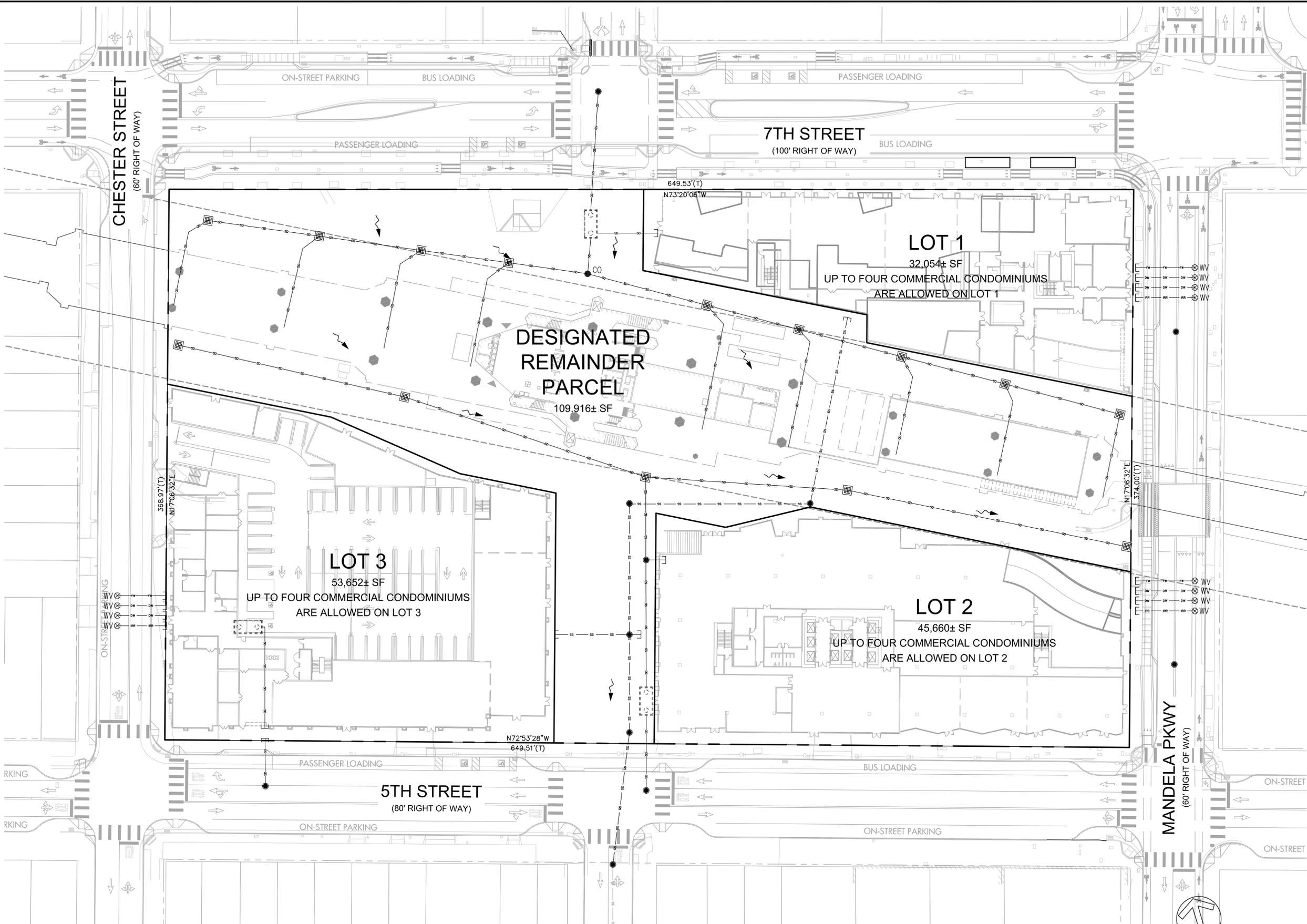


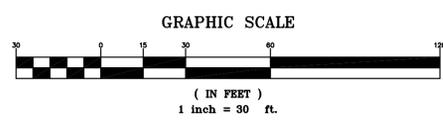
ATTACHMENT D:

Proposed Revision to Vesting Tentative Parcel Map, 10940

DRAWING NAME: \\BKF-WC\vo14\2018\180384_West_Oak_land_BART_TOD_Sur_voy\ENG\TENTATIVE PARCEL MAP SHEETS\02\02MPL.dwg
PLOT DATE: 10-14-20 PLOTTED BY: mitr



LEGEND
BOUNDARY LINE
PROPOSED PARCEL LINE



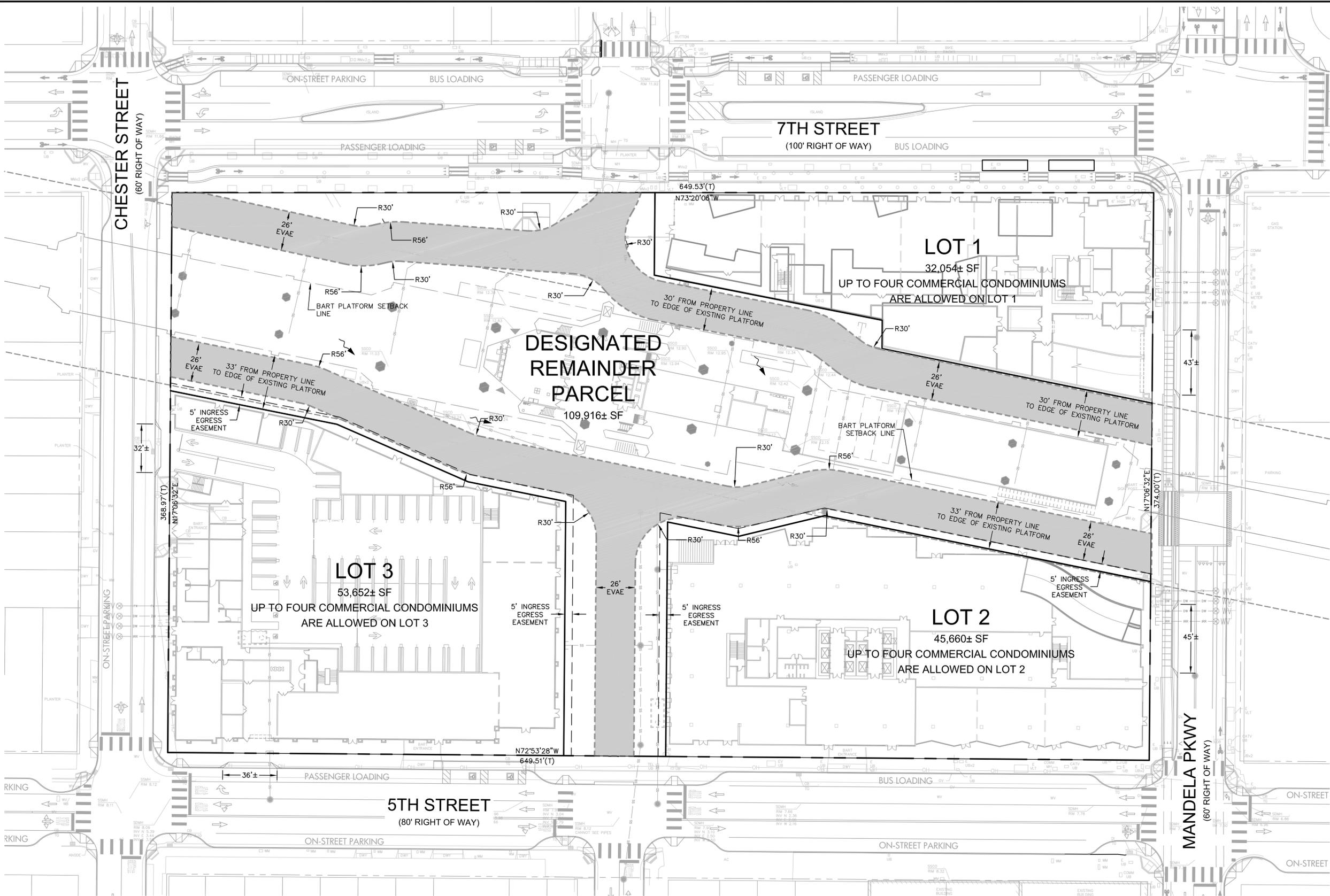
VESTING TENTATIVE PARCEL MAP NO. 10940
PROPOSED SITE PLAN

BKF100
YEARS
ENGINEERS . SURVEYORS . PLANNERS

1646 N. CALIFORNIA BLVD.,
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

Date	10/14/2020
Scale	AS SHOWN
Design	CG
Drawn	CC
Approved	ES
Job	No20180384
Drawing Number:	

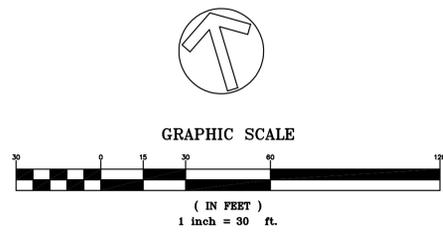
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 PLOT DATE: 10-14-20 PLOTTED BY: mlr



LEGEND
 PROPOSED EVAE
 BOUNDARY LINE
 PROPOSED PARCEL LINE



EMERGENCY VEHICLE ACCESS EASEMENT



MANDELA STATION

@ West Oakland BART

FINAL DEVELOPMENT PLAN T1

July 24, 2020

Amended September 16, 2020



GENERAL

G100	TITLE SHEET, DRAWING INDEX
A-00.01 -	RENDERINGS
A-00.14 -	

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A-01.02	OPEN SPACE ANALYSIS
A-01.03	ZONING SUMMARY
A-01.04	PHASING PLAN
A-01.05	GREENPOINTRATED
A-01.06	CONTEXT MAP
A-01.07	CONTEXT PHOTOS
A-01.08	CONTEXT VIEW
A-01.09	CONTEXT VIEW

CIVIL PLANS

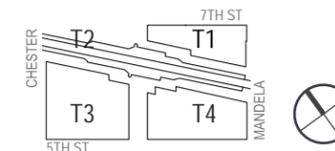
C1.00	EXISTING CONDITIONS PLAN
180384 1-5	TOPOGRAPHIC AND BOUNDARY SURVEY
C-1.01A -	TENTATIVE PARCEL MAP
C-1.01C	
C1.02	LOT MERGER PLAN
C2.00	PROPOSED GRADING PLAN
C3.00	STORMWATER MANAGEMENT PLAN
C4.00	EROSION CONTROL PLAN
C4.01	EROSION CONTROL PLAN DETAILS

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L1.01	LAYOUT & MATERIALS PLAN
L1.01.02	PUBLIC ACCESS PLAN
L1.02	LANDSCAPE WALL HEIGHT PLAN
L1.03	LANDSCAPE SECTIONS
L1.04	LANDSCAPE SECTIONS
L1.05	STREET SECTIONS
L1.06	PRELIMINARY LIGHTING PLAN
L1.07	PLANTING ZONES
L1.08	LANDSCAPE PLANTS
L1.09	LANDSCAPE MATERIALS
L1.10	LIGHTING IMAGES
L1.11	LIGHT LEVEL GOALS
L1.13	PODIUM LAYOUT PLAN T1
L1.14	PODIUM LAYOUT PLAN T1
L1.15	PODIUM PALETTE T1

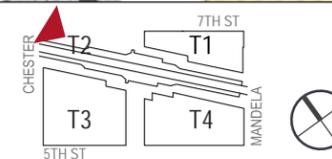
ARCHITECTURAL PLANS, ELEVATIONS, AND DETAILS

A-02.01	MASSING DIAGRAM
A-02.02	MASSING UPDATE
A-02.03	UNIT MIX
A-02.04	MATERIAL PALETTE
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A-02.06	MATERIAL PALETTE
A-51.01	TYPICAL WALL & WINDOW SECTION 1
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A11.01	T1 GROUND FLOOR PLAN
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A11.03	T1 3RD FLOOR PLAN
A11.04	T1 4TH FLOOR PLAN
A11.05	T1 5-18TH FLOOR PLAN
A11.06	T1 19TH FLOOR PLAN
A11.07	T1 20TH-31ST FLOOR PLAN
A11.08	T1 ROOF PLAN
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A21.04	T1 WEST ELEVATION
A31.00	SECTION A-A
A31.01	SECTION D-D





Residential T1





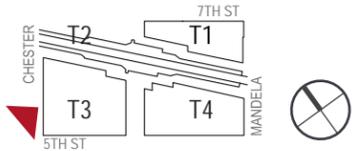
Residential T1



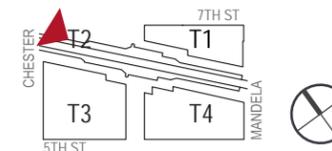
© 2015 JRDV ARCHITECTS INC.

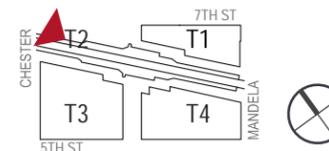


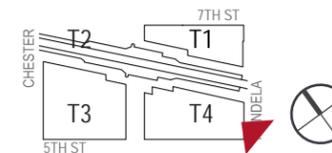
Final Development Plan
 Mandela Station @ West Oakland BART:
 1451 7th St, Oakland, CA 94607
 July 24, 2020

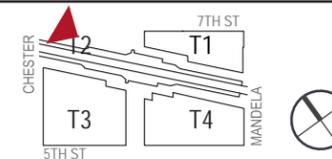


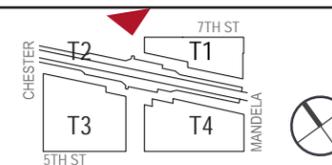
**SOUTHWEST
 OVERVIEW**
 A-00.02

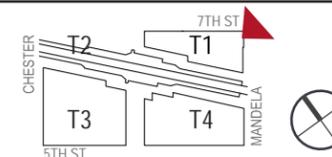


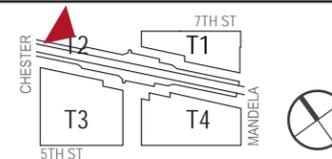


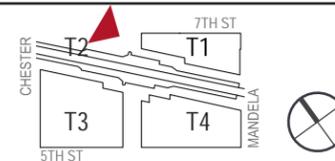


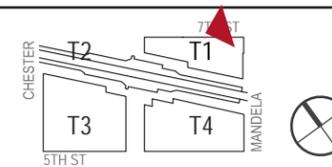


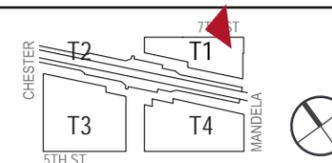










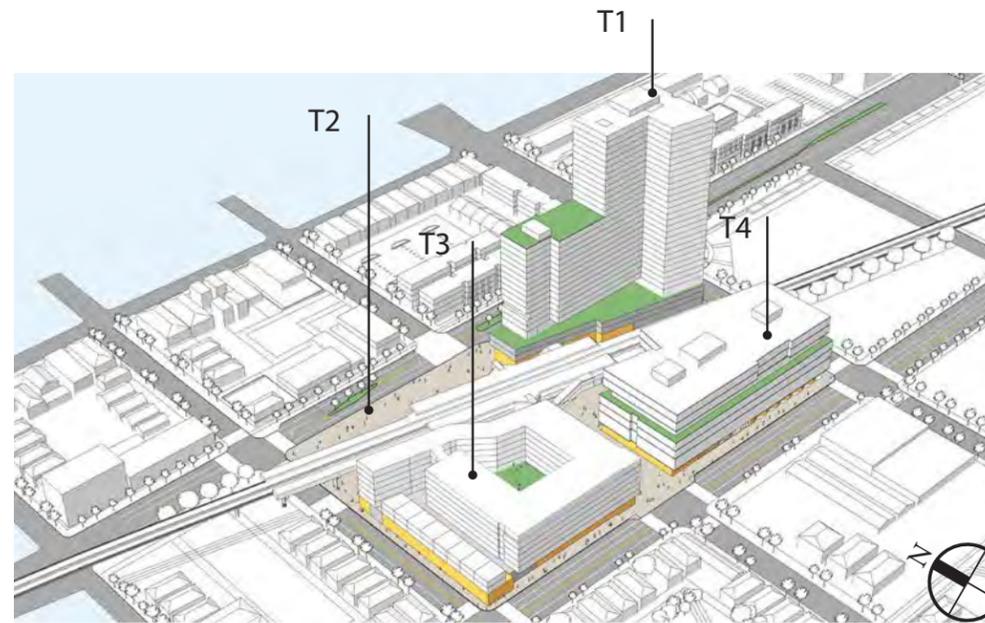


Proposed Program

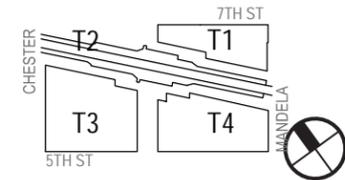
USES	T1	T2	T3	T4	Program Total
OFFICE				300,000 sf	300,000 sf
RETAIL	14,350 sf	Flexible Kiosk Program	15,944 sf	23,184 sf	53,478 sf
OTHER NON-RESIDENTIAL			2,057 sf	8,540 sf	10,597 sf
RESIDENTIAL	522 units		240 units*		762 units (20% min. affordable)
PARKING	125		50	210	385 spaces

*79 units at 30% AMI, 11 units at 50% AMI, 148 units at 60% AMI, 2 units at 120% AMI

Note: Program is based on the previously approved Conditions of Approval, As approved by the Planning Commission February 6, 2019.



**MANDELA STATION
@WEST OAKLAND
BART**
1451 7th St, Oakland,
CA 94607



T1 Open Space Calculation and Parking Analysis

Residential Open Space Req			
522 Units	200	104,400 SF	
Required Open Space		104,400 SF	
Open Space Provided			
Common Use Decks		2,334 SF	
Roof Terraces		15,314 SF	
		17,648* SF	
*Open space waiver of 86,752 sf requested for T1 per Density Bonus Letter.			
T1 Parking Analysis			
T1 Req. Pkg	522	0.5	261 Pkg
Commercial Pkg	14,350	600	19
Total			280 Spaces
PKG Reductions			
Transit	0.3		84 Spaces
Car Share	0.2		56 Spaces
Residential PKG Req			140 Spaces
Parking Provided			
T1 Parking			125* Spaces
*Parking waiver requested for 15 spaces per Density Bonus Letter.			
Bicycle Parking			
	Multi-family Req	Commerical Req	Total Req
Short Term	27	8	35
Long Term	131	2	133
			Total Provided
			36
			250

Note:

The Applicant is requesting a waiver/reduction of the group usable open space requirements for T-1 pursuant to Government Code section 65915 (e); and

The Applicant is requesting a reduction in the amount of parking required for T-1 pursuant to Government Code section 65915 (p)

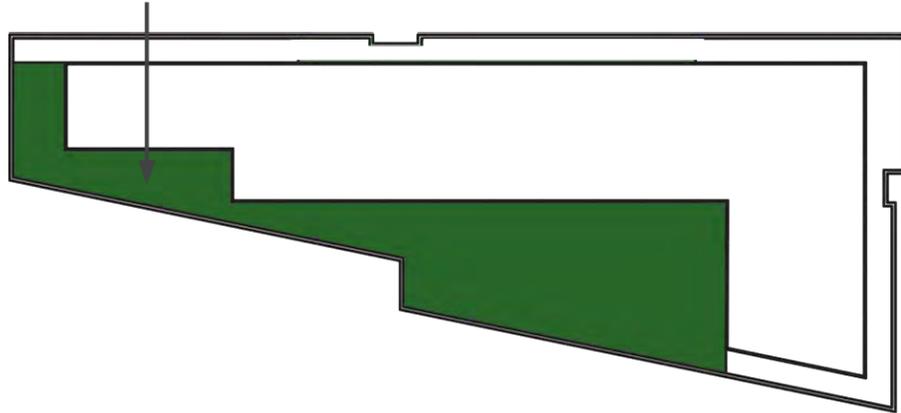
The ROW encroachment permit application for façade elements will be submitted prior to building permit.



PROJ. # 168-153 WO BART
DATE: July 24, 2020

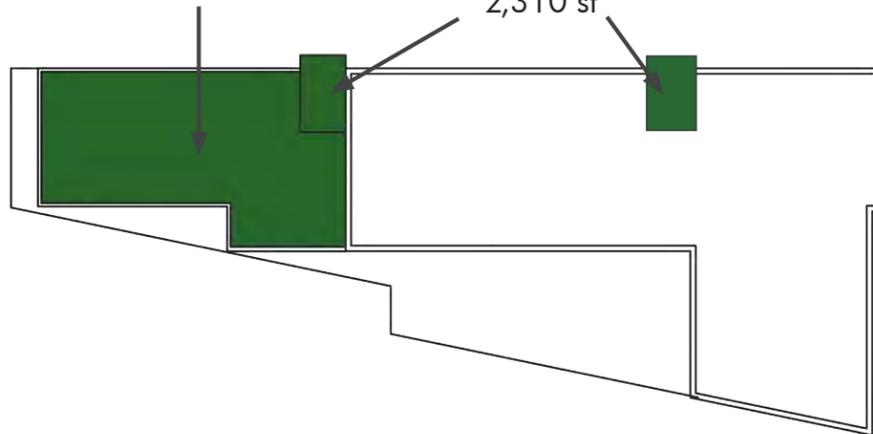
SHEET: ZONING INFO
A-01.01

Landscaped Terrace
9,096Sf Common Open Space



BUILDING T1 - LEVEL 4 - AMENITY

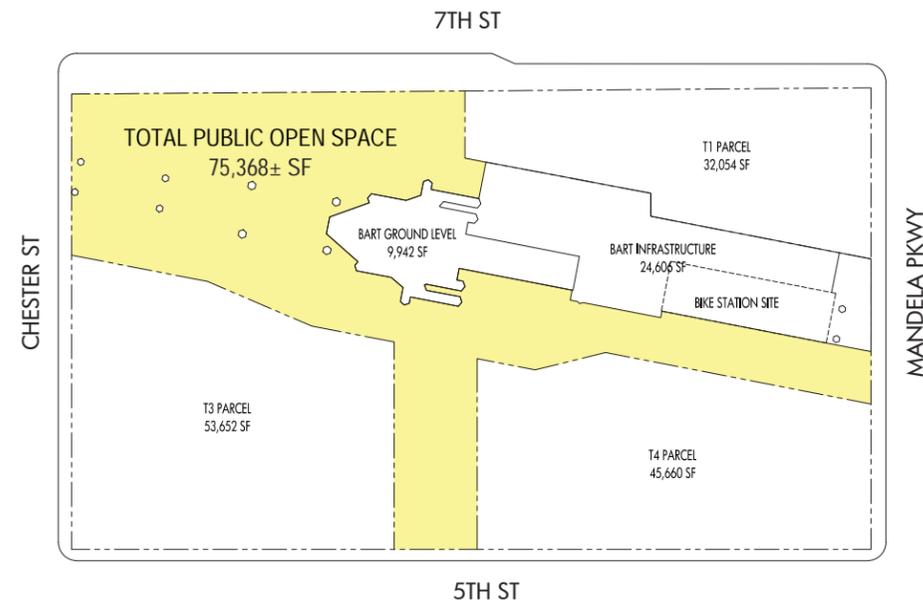
Common Use Terrace 7,961 sf
Level 5-31 - Common Use Decks 2,310 sf



BUILDING T1 - LEVEL 19 - AMENITY

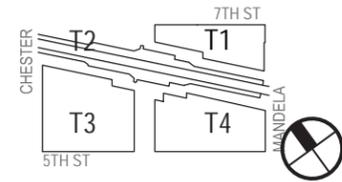
Common Use Decks	2,334 SF
Roof Terraces	15,314 SF
	17,648* SF

*Open space waiver of 86,752 sf requested for T1 per Density Bonus Letter.



GROUND LEVEL - PUBLIC OPEN SPACE 75,368± SF

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LANDSCAPE ARCHITECTS

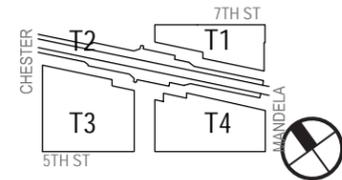
PROJ. # 168-153 WO BART
DATE: July 24, 2020

SHEET: OPEN SPACE ANALYSIS
A-01.02

GENERAL ZONING INFORMATION	REFERENCE	NOTES
ASSESORS BLOCK	Survey	See Survey; Tract 8046, Blocks 493
ZONING USE DISTRICT	Oak GIS	S-15W
PERMITTED AND/OR CONDITIONAL USES	17.97.010-.020	Residential, Community Assembly, General Retail, Full +Limited Service Retail, Parking, Commercial Office permitted
HEIGHT & BULK DISTRICT	17.97	S-15W 100'; master plan consistent with zoning requirements
GENERAL PLAN / POLICY PLAN	OAK-GIS	General Commercial; West Oakland Specific Plan
HISTORIC OR LANDMARK STATUS	OAK-GIS	None
LIQUEFACTION HAZARD ZONE	OAK-GIS	Severity 4
CONDO CONVERSION IMPACT AREA	OAK-GIS	None
HEIGHT AND BULK CONTROLS		
SITE AREA	Survey	31,643 SF
FLOOR AREA RATIO (FAR)	17.97.130	S-15W 100' - 5.0; Master Plan within zoning density requirements
HEIGHT LIMIT	17.97	100' (Height limit modified to allow 320' tall building pursuant to State Affordable Housing Exemption)
REQUIRED SETBACKS	17.97.060	No Front Yard Setbacks Required; Interior Lot subject to PUD
REAR YARDS / COURTS		None Required
ADJACENCIES		None Significant
UNIT SEPARATION / EXPOSURE REQUIREMENTS	17.108.080	8' minimum at living room window +2' for each floor above = maximum 10% of It width
DETAILED CONTROLS & REQUIREMENTS		
RESIDENTIAL DENSITY LIMITS	17.97.130	S-15W100' - 225sf/unit; Density increase per State Affordable Housing and PUD density bonus
OPEN SPACE REQUIREMENTS	17.97.130	S-15W 100' - 75sf/unit; Overall master plan within zoning limites
SCREENING & SETBACK OF PARKING & LOADING	17.116.290	All parking garages are screened per zoning requirements
OFF-STREET PARKING - RESIDENTIAL	17.116.060	0.5 parking space per dwelling unit required; Parking meets zoning requirements with approved reductions
OFF-STREET PARKING - RETAIL	17.116.080	1 space/600 Sf of ground floor; Parking meets zoning requirements with approved reductions
OFF-STREET PARKING - COMMERCIAL	17.116.080	None required
OFF-STREET PARKING DIMENSIONS	17.116.200	50-50 compact / standard; or 75% intermediate + 12.5% compact
OFF-STREET DRIVE AISLE DIMENSIONS	17.116.210	21'-24' two way aisle widths
OFF-STREET LOADING - RESIDENTIAL	17.116.120	Loading per zoning requirements
OFF-STREET LOADING - RETAIL	17.116.150	Loading per zoning requirements
LOADING BERTH DIMENSIONS	17.116.220	10'x23', 12' high for residential activities
BICYCLE REQUIREMENTS - RESIDENTIAL	17.117.090	LT: total 131 spaces; ST: total 27 spaces LT: 1 per 10,000 sf of commercial; ST: 1 per 20,000 sf of commercial LT: 0.25 spaces per dwelling unit; ST: 0.05 per dwelling unit; bicycle parking provide per zoning code
BICYCLE REQUIREMENTS - RETAIL	17.117.110	LT: total 2 spaces; ST: total 8 spaces LT: 1 per 12k; ST: 1 per 2k; bicycle parking provided per zoning code



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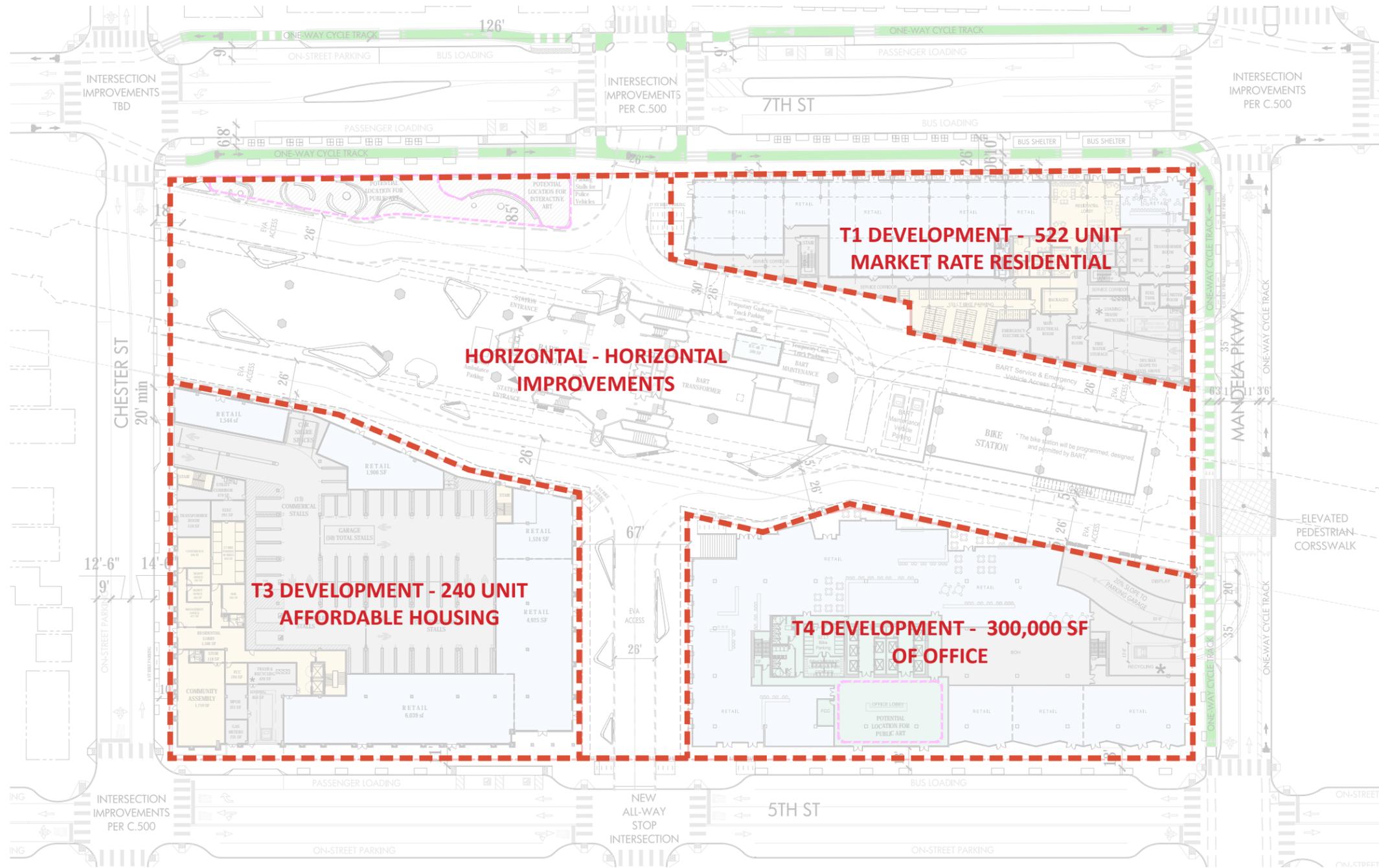


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PROJ. # 168-153 WO BART
DATE: July 24, 2020

SHEET: **ZONING
SUMMARY**
A-01.03



PROJECT SCHEDULE

1. Horizontal

i.	Submit application for Final Development Plan	1 year following PDP approval	
ii.	Anticipated FDP approval date by Agency	1 year following submittal of Horizontal FDP application	
iii.	Commence construction – Initial PX and/or PZ job (additional PX and PZ jobs will be tied to each later phase)	2 years following FDP approval	

