



# California College of the Arts, Oakland, CA Preliminary Development Plan Application



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# PROJECT INFORMATION & DESCRIPTION

## PROJECT TEAM

<b>Project Location</b>	5212 Broadway Avenue Oakland, CA 94618	<b>Architect</b>	Mithun 660 Market St, #300 San Francisco, CA 94104 Contact: Anne Torney Phone: 415 489 4851
<b>Owners</b>	Emerald Fund 235 Montgomery Street, 27/F San Francisco, CA 94104 Contact: Marc Babsin Phone: 415 489 1329	<b>Landscape Architect</b>	CMG 444 Bryant St. San Francisco, CA 94107 Contact: Kevin Conger Phone: 415 495 3070
<b>Urban Design &amp; Design Guidelines</b>	SITELAB Urban Studio 660 Mission St, #200 San Francisco, CA 94105 Contact: Laura Crescimano Phone: 415 852 6940	<b>Civil Engineer</b>	BKF Engineers 1646 N. California Blvd., #400 Walnut Creek, CA 94596 Contact: Eric Swanson Phone: 925 940 2253

## PROJECT DESCRIPTION

The applicant proposes to develop the CCA Oakland Campus property with the following plan elements:

### 1. Change in Land Use and Zoning:

- General Plan: A General Plan Amendment from Institution Land Use to Community Commercial Land Use.
- Rezoning: A Rezoning from Mixed Housing Residential Zone 3 and CN-1 to CC-2.
- Height: A change from a 35-foot Height Area to a 90-foot Height Area.

### 2. Redevelopment of the California College of Arts and Crafts campus including the following proposal:

- Preservation and renovation of two landmarked buildings, Macky Hall and Carriage House; the historic Broadway wall and gate; the historic entry staircase; the Treadwell Estate View Corridor; and several historic landscape features. Carriage House to be relocated on the site.
- Preservation of 38 trees (15 on site and 23 within 10' of property line) including: 10 Redwoods, 3 Coastal Live Oaks, and 1 Magnolia. The remainder of the vegetation is to be removed. All removed trees will be replaced by new trees.
- Demolition of 10 of the existing buildings on the campus.

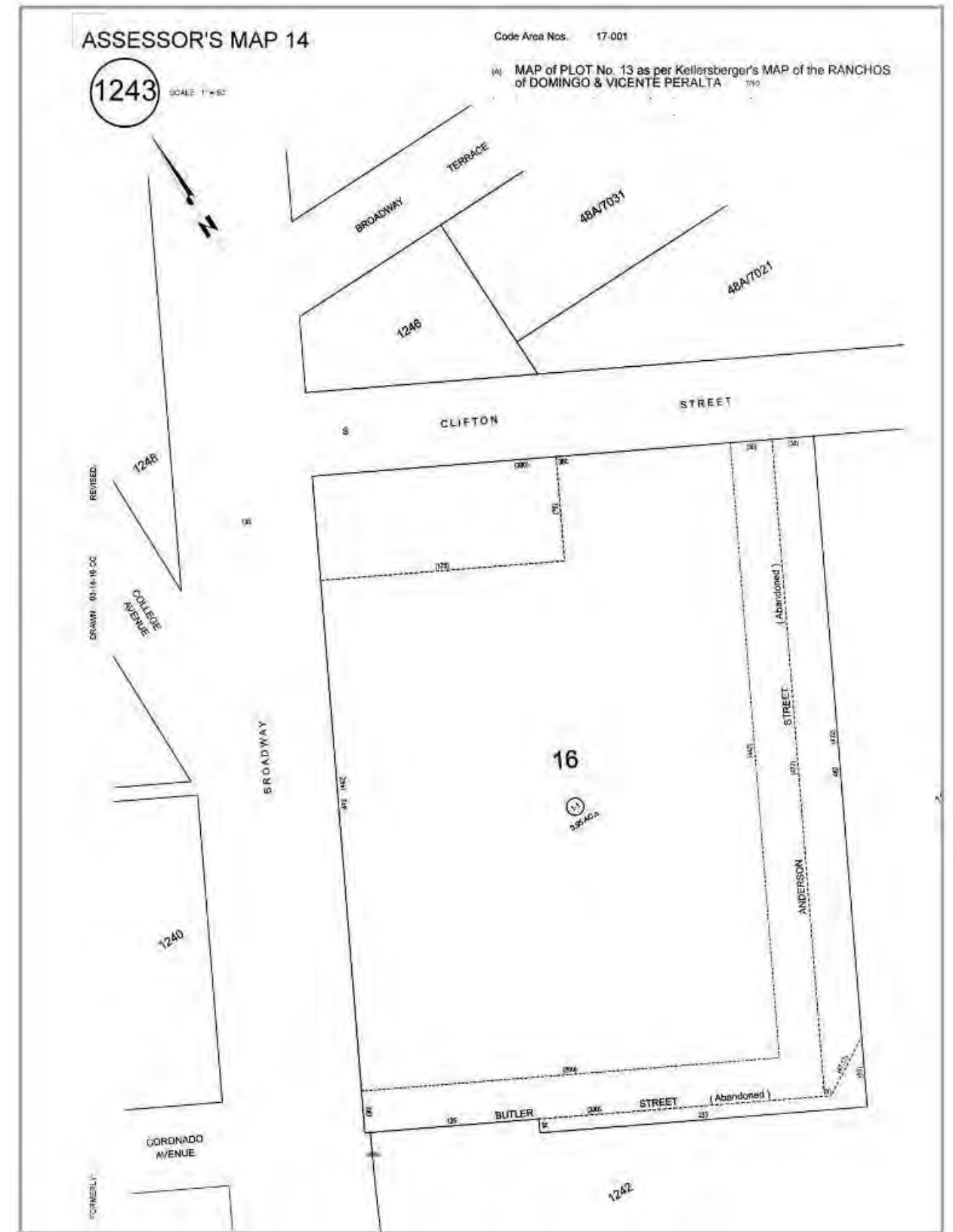
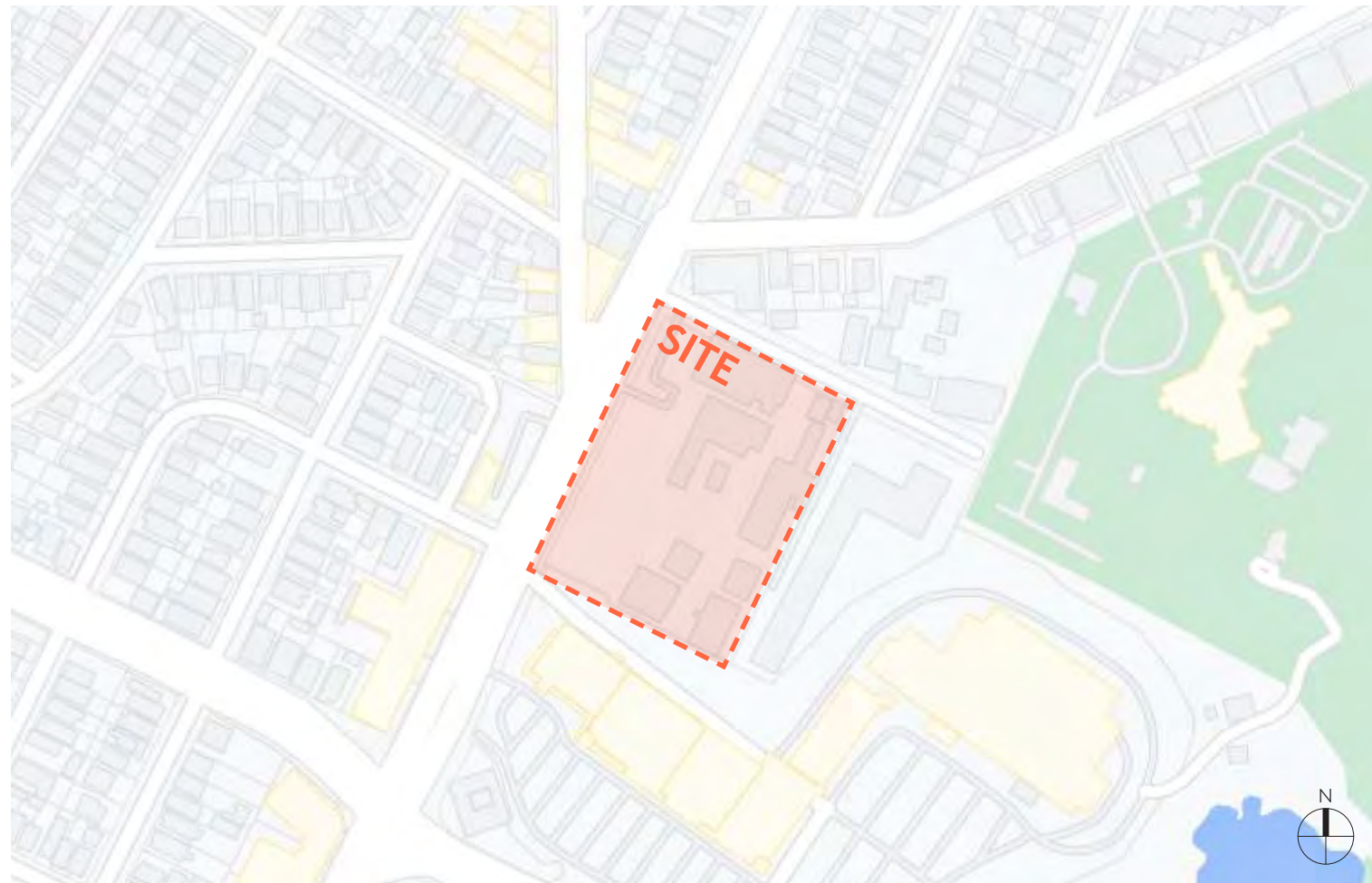
- Development of:
  - Two perimeter residential buildings ranging in height from 45' to 90', with a few locations of minor exceedance
  - 448 residential units
  - 14,391 square feet of commercial space comprised of 7,760 square feet in Macky Hall and 6,631 square feet on the ground floor of a new building along Broadway.
  - 10,718 of Community Assembly Civic space at Macky Lawn; 1,290 sq ft of Community Assembly Civic space on the ground floor of Carriage House; and 1,414 sq ft of Community Assembly Civic space on the Carriage House Terrace. (Macky Lawn, Carriage House and Carriage House Terrace are intended to serve the on-site residents and local community from time to time. Macky Lawn and the Carriage House Terrace would be available to be used for civic activities including community or cultural performing arts by non-profit groups. The ground floor of Carriage House would be available to be used for civic activities including community meetings.)
  - 98,141 square feet of open space comprised of: 41,193 square feet of POPOS; 24,892 square feet of public plaza; 18,036 square feet of group usable open space for exclusive use of residents; and 14,020 square feet of private usable open space
  - 237 automobile parking spaces in one garage at Building A
  - 476 bicycle parking spaces, project wide

# EXISTING CONDITIONS



# VICINITY MAP & ASSESSOR'S PARCEL MAP

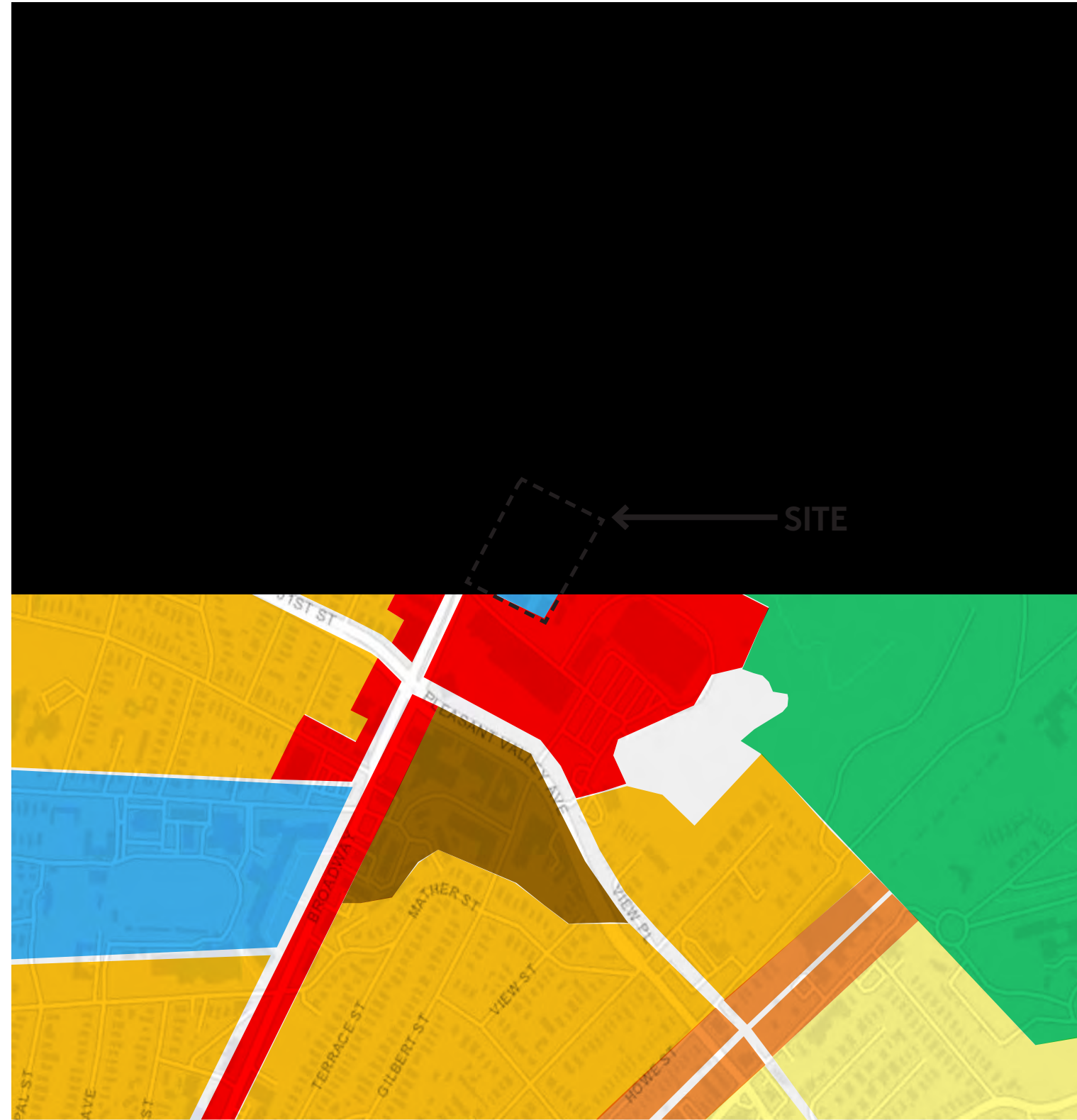
Current Zoning	Mixed Housing Type Residential Zone 3 (RM-3) & Neighborhood Commercial Zone (CN-1)
Proposed Zoning	Community Commercial (CC-2)
APN	14-1243-1-1
Lot Area	174,240 square feet





# GENERAL PLAN DESIGNATION MAP

EXISTING GENERAL PLAN USE  
Institutional



PROPOSED GENERAL PLAN USE  
Community Commercial



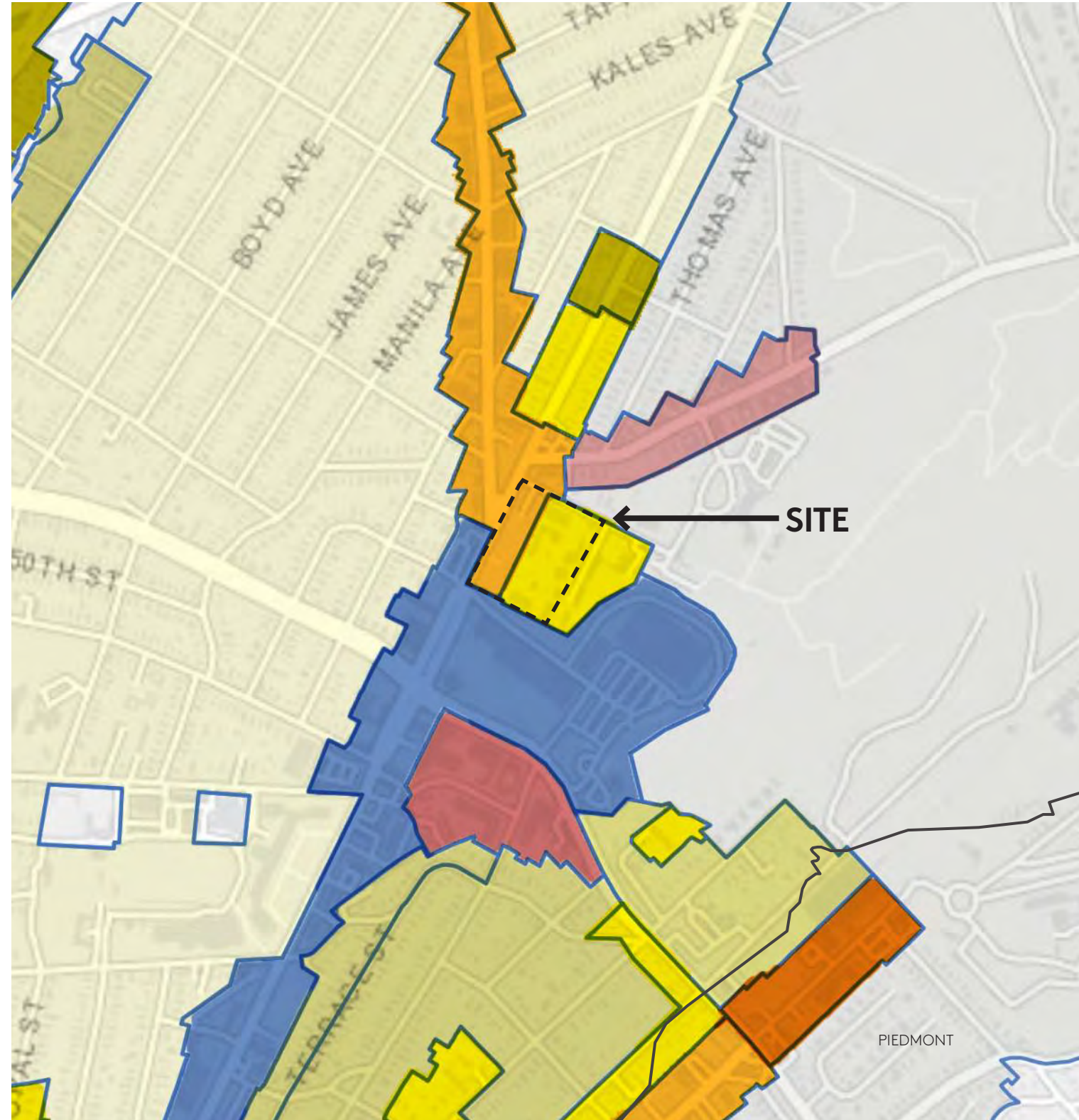
**Legend**

- Detached Unit Residential
- Mixed Housing Type Residential
- Urban Residential
- Neighborhood Center Mixed Use
- Community Commercial
- Institutional

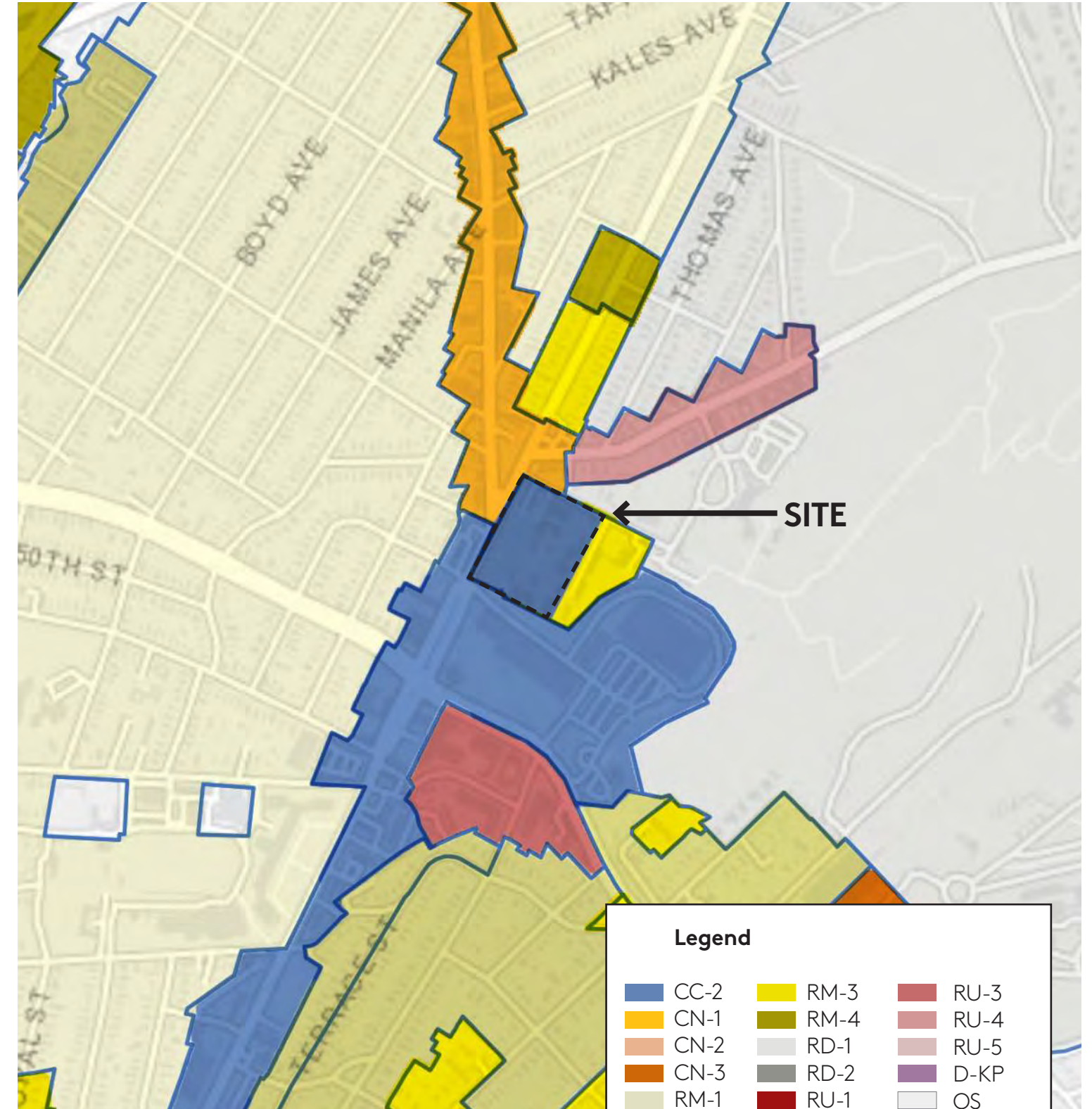


# ZONING MAP

CURRENT ZONING  
RM-3 AND CN-1

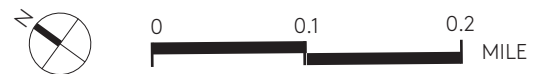


PROPOSED ZONING  
CC-2



**Legend**

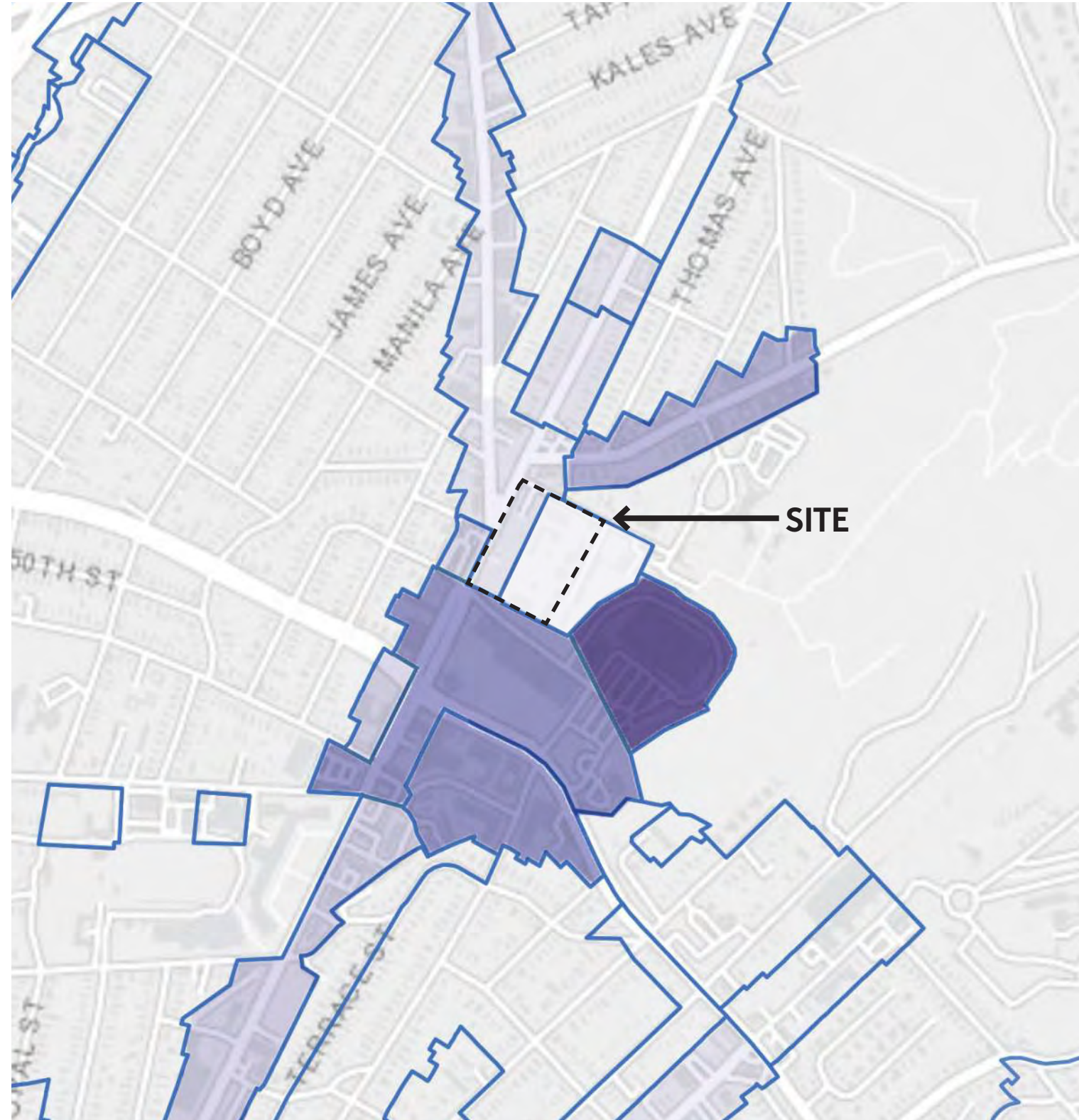
CC-2	RM-3	RU-3
CN-1	RM-4	RU-4
CN-2	RD-1	RU-5
CN-3	RD-2	D-KP
RM-1	RU-1	OS
RM-2	RU-2	



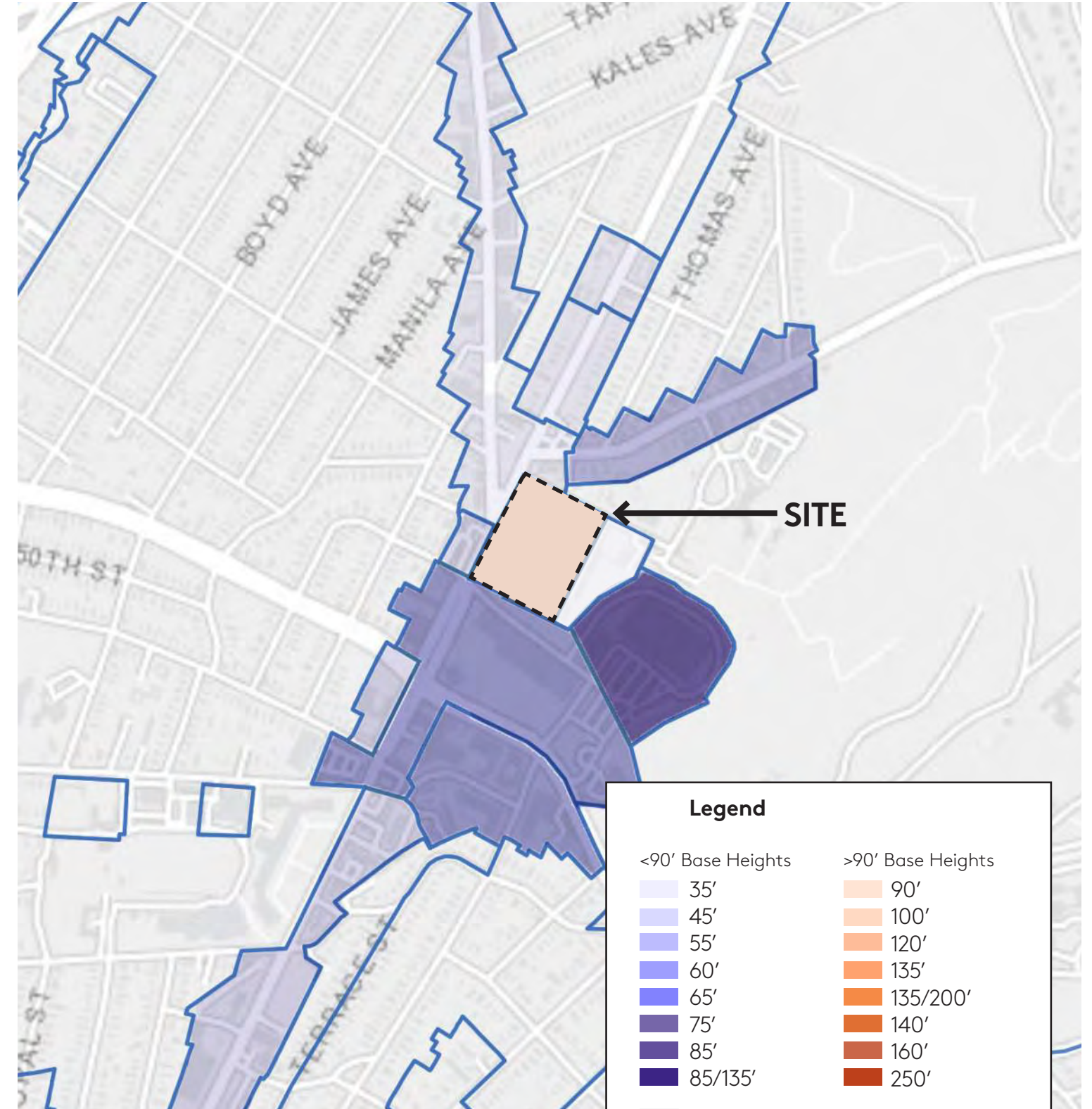


# HEIGHT AND AREA BOUNDARY MAP

EXISTING HEIGHT AREA BOUNDARIES



PROPOSED HEIGHT AREA BOUNDARIES





# CONTEXT PHOTOS: CCA CAMPUS SITE



01 | Macky Hall, East



04 | Carriage House



06 | Facilities Building on Clifton



09 | Broadway Wall



02 | Macky Hall, West



07 | Macky and Founders Hall



10 | Broadway Gate



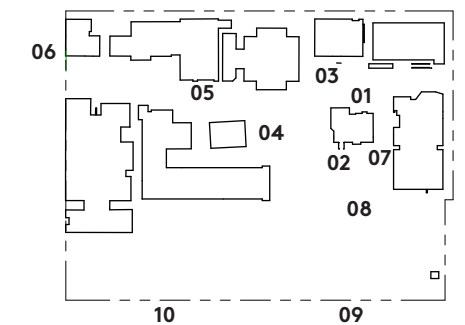
03 | Access East of Macky Hall



05 | Existing Redwoods



08 | Macky Lawn



Existing Site | Key Plan



# CONTEXT PHOTOS: CCA SURROUNDINGS



01 | View of Site Across Broadway



04 | Site View from Clifton & Broadway Corner



07 | Merrill Gardens Senior Living on Broadway



10 | CCA Student Housing on Clifton



02 | View of Site and Access Road from Southwest



05 | Broadway Retail, West



08 | College Ave and Broadway Intersection



03 | View of Site and Access Road from Southeast



06 | Existing Housing Complex, East of Site



09 | Future Development Site, South



Key Plan



# PROJECT SUMMARY



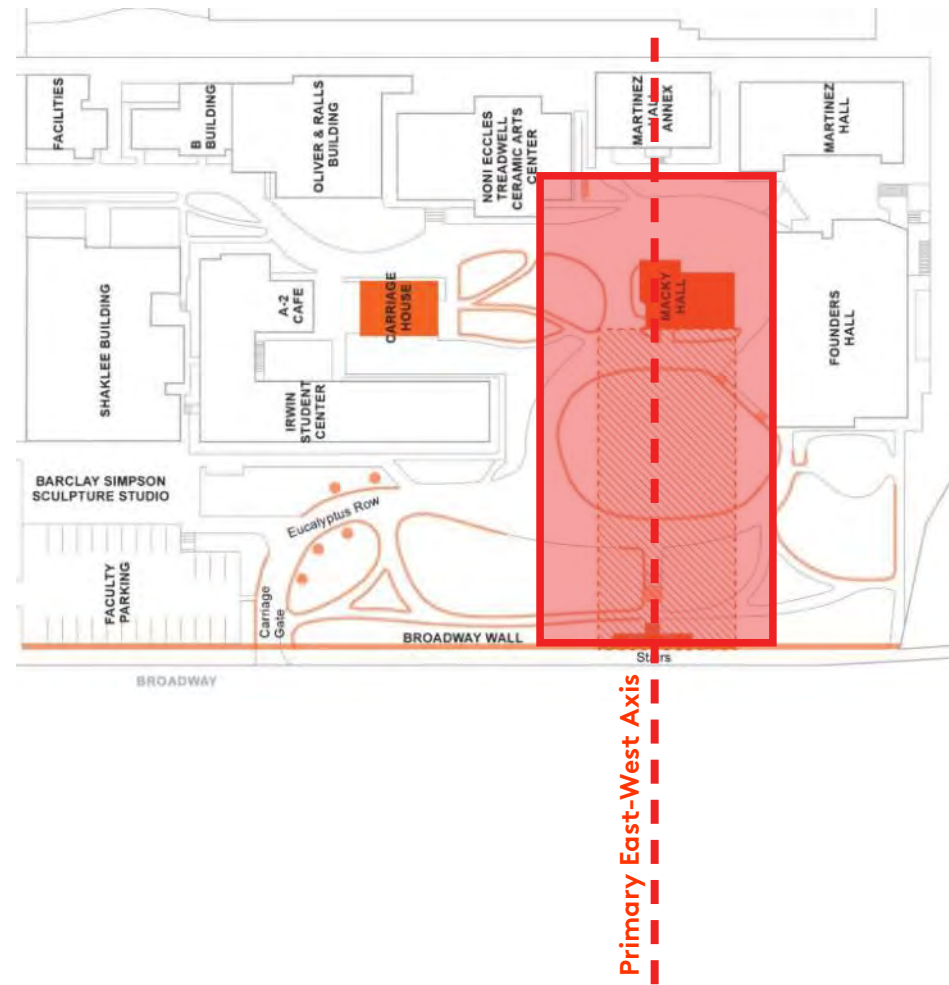
# CONTEXT MAP & ADJACENT HEIGHTS



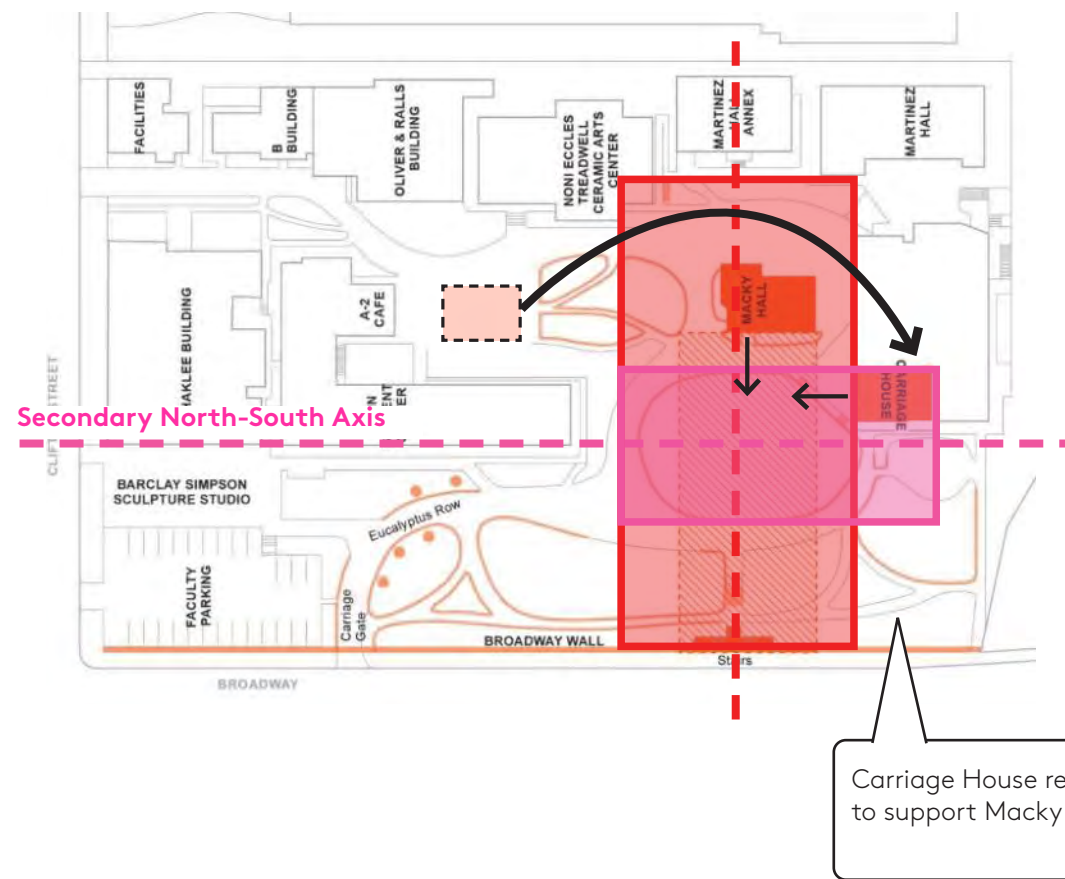


# PROJECT CONCEPT OVERVIEW

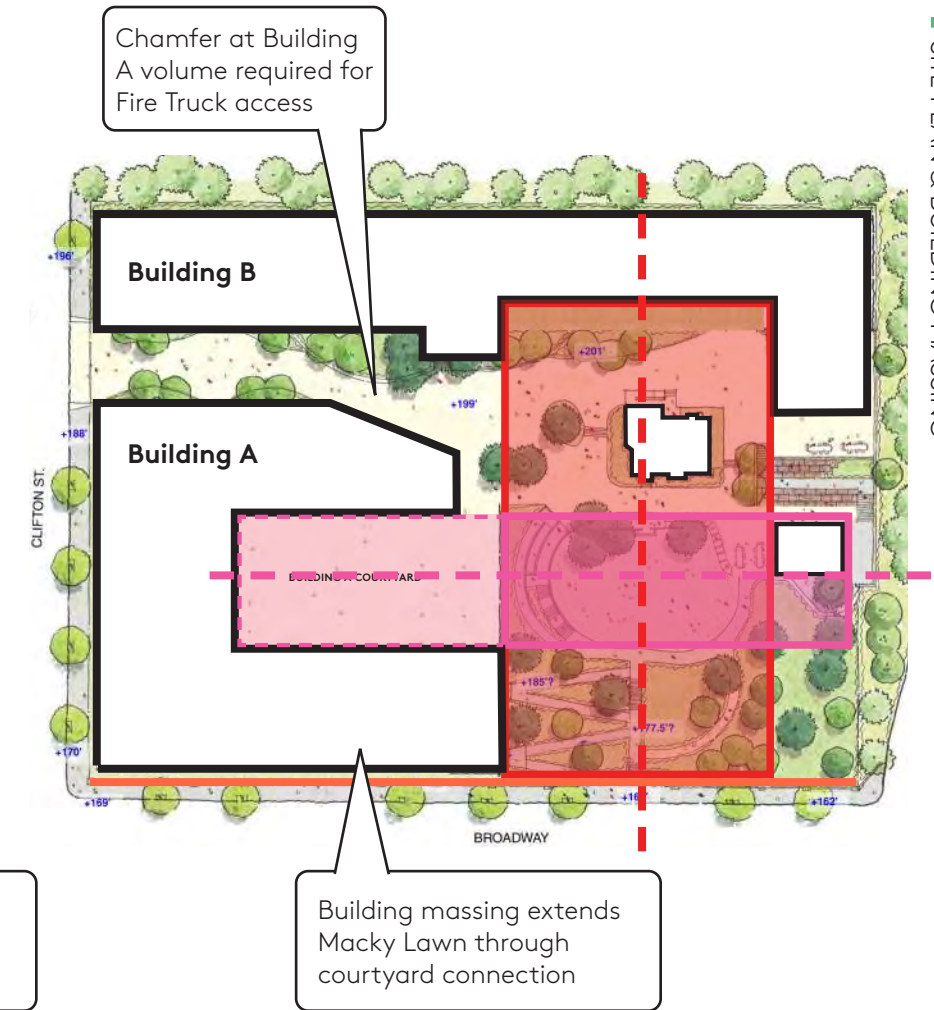
TREADWELL ESTATE / MACKY HALL VIEW CORRIDOR



MACKY LAWN & CARRIAGE HOUSE RELOCATION



BASE SITE PLAN DIAGRAM





# PROJECT SUMMARY: AREA & UNIT COUNT

## CCA Project Data Summary Dated: 02/17/23

	RESIDENTIAL NET	INTERIOR AMENITY, LOBBY, LEASING NSF	BOH, MECH, CORRIDOR GSF	RESIDENTIAL GSF	EXTERIOR AMENITY & PRIVATE DECKS	PARKING GSF	COMMERCIAL GSF	COMMUNITY SPACE GSF	TOTAL GSF	UNIT COUNT	BUILDING HEIGHT*	VEHICLE PARKING	BICYCLE PARKING**
<b>Floor</b>													
<b>Building A (highrise/current design)</b>	177,691	14,259	56,164	248,114	26,172	31,300	6,631		307,788	229	90' *	237	242
<b>Building B (midrise/current design)</b>	176,593	9,579	44,127	230,299	6,702	10,356			260,242	219	85'	-	230
<b>Macky</b>							7,760		7,760				4
<b>Carriage</b>		1,332		1,332					2,622				
<b>TOTALS</b>	<b>354,284</b>	<b>25,170</b>	<b>100,291</b>	<b>479,745</b>	<b>32,874</b>	<b>41,656</b>	<b>14,391</b>	<b>1,290</b>	<b>578,412</b>	<b>448</b>		<b>237</b>	<b>476</b>

\*Refer to Elevational drawings for areas of building height exceedance above 90'.

