

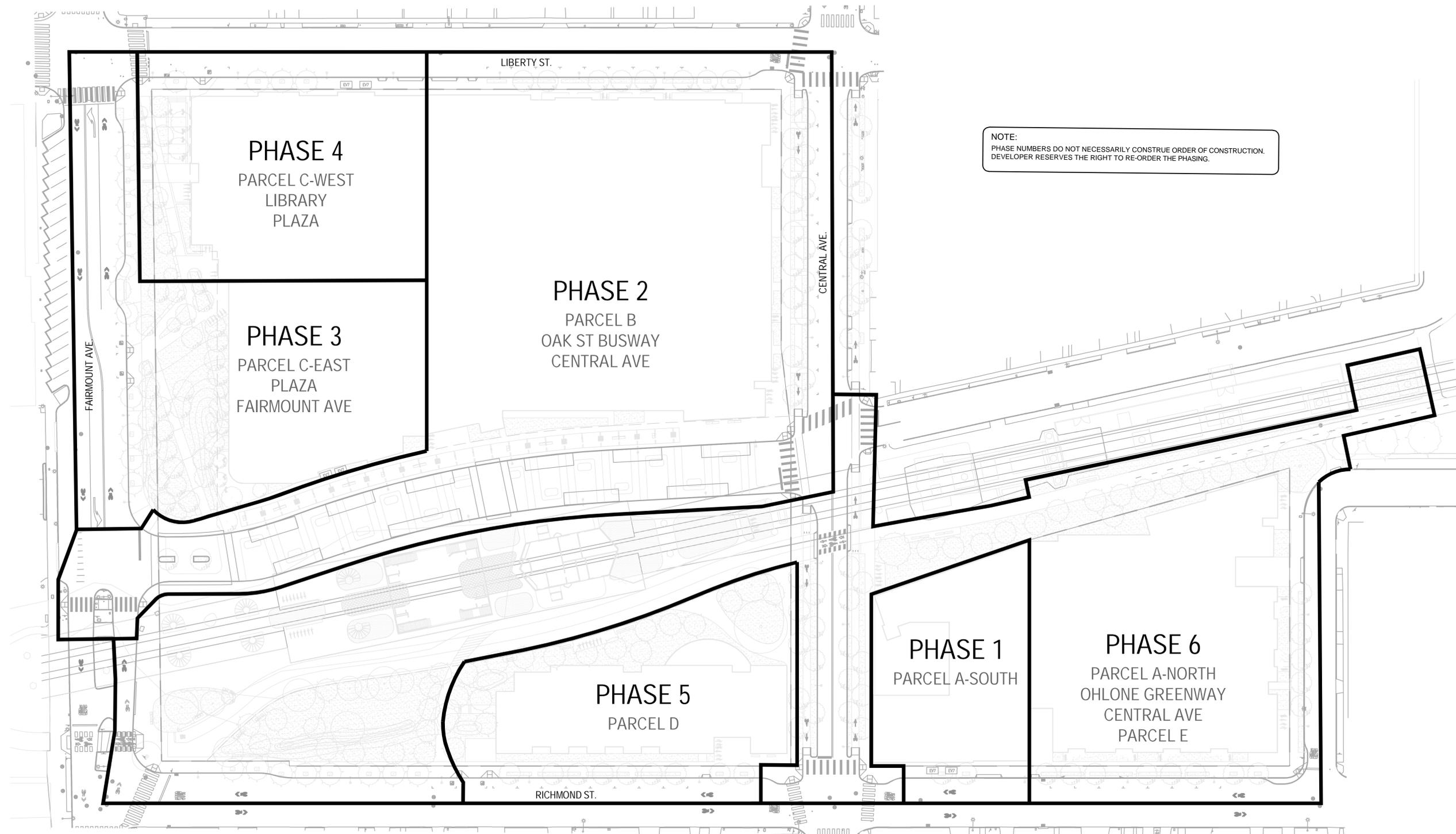




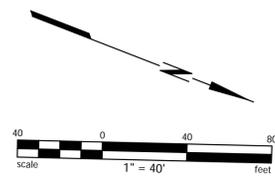
- = MARKET RATE HOUSING
- = AFFORDABLE HOUSING

