

PARCEL M
OAKLAND, CA



PROJECT TEAM

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BROOKLYN BASIN - PARCEL M

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PROJECT INFORMATION

PROJECT DESCRIPTION

The project has a total of 87 units with a mix of two and three bedroom units. There is a total of four levels per building; levels 1-4 are type VA construction. There are nine total buildings on site; two 12-plexes and seven 9-plexes. Each building includes central ground floor lobby space with private garage parking at back of building with three levels of residential units above.

Site Address: 401 Embarcadero

Site Area: 2.46 AC

Total Units: 87 Units

ZONING AND DESIGN GUIDELINES SUMMARY

Zoning: PWD- 4 (D-OTN)

Permitted Use and Density

As per the PWD-4 zoning regulations, the maximum number of residential units allowed for the entire Brooklyn Basin development is 3,100 units. Unused parcel densities may be transferred to another parcel. The number of dwelling units per parcel may increase or decrease provided that the number of dwelling units being transferred does not exceed more than 33% of the allocation of the development parcel receiving the transferred units.

The bottom right table on this sheet shows density allocation per parcel of 2006 and 2022 residential units.

Building Dimensions

Height: 86 FT max allowed

Proposed: 54 FT

Street Wall Setback

Embarcadero Frontage 25' setback from back of sidewalk (p32)

Provided: 0' & greater (varies)

Mixed Use Street Frontage 2' to 8' building setback (p28/29)

Provided: 2' - 4'

Waterfront Park Edge Frontage 0' or N/A (p31)

Provided: 1'

Open Space

Required: 150 SF per residential unit

87 x 150 = 13,050 SF

Provided: 17,682 SF Private Open Space

(Resident Balconies)

8,841 Private OS x 2 (SF credit)

17,682 SF Total Open Space

Vehicle Parking

Required: .8 stall per residential unit

87 x 1 = 70 total stalls

Provided: 142 private garage spaces

8 visitor surface spaces

150 Total Vehicle Parking Spaces

(3 Accessible Garage Parking spaces)

(1 Accessible Van Surface Parking Space)

Bicycle Parking

Required:

Short Term

(Visitors) 1 per 20 units (2 min.)

87/20 = 5 spaces

Long-Term

(Multifamily with private garage for each unit)

No spaces required

Provided: 5 bicycle stalls (exterior) at main entrance

Trash/Recycling Storage Areas:

Required: Trash 4.3 CU FT/Unit = 375 CU FT

Recycle 2 CU FT/Unit = 174 CU FT

Provided: 96Gal + 64Gal + 64Gal container per unit

Trash 12.8 CU FT =1,114 CU FT

Recycle 8.5 CU FT =739 CU FT

Compost 8.5 CU FT =739 CU FT

(See Sheets A3.1.0 and A3.2.0 for

locations of bins in garages)

PROJECT DATA

PROJECT GROSS FLOOR AREA (SF)								PRIVATE OPEN SPACE (SF)					
Building Type	Floor Level	Parking	Lobby	Residential	Circulation	BOH/MEP	TOTAL PER BUILDING	TOTAL ON SITE	Level	Residential Balcony*	No. of Balconies	TOTAL PER BUILDING	TOTAL ON SITE
9-Plex	L1	3,562 SF	623 SF	0 SF	869 SF	355 SF	5,409 SF		L1	0 SF	0	0 SF	
	L2	0 SF	0 SF	4,471 SF	925 SF	0 SF	5,396 SF		L2	327 SF	3	327 SF	
	L3	0 SF	0 SF	4,471 SF	925 SF	0 SF	5,396 SF		L3	327 SF	3	327 SF	
	L4	0 SF	0 SF	4,471 SF	925 SF	0 SF	5,396 SF		L4	327 SF	3	327 SF	
SUBTOTAL		3,562 SF	623 SF	13,413 SF	3,644 SF	355 SF	21,597 SF	151,179 SF	SUBTOTAL			981 SF	6,867 SF
12-Plex	L1	4,681 SF	623 SF	0 SF	1,055 SF	355 SF	6,714 SF		L1	0 SF	0	0 SF	
	L2	0 SF	0 SF	5,773 SF	1,043 SF	0 SF	6,816 SF		L2	329 SF	4	329 SF	
	L3	0 SF	0 SF	5,773 SF	1,043 SF	0 SF	6,816 SF		L3	329 SF	4	329 SF	
	L4	0 SF	0 SF	5,773 SF	1,043 SF	0 SF	6,816 SF		L4	329 SF	4	329 SF	
SUBTOTAL		4,681 SF	623 SF	17,319 SF	4,184 SF	355 SF	27,162 SF	54,324 SF	SUBTOTAL			987 SF	1,974 SF
TOTAL								205,503 SF	TOTAL				8,841 SF

*Total SF of all balconies on each level. Note SF of balcony varies per unit type.
**Per Oakland Planning Code Sec. 17.126.020 Each one (1) square foot of private usable open space conforming to the provisions of Sec. 17.126.040 shall be considered equivalent to two (2) square feet of required group usable space.
Total Open Space Required 13,050 SF

BUILDING & UNIT SUMMARY				
UNIT MIX				
Building Type	Floor Level	2 br	3br	TOTAL
9-Plex	L1	0	0	0
	L2	0	21	21
	L3	0	21	21
	L4	0	21	21
SUBTOTAL		0	63	63
12-Plex	L1	0	0	0
	L2	2	6	8
	L3	2	6	8
	L4	2	6	8
SUBTOTAL		6	18	24
TOTAL		6	81	87
UNIT %		7%	93%	100%

UNIT SUMMARY						
Unit Name	Description	Garage	Approx. Net SF	Total DU	%	Total Net SF
Plan1	2bd/2ba	1-Car	1,214 SF	6 DU	7%	7,284 SF
Plan 2	3bd/2ba	Tandem/1-Car	1,317 SF	27 DU	31%	35,559 SF
Plan 3	3bd/2ba	Tandem	1,385 SF	33 DU	38%	45,705 SF
Plan 4	3bd/2ba	Tandem/2-Car Side-by-Side	1,434 SF	21 DU	24%	30,114 SF
TOTAL				87 DU	100%	118,662 SF
Average Unit Size:			1,364 SF			

BUILDING MIX			
Building Type	No. of Buildings	DU/Building	Total DU
9-plex	7	9	63 DU
12-plex	2	12	24 DU
TOTAL	9		87 DU

PARKING		
Building Type	Private Garage Spaces	Surface Parking Spaces
9-plex	105	
12-plex	37	
TOTAL	142	8
1.6 Spaces per DU		

Allocation of 2006 and 2022 Residential Units.				
Development Parcel	Approved FDP 2006 Unit Allocation	Remaining 2006 Unit Allocation	2022 Additional Residential Units	Total Units
Parcel A:	254	0	0	254
Parcel B:	241	0	0	241
Parcel C	241	0	0	241
Parcel D:	243	0	0	243
Parcel E	191	0	0	191
Parcel F:	211	0	0	211
Parcel G	371	0	0	371
Parcel H:	382	0	0	382
Parcel J:	378	0	0	378
Parcel K:	0	300	300	600
Parcel L:	0	201	300	501
Parcel M:	0	87	0	87
Parcel N:	0	0	0	0
Total:	2512	588	600	3700

BROOKLYN BASIN - PARCEL M

4 STORY STACKED FLATS - TYPE VA

CODE INFORMATION

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

OAKLAND MUNICIPAL CODE

CODE SUMMARY

OCCUPANCY GROUP: (CBC SECTION 310)	GROUP R-2 / U
SEPARATIONS: WALLS: (CBC SEC. 420.2, SEC. 707, SEC. 708 & SEC. 713)	WALLS SEPARATING DWELLING UNITS (R-2) SHALL BE 1-HOUR FIRE PARTITIONS COMPLYING WITH CBC SEC. 708. WALLS SEPARATING DWELLING UNITS (R-2) FROM CORRIDORS SHALL BE 1-HOUR FIRE PARTITIONS PER CBC SEC. 1020.1. DOORS IN THOSE WALLS SHALL BE 20 MIN. FIRE RATED PER CBC TABLE 716.1(2) WALLS SEPARATING PRIVATE GARAGES (U) FROM CORRIDORS AND COMMON USE SPACES SHALL BE 1-HOUR RATED FIRE BARRIERS COMPLYING WITH CBC SEC. 707. DOORS IN THOSE WALLS SHALL BE 40 MIN. FIRE RATED PER CBC TABLE 716.1(2) WALLS SEPARATING ELEVATOR, STAIR AND SHAFT ENCLOSURE FROM OTHER USES SHALL BE 2-HOUR RATED FIRE BARRIERS COMPLYING WITH CBC SEC. 707. SHAFT ENCLOSURES SHALL HAVE RATED CONSTRUCTION COMPLYING WITH CBC SEC. 713. DOORS IN 2-HOUR FIRE BARRIERS SHALL BE 90 MIN. FIRE RATED PER CBC TABLE 716.1(2)
FLOORS: (CBC SEC. 711)	ALL FLOOR/CEILINGS AND ROOF/CEILINGS ARE REQUIRED TO BE 1-HOUR FIRE RATED HORIZONTAL ASSEMBLIES. OPENINGS IN HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC SEC. 712.
TYPE OF CONSTRUCTION:	TYPE V-A
FIRE SPRINKLERS:	NFPA 13 PER CBC SECTION 903.3.1.1 & 905.3.1(EXEMPTIONS)
ALLOWABLE HEIGHT: (CBC TABLE 504.3)	TYPE V-A: 60 FEET MAXIMUM (WITH REQUIRED NFPA 13 FOR 4 STORIES & WITH AREA INCREASE)
ACTUAL HEIGHT:	+/- 54 FEET - SEE ELEVATIONS
ALLOWABLE STORIES: (CBC TABLE 504.4 & SEC 504.4)	R-2, TYPE V-A: 4 STORIES (3 STORIES BASE ALLOWABLE + 1 STORY SPRINKLER INCREASE FOR NFPA 13) U, TYPE V-A: 2 STORIES (1 STORIES BASE ALLOWABLE + 1 STORY SPRINKLER INCREASE)
ALLOWABLE FLOOR AREA: (CBC SEC 506 & SEC 406)	IN R OCCUPANCIES WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY MULTI-STORY BUILDINGS SHALL NOT EXCEED TWO(2) GROUP U IS PERMITTED TO BE 1,000 SQ. FT. PER GARAGE WHEN PROVIDING 1-HOUR FIRE BARRIERS BETWEEN GARAGES. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATE BY A 1-HR FIRE BARRIER
FIRE RESISTANCE RATING REQUIREMENTS (CBC TABLE 601)	1-HOUR RATED CONSTRUCTION IS REQUIRED FOR PRIMARY STRUCTURAL FRAME, EXTERIOR WALLS AND INTERIOR BEARING WALLS, FLOOR ASSEMBLIES AND ASSOCIATED SECONDARY MEMBERS, AND ROOF CONSTRUCTION.
FIRE RESISTANCE RATING REQUIREMENTS FOR STRUCTURAL MEMBERS (CBC SEC 704)	COLUMNS, BEARING WALLS, AND PRIMARY STRUCTURAL ELEMENTS SHALL BE PROTECTED COMPLYING WITH CBC SECTION 704.
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS (CBC SEC 705)	ALL EXTERIOR WALLS, BEARING AND NON-BEARING, ARE REQUIRED TO BE 1-HOUR RATED COMPLYING WITH CBC SECTION 705.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CBC SEC 705.8)	UNPROTECTED SPRINKLERED - PER CBC TABLE 705.8 SEE SITE PLAN FOR FIRE SEPARATION DISTANCE AND ACTUAL AREA OF OPENINGS IN EXTERIOR WALLS.
EXITING: (CBC TABLE 1017.2)	THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 250 FEET FOR R-2 OCCUPANCIES PROTECTED THROUGHOUT WITH AN APPROVED NFPA 13 SPRINKLER SYSTEM.
ACCESSIBILITY:	ALL COVERED MULTIFAMILY DWELLING UNITS SHALL BE ADAPTABLE AND ACCESSIBLE INTO AND THROUGHOUT THE DWELLING UNIT PER PROVISIONS DESCRIBED IN CHAPTER 11A - DIVISION IV. IN BUILDINGS WITH ONE OR MORE ELEVATOR, ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH DIVISION IV. ALL BUILDINGS ARE REQUIRED TO HAVE AN ACCESSIBLE ENTRANCE PER CBC 1106A.
ROOF ACCESS: (CBC SECTION 1011.12)	IN BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE UNLESS THE ROOF HAS A SLOPE STEEPER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE).



PARCEL SUMMARY	
Total Unit	87 DU
Acreage	2.46 AC
Gross Density	35.4 DU/AC

UNIT SUMMARY							
Unit Name	Description	Garage	Approx. Net SF	Total DU	%	Total Net SF	Balcony Gross SF/Unit
Plan 1	2bd/2ba	1-Car	1,214 SF	6 DU	7%	7,284 SF	76 SF
Plan 2	3bd/2ba	Tandem/1-Car	1,317 SF	27 DU	31%	35,559 SF	83 SF
Plan 3	3bd/2ba	Tandem	1,385 SF	33 DU	38%	45,705 SF	85 SF
Plan 4	3bd/2ba	Tandem/2-Car Side-by-Side	1,434 SF	21 DU	24%	30,114 SF	159 SF
TOTAL				87 DU	100%	118,662 SF	
Average Unit Size:				1,364 SF			

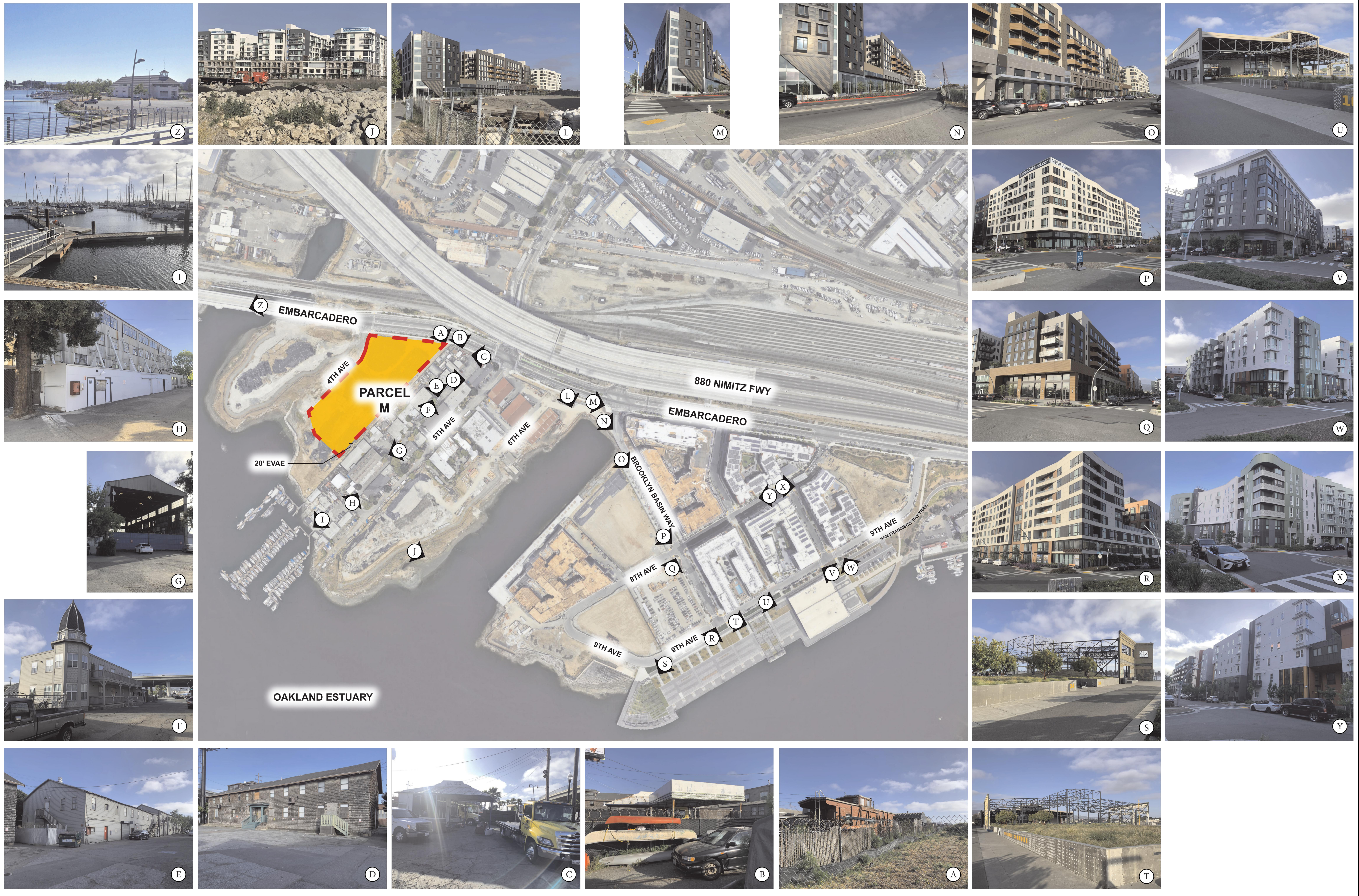
BUILDING MIX			
Building Type	No. of Buildings	DU/Building	Total DU
Stacked Flats			
9-plex	7	9	63 DU
12-plex	2	12	24 DU
TOTAL	9		87 DU

