



BROOKLYN BASIN PARCEL D

VICINITY MAP



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PROJECT TEAM

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DENSITY REQUIREMENTS

TABLE A SHOWS THE CURRENT APPROVED DENSITY DISTRIBUTION ACROSS 13 PARCELS.

TABLE B SHOWS THE PROPOSED DENSITY DISTRIBUTION FOR BROOKLYN BASIN. THE 11 ADDITIONAL UNITS (FROM 232 TO 243) ARE BEING TAKEN FROM PARCEL M.

TABLE A	2017		
	Acreage	Allocation	Original DU/acre
A	2.38	300	126
B	1.53	241	158
C	1.48	241	163
D	1.46	175	120
E	1.2	138	115
F	1.75	165	94
G	2.7	288	107
H	2.08	375	180
J	1.84	339	184
K	1.69	332	196
L	1.45	146	101
M	2.6	360	138
TOTAL	22.16	3100	

TABLE B	Acreage	Current		Current DU/acre
		% change	Current DU/acre	
A	2.38	254	-15%	107
B	1.53	241	0%	158
C	1.48	241	0%	163
D	1.46	243	39%	166
E	1.2	174	26%	145
F	1.75	211	28%	121
G	2.7	356	24%	132
H	2.08	380	1%	183
J	1.84	378	12%	205
K	1.69	231	-30%	137
L	1.45	146	0%	101
M	2.6	245	-32%	94
TOTAL	22.16	3100		140

PROJECT INFO

PROJECT DESCRIPTION: THE PROJECT HAS 243 UNITS WITH A MIX OF STUDIOS, ONE BEDROOMS, TWO BEDROOMS, AND THREE BEDROOMS. THE PROJECT CONSISTS OF 5 LEVELS OF TYPE III CONSTRUCTION OVER 3 LEVELS OF TYPE I CONSTRUCTION. PROJECT AMENITIES INCLUDE TWO COURTYARDS WITH A POOL DECK AND SPA, A CLUBROOM AND ROOF DECK, A FITNESS CENTER, A COWORKING SPACE, AS WELL AS 4,000SF OF DOUBLE HEIGHT RETAIL ALONG BROOKLYN BASIN WAY.

ZONING: PWD-4

SITE ADDRESS: BROOKLYN BASIN WAY, OAKLAND CA

SITE AREA: +/- 1.44 ACRES

UNITS: 243 UNITS

DENSITY: 169 DU / ACRE

CONSTRUCTION TYPE: 5 LEVELS OF TYPE III OVER 3 LEVELS OF TYPE I

SPRINKLERS: NFPA 13

ZONING AND DESIGN GUIDELINES SUMMARY

TOTAL FLOOR AREA: 295,600 S.F. ***

BUILDING HEIGHT: ALLOWED PER OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES:
120'-0" MAX HEIGHT
ALLOWABLE BUILDING HEIGHT PER CBC**
85'-0" MAX

PROVIDED HEIGHT:
±93'-9" (MEASURED TO TOP OF PARAPET)
<85'-0" (MEASURED TO AVE. HEIGHT OF ROOF SURFACE PER CBC DEFINITION)

OPEN SPACE: REQUIRED:
150 SF / UNIT = 36,4500 SF

PROVIDED:
PRIVATE OPEN SPACE: 16,015 SF x 2* = 32,030 SF
GROUP OPEN SPACE: 8,368 SF
TOTAL = 40,398 SF

* EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING TO THE REQUIREMENTS IN SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED.
**85'-0" IS THE MAX ALLOWABLE BUILDING HEIGHT FOR A TYPE IIIA BUILDING PER CBC SECTION 504, MEASURED FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE
*** TOTAL FLOOR AREA IS CALCULATED PER "FLOOR AREA" DEFINITION IN THE CITY OF OAKLAND'S BASIC APPLICATION FOR DEVELOPMENT REVIEW

PARKING SUMMARY

PARKING REQUIRED (ZONING CODE)			
UNIT TYPE	PARKING REQ. PER DWELLING UNIT	NO OF UNITS	STALLS REQUIRED
STUDIO	1	14	14
1 BEDROOM	1	96	96
2 BEDROOM	1	128	128
3 BEDROOM	1	5	5
RESIDENTIAL PARKING REQUIRED			243
	PARKING REQ. PER 1,000 S.F. OF COMMERCIAL AREA	COMMERCIAL AREA SQ. FT.	STALLS REQUIRED
	2	4000	8
COMMERCIAL PARKING REQUIRED			8
TOTAL PARKING REQUIRED			251

PARKING PROVIDED		
RETAIL/ APARTMENT LEASING		
STANDARD STALLS	10	
COMPACT STALLS	3	
ADA STALLS	1	
RESIDENTIAL		
STANDARD STALLS	165	
COMPACT STALLS	41	
ADA STALLS	5	
TOTAL RESIDENTIAL PARKING		211
RESIDENTIAL PARKING RATIO		0.87
TOTAL PARKING PROVIDED		225
RESIDENTIAL TANDEM STALLS *		8

* STALLS NOT COUNTED TOWARDS ZONING PARKING REQUIREMENT

BIKE PARKING SUMMARY

REQUIRED:
LONG TERM:
1 STALL/ 4 UNITS = 61 STALLS
SHORT TERM:
1 STALL/ 20 UNITS = 13 STALLS
1 STALL/ 2,000 S.F. RETAIL= 2 STALLS
TOTAL REQUIRED = 76 STALLS

PROVIDED:
LONG TERM = 194 STALLS
SHORT TERM = 16 STALLS
TOTAL PROVIDED = 210 STALLS

UNIT SUMMARY

PLAN	BED/BATH	NET SQ. FT	NO. OF TYPE I UNITS	NO. OF TYPE III UNITS	TOTAL UNITS	UNIT S.F. TOTAL	UNIT MIX
P0.0	STUDIO	±532	3	7	10	5,320	4.1%
P0.0 alt	STUDIO	±561	4	0	4	2,244	1.6%
SUBTOTAL					14	7,564	5.8%
P1.0	1BED / 1 BA	±693	17	0	17	11,781	7.0%
P1.1	1BED / 1 BA	±715	0	25	25	17,875	10.3%
P1.2	1BED / 1 BA	±737	0	29	29	21,373	11.9%
P1.3	1BED / 1 BA	±788	5	0	5	3,940	2.1%
P1.4	1BED / 1 BA	±907	3	0	3	2,721	1.2%
P1.5	1BED / 1 BA	±745	0	12	12	8,940	4.9%
P1.6	1BED / 1 BA	±812	1	0	1	812	0.4%
P1.7	1BED / 1 BA	±694	0	4	4	2,776	1.6%
SUBTOTAL					96	70,218	39.5%
P2.0	2 BED / 2 BA	±1032	0	44	44	45,408	18.1%
P2.1	2 BED / 2 BA	±1065	15	0	15	15,975	6.2%
P2.2	2 BED / 2 BA	±1107	0	50	50	55,350	20.6%
P2.3	2 BED / 2 BA	±1110	5	0	5	5,550	2.1%
P2.4	2 BED / 2 BA	±1108	0	14	14	15,512	5.8%
SUBTOTAL					128	137,795	52.7%
P3.0	3 BED / 2 BA	±1398	0	5	5	6,990	2.1%
SUBTOTAL					5	6,990	2.1%
TOTAL					243	222,567	100.0%

BUILDING AREA SUMMARY

LEVEL	RESIDENTIAL (SF)	LEASING/ AMENITY (SF)	CIRC. / UTILITY (SF)	GARAGE (SF)	GEN. RETAIL (SF)	TOTAL (SF)
1ST FLOOR	11,783	6,439	8,159	23,739	4,000	54,120
2ND FLOOR	15,660	1,378	6,762	24,978	0	48,778
3RD FLOOR	20,601	518	7,444	25,677	0	54,240
4TH FLOOR	37,873	1,371	7,138	0	0	46,382
5TH FLOOR	40,100	0	6,941	0	0	47,041
6TH FLOOR	40,100	0	6,941	0	0	47,041
7TH FLOOR	40,100	0	6,941	0	0	47,041
8TH FLOOR	36,384	1,653	6,953	0	0	44,990
TOTAL	242,601	11,359	57,279	74,394	4,000	389,633



10 VIEW FROM 8TH AVE. LOOKING NE.



07 VIEW FROM 9TH AVE. LOOKING N.



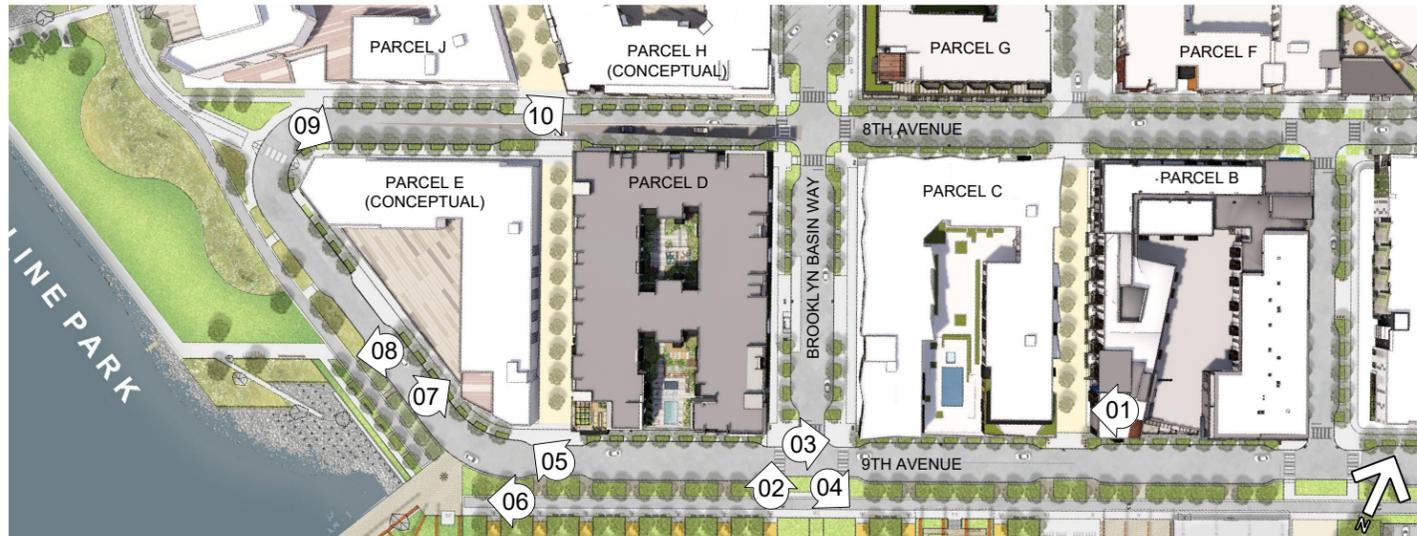
05 VIEW FROM 9TH AVE. LOOKING NW.



