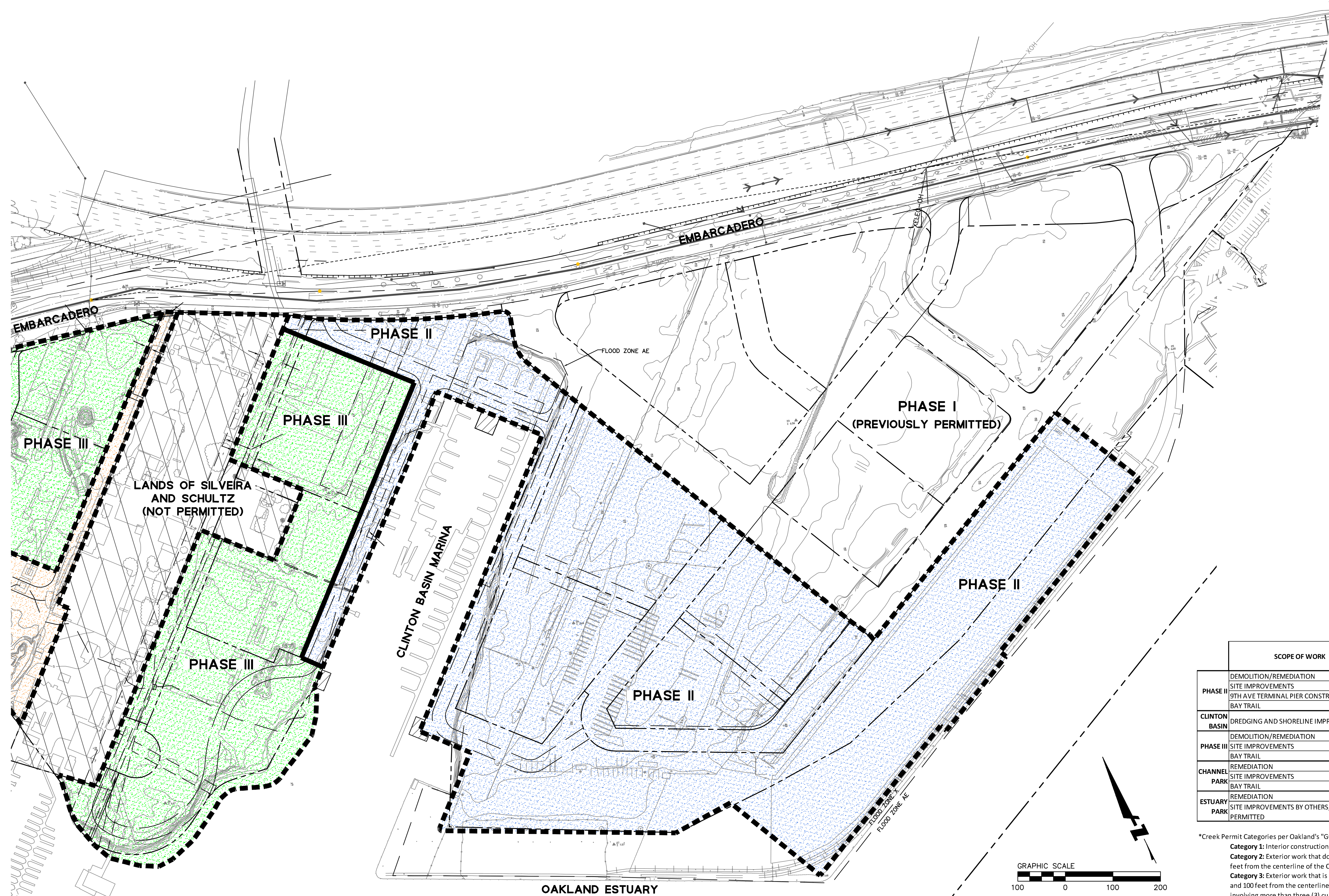
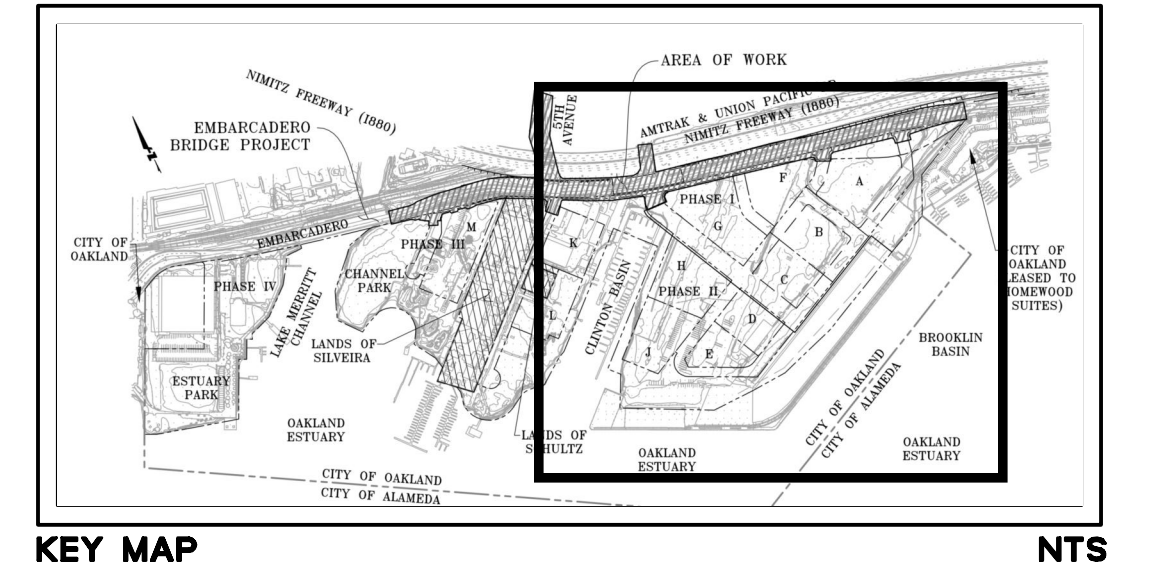


ATTACHMENT B:
Master Creek Permit Submittal

PHASE II



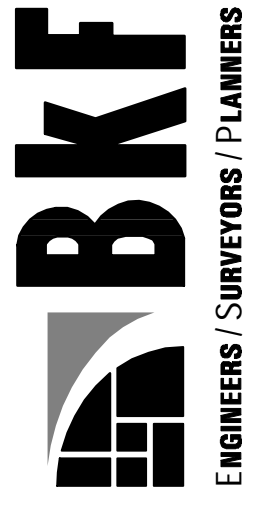
	SCOPE OF WORK	CREEK PERMIT CATEGORY*	(START) CONSTRUCTION TIMELINE	
PHASE II	DEMOLITION/REMEDICATION	3	2016-2017	
	SITE IMPROVEMENTS	3		
	9TH AVE TERMINAL PIER CONSTRUCTION	4		
	BAY TRAIL	4		
CLINTON BASIN	DREDGING AND SHORELINE IMPROVEMENTS	4	2017	
	PHASE III	DEMOLITION/REMEDICATION	3	2018-2019
		SITE IMPROVEMENTS	3	
BAY TRAIL		4		
CHANNEL PARK	REMEDICATION	3	2022	
	SITE IMPROVEMENTS	4		
	BAY TRAIL	4		
ESTUARY PARK	REMEDICATION	3	2017	
	SITE IMPROVEMENTS BY OTHERS, NOT PERMITTED	-		

*Creek Permit Categories per Oakland's "Guide to Oakland's Creek Protection Ordinance":
Category 1: Interior construction and alternations including remodeling
Category 2: Exterior work that does not include earthwork and is located more than 100 feet from the centerline of the Creek
Category 3: Exterior work that is located between 20 feet from the top of the Creek bank and 100 feet from the centerline of the Creek; or exterior work that includes earthwork involving more than three (3) cubic yards of material, beyond 20 feet from the top of the Creek Bank.
Category 4: Exterior work conducted from the centerline of the Creek to within 20 feet from the top of the Creek Bank.



DRAWING NAME: K:\Eng\13\130175\DWG\EXHIBIT\15_1207_CreekProtectionPermits\15_1209_CreekProtectionExhibit.dwg
 PLOT DATE: 12-09-15 PLOTTED BY: web

300 FRANK OGAWA PLAZA
 SUITE 380
 OAKLAND, CA 94612
 510/227-3011
 510/227-3011 (FAX)



CALIFORNIA

BROOKLYN BASIN
 ON-SITE CREEK PROTECTION
 PHASING AND PERMIT CATEGORY EXHIBIT

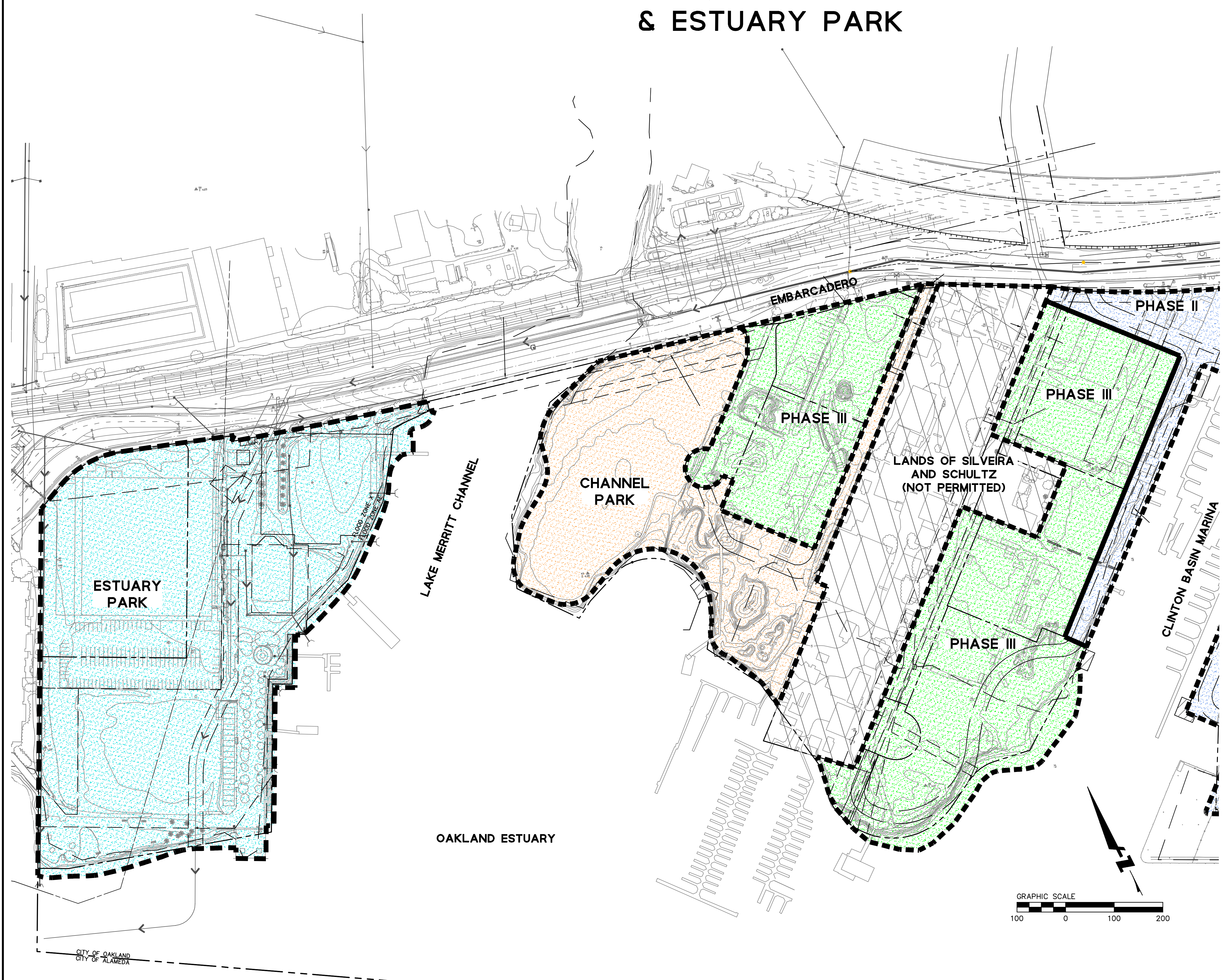
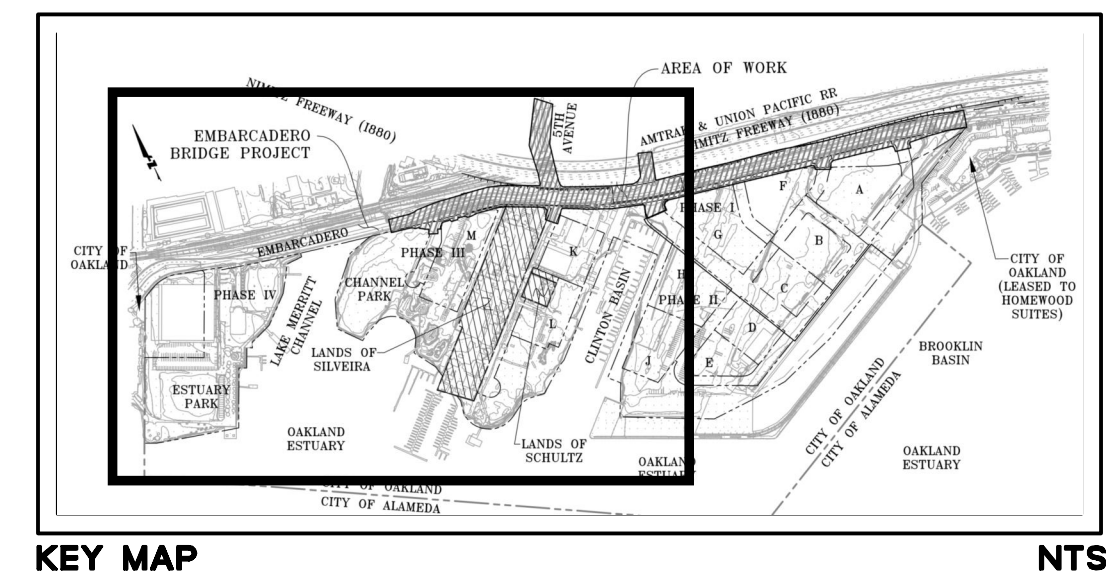
CITY OF OAKLAND
 ALAMEDA COUNTY

Date	No.	Revisions
12/09/15		

Scale: 1"=100'
 Design: AAS
 Drawn: LIW
 Approved: AAS
 Job No: 20130175

Sheet Number: **C1.0**
 1 OF 2

PHASE III, CHANNEL PARK & ESTUARY PARK

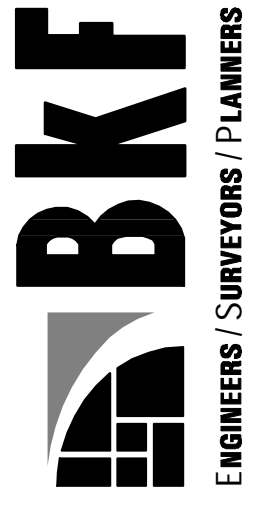


	SCOPE OF WORK	CREEK PERMIT CATEGORY*	(START) CONSTRUCTION TIMELINE	
PHASE II	DEMOLITION/REMEDATION	3	2016-2017	
	SITE IMPROVEMENTS	3		
	9TH AVE TERMINAL PIER CONSTRUCTION	4		
	BAY TRAIL	4		
CLINTON BASIN	DREDGING AND SHORELINE IMPROVEMENTS	4	2017	
	PHASE III	DEMOLITION/REMEDATION	3	2018-2019
		SITE IMPROVEMENTS	3	
BAY TRAIL		4		
CHANNEL PARK	REMEDATION	3	2022	
	SITE IMPROVEMENTS	4		
	BAY TRAIL	4		
ESTUARY PARK	REMEDATION	3	2017	
	SITE IMPROVEMENTS BY OTHERS, NOT PERMITTED	-		

*Creek Permit Categories per Oakland's "Guide to Oakland's Creek Protection Ordinance":
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 PLOT DATE: 12-09-15 PLOTTED BY: web

300 FRANK OGAWA PLAZA
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CALIFORNIA

BROOKLYN BASIN
 ON-SITE CREEK PROTECTION
 PHASING AND PERMIT CATEGORY EXHIBIT

ALAMEDA COUNTY
 CITY OF OAKLAND

No.	Date	12/09/15	Scale	1"=100'	Design	AAS	Drawn	LW	Approved	AAS	Job No	20130175

Revisions

Sheet Number: **C1.1**

2 OF 2



PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

Preliminary Development Plan Submittal

COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY

City of Oakland, California

Permit No. _____

Developer

OAKLAND HARBOR PARTNERS

4670 Willow Road
Pleasanton, CA 94588
Phone: (925)463-1122
Fax: (925)463-0832

Consultants

Master Plan Architect:

ROMA Design Group
1527 Stockton Street
San Francisco, CA 94133
Phone: (415)616-9900
Fax: (415)788-8728

Associated Architects:

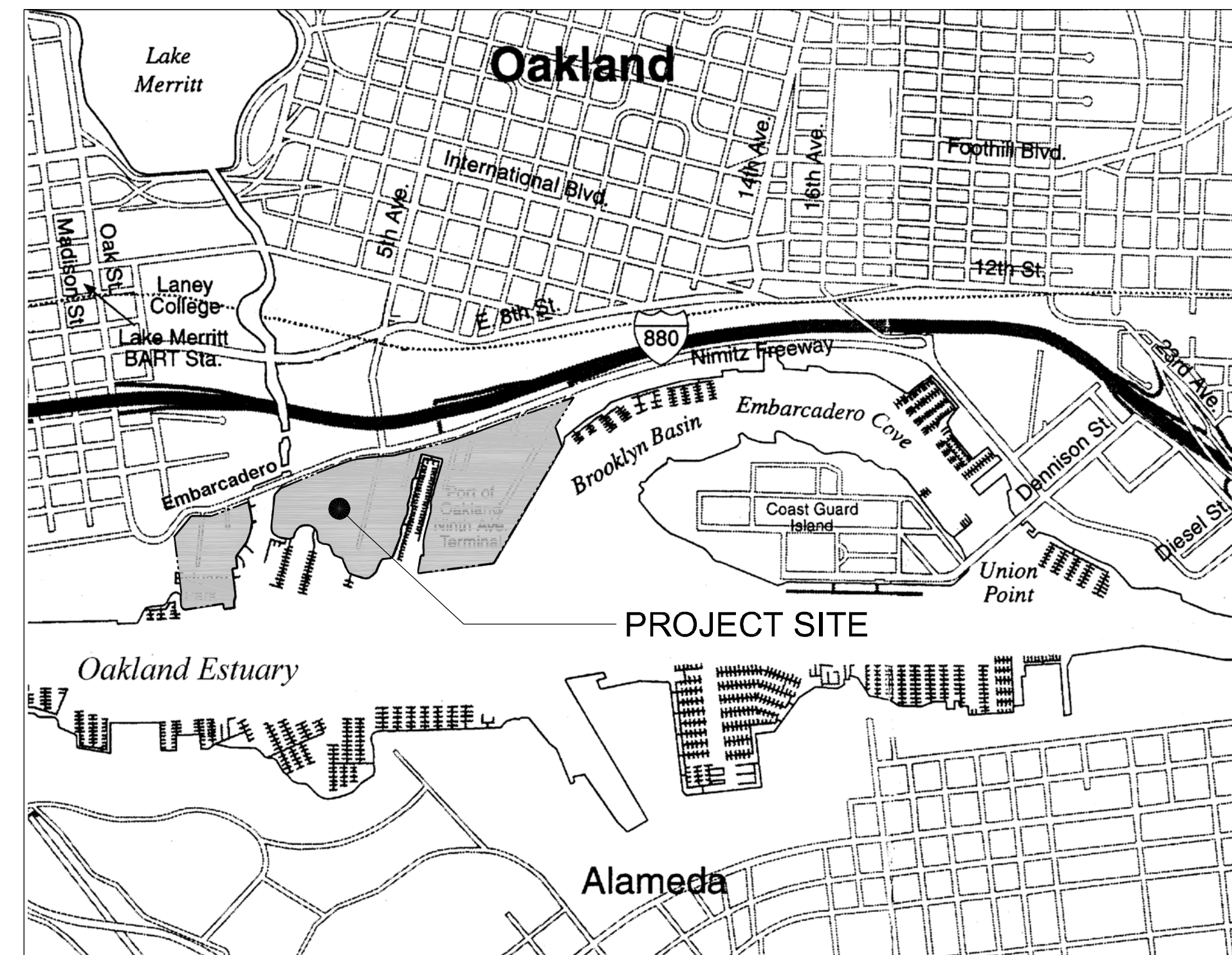
McLarand Vasquez & Partners
1900 Main Street
Irvine, CA 92614
Phone: (949)809-3300
Fax: (949)809-3350

Civil Engineer:

BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: (650)482-6300
Fax: (650)482-6399

Coastal Engineer:

Moffatt & Nichol Engineers
2001 North Main Street, Suite 360
Walnut Creek, CA 94596
Phone: (925)944-5411
Fax: (925)944-4732



Vicinity Map

List of Drawings

Sheet #

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1. Overview - Master Development Plan

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- 1.2 Illustrations
- 1.3 Illustrative Development Plan
- 1.4 Development Program - Parcelization Plan
- 1.5 Phasing Plan

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- 2.1 Shoreline Reconfiguration and Stabilization Plan
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- 2.2a Shoreline Sections
- 2.2b Shoreline Sections

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- 5.6 Illustrative Building Sections

6. Civil Engineering

- C-1 Existing Topography
- C-2 Existing Utilities
- C-3 Preliminary Grading Concept Plan
- C-4 Preliminary Utility Concept Plan



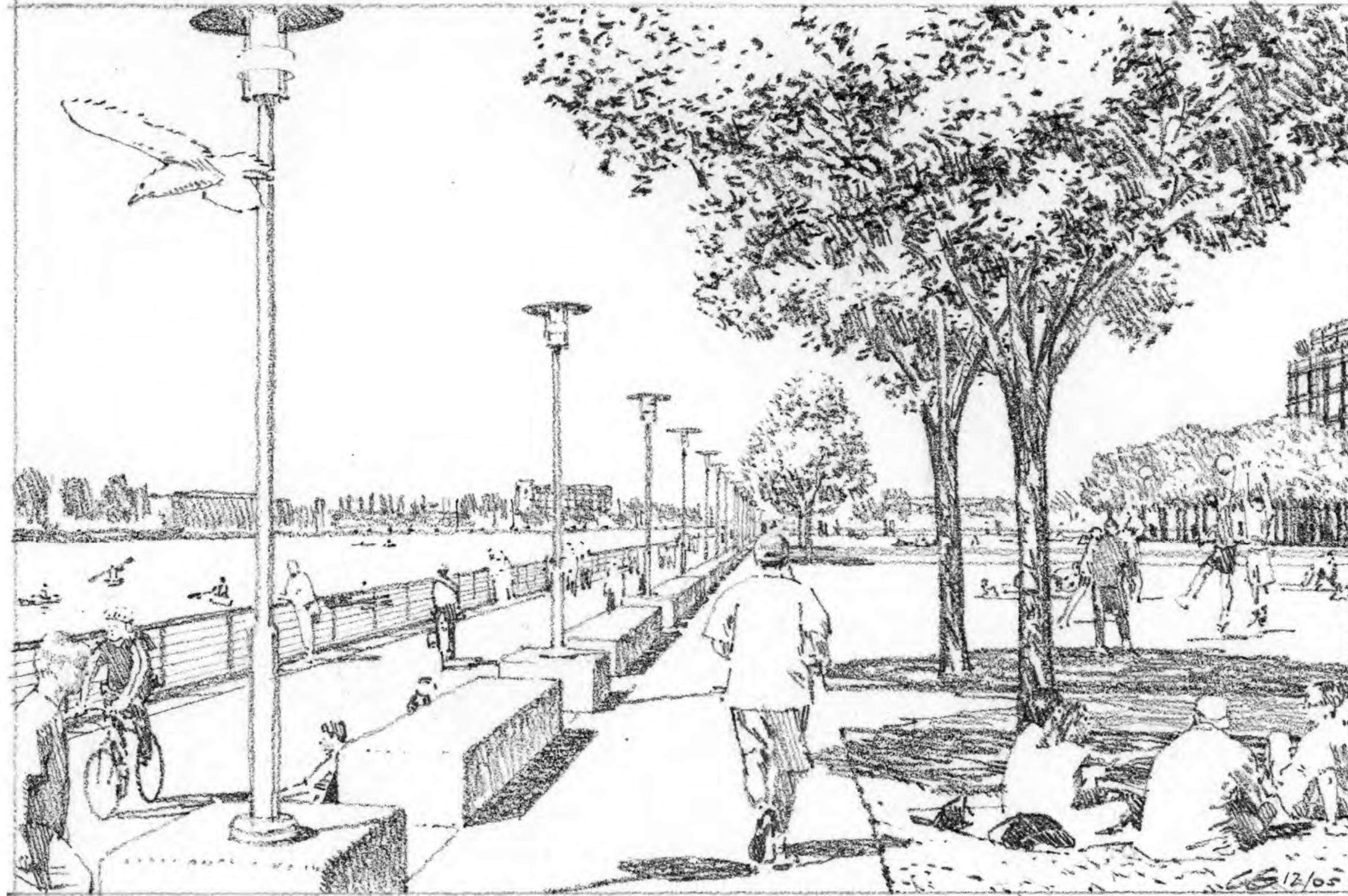
AXONOMETRIC VIEW

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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SHEET NO.
I.I



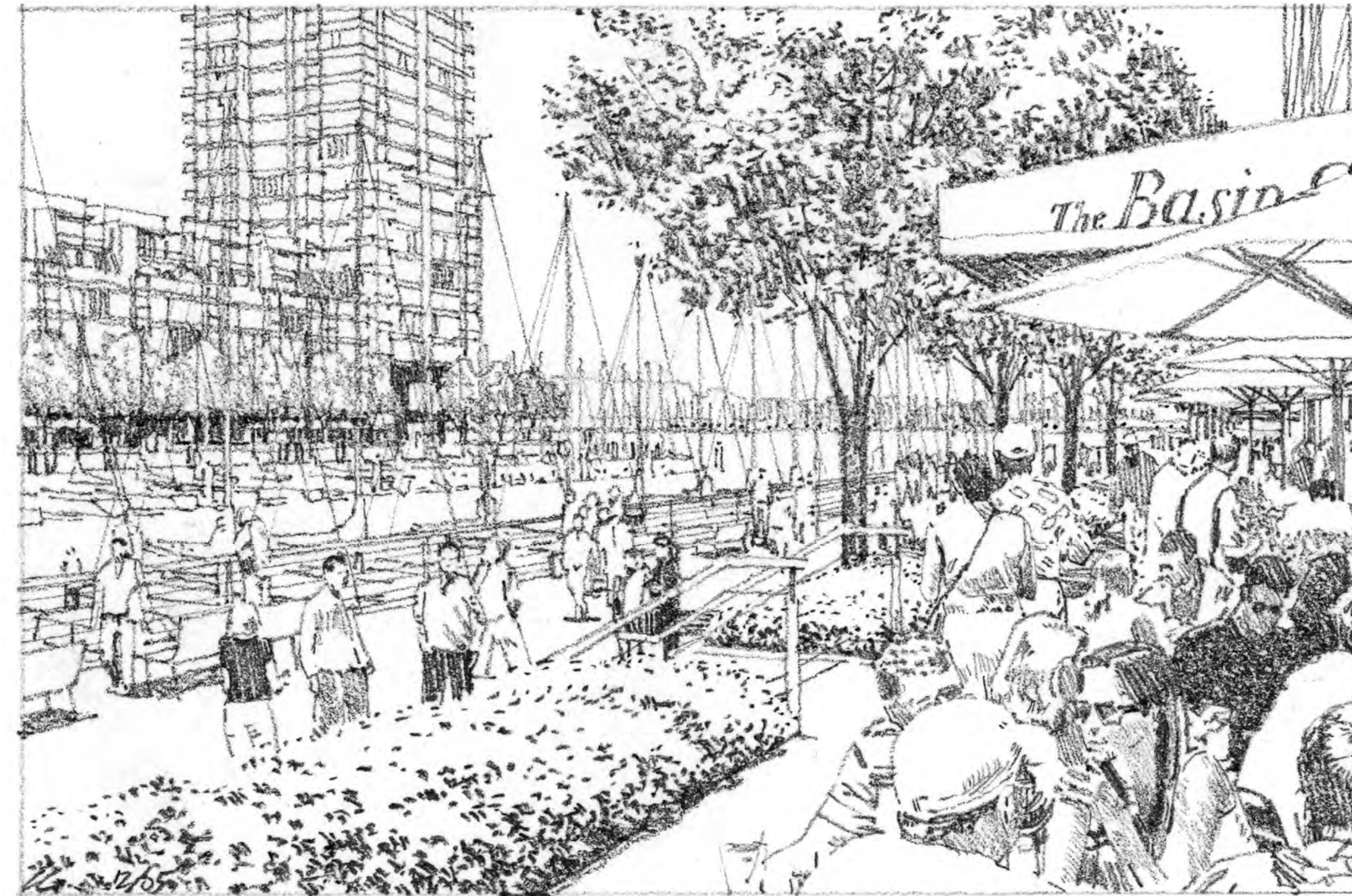
Shoreline Park Promenade



Residential Streetscape Character



Retail Streetscape Character



Clinton Basin Quay

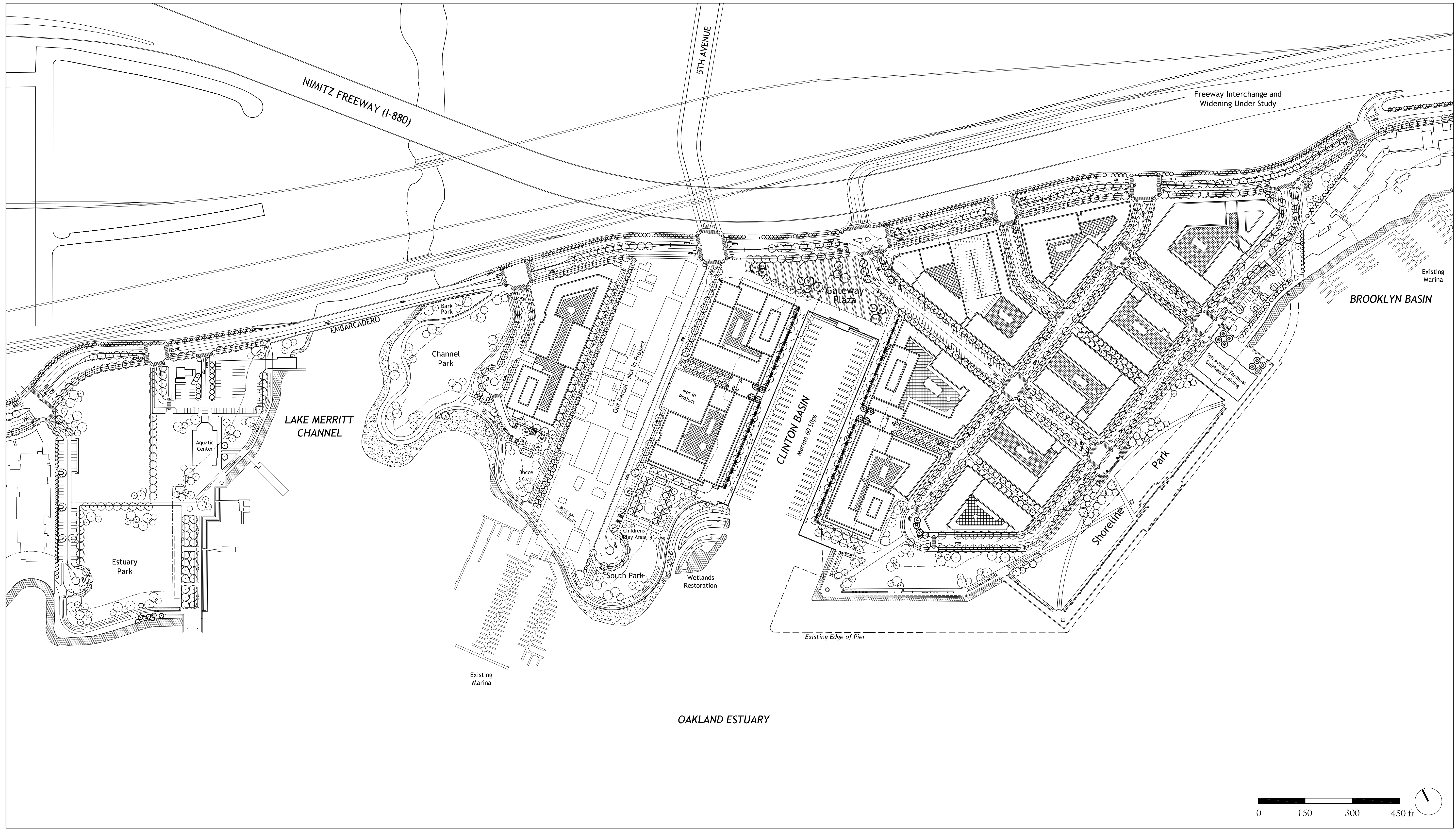
ILLUSTRATIONS

Brooklyn Basin - Oak to 9th Development Plan

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SHEET NO.
I.2



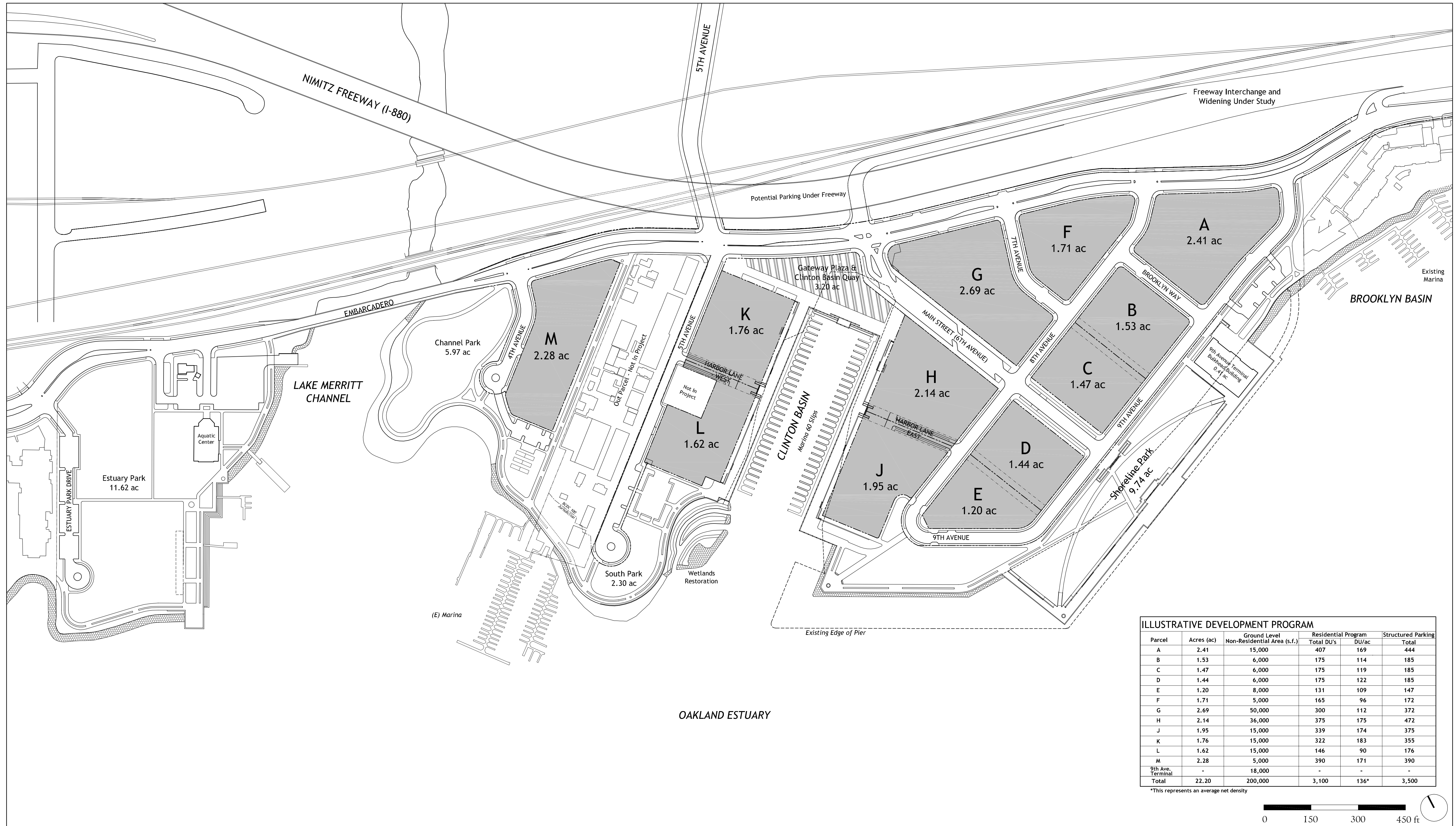
ILLUSTRATIVE DEVELOPMENT PLAN

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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SHEET NO.
1.3



