

Location:	Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, Parcel J
Assessor’s Parcel Number(s):	APN 018 046501800,
Proposal:	Final Development Permit (FDP) and One Minor Variance for Parcel J, with 378 residential units, 302 residential parking spaces, and approximately 2,000 square feet of retail/ amenity space.
Applicant:	Oakland Waterfront Parcel J, LLC
Contact Person/ Phone Number:	Anh Le, 310-566-8700
Owner:	Zarison-OHP J, LLC
Case File Number:	PUD06010-PUDF011
Planning Permits Required:	FDP, compliance with CEQA, variance request for parking reduction
General Plan and Estuary Plan:	Planned Waterfront Development-1
Zoning:	Planned Waterfront Zoning District (PWD-4)/D-OTN-4
Environmental Determination:	Final EIR certified on January 20, 2009
Historic Status:	Non-Historic Property
Service Delivery District:	3
City Council District:	2 – Nikki Fortunato Bas
Finality of Decision:	NA
For Further Information:	Contact case planner Dara O’Byrne at 510-238-6983 or by e-mail at dobyrne@oaklandca.gov

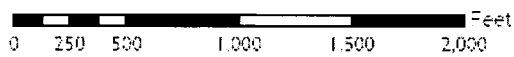
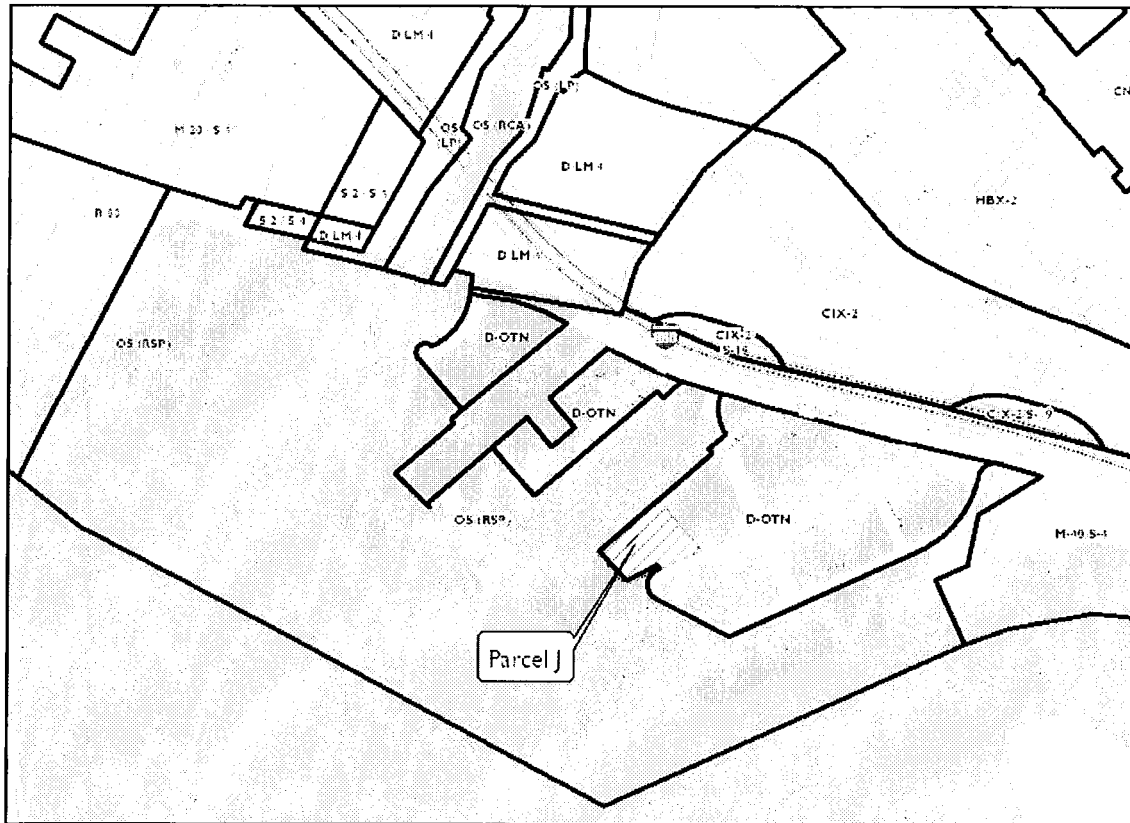
SUMMARY

The proposed project is a Final Development Permit (FDP) for construction of market rate housing in Brooklyn Basin. The proposed project includes 378 residential units as well as accessory parking, in an 86-foot tall building encompassing an entire city block in the Brooklyn Basin Planned Unit Development (PUD) along the Oakland Estuary waterfront south of the Lake Merritt Channel. The Planning Commission approved FDPs for development for Brooklyn Basin at the Parcels A, B, C, F, and G.

PROJECT SITE AND SURROUNDING AREA

Brooklyn Basin encompasses a 64-acre site that adjoins the Oakland Estuary to the south, the Embarcadero and I-880 freeway to the north, 9th Avenue to the east, and Fallon Street to the west. The project includes 29.9 acres of City parks located along the Oakland Estuary edge of the Brooklyn Basin Site. Shoreline Park is the southeastern-most park in Brooklyn Basin and is located on the water side of 9th Avenue, generally where the 9th Avenue Terminal is currently located.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD06010-PUDF011
Applicant: Oakland Waterfront Parcel J, LLC
Address: Brooklyn Basin (formerly known as "Oak to 9th Avenue");
specifically Parcel j
Zone: (PWD-4)/D-OTN

Parcel J is located in Phase 2 of the Brooklyn Basin PUD; specifically, on the block bounded by 8th Avenue to the east, Harbor Lane to the north, and Clinton Basin Way to the west, and Shoreline Park and the Estuary to the south. Parcel J is located adjacent to Parcel H.

PROJECT BACKGROUND

Project History

The planned Brooklyn Basin Project consists of a mix of residential, retail and commercial, civic, and parks and open space uses preliminarily approved by the Planning Commission on March 15, 2006, and for which a Development Agreement was executed on July 18, 2006 by the City Council. Following a legal challenge, final entitlements were granted in 2009. The project sponsors plan to construct up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, a minimum of 3,950 parking spaces, 29.9 acres of parks and public open space, two renovated marinas (with a total of 170 boat slips), and an existing wetlands restoration area. The existing buildings on the site will be demolished with the exception of a portion of the 9th Avenue Terminal shed building and the Jack London Aquatic Center. The project does not include approximately six acres of privately-held property along and east of 5th Avenue that contains a mix of commercial and industrial uses, as well as a small community of work/live facilities.

As noted above, Parcel J is located within Phase 2 of the Brooklyn Basin PUD. At this time, the Phase 1 and Phase 2 Final Maps have been recorded, horizontal infrastructure improvements constructed, and Final Development Permits issued for all parks, Parcel A, Parcel B, Parcel C, Parcel F, and Parcel G. In addition, the City is currently processing an FDP application for Parcel H and just received an FDP submittal for Parcel D.

It should be noted that the Brooklyn Basin Master Developer (Master Developer) has submitted a separate application to the City to amend the Development Agreement, the General Plan Designation and the underlying zoning district to allow for increased residential density at Brooklyn Basin, as well as to expand marina facilities in the Oakland Estuary at the planned parks. City staff is beginning environmental analysis of that application and will later consider the merits of the project. It should be noted that the Master Developer application does not impinge on rights to apply for and be granted FDPs at this time that comply with the existing entitlements.

Summary of Recent Brooklyn Basin Milestones 2019

Milestone	Requirement	Status
Phase 2 Infrastructure FDP	Brooklyn Basin PUD	Fall 2016
Parcel B Building Permits issued	Oakland Municipal Code, Title 15	Received TCO July 2019 and approximately 20% leased/occupied
Parcel C FDP approved	Brooklyn Basin PUD	FDP approved August 2017, Construction started April 2019
Parcel F FDP approved	EIR MM H, Prior to issuance of site development building permits	FDP approved November 2017; Construction started December 2019
All Parks FDPs approved	Brooklyn Basin PUD	FDPs approved August 2017
DA amendment application submittal, September 2018	Planning Code Chapter 17.138	Currently under review
Parcel G FDP approved	Brooklyn Basin PUD	FDP approved March 2019
Parcel A FDP approved	Brooklyn Basin PUD	FDP approved June 2019
Parcel H FDP submitted	Brooklyn Basin PUD	Currently under review
Parcel J FDP submitted	Brooklyn Basin PUD	Currently under review
Parcel D FDP submitted	Brooklyn Basin PUD	Currently under review

PROJECT DESCRIPTION

The proposed Brooklyn Basin Parcel J project is an 86-foot tall building encompassing a city block. The project includes 378 residential units, 302 residential parking spaces, and approximately 2,000 square feet of retail/ amenity space. Plans, elevations and illustratives are provided in Attachment A to this report.

GENERAL PLAN ANALYSIS

The Brooklyn Basin project site is located in the Planned Waterfront Development-4 (PWD-4) Estuary Policy Plan (EPP) land use designation (the Estuary Policy Plan is the General Plan for the area that includes Brooklyn Basin). The intent of the PWD-4 land use designation is to “provide for the transition of underutilized industrial land to public parks and open space, commercial/retail, multifamily residential, cultural and civic uses. Improve public access to the waterfront by providing additional public parks and open space areas and a waterfront trail.” In terms of desired character, future development should “create a new mixed-use residential, commercial/retail, recreational neighborhood in the areas south of the Embarcadero. New parks and open space areas will provide public access to the Estuary and will continue the series of waterfront parks and the San Francisco Bay Trail. Civic and cultural uses may be incorporated into the development. Two existing marinas will be renovated to enhance boating and marine-related uses in the area.” The maximum allowed intensity is 50 residential units per gross acre

over the entire 64.2 planning area included in the PWD-4 land use classification, and approximately 200,000 square feet of commercial development. The master planned Brooklyn Basin PUD allows for development of up to 3,100 residential units. At this time, the total count for dwelling units approved under Final Development Permits is 1,303 (Parcels A, B, C, F, G), and 1,001 (Parcels D, H, J) dwelling units are currently under review (Parcels D, H, J), well within the existing allowance.

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

- Objective LU-1: Provide for a broad mixture of activities within the Estuary area.
 - *The proposal will deliver market rate housing that will intensify and support new uses in the Brooklyn Basin area and complement park and recreation uses along the Oakland Estuary waterfront.*
- Objective LU-2: Provide for public activities that are oriented to the water.
 - *The proposed project will include views of the waterfront along Clinton Basin Way and along Shoreline Park. These strong visual and physical connections to the waterfront will enhance the experience of the waterfront for both residents and the public. The future retail/community amenity space has the potential to become a retail space that serves park goers and residents alike.*
- Objective LU-3: Expand opportunities and enhance the attractiveness of the Estuary as a place to live.
 - *The proposed project will provide housing in a new neighborhood in a desirable location, supporting the socio-economic diversity of Oakland that makes it an attractive and desirable place to live.*
- Objective LU-4: Develop the Estuary area in a way that enhances Oakland's long-term economic development.
 - *The proposal will deliver residential development that will intensify and support new uses in the Brooklyn Basin area and complement park and recreation uses, as well as commercial uses, along the Oakland Estuary waterfront.*
- Objective LU-5: Provide for the orderly transformation of land uses while acknowledging and respecting cultural and historical resources.
 - *The proposed mixed-use residential and commercial project would meet the goals for providing new uses on underutilized sites. The project is an important piece of the larger Brooklyn Basin project, which is transforming and improving the Oakland Estuary waterfront for public recreational and commercial use. As part of the Brooklyn Basin PUD, the master developer is retaining, restoring and occupying a portion of the historic 9th Avenue Terminal for historic interpretive, recreational, and commercial uses.*
- Objective LU-6: Create greater land use continuity between the Estuary waterfront and adjacent inland districts.
 - *The proposed project on Parcel J is part of the larger Brooklyn Basin PUD, which is designed specifically to connect the waterfront to the land side of Embarcadero, with landscaped streets and promenades, as well as improved pedestrian, bicycle and vehicular connectivity across Embarcadero and throughout the site.*

ZONING ANALYSIS

Parcel J is located within the Planned Waterfront Zoning District-4 (PWD-4 Zone). The intent of the PWD-4 Zone is to provide mid-rise and high-rise housing opportunities together with ground-floor retail and commercial uses. Future development is to be set back from the waterfront and address compatibility between residential and nonresidential uses, and reflect a variety of housing and business types. The following discussion outlines the purpose of the PWD-4 zone, with staff analysis provided below in indented, italicized text:

- Encourage the creation of a mixed-use district that integrates a combination of residential, commercial, public open space and civic uses.
 - *The proposed project is a market-rate housing project that will diversify living opportunities in the neighborhood. The project provides a 2,000 square foot space that will initially be provided as a residential amenity space, but is designed to be converted to a retail space once there is a market demand at this key corner.*
- Establish development standards that allow residential, commercial, public open space and civic activities to compatibly co-exist.
 - *The proposed project is subject to and generally meets the development and other standards under the PWD-4 Zone for density, height, setbacks, outdoor open space and parking, and is compatible with the site and surrounding area.*
- Provide a balance of private development and public open space with convenient access to public open space and the waterfront.
 - *The residential project is conveniently located across the street from Shoreline Park.*
- Improve access to the waterfront and recreational opportunities along the waterfront including boat launches and marinas.
 - *The proposal is part of the Brooklyn Basin PUD, which includes infrastructure improvements such as marinas and boat launch areas for public use along the Oakland Estuary.*
- Encourage quality and variety in building and landscape design as well as compatibility in use and form.
 - *The proposal is designed to be visually interesting and differentiated from the planned project for Parcel H in order to provide variety in the neighborhood. In addition, the project includes landscaping concepts intended to provide connectivity between the public and private realms.*

Zoning Considerations

- Residential density: 339 residential units were allocated to Parcel J according to the baseline PUD density allowance. 378 units are proposed, constituting a 12% change, which is below the 33% development distribution allowance. The 39 units are being reallocated from Parcel M.

- Parking: 378 residential parking spaces are required, but only 329 provided, constituting a parking ratio of approximately 1:0.87 versus 1:1 required by Planning Code. This is consistent with other mixed-use and high-density residential districts in Oakland. A minor variance will be required.

Brooklyn Basin Residential Density Allocation

Parcel	Baseline Density Allowance	Re-Allocation	Delta	Enabling Procedure
A	407	254	-153/ 37.6%	Design Review, (approved 2017) swap with Parcel F
B	175	241	+66/38%	Design review (approved 2016)
C	175	241	+66/38%	Design review (approved 2017)
D	175	232	+57/33%	By right, swap with Parcel M
E	131	174	+43/33%	By right, swap with Parcel K
F	165	211	+46/28%	Design Review (approved 2017), swap with Parcel A
G	300	356	+56/19%	By right, swap with Parcel K
H	375	380	+5/1%	By right, (under review), swap with Parcel M
J	339	378	+39/12%	By right, (under review), swap with Parcel M
K	322	231	-91/-28%	By right, swap with Parcel G
L	146	146	0/0	Original approval
M	390	256	-134/ -34%	Design Review (under review), Swap with Parcel D,H, J
Total	3,100	3,100		

Zoning Analysis

Criteria	Planned Waterfront Zoning District-4	Proposed	Analysis
Land Use			
Residential multi-family	P	P	Allowed
General Retail	P	P	Allowed
Residential Density	Original density: 339 units;	378 units, proposing pulling additional units from Parcel M, which is below the 33% threshold	Allowed
Max Retail		2,000 sf of flexible amenity space that can be converted to commercial in the future	Allowed (DG actually require 75% commercial along Clinton Basin)
Building Height	86-100'	86' height proposed	Complies
Open Space - Residential	150 sf per unit Private usable open space 2x Total Required: 56,700 SF	19,375 sf Private = 38,750 sf Common Open Space = 18,790 Total = 56,700 sf	Complies
Parking	1 space/du = 378 spaces	302 residential provided	378 residential spaces required, only 329 provided. 1:0.87 Variance required
Loading	1 residential berth 23 feet long, 10 feet wide, and 12 feet high	1 residential berth provided	Complies
Recycling	2 cubic feet per residential unit 2 cubic feet per 1,000 sf of commercial	Will meet requirement	Complies
Driveway	Driveways serving one lot or serving any of several adjacent lots under the same ownership shall be separated edge-to-edge by at least twenty-five (25) feet;		Complies

Oak to 9th Brooklyn Basin Design Guidelines

- Urban Design Principles:

- Create walkable and lively public streets, open spaces and pedestrian ways that provide strong visual and pedestrian linkages between the waterfront and inland areas.
 - *The Brooklyn Basin PUD will have approximately ten new public streets. Parcel J provides ground floor residential entries along 8th Avenue, Clinton Basin, Harbor Lane E, and along Shoreline Park. The project provides a 2,000 square foot residential amenity space that can be converted into community-serving retail at the corner of Shoreline Park and Clinton Basin.*
- Introduce a mix of housing that supports a diverse population of residents and that promotes a nighttime environment along the waterfront.
 - *The proposed project adds 378 market-rate residential units with a variety of unit types (including studio, one-, two-, and three-bedroom models and two-bedroom townhomes).*
- Maintain and enhance public views of the waterfront.
 - *The 86-foot tall building provides direct views to the Estuary, and will not block or impede views of the waterfront.*
- Configure and design buildings to spatially define and reinforce the public character of streets and open spaces.
 - *The proposed building is designed with a strong street wall and maximized ground floor transparency and landscaping to frame and enrich the character of the adjacent rights-of-way, Shoreline Park, and Clinton Basin.*
- Introduce ground level activities that enliven streets and public spaces.
 - *The proposed project is designed to provide ground floor lobbies, a retail/residential amenity space, and ground floor residential at key corners. Ground floor residential units are walk-up units with stoops and landscaping.*
- Develop a dynamic composition of taller and shorter buildings that reinforce the spatial characteristics of the waterfront and open space system, and that dramatize this unique shoreline setting.
 - *The project is a mid-rise product designed to fit the Brooklyn Basin PUD. The building provides some height variation to reduce the risk of a monolithic presence.*
- Allow for a diversity of architectural expressions within the strong public framework of streets and open spaces.
 - *The project is designed to fit within the desired scale of development of the site while being massed and articulated differently from the adjacent Parcel H project. The intent of this approach is to provide a diversity of architectural expression within the neighborhood for visual complexity and interest.*

Retail Edges

- Along Clinton Basin frontage, at least 75% of the building frontage should be in retail use including shops, restaurants, and cafes.
 - *In working with the master developer and the applicant, there was significant concern about the viability of retail along the Clinton Basin*

frontage. In looking at the overall amount of retail space being provided along Brooklyn Basin Way and on Parcel H, the applicant was concerned they would not be able to fill retail space along Clinton Basin. While staff would like to see this area activated with retail, staff is also concerned about having vacant storefronts on the ground floor of this important location in Brooklyn Basin. As a compromise, staff worked with the applicant to provide a residential amenity space at the corner of Clinton Basin and Shoreline Park that could be converted to a retail space when the market supports the commercial use.

ZONING AND RELATED ISSUES

Design

Staff has worked with the applicant and architect to refine the proposed design for the Parcel J site. The team has worked to improve the overall design of the project to provide high quality materials, create a flexible amenity/retail space, and to screen utilities. Key aspects of the building include:

- **Building Orientation:** The Parcel J Project is oriented toward the Estuary and Shoreline Park, with glazing, open space, and ground floor residential units oriented toward these unique amenities. “Back-of-house” uses are ganged on Harbor Lane East, with ground floor residential on 8th Avenue, Clinton Basin, Harbor Lane E, and Shoreline Park.
- **Building Appearance:** The project differentiates the corners of the building through massing, articulation, exterior treatments, and glazing. Staff worked with the applicant to ensure the ground floor planter wall materials are high quality and integrated with the rest of the building design.
- **Ground Floor Residential:** Ground floor residential units are located on all four facades of the building. The ground floor units are setback from the street with stoops, elevated patios, and entries to the unit as well as landscaping to help transition from the public realm to private space.

Issues

In general, staff finds the project to be well-designed and improved since the original submittal. Back-of-house uses are generally contained within the project and are minimized along the edges. That said, staff would like DRC to consider the following issue:

- **Clinton Basin frontage.** The Brooklyn Basin Design Guidelines call for 75% retail frontage on Clinton Basin, but the applicant is only providing a small flexible amenity/retail space at the corner of Shoreline Park and Clinton Basin. The Master Developer and the applicant made the case that retail viability would be limited in this location and that it would be better to concentrate the retail on Brooklyn Basin Way and on the portion of Clinton Basin adjacent to Brooklyn Basin Way on Parcel H. Staff has weighed the concerns of the applicant with the guidance in the Design Guidelines and supports the activation of the ground floor with residential uses in order to prevent vacant retail spaces in the future. Staff feels the design of the corner amenity/retail space at Shoreline Park and Clinton Basin is critical to allow flexibility for a future café or retail

space. Once residents move in and Shoreline Park is open, staff feels this corner space has potential to be an active retail space for both residents and park goers.

- *Does DRC support the reduction in retail along Clinton Basin?*
- *Does DRC feel the design of the residential amenity/retail space is flexible enough to accommodate future market conditions?*

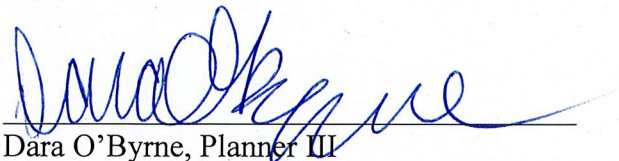
On-going, Non-design Related Issues

- **Parking.** 378 residential parking spaces are required, but only 329 provided, constituting a parking ratio of approximately 1:0.87 versus 1:1 required by Planning Code. This is consistent with other mixed-use and high-density residential districts in Oakland. A minor variance will be required.

RECOMMENDATION

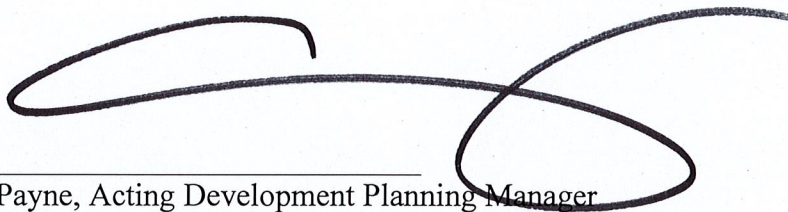
Staff recommends the DRC review and comment on the proposed Brooklyn Basin Parcel J FDP, with attention to the issues raised by staff in this report.

Prepared by:



Dara O'Byrne, Planner III

Reviewed by:



Catherine Payne, Acting Development Planning Manager
Bureau of Planning

Attachment:

- A. Proposed Plans, dated October 4, 2019

ATTACHMENT A:

Proposed Brooklyn Basin Parcel J Plans, dated October 4, 2019



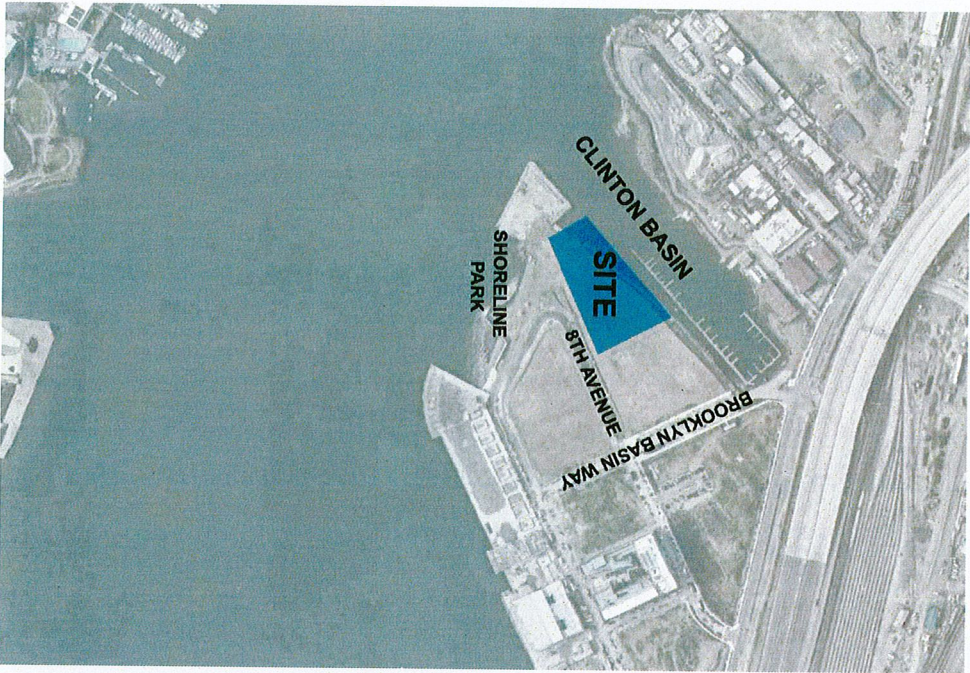
BROOKLYN BASIN PARCEL J

FSM
ARCHITECTS
AN ACE MARTIN COMPANY

FDP RE-SUBMITTAL
10•04•2019

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VICINITY MAP



SHEET INDEX

PAGE	ARCHITECTURAL	PAGE	ARCHITECTURAL
A-01	Cover Sheet	A-47	Open Space Diagram 1
A-02	Index & Project Team	A-48	Open Space Diagram 2
A-03	Project Summary	A-49	Open Space Diagram 3
A-04	Master Plan	A-50	Bike Parking Diagram
A-05	Illustrative Site Plan	A-51	Exterior Details 1
A-06	Concept Diagrams	A-52	Exterior Details 2
A-07	Site Photos	A-53	Signage Plan
A-08	Site Photos	A-54	Signage 1
A-09	Aerial Perspective	A-55	Signage 2
A-10	Aerial Perspective		
A-11	Aerial Perspective		
A-12	Aerial Perspective		
A-13	Perspective 1		
A-14	Perspective 2		
A-15	Perspective 3		
A-16	Perspective 4		
A-17	Level 1 Plan	L1	Sheet A
A-18	Level 2 Plan	L2	Sheet B
A-19	Level 3 Plan	L3	Sheet C
A-20	Level 4 Plan	L4	Sheet D
A-21	Level 5 Plan	L5	Sheet E
A-22	Level 6 Plan		
A-23	Level 7 Plan		
A-24	Level 8 Plan		
A-25	Roof Plan		
A-26	Sections		
A-27	Material Board		
A-28	Elevation A and B	C1	Sheet A
A-29	Elevation C and D	C2	Sheet B
A-30	Elevation A P1		
A-31	Elevation A P2		
A-32	Elevation B P1		
A-33	Elevation B P2		
A-34	Elevation C P1		
A-35	Elevation C P2		
A-36	Elevation D P1		
A-37	Elevation D P2		
A-38	Enlarged Perspective Corner		
A-39	Enlarged Elevation - Clinton		
A-40	Enlarged Elevation - Shoreline		
A-41	Enlarged Elevation - Shoreline		
A-42	Enlarged Elevation - Clinton		
A-43	Enlarged Elevation - 8th Avenue		
A-44	Enlarged Elevation - Harbor Lane East		
A-45	Enlarged Elevation - Harbor Lane East		
A-46	Elevation Planning Diagram		

PROJECT TEAM



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1904403.00 | October 4, 2019

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

INDEX AND PROJECT TEAM

A-02

PROJECT DATA

PROJECT ADDRESS

Parcel J
Oakland, California 94606

ASSESSOR PARCEL NUMBER
Parcel: 018046501800

PROPOSED LAND USE
Residential

TYPE OF CONSTRUCTION
Type IIIA (Residential) over
Type IA (podium)

LOT AREA
Gross : 42.05 AC (89,472 sf - including
1/2 of Harbor Lane East)
Net : 41.88 AC (82,015 sf - excluding
1/2 of Harbor Lane East)

PROPOSED DENSITY - 378 Units
Studio (4576 sf) = 93 Units (24.6%)
1 Bed (24 sf) = 191 Units (50.5%)
2 Bed (41,138 sf) = 79 Units (20.9%)
2 Bed TH (41,331 sf) = 5 Units (1.3%)
3 Bed (41,330 sf) = 10 Units (2.7%)
Average Unit Size = 4798 sf

DENSITY / GROSS LOT AREA -
184 Units / AC
DENSITY / NET LOT AREA -
201 Units / AC

REQUIRED PARKING - 302 Spaces
378 Units x 0.8* Space = 302 Spaces
PROVIDED PARKING = 429 Spaces
(0.87 Space per Unit)

REQUIRED LONG TERM BIKE PARKING-
95 Spaces (378 Units / 4 = 95 Spaces)
PROVIDED LONG TERM BIKE PARKING-
106 Spaces

REQUIRED SHORT TERM BIKE PARKING-
19 Spaces (378 Units / 20 = 19 Spaces)
PROVIDED SHORT TERM BIKE PARKING-
19 Spaces

REQUIRED OPEN SPACE - 56,700 sf
378 Units x 150 sf = 56,700 sf
PROVIDED OPEN SPACE - 57,330 sf
Courtyards = 14,820 sf
Roof Deck = 3,970 sf
Private = 19,270 sf x 2** = 38,540 sf

PROPOSED GROSS BUILDING AREA
GSF:
Residential = 301,822 sf
Amenity / Lobby = 15,035 sf
2 Story Volume at Lobby & Amenity = 3,470 sf
Circulation / Service = 78,583 sf
Total GSF = 398,910 sf

Non GSF:
Bike Parking = 4,265 sf
Loading = 525 sf
Parking = 66,240 sf
Total Non GSF = 71,030 sf
Grand Total = 469,940 sf

POPULATION ESTIMATES: 4767 Persons
Studio = 93 Units x 1 person = 93 Persons
1 Bed = 191 Units x 2 persons = 382 Persons
2 Bed = 84 Units x 3 persons = 252 Persons
3 Bed = 10 Units x 4 persons = 40 Persons

*1. space per unit required per zoning code. 0.8 space per unit requested via variance.
**Each square foot of private usable open space conforming to the provisions of section 17.126.040 shall be considered equivalent to two square feet of required group usable open space and may be so substituted.