AERIAL 3D VIEW - FROM NORTHEAST ①

REVISIONS		
#	DESCRIPTION	DATE
1	RESPONSE TO COMPLETENESS REVIEW	10/5/2023



NOTE:
 PHASE NUMBERS DO NOT NECESSARILY CONSTRUCT ORDER OF CONSTRUCTION.
 DEVELOPER RESERVES THE RIGHT TO RE-ORDER THE PHASING.



PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 10/06/2023

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



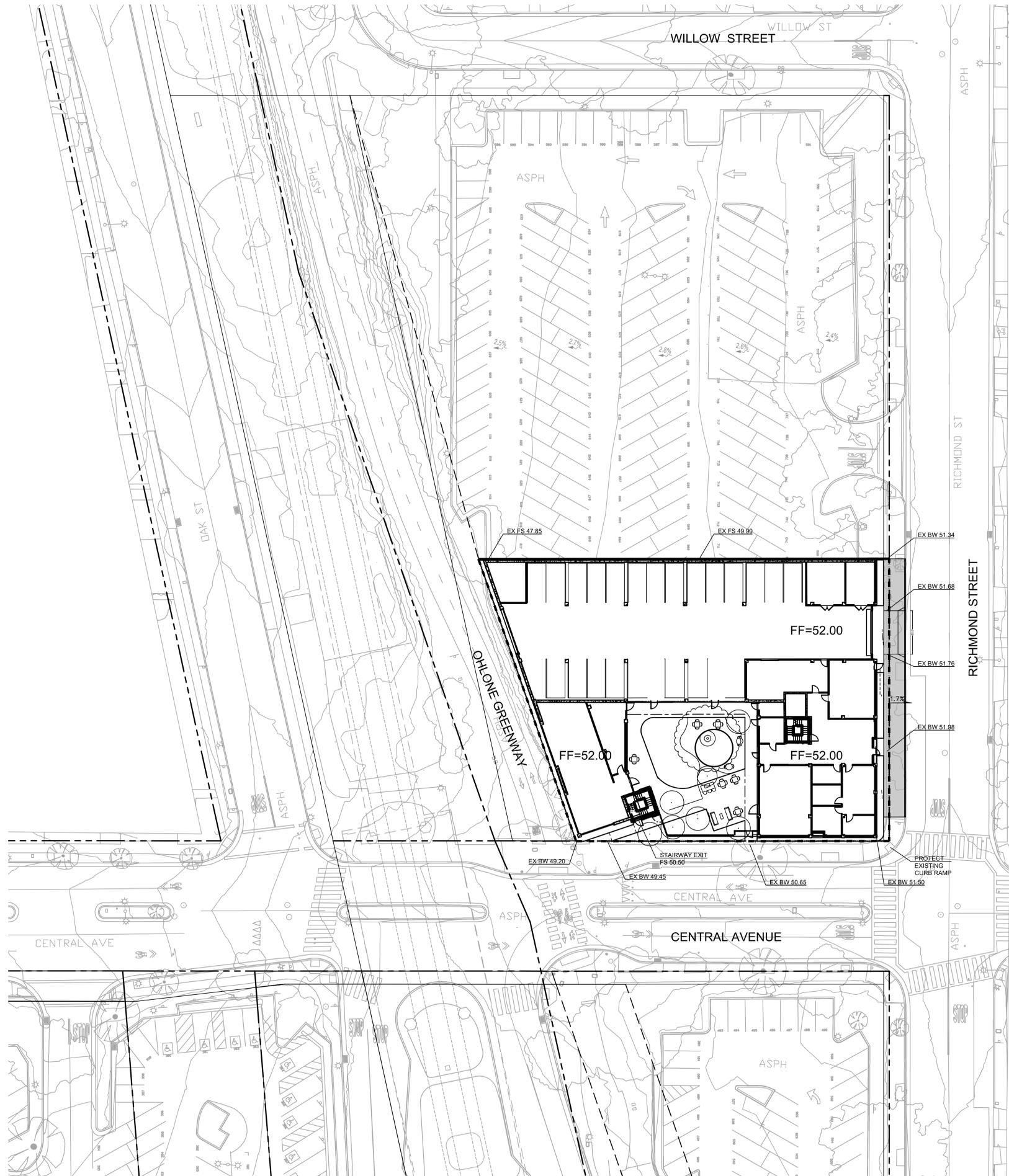
EL CERRITO PLAZA BART STATION CIVIL IMPROVEMENT
 APN 504-130-031, 503-122-010, 504-121-017, 504-060-012
 6671 Fairmount Ave, El Cerrito, CA 94530