\*\*Refer to Building Plans for long term bike parking locations. Refer to Site Plan for Short Term bike parking locations.

### CCA - UNIT MIX SUMMARY Dated: 01/20/23

	STUDIO	1 JR	1 BR	1 BR D	2 BR E	2 BR	LOFT	TOWNHOUSE	TOTAL
	470SF	550SF	700SF	800SF	950SF	1100SF	1000SF	1400SF	
<b>BUILDING A</b>	27	12	75	22	36	54	1	2	229
<b>BUILDING B</b>	35	0	84	18	12	61	0	9	219
<b>TOTAL</b>	<b>62</b>	<b>12</b>	<b>159</b>	<b>40</b>	<b>48</b>	<b>115</b>	<b>1</b>	<b>11</b>	<b>448</b>
<b>TOTAL UNIT MIX</b>	14%	3%	35%	9%	11%	26%	0%	2%	100%

### CCA - OPEN SPACE

<b>Open Space Provided</b>	
POPOS	41,193 SF
Public Plaza	24,892 SF
Group Usable Open Space	18,036 SF
Private Usable Open Space	14,020 SF
<b>Open Space Area Total</b>	<b>98,141 SF</b>
<b>Group Usable Open Space Analysis</b>	
<b>Open Space / Unit (SF)</b>	
Minimum	100 SF / Unit
Substitution of Private Space for Group Space*	
*Per Table 17.35.04	
	Units Area Required
100 SF / Unit	448 44,800 SF
Private Open Space Substitution (x2)	-28,040 SF
<b>TOTAL GROUP USABLE OPEN SPACE REQUIRED</b>	<b>16,760 SF</b>
<b>TOTAL GROUP USABLE OPEN SPACE PROVIDED</b>	<b>18,036 SF</b>



# SUMMARY: VEHICLE PARKING, BIKE PARKING, DENSITY, SITE COVERAGE

VEHICLE PARKING - Residential				
<b>Required Residential Parking*</b>				
*Per Oakland Planning Code Section 17.117.060				
<b>Base Calculation for Residential Parking</b>				
Per OPC 17.116.060.A.1 Minimum Required Parking: One (1) space per dwelling unit				
Per OPC 17.116.110.B.1 Affordable Housing Reduction: One-half (½) space per affordable housing unit if within a Transit Accessible Area				
<b>Standard Parking Spaces</b>				
		<b>Market Rate</b>	<b>Affordable</b>	<b>Total</b>
		1 space per dwelling unit	.5 space per dwelling unit	
	Units			
Building A				
Market Rate	206	206		
Affordable	23		12	
Subtotal - Building A				218
Building B				
Market Rate	197	197		
Affordable	22		11	
Subtotal - Building B				208
Subtotal	448	403	23	
<b>Total Required Residential Spaces (Base Calculation)</b>				<b>426</b>
<b>Reduction - Transit Accessible Area (30% Reduction)</b>				
Per OPC 17.116.060.C.1: Transit Accessible Areas. A project that is within a Transit Accessible Area receives a thirty percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B.1 Transit Accessible Areas. A project that is within a Transit Accessible Area receives a thirty percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B.1., above.				
<b>Reduction - On Site Public or Private Car Share (20% Reduction)</b>				
Per OPC 17.116.110.C.2.A - The provision of on-site car-share spaces at the level and standards described in the table below reduces the parking requirement by twenty percent (20%).				
		<b>Parking Reductions</b>		
		<b>Market Rate</b>	<b>Affordable</b>	
Total Project Parking - Base		403	23	
<b>Total Reduction</b>				
Transit + Car Share 50%		202		
Car Share Only 20%			18	
<b>Total Required Residential Spaces with Reductions</b>				<b>220</b>

VEHICLE PARKING - Commercial				
<b>Required Commercial Parking*</b>				
*Per Oakland Planning Code Section 17.117.110				
<b>Existing Parking - Proportionality Factor</b>				
		<b>Existing Site Condition</b>		
		<b>Parking Spaces</b>	<b>Building Area (sf)</b>	
		41	78,672	
Existing Parking Ratio (sf / existing parking)				1919
<b>Proposed Parking</b>				
<b>Historic re-use</b>				
per OPC 17.116.110.F				
		<b>Area (sf)</b>		
Macky Hall		7,760		
Carriage House		2,622		
	<b>Total</b>	10,382		
Proposed Parking (retained area / existing parking ratio)				6
<b>New Commercial</b>				
per OPC 17.116.080				
1 space per 600 sf at the ground floor				
Building A		6,982		11
<b>Total Required Commercial</b>				<b>17</b>
<b>Total Required Parking Spaces</b>				<b>237</b>
<b>Total Provided Parking Spaces</b>				<b>237</b>

BICYCLE PARKING				
<b>Required Residential Bicycle Parking*</b>				
*Per Oakland Planning Code Section 17.117.090				
		<b>Long Term</b>	<b>Short Term</b>	<b>Total</b>
		1 space per 4 dwelling units	1 space per 20 dwelling units	
OPC Min. Required	Units			
Building A	229	58	11	69
Building B	219	55	11	66
<b>Total Required Residential</b>		<b>113</b>	<b>25</b>	<b>138</b>
<b>Required Commercial Bicycle Parking*</b>				
*Per Oakland Planning Code Section 17.117.110				
		<b>Long Term</b>	<b>Short Term</b>	<b>Total</b>
		1 space per 10,000 SF (2 min)	1 space per 20,000 SF (2 min)	
OPC Min. Required	Area (SF)			
Building A	6,982	2	2	4
Building B	N/A	0	0	0
Macky Hall	7,760	2	2	4
Carriage House	2,622	TBD	TBD	0
<b>Total Required Commercial</b>		<b>4</b>	<b>4</b>	<b>8</b>
<b>Total Required Bicycle Parking Spaces</b>				<b>146</b>
<b>Provided Bicycle Parking</b>				
Building A		229	13	242
Building B		219	11	230
Macky Hall			4	4
<b>Total Provided Bicycle Parking Spaces</b>				<b>476</b>
<b>Definitions</b>				
Oakland Planning Code Section 17.117.050	<p><b>Long-term Bicycle Parking:</b> Each long-term bicycle parking space shall consist of a locker or locked enclosure providing protection for each bicycle from theft, vandalism and weather. Long-term bicycle parking is meant to accommodate employees, students, residents, commuters, and others expected to park more than two hours.</p> <p><b>Short-term Bicycle Parking:</b> Short-term bicycle parking shall consist of a bicycle rack or racks and is meant to accommodate visitors, customers, messengers, and others expected to park not more than two hours.</p>			

MAXIMUM RESIDENTIAL DENSITY	
<b>Maximum Residential Density*</b>	
*Per Section 17.74.120	
<b>Permitted Density:</b>	
One dwelling unit per 209 square feet of lot area	
CCA Site Area	171,942 SF
<b>Less</b>	
POPOS Area	- 41,193 SF
Public Plaza	- 16,240 SF
Density Site Area	114,509 SF
Maximum	547.9 Units
(Density Site Area / Permitted Density)	
<b>Provided</b>	<b>448 Units</b>

SITE COVERAGE	
CCA Site Area (SF)	171,942 SF
Building A	50,448 SF
Building B	36,600 SF
Building Footprint (new)	87,048 SF
Macky Hall (existing)	2,083 SF
Carriage House (existing)	1,409 SF
Building Footprint (existing)	3,492 SF
<b>Total Building Footprint</b>	<b>90,540 SF</b>
Site Coverage	53%



# ZONING COMPLIANCE

CCA ZONING COMPLIANCE			
Code Compliance for CC-2 Zone, Height Area 90 (From OPC Table 17.35.04)			
	CC-2 REQUIREMENT	PROJECT	COMPLIANT?
<b>Permitted Height Maximum</b>	90'	85' - 90'	PUD Exemption*
<b>Maximum Residential Density</b>			
<i>Net SF of Site Area per Dwelling Unit</i>	209	241	YES
<b>Maximum Non-residential FAR</b>	4.5	0.08	YES
<b>Maximum Number of Stories</b>	8	10 (A) / 8 (B)	PUD Exemption
Code Compliance for Section 17.108.120 - Minimum court between opposite walls on same lot.			
<b>Living Room Windows</b>	16' separation, plus 4' for each story about the level of the court, but not greater than 40' sep	16' or greater (See Diagram)	YES
<b>Other Habitable Room Windows</b>	10' separation	10' or greater (See Diagram)	YES

\* See height diagrams on following pages for areas of building that exceed 90'.

## ADDITIONAL DETAIL, SECTION 17.108.120

### Minimum court between opposite walls on same lot.

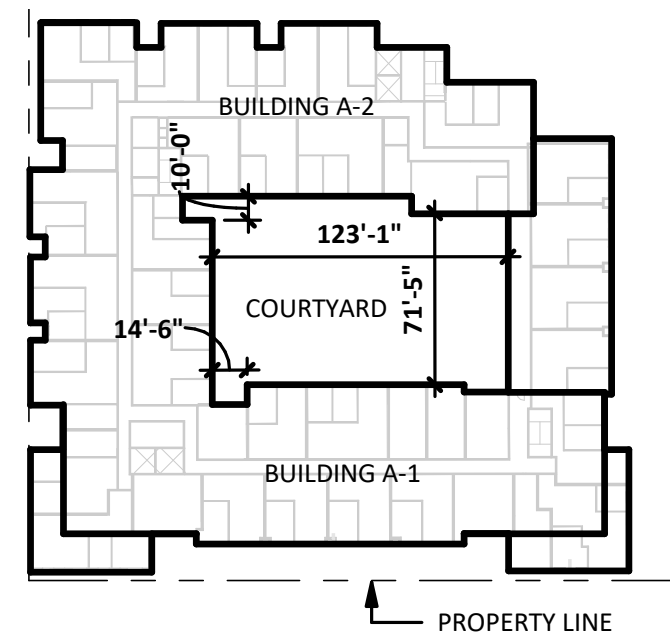
On each lot containing Residential Facilities with a total of two (2) or more living units, except in the case of a One-Family Dwelling with Secondary Unit, courts with the minimum depths prescribed hereinafter between opposite exterior walls, or portions thereof, of the same or separate buildings on such lot. Courts are not required on other lots or in other situations. The aforesaid walls shall be considered to be opposite one another if a line drawn in a horizontal plane perpendicularly from any portion of any of the legally required windows referred to hereinafter, or from any point along the wall containing such window, or any extension of such wall on the same lot, on the same story as and within eight (8) feet in either direction from the centerline of said legally required window, intersects the other wall. The courts required by this Section shall be provided opposite each of the legally required windows referred to hereinafter and along the wall containing such window, and along

any extension of such wall on the same lot, for not less than eight (8) feet in both directions from the center line of such legally required window, and at and above finished grade or the floor level of the lowest story containing such a window, whichever level is higher.

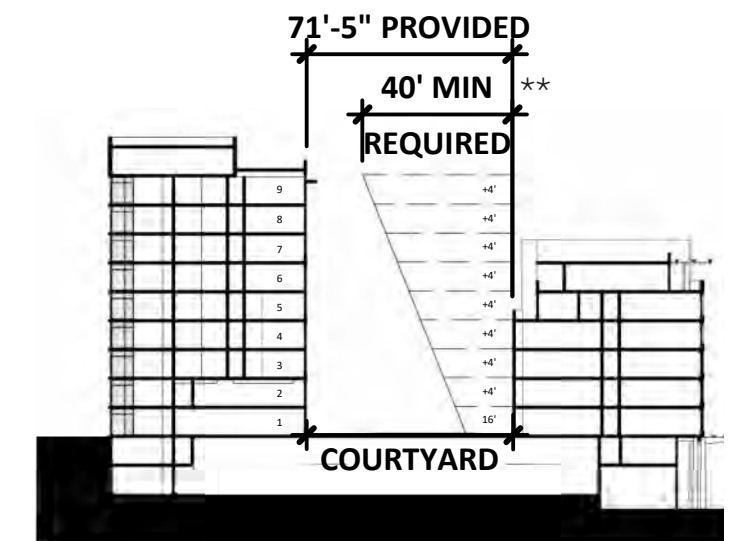
A. Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to sixteen (16) feet, plus four (4) feet for each story above the level of the aforementioned court, but shall not be required to exceed forty (40) feet.

B. Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of ten (10) feet.

## SECTION 17.108.120 COMPLIANCE DIAGRAM



Plan Diagram



\*\* Per code, requirement is not greater than 40'.

Section Diagram



# PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING A



ELEVATION - BUILDING A EAST  
1" = 40'-0"

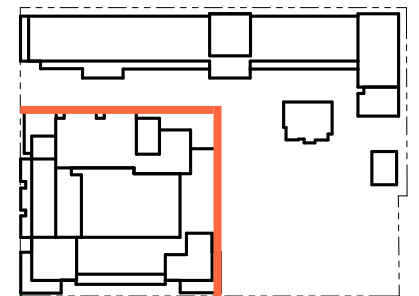


ELEVATION - BUILDING A SOUTH  
1" = 40'-0"

**LEGEND**

**XX' - X"** MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'

**[Red Hatched Box]** PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE





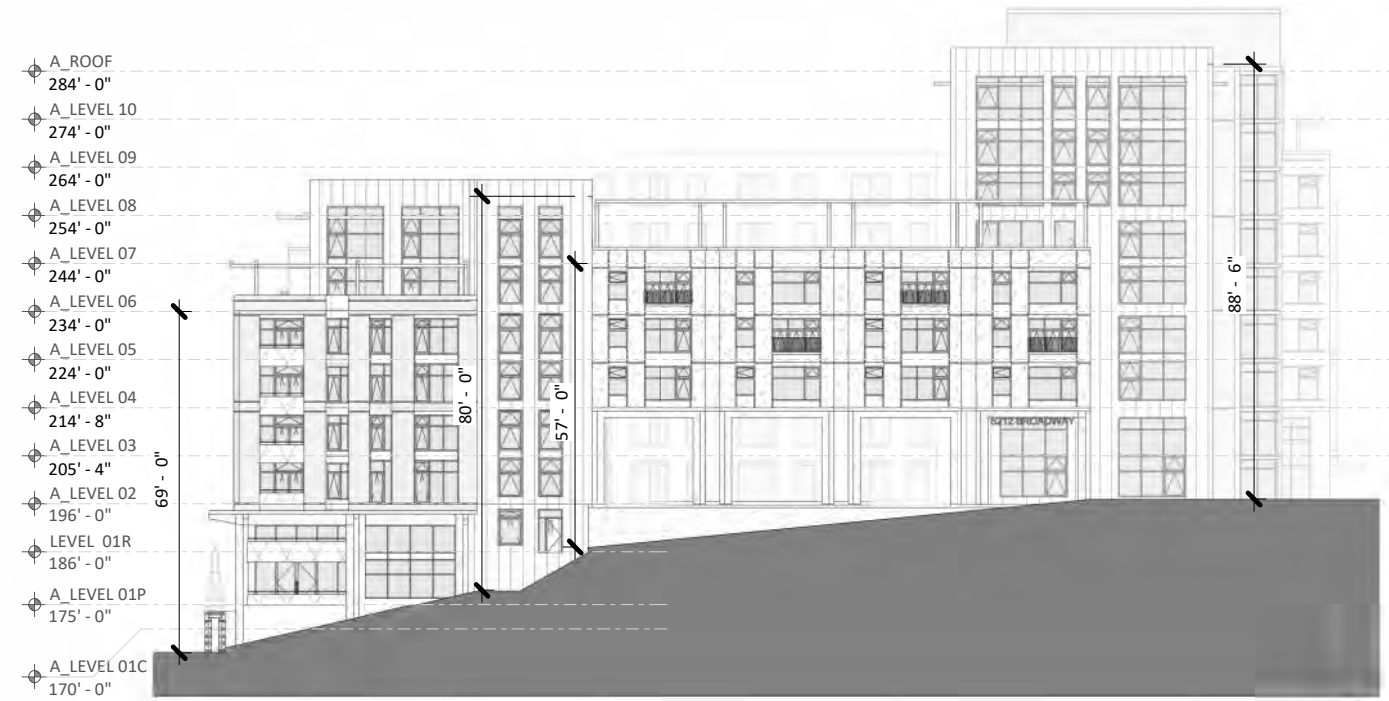
# PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING A



ELEVATION - BUILDING A EAST

1" = 40'-0"



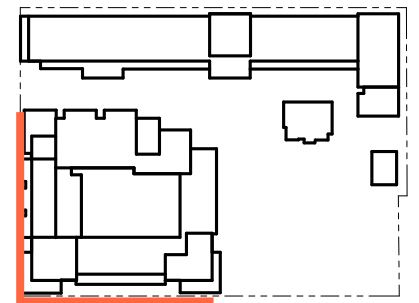
ELEVATION - BUILDING A SOUTH

1" = 40'-0"

**LEGEND**

**XX' - X"** MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'

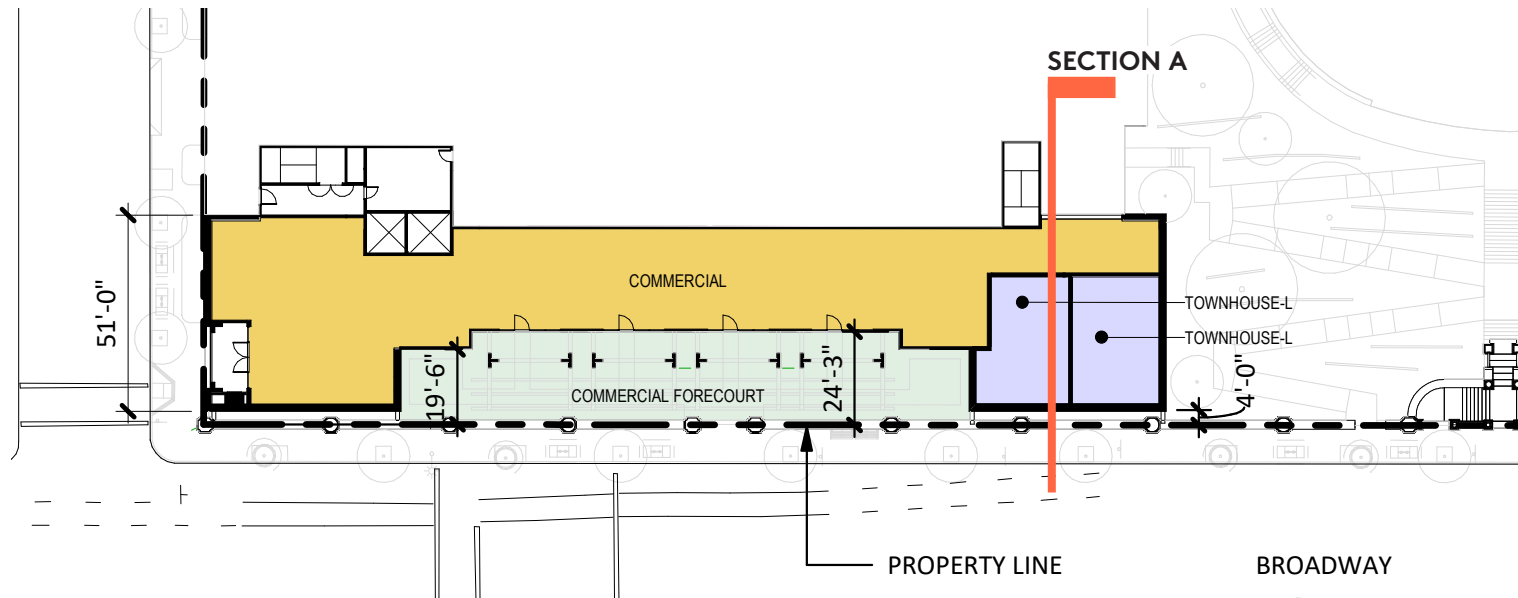
 PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE



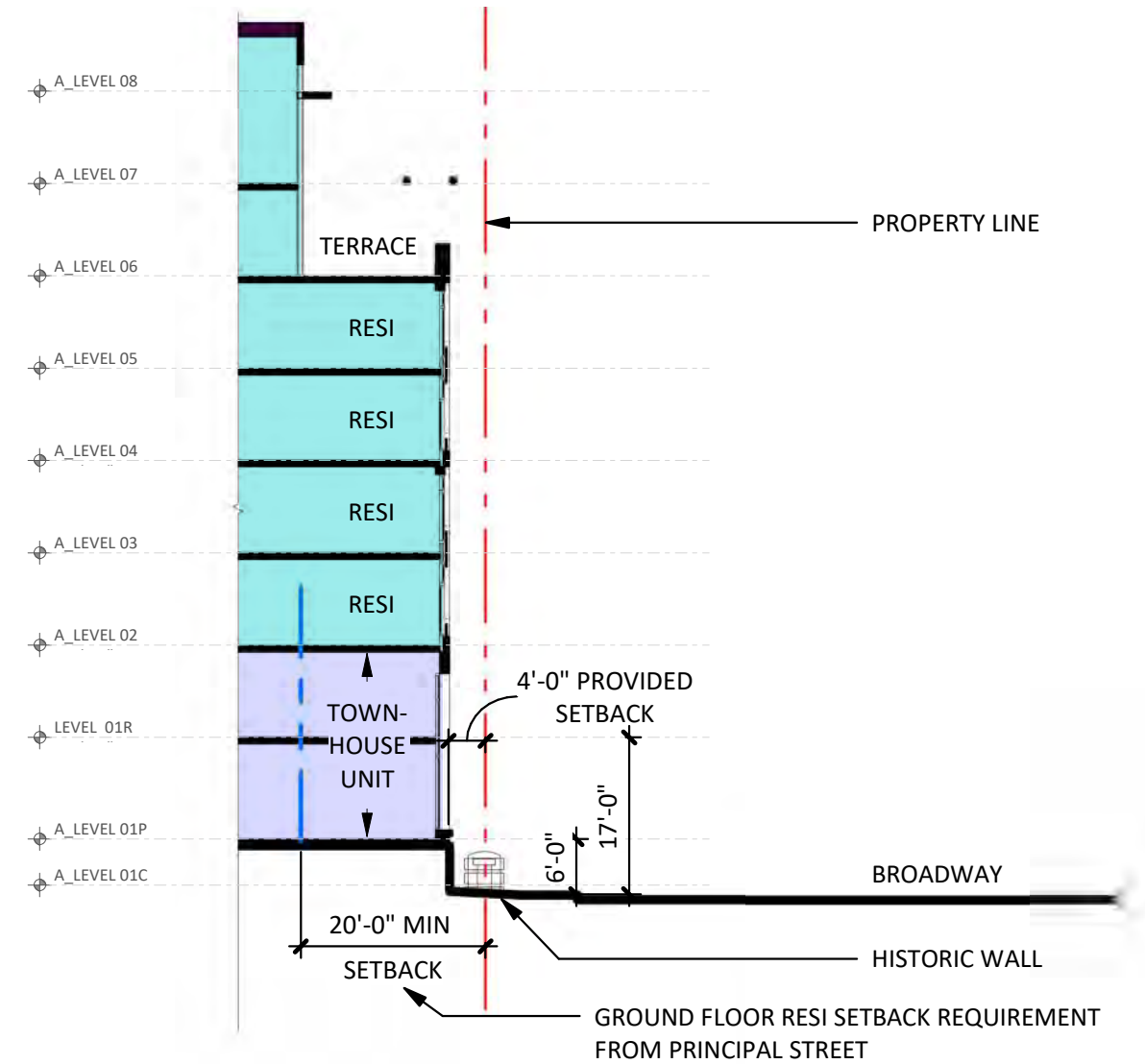


# PUD BONUS EXCEPTION - MINIMUM GROUND FLOOR RESIDENTIAL DISTANCE FROM PRINCIPAL STREET

TABLE 17.35.02 NOTE L3(A)



PLAN  
SCALE: 1" = 50'

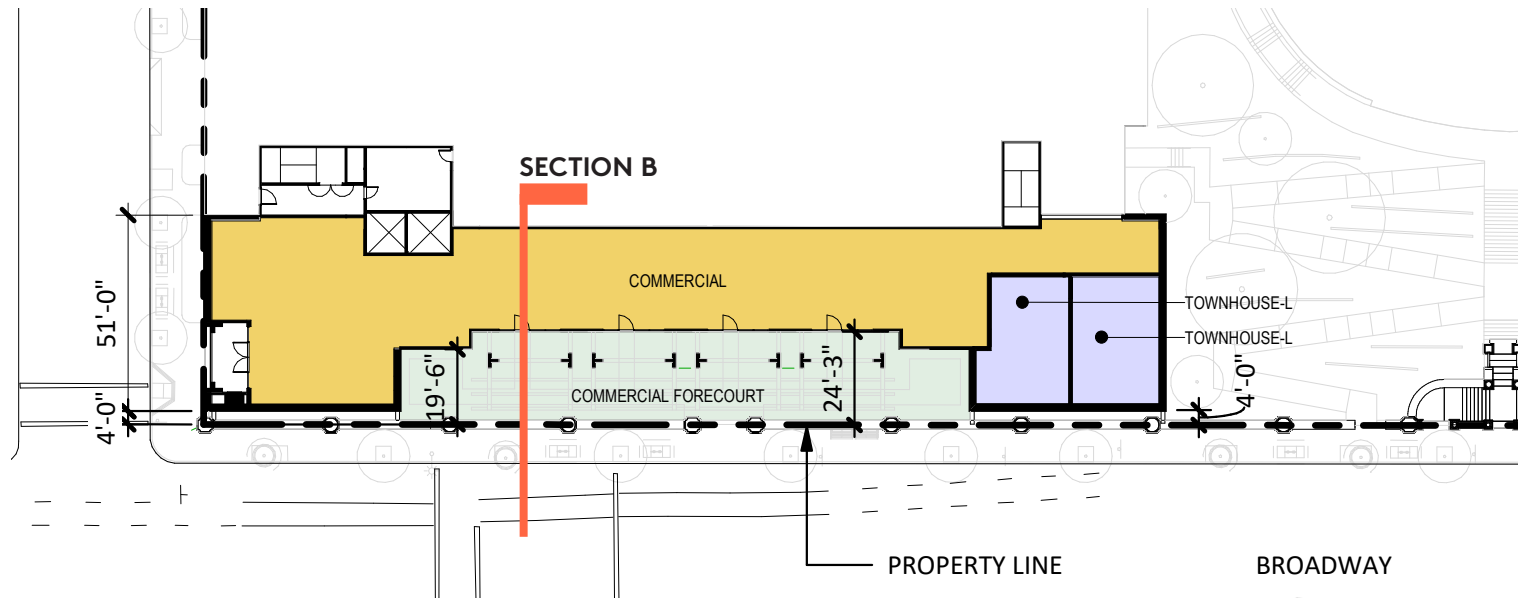


SECTION A: SETBACK DIAGRAM  
SCALE: 1" = 20'

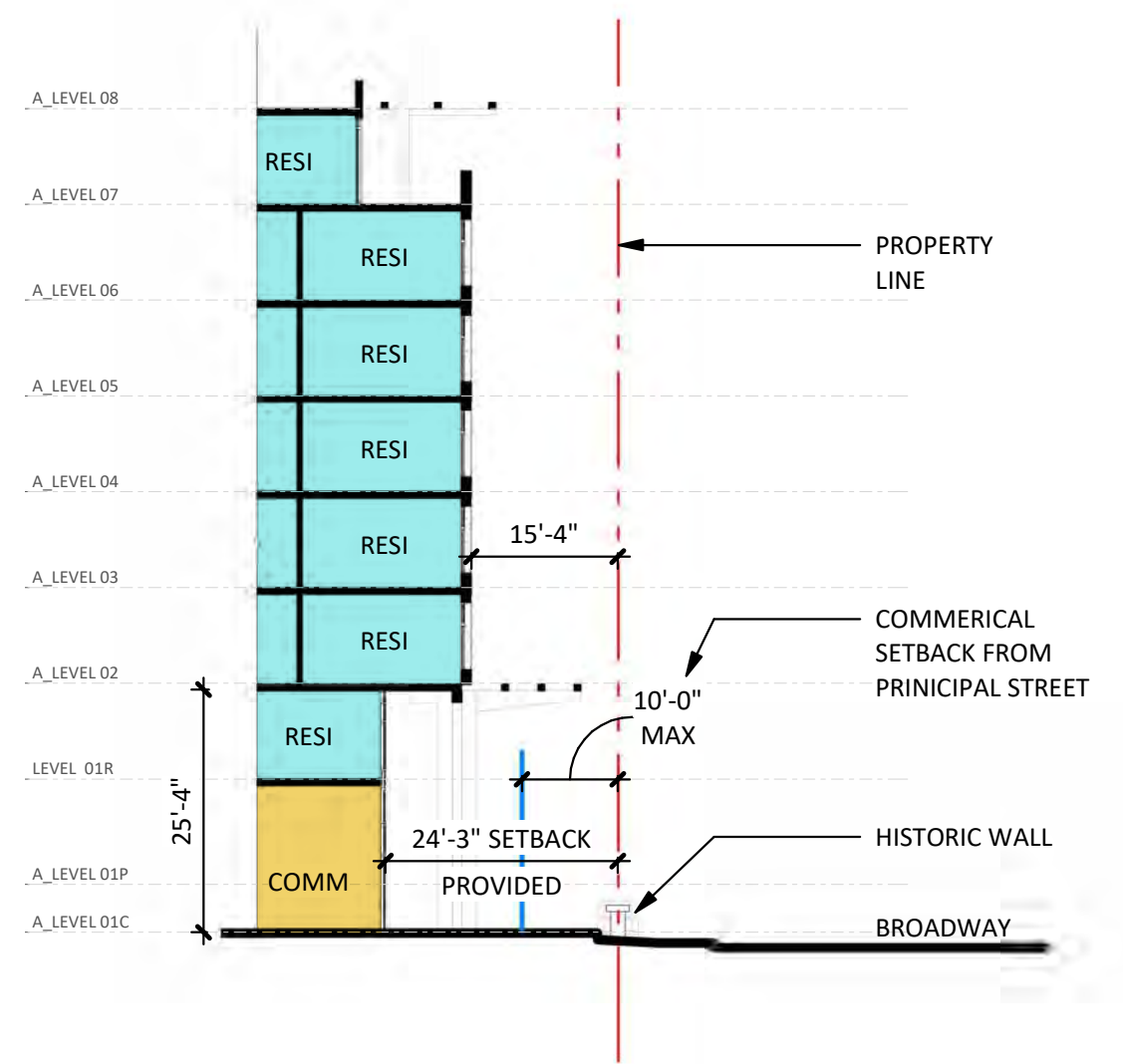


# PUD BONUS EXCEPTION - MAXIMUM COMMERCIAL SETBACK FROM PRINCIPAL STREET

TABLE 17.35.03



PLAN  
SCALE: 1" = 50'

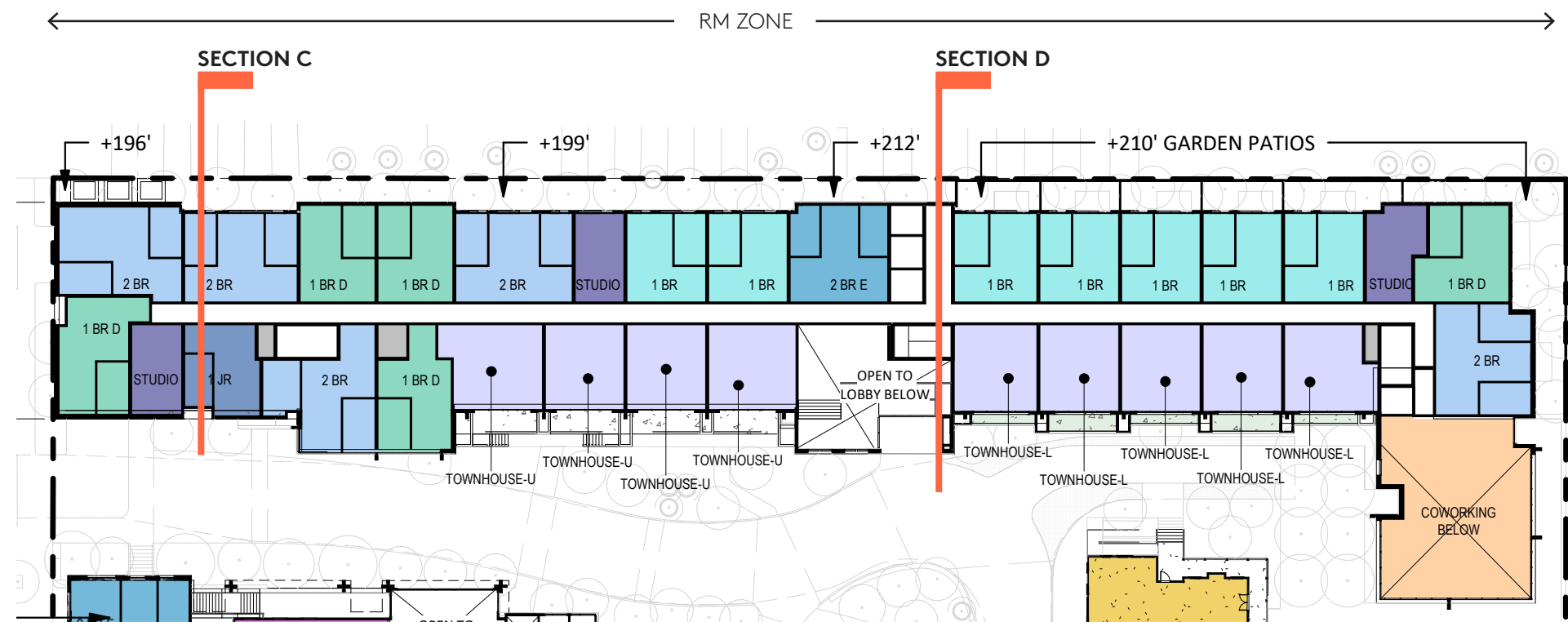


SECTION B: SETBACK DIAGRAM  
SCALE: 1" = 20'

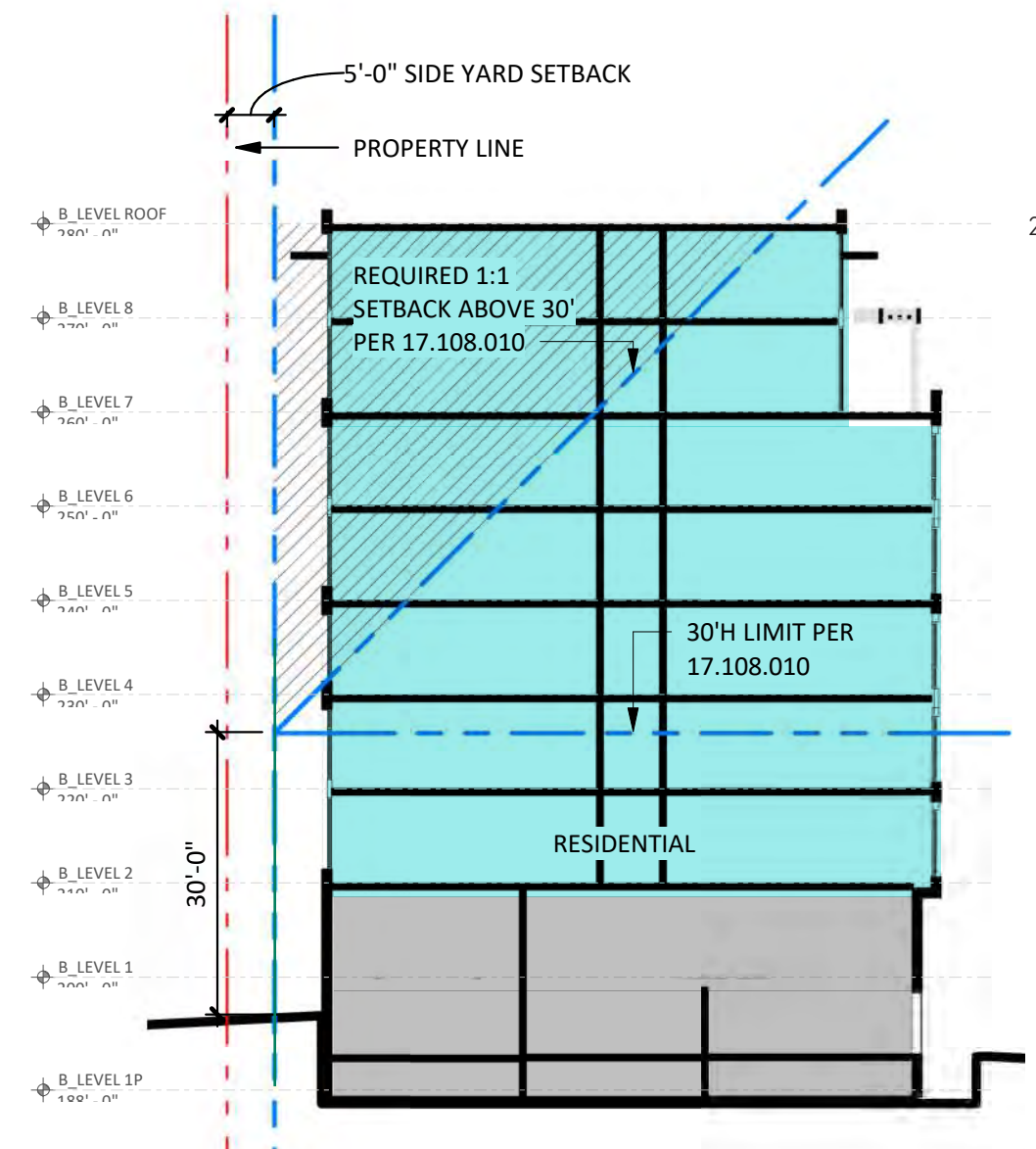


# PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

SECTION 17.108.010



PLAN  
SCALE: 1" = 50'