2. Phase I – T3 Development (plus PZ/PX for that phase)

i.	Submit application for Final Development Plan	1 year following PDP approval	
ii.	Anticipated FDP approval date by Agency	1 year following submittal of Phase I FDP application	
iii.	Commence construction	2 years following FDP approval (allowing time to secure affordable financing)	

3. Phase II – T1 Development & T2 Development (plus PZ/PX for that phase)

i.	Submit application for Final Development Plan	3 years following PDP approval	
ii.	Anticipated FDP approval date by Agency	1 year following submittal of Phase II FDP application	
iii.	Commence construction	The latter of 2 years following FDP approval or 2 years following Phase I commencement of construction	

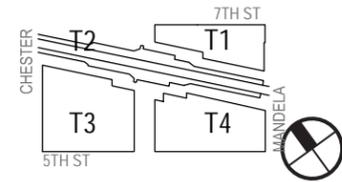
4. Phase III – T4 Development (plus PZ/PX for that phase)

i.	Submit application for Final Development Plan	5 years following PDP approval	
ii.	Anticipated FDP approval date by Agency	1 year following submittal of Phase III FDP application	
iii.	Commence construction	The latter of 2 years following FDP approval or 2 years following Phase II commencement of construction	

All dates are subject to force majeure events



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PROJ. # 168-153 WO BART
DATE: July 24, 2020

SHEET: PHASING PLAN
A-01.04



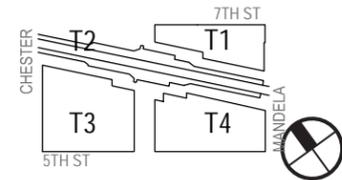
NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

Mandela Station T1		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
		Possible Points					
CALGreen							
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1
A. SITE							
Yes	A6. Stormwater Control: Prescriptive Path						
	A6.3 Non-Leaching Roofing Materials	1					1
C. LANDSCAPE							
C3. Resource Efficient Landscapes							
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3
E. EXTERIOR							
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1	
Yes	E5. Durable Roofing Materials						
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1				1	
Yes	F1.2 Ceilings	1				1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	1			1		
Yes	F2.2 Ceilings	1			1		
G. PLUMBING							
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2
Yes	G6. Submeter Water for Tenants	2					2
H. HEATING, VENTILATION, AND AIR CONDITIONING							
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
Yes	H8. High Efficiency HVAC Filter (MERV 13+)	1			1		
J. BUILDING PERFORMANCE AND TESTING							
J5. Building Performance Exceeds Title 24 Part 6							
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24	25		25+			
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-In Contaminants							
Yes	K1.2 Entryways to Buildings	1			1		
L. FLOORING							
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3		
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
Yes	M2. Efficient Clothes Washing and Drying						
	M2.2 Energy Star Dryer	1		1			
<20 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	2		2			
Full Circuit	M6. Electric Vehicle Charging Stations and Infrastructure	2		2			
Yes	M8. Gearless Elevator	1		1			
N. COMMUNITY							
N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2	
	N1.5 Home Size Efficiency	8				10	
740	Enter the area of the home, in square feet						
2	Enter the number of bedrooms						
Yes	N2. Home(s)/Development Located Near Transit						
	N2.2. Within 1/2 mile of a Major Transit Stop	2	2				
N3. Pedestrian and Bicycle Access							
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
Yes	N3.3 Traffic Calming Strategies	2	2				
Yes	N3.5 Bicycle Storage for Residents	1	1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1				
Yes	N9.2 Community Location	2	1		1		
N11. Mixed-Use Developments							
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
Yes	O11. Tobacco Free Buildings	2			2		
Summary							
Total Available Points in Specific Categories		375.5	46	110.5	70	95	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Targeted		85	15	32.5	11	16	10.5



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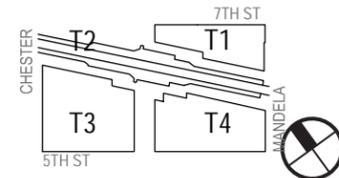
SHEET: GREENPOINTRATED
A-01.05



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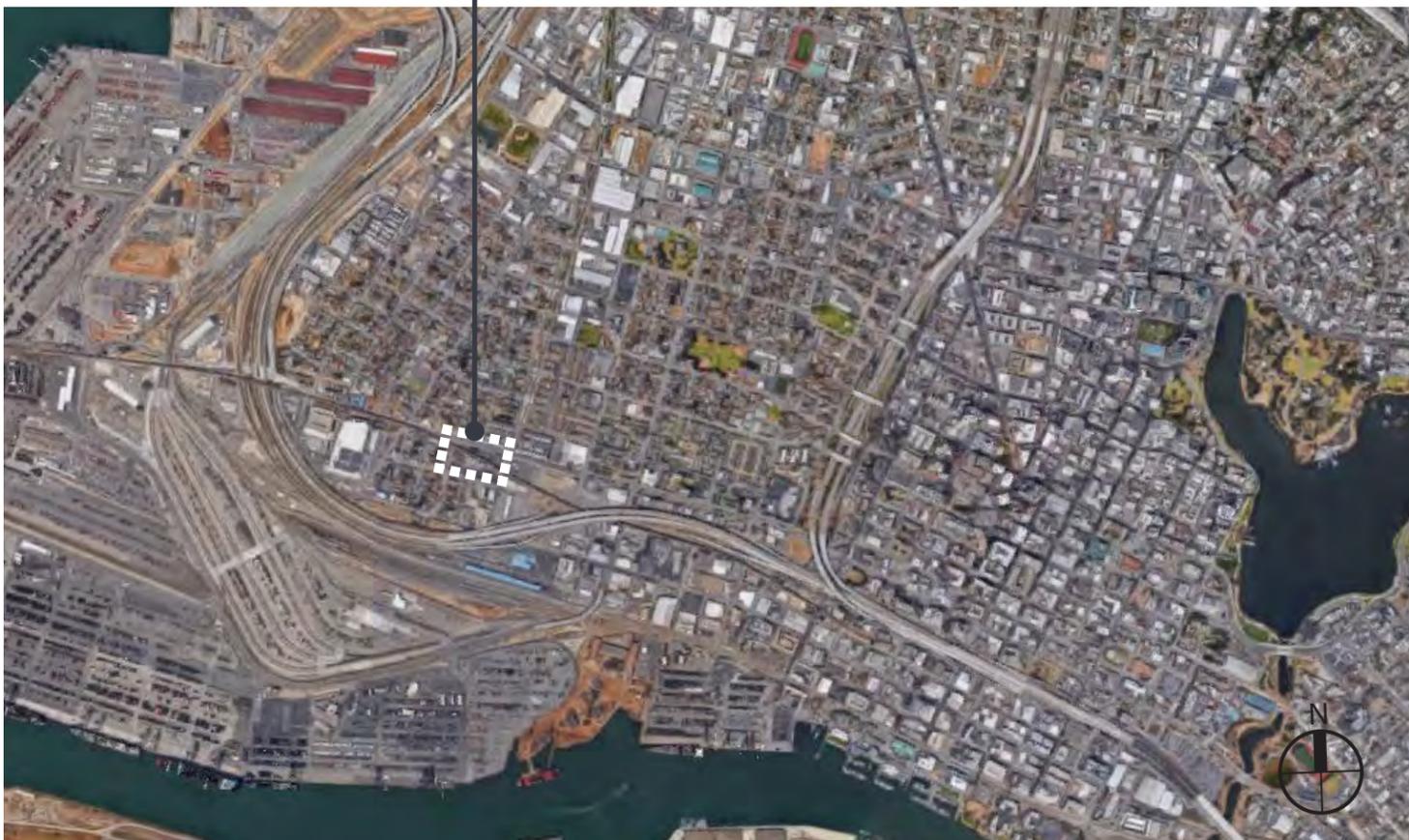
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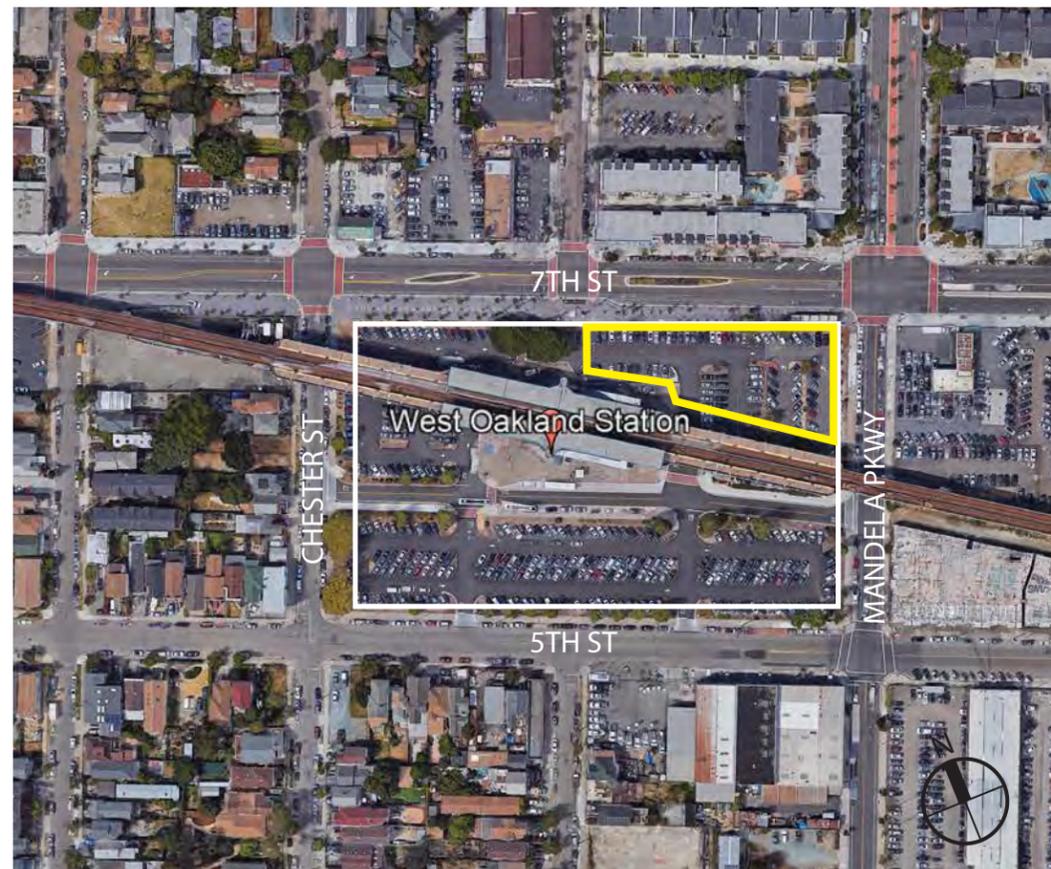
PROJ. # 168-153 WO BART
DATE: July 24, 2020

SHEET: CONTEXT
MAP
A-01.06

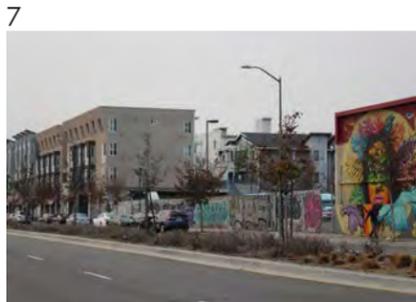
SITE LOCATION



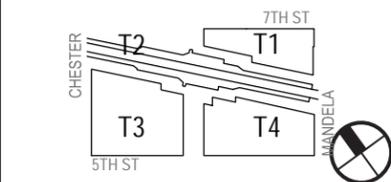
LOCATION OF PROJECT SITE WITHIN WEST OAKLAND NEIGHBORHOOD



5 ACRE PROJECT SITE



SITE



**MANDELA STATION
@WEST OAKLAND
BART**
1451 7th St, Oakland,
CA 94607

**JRDV URBAN
INTERNATIONAL**
JRDV Architects, Inc
The Cathedral Building
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PROJ. # 168-153 WO BART
DATE: July 24, 2020

SHEET: CONTEXT
PHOTOS
A-01.07



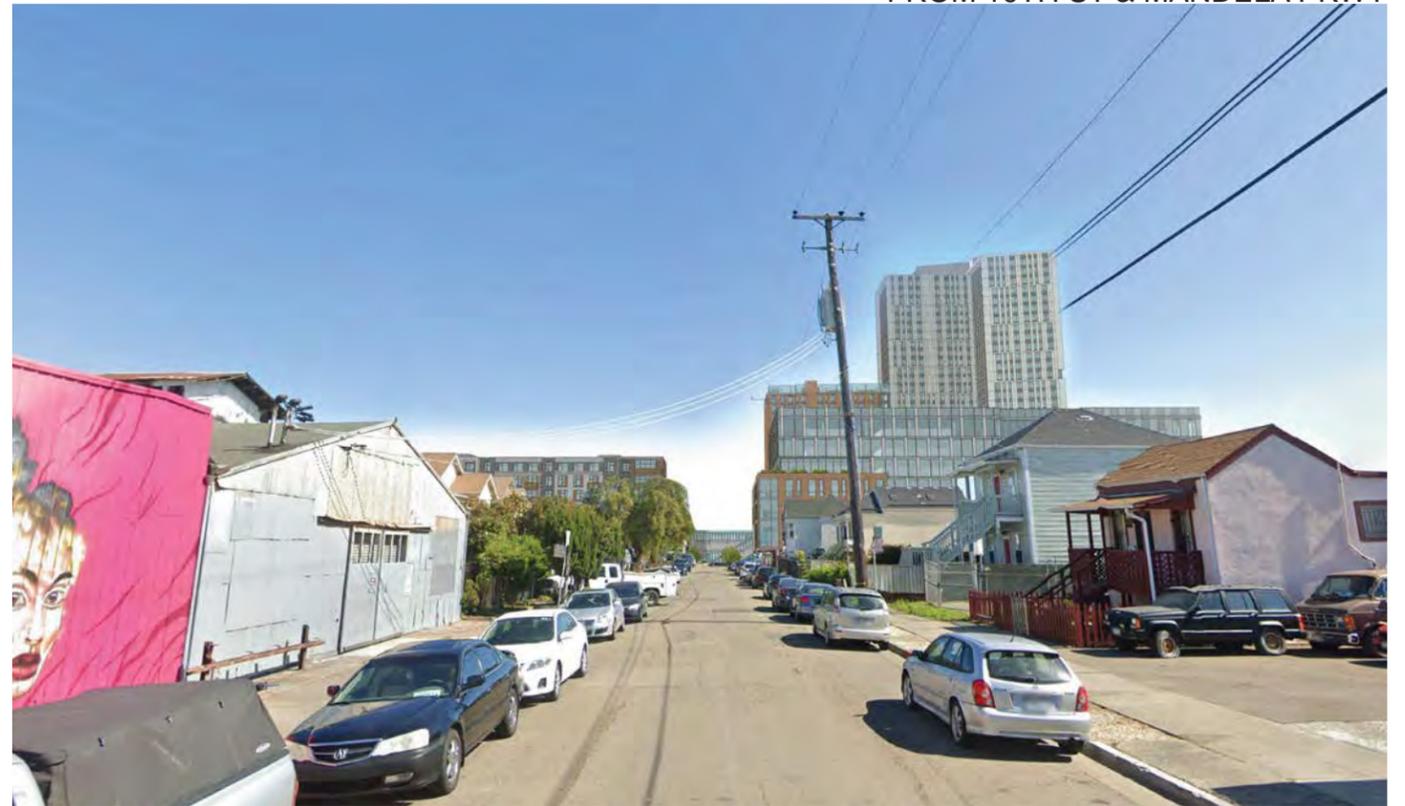
FROM 7TH ST AND KIRKHAM ST



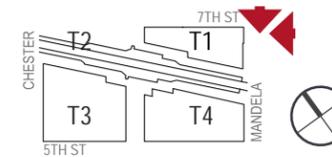
FROM 10TH ST & MANDELA PKWY



FROM HENRY ST & 5TH ST

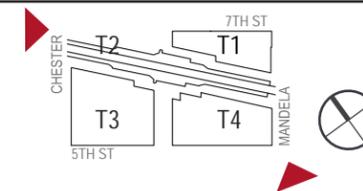


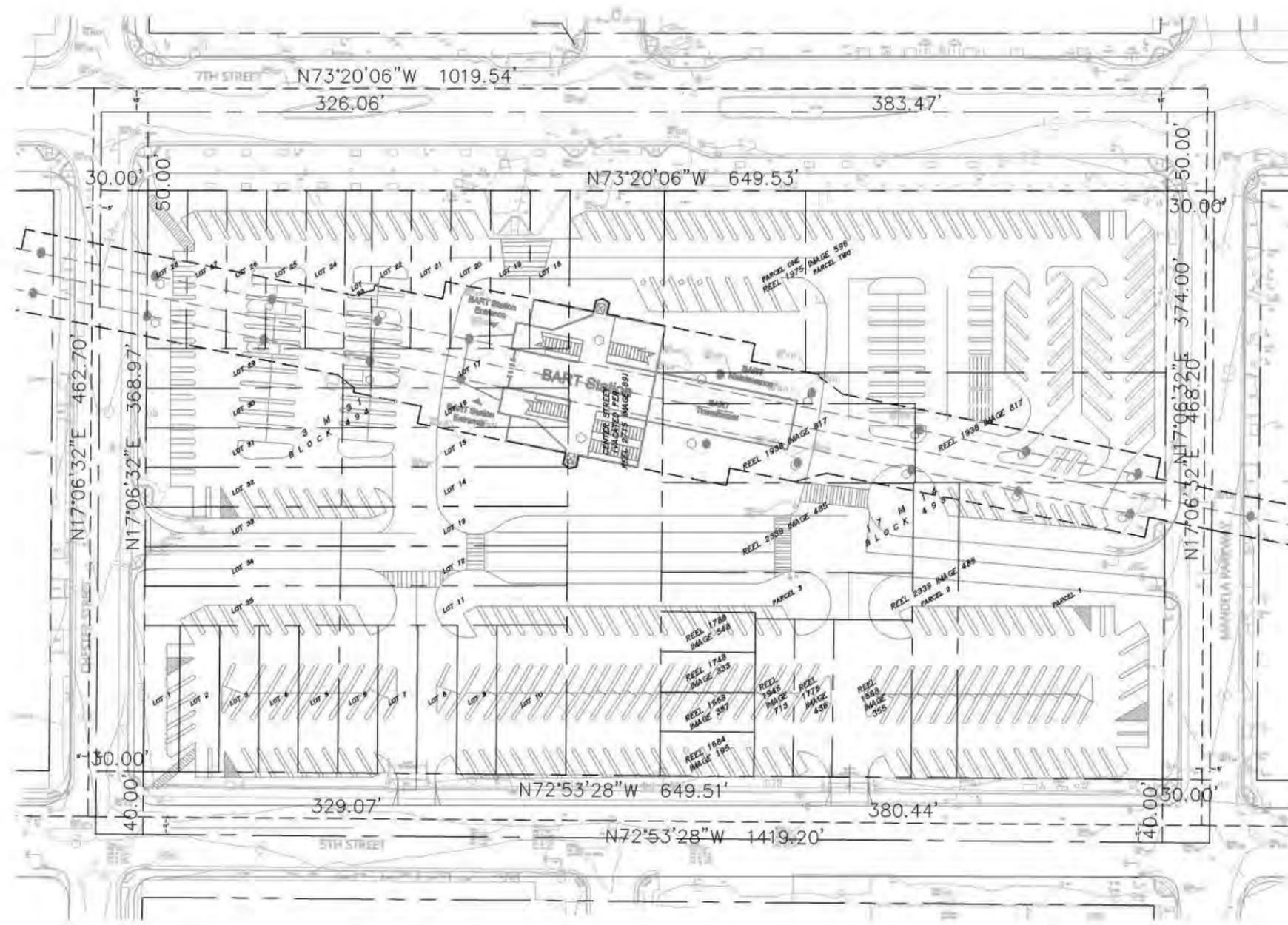
FROM 3RD ST & CENTER ST



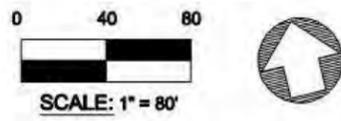


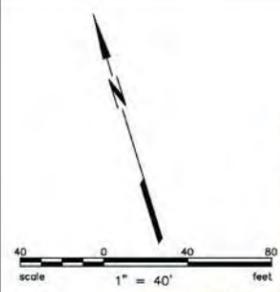
FROM 7TH ST AND KIRKHAM ST





NOTE:
 EXISTING BOUNDARY FROM RECORD INFORMATION FOR
 PLANNING PURPOSES ONLY





BASIS OF BEARINGS

THE BEARING OF NORTH 72°53'28" WEST BETWEEN FOUND MONUMENTS ON 5TH AVENUE BETWEEN HENRY STREET AND KIRKHAM STREET AS SHOWN ON THAT RECORD OF SURVEY, R/S 1687, FILED AUGUST 7, 2000 IN BOOK 25 OF RECORDS OF SURVEY AT PAGES 58-69, INCLUSIVE, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND CITY OF OAKLAND BENCHMARK, DESIGNATION 25/H, BEING A BRONZE DISK STAMPED, "SEC 25 STA H," ELEVATION 10.784 FEET (DATUM = MEAN SEA LEVEL).

NOTES

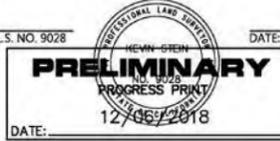
1. THE SURVEY WAS CONDUCTED IN NOVEMBER OF 2018.
2. ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
3. THE TOPOGRAPHIC MAPPING SHOWN HEREON IS A WORKING DOCUMENT. THE TOPOGRAPHIC SURVEY AND MAPPING IS IN PROGRESS AND HAS NOT BEEN COMPLETED OR FINALIZED.

SURVEYOR'S STATEMENT:

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

KEVIN STEIN, P.L.S. NO. 9028

DATE:



Revisions	
No.	Description

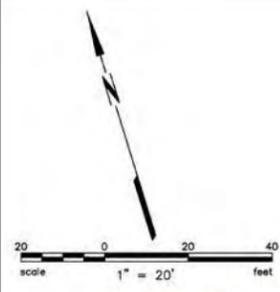
Date:	12/06/2018
Scale:	AS SHOWN
Design:	N/A
Drawn:	ADD
Approved:	KS
Job No.:	180384

Drawing Number:
180384
1 of 5

DATE PLOTTED: 12/06/2018 10:00:00 AM
DRAWN BY: J. STEIN
CHECKED BY: K. STEIN
DATE: 12/06/2018

SYMBOLS & LEGEND

- EXISTING**
- FOUND CITY OF OAKLAND MONUMENT
 - VALVE
 - FIRE HYDRANT
 - BACKFLOW PREVENTION DEVICE
 - RISER
 - SIGN
 - STREET LIGHT (UNLESS NOTED OTHERWISE)
 - LIGHT POLE (UNLESS NOTED OTHERWISE)
 - UTILITY POLE
 - GUY ANCHOR
 - TELEPHONE MANHOLE
 - MANHOLE
- ABBREVIATIONS**
- AC ASPHALT CONCRETE
 - CA CABLE
 - CB CATCH BASIN
 - CO CLEAN OUT
 - COMM COMMUNICATION
 - CONC CONCRETE
 - DI DROP INLET
 - DWY DRIVEWAY
 - E ELECTRIC
 - EP EDGE OF PAVEMENT
 - FL SURFACE FLOWLINE
 - G GAS
 - GYP GUY POLE
 - INV BOTTOM INSIDE OF PIPE
 - LG LIP OF GUTTER
 - M METER
 - MH MANHOLE
 - OH OVERHEAD UTILITY LINE
 - SD STORM DRAIN
 - SL STREETLIGHT
 - SS SANITARY SEWER
 - TC TOP FACE OF CURB
 - TEL TELECOMMUNICATION LINE
 - TG TOP OF GRATE
 - TS TRAFFIC SIGNAL
 - TV TELEVISION
 - UB UTILITY BOX
 - V VALVE
 - VLT VAULT
 - W WATER
 - WM WATER METER



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COUNTY OF ALAMEDA
TOPOGRAPHIC AND BOUNDARY SURVEY
WEST OAKLAND BART

Revisions	
No.	Description

Date: 12/06/2018
Scale: AS SHOWN
Design: N/A
Drawn: ADD
Approved: KS
Job No: 180384

Drawing Number:
180384

4 of 5

DRAWING NAME: K:\2018\180384\West Oakland BART.dwg; User: JAS; Plot Date: 12/06/2018 10:00:00 AM; Plot Scale: 1"=20'; Plot Path: K:\2018\180384\180384.dwg

VESTING TENTATIVE PARCEL MAP NO. 10940

FOR CONDOMINIUM PURPOSES

SHEET INDEX

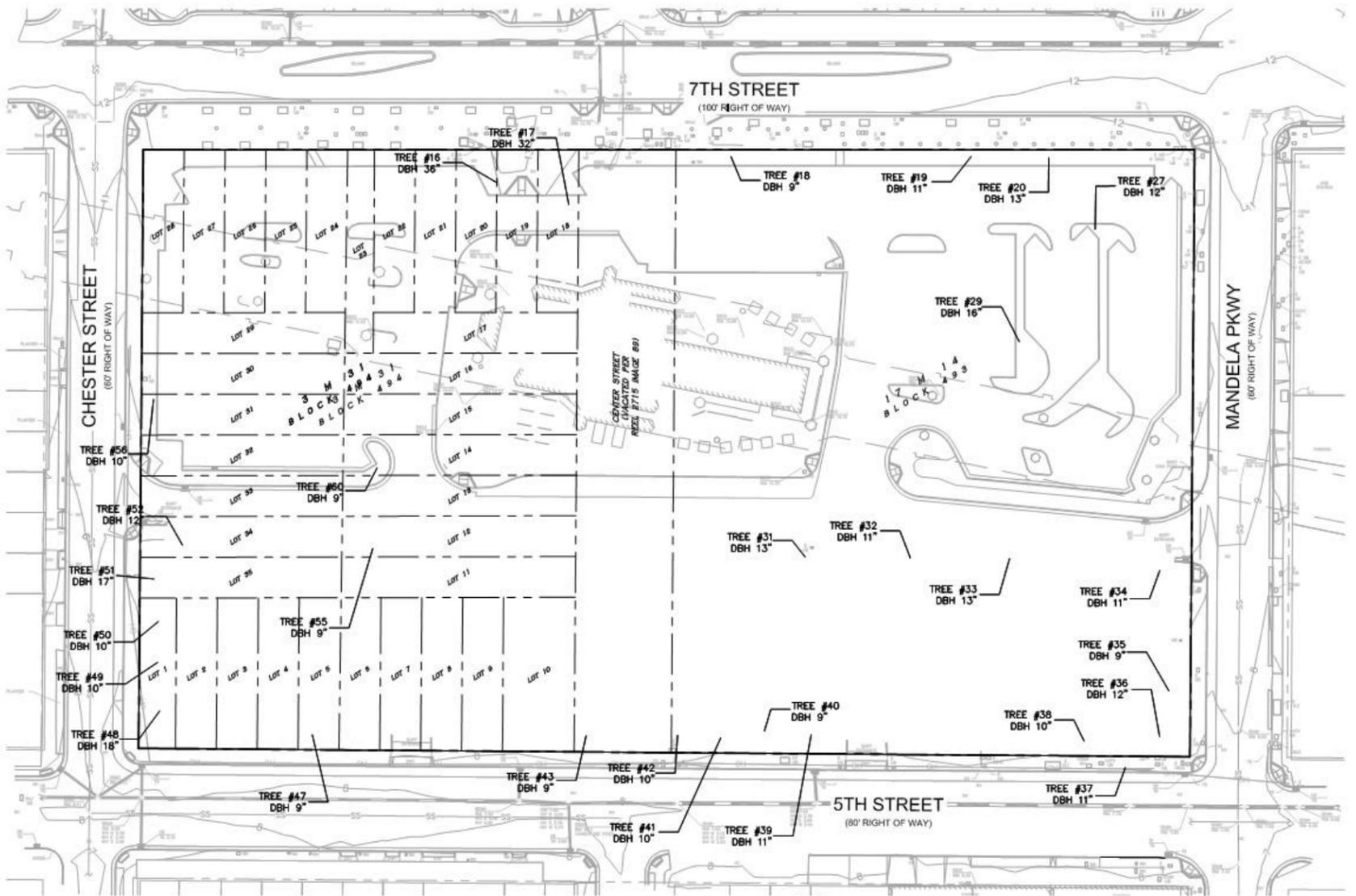
SHEET #	SHEET TITLE
1	TITLE SHEET/EXISTING SITE PLAN
2	PROPOSED SITE PLAN
3	EMERGENCY VEHICLE ACCESS EASEMENT

SYMBOLS & LEGEND

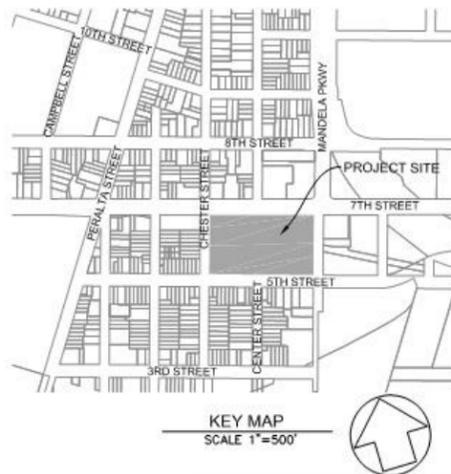
EXISTING	SYMBOL	DESCRIPTION
VALVE		VALVE
FIRE HYDRANT		FIRE HYDRANT
BACKFLOW PREVENTION DEVICE		BACKFLOW PREVENTION DEVICE
RISER		RISER
SIGN		SIGN
STREET LIGHT		STREET LIGHT
LIGHT POLE		LIGHT POLE
GUY ANCHOR		GUY ANCHOR
UTILITY POLE		UTILITY POLE
TELEPHONE MANHOLE		TELEPHONE MANHOLE
MANHOLE		MANHOLE
EXISTING PROPERTY LINE		EXISTING PROPERTY LINE
ADJOINING LOT CENTERLINE		ADJOINING LOT CENTERLINE
SURVEY TRIE		SURVEY TRIE
STORM DRAIN		STORM DRAIN
SANITARY SEWER		SANITARY SEWER
OVERHEAD UTILITY LINE		OVERHEAD UTILITY LINE
CONCRETE		CONCRETE
DETECTABLE WARNING		DETECTABLE WARNING
BOUNDARY LINE		BOUNDARY LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE
CA	CABLE
CB	CATCH BASIN
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DI	DROP INLET
DWY	DRIVEWAY
E	ELECTRIC
EP	EDGE OF PAVEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FL	SURFACE FLOWLINE
G	GAS
GYP	GUY POLE
INV	BOTTOM INSIDE OF PIPE
LG	LIP OF GUTTER
M	METER
MH	MANHOLE
MIN	MINIMUM
OH	OVERHEAD UTILITY LINE
PL	PROPERTY LINE
R	RADIUS
SD	STORM DRAIN
SF	SQUARE FEET
SL	STREETLIGHT
SS	SANITARY SEWER
(T)	TOTAL
TC	TOP FACE OF CURB
TEL	TELECOMMUNICATION LINE
TG	TOP OF GRATE
TV	TRAFFIC SIGNAL
TS	TELEVISION
UB	UTILITY BOX
V	VALVE
VT	VAULT
W	WATER
WM	WATER METER



EXISTING CONDITIONS
SCALE 1"=40'



Tree number	DBH (in)	Species Name
16	36	Pinus Pinea
17	32	Pinus Pinea
20	13	Liriodendron Tulipifera
21	12	Maytenus Boaria
29	16	Maytenus Boaria
31	13	Liriodendron Tulipifera
33	13	Liriodendron Tulipifera
36	12	Liriodendron Tulipifera
48	18	Platanus X Acerifolia
51	17	Platanus X Acerifolia
52	12	Liriodendron Tulipifera

PROPERTY ADDRESS:
1451 7TH STREET
OAKLAND, CA 94607

OWNER AND SUBDIVIDER:
SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
300 LAKESIDE DRIVE, 22ND FLOOR
OAKLAND, CA 94612
PHONE: 510-597-6300

BASIS OF BEARINGS

THE BEARING OF NORTH 72°53'28" WEST BETWEEN FOUND MONUMENTS ON 5TH STREET BETWEEN HENRY STREET AND KIRKHAM STREET AS SHOWN ON THAT RECORD OF SURVEY, R/S 1687, FILED AUGUST 7, 2000 IN BOOK 25 OF RECORDS OF SURVEY AT PAGES 58-59, INCLUSIVE, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND CITY OF OAKLAND BENCHMARK, DESIGNATION 25/H, BEING A BRONZE DISK STAMPED, "SEC 25 STA H," ELEVATION 10.784 FEET (DATUM = MEAN SEA LEVEL).

