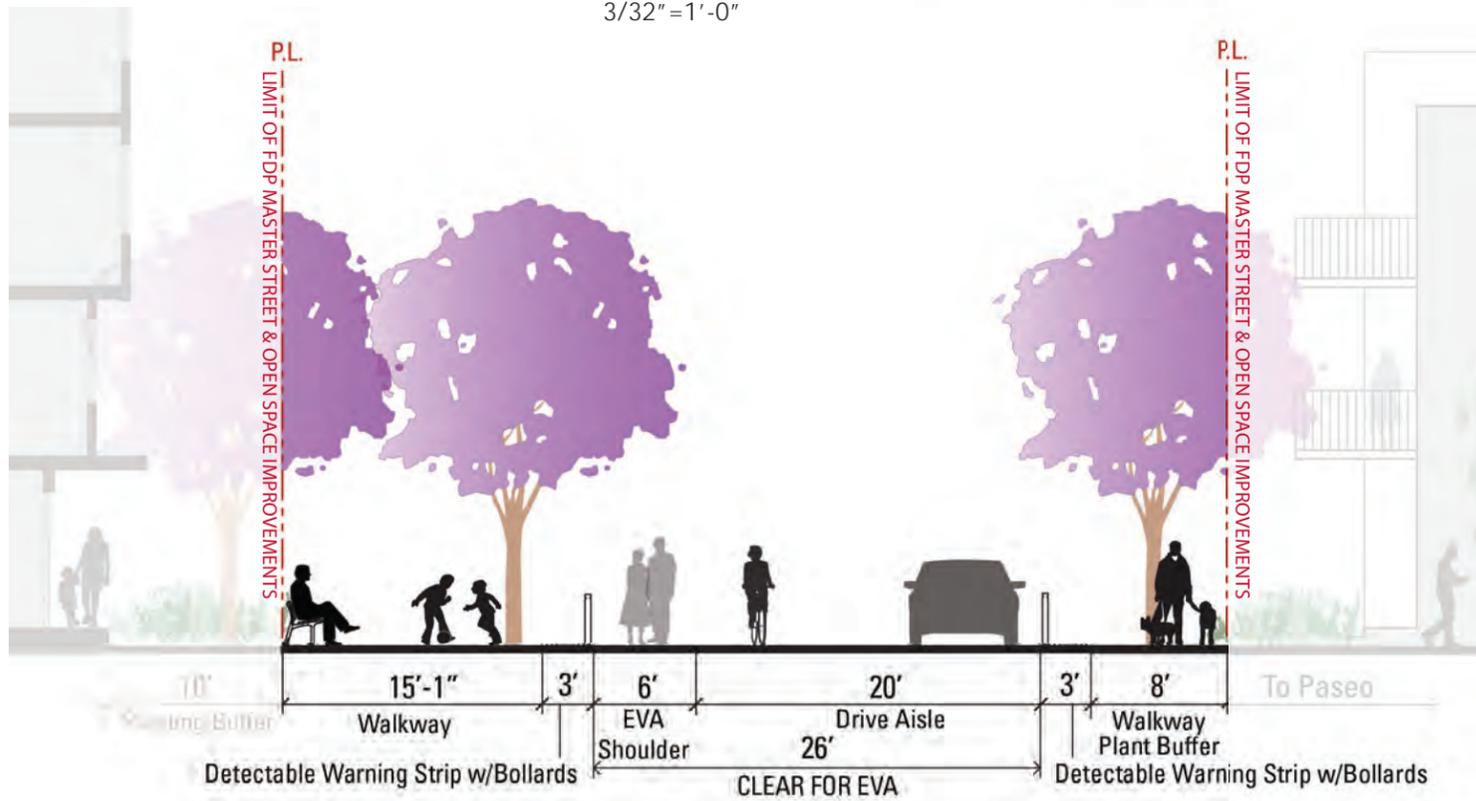


SECTION G-G TYPICAL GARNER DRIVE & TUBMAN DRIVE

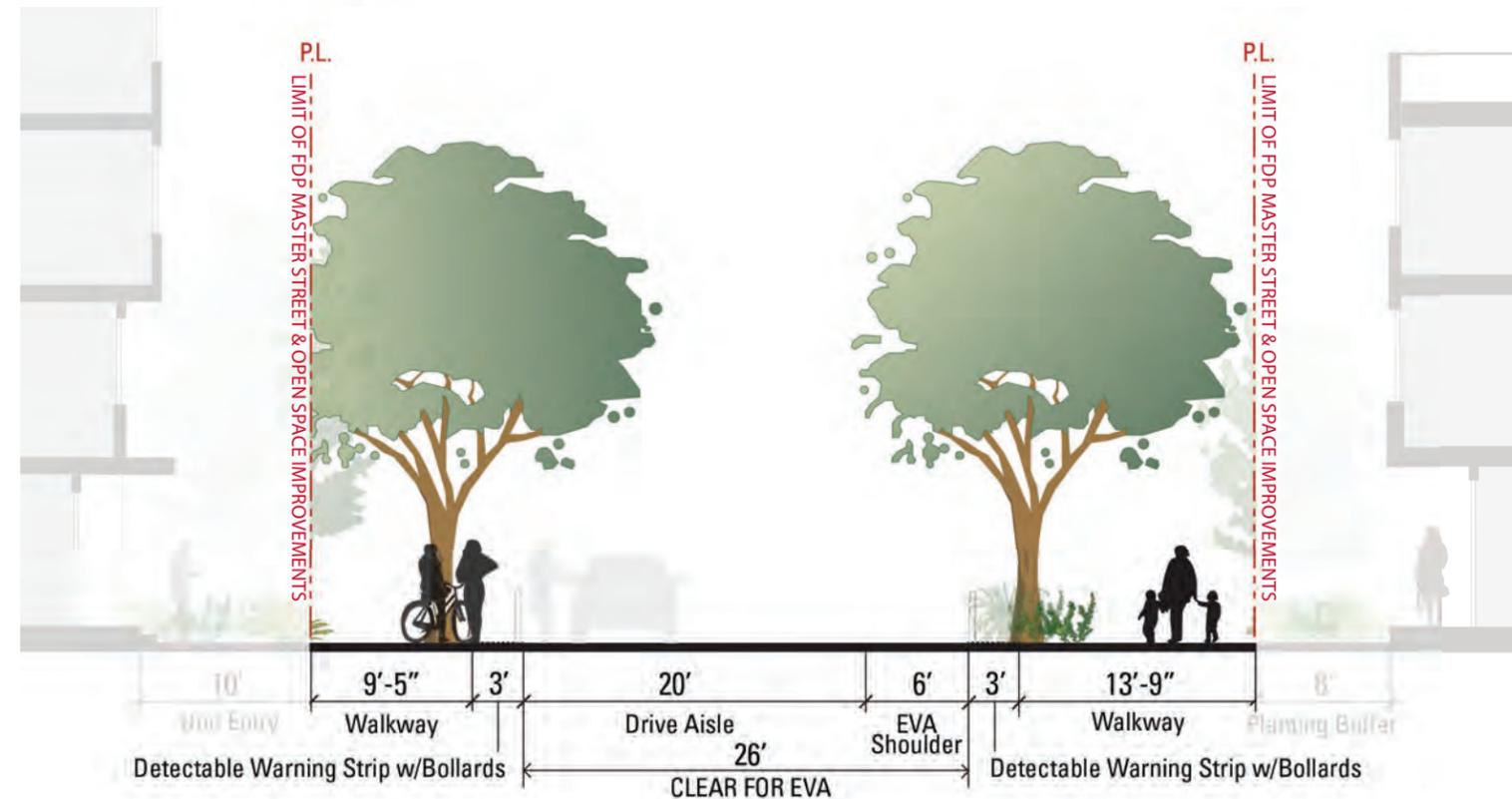
3/32" = 1'-0"



SECTION H-H PARK
3/32" = 1'-0"



SECTION J-J WOONERF
3/32" = 1'-0"



SECTION K-K WOONERF
3/32" = 1'-0"