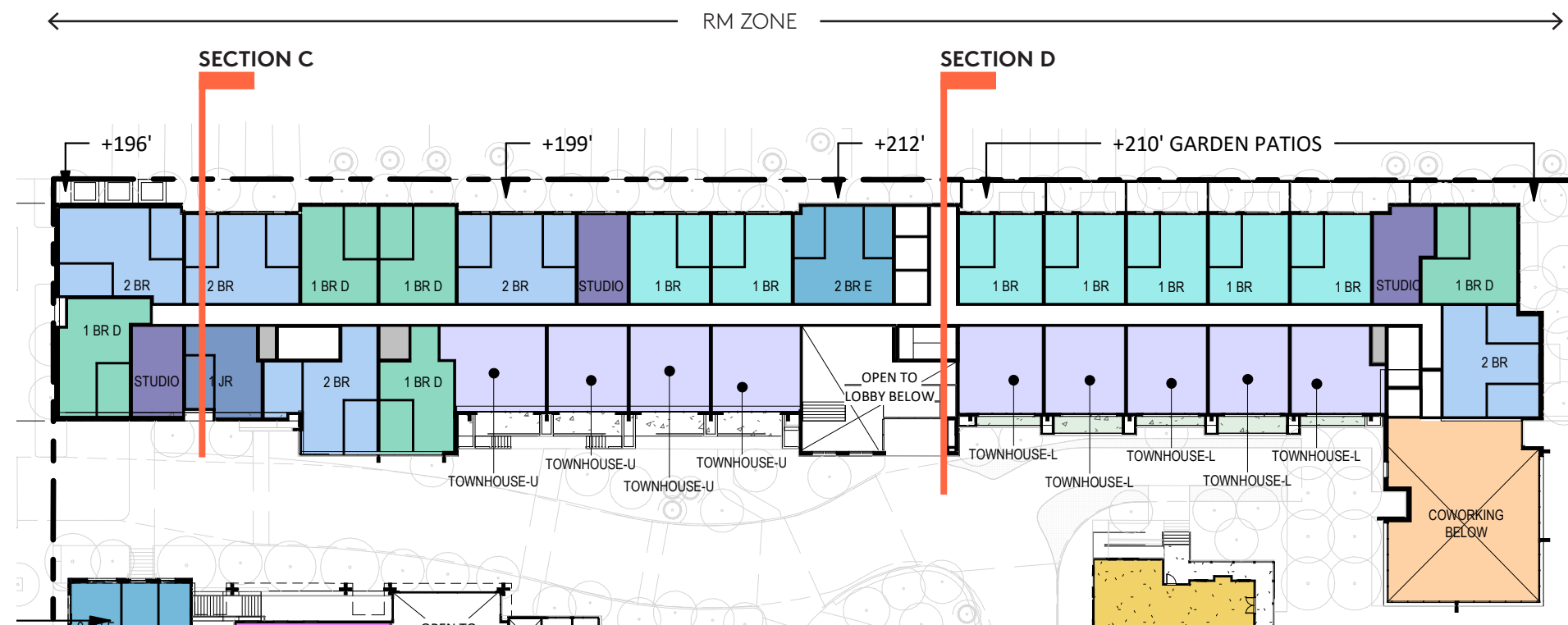


SECTION C: SETBACK DIAGRAM  
SCALE: 1" = 20'

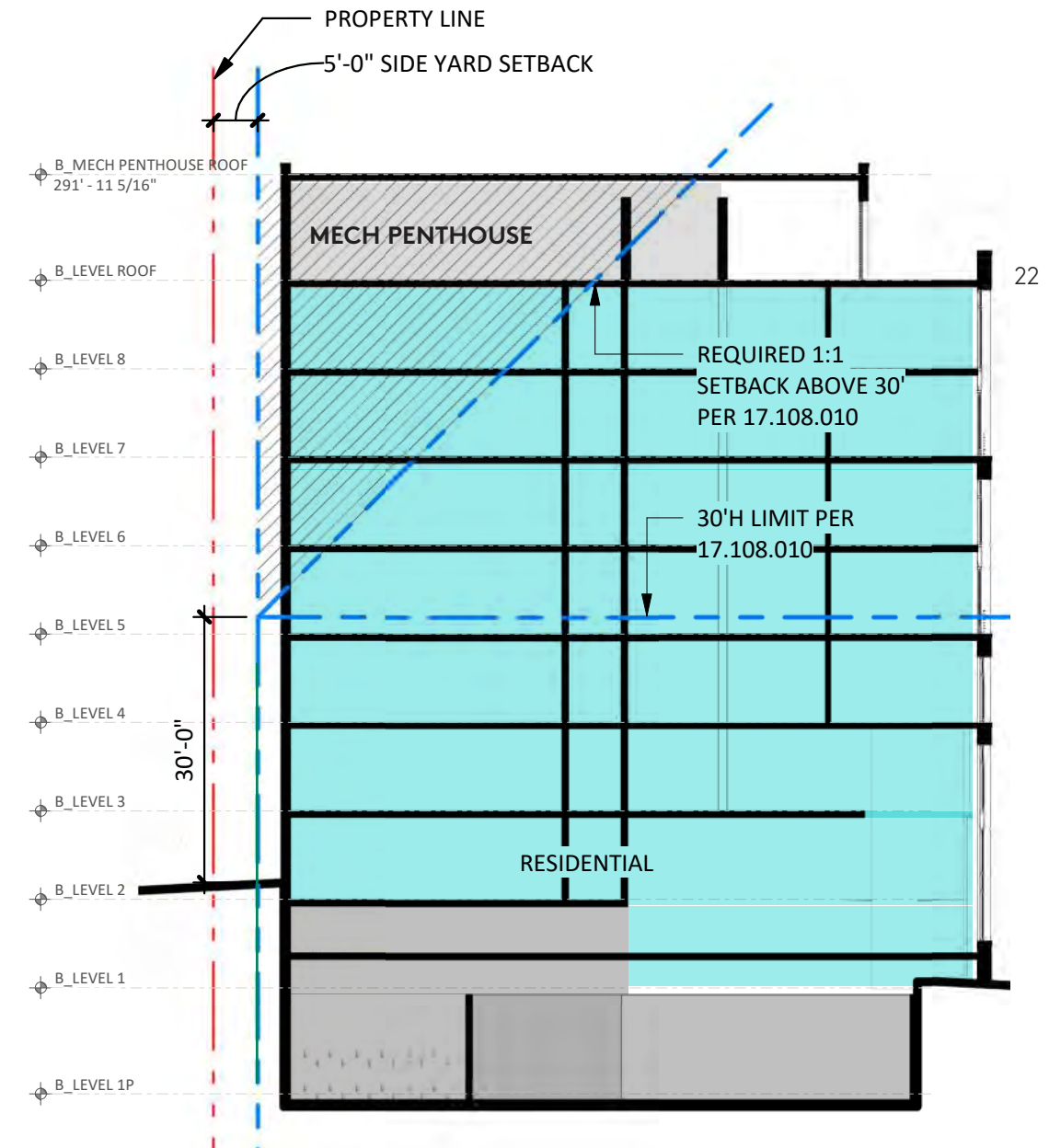


# PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

SECTION 17.108.010



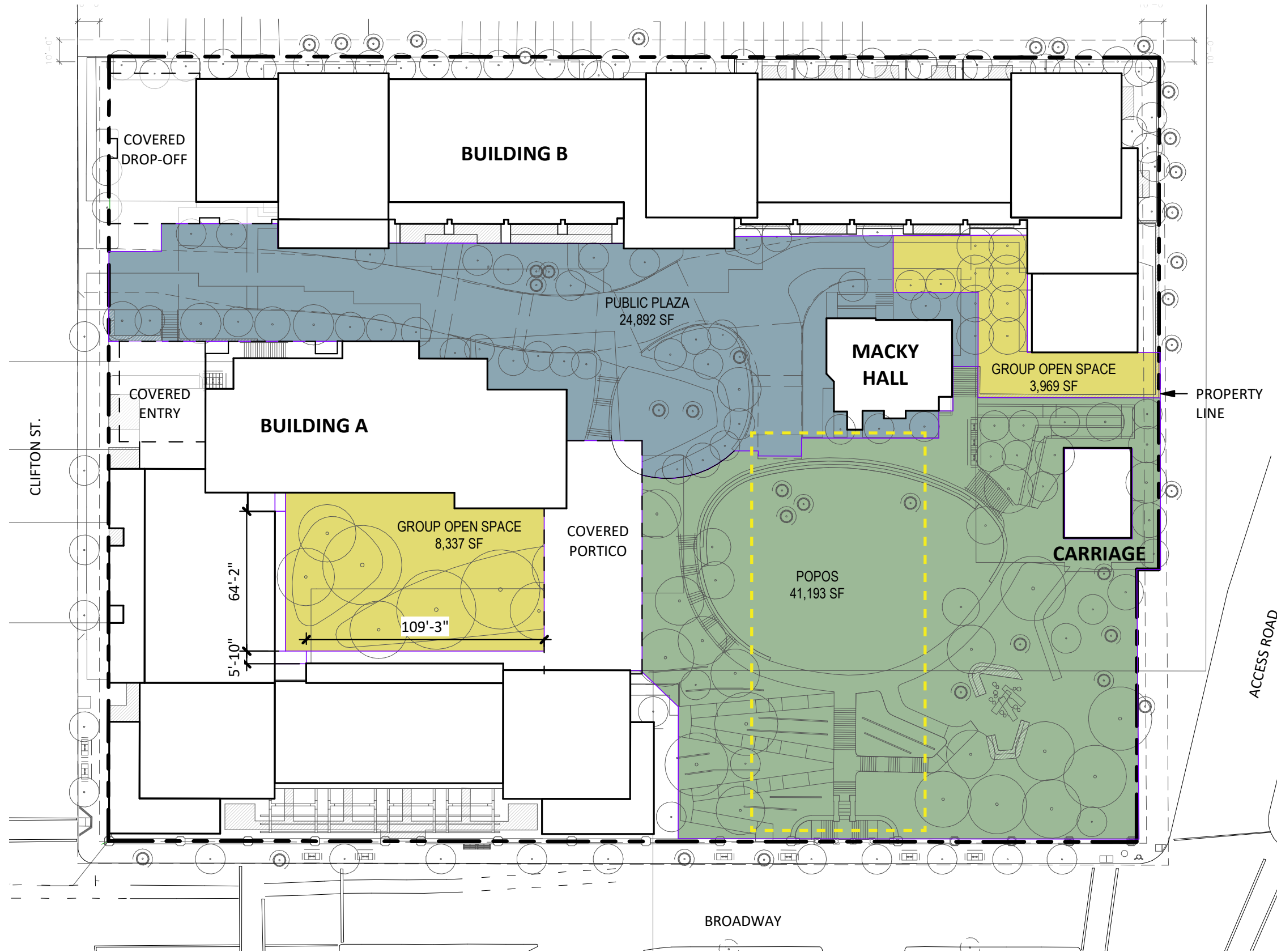
PLAN  
SCALE: 1" = 50'



SECTION D: SETBACK DIAGRAM  
SCALE: 1" = 20'



# PROJECT DATA SUMMARY: OPEN SPACE



CCA - OPEN SPACE	
<b>Open Space Provided</b>	
POPOS	41,193 SF
Public Plaza	24,892 SF
Group Usable Open Space	18,036 SF
Private Usable Open Space	14,020 SF
<b>Open Space Area Total</b>	<b>98,141 SF</b>
<b>Group Usable Open Space Analysis</b>	
<b>Open Space / Unit (SF)</b>	
Minimum	100 SF / Unit
Substitution of Private Space for Group Space* <i>*Per Table 17.35.04</i>	
	Units Area Required
100 SF / Unit	448 44,800 SF
Private Open Space Substitution (x2)	-28,040 SF
<b>TOTAL GROUP USABLE OPEN SPACE REQUIRED</b>	<b>16,760 SF</b>
<b>TOTAL GROUP USABLE OPEN SPACE PROVIDED</b>	<b>18,036 SF</b>

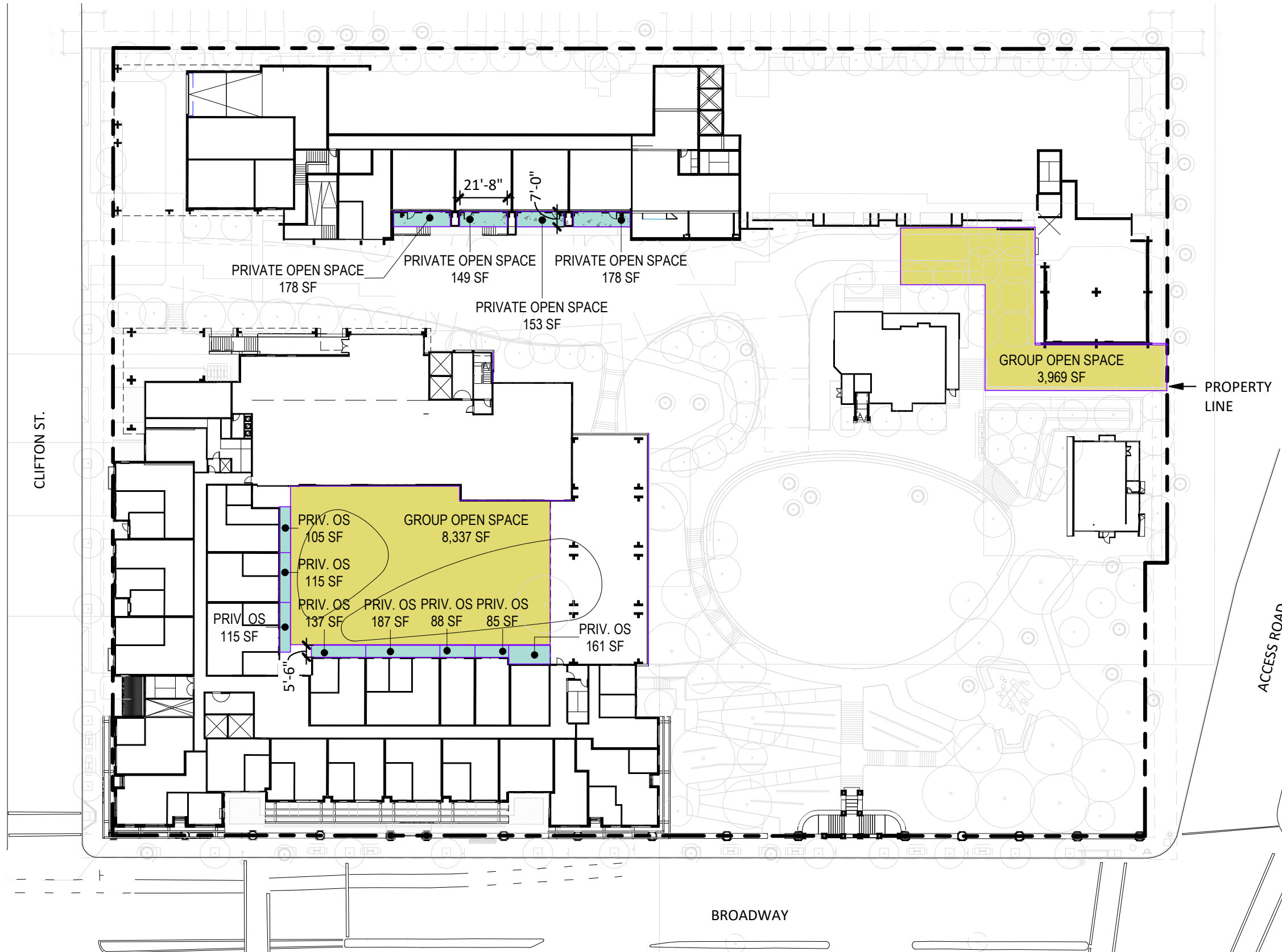
**LEGEND**

- PUBLIC PLAZA
- POPOS
- GROUP OPEN SPACE
- PRIVATE OPEN SPACE
- VIEW CORRIDOR





# PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-02 / B-01



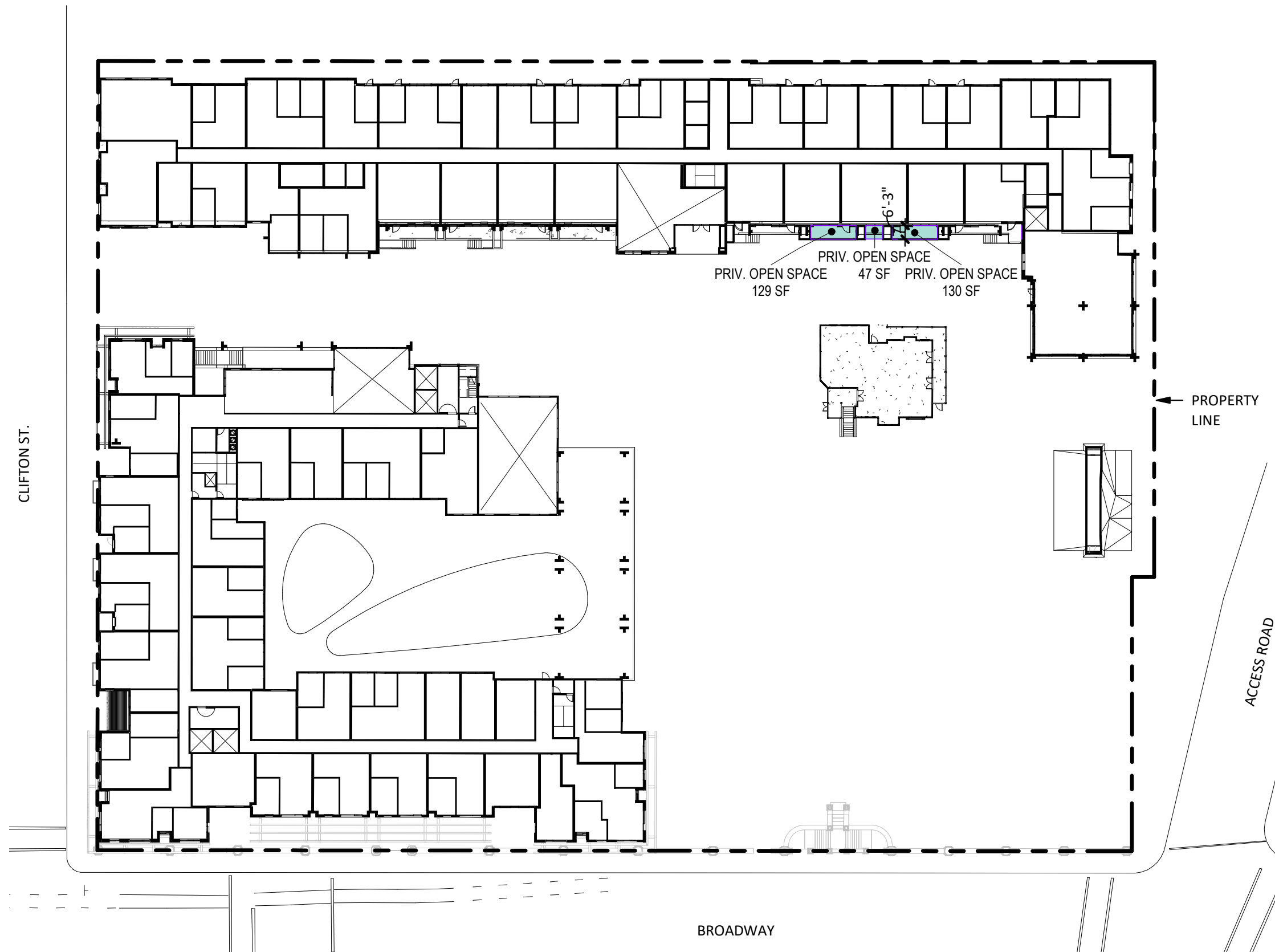
CCA - OPEN SPACE PROVIDED		
<b>POPOS</b>		
GROUND LEVEL		41,193 SF
<b>GROUP USABLE OPEN SPACE</b>		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		3,969
LEVEL B04 - GROUP (RESIDENT DECK)		1,783
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		<b>18,036 SF</b>
<b>PRIVATE USABLE OPEN SPACE</b>		
<b>BUILDING A</b>		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,067
	LEVEL A-09	654
	LEVEL A-10	0
<b>BUILDING B</b>		
	LEVEL B-01	658
	LEVEL B-02	306
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	2,450
	LEVEL B-08	2,597
		<b>14,020 SF</b>

See Page 34 for open space detail summary.





# PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-03 / B-02



CCA - OPEN SPACE PROVIDED		
<b>POPOS</b>		
GROUND LEVEL		<b>41,193 SF</b>
<b>GROUP USABLE OPEN SPACE</b>		
GROUND LEVEL - GROUP (COURTYARD)	8,337	
GROUND LEVEL - GROUP (AMENITY)	3,969	
LEVEL B04 - GROUP (RESIDENT DECK)	1,783	
LEVEL A07 - GROUP (RESIDENT DECK)	3,947	
<i>Group Usable Open Space Total</i>		<b>18,036 SF</b>
<b>PRIVATE USABLE OPEN SPACE</b>		
<b>BUILDING A</b>		
LEVEL A-01	0	
LEVEL A-02	993	
LEVEL A-03	0	
LEVEL A-04	0	
LEVEL A-05	0	
LEVEL A-06	2,851	
LEVEL A-07	2,444	
LEVEL A-08	1,067	
LEVEL A-09	654	
LEVEL A-10	0	
<b>BUILDING B</b>		
LEVEL B-01	658	
LEVEL B-02	306	
LEVEL B-03	0	
LEVEL B-04	0	
LEVEL B-05	0	
LEVEL B-06	0	
LEVEL B-07	2,450	
LEVEL B-08	2,597	
		<b>14,020 SF</b>

See Page 34 for open space detail summary.



# PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-05 / B-04



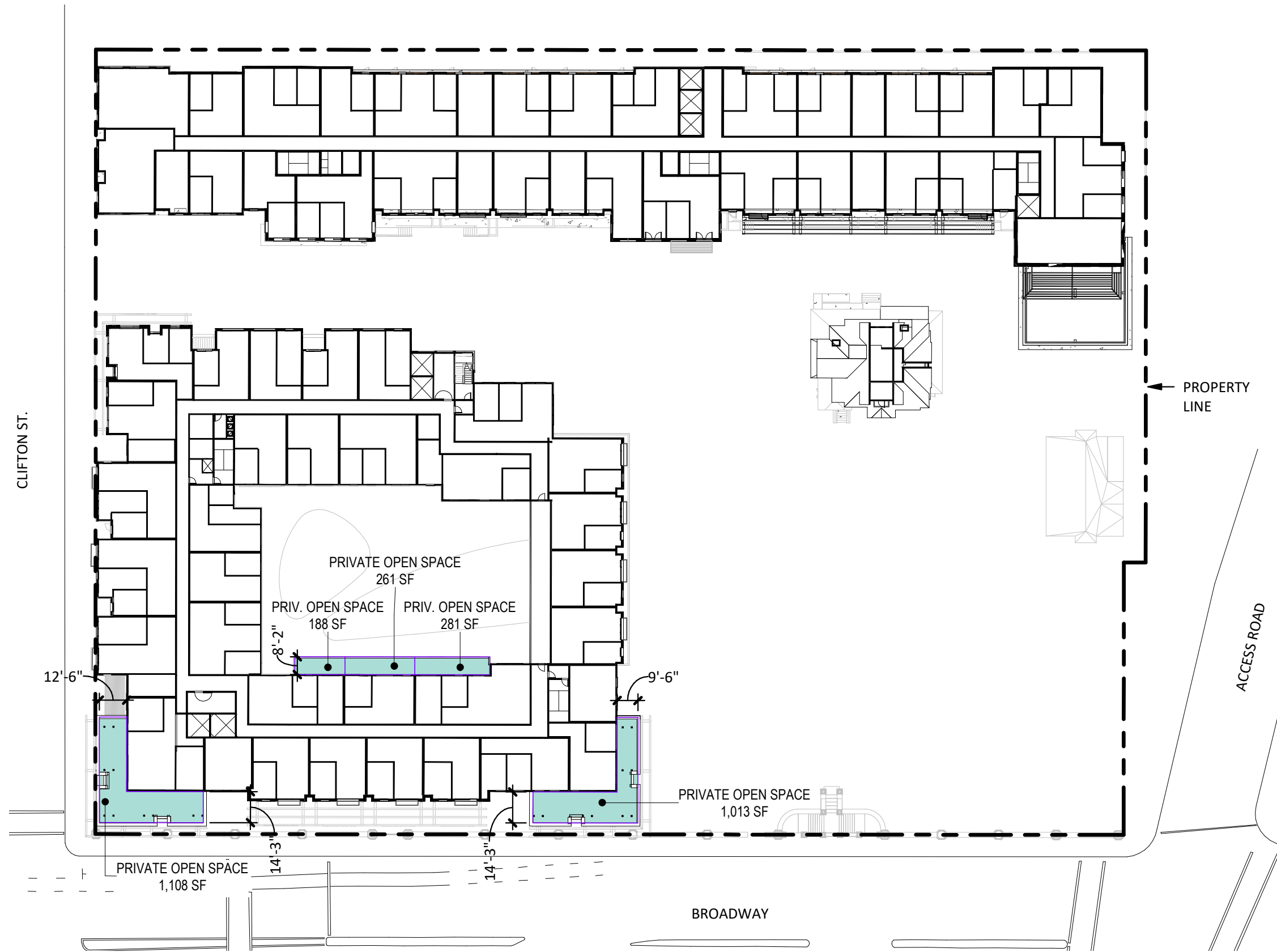
CCA - OPEN SPACE PROVIDED		
<b>POPOS</b>		
GROUND LEVEL		41,193 SF
<b>GROUP USABLE OPEN SPACE</b>		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		3,969
<b>LEVEL B04 - GROUP (RESIDENT DECK)</b>		<b>1,783</b>
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		<b>18,036 SF</b>
<b>PRIVATE USABLE OPEN SPACE</b>		
<b>BUILDING A</b>		
LEVEL A-01		0
LEVEL A-02		993
LEVEL A-03		0
LEVEL A-04		0
LEVEL A-05		0
LEVEL A-06		2,851
LEVEL A-07		2,444
LEVEL A-08		1,067
LEVEL A-09		654
LEVEL A-10		0
<b>BUILDING B</b>		
LEVEL B-01		658
LEVEL B-02		306
LEVEL B-03		0
LEVEL B-04		0
LEVEL B-05		0
LEVEL B-06		0
LEVEL B-07		2,450
LEVEL B-08		2,597
		<b>14,020 SF</b>

See Page 34 for open space detail summary.





# PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-06 / B-05

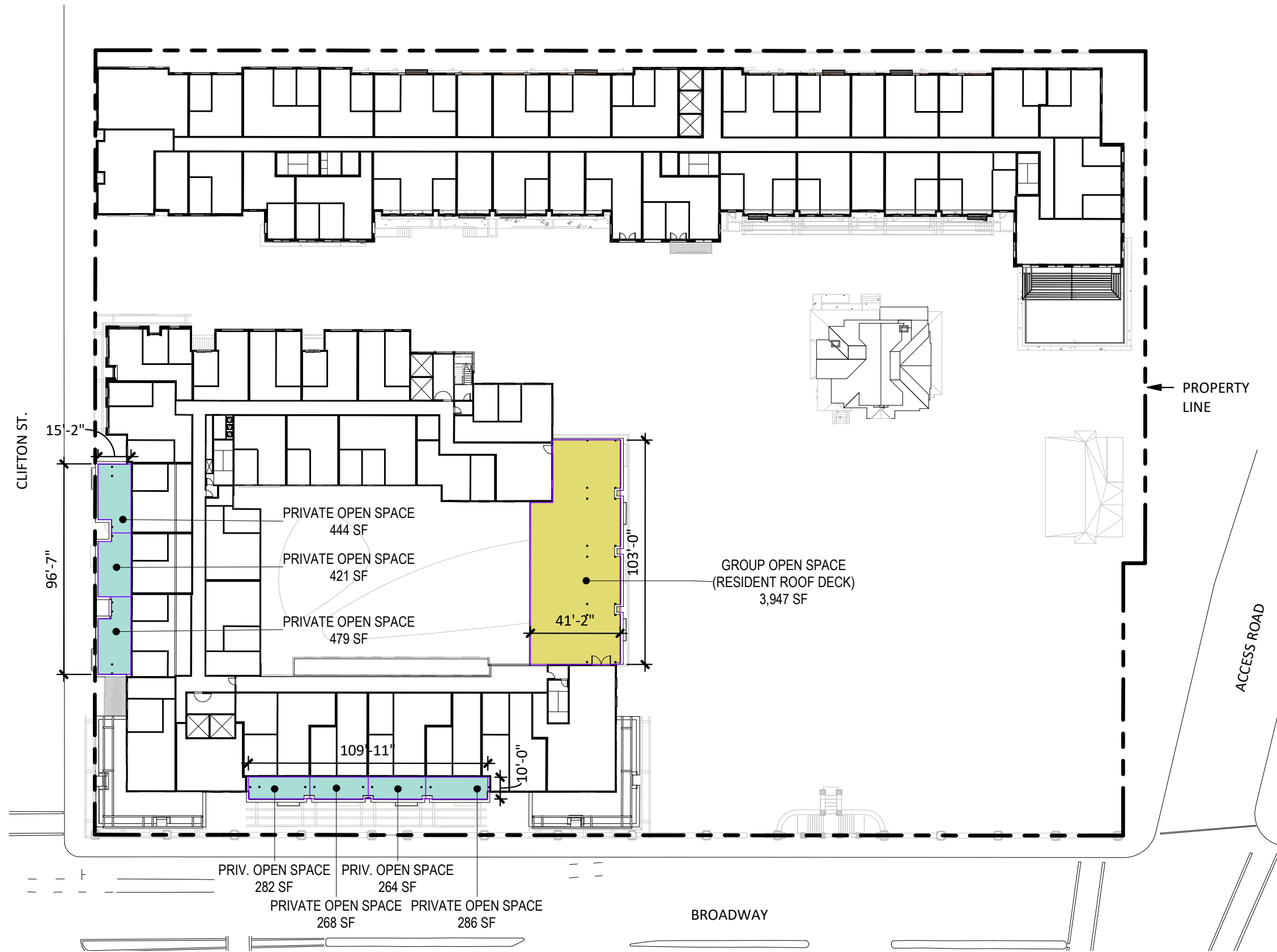


CCA - OPEN SPACE PROVIDED		
<b>POPOS</b>		
GROUND LEVEL		41,193 SF
<b>GROUP USABLE OPEN SPACE</b>		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		3,969
LEVEL B04 - GROUP (RESIDENT DECK)		1,783
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		<b>18,036 SF</b>
<b>PRIVATE USABLE OPEN SPACE</b>		
<b>BUILDING A</b>		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,067
	LEVEL A-09	654
	LEVEL A-10	0
<b>BUILDING B</b>		
	LEVEL B-01	658
	LEVEL B-02	306
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	2,450
	LEVEL B-08	2,597
		<b>14,020 SF</b>

See Page 34 for open space detail summary.



# PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-07 / B-06



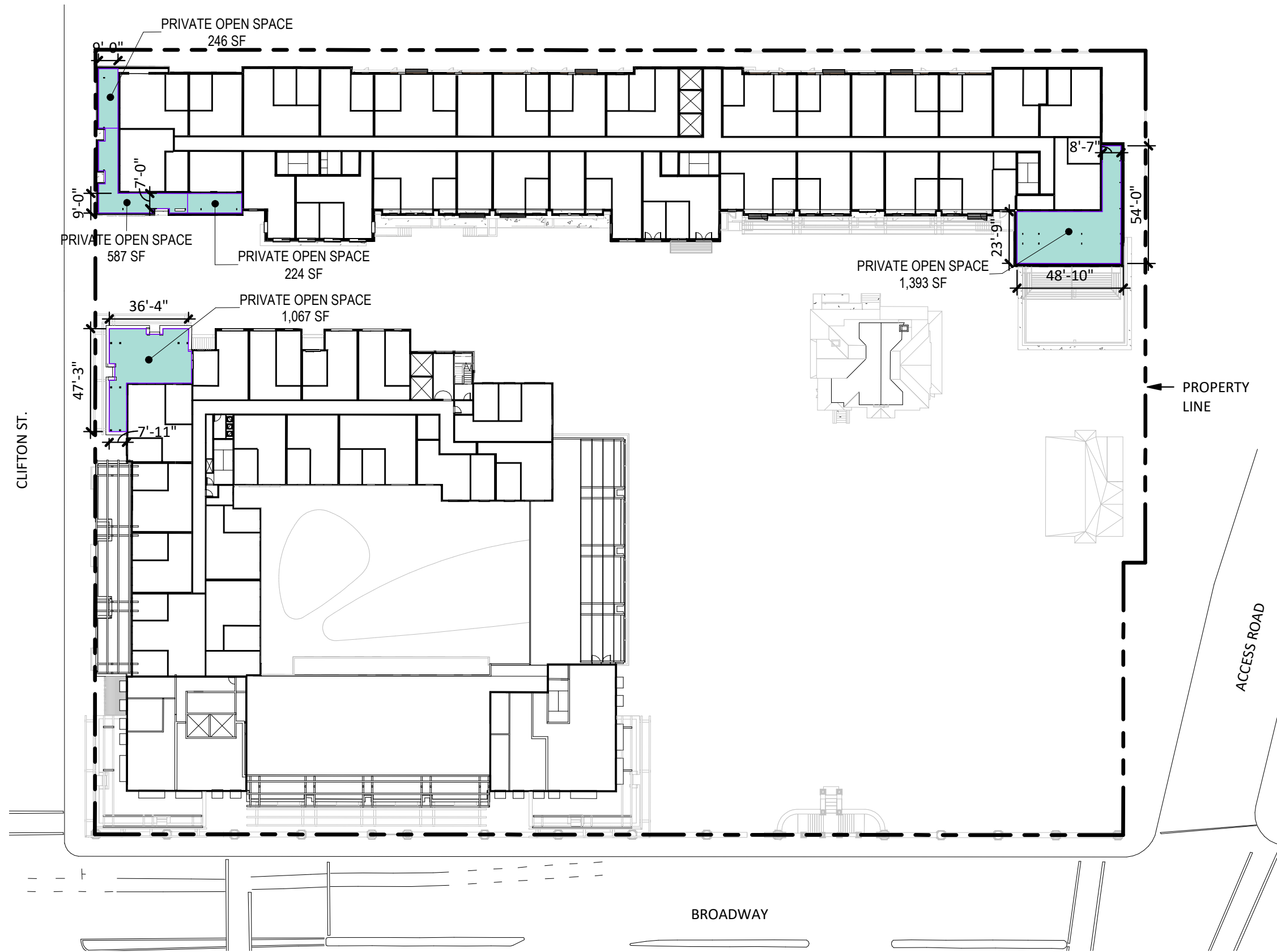
CCA - OPEN SPACE PROVIDED	
<b>POPOS</b>	
GROUND LEVEL	41,193 SF
<b>GROUP USABLE OPEN SPACE</b>	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	3,969
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
<b>LEVEL A07 - GROUP (RESIDENT DECK)</b>	<b>3,947</b>
<i>Group Usable Open Space Total</i> <b>18,036 SF</b>	
<b>PRIVATE USABLE OPEN SPACE</b>	
<b>BUILDING A</b>	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
<b>LEVEL A-07</b>	<b>2,444</b>
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
<b>BUILDING B</b>	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
<b>14,020 SF</b>	

See Page 34 for open space detail summary.





# PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-08 / B-07

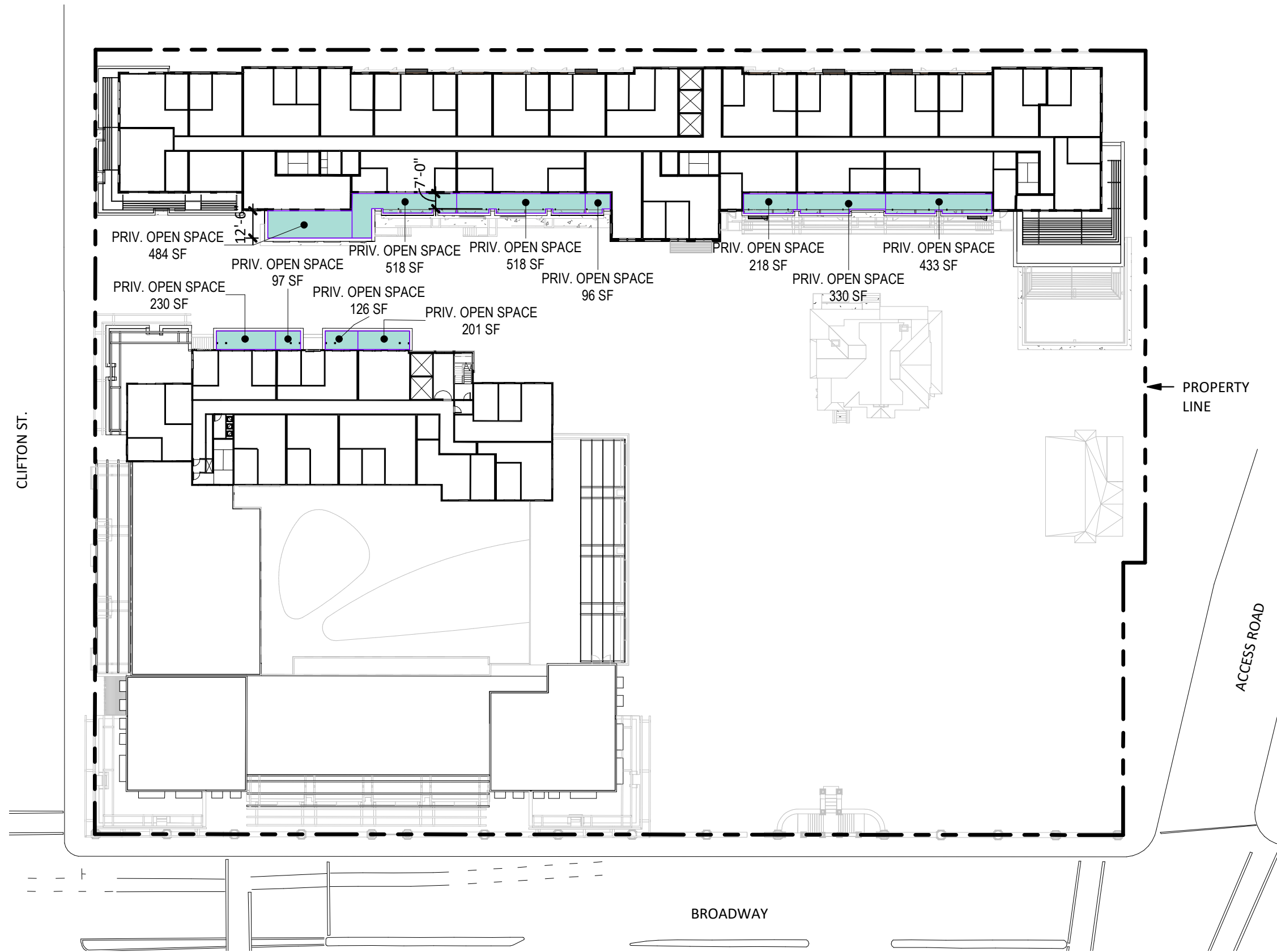


CCA - OPEN SPACE PROVIDED		
<b>POPOS</b>		
GROUND LEVEL		<b>41,193 SF</b>
<b>GROUP USABLE OPEN SPACE</b>		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		3,969
LEVEL B04 - GROUP (RESIDENT DECK)		1,783
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		<b>18,036 SF</b>
<b>PRIVATE USABLE OPEN SPACE</b>		
<b>BUILDING A</b>		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,067
	LEVEL A-09	654
	LEVEL A-10	0
<b>BUILDING B</b>		
	LEVEL B-01	658
	LEVEL B-02	306
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	2,450
	LEVEL B-08	2,597
		<b>14,020 SF</b>

See Page 34 for open space detail summary.



# PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-09 / B-08



CCA - OPEN SPACE PROVIDED	
<b>POPOS</b>	
GROUND LEVEL	41,193 SF
<b>GROUP USABLE OPEN SPACE</b>	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	3,969
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i>	
	<b>18,036 SF</b>
<b>PRIVATE USABLE OPEN SPACE</b>	
<b>BUILDING A</b>	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
<b>BUILDING B</b>	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
<b>14,020 SF</b>	

See Page 34 for open space detail summary.

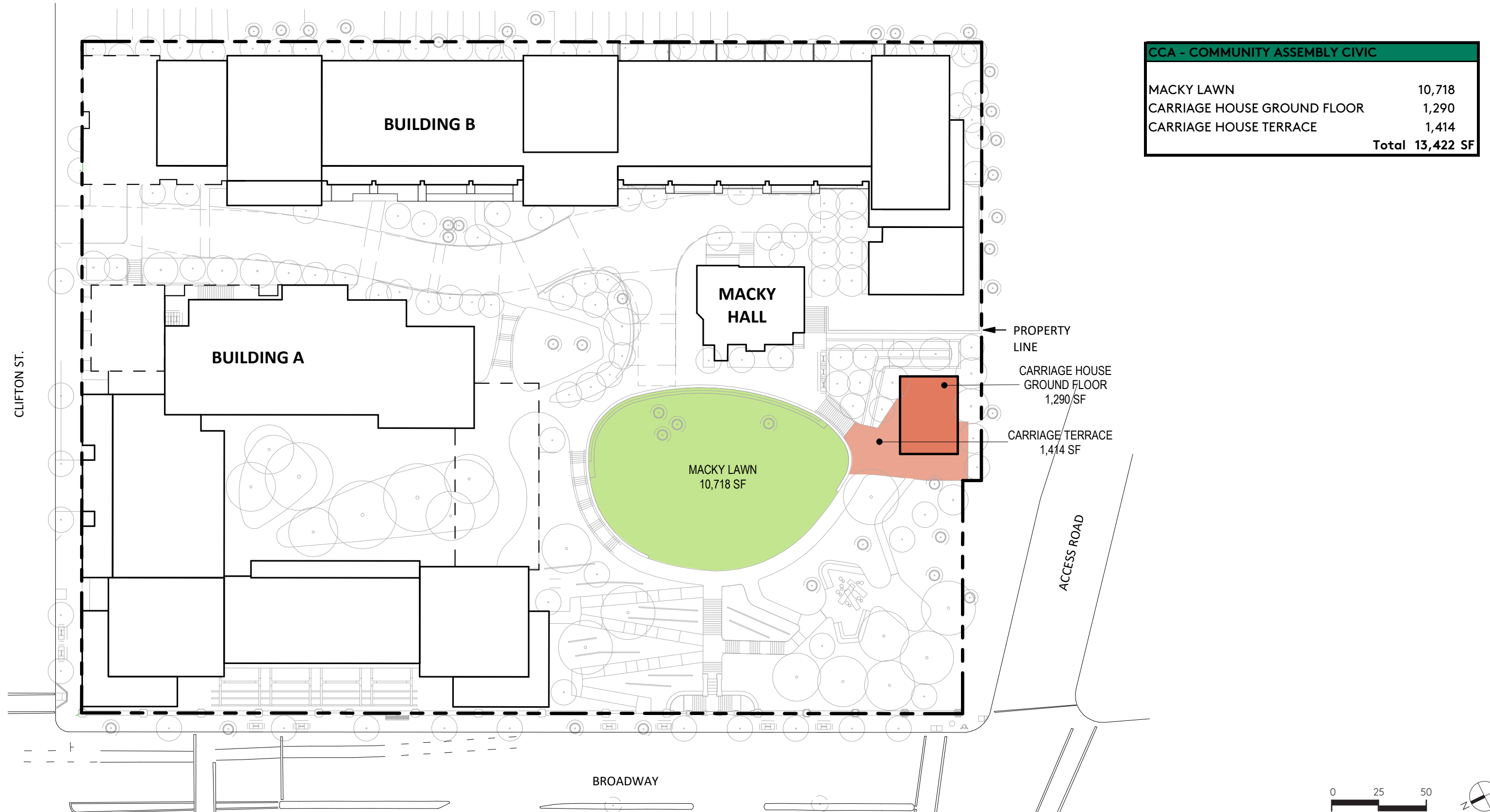




# PROJECT DATA SUMMARY: PRIVATE OPEN SPACE DETAIL

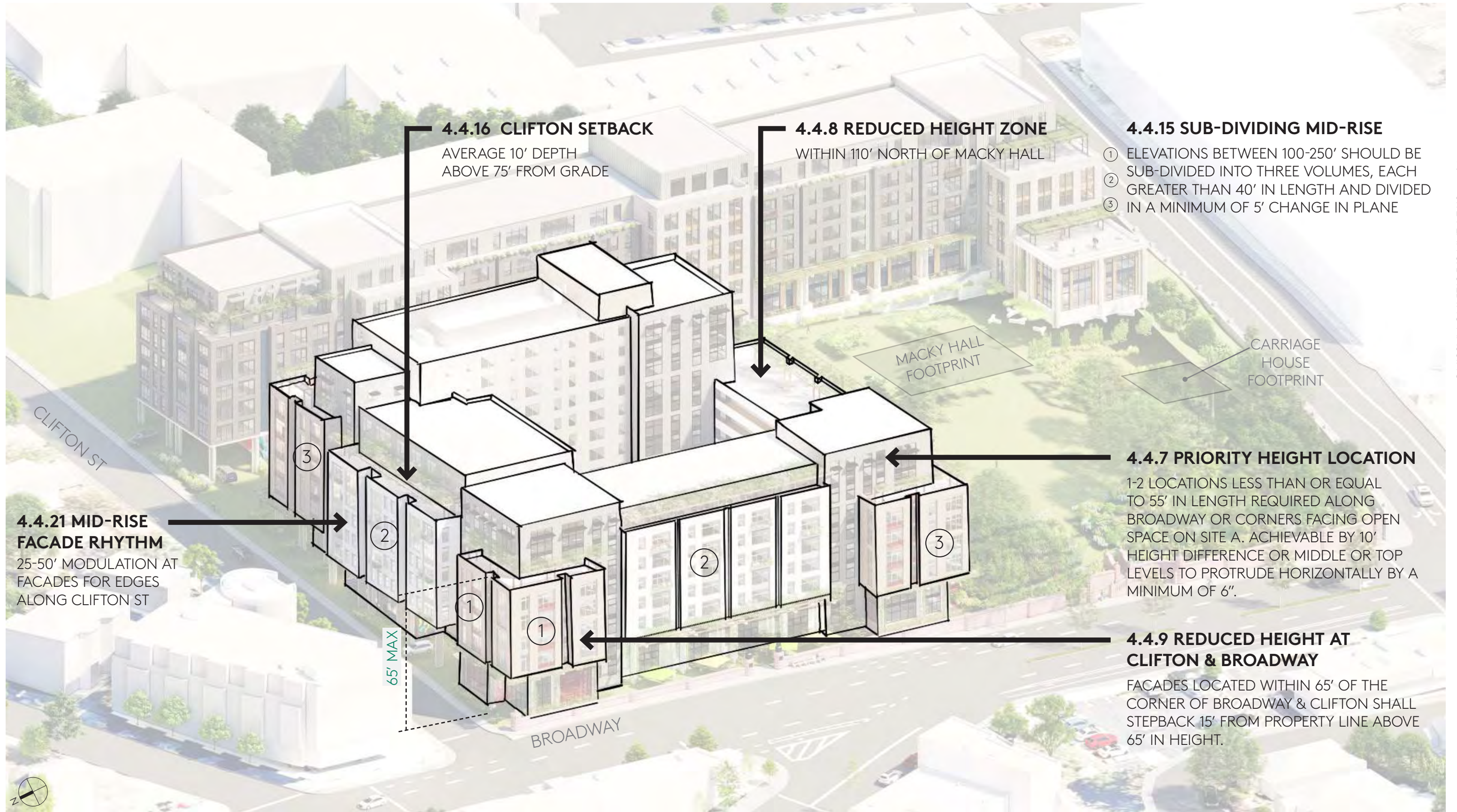
CCA - PRIVATE USABLE OPEN SPACE			
BUILDING A		BUILDING B	
	AREA (SF)		AREA (SF)
LEVEL A-01	0	LEVEL B-01	178
LEVEL A-02	161		149
	85		153
	88		178
	187	<i>subtotal</i>	<i>658</i>
	137	LEVEL B-02	129
	115		47
	105		130
	115	<i>subtotal</i>	<i>306</i>
<i>subtotal</i>	<i>993</i>	LEVEL B-03	0
LEVEL A-03	0	LEVEL B-04	0
LEVEL A-04	0	LEVEL B-05	0
LEVEL A-05	0	LEVEL B-06	0
LEVEL A-06	188	LEVEL B-07	246
	261		587
	281		224
	1,108		1,393
	1,013	<i>subtotal</i>	<i>2,450</i>
<i>subtotal</i>	<i>2,851</i>	LEVEL B-08	484
LEVEL A-07	444		518
	421		518
	479		96
	282		218
	268		330
	264		433
	286	<i>subtotal</i>	<i>2,597</i>
<i>subtotal</i>	<i>2,444</i>		
LEVEL A-08	1,067		
LEVEL A-09	230		
	97		
	126		
	201		
<i>subtotal</i>	<i>654</i>		
LEVEL A-10	0		
<b>A TOTAL</b>	<b>8,009</b>	<b>B TOTAL</b>	<b>6,011</b>
		<b>GRAND TOTAL</b>	<b>14,020</b>

# COMMUNITY ASSEMBLY CIVIC





# CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE A





# CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE B

## 4.4.7 PRIORITY HEIGHT LOCATION

1-2 LOCATIONS LESS THAN OR EQUAL TO 55' IN LENGTH REQUIRED ON THE SOUTHERN PART OF SITE B. ACHIEVABLE BY 10' HEIGHT DIFFERENCE OR MIDDLE OR TOP LEVELS TO PROTRUDE HORIZONTALLY BY A MINIMUM OF 6".

## 4.4.17 OPEN SPACE SETBACK

10' DEPTH ABOVE 75' FROM GRADE

## 4.4.20 FRAMING MACKY

THROUGH A MINIMUM OF THREE CHANGES IN PLANE ④ ⑤ ⑥

## 4.4.16 CLIFTON SETBACK

AVERAGE 10' DEPTH ABOVE 75' FROM GRADE

## 4.4.21 MID-RISE FACADE RHYTHM

25-50' MODULATION AT FACADES FACING OPEN SPACE AND HISTORIC STRUCTURES

## 4.4.19 HORIZONTAL BASE DATUM

BETWEEN 20-45' ABOVE GRADE ALONG WEST ELEVATION FOR 70% OF ELEVATION

## 4.4.8 REDUCED HEIGHT ZONE

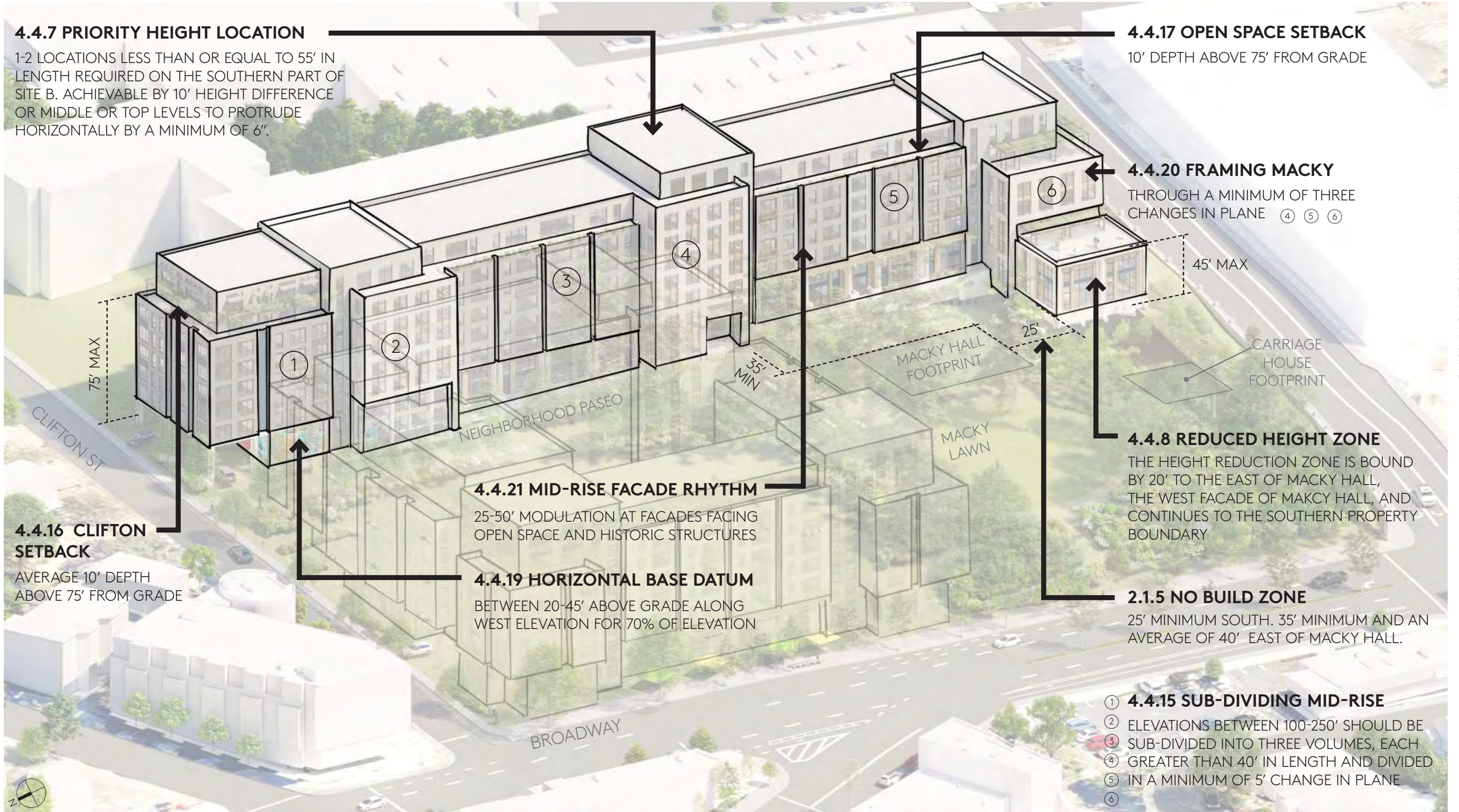
THE HEIGHT REDUCTION ZONE IS BOUND BY 20' TO THE EAST OF MACKY HALL, THE WEST FACADE OF MACKY HALL, AND CONTINUES TO THE SOUTHERN PROPERTY BOUNDARY

## 2.1.5 NO BUILD ZONE

25' MINIMUM SOUTH. 35' MINIMUM AND AN AVERAGE OF 40' EAST OF MACKY HALL.

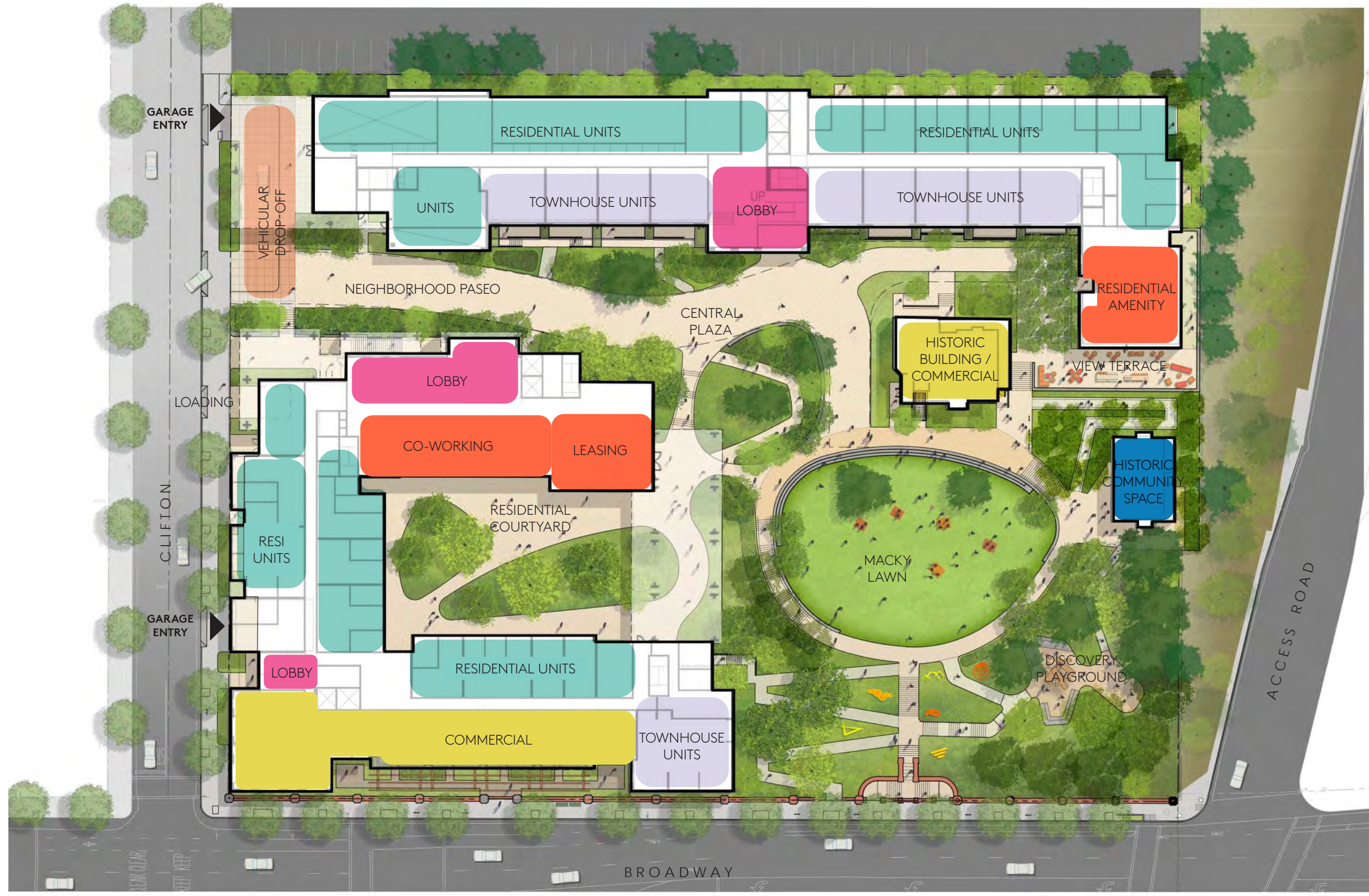
## ① 4.4.15 SUB-DIVIDING MID-RISE

- ② ELEVATIONS BETWEEN 100-250' SHOULD BE
- ③ SUB-DIVIDED INTO THREE VOLUMES, EACH
- ④ GREATER THAN 40' IN LENGTH AND DIVIDED
- ⑤ IN A MINIMUM OF 5' CHANGE IN PLANE
- ⑥



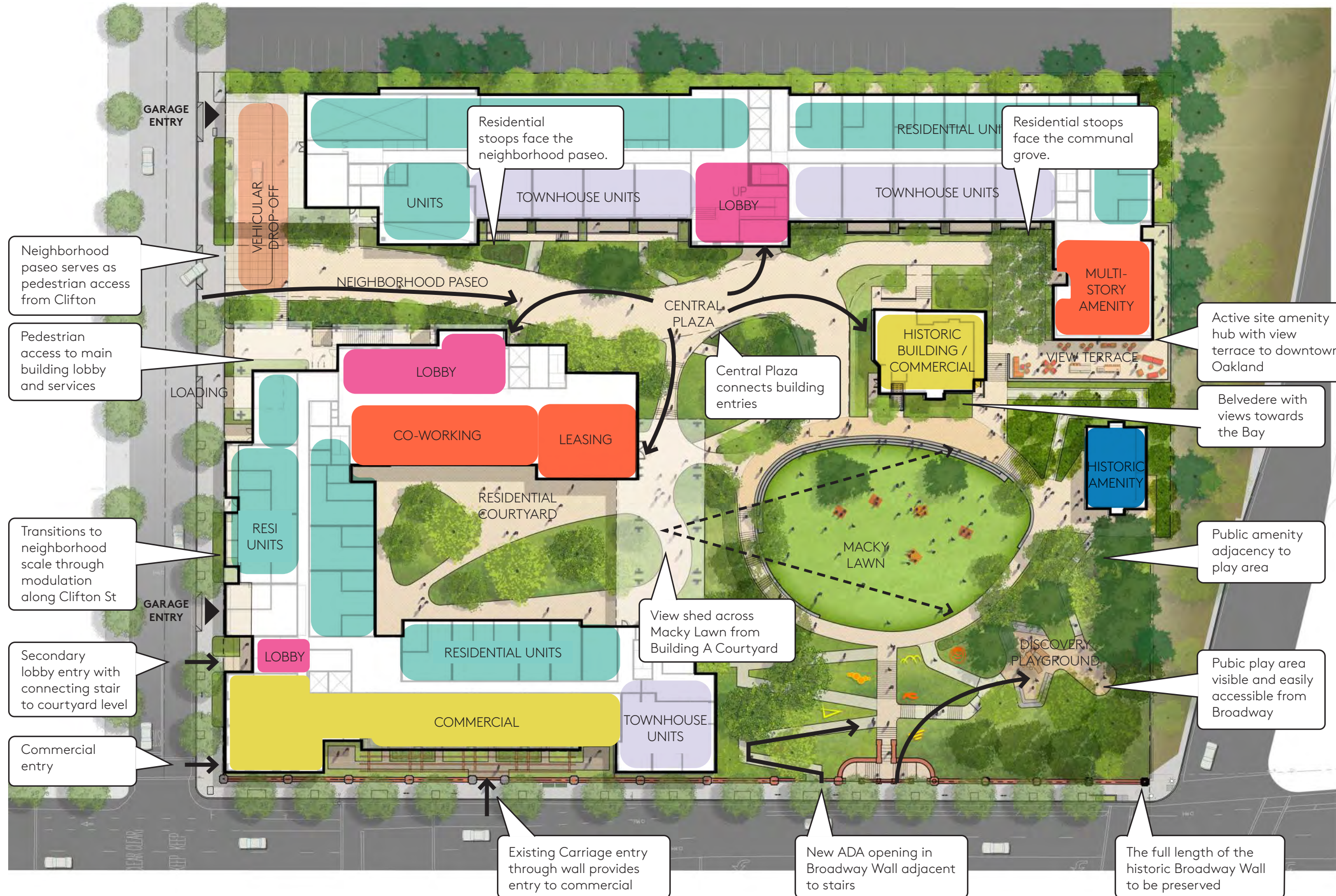


# GROUND LEVEL USES





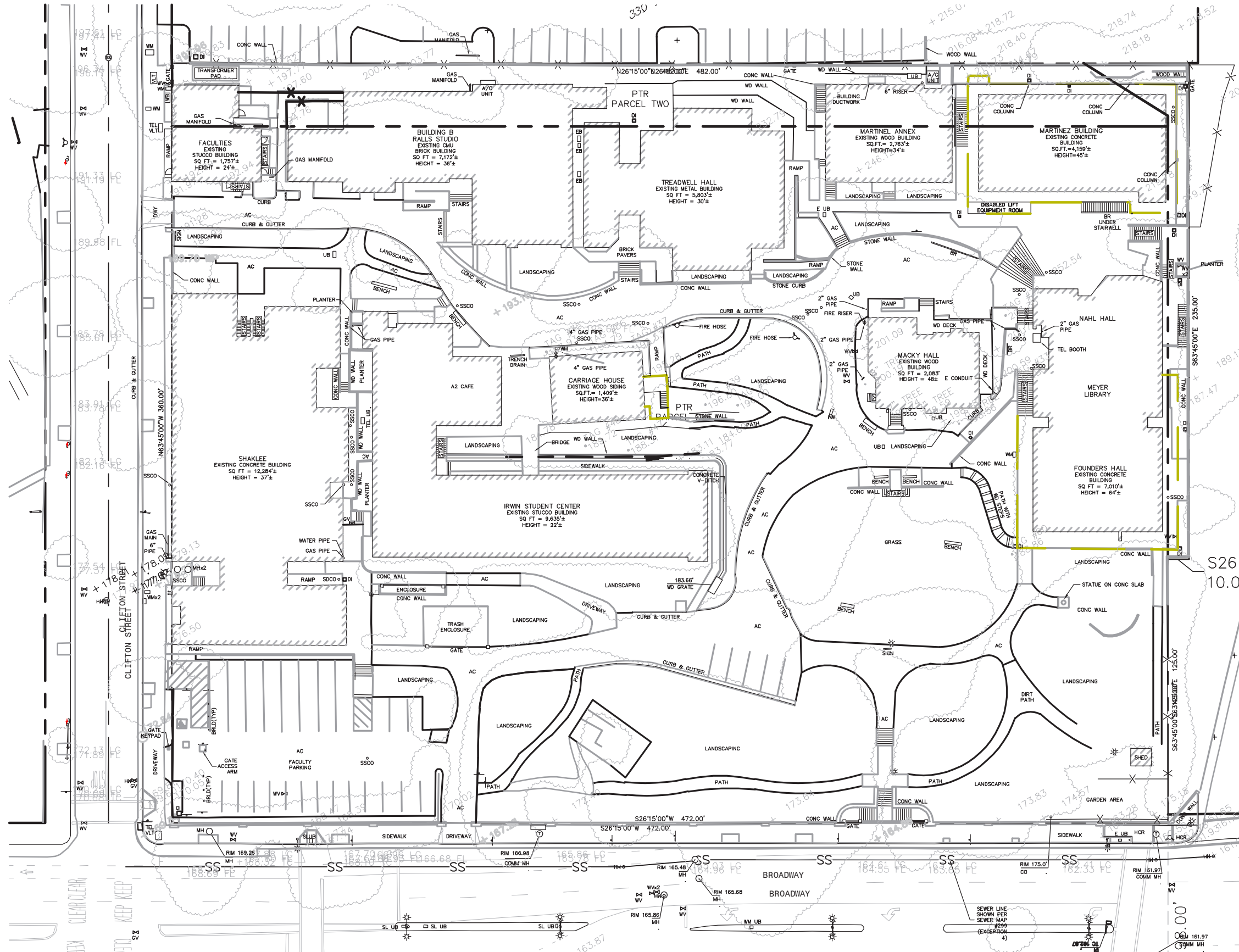
# GROUND LEVEL USES ANNOTATED





# SURVEY, CIVIL & DEMOLITION

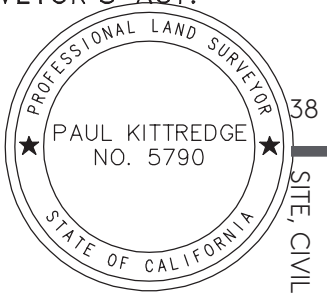
# SITE SURVEY



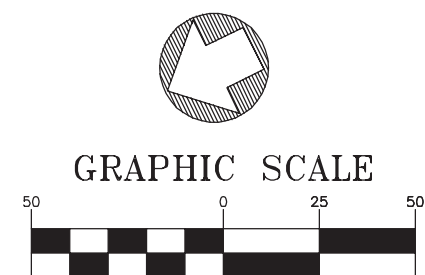
## SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

*Paul Kittredge*  
 PAUL KITTREDGE  
 P.L.S. #5790



SURVEY PERFORMED AUG 2020

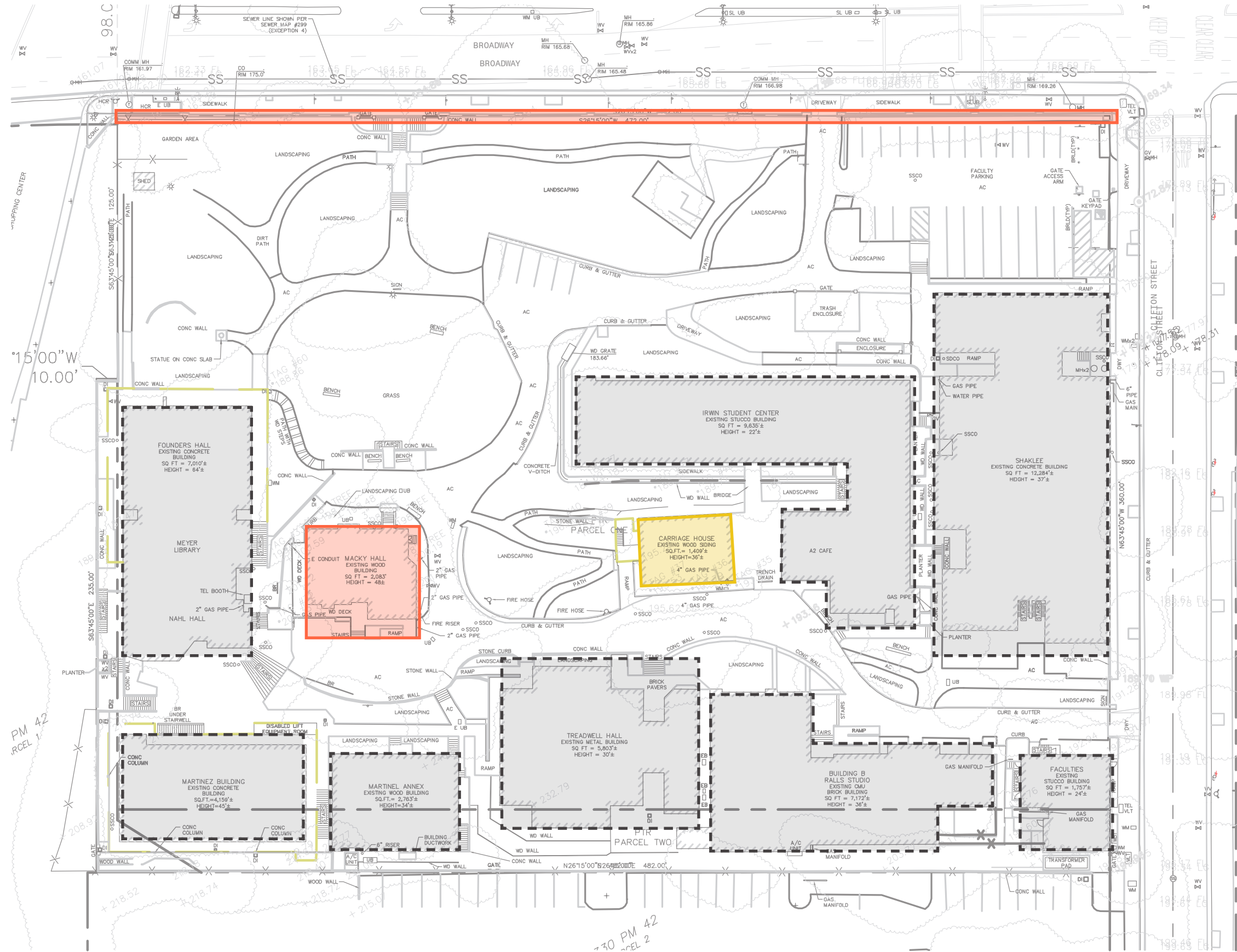


GRAPHIC SCALE

( IN FEET )  
 1 inch = 50 ft.



# DEMOLITION PLAN



## SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

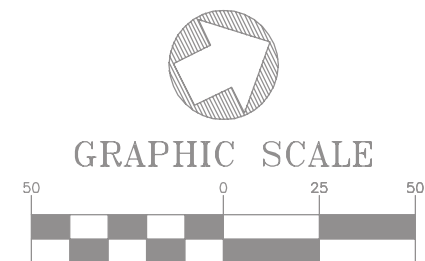
*Paul Kittredge*  
 PAUL KITTREDGE  
 P.L.S. #5790



SURVEY PERFORMED AUG 2020

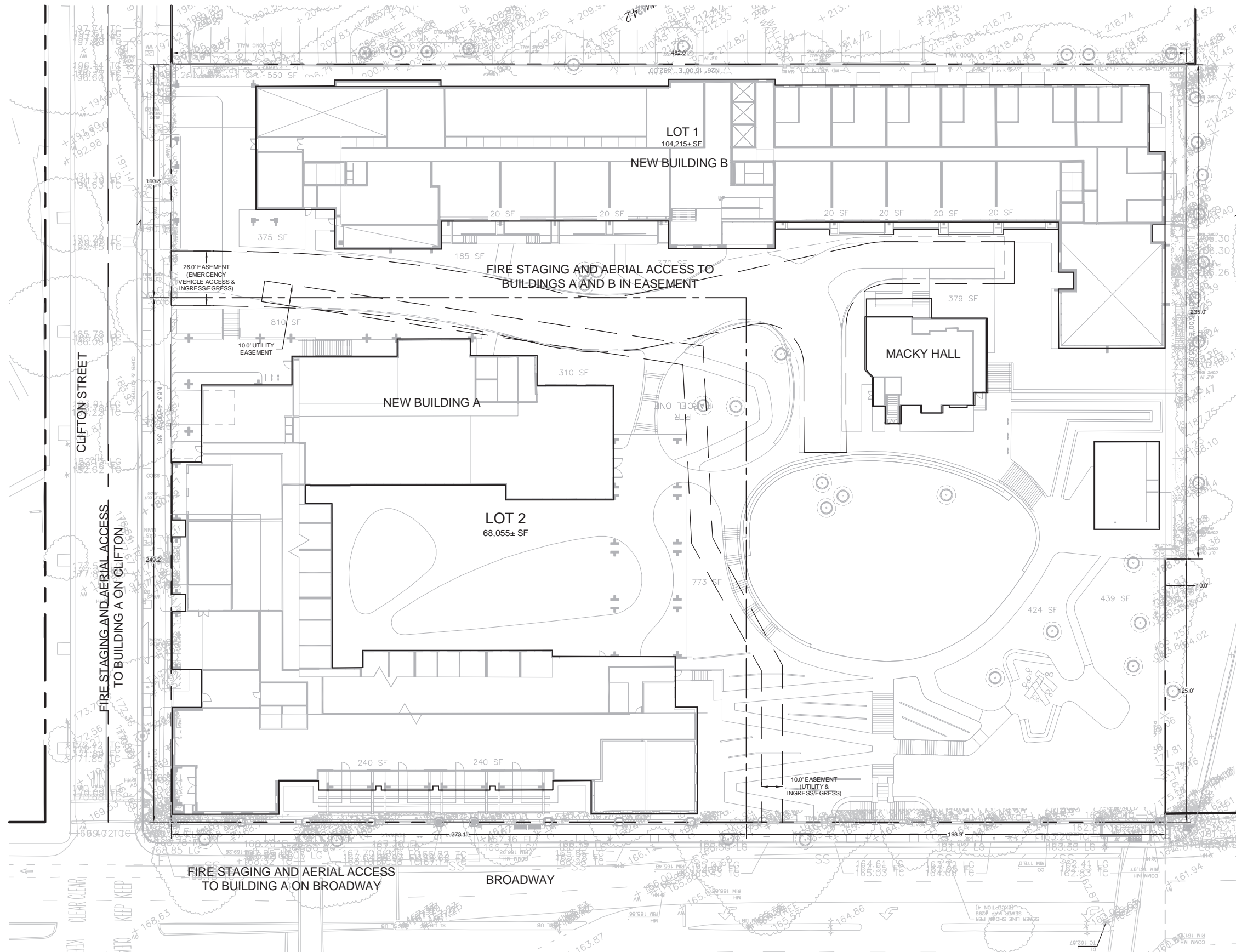
- STRUCTURES TO BE PRESERVED
- STRUCTURES TO BE PRESERVED AND RELOCATED ON SITE
- STRUCTURES TO BE DEMOLISHED

**NOTE: THE SURVEY IS ORIENTED DIFFERENTLY THAN THE FOLLOWING PLAN SHEETS. BROADWAY IS AT THE TOP OF THE PAGE RELATIVE TO THE CAMPUS SITE ON THE TITLE SHEETS WHEREAS BROADWAY IS AT THE BOTTOM OF THE PAGE RELATIVE TO THE CAMPUS SITE.**






( IN FEET )  
 1 inch = 50 ft.

# PARCEL PLAN

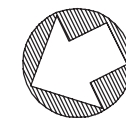


## LEGEND

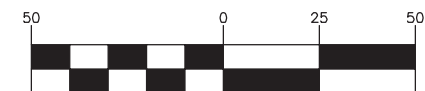
-  PROPERTY LINE
-  PROPOSED LOT LINE
-  EASEMENT LINE

## EASEMENT NOTES:

1. EMERGENCY ACCESS EASEMENT PROVIDES FIRE VEHICLE ACCESS TO BOTH LOTS. PORTIONS OF THE EASEMENT ACROSS LOT 1 ARE FOR THE BENEFIT OF LOT 2. PORTIONS OF THE EASEMENT ACROSS LOT 2 ARE FOR THE BENEFIT OF LOT 1.
2. UTILITY EASEMENT PROVIDES STORMWATER DRAINAGE FOR BOTH LOTS. LOCATION OF UTILITY EASEMENT WILL CHANGE AS DESIGN PROGRESSES TO CORRESPOND WITH UTILITY AND DRAINAGE DESIGN.