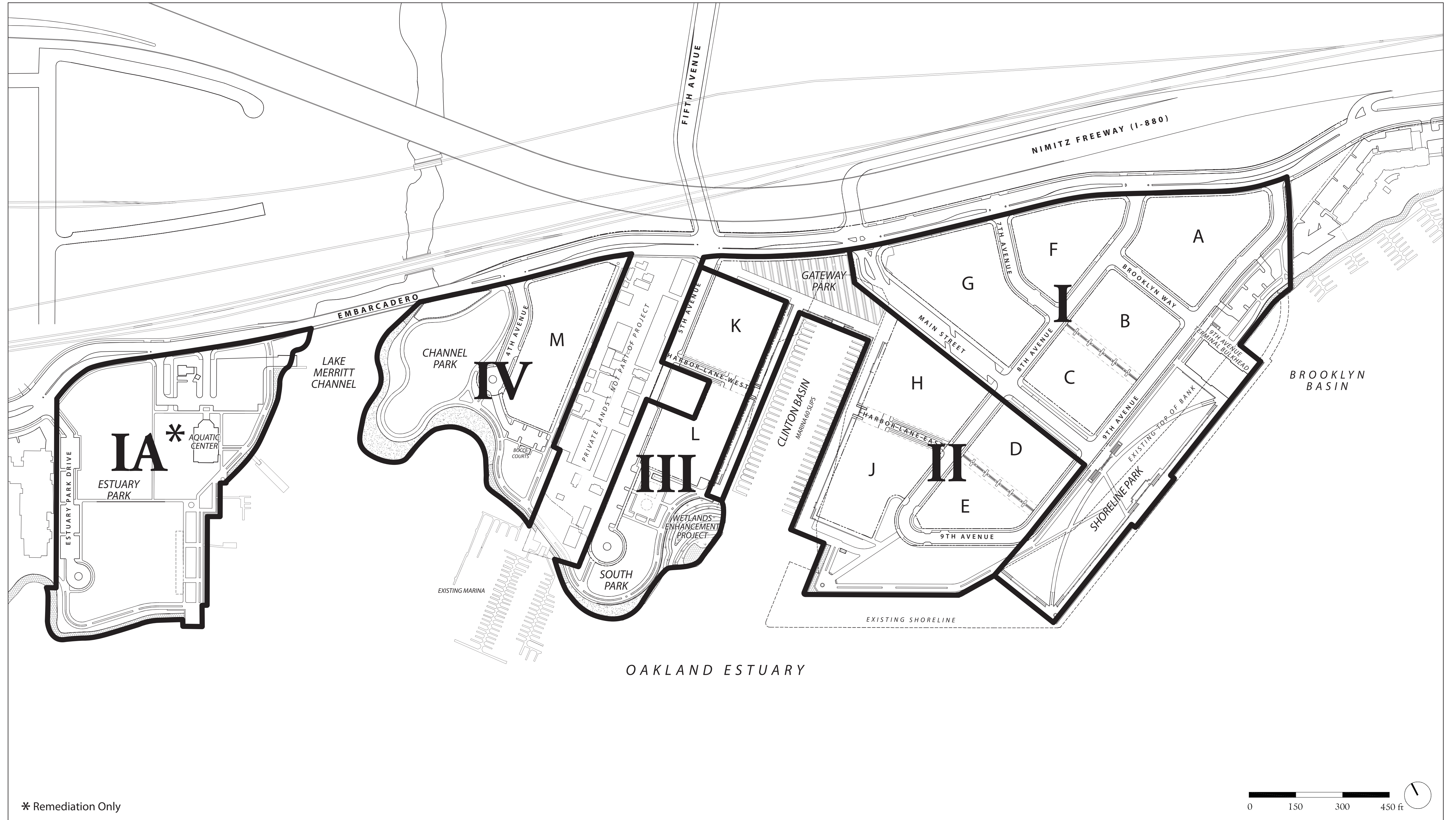
DEVELOPMENT PROGRAM AND PARCELIZATION PLAN

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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SHEET NO.
1.4



OAKLAND ESTUARY

* Remediation Only

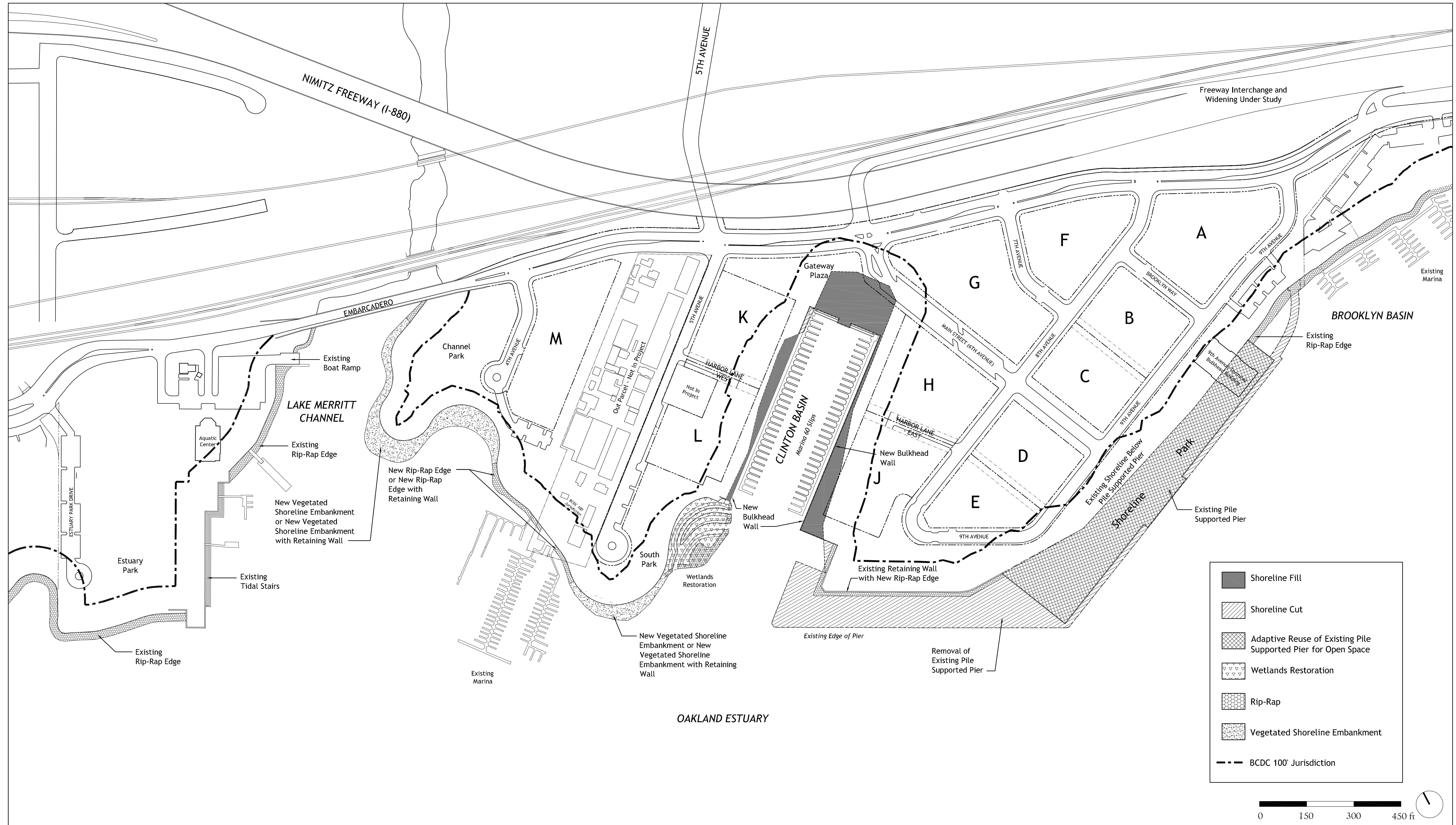
PHASING PLAN

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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SHEET NO.
1.5



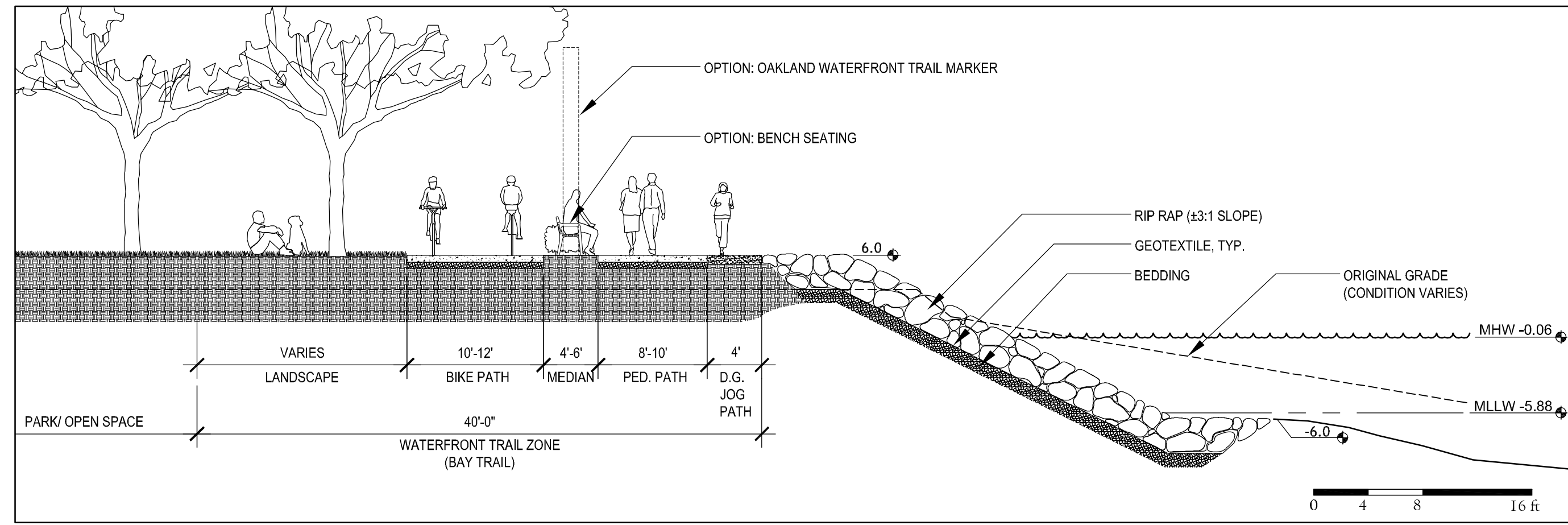
SHORELINE RECONFIGURATION AND STABILIZATION PLAN

Brooklyn Basin - Oak to 9th Development Plan

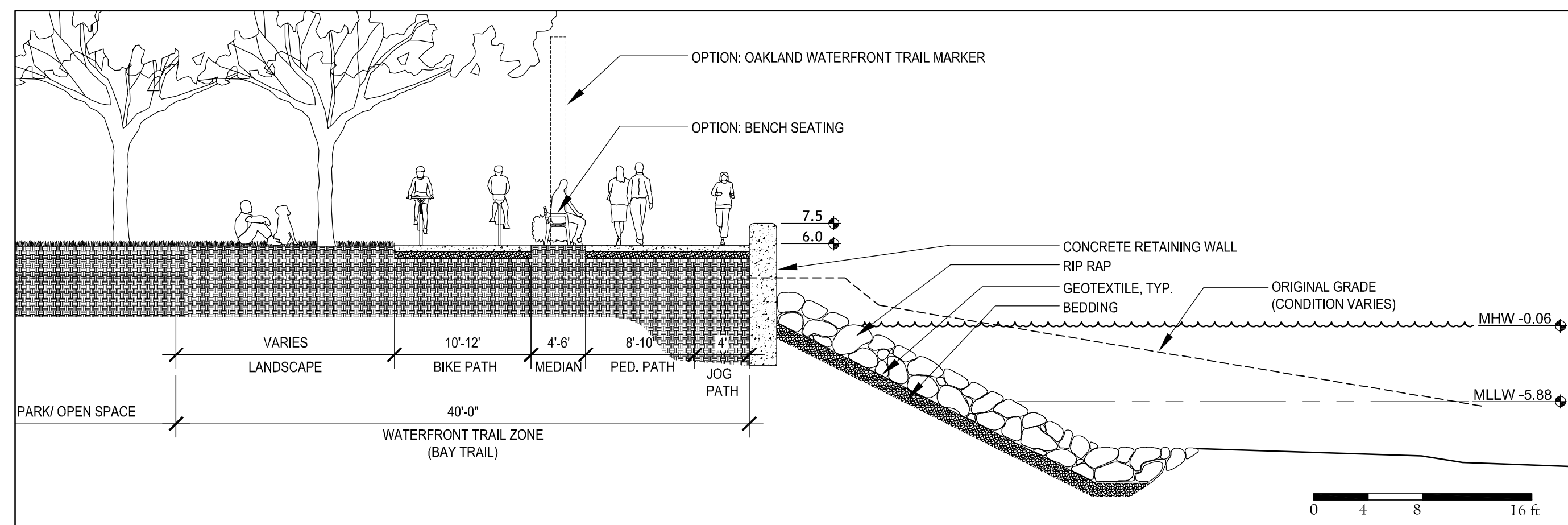
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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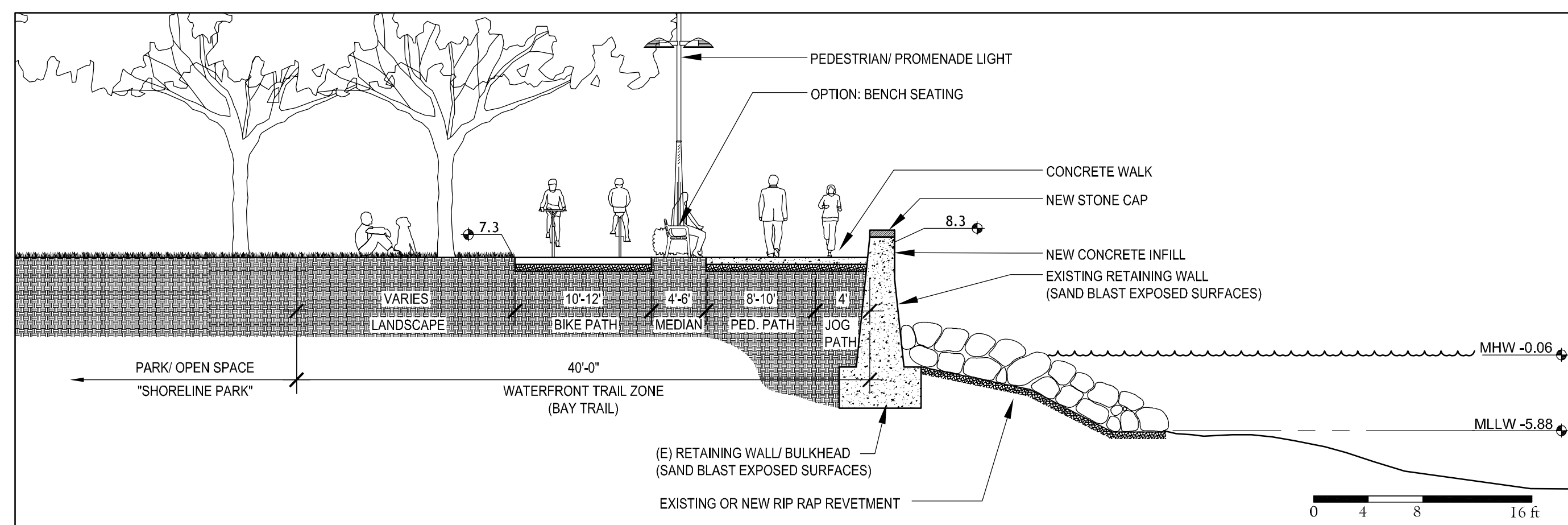
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2.1



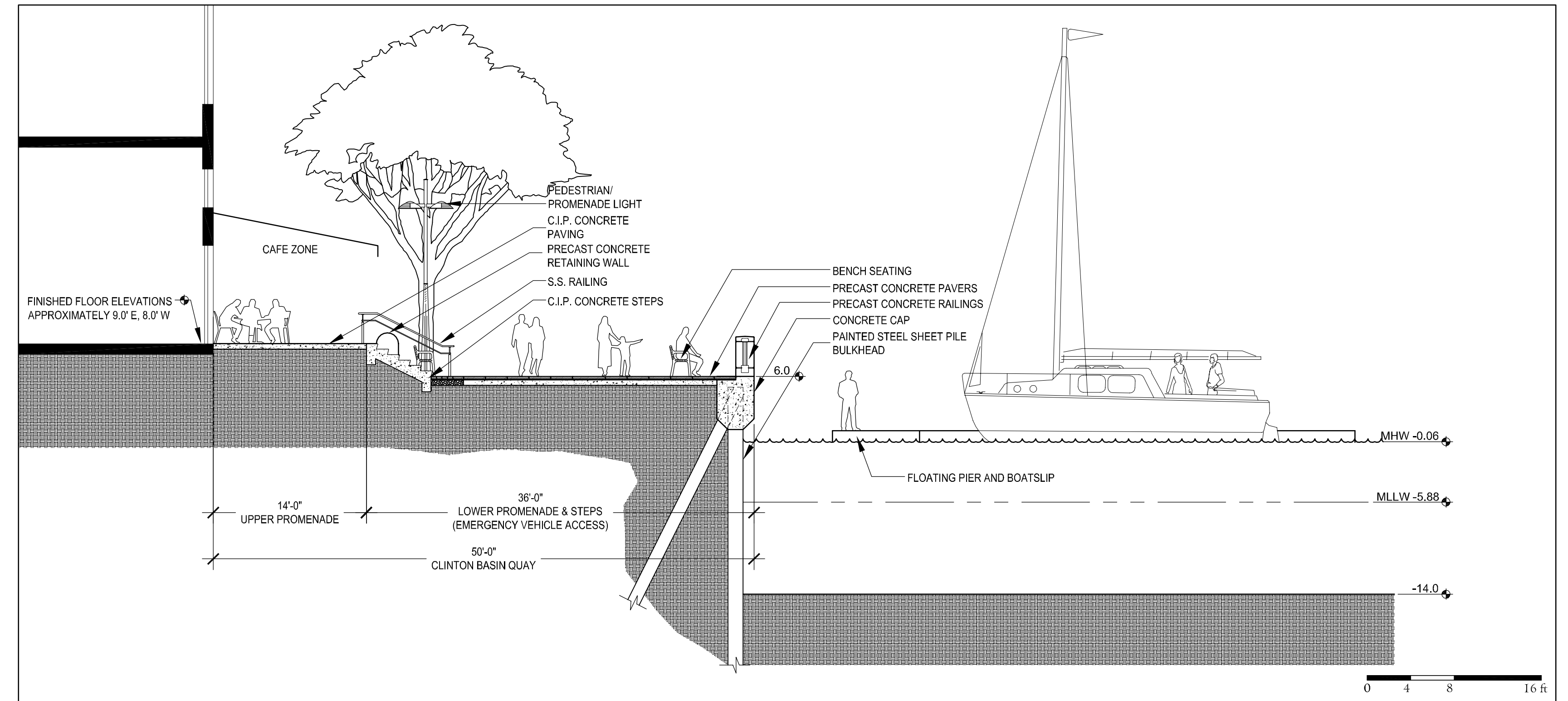
1 RIP-RAP SHORELINE EMBANKMENT WITH WATERFRONT / BAY TRAIL



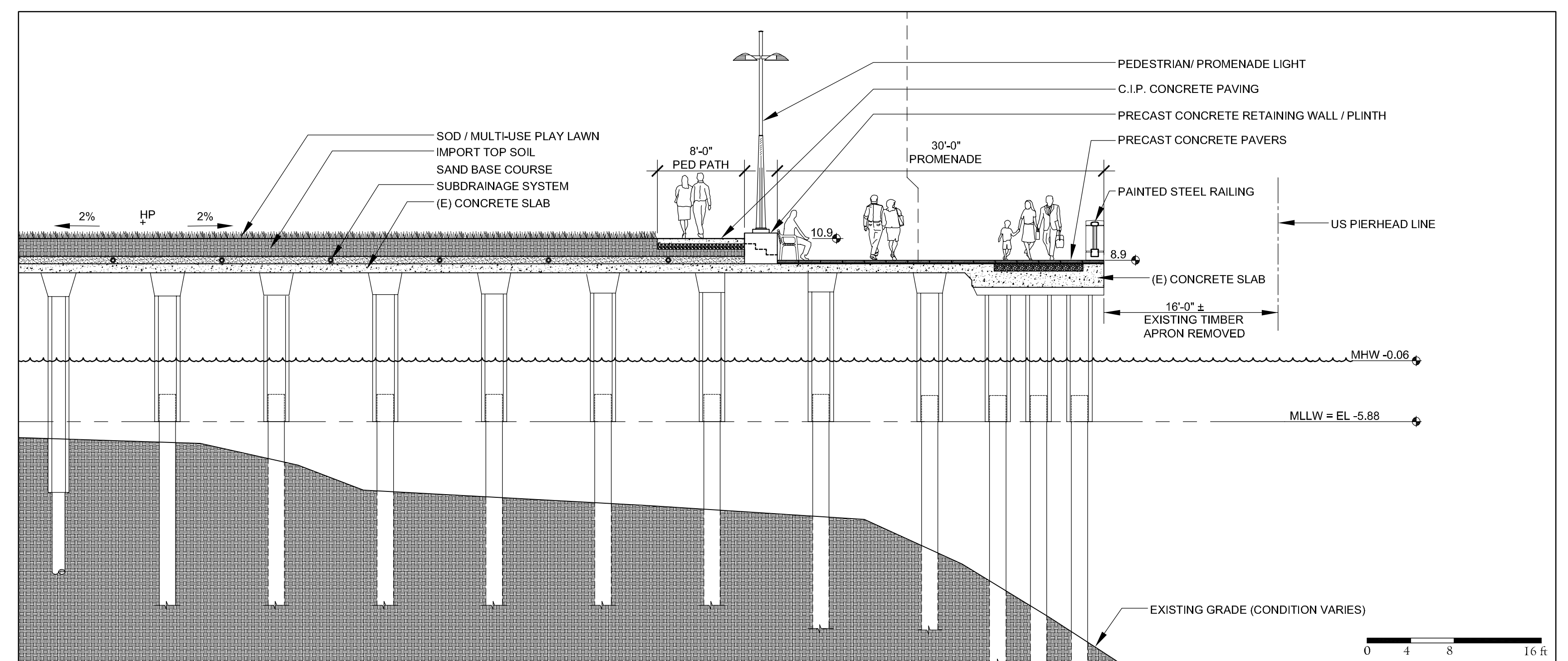
2 ALTERNATE RIP-RAP EDGE WITH RETAINING WALL



3 WATERFRONT TRAIL AT EXISTING RETAINING WALL



4 CLINTON BASIN QUAY (East Side)



5 9TH AVENUE PIER RETROFIT - TYPICAL SECTION

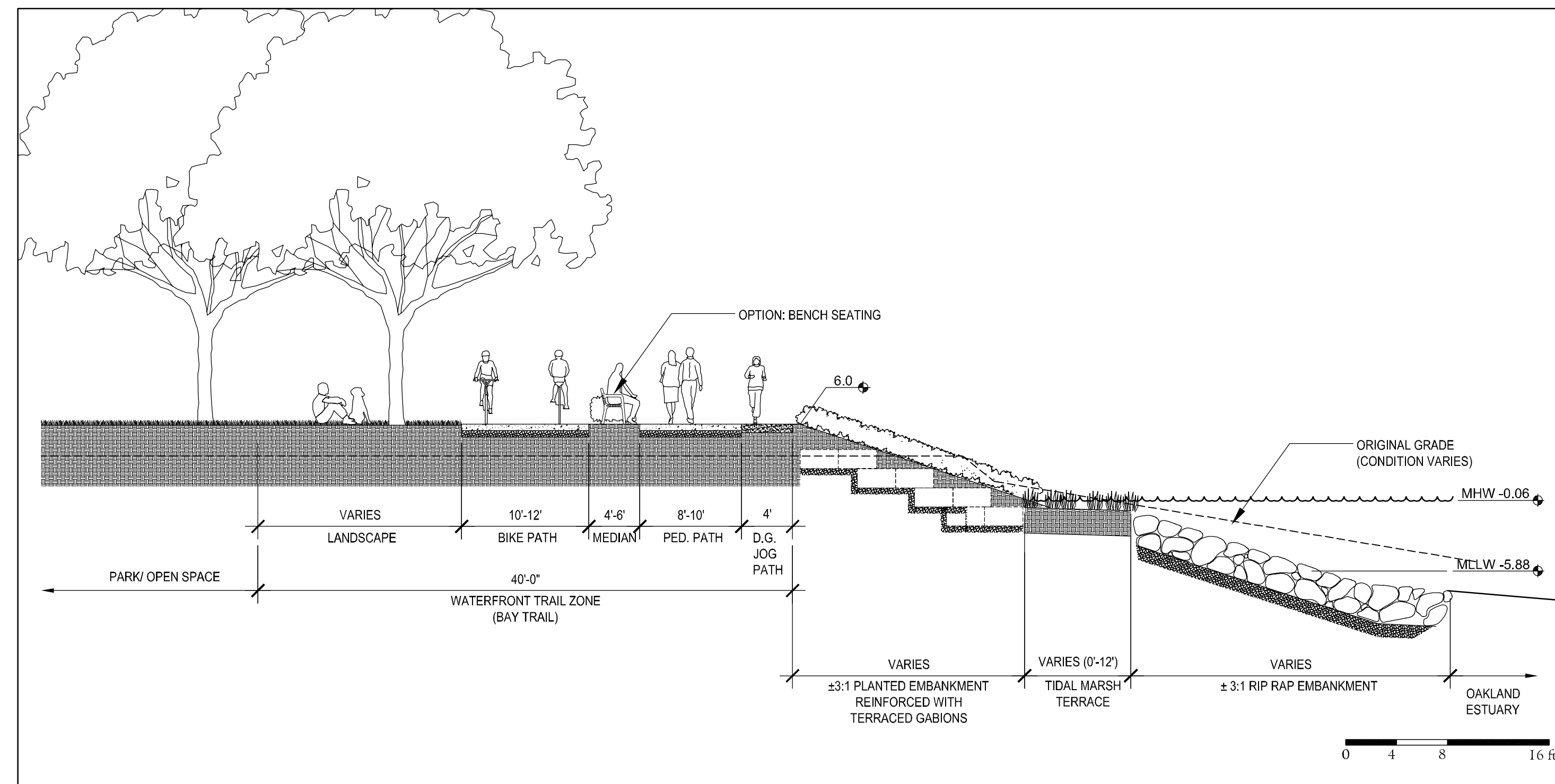
SHORELINE SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

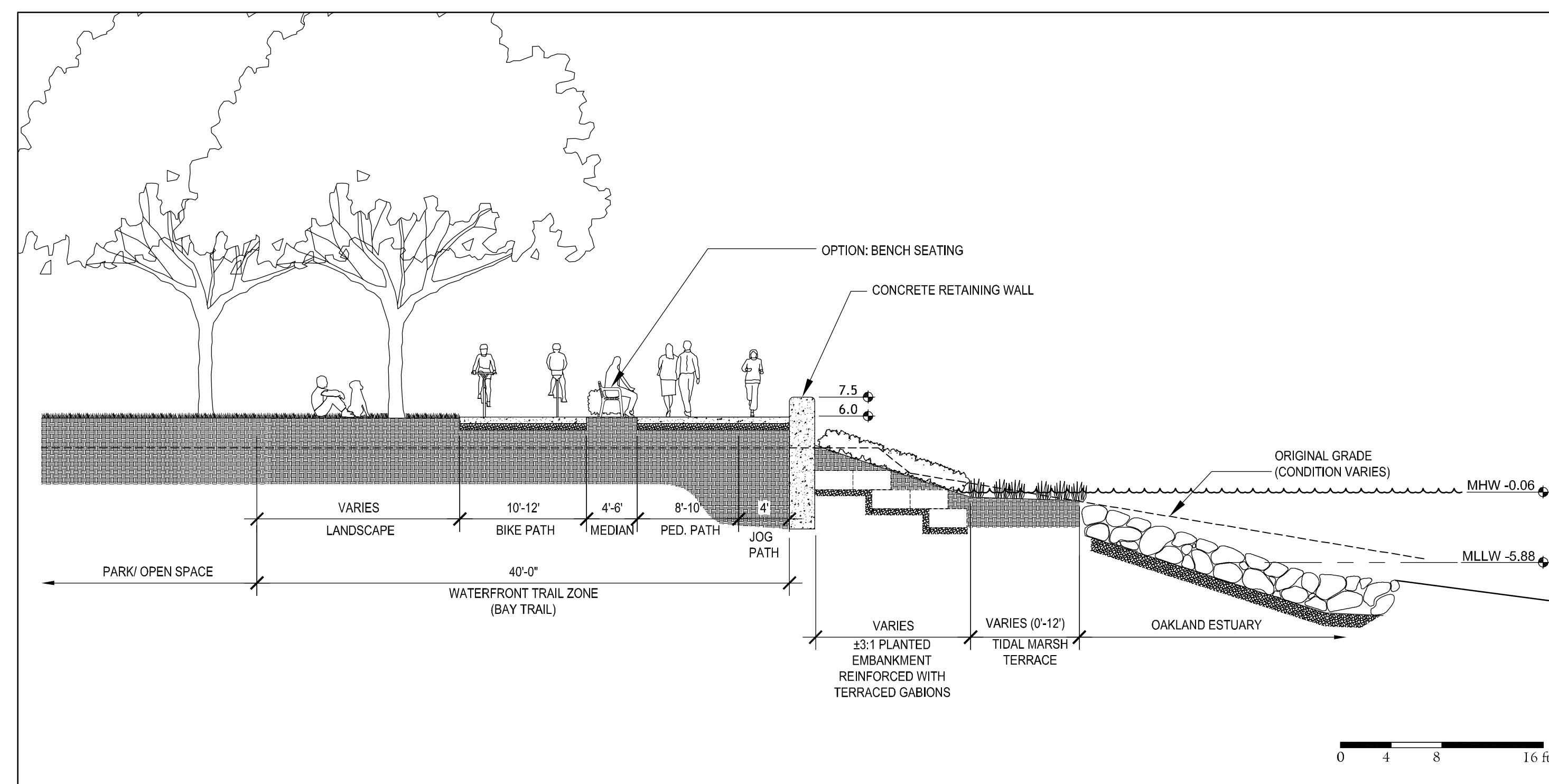
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6 VEGETATED SHORELINE EMBANKMENT WITH WATERFRONT / BAY TRAIL



7 ALTERNATE VEGETATED SHORELINE WITH RETAINING WALL

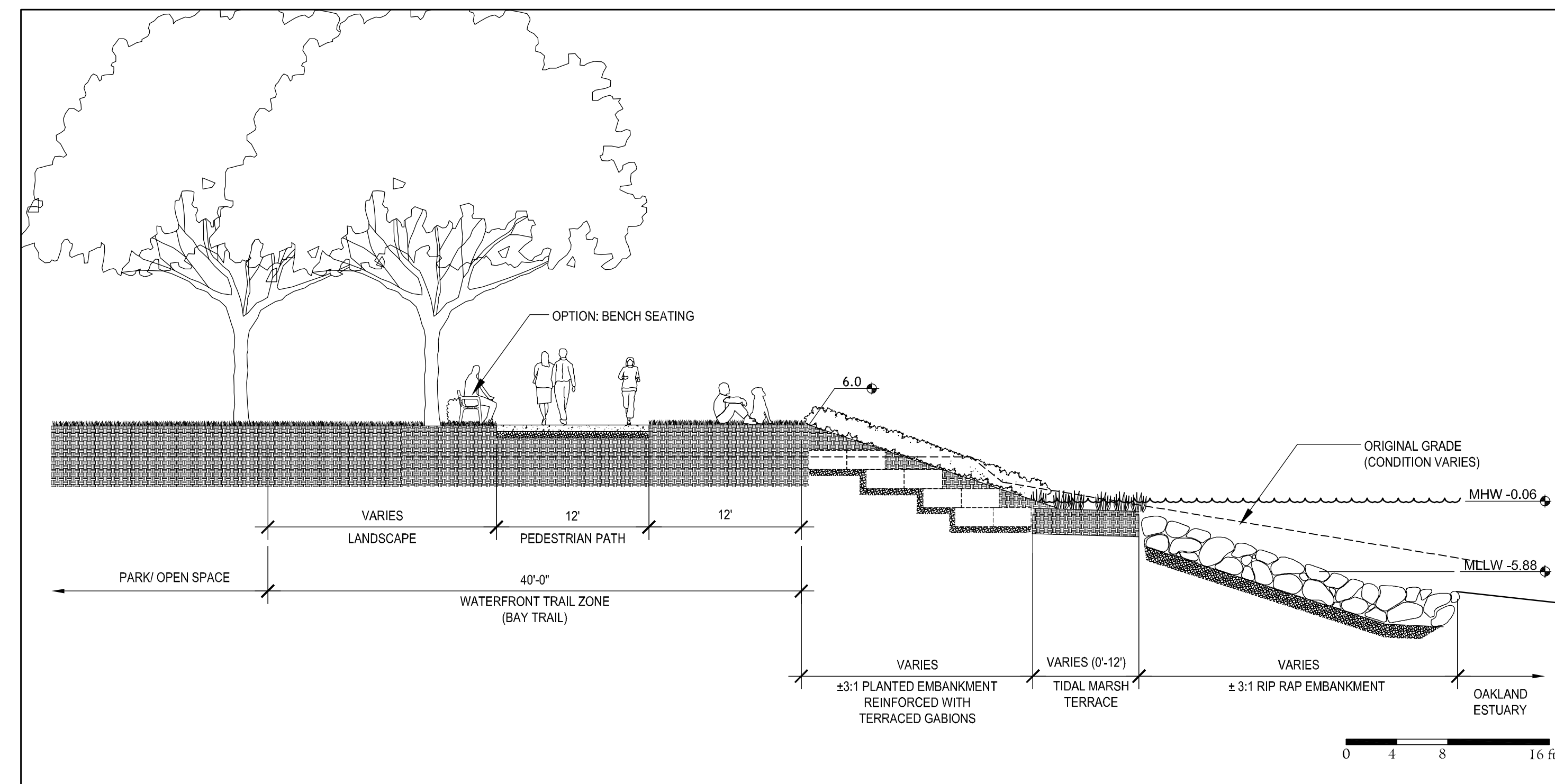
SHORELINE SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

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2.2a



8 VEGETATED SHORELINE EMBANKMENT WITH HIKE / BIKE TRAIL (AT CHANNEL PARK)

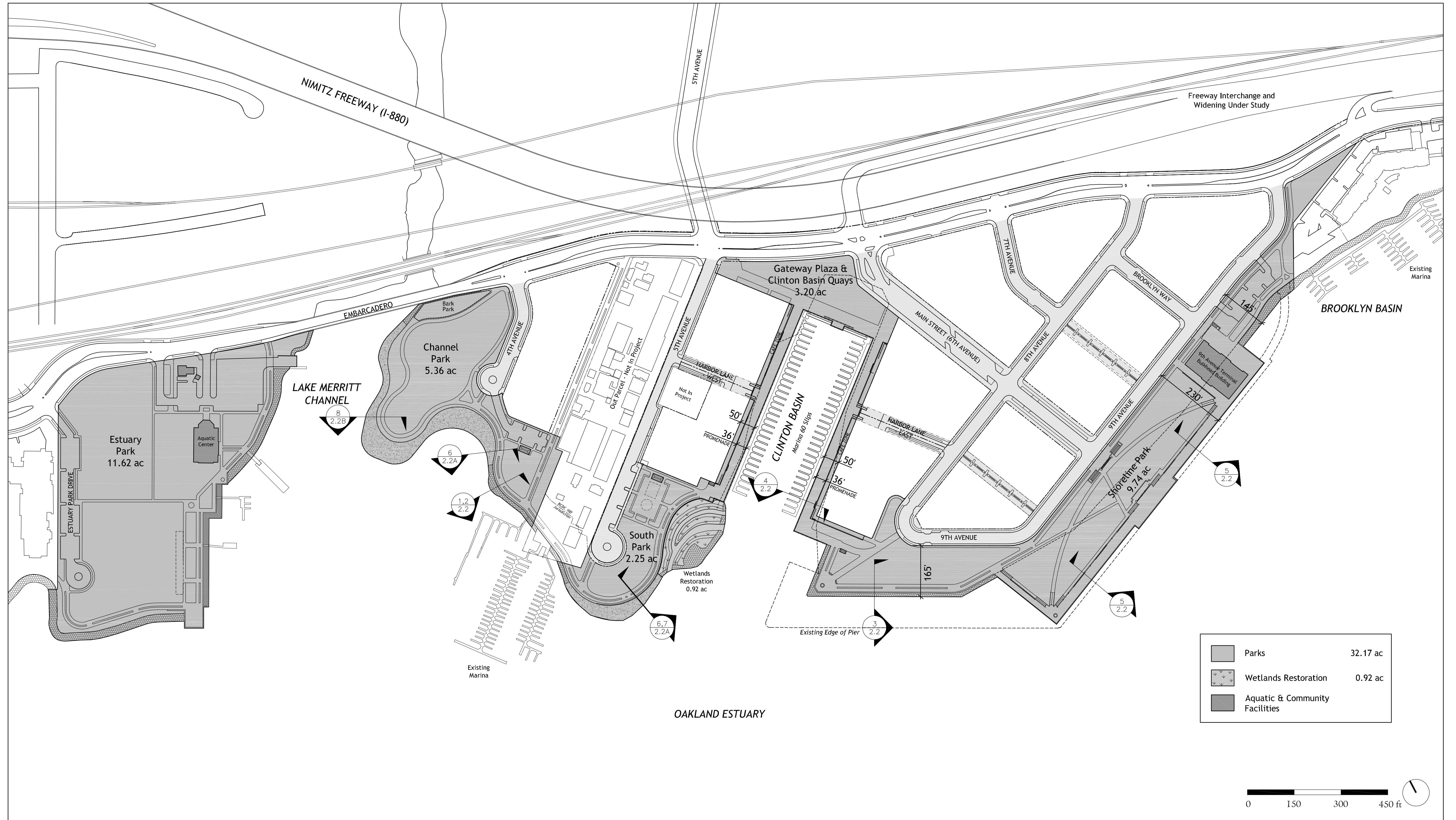
SHORELINE SECTIONS

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SHEET NO.
2.2b



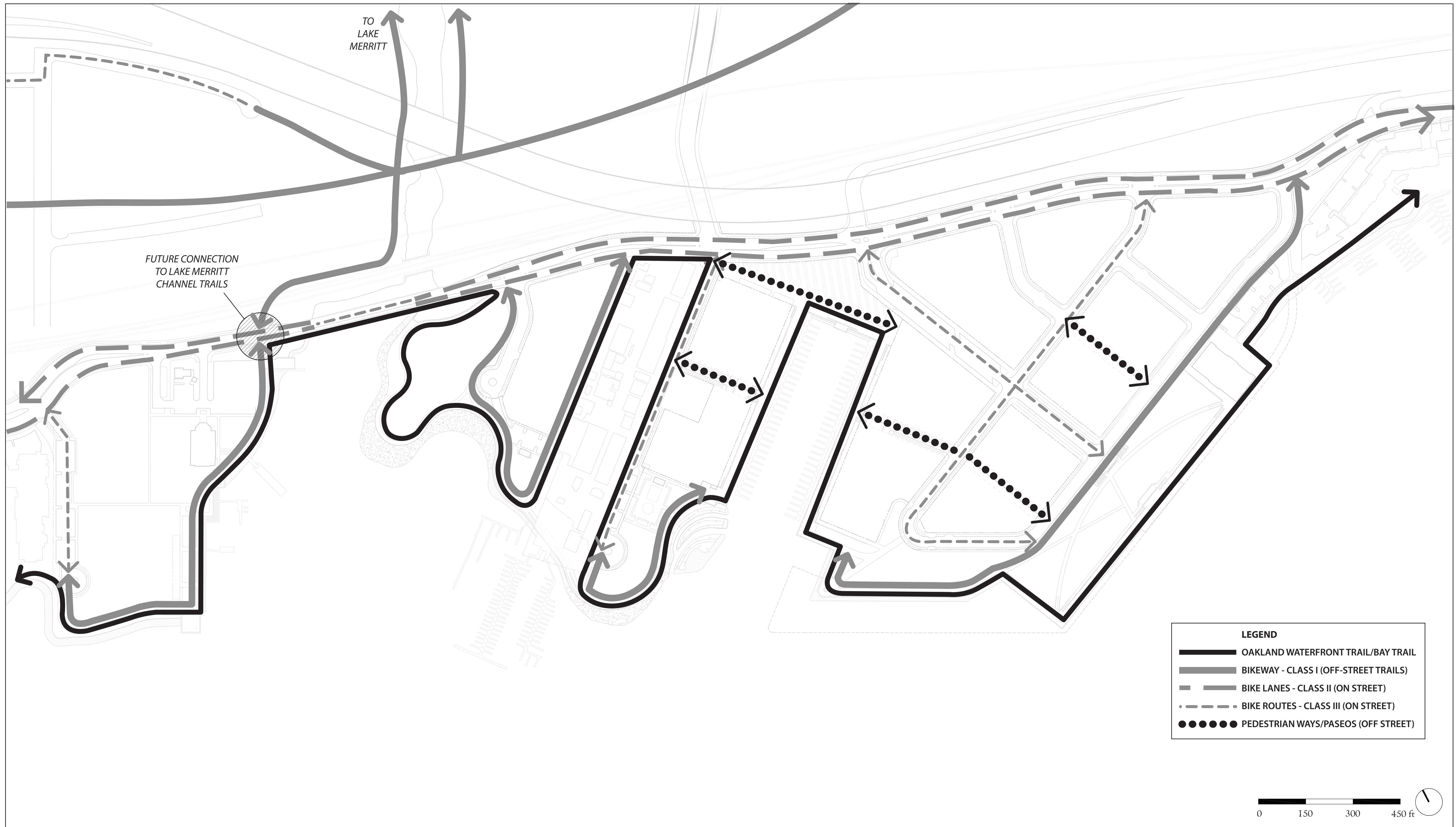
PARKS AND OPEN SPACE PLAN

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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SHEET NO.
3.1