***Planned Waterfront Zoning District (PWMD-4)
17. 140 Yards and setbacks: All front, side, rear, and corner side yard setbacks will be determined through the design review approval process and must conform to the Preliminary Development Plan, Final Development Plan, Oak to Ninth Mixed Use Development Design Guidelines, and Vesting Tentative Tract Map No. 7621, if specified.

UNIT SUMMARY	UNIT AREA	COUNT
STUDIO	578	93
1B1	609	38
1B2	347	10
1B2a	617	4
1B3	612	26
1B4	633	5
1B5	621	5
1B6	493	1
1B7	506	4
1 BEDROOM	724	191
1B1	715	39
1B2	718	12
1B2a	700	7
1B3	716	54
1B4	811	6
1B5	710	5
1B6	733	16
1B7	697	5
1B8	667	1
1B9	697	7
1B10	794	7
1B11	727	29
1B12	617	1
1B13	1,114	1
1B14	612	1
2 BEDROOM	1,138	79
2B1	1,105	16
2B2	1,104	7
2B2a	1,164	1
2B2b	1,161	1
2B2c	1,029	1
2B3	1,029	1
2B3a	1,114	14
2B4	1,056	8
2B4	1,057	3
2B4a	1,105	1
2B4b	1,122	1
2B5	1,284	6
2B6	1,168	3
2B7	1,200	5
2B8	1,262	3
2B9	1,179	4
2B10	1,134	5
2 BEDROOM TH	1,331	5
2B1 TH	1,269	4
2B2 TH	1,579	1
3 BEDROOM	1,330	10
3B1	1,323	5
3B2	1,337	5
GRAND TOTAL	799	378

PROJECT DESCRIPTION

Brooklyn Basin Parcel J ("Project") is an 8 story 378 unit apartment community that consists of five (5) levels of Type III wood frame structure over three (3) levels of Type I Podium on a 2.05 acre site located at the south-west end of the Brooklyn Basin Development Plan ("Development"). The project is part of the Development's second Phase (Phase II) and is bounded by Clinton Basin to the North, Shoreline Park to the West, 8th Street to the South and Harbor Lane East to the East.

The new residential units will feature a combination of townhome, studio, one bedroom, two bedroom and three bedroom units. The building has been designed to provide residents with panoramic views of Clinton Basin, Oakland Estuary, Shoreline Park and the skyline of downtown San Francisco and Oakland. The project includes approximately 329 parking stalls, located in the interior of the building and screened from public view by residential units including ground floor units with scoops. The building offers a fully amenitized design of over 7,000 SF of one and two-story amenity spaces that includes a clubhouse, gym, coworking space and lounge area. Outdoor amenities include three landscaped courtyards featuring a pool, spa, yoga deck, outdoor dining space, fireplaces, outdoor games, community garden and a roof deck with panoramic city views.

The design is coordinated with the master development's public streets, open spaces and pedestrian ways to provide strong visual and pedestrian linkages between the waterfront and inland areas. To foster interaction between public and private open spaces, walkable adjacencies are combined with stoop units with direct access to the public right of way. Particular attention has been given to the ground level treatment at building scoops that provide privacy to residents while allowing building transparency to encourage pedestrian engagement. Special attention has been given to the architectural treatment of the building corners and other building volumes have been articulated to breakdown the perceived scale and mass of the structure and to provide visual interest.

DENSITY REQUIREMENTS

As per the PWD zoning regulations, the maximum number of residential units is 3,100 units. Unused densities may be transferred to another parcel. The number of dwellings units per parcel may increase or decrease provided that the number of dwelling units being transferred does not exceed more than 33% of the allocation of the development parcel receiving the transferred units.

Table A shows the current approved density distribution across 13 parcels.

Table B shows the proposed density distribution for Brooklyn Basin. All the density transfers proposed are below the 33% development cap.

Acreage	Allocation	Original DU/acre
A	2.38	300
B	1.53	241
C	1.48	241
D	1.46	175
E	1.2	138
F	1.75	165
G	2.08	288
H	1.84	375
I	1.84	339
J	1.69	332
K	1.45	146
L	2.6	360
M	22.16	3100
TOTAL		

Acreage	Current	% Change	Current DU/acre
A	2.38	-15%	107
B	1.53	0%	158
C	1.48	0%	163
D	1.46	33%	159
E	1.2	26%	145
F	1.75	28%	121
G	2.08	29%	132
H	1.84	12%	183
I	1.84	12%	205
J	1.69	-30%	137
K	1.45	0%	101
L	1.45	-29%	98
M	22.16		140
TOTAL			



BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

PROJECT SUMMARY

Cityview

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A-03

BENCHMARK

ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM A FEET U.S.C. AND ARE TO BE USED AT THE CROSSING OF THE PROJECT WITH THE BAY TRAIL CONNECTION. BEYOND THE SUBMITTED LIMITS AND THE PROJECT SITE BOUNDARIES, ELEVATIONS ARE TO BE USED AS A REFERENCE ONLY. THE CITY OF OAKLAND VERTICAL DATUM IS BASED ON THE MEAN SEA LEVEL DATUM OF 1985.

DATUM SUMMARY

CITY OF OAKLAND BENCHMARK POINT
 BENCHMARK POINT DATUM ELEVATION: 784'
 CITY OF OAKLAND BENCHMARK POINT
 BENCHMARK POINT DATUM ELEVATION: 784'
 BENCHMARK POINT DATUM ELEVATION: 784'
 BENCHMARK POINT DATUM ELEVATION: 784'
 BENCHMARK POINT DATUM ELEVATION: 784'
 BENCHMARK POINT DATUM ELEVATION: 784'



CITY	PORT	NAVD 88	TOTAL
8.8 FEET (BENCHMARK "CSA")	1.8 FEET (BENCHMARK "CSA")	NAVD 88 DATUM FOR THE PROJECT (USDA 88 "NA88")	
4.18 FEET (TOTAL)	1.8 FEET	0.0 FEET	5.98 FEET
PROJECT DATUM 0 FEET (CN)	5.17'	0 FEET	5.17'
	5.17'	0 FEET	5.17'
	0.47'	0 FEET	0.47'
	0.47'	0 FEET	0.47'

1. TO CHANGE FROM CITY ELEVATION TO A PORT
2. TO CHANGE FROM PORT ELEVATION TO A CITY



Cityview.

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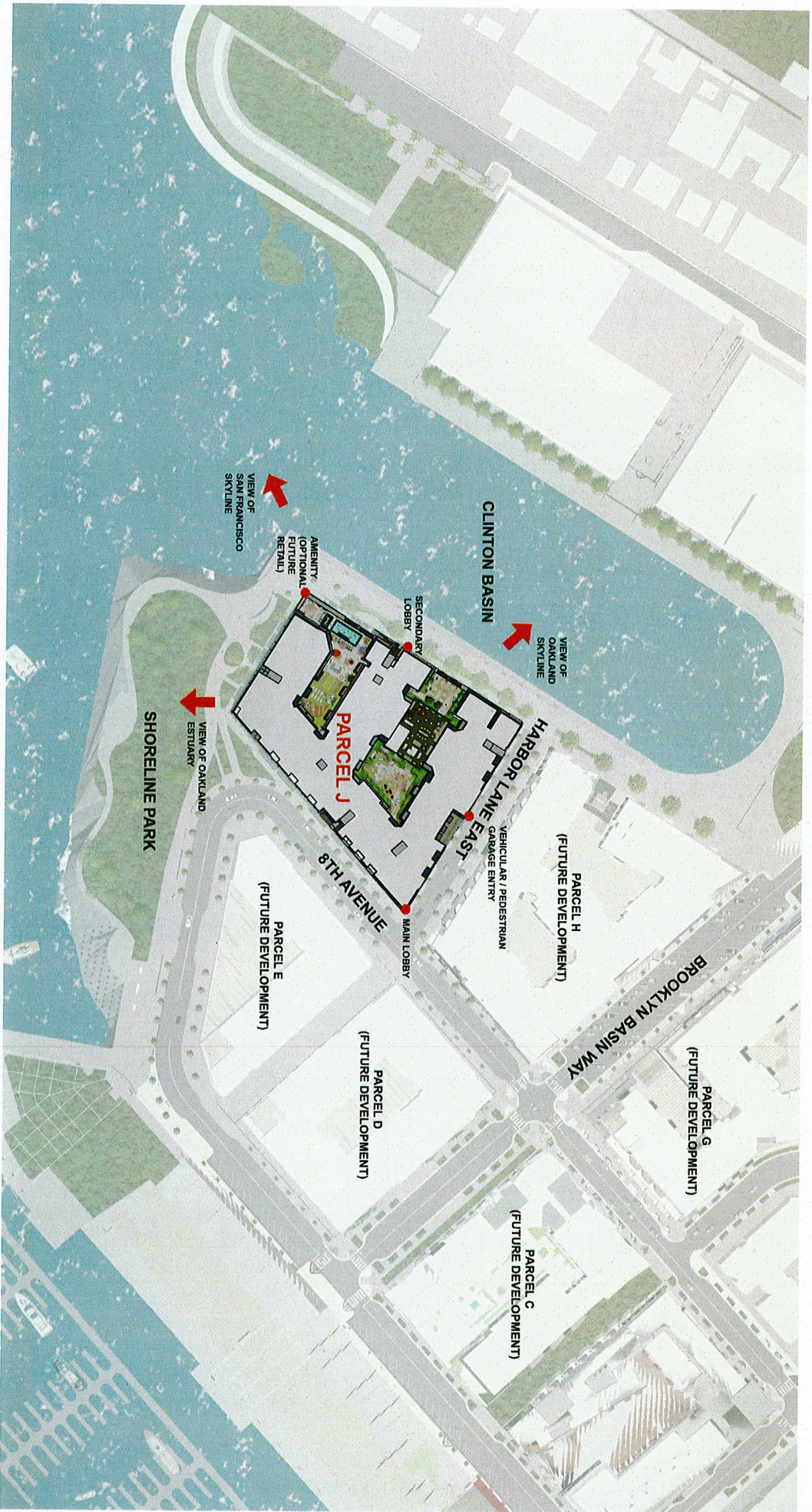
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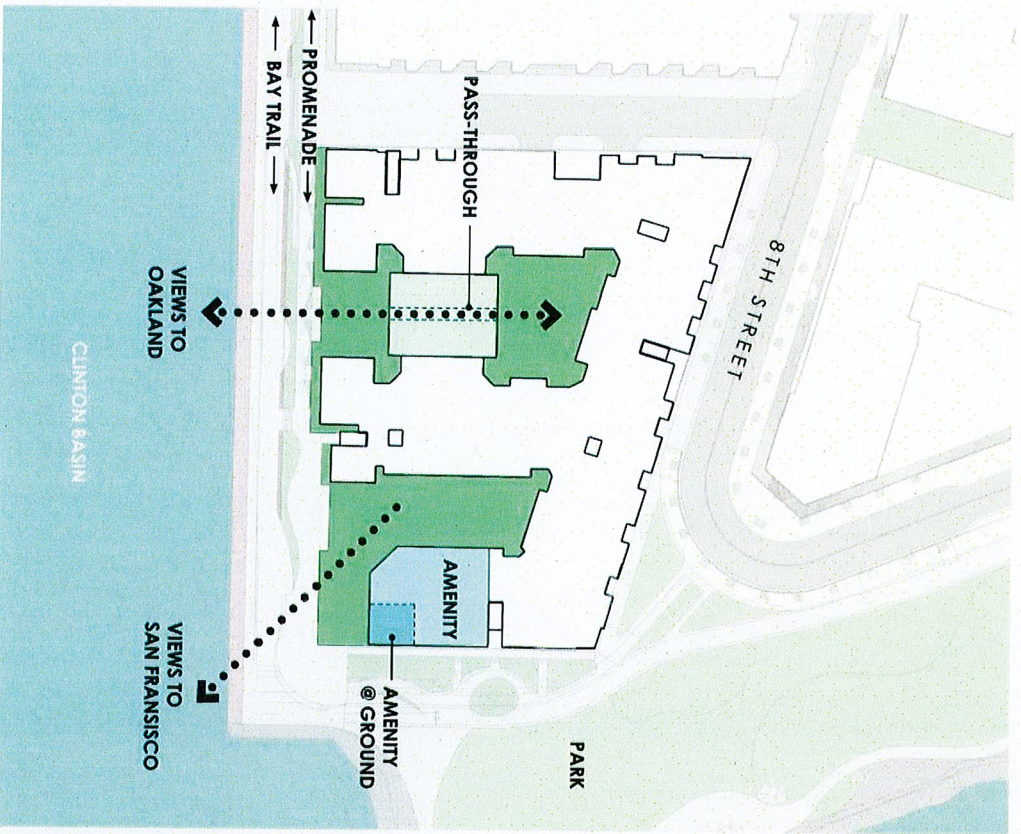
BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

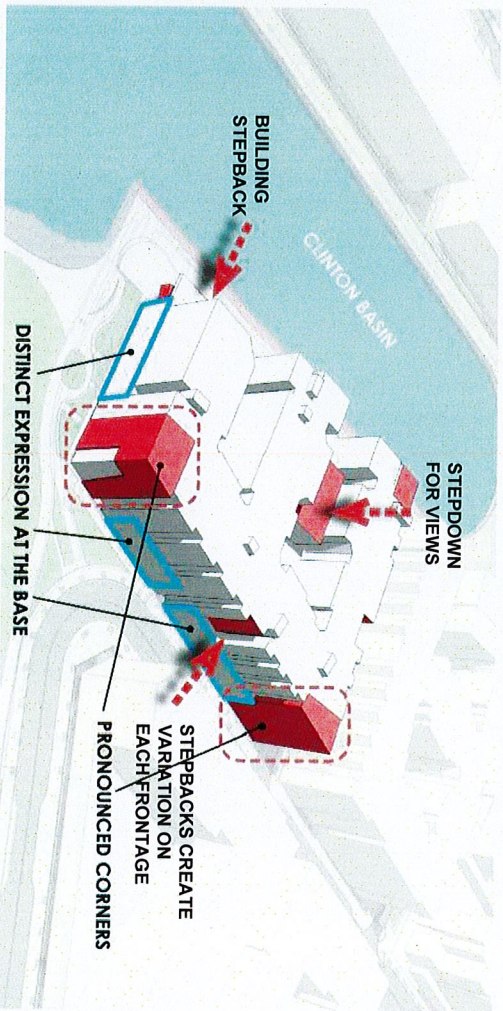
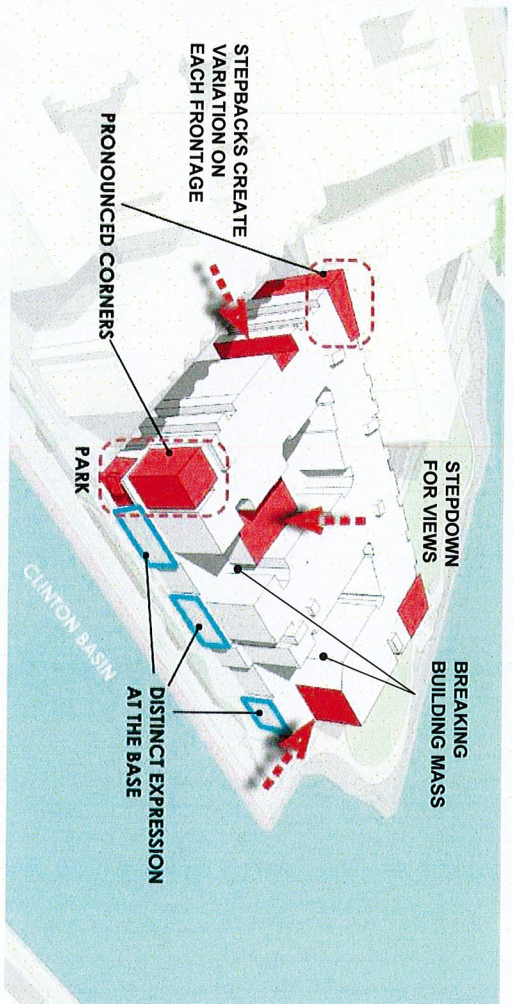
BROOKLYN BASIN MASTER PLAN

A-04



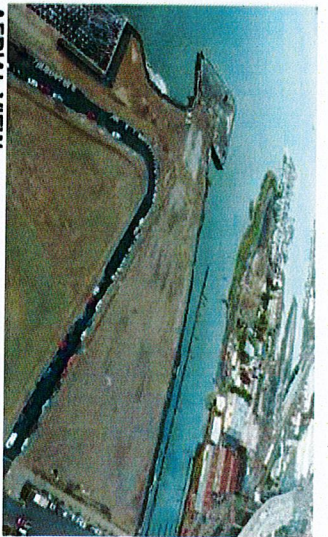


CONNECTIVITY

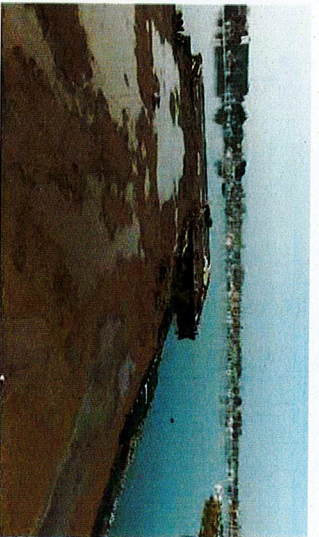


NEIGHBORHOOD SCALE

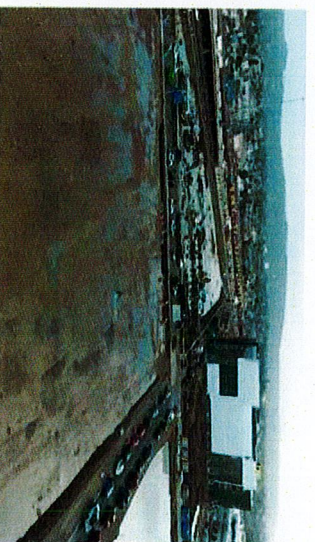




PARCEL J
AERIAL VIEW
Looking W
1



PARCEL J
Complete Site
2



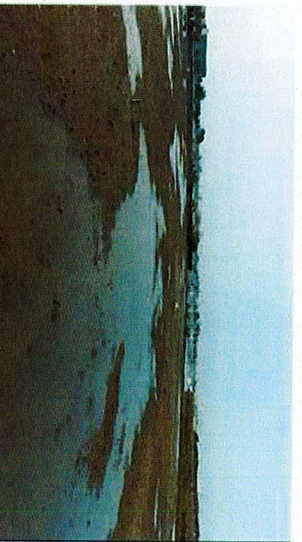
PARCEL J
Looking East
3



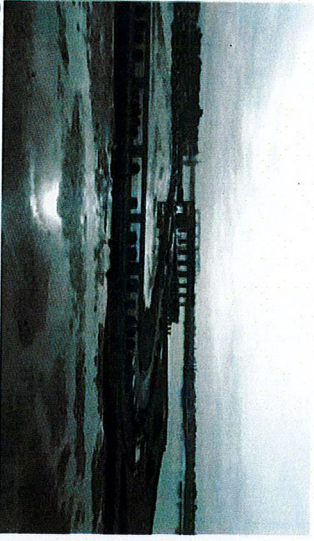
PARCEL J
Looking NE
4



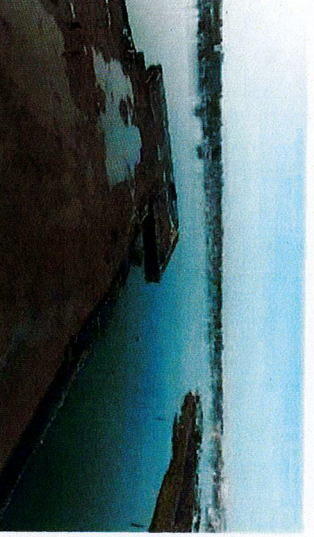
PARCEL J
Looking NW
5



PARCEL J
Looking S
6



PARCEL J
Looking SE
7



PARCEL J
Looking W
8



VICINITY MAP

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606



Cityview.

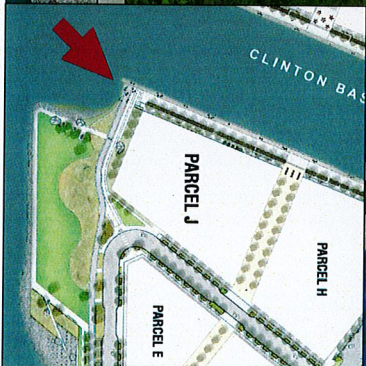
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SITE PHOTOS



A-08



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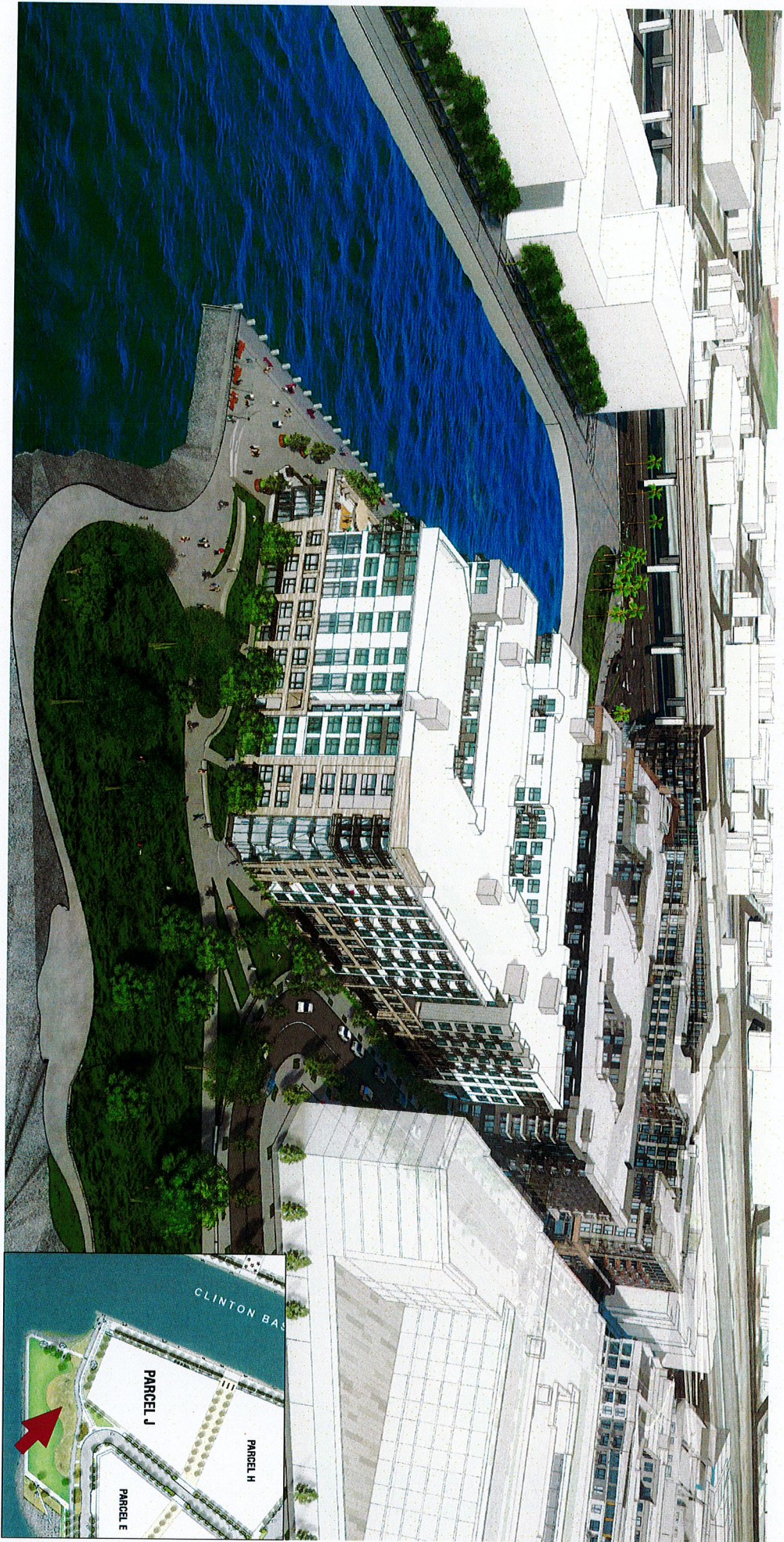


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AERIAL PERSPECTIVE A

A-09



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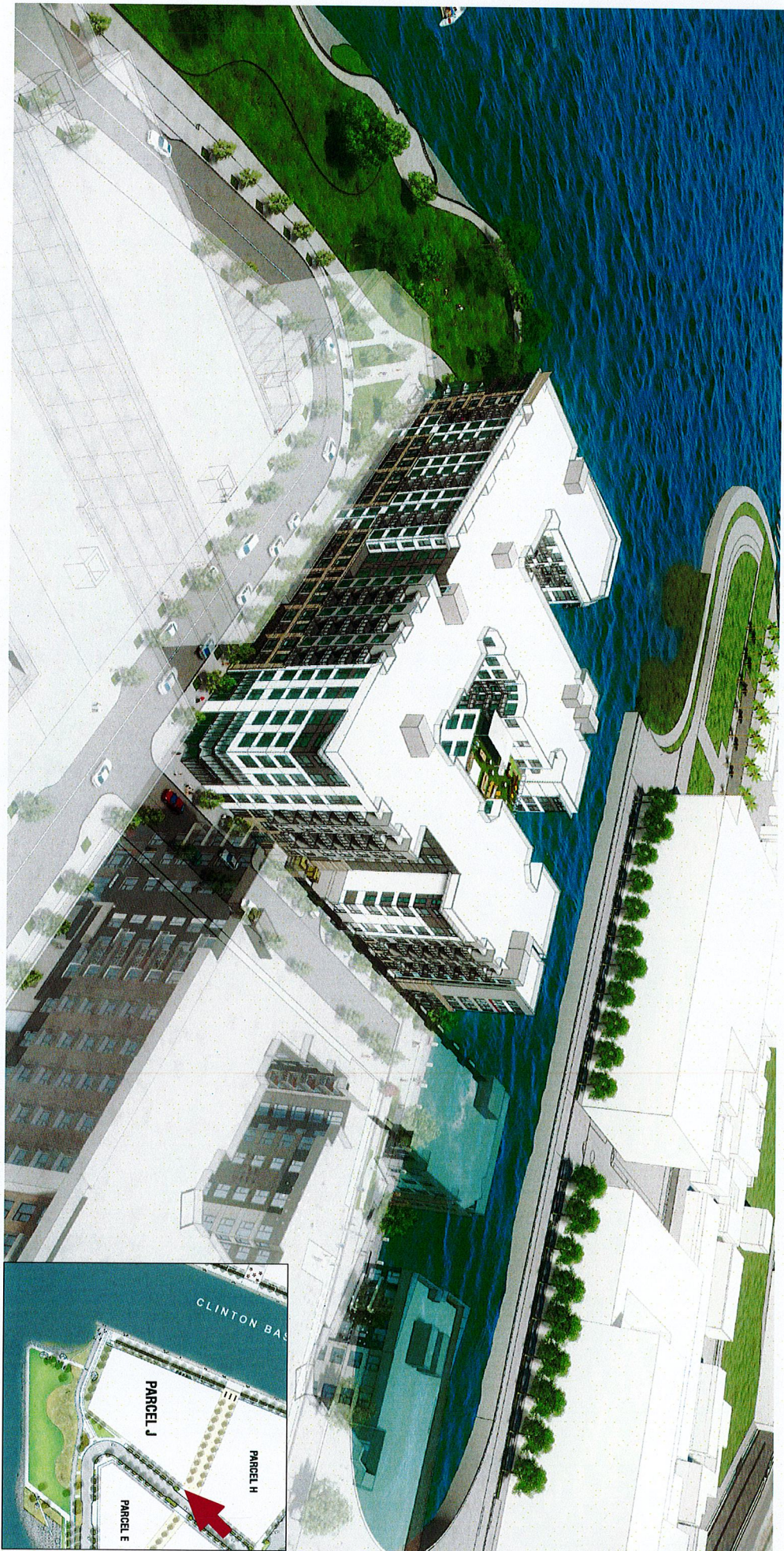
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AERIAL PERSPECTIVE B

A-10



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AERIAL PERSPECTIVE C

A-11



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AERIAL PERSPECTIVE D

A-12



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AERIAL PERSPECTIVE E

A-13



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AERIAL PERSPECTIVE E

A-14



BROOKLYN BASIN

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AERIAL PERSPECTIVE E

A-15



BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606



Cityview.