NOTES

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER NCS-891862-SC, DATED JANUARY 31, 2018, PROVIDED BY FIRST AMERICAN TITLE COMPANY, THE SUBJECT PROPERTY IS OWNED BY SFBART BEING ASSESSOR PARCEL NUMBERS 004-0077-003, 004-0071-003, AND THE VACATION OF CENTER STREET; THERE ARE 36 PARCELS, NOT INCLUDING THE VACATION OF CENTER STREET. THE EXISTING PARCELS WILL BE RECONFIGURED TO CREATE 3 LOTS AND ONE REMAINDER PARCEL VIA PARCEL MAP TO BE PROCESSED.
- THE INTENT OF THE MAP IS TO MERGE THE 36 PARCELS AND THE VACATED CENTER STREET INTO THE FOUR CONSOLIDATE PARCELS DEFINING THE KEY COMPONENTS OF THE NEW DEVELOPMENT: LOT 1 MARKET RATE RESIDENTIAL TOWER, LOT 2 OFFICE BUILDING, LOT 3 AFFORDABLE HOUSING, AND THE DESIGNATED REMAINDER PARCEL FOR THE EXISTING WEST OAKLAND BART STATION AND NEW ENTRY PLAZAS.
- THE CONTROL SURVEY WAS CONDUCTED IN NOVEMBER OF 2018.
- ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THE TOPOGRAPHIC SURVEY IS BASED ON A FIELD SURVEY COMPLETED IN DECEMBER 2018.
- ALL BUILDINGS TO THE NORTH OF THE BART STATION SHALL BE 30' FROM THE BART PLATFORM, AND ALL BUILDINGS TO THE SOUTH OF THE BART STATION SHALL BE 33' FROM THE BART PLATFORM.
- ALL EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE 26' WIDE.
- LOTS 1, 2 AND 3 ARE ALLOWED UP TO FOUR COMMERCIAL CONDOMINIUMS ON EACH LOT.
- MULTIPLE MAPS MAY BE FILED FOR THIS PROJECT.

SURVEYOR'S STATEMENT:

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

PAUL KITTREDGE
PROJECT MANAGER
P.L.S. # 5790



DATE:

DRAWING NAME: K:\2018\190384_WestOakland_BART_TOD_Survey\ENG\TENTATIVE PARCEL MAP\SHEETS\01\WOBMTS.dwg
PLOT DATE: 04-06-20 PLOTTED BY: mitr

VESTING TENTATIVE PARCEL MAP NO. 10940
TITLE SHEET



Revisions	No.	DATE	BY	DESCRIPTION
AS SHOWN		04/06/2020		
CC				
ES				

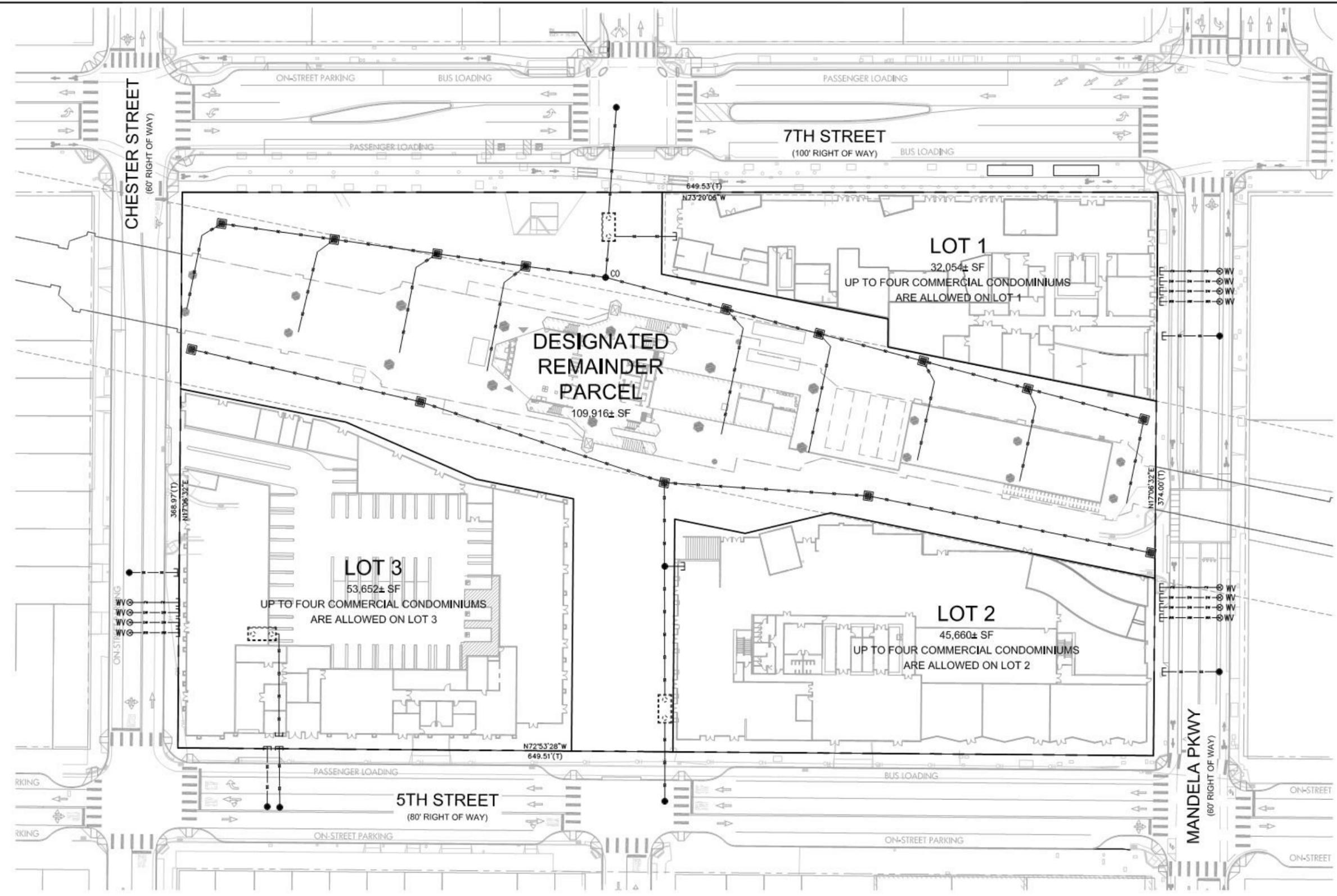
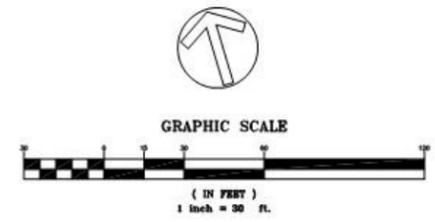
TENTATIVE
PARCEL MAP
C-1.01A

Revisions	No.	Date
AS SHOWN		04/06/2020
BY CC		
BY EC		
BY ES		
NO. 20180384		

TENTATIVE
PARCEL MAP
C-1.01B

DRAWING NAME: K:\2018\190384_WestOakland_BART_TOD_Survey\ENG\TENTATIVE PARCEL MAP\SHEETS\02\0201MPL.dwg
PLOT DATE: 04-06-20 PLOTTED BY: mitr

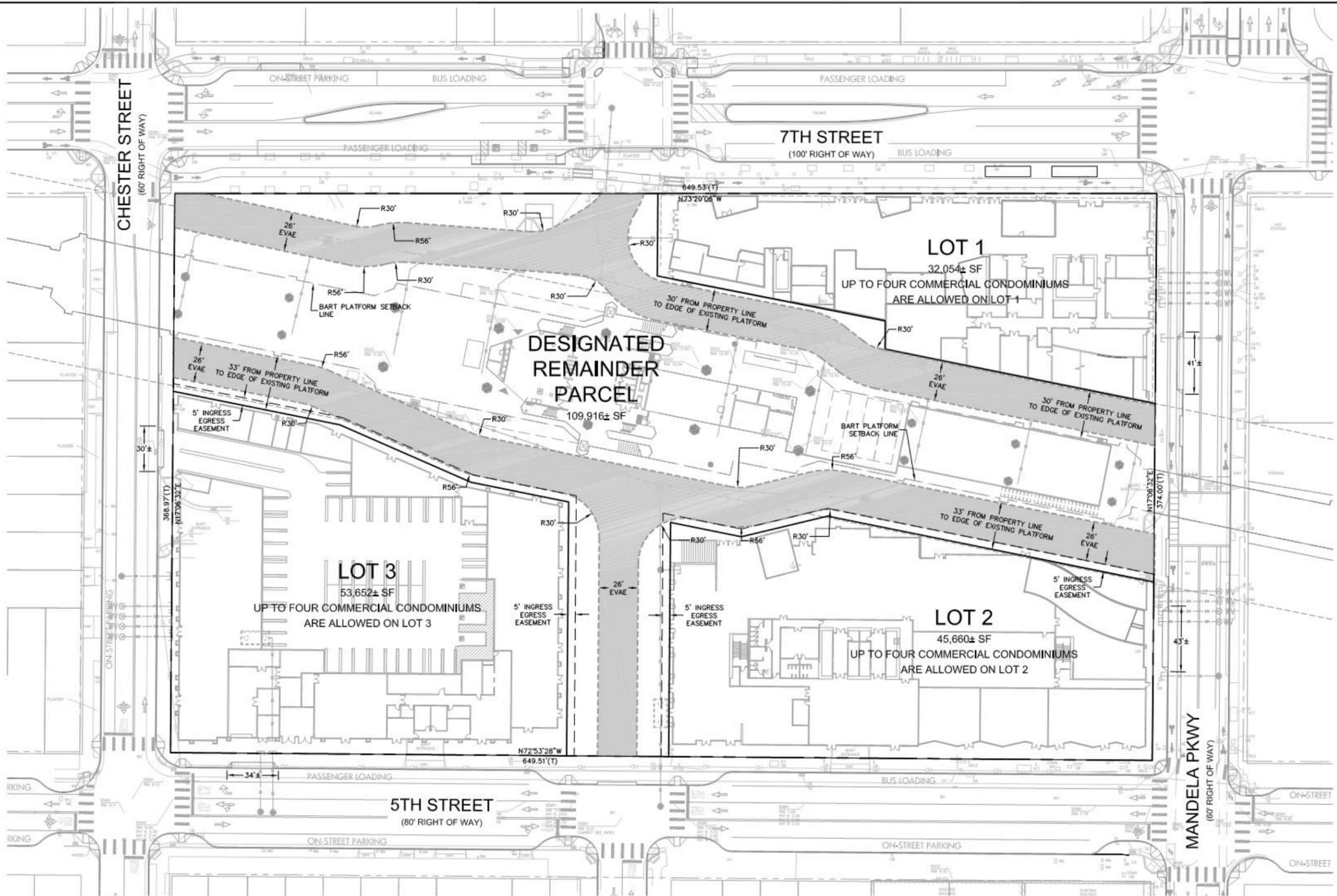
LEGEND
BOUNDARY LINE
PROPOSED PARCEL LINE



Revisions	No.	Date
AS SHOWN		04/06/2020
CC		
ES		
ES		
No. 20180384		

TENTATIVE
PARCEL MAP
C-1.01C

DRAWING NAME: K:\2018\190384_WestOak\ond_BART_TOD_Survey\ENG\TENTATIVE PARCEL MAP\SHEETS\050B01MEA.dwg
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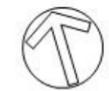
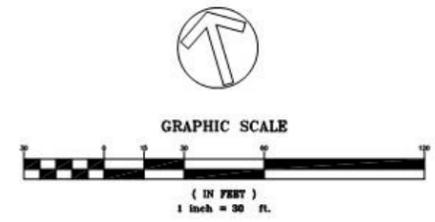


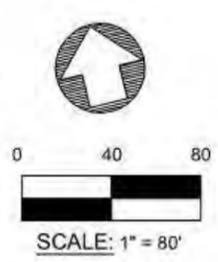
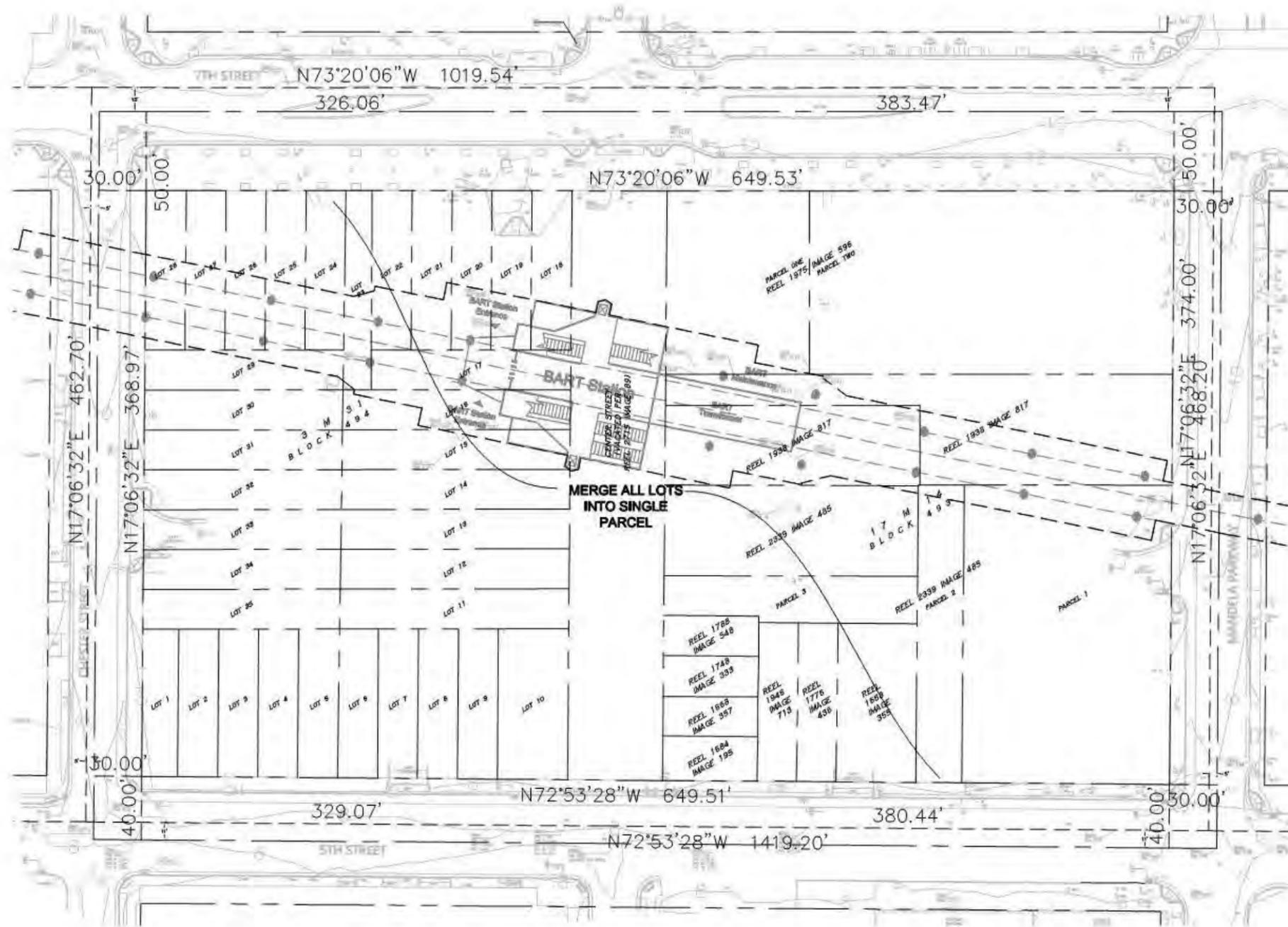
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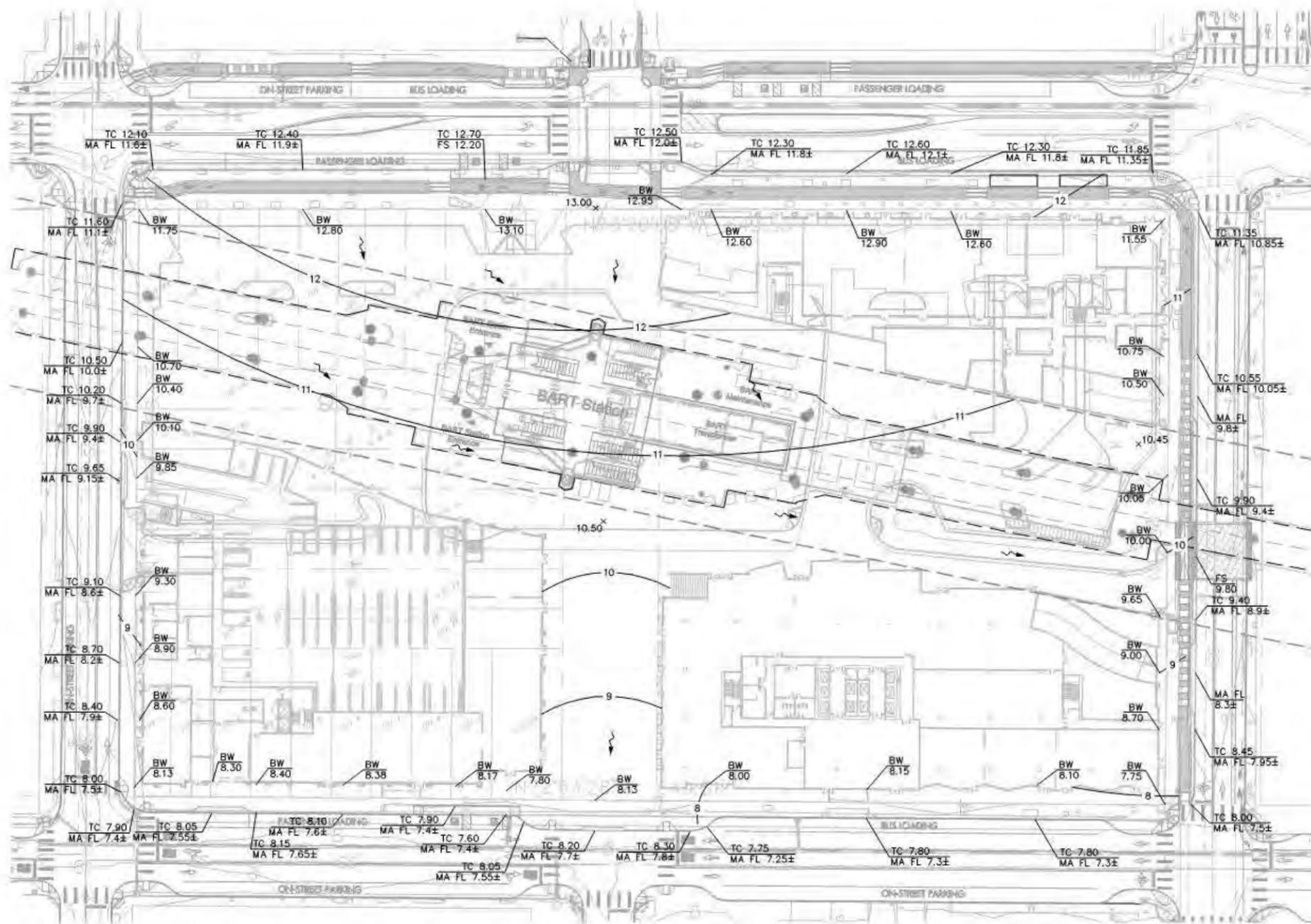
- PROPOSED EVAE
- BOUNDARY LINE
- PROPOSED PARCEL LINE



EMERGENCY VEHICLE ACCESS EASEMENT







ABBREVIATIONS:

FF	FINISHED FLOOR
FG	FINISHED GROUND
FS	FINISHED SURFACE
FL	FLOW LINE
MA	MATCH
TC	TOP OF CURB
TS	TOP OF STEP
TW	TOP OF WALL

LEGEND:

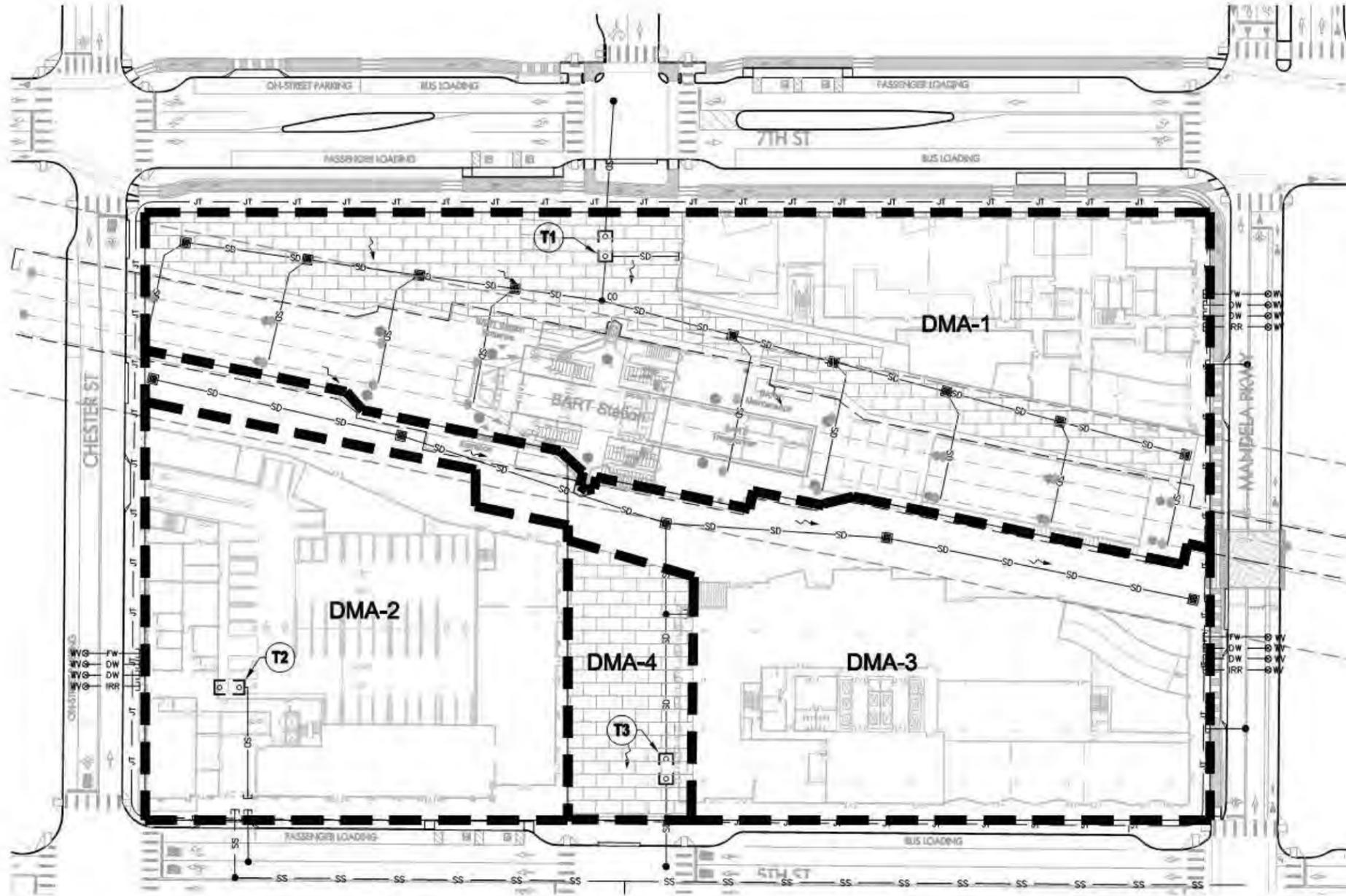
	DIRECTION OF PROPOSED DRAINAGE
	GRADE BREAK
	CONTOUR

GRADING NOTES:

1. TC ELEVATIONS ARE 6" ABOVE ADJACENT PAVEMENT FL ELEVATIONS, UNLESS OTHERWISE NOTED ON PLAN.

EARTHWORK SUMMARY:

TOTAL EXCAVATION: 51,303 CUBIC YARDS
 TOTAL FILL: 0 CUBIC YARDS
 TOTAL OFFHAUL: 51,303 CUBIC YARDS

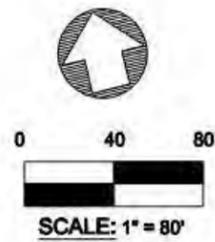


LEGEND:

- DRAINAGE MANAGEMENT AREA (DMA)
- PERMEABLE PAVING
- FILTER VAULT
SEE SHEET C3.01
- TREATMENT AREA LABEL

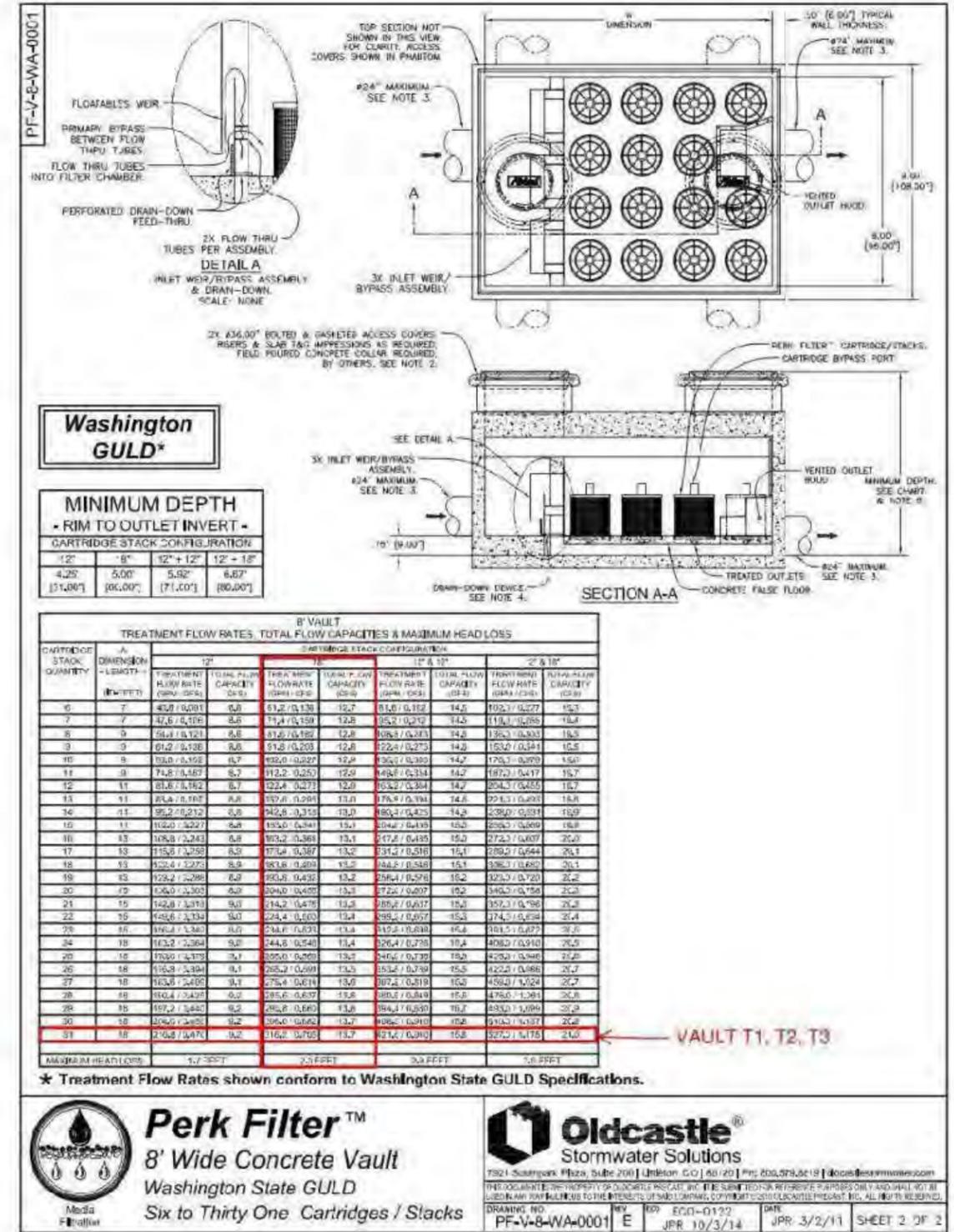
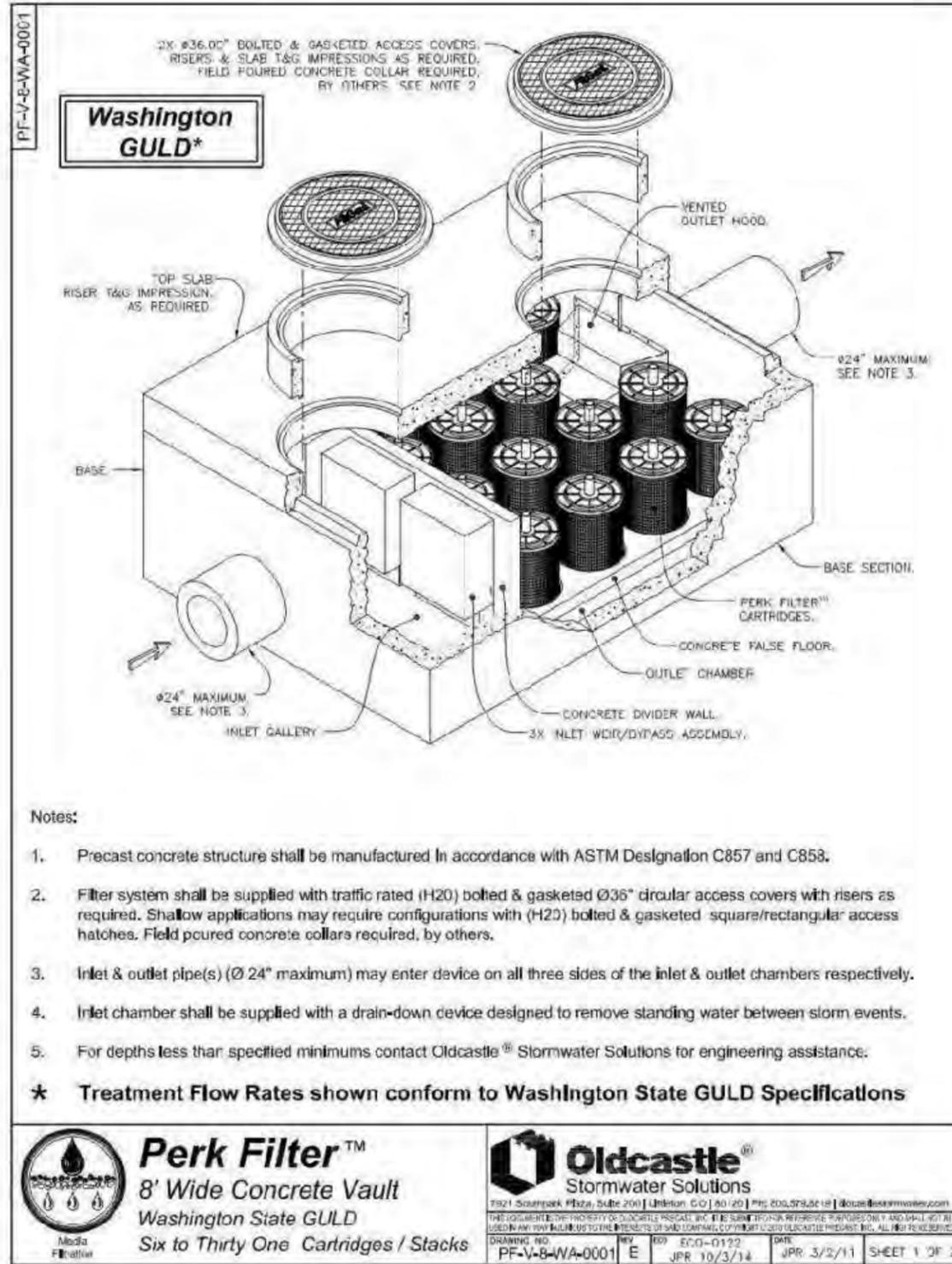
STORMWATER MANAGEMENT NOTES:

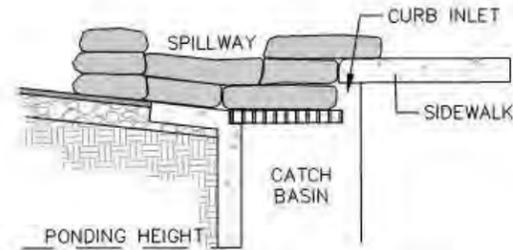
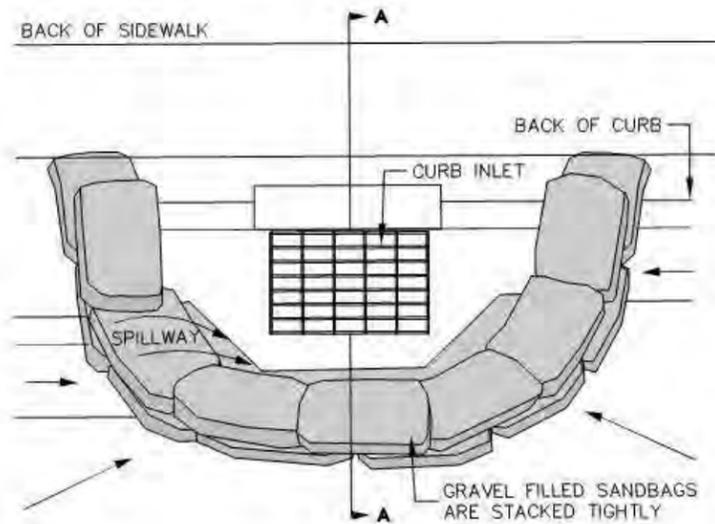
1. THE TREATMENT VAULTS WERE SELECTED BASED ON 243,131 SF OF IMPERVIOUS SURFACE AND A TREATMENT INTENSITY OF 0.2 IN/HR. SEE OLD CASTLE WASHINGTON GULD PF-V-8-WA-0001 PERK FILTER DETAIL ON SHEET C3.01. ALL FILTER VAULTS SHOWN ARE COMPRISED OF (31) - 18" CARTRIDGES.



