

Location:	98th and San Leandro (921 98th Ave)
Assessor's Parcel Number(s):	APN 044 508018000, 044 508017900
Proposal:	Preliminary Development Plan (PDP) with 10 new parcels (Vesting Tentative Tract Map 8492), 270 apartment units, 7 live/work units, 122 townhomes (for a total of 399 residential units), 9 work/live units, and 2,468 sf ground floor retail. The project includes new streets and community open space. Final Development Plan (FDP) for Master Street and Open Space Improvements, including final designs for new streets and open spaces. Final Development Plan (FDP) for Parcel A, which includes 90 apartments, 7 live/work units, 9 work/live units, and 2,468 square feet of retail.
Applicant:	Fleischmann Property, LLC
Contact Person/ Phone Number:	Claire Han, 510-452-2944
Owner:	Fleischmann Property, LLC
Case File Number:	PLN18523, PLN18523-PUDF01, PLN18523-PUDF02
Planning Permits Required:	PDP, Variance for work/live units, Two FDPs, Design Review, Vesting Tentative Tract Map, compliance with CEQA
General Plan:	Housing and Business Mix
Zoning:	HBX-1
Environmental Determination:	TBD
Historic Status:	Non-Historic Property
City Council District:	CCD7, Larry Reid
Finality of Decision:	NA
For Further Information:	Contact case planner Dara O'Byrne at 510-238-6983 or by e-mail at do Byrne@oaklandca.gov

1. SUMMARY

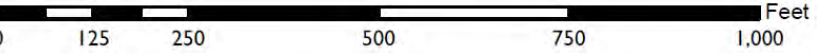
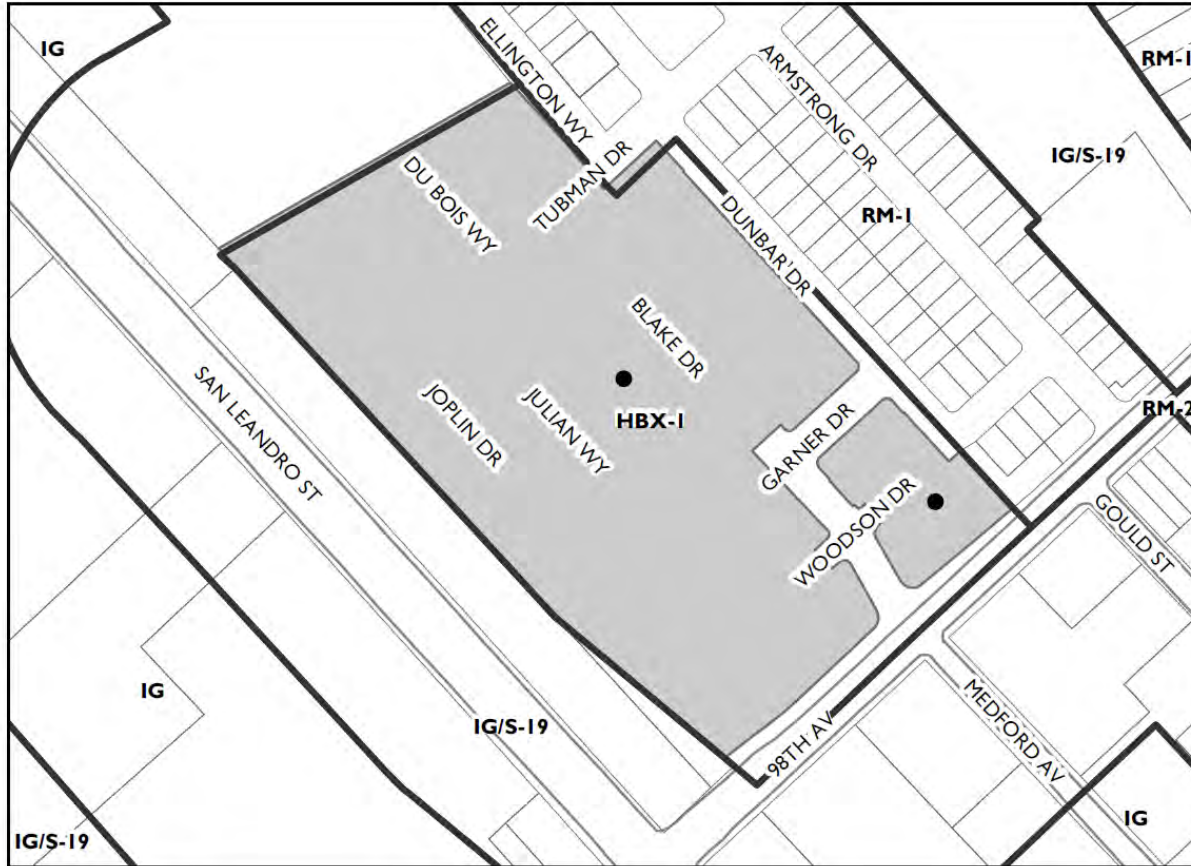
The proposed project is a Preliminary Development Plan (PDP) for a Planned Unit Development at 98th and San Leandro (921-98th Ave) (Project). The project proposes 270 apartment units, 122 townhomes, 7 live/work units (for a total of 399 residential units) and 14,156 square feet of commercial area including 9 work/live commercial units and 2,468 square feet of ground floor retail. The project also includes public streets, a shared pedestrian and vehicular street (woonerf), a park, and a plaza. The project includes a Vesting Tentative Tract Map and 98th/San Leandro Design Guidelines.

In addition, the proposal includes the Final Development Plan (FDP) for Master Street and Open Space Improvements, including final designs for new streets and open spaces. The proposal also includes the Final Development Plan (FDP) for Parcel A, which includes 90 apartments, 7 live/work units, 9 work/live units, and 2,468 square feet of retail.

2. PROJECT SITE AND SURROUNDING AREA

The project is located in East Oakland, and encompasses a 10.16-acre site bounded by San Leandro Street, 98th Avenue, and Dunbar Drive. Elevated BART tracks and at-grade Western Pacific Railway Company Right of Way run between the property and San Leandro Street. The project site is located adjacent to the recently constructed Arcadia Park Development.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18523, PLN18523-PUDF01, PLN18523-PUDF02
Applicant: Fleischmann Property, LLC
Address: 98th and San Leandro (921 98th Ave)
Zone: HBX-1

3. PROJECT BACKGROUND

3.1 Project History

The proposed project location was originally part of the 27.5-acre Arcadia Park project site and was planned to be the site of the final phase of the Arcadia Park project, which was evaluated in the Arcadia Park EIR but was not developed. On September 21, 2005, the City of Oakland certified the Final Arcadia Park Residential Project Environmental Impact Report (Arcadia Park EIR), pursuant to the California Environmental Quality Act (CEQA). The project evaluated in the Arcadia Park EIR (Arcadia Park project) included development across 27.5 acres (including the 10.16-acre proposed project site), containing 366 residential units (74 single-family units, 108 detached condominium units, 184 townhomes), 732 covered, off-street parking spaces, 235 on-street parking spaces, 1.6 acres of landscaped open space, and 6.4 acres of new streets and emergency vehicle access.

In 2007, Pulte Homes, the developer of the Arcadia Park project, revised the PUD to exclude the current project site from their development plans. The revisions to the Planned Unit Development (PUD) in 2011 indicate that only 164 of the 366 homes originally proposed for the Arcadia Park project were completed and the subject 10.16 acres were left undeveloped.

3.2 Previous Public Hearings

The currently proposed Preliminary Development Plan for 98th and San Leandro was presented to the DRC on September 25, 2019. The associated Design Guidelines and Final Development Plans were not presented. The DRC discussed a number of issues, including:

- 98th Ave frontage: DRC generally supported the work/live units being setback and elevated from the street with a plaza space as a way to transition from the busy street to the individual work/live units. DRC wanted the stairs and plaza to appear less residential and be opened up more.
- Public access to commercial space: DRC had questions about how the public and customers would access the work/live commercial spaces and the retail space on Blake Dr. With no on-street parking on 98th Ave, DRC members wanted to better understand if customers could park in the parking garage and how they would access the commercial spaces.
- Overall design: DRC generally supported the overall site plan and design of the project, liking the transition from more industrial and commercial space to residential activities. The building design and materials were generally supported.

4. PROJECT DESCRIPTION

The Project is a multi-phase Planned Unit Development that will include 10 parcels, of which the following 7 will be developed and 3 will be horizontal improvement parcels:

- Parcel A: 9 work/live units, 2,468 sf retail, 90 apartments, 7 live/work units, 106 parking spaces
- Parcel B: 86 apartments, 77 parking spaces
- Parcel C: 34 apartments, 36 parking spaces
- Parcel D: 60 apartments, 54 parking spaces
- Parcel E: 48 townhomes, 96 parking spaces

- Parcel F: 48 townhomes, 96 parking spaces
- Parcel G: 26 townhomes, 52 parking spaces
- Parcel H: Woonerf (shared street) with Public Access Easement
- Parcel J: Park
- Parcel K: Woonerf (shared street) with Public Access Easement

The entire project includes 399 residential units (270 residential apartments, 7 live/work units, and 122 townhomes) and 14,156 square feet of commercial space (9 work/live units and 2,468 square feet of retail), as well as 517 parking spaces. The project heights range from 65 feet to 30 feet. In addition, the project includes open space provided in a park, a public plaza, private balconies, and podium amenity spaces. Design Guidelines are included to guide the design of future phases of the project. Plans, elevations, design guidelines, and illustratives for the Preliminary Development Plan are provided in Attachment A to this report.

The Final Development Plan for Master Street and Open Space Improvements includes the final plans for the public infrastructure improvements. The plans include details for site improvements for wet utilities, dry utilities, stormwater management plan, landscaping, and site lighting. The details for new public streets are also provided, including cross sections for each new street, including Tubman Drive, Garner Drive, and Blake Dive. The plans also include designs for the proposed *woonerf*, or living street, on Parcel H, which is a private street with a unique design to promote placemaking and shared spaces between pedestrians, bicycles, and vehicles. A woonerf is a shared street designed to make the street much more welcoming and appealing for all users of the street. Instead of dividing a street with barriers like curbs, sidewalks and bike lanes, Woonerfs open up the street and utilize other techniques to slow movement on the street. The plans also include designs for private open space on Parcel J, which includes a children's play area and a dog run.

The Final Development Plan for Parcel A includes a mixed use building at the corner of 98th and San Leandro with 9 work/live units, 2,468 square feet retail, 90 apartments, 7 live/work units, and 106 parking spaces. The 98th St frontage is the most public facing façade of the entire project. The work/live units facing 98th help to transition the project from the industrial character to the more residential character in the interior of the project. The project includes a plaza and small retail space along Blake Drive, which acts as a gateway entry to the rest of the proposed development. The live/work units along Garner Drive again help facilitate the transition from industrial to residential activities.

5. GENERAL PLAN ANALYSIS

The General Plan land use designation for this site is Housing and Business Mix. The classification is intended to “guide a transition from heavy industry to low impact light industrial and other businesses that can co-exist compatibly with residential development.”

The desired character and uses include providing buffers to ensure “business and housing will coexist.” The classification allows mixed housing type density housing, live-work, low impact light industrial, commercial, and service businesses, and compatible community facilities.

The Housing and Business Mix General Plan maximum density is equivalent to the highest density HBX zone, which is 730 square feet per residential unit and Non-residential Floor Area Ratio (FAR) of 2.5. When the City Council adopted the HBX zoning designations, the City Council found that the adoption of the HBX zoning provisions, including density, was consistent with the General Plan LUTE.

The project proposes 399 residential units and the General Plan maximum density would allow 475 units. The maximum non-residential FAR is 3.0. The proposed non-residential FAR is 0.04.

The following is an analysis of how the proposed project meets applicable General Plan objectives (staff analysis in indented, italicized text below each objective):

- Objective N3. Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.
The proposal will deliver new residential development, including apartments, townhouses, and live/work units, as well as work/live opportunities to meet the needs of the Oakland community.
- Objective N5. Minimize conflicts between residential and non-residential activities while providing opportunities for residents to live and work at the same location.
The proposal will deliver new residential development combined with work/live opportunities to help transition from the industrial uses in the IG zones and the residential uses in the Arcadia Park development. The 9 work/live units and 7 live/work units provide an appropriate transition between the non-residential activities and residential activities, while also providing opportunities for residents to live and work at the same location.
- Objective N6. Encourage a mix of housing costs, unit sizes, types, and ownership structures.
The proposal provides a mixture of housing types, including townhomes, apartments, and live/work units, as well as a mix of unit sizes (ranging from 1- to 3-bedroom apartments). The commercial work/live units also contribute to the variety of housing types.
- Objective N9. Promote a strong sense of community within the City of Oakland, and support and enhance the distinct character of different areas of the city, while promoting linkages between them.
The proposal provides an appropriate transition between industrial and residential uses in East Oakland. The design and combination of live/work and work/live uses link to the industrial character of the neighborhood, while the apartments and townhomes help link to the residential character of Arcadia Park and other residential neighborhoods.

6. ZONING ANALYSIS OVERVIEW

The proposed project is located within the Housing Business Mix (HBX) Zone. The intent of the HBX Zone is to provide development standards that provide for the compatible coexistence of industrial and heavy commercial activities and medium density residential development. This zone recognizes the equal importance of housing and business.

The following discussion outlines the purpose of the HBX zone, with staff analysis provided below in indented, italicized text:

The purposes of the Housing and Business Mix (HBX) Zones are to (with staff analysis of the proposed project provided in indented, italicized text below each purpose):

- Allow for mixed use districts that recognize both residential and business activities;
The proposal includes a combination of residential units, live/work units, and work/live units, which allow for both residential and business activities.
- Establish development standards that allow residential and business activities to compatibly co-exist;
The PUD will include design guidelines to address the transition from industrial areas, incorporation of work/live units in the development, and the transition to the single-family development across the street.
- Provide a transition between industrial areas and residential neighborhoods;
The proposal provides townhomes across the street from the single-family homes in the Arcadia Park development, providing a good transition between the single-family homes and the higher density apartment building closer to the BART tracks. The work/live units also provide a good transition from the more industrial and commercial activities along 98th Ave to the more residential character of the townhomes.
- Encourage development that respects environmental quality and historic patterns of development; Foster a variety of small, entrepreneurial, and flexible home-based businesses.
The live/work and work/live units will foster a variety of businesses and the residential units will also be able to have home-based businesses.

7. PROJECT SPECIFIC ZONING ANALYSIS AND DESIGN REVIEW

7.1 Preliminary Development Plan (PDP) for the Planned Unit Development (PLN18523)

7.1.1 Zoning Analysis for PDP

Criteria	Required HBX1	Proposed	Analysis
Residential multi-family	P	270 Apartments 122 Townhouses	Allowed
Live/Work	P	7 Live/Work units	Allowed
Work/Live	P	9 Work/Live Units	Allowed
General Retail	P	2,468 sf commercial	Allowed
Minimum lot area	4000 sf	10 parcels are proposed – each parcel meets minimum standard	Complies
Min lot width mean/frontage	35 ft	10 parcels are proposed – each parcel meets minimum standard	Complies
Max Density	1,000 sf of lot area per unit (338 units allowed plus 25% PUD bonus, total 423 units allowed) 25% bonus allowed 17.142.100	399 units proposed (270 apartments, 122 townhouses, 7 live/work)	Complies
Maximum Floor-Area Ratio	FAR for structures: 1.75 FAR for nonresidential: 1.75	Proposed Structure FAR is 1.72 Proposed non-residential FAR is 0.04	Complies

Criteria	Required HBX1	Proposed	Analysis
Height	35 ft (75 ft within 125 ft of BART track)	30 – 33' townhouse 43' – 60' apartment	Complies
Yard – Front min	0	0	Complies
Yard – side min	0	0	Complies
Yard – rear res	0	0	Complies
Min. Usable Open Space	200 sf/unit of usable open space or 100 sf/unit of private open space =200*399= 79,800 sf required 75 sf/w/1 unit = 75*9 = 675 sf Total of 80,475 sf of open space	82,642 sf of usable open space provided	Complies
Parking Min	Residential: 1 space per residential unit dwelling (399 total required) 1 space per w/l unit 1 space per l/w unit	273 spaces provided for apartments and work/live combined. Claiming 10% reduction for providing car share 244 spaces provided for townhouses	Complies
Parking Max	Residential: No Maximum Commercial: Ground floor: One (1) space for each three hundred (300) square feet of floor area.	NA	NA
Loading	0: less than 50,000 residential 1: more than 50,000 sf residential	Provided in parking garage, which is 15' tall	Complies
Bike Parking Long-term	With private garage for each unit: No spaces required Without private garage for each unit: 1 space for each 4 dwelling units 68 spaces required for apartments 2 spaces required for l/w	136 total spaces provided 68 for apartments 2 spaces for live/work	Complies
Bike Parking Long-Term – Commercial	1 space per 12,000 square feet Min 2 spaces	136 total spaces provided 2 space min	Complies

Criteria	Required HBX1	Proposed	Analysis
Bike Parking short-term	1 space for each 20 dwelling units. Min requirement is 2 spaces 14 spaces required for apartments 7 spaces required for townhouses 2 spaces required for live/work	78 total spaces provided	Complies
Recycling Space Allocation	Residential: shall provide 2 cubic ft of storage and collection space per residential unit, with min requirement not less than 10 cubic feet Commercial: shall provide 2 cubic ft of storage and collection space per 1,000 sq ft, of total gross building ft ² , with min requirement not less than 10 cubic feet.	Parcel A, B, C, D provide required commercial and residential recycling space	Complies
17.65.130 Landscaping	Min 1 15-gallon tree for every 25 ft of street frontage or portion thereof. On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6½) feet, the trees shall be street trees to the satisfaction of the City's Tree Division.	Complies	Complies.
Special Regs for HBX Work/Live units			
Parking	1 parking space per unit (35 required)	273 spaces provided for apartments and work/live combined.	Complies: 282 spaces required, but 4 carshare spaces provided, so total spaces required reduced by 20%.
Bicycle Parking: without private garage	1 long-term space for each 4 dus; 2 long-term parking spaces required 1 short-term space for each 20 dwelling units; 2 required	2 long term spaces provided 2 short-term spaces provided	Complies

Criteria	Required HBX1	Proposed	Analysis
Loading	Less than 25,000 square feet, no berth required 25,000 – 69,9999, 1 berth required	Total commercial 14,156 sf, so no loading required	Complies
Open Space	75 sq ft usable open space per w/l unit = 2, 626 sf	81,006 sf of open space total	Complies
Minimum Size of Work/Live Unit	800 sf	1080 sf	Complies
Type 3 W/L	55% max residential floor area Nonresidential floor area and residential floor area shall be located on separate floors or be separated by an interior wall	54% residential; 46% non-residential	Complies
Type 3 W/L	1. The majority of the nonresidential floor area for the ground floor units must be at a public street level and directly accessible to the street; and	W/L units facing 98 th are not at a public street level	Variance for work/live units facing 98 th required
Type 3 W/L	2. The ground floor units must have a clearly designated business entrance.		Complies

17.65.150 Special regulations for HBX Work/Live units. The planning code includes specific design review criteria for work/live units, included below. Staff analysis is indented and italicized below.

Regular Design Review Criteria. Regular design review approval for HBX Work/Live units may be granted only upon determination that the proposal conforms to the Regular design review criteria set forth in the design review procedure in Chapter 17.136 and to all of the following additional criteria:

1. That the exterior of a new building containing primarily HBX Work/Live units has a commercial or industrial appearance. This includes, but is not necessarily limited to, the use of nonresidential building styles or other techniques.
The conceptual designs in the PDP include the use of some nonresidential building styles, but the individual building designs will be guided by the Design Guidelines and at the Final Development Plan (FDP) stage. The Design Guidelines provide guidance to take cues for materials from the industrial history and neighboring properties.
2. That a building containing HBX Work/Live units has Nonresidential Activities and nonresidential floor area on the ground floor or level and at street fronting elevations.
The work/live units facing 98th Ave are elevated and set back from the street with an elevated walkway and ramp to access the units. This elevation from the street level will require a Minor Variance from the zoning requirements. The desire of the applicant is to provide a greater transition from the activity on 98th Ave to the ground floor commercial activity in the work/live units facing 98th Ave.
3. That units on the ground floor or level of a building have nonresidential floor area that is directly accessible from and oriented towards the street.

The work/live units have nonresidential floor area that is accessible from and oriented towards the street. The units on 98th Ave have stairs from the public sidewalk to access the work/live units as well as a ramp and walkway. The units are oriented toward the street, but the landscaping setback and gates create a visual and physical barrier to create a transition from the street to the nonresidential space.

4. That units on the ground floor or level of a building have a business presence on the street. This includes, but is not necessarily limited to, providing storefront style windows, roll-up doors, a business door oriented towards the street, a sign or other means that identifies the business on the door and elsewhere, a prominent ground floor height, or other techniques.
The work/live units facing 98th Ave have storefront style windows, a business door with a sign facing the street, lighting to indicate individual business entrances, and a prominent ground floor height. The units are elevated and have a small gate between the street and the business entrance, but this is to create a transition from the busy street to the nonresidential space.
5. That the layout of nonresidential floor areas within a unit provides a functional open area for working activities.
The nonresidential floor area within the work/live units provide a functional open area for working activities.
6. That the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:
 - a. Service elevators designed to carry and move oversized items,
 - b. Stairwells wide and/or straight enough to deliver large items,
 - c. Loading areas located near stairs and/or elevators and
 - d. Wide corridors for the movement of oversized items.*All work/live units are on the ground floor of the building, with direct access from the parking garage, so service elevators and wide stairwells are not required.*
7. That the floor and site plan for the project provide units that are easily identified as businesses and conveniently accessible by clients, employees, and other business visitors.
The work/live units facing 98th Ave are elevated from the street, but do provide an obvious business entrance with a prominent business sign and a prominent door.

Regular Design Review Criteria. Regular design review approval for HBX Live/Work units may be granted only upon determination that the proposal conforms to the Regular design review criteria set forth in the design review procedure in Chapter 17.136 and to all of the following additional criteria:

1. That the layout of nonresidential floor areas within a unit provides a functional and bona fide open area for working activities;
The live/work units have functional open areas for working activities on the ground floor.
2. That, where appropriate for the type of businesses anticipated in the development, the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:
 - a. Service elevators designed to carry and move oversized items;
All of the working activity areas in the live/work units are on the ground floor, with direct access from the street and the parking garage, so a service elevator is not required
 - b. Stairwells wide and/or straight enough to deliver large items;
All of the working activity areas in the live/work units are on the ground floor, with direct access from the street and the parking garage, so wide and straight stairwells are not needed.
 - c. Loading areas located near stairs and/or elevators; and

There is an on-street loading area on Garner Drive and an onsite loading area in the parking garage.

- d. Wide corridors for the movement of oversized items.

7.1.2 Design Review for Preliminary Development Plan (PLN18523)

The Preliminary Development Plan provides conceptual designs for the overall project with supporting Design Guidelines to guide the design of future phases of the project. The PDP and associated Design Guidelines need to follow the HBX Design Guidelines, as discussed below. All Final Development Plans will be expected to be consistent with the PDP and the Design Guidelines associated with the PDP.

HBX Design Guidelines Manual

Design Objective #1: Create a development pattern that encloses the street space by defining a street wall and street section while providing transitions from existing patterns and respecting the light and air of residential properties, if present

The townhomes facing Dunbar Dr. provide a good transition from the single-family homes across the street, and include a five-foot front yard setback. The design guidelines should provide guidance for the front porch stoops and front yard landscaping.

Design Objective #2: Site parking to maintain an attractive streetscape and preserve on-street parking.

Parking is provided in parking garages off the alley for the townhomes or in interior podiums for the apartment buildings, therefore maintaining an attractive streetscape. On-street parking is provided throughout the site.

Design Objective #3: Integrate functional open space into the design of the site.

The project includes a combination of publically accessible open space in the form of the public plaza at Dunbar Dr. and 98th Ave. as well as the pocket park off of Tubman Dr. as well as residential open space provided in the form of patios, balconies, and courtyards. The FDP for Master Street and Open Space and the Design Guidelines support this design objective.

Design Objective #4: Use design techniques to scale buildings appropriate to their location.

Guideline 4.2: Avoid abrupt transitions in height and scale from a neighboring property

The proposed project places the lower height townhomes across the street from the single-family homes on Dunbar Dr., providing for an appropriate height transition. The taller buildings are adjacent to the BART tracks, the industrial container yard, or along 98th Ave. The FDP for Parcel A and the Design Guidelines reinforce this design objective.

Guideline 4.3: Use open areas, building modulation, or other methods to transition from the rhythm and scale of traditional residential streets.

The residential streets that are part of the Arcadia Park development include small lot single family homes that are a very similar scale to the scale of townhomes. The townhomes are broken up by the pedestrian walkway (or paseo) to break up the building wall. The Design Guidelines provide guidance to ensure the townhomes provide stoops and building modulation to ensure the scale and rhythm of the development transitions well from the Arcadia Park development.

Guideline 4.4 Emphasize human scale design and an active streetscape.

- o Provide a ground level ceiling height greater than the upper stories
Design a regular cadence of storefront sized windows and entrances at the front façade.
Both the work/live and live/work units provide higher ground level ceiling heights than the upper stories. The FDP for Parcel A and the Design Guidelines support this.

- Locate nonresidential activities facing the street and at street level, including the nonresidential activities within work/live units
The work/live and live/work units face the street and are directly accessible from the street. The work/live units facing 98th are elevated and set back, which requires a variance, but provide a strong connection to the street through other design elements. The FDP for Parcel A and the Design Guidelines reinforce this design.
- Provide transparent glazing for nonresidential activities facing the street and at street level, including the nonresidential activities within work/live units
The work/live and live/work units provide transparent glazing in the form of storefront style windows. The FDP for Parcel A and the Design Guidelines reinforce this design.
- Provide prominent stoops
The townhouses and ground floor apartments provide prominent stoops, which are supported in the Design Guidelines
- Provide a prominent front entrance
A prominent front entrance is included for lobbies, ground floor residential units, townhouses, work/live units, and live/work units. This is supported in the FDP for Parcel A and in the Design Guidelines.

Guideline 4.5: Clearly identify the main entrance from the street. A main entrance should be clearly identifiable from the street. Techniques a designer should consider to clearly identify a main entrance include, but are not limited to, projecting or recessing the entrance, or providing a porch, awning, or lobby feature.

A prominent front entrance is included for lobbies, ground floor residential units, townhouses, work/live units, and live/work units. This is supported in the FDP for Parcel A and in the Design Guidelines.

Design Objective #5: Consider a variety of architectural styles.

The Design Guidelines provide for a variety of architectural styles in the different phases of the development.

Design Objective #6: Provide visual interest to street facing areas.

The townhomes and ground level apartments provide stoops and front yard landscaping to provide visual interest. The work/live units provide prominent entrances and transparent storefront windows to provide visual interest. This is supported in the FDP for Parcel A and in the Design Guidelines.

Design Objective #7: Provide visual emphasis to buildings at street corners.

The most prominent street corner is at 98th and Blake Dr, where the PDP and FDP for Parcel A show an emphasized corner with a plaza, work/live unit, and retail space facing the plaza. The Design Guidelines support this emphasis.

Design Objective #8: Provide well-designed landscaping and buffering for street fronting yards, parking areas, nonresidential activities, and parking podiums.

Guideline 8.4: Provide landscape and architectural wall buffers for commercial and industrial activities.

The site has an existing concrete wall along the San Leandro frontage and separating the container yard to the west from the development.

7.2 Zoning Analysis and Design Review for Final Development Plan (FDP) for Parcel A (PLN18523-PUDF01)

7.2.1 Zoning Analysis for Parcel A

Criteria	Required HBX1	Proposed	Analysis
Residential multi-family	P	90 Apartments	Allowed
Live/Work	P	7 Live/Work Units	Allowed
Work/Live	P	9 Work/Live Units	Allowed
General Retail	P	2,468 sf commercial	Allowed
Max Density	1,000 sf of lot area per unit plus 25% PUD bonus PUD/PDP allocates 90 apartment units and 7 live/work units to Parcel A	90 apartments, 7 live/work	Complies with PUD
Maximum Floor-Area Ratio	FAR for structures: 1.75 FAR for nonresidential: 1.75	Proposed Structure FAR is 2.0, but complies with PUD Proposed non residential FAR is 0.20	Complies with PUD
Height	35 ft (75 ft within 125 ft of BART track)	65'	Complies
Yard – Front min	0	0	Complies
Yard – side min	0	0	Complies
Yard – rear res	0	0	Complies
Min. Usable Open Space	200 sf/unit of usable open space or 100 sf/unit of private open space =200*97= 19,400 sf required 75 sf/w/1 unit = 75*9 = 675 sf Total of 20,075 sf of open space	21,982 sf of usable open space provided	Complies
Parking Min	Residential: 1 space per residential unit dwelling (97), with 10% reduction for providing carshare (88 total required) 1 space per w/1 unit = 9 Parking not required for retail under 3,000 sf 97 total required	106 total spaces provided for apartments, live/work, and work/live combined.	Complies
Parking Max	Residential: No Maximum Commercial: Ground floor: One (1) space for each three hundred (300) square feet of floor area.	NA	NA

Criteria	Required HBX1	Proposed	Analysis
Loading	0: less than 50,000 residential 1: more than 50,000 sf residential 10'x23'x12' high	1 spot provided in parking garage	Complies
Bike Parking Long-term	1 space for each 4 dwelling units 25 spaces required	74 total spaces provided	Complies
Bike Parking Long-Term – Commercial	1 space per 12,000 square feet Min 2 spaces	2 total spaces provided	Complies
Bike Parking short-term	1 space for each 20 dwelling units. Min requirement is 2 spaces 5 spaces required	Total 16 spaces provided	Complies
Recycling Space Allocation	Residential: shall provide 2 cubic ft of storage and collection space per residential unit, with min requirement not less than 10 cubic feet Commercial: shall provide 2 cubic ft of storage and collection space per 1,000 sq ft, of total gross building ft ² , with min requirement not less than 10 cubic feet.	180 cubic feet for residential 36 cubic feet for common	Complies
Special Regs for HBX Work/Live units			
Parking	1 parking space per unit (9 required + 10% reduction)	106 total spaces provided for apartments, live/work, and work/live combined.	Complies
Bicycle Parking: without private garage	1 long-term space for each 4 dus; 2 long-term parking spaces required 1 short-term space for each 20 dwelling units; 2 required	16 long term spaces provided 4 short-term spaces provided	Complies
Loading	Less than 25,000 square feet, no berth required 25,000 – 69,9999, 1 berth required	No loading provided	Complies
Open Space	75 sq ft usable open space per w/l unit = 675 sf	22,842 sf of open space total	Complies
Minimum Size of Work/Live Unit	800 sf	Average 1080 sf	Complies

Criteria	Required HBX1	Proposed	Analysis
Type 3 W/L	55% max residential floor area Nonresidential floor area and residential floor area shall be located on separate floors or be separated by an interior wall	54.4% residential, 45.6% non-residential	Complies
Type 3 W/L	1. The majority of the nonresidential floor area for the ground floor units must be at a public street level and directly accessible to the street; and	W/L units facing 98 th are elevated and are not at a public street level	Units facing 98 th are not at street level and will require a minor Variance.
Type 3 W/L	2. The ground floor units must have a clearly designated business entrance.		Complies

17.65.150 Special regulations for HBX Work/Live units. The planning code includes specific design review criteria for work/live units, included below. Staff analysis is indented and italicized below.

Regular Design Review Criteria. Regular design review approval for HBX Work/Live units may be granted only upon determination that the proposal conforms to the Regular design review criteria set forth in the design review procedure in Chapter 17.136 and to all of the following additional criteria:

1. That the exterior of a new building containing primarily HBX Work/Live units has a commercial or industrial appearance. This includes, but is not necessarily limited to, the use of nonresidential building styles or other techniques.
The conceptual designs in the PDP include the use of some nonresidential building styles, but the individual building designs will be guided by the Design Guidelines and at the Final Development Plan (FDP) stage. The Design Guidelines provide guidance to take cues for materials from the industrial history and neighboring properties.
2. That a building containing HBX Work/Live units has Nonresidential Activities and nonresidential floor area on the ground floor or level and at street fronting elevations.
The work/live units facing 98th Ave are elevated and set back from the street with an elevated walkway and ramp to access the units. This elevation from the street level will require a Minor Variance from the zoning requirements. The desire of the applicant is to provide a greater transition from the activity on 98th Ave to the ground floor commercial activity in the work/live units facing 98th Ave.
3. That units on the ground floor or level of a building have nonresidential floor area that is directly accessible from and oriented towards the street.
The work/live units have nonresidential floor area that is accessible from and oriented towards the street. The units on 98th Ave have stairs from the public sidewalk to access the work/live units as well as a ramp and walkway. The units are oriented toward the street, but the landscaping setback and gates create a visual and physical barrier to create a transition from the street to the nonresidential space.

4. That units on the ground floor or level of a building have a business presence on the street. This includes, but is not necessarily limited to, providing storefront style windows, roll-up doors, a business door oriented towards the street, a sign or other means that identifies the business on the door and elsewhere, a prominent ground floor height, or other techniques.
The work/live units facing 98th Ave have storefront style windows, a business door with a sign facing the street, lighting to indicate individual business entrances, and a prominent ground floor height. The units are elevated and have a small gate between the street and the business entrance, but this is to create a transition from the busy street to the nonresidential space.
5. That the layout of nonresidential floor areas within a unit provides a functional open area for working activities.
The nonresidential floor area within the work/live units provide a functional open area for working activities.
6. That the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:
 - a. Service elevators designed to carry and move oversized items,
 - b. Stairwells wide and/or straight enough to deliver large items,
 - c. Loading areas located near stairs and/or elevators and
 - d. Wide corridors for the movement of oversized items.*All work/live units are on the ground floor of the building, with direct access from the parking garage, so service elevators and wide stairwells are not required.*
7. That the floor and site plan for the project provide units that are easily identified as businesses and conveniently accessible by clients, employees, and other business visitors.
The work/live units facing 98th Ave are elevated from the street, but do provide an obvious business entrance with a prominent business sign and a prominent door.

Regular Design Review Criteria. Regular design review approval for HBX Live/Work units may be granted only upon determination that the proposal conforms to the Regular design review criteria set forth in the design review procedure in Chapter 17.136 and to all of the following additional criteria:

1. That the layout of nonresidential floor areas within a unit provides a functional and bona fide open area for working activities;
The live/work units have functional open areas for working activities on the ground floor.
2. That, where appropriate for the type of businesses anticipated in the development, the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:
 - a. Service elevators designed to carry and move oversized items;
All of the working activity areas in the live/work units are on the ground floor, with direct access from the street and the parking garage, so a service elevator is not required
 - b. Stairwells wide and/or straight enough to deliver large items;
All of the working activity areas in the live/work units are on the ground floor, with direct access from the street and the parking garage, so wide and straight stairwells are not needed.
 - c. Loading areas located near stairs and/or elevators; and
There is an on-street loading area on Garner Drive and an onsite loading area in the parking garage.
 - d. Wide corridors for the movement of oversized items.

7.2.2 Design Review for FDP for Parcel A (PLN18523-PUDF01)

The Final Development Plan is required to be consistent with the Preliminary Development Plan and the associated Design Guidelines. Because this is a Preliminary Development Plan and the Design Guidelines associated with the PDP are still being drafted, the design of the buildings are conceptual, so the design review focuses on the site plan and details that are provided. The Design Guidelines will be brought before DRC at a later date before going to Planning Commission.

98th/San Leandro Design Guidelines

Guideline 2.2.B Plaza at Parcel A

The plaza proposed at 98th and Blake Drive satisfies the design guidelines, providing flexible patio space, bike parking, and shaded areas for gathering

Guideline 2.5 Public Art

Not enough detail is provided in the FDP for Parcel A about the potential public art to determine if it meets the intent of the design guidelines. Staff supports the location of the proposed mural facing San Leandro and the BART tracks.

Guideline 3.3 Setbacks

The proposed Parcel A building meets all of the design guidelines for setbacks, including a 15 ft setback from San Leandro Street, a minimum 9 ft setback along 98th Ave, and a 10' setback along Dunbar Drive.

Guideline 3.4 Building Open Space

The open space proposed in Parcel A meets the guidelines for building open space with a combination of an interior courtyard that includes both hard surface and landscaping, private patios, and balconies.

Guideline 3.5 Materials

The building materials proposed for Parcel A provide a link to the industrial history of the site, with unique colors and textures reflecting the aesthetic of the shipping containers in the adjacent site. Brick, concrete, and metal are also used to reflect the industrial character of the past and of nearby properties. At the same time, the glazing and openings work to reflect the residential character that the site transitions to across the street and on the interior of the site.

Guideline 3.6 Mixed-use & Apartment Buildings

3.6.A. Building Modulation

The Parcel A building provides modulation and massing that meets the intent of the Design Guidelines. Breaks in the roofline at key corners provide modulation and also work to emphasize prominent corner locations. Brick and darker materials create a strong base to the building, with gray stucco and light cement fiber board creates a contrast on upper floors. Projections of balconies and awnings creates a strong rhythm in the façade.

3.6.B. Ground Floor Activation

The Parcel A building provides strong ground floor activation with ground floor work/live, live/work, and retail, which contain high transparency storefront windows with doors facing the street. Commercial uses along Blake Drive spill out to the adjacent plaza. The residential lobby also has a strong presence on the street.

3.6.C. Public Building Entries

The work/live and live/work units have individual entries to each unit along 98th and Garner Drive. The retail space has entries on the plaza facing Blake Drive. These entries provide direct

visual connection between active commercial space and the public right of way. The residential lobby entrance is located at the corner of Blake Drive and Garner Drive.

3.6.D. Ground Floor Work/Live Entries

The work/live units along 98th Ave are elevated and setback from the street, but still provide direct connection to the street through stairways and a plaza area and are visible from the street. The transparent doors, storefront windows, and signage clearly signal that the units are a commercial space. The entries are slightly recessed with awnings that overhang. Landscaping is provided to soften the transition from the street to the entry.

3.6.E. Ground Floor Live/Work Entries

The live/work entries facing Garner Drive provide direct access from the sidewalk and can easily be identified as business spaces, but still provide more privacy than the work/live units. Transparent doors and windows are provided at the ground level to connect to the street, but the windows are elevated more than a storefront window and landscaping is used to help transition from the public sidewalk to the live/work unit.

3.6.G. Building Signage

Work/live signage is visible from the street and is well integrated into the design of the building and the individual units.

Live/Work signage is smaller than the work/live signage, but is still visible from the street. The retail signage along Blake Drive is visible from Blake and is well integrated into the building.

3.6.H. Parking

Parking is wrapped with active uses on three sides of the building. The frontage facing San Leandro has parking on the ground floor, but is screened from the street with a wall.

7.3 Zoning Analysis and Design Review for Final Development Plan (FDP) for Master Street and Open Space Improvements (PLN18523-PUDF03)

7.3.1 Zoning Analysis for FDP for Master Street and Open Space Improvements

The Final Development Plan for Master Street and Open Space Improvements does not require a zoning analysis because the improvements are related to portions of the project that are non-development related.

7.3.2 Design Review for FDP for Master Street and Open Space Improvements

The streets and open spaces proposed in the Preliminary Development Plan are further refined in the Final Development Plan and should be consistent with the 98th/ San Leandro Design Guidelines. Staff feedback is indented and in italics below.

Guideline 2.1 Street Design

The street design proposed in the FDP for Master Street and Open Space Improvements is consistent with proposed Design Guidelines. For specifics on design of sidewalks, curb bulbs, and planters, the project should comply with the recommendations provided by OakDOT.

2.1.D. Woonerf

The proposed Woonerf is designed to encourage pedestrian activity and overall activation with create a shared space. A variety of paving materials and colors are proposed on the woonerf to articulate that this is a unique, community space. Staff supports the proposed paving materials

and likes the concept of street painting, but the applicant will need to consider how street painting will work on pavers and how the painting will be maintained and supported over time. Please also see OakDOT feedback on woonerf design to ensure the bollards and detection devices are supported.

Guideline 2.2 Community Open Space

2.2.A. Open Space

The proposed open space at Parcel J is consistent with the proposed design guidelines and provides an active play area for children and a dog run with seating areas, landscaping, and lighting working together to create a welcoming amenity. Residential units face the open space and will provide connections to the open space as well as 'eyes on the street'.

Guideline 2.3 Street Furniture

The street furniture as proposed is consistent with the design guidelines and create a coordinated aesthetic throughout the development. Applicant should ensure the placement of bike racks meets OakDOT requirements.

8. ZONING AND DESIGN RELATED ISSUES

8.1 Design

Staff has worked with the applicant to refine the site plan for the PDP to accommodate the requirements of the Fire Department and the Department of Transportation, while creating a site plan for a complete community that transitions between the residential community at Arcadia Park and other adjacent industrial areas. The PDP includes Design Guidelines, which will guide future phases of the project. In addition, the FDP for Master Streets and Open Spaces and the FDP for Parcel A includes designs that are consistent with the PDP and Design Guidelines, but provide more refinement and specifics to implement the overall vision. The overall design of the project has evolved and improved as staff has worked with the applicant and overall staff supports the design of the proposed PDP and two FPDs.

The key changes since the DRC saw this proposal last include:

- Reduction of work/live units from 35 to 9, so the only work/live units in the project are facing 98th Ave.
- Addition of live/work units facing Garner Dr.
- Ground floor apartments facing streets on the interior of the site.

Staff feels these changes fit the character of the site better, by having the key commercial areas facing 98th, while having residential units face the interior of the site.

8.2 Issues

In general, staff finds the project to be well-designed and much improved since the original submittal. That said, staff has a few remaining design concerns and asks the DRC to consider the following:

- **Work/Live Units Facing 98th Ave.** As currently designed, the work/live units facing 98th Ave. do not meet the zoning requirements to be at street level for Type 3 units, requiring a Minor Variance. The entry plaza and work/live entrances have been refined based on DRC feedback and staff feels that the proposal is improved and is meeting the intent of the design

review criteria with a strong business presence on the street, while accomplishing the goal of providing a buffer from the highly trafficked 98th Ave to the work/live entries.

Does the DRC think the applicant has appropriately responded to DRC design feedback on the 98th Ave plaza and work/live entries?

- **Loading and Public Access to Work/Live units.** DRC commented on public access and loading access to the work/live units facing 98th Ave in the previous hearing. It was not previously clear how public visitors to the commercial work/live units would park and access the units on 98th Ave. The design has been revised to include access from the parking garage to 98th Ave. There are also individual entrances from the parking garage to the individual work/live units.

Does DRC think the previous questions about public access to the work/live units on 98th Ave have been appropriately addressed?

8.3 On-going, Non-design Related Issues


- **Work/Live Units.** Work/Live units in the HBX-1 zone are Nonresidential Facilities, and therefore do not count toward residential density. The project proposes 9 Type 3 work/live units, which have the following requirements:
 1. The majority of the nonresidential floor area for the ground floor units must be at a public street level and directly accessible to the street; and
 2. The ground floor units must have a clearly designated business entrance.

The work/live units along 98th Ave are elevated and set back from the street and therefore do not meet the standards in #1 above, so the project will require a Minor Variance. Staff supports the minor variance because the updates to the design of the frontage facing 98th helps to create a good transition between the busy street on 98th and the work/live units, while still creating clear business entries.

RECOMMENDATION

Staff recommends the DRC review and comment on the proposed 98th and San Leandro PDP and associated Design Guidelines (PLN18523), the FDP for Parcel A (PLN18523-PUDF01), and the FDP for Master Street and Open Space Improvements (PLN18523-PUDF02) with attention to the issues raised by staff in this report.

Prepared by:


Dara O'Byrne, Acting Planner IV

Reviewed by:



Catherine Payne, Acting Development Planning Manager
Bureau of Planning

Attachment A: Proposed 98th and San Leandro PUD/PDP, Vesting Tentative Tract Map, and Design Guidelines, dated May 26, 2020

Attachment B: Proposed Parcel A FDP, dated May 26, 2020

Attachment C: Proposed Master Street and Open Space Improvements FDP, dated May 26, 2020

ATTACHMENT A:

Proposed 98th and San Leandro PUD/PDP, dated May 26, 2020
Including a Vesting Tentative Tract Map and Project Specific Design Guidelines

98TH / SAN LEANDRO PRELIMINARY DEVELOPMENT PLAN



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98TH AVENUE | PUD/PDP APPLICATION PACKAGE

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

Date	Revision	
12/11/2018	Planning Submission	(All Sets)
6/12/2019	Planning Resubmission	(PDP/VTM only)
8/26/2019	Planning Resubmission	(PDP only for DR)
1/23/2020	Planning Resubmission	(All Sets)
5/26/2020	Planning Resubmission	(All Sets)



AO.0



UNIT & PARKING SUMMARY BY PARCEL	TOTALS	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PARCEL G	PARCEL H	PARCEL J	PARCEL K
Parcel Size (sf)	368,831	70,109	51,932	35,481	39,086	57,468	51,968	30,116	17,580	10,792	4,299
Parcel Size (ac)	8.47	1.61	1.19	0.82	0.90	1.32	1.19	0.69	0.40	0.25	0.10
Building Footprint	225,189	47,807	39,771	20,087	30,114	38,016	33,025	16,368			
Work / Live units	9	9	0	0	0	0	0	0			
Live / Work units	7	7	0	0	0	0	0	0			
Apartments	270	90	86	34	60	0	0	0			
Townhouses	122	0	0	0	0	48	48	26			
Total Units	408	106	86	34	60	48	48	26			
Car Parking Spaces	517	106	77	36	54	96	96	52			
Parking Ratio (spaces/unit)		1.00	0.90	1.06	0.90	2.00	2.00	2.00			

PROJECT SUMMARY		
Total Area Summary	EXISTING	PROPOSED
Site Area	9.67 acres	8.47 acres
	420,907 sf	346,952 sf
Public Row Area	0.49 acres	1.69 acres
	21,647 sf	73,723 sf
TOTAL	10.16 acres	10.16 acres
	442,554 sf	420,675 sf
DENSITY CALCS (excluding Parcel H & K)		
Site Area (excluding Parcel H & K in acres)	7.97	
Site Area (excluding Parcel H & K in sf)	346,952 sf	
Max FAR for HBX-1	1.75	
Max Allowable Floor Area (Site Area * Max FAR)	607,166 sf	
Less Work/Live + Commercial Area	-14,156 sf	
Residential Site Area	593,010 sf	
Residential Capacity	97.67%	
Max Allowable Density	1,000 sf	
*per HBX-1: 1 unit/1000 sf of site area		
Max Allowable Units (Residential Site Area / 1000sf)	346 units	
Net Allowable Units (per Residential Capacity)	338 units	
Max Allowable Units (with 25% PUD Bonus)	423 units	
	MAXIMUM	PROPOSED
Density (*not including W/L units)	423 apt. units	399 apt. units
Density Units/Acre	53.1 du/a	50.1 du/a
FLOOR AREA RATIO		
Overall FAR (*without bldg. parking)	1.72	
HBX-1= 1.75 + 25% PUD bonus		
Parcel A	2.19	2.00
Parcel B		2.26
Parcel C		1.36
Parcel D		2.01
Parcel E		1.63
Parcel F		1.52
Parcel G		1.27
Height (*75' when adjacent to BART tracks within 125' of tracks)	35' / *75'	35' - 60'
UNIT MIX		
Townhouses	122 units	
Live / Work units	7 units	
Apartment units	270 units	
TOTAL RESIDENTIAL UNITS	399 units	
Work / Live units	9 units	
	408 total units	
GROSS BUILDING AREAS		
Live/Work Area	9,226 sf	
Apartment Area	361,281 sf	
Townhouse Area	210,638 sf	
GROSS RESIDENTIAL AREA	581,146 sf	
WORK/LIVE AREA	11,688 sf	
COMMERCIAL AREA	2,468 sf	
TOTAL GROSS BUILDING AREA	595,302 sf	
COMMUNITY OPEN SPACES (NOT INCLUDED IN OPEN SPACE CALCS)		
Plaza Area @ Parcel A	4,768 sf	
Paseos @ Parcel E & F	3,080 sf	
Open Space @ Parcel G	1,988 sf	
Woonerf Area @ Parcel H	17,580 sf	
Woonerf Area @ Parcel K	4,299 sf	
Park Area @ Parcel J	10,792 sf	
COMMUNITY OPEN SPACE TOTAL	42,507 sf	
CAR PARKING		
	REQUIRED	PROPOSED
Parcel A-D 0.9:1 (10% reduction for car-share)	257 spaces	273 spaces
Parcel E-G 1:1 for Townhouses	122 spaces	244 spaces
Standard Parking	215 spaces	
Stacked Parking	58 spaces	
Townhouse Parking	244 spaces	
Carshare spaces	4 spaces	
TOTAL	517 spaces	
Off street loading spaces (1 space for buildings > 50,000 sf)	3 spaces	4 spaces
BIKE PARKING		
	LONG TERM	SHORT TERM
Retail (1/12,000sf)	2 spaces	Retail (1/5000 sf) 2 spaces
W/L (1/4 units)	2 spaces	W/L (1/20 units) 6 spaces
Apts & L/W (1/4 units)	70 spaces	Apts (1/20 units) 14 spaces
Townhouses	-	TH (1/20 units) 6 spaces
REQUIRED	74 spaces	REQUIRED 28 spaces
PROPOSED	130 spaces	PROPOSED 78 spaces

PROJECT DESCRIPTION

The master planned community at 98th Avenue & San Leandro Street will consist of 10 discrete development blocks, including a mix of commercial/retail uses, 270 apartment units, 7 live/work units, 9 work/live units, 122 townhomes, 2,468 sf ground floor retail and over 40,000 sf of community open space.

The proposed street design is based primarily on bringing the existing Blake Drive through the site to connect to Tubman Drive, and extending Garner and Tubman Drives into the site. In addition to providing necessary site circulation for cars, emergency and service vehicles, the centrally located woonerf enhances the pedestrian experience by providing an open area for social interaction.

Primary access to the project will be provided on 98th Avenue maintaining the existing alignment of Blake Drive with Medford Avenue across 98th Avenue. Secondary access is off of 92nd Ave through Ellington Way. The existing streets Blake Drive, Garner Drive, and Tubman Drive would be extended and incorporated into the new master planned community.

This document constitutes the Preliminary Development Plan for the Planned Unit Development of 98th & San Leandro Master Plan project. Additionally, Applicant is submitting the following related applications and documents to the City of Oakland:

- Vesting Tentative Tract Map
- 98th/San Leandro Design Guidelines
- Final Development Plan - Parcel A
- Final Development Plan - Master Street & Open Space Improvements

Individual Final Development Plans and final maps will be submitted by developers for each of the development parcels and related improvements.

OPEN SPACE LEGEND

- Courtyards (Group Open Space)
- Patios (Private Open Space)
- Balconies (Private Open Space)
- Balconies above (Private Open Space)
- Community Open Space
Park, Woonerf, Plaza, Paseos, Shared Open Space
(Not included in Open Space Calcs - Reference Only)



Minimum Usable Open Space Requirements for HBX-1 (17.65.120)	PARCEL A 90 apts + 7 L/W + 9 W/L		PARCEL B 86 apts		PARCEL C 34 apts		PARCEL D 60 apts		PARCEL E 48 Townhomes		PARCEL F 48 Townhomes		PARCEL G 26 Townhomes		TOTAL OPEN SPACE	
Group Open Space requirement:	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Residential = 200 sf/unit	18,000		17,200		6,800		12,000		9,600		9,600		5,200		80,475	36,797
Live/Work = 200 sf/unit	1,400															
Work/Live = 75 sf/unit (17.65.150)	675															
Group Open Space Provided (sf)	20,075	10,974	17,200	13,142	6,800	5,821	12,000	6,861	9,600	0	9,600	0	5,200	0	80,475	36,797
Private Open Space Provided (sf)		5,504.50		2,048		510		2,578		4,832		4,832		2,618		
*1 sf private = 2 sf group (17.126.020)																
Group Equivalent Private Open Space (sf)*		11,009		4,096		1,020		5,156		9,664		9,664		5,236		45,845
Total Open Space	20,075	21,983	17,200	17,238	6,800	6,841	12,000	12,017	9,600	9,664	9,600	9,664	5,200	5,236	80,475	82,642

Open Space provided is based on preliminary concept plan.
Actual Square Footage will vary slightly depending on ultimate design but not to fall below requirements.



98TH AVENUE | OPEN SPACE EXHIBIT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



AO.2

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES (IF CONFLICTS OCCUR, THE MORE STRINGENT REGULATION GOV/ REQUIREMENTS AS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS, AND THE RULES AND REGULATIONS OF THE UTILITY COMPANIES SERVING THIS PROJECT.

2019 OAKLAND BUILDING CODE AMENDMENTS OF THE CALIFORNIA BUILDING STANDARDS CODE [CALIFORNIA CODE OF REGULATIONS - TITLE 24]

OAKLAND BUILDING CODE AMENDMENTS	2019 EDITION
OAKLAND GREEN BUILDING STANDARDS CODE AMENDMENTS	2019 EDITION
OAKLAND FIRE CODE AMENDMENTS	2019 EDITION

2019 EDITION OF THE CALIFORNIA BUILDING CONSTRUCTION CODE INCLUDES AMENDMENTS OF THE CA BUILDING STANDARDS CODE (T24)

PART 2 - CALIFORNIA BUILDING CODE (CBC)	2019 EDITION
PART 3 - CALIFORNIA ELECTRICAL CODE	2019 EDITION
PART 4 - CALIFORNIA MECHANICAL CODE	2019 EDITION
PART 5 - CALIFORNIA PLUMBING CODE	2019 EDITION
PART 6 - CALIFORNIA ENERGY CODE	2019 EDITION
PART 7 - CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE	2019 EDITION
PART 9 - CALIFORNIA FIRE CODE	2019 EDITION
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen)	2019 EDITION

OAKLAND MUNICIPAL CODE	2019 EDITION
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CONSTRUCTION CLASSIFICATION

BUILDING OCCUPANCY TYPE FOR MULTIFAMILY BUILDINGS PARCELS A-D	CONSTRUCTION CLASSIFICATION	SPRINKLERING REQUIREMENTS
S-2, B * PARKING STRUCTURE, COMMERCIAL& WORK/LIVE [1 STORY ABOVE GRADE]	TYPE 1-A [CBC TABLE 503]	BLDG SPRINKLERING PER NFPA-13 REQUIRED
R-2, B WORK/LIVE AND RESIDENTIAL APARTMENT BLDG [4 STORIES ABOVE PODIUM]	TYPE V-A [CBC TABLE 503]	BLDG SPRINKLERING PER NFPA-13 REQUIRED

* B OCCUPANCY AT PARCEL A ONLY

FIRE SPRINKLER REQUIREMENTS

APPROVED AUTOMATIC SPRINKLER SYSTEM REQUIRED THROUGHOUT PER NFPA 13 REQUIREMENTS.

A STANDPIPE SYSTEM WILL BE REQUIRED THROUGHOUT TO MEET 2019 EDITION OF NFPA14 AND CBC 905. STANDPIPE CALCULATIONS REQUIRED.

A MANUAL ALARM SYSTEM IS REQUIRED PER 2019 EDITION NFPA 72 AND CBC 907.2.9.

* SPRINKLER SYSTEM NOTES ARE FOR REFERENCE ONLY. SPRINKLER SYSTEM SHALL BE DESIGN / BUILD AND DRAWINGS SHALL BE SUBMITTED BY SPRINKLER SUBCONTRACTOR UNDER SEPARATE PERMIT.

FIRE COMMAND CENTER IS REQUIRED IN ALL BUILDINGS OVER 3 STORIES PER OAKLAND MUNICIPAL CODE

ALLOWABLE HEIGHT AND STORIES

PARCELS A, B, C, D						
BUILDING / ZONE DESIGNATION	OCCUPANCY GROUP	CONSTRUCTION TYPE	ALLOWABLE HEIGHT [CBC Table 504.3] Sprinklered with area increase	ALLOWABLE STORIES [CBC Table 504.4] Sprinklered with area increase	PROVIDED STORIES	ACTUAL HEIGHT
FLOOR 1	S-1, B*, R-2	TYPE 1-A	UNLIMITED	UNLIMITED	1 STORY	60' TOTAL (PARCELS A & B) 45' TOTAL (PARCELS C & D)
FLOORS 2-5	R-2	TYPE V-A	60'	4 STORIES	4 OVER PODIUM (PARCELS A & B) 3 OVER PODIUM (PARCELS C & D)	

* B OCCUPANCY AT PARCEL A ONLY

ALLOWABLE AREA

PARCEL A

OCCUPANCY GROUP	TYPE	ALLOWABLE AREA FACTOR	FRONTAGE INCREASE -	ALLOWABLE AREA	CONCEPTUAL BUILDING AREA
		[CBC Table 506.2] SM (Sprinklered)	ALLOW AREA [CBC 506.3.3] If=(F/P-0.25)W/30	ALLOW AREA [CBC 506.2.3] (A1+(NSxIf))xSa=Aa	
S-1	I-A	UNLIMITED			
B	I-A	UNLIMITED			
R-2	I-A	UNLIMITED	(776.35/1136.6-.25)*30/30	(36000+(12,000*.43)*2	TYPE 1-A = 47,807 SF
R-2	V-A	36,000	0.43	82,393	TYPE V-A = 118,497 SF BUILDING SEPARATION REQUIRED

PARCEL B

OCCUPANCY GROUP	TYPE	ALLOWABLE AREA FACTOR	FRONTAGE INCREASE -	ALLOWABLE AREA	CONCEPTUAL BUILDING AREA
		[CBC Table 506.2] SM (Sprinklered)	ALLOW AREA [CBC 506.3.3] If=(F/P-0.25)W/30	ALLOW AREA [CBC 506.2.3] (A1+(NSxIf))xSa=Aa	
S-1	I-A	UNLIMITED			
R-2	I-A	UNLIMITED	(467.66/1131.91-.25)*30/30	(36000+(12,000*.16)*2	TYPE 1-A = 40,011 SF
R-2	V-A	36,000	0.16	75,916	TYPE V-A = 103,368 SF BUILDING SEPARATION REQUIRED



PARCEL C

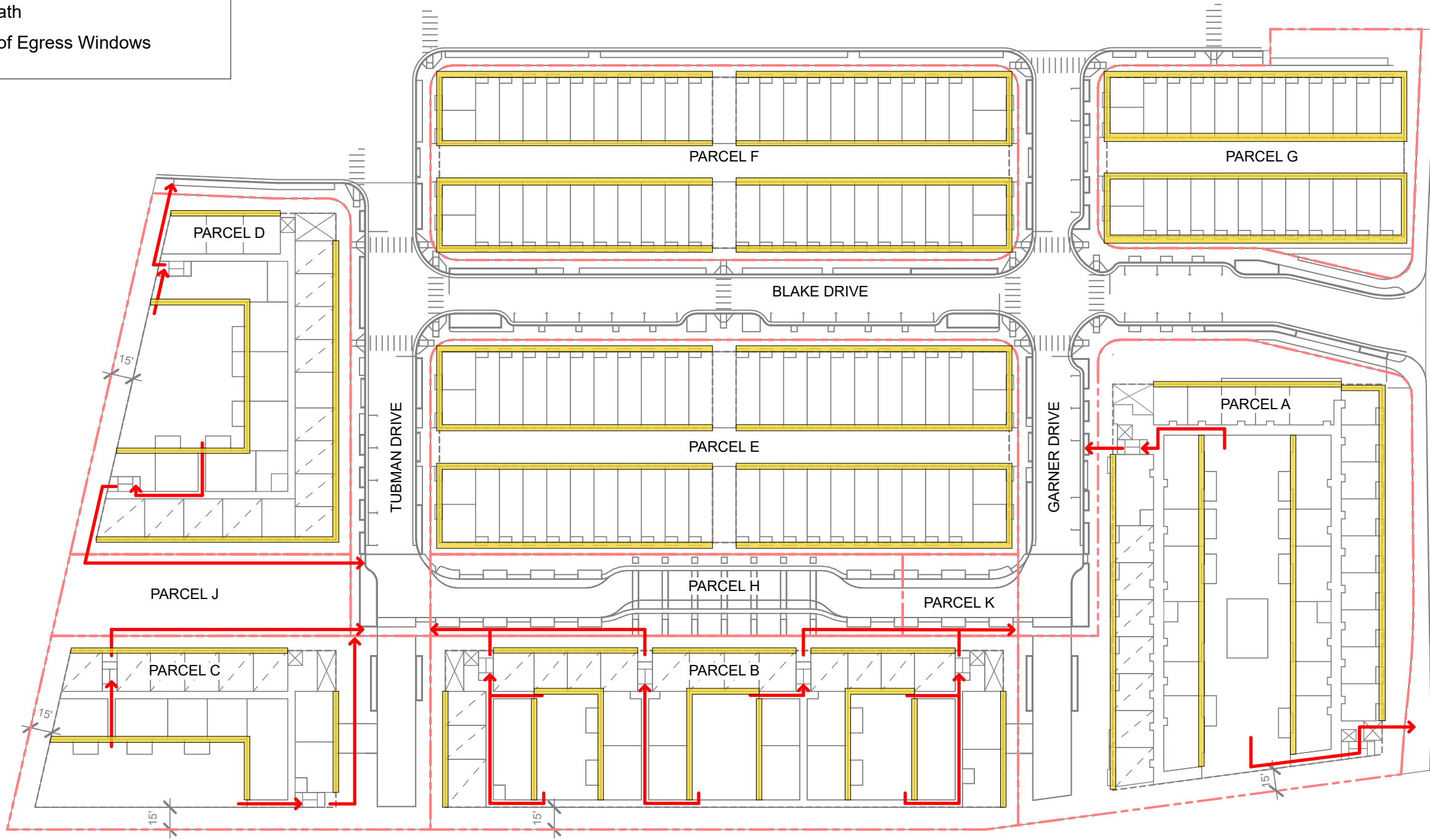
OCCUPANCY GROUP	TYPE	ALLOWABLE AREA FACTOR	FRONTAGE INCREASE -	ALLOWABLE AREA	CONCEPTUAL BUILDING AREA
		[CBC Table 506.2] SM (Sprinklered)	ALLOW AREA [CBC 506.3.3] If=(F/P-0.25)W/30	ALLOW AREA [CBC 506.2.3] (A1+(NSxIf))xSa=Aa	
S-1	I-A	UNLIMITED			
R-2	1-A	UNLIMITED	(258.33/811.83-.25)*30/30	(36000+(12,000*.07)*2	TYPE 1-A = 20,087 SF
R-2	V-A	36,000	-0.16	68,217	TYPE V-A = 40,927 SF MEETS REQUIREMENTS

PARCEL D

OCCUPANCY GROUP	TYPE	ALLOWABLE AREA FACTOR	FRONTAGE INCREASE -	ALLOWABLE AREA	CONCEPTUAL BUILDING AREA
		[CBC Table 506.2] SM (Sprinklered)	ALLOW AREA [CBC 506.3.3] If=(F/P-0.25)W/30	ALLOW AREA [CBC 506.2.3] (A1+(NSxIf))xSa=Aa	
S-1	I-A	UNLIMITED			
R-2	I-A	UNLIMITED	(493.97/720.15-.25)*30/30	(36000+(12,000*.44)*2	TYPE 1-A = 30,114 SF
R-2	V-A	36,000	0.44	82,460	TYPE V-A = 66,054 SF MEETS REQUIREMENTS

LEGEND

-  Egress Path
-  Location of Egress Windows



98TH AVENUE | BUILDING EXITING DIAGRAM

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

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 **WILLIAMS**
 Landscape Architecture + Design **POLLACK** LLP

A0.4



← ~1 MILE TO COLISEUM BART STATION

~1 MILE TO SAN LEANDRO BART STATION →

TO OAKLAND AIRPORT ↓

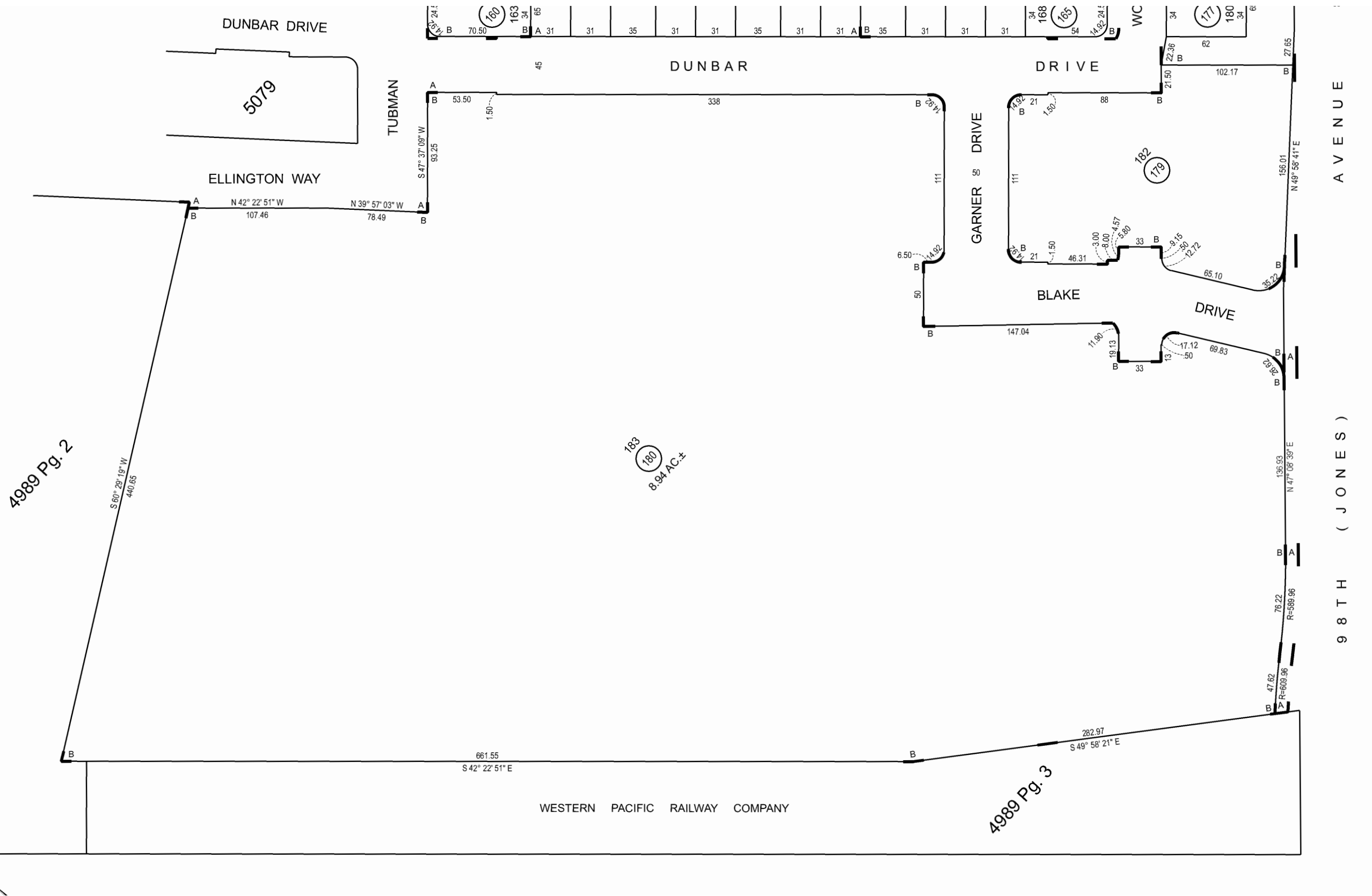


98TH AVENUE | SITE LOCATION AND CONTEXT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
JETT **WILLIAMS**
 Landscape Architecture + Design **POLLACK** **LLP**

A0.5



98TH AVENUE | ASSESSOR'S PARCEL MAP

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



98TH AVENUE | SITE AERIAL / EXISTING CONDITIONS

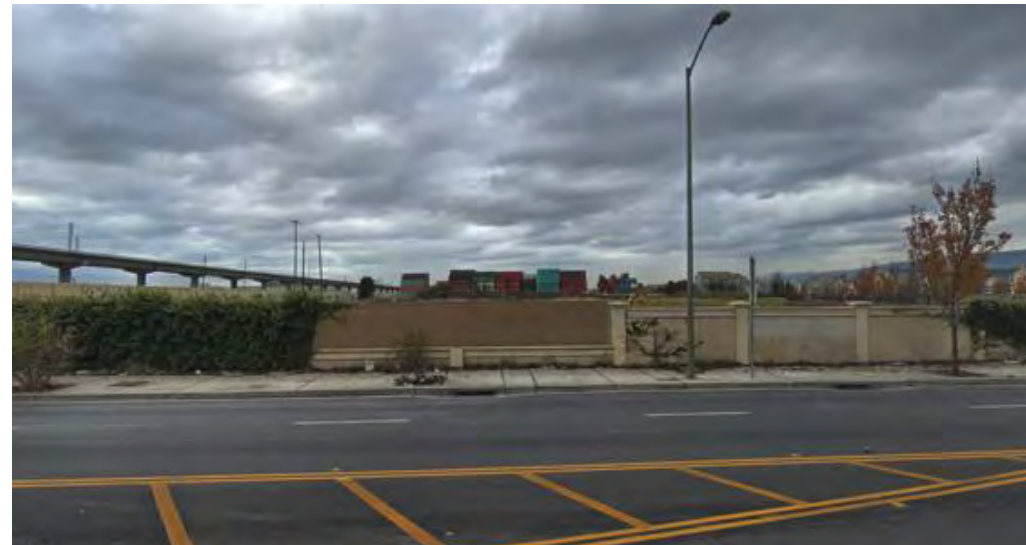
OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

 **SANDIS** **VAN METER**
 **WILLIAMS**
 Landscape Architecture + Design **POLLACK** LLP

A0.7



1. SITE FROM SAN LEANDRO ST



2. SITE FROM 98TH AVENUE



KEY PLAN



3. SITE LOOKING TOWARDS 98TH AVENUE



4. SITE FROM DUNBAR DR AND GARNER DR



5. SITE FROM DUNBAR DR



6. SITE FROM ELLINGTON WAY

98TH AVENUE | SITE PHOTOGRAPHS

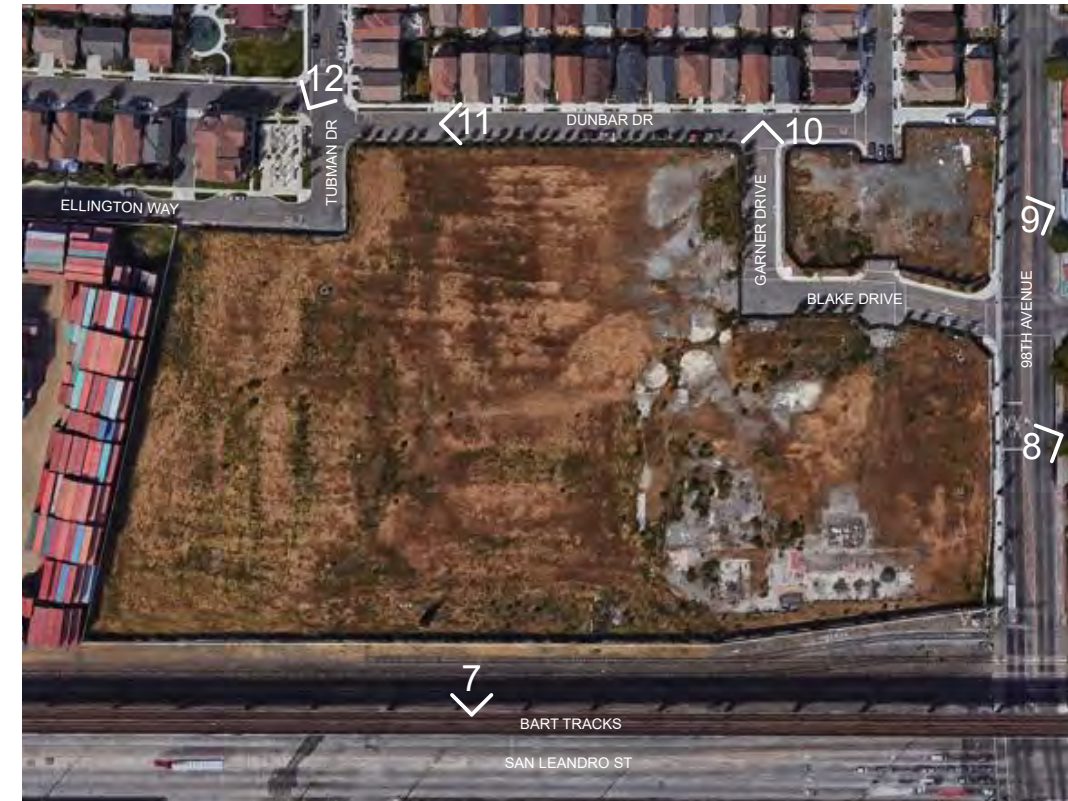
OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



7. WAREHOUSES / SAN LEANDRO ST



8. SUNRISE SPECIALITY CO / 98TH AVENUE



KEY PLAN



9. WAREHOUSE / 98TH AVENUE



10. SINGLE FAMILY HOUSES / DUNBAR DR



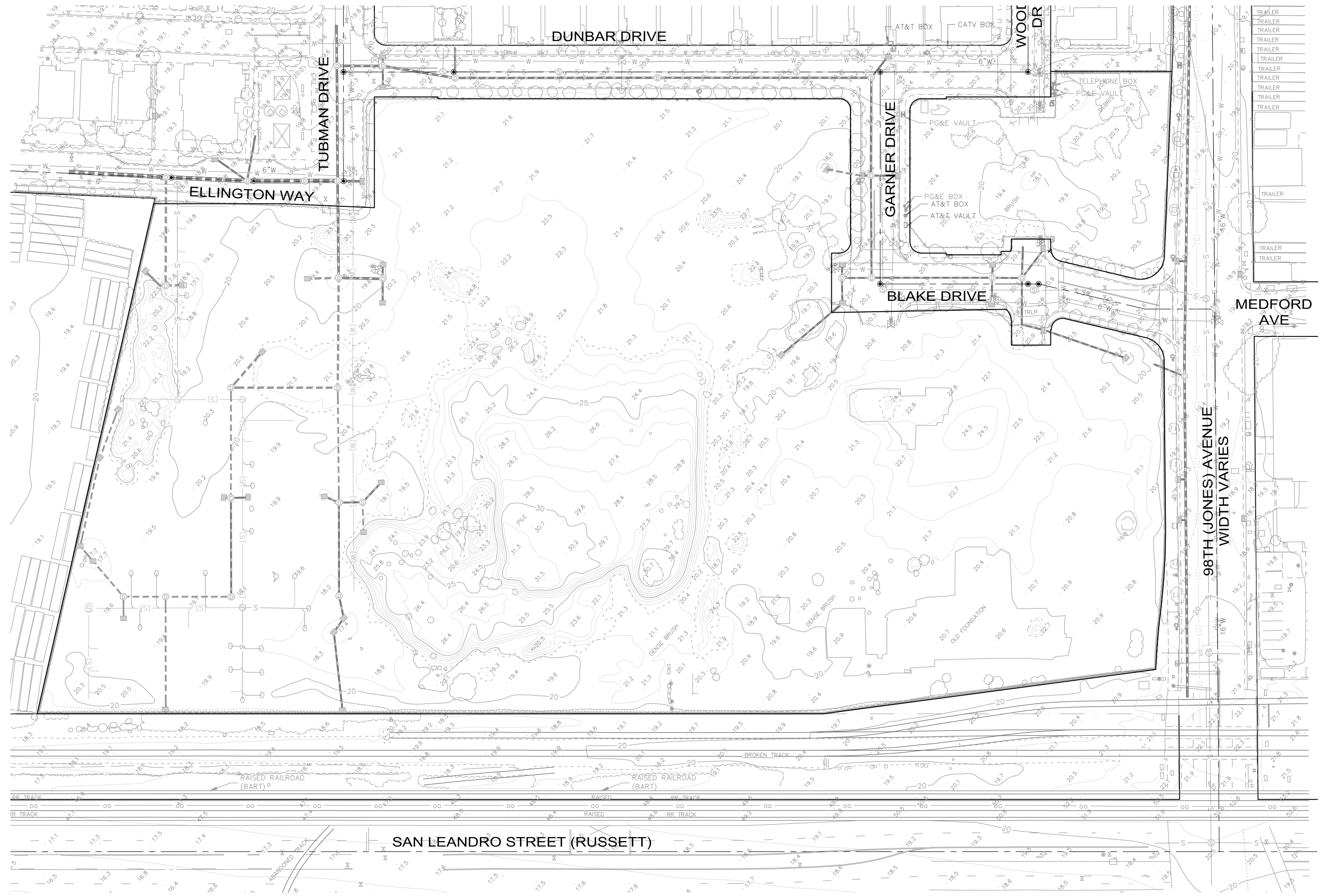
11. SINGLE FAMILY HOUSES / DUNBAR DR



12. PUBLIC PARK / TUBMAN DR

98TH AVENUE | CONTEXT PHOTOGRAPHS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



98TH AVENUE | SURVEY EXISTING CONDITIONS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

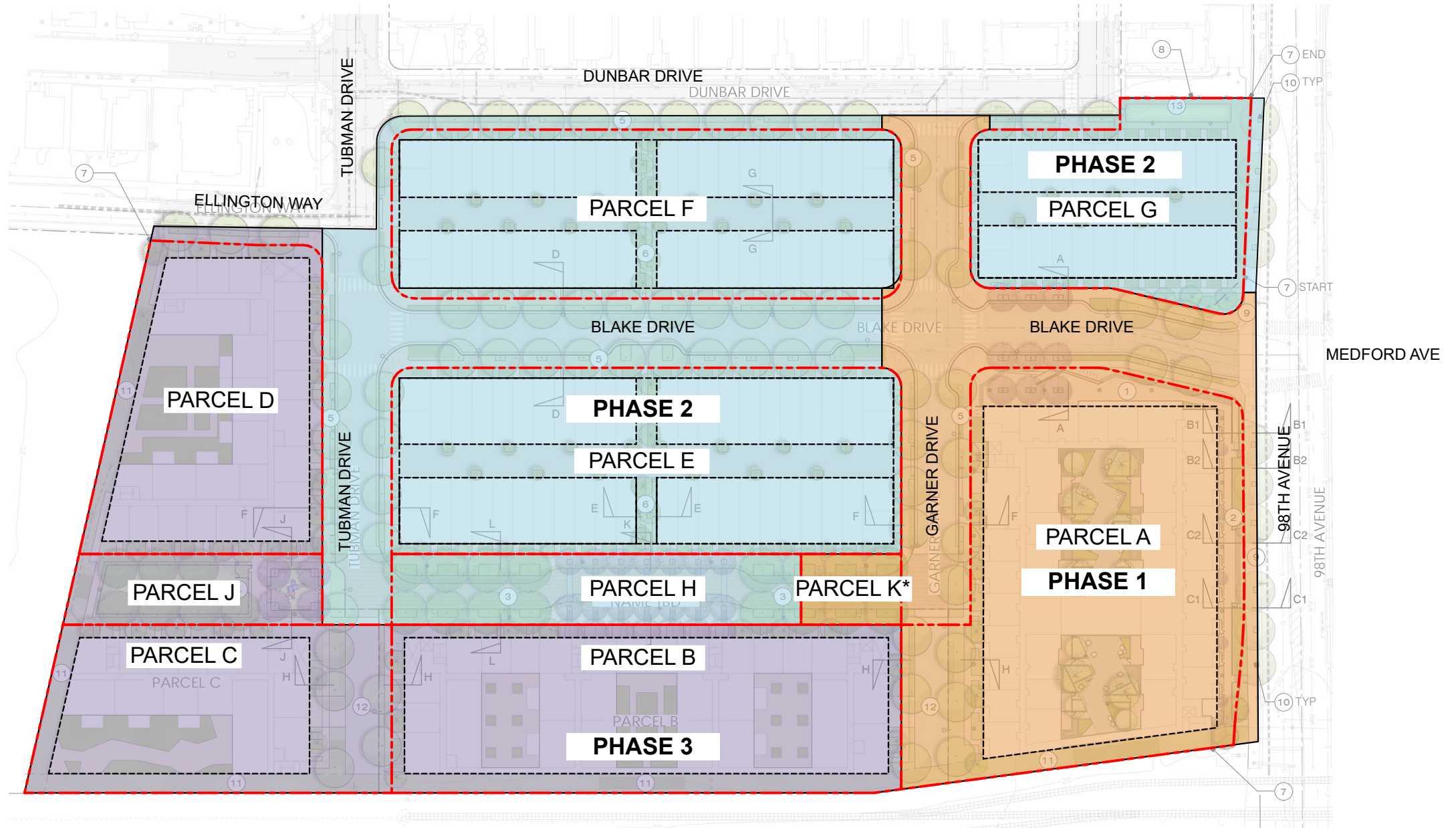
 **SANDIS** **VAN METER**
 **WILLIAMS** **A0.10**
 Landscape Architecture + Design **POLLACK** LP

LEGEND

- Phase 1
- Phase 2
- Phase 3

* Parcel K to be temp asphalt paved for EVAE access as part of Phase 1. Final construction per plan to be part of Phase 2.

