BROOKLYN BASIN PARCEL H

FDP RESUBMITTAL

FEBRUARY 5, 2025

TCA ARCHITECTS

THIS DESIGN IS CONCEPTUAL IN NATURE. THE INFORMATION AND NUMBERS PROVIDED ARE SUBJECT TO CHANGE, PENDING VERIFICATION BY CLIENT AND AUTHORITIES HAVING JURISDICTION.

PROJECT DESCRIPTION

The project is located at Brooklyn Basin Way and 8th Avenue. The Development proposal consists of two options for Entitlement in two phases.

The first option (Phase I + IIA) consists of 220 condominium units , approximately 6,600 square feet of retail, and structured parking in 2 phases. Phase I will be 5 stories and 60 feet maximum, Phase IIA will be 7 stories with a maximum height of 85 feet.

The second option (Phase I + IIB) consists of of a 343 condominium units , approximately 6,500 square feet of retail, and structured parking. Phase I will be 5 stories and 60 feet maximum, Phase IIB will be 23 stories with a maximum height of 240 feet.

VICINITY MAP

PROJECT TEAM

DEVELOPER:

Signature Development Group
2335 Broadway, Suite 200
Oakland, CA 94612
Contact: Patrick Vanness PVanness@signaturedevelopment.com

ARCHITECT:

TCA Architects
1111 Broadway, Suite 1320
Oakland, CA 94607
Contact: Bob Collins
P: 510.545.4222
www.tca-arch.com
rcollins@tca-arch.com

LANDSCAPE ARCHITECT (PARCEL H):

Bruce Jett Associates
2 Theatre Square, Suite 218
Orinda, CA 94563
Contact: Jesse Markman
www.jett.land
jessem@jett.land

CIVIL ENGINEER:

BFK Engineers
255 Shoreline Brive, Suite 200
Redwood City, CA 94065
Contact: Patrick Bosch
www.bkf.com
pbosch@bkf.com

PROJECT DATA

PROJECT ADDRESS:
277 BROOKLYN BASIN WAY (PARCEL H),
OAKLAND CA 94606

PROPOSED LAND USE:
MIXED-USE (COMMERCIAL & RESIDENTIAL)

ASSESSOR PARCEL NUMBER:
18-465-17

LOT AREA:
PARCEL +-2.14 AC

BUILDING CODE:
2022 CALIFORNIA BUILDING CODE (CBC)

ZONING CODE:
OAKLAND MUNICIPAL CODE (OMC)

TYPES OF CONSTRUCTION:
TYPE IIIA - SPRINKLERED, NFPA-13
TYPE VA - SPRINKLERED, NFPA-13
TYPE IA SPRINKLERED, NFPA-13

OCCUPANCY CLASSIFICATION:

R-2	RESIDENTIAL UNITS
M	RETAIL/ COMMERCIAL
S-2	GARAGE, BIKE STORAGE
B	LEASING, AMENITY

INDEX

GENERAL:

CIVIL:

ARCHITECTURE:

LANDSCAPE:

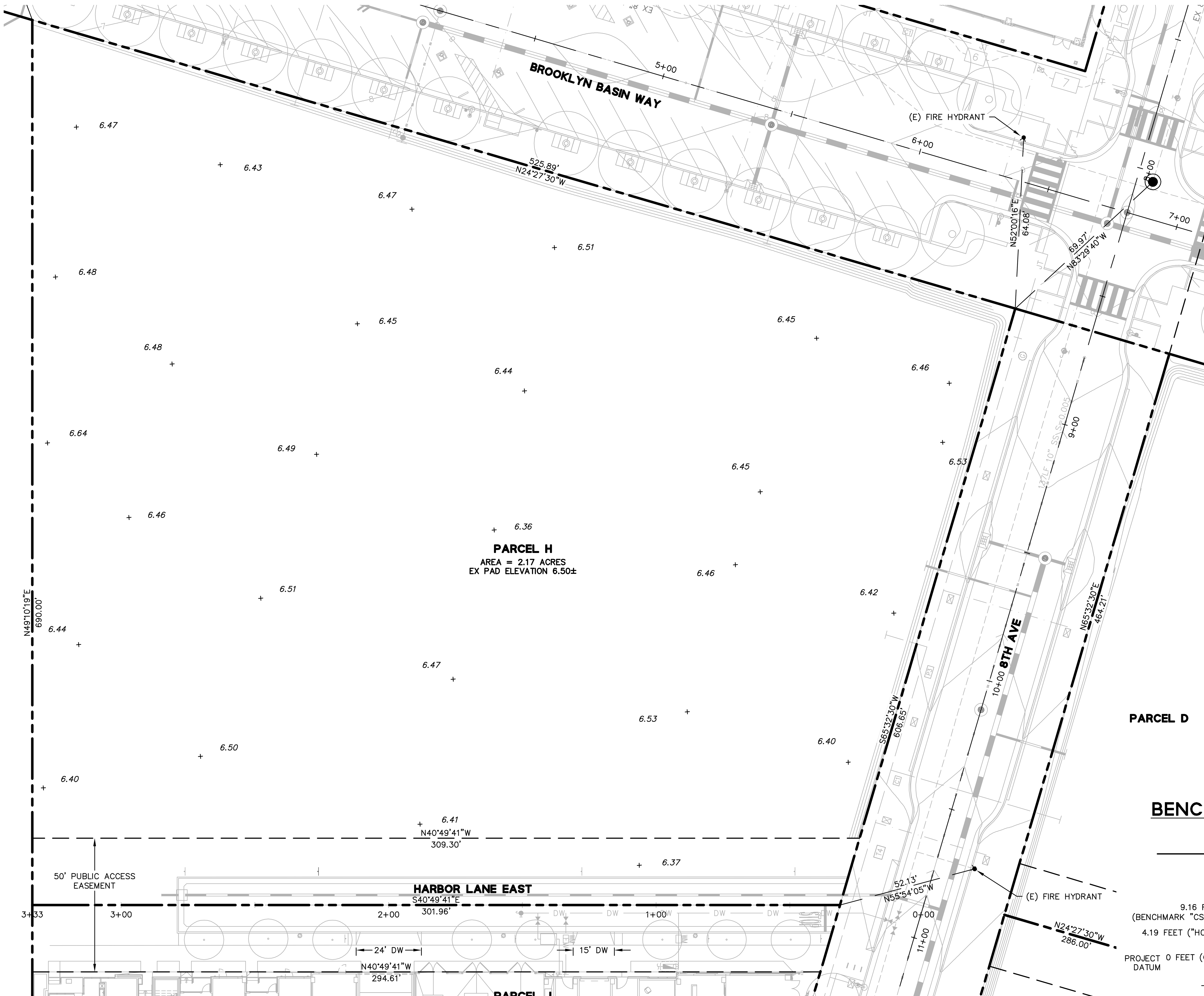
TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

BROOKLYN BASIN MASTER PLAN
SITE PLAN

G-1.3



SHEET NOTES:

1. PARCEL H IS AN EXISTING PARCEL, CREATED BY TRACT MAP 8395, DATED MARCH 2017, PREPARED BY BKF ENGINEERS.
2. THE 50' PUBLIC ACCESS EASEMENT IS AN EXISTING EASEMENT CREATED BY TRACT MAP 8395, DATED MARCH 2017, PREPARED BY BKF ENGINEERS.
3. EXISTING JOINT TRENCH SHOWN FOR REFERENCE ONLY. SEE JOINT TRENCH PLANS FOR DETAILS OF EXISTING DESIGN. VERIFY EXISTING LOCATIONS AND ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION FOR LOCATION OF CONDUITS.
4. INFORMATION PROVIDED IS BASED ON RECORD DOCUMENTS FROM THE PHASE 2 ON-SITE IMPROVEMENT PLANS. CONTRACTOR SHALL SURVEY AND VERIFY EXISTING CONDITIONS PRIOR TO SITE DEMOLITION AND CONSTRUCTION OF BUILDING, IN ORDER TO VERIFY GRADING AND UTILITY CONNECTIONS.
5. SURVEY DATA SHOWN IS FROM VARYING SOURCES:
   - AERIAL DATED DECEMBER 2017, BY AERO GEODETIC CORP
   - SUPPLEMENTAL TOPO DATED OCTOBER 2019, BY BKF ENGINEERS

BASIS OF BEARINGS AND BENCHMARK STATEMENT:

1. THE BASIS OF BEARING IS S 65° 21' 44" E BETWEEN FOUND MONUMENTS "SHIP" AND "H130" AS SHOWN ON PAGE 2 OF 4 OF THAT UNRECORDED RECORD OF SURVEY MAP ENTITLED, "MONUMENT AND PLAN LINES OF THE EMBARCADERO BETWEEN 5TH AVENUE AND 19TH AVENUE" DATED JULY 2001. SAID MAP IS BEING PREPARED BY THE PORT OF OAKLAND.
2. ELEVATIONS SHOWN HEREON ARE BASE DON THE NAVD88 DATUM. THIS DATUM WAS ACHIEVED BY ADDING 5.77 FEET TO THE CITY OF OAKLAND VERTICAL DATUM.

   THE CITY OF OAKLAND BENCHMARK "CS 84" WAS USED AS THE BASIS OF THIS SURVEY.

   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 FIFTH AVENUE, 4.4 FEET ABOVE GROUND.

   ELEVATION = 9.164 FEET, CITY OF OAKLAND DATUM
   5.770 FEET, DATUM SHIFT
   14.934 FEET, NAVD 88 DATUM

PUBLIC ADVISORY

THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR CORRECTED BY THE CITY OF OAKLAND AFTER ITS FILING. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY THE CITY OF OAKLAND THAT THIS MAP AND THE SURVEY INFORMATION ON WHICH IT IS BASED IS CORRECT, ACCURATE, AND CURRENT, NOR WILL THAT THE CITY WILL RETAIN FOR PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY BE SUBSEQUENTLY SUBMITTED TO THE CITY, INCLUDING ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES, DEFICIENCIES, AND ERRORS.

SURVEYORS' STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS' ACT AT THE REQUEST OF CITYVIEW IN OCTOBER 2019.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON THE CITY OF OAKLAND DATUM.

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

I HEREBY FURTHER STATE THAT THE PARCELS DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP ARE THE SAME AS THAT SHOWN ON THAT CERTAIN MAP ENTITLED TRACT MAP NO. 8395, FILED IN JUNE 2017, IN BOOK 349 OF MAPS, PAGES 4-8, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER.

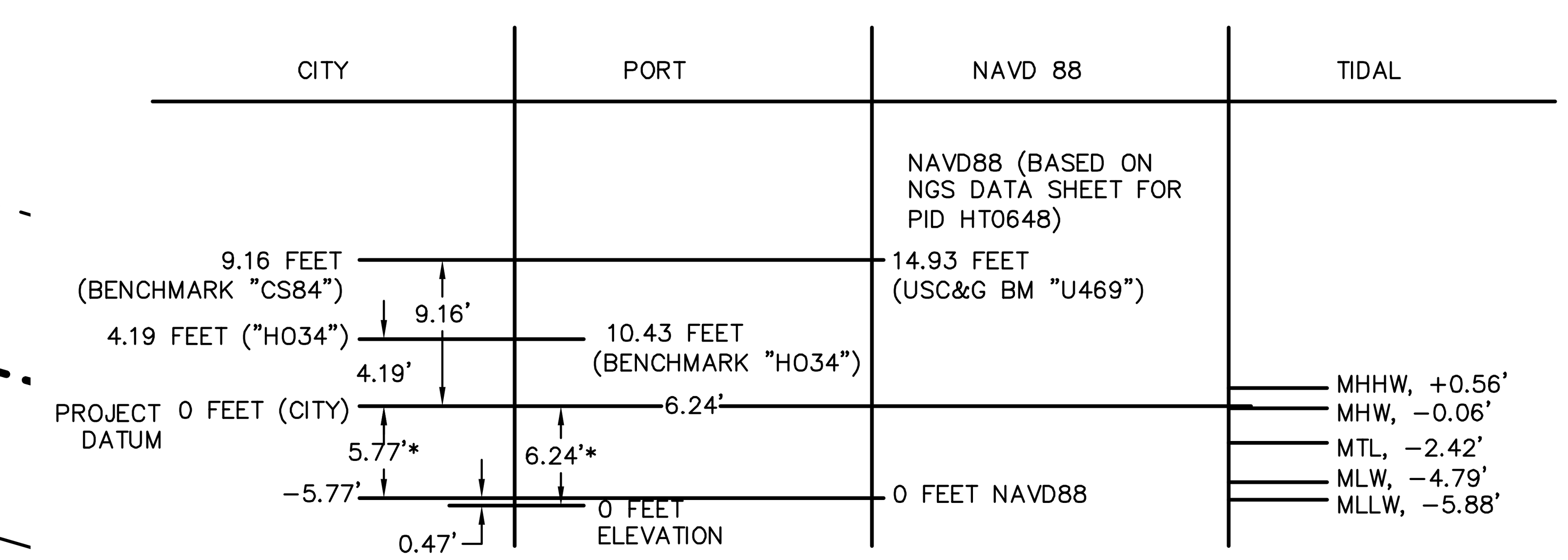
I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYORS' ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

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

PROFESSIONAL LAND SURVEYOR DAVID JUNGMANN NO. 9267 STATE OF CALIFORNIA

DAVID JUNGMANN, PLS 9267 — DATE 08/16/2024

BENCHMARK CONVERSIONS:



1. TO CHANGE FROM CITY ELEVATION TO A PORT ELEVATION: SUBTRACT 6.24 FEET.
2. TO CHANGE FROM PORT ELEVATION TO A CITY ELEVATION: ADD 6.24 FEET.

* BENCHMARK DIAGRAM (UPDATED 5/2017)

REGISTERED PROFESSIONAL ENGINEER SIMON R. NORTH No. 64657 CIVIL STATE OF CALIFORNIA

C64657

SIMON R. NORTH

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BKF

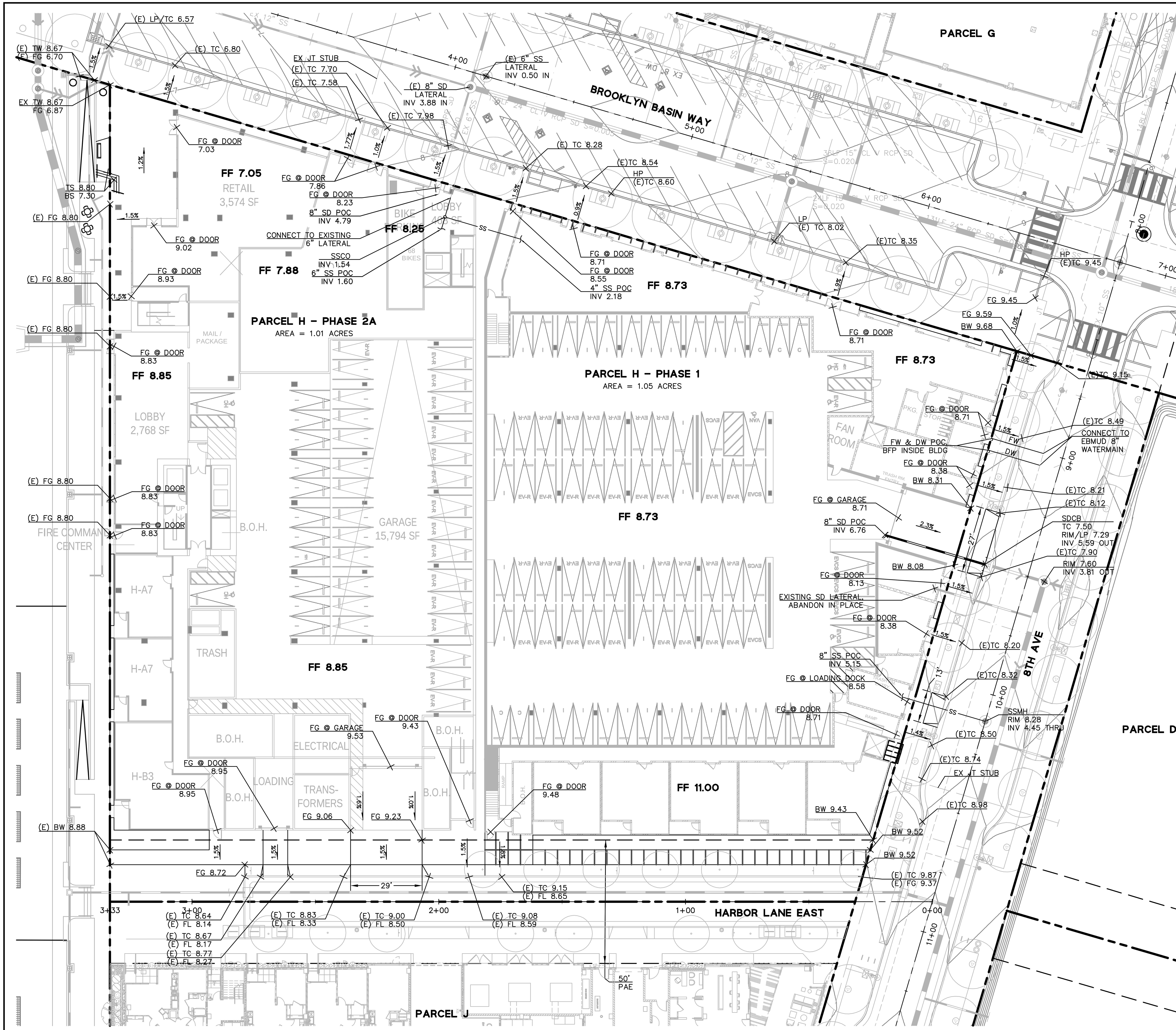
BROOKLYN BASIN - PARCEL H
OAKLAND, CA

SURVEY PLAN

Revisions	No.

Date: 02/05/2025
Scale: AS SHOWN
Design: PJB
Drawn: PJB
Approved: SRN
Job No: 20130175

Drawing Number:
C1.0
1 OF 3



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, MAY, 2018, AND DESIGN DATA.

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.

SIMON R. NORTH, P.E.
PRINCIPAL,
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER SIMON R. NORTH No. 64657 CIVIL STATE OF CALIFORNIA

01/17/2025
DATE

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SIMON R. NORTH
C64657

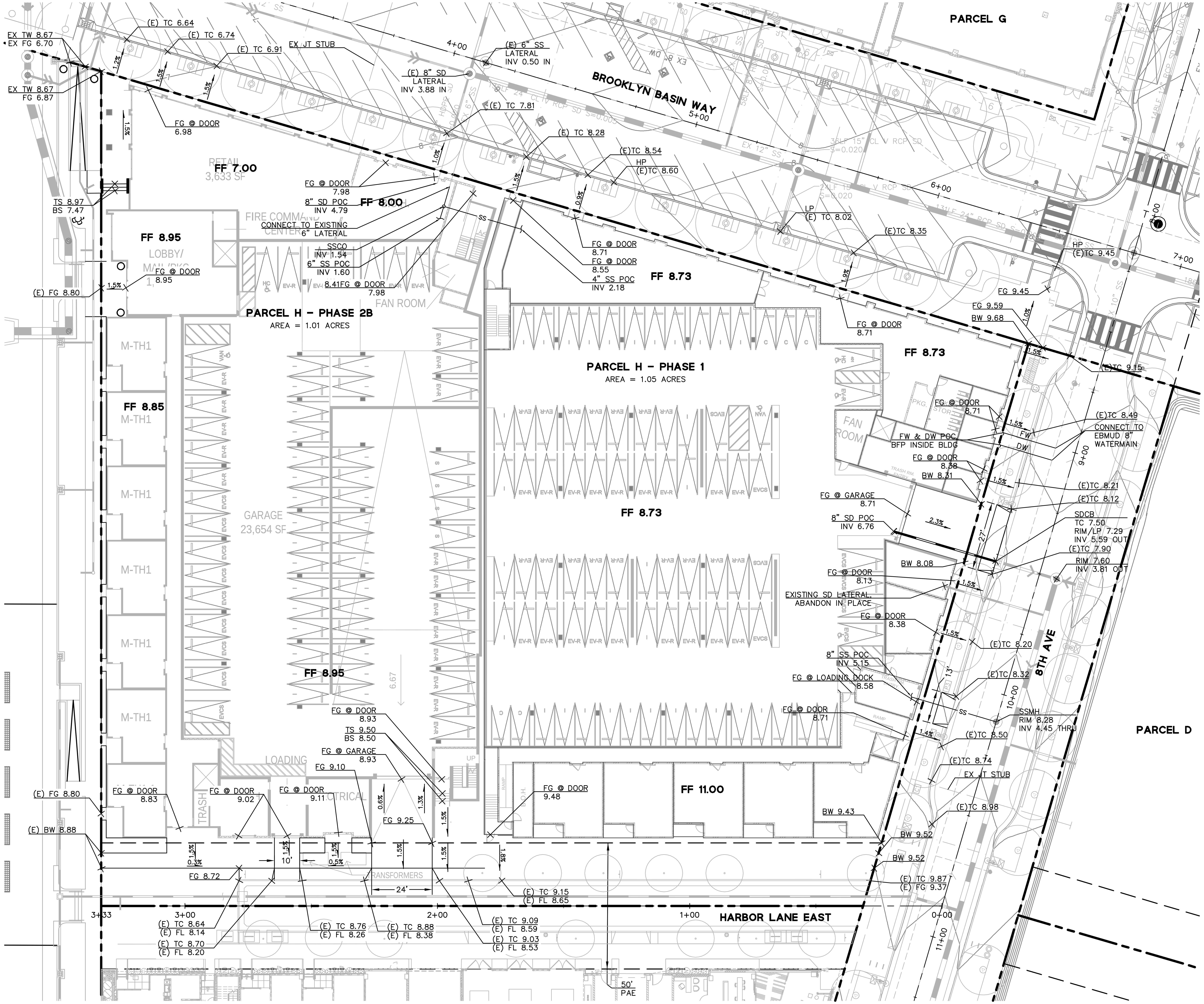
BROOKLYN BASIN - PARCEL H
OAKLAND, CA

GRADING AND UTILITY PLAN PHASE 1&PHASE 2A

Date: 02/05/2025	Scale: AS SHOWN	Design: PJB	Drawn: PJB	Approved: SRN	Job No: 20130175

Drawing Number:
C2.0
2 OF 3

C2.0_PR_Grad_Util.dwg



GRAPHIC SCALE
20 0 20 40

PARCEL D

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, MAY, 2018, AND DESIGN DATA.

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SIMON R. NORTH, P.E.
PRINCIPAL,
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
SIMON R. NORTH
No. 64657
CIVIL
STATE OF CALIFORNIA

08/16/2024
DATE

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BROOKLYN BASIN - PARCEL H
OAKLAND, CA

GRADING AND UTILITY PLAN PHASE 1&PHASE 2B

Revisions
No.

Date: 02/05/2025
Scale: AS SHOWN
Design: PJB
Drawn: PJB
Approved: SRN
Job No: 20130175

Drawing Number:
C2.1
3 OF 3

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

3D VIEW FROM BROOKLYN BASIN WAY & 8TH AVE.

PHASE 1

3D VIEW FROM 8TH AVE. & HARBOR LN E.
PHASE 1

PHASE 1 - TOWNHOMES

PHASE I - TOWNHOMES- PROJECT SUMMARY

BLDG. SUMMARY	
SITE AREA	1.01 AC.
UNITS	**83**
DENSITY	82/ac.
CONST. TYPE	TYPE VA
STORIES	4 OVER 1
HEIGHT	58'

GROSS AREA BY USE	
RESIDENTIAL	109,780
LOBBY/MAIL	2,168
COMMUNITY RM / RETAIL	2,663
CIRCULATION	9,839
SERVICE/UTILITY	3,847
GARAGE	27,275
TOTAL	**155,572**

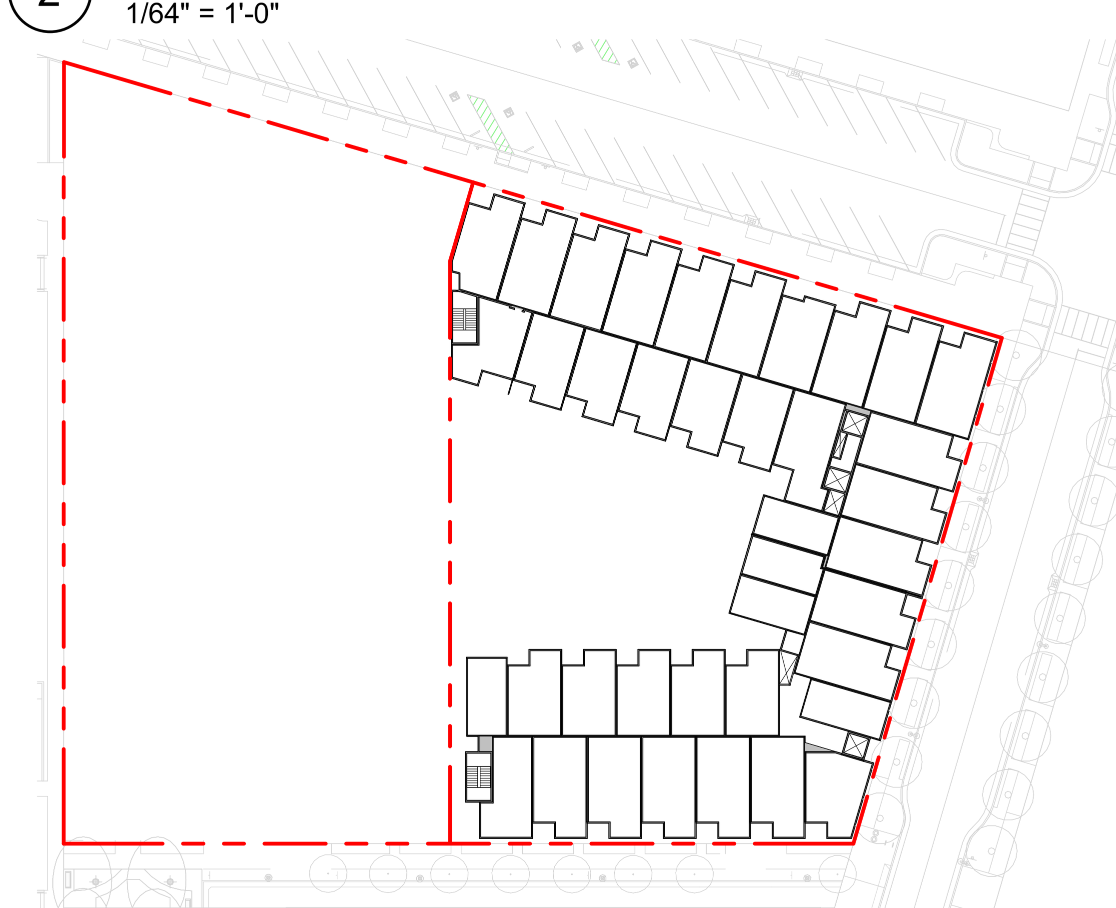
RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	33
ACCESSIBLE EV-R (9 X 18)	1
STANDARD EV-CS (9 X 18)	7
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	43
ACCESSIBLE (9 X 18)	1
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	0
INTERMEDIATE (8 X 16.5)	33
COMPACT (8 X 16)	5
PARKING TOTAL	***83***

UNIT SUMMARY *					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
1 BEDROOM					
1 BR FLAT	1-A1	4	705	2,820	4.8%
1 BR FLAT	1-A2	1	769	769	1.2%
1 BR TOWNHOUSE	1-TH1	2	918	1,836	9.6%
1 BR TOWNHOUSE	1-TH2	8	867	6,936	9.6%
		15			**18.1%**
2 BEDROOM					
2 BR TOWNHOUSE	1-TH3	20	1,243	24,860	24.1%
2 BR TOWNHOUSE + DEN	1-TH4	38	1,359	51,642	45.8%
2 BR TOWNHOUSE + DEN	1-TH5	2	1,520	3,040	2.4%
2 BR TOWNHOUSE + DEN	1-TH6	2	1,568	3,136	2.4%
2 BR TOWNHOUSE	1-TH7	2	1,297	2,594	2.4%
2 BR TOWNHOUSE	1-TH8	2	1,082	2,164	2.4%
2 BR TOWNHOUSE	1-TH9	2	1,203	2,406	2.4%
		68			**81.9%**
TOTAL		**83**	**1,240.7**	**102,980**	

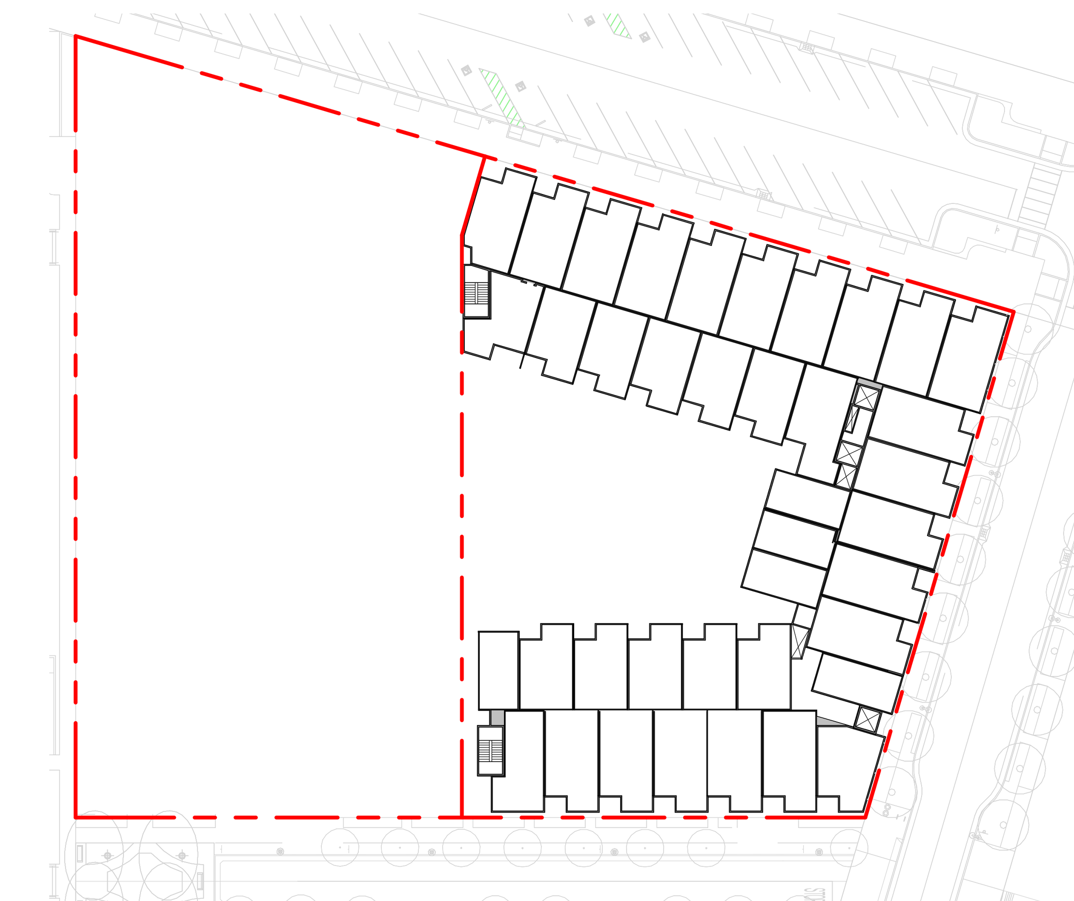
**- NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT". THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

1 OPEN SPACE - LEVEL 01
1/64" = 1'-0"

2 OPEN SPACE - LEVEL 02
1/64" = 1'-0"



3 OPEN SPACE - LEVEL 03
1/64" = 1'-0"



4 OPEN SPACE - LEVEL 04
1/64" = 1'-0"

5 OPEN SPACE - LEVEL 05
1/64" = 1'-0"

REQUIRED OPEN SPACE:

150 SF / REGULAR UNIT

150 x 83 UNITS	**12,450 SF**

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE

OPEN SPACE TYPE	QTY.PROVIDED	AREA PROVIDED
BALCONIES/ PATIOS	71	5,260 SF
GROUND LEVEL PATIOS	5	332 SF
TOTAL	**76**	**5,592 SF**
TOTAL (x2)		**11,184 SF**

COURTYARD	9,259 SF
Grand total	**9,259 SF**

GRAND TOTAL PROVIDED OPEN SPACE (11,184 + 9,259 SF)	**20,443 SF**

NOTES:

1. *PER PWD-4 17.160 - "USABLE OPEN SPACE STANDARDS" - RESIDENTIAL USES. A MINIMUM OF 150 SQUARE FEET PER RESIDENTIAL UNIT MUST BE PROVIDED AS USABLE OPEN SPACE.*
2. *EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING TO THE PROVISIONS OF SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED.*
3. *PER OMC CHAPTER 17.126 - "USABLE OPEN SPACE STANDARDS"*

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

ILLUSTRATIVE SITE PLAN
PHASE 1

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

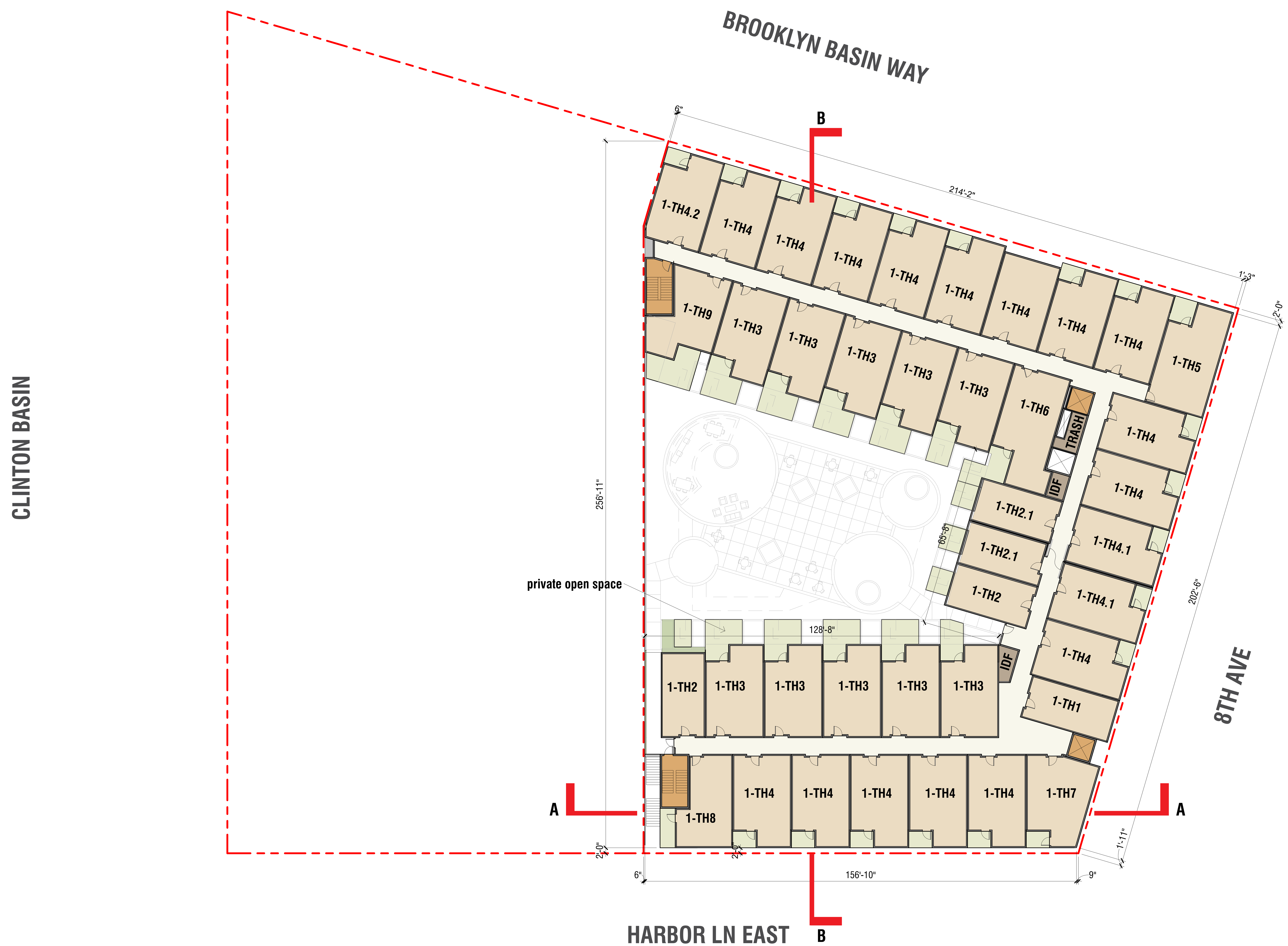
TCA ARCHITECTS
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

GROUND LEVEL
PLAN - PHASE 1

A-1.6



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

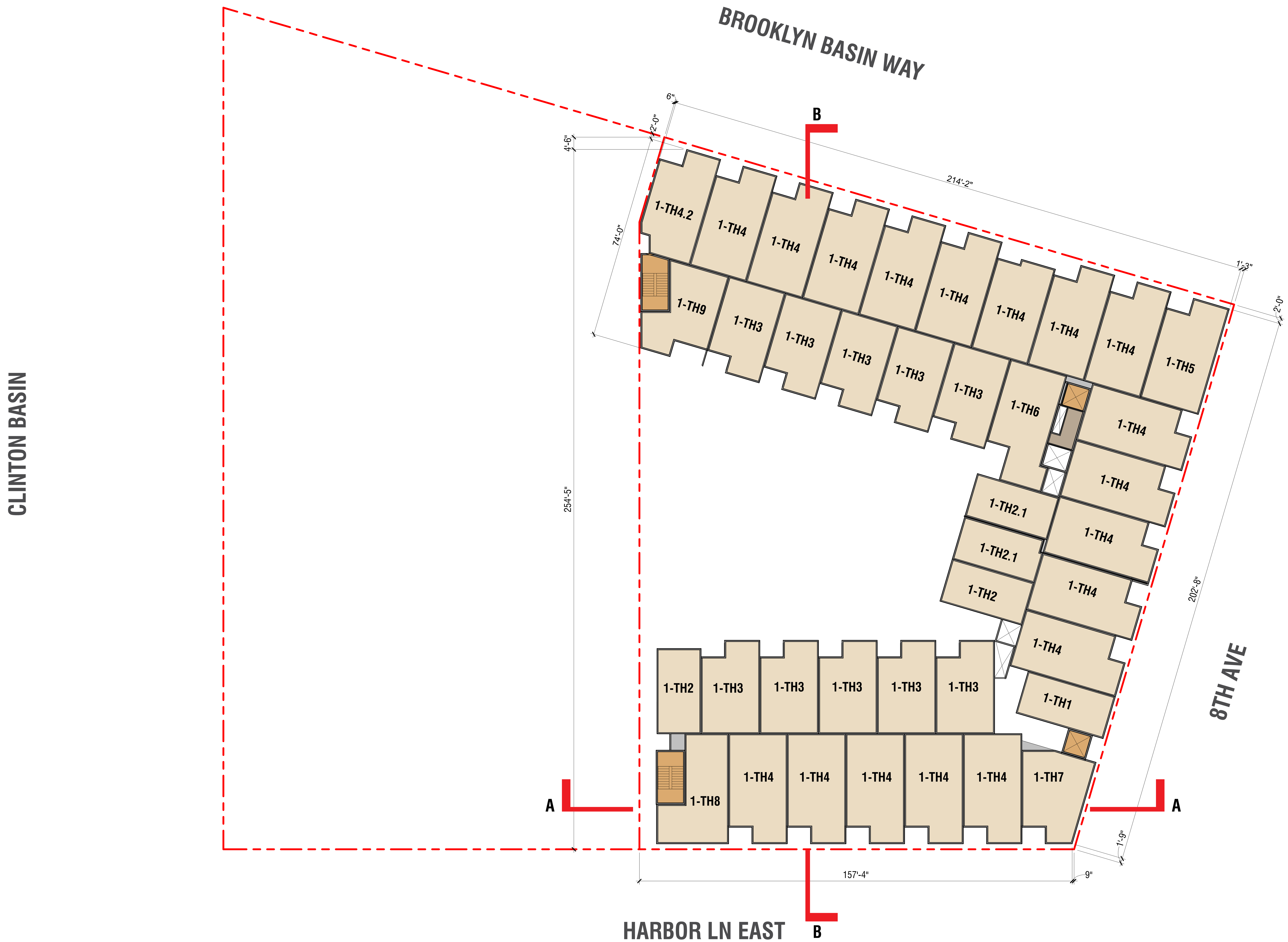
TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

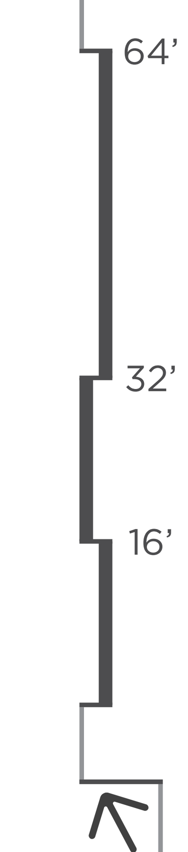
LEVEL 2
PLAN - PHASE 1

A-1.7



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE



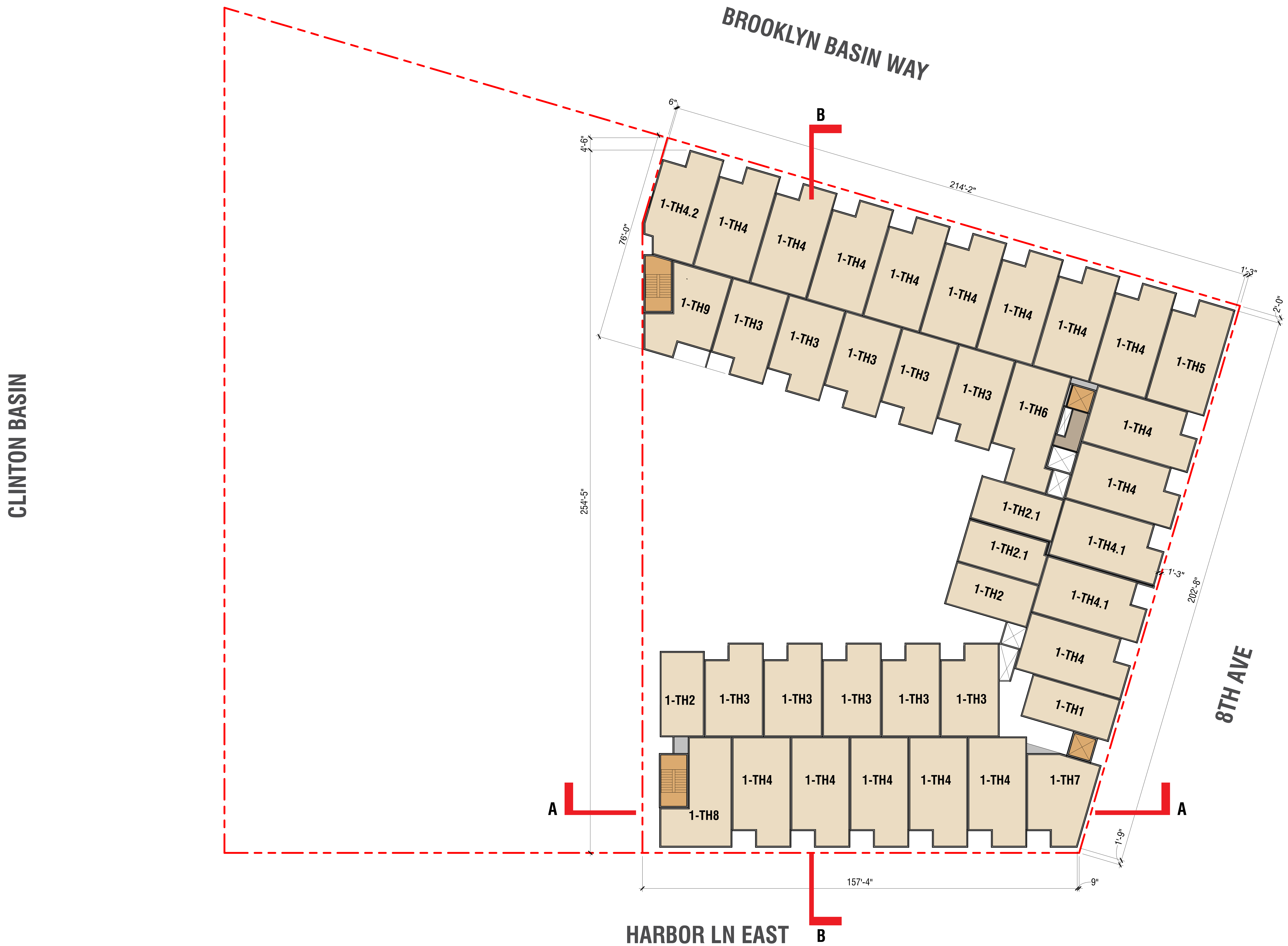
TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 3
PLAN - PHASE 1



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

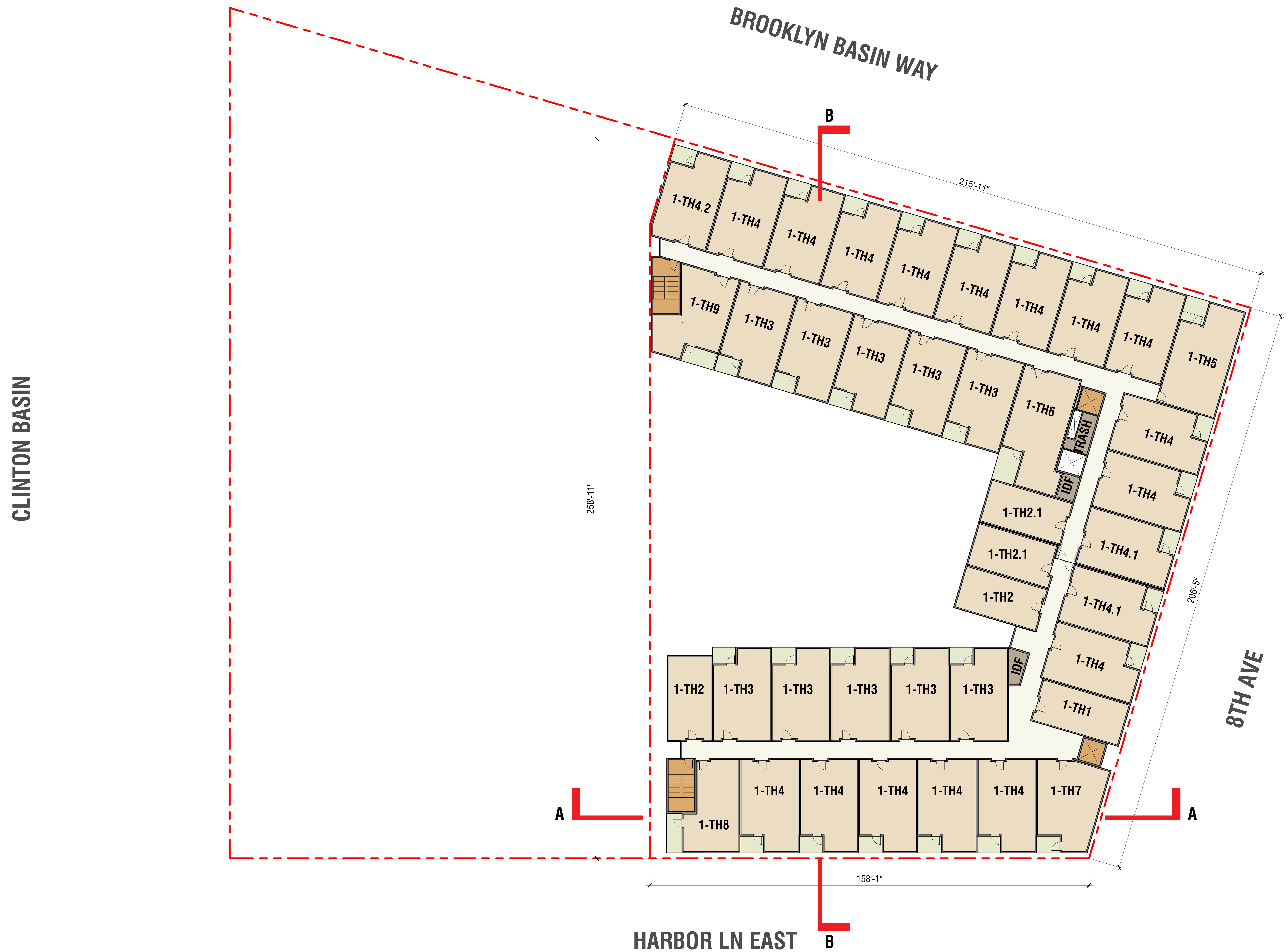
FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 4
PLAN - PHASE 1

A-1.9

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE



TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

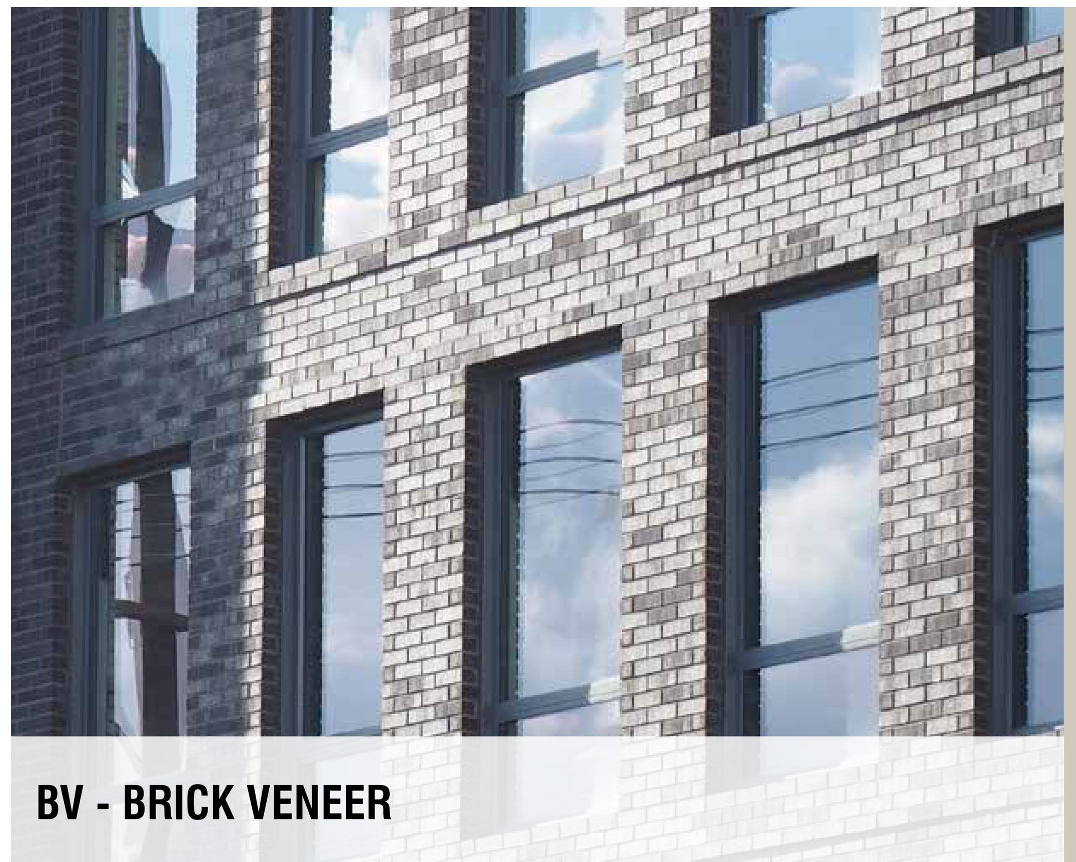
LEVEL 5
PLAN - PHASE 1

A-1.10

LEGEND

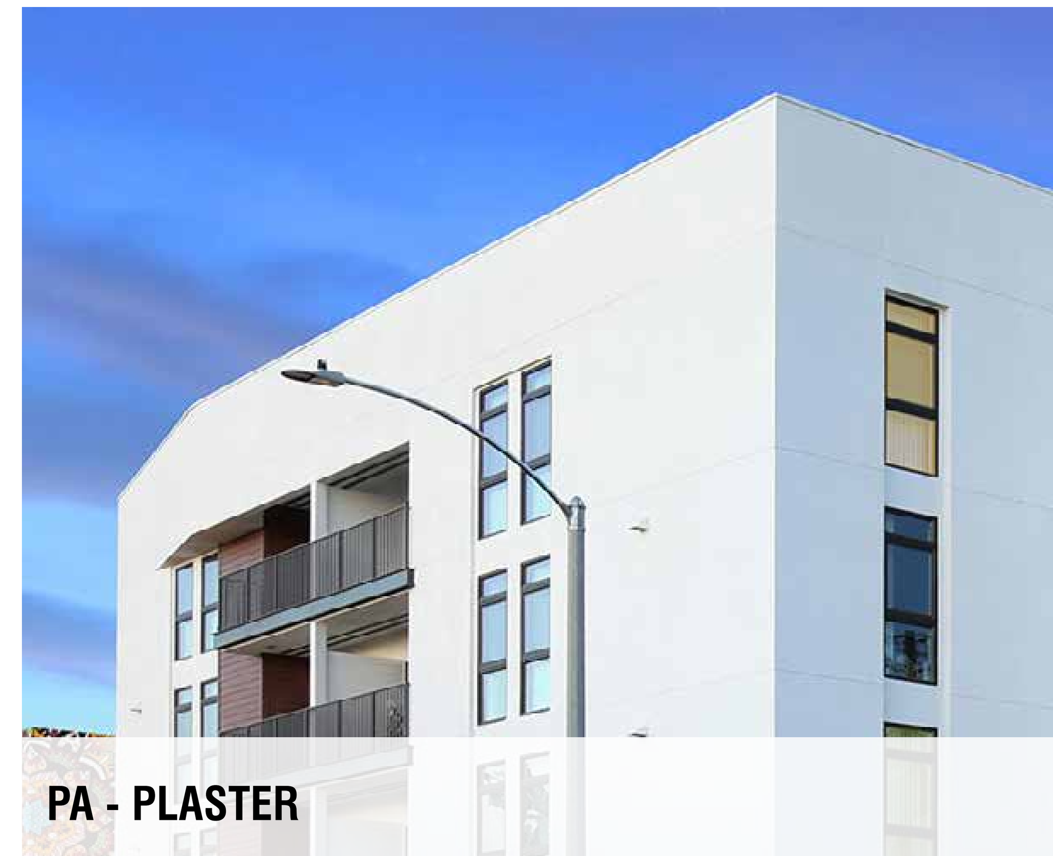
- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'



BV - BRICK VENEER

BV1 - BRICK VENEER "LIMESTONE"



PA - PLASTER

PA1 "LIGHT GREY"

PA2 "CHARCOAL"

RL - RAILING

RL1 - PERFORATED METAL RAILING "SILVER"

RL2 - OSHA RAILING

CW - COMPOSITE WOOD

CW1 - COMPOSITE WOOD "LIGHT ASH"

CY - CANOPY

CY1 - METAL CANOPY

ST - STOREFRONT

ST - ALUMINUM STOREFRONT "BLACK"

MP - METAL PANEL

MP1 - METAL PANEL "BRONZE"

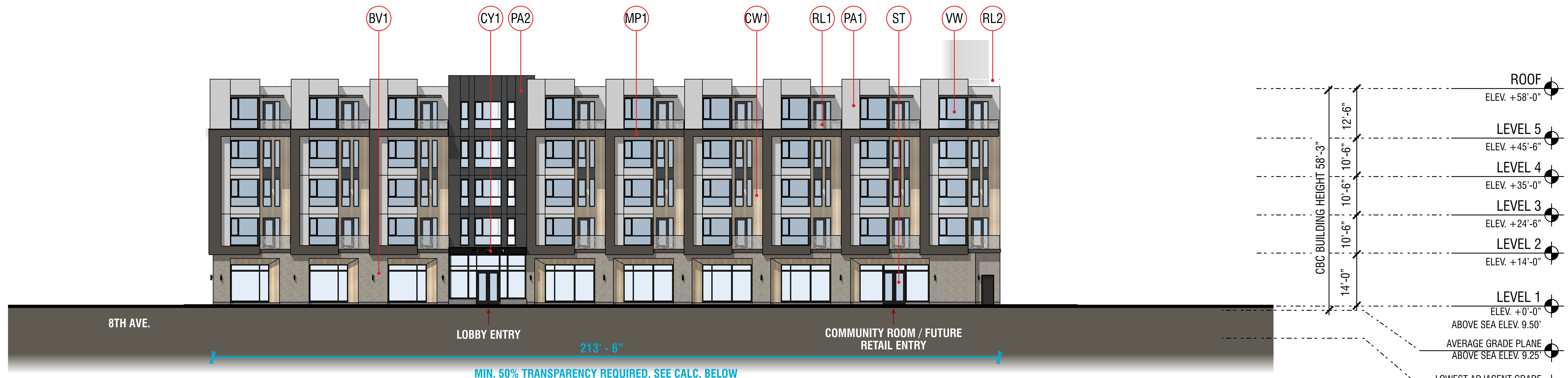
GD - GARAGE DOOR

GD - GARAGE DOOR

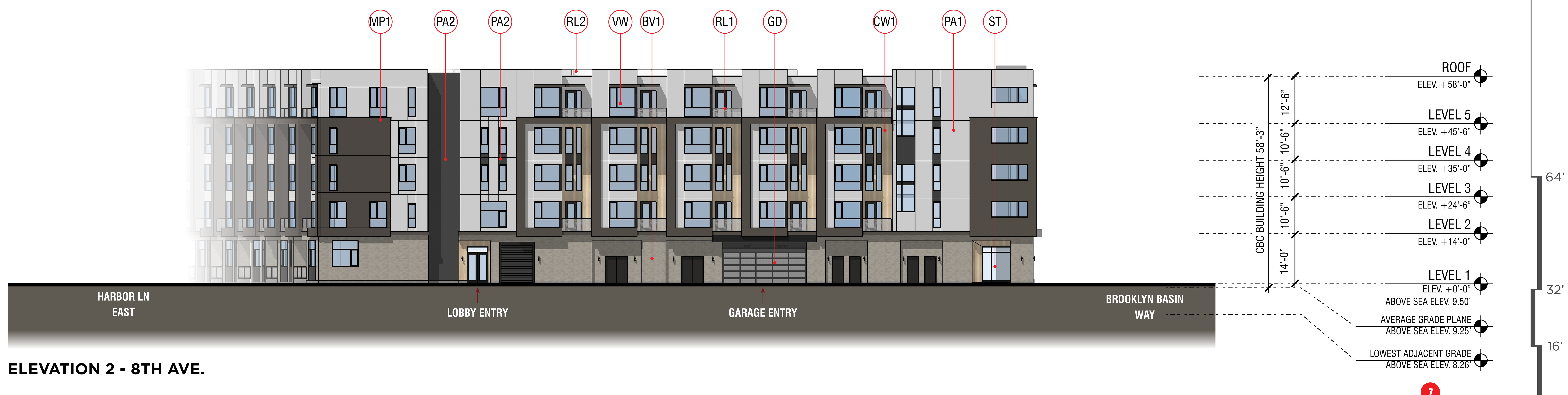
VW - VINYL WINDOW

VW "BLACK"

MATERIAL BOARD
PHASE I



ELEVATION 1 - BROOKLYN BASIN WAY



ELEVATION 2 - 8TH AVE.

MATERIAL KEY:

BV1 - BRICK VENEER 1
CW1 - COMPOSITE WOOD 1
MP1 - METAL PANEL 1
PA1 - PLASTER 1
PA2 - PLASTER 2
CY1 - CANOPY - METAL
ST - STOREFRONT - "BLACK ALUMINUM"
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
GD - GARAGE DOOR
MG - MTL. GRILLE AND GATE

TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

REQUIRED TRANSPARENCY (ELEVATION 1):
213'- 6" x 12'- 0" = 2,562 SF
50% of 2,562 SF FRONTAGE = **1,281 SF**

PROVIDED TRANSPARENCY (ELEVATION 1): 1,416 SF

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

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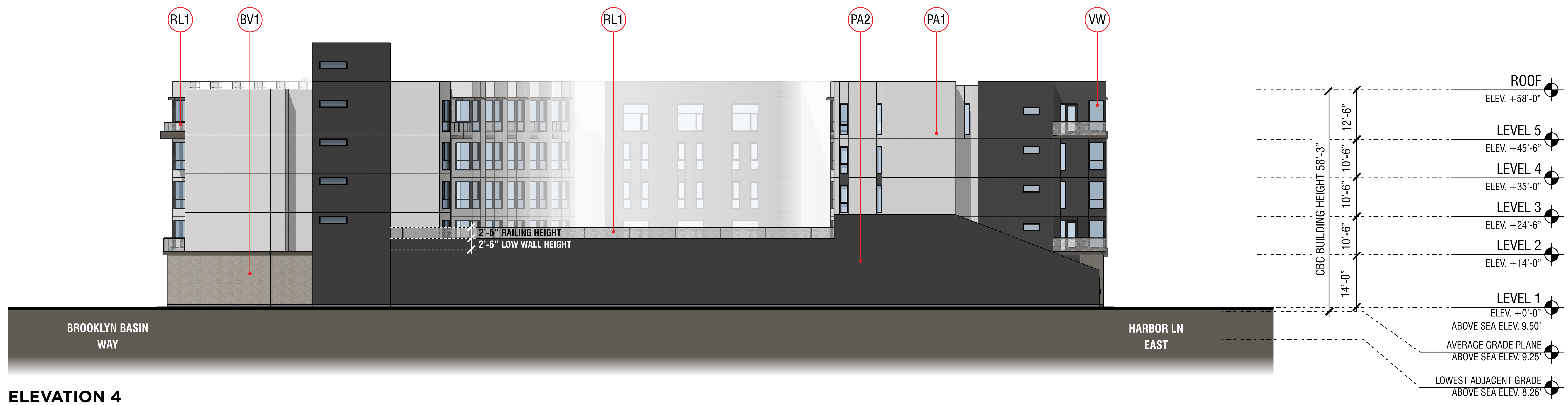
ELEVATIONS
PHASE I

ELEVATION 3 - HARBOR LANE EAST

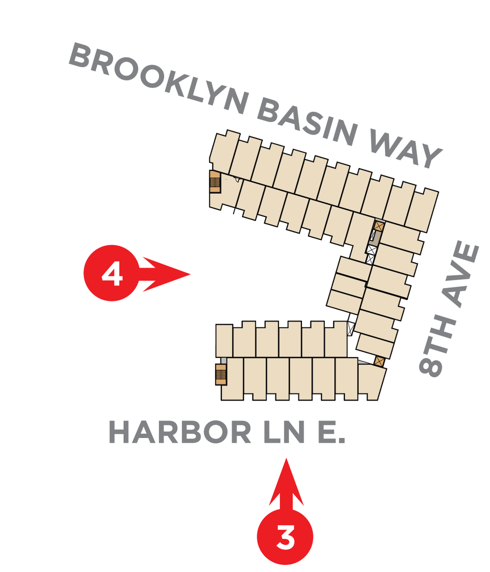


ELEVATION 4

64'
32'
16'

MATERIAL KEY:

BV1 - BRICK VENEER 1
CW1 - COMPOSITE WOOD 1
MP1 - METAL PANEL 1
PA1 - PLASTER 1
PA2 - PLASTER 2
CY1 - CANOPY - METAL
ST - STOREFRONT - "BLACK ALUMINUM"
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
GD - GARAGE DOOR
MG - MTL. GRILLE AND GATE



TCA ARCHITECTS
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

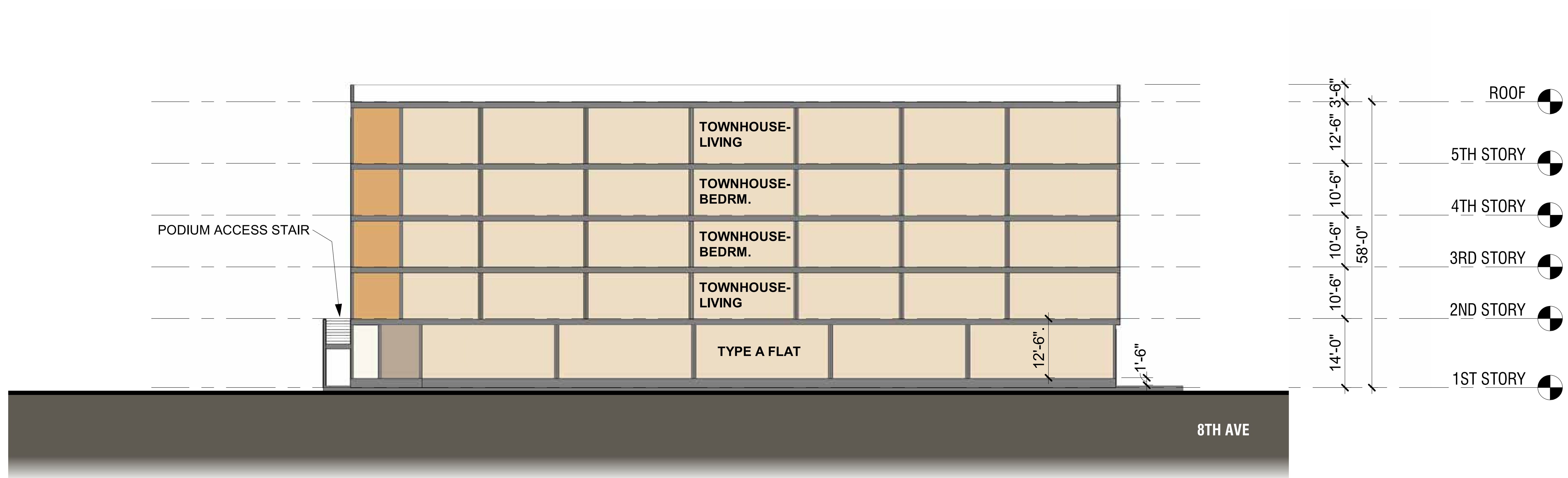
FDP RESUBMITTAL
FEBRUARY 5, 2025

ELEVATIONS
PHASE I

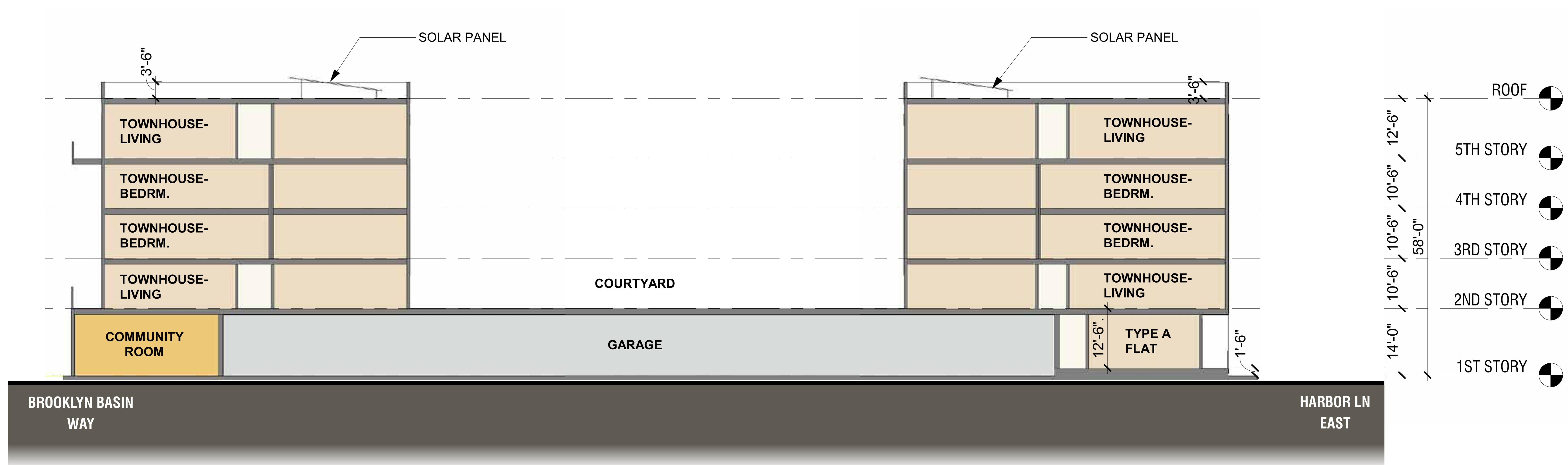
A-1.14

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH



SECTION A



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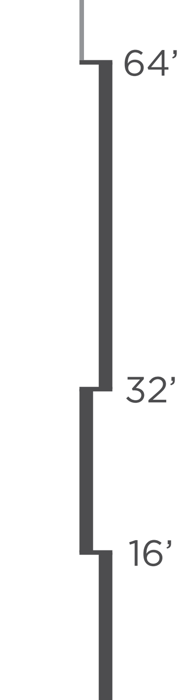
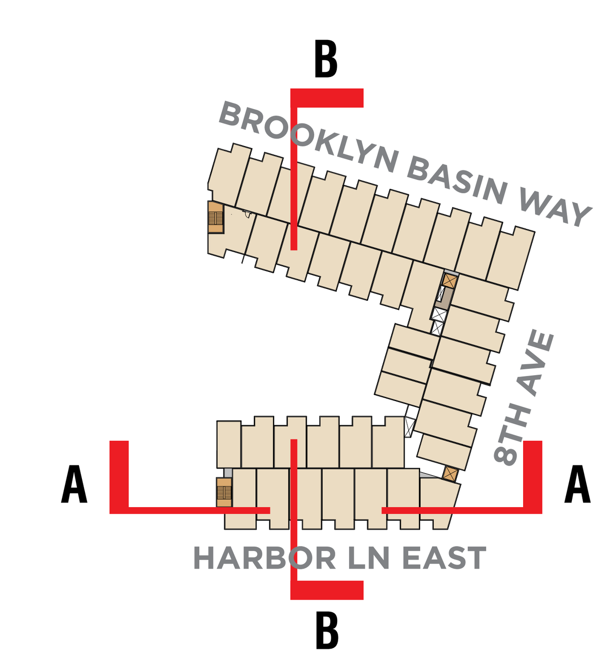
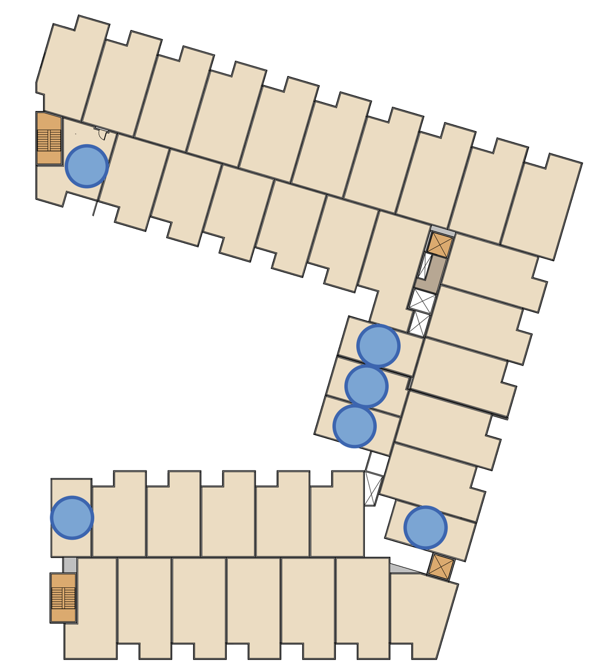
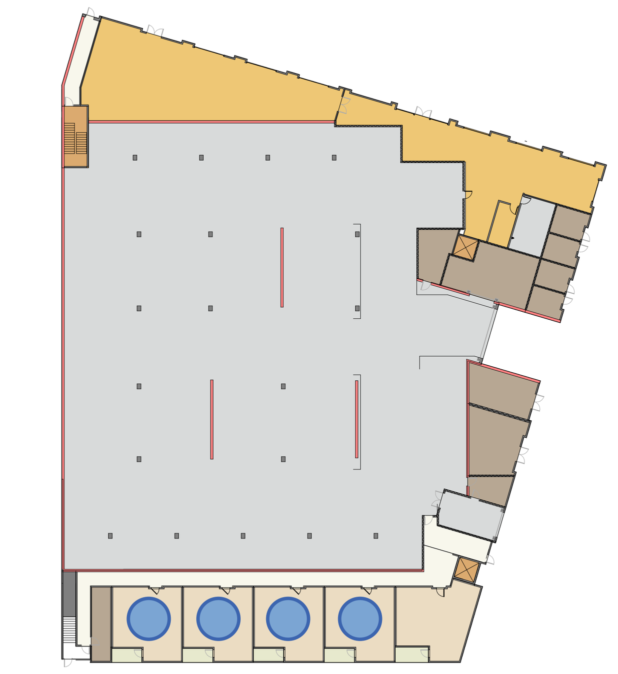
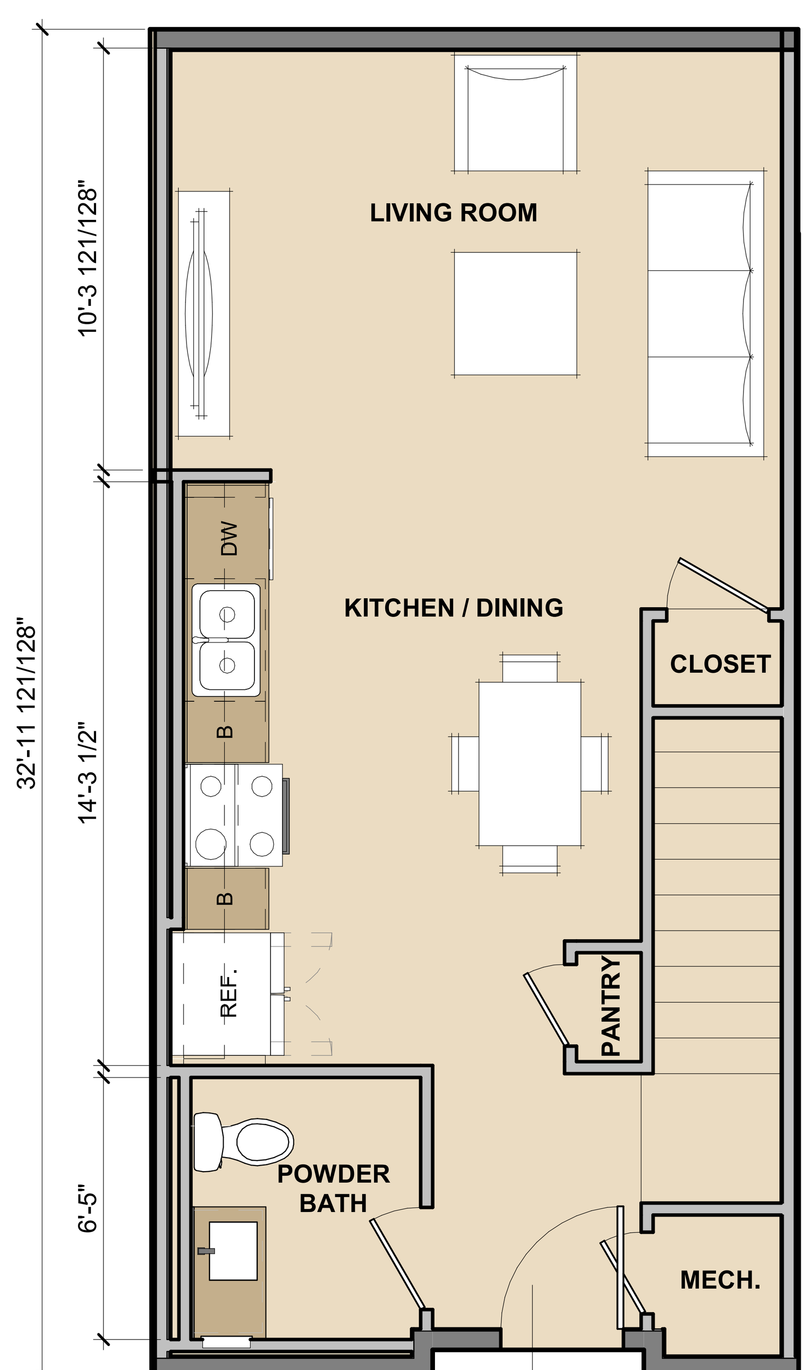