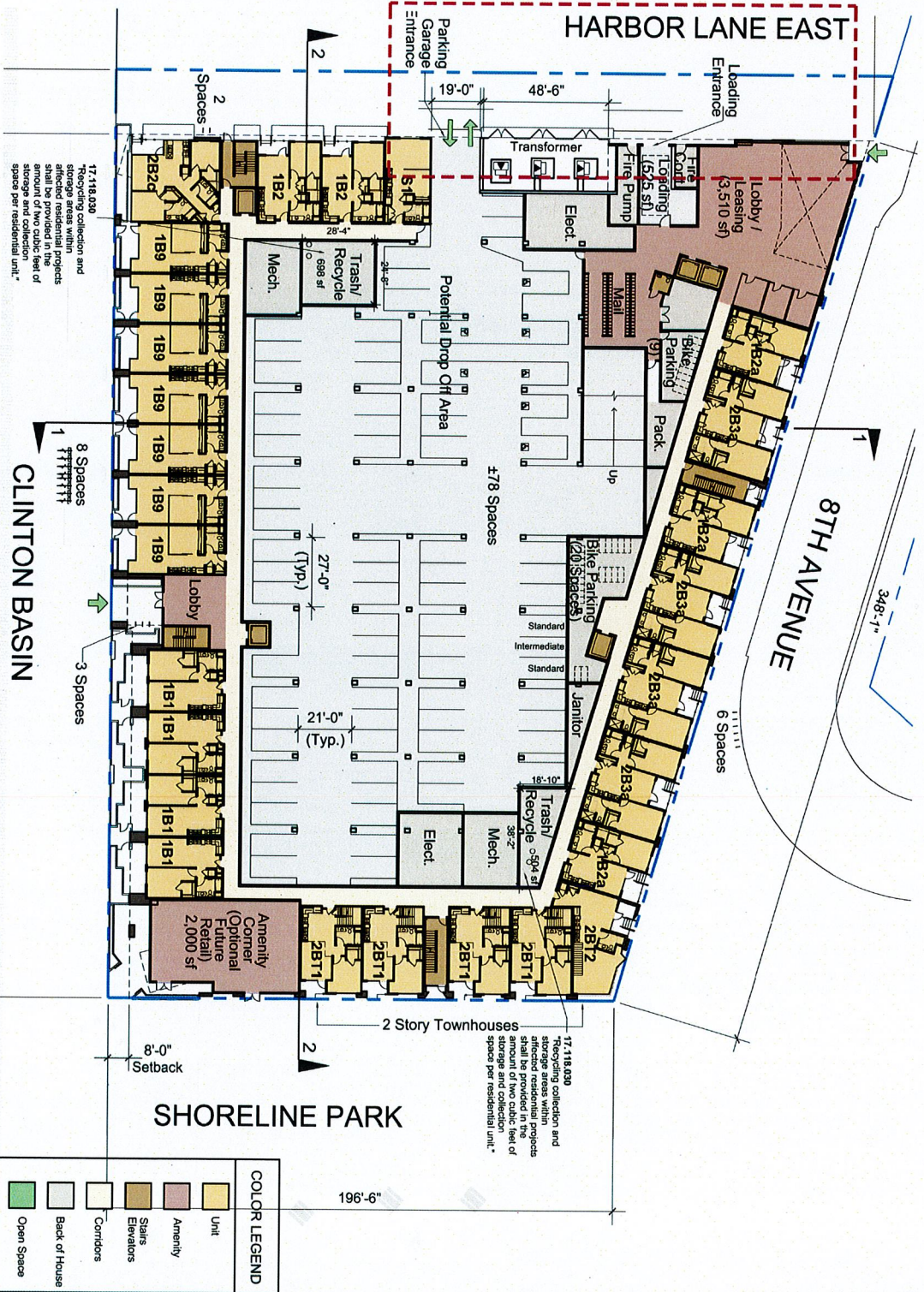
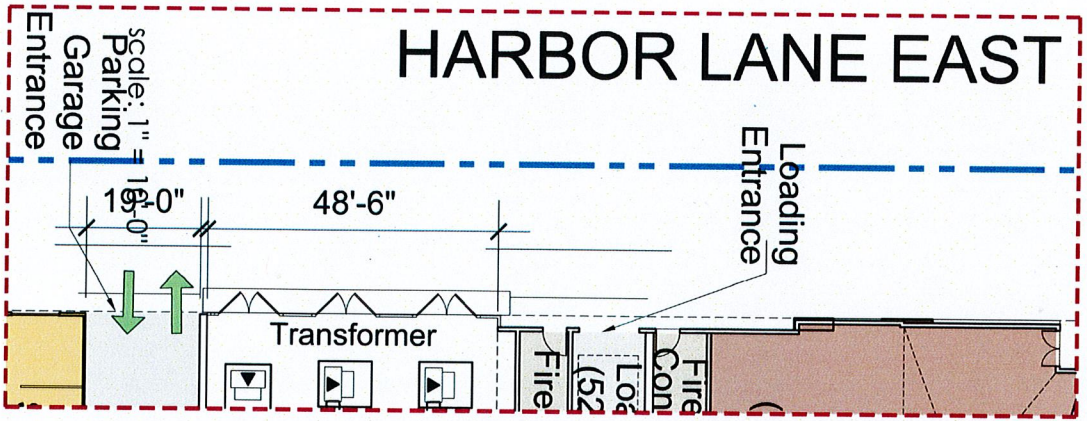
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AERIAL PERSPECTIVE E

A-16

HARBOR LANE EAST



17,118,030
 Recycling collection and storage areas within affected residential projects shall be provided in the amount of two cubic feet of storage and collection space per residential unit.*

17,118,030
 Recycling collection and storage areas within affected residential projects shall be provided in the amount of two cubic feet of storage and collection space per residential unit.*

COLOR LEGEND	
[Yellow Box]	Unit
[Light Yellow Box]	Amenity
[Brown Box]	Stairs/Elevators
[White Box]	Corridors
[Light Blue Box]	Back of House
[Green Box]	Open Space



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0 20' 40' 80'

scale: 1" = 40'-0"



A-17

BROOKLYN BASIN

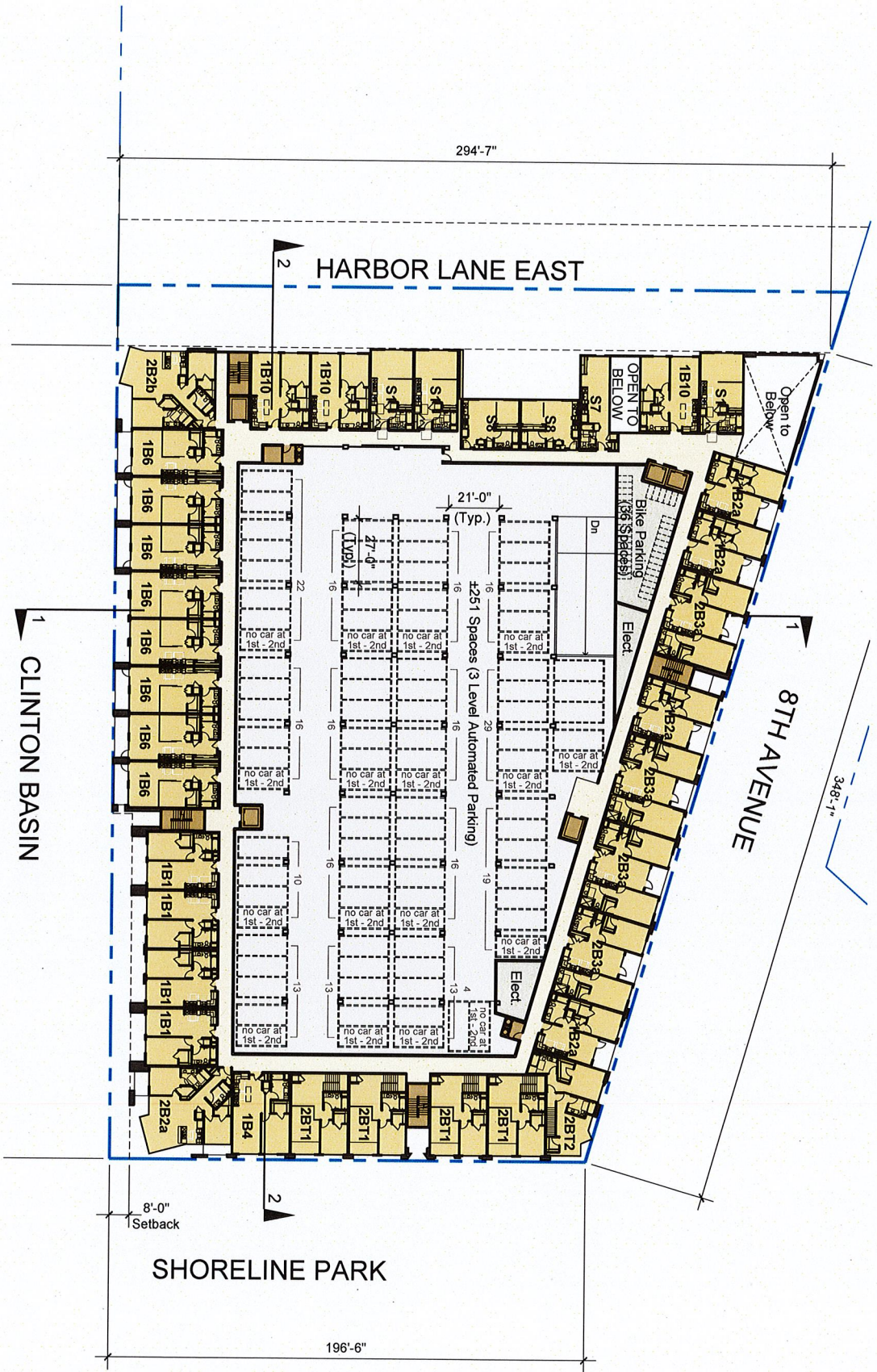
PARCEL J, OAKLAND CALIFORNIA, 94606

1ST LEVEL PLAN

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

2ND LEVEL PLAN

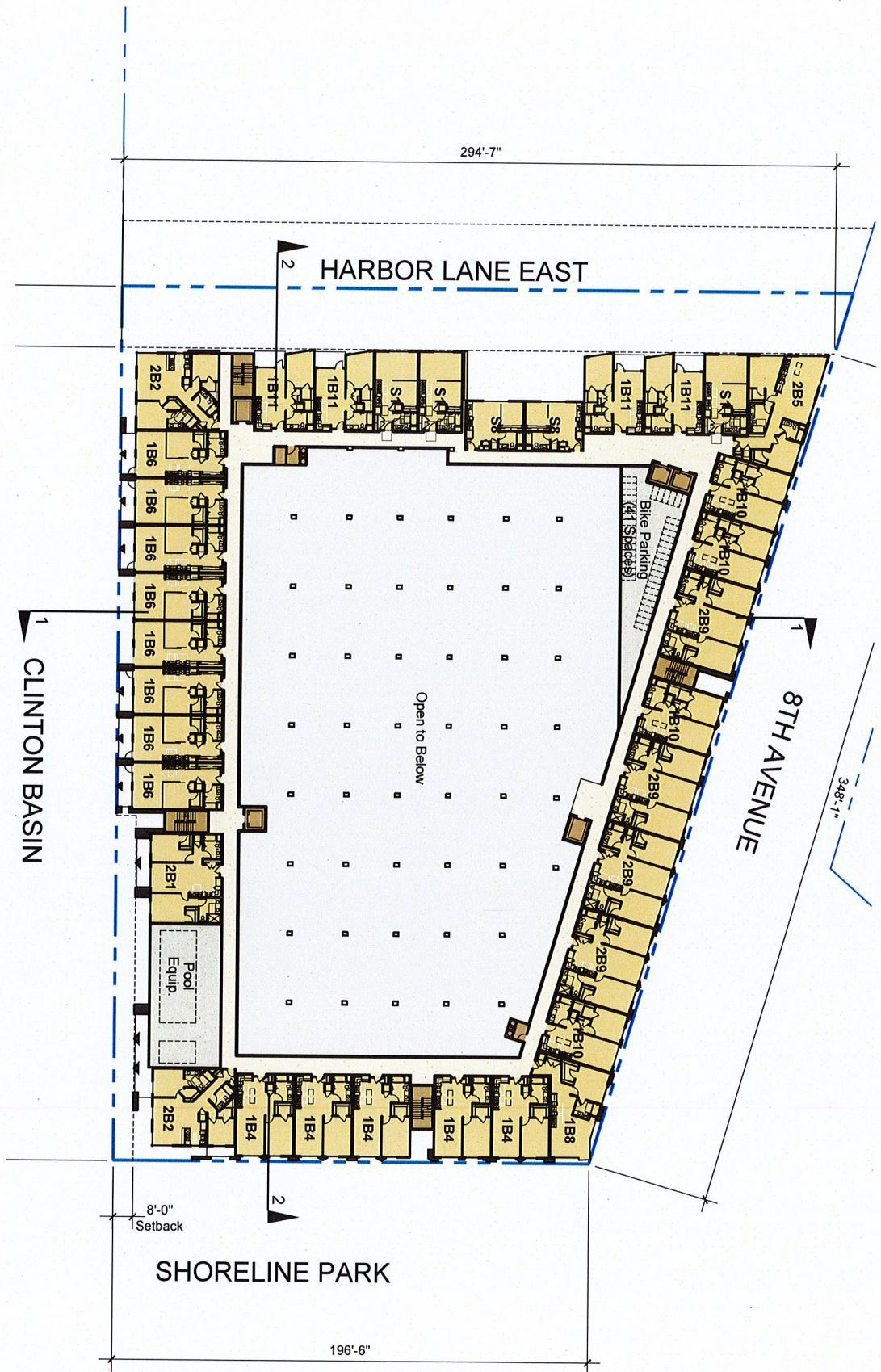


COLOR LEGEND	
	Unit
	Amenity
	Stairs/Elevators
	Corridors
	Back of House
	Open Space

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

3RD LEVEL PLAN



COLOR LEGEND	
	Unit
	Amenity
	Stairs
	Elevators
	Corridors
	Back of House
	Open Space

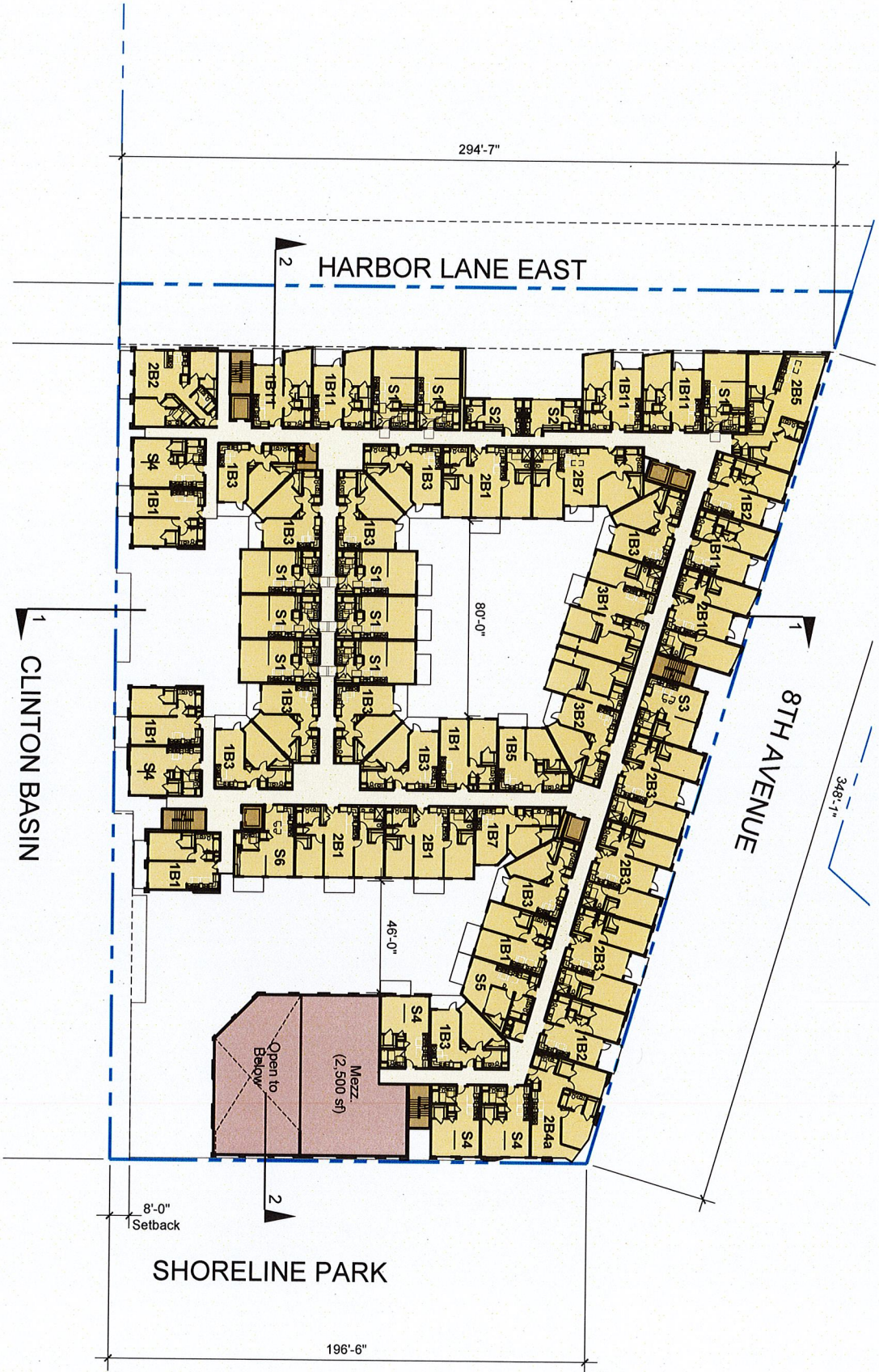


COLOR LEGEND	
	Unit
	Amenity
	Stairs
	Elevators
	Corridors
	Back of House
	Open Space

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

5TH LEVEL PLAN

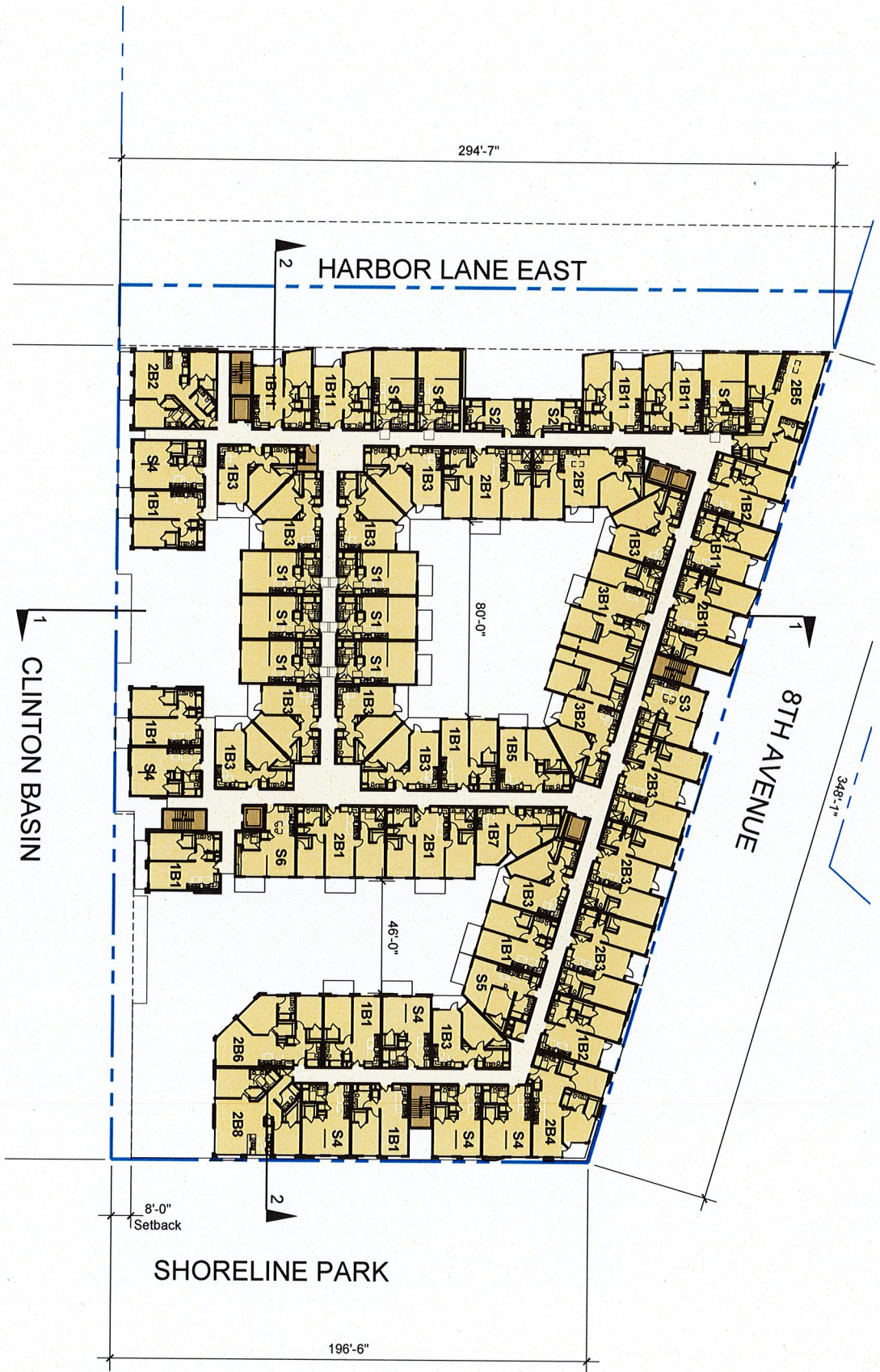


COLOR LEGEND	
	Unit
	Amenity
	Stairs/Elevators
	Corridors
	Back of House
	Open Space

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

6TH LEVEL PLAN



COLOR LEGEND	
	Unit
	Amenity
	Stairs/Elevators
	Corridors
	Back of House
	Open Space



COLOR LEGEND	
	Unit
	Amenity
	Stairs Elevators
	Corridors
	Back of House
	Open Space

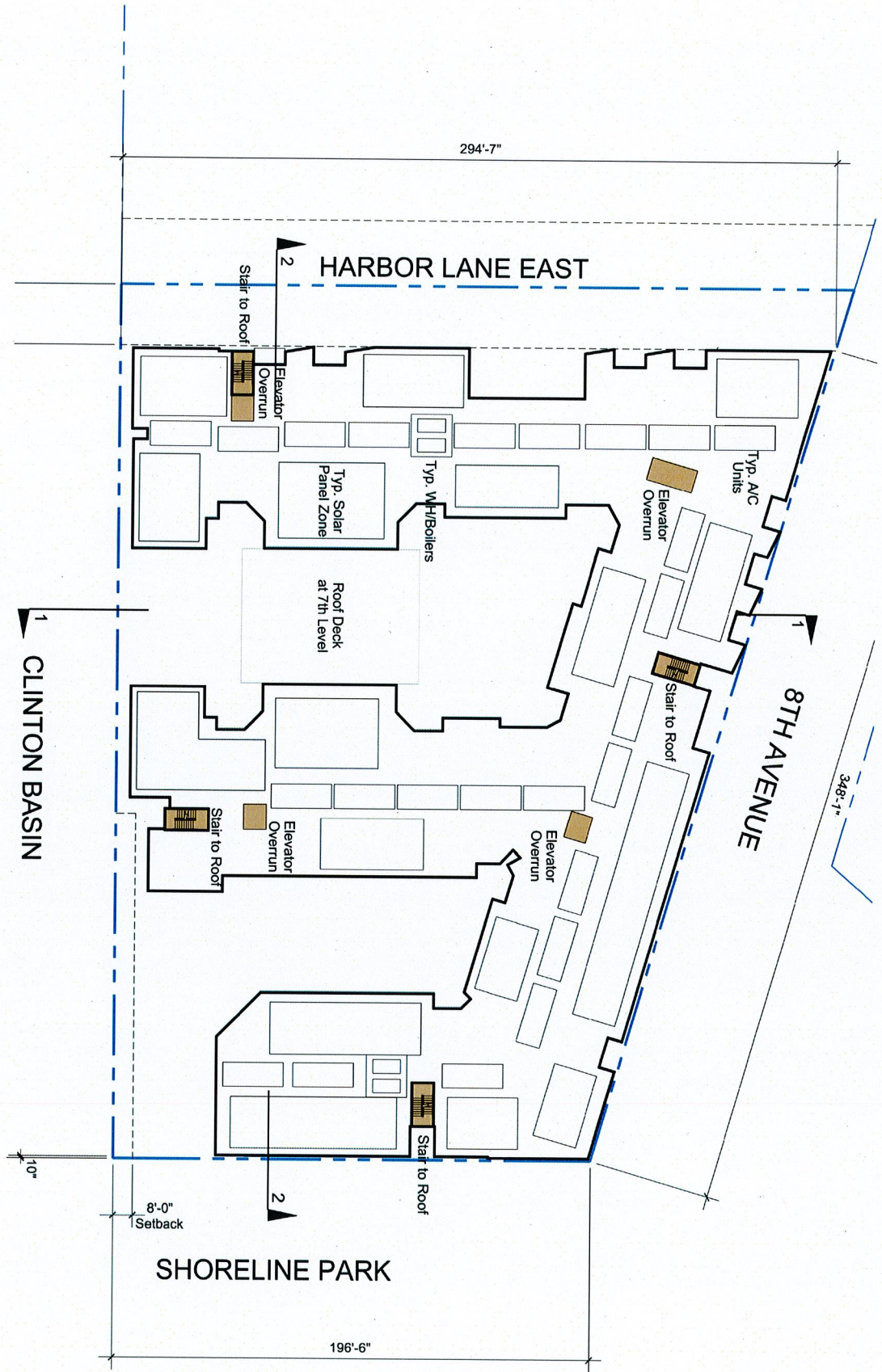


COLOR LEGEND	
	Unit
	Amenity
	Stairs
	Elevators
	Corridors
	Back of House
	Open Space

