

Case File Number: DA06011, PUD06010, PUD06010-PUDF12

March 27, 2019

Location:	Brooklyn Basin (formerly known as "Oak to 9th Avenue"); specifically, Parcel A
Assessor's Parcel Number(s):	APN 018 046500204
Proposal:	Final Development Permit (FDP) and Two Minor Variances for Parcel A, including 254 affordable residential units and 306 parking spaces, in a 73-foot tall building.
Applicant:	MidPen Housing Corporation
Contact Person/ Phone Number:	Jan Lindenthal, Chief Real Estate Development Officer 650-356-2900
Owner:	City of Oakland
Case File Number:	PUD06010-PUDF12
Planning Permits Required:	FDP, compliance with CEQA, variance for open space reduction, variance for residential off-street loading
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

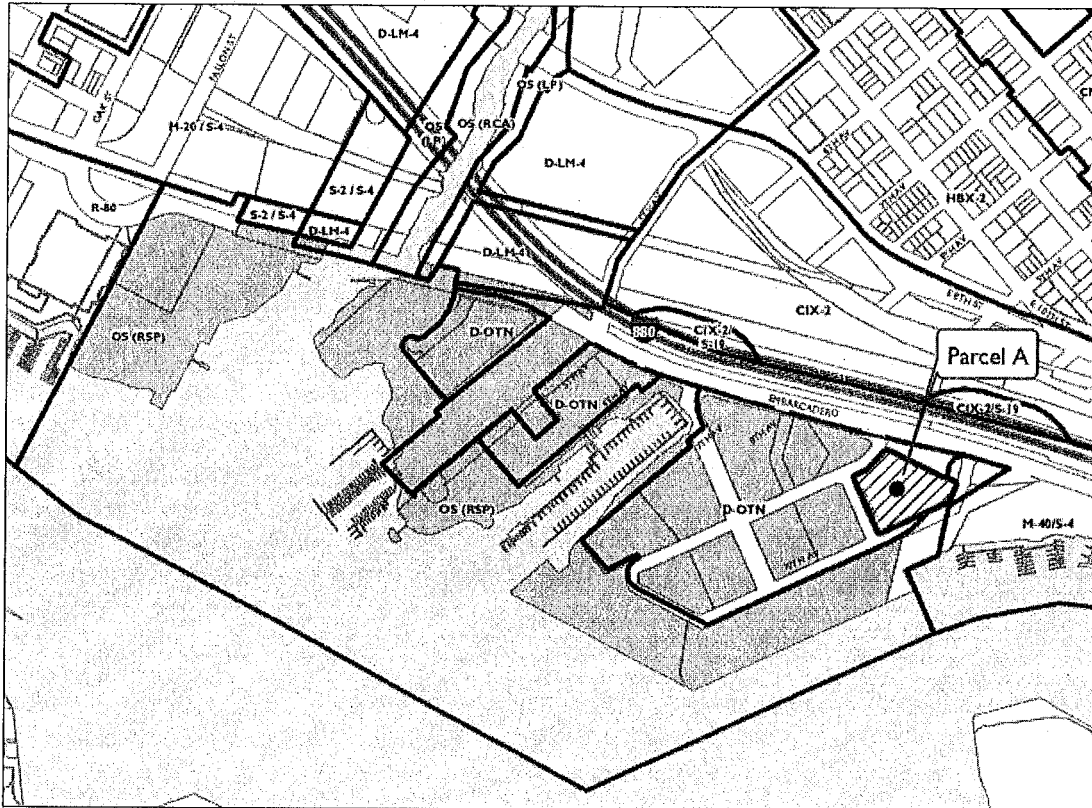
SUMMARY

The proposed project is a Final Development Permit (FDP) for construction of affordable housing in Brooklyn Basin. The proposed project includes 254 affordable housing units as well as accessory parking, in a 73-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 adjacent Parcels F and B.

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



0 250 500 1,000 1,500 2,000 Feet



Case File: PUD06010-PUDF12

Applicant: MidPen Housing Corporation

Address: Brooklyn Basin (formerly known as "Oak to 9th Avenue")
specifically Parcel A

Zone: (PWD-4)/D-OTN-4

Parcel A is located in Phase 1 of the Brooklyn Basin PUD; specifically, on the block bounded by 9th Avenue to the south, 8th Avenue to the north, Clinton Lane to the west, and Embarcadero to the east. Parcel A is located across the street from Parcel F, the other affordable housing parcel, and across Clinton Lane from Parcel B.

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 A is located within Phase 1 of the Brooklyn Basin PUD. At this time, the Phase 1 Final Map has been recorded, horizontal infrastructure improvements constructed, and Final Development Permits issued for Shoreline Park, Parcel B, Parcel C, and Parcel F. The Final Development Permit for Parcel G will be considered by the Planning Commission on March 20, 2019. Most recently, the master developer has recorded the Phase 2 Final Map with the expectation to initiate development of Phase 2 parcels in the near future. Finally, it should be noted that the City of Oakland and the master developer, ZOHP, completed a parcel exchange to ease development of affordable housing on Brooklyn Basin Parcel A, so affordable housing will not be included on Parcel G.

Also of note, the Brooklyn Basin Master Developer (Master Developer) recently submitted an 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 the 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 2018

Milestone	Requirement	Status
Phase 2 Infrastructure FDP	Brooklyn Basin PUD	Fall 2016
Parcel B Building Permits issued	Oakland Municipal Code, Title 15	Building Permit issued 2017; Under construction
Parcel F FDP approved	EIR MM H, Prior to issuance of site development building permits	FDP approved November 2017; Building Permit application submitted 2018
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 application submittal, August 2018	Brooklyn Basin PUD	Currently under review
Parcel A FDP application submittal, November 2018	Brooklyn Basin PUD	Currently under review

PROJECT DESCRIPTION

The proposed Brooklyn Basin Parcel A project is a 73-foot tall building encompassing a city block. The project includes 254 affordable residential units. The project includes a mix of one-, two-, and three-bedroom units. The project also includes 306 residential parking spaces. 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 units considered under Final Development Permits is 693, 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 affordable 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 across 9th Avenue. These strong visual and physical connections to the waterfront will enhance the experience of the waterfront for both residents and the public.*
- Objective LU-3: Expand opportunities and enhance the attractiveness of the Estuary as a place to live.
 - *The proposed project will provide much-needed affordable 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 much-needed affordable 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. The proposal will provide affordable places to live for people who work in Oakland.*
- 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 A 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 A 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 an affordable housing project that will diversify living opportunities in the neighborhood.*
- 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 F 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. 300 residential units were allocated to Parcel A according to the 2017 reallocation. The Parcel F entitlement included a swap of 46 units from Parcel A to Parcel F, which left a total of 254 residential units allocated to Parcel A. 254 residential units are proposed.
- Open Space. 38,100 square feet of group useable open space is required, but 26,187 square feet is provided. A minor variance will be required.
- Off-Street Loading. Each phase of development requires 1 off-street loading berth. Each phase provides an off-street loading berth, but the berths do not meet the height requirements for off-street residential zoning. A minor variance will be required.

Brooklyn Basin Residential Density Allocation

Parcel	Baseline Density Allowance	Reallocation (accounting for 2017 parcel swap and zoning/PUD allowances)		2019 Allocation	Delta (from 2017 to 2019)	Enabling Procedure
		2017 Allocation	Delta (from 2009 to 2017)			
B	175	241	+66 du/38%			Design review (approved 2016)
C	175	241	+66 du/38%			Design review (approved 2017)
D	175	175	0			Original approval
E	131	138	+7 du/6%			By right
G	300	288	-12 du/5%	356	+68/24%	Design review (under review 2019)
H	375	No change	0			Original approval
J	339	No change	0			Original approval
K	322	332	+10 du/4%			By right
L	146	No change	0			Original approval
M	390	360	-30 du/9%	292	-68/19%	Swap with Parcel G
Affordable Housing						
A	407	300	-107 du/36%	254	-46/15%	Approved as part of Parcel F swap
F	165	165	0	211	+46/28%	Approved by Council (2017 parcel swap) and Approved by Planning Commission as part of Parcel F approval
Total	3,100	3,100	0/No change			

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 A provides ground floor residential along 9th Avenue and 8th Avenue.*
 - 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 a much-needed influx of 254 affordable residential units with a variety of unit types (including one-, two, and three-bedroom models). In addition to the 254 affordable units provided with Parcel A, Parcel F is providing 211 affordable units for a total of 465 affordable units.*
 - Maintain and enhance public views of the waterfront.

- *The 73-foot tall building and 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.*
 - Introduce ground level activities that enliven streets and public spaces.
 - *The proposed project is designed to provide ground floor lobbies and community rooms at key corners. Ground floor residential units are set-back with landscaping and individual gates to the units.*
 - 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, particularly along 9th Avenue.*
 - 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 F and Parcel C projects. The intent of this approach is to provide a diversity of architectural expression within the neighborhood for visual complexity and interest.*
- Design Concepts:
 - Podium Units: The mid-rise buildings of Brooklyn Basin will come in a full range of sizes and as such will serve a broad segment of the population including seniors, singles and young couples. Many of these units will enjoy direct views to the waterfront and/or internal courtyard open spaces with resident-serving amenities.
 - *The proposed Parcel A project will serve low-income population with affordable housing. These units will enjoy views to the Estuary and Shoreline Park.*
 - Multiplicity of Architectural Expressions: Buildings within Brooklyn Basin are not restricted to any specific architectural style. Rather, a variety of architectural expressions are encouraged as a means of enhancing the diverse mixed-use, urban character of the community.
 - *The proposed Parcel A project provides a highly-articulated exterior with a combination of projecting elements and deep recesses. The 9th Avenue façade is broken by courtyards at the third floor and the 8th Avenue face is animated by a curving façade. The curved theme provides a contrast to the neighboring angular masses of Parcel F and B.*

ZONING AND RELATED ISSUES

Design

Staff has worked with the applicant and architect to refine the proposed design for the Parcel A site. Parcel A is essentially an entire city block, and the proposed project consists of two separate buildings that will be built in two separate phases. Once built, the two buildings will look like a seamless, singular building. The team has worked to improve the overall design of the project to create a cohesive design. Key aspects of the building include:

- **Building Orientation:** The Parcel A Project is designed as two buildings, which could feasibly be constructed in two phases, but will appear as one building when completed. For the purposes of Design Review, staff has reviewed the project as one building. The building is oriented toward 9th Avenue, with direct views to Shoreline Park and the Estuary. 9th Avenue provides ground floor residential units, lobbies, and two community rooms to enhance the pedestrian environment. “Back-of-house” uses are ganged on Clinton Lane and Embarcadero, with ground floor residential on 9th Avenue and 8th Avenue.
- **Building Appearance:** The project differentiates the corners of the building through massing, articulation, exterior treatments, and glazing. Staff worked with the applicant to integrate the curves on the corners of Embarcadero into the balconies and other features of the building to create a more effective 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 fenced 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 much improved since the original submittal. Back-of-house uses are generally contained within the project and are minimized along the edges. That said, staff has a few remaining design concerns and asks the DRC to consider the following:

- **Ground floor residential units.** The vision for 8th Ave and Clinton Lane are urban residential streets with an urban village character with ground level activities that enliven streets and public spaces. The guidelines envision tree-lined sidewalks defined by ground level lobbies, townhouse, and loft units. The guidelines for 8th Ave and Clinton Lane recommend the following:
 - “Frontages should include one or more of the following:
 - Residential lobbies with articulated building entries that provide a welcoming gesture to the street;
 - Common areas and/or sales or leasing offices generally flush with the elevation of the sidewalk;
 - Ground level residential units that are elevated above the grade of the adjacent sidewalk and/or that include other devices that protect the privacy of the unit (e.g., screen walls or elevated patio areas) from the street.

- Individual unit entries with stoops connecting to the public sidewalk are encouraged, provided that such entries function as a primary entrance to the unit, and that the stoop is not utilized as a rear balcony.”

The proposed project includes ground floor residential units on 8th Ave and Clinton Lane that are at ground level, and therefore do not include a stoop. A setback is provided with landscaping and includes a small fenced patio area to provide privacy and to transition from public space to private space. Staff has worked with the applicant to improve the ground-floor unit's connection to the street, but staff is concerned the setback treatment performs as the back of the unit instead of appearing like a front door. Staff recommends articulating the opening gate and better connecting the gate to the sidewalk with a walkway to indicate that this is a primary entry to the unit. For the DRC consideration:

- *Do the ground floor units with fenced patios and landscaping comply with the design guidelines and provide for an attractive pedestrian-oriented street?*
- **Waterfront/Park Edge.** The elevation on 9th Ave is directly across the street from Shoreline Park with direct views to the Estuary. The guidelines call for buildings to be designed to create a strong and visually attractive edge to the parks. While ground level activities are encouraged along these edges to the maximum extent practicable, it is particularly important for the buildings to introduce high quality architectural finishes and treatments that reinforce the public and civic nature of the open spaces. The following guidelines should be followed for these frontages:
 - Ground level common spaces such as courtyards or gardens that are accessible and visible from adjacent streets are encouraged.
 - Second level terraces and balconies that overlook the open space and provide a sense of security are also encouraged.
 - High quality materials (stone, masonry, terra cotta, architectural pre-cast, etc.), architectural and storefront detailing, and decorative elements, should be employed on the base of the building up to a height of at least 20 feet.
 - Articulated building entries should be provided wherever appropriate, at intervals of at least 200 feet or one per block face.
 - Entries should have a high level of architectural finish and detailing (e.g., moldings, canopies, etc.) that is in scale with the adjacent open space.
 - Landscaping (e.g., planting beds, hedges, etc.) should be incorporated in the setback area along public sidewalks and promenades.”

Working with staff, the applicant has improved this façade, but staff believes better connections can be made with the ground floor units and the overall façade to reflect the waterfront location.

- *Does the DRC think the 9th Ave elevation adequately responds to its waterfront location?*
- **Overall Building Design.** The overall building design provides articulation and a variety of shapes, colors, and materials that break up the mass of the building. The building includes a base that is defined through color changes, inset windows and balconies that stop at the third floor. The curvilinear theme helps to distinguish the building from other buildings in Brooklyn Bass. Staff thinks the building design has improved since the initial submittal and the applicant team has responded to staff input.

Staff does recommend further integration of key design themes into the overall building design, as outlined in the following discussion. In particular, the curve and sawtooth architectural form themes could be very successful in distinguishing the proposed building from other Brooklyn Basin buildings and providing a more architecturally resolved appearance. For example, the corner curve element at the corner of Clinton Way and 8th Avenue is not integrated into all elements of the corner and does not relate to the building recesses at that location. More critically, the curve and sawtooth forms are not carried through the 9th Avenue façade, the most prominent façade of the building. Additionally, the form themes are minimally articulated, if at all, at the ground floor of the building. As such, the building does not feel fully connected to the groundplane and surrounding neighborhood.

- *Staff recommends the applicant further refine the building facades and corner treatments to:*
 - 1) *Detail the corner elements to both include key architectural themes and ensure those themes are carried out holistically through the entirety of the corner elements;*
 - 2) *Apply the key architectural themes to the 9th Avenue building façade to provide a unique and interesting building identity along the primary frontage; and*
 - 3) *Carry design themes to the ground floor to provide connectivity between the building and the groundplane.*

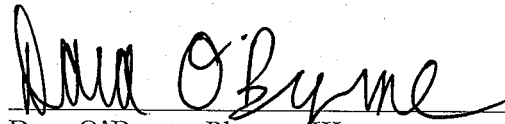
On-going, Non-design Related Issues

- **Open Space.** 38,100 square feet of group useable open space is required, but 26,187 square feet is provided. A minor variance will be required. The proposed project provides high-quality, high-amenity open space with children play areas and barbeque areas with views of the water. In addition, the project is located directly across the street from Shoreline Park and is within short walking distance to the many other Brooklyn Basin open space amenities.
 - *Staff recommends that, to offset the minimal amount of usable open space, the public facing open spaces (including balconies and ground floor front yards) be designed to enrich the appearance of the building and support connectivity between public and private realms, consistent with comments above regarding the ground floor units.*
- **Off-street Residential Loading.** Each phase of development requires one off-street loading berth. Each phase provides an off-street loading berth, but the berths do not meet the height requirements for off-street residential zoning. A minor variance will be required.