PARKING		
Building Type	Private Garage Spaces	Surface Parking Spaces
9-plex	105	
12-plex	37	
TOTAL	142	8
1.6 Spaces per DU		

AVERAGE SETBACK FROM BACK OF WALK
ALONG EMBARCADERO = +/- 30.3 FEET

AVERAGE SETBACK CALCULATED FROM REGULAR-INTERVAL
DIMENSIONS PERPENDICULAR FROM BACK OF WALK TO BUILDING









**LIGHT COLORED UPPER STORIES
OVER DARKER BASE**

PLACE LIGHTER TONED VOLUMES ABOVE
A DARKER BASE TO GIVE EMPHASIS TO
THE GROUND FLOOR PEDESTRIAN
EXPERIENCE



CORNER EMPHASIS

PROTRUSION OF VOLUME AND USE OF
DISTINCT COLOR CREATES DEFINING
MOMENTS IN THE ARCHITECTURE.
PLACEMENT OF BALCONIES AT
SIGNIFICANT CORNERS TO CREATE
SCULPTED VOLUMES.



METAL SIDING

USE OF VERTICAL METAL TO ADD HIGHER
QUALITY MATERIAL, TEXTURE, AND COLOR
TO THE FACADE

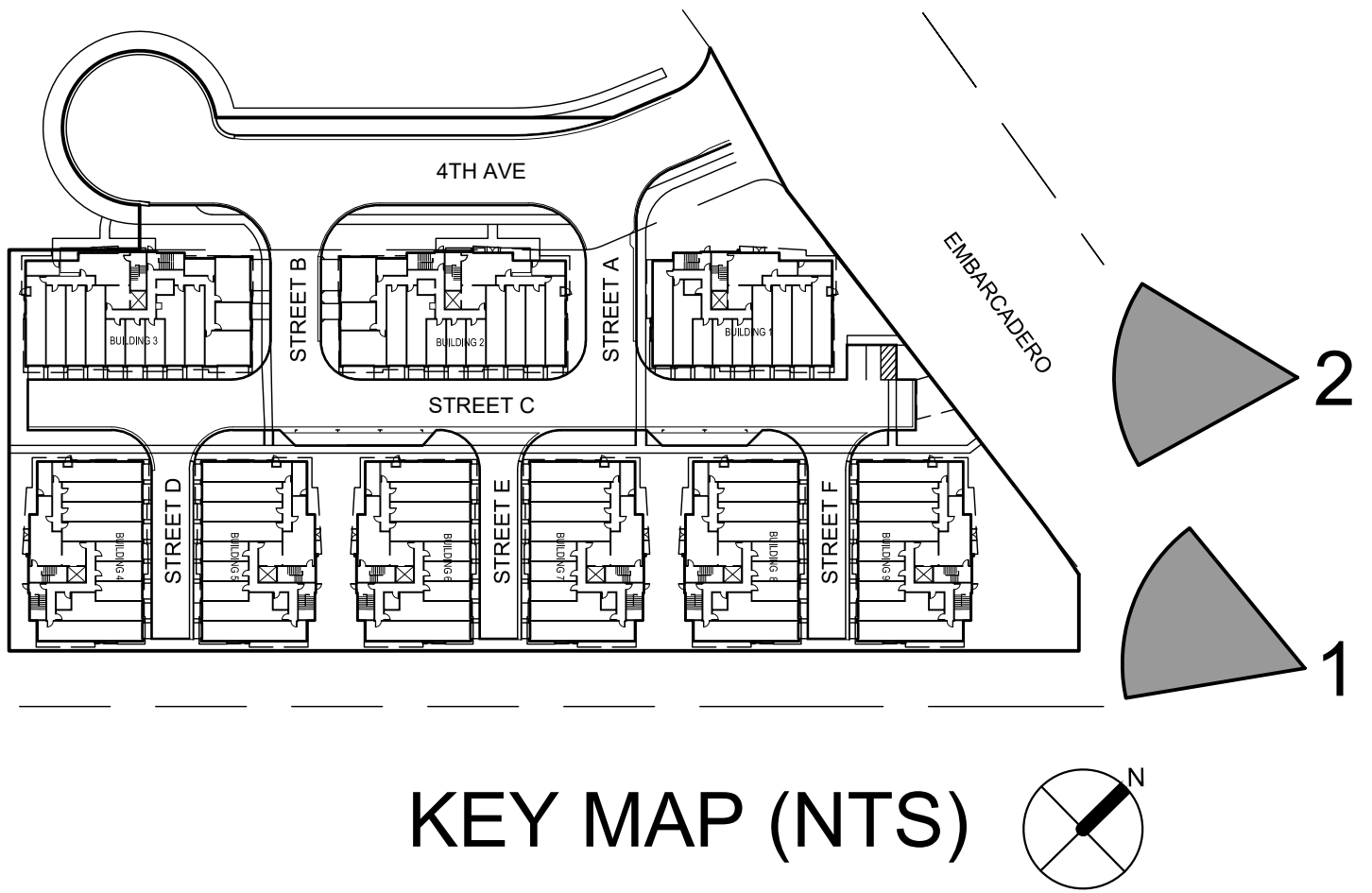


WOOD LOOK SIDING

USE OF WOOD LOOK SIDING TO BRING
WARMTH AND TEXTURE TO PROMINENT
AREAS OF THE FACADE



1. PERSPECTIVE OF EMBARCADERO FRONTAGE

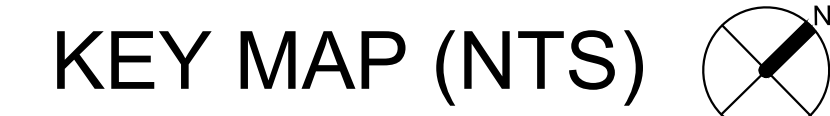


KEY MAP (NTS)

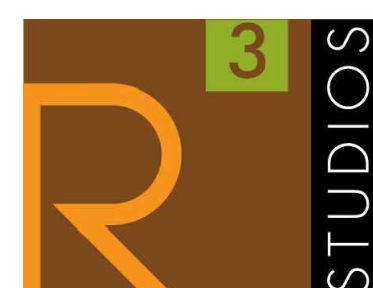


2. ELEVATION FROM EMBARCADERO

NOTE: Landscape show for illustrative purposes only. See landscape drawings for additional information.
Color and materials show for illustrative purposes only, see color and material boards for specific selections.



ktgy



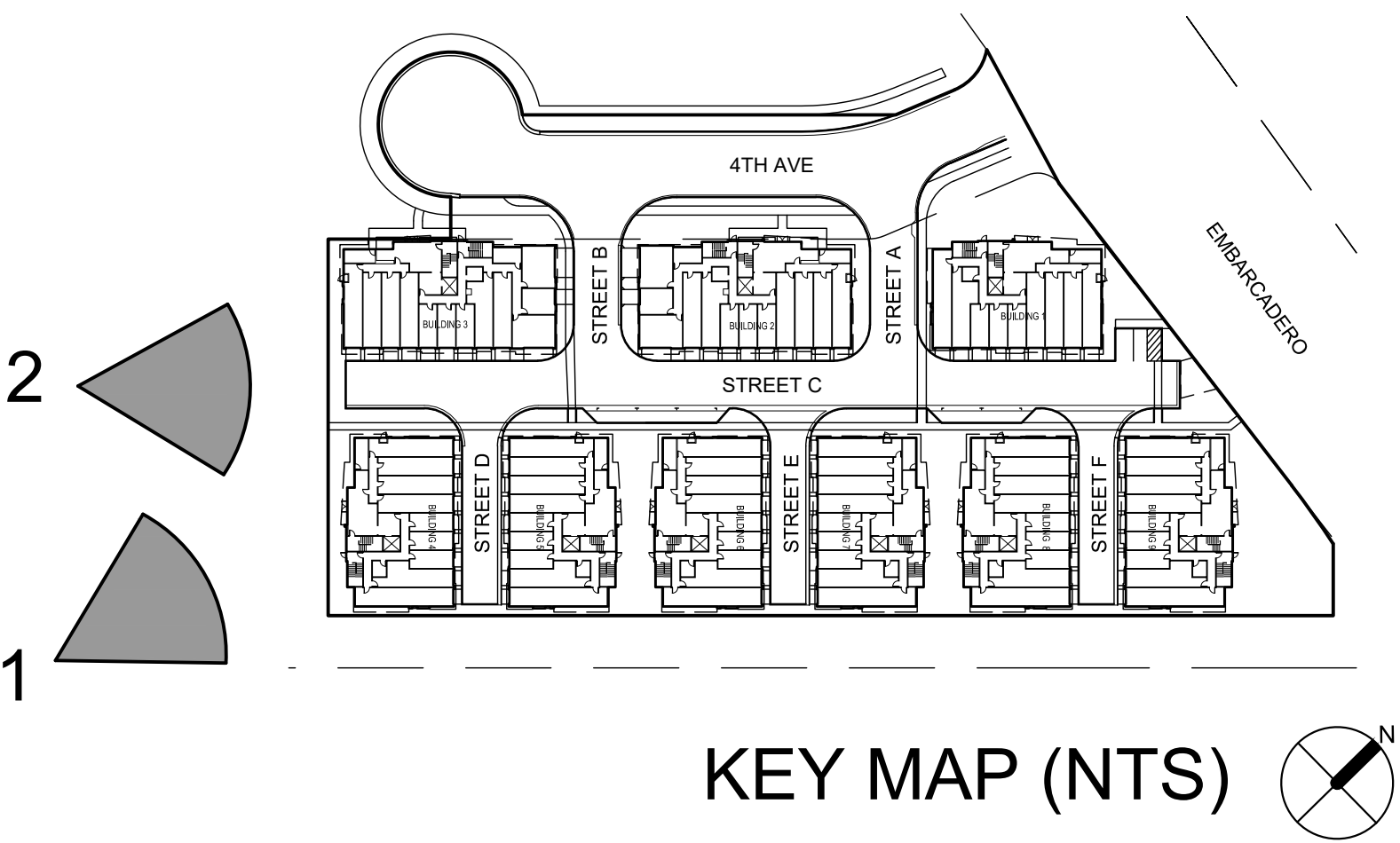
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A horizontal number line with three tick marks. The first tick mark is labeled '0', the second is labeled '8', and the third is labeled '16'.

A0.1.9



1. PERSPECTIVE OF WATERFRONT/PARK EDGE FRONTAGE



2. ELEVATION FROM WATERFRONT/ PARK EDGE

NOTE: Landscape show for illustrative purposes only. See landscape drawings for additional information.
Color and materials show for illustrative purposes only, see color and material boards for specific selections.

Design Guideline Analysis

Code Standard	Guidelines Description	Proposed	Status
Urban Design Principles pg. 3 (5)	5. Introduce a mix of housing that supports a diverse population of residents and that promotes a day and nighttime environment along the waterfront.	2 & 3 bedroom Elevated Stacked Flat units each having a private balcony, many view the waterfront or Channel Park	Compliant Unit Plans
Urban Design Principles Pg. 3 (6,7,8,9)	6. Maintain and enhance public views to the waterfront. 7. Configure and design buildings to spatially define and reinforce the public character of streets and open spaces. 8. Introduce ground level activities that enliven streets and public spaces. 9. Develop a dynamic composition of taller and shorter buildings that reinforce the spatial characteristics of the waterfront and open space system, and that dramatize this unique shoreline setting.	The first floor creates an urban residential street edge with large expanse of storefront glazing looking into generous lobby areas for each building. These lobby entrances are further defined by large awning architectural elements. This project contributes to providing a dynamic composition of taller and shorter buildings by being a smaller shorter building typology in a rather consistent grouping of newer tall buildings that are all at around 86' height.	Compliant Elevations
Urban Design Principles Public Streets and Pedestrian Ways Pg. 9	Fourth Avenue will provide public pedestrian, vehicular and bicycle access along the western edge of Channel Park from the Embarcadero. The street will include on-street public parking and provide access to a small public parking lot for park visitors.	Buildings are proposed fronting along 4th avenue with two entry points into the proposed site street system and access to private parking garages and additional buildings.	Compliant Contextual Elevations
Housing Opportunities pg. 11	...The neighborhood includes a wide range of housing types that can meet the needs of families, seniors, young couples and singles.	The proposed elevated stacked flat housing type is both unique and similar to the podium housing option. It is unique in it's more grand offering in the size of units and more private entry and garage parking portion.	Compliant Building/ Unit Plans
Composition of Building Forms and Expressions pg. 11	Rather than a homogeneous or monolithic grouping of buildings, the Brooklyn Basin community is conceived as a diverse and varied skyline carefully composed to give form to the waterfront and to the public spaces and streets of the neighborhood.	This proposed building type provides diversity and helps vary the skyline along the waterfront and Channel Park	Compliant Elevations
Four-Sided Architecture	A high quality of architectural treatment is planned on all sides, those facing Embarcadero ..., internal streets, and pedestrian ways, as well as the public open spaces and waterfront.	The architectural treatment is consistent on all 4-sides of every building proposed.	Compliant Elevations
Spatial Definition pg. 13	Buildings will be generally built to the property lines of streets and parks to provide such definition and overlook, but will be massed and articulated to avoid the creation of an undifferentiated and monolithic environment. Walls will become lively and delightful edges to streets and open spaces through variation of building materials and planes, and the introduction of architectural elements like balconies, loggias, mouldings, step backs, etc.	Wall materials include: concrete tile panels, metal siding, stucco, and wood-look siding. Building planes are varied through stepping of building massing and incorporation of balconies for all units (many as corner feature elements)	Compliant Setbacks: 4th Ave: 1' Waterfront: 6.5'-9.5' Mixed Use: 2'-4' Embarcadero: 0'-2.6' or greater
Design Intent pg. 15 (a,b,c)	Buildings should contribute to the ... spatial definition of public spaces and streets, and to the visual diversity and interest of the public realm. Building volumes should be articulated separately to break down the perceived scale and mass of the structure and to provide visual interest. Corner locations, visual termini, major entries and other visible building frontages should receive spatial emphasis and treatment. A varied building silhouette is encouraged through significant changes in massing at rooflines.	Building volumes are informed by the stacks of units and decks. These create volumes that break down the overall mass of the structure while also highlighting corners with balconies, and entry focal points with high awning detail and storefront glazing.	Compliant Building Plans and Elevations