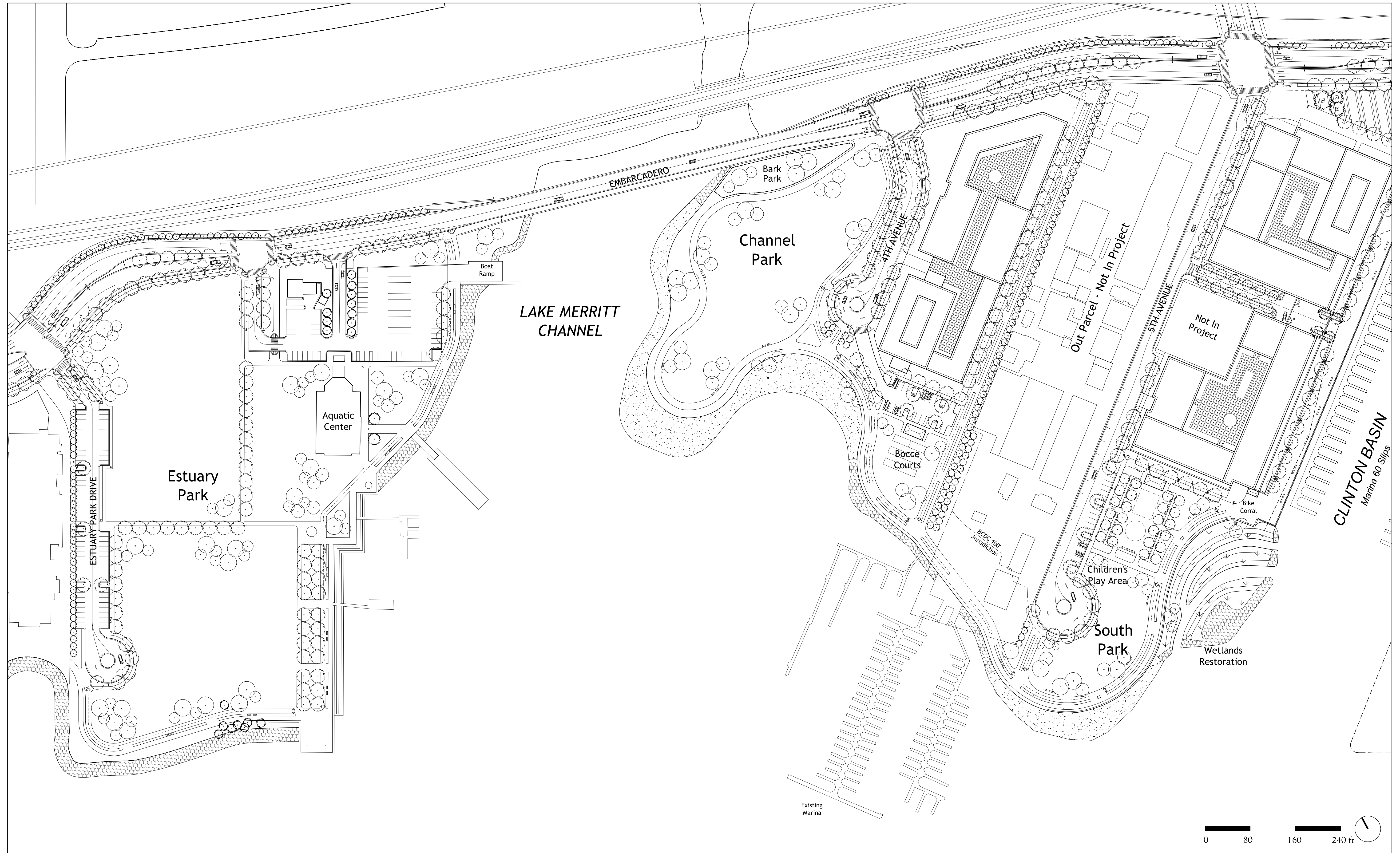
PEDESTRIAN & BICYCLE CIRCULATION DIAGRAM

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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3.2



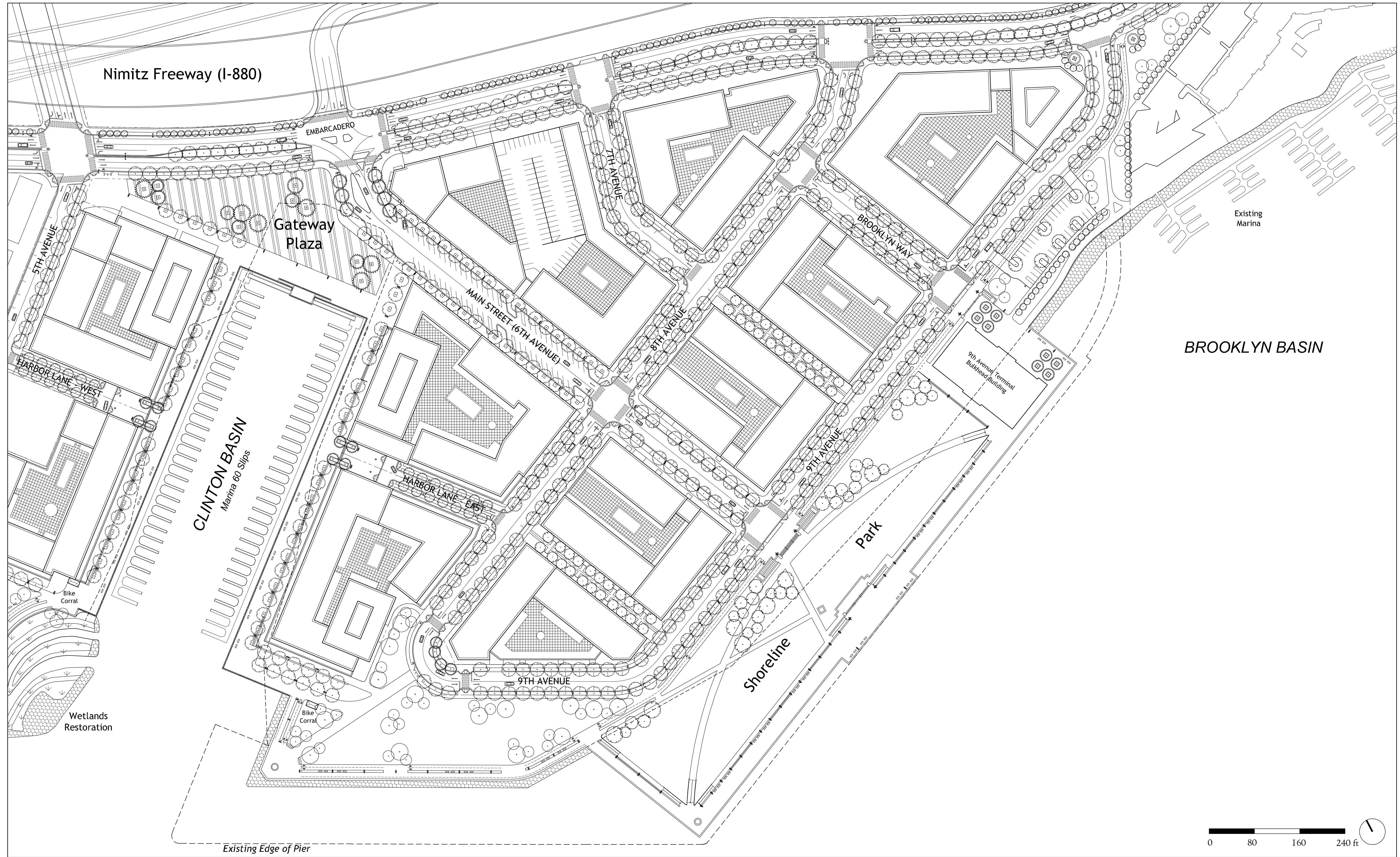
ENLARGED ILLUSTRATIVE PLAN - WEST

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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SHEET NO.
3.3



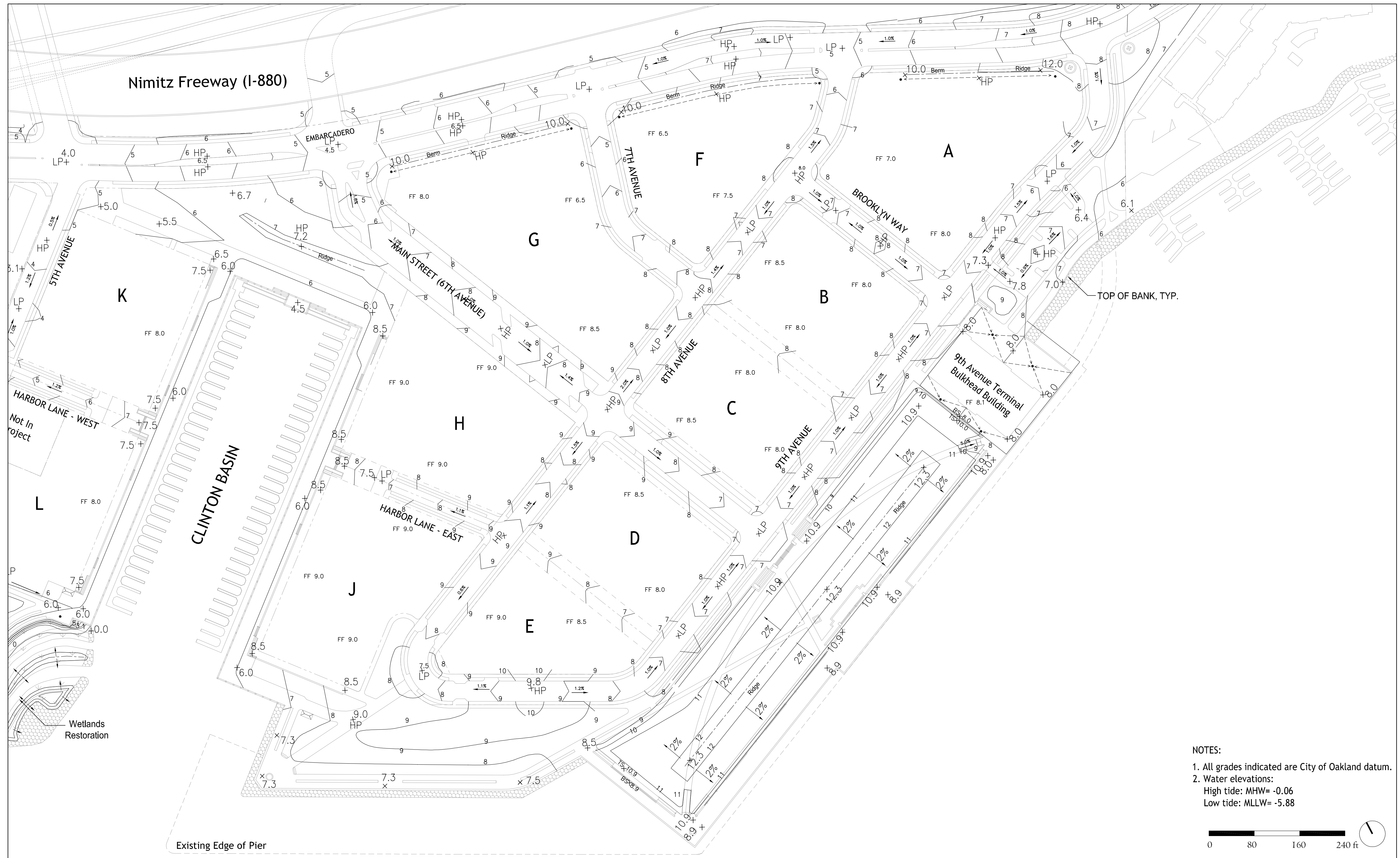
ENLARGED ILLUSTRATIVE PLAN - EAST

Brooklyn Basin - Oak to 9th Development Plan

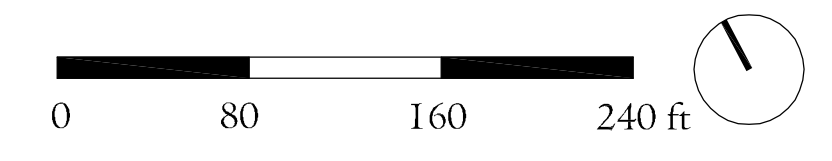
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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SHEET NO.
3.4



NOTES:
 1. All grades indicated are City of Oakland datum.
 2. Water elevations:
 High tide: MHW= -0.06
 Low tide: MLLW= -5.88

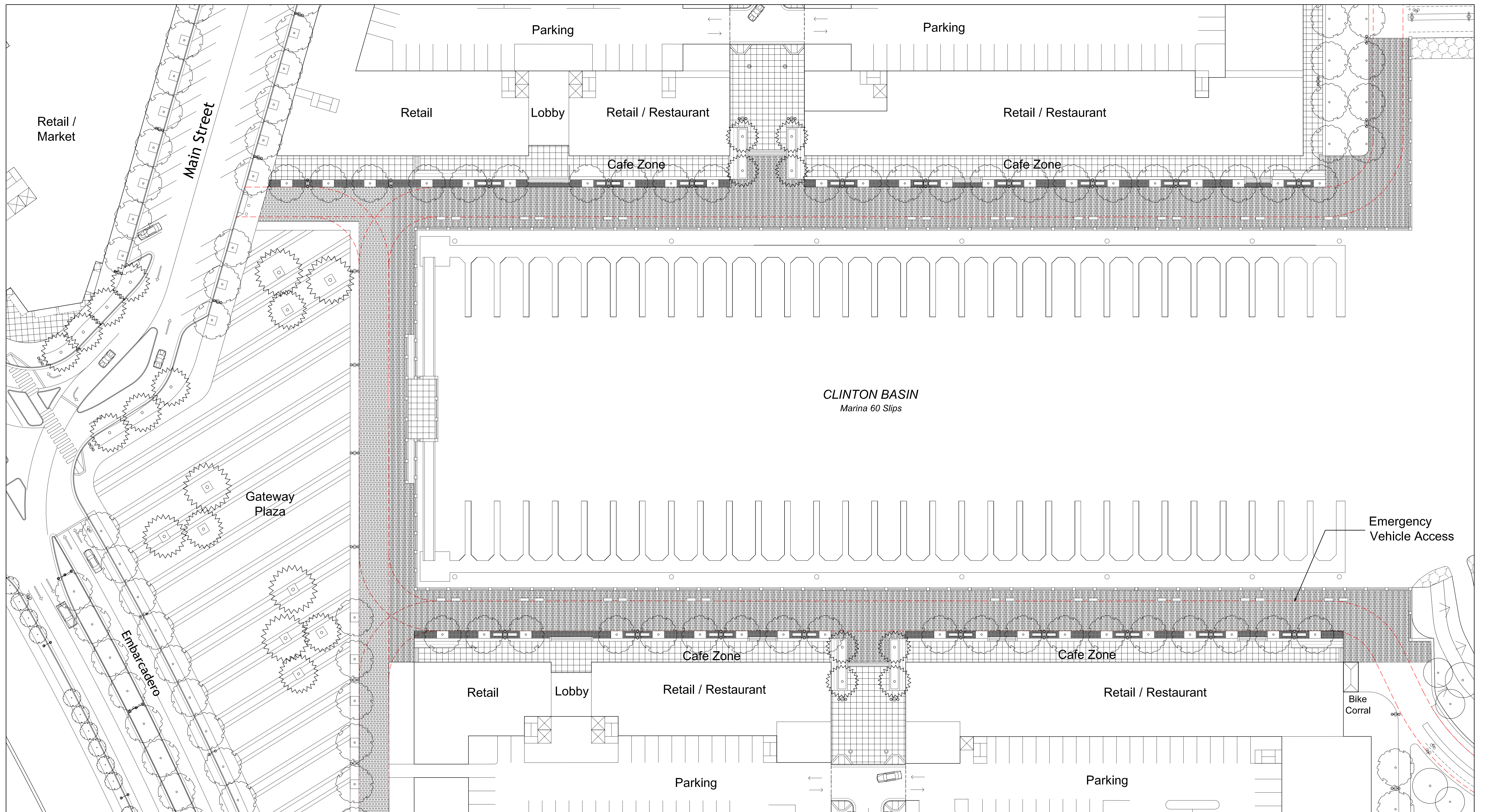


ENLARGED PLAN - PARK GRADING CONCEPT - EAST
Brooklyn Basin - Oak to 9th Development Plan

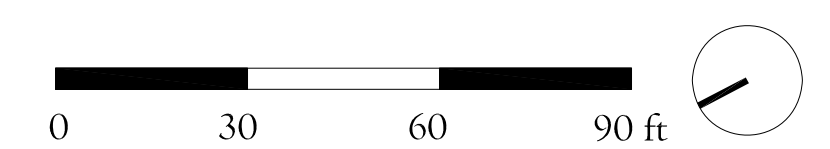
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3.6



ENLARGED PLAN - CLINTON BASIN QUAYS

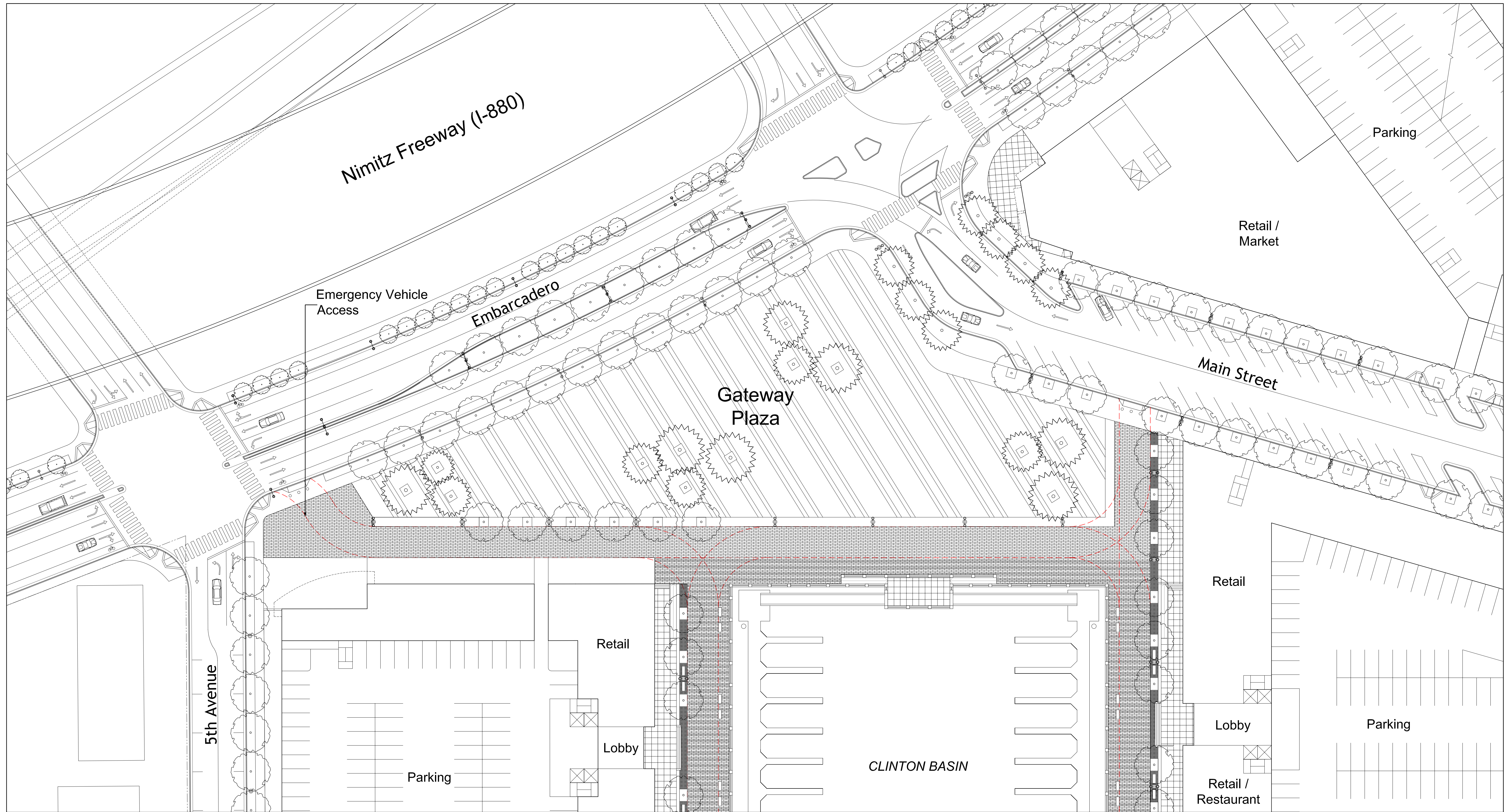


Brooklyn Basin - Oak to 9th Development Plan

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SHEET NO.
3.7a

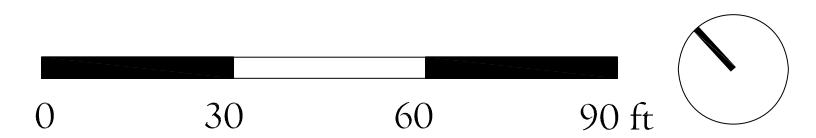


ENLARGED PLAN - GATEWAY PLAZA

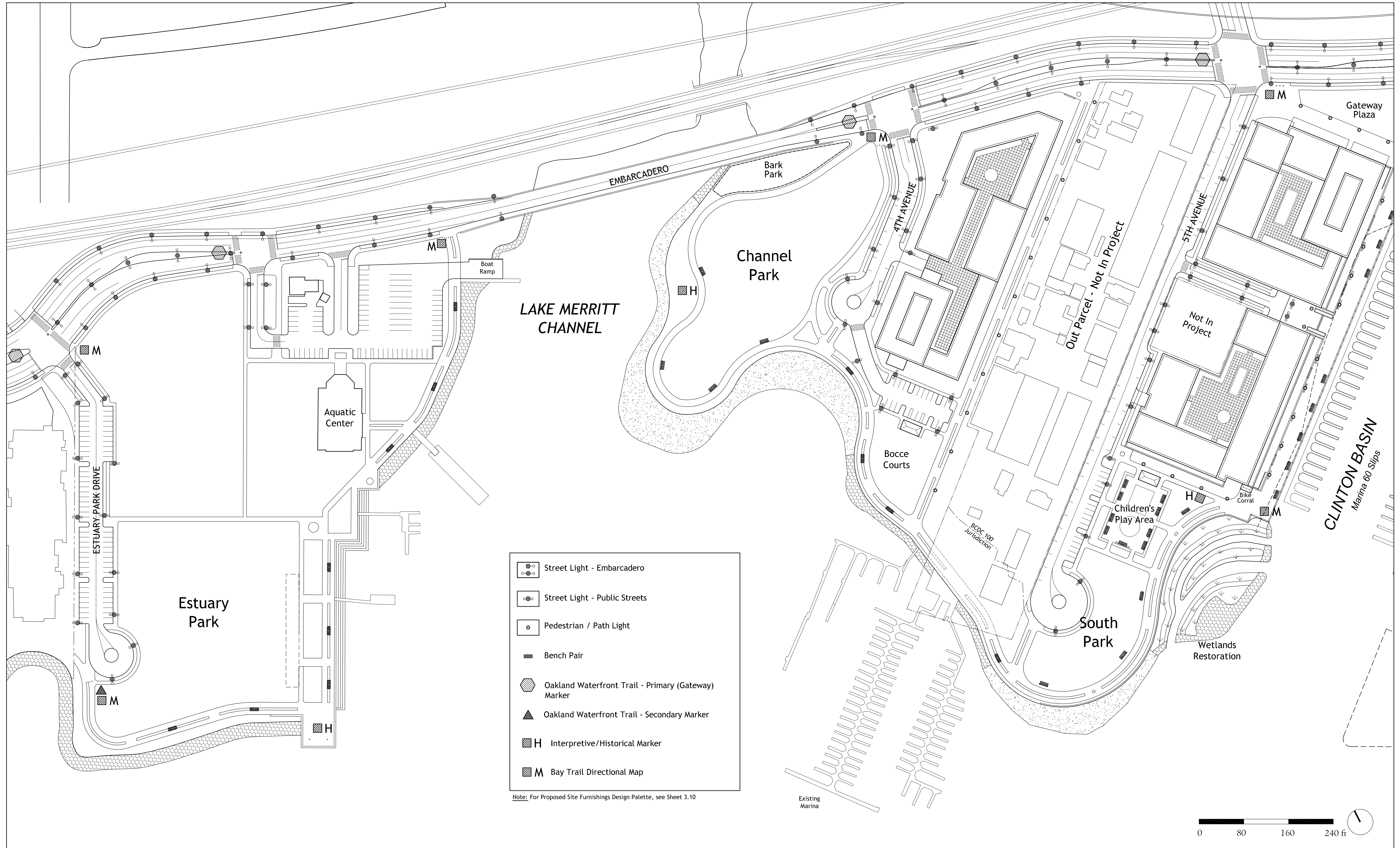
Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006



SHEET NO.
3.7b



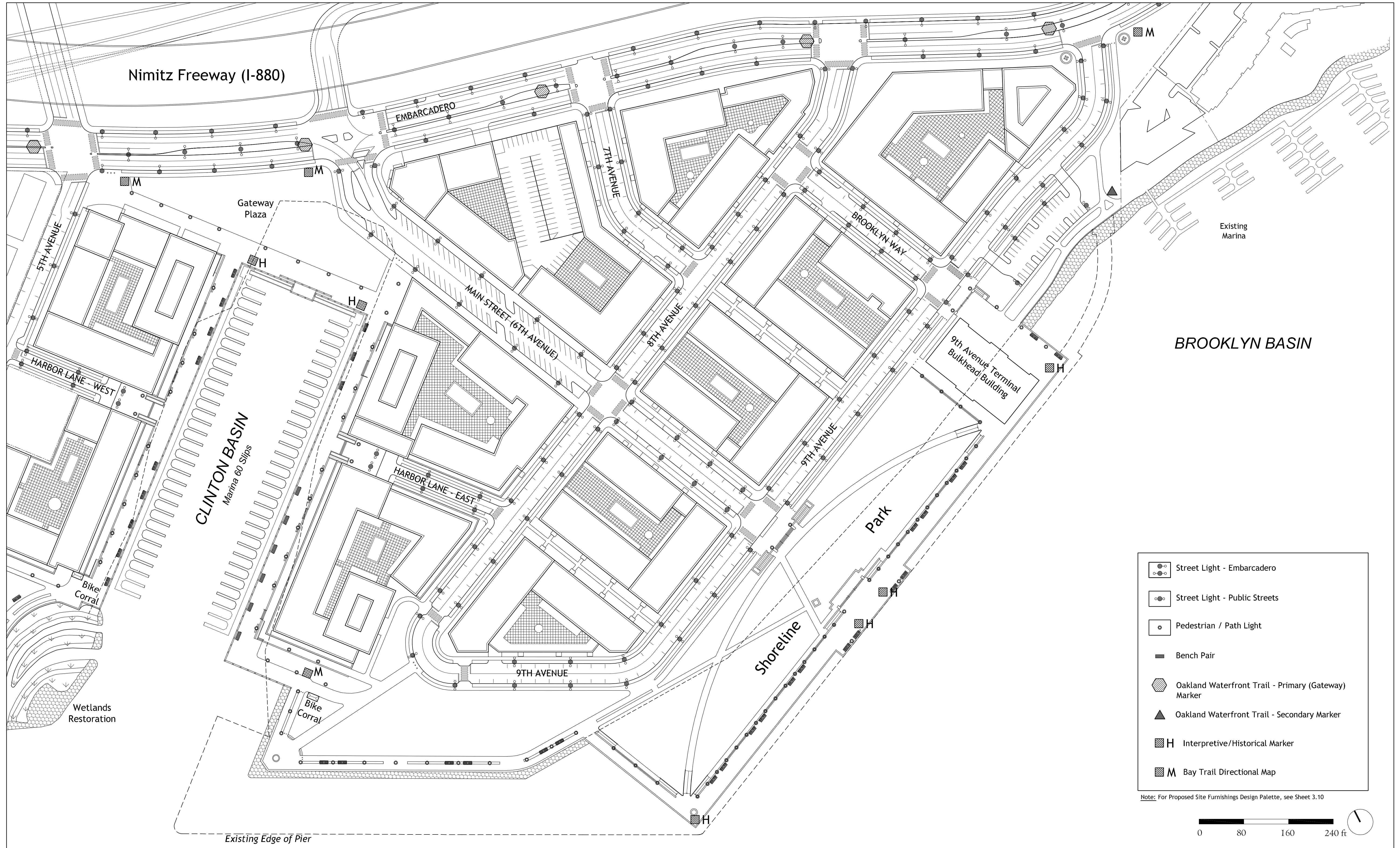
SITE FURNISHINGS DIAGRAM - WEST

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

SHEET NO.
3.8



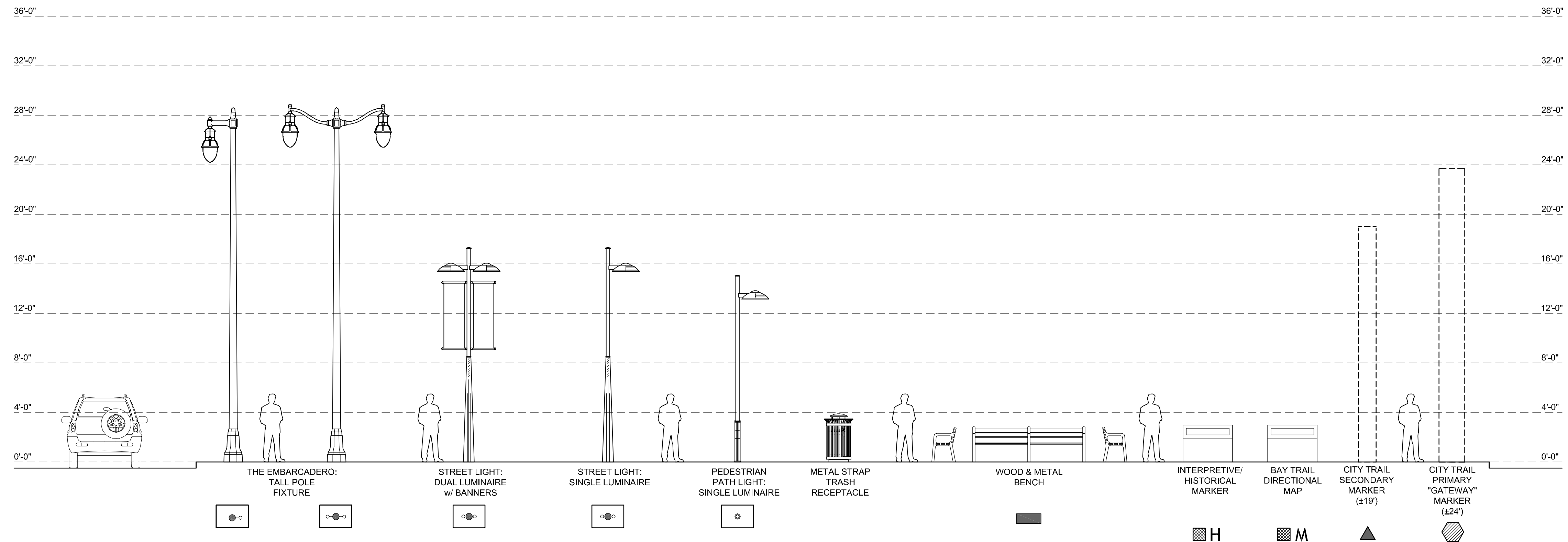
SITE FURNISHINGS DIAGRAM - EAST

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

SHEET NO.
3.9



SITE FURNISHINGS & SITE LIGHTING DESIGN PALETTE
 Scale: 3/16" = 1'-0"