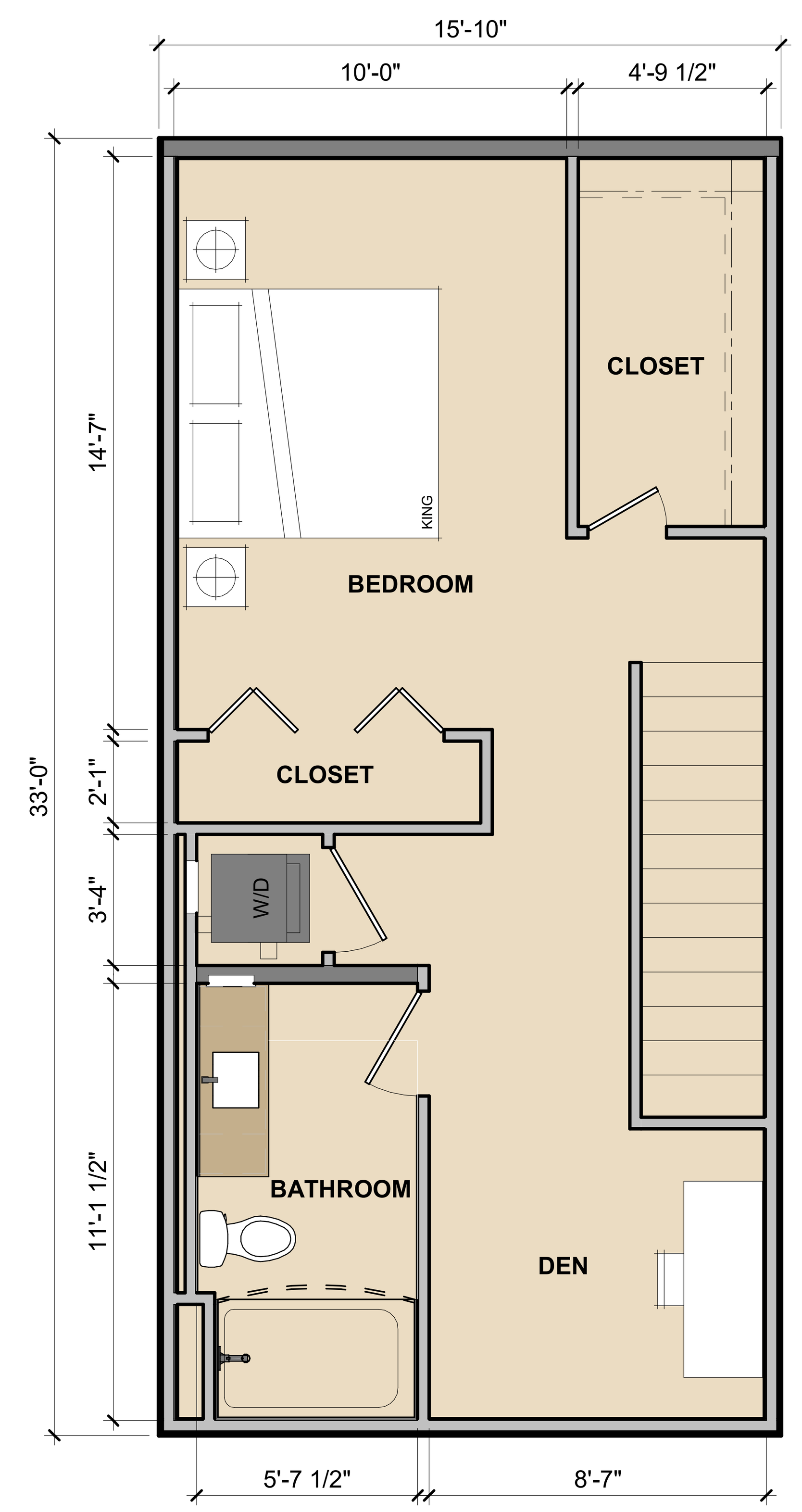
SECTIONS
PHASE I

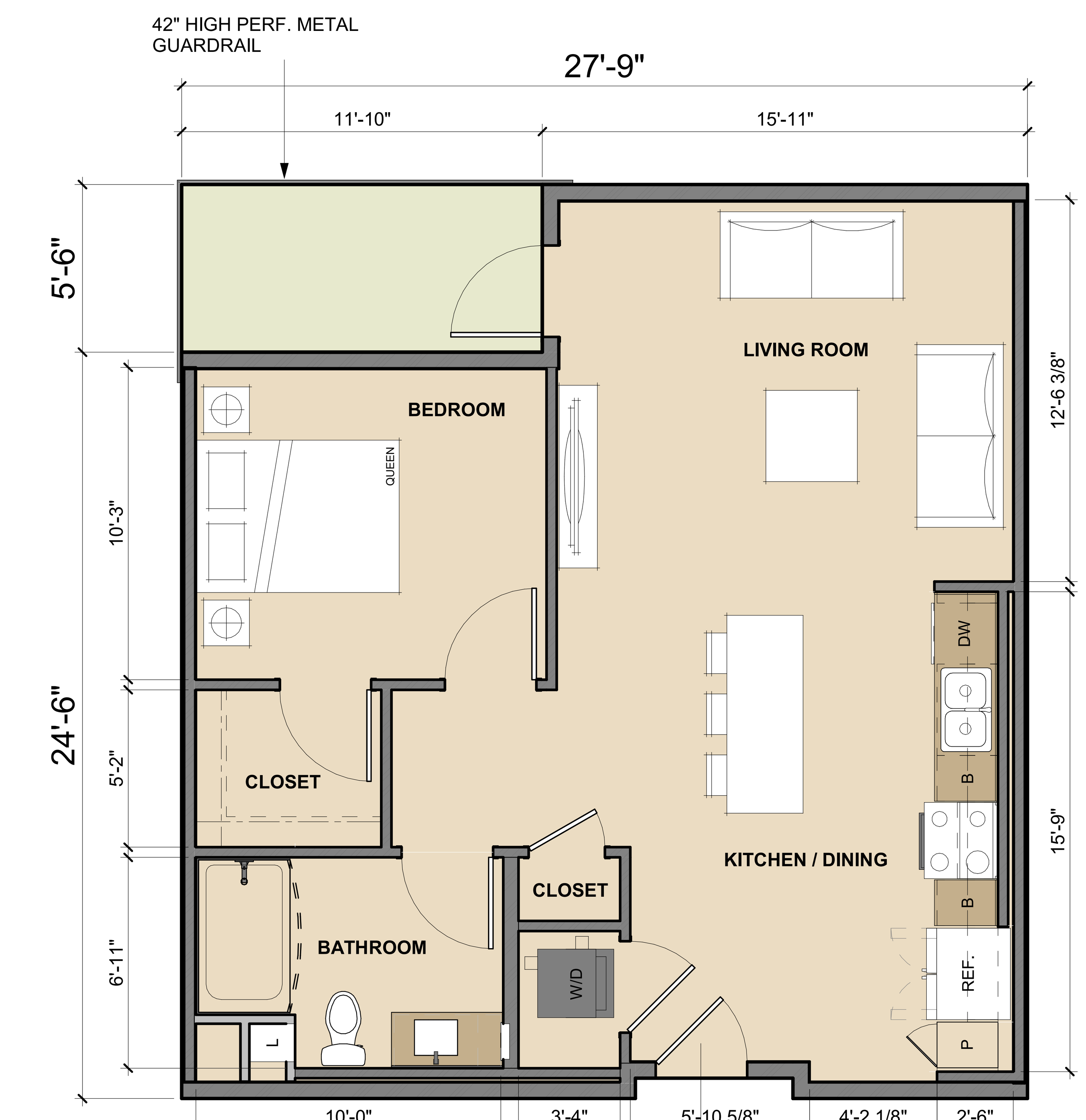






1-TH1
519 SF





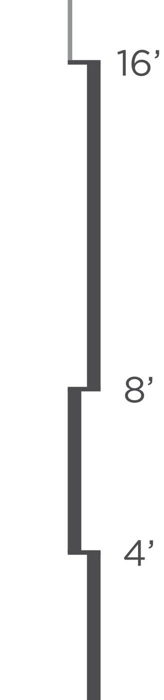
1-A1
764 SF

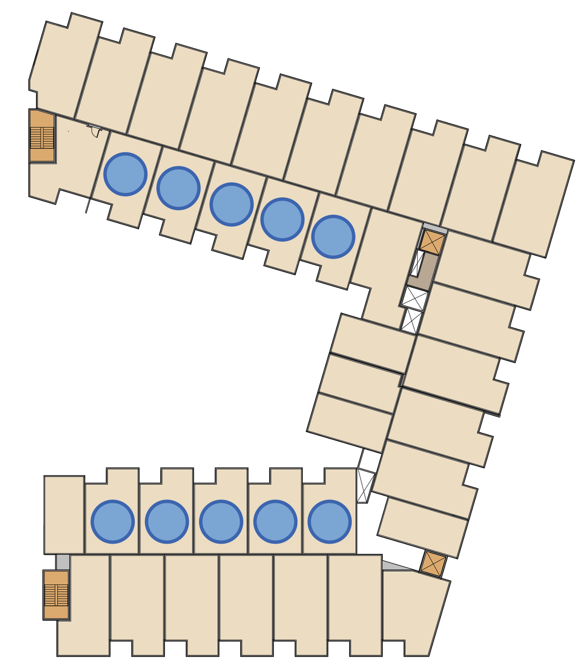
UNIT 1-TH1
LIVING LEVEL

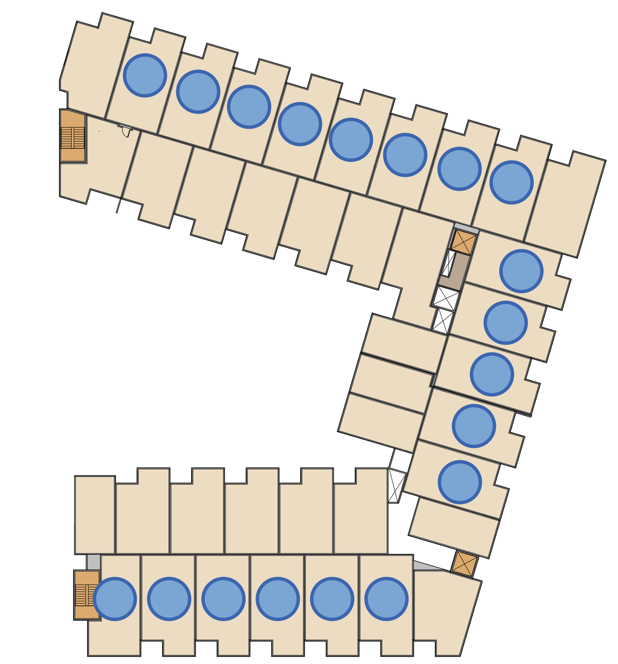
UNIT 1-TH1
BEDROOM LEVEL

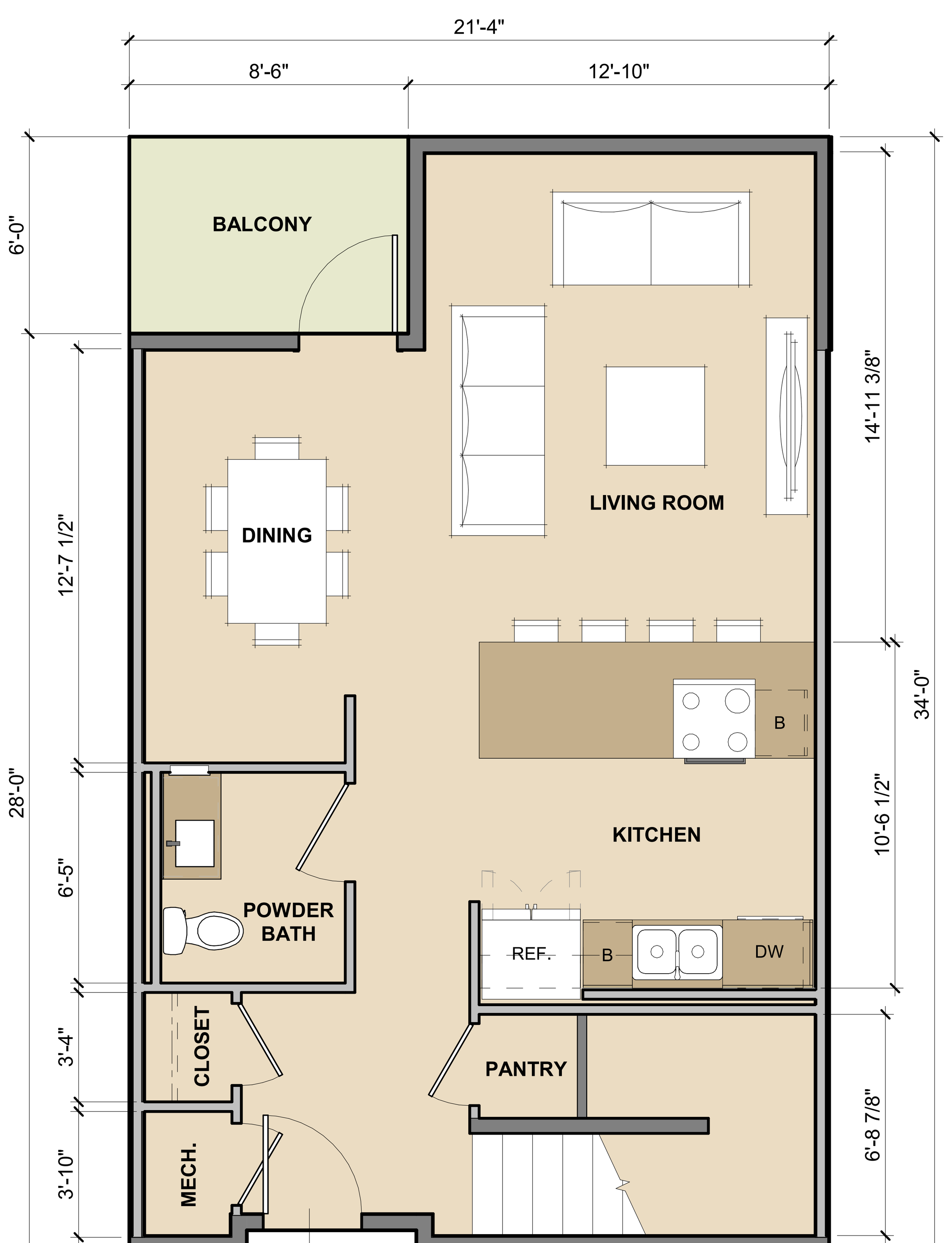
UNIT A1
GROUND FLOOR UNIT

**UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.*



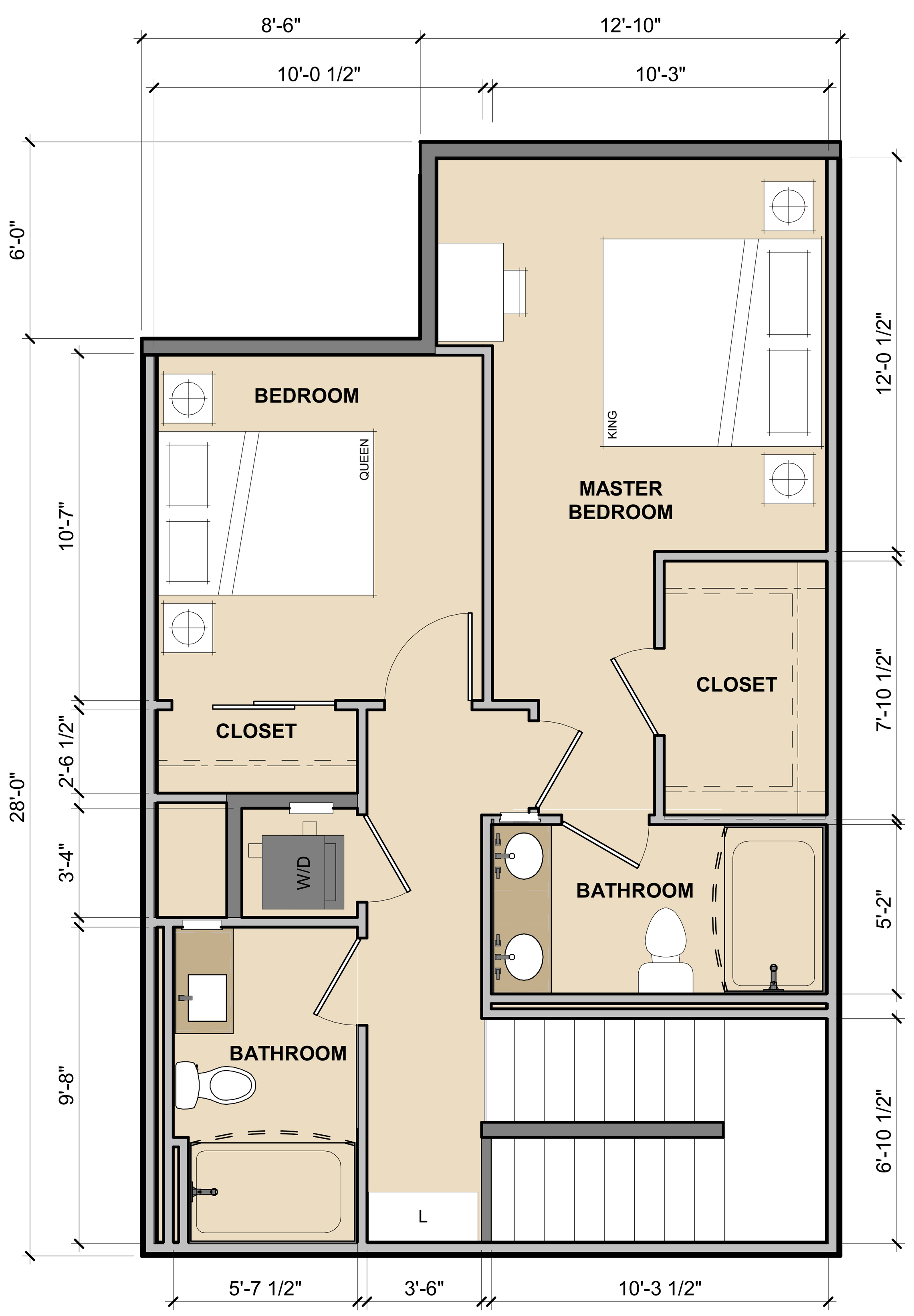




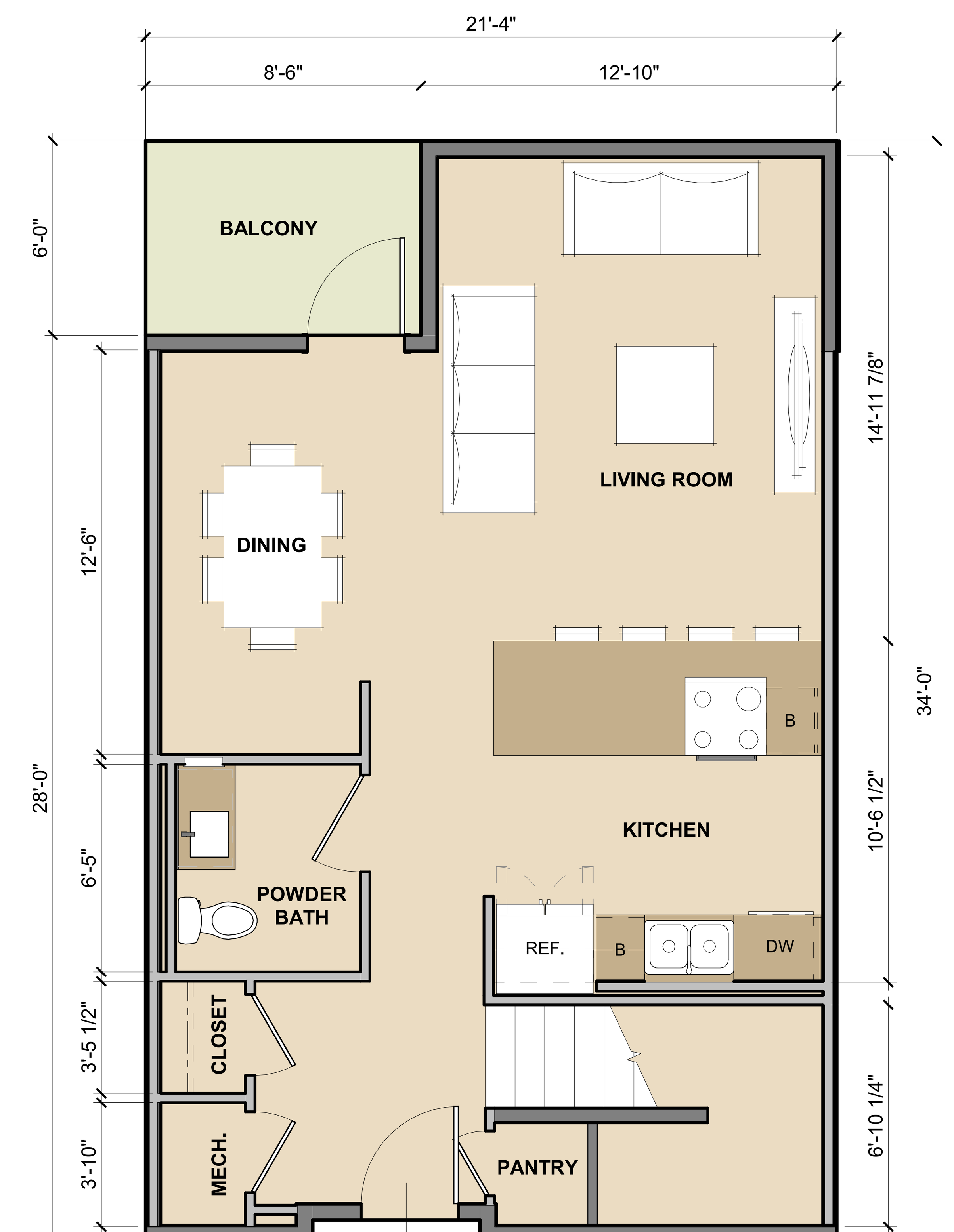


1-TH3
671 SF

UNIT 1-TH3
LIVING LEVEL

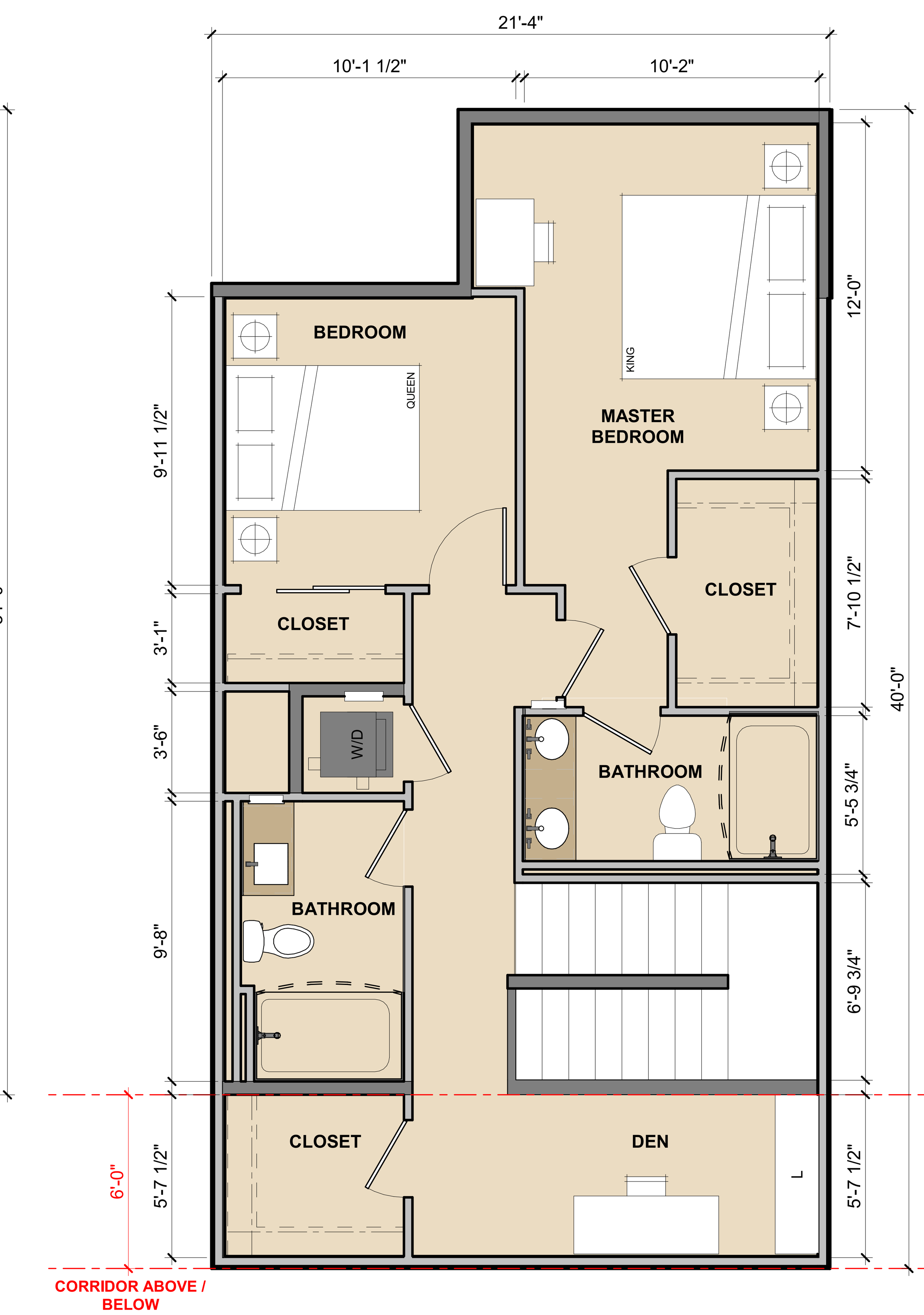


UNIT 1-TH3
BEDROOM LEVEL

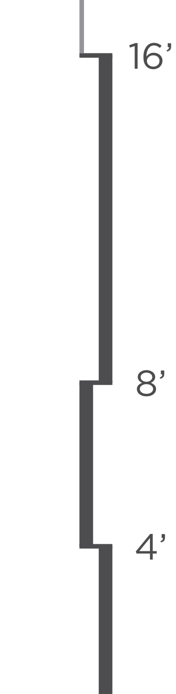


1-TH4
671 SF

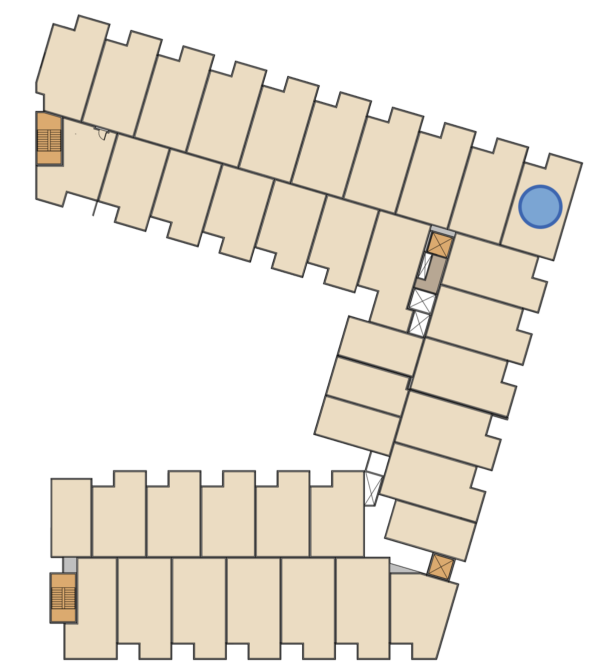
UNIT 1-TH4
LIVING LEVEL

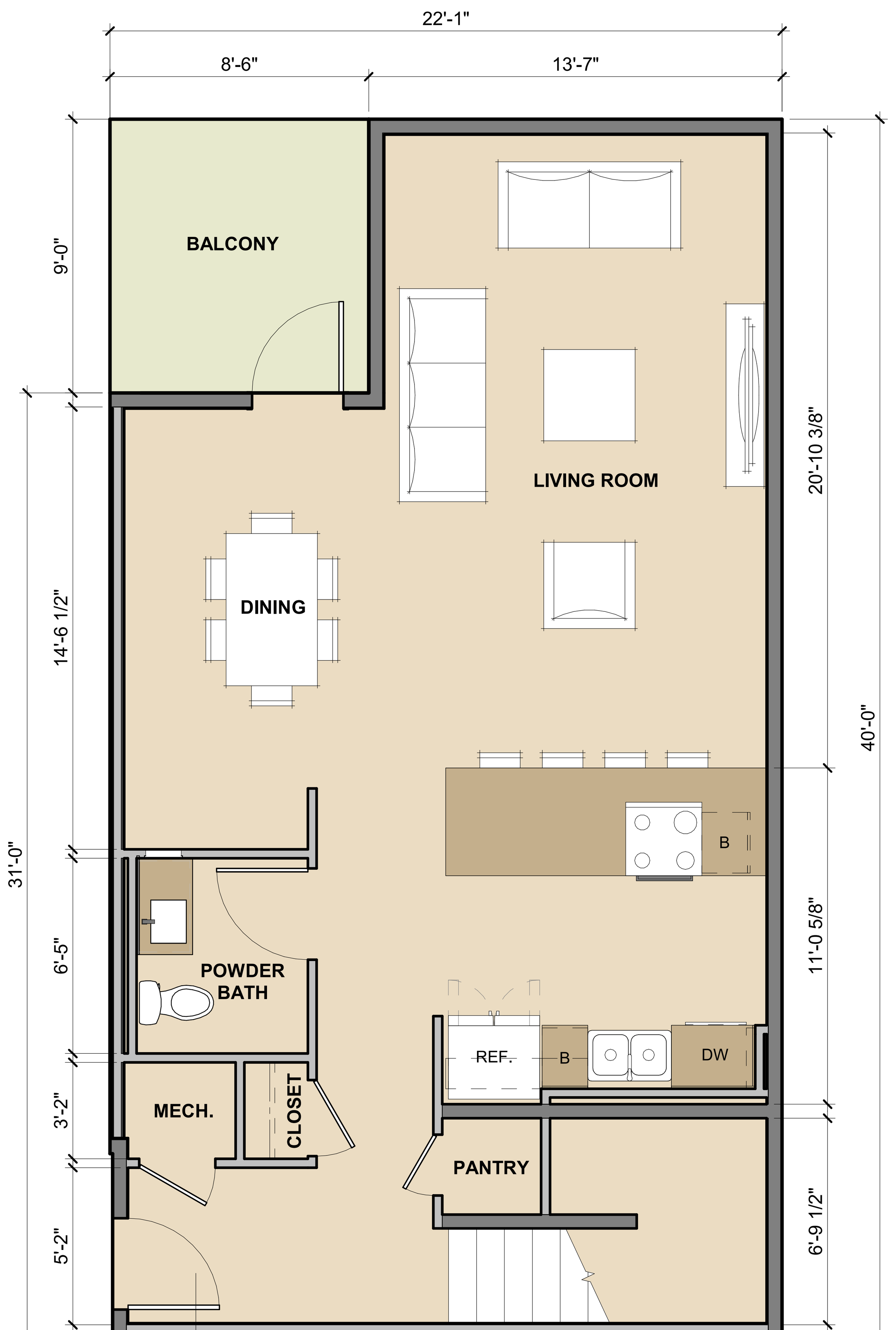


UNIT 1-TH4
BEDROOM LEVEL

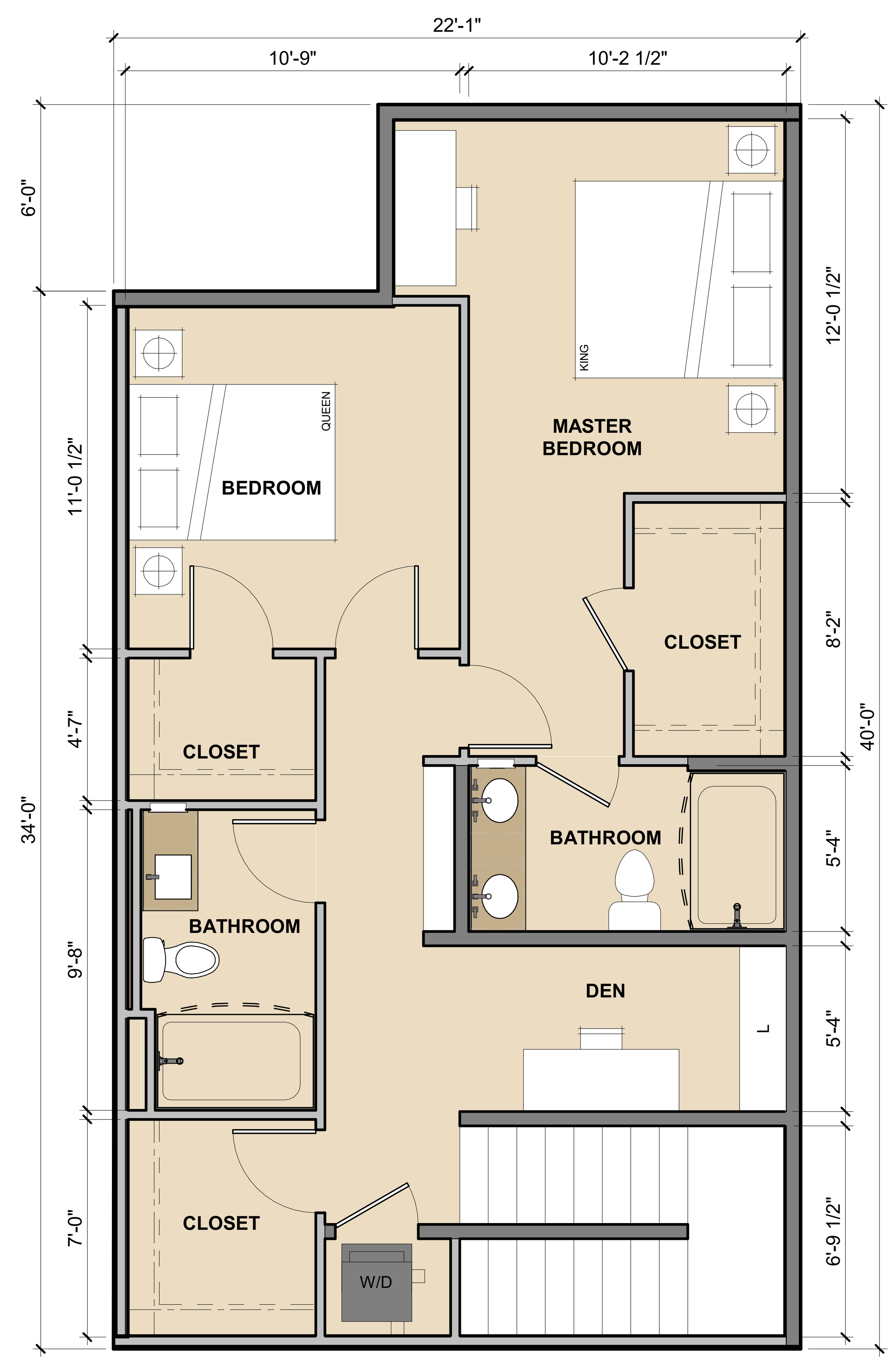


UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.





1-TH5
806 SF



UNIT 1-TH5
LIVING LEVEL

UNIT 1-TH5
BEDROOM LEVEL

UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

TYPICAL UNIT PLANS
PHASE I

3D VIEW FROM GATEWAY PLAZA PARK

PHASE 2A

3D VIEW FROM BROOKLYN BASIN WAY & CLINTON BASIN

PHASE 2A

3D VIEW FROM CLINTON BASIN & HARBOR LN E.

PHASE 2A

PHASE 2A - TOWNHOMES AND MIDRISE

PHASE I - TOWNHOMES- PROJECT SUMMARY

BLDG. SUMMARY	
SITE AREA	1.01 AC.
UNITS	**83**
DENSITY	82/ac.
CONST. TYPE	TYPE VA
STORIES	4 OVER 1
HEIGHT	58'

GROSS AREA BY USE	
RESIDENTIAL	109,780
LOBBY/MAIL	2,168
COMMUNITY RM / RETAIL	2,663
CIRCULATION	9,839
SERVICE/UTILITY	3,847
GARAGE	27,275
TOTAL	**155,572**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	33
ACCESSIBLE EV-R (9 X 18)	1
STANDARD EV-CS (9 X 18)	7
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	43
ACCESSIBLE (9 X 18)	1
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	0
INTERMEDIATE (8 X 16.5)	33
COMPACT (8 X 16)	5
PARKING TOTAL	***83***

*UNIT SUMMARY **					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
1 BEDROOM					
1 BR FLAT	1-A1	4	705	2,820	4.8%
1 BR FLAT	1-A2	1	769	769	1.2%
1 BR TOWNHOUSE	1-TH1	2	918	1,836	9.6%
1 BR TOWNHOUSE	1-TH2	8	867	6,936	9.6%
		15			**18.1%**
2 BEDROOM					
2 BR TOWNHOUSE	1-TH3	20	1,243	24,860	24.1%
2 BR TOWNHOUSE + DEN	1-TH4	38	1,359	51,642	45.8%
2 BR TOWNHOUSE + DEN	1-TH5	2	1,520	3,040	2.4%
2 BR TOWNHOUSE + DEN	1-TH6	2	1,568	3,136	2.4%
2 BR TOWNHOUSE	1-TH7	2	1,297	2,594	2.4%
2 BR TOWNHOUSE	1-TH8	2	1,082	2,164	2.4%
2 BR TOWNHOUSE	1-TH9	2	1,203	2,406	2.4%
		68			**81.9%**
TOTAL		**83**	**1,240.7**	**102,980**	

**- NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT". THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

PHASE IIA - MIDRISE- PROJECT SUMMARY

BLDG. SUMMARY	
SITE AREA	.99 AC.
UNITS	**137**
DENSITY	138/ ac.
CONST. TYPE	TYPE IIIA
STORIES	5 OVER 2
HEIGHT	78'-6"

GROSS AREA BY USE	
RESIDENTIAL	143,014
LOBBY/MAIL	1,870
RETAIL	3,509
CIRCULATION	24,394
SERVICE/UTILITY	5,808
GARAGE	43,668
TOTAL	**222,263**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	50
ACCESSIBLE EV-R (9 X 18)	2
STANDARD EV-CS (9 X 18)	11
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	65
ACCESSIBLE (9 X 18)	1
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	8
INTERMEDIATE (8 X 16.5)	53
COMPACT (8 X 16)	0
PARKING TOTAL	***128***

*UNIT SUMMARY **					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
1 BEDROOM					
1 BR FLAT	M-A1	60	767	46,020	43.8%
1 BR FLAT	M-A2	5	958	4,790	3.6%
		65			**47.4%**
2 BEDROOM					
2 BR FLAT	M-B1	10	1,152	11,520	7.3%
2 BR FLAT	M-B1.1	5	1,152	5,760	6.9%
2 BR FLAT	M-B1.2	15	1,140	17,100	20.8%
2 BR FLAT	M-B1.3	10	1,117	11,170	7.3%
2 BR FLAT	M-B2	5	1,093	5,465	3.6%
2 BR FLAT	M-B2.1	5	1,093	5,465	3.6%
2 BR FLAT	M-B3	5	1,084	5,420	3.6%
2 BR FLAT	M-B4	5	1,301	6,505	3.6%
2 BR FLAT	M-B5	5	1,056	5,280	3.6%
2 BR TOWNHOUSE	M-TH1	6	1,315	1,120	4.4%
2 BR TOWNHOUSE	M-TH1.1	1	1,396	1,396	0.7%
		72			**52.6%**
TOTAL		**137**	**927.1**	**127,011**	

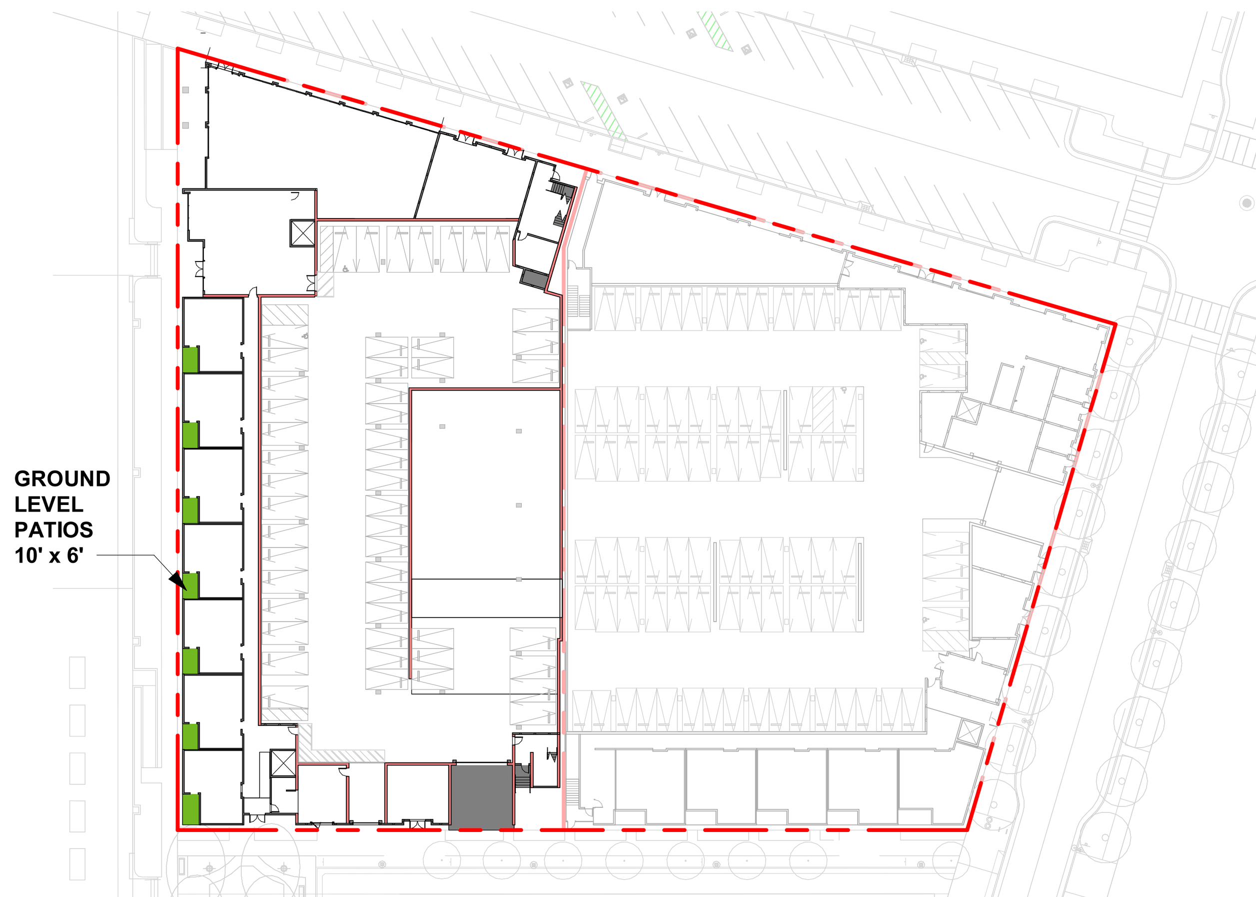
**NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT" . THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

PHASE I/IIA - SITE TOTAL

BLDG. SUMMARY	
SITE AREA	2.00 AC.
UNITS	**220**
DENSITY	82/ac.
CONST. TYPE	see table to left
STORIES	see table to left
HEIGHT	see table to left

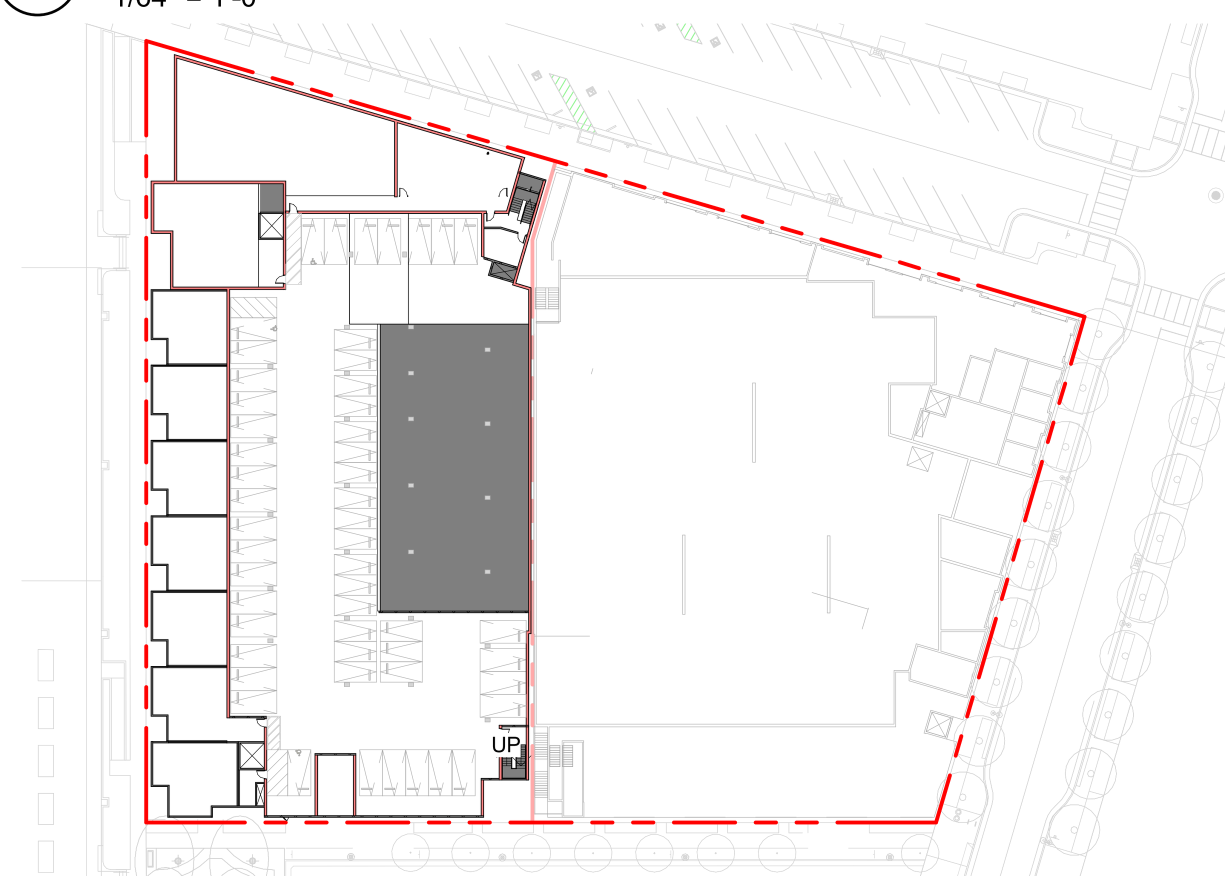
GROSS AREA BY USE	
RESIDENTIAL	252,794
LOBBY/MAIL	4,038
RETAIL	3,509
CIRCULATION	34,233
SERVICE/UTILITY	9,655
GARAGE	70,943
TOTAL	**375,172**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	83
ACCESSIBLE EV-R (9 X 18)	3
STANDARD EV-CS (9 X 18)	18
ACCESSIBLE EV-CS (9 X 18)	2
VAN EV-CS (9 X 18)	2
TOTAL EV	108
ACCESSIBLE (9 X 18)	2
VAN ACCESSIBLE (9 X 18)	2
STANDARD (9 X 18)	8
INTERMEDIATE (8 X 16.5)	86
COMPACT (8 X 16)	5
PARKING TOTAL	***211***



1 OPEN SPACE - LEVEL 01
1/64" = 1'-0"

4 OPEN SPACE - LEVEL 04
1/64" = 1'-0"



2 OPEN SPACE - LEVEL 02
1/64" = 1'-0"

5 OPEN SPACE - LEVELS 5-7
1/64" = 1'-0"

3 OPEN SPACE - LEVEL 03
1/64" = 1'-0"

REQUIRED OPEN SPACE:

150 SF / REGULAR UNIT

150 x 137 UNITS	**20,550 SF**

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE

OPEN SPACE TYPE	QTY.PROVIDED	AREA PROVIDED
BALCONIES/ PATIOS	104	8,566 SF
GROUND LEVEL PATIOS	7	439 SF
TOTAL	**111**	**9,004 SF**
TOTAL (x2)		**18,008 SF**

COMMON OPEN SPACE	
COURTYARD	8,295 SF
Grand total	**8,295 SF**

GRAND TOTAL PROVIDED OPEN SPACE **26,303 SF**
(18,008 + 8,295 SF)

NOTES:

1. *PER PWD-4 17.160 - "USABLE OPEN SPACE STANDARDS" - RESIDENTIAL USES. A MINIMUM OF 150 SQUARE FEET PER RESIDENTIAL UNIT MUST BE PROVIDED AS USABLE OPEN SPACE.*
2. *EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING TO THE PROVISIONS OF SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED.*
3. *PER OMC CHAPTER 17.126 - "USABLE OPEN SPACE STANDARDS"*

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

ILLUSTRATIVE SITE PLAN
PHASE 2A

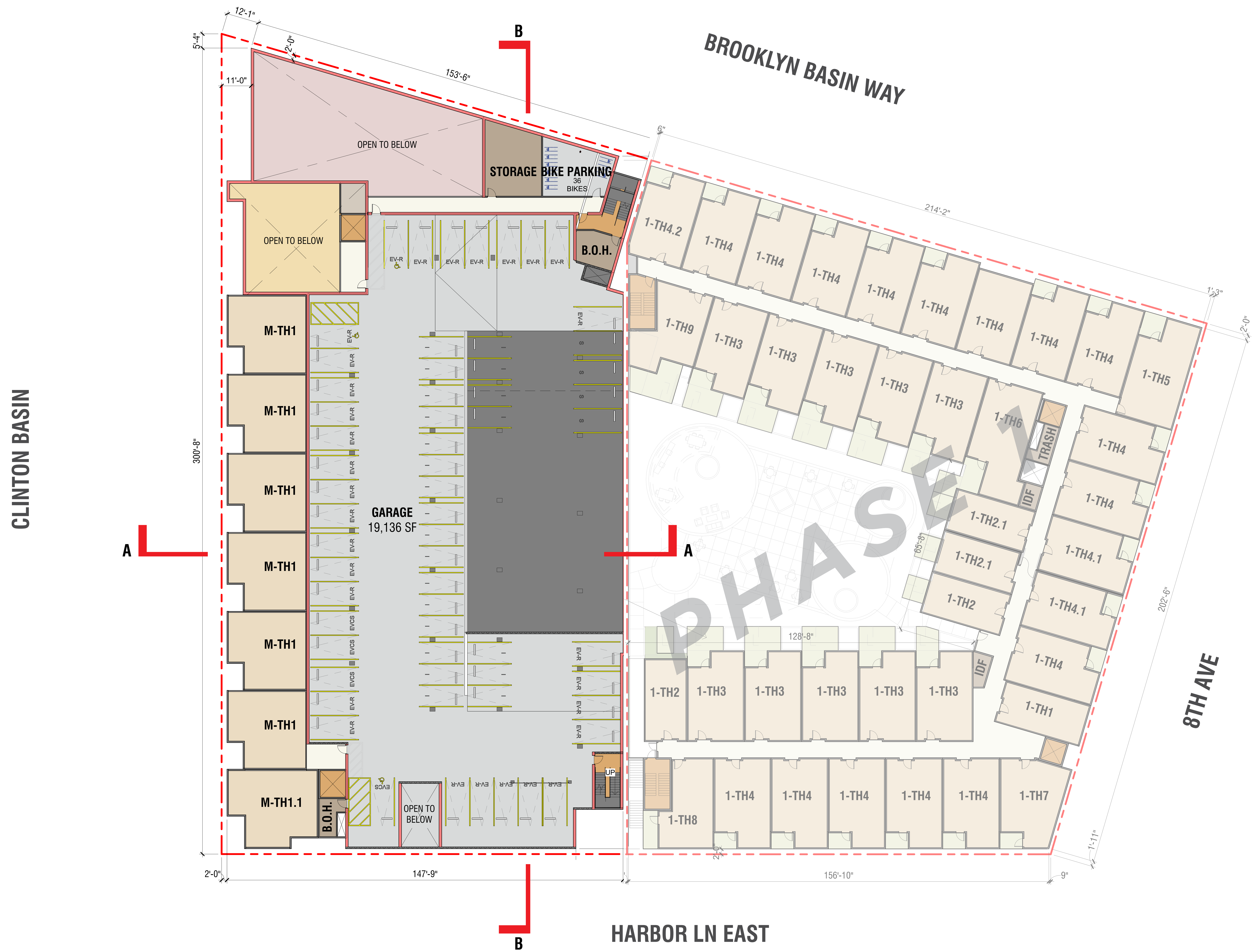
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

GROUND LEVEL
PLAN - PHASE 2A

A-2.7



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

LEVEL 2
PLAN - PHASE 2A

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS

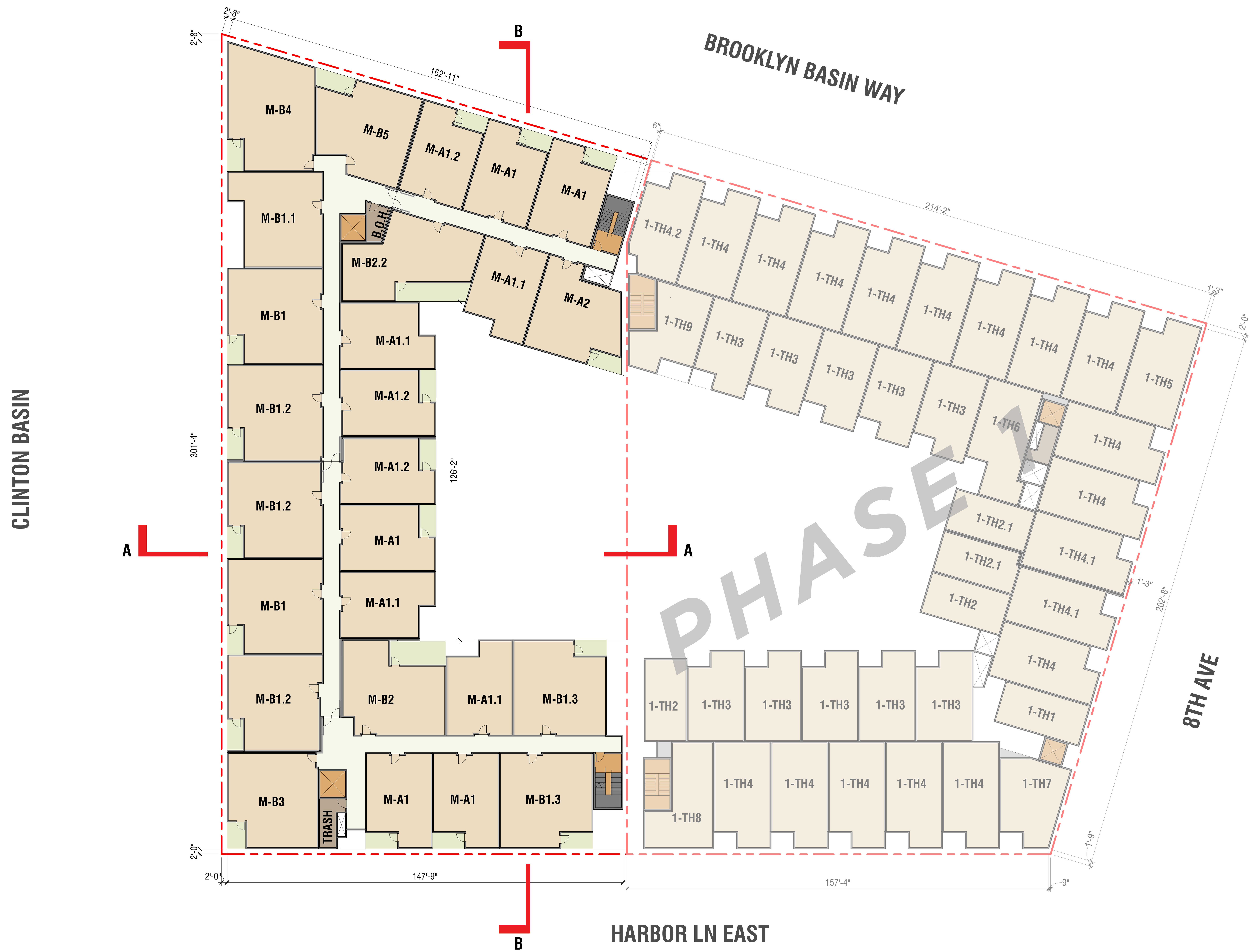
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 3
PLAN - PHASE 2A

A-2.9



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVELS 4-7
PLAN - PHASE 2A

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

ROOF
PLAN - PHASE 2A

A-2.11

BV - BRICK VENEER

BV1 - BRICK VENEER "LIMESTONE"

BV2 - BRICK VENEER "CHARCOAL"

BV3 - BRICK VENEER "LIGHT GREY"

MP - METAL PANEL

MP1 - METAL PANEL "BRONZE"

MP2 - METAL PANEL "DARK GREY"

MP3 - METAL PANEL "EGGSHELL"

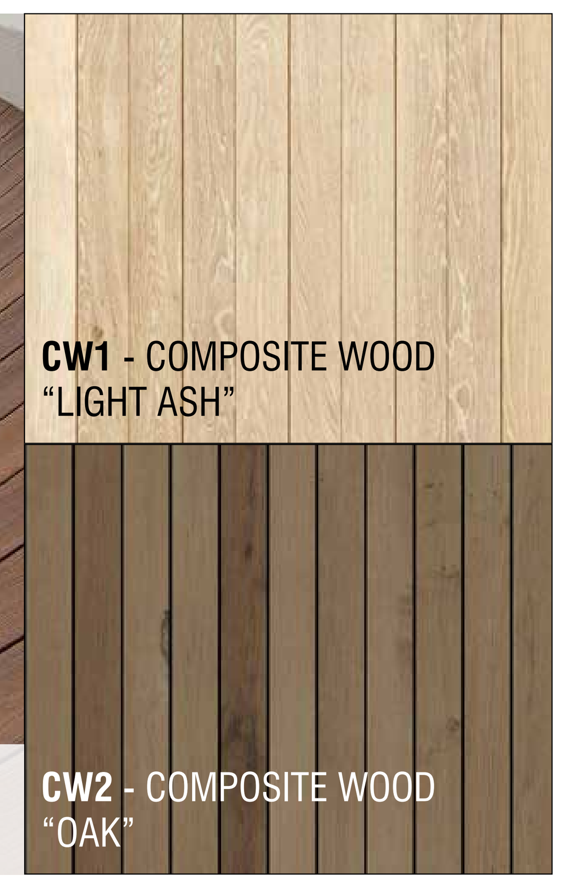
MP4 - METAL PANEL ALUMINUM

MP5 - METAL PANEL "LIGHT BRONZE"

GD - GARAGE DOOR

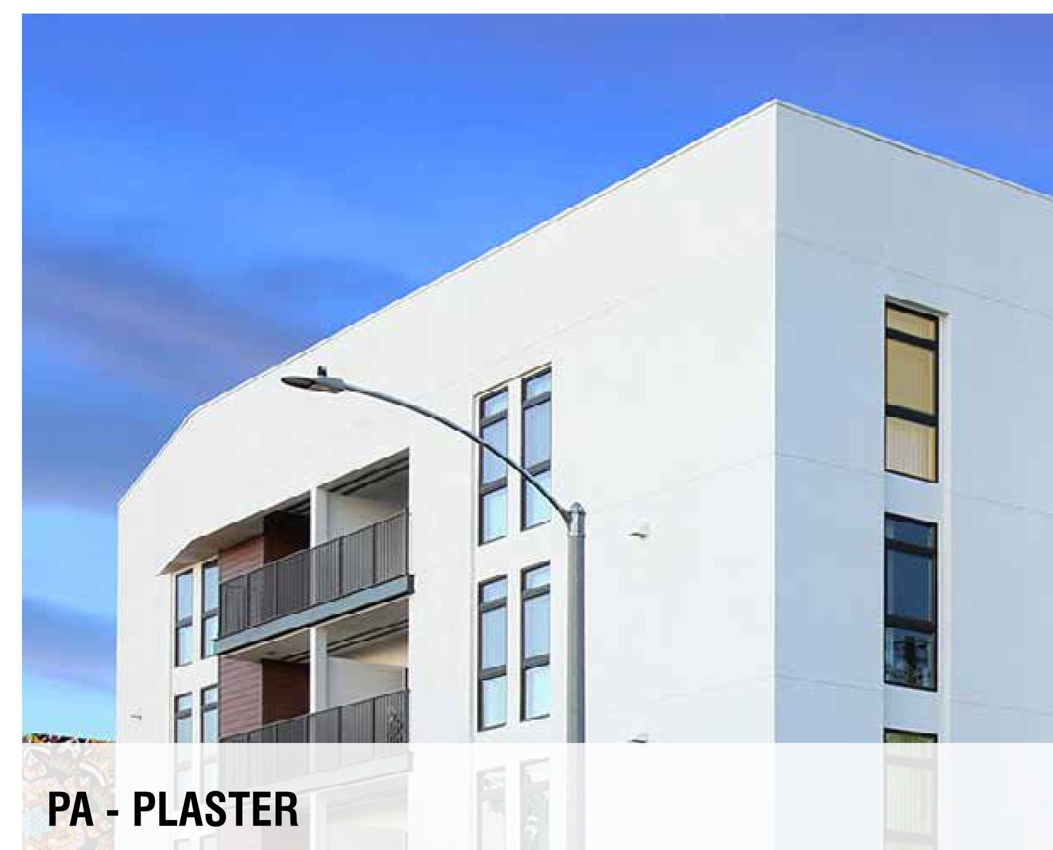
GD - GARAGE DOOR

CW - COMPOSITE WOOD



CW1 - COMPOSITE WOOD "LIGHT ASH"

CW2 - COMPOSITE WOOD "OAK"



PA - PLASTER

PA1 "LIGHT GREY"

PA2 "CHARCOAL"

PA3 "EGG SHELL"

PA4 "MEDIUM GREY"

RL - RAILING

RL1 - PERFORATED METAL RAILING "SILVER"

RL2 - OSHA RAILING

RL3 - GLASS RAILING

HP - HIGH PRESSURE LAMINATE

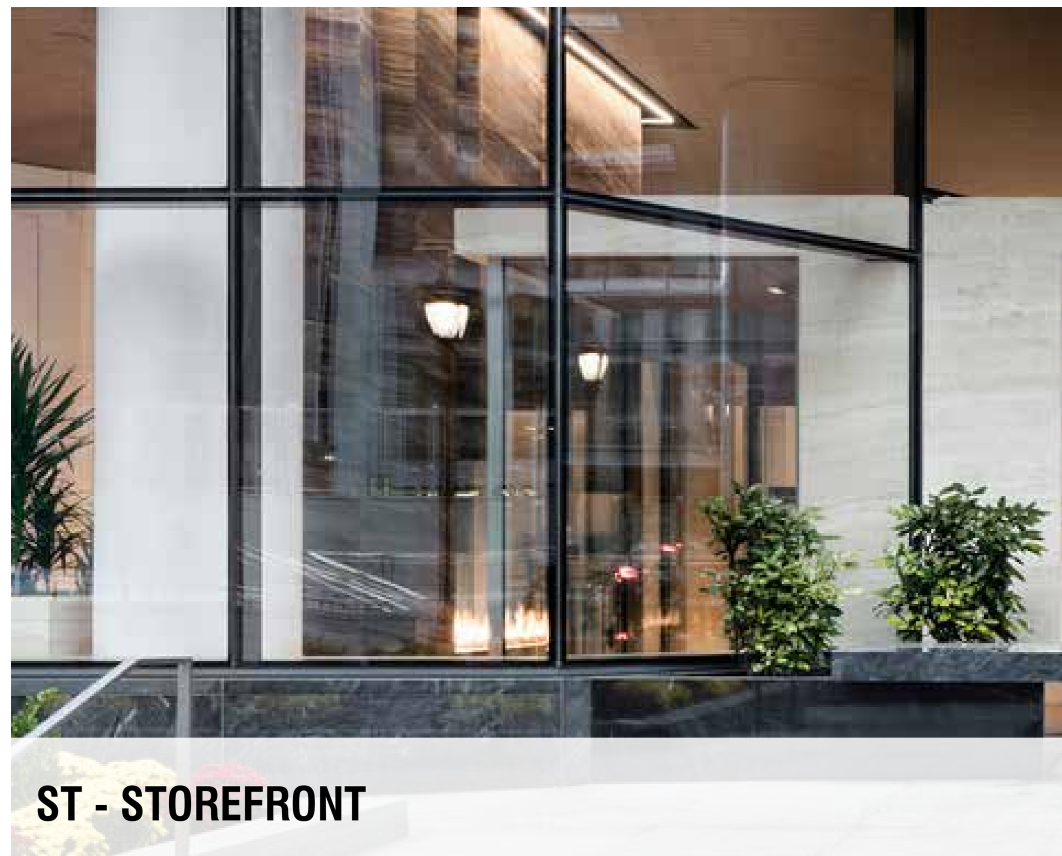
HP "EGG SHELL"

CY - CANOPY

CY1 - METAL CANOPY

CY2 - GLASS CANOPY

AW - ALUMINUM WINDOW



ST - STOREFRONT

ST - ALUMINUM STOREFRONT
"BLACK"

VW - VINYL WINDOW

VW
"BLACK"

WW - WINDOW WALL

WW1 - ALUMINUM

WW1 - MECHANICAL ENCLOSURE

ELEVATION 1 - BROOKLYN BASIN WAY

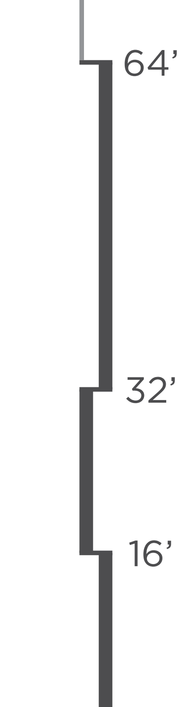
TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

REQUIRED TRANSPARENCY (ELEVATION 1 AND 2):
ELEVATION 1 FRONTAGE:
95'- 6" x 20'- 0" = 1,910 SF
50% of 1,910 SF FRONTAGE = **955 SF**

ELEVATION 2 FRONTAGE:
92'- 0" x 20'- 0" = 1,840 SF
50% of 1,840 SF FRONTAGE = **920 SF**

TOTAL REQUIRED TRANSPARENCY
955 SF + 920 SF = **1,875 SF**
PROVIDED TRANSPARENCY (ELEVATION 1 AND 2):
2,185 SF



MATERIAL KEY:

BV1 - BRICK VENEER 1
BV2 - BRICK VENEER 2
BV3 - BRICK VENEER 3
CW1 - COMPOSITE WOOD 1
CW2 - COMPOSITE WOOD 2
HP - HIGH PRESSURE LAMINATE
MP1 - METAL PANEL 1
MP2 - METAL PANEL 2
MP3 - METAL PANEL 3
MP4 - METAL PANEL 4 - ALUM.
MP5 - METAL PANEL 5
PA1 - PLASTER 1
PA2 - PLASTER 2
PA3 - PLASTER 3
PA4 - PLASTER 4
CY1 - CANOPY 1 - METAL
CY2 - CANOPY 2 - GLASS
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
RL3 - RAILING - GLASS
ST - STOREFRONT - "BLACK ALUMINUM"
AW - ALUMINUM WINDOW
FG - FROSTED GLAZING
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
WW1 - WINDOW WALL - ALUMINUM
WW2 - WINDOW WALL - MECH.ENCLOSURE
GD - GARAGE DOOR
MG - 10' PTD MTL. GRILLE AND GATE

ELEVATION 2 - CLINTON BASIN

TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

REQUIRED TRANSPARENCY (ELEVATION 1 AND 2):
ELEVATION 1 FRONTAGE:
95'- 6" x 20'- 0" = 1,910 SF
50% of 1,910 SF FRONTAGE = **955 SF**

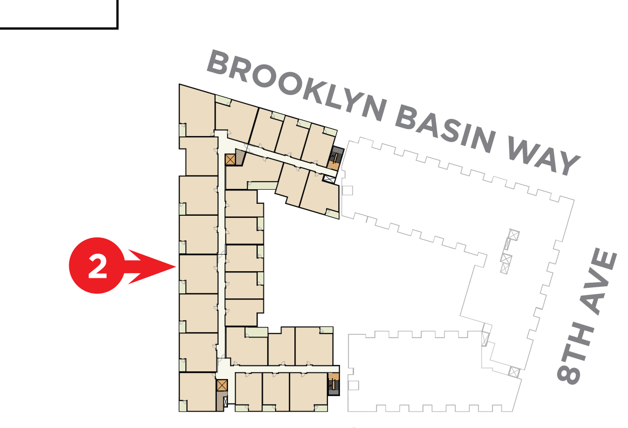
ELEVATION 2 FRONTAGE:
92'- 0" x 20'- 0" = 1,840 SF
50% of 1,840 SF FRONTAGE = **920 SF**

TOTAL REQUIRED TRANSPARENCY
955 SF + 920 SF =**1,875 SF**
PROVIDED TRANSPARENCY (ELEVATION 1 AND 2):
2,185 SF

64'
32'
16'

MATERIAL KEY:

BV1 - BRICK VENEER 1
BV2 - BRICK VENEER 2
BV3 - BRICK VENEER 3
CW1 - COMPOSITE WOOD 1
CW2 - COMPOSITE WOOD 2
HP - HIGH PRESSURE LAMINATE
MP1 - METAL PANEL 1
MP2 - METAL PANEL 2
MP3 - METAL PANEL 3
MP4 - METAL PANEL 4 - ALUM.
MP5 - METAL PANEL 5
PA1 - PLASTER 1
PA2 - PLASTER 2
PA3 - PLASTER 3
PA4 - PLASTER 4
CY1 - CANOPY 1 - METAL
CY2 - CANOPY 2 - GLASS
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
RL3 - RAILING - GLASS
ST - STOREFRONT - "BLACK ALUMINUM"
AW - ALUMINUM WINDOW
FG - FROSTED GLAZING
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
WW1 - WINDOW WALL - ALUMINUM
WW2 - WINDOW WALL - MECH.ENCLOSURE
GD - GARAGE DOOR
MG - 10' PTD MTL. GRILLE AND GATE



ELEVATION 3 - HARBOR LANE EAST

64'
32'
16'

MATERIAL KEY:

BV1 - BRICK VENEER 1
BV2 - BRICK VENEER 2
BV3 - BRICK VENEER 3
CW1 - COMPOSITE WOOD 1
CW2 - COMPOSITE WOOD 2
HP - HIGH PRESSURE LAMINATE

MP1 - METAL PANEL 1
MP2 - METAL PANEL 2
MP3 - METAL PANEL 3
MP4 - METAL PANEL 4 - ALUM.
MP5 - METAL PANEL 5

PA1 - PLASTER 1
PA2 - PLASTER 2
PA3 - PLASTER 3
PA4 - PLASTER 4

CY1 - CANOPY 1 - METAL
CY2 - CANOPY 2 - GLASS
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
RL3 - RAILING - GLASS
ST - STOREFRONT - "BLACK ALUMINUM"

AW - ALUMINUM WINDOW
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WW1 - WINDOW WALL - ALUMINUM
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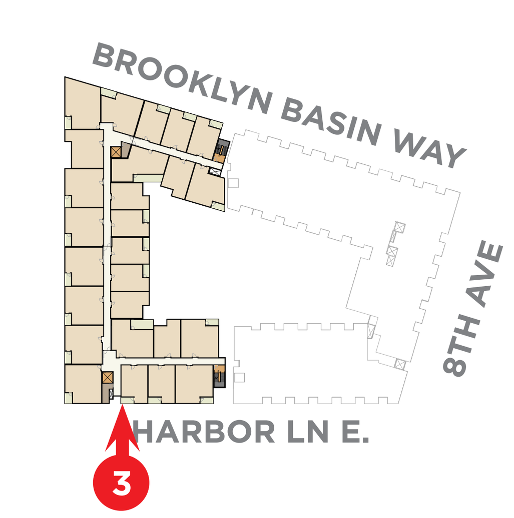
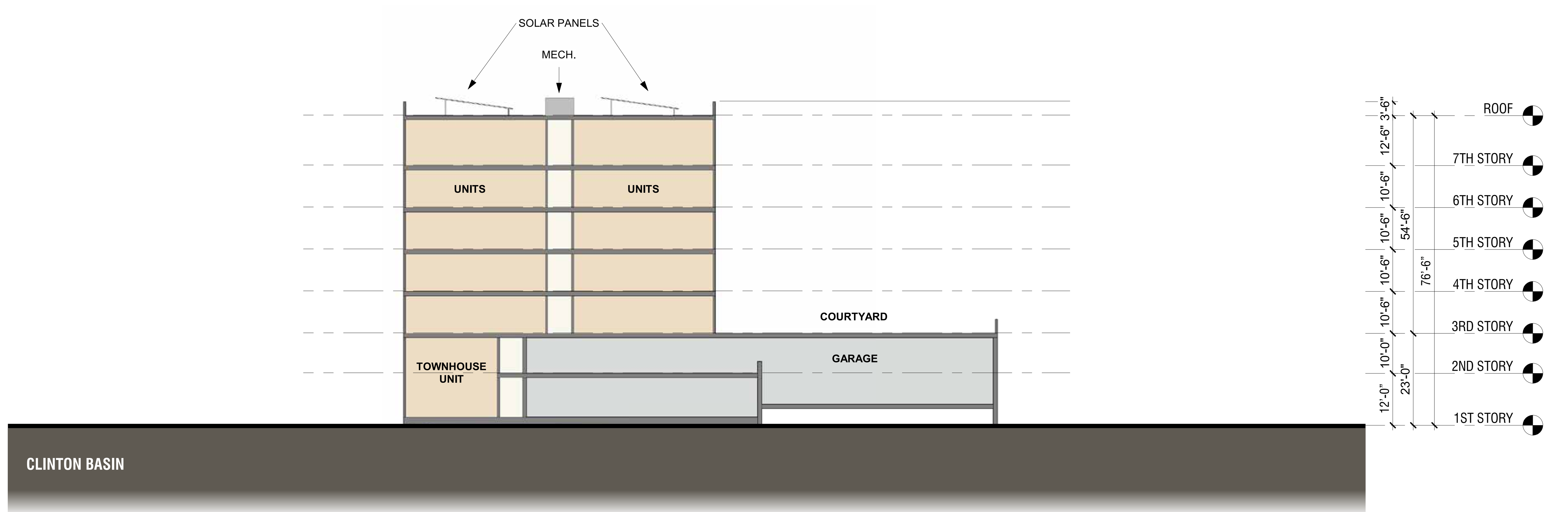
GD - GARAGE DOOR
MG - 10' PTD MTL. GRILLE AND GATE

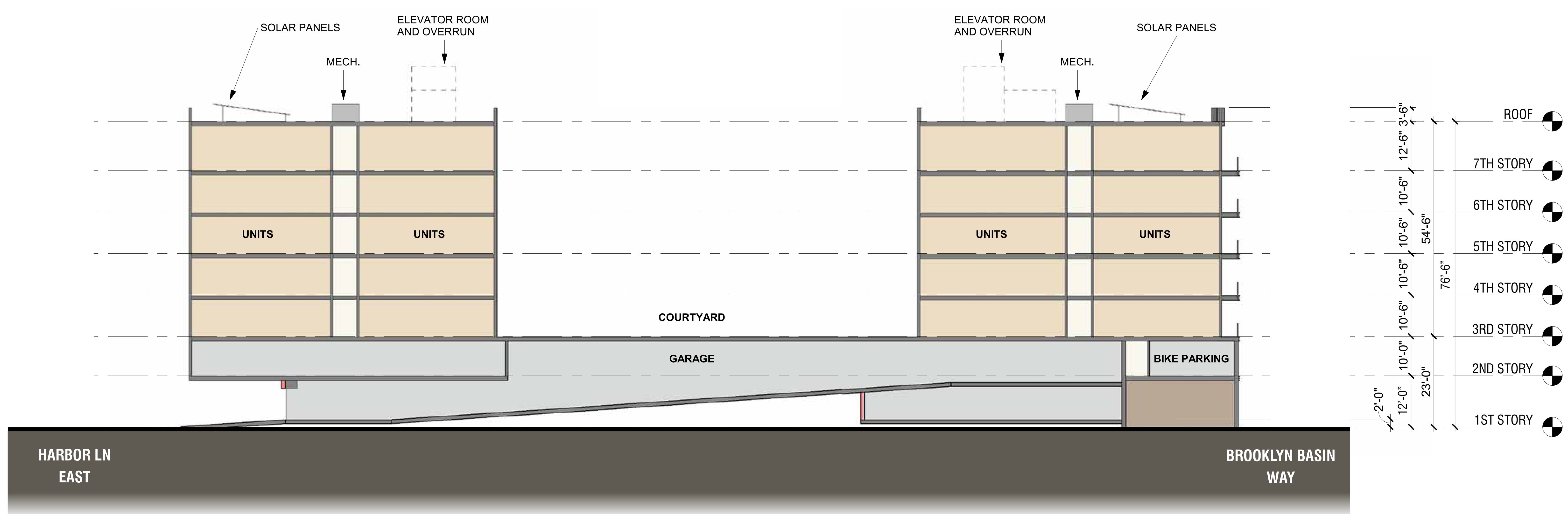


LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH

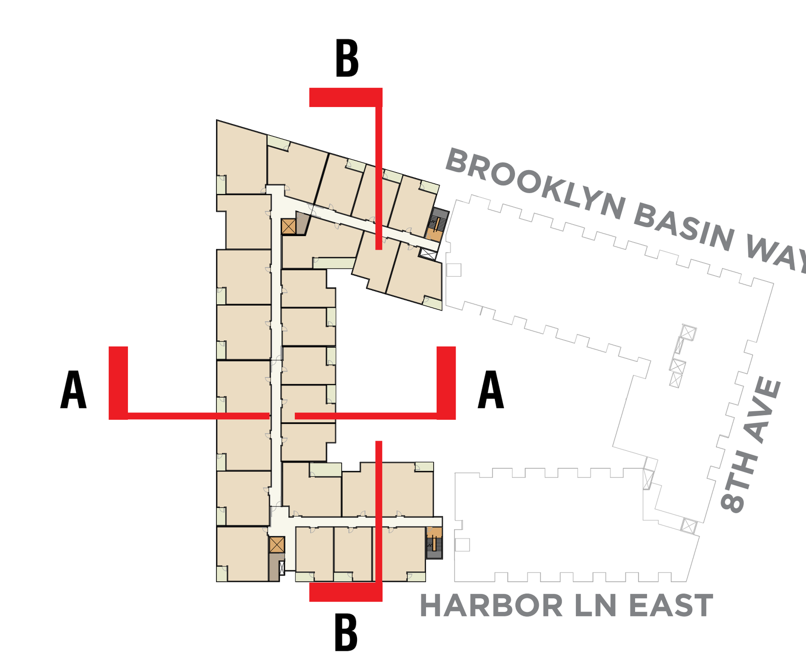


SECTION A



SECTION B

64'
32'
16'

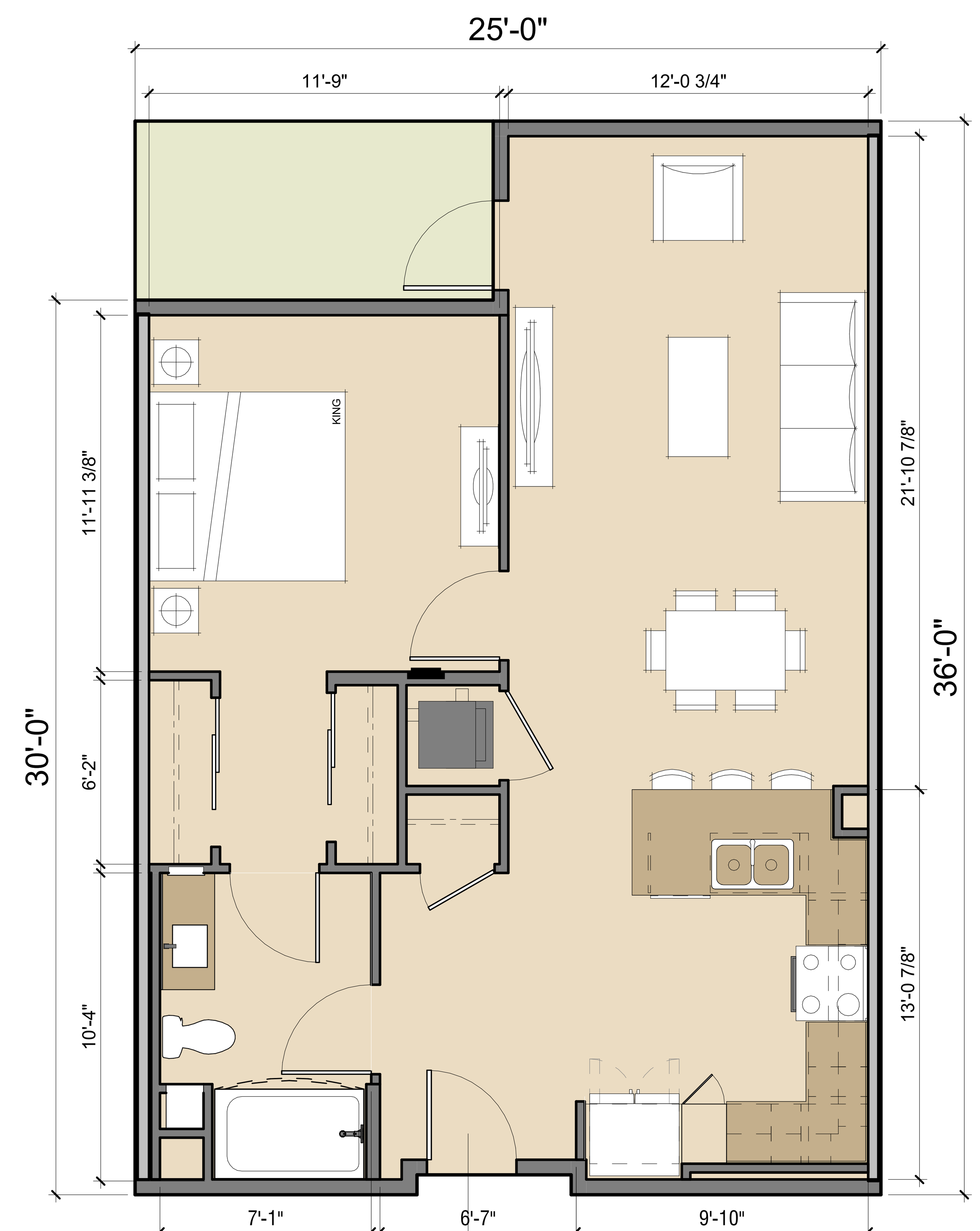


TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

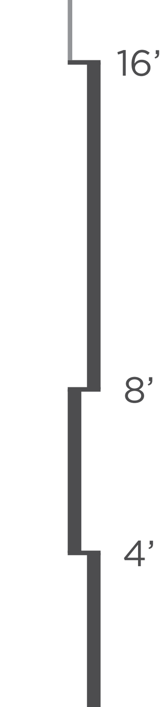
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

SECTIONS
PHASE 2A



M-A1
825 SF



**UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.*

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
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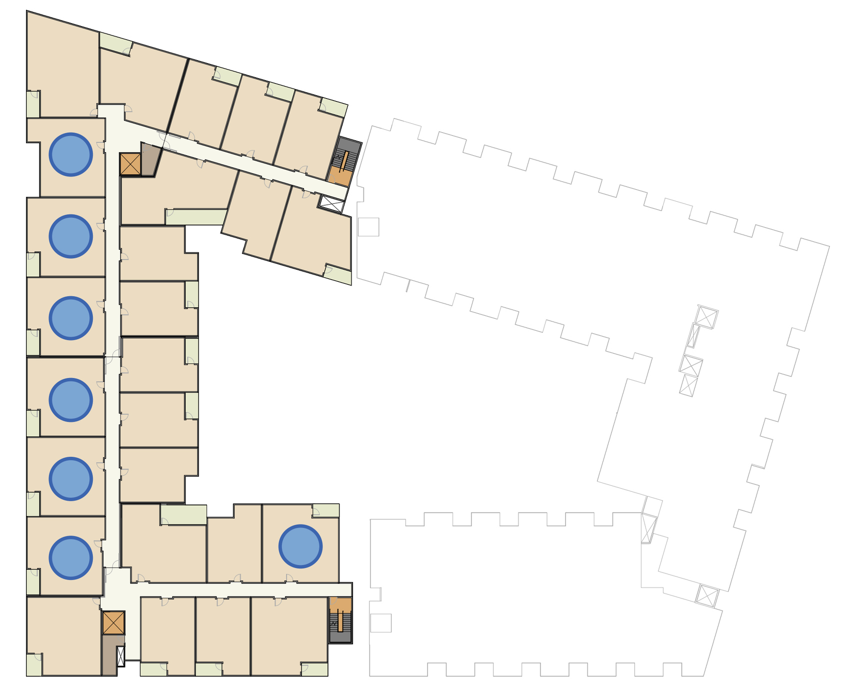
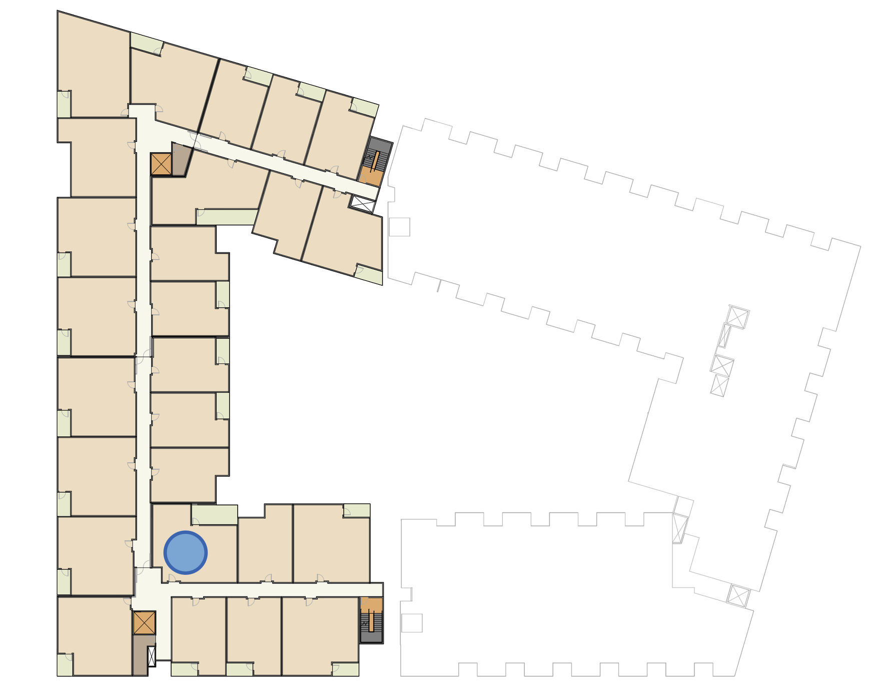
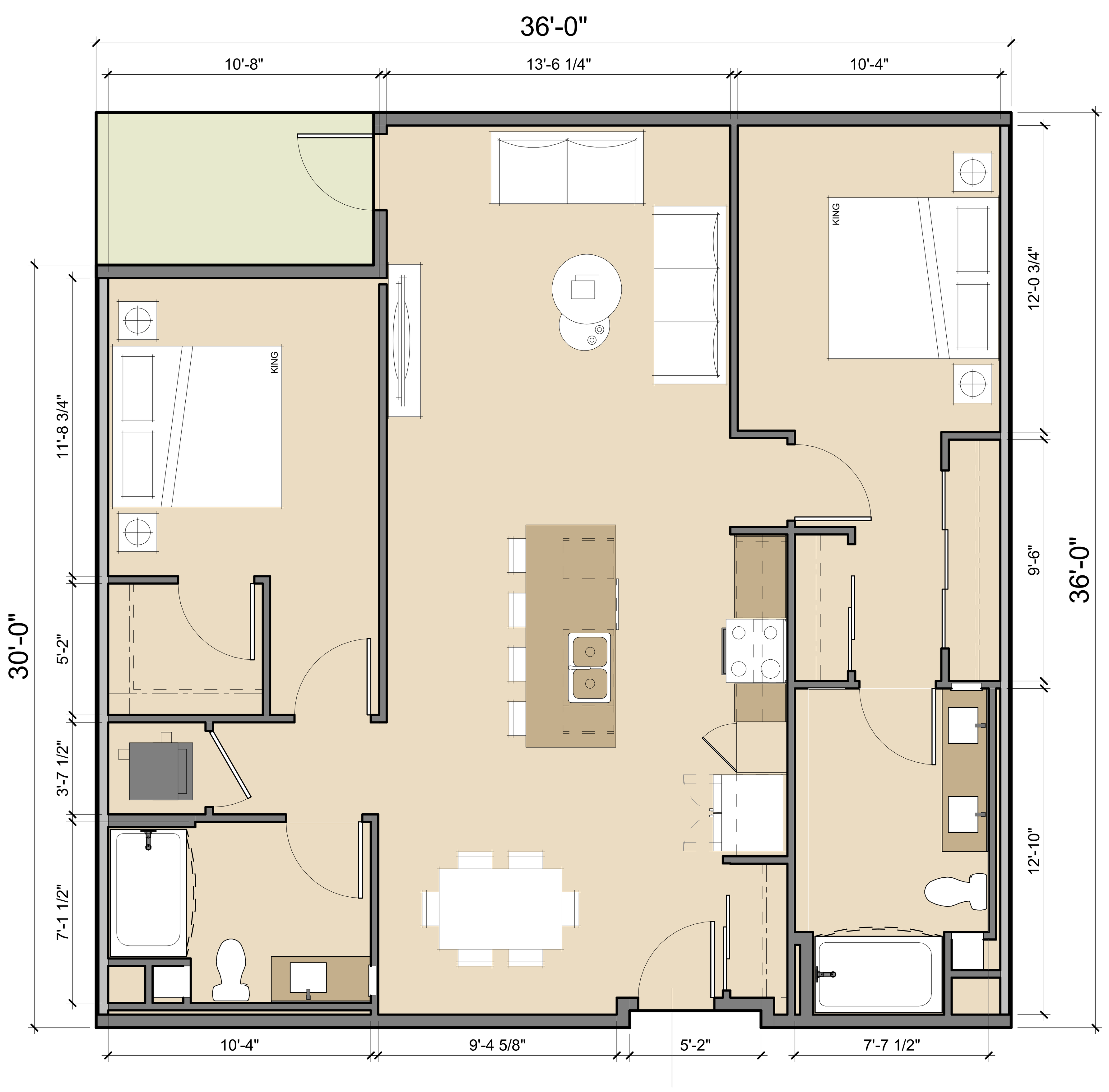
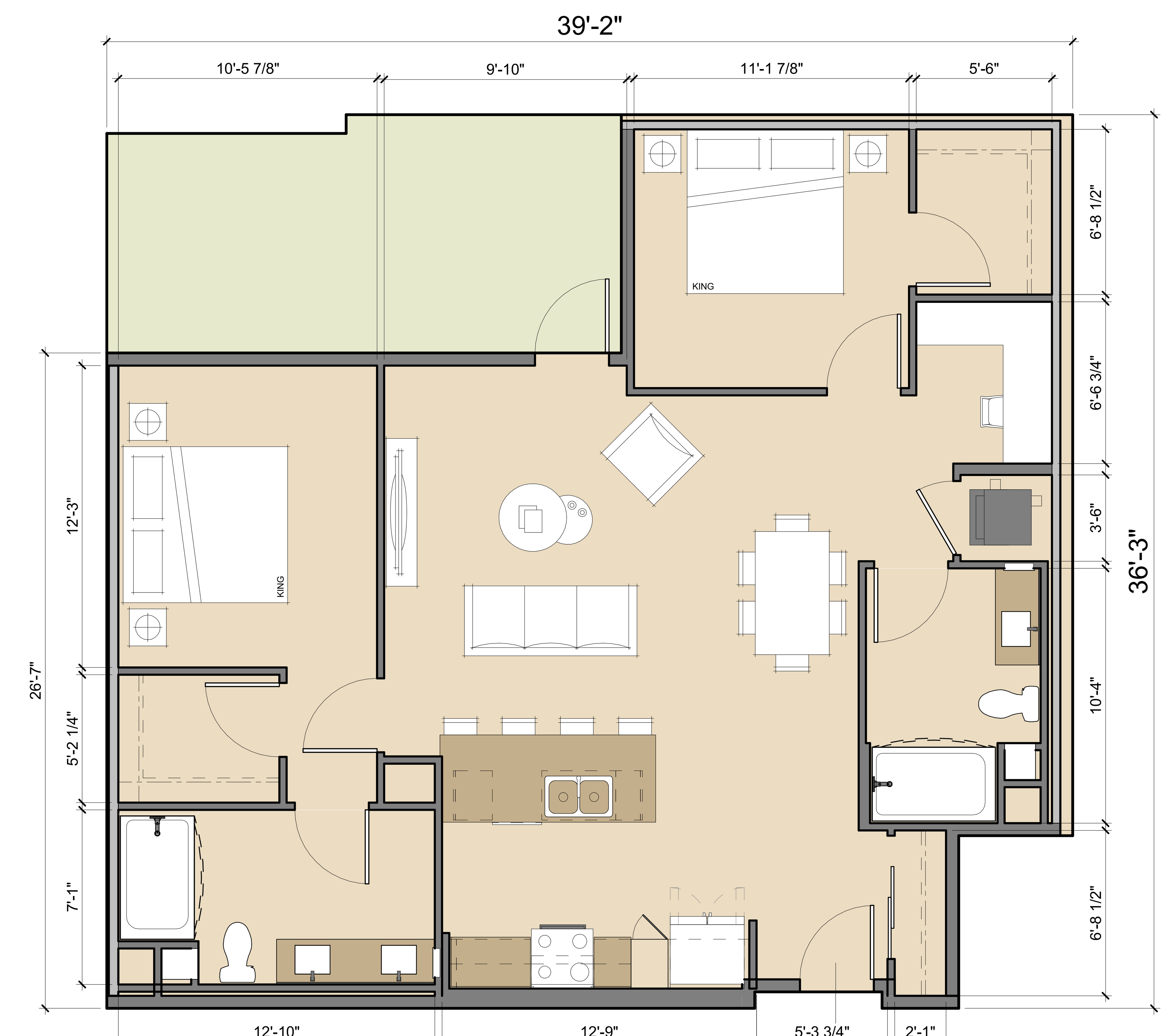
TYP. UNIT PLANS - 1 BR
PHASE 2A







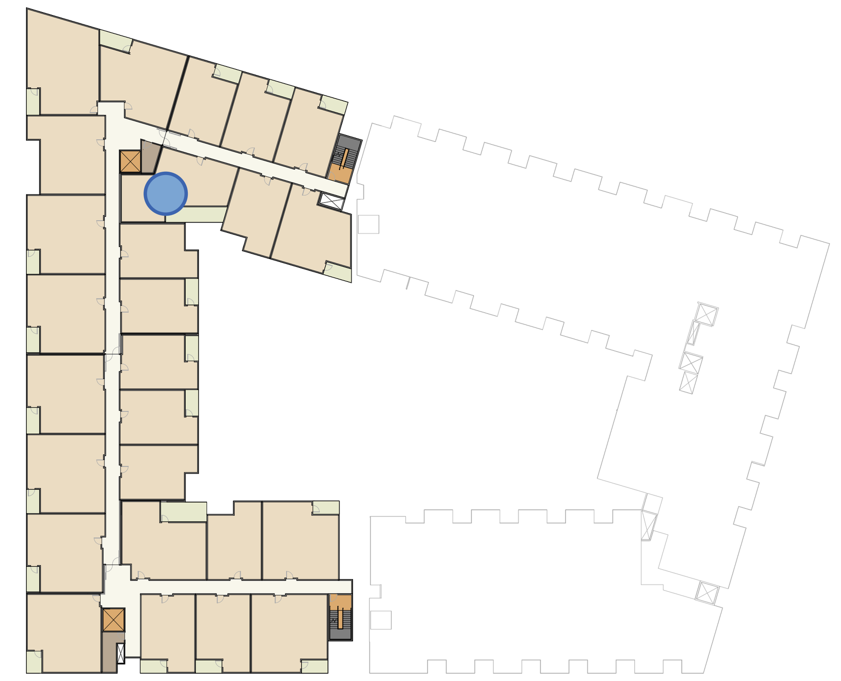
M-B1
1,227 SF

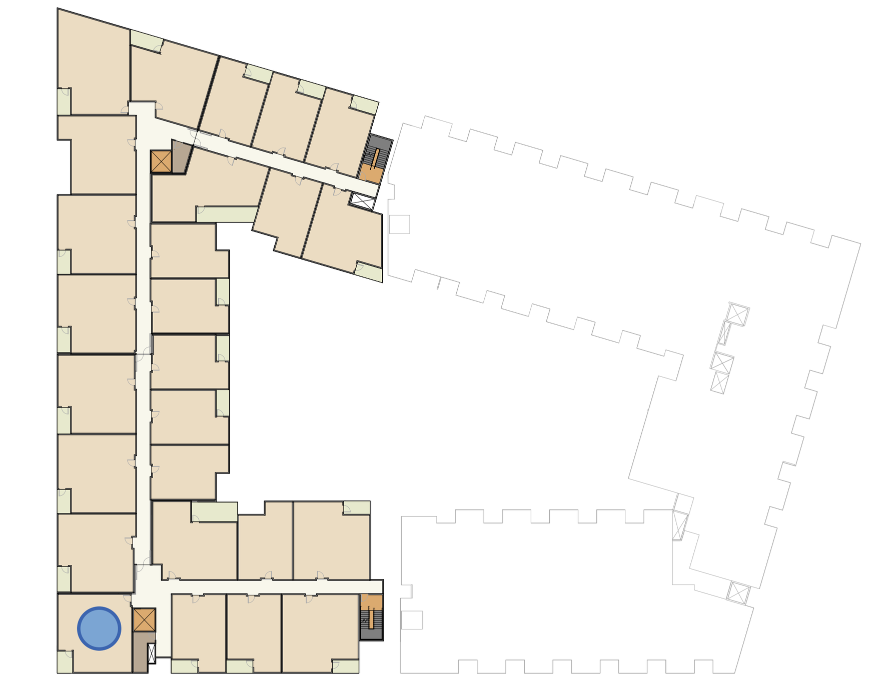


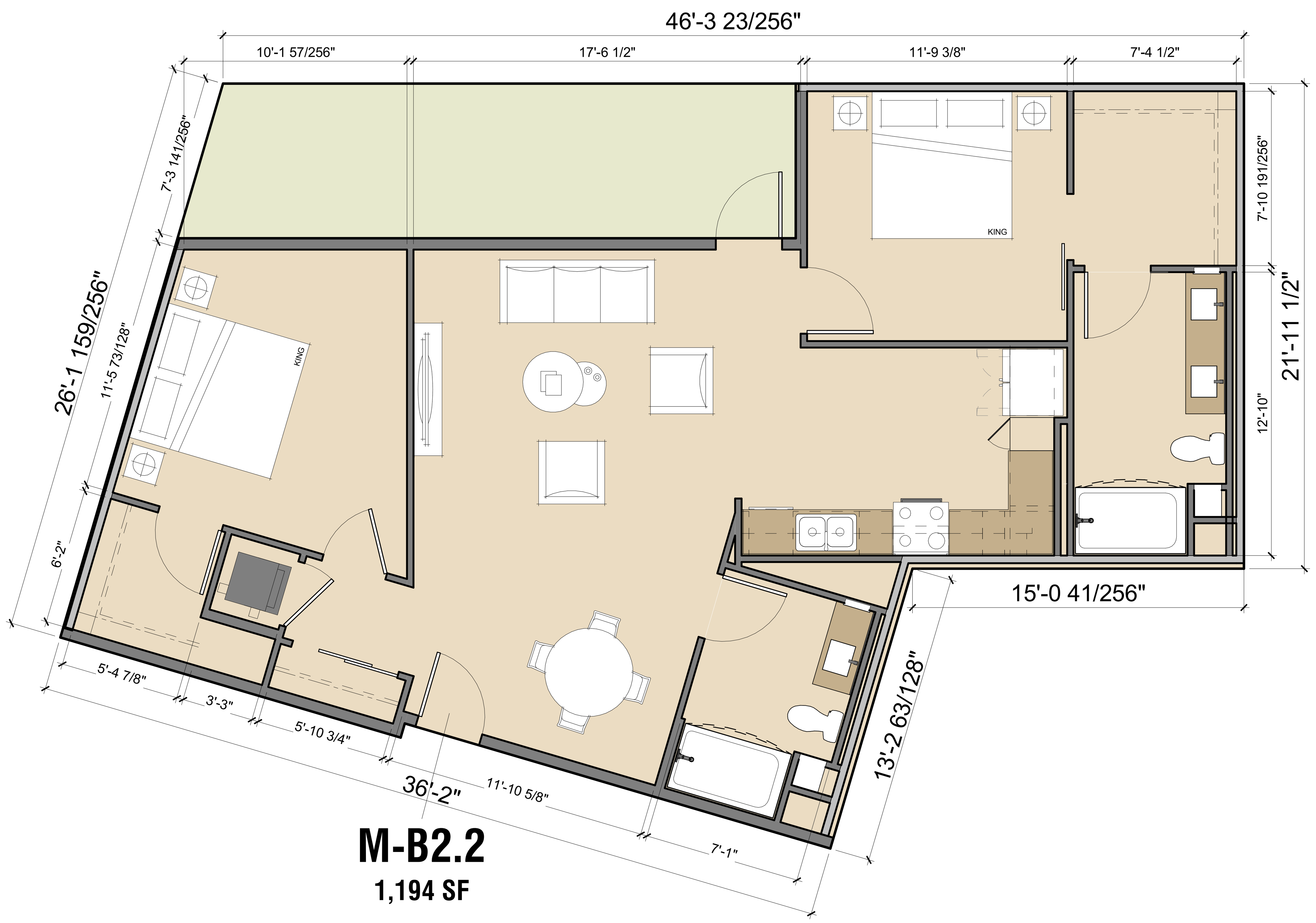
M-B2
1,182 SF

16'
8'
4'

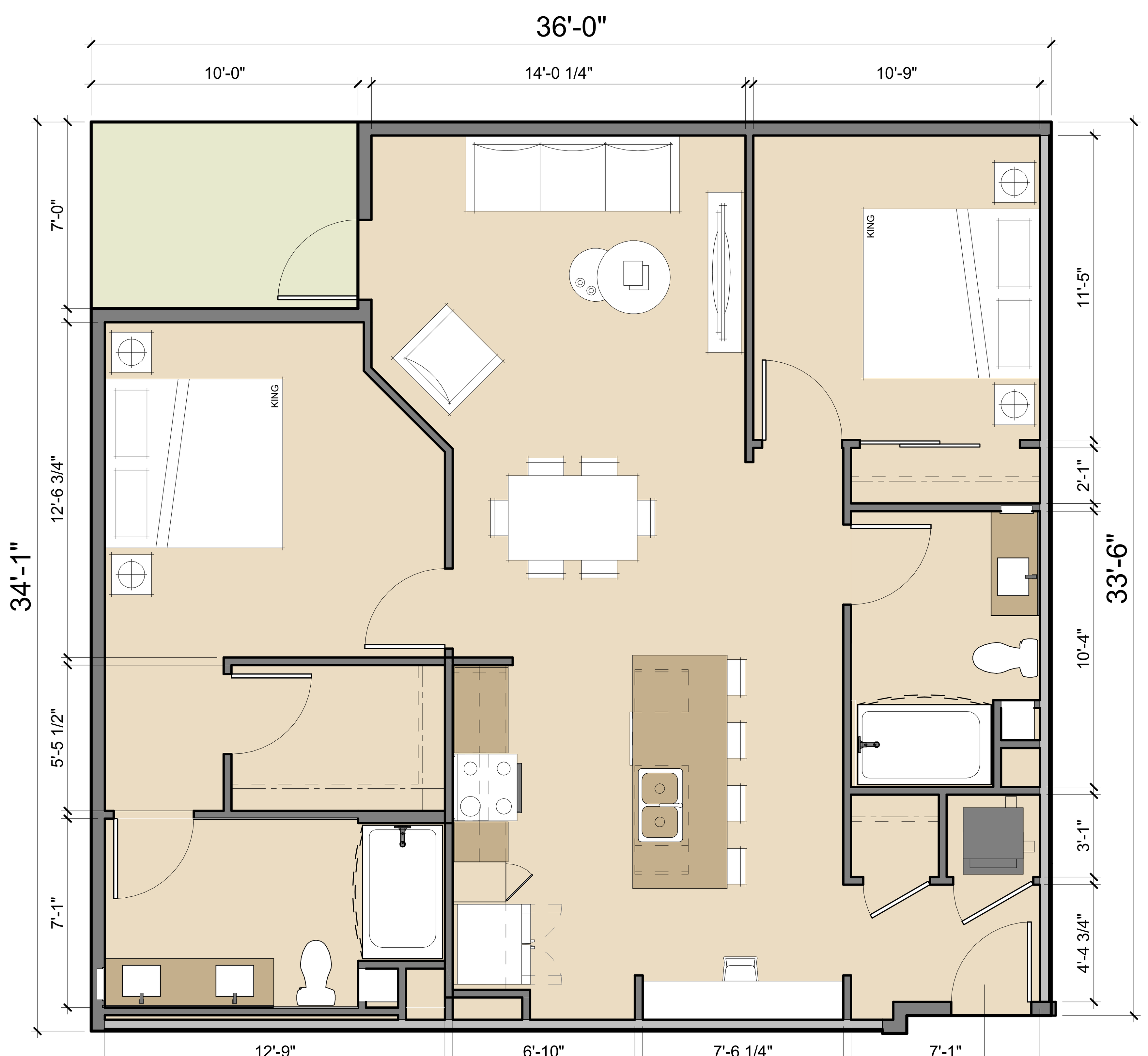
UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.