BROOKLYN BASIN

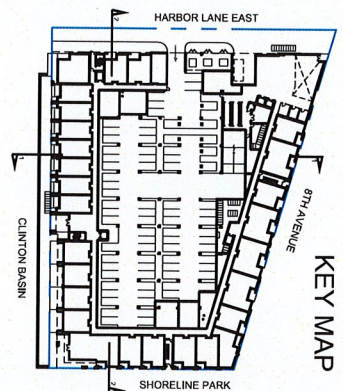
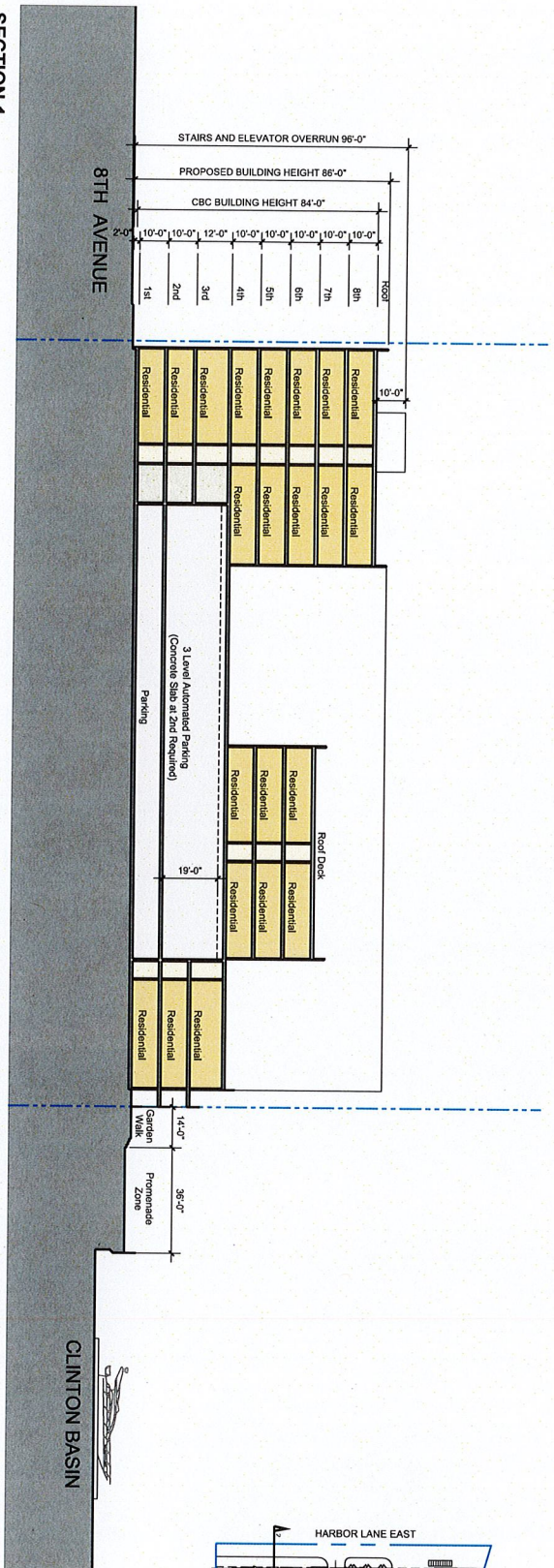
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ROOF LEVEL PLAN

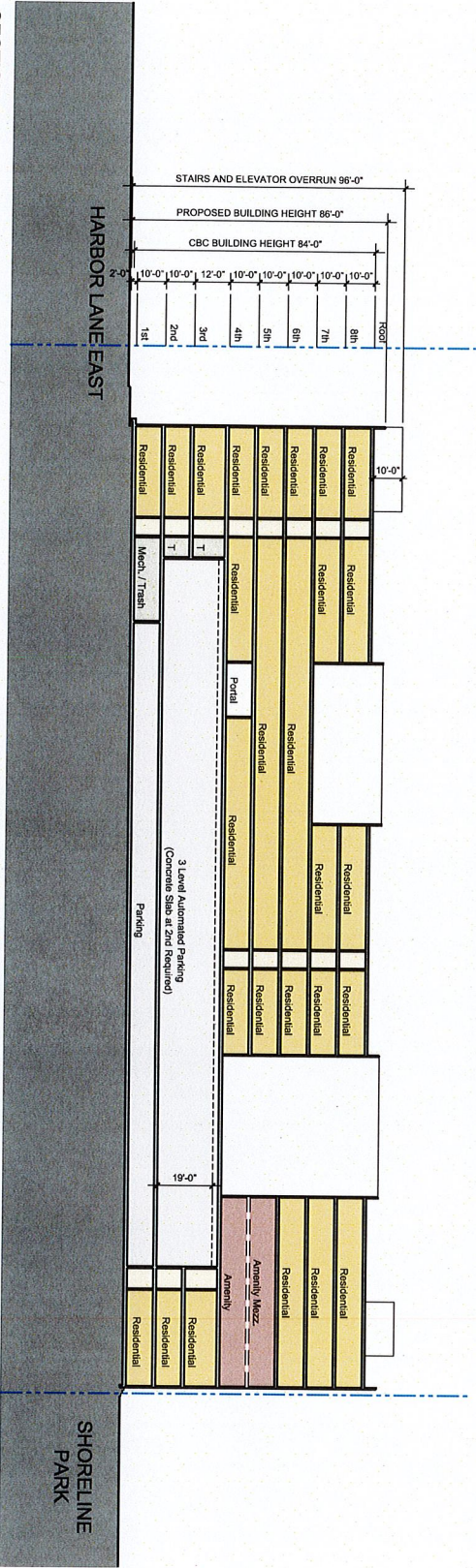


COLOR LEGEND	
	Unit
	Amenity
	Stairs Elevators
	Corridors
	Back of House
	Open Space

SECTION 1



SECTION 2



COLOR LEGEND	
[Yellow Box]	Unit
[Light Brown Box]	Amenity
[Brown Box]	Stairs Elevators
[White Box]	Corridors
[Light Grey Box]	Back of House
[Green Box]	Open Space



Cityview.
AN AC MARTIN COMPANY

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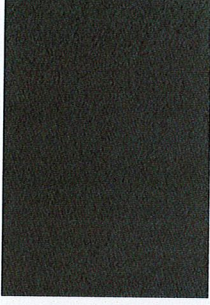
STUCCO



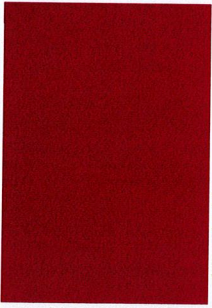
S1 Light Sand Stucco



S2 Light Sand Stucco



S3 Light Sand Stucco

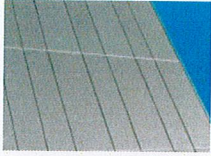


S4 Light Sand Stucco

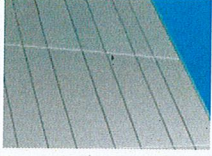
METAL PANEL



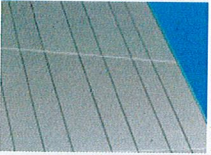
M1 Metal Panel #1



M2 Metal Panel #2

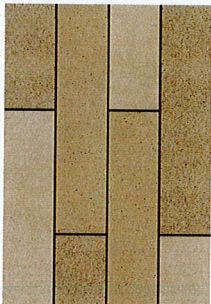


M3 Metal Panel #3

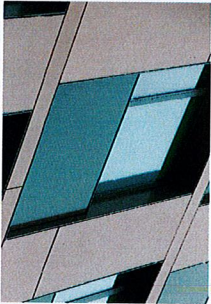


M4 Metal Panel #4

FIBER CEMENT



F1 Fiber Cement Slats



F2 Fiber Cement Panels

WINDOW & STOREFRONT



W Vinyl Door / Window

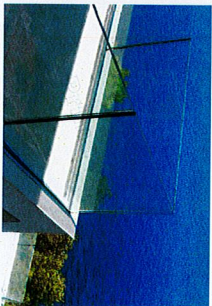


SF Storefront

RAILING



R Horizontal Metal Rail

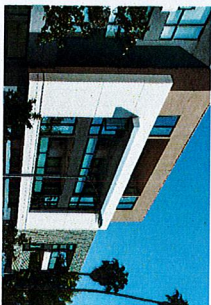


G Glass Railing

CANOPY

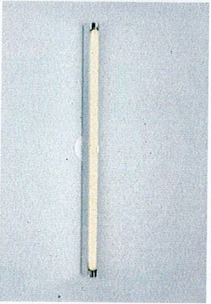


MS Metal Sunshades

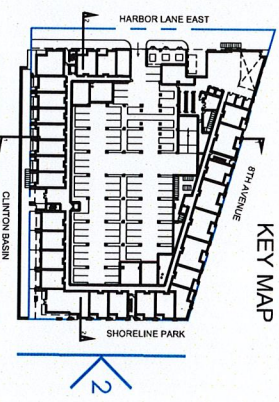
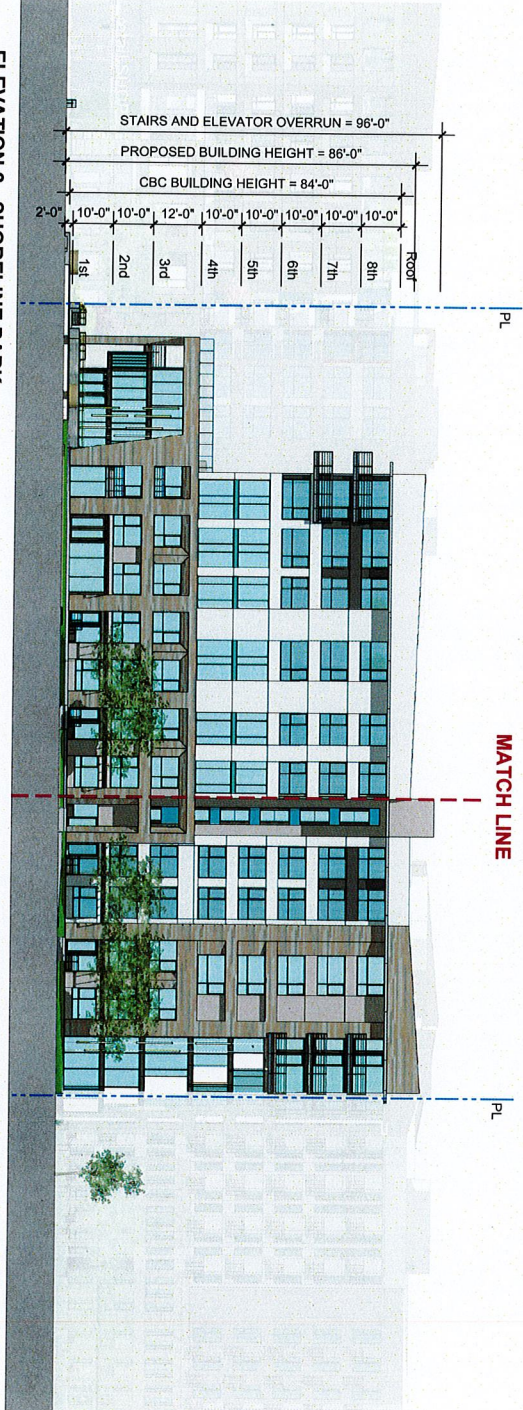
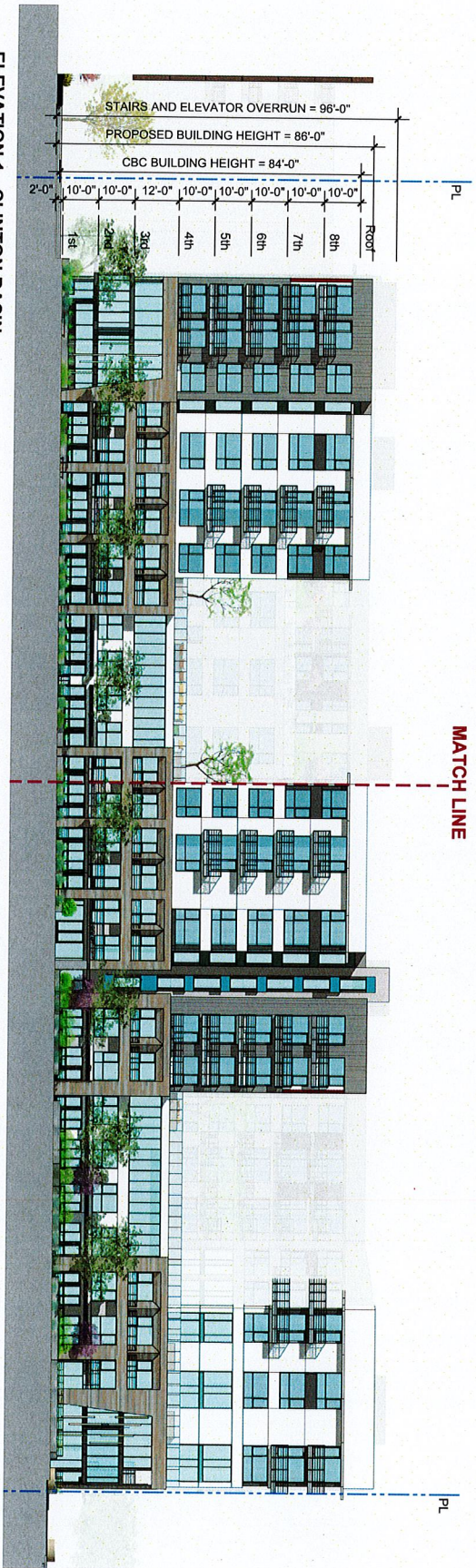


MC Metal Canopy

LIGHTING



L Linear LED Light Fixture



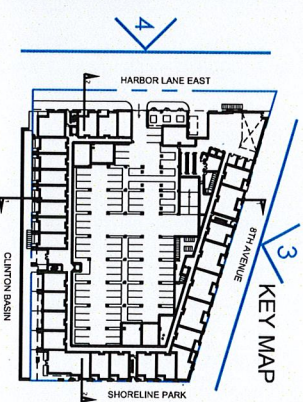
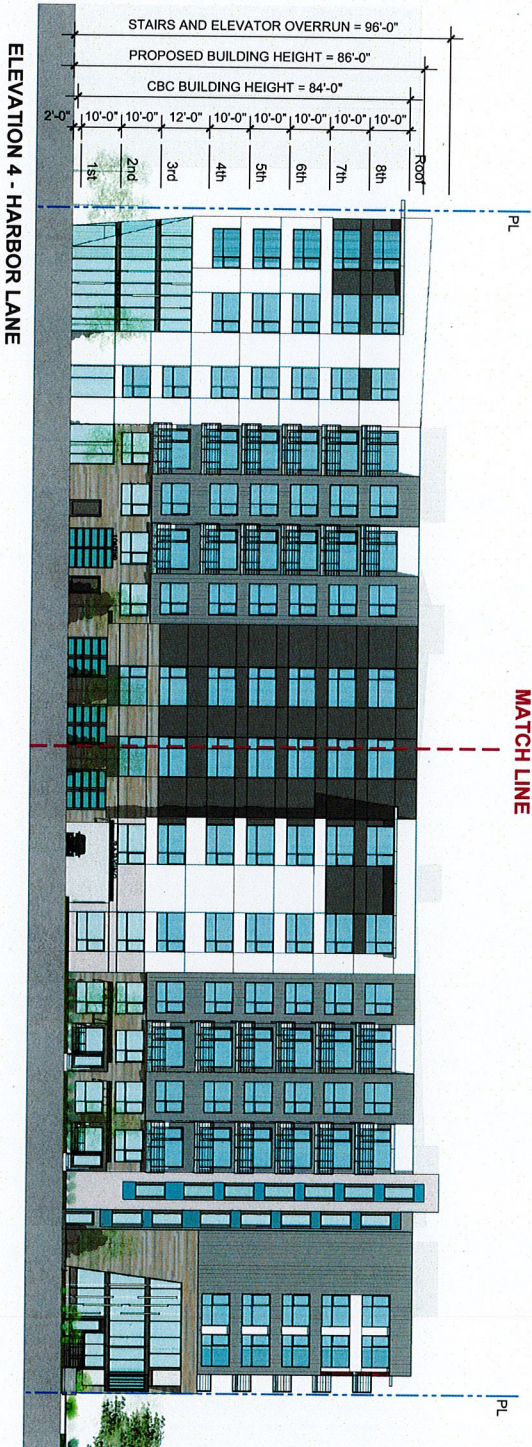
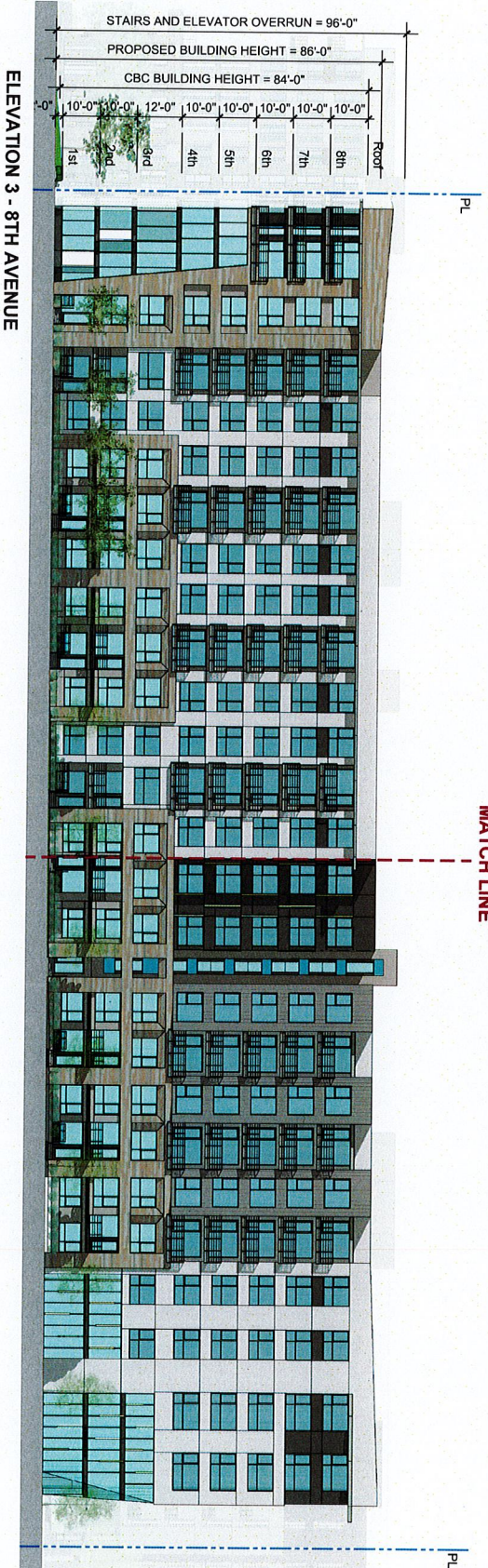
BROOKLYN BASIN
Cityview

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scale: 1" = 30'-0"



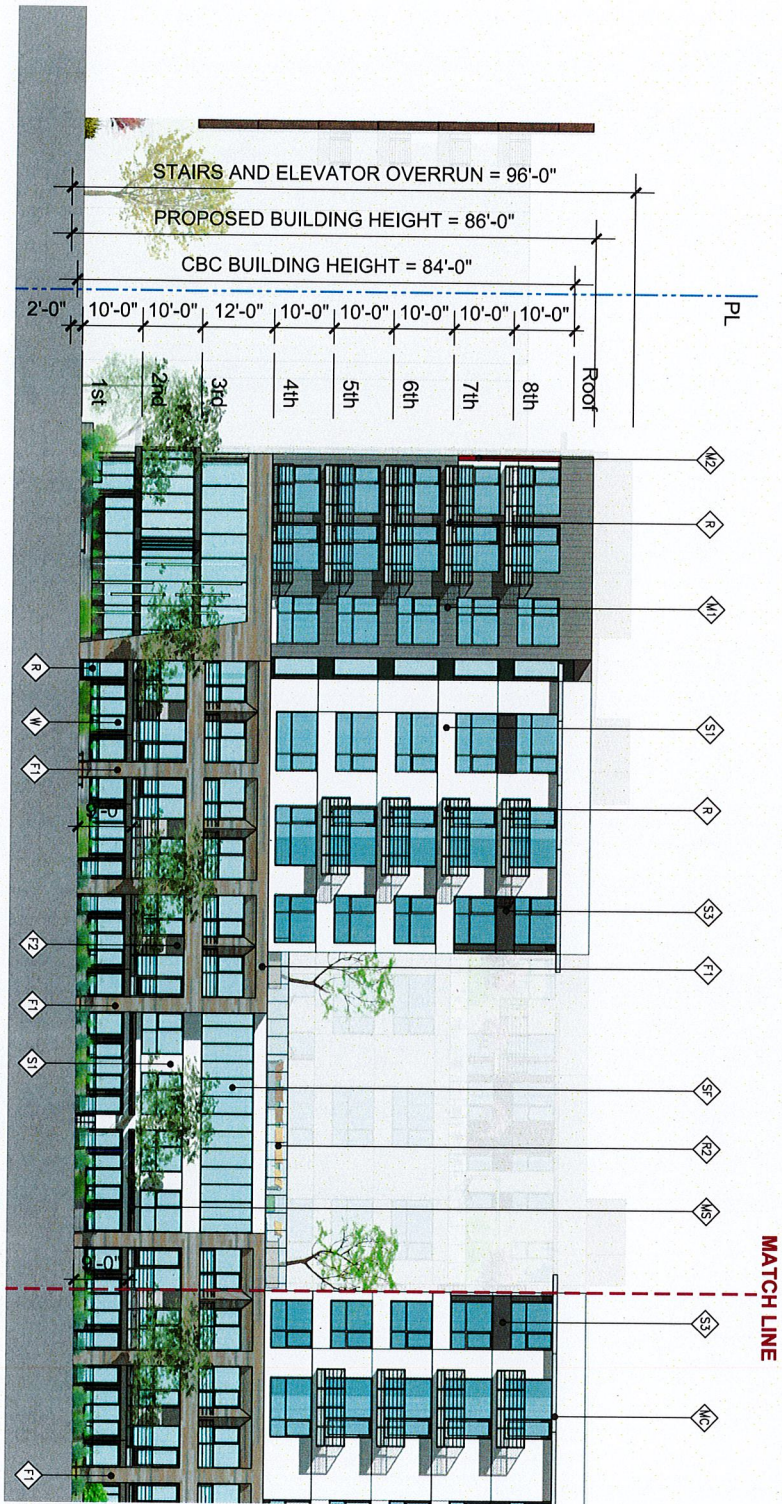
BROOKLYN BASIN
Cityview.

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scale: 1" = 30'-0"



MAX. HEIGHT OCCUPIED FLOOR: 7⁵

(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.65')
HIGHEST OCCUPIED FLOOR: 7/4.00'

CBC TYPE IIIA MAX HEIGHT: 85'

(MEASURED FROM GRADE PLANE = 9.40')
CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'

(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
ZONING HEIGHT: 86.00'

MATERIAL LEGEND

- ◊ S1 STUCCO
- ◊ M METAL PANEL
- ◊ F FIBER CEMENT
- ◊ W WINDOW/ DOOR
- ◊ SF STOREFRONT
- ◊ MS METAL SUNSHADE
- ◊ MC METAL CANOPY
- ◊ R RAILING

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606



Cityview.

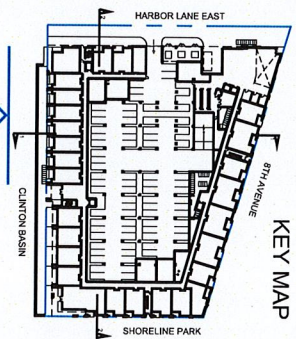
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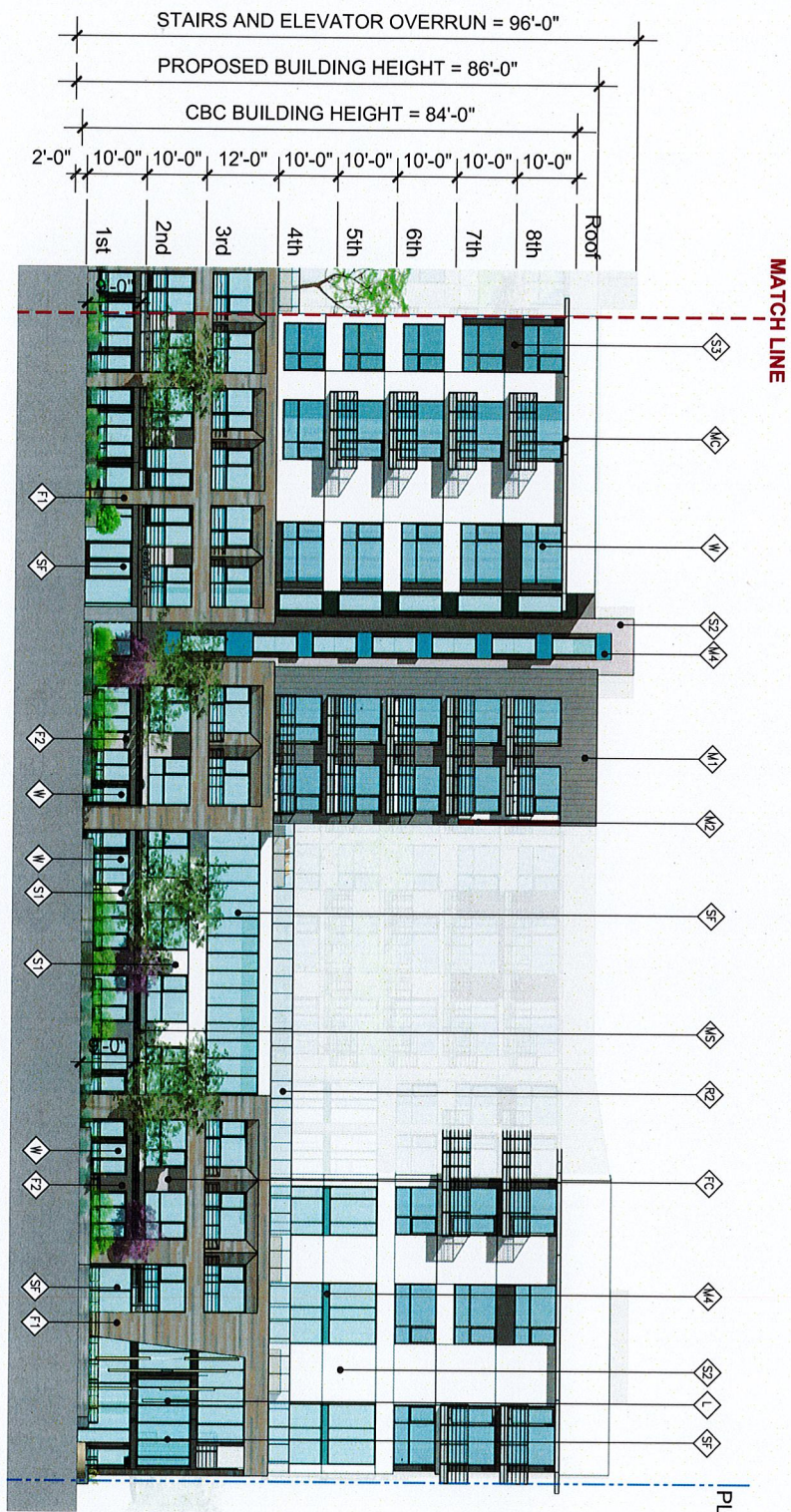
1904403.00 | October 4, 2019



scale: 1" = 20'-0"

ENLARGED ELEVATION CLINTON BASIN





MAX. HEIGHT OCCUPIED FLOOR: 7⁵
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.86)
 HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'
 (MEASURED FROM GRADE PLANE = 9.40')
 CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'
 (MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
 ZONING HEIGHT: 86.00'

- MATERIAL LEGEND**
- ◊ S STUCCO
 - ◊ M METAL PANEL
 - ◊ F FIBER CEMENT
 - ◊ W WINDOW / DOOR
 - ◊ SF STOREFRONT
 - ◊ AS METAL SUNSHADE
 - ◊ AC METAL CANOPY
 - ◊ R RAILING



BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

Cityview

ENLARGED ELEVATION CLINTON BASIN

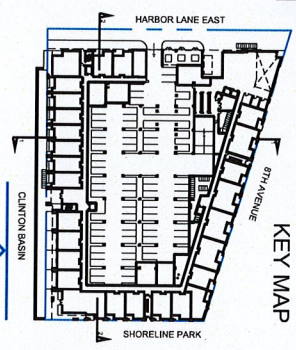
A-31

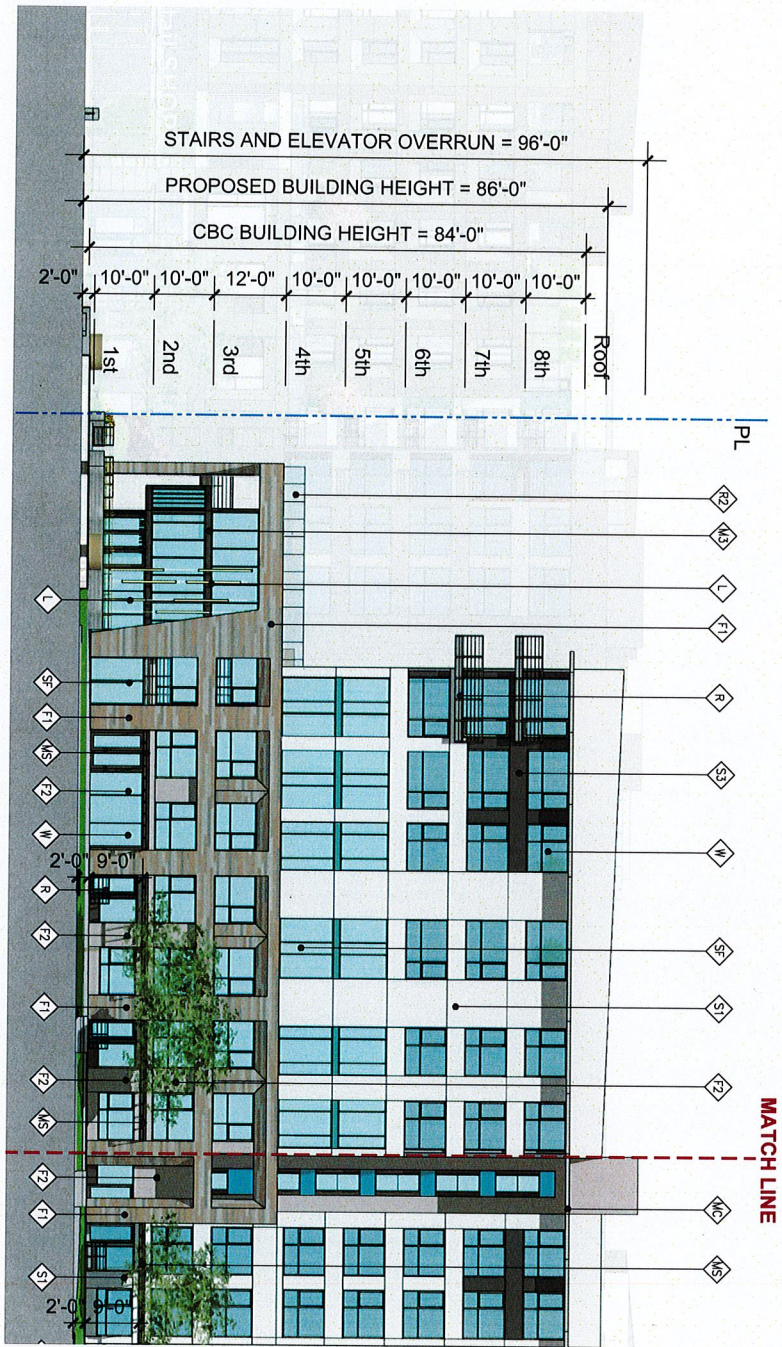
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scale: 1" = 20'-0"





MAX. HEIGHT OCCUPIED FLOOR: 75'
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.85')
 HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'
 (MEASURED FROM GRADE PLANE = 9.40')
 CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'
 (MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
 ZONING HEIGHT: 86.00'

- MATERIAL LEGEND**
- ◊ S STUCCO
 - ◊ M METAL PANEL
 - ◊ F FIBER CEMENT
 - ◊ W WINDOW / DOOR
 - ◊ SF STOREFRONT
 - ◊ MS METAL SUNSHADE
 - ◊ MC METAL CANOPY
 - ◊ R RAILING



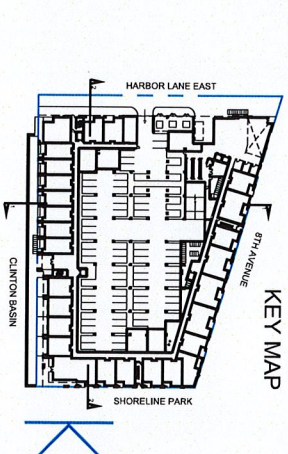
BROOKLYN BASIN
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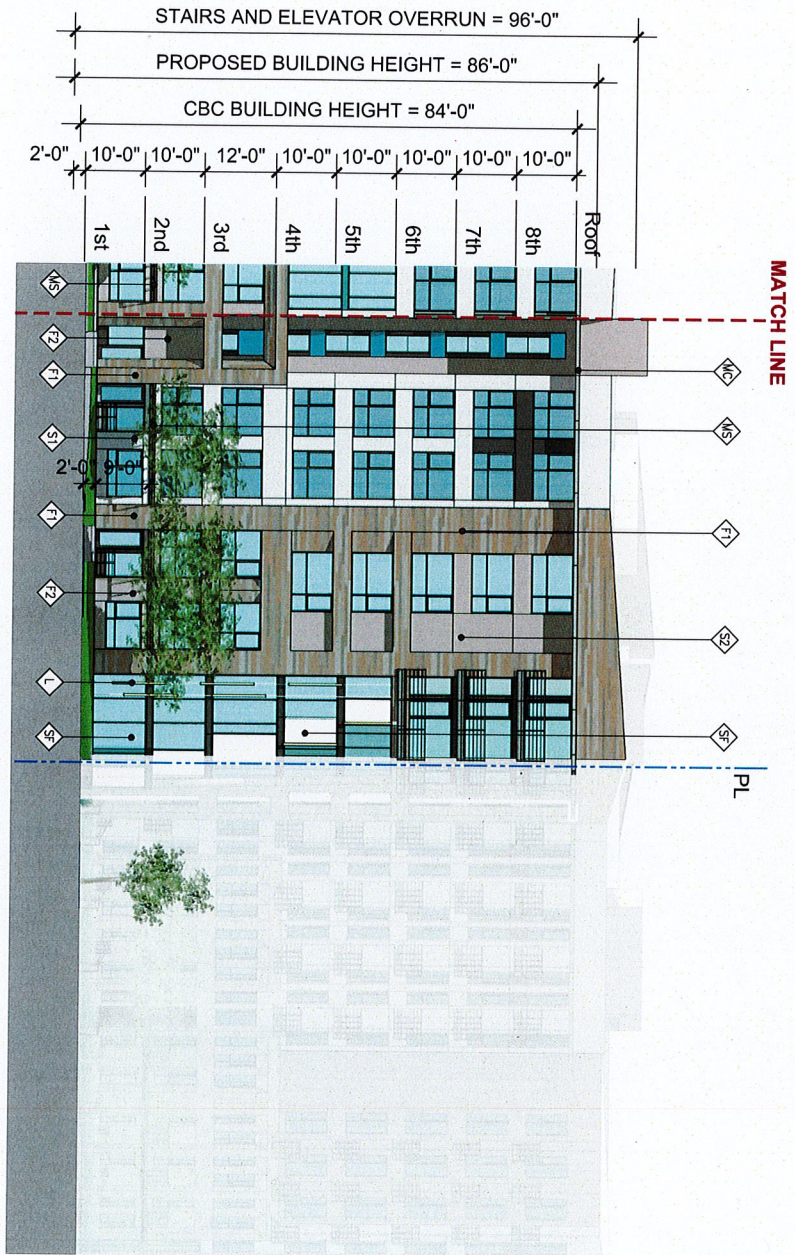


scale: 1" = 20'-0"

A-32



ENLARGED ELEVATION SHORELINE PARK



MAX. HEIGHT OCCUPIED FLOOR: 75'
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.66')
 HIGHEST OCCUPIED FLOOR: 74.00'

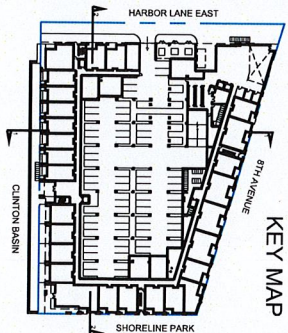
CBC TYPE IIIA MAX HEIGHT: 85'
 (MEASURED FROM GRADE PLANE = 9.40')
 CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'
 (MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
 ZONING HEIGHT: 86.00'

MATERIAL LEGEND

- ③ STUCCO
- ④ METAL PANEL
- ⑤ FIBER CEMENT WINDOW / DOOR
- ⑥ STOREFRONT

- ⑦ METAL SUNSHADE
- ⑧ METAL CANOPY
- ⑨ RAILING



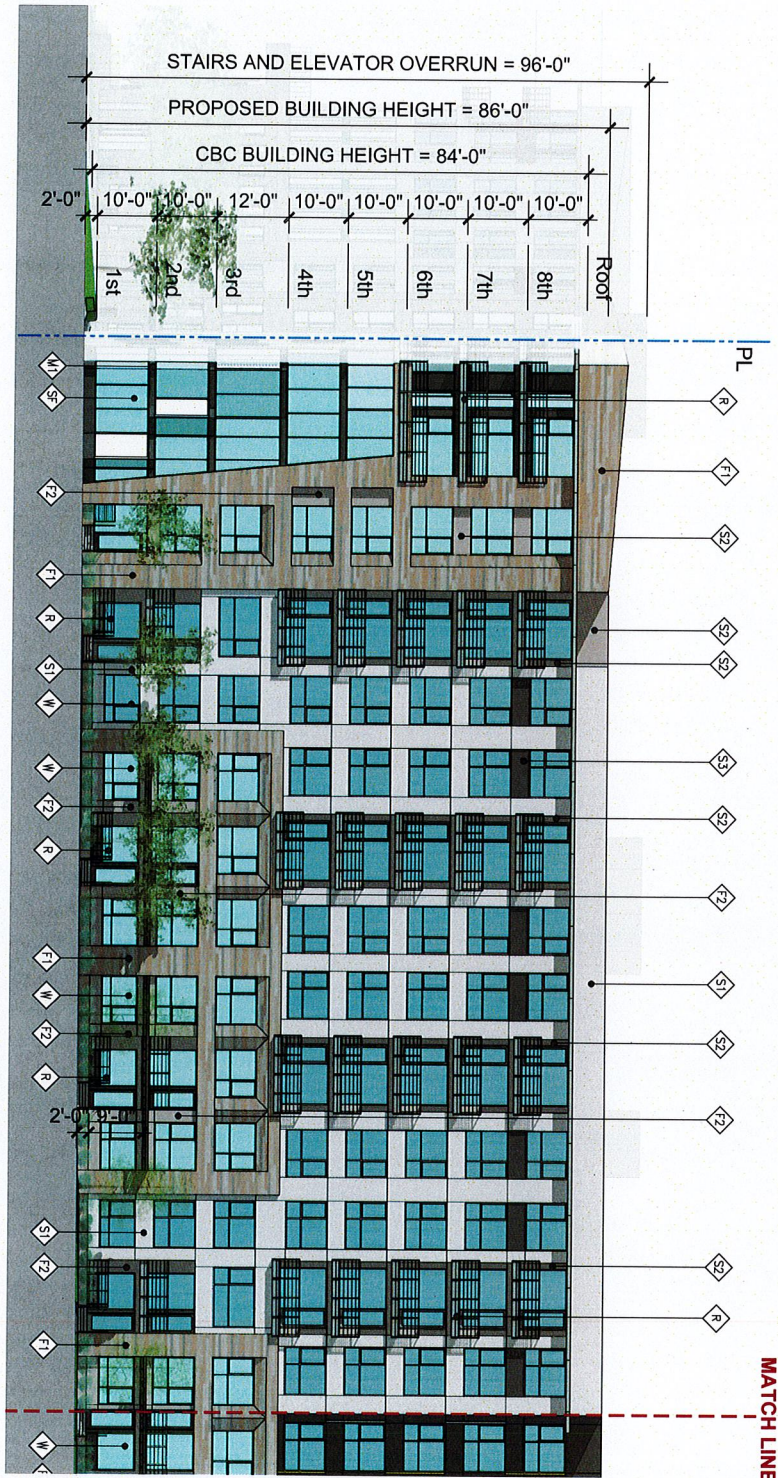
BROOKLYN BASIN

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ENLARGED ELEVATION SHORELINE PARK



scale: 1" = 20'-0"



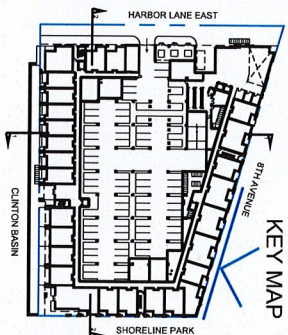
MAX. HEIGHT OCCUPIED FLOOR: 7th
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.86)
 HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'
 (MEASURED FROM GRADE PLANE = 9.40')
 CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'
 (MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
 ZONING HEIGHT: 86.00'

MATERIAL LEGEND

- ◊ S STUCCO
- ◊ M METAL PANEL
- ◊ F FIBER CEMENT
- ◊ W WINDOW / DOOR
- ◊ SF STOREFRONT
- ◊ AS METAL SUNSHADE
- ◊ MC METAL CANOPY
- ◊ R RAILING



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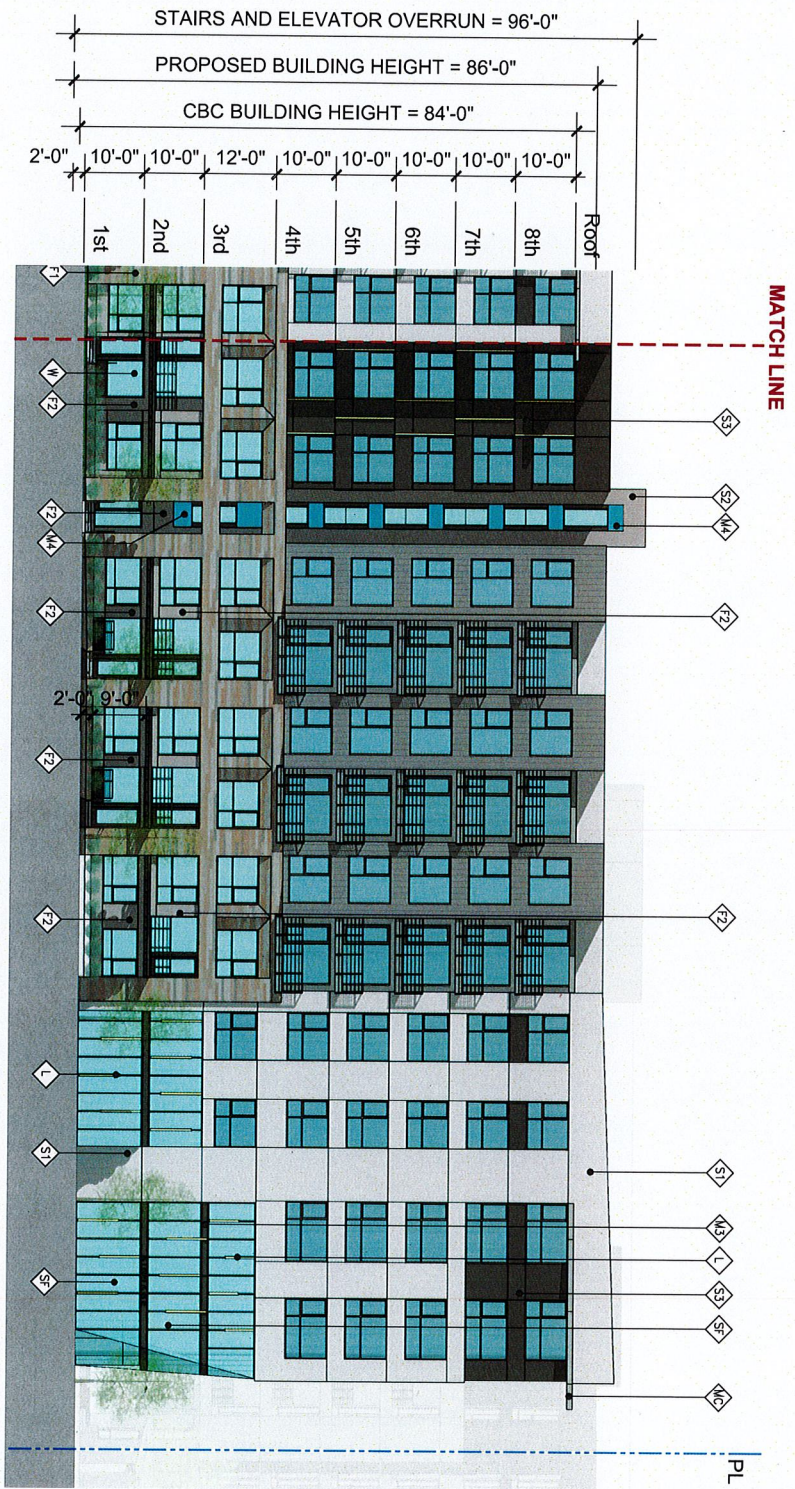
scale: 1" = 20'-0"

A-34

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

ENLARGED ELEVATION 8TH AVENUE



MAX. HEIGHT OCCUPIED FLOOR: 7⁵
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.88)
 HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'
 (MEASURED FROM GRADE PLANE = 9.40')
 CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'
 (MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
 ZONING HEIGHT: 86.00'

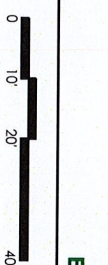
- MATERIAL LEGEND**
- ◇ S STUCCO
 - ◇ M METAL PANEL
 - ◇ F FIBER CEMENT
 - ◇ W WINDOW / DOOR
 - ◇ SF STOREFRONT
 - ◇ MS METAL SUNSHADE
 - ◇ MC METAL CANOPY
 - ◇ R RAILING



BROOKLYN BASIN
 Cityview

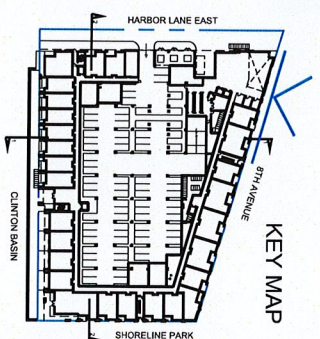
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scale: 1" = 20'-0"

A-35

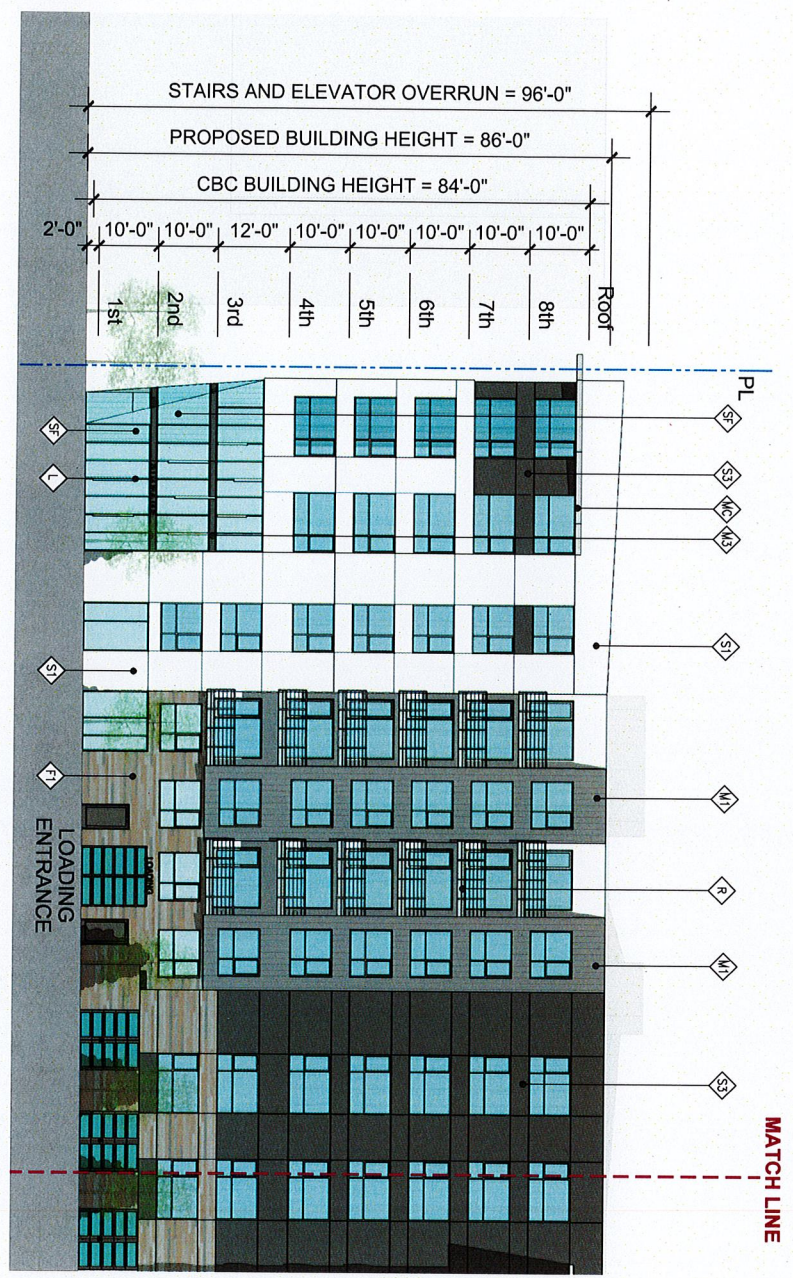


ENLARGED ELEVATION 8TH AVENUE

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

ENLARGED ELEVATION HARBOR LANE

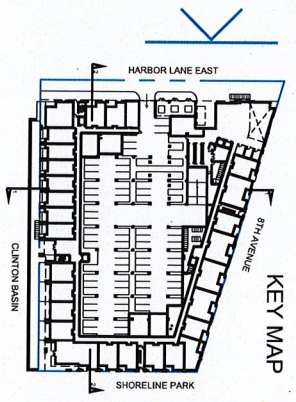


MAX. HEIGHT OCCUPIED FLOOR: 7th
(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.88')
HIGHEST OCCUPIED FLOOR: 74.00'

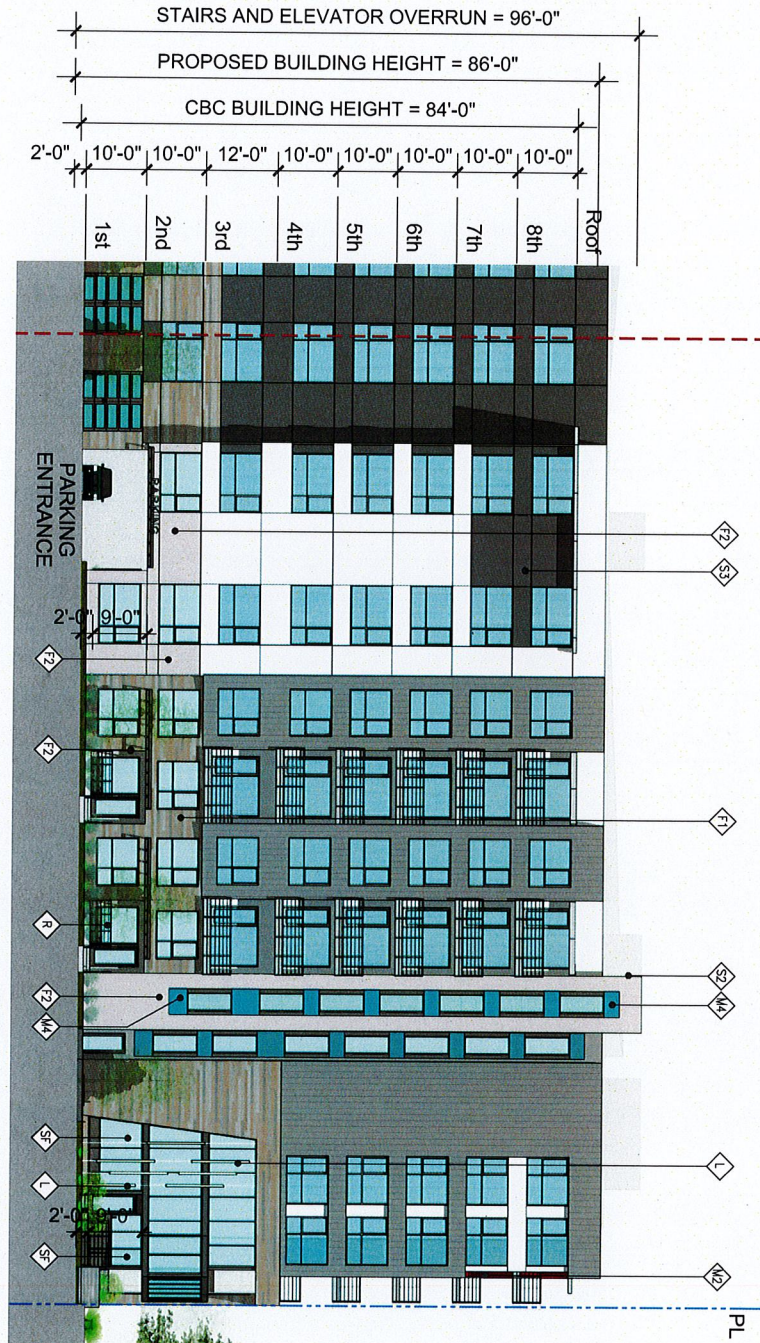
CBC TYPE IIIA MAX HEIGHT: 85'
(MEASURED FROM GRADE PLANE = 9.40')
CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'
(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
ZONING HEIGHT: 86.00'

- MATERIAL LEGEND**
- S STUCCO
 - M METAL PANEL
 - F FIBER CEMENT
 - W WINDOW / DOOR
 - SF STOREFRONT
 - MS METAL SUNSHADE
 - MC METAL CANOPY
 - R RAILING



MATCH LINE



MAX. HEIGHT OCCUPIED FLOOR: 7⁵
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.85) HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'
 (MEASURED FROM GRADE PLANE = 9.40' CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'
 MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25' ZONING HEIGHT: 86.00'

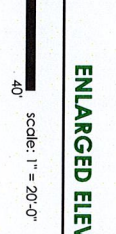
- MATERIAL LEGEND**
- S STUCCO
 - M METAL PANEL
 - F FIBER CEMENT
 - W WINDOW / DOOR
 - SF STOREFRONT
 - SS METAL SUNSHADE
 - MC METAL CANOPY
 - R RAILING



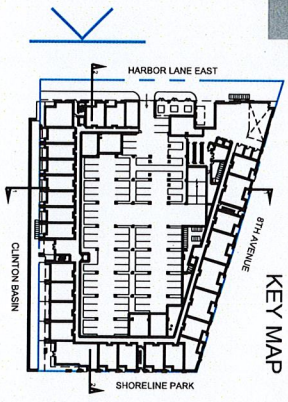
BROOKLYN BASIN

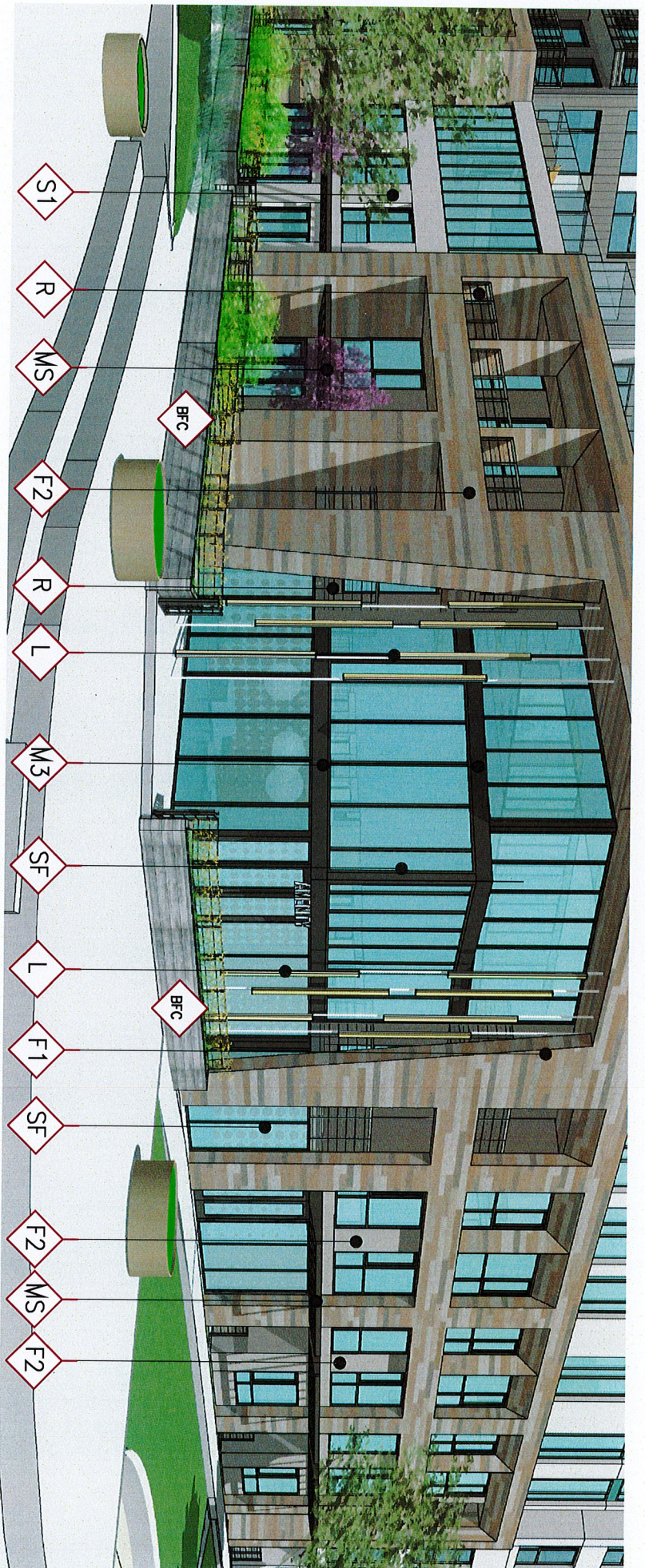
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ENLARGED ELEVATION HARBOR LANE
A-37