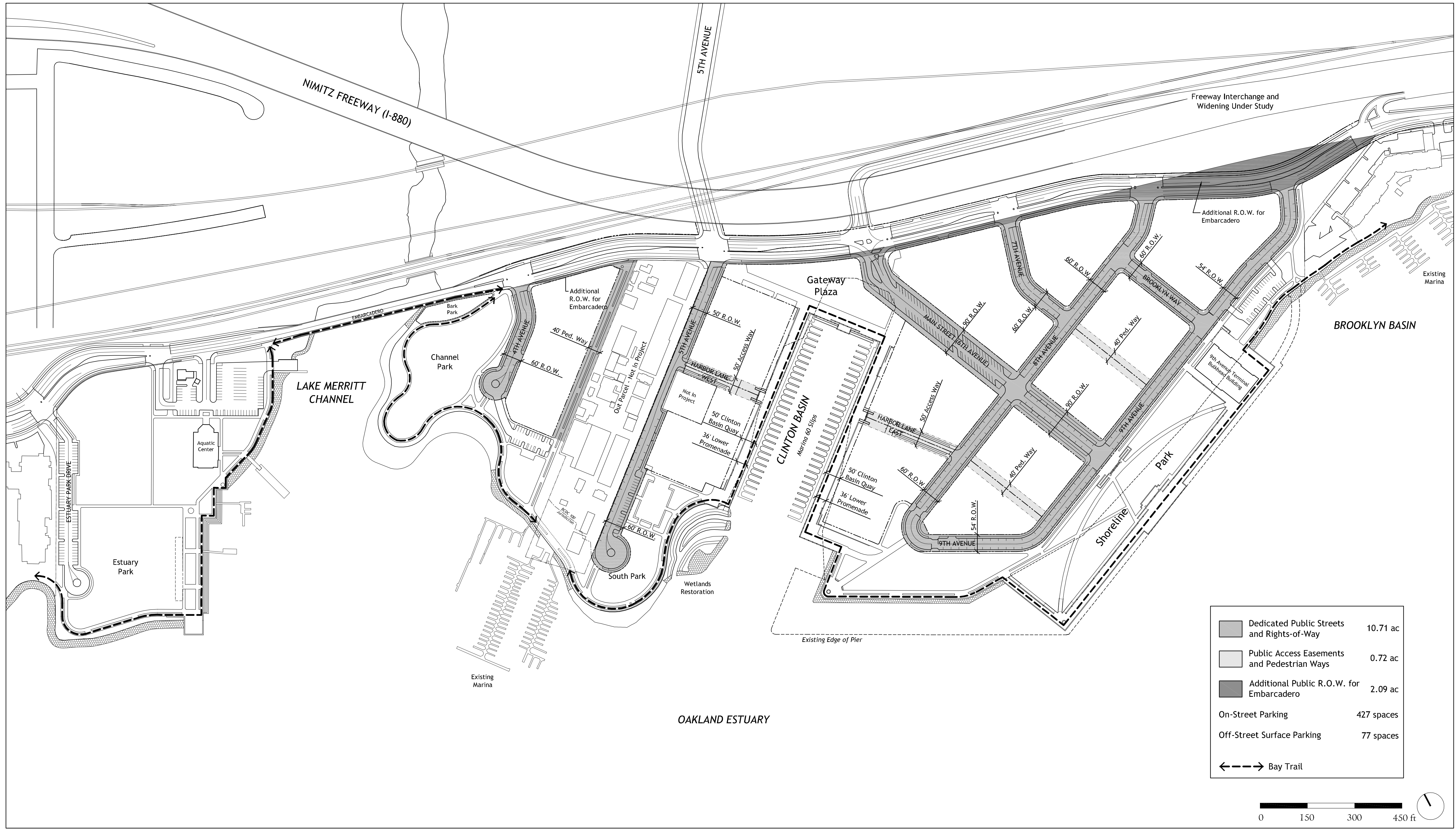


SITE FURNISHINGS & SITE LIGHTING DESIGN PALETTE

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006



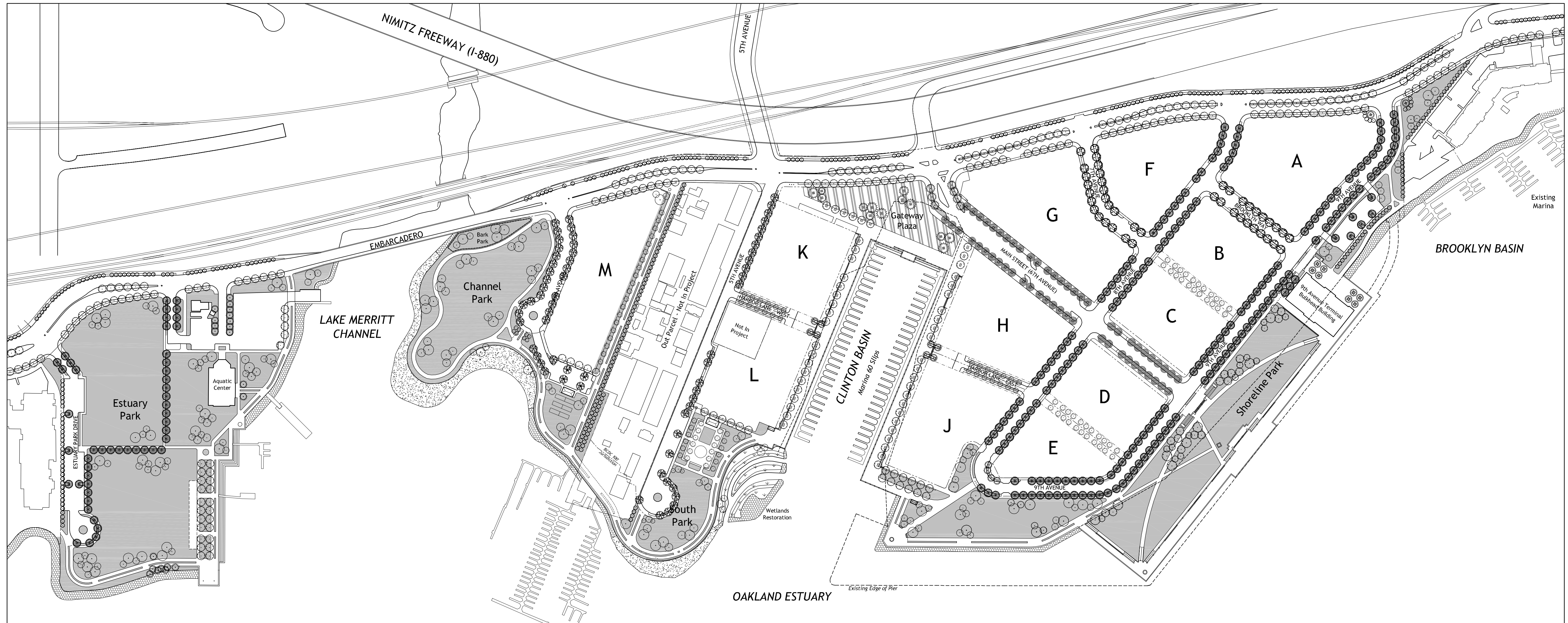
STREETS AND PEDESTRIAN WAYS

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

SHEET NO.
4.1



STREET TREE PALETTE	
<p>The Embarcadero:</p> <ul style="list-style-type: none"> - <i>Platanus acerifolia</i> 'Yarwood', Yarwood London Plane - <i>Populus nigra</i> 'Africanica', Thieves Poplar <p>Alternates:</p> <ul style="list-style-type: none"> - <i>Tilia tomentosa</i> 'Sterling', Silver Linden - <i>Hymenoparum flavum</i>, Sweetshade Tree - <i>Podocarpus gracillior</i>, Fern Pine 	
<p>Main Street: (6th Avenue)</p> <ul style="list-style-type: none"> - <i>Pistacia chinensis</i> 'Pearl Street', Chinese Pistache <p>Alternate:</p> <ul style="list-style-type: none"> - <i>Pyrus calleryana</i> 'Aristocrat', Aristocrat Pear - <i>Ulmus parvifolia</i> 'Drake', Evergreen Elm 	
<p>Residential Streets: (7th Avenue, Brooklyn Way)</p> <ul style="list-style-type: none"> - <i>Liriodendron tulipifera</i>, Tulip Poplar <p>Alternate:</p> <ul style="list-style-type: none"> - <i>Quercus rubra</i>, Red Oak 	
<p>Residential Streets: (4th & 5th Avenues)</p> <ul style="list-style-type: none"> - <i>Nyssa sylvatica</i>, Tupelo Tree <p>Alternate:</p> <ul style="list-style-type: none"> - <i>Ulmus parvifolia</i> 'Brea', Evergreen Elm - <i>Robinia idahoensis</i> 'Purple Robe', Idaho Locust 	

STREET TREE PALETTE	
<p>8th-9th Avenue Loop & Estuary Park Drive:</p> <ul style="list-style-type: none"> - <i>Tilia tomentosa</i> 'Sterling', Silver Linden <p>Alternates:</p> <ul style="list-style-type: none"> - <i>Platanus acerifolia</i> 'Yarwood', Yarwood London Plane - <i>Quercus shumardii</i>, Shumard Oak 	
<p>Clinton Basin Quay:</p> <ul style="list-style-type: none"> - <i>Platanus acerifolia</i> 'Yarwood', Yarwood London Plane <p>Alternates:</p> <ul style="list-style-type: none"> - <i>Tilia tomentosa</i> 'Sterling', Silver Linden - <i>Quercus coccinea</i>, Scarlet Oak <p>Palm Accents:</p> <ul style="list-style-type: none"> - <i>Phoenix canariensis</i>, Canary Island Date Palm 	
<p>Harbor Lane (East & West) & Pedestrian Ways:</p> <ul style="list-style-type: none"> - <i>Liriodendron tulipifera</i> 'Arnold', Columnar Tulip Poplar <p>Alternates:</p> <ul style="list-style-type: none"> - <i>Crataegus phaenopyrum</i>, Washington Hawthorn - <i>Carpinus betulus fastigiata</i>, Upright European Hornbeam - <i>Ginkgo biloba</i> 'Sarotoga', Maidenhair Tree 	
<p>Palm Accents:</p> <ul style="list-style-type: none"> - <i>Phoenix canariensis</i>, Canary Island Date Palm - <i>Washingtonia filifera</i>, California Fan Palm 	

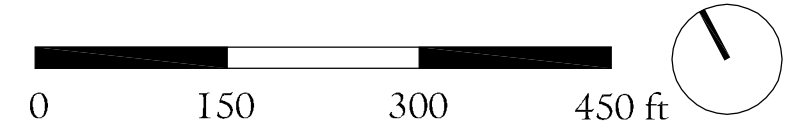
PARK TREE PALETTE	
<p>Park Trees:</p> <ul style="list-style-type: none"> - <i>Ainus cordata</i>, Italian Alder - <i>Arbutus Marina</i>, Madrone - <i>Cinnamomum camphora</i>, Camphor Tree - <i>Fraxinus uhdei</i> 'Majestic Beauty', Evergreen Ash - <i>Jacaranda mimosifolia</i>, Jacaranda - <i>Leptospermum laevigatum</i>, Australian Tea Tree - <i>Magnolia grandiflora</i>, Southern Magnolia - <i>Maytenus boaria</i> 'Green Showers', Mayten Tree - <i>Melaleuca nesophila</i>, Pink Melaleuca - <i>Melaleuca quinquenervia</i>, Cajuput Tree - <i>Pinus pinea</i>, Italian Stone Pine - <i>Populus fremontii</i> 'Nevada', Nevada Male Cottonwood - <i>Sequoia sempervirens</i> var., Coast Redwood 	
<p>Shoreline Embankment Plantings</p> <ul style="list-style-type: none"> - <i>Baccharis pilularis</i> 'Pigeon Point', Dwarf Coyote Brush - <i>Ceanothus 'Yankee Point'</i>, California Lilac - <i>Diets bicolor</i>, Yellow Fortnight Lily - <i>Echium fastuosum</i>, Pride of Madiera - <i>Limnium pereslii</i>, Sea Lavender - <i>Distichlis spicata</i>, Salt Grass - <i>Grindelia stricta</i>, Gumplant - <i>Salicornia virginica</i>, Perennial Pickleweed - <i>Spartina foliosa</i>, Pacific Cordgrass 	
<p>Turf / Ground Cover</p> <ul style="list-style-type: none"> - 'Dwarf Medallion' Sod, Tall Fescue Blend Sod - Mixed Drought Tolerant & Native Ground Covers 	

LANDSCAPE CONCEPT PLAN

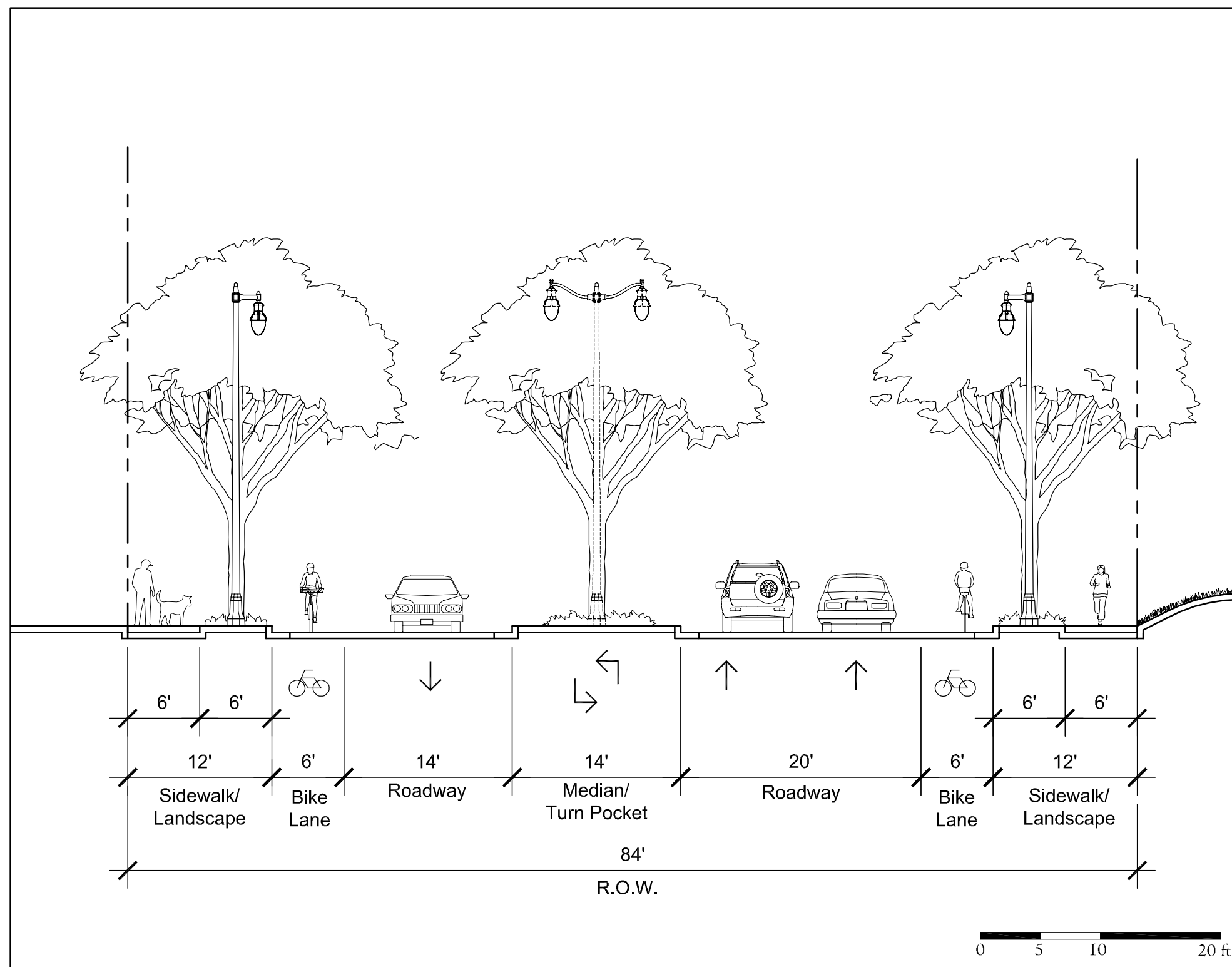
Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

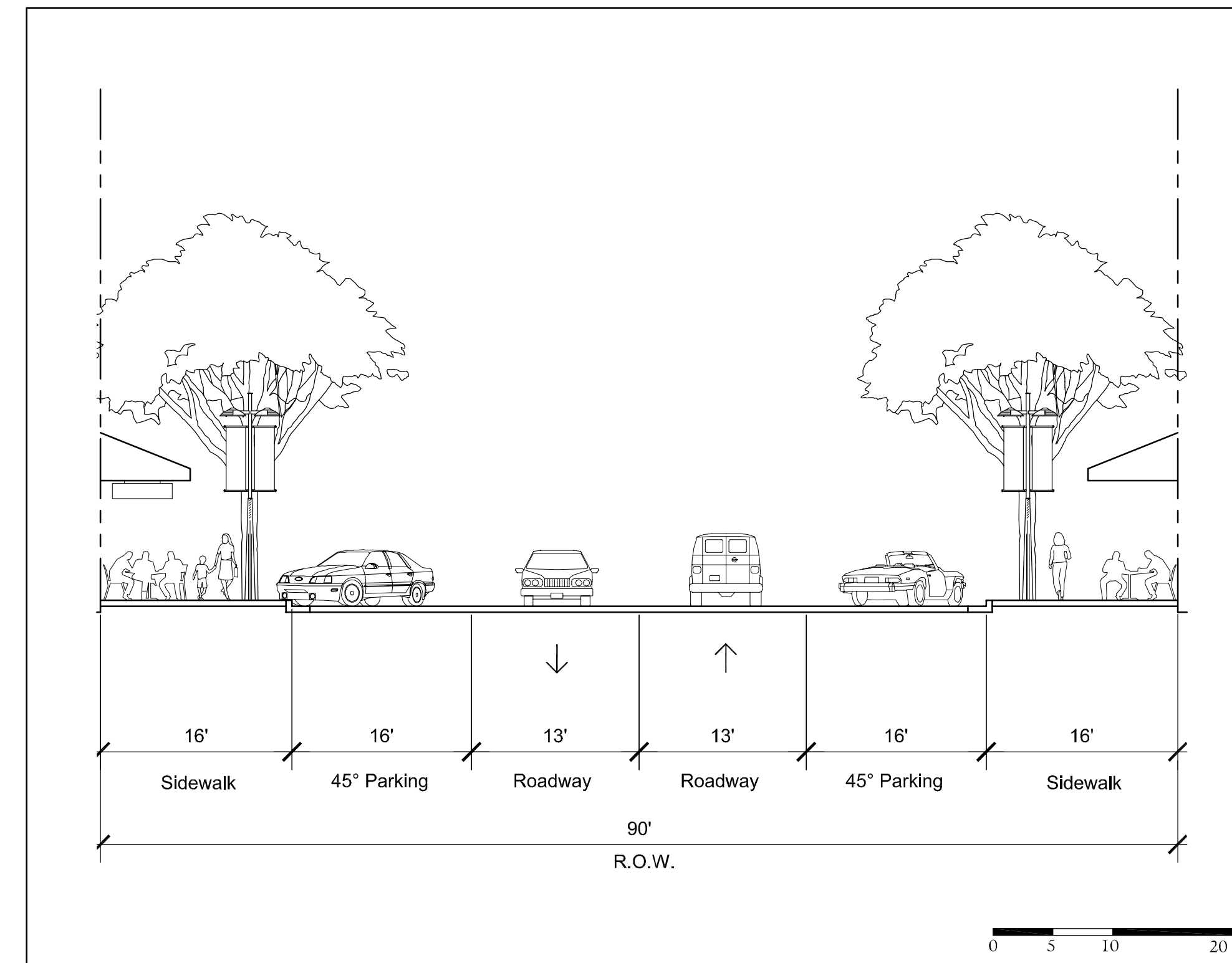
OCTOBER 2006



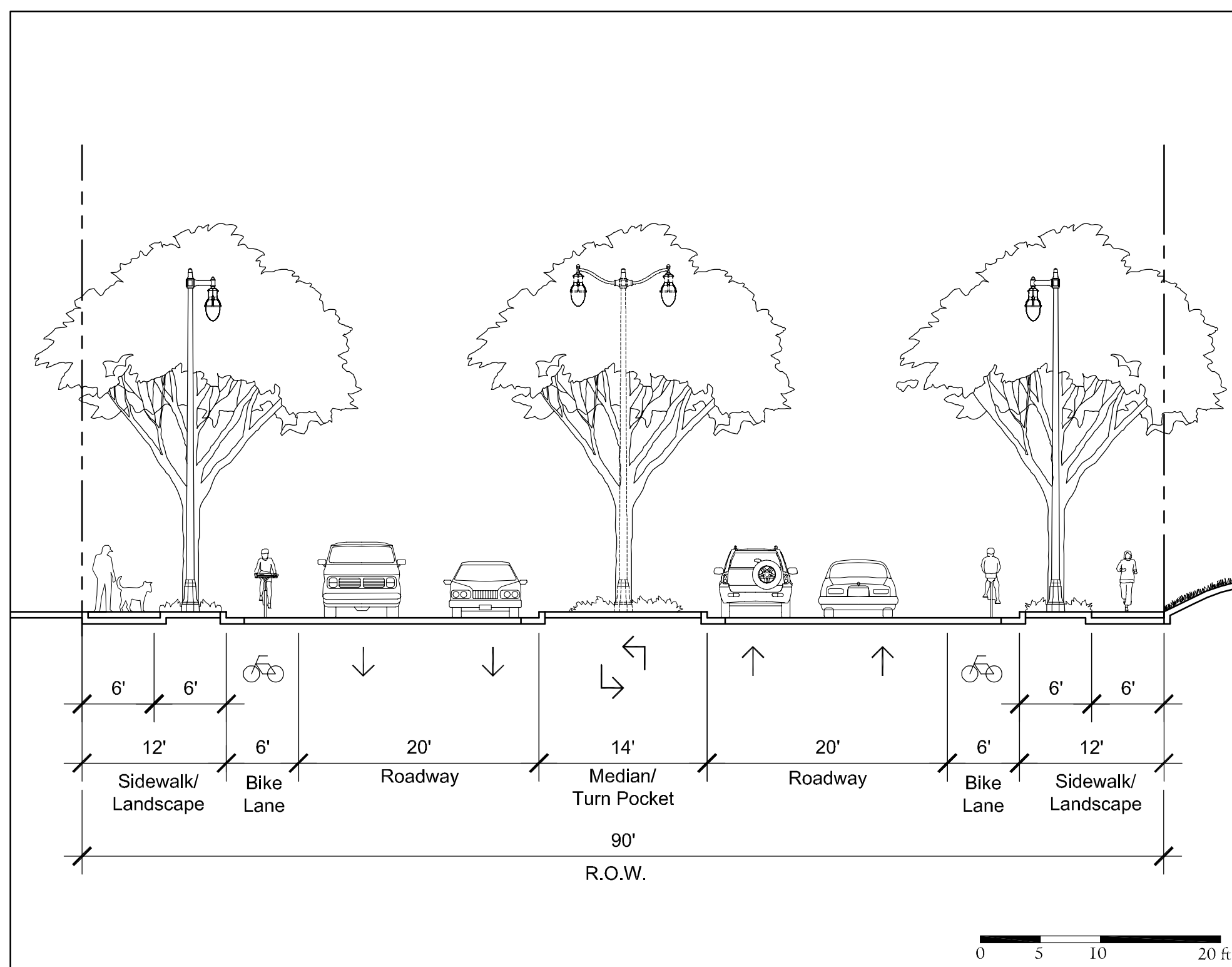
SHEET NO.
4.2



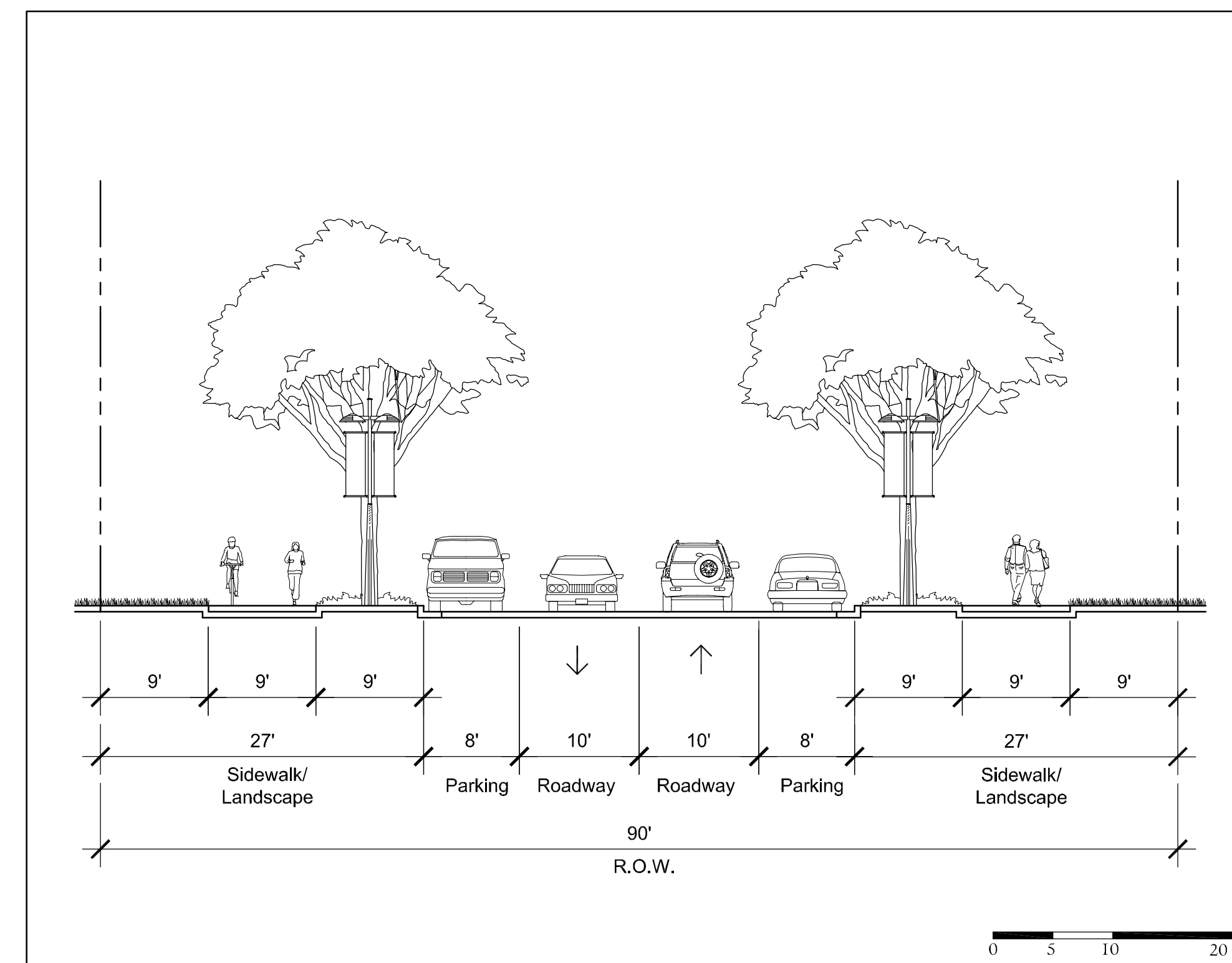
THE EMBARCADERO (East of 8th Avenue)



MAIN STREET - RETAIL



THE EMBARCADERO (East of Lake Merritt Channel to 8th Avenue)



MAIN STREET - RESIDENTIAL

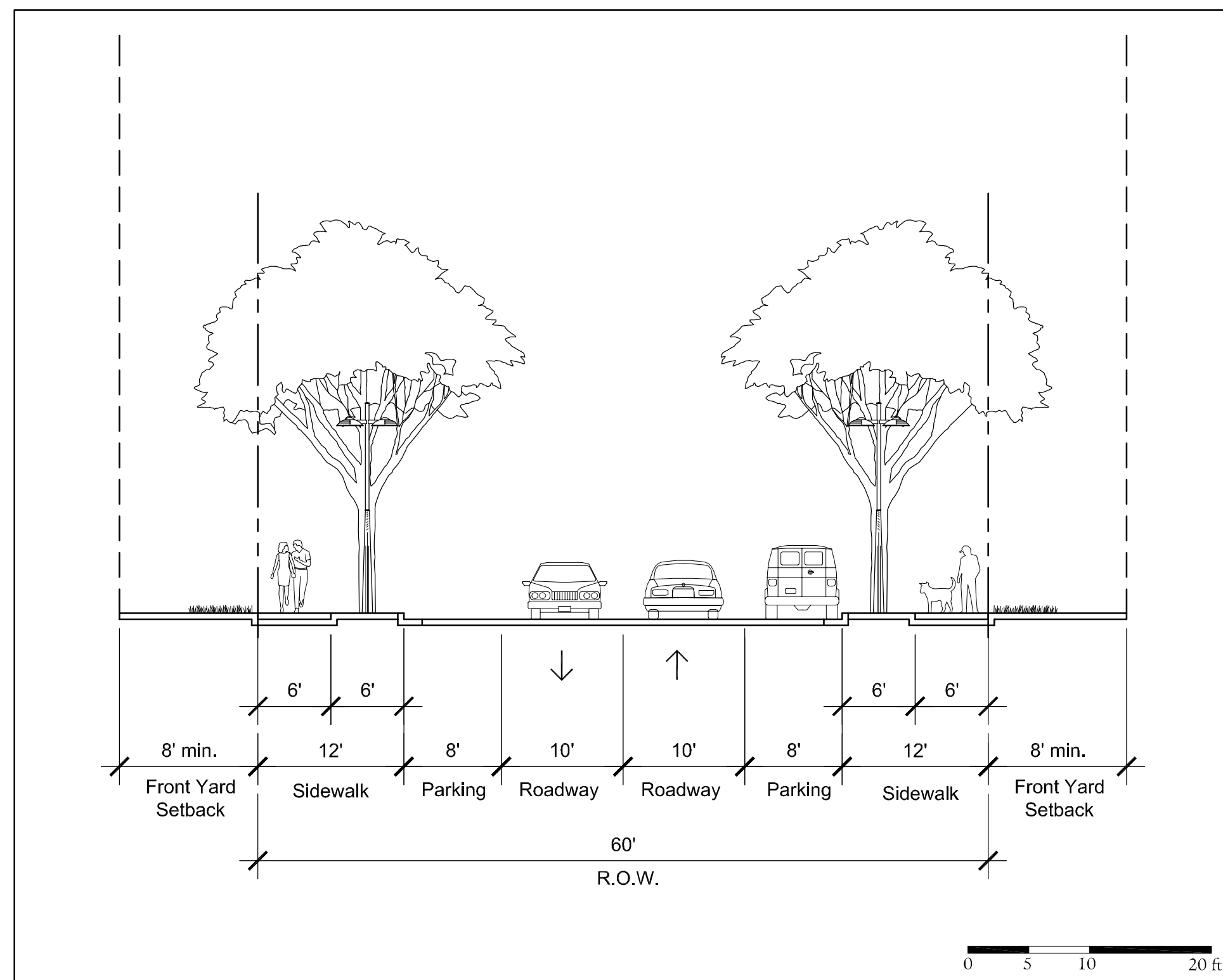
STREET SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

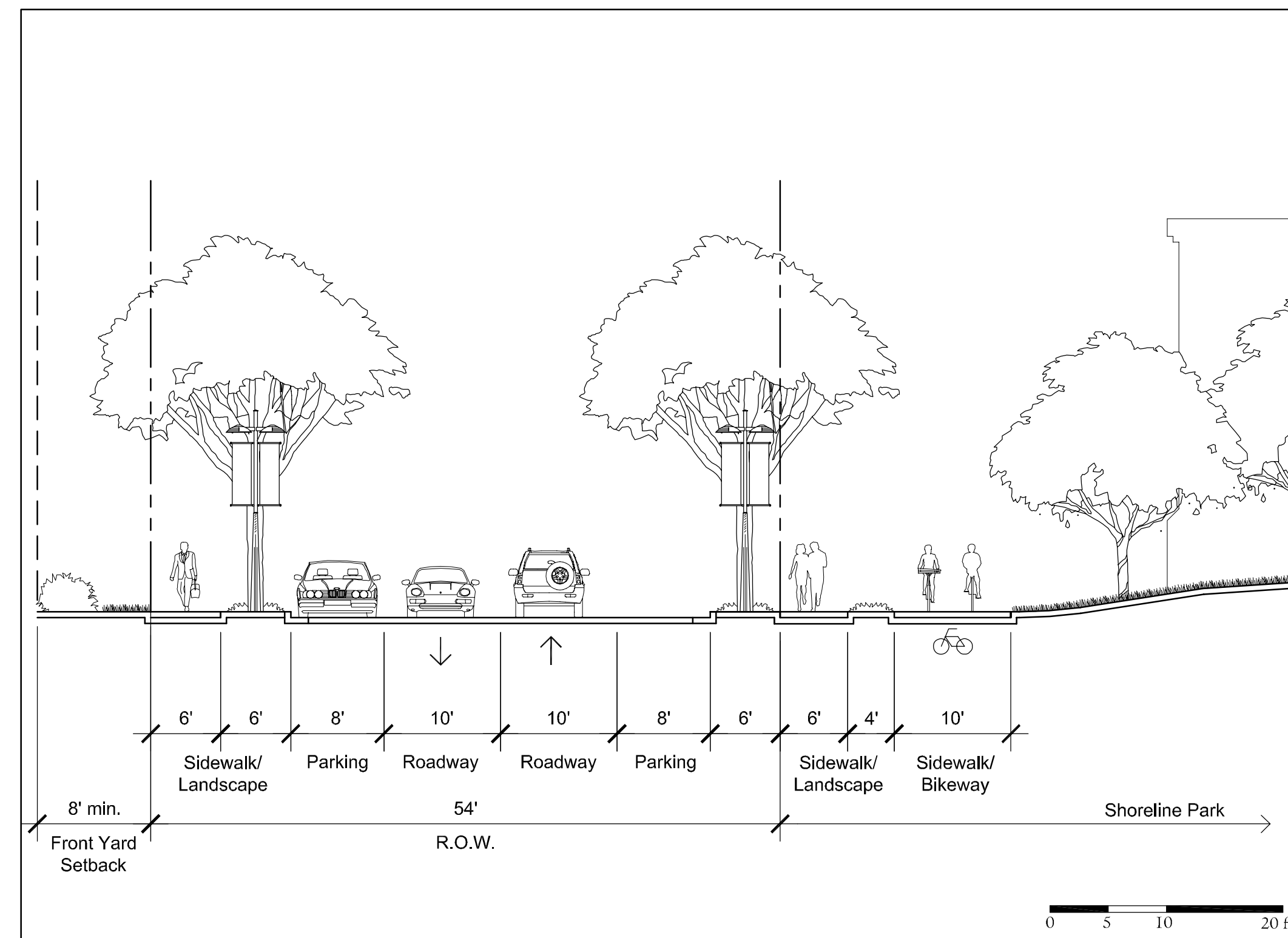
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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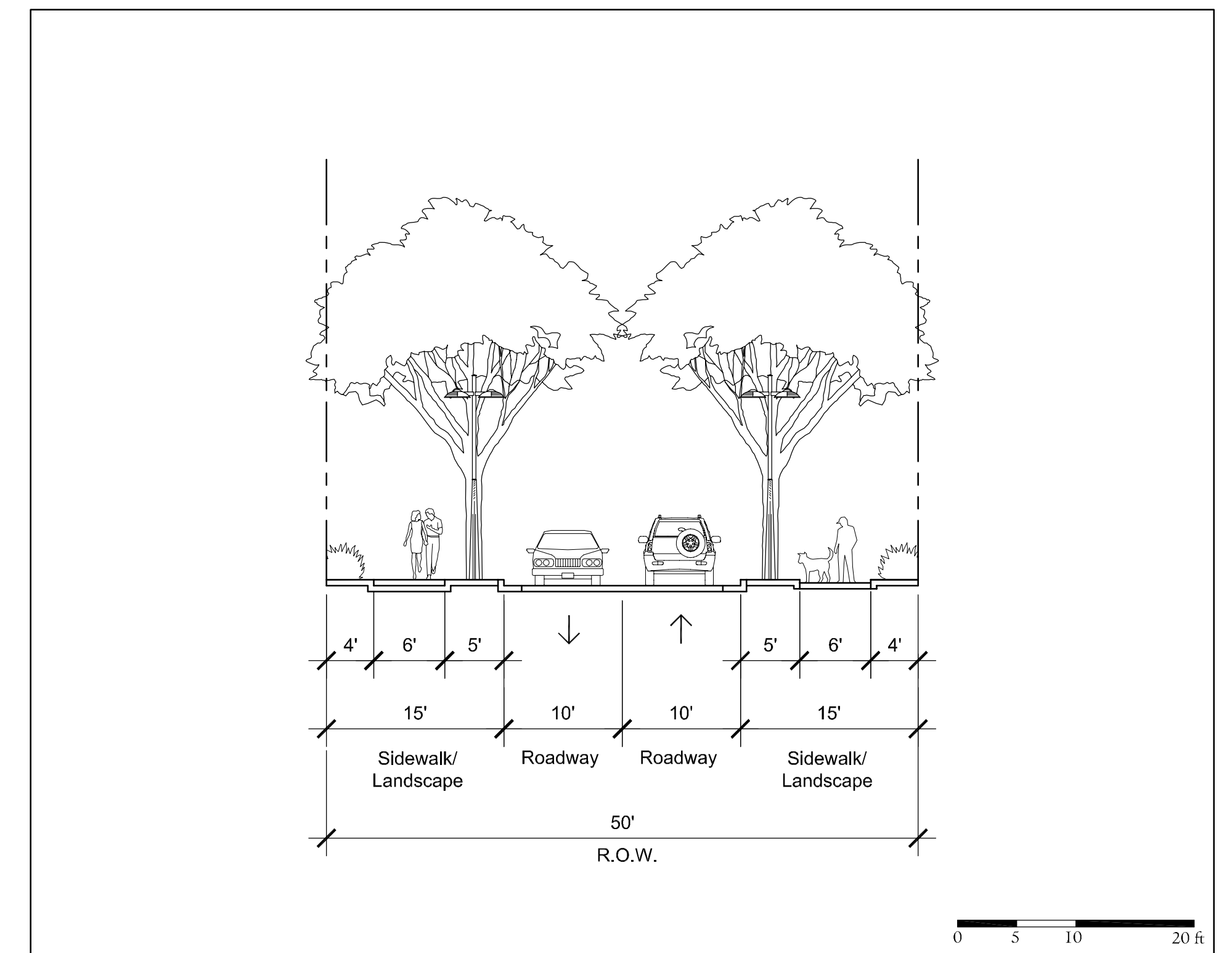
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TYPICAL 60FT R.O.W. STREET



9TH AVENUE - 54FT R.O.W. STREET W/ BIKEWAY



HARBOR LANE EAST & WEST

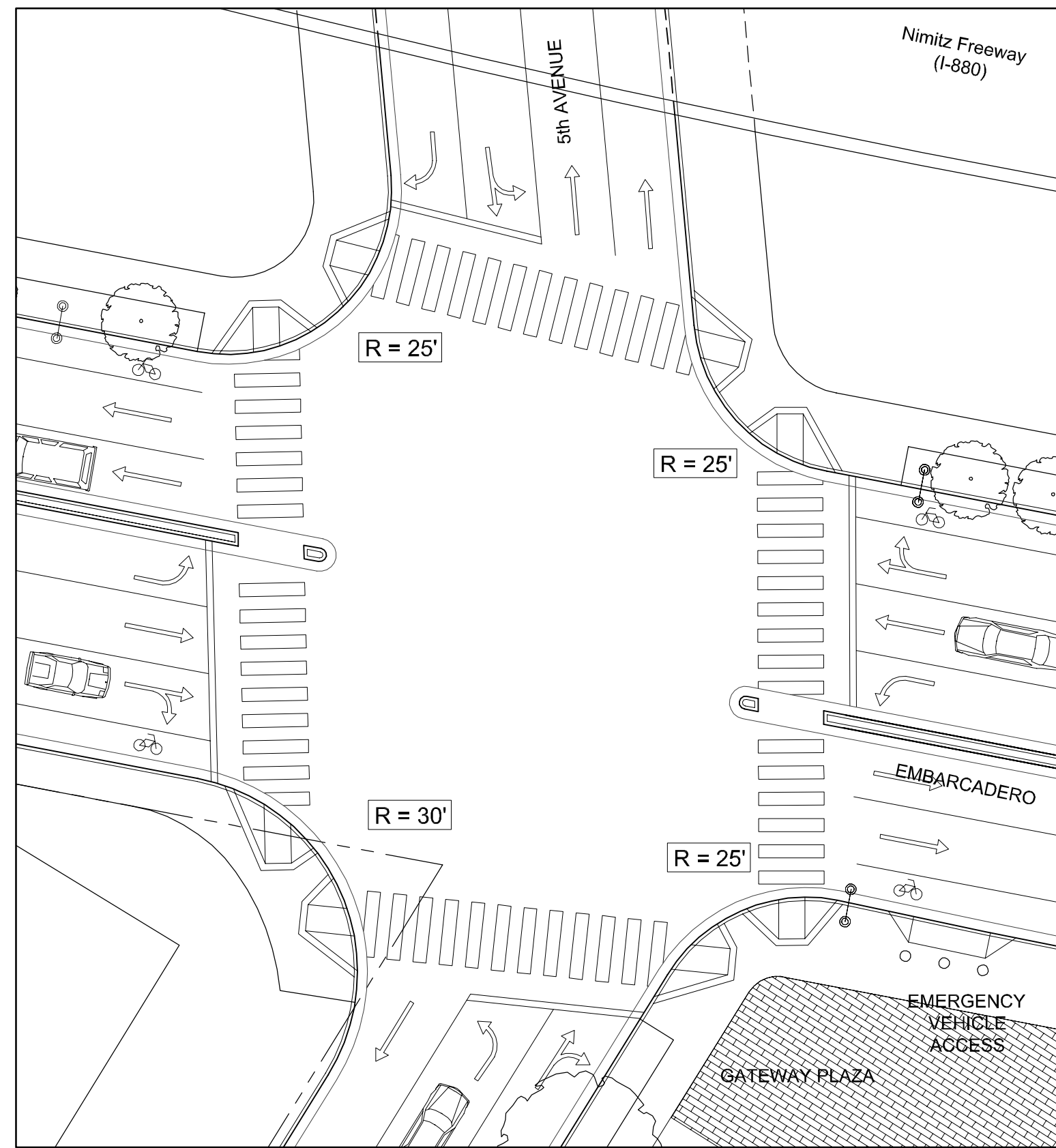
STREET SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