PHASING PLAN

Revisions	
No.	Description
1	RESPONSE TO COMPLETENESS REVIEW 10/5/2023

Date: 07/20/2023
 Scale: AS SHOWN
 Design: JMM
 Drawn: ---
 Approved: ---
 Job No: 20211616

Drawing Number:
TM-5
 5 OF 12



PAVING LEGEND:

- NEW CONCRETE SIDEWALK AND GUTTER PER CITY OF EL CERRITO SPECIFICATIONS
- ASPHALT PLUG AT CONC GUTTER
- 2" ASPHALT GRIND AND OVERLAY PER CITY OF EL CERRITO SPECIFICATIONS

GRADING LEGEND:

- DIRECTION OF PROPOSED DRAINAGE
- LIMIT OF GRADING
- GRADE BREAK
- DIRECTION OF EXISTING DRAINAGE
- NEW FINISH SURFACE ELEVATION
- EXISTING SURFACE ELEVATION (ES)
- TRENCH DRAIN

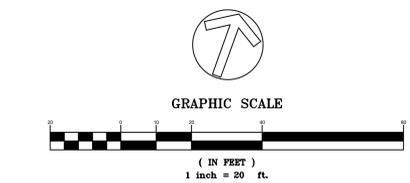
GRADING NOTES:

1. TC ELEVATIONS ARE 6" ABOVE ADJACENT PAVEMENT FINISH SURFACE ELEVATIONS (FS), UNLESS OTHERWISE NOTED ON PLAN.
2. NEW SIDEWALK MUST BE INSTALLED AT 2% MAX CROSS SLOPE TO MEET ACCESSIBILITY STANDARDS.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL MEET WITH THE CITY OF EL CERRITO'S PUBLIC WORKS AND TRAFFIC ENGINEERING DEPARTMENTS TO WORK OUT TRAFFIC PLANS THAT WILL NEED TO BE IMPLEMENTED THROUGHOUT CONSTRUCTION. APPROVAL BY BOTH DIVISIONS WILL BE REQUIRED PRIOR TO IMPLEMENTATION OF ANY TRAFFIC PLANS.
3. THE CITY TRAFFIC ENGINEER SHALL REVIEW ALL PROPOSED SIGNING AND STRIPING IN THE CITY OF EL CERRITO RIGHT OF WAY BEFORE INSTALLATION OCCURS. CONTRACTOR SHALL GIVE THE TRAFFIC ENGINEER A MINIMUM OF TWO DAYS NOTICE.
4. CONTRACTOR TO OBTAIN SEPARATE PERMIT FOR ALL WORK PERFORMED IN THE PUBLIC RIGHT OF WAY.
5. REPLACEMENT OF SIDEWALK, CURB, GUTTER AND OTHER STREETScape IMPROVEMENTS AS SHOWN ON THE GRADING PLANS SHALL COMPLY WITH CURRENT CITY OF EL CERRITO STANDARDS FOR ACCESSIBILITY.