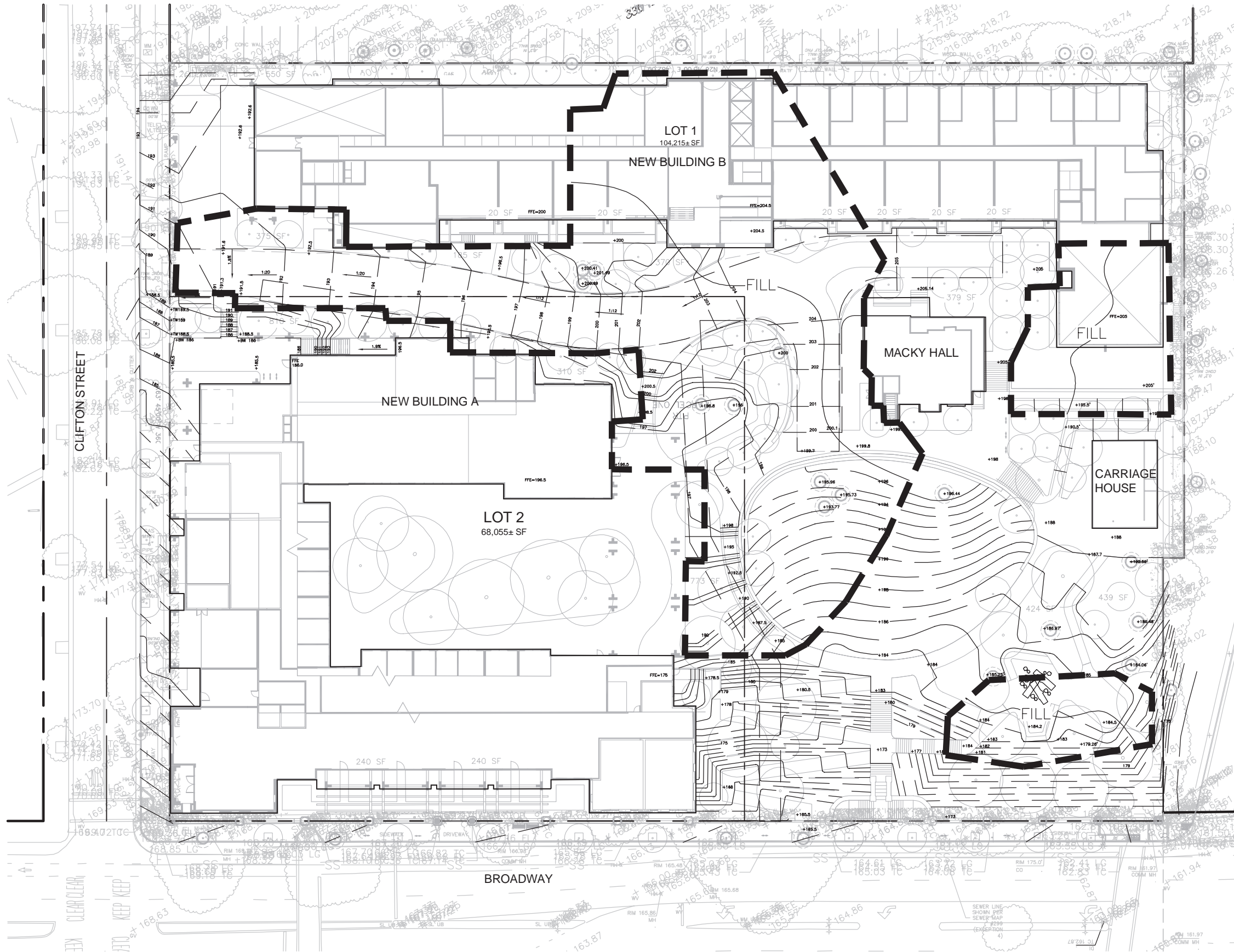
## GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



# GRADING PLAN

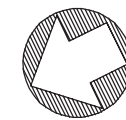


## LEGEND

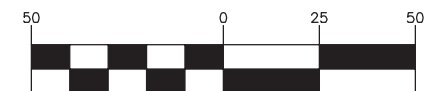
- PROPERTY LINE
- PROPOSED LOT LINE
- GRADE BREAK LINE
- PROPOSED CONTOUR LINES
- EARTHWORK FILL AREA (NOTE: ALL AREAS NOT WITHIN FILL AREA IS CUT AREA)

## EARTHWORK VOLUMES

PROPOSED EXCAVATION: 17,400 CUBIC YARDS  
 ON-SITE FILL: 4,000 CUBIC YARDS  
 OFFHAUL: 13,400 CUBIC YARDS

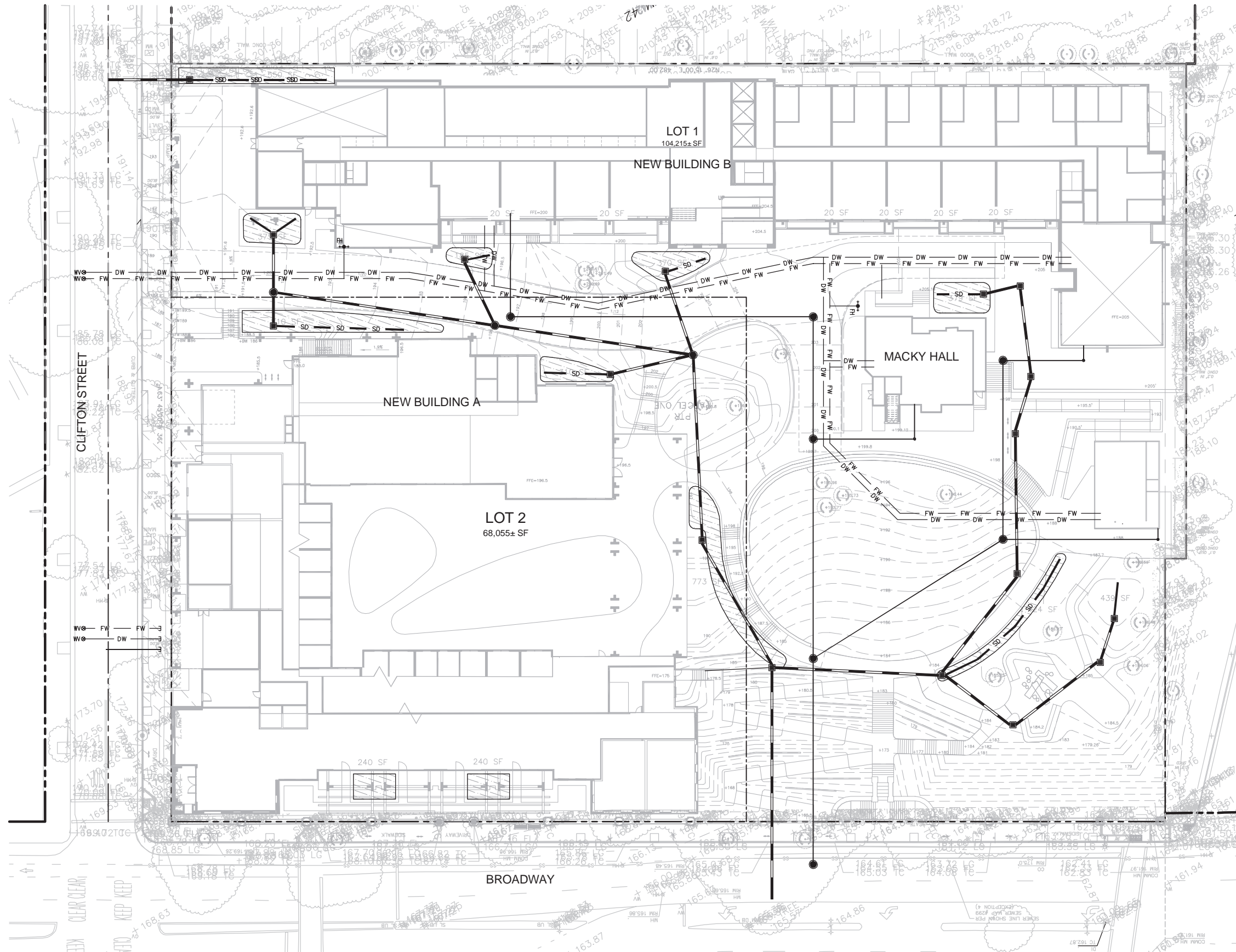


## GRAPHIC SCALE


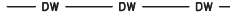









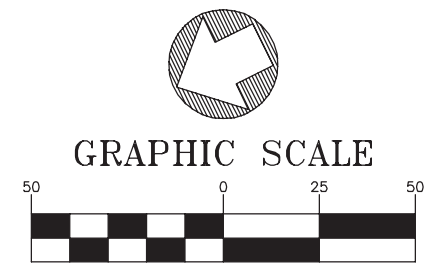
( IN FEET )  
 1 inch = 50 ft.

# UTILITY PLAN



## LEGEND

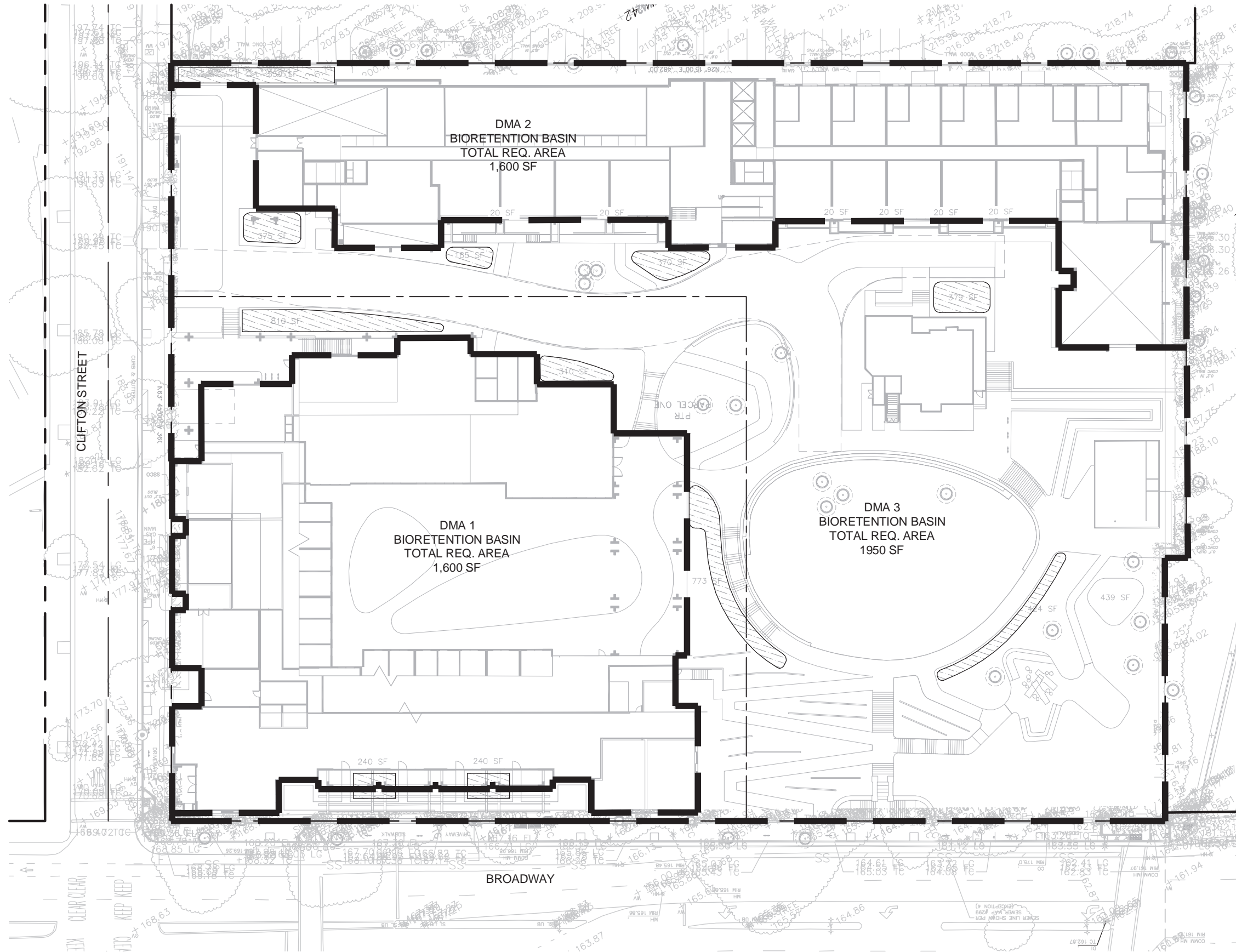
-  SANITARY SEWER LINE
-  DOMESTIC WATER LINE
-  STORM DRAIN LINE
-  PERFORATED PIPE
-  FIRE WATER LINE
-  SANITARY SEWER MANHOLE
-  STORM DRAIN INLET
-  WATER VALVE
-  FLOW THROUGH PLANTER AND BIORETENTION AREAS





( IN FEET )  
1 inch = 50 ft.



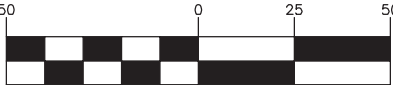
# PRELIMINARY STORMWATER MANAGEMENT



**LEGEND**

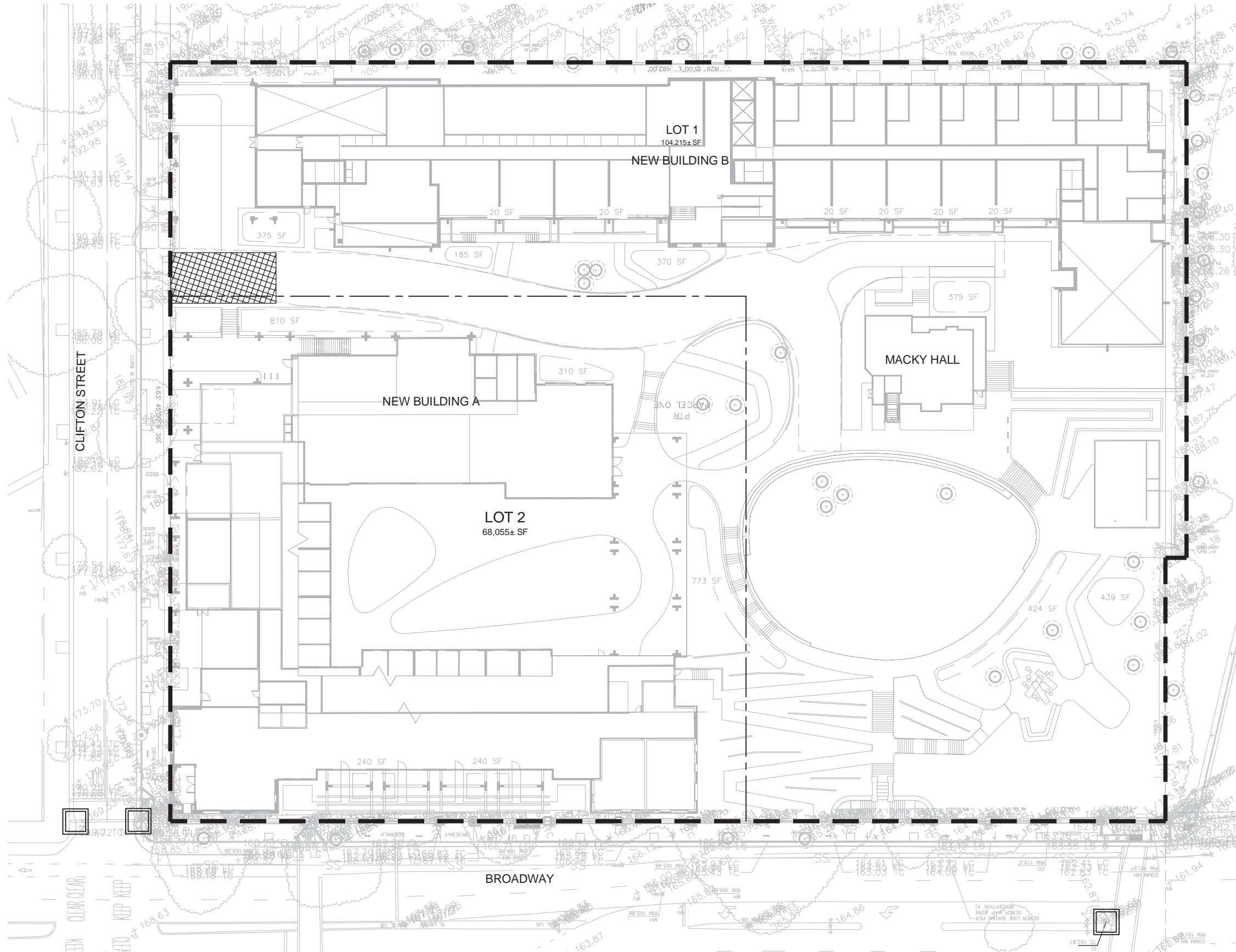
-  DRAINAGE MANAGEMENT AREA (DMA)
-  FLOW THROUGH PLANTER AND BIORETENTION AREAS

**GRAPHIC SCALE**






( IN FEET )  
1 inch = 50 ft.

# EROSION CONTROL PLAN



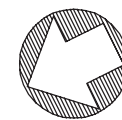
## EROSION CONTROL LEGEND:

-  STABILIZED CONSTRUCTION ENTRANCE (TC-1)\*\* WITH ENTRANCE/OUTLET TIRE WASH (TC-3)\*\*
-  STORM DRAIN INLET PROTECTION (SC-10)\*\*
-  FIBER ROLL (SC-05)\*\*

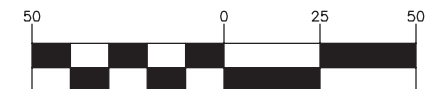
\*\*REFER TO SHEET C4.01 FOR DETAILS

## EROSION CONTROL NOTES:

1. SITE ACCESS SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL LOCATE CONSTRUCTION ACCESS DRIVEWAYS AS NECESSARY.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE COUNTY INSPECTOR.
3. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
4. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.
5. STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
6. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK", JANUARY 2015.



## GRAPHIC SCALE

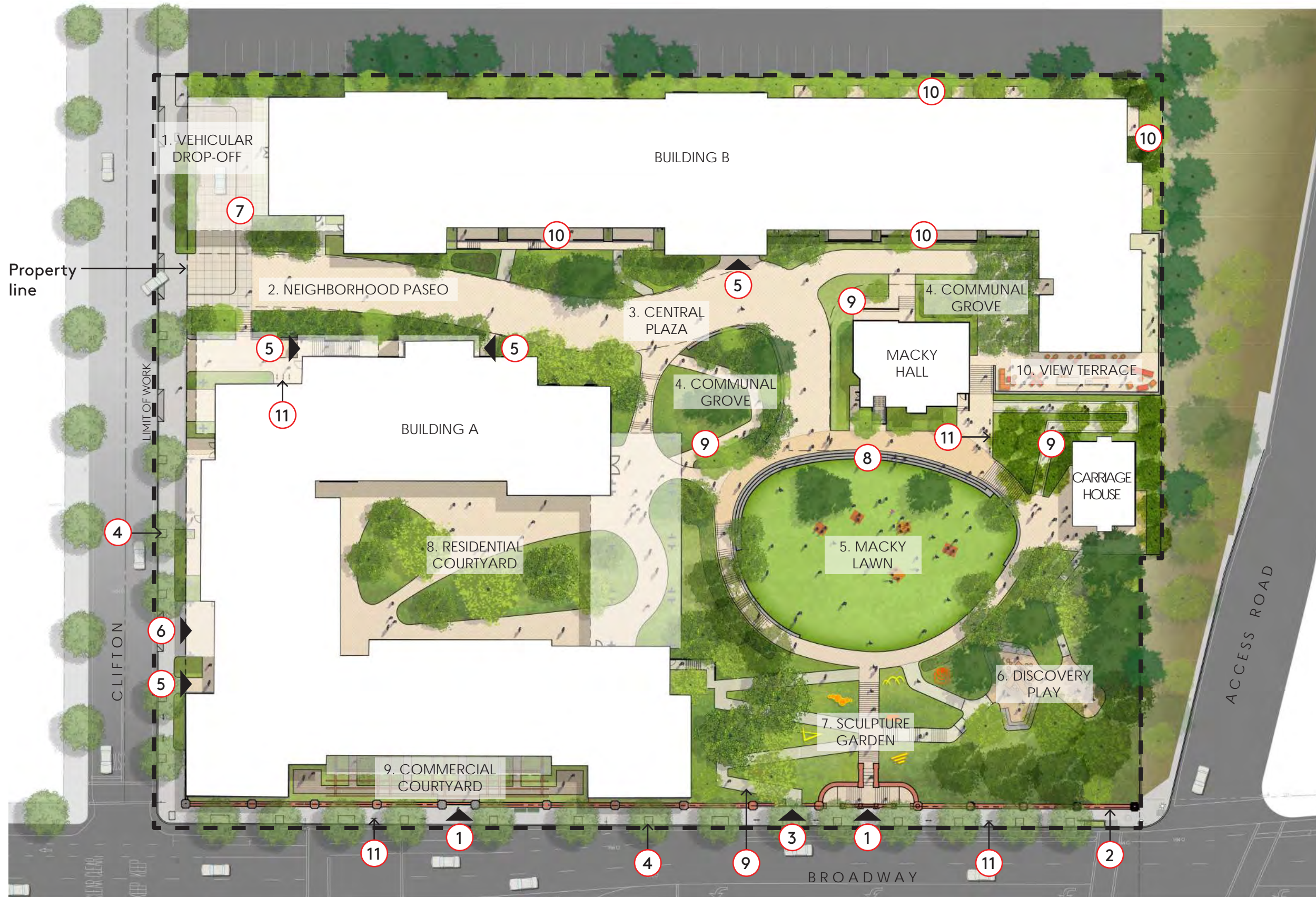


( IN FEET )  
1 inch = 50 ft.



# LANDSCAPE

# LANDSCAPE SITE PLAN



## Landscape Use

1. Vehicular Drop-Off
2. Neighborhood Paseo
3. Central Plaza
4. Communal Grove
5. Macky Lawn
6. Discovery Play
7. Sculpture Garden
8. Residential Courtyard
9. Commercial Courtyard
10. View Terrace

## Site Elements

- 1 Historic Gate to remain
- 2 Historic Wall to remain
- 3 New Accessible Opening
- 4 New Street Trees
- 5 Lobby Entry
- 6 Garage Entry
- 7 Covered Waiting Area
- 8 Stepped Seating
- 9 Accessible Ramp
- 10 Private Patios
- 11 Short term bike parking

Project Characteristics	Total (Square Feet)
Proposed landscape	58,050
Proposed impervious site surfaces	46,295





# SITE IMAGERY: NEIGHBORHOOD PASEO



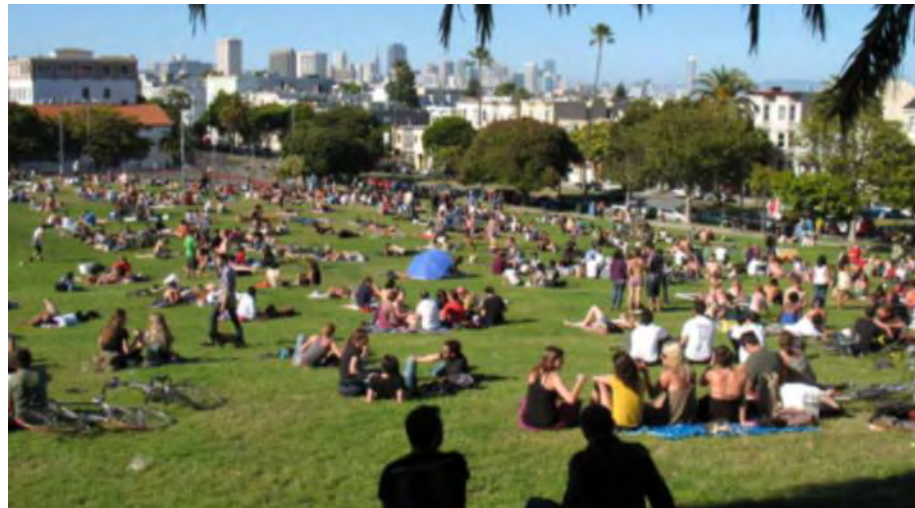


# SITE IMAGERY: COMMUNAL GROVE





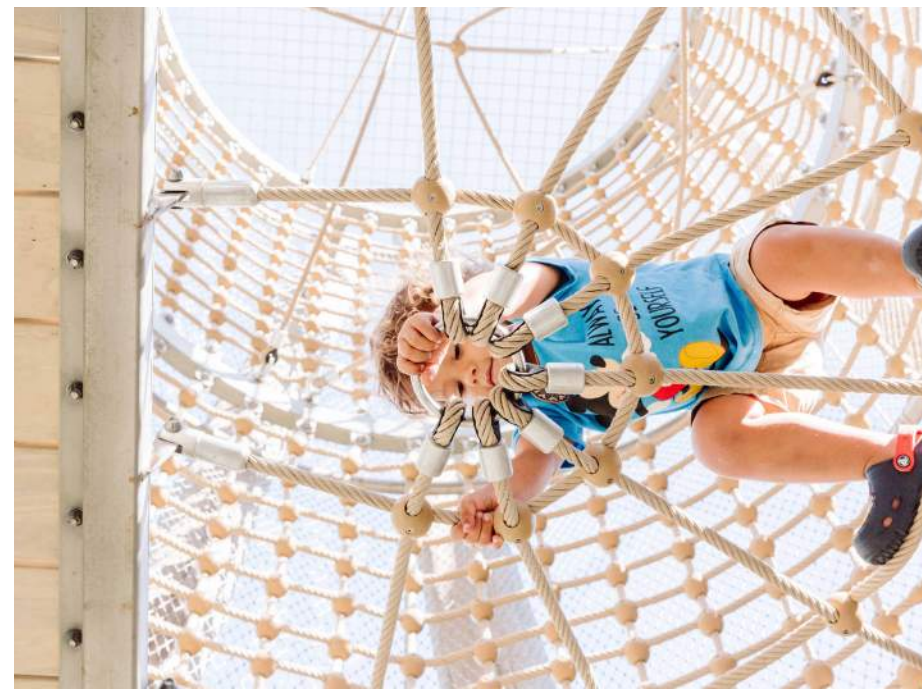
# SITE IMAGERY: MACKY LAWN



LANDSCAPE DESIGN



# SITE IMAGERY: DISCOVERY PLAY





# SITE IMAGERY: SCULPTURE GARDEN





# SITE IMAGERY: RESIDENTIAL COURTYARD



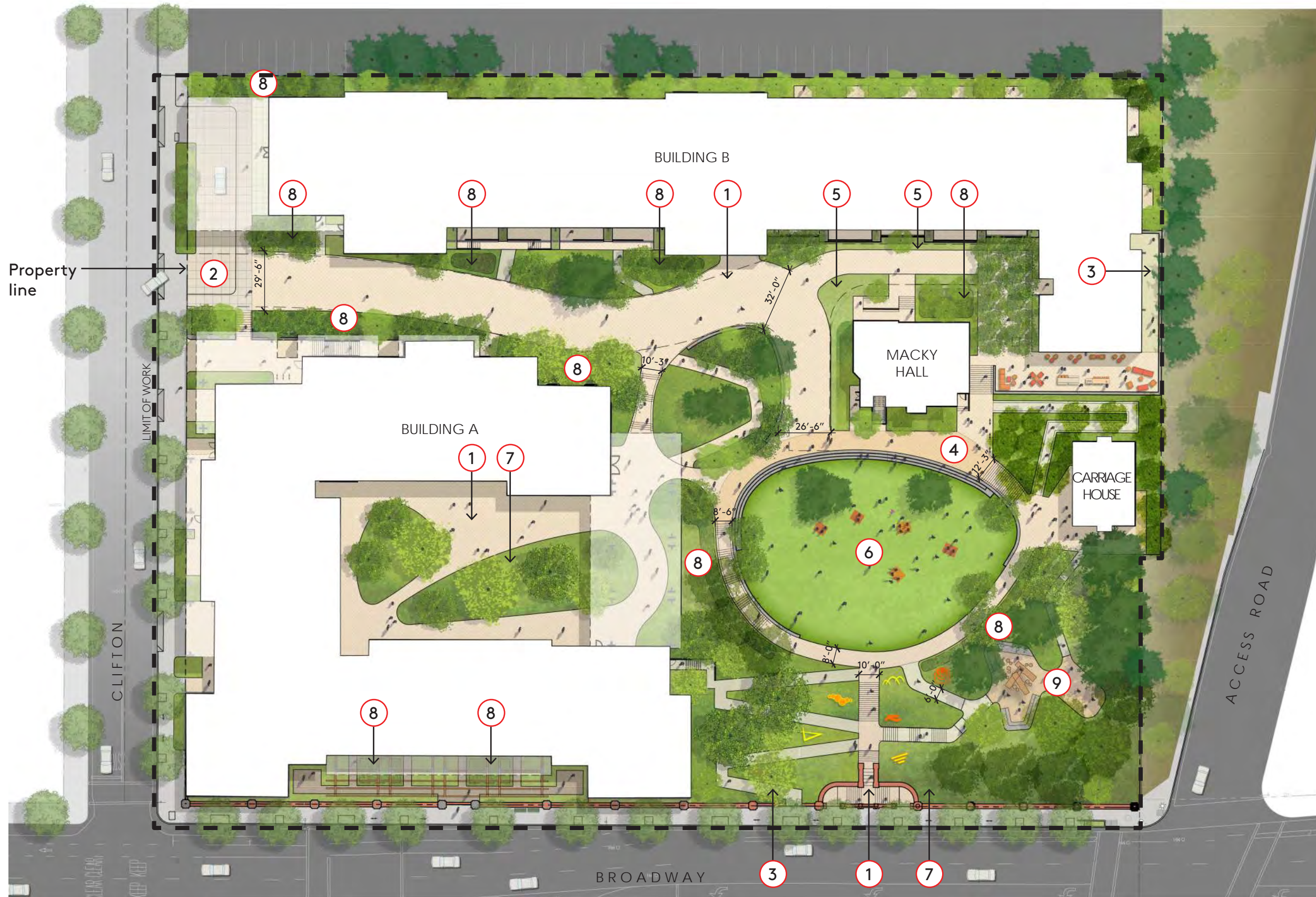


# SITE IMAGERY: COMMERCIAL COURTYARD





# LANDSCAPE MATERIALS PLAN



## Materials Legend

1. CIP Concrete Paving - Finish 1, Pedestrian and Vehicular
2. CIP Concrete Paving - Finish 2, Pedestrian and Vehicular
3. CIP Concrete Paving - Finish 3, Pedestrian
4. Site Salvaged Brick Paving
5. Geoblock Grass Pavers
6. Lawn
7. Understory Planting Area
8. Stormwater Treatment Garden
9. Fibar Play Area Surfacing

Note: See Civil drawings for stormwater information.

LANDSCAPE DESIGN



# LANDSCAPE MATERIALS IMAGERY



1. CIP Concrete Paving - Finish 1  
Pedestrian and Vehicular



2. CIP Concrete Paving - Finish 2  
Pedestrian and Vehicular



3. CIP Concrete Paving - Finish 3  
Pedestrian



4. Site Salvaged Brick Paving



5. Geoblock Grass Pavers



6. Lawn



7. Understory Planting Area



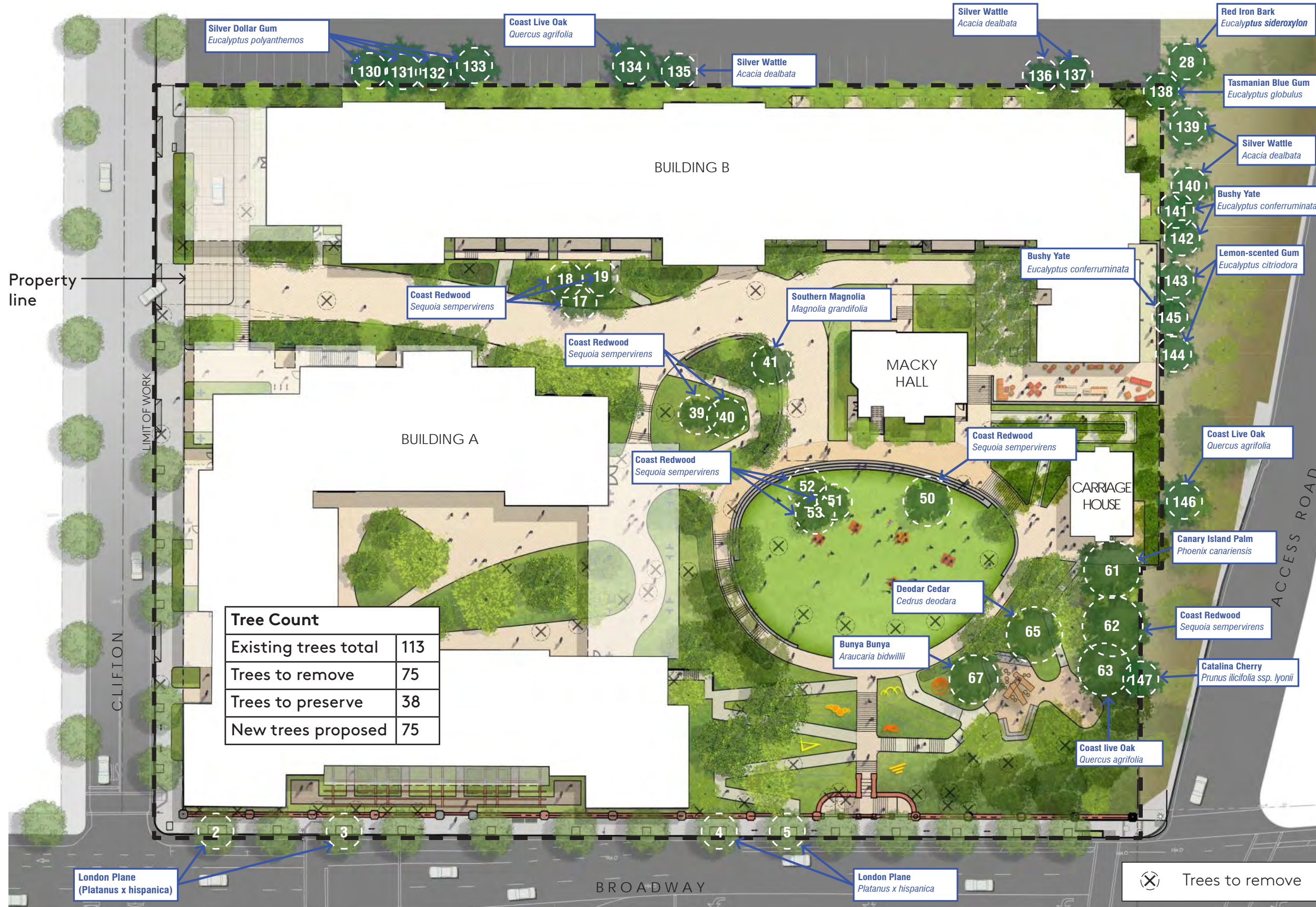
8. Stormwater Treatment Garden



9. Fibar Play Area Surfacing



# TREE PRESERVATION PLAN



## Trees proposed for preservation within 30' of development activity (DBH)

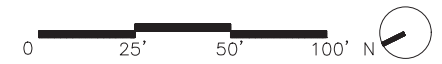
2. *Platanus x hispanica* (21)
  3. *Platanus x hispanica* (17.5)
  4. *Platanus x hispanica* (14.5)
  5. *Platanus x hispanica* (15)
  17. *Sequoia sempervirens* (30)
  28. *Eucalyptus sideroxylon* (15.5)
  39. *Sequoia sempervirens* (44)
  40. *Sequoia sempervirens* (34)
  130. *Eucalyptus polyanthemos* (27.5)
  131. *Eucalyptus polyanthemos* (20)
  132. *Eucalyptus polyanthemos* (22)
  133. *Eucalyptus polyanthemos* (23)
  134. *Quercus agrifolia* (5.5)
  135. *Eucalyptus polyanthemos* (16.5)
  136. *Acacia dealbata* (9)
  137. *Acacia dealbata* (9.5)
  138. *Eucalyptus globulus* (68 @base)
  139. *Acacia dealbata* (6, 3, 6, 4)
  140. *Acacia dealbata* (3.5, 4.5, 1.5, 2)
  141. *Eucalyptus conferruminata* (6.5...)
  142. *Eucalyptus conferruminata* (14, 6)
  143. *Eucalyptus citriodora* (18, 17.5)
  144. *Eucalyptus citriodora* (16)
  145. *Eucalyptus conferruminata* (5...)
  146. *Quercus agrifolia* (11)
- Total: 25**

## Trees proposed for preservation that are within 10' of construction (DBH)

18. *Sequoia sempervirens* (14)
  19. *Sequoia sempervirens* (34)
  61. *Phoenix canariensis* (29)
- Total: 3**

## Other Trees to be preserved (DBH)

41. *Magnolia grandifolia* (19.5)
  50. *Sequoia sempervirens* (42)
  51. *Sequoia sempervirens* (39.5)
  52. *Sequoia sempervirens* (43)
  53. *Sequoia sempervirens* (30)
  62. *Sequoia sempervirens* (27)
  63. *Quercus agrifolia* (25)
  65. *Cedrus deodara* (32)
  67. *Araucaria bidwillii* (39)
  147. *Prunus ilicifolia ssp. lyonii* (9.5)
- Total: 10**





# TREE REMOVAL LIST

Trees proposed for removal				Trees proposed for removal				Trees proposed for removal				Trees proposed for removal			
#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected
1	<i>Liriodendron tulipifera</i>	28.5	Yes	33	<i>Quercus lobata</i>	12	Yes	69	<i>Cedrus atlantica</i>	14.5	Yes	93	<i>Quercus agrifolia</i>	4.4	Yes
6	<i>Liriodendron tulipifera</i>	25	Yes	34	<i>Laurus nobles</i>	10	Yes	70	<i>Quercus agrifolia</i>	4.5	Yes	94	<i>Quercus agrifolia</i>	6	Yes
7	<i>Liriodendron tulipifera</i>	17.5	Yes	35	<i>Liquidambar styraciflua</i>	12	Yes	71	<i>Acacia melanoxylon*</i>	13, 8	Yes	95	<i>Pittosporum undulatum</i>	10	Yes
8	<i>Ulmus americana</i>	9, 11.5	Yes	36	<i>Liquidambar styraciflua</i>	9.5	Yes	72	<i>Acacia melanoxylon*</i>	12	Yes	96	<i>Pittosporum undulatum</i>	9	Yes
9	<i>Juniperus occidentalis</i>	9	Yes	37	<i>Liquidambar styraciflua</i>	9	Yes	73	<i>Acacia melanoxylon*</i>	9.5	Yes	97	<i>Olea europaea</i>	9	Yes
10	<i>Calocedrus decurrens*</i>	20	Yes	38	<i>Sequoia sempervirens</i>	33	Yes	74	<i>Acacia melanoxylon*</i>	27	Yes	98	<i>Populus nigra 'Italica'</i>	10	Yes
11	<i>Quercus agrifolia</i>	22	Yes	42	<i>Taxus cuspidata</i>	12	Yes	75	<i>Pittosporum eugenioides*</i>	6, 5.5, 5.5	Yes	99	<i>Quercus agrifolia</i>	6	Yes
12	<i>Quercus agrifolia</i>	5.5	Yes	43	<i>Cedrus libani</i>	27	Yes	76	<i>Umbellularia californica</i>	5.5, 5.5... multi	Yes	100	<i>Populus nigra 'Italica'</i>	15	Yes
13	<i>Crataegus phaenopyrum</i>	10	Yes	44	<i>Quercus agrifolia</i>	14, 11.5	Yes	77	<i>Pittosporum eugenioides*</i>	8.5, 5.5, 5.5	Yes	101	<i>Eucalyptus globulus</i>	66	No
14	<i>Quercus agrifolia</i>	9.5	Yes	45	<i>Cedrus deodara</i>	29	Yes	78	<i>Olea europaea</i>	12.5	Yes	102	<i>Eucalyptus globulus</i>	66	No
15	<i>Platanus x hispanica 'Yarwood'</i>	9	Yes	46	<i>Calocedrus deccurens</i>	18	Yes	79	<i>Sequoia sempervirens*</i>	31.5	Yes	103	<i>Olea europaea</i>	5, 5, 4, 3	Yes
16	<i>Eriobotrya japonica</i>	6, 5, 4	Yes	47	<i>Acacia melanoxylon</i>	24.5	Yes	80	<i>Sequoia sempervirens*</i>	27.5	Yes	104	<i>Olea europaea</i>	5.5, 6, 4.5	Yes
20	<i>Ulmus parvifolia</i>	13	Yes	48	<i>Ulmus americana</i>	14, 18	Yes	81	<i>Pinus ponderosa*</i>	20	Yes	105	<i>Olea europaea</i>	7, 3.5	Yes
21	<i>Liquidambar styraciflua</i>	11.5	Yes	49	<i>Zelkova serrata</i>	16	Yes	82	<i>Quercus rubra*</i>	12	Yes	106	<i>Olea europaea</i>	9, 4.5	Yes
22	<i>Sequoia sempervirens</i>	31	Yes	54	<i>Washingtonia robusta</i>	18	Yes	83	<i>Quercus agrifolia</i>	19	Yes	107	<i>Olea europaea</i>	7, 6.5	Yes
23	<i>Pittosporum undulatum*</i>	12.5	Yes	55	<i>Ulmus americana</i>	25.5	Yes	84	<i>Eucalyptus globulus</i>	38	No	108	<i>Olea europaea</i>	11	Yes
24	<i>Quercus agrifolia</i>	7, 5	Yes	56	<i>Sequoiadendron giganteum*</i>	60	Yes	85	<i>Eucalyptus globulus</i>	54	No	109	<i>Olea europaea</i>	10	Yes
25	<i>Acacia dealbata</i>	18	Yes	57	<i>Umbellularia californica</i>	9" multi	Yes	86	<i>Eucalyptus globulus</i>	51	No	<b>Total</b>		<b>75</b>	
26	<i>Eucalyptus sideroxylon</i>	21.5	No	58	<i>Umbellularia californica</i>	10" multi	Yes	87	<i>Quercus agrifolia</i>	16	Yes	<p>* = (14) trees previously removed under separate permit and excluded from the total count above of 75 trees</p> <p>Reason for removal/impacting of trees:</p> <ul style="list-style-type: none"> <li>To allow for the creation of 448 homes and a viable reuse of the site</li> <li>Poor suitability for retention due to declining health, weak structural stability, and limitations due to proposed construction activity.</li> <li>8 trees are not protected as defined by the City of Oakland Tree Preservation Ordinance.</li> <li>Refer to arborist report for additional information.</li> </ul>			
27	<i>Eucalyptus sideroxylon</i>	15.5	No	59	<i>Sequoiadendron giganteum*</i>	72	Yes	88	<i>Prunus ilicifolia ssp. lyonii</i>	9.5	Yes				
29	<i>Quercus agrifolia</i>	14, 16, 11	Yes	60	<i>Liquidambar styraciflua</i>	10	Yes	89	<i>Platanus x hispanica</i>	10.5	Yes				
30	<i>Eucalyptus sideroxylon</i>	22, 23	No	64	<i>Quercus ilex</i>	8, 10.5	Yes	90	<i>Sequoia sempervirens</i>	35.5	Yes				
31	<i>Prunus serrulata</i>	8, 7.5, 9	Yes	66	<i>Calocedrus deccurens</i>	18	Yes	91	<i>Aesculus californica</i>	7, 6.5	Yes				
32	<i>Quercus agrifolia</i>	23	Yes	68	<i>Prunus ilicifolia ssp. lyonii</i>	14	Yes	92	<i>Quercus agrifolia</i>	6, 4, 3	Yes				



# PLANTING PLAN

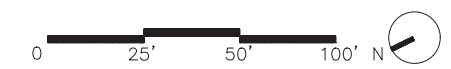


## Planting Zones

- 1. Oak Woodland
- 2. Riparian Woodland
- 3. Redwood Forest
- 4. Soft Chaparral & Mediterranean Mix
- 5. Lawn & Mixed Meadow
- 6. Dwarf Conifer Garden

LANDSCAPE DESIGN

NOTE: Refer to Planting Design Character and Planting Schedule for more information.