03 VIEW FROM CORNER OF 9TH AVE. AND BROOKLYN BASIN WAY, LOOKING NE.



09 VIEW FROM 8TH AVE. LOOKING E.



02 VIEW FROM CORNER OF 9TH AVE. AND BROOKLYN BASIN WAY, LOOKING N.



08 VIEW FROM SHORELINE PARK, LOOKING W.



06 VIEW FROM SHORELINE PARK, LOOKING W.



04 VIEW FROM 9TH AVE. LOOKING E.



01 AERIAL VIEW FROM PARCEL B, LOOKING SW.

**BROOKLYN BASIN
PARCEL D**

OAKLAND, CA



FDP SUBMITTAL

03/06/20

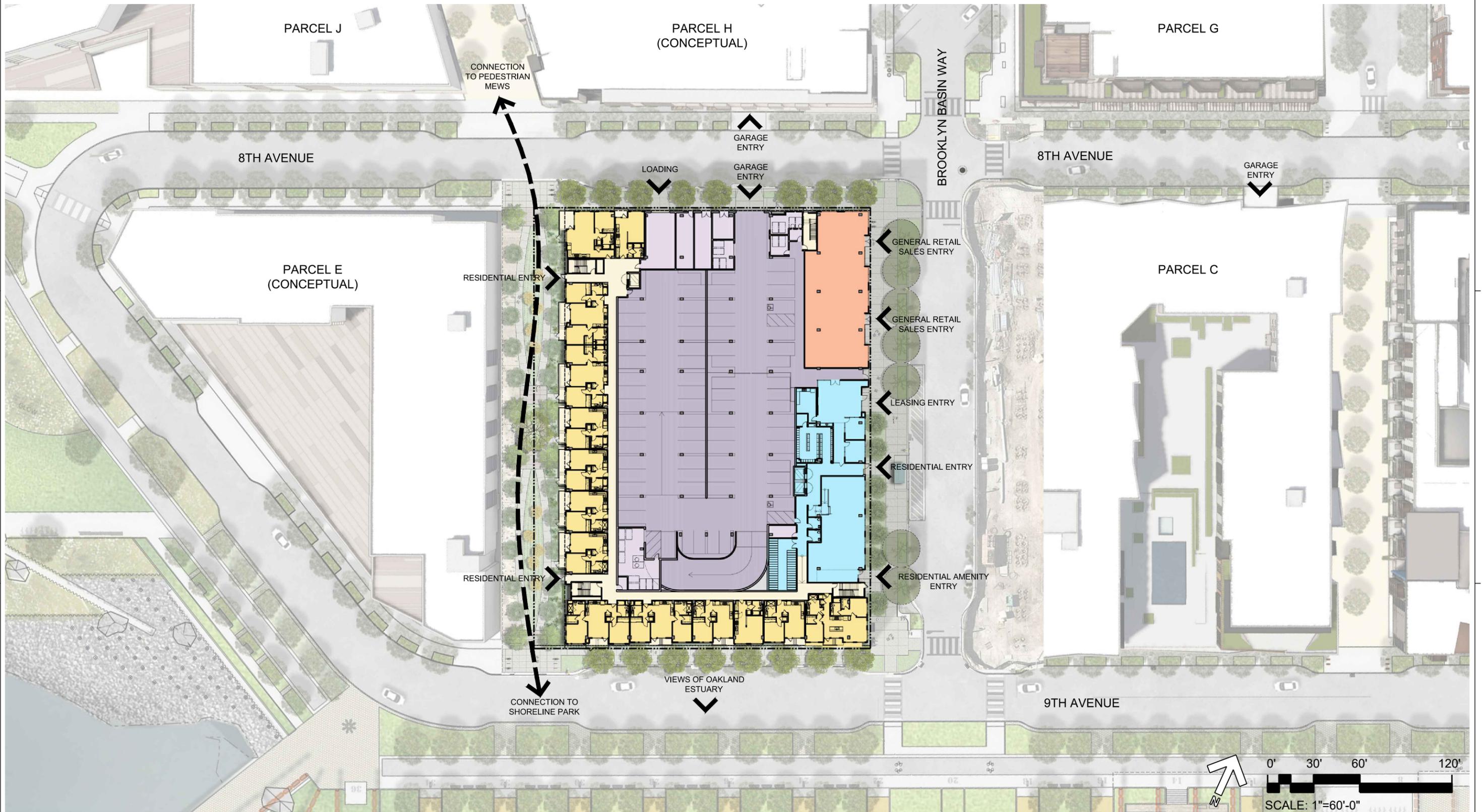
ADC #20190063

EXISTING CONTEXT

A0.3



OVERALL SITE PLAN OF MASTER DEVELOPMENT 1



ENLARGED SITE PLAN OF PARCEL D 1



VIEW FROM SHORELINE PARK LOOKING WEST 1



VIEW FROM SHORELINE PARK LOOKING NORTH 1



VIEW FROM 8TH AVENUE LOOKING EAST 1



VIEW FROM PARCEL G LOOKING SOUTH 1



VIEW FROM CORNER OF 8TH AVENUE AND BROOKLYN BASIN WAY 1



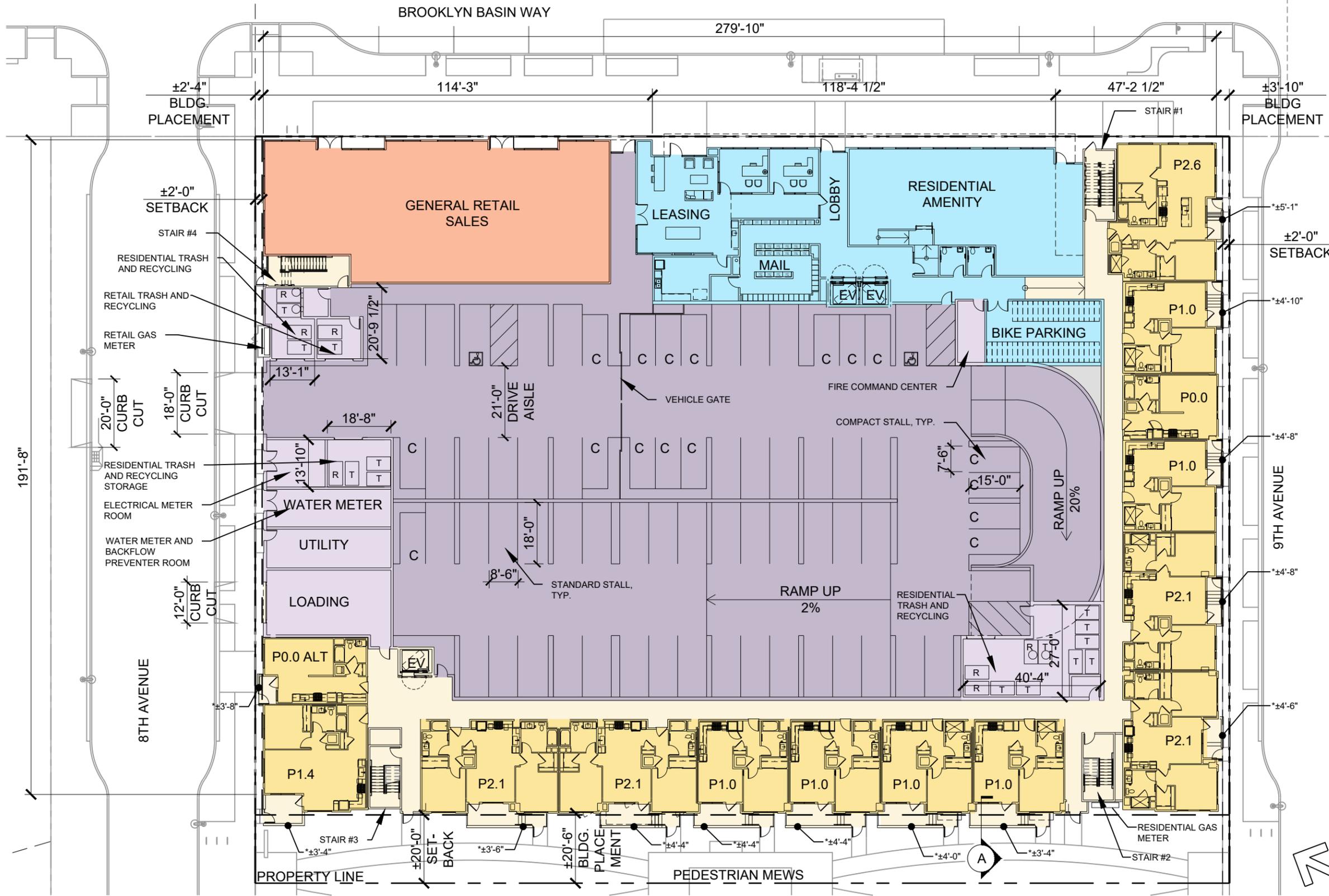
VIEW FROM CORNER OF 9TH AVENUE AND BROOKLYN BASIN WAY 1



VIEW FROM 9TH AVENUE 1

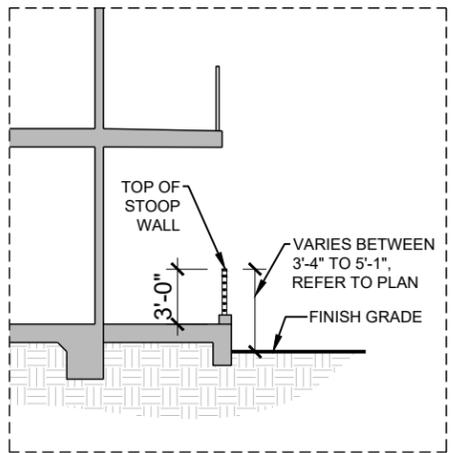


VIEW FROM 8TH AVENUE 1



COLOR LEGEND

- RESIDENTIAL
- CIRCULATION
- LEASING/ AMENITIES
- OUTDOOR AMENITIES
- GENERAL RETAIL SALES
- GARAGE
- UTILITY



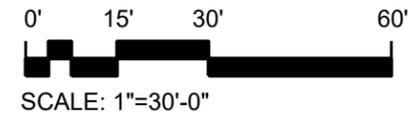
A. TYPICAL STOOP SECTION
 *MEASUREMENT DENOTES HEIGHT OF STOOP WALL MEASURED FROM FINISHED GRADE TO TOP OF WALL.

RESIDENTIAL TRASH AND RECYCLING SUMMARY

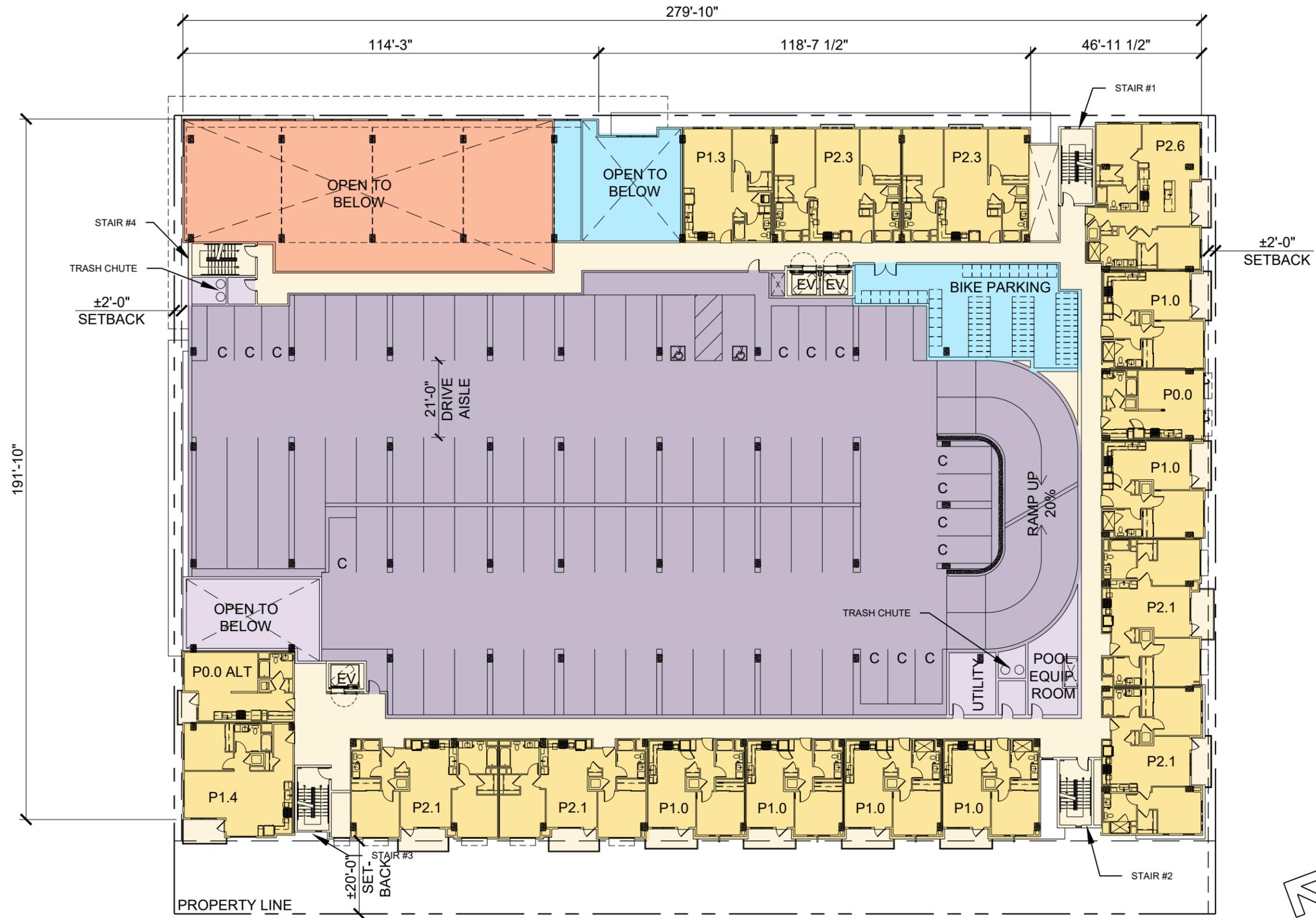
REQUIRED:
 TRASH: 4.3 CUBIC FEET/ UNIT = 1,045 CUBIC FEET (39 CUBIC YARDS)
 RECYCLING: 2 CUBIC FEET/ UNIT = 486 CUBIC FEET (18 CUBIC YARDS)

PROVIDED:
 TRASH: 39 CUBIC YARDS (13 THREE YARD BINS)
 RECYCLING: 18 CUBIC YARDS (6 THREE YARD BINS)

GENERAL NOTES:
 1. BACKFLOW PREVENTORS TO BE LOCATED INSIDE UTILITY ROOMS LOCATED IN THE GARAGE.

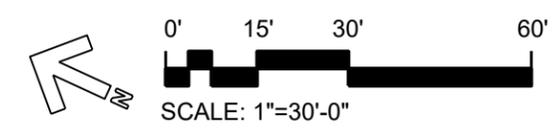


1ST FLOOR PLAN 1



COLOR LEGEND

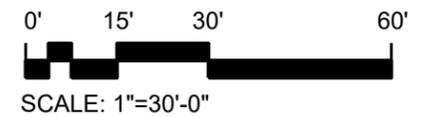
RESIDENTIAL
CIRCULATION
LEASING/ AMENITIES
OUTDOOR AMENITIES
GENERAL RETAIL SALES
GARAGE
UTILITY



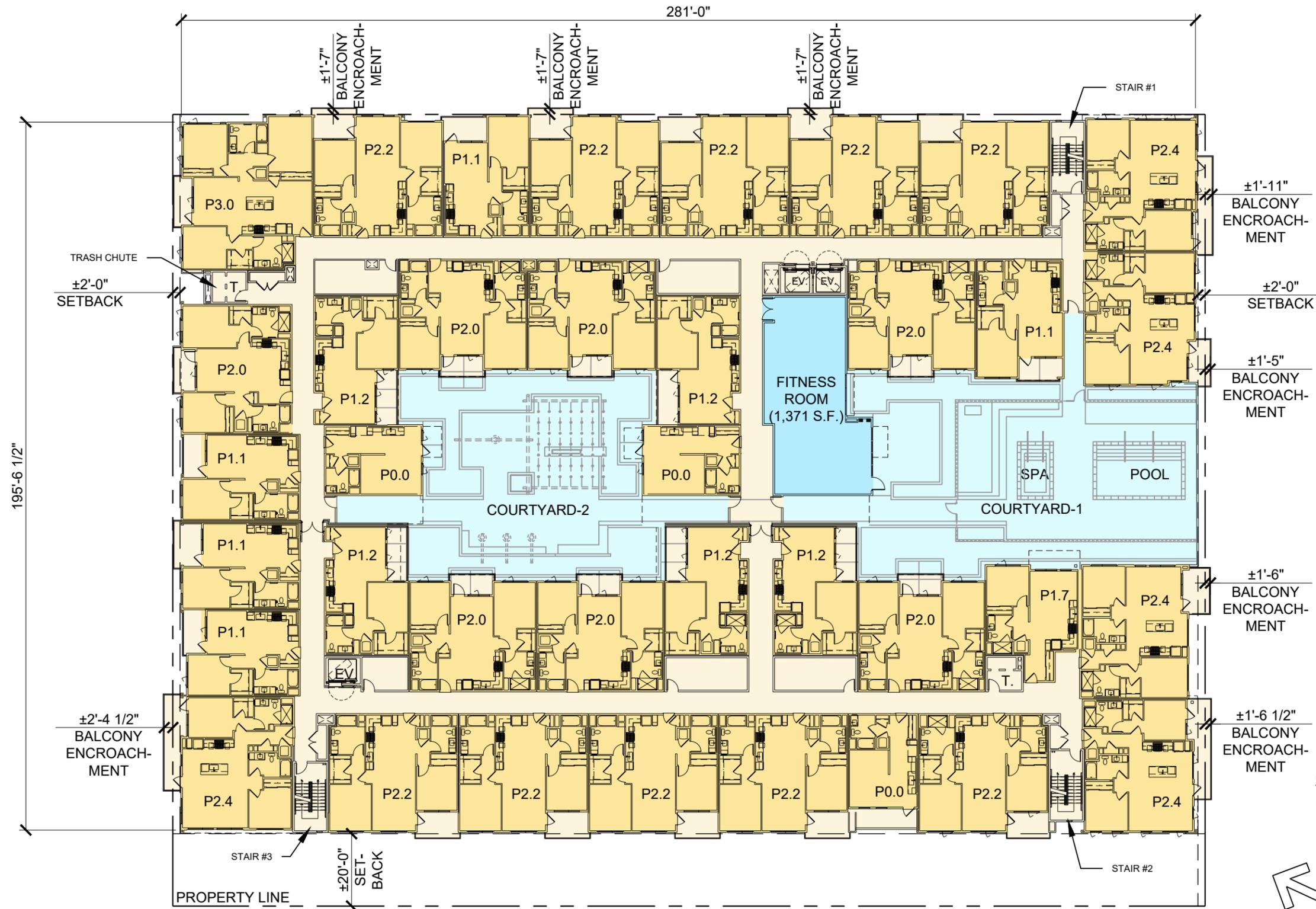
2ND FLOOR PLAN 1



- COLOR LEGEND**
- RESIDENTIAL
 - CIRCULATION
 - LEASING/ AMENITIES
 - OUTDOOR AMENITIES
 - GENERAL RETAIL SALES
 - GARAGE
 - UTILITY



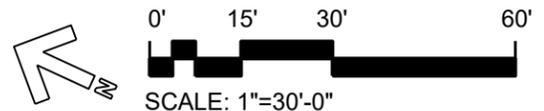
3RD FLOOR PLAN 1

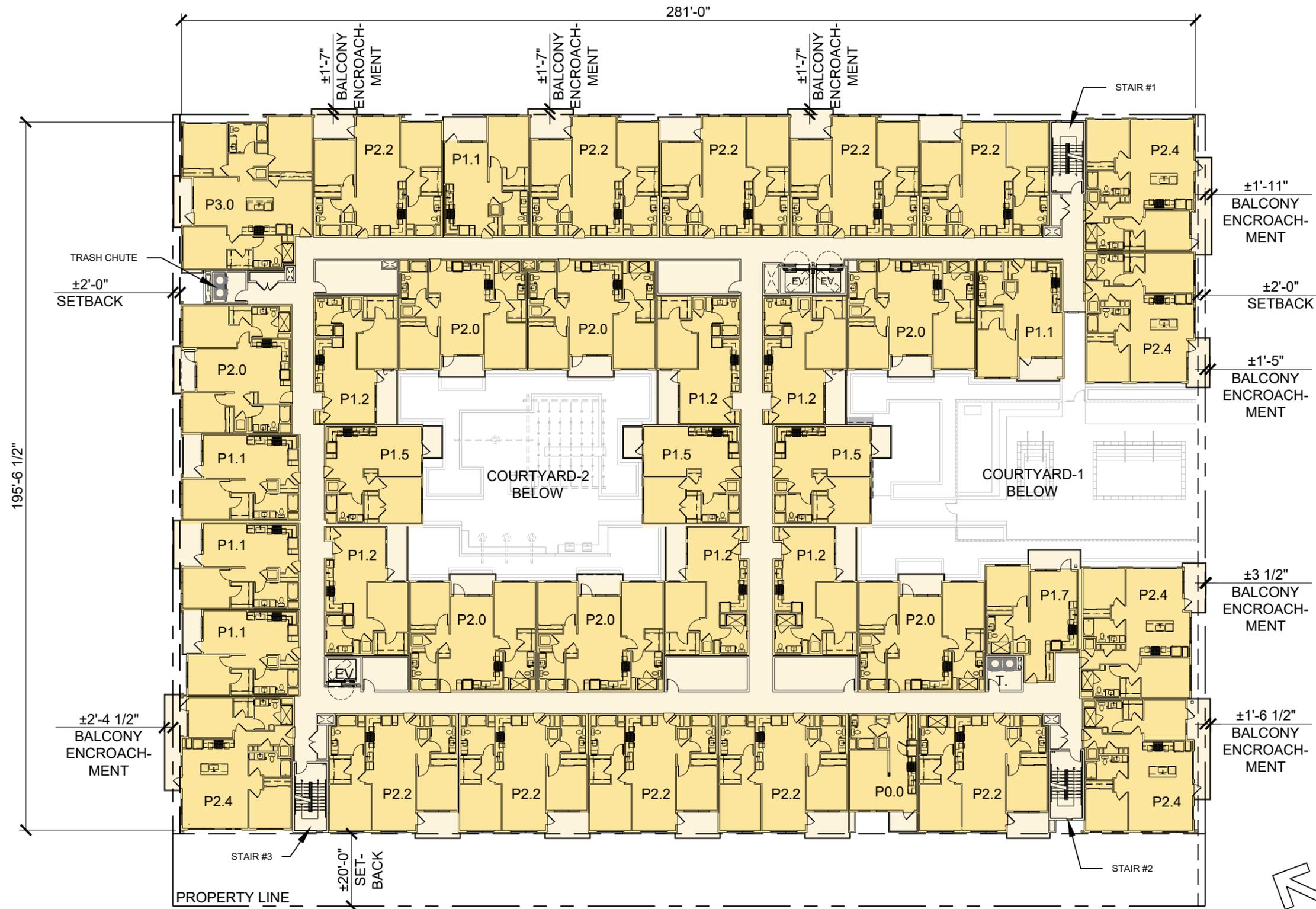


COLOR LEGEND

Yellow	RESIDENTIAL
Light Yellow	CIRCULATION
Light Blue	LEASING/ AMENITIES
Light Cyan	OUTDOOR AMENITIES
Orange	GENERAL RETAIL SALES
Purple	GARAGE
Light Purple	UTILITY

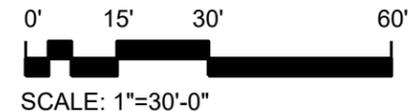
GENERAL NOTES:
 1. ALL BALCONY ENCROACHMENTS OCCUR OVER 12'-0" ABOVE ADJACENT GRADE.