TOTAL SITE AREA (SF)	TOTAL LAND AREA DISTURBED (SF)	TOTAL EXISTING/PRE-PROJECT IMPERVIOUS SURFACE (SF)	REPLACED IMPERVIOUS SURFACE (SF)	NEW IMPERVIOUS SURFACE (SF)	TOTAL POST-PROJECT IMPERVIOUS SURFACE (SF)
243,130	243,130	212,865	177,410	25,135	202,545

DMA	Impervious Area (SF)	Pervious Area (SF)	Treatment Type	Designated Treatment Area
1	74,600	28,445	Filter Vault	T1
2	58,278	0	Filter Vault	T2
3	69,667	0	Filter Vault	T3
4	0	12,140	Permeable Paving	T4



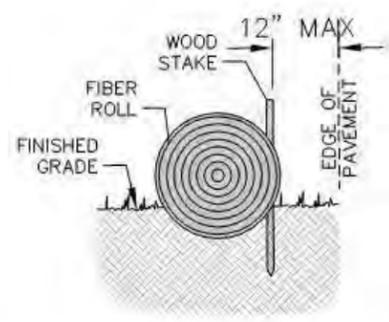


SECTION A-A

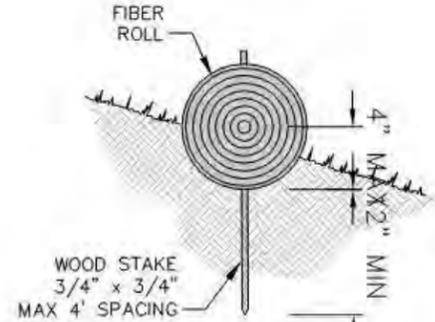
NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

① CURB INLET SEDIMENT BARRIER
NOT TO SCALE



ENTRENCHMENT DETAIL
IN FLAT AREA

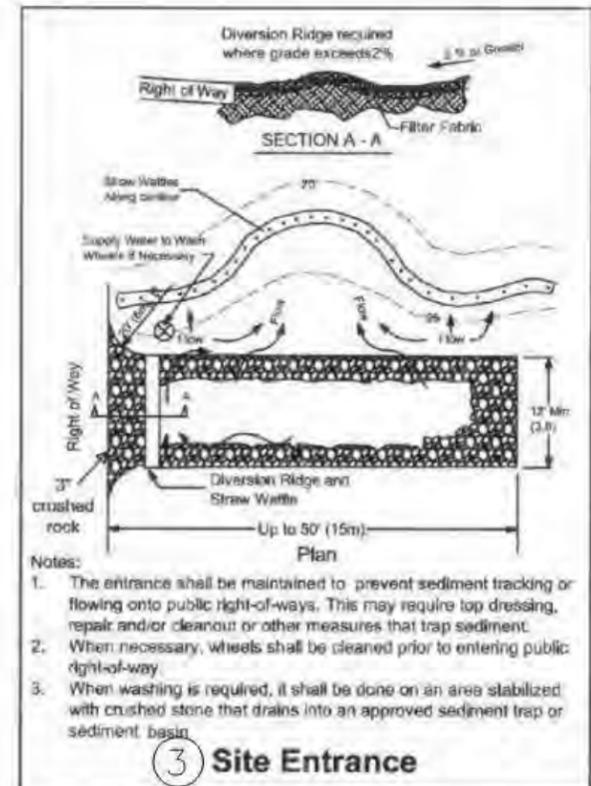


ENTRENCHMENT DETAIL
IN SLOPED AREA

NOTES

1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROXIMATELY 8" DIAMETER.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH; 2"-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

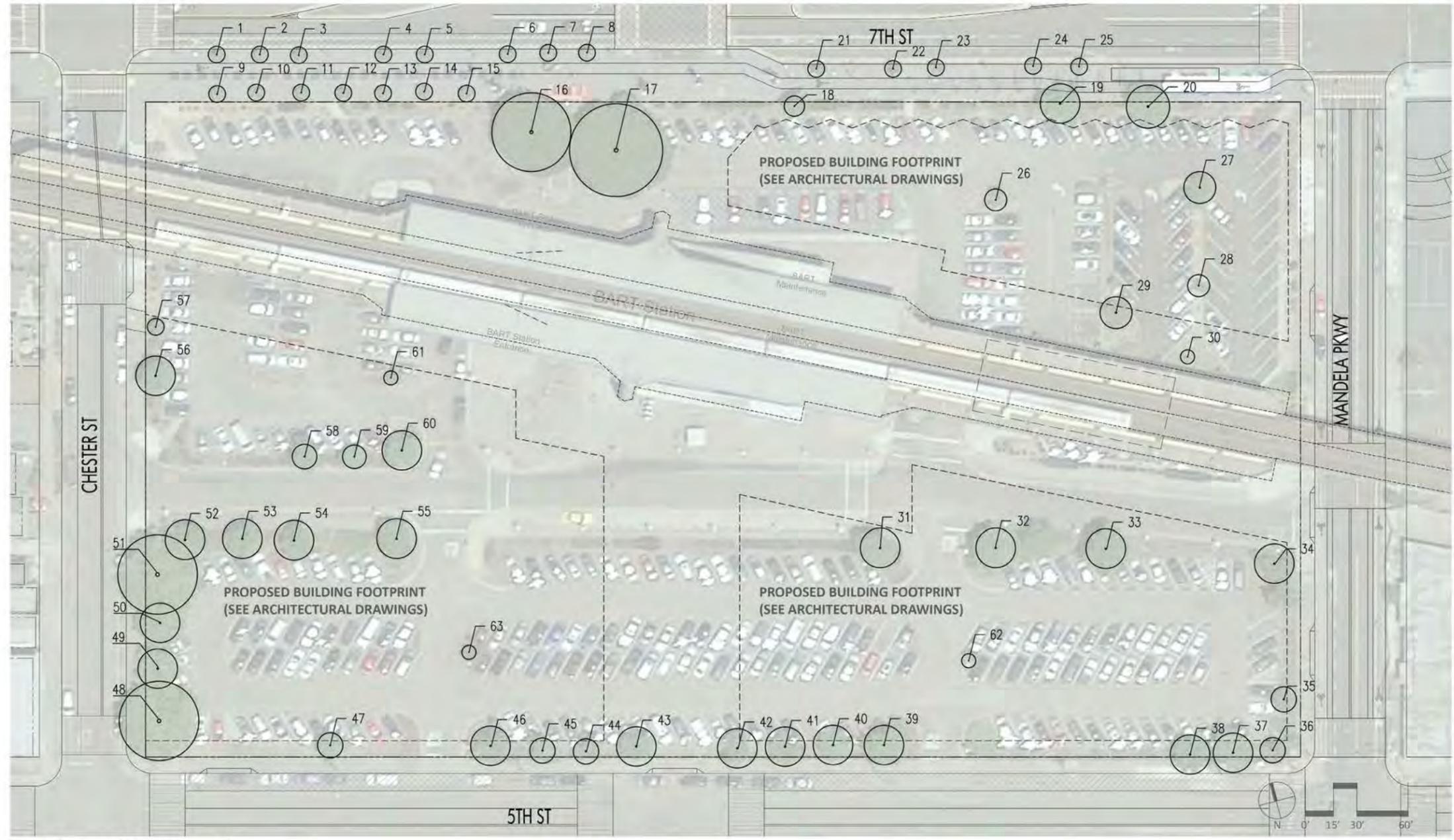
② FIBER ROLL
NOT TO SCALE



Notes:

1. The entrance shall be maintained to prevent sediment tracking or flowing onto public right-of-ways. This may require top dressing, repair and/or cleanout or other measures that trap sediment.
2. When necessary, wheels shall be cleaned prior to entering public right-of-way.
3. When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

③ Site Entrance



Trees Proposed for Removal

Key	Species	DBH (in)
1	Pistacia chinensis	4
2	Pistacia chinensis	4
3	Pistacia chinensis	4
4	Pistacia chinensis	3
5	Pistacia chinensis	5
6	Pistacia chinensis	4
7	Pistacia chinensis	4
8	Pistacia chinensis	4
9	Pistacia chinensis	4
10	Pistacia chinensis	4
11	Pistacia chinensis	4
12	Pistacia chinensis	4
13	Pistacia chinensis	4

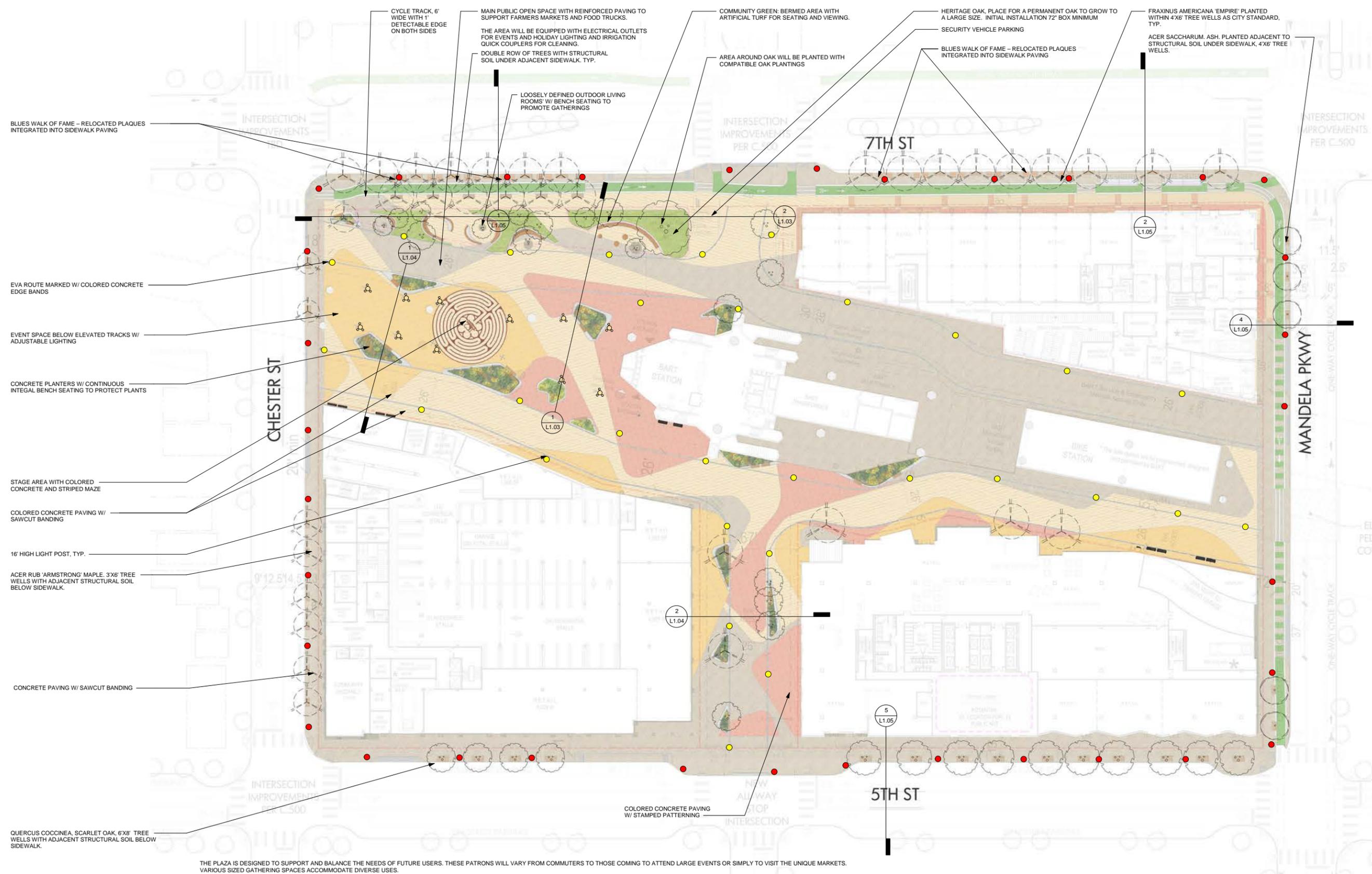
Key	Species	DBH (in)
14	Pistacia chinensis	4
15	Pistacia chinensis	4
16	Pinus pinea	36
17	Pinus pinea	32
18	Liriodendron tulipifera	9
19	Liriodendron tulipifera	11
20	Liriodendron tulipifera	13
21	Pistacia chinensis	4
22	Pistacia chinensis	4
23	Pistacia chinensis	4
24	Pistacia chinensis	4
25	Pistacia chinensis	5
26	Maytenus boaria	7

Key	Species	DBH (in)
27	Maytenus boaria	12
28	Maytenus boaria	5
29	Maytenus boaria	16
30	Maytenus boaria	2
31	Liriodendron tulipifera	13
32	Liriodendron tulipifera	11
33	Liriodendron tulipifera	13
34	Liriodendron tulipifera	11
35	Liriodendron tulipifera	9
36	Liriodendron tulipifera	12
37	Liriodendron tulipifera	11
38	Liriodendron tulipifera	10
39	Liriodendron tulipifera	11

Key	Species	DBH (in)
40	Liriodendron tulipifera	9
41	Liriodendron tulipifera	10
42	Liriodendron tulipifera	10
43	Liriodendron tulipifera	9
44	Liriodendron tulipifera	7
45	Liriodendron tulipifera	8
46	Liriodendron tulipifera	8
47	Liriodendron tulipifera	9
48	Platanus X acerifolia	18
49	Platanus X acerifolia	10
50	Platanus X acerifolia	10
51	Platanus X acerifolia	17
52	Liriodendron tulipifera	12

Key	Species	DBH (in)
53	Liriodendron tulipifera	8
54	Liriodendron tulipifera	9
55	Liriodendron tulipifera	8
56	Liriodendron tulipifera	10
57	Liriodendron tulipifera	5
58	Liriodendron tulipifera	8
59	Liriodendron tulipifera	7
60	Liriodendron tulipifera	9
61	Maytenus boaria	5
62	Maytenus boaria	5
63	Maytenus boaria	7

Bolded trees are protected trees.



THE PLAZA IS DESIGNED TO SUPPORT AND BALANCE THE NEEDS OF FUTURE USERS. THESE PATRONS WILL VARY FROM COMMUTERS TO THOSE COMING TO ATTEND LARGE EVENTS OR SIMPLY TO VISIT THE UNIQUE MARKETS. VARIOUS SIZED GATHERING SPACES ACCOMMODATE DIVERSE USES.

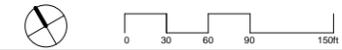
IRRIGATION METHOD & WATER EFFICIENT LANDSCAPE ORDINANCE

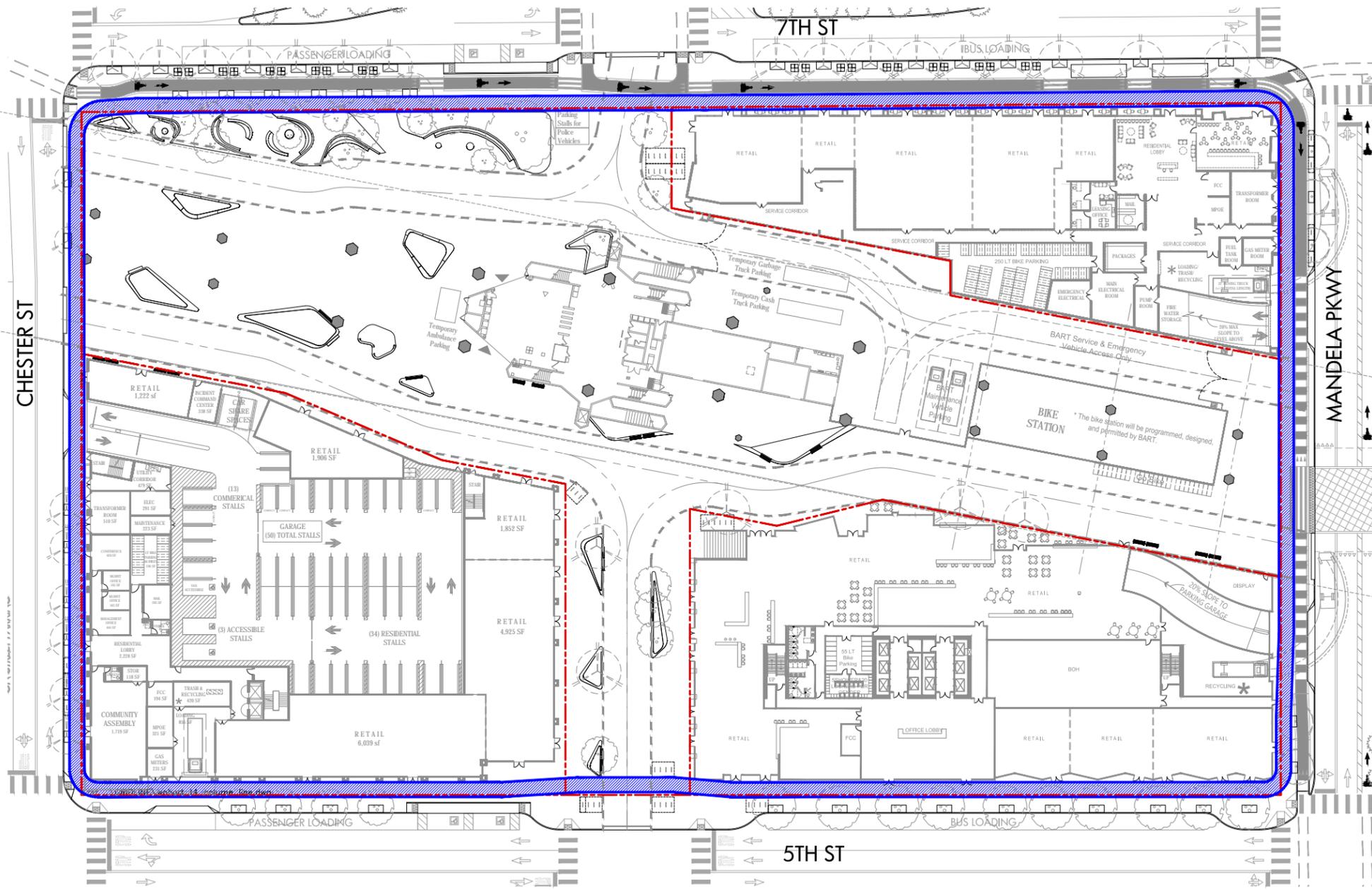
- IRRIGATION SYSTEM WILL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS TO BE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT.
- THE SYSTEM WILL BE DRIPLINE IRRIGATION AS APPROPRIATE TO PLANT TYPE, EXPOSURE AND SLOPE CONDITIONS.
- CONTROL OF THE SYSTEM WILL BE VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.
- THE SYSTEM WILL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
- THE LANDSCAPE IS OVER 500 SQUARE FEET OF NEW LANDSCAPING AND WILL THEREFORE MEET THE REQUIREMENTS OF THE WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO): [HTTPS://WATER.CA.GOV/LEGACYFILES/WATERUSEEFFICIENCY/LANDSCAPEORDINANCE/DOCS/TITLE%2023%20EXTRACT%20-%20200FFICIAL%20CCR%20PAGES.PDF](https://water.ca.gov/legacyfiles/wateruseefficiency/landscapeordinance/docs/title%2023%20extract%20-%20200FFICIAL%20CCR%20PAGES.PDF)

WEST OAKLAND STATION CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STRATEGIES

- AREA LIGHTING:**
- ALL LOADING, UNLOADING, KISS AND RIDE, DROP OFF, PICK UP AREAS WILL BE LIT TO 5 CANDLE FOOT. SIDEWALKS AROUND THE SITE WILL BE LIT TO 1.25 CANDLE FOOT (CITY STANDARD), BIKE LOCKER AREAS WILL BE LIT TO 10 CANDLE FOOT, AND EXTERIOR PATRON WAITING AREAS OUTSIDE THE BART FAIR GATES WILL BE LIT TO 10 CANDLE FOOT. SEE SHEET L1.07 FOR MORE DETAIL REGARDING THE LOCATION OF THESE AREAS.
 - POLE LIGHTS ARE KEPT 20' CLEAR OF TREES AND LANDSCAPING. LIGHT POLES ARE LESS THAN 22' HIGH. OTHER LIGHTS WILL BE MOUNTED ON BUILDING, ON BOLLARDS OR ALONG OVERHEAD WIRES (<20' HIGH).
 - THE LIGHTING WILL USE A FULL COLOR INDEX IN ORDER TO BETTER DISTINGUISH FORM AND MOVEMENT.
- AREA PLANTING:**
- PLANTINGS, INCLUDING THE RAISED PLANTERS AND BERMS THEY ARE IN, WILL NOT EXCEED 36" IN HEIGHT. TREES WILL BE LIMBED UP TO 7' HIGH. THE INTENTION IS TO AVOID BLIND SPOTS CAUSED BY HIGH PLANTS AND PLANTERS. TREES WILL BE THE TYPE THAT RETAIN A THIN TRUNK AS THEY GROW AND MATURE. THE TREE CANOPIES WILL NOT BE OVERLY DENSE AND WILL ALLOW LIGHT IN FROM ABOVE.

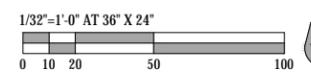
- AREA SITE FURNISHINGS:**
- SITE FURNISHINGS, EARTH FORMS, AND ARTWORK WILL BE DESIGNED NOT TO OBSCURE VISIBILITY. BENCHES HAVE SEPARATORS/ARMRESTS, SO THEY ARE USED FOR SITTING ONLY. PLANTER BOXES AND LANDSCAPE WALLS WILL HAVE GROOVES OR ELEMENTS TO DETER SKATEBOARDERS. FENCES ARE DESIGNED TO RESIST TEMPERING AND CLIMBING.
- AREA SIGNAGE:**
- DIRECTIONAL AND WAYFINDING SIGNAGE WILL BE PLACED AT APPROPRIATE LOCATIONS TO HELP DIRECT THE VISITOR TO THEIR DESTINATION.
- SURVEILLANCE CAMERAS:**
- A SERIES OF SURVEILLANCE CAMERAS WILL BE PLACED TO COVER THE ENTIRE SITE. THESE CAMERAS WILL COMPLY WITH BART FACILITY STANDARDS.

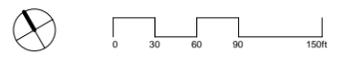
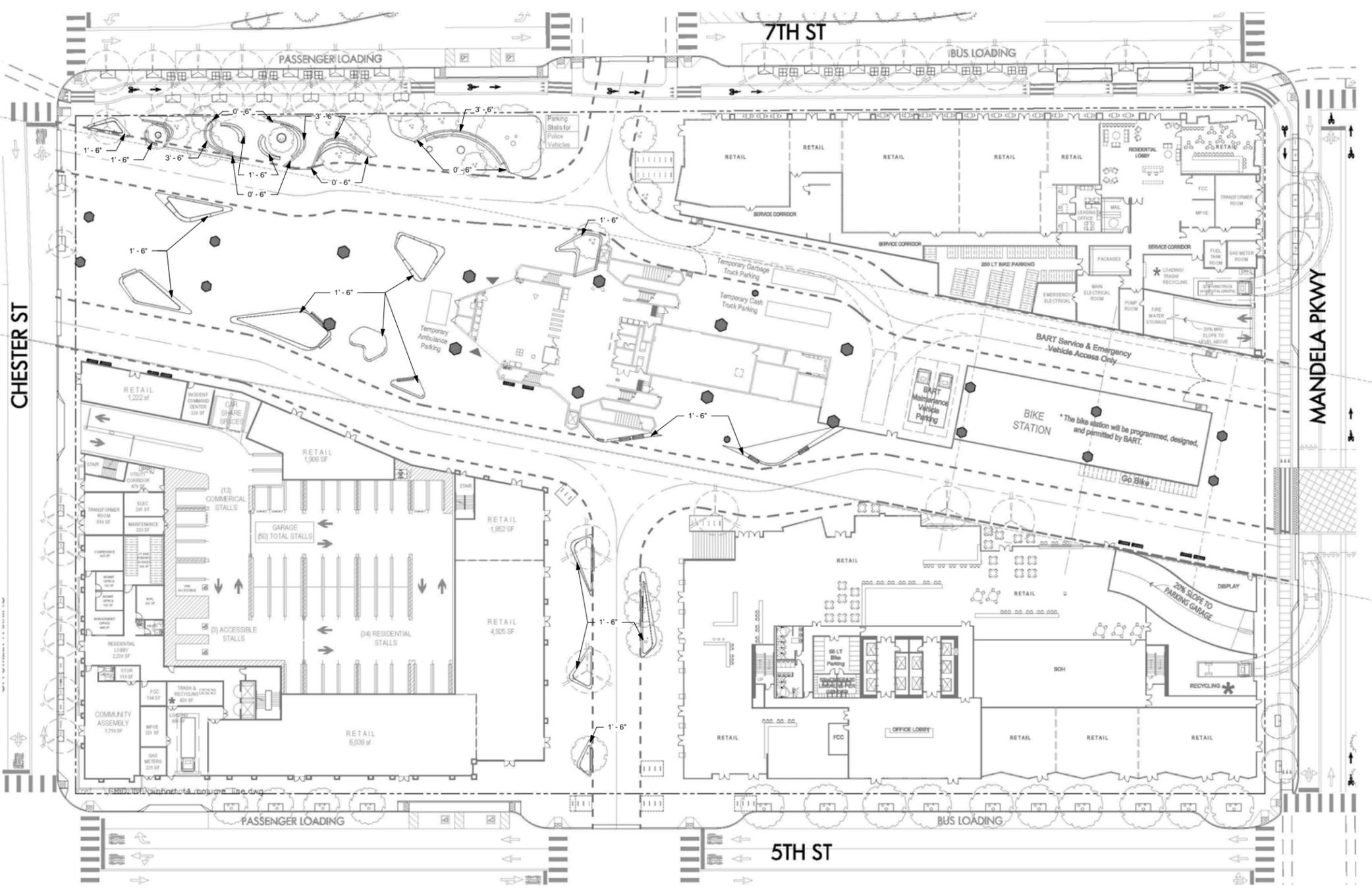