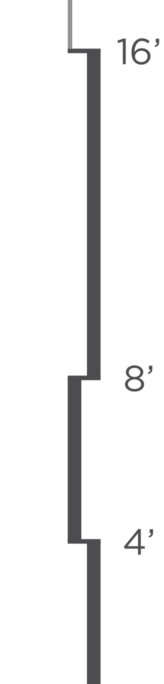




M-B2.2
1,194 SF

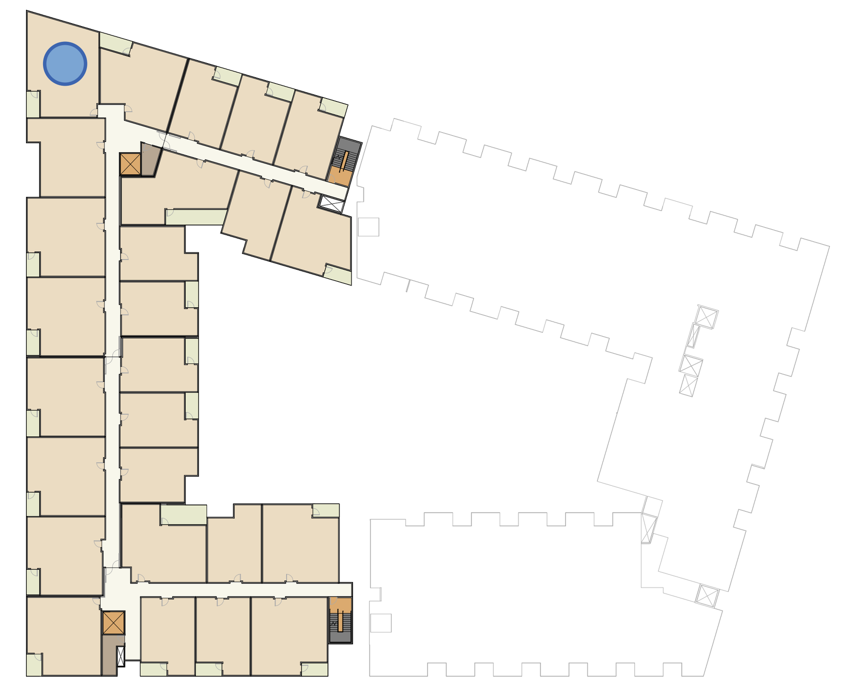


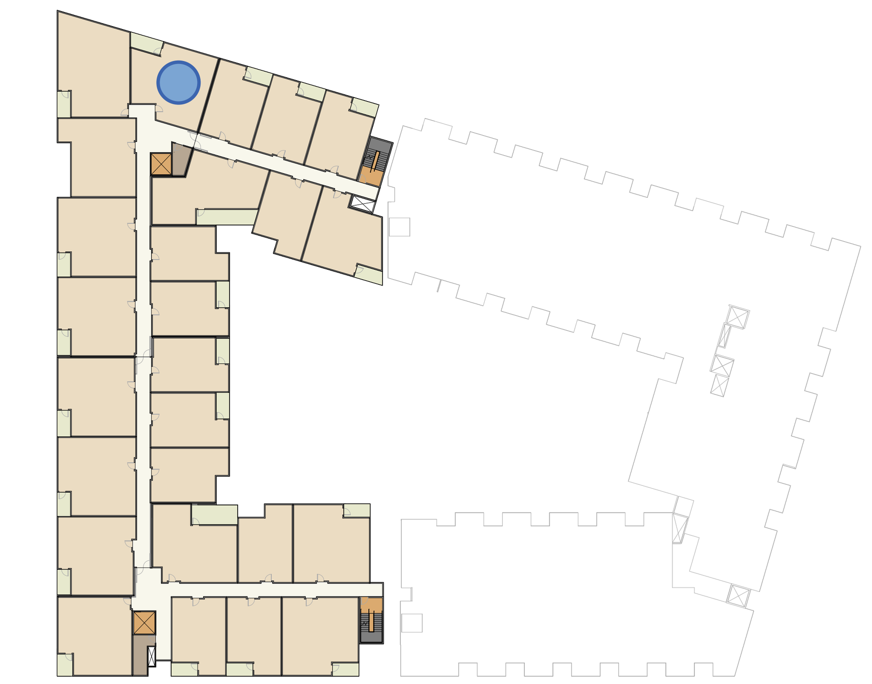
M-B3
1,154 SF

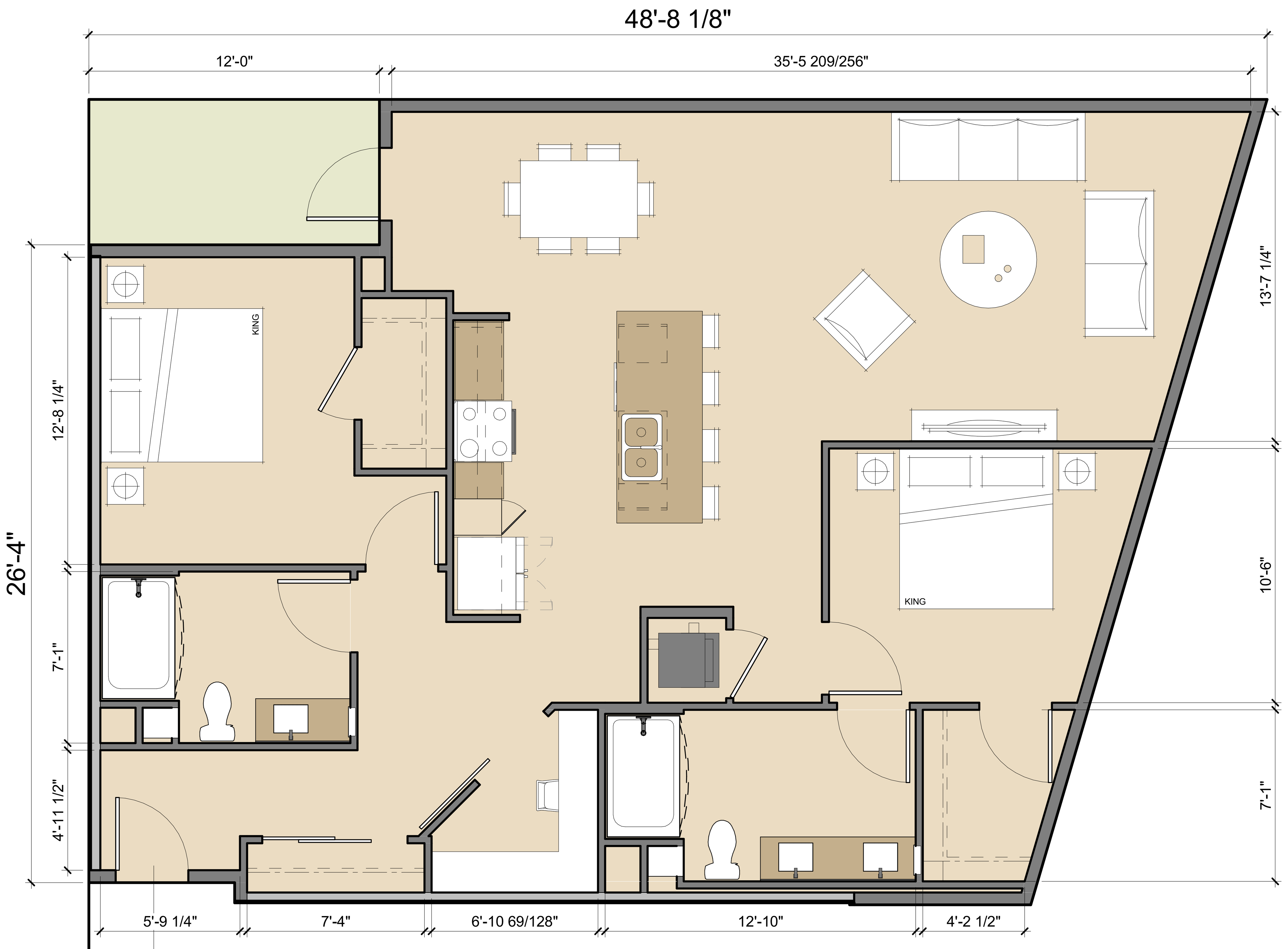


*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

TYP. UNIT PLANS - 2 BR
PHASE 2A

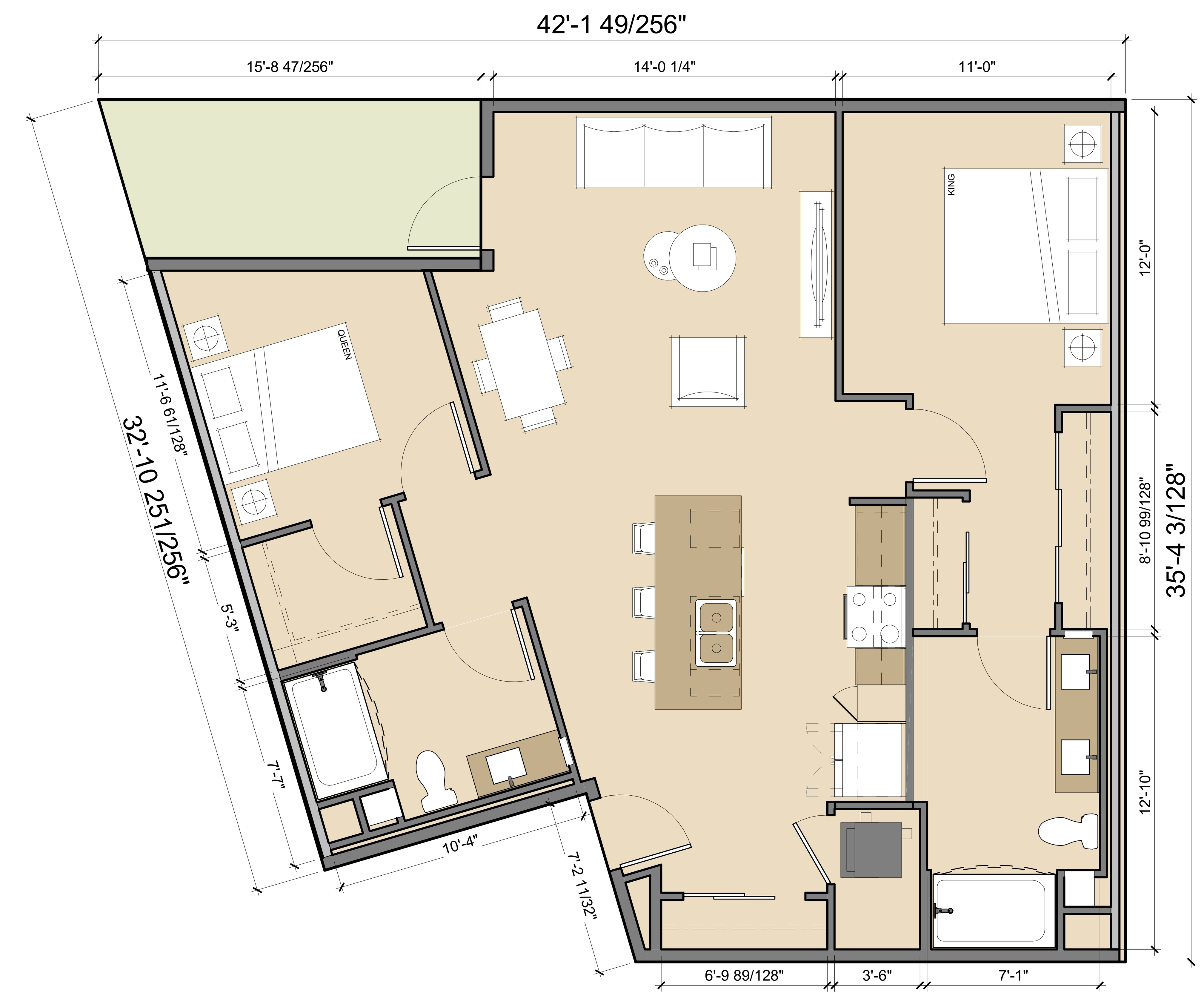


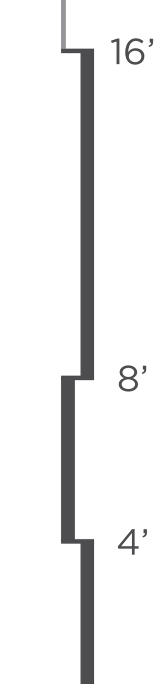




M-B4

1,376 SF





**UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.*

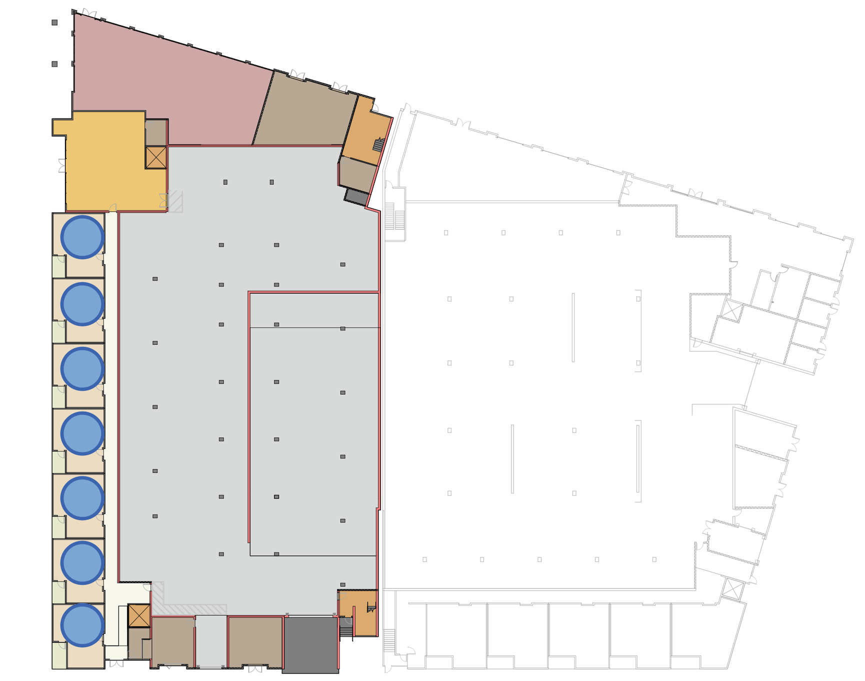
TCA ARCHITECTS

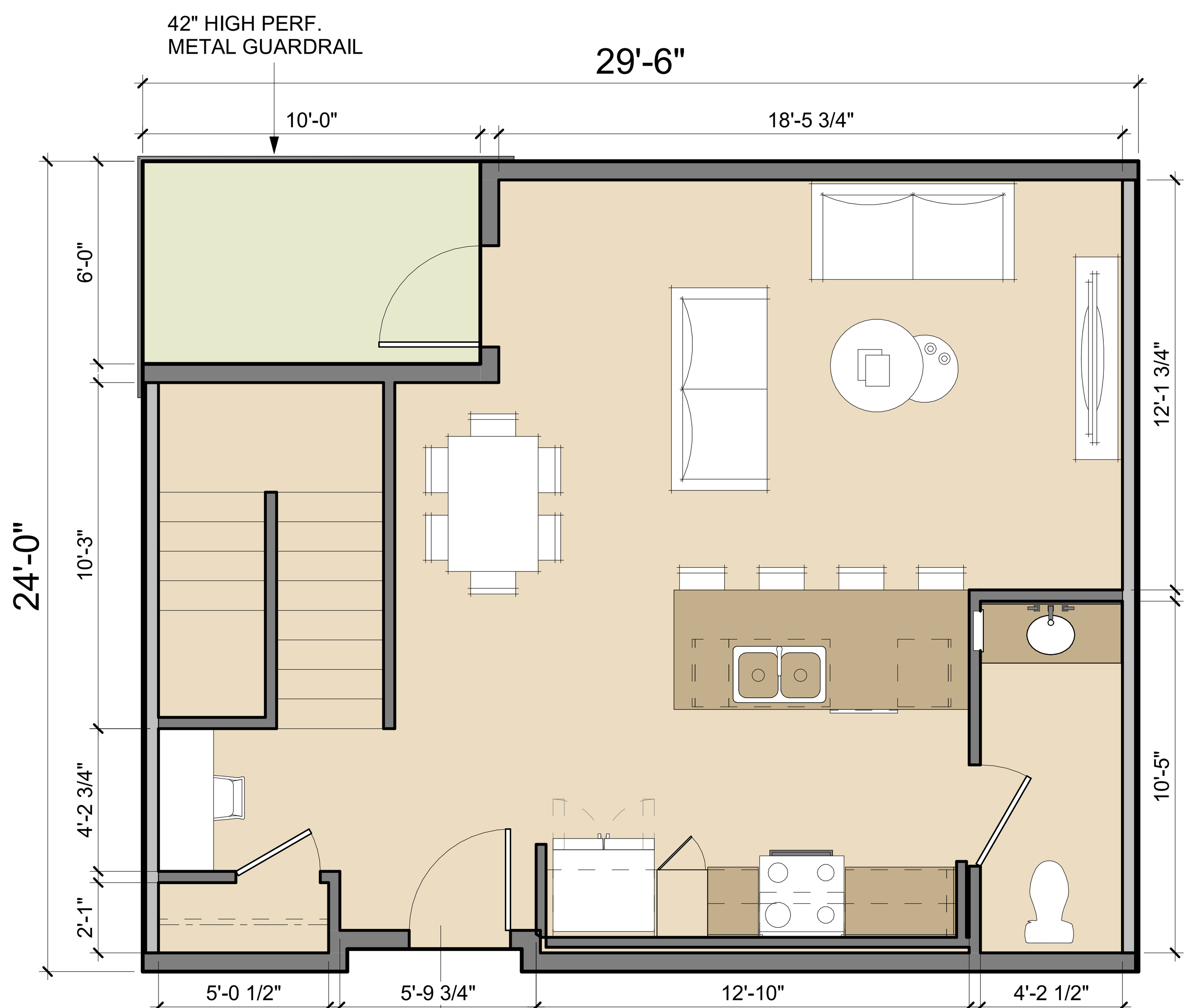
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

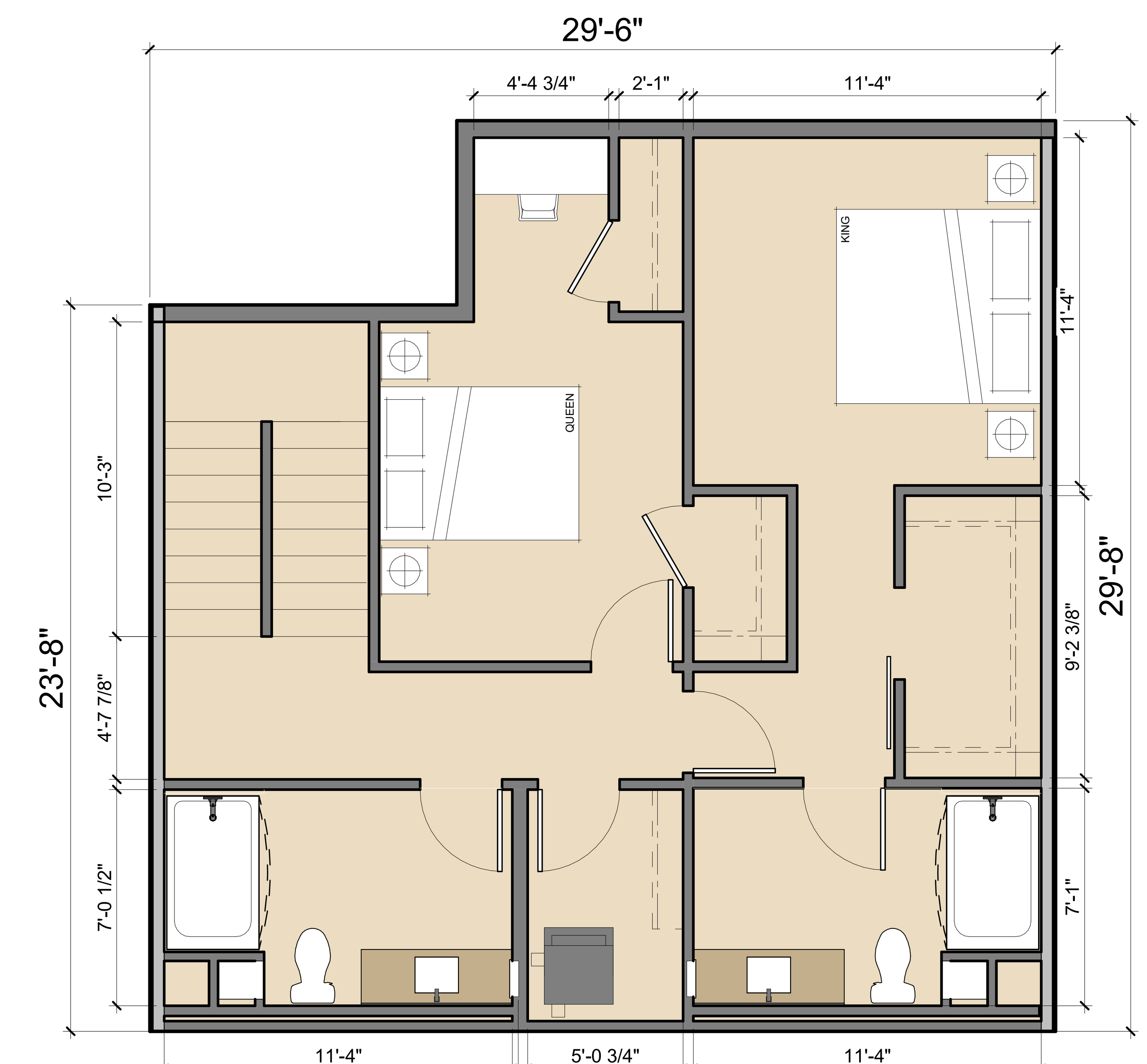
FDP RESUBMITTAL
FEBRUARY 5, 2025

TYP. UNIT PLANS - 2 BR
PHASE 2A

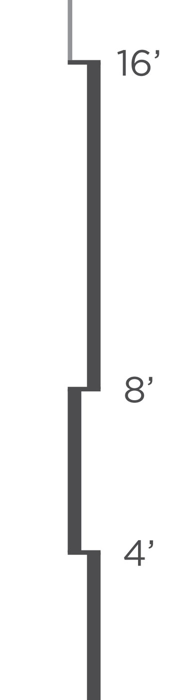




M-TH1
645 SF



M-TH1
815 SF



*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

3D VIEW FROM I-880 FREEWAY

PHASE 2B

3D VIEW FROM BROOKLYN BASIN WAY & CLINTON BASIN
PHASE 2B

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

3D VIEW FROM CLINTON BASIN & HARBOR LN E.

PHASE 2B

PHASE 2B - TOWNHOMES AND HIGHRISE

PHASE I - TOWNHOMES- PROJECT SUMMARY

BLDG. SUMMARY	
SITE AREA	1.01 AC.
UNITS	**83**
DENSITY	82/ac.
CONST. TYPE	TYPE VA
STORIES	4 OVER 1
HEIGHT	58'

GROSS AREA BY USE	
RESIDENTIAL	109,780
LOBBY/MAIL	2,168
COMMUNITY RM / RETAIL	2,663
CIRCULATION	9,839
SERVICE/UTILITY	3,847
GARAGE	27,275
TOTAL	**155,572**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	33
ACCESSIBLE EV-R (9 X 18)	1
STANDARD EV-CS (9 X 18)	7
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	43
ACCESSIBLE (9 X 18)	1
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	0
INTERMEDIATE (8 X 16.5)	33
COMPACT (8 X 16)	5
PARKING TOTAL	***83***

UNIT SUMMARY *					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
1 BEDROOM					
1 BR FLAT	1-A1	4	705	2,820	4.8%
1 BR FLAT	1-A2	1	769	769	1.2%
1 BR TOWNHOUSE	1-TH1	2	918	1,836	9.6%
1 BR TOWNHOUSE	1-TH2	8	867	6,936	9.6%
		15			**18.1%**
2 BEDROOM					
2 BR TOWNHOUSE	1-TH3	20	1,243	24,860	24.1%
2 BR TOWNHOUSE + DEN	1-TH4	38	1,359	51,642	45.8%
2 BR TOWNHOUSE + DEN	1-TH5	2	1,520	3,040	2.4%
2 BR TOWNHOUSE + DEN	1-TH6	2	1,568	3,136	2.4%
2 BR TOWNHOUSE	1-TH7	2	1,297	2,594	2.4%
2 BR TOWNHOUSE	1-TH8	2	1,082	2,164	2.4%
2 BR TOWNHOUSE	1-TH9	2	1,203	2,406	2.4%
		68			**81.9%**
TOTAL		**83**	**1,240.7**	**102,980**	

**- NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT". THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

PHASE IIB - HIGHRISE- PROJECT SUMMARY

BLDG. SUMMARY	
SITE AREA	.99 AC.
UNITS	**260**
DENSITY	264/ ac.
CONST. TYPE	TYPE I
STORIES	23
HEIGHT	235'

GROSS AREA BY USE	
RESIDENTIAL	263,097
AMENITY	6,187
RETAIL	3,545
CIRCULATION	54,035
SERVICE/UTILITY	14,042
GARAGE	105,795
TOTAL	**446,701**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	98
ACCESSIBLE EV-R (9 X 18)	2
STANDARD EV-CS (9 X 18)	23
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	125
ACCESSIBLE (9 X 18)	3
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	0
INTERMEDIATE (8 X 16.5)	120
COMPACT (7.5 X 16)	0
PARKING TOTAL	***249***

UNIT SUMMARY					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
1 BEDROOM					
1 BR FLAT	H-A1	39	838	32,682	15.0%
1 BR FLAT	H-A2.1	17	734	12,478	6.5%
1 BR FLAT	H-A2.2	17	684	11,628	6.5%
1 BR FLAT	H-A2.1	2	646	1,292	0.8%
1 BR FLAT	H-A3	6	786	4,716	2.3%
1 BR FLAT	H-A4	6	700	4,200	2.3%
1 BR FLAT	H-A6	3	896	2,688	1.2%
1 BR FLAT	H-A6.1	1	706	706	0.4%
1 BR FLAT	H-A7	10	688	6,880	3.8%
1 BR FLAT	H-7.1	13	742	9,646	5.0%
1 BR FLAT	H-8	3	769	2,307	1.2%
1 BR FLAT	H-9	3	815	2,445	1.2%
		120		**91,668**	**46.2%**
1 BEDROOM + DEN					
1 BR + DEN FLAT	H-A2	35	936	32,760	13.5%
1 BR + DEN FLAT	H-A5	6	938	5,628	2.3%
		41		**38,388**	**15.8%**
2 BEDROOM					
2 BR FLAT	H-B1	21	1,014	21,294	8.1%
2 BR FLAT	H-B2	6	1,208	6,040	1.9%
2 BR FLAT	H-B3	5	1,223	1,232	6.9%
2 BR FLAT	H-B4	18	1,010	18,180	6.2%
2 BR FLAT	H-B5	17	1,124	19,108	6.5%
2 BR FLAT	H-B6	16	1,382	22,112	6.2%
2 BR FLAT	H-B7	15	1,176	17,640	5.8%
2 BR FLAT	H-B8	1	1,081	1,081	0.4%
		99		**106,687**	**38.1%**
TOTAL		**260**	**910.6**	**236,743**	

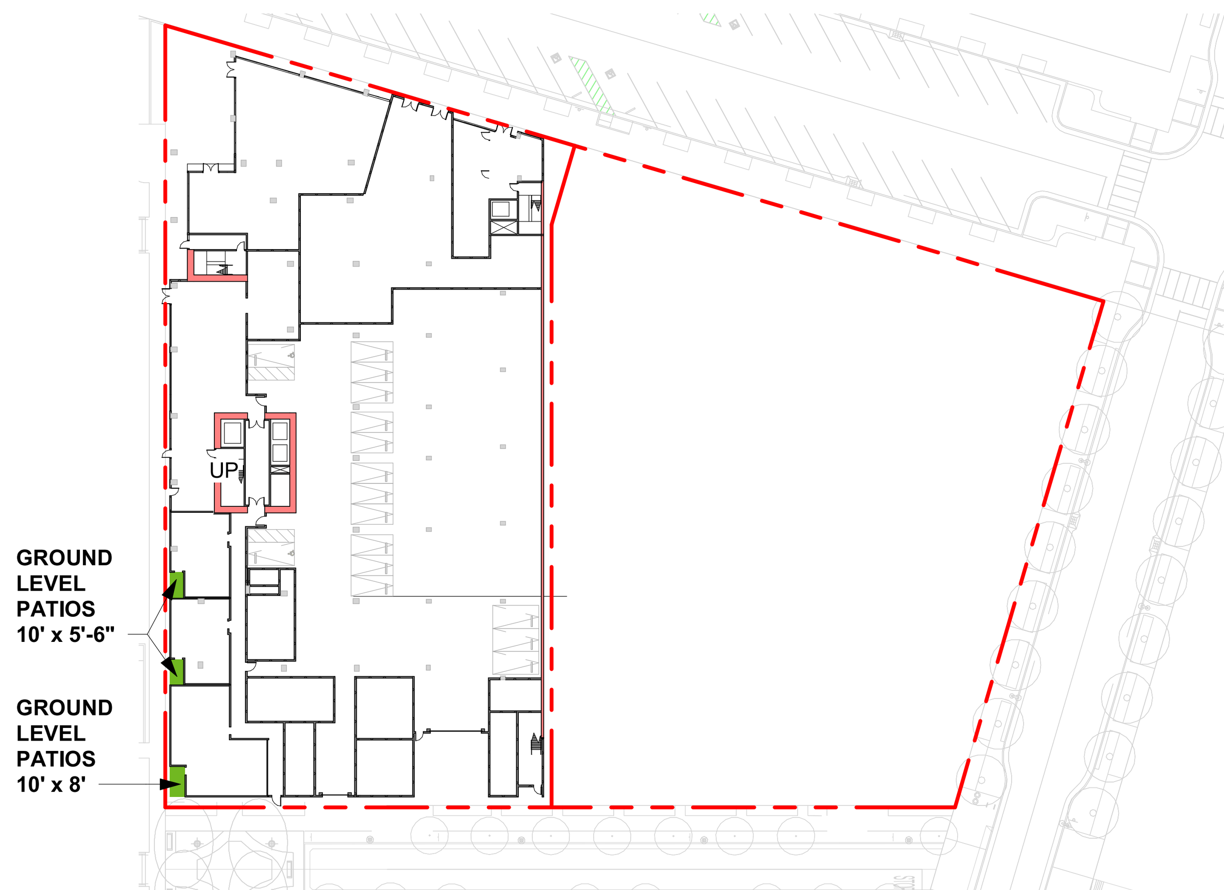
**- NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT". THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

PHASE I/IIB - SITE TOTAL

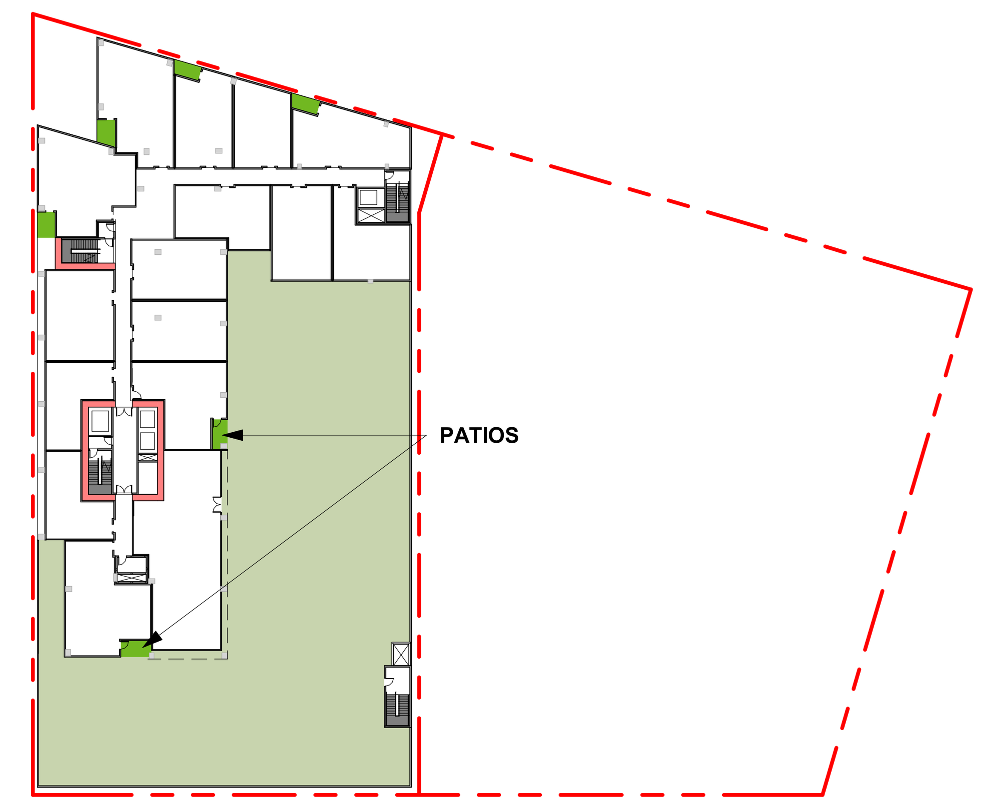
BLDG. SUMMARY	
SITE AREA	2.00 AC.
UNITS	**343**
DENSITY	173/ac.
CONST. TYPE	see table to left
STORIES	see table to left
HEIGHT	see table to left

GROSS AREA BY USE	
RESIDENTIAL	372,877
LOBBY/MAIL	8,355
RETAIL	3,545
CIRCULATION	63,874
SERVICE/UTILITY	17,889
GARAGE	133,070
TOTAL	602,273

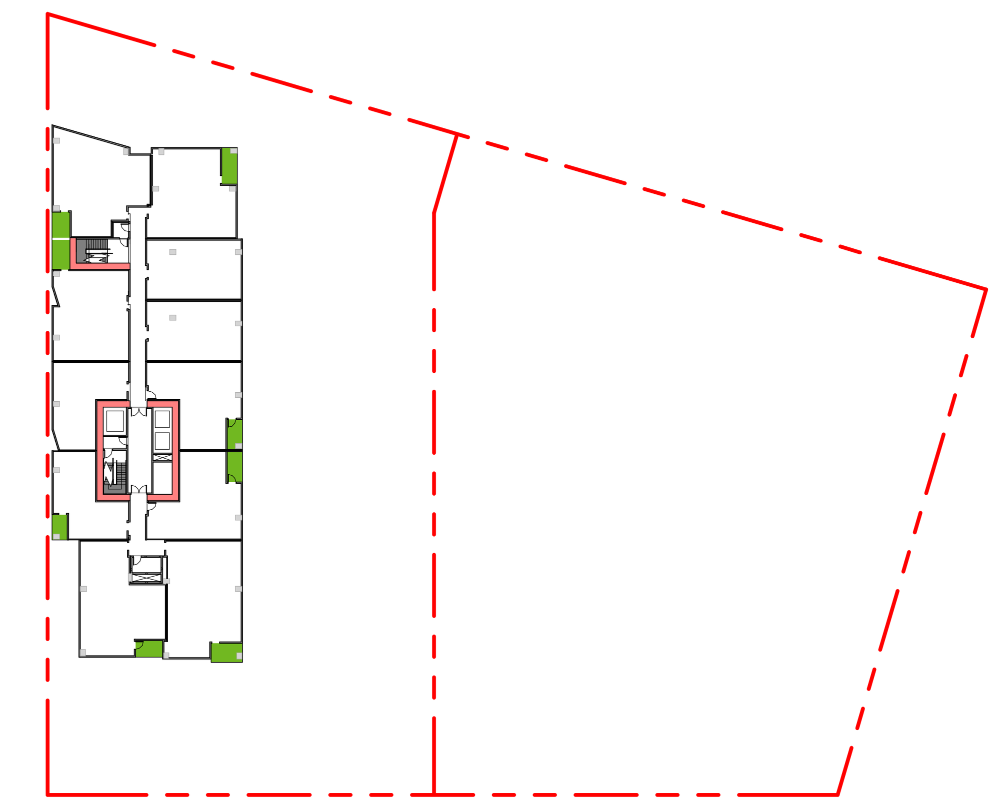
PARKING SUMMARY	
STANDARD EV-R (9 X 18)	131
ACCESSIBLE EV-R (9 X 18)	3
STANDARD EV-CS (9 X 18)	30
ACCESSIBLE EV-CS (9 X 18)	2
VAN EV-CS (9 X 18)	2
TOTAL EV	168
ACCESSIBLE (9 X 18)	4
VAN ACCESSIBLE (9 X 18)	2
STANDARD (9 X 18)	-
INTERMEDIATE (8 X 16.5)	153
COMPACT (7.5 X 16)	5
PARKING TOTAL	***332***



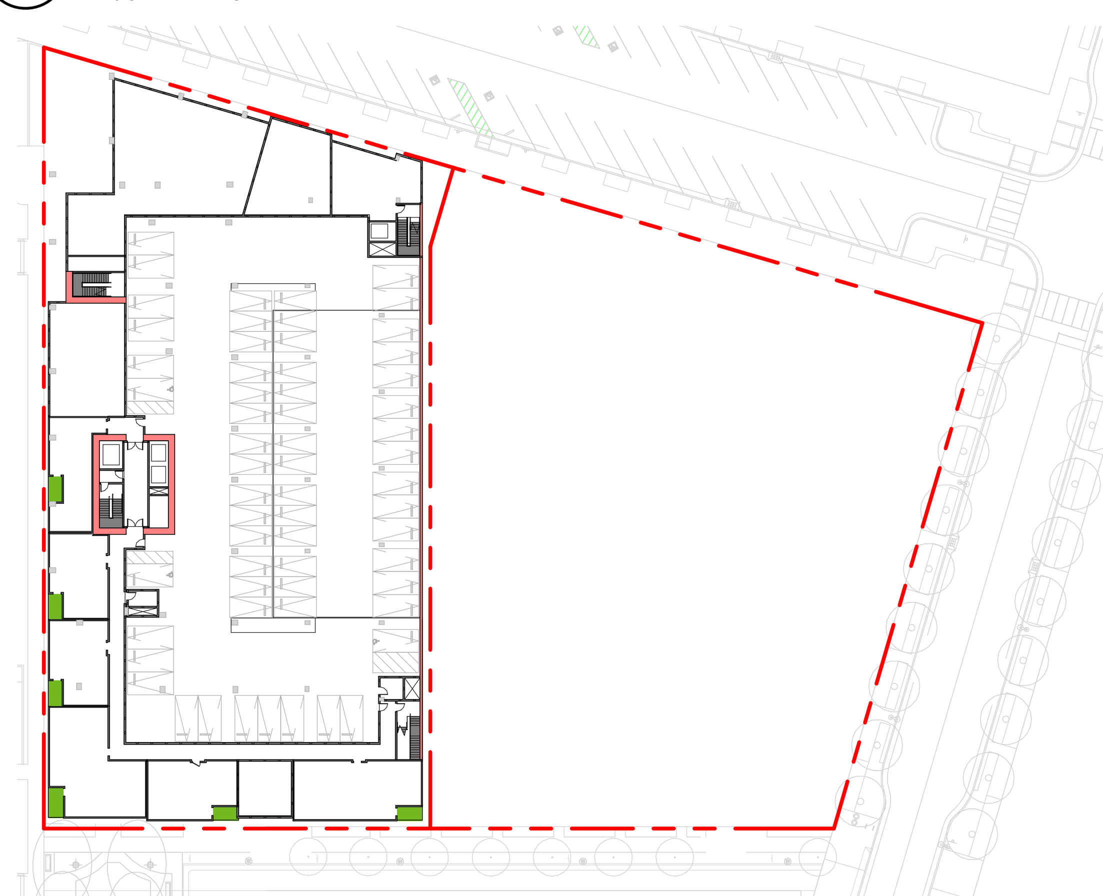
1 OPEN SPACE - LEVEL 01
1/64" = 1'-0"



6 OPEN SPACE - LEVEL 06
1/64" = 1'-0"

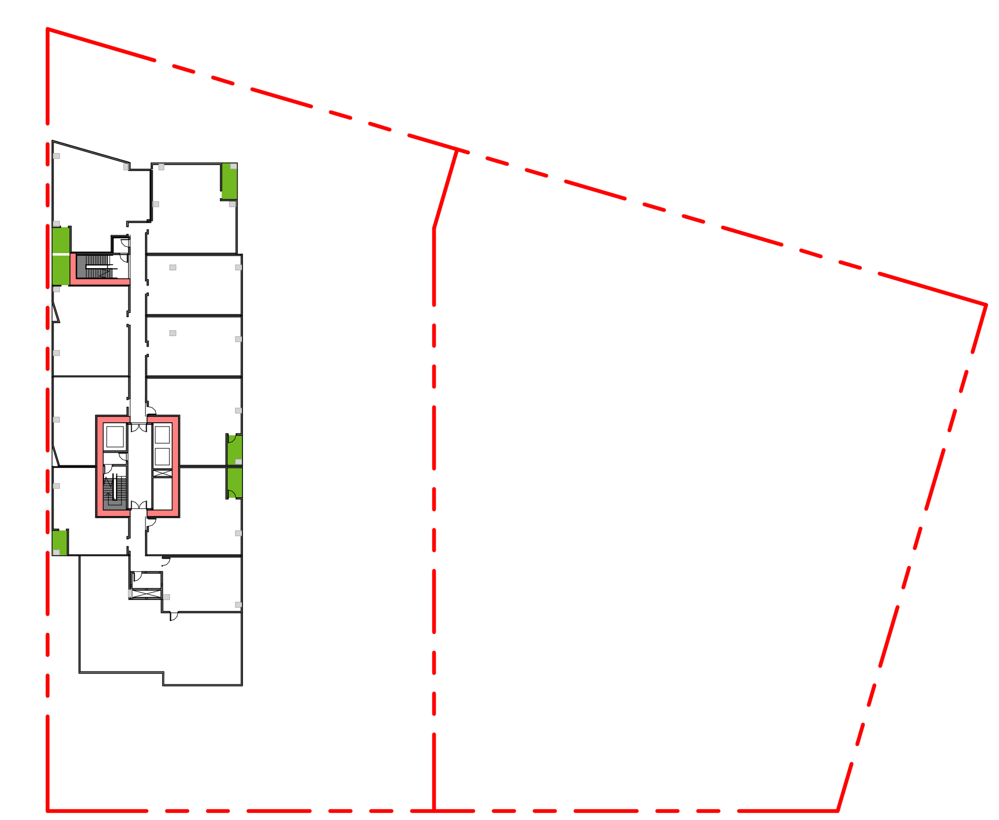


7 OPEN SPACE - LEVEL 10-22
1/64" = 1'-0"

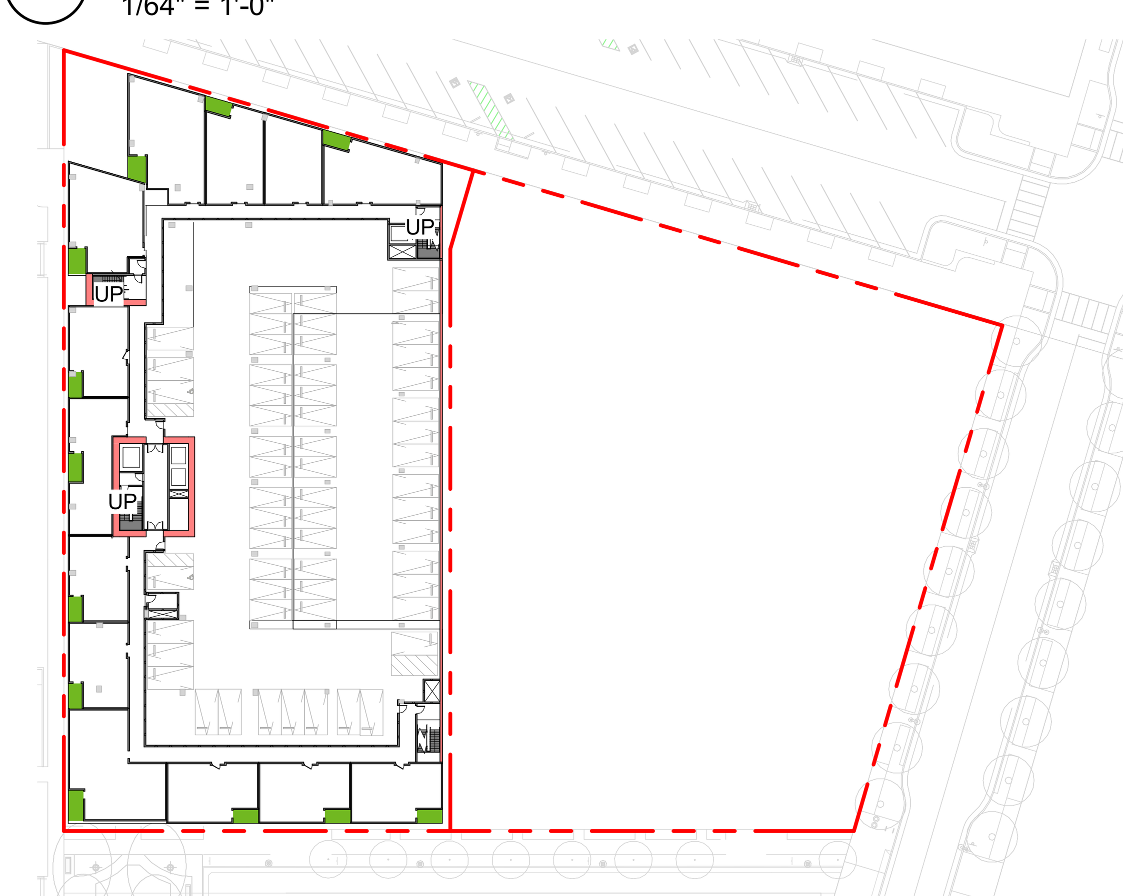


2 OPEN SPACE - LEVEL 02
1/64" = 1'-0"

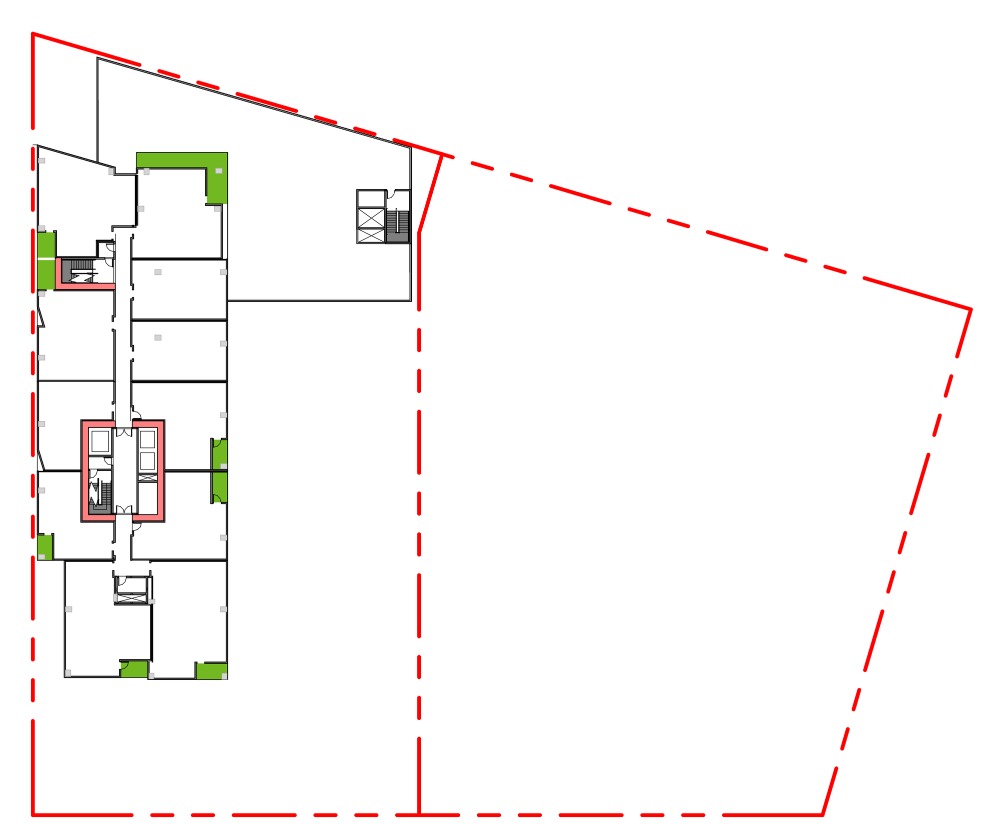
4 OPEN SPACE - LEVEL 7-8
1/64" = 1'-0"



8 OPEN SPACE - LEVEL 23
1/64" = 1'-0"



3 OPEN SPACE - LEVEL 3-5
1/64" = 1'-0"



5 OPEN SPACE - LEVEL 09
1/64" = 1'-0"

REQUIRED OPEN SPACE:

150 SF / REGULAR UNIT	
150 x 260 UNITS	**39,000 SF**

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE

OPEN SPACE TYPE	QTY.PROVIDED	AREA PROVIDED
BALCONIES/ PATIOS	186	13,431 SF
GROUND LEVEL PATIOS	3	182 SF
TOTAL	**189**	**13,613 SF**
TOTAL (x2)		**27,226 SF**

COMMON OPEN SPACE

COURTYARD	18,679 SF
Grand total	**18,679 SF**

GRAND TOTAL PROVIDED OPEN SPACE **45,905 SF**
(27,226 + 18,679 SF)

NOTES:
1. *PER PWD-4 17.160 - "USABLE OPEN SPACE STANDARDS" - RESIDENTIAL USES. A MINIMUM OF 150 SQUARE FEET PER RESIDENTIAL UNIT MUST BE PROVIDED AS USABLE OPEN SPACE.*
2. *EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING TO THE PROVISIONS OF SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED.*
3. *PER OMC CHAPTER 17.126 - "USABLE OPEN SPACE STANDARDS"*

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
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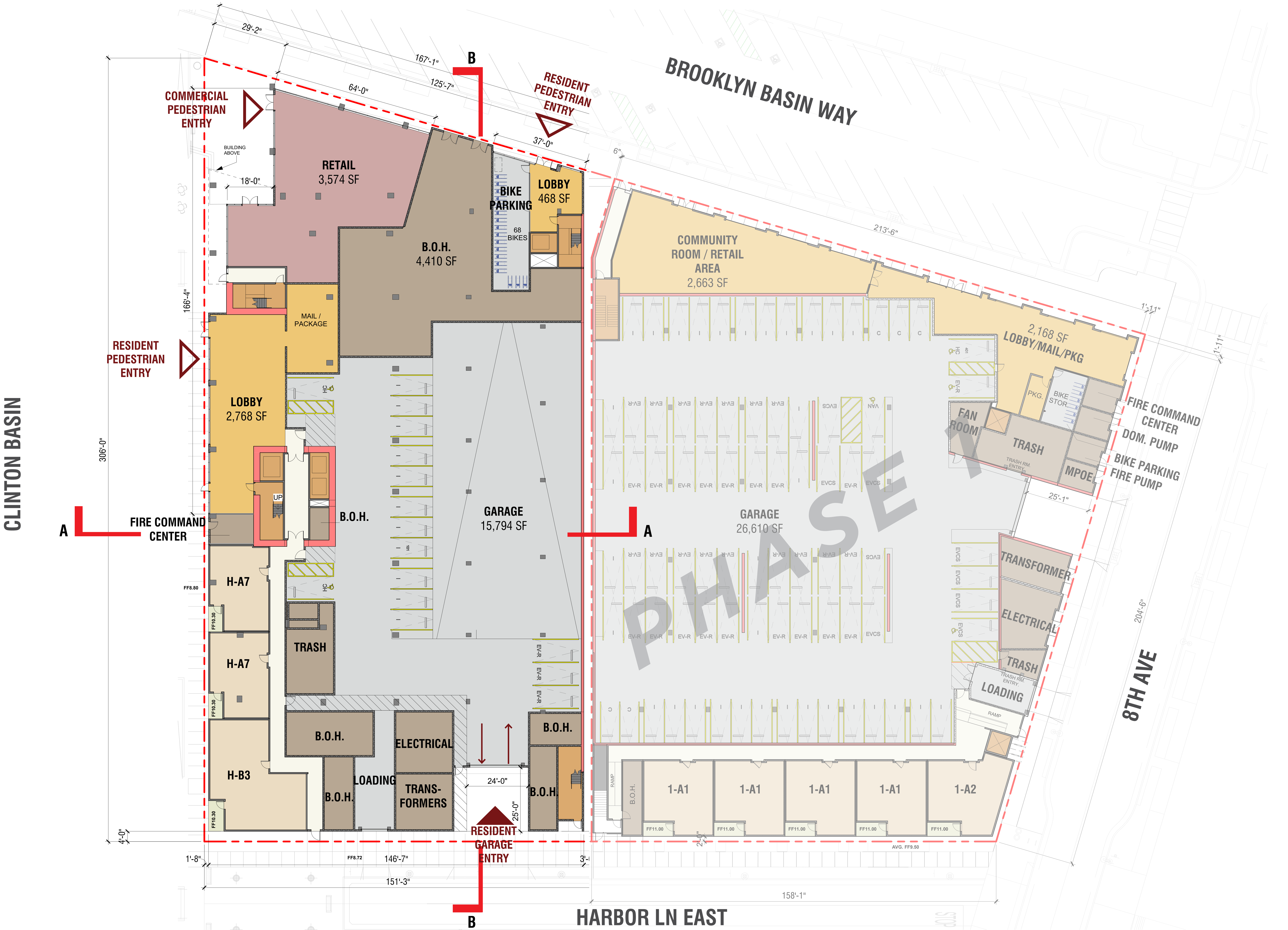
ILLUSTRATIVE SITE PLAN
PHASE 2B



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

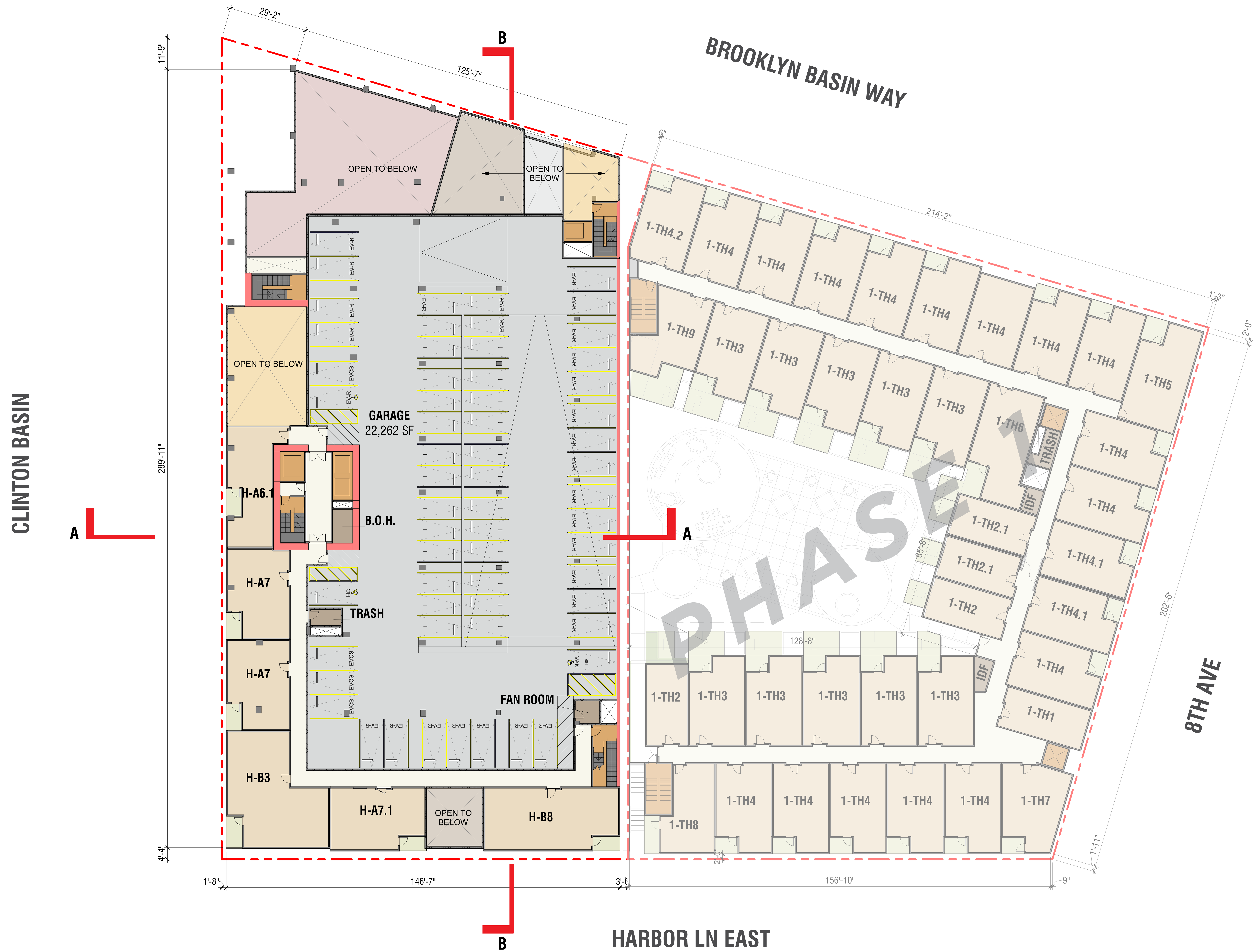
TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

GROUND LEVEL
PLAN - PHASE 2B

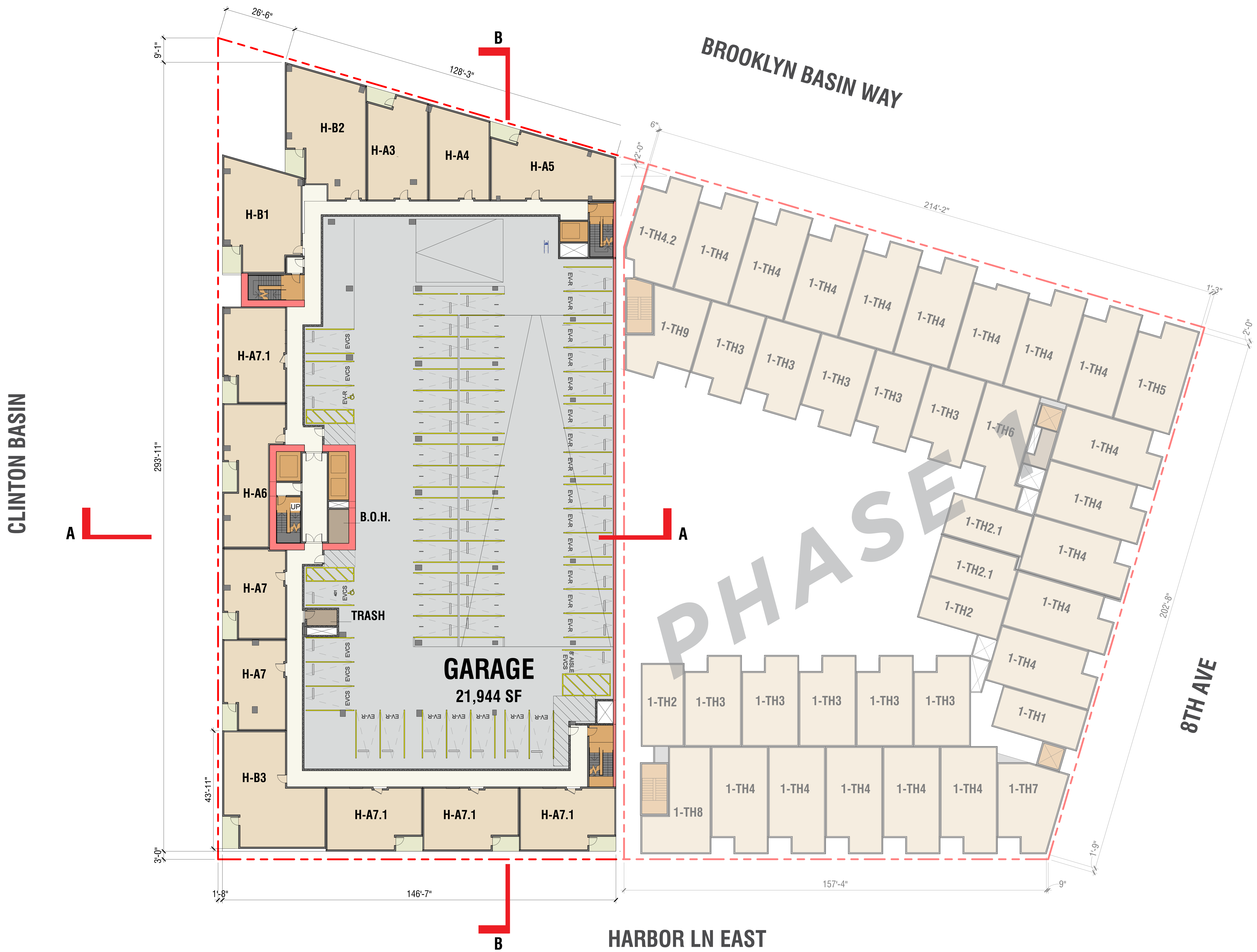
A-3.7



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'



LEGEND

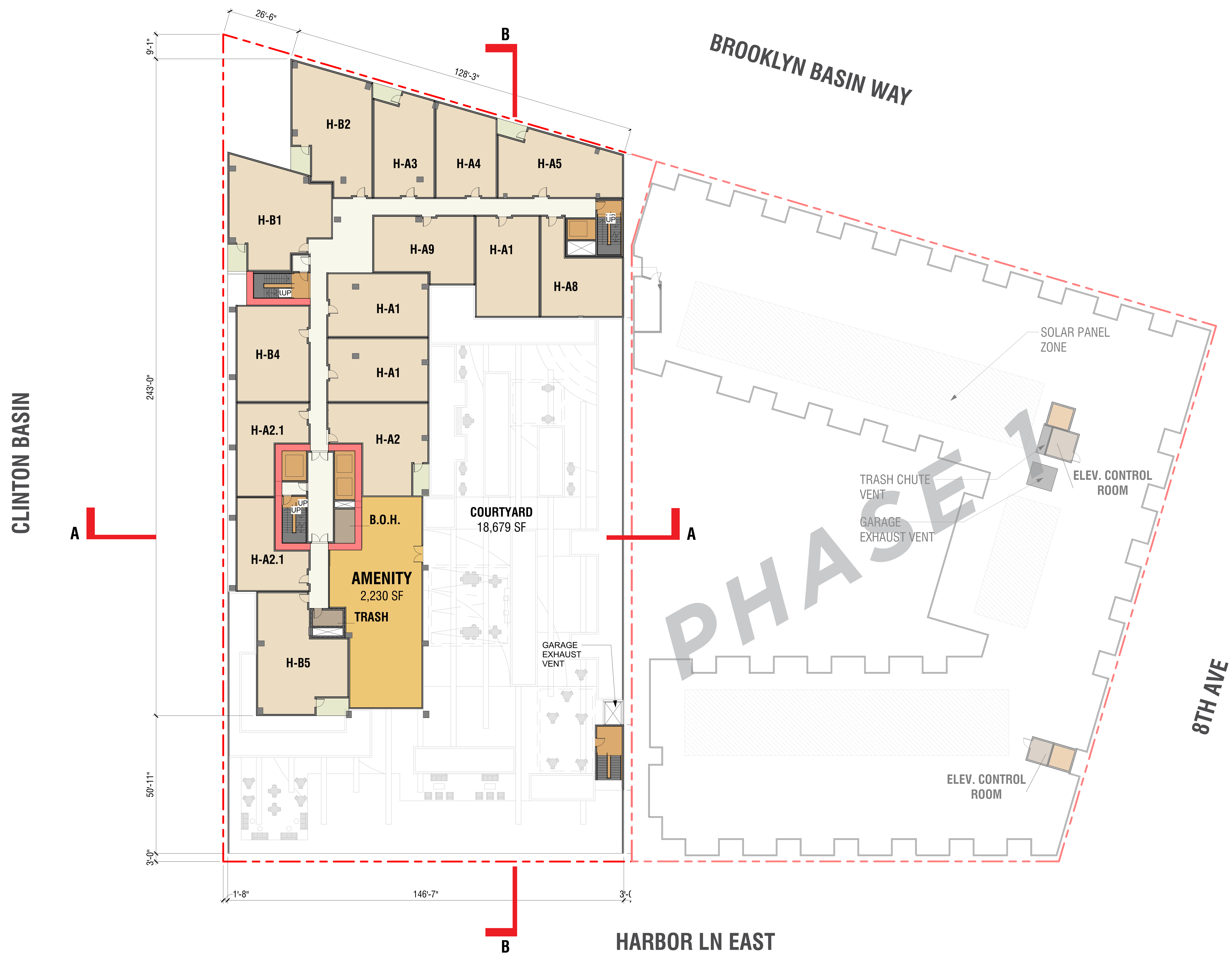
- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

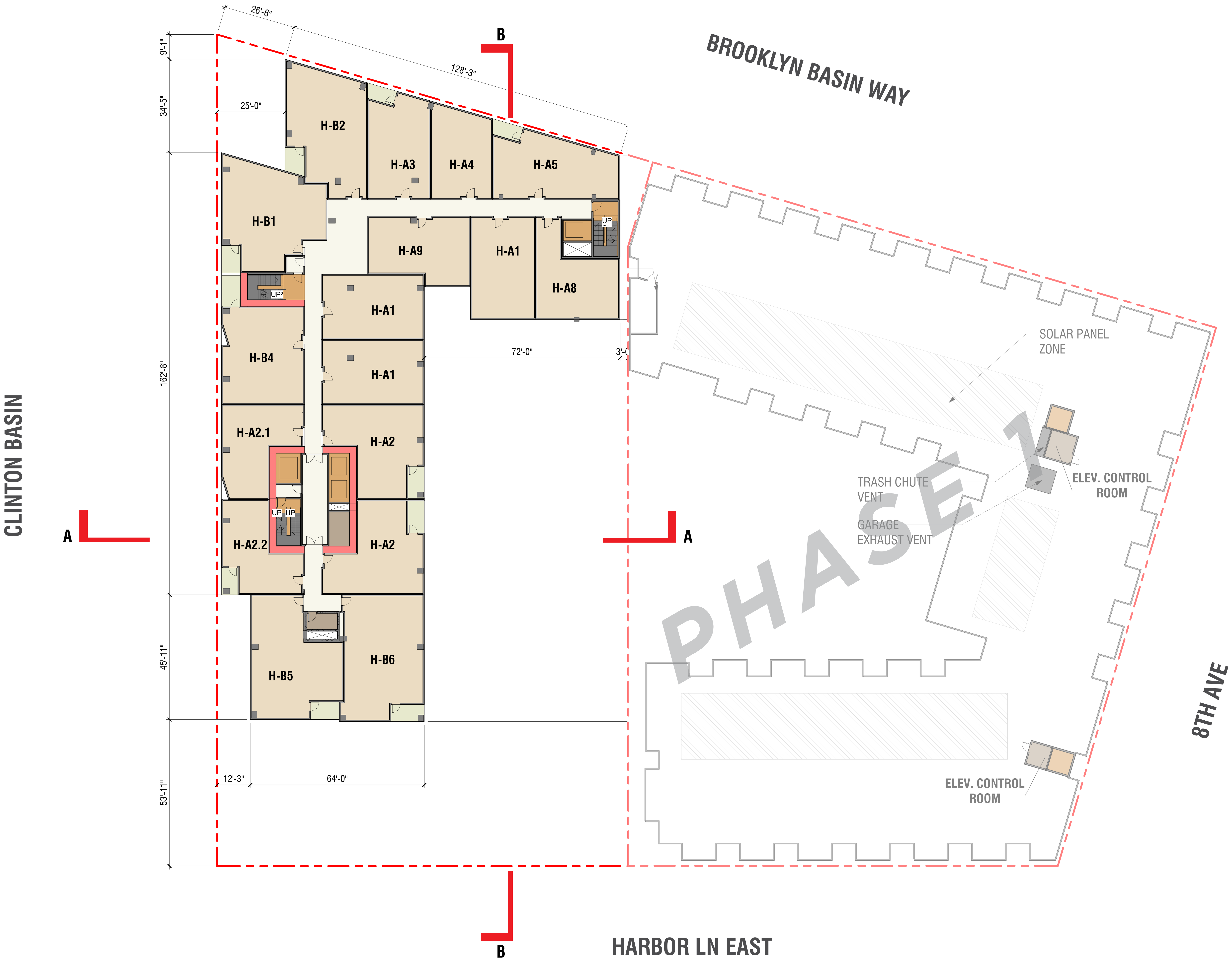
FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 3-5
PLAN - PHASE 2B



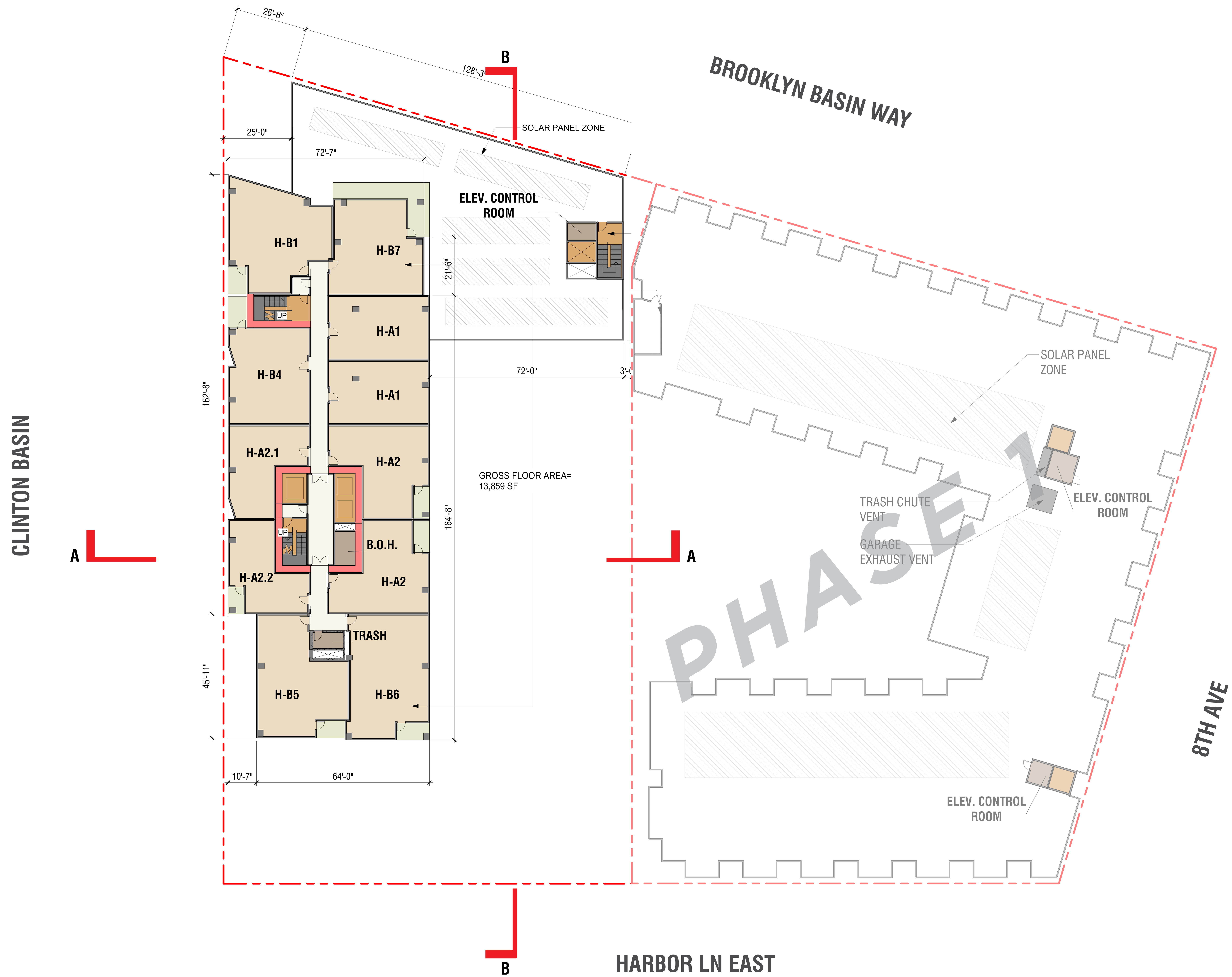
LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE



LEGEND

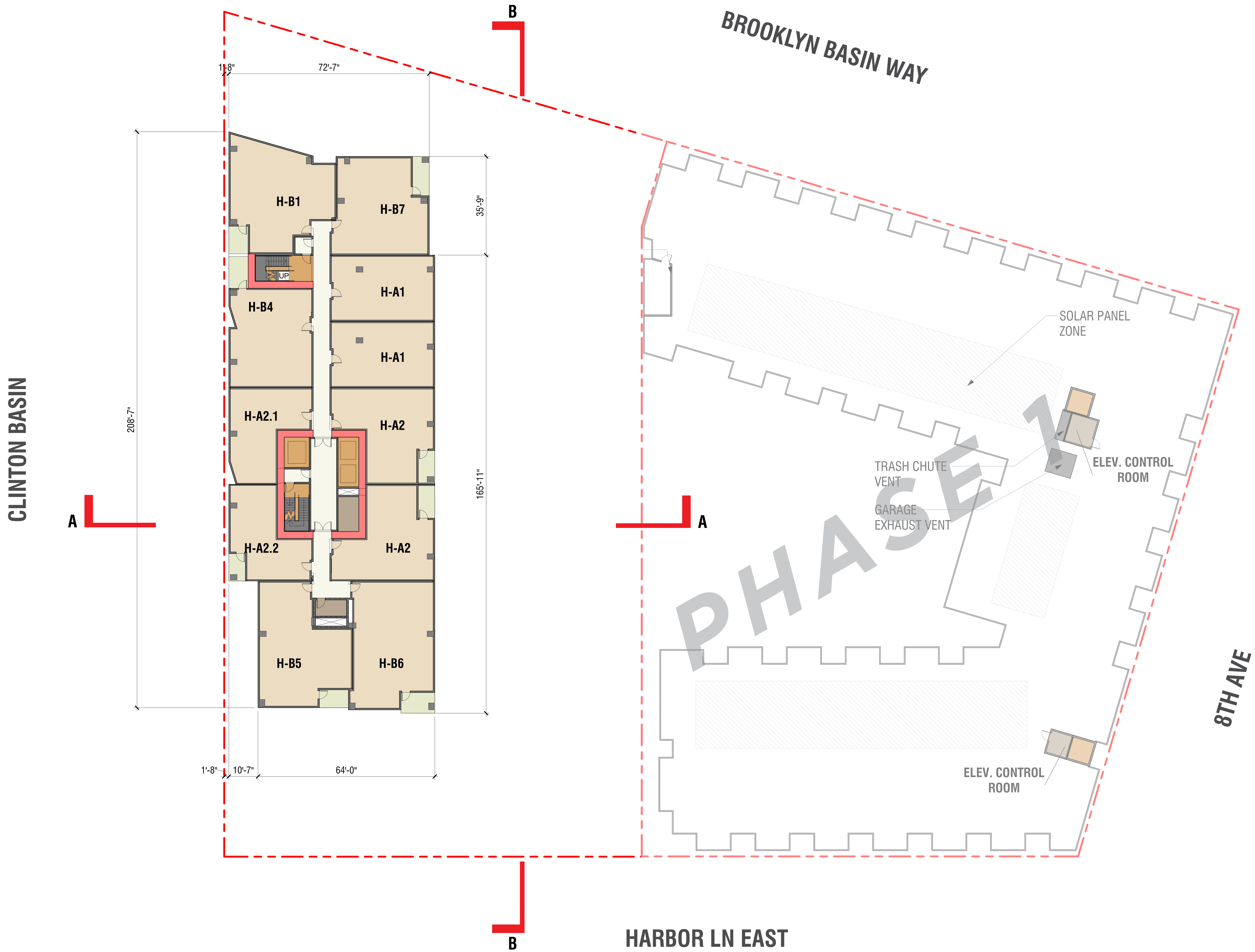
- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

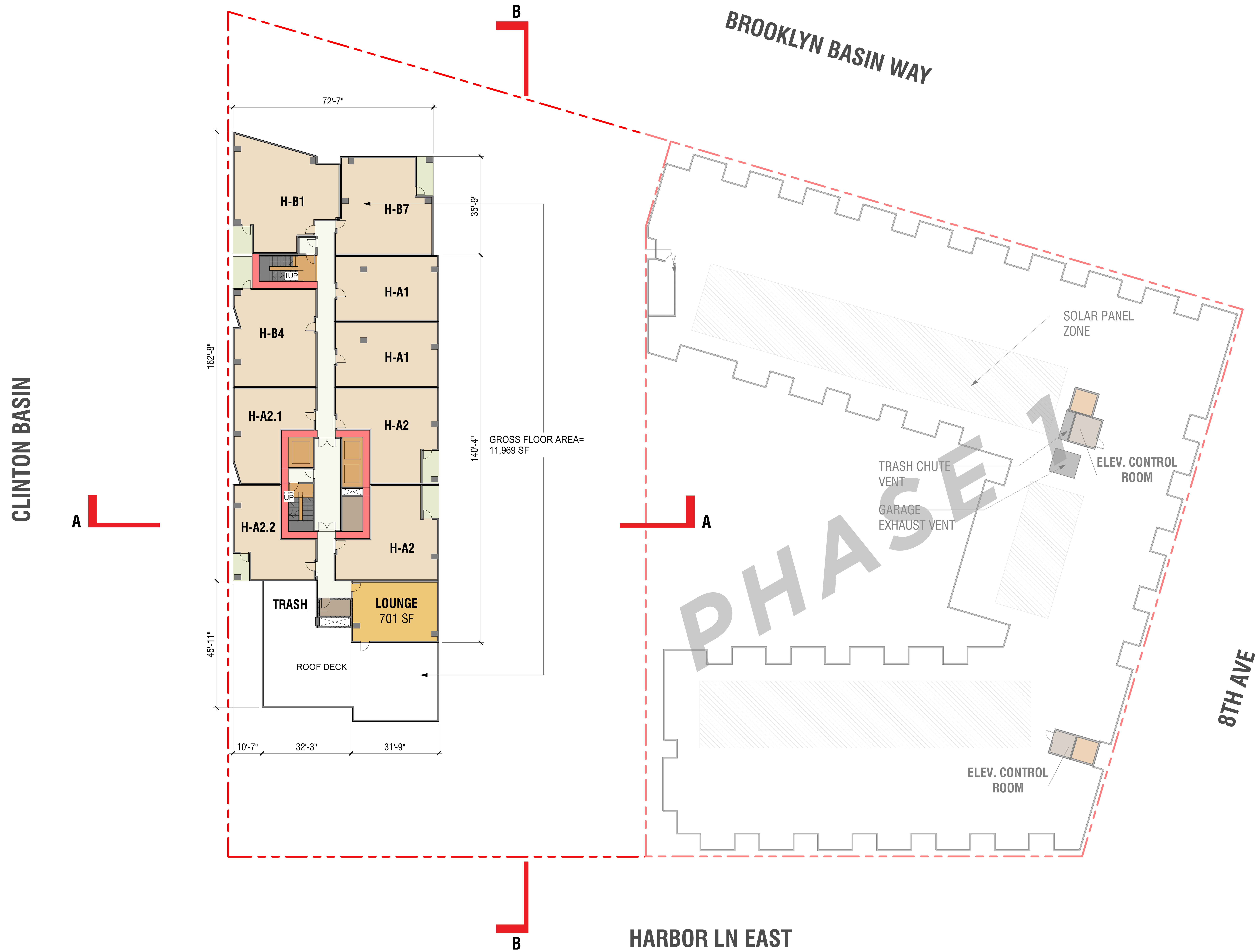


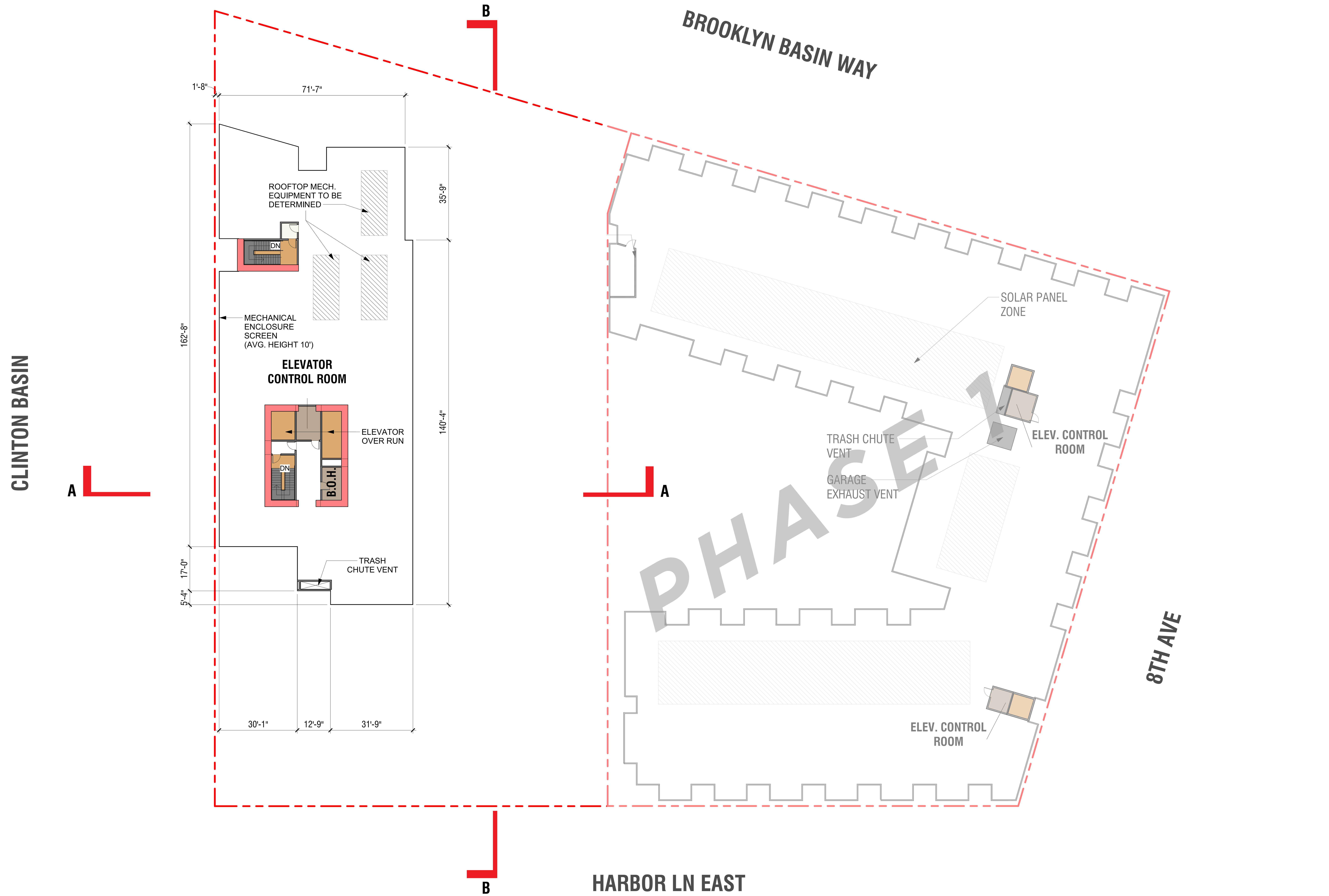
LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE





LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

ROOF
PLAN - PHASE 2B

BV - BRICK VENEER

BV1 - BRICK VENEER "LIMESTONE"