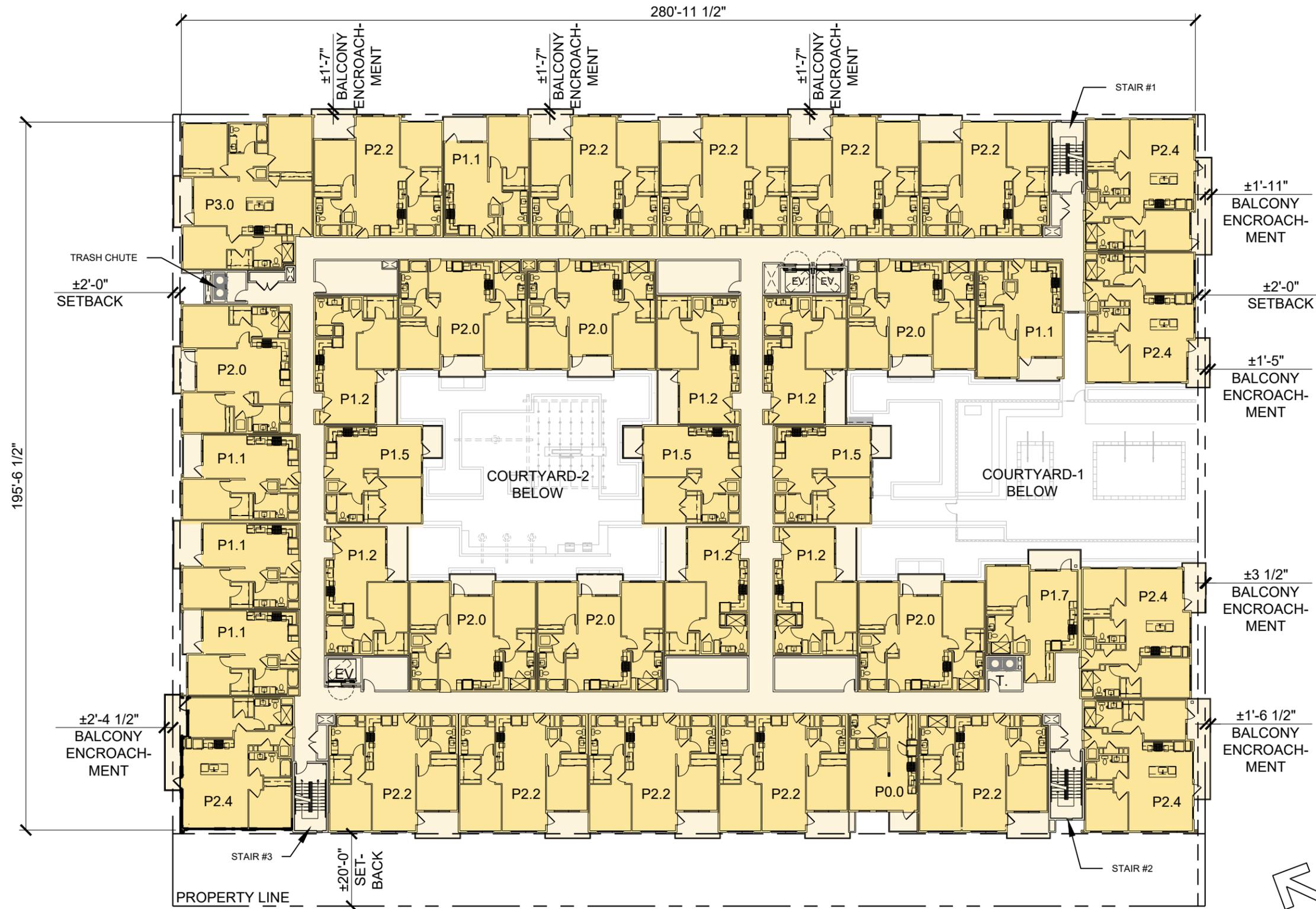


COLOR LEGEND

RESIDENTIAL	RESIDENTIAL
CIRCULATION	CIRCULATION
LEASING/ AMENITIES	LEASING/ AMENITIES
OUTDOOR AMENITIES	OUTDOOR AMENITIES
GENERAL RETAIL SALES	GENERAL RETAIL SALES
GARAGE	GARAGE
UTILITY	UTILITY

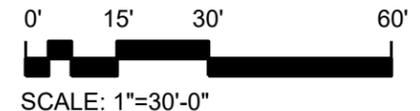


5TH FLOOR PLAN 1

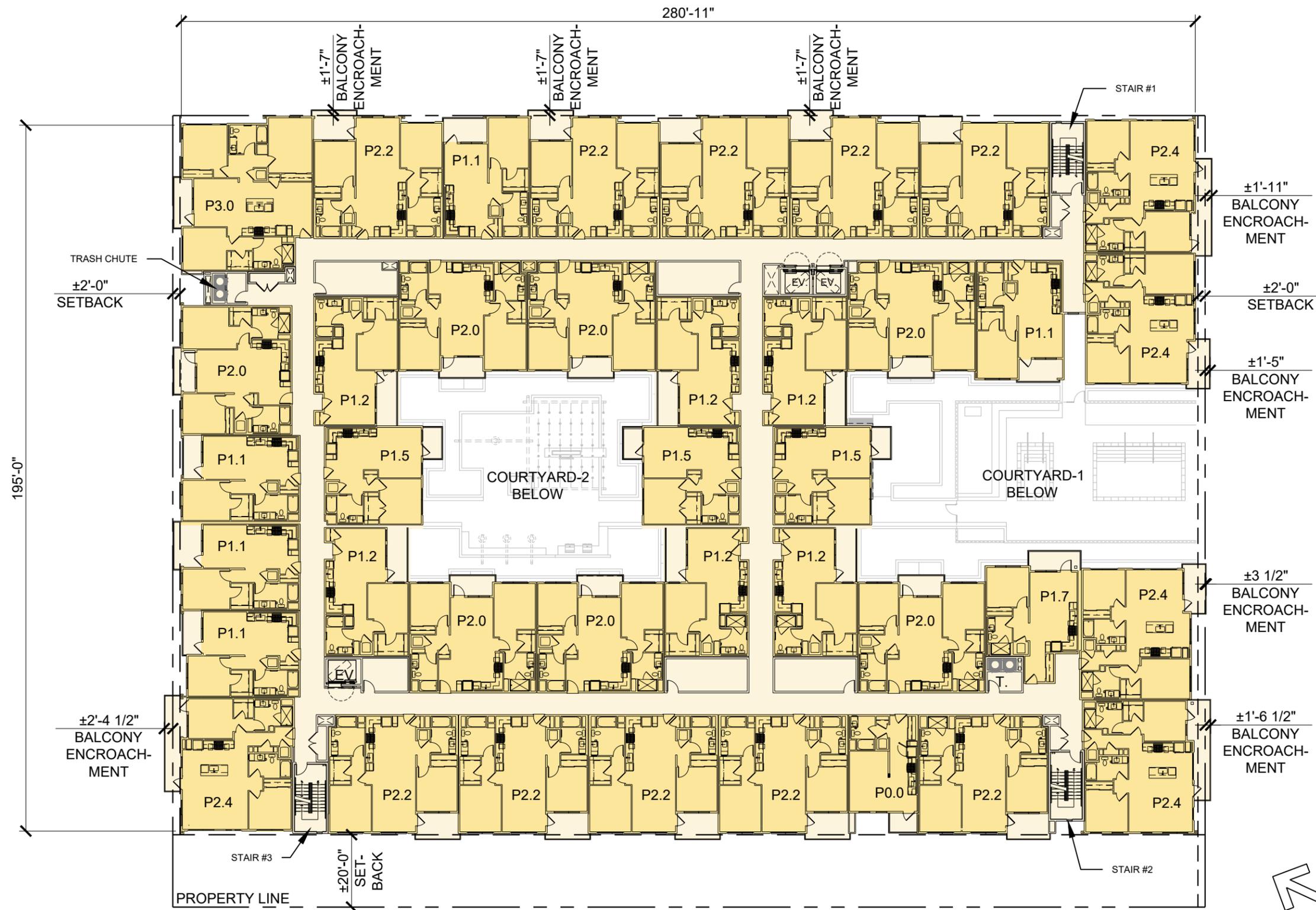


COLOR LEGEND

RESIDENTIAL
CIRCULATION
LEASING/ AMENITIES
OUTDOOR AMENITIES
GENERAL RETAIL SALES
GARAGE
UTILITY

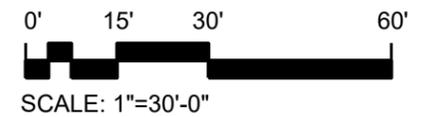


6TH FLOOR PLAN 1

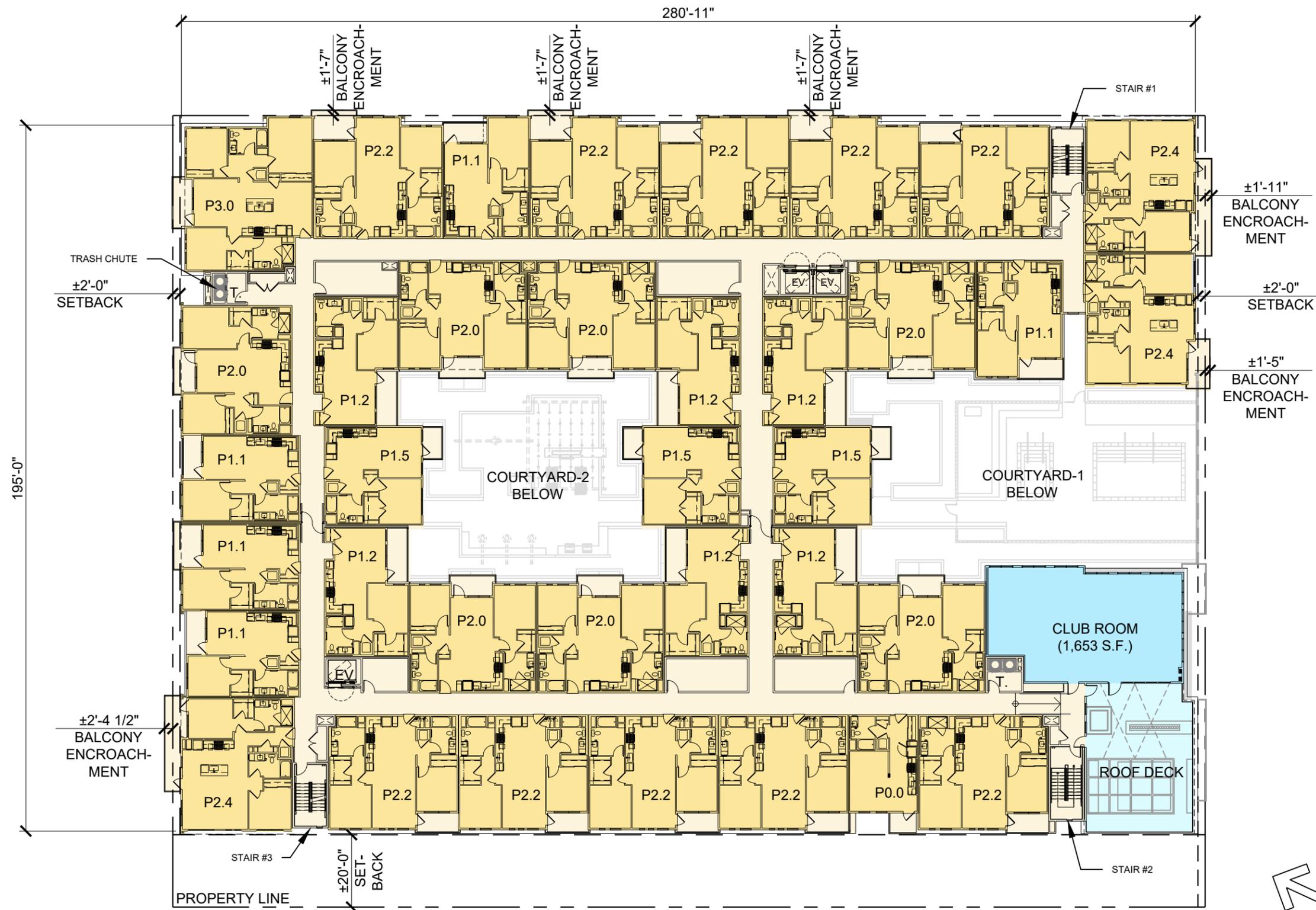


COLOR LEGEND

RESIDENTIAL
CIRCULATION
LEASING/ AMENITIES
OUTDOOR AMENITIES
GENERAL RETAIL SALES
GARAGE
UTILITY

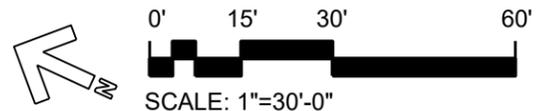


7TH FLOOR PLAN 1

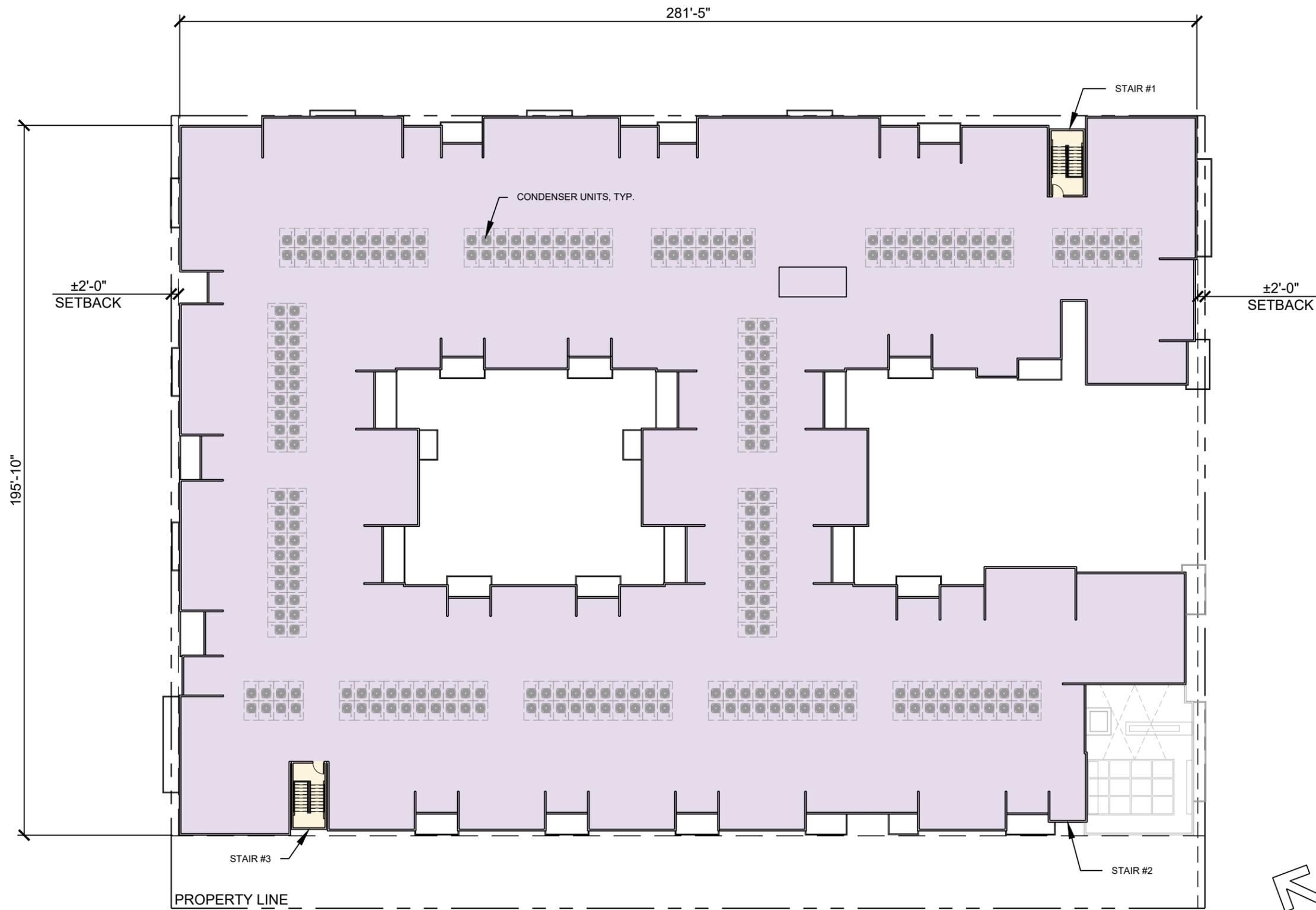


COLOR LEGEND

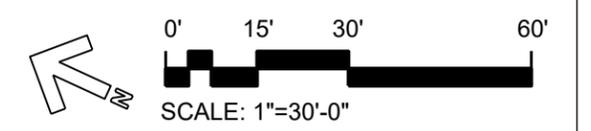
RESIDENTIAL	RESIDENTIAL
CIRCULATION	CIRCULATION
LEASING/ AMENITIES	LEASING/ AMENITIES
OUTDOOR AMENITIES	OUTDOOR AMENITIES
GENERAL RETAIL SALES	GENERAL RETAIL SALES
GARAGE	GARAGE
UTILITY	UTILITY