Code Standard	Guidelines Description	Proposed	Status
Overall Building Height pg. 19	Predominant building height within the Brooklyn Basin community is 86 feet	Proposed building height is 54 ft and supports the diversity in building height desired for Brooklyn Basin	Compliant Building Elevations
Variation in Street Wall Building Volume and Plane pg. 19 (1,2)	Building facades should be articulated by means of recesses, changes in plane, bays, projecting elements, variations in exterior finishes or a combination thereof. Articulation strategies may include emphasis of grouping of dwelling units or occupied spaces, establishing vertical and horizontal rhythms, creating varied building silhouette. Significant changes in building massing should be provided above a height of 30 feet. Such changes are defined as a building offset of not less than 5' for 20% of the building frontage along a public street or open space, incorporated at particular intervals depending on the frontage and the scale of the adjoining street or public space. To promote additional variation and articulation, changes in building materials are encouraged, consistent with a coherent volumetric approach to the overall massing and architectural expression. Varied fenestration, balconies, bay windows, loggia, etc. are also encouraged.	Building facades are articulated with recesses, varied exterior finishes, and emphasizing groupings of dwelling units with vertical and horizontal rhythms established with balconies and windows. The balconies also step in at corners and in some cases the middle of the elevations greater than 5'.	Compliant Building Elevations/ Details
Parking Garage Facades pg. 21 (1,2,4)	Parking garage should be architecturally integrated with the facade of the occupied space served by the garage. Patterns of openings at the garage facades should be similar in rhythm and scale to other opening within the building. Awnings, canopies, sunscreens, planters, ornamental railings and other elements should be utilized to provide visual richness.	Garage doors are oriented along the internal streets and reflect a scale consistent with this building typology and scale.	Compliant Building Elevations
Windows pg. 22 (4)	The proportion and subdivision of typical windows should reflect the overall proportion and character of the building.	Windows are scaled proportionally with the architectural style and massing.	Compliant Building Elevations/Details
Exterior Color pg. 23	Each project should create a cohesive color palette...complementing the architectural character and composition of the building. Projects are encouraged to employ more than one body color to articulate the form, rhythm and scale of the building. Accent colors are encouraged where they enhance the architectural character of the development.	Color palettes are cohesive, while also featuring multiple body colors to emphasize building massing changes and establish rhythms and scale. Accent colors in conjunction with higher quality metal siding materials are used to highlight building massing in key locations.	Compliant Color/Material Selections
Building Orientation and Public Realm pg. 24, 28-29, 31-32	Mixed use street: Frontage should include one or more of the following: Residential lobbies with articulated building entries that provide a welcoming gesture to the street. Street fronts should incorporate landscaping in the front yard setbacks including planting beds, hedges, planters, etc. Waterfront/Park Edges: Second level terraces and balconies that overlook the open space and provide a sense of security are also enclosed. Articulated building entries should be provided wherever appropriate, at intervals of at least 200 feet or one per block face. Entries should have a high level of architectural finish and detailing (e.g., mouldings, canopies, etc.) this is in scale with the adjacent open space. Embarcadero: Ground level treatment should provide an attractive visual edge, while offering a buffer from the adjacent freeway. Significant street-oriented ground level uses are not anticipated. A greater setback of 25 feet from the back of sidewalk is established along the street, with generous provision for landscaping to create a suitable buffer. High quality materials (masonry, stone, architectural pre-cast, etc.), architectural detailing, and decorative elements should be employed on the base of the building.... Ground level uses are encouraged along the Embarcadero frontage (e.g. lobbies, common areas, etc) to the max extent	Along the mixed use street frontage landscaping is provided, as well as, enhanced materials and balconies above on floors 2-4. Along Waterfront and park edges building entrances articulated with storefront glazing, awning detail, and enhanced high quality wood-look siding and concrete tile panels are provided. Along Embarcadero ground level setbacks provide ground floor landscape buffer from the adjacent freeway. A main lobby also faces toward Embarcadero. High quality materials similar to those used along 4th street are employed here also.	Compliant Elevations, Contextual elevations, Illustrations
Service Areas pg. 33	The aggregate width of service doors should not exceed fifteen feet within 60 feet of any frontages. Doors exceeding 30 square feet in area should be recessed a minimum of six inches from the primary building plane.	Service doors do not exceed 15'	Compliant Building Plans and Elevations
Waste Handling Areas pg. 33	All waste handling areas should be either enclosed in the structure of the building or screened by a wall or fence consistent with the architectural character of the building.	Refuse and recycling bins are located in each private garage except on pickup days when they are rolled out to the internal streets for pickup.	Compliant Unit Plans



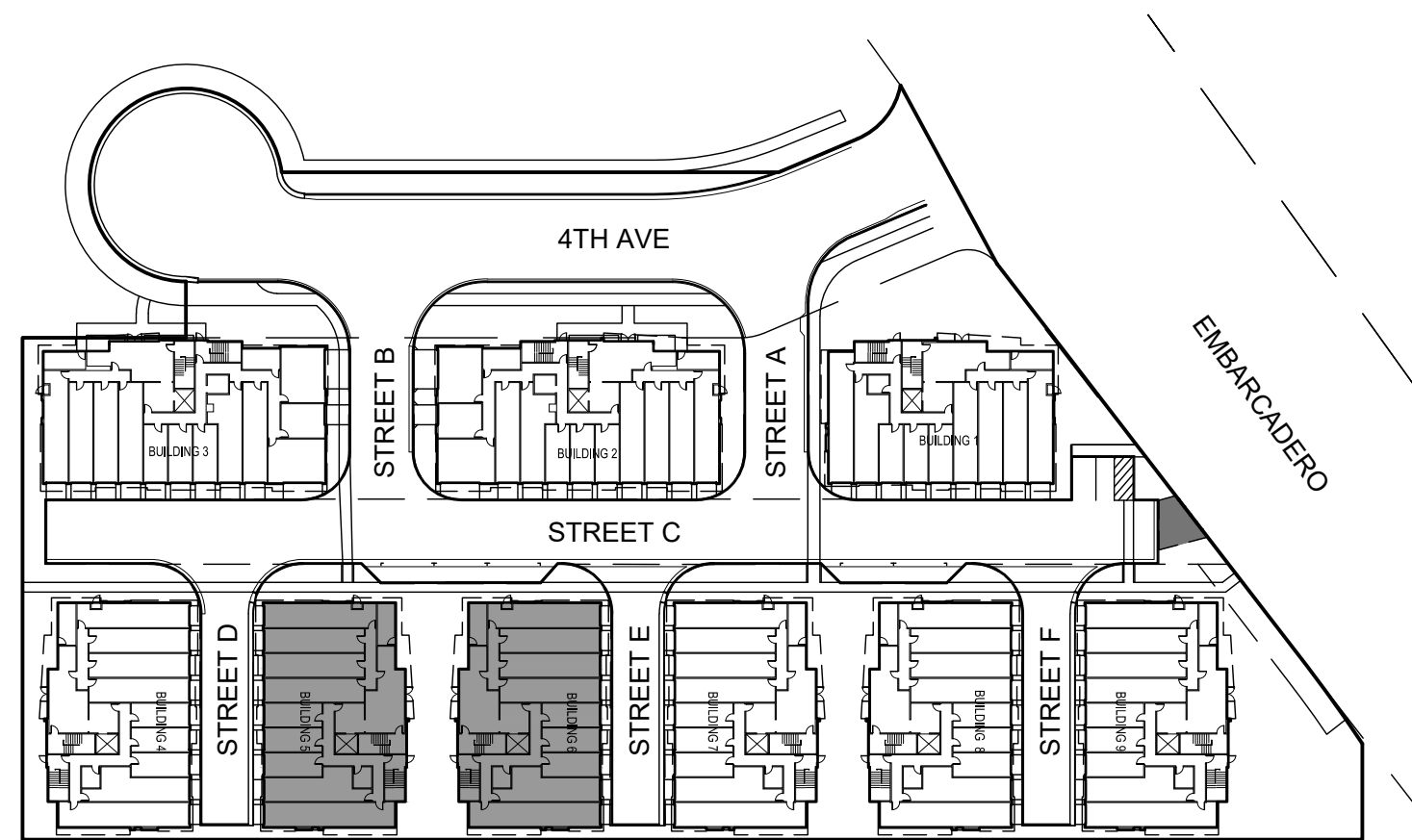
NOTE: Landscape show for illustrative purposes only. See landscape drawings for additional information. Color and materials show for illustrative purposes only, see color and material boards for specific selections.

2. 4TH AVENUE PERSPECTIVE



NOTE: Landscape show for illustrative purposes only. See landscape drawings for additional information. Color and materials show for illustrative purposes only, see color and material boards for specific selections.

1. EMBARCADERO PERSPECTIVE



KEY MAP (NTS)



FRONT LEFT PERSPECTIVE

Material Legend

1. Stucco
2. Fiber Cement Trim
3. Metal Siding
4. Masonry Veneer
5. Building Address
6. Light Fixture
7. Metal Guardrail
8. Metal Sectional Garage Door
9. Storefront Entry Doors & Windows
10. Wood-Look Siding
11. Metal Canopy
12. Vinyl Window

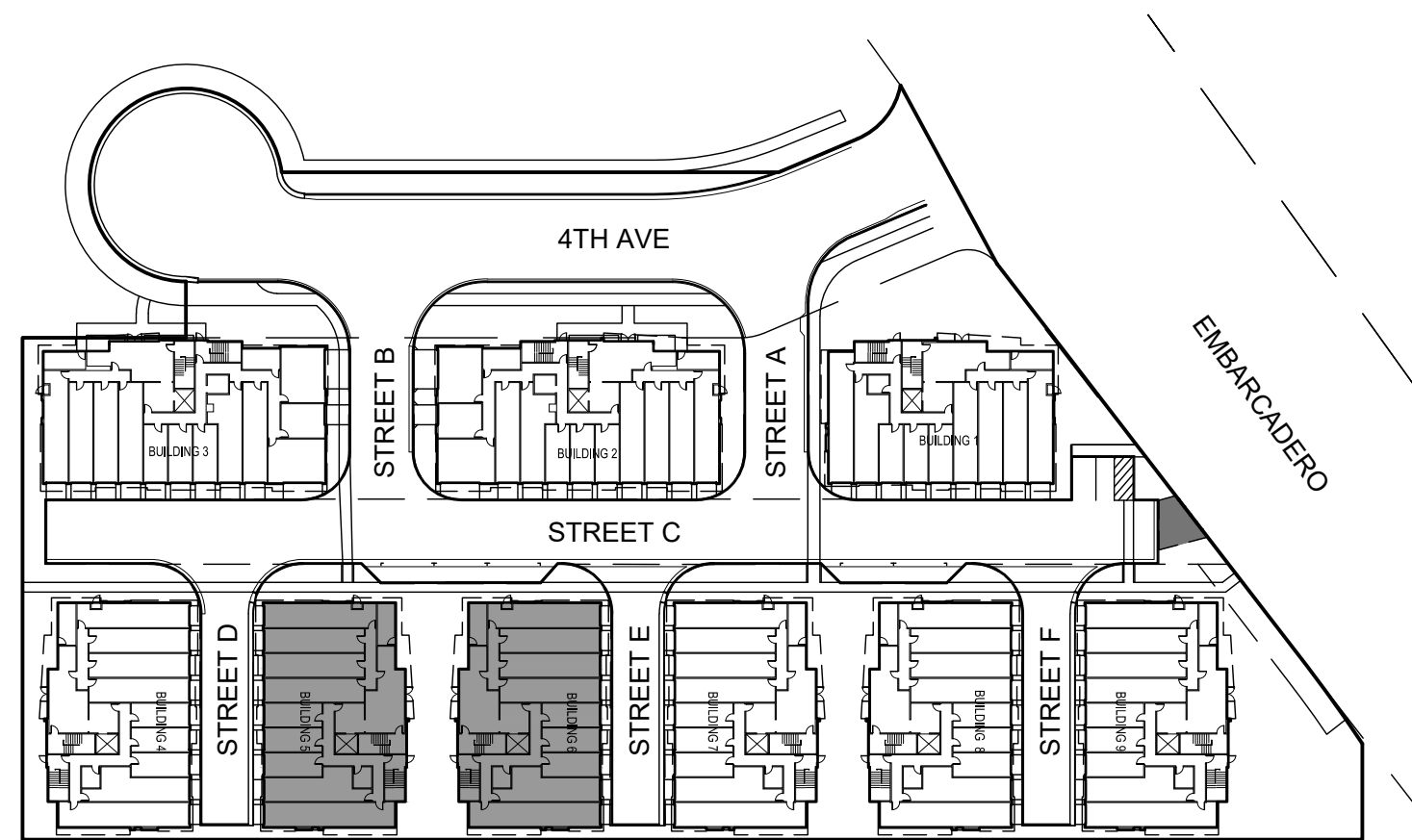
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LEFT



FRONT



KEY MAP (NTS)



REAR RIGHT PERSPECTIVE

Material Legend

1. Stucco
2. Fiber Cement Trim
3. Metal Siding
4. Masonry Veneer
5. Building Address
6. Light Fixture
7. Metal Guardrail
8. Metal Sectional Garage Door
9. Storefront Entry Doors & Windows
10. Wood-Look Siding
11. Metal Canopy
12. Vinyl Window

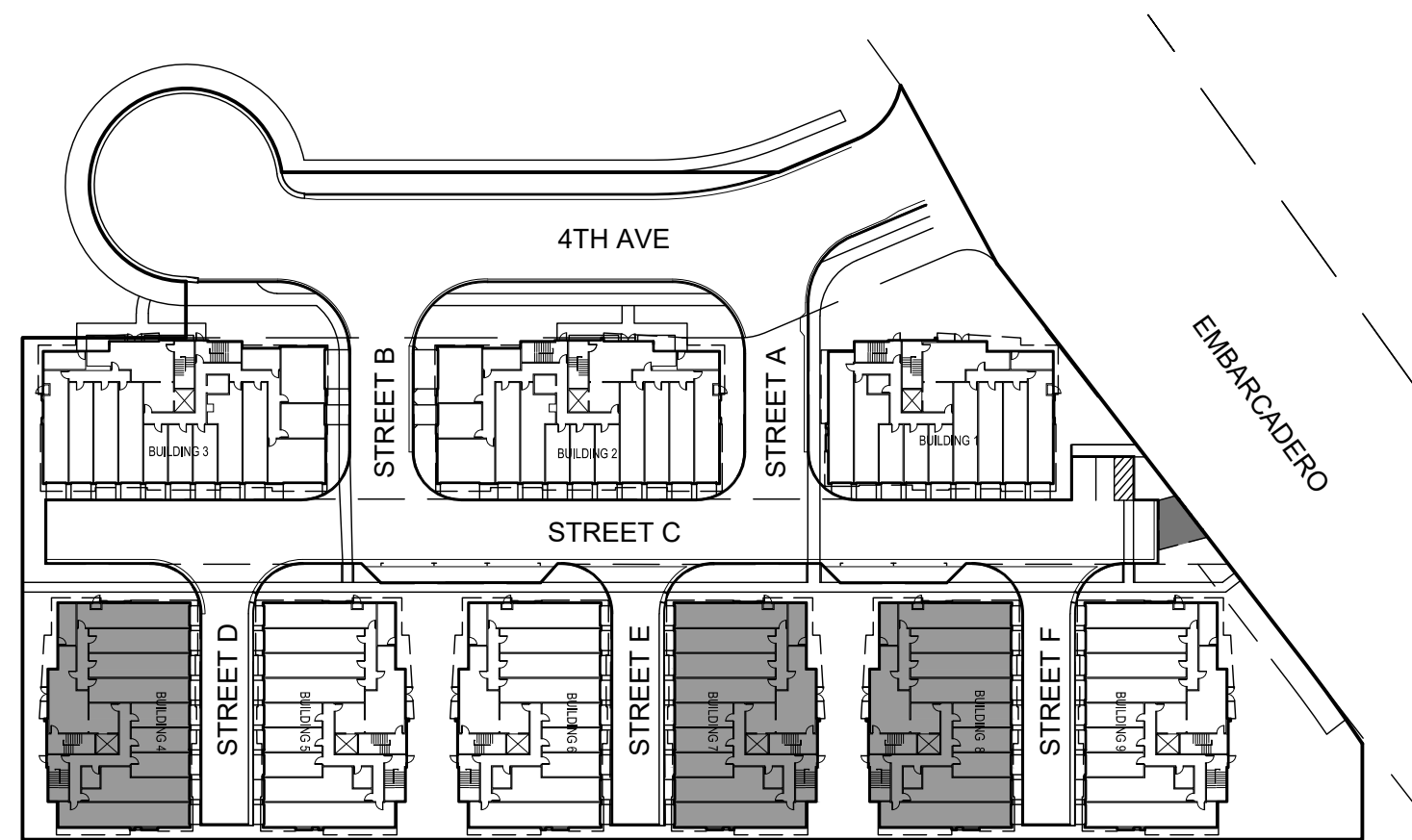
NOTE: Landscape show for illustrative purposes only. See landscape drawings for additional information. Color and materials show for illustrative purposes only, see color and material boards for specific selections.