BV2 - BRICK VENEER "CHARCOAL"

BV3 - BRICK VENEER "LIGHT GREY"

MP - METAL PANEL

MP1 - METAL PANEL "BRONZE"

MP2 - METAL PANEL "DARK GREY"

MP3 - METAL PANEL "EGGSHELL"

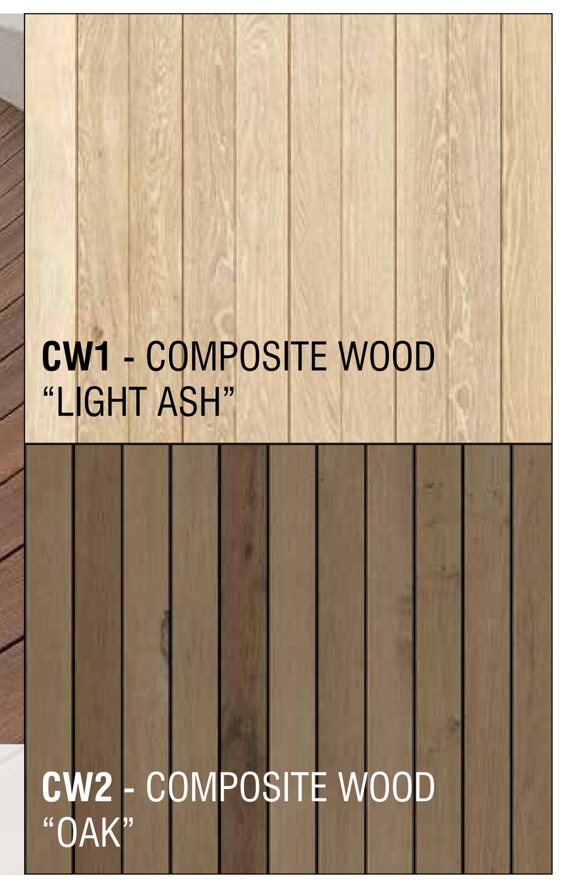
MP4 - METAL PANEL ALUMINUM

MP5 - METAL PANEL "LIGHT BRONZE"

GD - GARAGE DOOR

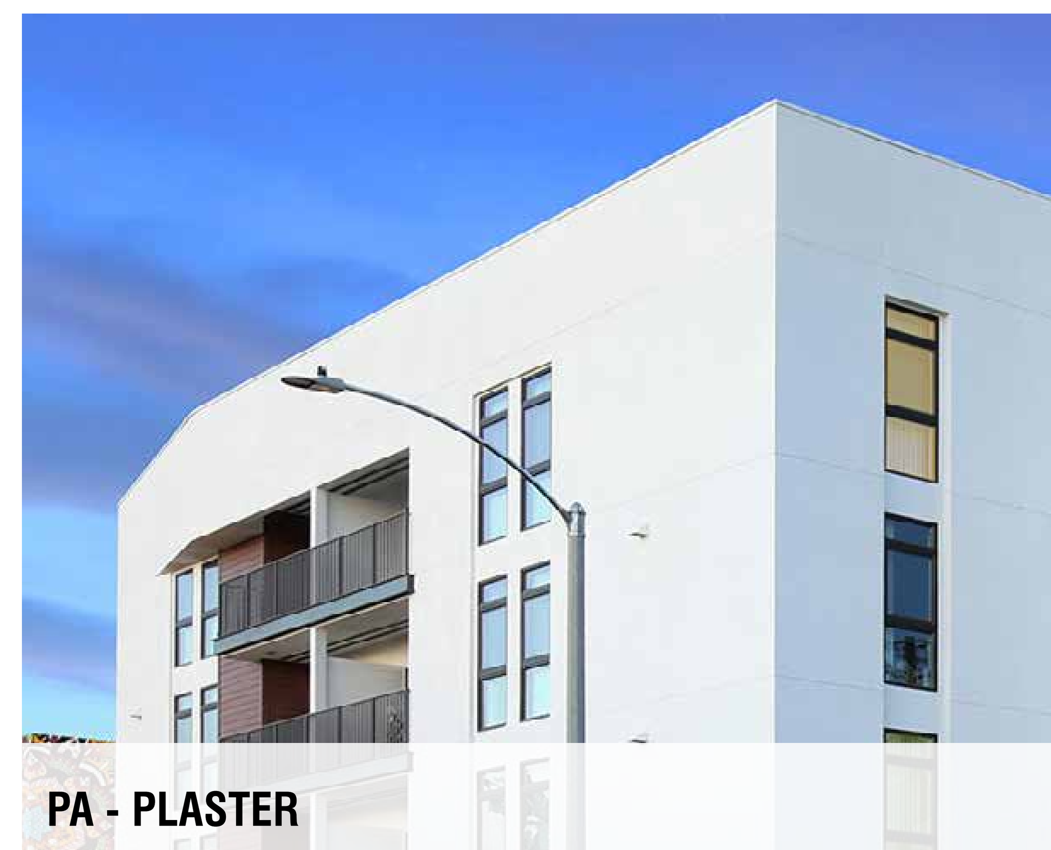
GD - GARAGE DOOR

CW - COMPOSITE WOOD



CW1 - COMPOSITE WOOD "LIGHT ASH"

CW2 - COMPOSITE WOOD "OAK"



PA - PLASTER

PA1 "LIGHT GREY"

PA2 "CHARCOAL"

PA3 "EGG SHELL"

PA4 "MEDIUM GREY"

RL - RAILING

RL1 - PERFORATED METAL RAILING "SILVER"

RL2 - OSHA RAILING

RL3 - GLASS RAILING

HP - HIGH PRESSURE LAMINATE

HP "EGG SHELL"

CY - CANOPY

CY1 - METAL CANOPY

CY2 - GLASS CANOPY

AW - ALUMINUM WINDOW

ST - STOREFRONT

ST - ALUMINUM STOREFRONT
"BLACK"

VW - VINYL WINDOW

VW
"BLACK"

WW - WINDOW WALL

WW1 - ALUMINUM

WW1 - MECHANICAL
ENCLOSURE

TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

REQUIRED TRANSPARENCY (ELEVATION 1 AND 2):
ELEVATION 1 FRONTAGE:
119'- 0" x 20'- 0" = 2,380 SF
50% of 2,380 SF FRONTAGE = **1,190 SF**

ELEVATION 2 FRONTAGE:
166'- 4" x 20'- 0" = 3,326 SF
50% of 3,326 SF FRONTAGE = **1,663 SF**

TOTAL REQUIRED TRANSPARENCY
1,190 SF + 1,663 SF =**2,853 SF**

PROVIDED TRANSPARENCY (ELEVATION 1 AND 2):
3,905 SF

ELEVATION 1 - BROOKLYN BASIN WAY

MATERIAL KEY:

BV1 - BRICK VENEER 1
BV2 - BRICK VENEER 2
BV3 - BRICK VENEER 3
CW1 - COMPOSITE WOOD 1
CW2 - COMPOSITE WOOD 2
HP - HIGH PRESSURE LAMINATE

MP1 - METAL PANEL 1
MP2 - METAL PANEL 2
MP3 - METAL PANEL 3
MP4 - METAL PANEL 4 - ALUM.
MP5 - METAL PANEL 5

PA1 - PLASTER 1
PA2 - PLASTER 2
PA3 - PLASTER 3
PA4 - PLASTER 4

CY1 - CANOPY 1 - METAL
CY2 - CANOPY 2 - GLASS
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
RL3 - RAILING - GLASS
ST - STOREFRONT - "BLACK ALUMINUM"

AW - ALUMINUM WINDOW
FG - FROSTED GLAZING
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
WW1 - WINDOW WALL - ALUMINUM
WW2 - WINDOW WALL - MECH.ENCLOSURE

GD - GARAGE DOOR
MG - 10' PTD MTL. GRILLE AND GATE

TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

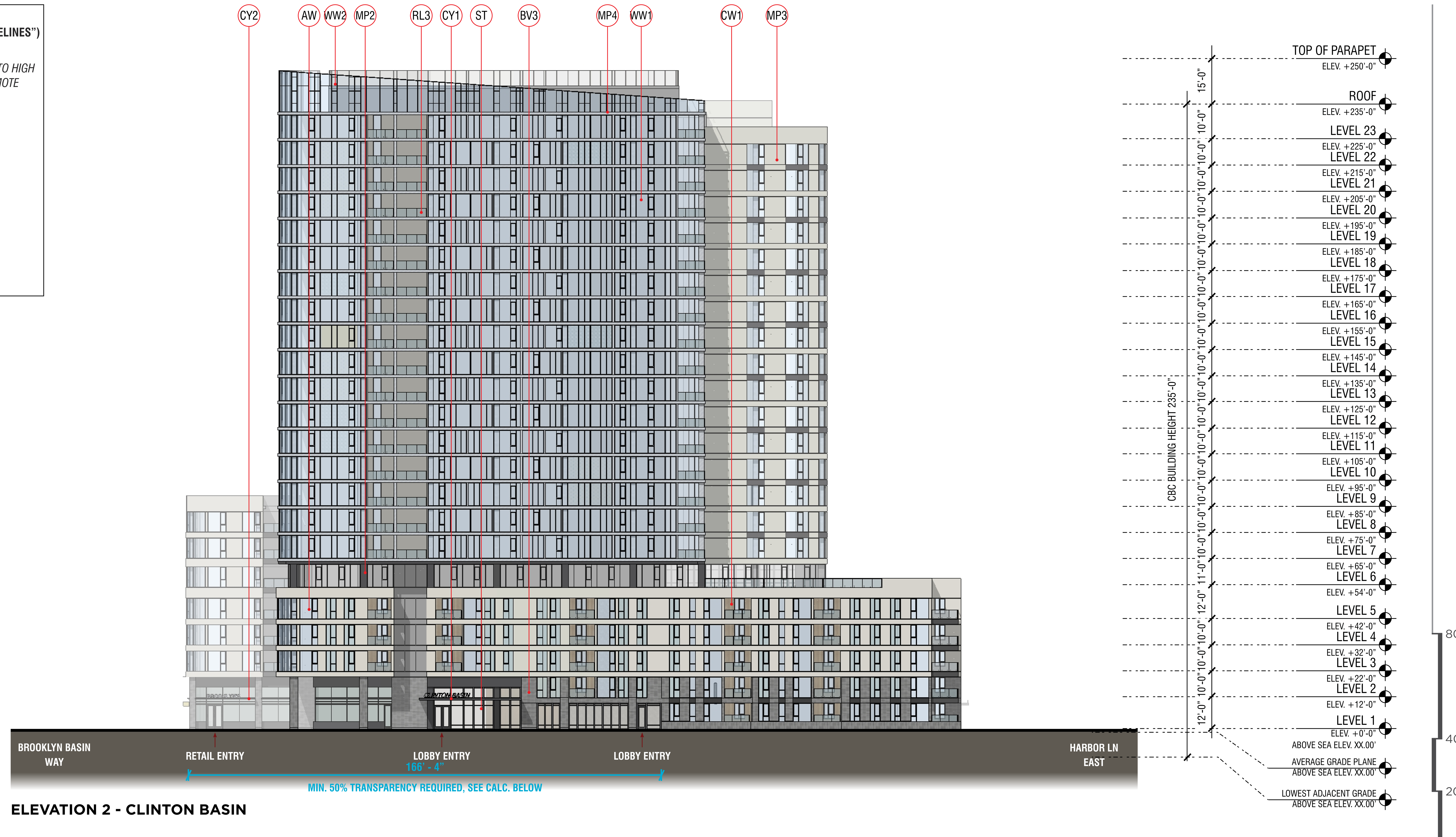
COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

REQUIRED TRANSPARENCY (ELEVATION 1 AND 2):
ELEVATION 1 FRONTAGE:
119'- 0" x 20'- 0" = 2,380 SF
50% of 2,380 SF FRONTAGE = **1,190 SF**

ELEVATION 2 FRONTAGE:
166'- 4" x 20'- 0" = 3,326 SF
50% of 3,326 SF FRONTAGE = **1,663 SF**

TOTAL REQUIRED TRANSPARENCY
1,190 SF + 1,663 SF =**2,853 SF**

PROVIDED TRANSPARENCY (ELEVATION 1 AND 2):
3,905 SF



ELEVATION 2 - CLINTON BASIN

MATERIAL KEY:

BV1 - BRICK VENEER 1
BV2 - BRICK VENEER 2
BV3 - BRICK VENEER 3
CW1 - COMPOSITE WOOD 1
CW2 - COMPOSITE WOOD 2
HP - HIGH PRESSURE LAMINATE
MP1 - METAL PANEL 1
MP2 - METAL PANEL 2
MP3 - METAL PANEL 3
MP4 - METAL PANEL 4 - ALUM.
MP5 - METAL PANEL 5
PA1 - PLASTER 1
PA2 - PLASTER 2
PA3 - PLASTER 3
PA4 - PLASTER 4
CY1 - CANOPY 1 - METAL
CY2 - CANOPY 2 - GLASS
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
RL3 - RAILING - GLASS
ST - STOREFRONT - "BLACK ALUMINUM"
AW - ALUMINUM WINDOW
FG - FROSTED GLAZING
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
WW1 - WINDOW WALL - ALUMINUM
WW2 - WINDOW WALL - MECH.ENCLOSURE
GD - GARAGE DOOR
MG - 10' PTD MTL. GRILLE AND GATE

ELEVATION 3 - HARBOR LANE EAST

MATERIAL KEY:

- **BV1** - BRICK VENEER 1
- **BV2** - BRICK VENEER 2
- **BV3** - BRICK VENEER 3
- **CW1** - COMPOSITE WOOD 1
- **CW2** - COMPOSITE WOOD 2
- **HP** - HIGH PRESSURE LAMINATE
- **MP1** - METAL PANEL 1
- **MP2** - METAL PANEL 2
- **MP3** - METAL PANEL 3
- **MP4** - METAL PANEL 4 - ALUM.
- **MP5** - METAL PANEL 5
- **PA1** - PLASTER 1
- **PA2** - PLASTER 2
- **PA3** - PLASTER 3
- **PA4** - PLASTER 4
- **CY1** - CANOPY 1 - METAL
- **CY2** - CANOPY 2 - GLASS
- **RL1** - RAILING - PERFORATED METAL
- **RL2** - OSHA RAILING
- **RL3** - RAILING - GLASS
- **ST** - STOREFRONT - "BLACK ALUMINUM"
- **AW** - ALUMINUM WINDOW
- **FG** - FROSTED GLAZING
- **VW** - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
- **WW1** - WINDOW WALL - ALUMINUM
- **WW2** - WINDOW WALL - MECH.ENCLOSURE
- **GD** - GARAGE DOOR
- **MG** - 10' PTD MTL. GRILLE AND GATE

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

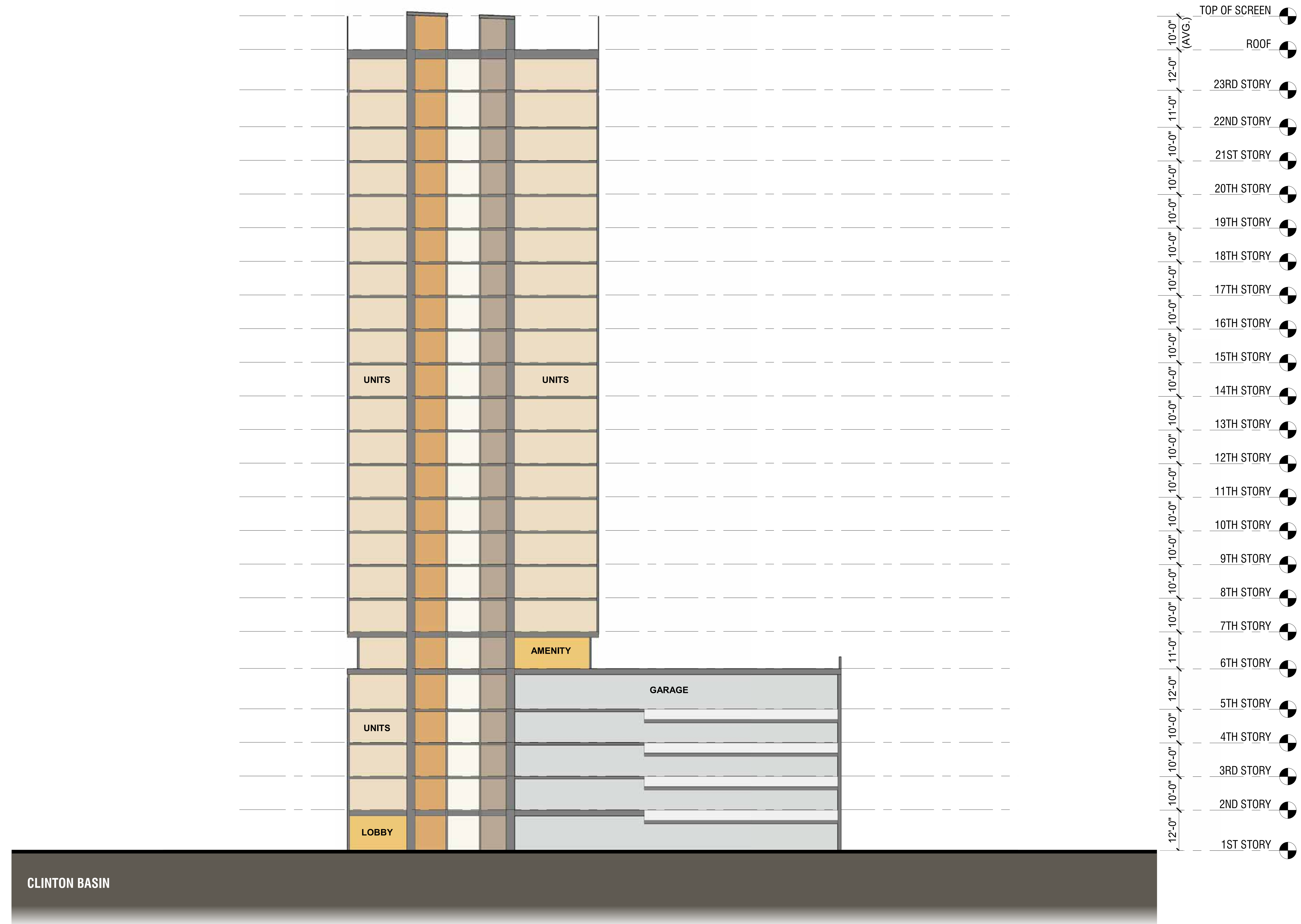
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

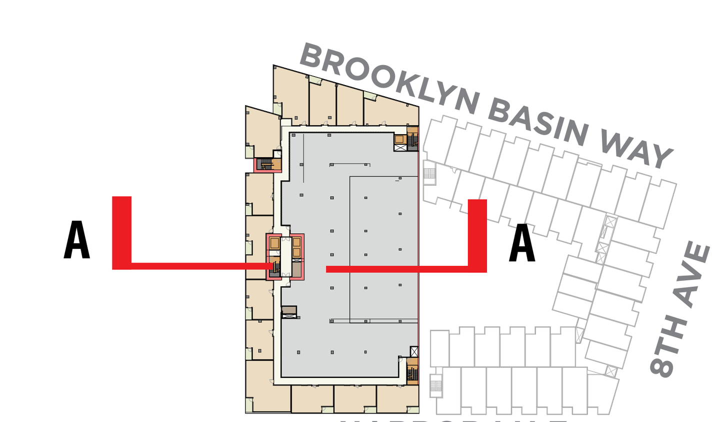
ELEVATIONS
PHASE 2B

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH



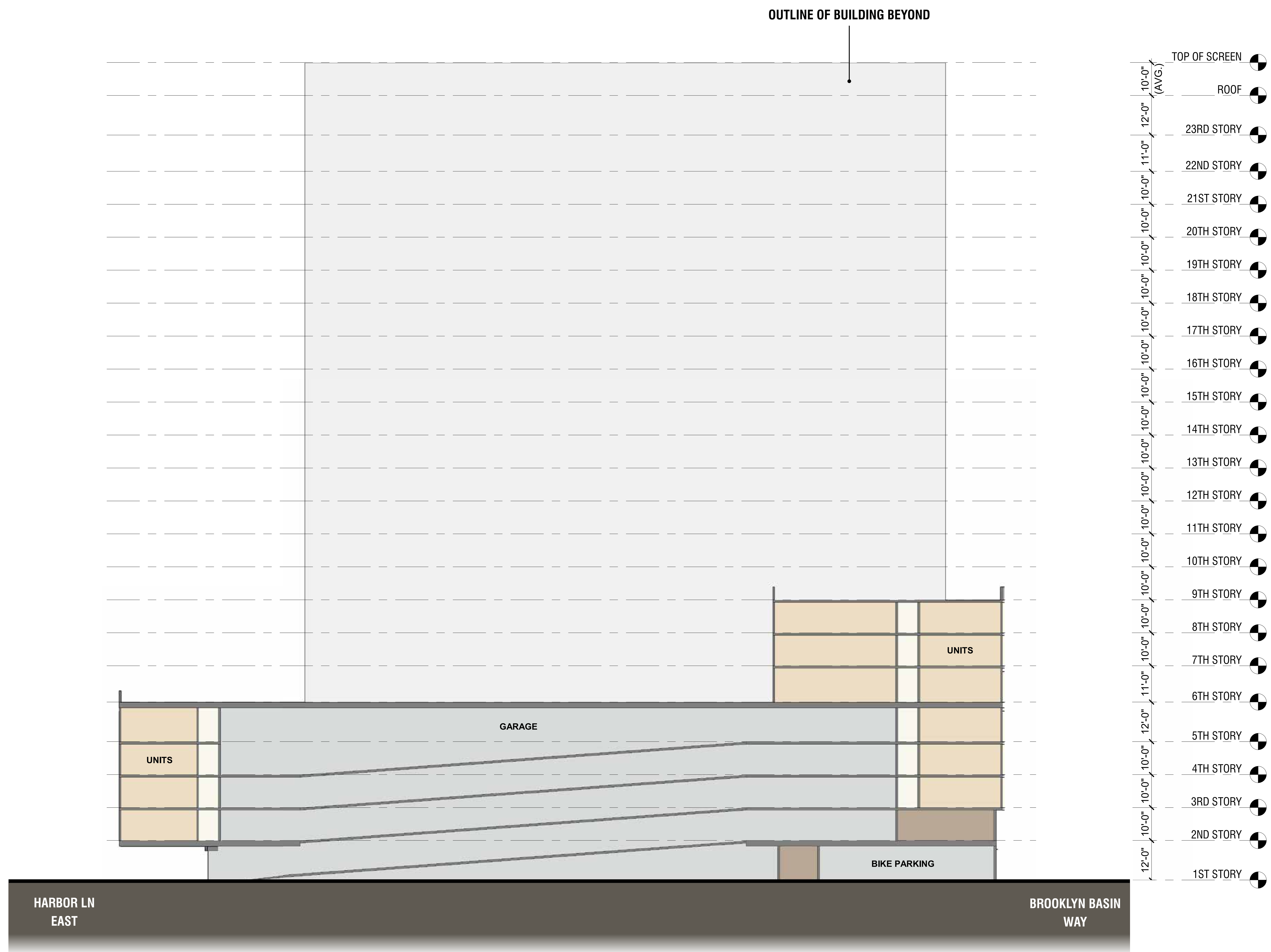
SECTION A



64'
32'
16'

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH



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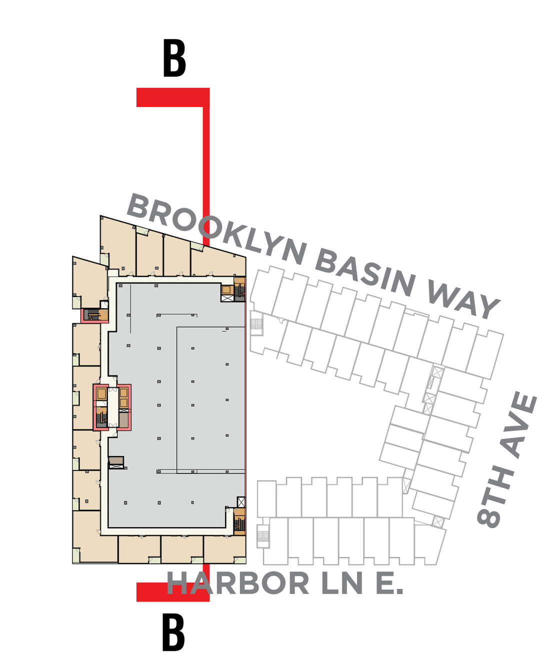
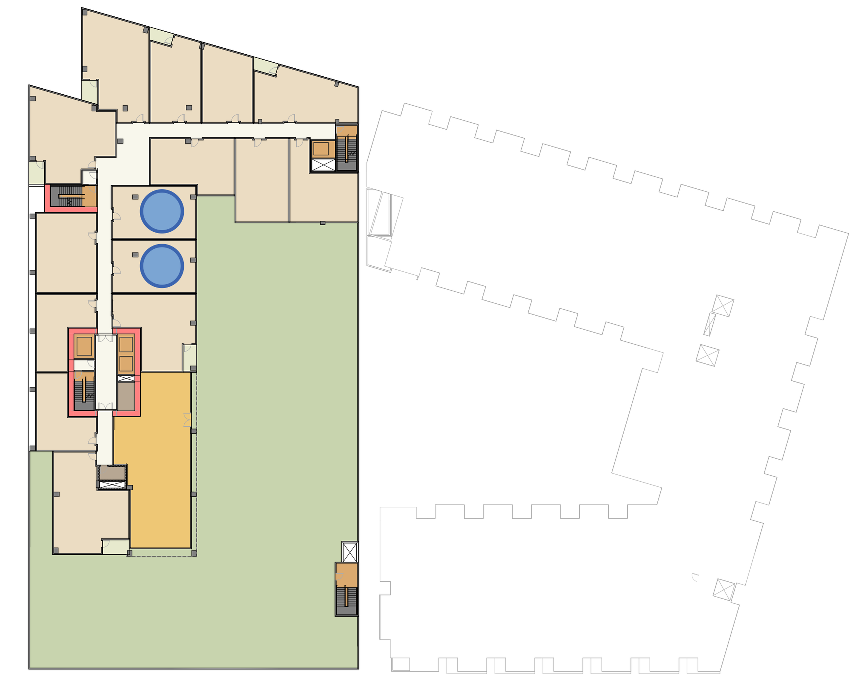


64'
32'
16'



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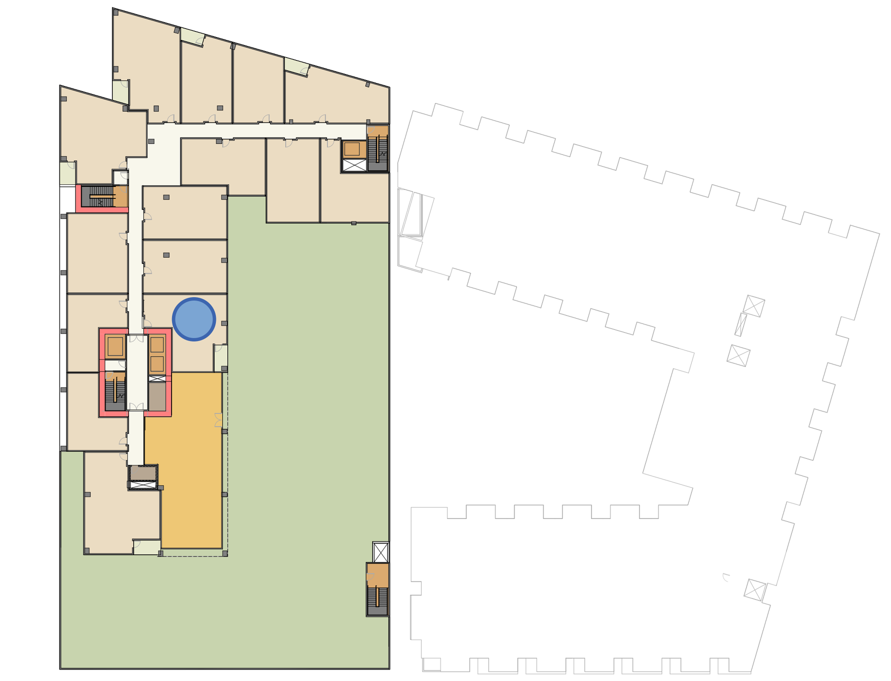
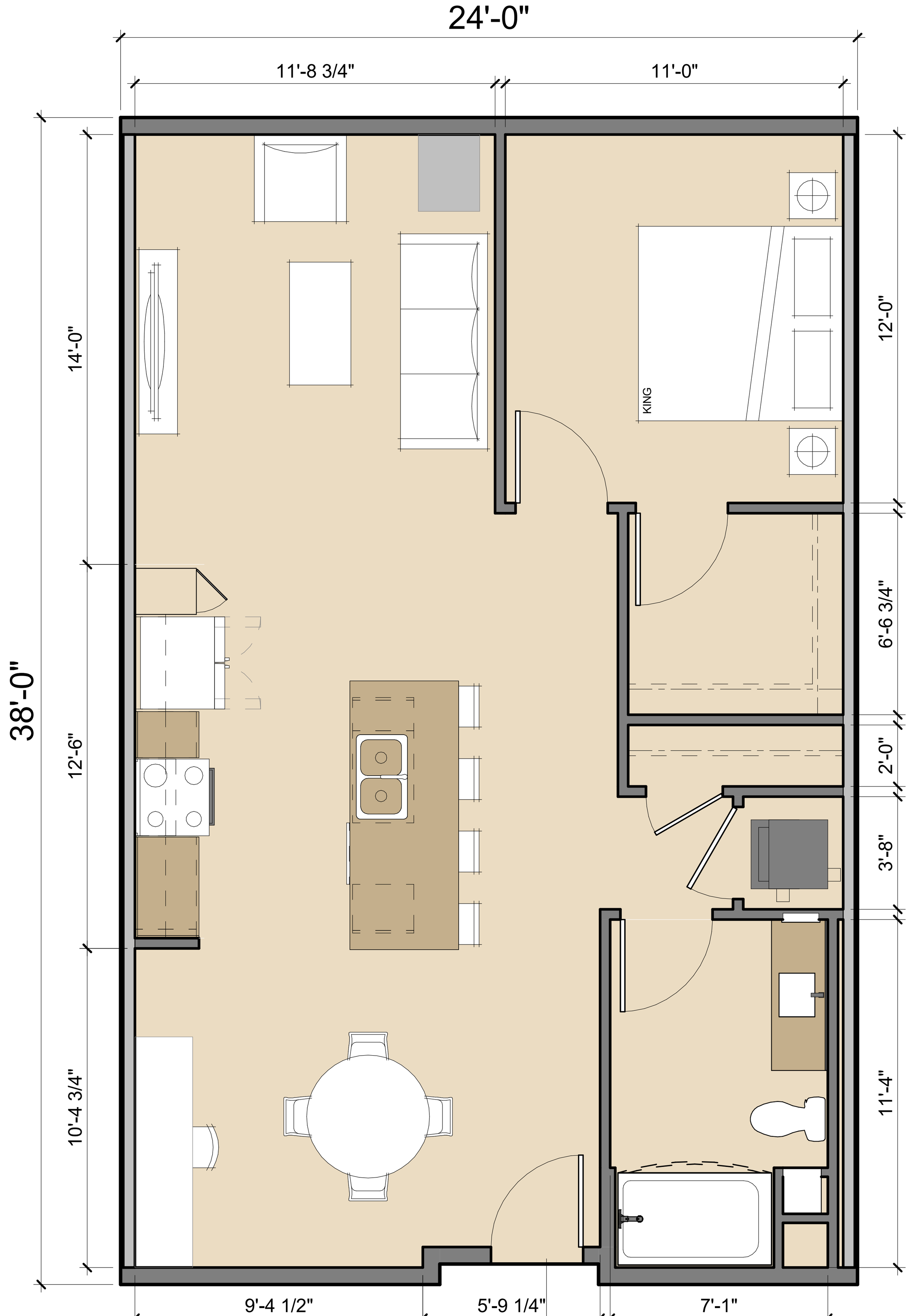
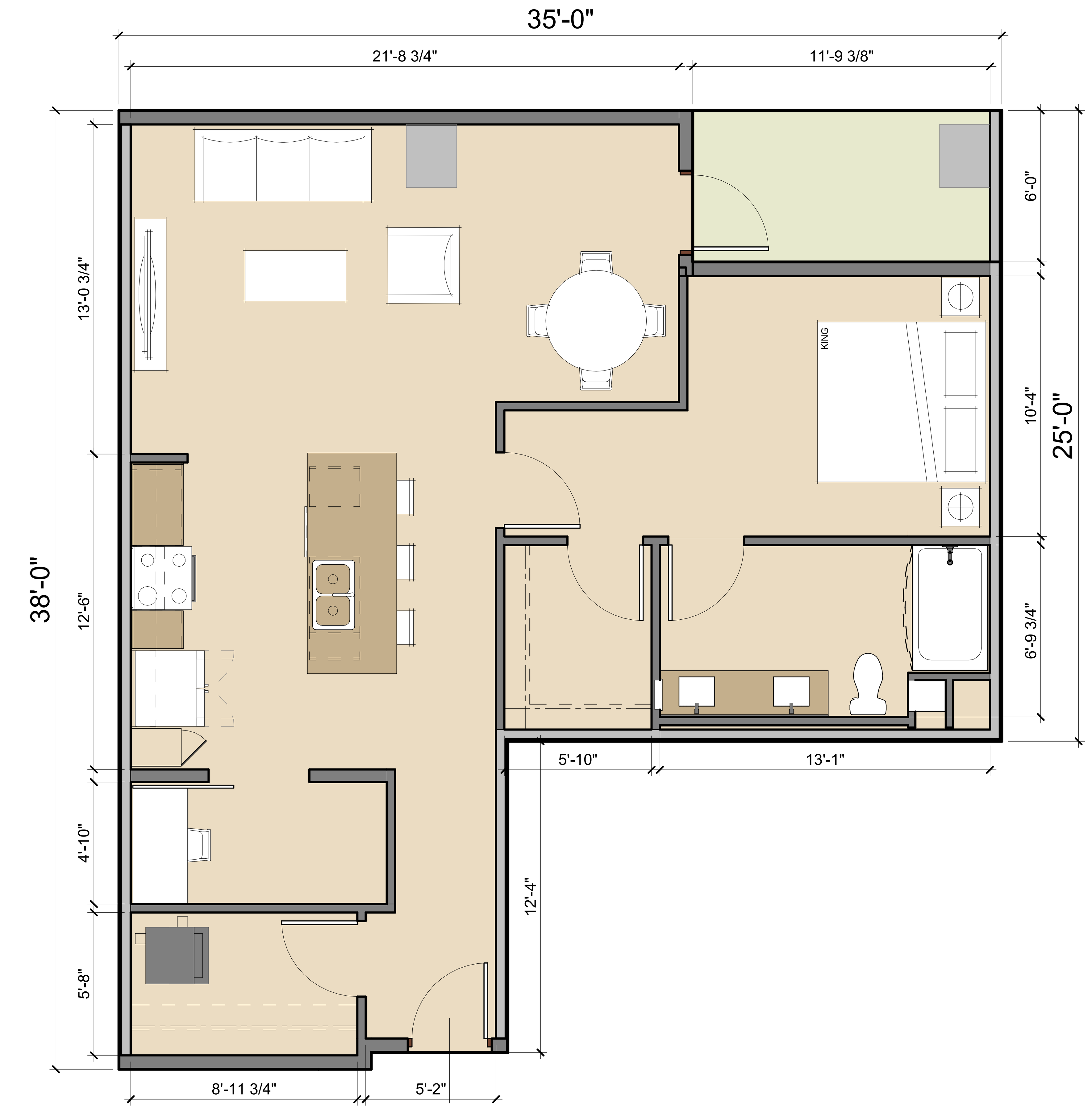


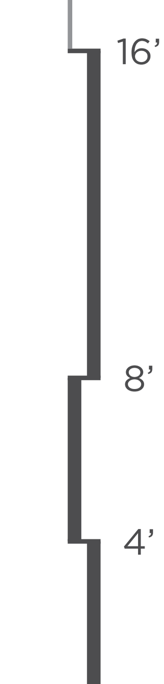
*UNIT TYPE LOCATED ON LEVELS 6 AND UP



H-A1
909 SF



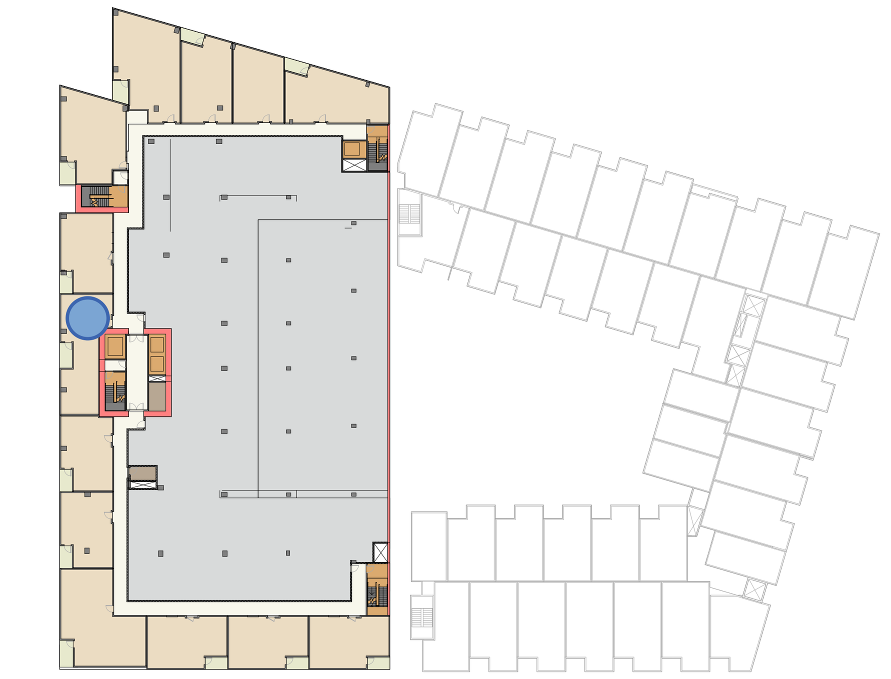
H-A2
998 SF



*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

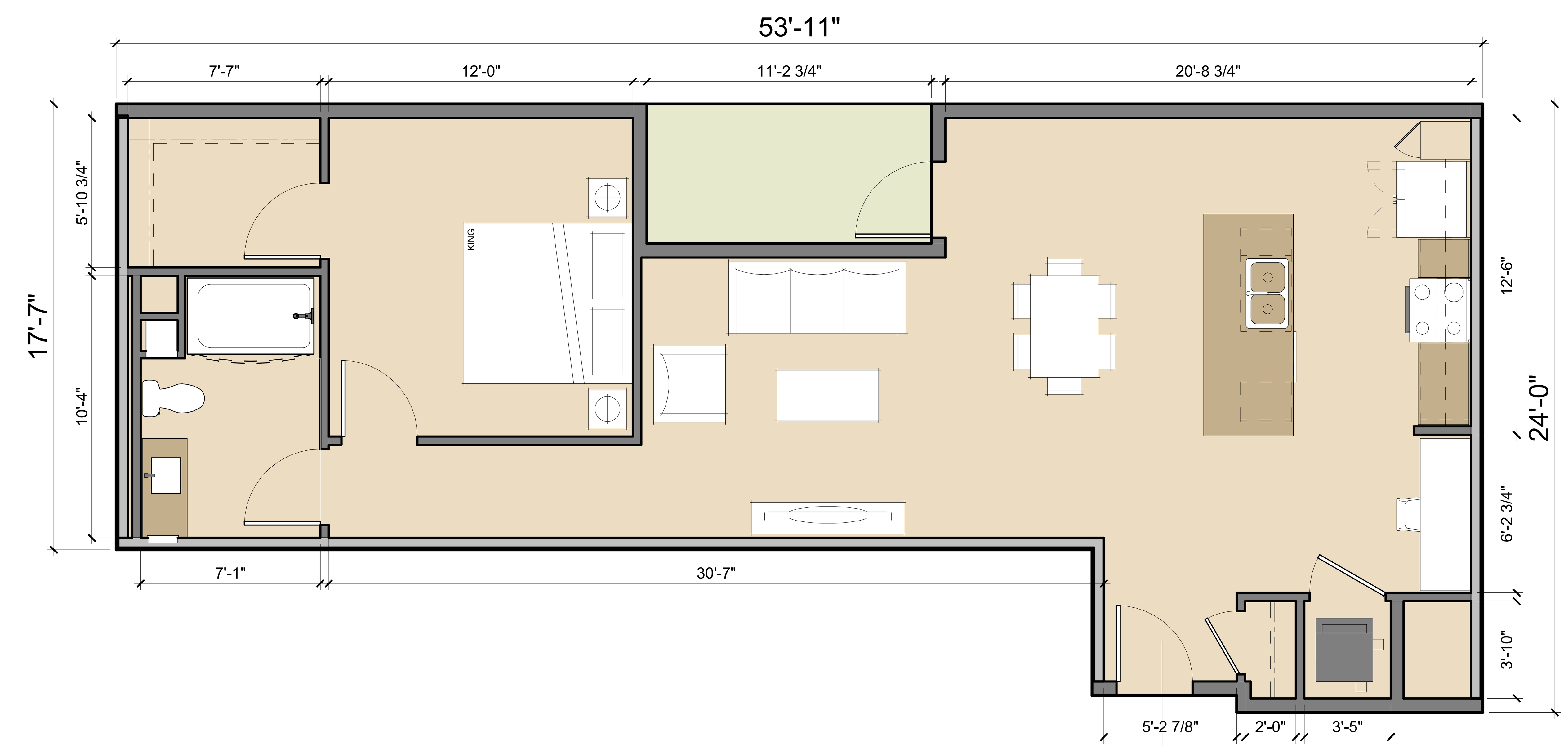
TYP. UNIT PLANS - 1 BR
PHASE 2B

*UNIT TYPE LOCATED ON LEVELS 7 AND UP



*UNIT TYPE LOCATED ON LEVELS 2 - 5

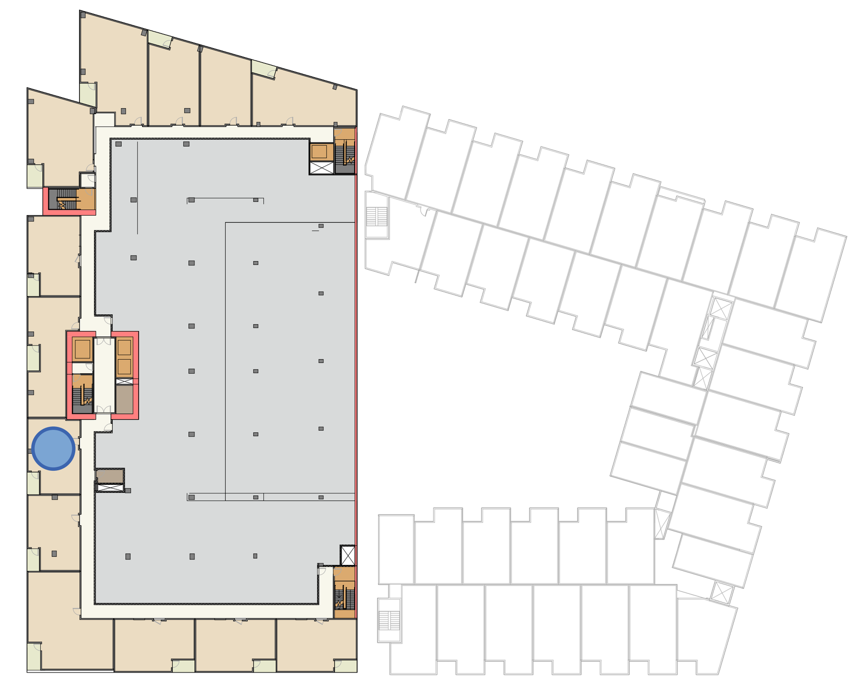
H-A2.1
801 SF



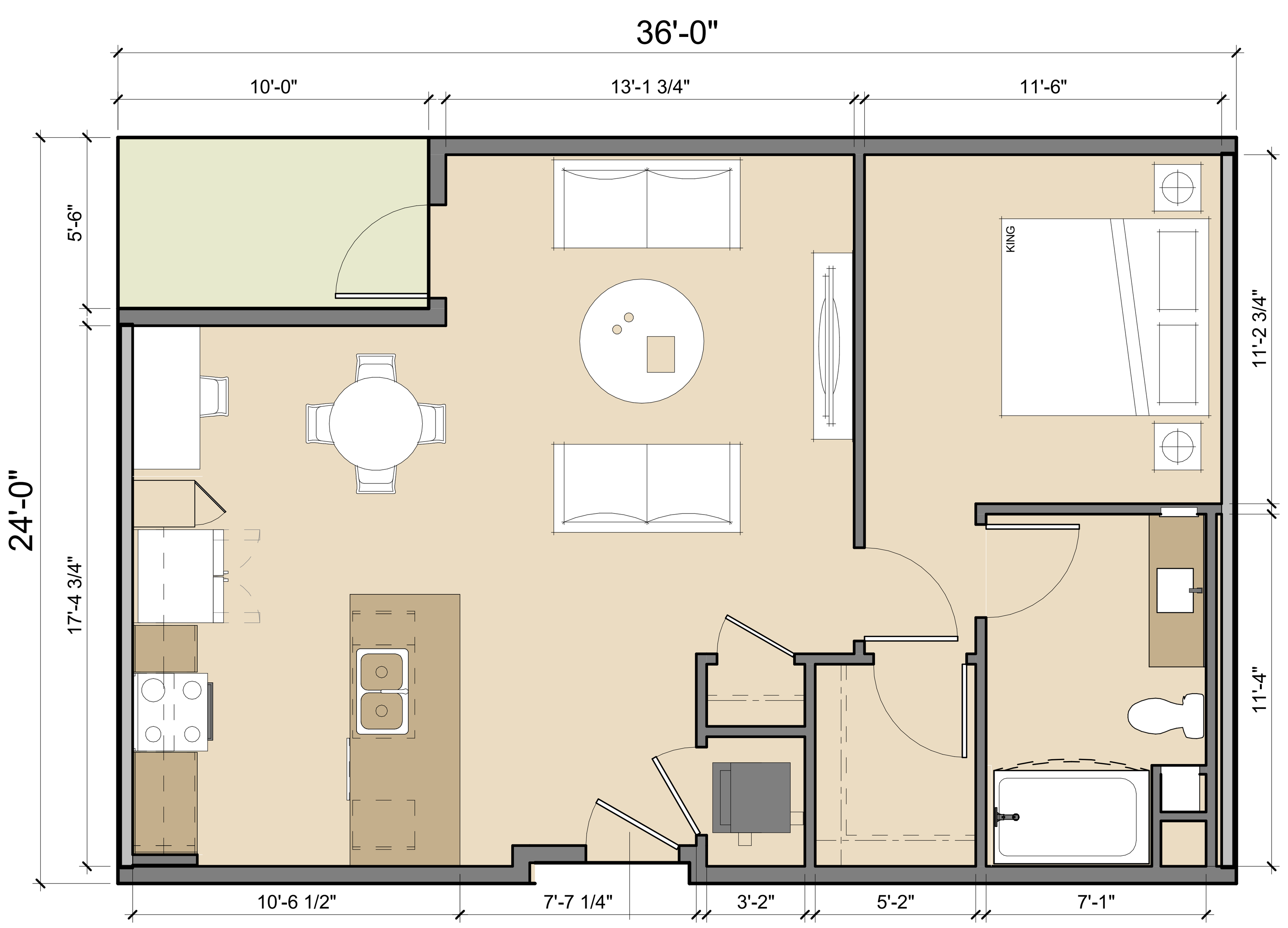
H-A6
981 SF

16'
8'
4'

*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.



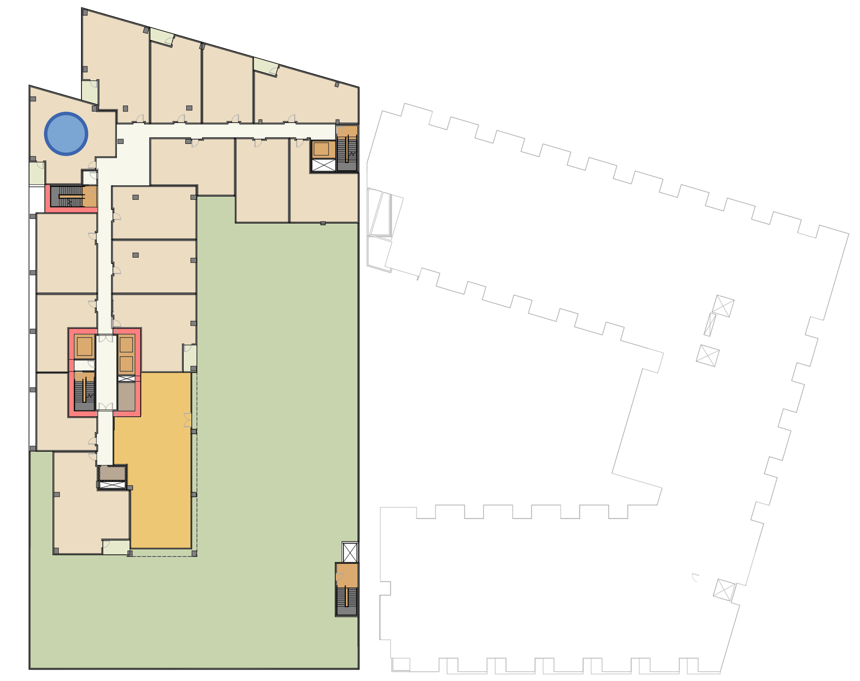
*UNIT TYPE LOCATED ON LEVELS 2 - 5



H-A7.1
806 SF

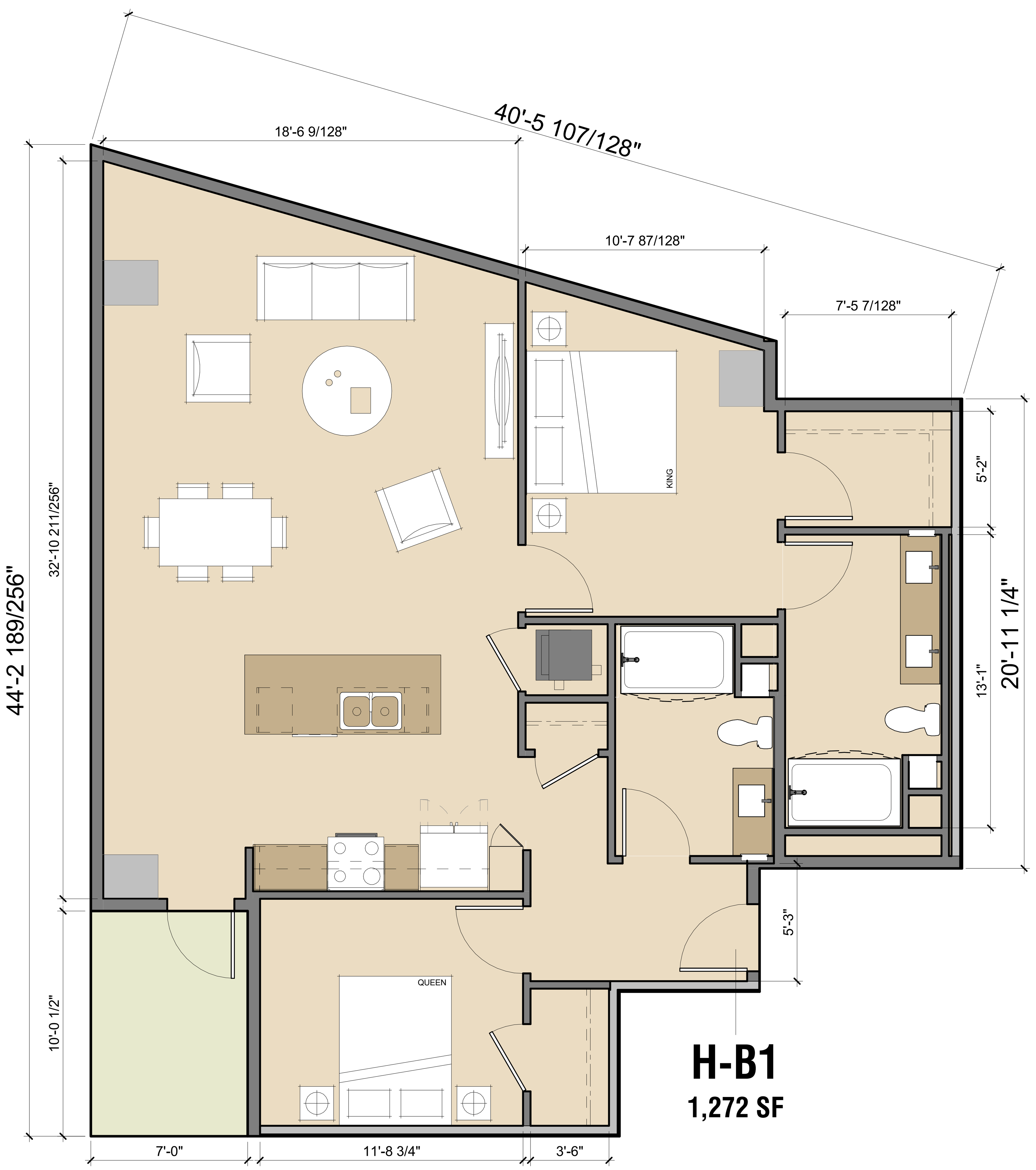
16'
8'
4'

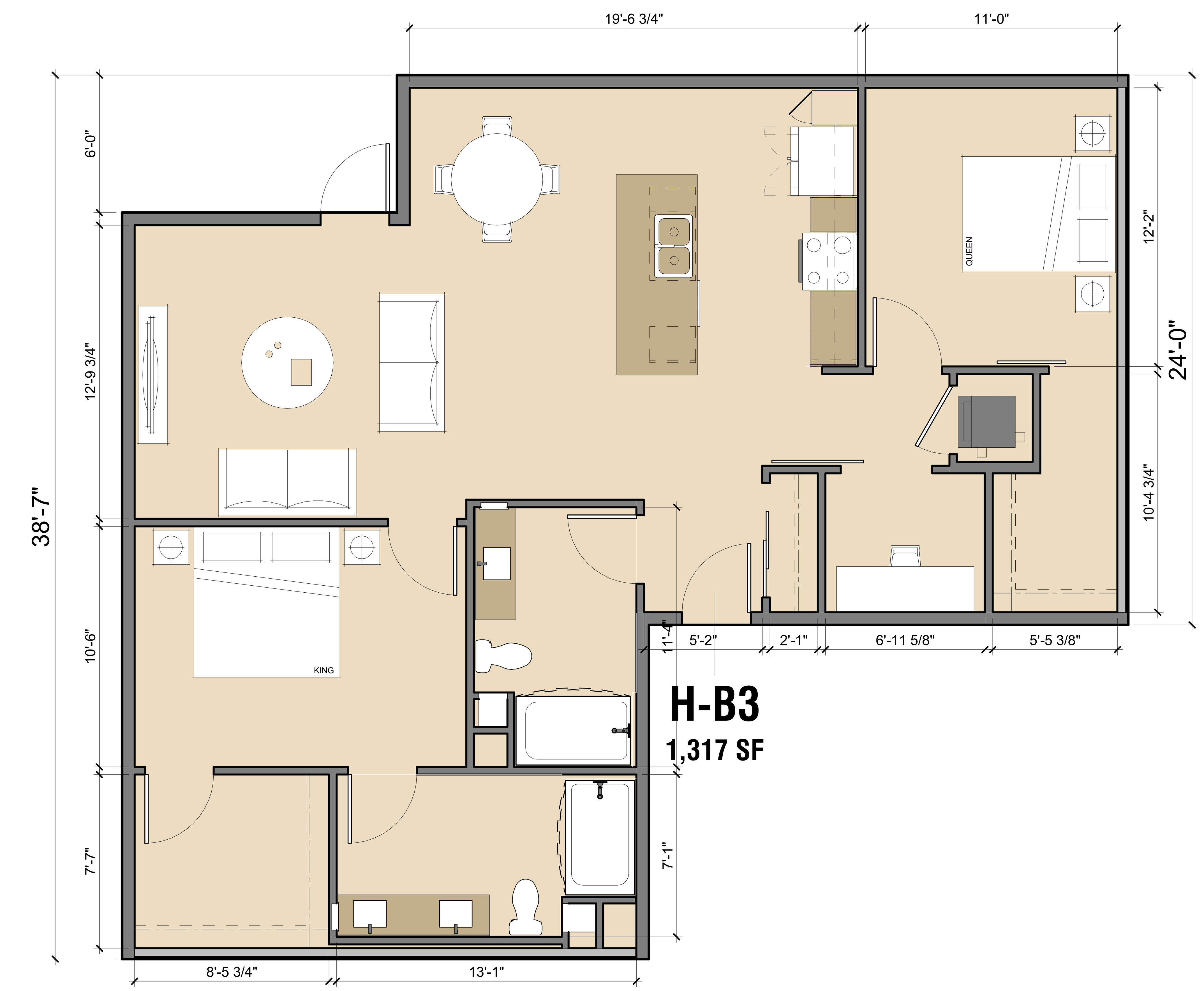
*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

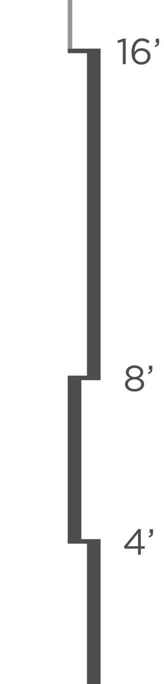


*UNIT TYPE LOCATED ON LEVELS 6 AND UP

*UNIT TYPE LOCATED ON LEVELS 1 - 5





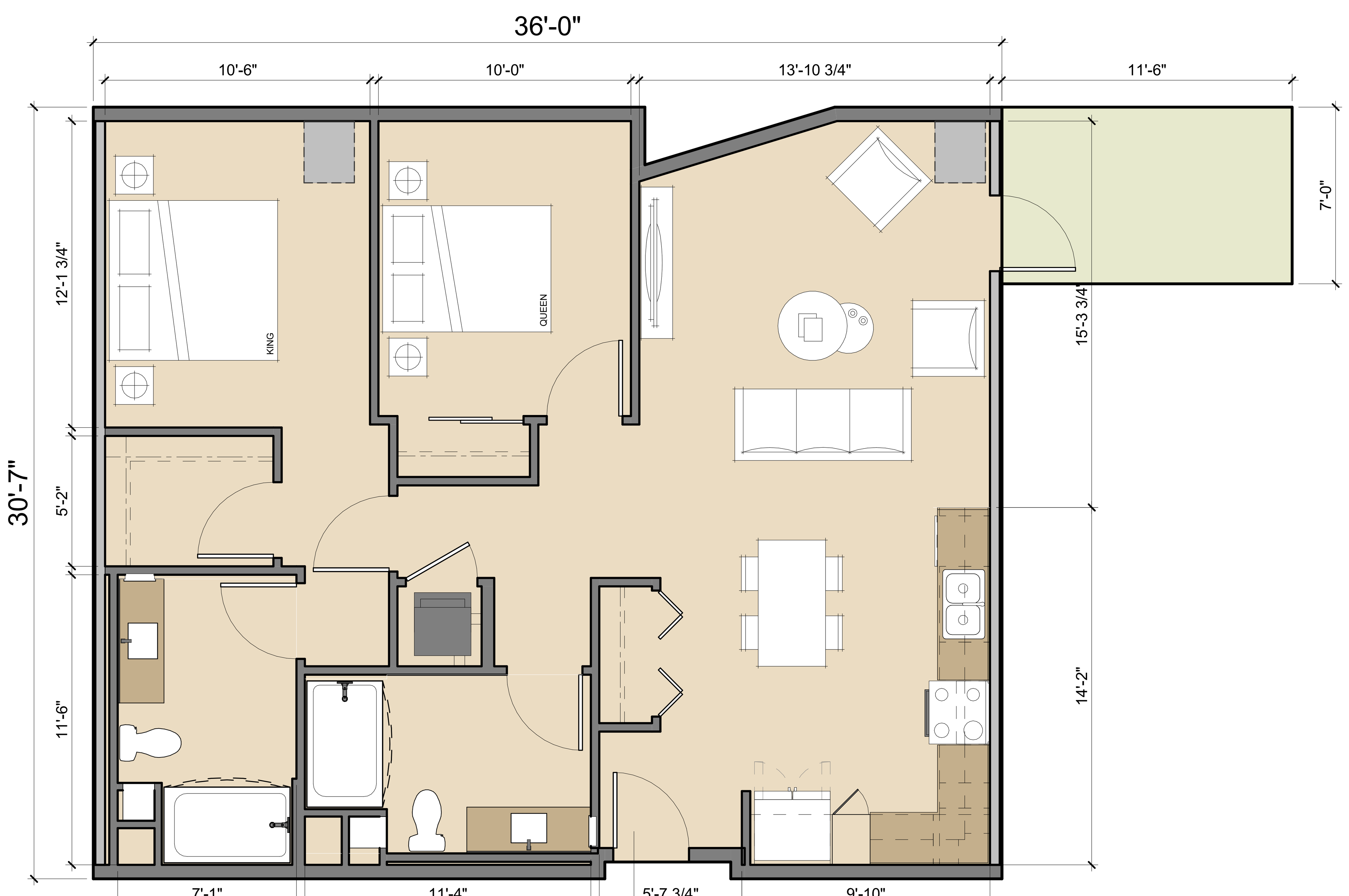


*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

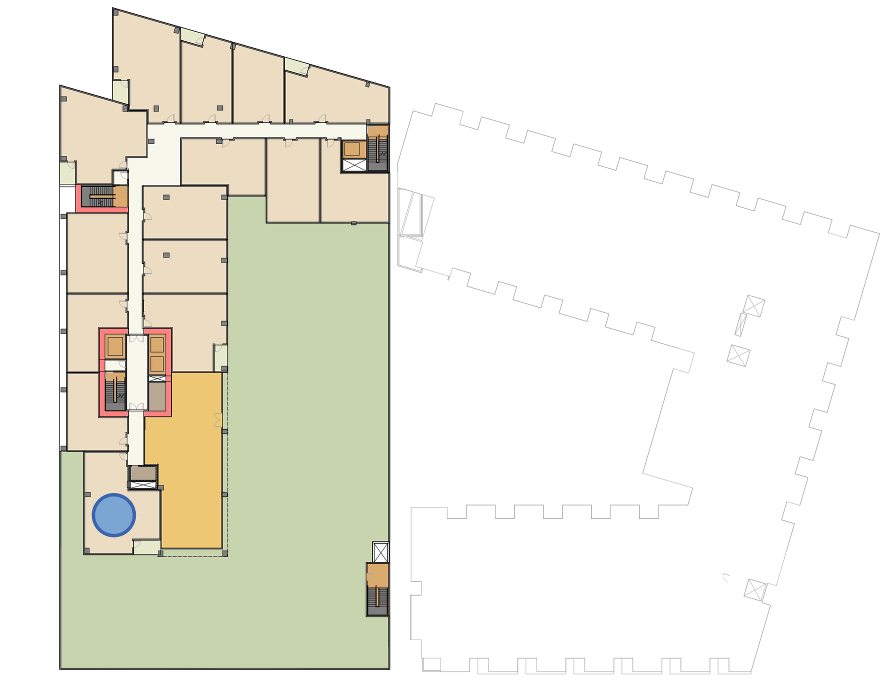
TYP. UNIT PLANS - 2 BR

PHASE 2B

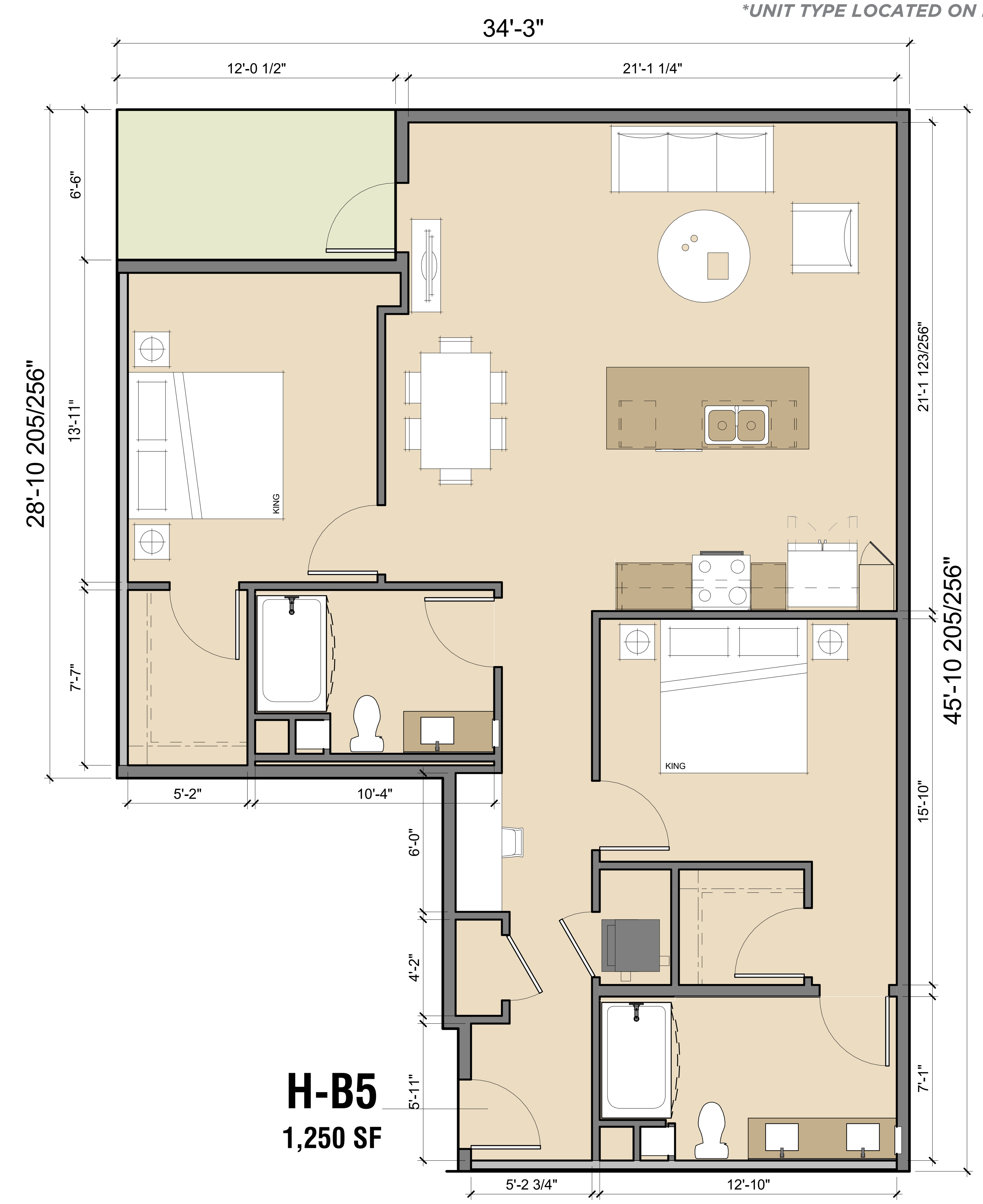
*UNIT TYPE LOCATED ON LEVELS 7 AND UP



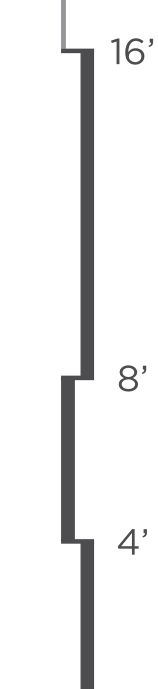
H-B4
1,089 SF



*UNIT TYPE LOCATED ON LEVELS 6 AND UP



H-B5
1,250 SF



*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

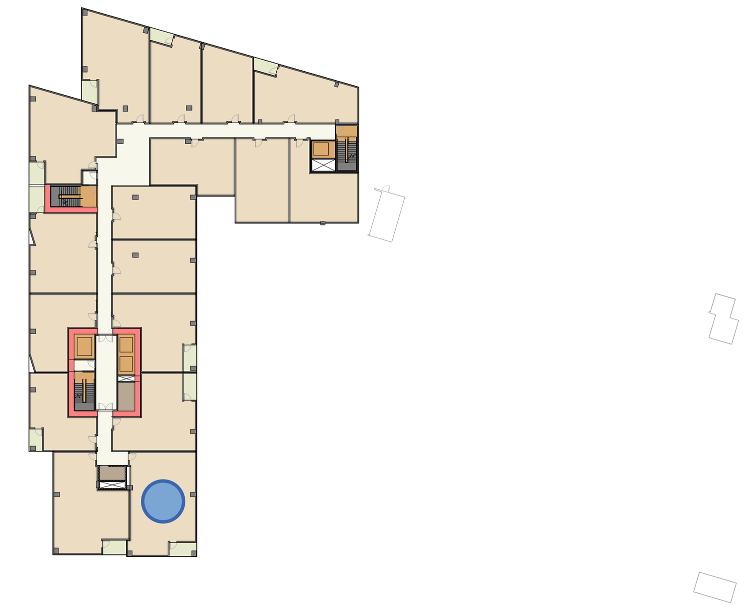
TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

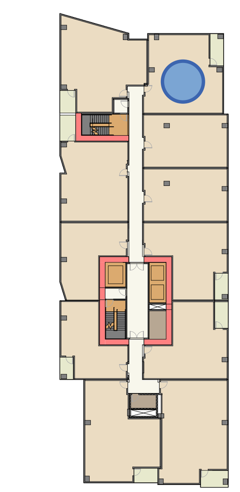
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

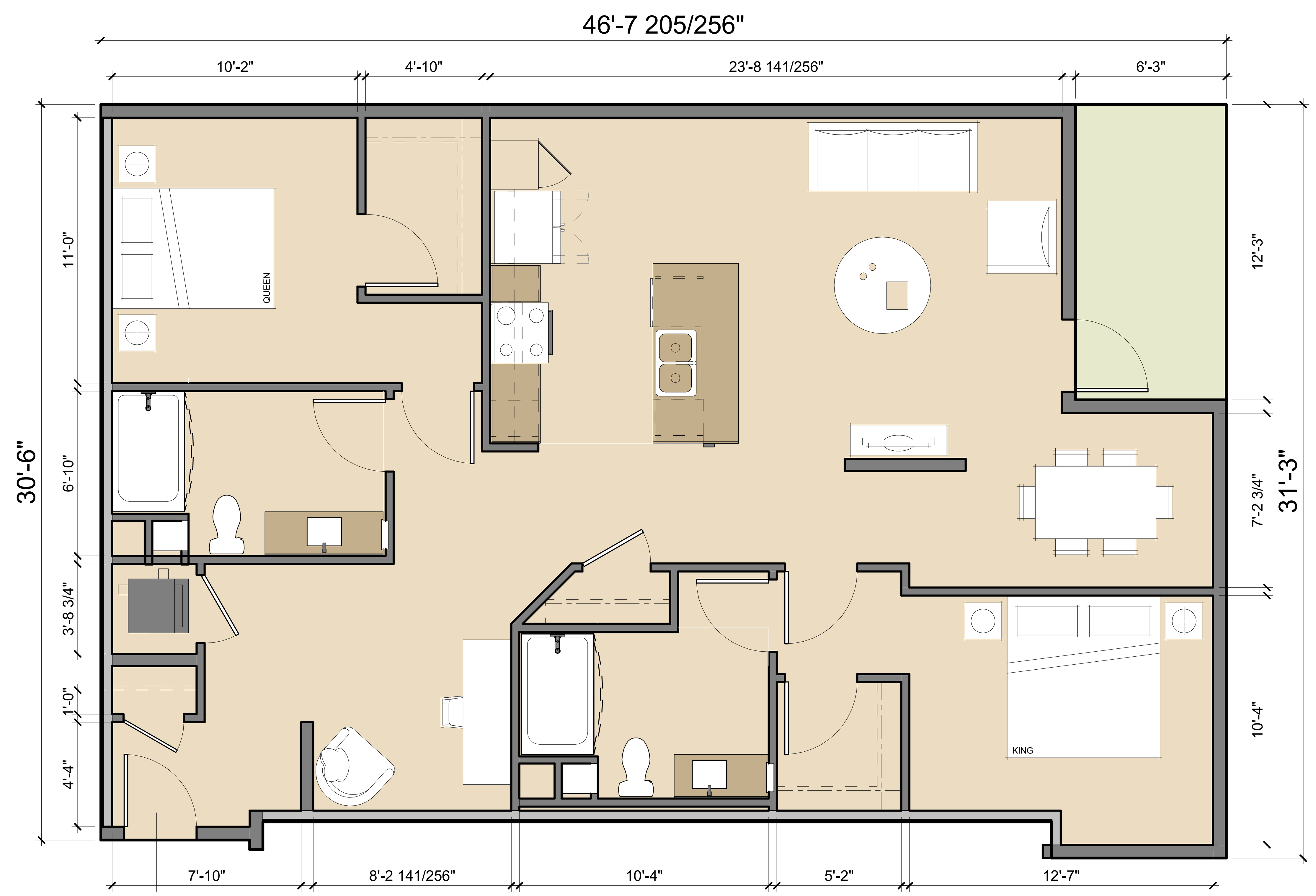
TYP. UNIT PLANS - 2 BR
PHASE 2B



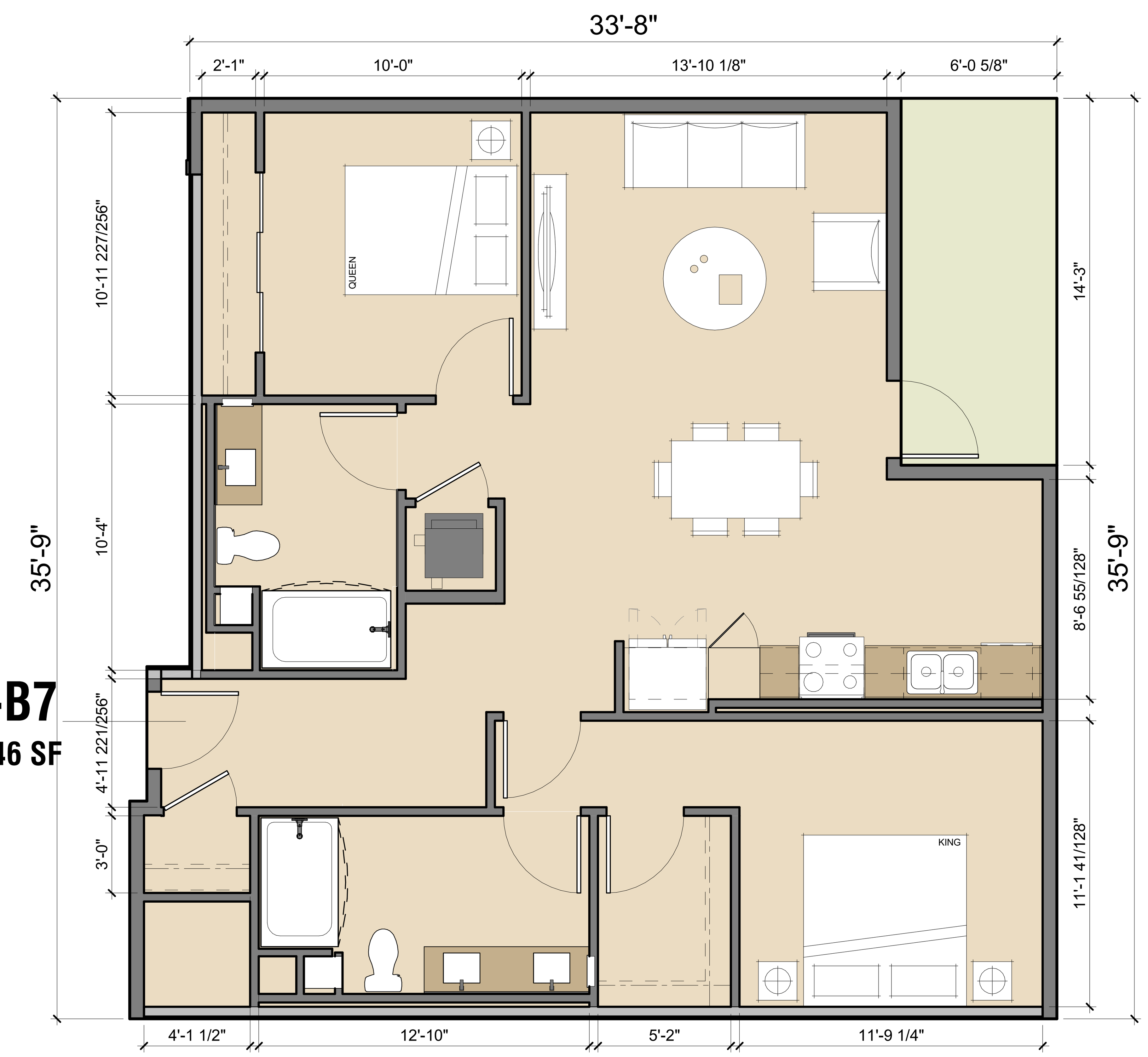
*UNIT TYPE LOCATED ON LEVELS 7 AND UP



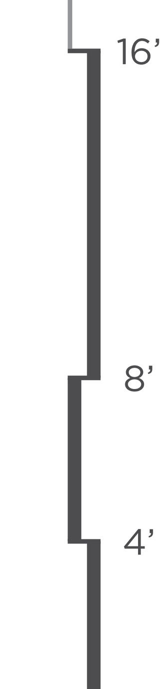
*UNIT TYPE LOCATED ON LEVELS 9 AND UP



H-B6
1,327 SF



H-B7
1,146 SF



*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

BROOKLYN BASIN
PARCEL H

FDP RESUBMITTAL

FEBRUARY 5, 2025

TCA ARCHITECTS

*THIS DESIGN IS CONCEPTUAL IN NATURE. THE INFORMATION AND NUMBERS PROVIDED ARE SUBJECT TO CHANGE, PENDING VERIFICATION BY CLIENT AND AUTHORITIES HAVING JURISDICTION.

PROJECT DESCRIPTION

The project is located at Brooklyn Basin Way and 8th Avenue. The Development proposal consists of two options for Entitlement in two phases.

The first option (Phase I + IIA) consists of 220 condominium units , approximately 6,600 square feet of retail, and structured parking in 2 phases. Phase I will be 5 stories and 60 feet maximum, Phase IIA will be 7 stories with a maximum height of 85 feet.

The second option (Phase I + IIB) consists of of a 343 condominium units , approximately 6,500 square feet of retail, and structured parking. Phase I will be 5 stories and 60 feet maximum, Phase IIB will be 23 stories with a maximum height of 240 feet.

VICINITY MAP

PROJECT TEAM

DEVELOPER:

SIGNATURE DEVELOPMENT GROUP

Signature Development Group
2335 Broadway, Suite 200
Oakland, CA 94612
Contact: Patrick Vanness PVanness@signaturedevelopment.com

ARCHITECT:

TCA ARCHITECTS

TCA Architects
1111 Broadway, Suite 1320
Oakland, CA 94607
Contact: Bob Collins
P: 510.545.4222
www.tca-arch.com
rcollins@tca-arch.com

LANDSCAPE ARCHITECT (PARCEL H):

JETT LANDSCAPE ARCHITECTURE + DESIGN

Bruce Jett Associates
2 Theatre Square, Suite 218
Orinda, CA 94563
Contact: Jesse Markman
www.jett.land
jessem@jett.land

CIVIL ENGINEER:

BKF

BFK Engineers
255 Shoreline Brive, Suite 200
Redwood City, CA 94065
Contact: Patrick Bosch
www.bkf.com
pbosch@bkf.com

PROJECT DATA

PROJECT ADDRESS:
277 BROOKLYN BASIN WAY (PARCEL H),
OAKLAND CA 94606

PROPOSED LAND USE:
MIXED-USE (COMMERCIAL & RESIDENTIAL)

ASSESSOR PARCEL NUMBER:
18-465-17

LOT AREA:
PARCEL +-2.14 AC

BUILDING CODE:
2022 CALIFORNIA BUILDING CODE (CBC)

ZONING CODE:
OAKLAND MUNICIPAL CODE (OMC)

TYPES OF CONSTRUCTION:
TYPE IIIA - SPRINKLERED, NFPA-13
TYPE VA - SPRINKLERED, NFPA-13
TYPE IA SPRINKLERED, NFPA-13

OCCUPANCY CLASSIFICATION:

R-2	RESIDENTIAL UNITS
M	RETAIL/ COMMERCIAL
S-2	GARAGE, BIKE STORAGE
B	LEASING, AMENITY

INDEX

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CIVIL:

ARCHITECTURE:

LANDSCAPE:

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

BROOKLYN BASIN MASTER PLAN

SITE PLAN

G-1.3

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

3D VIEW FROM BROOKLYN BASIN WAY & 8TH AVE.

PHASE 1

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

3D VIEW FROM 8TH AVE. & HARBOR LN E.