** Phase 2 and 3 could be pursued in any order



98TH AVENUE | PROJECT PHASING PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



98TH AVENUE | ILLUSTRATIVE SITE PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

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JETT **WILLIAMS**
 Landscape Architecture + Design **POLLACK** LLP

AI.2



98TH AVENUE | VIEW LOOKING WEST

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



1. VIEW OF BUILDING A AND BLAKE DRIVE AT 98TH AVENUE



2. VIEW OF GARNER DRIVE LOOKING SOUTH



3. VIEW OF LINEAR PARK LOOKING NORTH-WEST



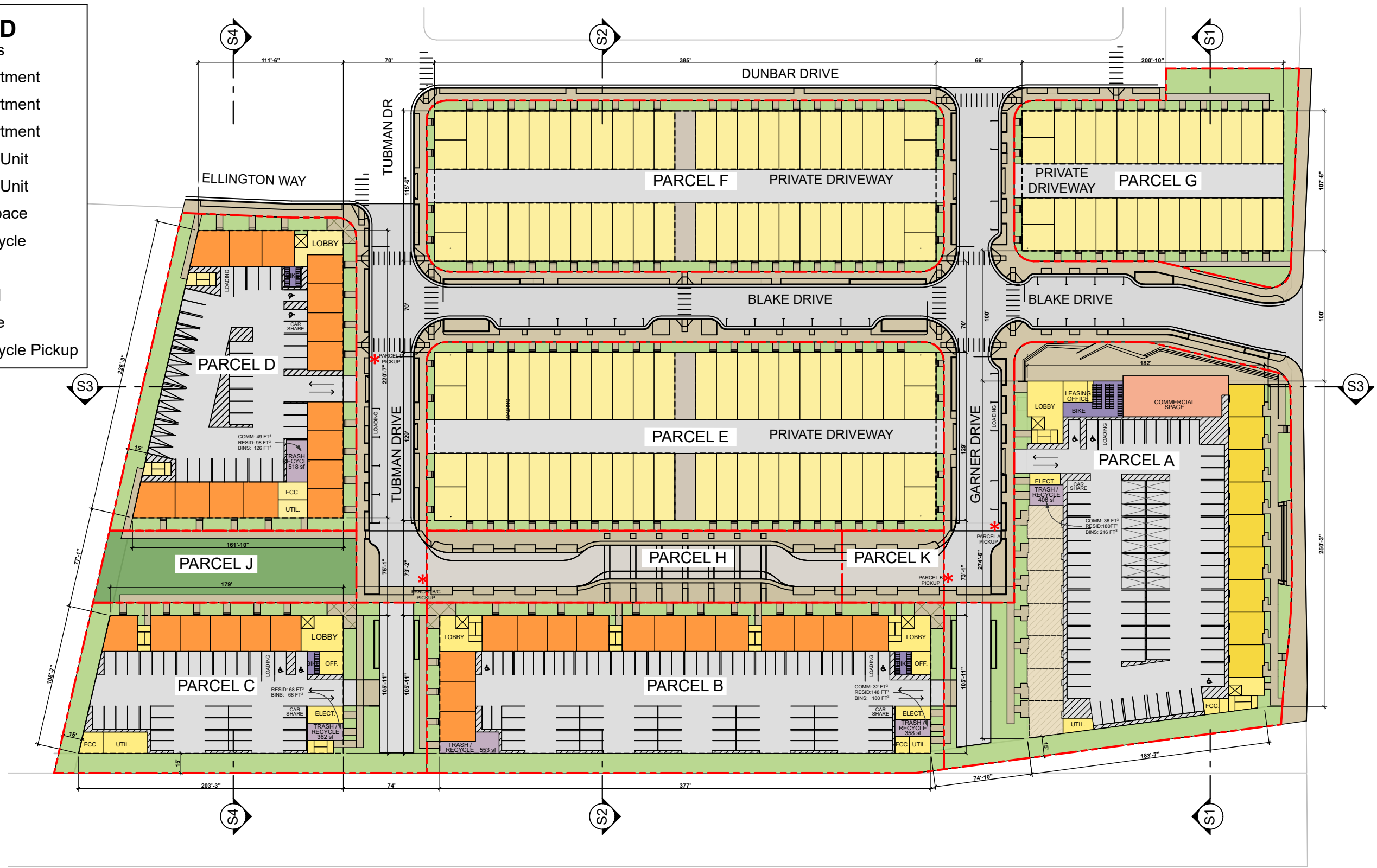
4. VIEW OF TUBMAN DRIVE LOOKING EAST

98TH AVENUE | SITE VIEWS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

LEGEND

- Townhouses
- 1 BDR Apartment
- 2 BDR Apartment
- 3 BDR Apartment
- Work / Live Unit
- Live / Work Unit
- Common space
- Trash / Recycle
- Bike Room
- Commercial
- Open Space
- * Trash / Recycle Pickup



98TH AVENUE | SITE PLAN / FIRST FLOOR PLAN

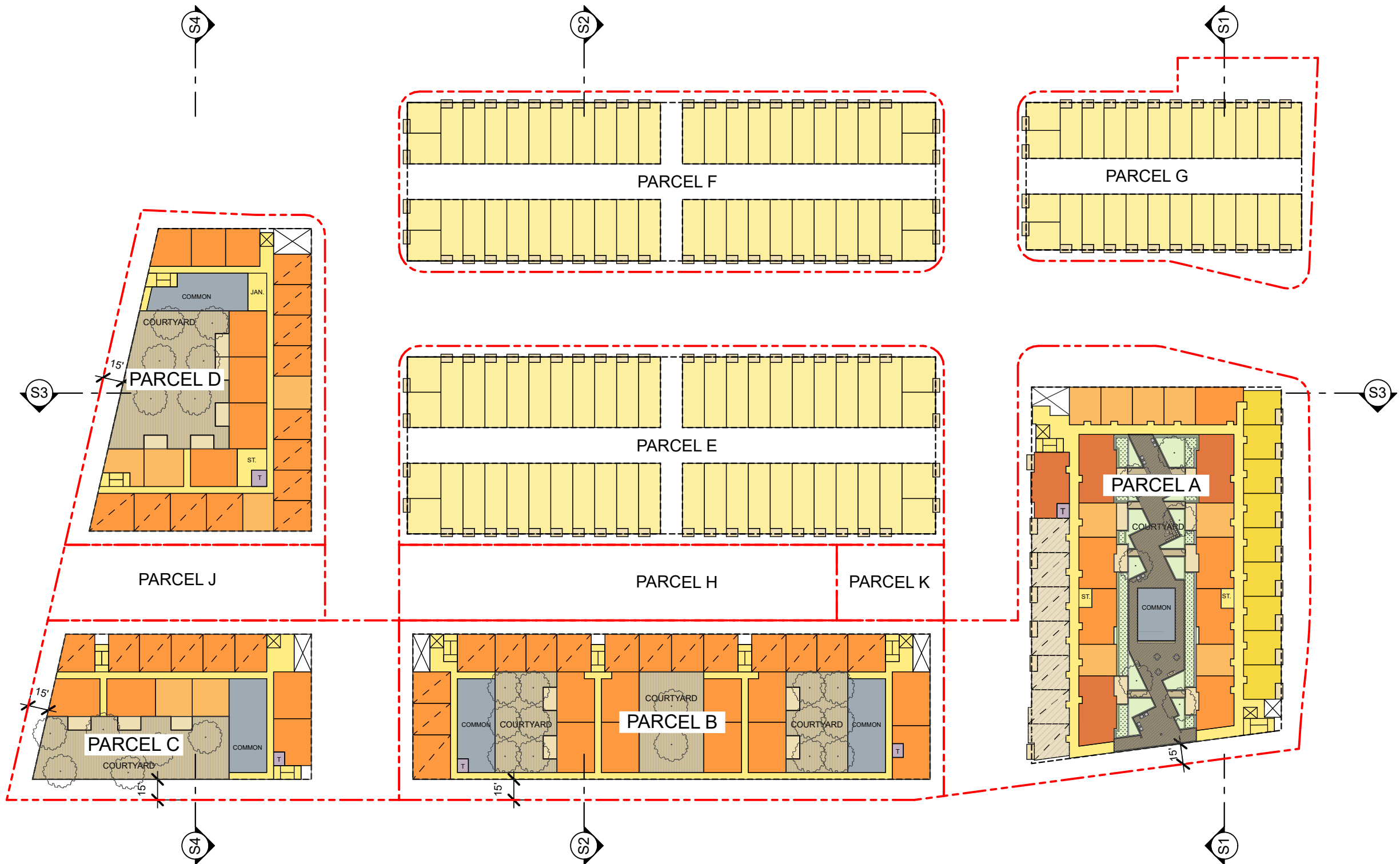
OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
WILLIAMS
POLLACK LLP
 Landscape Architecture + Design

A2.1

LEGEND

- Townhouses
- 1 BDR Apartment
- 2 BDR Apartment
- 3 BDR Apartment
- Work / Live Unit
- Live / Work Unit
- Common space
- Trash / Recycle
- Bike Room
- Commercial
- Open Space



98TH AVENUE | SECOND FLOOR PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

LEGEND


- Townhouses
- 1 BDR Apartment
- 2 BDR Apartment
- 3 BDR Apartment
- Work / Live Unit
- Live / Work Unit
- Common space
- Trash / Recycle
- Bike Room
- Commercial
- Open Space

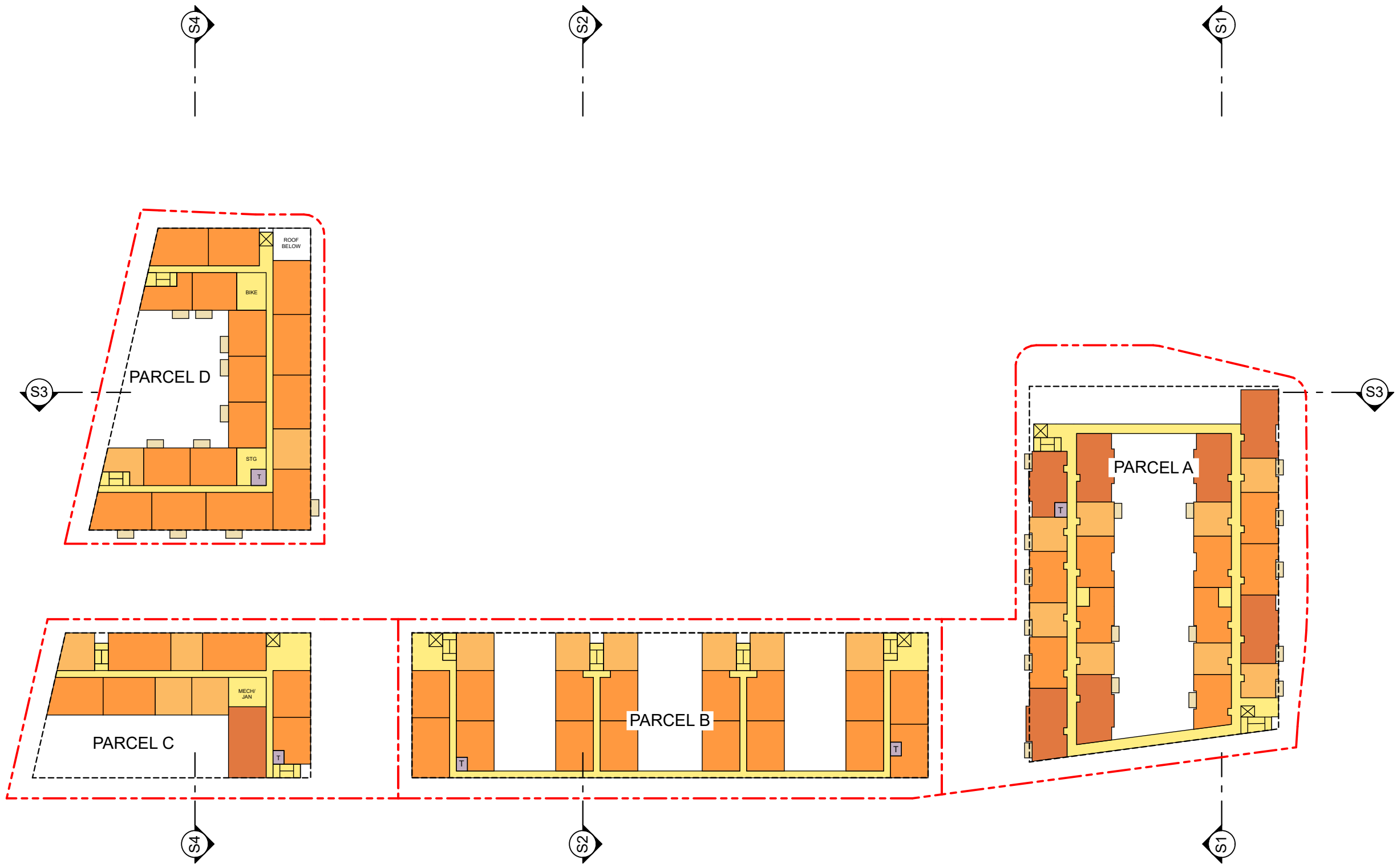


98TH AVENUE | THIRD FLOOR PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
JETT **WILLIAMS**
 Landscape Architecture + Design **POLLACK** LLP

LEGEND	
	Townhouses
	1 BDR Apartment
	2 BDR Apartment
	3 BDR Apartment
	Work / Live Unit
	Live / Work Unit
	Common space
	Trash / Recycle
	Bike Room
	Commercial
	Open Space



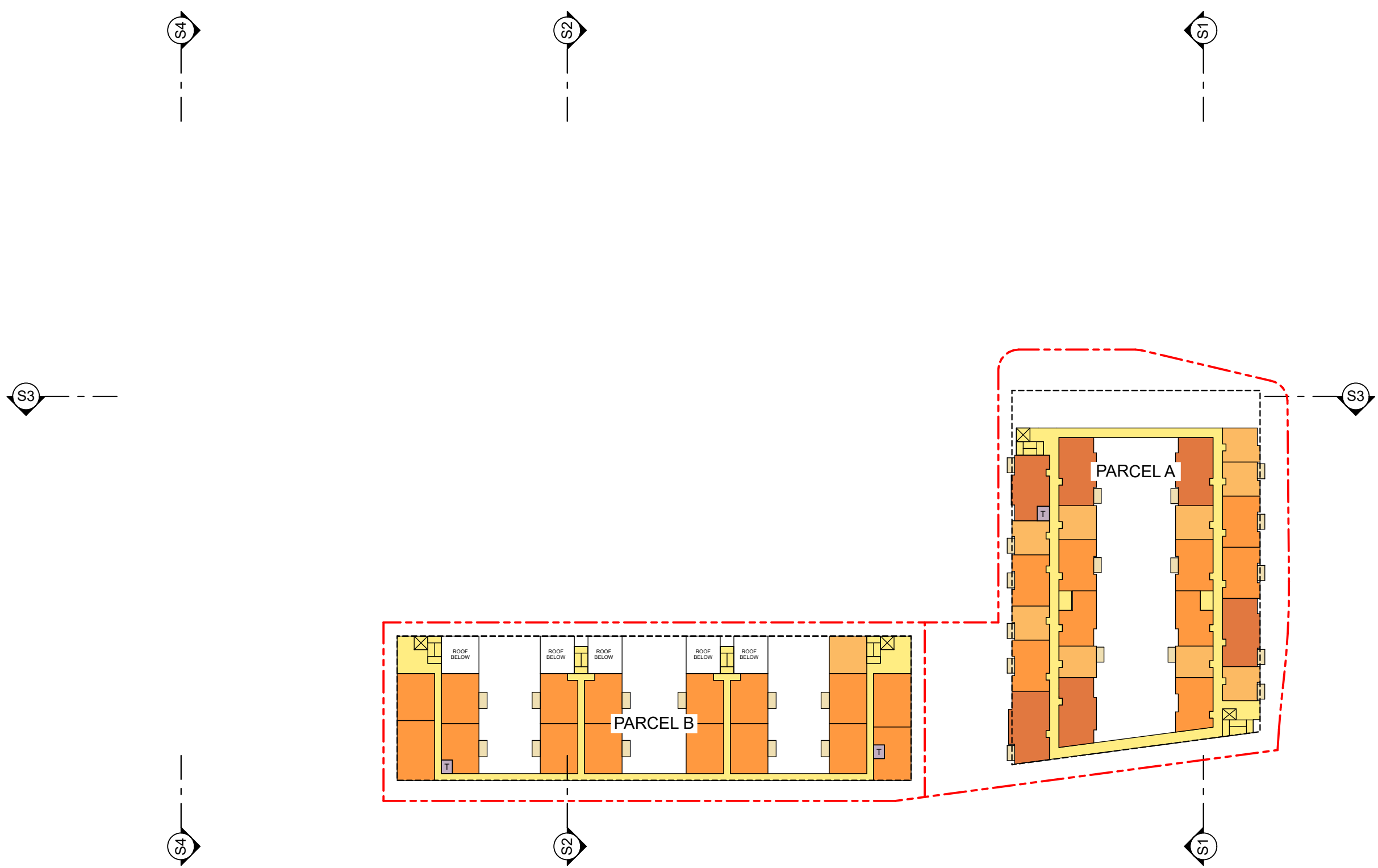
98TH AVENUE | FOURTH FLOOR PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
JETT **WILLIAMS**
 Landscape Architecture + Design **POLLACK** LLP

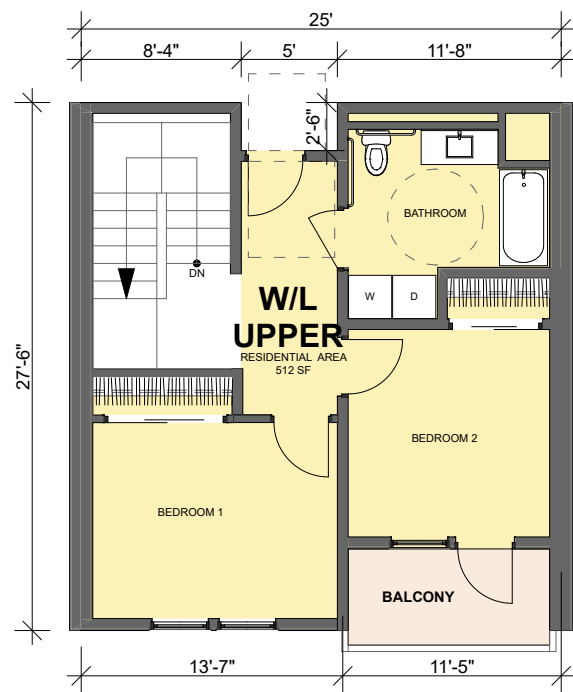
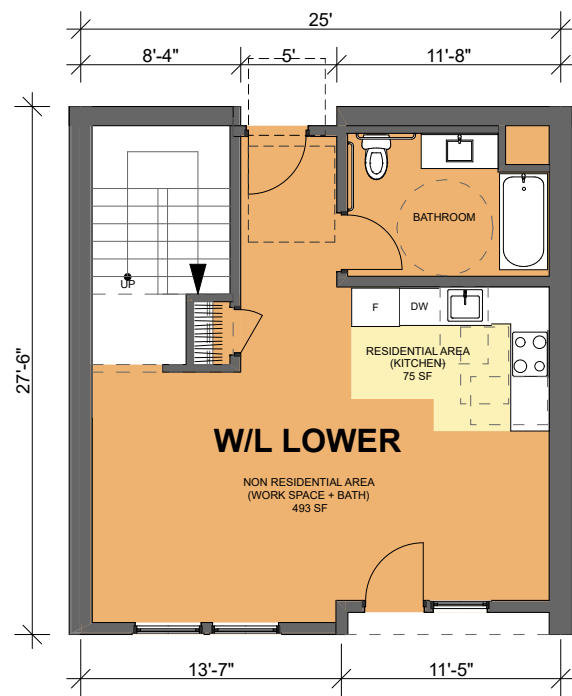
A2.4

LEGEND	
	Townhouses
	1 BDR Apartment
	2 BDR Apartment
	3 BDR Apartment
	Work / Live Unit
	Live / Work Unit
	Common space
	Trash / Recycle
	Bike Room
	Commercial
	Open Space



98TH AVENUE | FIFTH FLOOR PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



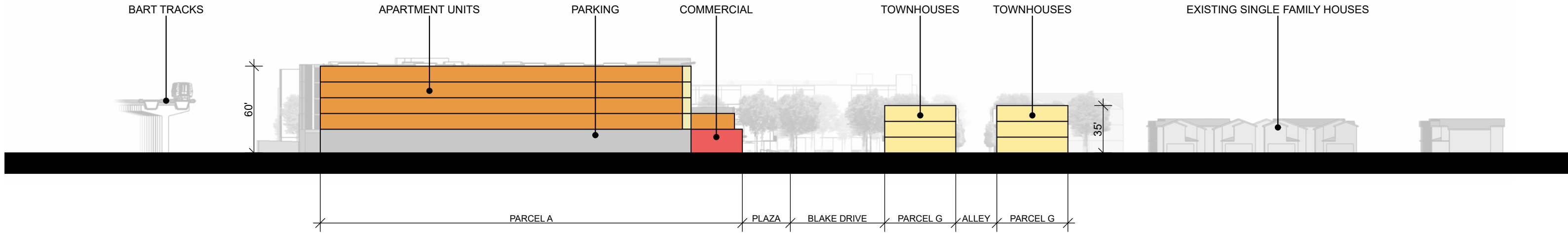
1 WORK/LIVE UNIT PLANS

SCALE: 1" = 10'

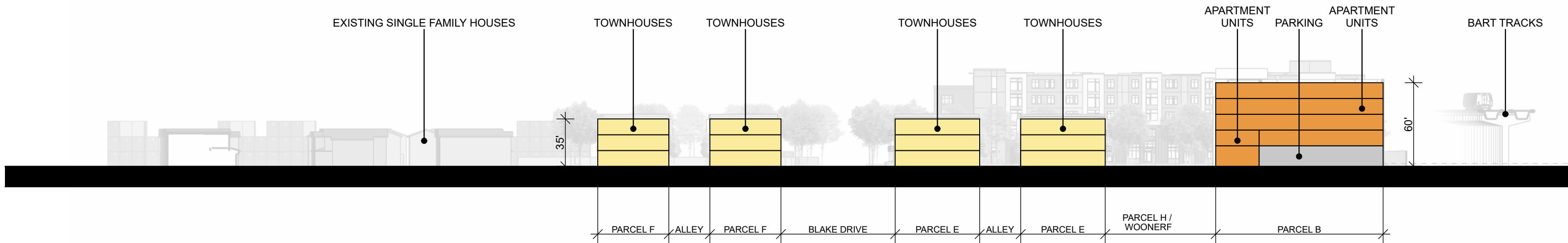
WORK LIVE AREA CALCULATIONS			
TYPE 3 (55% RESIDENTIAL)	ALLOWABLE	ACTUAL	
TOTAL SQUARE FEET	1091	1080	100%
NON-RESID 45%	491	493	45.6%
LEVEL 1	491	493	
RESIDENTIAL 55%	600	587	54.4%
KITCHEN	75	75	
LEVEL 2	530	512	

*PER OAKLAND MUNICIPAL CODE 17.65.150 STAIR AREA EXCLUDED FROM WORK LIVE AREA CALCULATIONS

SECTION 1



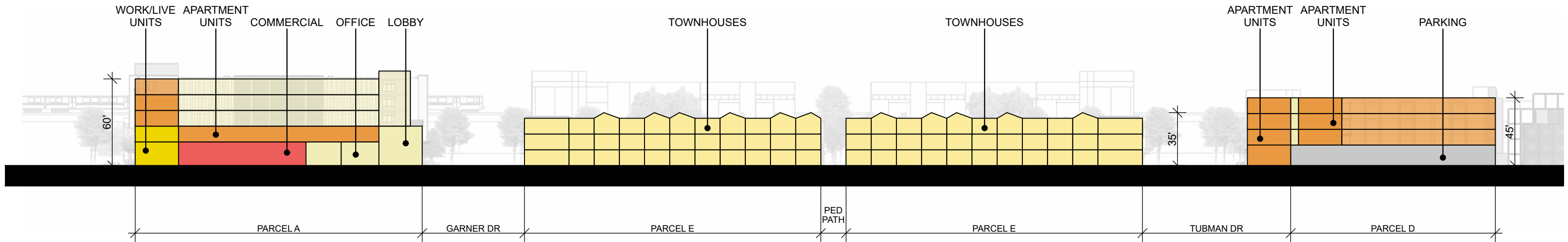
SECTION 2



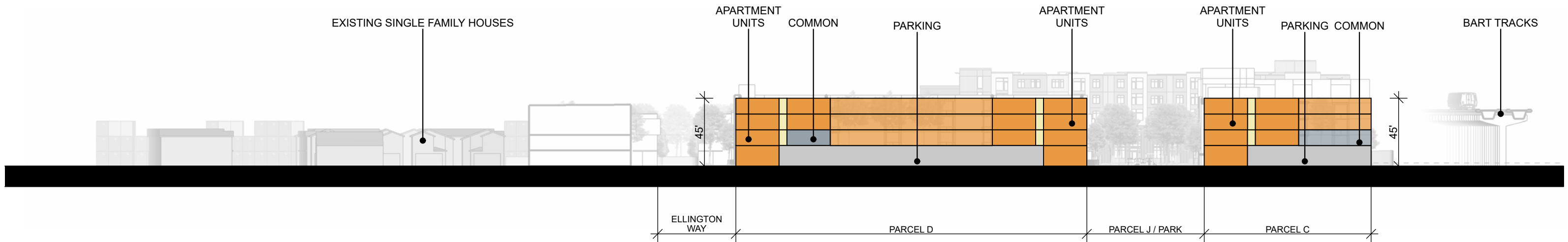
98TH AVENUE | SITE SECTIONS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SECTION 3



SECTION 4



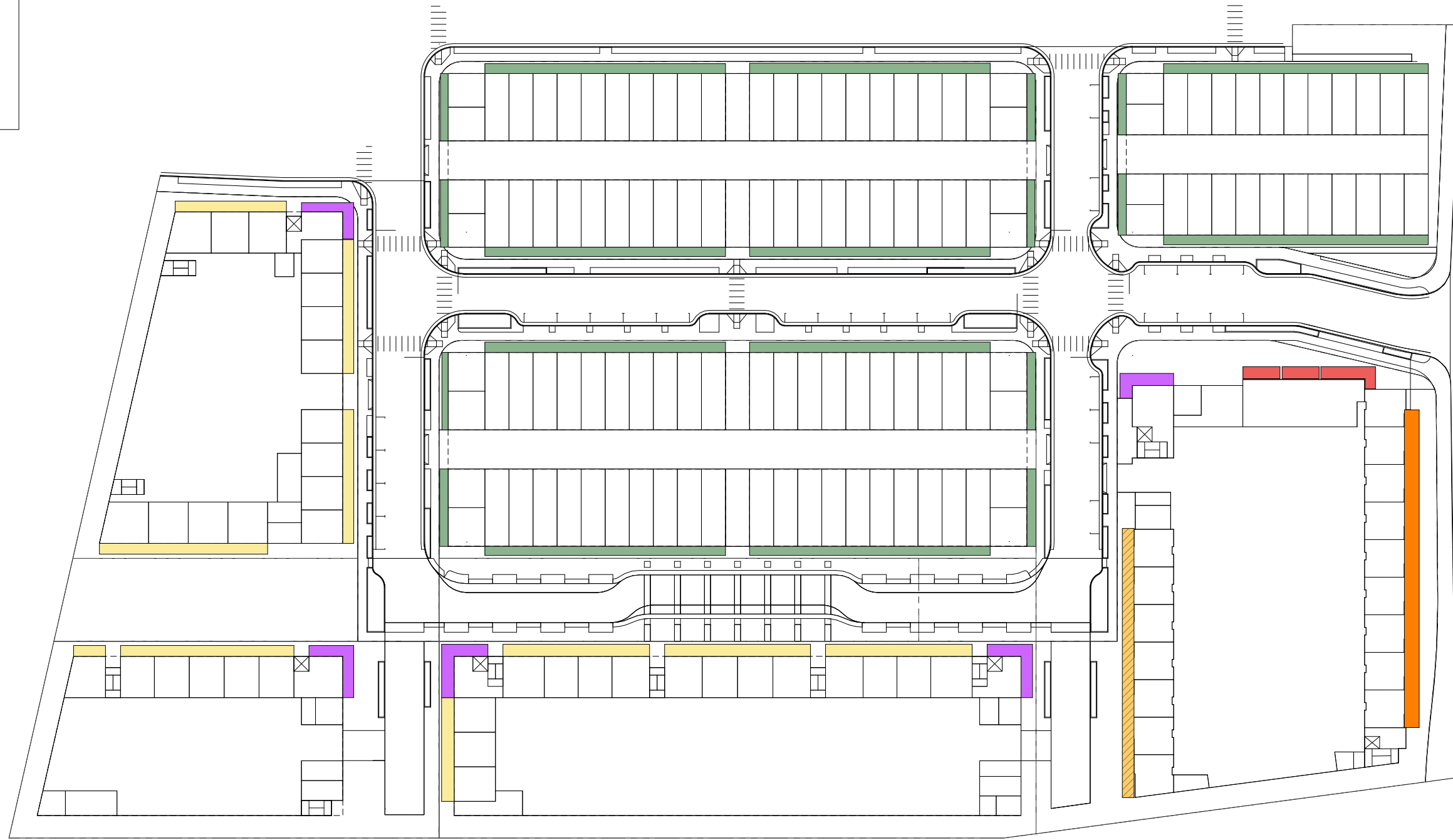
98TH AVENUE | SITE SECTIONS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
WILLIAMS
POLLACK LLP
 Landscape Architecture + Design

LEGEND

- Work/Live
- Retail Signage
- Lobby Entries
- Live/Work
- Apartments
- Townhouses



98TH AVENUE | SIGNAGE PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



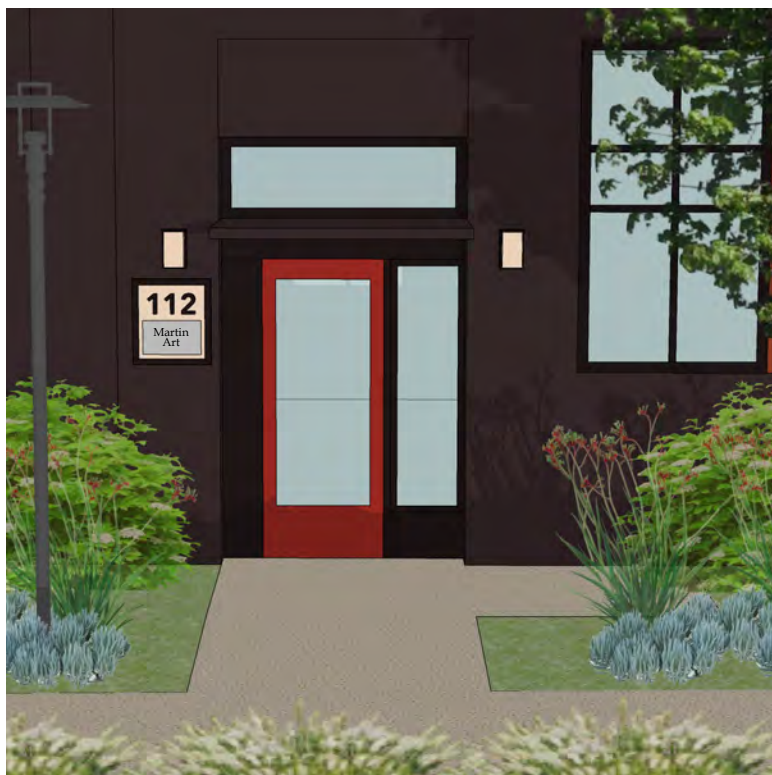
1) WORK/LIVE AWNING SIGNAGE AND NUMBERS



2) RETAIL SIGNAGE - HORIZONTAL DISPLAY AND NUMBERS



3) LOBBY SIGNAGE - LIGHTED NUMBERS & NAME



4) LIVE/WORK SIGNAGE AND NUMBERS



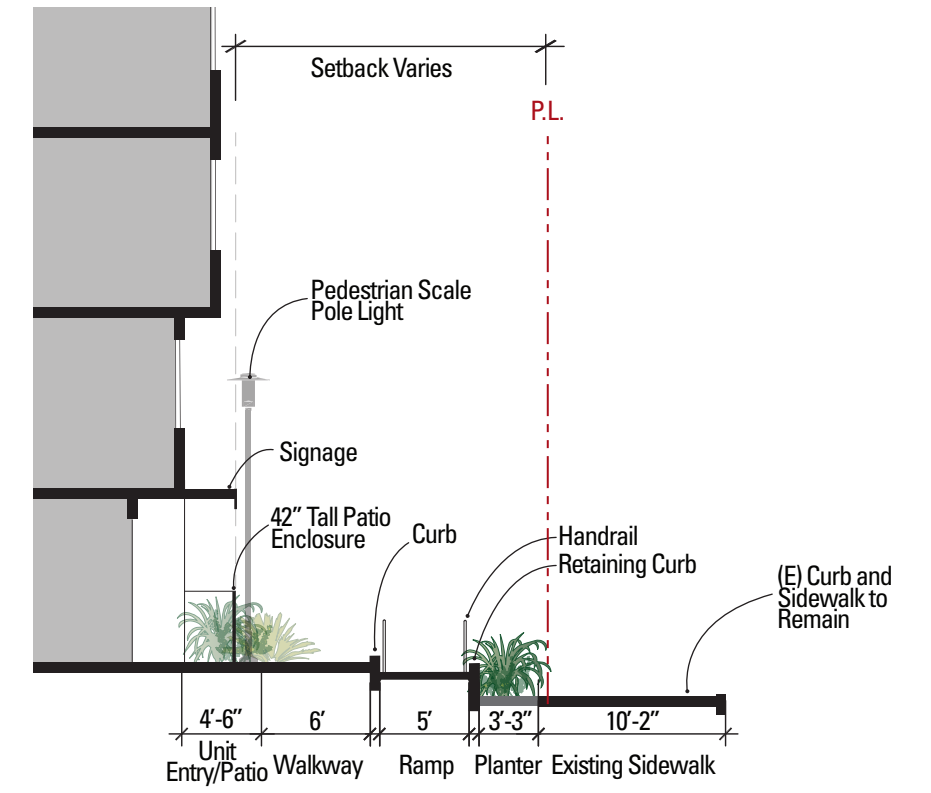
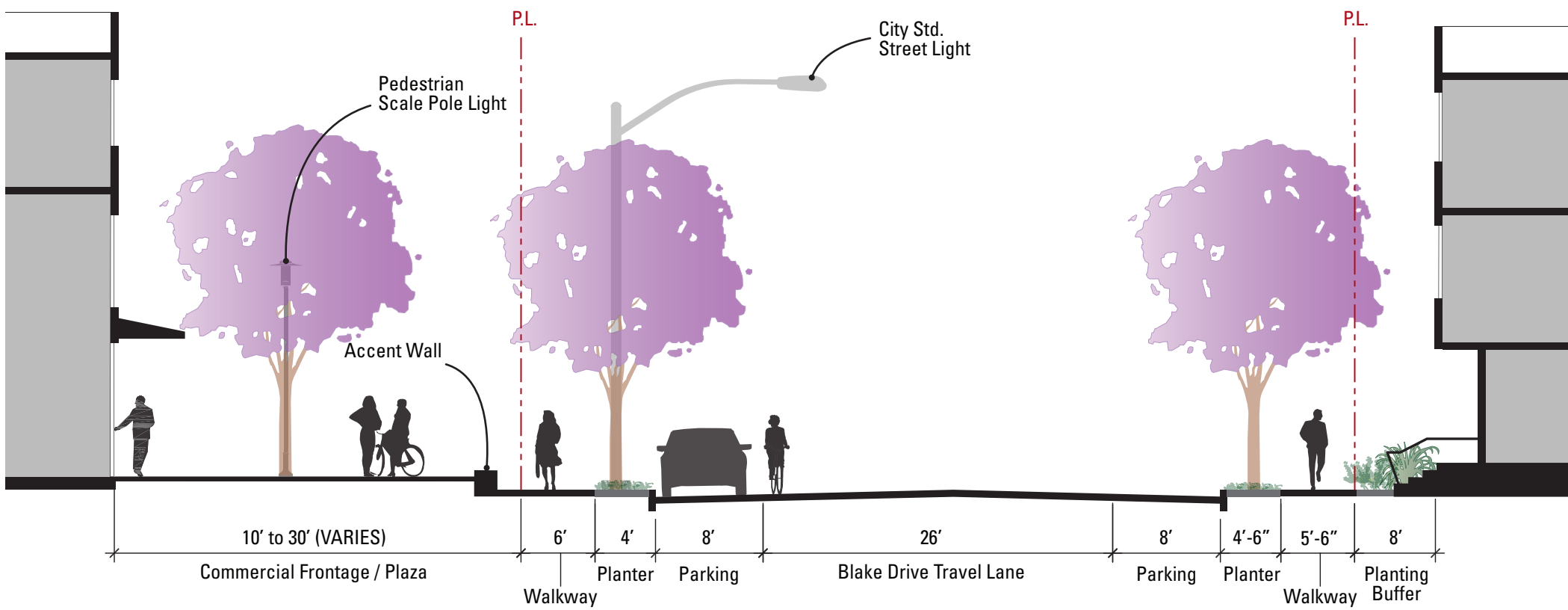
5) LOWER LEVEL APARTMENT NUMBERS



6) TOWNHOUSE ENTRY NUMBERS

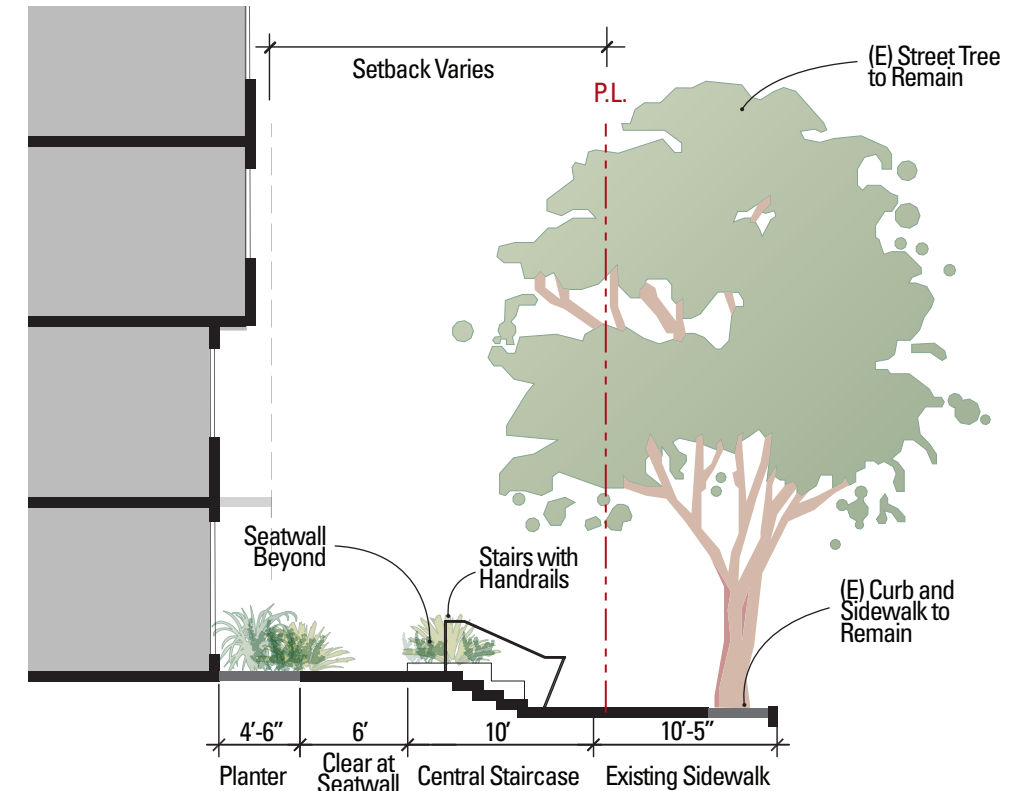
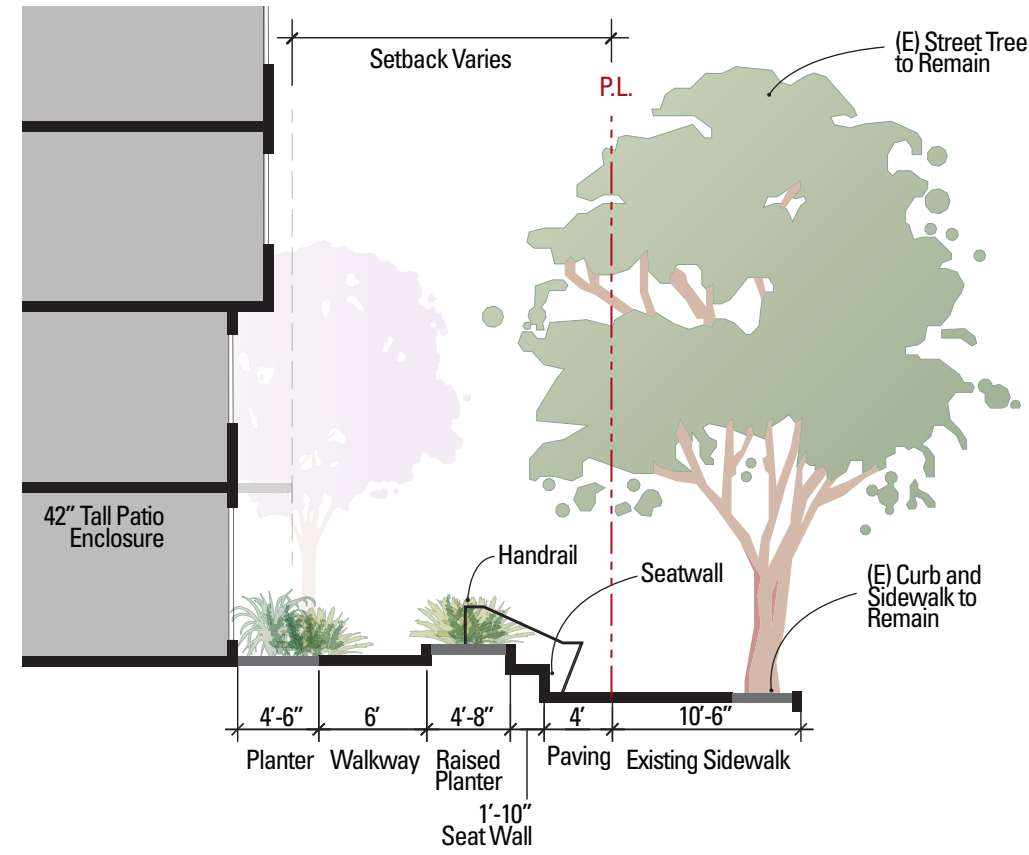
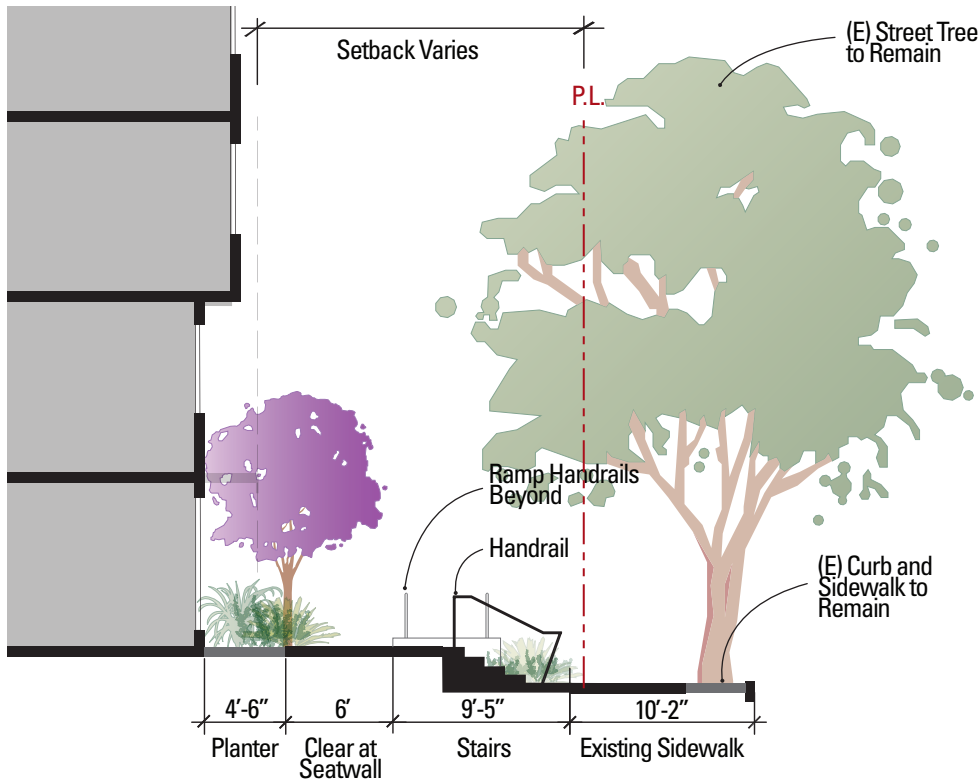
98TH AVENUE | SIGNAGE VIEWS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



SECTION A-A. BLAKE DRIVE AT PLAZA

SECTION BI-BI. 98TH AVENUE FRONTAGE



SECTION B2-B2. 98TH AVENUE FRONTAGE

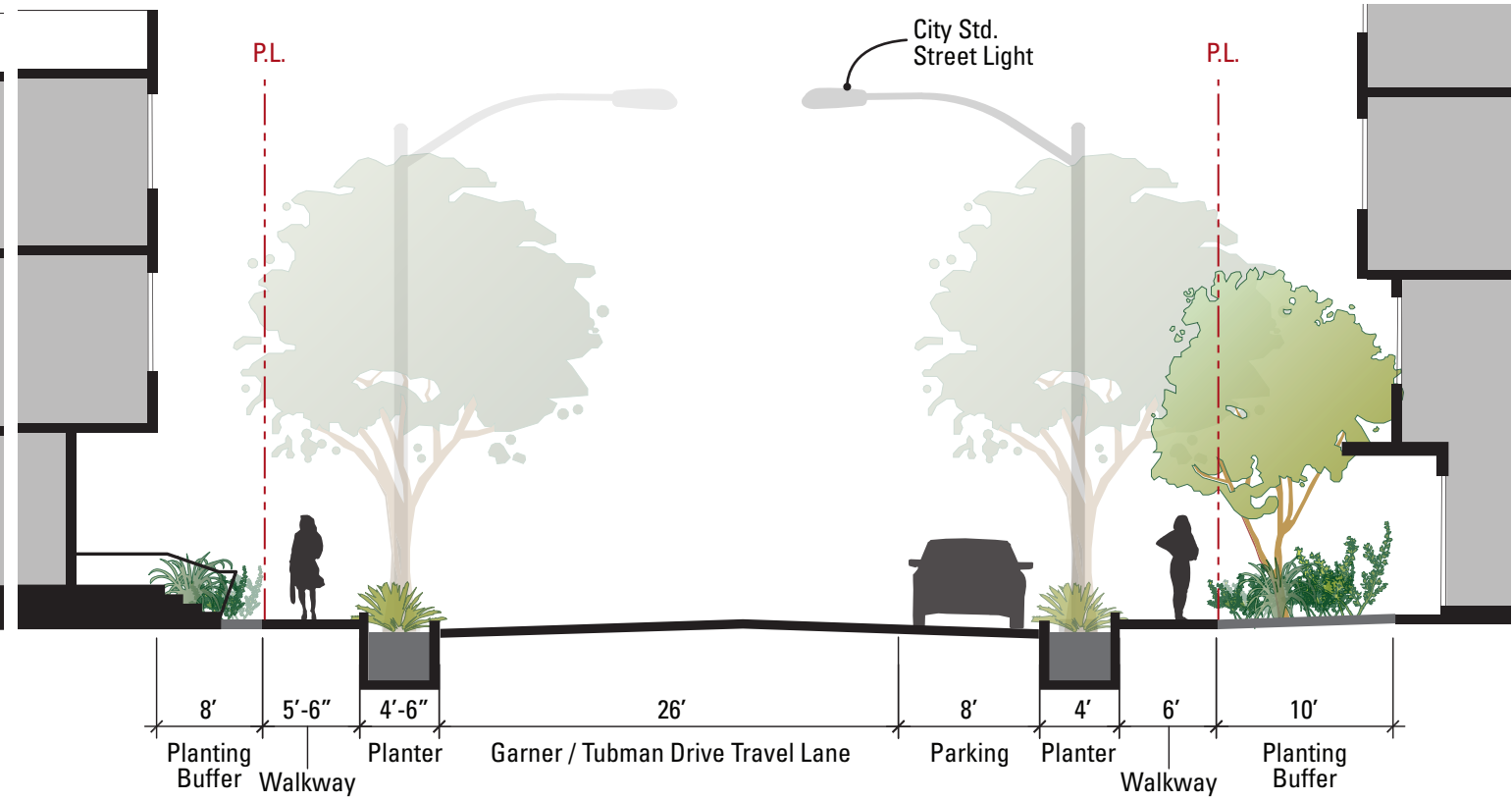
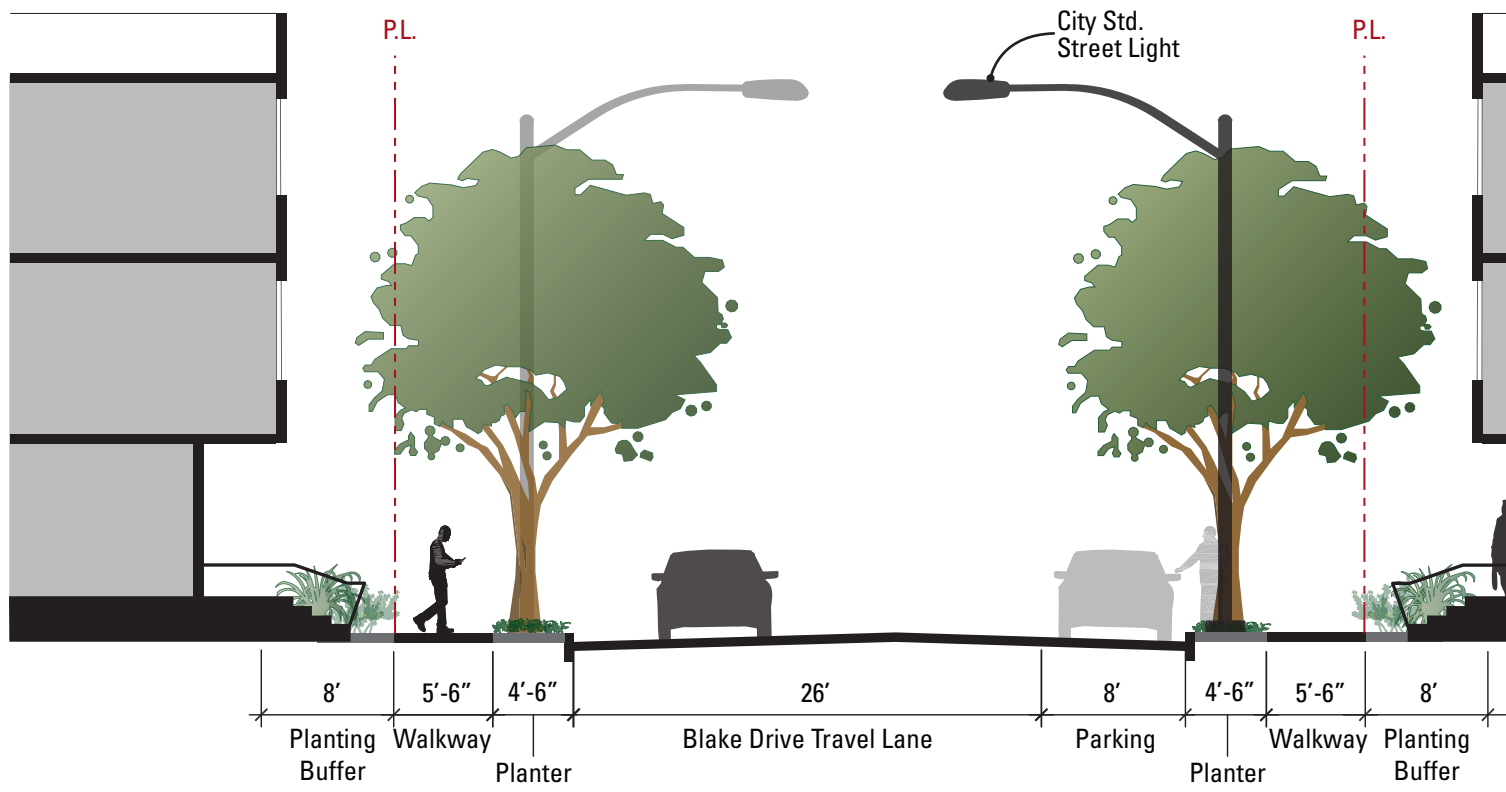
SECTION CI-CI. 98TH AVENUE FRONTAGE

SECTION C2-C2. 98TH AVENUE FRONTAGE

SCALE 3/32" = 1'-0"

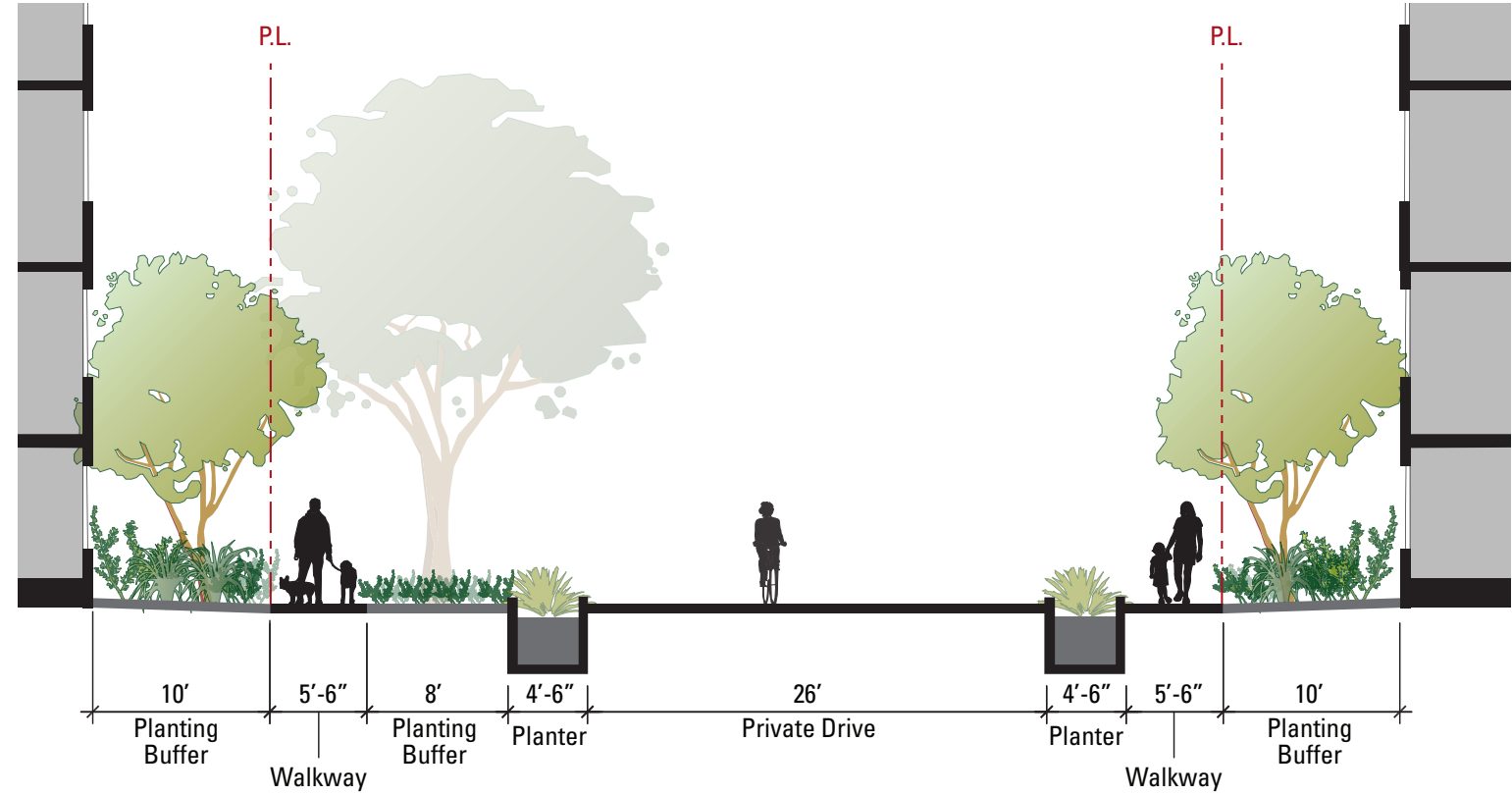
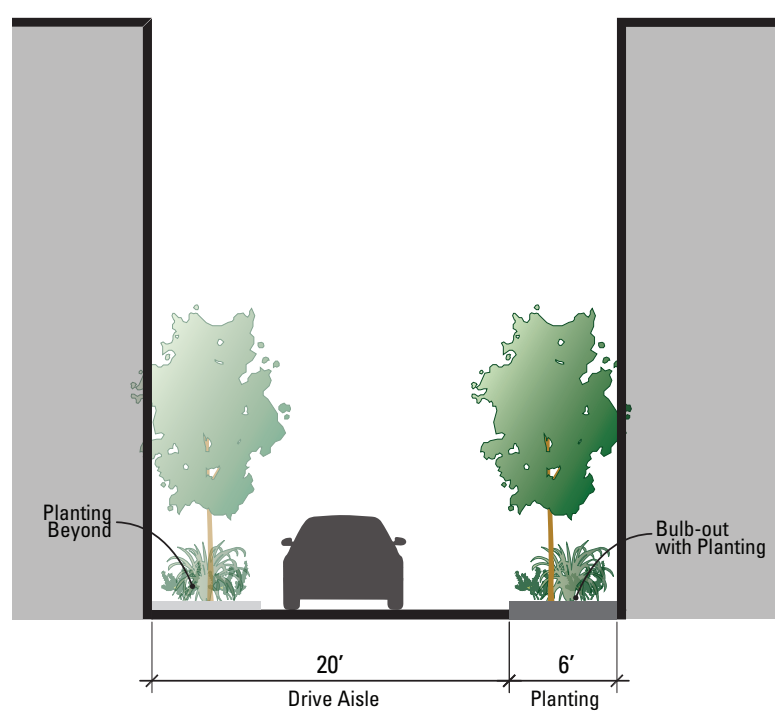
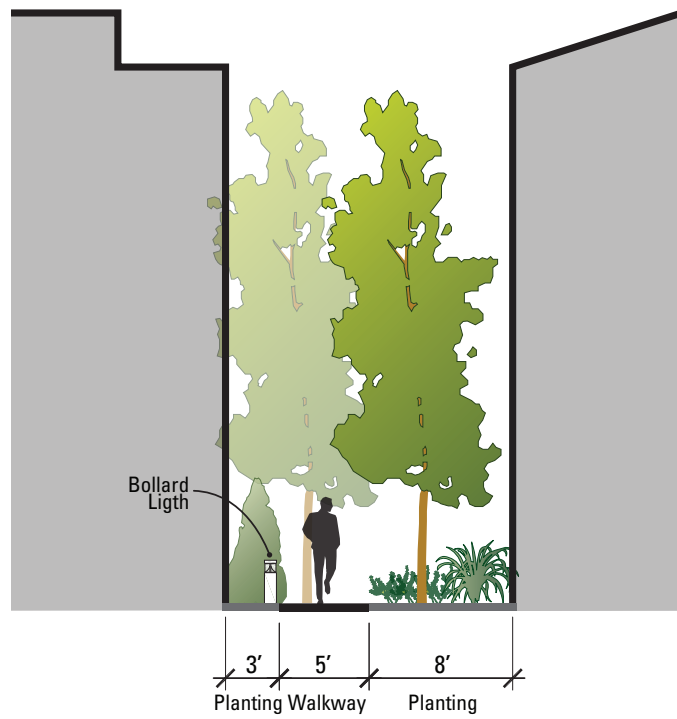
98TH AVENUE | STREET SECTIONS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



SECTION D-D. TYPICAL BLAKE DRIVE

SECTION F-F. TYPICAL GARNER DRIVE & TUBMAN DRIVE



SECTION E-E. TYPICAL PASEO

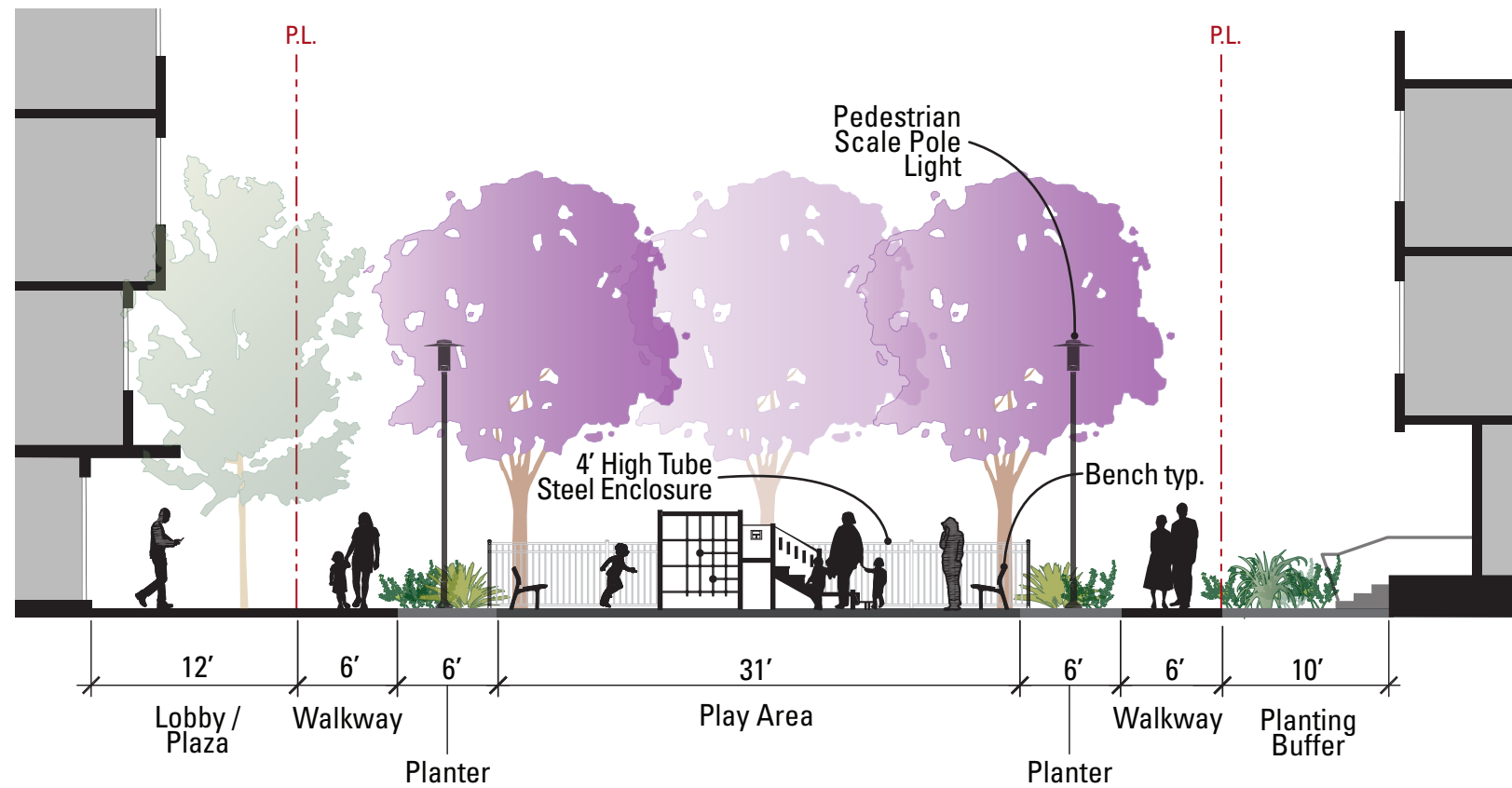
SECTION G-G. TYPICAL TOWNHOUSE ALLEY

SECTION H-H. TYPICAL PRIVATE DRIVE

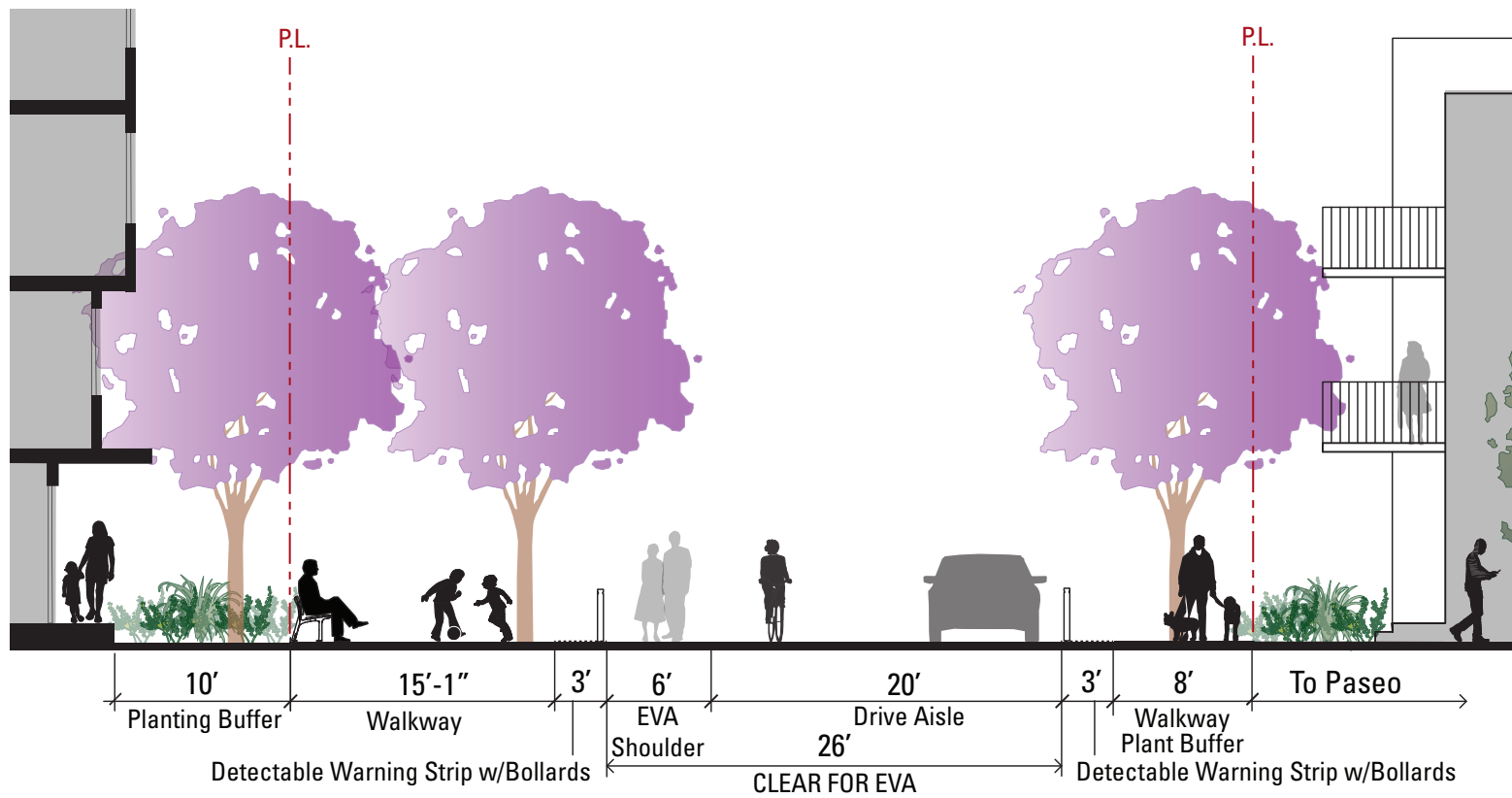
SCALE 3/32" = 1'-0"

98TH AVENUE | STREET SECTIONS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

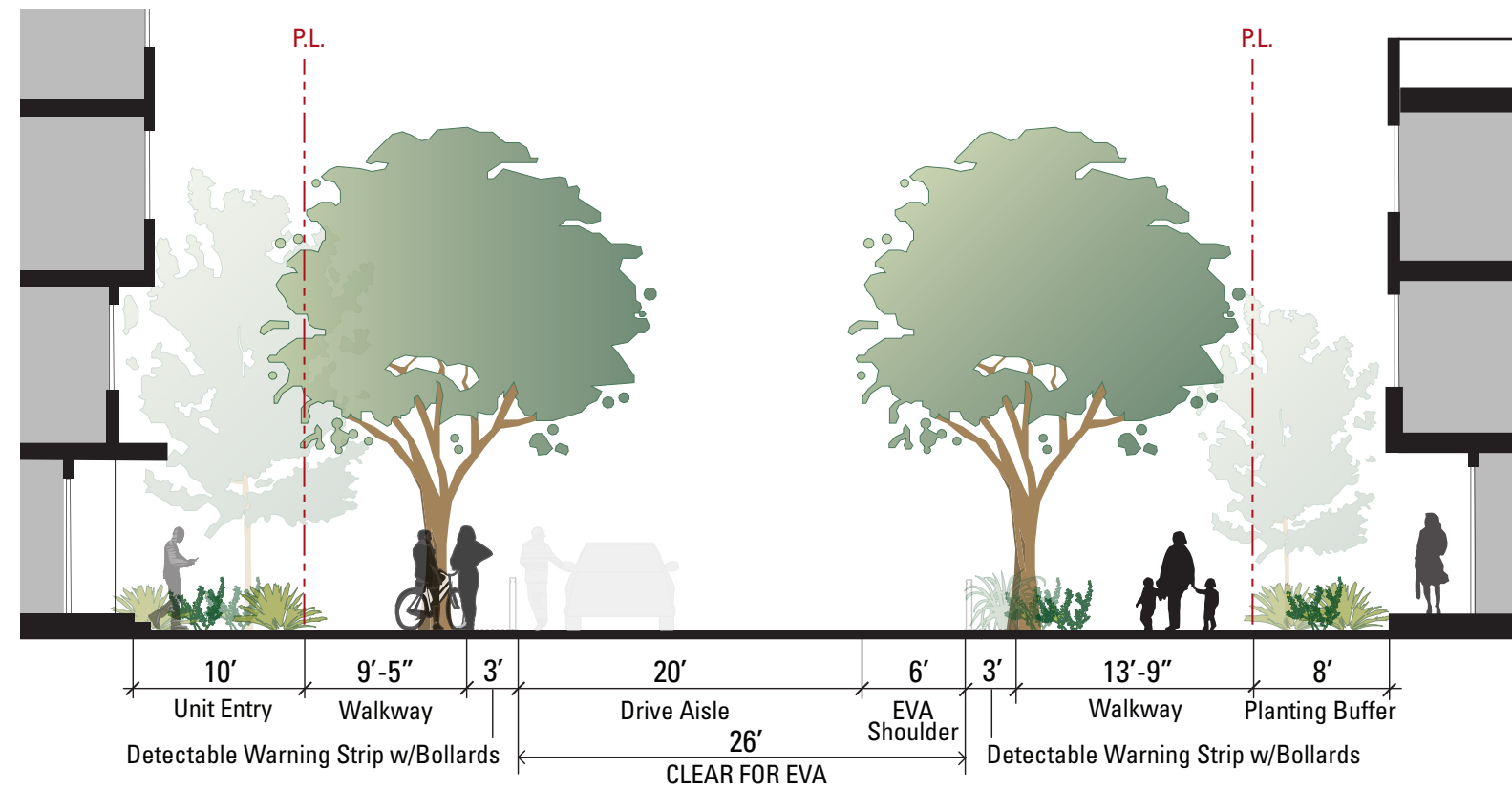


SECTION J-J. PARK



SECTION K-K. WOONERF

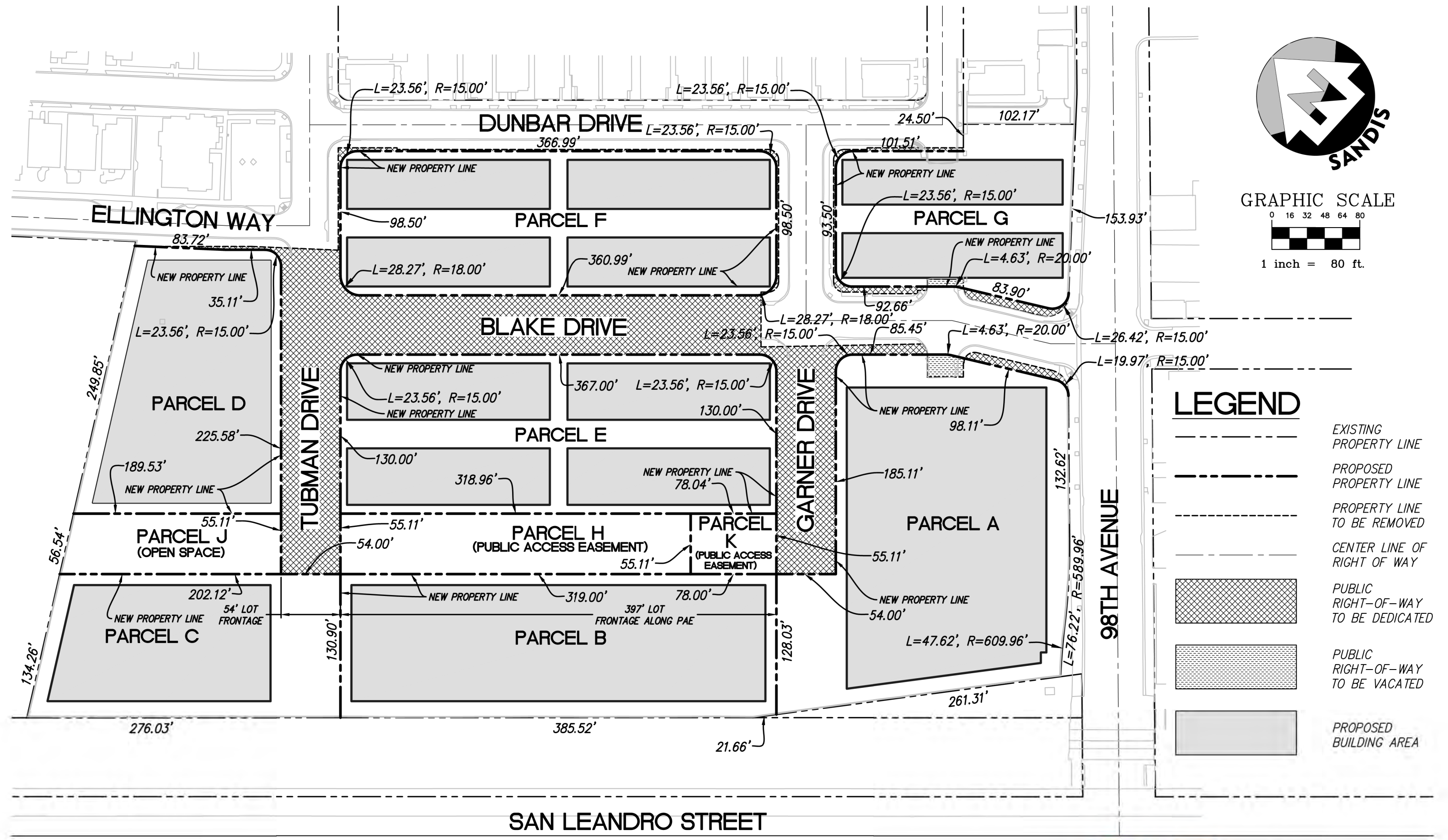
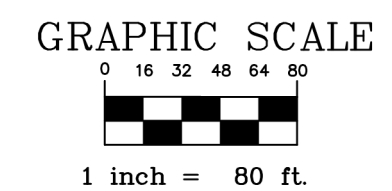
SCALE 3/32" = 1'-0"



SECTION L-L. WOONERF

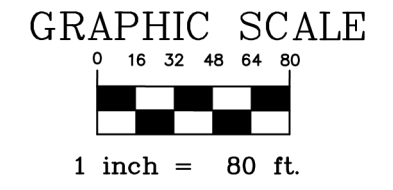
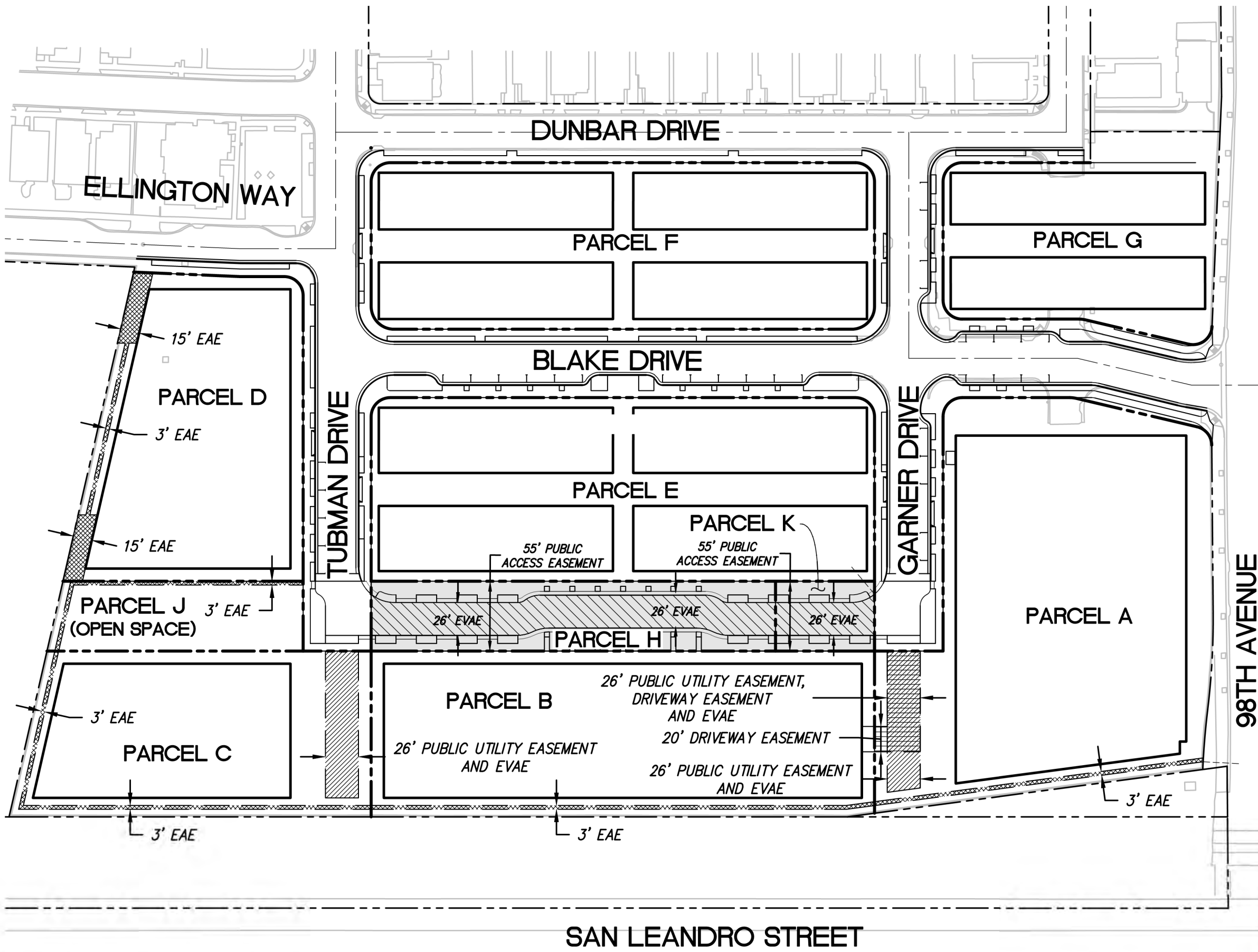
98TH AVENUE | PARK / WOONERF SECTIONS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPERTY LINE TO BE REMOVED
	CENTER LINE OF RIGHT OF WAY
	PUBLIC RIGHT-OF-WAY TO BE DEDICATED
	PUBLIC RIGHT-OF-WAY TO BE VACATED
	PROPOSED BUILDING AREA



LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- CENTER LINE OF RIGHT OF WAY
- UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- DRIVEWAY EASEMENT
- EMERGENCY ACCESS EASEMENT

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



GRAPHIC SCALE

0 16 32 48 64 80



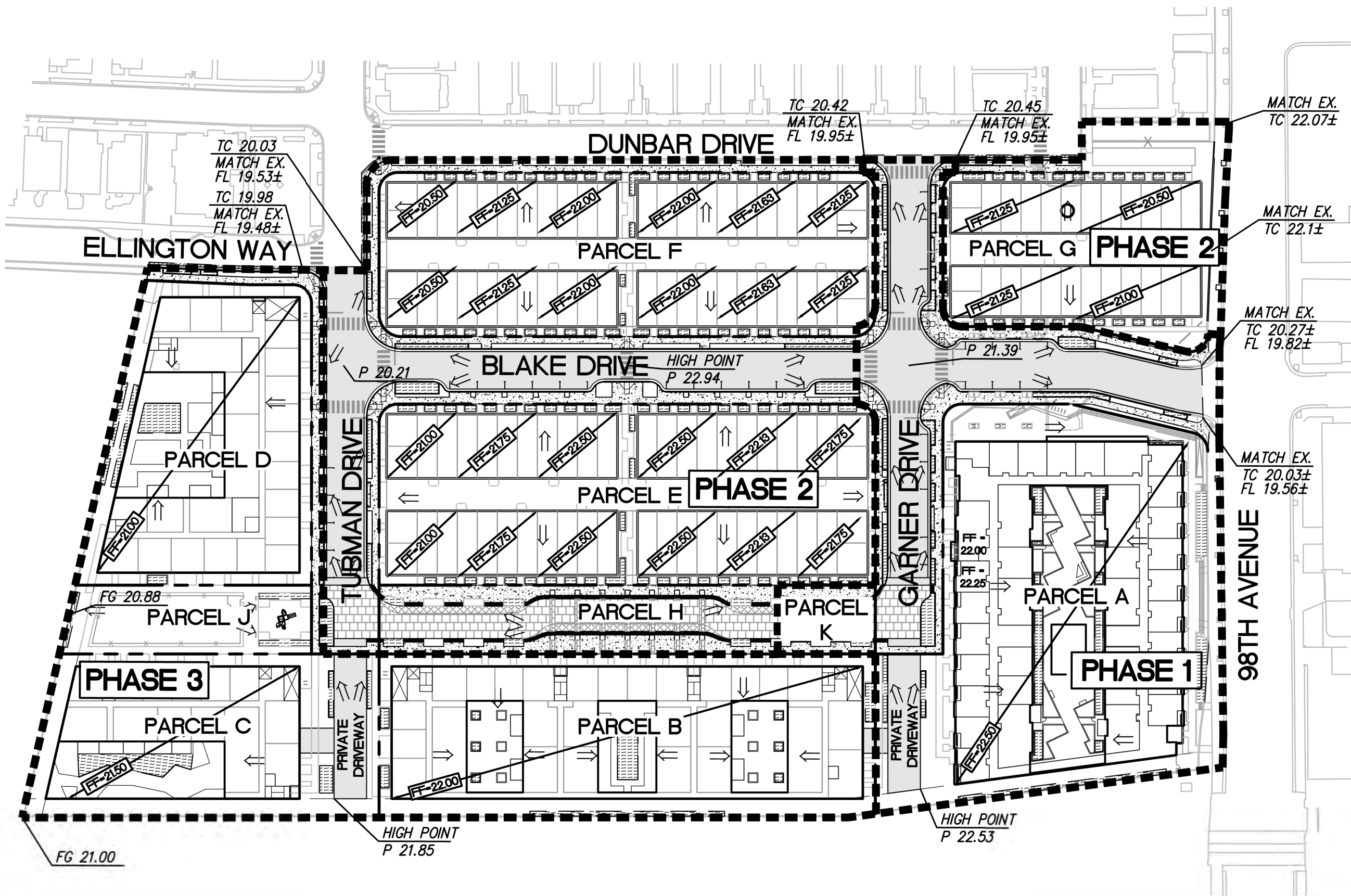
1 inch = 80 ft.

LEGEND

- PHASING LINES
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- BIO-RETENTION AREA
- STAMPED ASPHALT
- CONCRETE PAVERS
- DIRECTION OF SURFACE FLOW

PHASING NOTE:

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



98TH AVENUE | PRELIMINARY GRADING PLAN

OAKLAND, CA | 05/26/20 | MADISON PARK | # 1715





LEGEND

- ① ENTRY PLAZA, SEE ENLARGEMENT PLAN
 - ② 98TH AVENUE FRONTAGE, SEE ENLARGEMENT PLAN
 - ③ WOONERF, SEE ENLARGEMENT PLAN
 - ④ PARK, SEE ENLARGEMENT PLAN
 - ⑤ TYPICAL STREETSCAPE WITH SIDEWALK, STREET TREES, PLANTING, STREET LIGHTS, AND BIORETENTION TREATMENT, TYP. SEE STREET SECTIONS
 - ⑥ PEDESTRIAN PASEO, SEE SECTIONS
 - ⑦ (E) WALL ON PROPERTY LINE TO REMAIN
 - ⑧ GOOD NEIGHBOR FENCE
 - ⑨ (E) SIDEWALK TO REMAIN AT 98TH AVE
 - ⑩ (E) 98TH AVENUE STREET TREE TO REMAIN, TYP
 - ⑪ PLANTING AREA BETWEEN BUILDING AND (E) WALL. SELECTED VEGETATION TO NOT IMPEDE FIRE ACCESS.
 - ⑫ PRIVATE DRIVE / EVAE ACCESS
 - ⑬ BUFFER PLANTING
 - ⑭ 9' TALL SOLID FENCE WITH GATE AND LOCK BOX FOR FIRE ACCESS
- SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.

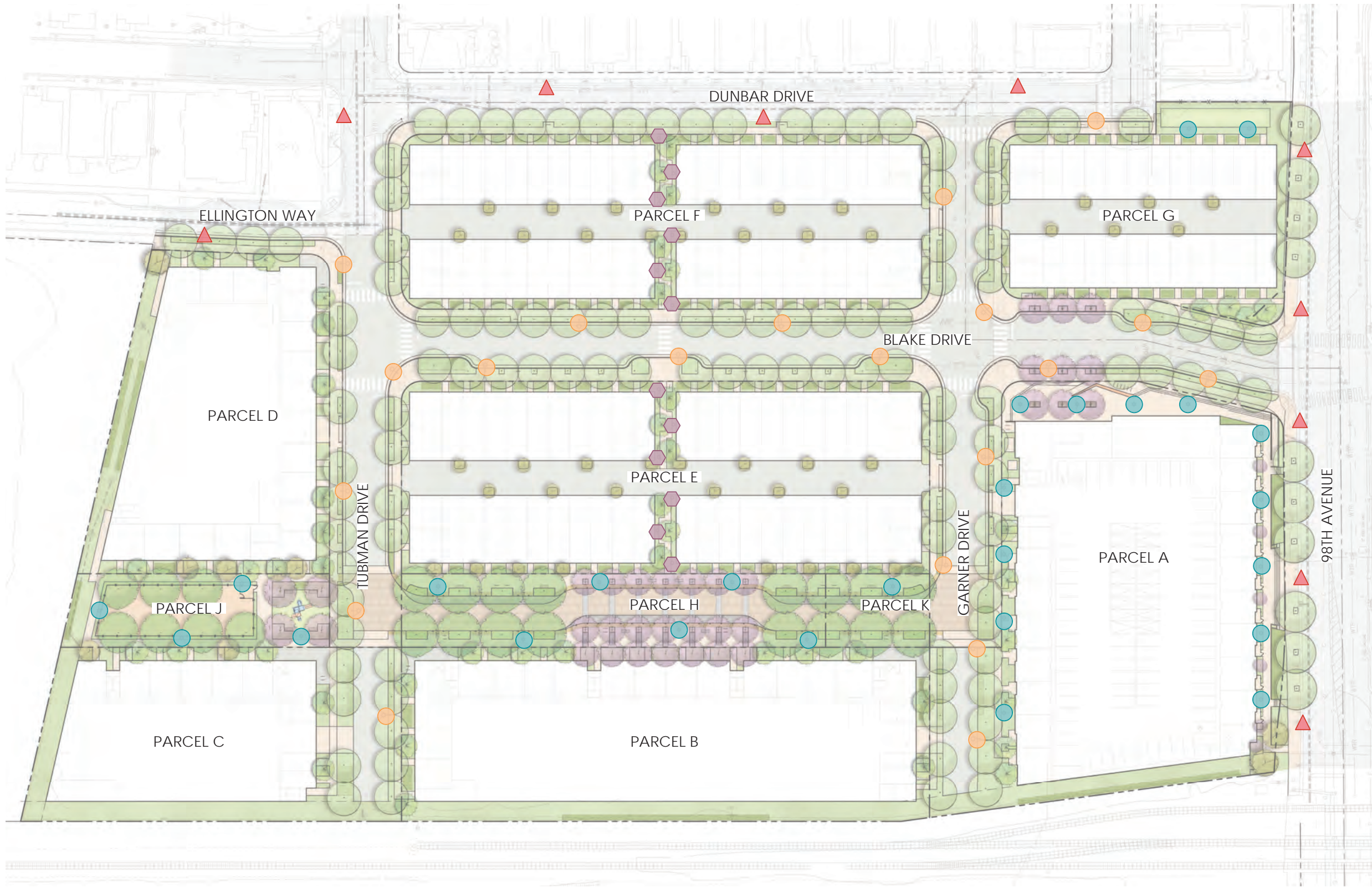
LIGHTING LEGEND

- ☆ CITY OF OAKLAND STD STREET LIGHT
 - (E) CITY OF OAKLAND STD STREET LIGHT
 - ★ PEDESTRIAN-SCALE POLE LIGHT
 - ◇ BOLLARD LIGHT
- SEE SHEET L1.2 FOR LIGHTING PLAN & IMAGERY







98TH AVENUE | LANDSCAPE PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



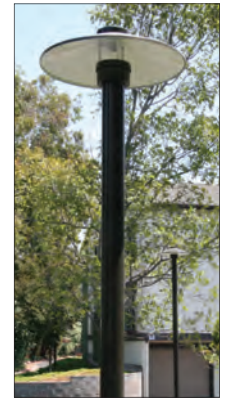
LIGHTING LEGEND

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

LIGHT FIXTURE IMAGERY



CITY STANDARD STREET LIGHT



PEDESTRIAN-SCALE POLE LIGHT

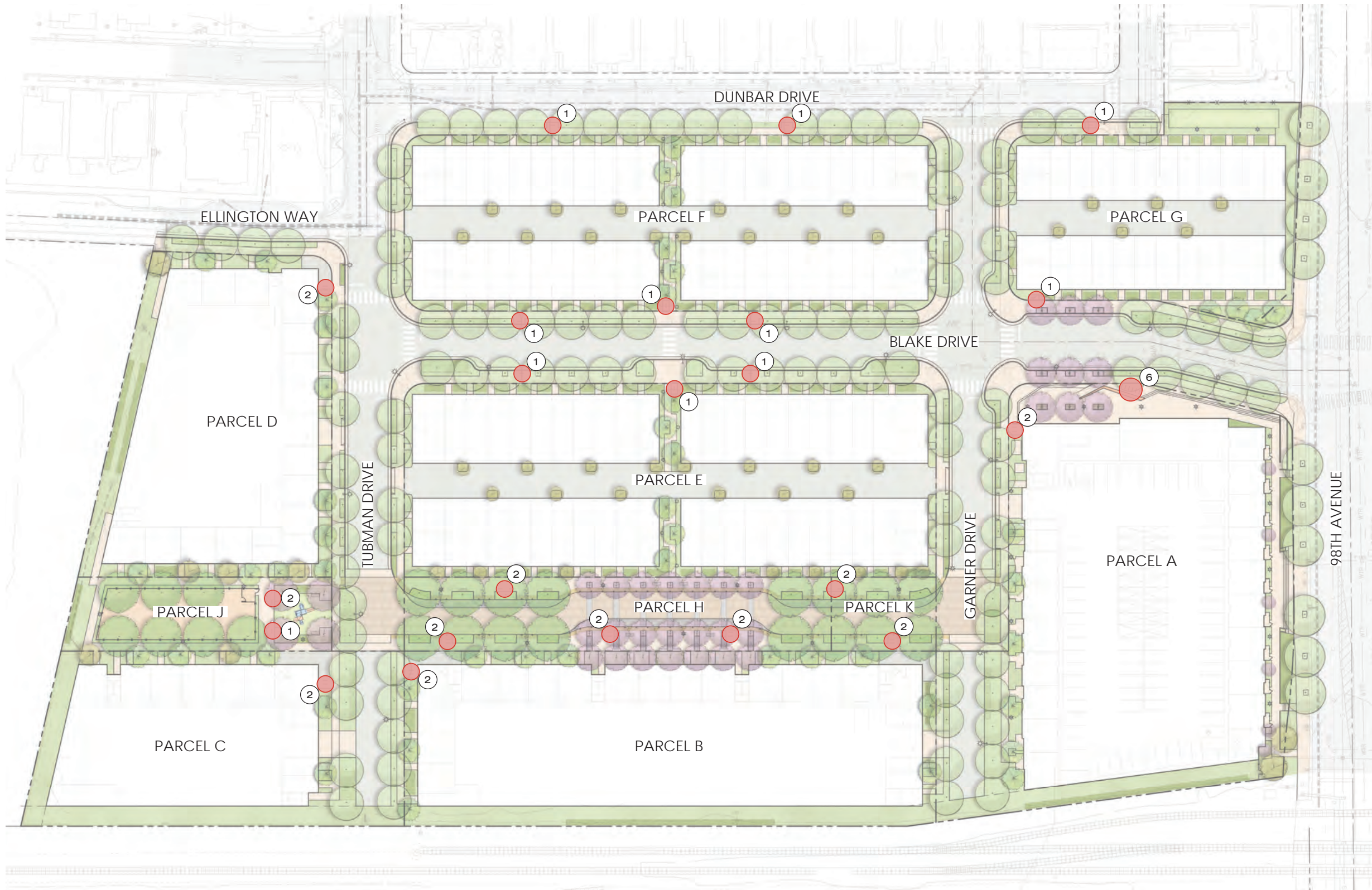


BOLLARD LIGHT



98TH AVENUE | SITE LIGHTING PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



BIKE PARKING LEGEND

- LOCATION OF BIKE RACKS
- # NUMBER OF BIKE RACKS
NOTE: EACH BIKE RACK PROVIDES PARKING FOR 2 BICYCLES.