RIGHT



REAR



KEY MAP (NTS)



FRONT LEFT PERSPECTIVE

Material Legend

1. Stucco
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7. Metal Guardrail
8. Metal Sectional Garage Door
9. Storefront Entry Doors & Windows
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11. Metal Canopy
12. Vinyl Window

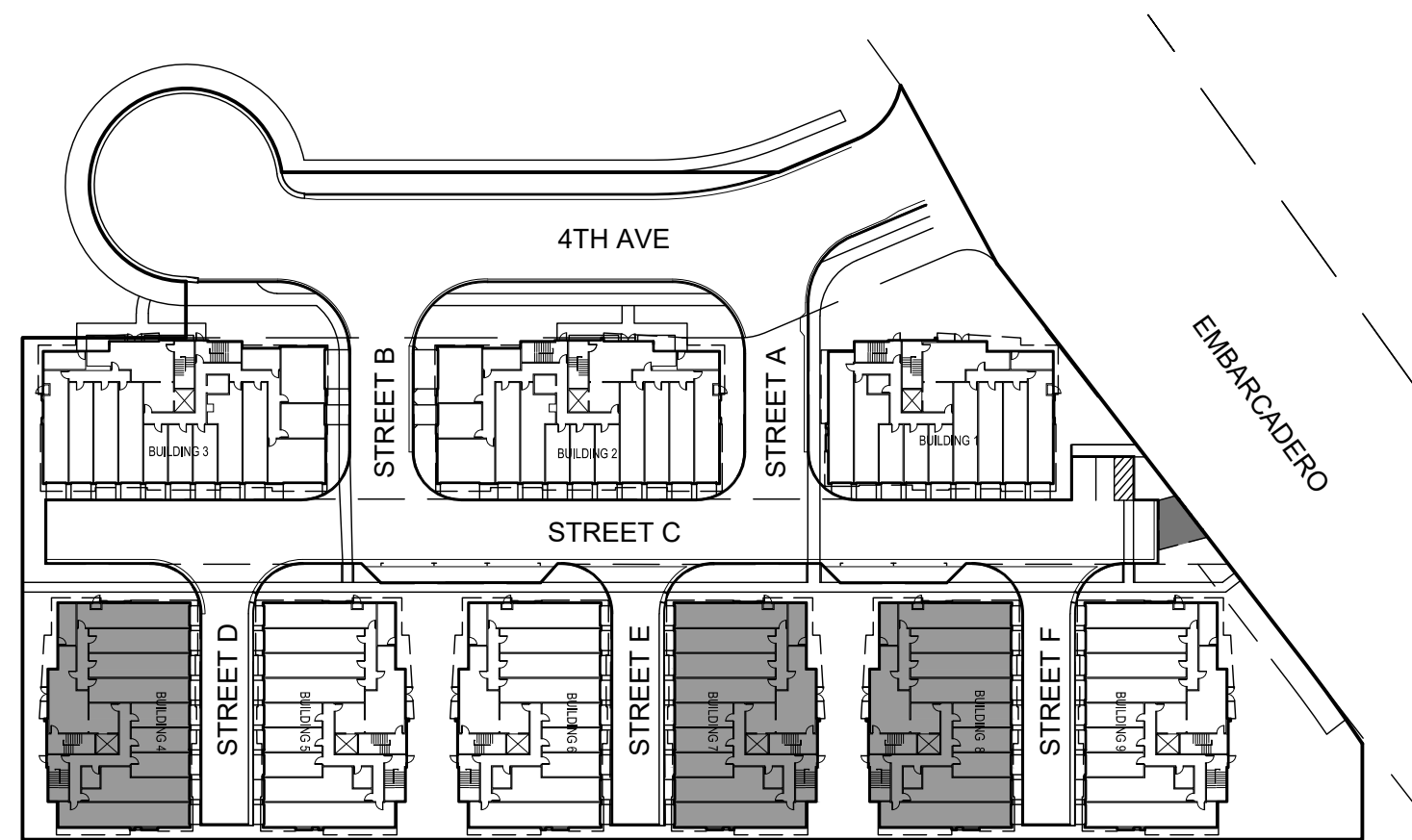
NOTE: Landscape show for illustrative purposes only. See landscape drawings for additional information. Color and materials show for illustrative purposes only, see color and material boards for specific selections.



LEFT



FRONT



KEY MAP (NTS)



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8. Metal Sectional Garage Door
9. Storefront Entry Doors & Windows
10. Wood-Look Siding
11. Metal Canopy
12. Vinyl Window

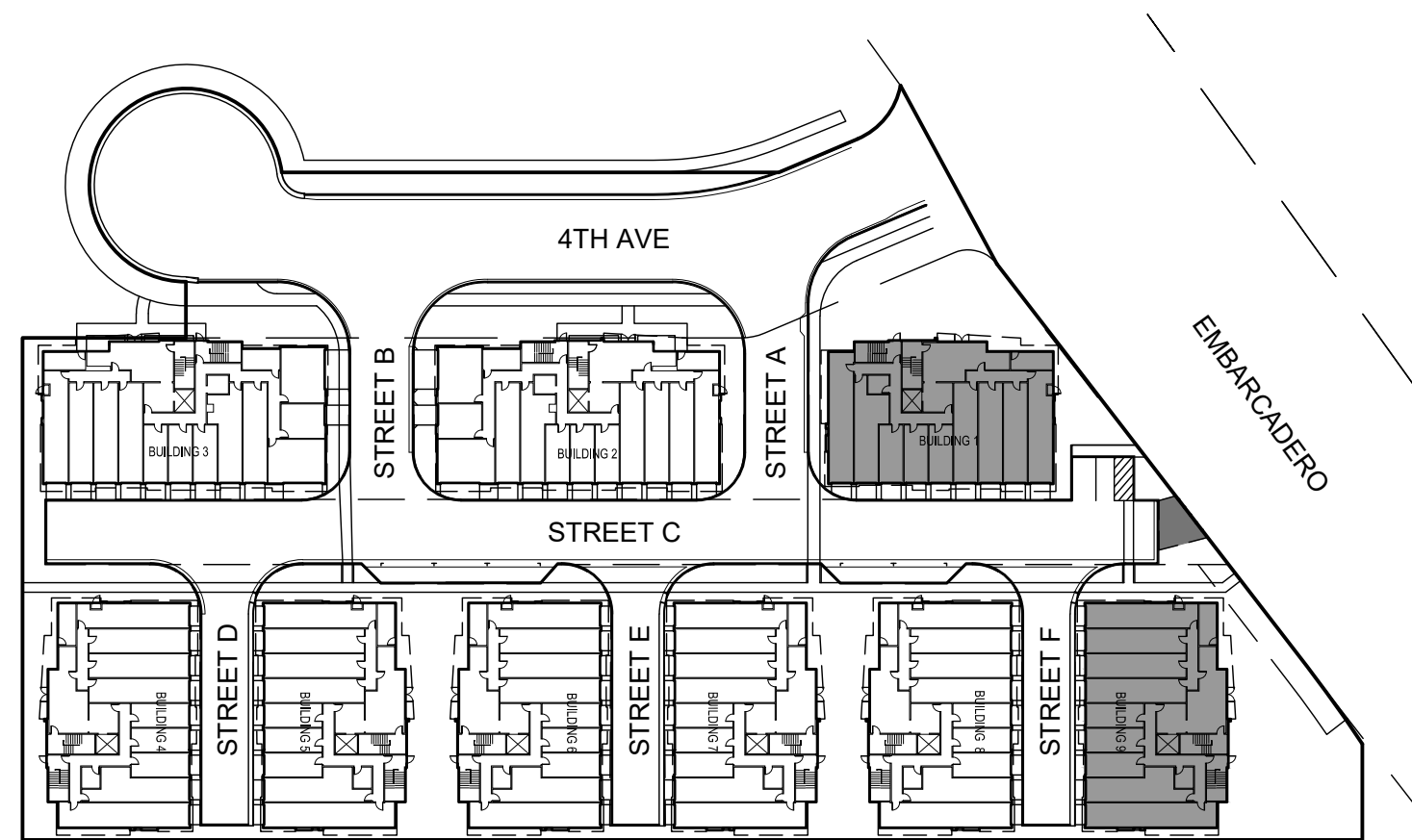
NOTE: Landscape show for illustrative purposes only. See landscape drawings for additional information. Color and materials show for illustrative purposes only, see color and material boards for specific selections.



RIGHT



REAR



KEY MAP (NTS)



FRONT LEFT PERSPECTIVE

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4. Masonry Veneer
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9. Storefront Entry Doors & Windows
10. Wood-Look Siding
11. Metal Canopy
12. Vinyl Window

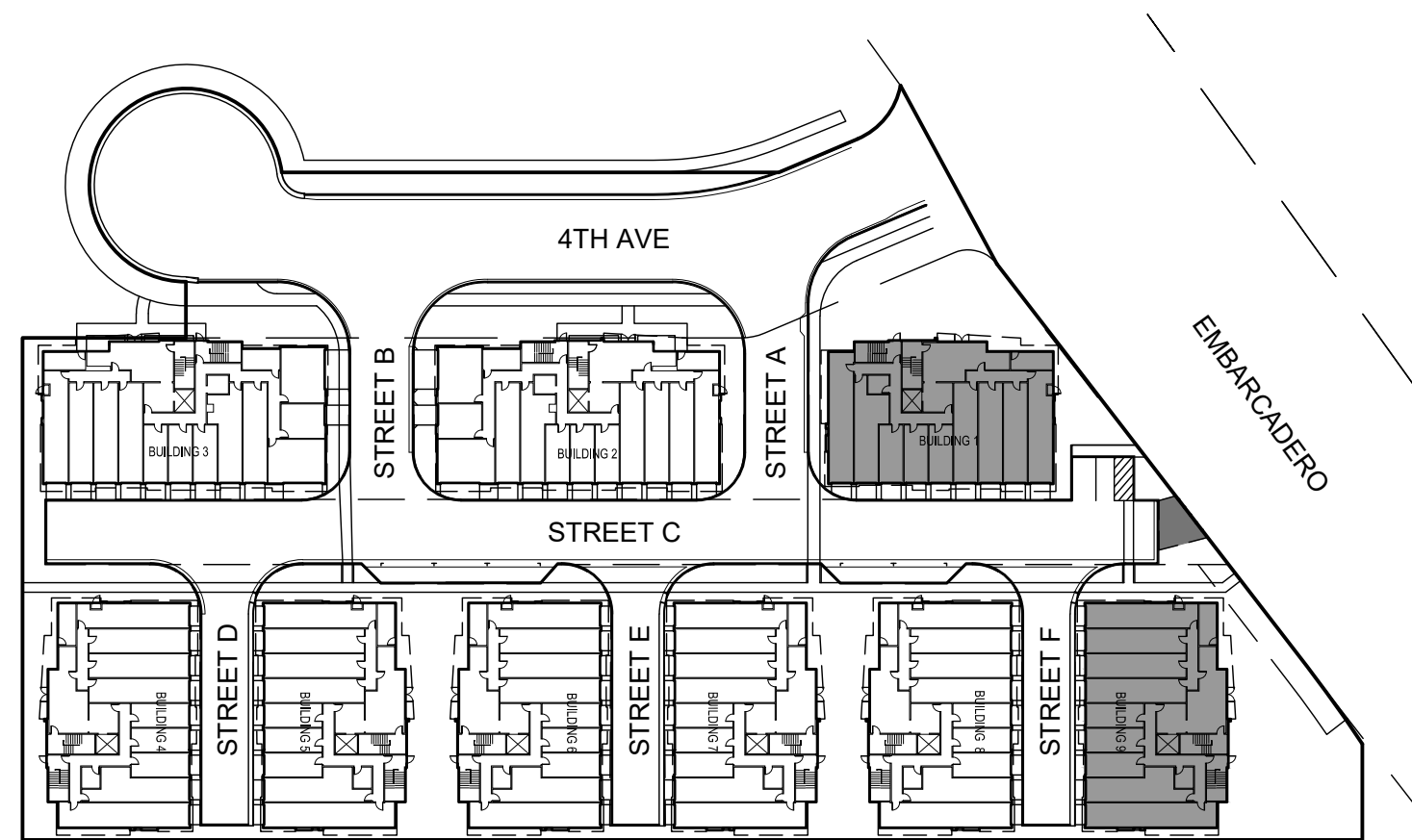
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LEFT



FRONT



KEY MAP (NTS)



REAR RIGHT PERSPECTIVE

Material Legend

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7. Metal Guardrail
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9. Storefront Entry Doors & Windows
10. Wood-Look Siding
11. Metal Canopy
12. Vinyl Window

