UNDER RAMP PARK
100% SCHEMATIC DESIGN 03.14.2014
Under Ramp Park (formerly known as Oscar Park) will be a new neighborhood park within the Transbay Redevelopment Area. Spanning Harrison to Howard Streets, the park is comprised of five distinct spaces separated by Folsom, Clementina, and Tehama Streets. The park is located below the existing Interstate 80 Fremont exit ramp and the future Transit Center bus ramp with approximately 25% of the site open to the sky. This affords unique opportunities and constraints for the park design.

Based on the 2006 Concept Plan, three community workshops, and on-going collaboration with OCII staff and the Transbay Citizen Advisory Committee (CAC), the design team established the following goals:

- **IMPROVE CONNECTIVITY:** The design creates a stronger pedestrian and bicycle link between the Rincon Hill neighborhood to the south and the new Transit Center to the north, reinforcing the identity of this new neighborhood as a transit-oriented community, one that encourages residents and visitors to walk, bike, and take transit.

- **FOSTER COMMUNITY:** As a new park for an emerging neighborhood, the design provides programs and amenities that will foster a sense of community and support future growth and development.

- **CREATE A DESTINATION FOR THE NEIGHBORHOOD AND THE CITY:** Because of some of the site’s inherent constraints, the design strives to be distinctive and the programming unique, attracting people from all over the city.

To achieve these goals, the design for Under Ramp Park includes a variety of programs and features that create an active, rich, and integrated environment where program adjacencies are complementary and help to energize the site. The overarching idea is to have a dynamic, flexible park where unique programs draw visitors throughout the day and throughout the seasons.

The park design responds to the variety of site conditions, edges, and divisions by featuring a series of a park rooms that are unified by circulation routes, color, lighting, and materiality. The park rooms range from a children’s play area, a beer garden, and a multilevel pavilion with park-serving retail and amenities. Each park room includes unique site elements such as porch swings suspended form the overhead bus ramp, a sculptural bouldering wall encasing a ramp column, and a playful slide route through the park’s various topographic levels.

Given the park’s 75% overhead coverage, the design team selected materials and site elements that both actively and passively illuminate the space. In addition, the design team is working with the San Francisco Arts Commission to select a public artist to enliven the site. The selected artist will be given the primary objective of bringing sunlight from above into the space below.

Under Ramp Park will be implemented in two phases. The first of which is documented in this Schematic Design book and includes 2.7 acres of improvements between Folsom and Howard Streets, including a small parcel on the southwest corner of Folsom and Essex Streets. The second phase of the park extends south from Folsom Street to Harrison Street, including the hillside up to Guy and Lansing Streets to the east. These 1.5 acres of improvements are pending the Central SoMa EIR approval process, which will clarify Essex Street’s future roadway configuration and available open space.
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C1-0100 CIVIL PLAN ZONE 1
C1-0200 C1-0300 C1-0400 C1-0500
C1-0600 C1-0700 C1-0800

03/13/14 03/13/14 03/13/14 03/13/14

CIVIL PLAN ZONE 2
CIVIL PLAN ZONE 3 CIVIL PLAN ZONE 4 CIVIL PLAN ZONE 5 CIVIL PLAN ZONE 6 CIVIL PLAN ZONE 7 CIVIL PLAN ZONE 8

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- **Material Plan:**
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- **Footing Plan:**
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- **Sprinkler Plan:**
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- **Ladder Plan:**
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## LEGEND — MATERIAL SCHEDULE

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### PAVING SCHEDULE

#### Asphalt Paving

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- **Notes**: Cm Notes

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**PLAY EQUIPMENT SCHEDULE**
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## SIGNAGE & WAYFINDING SCHEDULE

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# LEGEND

## PLANTING SCHEDULE

### TREES

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## SOIL SCHEDULE (See Note 3)

- 1,378 CY

### NOTES:

1. Initial soil testing indicates excessive amounts of heavy metals in the native soil. Most elevated levels were gas from vehicle tires and copper from brake dust. Levels are extremely high making the native soil unsuitable for plant growth.

2. Additional testing is required and should be done in 1 foot bils to a depth of 48". Soil fill with excessive heavy metals content shall be removed and disposed by contractor per regulatory standards and replaced by clean, sand-loam backfill per soil specifications.