PROPOSED PERVIOUS AND IMPERVIOUS AREAS		
NO.	ISSUE	DATE
1	EXISTING PERVIOUS AREA	1,450 SF
2	EXISTING IMPERVIOUS AREA	20,007 SF
3	TOTAL SITE AREA	21,457 SF



ECP BART PARCEL A-SOUTH
 CENTRAL AVE & RICHMOND ST, EL CERRITO, CA 94530



SUBMITTAL SCHEDULE	
NO.	ISSUE
SB330	09.29.22
SB35	03.01.23
RESUBMITTAL	

JOB NUMBER: 2021616
 DRAWN BY: HH
 CHECKED BY: JNM
 DATE: 03/01/2023
 SCALE: AS SHOWN
 TITLE: GRADING PLAN

SHEET:
C.2

ECP BART PARCEL A-SOUTH
 CENTRAL AVE. & RICHMOND ST., EL CERRITO, CA 94630

STAMP:

REVISION SCHEDULE	
NO.	DATE
1	09.29.22
2	03.01.23

JOB NUMBER:	
DRAWN BY:	
CHECKED BY:	
ISSUE DATE:	
SCALE:	
TITLE:	GROUND LEVEL CONCEPTUAL LANDSCAPE PLAN
SHEET:	

L1.0

PRELIMINARY - Not for Construction

NOTE: OFF SITE TREES ARE TO REMAIN AND BE PROTECTED IN ACCORDANCE WITH CITY APPROVED CERTIFIED ARBORIST.



(4) CLASS II BIKE RACKS (8 STALLS) PER CITY STANDARDS, TO BE COORDINATED WITH MASTER PLAN STREETSCAPE DESIGN



4 BIKE PLAZA WITH TABLE(S) & SEATING



5 PATHWAYS AND PLANTING AREAS



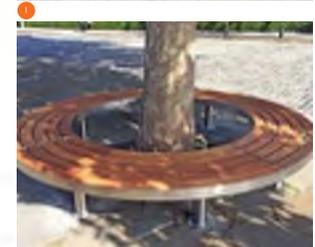
6 (E) OFF SITE TREES TO REMAIN, TYP. SEE L3.0



7 NATIVE & DROUGHT TOLERANT PLANTING SEE L2.0 FOR PRELIMINARY PLANT LIST.



1 PLAY TURF AREA WITH NATURE PLAY ELEMENTS



2 CENTRAL OAK TREE WITH CIRCULAR BENCH



3 OUTDOOR LOUNGE PATIO

ECP BART PARCEL A-SOUTH
 CENTRAL AVE. & RICHMOND ST., EL CERRITO, CA 94530



SUBMITTAL SCHEDULE	
NO.	ISSUE DATE
SB330	09.29.22
1 SB35	03.01.23
RESUBMITTAL	

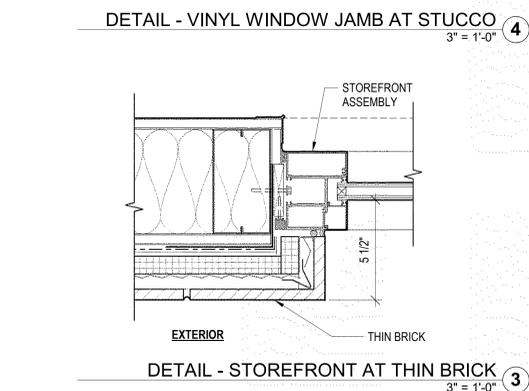
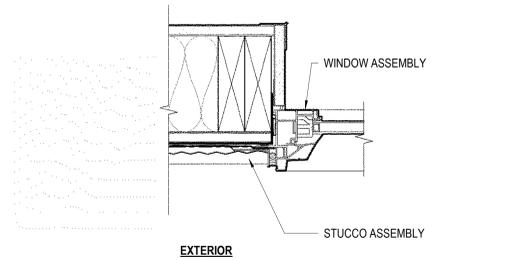
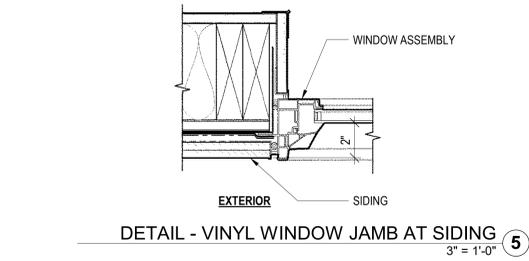
JOB NUMBER: 2211
 DRAWN BY: CE, CS, JL
 CHECKED BY: KM
 DATE: 03/01/2023
 SCALE: As indicated
 TITLE: ELEVATIONS