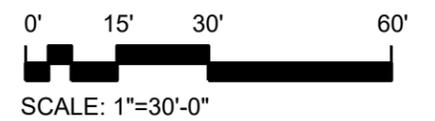
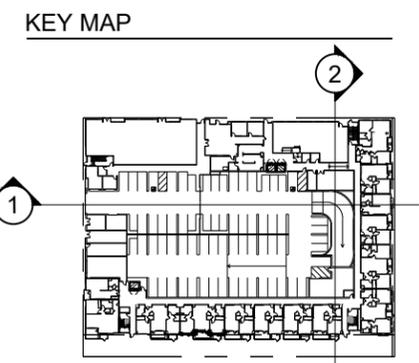
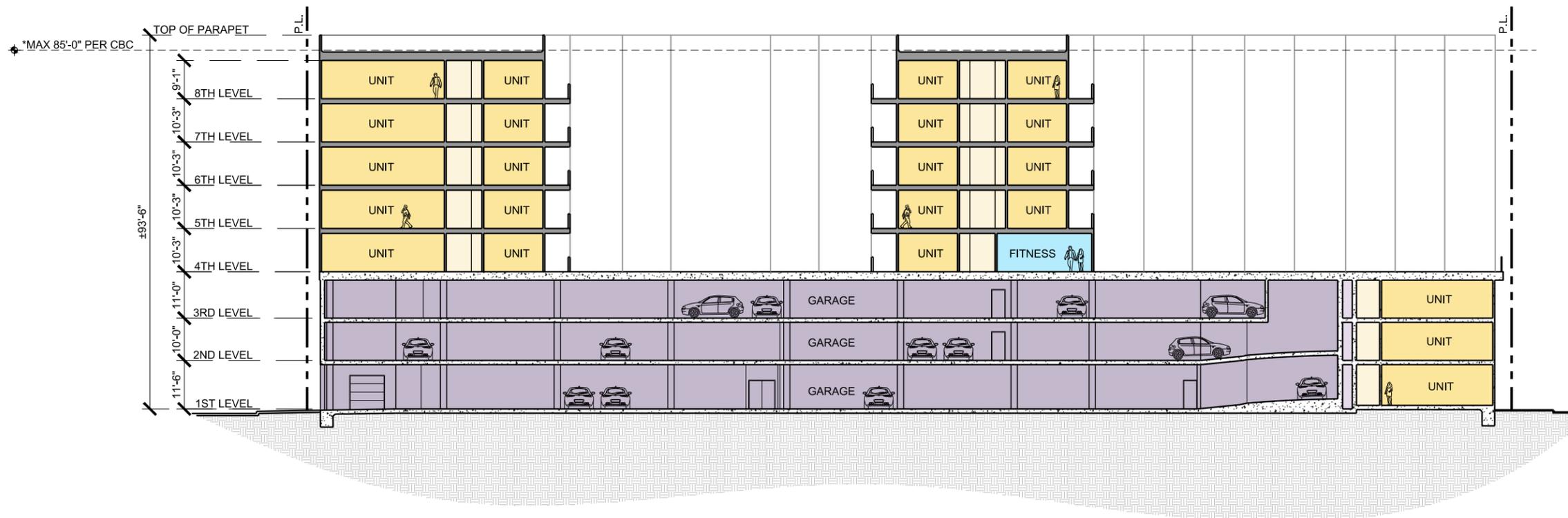
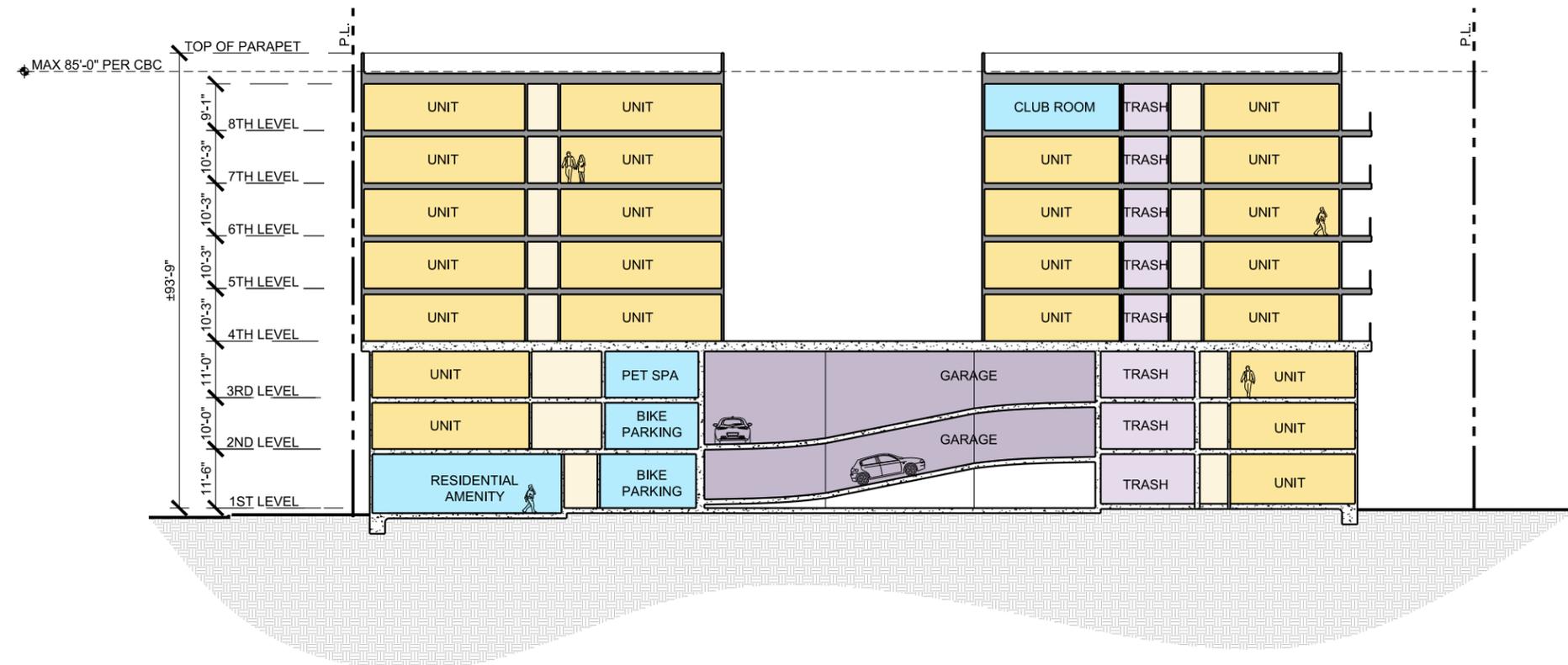
8TH FLOOR PLAN 1



- COLOR LEGEND**
- RESIDENTIAL
 - CIRCULATION
 - LEASING/ AMENITIES
 - OUTDOOR AMENITIES
 - GENERAL RETAIL SALES
 - GARAGE
 - UTILITY



ROOF PLAN 1

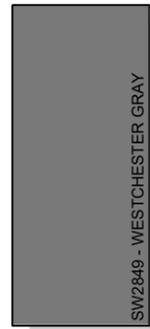
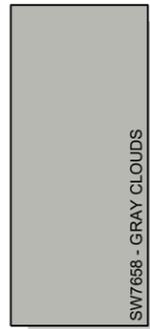
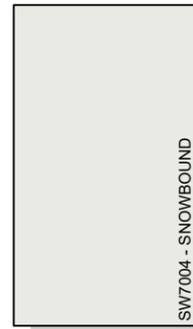


*85'-0" IS THE MAX ALLOWABLE BUILDING HEIGHT FOR A TYPE IIIA BUILDING PER CBC SECTION 504, MEASURED FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE

01 EXTERIOR PLASTER - LIGHT SAND FINISH



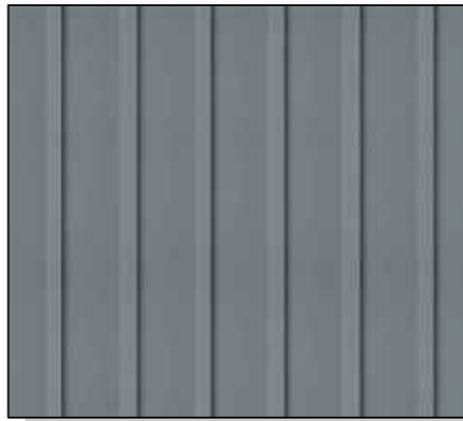
02 SHERWIN WILLIAMS PAINT



03 CONCRETE PATIO WALLS



04 BOARD AND BATTEN SIDING



05 CEMENTITIOUS WOOD SIDING



06 CORRUGATED METAL SIDING



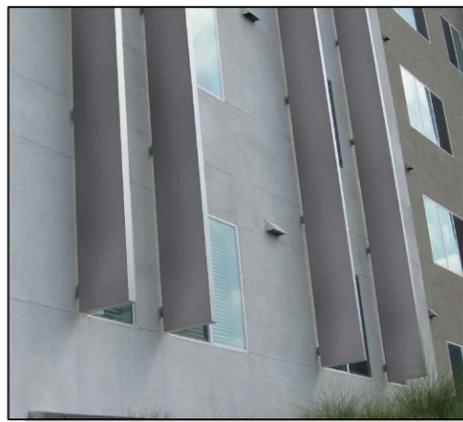
07 PERFORATED METAL GUARDRAIL



08 HORIZONTAL METAL GUARDRAIL



09 VERTICAL METAL SHADE FIN



10 METAL AWNING



11 BRONZE VINYL WINDOWS



12 BRONZE STOREFRONT SYSTEM





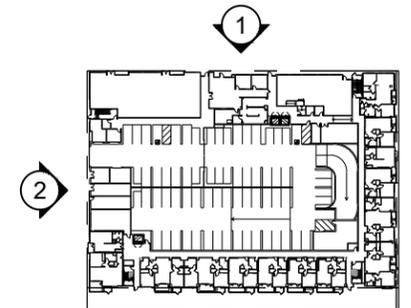
RETAIL GAS METER LOCATION
BEHIND WOODEN DOORS

RIGHT ELEVATION (8TH AVENUE) 2



FRONT ELEVATION (BROOKLYN BASIN WAY) 1

KEY MAP



SCALE: 1"=30'-0"



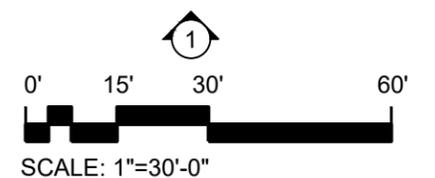
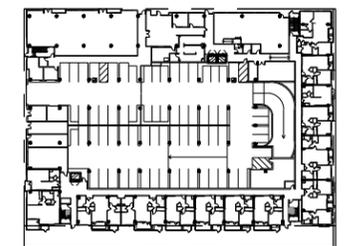
LEFT ELEVATION (9TH AVENUE) 2



RESIDENTIAL GAS METER LOCATION
BEHIND LANDSCAPING HEDGE

REAR ELEVATION (PEDESTRIAN MEWS) 1

KEY MAP

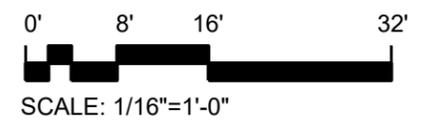
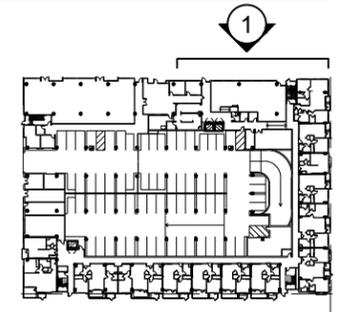




- MATERIAL LEGEND**
- 1 EXTERIOR PLASTER
 - 2 PLASTER SCREEDS
 - 3 FOAM TRIM
 - 4 BOARD AND BATTEN SIDING
 - 5 CORRUGATED METAL SIDING
 - 6 CEMENTITIOUS WOOD SIDING
 - 7 PAINTED METAL GUARDRAIL
 - 8 PERFORATED METAL GUARDRAIL
 - 9 METAL AWNING
 - 10 METAL SHADE FIN
 - 11 PAINTED METAL PATIO WALL
 - 12 STOREFRONT SYSTEM
 - 13 DARK BRONZE VINYL WINDOW
 - 14 GLASS GUARDRAIL
 - 15 1" CHANNEL REVEAL
 - 16 PLACEHOLDER FOR WALL MURAL
 - 17 WALL MOUNTED LIGHT SCONCE

* REFER TO SHEET A9.0 AND A9.1 FOR CONCEPTUAL SIGNAGE DESIGN AND LOCATION

KEY MAP

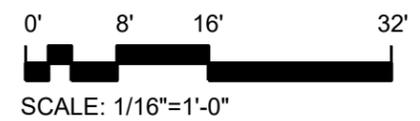
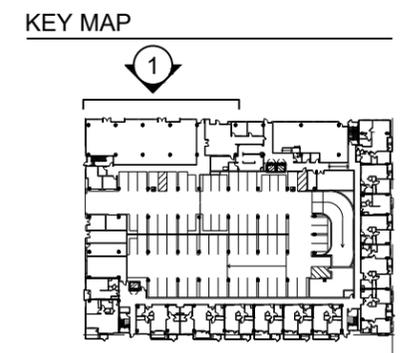


FRONT ELEVATION (BROOKLYN BASIN WAY) - 1 OF 2 1



- MATERIAL LEGEND**
- 1 EXTERIOR PLASTER
 - 2 PLASTER SCREEDS
 - 3 FOAM TRIM
 - 4 BOARD AND BATTEN SIDING
 - 5 CORRUGATED METAL SIDING
 - 6 CEMENTITIOUS WOOD SIDING
 - 7 PAINTED METAL GUARDRAIL
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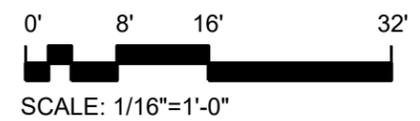
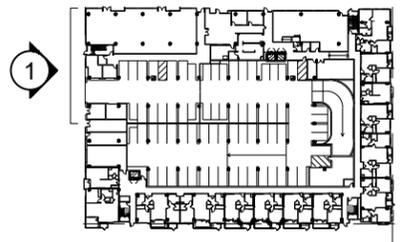


FRONT ELEVATION (BROOKLYN BASIN WAY) - 2 OF 2 1



- MATERIAL LEGEND**
- 1 EXTERIOR PLASTER
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 - 3 FOAM TRIM
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KEY MAP

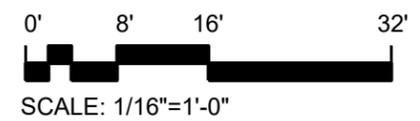
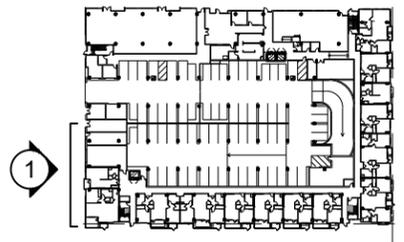


RIGHT ELEVATION (8TH AVENUE) - 1 OF 2 1



- MATERIAL LEGEND**
- 1 EXTERIOR PLASTER
 - 2 PLASTER SCREEDS
 - 3 FOAM TRIM
 - 4 BOARD AND BATTEN SIDING
 - 5 CORRUGATED METAL SIDING
 - 6 CEMENTITIOUS WOOD SIDING
 - 7 PAINTED METAL GUARDRAIL
 - 8 PERFORATED METAL GUARDRAIL
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- * REFER TO SHEET A9.0 AND A9.1 FOR CONCEPTUAL SIGNAGE DESIGN AND LOCATION

KEY MAP



RIGHT ELEVATION (8TH AVENUE) - 2 OF 2 1

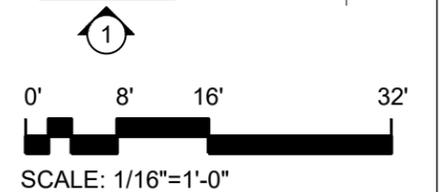
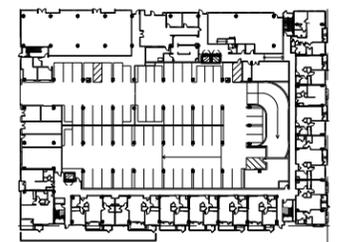


MATERIAL LEGEND

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 FOAM TRIM
- 4 BOARD AND BATTEN SIDING
- 5 CORRUGATED METAL SIDING
- 6 CEMENTITIOUS WOOD SIDING
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KEY MAP



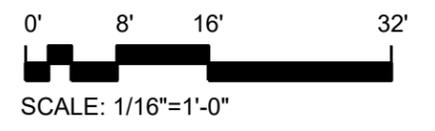
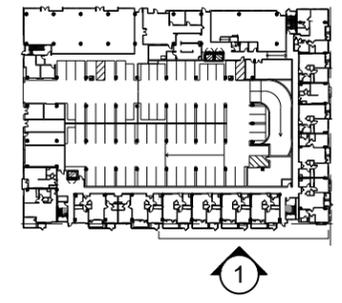
REAR ELEVATION (PEDESTRIAN MEWS) - 1 OF 2 1



- MATERIAL LEGEND**
- 1 EXTERIOR PLASTER
 - 2 PLASTER SCREEDS
 - 3 FOAM TRIM
 - 4 BOARD AND BATTEN SIDING
 - 5 CORRUGATED METAL SIDING
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KEY MAP