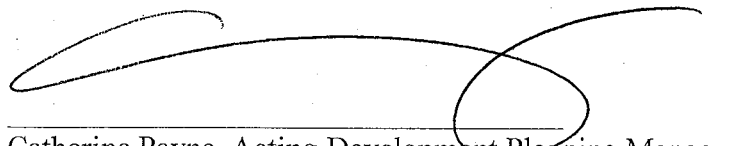
RECOMMENDATION

Staff recommends the DRC review and comment on the proposed Brooklyn Basin Parcel A 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 March 7, 2019

PROJECT INFORMATION - PHASE A

APN	018-0465-012 Brooklyn Basin Parcel A
ADDRESS	101 9TH AVE.
ZONE	PWD-4
HEIGHT ZONE	86'
USES	PERMITTED - permanent housing
SITE AREA	50,022 SF 1.15 ACRES
DENSITY	385 385 S.F. / UNIT
HEIGHT	4 FLOORS TYPE IIIA OVER 2 FLOORS TYPE 1A
CONSTRUCTION	MAX. ALLOWABLE HEIGHT (per PWD-4, Table 504.3, sect. 510.2) MAX TOTAL STORIES ABOVE GRADE (per Table 504.4, sect. 510.2) PROPOSED HEIGHT
EXCEPTIONS - CHIMNEYS, MECH EQUIPMENT (17.108.030) PENTHOUSES, STAIR TOWERS (17.108.030)	73' 0" T.O. PARAPET 64' 6" T.O. ROOF 10' 12'
YARDS AND COURTS (Oak to 9th Brooklyn Basin Design Guidelines)	REQUIRED PROVIDED 8TH AVE. SETBACK 2' TO 8' VARIES (5' AVG.) 9TH AVE. SETBACK 2' TO 8' VARIES (5' AVG.)
COURTS	REQUIRED PROVIDED MIN. DIM - COURT (16' + 4'/STORY ABOVE) 17.108.120 32' 32' MIN. MIN. DIM - L.R. WINDOWS (8' + 2'/STORY ABOVE) 17.108.080 16' 16' MIN. MIN. DIM - B.R. WINDOWS (17.108.120) 10' 10' MIN. PROJECTIONS - BAYS / BALCONIES (17.108.130) 2' 2'
VARIATION IN STREET WALL BUILDING PLANES (20% OF LENGTH/AREA)	REQUIRED PROVIDED (3' TO 5' RECESSES) 8TH AVENUE (Oak to 9th Brooklyn Basin Design Guidelines) 124' x .20 = 25' 51' 9TH AVENUE (Oak to 9th Brooklyn Basin Design Guidelines) 175' x .20 = 35' 49' (includes deep courtyard recesses) CLINTON AVENUE (Oak to 9th Brooklyn Basin Design Guidelines) 274' x .20 = 55' 59'
OPEN SPACE (S.F.)	REQUIRED - 150 s.f. / unit per 17.160 (PWD-4) REQUIRED GROUP OPEN SPACE = 150 X 130 19,500 SF MIN. DIMENSION Common, 15' Private on ground, 10', above ground 5' PROVIDED - COMMON MAIN COURTYARD (FLOOR 3) 13,221 SF TOTAL PROVIDED 13,221 SF PROVIDED - PRIVATE 0 SF SUBSTITUTION FOR COMMON OPEN SPACE 2:1 0 TOTAL OPEN SPACE PROVIDED (COMMON + 2X PRIVATE) 13,221 SF OPEN SPACE PROVIDED/UNIT 102 SF
UNITS	ONE BEDROOM 48 37% TWO BEDROOM 35 27% THREE BEDROOM 47 36% TOTAL 130
ACCESSIBLE UNITS	MOBILITY (10%) 13 COMMUNICATION (4%) 5
BUILDING AREA (S.F.) - GROSS AREAS	FLOOR 1 CONDITIONED AREA 16,046 SF UNCONDITIONED (GARAGE/UTILITY) AREA 30,314 SF FLOOR 2 CONDITIONED AREA 17,072 SF UNCONDITIONED (GARAGE/UTILITY) AREA 29,235 SF FLOOR 3 31,780 SF FLOOR 4 31,840 SF FLOOR 5 31,840 SF FLOOR 6 31,840 SF TOTAL GROSS AREA 219,967 SF TOTAL GROSS AREA - CONDITIONED ONLY 160,418 SF
PARKING	REQUIRED BASE PARKING RATIO: 1 SPACE/DU (17.180) 130 STALLS AFFORD HSG RATIO: 0.75/DU FOR NON TRANSIT ACCESS 98 STALLS MISC. REQUIRED (ELECTRIC VEHICLE, CARPOOL, CARSHARE, ETC.) (15.04.3.1110) 13 10% OF PARKING SPACES (ROUNDED UP) UP TO 50%, PROVIDED <50% OF THE REQ'D SPACES ARE REGULAR AND/OR HANDICAPPED SPACES 65 ALLOWABLE COMPACT (17.94060 B.) STALL DIMENSIONS - REGULAR (17.940.060) 8.5' X 18' PARALLEL = 22' X 8' STALL DIMENSIONS - INTERMEDIATE (17.940.060) 8' X 16.5' PARALLEL = 20.5' X 7.5' STALL DIMENSIONS - COMPACT (17.940.060) 15' X 7.5' PARALLEL = 19' X 7' AISLE WIDTH (17.94.070 - ANGLE OF 90 DEGREES) 21' PROVIDED TOTAL PROVIDED 165 Percent provided: ACCESSIBLE / REGULAR PROVIDED 30 18% COMPACT PROVIDED 26 16% INTERMEDIATE PROVIDED 108 65% MIN. STALL DIMENSIONS PROVIDED STALL TYPES AISLE REGULAR: 8.5'X18'; INTERMEDIATE: 8' X 16.5'; COMPACT: 7.5' X 15' 65% UNIVERSAL + 18% STANDARD + 16% COMPACT MINIMUM 21' 22' PROVIDED BICYCLES (PER 17.117.090 REQ'D BICYCLE PARKING) SHORT TERM (1 PER 20 UNITS) 7 LONG TERM (1 PER 4 UNITS) 33 LOADING REQUIRED FOR RESIDENTIAL USES OVER 50,000 S.F. TRASH / RECYCLING TYPES (TRASH + RECYCLING + COMPOST) 1 (33'x12'x14' HIGH) 1 (33'x12'x11' HIGH)

PROJECT INFORMATION - PHASE B

APN	018-0465-012 Brooklyn Basin Parcel A
ADDRESS	101 9TH AVE.
ZONE	PWD-4
HEIGHT ZONE	86'
USES	PERMITTED - permanent housing
SITE AREA	49,782 SF 1.14 ACRES
DENSITY	401 401 S.F. / UNIT
HEIGHT	4 FLOORS TYPE IIIA OVER 2 FLOORS TYPE 1A
CONSTRUCTION	MAX. ALLOWABLE HEIGHT (per PWD-4, Table 504.3, sect. 510.2) MAX TOTAL STORIES ABOVE GRADE (per Table 504.4, sect. 510.2) PROPOSED HEIGHT
EXCEPTIONS - CHIMNEYS, MECH EQUIPMENT (17.108.030) PENTHOUSES, STAIR TOWERS (17.108.030)	73' 0" T.O. PARAPET 64' 6" T.O. ROOF 10' 12'
YARDS AND COURTS (Oak to 9th Brooklyn Basin Design Guidelines)	REQUIRED PROVIDED 8TH AVE. SETBACK 2' TO 8' VARIES (5' AVG.) 9TH AVE. SETBACK 2' TO 8' VARIES (5' AVG.) EMBARCADERO SETBACK
COURTS	REQUIRED PROVIDED MIN. DIM - COURT (16' + 4'/STORY ABOVE) 17.108.120 32' 32' MIN. MIN. DIM - L.R. WINDOWS (8' + 2'/STORY ABOVE) 17.108.080 16' 16' MIN. MIN. DIM - B.R. WINDOWS (17.108.120) 10' 10' MIN. PROJECTIONS - BAYS / BALCONIES (17.108.130) 2' 2'
VARIATION IN STREET WALL BUILDING PLANES (20% OF LENGTH/AREA)	REQUIRED PROVIDED (3' TO 5' RECESSES) 8TH AVENUE (Oak to 9th Brooklyn Basin Design Guidelines) 56' x .20 = 11' 17' 9TH AVENUE (Oak to 9th Brooklyn Basin Design Guidelines) 252' x .20 = 50' 67' (includes deep courtyard recesses) EMBARCADERO (Oak to 9th Brooklyn Basin Design Guidelines) 357' x .20 = 71' 75'
OPEN SPACE (S.F.)	REQUIRED - 150 s.f. / unit per 17.160 (PWD-4) REQUIRED GROUP OPEN SPACE = 150 X 124 18,600 SF MIN. DIMENSION Common, 15' Private on ground, 10', above ground 5' PROVIDED - COMMON MAIN COURTYARD (FLOOR 3) 12,966 SF TOTAL PROVIDED 12,966 SF PROVIDED - PRIVATE 0 SF SUBSTITUTION FOR COMMON OPEN SPACE 2:1 0 TOTAL OPEN SPACE PROVIDED (COMMON + 2X PRIVATE) 12,966 SF OPEN SPACE PROVIDED/UNIT 105 SF
UNITS	ONE BEDROOM 41 33% TWO BEDROOM 40 32% THREE BEDROOM 43 35% TOTAL 124
ACCESSIBLE UNITS	MOBILITY (10%) 12 COMMUNICATION (4%) 5
BUILDING AREA (S.F.) - GROSS AREAS	FLOOR 1 CONDITIONED AREA 13,098 SF UNCONDITIONED (GARAGE/UTILITY) AREA 29,758 SF FLOOR 2 CONDITIONED AREA 20,035 SF UNCONDITIONED (GARAGE/UTILITY) AREA 22,851 SF FLOOR 3 30,304 SF FLOOR 4 30,433 SF FLOOR 5 30,061 SF FLOOR 6 30,061 SF TOTAL GROSS AREA 206,601 SF TOTAL GROSS AREA - CONDITIONED ONLY 153,992 SF
PARKING	REQUIRED BASE PARKING RATIO: 1 SPACE/DU (17.180) 141 STALLS AFFORD HSG RATIO: 0.75/DU FOR NON TRANSIT ACCESS 93 STALLS MISC. REQUIRED (ELECTRIC VEHICLE, CARPOOL, CARSHARE, ETC.) (15.04.3.1110) 14 10% OF PARKING SPACES (ROUNDED UP) UP TO 50%, PROVIDED <50% OF THE REQ'D SPACES ARE REGULAR AND/OR HANDICAPPED SPACES 71 ALLOWABLE COMPACT (17.94060 B.) STALL DIMENSIONS - REGULAR (17.940.060) 8.5' X 18' PARALLEL = 22' X 8' STALL DIMENSIONS - INTERMEDIATE (17.940.060) 8' X 16.5' PARALLEL = 20.5' X 7.5' STALL DIMENSIONS - COMPACT (17.940.060) 15' X 7.5' PARALLEL = 19' X 7' AISLE WIDTH (17.94.070 - ANGLE OF 90 DEGREES) 21' PROVIDED TOTAL PROVIDED 141 Percent provided: ACCESSIBLE / REGULAR PROVIDED 25 18% COMPACT PROVIDED 24 17% INTERMEDIATE PROVIDED 92 65% MIN. STALL DIMENSIONS PROVIDED STALL TYPES AISLE REGULAR: 8.5'X18'; INTERMEDIATE: 8' X 16.5'; COMPACT: 7.5' X 15' 65% UNIVERSAL + 18% STANDARD + 17% COMPACT MINIMUM 21' 22' PROVIDED BICYCLES (PER 17.117.090 REQ'D BICYCLE PARKING) SHORT TERM (1 PER 20 UNITS) 6 LONG TERM (1 PER 4 UNITS) 31 LOADING REQUIRED FOR RESIDENTIAL USES OVER 50,000 S.F. TRASH / RECYCLING TYPES (TRASH + RECYCLING + COMPOST) 1 (33'x12'x14' HIGH) 1 (33'x12'x11' HIGH)

BROOKLYN BASIN PARCEL A
OAKLAND, CA 94608

SUMMARY SCOPE OF WORK

CONSTRUCTION OF NEW 6-STORY TYPE V-A OVER TYPE 1-A BUILDINGS TO ACCOMMODATE 254 UNITS (130 UNITS (PHASE A) AND 124 UNITS (PHASE B)) OF AFFORDABLE HOUSING FAMILY APARTMENTS. THE BUILDING SHALL INCLUDE STRUCTURED PARKING, OFFICE, COMMUNITY SPACE, LAUNDRY ROOMS, AND OTHER SUPPORT SPACES. ALSO INCLUDES THE CONSTRUCTION OF OUTDOOR PLAY AREAS, LANDSCAPE, BICYCLE PARKING, AND OTHER SITE IMPROVEMENTS.

PROJECT TEAM

DEVELOPER MIDPEN HOUSING CORP. 1970 BROADWAY SUITE 440 OAKLAND, CA 94612 Phone: 510-426-5672 CONTACT: JENNIFER LIU jliu@midpen-housing.org	ARCHITECT HKIT ARCHITECTS 538 NINTH STREET SUITE 240 OAKLAND, CA 94607 Phone: 510-625-9800 CONTACT: PAUL MCELWEE pmcelwee@hkit.com	STRUCTURAL IDA STRUCTURAL ENGINEERS 1629 TELEGRAPH AVENUE, SUITE 300 OAKLAND, CA 94612 Phone: 510-834-1629 CONTACT: STEPHEN DEJESSE sdejesse@ido-se.com
CIVIL BKF ENGINEERS 300 FRANK H. OGAWA PLAZA #380 OAKLAND, CA 94612 Phone: 650-482-6458 CONTACT: ASHLEY STANLEY astanley@bkf.com	LANDSCAPE PGA DESIGN LANDSCAPE ARCHITECTS 444 17TH STREET OAKLAND, CA 94612 Phone: 510-550-8858 CONTACT: KAREN KROLEWSKI krolewski@pgadesign.com	MP / E EMERALD CITY ENGINEERS, INC. 6505 216TH ST SW SUITE 200 MOUNTLAKE TERRACE, WA 98043 Phone: 425-741-1200

SHEET INDEX

G0.0	PROJECT INFORMATION
G1.0	EXISTING CONTEXT
G2.0	OPEN SPACE DIAGRAMS
CML	
C1.01	EXISTING CONDITIONS AND BOUNDARY
C2.01	PROPOSED PLAN

LANDSCAPE SHEETS

L1.01	LANDSCAPE PLAN - STREET LEVEL
L1.02	LANDSCAPE STREET LEVEL ELEMENTS
L2.01	LANDSCAPE PLAN - LEVEL 3
L2.02	PODIUM LEVEL PLANTER WALLS & SITE FURNISHINGS
L2.03	PODIUM LEVEL PLANT PALETTE & PLANTING GUIDELINES

ARCHITECTURAL SHEETS

A2.1	SITE & 1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A2.3	3RD FLOOR PLAN
A2.4	4TH FLOOR PLAN
A2.5	5TH FLOOR PLAN
A2.6	6TH FLOOR PLAN
A2.7	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A3.5	EXTERIOR ELEVATIONS
A3.6	EXTERIOR ELEVATIONS
A3.7	EXTERIOR ELEVATIONS
A3.8	PERSPECTIVES
A3.9	PERSPECTIVES
A3.10	SIGNAGE DESIGN (PHASE A)
A3.11	SIGNAGE DESIGN (PHASE B)
A4.0	COLOR AND MATERIAL BOARD
A8.0	EXTERIOR WINDOW JAMB DETAILS

AERIAL VIEW 9TH AND EMBARCADERO



VICINITY MAP



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BROOKLYN BASIN
PARCEL A

OAKLAND, CALIFORNIA

JOB NO. 00275

DRAWN OM/VB

CHECKED

JOB CAPTAIN OM

DATE

11/19/18 PLANNING SUBMISSION

02/15/19 DESIGN REVIEW

02/27/19 PLANNING REVIEW

03/07/19 PLANNING RESUBMITTAL

DRAWING TITLE

PROJECT
INFORMATION

SCALE A5 NOTED

GO.0

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NOTES:

SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON AERIAL TOPOGRAPHY PERFORMED BY AERO GEODETIC CORP., FIELD SURVEYS AND SUPPLEMENTAL SURVEYS COMPLETED BY BKF ENGINEERS, DECEMBER, 2017, AND DESIGN DATA.
TOPOGRAPHIC GRADES SHOWN AS DENOTE AS-BUILT SURVEY INFORMATION

THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS' ACT AT THE REQUEST OF MIDPEN HOUSING CORP.