MAX. HEIGHT OCCUPIED
FLOOR: 75

(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 91.85')
HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX
HEIGHT: 85'

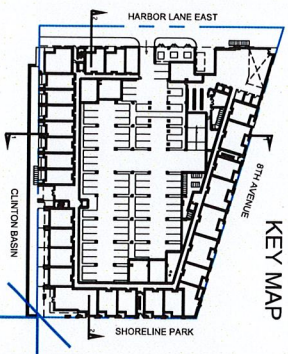
(MEASURED FROM GRADE PLANE = 91.40')
CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'

(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
ZONING HEIGHT: 86.00'

MATERIAL LEGEND

- ◇ S1 STUCCO
- ◇ R METAL PANEL
- ◇ MS FIBER CEMENT
- ◇ F2 WINDOW / DOOR
- ◇ SF STOREFRONT
- ◇ MS METAL SUNSHADE
- ◇ MC METAL CANOPY
- ◇ R RAILING
- ◇ BFC BOARD FORMED CONCRETE



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ENLARGED PERSPECTIVE CORNER OF CLINTON BASIN AND SHORELINE PARK

A-38



MAX. HEIGHT OCCUPIED FLOOR: 75'

(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 91.85') HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'

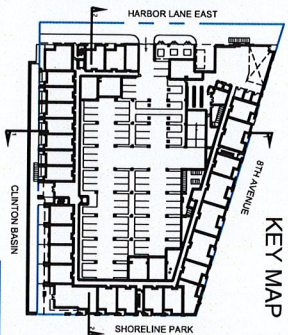
(MEASURED FROM GRADE PLANE = 91.40' CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'

(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25' ZONING HEIGHT: 86.00'

MATERIAL LEGEND

- ◇ MS STUCCO
- ◇ W METAL PANEL
- ◇ F FIBER CEMENT
- ◇ W WINDOW / DOOR
- ◇ SF STOREFRONT
- ◇ MS METAL SUNSHADE
- ◇ MC METAL CANOPY
- ◇ R RAILING
- ◇ B BOARD FORMED CONCRETE



BROOKLYN BASIN

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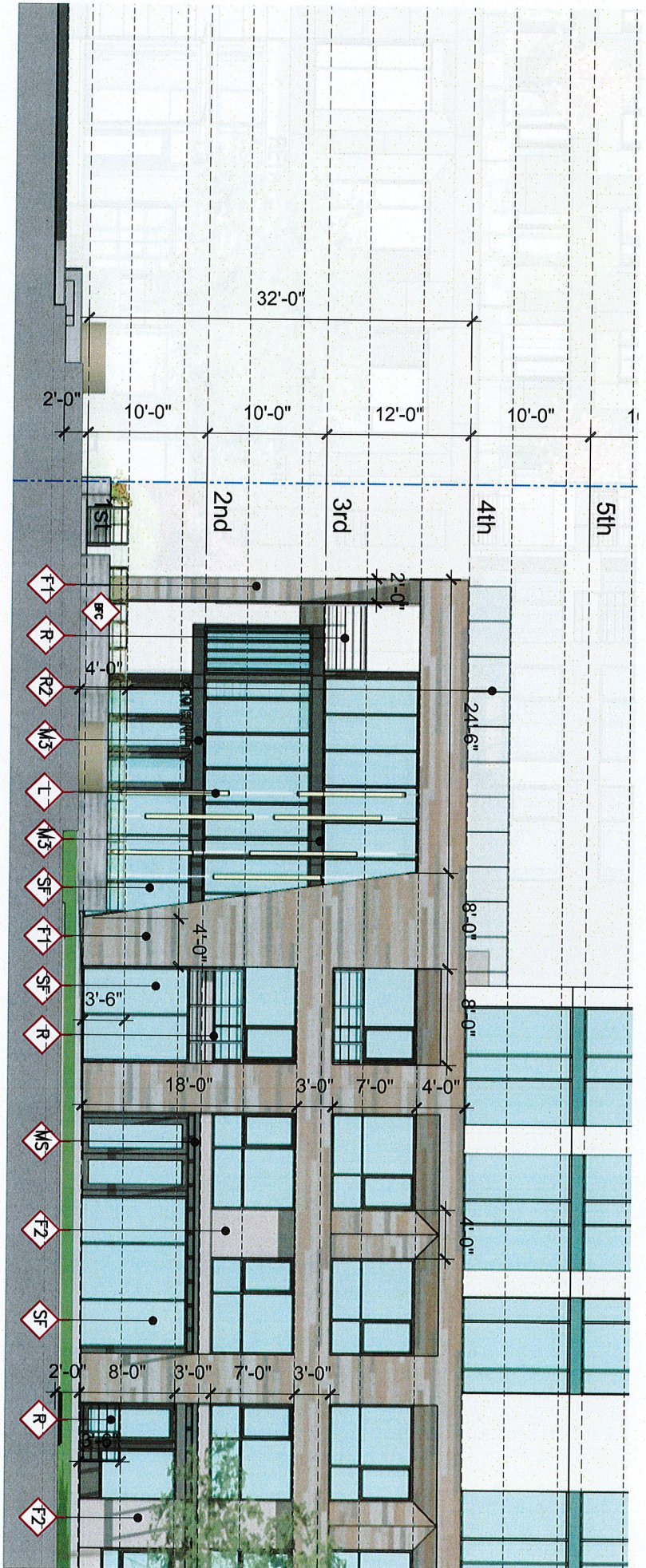
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0 4 8 16' scale: 1" = 8'-0"

A-39

ENLARGED ELEVATION CLINTON BASIN



MAX. HEIGHT OCCUPIED
FLOOR: 75'

CBC TYPE IIIA MAX
HEIGHT: 85'

MAX. HEIGHT ZONING: 86'

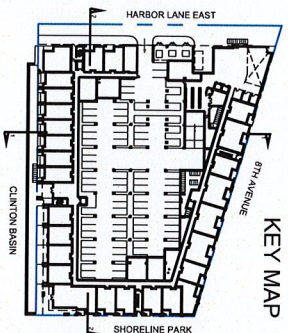
(MEASURED FROM LOWEST POINT
OF FIRE ACCESS = LOBBY = 9.86)
HIGHEST OCCUPIED FLOOR: 74.00'

(MEASURED FROM GRADE
PLANE = 9.40'
CBC HEIGHT: 84.00'

MEASURED FROM PERPENDICULAR
PLANE CONNECTING OPPOSITE
POINTS OF FINISHED GRADE AT
THE OUTSIDE PERIMETER OF THE
FACILITY = 8.25'
ZONING HEIGHT: 86.00'

MATERIAL LEGEND

- ◇ S STUCCO
- ◇ M METAL PANEL
- ◇ F FIBER CEMENT
- ◇ W WINDOW / DOOR
- ◇ SF STOREFRONT
- ◇ MS METAL SUNSHADE
- ◇ MC METAL CANOPY
- ◇ R RAILING
- ◇ BF BOARD FORMED CONCRETE



BROOKLYN BASIN
Cityview.

PARCEL J, OAKLAND CALIFORNIA, 94606

PARCEL J, OAKLAND CALIFORNIA, 94606

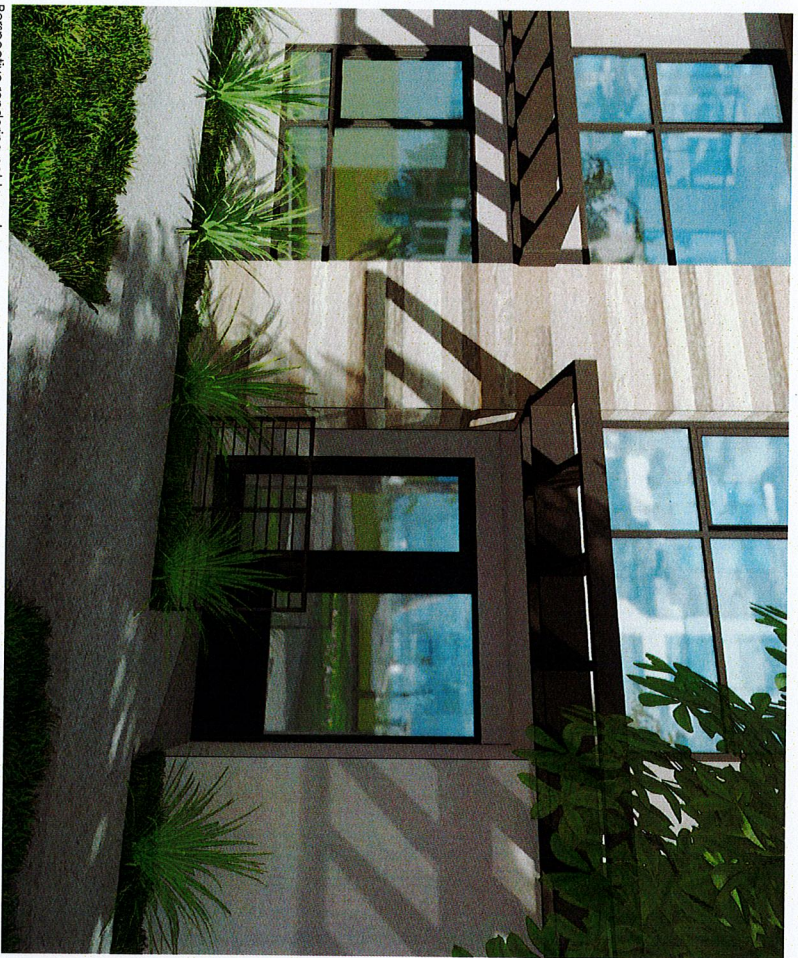
A-40

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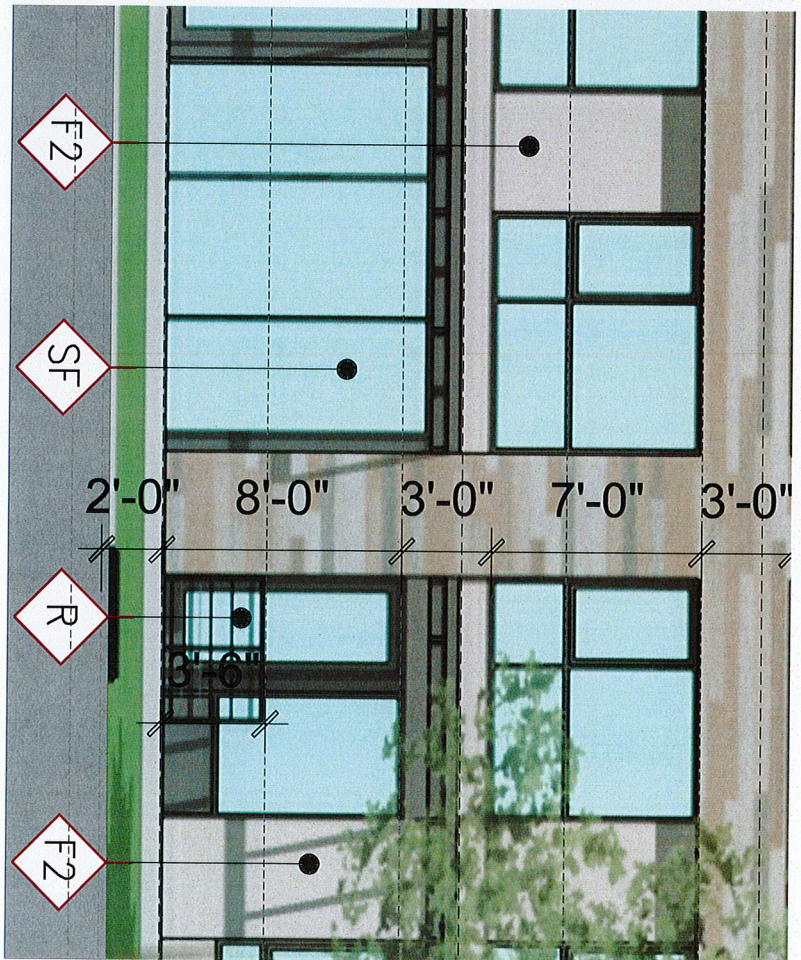
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ENLARGED ELEVATION SHORELINE PARK



Perspective rendering not to scale.



MAX. HEIGHT OCCUPIED FLOOR: 75'

(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 91.66')
HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'

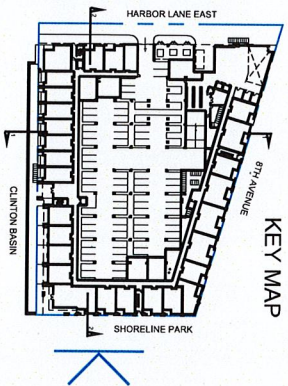
(MEASURED FROM GRADE PLANE = 91.40')
CBC HEIGHT: 94.00'

MAX. HEIGHT ZONING: 86'

(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
ZONING HEIGHT: 86.00'

MATERIAL LEGEND

- ◊ S STUCCO
- ◊ M METAL PANEL
- ◊ F FIBER CEMENT
- ◊ W WINDOW / DOOR
- ◊ SF STOREFRONT
- ◊ MS METAL SUNSHADE
- ◊ MC METAL CANOPY
- ◊ R RAILING
- ◊ BF BOARD FORMED CONCRETE



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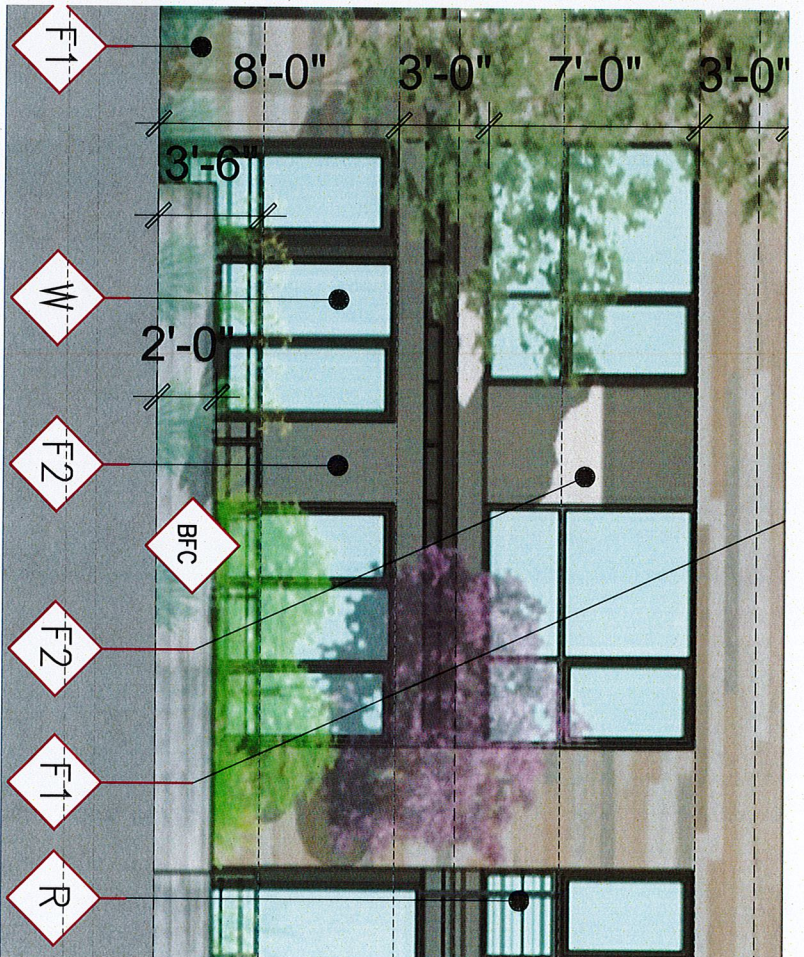
scale: 1" = 4'-0"

ENLARGED ELEVATION SHORELINE PARK

A-41



Perspective rendering not to scale.



MAX. HEIGHT OCCUPIED FLOOR: 75'

(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.66') HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'

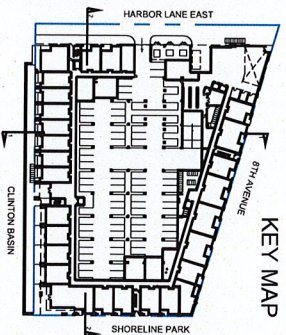
(MEASURED FROM GRADE PLANE = 9.40' CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'

(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25' ZONING HEIGHT: 86.00'

MATERIAL LEGEND

- ◇ S STUCCO
- ◇ M METAL PANEL
- ◇ F FIBER CEMENT
- ◇ W WINDOW / DOOR
- ◇ SF STOREFRONT
- ◇ MS METAL SUNSHADE
- ◇ MC METAL CANOPY
- ◇ R RAILING
- ◇ BF BOARD FORMED CONCRETE



BROOKLYN BASIN

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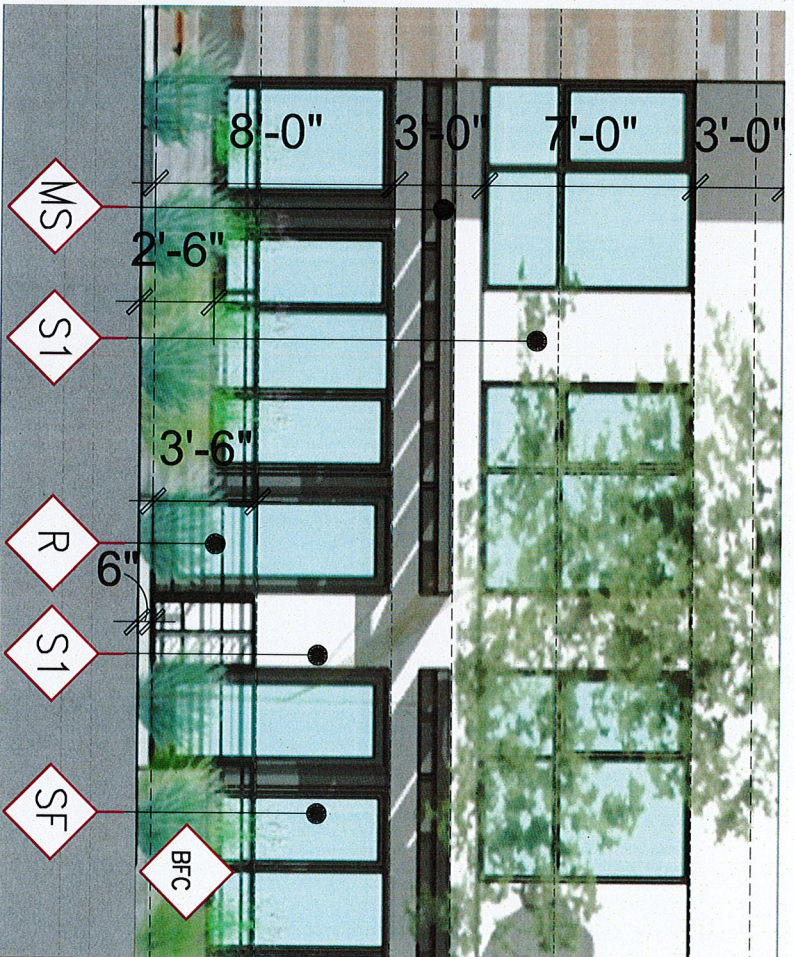
scale: 1" = 4'-0"

ENLARGED ELEVATION CLINTON BASIN

A-42



Perspective rendering not to scale.



MAX. HEIGHT OCCUPIED FLOOR: 75'

(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.86')
HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'

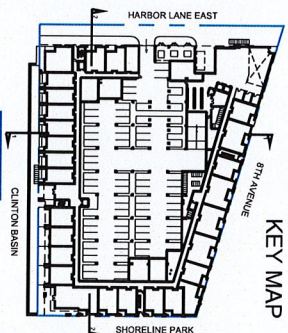
(MEASURED FROM GRADE PLANE = 9.40')
CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'

(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
ZONING HEIGHT: 86.00'

MATERIAL LEGEND

- ◇ S STUCCO
- ◇ M METAL PANEL
- ◇ T FIBER CEMENT
- ◇ W WINDOW / DOOR
- ◇ SF STOREFRONT
- ◇ MS METAL SUNSHADE
- ◇ MC METAL CANOPY
- ◇ R RAILING
- ◇ BF BOARD FORMED CONCRETE



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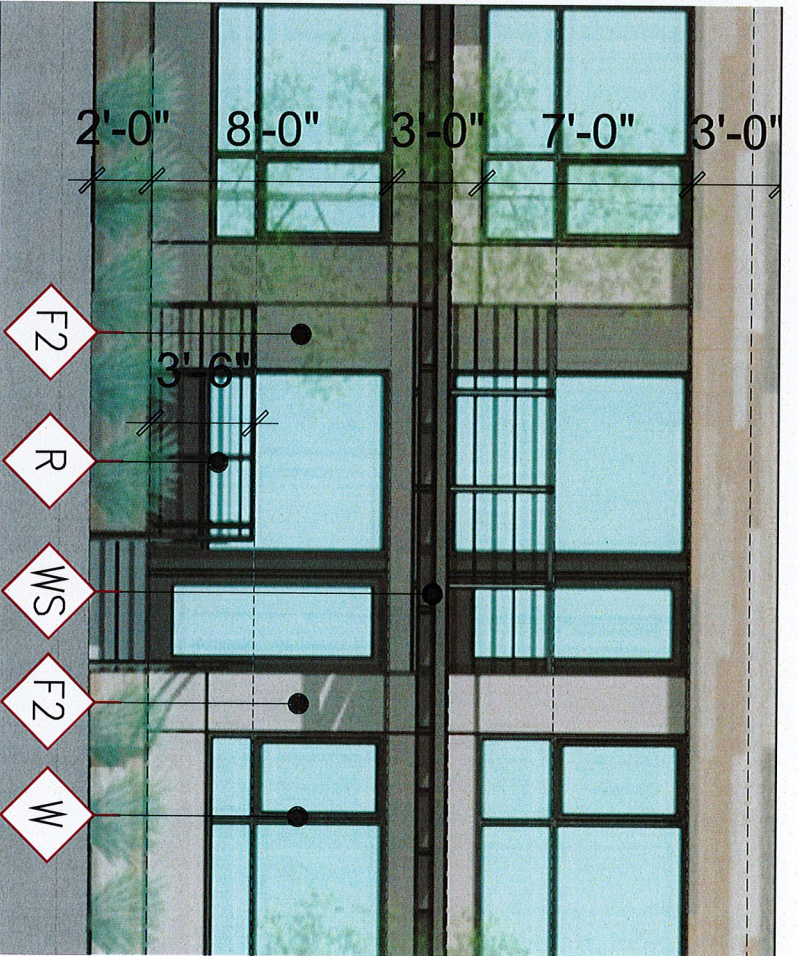
scale: 1" = 4'-0"

A-43

ENLARGED ELEVATION CLINTON BASIN



Perspective rendering not to scale.



MAX. HEIGHT OCCUPIED FLOOR: 75'

(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.66')
HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'

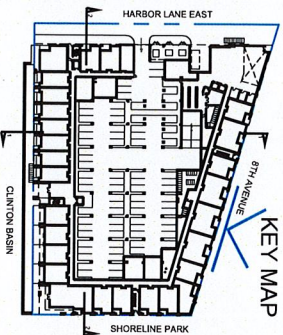
(MEASURED FROM GRADE PLANE = 9.40')
CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'

(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
ZONING HEIGHT: 86.00'

MATERIAL LEGEND

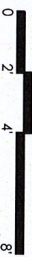
- ◆ S STUCCO
- ◆ M METAL PANEL
- ◆ F FIBER CEMENT
- ◆ W WINDOW / DOOR
- ◆ SF STOREFRONT
- ◆ MS METAL SUNSHADE
- ◆ MC METAL CANOPY
- ◆ R RAILING
- ◆ BF BOARD FORMED CONCRETE



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Scale: 1" = 4'-0"

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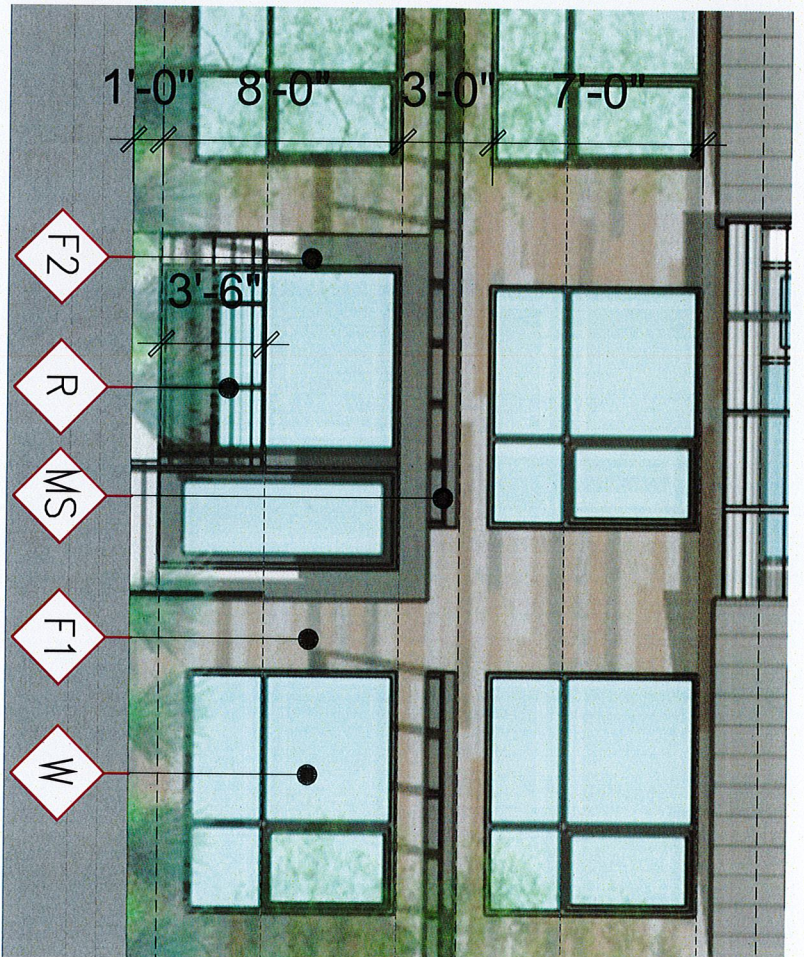
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ENLARGED ELEVATION 8TH AVENUE

A-44



Perspective rendering not to scale.