LEGEND

-  8' CLEAR ZONE FOR PEDESTRIAN
-  PROPERTY LINE



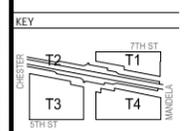


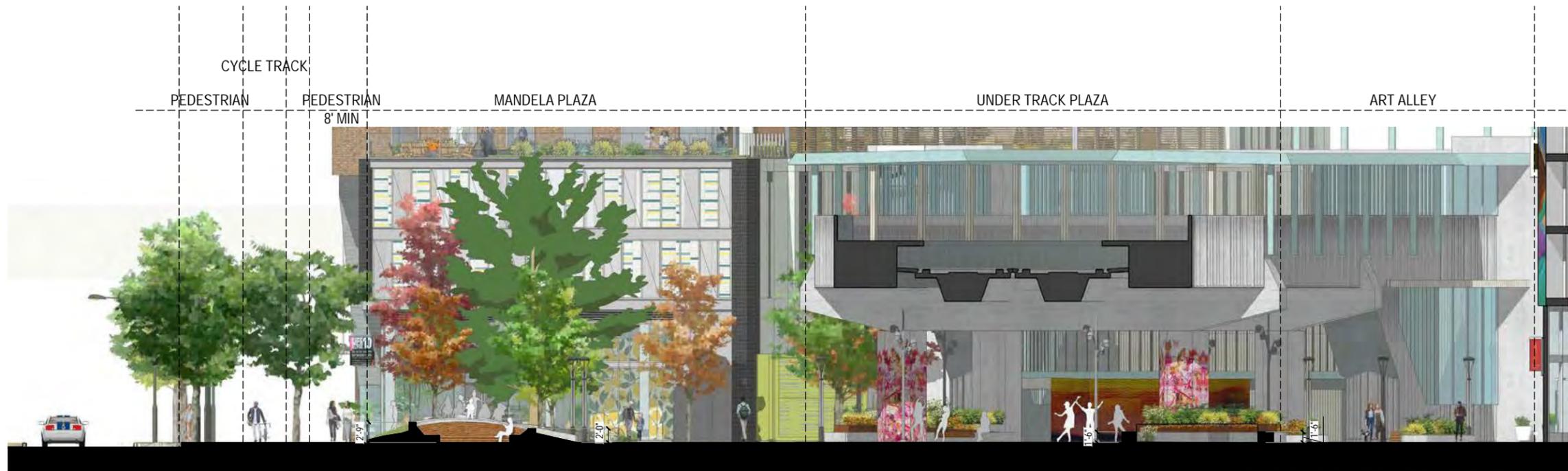


1 SECTION 1
L1.03 1/16" = 1'-0"

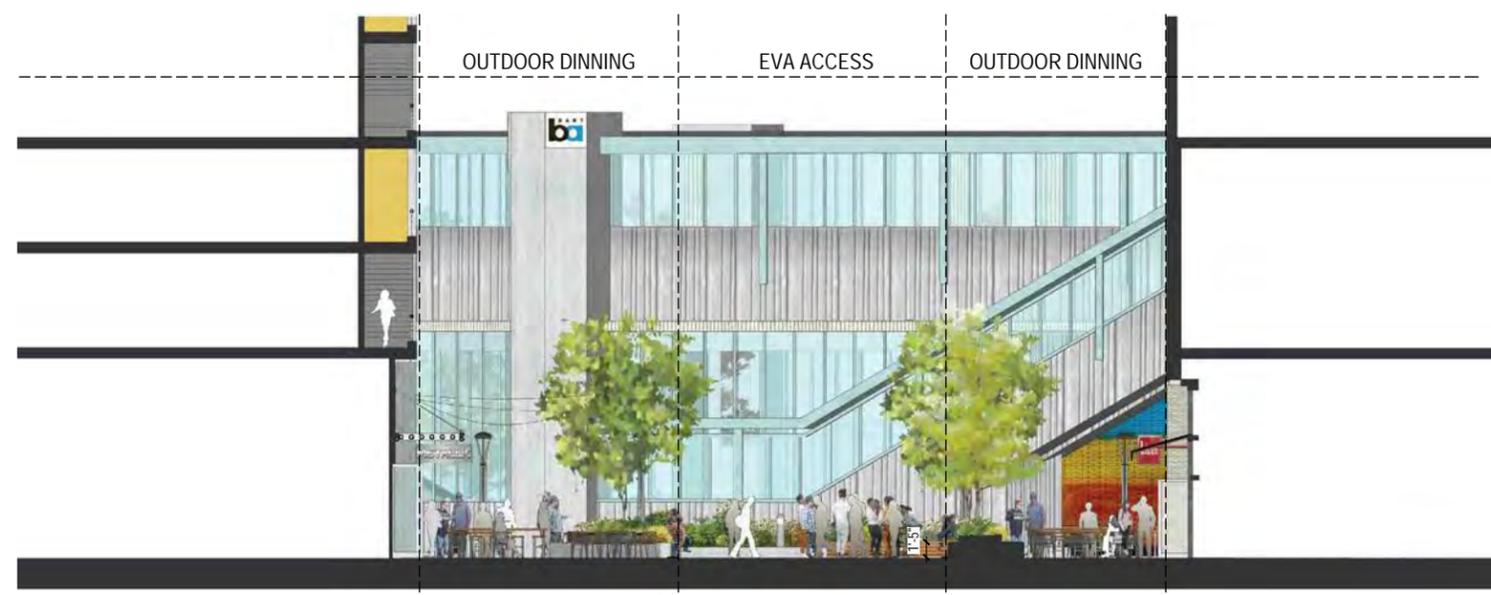


2 SECTION 2
L1.03 1/16" = 1'-0"



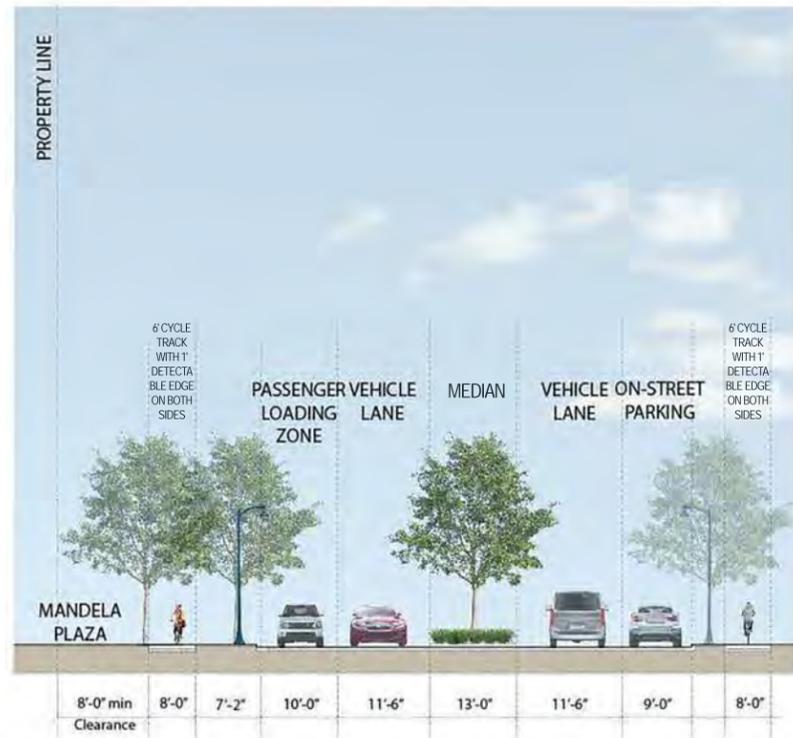


1 SECTION 3
L1.04 1/16" = 1'-0"

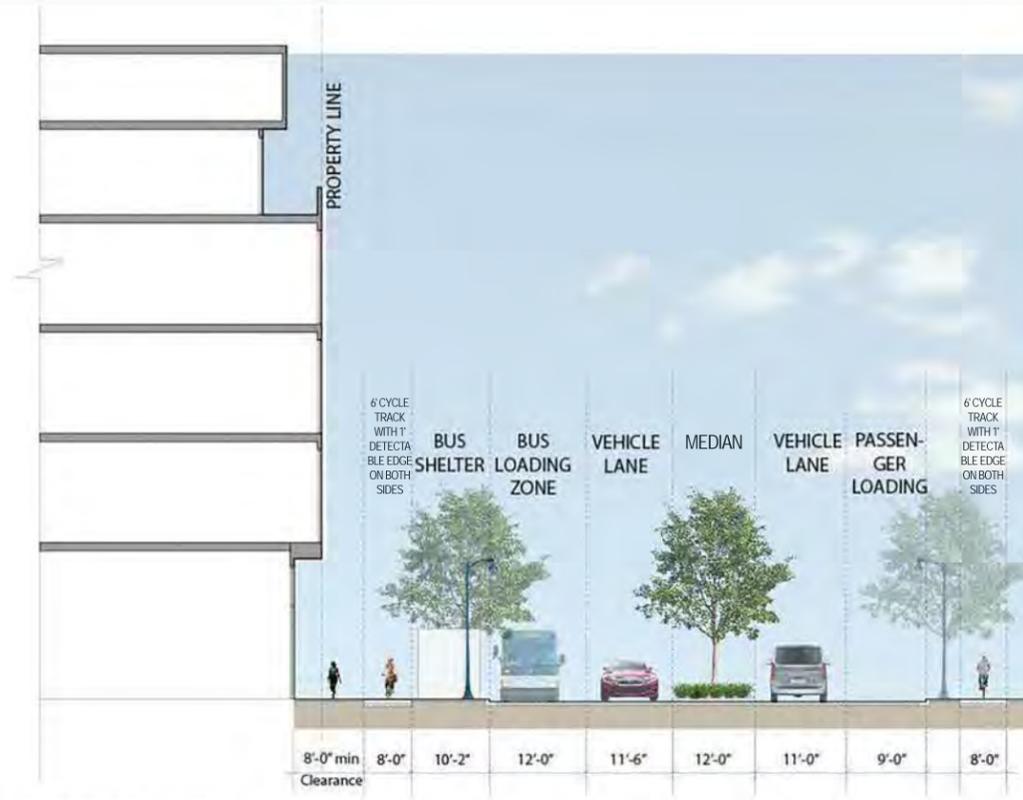


2 SECTION 4
L1.04 1/16" = 1'-0"

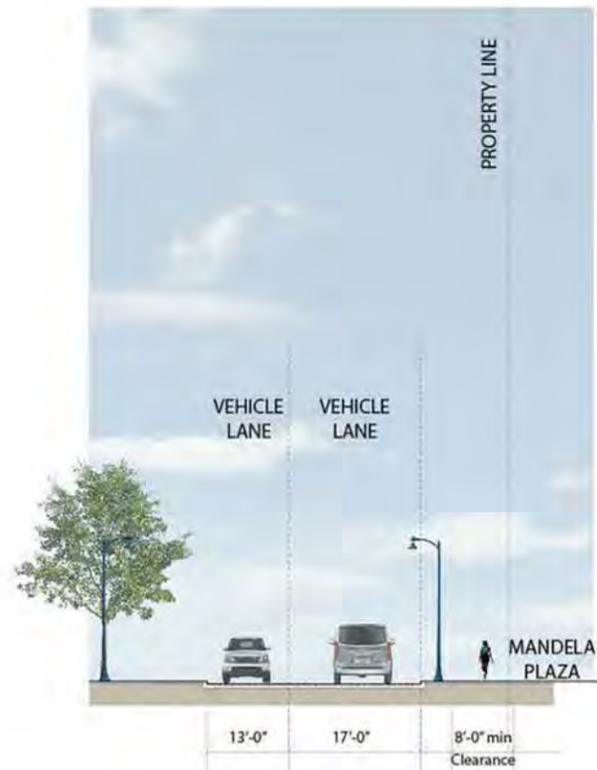




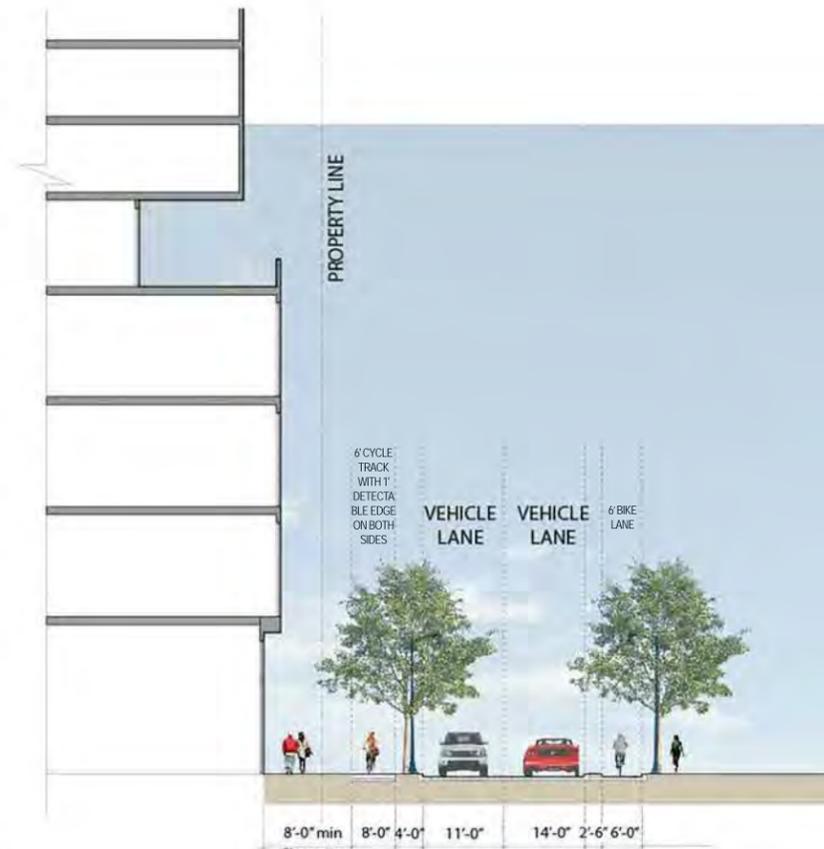
1 7TH STREET WEST SECTION
1" = 20'-0"



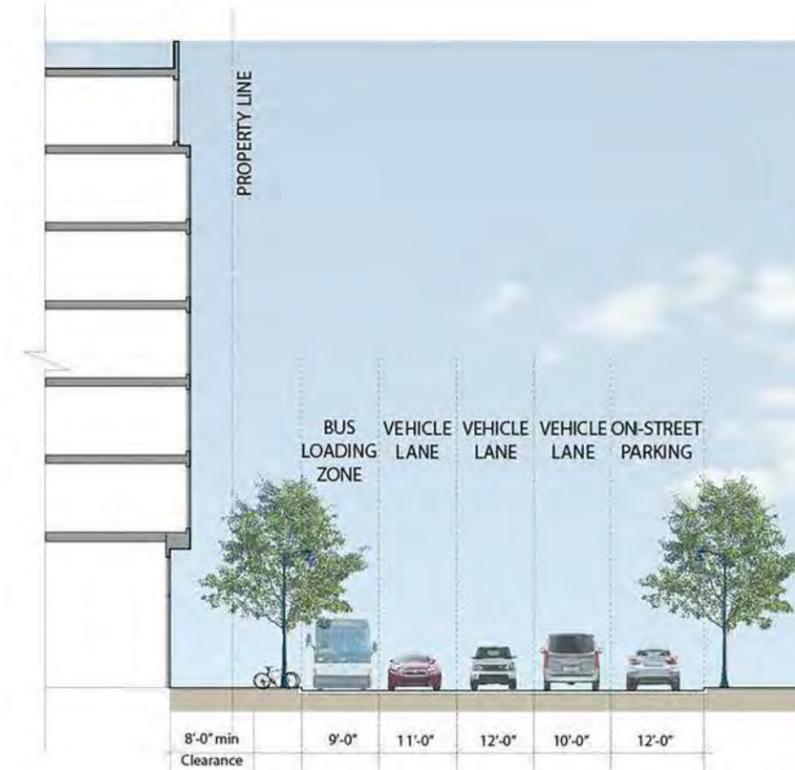
2 7TH STREET EAST SECTION
1" = 20'-0"



3 CHESTER STREET SECTION
1" = 20'-0"



4 MANDELA PKWY SECTION
1" = 20'-0"



5 5TH STREET SECTION
1" = 20'-0"

OWNER



BUILDING T1
FDP PACKAGE

PROJECT

WEST OAKLAND BART
1451 7th St, Oakland, CA 94607

ARCHITECT



PROJECT TEAM

817 BROWERS
1000 BROADWAY
SUITE 400
WALKERS FORK
CA 94609
(510) 540-2200

POA DESIGN
1111 17th Street
Oakland
CA 94612
(510) 460-5255

STOK
948 ROUTE 1
San Anselmo
CA 94961
(415) 257-1100

BKF 100

stok

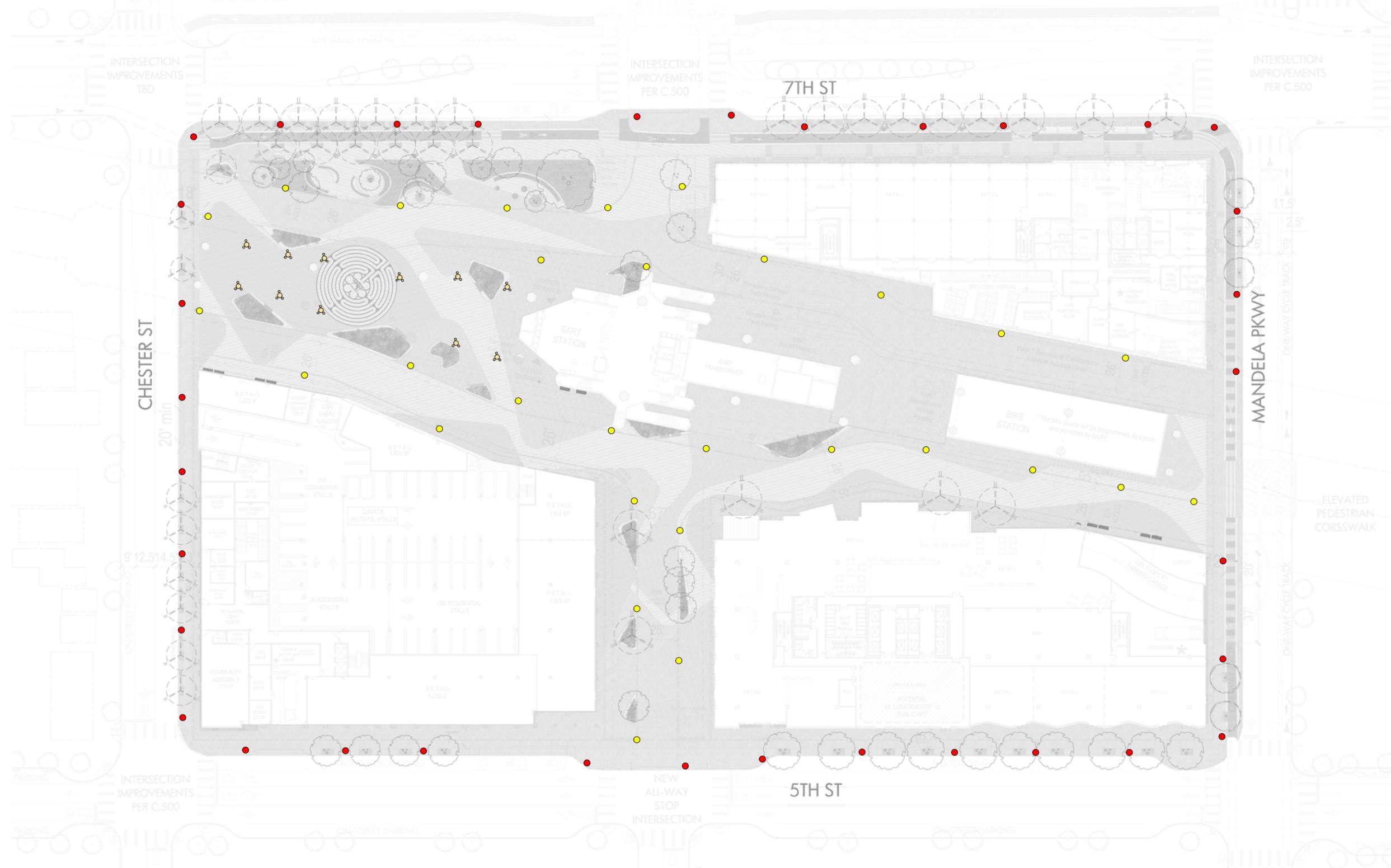
STAMP

KEY

PROJECT: WB-153-WO-BART
DATE: 06/04/20
SCALE: 1" = 20'-0"

TITLE: STREET SECTIONS

SHEET: L1.05



LEGEND - LIGHTING PLAN

- AREA LIGHTS FOR PLAZA
- AREA LIGHTS WITH MULTIPLE HEADS FOR EVENT PLAZA
- STREET LIGHTS AS CITY REQUIRED



OWNER
 HENSEL PHELPS
 suda
 BUILDING T1
 FDP PACKAGE
 PROJECT
WEST OAKLAND BART
 1451 7th St, Oakland, CA 94607
 ARCHITECT
 jrdv ARCHITECTS
 PROJECT TEAM
 BKF ENGINEERS
 PGA DESIGN
 STOK
 STAMP
 KEY
 PROJ #: 168-153 WO BART
 DATE: 03/26/20
 SCALE: 1"=60' - 0"
 TITLE: **LIGHTING PLAN**
 SHEET: **L1.06**



PLANTING LEGEND

PLANTING ZONE 1: MANDELA PLAZA ENTRY

- CAREX DIVULSA
- NANDINA DOMESTICA ALBA 'LEMON-LIME'
- BERBERIS 'ORANGE ROCKET'
- IRIS DOUGLASIANA 'CANYON SNOW'
- MUHLENBERGIA DUBIA 'PINE MUHLY'
- PITTOSPORUM TOBIRA 'MOJO'
- PHORMIUM 'YELLOW WAVE'
- CORDYLINE 'DESIGN-A LINE'
- DIGIPLEXIS ILLUMINATION 'APRICOT'

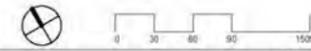
PLANTING ZONE 2: SHADE TOLERANT PLANTS BELOW BART TRACKS

- MAHONIA 'SOFT CARESS'
- MUHLENBERGIA DUBIA 'PINE MUHLY'
- BLECHNUM SPICANT 'DEER FERN'
- HELLEBORUS ARGUTIFOLIUS
- WOODWARDIA FIMBRIATA 'GIANT CHAIN FERN'
- CORDYLINE 'DESIGN-A LINE'
- EUPHORBIA CHARACIAS SSP.
- PHORMIUM 'YELLOW WAVE'

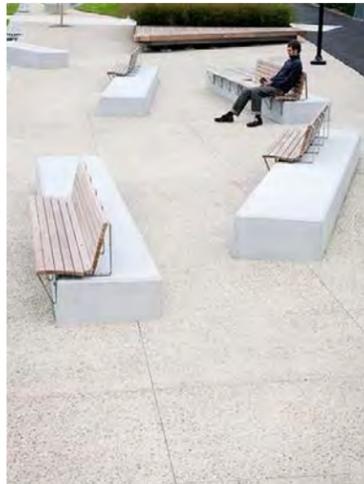
PLANTING ZONE 3: SOUTH FACING ALLEY

- CAREX DIVULSA
- MUHLENBERGIA DUBIA 'PINE MUHLY'
- IRIS DOUGLASIANA 'CANYON SNOW'
- MONARDELLA VILLOSA 'RUSSIAN RIVER'
- SALVIA SPATHACEA 'HUMMINGBIRD SAGE'
- SALVIA 'DARA'S CHOICE'

PLEASE SEE RELATED IMAGES ON THE NEXT PAGE



CAST-IN-PLACE CONCRETE PAVING



COLORED C.I.P w/ SAWCUT BANDING



COLORED C.I.P w/ SAWCUT BANDING



C.I.P w/ SAWCUT BANDING

NOTE: ALL PAVING SHALL BE ADA COMPLIANT AND MINIMIZE UNDULATING AFFECTS WHEN TRAVELING OVER SURFACE

PLANTER WALL



POUR-IN-PLACE CONCRETE WITH SACK FINISH

SITE FEATURES



SLOPED TURF



EVENT PLAZA

SITE FURNITURES



BENCH: MODEL: NEW STANDARD BENCH, MANUFACTURER: STREETLIFE, TEL: 215.247.0148, WEBSITE: <https://www.streetlife.nl/us>



BIKE RACK: MODEL: BOLA BIKE RACK, MANUFACTURER: LANDSCAPEFORMS, TEL: 800.430.6209, WEBSITE: <https://www.landscapeforms.com/en-US>



TRASH BIN: MODEL: CHASE PARK LITTER, MANUFACTURER: LANDSCAPEFORMS, WEBSITE: <https://www.landscapeforms.com/en-US>



PICNIC TABLE SET: MODEL: GRETCHEN PICNIC TABLE, ADA COMPLAINT STYLE, MANUFACTURER: LANDSCAPE FORMS, TELEPHONE: 800.430.6209, WEBSITE: WWW.LANDSCAPEFORMS.COM



DINING TABLE & CHAIR SET: 21 CHAIR WITH ARMS BY LANDSCAPE FORMS, 4 CHAIRS PER TABLE, CATENA TABLE, 48" DIAMETER, NO UMBRELLA HOLE, ADA COMPLAINT QUAD SUPPORT LEGS, ADJUSTABLE GLUDES. FINISH: LANDSCAPE FORMS PROPRIETARY PANGARD II® POLYESTER POWDERCOAT COLOR: TBD FROM MANUFACTURER'S STANDARD PALETTE MANUFACTURER: LANDSCAPE FORMS, TELEPHONE: 800.430.6209, WEBSITE: WWW.LANDSCAPEFORMS.COM



Domus Luminaire



Manufacturer(s): Lumec

Catalog #: DM550-HPS-SC3M-SMB-SCITX (Large Domus)
DOSHPS-SG3-SMB-SCITX-LMS (Small Domus)

Photometric File: 5010532.ies (Domus DMS50, 200-250W)
5020607.ies (Domus DOS, 35-150W)

Application: Domus DMS50 - Arterial and/or collector street lighting
Domus DOS - Residential street lighting and/or sidewalk side pedestrian lighting

Lamp Type: 35W, 100W, 150W, 250W HPS

Optical System: Type III

Ballast Voltage: Multi-tap 120/240V

Color: Teal Green only

Special Requirements:

Luminaire Cost: \$\$\$

As shown: Domus DOS luminaire w/ 3' arm on 16' octagonal pole.
Color: Teal Green
Location: Coliseum Gardens



Page 19 of 71



PLAZA LIGHTS



landscape

landscape

ALCOTT AREA LIGHT



The Alcott Area Light is a contemporary interpretation of a traditional lantern. Its gently curved arms are topped by a compact energy-efficient LED luminaire housed in a clear, cylindrical lens. Features include a cast aluminum body with multiple angles and wide directional lighting, including light pole-top and recessed lighting.

General Description

- Offers a 3' standard mounting height (10', 14', and 18')
- Asymmetrical 2nd order optical distribution lens available
- Available in multiple and various finishes including:
- Matte silver, bronze, powder-coated white, or a combination
- Zero voltage, intermediate, full, day approved
- UL Listed suitable for wet locations

Electrical

Surge protected 120V/277V 50/60 Hz, Class 2 electronic relay-protected LED luminaire with aluminum ballast enclosure suitable for wet locations. Alcott area luminaire and fully assembled.

Alcott Type 3

Type 3 Distribution Structure Housing, LED luminaire and ballast are cast aluminum. pole is aluminum extrusion. Lamp: 90' (200-250W), 100' (300W), 150' (400W), 200' (500W). Drive Current: 350mA. Optic: ASB30 (30°). Lens: EPW Lens Acrylic®. Power Supply: 100V/277V. LED Driver: 100V/277V. Dimensions: 6' Dia. 30" Height. 30" Dia. 30" Height. IP Rating: IP65 for LED luminaire.

Alcott Type 5

Type 5 Distribution Structure Housing, LED luminaire and ballast are cast aluminum. pole is aluminum extrusion. Lamp: 90' (200-250W), 100' (300W), 150' (400W), 200' (500W). Drive Current: 350mA. Optic: ASB30 (30°). Lens: EPW Lens Acrylic®. Power Supply: 100V/277V. LED Driver: 100V/277V. Dimensions: 6' Dia. 30" Height. 30" Dia. 30" Height. IP Rating: IP65 for LED luminaire.



ALCOTT AREA LIGHT



Finish: Matte Silver, Bronze, Powder Coated White, or a combination of finishes. Contact your local Luminaire distributor for more information.

To Order

Specific Product Data: Drive Current, Pole Temperature, Head Height, Mounting Height, and Pole Diameter.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AG (Alcott)	DMS 50 (400W LED, Type 3)	350mA	40K (4000K)	120V (120-277VAC)	12' (1440")
	DMS 50 (150W LED, Type 3)	350mA	30K (3000K)	120V (120-277VAC)	14' (1680")
	DMS 50 (150W LED, Type 5)	350mA	30K (3000K)	120V (120-277VAC)	18' (2160")

Product Modifications

Contact your local distributor for more information. Contact your local distributor for more information.

Warranty

1 Year Limited Warranty. Luminaire and ballast are covered by a 1-year limited warranty.

Other

UL Listed, ETL Listed, CE Marked, and FCC Approved.



For more information, visit www.luminaire.com. Specifications are subject to change without notice.



OVERHEAD CABLE LIGHTS

Luminaire LED Technology

LED Driver
LEDs are driven by a fully protected, precision current-regulated LED driver. Driver includes a 0-ohm jumper to 30V, meets the requirements of IEC 60950-1 and IEC 60747-11.

Surge Protection
The luminaire is protected against surge damage through a surge protector that is electrically surge up to 25kA.

Power Cord
Power cables are protected by a fully protected, precision current-regulated LED driver. Driver includes a 0-ohm jumper to 30V, meets the requirements of IEC 60950-1 and IEC 60747-11.

3 Year Limited LED Luminaire Warranty
Luminaire LED luminaire technology is the original guarantee that the luminaire LED luminaire should be free from defects in material or workmanship for up to 3 years from date of shipment. This limited warranty covers the LED array and LED array when installed into approved luminaire for luminaire use. See www.luminaire.com for details.

selux

Listings and Ratings Luminaire listed to UL and IEC standards. LED's tested to UL 887 standard.

Luminaire suitable for ambient temperatures from 40°C (104°F) maximum to -40°C (-40°F) minimum.

UL Listed (in UL, CSA)

Visit www.selux.com for our LED End of Life recycling policy.

UZA-20001

Construction
Aluminum. Anodized aluminum. Material: 6061-T6 aluminum. Finish: Anodized aluminum. Mounting: Surface mount. Dimensions: 10" Dia. 10" Height. 10" Dia. 10" Height.

Adjustable surface spotlight family.
Conical, stylish spotlight range with a wealth of options and accessories.

Adjustable surface spotlight family.
Conical, stylish spotlight range with a wealth of options and accessories.

Adjustable surface spotlight family.
Conical, stylish spotlight range with a wealth of options and accessories.



OWNER: **HEC** HENSEL PHELPS

ARCHITECT: **suda** SUDA ARCHITECTS

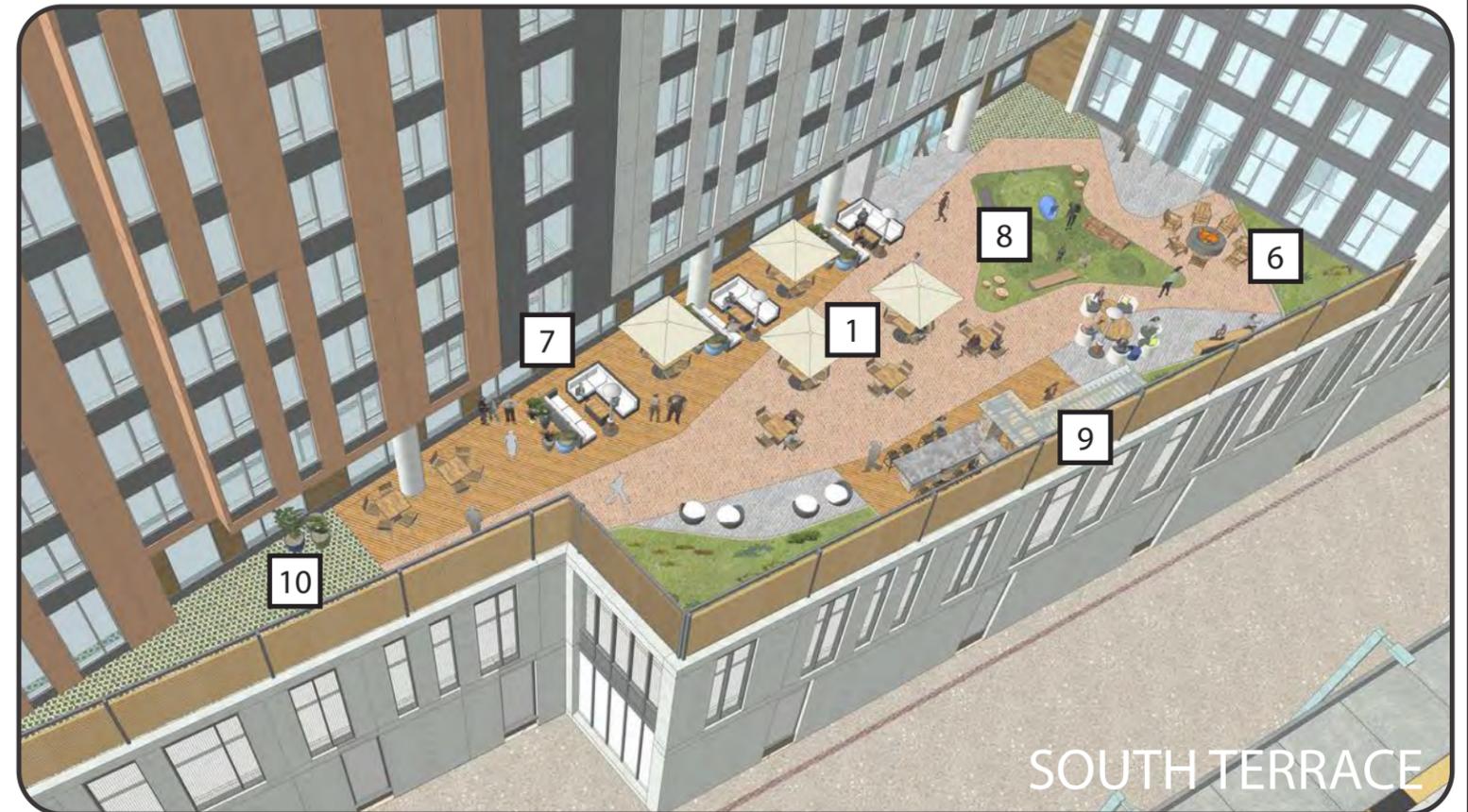
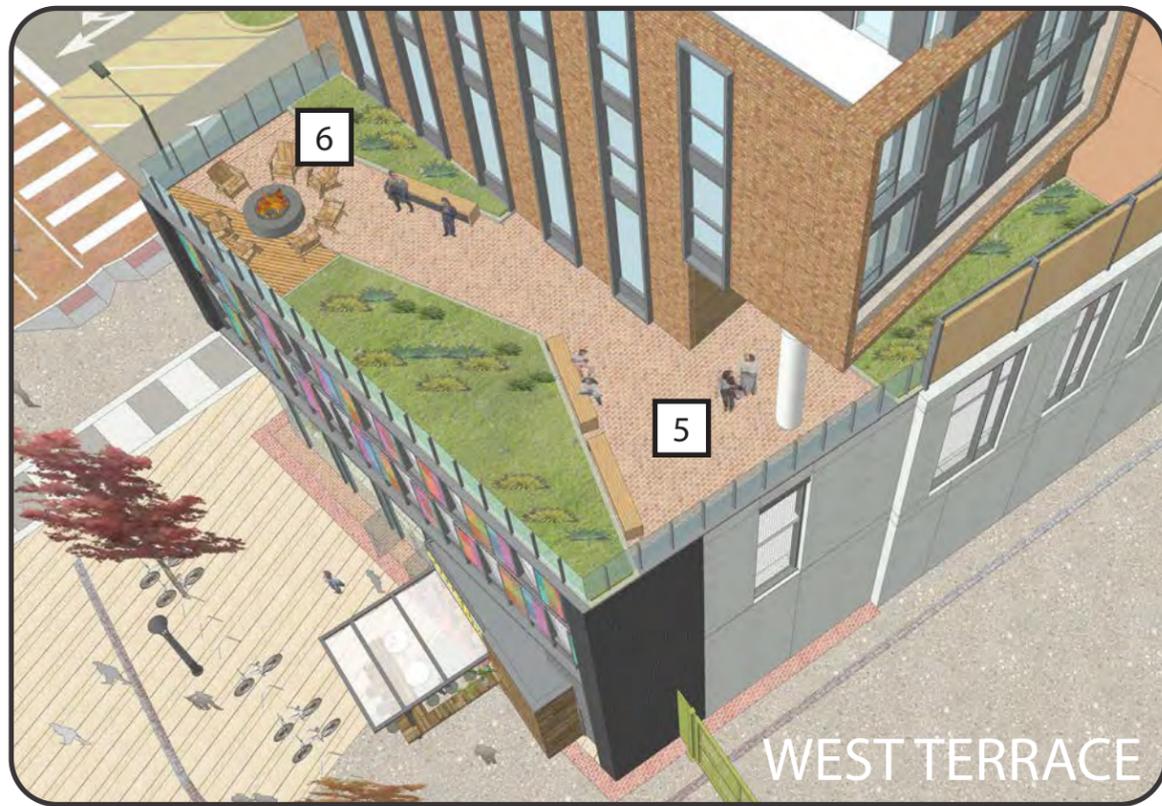
PROJECT: BUILDING T1 FDP PACKAGE

WEST OAKLAND BART
1451 7th St, Oakland, CA 94607

ARCHITECT: **jrdv** JRDV ARCHITECTS, INC.