3. Since further soil testing will not be done until the time of construction, contract documents and cost estimates shall assume the most conservative approach. All native soils in proposed planting areas shall be removed and replaced with clean, sand-loam planting soil.

4. Irregular planting may be included in future Design Documentation submittals. For Schematic Design cost estimating, assume deep infiltration for all planting areas and 2.4 cubic yards every tree.

5. In accordance with the 2008 Concept Plan, each California Street tree shall receive 600 cuft minimum volume of combined structural soil and adjacent rockable native soil. Rockable native soil shall be tested per note 2 to verify suitability for planting.
1. On-site verification of all dimensions and details shall be the responsibility of the general contractor and each subcontractor for his individual work. The owner or architect shall be notified if any discrepancies are found. Failure to commence any work shall be borne by the individual contractor involved.

2. The contract documents indicate the extent and approximate location of elements of the building and site. All conditions, devices and elements shall be verified by the contractor prior to commencing the work.

3. All work in connection with these construction drawings shall comply with the current adopted edition of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, and with any Government Agency or Regulatory publication having jurisdiction at the time of construction.

4. No drainage across or onto adjacent property.

5. Provide 2% slope away from building for 5'-0" at sides and 10'-0" at front.

6. The typical details shown in these plans shall apply in all similar cases unless specifically noted otherwise. Where no detail is shown, construction shall be as indicated for other similar work and, or, applicable industry practice.

7. All dimensions are taken from face of stud, I.O.N.

8. If it is not the intent of these contract documents to separate the work into subtrade divisions, it shall be the responsibility of the general contractor to divide the work and to coordinate and organize all work as required to complete the work as intended by these documents.

9. All site work shall comply with the state of California title 24, the americans with disabilities act (ADA) and all applicable codes, ordinances, and zoning regulations.

10. Site development and grading shall provide access to primary entrances and normal paths of travel, and shall incorporate pedestrian ramps, curb ramps, and other features as required.

11. A minimum 48-hour notice is required for fire department inspection of all necessary tests and/or inspections.

12. Occupant shall be responsible for providing tenant space building access keys for insertion into Knox box prior to final inspection by the fire department. Keys shall have permanent marked tags identifying address and any specific doors/areas accessible with said key.

13. All building documentation, including deferred submittals, prepared by others (not listed on this sheet) shall be submitted to the architect for review and general conformance to design.

14. All sprinkler systems required to have a fire alarm system, unless otherwise specified.

15. Due to the difficulty of anticipating every condition which may exist, precautions to correct discrepancies when found are required. All conditions where alteration or reconstruction work is proposed, it shall be used to the advantage of the individual contractor involved.

16. The general contractor shall familiarize himself with all work to implement these construction documents and complete the project. This shall include work beyond the scope of these documents, including but not limited to, site improvement documents and utility service drawings. Contractor shall coordinate all said additional work as thought contained herein where said work will affect execution of his contract.

17. Do not scale the drawings.

18. Fire Sprinklers: No work shall commence on the system until the contractor has submitted complete design build documents and calculations to the enforcing agency, received approval from said agency, and secured the appropriate building permit for such system.

19. All construction shall conform to the city of San Francisco building department and city of San Francisco fire department relative to automatic sprinkler and fire alarm sprinkler systems. All required permits shall be obtained.

20. Automatic fire sprinkler system protection shall be provided.

21. Where insulation is provided and installed, it shall be fastened as necessary to preclude obstruction of the fire sprinkler system.

22. All buildings undergoing construction, alteration, or demolition shall comply with chapter 14 of the 2013 California fire code pertaining to the use of any hazardous materials, flame producing devices, asphalt, tar kettles, etc.

23. A 3.5 Acre area under the bus and caltrans designated as construction limits. Contractor shall verify these limits and be responsible to inform the appropriate personnel and enforce these limits.
NOT FOR CONSTRUCTION

YAKUH ASKEW
PRINCIPAL ARCHITECT

OFFICE OF COMMUNITY INVESTMENT & INFRASTRUCTURE

33 CLEMENTINA

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PROPOSED NORTH ELEVATION (CLEMENTINA)

1. Adjacent Residential Structure Boundary
4. Outline of Equipment Penthouse Planted Roof System Per Landscape
5. L8 Sconce, Typ.