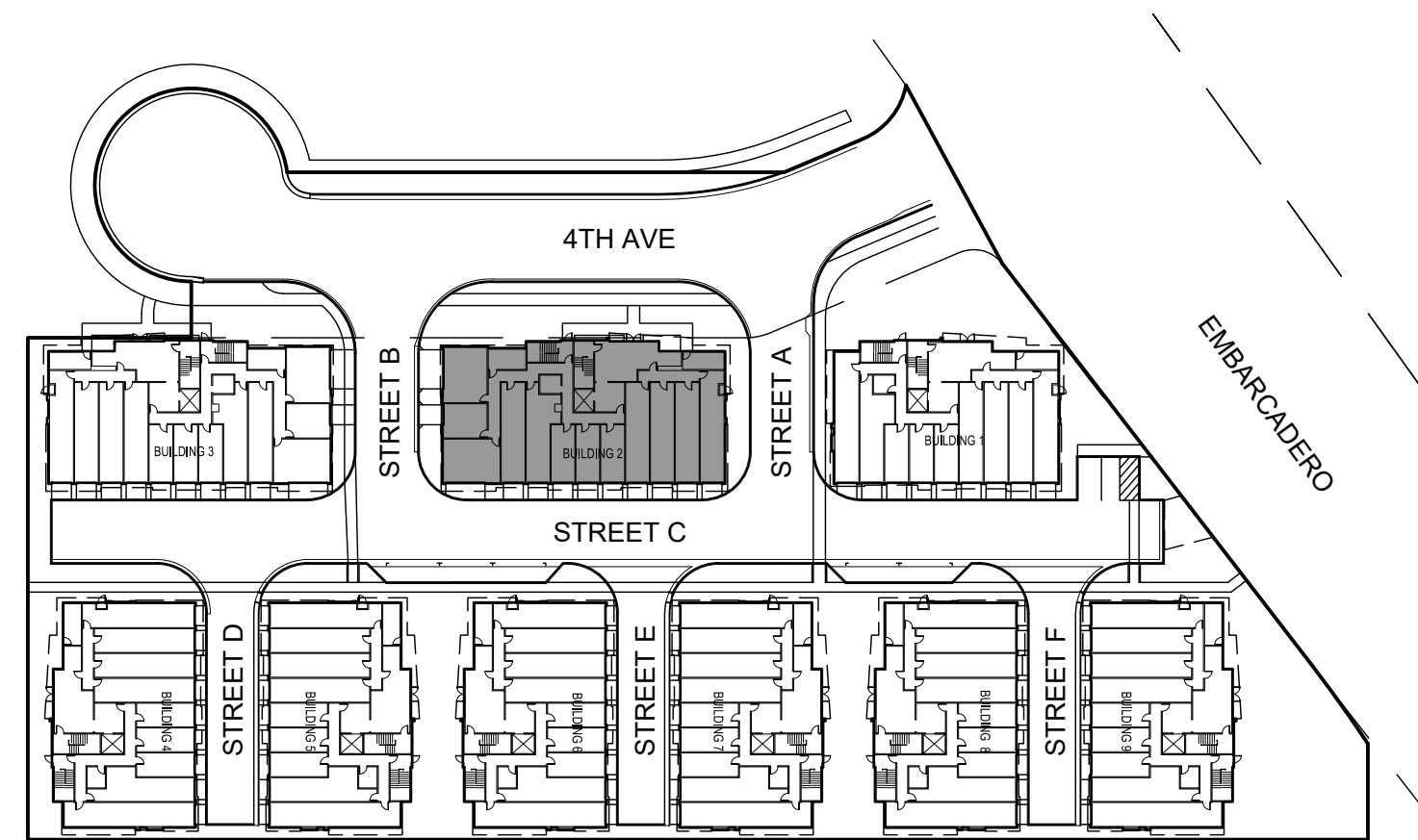
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RIGHT



REAR



KEY MAP (NTS)



FRONT LEFT PERSPECTIVE

Material Legend

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3. Metal Siding
4. Masonry Veneer
5. Building Address
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7. Metal Guardrail
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9. Storefront Entry Doors & Windows
10. Wood-Look Siding
11. Metal Canopy
12. Vinyl Window

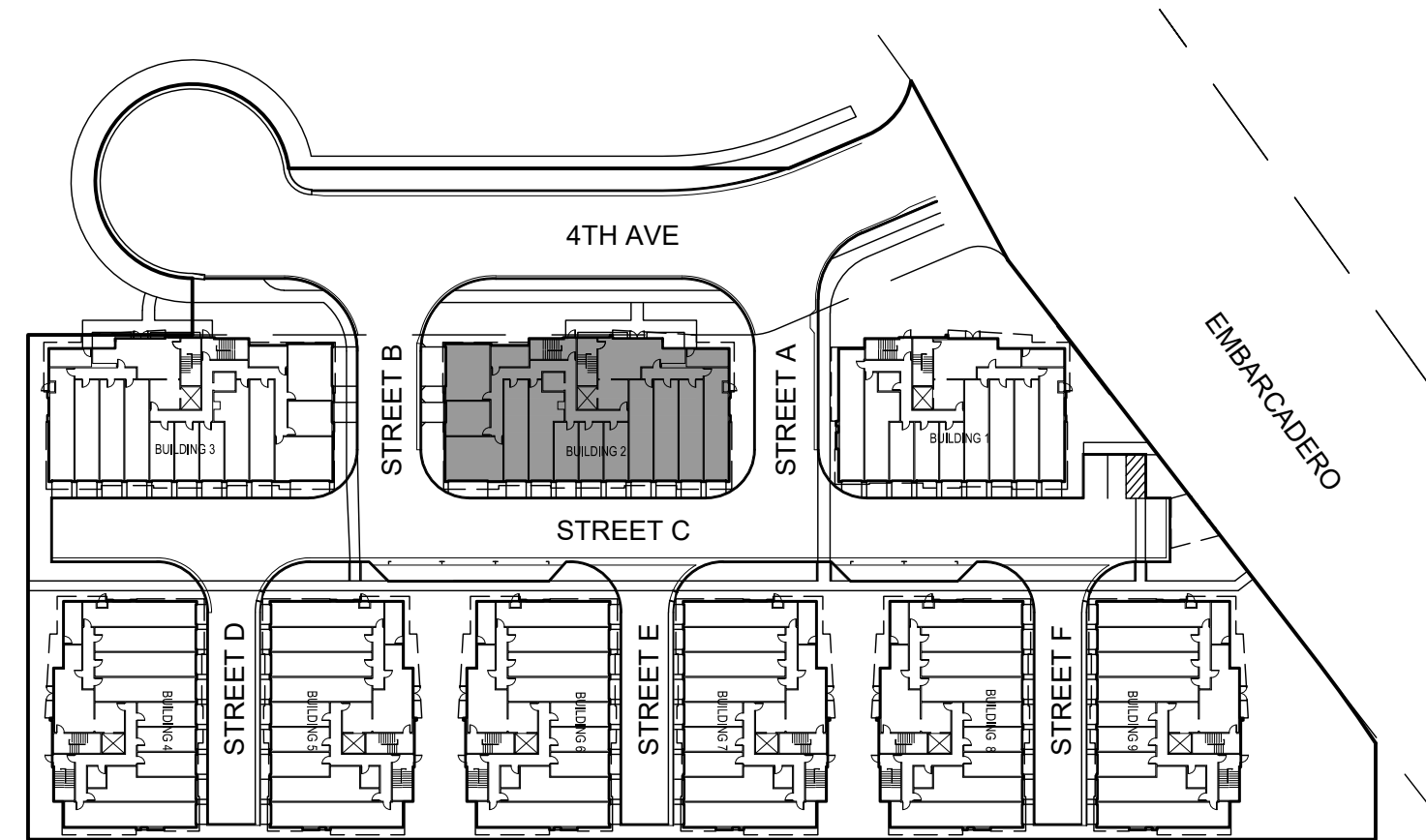
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LEFT



FRONT



KEY MAP (NTS)



REAR RIGHT PERSPECTIVE

Material Legend

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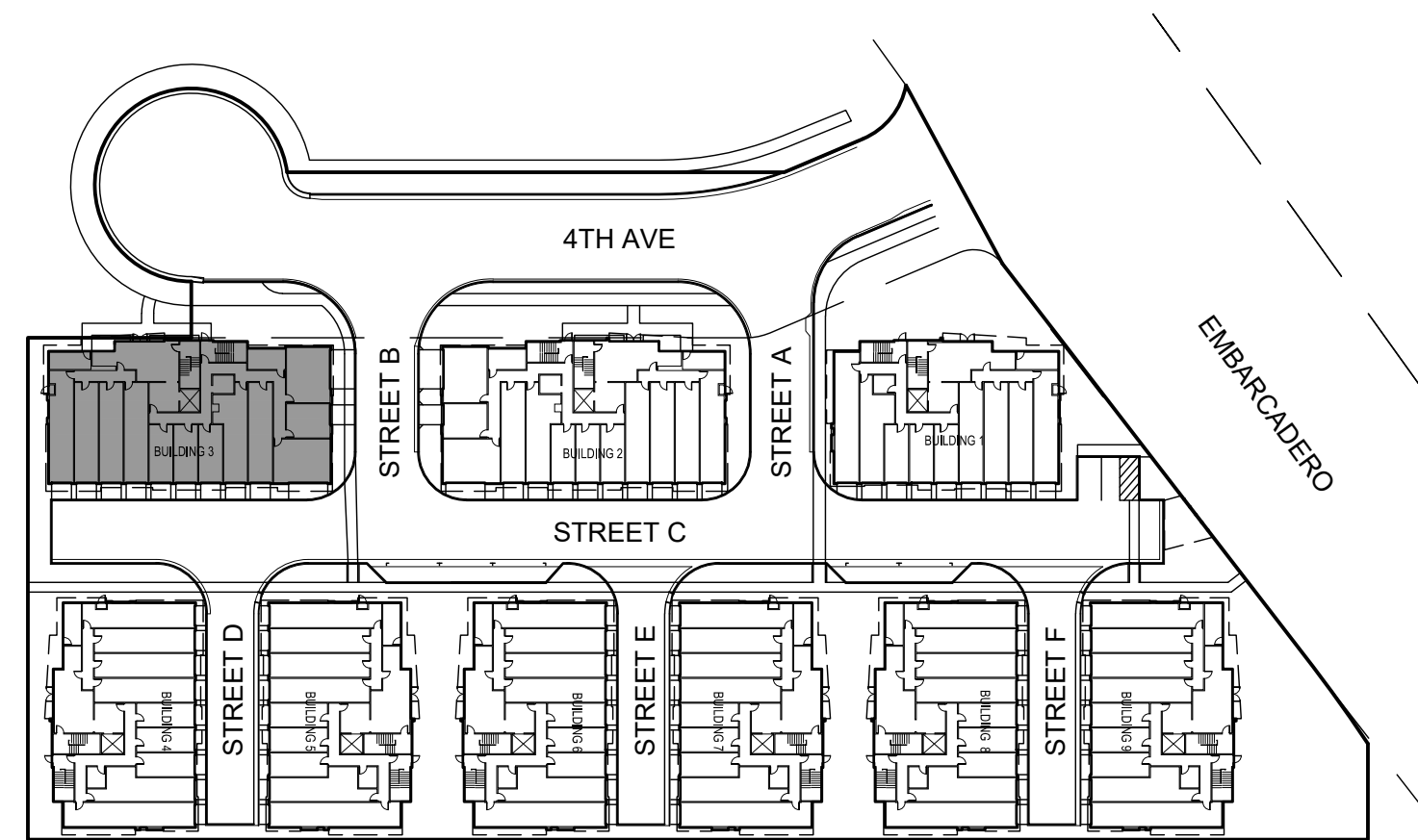
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RIGHT



REAR



KEY MAP (NTS)



FRONT LEFT PERSPECTIVE

Material Legend

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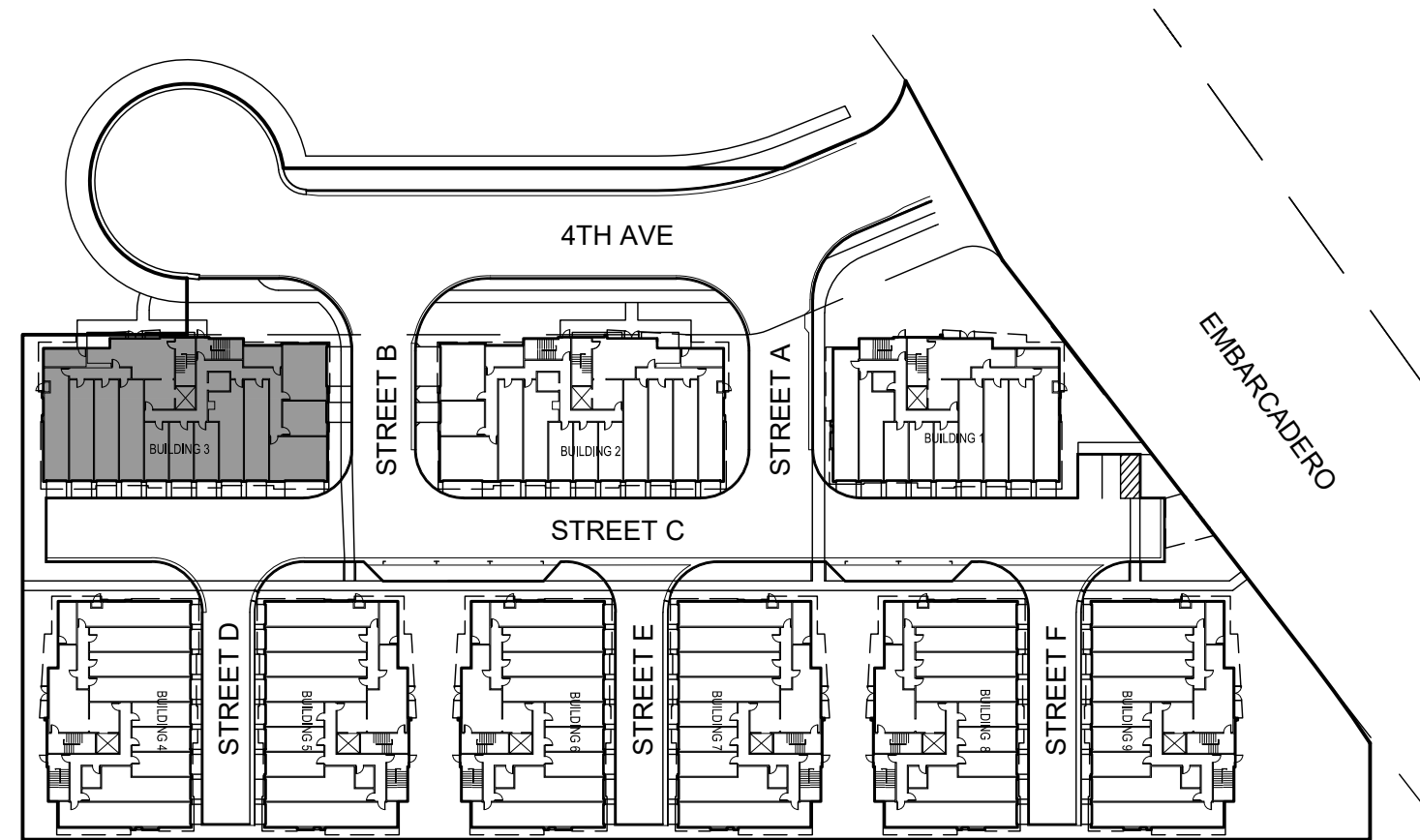
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LEFT



FRONT



KEY MAP (NTS)