PHASE 1

PHASE 1 - TOWNHOMES

PHASE I - TOWNHOMES- PROJECT SUMMARY

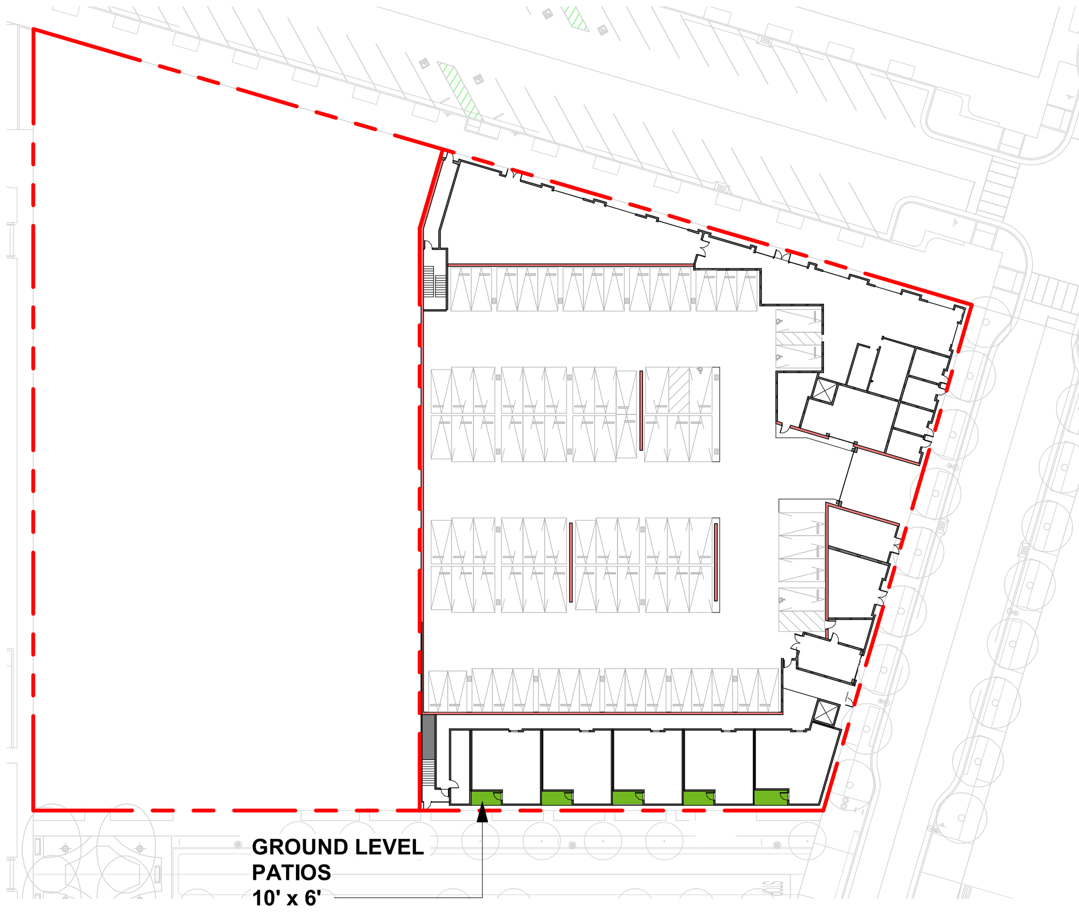
BLDG. SUMMARY	
SITE AREA	1.01 AC.
UNITS	**83**
DENSITY	82/ac.
CONST. TYPE	TYPE VA
STORIES	4 OVER 1
HEIGHT	58'

GROSS AREA BY USE	
RESIDENTIAL	109,780
LOBBY/MAIL	2,168
COMMUNITY RM / RETAIL	2,663
CIRCULATION	9,839
SERVICE/UTILITY	3,847
GARAGE	27,275
TOTAL	**155,572**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	33
ACCESSIBLE EV-R (9 X 18)	1
STANDARD EV-CS (9 X 18)	7
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	43
ACCESSIBLE (9 X 18)	1
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	0
INTERMEDIATE (8 X 16.5)	33
COMPACT (8 X 16)	5
PARKING TOTAL	***83***

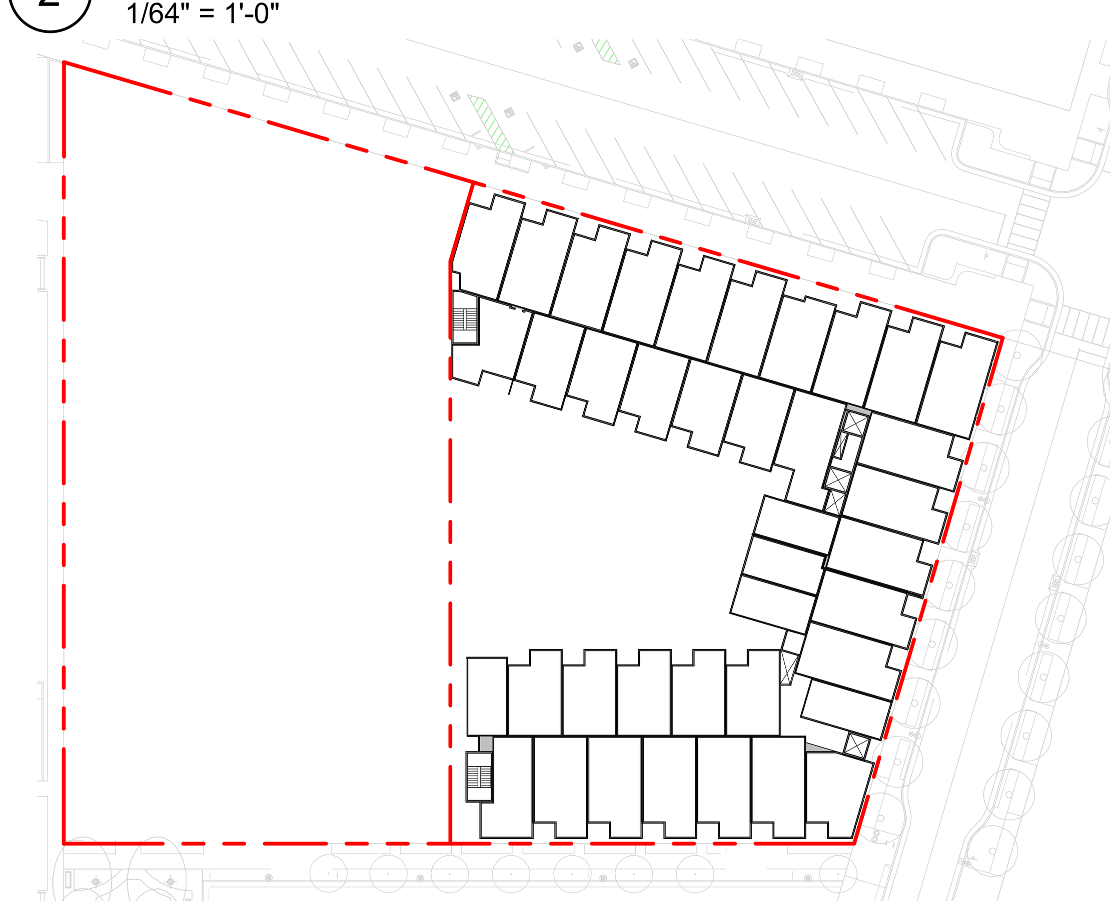
UNIT SUMMARY *					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
1 BEDROOM					
1 BR FLAT	1-A1	4	705	2,820	4.8%
1 BR FLAT	1-A2	1	769	769	1.2%
1 BR TOWNHOUSE	1-TH1	2	918	1,836	9.6%
1 BR TOWNHOUSE	1-TH2	8	867	6,936	9.6%
		15			**18.1%**
2 BEDROOM					
2 BR TOWNHOUSE	1-TH3	20	1,243	24,860	24.1%
2 BR TOWNHOUSE + DEN	1-TH4	38	1,359	51,642	45.8%
2 BR TOWNHOUSE + DEN	1-TH5	2	1,520	3,040	2.4%
2 BR TOWNHOUSE + DEN	1-TH6	2	1,568	3,136	2.4%
2 BR TOWNHOUSE	1-TH7	2	1,297	2,594	2.4%
2 BR TOWNHOUSE	1-TH8	2	1,082	2,164	2.4%
2 BR TOWNHOUSE	1-TH9	2	1,203	2,406	2.4%
		68			**81.9%**
TOTAL		**83**	**1,240.7**	**102,980**	

**- NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT". THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

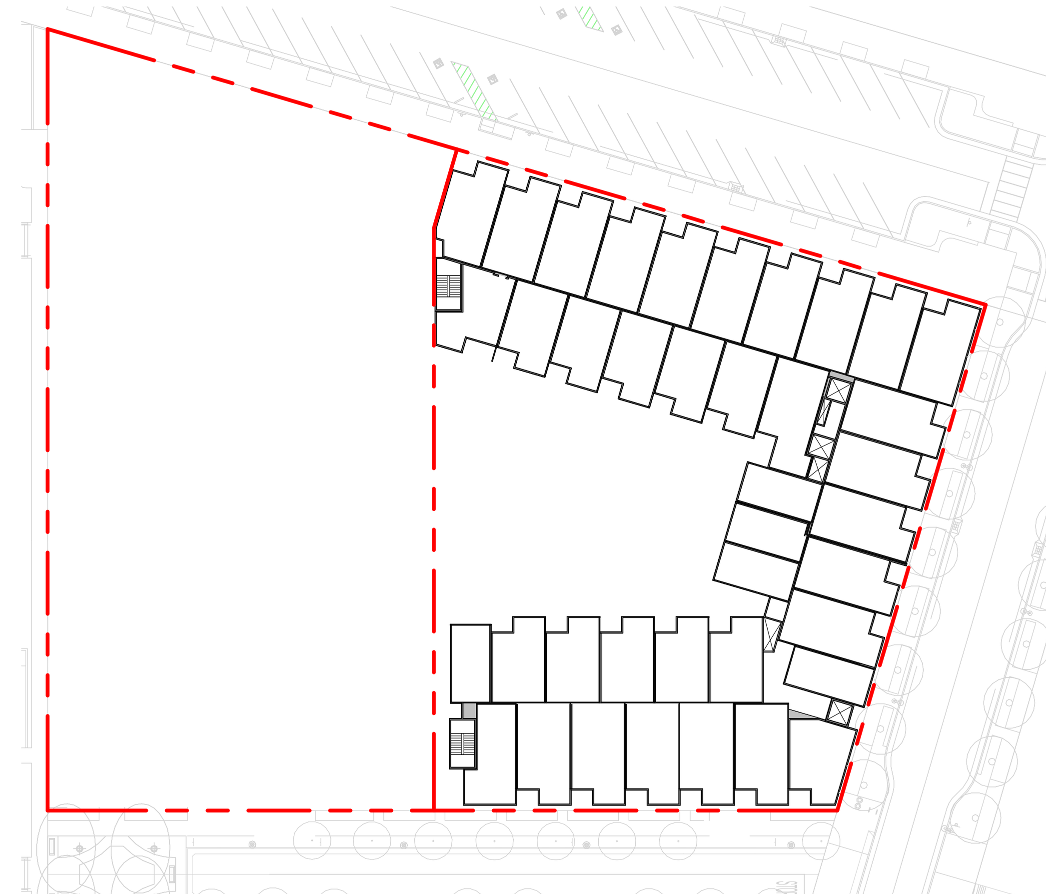


1 OPEN SPACE - LEVEL 01
1/64" = 1'-0"

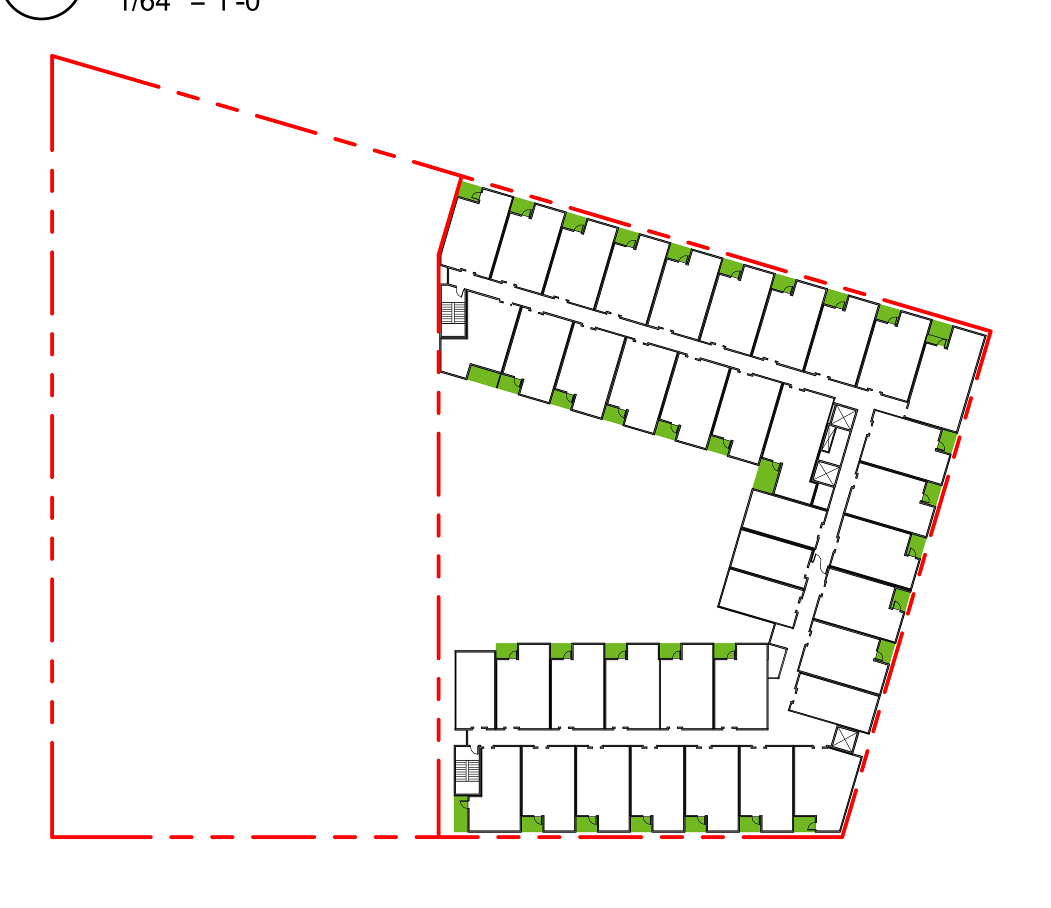
2 OPEN SPACE - LEVEL 02
1/64" = 1'-0"



3 OPEN SPACE - LEVEL 03
1/64" = 1'-0"



4 OPEN SPACE - LEVEL 04
1/64" = 1'-0"



5 OPEN SPACE - LEVEL 05
1/64" = 1'-0"

REQUIRED OPEN SPACE:

150 SF / REGULAR UNIT

150 x 83 UNITS	**12,450 SF**

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE

OPEN SPACE TYPE	QTY.PROVIDED	AREA PROVIDED
BALCONIES/ PATIOS	71	5,260 SF
GROUND LEVEL PATIOS	5	332 SF
TOTAL	**76**	**5,592 SF**
TOTAL (x2)		**11,184 SF**

COURTYARD	9,259 SF
Grand total	**9,259 SF**

GRAND TOTAL PROVIDED OPEN SPACE (11,184 + 9,259 SF)	**20,443 SF**

NOTES:

1. *PER PWD-4 17.160 - "USABLE OPEN SPACE STANDARDS" - RESIDENTIAL USES. A MINIMUM OF 150 SQUARE FEET PER RESIDENTIAL UNIT MUST BE PROVIDED AS USABLE OPEN SPACE.*
2. *EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING TO THE PROVISIONS OF SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED.*
3. *PER OMC CHAPTER 17.126 - "USABLE OPEN SPACE STANDARDS"*

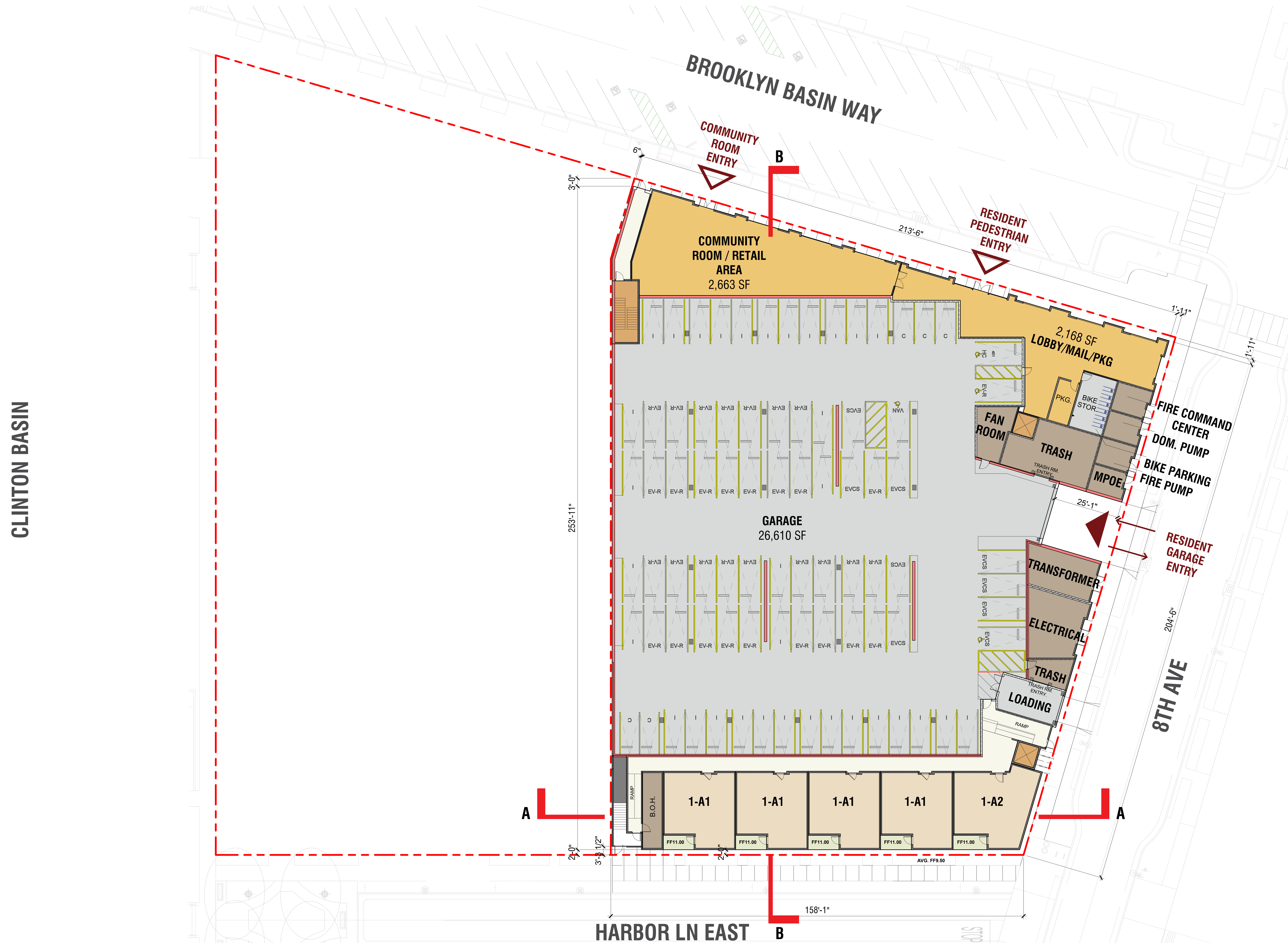
TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

ILLUSTRATIVE SITE PLAN
PHASE 1

A-1.5



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

TCA ARCHITECTS

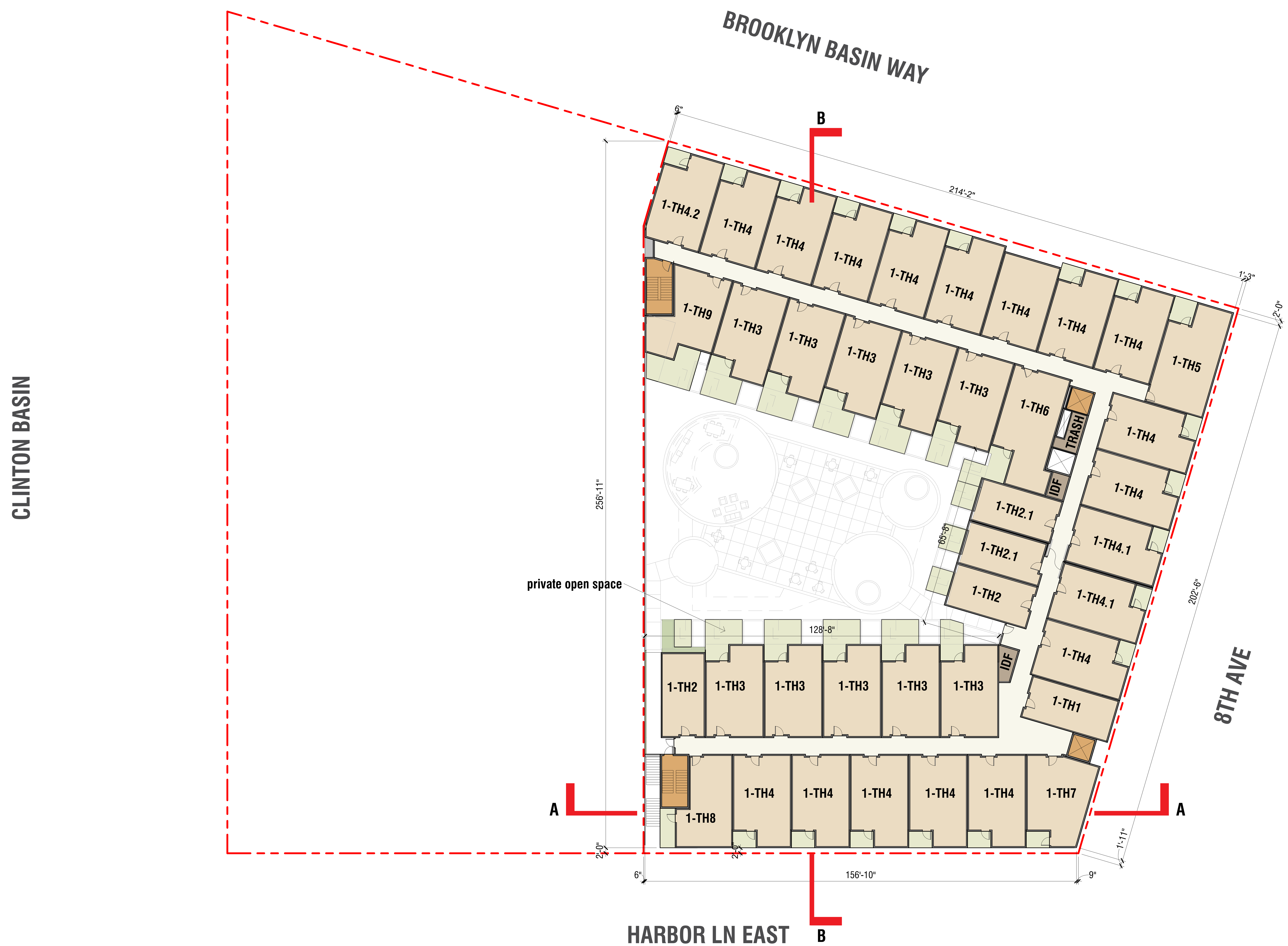
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

GROUND LEVEL
PLAN - PHASE 1

A-1.6



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

TCA ARCHITECTS

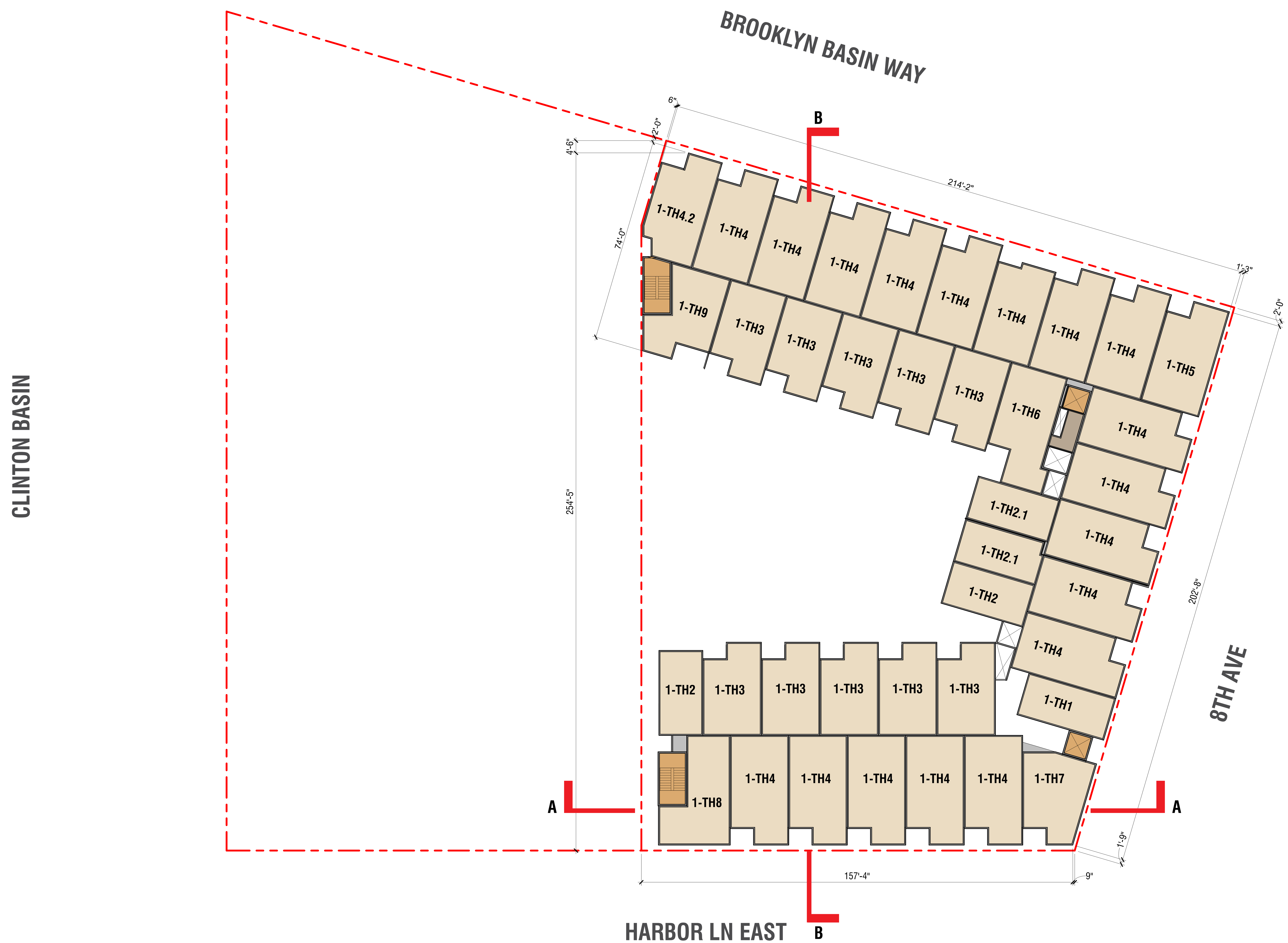
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 2
PLAN - PHASE 1

A-1.7



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

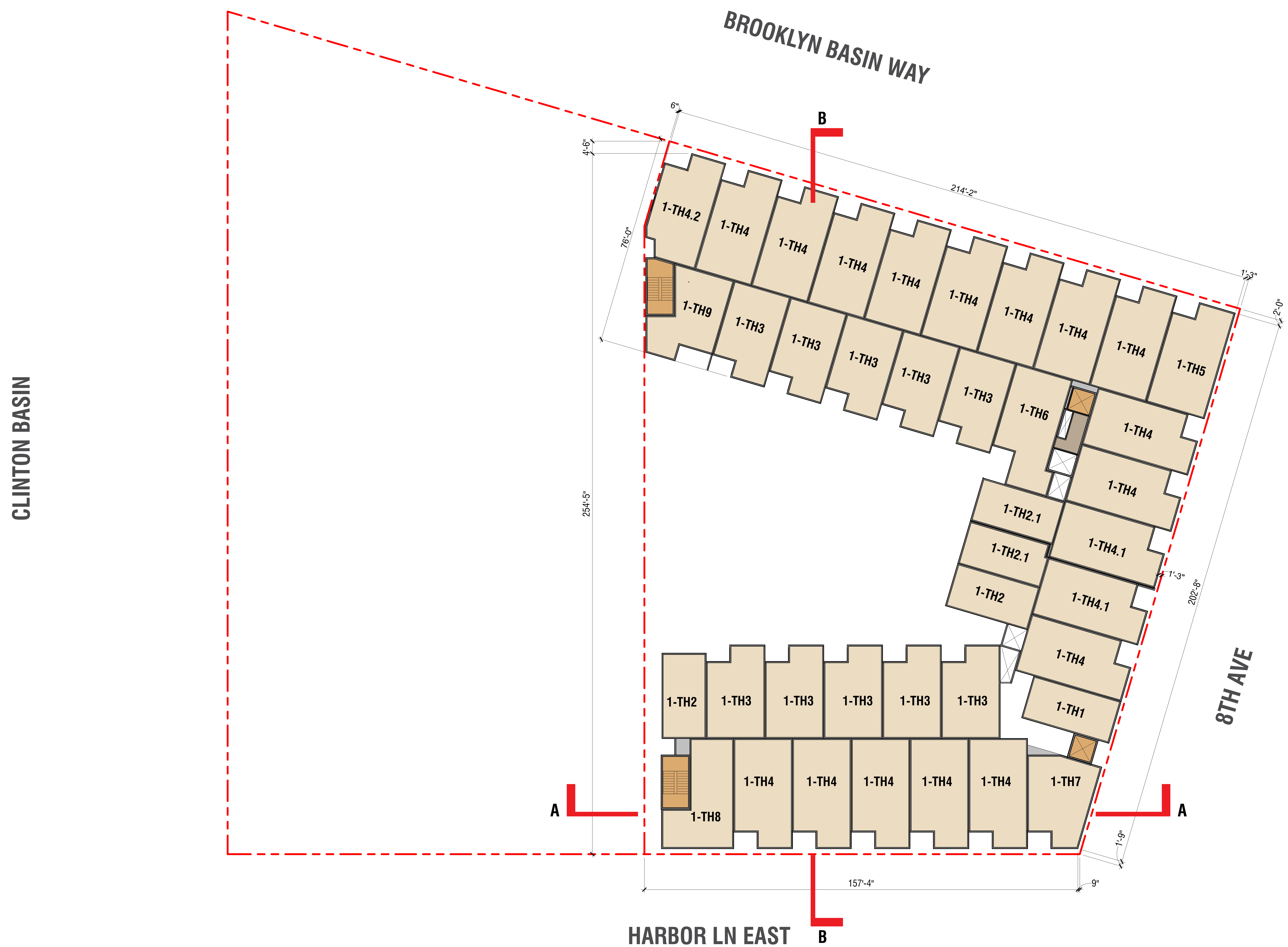
FDP RESUBMITTAL
FEBRUARY 5, 2025

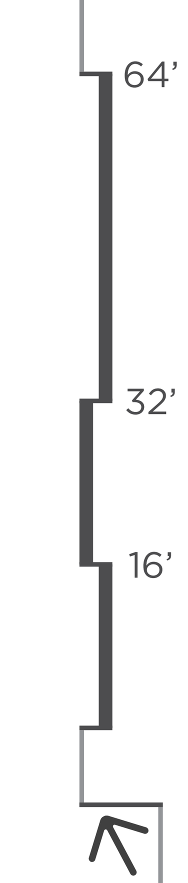
LEVEL 3
PLAN - PHASE 1

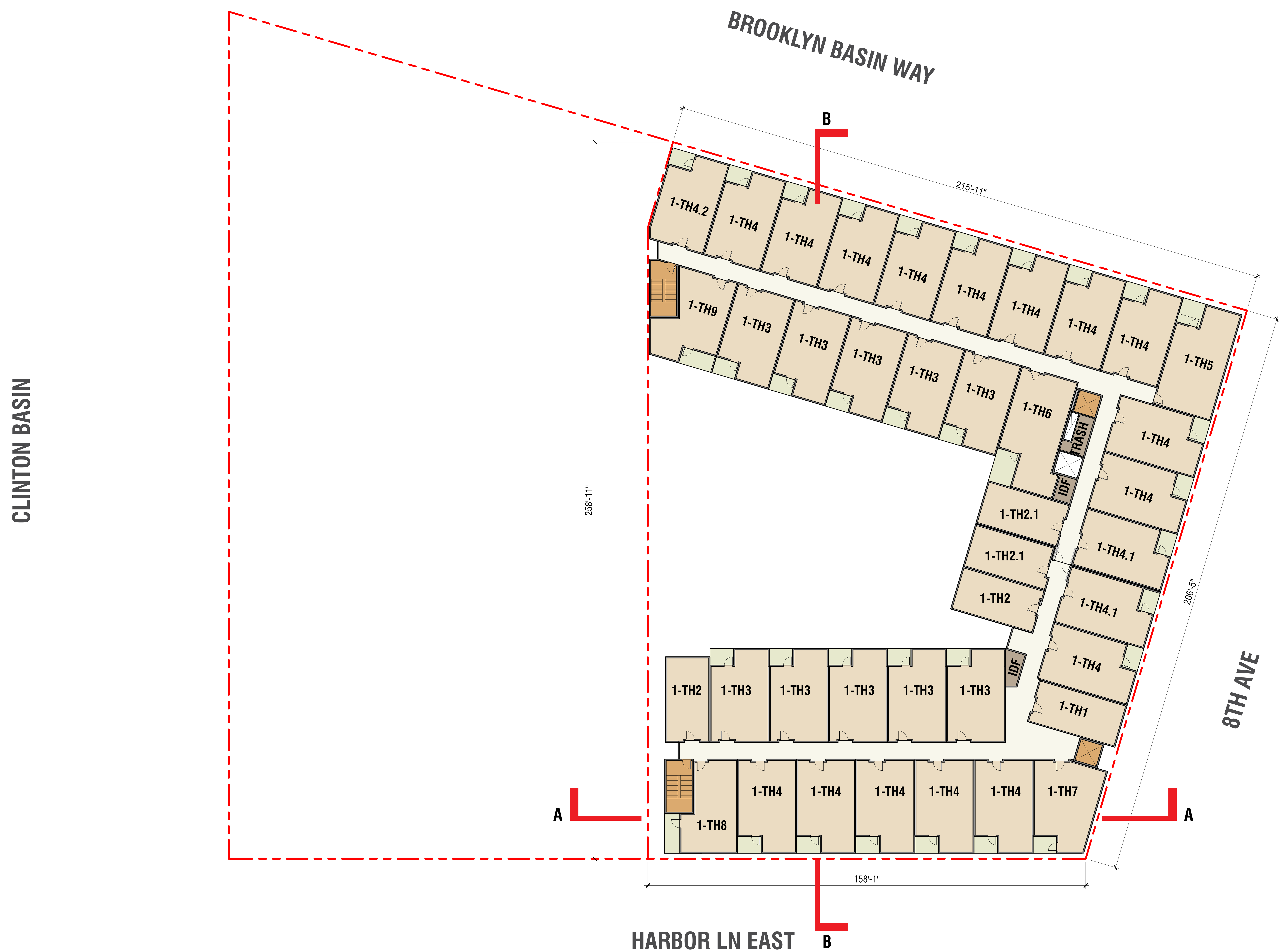
A-1.8

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE







LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 5
PLAN - PHASE 1

A-1.10

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

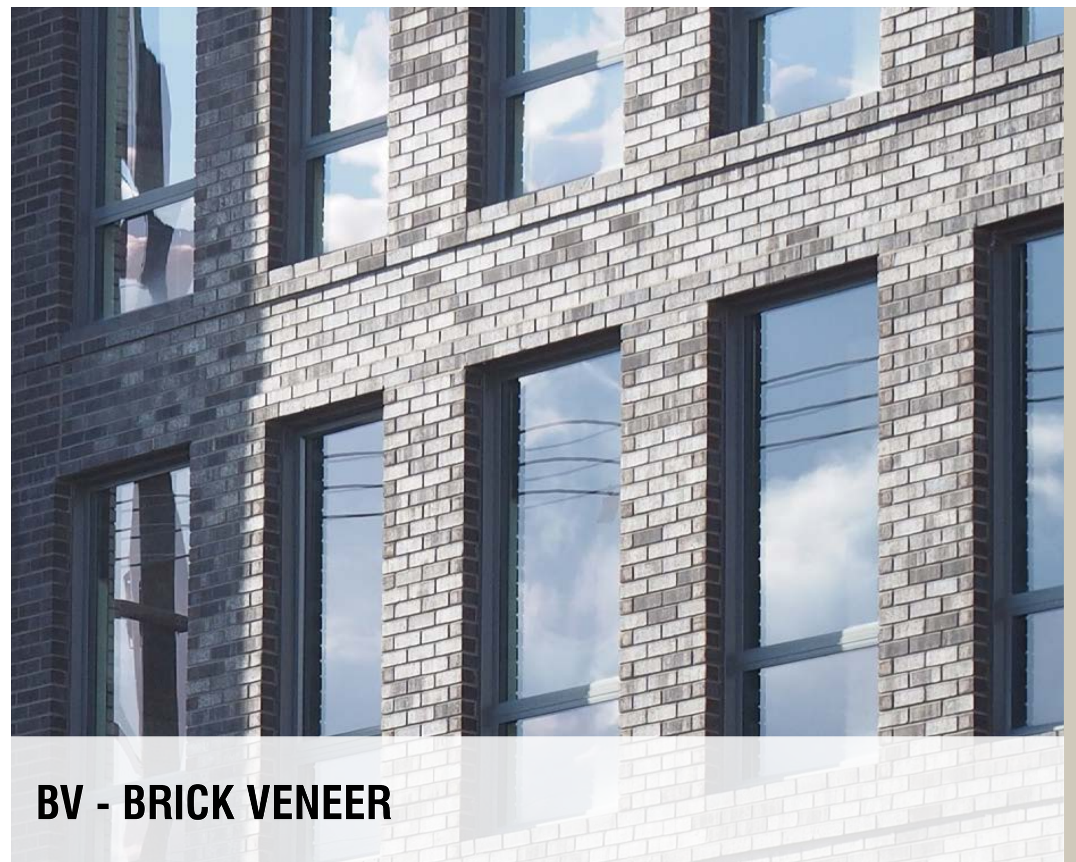
64'
32'
16'

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

ROOF
PLAN - PHASE 1



BV - BRICK VENEER

BV1 - BRICK VENEER "LIMESTONE"

PA - PLASTER

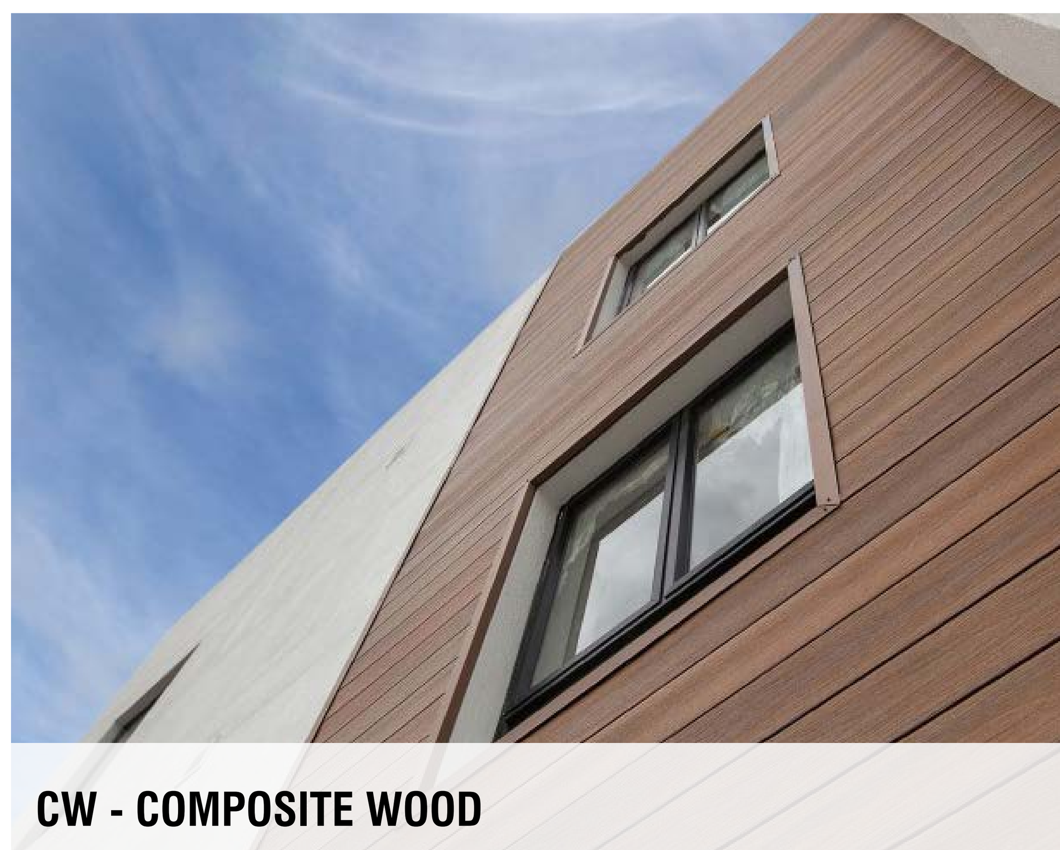
PA1 "LIGHT GREY"

PA2 "CHARCOAL"

RL - RAILING

RL1 - PERFORATED METAL RAILING "SILVER"

RL2 - OSHA RAILING

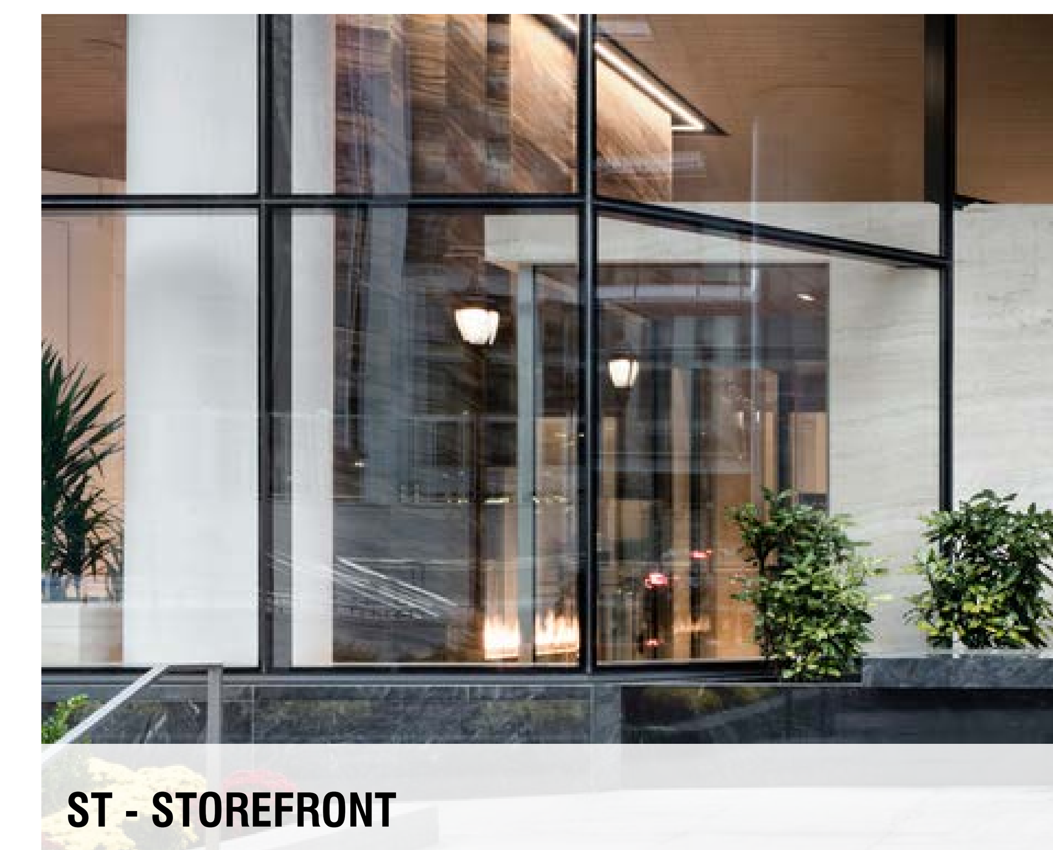


CW - COMPOSITE WOOD

CW1 - COMPOSITE WOOD "LIGHT ASH"

CY - CANOPY

CY1 - METAL CANOPY



ST - STOREFRONT

ST - ALUMINUM STOREFRONT "BLACK"

MP - METAL PANEL

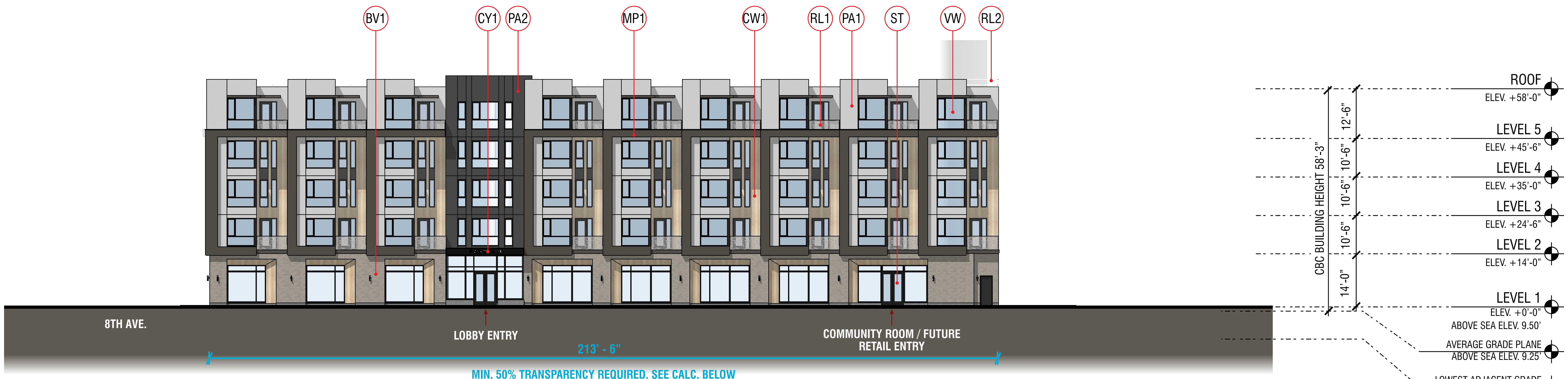
MP1 - METAL PANEL "BRONZE"

GD - GARAGE DOOR

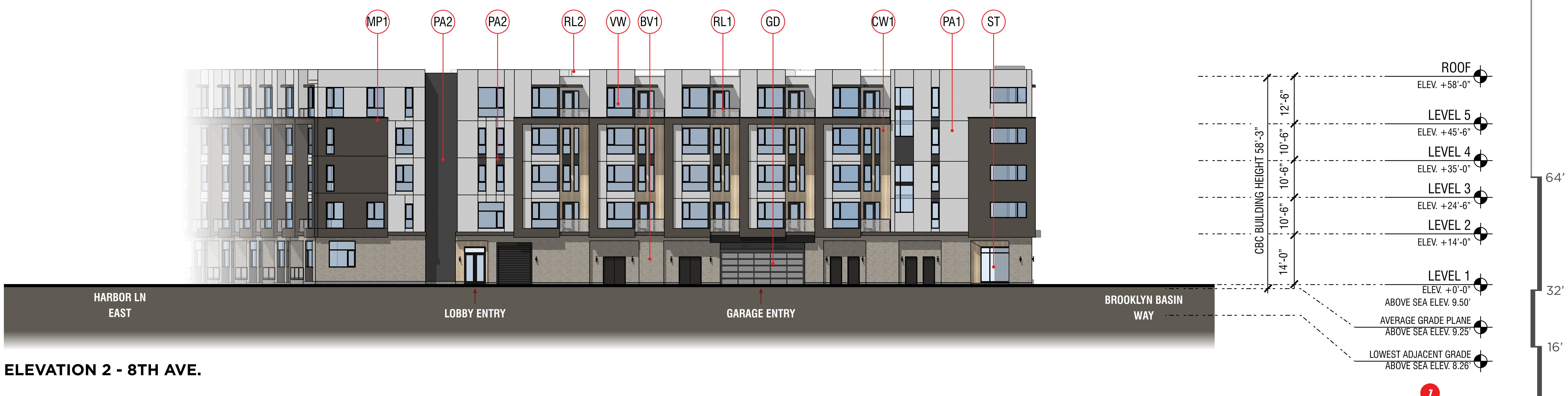
GD - GARAGE DOOR

VW - VINYL WINDOW

VW "BLACK"



ELEVATION 1 - BROOKLYN BASIN WAY



ELEVATION 2 - 8TH AVE.

MATERIAL KEY:

BV1 - BRICK VENEER 1
CW1 - COMPOSITE WOOD 1
MP1 - METAL PANEL 1
PA1 - PLASTER 1
PA2 - PLASTER 2

CY1 - CANOPY - METAL
ST - STOREFRONT - "BLACK ALUMINUM"
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)

RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
GD - GARAGE DOOR
MG - MTL. GRILLE AND GATE

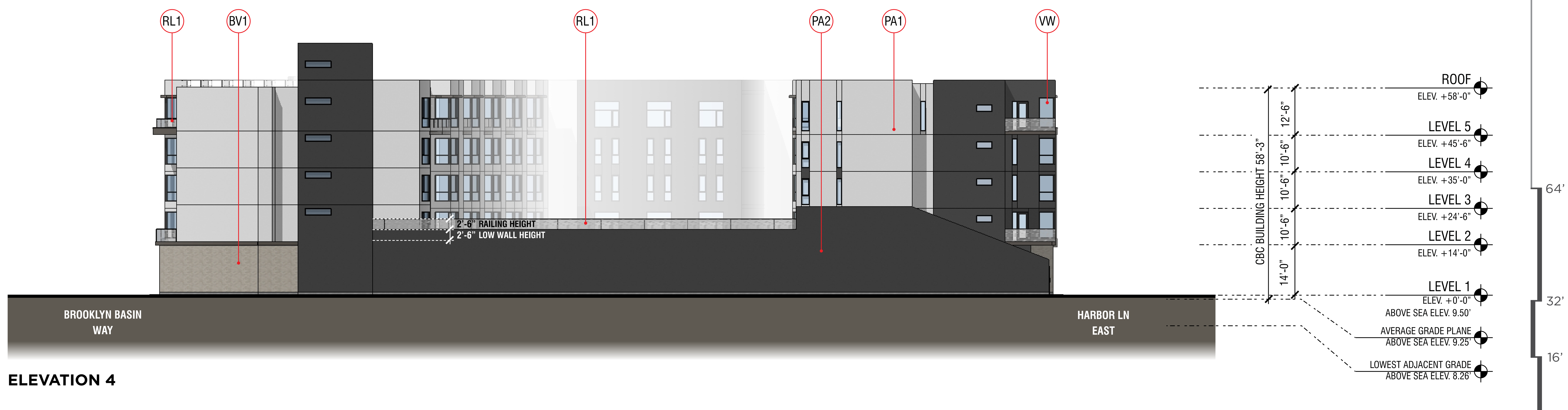
TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

REQUIRED TRANSPARENCY (ELEVATION 1):
213'- 6" x 12'- 0" = 2,562 SF
50% of 2,562 SF FRONTAGE = **1,281 SF**

PROVIDED TRANSPARENCY (ELEVATION 1): 1,416 SF

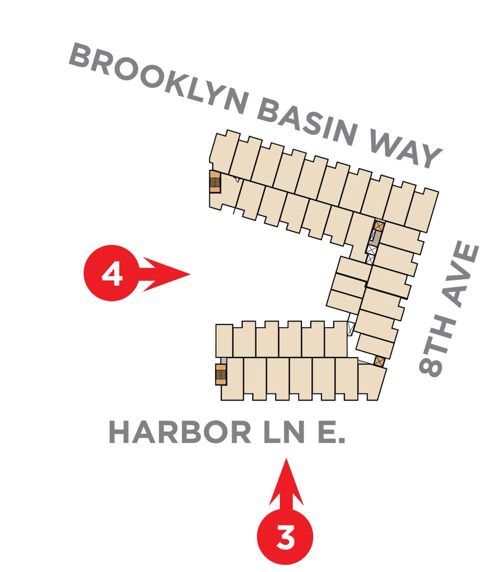
ELEVATION 3 - HARBOR LANE EAST



ELEVATION 4

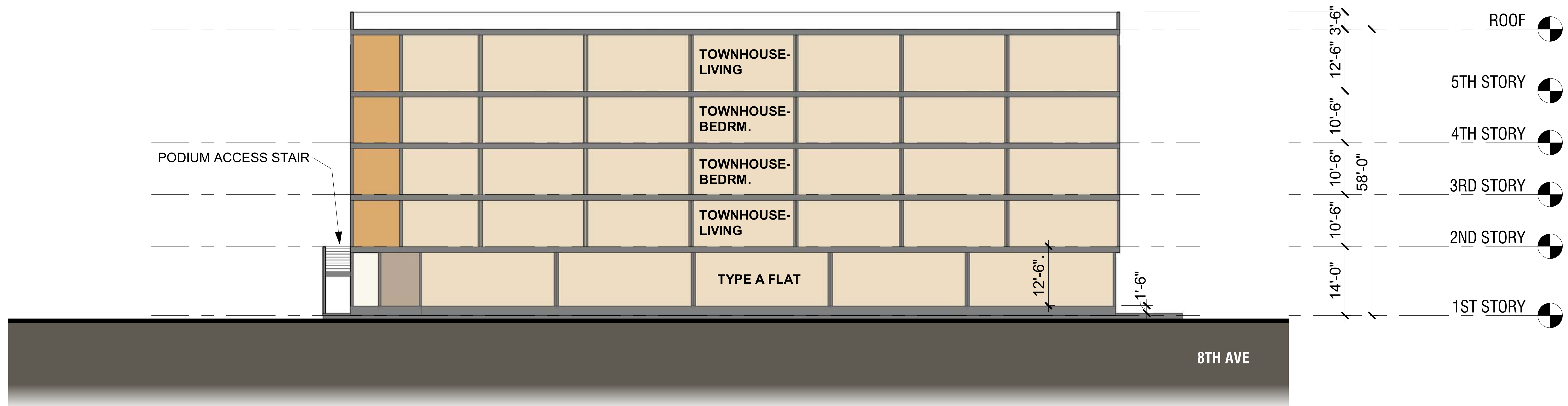
MATERIAL KEY:

BV1 - BRICK VENEER 1
CW1 - COMPOSITE WOOD 1
MP1 - METAL PANEL 1
PA1 - PLASTER 1
PA2 - PLASTER 2
CY1 - CANOPY - METAL
ST - STOREFRONT - "BLACK ALUMINUM"
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
GD - GARAGE DOOR
MG - MTL. GRILLE AND GATE

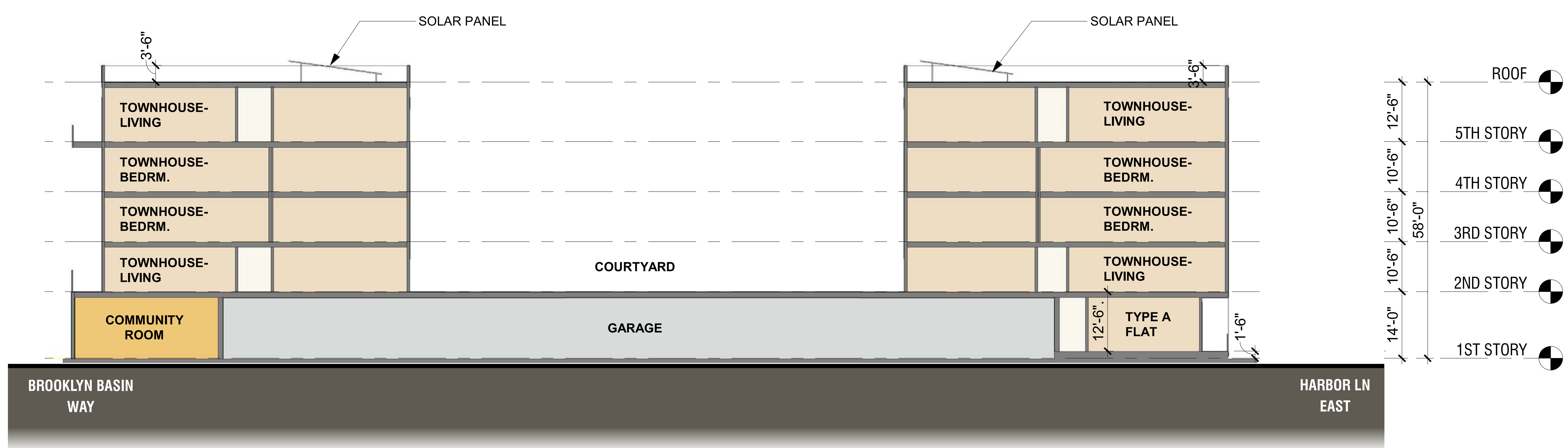


LEGEND

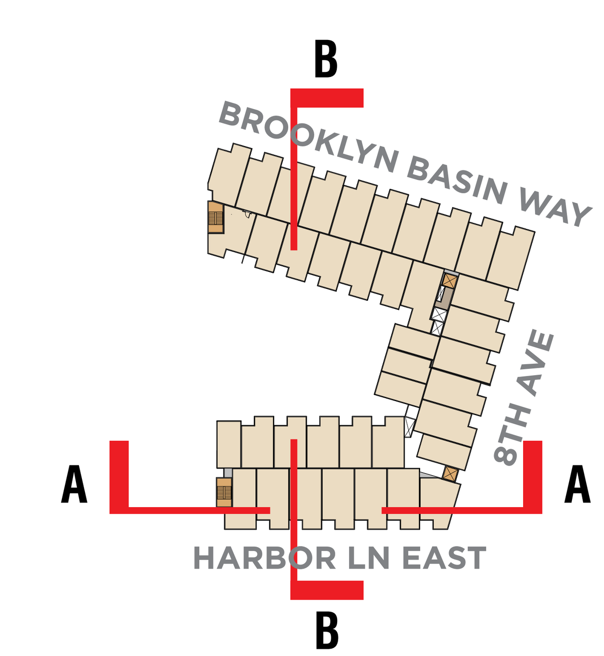
- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH



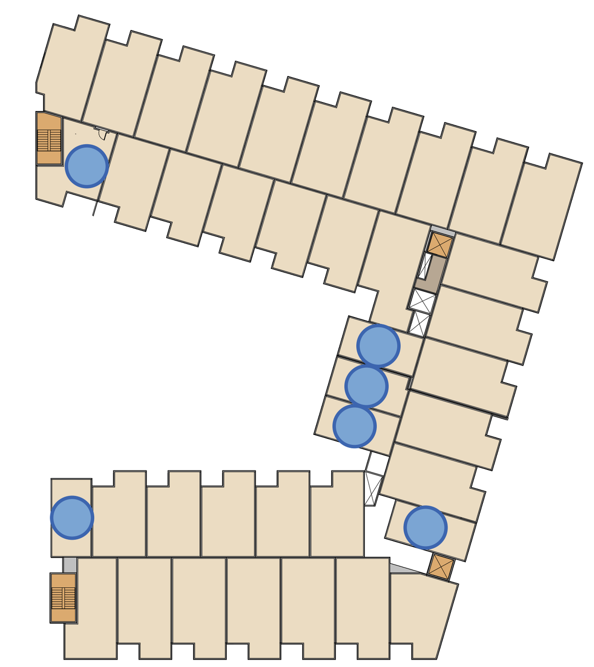
SECTION A

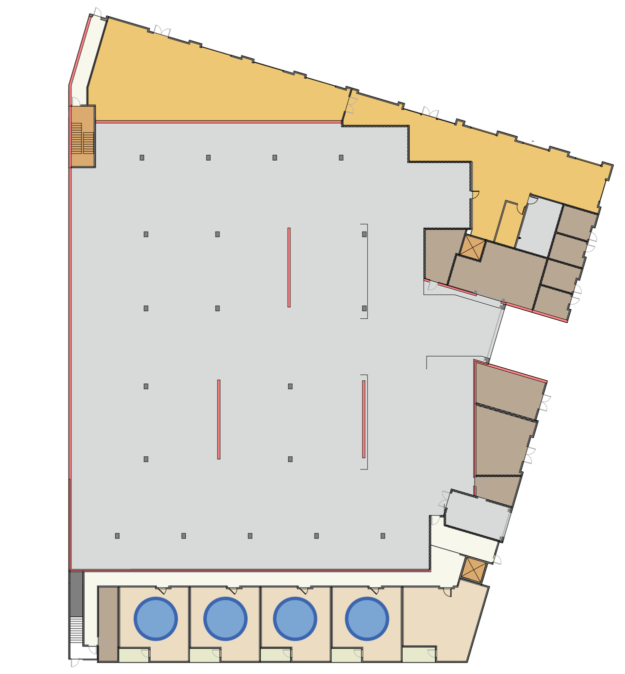


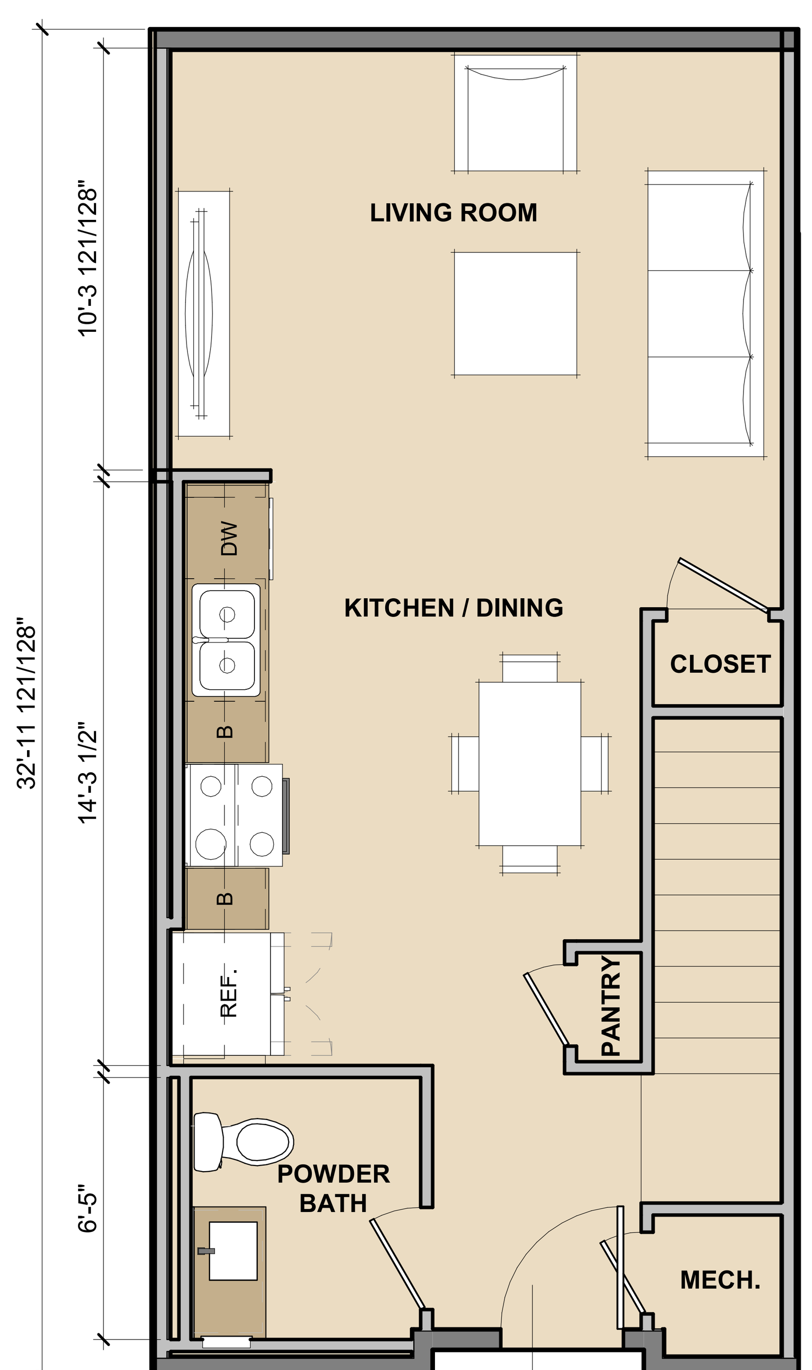
SECTION B



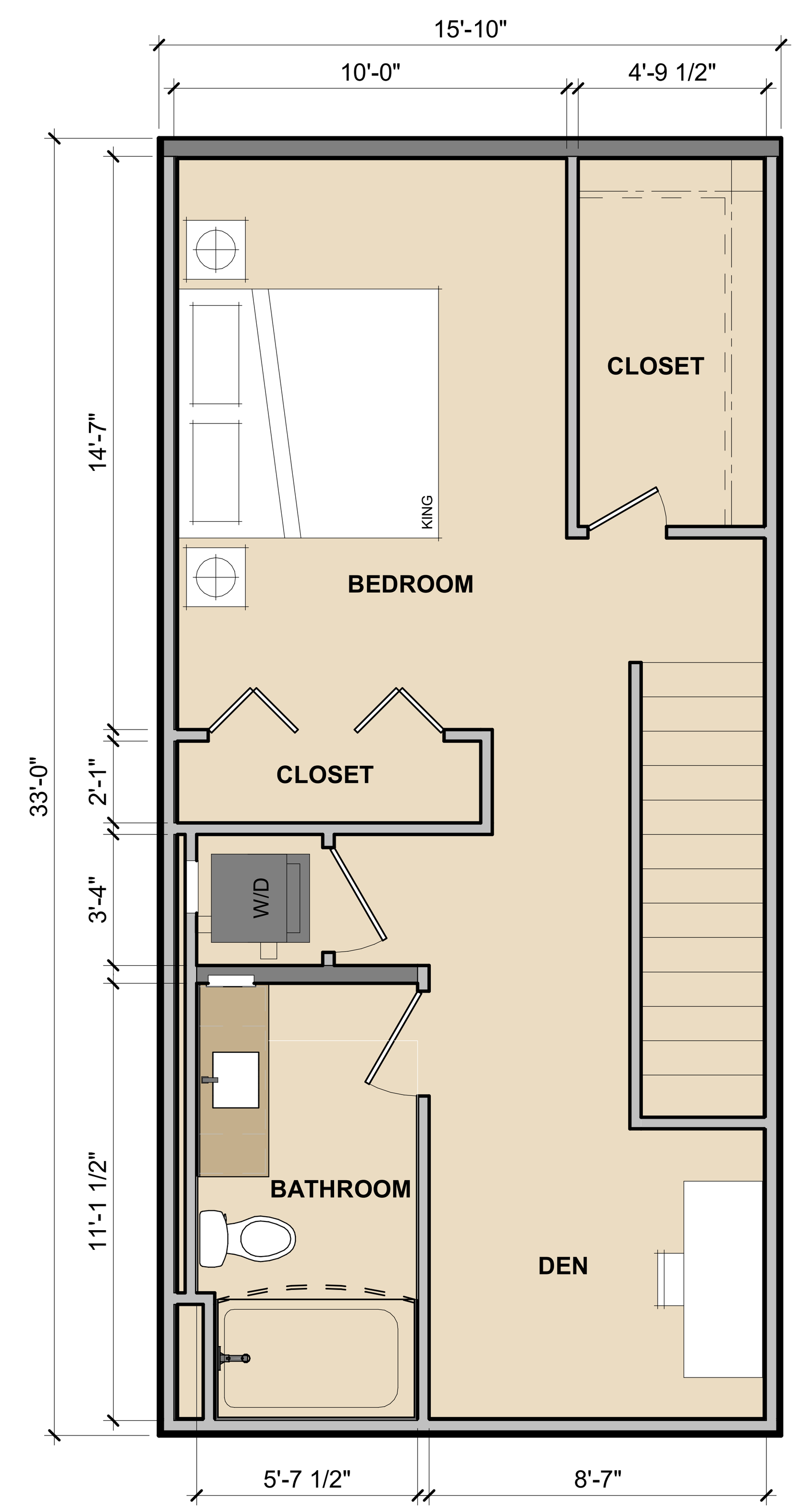
64'
32'
16'

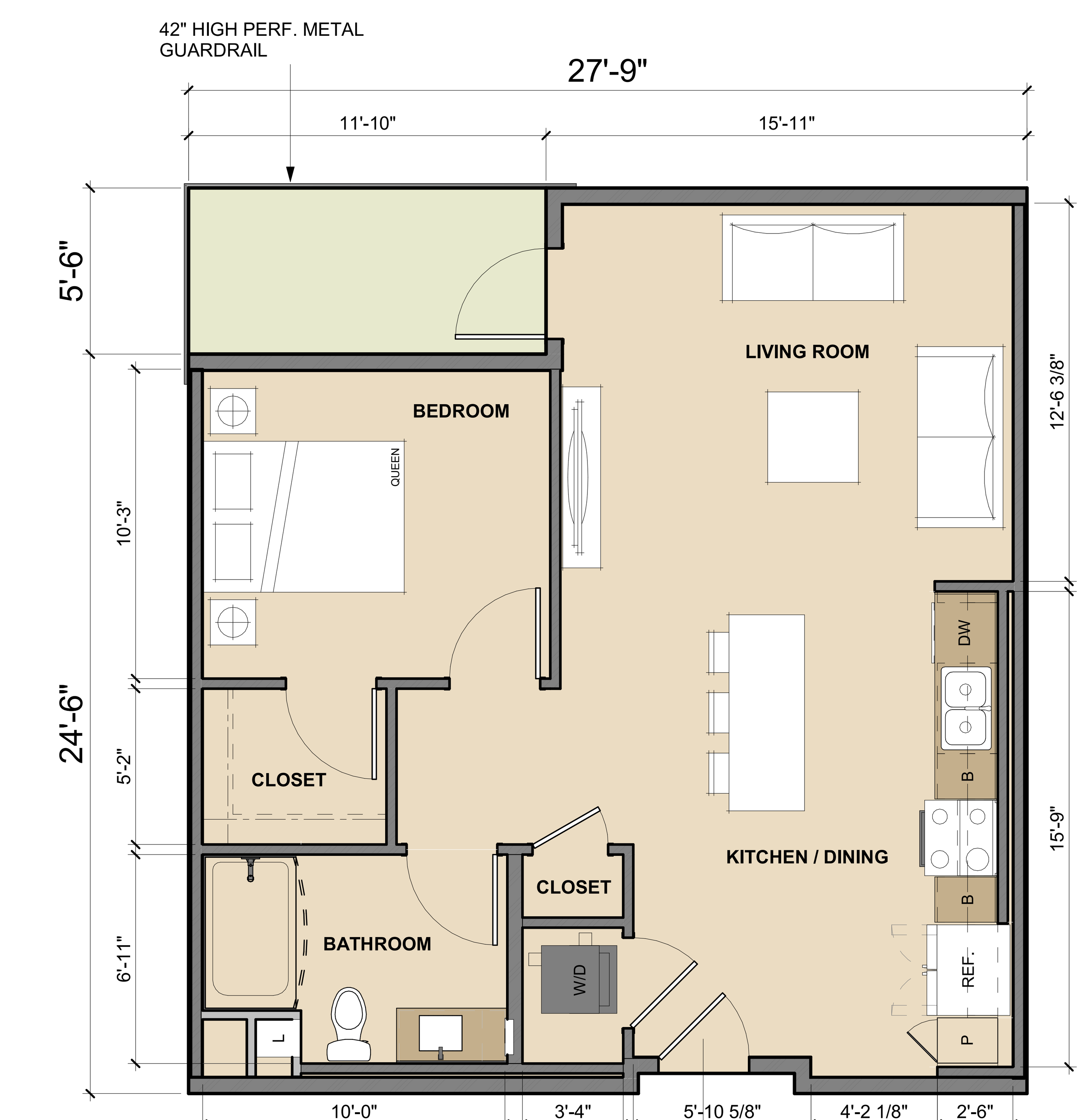






1-TH1
519 SF





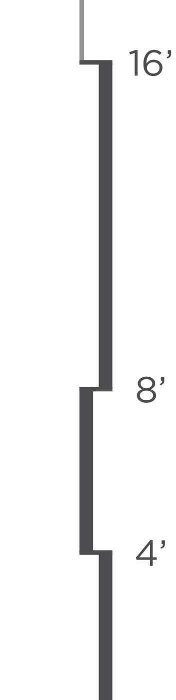
1-A1
764 SF

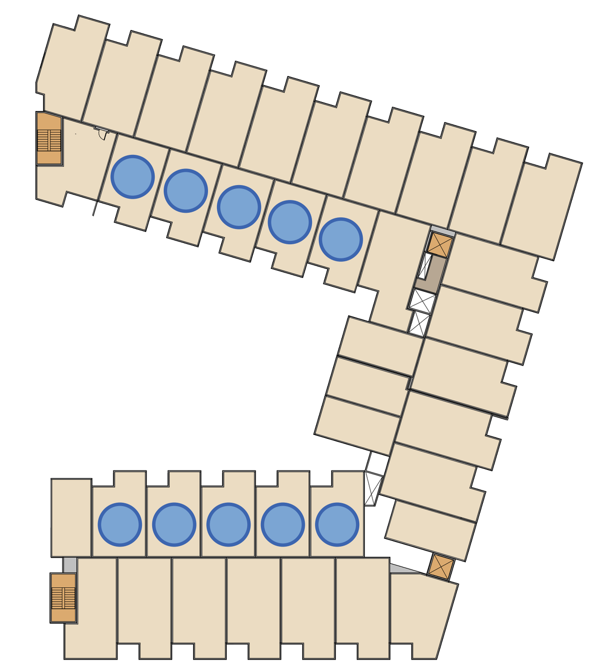
UNIT 1-TH1
LIVING LEVEL

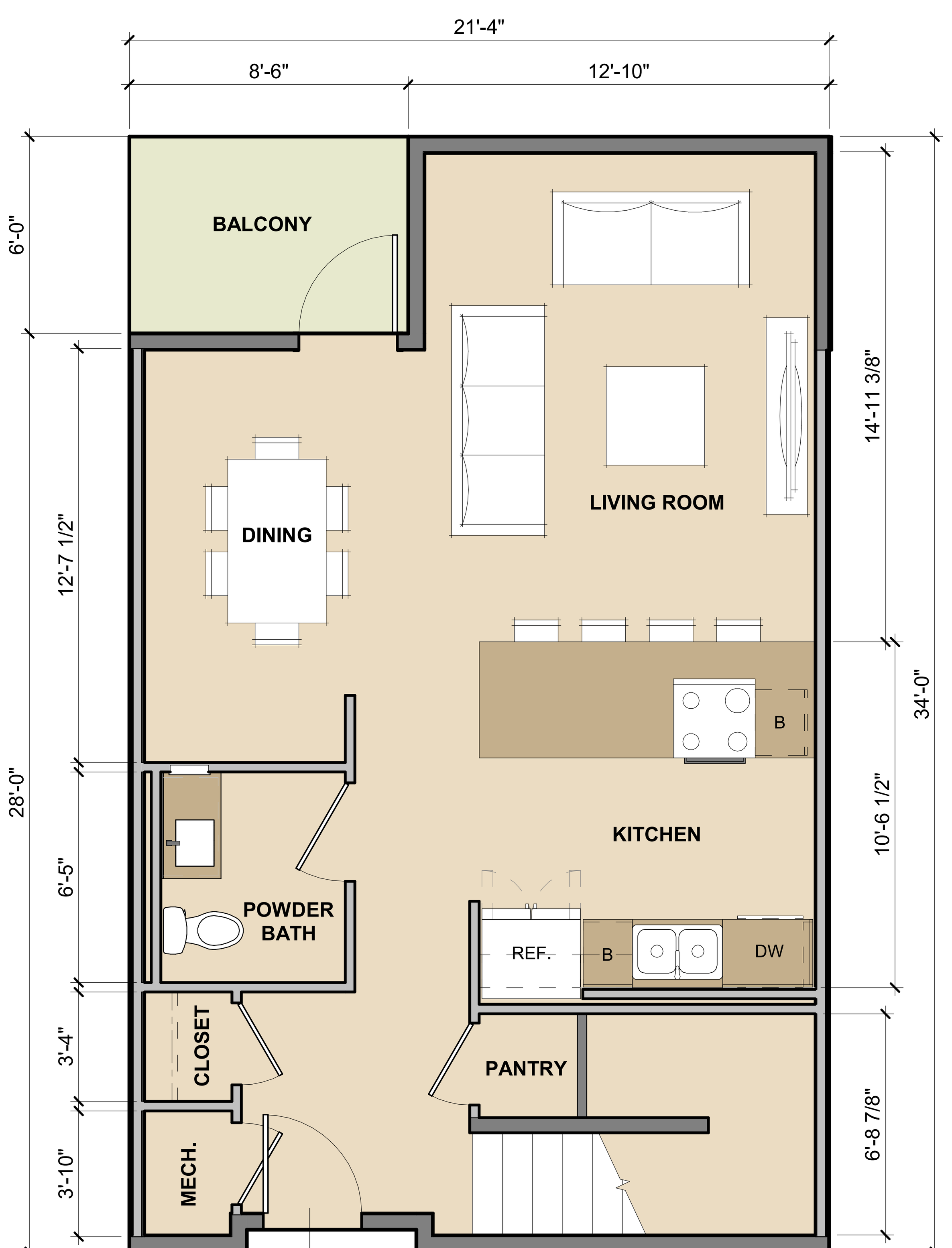
UNIT 1-TH1
BEDROOM LEVEL

UNIT A1
GROUND FLOOR UNIT

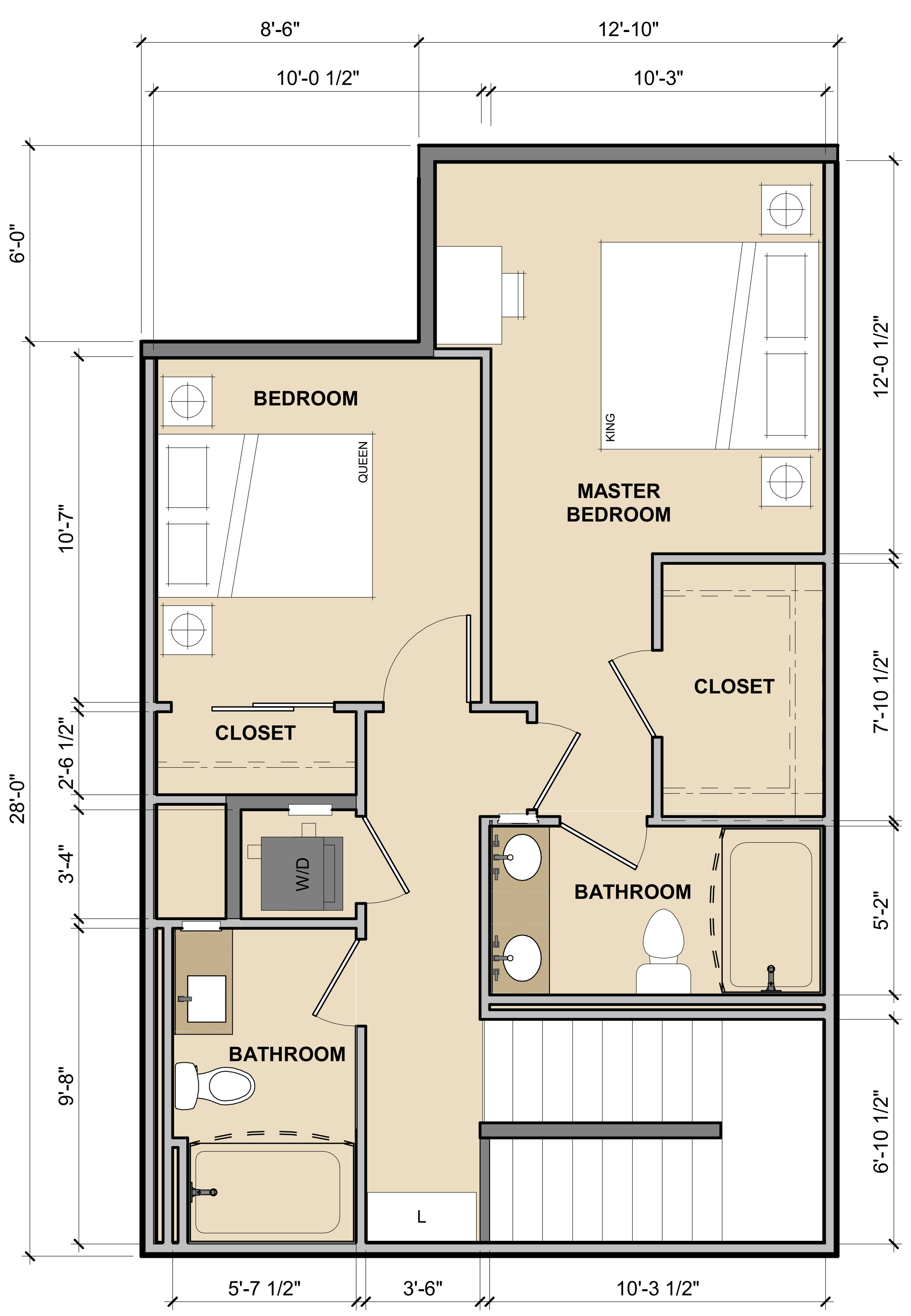
UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

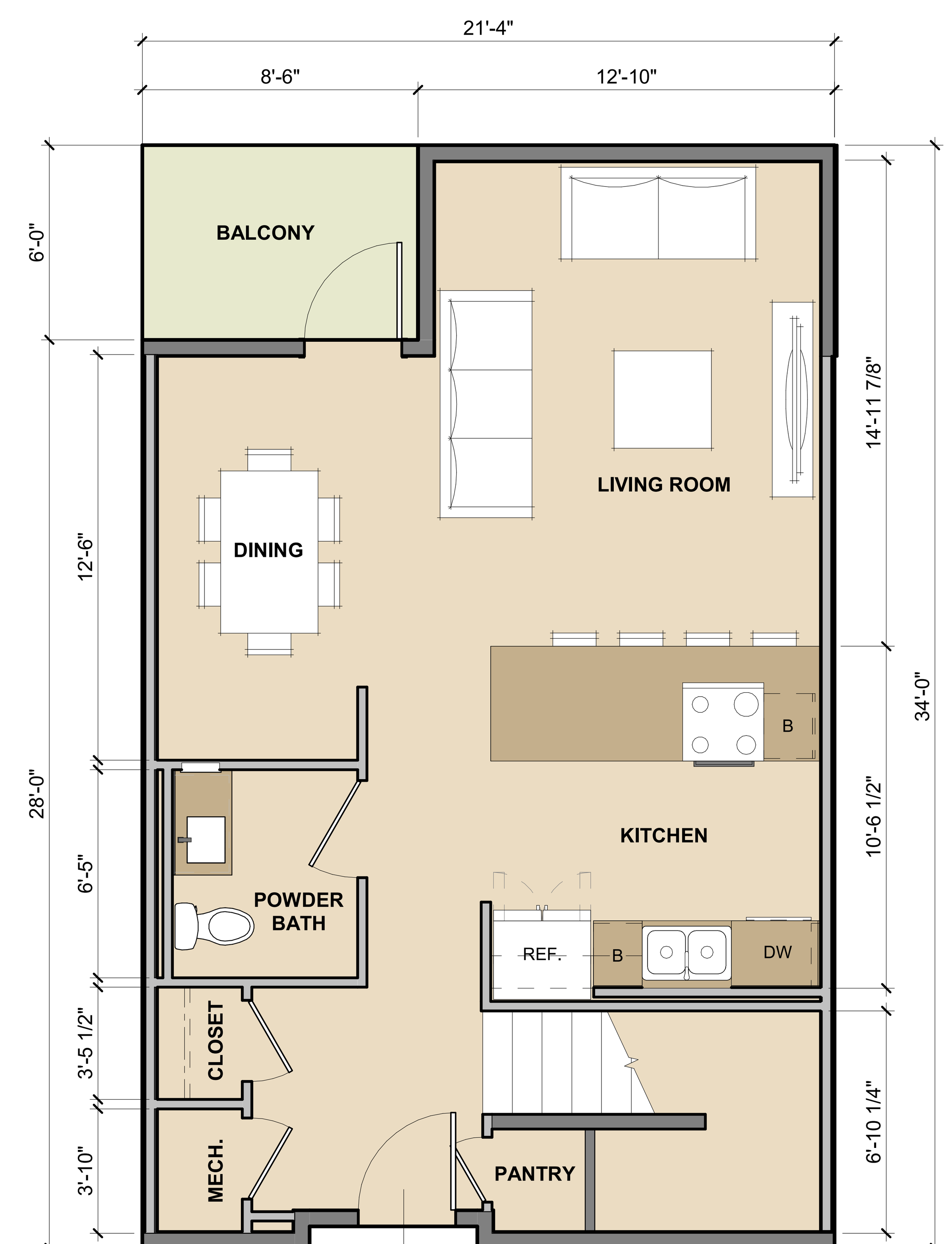




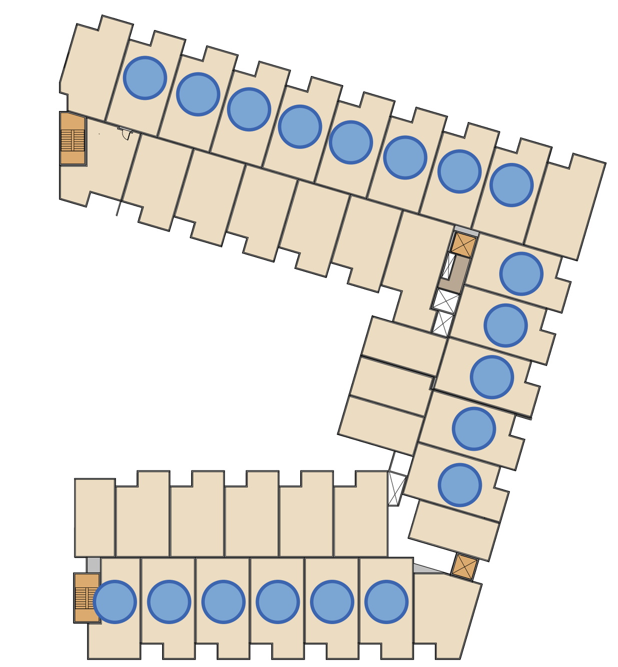


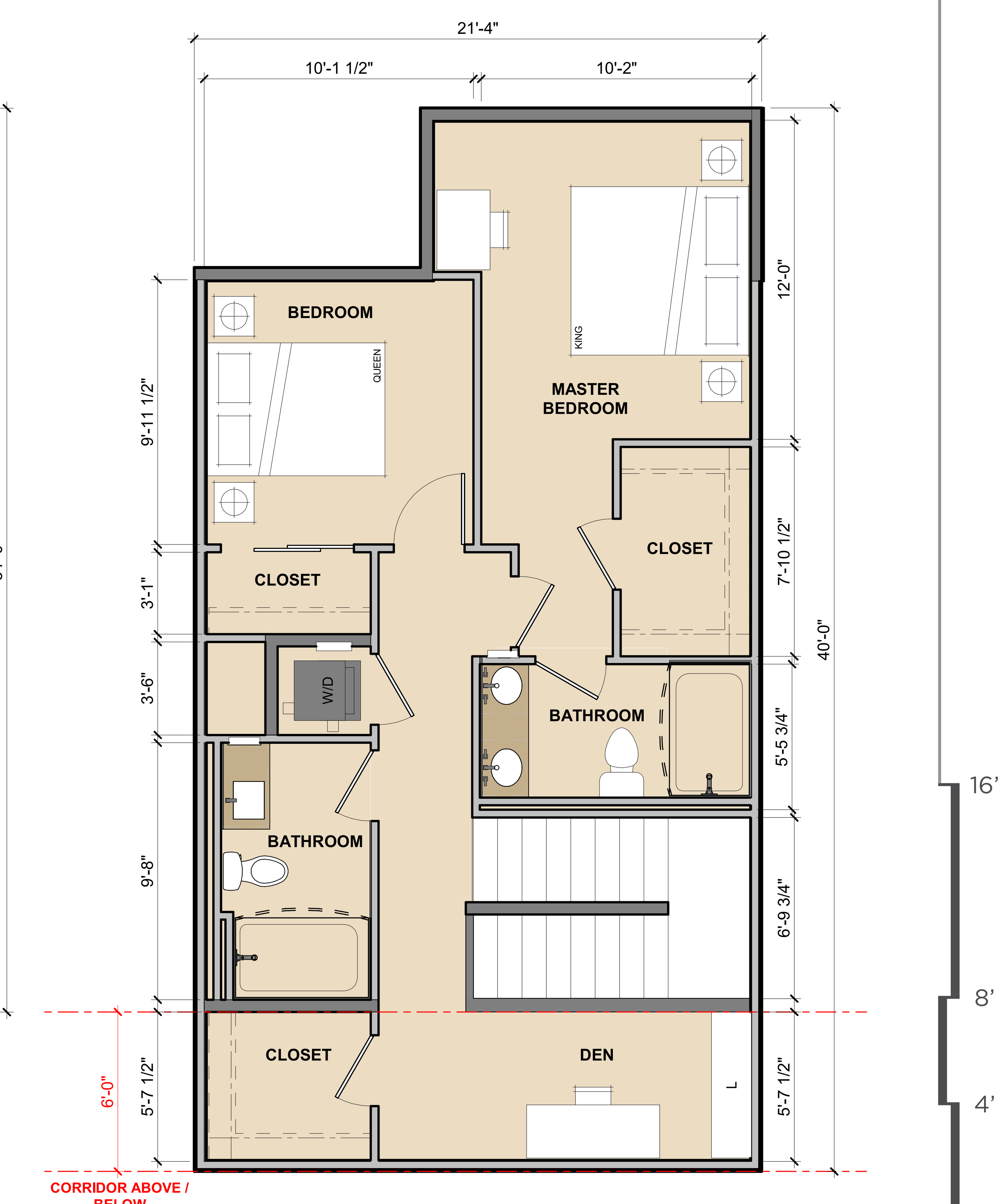
1-TH3
671 SF





1-TH4
671 SF





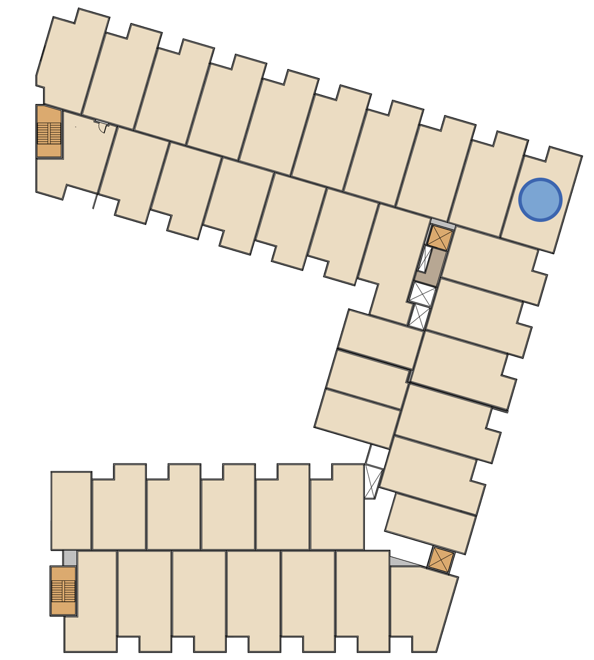
UNIT 1-TH3
LIVING LEVEL

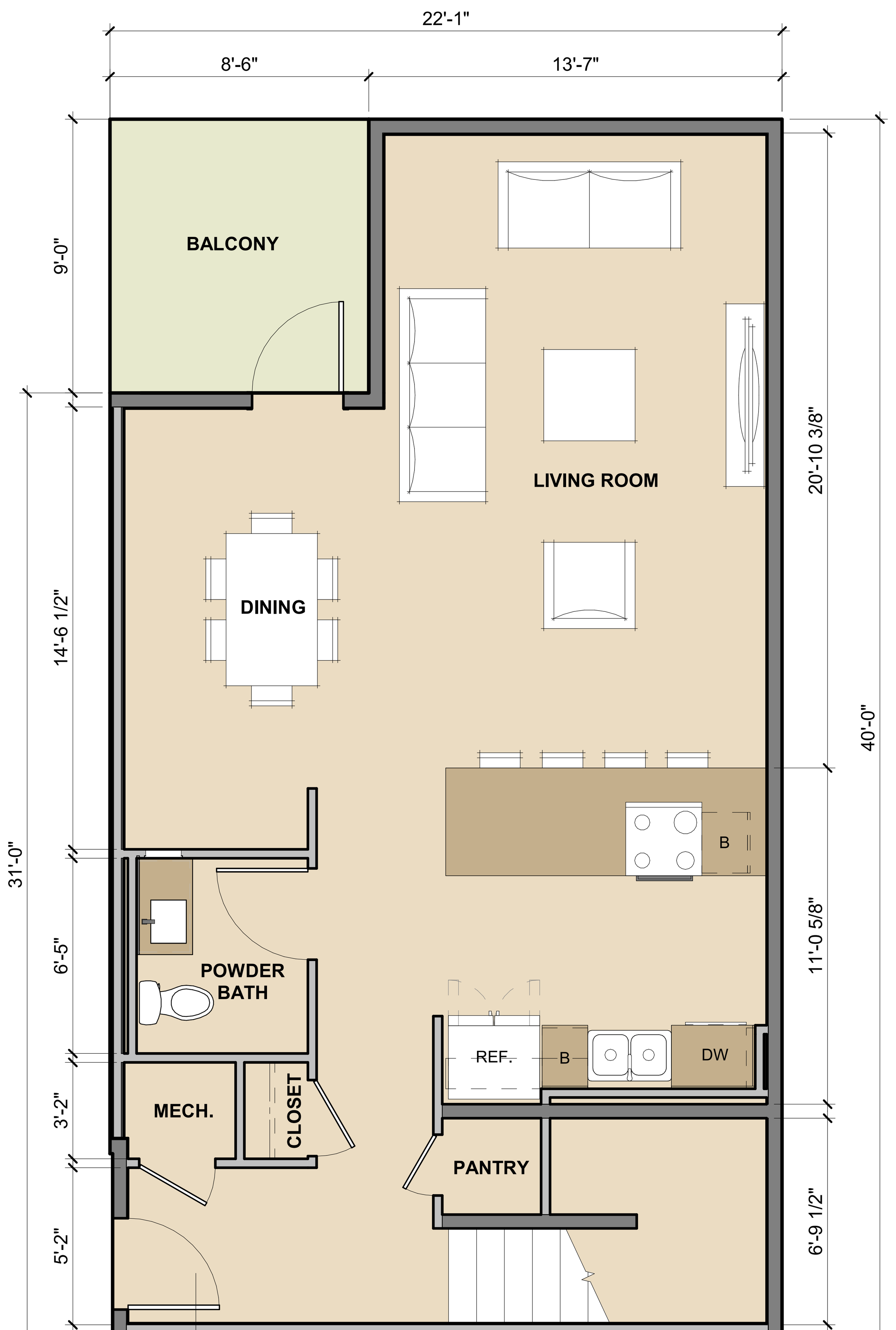
UNIT 1-TH3
BEDROOM LEVEL

UNIT 1-TH4
LIVING LEVEL

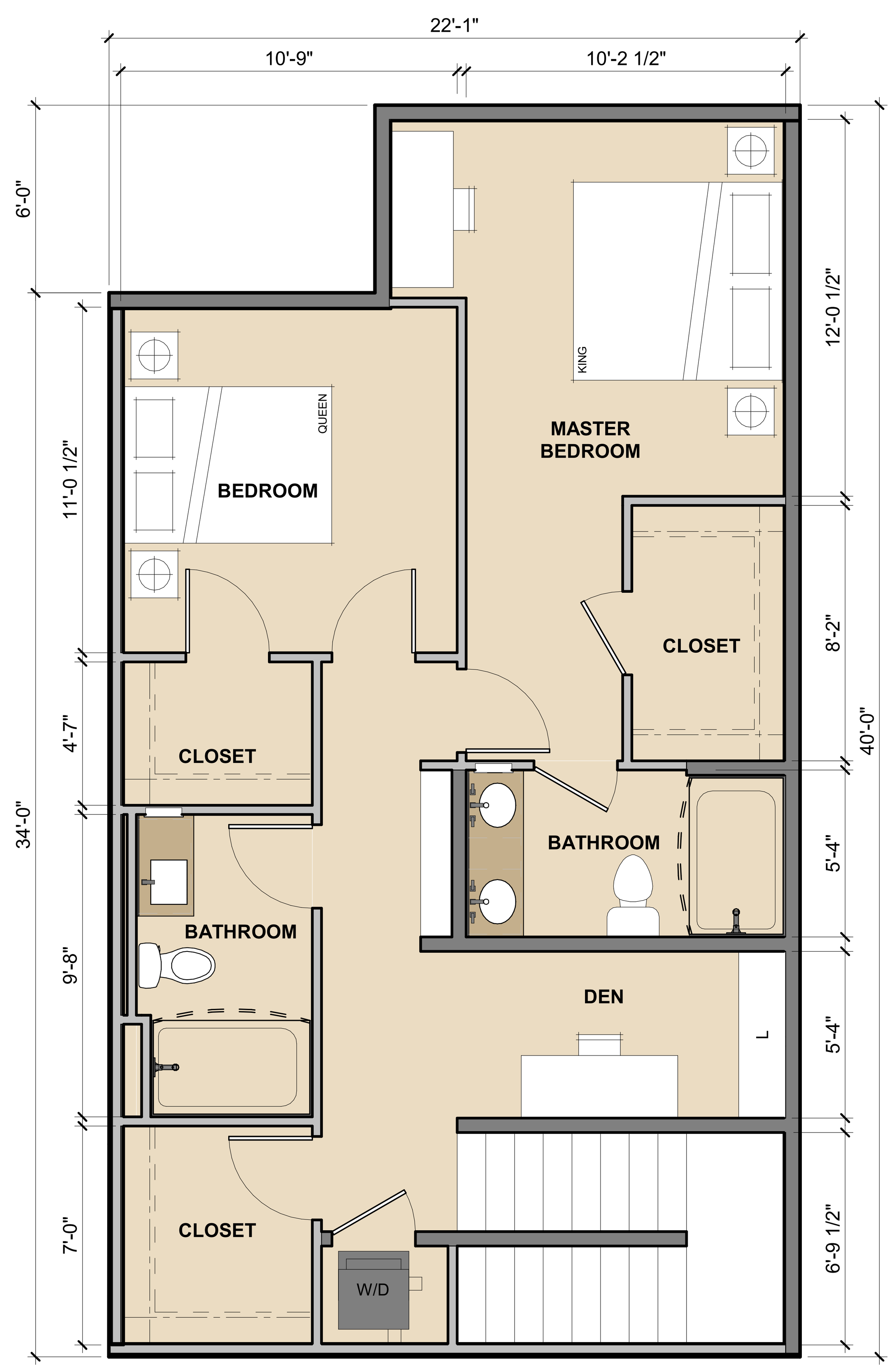
UNIT 1-TH4
BEDROOM LEVEL

UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.