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

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

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



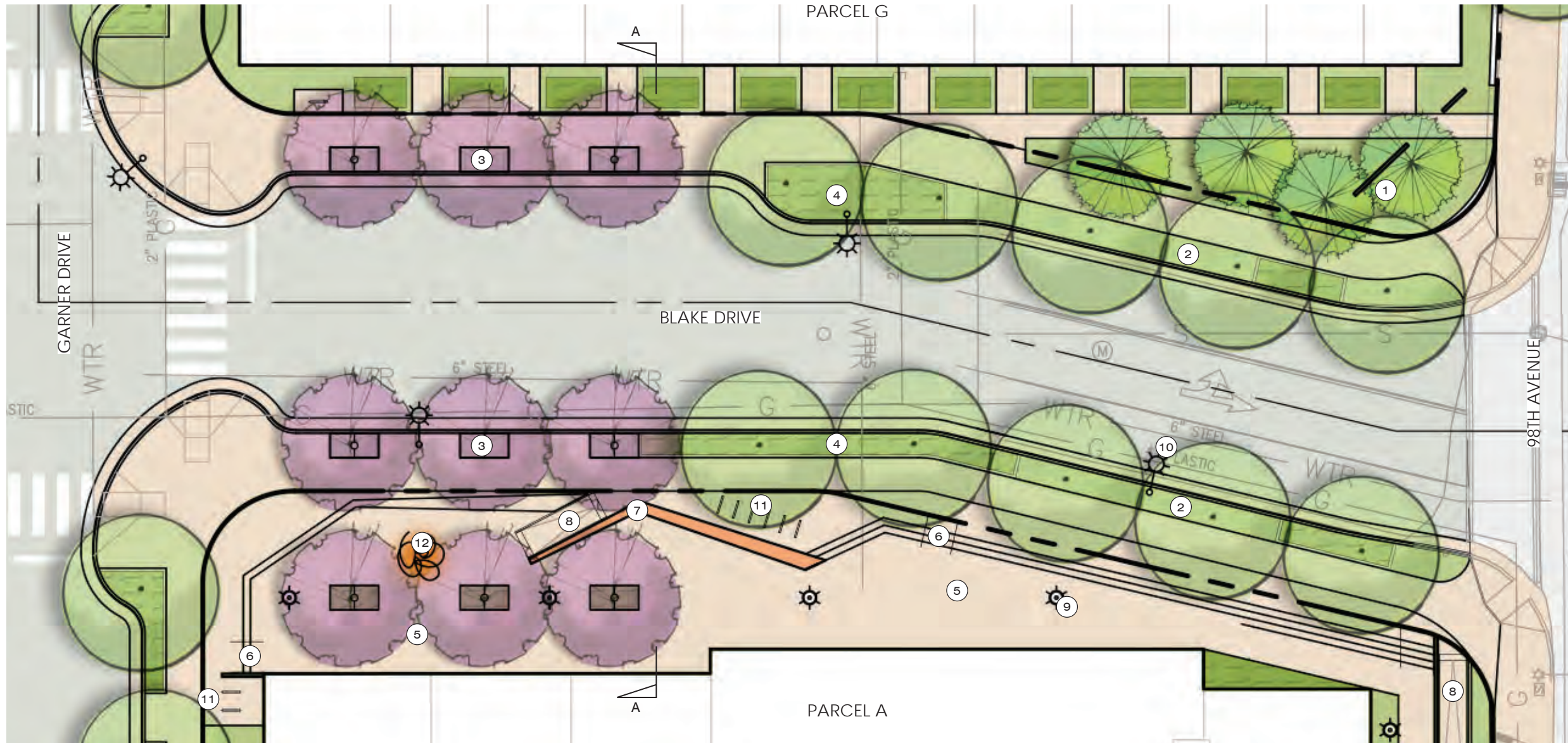
BIKE RACKS



98TH AVENUE | BICYCLE PARKING PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
WILLIAMS
POLLACK LLP
 Landscape Architecture + Design



LEGEND

- ① ACCENT ENTRY WALL
- ② STREET TREE AND CONTINUOUS PLANTER STRIP, TYP
- ③ ACCENT TREES IN TREE GRATES, TYP
- ④ BIORETENTION PLANTERS, TYP
- ⑤ FLEXIBLE PATIO AREA
- ⑥ STEPS AND HANDRAILS, TYP
- ⑦ CONCRETE ACCENT WALL
- ⑧ ACCESSIBLE RAMPS, TYP
- ⑨ PEDESTRIAN-SCALE LIGHT POLES, TYP
- ⑩ STREET LIGHT, TYP
- ⑪ BIKE RACKS, TYP.
- ⑫ INTERACTIVE FURNITURE

SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.



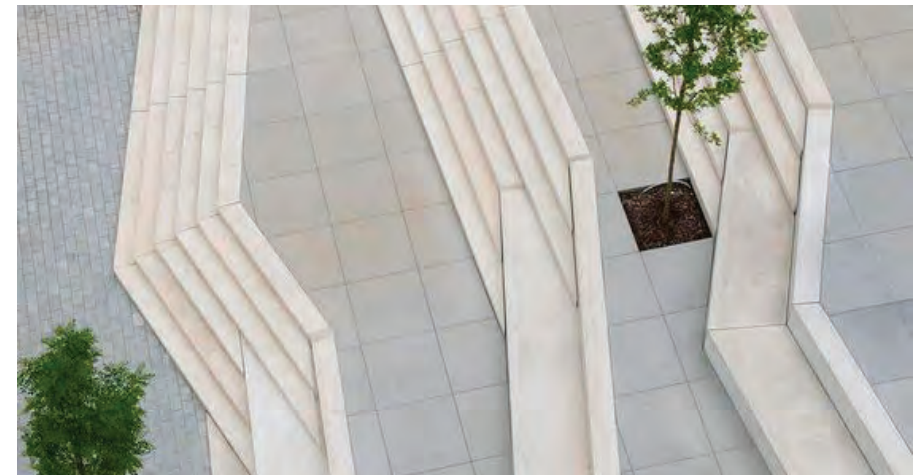
BIORETENTION PLANTING AT CURB



STEPPED PLAZA WITH ALLEE OF TREES INSPIRATION



INTERACTIVE FURNITURE



STEPPED PLAZA INSPIRATION



ACCENT WALL INSPIRATION

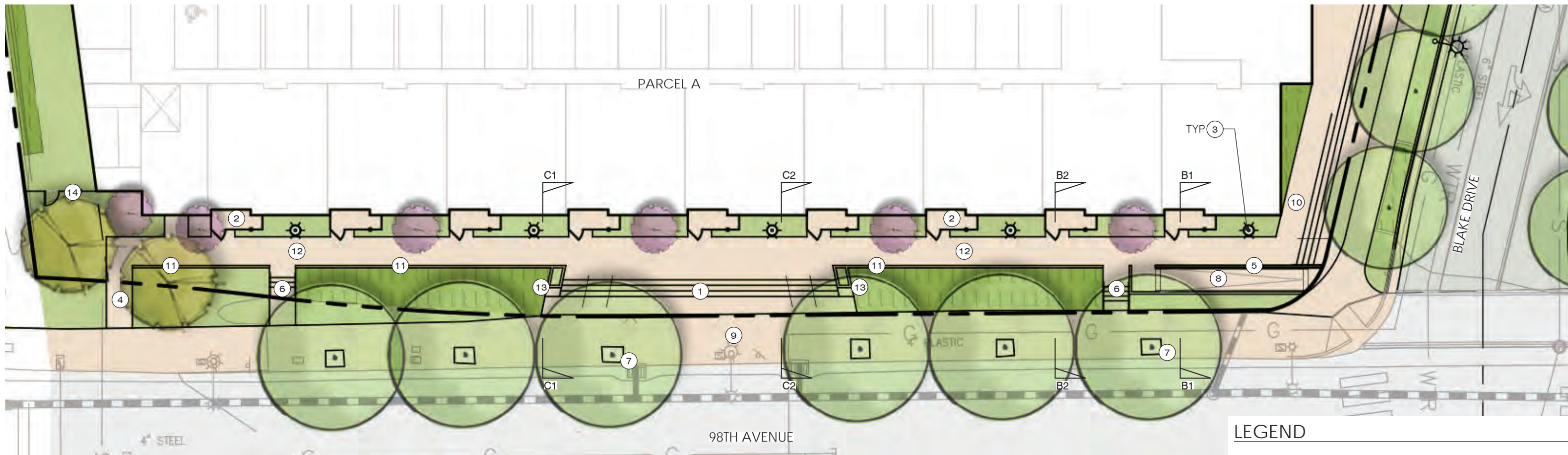


98TH AVENUE | ENTRY PLAZA ENLARGEMENT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
JETT **WILLIAMS**
 Landscape Architecture + Design **POLLACK** LLP

L2.1



LEGEND

- ① CENTRAL STAIRCASE WITH HANDRAILS
- ② ENCLOSED WORK/LIVE UNIT PATIOS, TYP
- ③ PEDESTRIAN SCALE POLE LIGHT, TYP
- ④ SLOPED WALK
- ⑤ CONCRETE ACCENT WALL
- ⑥ STAIRS WITH HANDRAILS, TYP
- ⑦ (E) 98TH AVENUE STREET TREE TO REMAIN, TYP.
- ⑧ ACCESSIBLE RAMP
- ⑨ (E) SIDEWALK TO REMAIN
- ⑩ ACCESS TO COMMERCIAL ENTRY PLAZA
- ⑪ CURB ALONG WALKWAY, TYP
- ⑫ 6'-0" WIDE ELEVATED WALKWAY
- ⑬ SEATWALL WITH RAISED PLANTER, TYP
- ⑭ 9' TALL SOLID FENCE WITH GATE AND LOCK BOX FOR FIRE ACCESS

SEE SHEET L5.2 FOR INSPIRATION IMAGERY & SHEET L5.3 FOR CONCEPTUAL RENDERINGS OF THE FRONTAGE. SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.

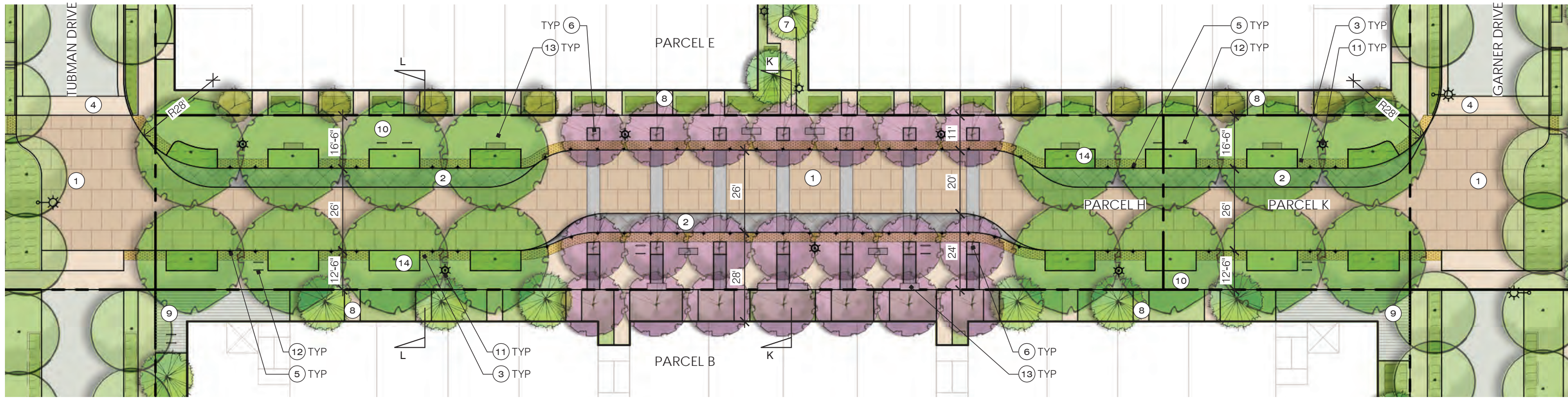


98TH AVENUE | 98TH AVENUE FRONTAGE ENLARGEMENT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



L2.2



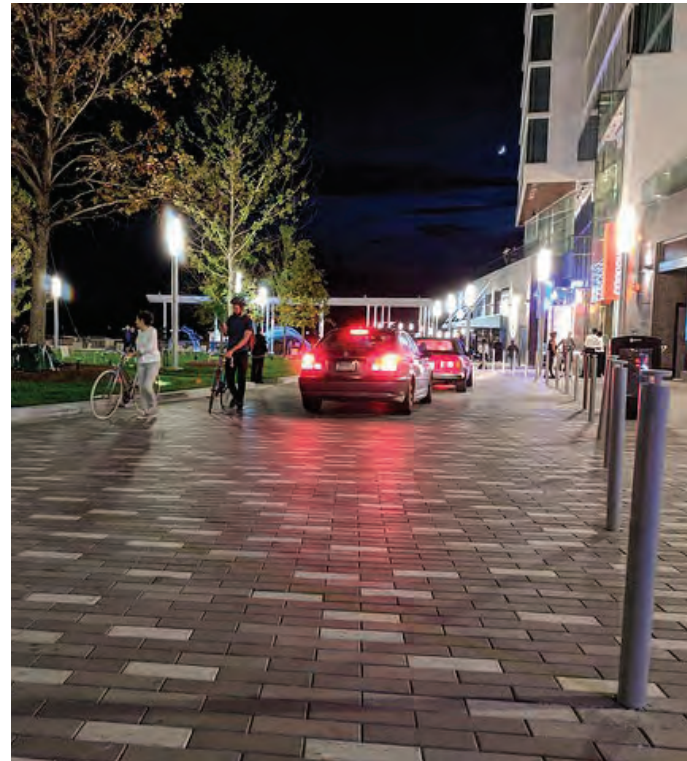
LEGEND

- ① STAMPED ASPHALT PAVING AT DRIVE AISLE, TYP
- ② CONCRETE PAVERS AT EVA ZONE, TYP
- ③ DETECTABLE WARNING TILES, TYP
- ④ SPEED TABLE AT WOONERF ENTRY, TYP OF 2
- ⑤ BOLLARDS, TYP
- ⑥ ACCENT TREES IN TREE GRATES, TYP
- ⑦ PASEO WITH BOLLARD LIGHTS
- ⑧ UNIT ENTRIES, TYP
- ⑨ LOBBY PLAZA WITH ACCENT PAVING, TYP
- ⑩ CONCRETE WALKWAY, TYP
- ⑪ PEDESTRIAN-SCALE LIGHT POLES, TYP
- ⑫ BIKE RACKS, TYP.
- ⑬ BENCH, TYP
- ⑭ LARGE SHADE TREES WITH BUFFER PLANTING, TYP

SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY AND SHEET L5.4 FOR WOONERF INSPIRATION IMAGERY.



WOONERF WITH ENHANCED PAVING AND BUFFER PLANTING



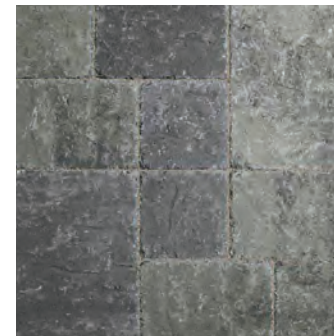
WOONERF WITH ENHANCED PAVING AND BOLLARDS



TREE-LINED WOONERF



STAMPED ASPHALT PAVING



CONCRETE PAVERS



DETECTABLE WARNING TILES



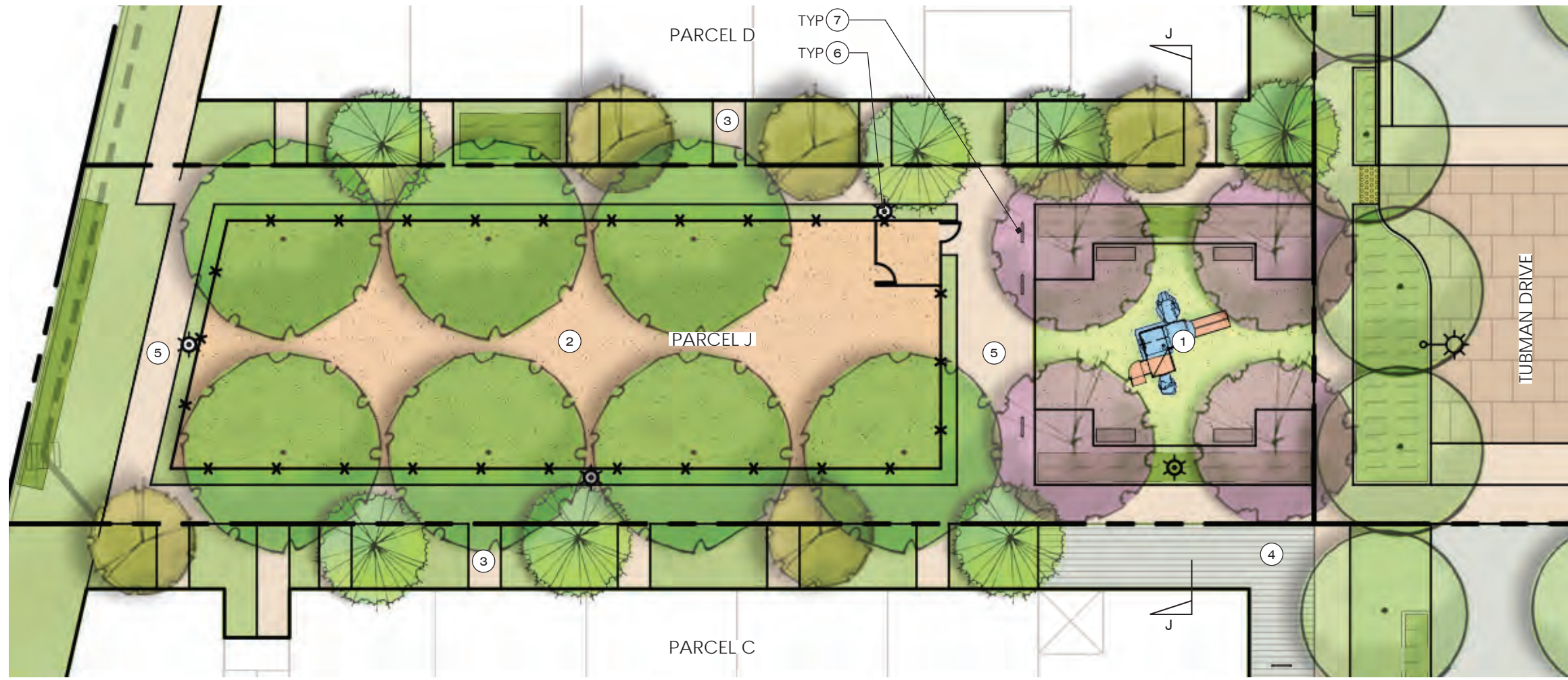
98TH AVENUE | WOONERF ENLARGEMENT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

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



L2.3



LEGEND

- ① PLAY AREA WITH BENCH SEATING. OPPORTUNITY FOR ARTISTIC PLAY STRUCTURE AND/OR INCORPORATION OF ART ELEMENTS.
 - ② ENCLOSED DOG RUN
 - ③ UNIT ENTRIES, TYP
 - ④ LOBBY PLAZA WITH ACCENT PAVING
 - ⑤ CONCRETE WALKWAY
 - ⑥ PEDESTRIAN-SCALE LIGHT POLES, TYP
 - ⑦ BIKE RACKS, TYP.
- SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.



ENCLOSED DOG RUN



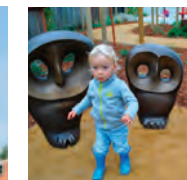
CONCEPTUAL VIEW FROM TUBMAN DRIVE



PLAY AREA INSPIRATION



Spinnradl by WowHaus



Garden Guardians by WowHaus



Mosaic Sphere by True Mosaic Studio



Animaze by Peter Veres



Tiled Fish Play Sculpture by Indar Mosaics



98TH AVENUE | PARK ENLARGEMENT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
WILLIAMS
POLLACK LLP

JETT
 Landscape Architecture + Design

L2.5

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
STREET TREES			
ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	24" BOX	M
LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	L
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
QUERCUS PALUSTRIS	PIN OAK	24" BOX	M
TREES			
ACER PALMATUM	JAPANESE MAPLE	24" BOX	M
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L
GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	M
LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	L
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	M
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	VL
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	24" BOX	M
LARGE SHRUBS			
CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	L
LOROPETALUM C. 'CAROLINA MOONLIGHT'	CHINESE FRINGE FLOWER	5 GAL	L
PITOSPORUM TENUIFOLIUM	KOHUHU	5 GAL	M
PODOCARPUS M. MAKI	SHRUBBY YEW PINE	5 GAL	M
WESTRINGIA 'BLUE GEM'	BLUE GEM WESTRINGIA	5 GAL	L
MEDIUM AND SMALL SHRUBS			
ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	L
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
ANIGOZANTHOS 'BUSH GOLD'	DWARF KANGAROO PAW	1 GAL	L
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	L
ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	L
CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	L
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L
ECHEVERIA IMBRICATA	BLUE ROSE ECHEVERIA	1 GAL	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	M
HESPERALOE PARVIFOLIA 'BRAKELIGHT'	BRAKELIGHT YUCCA	1 GAL	L
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	L
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L
LOROPETALUM 'SUZANNE'	SUZANNE FRINGE FLOWER	5 GAL	L
MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL	L
PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL	L
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L
PITOSPORUM TOBIRA	CRÈME DE MINT MOCK ORANGE	1 GAL	L
SALVIA 'HEATWAVE BLAST'	HEATWAVE BLAST SAGE	1 GAL	L
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	L
SARCOCOCCA RUSCIFOLIA	SWEETBOX	5 GAL	L
GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	L
ARCTOSTAPHYLOS E. 'EMERALD CARPET'	MANZANITA	1 GAL	L
CEANOETHUS GRISEUS 'DIAMOND HEIGHTS'	CALIFORNIA LILAC	1 GAL	L
ERIGERON GLAUCUS	FLEABANE	1 GAL	L
MYOPORUM PARVIFOLIA	MYOPORUM	1 GAL	L
SENECIO MANDRALISCAE	KLEINIA	1 GAL	L
VINES			
HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M
STORMWATER			
ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	L
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L
MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GAL	L
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	1 GAL	L
SALVIA SONOMENSIS	CREeping SAGE	1 GAL	L

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

PLANT IMAGERY



IRRIGATION DESIGN INTENT

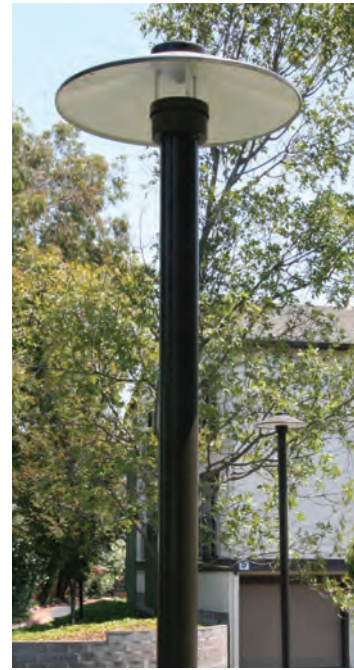
1. THESE PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), THE CITY OF OAKLAND, AND ALAMEDA COUNTY WATER DISTRICT
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.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

PLANTING DESIGN INTENT

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



CITY STANDARD STREET LIGHT



PEDESTRIAN-SCALE POLE LIGHT



BOLLARD LIGHT



SEAT WALL



GOOD NEIGHBOR FENCE



TREE GRATE



RECEPTACLES



BIKE RACKS



BENCH

98TH AVENUE | CONCEPTUAL SITE FURNISHINGS AND MATERIALS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



98TH AVENUE | INSPIRATION - WORK/LIVE UNITS FACING 98TH AVENUE

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

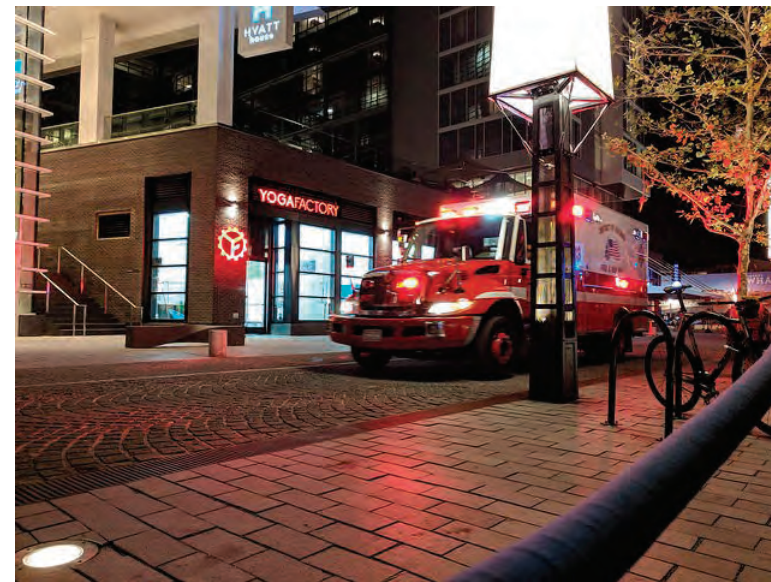
 **SANDIS** **VAN METER**
WILLIAMS
 **POLLACK** LLP
Landscape Architecture + Design

L5.2



98TH AVENUE | CONCEPTUAL RENDERINGS - WORK/LIVE UNITS FACING 98TH AVENUE

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



98TH AVENUE | INSPIRATION - WOONERF/SHARED STREET
OAKLAND, CA | 8/28/2020 AMSDISBARBARA | #9715

LEGEND

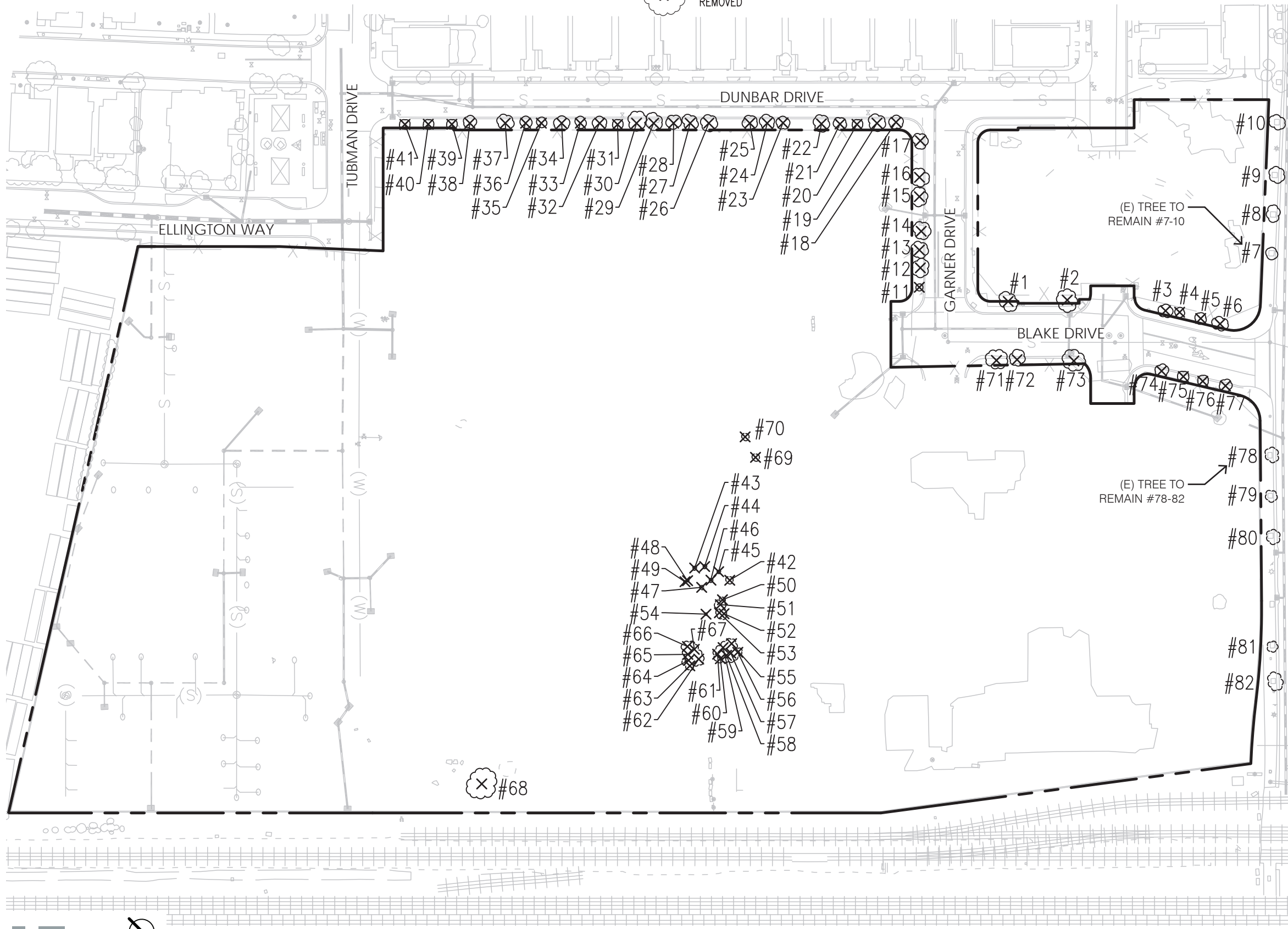


NOTES

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

EXISTING TREE LIST

#	TYPE	DBH	STATUS	TO BE REMOVED
1	PYRUS	8"	HEALTHY	YES
2	PYRUS	8"	HEALTHY	YES
3	PYRUS	5"	HEALTHY	YES
4	PYRUS	3"	HEALTHY	YES
5	PYRUS	4"	HEALTHY	YES
6	PYRUS	5"	HEALTHY	YES
7	PYRUS	5"	HEALTHY	NO
8	PYRUS	6"	HEALTHY	NO
9	PYRUS	7"	HEALTHY	NO
10	PYRUS	6"	HEALTHY	NO
11	PYRUS	3"	HEALTHY	YES
12	PYRUS	6"	HEALTHY	YES
13	PYRUS	6"	HEALTHY	YES
14	PYRUS	7"	HEALTHY	YES
15	PYRUS	4"	HEALTHY	YES
16	PYRUS	7"	HEALTHY	YES
17	PYRUS	6"	HEALTHY	YES
18	PYRUS	5"	HEALTHY	YES
19	PYRUS	5"	HEALTHY	YES
20	FIE JOA SELLOWIANA	1"	HEALTHY	YES
21	PYRUS	4"	HEALTHY	YES
22	PYRUS	6"	HEALTHY	YES
23	FIE JOA SELLOWIANA	5"	HEALTHY	YES
24	PYRUS	4"	HEALTHY	YES
25	PYRUS	5"	HEALTHY	YES
26	PYRUS	6"	HEALTHY	YES
27	PYRUS	6"	HEALTHY	YES
28	PYRUS	4"	HEALTHY	YES
29	PYRUS	5"	HEALTHY	YES
30	PYRUS	4"	HEALTHY	YES
31	FIE JOA SELLOWIANA	5"	DEAD	YES
32	PYRUS	5"	HEALTHY	YES
33	PYRUS	4"	HEALTHY	YES
34	PYRUS	5"	HEALTHY	YES
35	PYRUS	3"	HEALTHY	YES
36	PYRUS	3"	HEALTHY	YES
37	PYRUS	5"	HEALTHY	YES
38	FIE JOA SELLOWIANA	5"	DEAD	YES
39	PYRUS	4"	HEALTHY	YES
40	PYRUS	5"	HEALTHY	YES
41	FIE JOA SELLOWIANA	5"	HEALTHY	YES
42	FIE JOA SELLOWIANA	5"	HEALTHY	YES
43	ACACIA	5"	HEALTHY	YES
44	ACACIA	1"	HEALTHY	YES
45	ACACIA	5"	HEALTHY	YES
46	ACACIA	5"	HEALTHY	YES
47	ACACIA	5"	HEALTHY	YES
48	ACACIA	1"	HEALTHY	YES
49	ACACIA	5"	HEALTHY	YES
50	ACACIA	1.5"	HEALTHY	YES
51	ACACIA	5"	HEALTHY	YES
52	ACACIA	1.5"	HEALTHY	YES
53	ACACIA	1"	HEALTHY	YES
54	ACACIA	4"	HEALTHY	YES
55	ACACIA	1.5"	HEALTHY	YES
56	ACACIA	1.5"	HEALTHY	YES
57	ACACIA	1"	HEALTHY	YES
58	ACACIA	1.5"	HEALTHY	YES
59	ACACIA	1"	HEALTHY	YES
60	ACACIA	1"	HEALTHY	YES
61	ACACIA	3.5", 3"	HEALTHY	YES
62	ACACIA	5"	HEALTHY	YES
63	ACACIA	5"	HEALTHY	YES
64	ACACIA	5"	HEALTHY	YES
65	ACACIA	5"	HEALTHY	YES
66	ACACIA	.25"	HEALTHY	YES
67	ACACIA	.25"	HEALTHY	YES
68	ACACIA	1", 1", 6", 6", 5", 6"	HEALTHY	YES
69	ACACIA	2", 2"	HEALTHY	YES
70	ACACIA	1"	HEALTHY	YES
71	PYRUS	9"	HEALTHY	YES
72	PYRUS	6"	HEALTHY	YES
73	PYRUS	7"	HEALTHY	YES
74	PYRUS	5"	HEALTHY	YES
75	PYRUS	4"	HEALTHY	YES
76	PYRUS	3"	HEALTHY	YES
77	PYRUS	5"	HEALTHY	YES
78	PYRUS	5"	HEALTHY	NO
79	PYRUS	4"	HEALTHY	NO
80	PYRUS	5"	HEALTHY	NO
81	PYRUS	(9) 1" STEMS	HEALTHY	NO
82	PYRUS	6"	HEALTHY	NO



98TH AVENUE | TREE PRESERVATION AND REMOVAL PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



L6.1

VESTING TENTATIVE TRACT MAP 8492

COVER SHEET

921 & 999 98TH AVE

CITY OF OAKLAND, CALIFORNIA

A TEN LOT SUBDIVISION
A CONDOMINIUM PROJECT
PARCEL A CONTAINING 90 RESIDENTIAL UNITS, 9 WORK/LIVE UNITS, 7 LIVE/WORK UNITS AND UP TO 10 COMMERCIAL UNITS

PARCEL B CONTAINING 86 RESIDENTIAL UNITS
PARCEL C CONTAINING 34 RESIDENTIAL UNITS
PARCEL D CONTAINING 60 RESIDENTIAL UNITS
PARCEL E CONTAINING 48 RESIDENTIAL UNITS
PARCEL F CONTAINING 48 RESIDENTIAL UNITS
PARCEL G CONTAINING 26 RESIDENTIAL UNITS
PARCEL H FOR NONCONDOMINIUM PURPOSES
PARCEL J FOR NONCONDOMINIUM PURPOSES
PARCEL K FOR NONCONDOMINIUM PURPOSES

AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS FILED FOR RECORD ON SEPTEMBER 17, 2012 AS DOCUMENT NUMBERS 2012303469, 2012303470, 2012303471, 2012303472, 2012303473, 2012303474 ALL IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA



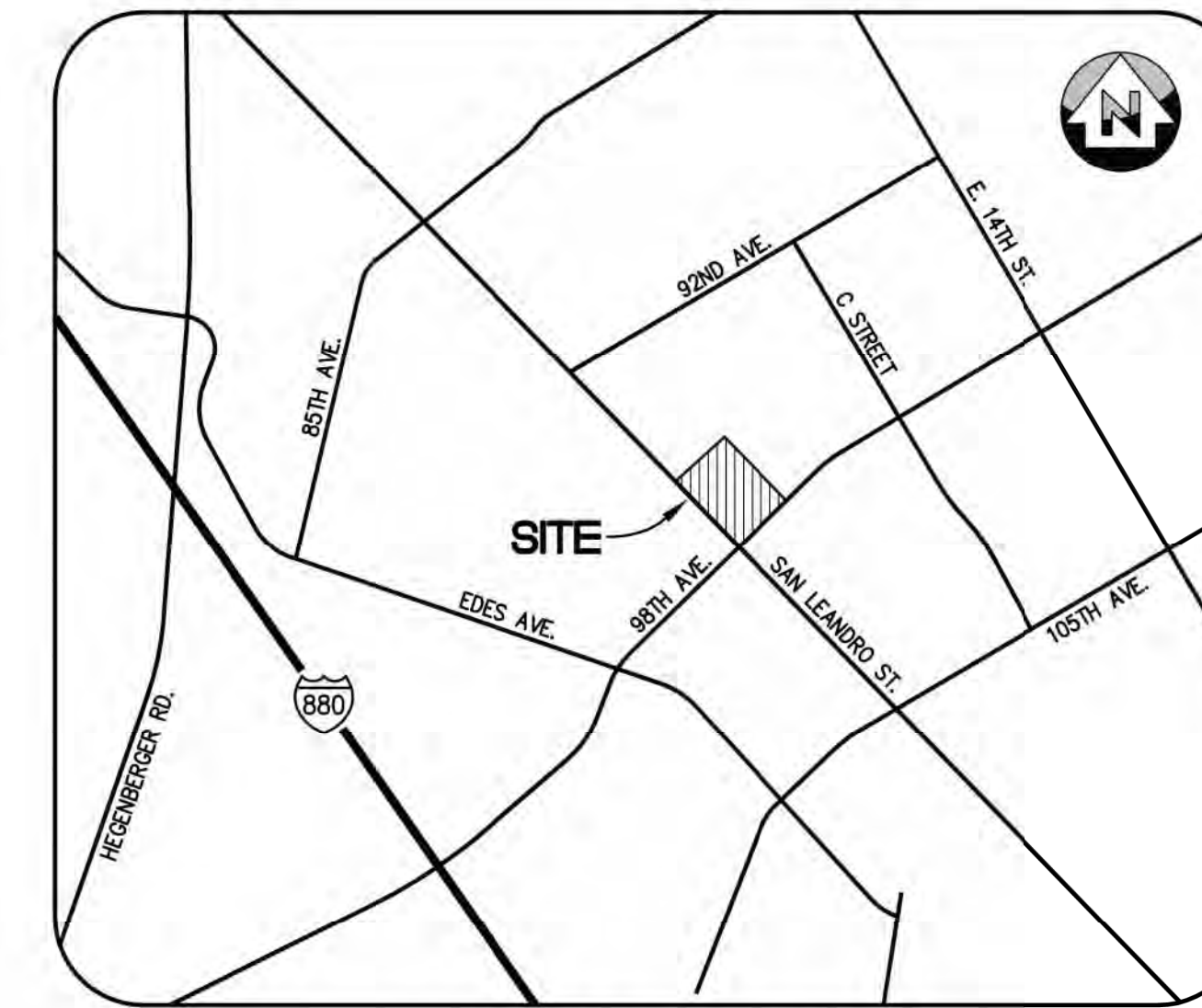
CITY OF OAKLAND TENTATIVE TRACT MAP SUPPLEMENTAL SUBMITTAL REQUIREMENTS

TENTATIVE TRACT MAP (5 or more lots/condominium conversions)	
Supplemental Submittal Requirements:	
1.	Obtain the Tract Map Number from the Mapping Division of the Alameda County Recorder's Office. Please call (510) 208-9857 to determine what information they need in order to assign a Parcel Map number. Applications cannot be accepted without this information.
2.	Twelve (12) full-size copies of the proposed Tentative Tract Map prepared by a California State Licensed Land Surveyor or by a Civil Engineer with a license number below 33906 (issued prior to January 1, 1992). Each copy must be folded to a size of no larger than 9" x 12". Maps must be no more than 3 years old from the time of submittal.
3.	Two (2) reduced (8 1/2" x 11" or 11" x 17") copies of the proposed Tentative Tract Map.
4.	Prevalent lot size information: (a) a map of all parcels within or partially within 200' of the site perimeter (all using the same map scale). (b) a sequential list of all the parcels within or partially within 200' of the site perimeter, in order of lot area (including a notation of the median lot area). (c) a sequential list of all the parcels within or partially within 200' of the site perimeter, in order of lot width (including a notation of the median lot width). <i>Prevalent lot size information is not required for the following project types:</i> <ul style="list-style-type: none"> • Creation of new condominiums • Condominium conversions • Mini-lot developments with also involve a Conditional Use Permit pursuant to Section 17.102.330 O.P.C. • Planned Unit Developments (PUD's) • Subdivisions between existing principal buildings which also involve a Conditional Use Permit to waive the lot area and lot width requirements pursuant to Sections 17.102.330 and 17.106.010(B) O.P.C. • Projects which also involve a rezoning, or the creation of a Specific Plan or Development Control Map.
5.	For condominium conversions only. 60-day tenant notification as required by Sections 16.36.020-16.36.020 O.M.C.
6.	For condominium conversions only. Copy of 3R report from Building Services documenting number of legal units.
7.	For condominium conversions only. If units are vacant, a notarized letter stating when the units were vacant (must be at least 60 days).

Map Content:	
1.	Name and address of record property owner(s), the subdivider, and the licensed engineer or surveyor preparing the map.
2.	Wet stamp and signature of the Land Surveyor or Civil Engineer who prepared the survey.
3.	The Tract Map number assigned by the real estate records of the Alameda County Recorder's Office.
4.	Contours with intervals of five (5) feet or less referred to City of Oakland datum, north arrow, date and scale.
5.	Original lot boundaries with lot numbers, as shown on earlier tracts or parcel maps (or names of record owners for unsubdivided land), within and adjacent to boundary of proposed land division.
6.	The location, width, improvement status, purpose, and names of all existing or platted streets (including distance to nearest intersecting street), easements, railroad rights-of-way, other public ways, and buildings within or adjacent to the tract.
7.	Location of all political subdivision lines, corporation lines, water courses, and other physical features.
8.	Location, type, and trunk diameter of trees measuring at least 9-inch diameter (4" diameter if Coast Live Oaks) at a location 4 1/2' above grade.
9.	Existing sewers, culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades and location indicated.
10.	The layout, numerical or alphabetic designation, dimensions, and square footage of all proposed lots, with the boundary lines accurate in scale.
11.	Proposed vehicular access (including driveway width and slope) and building site location for each parcel.
12.	The layout, names, and proposed width of streets, alleys and easements.
13.	The profile of each street with tentative grades.
14.	All parcels of land intended to be dedicated for public use or reserved for the use of property owners in the proposed subdivision, together with the purpose of any conditions or limitation of such reservation.
15.	The cross sections of proposed streets showing roadway widths and sidewalk location and width.
16.	A plan and profile of proposed sanitary and storm water sewers and other public utilities, with grades and sizes indicated.
17.	Signed statement by subdivider indicating amount of street grading, paving, curbing, sidewalk and storm, sanitary and other improvements proposed to be constructed.
18.	Statement of restrictions to be imposed by subdivider as to use or occupancy of land, building setbacks, yard areas, value of construction and any other restrictions.

These supplemental submittal requirements are in addition to the submittal requirements listed in the Basic Application

L:\Zoning Counter Files\Subdivisions (TPM, TTM, PMW, PUD)\TM supplemental requirements (01-14-11) revision.doc Revised: 01/14/11



VICINITY MAP
N.T.S.

OWNER/APPLICANT FLEISHMANN PROPERTY, LLC
155 GRAND AVE, STE 950
OAKLAND, CA 94612

ENGINEER SANDIS
636 9TH STREET
OAKLAND, CA 94607

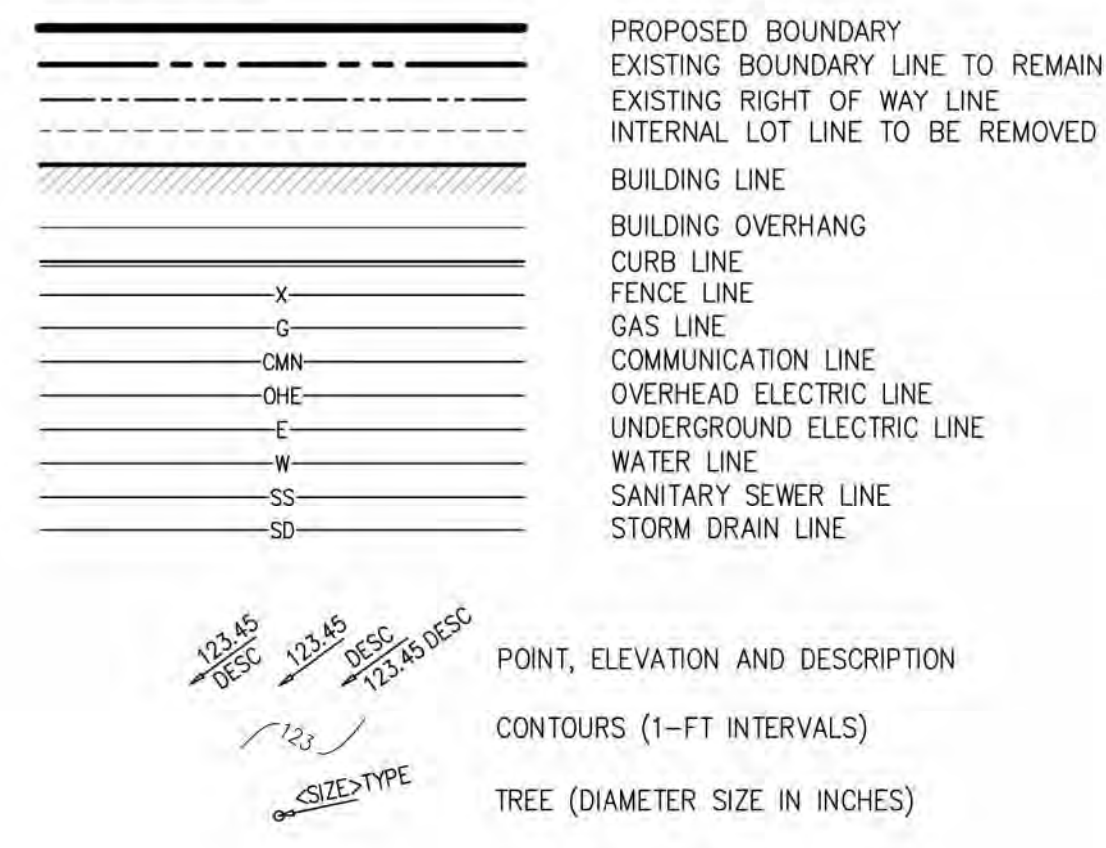
SHEET INDEX	
DWG NO	TITLE
T-1	COVER SHEET
T-2	PROJECT NOTES
T-3	EXISTING CONDITIONS
T-4A	PROPOSED PARCELS
T-4B	EASEMENT LAYOUT
T-5	ROAD SECTIONS
T-6	GRADING PLAN
T-7	UTILITY PLAN
T-8	STORMWATER MANAGEMENT PLAN

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<p>SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS</p> <p>636 Ninth Street Oakland, CA 94607 P. 510.873.8866 www.sandis.net</p> <p>SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF</p>	<p>DATE: 05-28-20 SCALE: N.T.S. DRAWN BY: CF APPROVED BY: MAK DRAWING NO: 618107</p>	<p>DATE: 06/02/2020 MICHAEL A. KUYKENDALL R.C.E. NO. 70870, EXPIRES 6-30-21</p>	<p>DATE: 06/02/2020 KELLY S. JOHNSON P.L.S. NO. 9126, EXPIRES 9-29-2020</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td>1</td><td>TMAP RESUBMITTAL</td><td>06/12/19</td><td></td></tr> <tr><td>2</td><td>TMAP RESUBMITTAL</td><td>01/23/20</td><td></td></tr> <tr><td>3</td><td>TMAP RESUBMITTAL</td><td>05/26/20</td><td></td></tr> </tbody> </table>	No.	REVISION	DATE	BY	1	TMAP RESUBMITTAL	06/12/19		2	TMAP RESUBMITTAL	01/23/20		3	TMAP RESUBMITTAL	05/26/20		<p>98TH AVENUE</p> <p>OAKLAND CALIFORNIA</p>	<p>VESTING TENTATIVE TRACT MAP No. 8492 COVER SHEET</p>	<p>SHEET T-1 OF 9 SHEETS</p>
No.	REVISION	DATE	BY																				
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LEGEND



ABBREVIATIONS

AC	ACRES	MISC-PB	MISCELLANEOUS PULLBOX
ACR	ACCESSIBLE CURB RAMP	OH	OVERHANG
BOL	BOLLARD	OHE	OVERHEAD ELECTRIC
CB	CATCH BASIN	P	PAVEMENT
COM-MH	COMMUNICATION MANHOLE	PM	PARKING METER
CONC	CONCRETE	PP	POWER POLE
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EPB	ELECTRIC PULLBOX	SIGN	SIGNS
FG	FINISHED GRADE AT DOOR	SSCO	SANITARY CLEANOUT
FL	FLOW LINE	SSMH	SANITARY MANHOLE
GM	GAS METER	STL	STREET LIGHT LAMP NO ARM
GUY	GUY WIRE OR POLE	STL-T	STREET LIGHT TRAFF SIGNAL
GV	GAS VALVE	STPB	STREET LIGHT PULLBOX
HE	HARDSCAPE ELEC LIGHT	TC	TOP OF CURB
JP	JOINT POLE	TR	TREE SYMBOL
LIP	LIP OF GUTTER	VT	ELEC VAULT
		WM	WATER METER
		WV	WATER VALVE

GENERAL NOTES

1. APN: 044-5080-179 AND 044-5080-180
2. EXISTING LAND USE: VACANT LAND
3. EXISTING ZONING: HBX-1
4. PROPOSED LAND USE: MIXED USE RESIDENTIAL
5. PROPOSED ZONING: HBX-1
6. PROPOSED SITE AREA: 8.50 ACRES
7. EXISTING SITE IMPROVEMENTS: ALL EXISTING ON-SITE SURFACE IMPROVEMENTS TO BE REMOVED.
8. EXISTING FRONTAGE IMPROVEMENTS: ALL FRONTAGE STREET IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN.

TENTATIVE MAP NOTES

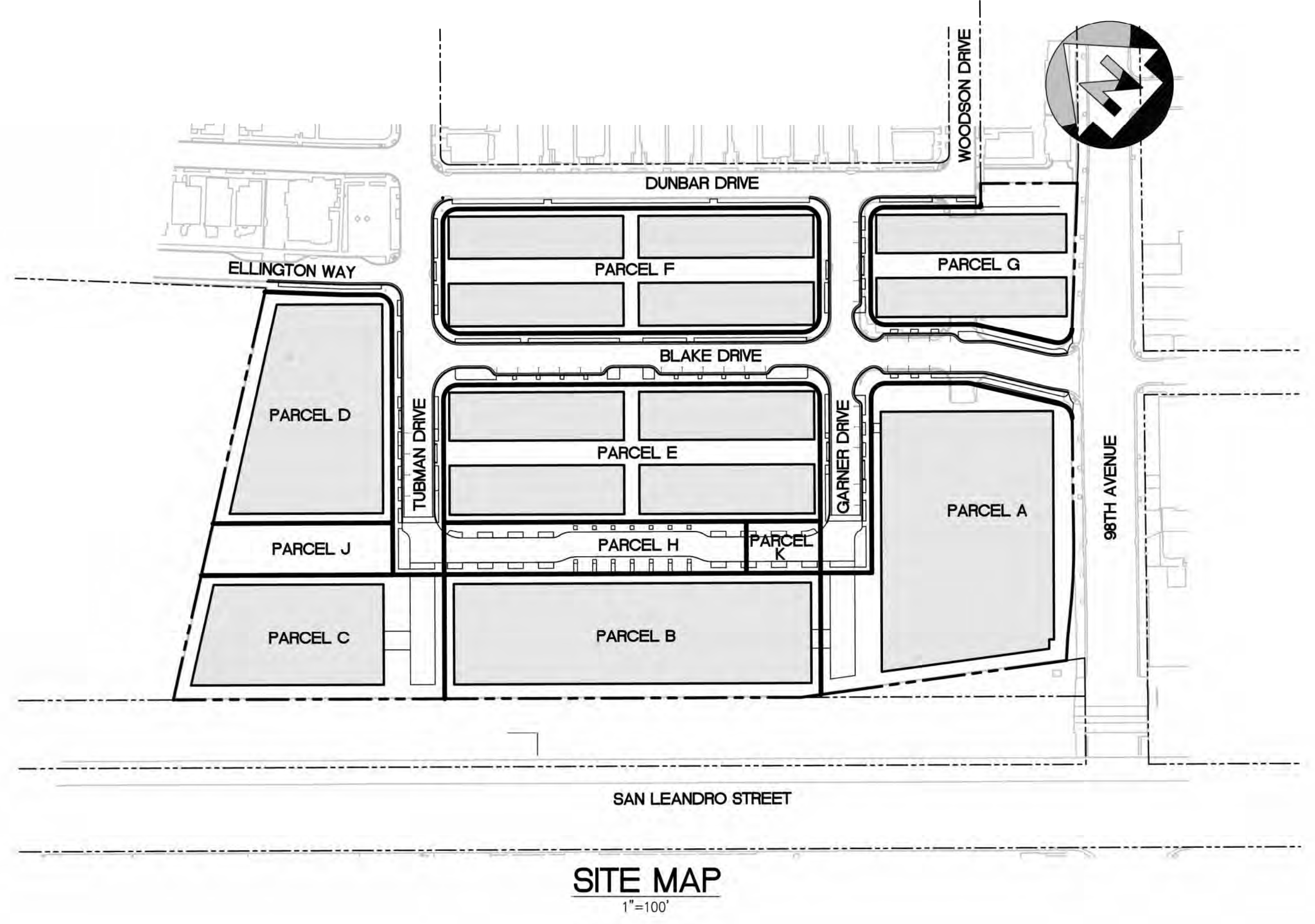
1. FOR EACH PORTION OF THE PROJECT THAT HAS OVER ONE ACRE OF DISTURBED AREA, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE SUBMITTED IN COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THE REGIONAL WATER QUALITY CONTROL BOARD. THE FILING OF NOTICES OF INTENT AND NOTICES OF TERMINATION WILL CORRESPOND TO THE PHASING OF THE PROJECT COMPONENTS.
2. TRAFFIC REGULATORY SIGNAGE MEETING CITY OF OAKLAND STANDARDS WILL BE IMPLEMENTED IN THE P-JOB PERMIT, SUBJECT TO REVIEW AND APPROVAL OF THE CITY'S TRANSPORTATION SERVICES DIVISION.

GENERAL NOTES

1. DEVELOPER RESERVES RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT EACH LEVEL OF DEVELOPMENT OF EACH FINAL MAP NEEDS TO BE COMPLETED/BOUNDED.
2. APPROVAL OF MAP PROVIDES FOR DEVELOPER'S ABILITY TO CREATE UP TO 392 RESIDENTIAL CONDOMINIUM UNITS, 9 WORK/LIVE UNITS, 7 LIVE/WORK UNITS AND 2,468 SF OF COMMERCIAL SPACE, TO BE USED FOR PHASING, FINANCE/SALE OF ONE OR MORE PARCELS TO OTHER DEVELOPERS.
3. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT PER THE PERMIT STREAMLINING ACT (SECTION 65920 ET SEQ OF THE GOVERNMENT CODE).
4. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED.

CODE COMPLIANCE

THIS TENTATIVE MAP VESTS THE RIGHT TO CREATE THE PARCELS SHOWN AND TO DEVELOP THEM. EACH INDIVIDUAL PARCEL SHALL BE REQUIRED TO CONFORM TO THE APPLICABLE BUILDING AND FIRE CODES AT THE TIME OF THE APPLICATION FOR BUILDING PERMIT IS FILED. ADDITIONALLY EACH PARCEL SHALL CONFORM TO THE PROJECT CONDITIONS OF APPROVAL WHICH FURTHER DEFINE PROJECT REQUIREMENTS.



SITE MAP
1"=100'

EXISTING LOT INFORMATION

PARCEL	USE	LOT SIZE	LOT SIZE	APN	OWNER
182	VACANT LOT	31,691 SF±	0.73 A.C.±	044-5080-179	FLEISCHMANN PROPERTY, LLC
183	VACANT LOT	389,216 SF±	8.94 A.C.±	044-5080-180	FLEISCHMANN PROPERTY, LLC
	PUBLIC ROW	STREETS	21,647 SF±	N/A	PUBLIC ROW
	TOTAL	442,554 SF±	10.16 A.C.±		

PROPOSED LOT INFORMATION

PARCEL	USE	LOT SIZE	LOT SIZE	LOT DESCRIPTION
A	MIXED USE	70,109 SF±	1.61 AC±	90 RESIDENTIAL UNITS, 9 WORK/LIVE UNITS, 7 LIVE/WORK UNITS AND 2,468 SF COMMERCIAL SPACE WITH UP TO 10 UNITS
B	MIXED USE	51,932 SF±	1.19 AC±	86 RESIDENTIAL UNITS
C	RESIDENTIAL USE	35,481 SF±	0.82 AC±	34 RESIDENTIAL UNITS
D	MIXED USE	39,086 SF±	0.90 AC±	60 RESIDENTIAL UNITS
E	RESIDENTIAL USE	57,468 SF±	1.32 AC±	48 RESIDENTIAL UNITS
F	RESIDENTIAL USE	51,968 SF±	1.19 AC±	48 RESIDENTIAL UNITS
G	MIXED USE	30,116 SF±	0.69 AC±	26 RESIDENTIAL UNITS
H	PRIVATE STREET WITH PUBLIC ACCESS EASEMENT	17,580 SF±	0.40 AC±	NONCONDOMINIUM PURPOSES
J	OPEN SPACE	10,792 SF±	0.25 AC±	NONCONDOMINIUM PURPOSES
K	PRIVATE STREET WITH PUBLIC ACCESS EASEMENT	4,299 SF±	0.10 AC±	NONCONDOMINIUM PURPOSES
	PUBLIC ROW	STREETS	73,723 SF±	PUBLIC ROW
	TOTAL	442,554 SF±	10.16 AC±	

SEISMIC HAZARD NOTE

PER THE CALIFORNIA GEOLOGICAL SURVEY, EARTHQUAKE ZONES OF REQUIRED INVESTIGATION, SAN LEANDRO QUADRANGLE, THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A LIQUEFACTION HAZARDOUS ZONE WHERE HISTORICAL OCCURRENCE OF LIQUEFACTION, OR LOCAL GEOLOGICAL, GEOTECHNICAL AND GROUND WATER CONDITIONS INDICATE A POTENTIAL FOR PERMANENT GROUND DISPLACEMENTS SUCH THAT MITIGATION AS DEFINED IN PUBLIC RESOURCES CODE SECTION 2693(C) WOULD BE REQUIRED. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

FEMA NOTE

PER FEMA COMMUNITY-PANEL NUMBER 06001C02566, THE PROJECT SITE LIES IN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BENCHMARK

CITY OF OAKLAND CUT CROSS LOCATED IN THE TOP OF CURB 29.8' SOUTHEASTERLY OF THE SOUTHEAST CORNER OF 98TH AVENUE AND SAN LEANDRO STREET, HAVING AN ELEVATION OF 19.290 FEET. CITY OF OAKLAND BENCHMARK #4036.

BASIS OF BEARINGS

TAKEN AS NORTH 42°22'51" WEST BETWEEN TWO FOUND MONUMENTS ON DUNBAR DRIVE, AS SHOWN IN PARCEL MAP NO. 8017 (3159M).

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE BACKGROUND TOPOGRAPHIC SURVEYS SHOWN ARE A COMBINATION OF A TOPOGRAPHIC SURVEY PREPARED BY DK CONSULTING, DATED SEPTEMBER 8, 2017, AND A PARTIAL SUPPLEMENTAL TOPOGRAPHIC SURVEY PERFORMED BY SANDIS IN SEPTEMBER 2018.
3. HORIZONTAL CONTROL IS BASED ON A GPS SURVEY USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES NAD83, EPOCH 2017.750.

UTILITY NOTES:

- STORM DRAIN: STORM DRAINAGE TO BE INSTALLED TO COLLECT LOCAL RUNOFF WITHIN SITE AND CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM. (CITY OF OAKLAND).
- WATER: SERVICE TO BE PROVIDED BY EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).
- SANITARY SEWER: SANITARY SEWER TO BE INSTALLED TO DISPOSE SEWAGE DISCHARGE WITHIN SITE AND CONNECT TO EXISTING PUBLIC SEWER SYSTEM (CITY OF OAKLAND).
- GAS & ELECTRIC: SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC (PG&E).
- TELEPHONE: SERVICE TO BE PROVIDED BY AT&T AND/OR COMCAST.

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
 636 Ninth Street | Oakland, CA 94607 | P. 510.873.8866 | www.sandis.net
 SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 05-28-20
 SCALE: N.T.S.
 DRAWN BY: CF
 APPROVED BY: MAK
 DRAWING NO: 618107

DATE: 06/02/2020
 MICHAEL A. KUTKENDALL
 R.C.E. NO. 70870, EXPIRES 6-30-21

DATE: 06/02/2020
 KELLY S. JOHNSON
 P.L.S. NO. 9126, EXPIRES 9-29-2020

No.	REVISION	DATE	BY
1	TMAP RESUBMITTAL	06/12/19	
2	TMAP RESUBMITTAL	01/23/20	
3	TMAP RESUBMITTAL	05/26/20	

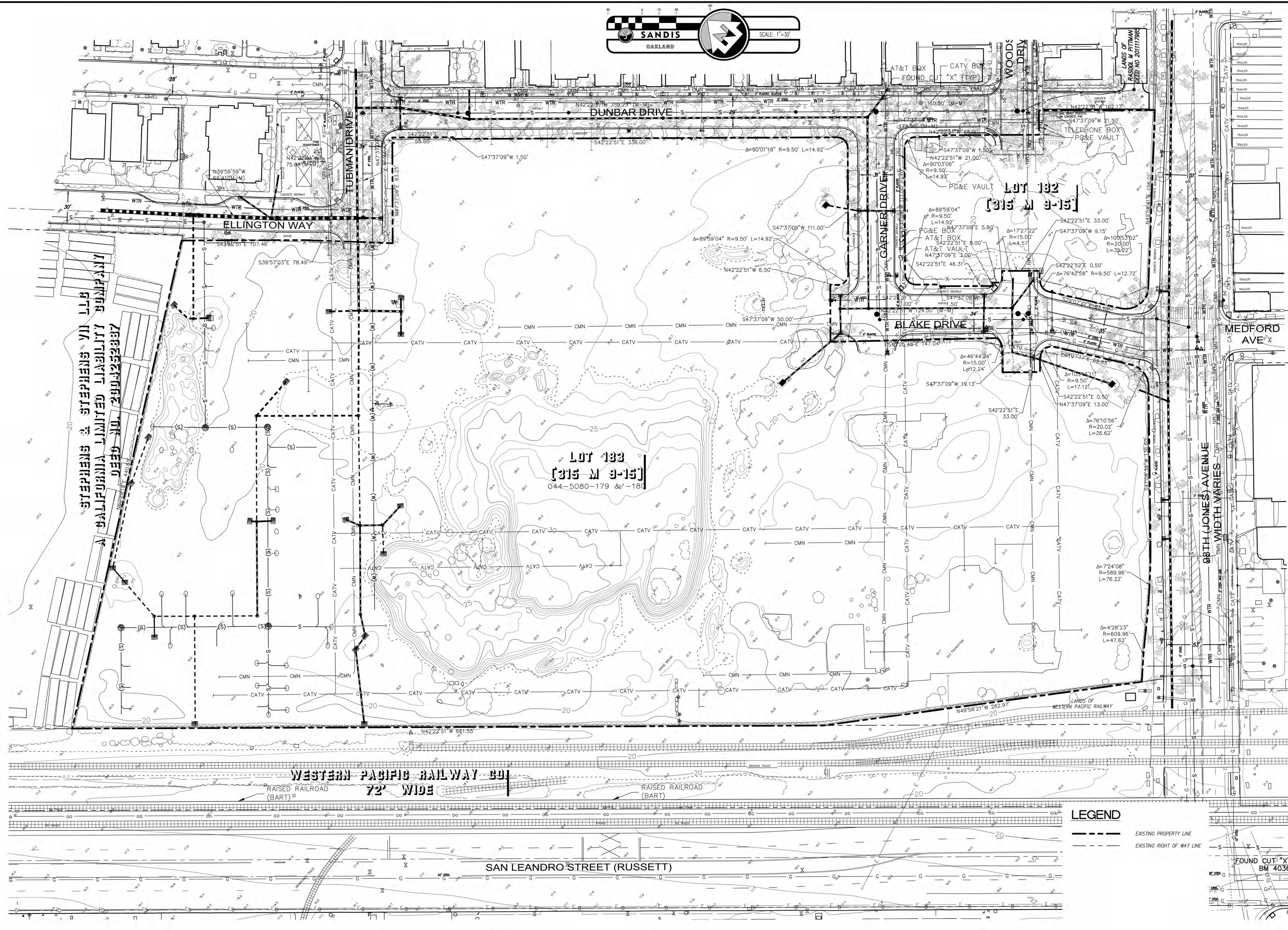
98TH AVENUE

OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
PROJECT NOTES

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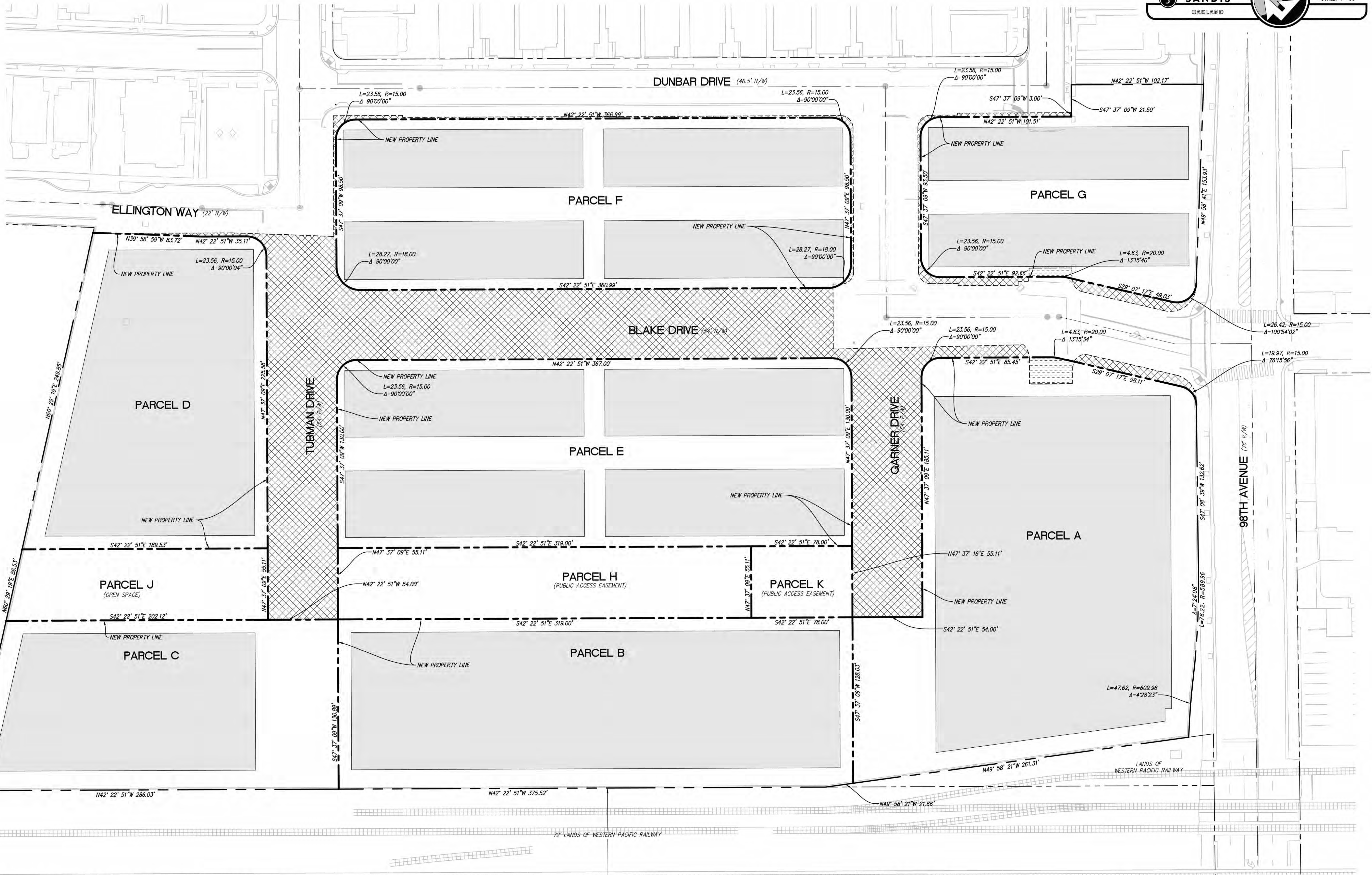
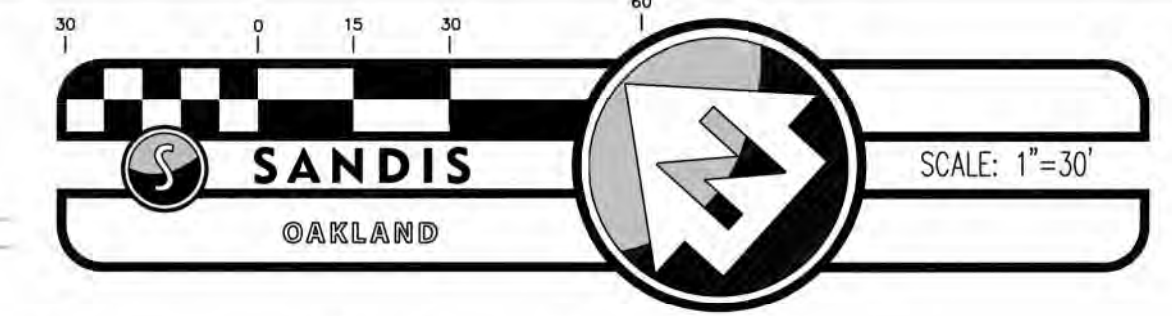
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3	TMAP RESUBMITTAL	05/26/20	

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**A TEN LOT SUBDIVISION
A CONDOMINIUM PROJECT**

- PARCEL A:
90 RESIDENTIAL UNITS, 9 WORK/LIVE UNITS, 7
LIVE/WORK UNITS AND UP TO 10 COMMERCIAL
UNITS
(1.61 AC) (70,109 SF)
- PARCEL B:
86 RESIDENTIAL UNITS
(1.19 AC) (51,932 SF)
- PARCEL C:
34 RESIDENTIAL UNITS
(0.82 AC) (35,481 SF)
- PARCEL D:
60 RESIDENTIAL UNITS
(0.90 AC) (39,086 SF)
- PARCEL E:
48 RESIDENTIAL UNITS
(1.32 AC) (57,468 SF)
- PARCEL F:
48 RESIDENTIAL UNITS
(1.19 AC) (51,968 SF)
- PARCEL G:
26 RESIDENTIAL UNITS
(0.69 AC) (30,116 SF)
- PARCEL H:
NONCONDOMINIUM PURPOSES
(0.40 AC) (17,580 SF)
- PARCEL I:
NONCONDOMINIUM PURPOSES
(0.25 AC) (10,792 SF)
- PARCEL J:
NONCONDOMINIUM PURPOSES
(0.10 AC) (4,299 SF)
- PUBLIC RIGHT OF WAY:
(1.69 AC) (73,723 SF)



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LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE TO BE CREATED BY THIS MAP
- EXISTING RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- EXISTING MONUMENT
- PROPOSED MONUMENT
- PUBLIC RIGHT-OF-WAY TO BE DEDICATED
- PUBLIC RIGHT-OF-WAY TO BE VACATED
- PROPOSED BUILDING AREA

SUPPLEMENTAL NOTE

BENCHMARK #1750 TO BE RESET PER CITY OF OAKLAND'S INSTRUCTIONS.

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
636 Ninth Street | Oakland, CA 94607 | P. 510.873.8866 | www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 05-28-20
SCALE: 1"=30'
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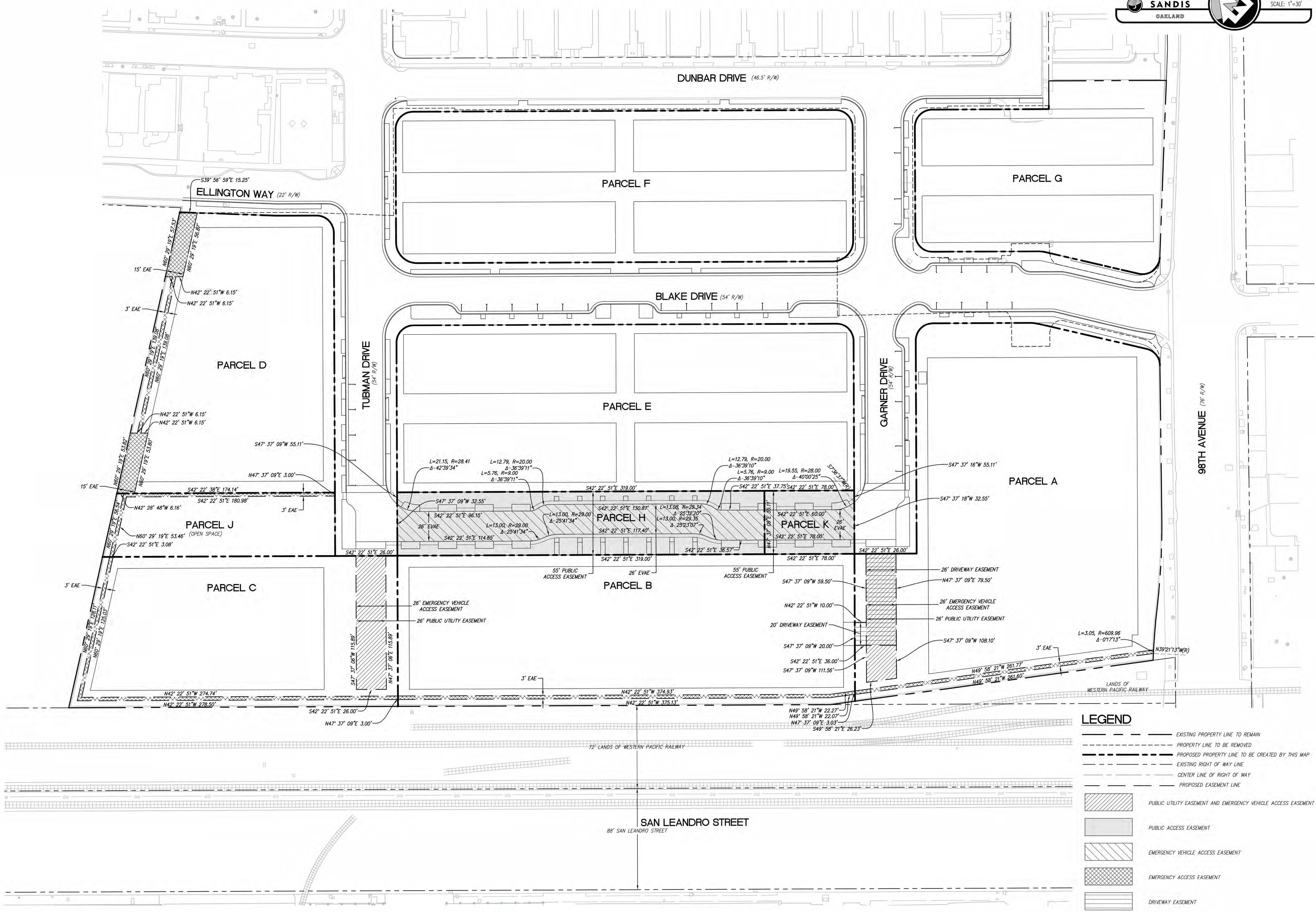
98TH AVENUE
OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
PROPOSED PARCELS

SHEET
T-4A
OF 9 SHEETS

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LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE TO BE CREATED BY THIS MAP
- EXISTING RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- PROPOSED EASEMENT LINE
- PUBLIC UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- EMERGENCY ACCESS EASEMENT
- DRIVEWAY EASEMENT

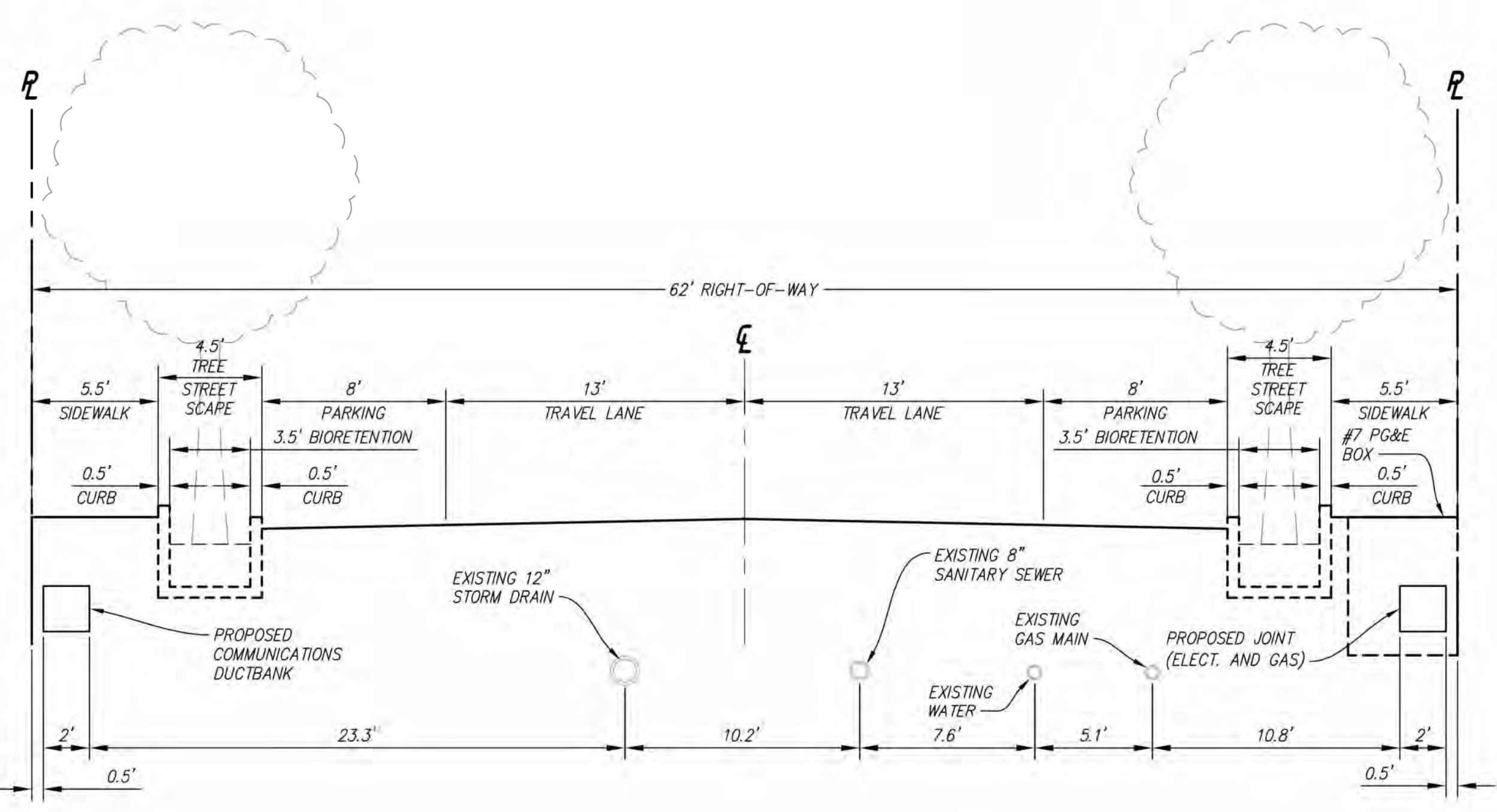
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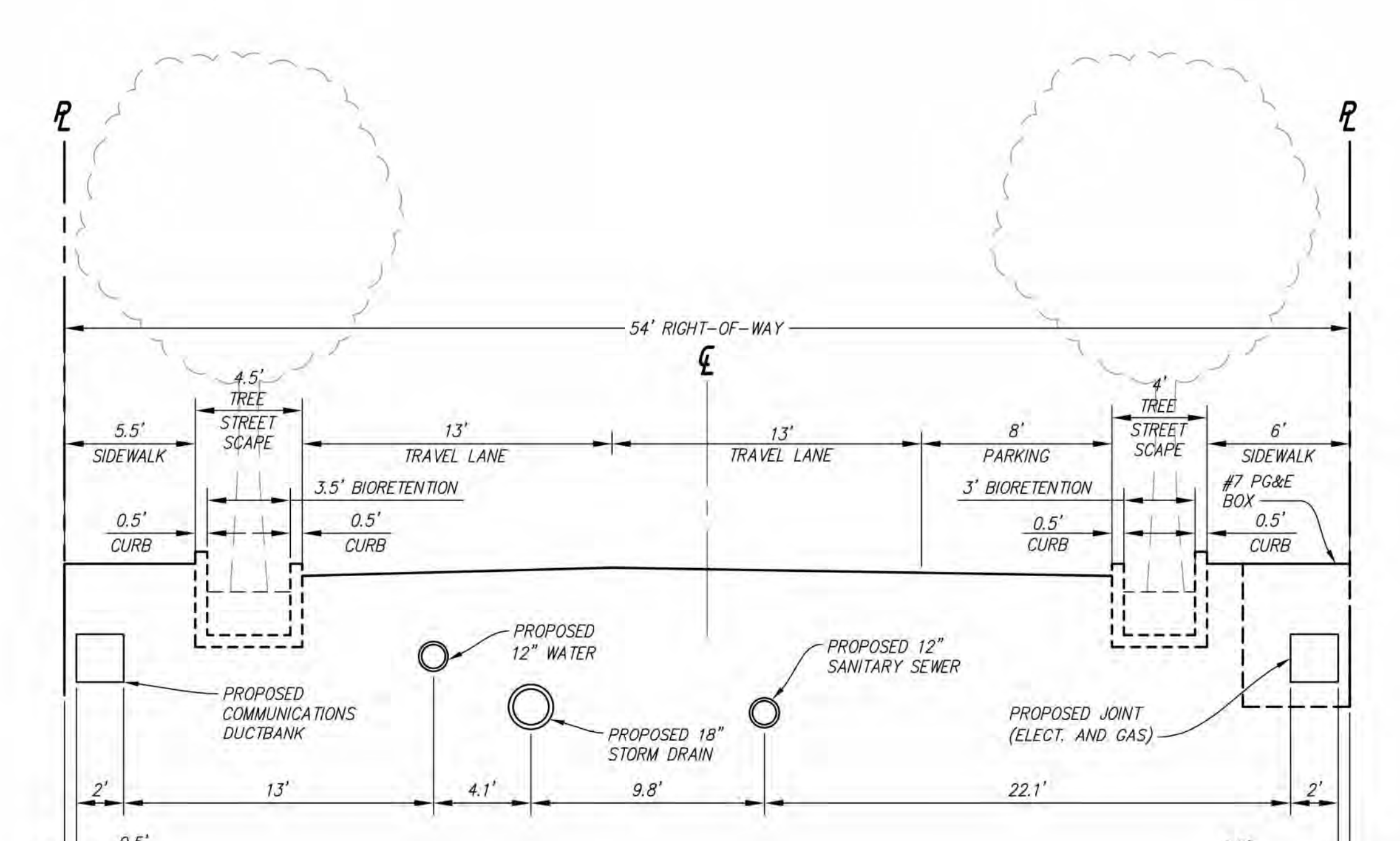
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DRAWN BY: CF	DATE: 06/02/2020	DATE: 06/02/2020	Exp. 6/30/21	TMAP RESUBMITTAL	01/23/20	
APPROVED BY: MAK	DATE: 06/02/2020	DATE: 06/02/2020	Exp. 6/30/21	TMAP RESUBMITTAL	05/26/20	
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98TH AVENUE
OAKLAND CALIFORNIA