MAX. HEIGHT OCCUPIED FLOOR: 75'

(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 9.85')
HIGHEST OCCUPIED FLOOR: 74.00'

CBC TYPE IIIA MAX HEIGHT: 85'

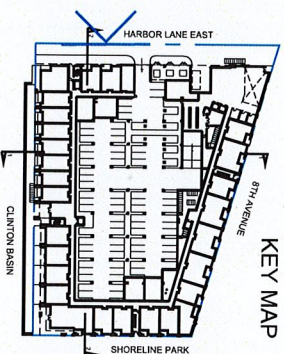
(MEASURED FROM GRADE PLANE = 9.40')
CBC HEIGHT: 84.00'

MAX. HEIGHT ZONING: 86'

(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
ZONING HEIGHT: 86.00'

MATERIAL LEGEND

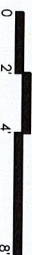
- ◇S STUCCO
- ◇M METAL PANEL
- ◇T FIBER CEMENT
- ◇W WINDOW / DOOR
- ◇SF STOREFRONT
- ◇MS METAL SUNSHADE
- ◇MC METAL CANOPY
- ◇R RAILING
- ◇BF BOARD FORMED CONCRETE



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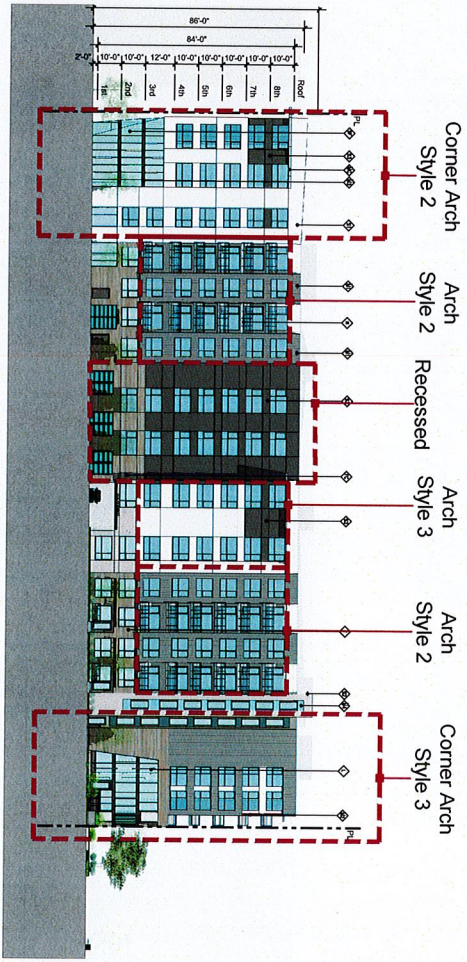
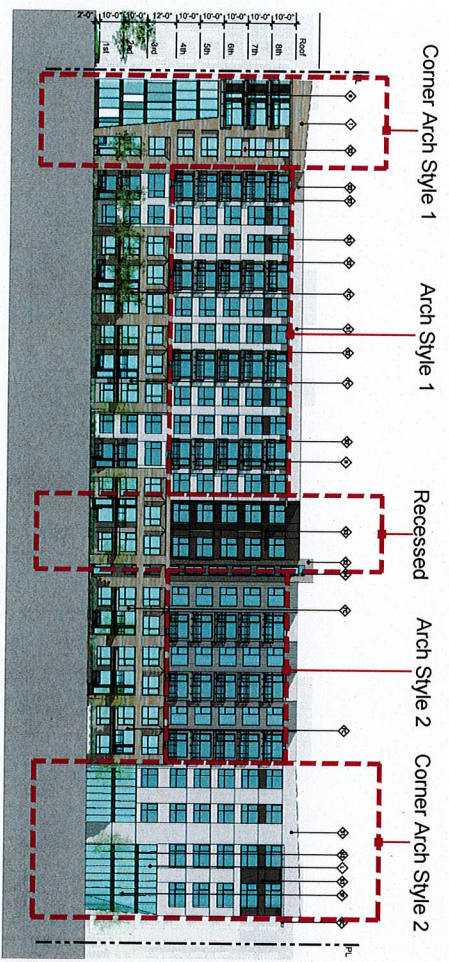
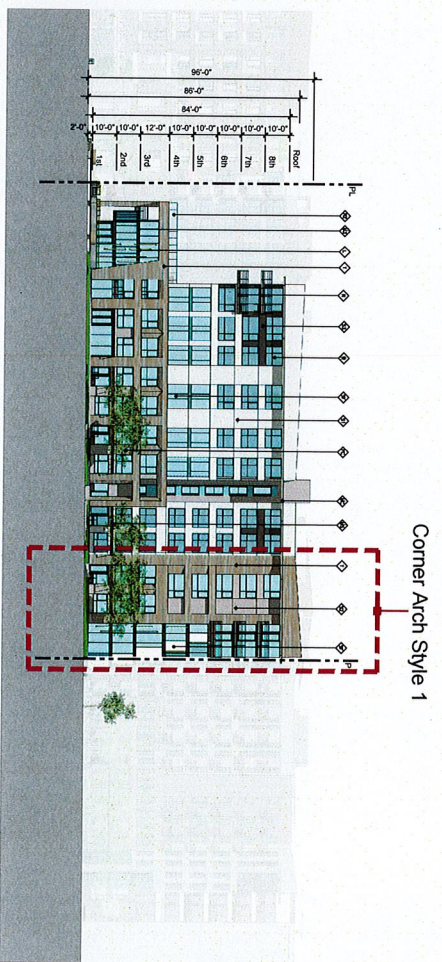
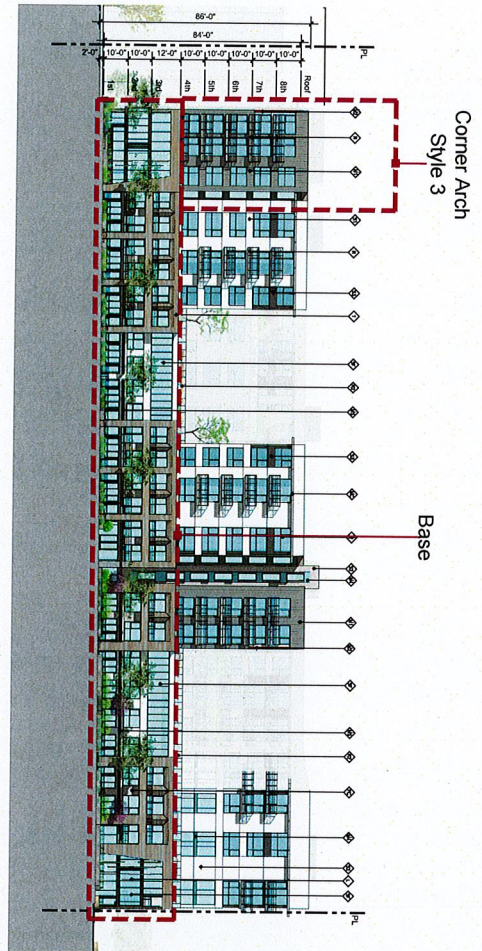
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scale: 1" = 4'-0"

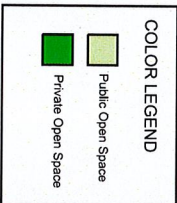
A-45

ENLARGED ELEVATION HARBOR LANE EAST





SHORELINE PARK



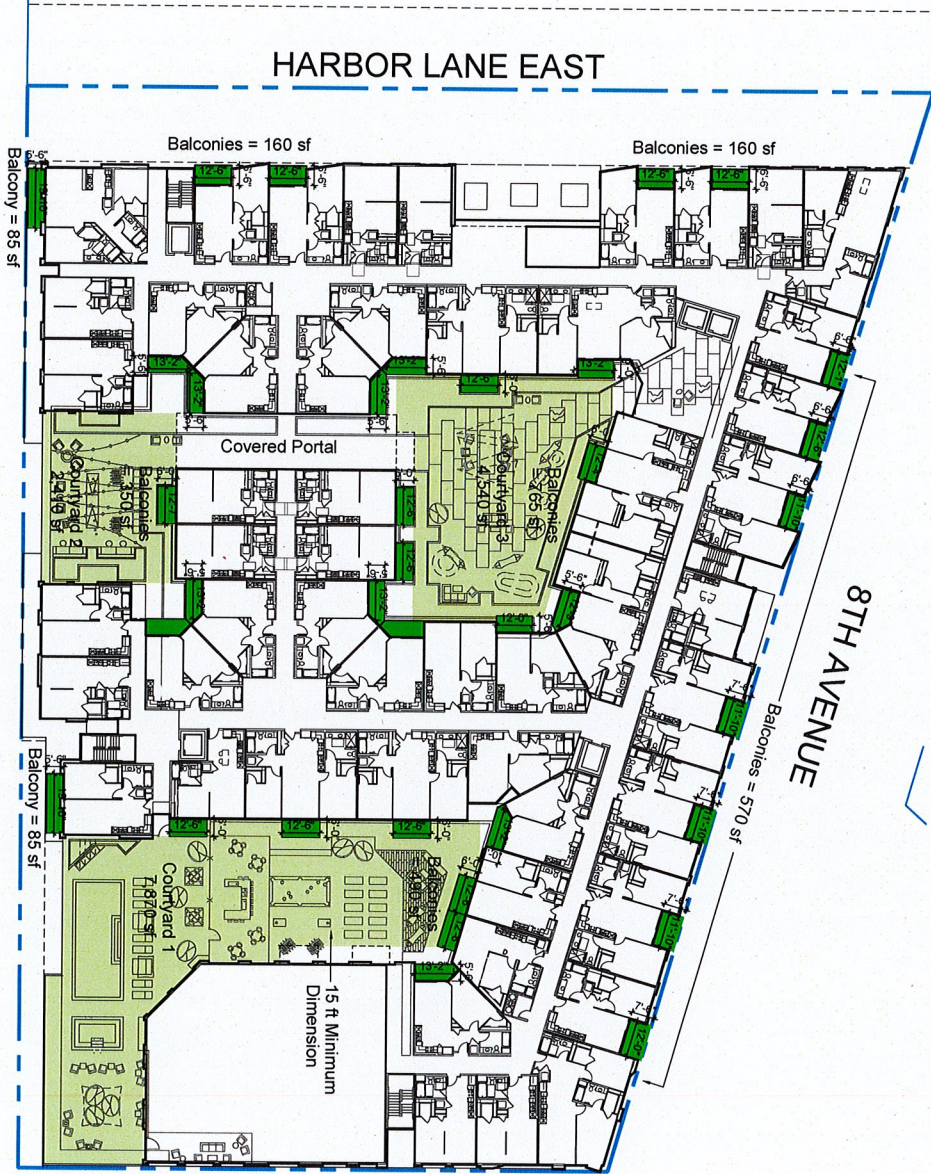
*Each square foot of private usable open space conforming to the provisions of section 17.126.040 shall be considered equivalent to two square feet of required group usable open space and may be so substituted.

REQUIRED OPEN SPACE - 56,700 sf
378 Units x 150 sf = 56,700 sf
PROVIDED OPEN SPACE
PUBLIC OPEN SPACE = 18,790 sf
Courtyard 1 = 7,870 sf
Courtyard 2 = 2,410 sf
Courtyard 3 = 4,540 sf
Roof Deck = 3,970 sf
PRIVATE OPEN SPACE = 38,750 sf
Stoops = 2,285 sf
Private Balconies = 17,005 sf
Total = 19,270 sf x 2* = 38,540 sf
GRAND TOTAL = 57,330 sf

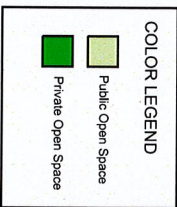


Scale: 1" = 40'-0"

CLINTON BASIN



SHORELINE PARK



REQUIRED OPEN SPACE - 56,700 sf
378 Units x 150 sf = 56,700 sf

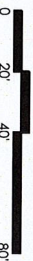
PROVIDED OPEN SPACE

PUBLIC OPEN SPACE = 18,790 sf
 Courtyard 1 = 7,870 sf
 Courtyard 2 = 2,410 sf
 Courtyard 3 = 4,540 sf
 Roof Deck = 3,970 sf

PRIVATE OPEN SPACE = 38,750 sf
 Stoops = 2,285 sf
 Private Balconies = 17,005 sf
 Total = 19,270 sf x 2* = 38,540 sf

GRAND TOTAL = 57,330 sf

*Each square foot of private usable open space conforming to the provisions of section 17.126.040 shall be considered equivalent to two square feet of required group usable open space and may be so substituted.



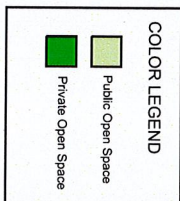
Scale: 1" = 40'-0"



CLINTON BASIN



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RESIDENTIAL BIKE PARKING

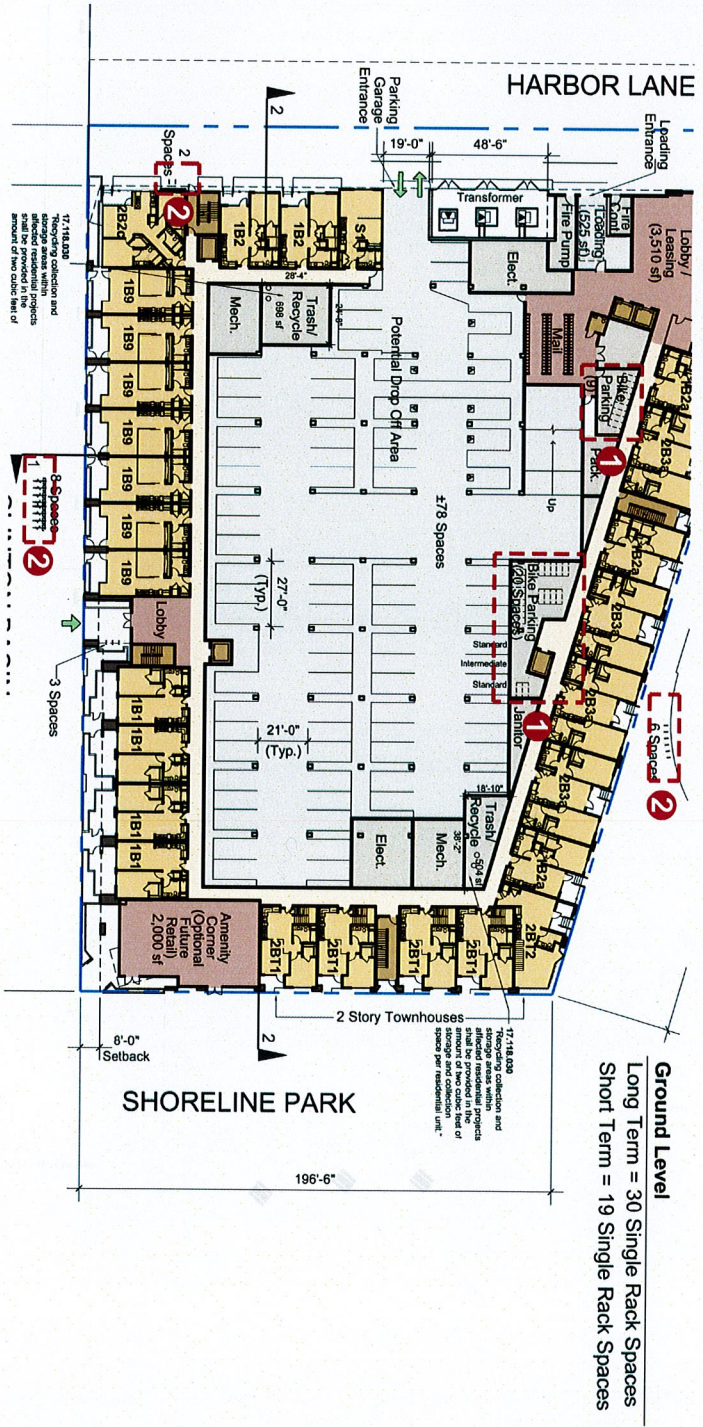
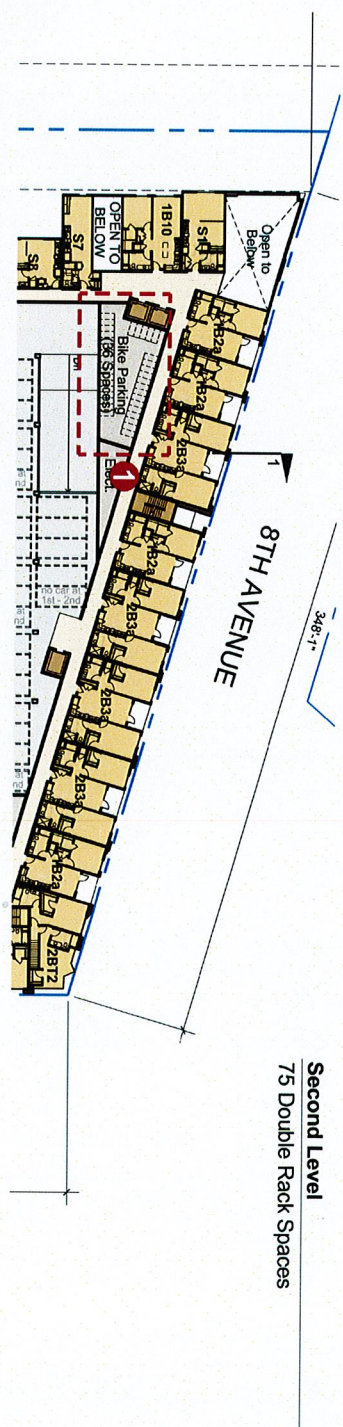
Residential Short Term: 95
Residential Long Term: 19

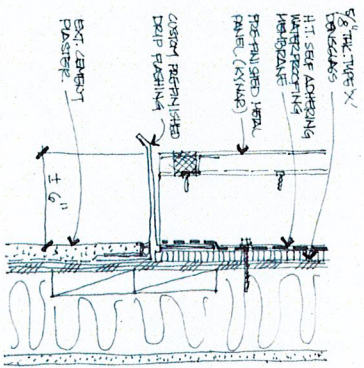
Long term bike parking = 378 units / 4 = 95
Short term bike parking = 378 units / 20 = 19

1 - LONG TERM BIKE PARKING

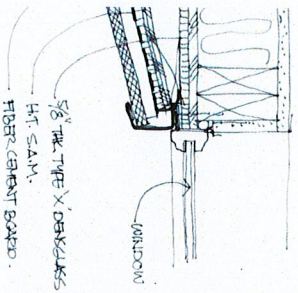


2 - SHORT TERM BIKE PARKING

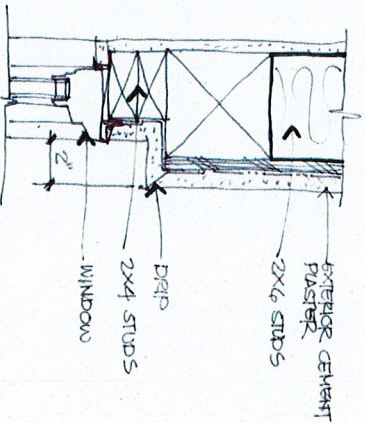




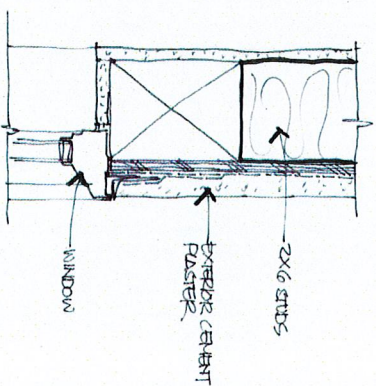
DETAIL 1 - PLASTER METAL
PANEL TRANSITION



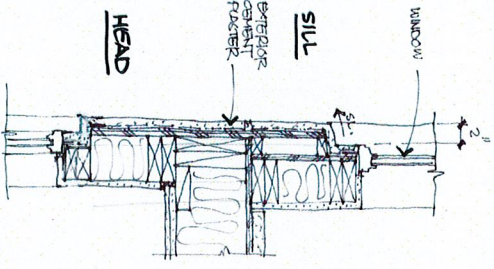
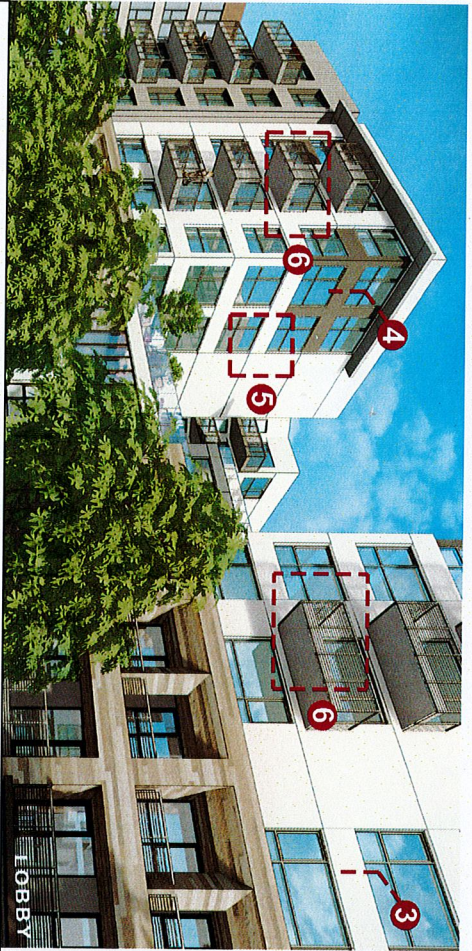
DETAIL 2 - FIBER CEMENT BOARD



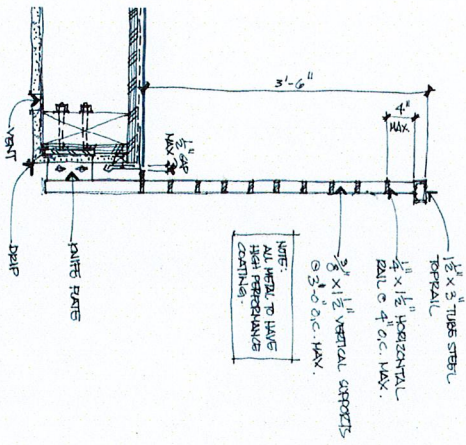
DETAIL 3 - RECESSED WINDOW HEAD



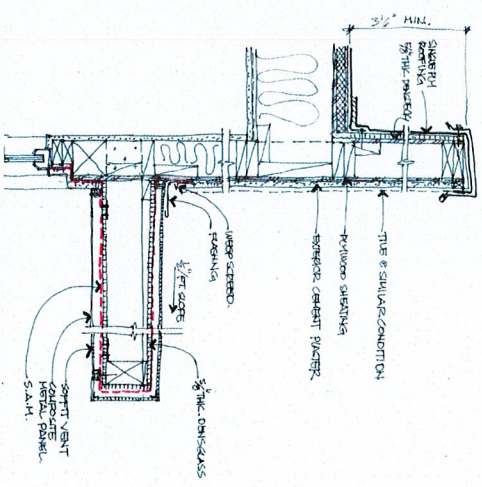
DETAIL 4 - FLUSH WINDOW HEAD



DETAIL 5 - RECESSED WINDOW/WALL



DETAIL 6 - BALCONY RAILING

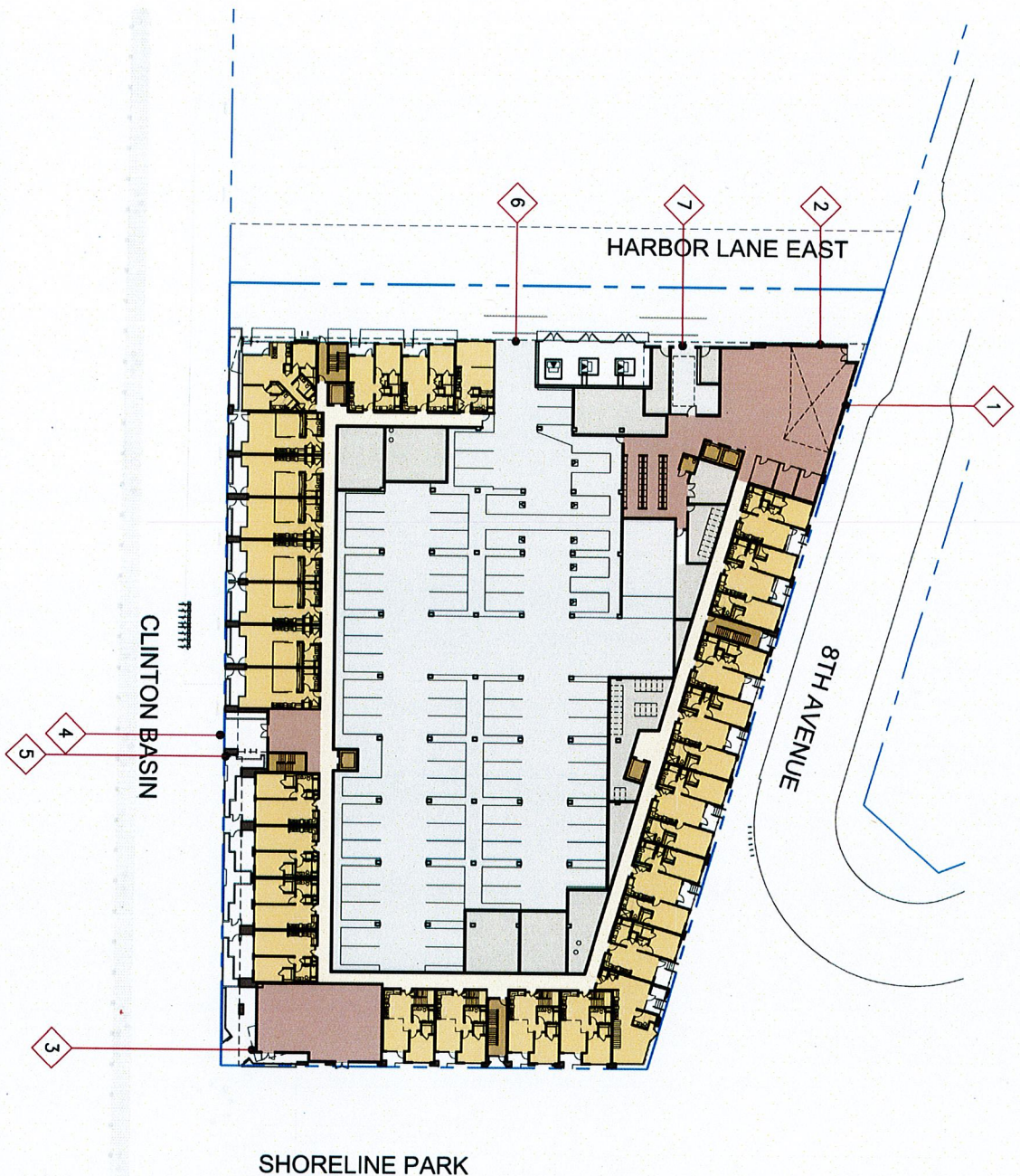


DETAIL 7 - COMP METAL PANEL CANOPY

BROOKLYN BASIN

PARCEL J, OAKLAND CALIFORNIA, 94606

SIGNAGE PLAN



SHORELINE PARK

RESIDENTIAL SIGNAGE:

- 1 Main Lobby Sign 1 @ 8th Avenue
- 2 Main Lobby Sign 2 @ Harbor Lane East
- 3 Amenity Sign @ Clinton Basin/Shoreline Park
- 4 Secondary Lobby Sign 1 @ Clinton Basin
- 5 Secondary Lobby Sign 2 @ Clinton Basin

WAYFINDING SIGNAGE:

- 6 Parking Entry Sign @ Harbor Lane East
- 7 Loading Sign @ Harbor Lane East

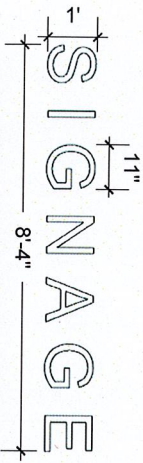
1 & 2 - MAIN LOBBY SIGNAGE #1 and #2

On 8th Avenue and Harbor Lane East

- Wall Mounted Sign
- Letters are powder coated in colour and constructed as 3D aluminum letter forms.
- Letters are 2" deep and 1" high
- Internally illuminated channel letters

-Allowed:
20 Sf/1' (Height)

-Proposed:
8.4 Sf/1' (Height)



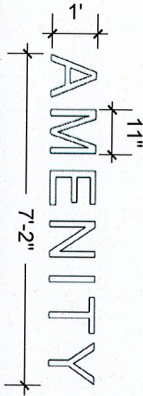
3 - AMENITY SIGNAGE

On Clinton Basin and Shoreline Park

- Awning Mounted Sign
- Letters are powder coated in colour and constructed as 3D aluminum letter forms.
- Letters are 2" deep and 1" high
- Internally illuminated channel letters

-Allowed:
20 Sf/1' (Height)

-Proposed:
7.2 Sf/1' (Height)



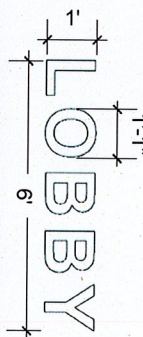
4 - SECONDARY LOBBY SIGNAGE #1

On Clinton Basin

- Awning Mounted Sign
- Letters are powder coated in colour and constructed as 3D aluminum letter forms.
- Letters are 2" deep and 1" high
- Illuminated by uplights mounted on canopy

-Allowed:
20 Sf/1' (Height)