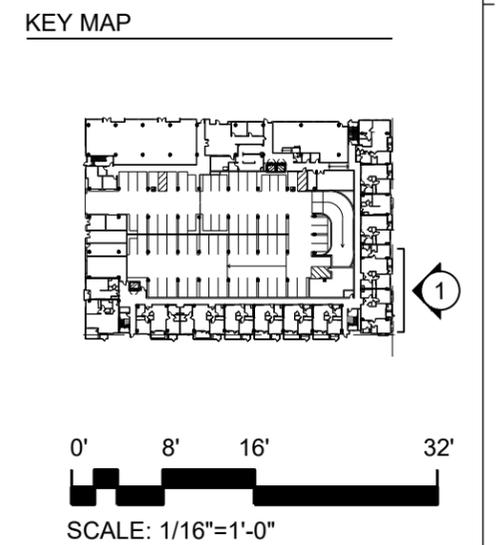


RESIDENTIAL GAS METER LOCATION BEHIND LANDSCAPING HEDGE

REAR ELEVATION (PEDESTRIAN MEWS) - 2 OF 2 1



- MATERIAL LEGEND**
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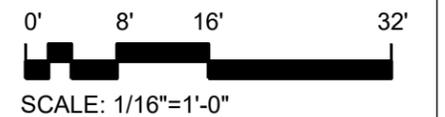
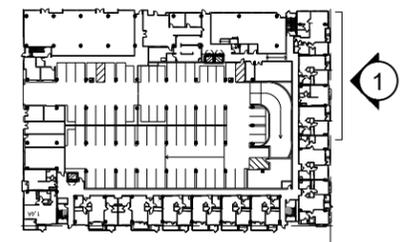
LEFT ELEVATION (9TH AVENUE) - 1 OF 2 1

MATERIAL LEGEND

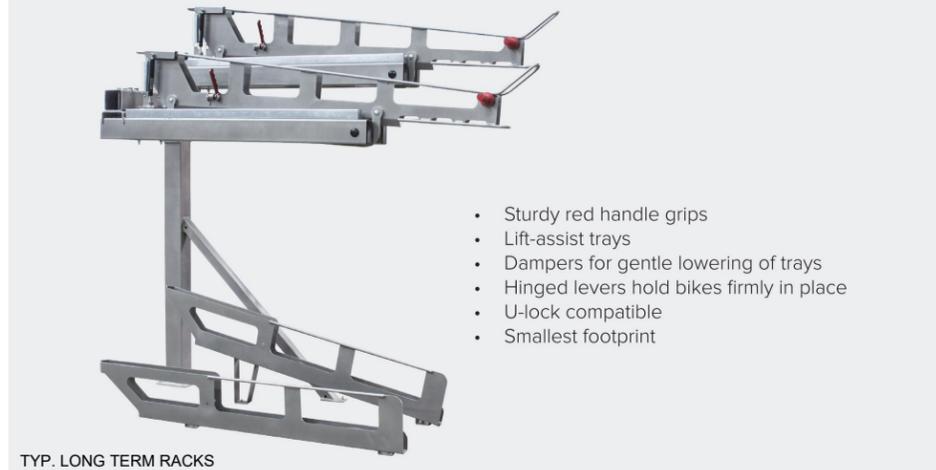
- 1 EXTERIOR PLASTER
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- 4 BOARD AND BATTEN SIDING
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* REFER TO SHEET A9.0 AND A9.1 FOR CONCEPTUAL SIGNAGE DESIGN AND LOCATION

KEY MAP



LEFT ELEVATION (9TH AVENUE) - 2 OF 2 1

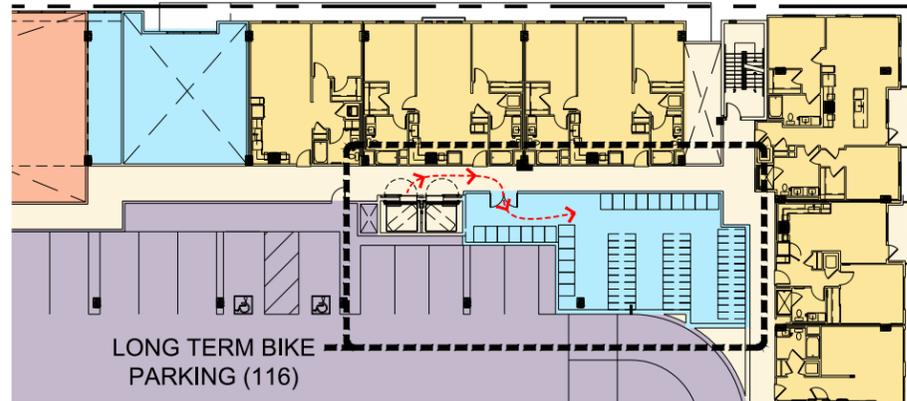


TYP. LONG TERM RACKS



TYP. SHORT TERM RACKS

03 TYPICAL BICYCLE PARKING RACK



02 2ND FLOOR PLAN

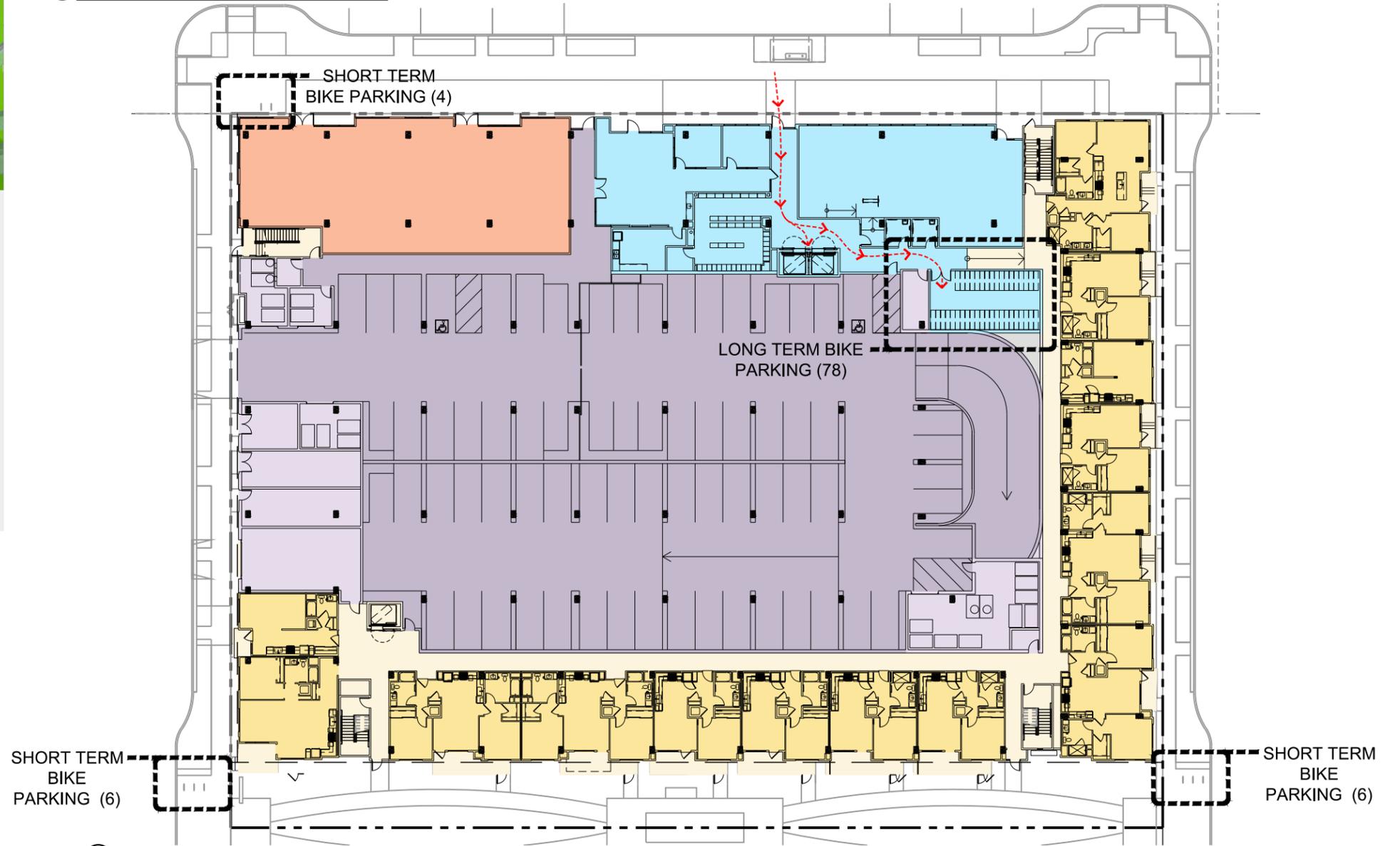
LEGEND

BIKE ROUTE FROM PUBLIC RIGHT OF WAY TO LONG TERM PARKING

BIKE PARKING SUMMARY

REQUIRED:
 LONG TERM:
 1 STALL/ 4 UNITS = 61 STALLS
 SHORT TERM:
 1 STALL/ 20 UNITS = 13 STALLS
 1 STALL/ 2,000 S.F. RETAIL = 2 STALLS
 TOTAL REQUIRED = 76 STALLS

PROVIDED:
 LONG TERM = 194 STALLS
 SHORT TERM = 16 STALLS
 TOTAL PROVIDED = 210 STALLS



01 1ST FLOOR PLAN

BICYCLE PARKING DIAGRAM 1



COLOR LEGEND

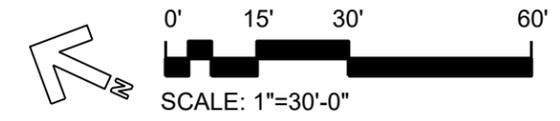
- PRIVATE OPEN SPACE
- GROUP OPEN SPACE

OPEN SPACE CALCULATION

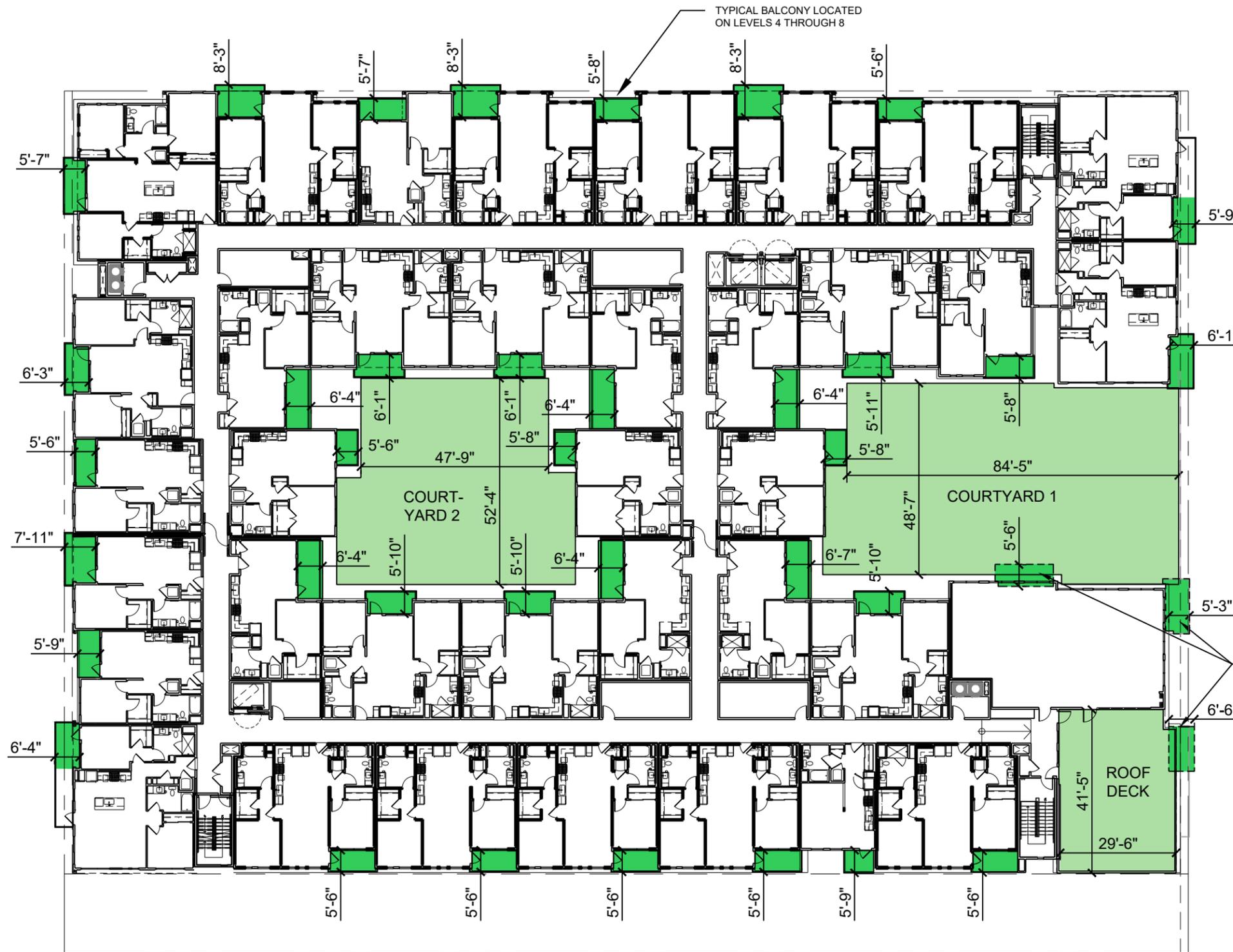
REQUIRED OPEN SPACE	
150 SF / UNIT	36,450 SF

PROVIDED OPEN SPACE	
PRIVATE OPEN SPACE	
BALCONIES	16,015 SF
TOTAL PRIVATE O.S.	16,015 SF
x 2*	32,030 SF
GROUP OPEN SPACE	
COURTYARD 1	4,296 SF
COURTYARD 2	2,860 SF
ROOF DECK	1,212 SF
TOTAL GROUP O.S.	8,368 SF
TOTAL PROVIDED	40,398 SF

* EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING TO THE REQUIREMENTS IN SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED.



OPEN SPACE DIAGRAM - 2ND AND 3RD FLOOR PLAN 1



COLOR LEGEND

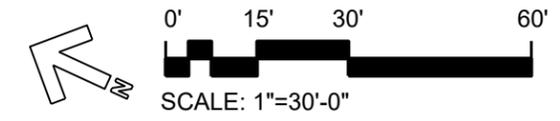
- PRIVATE OPEN SPACE
- GROUP OPEN SPACE

OPEN SPACE CALCULATION

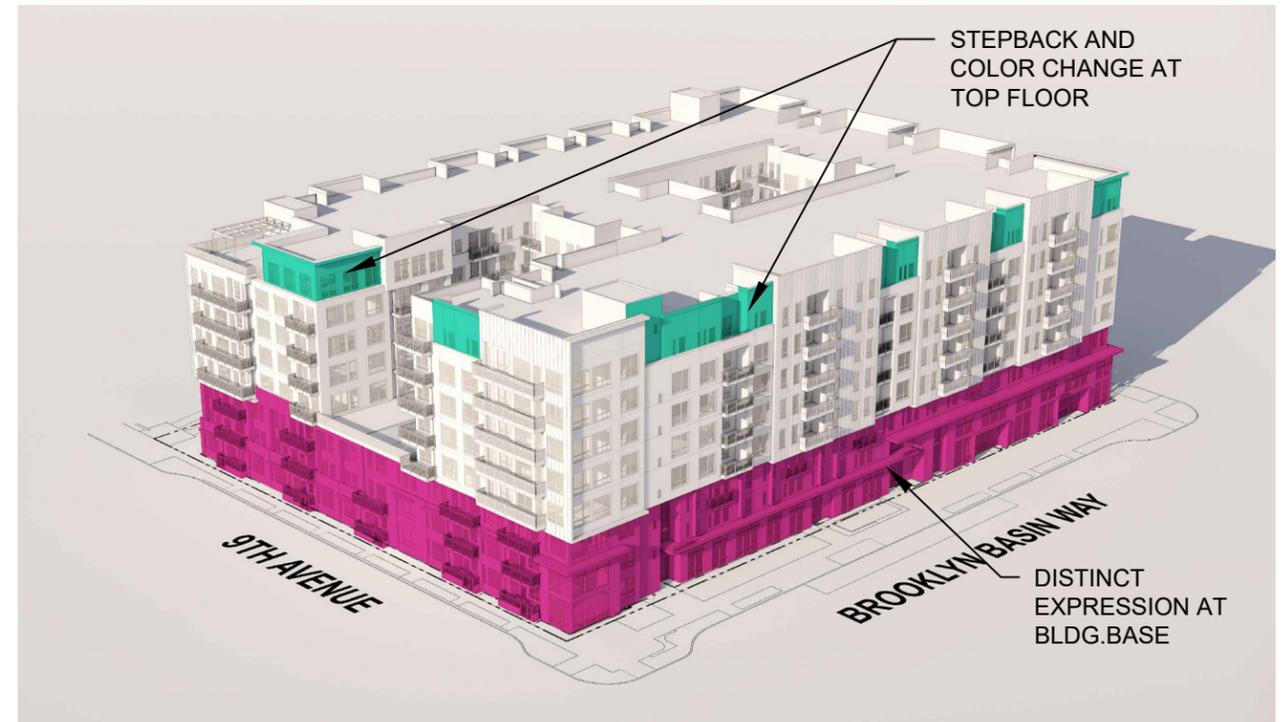
REQUIRED OPEN SPACE	
150 SF / UNIT	36,450 SF