PROPOSED SOUTH ELEVATION (FOLSOM)

1. Roof Peak +34'-0"
2. Folsom Street Property Line
5. Public Restroom Access
6. Post @ FP GC, Guardrail Post Integrated Light

PROPOSED WEST ELEVATION

1. Property Line
2. Outline of Adjacent Light Court Boundary
3. Stained Concrete with Anti-Graffiti Sealer, Typ.
5. Stainless Steel Wire Mesh Guardrail with Stainless Steel Verticals and Hardwood Top Rail

Scale: 1/8" = 1'-0"
GUARDRAIL DETAIL

HARDWOOD TOP RAIL

JAKOBS ST STL NET

BEGA LUMINARE B3514LED.545

ADJUST SPACE FOR LIGHTING

GUARDRAIL SECTION

ST STL BRACKET WITH OPENING TO FIT TOP AND BOTTOM CABLE

ST STL TOP AND BOTTOM CABLE TO SECURE NET, SIZE TBD

JAKOBS ST STL NET

COLUMN BALLUSTERS FOR ST STL NET CONNECTION

HARDWOOD TOP RAIL

ST STL SQUARE COLUMN

ST STL BRACKET WITH OPENING TO FIT TOP AND BOTTOM CABLE

BEGA LUMINARE B3514LED.545

ST STL TOP AND BOTTOM CABLE TO SECURE NET, SIZE TBD

JAKOBS ST STL NET

BARS ANCHORED BOLTED TO CAST-IN-PLACE CONCRETE

+42" MIN. A.F.F.

GUARDRAIL DETAIL

1 GUARDRAIL DETAIL

A-8000

SCALE: 1 1/2" = 1'-0"

GUARDRAIL ELEVATION

3 ENLARGED GUARDRAIL ELEVATION

BEGA LUMINARE B3514LED.545

ST STL TOP AND BOTTOM CABLE TO SECURE NET, SIZE TBD

JAKOBS ST STL NET

BEGA LUMINARE B3514LED.545

ST STL SQUARE COLUMN

ST STL BRACKET WITH OPENING TO FIT TOP AND BOTTOM CABLE

HARDWOOD TOP RAIL

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COLUMN BALLUSTERS FOR ST STD NET CONNECTION

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BEGA LUMINARE B3514LED.545

ST STL TOP AND BOTTOM CABLE TO SECURE NET, SIZE TBD

JAKOBS ST STL NET

BARS ANCHORED BOLTED TO CAST-IN-PLACE CONCRETE

+42" MIN. A.F.F.
ENLARGED GATE

1. Water Equipment Yard-Plan

2. 3'-0" Gate with a set of double doors for maintenance access

- Metal frame
- Wood composite slats with varying width and spacing
- Concealed bar at hinge

3. 5'-0" Gate, becomes an awning when open

- Aluminum frame
- Wood composite slats with varying width and spacing

4. 3'-0" Wide Egress Door

- Panic hardware behind wood slat
- 4x4 Steel post to receive panic hardware

5. Bifold door, becomes an awning when open

- Metal frame
- Wood composite slats with varying width and spacing
- Concealed bottom bar

6. (2) sets of double operable doors for access

- Wood to be verified

7. Gas Meter/Regulator 12'x4'x8'

- Dedicated enclosure

8. Tall planted area per landscape

- 5' Gate with a set of double doors for maintenance access

- Scale: 3/4" = 1'-0"
PROJECT PALETTES
SITE ELEMENTS

S1  BIKE SHARE POD
S2  RUBBER MOUND
S4  WOOD SEATING DECK
S5  CUSTOM WOOD BENCH
S7  CUSTOM BOULDER WALL
S8  CUSTOM BAR COUNTER & STOOL
S8  CUSTOM BAR COUNTER & STOOL
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

PAVING

P1 ASPHALT PAVING
P2 ASPHALT W/ PAINTED GRAPHICS
P3 ASPHALT W/ RUMBLE TREATMENT
P4 CIP CONC. - NATURAL

P4 CIP CONC. - FOLSOM
P5 CIP CONC. - SPECIAL W/ MICA
P5 ALT CIP CONC - SPECIAL
LITHO CRETE W/ CUSTOM MIX DESIGN
P5.1 CIP CONC - PAINTED