1-TH5
806 SF



UNIT 1-TH5
LIVING LEVEL

UNIT 1-TH5
BEDROOM LEVEL

16'
8'
4'

UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

3D VIEW FROM GATEWAY PLAZA PARK
PHASE 2A

3D VIEW FROM BROOKLYN BASIN WAY & CLINTON BASIN

PHASE 2A

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

3D VIEW FROM CLINTON BASIN & HARBOR LN E.
PHASE 2A

PHASE 2A - TOWNHOMES AND MIDRISE

PHASE I - TOWNHOMES- PROJECT SUMMARY

BLDG. SUMMARY	
SITE AREA	1.01 AC.
UNITS	**83**
DENSITY	82/ac.
CONST. TYPE	TYPE VA
STORIES	4 OVER 1
HEIGHT	58'

GROSS AREA BY USE	
RESIDENTIAL	109,780
LOBBY/MAIL	2,168
COMMUNITY RM / RETAIL	2,663
CIRCULATION	9,839
SERVICE/UTILITY	3,847
GARAGE	27,275
TOTAL	**155,572**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	33
ACCESSIBLE EV-R (9 X 18)	1
STANDARD EV-CS (9 X 18)	7
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	43
ACCESSIBLE (9 X 18)	1
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	0
INTERMEDIATE (8 X 16.5)	33
COMPACT (8 X 16)	5
PARKING TOTAL	***83***

*UNIT SUMMARY **					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
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		15			**18.1%**
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2 BR TOWNHOUSE	1-TH3	20	1,243	24,860	24.1%
2 BR TOWNHOUSE + DEN	1-TH4	38	1,359	51,642	45.8%
2 BR TOWNHOUSE + DEN	1-TH5	2	1,520	3,040	2.4%
2 BR TOWNHOUSE + DEN	1-TH6	2	1,568	3,136	2.4%
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2 BR TOWNHOUSE	1-TH8	2	1,082	2,164	2.4%
2 BR TOWNHOUSE	1-TH9	2	1,203	2,406	2.4%
		68			**81.9%**
TOTAL		**83**	**1,240.7**	**102,980**	

**- NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT". THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

PHASE IIA - MIDRISE- PROJECT SUMMARY

BLDG. SUMMARY	
SITE AREA	.99 AC.
UNITS	**137**
DENSITY	138/ ac.
CONST. TYPE	TYPE IIIA
STORIES	5 OVER 2
HEIGHT	78'-6"

GROSS AREA BY USE	
RESIDENTIAL	143,014
LOBBY/MAIL	1,870
RETAIL	3,509
CIRCULATION	24,394
SERVICE/UTILITY	5,808
GARAGE	43,668
TOTAL	**222,263**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	50
ACCESSIBLE EV-R (9 X 18)	2
STANDARD EV-CS (9 X 18)	11
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	65
ACCESSIBLE (9 X 18)	1
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	8
INTERMEDIATE (8 X 16.5)	53
COMPACT (8 X 16)	0
PARKING TOTAL	***128***

*UNIT SUMMARY **					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
1 BEDROOM					
1 BR FLAT	M-A1	60	767	46,020	43.8%
1 BR FLAT	M-A2	5	958	4,790	3.6%
		65			**47.4%**
2 BEDROOM					
2 BR FLAT	M-B1	10	1,152	11,520	7.3%
2 BR FLAT	M-B1.1	5	1,152	5,760	6.9%
2 BR FLAT	M-B1.2	15	1,140	17,100	20.8%
2 BR FLAT	M-B1.3	10	1,117	11,170	7.3%
2 BR FLAT	M-B2	5	1,093	5,465	3.6%
2 BR FLAT	M-B2.1	5	1,093	5,465	3.6%
2 BR FLAT	M-B3	5	1,084	5,420	3.6%
2 BR FLAT	M-B4	5	1,301	6,505	3.6%
2 BR FLAT	M-B5	5	1,056	5,280	3.6%
2 BR TOWNHOUSE	M-TH1	6	1,315	1,120	4.4%
2 BR TOWNHOUSE	M-TH1.1	1	1,396	1,396	0.7%
		72			**52.6%**
TOTAL		**137**	**927.1**	**127,011**	

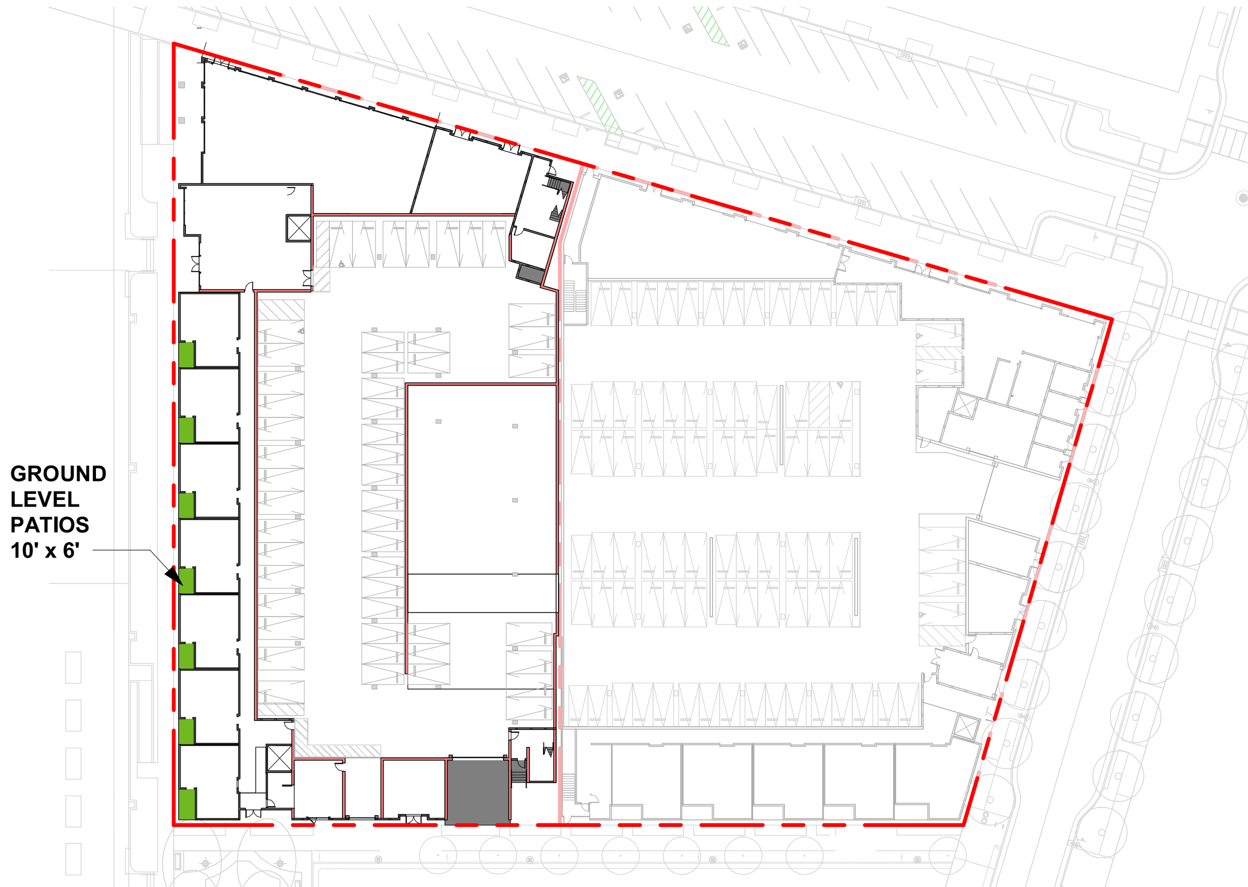
**NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT" . THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

PHASE I/IIA - SITE TOTAL

BLDG. SUMMARY	
SITE AREA	2.00 AC.
UNITS	**220**
DENSITY	82/ac.
CONST. TYPE	see table to left
STORIES	see table to left
HEIGHT	see table to left

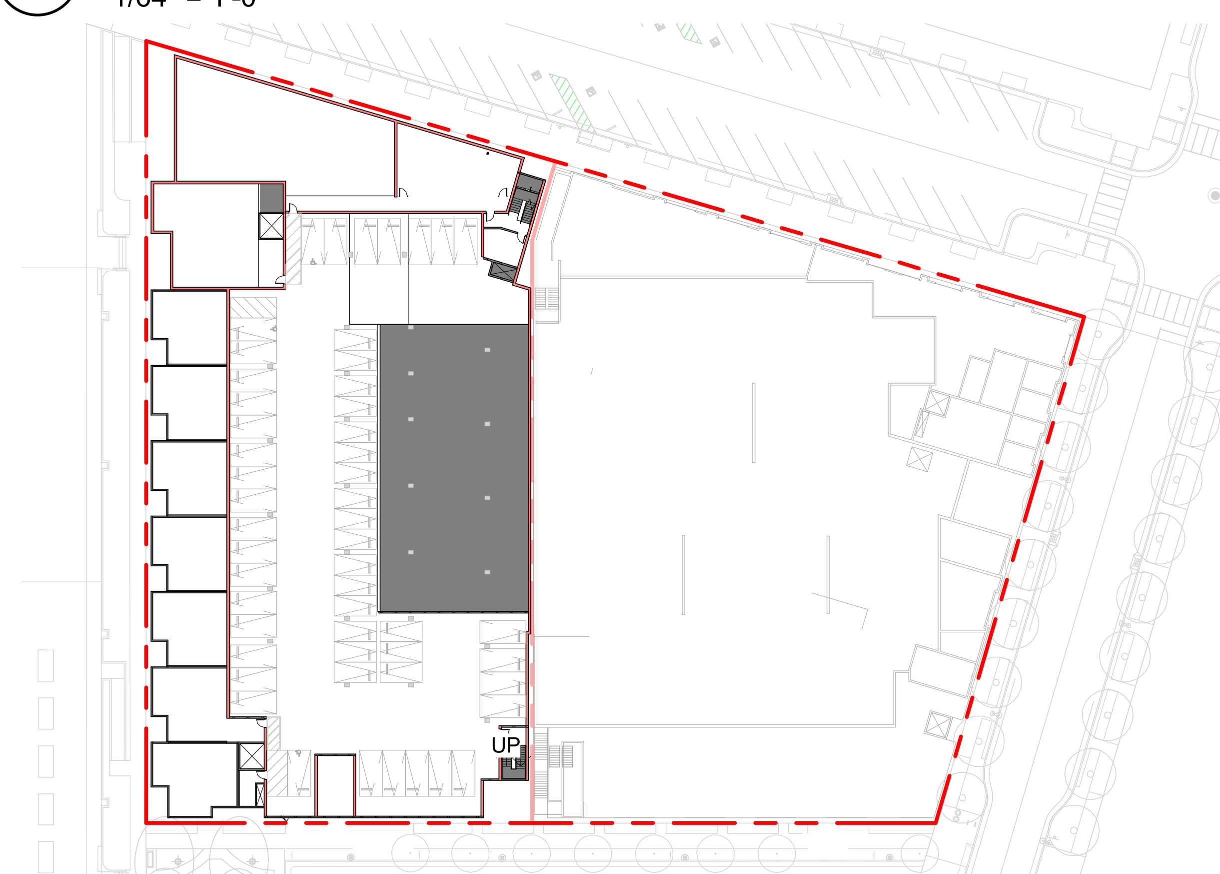
GROSS AREA BY USE	
RESIDENTIAL	252,794
LOBBY/MAIL	4,038
RETAIL	3,509
CIRCULATION	34,233
SERVICE/UTILITY	9,655
GARAGE	70,943
TOTAL	**375,172**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	83
ACCESSIBLE EV-R (9 X 18)	3
STANDARD EV-CS (9 X 18)	18
ACCESSIBLE EV-CS (9 X 18)	2
VAN EV-CS (9 X 18)	2
TOTAL EV	108
ACCESSIBLE (9 X 18)	2
VAN ACCESSIBLE (9 X 18)	2
STANDARD (9 X 18)	8
INTERMEDIATE (8 X 16.5)	86
COMPACT (8 X 16)	5
PARKING TOTAL	***211***



1 OPEN SPACE - LEVEL 01
1/64" = 1'-0"

4 OPEN SPACE - LEVEL 04
1/64" = 1'-0"



2 OPEN SPACE - LEVEL 02
1/64" = 1'-0"

5 OPEN SPACE - LEVELS 5-7
1/64" = 1'-0"

3 OPEN SPACE - LEVEL 03
1/64" = 1'-0"

REQUIRED OPEN SPACE:

150 SF / REGULAR UNIT

150 x 137 UNITS	**20,550 SF**

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE

OPEN SPACE TYPE	QTY.PROVIDED	AREA PROVIDED
BALCONIES/ PATIOS	104	8,566 SF
GROUND LEVEL PATIOS	7	439 SF
TOTAL	**111**	**9,004 SF**
TOTAL (x2)		**18,008 SF**

COMMON OPEN SPACE	
COURTYARD	8,295 SF
Grand total	**8,295 SF**

GRAND TOTAL PROVIDED OPEN SPACE (18,008 + 8,295 SF)	**26,303 SF**

NOTES:

1. *PER PWD-4 17.160 - "USABLE OPEN SPACE STANDARDS" - RESIDENTIAL USES. A MINIMUM OF 150 SQUARE FEET PER RESIDENTIAL UNIT MUST BE PROVIDED AS USABLE OPEN SPACE.*
2. *EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING TO THE PROVISIONS OF SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED.*
3. *PER OMC CHAPTER 17.126 - "USABLE OPEN SPACE STANDARDS"*

ILLUSTRATIVE SITE PLAN
PHASE 2A

TCA ARCHITECTS

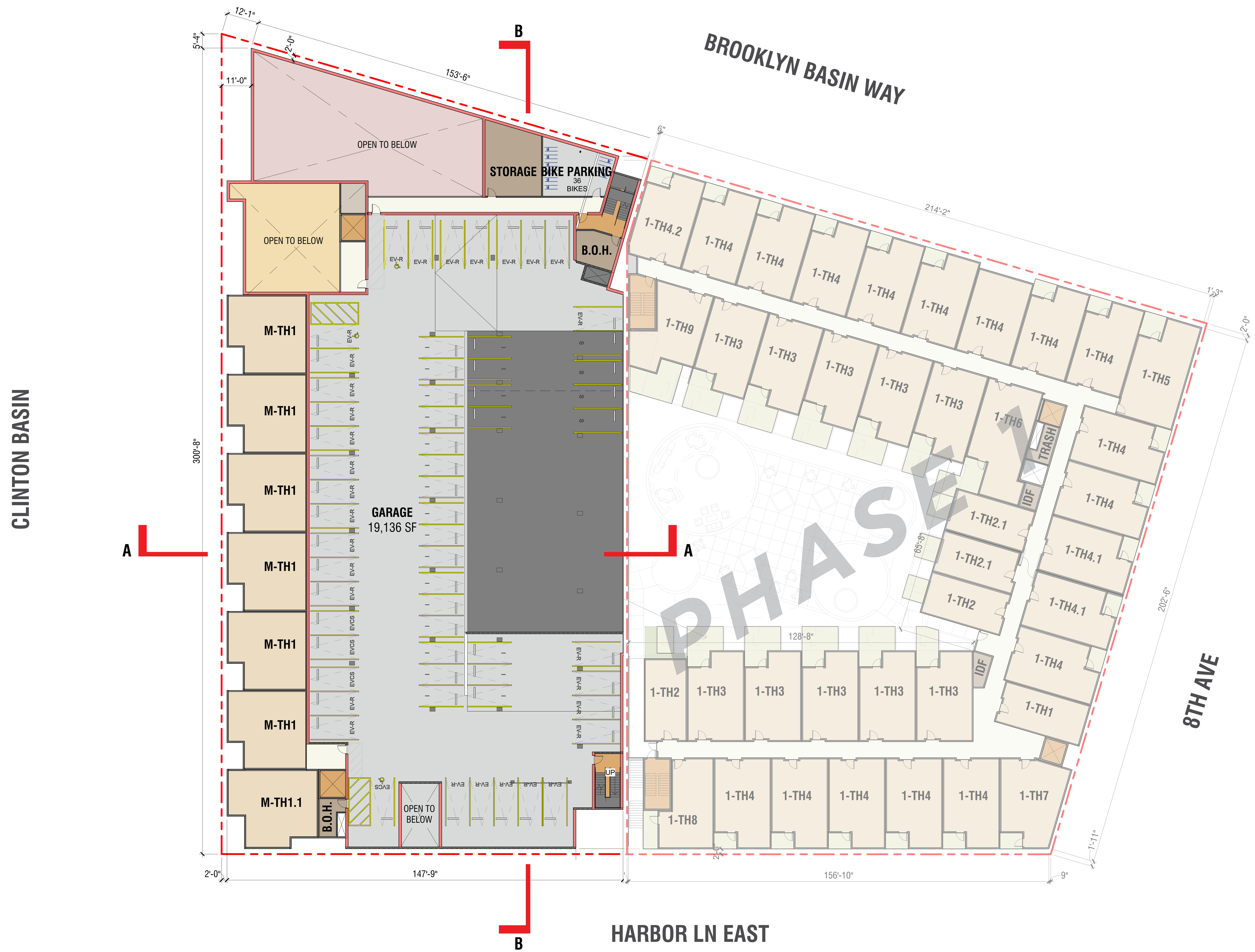
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

GROUND LEVEL
PLAN - PHASE 2A

A-2.7



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 2
PLAN - PHASE 2A

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS

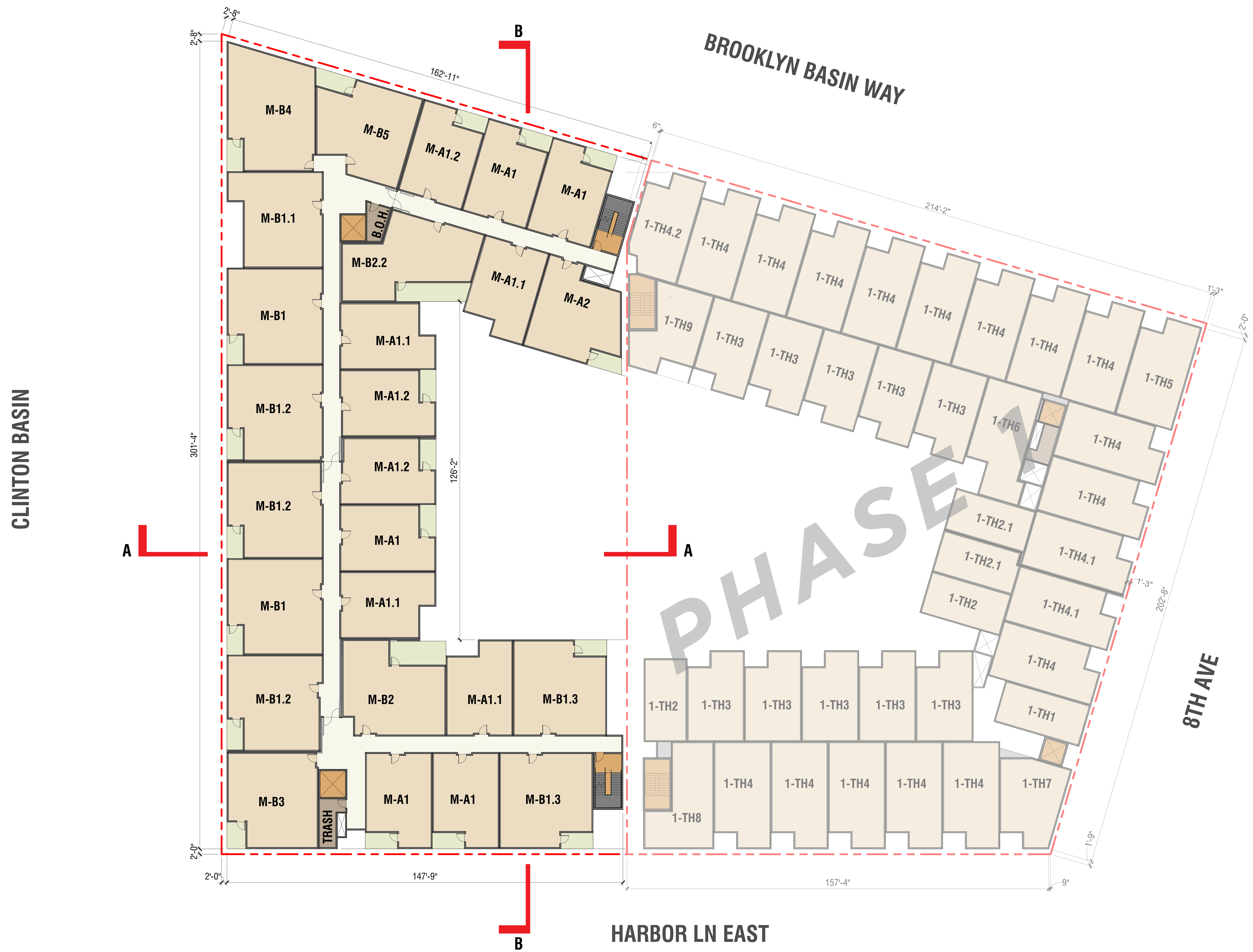
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 3
PLAN - PHASE 2A

A-2.9



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS

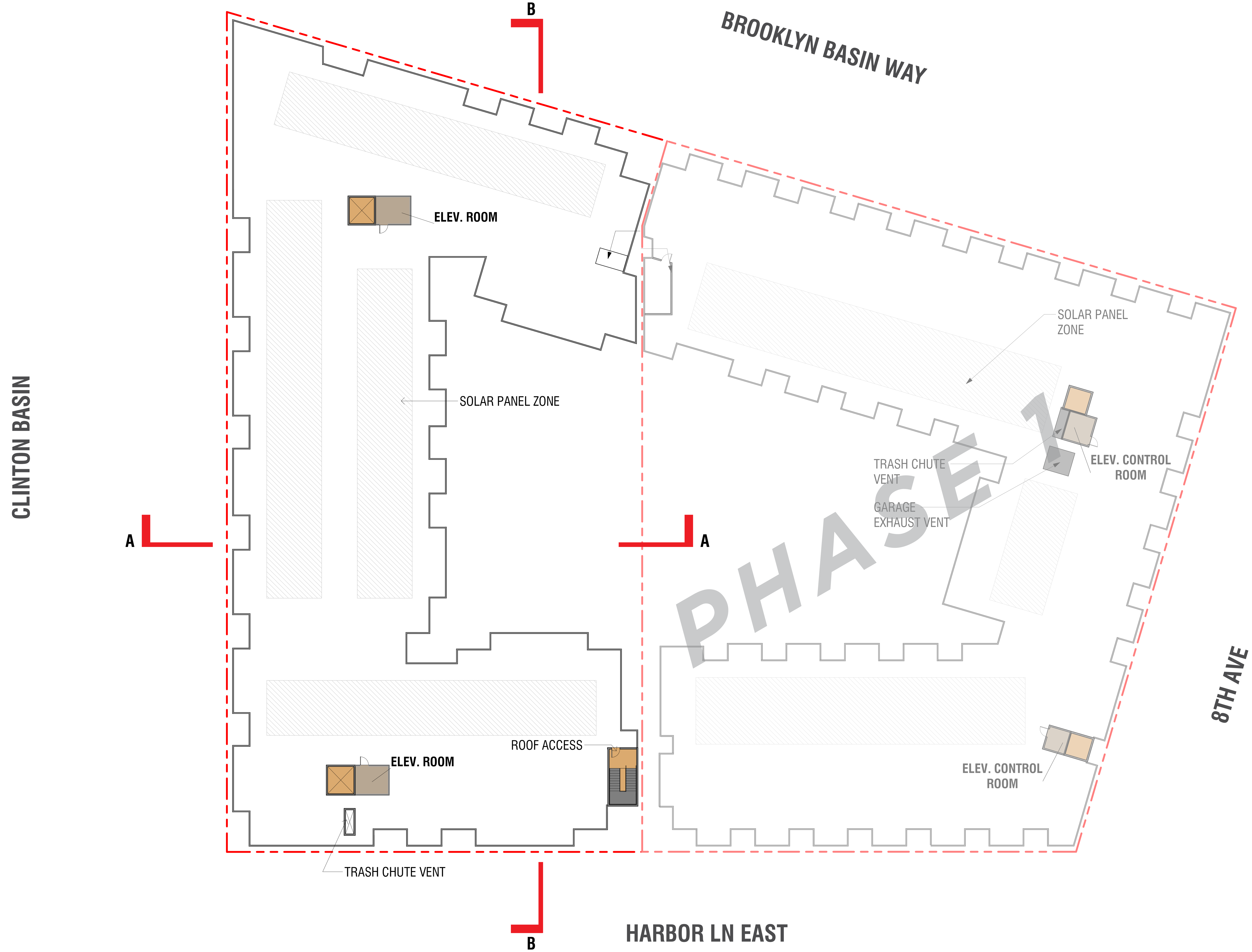
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVELS 4-7
PLAN - PHASE 2A

A-210



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

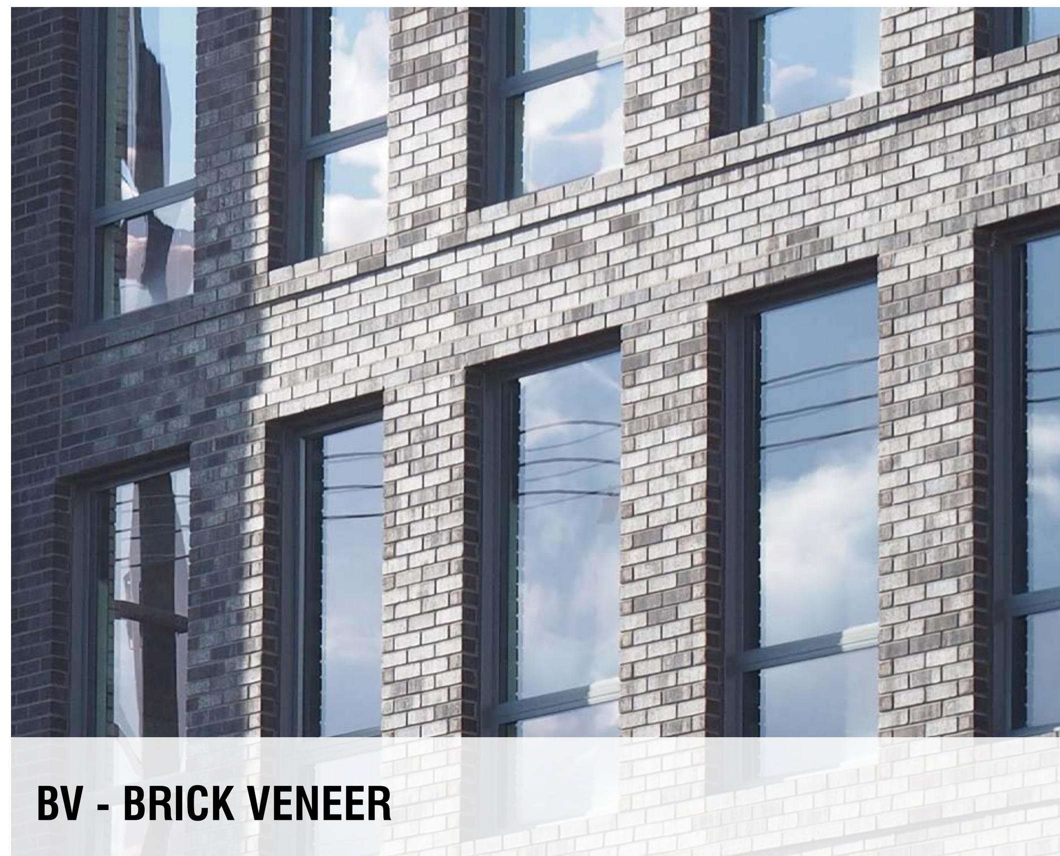
TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

ROOF
PLAN - PHASE 2A

A-2.11



BV - BRICK VENEER

BV1 - BRICK VENEER "LIMESTONE"

BV2 - BRICK VENEER "CHARCOAL"

BV3 - BRICK VENEER "LIGHT GREY"

MP - METAL PANEL

MP1 - METAL PANEL "BRONZE"

MP2 - METAL PANEL "DARK GREY"

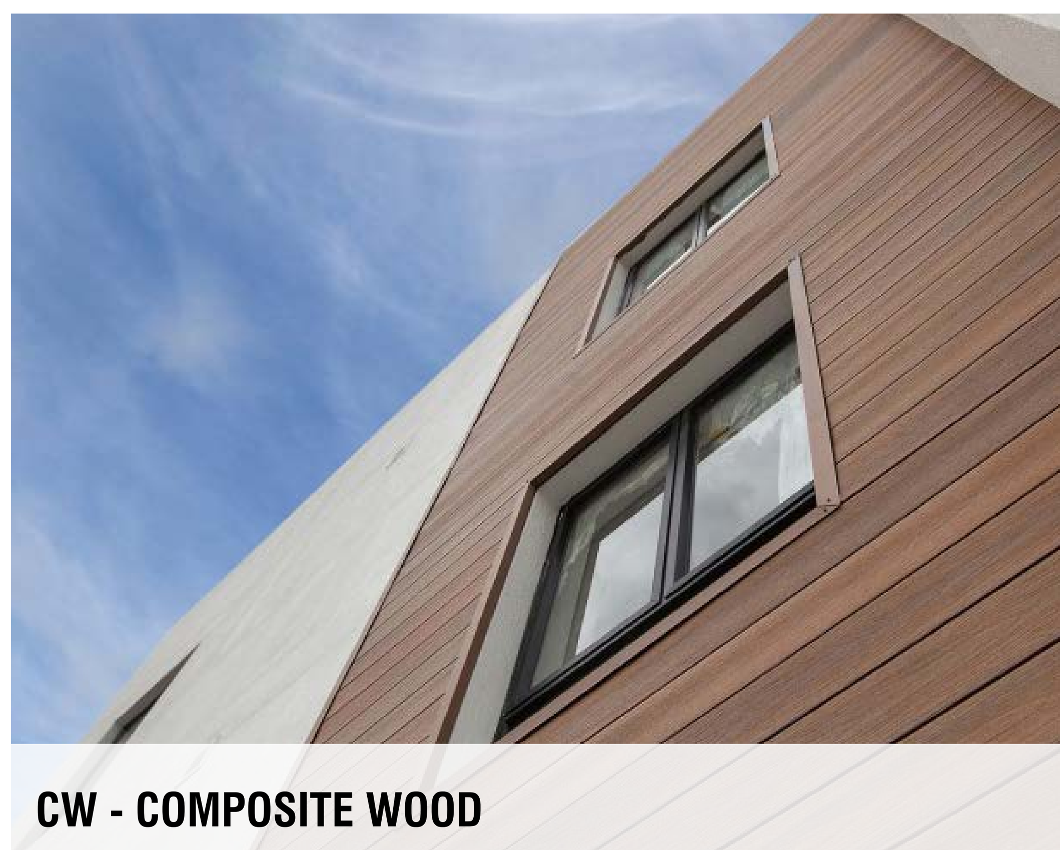
MP3 - METAL PANEL "EGGSHELL"

MP4 - METAL PANEL ALUMINUM

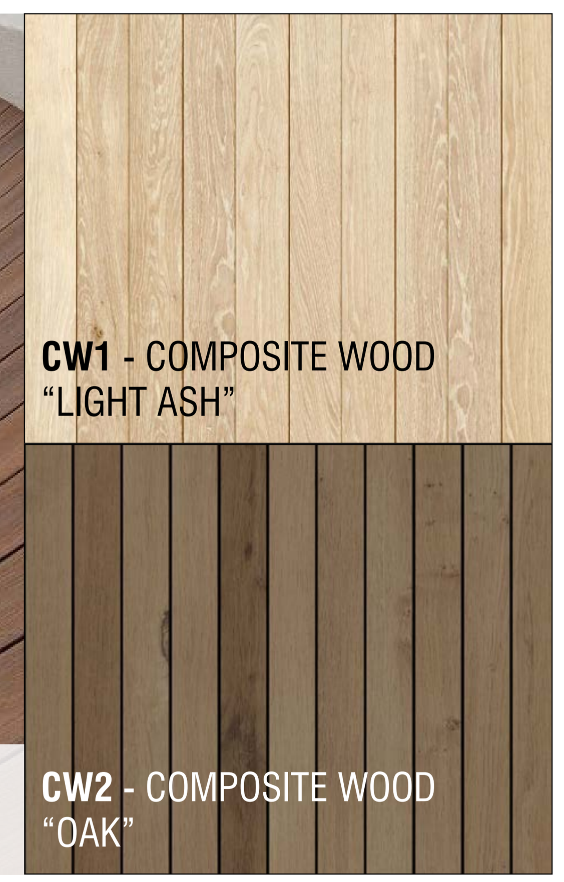
MP5 - METAL PANEL "LIGHT BRONZE"

GD - GARAGE DOOR

GD - GARAGE DOOR

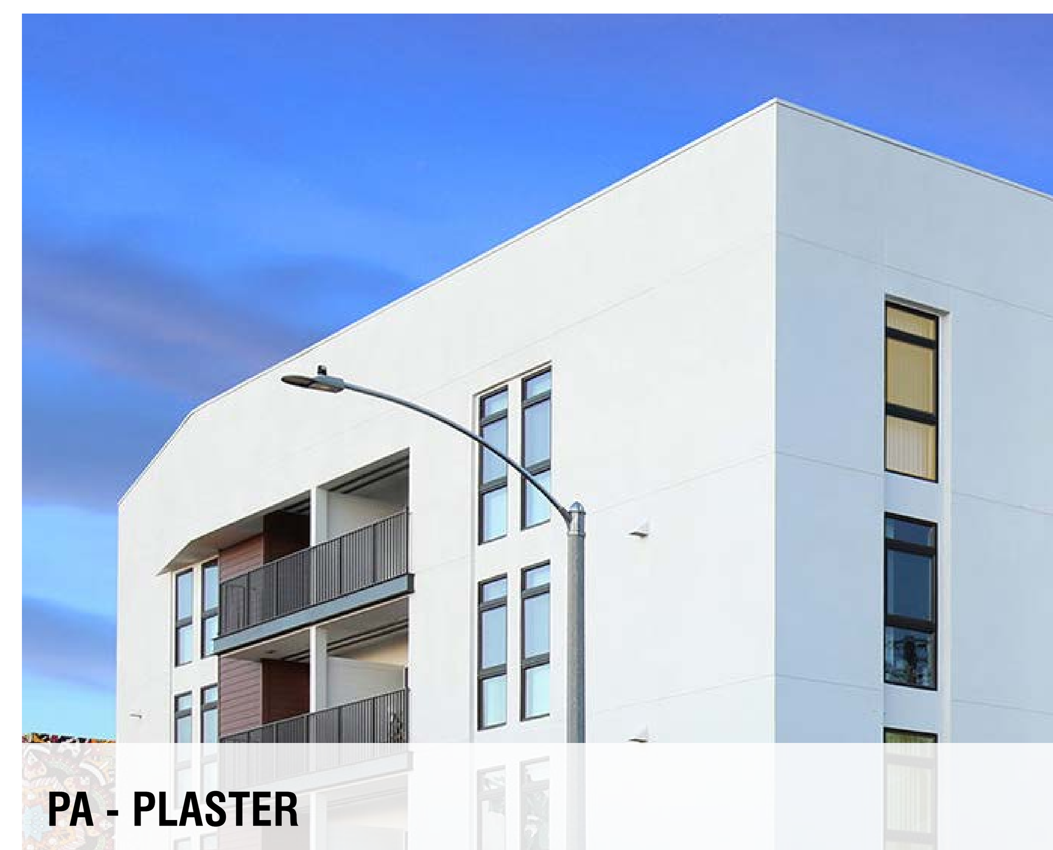


CW - COMPOSITE WOOD



CW1 - COMPOSITE WOOD "LIGHT ASH"

CW2 - COMPOSITE WOOD "OAK"



PA - PLASTER

PA1 "LIGHT GREY"

PA2 "CHARCOAL"

PA3 "EGG SHELL"

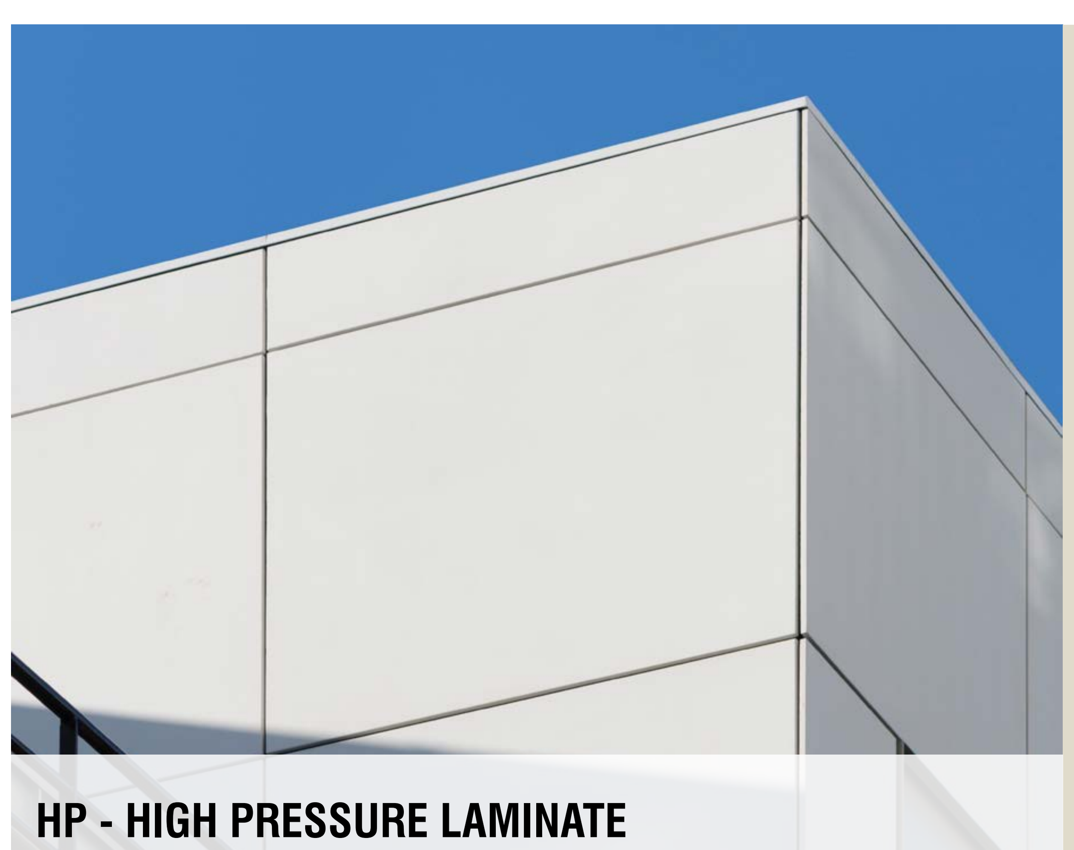
PA4 "MEDIUM GREY"

RL - RAILING

RL1 - PERFORATED METAL RAILING "SILVER"

RL2 - OSHA RAILING

RL3 - GLASS RAILING



HP - HIGH PRESSURE LAMINATE

HP "EGG SHELL"

CY - CANOPY

CY1 - METAL CANOPY

CY2 - GLASS CANOPY

AW - ALUMINUM WINDOW

ST - STOREFRONT

ST - ALUMINUM STOREFRONT
"BLACK"

VW - VINYL WINDOW

VW
"BLACK"

WW - WINDOW WALL

WW1 - ALUMINUM

WW1 - MECHANICAL ENCLOSURE

ELEVATION 1 - BROOKLYN BASIN WAY

64'
32'
16'

TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

REQUIRED TRANSPARENCY (ELEVATION 1 AND 2):
ELEVATION 1 FRONTAGE:
95'- 6" x 20'- 0" = 1,910 SF
50% of 1,910 SF FRONTAGE = **955 SF**

ELEVATION 2 FRONTAGE:
92'- 0" x 20'- 0" = 1,840 SF
50% of 1,840 SF FRONTAGE = **920 SF**

TOTAL REQUIRED TRANSPARENCY
955 SF + 920 SF = **1,875 SF**
PROVIDED TRANSPARENCY (ELEVATION 1 AND 2):
2,185 SF

MATERIAL KEY:

BV1 - BRICK VENEER 1
BV2 - BRICK VENEER 2
BV3 - BRICK VENEER 3
CW1 - COMPOSITE WOOD 1
CW2 - COMPOSITE WOOD 2
HP - HIGH PRESSURE LAMINATE

MP1 - METAL PANEL 1
MP2 - METAL PANEL 2
MP3 - METAL PANEL 3
MP4 - METAL PANEL 4 - ALUM.
MP5 - METAL PANEL 5

PA1 - PLASTER 1
PA2 - PLASTER 2
PA3 - PLASTER 3
PA4 - PLASTER 4

CY1 - CANOPY 1 - METAL
CY2 - CANOPY 2 - GLASS
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
RL3 - RAILING - GLASS
ST - STOREFRONT - "BLACK ALUMINUM"

AW - ALUMINUM WINDOW
FG - FROSTED GLAZING
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
WW1 - WINDOW WALL - ALUMINUM
WW2 - WINDOW WALL - MECH.ENCLOSURE

GD - GARAGE DOOR
MG - 10' PTD MTL. GRILLE AND GATE

ELEVATION 2 - CLINTON BASIN

TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

REQUIRED TRANSPARENCY (ELEVATION 1 AND 2):
ELEVATION 1 FRONTAGE:
95'- 6" x 20'- 0" = 1,910 SF
50% of 1,910 SF FRONTAGE = **955 SF**

ELEVATION 2 FRONTAGE:
92'- 0" x 20'- 0" = 1,840 SF
50% of 1,840 SF FRONTAGE = **920 SF**

TOTAL REQUIRED TRANSPARENCY
955 SF + 920 SF =**1,875 SF**

PROVIDED TRANSPARENCY (ELEVATION 1 AND 2):
2,185 SF

64'
32'
16'

MATERIAL KEY:

BV1 - BRICK VENEER 1
BV2 - BRICK VENEER 2
BV3 - BRICK VENEER 3
CW1 - COMPOSITE WOOD 1
CW2 - COMPOSITE WOOD 2
HP - HIGH PRESSURE LAMINATE

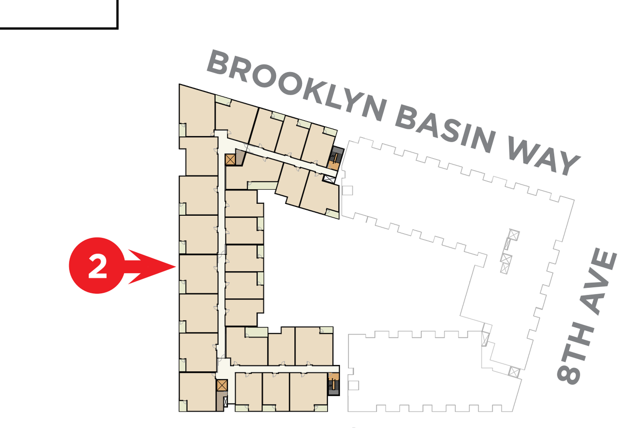
MP1 - METAL PANEL 1
MP2 - METAL PANEL 2
MP3 - METAL PANEL 3
MP4 - METAL PANEL 4 - ALUM.
MP5 - METAL PANEL 5

PA1 - PLASTER 1
PA2 - PLASTER 2
PA3 - PLASTER 3
PA4 - PLASTER 4

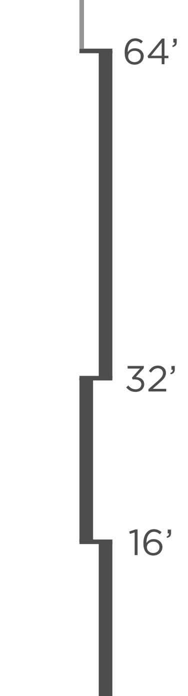
CY1 - CANOPY 1 - METAL
CY2 - CANOPY 2 - GLASS
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
RL3 - RAILING - GLASS
ST - STOREFRONT - "BLACK ALUMINUM"

AW - ALUMINUM WINDOW
FG - FROSTED GLAZING
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
WW1 - WINDOW WALL - ALUMINUM
WW2 - WINDOW WALL - MECH.ENCLOSURE

GD - GARAGE DOOR
MG - 10' PTD MTL. GRILLE AND GATE

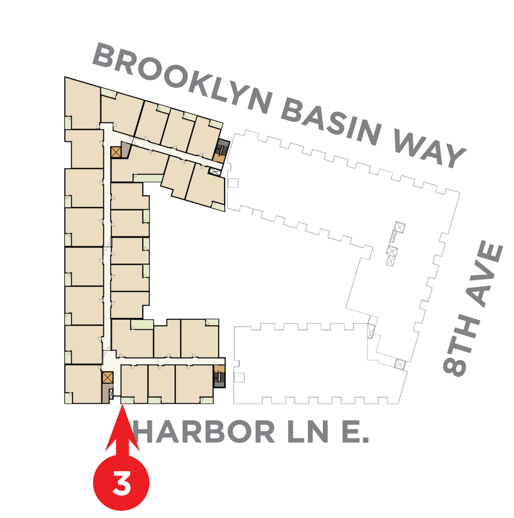


ELEVATION 3 - HARBOR LANE EAST



MATERIAL KEY:

- **BV1** - BRICK VENEER 1
- **BV2** - BRICK VENEER 2
- **BV3** - BRICK VENEER 3
- **CW1** - COMPOSITE WOOD 1
- **CW2** - COMPOSITE WOOD 2
- **HP** - HIGH PRESSURE LAMINATE
- **MP1** - METAL PANEL 1
- **MP2** - METAL PANEL 2
- **MP3** - METAL PANEL 3
- **MP4** - METAL PANEL 4 - ALUM.
- **MP5** - METAL PANEL 5
- **PA1** - PLASTER 1
- **PA2** - PLASTER 2
- **PA3** - PLASTER 3
- **PA4** - PLASTER 4
- **CY1** - CANOPY 1 - METAL
- **CY2** - CANOPY 2 - GLASS
- **RL1** - RAILING - PERFORATED METAL
- **RL2** - OSHA RAILING
- **RL3** - RAILING - GLASS
- **ST** - STOREFRONT - "BLACK ALUMINUM"
- **AW** - ALUMINUM WINDOW
- **FG** - FROSTED GLAZING
- **VW** - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
- **WW1** - WINDOW WALL - ALUMINUM
- **WW2** - WINDOW WALL - MECH.ENCLOSURE
- **GD** - GARAGE DOOR
- **MG** - 10' PTD MTL. GRILLE AND GATE



TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

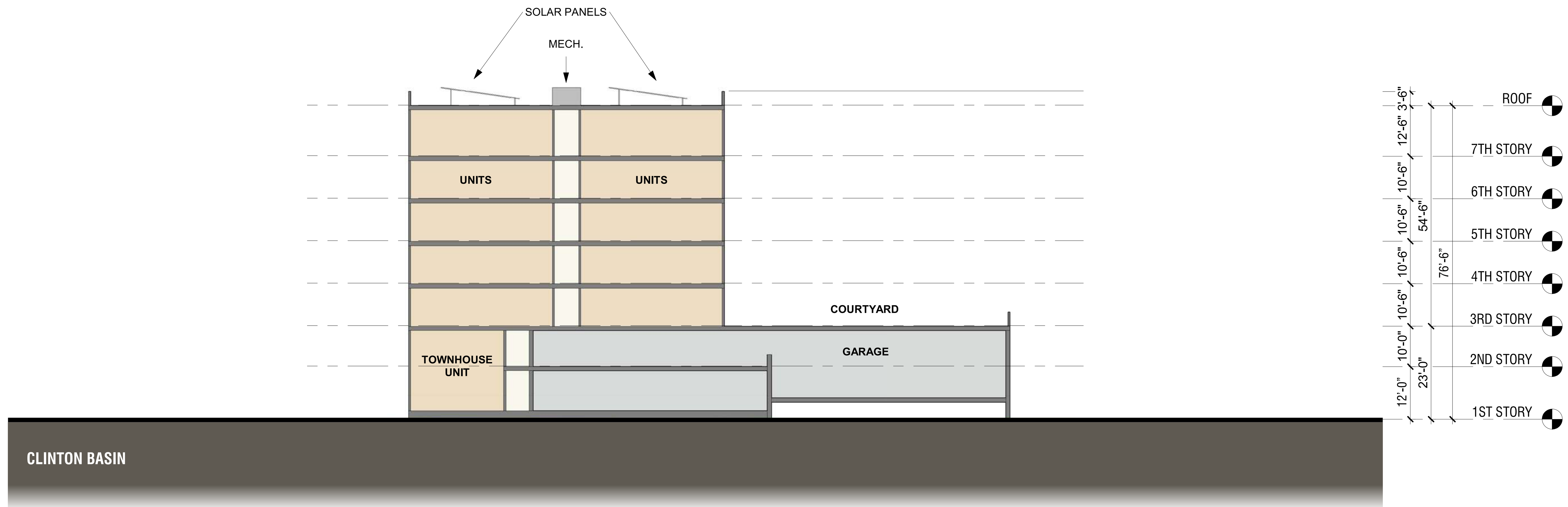
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

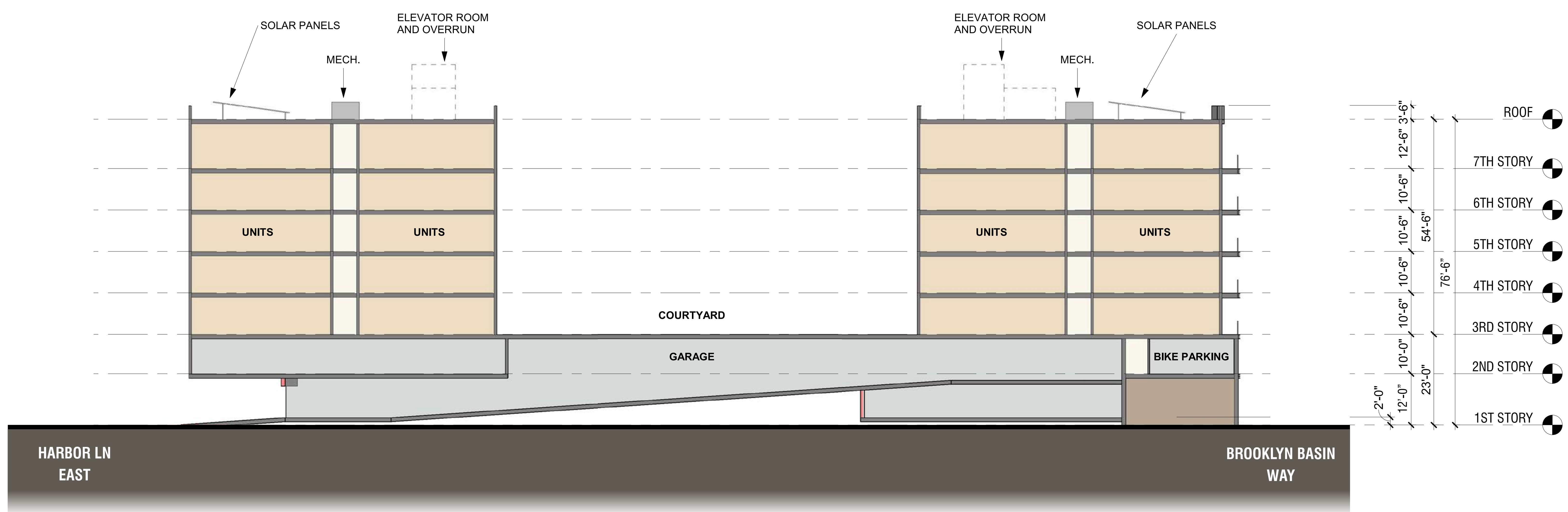
ELEVATIONS
PHASE 2A

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH

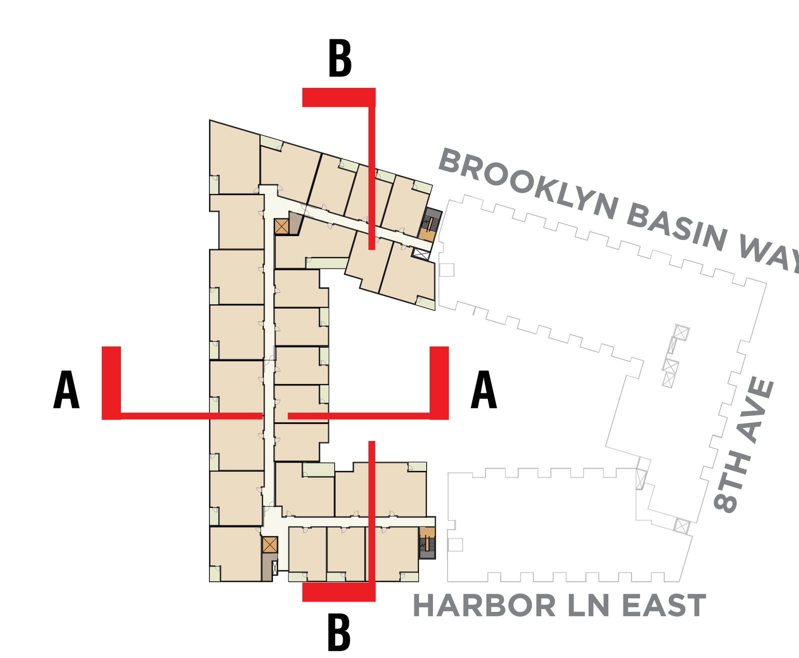


SECTION A



SECTION B

64'
32'
16'



TCA ARCHITECTS

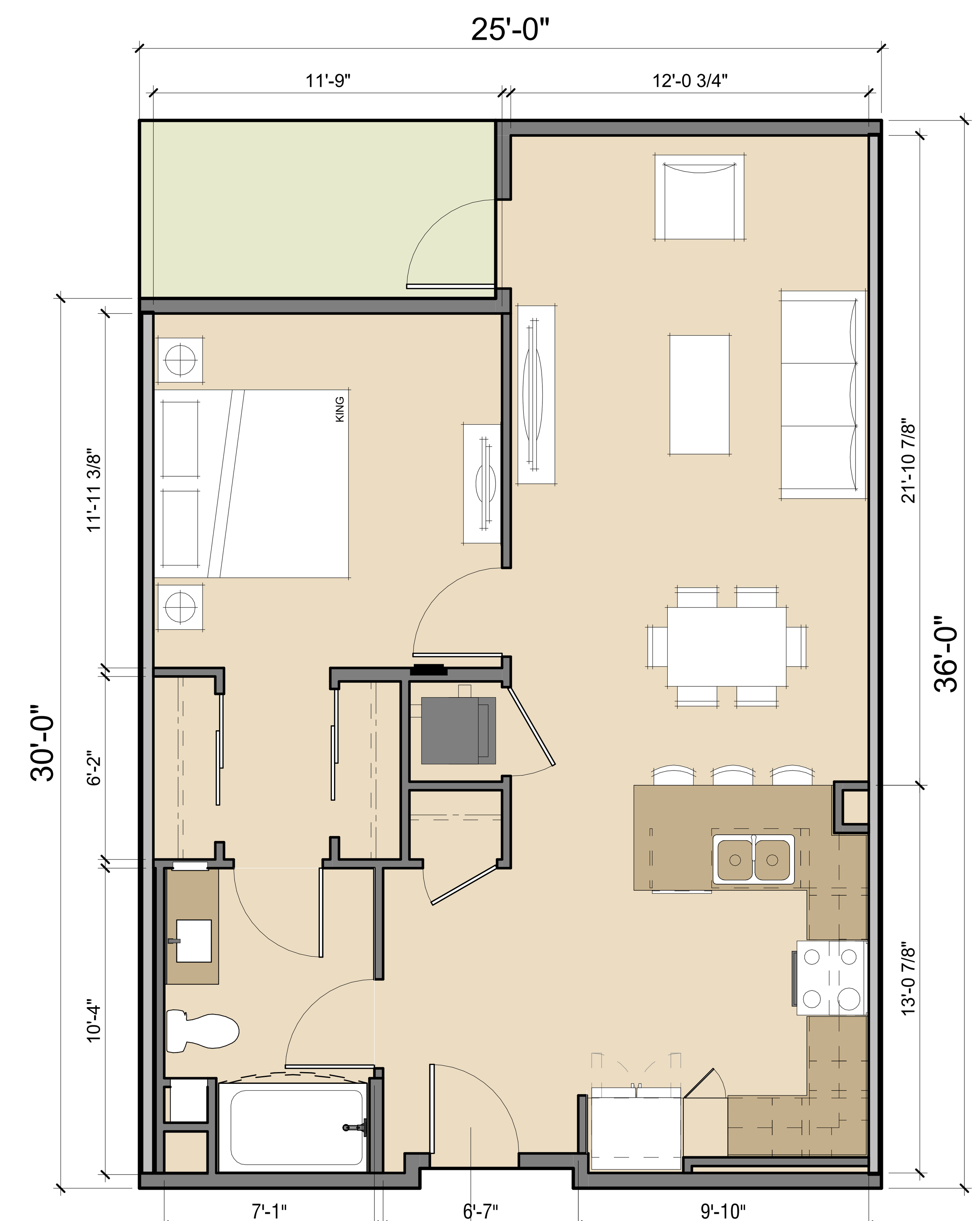
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

SECTIONS
PHASE 2A

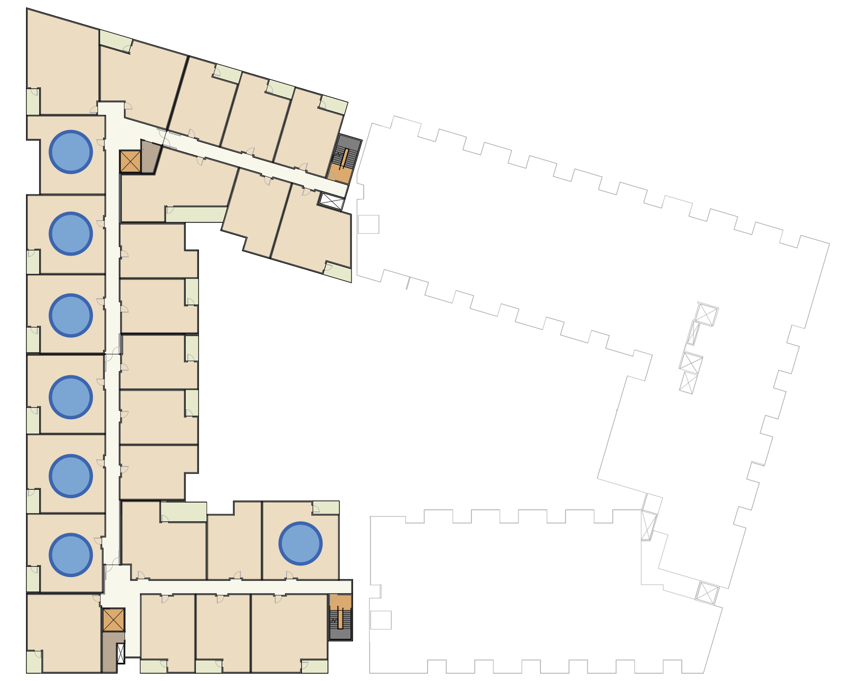
A-2.17

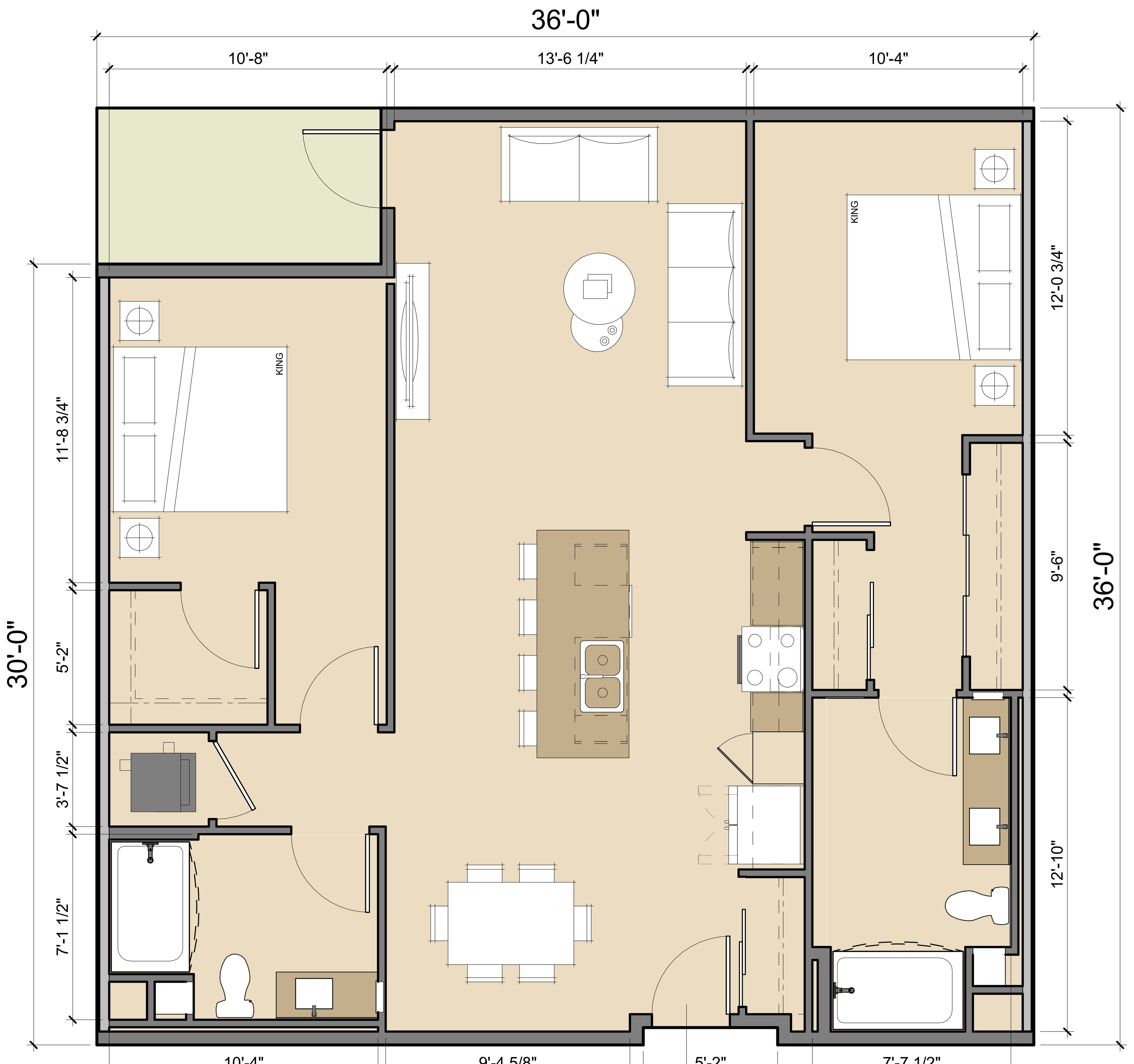


M-A1
825 SF

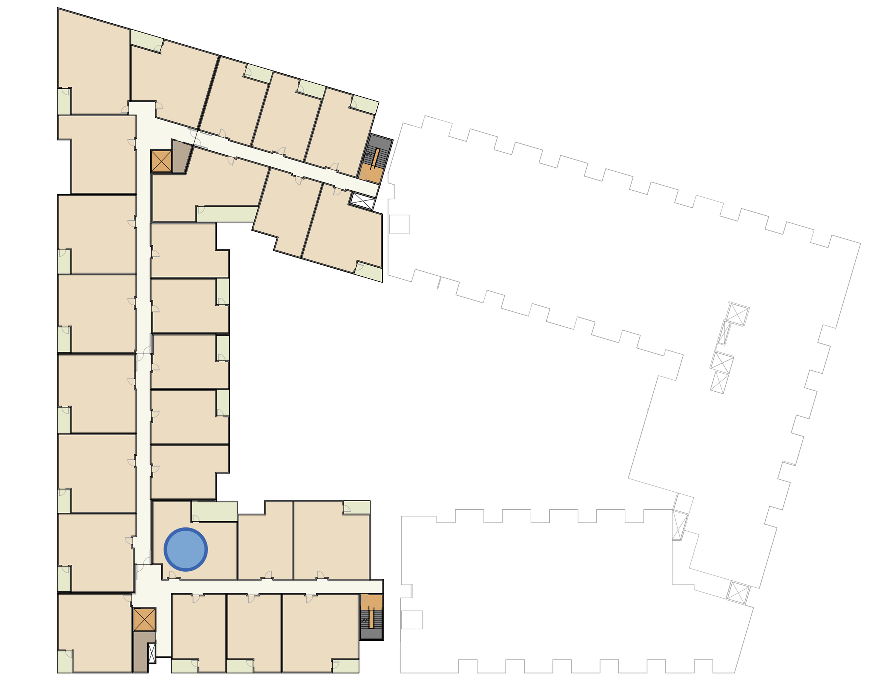
16'
8'
4'

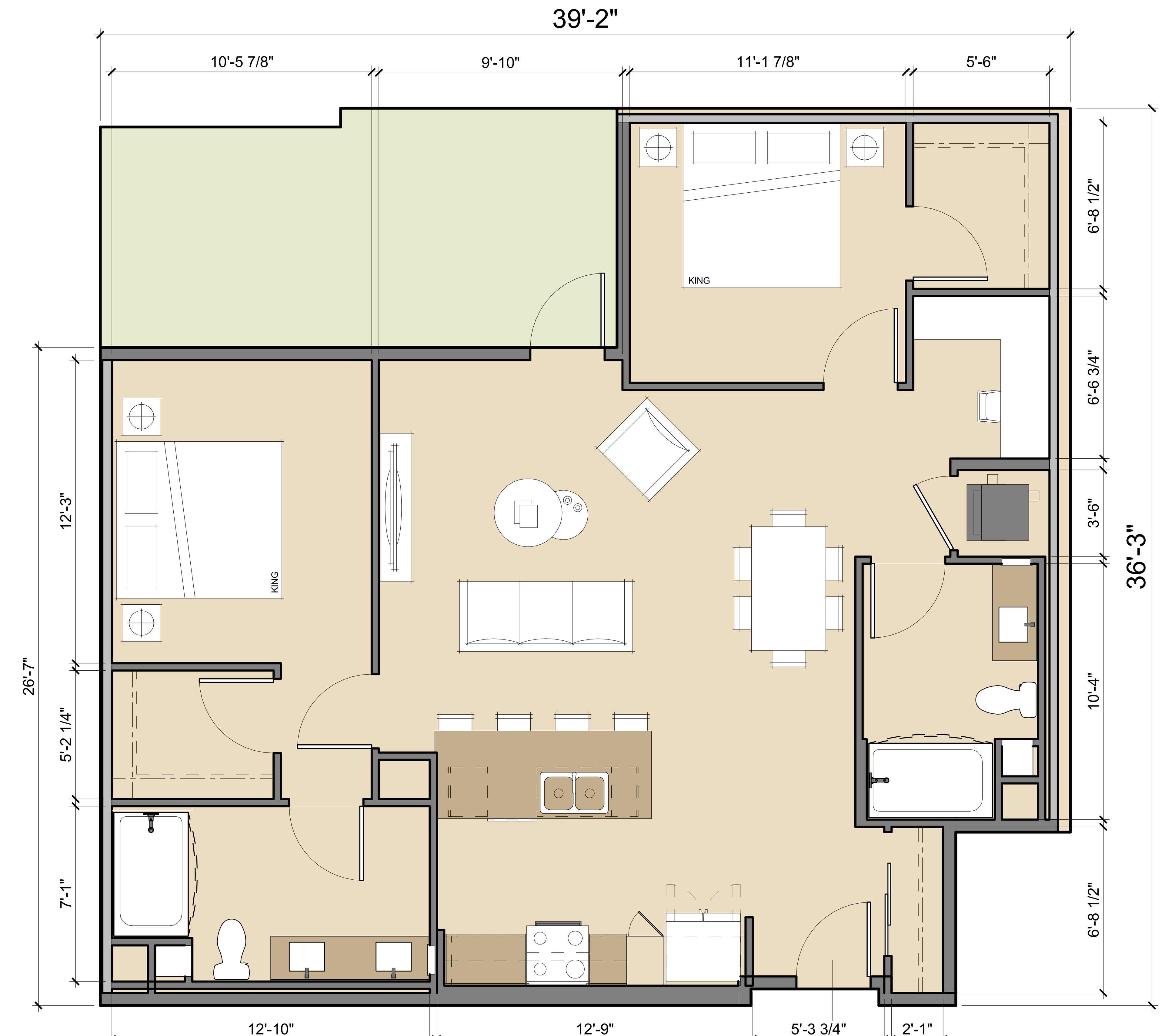
*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.



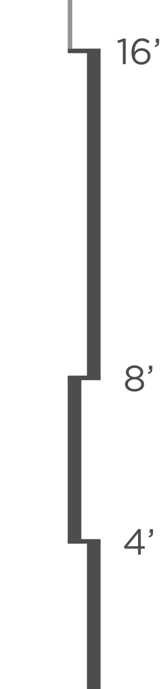


M-B1
1,227 SF





M-B2
1,182 SF



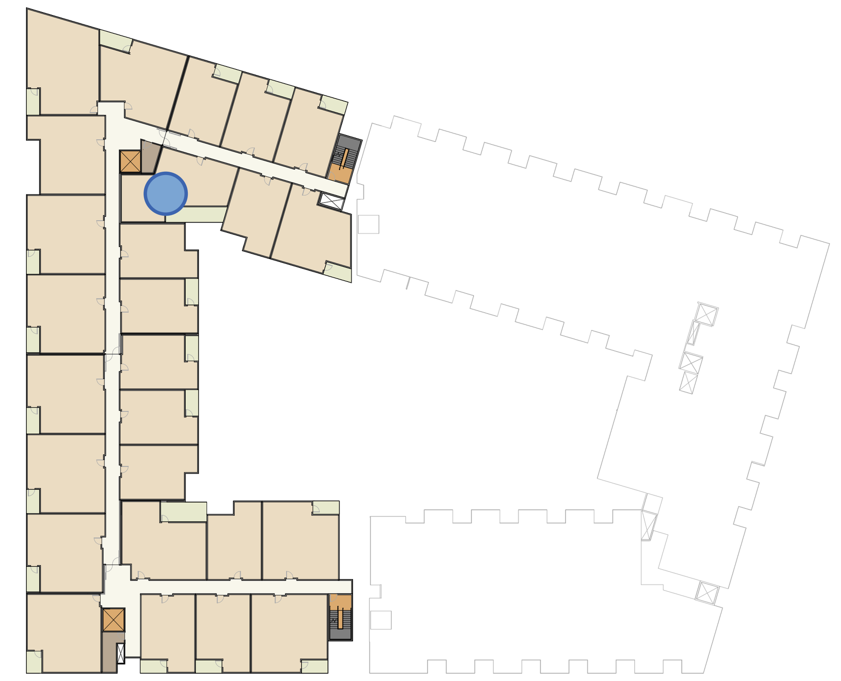
*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

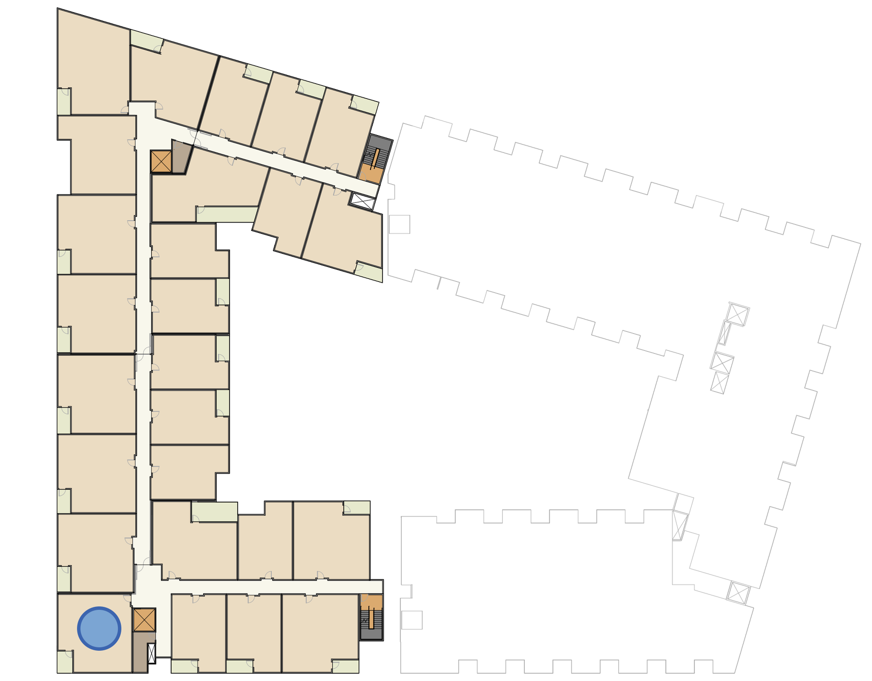
TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

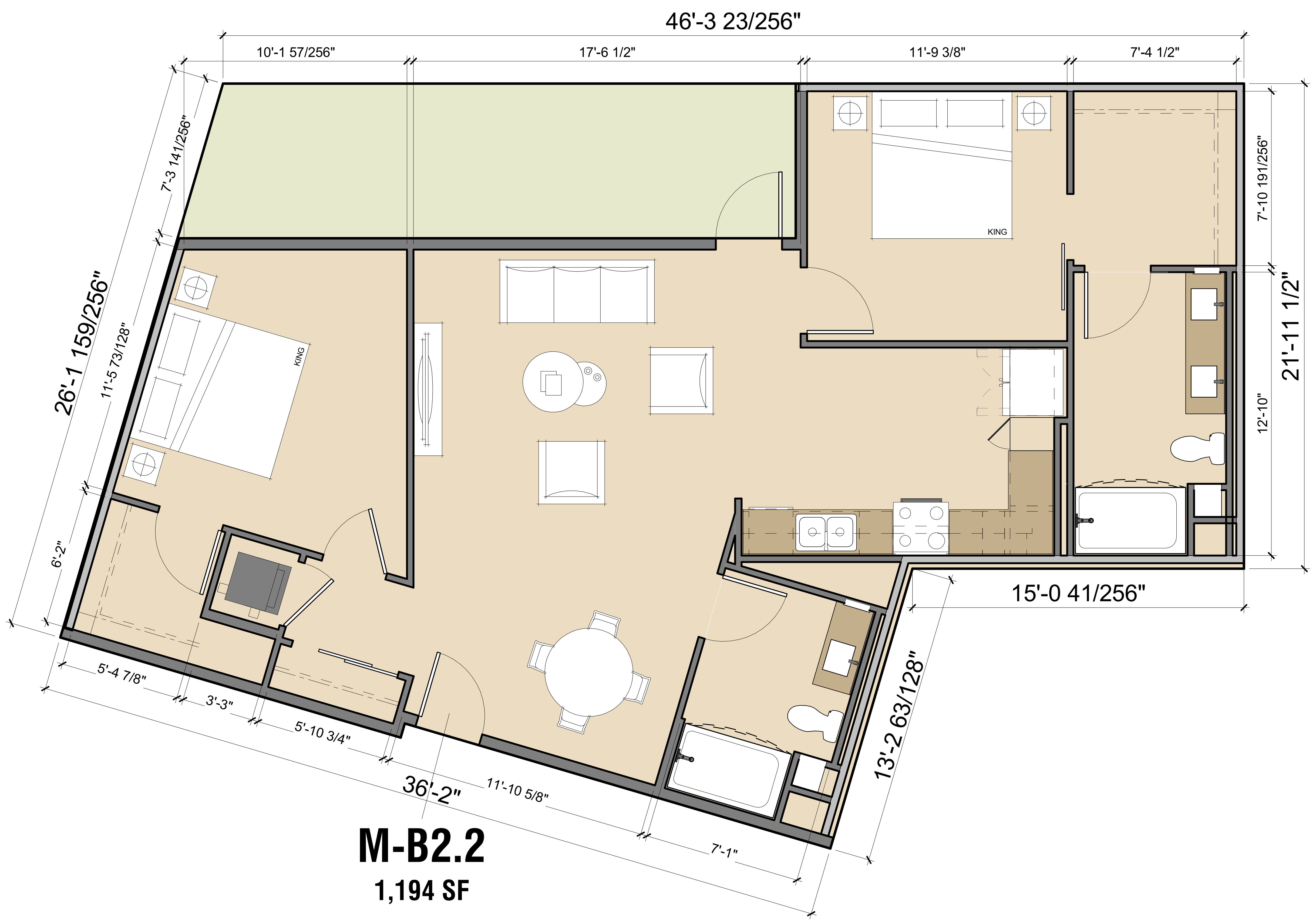
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

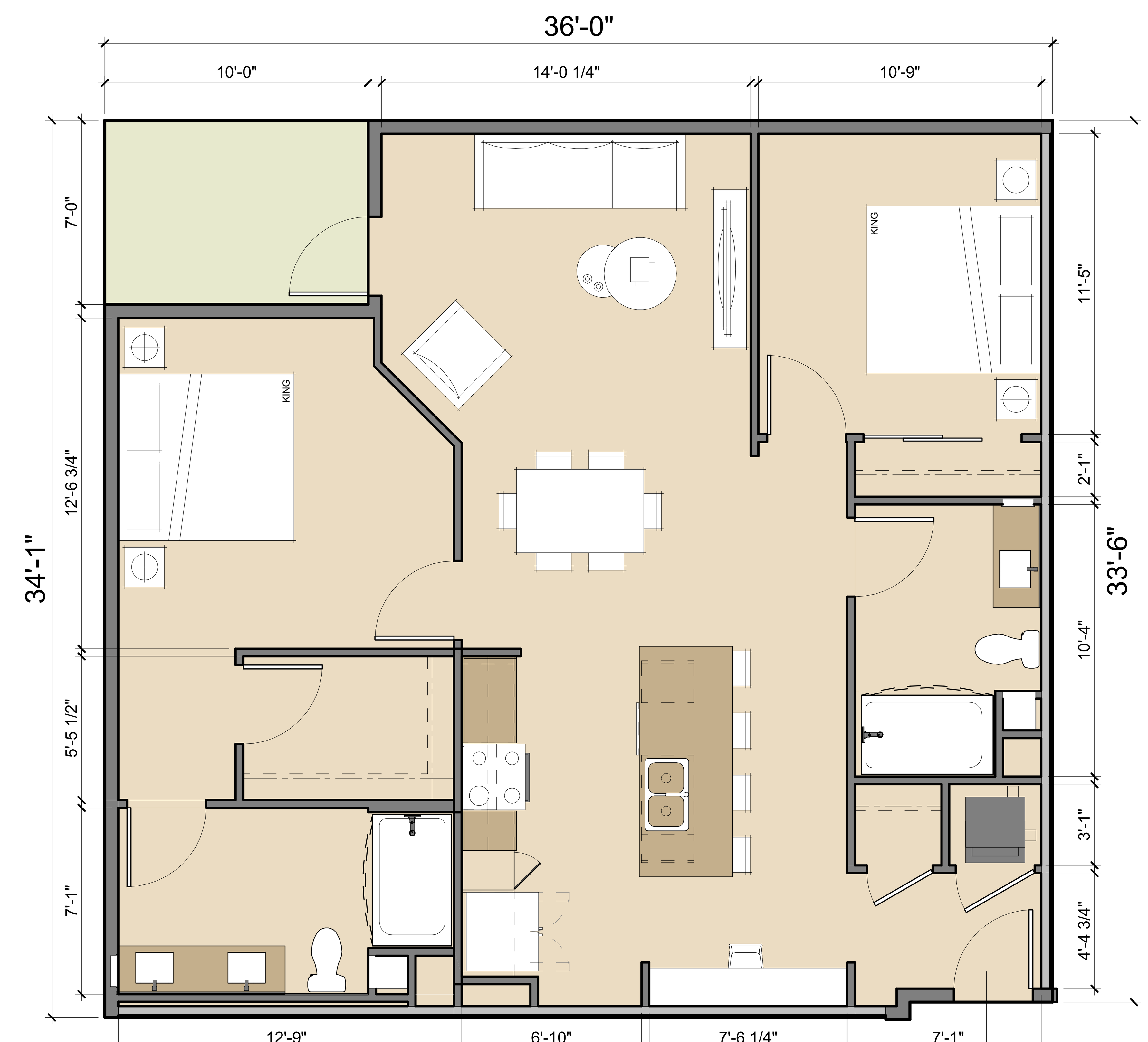
TYP. UNIT PLANS - 2 BR
PHASE 2A







M-B2.2
1,194 SF



M-B3
1,154 SF

*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

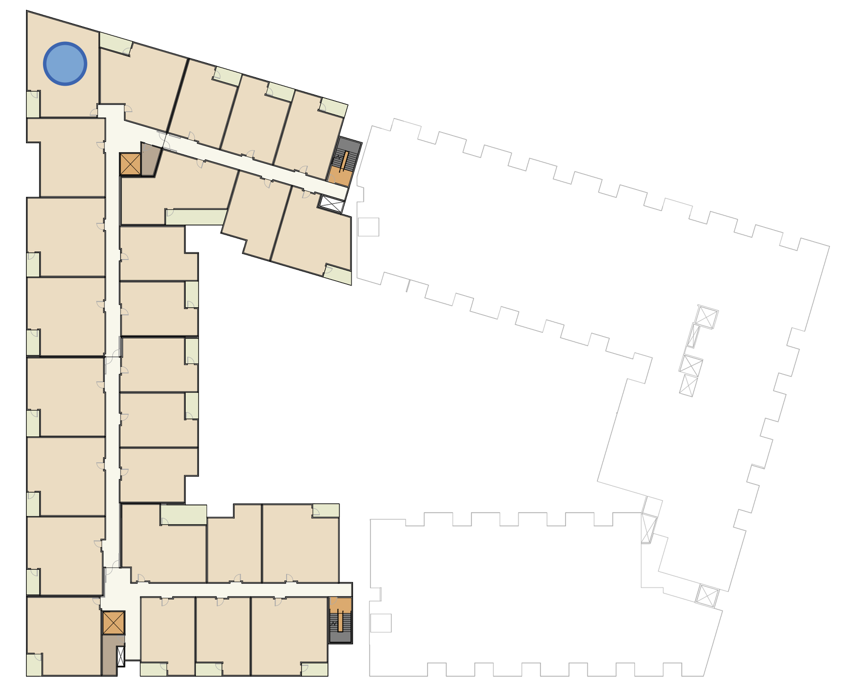
TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

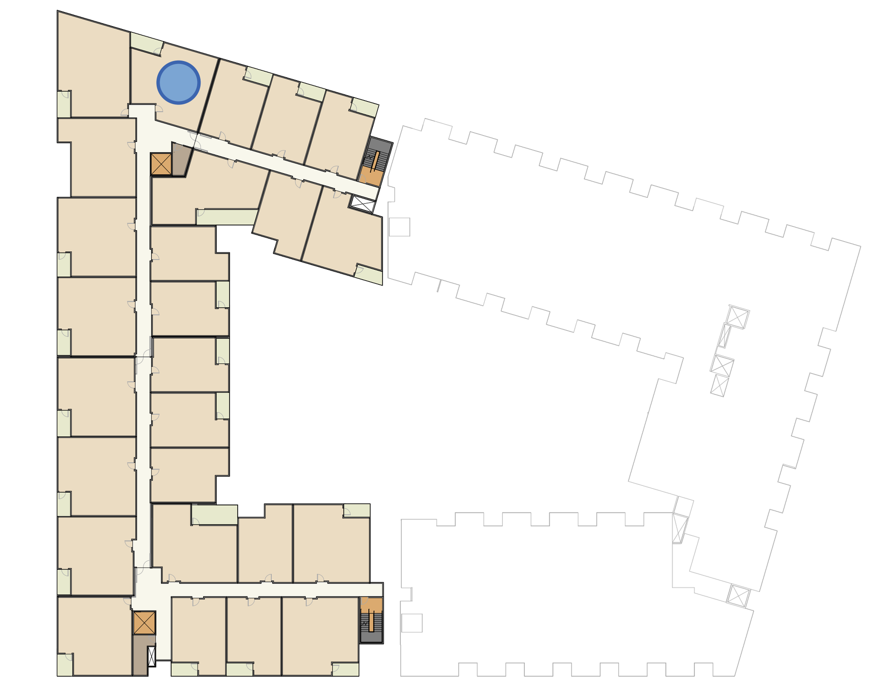
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