PROVIDED OPEN SPACE	
PRIVATE OPEN SPACE	
BALCONIES	16,015 SF
TOTAL PRIVATE O.S.	16,015 SF
	x 2*
	32,030 SF
GROUP OPEN SPACE	
COURTYARD 1	4,296 SF
COURTYARD 2	2,860 SF
ROOF DECK	1,212 SF
TOTAL GROUP O.S.	8,368 SF
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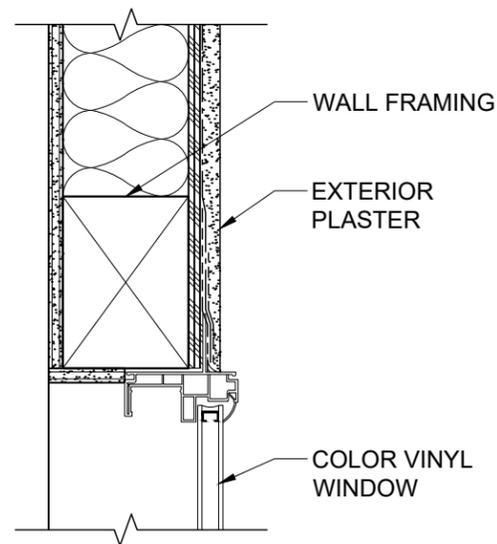


OPEN SPACE DIAGRAM - 4TH FLOOR THROUGH 8TH FLOOR 1

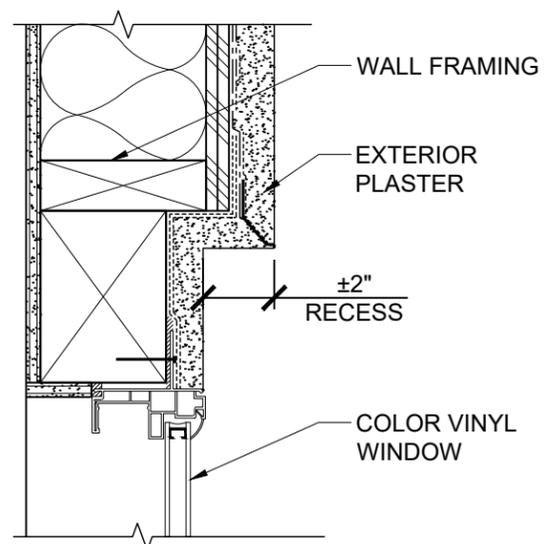


VERTICAL MASSING 2

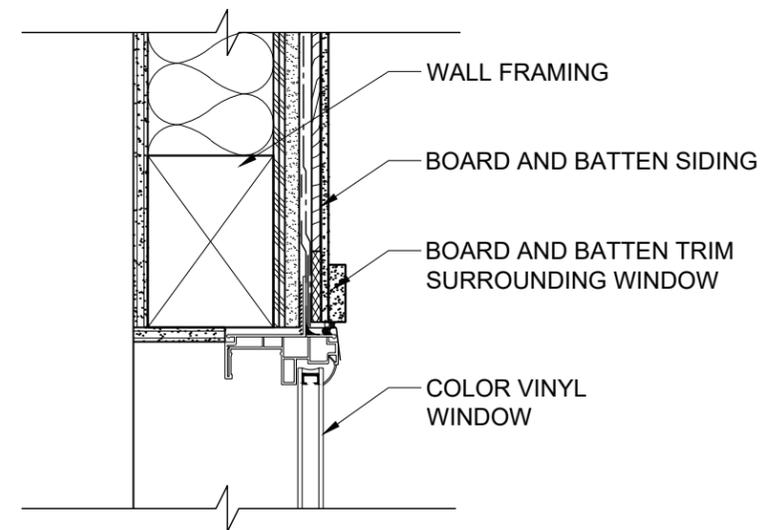
HORIZONTAL MASSING 1



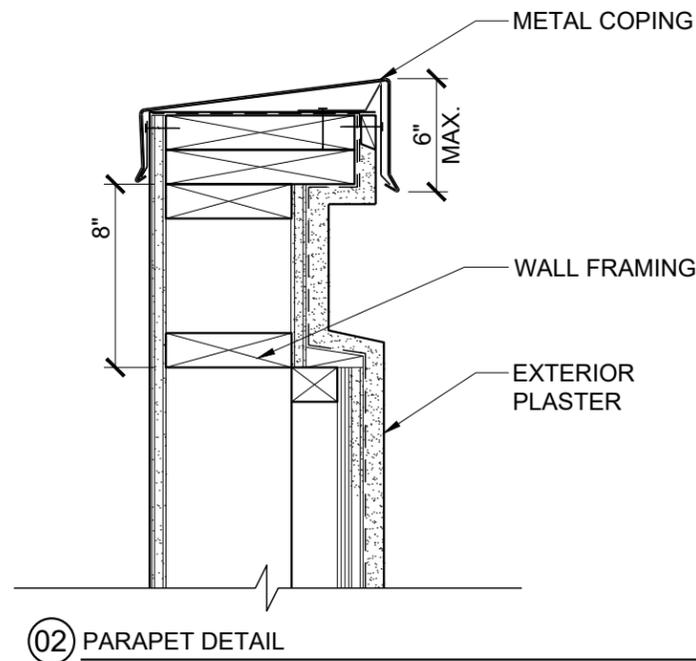
03 FLUSH WINDOW HEAD



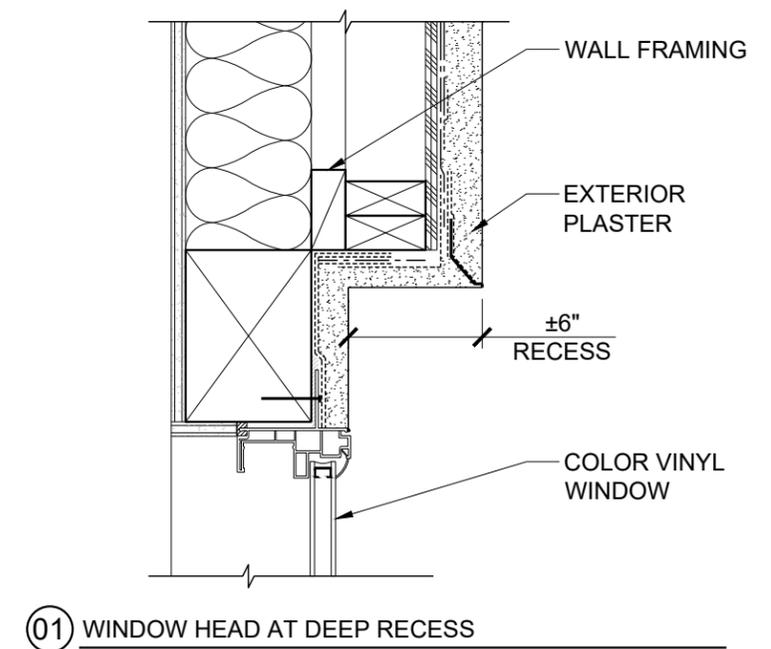
02 RECESS WINDOW HEAD



01 WINDOW HEAD AT BOARD AND BATTEN SIDING



02 PARAPET DETAIL



01 WINDOW HEAD AT DEEP RECESS

1 – Main Building Signage

Location
-Brooklyn Basin Way

Sign Details
-Marquee Sign
-Fabricated Aluminum Channel Letters
-Letters are 2" deep and 12" tall
-Method of Lighting: LED Backlit

Allowed Sign Size
-1sf tall x 20sf wide

Proposed Sign Size
-1sf tall x 6'6" wide



2 – Mixed Use Retail Signage

Location
-Brooklyn Basin Way

Sign Details
-Marquee Sign
-Fabricated Aluminum Channel Letters
-Letters are 2" deep and 12" tall
-Method of Lighting: LED Backlit

Allowed Sign Size
-1sf tall x 20sf wide

Proposed Sign Size
-1sf tall x 4'9" wide



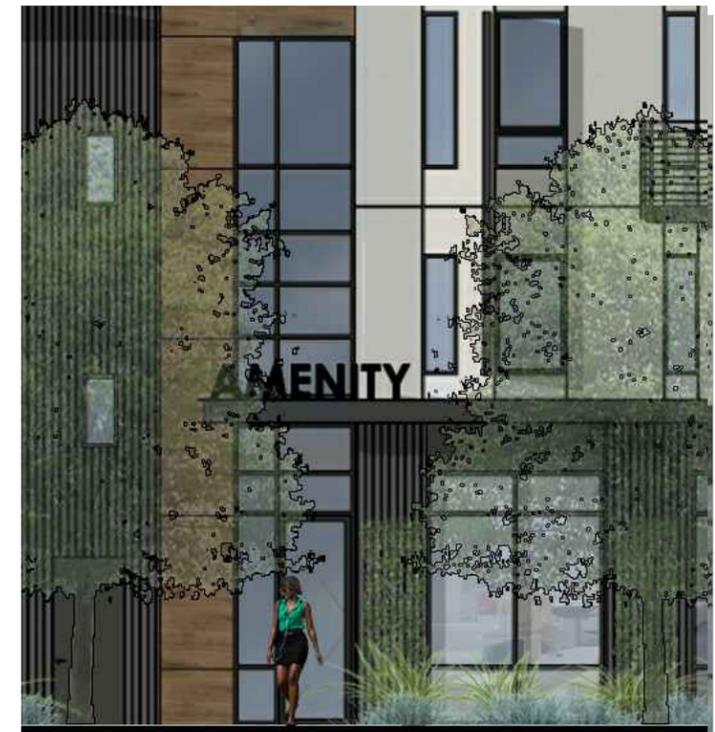
3 – Residential Amenity Signage

Location
-Brooklyn Basin Way

Sign Details
-Marquee Sign
-Fabricated Aluminum Channel Letters
-Letters are 2" deep and 12" tall
-Method of Lighting: LED Backlit

Allowed Sign Size
-1sf tall x 20sf wide

Proposed Sign Size
-1sf tall x 6'6" wide



4 – Parking Signage

Location
-8th Avenue

Sign Details
-Wall Mounted Sign
-Fabricated Aluminum Channel Letters
-Letters are 2" deep and 12" tall
-Not Illuminated

Allowed Sign Size
-1sf tall x 12sf wide

Proposed Sign Size
-1sf tall x 6'1" wide



5 – Loading Signage

Location
-8th Avenue

Sign Details
-Wall Mounted Sign
-Fabricated Aluminum Channel Letters
-Letters are 2" deep and 12" tall
-Not Illuminated

Allowed Sign Size
-1sf tall x 12sf wide

Proposed Sign Size
-1sf tall x 6'2" wide





LEVEL 4 SOCIAL COURTYARD
 • see enlargement, sheet L.4

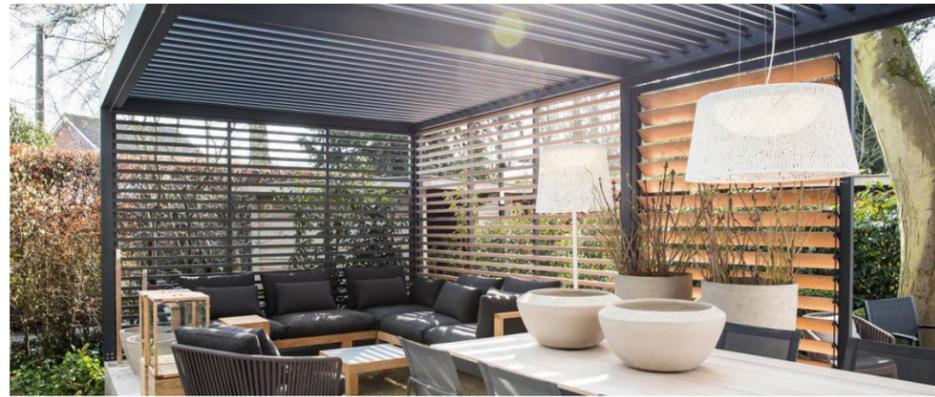
GROUND LEVEL
 • see enlargement, sheet L.3

LEVEL 4 POOL TERRACE
 • see enlargement, sheet L.5

LEVEL 8 SKY LOUNGE
 • see enlargement, sheet L.6

MEWS
 • see sheet L.3





SKY LOUNGE

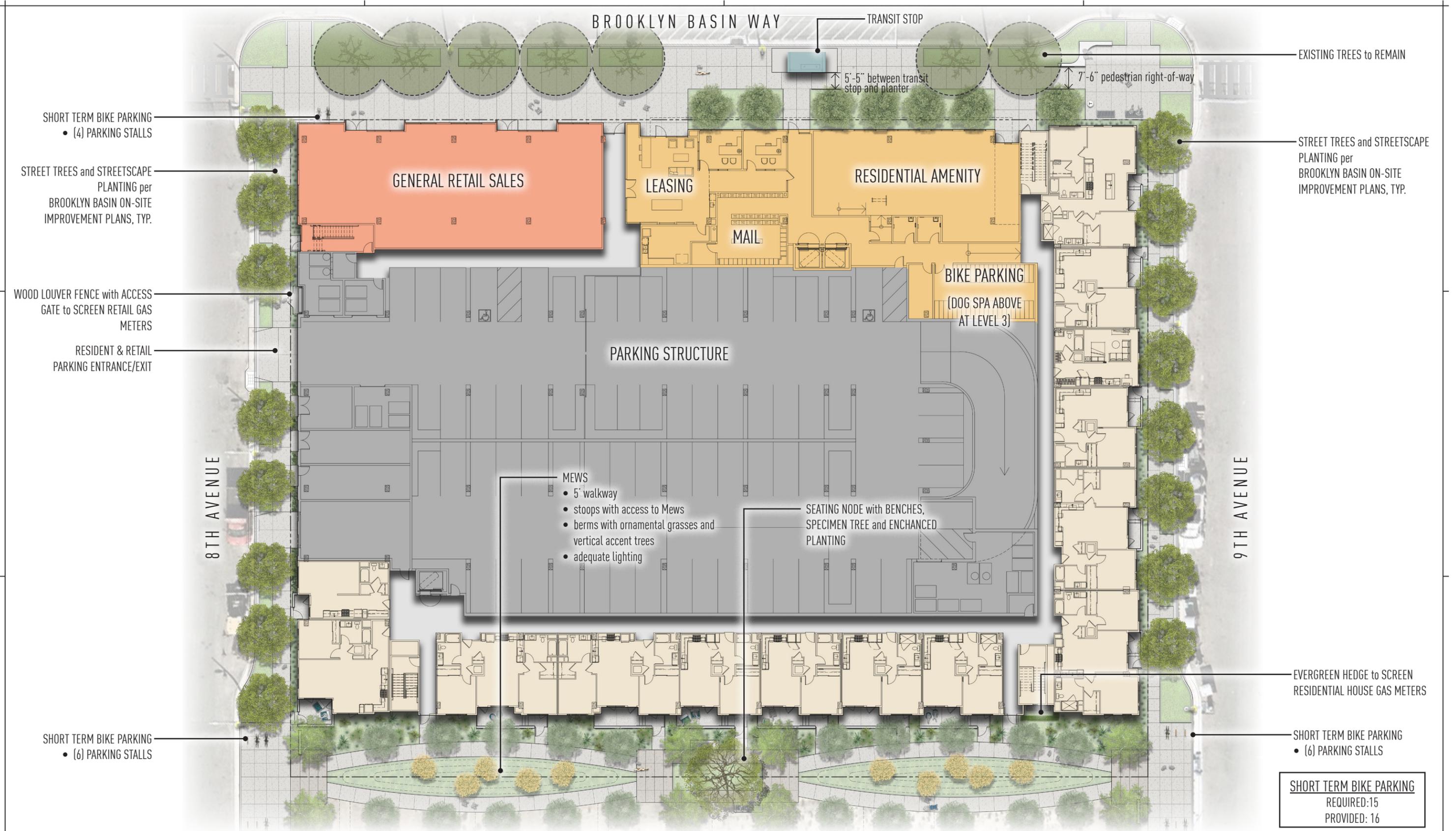


POOL TERRACE

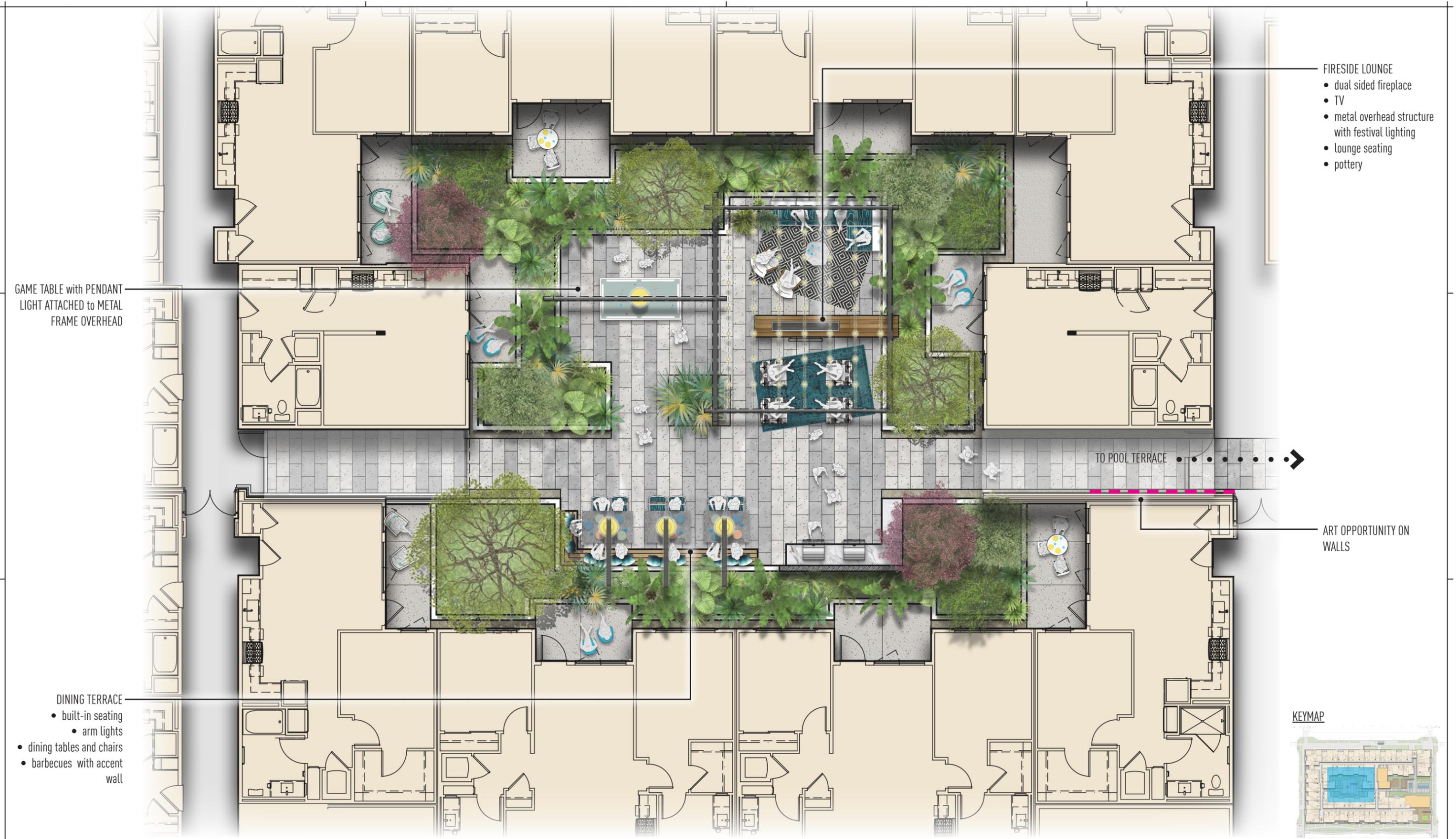
SOCIAL COURTYARD

MEWS





SHORT TERM BIKE PARKING
 REQUIRED: 15
 PROVIDED: 16



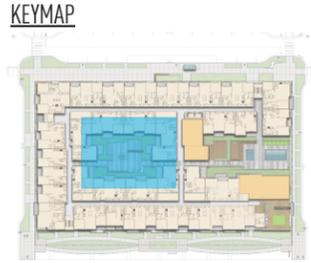
- FIRESIDE LOUNGE**
- dual sided fireplace
 - TV
 - metal overhead structure with festival lighting
 - lounge seating
 - pottery