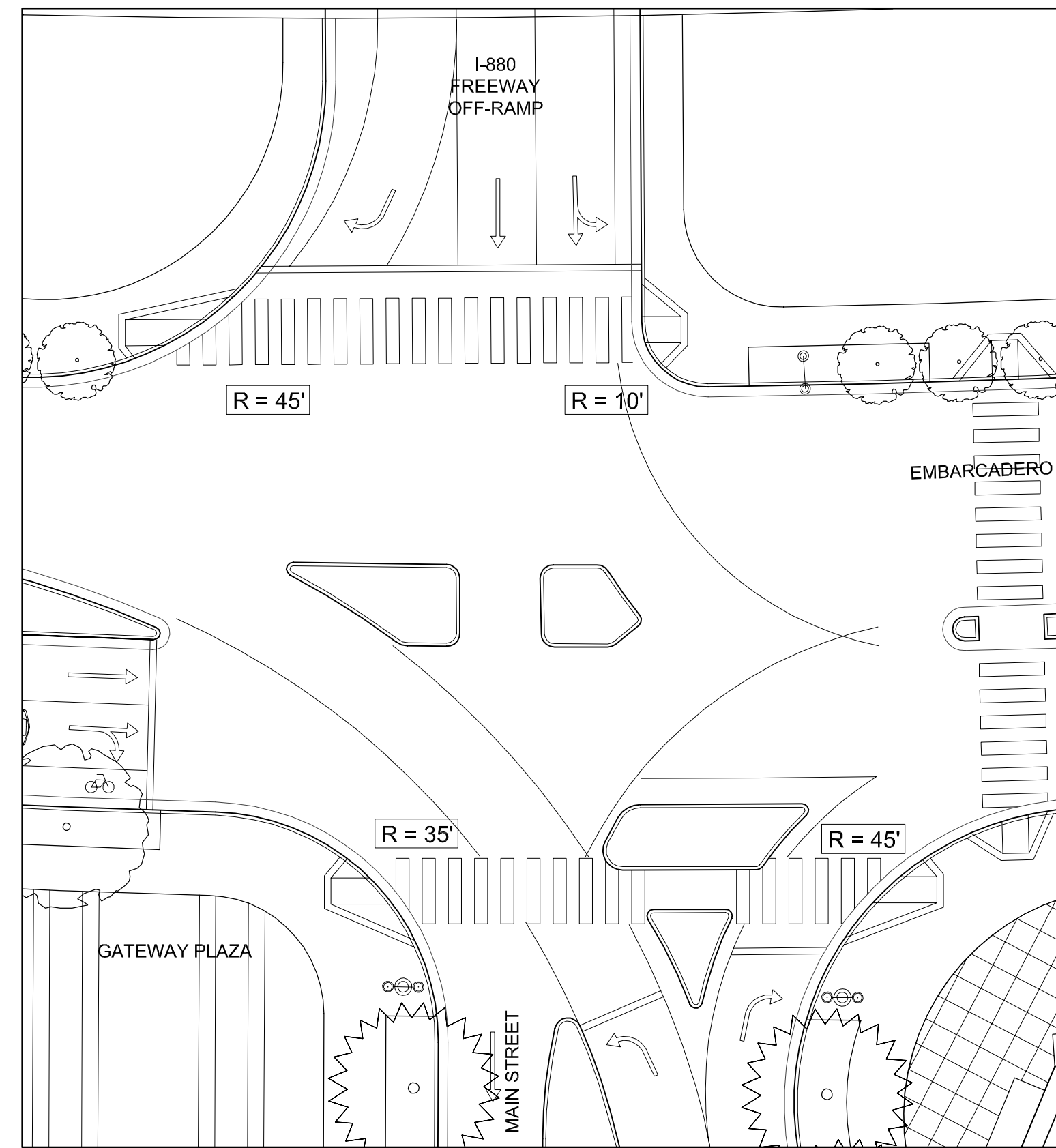
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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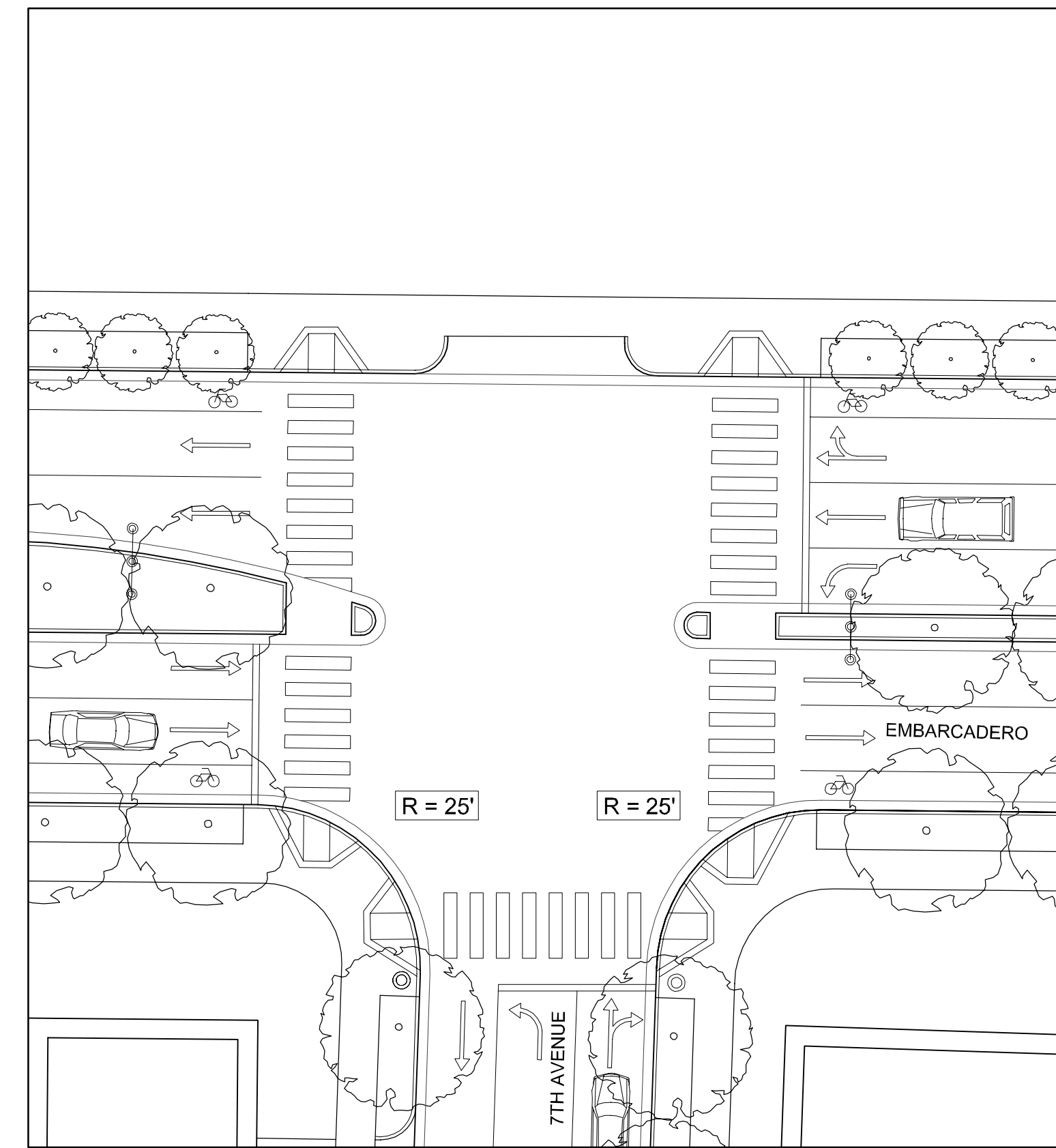
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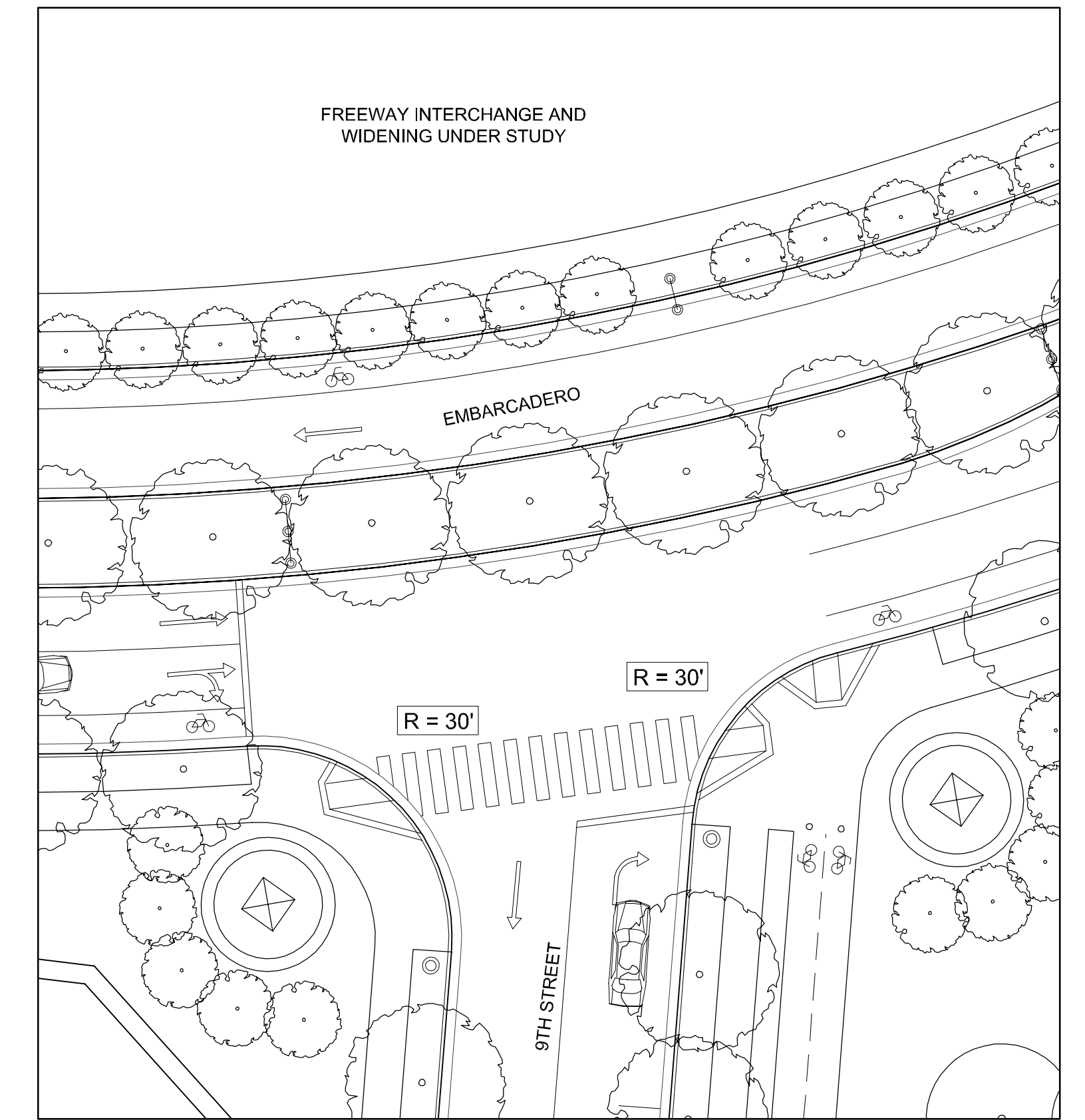
EMBARCADERO / 5TH AVENUE



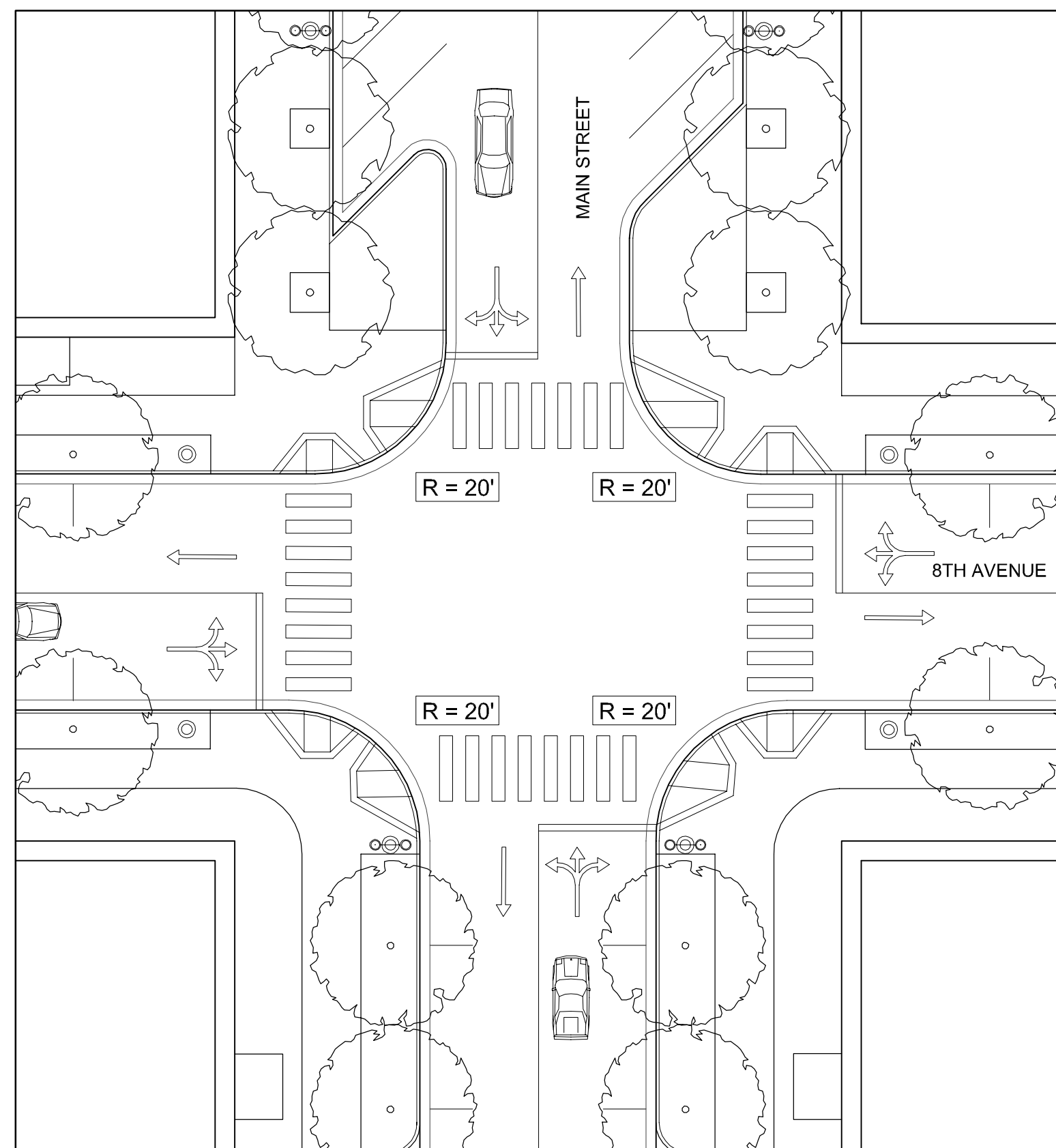
EMBARCADERO / MAIN STREET



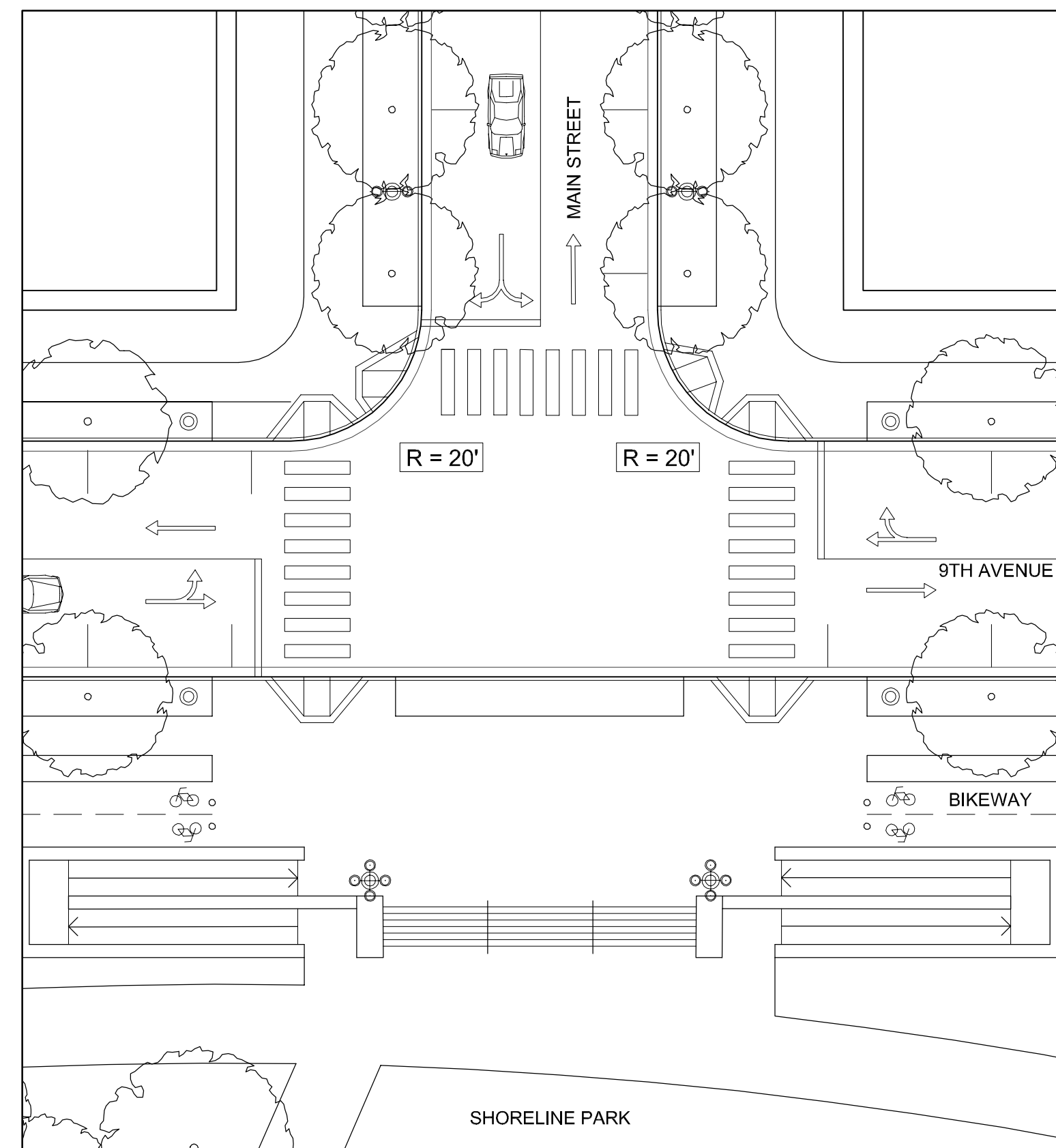
EMBARCADERO / 7TH AVENUE



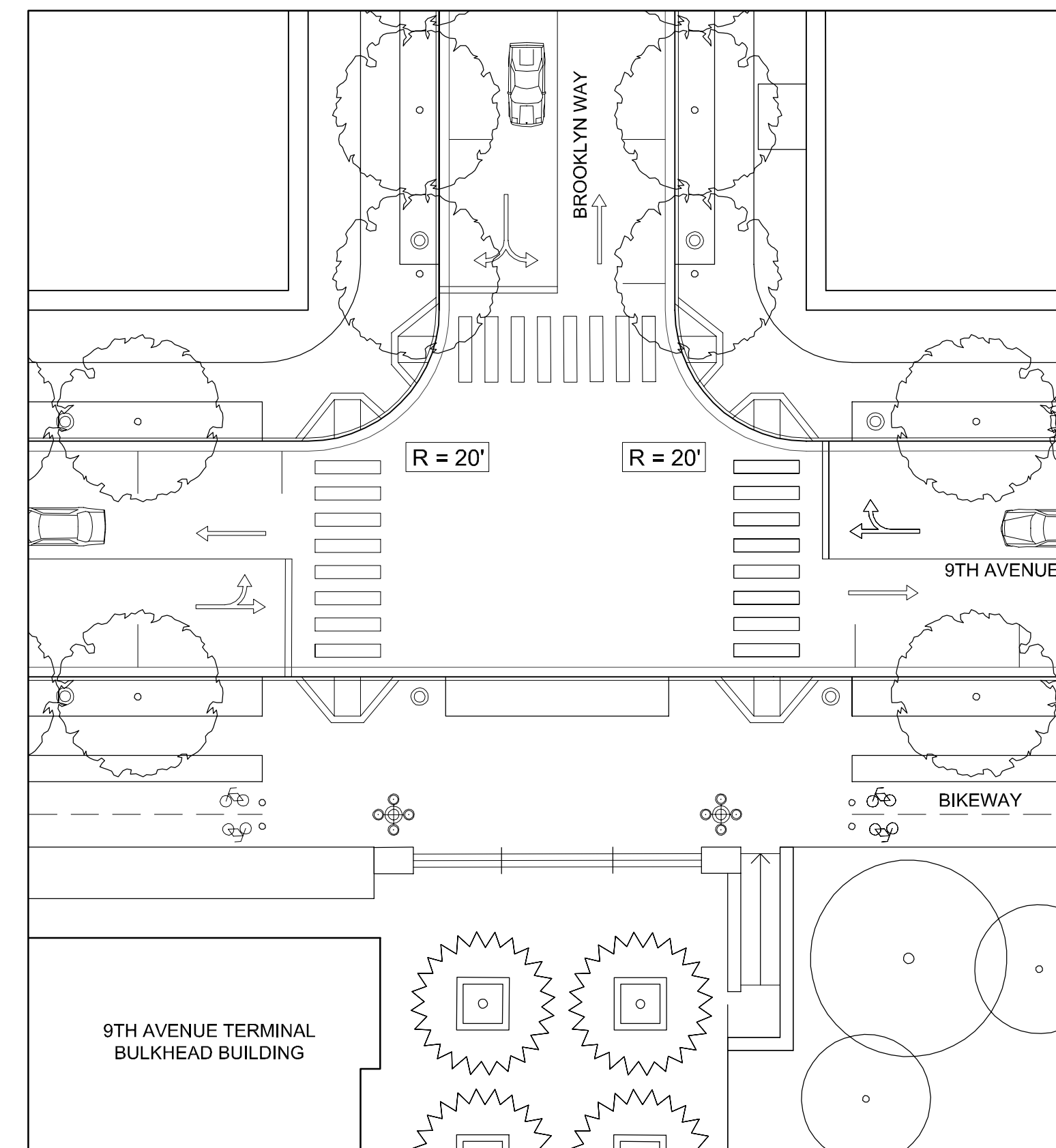
EMBARCADERO / 9TH AVENUE



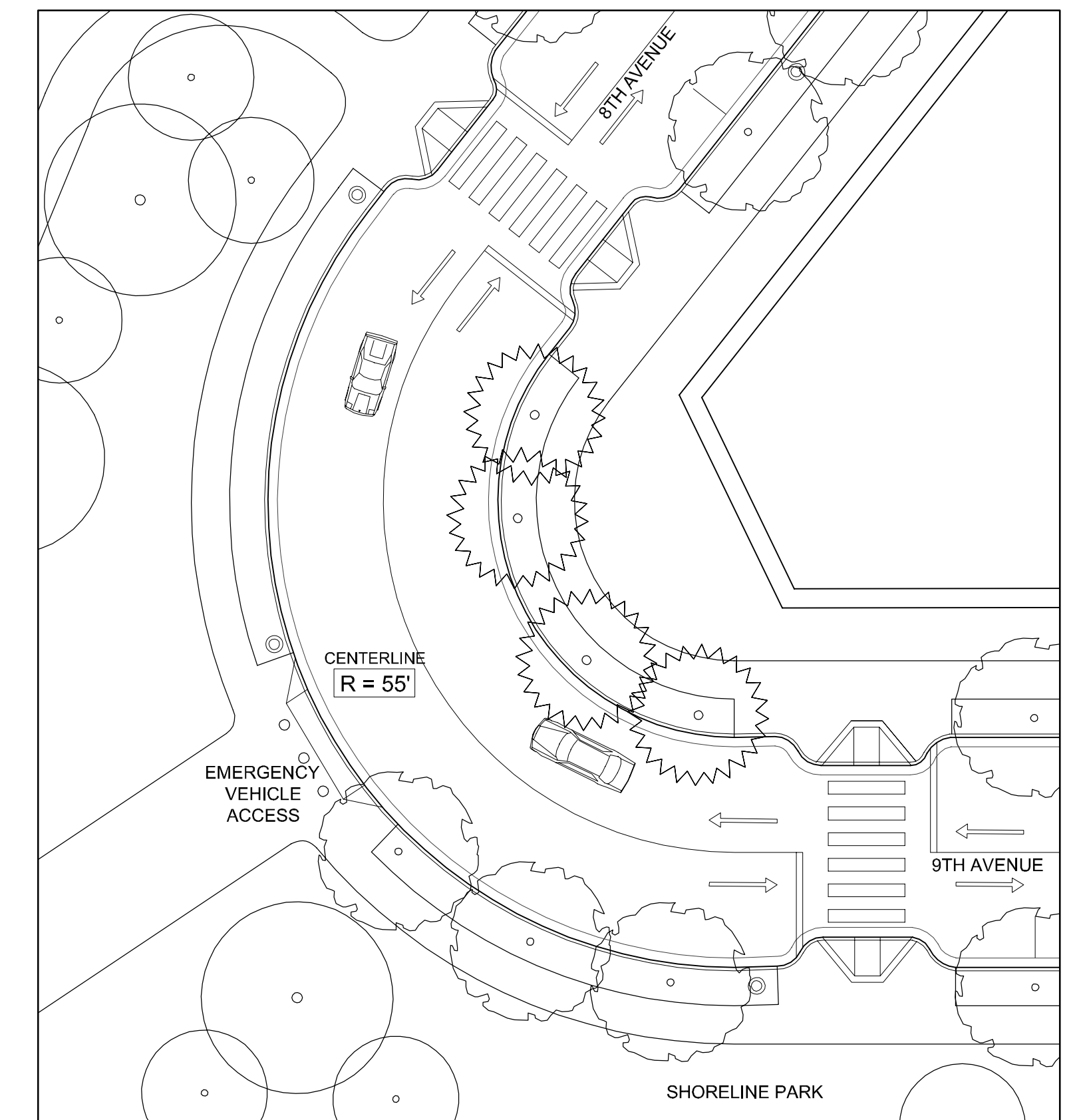
MAIN STREET / 8TH AVENUE



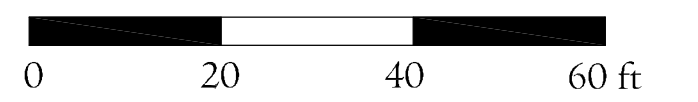
MAIN STREET / 9TH AVENUE



BROOKLYN WAY / 9TH AVENUE



8TH AVENUE / 9TH AVENUE

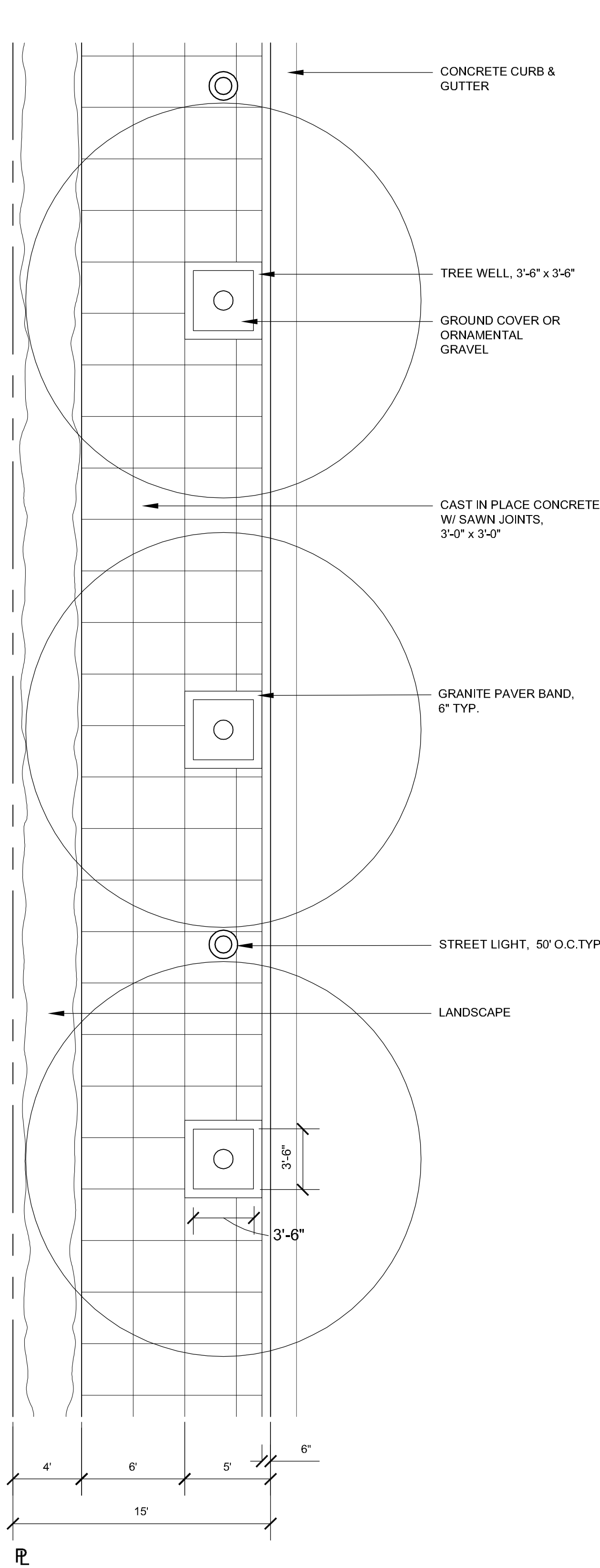


STREET INTERSECTIONS
Brooklyn Basin - Oak to 9th Development Plan

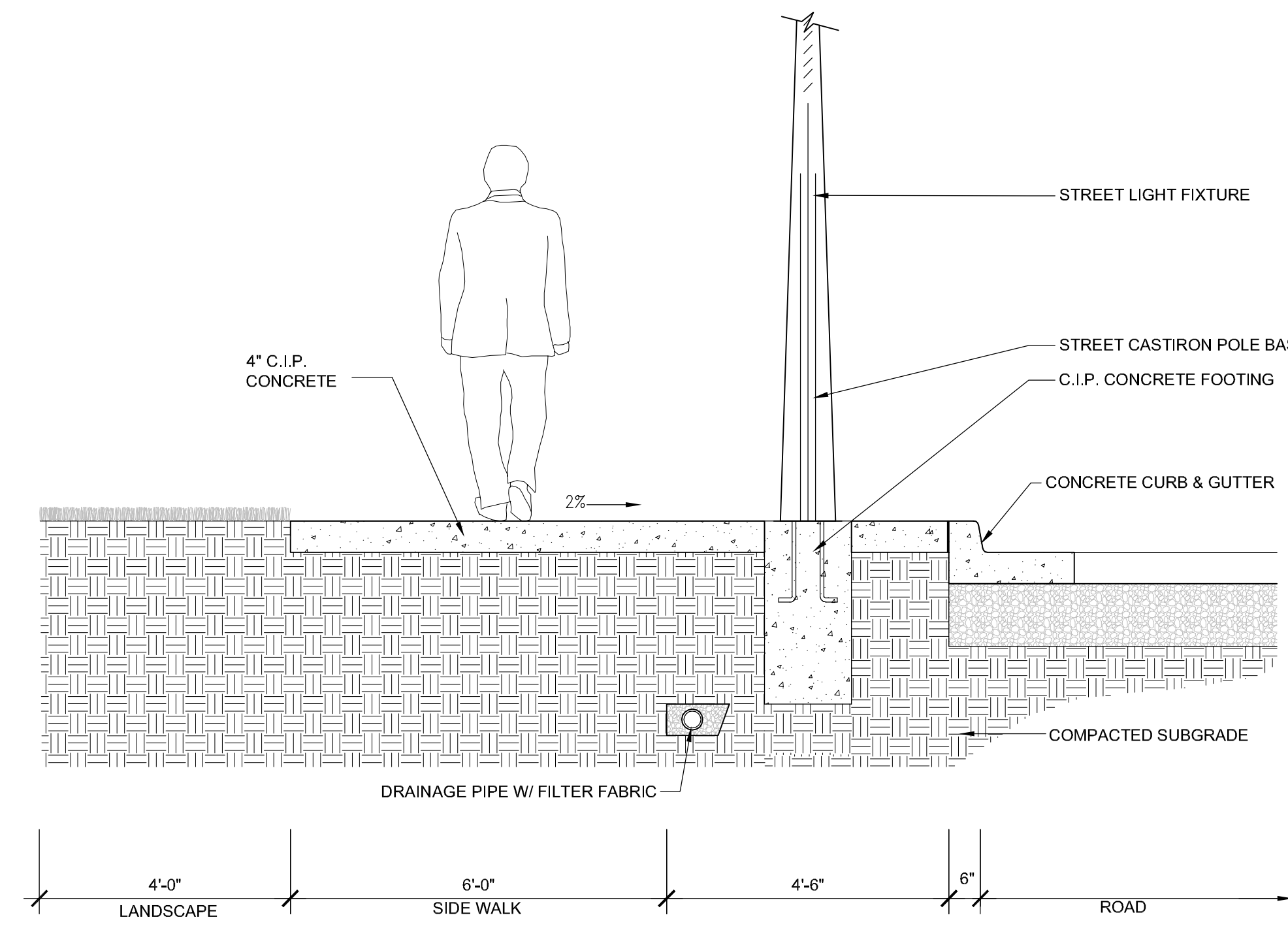
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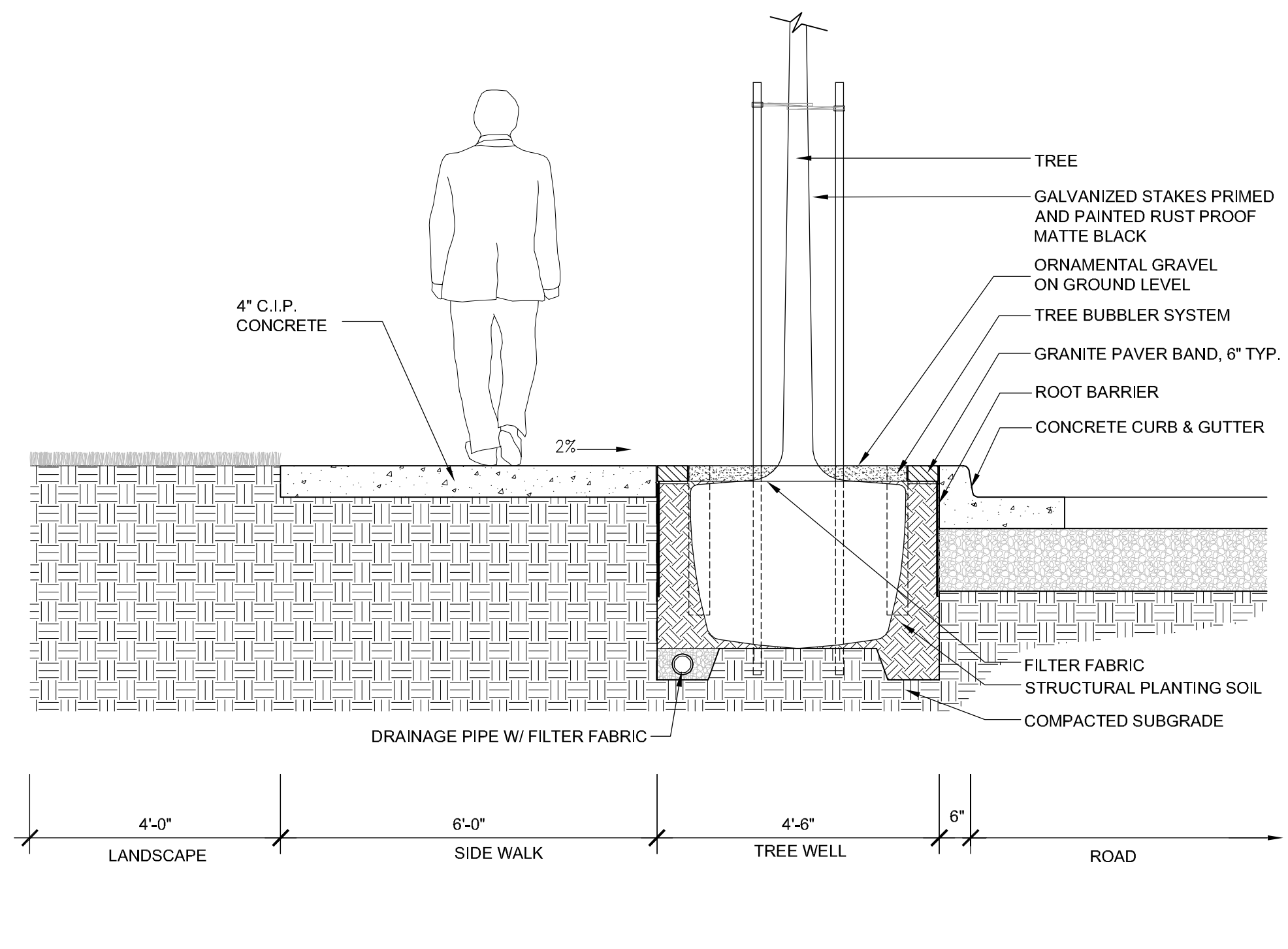
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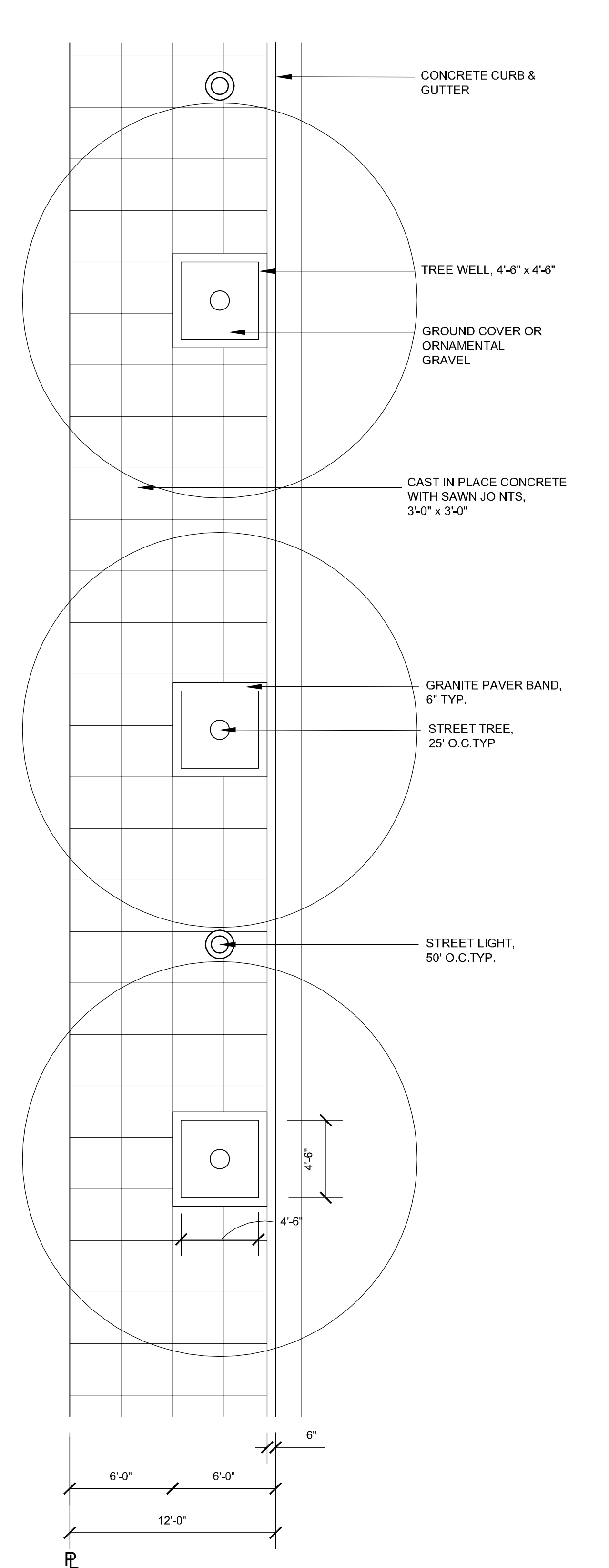
1 Typical Sidewalk Plan - 50' R.O.W.
SCALE: 3/16" = 1'-0"