I HEREBY FURTHER STATE THAT, TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYORS' ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

I HEREBY CERTIFY THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

Alex Calder
ALEX CALDER, PLS

03/06/2018
DATE

BENCHMARK

ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "CS 84": A FOUND U.S.C. & G.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTHBOUND LANES OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE, 4.4 FEET ABOVE GROUND. ELEVATION = 9.164 FT, CITY OF OAKLAND DATUM.

BASIS OF BEARINGS

THE BASIS OF BEARING IS "S 65° 21' 44" E" BETWEEN FOUND MONUMENTS "SHIP" AND "H130" AS SHOWN ON PAGE 2 OF 4 OF THAT UNRECORDED "RECORD OF SURVEY" MAP ENTITLED, "MONUMENT AND PLAN LINES OF THE EMBARCADERO BETWEEN 5TH AVENUE AND 19TH AVENUE" DATED JULY 2001. SAID MAP IS BEING PREPARED BY THE PORT OF OAKLAND.

BASIS OF SURVEY

BENCHMARK CITY OF OAKLAND DATUM
CITY OF OAKLAND BENCHMARK "CS84"
FOUND UCS&GS DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTH-BOUND LANES OF 880 FREEWAY, SET IN NORTHERLY FACE COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE AND 4.4 FEET ABOVE THE GROUND.
ELEVATION USED: 9.16 FT, CITY OF OAKLAND DATUM
NOTE BENCHMARK IS NOW DESTROYED. INFORMATION SHOWN IS BASED ON OBSERVATIONS AND DATA PROVIDED IN 2002. NOT CURRENT.

BENCHMARK PORT DATUM ELEVATION
PORT OF OAKLAND BENCHMARK "H034 TBM"
FOUND BRASS DISK "SHIP" IN MONUMENT WELL STAMPED "EBMUD CONTROL SURVEY SHIP 1960" OPPOSITE ENTRANCE TO KAISER CEMENT, 401 EMBARCADERO.
ELEVATION USED: 10.43 FT, PORT OF OAKLAND DATUM

PARCEL A

AREA = 2.31 ACRES
EX PAD ELEVATION 6.0±

PARCEL B

9TH AVENUE

EMBARCADERO

8TH AVENUE

CLINTON LANE



BKF
ENGINEERS SURVEYORS PLANNERS
300 FRANK OGAWA PLAZA
SUITE 300
OAKLAND, CA 94612
510/227-3011 (FAX)
510/227-3011 (PHONE)

BROOKLYN BASIN
PARCEL A
SURVEY PLAN
ALAMEDA COUNTY
CITY OF OAKLAND

Date	03/06/2019	No.	
Scale	AS SHOWN	Revisions	
Design	LIW	11/19/2018 PLANNING SUBMISSION	
Drawn	JAO	03/15/2019 PLANNING RESUBMISSION	
Approved	AAS		
Job No.	201301075		
Sheet Number:	C1.01		
	1 OF 2		

DRAWING NAME: K:\2016\160276_Parcel A\160276_Parcel A\PLANNING\PARCEL A\BUILDING\C1.01 PARCEL A SURVEY PLAN.dwg
PLOT DATE: 03-06-19 PLOTTED BY: gome

THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED. I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS AND CONTOURS DELINEATED UPON THIS PLOT PLAN ARE BASED UPON SURVEY DATA AND EXISTING CONDITIONS AS NOTED.

Astady

ASHLEY STANLEY, P.E.
ASSOCIATE
BKF ENGINEERS

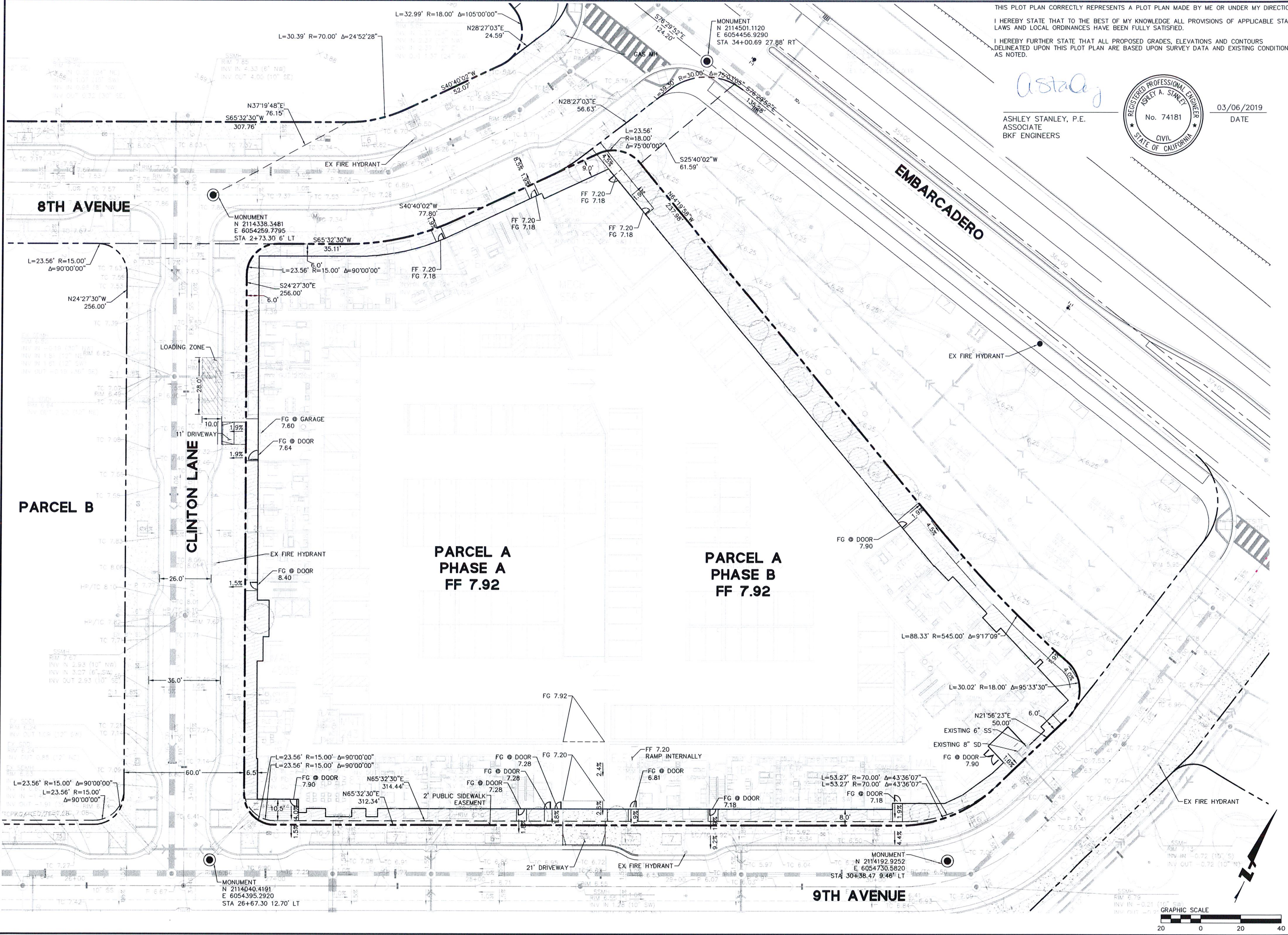


03/06/2019
DATE

BKF
ENGINEERS / SURVEYORS / PLANNERS

BROOKLYN BASIN
PARCEL A
PROPOSED PLAN
ALAMEDA COUNTY
CITY OF OAKLAND
CALIFORNIA

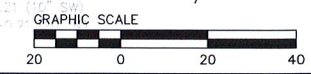
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PLOT DATE: 03-06-19 PLOTTED BY: game



Date	Revisions	No.
03/06/2019	11/19/2018 PLANNING SUBMISSION	
	03/16/2019 PLANNING RESUBMISSION	

Scale	AS SHOWN
Design	LIW
Drawn	JAO
Approved	AAS
Job No.	20130175








Sheet Number:
C2.01
2 OF 2



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LANDSCAPE LEGEND

-  STANDARD CONCRETE PAVING
-  COLORED CONCRETE PAVING
-  SHRUB AREA
-  LARGE SHADE TREE
-  MEDIUM SIZED TREE
-  ACCENT TREE
-  FUTURE TREE

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 LANDSCAPE ARCHITECTS
 tel 510.465.1284 url PGAdesign.com
 444 17th Street Oakland CA 94612

Brooklyn Basin

Parcel A

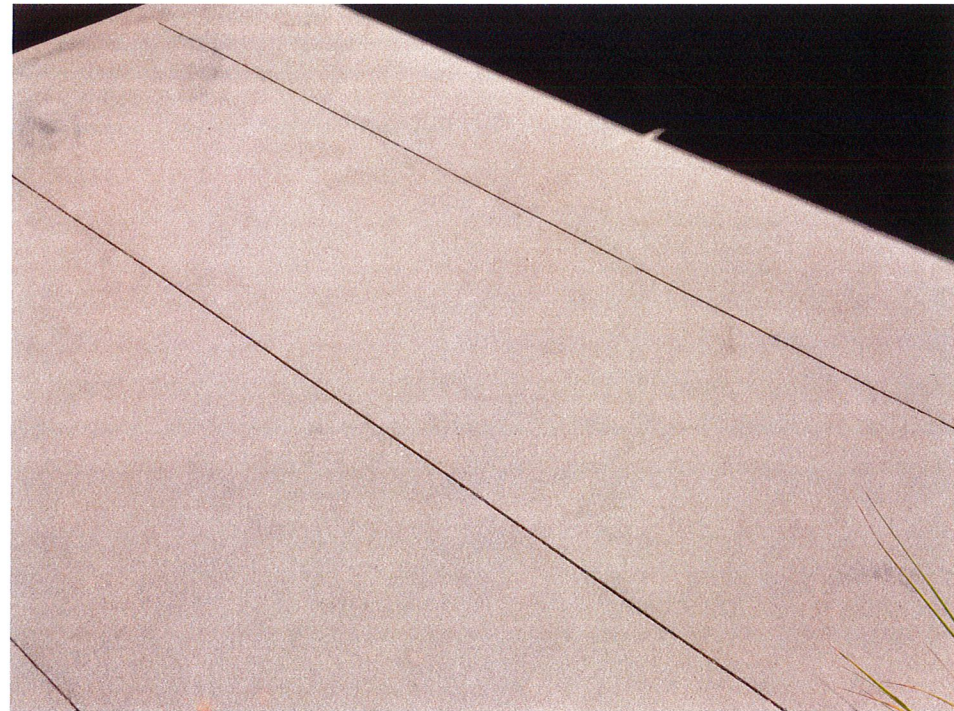
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 DRAWN DC, KK
 CHECKED KK
 JOB CAPTAIN KK
 DATE 03/08/19 PLANNING SUBMISSION

DRAWING TITLE
 Landscape Plan - Street Level

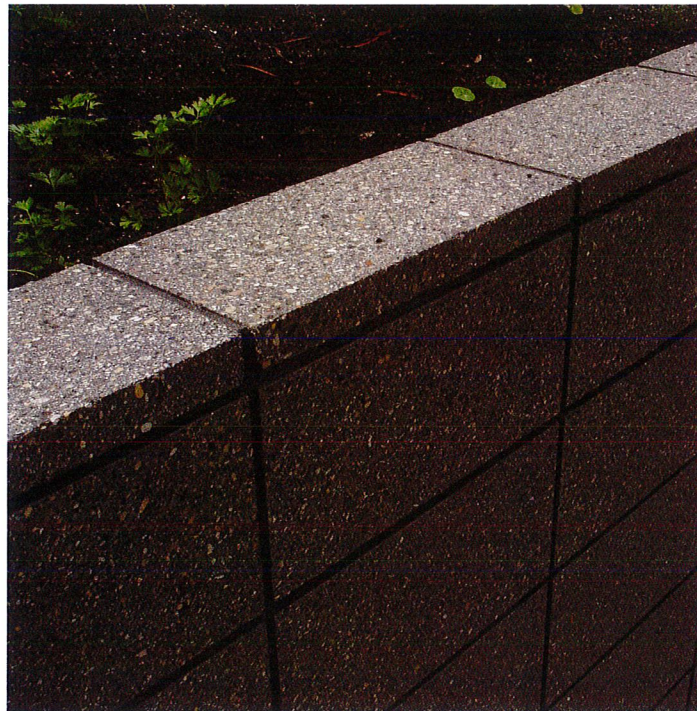
SCALE 1" = 20'-0"
L1.01



street level entry elements



COLORED CONCRETE & SCORING AT ENTRY PLAZAS



ENTRY AREA SEAT WALL:
GROUND FACE CMU BLOCKS



BIKE RACK:
RIDE BY LANDSCAPE FORMS, www.landscapeforms.com

street level trees

LARGE SHADE TREE



ULMUS PARVIFOLIA 'DRAKE'
(DRAKE CHINESE ELM)

MEDIUM SIZED TREES



ACER RUBRUM 'ARMSTRONG'
(RED MAPLE)



GINKGO BILOBA 'PRINCETON SENTRY'
(GINKGO)

ACCENT TREES



CERCIS CANADENSIS 'FOREST PANSY'
(FOREST PANSY REDBUD)



CERCIS OCCIDENTALIS
(WESTERN REDBUD)

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Brooklyn Basin

Parcel A
JOB NO. 00275
DRAWN DC, KK
CHECKED KK
JOB CAPTAIN KK
DATE 03/08/19 PLANNING SUBMISSION

DRAWING TITLE
Landscape Street Level
Elements

SCALE

L1.02

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LANDSCAPE LEGEND

-  ON-STRUCTURE PAVERS, 2 COLORS BLENDED
-  PLAY SURFACING
-  SYNTHETIC TURF
-  SHRUB AREA
-  LARGE SIZE PODIUM TREE
-  MEDIUM SIZED PODIUM TREE
-  ACCENT TALL SHRUBS

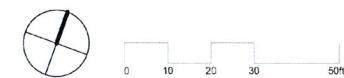
Brooklyn Basin

Parcel A
 JOB NO. 00275
 DRAWN DC, KK
 CHECKED KK
 JOB CAPTAIN KK
 DATE
 03/08/19 PLANNING SUBMISSION

DRAWING TITLE
 Landscape Plan - Level
 3

SCALE 1" = 20'-0"