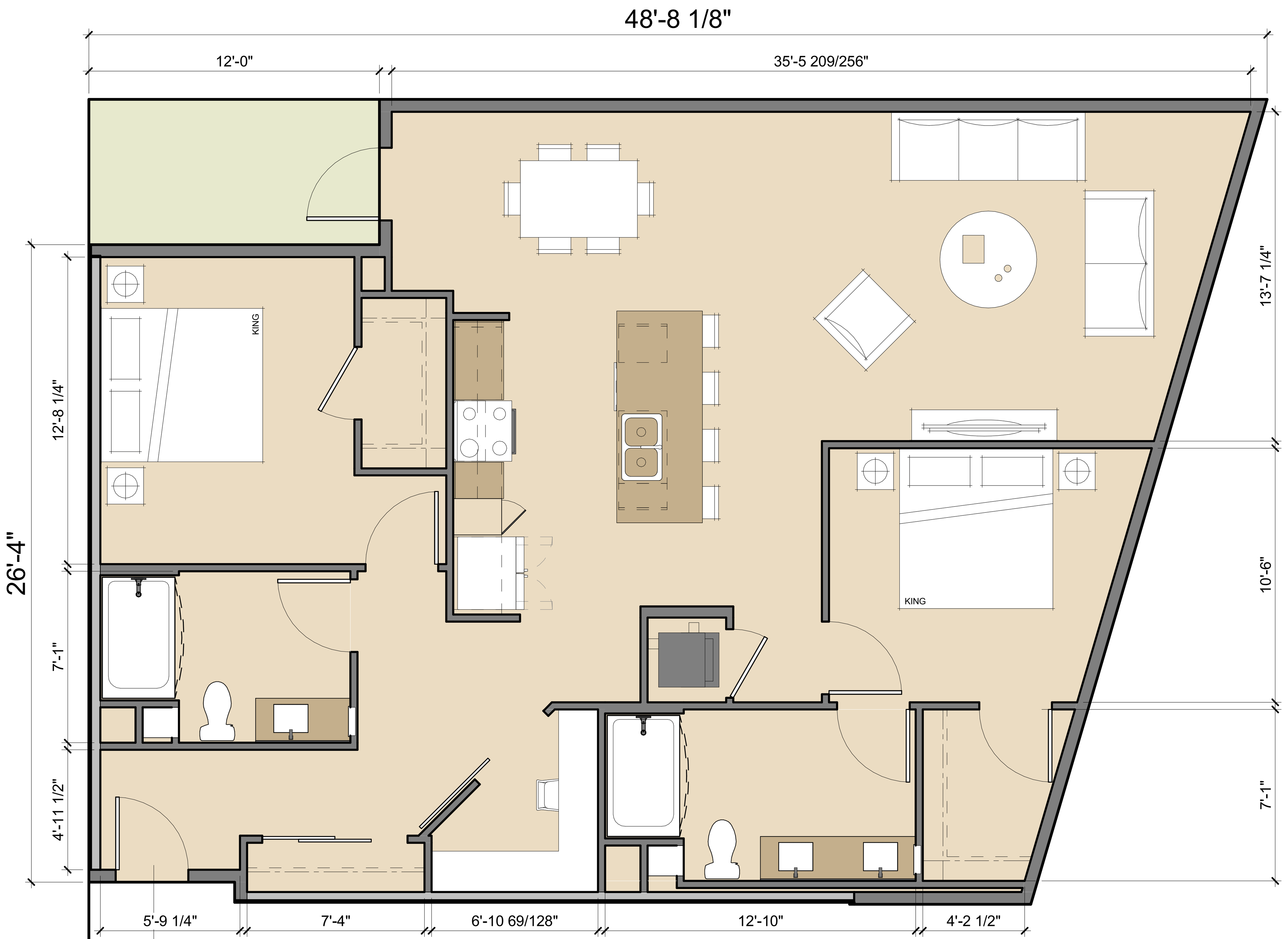
FDP RESUBMITTAL
FEBRUARY 5, 2025

TYP. UNIT PLANS - 2 BR
PHASE 2A

A-220

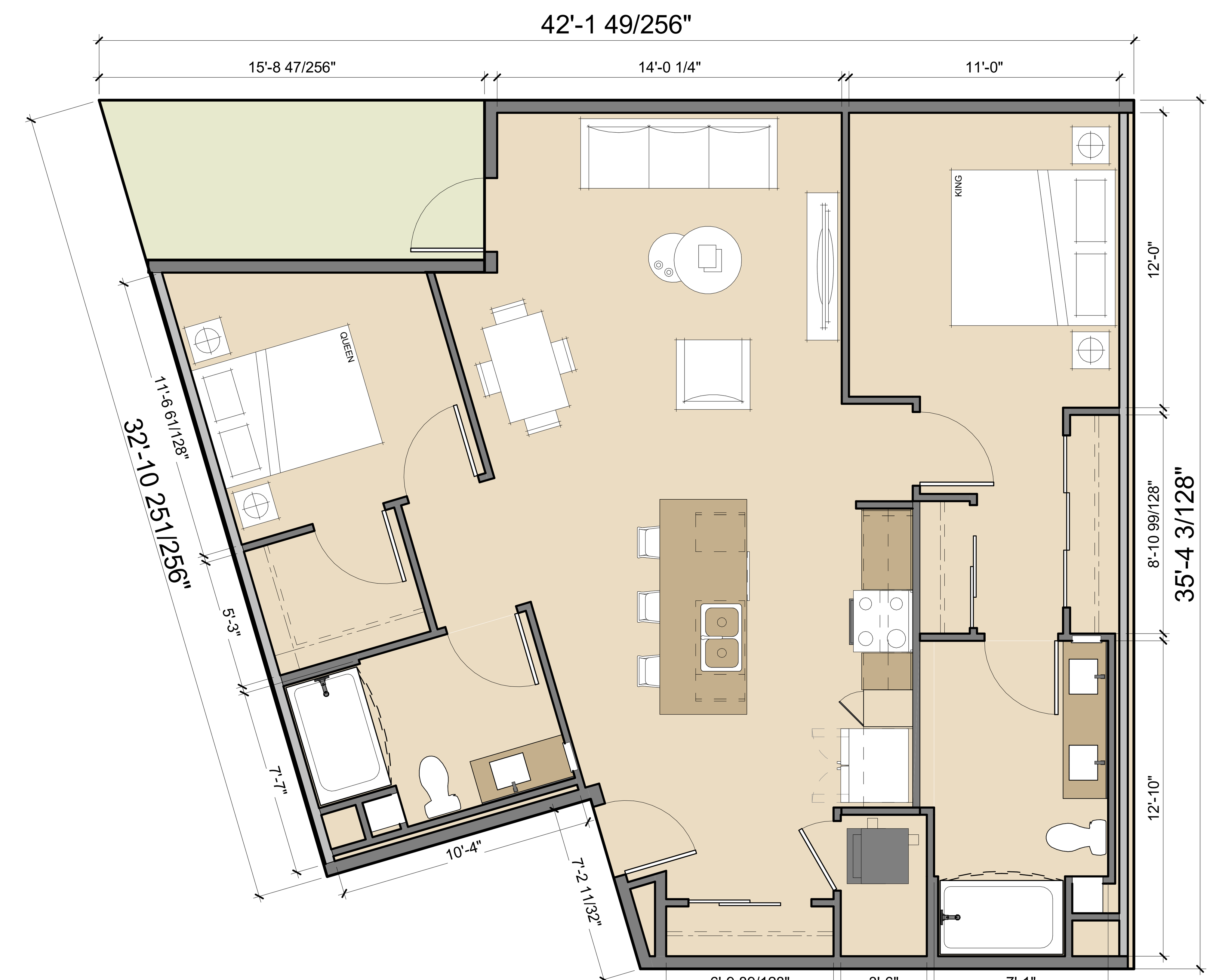






M-B4

1,376 SF



16'
8'
4'

*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

TCA ARCHITECTS

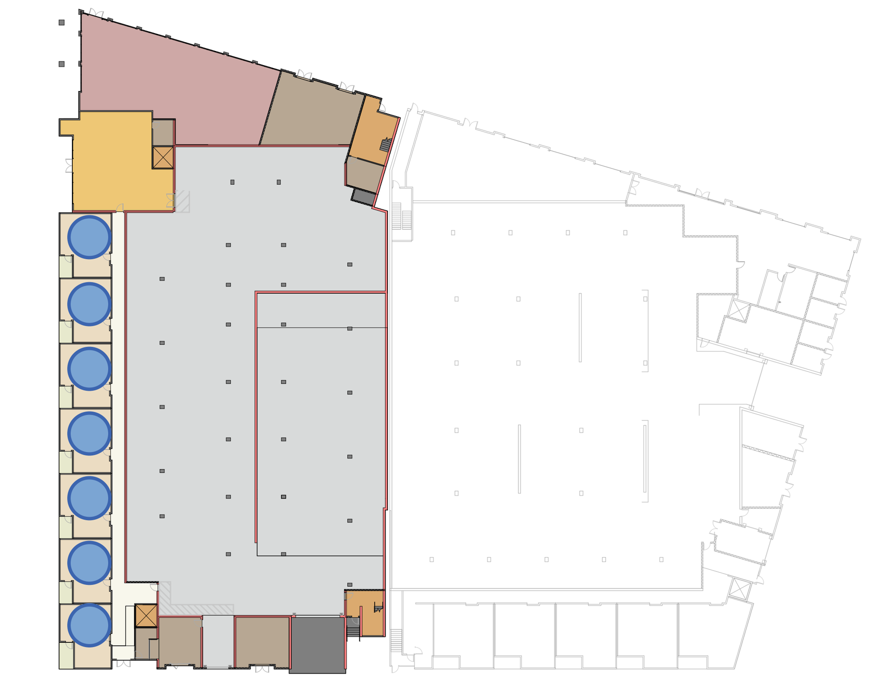
SIGNATURE DEVELOPMENT GROUP

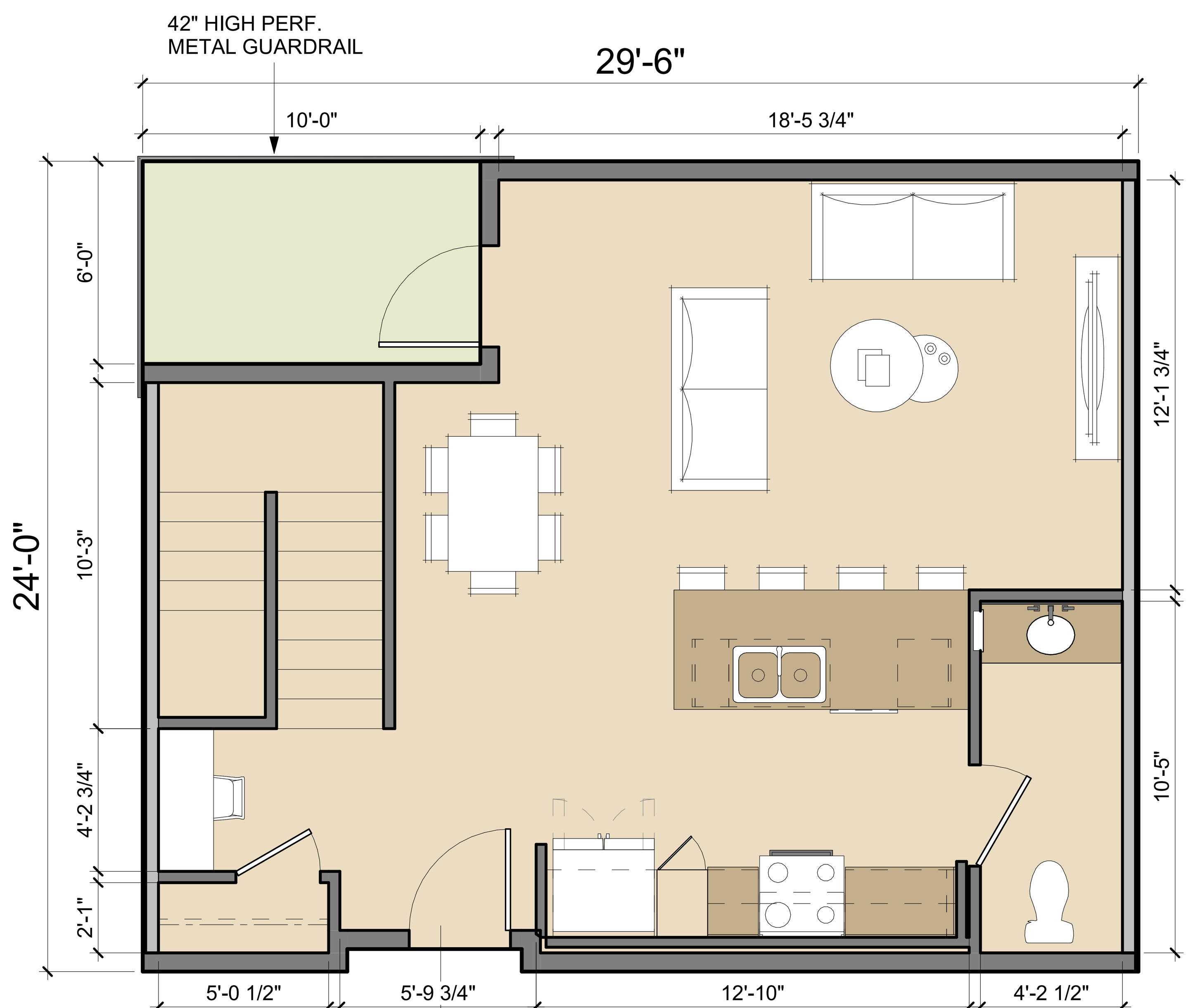
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

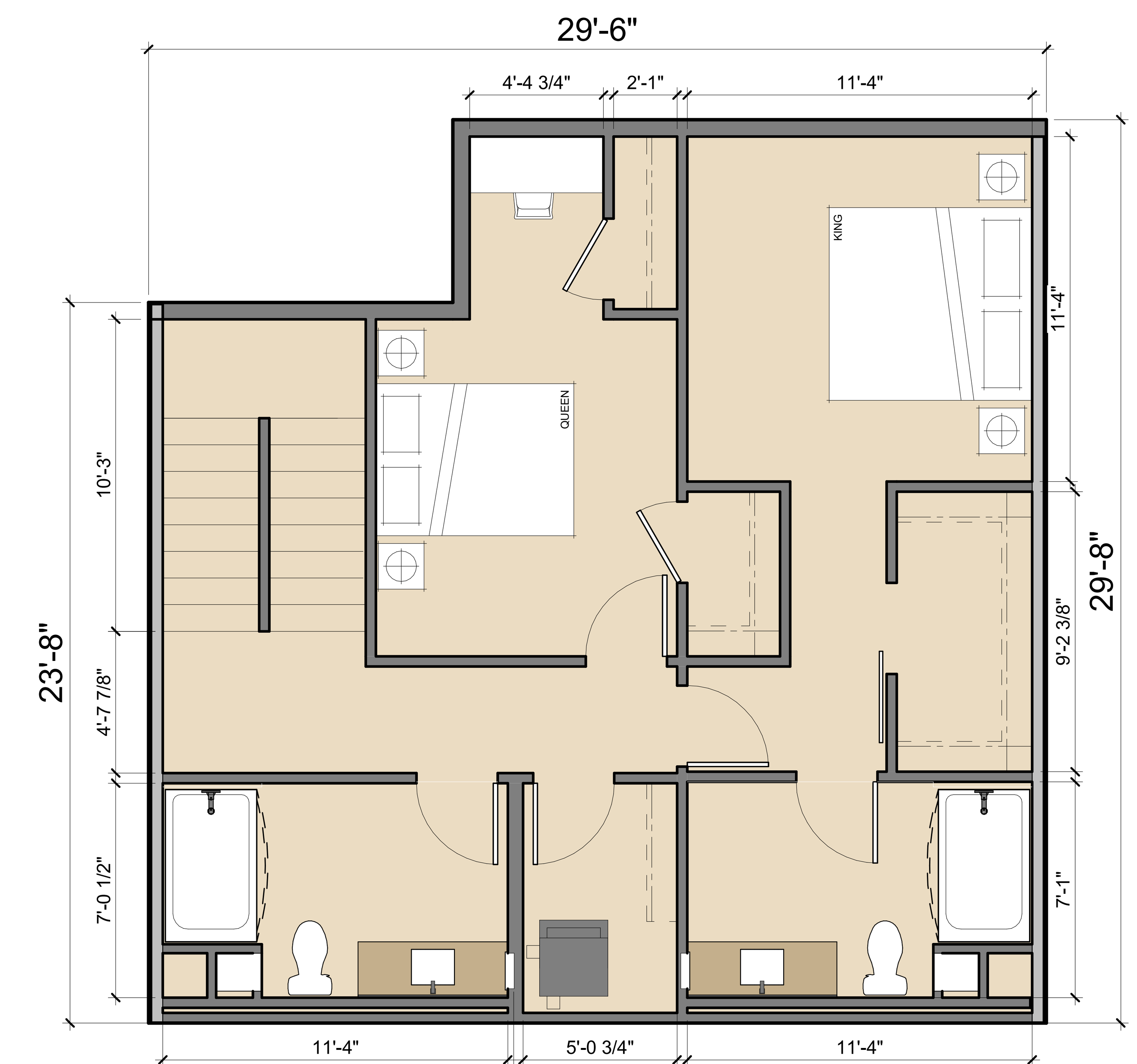
TYP. UNIT PLANS - 2 BR
PHASE 2A

A-2.21

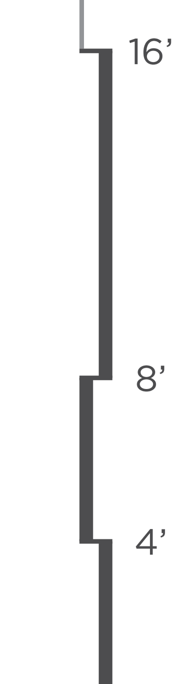




M-TH1
645 SF



M-TH1
815 SF



UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

TYP. UNIT PLANS - TOWNHOUSE
PHASE 2A

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

3D VIEW FROM I-880 FREEWAY
PHASE 2B

3D VIEW FROM BROOKLYN BASIN WAY & CLINTON BASIN

PHASE 2B

3D VIEW FROM CLINTON BASIN & HARBOR LN E.

PHASE 2B

PHASE 2B - TOWNHOMES AND HIGHRISE

PHASE I - TOWNHOMES- PROJECT SUMMARY

BLDG. SUMMARY	
SITE AREA	1.01 AC.
UNITS	**83**
DENSITY	82/ac.
CONST. TYPE	TYPE VA
STORIES	4 OVER 1
HEIGHT	58'

GROSS AREA BY USE	
RESIDENTIAL	109,780
LOBBY/MAIL	2,168
COMMUNITY RM / RETAIL	2,663
CIRCULATION	9,839
SERVICE/UTILITY	3,847
GARAGE	27,275
TOTAL	**155,572**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	33
ACCESSIBLE EV-R (9 X 18)	1
STANDARD EV-CS (9 X 18)	7
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	43
ACCESSIBLE (9 X 18)	1
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	0
INTERMEDIATE (8 X 16.5)	33
COMPACT (8 X 16)	5
PARKING TOTAL	***83***

*UNIT SUMMARY **					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
1 BEDROOM					
1 BR FLAT	1-A1	4	705	2,820	4.8%
1 BR FLAT	1-A2	1	769	769	1.2%
1 BR TOWNHOUSE	1-TH1	2	918	1,836	9.6%
1 BR TOWNHOUSE	1-TH2	8	867	6,936	9.6%
		15			**18.1%**
2 BEDROOM					
2 BR TOWNHOUSE	1-TH3	20	1,243	24,860	24.1%
2 BR TOWNHOUSE + DEN	1-TH4	38	1,359	51,642	45.8%
2 BR TOWNHOUSE + DEN	1-TH5	2	1,520	3,040	2.4%
2 BR TOWNHOUSE + DEN	1-TH6	2	1,568	3,136	2.4%
2 BR TOWNHOUSE	1-TH7	2	1,297	2,594	2.4%
2 BR TOWNHOUSE	1-TH8	2	1,082	2,164	2.4%
2 BR TOWNHOUSE	1-TH9	2	1,203	2,406	2.4%
		68			**81.9%**
TOTAL		**83**	**1,240.7**	**102,980**	

**- NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT". THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

PHASE IIB - HIGHRISE- PROJECT SUMMARY

BLDG. SUMMARY	
SITE AREA	.99 AC.
UNITS	**260**
DENSITY	264/ ac.
CONST. TYPE	TYPE I
STORIES	23
HEIGHT	235'

GROSS AREA BY USE	
RESIDENTIAL	263,097
AMENITY	6,187
RETAIL	3,545
CIRCULATION	54,035
SERVICE/UTILITY	14,042
GARAGE	105,795
TOTAL	**446,701**

RESIDENTIAL PARKING SUMMARY	
STANDARD EV-R (9 X 18)	98
ACCESSIBLE EV-R (9 X 18)	2
STANDARD EV-CS (9 X 18)	23
ACCESSIBLE EV-CS (9 X 18)	1
VAN EV-CS (9 X 18)	1
TOTAL EV	125
ACCESSIBLE (9 X 18)	3
VAN ACCESSIBLE (9 X 18)	1
STANDARD (9 X 18)	0
INTERMEDIATE (8 X 16.5)	120
COMPACT (7.5 X 16)	0
PARKING TOTAL	***249***

UNIT SUMMARY					
TYPE	*UNIT*	*NO.*	*AVG.**	*TOTAL*	*%*
1 BEDROOM					
1 BR FLAT	H-A1	39	838	32,682	15.0%
1 BR FLAT	H-A2.1	17	734	12,478	6.5%
1 BR FLAT	H-A2.2	17	684	11,628	6.5%
1 BR FLAT	H-A2.1	2	646	1,292	0.8%
1 BR FLAT	H-A3	6	786	4,716	2.3%
1 BR FLAT	H-A4	6	700	4,200	2.3%
1 BR FLAT	H-A6	3	896	2,688	1.2%
1 BR FLAT	H-A6.1	1	706	706	0.4%
1 BR FLAT	H-A7	10	688	6,880	3.8%
1 BR FLAT	H-7.1	13	742	9,646	5.0%
1 BR FLAT	H-8	3	769	2,307	1.2%
1 BR FLAT	H-9	3	815	2,445	1.2%
		120		**91,668**	**46.2%**
1 BEDROOM + DEN					
1 BR + DEN FLAT	H-A2	35	936	32,760	13.5%
1 BR + DEN FLAT	H-A5	6	938	5,628	2.3%
		41		**38,388**	**15.8%**
2 BEDROOM					
2 BR FLAT	H-B1	21	1,014	21,294	8.1%
2 BR FLAT	H-B2	6	1,208	6,040	1.9%
2 BR FLAT	H-B3	5	1,223	1,232	6.9%
2 BR FLAT	H-B4	18	1,010	18,180	6.2%
2 BR FLAT	H-B5	17	1,124	19,108	6.5%
2 BR FLAT	H-B6	16	1,382	22,112	6.2%
2 BR FLAT	H-B7	15	1,176	17,640	5.8%
2 BR FLAT	H-B8	1	1,081	1,081	0.4%
		99		**106,687**	**38.1%**
TOTAL		**260**	**910.6**	**236,743**	

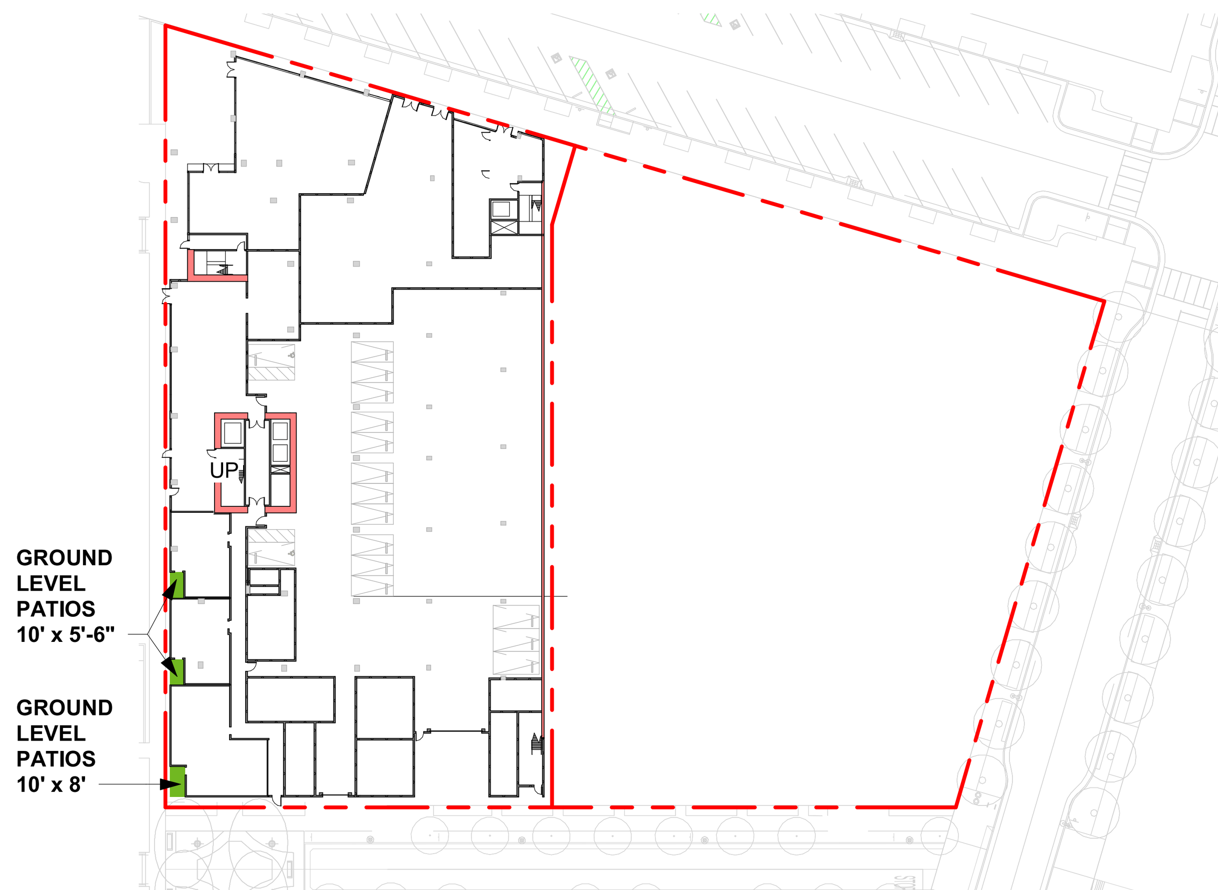
**- NOTE: UNIT AREAS SHOWN ARE "PAINT-TO PAINT". THESE AREAS ARE PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE AS PROJECT DEVELOPS. THESE MAY NOT BE RELIED UPON FOR DEFINITIVE SALES REVENUE CALCULATIONS*

PHASE I/IIB - SITE TOTAL

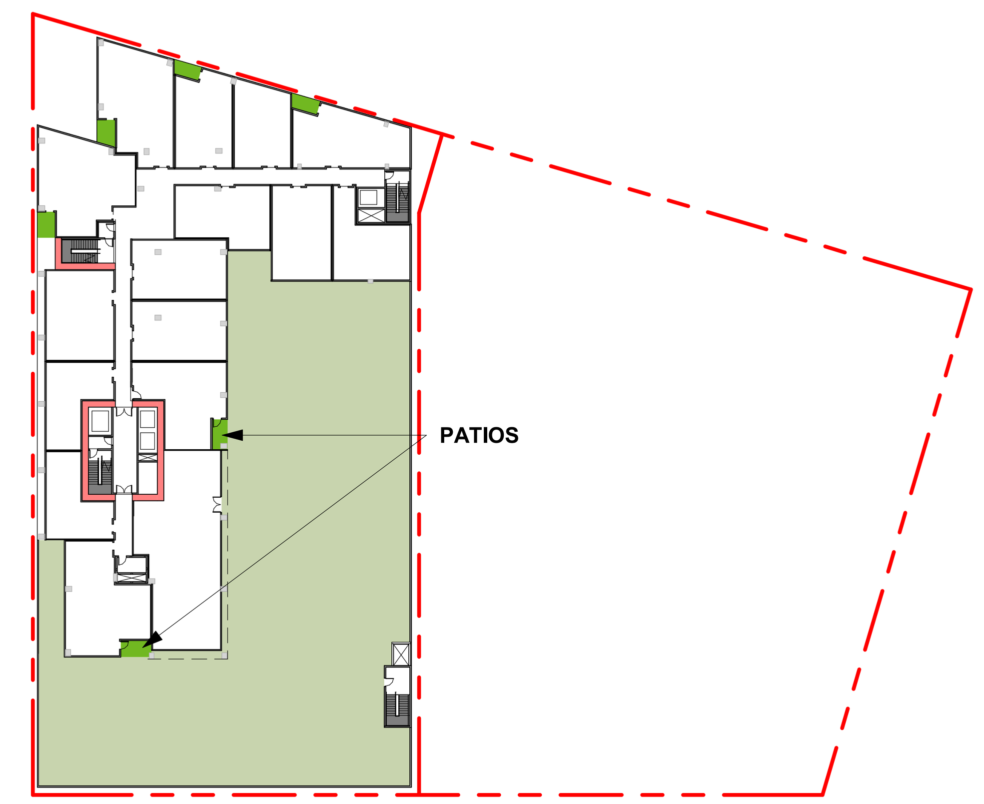
BLDG. SUMMARY	
SITE AREA	2.00 AC.
UNITS	**343**
DENSITY	173/ac.
CONST. TYPE	see table to left
STORIES	see table to left
HEIGHT	see table to left

GROSS AREA BY USE	
RESIDENTIAL	372,877
LOBBY/MAIL	8,355
RETAIL	3,545
CIRCULATION	63,874
SERVICE/UTILITY	17,889
GARAGE	133,070
TOTAL	602,273

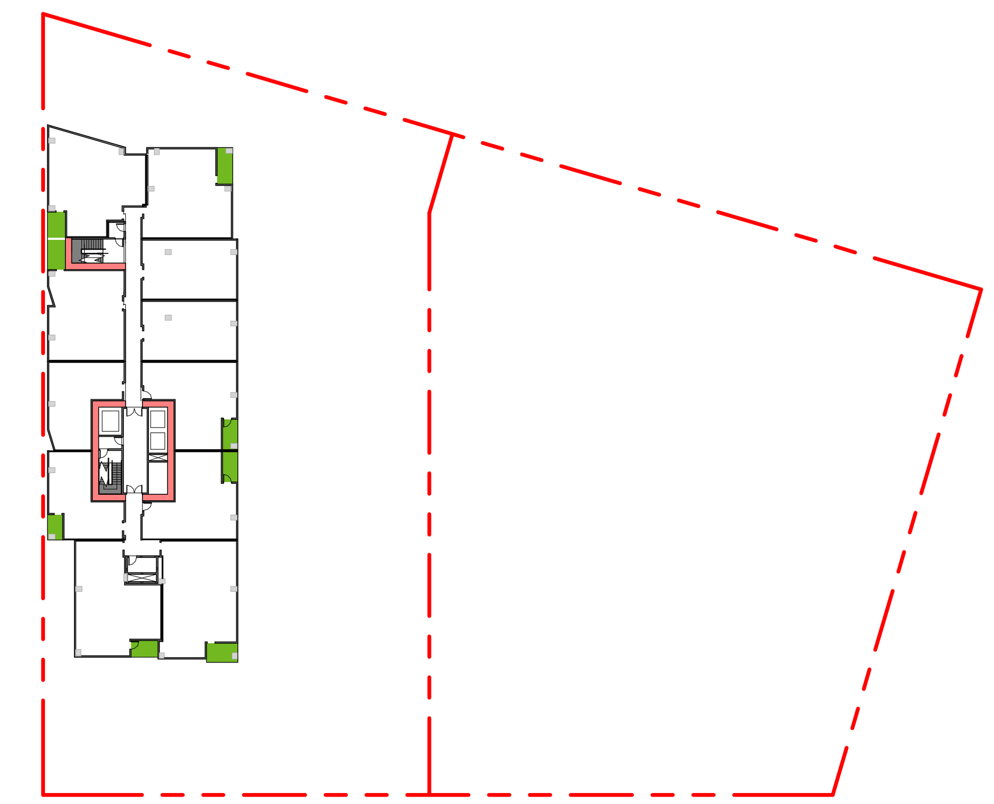
PARKING SUMMARY	
STANDARD EV-R (9 X 18)	131
ACCESSIBLE EV-R (9 X 18)	3
STANDARD EV-CS (9 X 18)	30
ACCESSIBLE EV-CS (9 X 18)	2
VAN EV-CS (9 X 18)	2
TOTAL EV	168
ACCESSIBLE (9 X 18)	4
VAN ACCESSIBLE (9 X 18)	2
STANDARD (9 X 18)	-
INTERMEDIATE (8 X 16.5)	153
COMPACT (7.5 X 16)	5
PARKING TOTAL	***332***



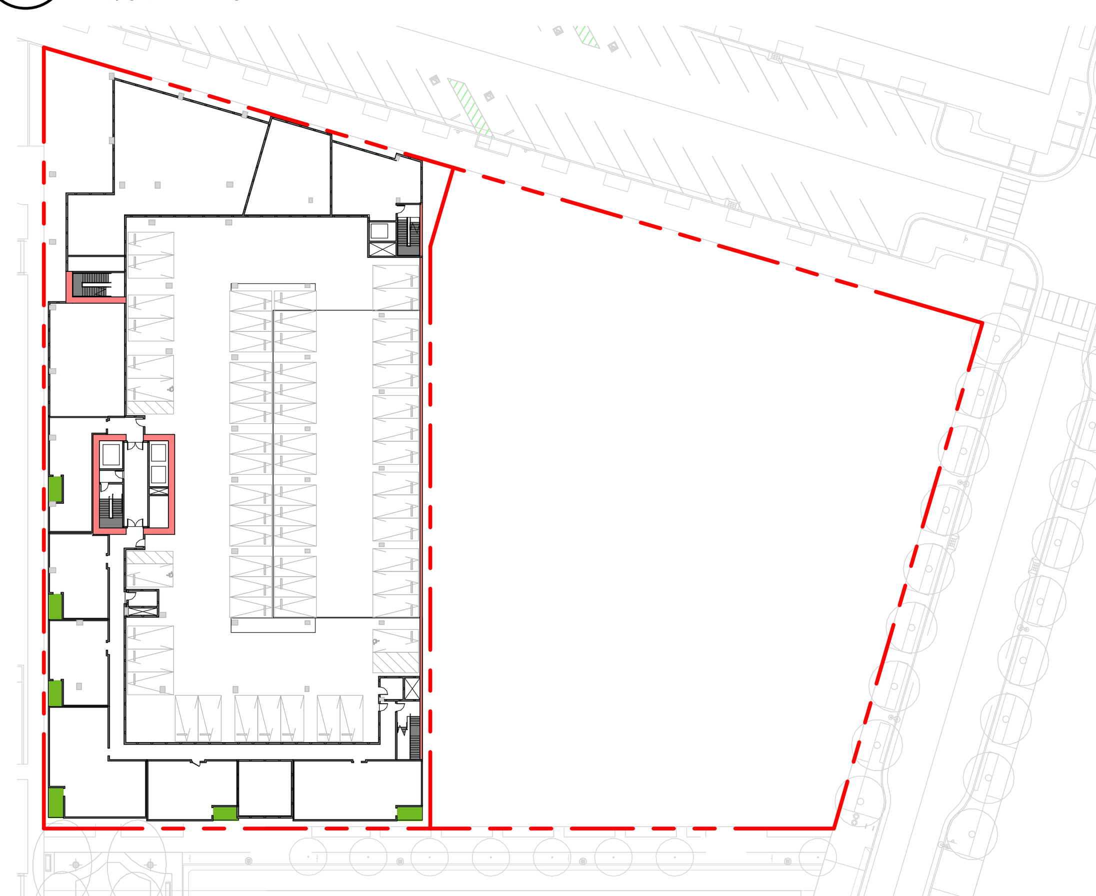
1 OPEN SPACE - LEVEL 01
1/64" = 1'-0"



6 OPEN SPACE - LEVEL 06
1/64" = 1'-0"

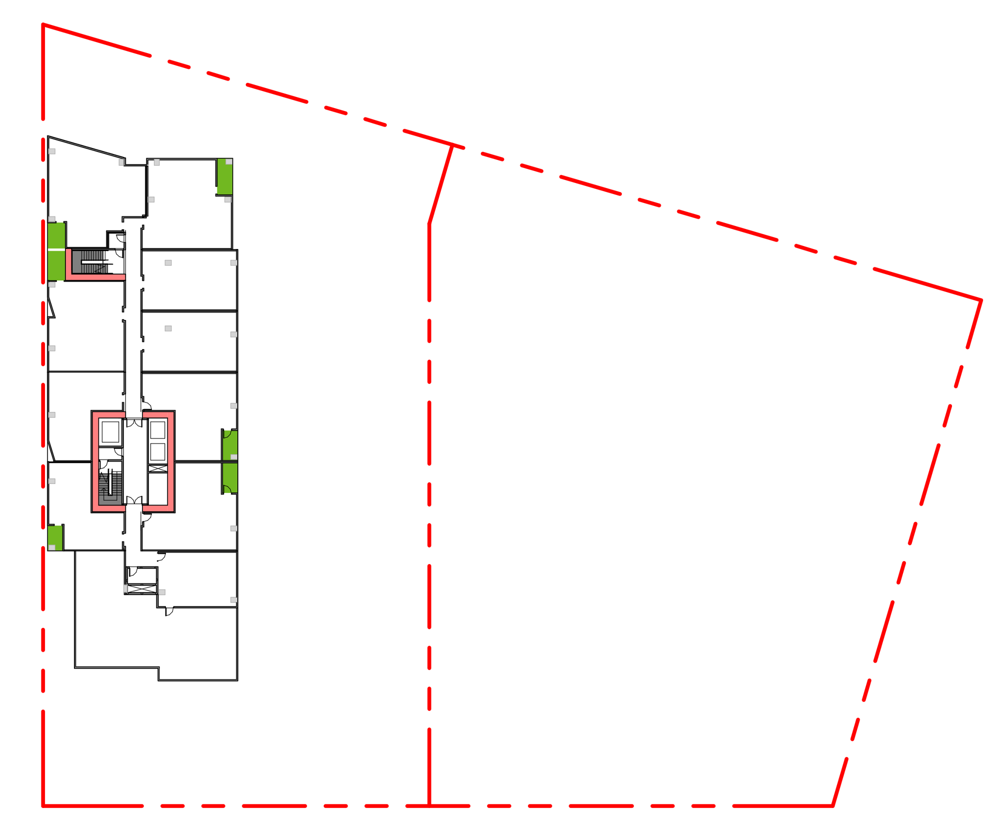


7 OPEN SPACE - LEVEL 10-22
1/64" = 1'-0"

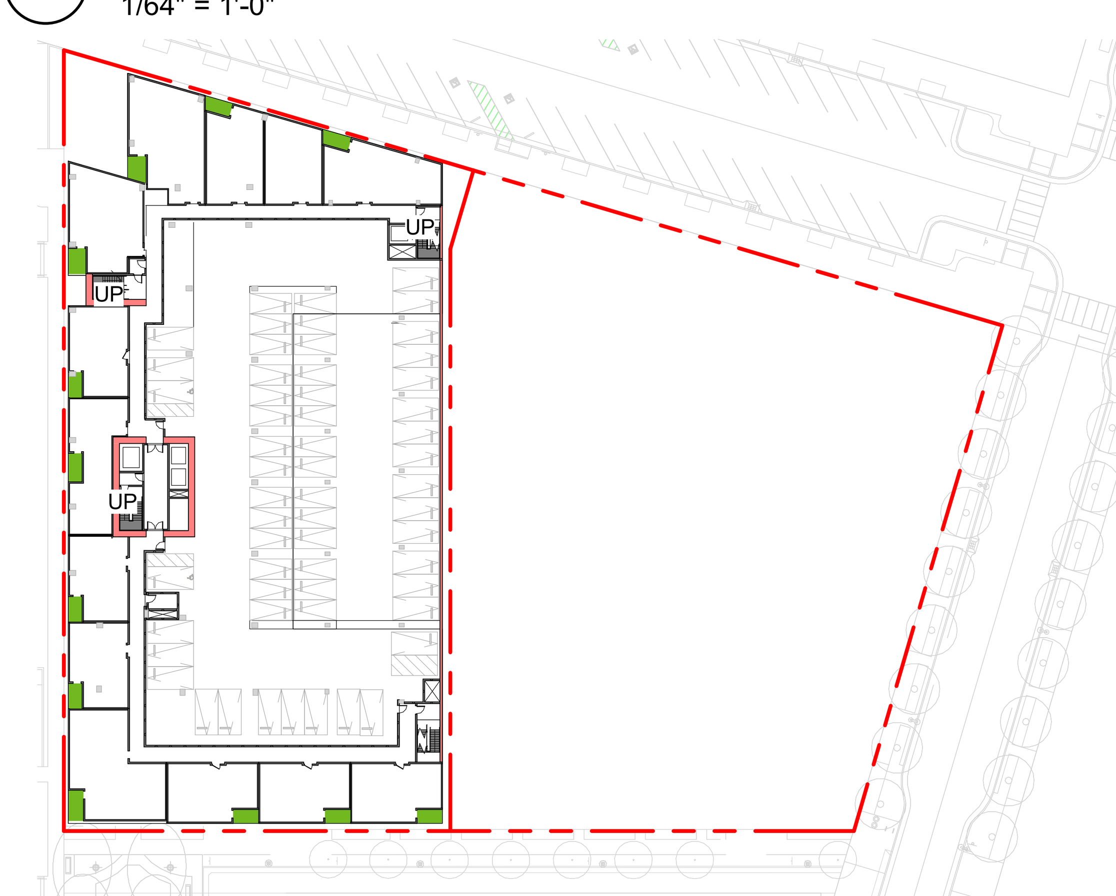


2 OPEN SPACE - LEVEL 02
1/64" = 1'-0"

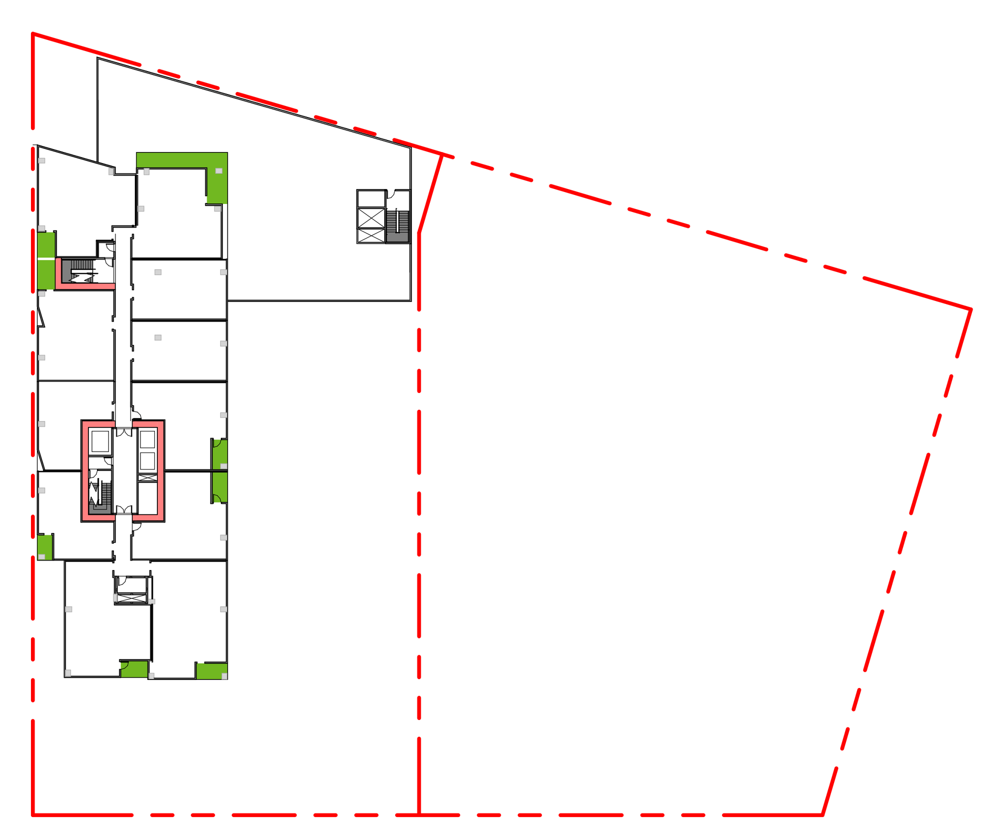
4 OPEN SPACE - LEVEL 7-8
1/64" = 1'-0"



8 OPEN SPACE - LEVEL 23
1/64" = 1'-0"



3 OPEN SPACE - LEVEL 3-5
1/64" = 1'-0"



5 OPEN SPACE - LEVEL 09
1/64" = 1'-0"

REQUIRED OPEN SPACE:

150 SF / REGULAR UNIT

150 x 260 UNITS	**39,000 SF**

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE

OPEN SPACE TYPE	QTY.PROVIDED	AREA PROVIDED
BALCONIES/ PATIOS	186	13,431 SF
GROUND LEVEL PATIOS	3	182 SF
TOTAL	**189**	**13,613 SF**
TOTAL (x2)		**27,226 SF**

COMMON OPEN SPACE	
COURTYARD	18,679 SF
Grand total	**18,679 SF**

GRAND TOTAL PROVIDED OPEN SPACE **45,905 SF**
(27,226 + 18,679 SF)

NOTES:

1. *PER PWD-4 17.160 - "USABLE OPEN SPACE STANDARDS" - RESIDENTIAL USES. A MINIMUM OF 150 SQUARE FEET PER RESIDENTIAL UNIT MUST BE PROVIDED AS USABLE OPEN SPACE.*
2. *EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING TO THE PROVISIONS OF SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED.*
3. *PER OMC CHAPTER 17.126 - "USABLE OPEN SPACE STANDARDS"*

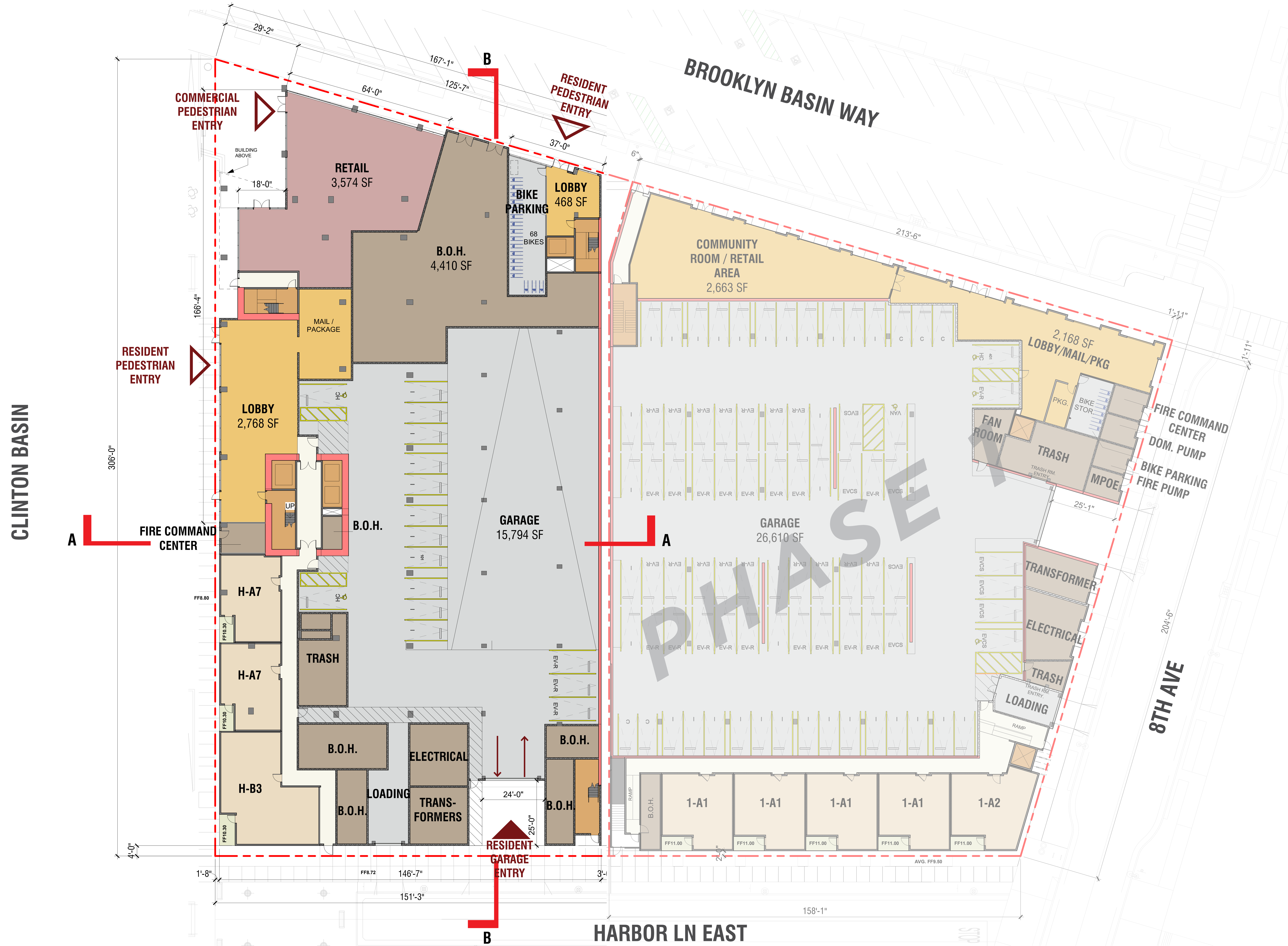
TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

ILLUSTRATIVE SITE PLAN
PHASE 2B



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

GROUND LEVEL
PLAN - PHASE 2B

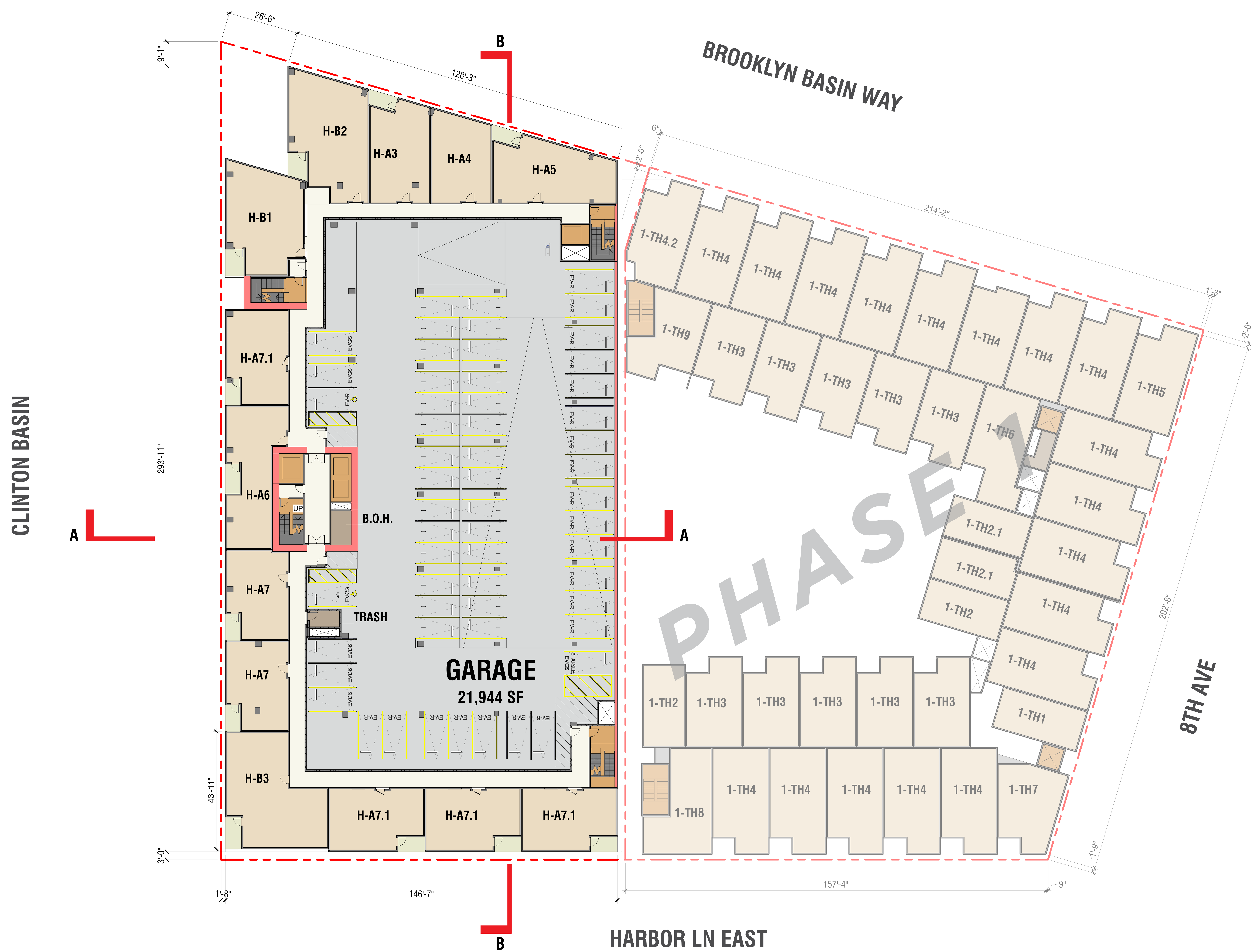
A-3.7

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

SIGNATURE DEVELOPMENT GROUP

LEVEL 2
PLAN - PHASE 2B



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 3-5
PLAN - PHASE 2B

A-3.9

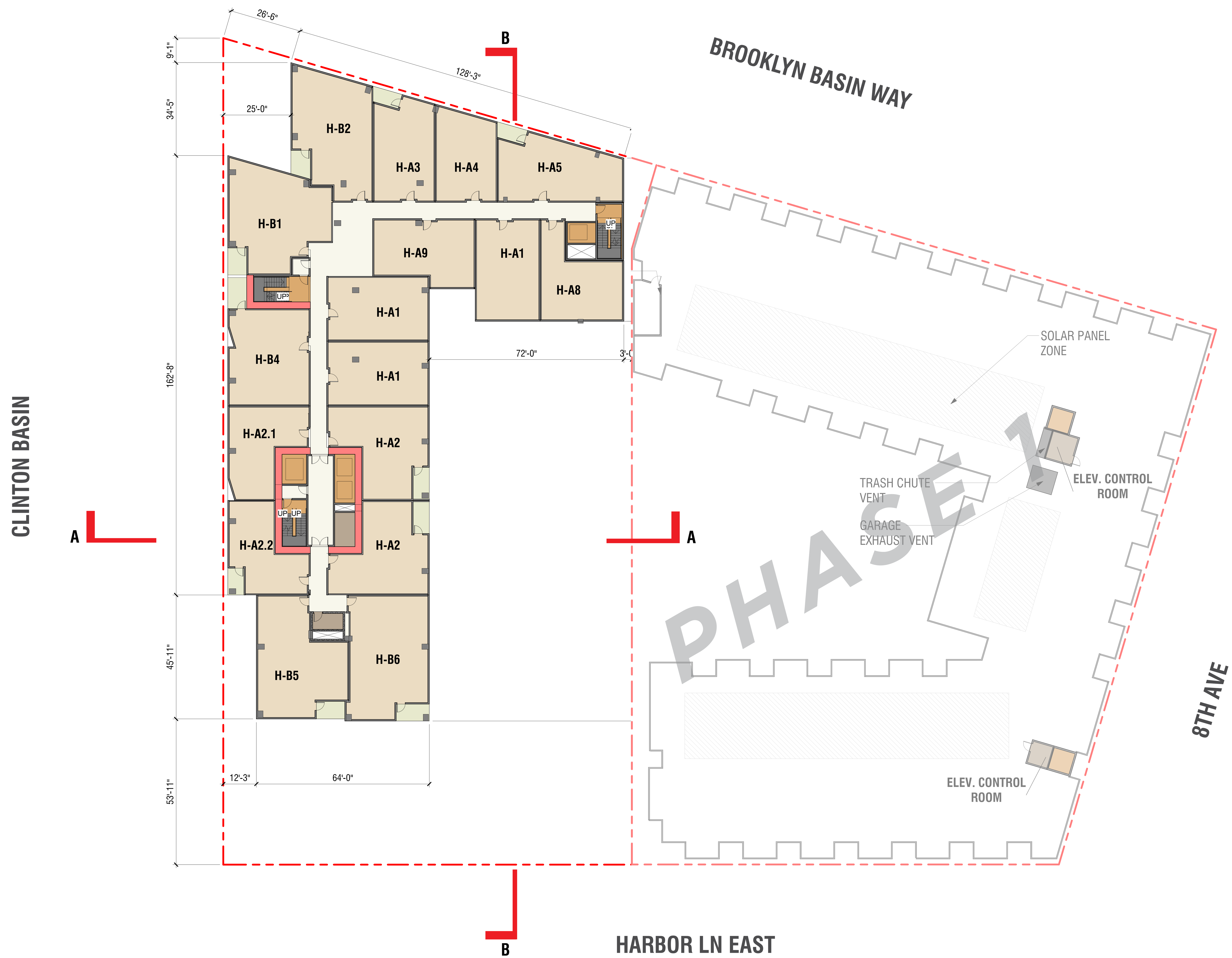
TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 6
PLAN - PHASE 2B

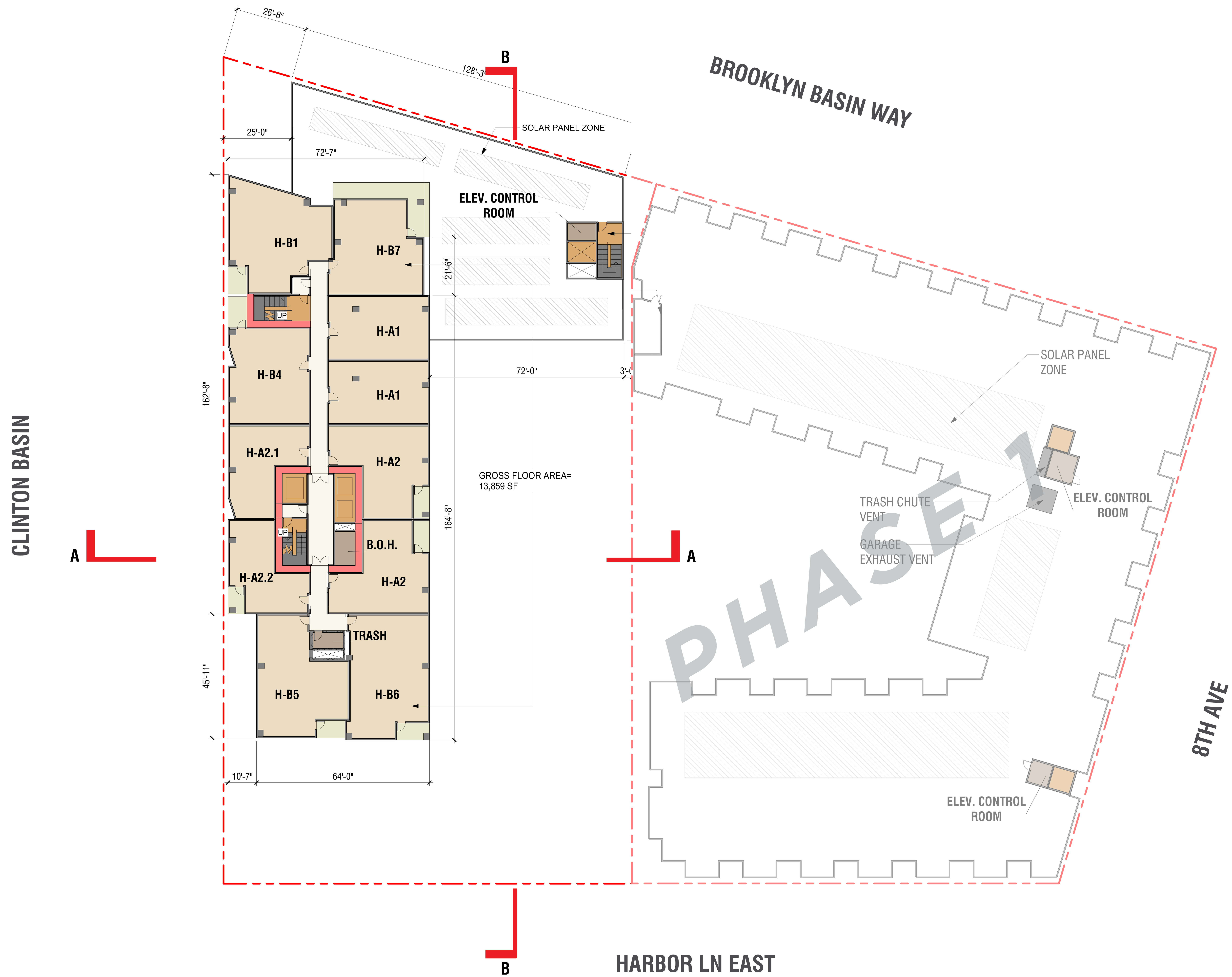


LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

LEVELS 7-8
PLAN - PHASE 2B

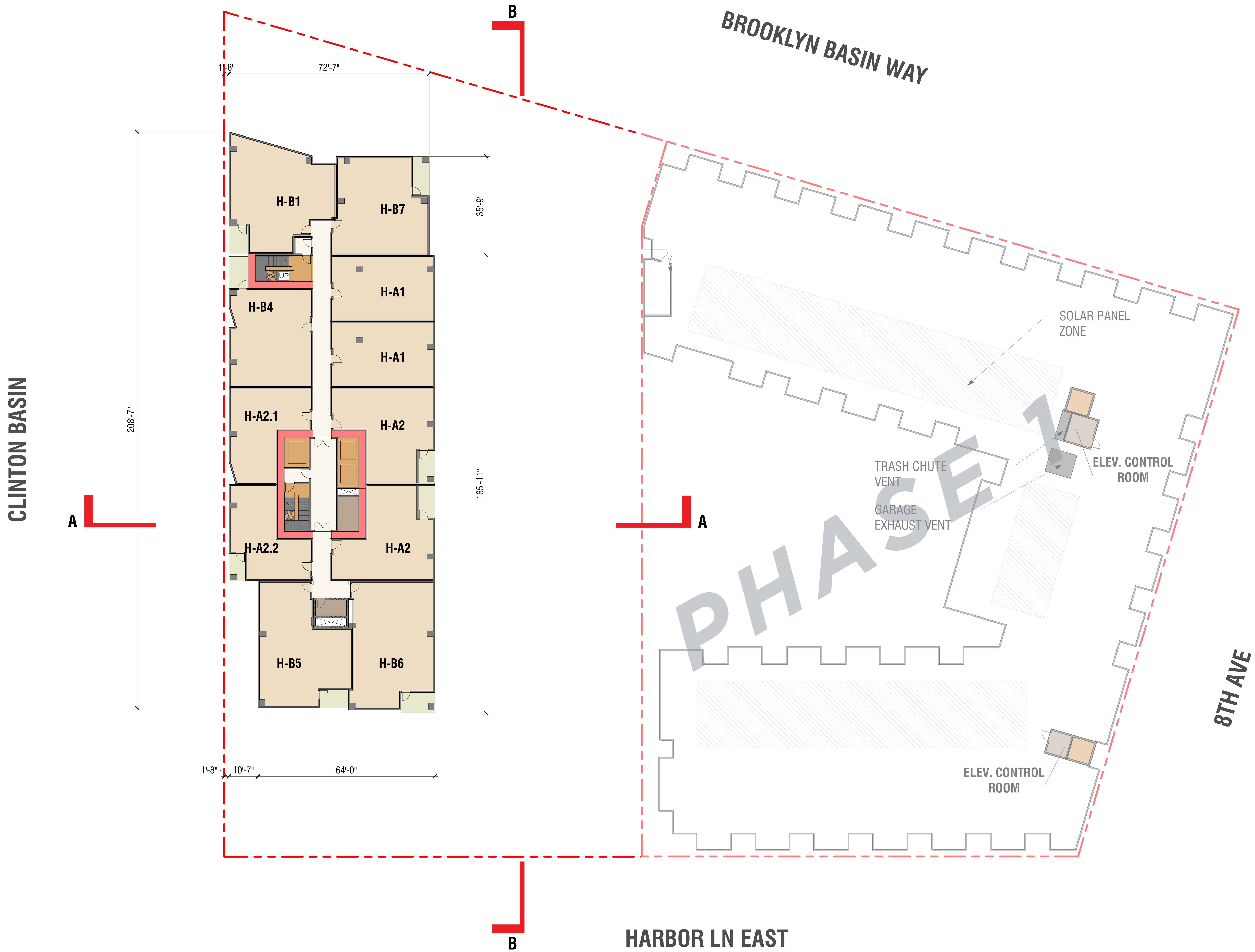


LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

TYP. LEVEL 9
PLAN - PHASE 2B



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

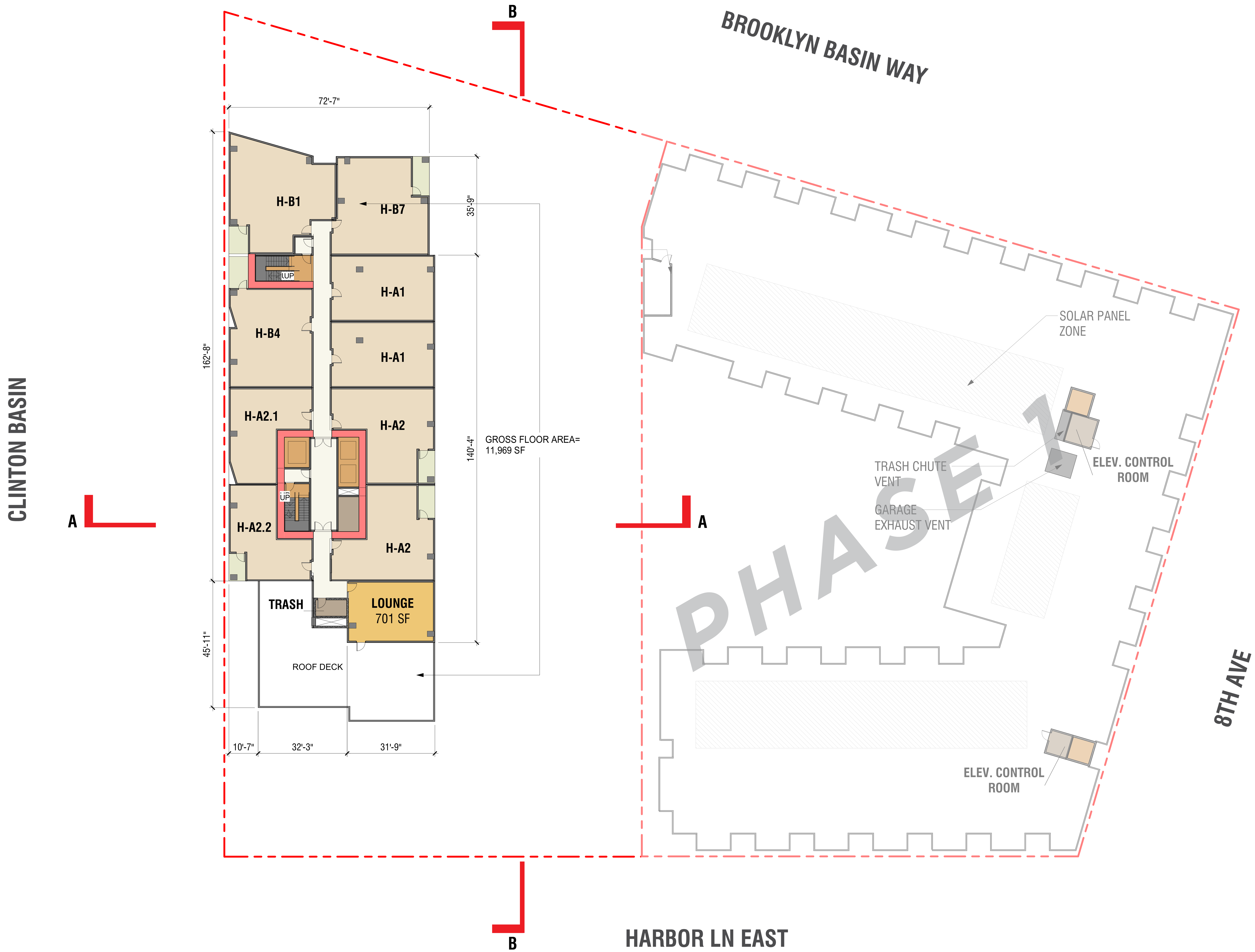
64'
32'
16'

TCA ARCHITECTS
SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

TYP. LEVEL (10-22)
PLAN - PHASE 2B



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'

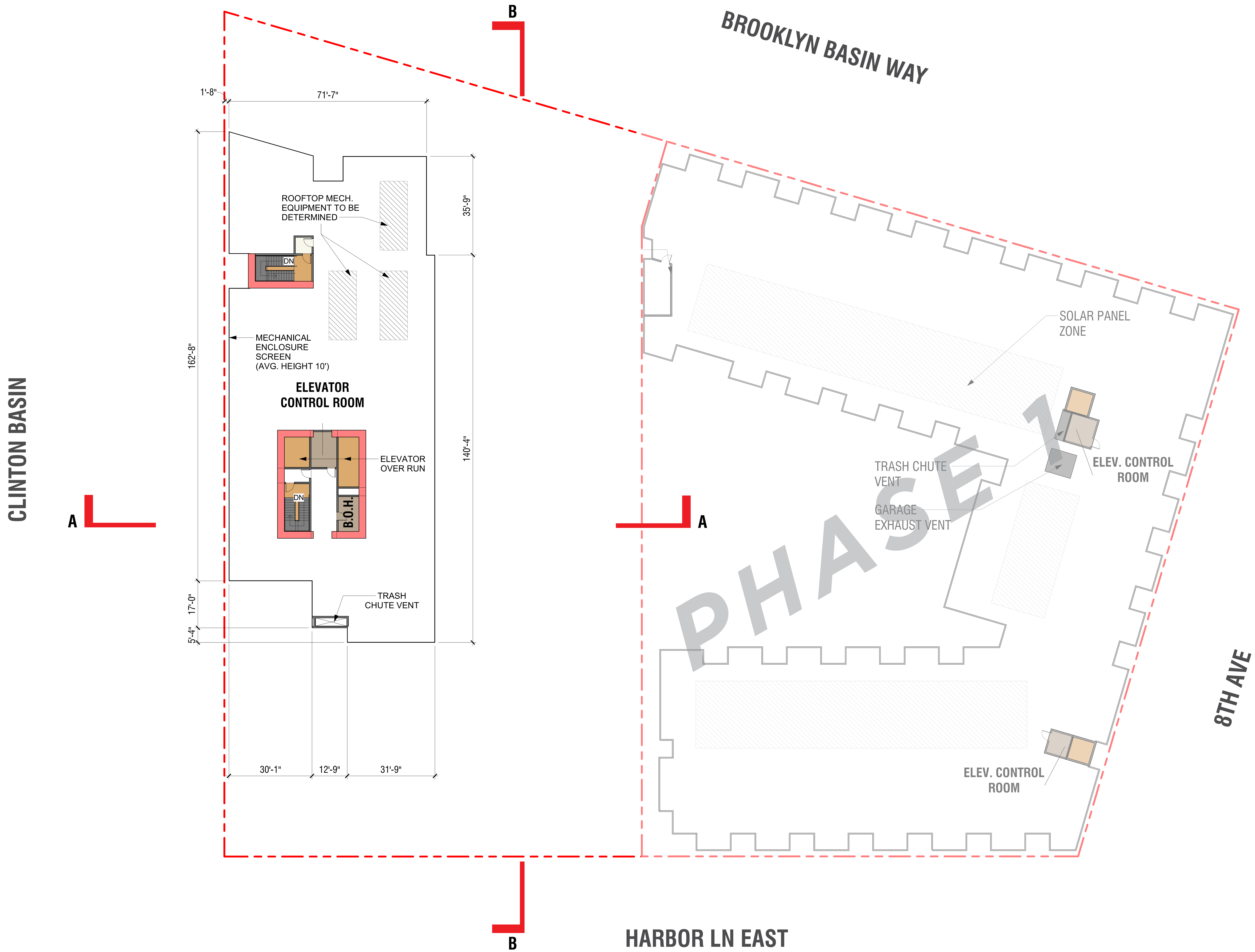
TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

LEVEL 23
PLAN - PHASE 2B

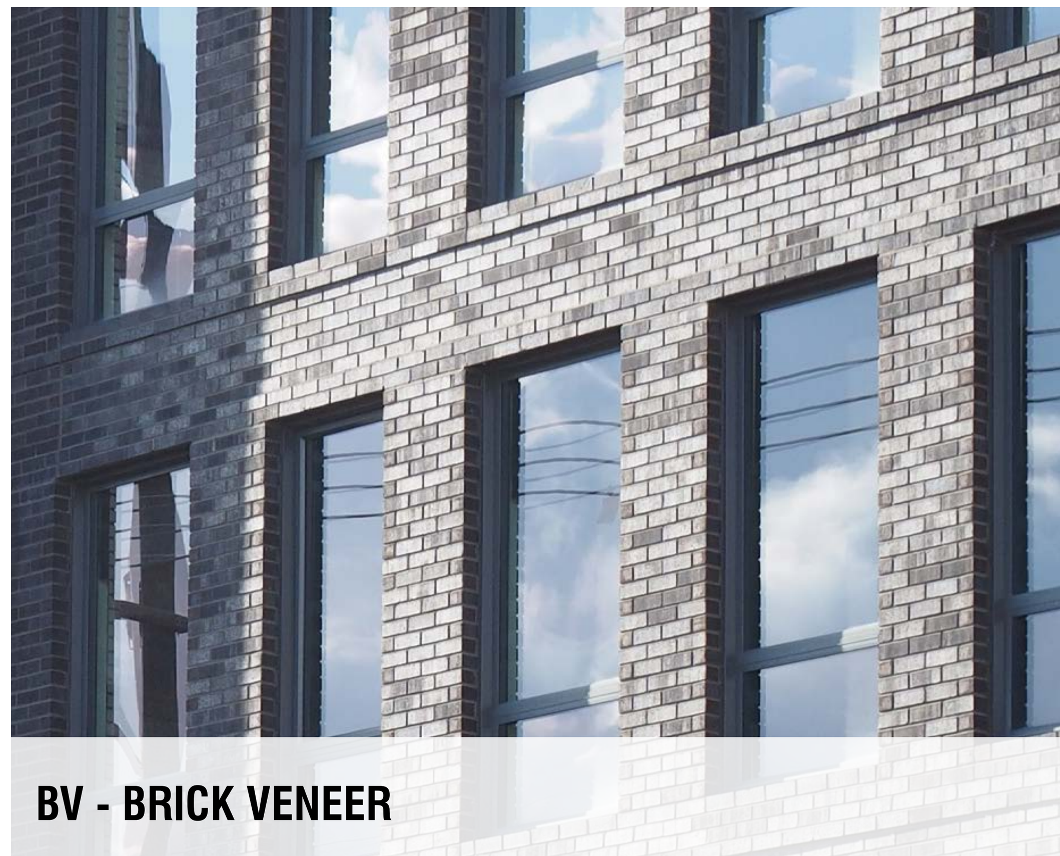
A-3.14



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH
- PROPERTY LINE

64'
32'
16'



BV1 - BRICK VENEER
"LIMESTONE"

BV2 - BRICK VENEER
"CHARCOAL"

BV3 - BRICK VENEER
"LIGHT GREY"

MP1 - METAL PANEL
"BRONZE"

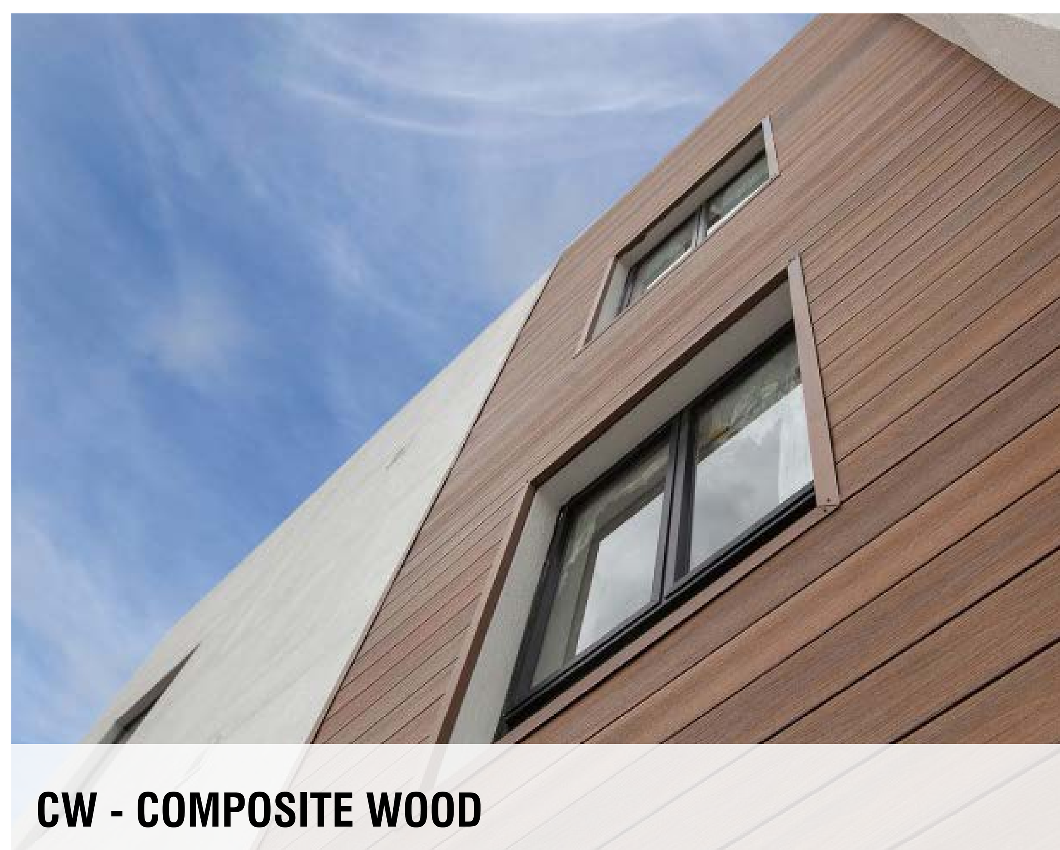
MP2 - METAL PANEL
"DARK GREY"

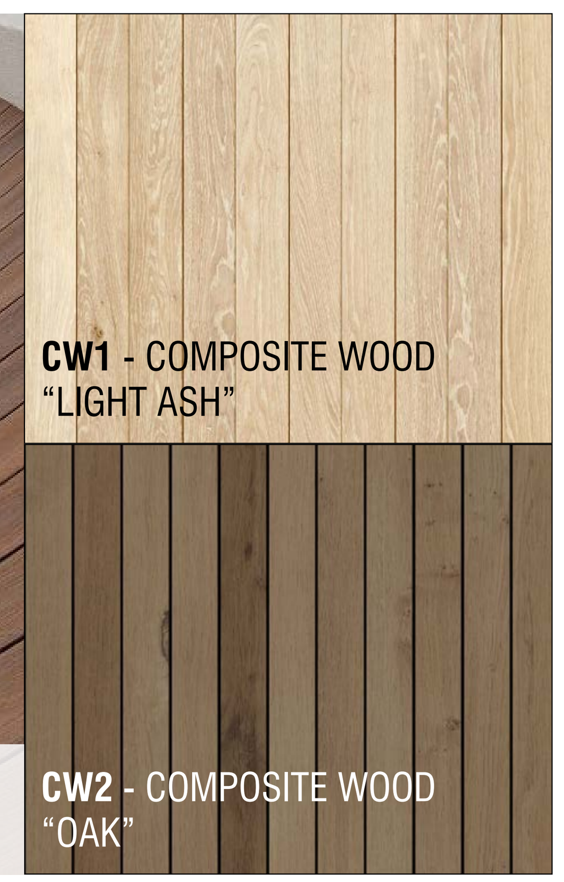
MP3 - METAL PANEL
"EGGSHELL"

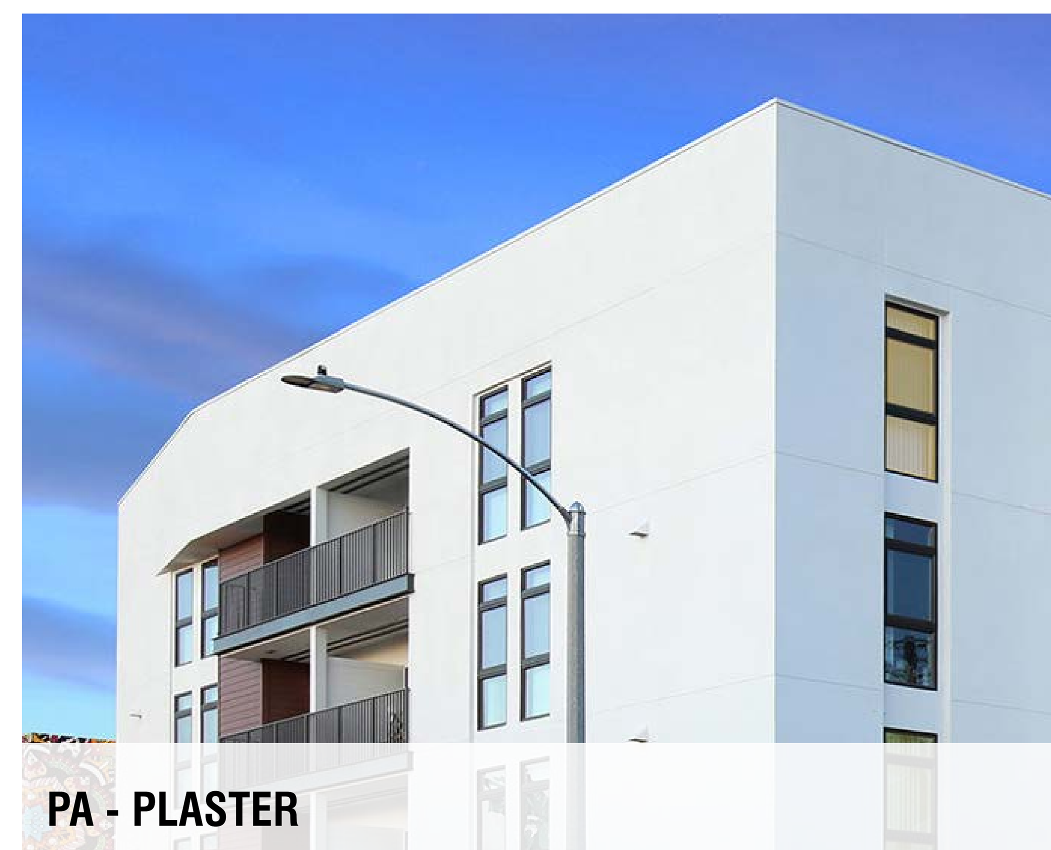
MP4 - METAL PANEL
ALUMINUM

MP5 - METAL PANEL
"LIGHT BRONZE"

GD - GARAGE DOOR







PA1
"LIGHT GREY"

PA2
"CHARCOAL"

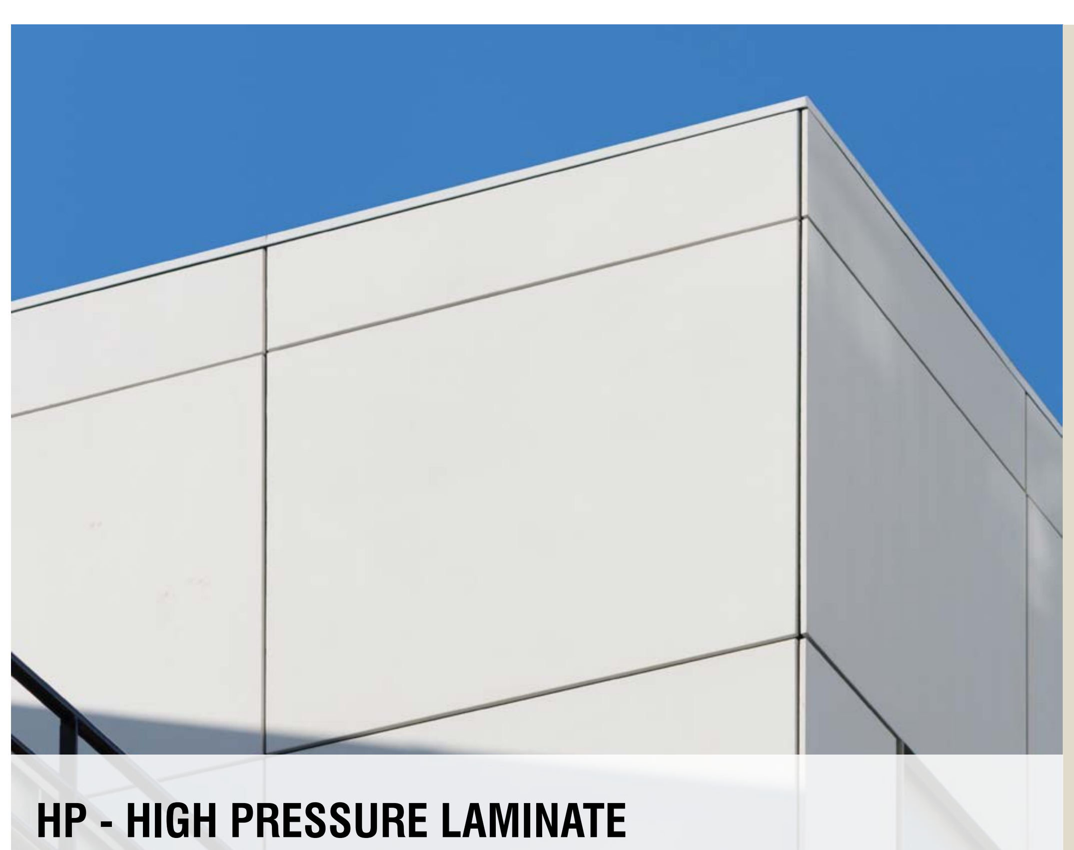
PA3
"EGG SHELL"

PA4
"MEDIUM GREY"

RL1 - PERFORATED METAL RAILING "SILVER"

RL2 - OSHA RAILING

RL3 - GLASS RAILING



HP
"EGG SHELL"

CY1 - METAL CANOPY

CY2 - GLASS CANOPY

ST - STOREFRONT

ST - ALUMINUM STOREFRONT
"BLACK"

VW - VINYL WINDOW

VW
"BLACK"

WW - WINDOW WALL

WW1 - ALUMINUM

WW1 - MECHANICAL ENCLOSURE

TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

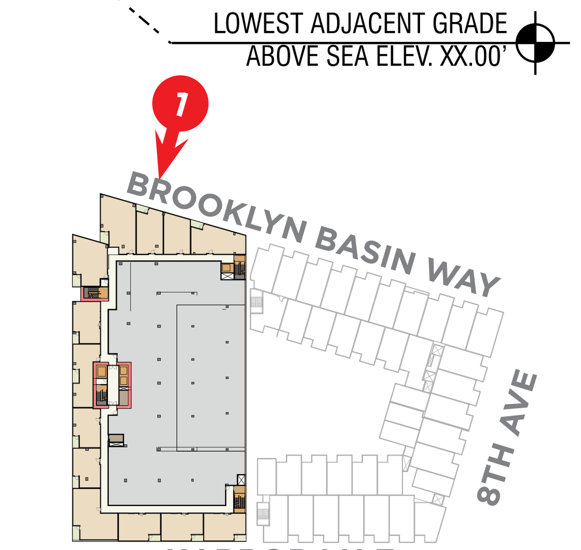
REQUIRED TRANSPARENCY (ELEVATION 1 AND 2):
ELEVATION 1 FRONTAGE:
119'- 0" x 20'- 0" = 2,380 SF
50% of 2,380 SF FRONTAGE = **1,190 SF**

ELEVATION 2 FRONTAGE:
166'- 4" x 20'- 0" = 3,326 SF
50% of 3,326 SF FRONTAGE = **1,663 SF**

TOTAL REQUIRED TRANSPARENCY
1,190 SF + 1,663 SF =**2,853 SF**

PROVIDED TRANSPARENCY (ELEVATION 1 AND 2):
3,905 SF

ELEVATION 1 - BROOKLYN BASIN WAY



MATERIAL KEY:

BV1 - BRICK VENEER 1
BV2 - BRICK VENEER 2
BV3 - BRICK VENEER 3
CW1 - COMPOSITE WOOD 1
CW2 - COMPOSITE WOOD 2
HP - HIGH PRESSURE LAMINATE
MP1 - METAL PANEL 1
MP2 - METAL PANEL 2
MP3 - METAL PANEL 3
MP4 - METAL PANEL 4 - ALUM.
MP5 - METAL PANEL 5
PA1 - PLASTER 1
PA2 - PLASTER 2
PA3 - PLASTER 3
PA4 - PLASTER 4
CY1 - CANOPY 1 - METAL
CY2 - CANOPY 2 - GLASS
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
RL3 - RAILING - GLASS
ST - STOREFRONT - "BLACK ALUMINUM"
AW - ALUMINUM WINDOW
FG - FROSTED GLAZING
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
WW1 - WINDOW WALL - ALUMINUM
WW2 - WINDOW WALL - MECH.ENCLOSURE
GD - GARAGE DOOR
MG - 10' PTD MTL. GRILLE AND GATE

TRANSPARENCY REQUIREMENTS:
(PER "OAK TO 9TH BROOKLYN BASIN DESIGN GUIDELINES")