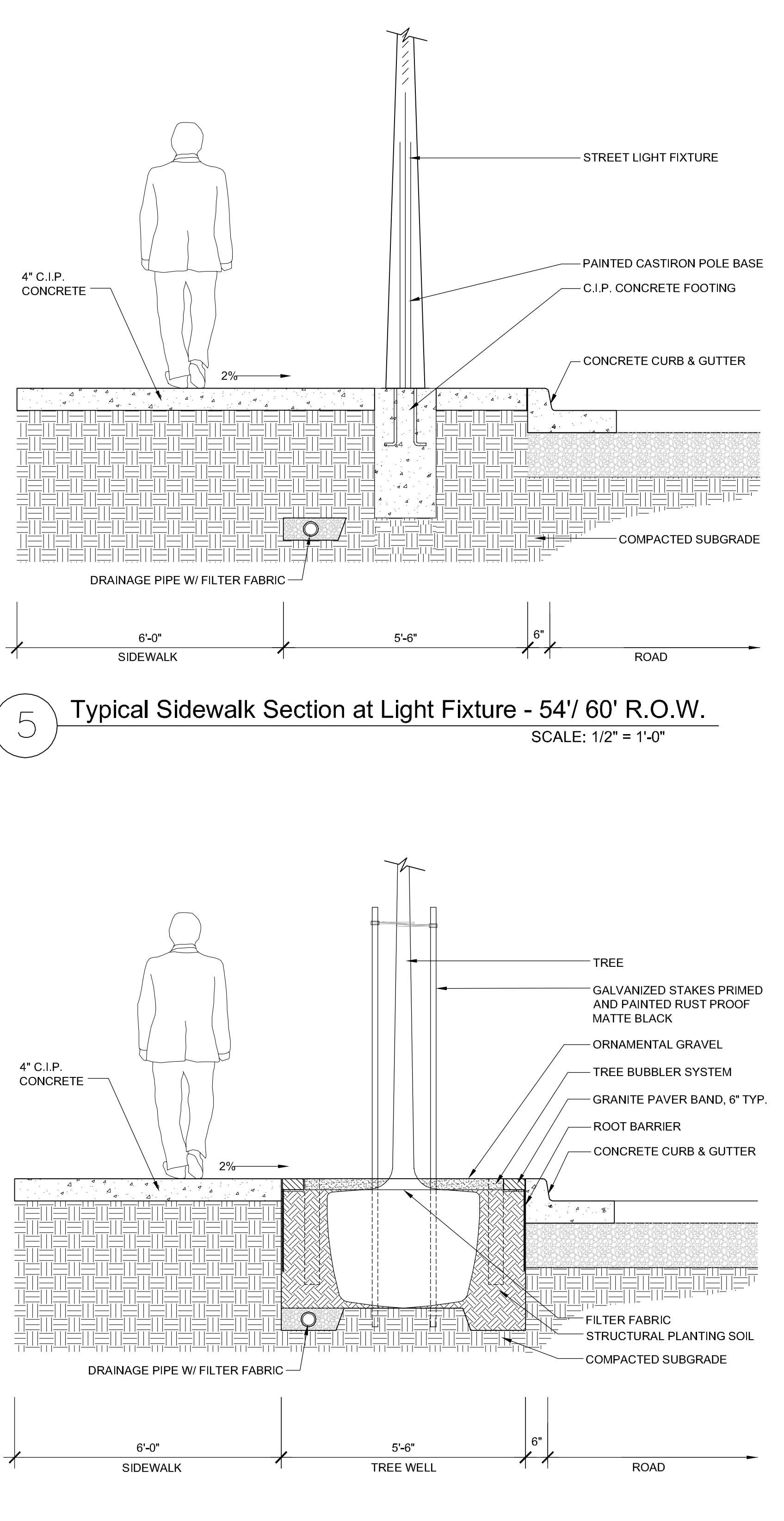
2 Typical Sidewalk Section at Light Fixture - 50' R.O.W.
SCALE: 1/2" = 1'-0"



3 Typical Sidewalk Section at Street Tree - 50' R.O.W.
SCALE: 1/2" = 1'-0"



4 Typical Sidewalk Plan - 60' R.O.W.
SCALE: 3/16" = 1'-0"



5 Typical Sidewalk Section at Light Fixture - 54'/ 60' R.O.W.
SCALE: 1/2" = 1'-0"

6 Typical Sidewalk Section at Street Tree - 60' R.O.W.
SCALE: 1/2" = 1'-0"

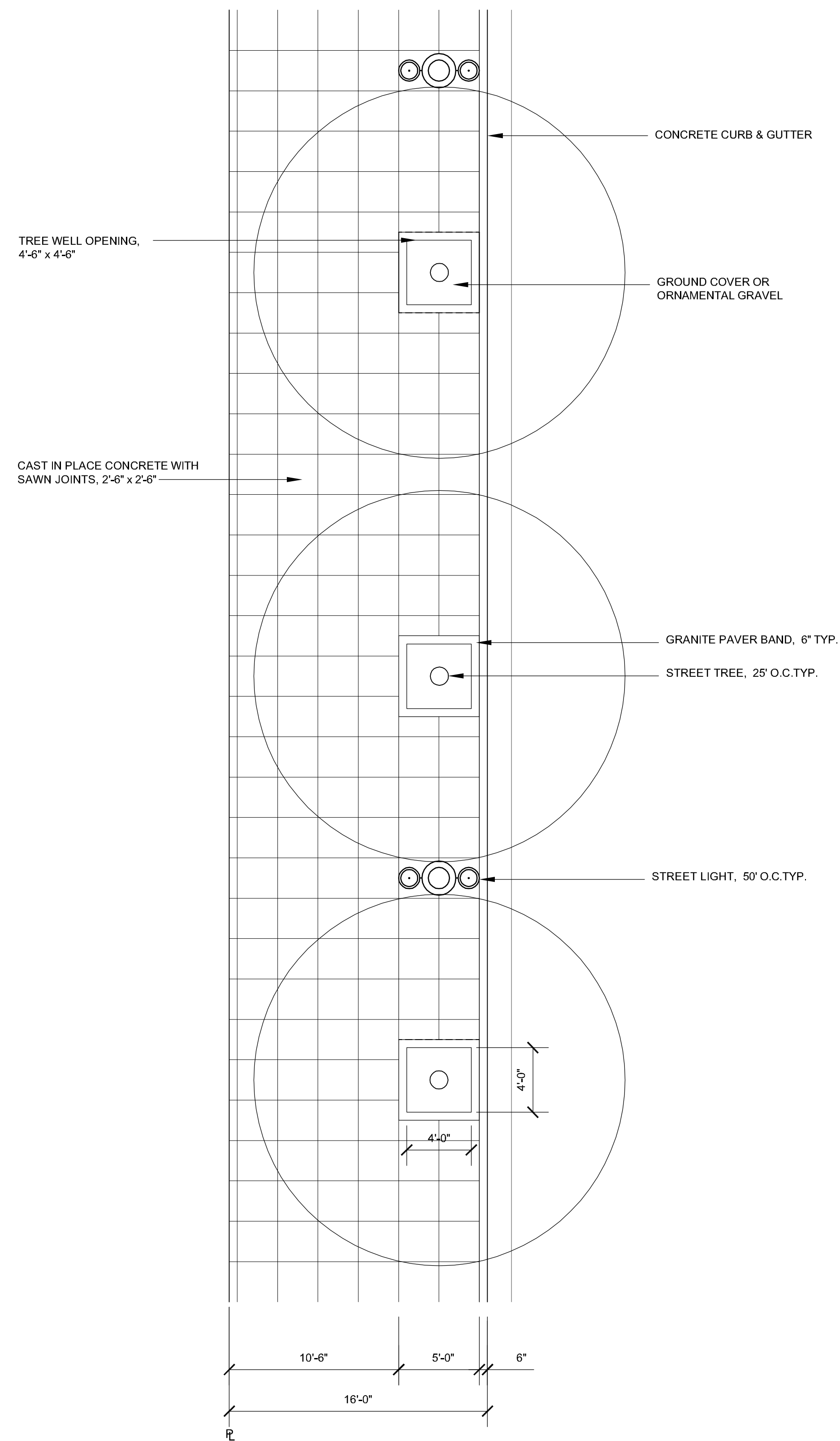
STREETSCAPE STANDARDS 50' AND 60' R.O.W.

Brooklyn Basin - Oak to 9th Development Plan

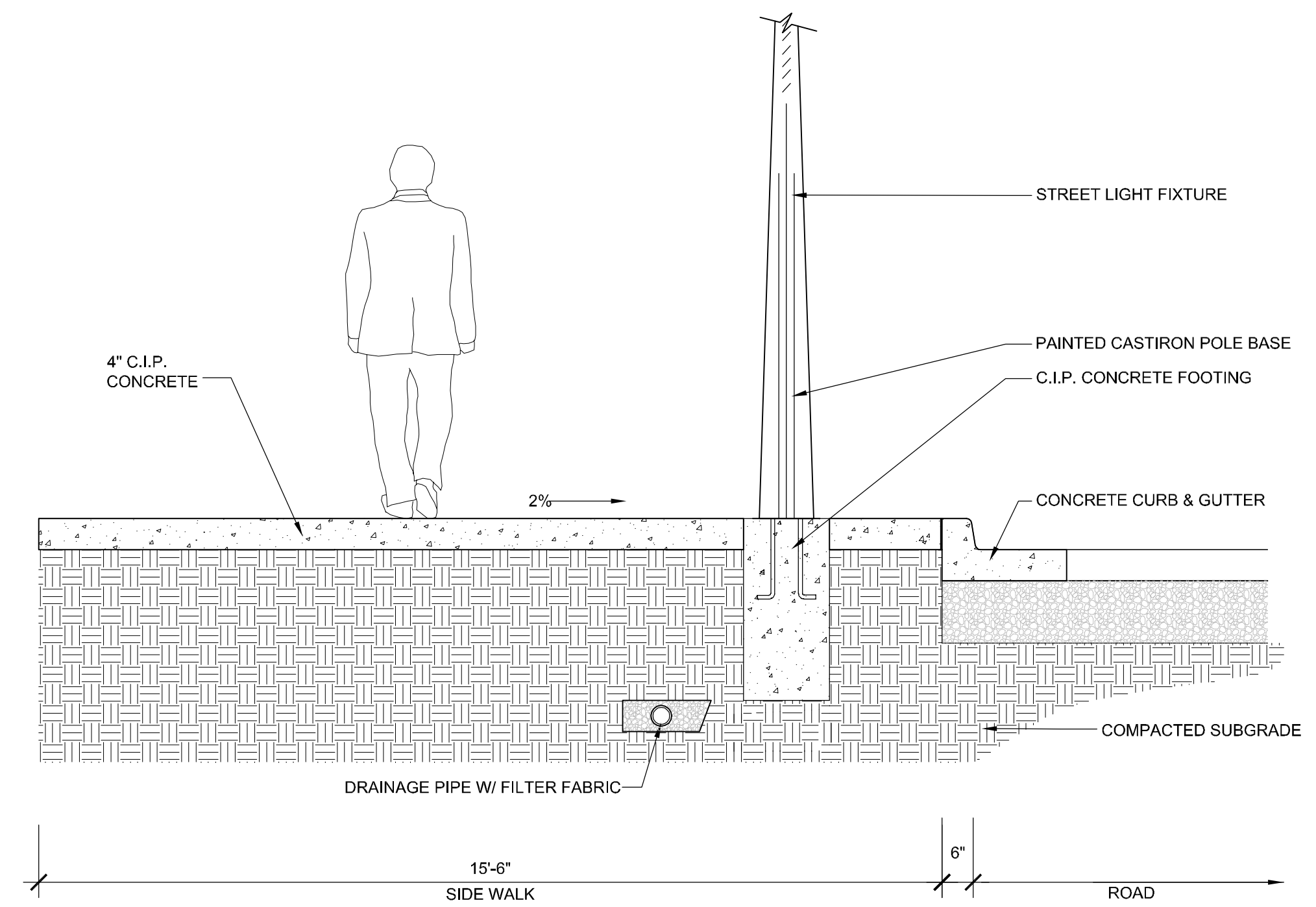
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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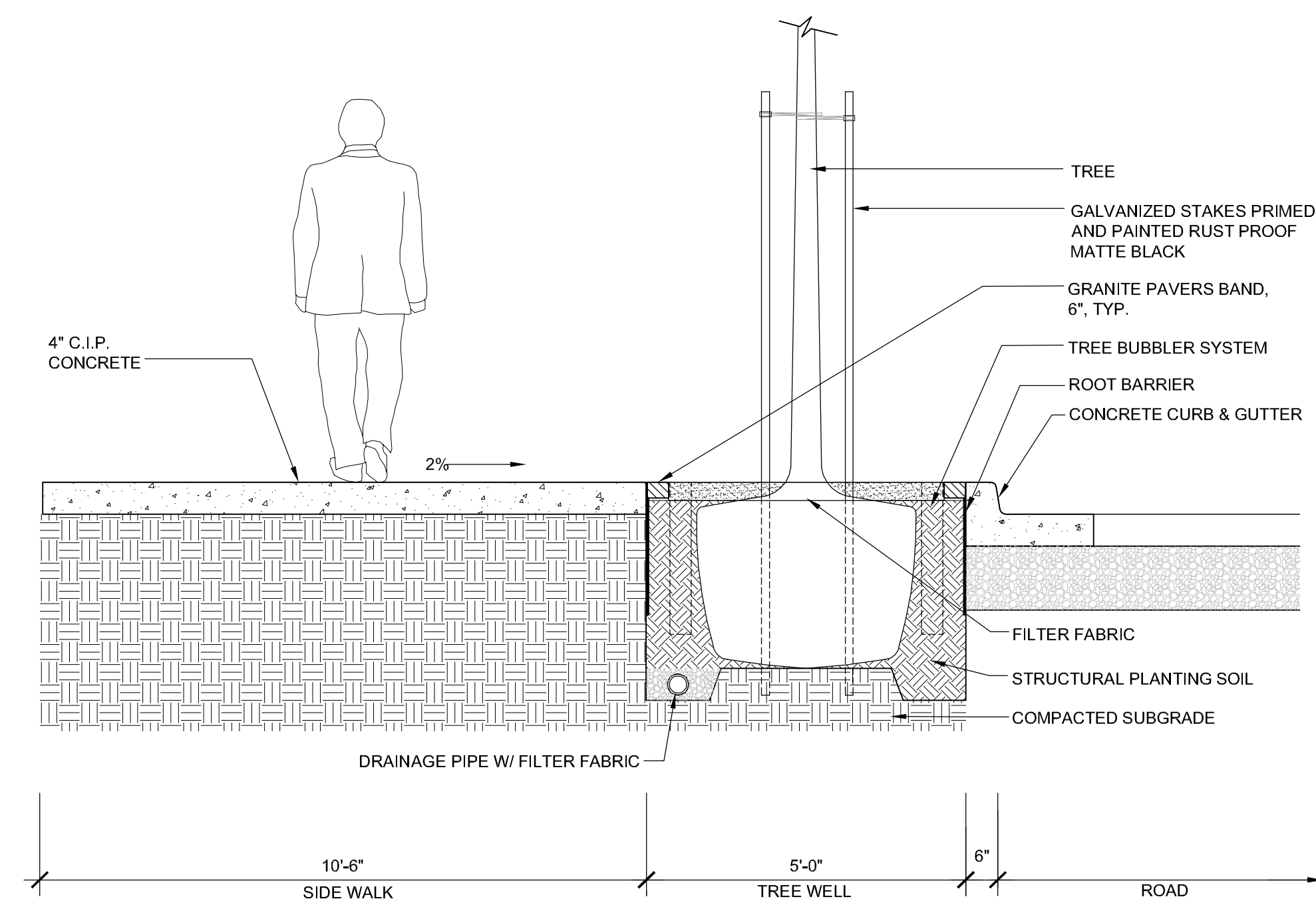
SHEET NO.
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1 Typical Sidewalk Plan- Retail Frontage
SCALE: 3/16" = 1'-0"



2 Typical Sidewalk Section at Light Pole - Retail Frontage
SCALE: 1/2" = 1'-0"



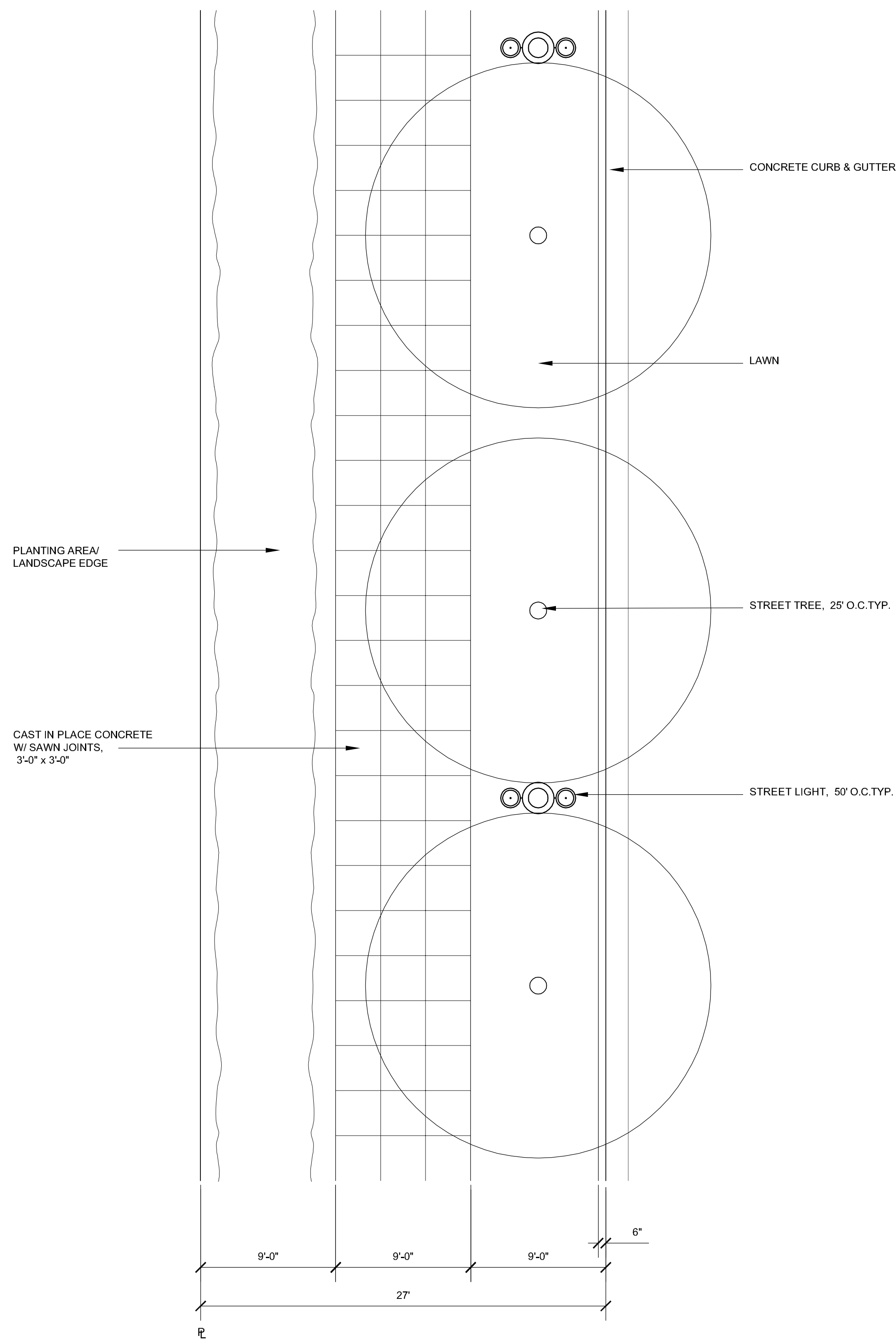
3 Typical Sidewalk Section at Street Tree - Retail Frontage
SCALE: 1/2" = 1'-0"

STREETSCAPE STANDARDS 90' RIGHT OF WAY- RETAIL FRONTAGE

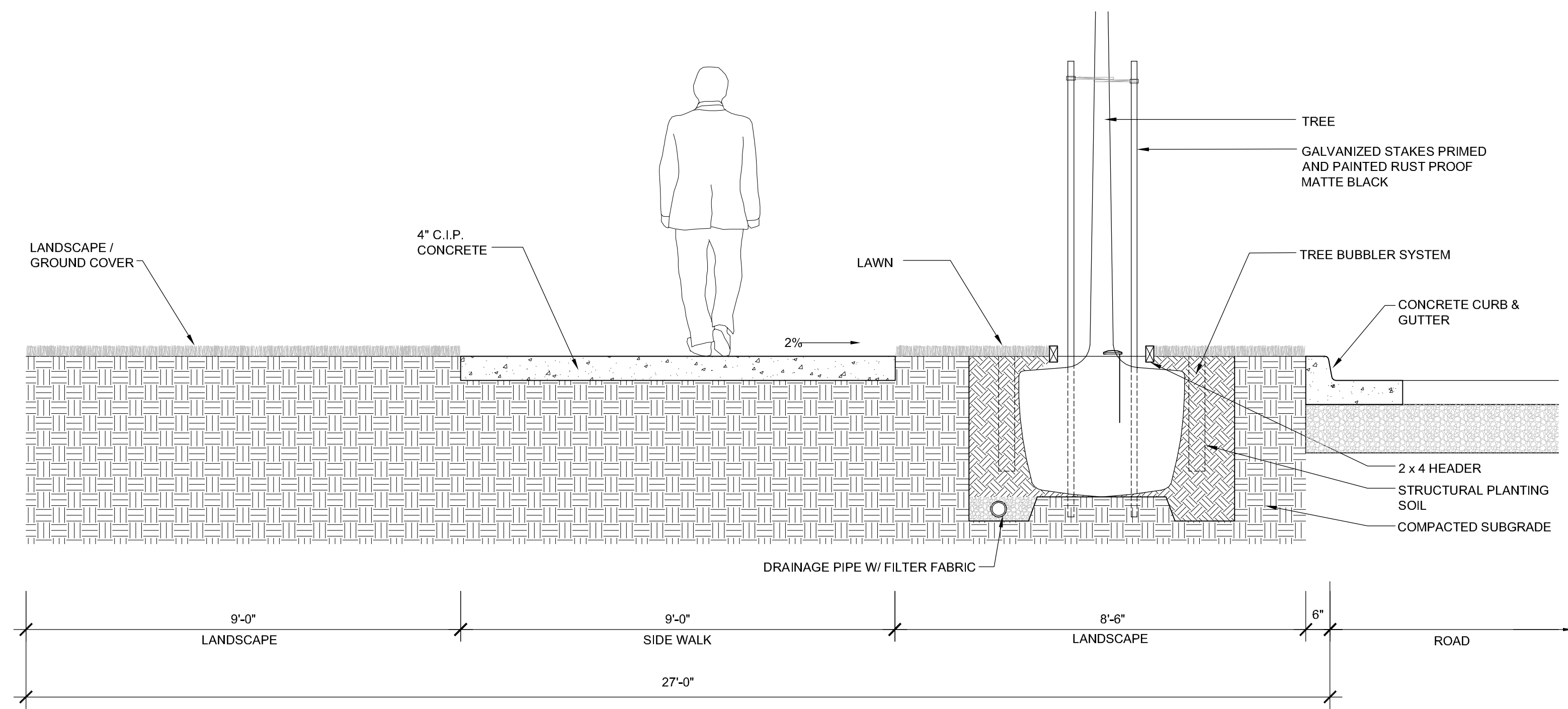
Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

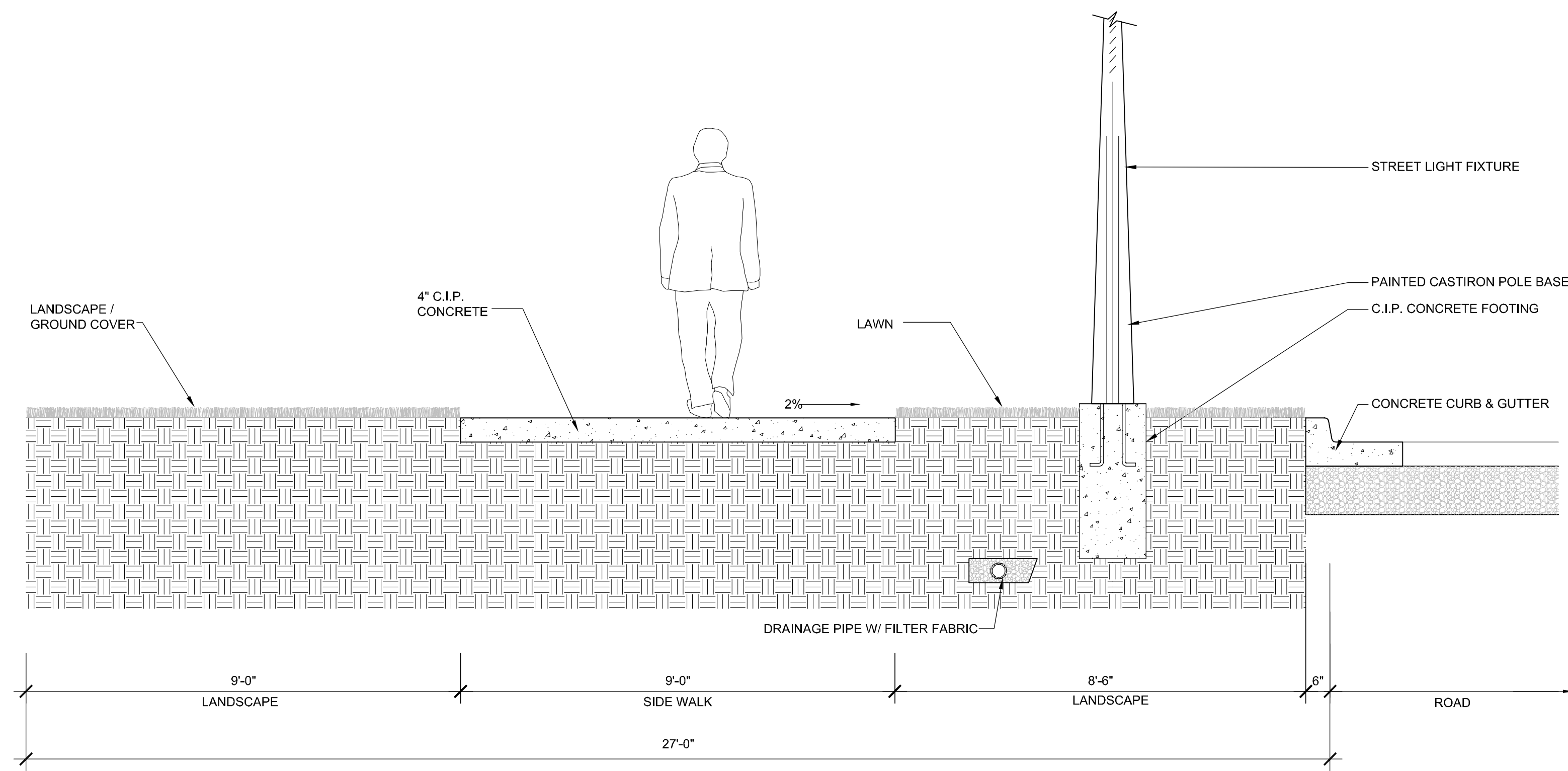
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1 Typical Sidewalk Plan- Residential Frontage
SCALE: 3/16" = 1'-0"



2 Typical Sidewalk Section at Street Tree - Residential Frontage
SCALE: 1/2" = 1'-0"



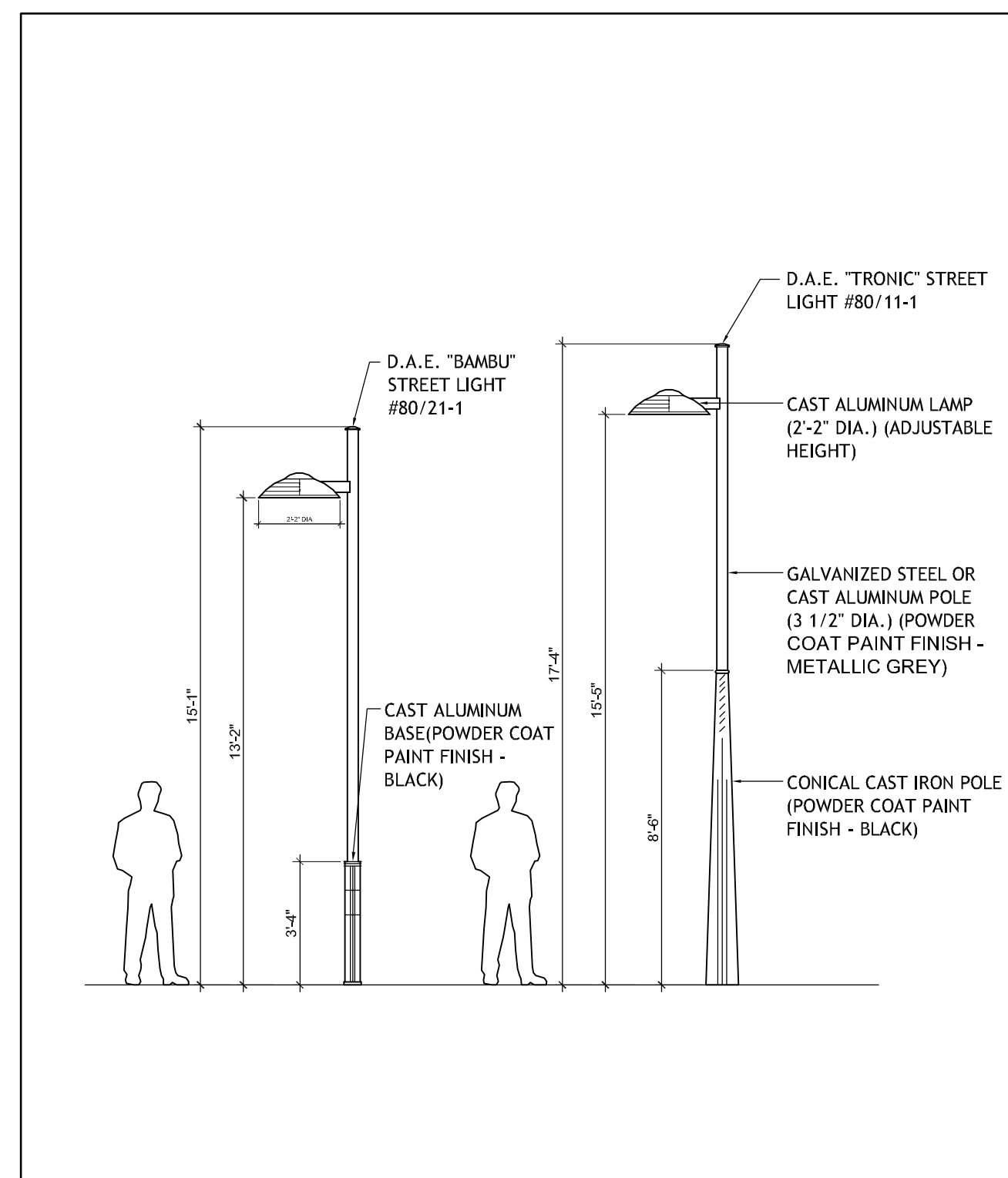
3 Typical Sidewalk Section at Light Pole - Residential Frontage
SCALE: 1/2" = 1'-0"

STREETSCAPE STANDARDS 90' RIGHT OF WAY- RESIDENTIAL FRONTAGE

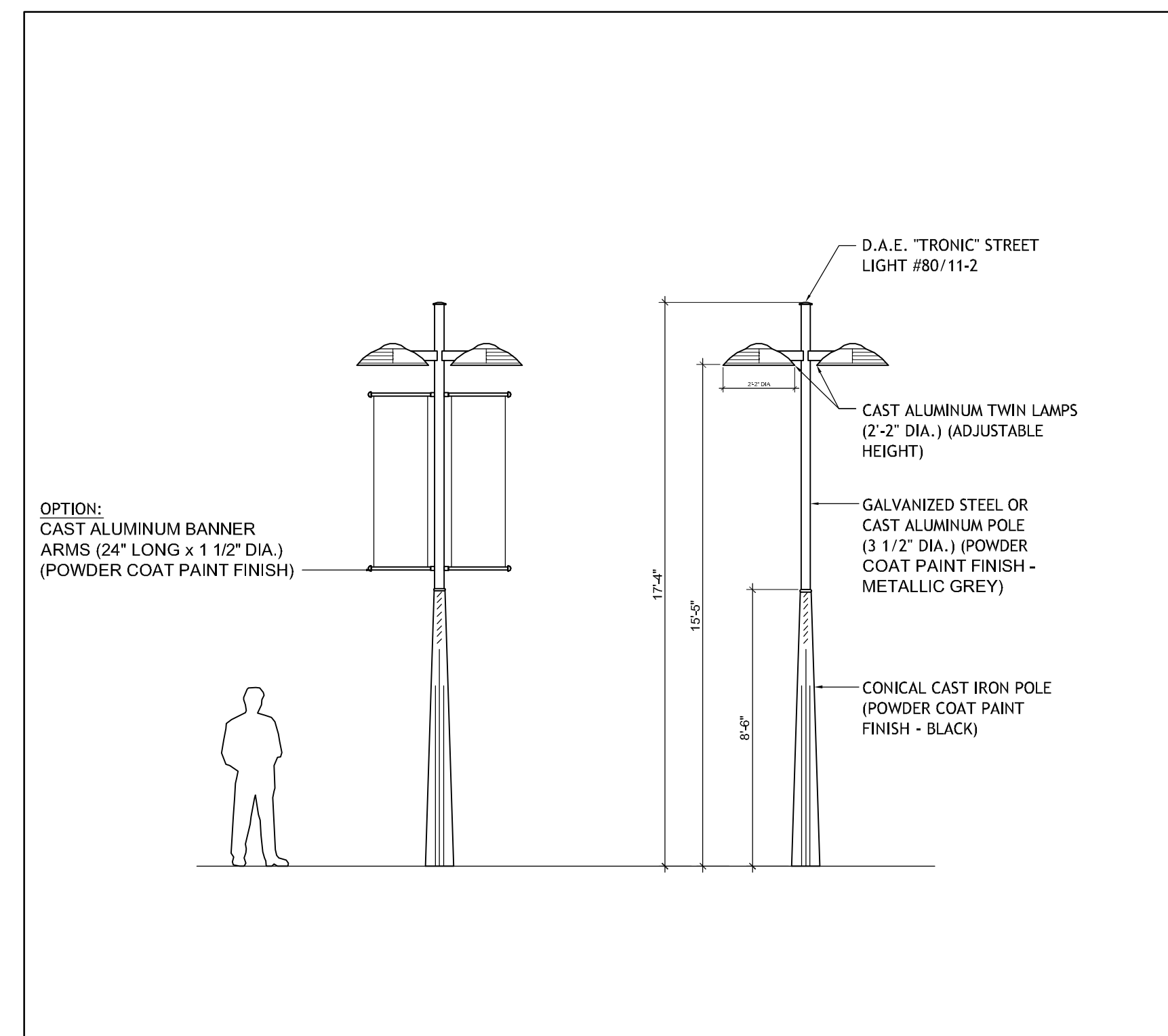
Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