PROJECT TEAM: **BKF ENGINEERS**, **BKF 100**, **PGAdesign**, **stok**

PROJ #: 168-153 WO BART
DATE: 06/04/20
SCALE:
TITLE: LIGHTING IMAGES
SHEET: L1.10



4th Floor Roof Terrace Features

1 OUTDOOR DINING

2 WOOD LOUNGE PLATFORMS

3 DECK OVERLOOKS

4 WIND SCREEN

5 BENCH SEATING AREA

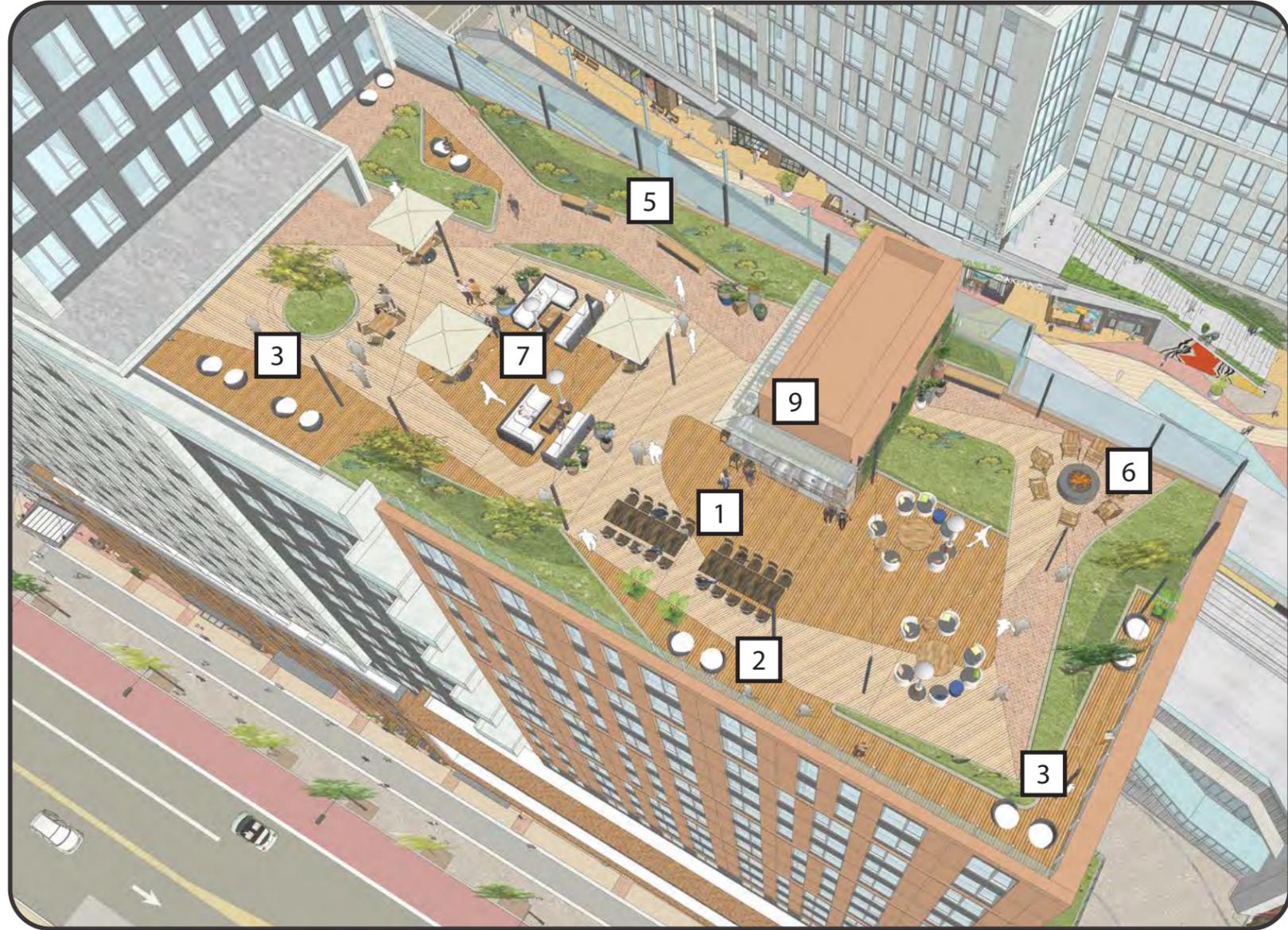
6 GAS FIRE PIT

7 LOUNGE SEATING AREA

8 CHILDRENS PLAY AREA

9 BBQ AREA

10 DOG WALK AND WASHING STATION



BBQ AND OUTDOOR DINING AREA



LOUNGE SEATING, OVERLOOK, AND FIRE PIT

19th Floor Roof Terrace Features

1 OUTDOOR DINING

2 WOOD LOUNGE PLATFORMS

3 DECK OVERLOOKS

4 WIND SCREEN

5 BENCH SEATING AREA

6 GAS FIRE PIT

7 LOUNGE SEATING AREA

8 CHILDRENS PLAY AREA

9 BBQ AREA

10 DOG WALK AND WASHING STATION

PODIUM PALETTE_T1

AMENITIES



ADA COMPLIANT OUTDOOR KITCHEN



SEATING WITH FIRE PIT



LOUNGE AREA WITH ADA COMPLIANCE COMMUNITY TABLE

PAVING MATERIALS



WOOD DECKING



STEPSTONE PAVERS



CHILDREN PLAY AREA WITH ADA ACCESS



SITE FURNISHINGS



MOVABLE LOUNGE CHAIRS



SEATING ALONG PLANTER



PLANTERS



BUILT-IN FURNISHINGS



DINING AREA

FENCING AND ARBOR



GLASS WIND SCREEN

PLANTING PALETTE



PHORMIUM 'DARK DELIGHT'



CEANOTHUS X PALLIDUS 'MARIE SIMON'



ANIGOZANTHOS 'BUSH GOLD'



KNIPHOFIA 'NANCY'S RED'



JUNCUS PATENS



VERBENA BONARIENSIS



NYALLA LOMANDRA



SENECIO MANDRALISCAE



ACER RUBRUM



CERCIS OCCIDENTALIS

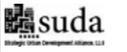


ARBUTUS 'MARINA'



FEIJOA SELLOWIANA

OWNER



**BUILDING T1
FDP PACKAGE**

PROJECT

WEST OAKLAND BART
1451 7th St, Oakland, CA 94607

ARCHITECT



PROJECT TEAM

BKF ENGINEERS
1646 N CALIFORNIA
BLVD, SUITE 400
WALNUT CREEK
CA 94596
(925) 948-2200

PGA DESIGN
444 17th Street
Oakland
CA 94612
(510) 485-1284

STOK
9453 Front Street
San Francisco
CA 94111
(415) 328-7100

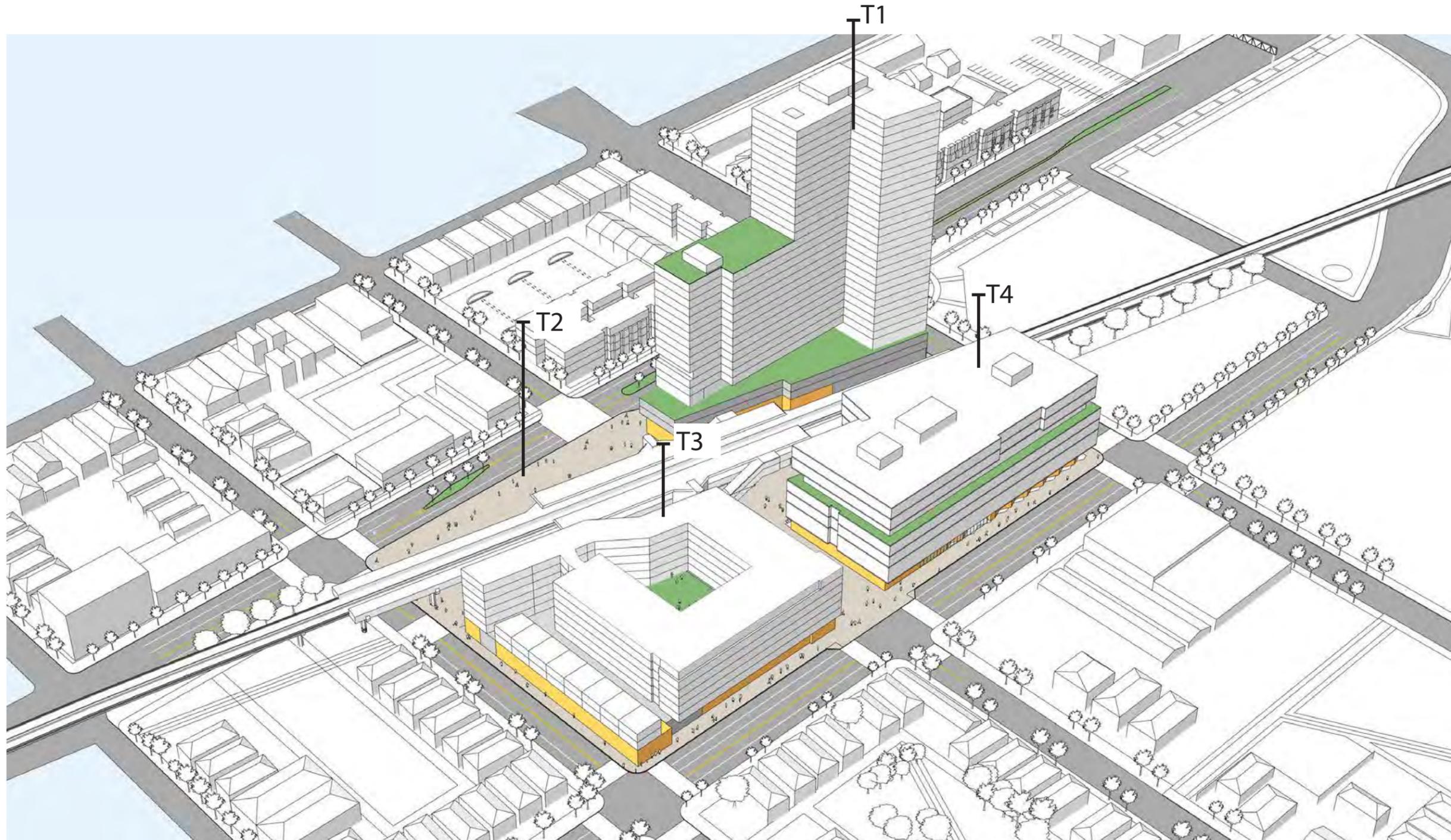
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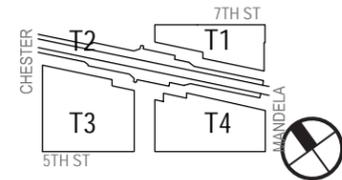
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DATE: 06/04/20
SCALE:
TITLE:

**PODIUM
PALETTE_T1**

SHEET:
L1.15



**MANDELA STATION
@WEST OAKLAND
BART**
1451 7th St, Oakland,
CA 94607



JRDV Architects, Inc
The Cathedral Building
Broadway and Telegraph
PO Box 70126
Oakland, CA 94612 USA
510 295 4392 T
www.jrdv.com



PROJ. # 168-153 WO BART
DATE: July 24, 2020



SHEET: MASSING
DIAGRAM
A-02.01

BUILDING T1 MASSING UPDATE



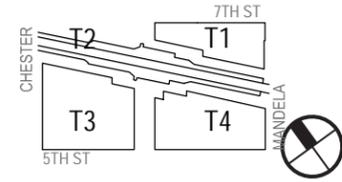
PREVIOUS PDP MASSING



UPDATED FDP MASSING



**MANDELA STATION
@WEST OAKLAND
BART**
1451 7th St, Oakland,
CA 94607



JRDV Architects, Inc
The Cathedral Building
Broadway and Telegraph
PO Box 70126
Oakland, CA 94612 USA
510 295 4392 T
www.jrdv.com



PROJ. # 168-153 WO BART
DATE: July 24, 2020

SHEET: MASSING UPDATE
A-02.02

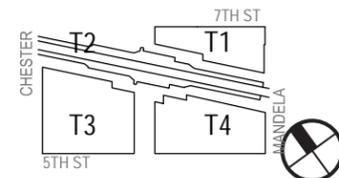




**MANDELA STATION
@WEST OAKLAND**

BART

1451 7th St, Oakland,
CA 94607



JRDV Architects, Inc
The Cathedral Building
Broadway and Telegraph
PO Box 70126
Oakland, CA 94612 USA
510 295 4392 T
www.jrdv.com



PROJ. # 168-153 WO BART

DATE: July 24, 2020

SHEET:

UNIT MIX
A-02.03

Fls	FL-FL Hgt	Total Hgt
31	10.50'	320.00'
30	10.50'	303.09'
29	10.50'	292.59'
28	9.67'	282.09'
27	9.67'	272.42'
26	9.67'	262.75'
25	9.67'	253.08'
24	9.67'	243.41'
23	9.67'	233.74'
22	9.67'	224.07'
21	9.67'	214.40'
20	9.67'	204.73'
19	9.67'	195.06'
18	9.67'	185.39'
17	9.67'	175.72'
16	10.67'	166.05'
15	9.67'	155.38'
14	9.67'	145.71'
13	9.67'	136.04'
12	9.67'	126.37'
11	9.67'	116.70'
10	9.67'	107.03'
9	9.67'	97.36'
8	9.67'	87.69'
7	9.67'	78.02'
6	9.67'	68.35'
5	9.67'	58.68'
4	9.67'	49.01'
3	9.67'	39.34'
2	9.67'	29.67'
1	20'	20'

T1 Retail Summary

Total Gross Area
14,350 sf

Bldg T1		UNIT MIX				
Gross Area		3Bedroom	2Bedroom	1Bedroom	STUDIO	AVG UNIT AREA
		1,184 sf	937 sf	618 sf	436 sf	
Lvl31	14,787 sf	2	2	6	3	
Lvl30	14,787 sf	3	2	6	3	
Lvl29	14,787 sf	3	2	6	3	
Lvl28	14,787 sf	3	2	6	3	
Lvl27	14,787 sf	3	2	7	3	
Lvl26	14,787 sf	3	2	7	4	
Lvl25	14,787 sf	3	2	7	4	
Lvl24	14,787 sf	3	2	7	4	
Lvl23	14,787 sf	3	2	7	4	
Lvl22	14,787 sf	3	2	7	4	
Lvl21	14,787 sf	3	2	7	4	
Lvl20	14,787 sf	3	2	7	4	
Lvl19	15,146 sf	2	1	6	4	
Lvl18	22,391 sf	3	5	10	5	
Lvl17	22,391 sf	3	5	10	5	
Lvl16	22,391 sf	3	5	10	5	
Lvl15	22,391 sf	3	5	10	5	
Lvl14	22,391 sf	3	5	10	5	
Lvl13	22,391 sf	3	5	10	5	
Lvl12	22,391 sf	3	5	10	5	
Lvl11	22,391 sf	3	5	10	5	
Lvl10	22,391 sf	3	5	10	5	
Lvl9	22,391 sf	3	5	10	5	
Lvl8	22,391 sf	3	5	10	5	
Lvl7	22,391 sf	3	5	10	5	
Lvl6	22,391 sf	3	5	10	5	
Lvl5	22,391 sf	3	5	10	5	
Lvl4	21,714 sf	1	1	2	1	
Lvl3	30,324 sf					
Lvl2	30,324 sf					
Lvl1	29,343 sf					
617,769 sf		80	96	228	118	

T1 Residential Summary

Total Gross Area	3BR	2BR	1BR	STUDIO	TOTAL
527,778 sf	80	96	228	118	522

T1 Parking Summary

Lvl2	Lvl3	TOTAL
67	70	137

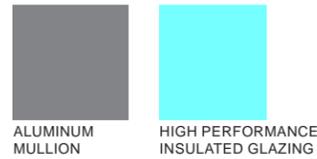
T1 Area Summary

Total Gross Area (Planning)
617,769 sf

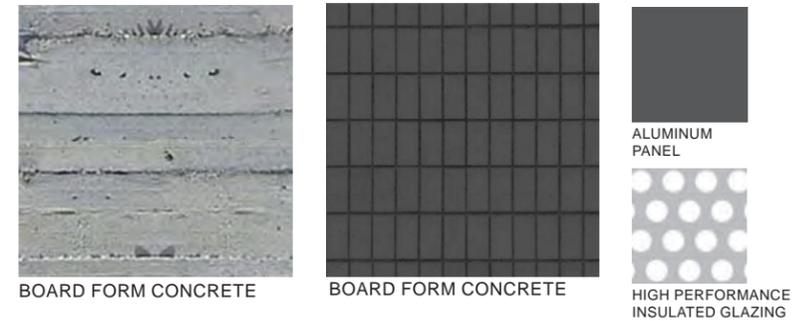
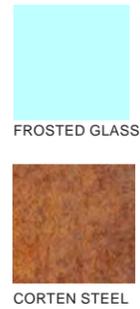
T1 NORTH / 7TH STREET ELEVATION - PODIUM



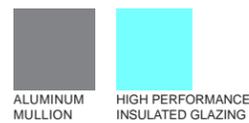
4-6TH FLOOR



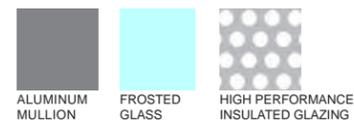
GROUND-3RD FLOOR



WINDOW SYSTEM



WINDOW SYSTEM FOR GARAGE



STOREFRONT SYSTEM



T1 NORTH / 7TH STREET ELEVATION - TOWER

7-31ST FLOOR



ROOF



CHANNEL METAL
MECHANICAL SCREEN

7-31ST FLOOR



ALUMINUM
MULLION



PRECAST
CONCRETE
WALL PANEL



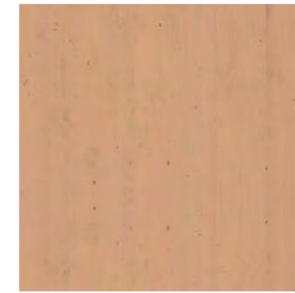
PRECAST CONCRETE WALL
PANEL



PRECAST
CONCRETE
WALL PANEL



PRECAST
CONCRETE WALL
PANEL



PRECAST CONCRETE WALL
PANEL



PRECAST
CONCRETE
WALL PANEL

WINDOW SYSTEM



ALUMINUM
MULLION



HIGH PERFORMANCE INSULATED
GLAZING

Final Development Plan

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July 24, 2020

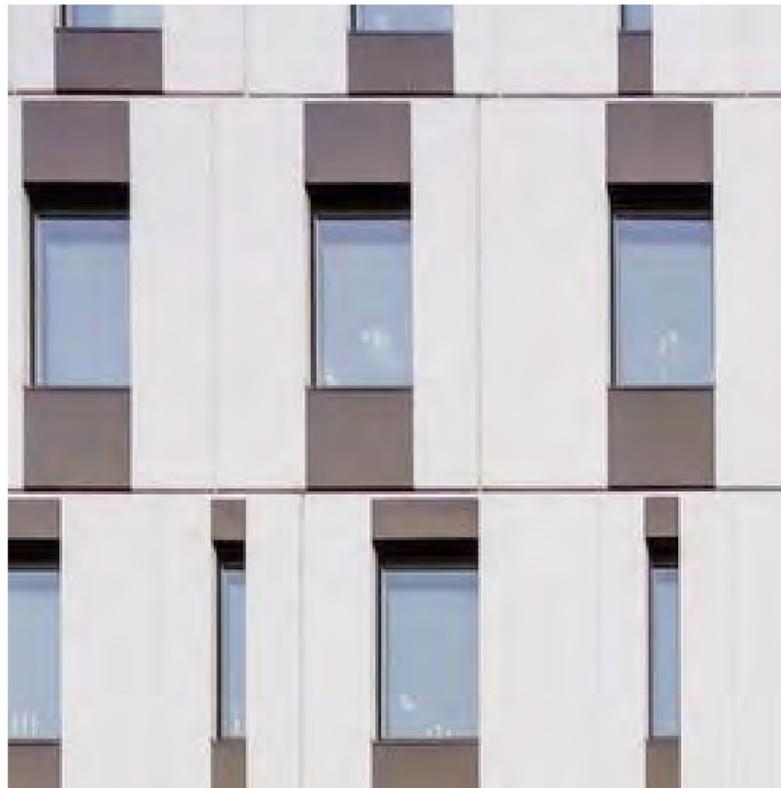


MATERIAL BOARD





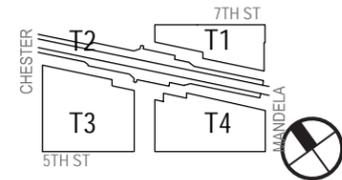
PODIUM
LIGHT GAUGE MTL WALLS W/ THIN BRICK



UPPER FLOORS
CLARK COMPOSITE ARCHITECTURAL PRECAST PANELS (C-CAPP)



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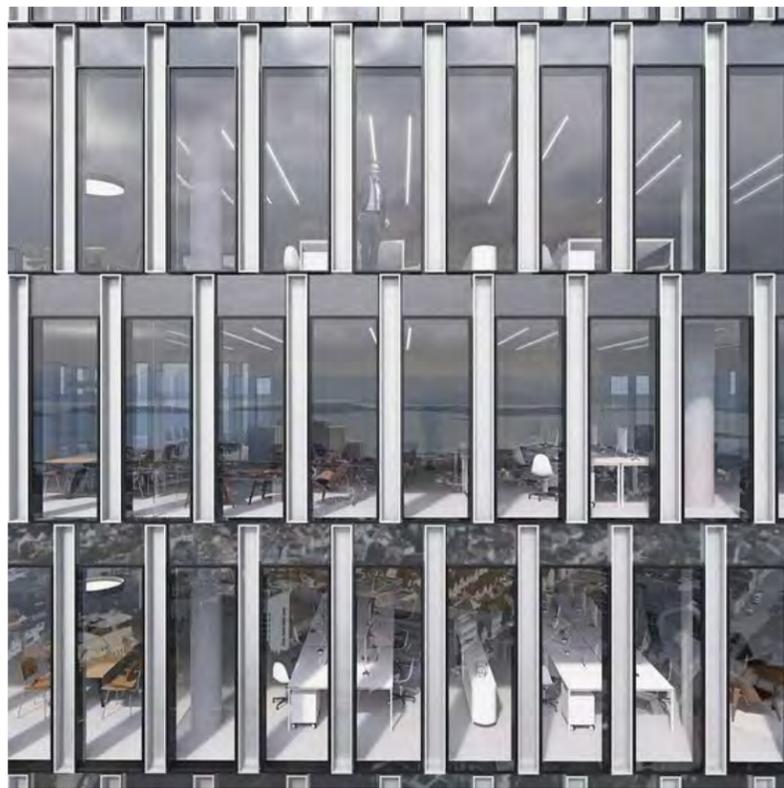


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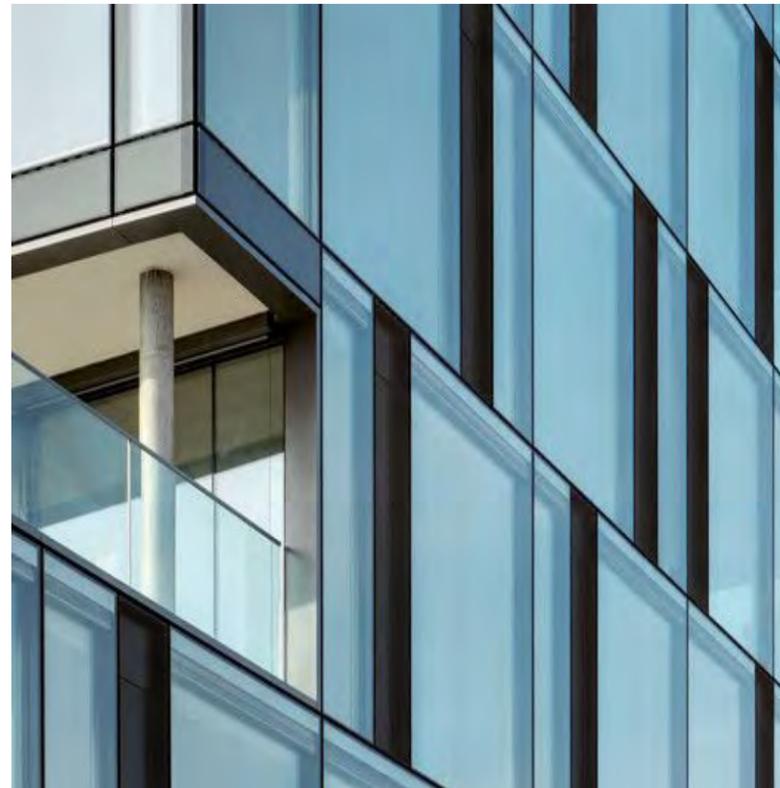


PROJ. # 168-153 WO BART
DATE: July 24, 2020

SHEET: MATERIAL PALETTE
A-02.05



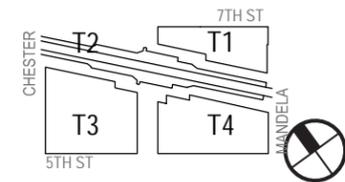
CURTAIN WALL
HIGH SOLAR PERFORMANCE WINDOW SYSTEM



ROOF MECHANICAL SCREEN
METAL CLADDING WITH STANDING SEAM



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PROJ. # 168-153 WO BART
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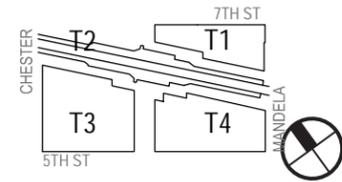


RYTEC HIGH PERFORMANCE OVERHEAD DOOR

GARAGE/LOADING DOORS



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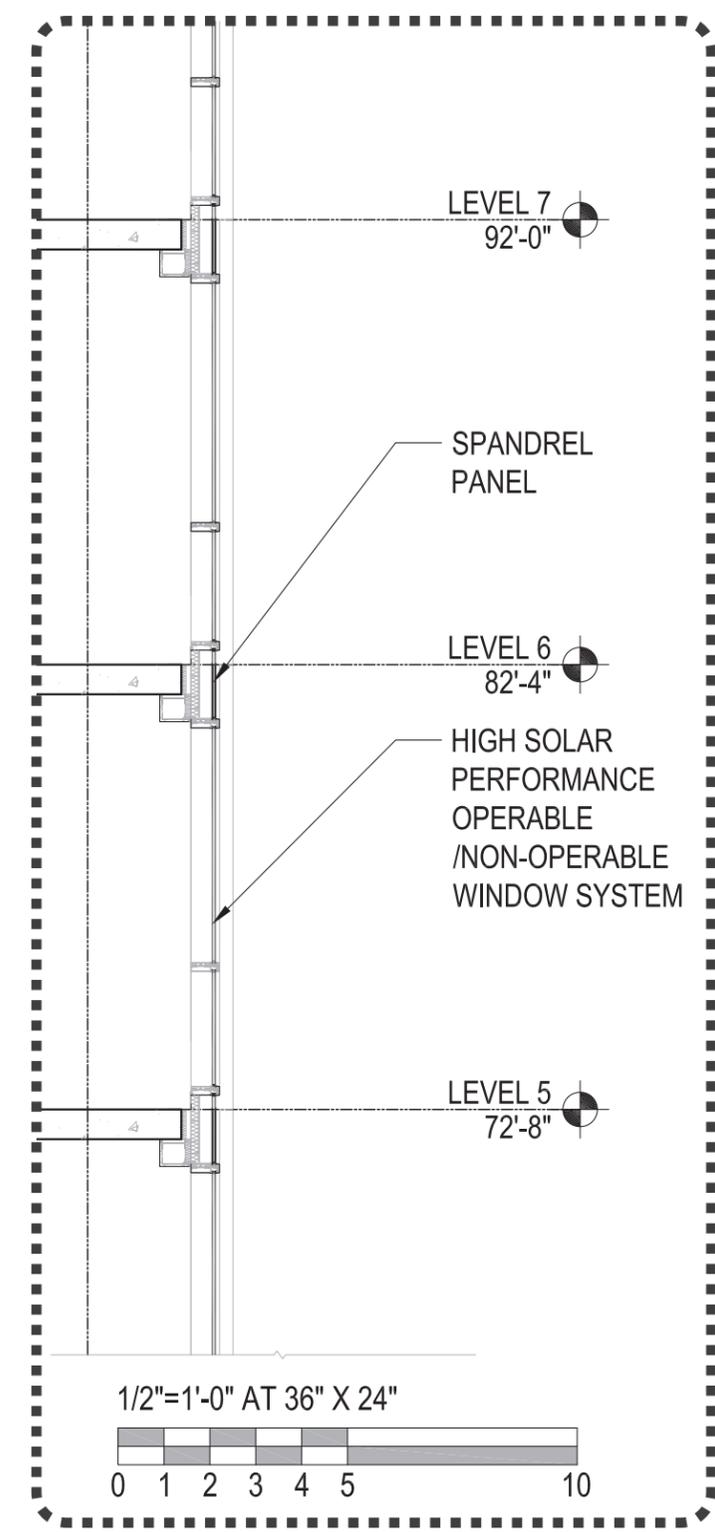