L2.01

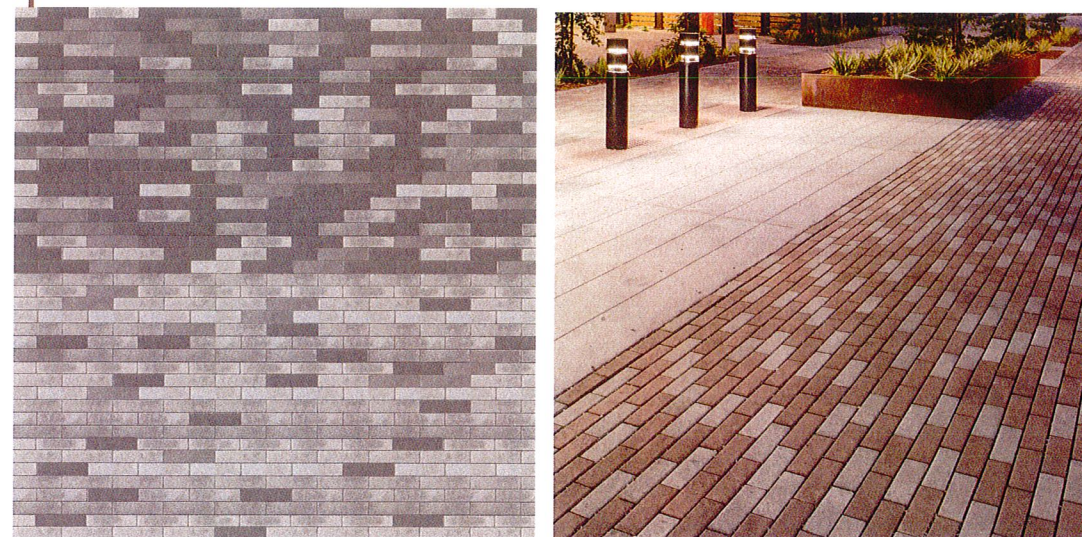


planter walls



CMU BLOCK WALLS: 6" WIDE WITH GROUND FACE FINISH, DOUBLE WIDE AT SEAT WALL AREAS 16" WIDE

pavers



BELGARD MODULINE PAVERS: 2 COLORS, BELNDED AT DIFFERENT RATIOS, MANUFACTURER'S STANDARD PALETTE: COLORS TO BE SOLID COLORS, SIZES: 60 MM THICKNESS; 6X1 & 6X9, WWW.BELGARD.COM

site furnishings



TABLES & CHAIRS: 21 CHAIR & TABLE BY LANDSCAPE FORMS, WWW.LANDSCAPEFORMS.COM



BENCH: SANTA COLE HARPO LOUNGE CHAIR BY LANDSCAPE FORMS, WWW.LANDSCAPEFORMS.COM

play area elements



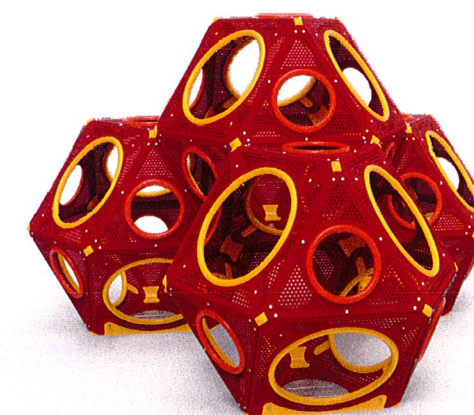
MOUNDED RUBBER SAFETY SURFACING



SEAT: SANTA COLE NEOLIVIANO SLIDER BY LANDSCAPE FORMS, WWW.LANDSCAPEFORMS.COM



SENSORY TENT



PLAY CUBES

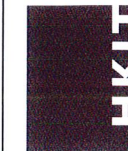
Brooklyn Basin

Parcel A
 JOB NO. 00275
 DRAWN DC, KK
 CHECKED KK
 JOB CAPTAIN KK
 DATE 03/08/19
 PLANNING SUBMISSION

DRAWING TITLE
 Podium Level Planter
 Walls & Site Furnishings

SCALE

L2.02



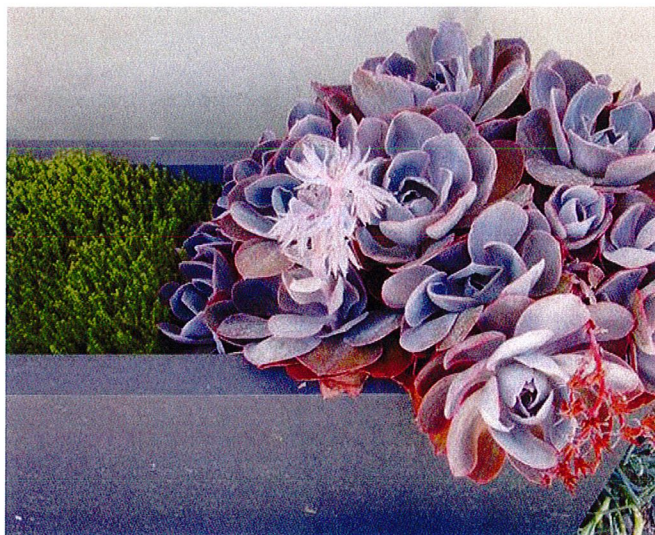
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 222 17th Street, Oakland, CA 94612

plant palette on-structure



PLANTING DESIGN INTENT & NOTES

1. THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND EFFICIENT IRRIGATION SYSTEM WHICH WILL MEET THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.
2. PLANTS SELECTED WILL BE PRIMARILY LOW WATER USE AND IRRIGATION WILL CONSIST OF SUBSURFACE DRIP WITH A SMART IRRIGATION CONTROLLER.
3. ALL SHRUBS, GROUNDCOVERS, TREES AND VINES SELECTED FOR PLANTING ARE LOW WATER USE. ALL SHRUBS AND GROUNDCOVER AREAS (NON-TURF AREAS) TO BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS IRRIGATED WITH HIGH-EFFICIENCY SPRAY.
4. NON-TURF AREAS: AT LEAST 75% OF THE PLANT SELECTION IS NATIVE OR CLIMATE APPROPRIATE LOW WATER USE SPECIES AND REQUIRE MINIMAL WATER ONCE ESTABLISHED. UP TO 25% OF THE PLANTS MAY BE NON-DROUGHT TOLERANT VARIETY AS LONG AS THEY ARE APPROPRIATELY GROUPED TOGETHER AND IRRIGATED SEPARATELY AND EFFICIENTLY AS HYDROZONES.
5. NO PLANTED SPECIES CAN BE LISTED BY CAL-IPC (CALIFORNIA INVASIVE PLANT COUNCIL) AS INVASIVE IN THE SAN FRANCISCO BAY AREA, AND PLANT RIGHT, KEEP INVASIVE PLANTS IN CHECK BY CALIFORNIA HORTICULTURAL INVASIVE'S PREVENTION (CAL-HIP).

IRRIGATION DESIGN INTENT & MWEO CONFORMANCE

1. IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT.
2. THE SYSTEM IS A COMBINATION OF OVERHEAD SPRINKLER AND SUBSURFACE IRRIGATION AS APPROPRIATE TO PLANT TYPE, EXPOSURE AND SLOPE CONDITIONS.
3. CONTROL OF THE SYSTEM IS VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.
4. THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
5. THE LANDSCAPE IS OVER 2,500 SQUARE FEET OF NEW LANDSCAPING AND WILL MEET THE REQUIREMENTS OF THE WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO); [HTTPS://WATER.CA.GOV/LEGACYFILES/WATERUSEEFFICIENCY/DOCS/MWEO09-1-0-09.PDF](https://water.ca.gov/legacy/files/wateruseefficiency/docs/mwelo09-1-0-09.pdf)

MWEO CONFORMANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF ARTICLE 19 OF THE ZONING CODE, INCLUDING ALL DESIGN STANDARDS OF SECTION 4-1908, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

AS ATTESTED BY PROJECT LANDSCAPE ARCHITECT

BAY-FRIENDLY LANDSCAPE PRACTICES NOTES

LANDSCAPE DESIGN TO COMPLY WITH CITY OF OAKLAND BAY-FREINDLY ORDINANCE, IN ADDITION THE NINE REQUIRED PRACTICES ARE SUMMARIZED BELOW:

1. MULCH ALL SHRUB AREAS WITH 3 INCH THICK LAYER OF MULCH. ALL SOIL ON SITE IS PROTECTED WITH A MINIMUM OF 3 INCHES OF MULCH AFTER CONSTRUCTION. ALL MULCH IS ARBOR WASTE MATERIAL.
2. AMEND SOIL WITH COMPOST BEFORE PLANTING. COMPOST IS SPECIFIED AS THE SOIL AMENDMENT, AT THE RATES INDICATED BY A SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT OR 1 INCH OF COMPOST. OPTION 1: REQUIRE IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT OF A MINIMUM 3.5% BY DRY WEIGHT. OPTION 2: SUBMIT SOILS REPORT THAT IDENTIFIES EXISTING TOPSOIL MEETS ORGANIC MATTER CONTENT OF 3.5% BY DRY WEIGHT OR GREATER.
3. REDUCE AND RECYCLE LANDSCAPE CONSTRUCTION WASTE. DIVERT 50% OF LANDSCAPE CONSTRUCTION AND DEMOLITION WASTE BY VOLUME OR WEIGHT.
4. CHOOSE AND LOCATE PLANTS THAT GROW TO NATURAL SIZE AND AVOID SHEARING. NO PLANT SPECIES WILL REQUIRE SHEARING. SELECT SPECIES AND SPACING TO ALLOW PLANTS TO GROW TO NATURAL SIZE AND SHAPE WITHOUT SHEARING AT ANY POINT IN THE LIFESPAN OF THE PLANT, EXCLUDING STRUCTURAL AND REGULAR MAINTENANCE.
5. DO NOT PLANT INVASIVE SPECIES. NONE OF THE PLANT SPECIES LISTED BY CAS-IPC AS INVASIVE IN THE SAN FRANCISCO, BAY AREA ARE INCLUDED IN THE PLANTING DESIGN.
6. GROW DROUGHT TOLERANT CALIFORNIA NATIVE, MEDITERRANEAN OR CLIMATE ADAPTED PLANTS. A MINIMUM OF 75% OF THE TOTAL NUMBER OF PLANTS IN THE NON-TURF AREAS MUST BE SPECIES THAT REQUIRE NO OR LITTLE SUMMER WATERING ONCE ESTABLISHED. SPECIES SHOULD BE ADAPTED TO THE CLIMATE IN WHICH THEY WILL BE PLANTED, AS REFERENCED BY A THIRD PARTY SOURCE. PLANT SHALL BE RATED FOR MODERATE OR OCCASIONAL WATER USE FOR THIS REGION AND CLIMATE.
7. MINIMIZE TURF. A MAXIMUM OF 25% OF TOTAL IRRIGATED AREA IS SPECIFIED AS TURF, WITH SPORTS OR MULTI-USE FIELDS EXEMPTED.
8. SPECIFY AUTOMATIC WEATHER-BASED CONTROLLER WITH SOIL MOISTURE AND/OR RAIN SENSOR. A WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE BASED CONTROLLERS, OR OTHER SELF-ADJUSTING IRRIGATION CONTROLLERS, SHALL BE REQUIRED FOR ENTIRE IRRIGATION SYSTEM.
9. SPRINKLER AND SPRAY HEADS ARE NOT SPECIFIED IN AREAS LESS THAN 8 FEET WIDE. SPRINKLER AND SPRAY HEADS ARE NOT SPECIFIED IN AREAS LESS THAN OR EQUAL TO 8 FEET WIDE TO PREVENT OVERSPRAY AND RUNOFF. ACCEPTABLE ALTERNATIVES INCLUDE BUBBLER OR DRIP WITH SUBSURFACE RIGID LATERAL PIPES. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER BUBBLER.

Brooklyn Basin

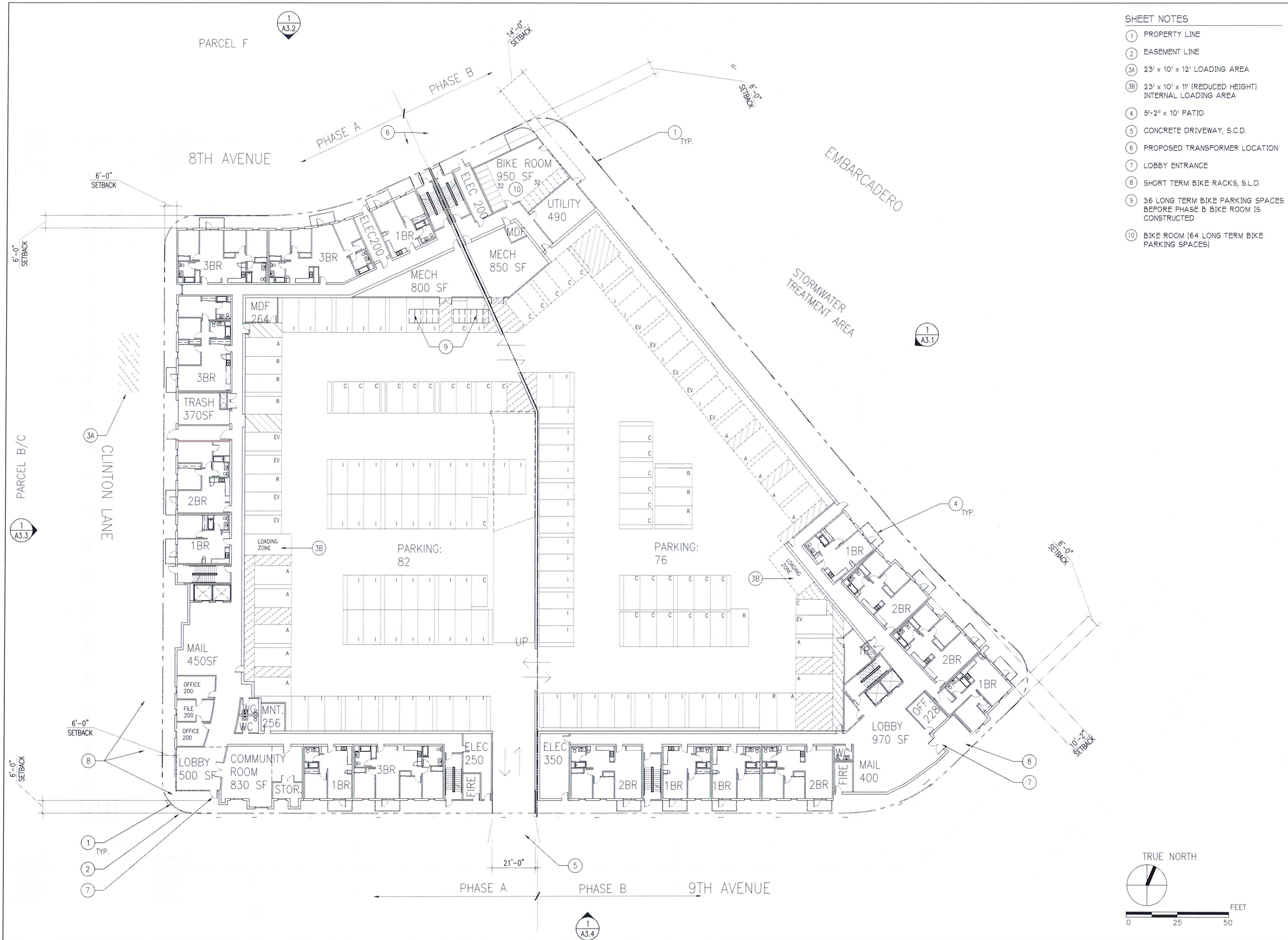
Parcel A	
JOB NO.	00275
DRAWN	DC, KK
CHECKED	KK
JOB CAPTAIN	KK
DATE	03/08/19
	PLANNING SUBMISSION

DRAWING TITLE
Podium Level Plant
Palette & Planting
Guidelines

SCALE 1" = 10'-0"

L2.03

PLOTTED: WEDNESDAY, FEBRUARY 15, 2017 07:24:08 PM REVISION LIST: ENG. FILE: H:\02573\BROOKLYN BASIN\02573\DRAWINGS\02573\1FLOOR\1FLOOR.PLAN - COMPACT REVISIONS: SHEET: 1702010006.R - 1/15/17



- SHEET NOTES**
- ① PROPERTY LINE
 - ② EASEMENT LINE
 - ③A 23' x 10' x 12' LOADING AREA
 - ③B 23' x 10' x 11' (REDUCED HEIGHT) INTERNAL LOADING AREA
 - ④ 5'-2" x 10' PATIO
 - ⑤ CONCRETE DRIVEWAY, S.C.D.
 - ⑥ PROPOSED TRANSFORMER LOCATION
 - ⑦ LOBBY ENTRANCE
 - ⑧ SHORT TERM BIKE RACKS, S.L.D.
 - ⑨ 36 LONG TERM BIKE PARKING SPACES BEFORE PHASE B BIKE ROOM IS CONSTRUCTED
 - ⑩ BIKE ROOM (64 LONG TERM BIKE PARKING SPACES)