SHEET:
A3.00

- PRELIMINARY - Not for Construction -



NORTH ELEVATION ②
 1/8" = 1'-0"



EAST ELEVATION - RICHMOND ①
 1/8" = 1'-0"



ECP BART PARCEL A-SOUTH
 CENTRAL AVE. & RICHMOND ST., EL CERRITO, CA 94530



SUBMITTAL SCHEDULE	
NO.	ISSUE / DATE
SB330	09.29.22
1 SB35	03.01.23
	RESUBMITTAL

JOB NUMBER: 2211
 DRAWN BY: CE, CS, JL
 CHECKED BY: KM
 DATE: 03/01/2023
 SCALE: 1/8" = 1'-0"

TITLE:
ELEVATIONS

SHEET:

A3.01

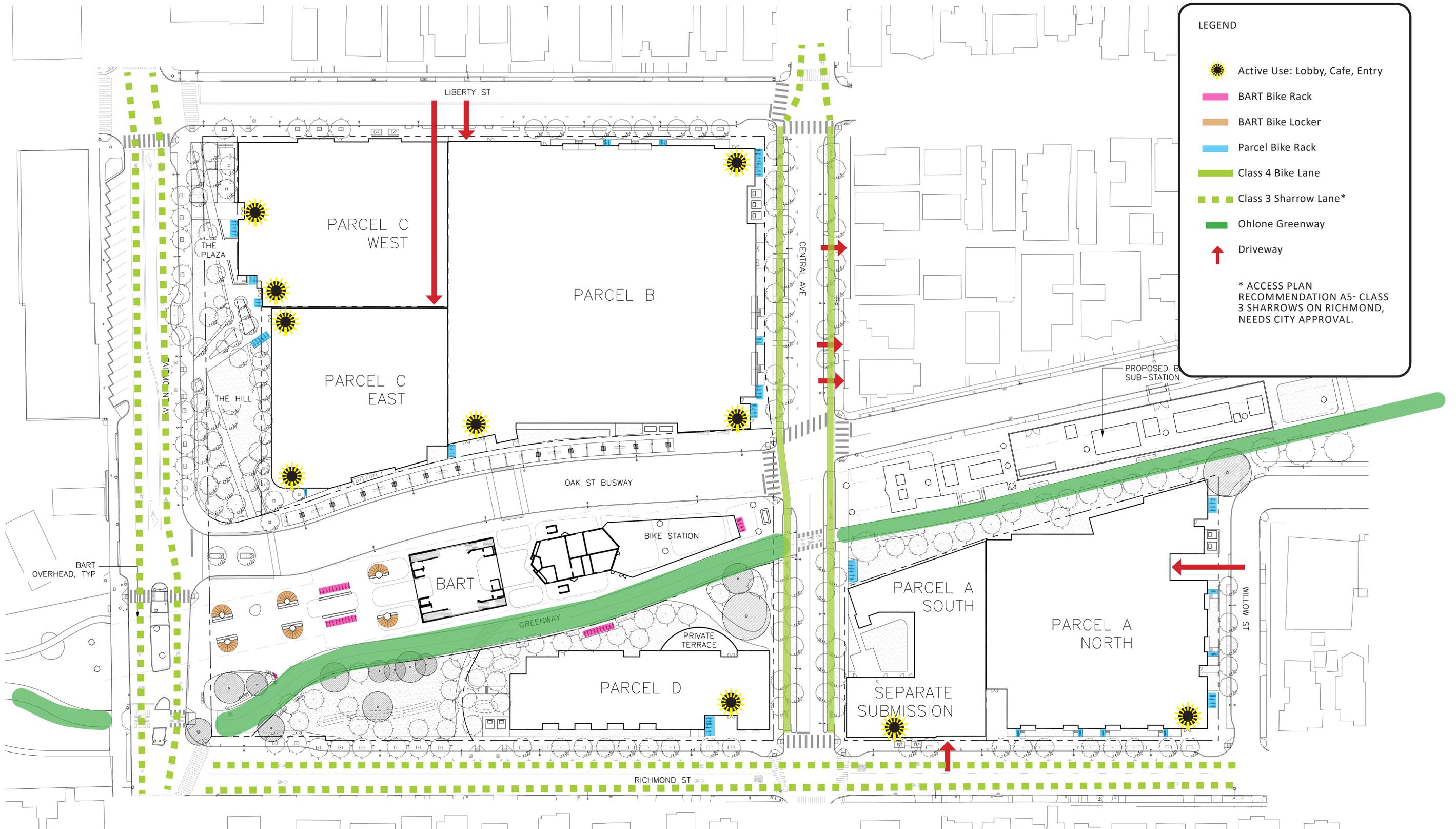