GAME TABLE with PENDANT LIGHT ATTACHED to METAL FRAME OVERHEAD

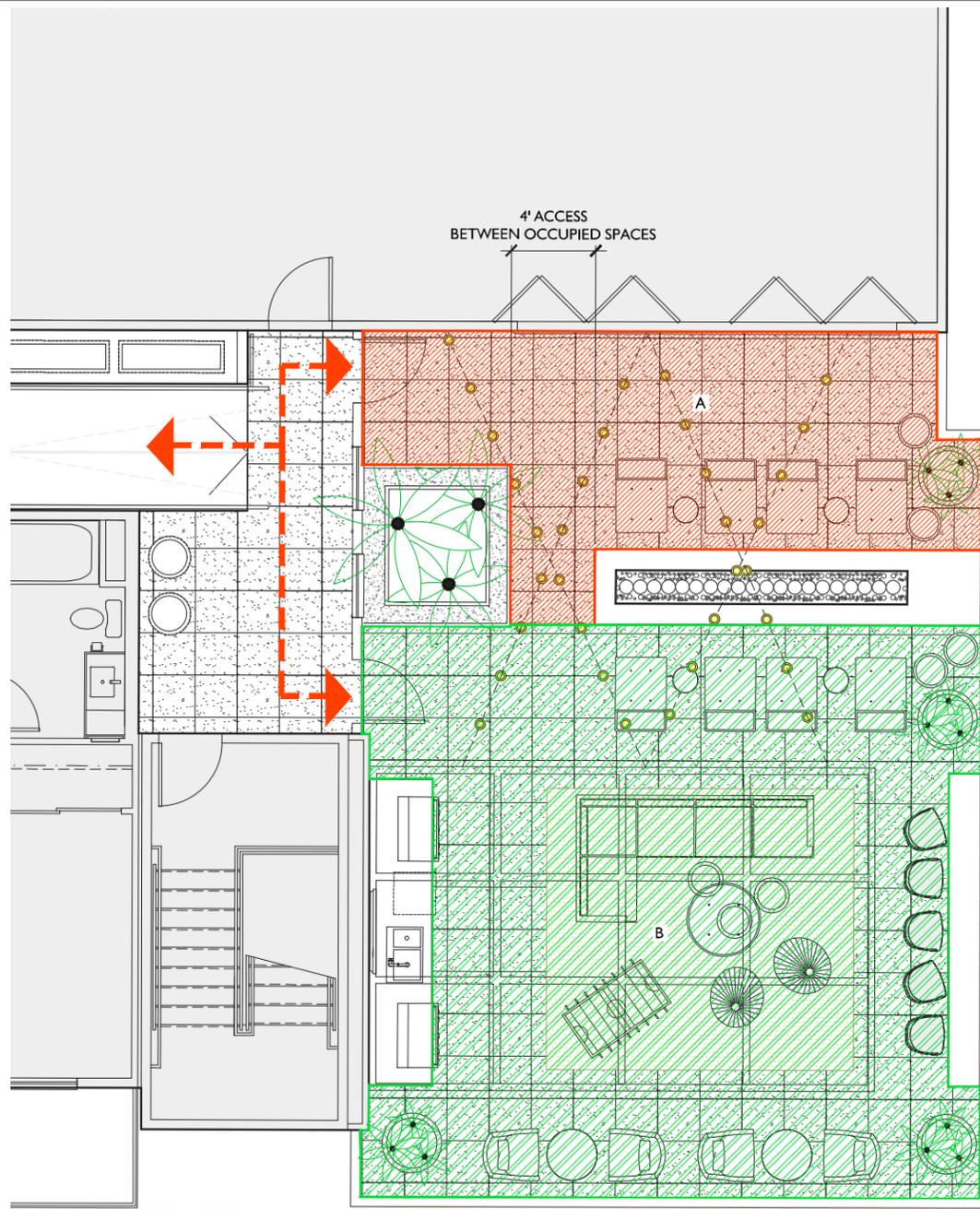
TO POOL TERRACE →

ART OPPORTUNITY ON WALLS

- DINING TERRACE**
- built-in seating
 - arm lights
 - dining tables and chairs
 - barbecues with accent wall







4' ACCESS
BETWEEN OCCUPIED SPACES

A

B

OCCUPANCY LOAD LEGEND:

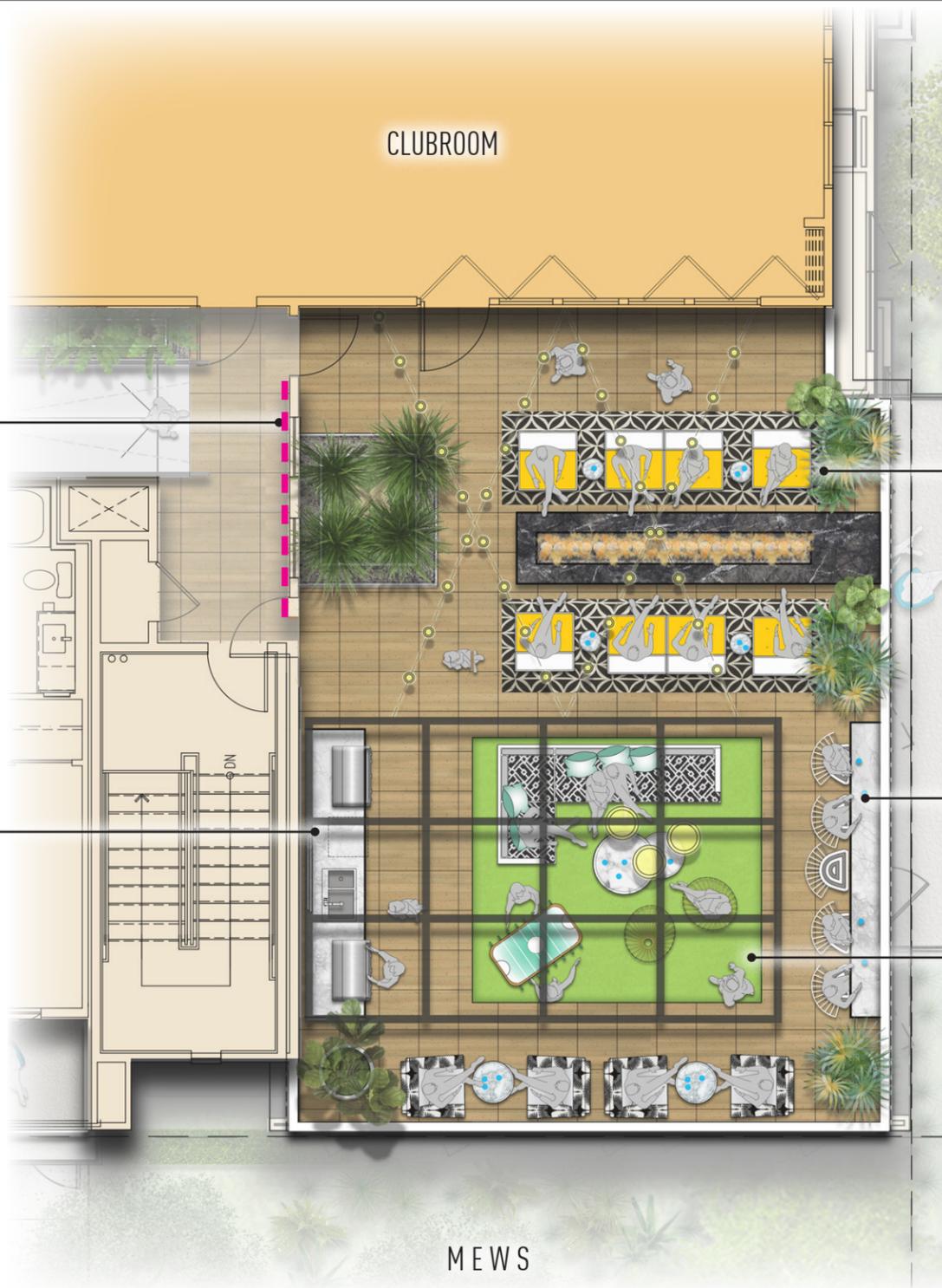
AREA 1: FIRESIDE TERRACE

DINING TERRACE
 AREA: 280 S.F.
 FACTOR: 1 OCCUPANT per 15 S.F.
 OCCUPANCY AREA 1: 19

AREA 2: HANGING LOUNGE

AREA: 722 S.F.
 FACTOR: 1 OCCUPANT per 15 S.F.
 OCCUPANCY AREA 2: 48

TOTAL OCCUPANCY: 67



CLUBROOM

9TH AVENUE

ART OPPORTUNITY
on WALL

OUTDOOR KITCHEN
 • media wall
 • 2 bbq's
 • refrigerator
 • sink
 • accent tile on wall

FIRESIDE TERRACE
 • linear fire pit
 • sculptural specimen tree
 • soft seating
 • pottery
 • overhead festival lights

SIT-UP BAR with BAY VIEWS

HANGING LOUNGE
 • hanging chairs attached to overhead shade
 • lounge furniture
 • synthetic turf
 • games

MEWS

KEYMAP



Preliminary Plant Palette

BROOKLYN BASIN PARCEL D APARTMENTS - CITY OF OAKLAND

The objective of the overall landscaping concept is to provide a distinct visual impression and community identity, soften the urban experience, provide the highest level of aesthetic standards complimented by the quality of the building and landscape materials that will assure an attractive environment enhancing the quality of life among its residents.

The landscape irrigation concept for the site will be designed to provide the most efficient and conserving means to distribute irrigation water and provide the Property Manager with the latest technology for water conservation.

The following plant material as selected is compliant with Cal Green including consideration for water conservation and non-invasive species.

TREES:

8th AVENUE STREET TREES:
Per Master Developer. Located in Parkway cutouts

9th AVENUE STREET TREE:
Per Master Developer. Located in Parkway cutouts

BROOKLYN BASIN WAY STREET TREE:
Per Master Developer. Located in Parkway cutouts

PEDESTRIAN MEWS (between Parcel D & Parcel E):

GROUND LEVEL TREES at PERIMETER (on-grade):

LEVEL 4 RESIDENT AMENITY COURTYARDS (over-structure in raised planters):

LEVEL 8 SKY LOUNGE (in pottery):

GENERAL PLANTING NOTES:

1. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.

2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

SHRUBS and GROUNDCOVERS

Large shrubs (minimum spacing 48" o.c.)

Botanical Name	Common Name	Size:
<i>Arbutus unedo</i>	Strawberry Tree	15 gal.
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	24" box
<i>Cycas revoluta</i>	Sago	15 gal.
<i>Feijoa sellowiana</i>	Pineapple Guava	15 gal.
<i>Photinia x fraserii</i>	Red-tipped Photinia	5 gal.
<i>Pittosporum 'Silver Sheen'</i>	Silver Sheen Kohuhu	15 gal.
<i>Leptospermum lavigatum</i>	Australian Tree Tree	5 gal.
<i>Tecoma x 'Bells of Fire'</i>	Bells of Fire Tecoma	15 gal.

Medium Shrubs (minimum spacing 36" o.c.)

Botanical Name	Common Name	Size:
<i>Acacia cognata 'Cousin Itt'</i>	River Wattle	5 gal.
<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	5 gal.
<i>Chondropetalum tectorum</i>	Cape Rush	5 gal.
<i>Diets vegeta</i>	Fortnight Lily	5 gal.
<i>Grevillea species</i>	Grevillea	5 gal.
<i>Olea 'Little Ollie'</i>	Little Ollie	5 gal.
<i>Pittosporum species</i>	Mock Orange	5 gal.
<i>Pittosporum t. 'Golf Ball'</i>	Golf Ball Kohuhu	5 gal.
<i>Raphiolepis indica species</i>	India Hawthorn	5 gal.
<i>Rhamnus californica 'Eve Case'</i>	Coffeeberry	5 gal.
<i>Rosemarinus 'Tuscan Blue'</i>	Upright Rosemary	5 gal.

Low Shrubs and Groundcovers (minimum 18" o.c. spacing)

Botanical Name	Common Name	Size:
<i>Aspidistra elatior</i>	Cast Iron Plant	5 gal.
<i>Azalea 'Fielders White'</i>	Southern Azalea	5 gal.
<i>Carex species</i>	Sedge	1 gal.
<i>Clivia miniata 'San Marcos Yellow'</i>	Yellow Clivia	5 gal.
<i>Coprosma kirkii 'variegata'</i>	Creeping Mirror Plant	1 gal.
<i>Festuca rubra</i>	Creeping Red Fescue	Sodded in Mews
<i>Lomandra longifolia 'Breeze'</i>	Dwarf Matt Rush	5 gal.
<i>Mahonia 'Soft Caress'</i>	Soft Caress Mahonia	5 gal.
<i>Rosmarinus o. prostratus</i>	Dwarf Rosemary	1 gal.

Accent/color shrubs (minimum 24" o.c. spacing)

Botanical Name	Common Name	Size:
<i>Aeonium x floribundum</i>	Aeonium Hybrid	2 gal.
<i>Aloe species</i>	Aloe	5 gal.
<i>Agave species</i>	Agave	15 gal.
<i>Heuchera maxima</i>	Island Alum Root	1 gal.
<i>Lomandra confertifolia 'Seascape'</i>	Seascape Mat Rush	5 gal.
<i>Muhlenbergia species</i>	Deer Grass	5 gal.

Line of Sight Note:

Maintain shrubs at 24" high inside of Line of Sight at street intersections.

IRRIGATION DESIGN CONCEPT:

THE LANDSCAPE PALETTE WILL ALLOW FOR A HIGH DEGREE OF WATER CONSERVATION. IRRIGATION PRACTICES WILL INCLUDE THE USE OF WATER-EFFICIENT EQUIPMENT THAT COMPLIES WITH APPLICABLE CITY CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:

- THE SYSTEM WILL CONFORM TO THE REGULATIONS FOR THE CONSTRUCTION OF IRRIGATION WATER SYSTEMS WITHIN THE CITY OF OAKLAND.
- WITHIN THE LANDSCAPED AREAS, AN APPROVED WEATHER-BASED IRRIGATION SYSTEM WILL BE UTILIZED.
- DESIGN, INSTALLATION, AND EQUIPMENT WILL CONFORM TO THE HIGHEST INDUSTRY STANDARDS. ALL CONSTANT PRESSURE POTABLE WATER MAINLINE PIPING INSTALLED WILL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF OAKLAND REGULATIONS.
- ALL IRRIGATION SYSTEMS WILL BE CONTROLLED WITH AUTOMATIC IRRIGATION CONTROLLERS, AND BE INSTALLED TO MAXIMIZE EASE OF OPERATION AND MAINTENANCE.
- SYSTEMS SHOULD BE INSTALLED IN A MANNER THAT MINIMIZES OPPORTUNITIES FOR VANDALISM. ALL CONTROLLERS, PUMPS AND ASSOCIATED EQUIPMENT MUST BE SCREENED FROM VIEW WITH PLANTING AND/OR LANDSCAPE WALLS.
- ALL LANDSCAPE PLANTING AREAS WILL BE ADEQUATELY IRRIGATED.
- IRRIGATION SYSTEMS WILL BE PROGRAMMED TO OPERATE GENERALLY BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M., UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

BAY-FRIENDLY BASIC PRACTICES CHECKLIST & SCORECARD:

- 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. Bay-Friendly Scorecard item C.6.a.
- 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. Bay-Friendly Scorecard item C.7.a.i.
- REDUCE AND RECYCLE LANDSCAPE CONSTRUCTION WASTE.** Divert 50% of landscape construction and demolition waste by volume or weight. Bay-Friendly Scorecard item D.2.a.
- 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. Bay-Friendly Scorecard item E.1.a.
- 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. Bay-Friendly Scorecard item E.2.a.
- 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. Bay-Friendly Scorecard item E.3.a.i.
- MINIMIZE TURF.** No turf proposed. Bay-Friendly Scorecard item E.4.c.i.
- 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. Bay-Friendly Scorecard item F.2.a.
- 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. Bay-Friendly Scorecard item F.2.b.