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**BROOKLYN BASIN
PARCEL A**

OAKLAND, CALIFORNIA

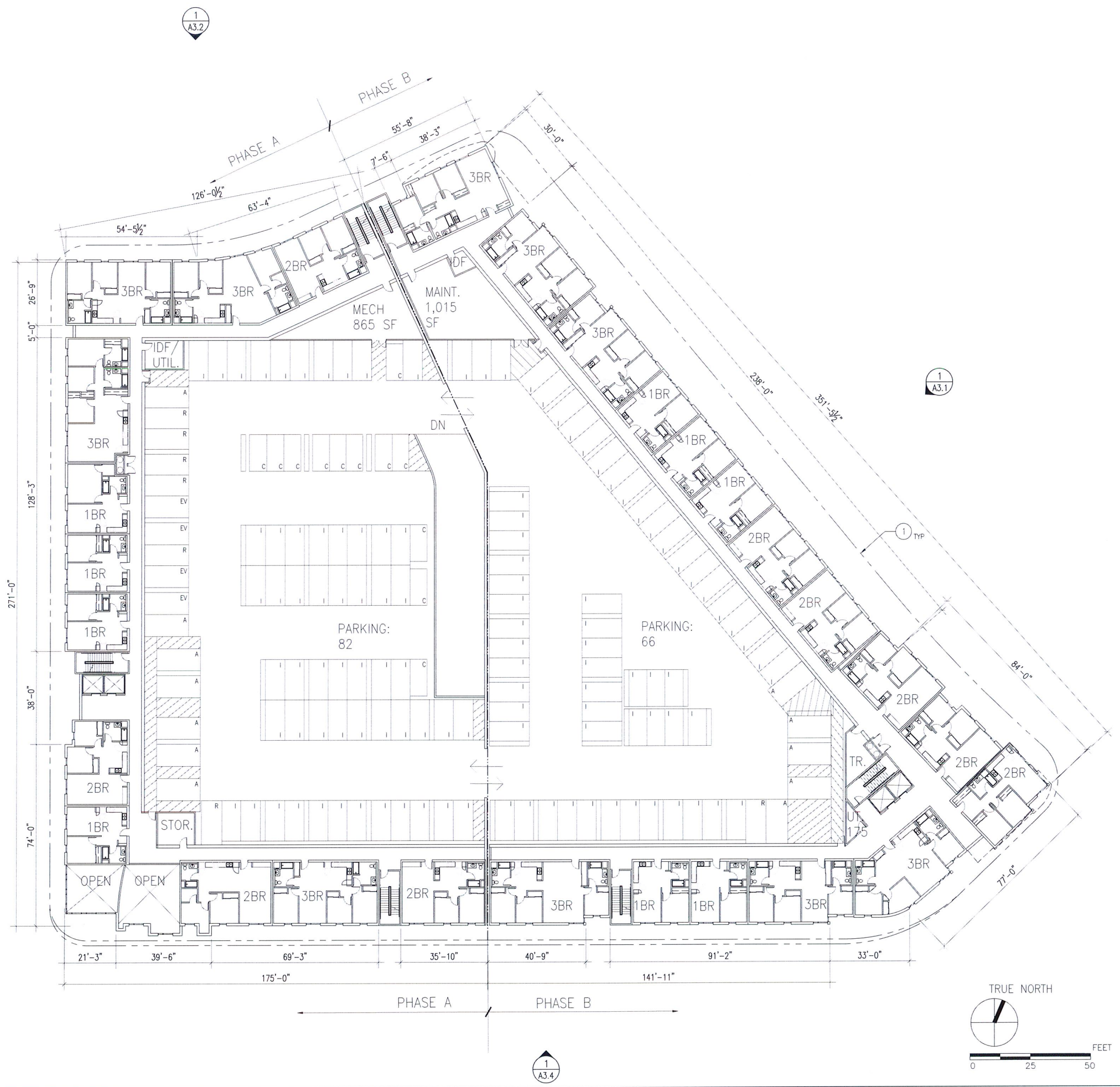
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 DATE
 11/19/18 PLANNING SUBMISSION
 02/15/19 DESIGN REVIEW
 02/27/19 PLANNING REVIEW
 03/07/19 PLANNING RESUBMITTAL

DRAWING TITLE
**SITE &
 1ST FLOOR PLAN**

SCALE 1" = 20' - 0"
A2.1
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PLOTTED: WEDNESDAY, FEBRUARY 15, 2017 07:24:08 PM REGALIST.DWG, FILE: H:\00275\BROOKLYN BASIN\0275\DRAWINGS\0275\FLOOR PLAN - PHASE A\2ND FLOOR PLAN - PHASE A.DWG, SITE: 170275.DWG, 6 SHEETS: 1/43

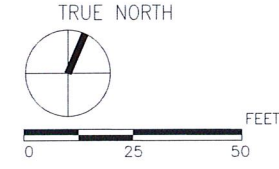
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A3.3



SHEET NOTES
1 PROPERTY LINE

1
A3.1

1
TYP



1
A3.4

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**BROOKLYN BASIN
PARCEL A**

OAKLAND, CALIFORNIA

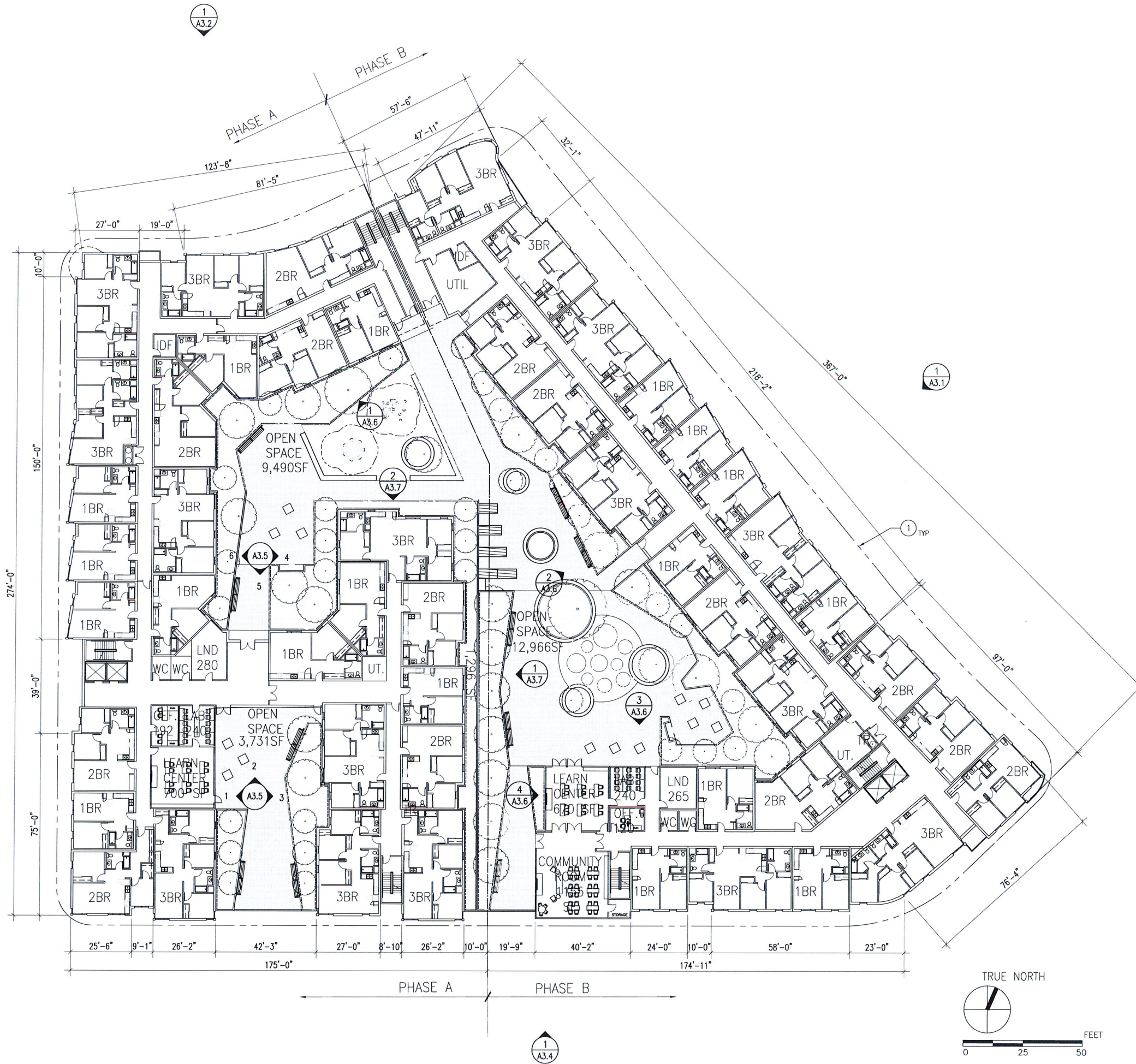
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02/27/19 PLANNING REVIEW
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DRAWING TITLE
2ND FLOOR PLAN

SCALE 1" = 20' - 0"

A2.2
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PLOTTED: WEDNESDAY, FEBRUARY 15, 2017 07:24:28 PM REGEN.LIST DWG, FILE: H:\00731\BROOKLYN BASIN\00731\DWG\00731\3RD FLOOR PLAN - CURRENT+IMG FLOOR PLANS +CURRENT+REMAINING DWG SITE_172020.DWG 6 x 9 1/8 INCH LIST



SHEET NOTES

- 1 PROPERTY LINE



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BROOKLYN BASIN
PARCEL A

OAKLAND, CALIFORNIA

JOB NO. 00275
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DRAWING TITLE
3RD FLOOR PLAN

SCALE 1" = 20' - 0"

A2.3

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02/27/19 02:24:28 PM BEGIN_LIST.DWG: FILE: H:\0273\BROOKLYN_BASIN_00273\DRAWINGS\0273\6R\A2.1.DWG XREF_FILES: 00273_24106_TITLE.DWG 00273_24106_DATE.DWG 00273_24106_LOAD.DWG FLOOR PLANS 4-CURRENT-DWG FLOOR PLANS 4-CURRENT-DWG FLOOR PLANS 4-CURRENT-DWG SITE_10209.DWG 6_V440_EXD_LIST



- SHEET NOTES**
- ① PROPERTY LINE
 - ② LINE OF ROOF ABOVE

**BROOKLYN BASIN
PARCEL A**

OAKLAND, CALIFORNIA

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DRAWING TITLE
6TH FLOOR PLAN

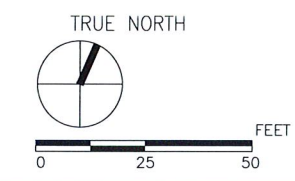
SCALE 1" = 20' - 0"

A2.6

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1 EMBARCADERO ELEVATION
SCALE : 1/16" = 1'-0"

ELEVATION NOTES

- ① GRADE, S.C.D.
- ②A PATIO LIGHT FIXTURE
- ②B BUILDING LIGHT FIXTURE
- ③ CONTINUOUS ALUMINUM EXPANSION JOINT COVER FINISH TO MATCH ADJACENT WALL
- ④ ENTRY SIGNAGE, 1' HIGH BRUSHED CLEAR ANODIZED ALUMINUM LETTERS
- ⑤ ALUMINUM HORIZONTAL SUNSHADE
- ⑥ ELEVATOR PENTHOUSE
- ⑦ JULIET BALCONY
- ⑧ DECORATIVE PERFORATED METAL SCREENS AT GARAGE OPENINGS
- ⑨ METAL CANOPY OVER ENTRANCE

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	DARK BRONZE
AL-11	ALUMINUM	HORIZONTAL SUN SHADE	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, SHADOW GRAY)
AL-12	ALUMINUM	GARAGE DOOR AND OPENING SCREENS	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, DARK BRONZE)
AL-13	ALUMINUM	BALCONY RAILINGS AND PATIO FENCES	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, SHADOW GRAY)
AL-14	ALUMINUM	ENTRY AWNINGS	DARK BRONZE
VW-10	VINYL WINDOWS	UNIT WINDOWS	WHITE
VW-11	VINYL WINDOWS	UNIT WINDOWS	BLACK
FC-10	FIBER CEMENT PANEL	EXTERIOR WALLS @ ENTRY SIGNAGE WALL & COMMUNITY ROOM	COLOR 4
FC-11	FIBER CEMENT PANEL	EXTERIOR WALLS @ BAYS	COLOR 5
FC-12	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNERS	COLOR 6
FC-13	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNERS	COLOR 5
FC-14	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNER	COLOR 7
CP-11	CEMENT PLASTER	EXTERIOR WALLS - MAIN BODY	COLOR 1
CP-12	CEMENT PLASTER	EXTERIOR WALLS - BASE	COLOR 2
CP-13	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & RECESSES	COLOR 3
CP-14	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & PATIO DOORS	COLOR 4
CP-15	CEMENT PLASTER	EXTERIOR WALLS - COURTYARD ACCENTS	COLOR 5

**BROOKLYN BASIN
PARCEL A**

OAKLAND, CALIFORNIA

JOB NO. 00275
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03/28/19 DRC HEARING

DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE 1/16" = 1' - 0"

A3.1

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1 8TH AVENUE ELEVATION
SCALE : 1/16" = 1'-0"

ELEVATION NOTES

- ① GRADE, S.C.D.
- ②A PATIO LIGHT FIXTURE
- ②B BUILDING LIGHT FIXTURE
- ③ CONTINUOUS ALUMINUM EXPANSION JOINT COVER FINISH TO MATCH ADJACENT WALL
- ④ ENTRY SIGNAGE. 1' HIGH BRUSHED CLEAR ANODIZED ALUMINUM LETTERS
- ⑤ ALUMINUM HORIZONTAL SUNSHADE
- ⑥ ELEVATOR PENTHOUSE
- ⑦ JULIET BALCONY
- ⑧ DECORATIVE PERFORATED METAL SCREENS AT GARAGE OPENINGS
- ⑨ METAL CANOPY OVER ENTRANCE

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	DARK BRONZE
AL-11	ALUMINUM	HORIZONTAL SUN SHADE	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, SHADOW GRAY)
AL-12	ALUMINUM	GARAGE DOOR AND OPENING SCREENS	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, DARK BRONZE)
AL-13	ALUMINUM	BALCONY RAILINGS AND PATIO FENCES	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, SHADOW GRAY)
AL-14	ALUMINUM	ENTRY AWNINGS	DARK BRONZE
VW-10	VINYL WINDOWS	UNIT WINDOWS	WHITE
VW-11	VINYL WINDOWS	UNIT WINDOWS	BLACK
FC-10	FIBER CEMENT PANEL	EXTERIOR WALLS @ ENTRY SIGNAGE WALL & COMMUNITY ROOM	COLOR 4
FC-11	FIBER CEMENT PANEL	EXTERIOR WALLS @ BAYS	COLOR 5
FC-12	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNERS	COLOR 6
FC-13	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNERS	COLOR 5
FC-14	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNER	COLOR 7
CP-11	CEMENT PLASTER	EXTERIOR WALLS - MAIN BODY	COLOR 1
CP-12	CEMENT PLASTER	EXTERIOR WALLS - BASE	COLOR 2
CP-13	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & RECESSES	COLOR 3
CP-14	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & PATIO DOORS	COLOR 4
CP-15	CEMENT PLASTER	EXTERIOR WALLS - COURTYARD ACCENTS	COLOR 5

**BROOKLYN BASIN
PARCEL A**

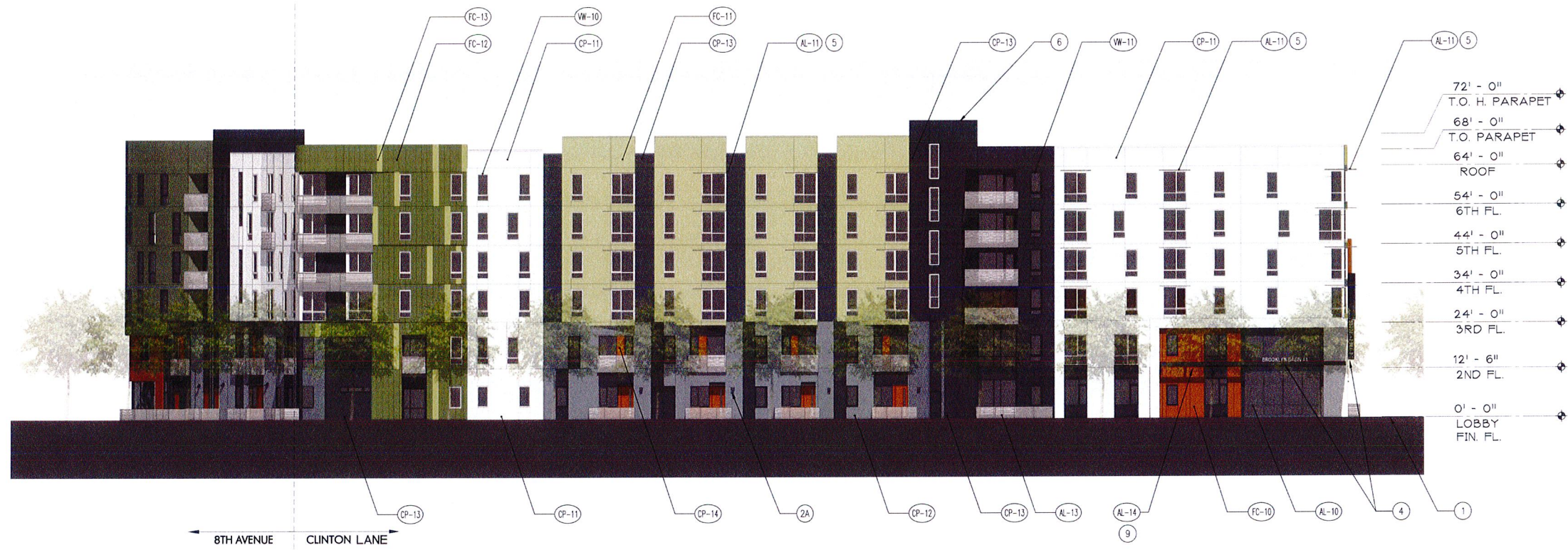
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03/28/19 DRC HEARING

DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE 1/16" = 1' - 0"

A3.2
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1 CLINTON LANE ELEVATION
 SCALE : 1/16" = 1'-0"

ELEVATION NOTES

- ① GRADE, S.C.D.
- ②A PATIO LIGHT FIXTURE
- ②B BUILDING LIGHT FIXTURE
- ③ CONTINUOUS ALUMINUM EXPANSION JOINT COVER FINISH TO MATCH ADJACENT WALL
- ④ ENTRY SIGNAGE, 1' HIGH BRUSHED CLEAR ANODIZED ALUMINUM LETTERS
- ⑤ ALUMINUM HORIZONTAL SUNSHADE
- ⑥ ELEVATOR PENTHOUSE
- ⑦ JULIET BALCONY
- ⑧ DECORATIVE PERFORATED METAL SCREENS AT GARAGE OPENINGS
- ⑨ METAL CANOPY OVER ENTRANCE

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	DARK BRONZE
AL-11	ALUMINUM	HORIZONTAL SUN SHADE	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, SHADOW GRAY)
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AL-13	ALUMINUM	BALCONY RAILINGS AND PATIO FENCES	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, SHADOW GRAY)
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FC-13	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNERS	COLOR 5
FC-14	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNER	COLOR 7
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CP-13	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & RECESSES	COLOR 3
CP-14	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & PATIO DOORS	COLOR 4
CP-15	CEMENT PLASTER	EXTERIOR WALLS - COURTYARD ACCENTS	COLOR 5

**BROOKLYN BASIN
 PARCEL A**

OAKLAND, CALIFORNIA

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DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE 1/16" = 1' - 0"

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1 9TH AVENUE ELEVATION
SCALE : 1/16" = 1'-0"

ELEVATION NOTES

- ① GRADE, S.C.D.
- ②A PATIO LIGHT FIXTURE
- ②B BUILDING LIGHT FIXTURE
- ③ CONTINUOUS ALUMINUM EXPANSION JOINT COVER FINISH TO MATCH ADJACENT WALL
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- ⑤ ALUMINUM HORIZONTAL SUNSHADE
- ⑥ ELEVATOR PENTHOUSE
- ⑦ JULIET BALCONY
- ⑧ DECORATIVE PERFORATED METAL SCREENS AT GARAGE OPENINGS
- ⑨ METAL CANOPY OVER ENTRANCE

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	DARK BRONZE
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CP-13	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & RECESSES	COLOR 3
CP-14	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & PATIO DOORS	COLOR 4
CP-15	CEMENT PLASTER	EXTERIOR WALLS - COURTYARD ACCENTS	COLOR 5

**BROOKLYN BASIN
PARCEL A**

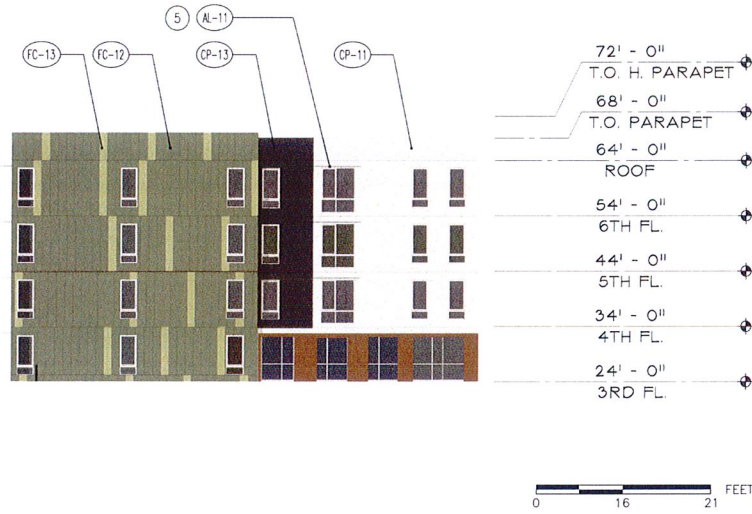
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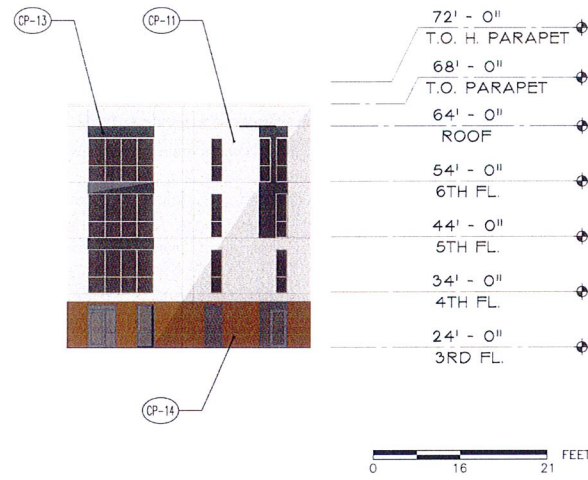
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EXTERIOR ELEVATIONS

SCALE 1/16" = 1' - 0"

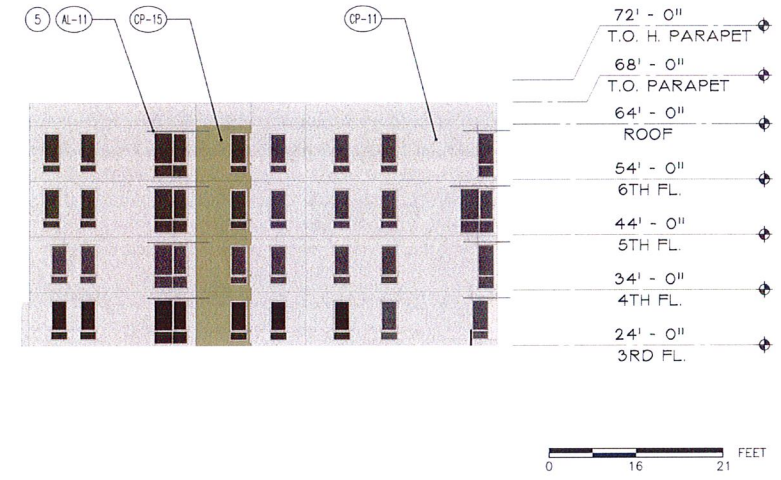
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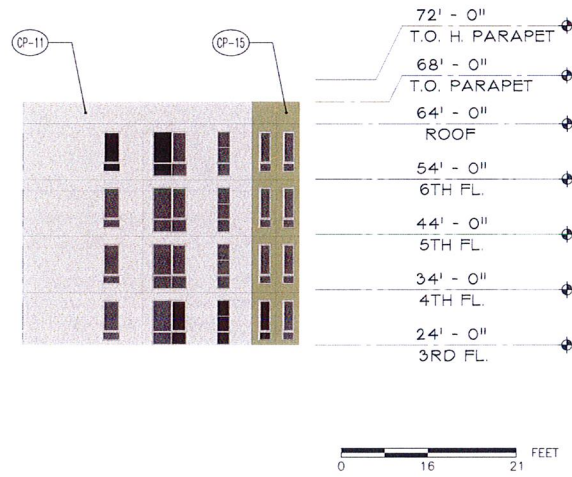
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 SCALE : 1/16" = 1'-0"



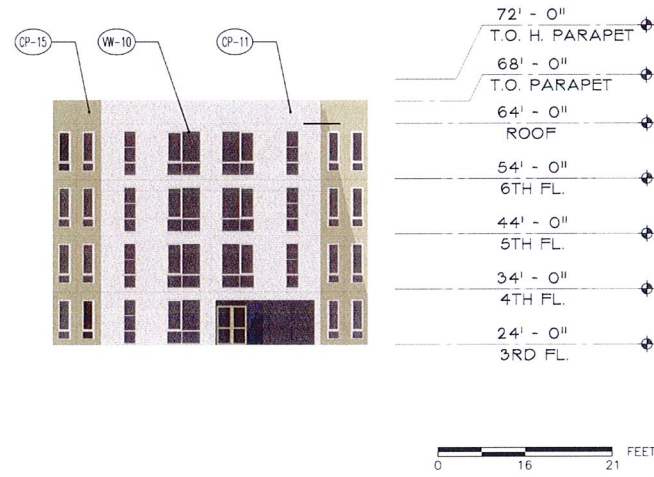
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 SCALE : 1/16" = 1'-0"



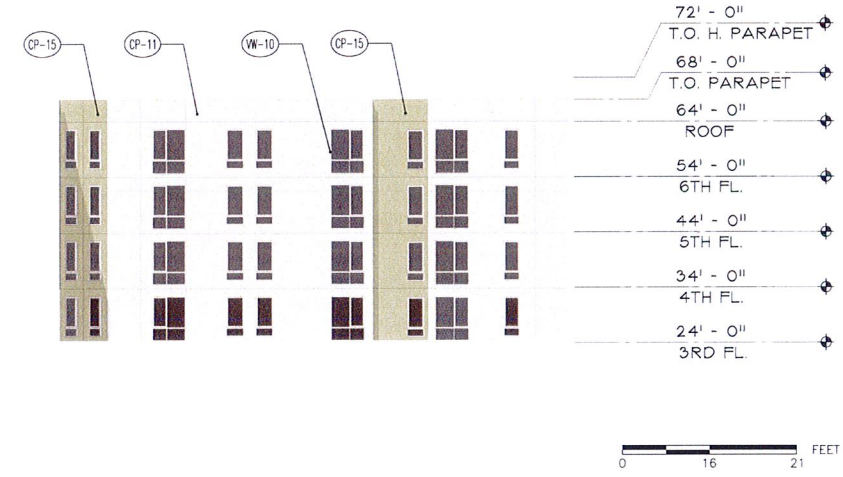
3 COURTYARD ELEVATION
 SCALE : 1/16" = 1'-0"



4 COURTYARD ELEVATION
 SCALE : 1/16" = 1'-0"



5 COURTYARD ELEVATION
 SCALE : 1/16" = 1'-0"



6 COURTYARD ELEVATION
 SCALE : 1/16" = 1'-0"

ELEVATION NOTES

- ① GRADE, S.C.D.
- ②A PATIO LIGHT FIXTURE
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- ③ CONTINUOUS ALUMINUM EXPANSION JOINT COVER FINISH TO MATCH ADJACENT WALL
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- ⑥ ELEVATOR PENTHOUSE
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- ⑧ DECORATIVE PERFORATED METAL SCREENS AT GARAGE OPENINGS
- ⑨ METAL CANOPY OVER ENTRANCE

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	DARK BRONZE
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**BROOKLYN BASIN
 PARCEL A**

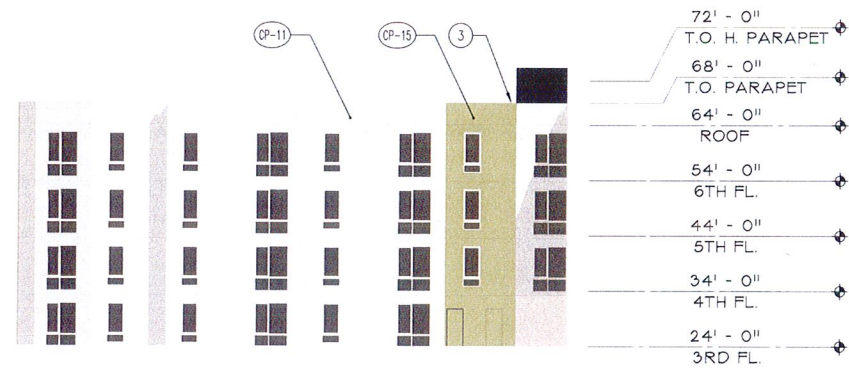
OAKLAND, CALIFORNIA

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DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE 1/16" = 1' - 0"

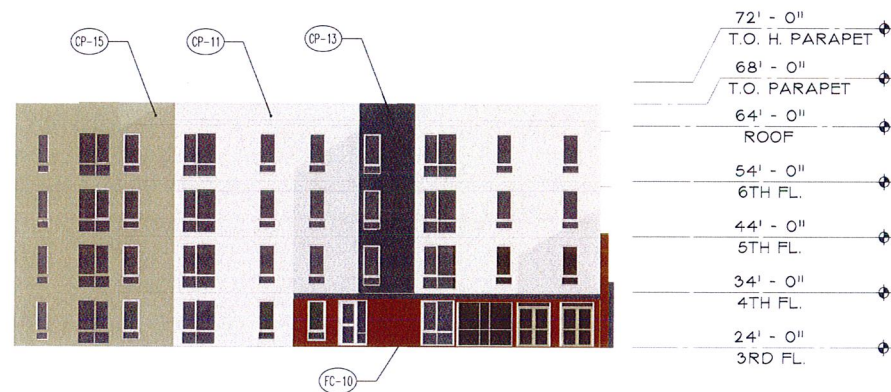
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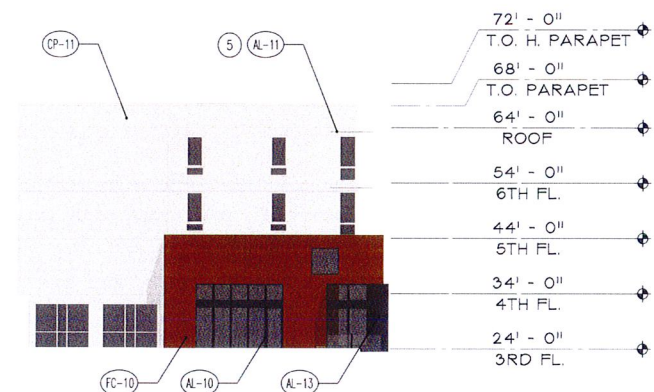
1 COURTYARD ELEVATION
 SCALE : 1/16" = 1'-0"



2 COURTYARD ELEVATION
 SCALE : 1/16" = 1'-0"



3 COURTYARD ELEVATION
 SCALE : 1/16" = 1'-0"



4 COURTYARD ELEVATION
 SCALE : 1/16" = 1'-0"



ELEVATION NOTES

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FC-10	FIBER CEMENT PANEL	EXTERIOR WALLS @ ENTRY SIGNAGE WALL & COMMUNITY ROOM	COLOR 4
FC-11	FIBER CEMENT PANEL	EXTERIOR WALLS @ BAYS	COLOR 5
FC-12	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNERS	COLOR 6
FC-13	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNERS	COLOR 5
FC-14	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNER	COLOR 7
CP-11	CEMENT PLASTER	EXTERIOR WALLS - MAIN BODY	COLOR 1
CP-12	CEMENT PLASTER	EXTERIOR WALLS - BASE	COLOR 2
CP-13	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & RECESSES	COLOR 3
CP-14	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & PATIO DOORS	COLOR 4
CP-15	CEMENT PLASTER	EXTERIOR WALLS - COURTYARD ACCENTS	COLOR 5