COMMERCIAL AND WORK/LIVE FRONTAGES:
"BUILDING FRONTS SHOULD INCLUDE A MODERATE TO HIGH LEVEL OF TRANSPARENCY - AT LEAST 50% - TO PROMOTE PEDESTRIAN INTEREST AND SECURITY"

REQUIRED TRANSPARENCY (ELEVATION 1 AND 2):
ELEVATION 1 FRONTAGE:
119'- 0" x 20'- 0" = 2,380 SF
50% of 2,380 SF FRONTAGE = **1,190 SF**

ELEVATION 2 FRONTAGE:
166'- 4" x 20'- 0" = 3,326 SF
50% of 3,326 SF FRONTAGE = **1,663 SF**

TOTAL REQUIRED TRANSPARENCY
1,190 SF + 1,663 SF =**2,853 SF**

PROVIDED TRANSPARENCY (ELEVATION 1 AND 2):
3,905 SF

ELEVATION 2 - CLINTON BASIN

MATERIAL KEY:

BV1 - BRICK VENEER 1
BV2 - BRICK VENEER 2
BV3 - BRICK VENEER 3
CW1 - COMPOSITE WOOD 1
CW2 - COMPOSITE WOOD 2
HP - HIGH PRESSURE LAMINATE
MP1 - METAL PANEL 1
MP2 - METAL PANEL 2
MP3 - METAL PANEL 3
MP4 - METAL PANEL 4 - ALUM.
MP5 - METAL PANEL 5
PA1 - PLASTER 1
PA2 - PLASTER 2
PA3 - PLASTER 3
PA4 - PLASTER 4
CY1 - CANOPY 1 - METAL
CY2 - CANOPY 2 - GLASS
RL1 - RAILING - PERFORATED METAL
RL2 - OSHA RAILING
RL3 - RAILING - GLASS
ST - STOREFRONT - "BLACK ALUMINUM"
AW - ALUMINUM WINDOW
FG - FROSTED GLAZING
VW - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
WW1 - WINDOW WALL - ALUMINUM
WW2 - WINDOW WALL - MECH.ENCLOSURE
GD - GARAGE DOOR
MG - 10' PTD MTL. GRILLE AND GATE

ELEVATION 3 - HARBOR LANE EAST

MATERIAL KEY:

- **BV1** - BRICK VENEER 1
- **BV2** - BRICK VENEER 2
- **BV3** - BRICK VENEER 3
- **CW1** - COMPOSITE WOOD 1
- **CW2** - COMPOSITE WOOD 2
- **HP** - HIGH PRESSURE LAMINATE
- **MP1** - METAL PANEL 1
- **MP2** - METAL PANEL 2
- **MP3** - METAL PANEL 3
- **MP4** - METAL PANEL 4 - ALUM.
- **MP5** - METAL PANEL 5
- **PA1** - PLASTER 1
- **PA2** - PLASTER 2
- **PA3** - PLASTER 3
- **PA4** - PLASTER 4
- **CY1** - CANOPY 1 - METAL
- **CY2** - CANOPY 2 - GLASS
- **RL1** - RAILING - PERFORATED METAL
- **RL2** - OSHA RAILING
- **RL3** - RAILING - GLASS
- **ST** - STOREFRONT - "BLACK ALUMINUM"
- **AW** - ALUMINUM WINDOW
- **FG** - FROSTED GLAZING
- **VW** - VINYL WINDOW - "BLACK" (RECESSED 2 IN. AT ST. FRONTAGES)
- **WW1** - WINDOW WALL - ALUMINUM
- **WW2** - WINDOW WALL - MECH.ENCLOSURE
- **GD** - GARAGE DOOR
- **MG** - 10' PTD MTL. GRILLE AND GATE

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

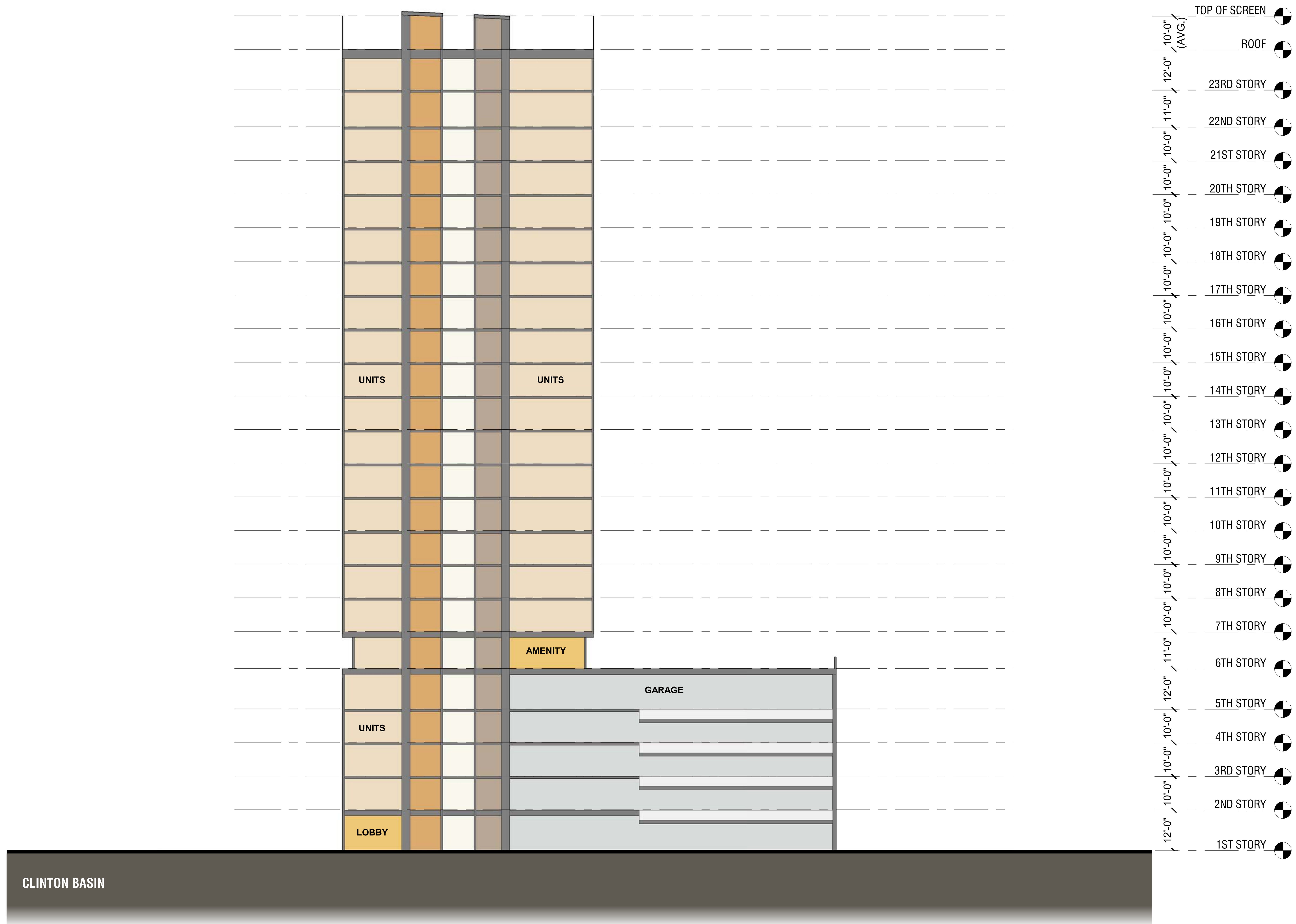
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

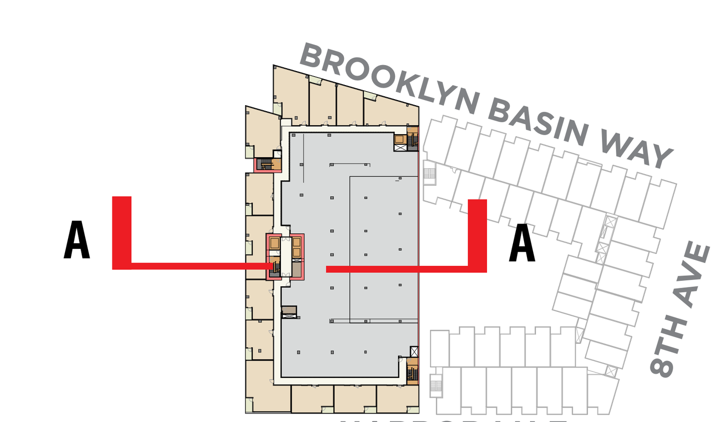
ELEVATIONS
PHASE 2B

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH



SECTION A



64'
32'
16'

TCA ARCHITECTS | SIGNATURE DEVELOPMENT GROUP

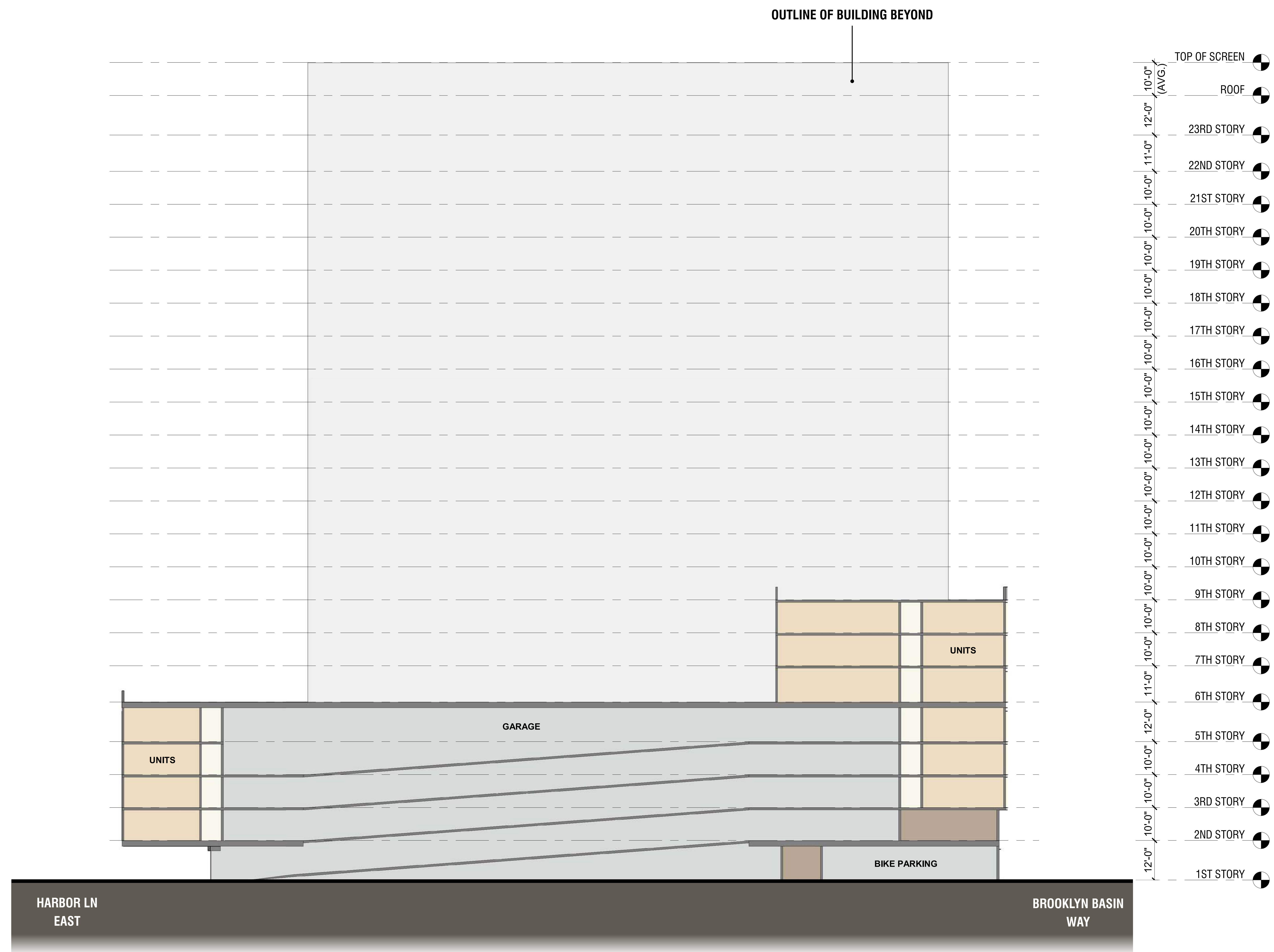
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

SECTION A
PHASE 2B

LEGEND

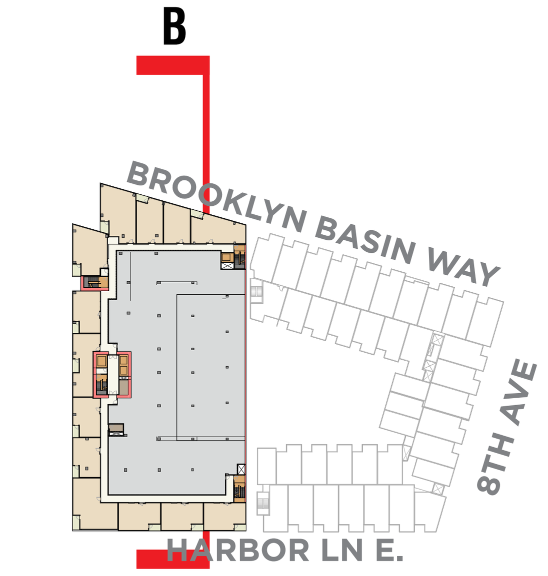
- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- RETAIL
- PARKING
- BOH



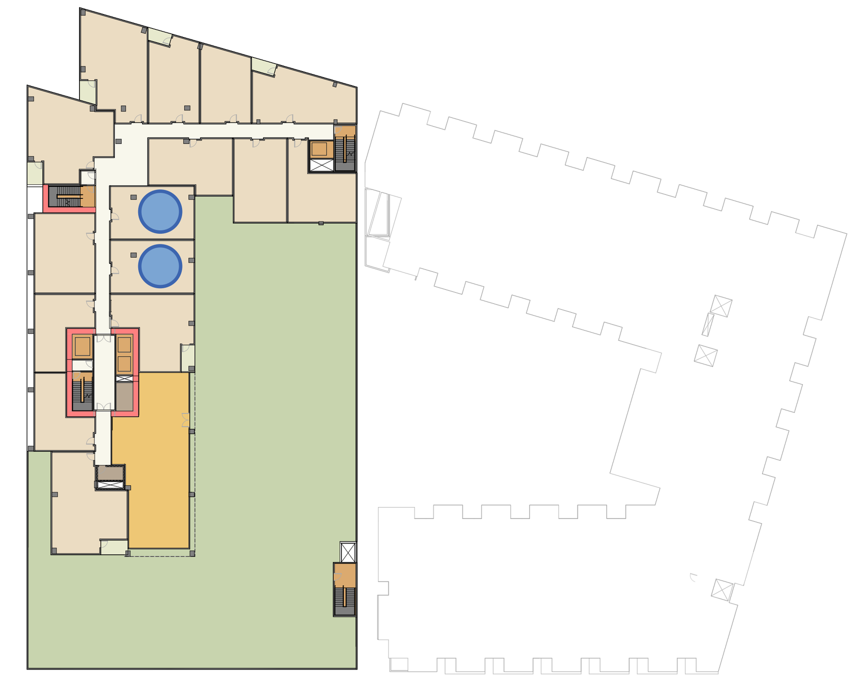
SECTION B

64'
32'
16'

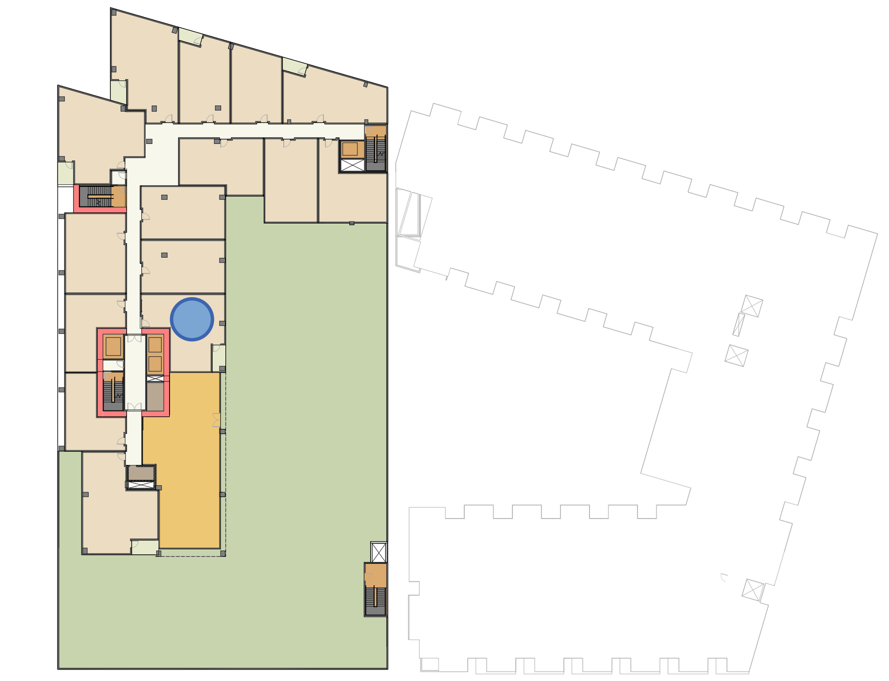
B



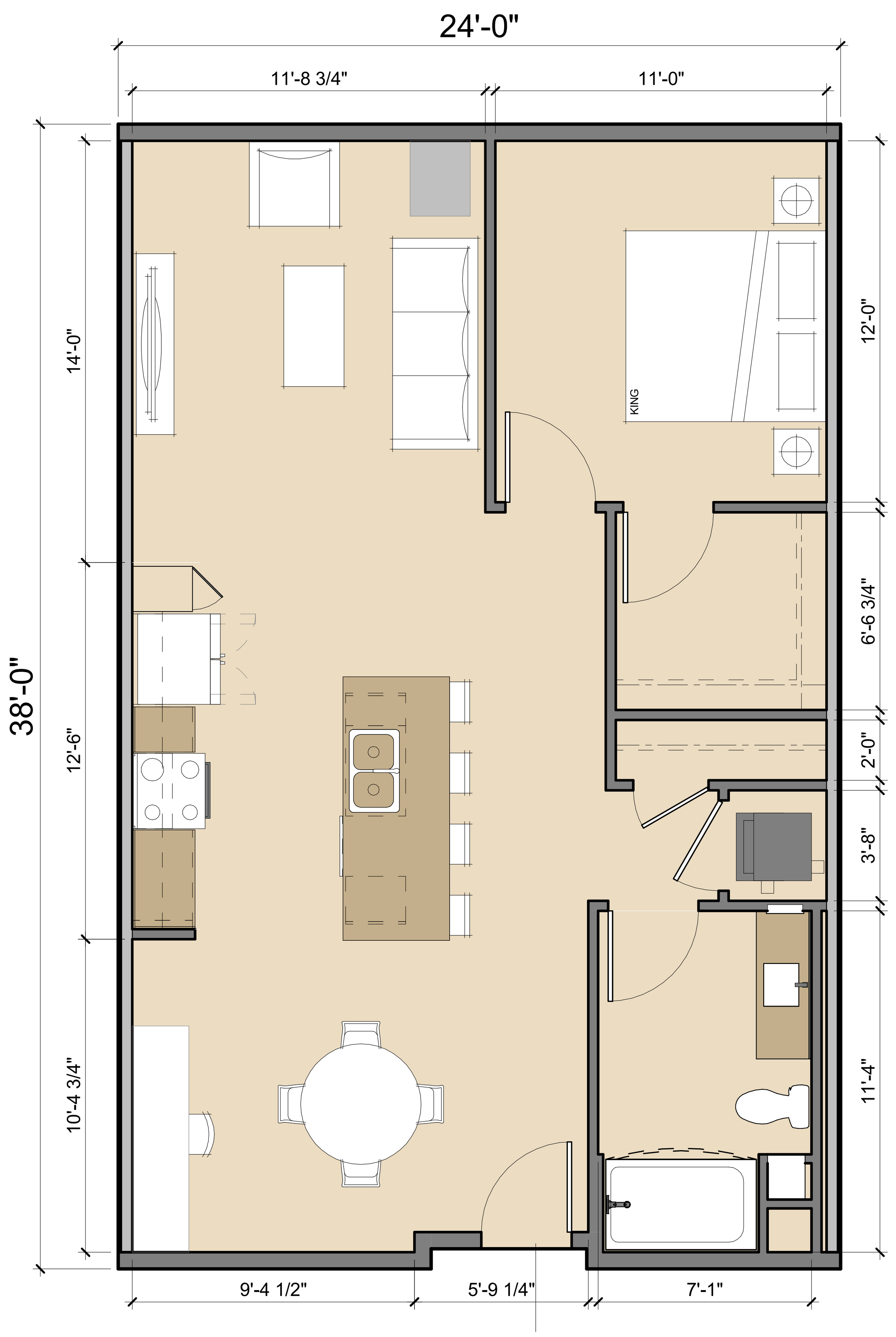
B



*UNIT TYPE LOCATED ON LEVELS 6 AND UP

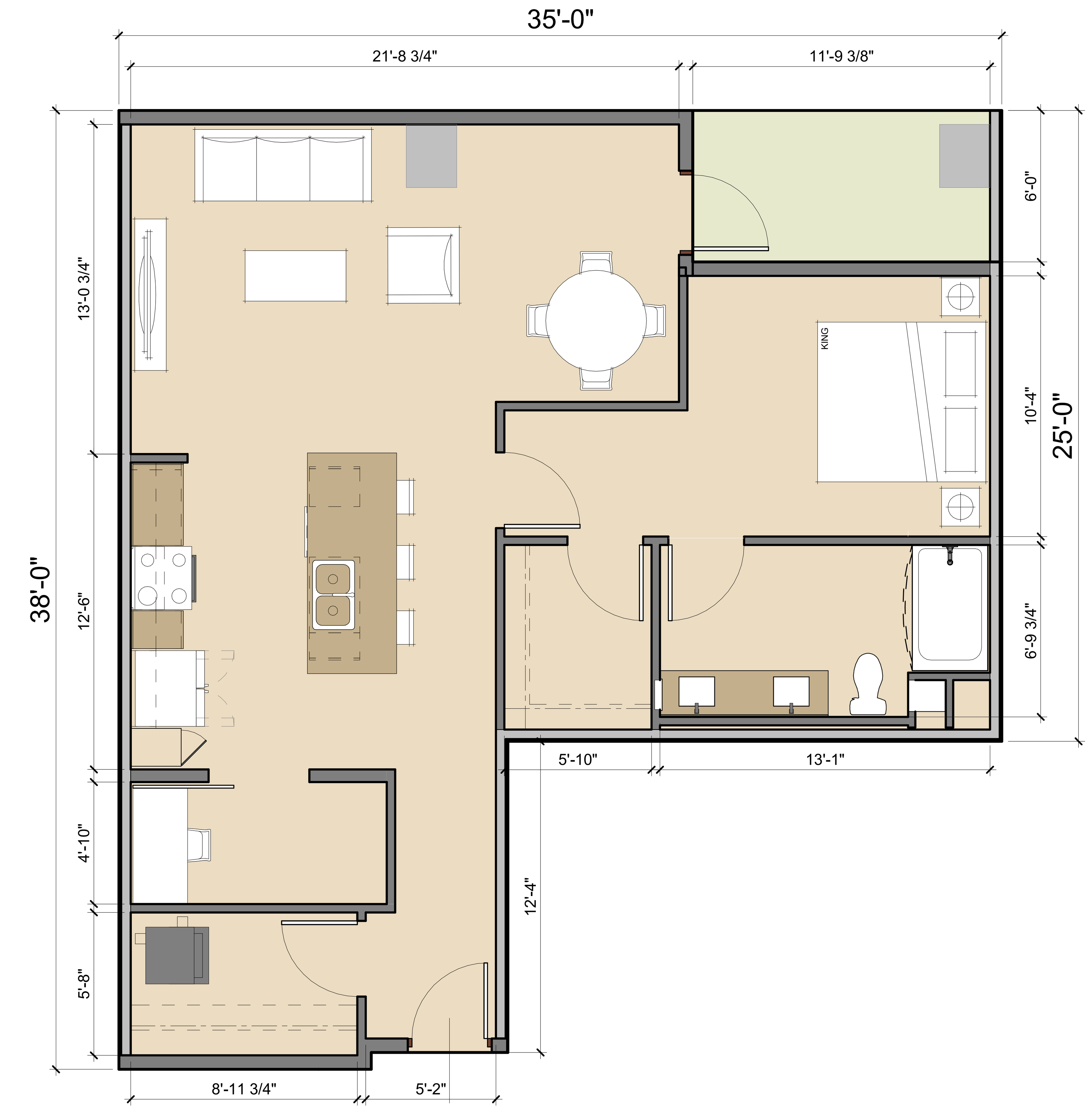


*UNIT TYPE LOCATED ON LEVELS 6 AND UP



H-A1

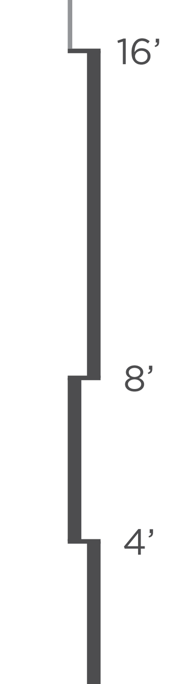
909 SF



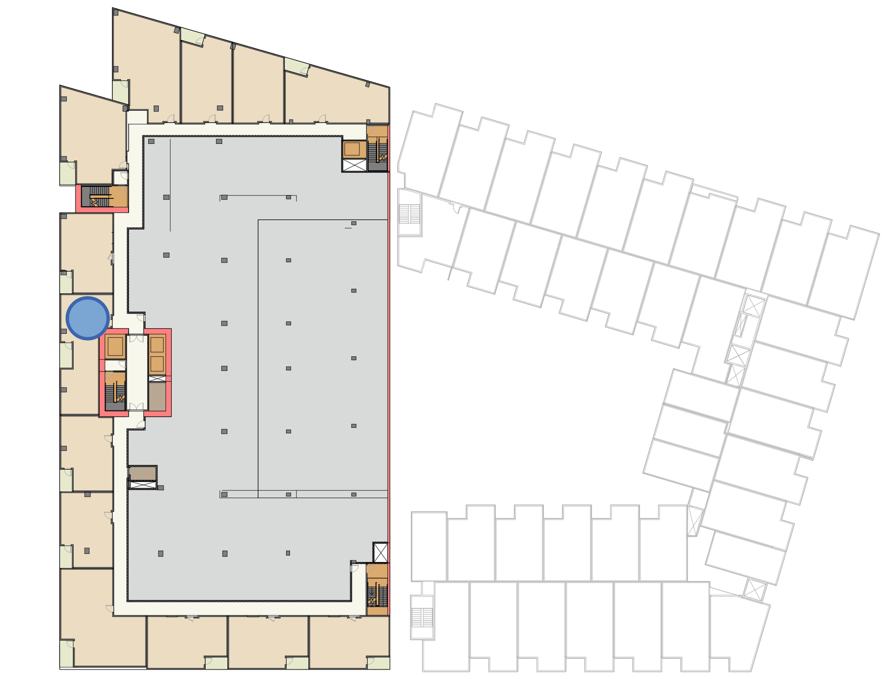
H-A2

998 SF

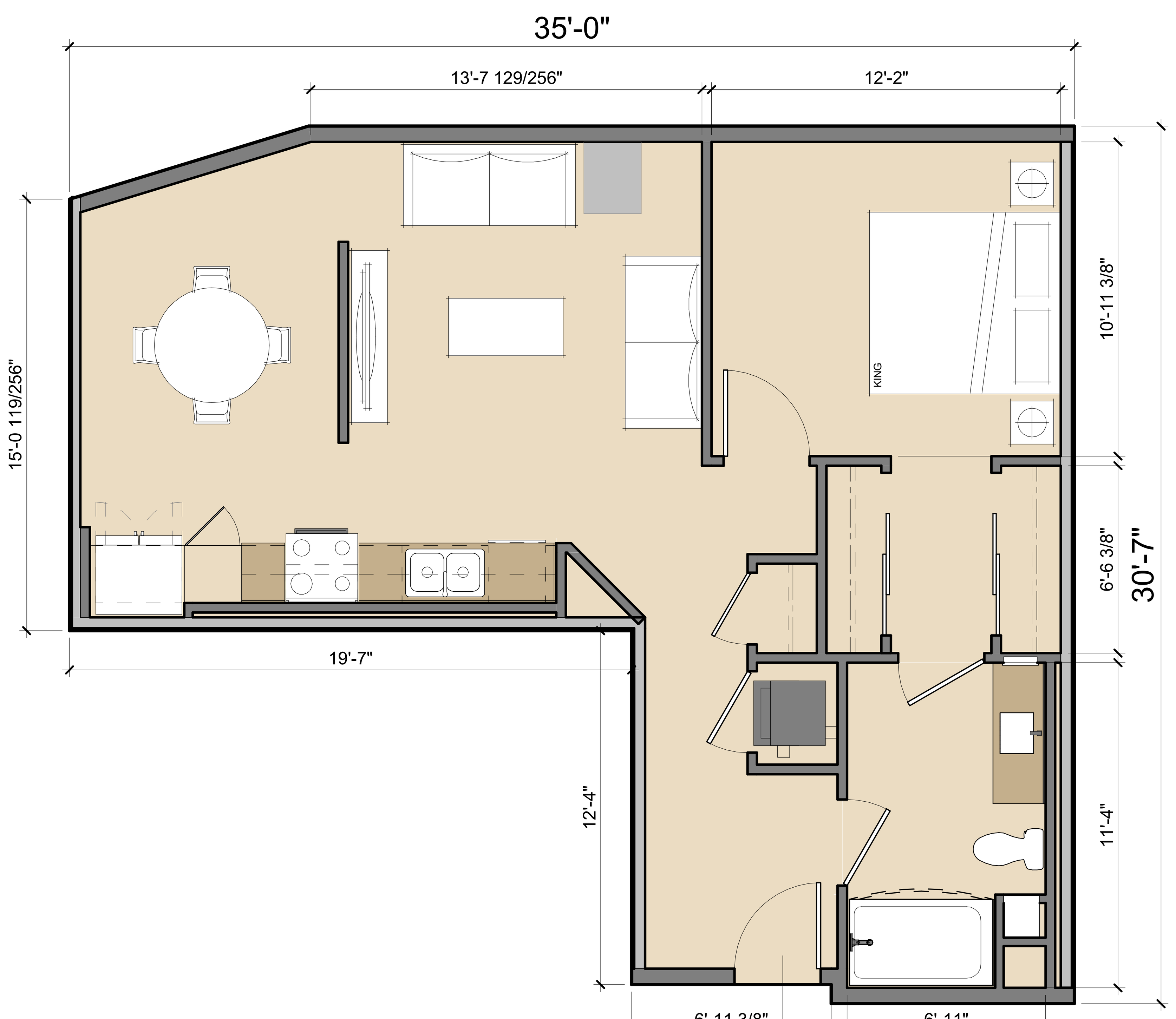
*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.



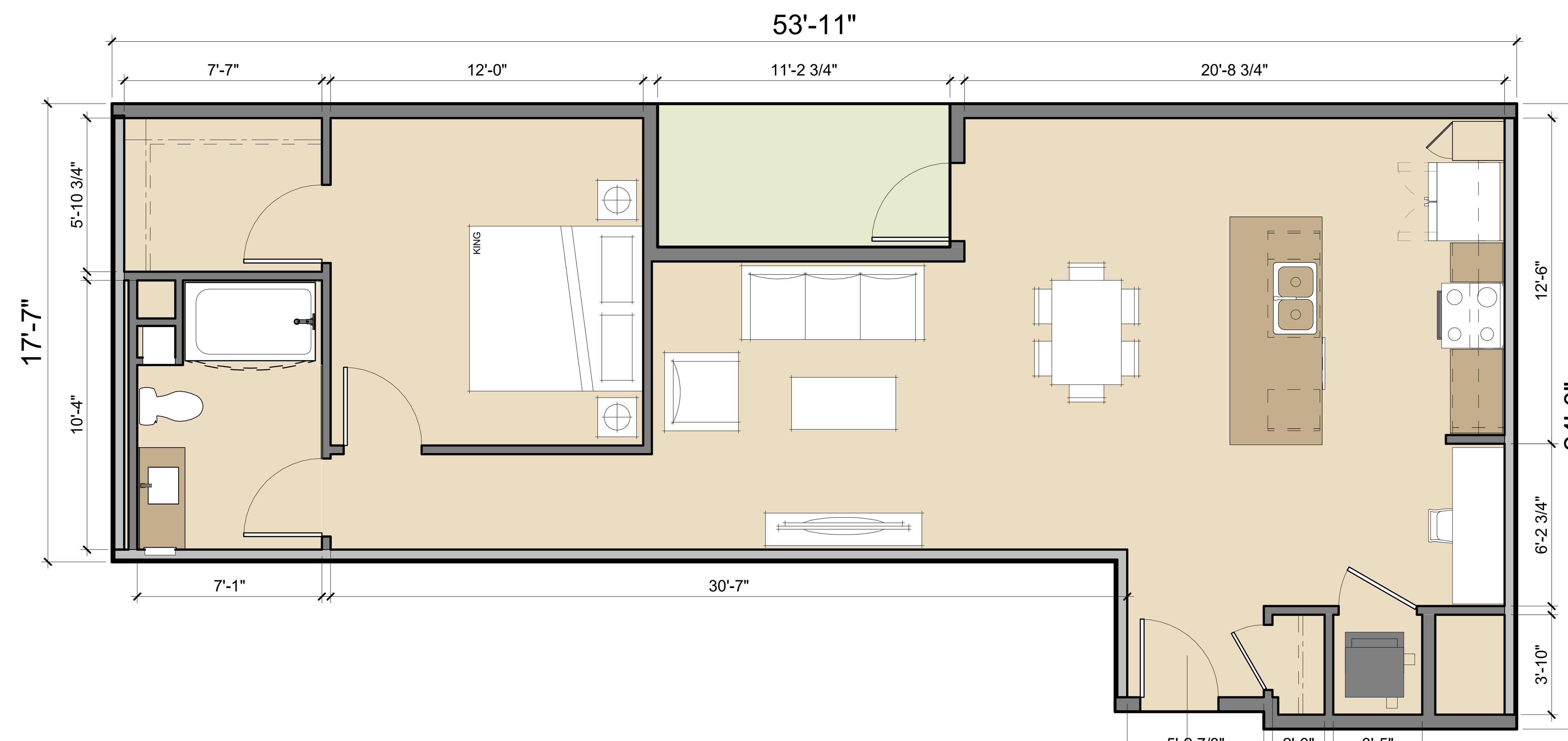
*UNIT TYPE LOCATED ON LEVELS 7 AND UP



*UNIT TYPE LOCATED ON LEVELS 2 - 5



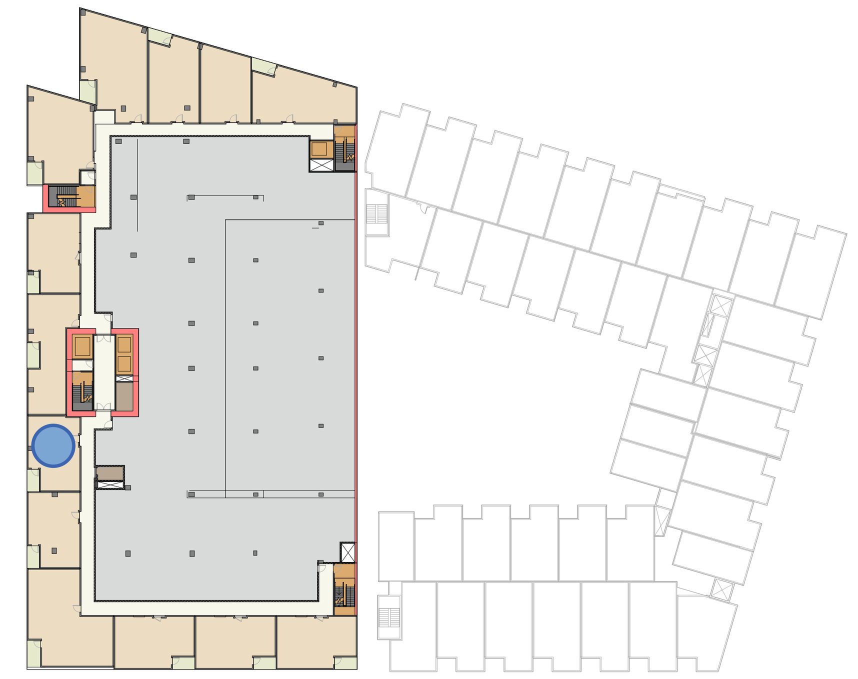
H-A2.1
801 SF



H-A6
981 SF

16'
8'
4'

*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.



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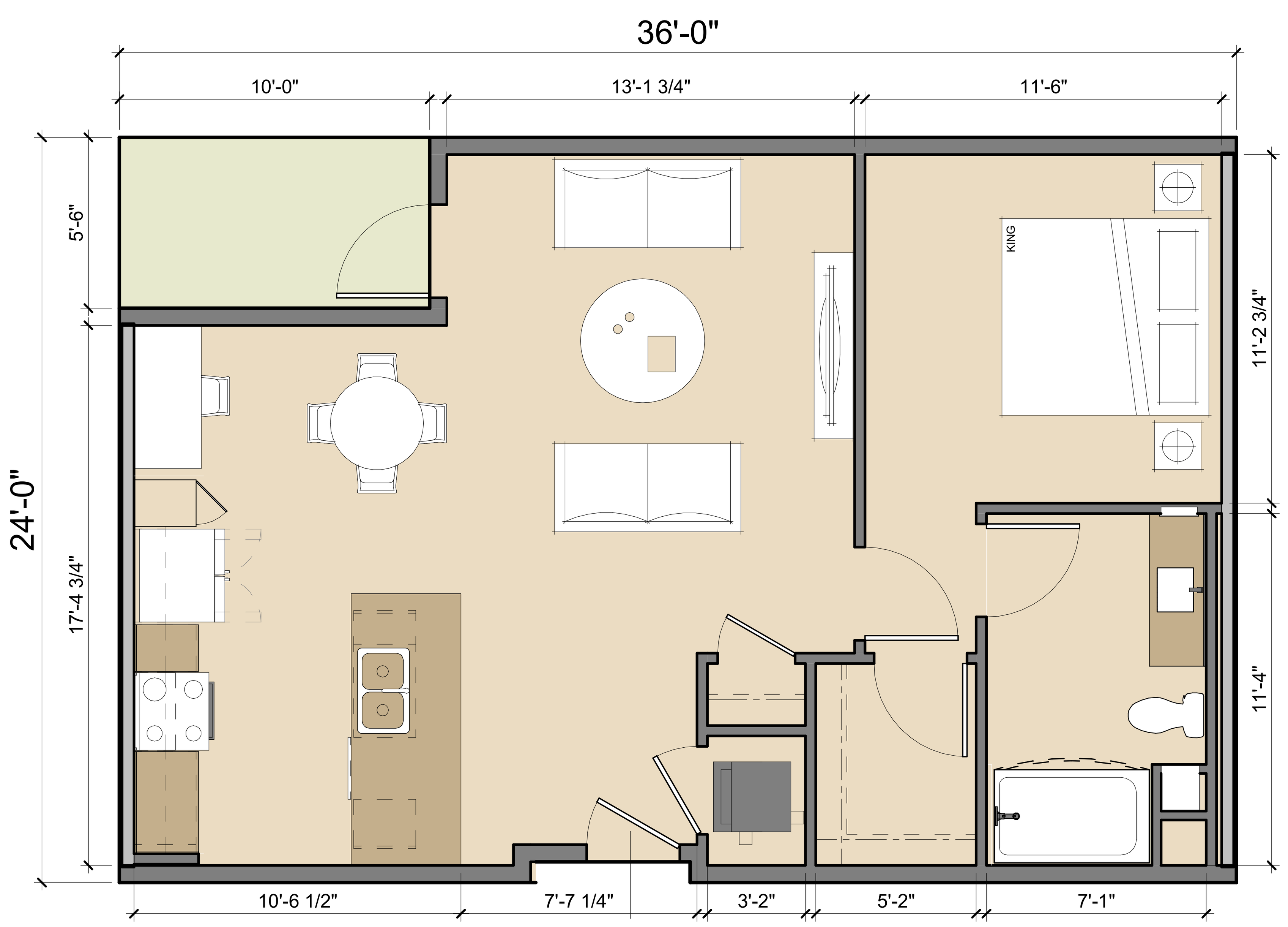
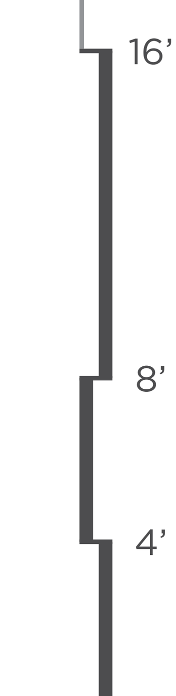
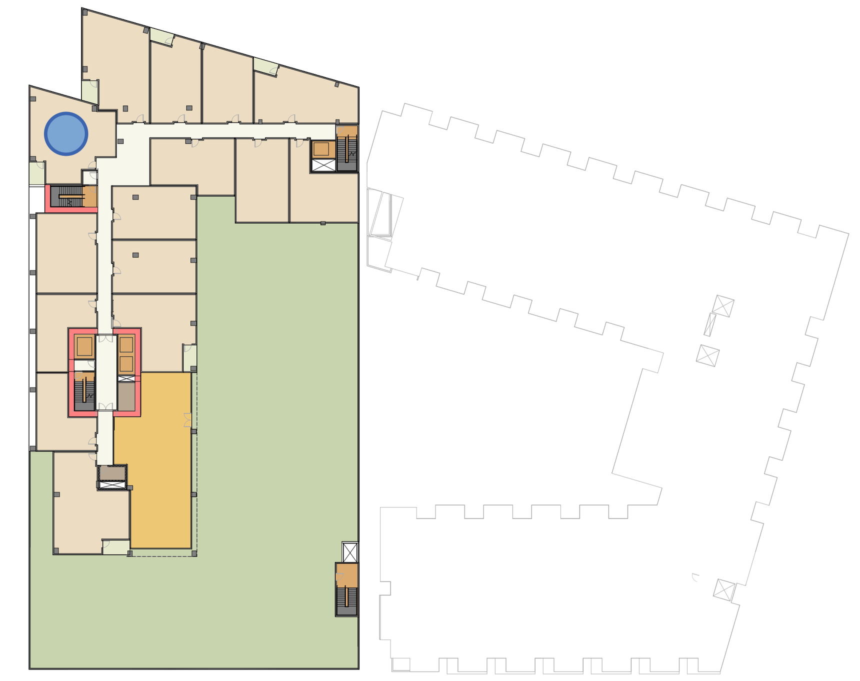


H-A7.1

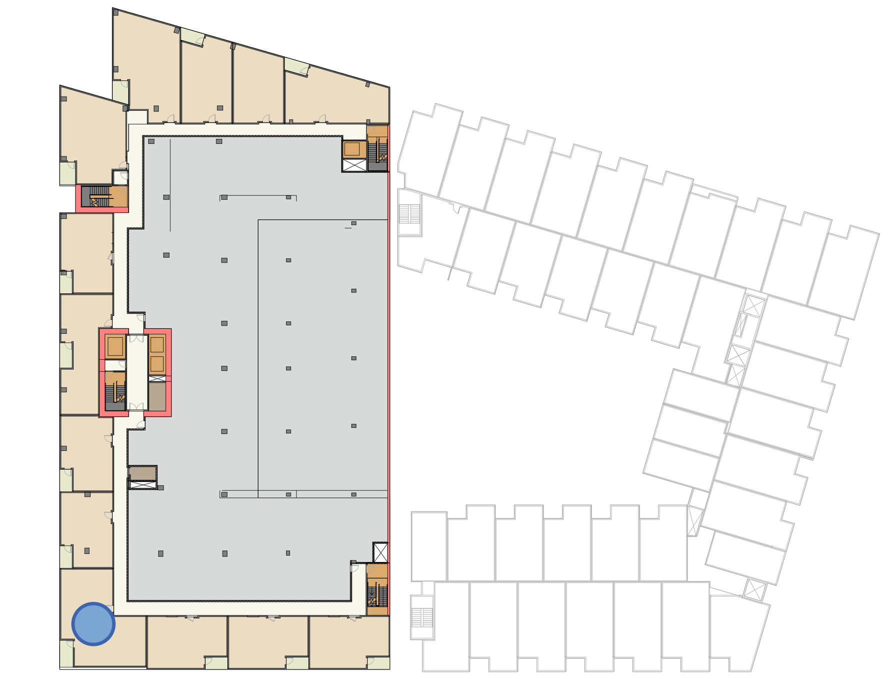
806 SF



*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.



*UNIT TYPE LOCATED ON LEVELS 6 AND UP



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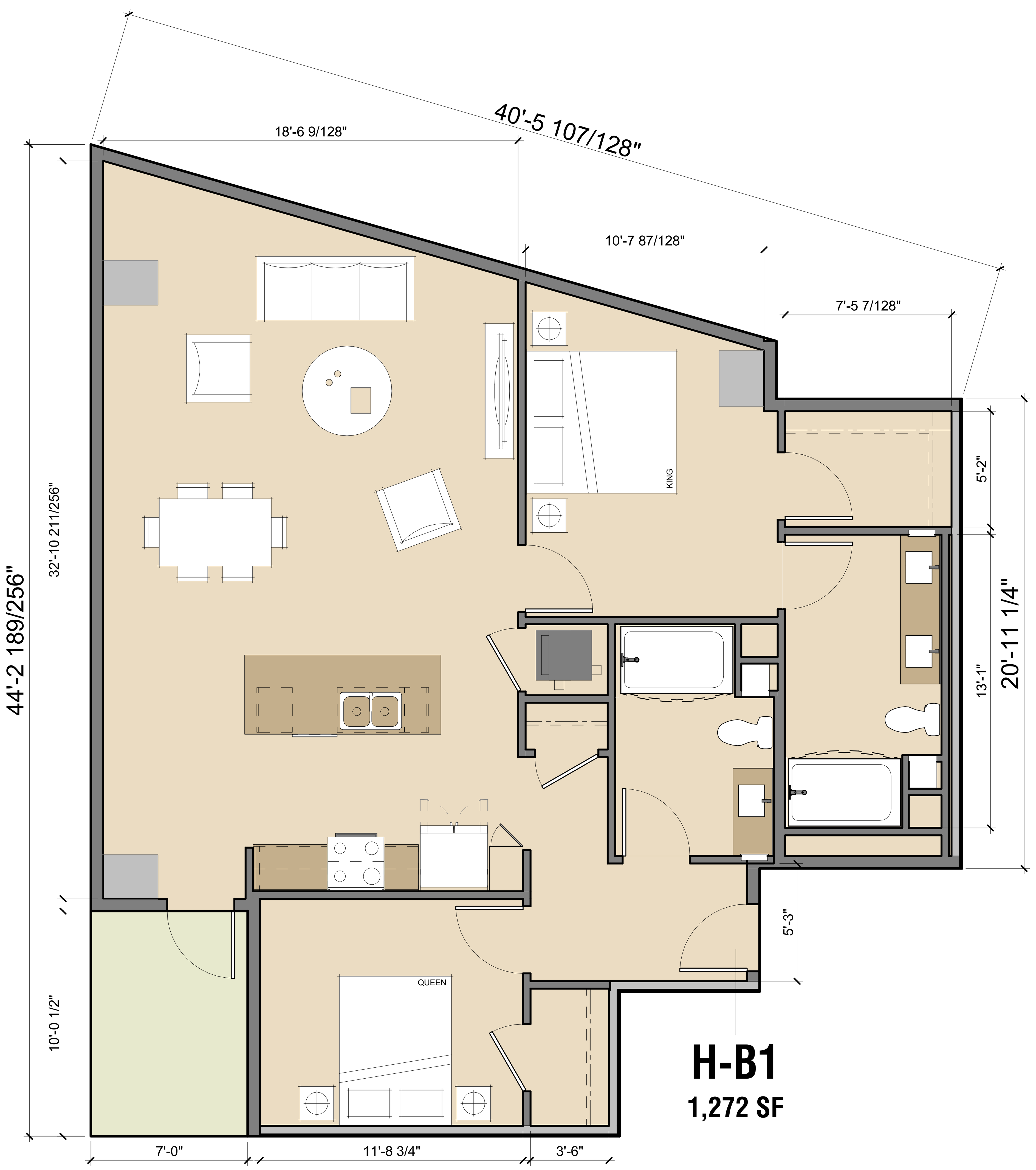
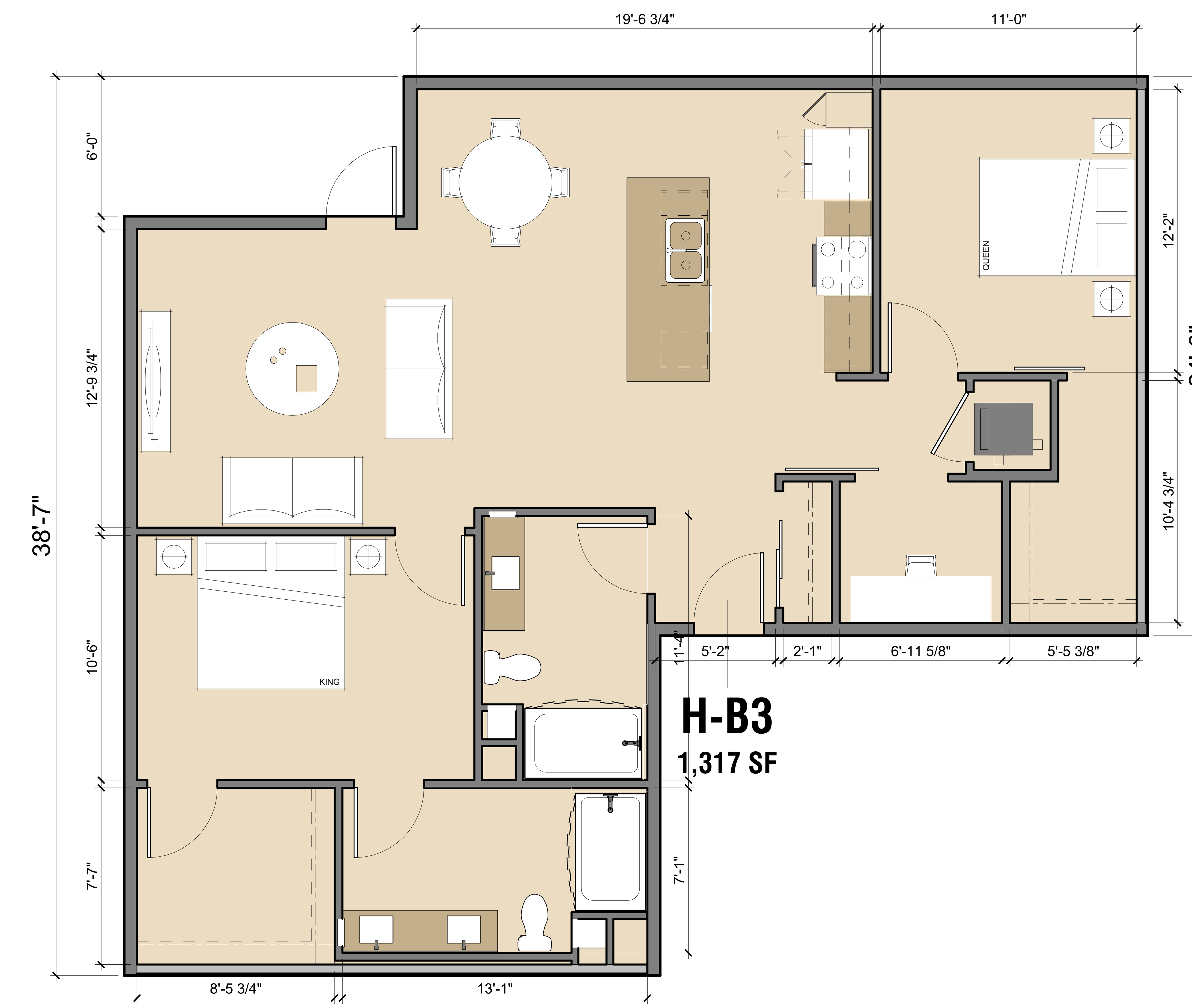
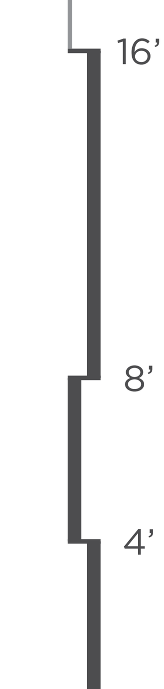
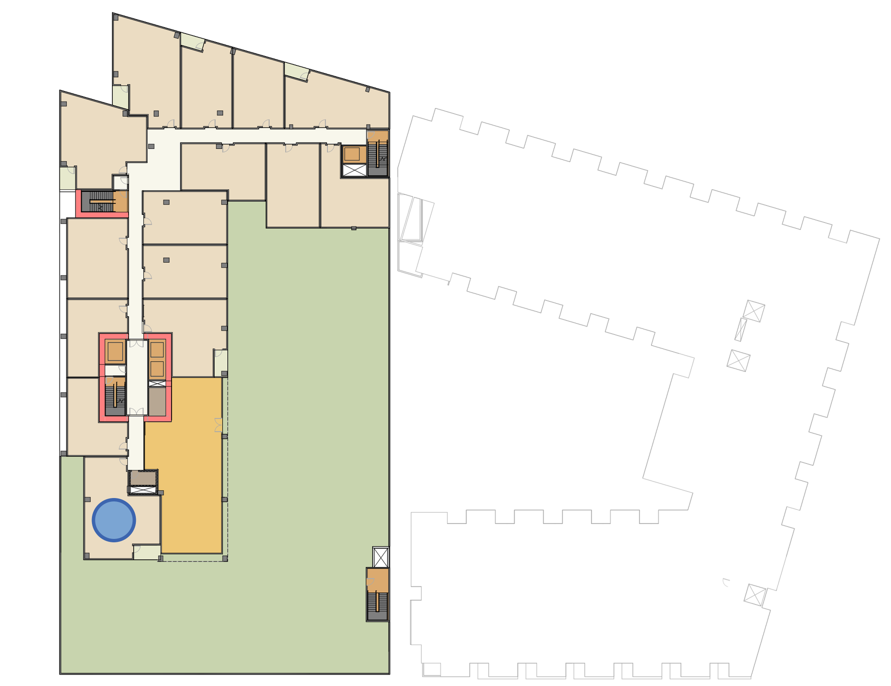






*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

*UNIT TYPE LOCATED ON LEVELS 7 AND UP



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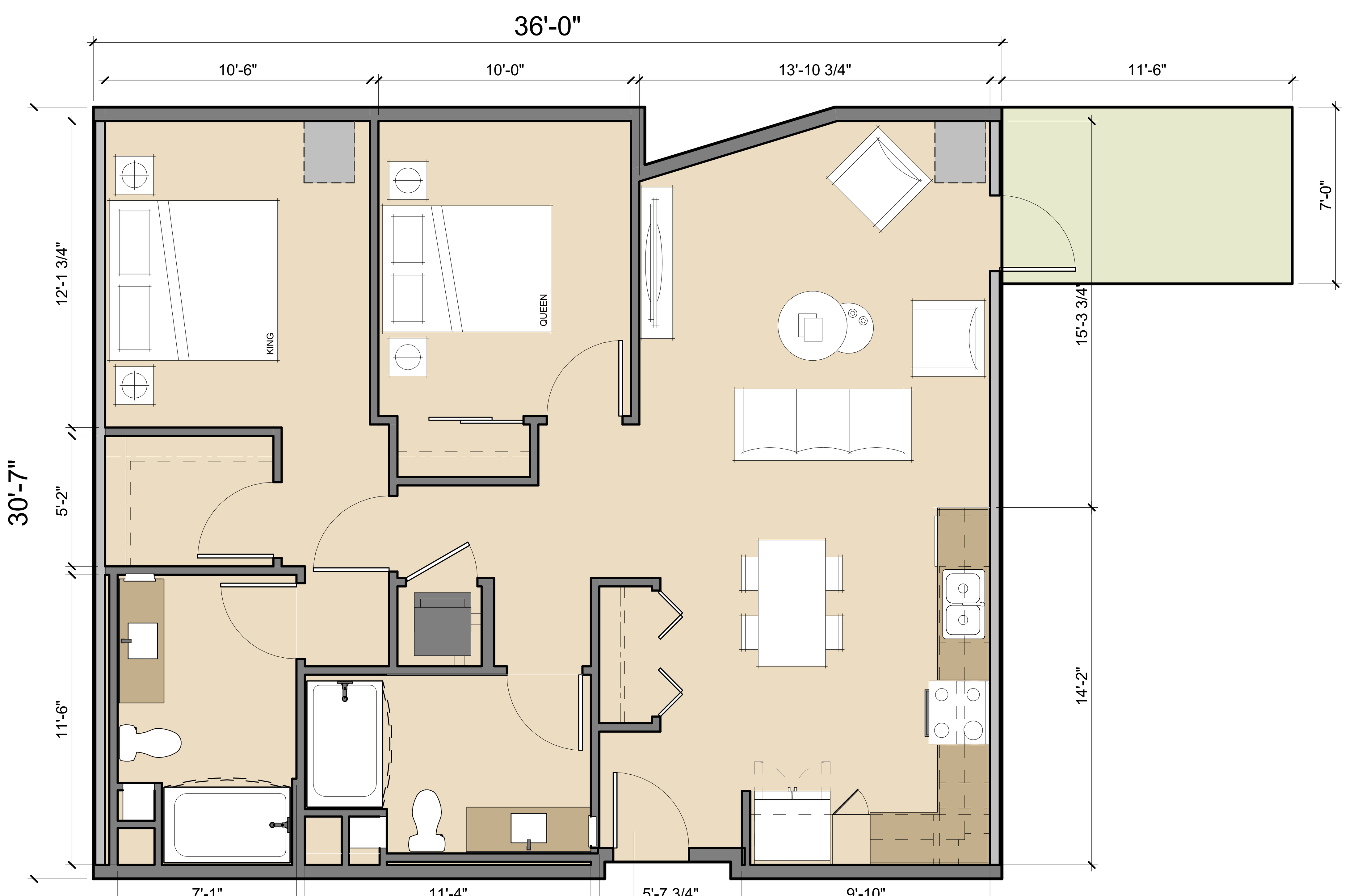
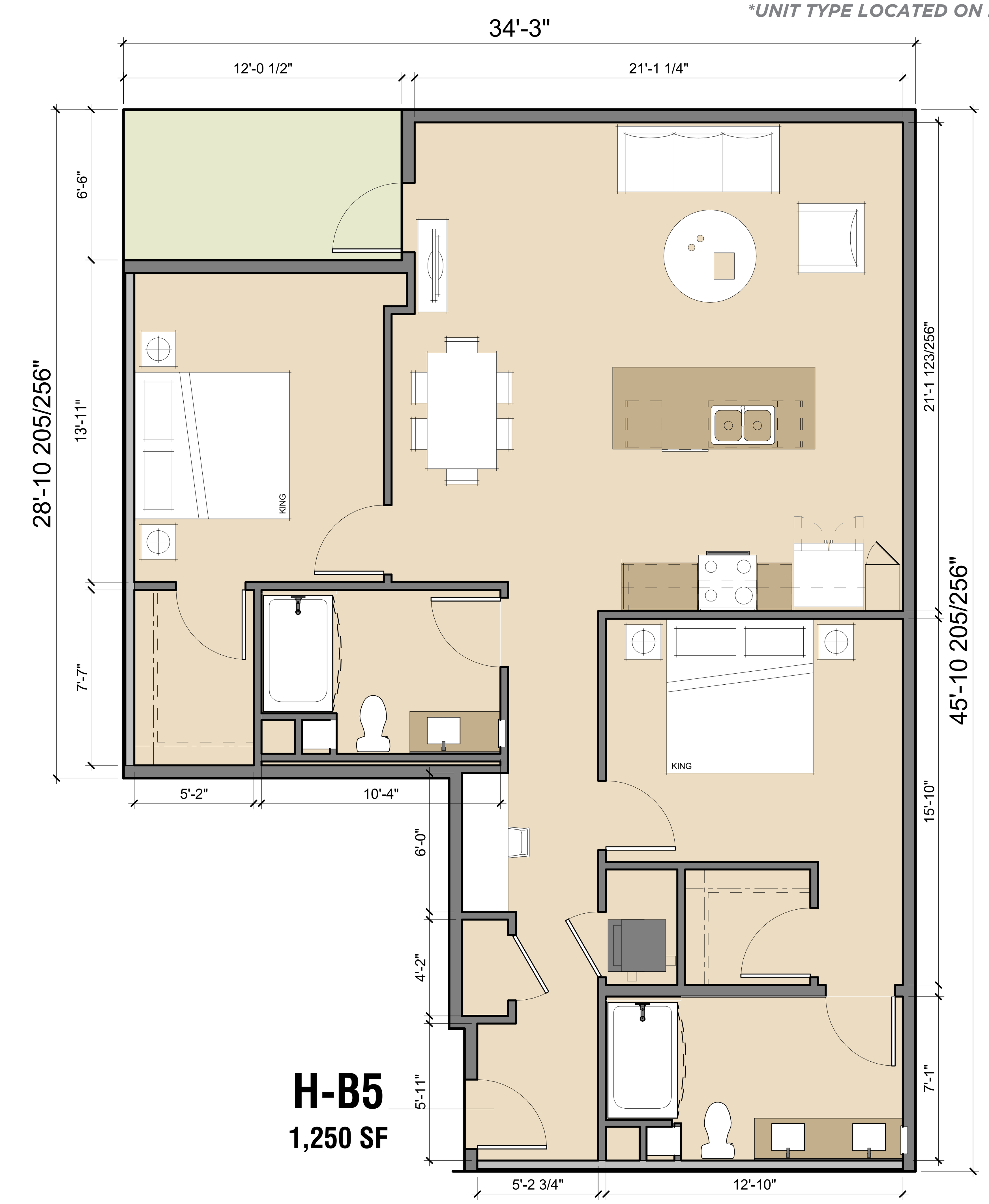
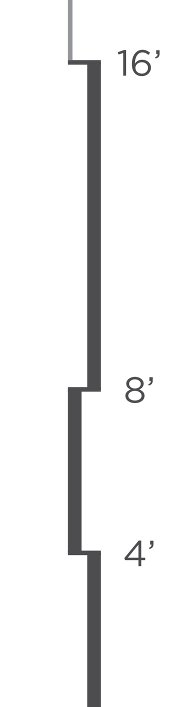


H-B4
1,089 SF



H-B5
1,250 SF



*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

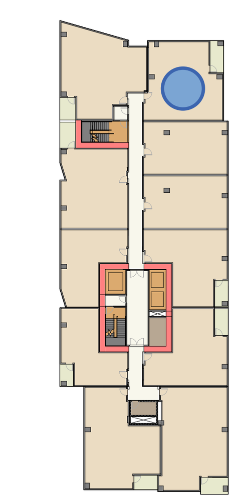
BROOKLYN BASIN PARCEL H
OAKLAND, CA
TCA # 2024-078

FDP RESUBMITTAL
FEBRUARY 5, 2025

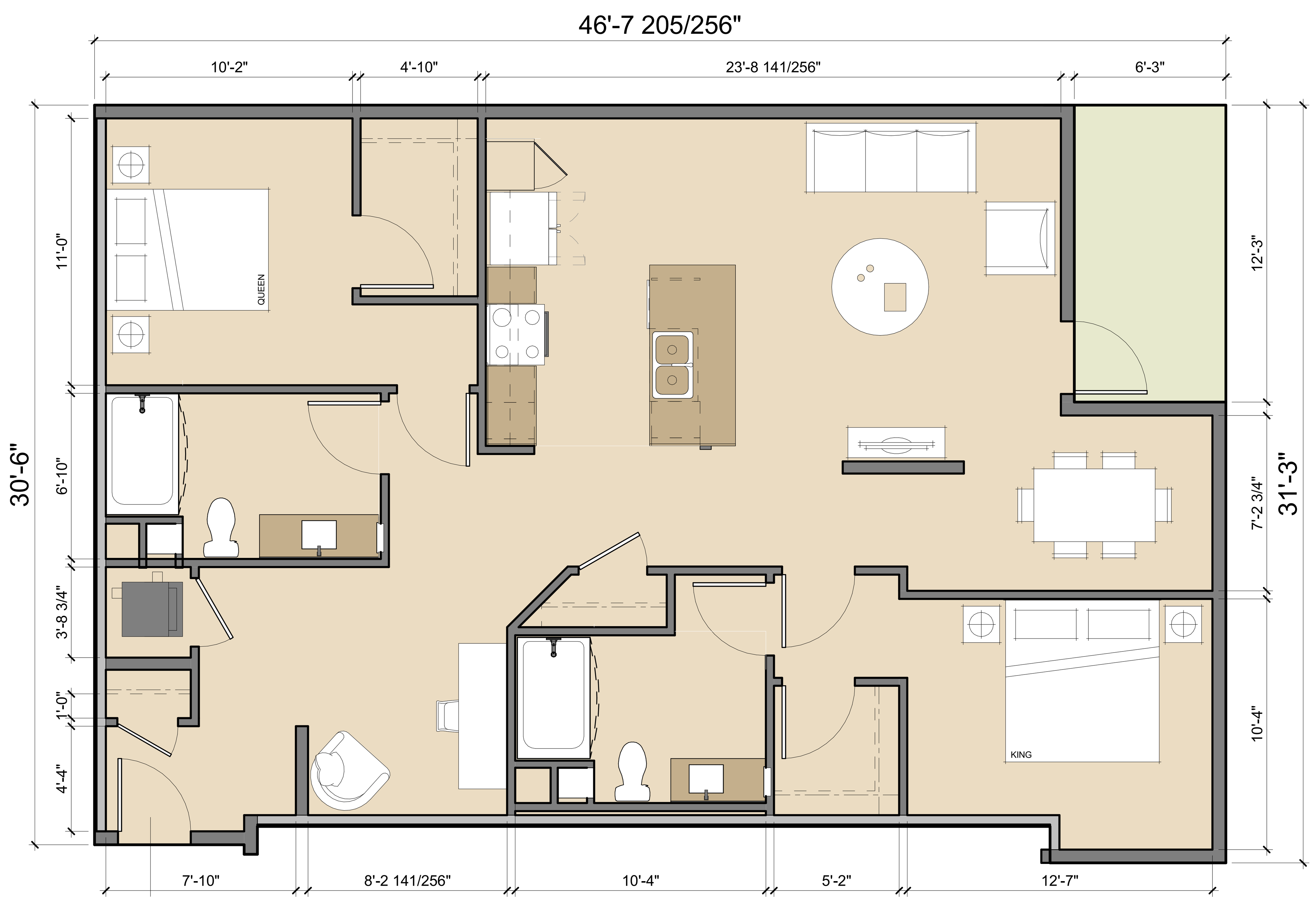
TYP. UNIT PLANS - 2 BR
PHASE 2B

A-327

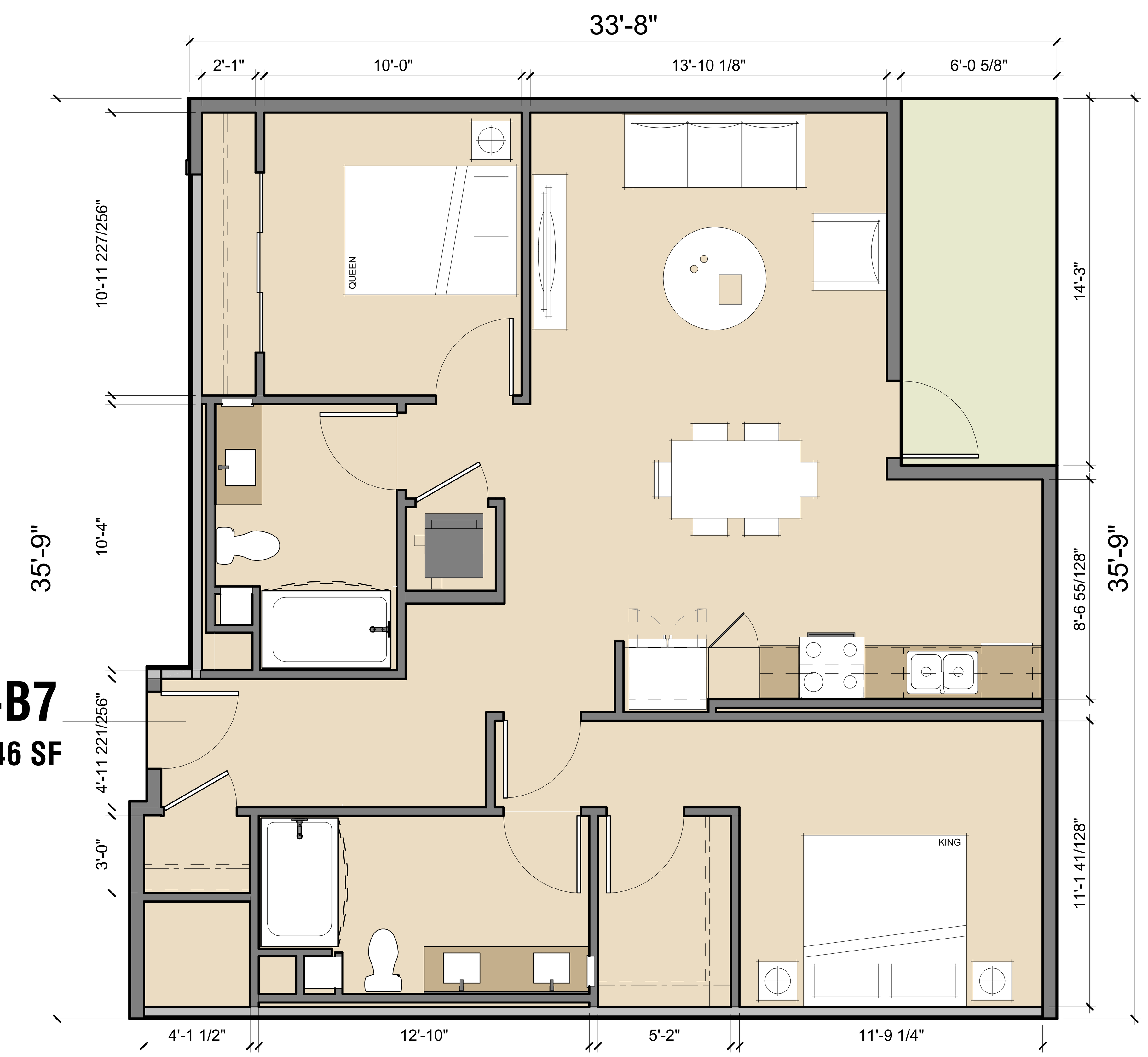
*UNIT TYPE LOCATED ON LEVELS 7 AND UP



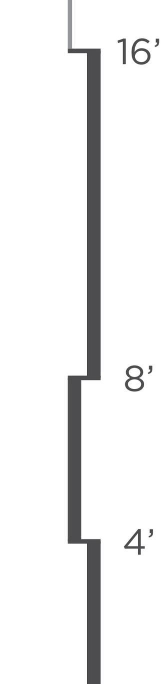
*UNIT TYPE LOCATED ON LEVELS 9 AND UP



H-B6
1,327 SF



H-B7
1,146 SF



*UNITS ARE MODELLED WITH FRAMING ONLY AND DIMENSIONS DO NOT INCLUDE FINISHES.

LEGEND

1. BIKE RACK, TYP
2. R.O.W. STREET TREES, TYP

BROOKLYN BASIN
PARCEL H
OAKLAND, CA

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

JETT LANDSCAPE ARCHITECTURE + DESIGN

FDP SUBMITTAL
FEBRUARY 5, 2025
TCA # 2024-078

LEVEL 1 - GROUND FLOOR
PHASE I

0' 20' 40' 80'
1" = 20' PRINTED @ 22X34

L-1

BROOKLYN BASIN
PARCEL H
OAKLAND, CA

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

JETT LANDSCAPE ARCHITECTURE + DESIGN

FDP SUBMITTAL
FEBRUARY 5, 2025
TCA # 2024-078

LEVEL 1 - GROUND FLOOR
PHASE IIA

0' 20' 40' 80'
1" = 20' PRINTED @ 22X34

L-2

LEGEND

1. BIKE RACK, TYP
2. SPECIALTY PAVING, TYP
3. HANDRAILS, STAIRS AND RAMP, TYP
4. R.O.W. STREET TREES, TYP

BROOKLYN BASIN
PARCEL H
OAKLAND, CA

TCA ARCHITECTS

SIGNATURE DEVELOPMENT GROUP

JETT LANDSCAPE ARCHITECTURE + DESIGN

FDP SUBMITTAL
FEBRUARY 5, 2025
TCA # 2024-078

LEVEL 1 - GROUND FLOOR
PHASE IIB

0' 20' 40' 80'
1" = 20' PRINTED @ 22X34

L-3

LEGEND

1. PATIO WITH LADDER PAD, TYP
2. OVERHEAD SHADE CANOPY WITH BBQ
3. RAISED PLANTER, TYP
4. LOUNGE SEATING

BROOKLYN BASIN
PARCEL H
OAKLAND, CA

TCA ARCHITECTS

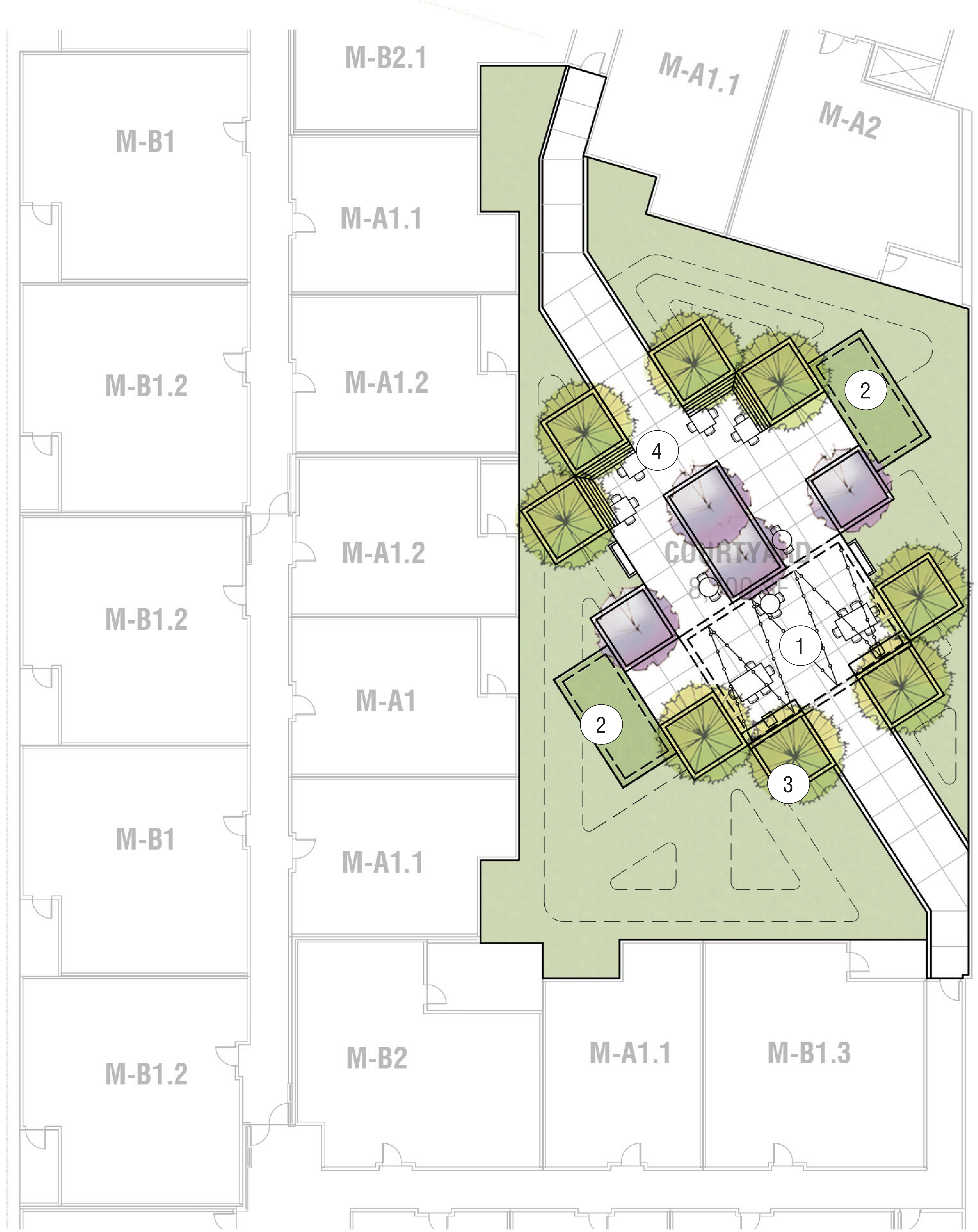
SIGNATURE DEVELOPMENT GROUP

JETT LANDSCAPE ARCHITECTURE + DESIGN

FDP SUBMITTAL
FEBRUARY 5, 2025
TCA # 2024-078

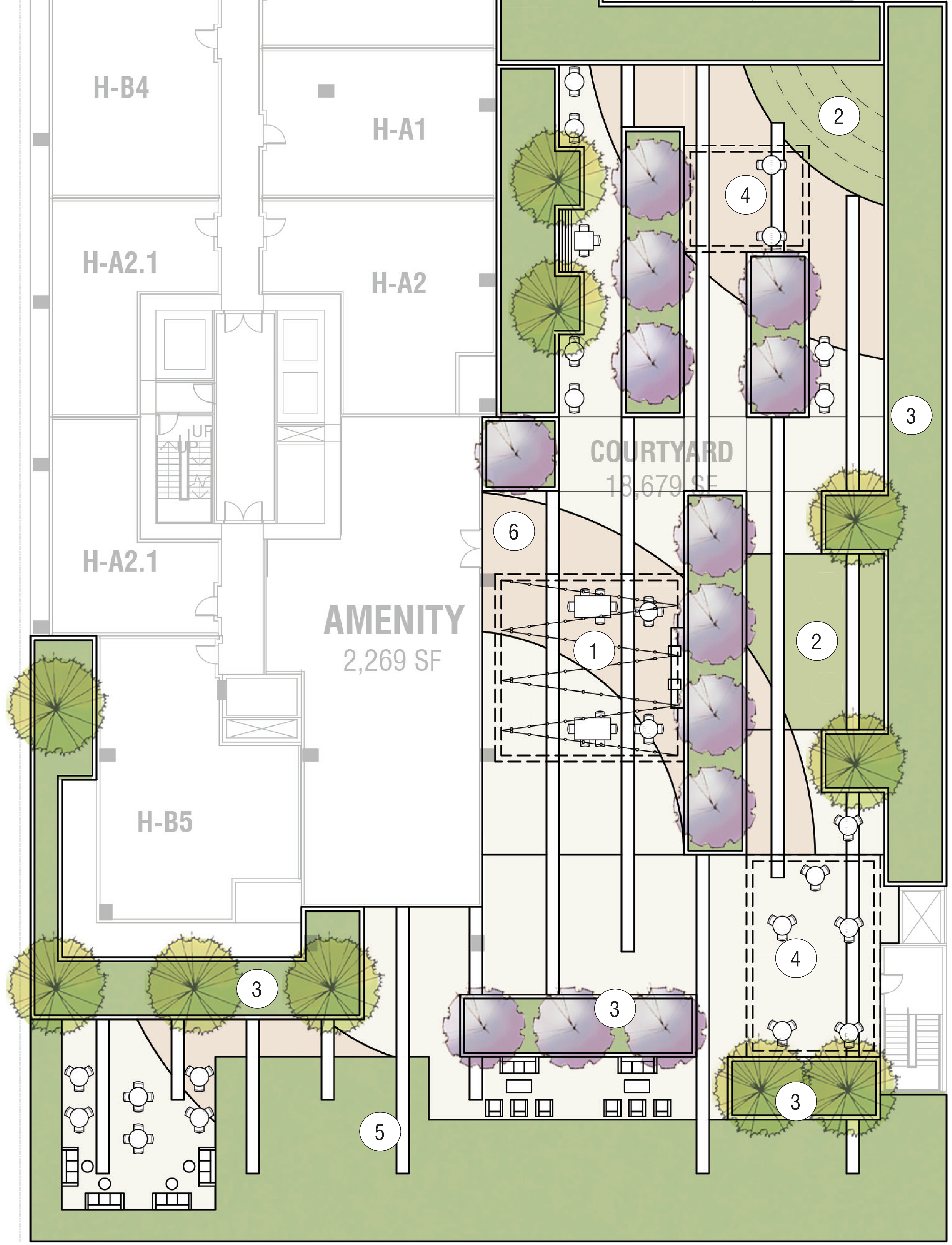
LEVEL 2 - PODIUM
PHASE I

0' 10' 20' 40'
1" = 10' PRINTED @ 22X34



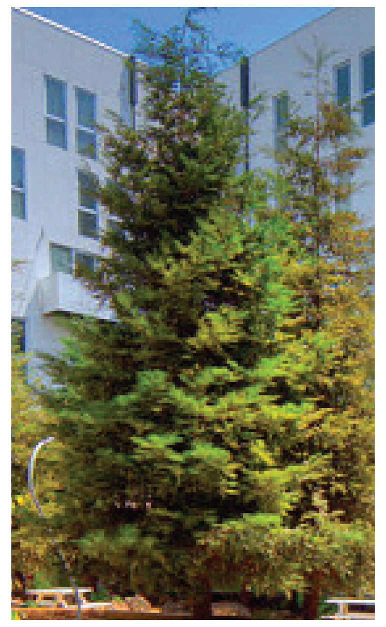
LEGEND

1. OVERHEAD SHADE CANOPY WITH BBQ & STRING LIGHTS
2. FAUX TURF WITH OVERHEAD CANOPY
3. RAISED PLANTER, TYP
4. LOUNGE SEATING



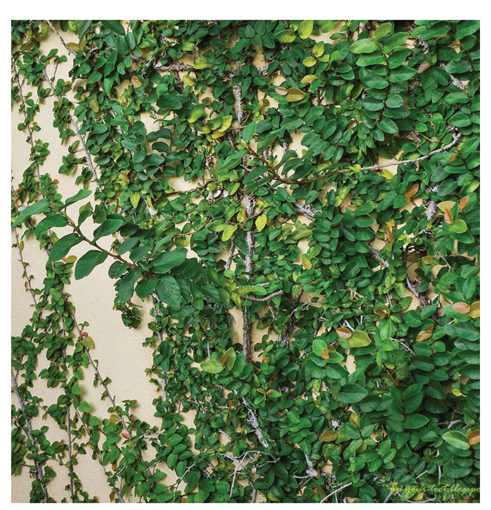
LEGEND

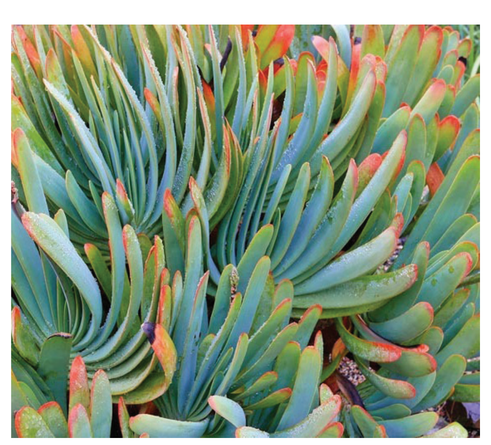
1. OVERHEAD SHADE CANOPY WITH BBQ & STRING LIGHTS
2. FAUX TURF
3. RAISED PLANTER, TYP
4. LOUNGE SEATING WITH CANOPY
5. PAVING STRIPS INTO PLANTING
6. COLORED CONC PAVING








PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
TREES					
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	PER PLAN	M
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	L
	PODOCARPUS GRACILIOR	FERN PODOCARPUS	24" BOX	PER PLAN	M
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	36" BOX	PER PLAN	H
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	PER PLAN	L
ACCENT TREES					
	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN	M
	ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY TREE	15 GAL	PER PLAN	L
	CASSIA LEPTOPHYLLA	GOLDEN MEDALLION TREE	24" BOX	PER PLAN	L
	FAGUS SYLVATICA 'DAWYCK'	DAWYCK EUROPEAN BEECH	24" BOX	PER PLAN	M
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	PER PLAN	M
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24" BOX	PER PLAN	M
	PUNICA GRANATUM 'RED SILK'	RED SILK POMEGRANATE	15 GAL	PER PLAN	L
LARGE SHRUBS					
	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	6'-0" OC	L
	RHAMNUS ALATERNUS 'ARGENTEOVARIEGATA'	VARIEGATED ITALIAN BUCKTHORN	5 GAL	6'-0" OC	L
	RIBES SANGUINEUM VAR. GLUTINOSUM	PINK FLOWERED CURRANT	5 GAL	6'-0" OC	L
	TECOMA X 'BELLS OF FIRE'	BELLS OF FIRE TECOMA	5 GAL	4'-0" OC	L
MEDIUM SHRUBS, GRASSES, & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC	L
	AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC	L
	CORREA 'WYNS WONDER'	AUSTRALIAN FUCHSIA	5 GAL	3'-0" OC	L
	CRASSULA ARBORESCENS	SILVER DOLLAR PLANT	5 GAL	3'-0" OC	L
	GALVEZIA SPECIOSA 'PINK PANTHER'	ISLAND SNAPDRAGON	5 GAL	3'-0" OC	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	L
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE	5 GAL	3'-6" OC	L
	PITTOSPORUM 'WHEELERS DWARF'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
SMALL SHRUBS, GRASSES, & PERENNIALS					
	AEONIUM SP	AEONIUM	1 GAL	2'-0" OC	L
	ALOE PLICATILIS	FAN ALOE	1 GAL	3'-0" OC	L
	ANIGOZANTHOS 'ORANGE CROSS'	KANGAROO PAW	5 GAL	2'-0" OC	L
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GAL	2'-6" OC	L
	CLIVIA MINIATA	KAFFIR LILY	5 GAL	2'-0" OC	L
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	2'-0" OC	L
	HESPERALOE PARVIFOLIA 'PERPA'	RED YUCCA	1 GAL	2'-0" OC	L
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	1'-6" OC	L
	KALANCHOE BRACHTEATA	SILVER SPOONS	1 GAL	2'-0" OC	L
	LIBERTIA PEREGRINANS	ORANGE LIBERTIA	1 GAL	2'-0" OC	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC	L
	LOMANDRA CONFERTIFOLIA 'SEASCAPE'	SEASCAPE MAT RUSH	1 GAL	2'-6" OC	L
GROUNDCOVERS					
	ACHILLEA MILLEFOLIUM 'CAMEO'	YARROW	1 GAL	2'-0" OC	L
	BACCHARIS PILILARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	5 GAL	6'-0" OC	L
	CEANOTHUS HEARSTIORUM	HEARST RANCH BUCKBRUSH	1 GAL	4'-0" OC	L
	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	4'-0" OC	L
	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	5 GAL	6'-0" OC	L

VINES					
	BOUGAINVILLEA SP	BOUGAINVILLEA	5 GAL	PER PLAN	L
	DISTICTIS BUCCINATORIA	RED TRUMPET VINE	5 GAL	PER PLAN	L
	FICUS PUMILA	CREEPING FIG	5 GAL	PER PLAN	M
	FICUS PUMILA 'VARIEGATA'	VARIEGATED CREEPING FIG	5 GAL	PER PLAN	M
	TRACHELOSPERMUM JASMINOIDES 'VARIEGATA'	VARIEGATED STAR JASMINE	5 GAL	PER PLAN	M

IRRIGATION DESIGN INTENT

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

PLANTING DESIGN INTENT

1. ALL TREES WITHIN 5' OF PAVEMENT SHALL USE TREE ROOT BARRIERS.
2. THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF MEDITERRANEAN-STYLE, NATIVE, AND DROUGHT-TOLERANT PLANT SPECIES TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLEMENT THE ARCHITECTURE AND SETTING.
3. PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER-USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PLANT LIST, WUCOLS IV.
4. 80% OF PLANT MATERIAL TO BE NATIVE OR LOW WATER USE AND FOLLOW MWELO GUIDELINES.
5. NO PLANT CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC WILL BE USED.
6. THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING.
7. PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.
8. TREE LOCATIONS SHALL BE DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE.
9. ALL PLANTING AREAS SHALL RECEIVE A 3-INCH LAYER OF MULCH.
10. TREE PLACEMENT SHALL FOLLOW CITY OF OAKLAND UTILITY CLEARANCE GUIDELINES.