100% SCHEMATIC DESIGN UNDER RAMP PARK SECTION III 03
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

PAVING

P6 & P7 DETECTABLE WARNING PAVERS
P8-P14 GLASS PAVER
P15 GRANITE COBBLE
P16 WOOD DECKING
P17 BOUND RUBBER PLAY SURFACING
P18 ARTIFICIAL TURF
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

FURNISHING

F1 & F2  K12 RATED BOLLARD
F3  BIKE REPAIR STATION
F4  PORCH SWING
F5  PICNIC TABLE

F6  ADIRONDACK CHAIR
F7  PARK BENCH
F8  BIKE RACK
F9  CAFE TABLE & CHAIR
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

FURNISHING
F10 BLEACHER

LIGHTING
L1 WEST WALL GRAZE LIGHT
L2 PATHWAY LIGHT
L3 ADJUSTABLE UPLIGHT
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

LIGHTING

L4  STEP LIGHT
L5  CATENARY LIGHT
L6  HANDRAIL POST INTEGRATED LIGHT
L7  PAVILION INTEGRATED LIGHT

100% SCHEMATIC DESIGN  UNDER RAMP PARK  SECTION III  07
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

LIGHTING

L8  PAVILION: MOUNTED SCONCE
L9  BASKETBALL COURT LIGHT
L10 PEDESTRIAN POST LIGHT
L11 POLE LIGHT W/MULTIPLE HEADS
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

LIGHTING

L12  PAVER BACK LIGHT

L13  CANOPY MOUNTED SPOT LIGHT

PLAY EQUIPMENT

PE1  CUSTOM BOOMERRANG

PE2  EMBANKMENT SLIDE

PE5  BASKETBALL HOOP-MULTI-SPORT, FULL SIZE

PE6  BASKETBALL HOOP-MULTI-SPORT, YOUTH SIZE
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

PLAY EQUIPMENT

PE3  LONG SWING
PE4  EXERCISE EQUIPMENT
PE7  STAND ALONE PLAY

WALLS

W1  REFLECTOR WALL
W2  PATHWAY WALL
W3  CIP CONC WALL
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

FENCE & RAILS

FE1 GUARDRAIL

FE2 GUARDRAIL

FE3 PLAYGROUND SAFETY FENCE

FE4 ABC RAIL

FE5 HANDRAIL @ PATHWAY

FE6 BASKETBALL COURT FENCE
MATERIALS
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-2001-2008

SIGNAGE & WAYFINDING

SI1  BICYCLE TRAFFIC STOP WARNING

SI2  BICYCLE SIGNAL
PLANTING
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-4001-4008

TREES

T1  CORYMBIA CITRIOODORA

T2  TRISTANICPSIS LAURINA 'ELEGANT'

T3  DICKSONIA ANTARCTICA
PLANTING
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-4001-4008

SHRUBS & GROUND COVER

PL1 PARK MIX

ASPIDISTRA ELATIOR
CLIVIA MINIATA
ACANTHUS MOLLIS
NEPHROLEPIS CORDIFOLIA

SARCOCOCCA HOOKERIANA HUMILIS
DIANELLA CAERULEA ‘CASSA BLUE’
CYRTOMIUM FALCATUM
PLANTING

REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-4001-4008

SHRUBS & GROUND COVER

PL2  LAND OF THE LOST MIX

LOMANDRA LONGIFOLIA 'BREEZE'

GUNNERA TINCTORIA

CYCAS REVOLUTA

DIANELLA TASMANICA

PHORMIUM 'YELLOW WAVE'

ASTELIA NERVOSA CHATHAMICA
PLANTING
REFERENCE SECTION II FOR PLAN LOCATIONS. SEE SHEETS L-4001-4008

SHRUBS & GROUND COVER
PL3  SCREENING MIX

PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'

SHRUBS & GROUND COVER
PL4  GREEN ROOF MIX

CUSTOM BLEND BY HYDROTECH
MATERIALS
REFERENCE SECTION II FOR ELEVATION LOCATIONS. SEE SHEETS A-5000

ARCHITECTURAL - PARK PAVILION

STANDING SEAM METAL ROOF
FOLDING GLASS WALL
GLASS CLERESTORY
24 X 48 PORCELAIN TILE
BOARD FORMED CONCRETE
SMOOTH CONCRETE
WOOD COMPOSITE