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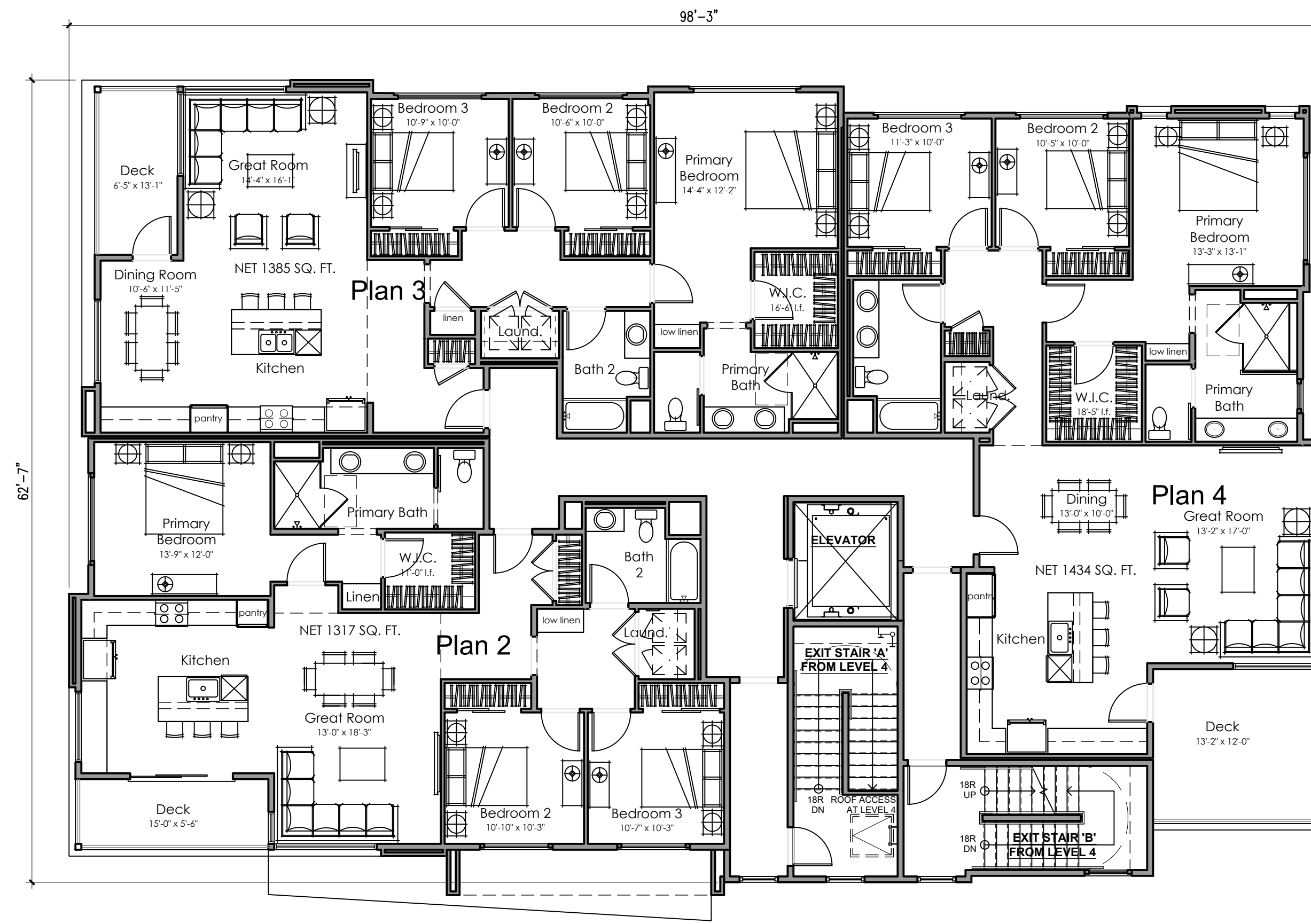
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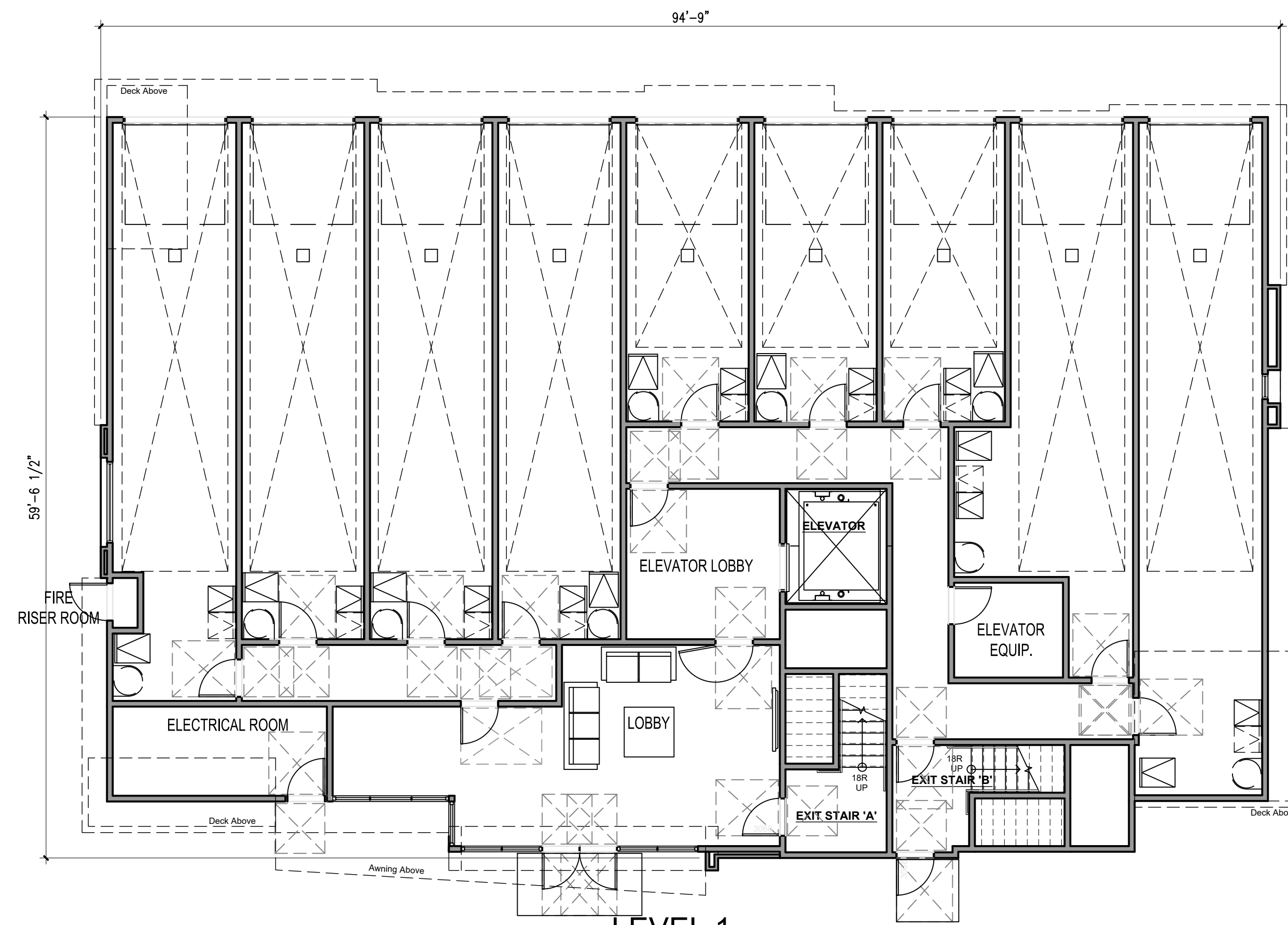
RIGHT