- PRELIMINARY - Not for Construction -



SOUTH ELEVATION - CENTRAL AVENUE
 1/8" = 1'-0" ②



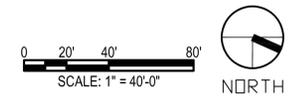
WEST ELEVATION - OHLONE GREENWAY
 1/8" = 1'-0" ①



LEGEND

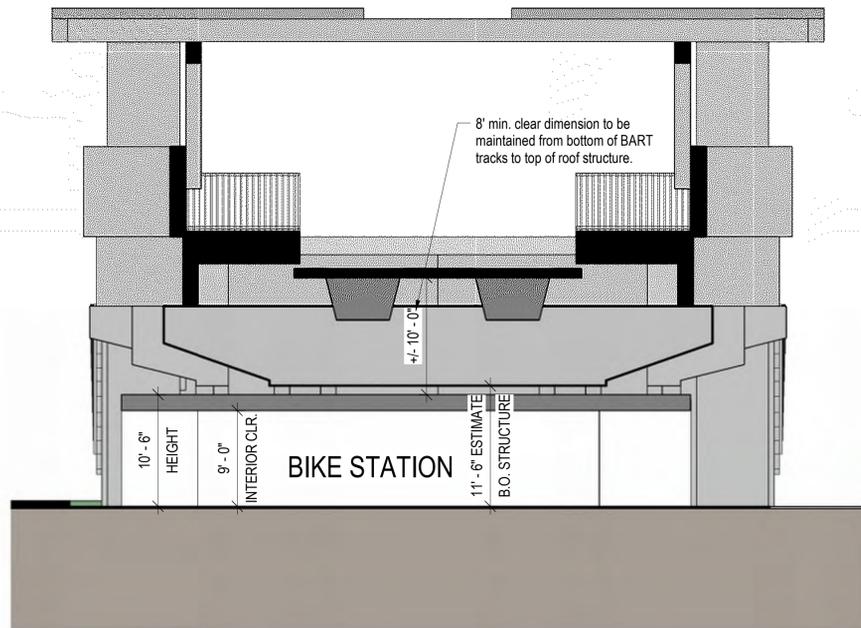
-  Active Use: Lobby, Cafe, Entry
-  BART Bike Rack
-  BART Bike Locker
-  Parcel Bike Rack
-  Class 4 Bike Lane
-  Class 3 Sharrow Lane*
-  Ohlone Greenway
-  Driveway

* ACCESS PLAN RECOMMENDATION A5- CLASS 3 SHARROWS ON RICHMOND, NEEDS CITY APPROVAL.