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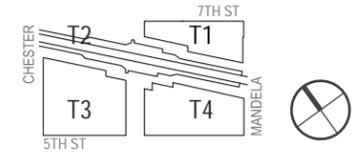


PROJ. # 168-153 WO BART
 DATE: July 24, 2020

SHEET: MATERIAL PALETTE
 A-02.05



TYPICAL CURTAIN WALL DETAIL



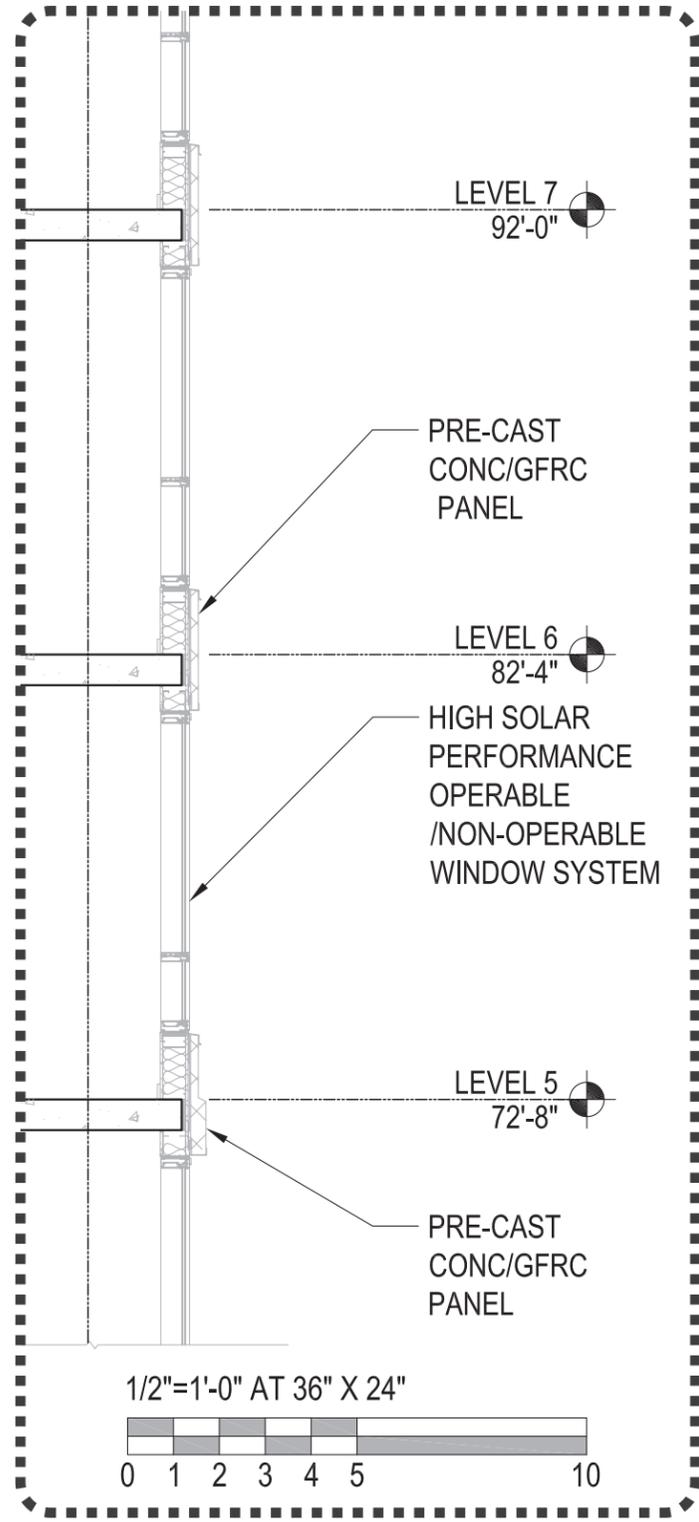
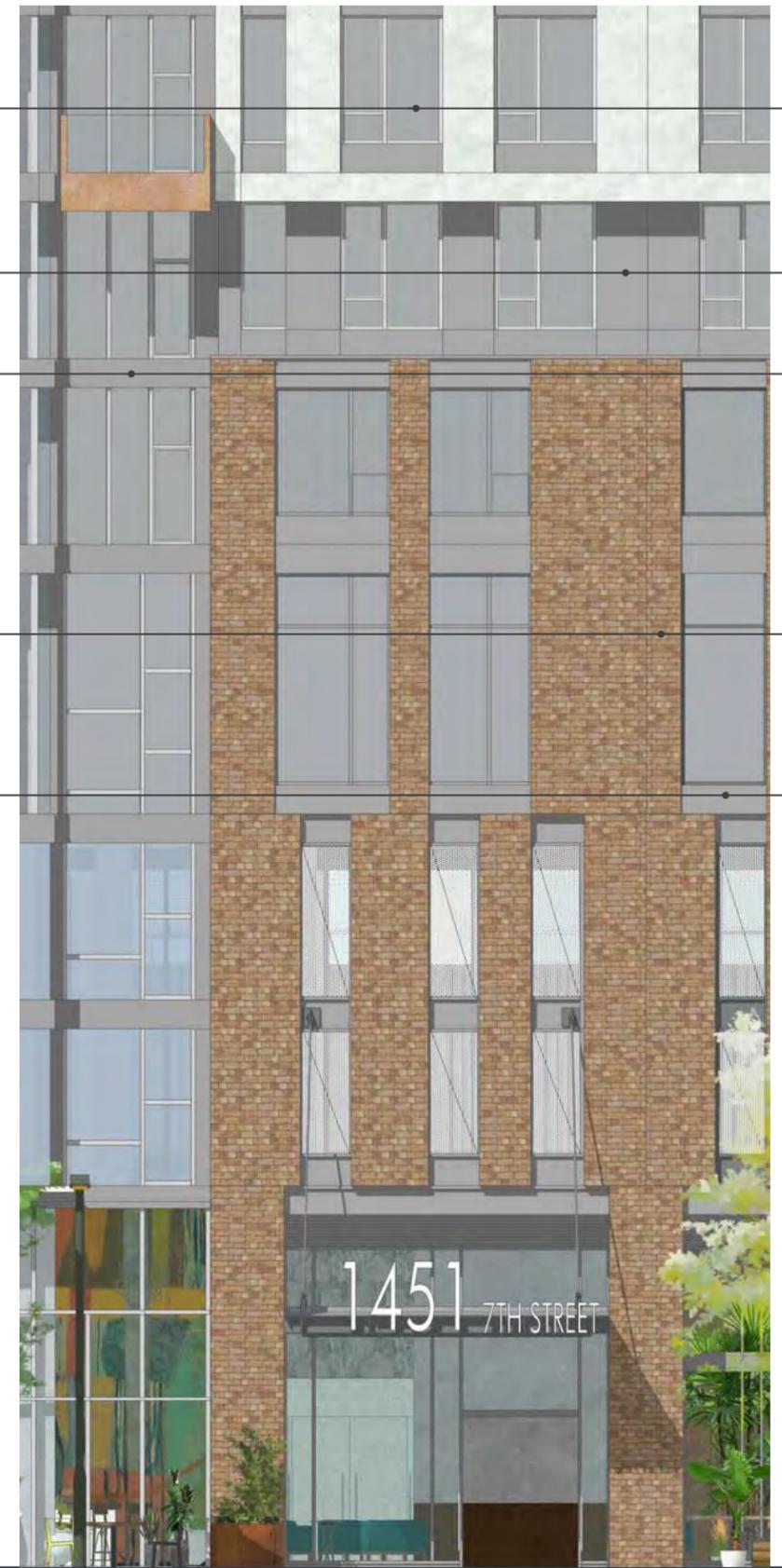
HIGH SOLAR PERFORMANCE
OPERABLE/NON OPERABLE
ALUMINUM WINDOW SYSTEM

ARCHITECTURAL PRECAST PANEL

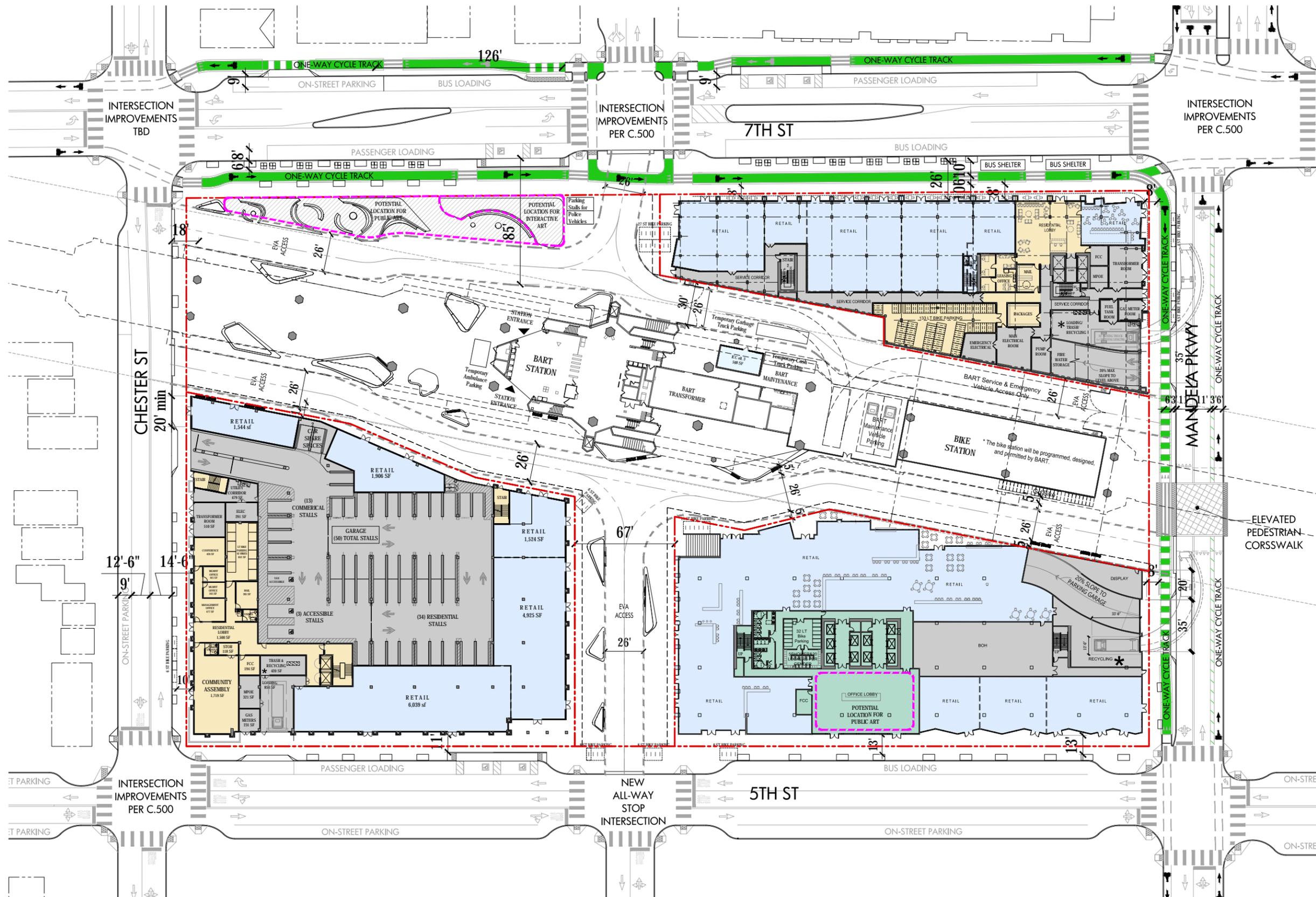
ROUGH TEXTURE MTL PANEL

LIGHT GAUGE MTL WALLS W/
THIN BRICK FACE

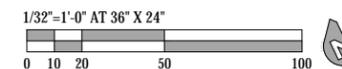
METAL PANEL



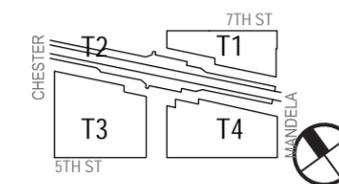
TYPICAL PUNCH OPENING



1. The recycling space on T1 site is 1,150 cubic feet minimum, on T3 site is 510 cubic feet minimum, and on T4 site is 647 cubic feet minimum. The total recycling space on site is 2,307 cubic feet minimum.



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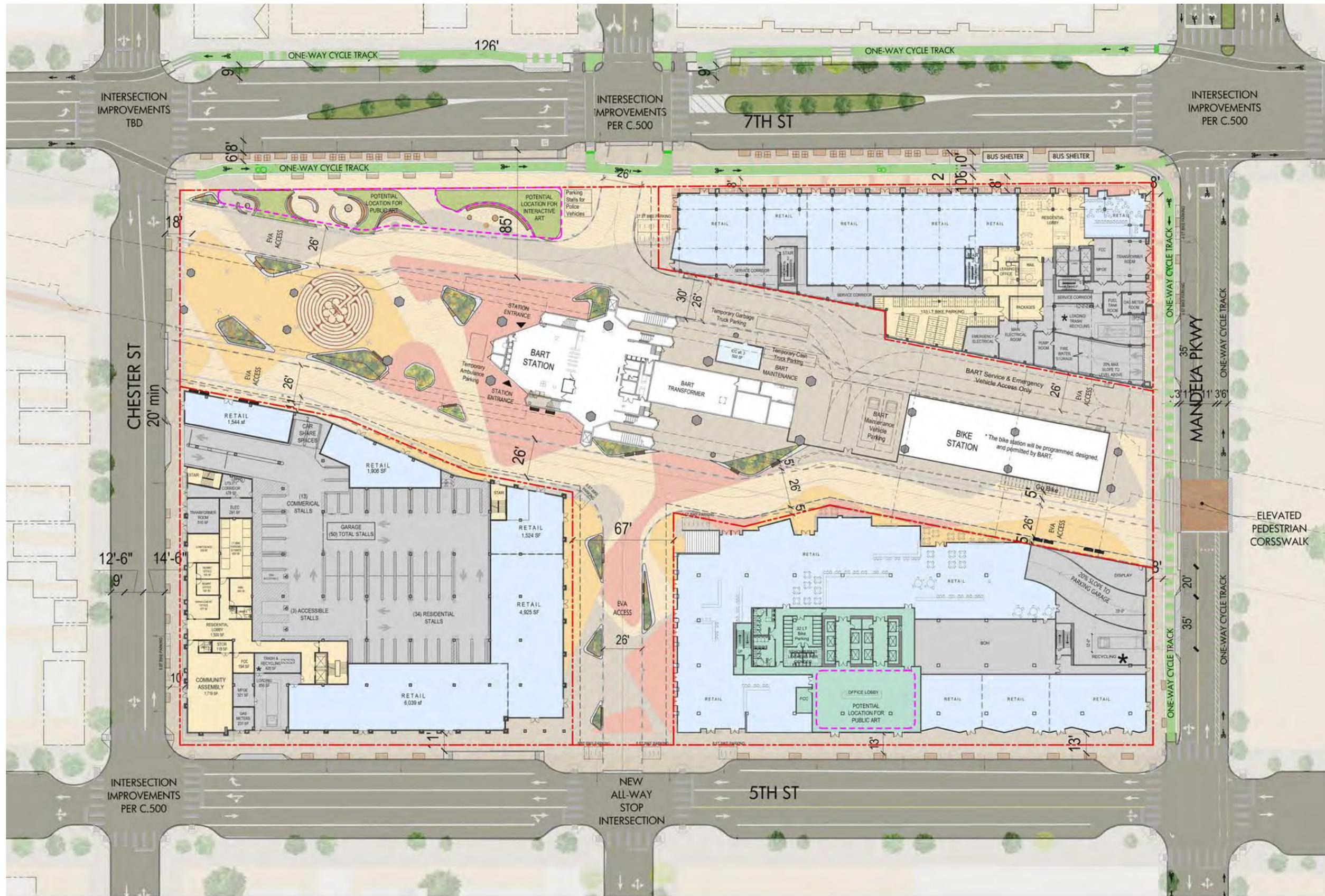


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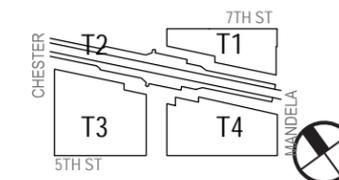
SHEET: SITE PLAN
 A-10.01



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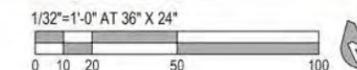
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The recycling space on T1 site is 1,150 cubic feet minimum, on T3 site is 510 cubic feet minimum, and on T4 site is 647 cubic feet minimum. The total recycling space on site is 2,307 cubic feet minimum.



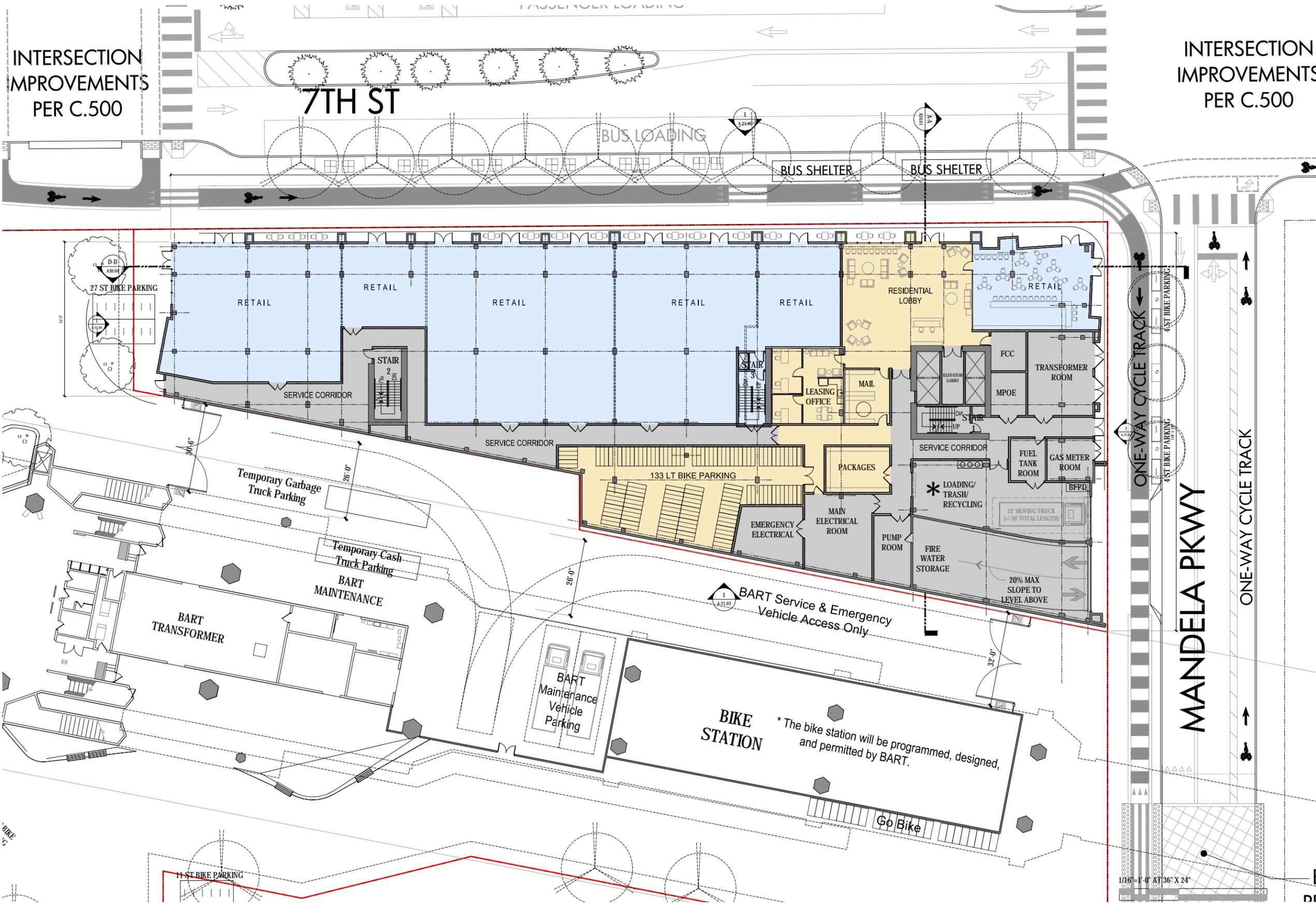
SHEET:

SITE PLAN

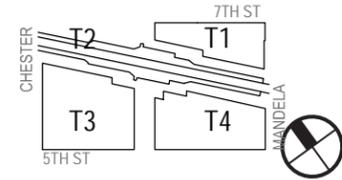
A-10.01

INTERSECTION IMPROVEMENTS PER C.500

INTERSECTION IMPROVEMENTS PER C.500



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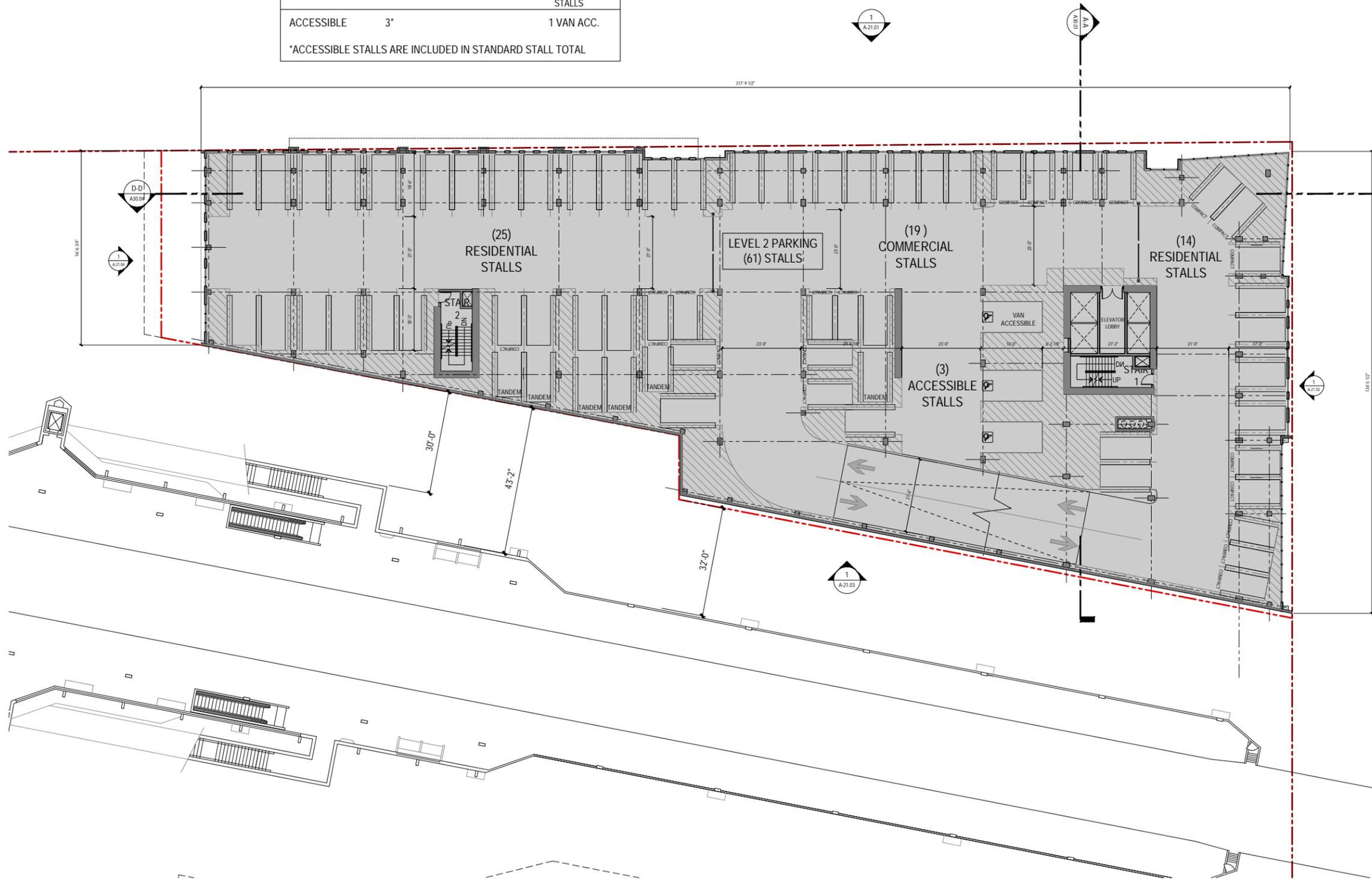
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* 1,150 CUBIC FEET OF RECYCLING STORAGE AND COLLECTION SPACE.

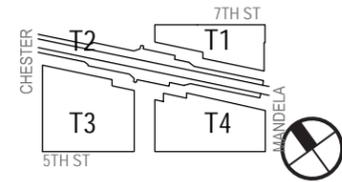
T1
 GROUND FLOOR PLAN
 SHEET: A-11.01

LEVEL 2 PARKING SUMMARY			
	NUMBER	PERCENTAGE	NOTE
STANDARD	20	32.8%	
INTERMEDIATE	22	36.1%	
COMPACT	19	31.1%	
TOTAL	61		EXCLUDES TANDEM STALLS
ACCESSIBLE	3*		1 VAN ACC.

*ACCESSIBLE STALLS ARE INCLUDED IN STANDARD STALL TOTAL



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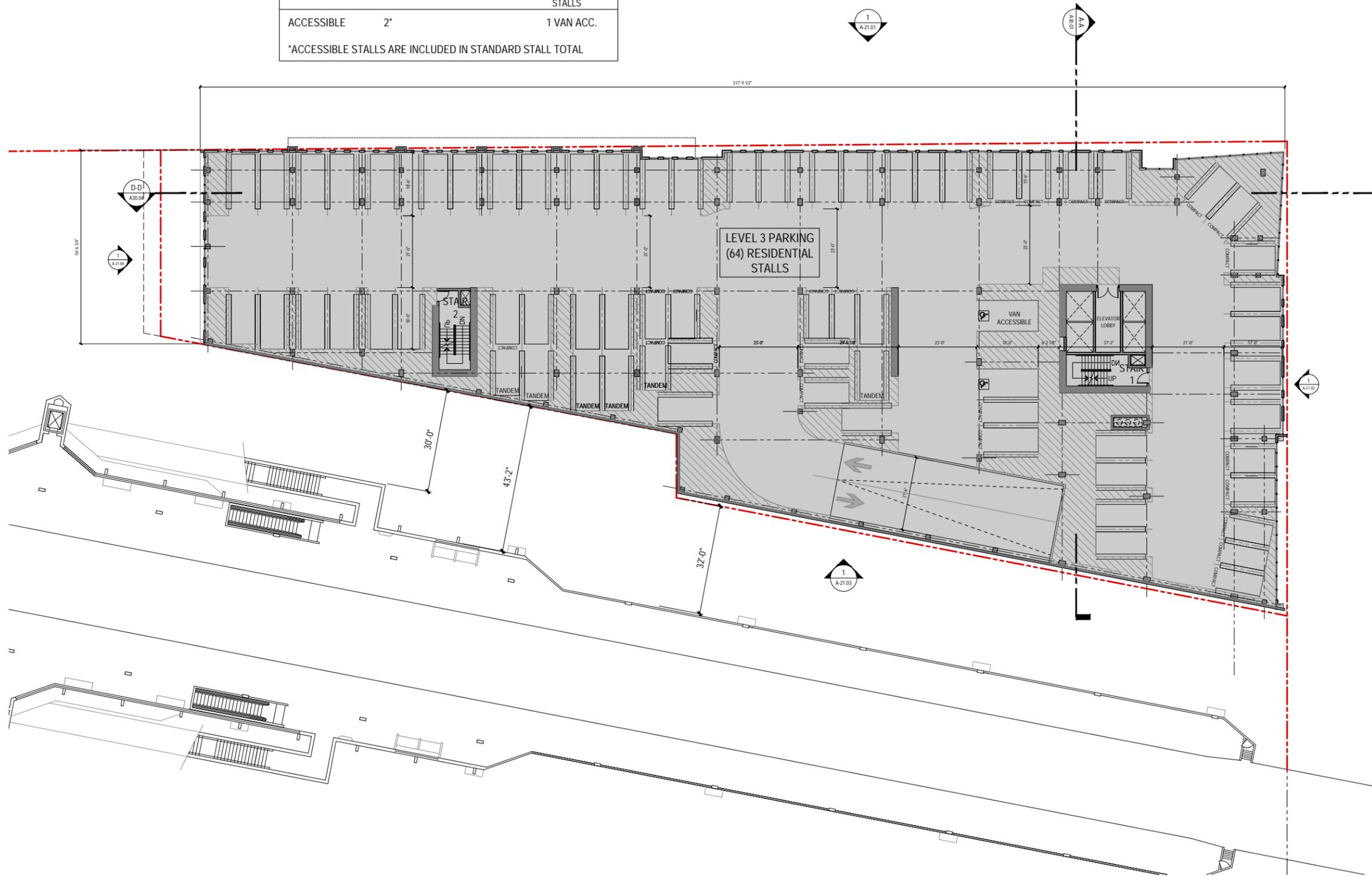
SHEET:

T1
2ND FLOOR
PLAN

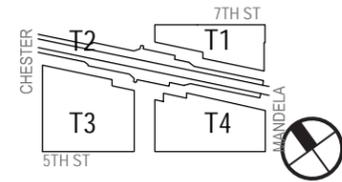
A-11.02

LEVEL 3 PARKING SUMMARY			
	NUMBER	PERCENTAGE	NOTE
STANDARD	19	29.7%	
INTERMEDIATE	24	37.5%	
COMPACT	21	32.8%	
TOTAL	64		EXCLUDES TANDEM STALLS
ACCESSIBLE	2*		1 VAN ACC.