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
STREET TREES			
ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	24" BOX	M
LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	L
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
QUERCUS PALUSTRIS	PIN OAK	24" BOX	M
MEDIUM AND SMALL SHRUBS			
ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	L
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
ANIGOZANTHOS 'BUSH GOLD'	DWARF KANGAROO PAW	1 GAL	L
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	L
ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	L
CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	L
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L
ECHEVERIA IMBRICATA	BLUE ROSE ECHEVERIA	1 GAL	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	M
HESPERALOE PARVIFOLIA 'BRAKELIGHT'	BRAKELIGHT YUCCA	1 GAL	L
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	L
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L
LOROPETALUM 'SUZANNE'	SUZANNE FRINGE FLOWER	5 GAL	L
MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL	L
PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL	L
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L
PITTIOSPORUM TOBIRA	CRÈME DE MINT MOCK ORANGE	1 GAL	L
SALVIA 'HEATWAVE BLAST'	HEATWAVE BLAST SAGE	1 GAL	L
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	L
SARCOCOCCA RUSCIFOLIA	SWEETBOX	5 GAL	L
GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	L
ARCTOSTAPHYLOS E. 'EMERALD CARPET'	MANZANITA	1 GAL	L
CEANOOTHUS GRISEUS 'DIAMOND HEIGHTS'	CALIFORNIA LILAC	1 GAL	L
ERIGERON GLAUCUS	FLEABANE	1 GAL	L
MYOPORUM PARVIFOLIA	MYOPORUM	1 GAL	L
SENECIO MANDRALISCAE	KLEINIA	1 GAL	L
STORMWATER			
ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	L
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L
MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GAL	L
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	1 GAL	L
SALVIA SONOMENSIS	CREEPING SAGE	1 GAL	L

*STREET TREES APPROPRIATE FOR BIORETENTION AREAS PER ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM APPENDIX B.

PLANT IMAGERY



IRRIGATION DESIGN INTENT

1. THESE PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), THE CITY OF OAKLAND, AND ALAMEDA COUNTY WATER DISTRICT
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP AND BUBBLER DISTRIBUTION, AND ROTORS WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

PLANTING DESIGN INTENT

1. A MINIMUM OF (1) 15-GALLON TREE TO BE LOCATED EVERY 25' OF STREET FRONTAGE OR PORTION THEREOF. ON STREETS WITH SIDEWALKS WHERE THE DISTANCE FROM THE FACE OF THE CURB TO THE OUTER EDGE OF THE SIDEWALK IS AT LEAST 6'-6", THE TREES SHALL BE A STREET TREE TO THE SATISFACTION OF THE CITY'S TREE DIVISION.
2. ALL TREES WITHIN 5' OF PAVEMENT SHALL USE TREE ROOT BARRIERS.
3. THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF MEDITERRANEAN-STYLE, NATIVE, AND DROUGHT-TOLERANT PLANT SPECIES TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLEMENT THE ARCHITECTURE AND SETTING.
4. PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER-USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PLANT LIST, WUCOLS IV.
5. 80% OF PLANT MATERIAL TO BE NATIVE OR LOW WATER USE AND FOLLOW MWELO GUIDELINES.
6. TURF/LAWN SHALL NOT EXCEED 10% OF THE LANDSCAPE AREA. TURF SPECIES SHALL BE A FESCUE-BLEND TURF GRASS TO MINIMIZE WATER CONSUMPTION.
7. NO PLANT CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC WILL BE USED.
8. THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING.
9. PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.
10. TREE LOCATIONS SHALL BE DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE.
11. ALL PLANTING AREAS SHALL RECEIVE A 3-INCH LAYER OF MULCH.
12. TREES/UTILITY CLEARANCE GUIDELINES:
 - 5' CLEARANCE: UTILITY & LIGHT POLES (NO LIGHT)
RESIDENTIAL DRIVEWAYS
FIRE HYDRANTS
WATER OR GAS METERS
VALVE BOXES
SEWER LINES
 - 10' CLEARANCE: COMMERCIAL DRIVEWAYS
UNDERGROUND ELECTRICAL
GAS
SEWER MAINS
WATER MAINS
BASEMENTS
 - 20' CLEARANCE: LIGHT POLES WITH LIGHTS
INTERSECTIONS (FROM SIDE STREET CURB FACE TO FIRST STREET TREE)



TREE GRATE



RECEPTACLE



BIKE RACK



BENCH

LEGEND



NOTES

1. DBH IS THE TRUNK DIAMETER MEASURED AT FOUR AND ONE-HALF FEET ABOVE THE GROUND PER CITY OF OAKLAND MUNICIPAL CODE 12.36.020.