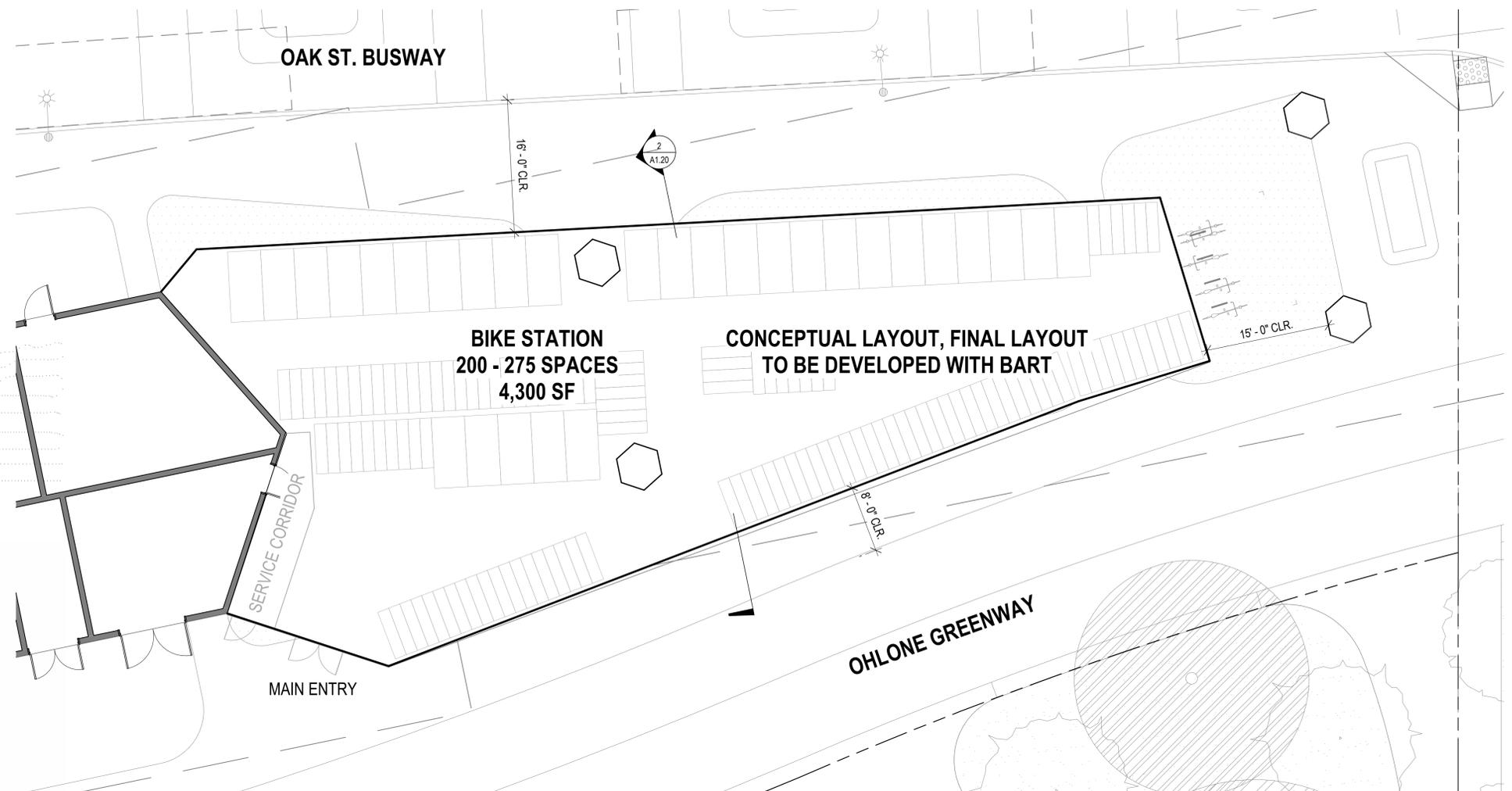


#	DESCRIPTION	DATE
1	RESPONSE TO COMPLETENESS REVIEW	10/5/2023





BIKE STATION SECTION ②
1/8" = 1'-0"



BIKE STATION PLAN - NO ATTENDANT STATION ①
1/8" = 1'-0"