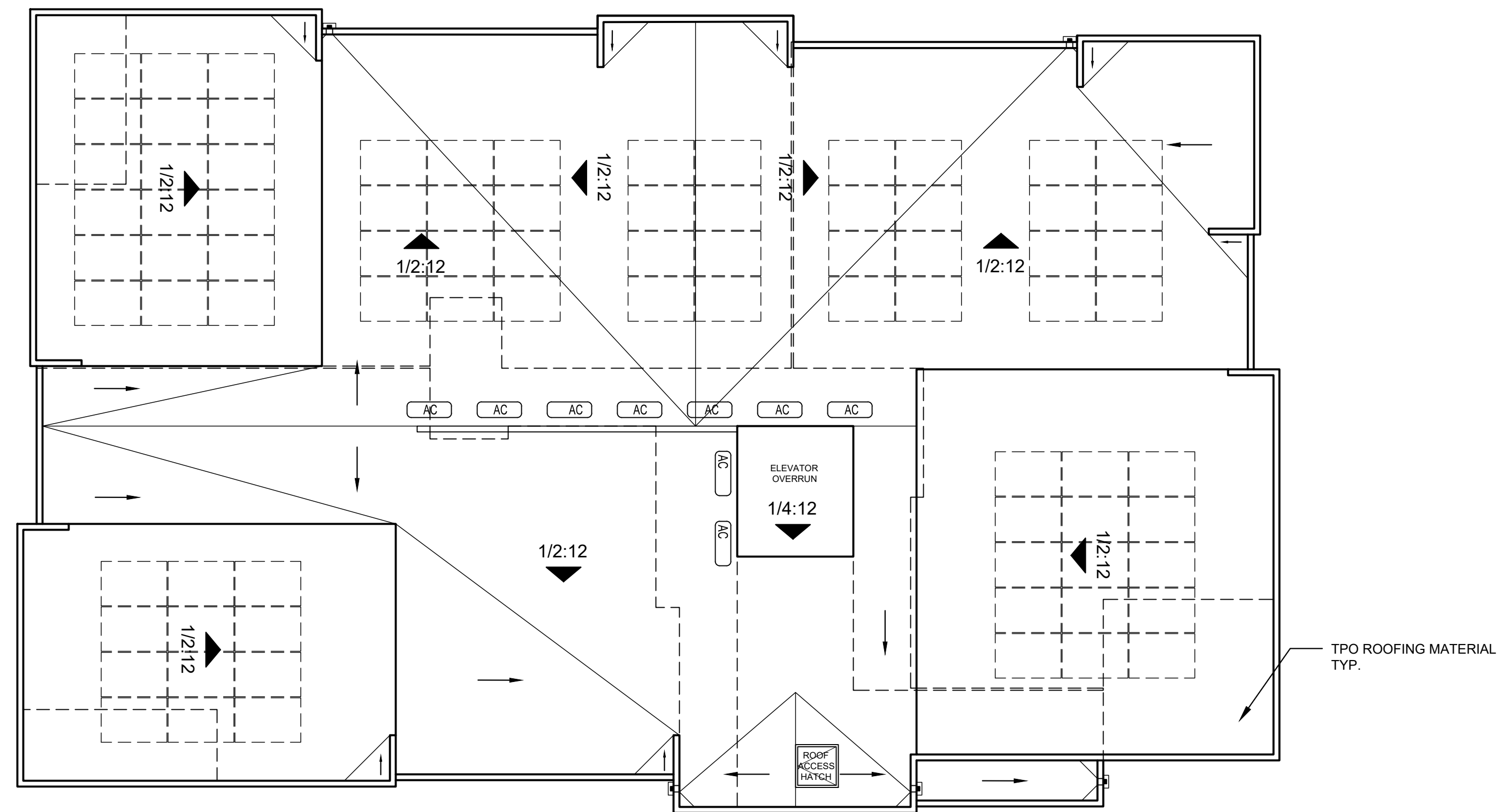
REAR



LEVELS 2-4

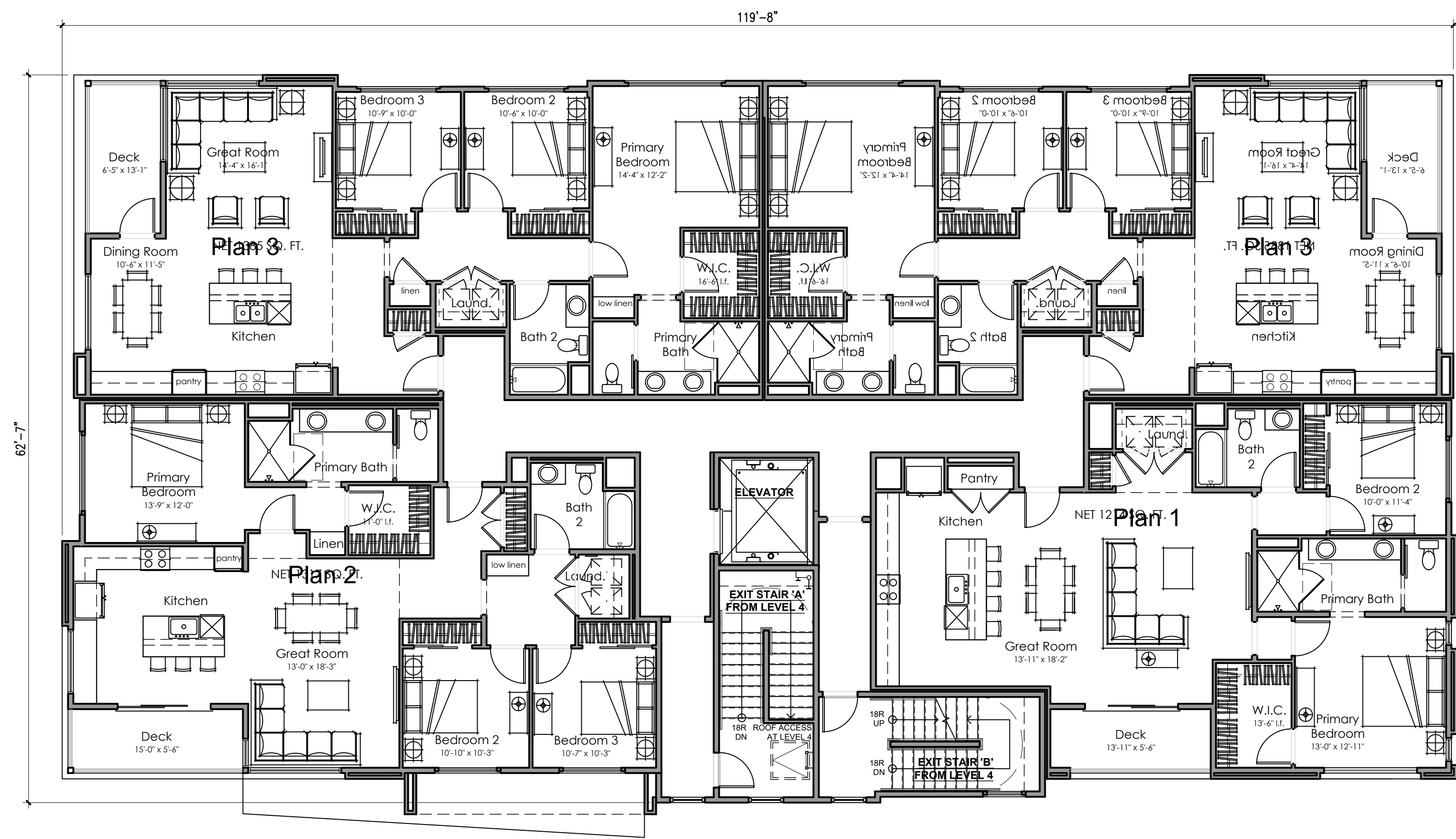


LEVEL 1

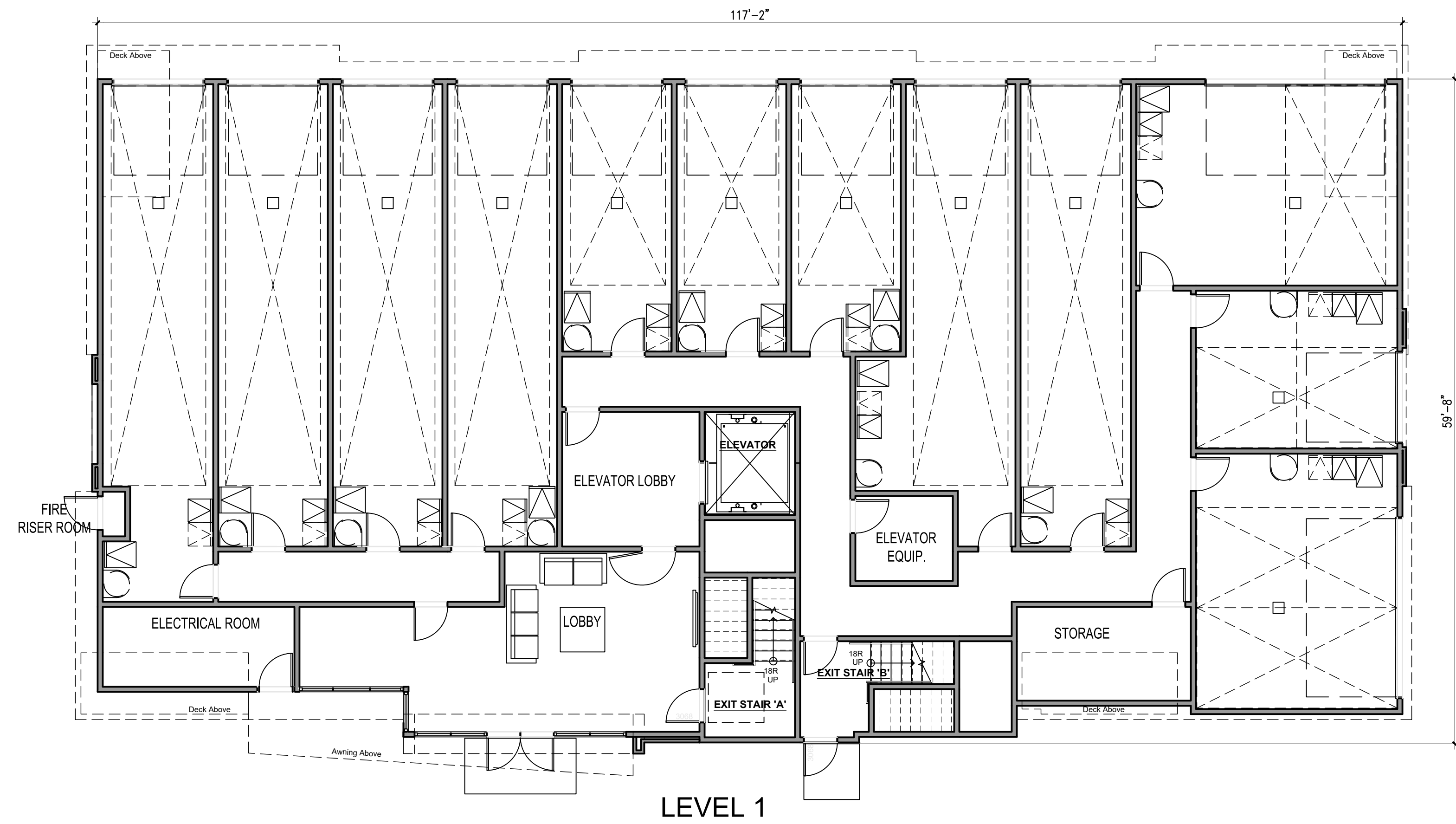


ROOF PLAN

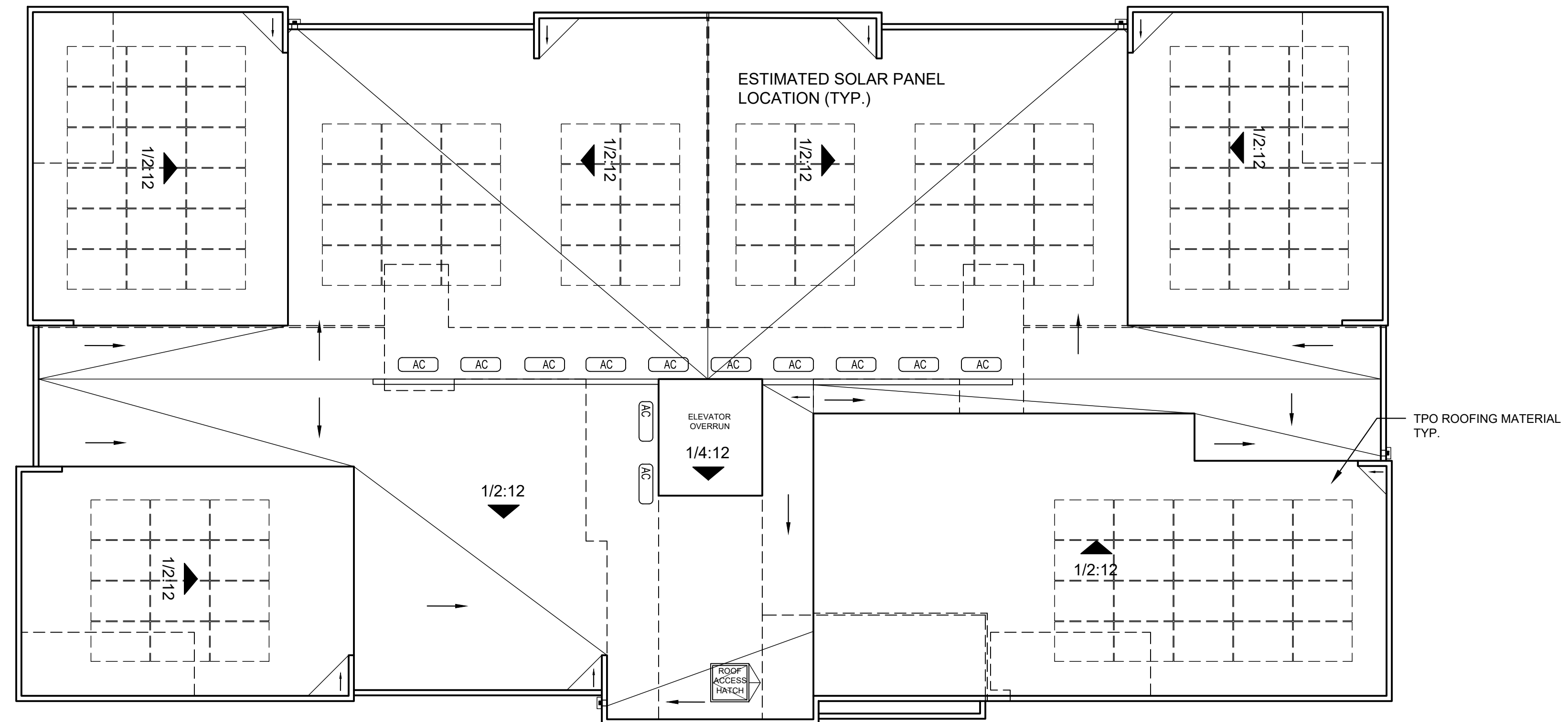
NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.



LEVELS 2-4



LEVEL 1

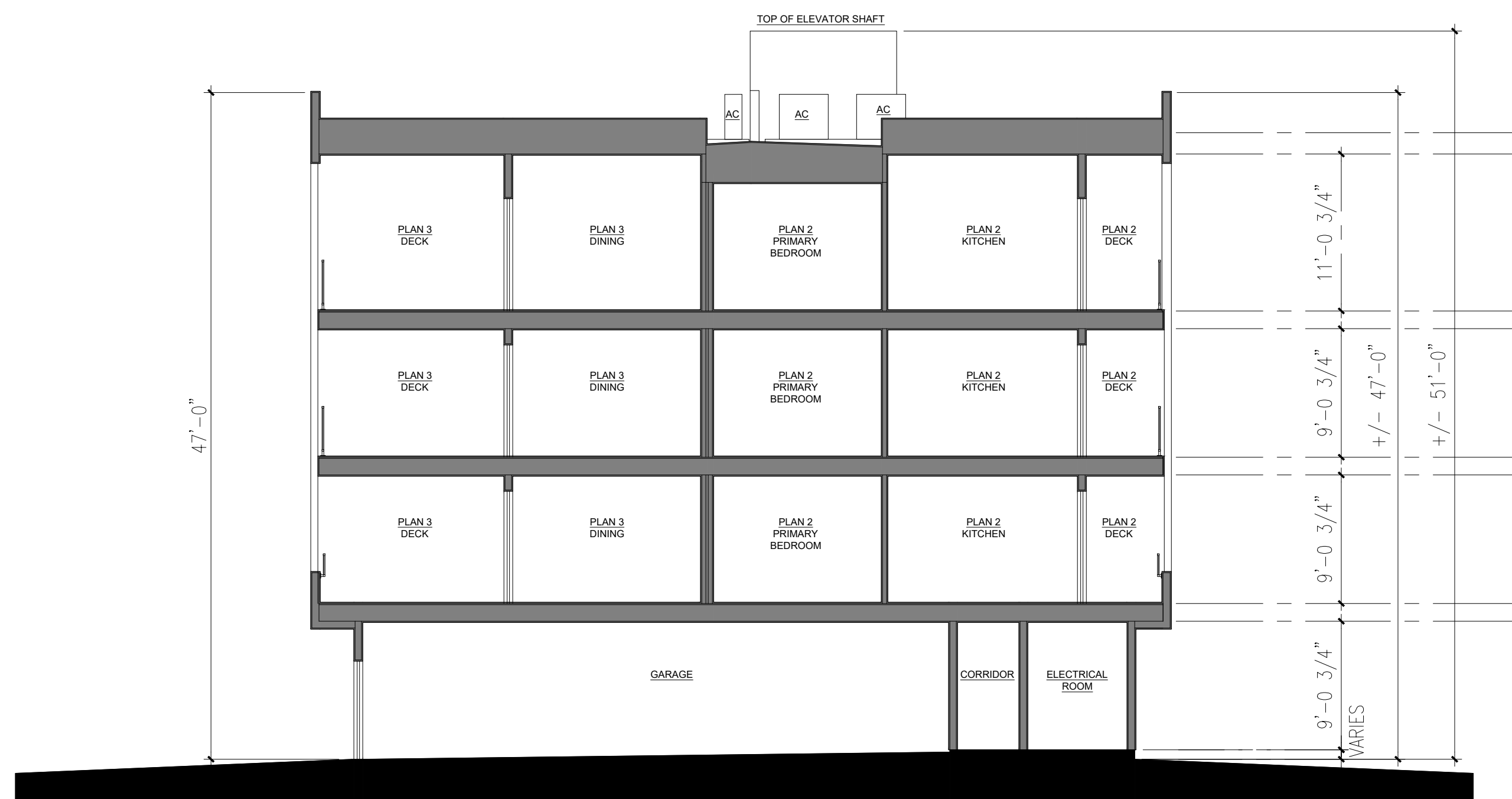
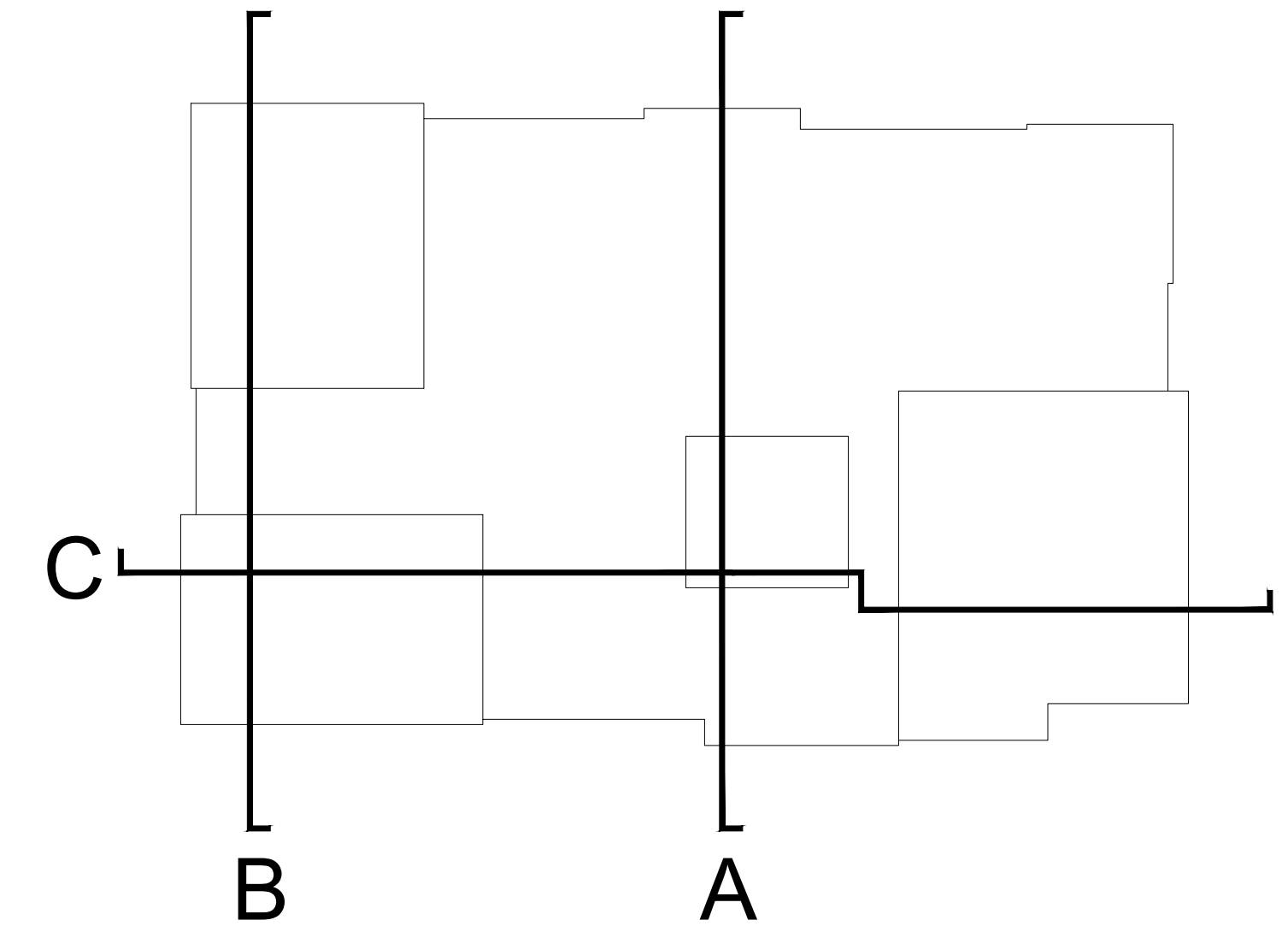


ROOF PLAN

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.