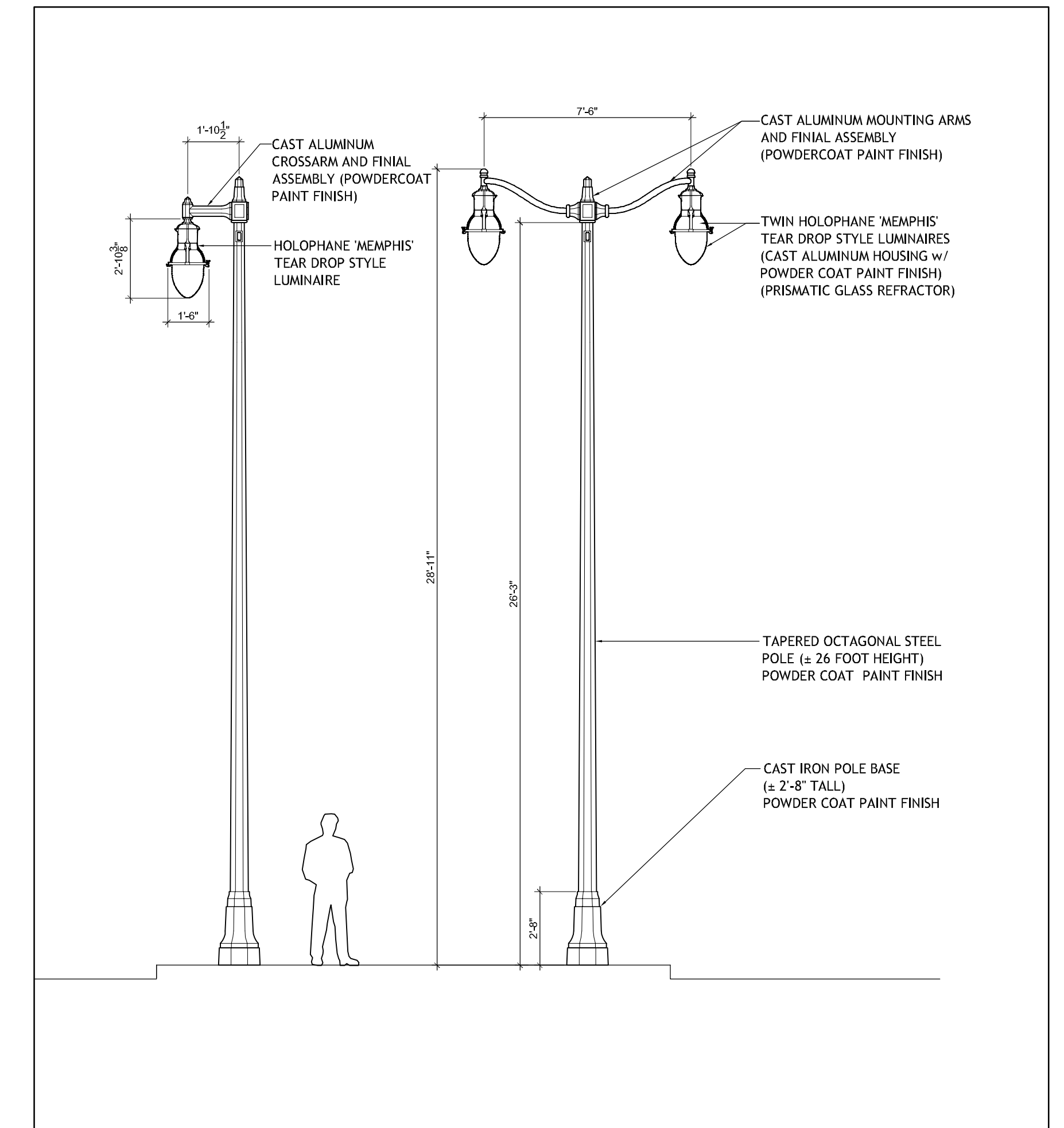
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1B Pedestrian Light Pole & Street Light Pole - Single Luminaire
SCALE: 1/4"=1'-0"



2B Street Light Pole - Dual Luminaire
SCALE: 1/4"=1'-0"



3B The Embarcadero- Tall Pole Fixture
SCALE: 1/4"=1'-0"

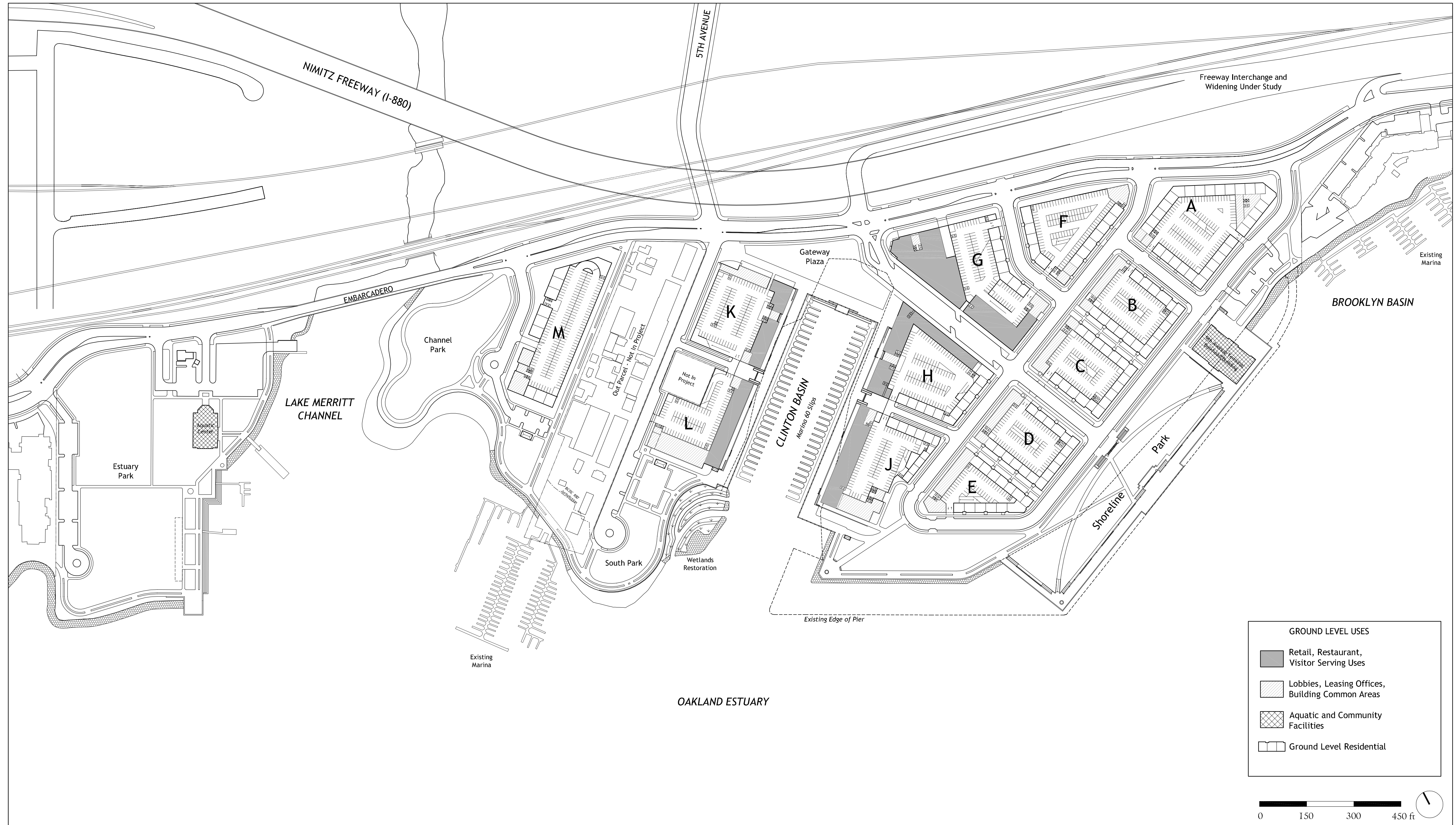
STREET LIGHTING STANDARDS

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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SHEET NO.
4.8



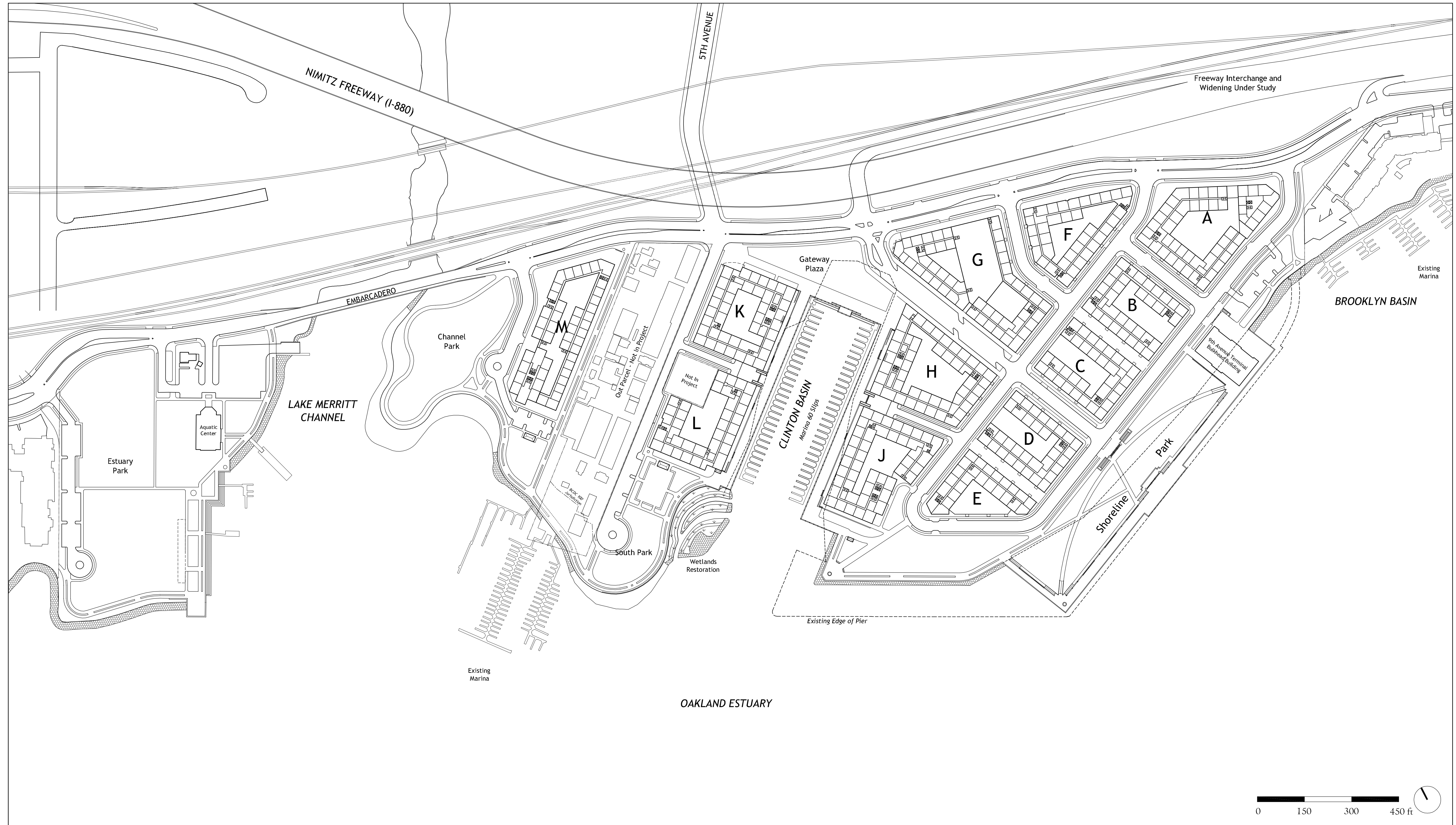
ILLUSTRATIVE GROUND LEVEL BUILDING PLAN

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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SHEET NO.
5.1



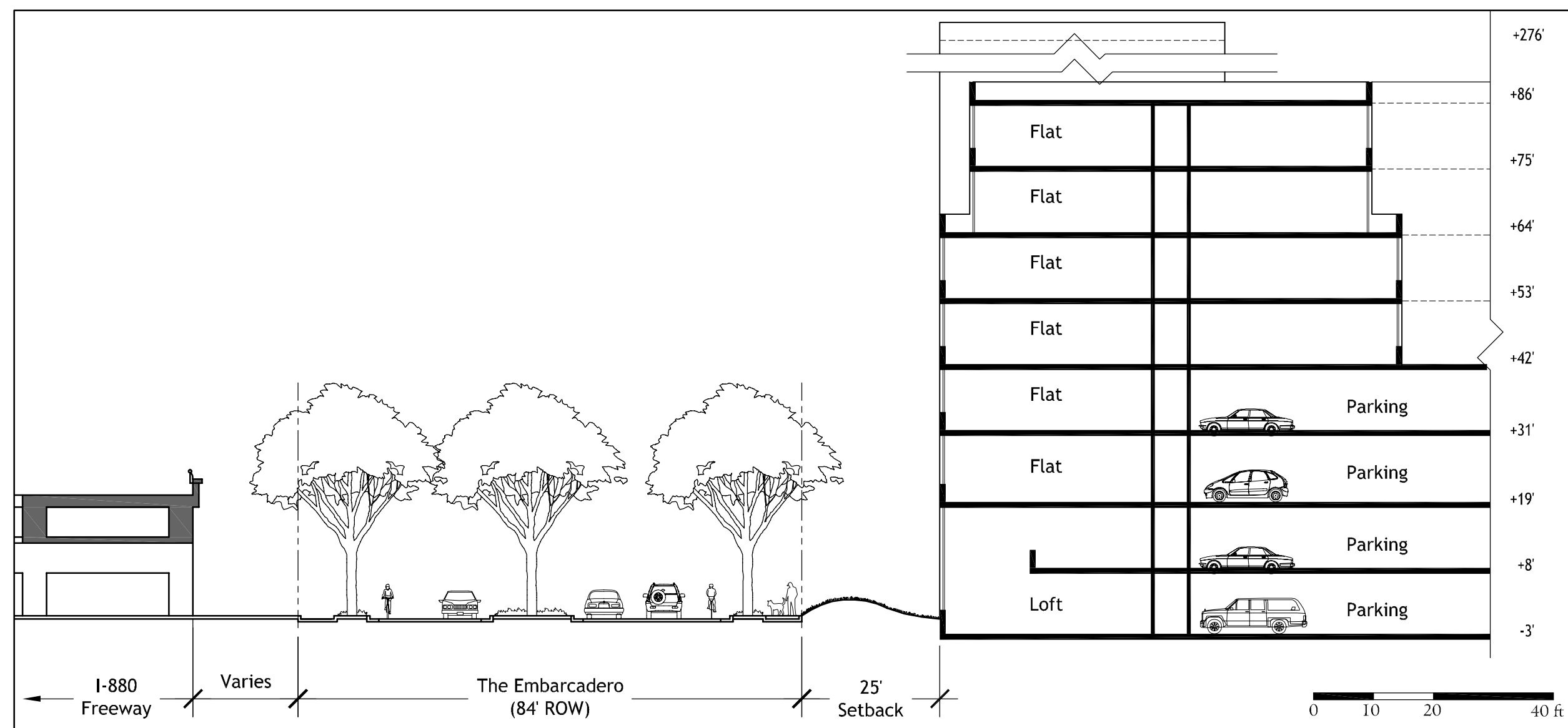
ILLUSTRATIVE UPPER LEVEL BUILDING PLAN

Brooklyn Basin - Oak to 9th Development Plan

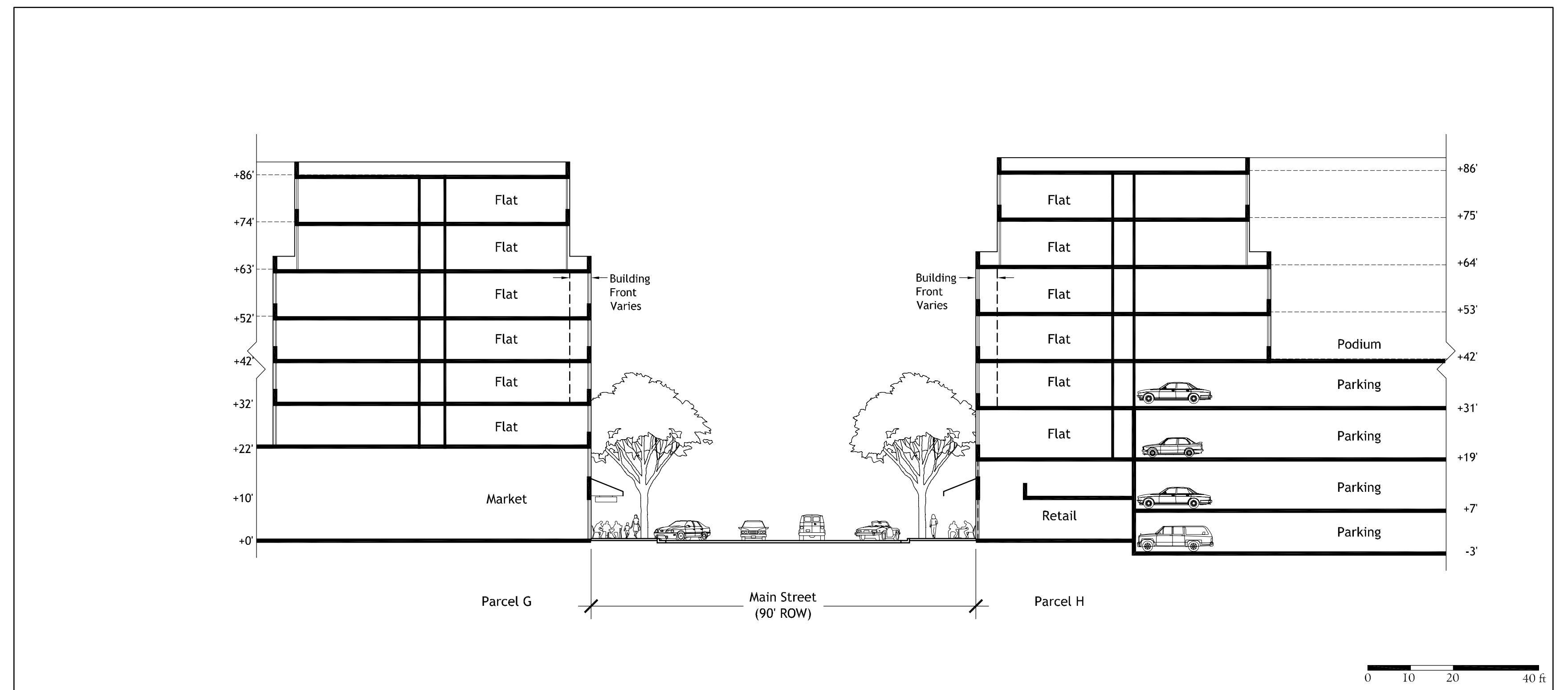
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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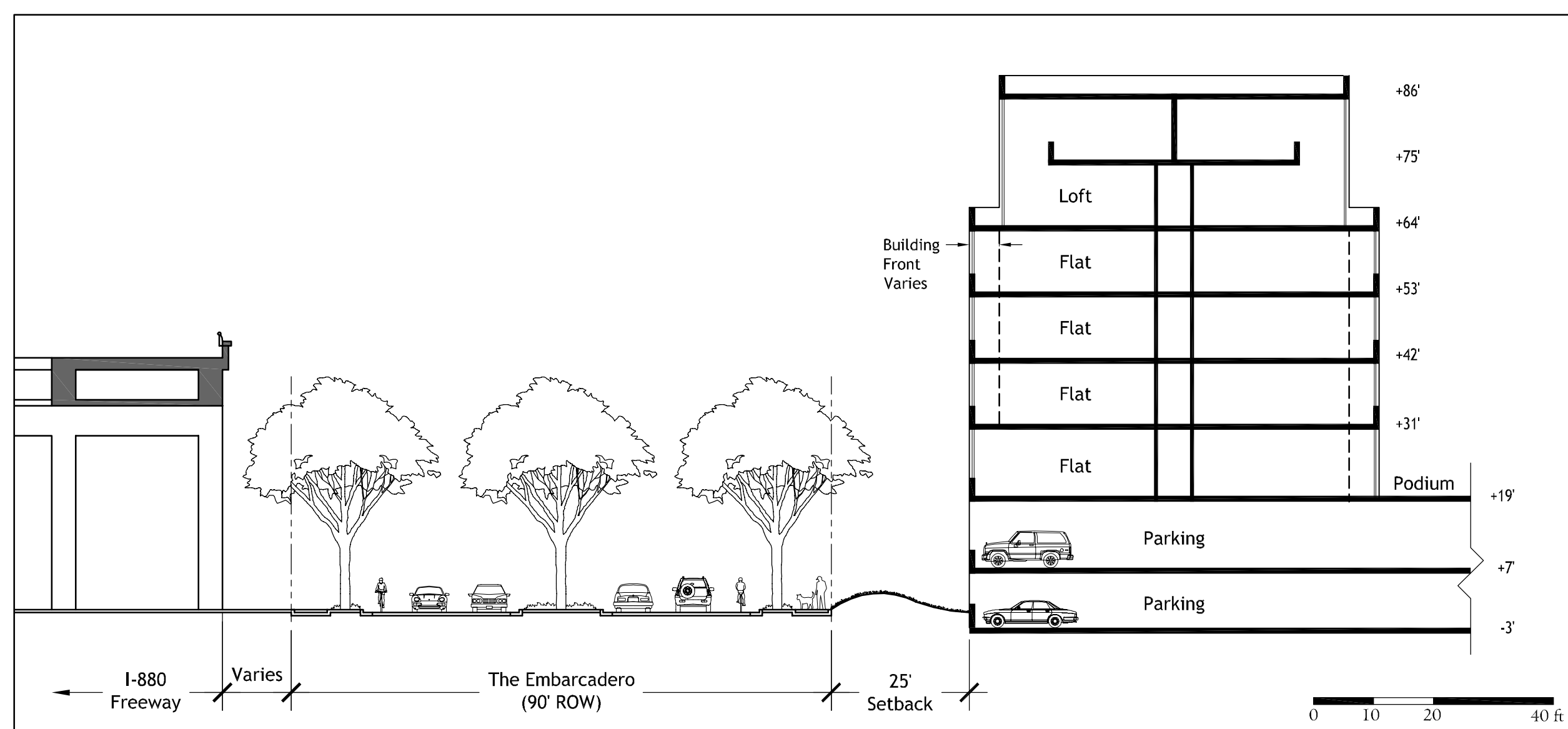
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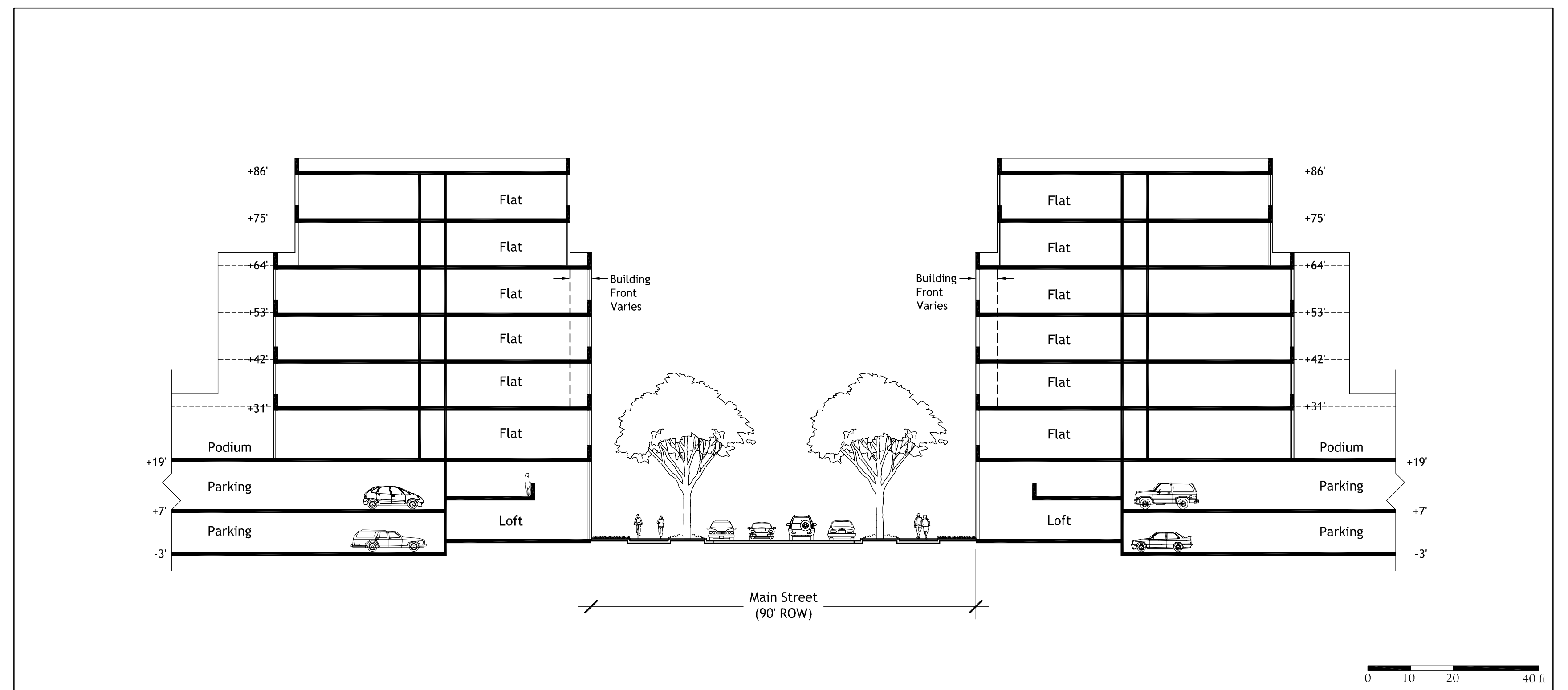
EMBARCADERO AT PARCEL A



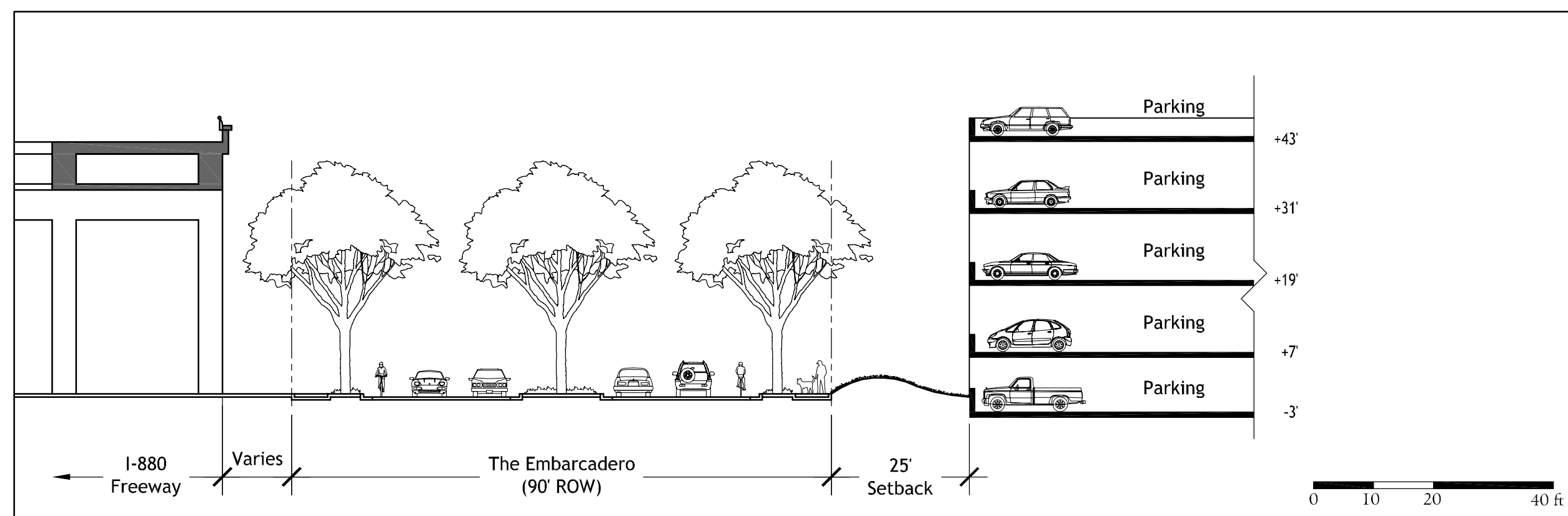
MAIN STREET AT PARCELS G & H



EMBARCADERO AT PARCEL F



MAIN STREET AT PARCELS C & D



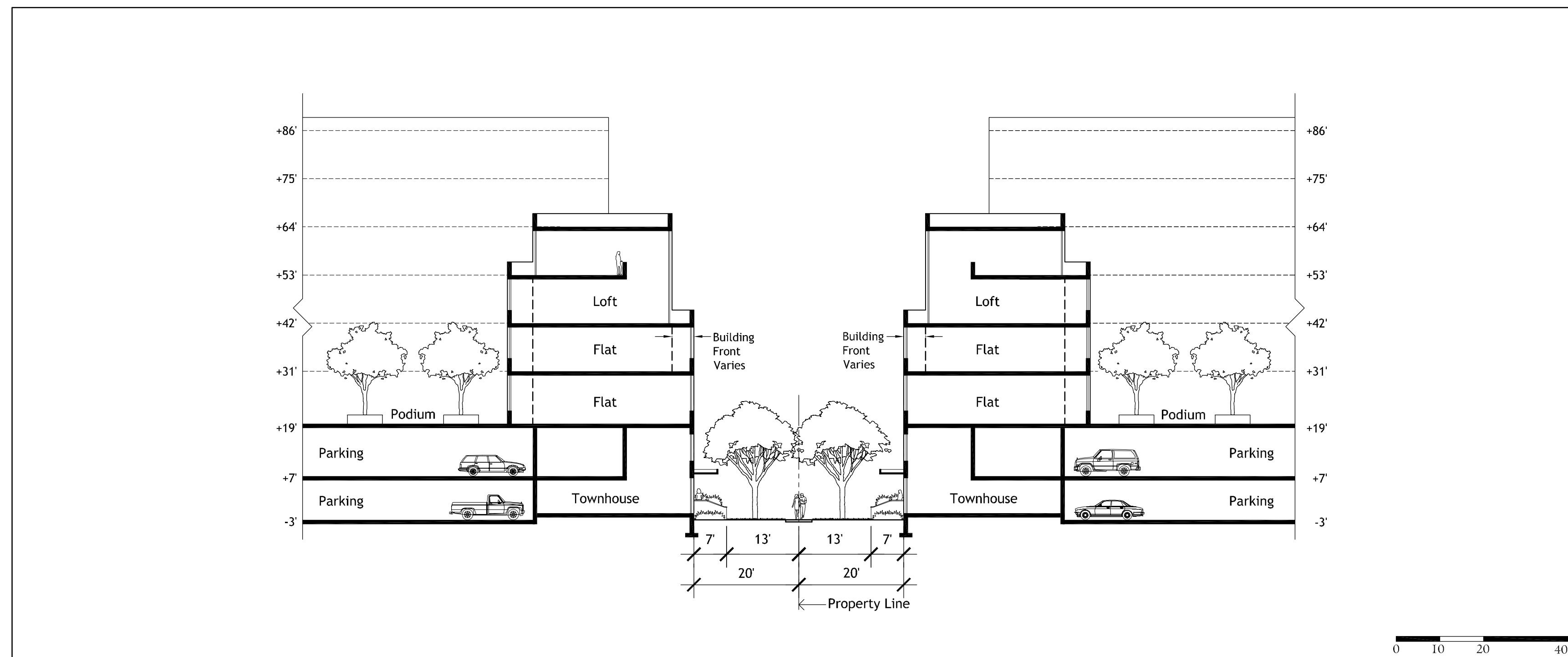
EMBARCADERO AT PARCEL G

ILLUSTRATIVE BUILDING SECTIONS

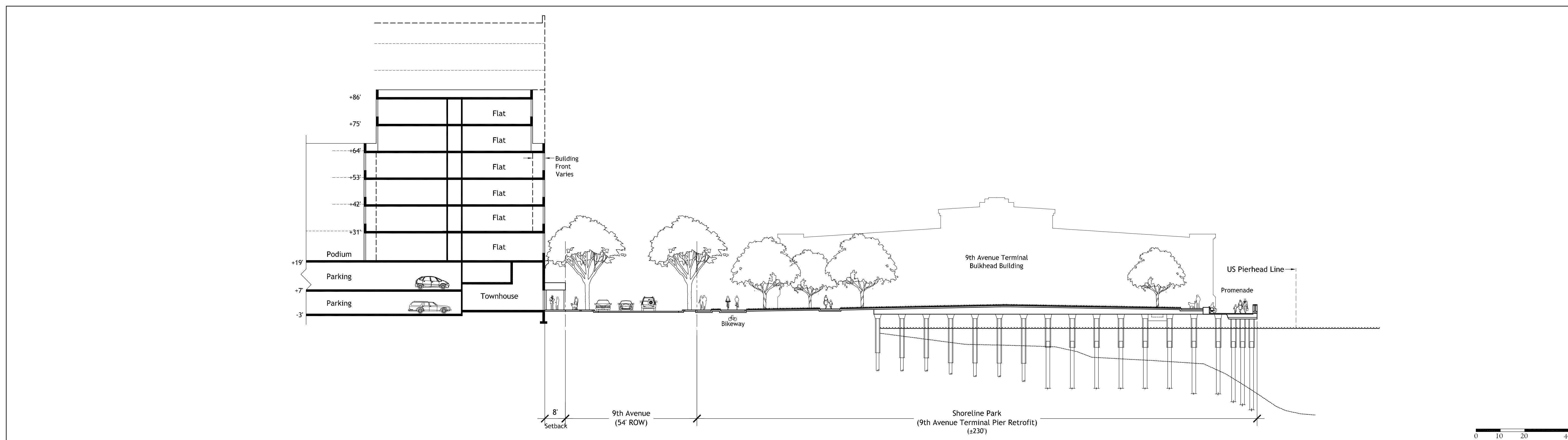
Brooklyn Basin - Oak to 9th Development Plan

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PEDESTRIAN WAYS BETWEEN PARCELS B, C, D & E



9th AVENUE AT PARCELS C, D, E & PIER RETROFIT

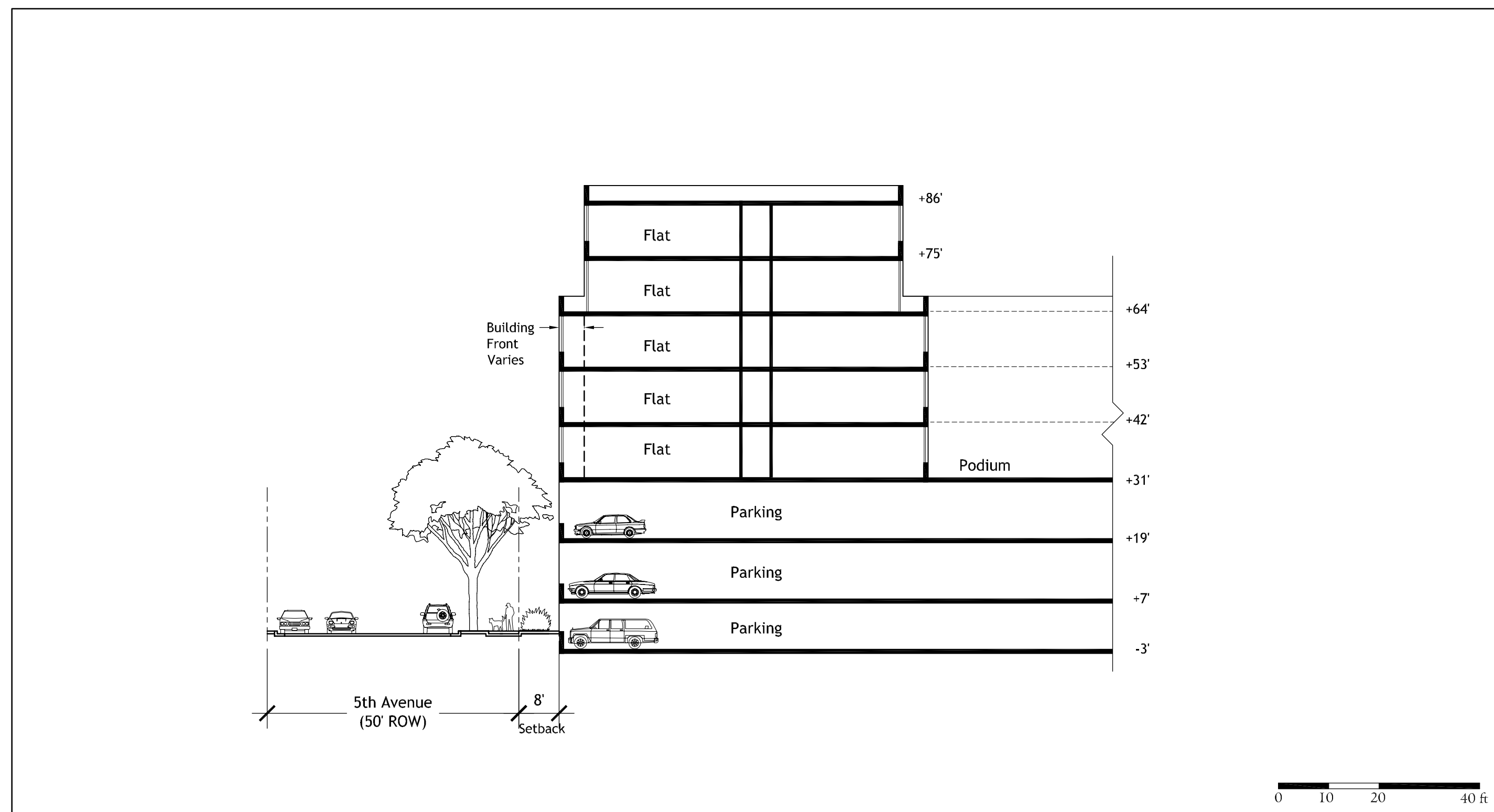
ILLUSTRATIVE BUILDING SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