**BROOKLYN BASIN
 PARCEL A**

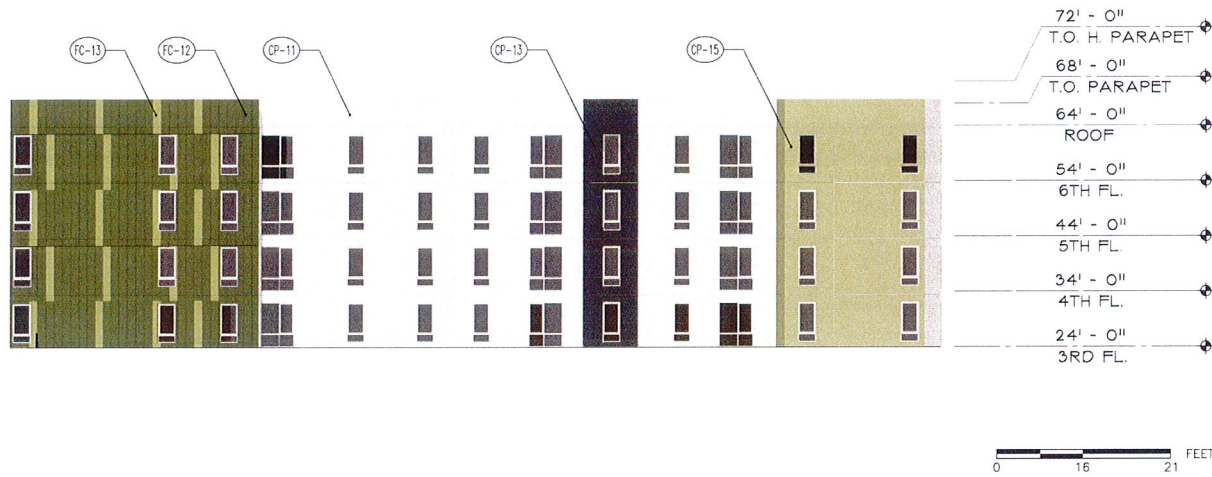
OAKLAND, CALIFORNIA

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 JOB CAPTAIN PM
 DATE
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 02/15/19 DESIGN REVIEW
 02/27/19 PLANNING REVIEW
 03/07/19 PLANNING RESUBMITTAL
 03/28/19 DRC HEARING

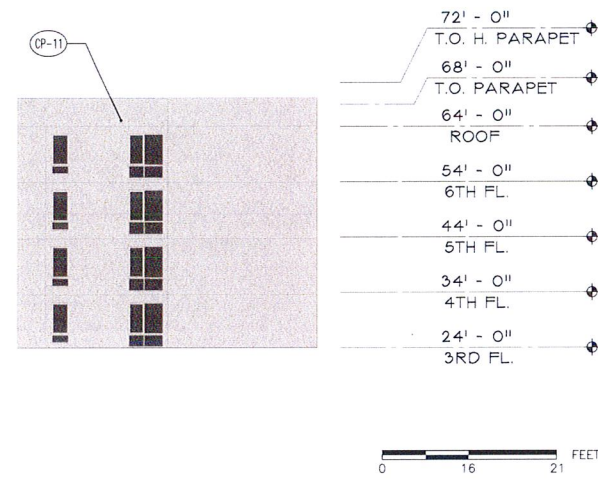
DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE 1/16" = 1' - 0"

A3.6
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1 COURTYARD ELEVATION
SCALE : 1/16" = 1'-0"



3 COURTYARD ELEVATION
SCALE : 1/16" = 1'-0"

ELEVATION NOTES

- 1 GRADE, S.C.D.
- 2A PATIO LIGHT FIXTURE
- 2B BUILDING LIGHT FIXTURE
- 3 CONTINUOUS ALUMINUM EXPANSION JOINT COVER FINISH TO MATCH ADJACENT WALL
- 4 ENTRY SIGNAGE, 1' HIGH BRUSHED CLEAR ANODIZED ALUMINUM LETTERS
- 5 ALUMINUM HORIZONTAL SUNSHADE
- 6 ELEVATOR PENTHOUSE
- 7 JULIET BALCONY
- 8 DECORATIVE PERFORATED METAL SCREENS AT GARAGE OPENINGS
- 9 METAL CANOPY OVER ENTRANCE

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	DARK BRONZE
AL-11	ALUMINUM	HORIZONTAL SUN SHADE	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, SHADOW GRAY)
AL-12	ALUMINUM	GARAGE DOOR AND OPENING SCREENS	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, DARK BRONZE)
AL-13	ALUMINUM	BALCONY RAILINGS AND PATIO FENCES	POWDER COATED PERFORATED PANEL - (BOK OR SIMILAR, SHADOW GRAY)
AL-14	ALUMINUM	ENTRY AWNINGS	DARK BRONZE
VW-10	VINYL WINDOWS	UNIT WINDOWS	WHITE
VW-11	VINYL WINDOWS	UNIT WINDOWS	BLACK
FC-10	FIBER CEMENT PANEL	EXTERIOR WALLS @ ENTRY SIGNAGE WALL & COMMUNITY ROOM	COLOR 4
FC-11	FIBER CEMENT PANEL	EXTERIOR WALLS @ BAYS	COLOR 5
FC-12	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNERS	COLOR 6
FC-13	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNERS	COLOR 5
FC-14	FIBER CEMENT PANEL	EXTERIOR WALLS @ CORNER	COLOR 7
CP-11	CEMENT PLASTER	EXTERIOR WALLS - MAIN BODY	COLOR 1
CP-12	CEMENT PLASTER	EXTERIOR WALLS - BASE	COLOR 2
CP-13	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & RECESSES	COLOR 3
CP-14	CEMENT PLASTER	EXTERIOR WALLS - BASE ACCENTS & PATIO DOORS	COLOR 4
CP-15	CEMENT PLASTER	EXTERIOR WALLS - COURTYARD ACCENTS	COLOR 5

**BROOKLYN BASIN
PARCEL A**

OAKLAND, CALIFORNIA

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DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE 1/16" = 1' - 0"

A3.7
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VIEW ALONG EMBARCADERO AND NINTH AVENUE



VIEW ALONG EMBARCADERO AND EIGHTH AVENUE

**BROOKLYN BASIN
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DRAWING TITLE
PERSPECTIVES

SCALE AS NOTED

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VIEW ALONG CLINTON LANE AND NINTH AVENUE



VIEW ALONG CLINTON LANE AND EIGHTH AVENUE

**BROOKLYN BASIN
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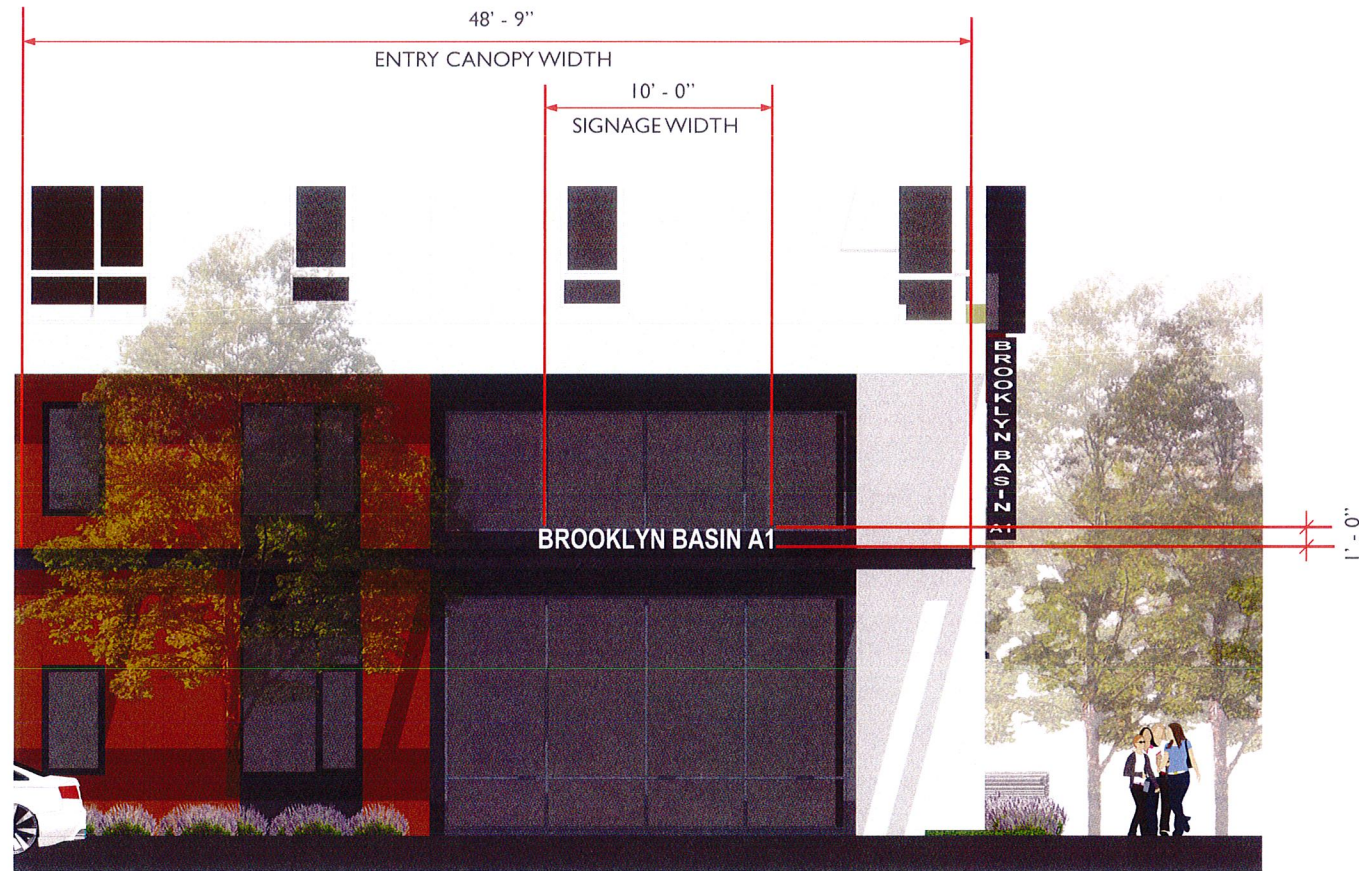
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PERSPECTIVES

SCALE AS NOTED

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LOBBY ENTRY PERSPECTIVE (PHASE A)



LOBBY ENTRY AWNING SIGNAGE (PHASE A)



LOBBY ENTRY BLADE SIGNAGE (PHASE A)

AWNING SIGNAGE AREA :	10 SF
BLADE SIGNAGE AREA:	10 SF
TOTAL LOBBY ENTRY SIGNAGE AREA : 20 SF	

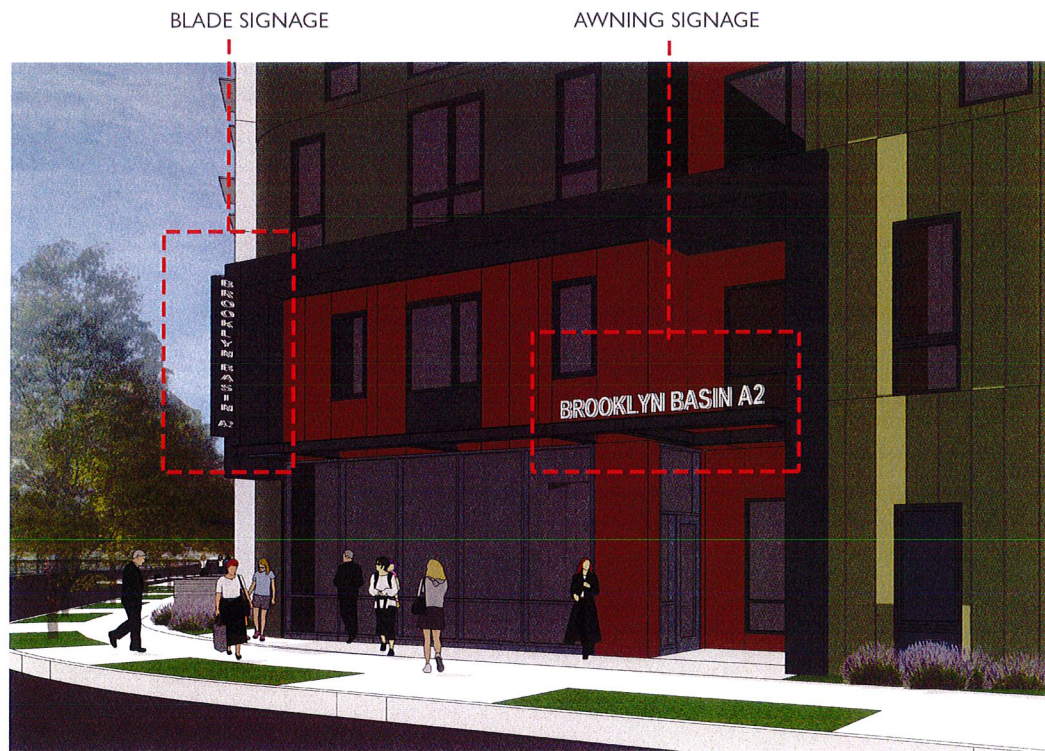
**BROOKLYN BASIN
 PARCEL A**

OAKLAND, CALIFORNIA

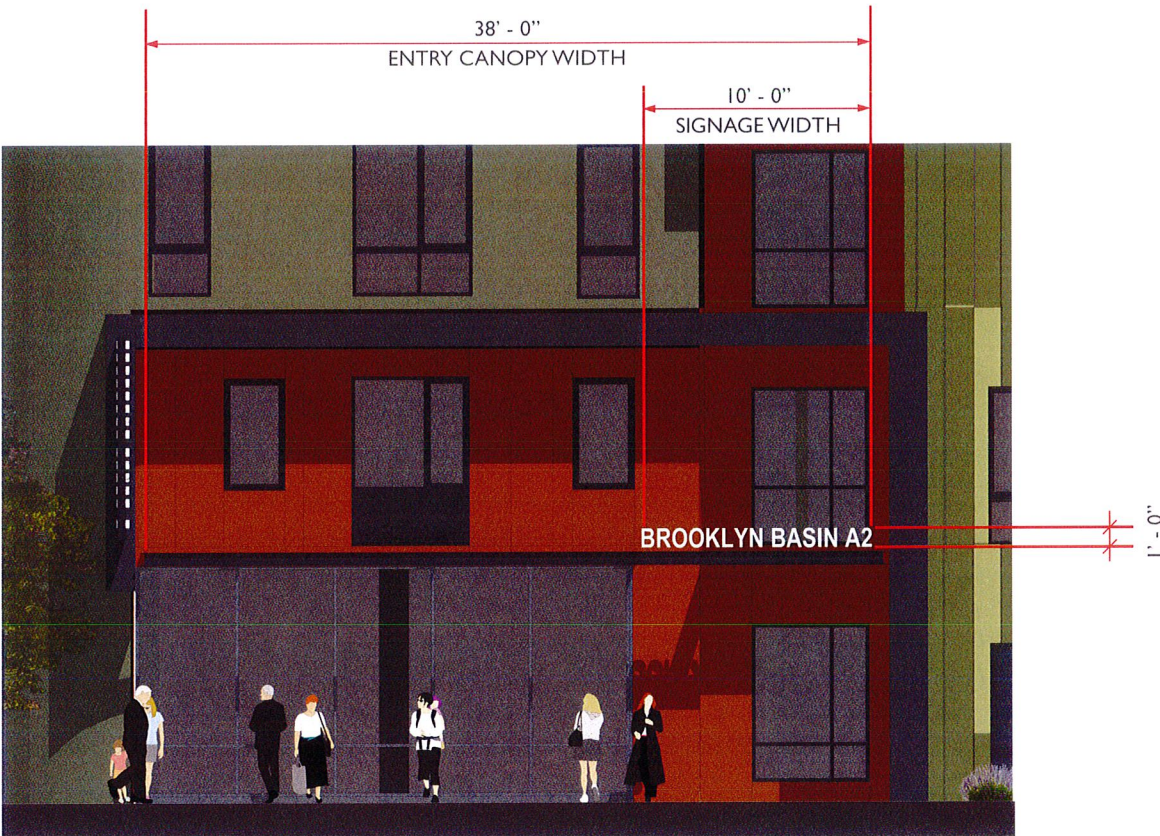
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DRAWING TITLE
**SIGNAGE DESIGN
 (PHASE A)**