# PLANTING DESIGN CHARACTER



Oak Woodland



Riparian Woodland



Redwood Forest



Soft Chaparral & Mediterranean Mix



Lawn & Mixed Meadow



Dwarf Conifer Garden



# PLANTING SCHEDULE

## Oak Woodland

Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Aesculus californica</i>	California Buckeye	48" Box	L/VL	<i>Achillea millefolium</i>	Yarrow	1 Gal	L/VL
<i>Arctostaphylos spp.</i>	Manzanita	48" Box	L/VL	<i>Bouteloua gracilis</i>	Blue Grama	1 Gal	L/VL
<i>Ceanothus thyrsiflorus</i>	Blueblossom	5 Gal	L/VL	<i>Ceanothus spp.</i>	California Lilac	5 Gal	L/VL
<i>Heteromeles arbutifolia</i>	Toyon	48" Box	L/VL	<i>Epilobium canum</i>	California Fuchsia	1 Gal	L/VL
<i>Quercus agrifolia</i>	Coast Live Oak	48" Box 60" Box	L/VL	<i>Garrya elliptica</i>	Coast Silk-tassel	24" Box	L/VL
<i>Quercus chrysolepis</i>	Canyon Live Oak	48" Box	L/VL	<i>Holodiscus discolor</i>	Ironwood	1 Gal	L/VL
<i>Quercus kelloggii</i>	California Black Oak	48" Box	L/VL	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	L/VL
<i>Quercus suber</i>	Cork Oak	48" Box	L/VL	<i>Native CA dry ferns</i>	N/A	1 Gal	M
<i>Quercus tomentella</i>	Island Oak	48" Box	L/VL	<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	L/VL

## Riparian Woodland

Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Acer macrophyllum</i>	Bigleaf Maple	48" Box	M	<i>Corylus cornuta</i>	Beaked Hazelnut	1 Gal	L/M
<i>Alnus rhombifolia</i>	White Alder	48" Box	M	<i>Iris tenax</i>	West Coast Iris	1 Gal	L/M
<i>Ginkgo biloba</i>	Maidenhair Tree	36" Box	L	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	L/M
<i>Juglans hindsii</i>	Northern California Black Walnut	48" Box	M	<i>Pittosporum undulatum</i>	Victorian Box	5 Gal	L/M
<i>Platanus racemosa</i>	California Sycamore	48" Box	M	<i>Philadelphus lewisii</i>	Lewis' Mock-orange	1 Gal	L/M
<i>Sambucus nigra ssp. Caerulea</i>	Blue Elder	48" Box	M	<i>Ribes sanguineum sp glutinosa</i>	Currant	5 Gal	L/M

## Redwood Forest

Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Acer circinatum</i>	Vine Maple	36" Box	M	<i>Asarum caudatum</i>	Western Wild Ginger	1 Gal	M
<i>Acer palmatum</i>	Japanese Maple	36" Box	M	<i>Heuchera maxima</i>	Coral Bells	1 Gal	M
<i>Brugmansia spp.</i>	Angel's Trumpets	5 Gal	M	<i>Iris tenax</i>	West Coast Iris	1 Gal	M
<i>Corylus cornuta</i>	California Hazelnut	5 Gal	M	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	M
<i>Dicksonia antarctica</i>	Tree Fern	5 Gal	M	<i>Myrica californica</i>	Pacific Wax Myrtle	1 Gal	M
<i>Magnolia x soulangeana</i>	Saucer Magnolia	36" Box	M	<i>Native CA ferns</i>	N/A	1 Gal	M
<i>Sequoia sempervirens</i>	Coast Redwood	60" Box	M	<i>Rubus parviflorus</i>	Thimbleberry	1 Gal	M
<i>Wisteria sinensis</i>	Chinese Wisteria	5 Gal	M	<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	L/VL



# PLANTING SCHEDULE

## Soft Chaparral & Mediterranean Mix

Trees + Structural Shrubs			
Scientific Name	Common Name	Size	WUCOLS
<i>Arctostaphylos spp.</i>	Manzanita	48" Box	L/VL
<i>Bougainvillea spp.</i>	Bougainvillea	5 Gal	L/VL
<i>Ceanothus spp.</i>	California Lilac	5 Gal	L/VL
<i>Cotinus coggygria</i>	Smoke Tree	48" Box	L/VL
<i>Leucadendron spp.</i>	Sunshine Conebush	5 Gal	L/VL
<i>Melaleuca quinquenervia</i>	Paper Bark Tea Tree	48" Box	L/VL
<i>Phoenix canariensis</i>	Canary Island Date Palm	48" Box	L/VL

Understory species			
Scientific Name	Common Name	Size	WUCOLS
<i>Aeonium spp.</i>	Aeonium	1 Gal	L/VL
<i>Epilobium canum</i>	California Fuchsia	1 Gal	L/VL
<i>Eriogonum spp.</i>	Wild Buckwheat	1 Gal	L/VL
<i>Erigeron glaucus</i>	Seaside Daisy	1 Gal	L/VL
<i>Romneya coulteri</i>	California Tree Poppy	1 Gal	L/VL
<i>Salvia clevelandii</i>	Cleveland Sage	1 Gal	L/VL
<i>Salvia spathacea</i>	California hummingbird sage	1 Gal	L/VL

## Lawn & Mixed Meadow

Trees + Structural Shrubs			
Scientific Name	Common Name	Size	WUCOLS
<i>Aeonium spp.</i>	Aeonium	5 Gal	L/VL
<i>Agave attenuata</i>	Foxtail Agave	5 Gal	L/VL
<i>Carex praegracilis</i>	Field Sedge	5 Gal	L/VL
<i>Ceanothus spp.</i>	Blueblossom	5 Gal	L/VL
<i>Eriogonum arborescens</i>	Santa Cruz Island Buckwheat	5 Gal	L/VL
<i>Muhlenbergia capillaris</i>	Pine Muhly	5 Gal	L/VL
<i>Muhlenbergia rigens</i>	Deergrass	5 Gal	L/VL

Understory species			
Scientific Name	Common Name	Size	WUCOLS
<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blue Grama	1 Gal	L/VL
<i>Calamagrostis foliosa</i>	Mendocino Reed Grass	1 Gal	L/VL
<i>Elymus multisetus</i>	Squirreltail Wild Rye	1 Gal	L/VL
<i>Escholzia californica</i>	California Poppy	4" Pot	L/VL
<i>Festuca spp.</i>	Fine Fescue	1 Gal	L/VL
<i>Lomandra longifolia</i>	Dwarf Mat Rush	1 Gal	L/VL
<i>Stipa pulchra</i>	Purple needlegrass	1 Gal	L/VL

## Dwarf Conifer Garden

Trees + Structural Shrubs			
Scientific Name	Common Name	Size	WUCOLS
<i>Arctostaphylos uva-ursi 'Point. Reyes'</i>	Point Reyes Manzanita	5 Gal	L/VL
<i>Ceanothus maritimus</i>	Maritime Ceanothus	5 Gal	L/VL
<i>Cedrus atlantica 'Glauca Pendula'</i>	Atlas Cedar	36" Box	M
<i>Cedrus deodara 'Prostrate Beauty'</i>	Prostrate Beauty Deodar Cedar	5 Gal	M
<i>Ginkgo biloba 'Mariken'</i>	Mariken' Maidenhair Tree	24" Box	M
<i>Pinus contorta 'Spaans Dwarf'</i>	Spaan's Dwarf Shore Pine	36" Box	M
<i>Pseudotsuga menziesii 'Graceful Grace'</i>	Graceful Grace Weeping Douglas Fir	36" Box	M
<i>Rhamnus californica 'Eve Case'</i>	Coffeeberry	5 Gal	L/VL
<i>Sequoia sempervirens 'Adpressa'</i>	Adpressa Dwarf Redwood	36" Box	M
<i>Sequoia sempervirens 'Prostrate'</i>	Kelly's Prostrate	36" Box	M
<i>Sequoiadendron sempervirens 'Kelly's Prostrate'</i>	Creeping Coast Redwood	36" Box	M



# TREES & STRUCTURAL SHRUB IMAGES



*Aesculus californica*



*Arctostaphylos* spp.



*Ceanothus thyrsiflorus*



*Quercus agrifolia*



*Quercus chrysolepis*



*Quercus kelloggii*



*Quercus suber*



*Quercus tomentella*



# TREES & STRUCTURAL SHRUB IMAGES



*Acer macrophyllum*



*Alnus rhombifolia*



*Ginkgo biloba*



*Juglans hindsii*



*Platanus racemosa*



*Sambucus nigra* ssp. *caerulea*

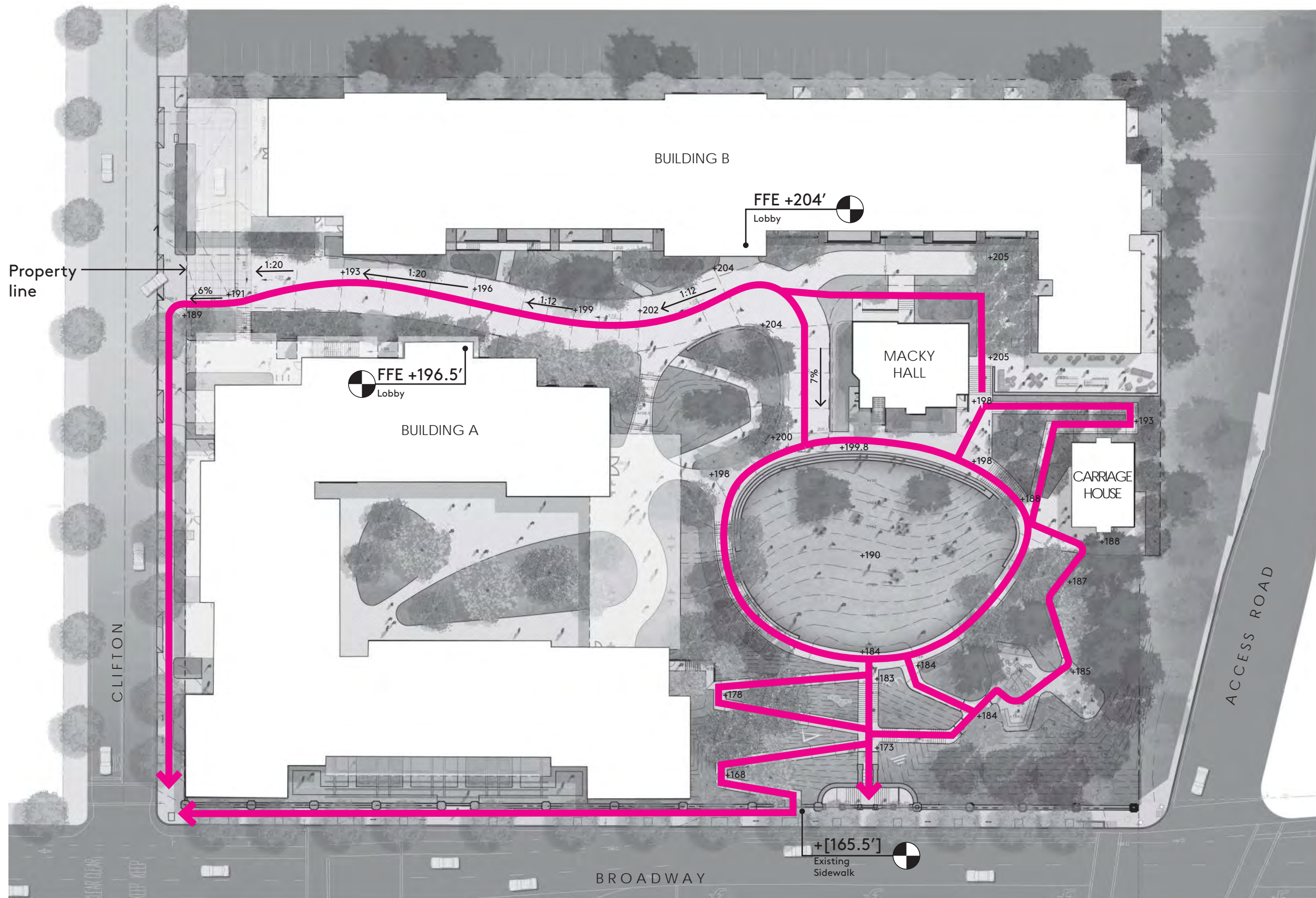


# METHOD OF IRRIGATION & WELO COMPLIANCE

1. The proposed irrigation system for this site will be designed with the latest technology in water conservation and efficiency. The system will consist of the following types of irrigation methods and equipment complying with the State Water Efficient Landscape Ordinance (WELO).
2. All small planting beds will be irrigated with water-conserving and highly efficient inline drip. All bioretention areas will be irrigated with high-efficiency pop-up pressure compensating sprinklers or inline drip spaced at 12" O.C. These sprinklers apply the water at a low application rate to reduce water runoff and ponding. All sprinklers will include built-in check valves and pressure regulators to prevent misting and low head drainage on sloped areas.
3. The controller that will manage this system uses local weather to adjust the run times of the valves based on daily weather conditions. Utilizing this type of "weather-based" system will help the landscape manager save 25% more water than with a conventional controller.
4. The irrigation design plans will include:
  - Irrigation Point of Connection (POC), including a dedicated water meter for irrigation, backflow preventer, master valve, flow sensor, and smart controller.
  - Manual shut-off(s) in case of water breaks.
  - Grouping of plant material per water use type.
  - All low and moderate water-use shrubs/groundcover areas are to be irrigated with inline drip.
  - All large shrubs and trees are to be irrigated by point source bubblers.
  - All stormwater treatment areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
  - All lawn areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
  - Irrigation plans will include water use calculations per EBMUD.
5. All landscape planting areas shall include a 3 inch minimum layer of mulch.



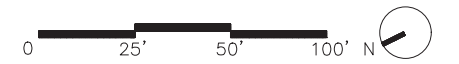
# PUBLIC ACCESS PLAN



## Legend

 Public access

LANDSCAPE DESIGN

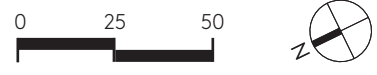
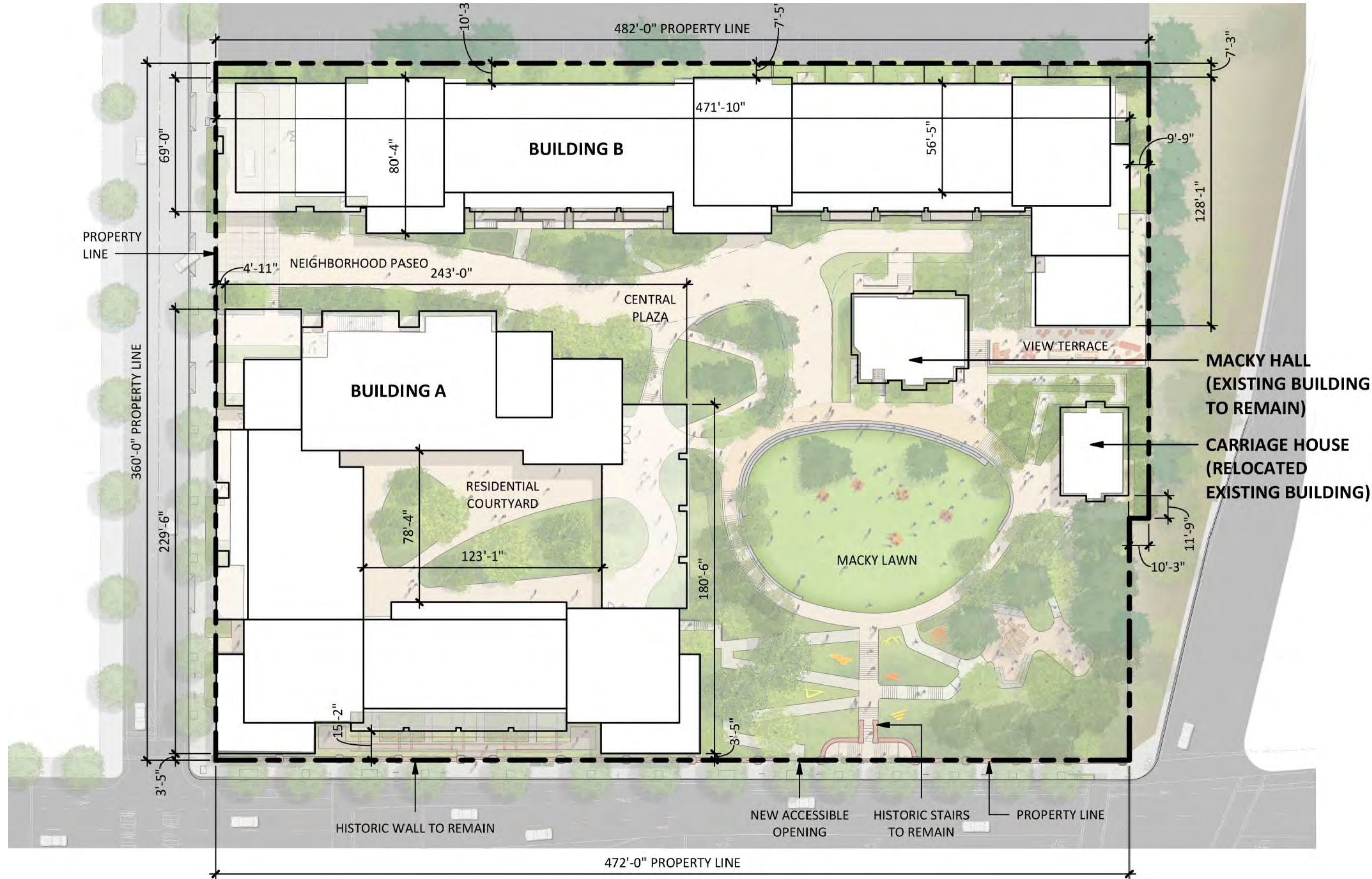




# FLOOR PLANS



# SITE PLAN: SETBACKS & BUILDING DIMENSIONS

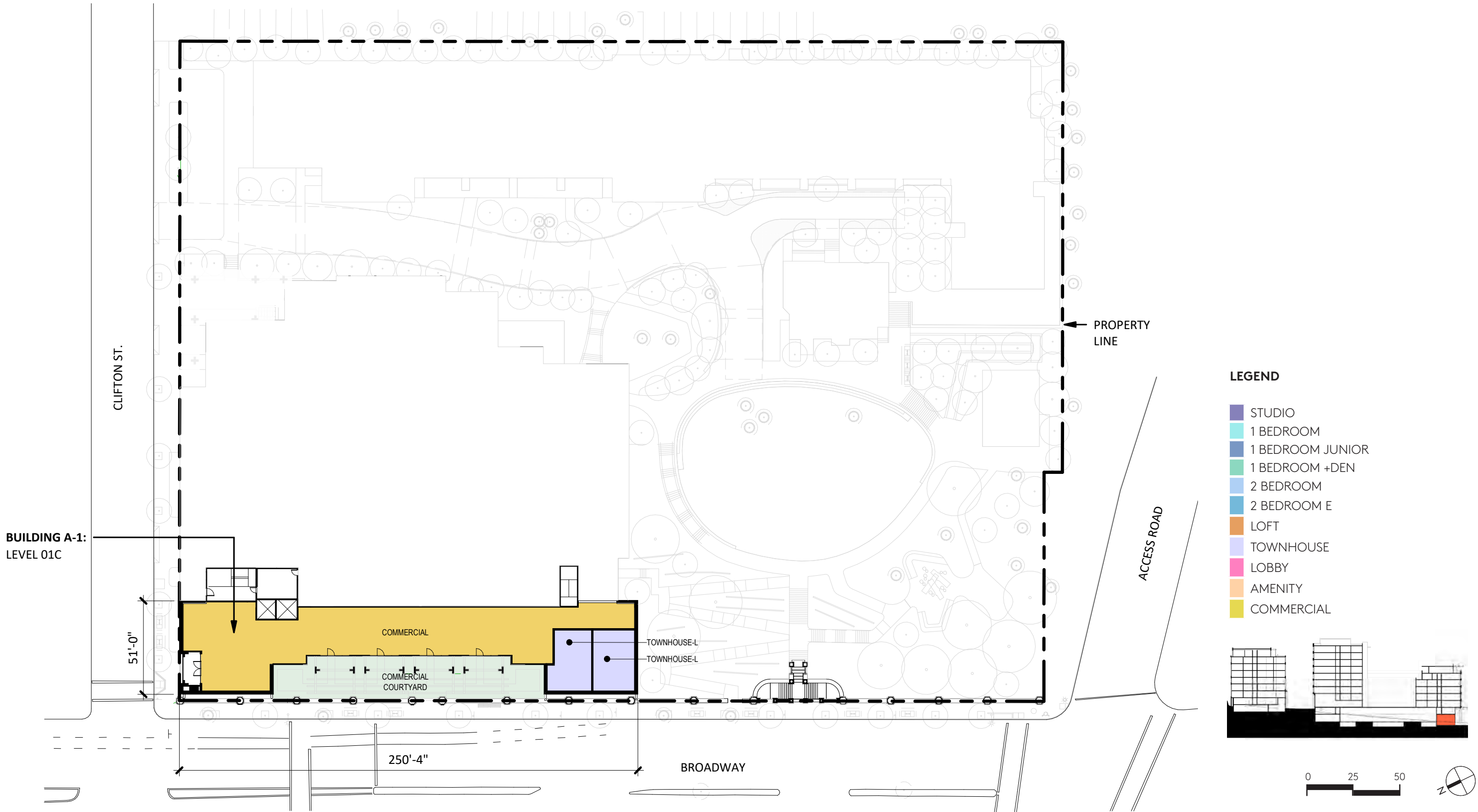






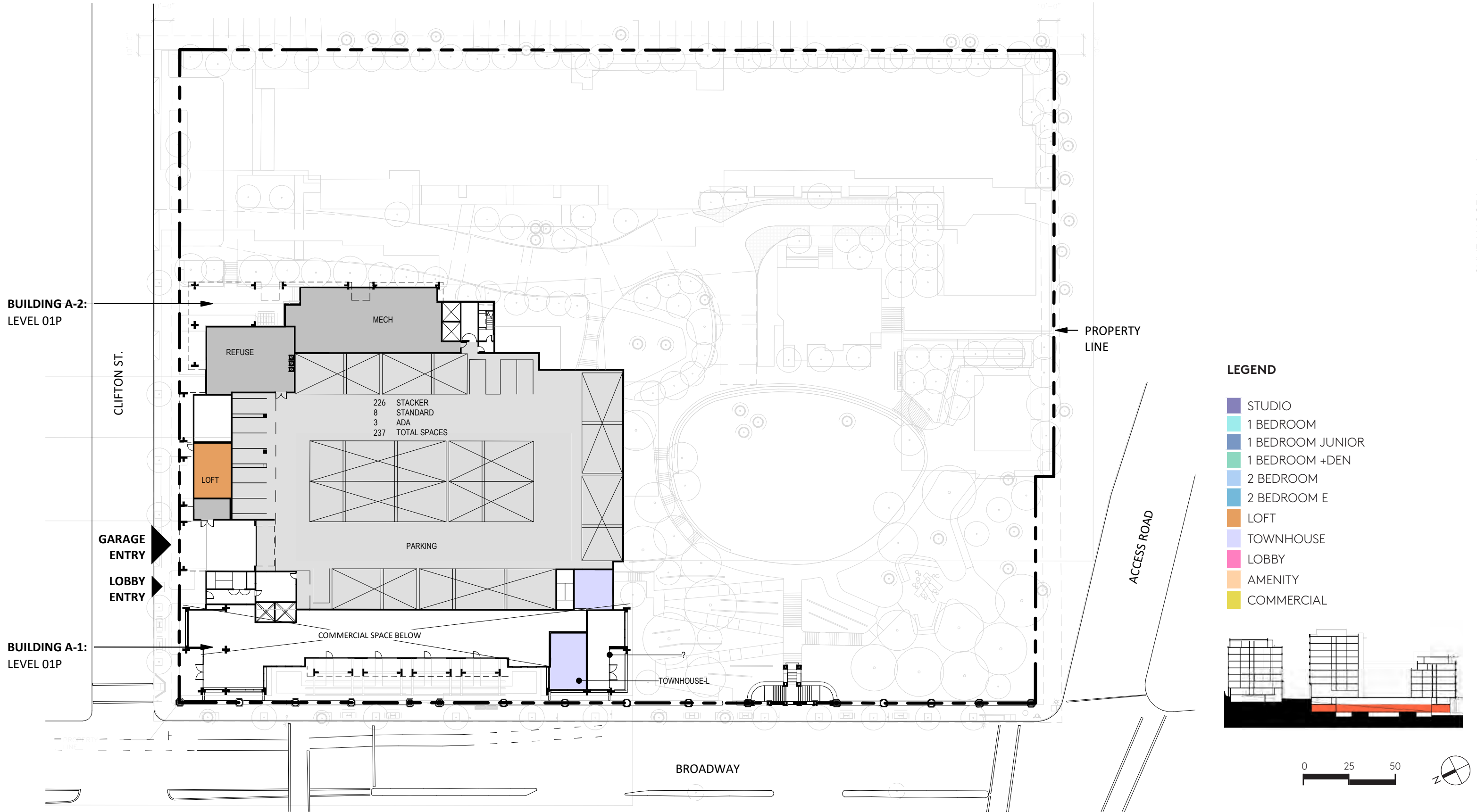


# FLOOR PLAN A-01C





# FLOOR PLAN A-01P













# FLOOR PLAN A-03/B-02



BUILDING B-1:  
LEVEL 02

BUILDING B-2:  
LEVEL 02

BUILDING A-2:  
LEVEL 03

PROPERTY  
LINE

### LEGEND

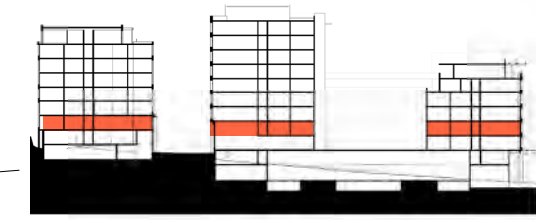
- STUDIO
- 1 BEDROOM
- 1 BEDROOM JUNIOR
- 1 BEDROOM +DEN
- 2 BEDROOM
- 2 BEDROOM E
- LOFT
- TOWNHOUSE
- LOBBY
- AMENITY
- COMMERCIAL

CARRIAGE  
LEVEL 02

MACKY  
LEVEL 01

OUTLINE OF  
BUILDING ABOVE

ACCESS ROAD





# FLOOR PLAN A-04/B-03

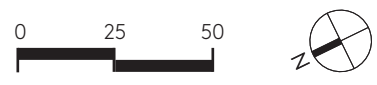
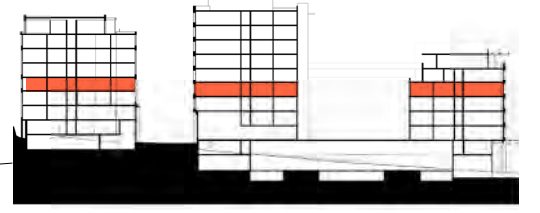




# FLOOR PLAN A-05/B-04



- LEGEND**
- STUDIO
  - 1 BEDROOM
  - 1 BEDROOM JUNIOR
  - 1 BEDROOM +DEN
  - 2 BEDROOM
  - 2 BEDROOM E
  - LOFT
  - TOWNHOUSE
  - LOBBY
  - AMENITY
  - COMMERCIAL





# FLOOR PLAN A-06/B-05



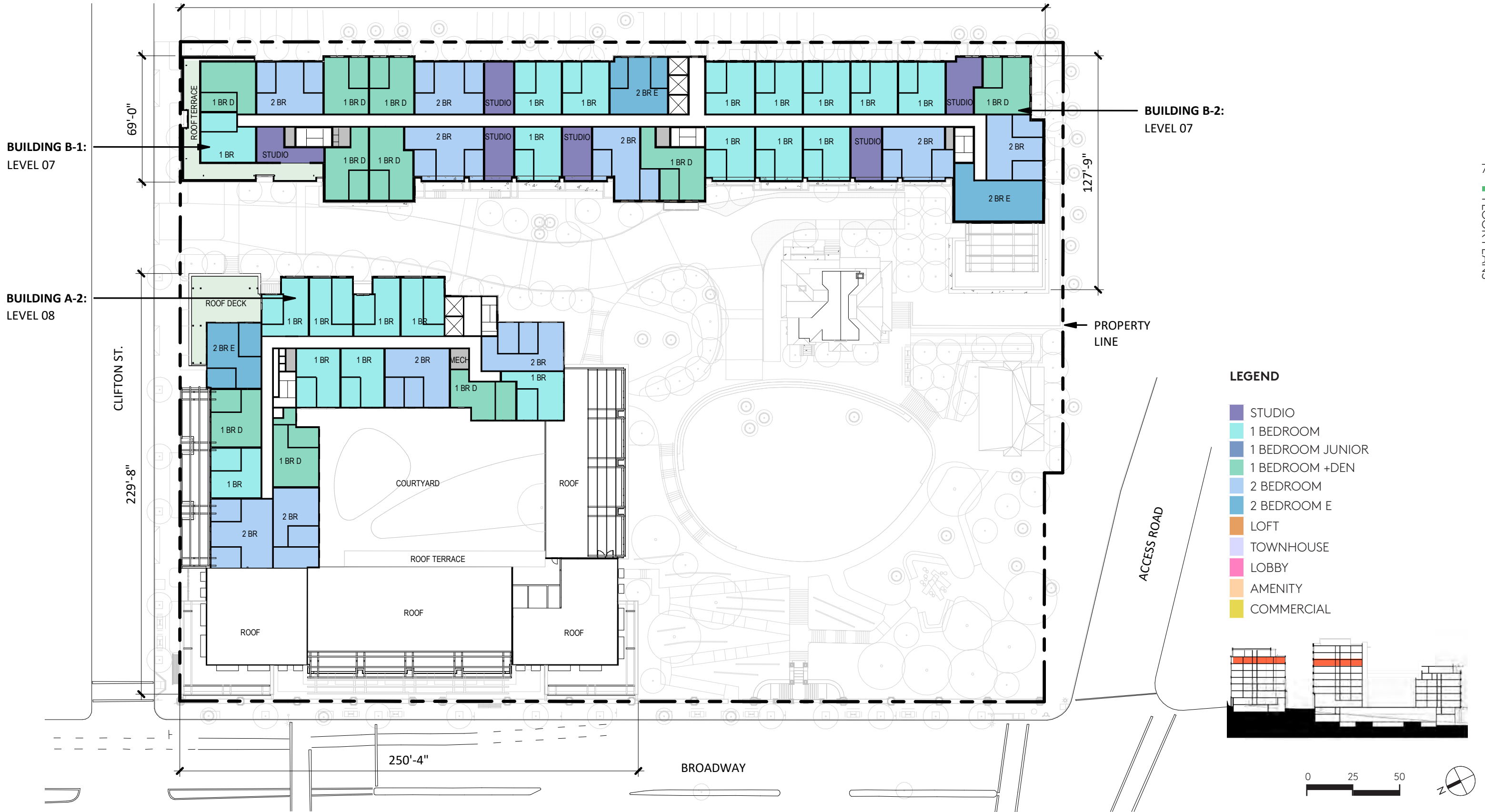


# FLOOR PLAN A-07/B-06



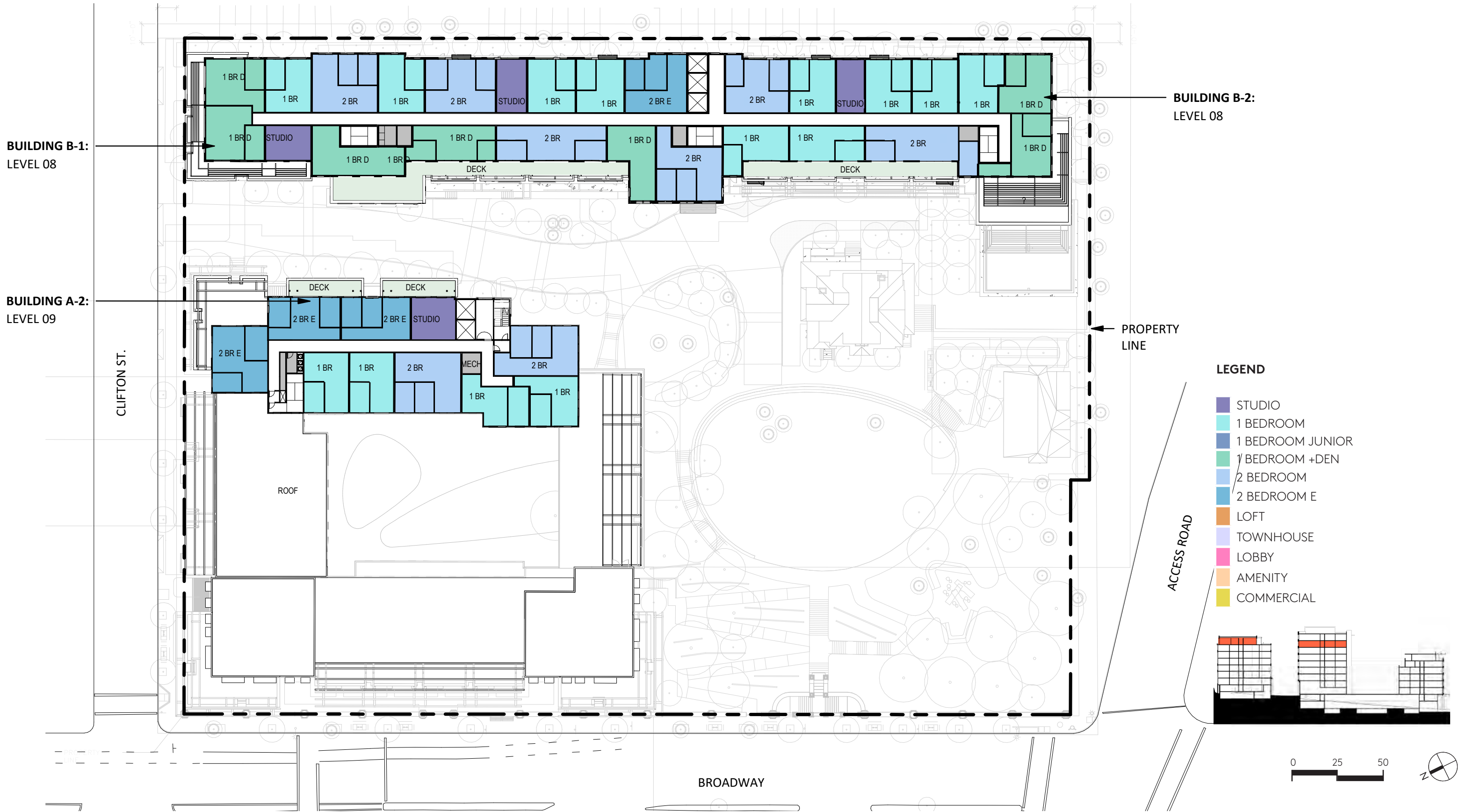


# FLOOR PLAN A-08/B-07



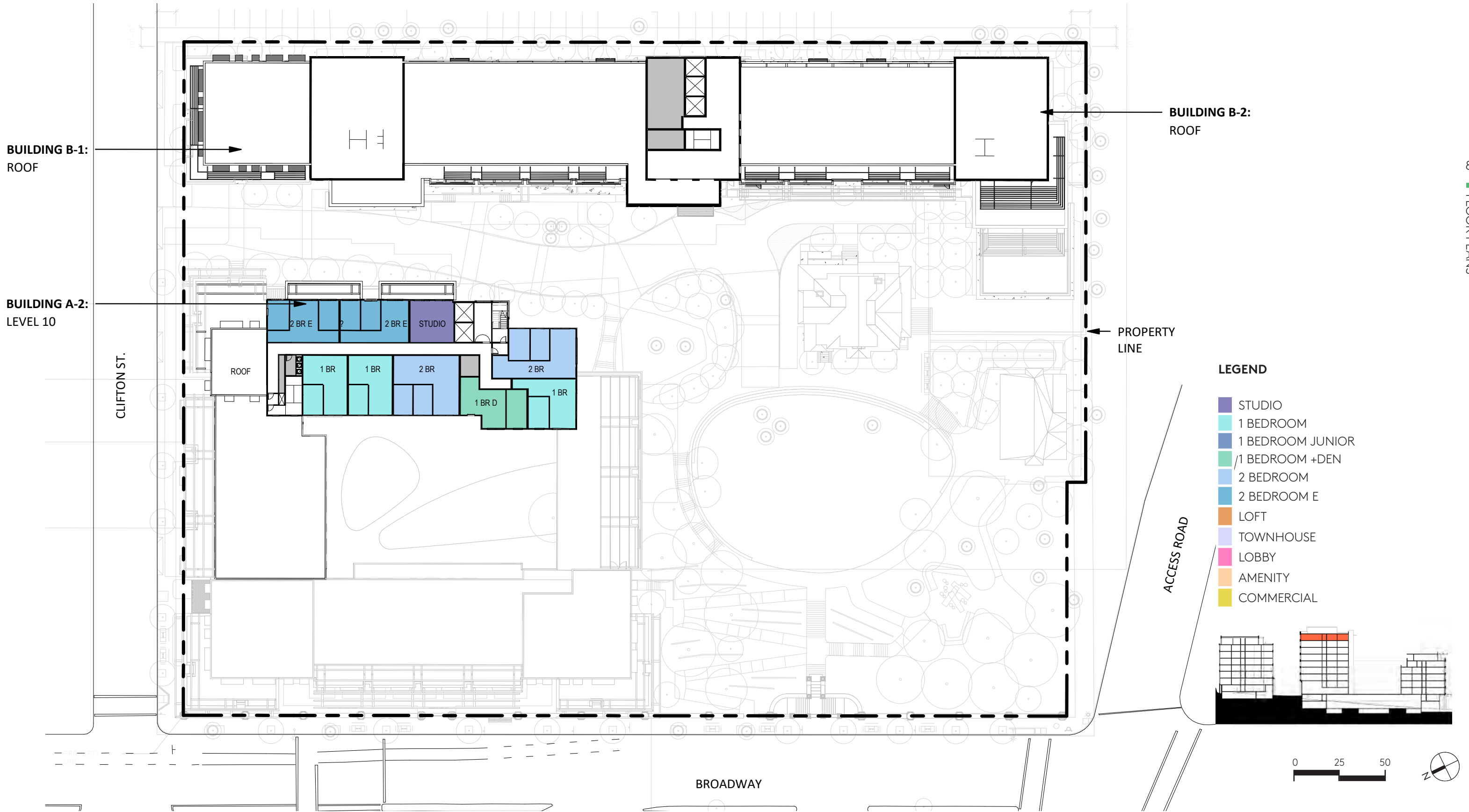


# FLOOR PLAN A-09/B-08



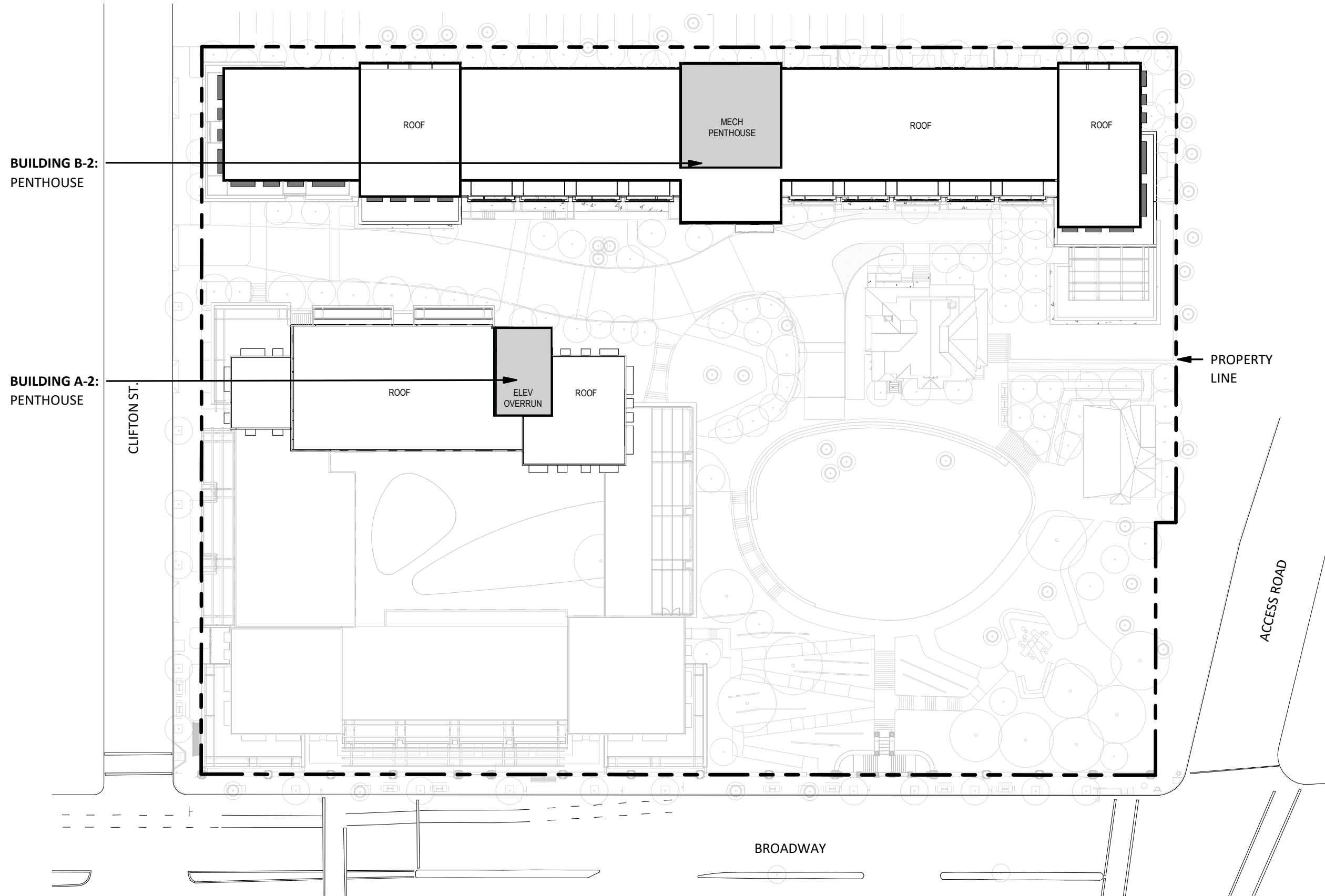


# FLOOR PLAN A-10/B-ROOF



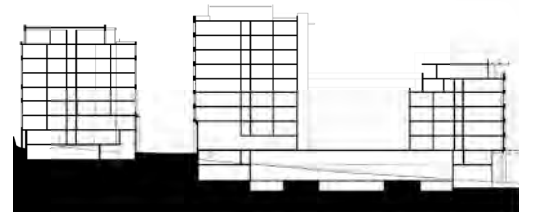


# ROOF PLAN



## LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM JUNIOR
- 1 BEDROOM +DEN
- 2 BEDROOM
- 2 BEDROOM E
- LOFT
- TOWNHOUSE
- LOBBY
- AMENITY
- COMMERCIAL