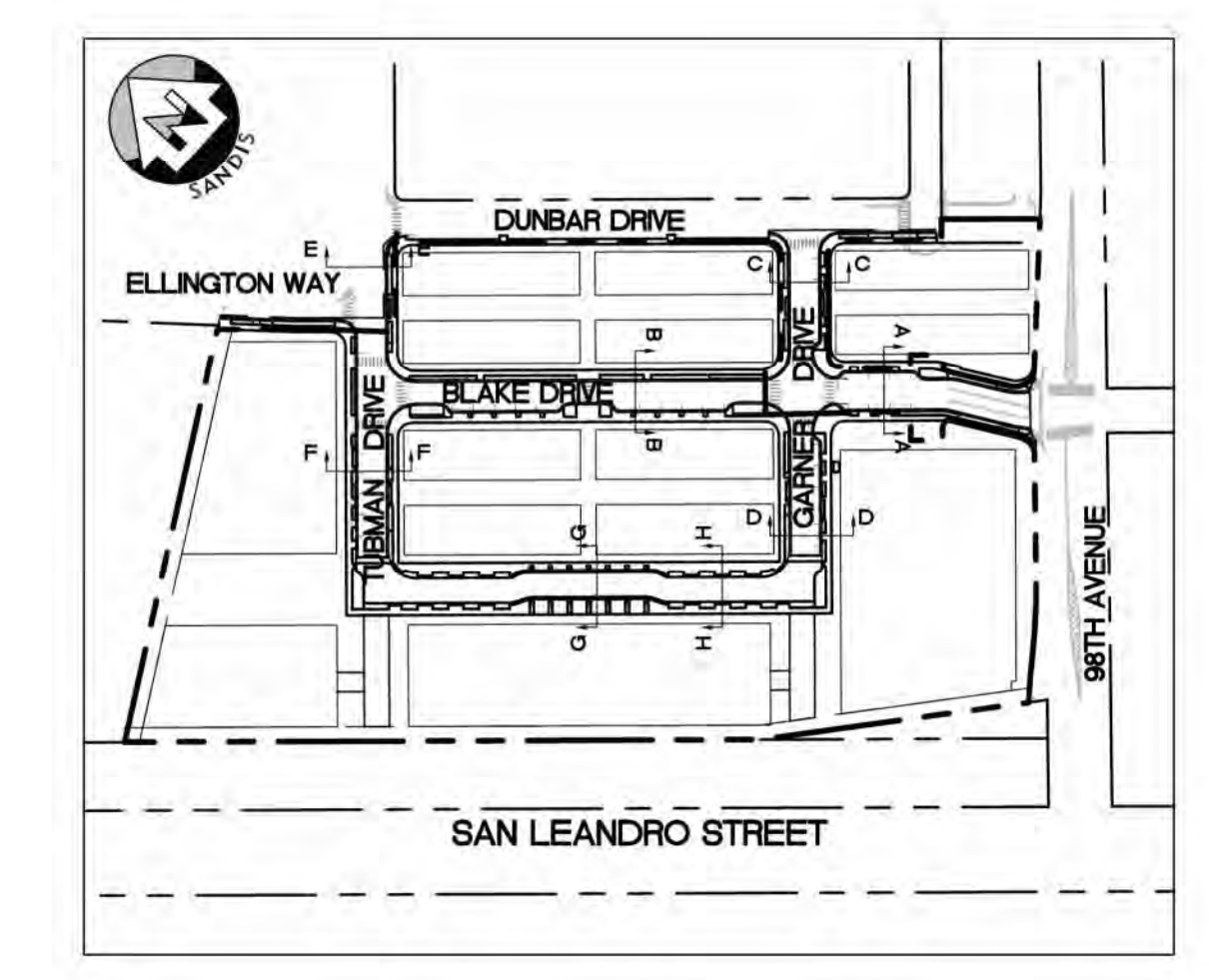
VESTING TENTATIVE TRACT MAP
No. 8492
EASEMENT LAYOUT
SHEET **T-4B**
OF 9 SHEETS



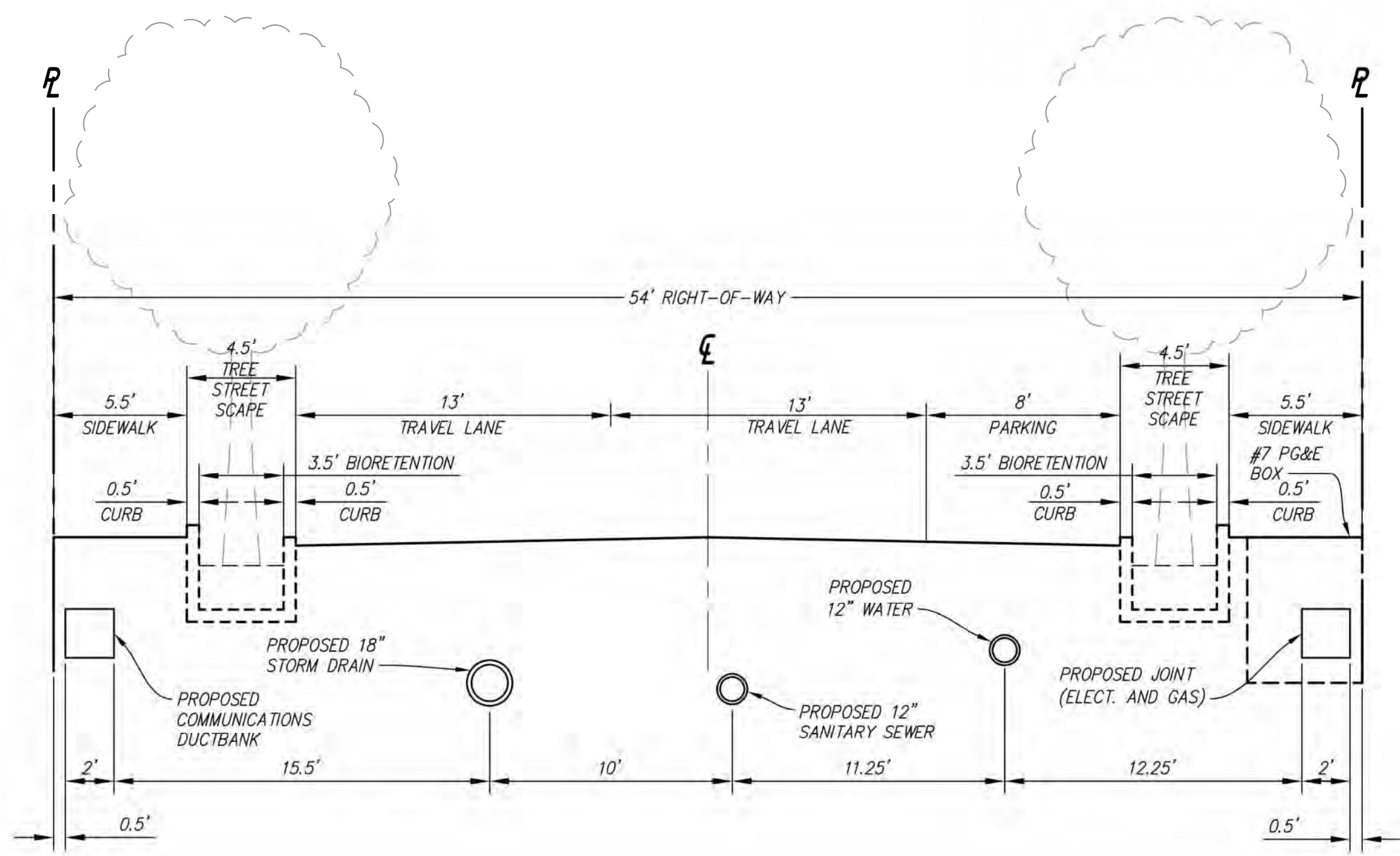
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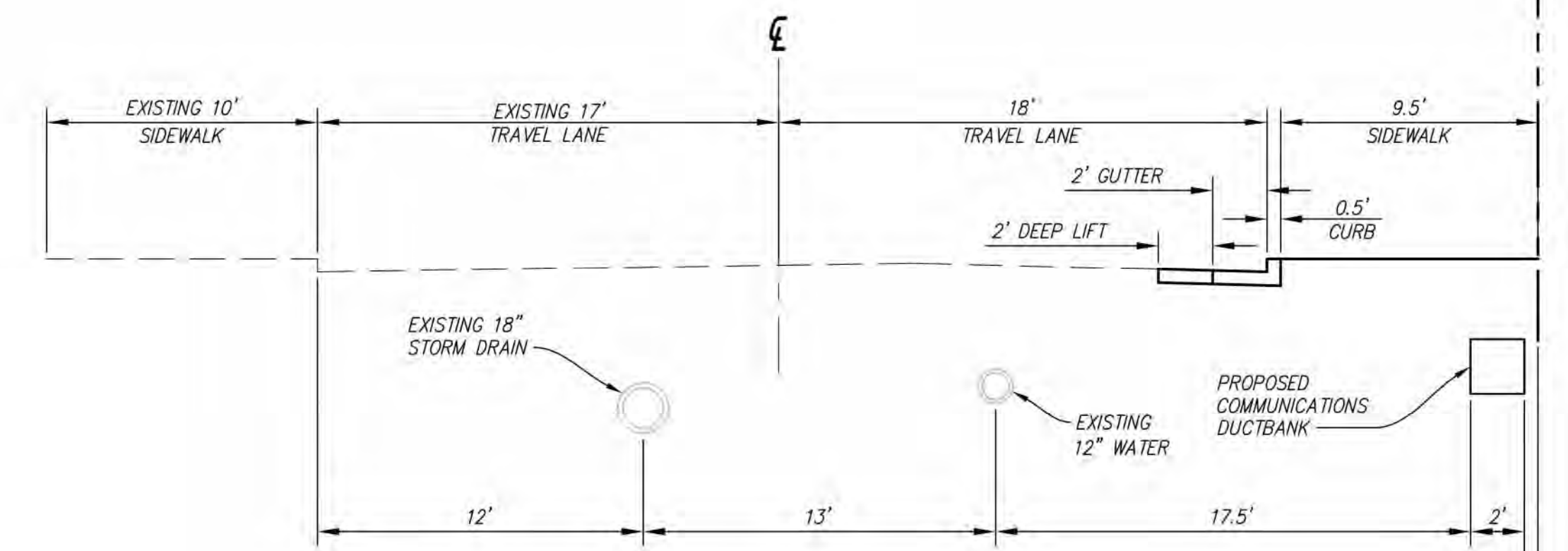
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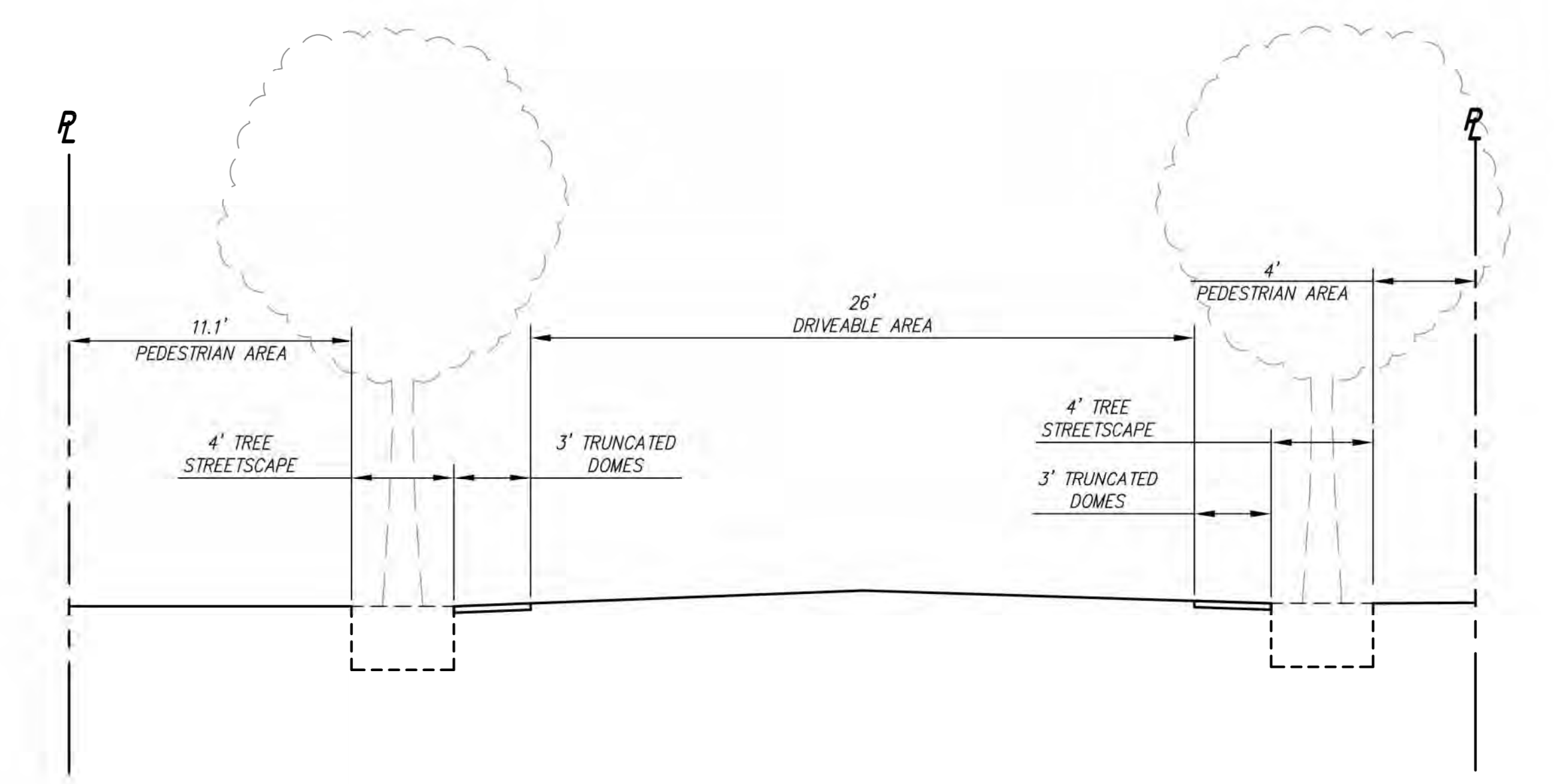
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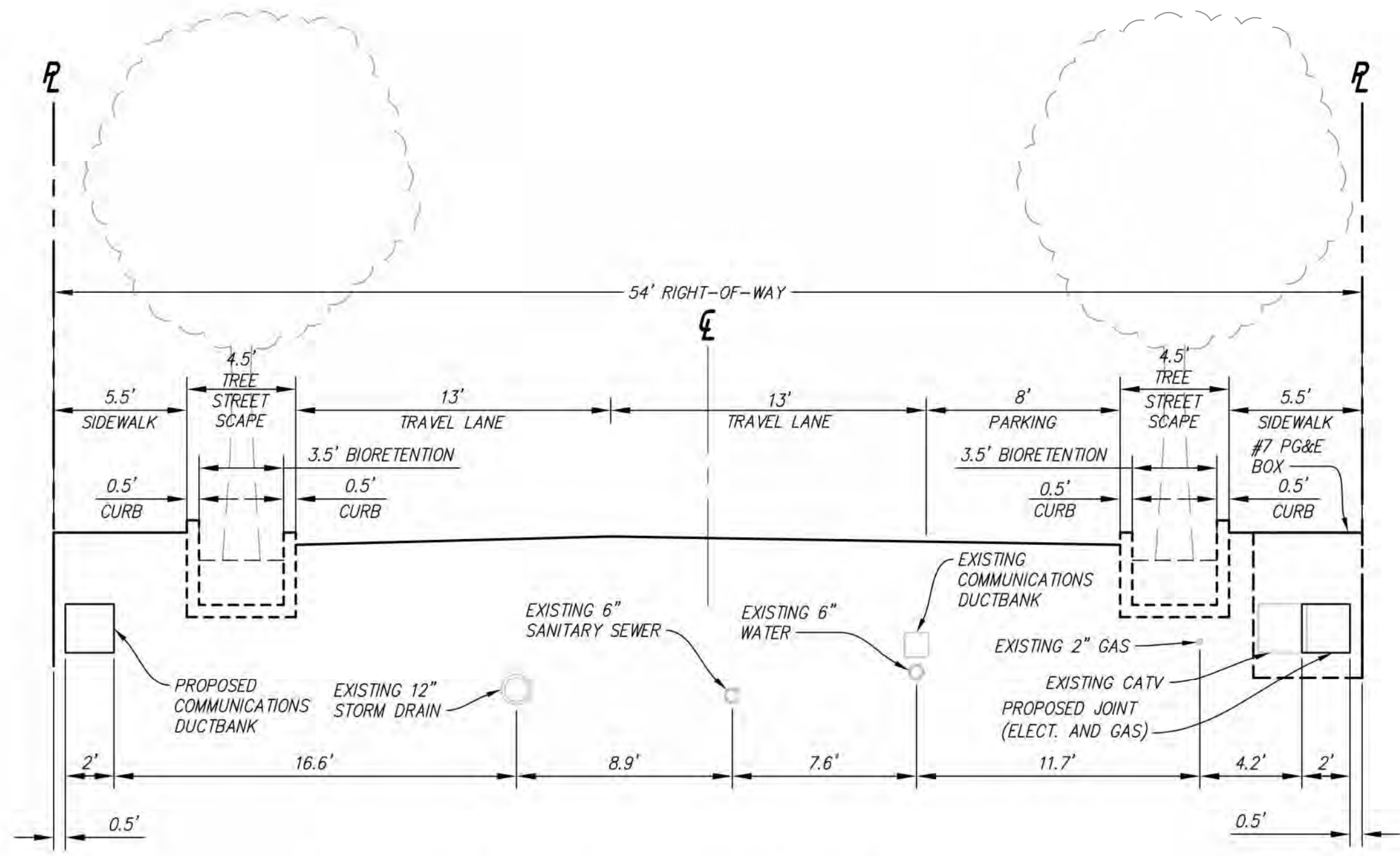
SECTION B-B (BLAKE DRIVE)
SCALE 1"=5'



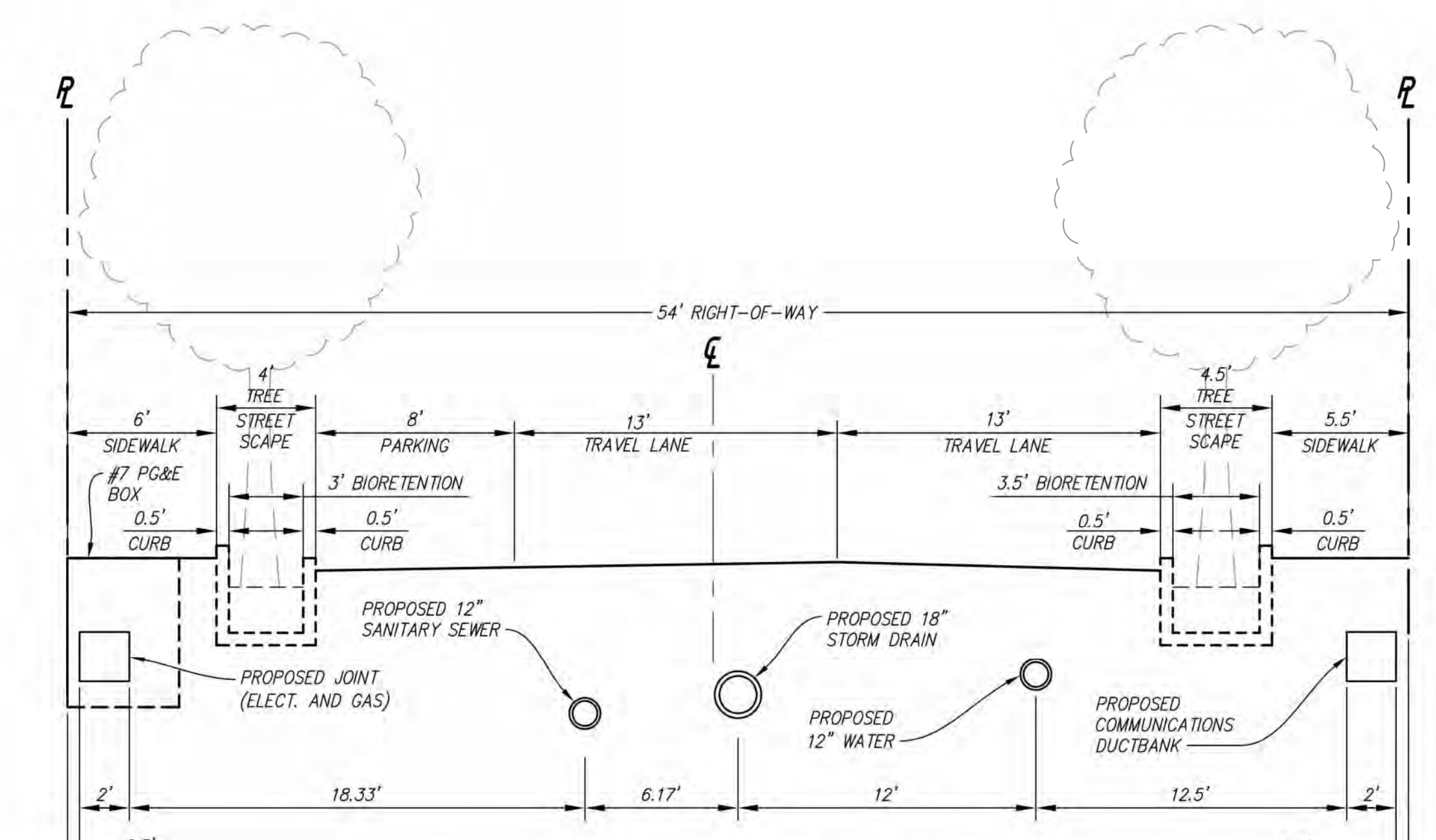
SECTION E-E (TUBMAN DRIVE)
SCALE 1"=5'



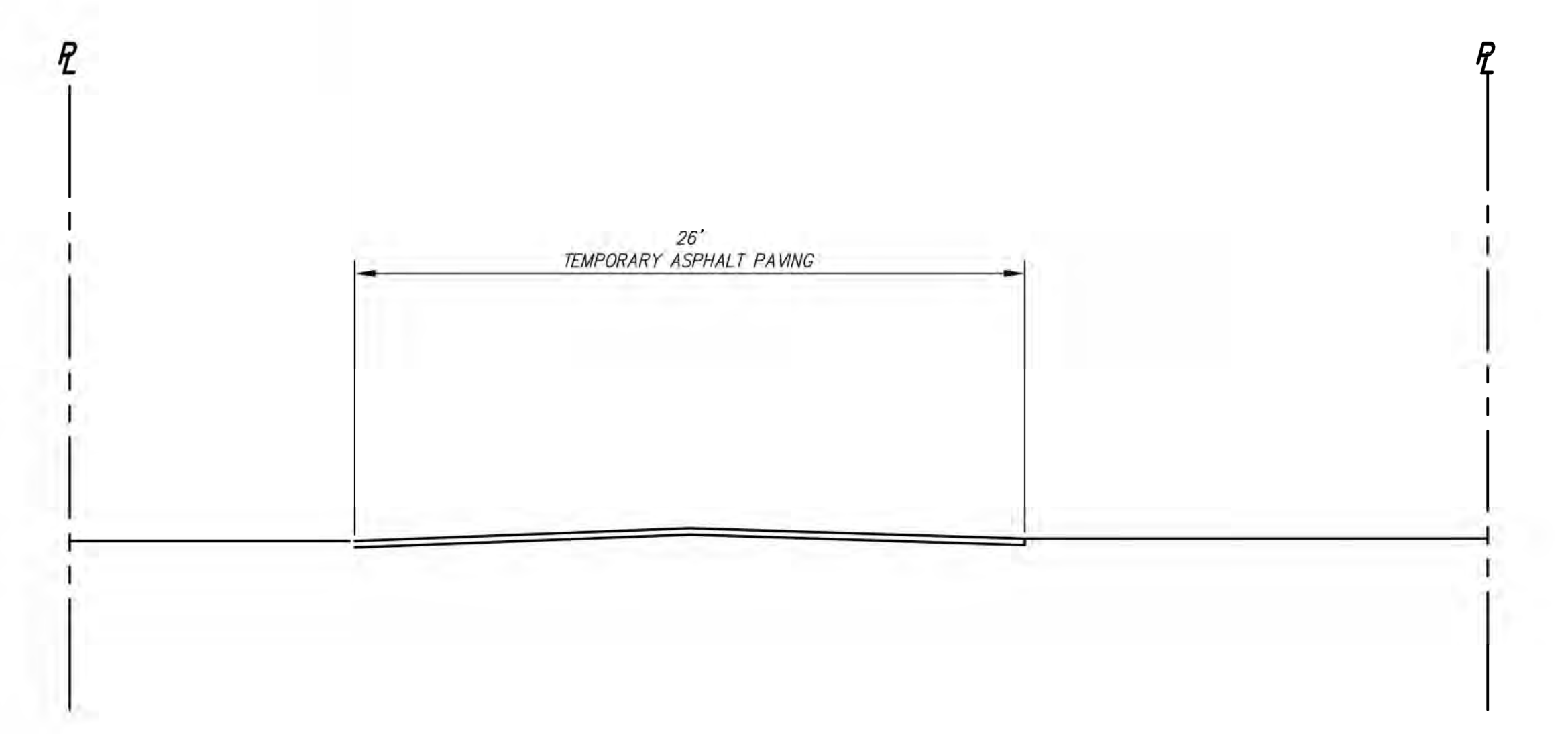
SECTION G-G (PARCEL H WITH PUBLIC ACCESS EASEMENT)
SCALE 1"=5'



SECTION C-C (GARNER DRIVE)
SCALE 1"=5'



SECTION F-F (TUBMAN DRIVE)
SCALE 1"=5'



SECTION H-H (PARCEL K WITH TEMPORARY ASPHALT PAVING FOR FIRE ACCESS)
SCALE 1"=5'

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 05-28-20
SCALE: AS SHOWN
DRAWN BY: CF
APPROVED BY: MAK
DRAWING NO: 618107
DATE: 06/02/2020
MICHAEL A. KUTYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-21

No.	REVISION	DATE	BY
1	TMAP RESUBMITTAL	06/12/19	
2	TMAP RESUBMITTAL	01/23/20	
3	TMAP RESUBMITTAL	05/26/20	

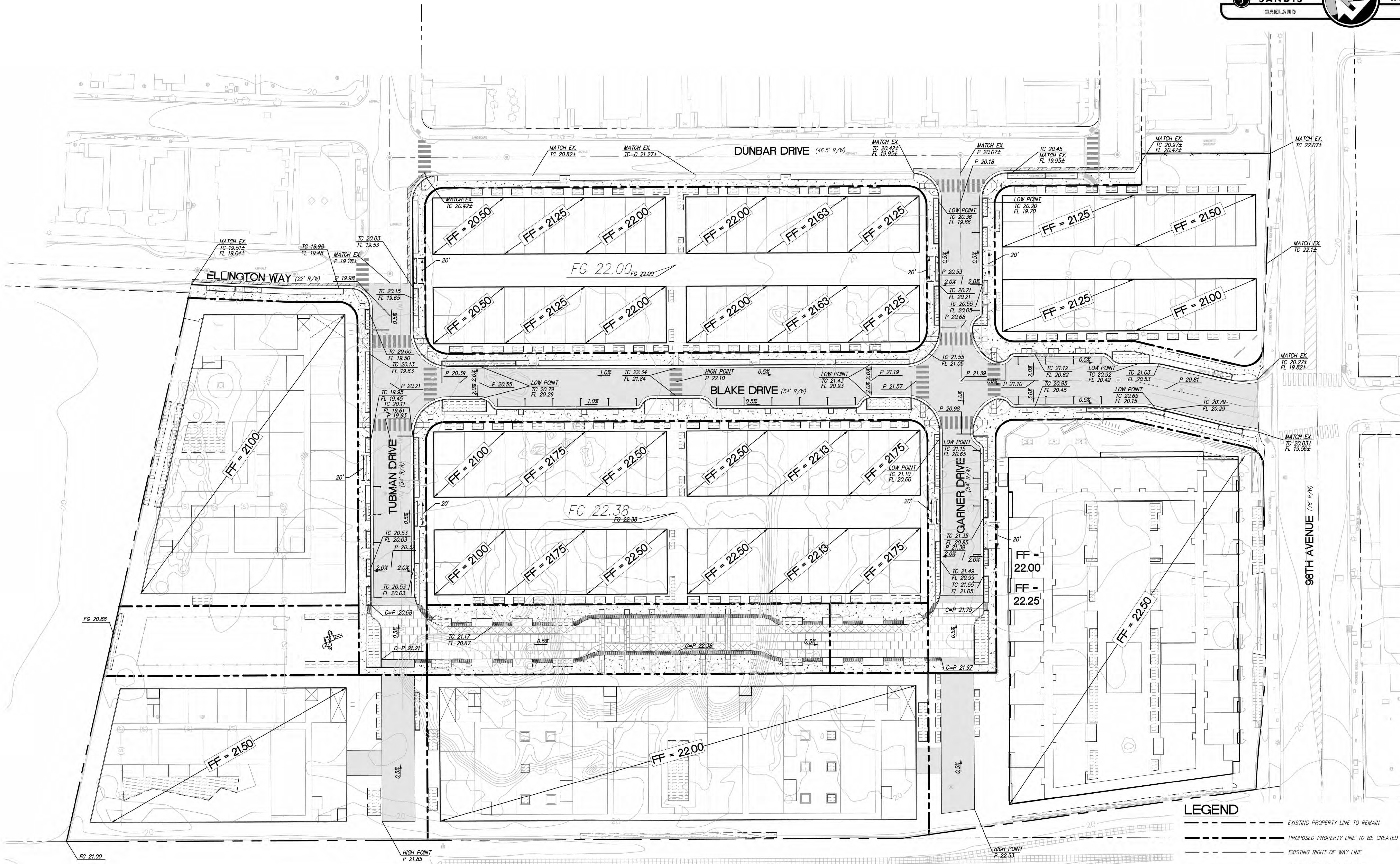
98TH AVENUE
OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
ROAD SECTIONS

SHEET
T-5
OF 9 SHEETS

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SUBDIVIDERS STATEMENT:
EXISTING STREET GRADES WILL BE MAINTAINED AT THE PROJECT PERIMETER ALONG ELLINGTON WAY, DUNBAR DRIVE, TUBMAN DRIVE AND 98TH AVENUE. NEW CURBING WILL BE INSTALLED ALONG ELLINGTON WAY, TUBMAN DRIVE, A PORTION OF DUNBAR DRIVE AND THE NEW ROADWAYS. SIDEWALK EXTENSIONS WILL BE INSTALLED AROUND THE PROJECT PERIMETER AT ELLINGTON WAY, DUNBAR DRIVE, TUBMAN DRIVE AND GARNER DRIVE, WITH NEW SIDEWALKS ALONG THE NEW ROADWAYS.

AREA OF DISTURBANCE:
442,554 SF

HAUL ROUTE:
98TH AVENUE TO INTERSTATE 880

EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)	NET (CY)
GRADE DEVELOPMENT AREA TO SUB-GRADE ELEVATIONS	8,700	1,500	7,200 (CUT)

LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PROPERTY LINE TO BE CREATED BY THIS MAP
- EXISTING RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- AC PAVEMENT
- CONCRETE SIDEWALK
- DEEP LIFT
- BIO-TREATMENT AREA
- STAMPED CONCRETE
- CONCRETE PAVERS

NOTES:
1. DRIVEWAY OPENING SLOPES SHALL BE 16.7%

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APPROVED BY: MAK
DRAWING NO: 618107

DATE: 06/02/2020
MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-21

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2	TMAP RESUBMITTAL	01/23/20	
3	TMAP RESUBMITTAL	05/26/20	

98TH AVENUE
OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
GRADING PLAN

SHEET
T-6
OF 8 SHEETS

EBMUD FIRE SERVICE AVAILABLE FLOW AND PRESSURE

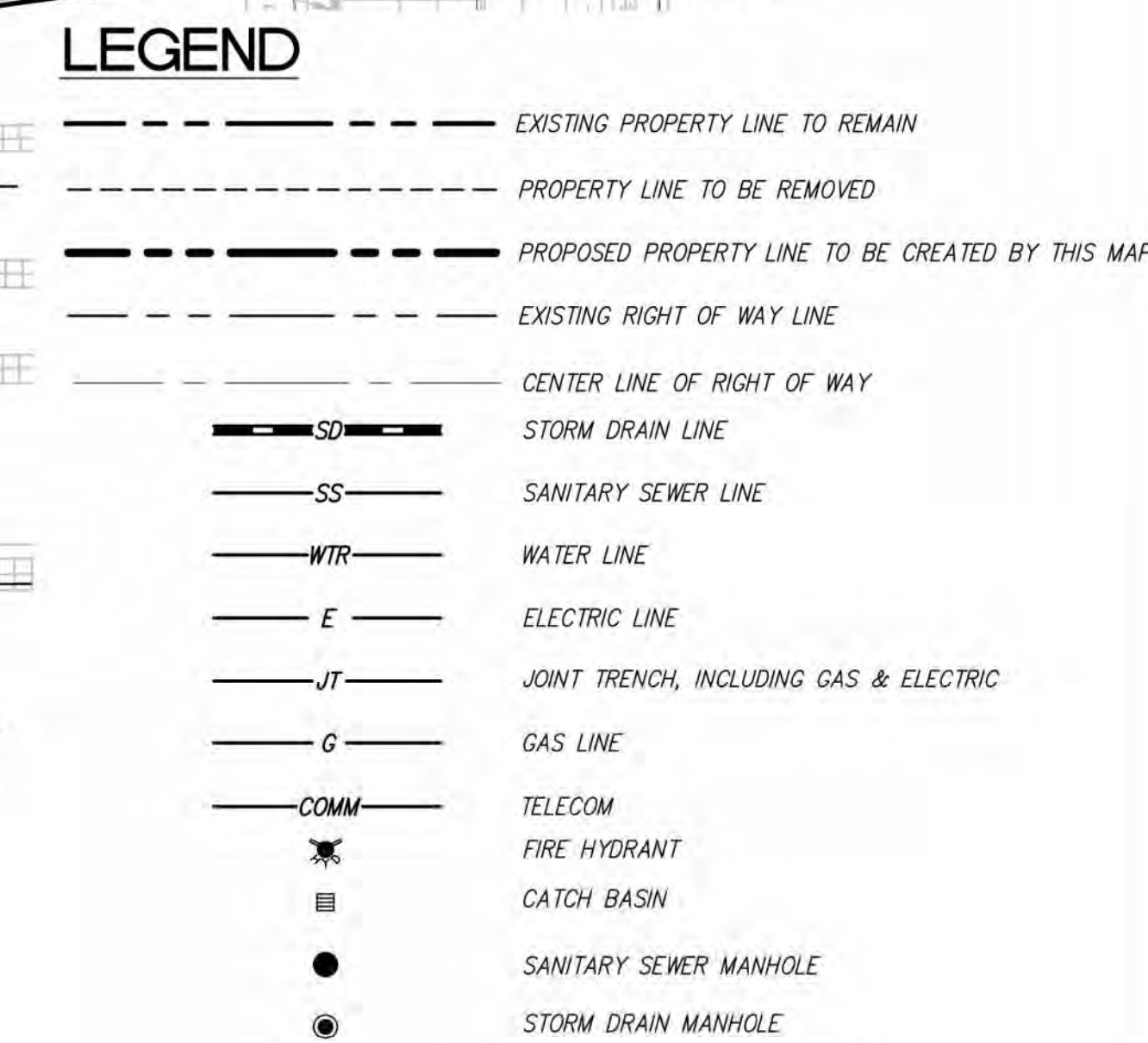
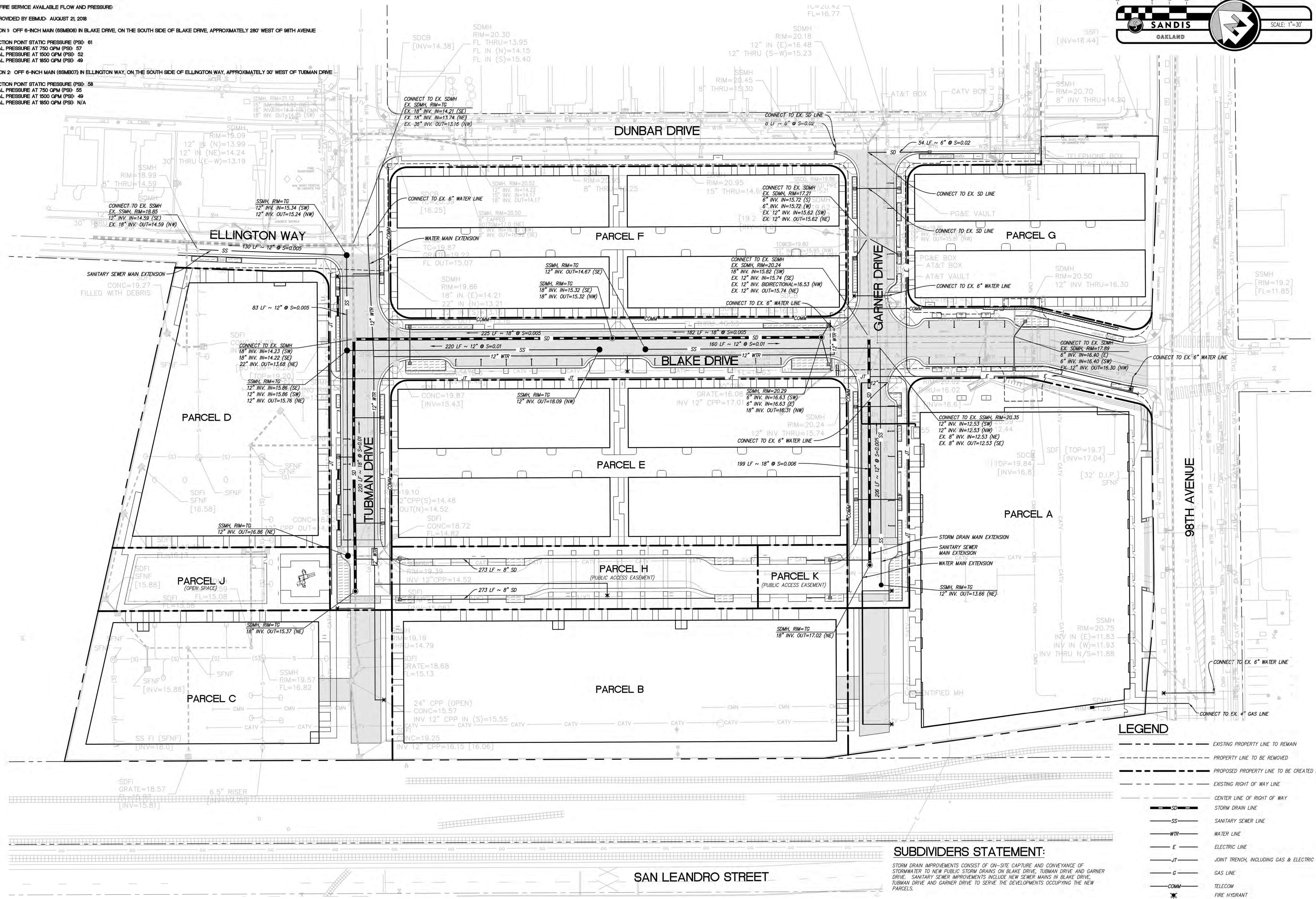
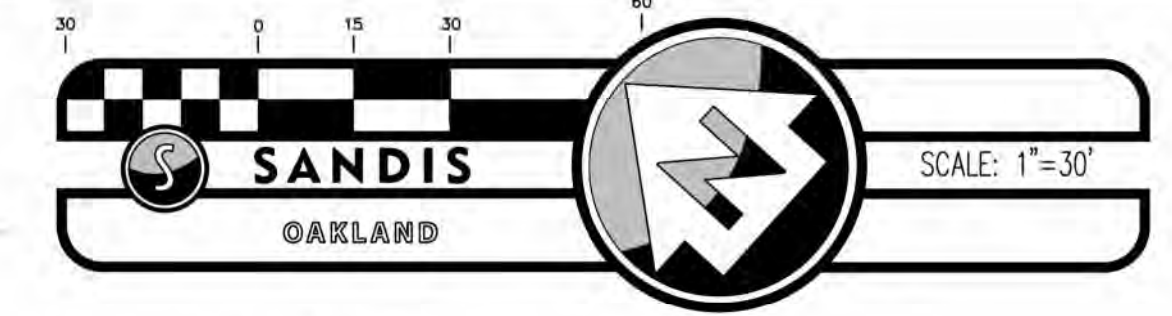
DATE PROVIDED BY EBMUD: AUGUST 21, 2018

LOCATION 1: OFF 6-INCH MAIN (65MB08) IN BLAKE DRIVE, ON THE SOUTH SIDE OF BLAKE DRIVE, APPROXIMATELY 280' WEST OF 98TH AVENUE

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

LOCATION 2: OFF 6-INCH MAIN (65MB07) IN ELLINGTON WAY, ON THE SOUTH SIDE OF ELLINGTON WAY, APPROXIMATELY 30' WEST OF TUBMAN DRIVE

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



SUBDIVIDERS STATEMENT:
STORM DRAIN IMPROVEMENTS CONSIST OF ON-SITE CAPTURE AND CONVEYANCE OF STORMWATER TO NEW PUBLIC STORM DRAINS ON BLAKE DRIVE, TUBMAN DRIVE AND GARNER DRIVE. SANITARY SEWER IMPROVEMENTS INCLUDE NEW SEWER MAINS IN BLAKE DRIVE, TUBMAN DRIVE AND GARNER DRIVE TO SERVE THE DEVELOPMENTS OCCUPYING THE NEW PARCELS.

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MICHAEL A. KUTKENDALL
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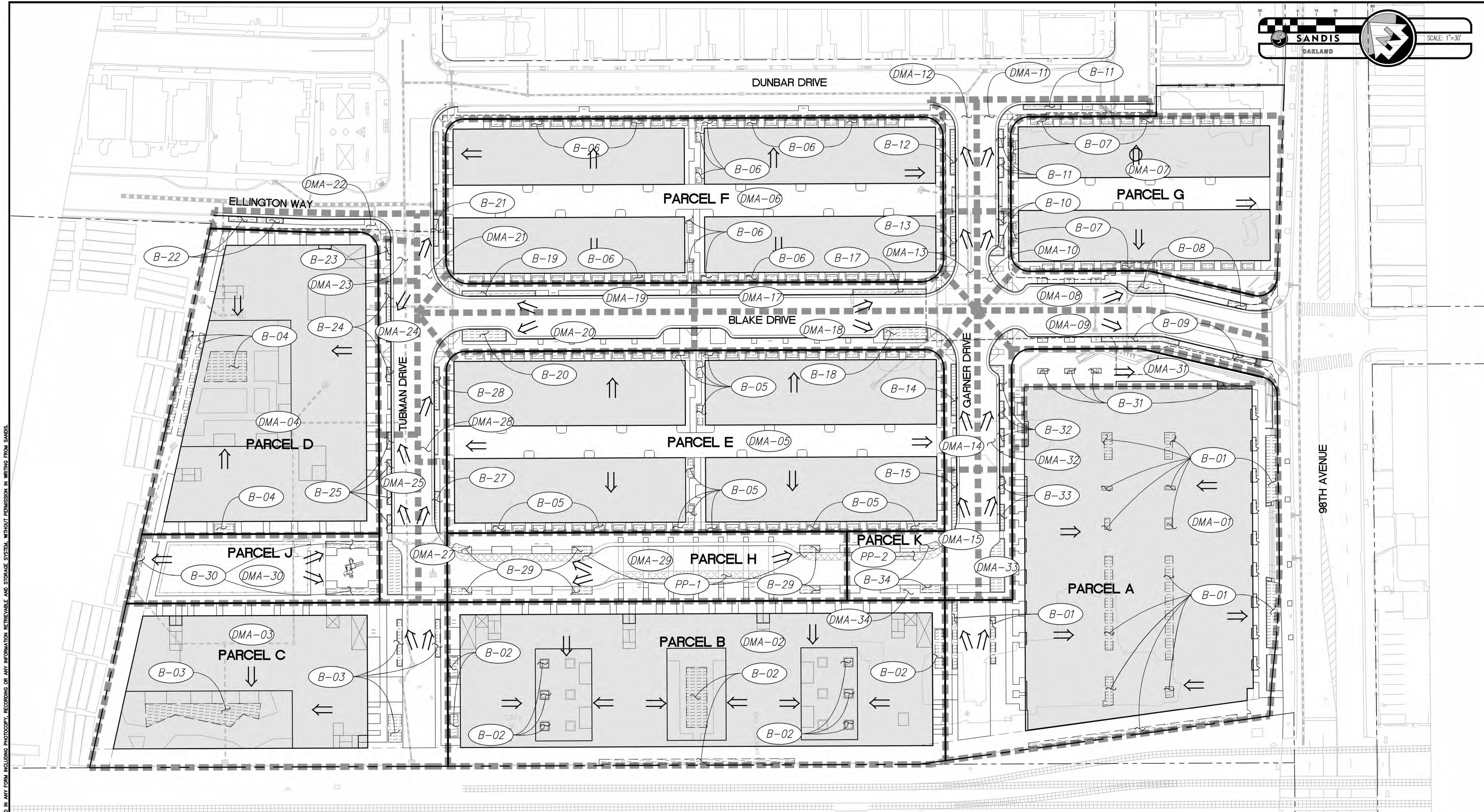
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3	TMAP RESUBMITTAL	05/26/20	

OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
UTILITY PLAN
SHEET T-7 OF 9 SHEETS

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STORM DRAIN IMPROVEMENTS CONSIST OF ON-SITE CAPTURE AND CONVEYANCE OF STORMWATER TO NEW PUBLIC STORM DRAINS ON BLAKE DRIVE, TUBMAN DRIVE AND GARNER DRIVE. SANITARY SEWER IMPROVEMENTS INCLUDE NEW SEWER MAINS IN BLAKE DRIVE, TUBMAN DRIVE AND GARNER DRIVE TO SERVE THE DEVELOPMENTS OCCUPYING THE NEW PARCELS.

STORMWATER MANAGEMENT NOTES

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

C.3 STORMWATER TREATMENT MEASURES

AREA ID	BMP ID	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
DMA-01	B-01	2,592	3,535
DMA-02	B-02	2,078	2,111
DMA-03	B-03	1,420	1,690
DMA-04	B-04	1,455	1,547
DMA-05	B-05	2,327	2,365
DMA-06	B-06	2,100	2,172
DMA-07	B-07	1,093	1,123
DMA-08	B-08	275	283
DMA-09	B-09	267	293
DMA-10	B-10	75	122
DMA-11	B-11	164	205
DMA-12	B-12	106	125
DMA-13	B-13	74	107
DMA-14	B-14	130	142

C.3 STORMWATER TREATMENT MEASURES

AREA ID	BMP ID	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
DMA-15	B-15	112	160
DMA-16	NOT USED	N/A	N/A
DMA-17	B-17	201	203
DMA-18	B-18	270	309
DMA-19	B-19	197	202
DMA-20	B-20	269	307
DMA-21	B-21	63	106
DMA-22	B-22	103	130
DMA-23	B-23	45	46
DMA-24	B-24	164	176
DMA-25	B-25	167	578
DMA-26	NOT USED	N/A	N/A
DMA-27	B-27	104	106
DMA-28	B-28	103	117

C.3 STORMWATER TREATMENT MEASURES

AREA ID	BMP ID	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
DMA-29	B-29	579	589
DMA-30	B-30	220	557
DMA-31	B-31	239	270
DMA-32	B-32	129	173
DMA-33	B-33	113	518
DMA-34	B-34	134	193
PP-1		1,556	1,556
PP-2		465	465

LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- - - - - PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE TO BE CREATED BY THIS MAP
- EXISTING RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- DMA BOUNDARY AREA
- [Hatched Box] BIO-RETENTION AREA
- [Solid Grey Box] PROPOSED BUILDING AREA
- [Cross-hatched Box] CONCRETE PAVERS
- [Circle with #] DRAINAGE MANAGEMENT AREA ID
- [Arrow] DIRECTION OF SURFACE FLOW

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OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
STORMWATER MANAGEMENT PLAN

SHEET
T-8
OF 9 SHEETS

98TH / SAN LEANDRO DESIGN GUIDELINES

MAY 26, 2020



**VAN METER
WILLIAMS
POLLACK** LLP

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1.0

INTRODUCTION

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I.1 VISION

98th/San Leandro is located in a historically industrial zone in East Oakland (See Figure 1.1), with storage and manufacturing uses fronting the site on three sides. As is common in HBX zones, each of the frontages adjacent to 98th/San Leandro presents very different contexts. 98th Avenue is a five-lane arterial truck route connecting the Nimitz Freeway to International Blvd. The western edge of the site is layered with an active Union Pacific rail line, elevated BART tracks and the primarily industrial San Leandro Boulevard. Arcadia Park, a single-family home development, is directly adjacent to the east (See Figure 1.2). 98th/San Leandro will replace what is currently a blighted, vacant lot with a vibrant new mixed-use neighborhood that serves as a bridge between the surrounding industrial and residential uses.

This dense residential development will become home to a diverse mix of residents and help to improve the safety of the neighborhood by providing "eyes on the streets" and connect to the existing residential neighborhood across Dunbar Drive.

The design of 98th/San Leandro will take cues from the industrial past while emphasizing the new pedestrian oriented, residential neighborhood. Strong building forms will front 98th Avenue to establish a prominent street presence, while providing protection from the street's traffic, and emphasizing the gateway at Blake Drive. The street character, open space and pedestrian experience within the neighborhood will create an active, pedestrian oriented community that provides a mix of high-quality work/live, live/work, residential units and commercial space in the urban neighborhood of East Oakland.

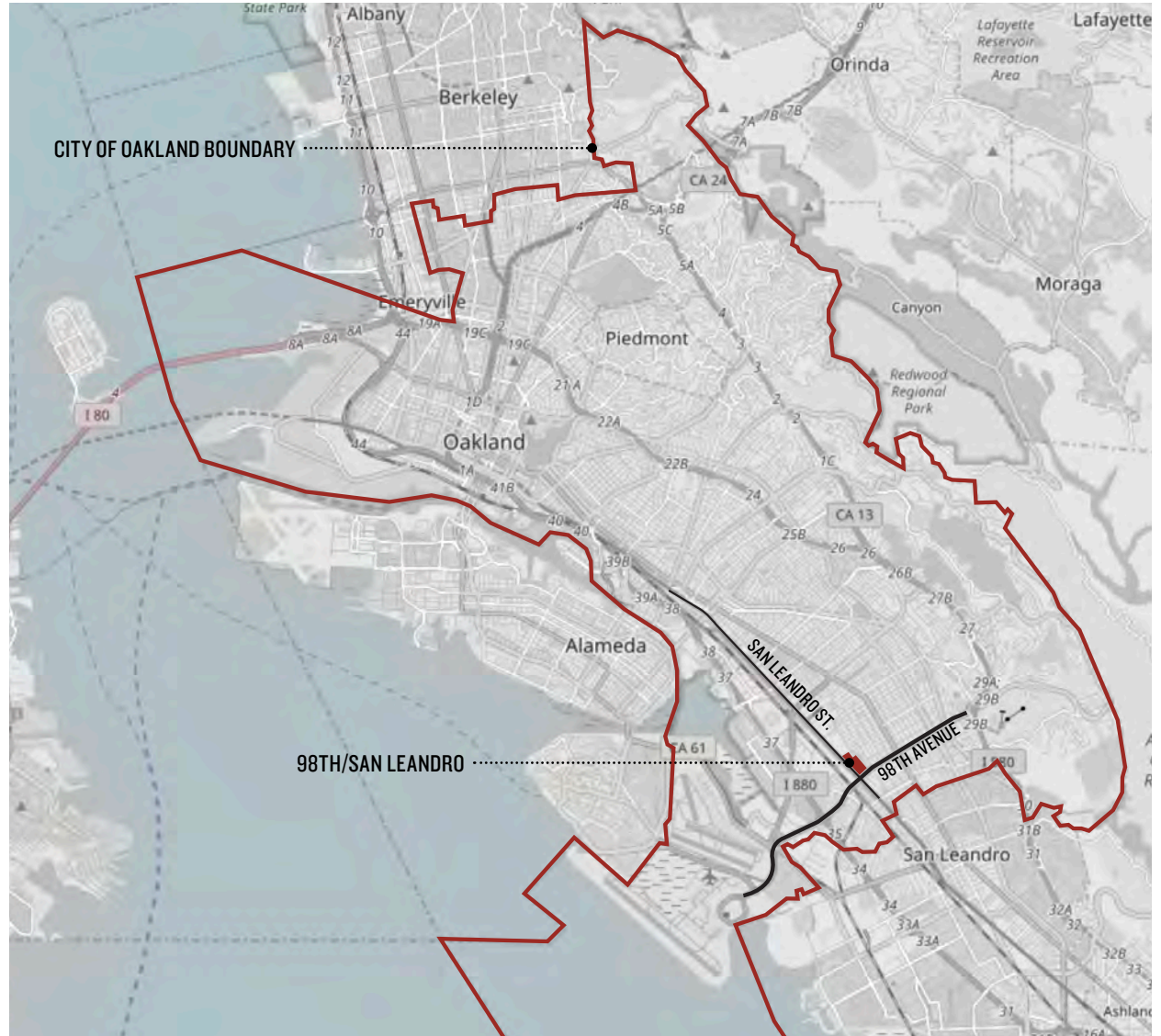


Figure 1.1 Site Location/City of Oakland Map

1.2 GUIDING PRINCIPLES & CONCEPTS

HOUSING + BUSINESS MIX GENERAL PLAN

The 98th/San Leandro site is designated Housing and Business Mix per the Oakland General Plan – Land Use & Transportation Element:

The Housing and Business Mix classification identifies areas of the city where a complex mix of residences and businesses has evolved due to converging historic development patterns... these areas may require additional attention to buffer the impacts of incompatible adjacencies, and the careful development and enforcement of performance standards to ensure compatible co-existence.

HBX ZONING

The site is located in the Housing and Business Mix (HBX-1) zoning district. The 98th/San Leandro site is zoned uniquely HBX-1 in an area consisting of residential uses to its east and industrial uses to its north, west and south. It will serve as a bridge between those two uses through a mix of uses. The purpose of the HBX Zoning designation is to:

1. Allow for mixed use districts that recognize both residential and business activities;
2. Establish development standards that allow residential and business activities to compatibly co-exist;
3. Provide a transition between industrial areas and residential neighborhoods;
4. Encourage development that respects environmental quality and historic patterns of development;
5. Foster a variety of small, entrepreneurial, and flexible home-based businesses.



Figure 1.2 Context and Vicinity Map

HBX DESIGN GUIDELINES

As stated in the HBX Design Guidelines Manual, the convergence of different types of development over time has resulted in a context characterized by complex and inconsistent development patterns, making rigid and prescriptive zoning requirements ineffective as the sole regulatory tool to allow for well-designed developments. While the HBX Housing and Business Mix Commercial Zones Regulations (O.M.C.17.65) establish the regulatory framework to implement the General Plan's vision for Housing and Business Mix areas through its Design Objectives, the HBX Design Guidelines addresses massing, scale and site planning issues to provide for greater flexibility and site-specific design solutions.

The intent of this 98th/San Leandro Design Guidelines Manual is to:

a. Promote and reinforce the Intent and Design Objectives of the HBX Design Guidelines described below:

HBX INTENT

- Guide and transition the neighborhood into a more intense development pattern than has traditionally existed in HBX neighborhoods;
- Allow freedom to create buildings of varied designs and styles;
- Develop attractive street-scapes and urban spaces;
- Allow the compatible coexistence of residential and nonresidential activities; and
- Promote innovative building designs that exist compatibly with traditional development patterns.

HBX DESIGN OBJECTIVES

1. Create a development pattern that encloses the street space by defining a street wall and street section while providing transitions from existing patterns and respecting the light and air of residential properties, if present.
2. Site parking to maintain an attractive street-scape and preserve on-street parking.
3. Integrate functional open space into the design of the site.
4. Use design techniques to scale buildings appropriate to their location.

5. Consider a variety of architectural styles.
6. Provide visual interest to street facing areas.
7. Provide visual emphasis to buildings at street corners.
8. Provide well designed landscaping and buffering for street fronting yards, parking areas, nonresidential activities, and parking podiums.

b. Supplement the HBX Design Objectives and expand upon guidance to address more specific design issues found within the Preliminary Development Plan application for 98th / San Leandro by providing specific guidelines to implement the objectives on a parcel by parcel basis.

c. Develop a foundation of design for future developers and establish the basis for evaluation of Final Development Plan applications.

Final Development Plans for all parcels within the 98th/ San Leandro PUD shall be substantially consistent with the Preliminary Development Plan and shall conform to the design criteria of the HBX Design Guidelines Manual ("Manual") and the 98th/San Leandro Design Guidelines (together referred to as "Guidelines"). Guidelines provide methods to fulfill an associated design objective; however, they are not intended to restrict innovation, imagination and variety in design. An alternative design will be considered if it achieves the desired objectives of the manual to the same extent as the associated Guidelines.

1.3 RELATED DOCUMENTS

This Design Guidelines document is to be read and applied in conjunction with the following:

- City of Oakland Municipal Code
- HBX Housing and Business Mix Commercial Zones Regulations (O.M.C.17.65) - *Updated 12/01/2008*
Housing and Business Mix – 1 (HBX-1) Commercial Zone
- HBX Design Guidelines Manual - *10/31/2006*
Regular Design Review criteria (Chapters 17.136.040 and 17.136.050)
- 98th/San Leandro Vesting Tentative Tract Map 8492
- 98th/San Leandro Preliminary Development Plan - *(PLN18523)*
- 98th/San Leandro Final Development Plan - Master Street & Open Space Improvements - *(PLN18523-PUDF02)*



98th/San Leandro Preliminary Development Plan



98th/San Leandro FDP - Master Street & Open Space Improvements

2.0

URBAN DESIGN FRAMEWORK

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C. Garner & Tubman Drives	12
D. Woonerf	13
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A. Open Space	15
B. Plaza at Parcel A	16
2.3 Street Furniture	17
2.4 Plant Palette	18
2.5 Public Art	19

2.1 STREET DESIGN

Due to the active Union Pacific Railroad railway along San Leandro Street and the neighboring property to its north, the 98th/San Leandro site can only be accessed on two sides. The street design is based primarily on extending the existing Blake Drive into the site and connecting to the existing Garner and Tubman Drives. In addition to providing necessary site circulation for cars, emergency and service vehicles, the centrally located Woonerf enhances the pedestrian experience by providing an open area for social interaction.

The streets at 98th/San Leandro will be designed to be safe and accommodating to all. The street design controls and guidelines are listed below with description and design intent described for each street. These streets are further described in the Preliminary Development Plan & Final Development Plan - Master Street & Open Space Improvements.

GUIDELINES

- G 2.1-1 Provide streets at locations specified in Figure 2.1
- G 2.1-2 Design new public streets to support all modes of circulation: walking, bicycling, automotive, and anticipated parking needs.
- G 2.1-3 Provide corner bulb-outs to slow traffic where feasible. Plant bulb-outs with native and/or drought-tolerant plants or bioretention planters as necessary.
- G 2.1-4 Locate all utilities on new streets underground when feasible and as approved by the City of Oakland.
- G 2.1-5 Minimize negative impact of a utility equipment on the public realm and adjacent properties by locating the area out of view and by screening with attractive architectural features and landscaping.
- G 2.1-6 Locate all utilities such as transformers, utility meters, other site and building equipment within the building, at the rear of the property, or underground. When locating within the building or underground is not feasible, ensure these elements are away from public view, organized neatly in discreet areas, and screened with attractive landscaping, or enclosures.

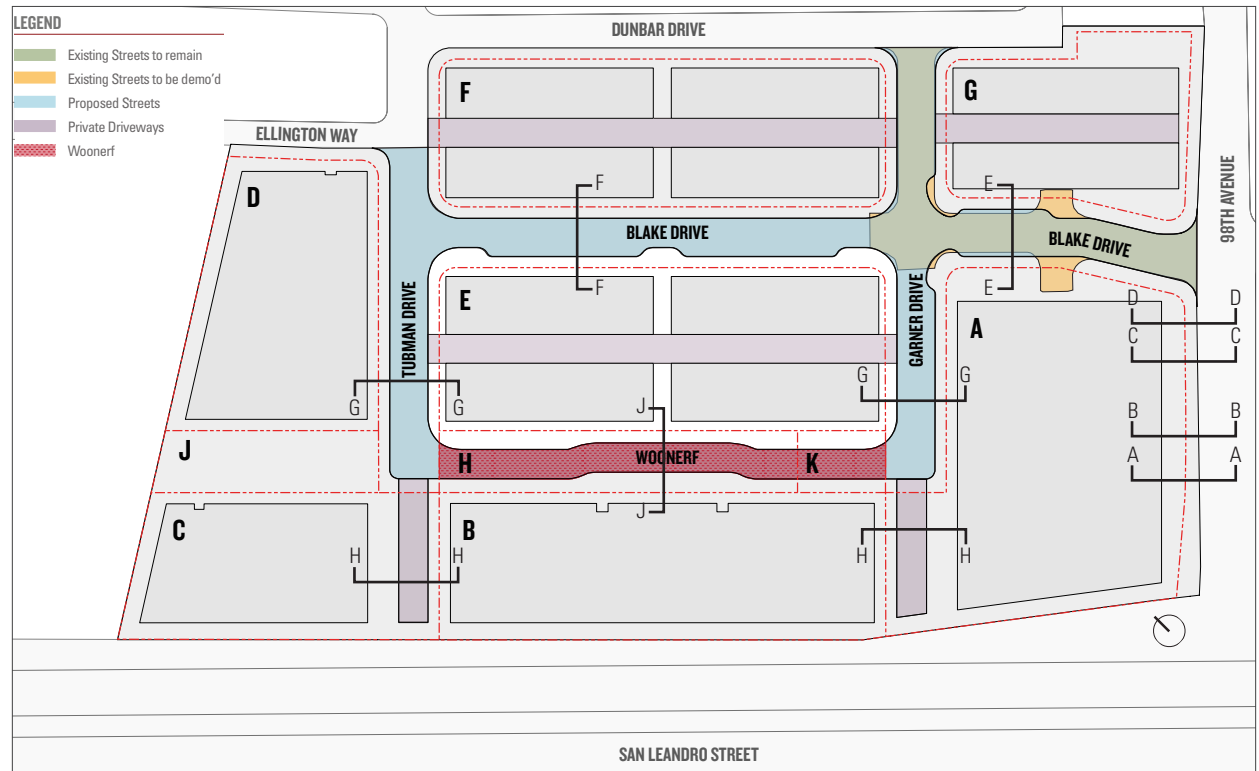


Figure 2.1 New and Existing Streets Diagram



Tree-lined street



Woonerf/shared street between pedestrians, bikes and cars



Woonerf/shared street showing low planting and bollards



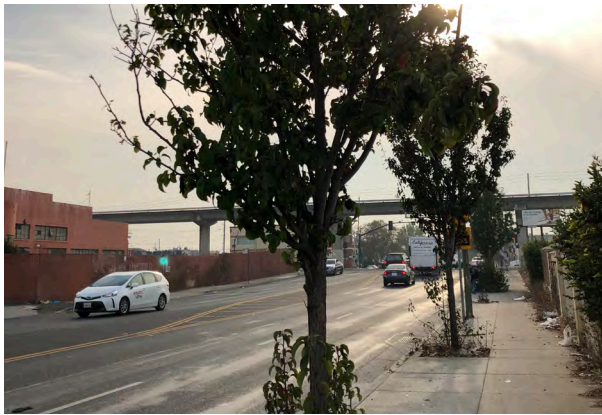
Utility decorative metal screening to shield utilities

A. 98th Avenue

The mixed-use frontage at Parcel A on 98th Avenue serves as the public face of the new neighborhood and as such, must be designed to be accessible and welcoming. However, 98th Avenue is a five lane arterial truck route connecting the Nimitz Freeway to International Boulevard and particular care must be taken to protect pedestrian, residents and businesses located along the street frontage.

GUIDELINES

- G 2.1.A-1** Provide a generous setback and sidewalk to create a landscaped buffer along the busy roadway while also serving as the main pedestrian access to the work/live units from the public sidewalk (See Figures 2.2 through 2.5).
- G 2.1.A-2** Remove existing concrete wall on 98th Ave between San Leandro and Blake Drive in order to open the ground floor work/live units directly to the street and activate the ground floor experience. Focus the public entry to the east on Blake Drive.
- G 2.1.A-3** Allow the existing wall to remain at Parcel G to enclose the side yards of the townhomes at 98th Avenue.



98th Avenue existing conditions

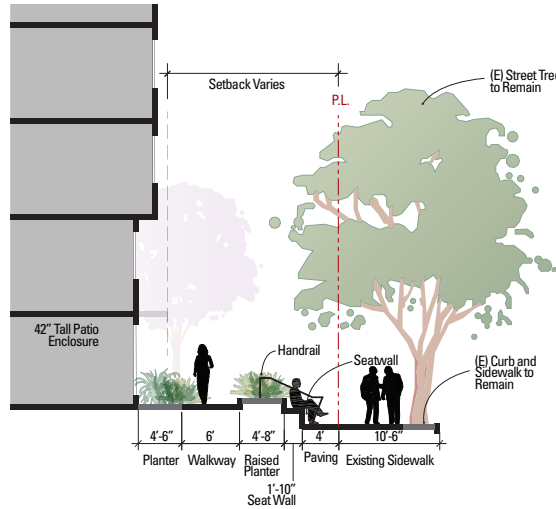


Figure 2.2 Section A. 98th Avenue at seatwall

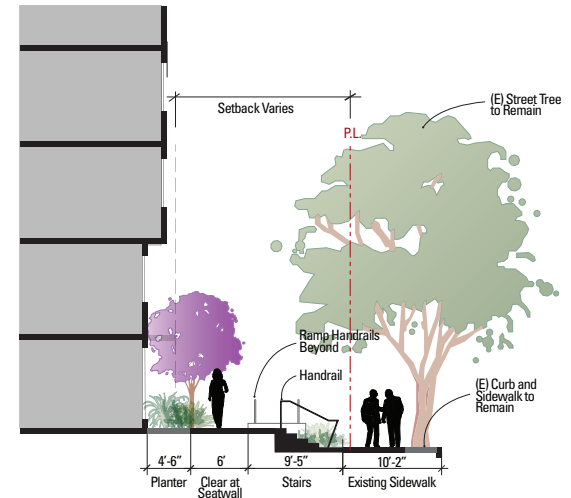


Figure 2.4 Section C. 98th Avenue at stair

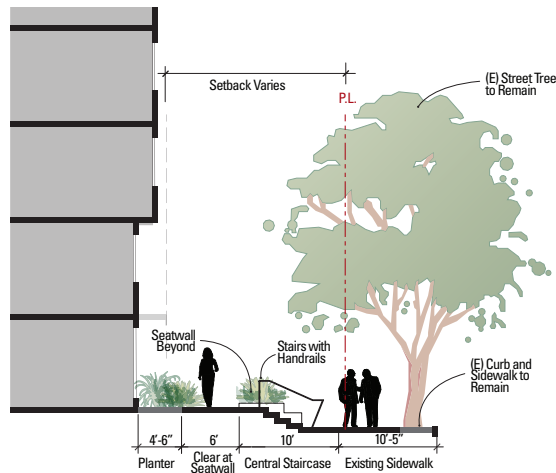


Figure 2.3 Section B. 98th Avenue at central staircase

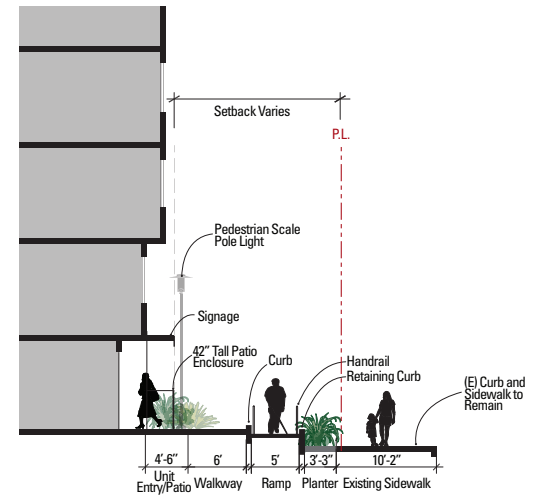


Figure 2.5 Section D. 98th Avenue at ramp

B. Blake Drive

The block of Blake Drive between 98th Avenue and Garner Drive was built in 2009 as part of the adjacent Arcadia Park development. This right-of-way (ROW) will remain, with some adjustments to reflect the new neighborhood design. To the east, front entries to three story townhouses line the block. This residential character continues in the typical blocks of Blake Drive to the north with townhouses fronting the ROW on both sides.

GUIDELINES

- G 2.1.B-1 Provide a generous plaza area fronting Blake Drive at Parcel A adjacent to the commercial space (See Figure 2.6).
- G 2.1.B-2 Provide an 8' landscaped setback at the townhouse blocks to give a sense of privacy to the townhouses while also allowing for direct access and visibility to front doors (See Figure 2.7).

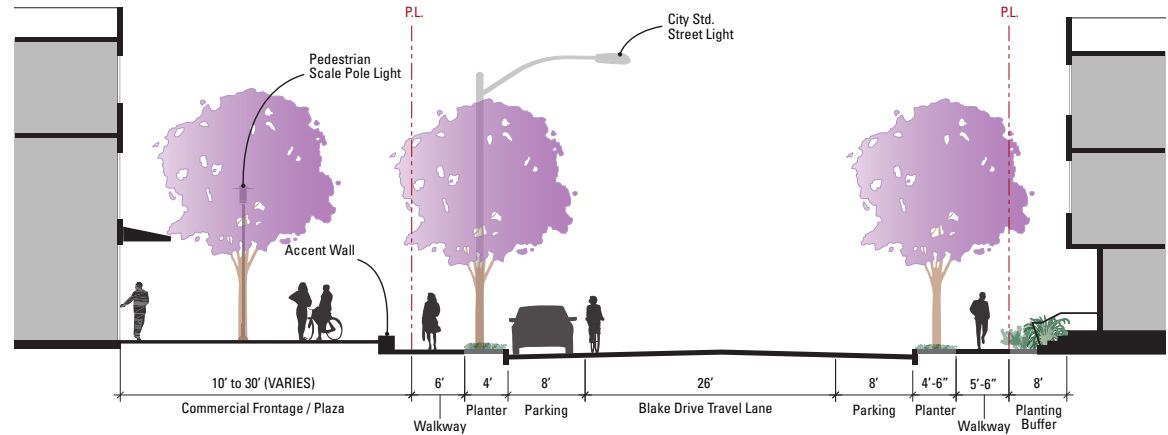


Figure 2.6 Section E. Blake Drive section at Parcel A plaza



Blake Drive existing conditions

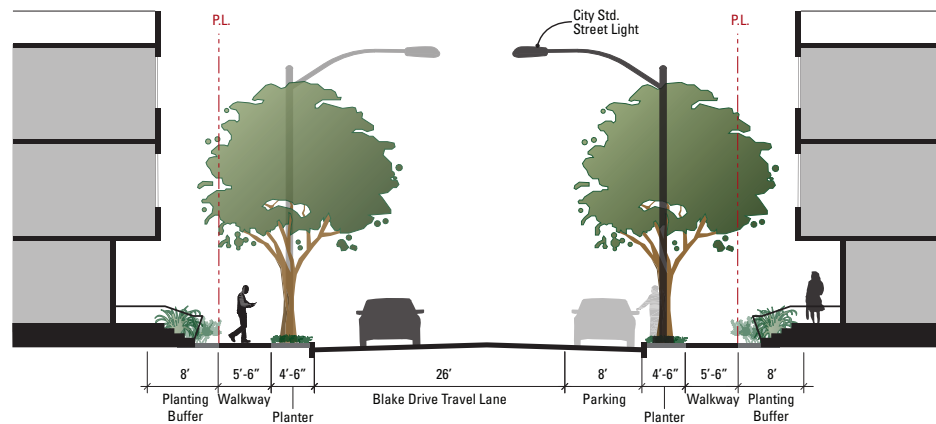


Figure 2.7 Section F. Blake Drive typical section

C. Garner & Tubman Drives

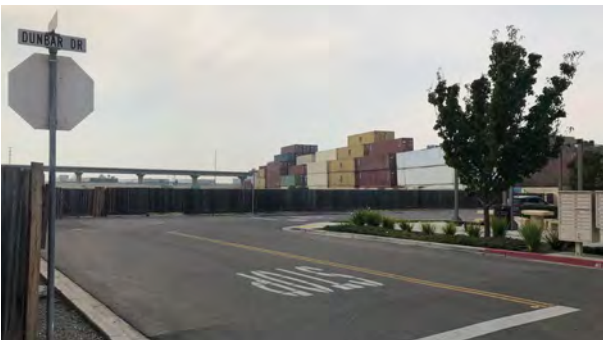
The existing Garner and Tubman Drives will be extended from the adjacent Arcadia Park neighborhood with both ground floor residential units and townhouses on either side. Both Garner and Tubman Drives terminate after parcels H/K and J, becoming private drives that give access to car parking garages at Parcels B and C.

GUIDELINES

- G 2.1.C-1 Locate street parking at Garner and Tubman Drives adjacent to groundfloor residential units (See Figure 2.8).
- G 2.1.C-2 Provide bioretention planters for public right-of-way (ROW) stormwater (See Figure 2.8 and Figure 2.9).



Garner Drive existing conditions looking towards existing single family houses



Tubman Drive existing conditions at Dunbar Drive intersection looking towards the site

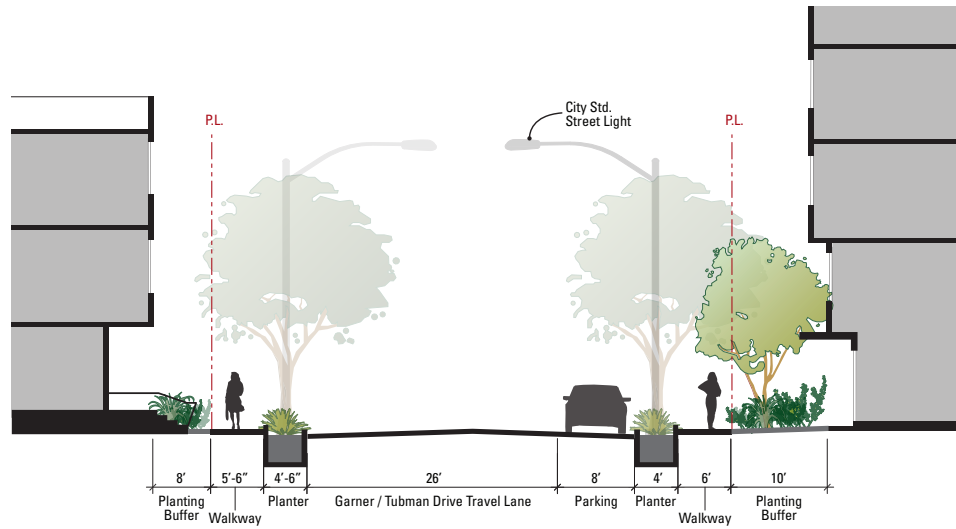


Figure 2.8 Section G. Garner Drive and Tubman Drive typical section

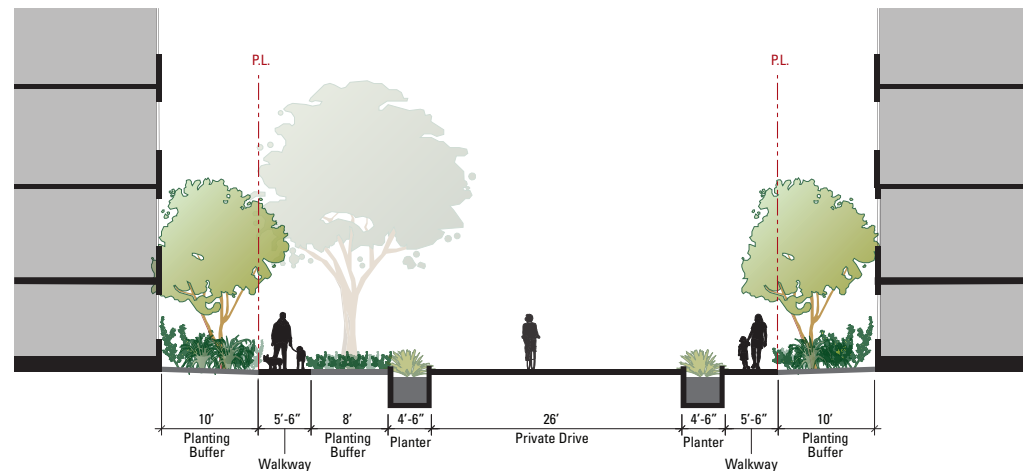


Figure 2.9 Section H. Garner Drive and Tubman private drive typical section

D. Woonerf

A Woonerf is a shared street designed to make the street much more welcoming and appealing for all drivers, cyclists, pedestrians and runners. Instead of dividing a street with barriers like curbs, sidewalks and bike lanes, Woonerfs open up the street and allow for every multiple use simultaneously.

GUIDELINES

- G 2.1.D -1 Design the Woonerf to encourage pedestrian activity and discourage cars. (See Figure 2.10).
- G 2.1.D -2 Provide overall site circulation for pedestrians, bicyclists, automobiles, emergency and service vehicles.
- G 2.1.D -3 Locate primary entries of townhomes and residential units along Parcel H/K to have direct access to the woonerf.
- G 2.1.D -4 Provide street with no curbs to deliberately blur the line between the car path and sidewalk, and articulate the entire Woonerf area as a shared open space.
- G 2.1.D -5 Provide a jog in the middle of the street to further temper automobile speeds and encourage motorists to exercise caution.
- G 2.1.D -6 Use variety of paving materials and colors (See Figure 2.11).
- G 2.1.D -7 Incorporate a variety of streetscape amenities such as public seating areas, lighting, planting, and other hardscapes to promote pedestrian comfort.
- G 2.1.D -8 Provide minimum width of 20' for vehicles and 26' for EVA.
- G 2.1.D -9 Incorporate stormwater management into design - slope Woonerf to drain to its side.
- G 2.1.D -10 Design Woonerf to serve as extension of the park in Parcel J.

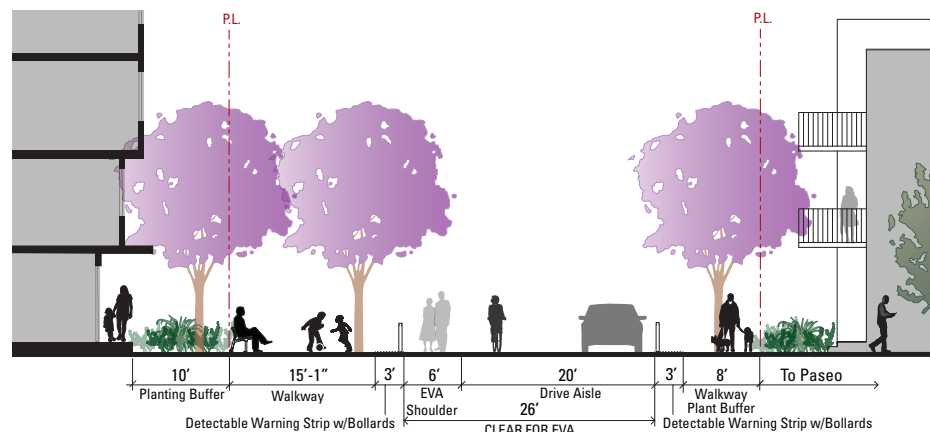


Figure 2.10 Section J. Woonerf section at Parcel H/K

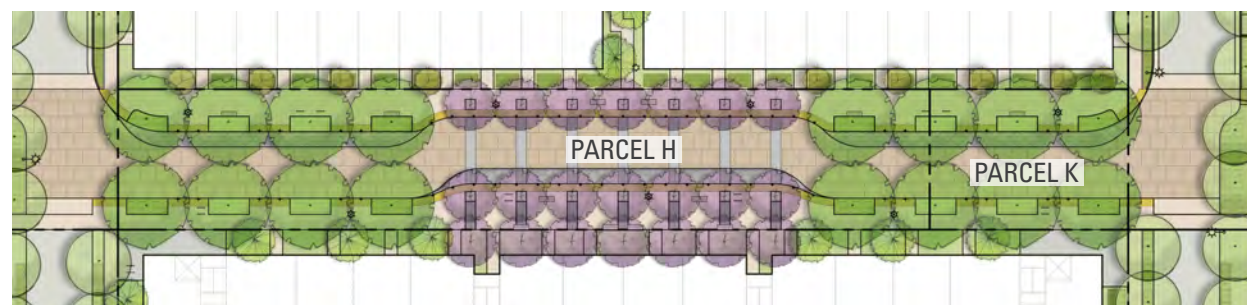


Figure 2.11 Woonerf plan enlargement



Woonerf with landscape and street furniture



Woonerf with enhanced paving and buffer planting



Woonerf with bollards

2.2 COMMUNITY OPEN SPACE

The 98th/San Leandro development provides open space for the neighborhood as shown in Figure 2.12. These open spaces are further described in the Preliminary Development Plan & Final Development Plan - Master Street & Open Space Improvements. As described in Section 2.1.D Woonerf at Parcel H and K, while technically considered a street, the Woonerf is intended to serve a dual function as community open space.

GUIDELINES

Amenities/Design

- G 2.2-1 Provide at least one pedestrian paseo from Parcel H to Dunbar Dr. as shown in Figure 2.12. See Section 3.7.C for further information.
- G 2.2-2 Integrate light fixtures for all open spaces to enhance safety and security, as well as energy efficiency. See Section 2.3 Street Furniture.
- G 2.2-3 Incorporate public art when feasible to enliven open spaces.
- G 2.2-4 Design stairs and terraces fronting on the open spaces in a way that minimizes guardrails and walls that obstruct views.
- G 2.2-5 Design and/or select site furnishings to form a coherent palette of elements for the entire site.
- G 2.2-6 Design and select recreation equipment for a range of ages, to complement the design of the open space, and to integrate into the topography of the site.
- G 2.2-7 Provide bike parking at open spaces to encourage alternatives to auto-circulation. See Section 2.3 Street Furniture.
- G 2.2-8 Incorporate integrated pest management, and non-toxic fertilization techniques to manage open spaces whenever possible.

Water Usage

- G 2.2-9 Follow the Bay-Friendly Landscape Guidelines recommendations for planting of native species, low water use, and avoidance of invasive species.

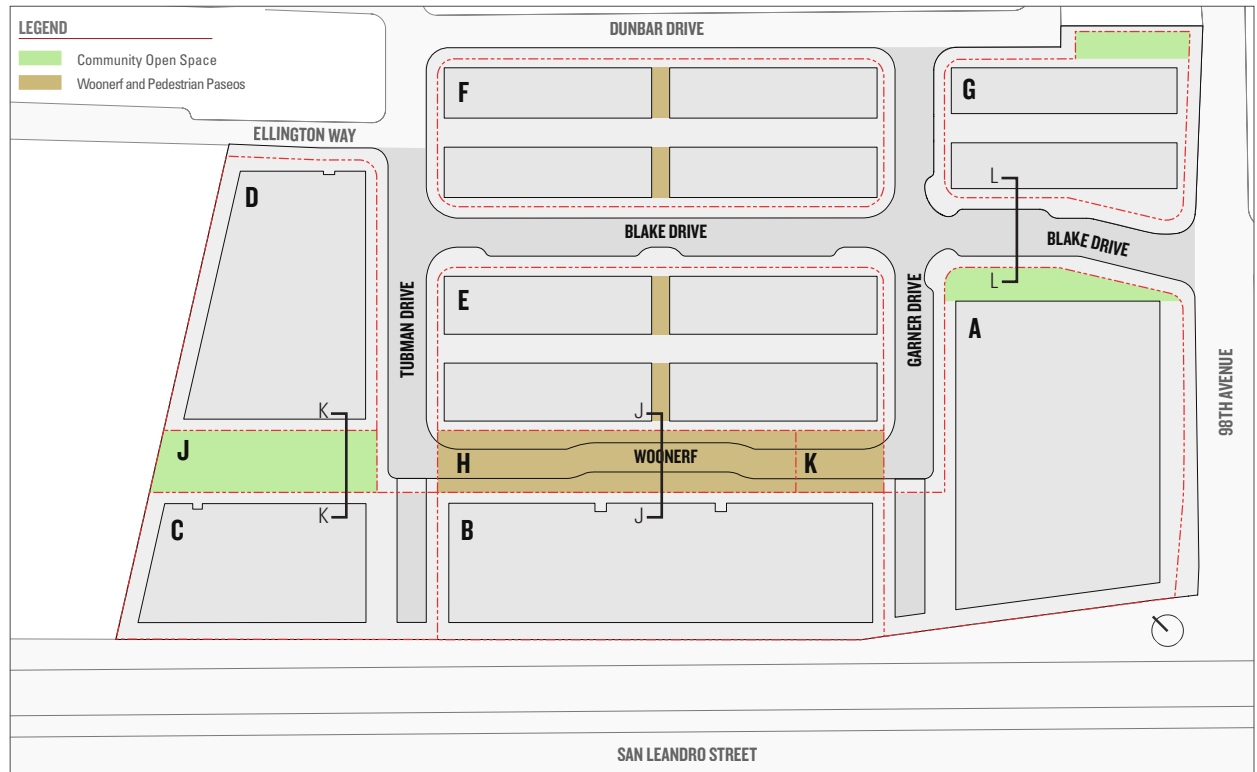


Figure 2.12 Open Space Diagram

- G 2.2-10 Reduce use of potable water for irrigation by installing smart (weather-based) irrigation controllers; by using drip, bubblers or low-flow sprinklers for all non-turf landscape areas; and by using recycled water if available.

Stormwater Management

- G 2.2-11 Incorporate sustainable stormwater management features to reduce rainfall runoff. These may include but are not limited to use of vegetated swales, vegetated infiltration basins, flow through and infiltration planters, pervious pavement, and other methods.



Community open space

A. Open Space

Parcel J will provide an open space area that includes a play space with bench seating and an enclosed dog run area. The park is located between Parcels C and D and provides pedestrian access to the ground floor units of both multifamily buildings.

GUIDELINES

- G 2.2.A-1 Provide entries facing the park for units fronting Parcel J (See Figure 2.13, Figure 2.14).
- G 2.2.A-2 Provide children’s play structure or consider interactive play sculpture (See Figure 2.14).
- G 2.2.A-3 Provide 4’ max fence for dog run.

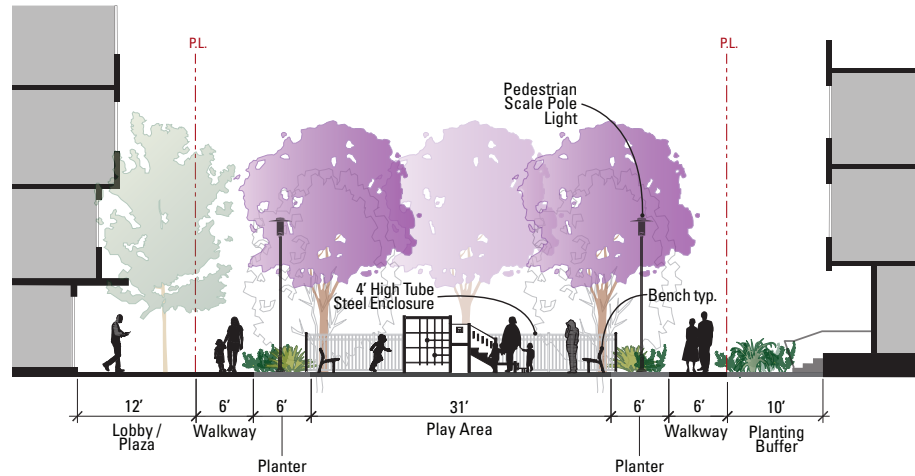


Figure 2.14 Section K. Park Section at Parcel J



Play structure

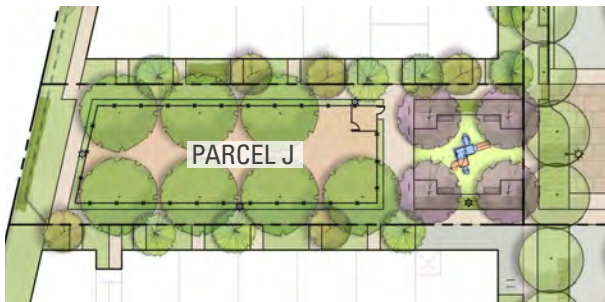


Figure 2.13 Park plan enlargement



Dog run area



Playground/kids play area with play structure



Playground/kids play area with interactive play structure

B. Plaza at Parcel A

The plaza at Parcel A will function as the gateway to the 98th/San Leandro development creating an inviting environment that welcomes visitors and residents to the new neighborhood. It provides a gathering place for the commercial space and the work/live units located at Parcel A.