*ACCESSIBLE STALLS ARE INCLUDED IN STANDARD STALL TOTAL



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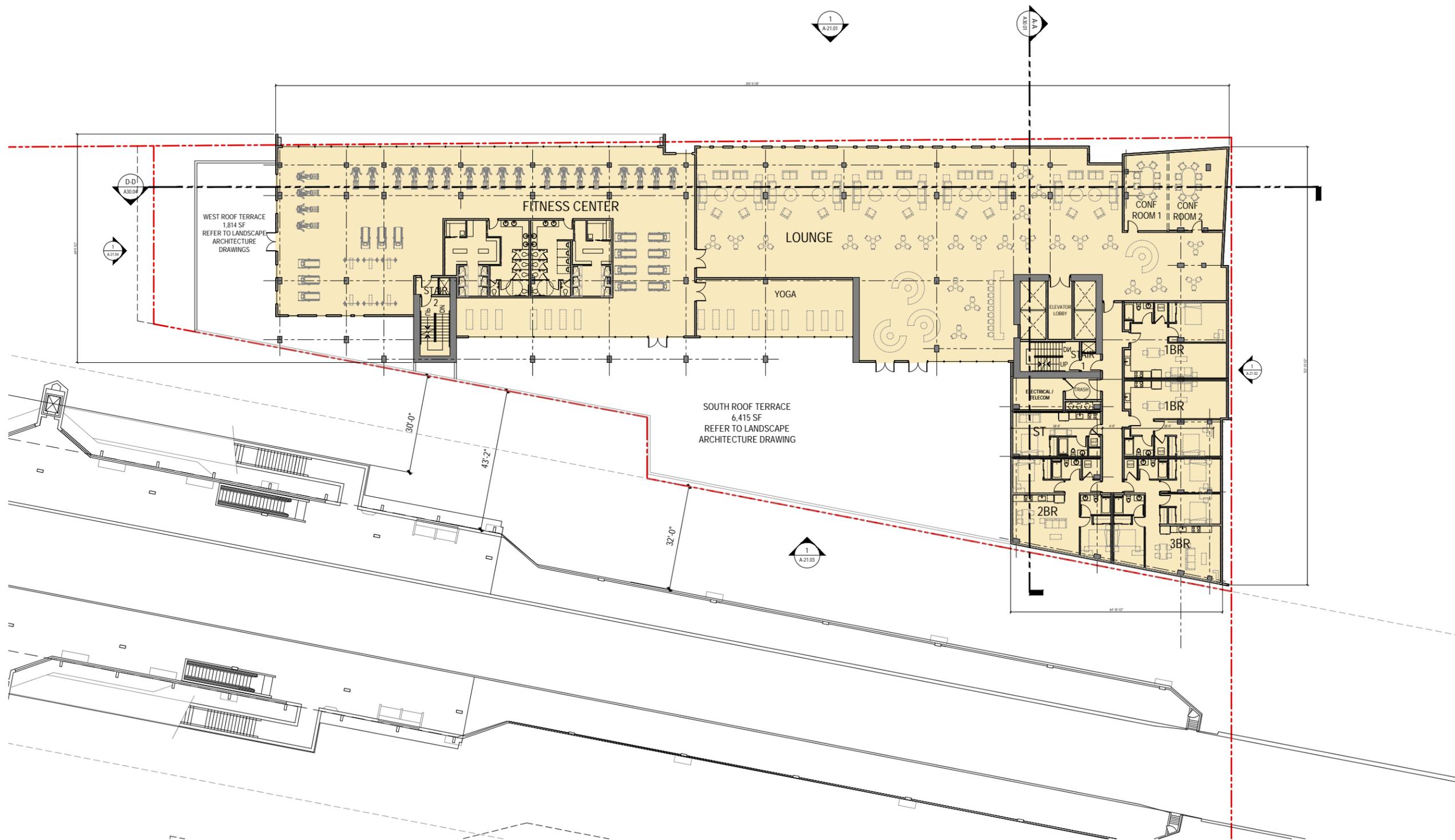
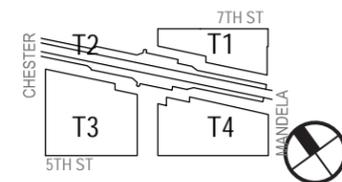
T1
 3RD FLOOR
 PLAN
 SHEET: A-11.03



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SHEET:

T1
4TH FLOOR
PLAN

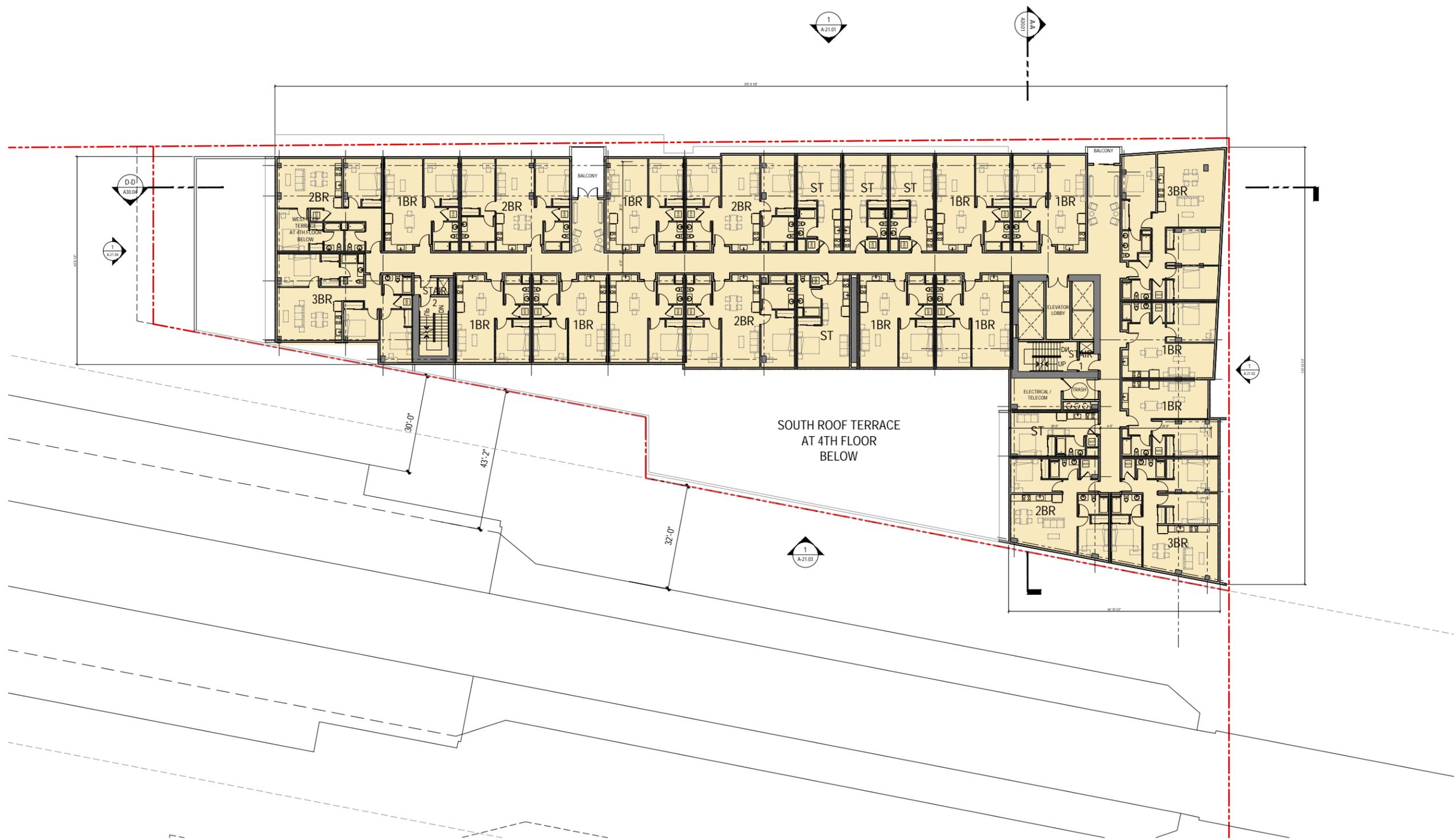
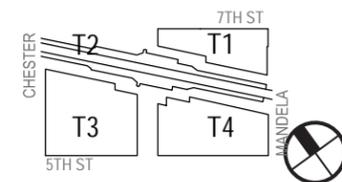
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T1
5TH - 18TH FLOOR
PLAN

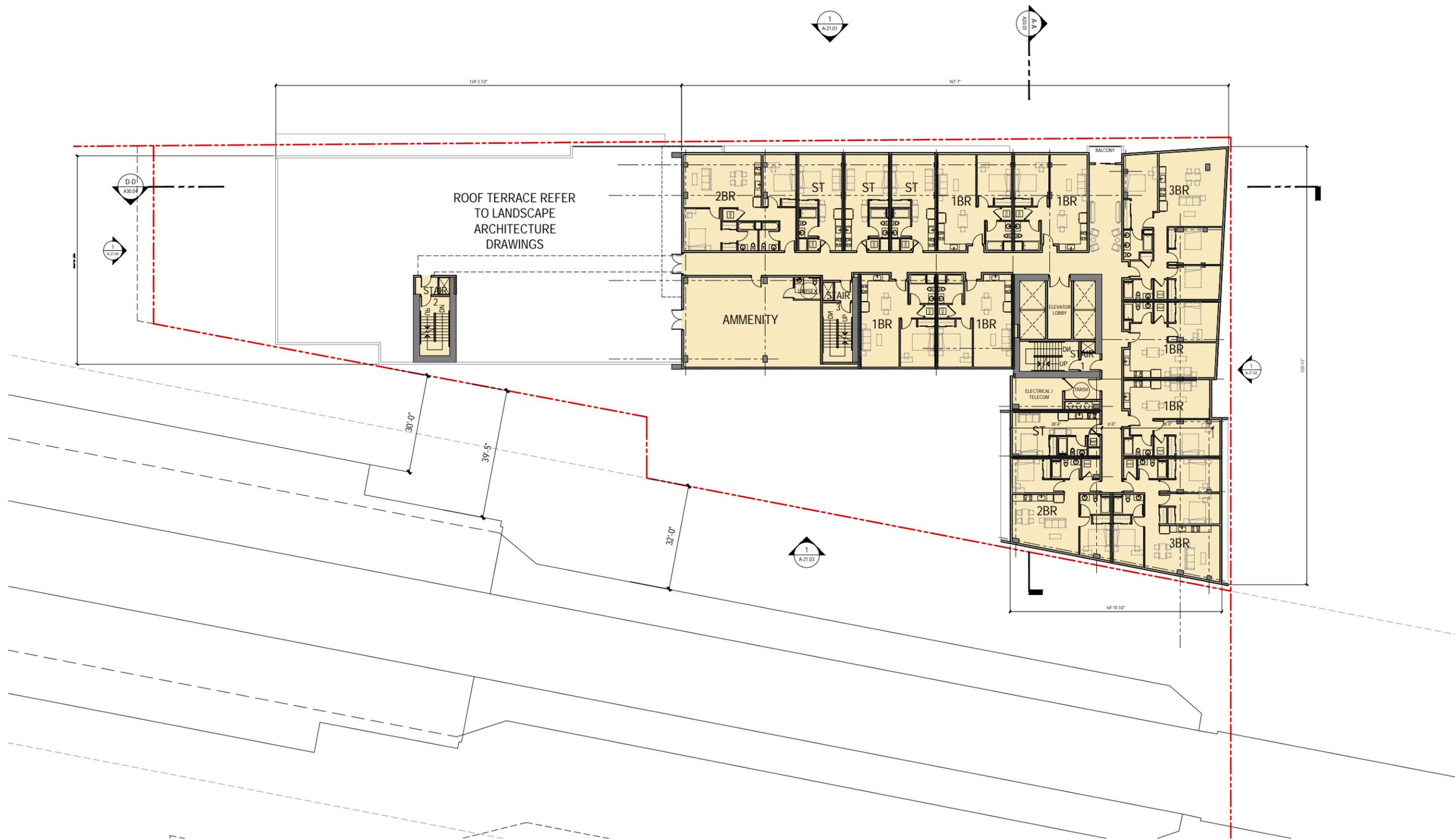
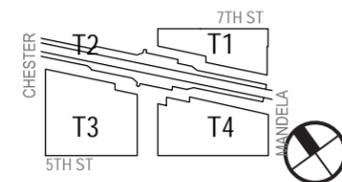
SHEET: A-11.05



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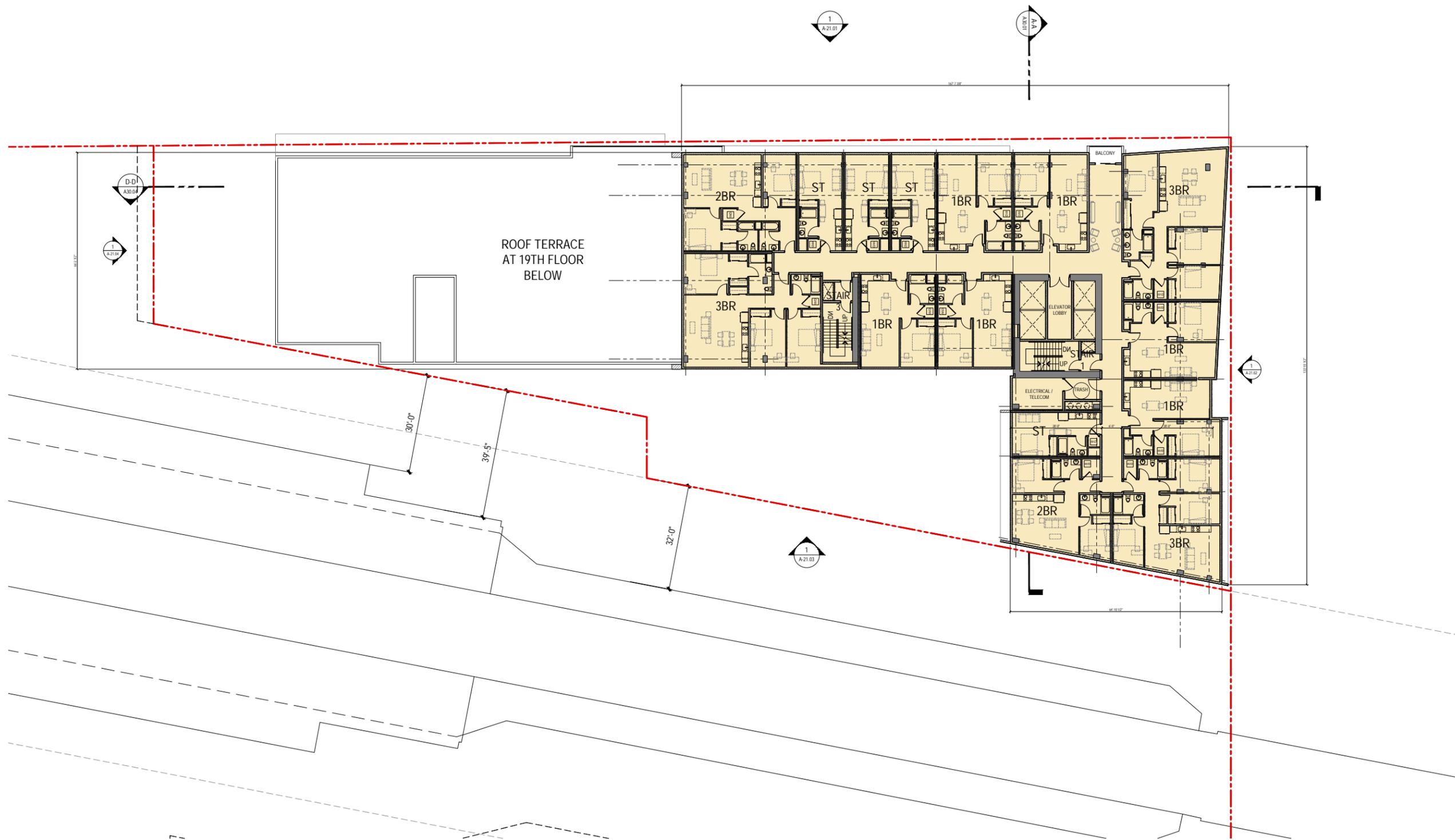
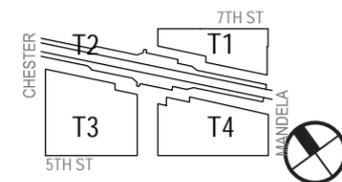
T1
19TH FLOOR
PLAN
SHEET: A-11.06



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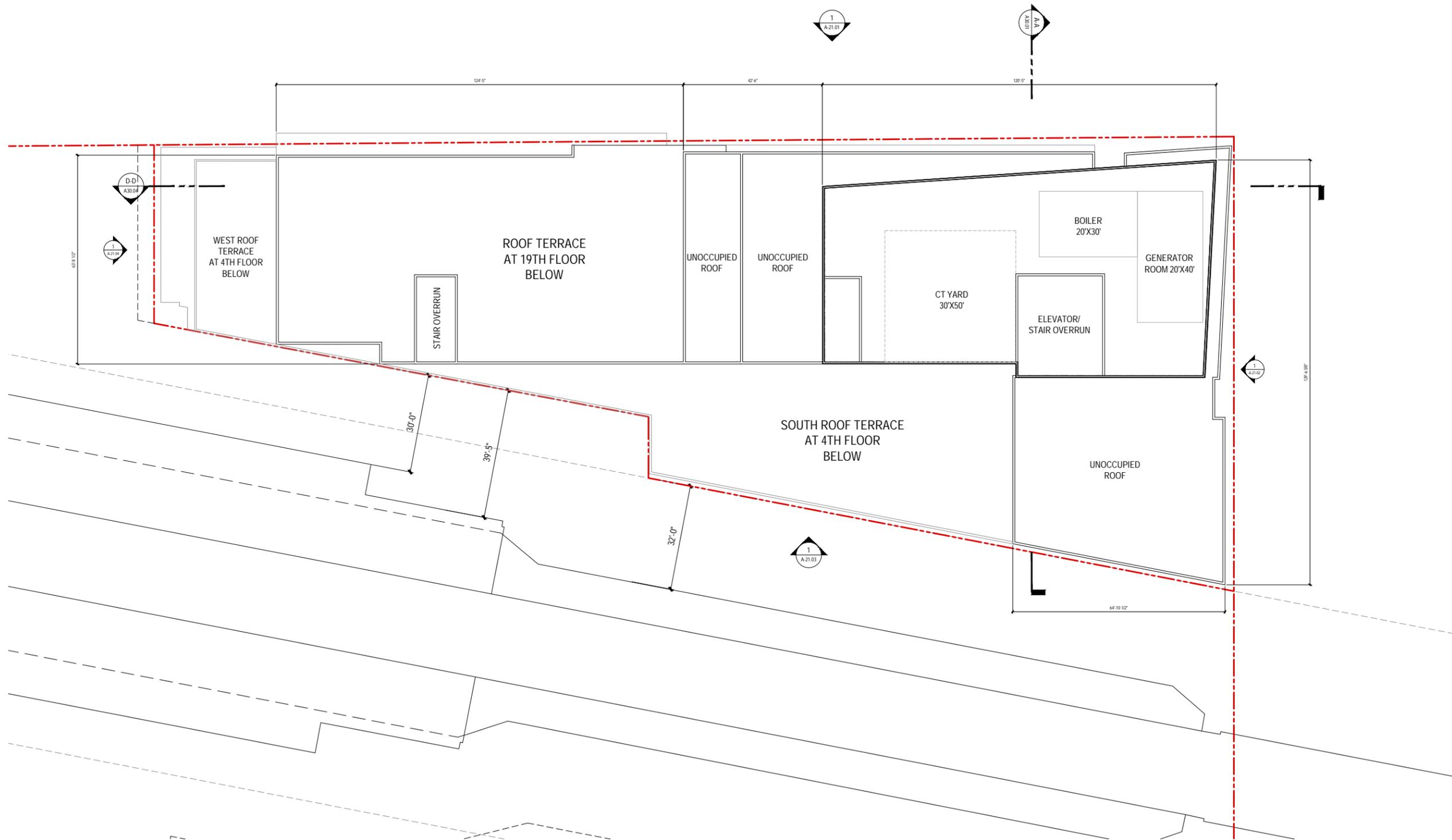
DATE: July 24, 2020

T1
20TH - 31ST FLOOR
PLAN

SHEET: A-11.07

NOTES:

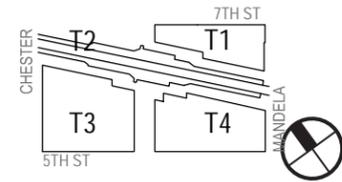
1. EQUIPMENT IN MECHANICAL/UTILITY AREAS SHALL BE VISUALLY SCREENED. THESE BOUNDARIES ARE SCHEMATIC AND SUBJECT TO CHANGE AND SHALL BE FINALIZED PRIOR TO BUILDING PERMIT APPLICATION.
2. UNOCCUPIED ROOFS ARE DESIGNATED FOR SOLAR HOT WATER AND PHOTOVOLTAIC ARRAYS. THE EXTENT OF RENEWABLE ENERGY EQUIPMENT WILL BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION.



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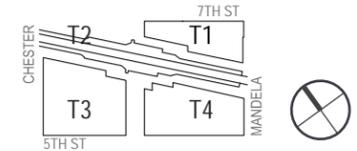
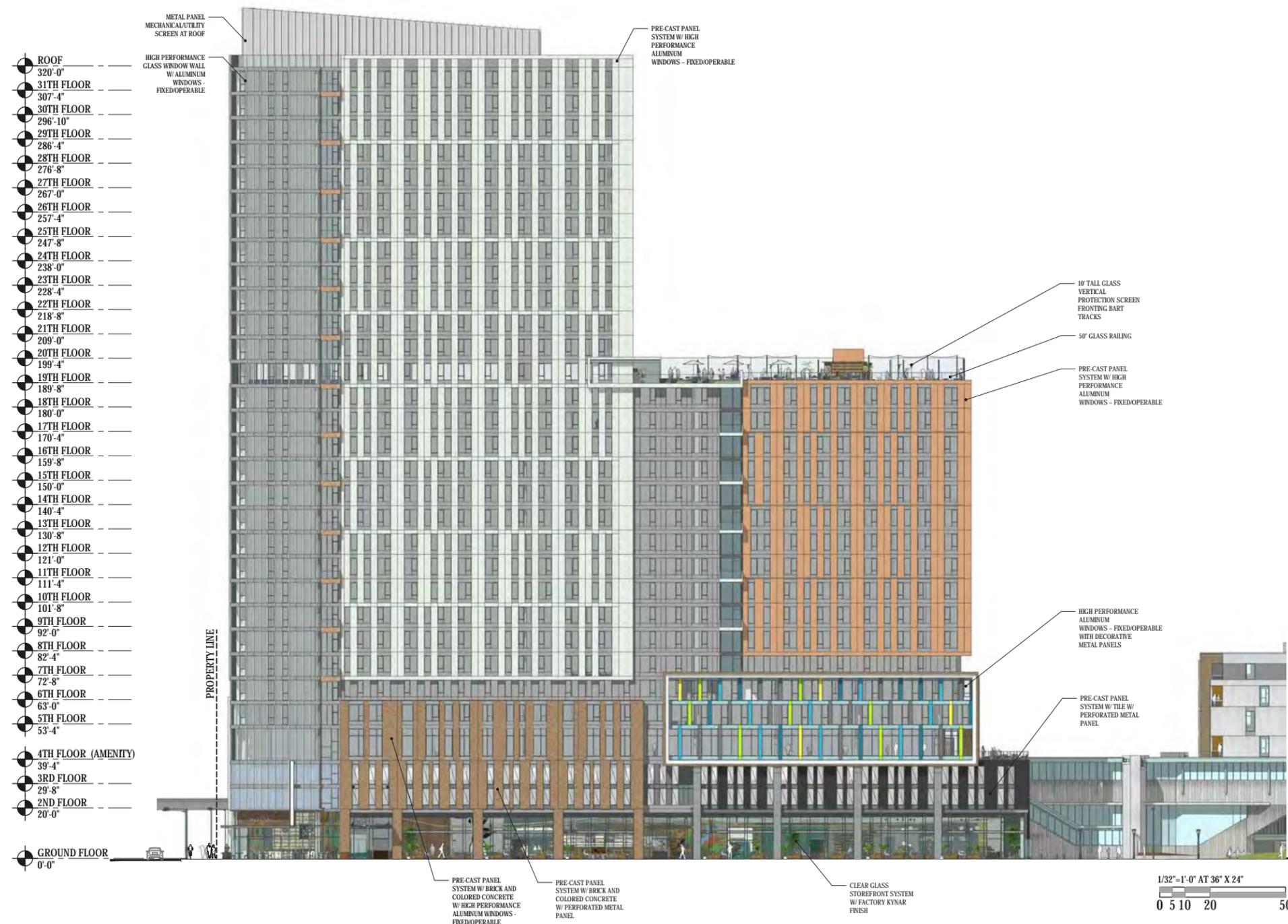
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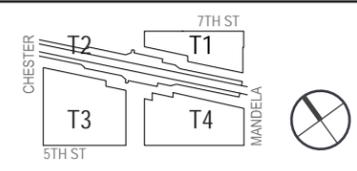
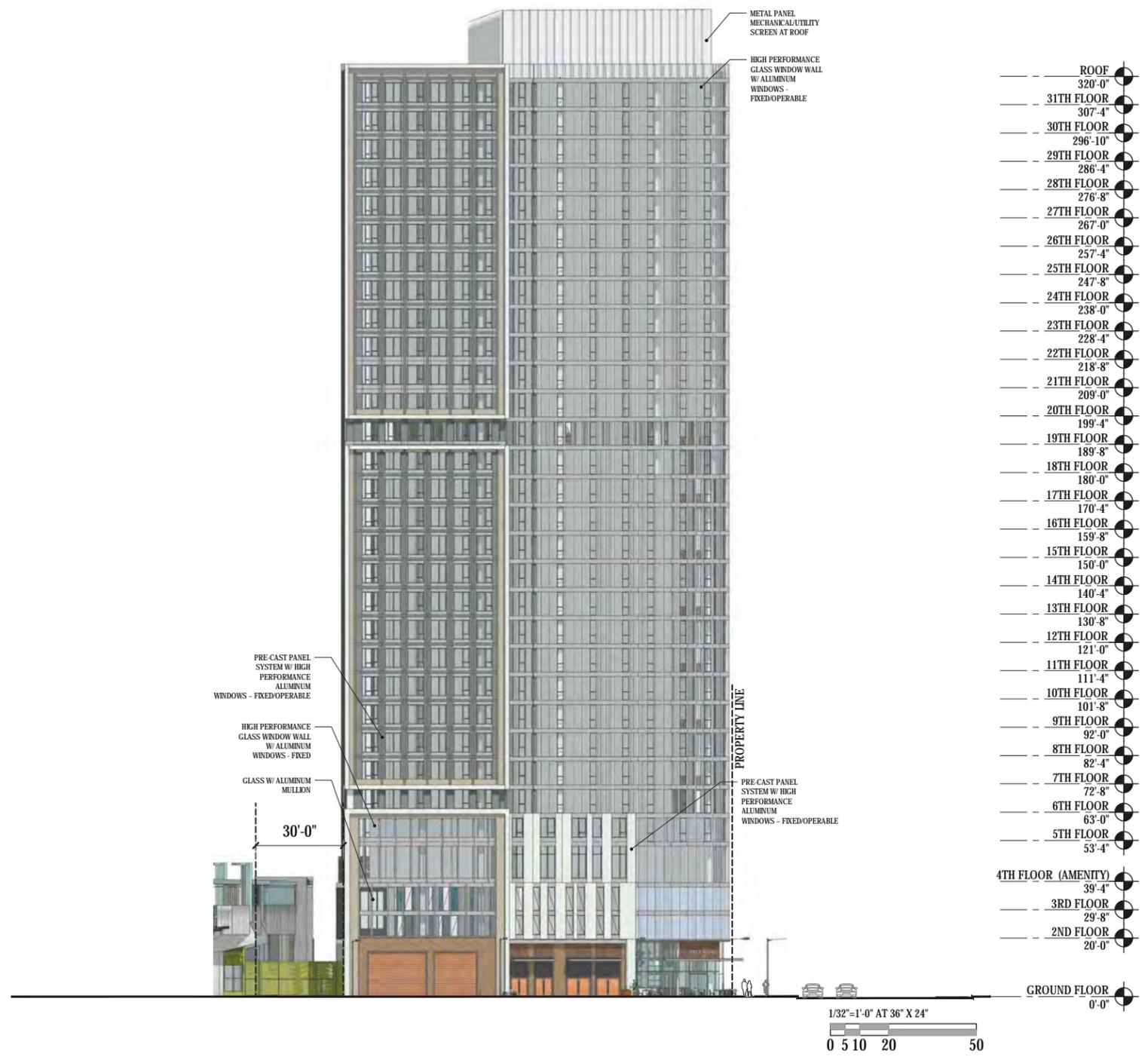
DATE: July 24, 2020

SHEET:

T1
ROOF
PLAN

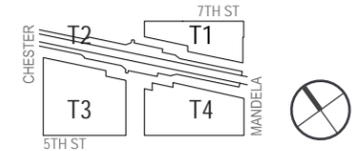
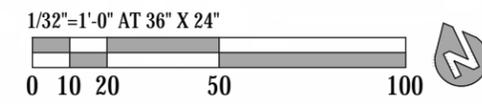
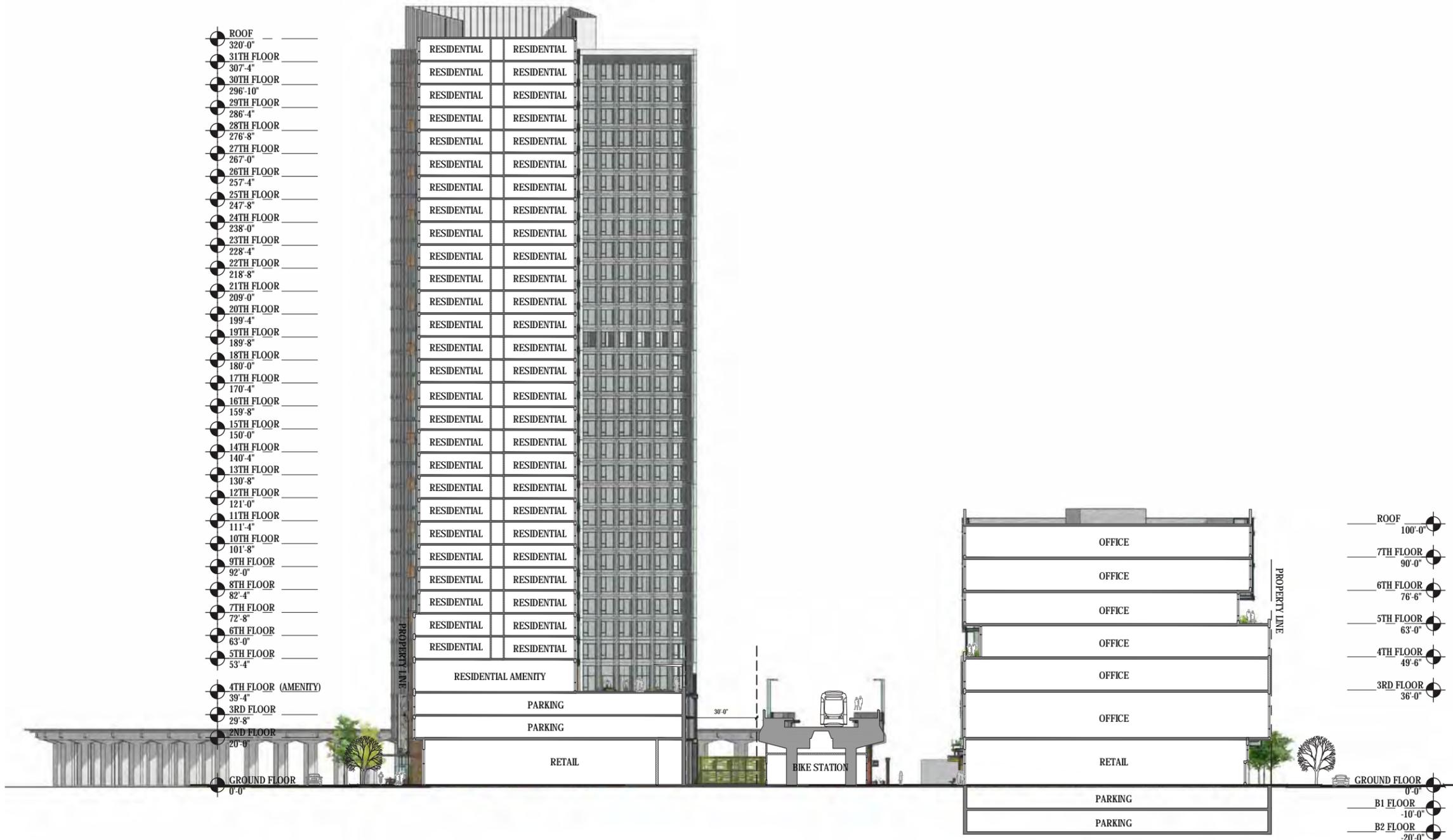
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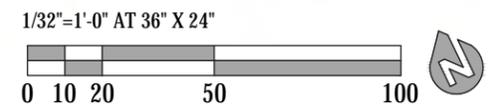




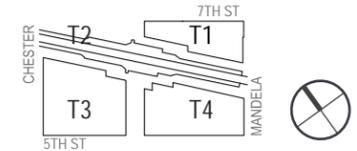








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SECTION D-D
 A-31.01