-Proposed:
6 Sf/1' (Height)



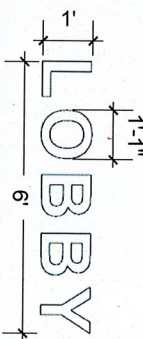
5 - SECONDARY LOBBY SIGNAGE #2

On Clinton Basin

- Wall Mounted Sign
- Letters are powder coated in colour and constructed as 3D aluminum letter forms.
- Letters are 2" deep and 1" high
- Internally illuminated channel letters

-Allowed:
20 Sf/1' (Height)

-Proposed:
6 Sf/1' (Height)



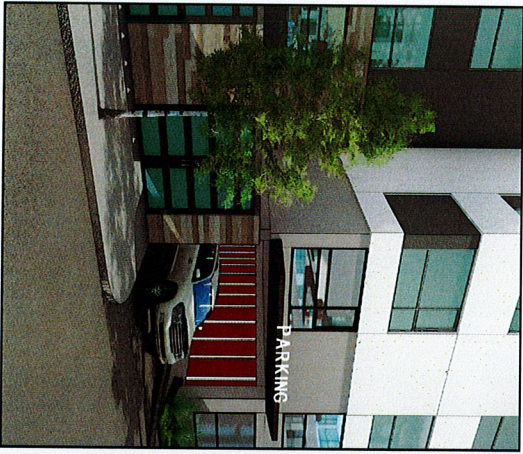
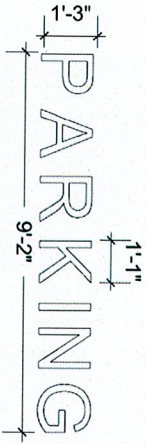
6 - PARKING ENTRY SIGNAGE

On Harbor Lane East

- Wall Mounted Sign
- Letters are powder coated in colour and constructed as 3D aluminum letter forms.
- Letters are 2" deep and 1" high
- Illuminated by uplights mounted on canopy

- Allowed:
12 Sf

- Proposed:
11.5 Sf



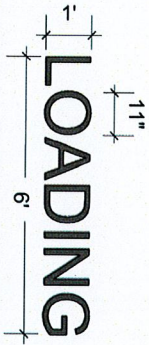
7 - LOADING SIGNAGE

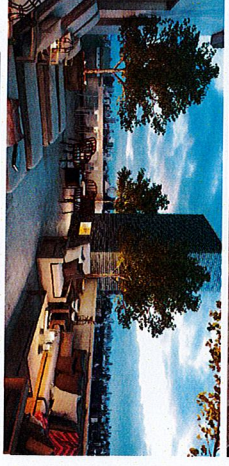
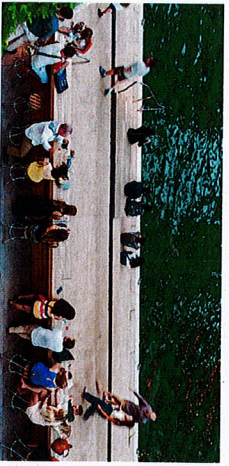
On Harbor Lane East

- Wall Mounted Sign
- Letters are powder coated in colour and constructed as 3D aluminum letter forms.
- Letters are 2" deep and 1" high

- Allowed:
12 Sf

- Proposed:
6 Sf

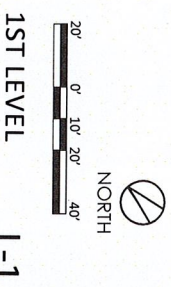




GROUND LEVEL PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	VERT. USE
ACCENT TREES	CERES CANADENSIS, & PERENNIALS	EASTERN REDBUD	24" BOX PER PLAN		M
MEDIUM	ACACIA COGNATA, COUSIN ITT	LITTLE RIVER WATTLE	5 GAL	3'-0" OC	L
	AGAVE ATTENUATA NOVA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L
	CHONDORETALUM	CAFE RUSH	1 GAL	3'-0" OC	L
	TEGORIUM	COORBA WYNS WONDER	5 GAL	3'-0" OC	L
	COORBA WYNS WONDER	AUSTRIALIAN RICHIA	5 GAL	3'-0" OC	L
	LIBA CERAMIA XRY TENCU	SKY PENCIL JAPANESE HOLLY	5 GAL	2'-0" OC	M
	LOMANIDA LONGIFOLIA	DWARF MAI RUSH	1 GAL	3'-0" OC	L
	HEBE	OLIA ERIOGONIA MONIRA	5 GAL	3'-0" OC	L
SMALL SHRUBS, GRASSES, & PERENNIALS		LITTLE OLIVE	5 GAL	3'-0" OC	L
	ADCFICULARIS	FAN ALOE	1 GAL	3'-0" OC	L
	ANOGONINOS HARKONY	KANGAROO PAW	5 GAL	2'-0" OC	L
	BOULEGIA GRACILIS BLONDE	BLONDE AMBITION BLUE	1 GAL	2'-0" OC	L
	AMERITON	GRAMA GRASS	1 GAL	2'-0" OC	L
	BLUE CA DANGENSIS STRYCU	STRYCU BLUE ESCUE	1 GAL	3'-0" OC	L
	LIMONILIA PEREII	SEA LAVENDER	1 GAL	3'-0" OC	L
	STIPA CHU	PRADYAN FEATHER GRASS	1 GAL	1'-0" OC	L
GROUNDCOVERS		CREENING MARROC PLANT	1 GAL	4'-0" OC	L
VINES					
	BOUGANNVILLEA SP	BOUGANNVILLEA	5 GAL	PER PLAN	L
	BOUGANNVILLEA	CREENING FIG	5 GAL	PER PLAN	M
	BOUGANNVILLEA	BOUGANNVILLEA	5 GAL	PER PLAN	M

NOTE: ALL LANDSCAPE LIGHTING TO COMPLY WITH CITY OF OAKLAND BIRD SAFETY MEASURES





① FITNESS SPILL-OUT WITH YOGA SPACE



② OUTDOOR GAMES INCLUDING SOCCER POOL, CORNHOLE & FOOSBALL



③ LOUNGE AND HAMMOCK CORNER



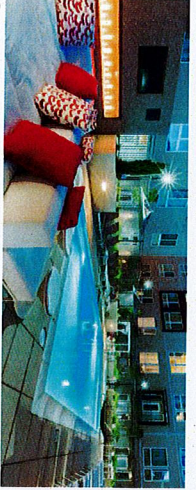
④ OUTDOOR KITCHEN WITH BBQ GRILL, AND WET BAR



⑤ DAYBEDS AND CHASE LOUNGE CHAIRS AT POOL/SPA



⑥ OVERLOOK LOUNGE SEATING



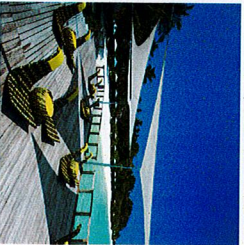
⑦ LOUNGE POD SEATING AND SHADE SAIL



⑧ OVERHEAD VINE SEATING NOOK



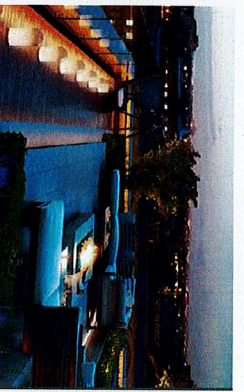
⑨ OVERLOOK LOUNGE SEATING



⑩ OVERLOOK LOUNGE SEATING



⑪ OVERLOOK LOUNGE SEATING

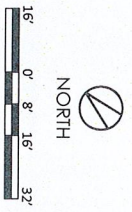


⑫ OVERLOOK LOUNGE SEATING



ACTIVE POOL COURTYARD

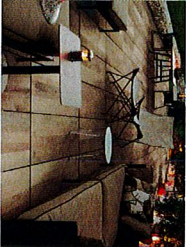
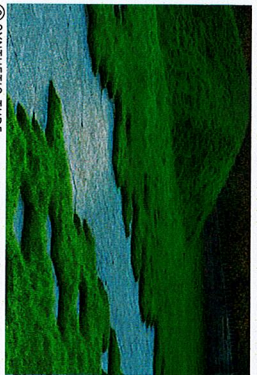
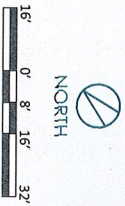
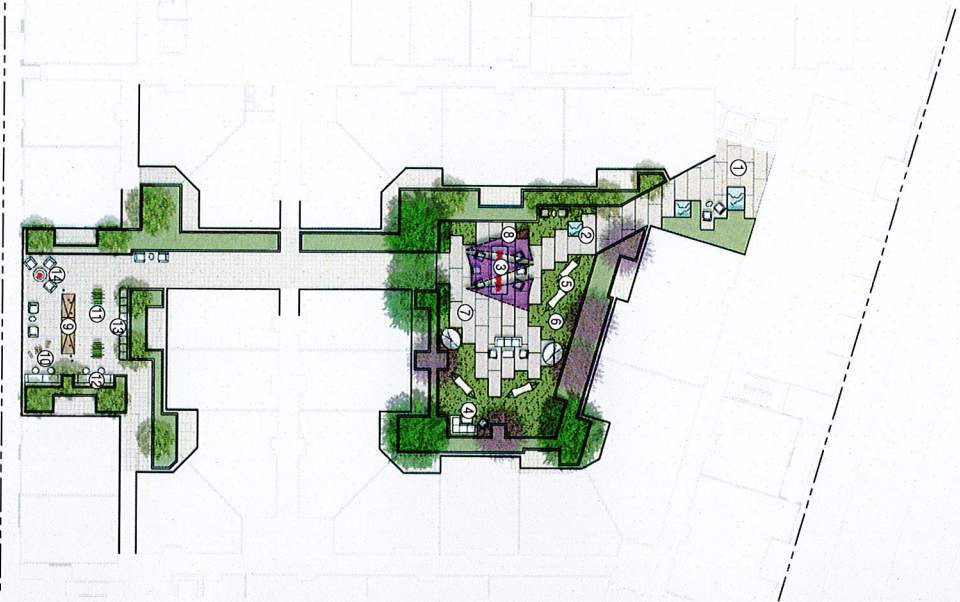
- ① FITNESS SPILL-OUT WITH YOGA SPACE
- ② OUTDOOR GAMES INCLUDING SOCCER POOL, CORNHOLE & FOOSBALL
- ③ LOUNGE & HAMMOCK CORNER
- ④ OUTDOOR KITCHEN WITH BBQ GRILL, AND WET BAR
- ⑤ GLASS POOL ENCLOSURE
- ⑥ DAYBEDS & CHASE LOUNGE CHAIRS AT POOL / SPA
- ⑦ LOUNGE POD SEATING & SHADE SAIL
- ⑧ OVERHEAD VINE SEATING NOOK
- ⑨ OVERLOOK LOUNGE SEATING



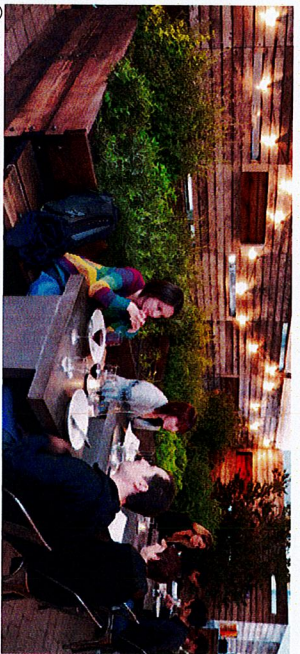
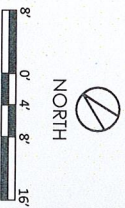
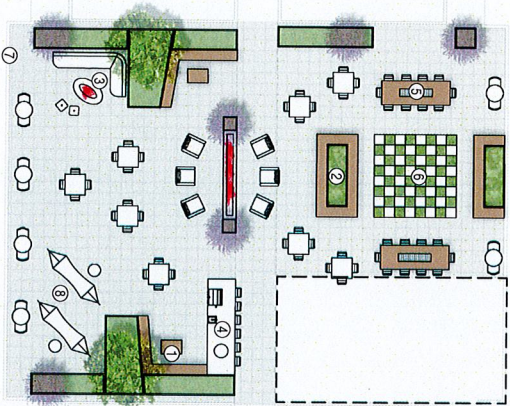
CHILL COURTYARD

- ① LOBBY ENTRY FEATURE
- ② WATER FEATURE
- ③ DOUBLE SIDED FIRE FEATURE
- ④ LOUNGE SEATING
- ⑤ HAMMOCKS & LOUNGE PODS
- ⑥ SYNTHETIC TURF WITH MOUNDS
- ⑦ LARGE FORMAT PAVERS
- ⑧ OVERHEAD SCREEN ELEMENT

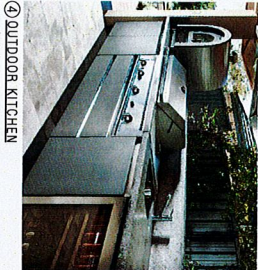
- FUN & GAMES COURTYARD**
- ⑨ SHUFFLEBOARD
 - ⑩ LIFE-SIZE JENGA
 - ⑪ FOOTBALL TABLES
 - ⑫ LOUNGE SPACES
 - ⑬ STORAGE BENCH FOR GAMES
 - ⑭ FIREPIT & ADIRONDACK CHAIRS



- ① BUILT-IN SEATING
- ② PRODUCTIVE EDIBLE GARDEN BEDS & DWARF FRUIT TREES
- ③ HERBIT LOUNGE SEATING
- ④ OUTDOOR KITCHEN, COMMUNITY WOK, WET BAR
- ⑤ COMMUNITY GRILL TABLES
- ⑥ OVERSIZED CHESS GAME
- ⑦ GLASS WINDSCREEN
- ⑧ OVERLOOK SEATING AND HAMMOCKS



① BUILT-IN SEATING



④ OUTDOOR KITCHEN



② PRODUCTIVE EDIBLE GARDEN BEDS



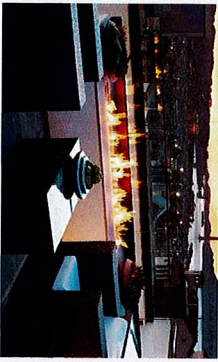
⑥ OVERSIZED CHESS GAME



⑧ HAMMOCKS



⑤ COMMUNITY GRILL TABLES



③ HERBIT LOUNGE SEATING



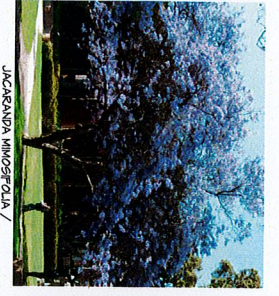
② DWARF FRUIT TREES



② PRODUCTIVE EDIBLE GARDEN BEDS



AGBUTUS UNEDO STRAWBERRY TREE



JACARANDA MIMOSIFOLIA / JACARANDA



LAGERSTROMIA INDICA WICKBOGEE / GRAPE MYRTLE



OLEA EUROPAEA SWAN HILL MULTI / FRUITLESS OLIVE



PTISOPORUM TEJUCOLIUM SILVER GREEN / SILVER GREEN KOHIBU



STIPA OCHU PERUVIAN FEATHER GRASS



ANIZANTHUS HYBRID / SANGRE DE TORO PAM



FESTUCA SPARGANUS ELEGANTIS BLUE FESCUE



BOUTELOA GRACILIS BELONGE ANDERSON BLUE GRASS



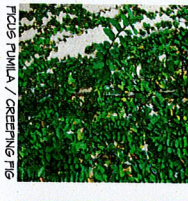
CHOROPTERIDIUM TECTORUM / CAPE RUSH



TECOMA X BELLS OF FIRE / BELLS OF FIRE TECOMA



CRASSULA ABOBRESSENSIS / SILVER DOLLAR PLANT



FLOUS PAVIA / CREEPING FIG



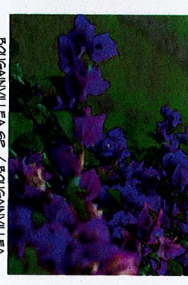
CORREA WYNS WONDER / AUSTRALIAN FLORISIA



ACACIA CORONATA COUSIN ITT / LITTLE RIVER WATTLE



Aloe FLACIDUS / FAN ALOE



BOGANVILLEA SP. / BOGANVILLEA



LEPIS GREYANA / SRY FENCIL / SRY FENCIL HOLL



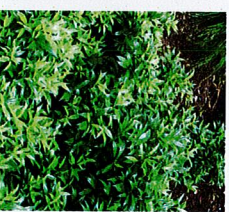
FRAXINUS CAROLINIANA BRIGHT N TIGHT / BRIGHT N TIGHT CAROLINA LAUREL



OLEA EUROPAEA MONTICA / DWARF OLIVE



CLIVIA MINVITA BELGIAN HYBRID YELLOW / YELLOW KAFFIR LILY



SARCOCOCOA HONGERANA HUMILIS / HIRAKAVAN SWEET BOX



HELIOPSIS MAXIMA / ISLAND ALUM ROOT

PLANT PALETTE	COMMON NAME	SIZE	SPACING	WTR USE
AGBUTUS UNEDO	STRAWBERRY TREE	24" BOX PER PLAN	L	
JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX PER PLAN	M	
LAGERSTROMIA INDICA	GRAPE MYRTLE	24" BOX PER PLAN	L	
OLEA EUROPAEA SWAN HILL MULTI	FRUITLESS OLIVE	24" BOX PER PLAN	M	
PTISOPORUM TEJUCOLIUM	SILVER GREEN KOHIBU	24" BOX PER PLAN	M	
AGBUTUS UNEDO	STRAWBERRY TREE	19 GAL PER PLAN	L	
OSSEA LEROTHILLIA	GOLDEN MEDICLINA TREE	24" BOX PER PLAN	M	
CERUS CANTONNENSIS	EASTERN HEBARD	24" BOX PER PLAN	M	
FAGUS SYLVATICA DANITOX	DAMOYK EUROPEAN BEECH	15 GAL PER PLAN	M	
FEUJA SELIMIANA	PINEAPPLE OLIVA	24" BOX PER PLAN	M	
GINCKO BILOBA TRINICATA	FRANCISSEN SENARY	24" BOX PER PLAN	M	
MACELLOA GAMBACA YEAH	WHITE ROSMARTINIA	24" BOX PER PLAN	M	
MACELLOA GAMBACA YEAH	RED SILK POLYGRAMITE	15 GAL PER PLAN	L	
PTISOPORUM TEJUCOLIUM	SILVER GREEN KOHIBU	5 GAL	6-0" OC	M
SILVER SHEEN	SILVER SHEEN KOHIBU	5 GAL	6-0" OC	M
FRAXINUS CAROLINIANA	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	6-0" OC	L
BOGANVILLEA SP	VARIEGATED PAVIA	5 GAL	6-0" OC	L
BOGANVILLEA SP	VARIEGATED PAVIA	5 GAL	4-0" OC	L
MEDIUM SHRUBS, GRASSES, & PERENNIALS				
ACACIA CORONATA COUSIN ITT	LITTLE RIVER WATTLE	5 GAL	3-0" OC	L
ACACIA ANTERIANA 'NOVA'	BLUE FOX TAIL ACADE	1 GAL	3-0" OC	L
CHOROPTERIDIUM TECTORUM	CAPE RUSH	5 GAL	3-0" OC	L
CORREA WYNS WONDER	AUSTRALIAN FLORISIA	5 GAL	3-0" OC	L
CRASSULA ABOBRESSENSIS	SILVER DOLLAR PLANT	5 GAL	3-0" OC	L
LEPIS GREYANA 'SRY FENCIL'	SRY FENCIL JAPANSE	5 GAL	2-0" OC	M
LOUNDRA LONGIFOLIA 'BREEZE'	DIAPER IAT RUSH	1 GAL	3-0" OC	L
MULHBERGERIA RIENSIS	DEER GRASS	1 GAL	4-0" OC	L
OLEA EUROPAEA MONTICA	LITTLE OLIVE	5 GAL	3-0" OC	L
PTISOPORUM TEJUCOLIUM	DIAPER IAT RUSH	5 GAL	4-0" OC	L
SMALL SHRUBS, GRASSES, & PERENNIALS				
ACACIA SP	ACACIA	1 GAL	2-0" OC	L
ALOE FLACIDUS	FAN ALOE	1 GAL	3-0" OC	L
ANIZANTHUS HYBRID	SANGRE DE TORO PAM	5 GAL	2-0" OC	L
ASTROSTRA ELATOR	CYST IRON PLANT	1 GAL	2-0" OC	L
BOUTELOA GRACILIS BELONGE	ANDERSON BLUE GRASS	1 GAL	2-0" OC	L
CLIVIA MINVITA BELGIAN HYBRID	YELLOW KAFFIR LILY	5 GAL	2-0" OC	L
FESTUCA DUCHOISIS 'SERRATU	SERRATU BLUE FESCUE	1 GAL	2-0" OC	L
HESPERALOE PARVIFLORA 'PEPPA'	RED TECCA	1 GAL	1-6" OC	L
HEUCOCHIA MAXIMA	ISLAND ALUM ROOT	1 GAL	1-6" OC	L
KALANCHOE BRACHYDONTIA	SILVER SPOONS	1 GAL	2-0" OC	L
LIBERTIA PERGRANIS	ORANGE LIBERTIA	1 GAL	2-0" OC	L
LOUNDRA PEREZII	SEA LAVENDER	1 GAL	3-0" OC	L
LOUNDRA CONFERTIFLORA 'SPARGOPE'	SEASCAPE IAT RUSH	1 GAL	2-6" OC	L
STIPA OCHU	PERUVIAN FEATHER GRASS	1 GAL	1-0" OC	L
GROUNDCOVERS				
BACCHARIS PULVENS 'THECUM PONT'	DIAPER CONVITE BRUSH	5 GAL	6-0" OC	L
CELANOCLUS HEKISTORNIUS	HEART RANCH BUCKRUSH	1 GAL	4-0" OC	L
CORONILLA MIBRI 'VARIEGATA'	CREEPING MONROA PLANT	1 GAL	4-0" OC	L
SARCOCOCOA HONGERANA HUMILIS	HIRAKAVAN SWEET BOX	5 GAL	6-0" OC	L
VINES				
BOGANVILLEA SP	BOGANVILLEA	5 GAL	PER PLAN	L
DIESTONIS BUCANONIA	RED TRUMPET VINE	5 GAL	PER PLAN	L
FLOUS PAVIA	CREEPING FIG	5 GAL	PER PLAN	M
FLOUS PAVIA 'VARIEGATA'	VARIEGATED CREEPING FIG	5 GAL	PER PLAN	M
TRACHELOSPERMUM JASMINENSIS	VARIEGATED STAR JASMINE	5 GAL	PER PLAN	M

PRELIMINARY PLANT PALETTE

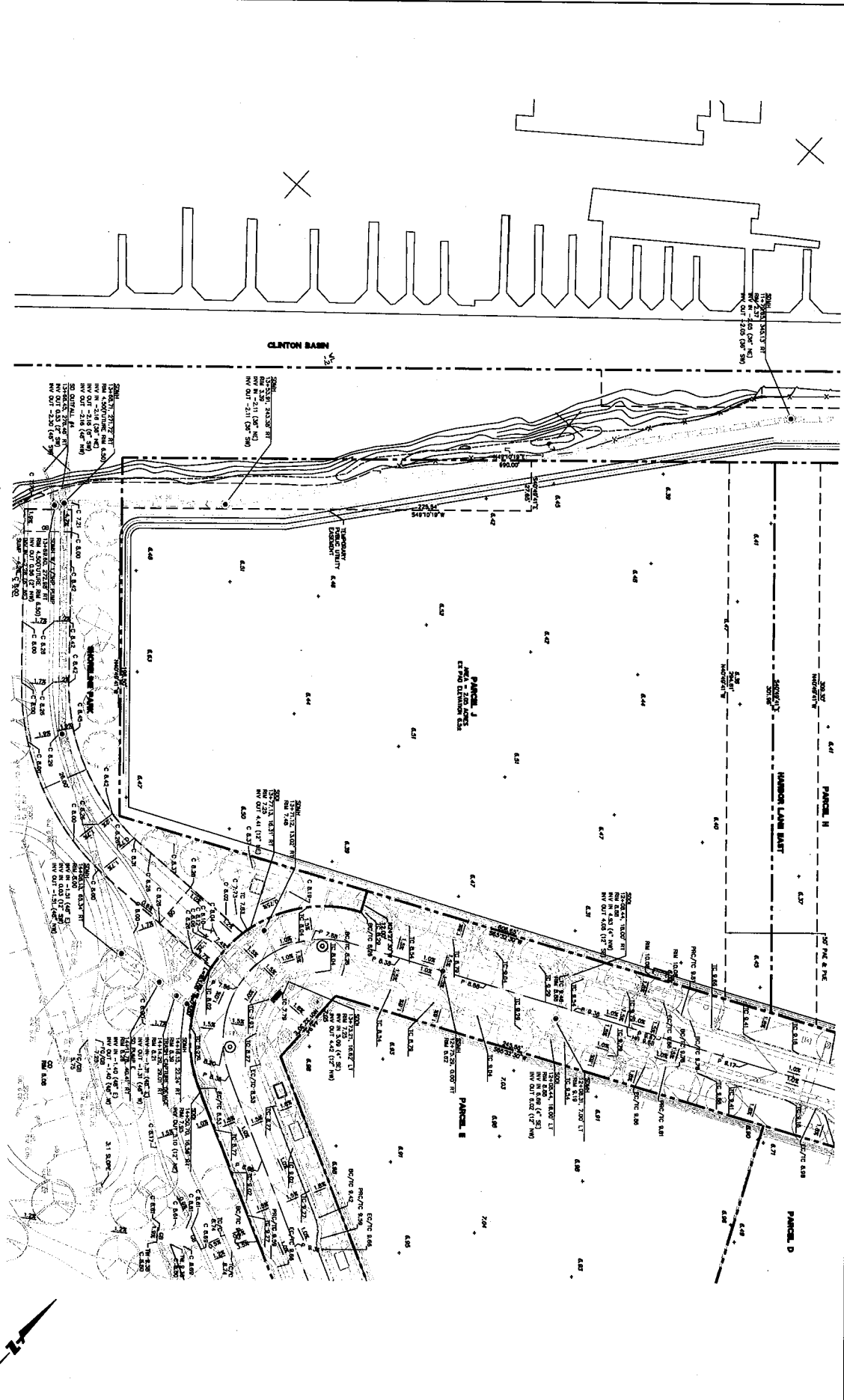
BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS THE 1983-84 TRIANGULAR NETWORK OF THE CITY OF OAKLAND. THE BEARINGS ARE BASED ON THE 1983-84 TRIANGULAR NETWORK AND THE ADJACENT LAND SURVEYS AND RECORDS OF THE CITY OF OAKLAND. THE BEARINGS ARE BASED ON THE 1983-84 TRIANGULAR NETWORK AND THE ADJACENT LAND SURVEYS AND RECORDS OF THE CITY OF OAKLAND.

BENCHMARK
 THE BENCHMARK IS THE 1983-84 TRIANGULAR NETWORK OF THE CITY OF OAKLAND. THE BENCHMARK IS THE 1983-84 TRIANGULAR NETWORK OF THE CITY OF OAKLAND.

BASIS OF SURVEY
 THE BASIS OF SURVEY IS THE 1983-84 TRIANGULAR NETWORK OF THE CITY OF OAKLAND. THE BASIS OF SURVEY IS THE 1983-84 TRIANGULAR NETWORK OF THE CITY OF OAKLAND.

CITY	PART	HAND NO	TOTAL

NO.	DESCRIPTION	DATE
1	TO CHANGE FROM 20' TO 10' RADIUS TO A CITY	04/12/10
2	TO CHANGE FROM 20' TO 10' RADIUS TO A CITY	04/12/10
3	BENCHMARK CHANGED (UPWARD 3/2010)	04/12/10



NOTES:

1. TO CHANGE FROM 20' TO 10' RADIUS TO A CITY
 2. TO CHANGE FROM 20' TO 10' RADIUS TO A CITY
 3. BENCHMARK CHANGED (UPWARD 3/2010)

THIS PLAN CORRECTLY REPRESENTS A PERMANENT SURVEY MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT AND THE CITY OF OAKLAND. THE SURVEYOR HAS BEEN ADVISED THAT THE ADJACENT LAND SURVEYS AND RECORDS OF THE CITY OF OAKLAND ARE CORRECT. THE SURVEYOR HAS BEEN ADVISED THAT THE ADJACENT LAND SURVEYS AND RECORDS OF THE CITY OF OAKLAND ARE CORRECT.