GUIDELINES

- G 2.2.B-1 Design a flexible patio area with accent walls that work as seating and gathering spaces (See Figure 2.15).
- G 2.2.B-2 Provide bike parking to serve commercial spaces.
- G 2.2.B-3 Locate trees to create shaded areas for gathering (See Figure 2.16).

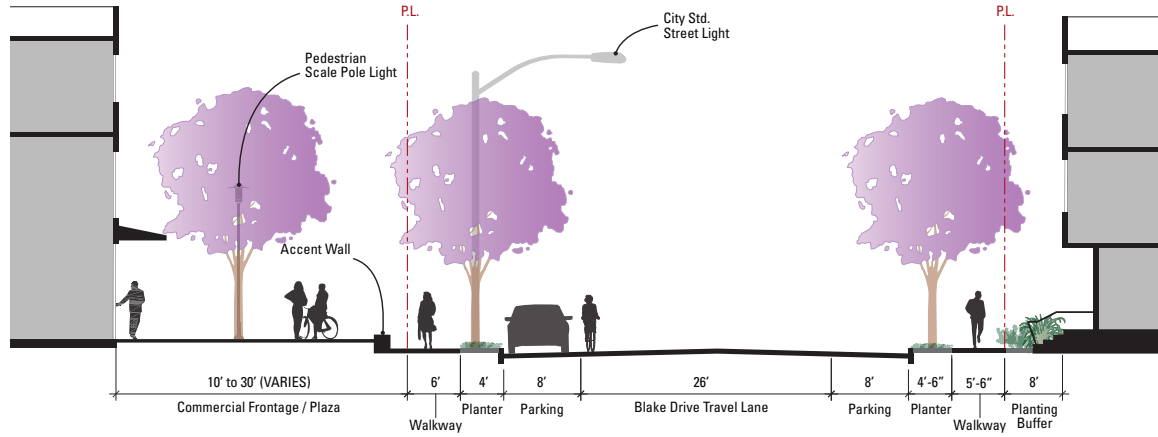
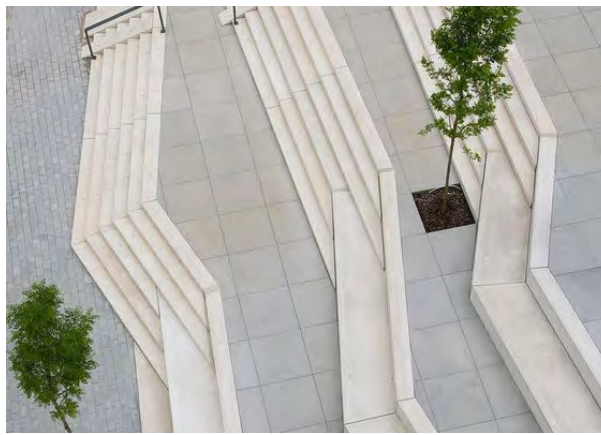


Figure 2.16 Section L, Blake Drive Section at Parcel A Plaza



Figure 2.15 Plaza Plan at Parcel A



Example of stepped plaza



Example of seating/accent wall

2.3 STREET FURNITURE

Street furnishings are intended to be amenities which support a wide variety of activities. Materials should be chosen for durability and comfort and be coordinated across the site to ensure continuity.

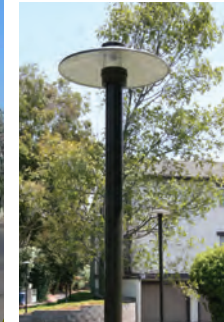
GUIDELINES

- G 2.3-1 Utilize consistent sidewalk design (color, pattern, etc.), well-designed street furniture including seating, waste receptacles, and pedestrian-scaled street lights in new public streets.
- G 2.3-2 Select street furniture to be consistent with other open space design elements throughout site:
 Tree Grate: Iron Age ADA Compliant ‘Rain’ Heel Proof. Finish: Baked On Oil Finish;
 Trash Receptacle: Urban Renaissance, 36-gallon, side opening litter & recycling receptacle, integrated recycle bin, dome lid w/ Fan Grillwork Design. Finish/Color: Powdercoated Black;
 Bike Rack: Madrax Square UX Bike Rack, embed mount, Finish/Color: Powdercoated Black;
 Bench: Victor Stanley Eva Bench, Steel Slats, surface mount, Finish/Color: Powdercoated Black;
 or products of comparable style, quality and durability.

- G 2.3-3 Use low voltage fixtures and LED lamps or comparable energy efficient bulbs per Public Works & City of Oakland Light Design Manual requirements for streetlights.
- G 2.3-4 Use a hierarchy of street lights to create ambient light, visual rhythm and highlight key pedestrian routes: Street Light: City of Oakland Standard Street Light Cobra Head Luminaire w/ 6’ arm on City Standard Pole. Color: Boxwood Green; Pedestrian Scale Pole Light: Borden Lighting 922 LED Indirect Post Top. Color: Black; Bollard Light: Bega 99058 Shielded LED Bollard. Color: Black
- G 2.3-5 Coordinate metal finishes and colors with other site furnishings and building color palette.
- G 2.3-6 Consider vandal/graffiti resistant clear coat finish for street furniture.



City standard street light



Pedestrian scale pole light



Bollard light

URBAN DESIGN FRAMEWORK



Tree grate



Bike rack



Trash receptacles with recycle bin



Durable metal bench

2.4 PLANT PALETTE

Street planting should be chosen to be climate adapted, durable and encourage pedestrian activity on the site.

GUIDELINES

- G 2.4-1 Plant street trees per the City of Oakland Public Works Tree Planting Guidelines, acknowledging that actual tree spacing will be influenced by street character, lighting, tree species, lines of sight, utilities, architecture and other issues.
- G 2.4-2 Choose tree species from the City of Oakland Master Street Tree List. Street trees located within stormwater treatment areas must be listed in the Alameda Countywide Clean Water Program Appendix B Plant List. Species include Acer negundo 'Sensation', Lagerstroemia 'Muskogee', Quercus agrifolia, and Quercus palustris.
- G 2.4-3 Use different planting styles consistent with FDP site improvements document to delineate residential versus commercial or retail uses. Keep commercial and retail planting areas lower profiles for clear visibility.
- G 2.4-4 Reduce or minimize water consumption by selecting native and drought-tolerant trees, sidewalk plantings and plant materials, when feasible.
- G 2.4-5 Keep spacing as specified in Code Section 17.65.30(3): one 15-gallon tree for every 25' of street frontage or portion thereof.

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
STREET TREES			
*ALNUS RHOMBIFOLIA	WHITE ALDER	24" BOX	H
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	L
PLATANUS X ACERFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	M
*QUERCUS LOBATA	VALLEY OAK	24" BOX	L
ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	24" BOX	L
TREES			
ACER PALMATUM	JAPANESE MAPLE	24" BOX	M
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L
GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	M
LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	L
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	M
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	VL
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	24" BOX	M
LARGE SHRUBS			
CHONDRPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	L
LOROPETALUM C. 'CAROLINA MOONLIGHT'	CHINESE FRINGE FLOWER	5 GAL	L
PITOSPORUM TENUIFOLIUM	KOHUJU	5 GAL	M
PODOCARPUS M. MAKI	SHRUBBY YEW PINE	5 GAL	M
WESTRINGIA 'BLUE GEM'	BLUE GEM WESTRINGIA	5 GAL	L
MEDIUM AND SMALL SHRUBS			
ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	L
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
ANIGOZANTHOS 'BUSH GOLD'	DWARF KANGAROO PAW	1 GAL	L
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	L
ASPIDISTRA ELATOR	CAST IRON PLANT	1 GAL	L
CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	L
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L
ECHVEERIA IMBRICATA	BLUE ROSE ECHVEERIA	1 GAL	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	M
HESPERALOE PARVIFOLIA 'BRAKELIGHT'	BRAKELIGHT YUCCA	1 GAL	L
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	L
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L
LOROPETALUM 'SUZANNE'	SUZANNE FRINGE FLOWER	5 GAL	L
MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL	L
PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL	L
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L
PITOSPORUM TOBIRA	CREME DE MINT MOCK ORANGE	1 GAL	L
SALVIA 'HEATWAVE BLAST'	HEATWAVE BLAST SAGE	1 GAL	L
SALVIA LEUCANIHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	L
SARCOCOCCA RUSCIFOLIA	SWEETBOX	5 GAL	L
GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	L
ARCTOSTAPHYLOS E. 'EMERALD CARPET'	MANZANITA	1 GAL	L
CEANOTHUS GRISEUS 'DIAMOND HEIGHTS'	CALIFORNIA LILAC	1 GAL	L
ERIGERON GLAUCUS	FLEABANE	1 GAL	L
MYOPORUM PARVIFOLIA	MYOPORUM	1 GAL	L
SENECIO MANDRALISCAE	KLEINIA	1 GAL	L
VINES			
HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	M
PARTHENOISSUS QUINQUEFOLIA	VIRGINIA CREEPER	5 GAL	M
STORMWATER			
ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
CHONDRPETALUM TECTORUM	CAPE RUSH	1 GAL	L
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L
MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GAL	L
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	1 GAL	L
SALVIA SONOMENSIS	CREEPING SAGE	1 GAL	L

Preliminary plant palette



Plant imagery

URBAN DESIGN FRAMEWORK

2.5 PUBLIC ART

Public art plays an important role in celebrating 98th/ San Leandro’s unique industrial history and creating the new vibrant neighborhood. It should also foster community identity, enhance public life, and reflect community priorities.

Art is integral to the architectural and landscape design. Public art is encouraged to complement required design elements such as canopies, signage, paving, steps, lighting and other structures. Suggested enhancements include but are not limited to:

- Sculptural site structures
- Special graphics, finishes, and materials
- Street furniture
- Street murals

The guidelines below supplement requirements under Oakland code and the public art for private development checklist for on-site art projects. Public art must be approved by the public art coordinator prior to issuance of building permits. If proposed in a public right-of-way, public art must meet additional requirements for public right-of-way projects.

GUIDELINES

- G 2.5-1 Fosters interaction and engagement with pedestrians of all ages. Art that invites play, represents the environment, and creates opportunities for participation are all encouraged.
- G 2.5-2 Utilize vibrant colors and materials to reference the site’s industrial history and community identity.
- G 2.5-3 Design public art to include play structures – either explicitly for children, or sculptures that engage adults and children alike.
- G 2.5-4 Consider street murals as expressions of public art.
- G 2.5-5 Provide murals at large sound attenuation barrier facades facing the elevated BART tracks.



Public art play structure. “Animaze”, Peter Veres



Public art play structure. “Tiled Fish Play Sculpture”, Indar Mosaics



Los Trompos, Héctor Esrawe and Ignacio Cadena.



Street art mural, Joshua Mays



Street art mural at Philadelphia. “Rhythm & Hues Mural”, Brad Carney

3.0

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3.1 OVERVIEW

The architectural design of 98th/San Leandro should take cues from the industrial past while emphasizing the new pedestrian oriented, residential neighborhood. Strong building forms along 98th Avenue lead to a gateway at Blake Drive. This gateway defines the street character, open space and pedestrian experience for this new neighborhood. The tallest buildings are sited closer to BART and San Leandro/98th Ave to mitigate light and air impacts for the existing single family residential neighborhood and help shield the neighborhood from noise and visual impacts of the BART tracks. Focusing the height at the BART tracks allows for the lower townhomes to provide a transition from the larger multifamily buildings to the existing single family neighborhood to the east.

3.2 BUILDING HEIGHTS

The height controls indicated in Figure 3.1 are intended to provide a transition from the BART tracks and industrial scale surrounding the site to the residential scale to the east.

Oakland Municipal Code Section 17.65.100.B allows structures adjacent to the BART corridor to be taller, up to 75'. Heights in excess of the HBX-1 base height of 35' are established through the Planned Unit Development (PUD) process and BART exception (see Figure 3.1).

Height measurements shall follow the requirements of the Oakland Municipal Code 17.09.040.

GUIDELINES

- G 3.2-1 Vary building heights and roof shapes between blocks to create visual interest and avoid the appearance of monolithic development.
- G 3.2-2 Where appropriate, step upper floors back from the façade to help break down the building's scale when adjacent to lower building heights.

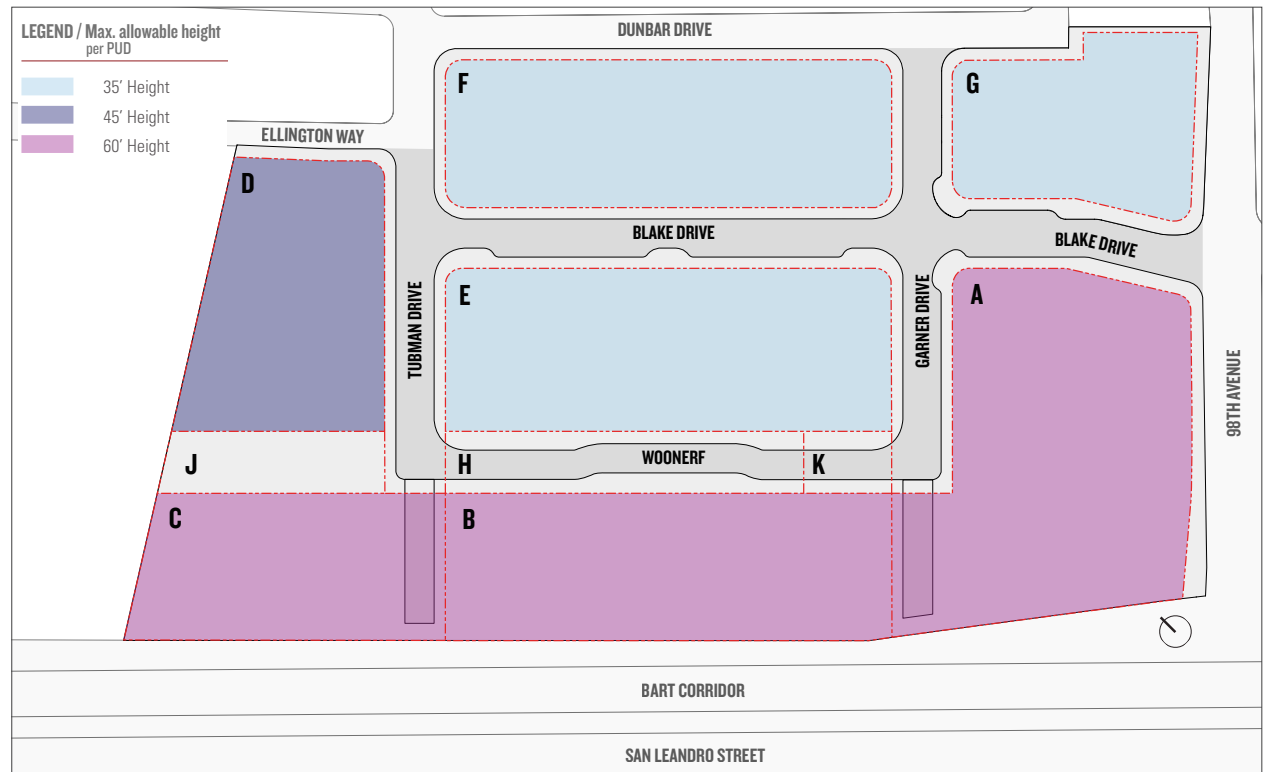


Figure 3.1 Building Height Diagram

3.3 SETBACKS

Ground floor setbacks will be provided at locations indicated in Figure 3.2 to enhance the pedestrian zone and provide added privacy between ground floor units and the public way. Setbacks are measured from face of finish at building to public right of way or to property line at open space. Setbacks may vary along irregular property line boundaries.

Multifamily parcel setbacks are wider than townhome parcel setbacks to reduce perceived massing from the street. Greater building setback creates more generous on site landscape and plazas. Parcels A-D will have a minimum 3' emergency access easement (EAE) located within the rear setback (width varies).

GUIDELINES

- G 3.3-1 In setback areas designated as "Setback Varies" in Figure 3.2 Setback Diagram, provide the minimum setback indicated for the given parcel, and increase as the property line angles away from the building face.
- G 3.3-2 Design setbacks at the 98th Avenue frontage (Parcel A) to protect pedestrians, residents and businesses from the adjacent industrial uses and truck traffic. Setbacks may vary, but should be a minimum of 9'.
- G 3.3-3 Provide a minimum of 10' setback for multifamily buildings (Parcels B, C and D). Where setbacks vary in Figure 3.2, setbacks may be reduced to minimum noted.
- G 3.3-4 Provide a minimum of 15' setback from the property line along San Leandro Street and along adjacent industrial parcel. Parcel B setback may be reduced to 13' at the south-eastern corner.
- G 3.3-5 Provide a minimum of 8' setback from the property line to the building streetwall for townhome buildings (Parcels E, F and G). Parcel G setback may be reduced to 6' at the south-western corner.

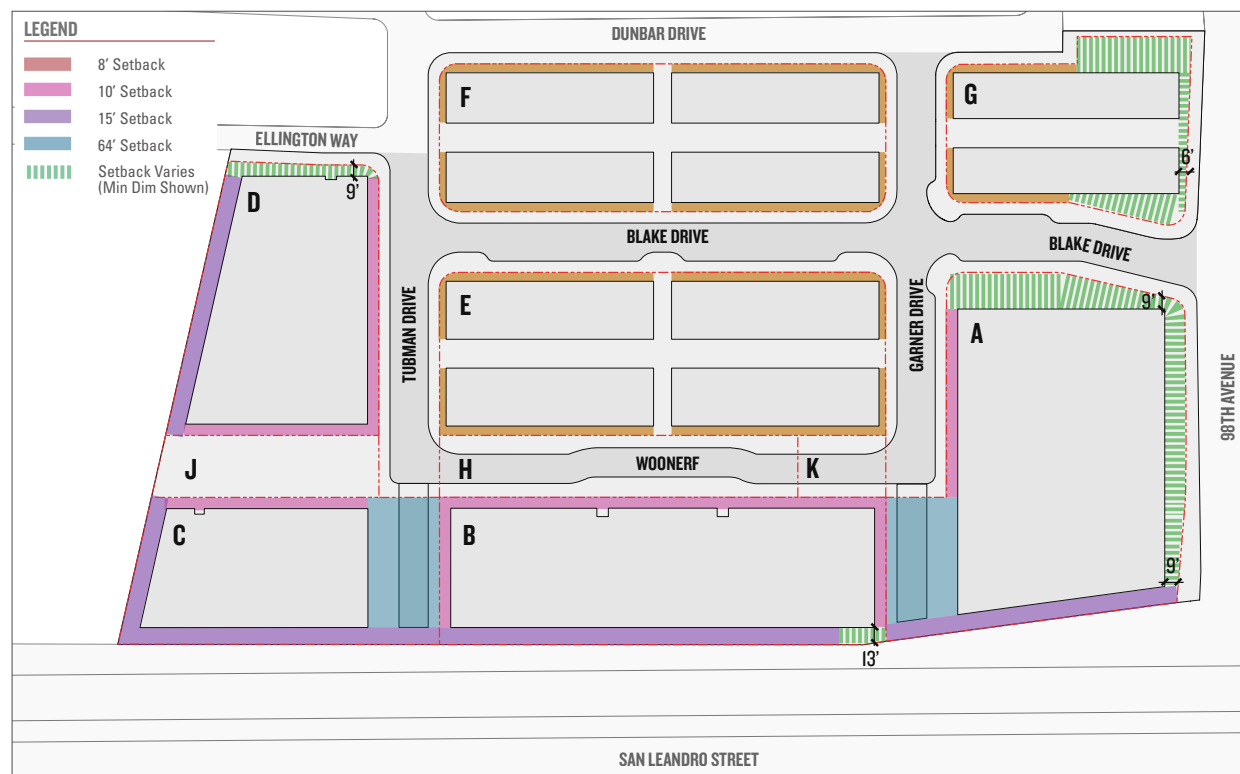


Figure 3.2 Setback Diagram

- G 3.3-6 Design setback areas as extensions of the building architecture. Setbacks may accommodate stoops, stairs to stoops, private front patios and related landscaping that enhances both the architecture and the pedestrian experience. Under Oakland Municipal Code Section 15.48.010, fences not higher than 3', retaining walls, walks or stairway leading to buildings are allowed in setbacks.
- G 3.3-7 Obstructions permitted within the required setbacks at the lowest story closest to street grade include: Stoops, steps and ramps, fences, balconies, and roofed porches.
- G 3.3-8 Include a minimum of 40% planted area at all landscaped front yard setbacks at the public Right of Way, the Woonerf in Parcel H/K, and the Park in Parcel J. Depth of planting should not be less than 3' at all setbacks.
- G 3.3-9 Enhance the privacy and security of the ground floor units while maintaining a line of sight between the front door and right of way by including planting in setbacks.

3.4 BUILDING OPEN SPACE

Open space requirements shall comply with HBX-1 (17.65.120) regulations, Oakland Municipal Code sections 17.126.030 and 17.126.030, as established in the 98th/San Leandro PDP.

Private and common spaces at each block are important neighborhood elements and should be well designed, well-lit and secure, with "eyes on the street".

GUIDELINES

- G 3.4-1 Provide group usable open space through common gardens, building courtyards, or rooftop terrace spaces.
- G 3.4-2 Allow access to group usable open space for all residents of the building.
- G 3.4-3 Provide private open space in the form of patios, yards, terraces or balconies. Minimum dimensions shall comply with Oakland Municipal Code Section 17.126 Usable Open Space Standards.
- G 3.4-4 Clearly define private patios as differentiated from the common open space for units facing group usable open space.
- G 3.4-5 Design group usable open space as usable surface area, containing both landscaped and hardscaped areas. Landscaped green and/or garden space should comprise more than 30% of the outdoor area where possible.
- G 3.4-6 Limit projections into or over required private and/or building's group usable open space to balconies, bay windows, and decorative building facade features.
- G 3.4-7 Provide adequate soil depth for podium landscaping subject to guidance from a certified arborist or landscape architect to ensure successful planting.



Building courtyard



Podium open space with balconies



Residential entries with patios



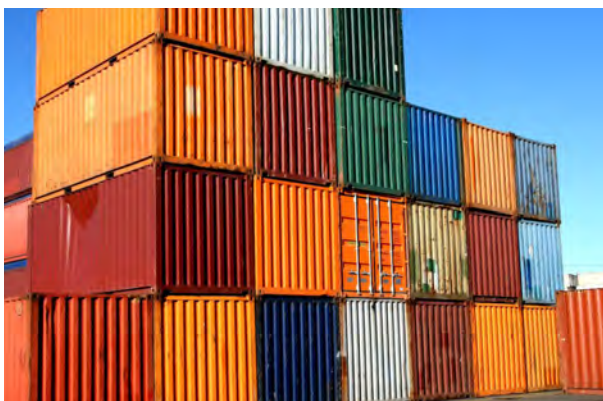
Townhome balconies

3.5 MATERIALS

Materials and colors should be chosen to help to define and differentiate building elements. They should also complement the site's industrial history.

GUIDELINES

- G 3.5-1 Take design cues for materials from the industrial history and neighbors. Brick and metal accents are encouraged.
- G 3.5-2 Provide high quality materials at the base of the building to ensure long-term durability. Graffiti coating is encouraged.
- G 3.5-3 Provide architectural interest at upper levels facing the BART and rail tracks up to 15' above grade. Blank facade is allowed only at the parking level facing the site wall. A mural or other public art is encouraged at BART facing facades.
- G 3.5-4 Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.



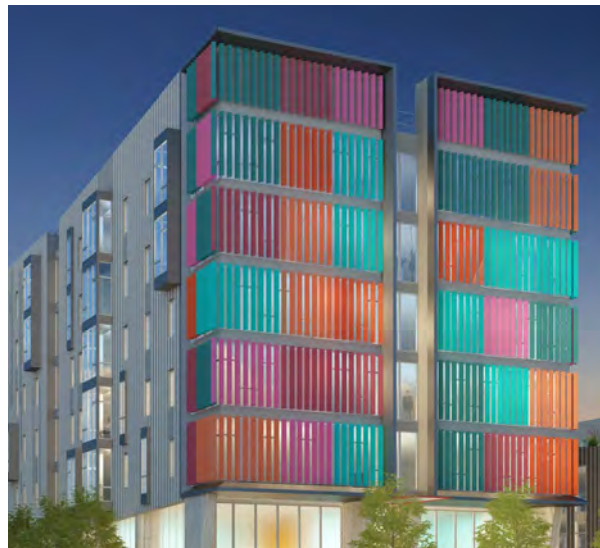
Colorful shipping containers from the site's industrial history can inspire design of future elements



Stucco and cement fiber board structure simple forms



Metal and wood accents can provide texture and richness against stucco walls



Visual interest at facade facing public plaza



Industrial look work/live units. Brick accents are encouraged

3.6 MIXED-USE & APARTMENT BUILDINGS (PARCELS A-D)



The buildings at Parcels A through D take material and massing cues from their industrial neighbors in an elegant contemporary way, defining the entry to the new community. Building modulation, active ground floor uses, building and unit entries and materials will help to create a vibrant, pedestrian scaled neighborhood.

Located at the intersection of Blake Drive and 98th Avenue, Parcel A's frontage along 98th Avenue is presented with specific challenges and should be designed to protect users from the heavy truck traffic and industrial uses across the street. The building is envisioned as a 5 story building with 2 level work/live & live/work units and commercial space fronting Blake Drive at the ground floor.

Parcels B and C are located at the heart of the new neighborhood fronting the Woonerf and linear park. Parcel B is envisioned as a 5 story building and Parcel C is envisioned as a 4 story building. Both buildings will have ground floor parking, wrapped by two-story ground floor apartment units accessed from the linear park and Woonerf.

Parcel D fronts Tubman Drive and the linear park. The Arcadia Park neighborhood and future townhomes sit across Tubman Drive. Parcel D is envisioned as a 4 story building with 2-level apartment units along the ground floor. The corner of the building at Tubman Drive and Ellington Way steps down to relate to the lower Arcadia Park building to the north.



Work/Live units line the ground floor of this multifamily building



Entry lobby at corner of multifamily building



Multifamily building with ground floor unit entries



Commercial spaces activate the ground floor of this mixed-use building

A. Building Modulation

The intent of the building modulation and massing guidelines are to create a varied urban form and scale that relates to the neighborhood context. Guidelines are intended to mitigate the impact of multifamily buildings on the adjacent townhomes and single family neighborhood.

GUIDELINES

- G 3.6.A -1 Provide a significant break at least 10' wide by 10' deep along building walls longer than 275'.
- G 3.6.A -2 Modulate and articulate all building facades by providing breaks in the roof plane and using projections, subtractions or shallow facade variations to break up large masses on long walls.
- G 3.6.A -3 Emphasize the key elements of the building including prominent corner locations, main entries, and shared amenities. Provide strong focal points at open space areas.
- G 3.6.A -4 Create rhythm in the facade through the use of vertical recesses, balconies, shading devices, window reveals, punched openings, screens, or similar techniques.
- G 3.6.A -5 Provide architectural breaks in vertical and/or horizontal planes of at least 2' at building facades over 50' in length.
- G 3.6.A -6 Use one and two story elements such as entry porches, awnings and bays to provide pedestrian scale to four and five story buildings.



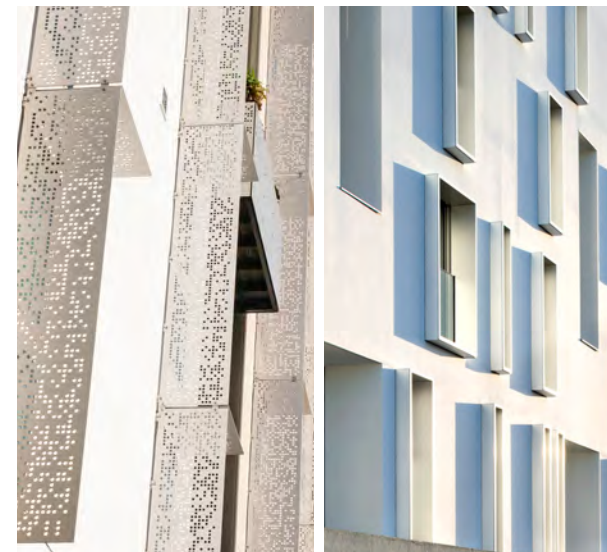
Building modulation through form



Building articulation through vertical bays and contrasting materials



Facade variations create a textured elevation



Window treatments and shading devices provide rhythm along walls

B. Ground Floor Activation

Activate the ground floor and provide a sense of connection with the neighborhood and add “eyes to the street” by providing a mix of active ground floor uses. Mixed-use and apartment buildings that are adjacent to a public way should present a street facade that encourages residents to actively engage with that street through a variety of design elements such as differentiated architectural features and landscaping along the side of the building.

GUIDELINES

- G 3.6.B -1 In addition to improving the visual quality of the streetscape, design elements should allow residents and businesses to see and be seen from the street, enhancing neighborhood interaction and improving safety.
- G 3.6.B -2 Residential buildings should have pedestrian access and visual orientation to the adjacent roadways and/or open space features.
- G 3.6.B -3 Orient the primary entrance of buildings to a primary street, plaza, or the woonerf.
- G 3.6.B -4 Organize and coordinate streetscape and landscape elements to support an attractive, functional, safe, and comfortable pedestrian environment.
- G 3.6.B -5 Create a strong visual and physical connection between the building and public streetscape through the use of high-quality materials and design elements.
- G 3.6.B -6 Emphasize front entrances with high quality architectural and landscape design and materials, including lighting of paths and entries.
- G 3.6.B -7 Encourage clearly differentiated residential or commercial street level uses.
- G 3.6.B -8 Use strong design elements in setbacks (e.g. sitting walls, raised patios, planters, paving changes, stoops, and porches) to indicate the transition from the public to private realm.
- G 3.6.B -9 Provide secured entries and lobbies directly accessible from the sidewalk, public open space, or public right of way.
- G 3.6.B -10 Relate the commercial use entries at Blake Drive to the adjacent plaza with potential to open up or ‘spill out’ with tables or movable furniture.
- G 3.6.B -11 Design a street wall with generous setbacks to transition building heights and create a comfortable pedestrian scale that unifies the street space. Consider material changes or other architectural features to visually lower perceived height of the buildings and breakdown the mass of the buildings to a pedestrian scale.



Commercial uses along street level spark activity



Multiple uses at the ground floor level provide eyes on the street

MIXED-USE & APARTMENT BUILDINGS



Ground floor work/live entries with terraces at 98th Avenue



Apartment stoops can provide a comfortable perch over the street.



A corner entry invites residents into this apartment lobby entry



Ground floor townhome entries



Set back townhome entries are visible and connect to the street



Transparency and lighting activate this lobby inside and out.

C. Public Building Entries

Well-designed entries connect the public and private realm and support vibrant, walkable neighborhoods by activating the street frontage. Public and common entries should provide an easily distinguishable architectural feature that is proportional to the uses it serves.

GUIDELINES

- G 3.6.C-1 Provide a primary building entry for each building that is either located directly from a public street or within 25' from the street.
- G 3.6.C-2 Provide a clear and prominent path to the entry that is separate from any driveway.
- G 3.6.C-3 Provide direct visual connection between active commercial space and the public right of way.
- G 3.6.C-4 Design public entries, residential lobbies or commercial spaces, to be easily identifiable, distinguishable from individual unit entries and well lit. Include building-scaled elements as described in Section 3.4.A: Building Modulation.
- G 3.6.C-5 Articulate building entries proportionate in size to the number of units served. i.e. larger entries for lobbies to apartment buildings, smaller entries to private front doors.
- G 3.6.C-6 Use variation in building mass and height to pronounce a main entrance to the building.
- G 3.6.C-7 Corner buildings have at least two facades visibly exposed to the street and should be designed to respond to their more prominent locations.



Multifamily building entry



Commercial space entry



Main building entry corner



Prominent residential entry lobby

D. Ground Floor Work/Live Entries

The ground floor work/live units along 98th Ave serve as the gateway into the predominantly residential community from the industrial uses in the surrounding area. The work/live frontage is highly visible to the public and define the edge and transition the pattern of industrial activities along this street into the residential uses in the rest of the Project.

GUIDELINES

- G 3.6.D -1 Each ground floor HBX work/live unit shall have at least one (1) public entrance that is directly adjacent to non-residential floor area.
- G 3.6.D -2 Provide ground floor entries to work/live units along street frontage at regular intervals. Entries should be visible and directly accessible from the sidewalk, public open space, or public right of way.
- G 3.6.D -3 Work/live units along 98th Avenue should be elevated to protect residents and visitors from truck and auto traffic at the street level, while maintaining clear access and visibility.
- G 3.6.D -4 Design work/live unit entries to be easily identified as businesses and accessible from and oriented towards the street or public way.
- G 3.6.D -5 Provide transparent glazing for nonresidential activities facing the street, through use of large, storefront type windows.
- G 3.6.D -6 Design private entryways not less than 5' wide at the building face.
- G 3.6.D -7 Provide signage to identify work/live units and differentiate them from apartment units. See Section G - Building Signage for further information.
- G 3.6.D -8 Provide landscaping at ground floor unit entries within the established setbacks (Section 3.3)

- G 3.6.D -9 Recessed entries should be a minimum of 10' in height as measured from the sidewalk. (Figure 3.3).
- G 3.6.D -10 Limit wall or fence height to no more than 42".
- G 3.6.D -11 Provide distinguishable commercial style doorways with overhanging projections and doors with more glazing and transparency.

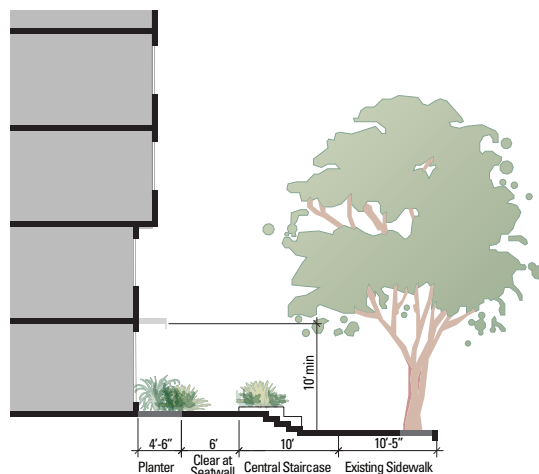


Figure 3.3 Work/live entry section at 98th Avenue



Central staircase and elevated walkway to enhance the commercial feeling of Work/Live units



Large windows and doors help define commercial Work/Live use

E. Ground Floor Live/Work Entries

The ground floor live/work units in Parcel A are intended to help further transition the new community away from the industrial uses nearby, and provide connection between the work/live units to the apartments and townhomes in the rest of the 98th & San Leandro community. Live/work units are a hybrid of the work/live and residential units and intended to accommodate both commercial and residential uses equally. Therefore, the design intent should be implemented through a combination of characteristics of each unit type.

GUIDELINES

- G 3.6.E-1 Provide ground floor entries to live/work units along street frontages at regular intervals. Entries should be visible and directly accessible from the sidewalk, public open space, or public right of way.
- G 3.6.E-2 Design live/work unit entries that can be easily identified as businesses and accessible from and oriented towards the street or public way.
- G 3.6.E-3 Locate live/work entries at street level with no steps or elevation change.
- G 3.6.E-4 Provide well designed ground floor live/work frontages that still provide privacy through the use of lighting, landscaping, stoops, porches, and front patios.
- G 3.6.E-5 Design private entryways not less than 5' wide at the building face. Design grouped entryways to be not less than 8' wide.
- G 3.6.E-6 Provide signage to easily identify live/work units that differentiate them from the ground floor work/live and apartment units. See Section G - Building Signage for further information.

- G 3.6.E-7 Provide physical “threshold” features such as landscaping, walls or fences not more than 42”, lighting, and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private. Threshold features should filter but not block views to and from the street.
- G 3.6.E-8 Provide distinguishable commercial style frontages, while simultaneously maintaining privacy for the occupants with reduced amount of glazing and less transparency on the windows and doors



Live/work unit with higher window sills for privacy



Live/work unit entries at grade



Live/work unit entries with landscaping

F. Ground Floor Apartment Entries

Ground floor apartment entries perform important roles in the overall design and character of the neighborhood. Apartment entries should be designed for security and privacy, while still contributing to an active landscape.

GUIDELINES

- G 3.6.F-1** Provide a direct entry to ground floor units from the street. Entryways should occur frequently with entrances coupled or placed at regular intervals. Design individual private entryways to be not less than 5' wide at the building face.
- G 3.6.F-2** Provide well designed ground floor residential frontages that still provide privacy through the use of lighting, landscaping, stoops, porches, front patios, and a judicious use of low railing/fencing.
- G 3.6.F-3** Provide residential style doorways and windows with less glazing and transparency.
- G 3.6.F-4** Provide raised stoops with direct entries to the street when alternate entries allow for ADA accessibility into the units. Elevate residential entries along the street to create a comfortable separation between residents and passersby. (Figure 3.4)
 - Raised stoops should provide at least a 2.5' to 3' vertical separation between ground floor living space and the sidewalk grade to create a sense of privacy and buffer the residences from nearby traffic.
 - The bottom of the ground floor windows facing the street should be 4' to 6' above sidewalk grade when stoops are provided.
 - Stoops should be minimum depth of 5' measured from the face of building.
 - Stoops should not be used as a rear balcony.
- G 3.6.F-5** Buffer private outdoor spaces from the public sidewalk with low fences, planters and landscape

layering that define the private space yet encourage social interaction, particularly along the street-edge to facilitate usable stoops and patios.

- G 3.6.F-6** When alternate ADA accessible entries cannot be provided and/or existing grades do not allow for raised entries, define entries to individual units by layering the transition through setback design and landscape/hardscape materials.
 - Recess unit entry doors a minimum of 2' beyond the setback line with a minimum of 9' in height to the bottom of the soffit as measured from the sidewalk at accessible entries.
 - Provide physical "threshold" features such as landscape, lighting, railings/fencing and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private. Threshold features should filter but not block views to and from the street and should help define individual units. Limit wall or fence height to no more than 42".
 - Locate windows, translucent glass and/or window treatments and layer the transition using landscape so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space while still ensuring adequate natural light into units.

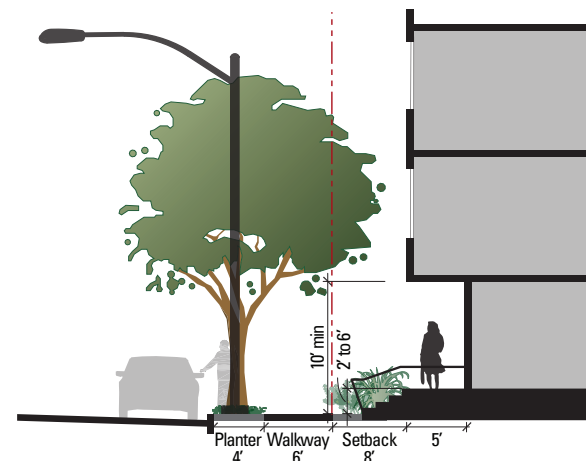
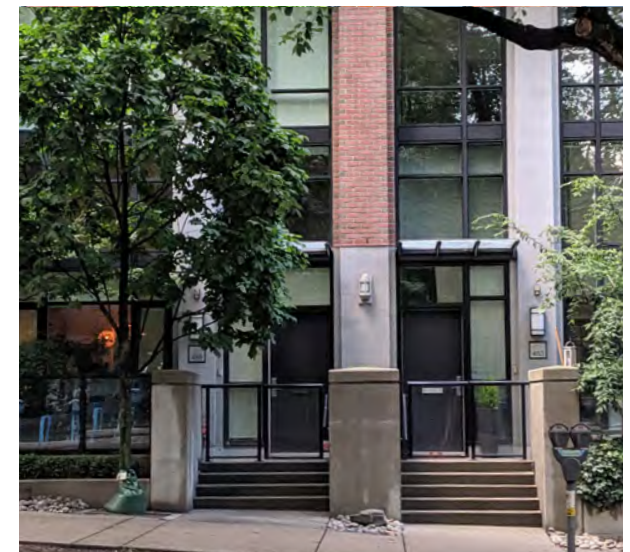


Figure 3.4 Ground floor unit entry with stoop diagram



Ground floor unit entry at street level



Ground floor unit entry with stoops

G. Building Signage

Satisfactory signage meets functional demands and provides aesthetic character to buildings and spaces. Signage should be designed to provide effective way-finding, increase resident safety, and contribute to the sense of place. Streetscape signage shall comply with City of Oakland's signage restrictions. See Figure 3.5 for signage type locations.

GUIDELINES

- G 3.6.G-1 If project signage is provided at residential building lobbies, limit signs to a total face area of 25 square feet per building.
- G 3.6.G-2 Design work/live and live/work unit signage to be visible from the street or public way. See Oakland Municipal Code Ch. 17.65 HBX regulations for additional standards.
- G 3.6.G-3 Prohibit box signs, programmable digital signs, reflective signs, kinetic and inflatable signs, waterfall awnings, billboard signs, and freestanding signs at residential buildings.
- G 3.6.G-4 Externally illuminate signage or include lighting integrated into sign design.
- G 3.6.G-5 Conceal the illumination source within the design of integrally illuminated signage to minimize glare.
- G 3.6.G-6 Conceal electrical elements including wires, conduit, junction boxes, transformers, ballasts, and panel boxes.
- G 3.6.G-7 Orient signage parallel to building face or extend no further than 12" from face of building.
- G 3.6.G-8 Incorporate similar forms, materials, and motifs as streetscape and site palette elements in signage design.
- G 3.6.G-9 Locate signage to avoid interrupting key sight lines and views of common areas and entrances.

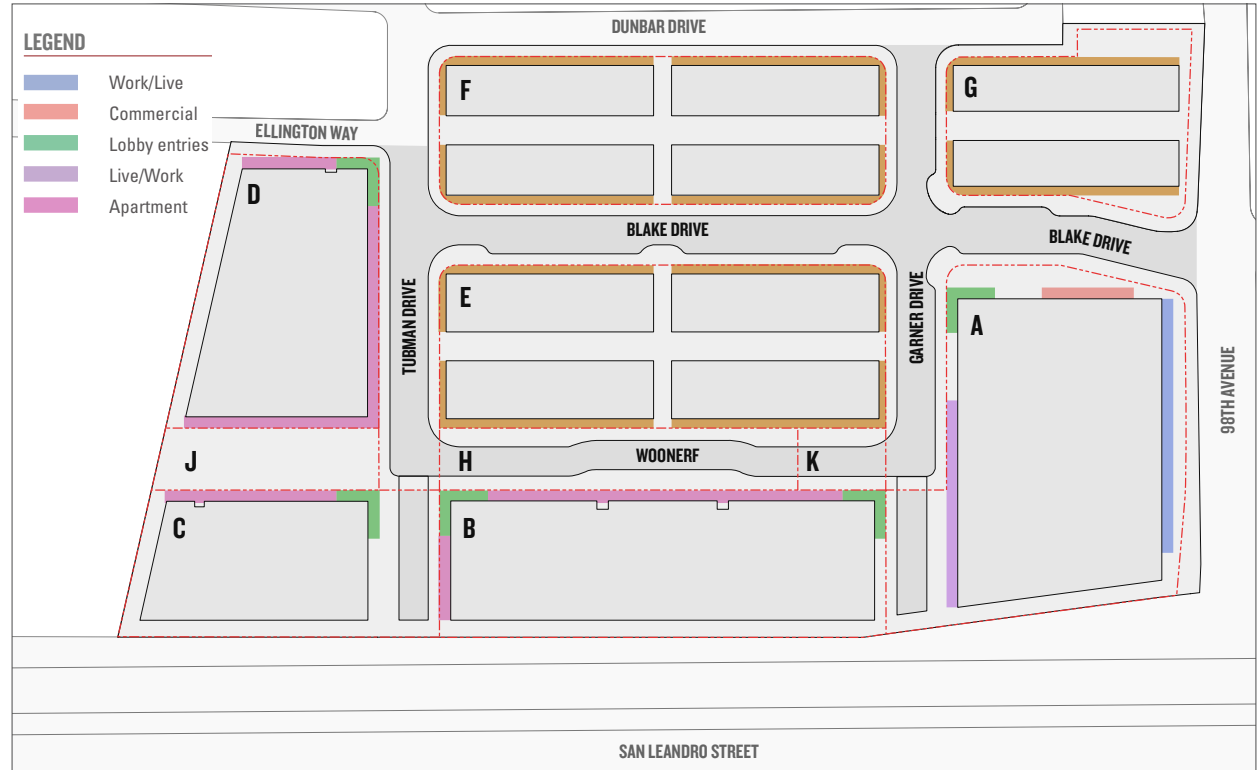


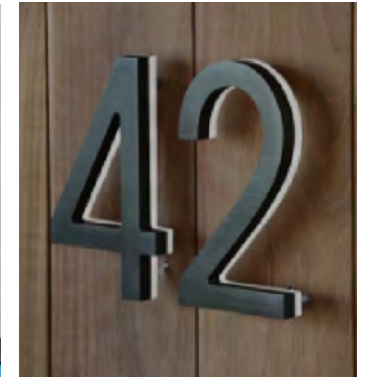
Figure 3.5 Building Signage Types



Commercial retail signage



Residential building signage



Residential unit numbers

H. Parking

Garage and service entries must be designed to minimize their impact on building architecture and public open spaces. On-site accessory parking must be internal and not exposed to the street (See Figure 3.6).

GUIDELINES

- G 3.6.H-1 'Wrap' at-grade garages fronting streets or open spaces with active uses at least 25' deep. Uses may be a residential lobby, residence, amenity space, work/live unit, or commercial space.
- G 3.6.H-2 Garage entrances are not allowed on 98th Avenue and Blake Drive.
- G 3.6.H-3 Design garage entrances to be not wider than 20'.
- G 3.6.H-4 If off-street loading is provided, integrate it into the auto entry with a combined width of no more than 20' and meet the requirements provided in the Oakland Municipal Code.
- G 3.6.H-5 Design garage entrances and curb cuts to support the safety and vibrancy of the streetscape for pedestrians, cyclists and scooters.
- G 3.6.H-6 Recess parking, loading and garage entries at a minimum of 2' from the building plane. Townhome buildings are exempt from this requirement, however, recessed entries are encouraged.
- G 3.6.H-7 On lots 50' wide or wider, place entries to shared garages at least 10' from lobbies where possible.
- G 3.6.H-8 Minimize curb cuts to allow maximum number of on-street parking spaces and to enhance pedestrian safety.
- G 3.6.H-9 Coordinate bike parking and curb cuts to minimize conflicts between bicycles, pedestrians, and drivers.
- G 3.6.H-10 Avoid locating garage entries directly across from building lobbies of adjacent properties.

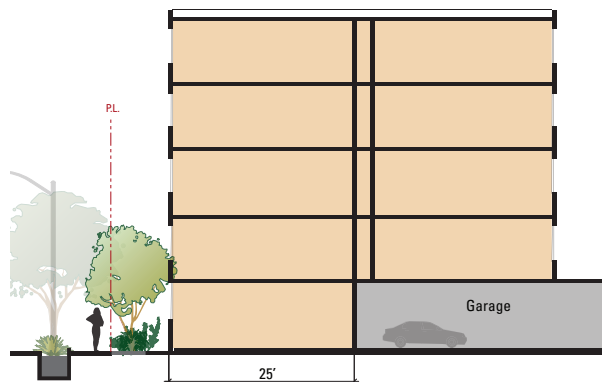


Figure 3.6 Garage with active uses lining the street

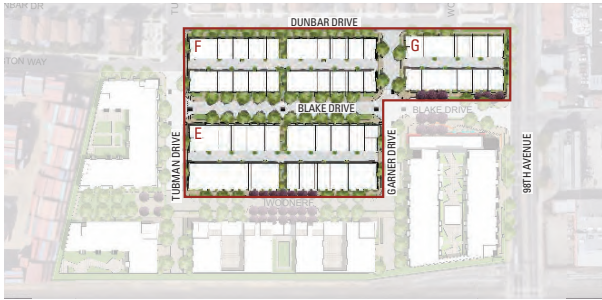


Multifamily building parking entry



Bike parking that minimizes conflicts with pedestrians

3.7 TOWNHOMES (PARCELS E-G)



Townhome buildings are defined as individual units, or interlocked townhome buildings without a podium garage. The townhomes at 98th/San Leandro provide an important transition between the mixed-use and apartment buildings and the single family neighborhood to the east.

Townhomes located in Parcels E, F, and G should be designed to create a sense of place for individual homes; provide functional and pedestrian friendly streetscapes; and transition from the existing homes in Arcadia Park to the taller multifamily buildings (See Figure 3.7).

Provide 200 square feet per unit of group usable open space per HBX-1 (OMC 17.65.120) requirements or equivalent 100 square feet per unit of private open space as allowed by OMC 17.126.020

A. Townhome Massing and Building Articulation

GUIDELINES

- G 3.7.A-1 Provide vertical breaks at a spacing of 25' to 50' to reflect the residential scale. A vertical break may be a change in material, plane, roofline, or other design feature that defines the individuality of each townhome.
- G 3.7.A-2 Use bays and balconies in a vertical proportion and pattern to provide further building articulation (See Figure 3.7).
- G 3.7.A-3 Address adjacent streets and open space at corner units with windows or building entries.



Townhome building articulation

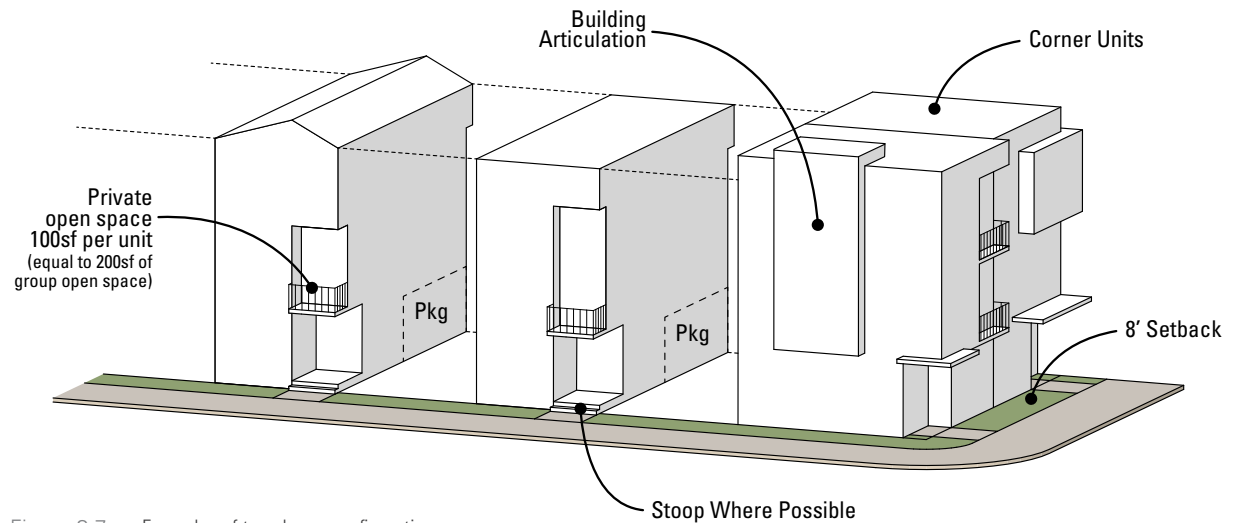


Figure 3.7 Examples of townhome configurations

B. Townhome Entries

GUIDELINES

- G 3.7.B -1** Provide well designed ground floor residential frontages that still provide privacy through the use of lighting, landscaping, stoops, porches, front patios, and a judicious use of low railing/fencing.
- G 3.7.B -2** Design individual private entryways to be not less than 5' wide at the building.
- G 3.7.B -3** Provide residential style doorways and windows with less glazing and transparency.
- G 3.7.B -4** Provide raised stoops with direct entries from the street in townhomes where grade and ADA accessibility allow. Residential entries along the street which are elevated create a comfortable separation between residents and passersby.
 - Raised stoops should provide at least a 2.5' to 3' vertical separation between ground floor living space and the sidewalk grade to create a sense of privacy and buffer the residences from nearby traffic.
 - Stoops shall not lead to a secondary entrance or be used as a rear balcony.
 - Design stoops to be perpendicular to the building, rather than parallel to avoid creating blank street walls along the street.
 - Either recessed or projecting stoops for buildings that are set back from the sidewalk can be appropriate.
 - Recessed entries should have a minimum of 10' in height as measured from the sidewalk.
 - Stoops should be minimum depth of 60" measured from the face of building.
 - Stoops and stairs should have a minimum width of 40".
 - The bottom of the ground floor windows facing the street should be 4' to 6' above sidewalk grade when stoops are provided.

- G 3.7.B -5** Buffer private outdoor spaces from the public sidewalk with low fences, planters and landscape layering that define the private space yet encourage social interaction, particularly along the street-edge to facilitate usable stoops and patios.
- G 3.7.B -6** When alternate ADA accessible entries cannot be provided and/or existing grades do not allow for raised entries, define entries to individual units by layering the transition through setback design and landscape/hardscape materials.
 - Recess unit entry doors a minimum of 2' beyond the setback line with a minimum of 8' in height to the bottom of the soffit as measured from the sidewalk at accessible entries.
 - Provide physical "threshold" features such as landscape, lighting, railings/fencing and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private. Threshold features should filter but not block views to and from the street and should help define individual units. Limit wall or fence height to no more than 42".
 - Locate windows, translucent glass and/or window treatments and layer the transition using landscape so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space while still ensuring adequate natural light into units.
- G 3.7.B -7** Provide a minimum of 10% of the townhomes meeting the requirements of CBC 1102A.3:
 - The primary entry shall be on an accessible route.
 - At least one powder room or bathroom shall be on the primary level.
 - All rooms or spaces located on the primary entry level shall be on accessible route.



Street-facing townhome entries with stoops



ADA accessible townhome entries

C. Pedestrian Paseo

GUIDELINES

- G 3.7.C-1 Include at least one 16' wide minimum mid-block paseo to provide a massing break at Parcels E and F and to allow for pedestrian circulation from Dunbar Drive to the Woonerf (See Figure 3.8).
- G 3.7.C-2 Paseos should be attractively landscaped and well lit to provide a comfortable pedestrian experience (See Figure 3.8).

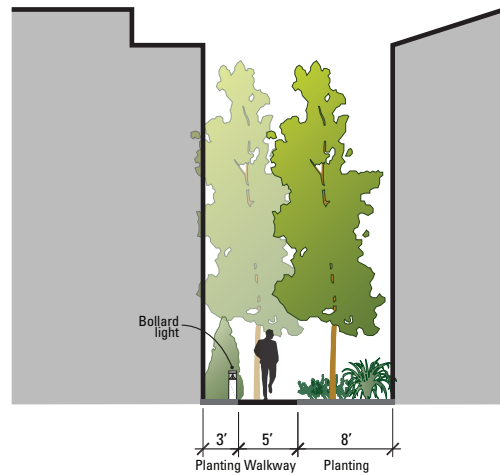


Figure 3.8 Typical pedestrian paseo section



Pedestrian paseo

D. Townhome Driveway and Garage Design

GUIDELINES

- G 3.7.D-1 Access townhome garages from driveways, away from the public realm and public view.
- G 3.7.D-2 Recess garage doors from the adjacent wall plane where possible.
- G 3.7.D-3 Include landscaping as well as pervious and decorative pavement at driveways to encourage pedestrian use (See Figure 3.9).
- G 3.7.D-4 Set driveway lighting occupancy controls to ensure a well-lit, safe place. This may be from buildings or poles but must be activated by sensor and centrally controlled.

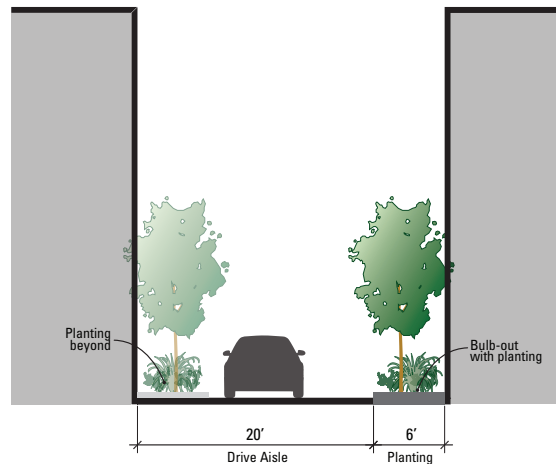


Figure 3.9 Typical driveway section



Townhome parking from landscaped alley

ATTACHMENT B:

Proposed Parcel A Final Development Plan, dated May 26, 2020

PARCEL A - FINAL DEVELOPMENT PLAN (FDP)



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- L6.1 BIKE PARKING LAYOUT

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98TH AVENUE | PARCEL A FDP SUBMITTAL

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

Date	Revision	
12/11/2018	Planning Submission	(All Sets)
6/12/2019	Planning Resubmission	(PDP/VTTM only)
8/26/2019	Planning Resubmission	(PDP only for DR)
1/23/2020	Planning Resubmission	(All Sets)
5/26/2020	Planning Resubmission	(All Sets)



AO.0



PROJECT DESCRIPTION

Parcel A is a development parcel within the 98th Avenue and San Leandro Master Plan. The proposed project consists of a 5-story, mixed-use building with commercial/retail space fronting a new public plaza at Blake and Garner Drive, 9 work/live units at the ground level along 98th Avenue, 7 live/work units along Garner Avenue and 90 apartments (1, 2 & 3 bedroom units). The two story Work/Live and Live/Work units wrap along the edge of the building to conceal a garage with 106 parking spaces and one loading space from street view. On-street parking and a loading space will also be provided.

The building and landscape design takes inspiration from the industrial history and context of the place, especially the shipping yards and containers located nearby. Simple forms of stucco and corrugated metal give the building structure, while pops of colored corrugated metal, brick and wood provide additional texture.

PROJECT INFORMATION

PROJECT INFORMATION - PARCEL A		
ZONE	HBX-1	
TOTAL PARCEL AREA (SF)	70,109	
ACRES	1.61	
TOTAL GROSS BUILDING AREA (SF)	140,426	
FLOOR AREA RATIO (FAR) (25% PUD BONUS PER 17.142.100)	2.00	
BUILDING HEIGHT	60' max	
ACTUAL HEIGHT RANGE	(55'-60')	
# OF STORIES	5	
COMMERCIAL SPACES		
COMMERCIAL/RETAIL AREA (SF)	2,468	
WORK/LIVE AREA (SF)	11,688	
WORK/LIVE UNITS	9	
RESIDENTIAL DWELLING UNITS		
RESIDENTIAL AREA (SF)	117,044	
LIVE/WORK AREA (SF)	9,226	
LIVE/WORK UNITS	7	
1-BEDROOM	33	
2-BEDROOM	33	
3-BEDROOM	24	
TOTAL	97	
CAR PARKING SPACES		
	Required	Provided
ACCESSIBLE	3	3
REGULAR		53
COMPACT	89	13
STACKED		36
CARSHARE		1
TOTAL	92	106
PARKING RATIO* (parking space/unit)	0.9	1.00
<i>*reduced parking ratio allowed with car share</i>		
ON-STREET LOADING	0	1
OFF-STREET LOADING	0	1
LONG TERM BIKE PARKING SPACES		
	Required	Provided
RETAIL (1 per 12,000sf or MIN 2)	2	2
WORK/LIVE (1 per 4 units or MIN 2)	2	9
LIVE/WORK (1 per 4 units or MIN 2)	2	7
APARTMENTS (1 per 4 units or MIN 2)	24	56
TOTAL	31	74
SHORT TERM BIKE PARKING SPACES		
	Required	Provided
RETAIL (1 per 5000sf or MIN 2)	2	2
WORK/LIVE (1 per 20 units or MIN 2)	2	4
LIVE/WORK (1 per 20 units or MIN 2)	2	2
APARTMENTS (1 per 20 units or MIN 2)	5	8
TOTAL	11	16
USABLE OPEN SPACE (SF)		
	Required	Provided
Group Open Space		
Residential (200 sf/unit)	19,400	
Work/Live = 75/unit (17.64.150)	675	
Group Open Space Totals	20,075	10,974
Private Open Space Provided		5,505
Group Equivalent Private Open Space		11,009
<i>*1 sf private space = 2 sf group (17.126.020)</i>		
Group Open Space Totals	20,075	21,983

PARCEL A CODE ANALYSIS

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES (IF CONFLICTS OCCUR, THE MORE STRINGENT REGULATION GOVERNS REQUIREMENTS AS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS, AND THE RULES AND REGULATIONS OF THE UTILITY COMPANIES SERVING THIS PROJECT.

2019 OAKLAND BUILDING CODE AMENDMENTS OF THE CALIFORNIA BUILDING STANDARDS CODE [CALIFORNIA CODE OF REGULATIONS - TITLE 24]

OAKLAND BUILDING CODE AMENDMENTS	2019 EDITION
OAKLAND GREEN BUILDING STANDARDS CODE AMENDMENTS	2019 EDITION
OAKLAND FIRE CODE AMENDMENTS	2019 EDITION

2019 EDITION OF THE CALIFORNIA BUILDING CONSTRUCTION CODE INCLUDES AMENDMENTS OF THE CA BUILDING STANDARDS CODE (T24)

PART 2 - CALIFORNIA BUILDING CODE (CBC)	2019 EDITION
PART 3 - CALIFORNIA ELECTRICAL CODE	2019 EDITION
PART 4 - CALIFORNIA MECHANICAL CODE	2019 EDITION
PART 5 - CALIFORNIA PLUMBING CODE	2019 EDITION
PART 6 - CALIFORNIA ENERGY CODE	2019 EDITION
PART 7 - CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE	2019 EDITION
PART 9 - CALIFORNIA FIRE CODE	2019 EDITION
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen)	2019 EDITION

OAKLAND MUNICIPAL CODE	2019 EDITION
------------------------	--------------

CONSTRUCTION CLASSIFICATION

BUILDING OCCUPANCY TYPE FOR MULTIFAMILY BUILDINGS PARCEL A	CONSTRUCTION CLASSIFICATION	SPRINKLERING REQUIREMENTS
S-2, B * PARKING STRUCTURE, COMMERCIAL& WORK/LIVE [1 STORY ABOVE GRADE]	TYPE 1-A [CBC TABLE 503]	BLDG SPRINKLERING PER NFPA-13 REQUIRED
R-2, B WORK/LIVE AND RESIDENTIAL APARTMENT BLDG [4 STORIES ABOVE PODIUM]	TYPE V-A [CBC TABLE 503]	BLDG SPRINKLERING PER NFPA-13 REQUIRED

FIRE SPRINKLER REQUIREMENTS

APPROVED AUTOMATIC SPRINKLER SYSTEM REQUIRED THROUGHOUT PER NFPA 13 REQUIREMENTS.

A STANDPIPE SYSTEM WILL BE REQUIRED THROUGHOUT TO MEET 2019 EDITION OF NFPA14 AND CBC 905. STANDPIPE CALCULATIONS REQUIRED.

A MANUAL ALARM SYSTEM IS REQUIRED PER 2019 EDITION NFPA 72 AND CBC 907.2.9.

* SPRINKLER SYSTEM NOTES ARE FOR REFERENCE ONLY. SPRINKLER SYSTEM SHALL BE DESIGN / BUILD AND DRAWINGS SHALL BE SUBMITTED BY SPRINKLER SUBCONTRACTOR UNDER SEPARATE PERMIT.

FIRE COMMAND CENTER IS REQUIRED IN ALL BUILDINGS OVER 3 STORIES PER OAKLAND MUNICIPAL CODE

ALLOWABLE HEIGHT AND STORIES

PARCEL A

BUILDING / ZONE DESIGNATION	OCCUPANCY GROUP	CONSTRUCTION TYPE	ALLOWABLE HEIGHT [CBC Table 504.3] Sprinklered with area increase	ALLOWABLE STORIES [CBC Table 504.4] Sprinklered with area increase	PROVIDED STORIES	ACTUAL HEIGHT (excluding stair tower & elevator penthouse)
FLOOR 1	S-1, B*, R-2	TYPE 1-A	UNLIMITED	UNLIMITED	1 STORY	60' TOTAL
FLOORS 2-5	R-2	TYPE V-A	60'	4 STORIES	4 OVER PODIUM	

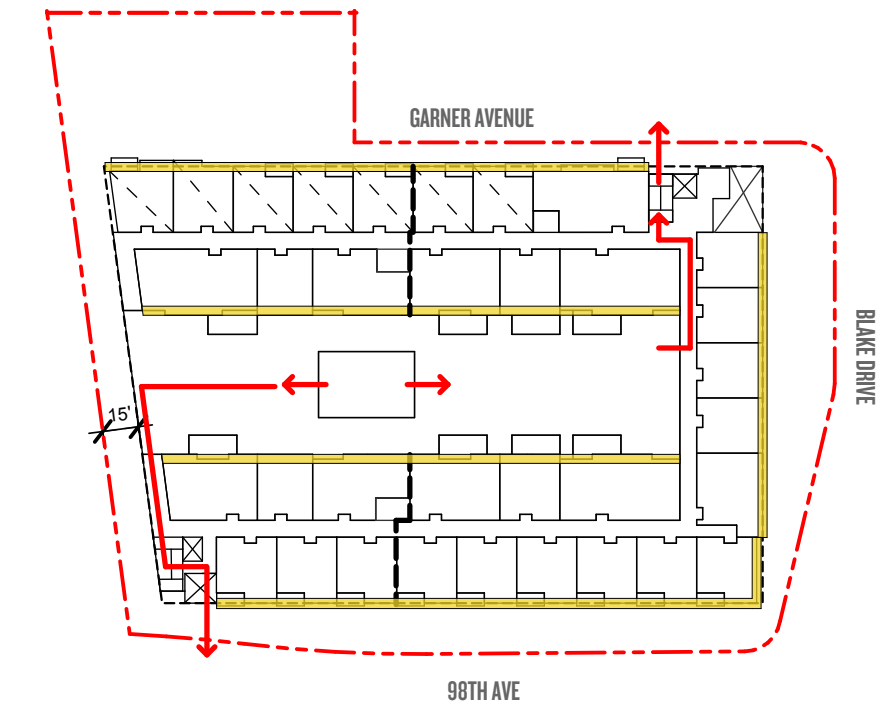
ALLOWABLE AREA

PARCEL A

OCCUPANCY GROUP	TYPE	ALLOWABLE AREA FACTOR [CBC Table 506.2] SM (Sprinklered)	FRONTAGE INCREASE - ALLOW. AREA [CBC 506.3.3] If=(F/P-0.25)W/30	ALLOWABLE AREA [CBC 506.2.3] (A)+(NSxIf)xSa=Aa	CONCEPTUAL BUILDING AREA
S-1	I-A	UNLIMITED			
B	I-A	UNLIMITED			
R-2	I-A	UNLIMITED	(776.35/1136.6-25)*30/30	(36000+(12,000*43)*2	TYPE 1-A = 47,807 SF
R-2	V-A	36.000	0.43	82,393	TYPE V-A = 119,497 SF BUILDING SEPARATION REQUIRED

PARCEL A EXITING PLAN

- Egress Path
- Location of Egress Windows
- - - - Building Separation





1. PARCEL A ALONG 98TH AVE



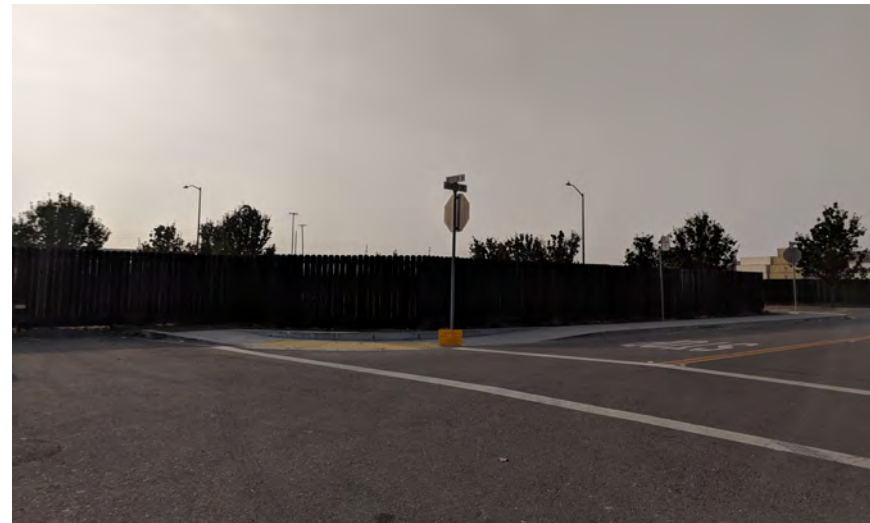
2. PEDESTRIAN EDGE AT 98TH AVE



PARCEL A VIEWS - KEY PLAN



3. PARCEL A FROM BLAKE DRIVE



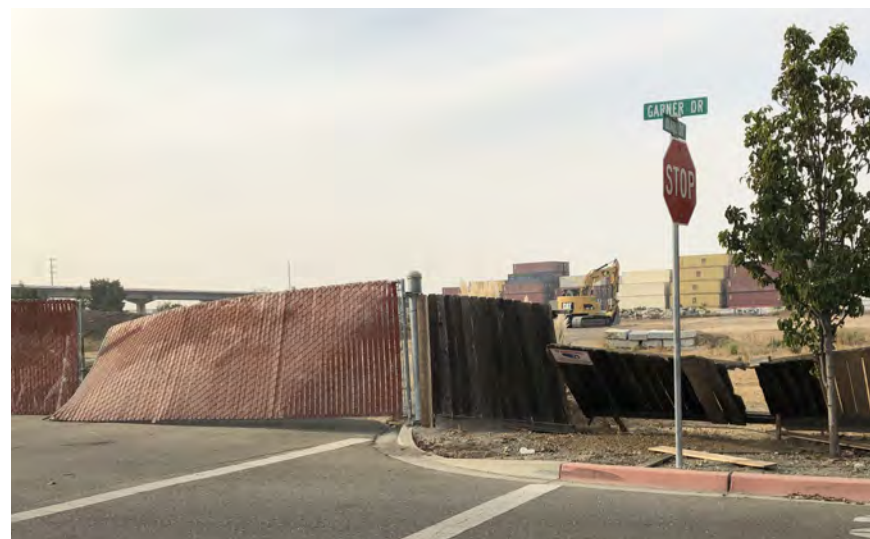
4. PARCEL A FROM BLAKE AND GARNER



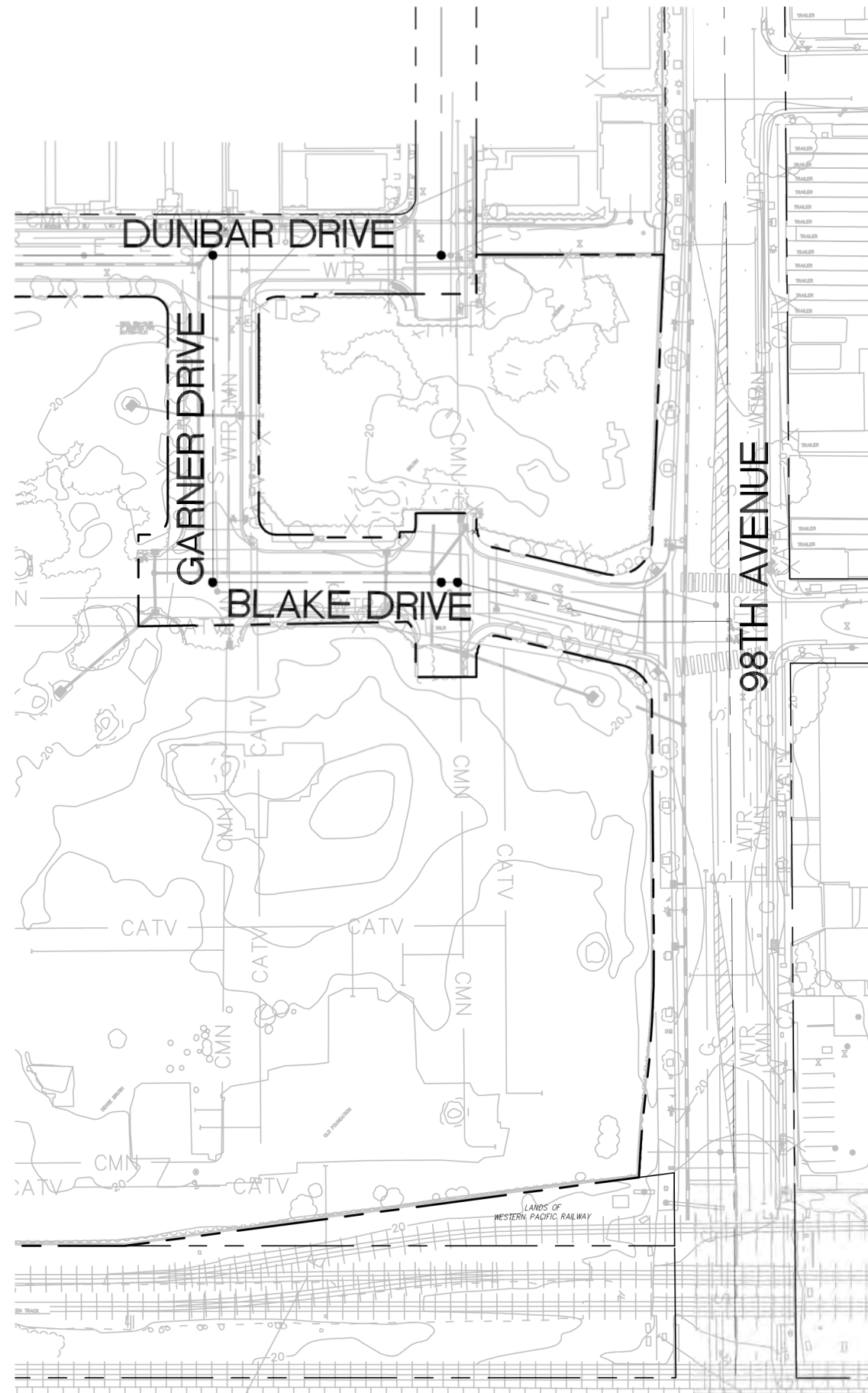
7. EXISTING SITE CONDITIONS



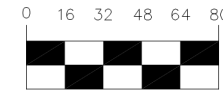
5. 98TH & SAN LEANDRO FROM BART TRACKS



6. DOWNED FENCING ALONG GARNER DR



GRAPHIC SCALE



1 inch = 80 ft.

BENCHMARK

CITY OF OAKLAND CUT CROSS LOCATED IN THE TOP OF CURB 29.8' SOUTHEASTERLY OF THE SOUTHEAST RETURN OF THE SOUTHERLY CORNER OF 98TH AVENUE AND SAN LEANDRO STREET. HAVING AND ELEVATION OF HELD ELEVATION OF 19.290 FEET

ELEV=24.82 FEET (NAVD 88)

BASIS OF BEARINGS

TAKEN AS NORTH 42°22'51" WEST BETWEEN TWO FOUND MONUMENTS ON DUNBAR DRIVE, AS SHOWN IN PARCEL MAP NO. 8017 (315M9).

SURVEY NOTES

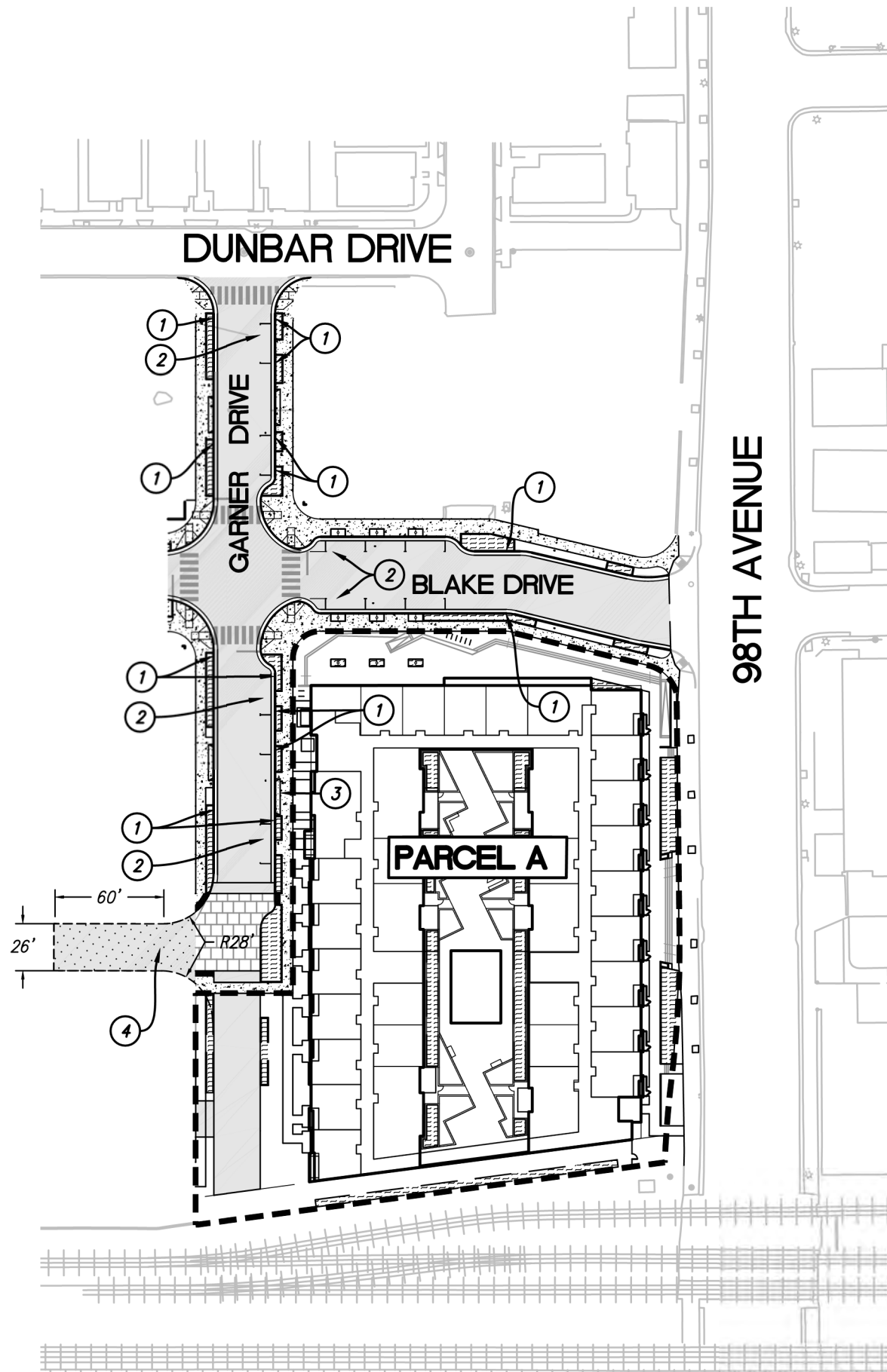
1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATE OF FIELD SURVEY: 09/08/2018
3. HORIZONTAL CONTROL IS BASED ON A GPS SURVEY USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES NAD83, EPOCH 2017.750.






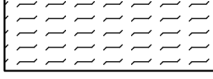
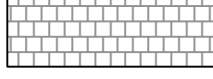

GRAPHIC SCALE



1 inch = 80 ft.



LEGEND

-  PARCEL 'A' APPROXIMATE LIMIT OF WORK
-  ASPHALT PAVEMENT
-  CONCRETE SIDEWALK
-  BIO-RETENTION AREA
-  STAMPED ASPHALT
-  TEMPORARY ASPHALT

GENERAL NOTES:

1. PHASE 1 OF FDP MASTER SITE IMPROVEMENTS ASSOCIATED WITH FDP PARCEL A SHOWN FOR REFERENCE. CONSTRUCTION OF PHASE 1 OF FDP MASTER SITE IMPROVEMENTS TO BE COMPLETED PRIOR TO PARCEL A CERTIFICATE OF OCCUPANCY.

SHEET NOTES:

- ① PROPOSED CURB OPENING FOR DRAINAGE
- ② PROPOSED STREET PARKING
- ③ PROPOSED DRIVEWAY
- ④ TEMPORARY EMERGENCY VEHICLE HAMMERHEAD. TEMPORARY ASPHALT PAVING FOR PARCEL A THAT MEETS CITY OF OAKLAND FIRE DEPARTMENT DIMENSION REQUIREMENTS.



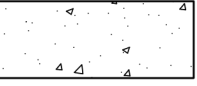

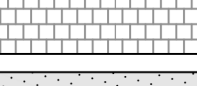



GRAPHIC SCALE



1 inch = 80 ft.

LEGEND

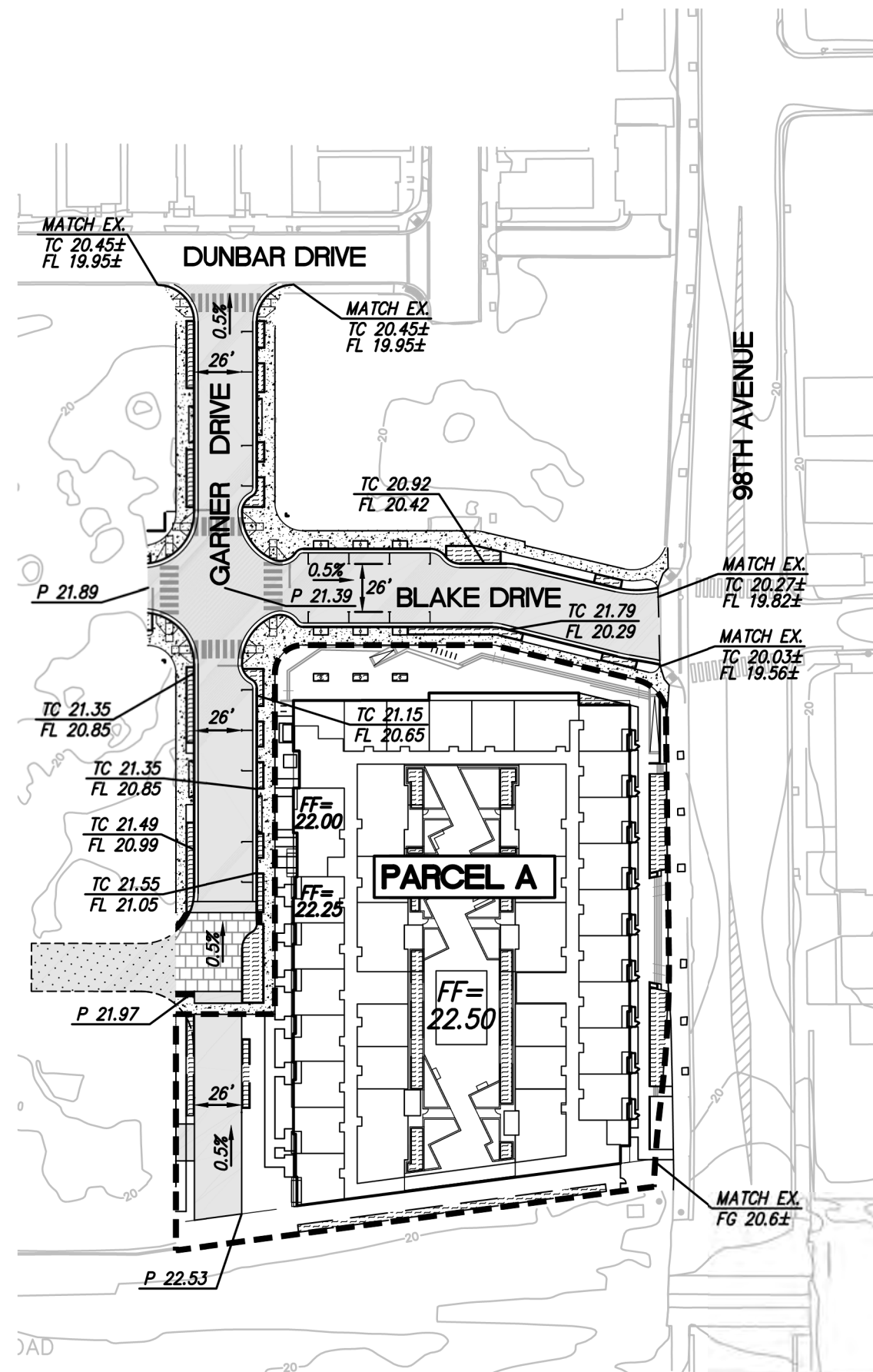
-  PARCEL 'A' APPROXIMATE LIMIT OF WORK
-  ASPHALT PAVEMENT
-  CONCRETE SIDEWALK
-  BIO-RETENTION AREA
-  STAMPED ASPHALT
-  TEMPORARY ASPHALT

GENERAL NOTES:

1. PHASE 1 OF FDP MASTER SITE IMPROVEMENTS ASSOCIATED WITH FDP PARCEL A SHOWN FOR REFERENCE. CONSTRUCTION OF PHASE 1 OF FDP MASTER SITE IMPROVEMENTS TO BE COMPLETED PRIOR TO PARCEL A CERTIFICATE OF OCCUPANCY.

EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)	NET (CY)
GRADE DEVELOPMENT AREA TO SUB-GRADE ELEVATIONS	375	1,350	975 (FILL)



98TH AVENUE | GRADING PLAN

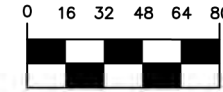
OAKLAND, CA | 05/26/20 | MADISON PARK | # 1715



C3.0



GRAPHIC SCALE



1 inch = 80 ft.