EXISTING TREE LIST

#	TYPE	DBH	STATUS	TO BE REMOVED
1	PYRUS	8"	HEALTHY	YES
2	PYRUS	8"	HEALTHY	YES
3	PYRUS	5"	HEALTHY	YES
4	PYRUS	3"	HEALTHY	YES
5	PYRUS	4"	HEALTHY	YES
6	PYRUS	5"	HEALTHY	YES
7	PYRUS	5"	HEALTHY	NO
8	PYRUS	6"	HEALTHY	NO
9	PYRUS	7"	HEALTHY	NO
10	PYRUS	6"	HEALTHY	NO
11	PYRUS	3"	HEALTHY	YES
12	PYRUS	6"	HEALTHY	YES
13	PYRUS	6"	HEALTHY	YES
14	PYRUS	7"	HEALTHY	YES
15	PYRUS	4"	HEALTHY	YES
16	PYRUS	7"	HEALTHY	YES
17	PYRUS	6"	HEALTHY	YES
18	PYRUS	5"	HEALTHY	YES
19	PYRUS	5"	HEALTHY	YES
20	FIE JOA SELLOWIANA	1"	HEALTHY	YES
21	PYRUS	4"	HEALTHY	YES
22	PYRUS	6"	HEALTHY	YES
23	FIE JOA SELLOWIANA	5"	HEALTHY	YES
24	PYRUS	4"	HEALTHY	YES
25	PYRUS	5"	HEALTHY	YES
26	PYRUS	6"	HEALTHY	YES
27	PYRUS	6"	HEALTHY	YES
28	PYRUS	4"	HEALTHY	YES
29	PYRUS	5"	HEALTHY	YES
30	PYRUS	4"	HEALTHY	YES
31	FIE JOA SELLOWIANA	5"	DEAD	YES
32	PYRUS	5"	HEALTHY	YES
33	PYRUS	4"	HEALTHY	YES
34	PYRUS	5"	HEALTHY	YES
35	PYRUS	3"	HEALTHY	YES
36	PYRUS	3"	HEALTHY	YES
37	PYRUS	5"	HEALTHY	YES
38	FIE JOA SELLOWIANA	5"	DEAD	YES
39	PYRUS	4"	HEALTHY	YES
40	PYRUS	5"	HEALTHY	YES
41	FIE JOA SELLOWIANA	5"	HEALTHY	YES
42	FIE JOA SELLOWIANA	5"	HEALTHY	YES
43	ACACIA	5"	HEALTHY	YES
45	ACACIA	5"	HEALTHY	YES
46	ACACIA	5"	HEALTHY	YES
47	ACACIA	5"	HEALTHY	YES
48	ACACIA	1"	HEALTHY	YES
49	ACACIA	5"	HEALTHY	YES
50	ACACIA	1.5"	HEALTHY	YES
51	ACACIA	5"	HEALTHY	YES
52	ACACIA	1.5"	HEALTHY	YES
53	ACACIA	1"	HEALTHY	YES
54	ACACIA	4"	HEALTHY	YES
71	PYRUS	9"	HEALTHY	YES
72	PYRUS	6"	HEALTHY	YES
73	PYRUS	7"	HEALTHY	YES
74	PYRUS	5"	HEALTHY	YES
75	PYRUS	4"	HEALTHY	YES
76	PYRUS	3"	HEALTHY	YES
77	PYRUS	5"	HEALTHY	YES
78	PYRUS	5"	HEALTHY	NO
79	PYRUS	4"	HEALTHY	NO
80	PYRUS	5"	HEALTHY	NO
81	PYRUS	(9) 1" STEMS	HEALTHY	NO
82	PYRUS	6"	HEALTHY	NO