# ELEVATIONS & SECTIONS



# BUILDING ELEVATIONS: BUILDING A - WEST (BROADWAY)



- METAL SPANDREL A
- METAL SPANDREL B
- METAL SPANDREL C
- CERAMIC TILE A
- CERAMIC TILE B
- CONCRETE
- MURAL WALL
- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD & BATTEN
- BRICK VENEER
- METAL TRELLIS OR CANOPY

83 ELEVATIONS & SECTIONS



SCALE: 1/16" = 1' \*NOTE: FOR DIMENSIONS SEE SECTIONS

Existing Broadway Wall & Gate (No Change)



# BUILDING ELEVATIONS: BUILDING A - SOUTH (MACKY LAWN)



Existing Broadway Wall (No Change)

SCALE: 1/16" = 1' \*NOTE: FOR DIMENSIONS SEE SECTIONS



# BUILDING ELEVATIONS: BUILDING A - EAST (PASEO)



- METAL SPANDREL A
- METAL SPANDREL B
- METAL SPANDREL C
- CERAMIC TILE A
- CERAMIC TILE B
- CONCRETE
- MURAL WALL
- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD & BATTEN
- BRICK VENEER
- METAL TRELLIS OR CANOPY

85  
ELEVATIONS & SECTIONS



SCALE: 1/16" = 1' \*NOTE: FOR DIMENSIONS SEE SECTIONS



# BUILDING ELEVATIONS: BUILDING A - NORTH (CLIFTON)



- METAL SPANDREL A
- METAL SPANDREL B
- METAL SPANDREL C
- CERAMIC TILE A
- CERAMIC TILE B
- CONCRETE
- MURAL WALL
- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD & BATTEN
- BRICK VENEER
- METAL TRELLIS OR CANOPY



SCALE: 1/16" = 1' \*NOTE: FOR DIMENSIONS SEE SECTIONS



# PARTIAL BUILDING ELEVATION: BUILDING A

Board & Batt Fiber Cement Siding (Painted)

Metal Canopy (Painted)

Aluminum Window System, Bronze Anodized, Typ.

Metal Trellis (Painted)

Brick Veneer Soldier Course, Typ.

Opaque Spandrel Panel at Floorline

Brick Veneer Soldier Course

Running-Bond Brick Veneer

Ceramic Tile

Aluminum Window System, Clear Anodized, Typ.

Wood Trellis Beams

Metal Signage, 18" Letters, Suspended From Trellis

Perforated Metal Sunshade

Cast In Place Concrete Base

Opaque Spandrel Panel at Floorline

Metal Trellis (Painted)

Cement Plaster (Painted)

Metal Cap (Painted)

Metal Guardrail, Typ.

Cement Plaster (Painted)

Reveal, Typ.

Cement Plaster (Painted)

Opaque Spandrel Panel at Floorline

Aluminum Window System, Clear Anodized, Typ.

Metal Signage, 12" Letters, Suspended From Trellis  
Wood Trellis Beams

Aluminum Window System, Bronze Anodized, Typ.

Opaque Spandrel Panel at Floorline

Cast In Place Concrete Trellis Structure

Ceramic Tile

Existing Broadway Wall (No Change)

PARTIAL ELEVATION: BROADWAY (WEST)

SCALE: 3/32" = 1'



# BUILDING ELEVATIONS: BUILDING B - WEST (PARTIAL NORTH SIDE)

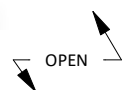


- BRICK VENEER
- METAL TRELLIS OR CANOPY
- LARGE FORMAT CERAMIC TILE
- CERAMIC TILE
- MURAL WALL
- CAST IN PLACE CONCRETE
- CEMENT PLASTER A
- CEMENT PLASTER B
- CEMENT PLASTER C
- CEMENT BOARD & BATT

MATCH LINE



5214 BROADWAY













SCALE: 1/16" = 1' \*NOTE: FOR DIMENSIONS SEE SECTIONS



# BUILDING ELEVATIONS: BUILDING B - WEST (PARTIAL SOUTH SIDE)



- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 

MATCH LINE













89 ELEVATIONS & SECTIONS

SCALE: 1/16" = 1' \*NOTE: FOR DIMENSIONS SEE SECTIONS



# BUILDING ELEVATIONS: BUILDING B - EAST (PARTIAL NORTH SIDE)



- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 

MATCH LINE













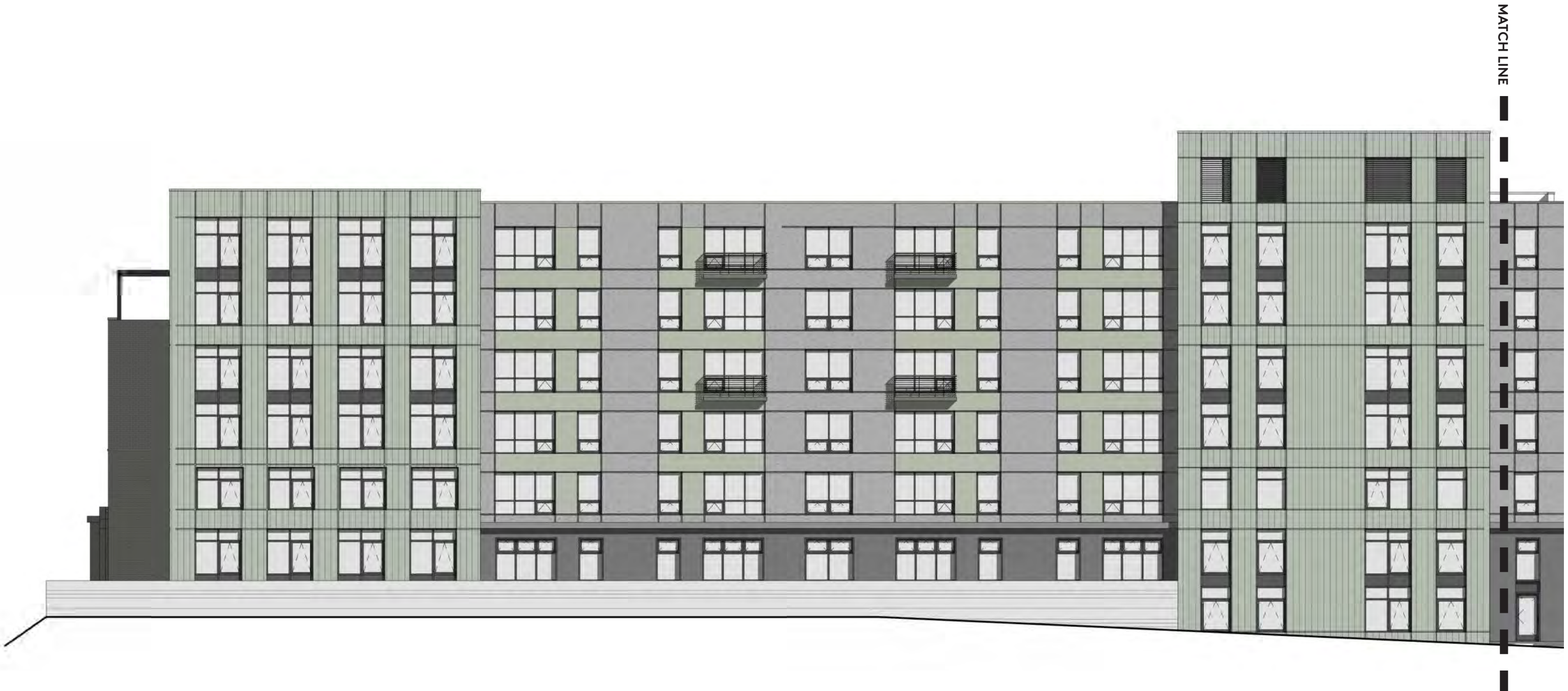
90  
ELEVATIONS & SECTIONS

SCALE: 1/16" = 1' \*NOTE: FOR DIMENSIONS SEE SECTIONS



# BUILDING ELEVATIONS: BUILDING B - EAST (PARTIAL SOUTH SIDE)











- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 

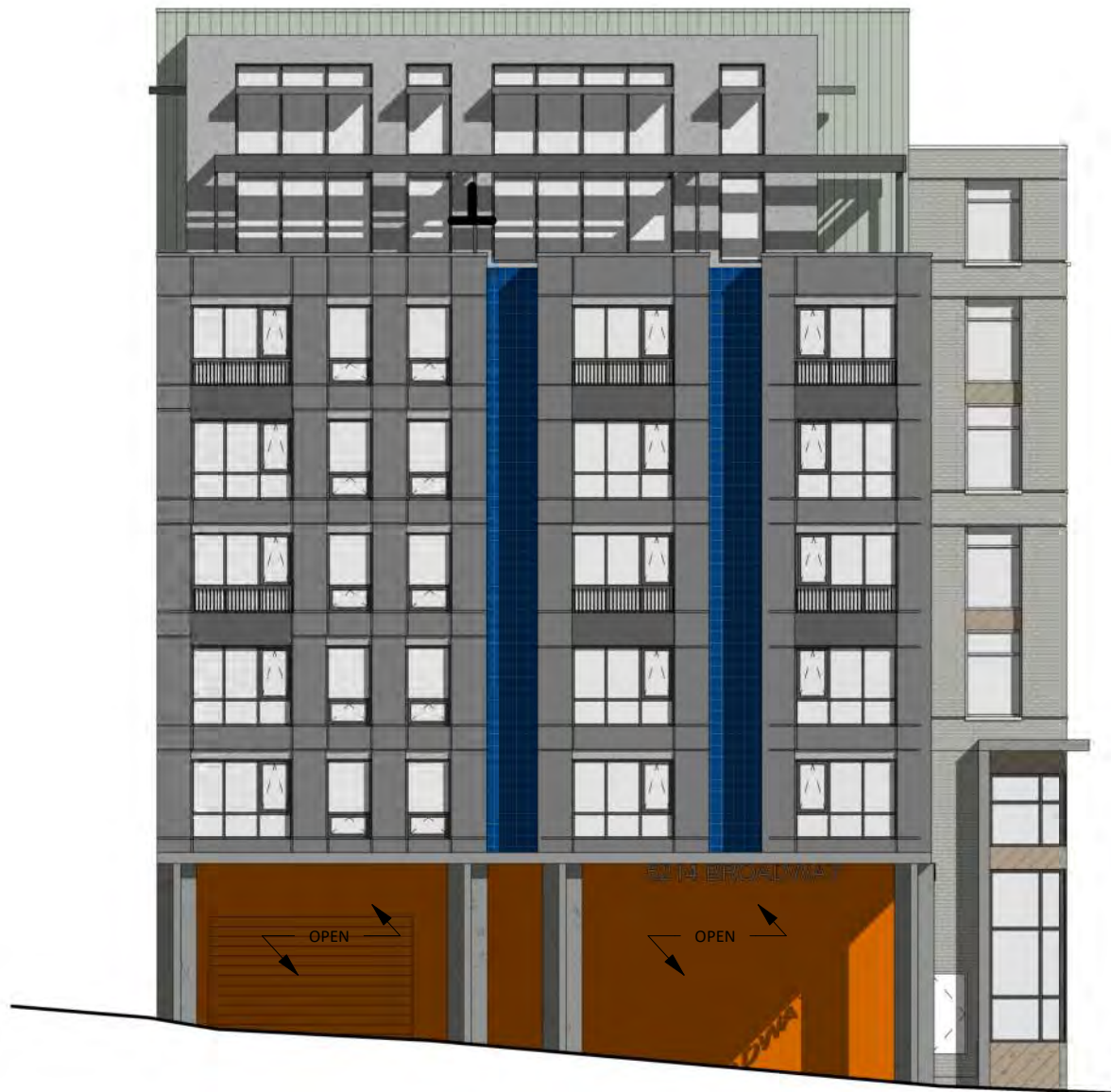


SCALE: 1/16" = 1' \*NOTE: FOR DIMENSIONS SEE SECTIONS



# BUILDING ELEVATIONS: BUILDING B - NORTH & SOUTH

- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 



ELEVATION: BUILDING B NORTH



ELEVATION: BUILDING B SOUTH

SCALE: 1/16" = 1' \*NOTE: FOR DIMENSIONS SEE SECTIONS



# PARTIAL BUILDING ELEVATION: BUILDING B



PARTIAL ELEVATION: WEST

SCALE: 3/32" = 1'



# BUILDING ELEVATIONS: EXISTING BUILDINGS

## MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL NORTH



MACKY HALL SOUTH



MACKY HALL EAST

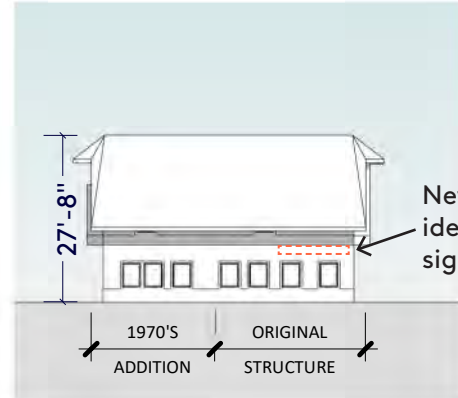


MACKY HALL WEST

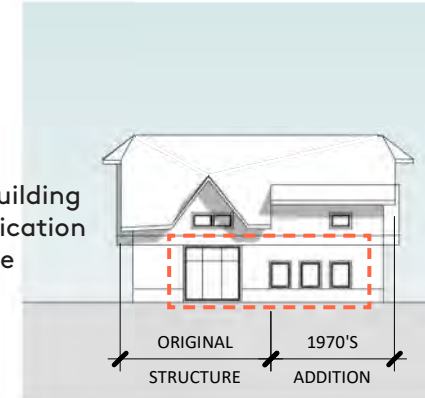
## CARRIAGE HOUSE

Scope of modifications to historic structure:

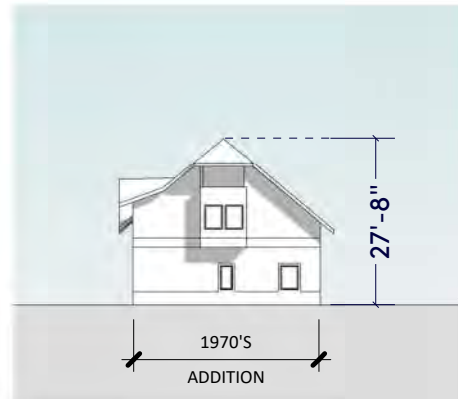
- Potential opening modification to south elevation. Opening size and location derived from original Carriage House door with additional windows to promote daylight on southern elevation.



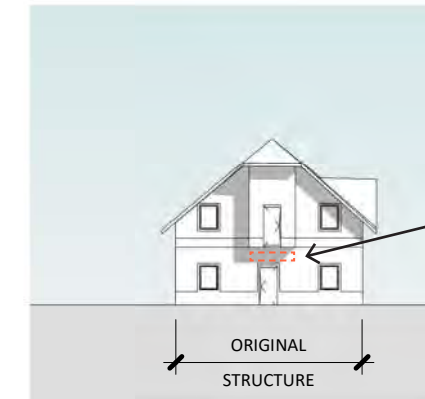
CARRIAGE NORTH



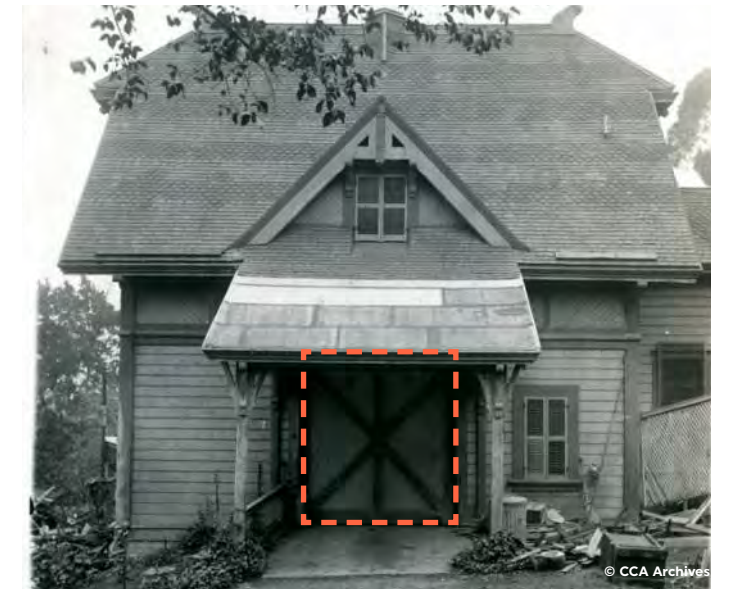
CARRIAGE SOUTH



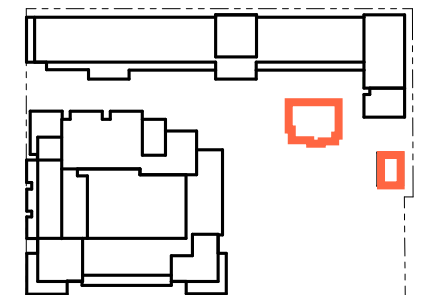
CARRIAGE EAST



CARRIAGE WEST



ORIGINAL CARRIAGE HOUSE ENTRANCES (CURRENT SOUTH ELEVATION)



NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

SCALE: 1/32" = 1'





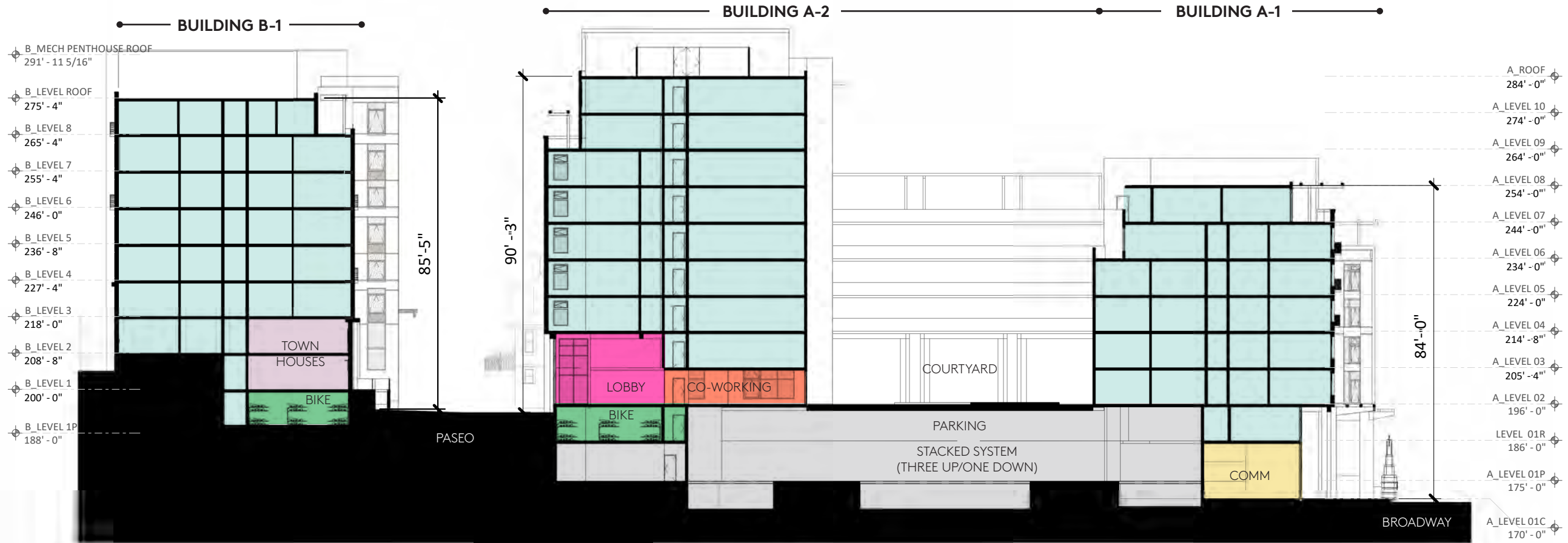




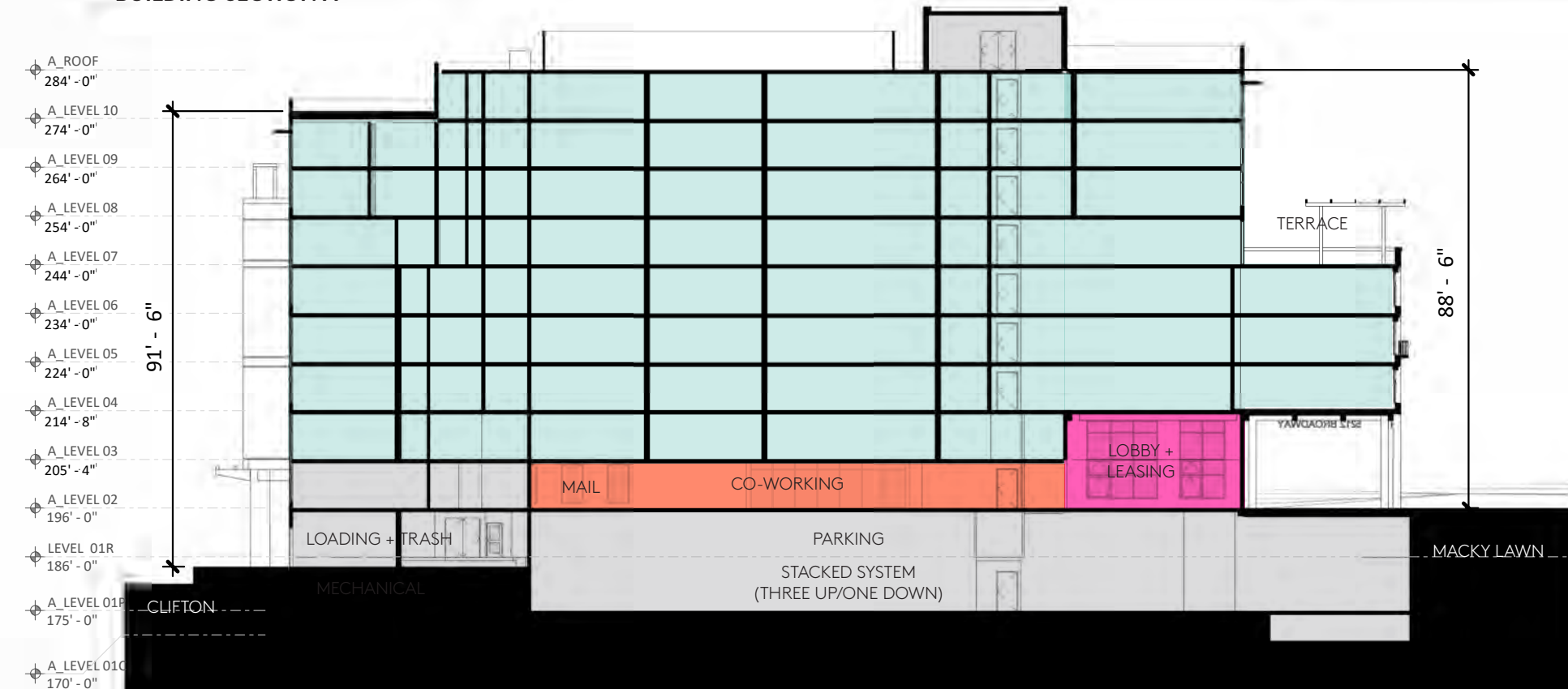




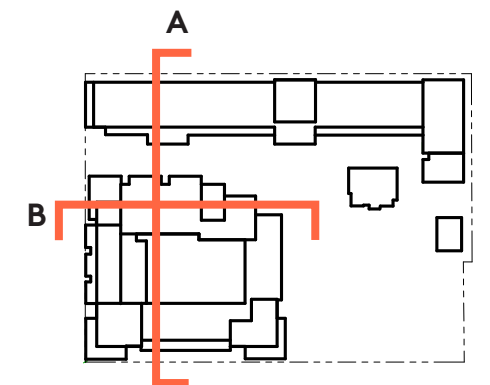
# SITE SECTIONS



**BUILDING SECTION A**



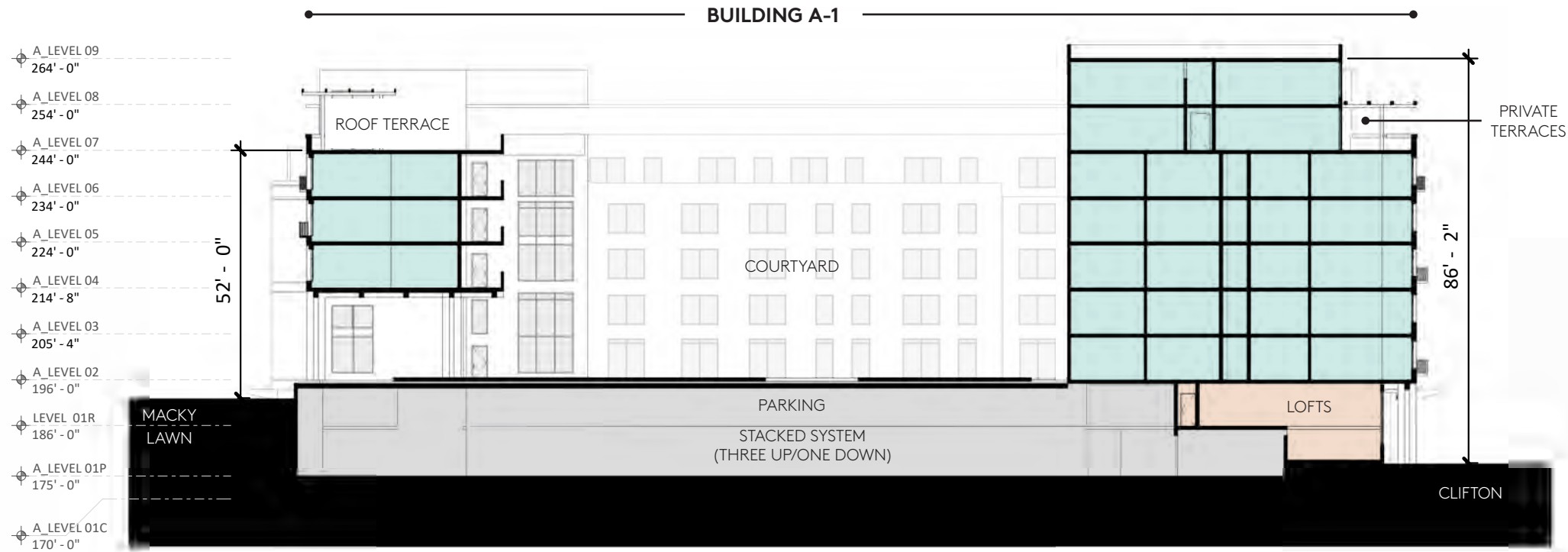
**BUILDING SECTION B**



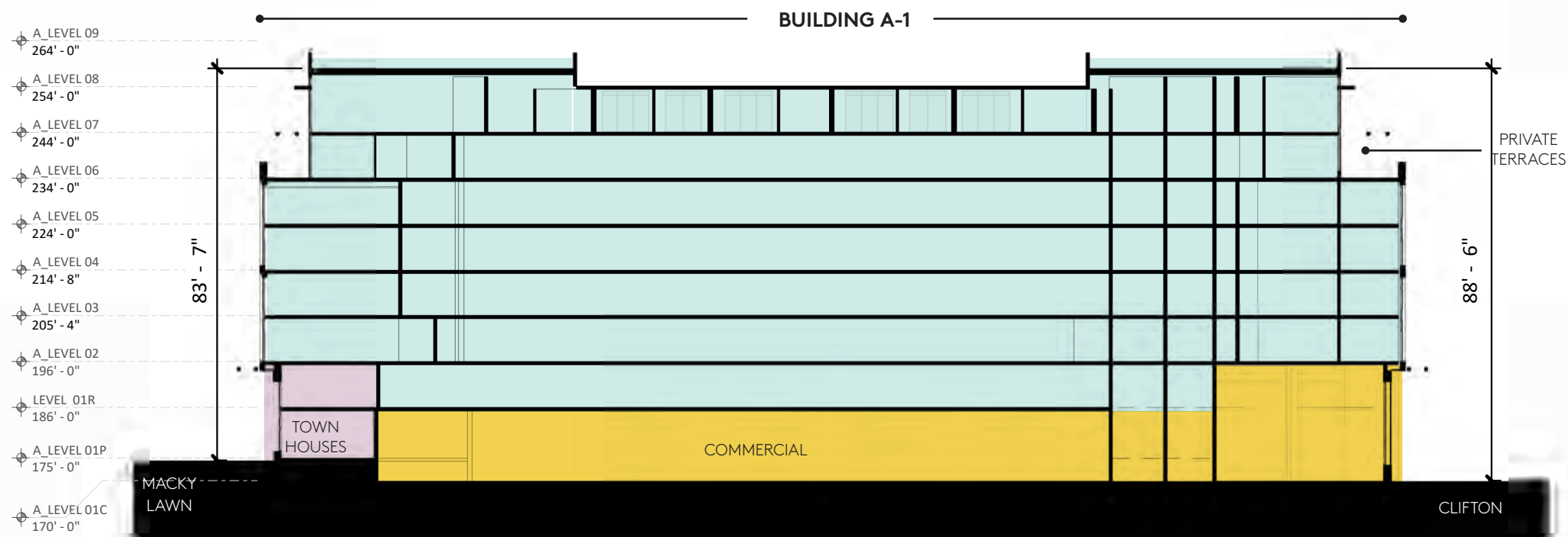
SCALE: 1/32" = 1'



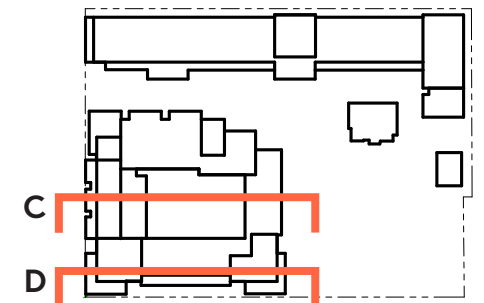
# SITE SECTIONS



BUILDING SECTION C



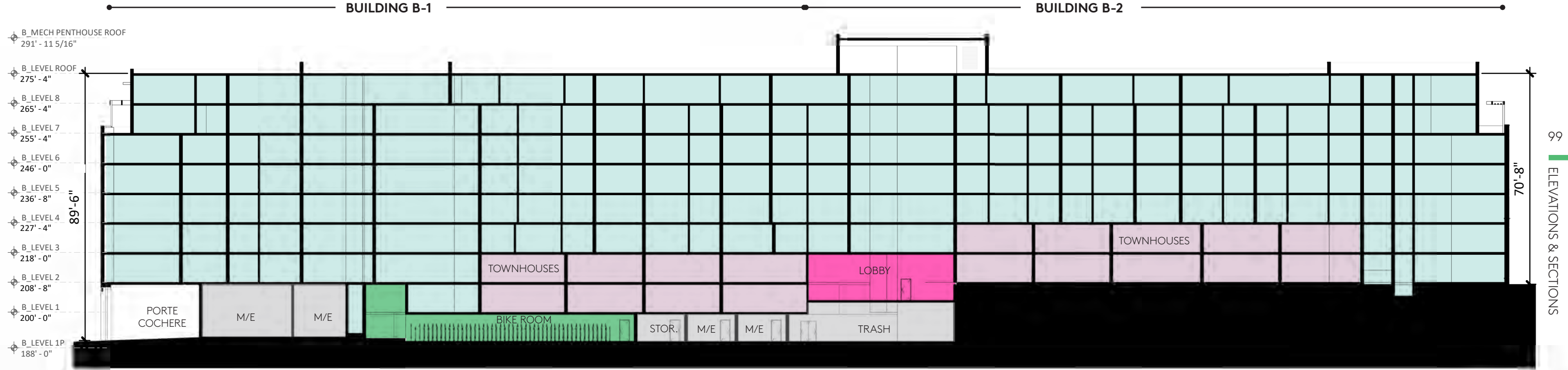
BUILDING SECTION D



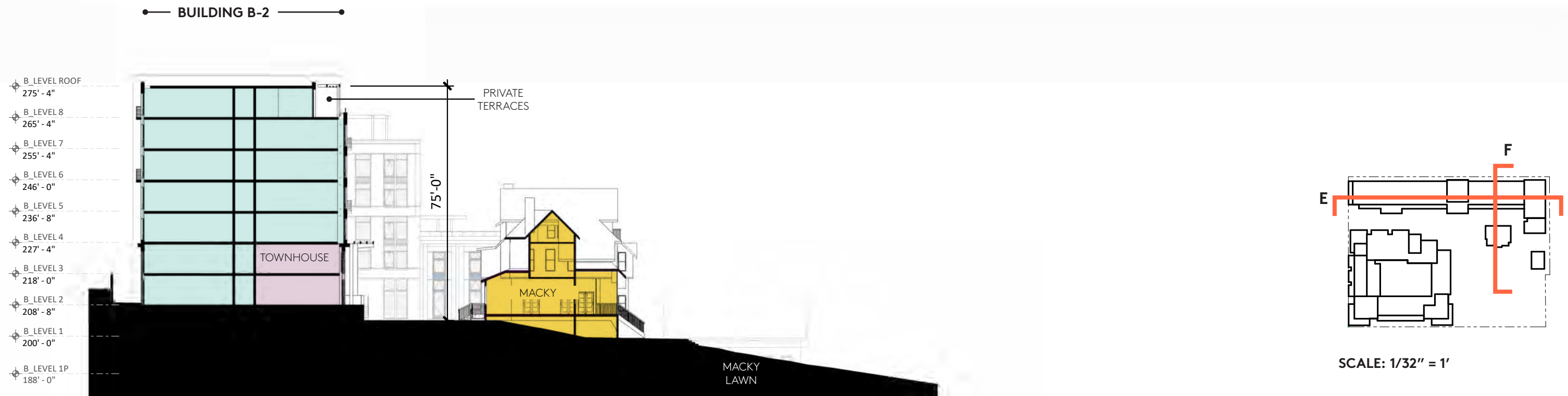
SCALE: 1/32" = 1'