LEGEND

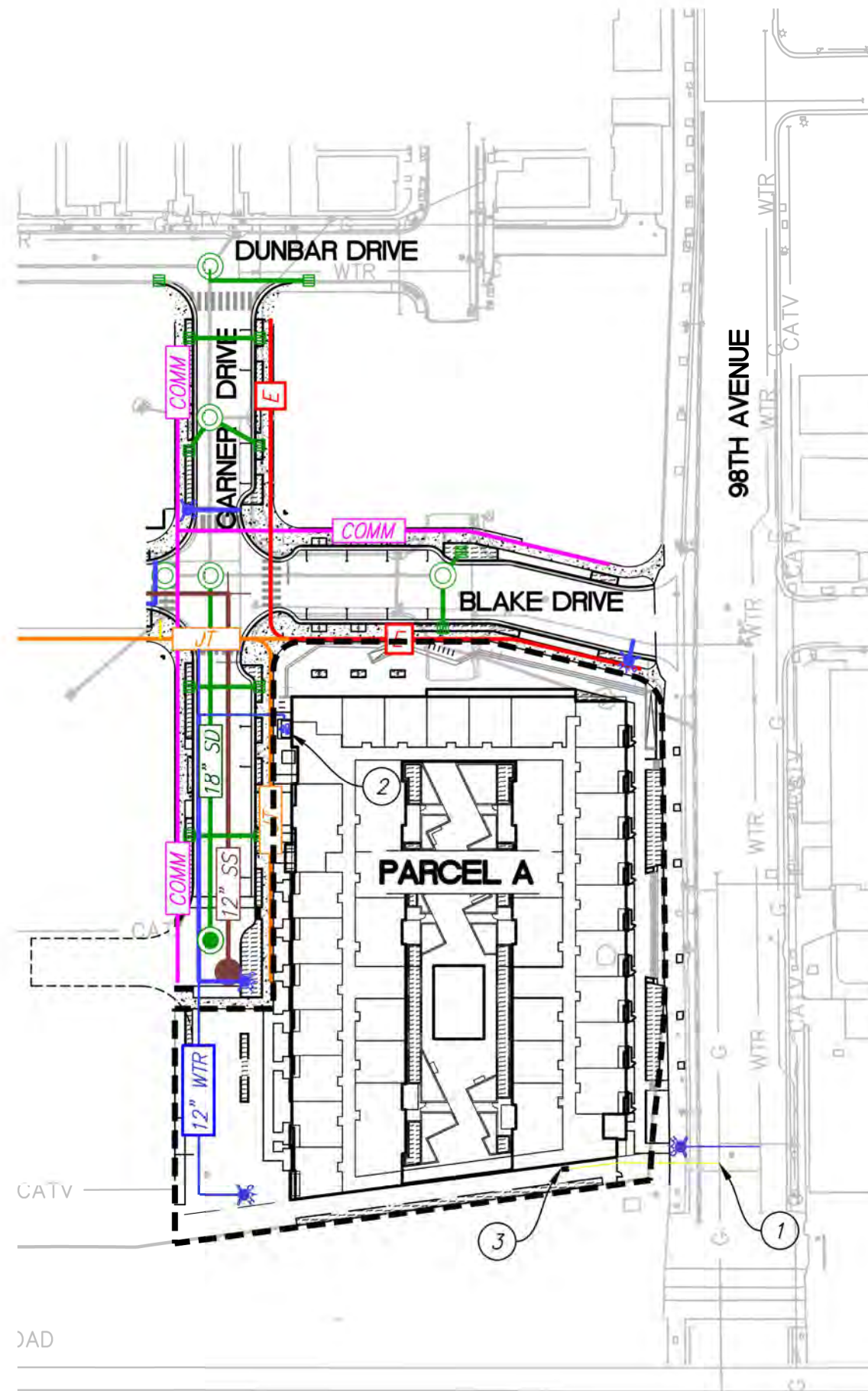
- PARCEL 'A' APPROXIMATE LIMIT OF WORK
- PROPOSED ELEC LINE
- PROPOSED COMM LINE
- PROPOSED GAS LINE
- PROPOSED JT LINE
- PROPOSED SD LINE
- PROPOSED SS LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT

SHEET NOTES

- ① CONNECT TO EXISTING UTILITY.
- ② PROPOSED BACKFLOW PREVENTION DEVICES FOR FW, DW AND IRR.
- ③ PROPOSED GAS METER.

GENERAL NOTES:

- 1. PHASE 1 OF FDP MASTER SITE IMPROVEMENTS ASSOCIATED WITH FDP PARCEL A SHOWN FOR REFERENCE. CONSTRUCTION OF PHASE 1 OF FDP MASTER SITE IMPROVEMENTS TO BE COMPLETED PRIOR TO PARCEL A CERTIFICATE OF OCCUPANCY.



98TH AVENUE | UTILITY PLAN

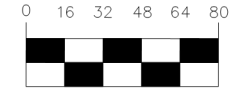
OAKLAND, CA | 05/26/20 | MADISON PARK | # 1715



C3.1



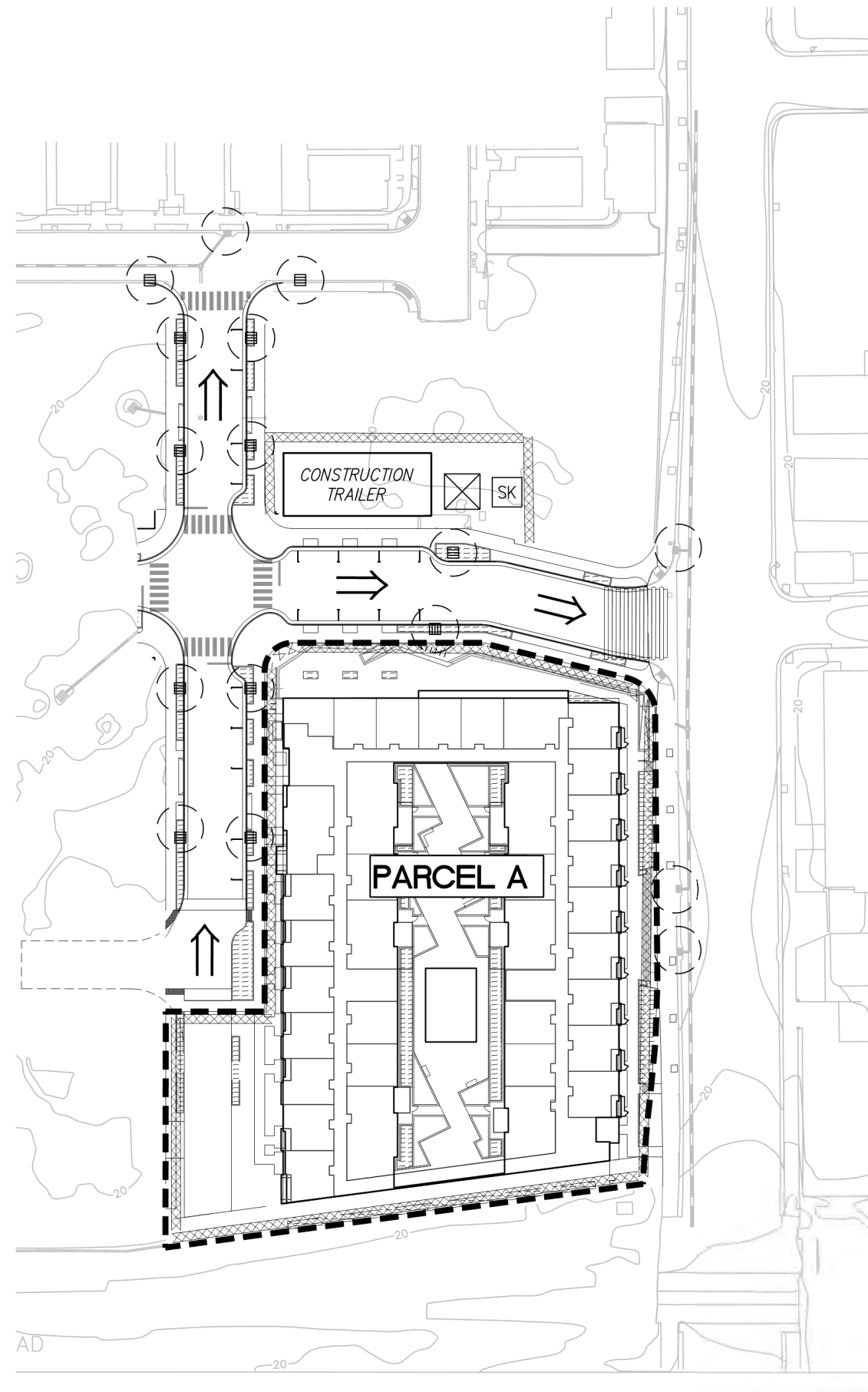
GRAPHIC SCALE



1 inch = 80 ft.

EROSION AND SEDIMENT CONTROL NOTES:

- A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.
- B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.
- C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.
- D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.
- E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.
- F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.
- G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.
- H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- I. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.
- J. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.
- K. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.
- L. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

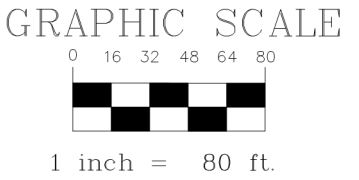
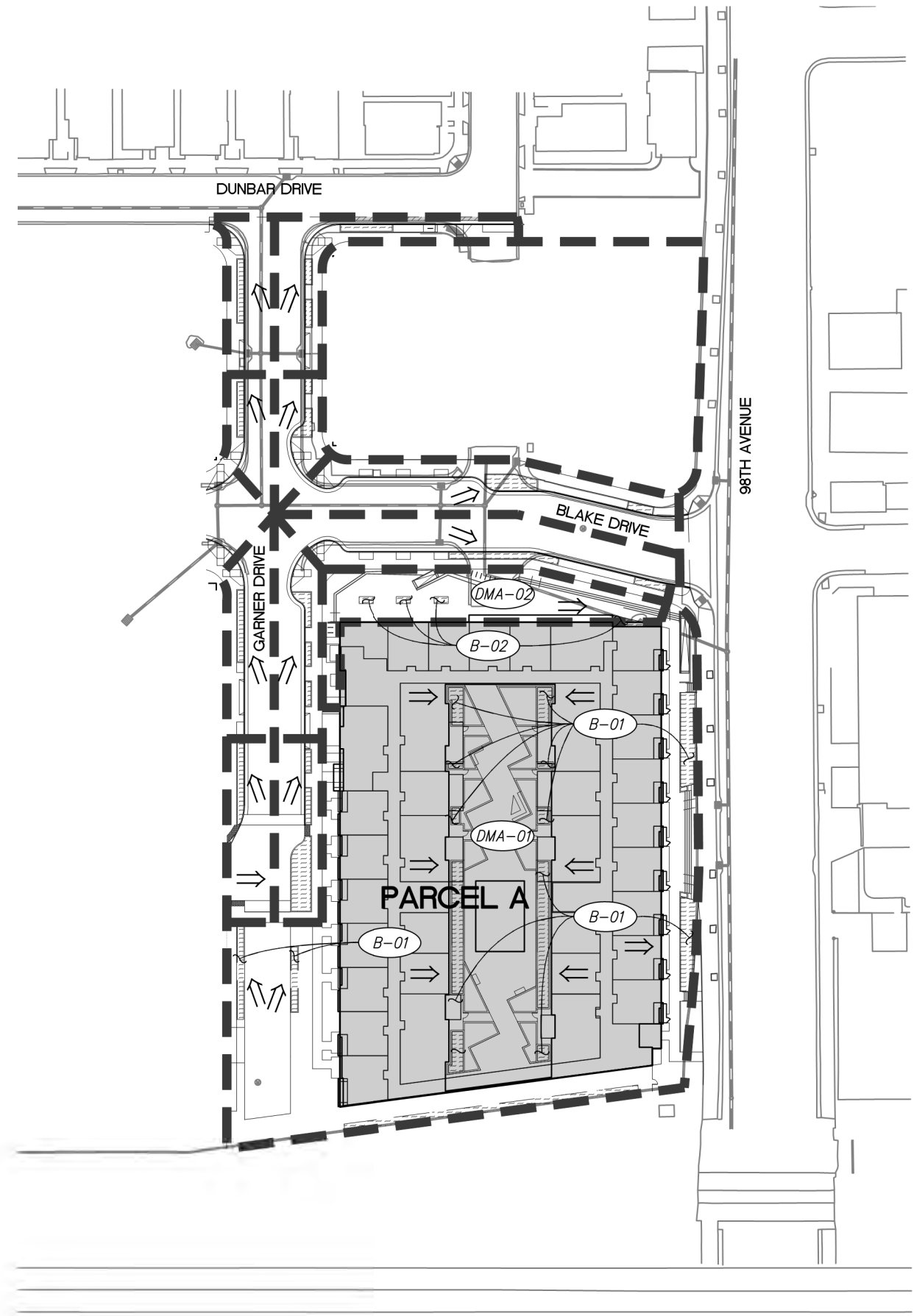


LEGEND

- PARCEL 'A' APPROXIMATE LIMIT OF WORK
- STABILIZED EXIT
- SPILL KIT
- PORTABLE RESTROOM
- CONSTRUCTION TRAILER
- PATH OF SURFACE DRAINAGE
- FIBER ROLL
- INLET PROTECTION

GENERAL NOTES:

1. PHASE 1 OF FDP MASTER SITE IMPROVEMENTS ASSOCIATED WITH FDP PARCEL A SHOWN FOR REFERENCE. CONSTRUCTION OF PHASE 1 OF FDP MASTER SITE IMPROVEMENTS TO BE COMPLETED PRIOR TO PARCEL A CERTIFICATE OF OCCUPANCY



C.3 STORMWATER TREATMENT MEASURES

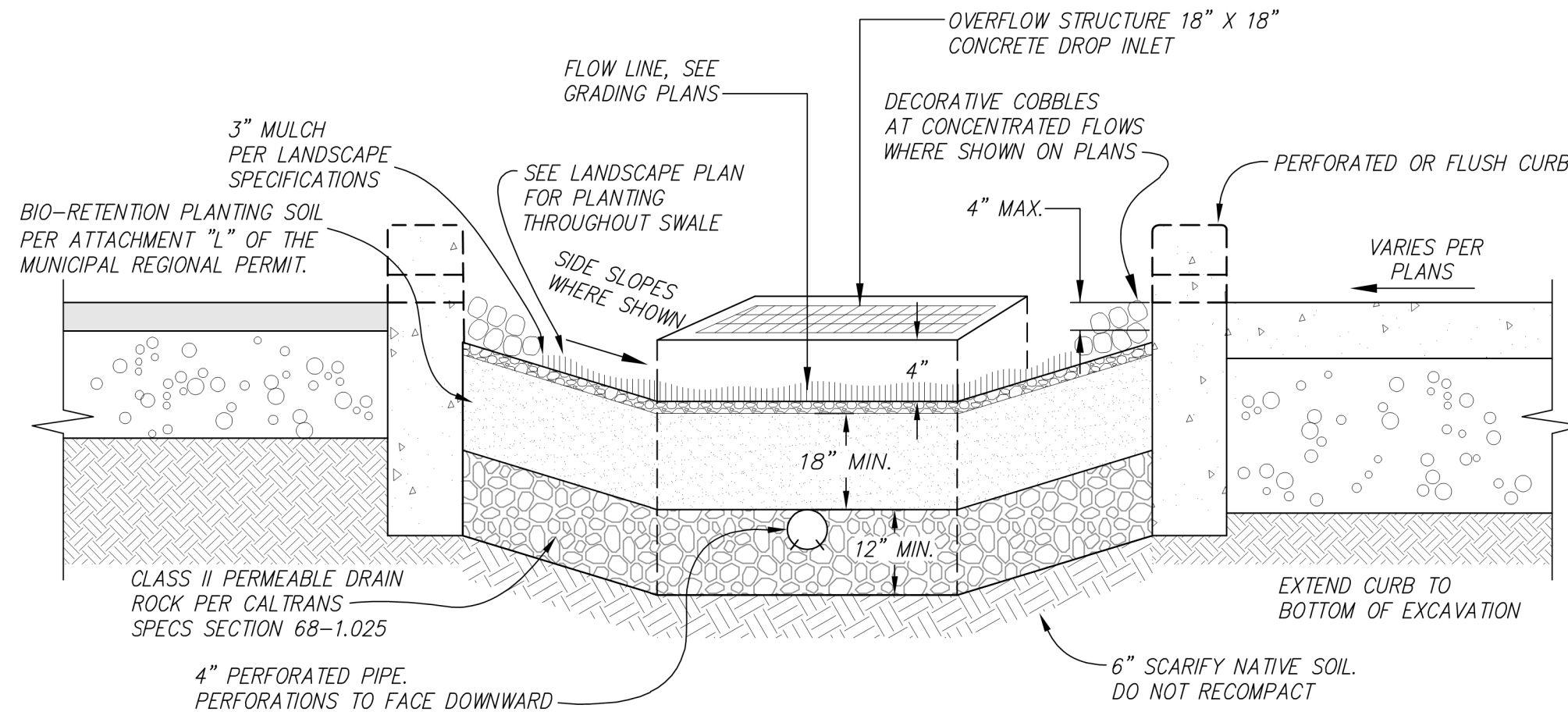
AREA ID	BMP ID	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
DMA-01	B-01	2,592	3,535
DMA-02	B-02	239	270

LEGEND

- PROPERTY LINE
- DMA BOUNDARY
- DIRECTION OF SURFACE FLOW
- DRAINAGE MANAGEMENT AREA ID
- PROPOSED BUILDING AREA
- BIO-RETENTION AREA

GENERAL NOTES:

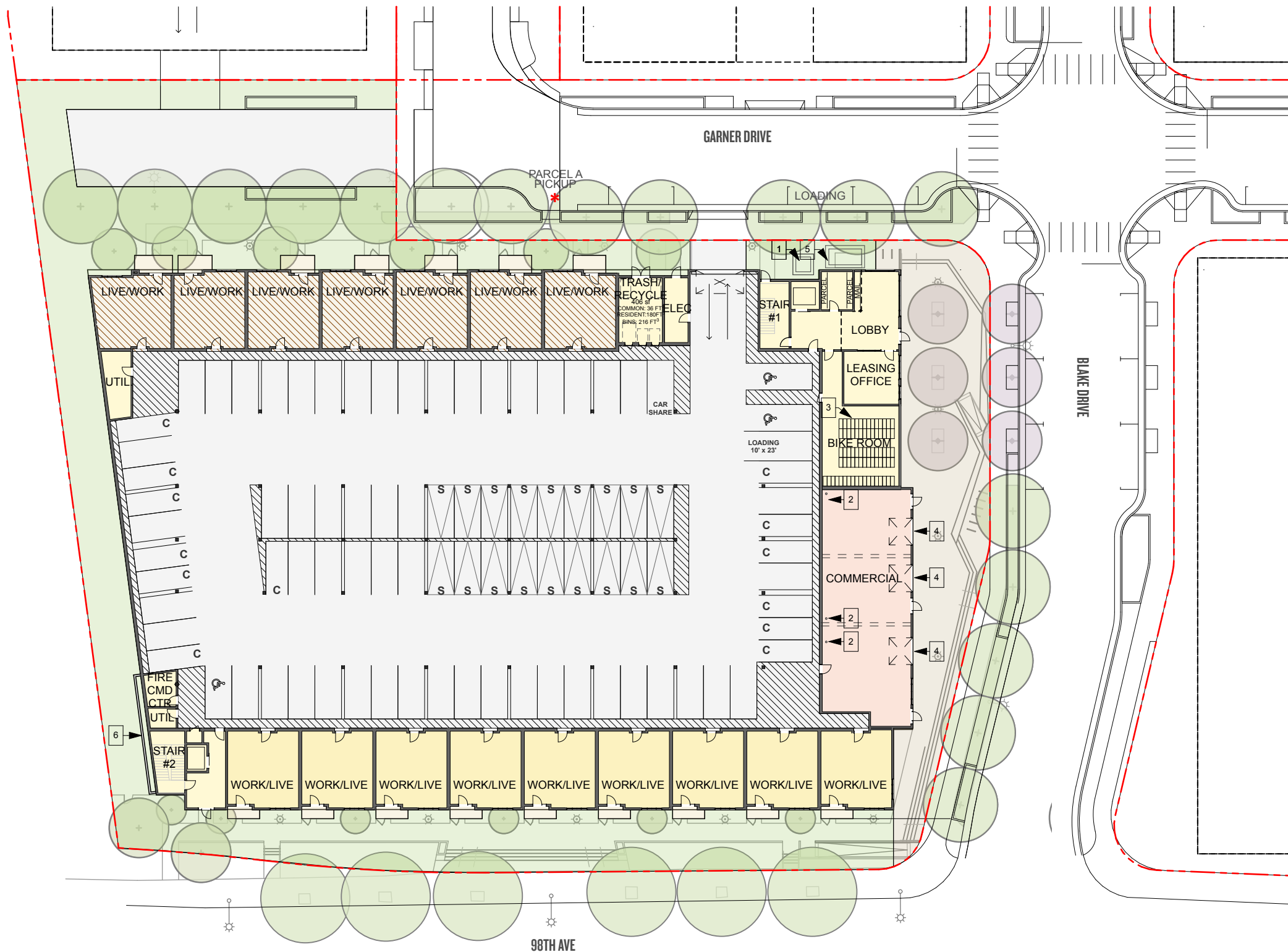
1. STORMWATER TREATMENT:
 - PARCEL A:
INTENTION IS TO DRAIN INNER ROOF TO BIORETENTIONS ON 2ND LEVEL PODIUM VIA BUBBLER (NOT PICTURED) WHILE THE OUTER ROOFS AND PODIUM HARDSCAPE DRAIN TO BIORETENTIONS ALONG THE BUILDING FRONTAGE VIA BUBBLERS AND ROOF WATER LEADERS.
 - PARCEL A PLAZA:
INTENTION IS TO SHEET FLOW HARDSCAPE AREA INTO BIORETENTION AREAS IN THE PLAZA.
 - THE BIO-RETENTION AREAS HAVE BEEN SIZED TO TREAT 4.0% OF THE IMPERVIOUS AREAS ONSITE THAT INCLUDE BUILDING ROOFS, THE PLAZA AREA, 2ND FLOOR PODIUMS/COURTYARDS, AND ANY ADDITIONAL GROUND LEVEL HARDSCAPE.
2. PHASE 1 OF FDP MASTER SITE IMPROVEMENTS ASSOCIATED WITH FDP PARCEL A SHOWN FOR REFERENCE. CONSTRUCTION OF PHASE 1 OF FDP MASTER SITE IMPROVEMENTS TO BE COMPLETED PRIOR TO PARCEL A CERTIFICATE OF OCCUPANCY.



BIO-RETENTION PLANTER

N.T.S.

1



KEYNOTES

- 1 TRANSFORMER
- 2 FUTURE PLUMBING STUBOUTS
- 3 STROLLER/TRAILER PARKING
- 4 ROLL-UP GARAGE DOORS
- 5 BACKFLOW PREVENTER
- 6 GAS METERS

PLAN LEGEND

- LOBBY/COMMON SPACE
- PARKING
- COMMERCIAL SPACE
- WORK/LIVE
- LIVE/WORK
- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- COMMUNITY SPACE
- ACCESS AREA

1 SITE PLAN

A1.1 SCALE: 1" = 40'



98TH AVENUE | SITE PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
WILLIAMS
POLLACK LLP

JETT
 Landscape Architecture + Design

A1.1



1) CORNER OF BLAKE DRIVE & GARNER DRIVE



2) AXONOMETRIC AT 98TH AVENUE & BLAKE DRIVE



3) END OF GARNER DRIVE



4) CORNER OF 98TH AVENUE NEAR BART TRACKS



1) PLAZA EXPERIENCE ALONG BLAKE DRIVE



2) WORK/LIVE FRONTAGE ALONG 98TH AVENUE



3) WORK/LIVE & RETAIL CORNER AT 98TH AVENUE & BLAKE DRIVE



4) 98TH AVENUE CENTRAL STAIRCASE

98TH AVENUE | STREET VIGNETTES

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



1) COURTYARD VIEW



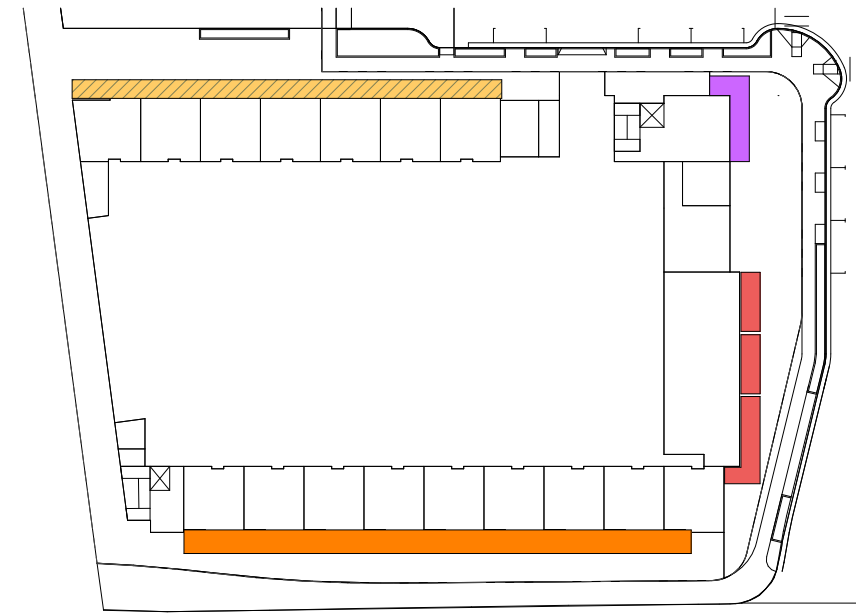
2) COURTYARD LOOKING AT COMMUNITY ROOM



3) SOUND ATTENUATION BARRIER ALONG BART TRACKS



1) WORK/LIVE SIGNAGE: HORIZONTAL DISPLAY AT AWNING, STREET NUMBER



LEGEND

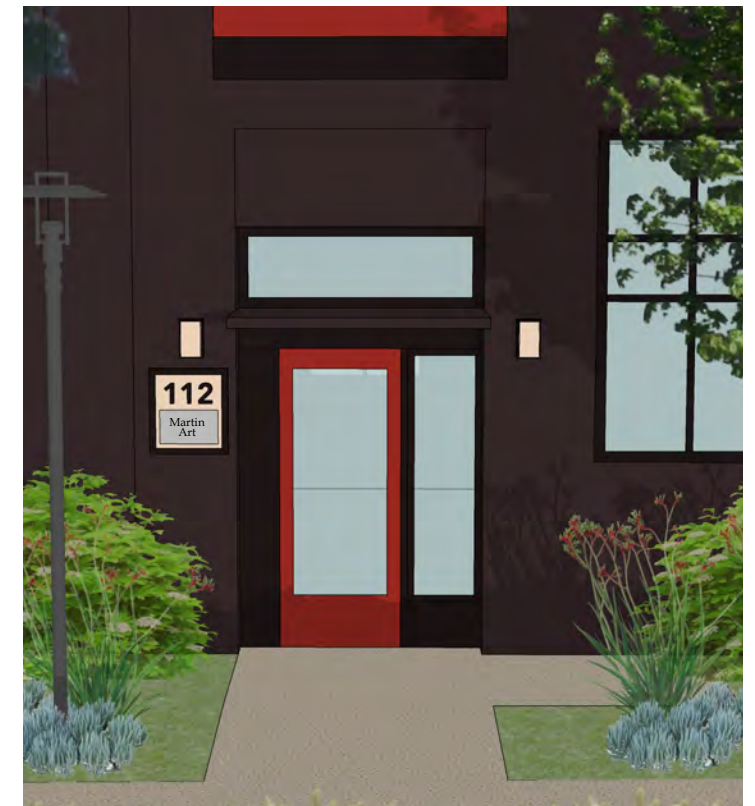
- Work/Live
- Retail Signage
- Lobby Entries
- Live/Work



2) RETAIL SIGNAGE: STREET NUMBER & HORIZONTAL DISPLAY



3) LOBBY SIGNAGE: LIGHTED NUMBERS & NAME, CANOPY



4) LIVE/WORK SIGNS

98TH AVENUE | SIGNAGE PLAN AND VIEWS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

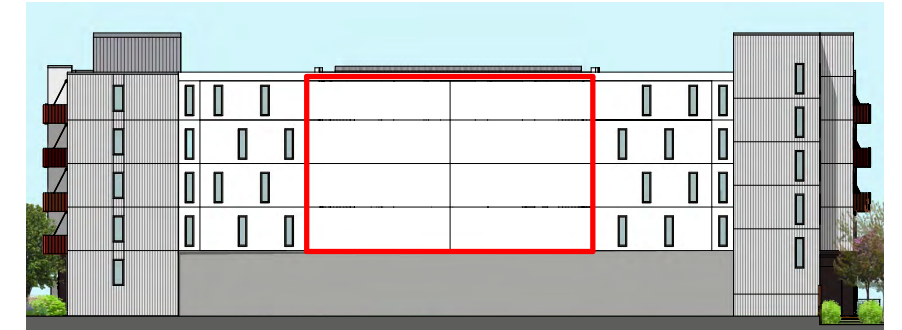
PUBLIC ART LOCATIONS



BUILDING FACADE NEAR MAIN RESIDENTIAL ENTRY AT BLAKE



UTILITY BOX NEAR ENTRY GARAGE ON GARNER DRIVE



BUILDING FACADE FACING SAN LEANDRO

STREET ART INSPIRATION - FOUND IN OAKLAND



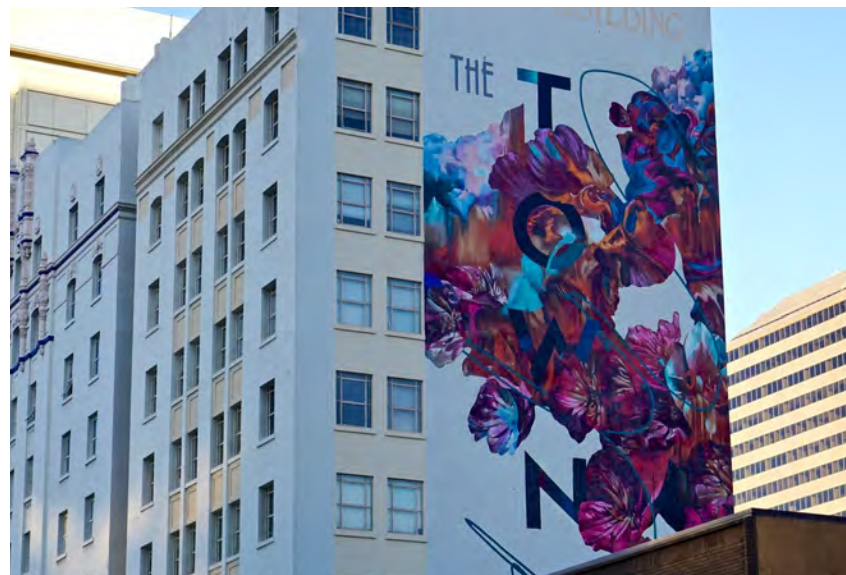
TRUST YOUR STRUGGLE COLLECTIVE



JET MARTINEZ



DAVID POLKA



HUEMAN



JOSHUA MAYS



DAN CORSON



1

PARCEL A - LEVEL 1

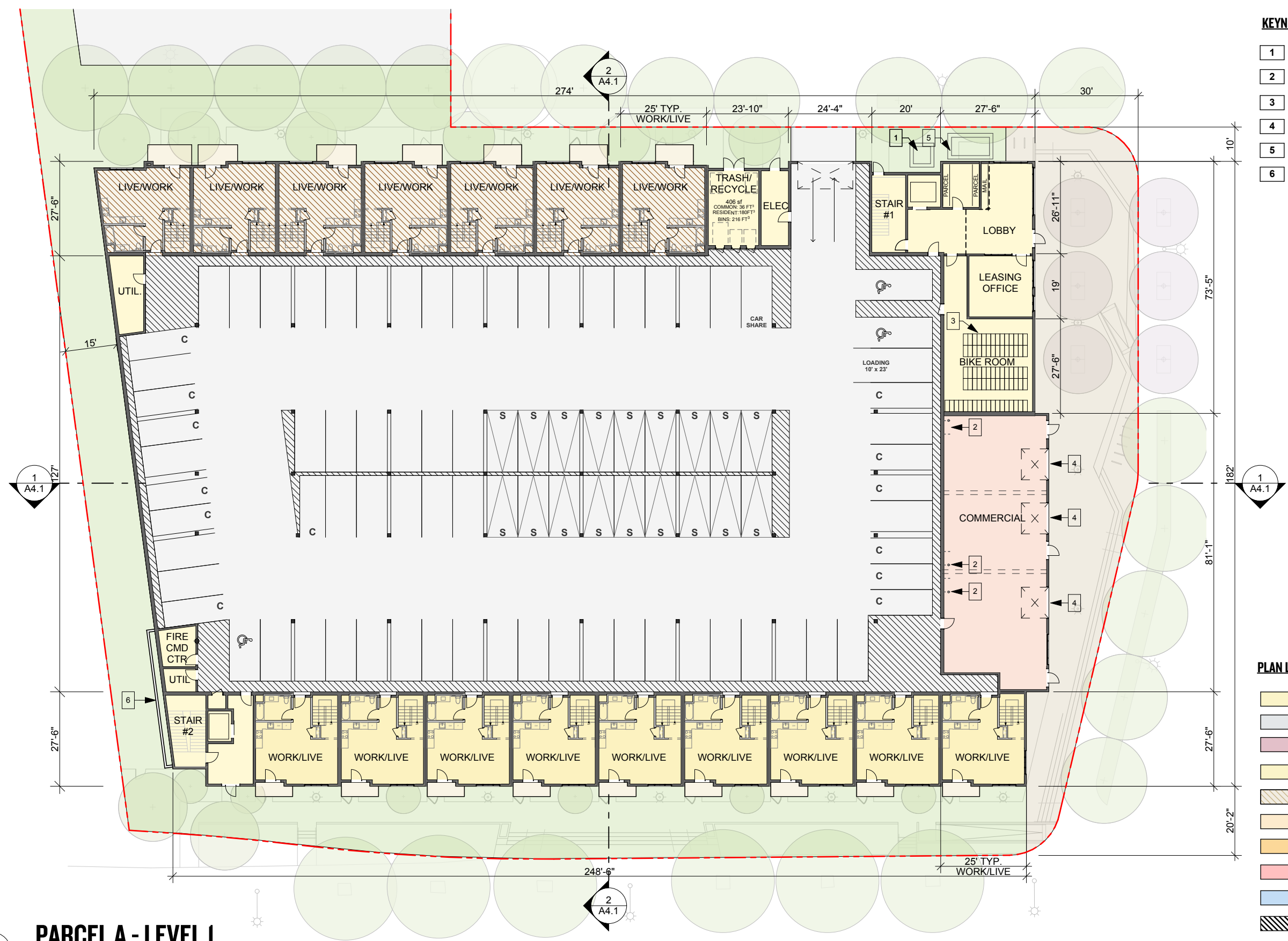
SCALE: 1" = 30'

KEYNOTES

- 1 TRANSFORMER
- 2 FUTURE PLUMBING STUBOUTS
- 3 STROLLER/TRAILER PARKING
- 4 ROLL-UP GARAGE DOORS
- 5 BACKFLOW PREVENTER
- 6 GAS METERS

PLAN LEGEND

- LOBBY/Common SPACE
- PARKING
- COMMERCIAL SPACE
- WORK/LIVE
- LIVE/WORK
- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- COMMUNITY SPACE
- ACCESS AREA



98TH AVENUE | PARCEL A PLAN - LEVEL 1

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

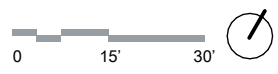


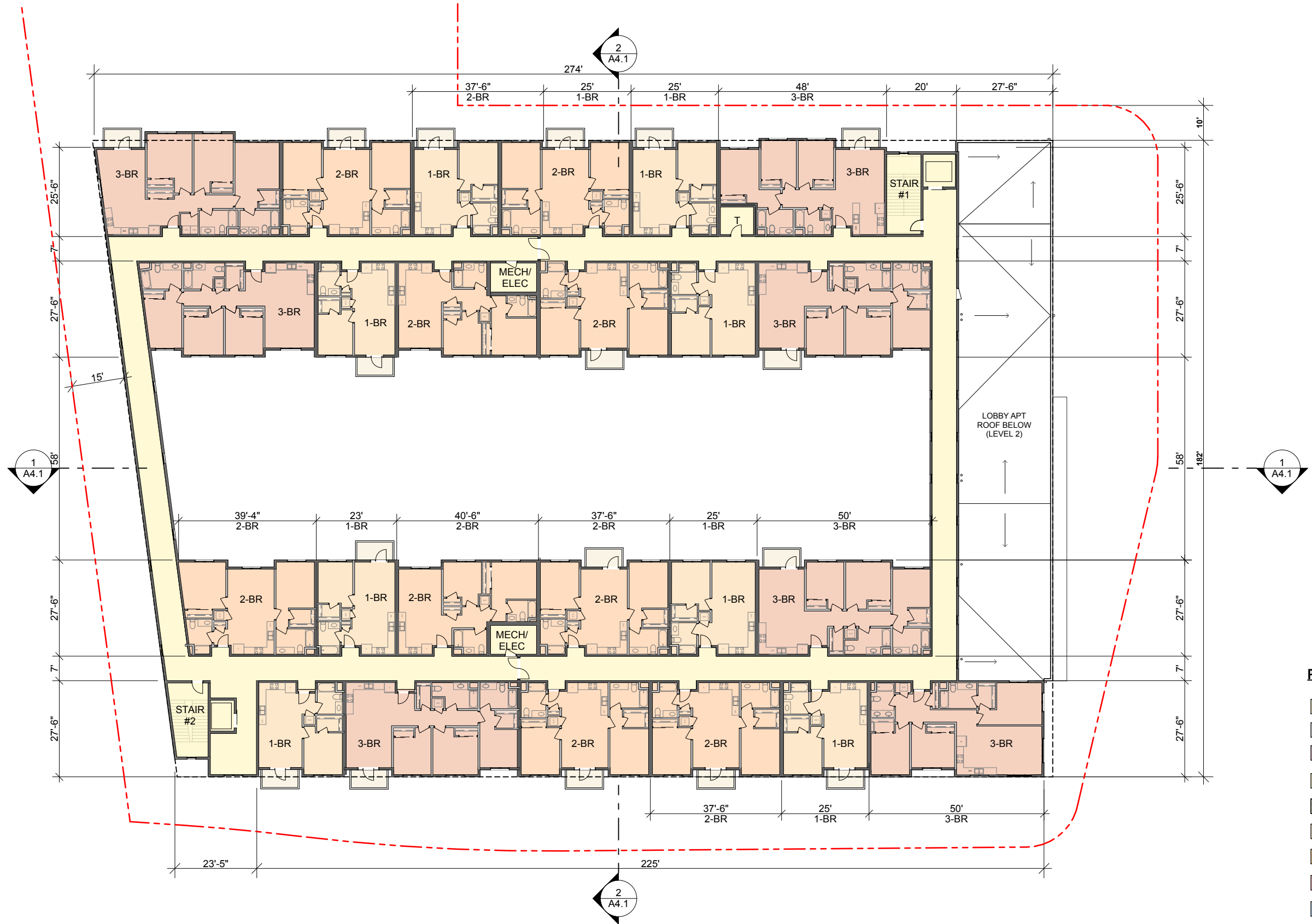
A2.1



- PLAN LEGEND**
- LOBBY/Common SPACE
 - PARKING
 - COMMERCIAL SPACE
 - WORK/LIVE
 - LIVE/WORK
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - 3-BEDROOM UNIT
 - COMMUNITY SPACE

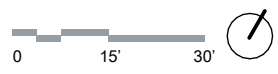
1 **PARCEL A - LEVEL 2**
SCALE: 1" = 30'

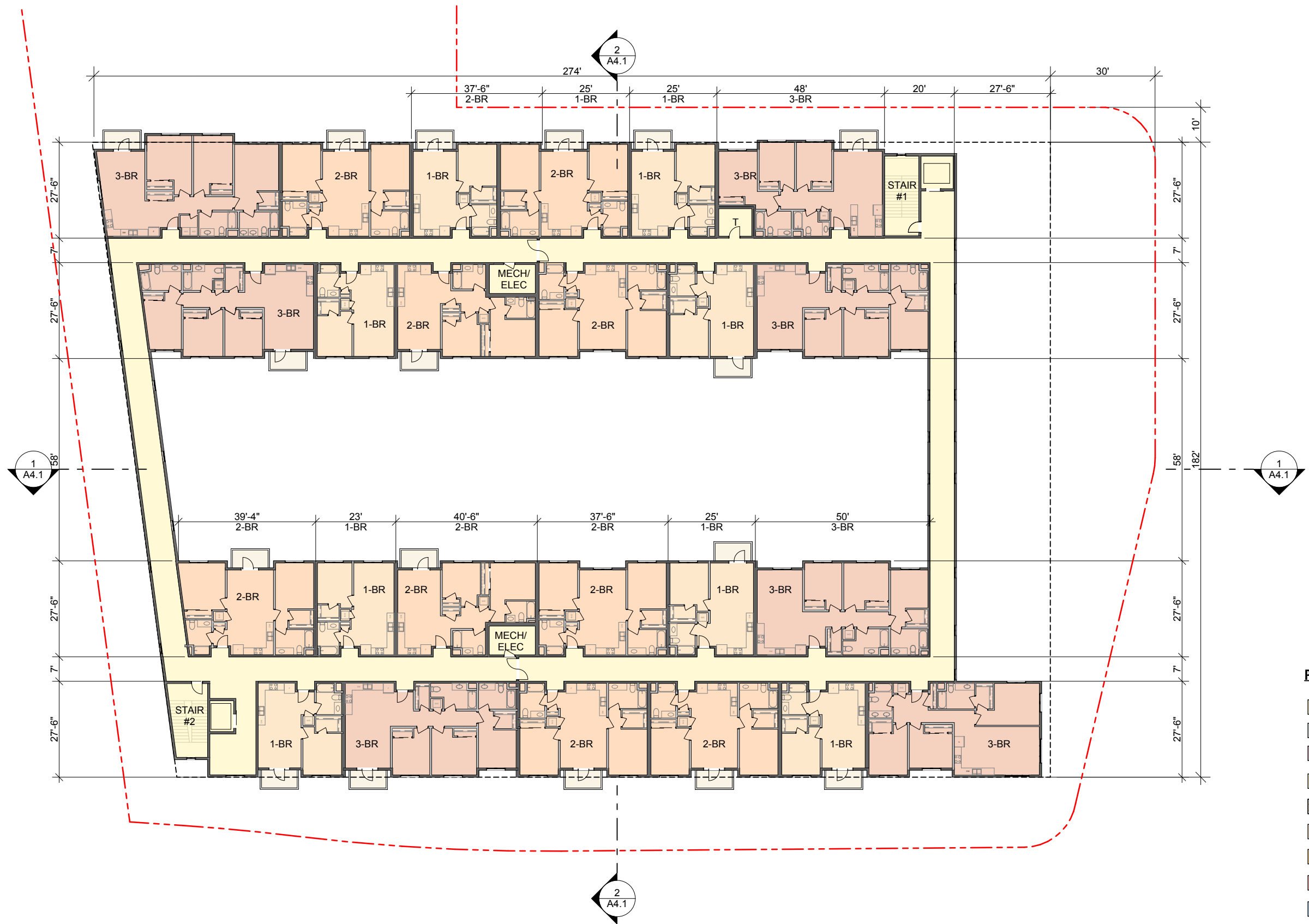




- PLAN LEGEND**
- LOBBY/COMMON SPACE
 - PARKING
 - COMMERCIAL SPACE
 - WORK/LIVE
 - LIVE/WORK
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - 3-BEDROOM UNIT
 - COMMUNITY SPACE

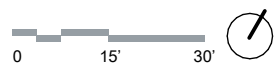
1 **PARCEL A - LEVEL 3**
SCALE: 1" = 30'

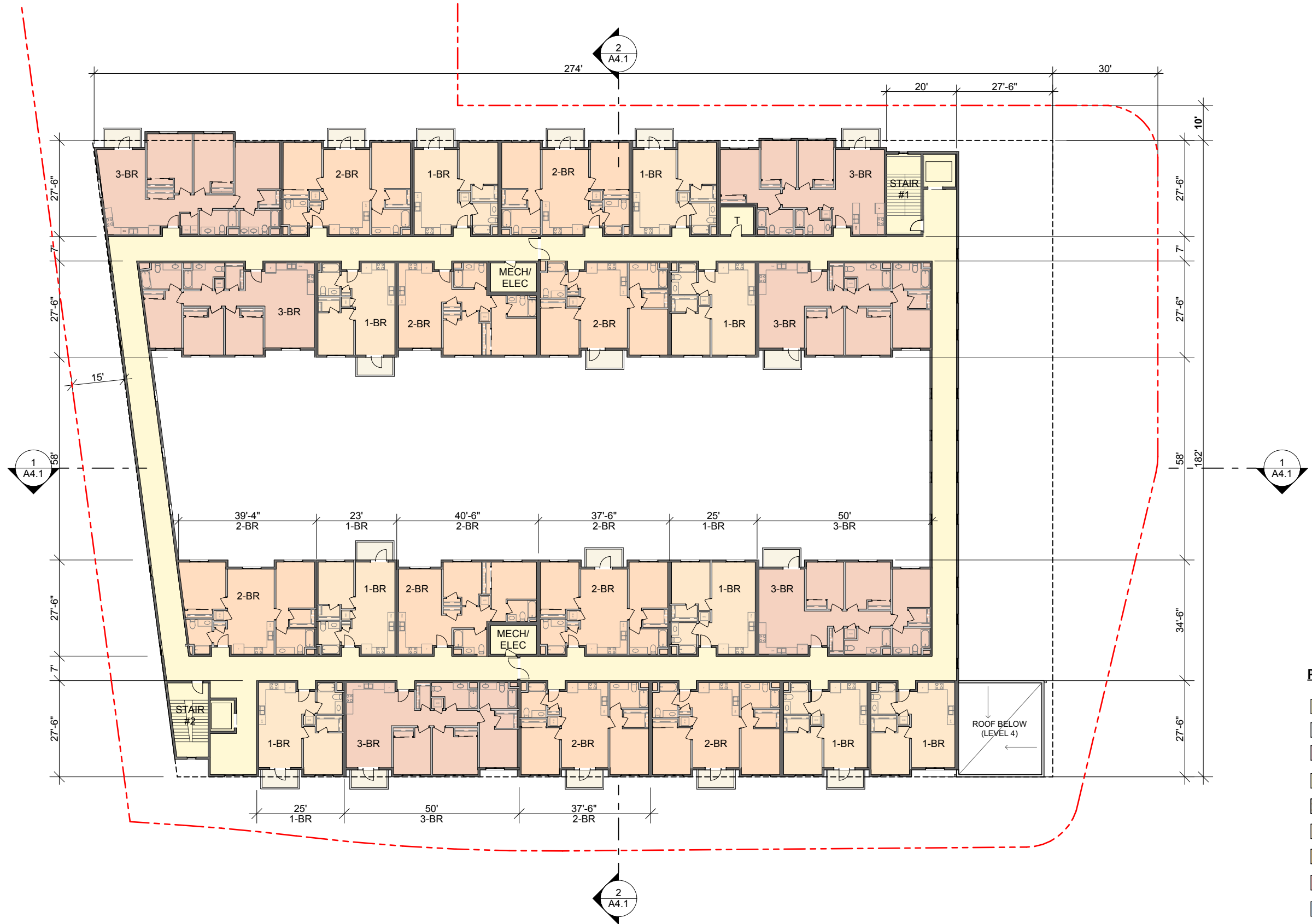




- PLAN LEGEND**
- LOBBY/Common SPACE
 - PARKING
 - COMMERCIAL SPACE
 - WORK/LIVE
 - LIVE/WORK
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - 3-BEDROOM UNIT
 - COMMUNITY SPACE

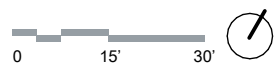
1 **PARCEL A - LEVEL 4**
SCALE: 1" = 30'





- PLAN LEGEND**
- LOBBY/Common SPACE
 - PARKING
 - COMMERCIAL SPACE
 - WORK/LIVE
 - LIVE/WORK
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - 3-BEDROOM UNIT
 - COMMUNITY SPACE

1 **PARCEL A - LEVEL 5**
SCALE: 1" = 30'



RAIN WATER LEADER, TYP

ROOF VENTS, TYP

ROOF ACCESS @ STAIR

ELEVATOR STACK

ELEVATOR PENTHOUSE

TRASH CHUTES

LOBBY APT
ROOF BELOW
(LEVEL 2)

ROOF BELOW
(LEVEL 4)

MECH

MECH

2
A4.1

1
A4.1

1
A4.1

2
A4.1

ROOF PLAN LEGEND

- MECH MECHANICAL SYSTEM
- ROOF VENT
- TRASH CHUTES
- RAIN WATER LEADER



1 **PARCEL A - ROOF PLAN**
SCALE: 1" = 30'



1

SOUTH ELEVATION - 98TH AVENUE

SCALE 1" = 20'-0"

MATERIALS LEGEND

- 1A STUCCO - RAISIN
- 1B STUCCO - MINK
- 1C STUCCO - GRAYISH
- 1D STUCCO - ACCENT COLORS (3)
- 2A CORRUGATED METAL - LIGHT
- 2B CORRUGATED METAL - BALCONY (3)
- 3 FIBER CEMENT BOARD
- 4 BRICK, RED/BROWN MIX
- 5 CONCRETE, SMOOTH
- 6 DARK TRIM WINDOWS
- 7 WOOD, STAINED
- 8 METAL SCREEN
- 9 PUBLIC ART - SEE SHEET A1.6



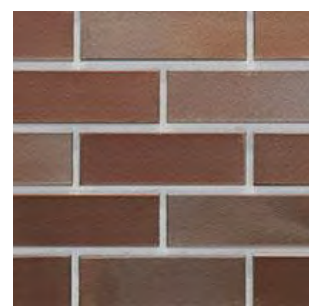
1 | STUCCO COLORS



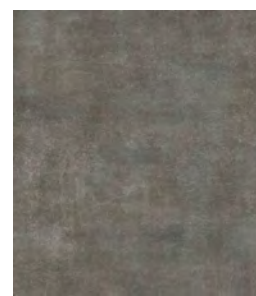
2 | CORRUGATED METALS



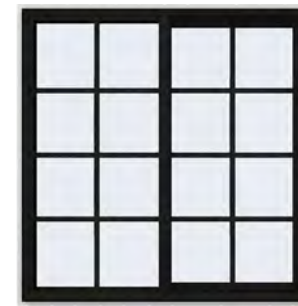
3 | CEMENT FIBER BOARD



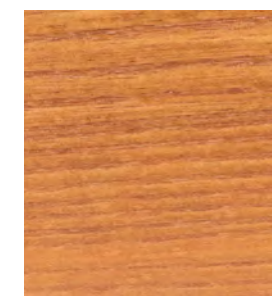
4 | BRICK



5 | CONCRETE



6 | DARK TRIM WINDOWS



7 | WOOD SIDING



8 | DECORATIVE METAL SCREEN

98TH AVENUE | ELEVATION - SOUTH

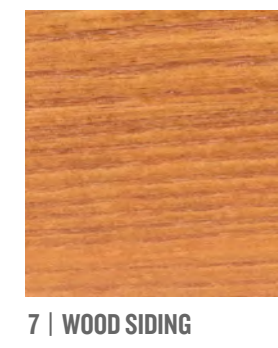
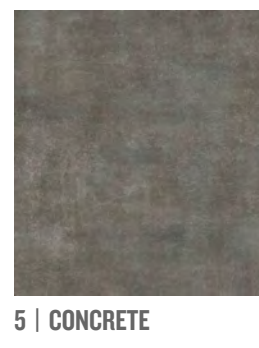
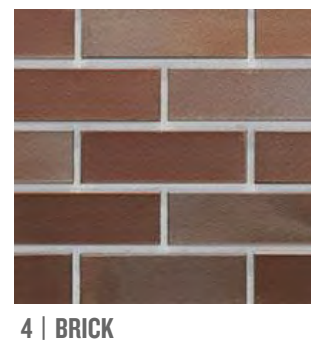
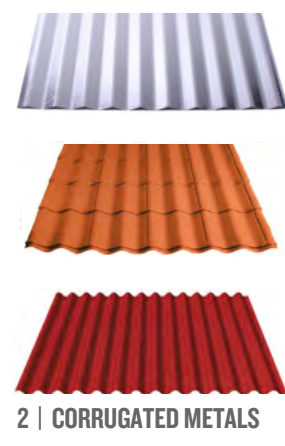
OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



1 EAST ELEVATION - BLAKE DRIVE
SCALE 1" = 20'-0"

MATERIALS LEGEND

- 1A STUCCO - RAISIN
- 1B STUCCO - MINK
- 1C STUCCO - GRAYISH
- 1D STUCCO - ACCENT COLORS (3)
- 2A CORRUGATED METAL - LIGHT
- 2B CORRUGATED METAL - BALCONY (3)
- 3 FIBER CEMENT BOARD
- 4 BRICK, RED/BROWN MIX
- 5 CONCRETE, SMOOTH
- 6 DARK TRIM WINDOWS
- 7 WOOD, STAINED
- 8 METAL SCREEN
- 9 PUBLIC ART - SEE SHEET A1.6





1

NORTH ELEVATION - GARNER DRIVE

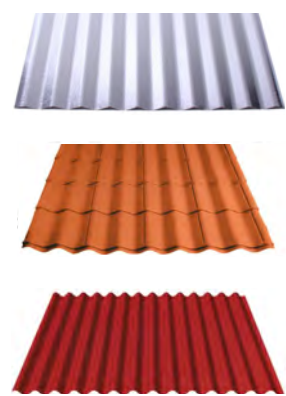
SCALE 1" = 20'-0"

MATERIALS LEGEND

- 1A STUCCO - RAISIN
- 1B STUCCO - MINK
- 1C STUCCO - GRAYISH
- 1D STUCCO - ACCENT COLORS (3)
- 2A CORRUGATED METAL - LIGHT
- 2B CORRUGATED METAL - BALCONY (3)
- 3 FIBER CEMENT BOARD
- 4 BRICK, RED/BROWN MIX
- 5 CONCRETE, SMOOTH
- 6 DARK TRIM WINDOWS
- 7 WOOD, STAINED
- 8 METAL SCREEN
- 9 PUBLIC ART - SEE SHEET A1.6



1 | STUCCO COLORS



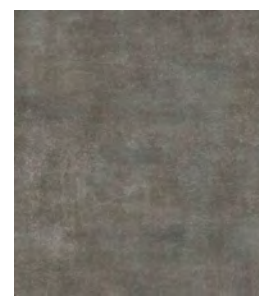
2 | CORRUGATED METALS



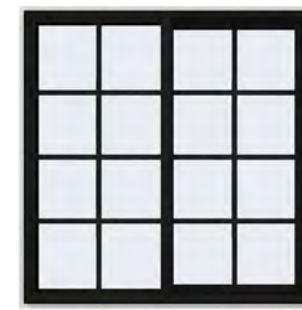
3 | CEMENT FIBER BOARD



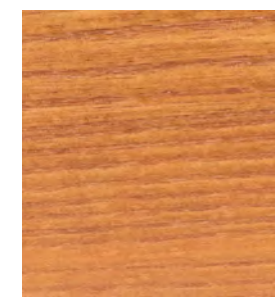
4 | BRICK



5 | CONCRETE



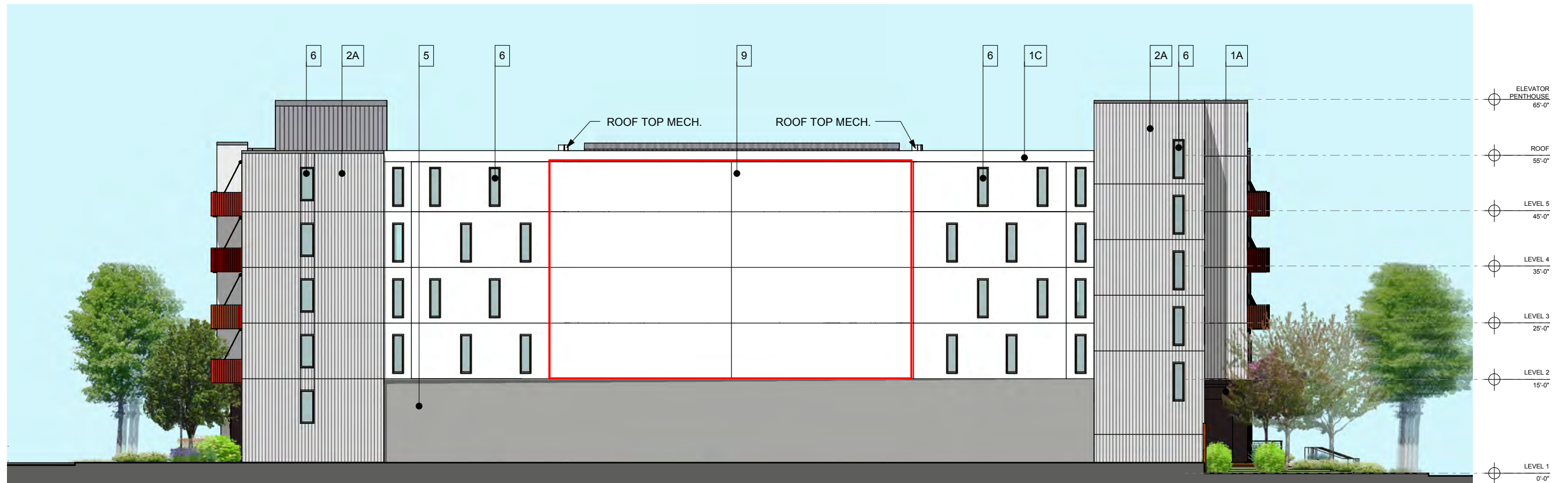
6 | DARK TRIM WINDOWS



7 | WOOD SIDING



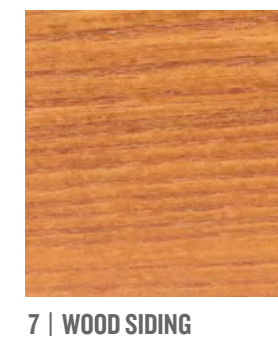
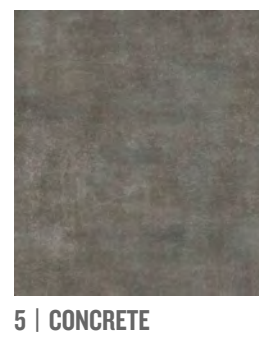
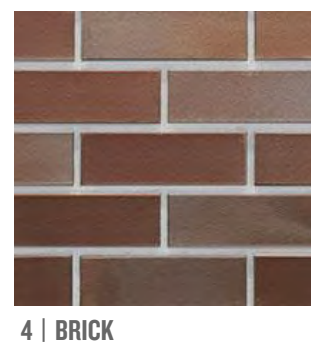
8 | DECORATIVE METAL SCREEN

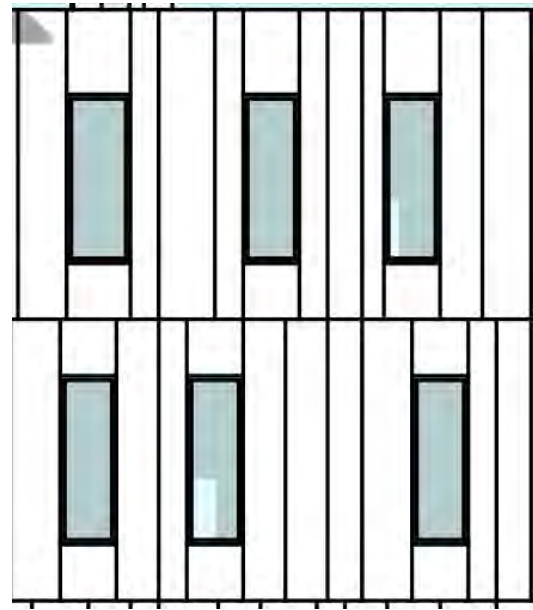


1 WEST ELEVATION - SAN LEANDRO/BART
SCALE 1" = 20'-0"

MATERIALS LEGEND

- 1A STUCCO - RAISIN
- 1B STUCCO - MINK
- 1C STUCCO - GRAYISH
- 1D STUCCO - ACCENT COLORS (3)
- 2A CORRUGATED METAL - LIGHT
- 2B CORRUGATED METAL - BALCONY (3)
- 3 FIBER CEMENT BOARD
- 4 BRICK, RED/BROWN MIX
- 5 CONCRETE, SMOOTH
- 6 DARK TRIM WINDOWS
- 7 WOOD, STAINED
- 8 METAL SCREEN
- 9 PUBLIC ART - SEE SHEET A1.6





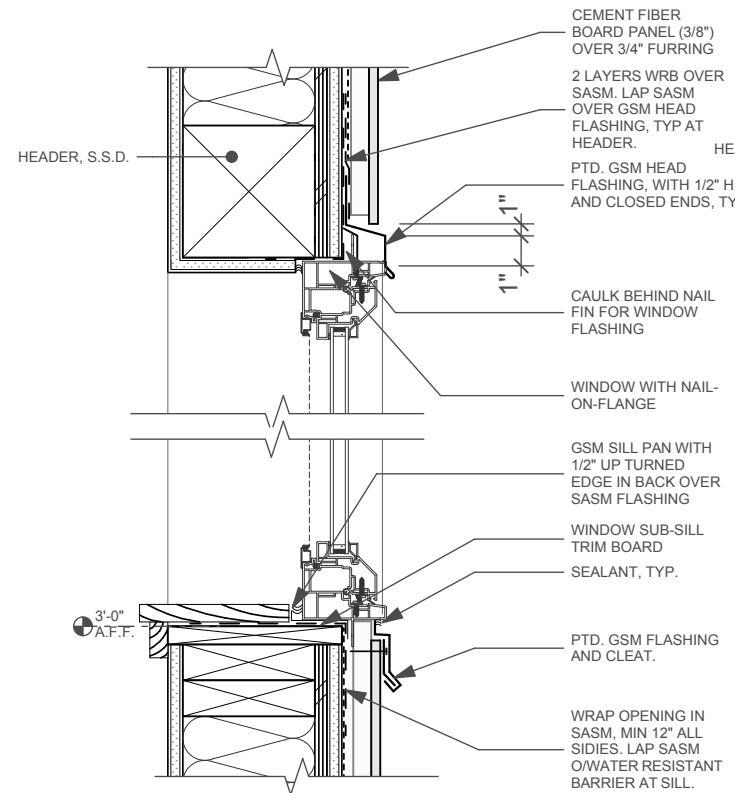
7 WINDOW @ CEM. FIBER BD.



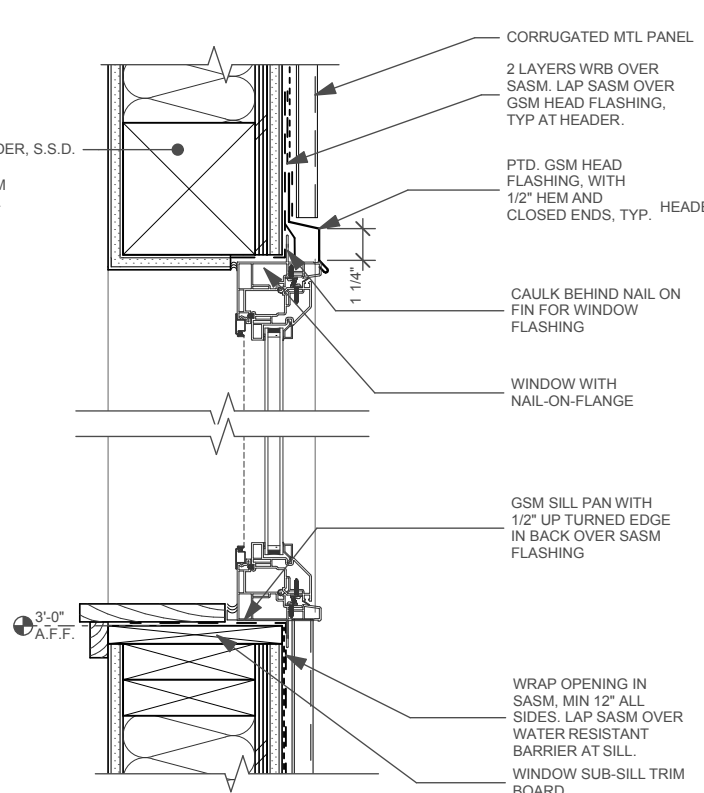
6 WINDOW @ STUCCO & CORRUGATED METAL TYP.



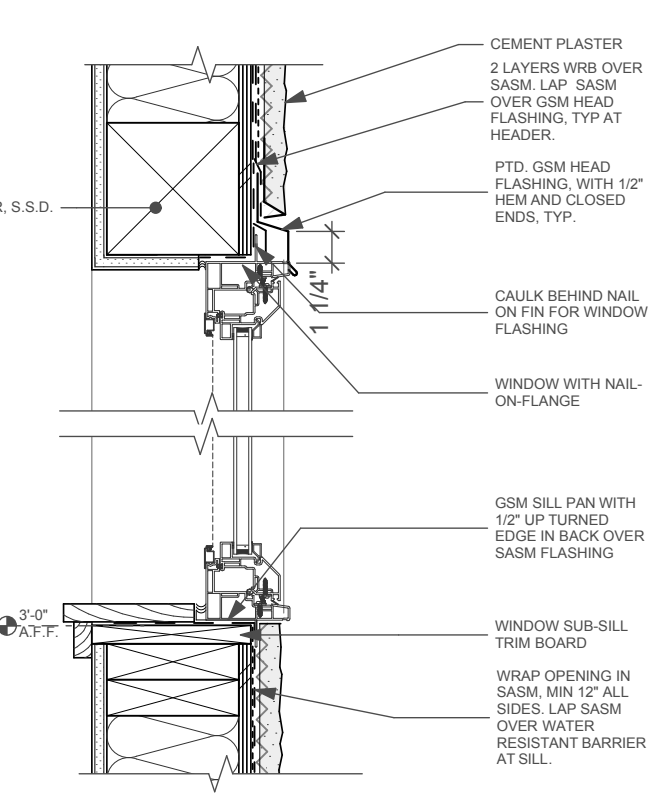
5 WINDOW W/ STUCCO REVEAL



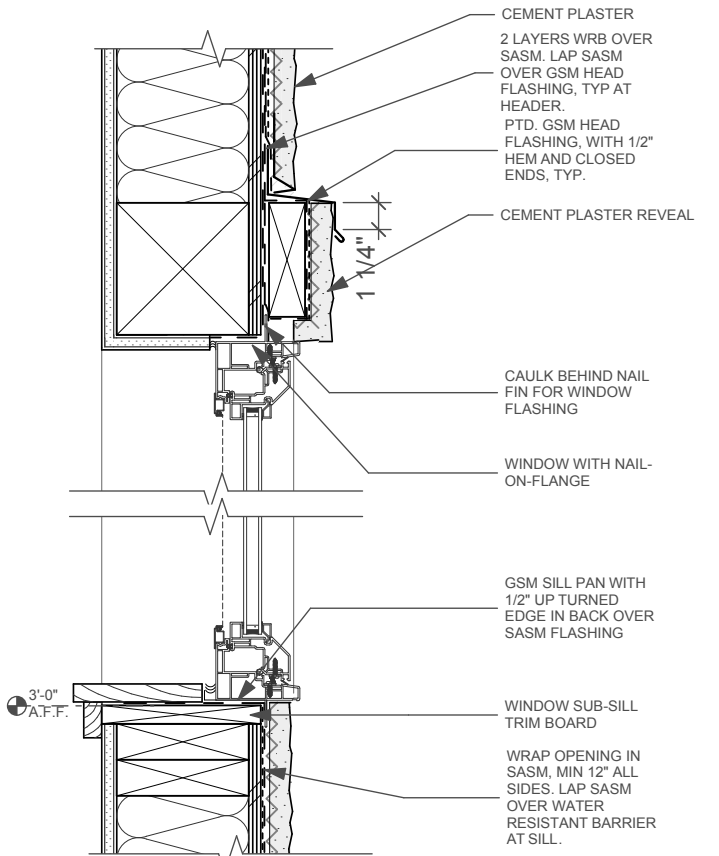
4 HEAD/SILL @ CEMENT FIBER BOARD 3"=1'-0" A3.5



3 HEAD/SILL @ CORRUGATED MTL 3"=1'-0" A3.5



2 HEAD/SILL @ TYP. STUCCO 3"=1'-0" A3.5



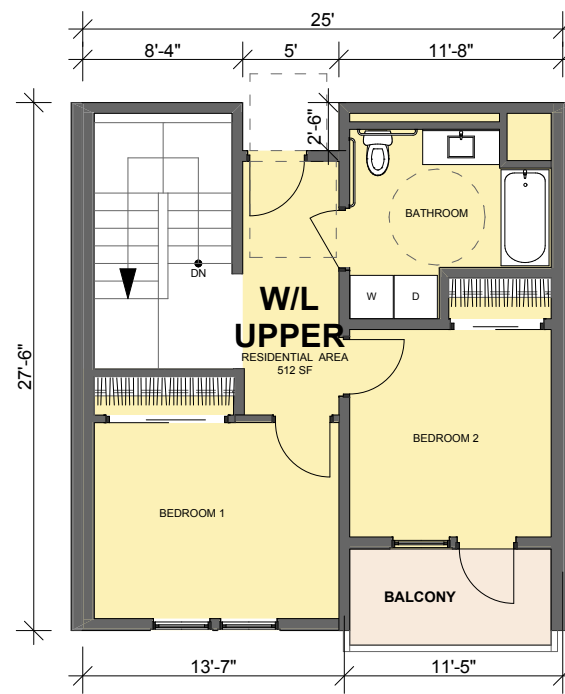
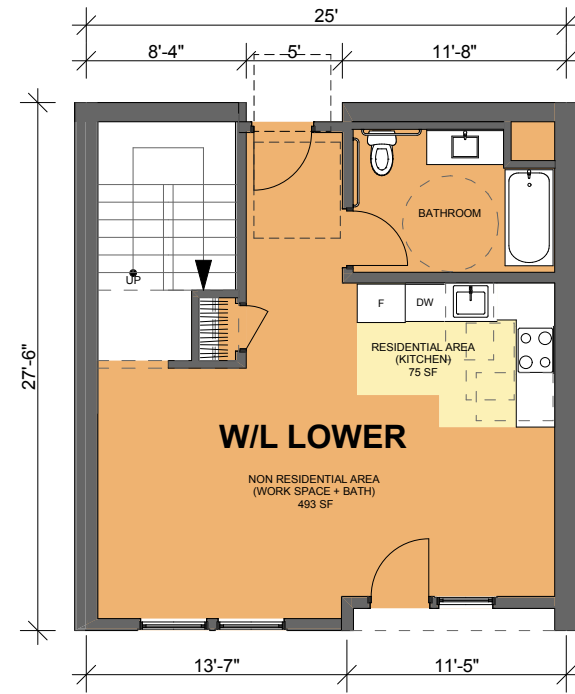
1 HEAD/SILL W/ STUCCO REVEAL 3"=1'-0" A3.5



1 SECTION - LONG
SCALE: 1" = 30'



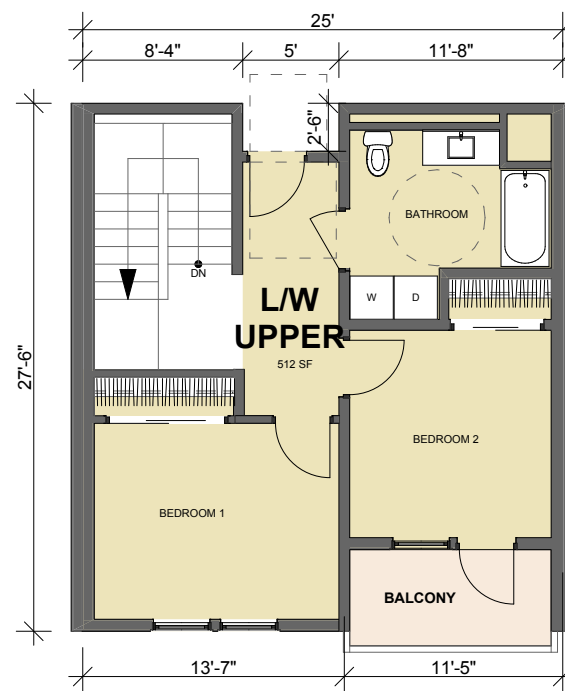
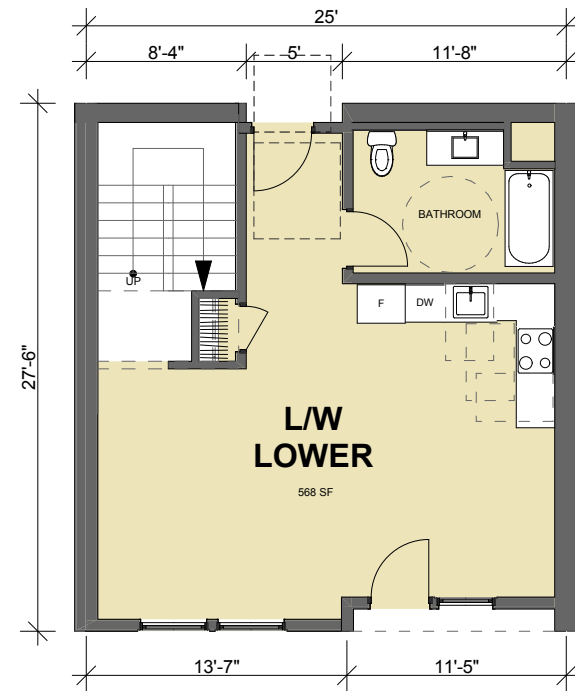
2 SECTION - CROSS
SCALE: 1" = 20'



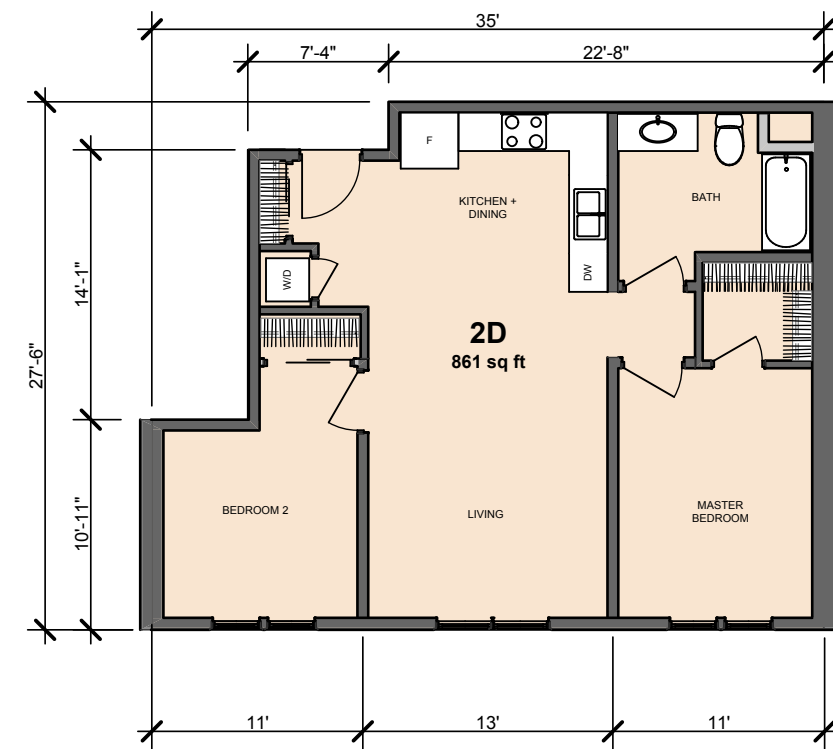
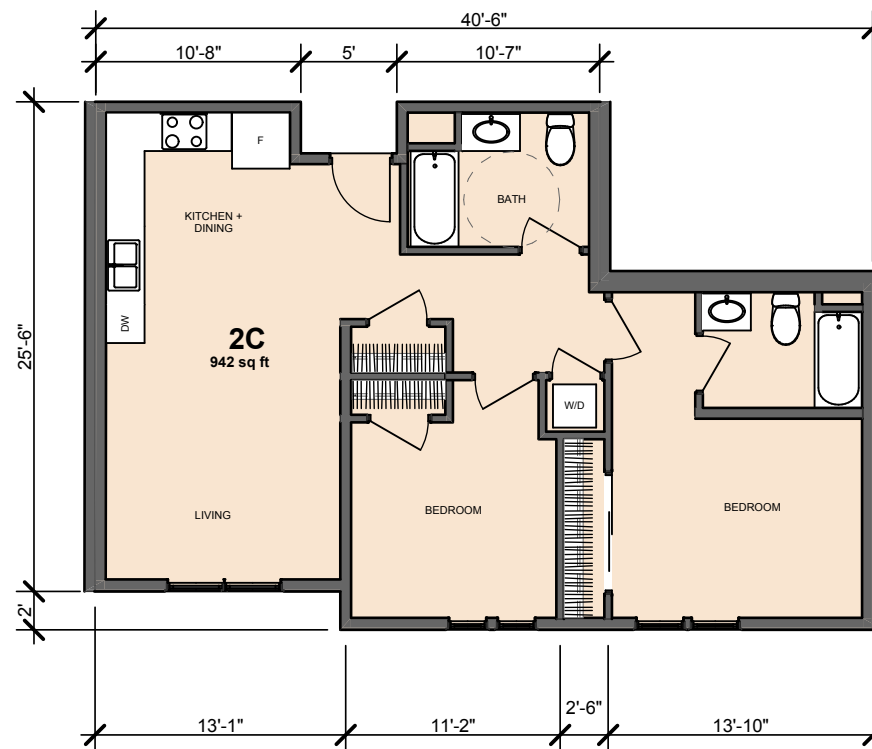
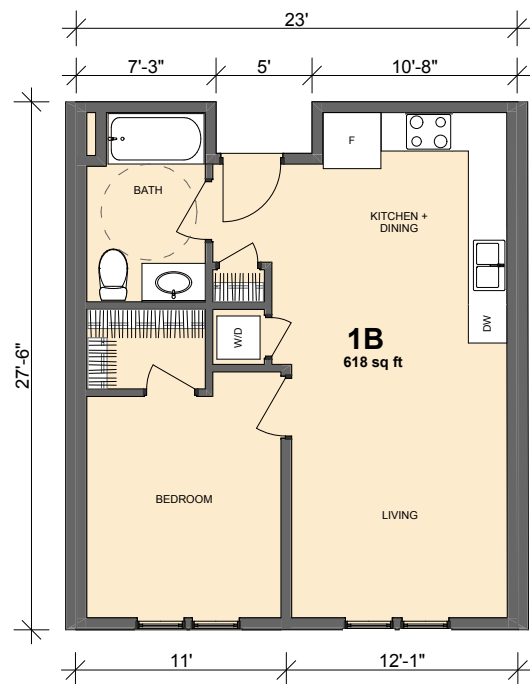
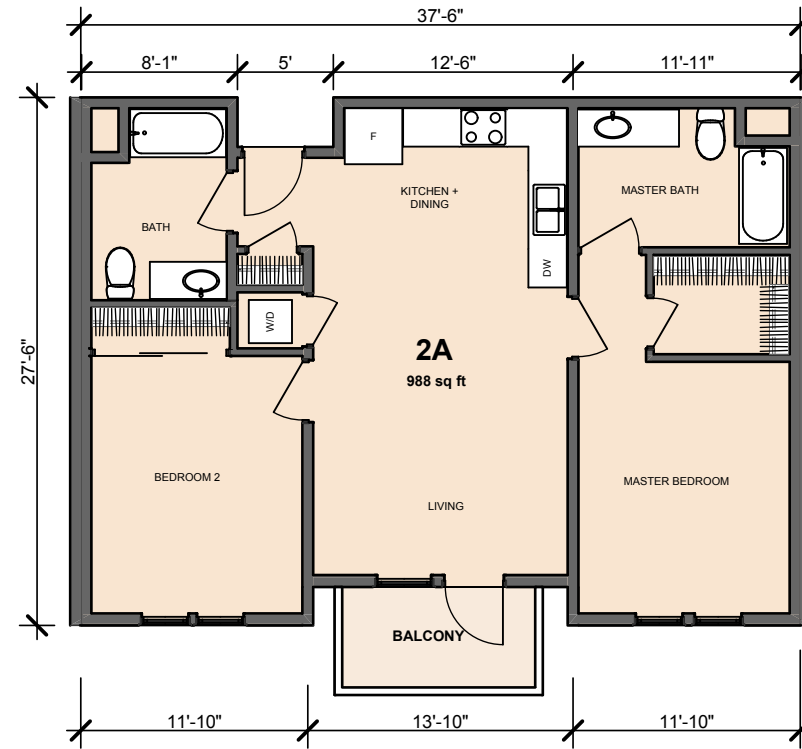
WORK LIVE AREA CALCULATIONS			
TYPE 3 (55% RESIDENTIAL)	ALLOWABLE	ACTUAL	
TOTAL SQUARE FEET	1091	1080	100%
NON-RESID 45%	491	493	45.6%
LEVEL 1	491	493	
RESIDENTIAL 55%	600	587	54.4%
KITCHEN	75	75	
LEVEL 2	530	512	

*PER OAKLAND MUNICIPAL CODE 17.65.150 STAIR AREA EXCLUDED FROM WORK LIVE AREA CALCULATIONS

1 WORK/LIVE UNIT PLANS
SCALE: 1" = 10'

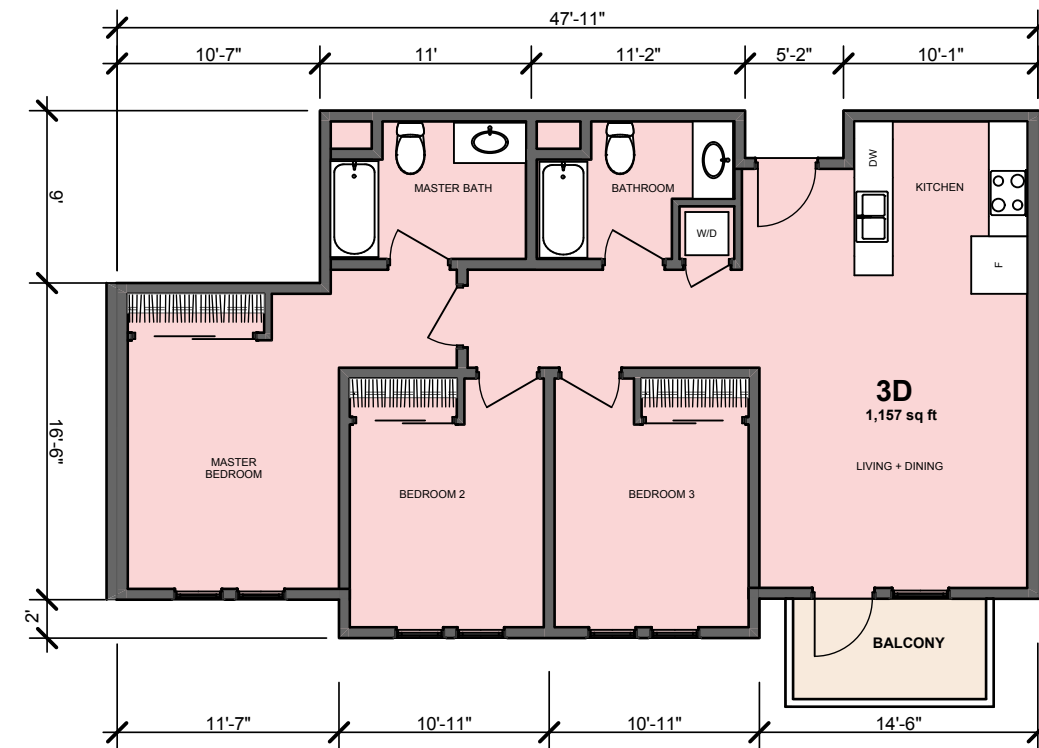
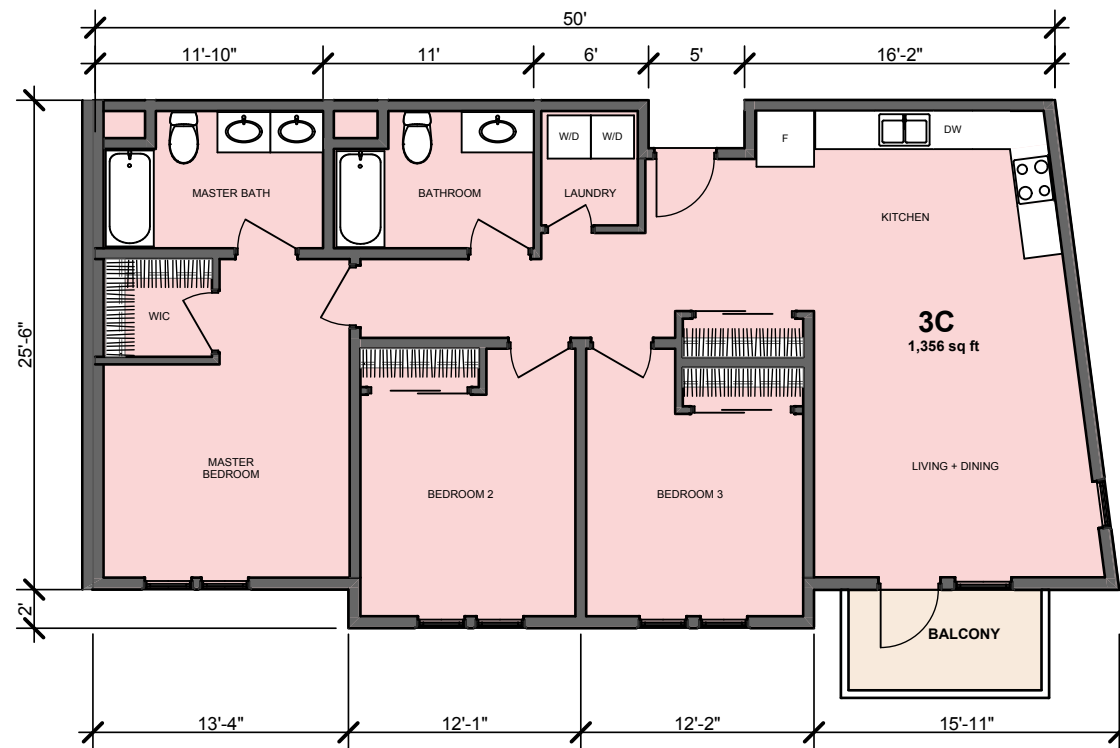
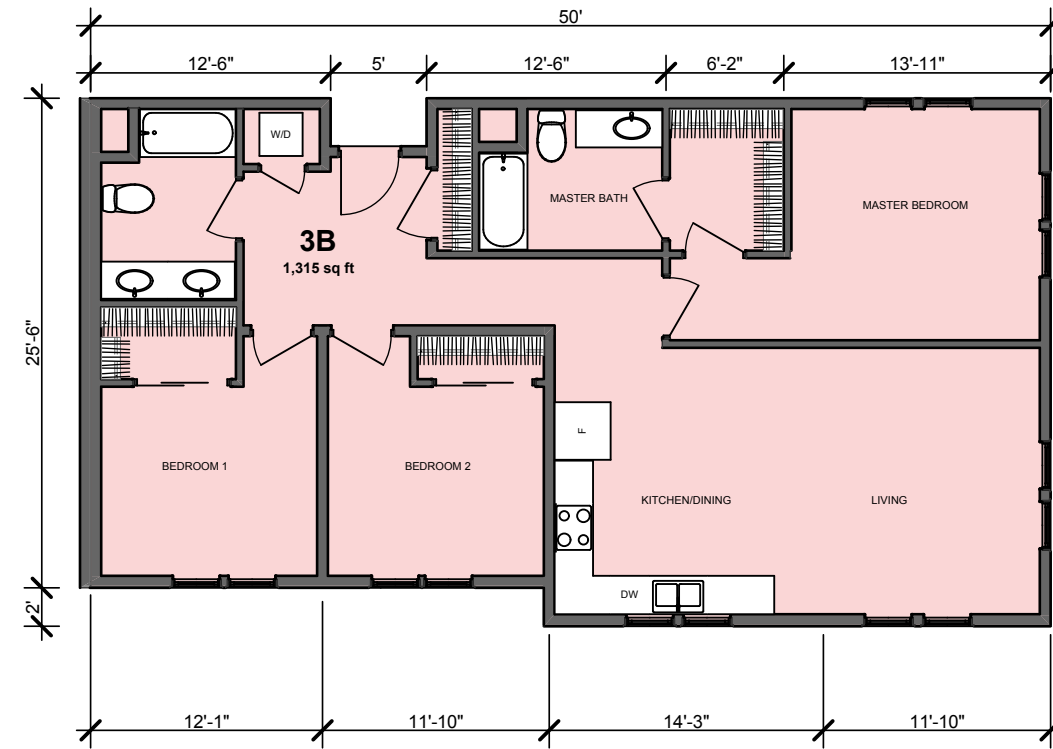
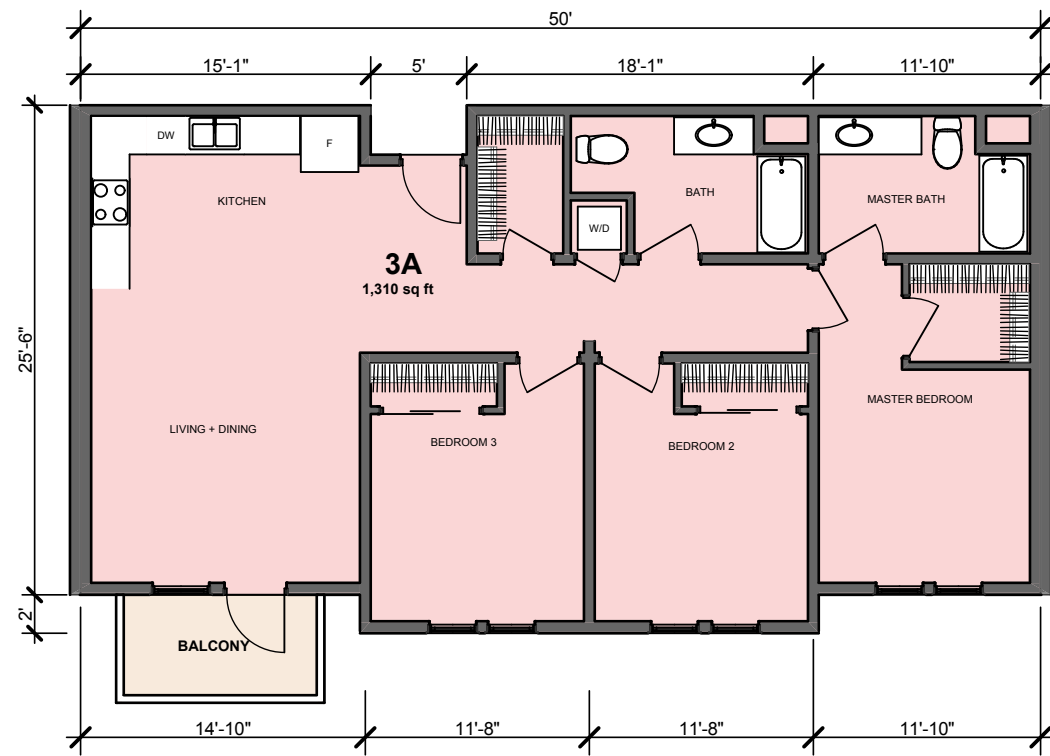