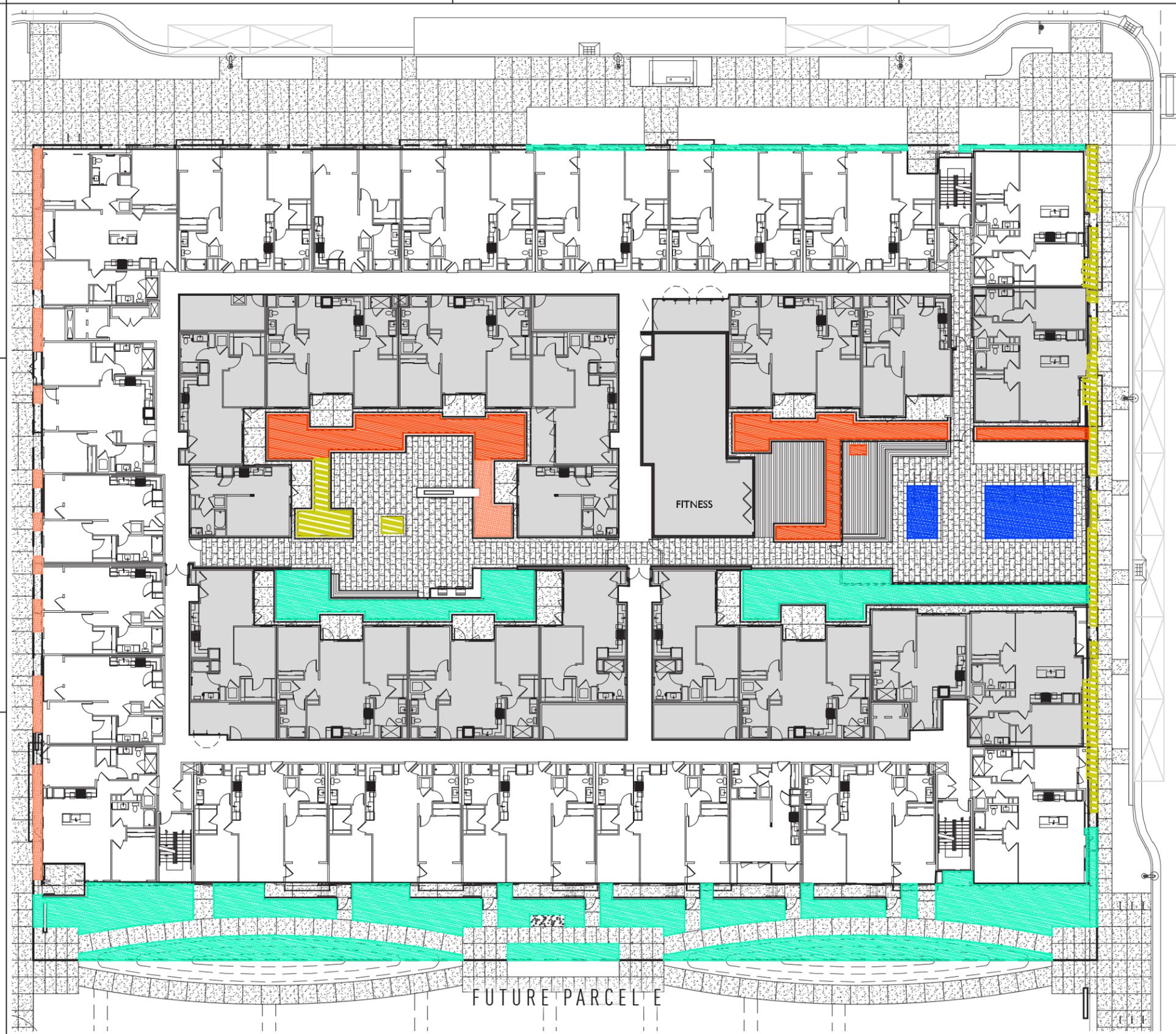
GROUND

ROOFTOP



PODIUM COURTYARDS

MEWS



IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	480 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	5,040 S.F.	MODERATE	0.40
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	1,285 S.F.	MODERATE	0.40
	HYDRO-ZONE - 4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	395 S.F.	LOW	0.30
	HYDRO-ZONE - 5 POOL AND SPA	441 S.F.	HIGH	1.0
TOTAL HYDROZONE AREA:		7,641 S.F.		

MWELO CONFORMANCE:

THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND EFFICIENT IRRIGATION SYSTEM WHICH WILL MEET THE STATES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo)		ETAF for MAWA		(Residential)			
41.80		0.55					
Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Hydrozone #1 - Western	0.30	drip	0.75	0.40	480	192	4,976
Hydrozone #2 - Northern	0.40	drip	0.75	0.53	5,040	2,688	69,662
Hydrozone #3 - Southern	0.40	drip	0.75	0.53	1,285	685	17,761
Hydrozone #4 - Eastern	0.30	drip	0.75	0.40	395	158	4,095
Hydrozone #5 - Pool & Spa	1.00	n/a	1	1.00	441	441	11,429
				Totals	7,641	4,164	107,923
Special Landscape Areas							
				1.00			
				1.00			
				1.00			
				Totals			
						ETWU Total	107,923
						Maximum Allowed Water Allowance (MAWA)^e	108,913

^aHydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required)
= ETo x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

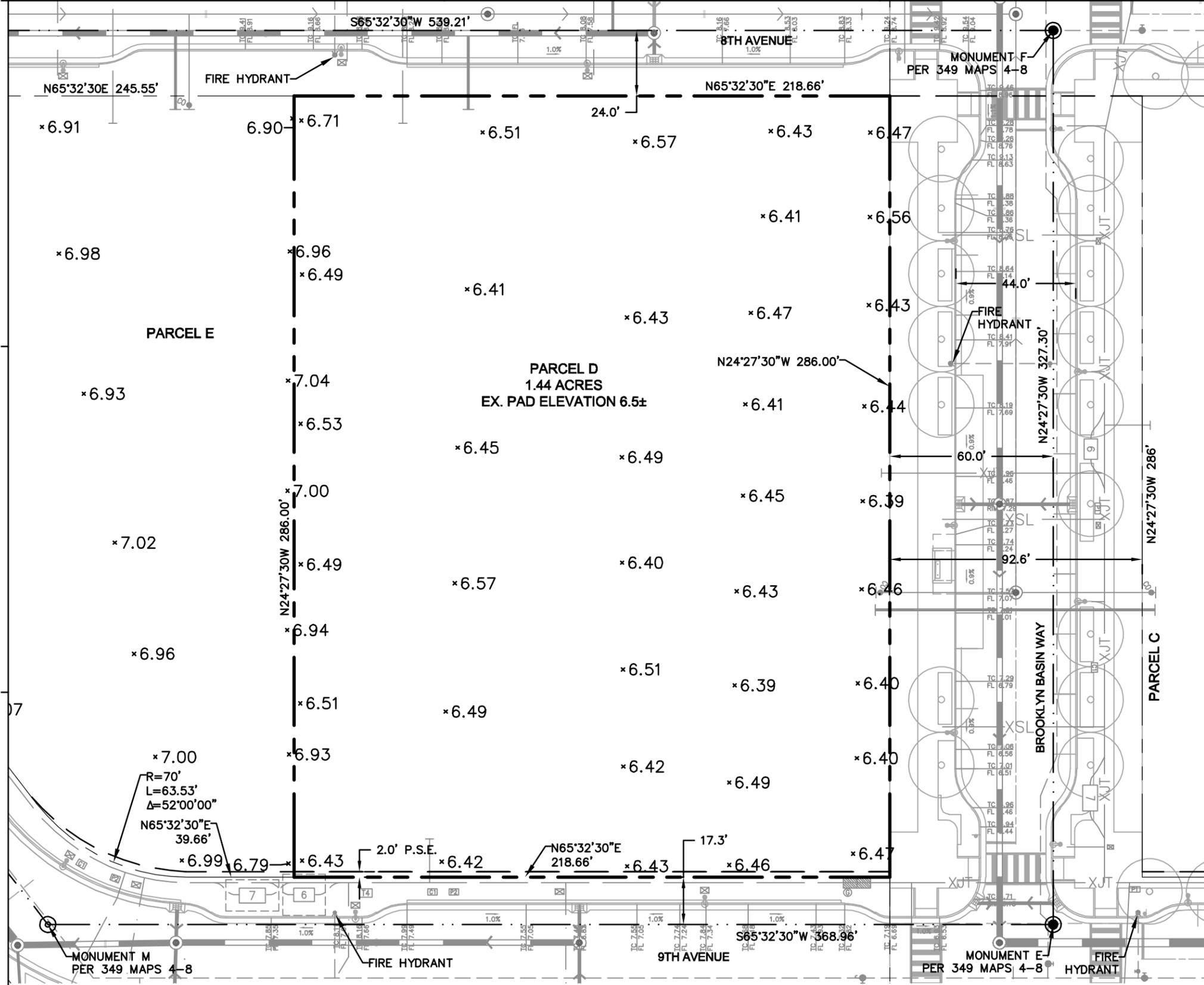
Regular Landscape Areas	
Total ETAF x Area	4,164
Total Area	7,641
Average ETAF	0.54

All Landscape Areas

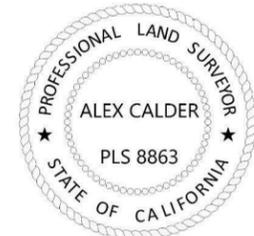
Total ETAF x Area	4,164
Total Area	7,641
Sitewide ETAF	0.54

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Eto data for City of Oakland
from MWELo Appendix A 10/4/2019



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 ANTON BROOKLYN, LLC. 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

02/07/2020
DATE

BENCHMARK

ELEVATIONS SHOWN HEREON 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 FEET
CITY OF OAKLAND DATUM

BASIS OF BEARING

THE BEARING OF NORTH 24°27'30" WEST TAKEN ALONG THE MONUMENT LINE OF BROOKLYN BASIN WAY AS SHOWN ON TRACT MAP NO. 8395, FILED FOR RECORD ON JULY 19, 2017 IN MAP BOOK 349, PAGES 4 THROUGH 8, ALAMEDA COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

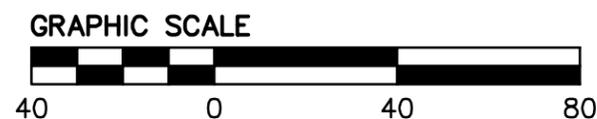
DATUM SUMMARY

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 SOUTHBOUND LANES OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE AND 4.4 FEET ABOVE THE GROUND.
ELEVATION USED: 9.16 FEET, 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

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 FROM THE BROOKLYN BASIN PHASE 2 DEVELOPMENT.

TOPOGRAPHIC GRADES SHOWN AS *6.41 DENOTE AS-BUILT SURVEY INFORMATION



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.

Isaac Kontorovsky



02/10/2020
DATE

ISAAC KONTOROVSKY, PE, QSD/QSP
VICE-PRESIDENT
BKF ENGINEERS

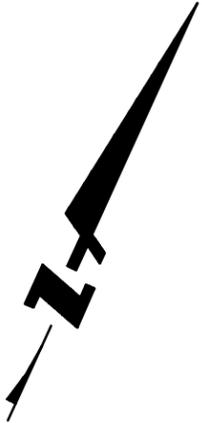
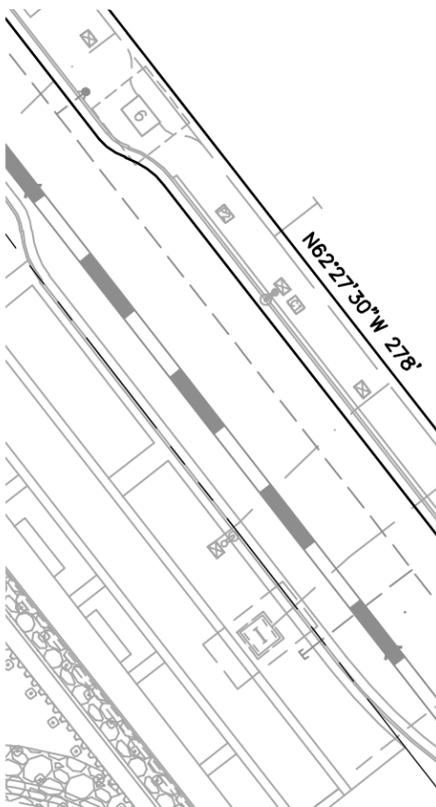
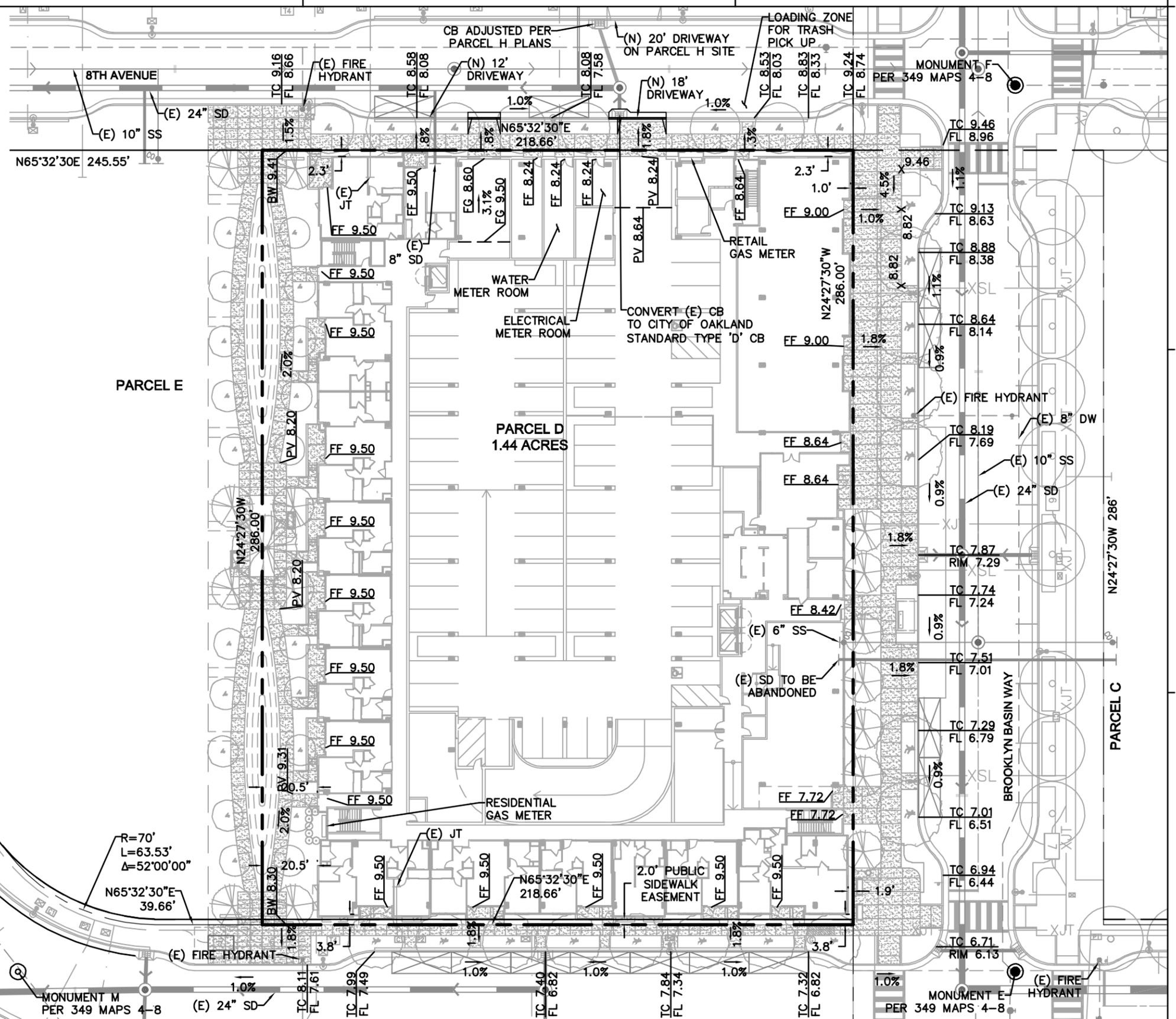
PARCEL D - STREET PARKING



PARALLEL PARKING STALL LOCATIONS, 8'x22'
SHOWN FOR REFERENCE ONLY (NOT STRIPED)

STREET PARKING COUNTS

8TH AVE: 2 STALLS
BROOKLYN BASIN WAY: 4 STALLS
9TH AVE: 7 STALLS



**BROOKLYN BASIN
PARCEL D**

OAKLAND, CA



FDP SUBMITTAL
02/10/20

BKF #20190597

GRAPHIC SCALE



PROPOSED PLAN

C2.0