# SITE SECTIONS

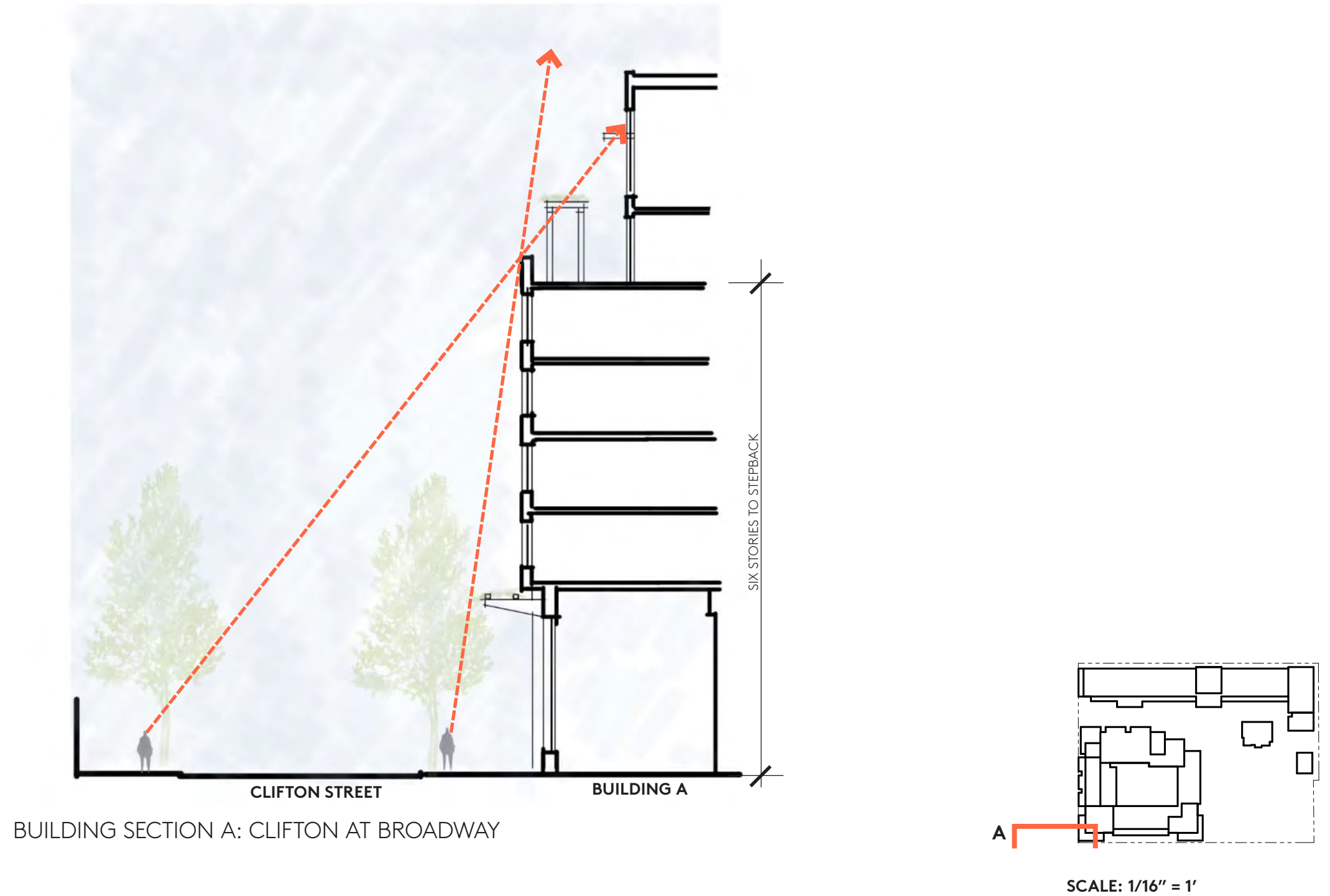


99  
ELEVATIONS & SECTIONS





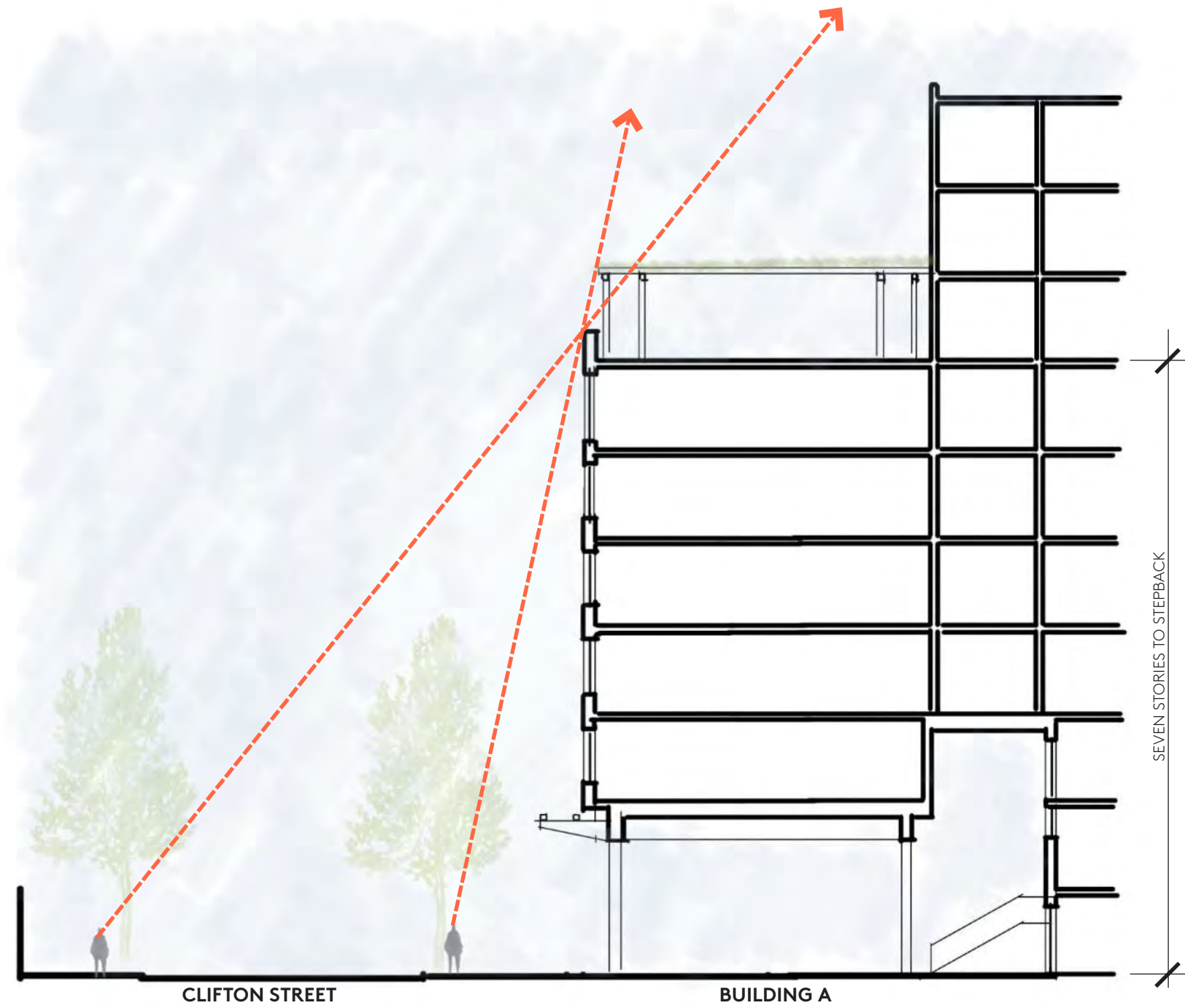
# BUILDING SECTIONS



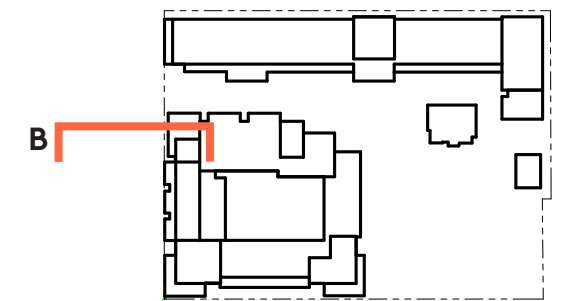
## BUILDING SECTION D



# BUILDING SECTIONS



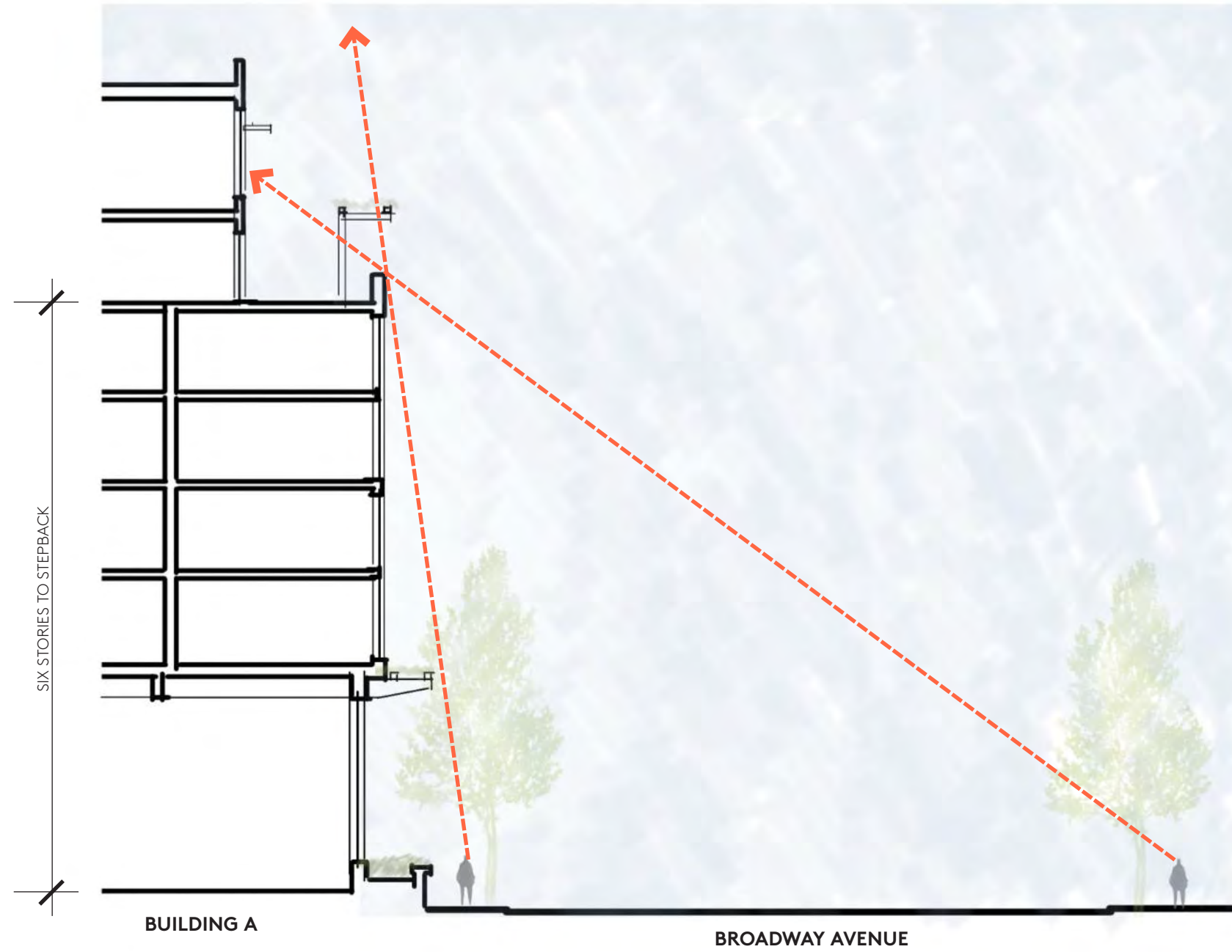
BUILDING SECTION B: CLIFTON AT PASEO



SCALE: 1/16" = 1'

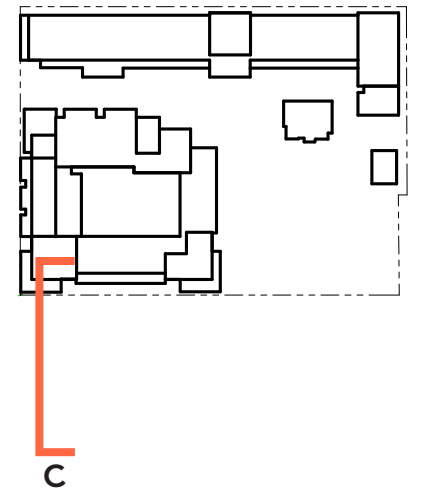


# BUILDING SECTIONS



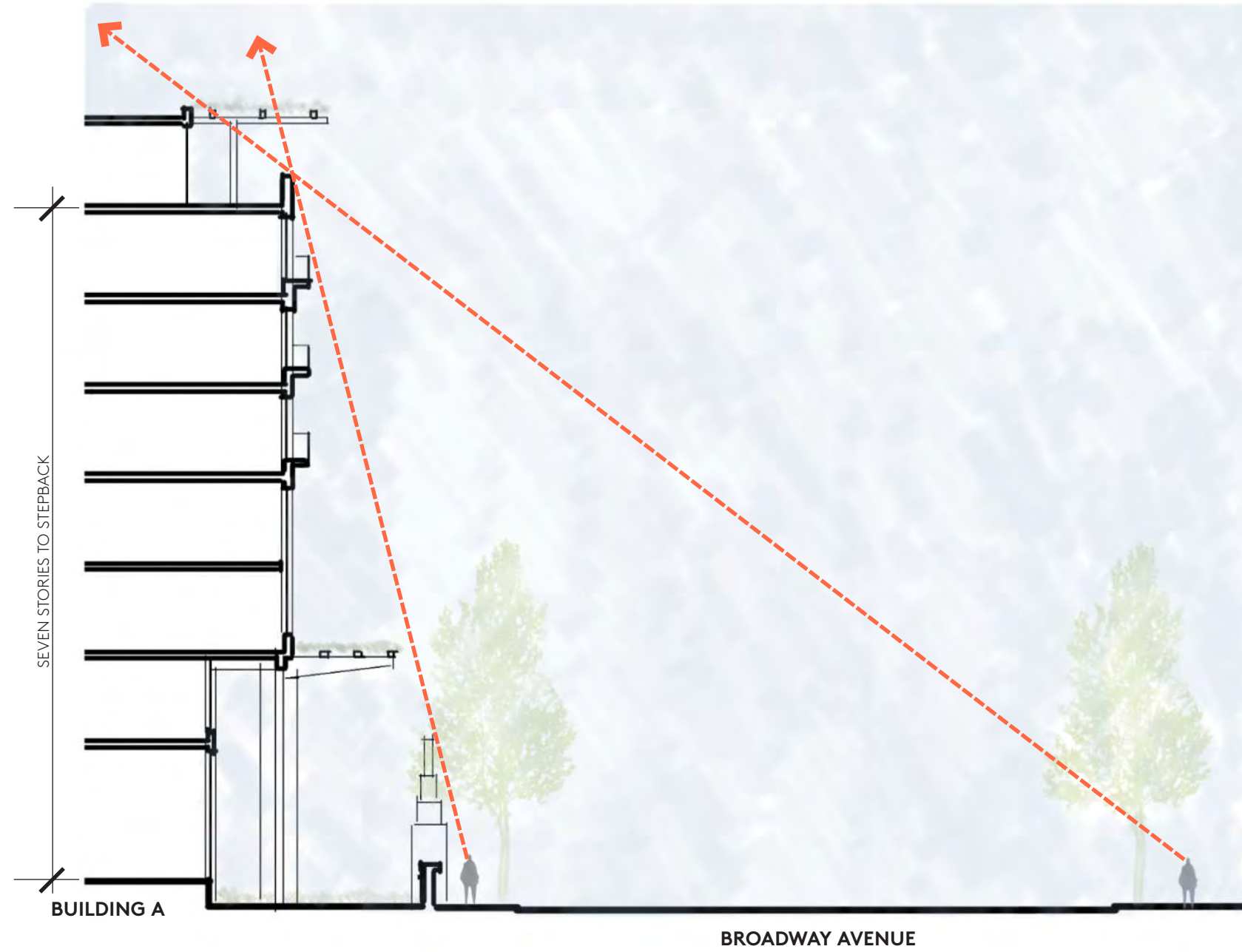
BUILDING SECTION C: BROADWAY AT CLIFTON

SCALE: 1/16" = 1'



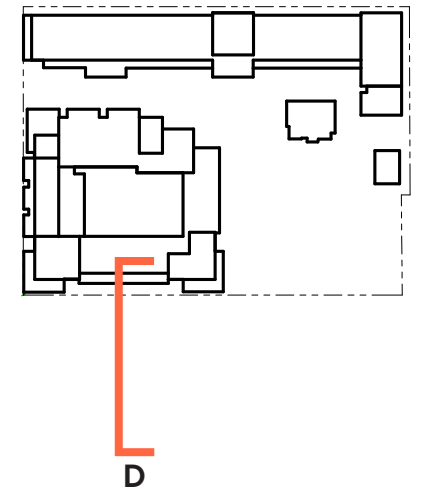


# BUILDING SECTIONS



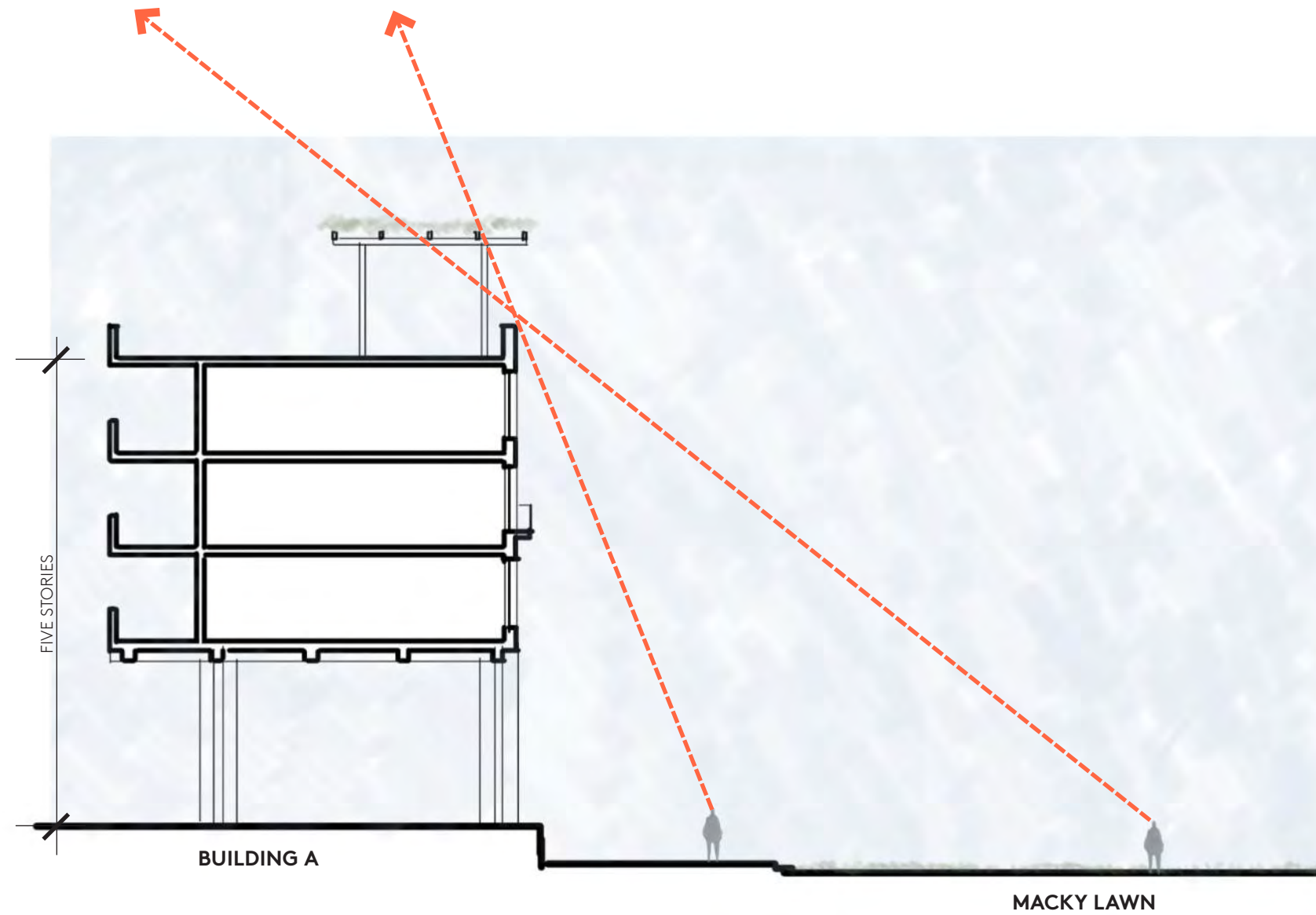
BUILDING SECTION D: BROADWAY

SCALE: 1/16" = 1'



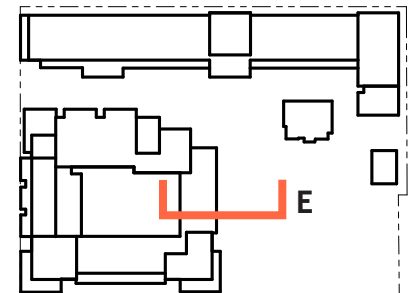


# BUILDING SECTIONS



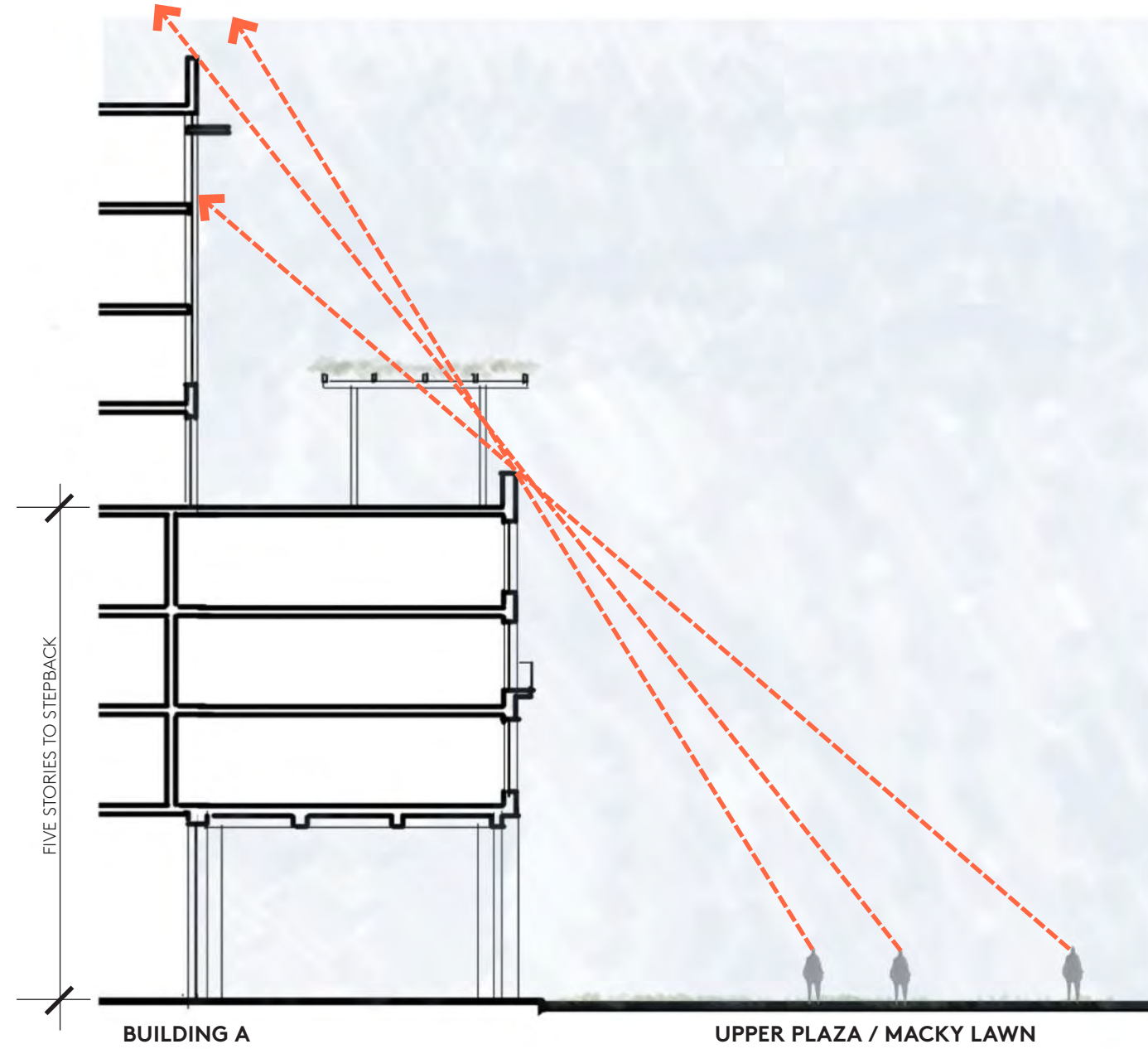
BUILDING SECTION E: MACKY LAWN

SCALE: 1/16" = 1'



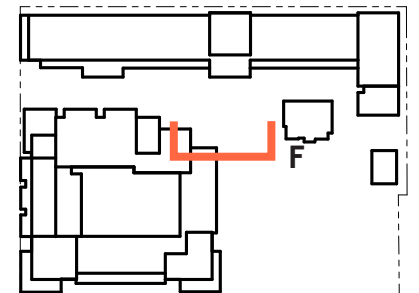


# BUILDING SECTIONS



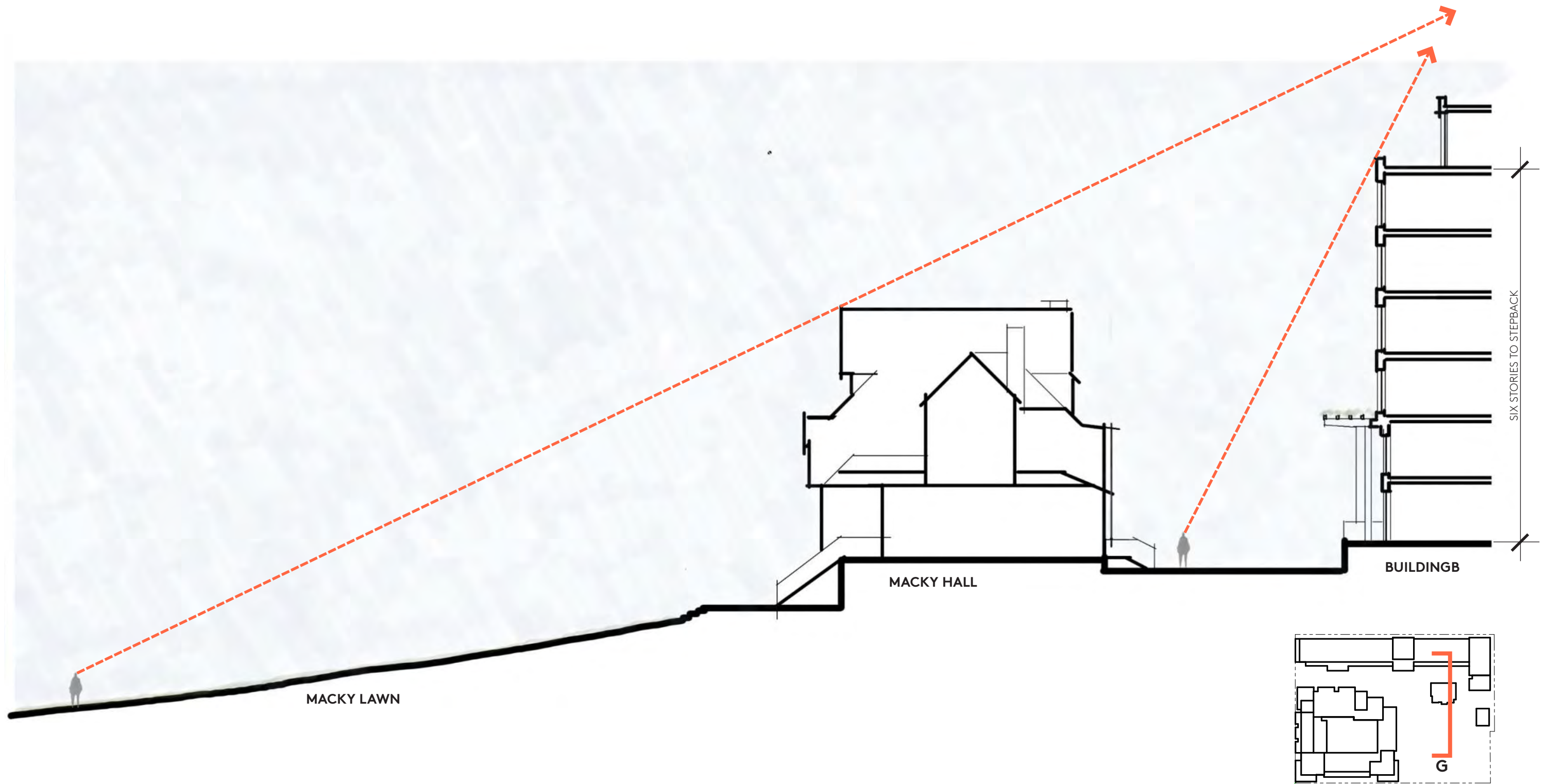
BUILDING SECTION F: UPPER PLAZA / MACKY LAWN

SCALE: 1/16" = 1'





# BUILDING SECTIONS



BUILDING SECTION G: BUILDING B FROM MACKY LAWN

SCALE: 1/16" = 1'



# SUPPLEMENTS

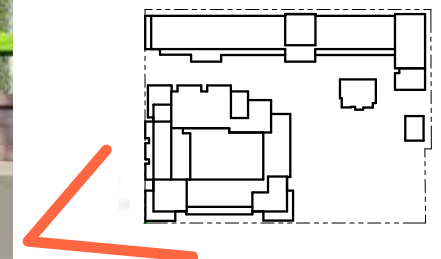


# CONCEPTUAL RENDERING: BROADWAY & CLIFTON





# CONCEPTUAL RENDERING: BROADWAY & CLIFTON





# CONCEPTUAL RENDERING: BROADWAY & CLIFTON





# CONCEPTUAL RENDERING: BROADWAY WALL AND GATE





# CONCEPTUAL RENDERING: BROADWAY VIEW NORTH





# CONCEPTUAL RENDERING: MACKY LAWN & HALL





# CONCEPTUAL RENDERING: ADVENTURE PLAYGROUND & CARRIAGE HOUSE





# CONCEPTUAL RENDERING: BUILDING A FROM MACKY





# CONCEPTUAL RENDERING: BUILDING A FROM PLAZA





# CONCEPTUAL RENDERING: BUILDING A FROM PLAZA





# CONCEPTUAL RENDERING: BUILDING B & MACKY HALL





# CONCEPTUAL RENDERING: CLIFTON STREET





# CONCEPTUAL RENDERING: CLIFTON STREET





# CONCEPTUAL RENDERING: CLIFTON STREET



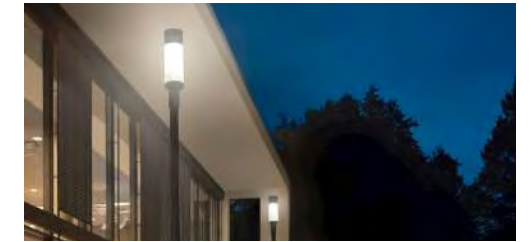


# SITE LIGHTING PLAN



## Legend

- ⊙ Existing street light to remain
- New Pedestrian pole light
- /// Architectural Lighting



- New Bollard light



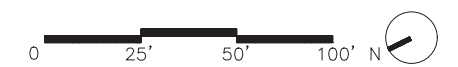
- New Bench strip light



- ⋯ New Handrail strip light



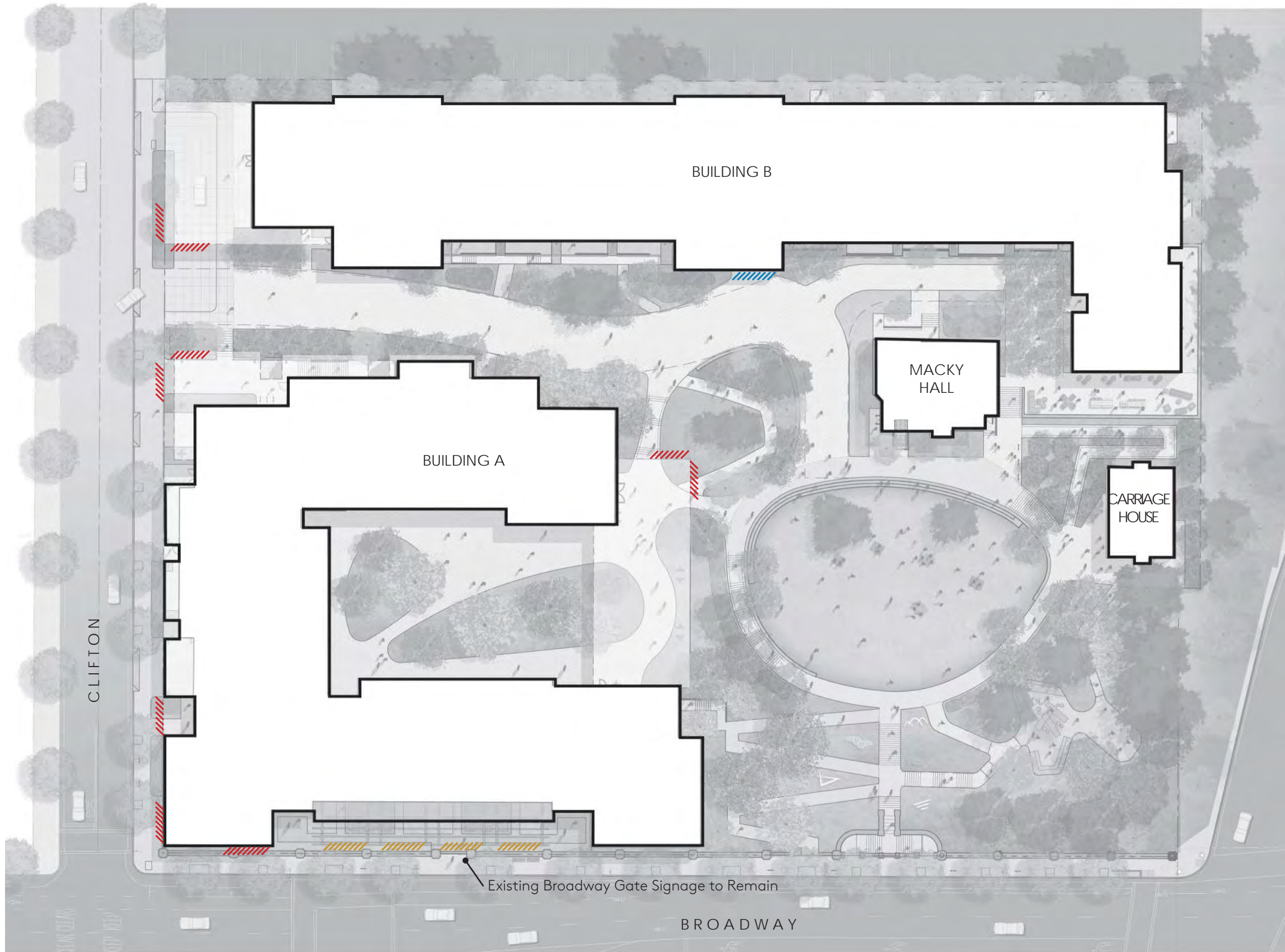
- New LED Tree Uplights at existing Coast Redwood trees



LANDSCAPE DESIGN



# SITE SIGNAGE PLAN



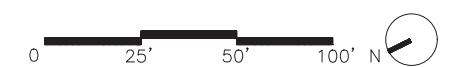
## Legend

- //// 18" Suspended Metal Building Signage
- //// 14" Suspended Metal Building Signage
- //// 12" Suspended Metal Building Signage

## SIGNAGE MATERIAL






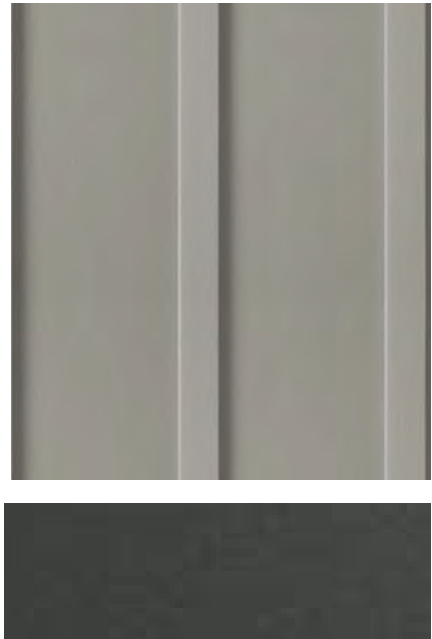


## SIGNAGE PRECEDENT



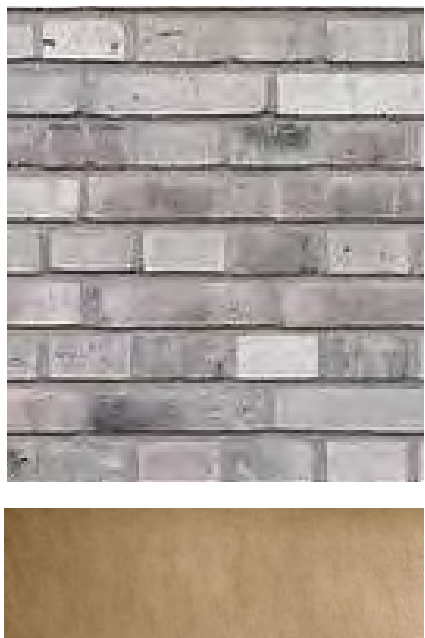

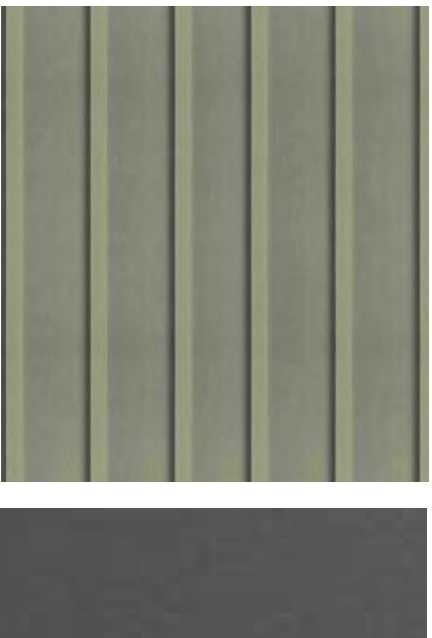

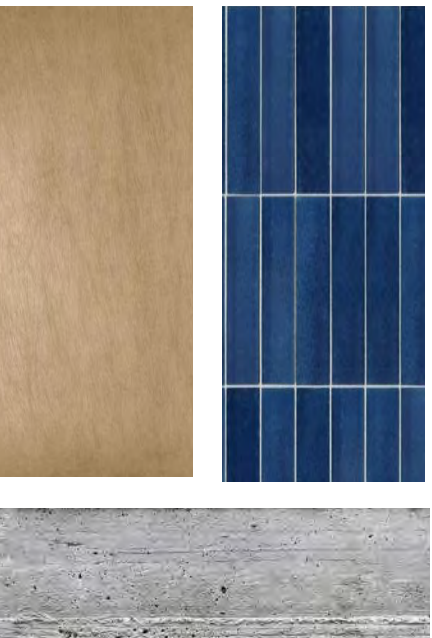



# BUILDING MATERIALS BOARD

BUILDING A

	corner volumes	field	field upper	vertical volumes	base	
						
	brick veneer*/decorative aluminum perf	cement plaster/cement plaster	cement plaster/painted metal trellis structure	painted cement panel board & batt/painted metal spandrel	ceramic tile/cast in place concrete	wood trellis beams

BUILDING B

	central volume	field	field	upper	base	
						
	brick veneer*/tile spandrel	cement plaster/metal panel spandrel	painted cement panel board & batt/metal panel spandrel	cement plaster/cement plaster	large-format tile, ceramic tile/board formed concrete	wood trellis beams

\*StoCast Brick or Equal