2 LIVE/WORK UNIT PLANS
SCALE: 1" = 10'

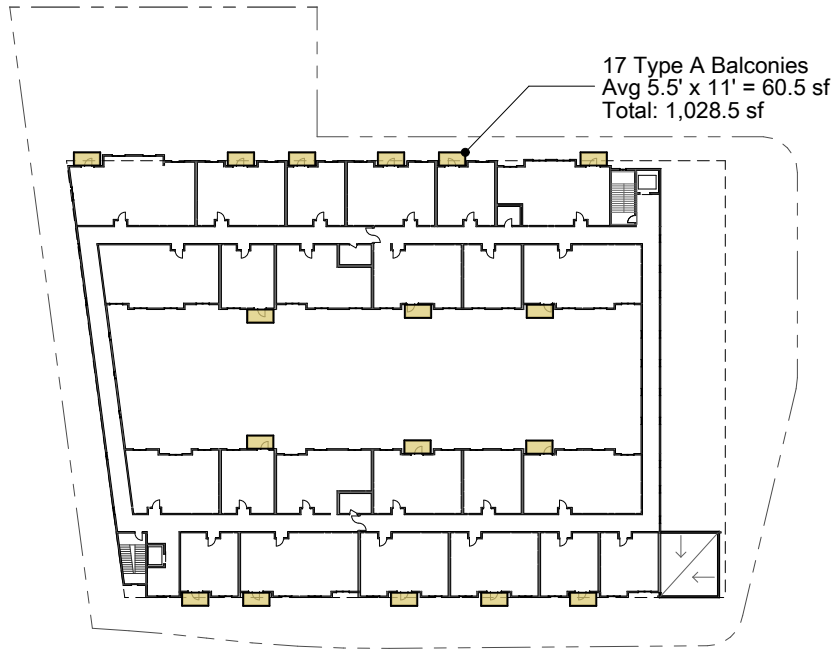


1 I-BDRM APARTMENT PLANS
SCALE: 1" = 10'

2 2-BDRM APARTMENT PLANS
SCALE: 1" = 10'

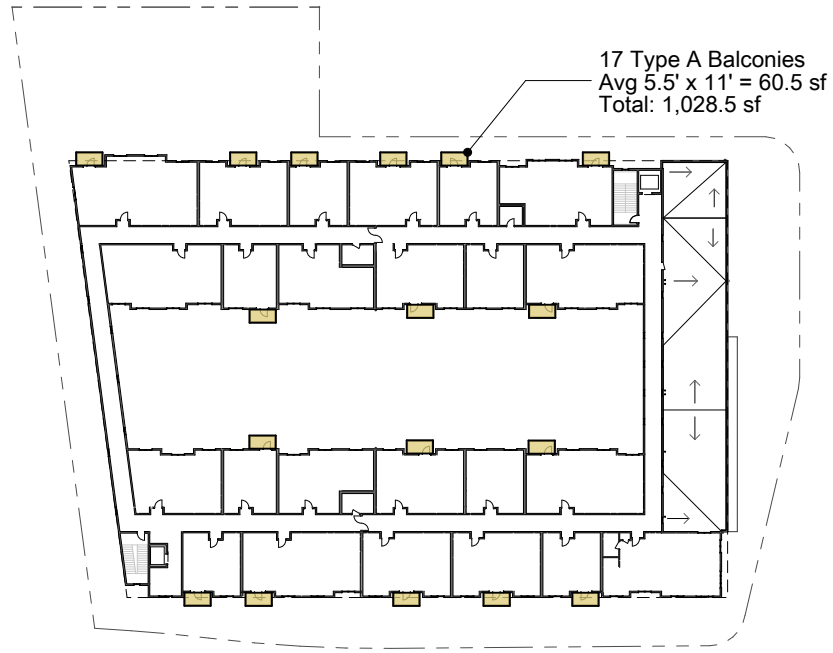


1 3-BDRM APARTMENT PLANS
SCALE: 1" = 10'



5

5TH FLOOR
SCALE: 1:960

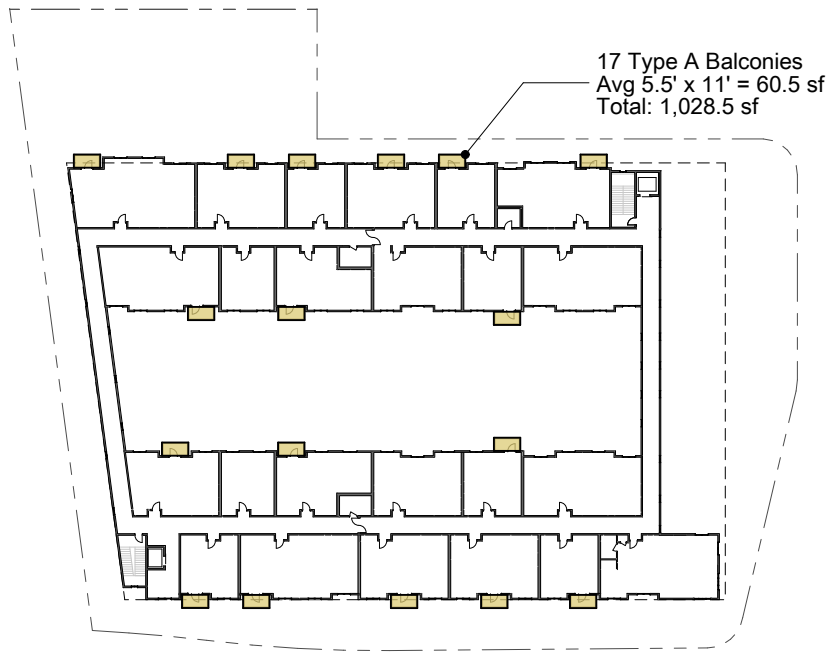


3

3RD FLOOR
SCALE: 1:960

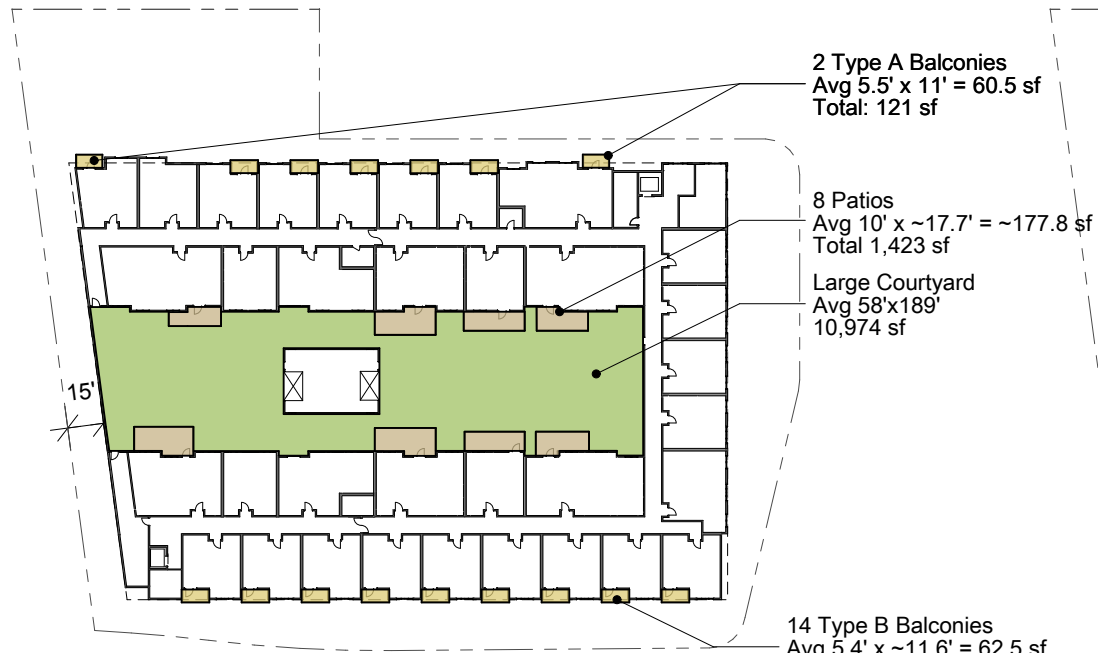
OPEN SPACE SUMMARY					
OPEN SPACE REQUIRED	Residential Open Space Required	97	200 sf/unit	19,400 sf	
	Work Live Open Space Required	9	75 sf/unit	675 sf	
Total Required				20,075 sf	
OPEN SPACE PROVIDED	GROUP OPEN SPACE	PRIVATE OPEN SPACE PROVIDED*		TOTAL GROUP OPEN SPACE	
Level	Courtyard (sf)	Patio (sf)	Balcony (sf)	Priv. Open Space x2	
2nd Floor	10,974	1,423	996	4,838	15,812
3rd Floor			1,028.50	2,057	2,057
4th Floor			1,028.50	2,057	2,057
5th Floor			1,028.50	2,057	2,057
Subtotal	10,974	1,423	4,081.50	11,009	
Total Provided	10,974	5,504.50		11,009	21,983

* 1 sf private open space = 2 sf group open space per 17.126.020
Plaza is Community Open Space and not included in Open Space Summary



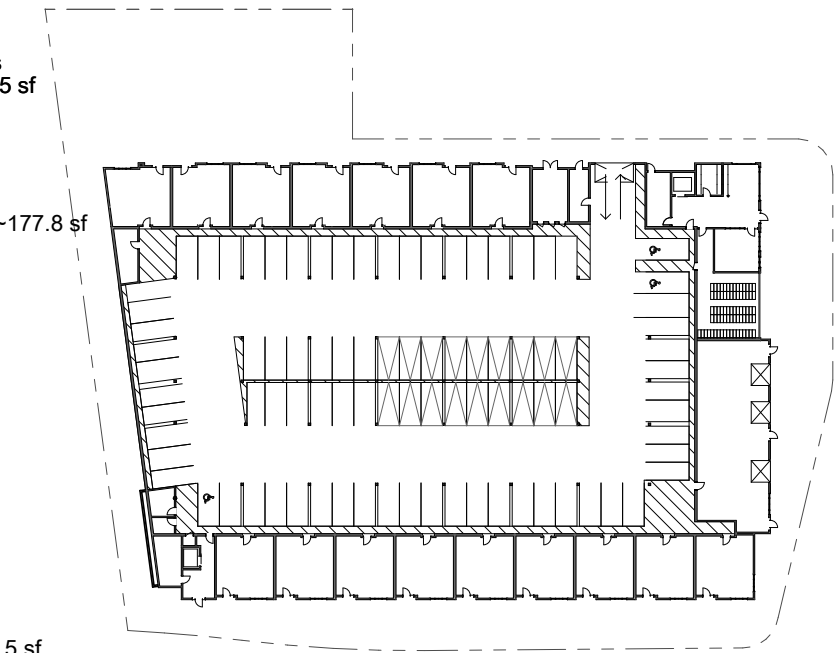
4

4TH FLOOR
SCALE: 1:960



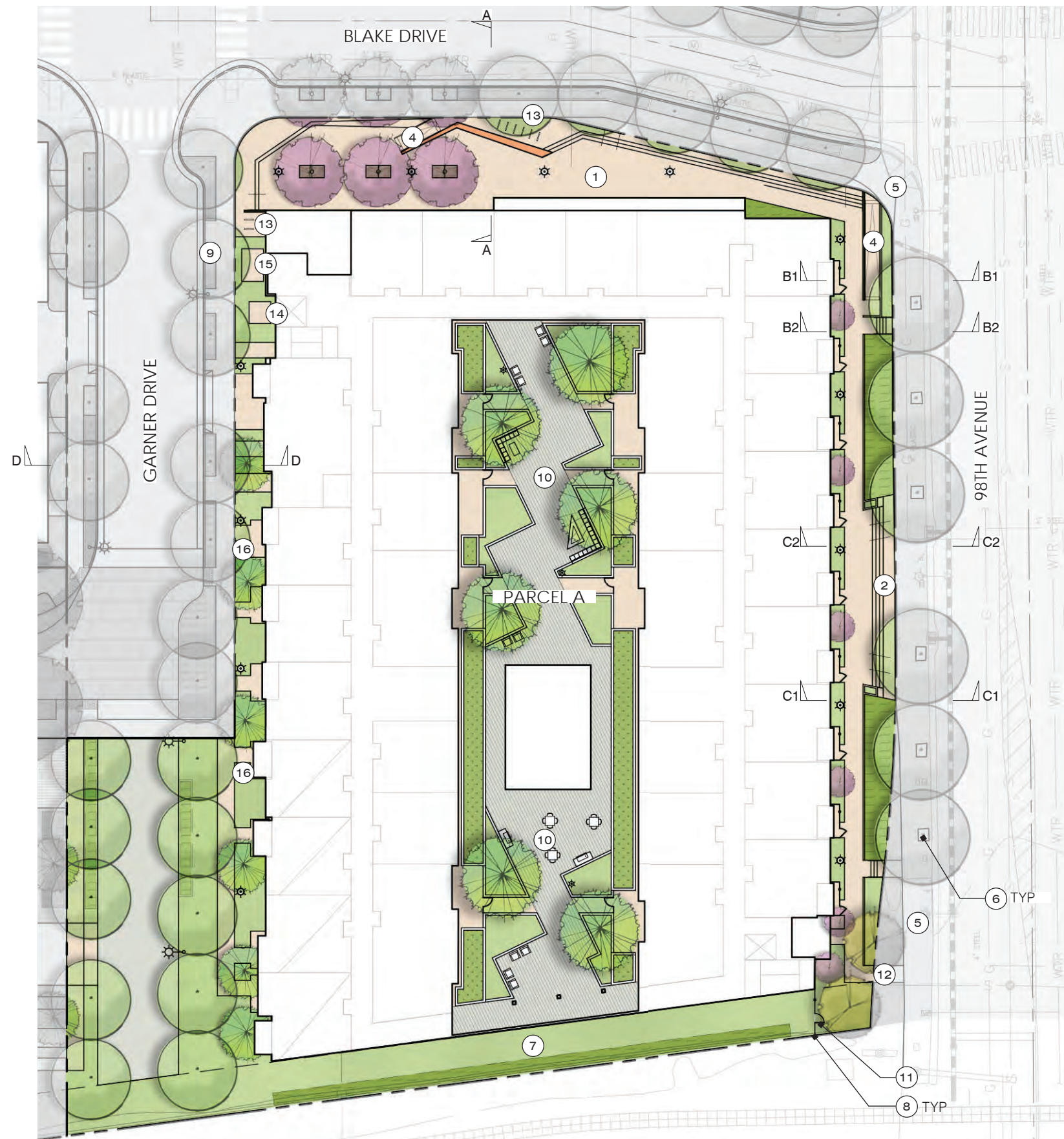
2

2ND FLOOR
SCALE: 1:960



1

1ST FLOOR
SCALE: 1:960



LEGEND

- ① ENTRY PLAZA, SEE ENLARGEMENT PLAN
- ② 98TH AVE WORK LIVE FRONTAGE, SEE ENLARGEMENT PLAN
- ③ ACCENT ENTRY WALL
- ④ ACCESSIBLE RAMP, TYP
- ⑤ (E) SIDEWALK TO REMAIN
- ⑥ (E) 98TH AVENUE STREET TREE TO REMAIN, TYP
- ⑦ PLANTING AREA BETWEEN BUILDING AND (E) WALL. SELECTED VEGETATION WILL NOT IMPEDE FIRE ACCESS.
- ⑧ (E) WALL ON PROPERTY LINE TO REMAIN
- ⑨ TYPICAL STREETScape WITH SIDEWALK, STREET TREES, PLANTING, STREET LIGHTS, AND BIORETENTION TREATMENT, TYP.
- ⑩ PODIUM COURTYARD, SEE ENLARGEMENT PLAN
- ⑪ 9' TALL SOLID FENCE WITH GATE AND LOCK BOX FOR FIRE ACCESS
- ⑫ SLOPED WALK
- ⑬ BIKE RACKS, TYP
- ⑭ TRANSFORMER
- ⑮ BACKFLOW PREVENTERS WITH SCREENING
- ⑯ LIVE/WORK UNIT ENTRIES, TYP

SEE SHEET L5.2 FOR INSPIRATION IMAGERY & SHEET L5.3 FOR CONCEPTUAL RENDERINGS OF THE FRONTAGE. SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.

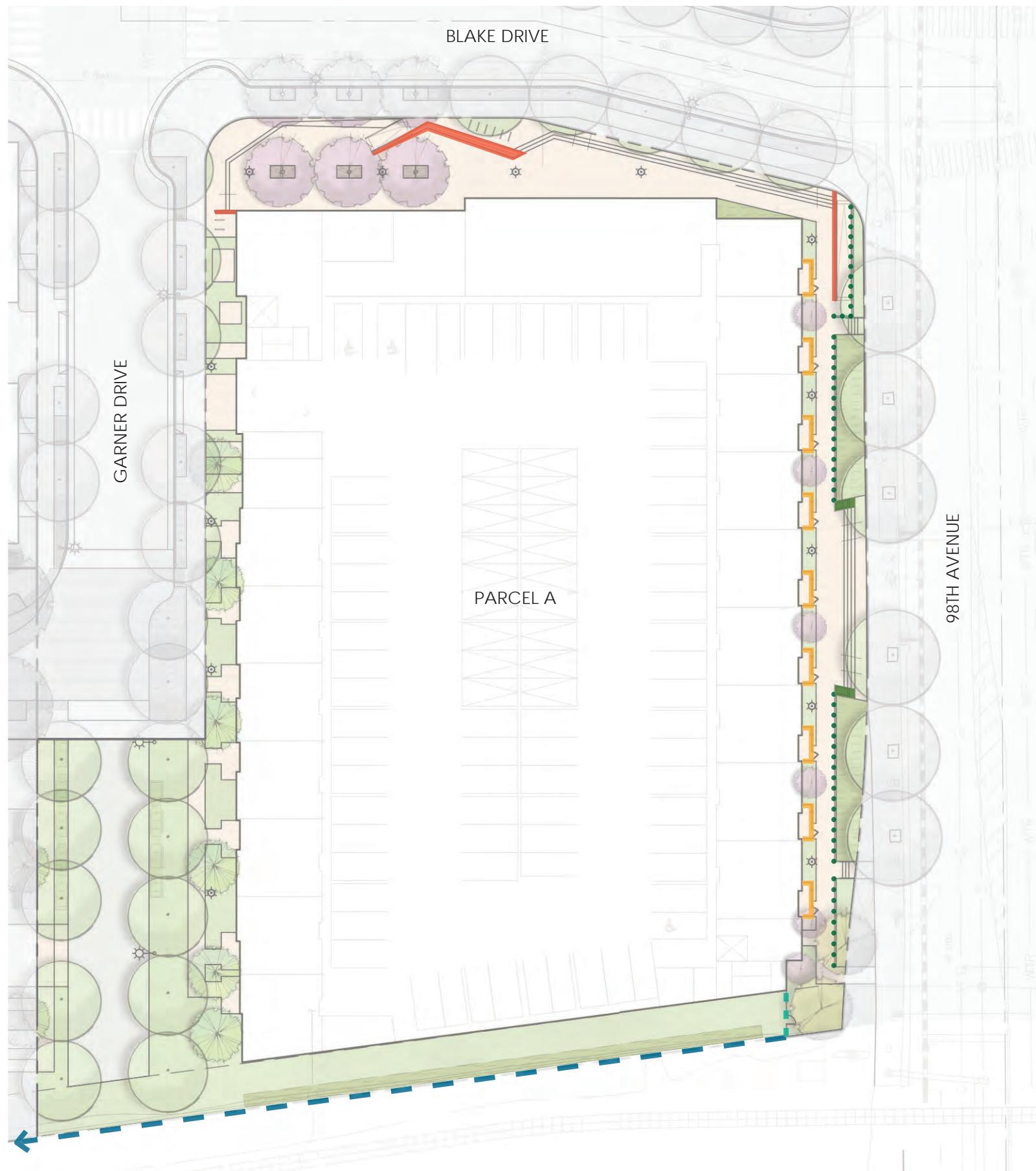
LIGHTING LEGEND

- ☼ CITY OF OAKLAND STD STREET LIGHT
 - ✱ PEDESTRIAN-SCALE POLE LIGHT
- SEE SHEET L5.1 FOR IMAGERY.



98TH AVENUE | LANDSCAPE PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



LEGEND

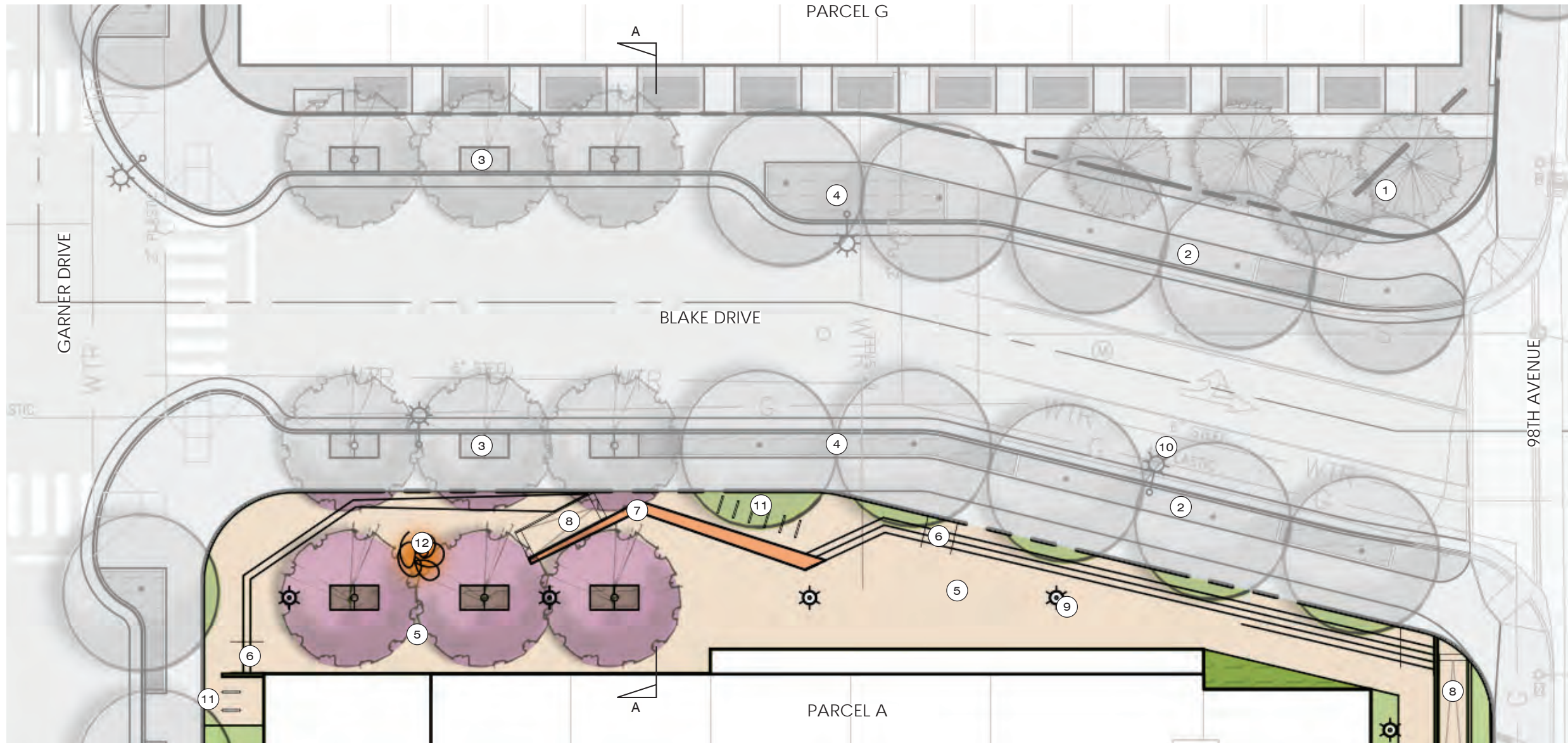
- PLAZA ACCENT WALLS
MATERIAL: CONCRETE
HEIGHT: 2'-6" MAX
- LOW RETAINING WALL/CURB
MATERIAL: CONCRETE
HEIGHT: 6" - 2'-6" MAX
- WORK/LIVE PATIO ENCLOSURE
MATERIAL: TUBE STEEL & CABLE RAIL
HEIGHT: 3'-6"
- SECURITY FENCING WITH GATE AND
LOCK BOX FOR FIRE ACCESS
MATERIAL: WOOD
HEIGHT: 9'-0"
- (E) PROPERTY WALL ON PROPERTY
LINE TO REMAIN
MATERIAL: CONCRETE
HEIGHT: ~9'-0"
- SEAT WALL AND RAISED PLANTER
MATERIAL: CONCRETE
HEIGHT: 2'-6" MAX



98TH AVENUE | LANDSCAPE WALLS & FENCES PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
JETT **WILLIAMS**
 Landscape Architecture + Design **POLLACK** LLP



LEGEND

- ① ACCENT ENTRY WALL
- ② STREET TREE AND CONTINUOUS PLANTER STRIP, TYP
- ③ ACCENT TREES IN TREE GRATES, TYP
- ④ BIORETENTION PLANTERS, TYP
- ⑤ FLEXIBLE PATIO AREA
- ⑥ STEPS AND HANDRAILS, TYP
- ⑦ CONCRETE ACCENT WALL
- ⑧ ACCESSIBLE RAMPS, TYP
- ⑨ PEDESTRIAN-SCALE LIGHT POLES, TYP
- ⑩ STREET LIGHT, TYP
- ⑪ BIKE RACKS, TYP.
- ⑫ INTERACTIVE FURNITURE

SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.



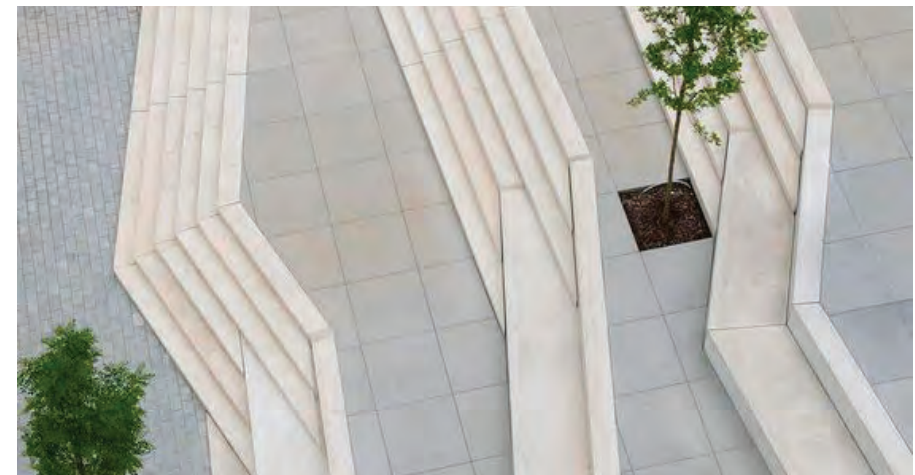
BIORETENTION PLANTING AT CURB



STEPPED PLAZA WITH ALLEE OF TREES INSPIRATION



INTERACTIVE FURNITURE



STEPPED PLAZA INSPIRATION



ACCENT WALL INSPIRATION

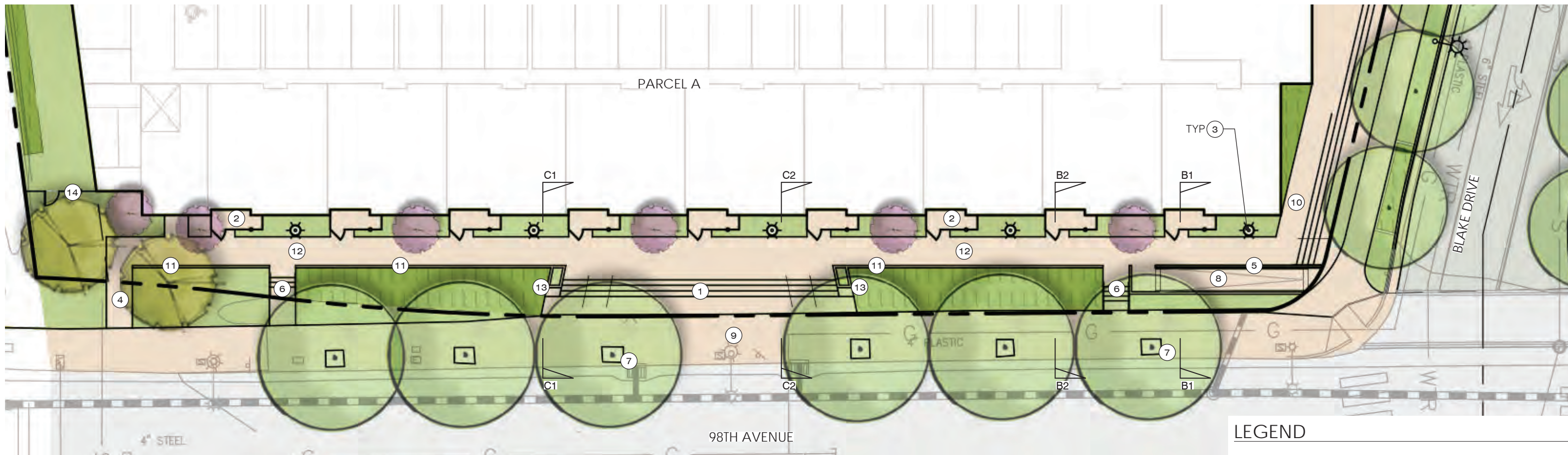


98TH AVENUE | ENTRY PLAZA ENLARGEMENT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS **VAN METER**
WILLIAMS
POLLACK LLP
 Landscape Architecture + Design

L2.1



LEGEND

- ① CENTRAL STAIRCASE WITH HANDRAILS
- ② ENCLOSED WORK/LIVE UNIT PATIOS, TYP
- ③ PEDESTRIAN SCALE POLE LIGHT, TYP
- ④ SLOPED WALK
- ⑤ CONCRETE ACCENT WALL
- ⑥ STAIRS WITH HANDRAILS, TYP
- ⑦ (E) 98TH AVENUE STREET TREE TO REMAIN, TYP.
- ⑧ ACCESSIBLE RAMP
- ⑨ (E) SIDEWALK TO REMAIN
- ⑩ ACCESS TO COMMERCIAL ENTRY PLAZA
- ⑪ CURB ALONG WALKWAY, TYP
- ⑫ 6'-0" WIDE ELEVATED WALKWAY
- ⑬ SEATWALL WITH RAISED PLANTER, TYP
- ⑭ 9' TALL SOLID FENCE WITH GATE AND LOCK BOX FOR FIRE ACCESS

SEE SHEET L5.2 FOR INSPIRATION IMAGERY & SHEET L5.3 FOR CONCEPTUAL RENDERINGS OF THE FRONTAGE. SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.

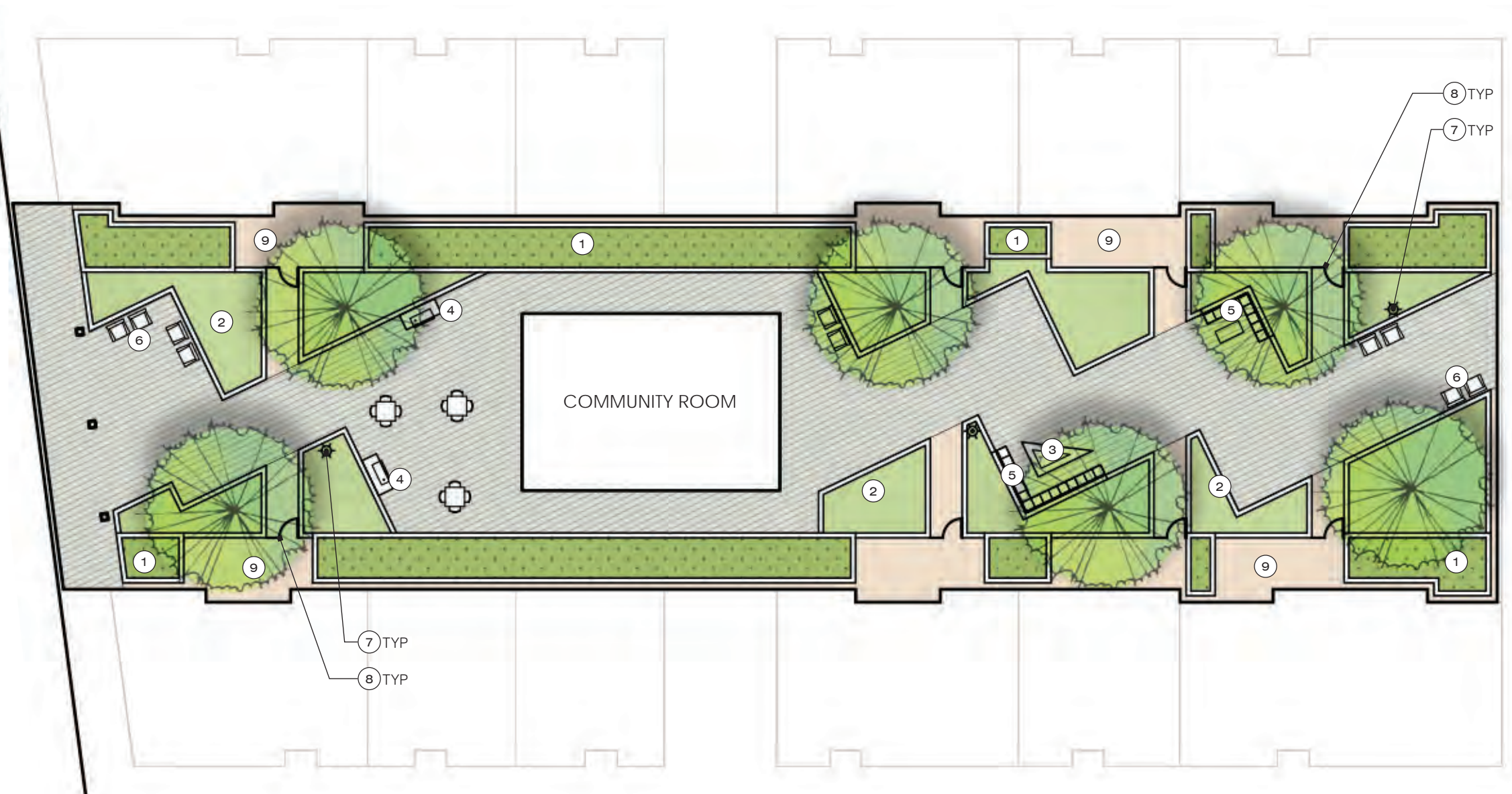


98TH AVENUE | 98TH AVENUE FRONTAGE ENLARGEMENT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



L2.2



LEGEND

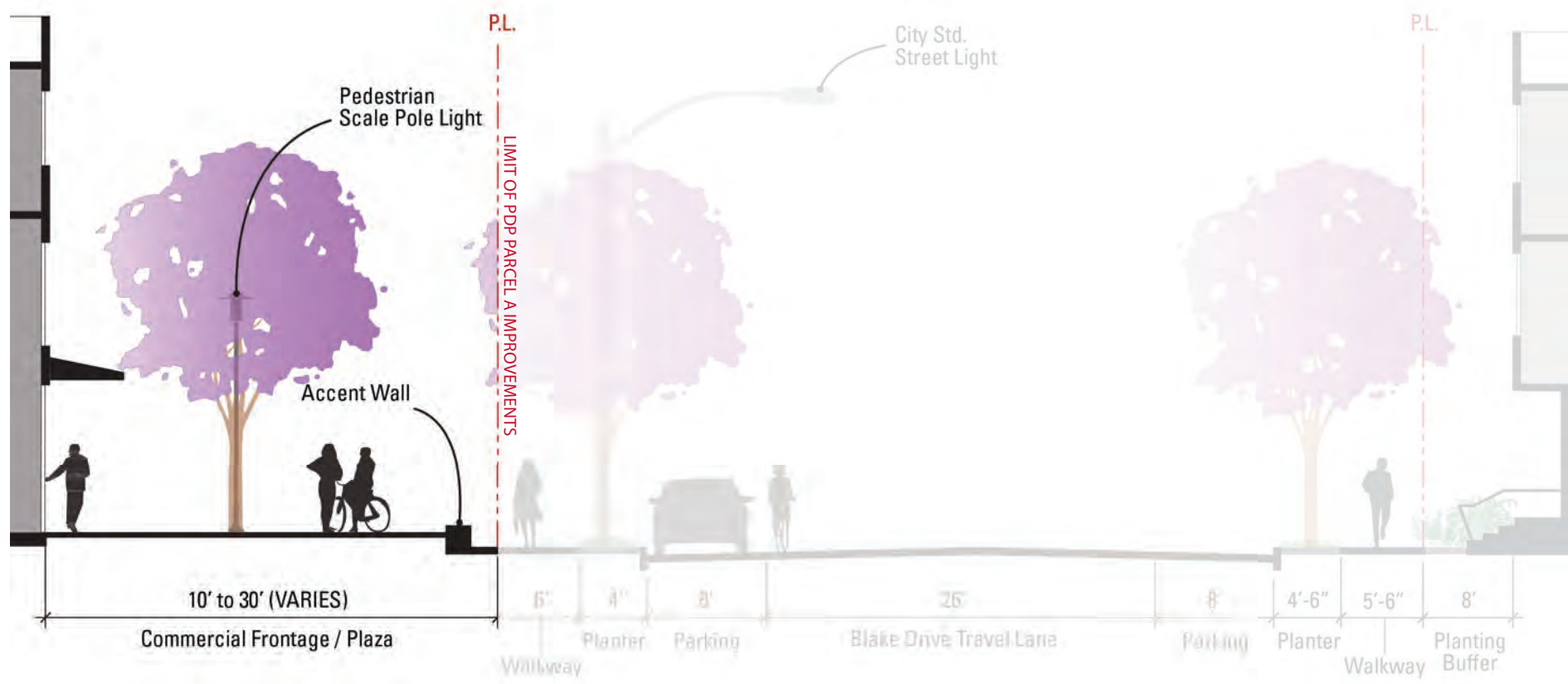
- ① RAISED PLANTER, TYP
- ② SLOPED PLANTER, TYP
- ③ FIREPIT
- ④ OUTDOOR GRILLS AND DINING TABLES
- ⑤ BUILT-IN LOUNGE SEATING, TYP
- ⑥ LOUNGE SEATING, TYP
- ⑦ PEDESTRIAN-SCALE LIGHT POLES, TYP
- ⑧ GATES AT PRIVATE PATIOS, TYP
- ⑨ PRIVATE PATIO, TYP



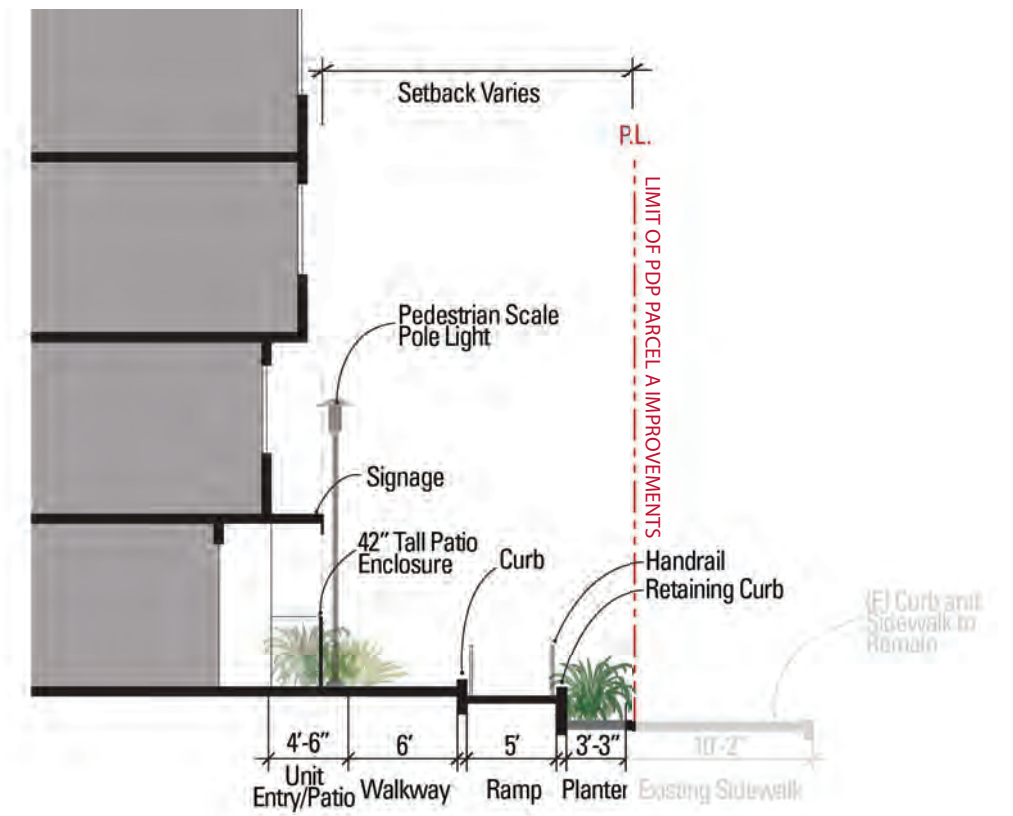
98TH AVENUE | PODIUM COURTYARD ENLARGEMENT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

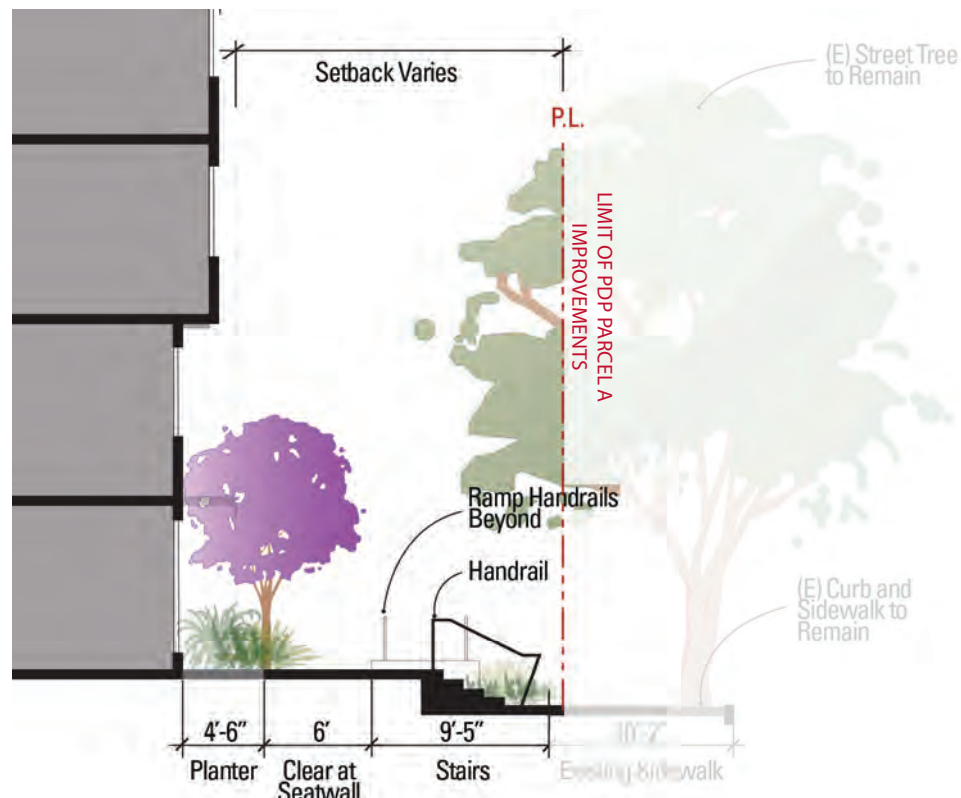
SANDIS **VAN METER**
JETT **WILLIAMS**
 Landscape Architecture + Design **POLLACK** LLP



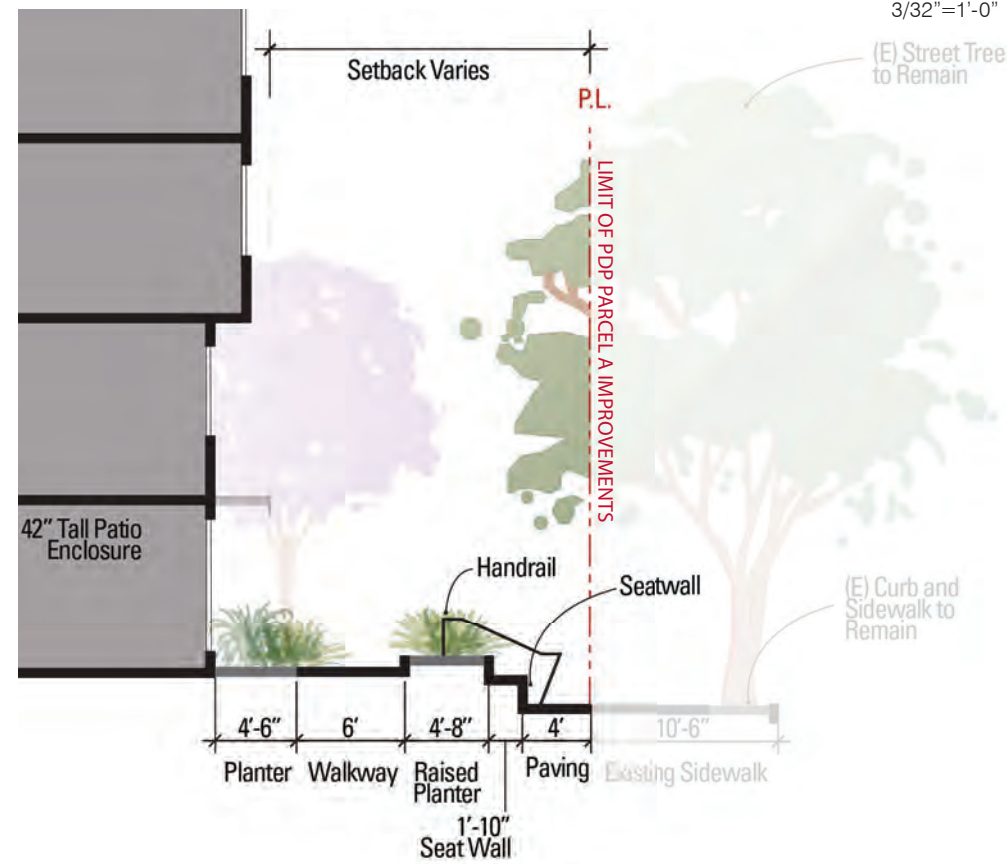
BLAKE DRIVE AT PLAZA SECTION A-A
3/32"=1'-0"



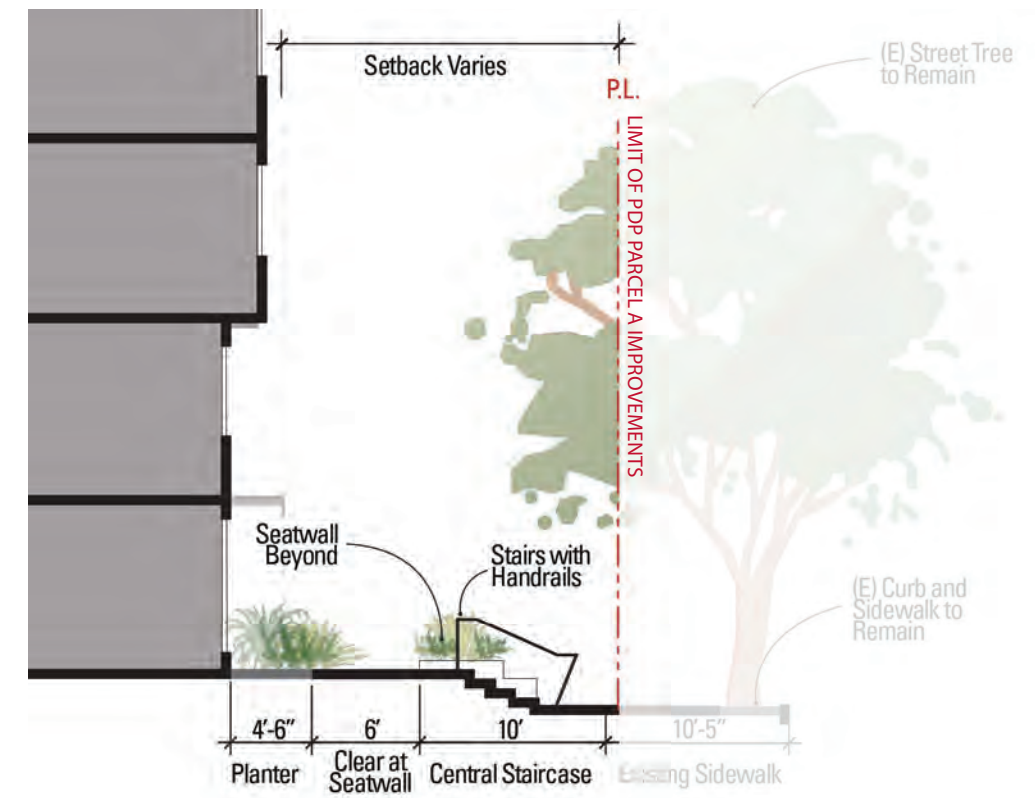
98TH AVENUE FRONTAGE SECTION B1-B1
3/32"=1'-0"



98TH AVENUE FRONTAGE SECTION B2-B2
3/32"=1'-0"



98TH AVENUE FRONTAGE SECTION C1-C1
3/32"=1'-0"



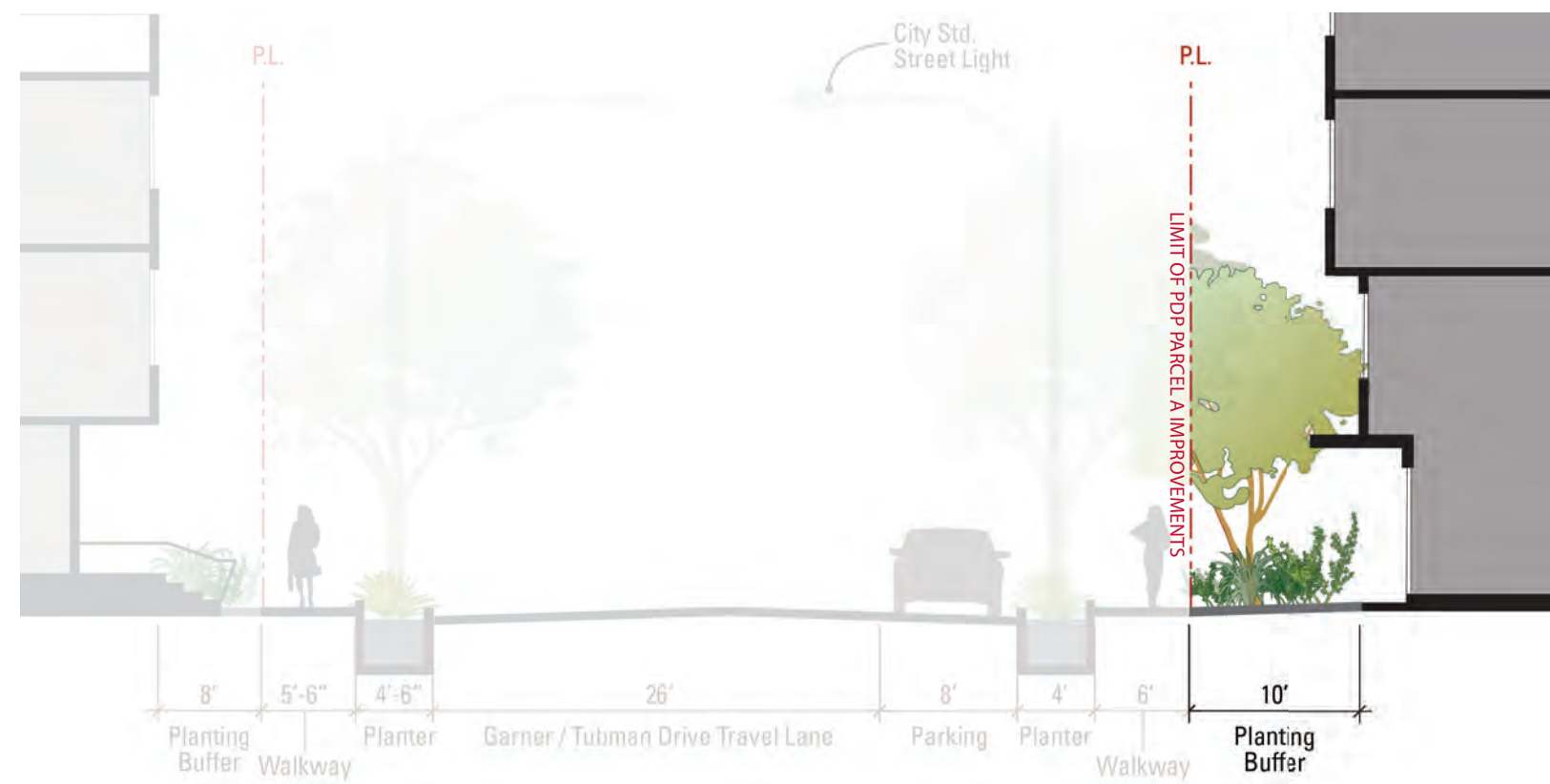
98TH AVENUE FRONTAGE SECTION C2-C2
3/32"=1'-0"

98TH AVENUE | STREET SECTIONS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



L3.1



SECTION D-D TYPICAL GARNER DRIVE
 3/32"=1'-0"

98TH AVENUE | STREET SECTIONS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
STREET TREES			
ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	24" BOX	M
LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	L
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
QUERCUS PALUSTRIS	PIN OAK	24" BOX	M
TREES			
ACER PALMATUM	JAPANESE MAPLE	24" BOX	M
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L
GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	M
LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	L
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	M
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	VL
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	24" BOX	M
LARGE SHRUBS			
CHONDRPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	L
LOROPETALUM C. 'CAROLINA MOONLIGHT'	CHINESE FRINGE FLOWER	5 GAL	L
PITOSPORUM TENUIFOLIUM	KOHUHU	5 GAL	M
PODOCARPUS M. MAKI	SHRUBBY YEW PINE	5 GAL	M
WESTRINGIA 'BLUE GEM'	BLUE GEM WESTRINGIA	5 GAL	L
MEDIUM AND SMALL SHRUBS			
ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	L
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
ANIGOZANTHOS 'BUSH GOLD'	DWARF KANGAROO PAW	1 GAL	L
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	L
ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	L
CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	L
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L
ECHEVERIA IMBRICATA	BLUE ROSE ECHEVERIA	1 GAL	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	M
HESPERALOE PARVIFOLIA 'BRAKELIGHT'	BRAKELIGHT YUCCA	1 GAL	L
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	L
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L
LOROPETALUM 'SUZANNE'	SUZANNE FRINGE FLOWER	5 GAL	L
MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL	L
PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL	L
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L
PITOSPORUM TOBIRA	CRÈME DE MINT MOCK ORANGE	1 GAL	L
SALVIA 'HEATWAVE BLAST'	HEATWAVE BLAST SAGE	1 GAL	L
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	L
SARCOCOCCA RUSCIFOLIA	SWEETBOX	5 GAL	L
GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	L
ARCTOSTAPHYLOS E. 'EMERALD CARPET'	MANZANITA	1 GAL	L
CEANOOTHUS GRISEUS 'DIAMOND HEIGHTS'	CALIFORNIA LILAC	1 GAL	L
ERIGERON GLAUCUS	FLEABANE	1 GAL	L
MYOPORUM PARVIFOLIA	MYOPORUM	1 GAL	L
SENECIO MANDRALISCAE	KLEINIA	1 GAL	L
VINES			
HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M
STORMWATER			
ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
CHONDRPETALUM TECTORUM	CAPE RUSH	1 GAL	L
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L
MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GAL	L
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	1 GAL	L
SALVIA SONOMENSIS	CREeping SAGE	1 GAL	L

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

PLANT IMAGERY

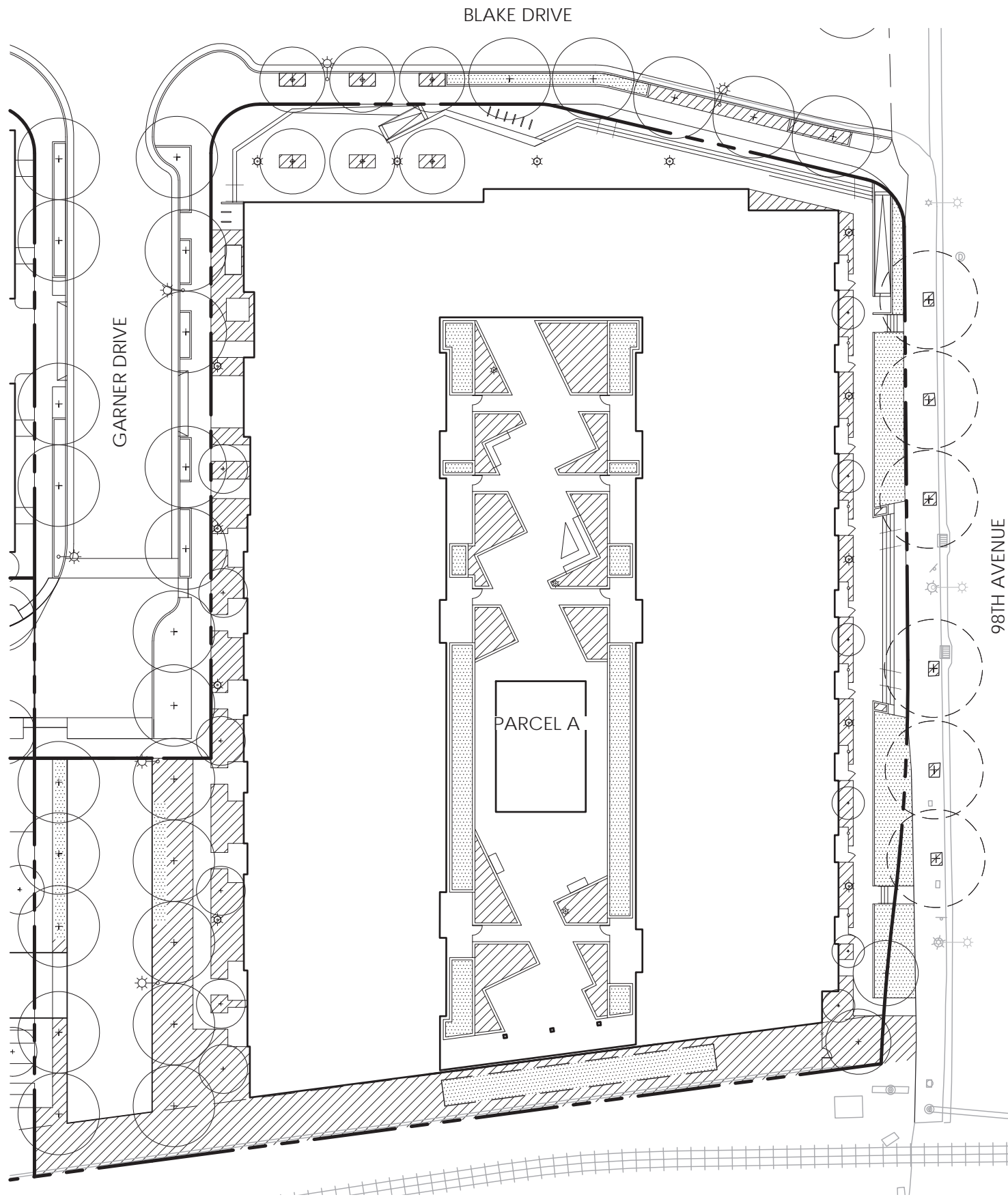


IRRIGATION DESIGN INTENT

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

PLANTING DESIGN INTENT

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



HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/ GROUNDCOVER	DRIP	10,238	10,238.0	69%
	2	MODERATE WATER USE	SHRUB/G.COVER	DRIP	4,366	4,582.0	31%
	3	MODERATE WATER USE	TREES	BUBBLER	216		
TOTAL					14,820.0	14,820.0	100%

HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET _o FOR:	OAKLAND (WUCOLS)		41.8					
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWEO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45				
HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP:0.81 ROTOR:0.75 BUBB:0.81 SPRAY:0.75	IRRIGATION EFFICIENCY (IE)	ETAF _z (PF/IE)	LANDSCAPE AREA (SQ FT)	ETAF _z X AREA	ESTIMATED TOTAL WATER USE (ETWU)	
1	0.3	D	0.81	0.37	10238	3791.85	98269.63	
2	0.6	D	0.81	0.74	4366	3234.07	83814.26	
3	0.6	B	0.81	0.74	216	160.00	4146.56	
TOTAL					14820.00	7185.93	186,230.46	
SPECIAL LANDSCAPE AREAS					1	0	0.00	0.00
TOTAL					TOTAL	0	0.00	0.00
TOTAL LANDSCAPE AREA (LA + SLA)					14,820.00			
TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)					TOTAL ETWU	186,230.46	
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA]]					MAWA	211,241.32	
AVERAGE ETAF	SUM(ETAF _z X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA _s)						0.48	
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA _s)						0.48	

IRRIGATION DESIGN INTENT

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98TH AVENUE | HYDROZONE PLAN & WATER USE CALCULATIONS

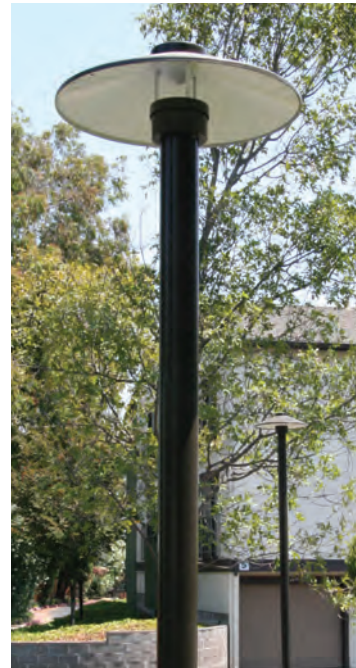
OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



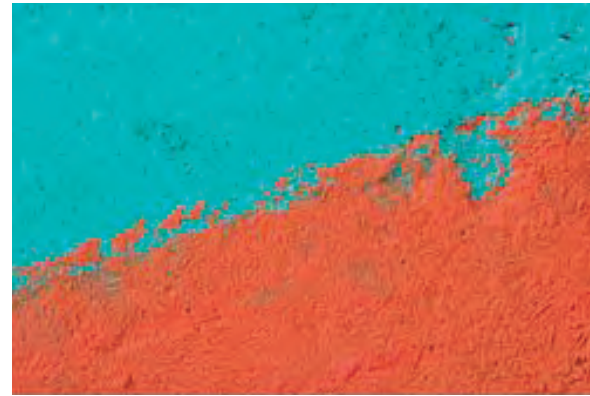
L4.2



CITY STANDARD STREET LIGHT



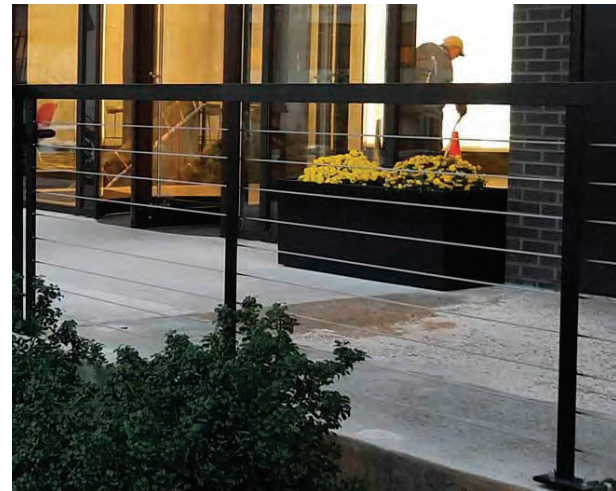
PEDESTRIAN-SCALE POLE LIGHT



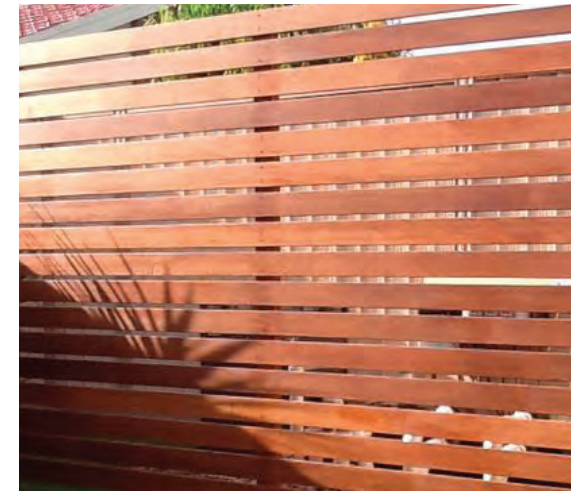
PAINTED CONCRETE ACCENT WALLS



BACKFLOW ENCLOSURE



TUBE STEEL & CABLE RAIL FENCING
AT ENCLOSED UNIT ENTRIES



SOLID WOOD FENCE



TREE GRATE



RECEPTACLES



BIKE RACKS



BENCH

98TH AVENUE | CONCEPTUAL SITE FURNISHINGS & MATERIALS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



98TH AVENUE | INSPIRATION - WORK/LIVE UNITS FACING 98TH AVENUE

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

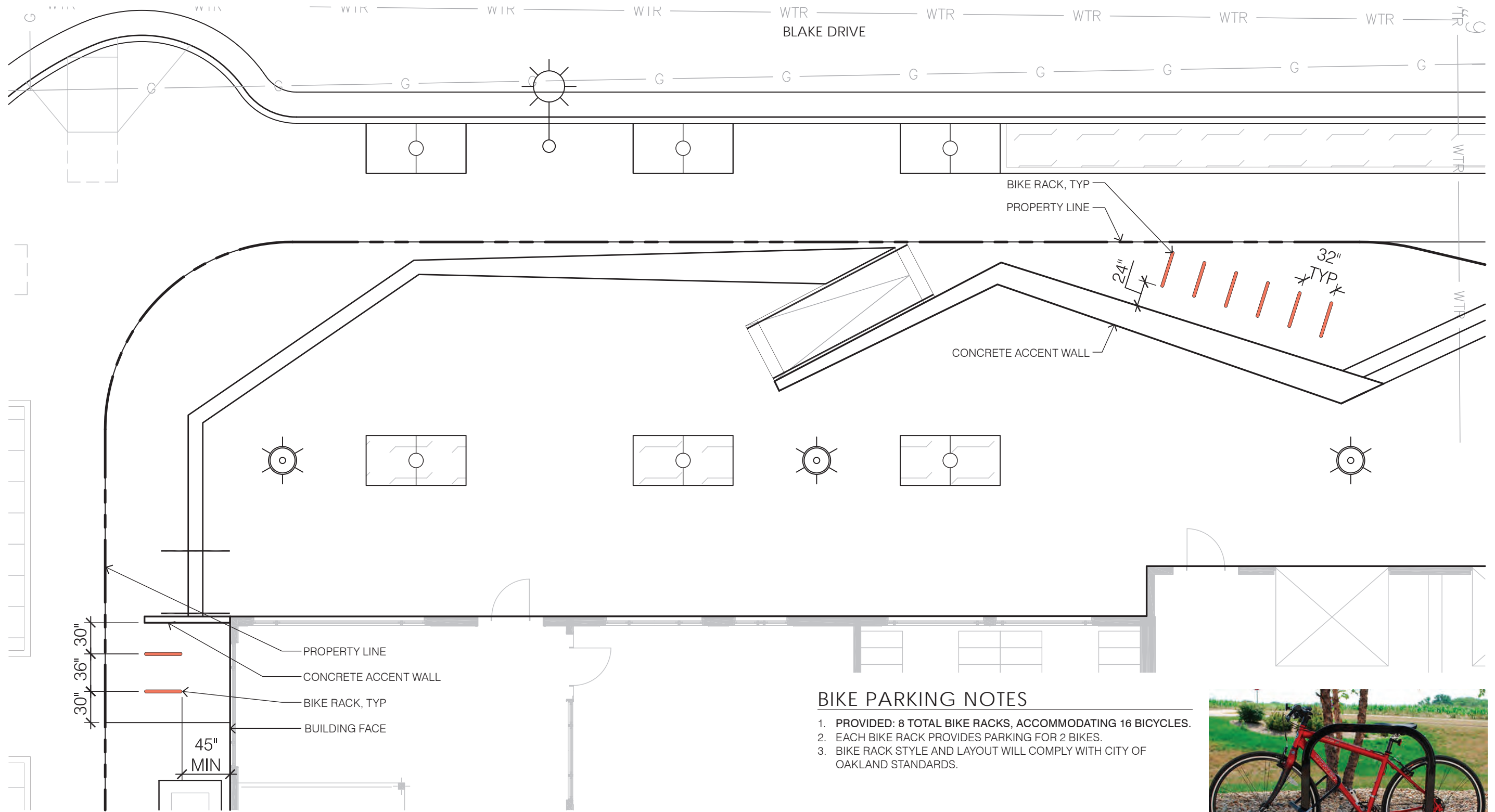
SANDIS **VAN METER**
JETT **WILLIAMS**
Landscape Architecture + Design **POLLACK** LLP

L5.2



98TH AVENUE | CONCEPTUAL RENDERINGS - WORK/LIVE UNITS FACING 98TH AVENUE

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



BIKE PARKING NOTES

- 1. PROVIDED: 8 TOTAL BIKE RACKS, ACCOMMODATING 16 BICYCLES.
- 2. EACH BIKE RACK PROVIDES PARKING FOR 2 BIKES.
- 3. BIKE RACK STYLE AND LAYOUT WILL COMPLY WITH CITY OF OAKLAND STANDARDS.



BIKE RACKS



98TH AVENUE | BIKE PARKING LAYOUT

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

ATTACHMENT C:

Proposed Master Street and Open Space Improvements FDP, dated May 26, 2020

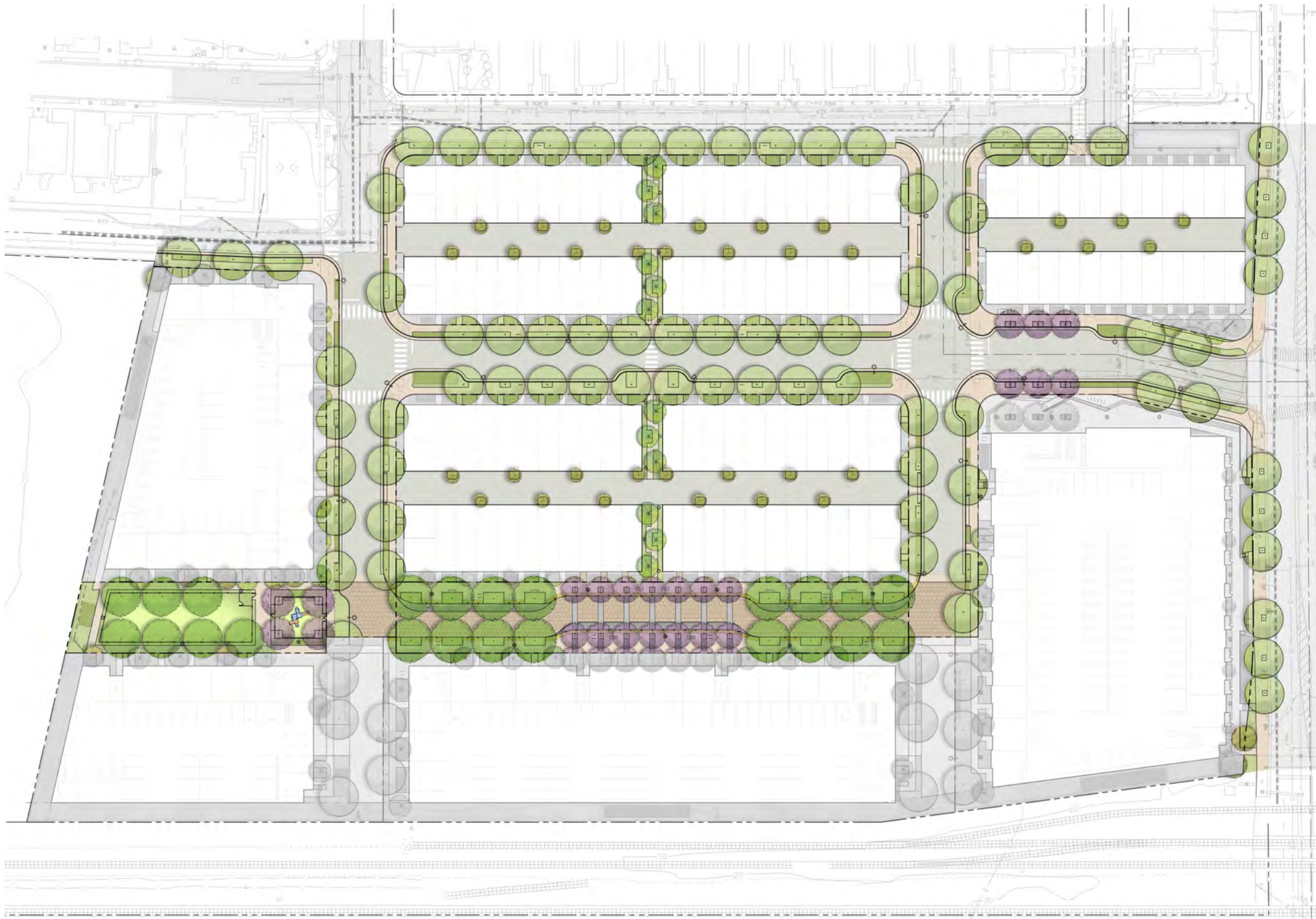


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- C2.0** SITE LAYOUT PLAN
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- C2.2** EXISTING CONDITIONS PLAN
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LANDSCAPE

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- L5.1** TYPICAL STREET FURNISHINGS
- L6.1** TREE PRESERVATION AND REMOVAL PLAN

PROJECT DIRECTORY

OWNER

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 510.452.2944
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KAREN MURRAY
 415.974.5352 X207
 KAREN@VMWP.COM

SURVEY/CIVIL

SANDIS, INC.
 636 9TH STREET
 OAKLAND, CA 94607
MIKE KUYKENDALL
 510.590.3415
 MKUYKENDALL@SANDIS.NET

LANDSCAPE ARCHITECT

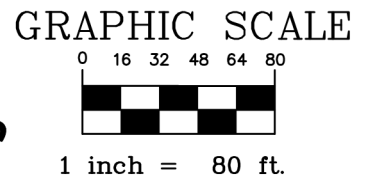
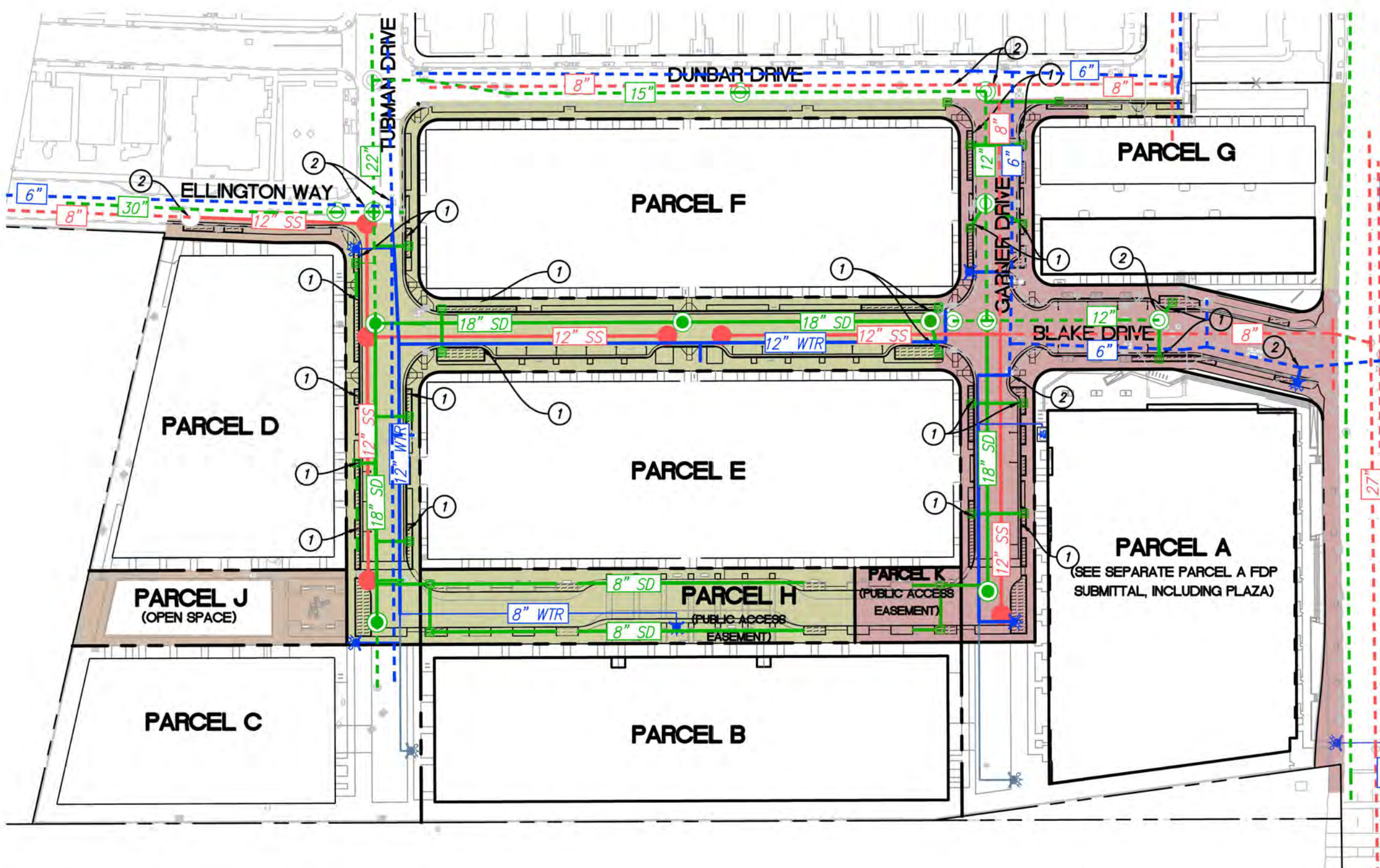
JETT LANDSCAPE ARCHITECTURE
 2 THEATER SQUARE SUITE 218
 ORINDA, CA 94563
BRUCE JETT
 925.254.5422
 BRUCEJ@JETT.LAND

98TH AVENUE | FDP - MASTER STREET & OPEN SPACE IMPROVEMENTS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

Date	Revision
12/11/2018	Planning Submission (All Sets)
6/12/2019	Planning Resubmission (PDP/VTTM only)
8/26/2019	Planning Resubmission (PDP only for DRC)
1/23/2020	Planning Resubmission (All Sets)
5/20/2020	Planning Resubmission (All Sets)





LEGEND

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

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

SHEET NOTES

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

PHASING NOTE:

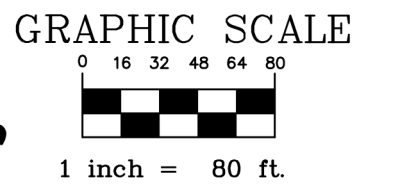
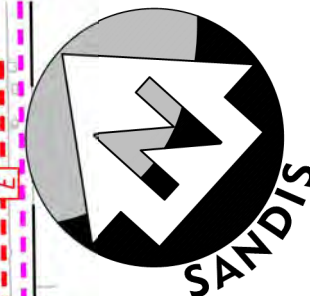
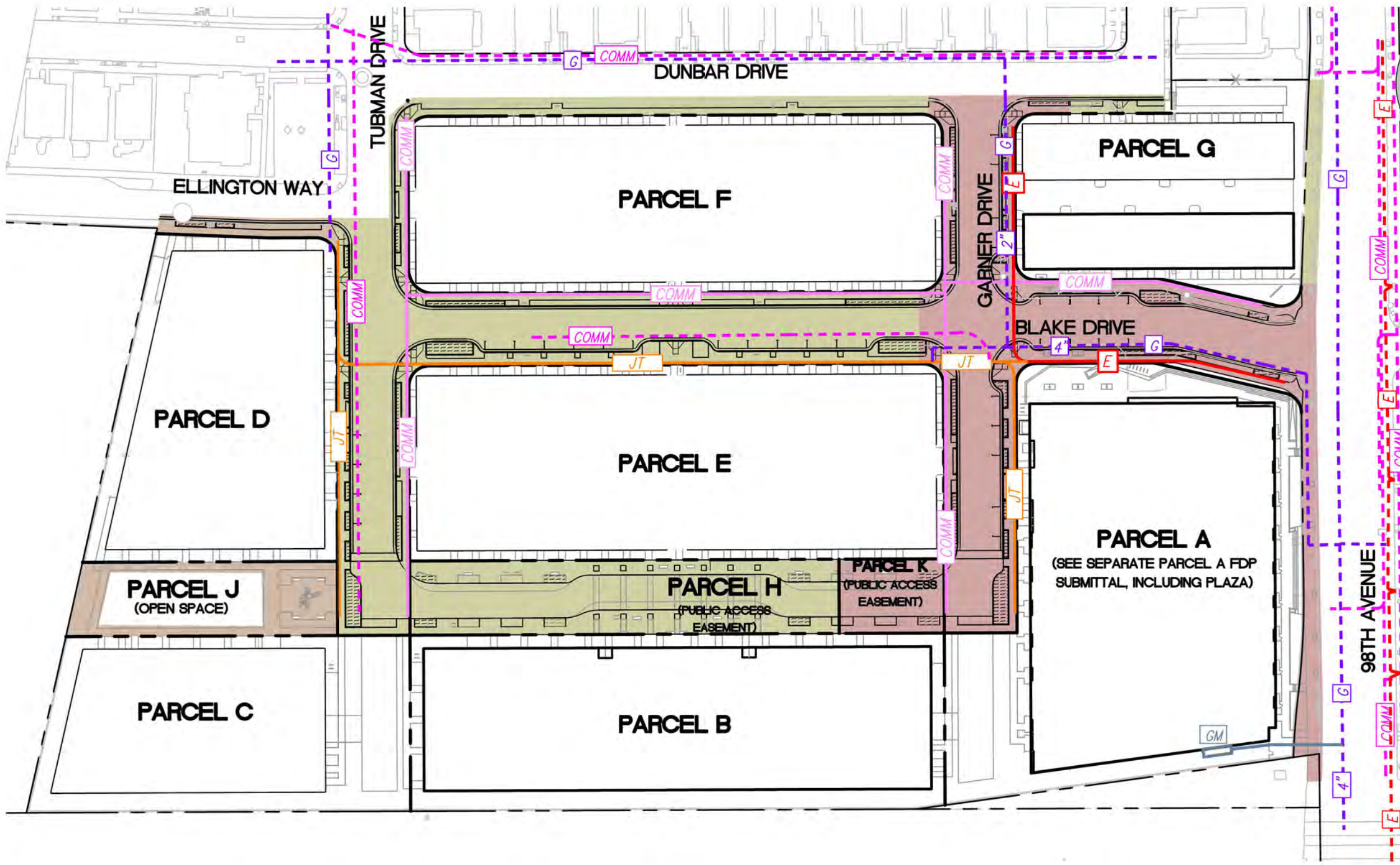
PARCEL K TO BE TEMP ASPHALT PAVED FOR EVAE ACCESS AS PART OF PHASE 1; FINAL CONSTRUCTION PER PLAN TO BE PART OF PHASE 2.