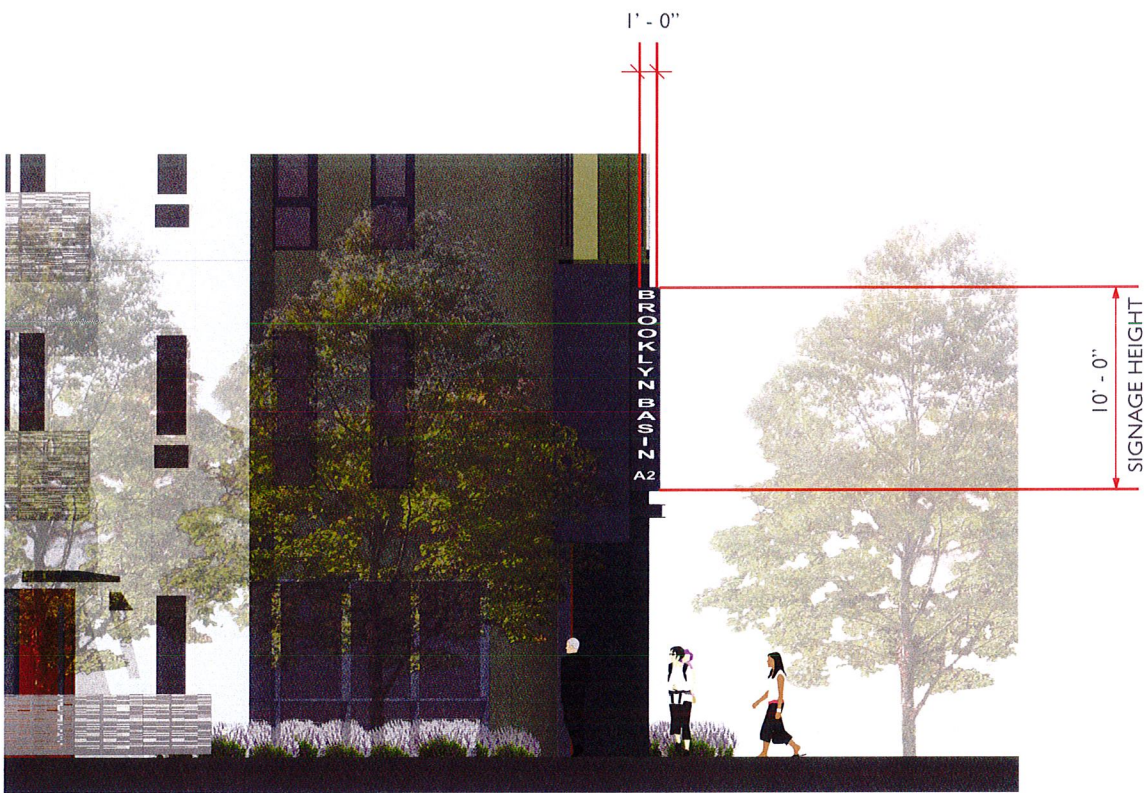
SCALE NONE



LOBBY ENTRY PERSPECTIVE (PHASE B)



LOBBY ENTRY AWNING SIGNAGE (PHASE B)



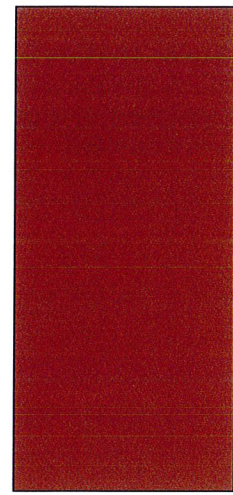
LOBBY ENTRY BLADE SIGNAGE (PHASE B)

AWNING SIGNAGE AREA :	10 SF
BLADE SIGNAGE AREA:	10 SF
TOTAL LOBBY ENTRY SIGNAGE AREA : 20 SF	

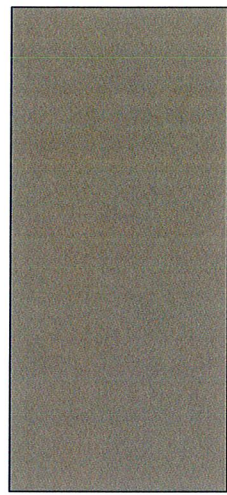
**BROOKLYN BASIN
 PARCEL A**

OAKLAND, CALIFORNIA
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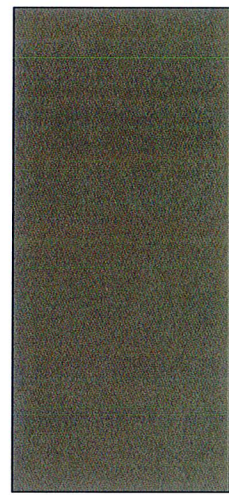
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**SIGNAGE DESIGN
 (PHASE B)**



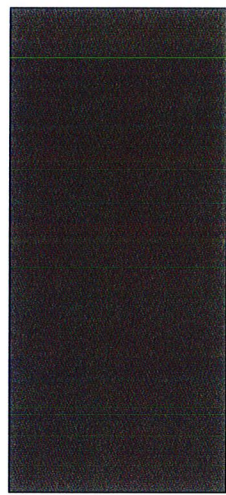
FC-10 COLOR 4
 FIBER CEMENT
 PANEL
 COLOR: "MARS"



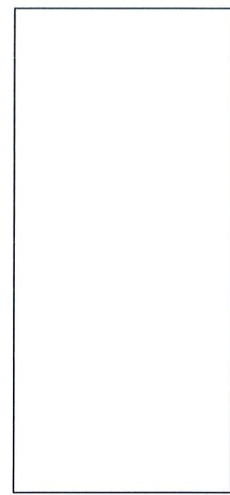
FC-11 COLOR 5
 FC-13 COLOR 5
 FIBER CEMENT
 PANEL
 COLOR: "TERRA"



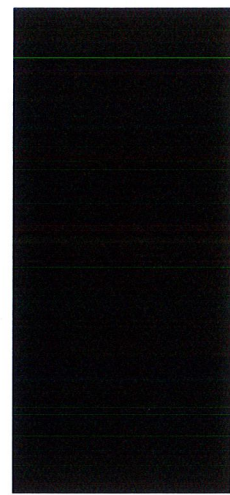
FC-12 COLOR 6
 FIBER CEMENT
 PANEL
 COLOR: "MOUNTAIN SAGE"



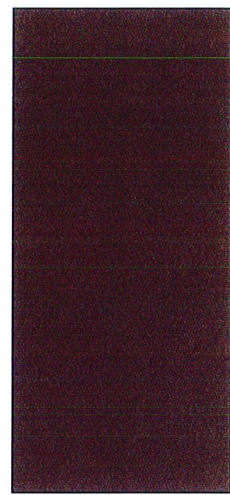
FC-14 COLOR 7
 FIBER CEMENT
 PANEL
 COLOR: "CALLISTO"



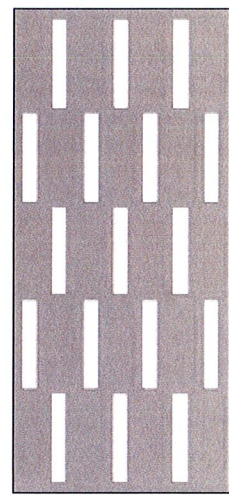
VW-10
 VINYL WINDOW
 COLOR: WHITE



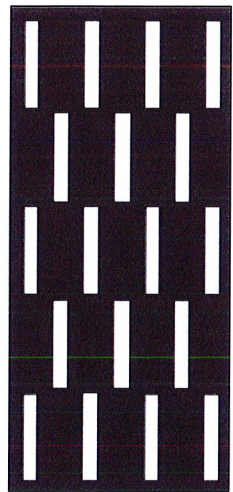
VW-11
 VINYL WINDOW
 COLOR: BLACK



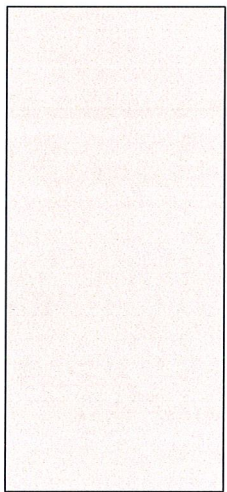
AL-10
 ALUMINUM
 STOREFRONT
 FINISH:
 DARK BRONZE



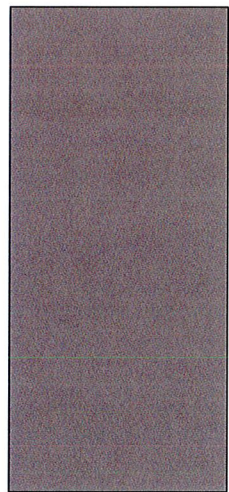
AL-11
 AL-13
 PERFORATED
 ALUMINUM
 FINISH:
 POWDER COATED
 SHADOW GRAY



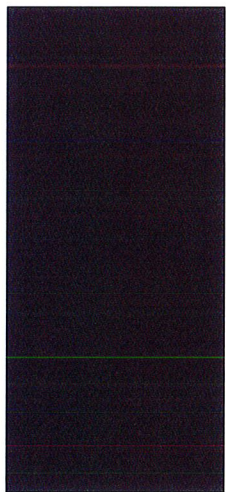
AL-12
 PERFORATED
 ALUMINUM
 FINISH:
 POWDER COATED
 DARK BRONZE



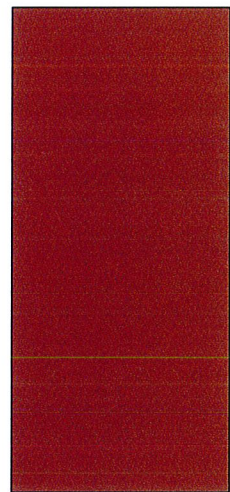
CP-11 COLOR 1
 CEMENT PLASTER
 FINISH: MEDIUM SAND
 FINISH
 COLOR: SHERWIN WILLIAMS
 SW6001
 GRAYISH



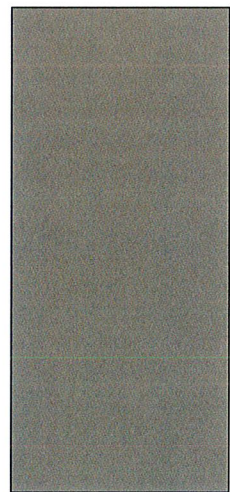
CP-12 COLOR 2
 CEMENT PLASTER
 FINISH: MEDIUM SAND
 FINISH
 COLOR: KELLY MOORE
 KM5825
 NOT MY FAULT



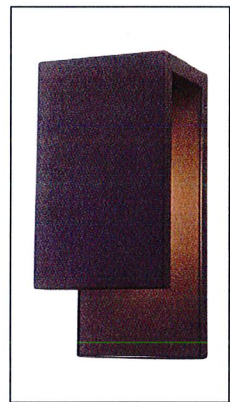
CP-13 COLOR 3
 CEMENT PLASTER
 FINISH: MEDIUM SAND
 FINISH
 COLOR: KELLY-MOORE
 KM4890
 AFTER MIDNIGHT



CP-14 COLOR 4
 CEMENT PLASTER
 FINISH: MEDIUM SAND
 FINISH
 COLOR: "MARS"

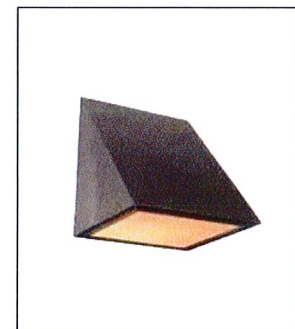


CP-15 COLOR 5
 CEMENT PLASTER
 FINISH: MEDIUM SAND
 FINISH
 COLOR: "TERRA"



LF-11
 EXTERIOR
 LIGHTING
 FIXTURE
 PIERRE - 11" 11W LED
 OUTDOOR WALL SCONCE
 FINISH: TEXTURED MATTE
 METAL FINISH
 COLOR: BLACK

2B - BUILDING LIGHT



LF-10
 EXTERIOR
 LIGHTING
 FIXTURE
 CRYSTAL - 11" 120W TBX
 LAMP FLUORESCENT WALL
 WEDGE SCONCE
 FINISH: POWDER COAT
 COLOR: PEWTER

2A - PATIO LIGHT

**BROOKLYN BASIN
 PARCEL A**

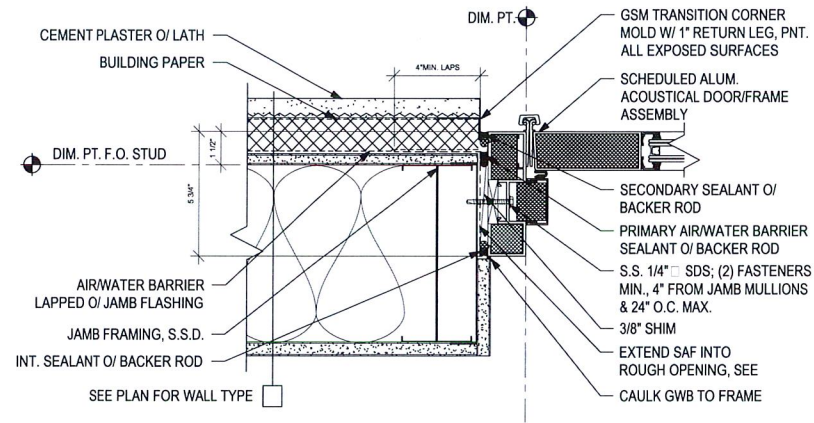
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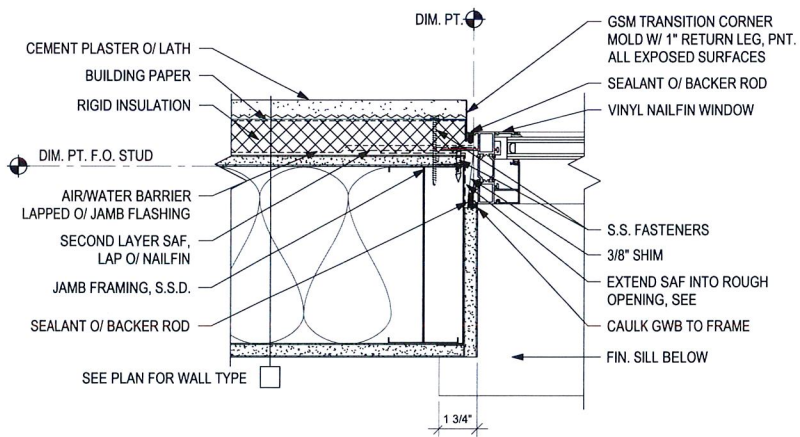
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**COLOR AND
 MATERIAL BOARD**

SCALE NONE

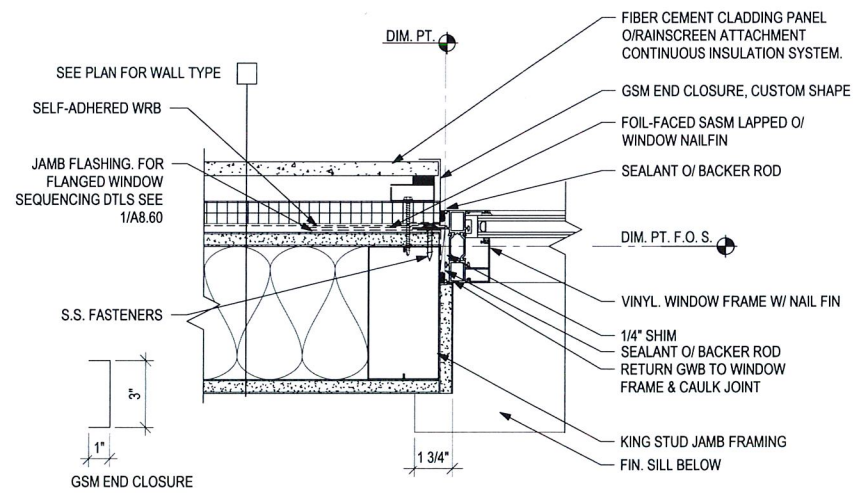
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1 DOOR - ACOUSTICAL STOREFRONT JAMB
 3" = 1'-0"



2 WINDOW JAMB - CEMENT PLASTER (METAL STUD)
 3" = 1'-0"



3 WINDOW JAMB - FIBER CEMENT PANEL (METAL STUD)
 3" = 1'-0"

**BROOKLYN BASIN
 PARCEL A**

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DRAWING TITLE
**EXTERIOR WINDOW
 JAMB DETAILS**

SCALE AS NOTED

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