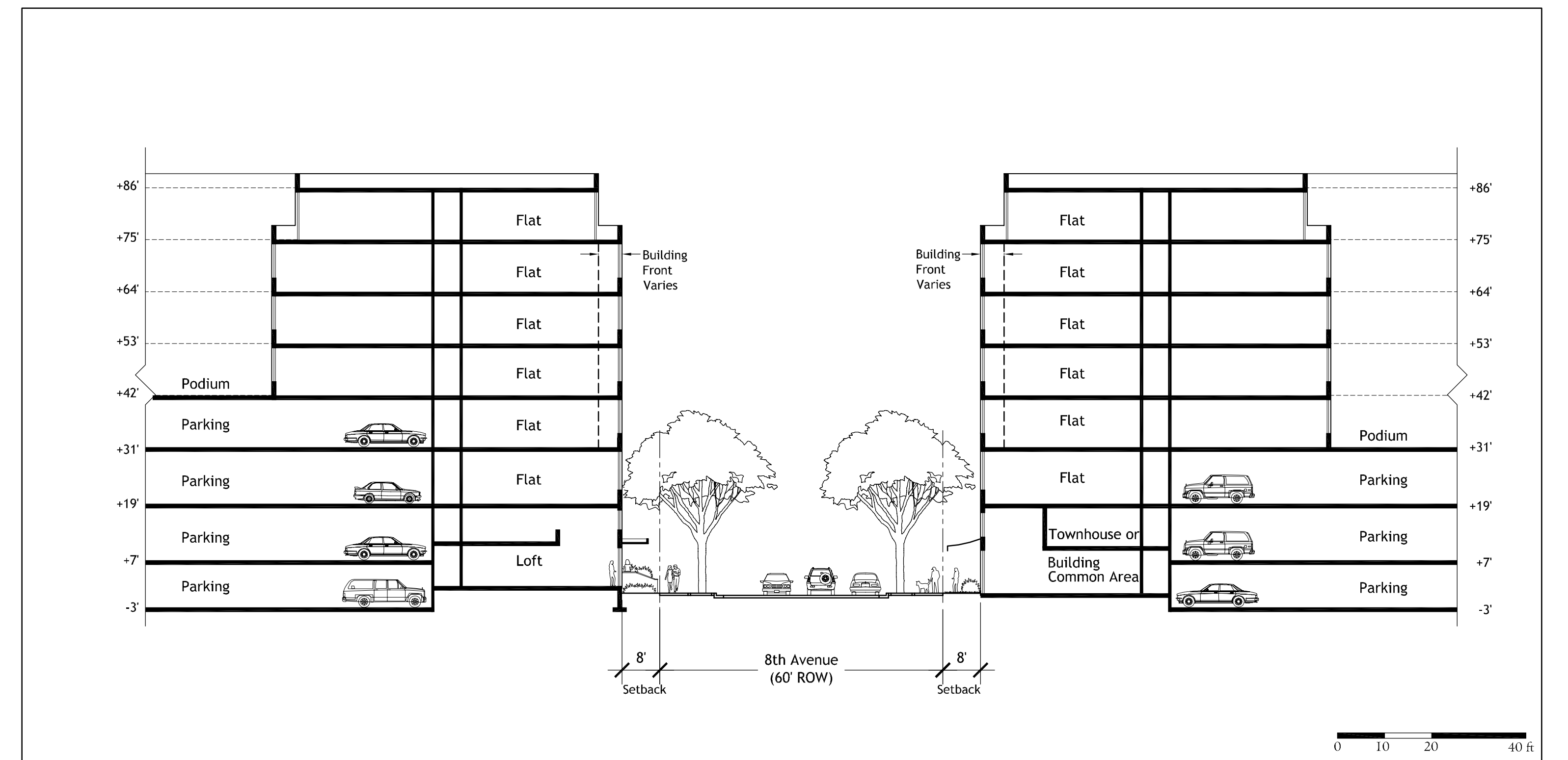
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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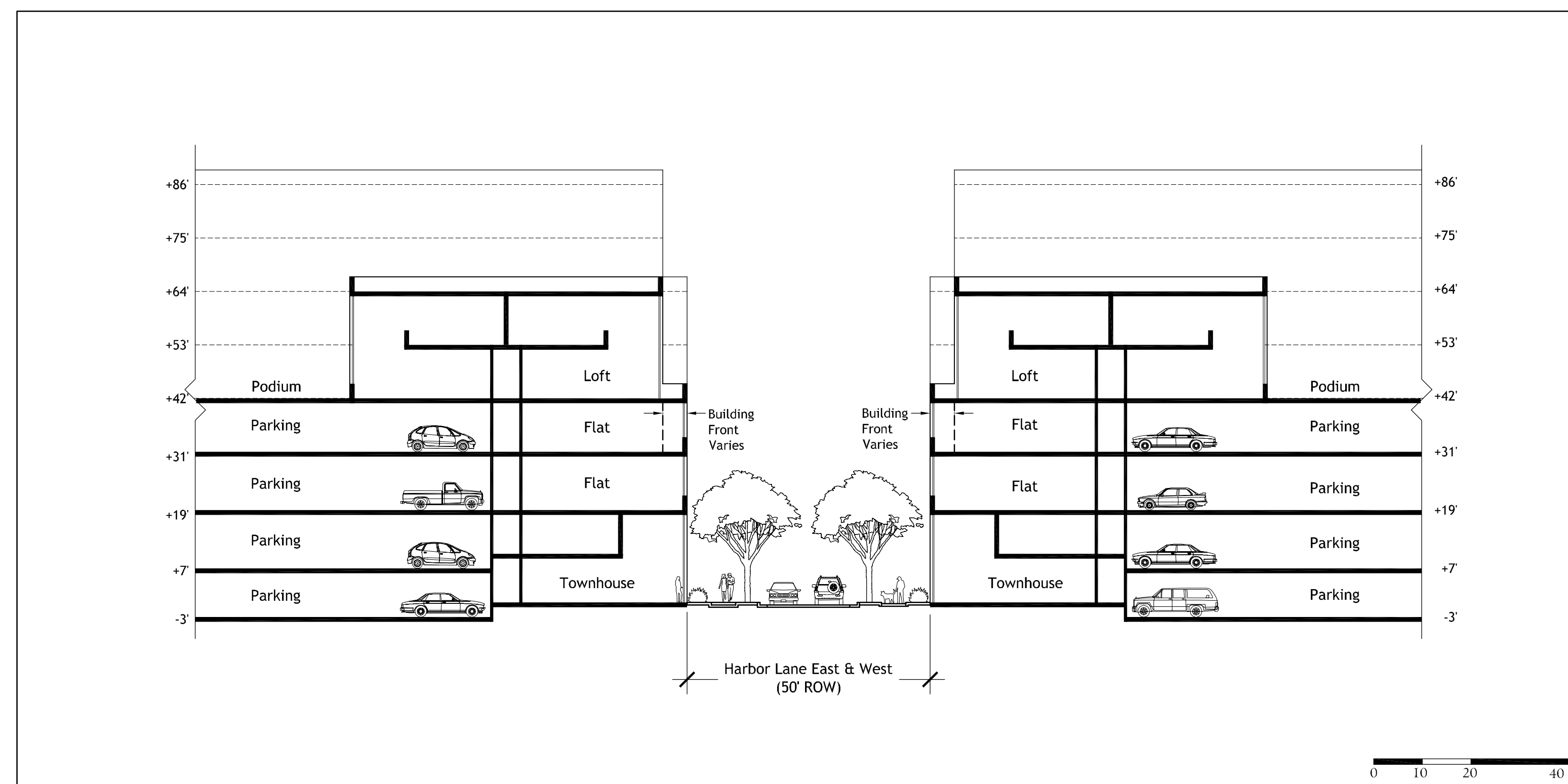
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5th AVENUE AT PARCELS K & L



8th AVENUE AT PARCELS B, F, C, G, D, H, E & J



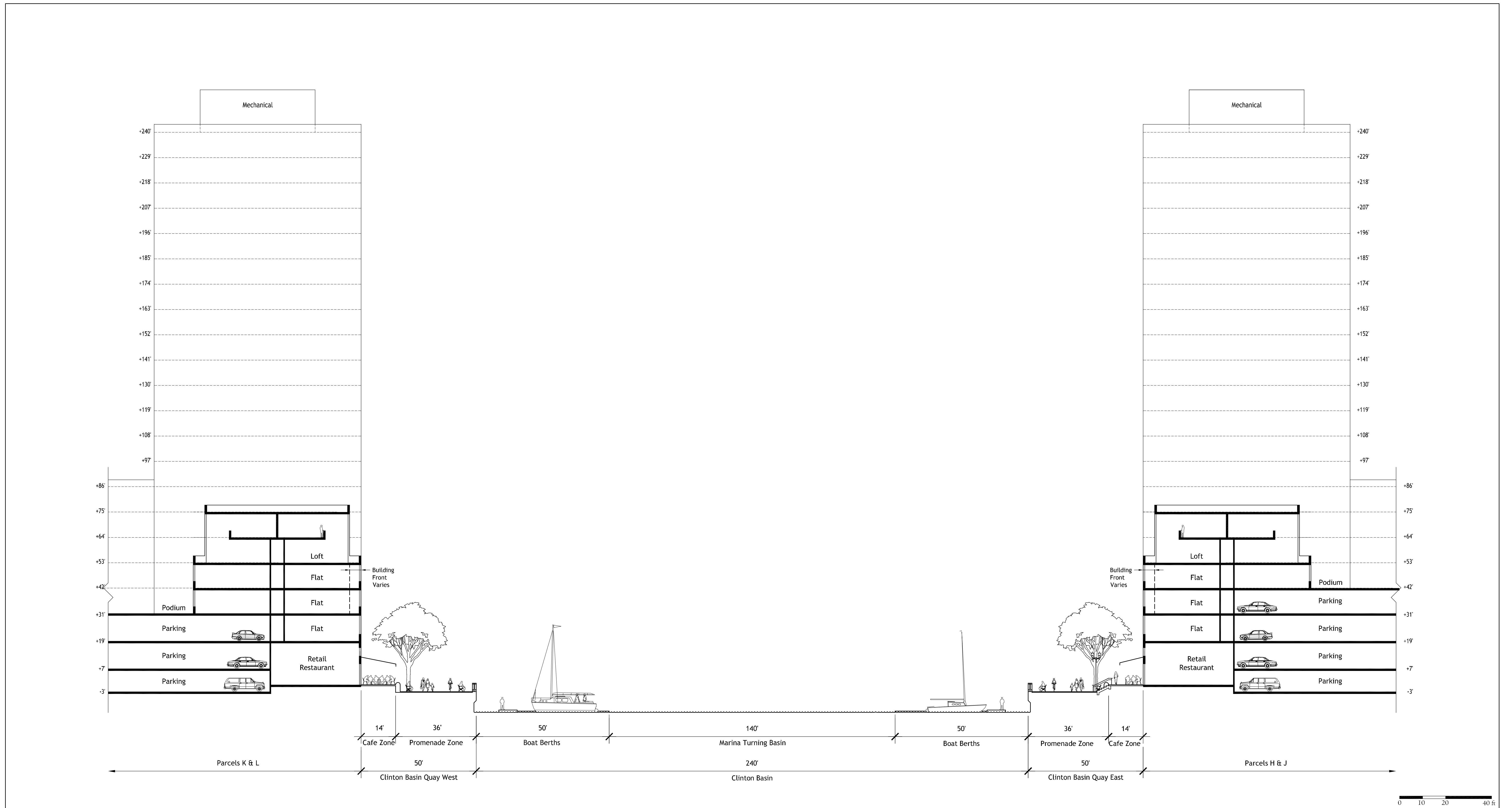
HARBOR LANE EAST & WEST AT PARCELS H, J, K & L

ILLUSTRATIVE BUILDING SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

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CLINTON BASIN AT PARCELS H, K, J & L

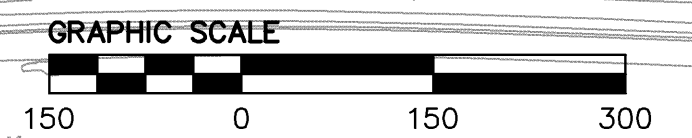
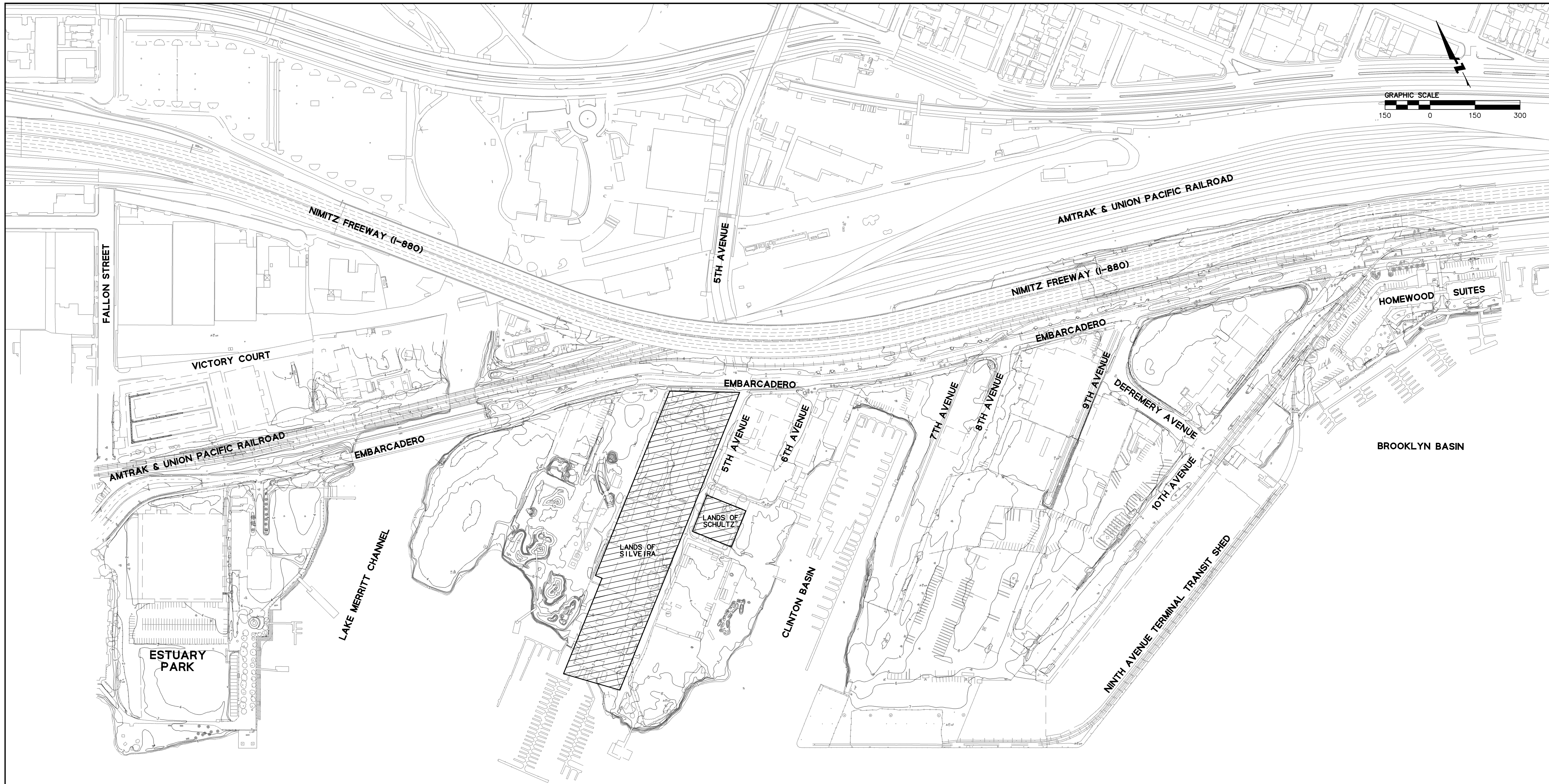
ILLUSTRATIVE BUILDING SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

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OCTOBER 2006

SHEET NO.
5.6



OAKLAND ESTUARY

NOTES:

1) DATE OF AERIAL TOPOGRAPHIC SURVEY: 09-19-02 BY AERO GEODETIC CORP.

BENCHMARK:

2) ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "CS 84". A FOUND U.S.C. & G.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTHBOUND LANDS OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE, 4.4 FEET ABOVE GROUND.

ELEVATION = 9.164 FT, CITY OF OAKLAND DATUM

DRAWING NAME: BROOKLYN BASIN OAK TO 9TH DEVELOPMENT PLAN PART 1 OF 1 DATE: 10/16/06

BROOKLYN BASIN
Oak to 9th Development Plan
CITY OF OAKLAND, CALIFORNIA

OAKLAND HARBOR PARTNERS

ROMA
URBAN DESIGN, MASTER PLANNING AND LANDSCAPE ARCHITECTURE
ROMA Design Group
1527 Stockton Street
San Francisco, California 94133
Telephone (415) 816-8900

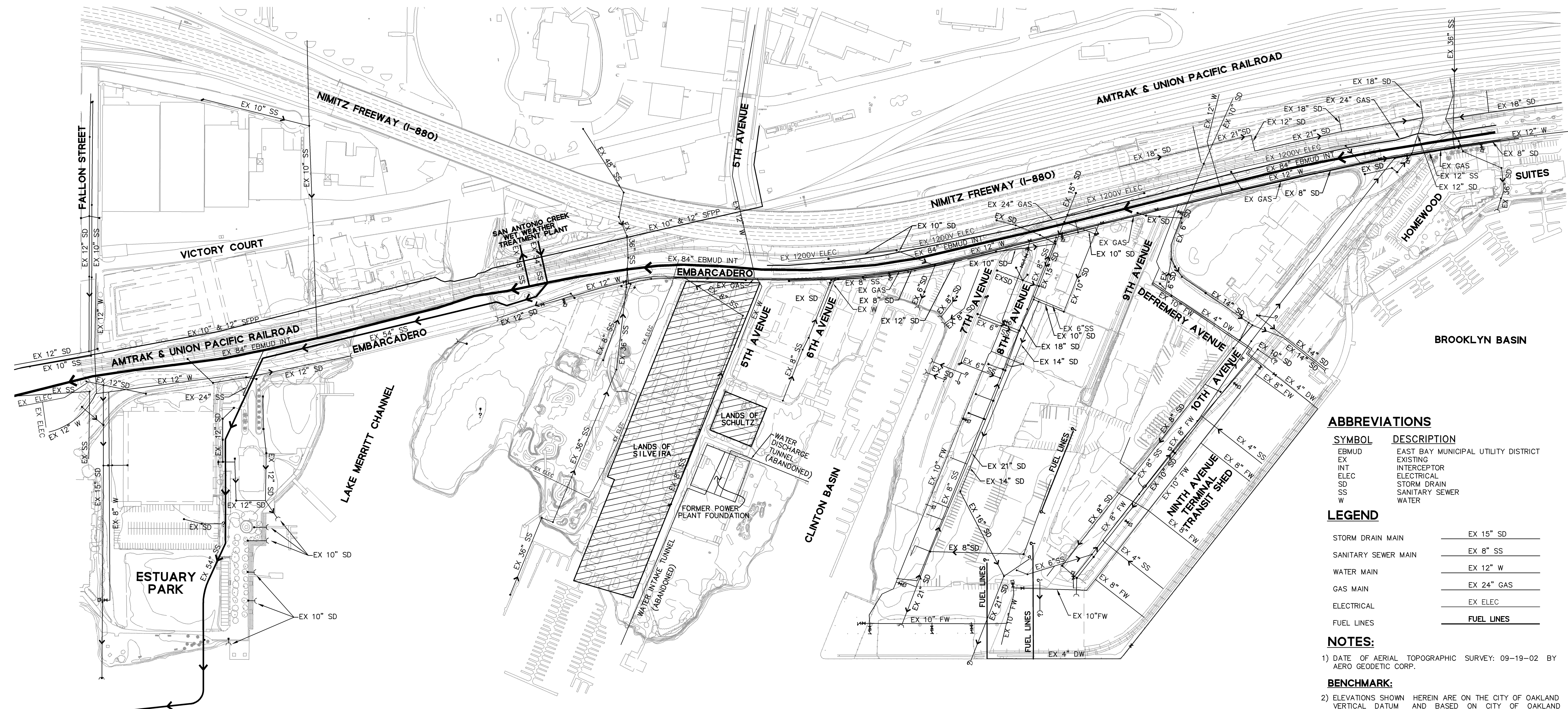
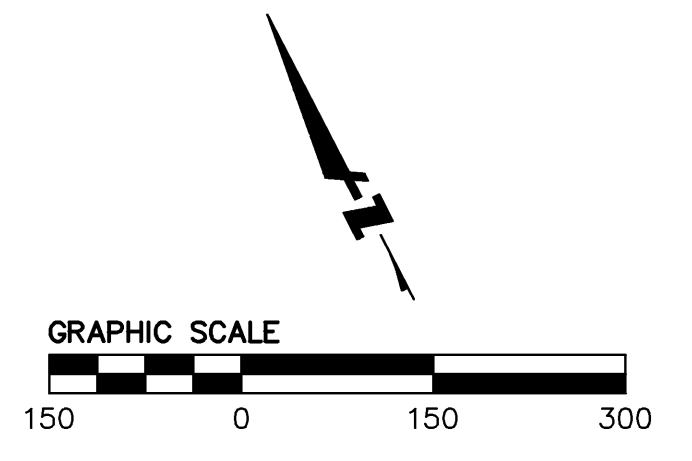
CONSULTANT:
BKF
ENGINEERS / SURVEYORS / PLANNERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
650.482.6300 (TEL) 650.482.6399 (FAX)

REVISION	DATE
P.U.D. SUBMITTAL	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	12-06-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-20-06
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-16-06

SCALE:
1"=150'
DATE:
October 16, 2006
NOTE: THIS DRAWING IS REDUCED AND NOT TO SCALE IF SHEET SIZE IS SMALLER THAN 24" x 36".

SHEET TITLE:
EXISTING TOPOGRAPHY

SHEET NO:
C-1
CASE DRAWER SET



ABBREVIATIONS

SYMBOL	DESCRIPTION
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EX	EXISTING
INT	INTERCEPTOR
ELEC	ELECTRICAL
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

LEGEND

STORM DRAIN MAIN	EX 15" SD
SANITARY SEWER MAIN	EX 8" SS
WATER MAIN	EX 12" W
GAS MAIN	EX 24" GAS
ELECTRICAL	EX ELEC
FUEL LINES	FUEL LINES

- NOTES:**
- DATE OF AERIAL TOPOGRAPHIC SURVEY: 09-19-02 BY AERO GEODETIC CORP.
 - BENCHMARK:**
ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "CS 84".
A FOUND U.S.C. & G.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTHBOUND LANDS OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE, 4.4 FEET ABOVE GROUND.
ELEVATION = 9.164 FT, CITY OF OAKLAND DATUM
 - UTILITIES**
THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

BROOKLYN BASIN
Oak to 9th Development Plan
CITY OF OAKLAND, CALIFORNIA

OAKLAND HARBOR PARTNERS

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1527 Stockton Street
San Francisco, California 94133
Telephone (415) 616-8900

CONSULTANT:
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ENGINEERS / SURVEYORS / PLANNERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
650.482.6300(TX) 650.482.6399 (FX)

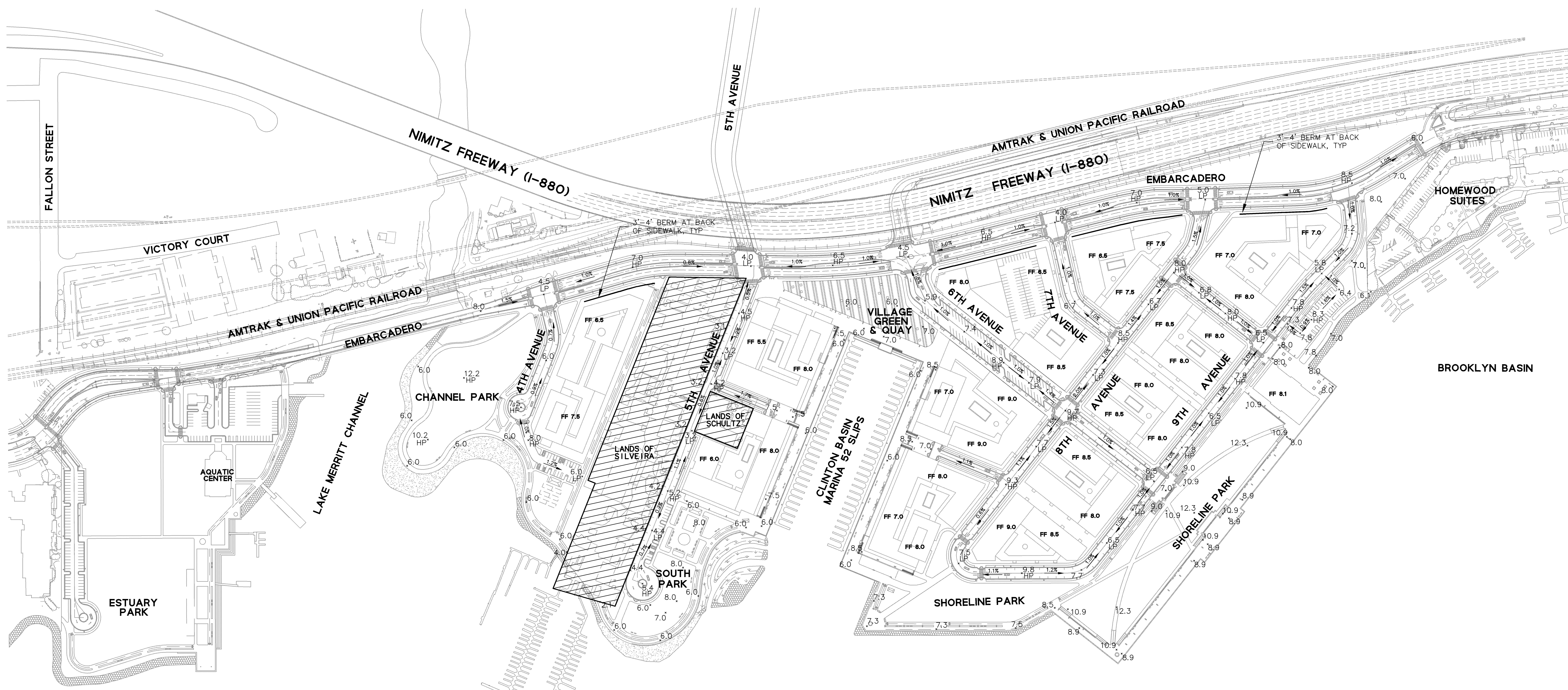
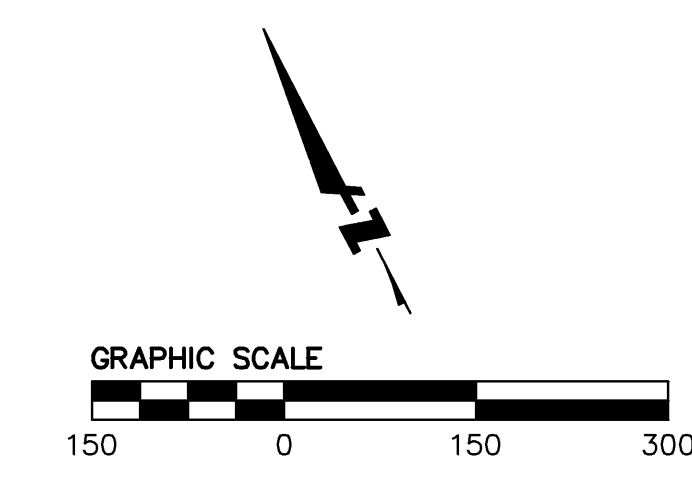
REVISION	DATE
P.U.D. SUBMITTAL	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	12-06-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-20-06
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-16-06

SCALE:
1"=150'
DATE:
October 16, 2006
NOTE: THIS DRAWING IS REDUCED AND NOT TO SCALE IF SHEET SIZE IS SMALLER THAN 24" x 36".

SHEET TITLE:
EXISTING UTILITIES

SHEET NO:
C-2
CASE DRAWER SET

DRAWING NAME: BROOKLYN BASIN OAK TO 9TH DEVELOPMENT PLAN DATE: 10/16/06



ABBREVIATIONS

SYMBOL	DESCRIPTION
FF	FINISHED FLOOR
HP	HIGH POINT
LP	LOW POINT
TYP	TYPICAL

NOTES:
 1) REFER TO DETAILED GRADING CONCEPT PLAN, STREET SECTIONS AND SHORELINE SECTIONS FOR ADDITIONAL INFORMATION.

BROOKLYN BASIN
 Oak to 9th Development Plan
 CITY OF OAKLAND, CALIFORNIA

OAKLAND HARBOR PARTNERS

ROMA
 URBAN DESIGN, MASTER PLANNING AND LANDSCAPE ARCHITECTURE
 ROMA Design Group
 1627 Stockton Street
 San Francisco, California 94133
 Telephone (415) 816-8900

CONSULTANT:
BKF
 ENGINEERS / SURVEYORS / PLANNERS
 255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 650.482.6300(TEL.) 650.482.6399 (FAX)

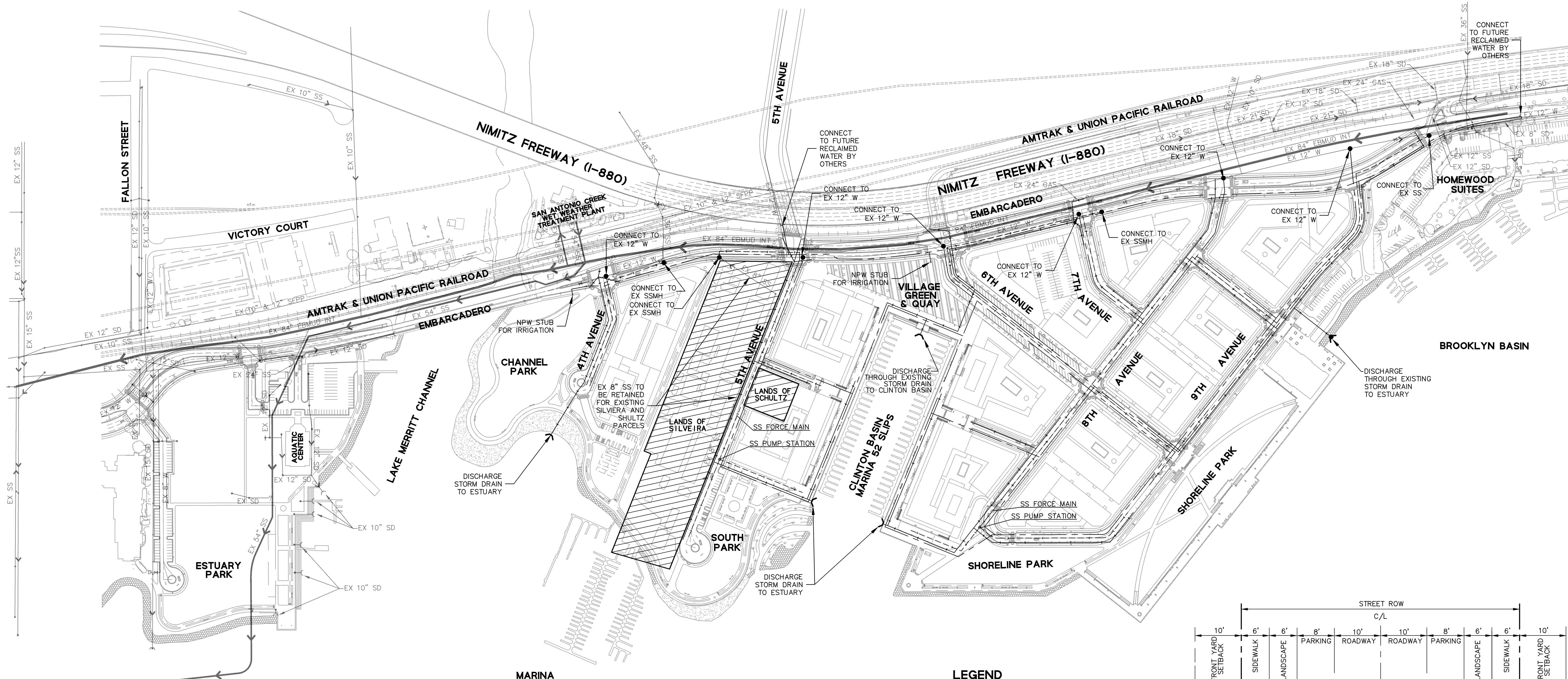
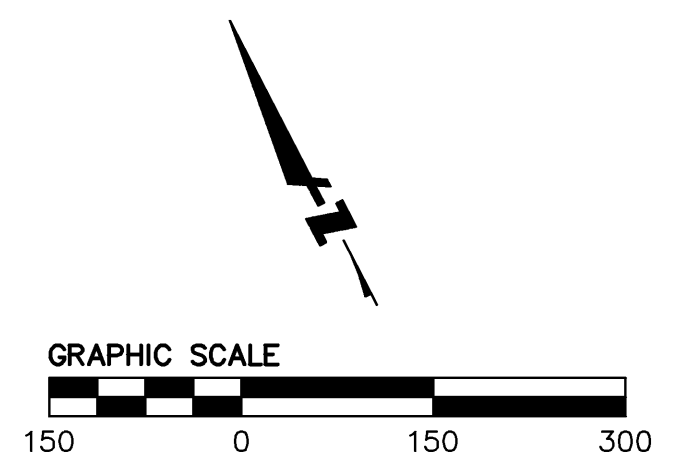
REVISION	DATE
P.U.D. SUBMITTAL	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	12-06-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-20-06
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-16-06

SCALE:
 1"=150'
 DATE:
 October 16, 2006
 NOTE: THIS DRAWING IS REDUCED AND NOT TO SCALE IF SHEET SIZE IS SMALLER THAN 24" x 36".

SHEET TITLE:
PRELIMINARY GRADING CONCEPT PLAN

SHEET NO:
C-3
 CASE DRAWER SET

DRAWN BY: JAMES E. HARRIS
 CHECKED BY: JAMES E. HARRIS
 DATE: 10/16/06



OAKLAND ESTUARY

EXISTING UTILITIES

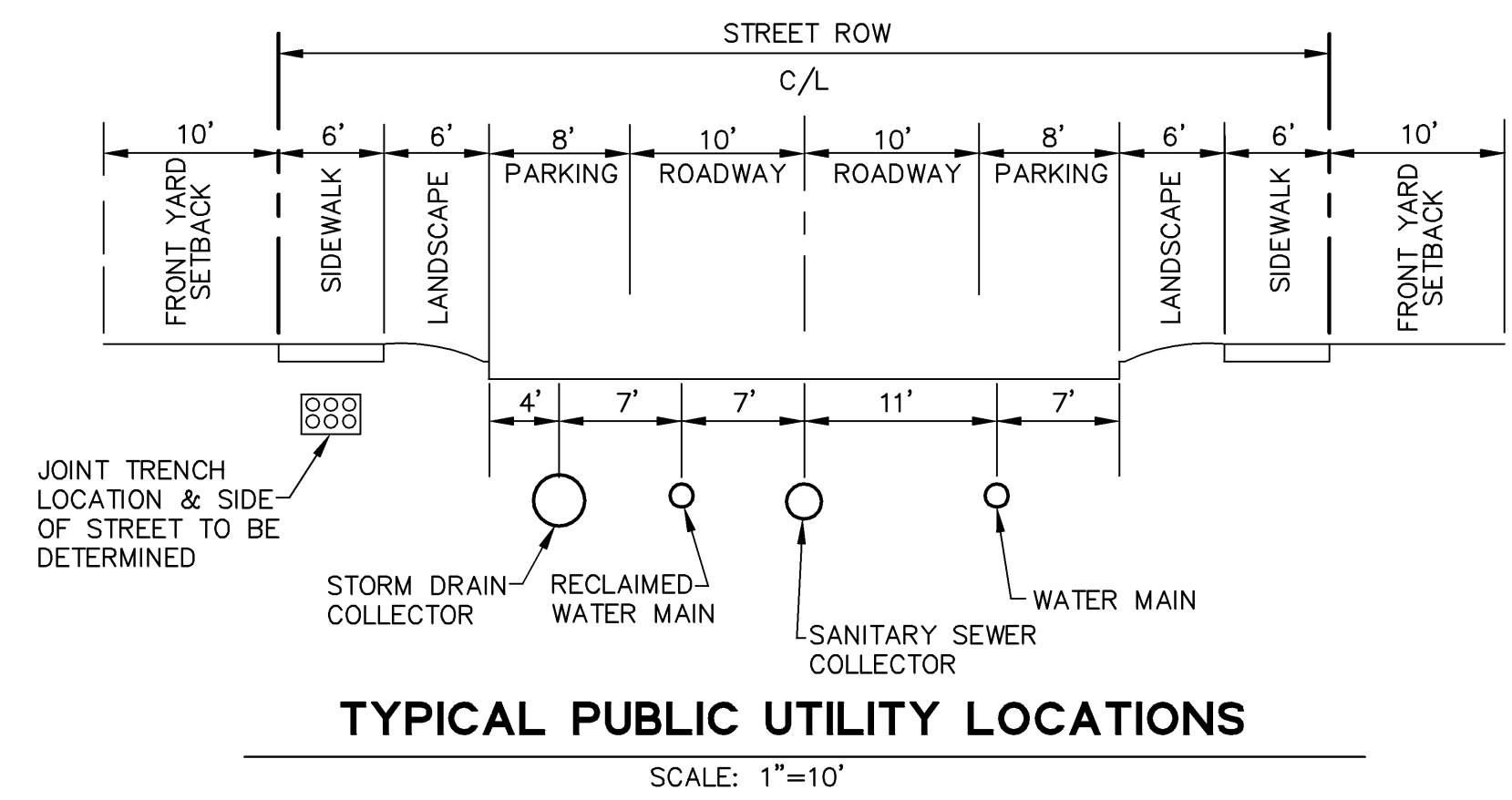
1) THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

ABBREVIATIONS

SYMBOL	DESCRIPTION
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EX	EXISTING
INT	INTERCEPTOR
RW	RECLAIMED WATER
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

LEGEND

	PROPOSED	EXISTING
STORM DRAIN MAIN	—	EX 15" SD
SANITARY SEWER MAIN	- - -	EX 8" SS
WATER MAIN	—	EX 12" W
RECLAIMED WATER MAIN	- - -	
POINT OF CONNECTION TO EXISTING UTILITY	•	
STORM DRAIN DISCHARGE	↖	↗



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San Francisco, California 94103
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SHEET TITLE:
PRELIMINARY UTILITY CONCEPT PLAN

SHEET NO:
C-4
CASE DRAWER SET

DRAWING NAME: PRELIM UTILITY CONCEPT PLAN