GENERAL NOTES:

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

98TH AVENUE | SITE IMPROVEMENTS PLAN (WET UTILITIES)

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



LEGEND

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

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

PHASING NOTE:

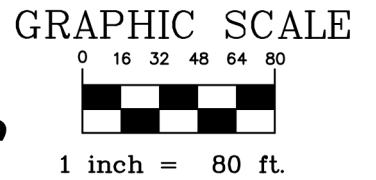
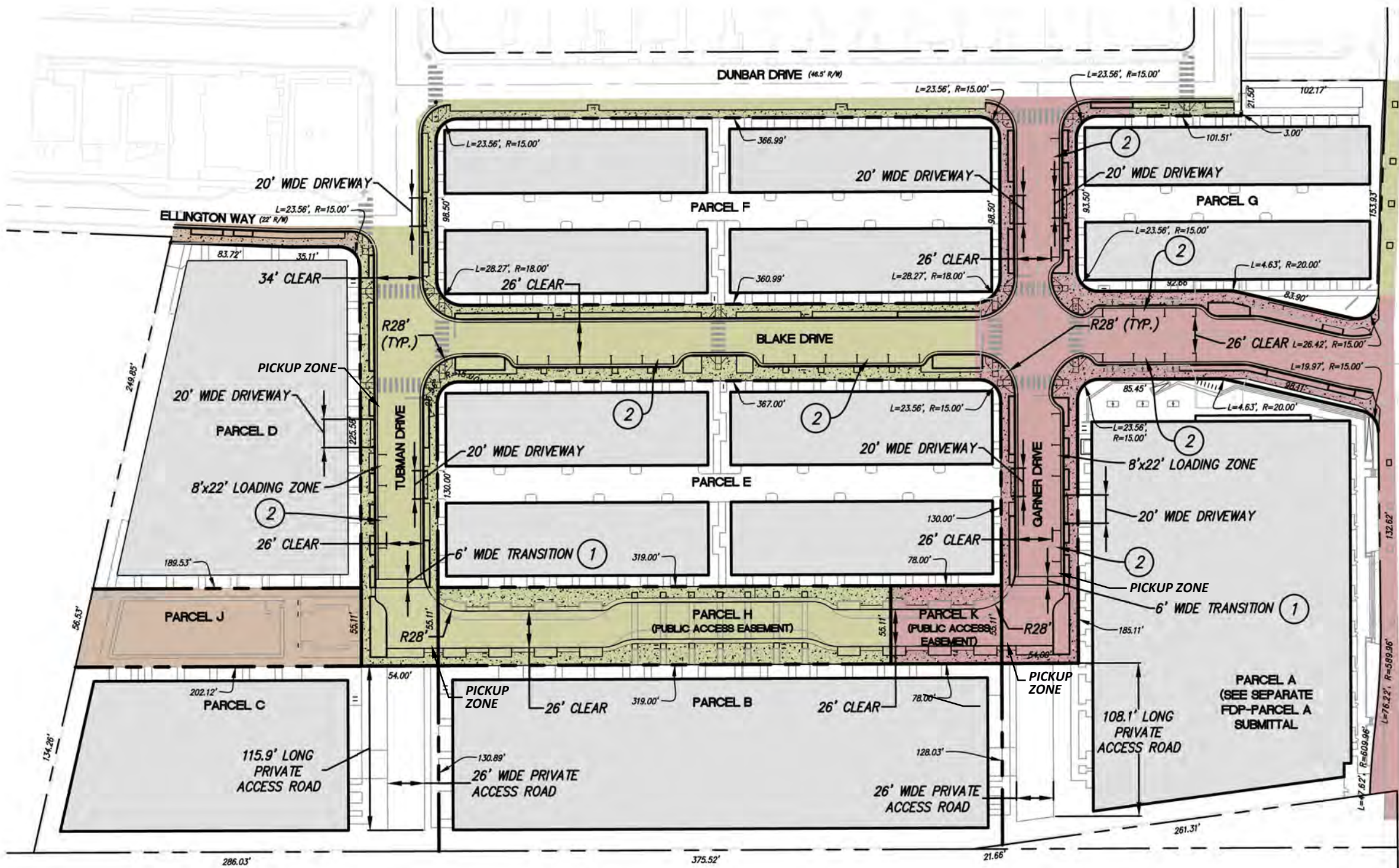
PARCEL K TO BE TEMP ASPHALT PAVED FOR EVAE ACCESS AS PART OF PHASE 1; FINAL CONSTRUCTION PER PLAN TO BE PART OF PHASE 2.

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

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



CI.1



LEGEND

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

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

SHEET NOTES

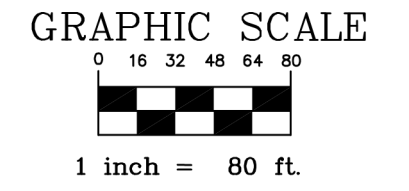
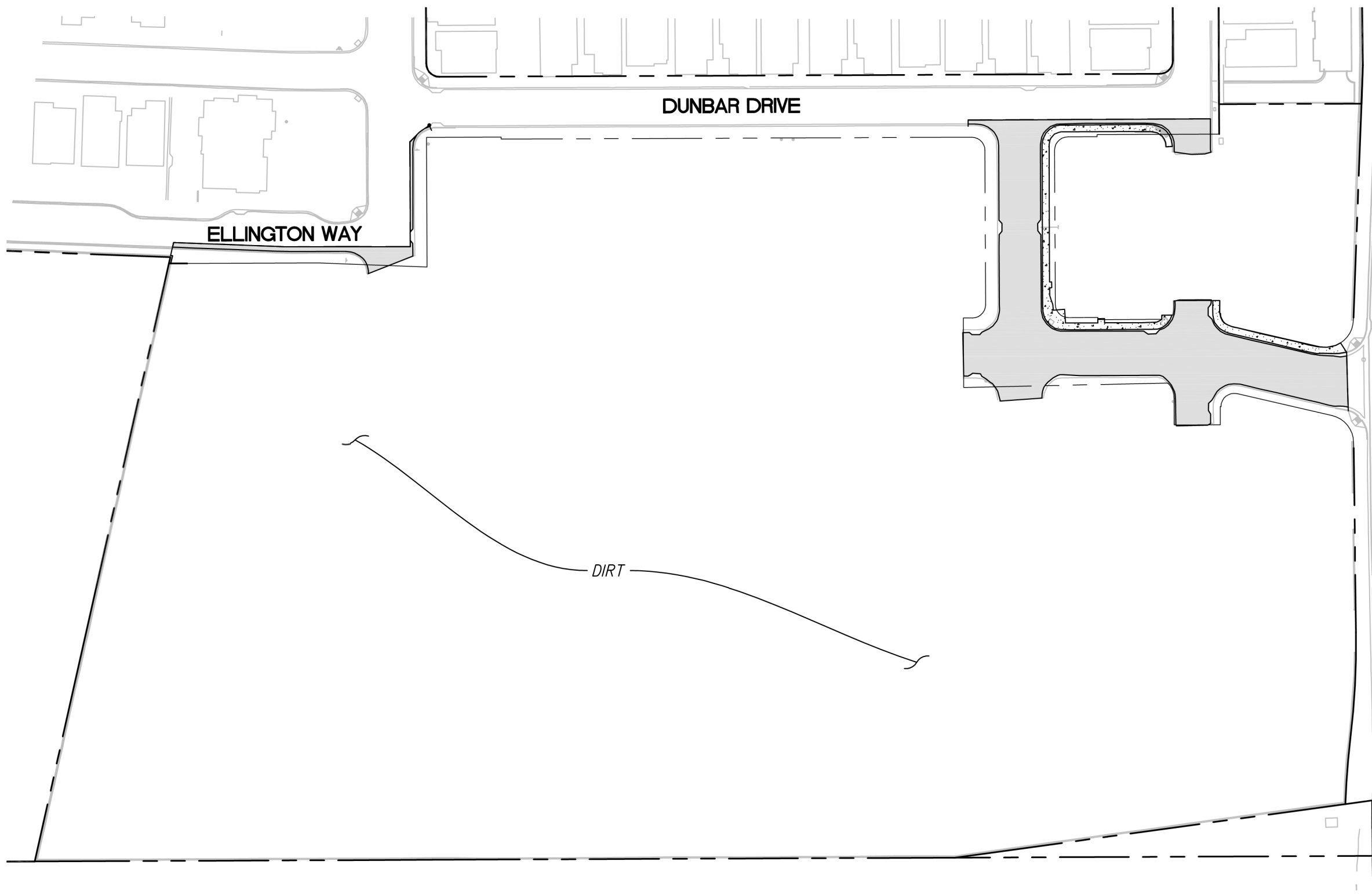
- ① PROPOSED 6-FOOT WIDE TRANSITION TO RAISED ROADWAY.
- ② PARKING STALL. 8'X22' TYPICAL.

PHASING NOTE

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





GENERAL NOTES

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



98TH AVENUE

LEGEND

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

98TH AVENUE | EXISTING CONDITIONS PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



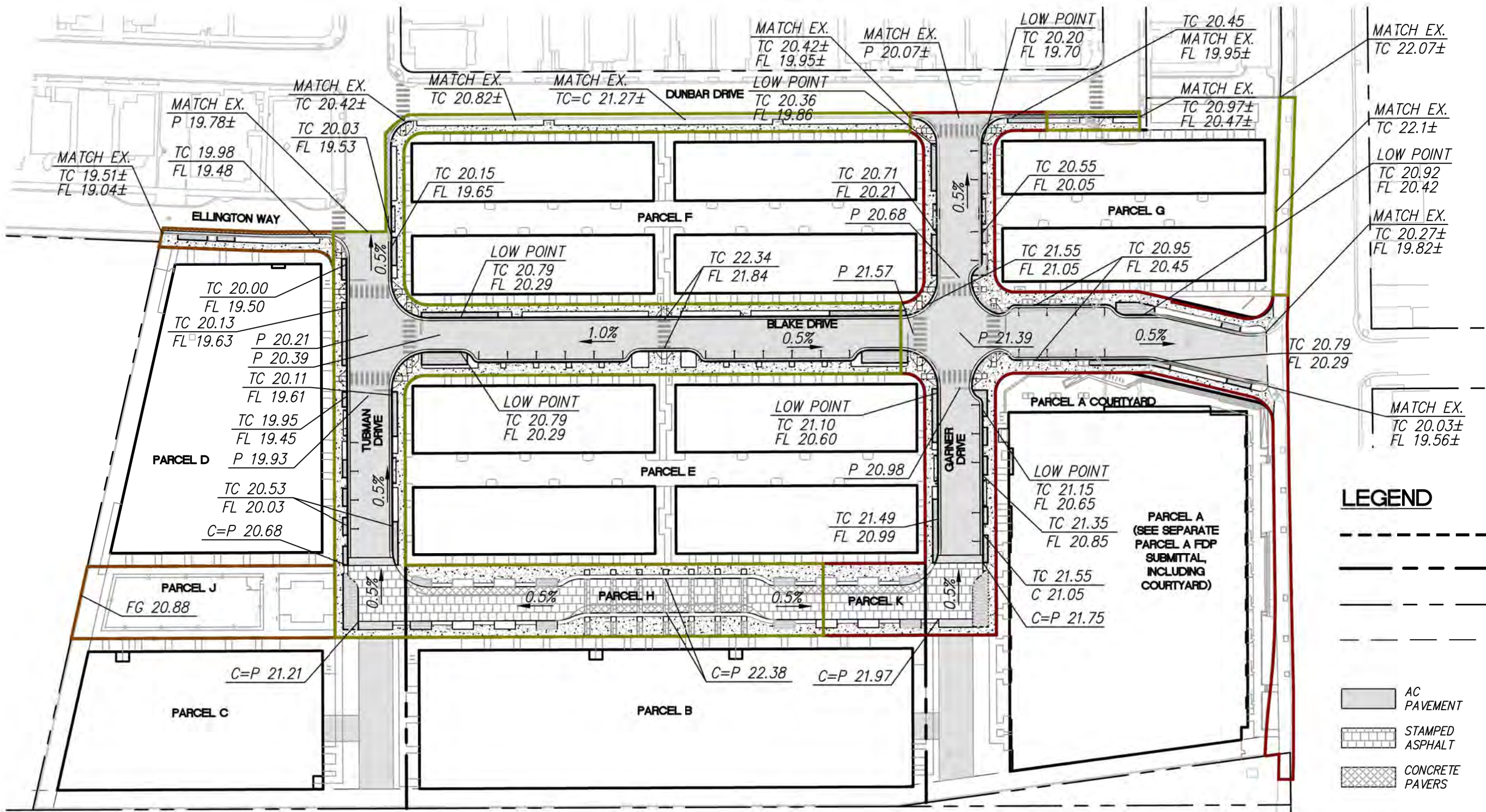
C2.1



GRAPHIC SCALE



1 inch = 80 ft.



LEGEND

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

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

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

PHASING NOTE

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

EARTHWORK SUMMARY

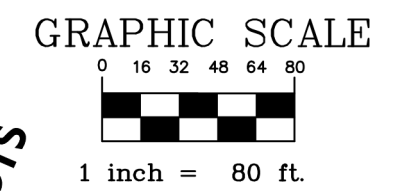
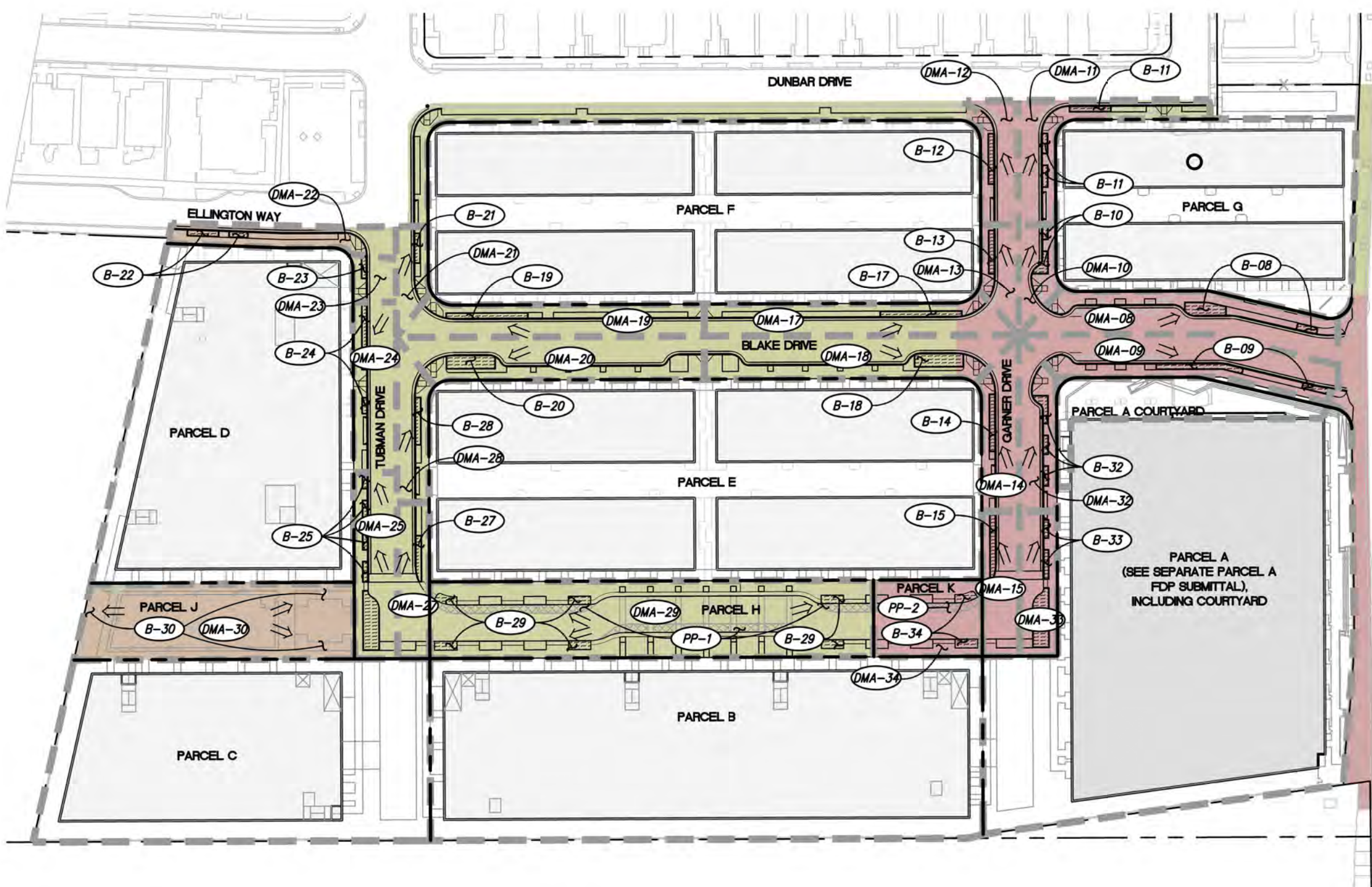
	CUT (CY)	FILL (CY)	NET (CY)
GRADE DEVELOPMENT AREA TO SUB-GRADE ELEVATIONS	4,800	150	4,650 (CUT)

98TH AVENUE | GRADING & PAVING PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



C2.2



LEGEND

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

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

PHASING NOTE

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

GENERAL NOTES:

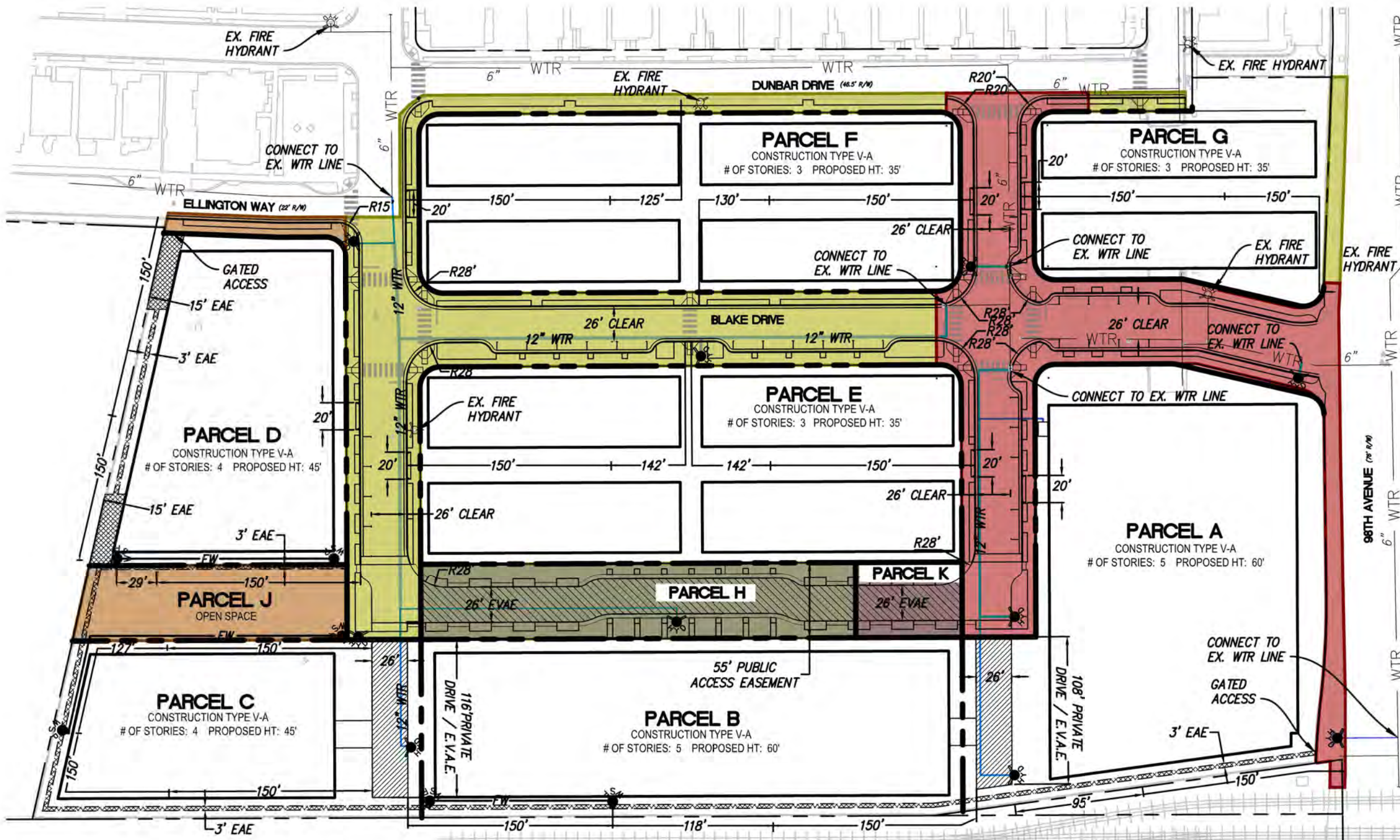
PROPOSED GROUND LEVEL STREET HARDSCAPE SHEET FLOWS INTO BIORETENTIONS-AT-GRADE ALONGSIDE ROADWAYS.

C.3 STORMWATER TREATMENT MEASURES

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

STORMWATER MANAGEMENT NOTES:

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



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

LEGEND

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

SCOPE OF WORK

- PHASE 1
- PHASE 2
- PHASE 3

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

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

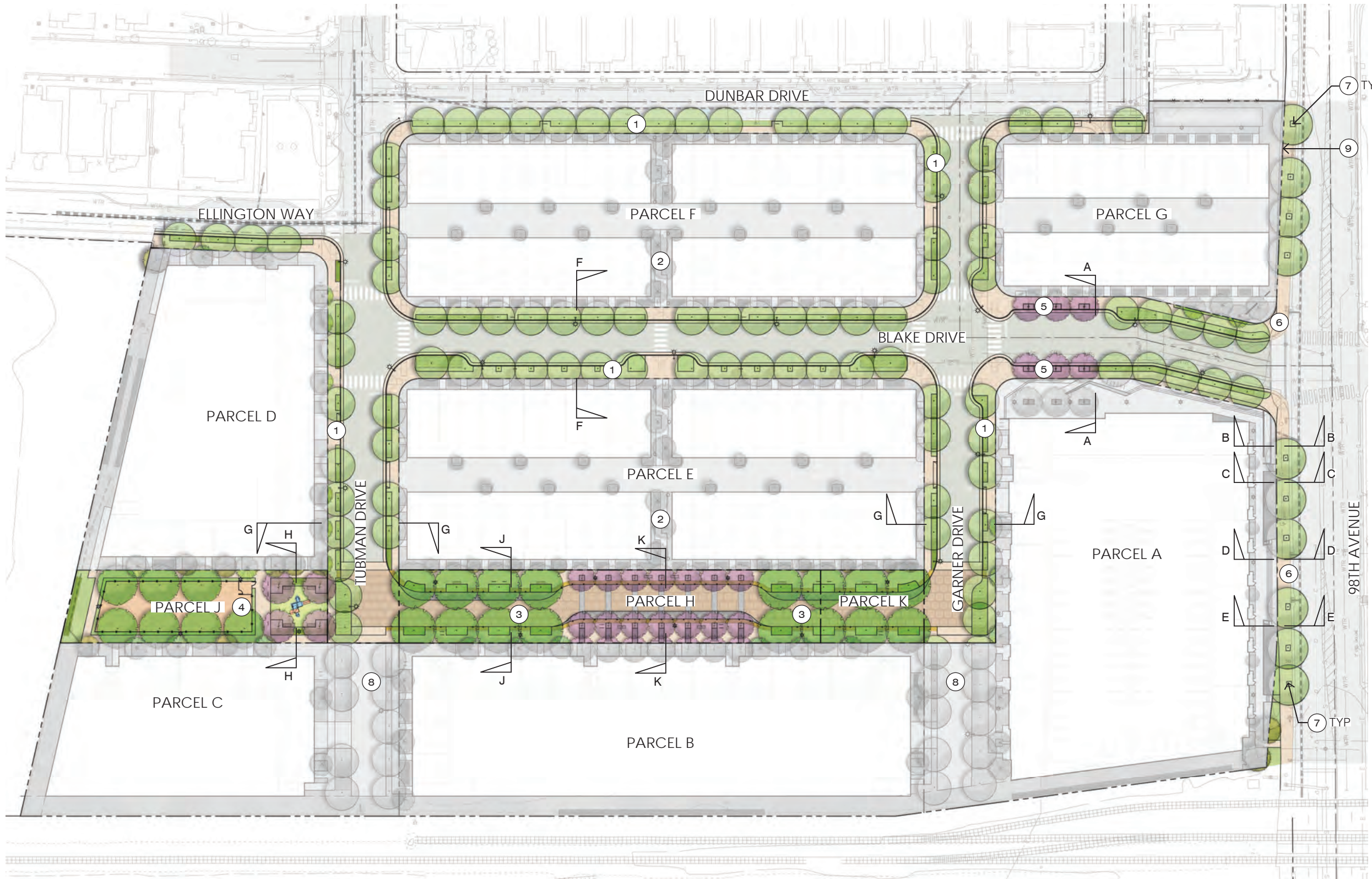
CONNECTION POINT STATIC PRESSURE (PSI): 61
 RESIDUAL PRESSURE AT 750 GPM (PSI): 57
 RESIDUAL PRESSURE AT 1500 GPM (PSI): 52
 RESIDUAL PRESSURE AT 1850 GPM (PSI): 49

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

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

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

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



LEGEND

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

SEE SHEET L5.1 FOR TYPICAL STREET FURNISHINGS IMAGERY.

LIGHTING LEGEND

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

SEE SHEET L1.3 FOR SITE LIGHTING PLAN.

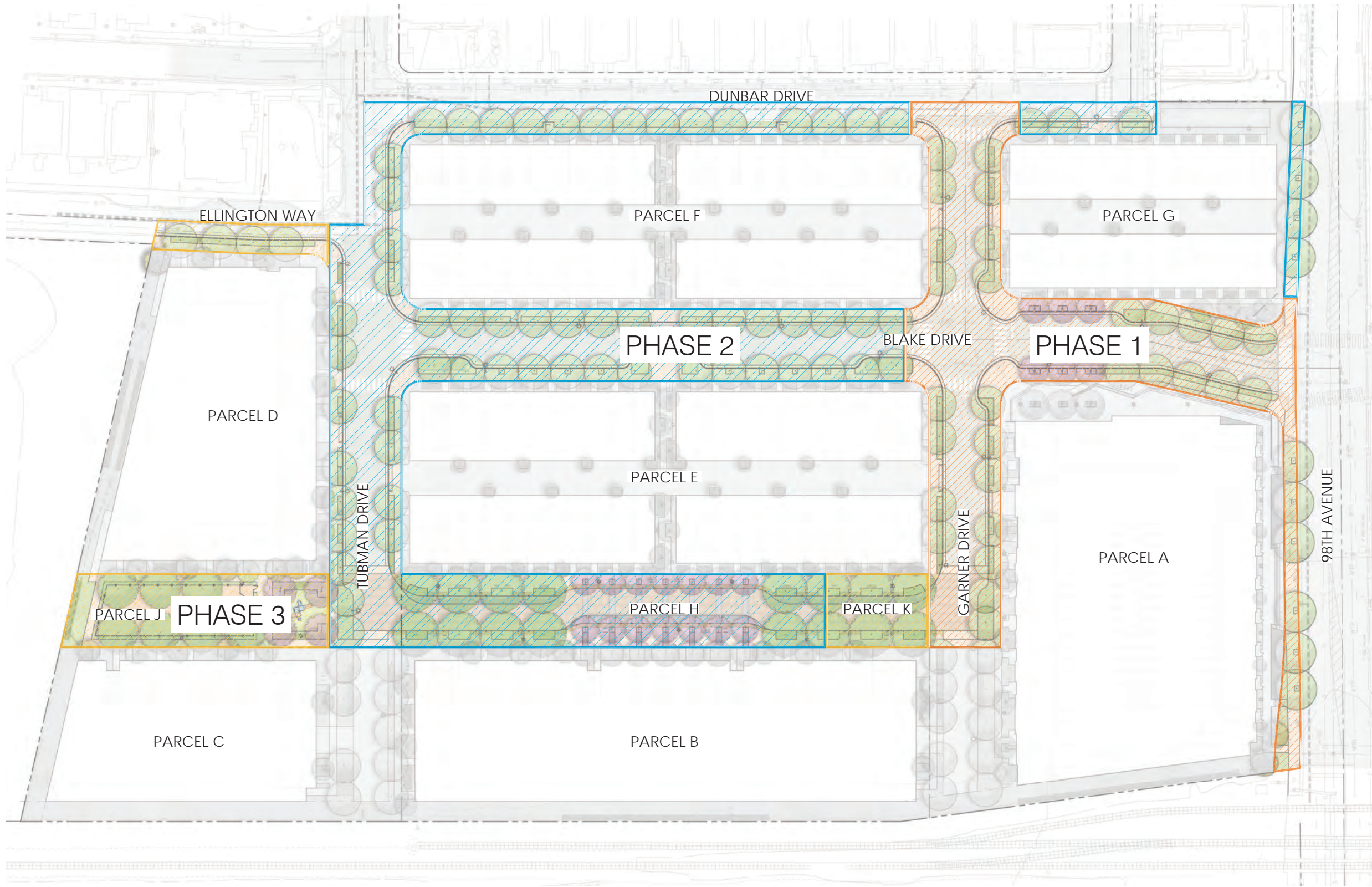


98TH AVENUE | LANDSCAPE PLAN


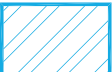

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

SANDIS VAN METER
JETT WILLIAMS
POLLACK LLP
 Landscape Architecture + Design

L1.1

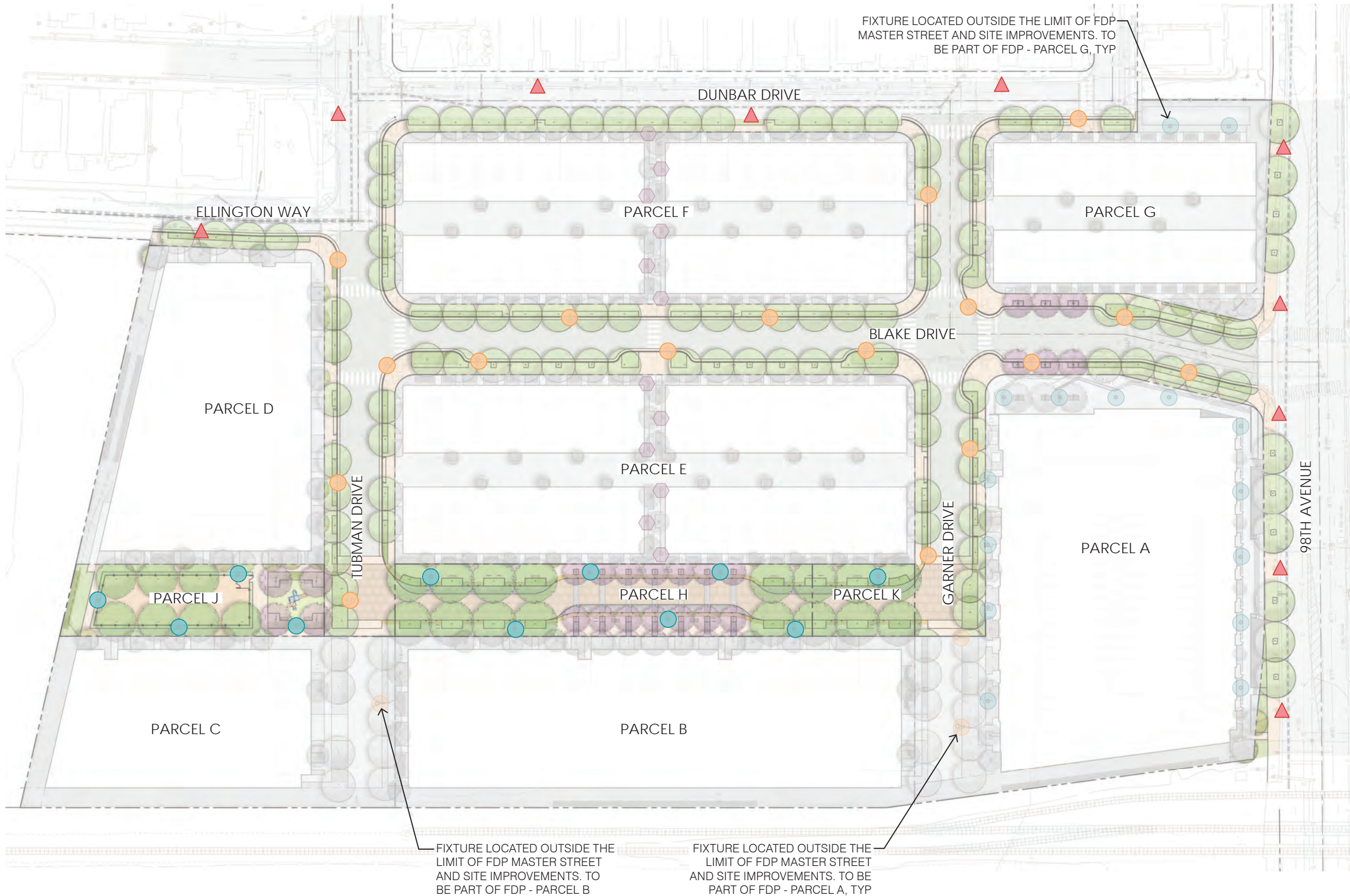


PHASING LEGEND

-  *PHASE 1
-  PHASE 2
-  PHASE 3

*PARCEL K TO BE TEMPORARY ASPHALT PAVED FOR EVAE ACCESS AS PART OF PHASE 1; FINAL CONSTRUCTION PER PLAN TO BE PART OF PHASE 2
 **PHASE 2 AND 3 COULD BE PURSUED IN ANY ORDER





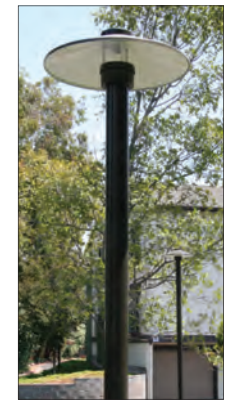
LIGHTING LEGEND

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

LIGHT FIXTURE IMAGERY



CITY STANDARD STREET LIGHT



PEDESTRIAN-SCALE POLE LIGHT

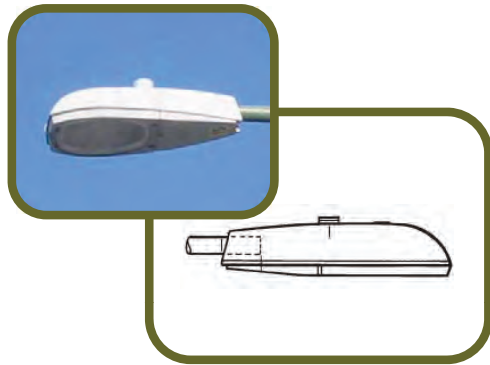


BOLLARD LIGHT



CITY OF OAKLAND STANDARD STREET LIGHT

Cobra Head Luminaire (For Collector/Residential Streets)



Manufacturer(s): GE, Lumec

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

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

Application: Collector and/or residential street lighting

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

Optical System: Type III, flat glass cutoff

Ballast Voltage: Multi-tap 120/240V

Color: Unpainted or painted to match street light pole

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

Luminaire Cost: \$

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

Color: Boxwood Green
 Location: Edes Ave



PEDESTRIAN SCALE POLE LIGHT



DESIGN: RANDY BORDEN

UPDATED 5/16

922 NEW LED

INDIRECT POST TOP

Design Sustainability Value

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



Note that the fixtures are 75 feet apart.

FEATURES

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

MATERIALS

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

FINISHES

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

LAMPING

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

DRIVER

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



BOLLARD LIGHT

Application

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

Materials

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

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

Electrical

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

LED color temperature

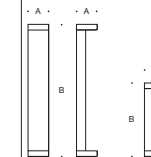
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3 (EXPRESS)**
- 2700K - Product number + **K27**

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

Finish

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

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

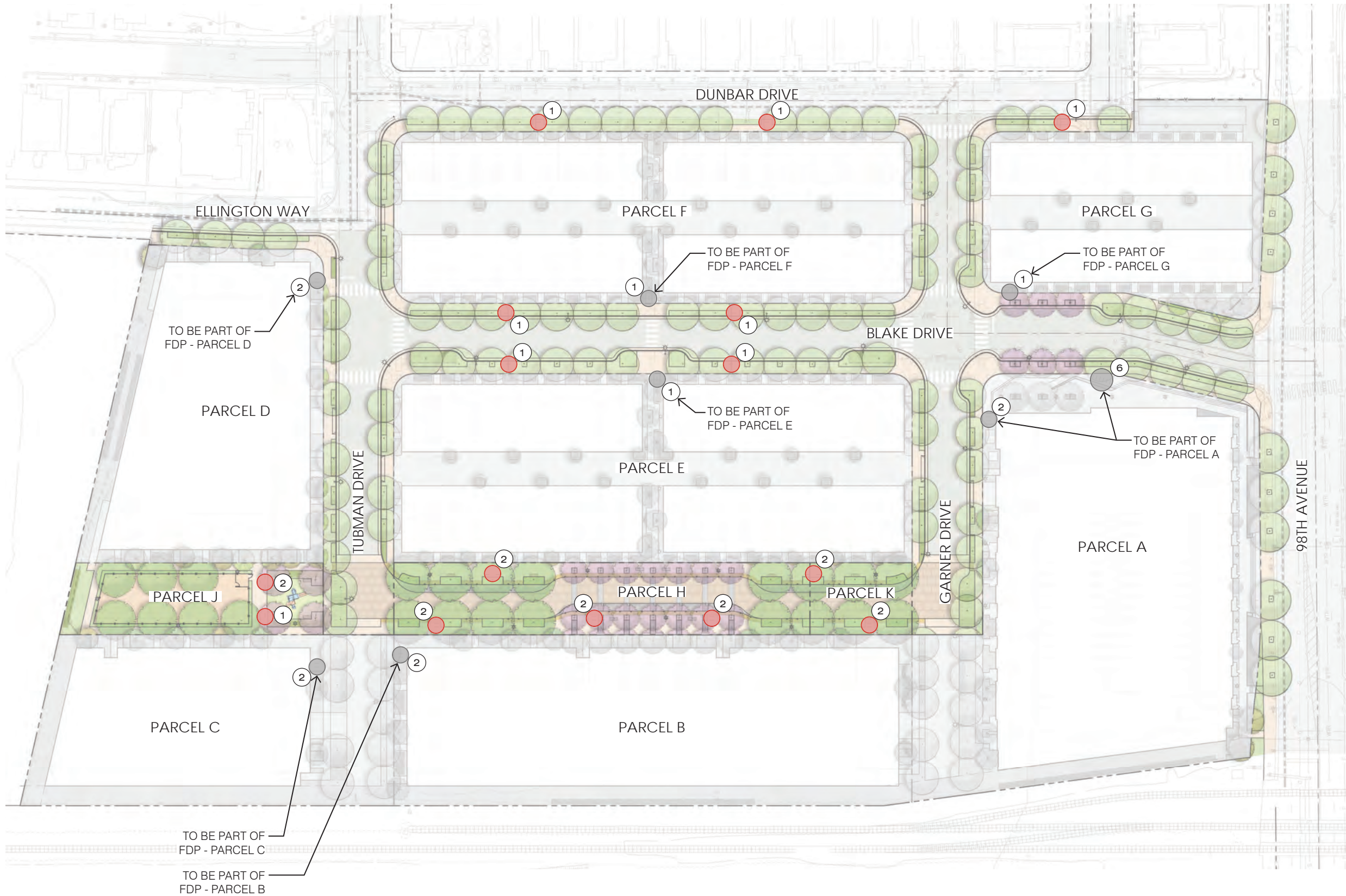


	LED	A	B	Anchorage
99 058	11.6W	7%	39%	79 817

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

Type:
 BEGA Product:
 Project:
 Modified:





BIKE PARKING LEGEND

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

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

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

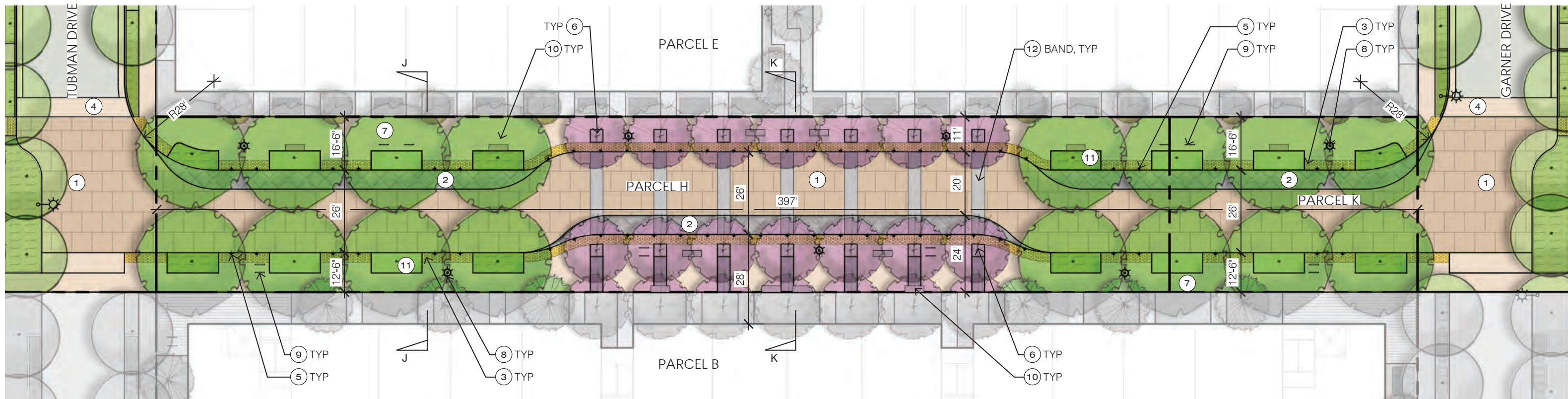
BIKE RACK STYLE AND LAYOUT WILL COMPLY WITH CITY OF OAKLAND STANDARDS.



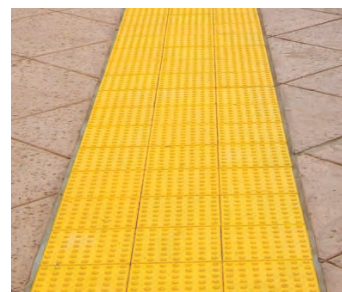
BIKE RACKS

98TH AVENUE | SITE BICYCLE PARKING PLAN

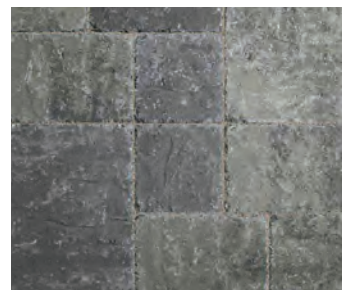
OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



STAMPED ASPHALT PAVING



DETECTABLE WARNING TILES



CONCRETE PAVERS



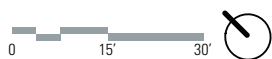
VIEW LOOKING TOWARDS GARNER DRIVE

LEGEND

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

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

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

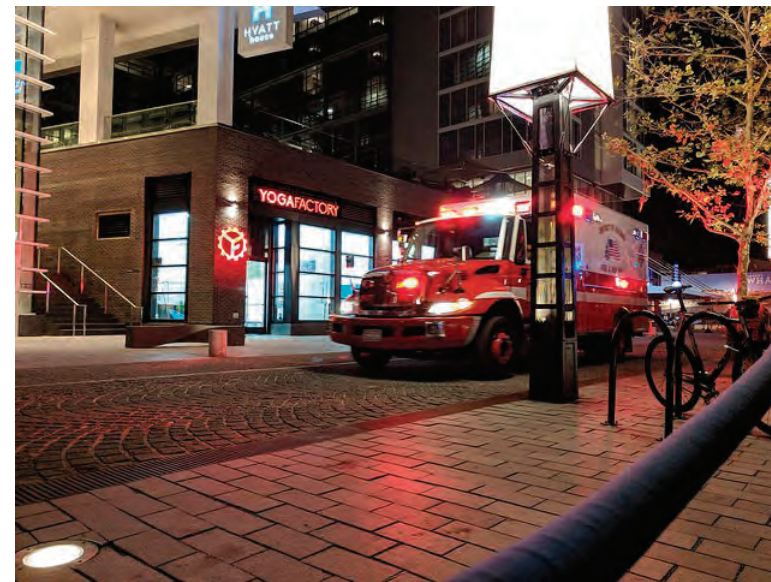


98TH AVENUE | WOONERF ENLARGEMENT

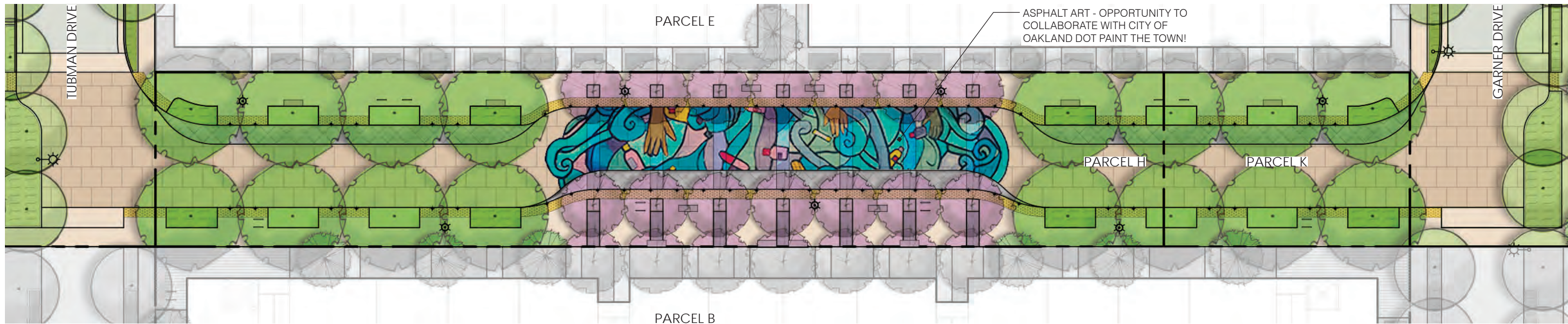
OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



L2.1



98TH AVENUE | INSPIRATION - WOONERF/SHARED STREET
OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



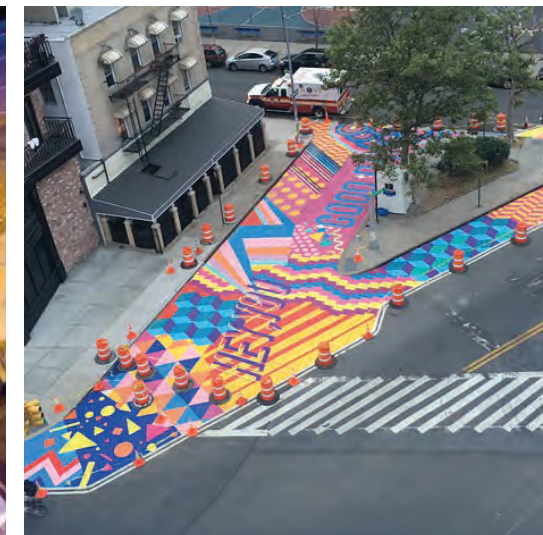
Zero Litter Mural by the Earth Team, OakDOT Paint the Town!



Eakins Oval by Jessie and Katey, Mural Arts Philadelphia



Walks of Life, Alexander Dreyfoos School of the Arts



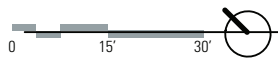
Ascenzi Square Street Mural, Queen Andrea

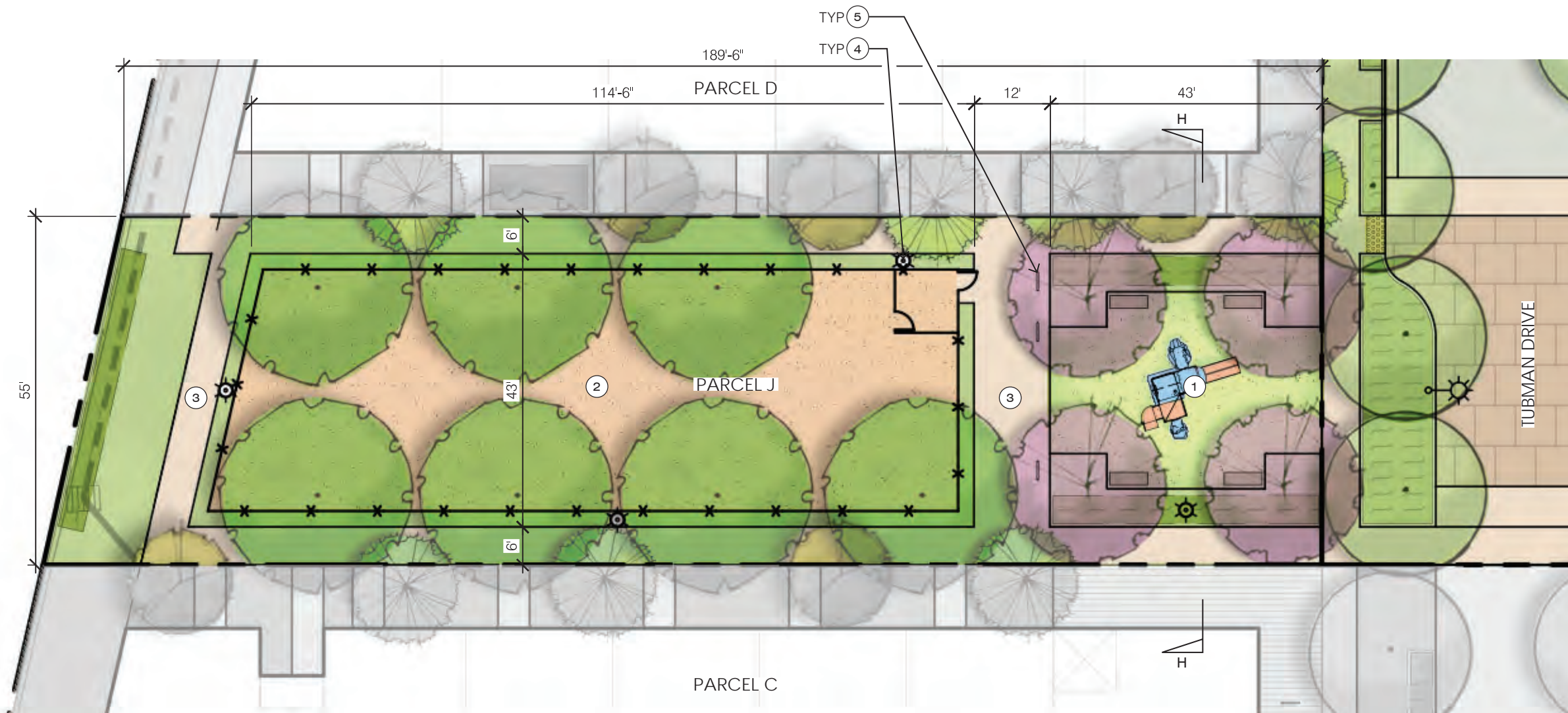


Zero Litter Mural by the Earth Team, OakDOT Paint the Town!



Rhythm & Hues Mural by Brad Carney, Mural Arts Philadelphia





LEGEND

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

SEE SHEET L5.1 FOR TYPICAL STREET FURNISHINGS IMAGERY.



ENCLOSED DOG RUN



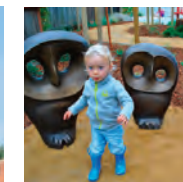
CONCEPTUAL VIEW FROM TUBMAN DRIVE



PLAY AREA INSPIRATION



Spinnradl by WowHaus



Garden Guardians by WowHaus



Mosaic Sphere by True Mosaic Studio

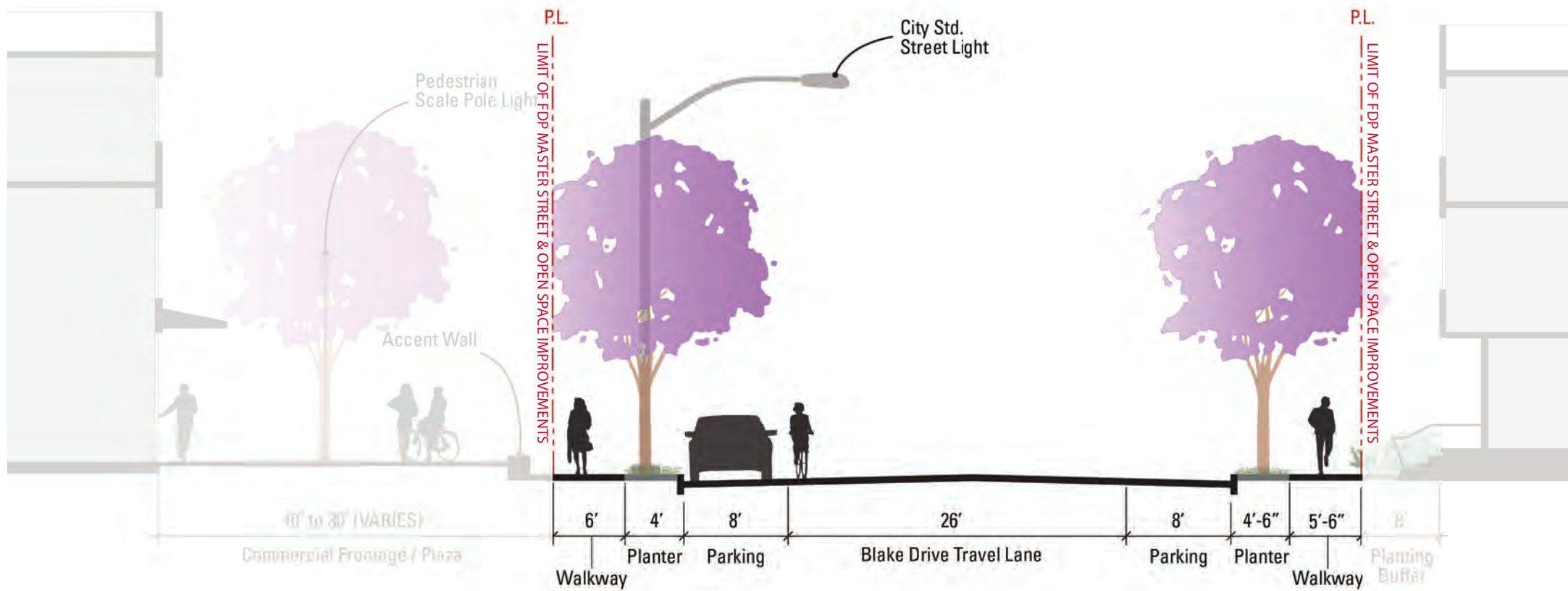


Animaze by Peter Veres



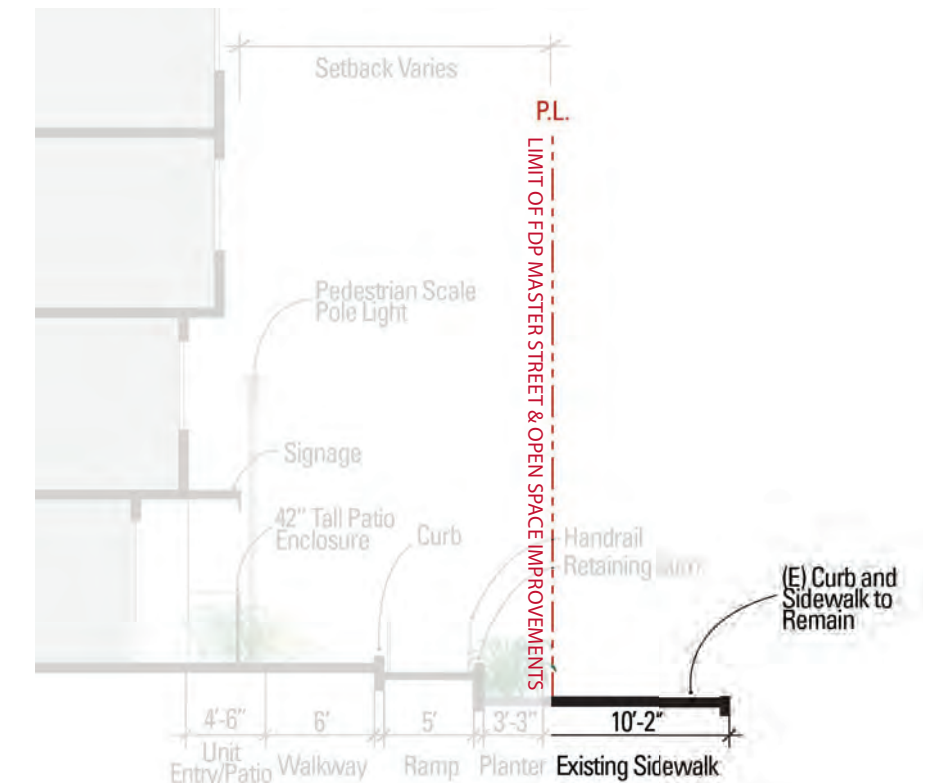
Tiled Fish Play Sculpture by Indar Mosaics





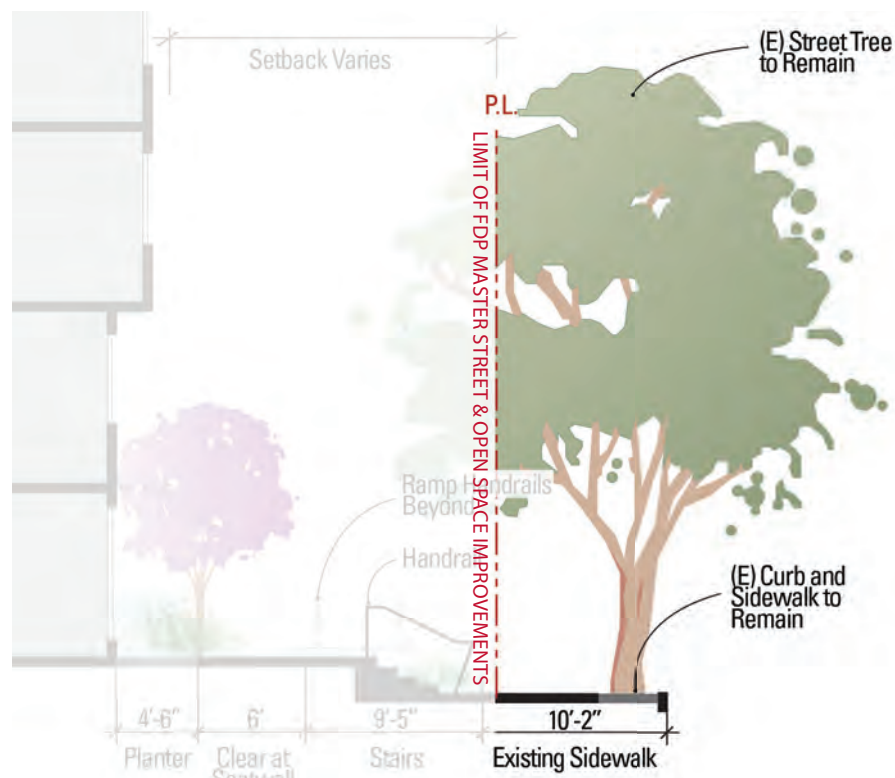
SECTION A-A BLAKE DRIVE AT ENTRY

3/32" = 1'-0"



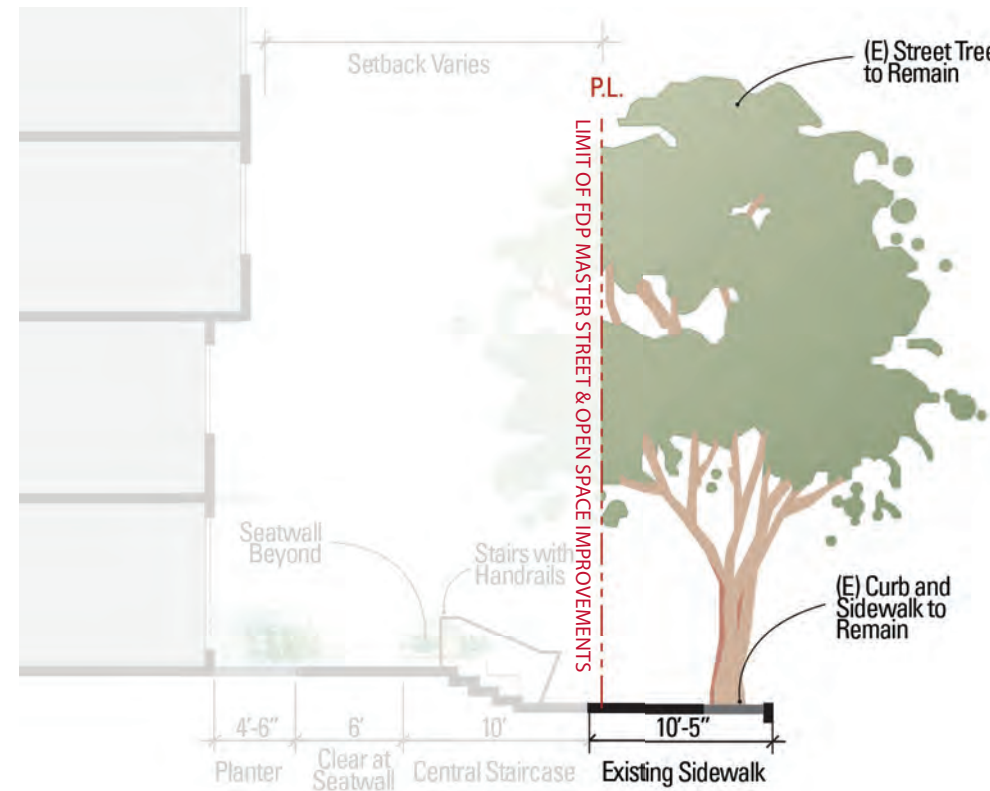
SECTION B-B 98TH AVENUE FRONTAGE

3/32" = 1'-0"



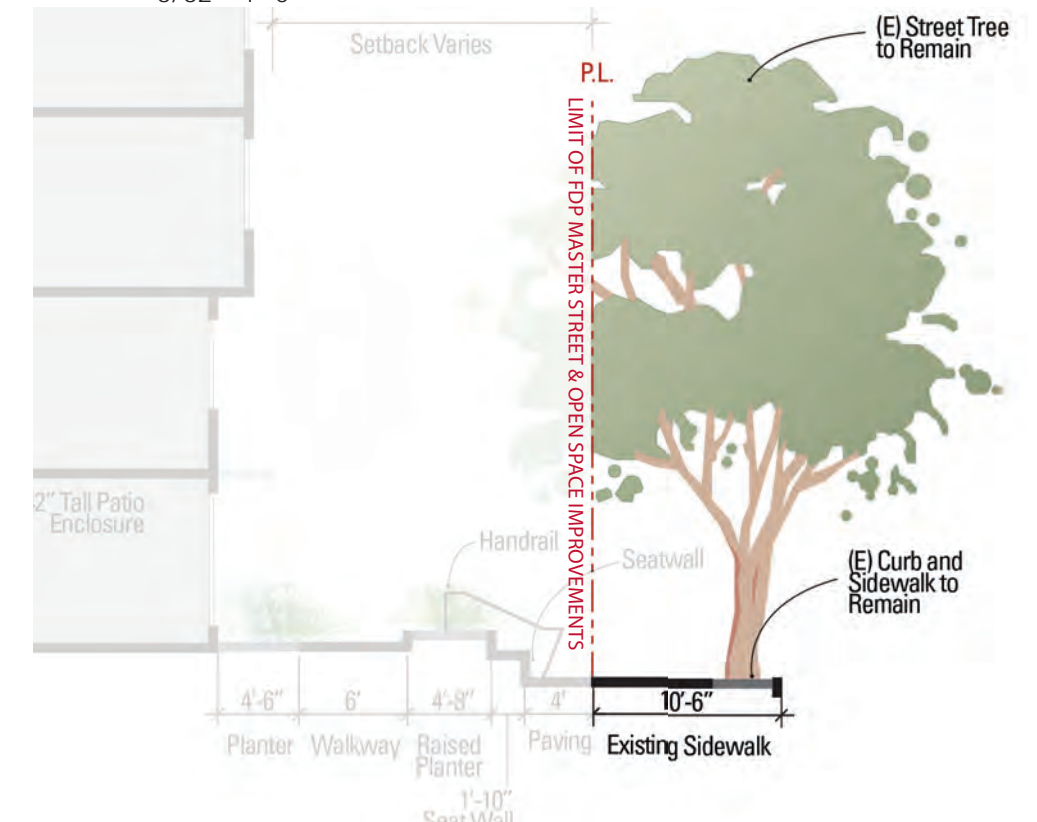
SECTION C-C 98TH AVENUE FRONTAGE

3/32" = 1'-0"



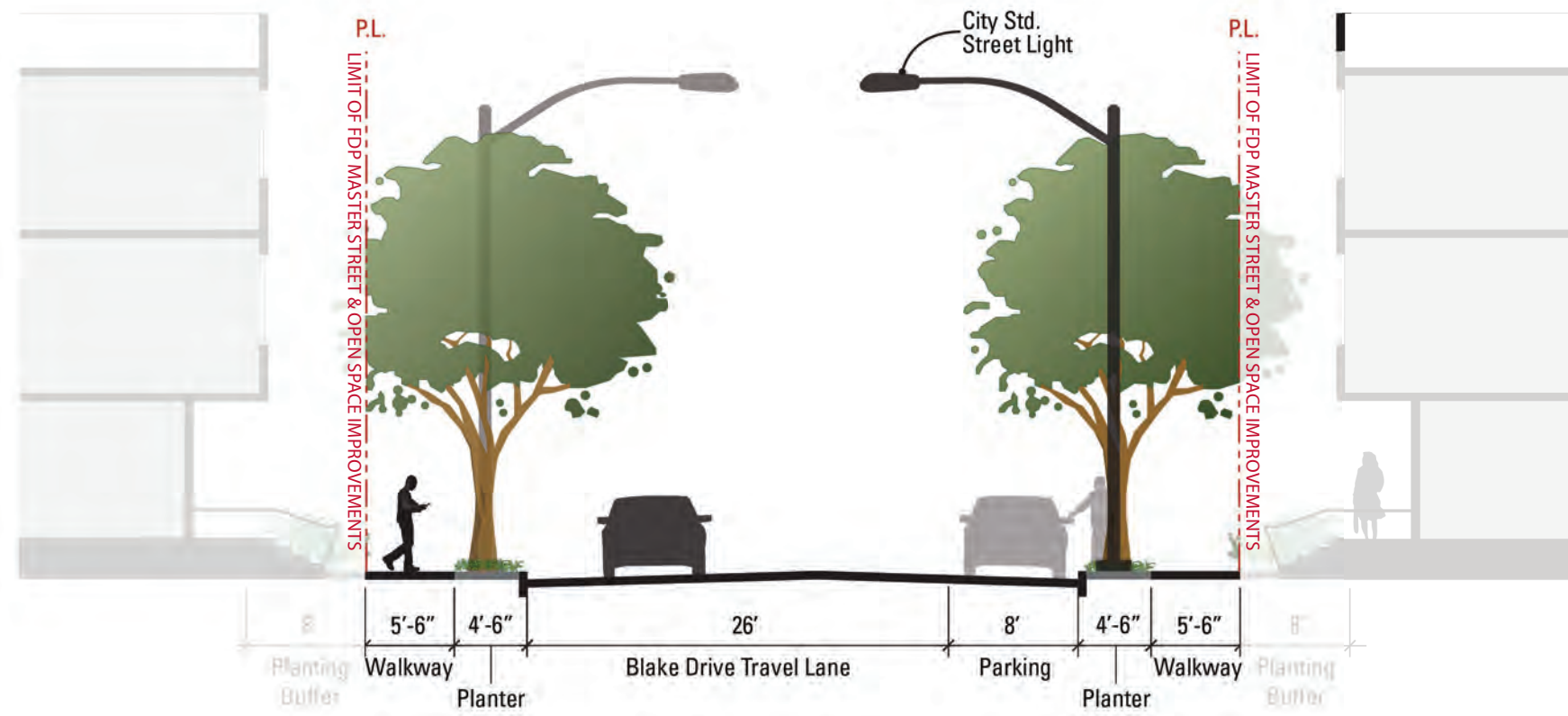
SECTION D-D 98TH AVENUE FRONTAGE

3/32" = 1'-0"



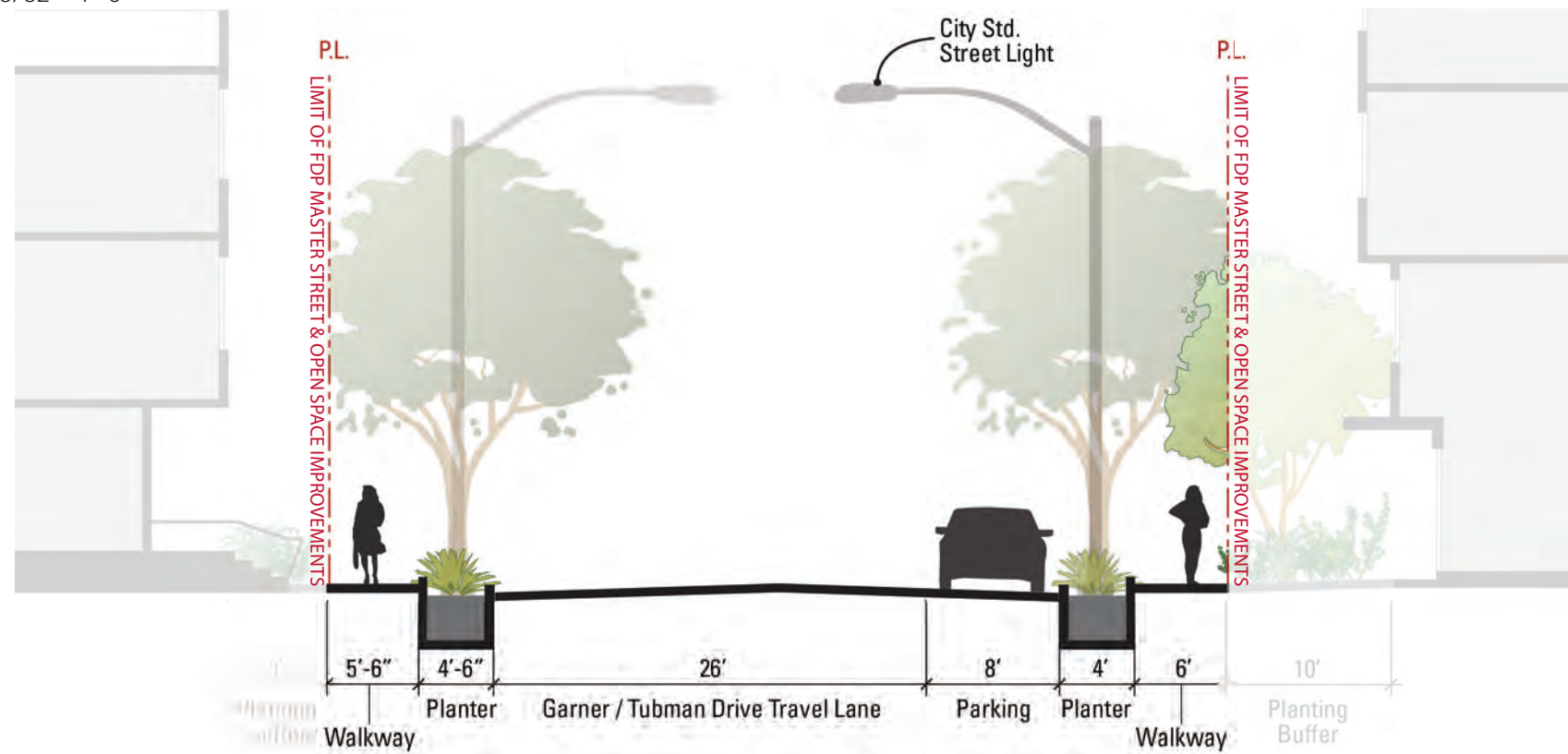
SECTION E-E 98TH AVENUE FRONTAGE

3/32" = 1'-0"



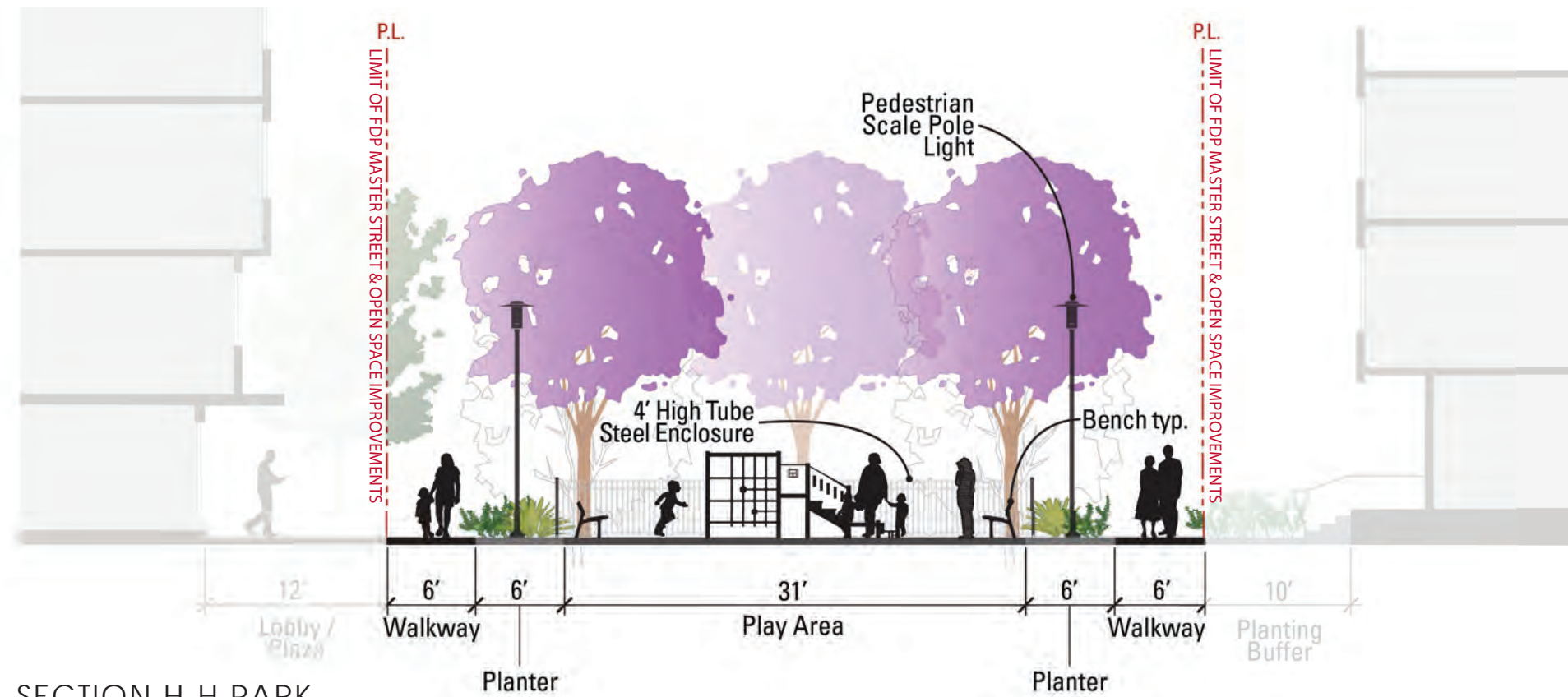
SECTION F-F TYPICAL BLAKE DRIVE

3/32" = 1'-0"



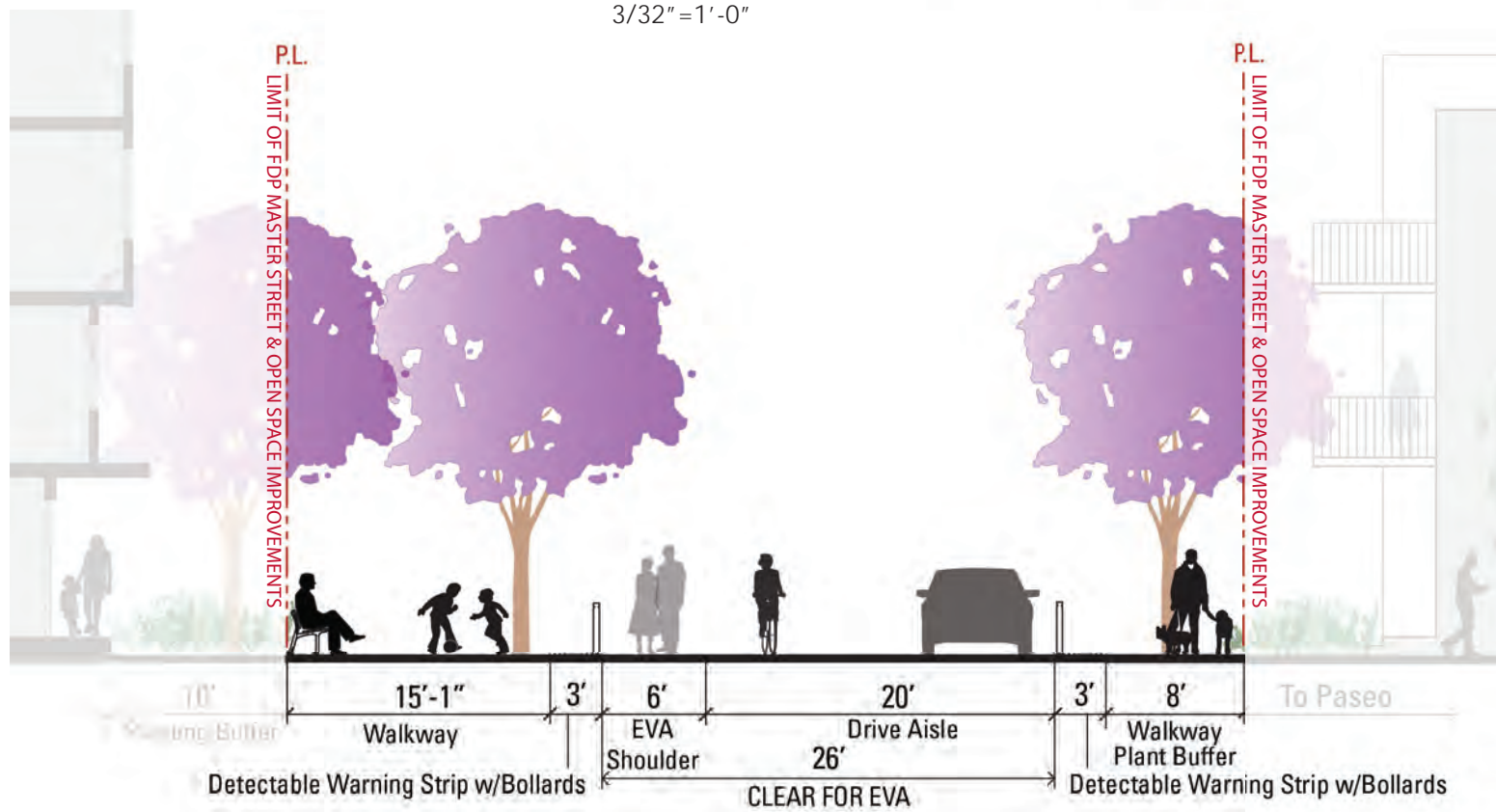
SECTION G-G TYPICAL GARNER DRIVE & TUBMAN DRIVE

3/32" = 1'-0"



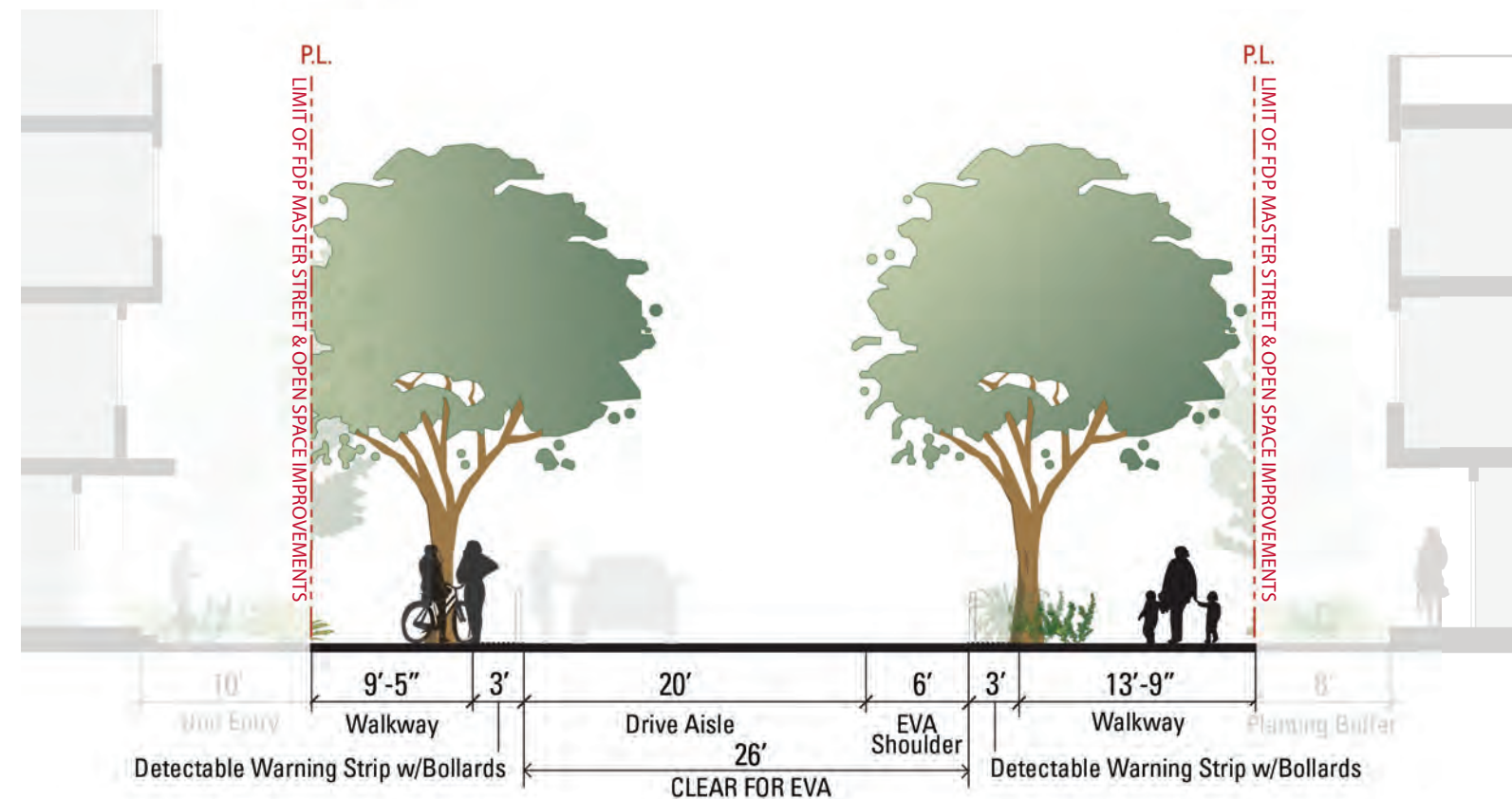
SECTION H-H PARK

3/32" = 1'-0"



SECTION J-J WOONERF

3/32" = 1'-0"



SECTION K-K WOONERF

3/32" = 1'-0"

98TH AVENUE | PARK & WOONERF SECTIONS

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715

PRELIMINARY PLANT PALETTE

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

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

PLANT IMAGERY



IRRIGATION DESIGN INTENT

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

PLANTING DESIGN INTENT

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



TREE GRATE



RECEPTACLE



BIKE RACK



BENCH

LEGEND

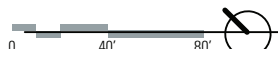
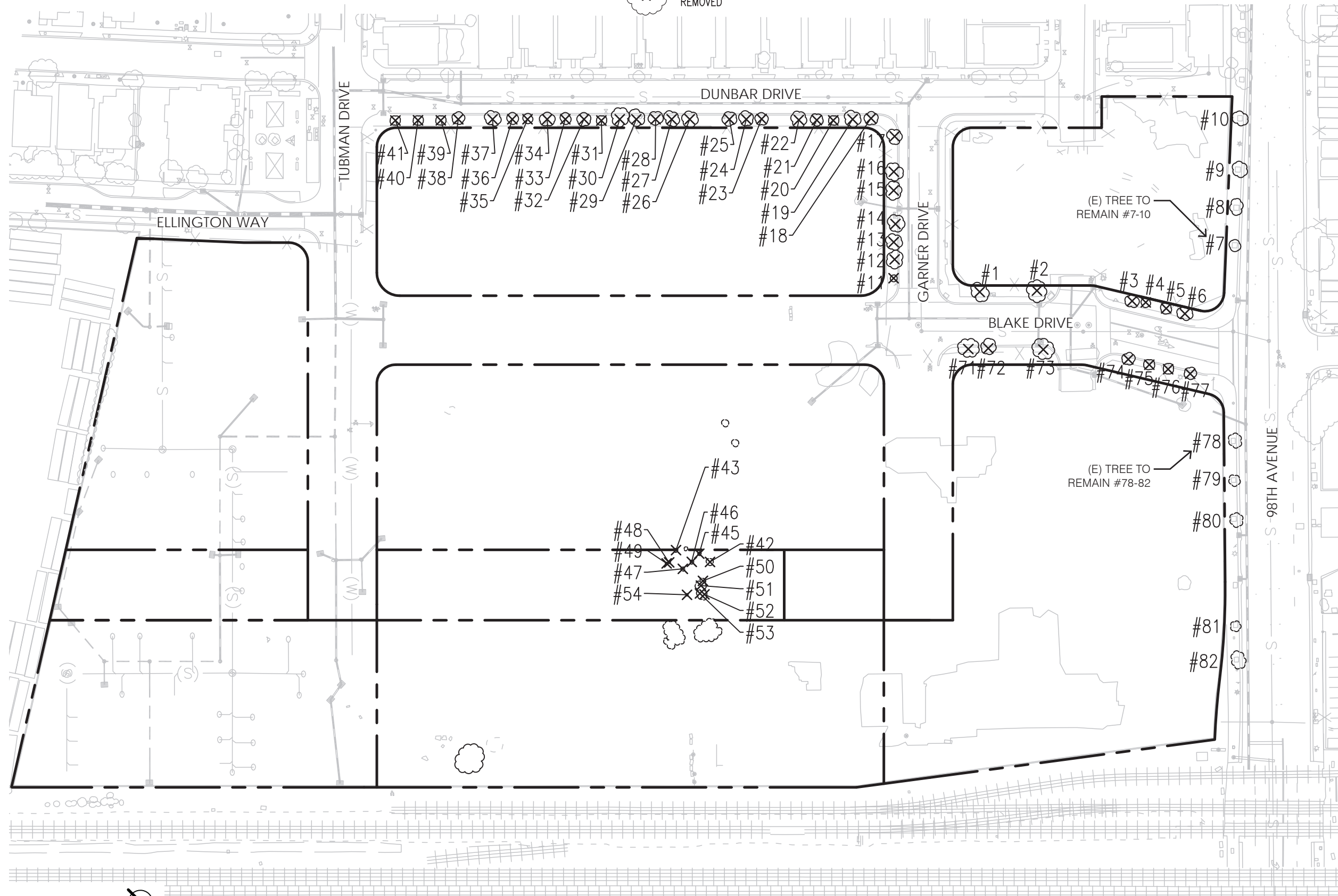


NOTES

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

EXISTING TREE LIST

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



98TH AVENUE | TREE PRESERVATION AND REMOVAL PLAN

OAKLAND, CA | 5/26/2020 | MADISON PARK | # 1715



L6.1