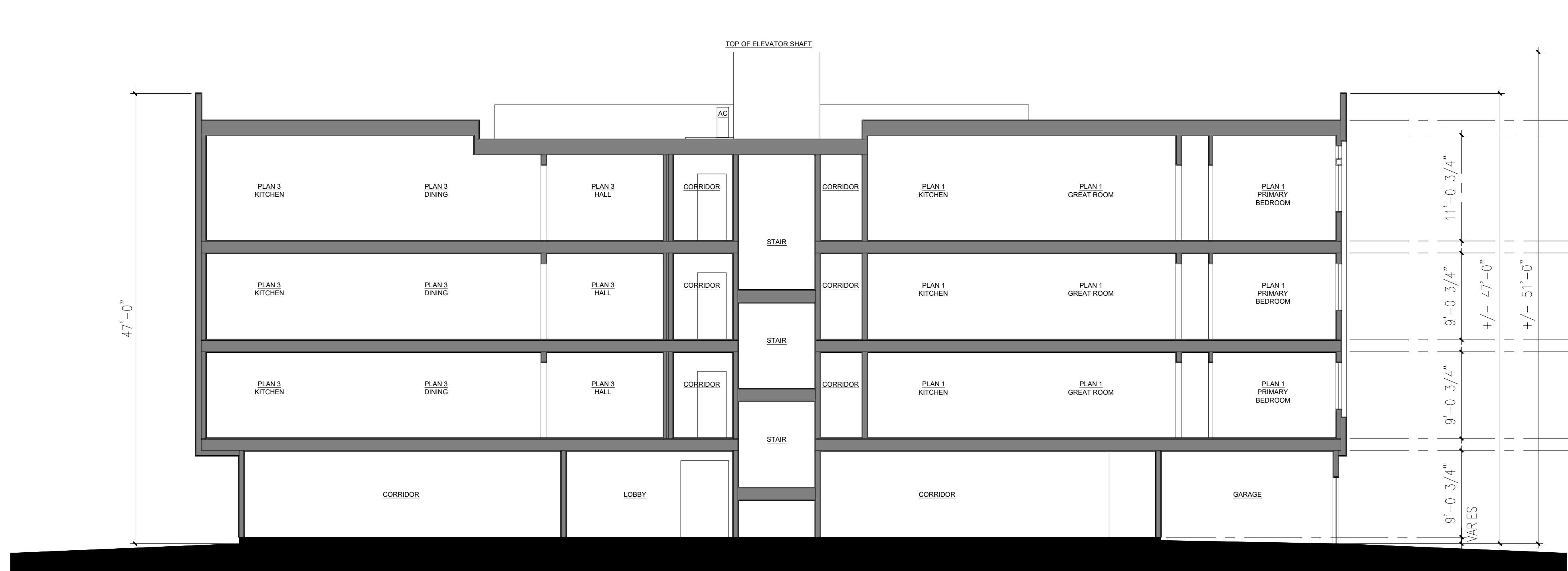
BUILDING SECTION C



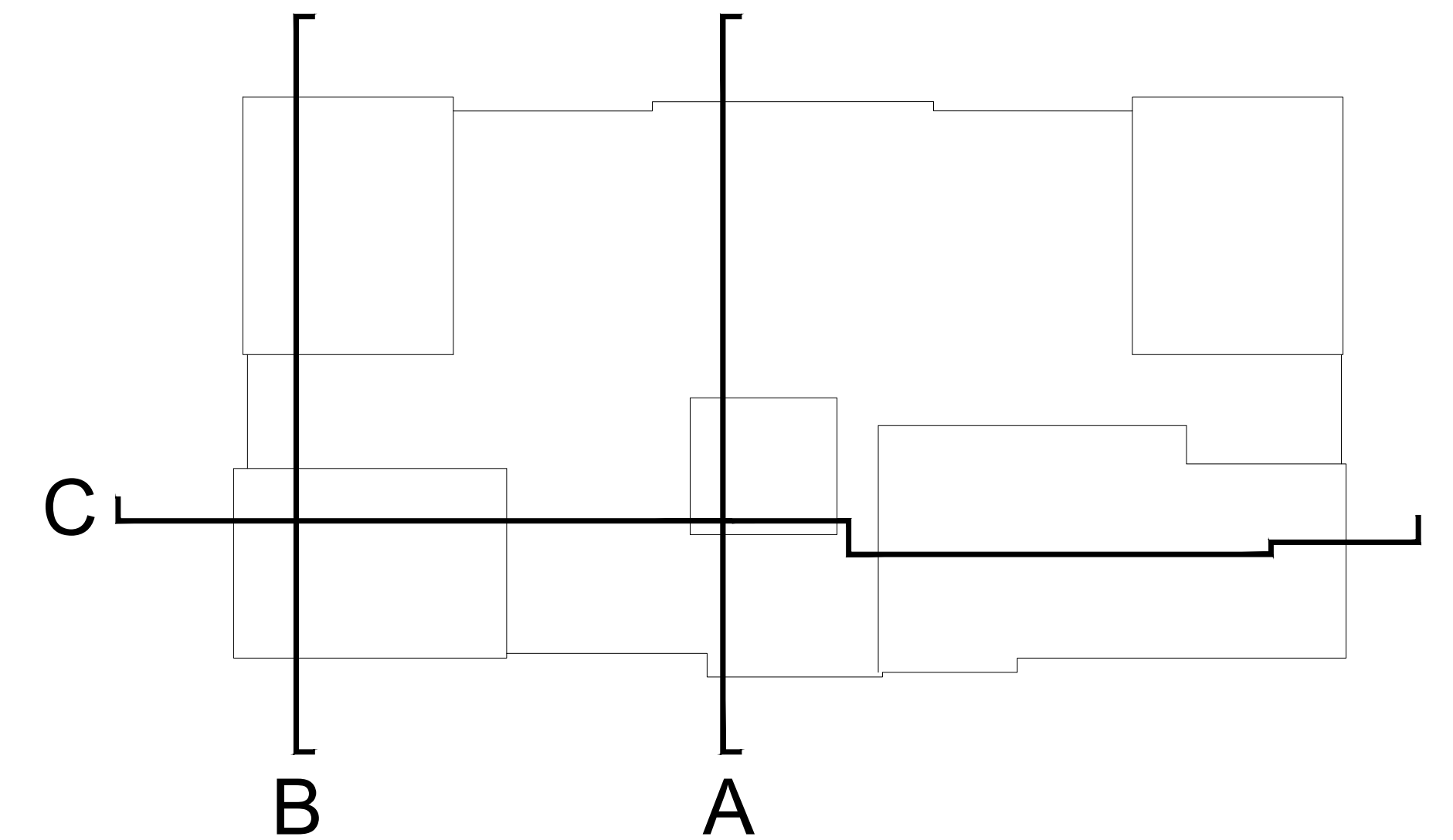
BUILDING SECTION B



BUILDING SECTION A



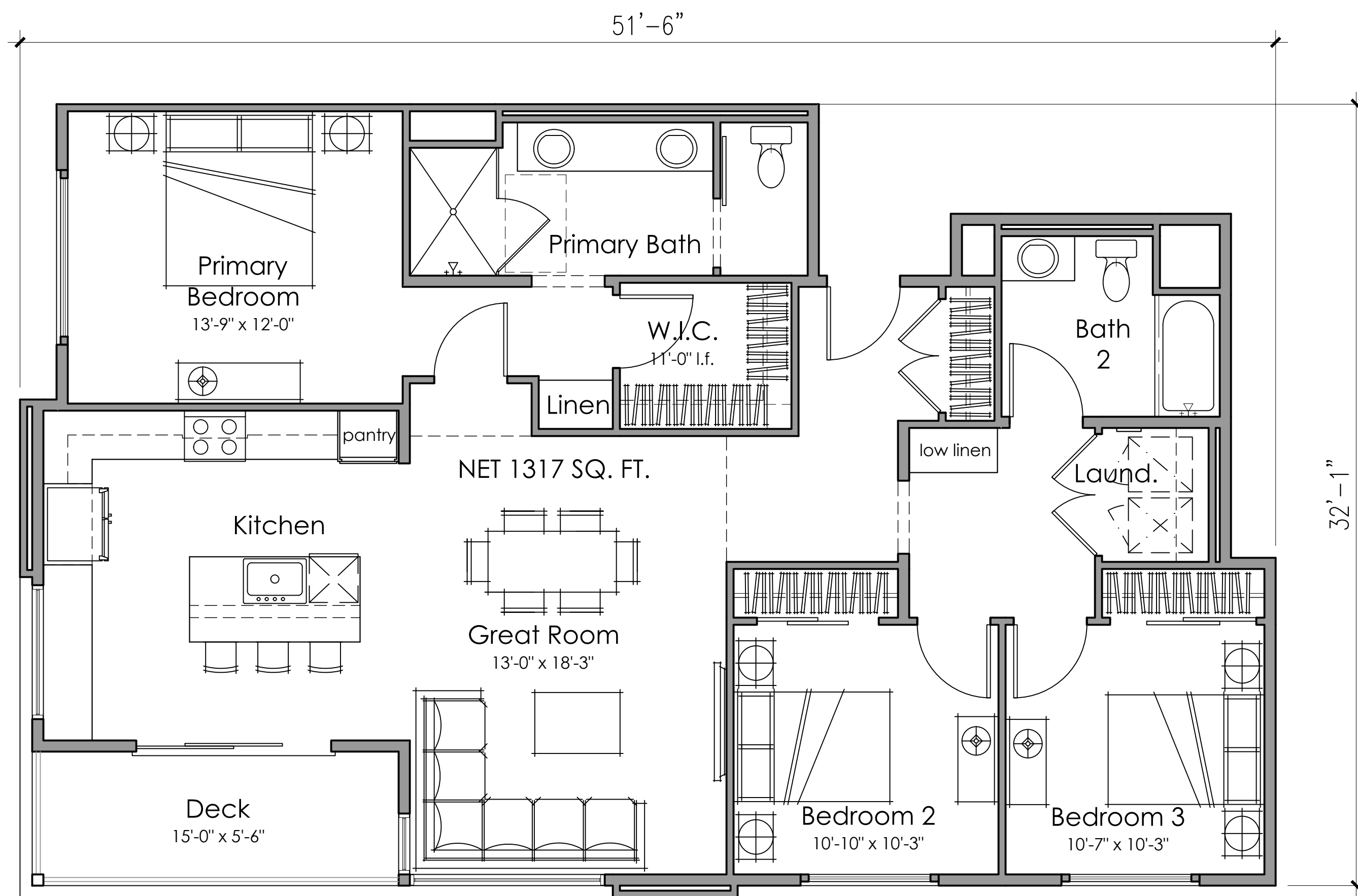
BUILDING SECTION C



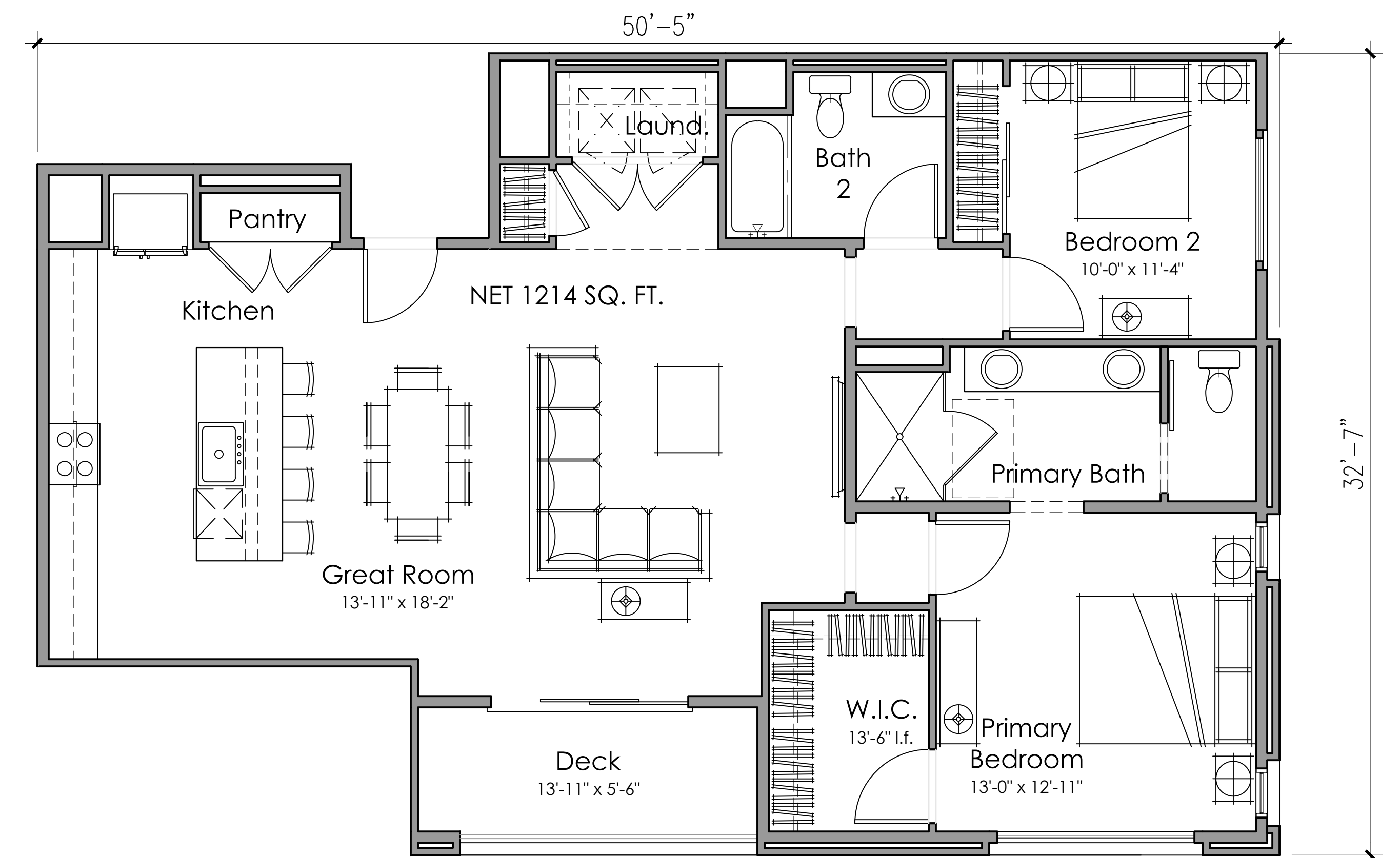
BUILDING SECTION B



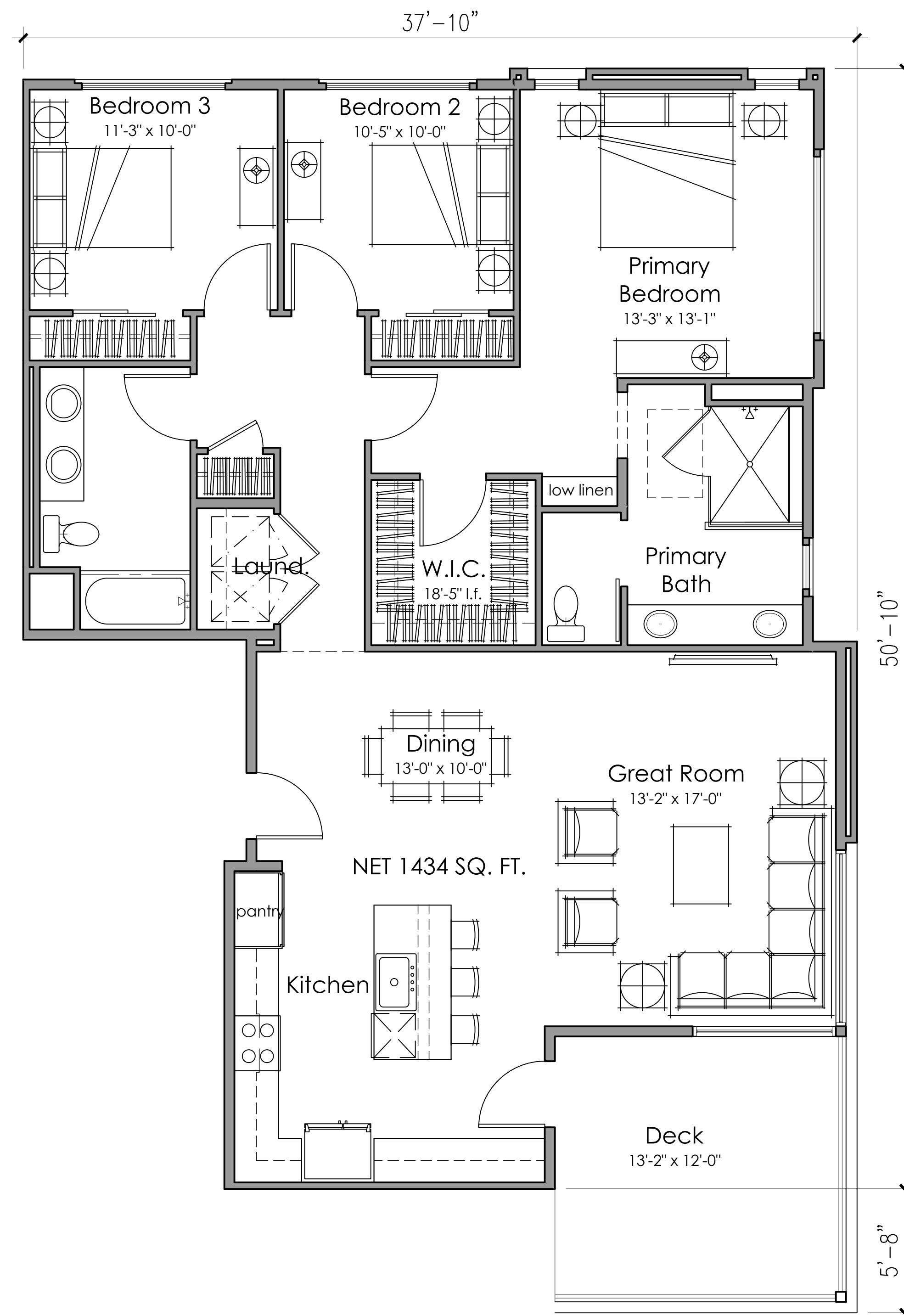
BUILDING SECTION A



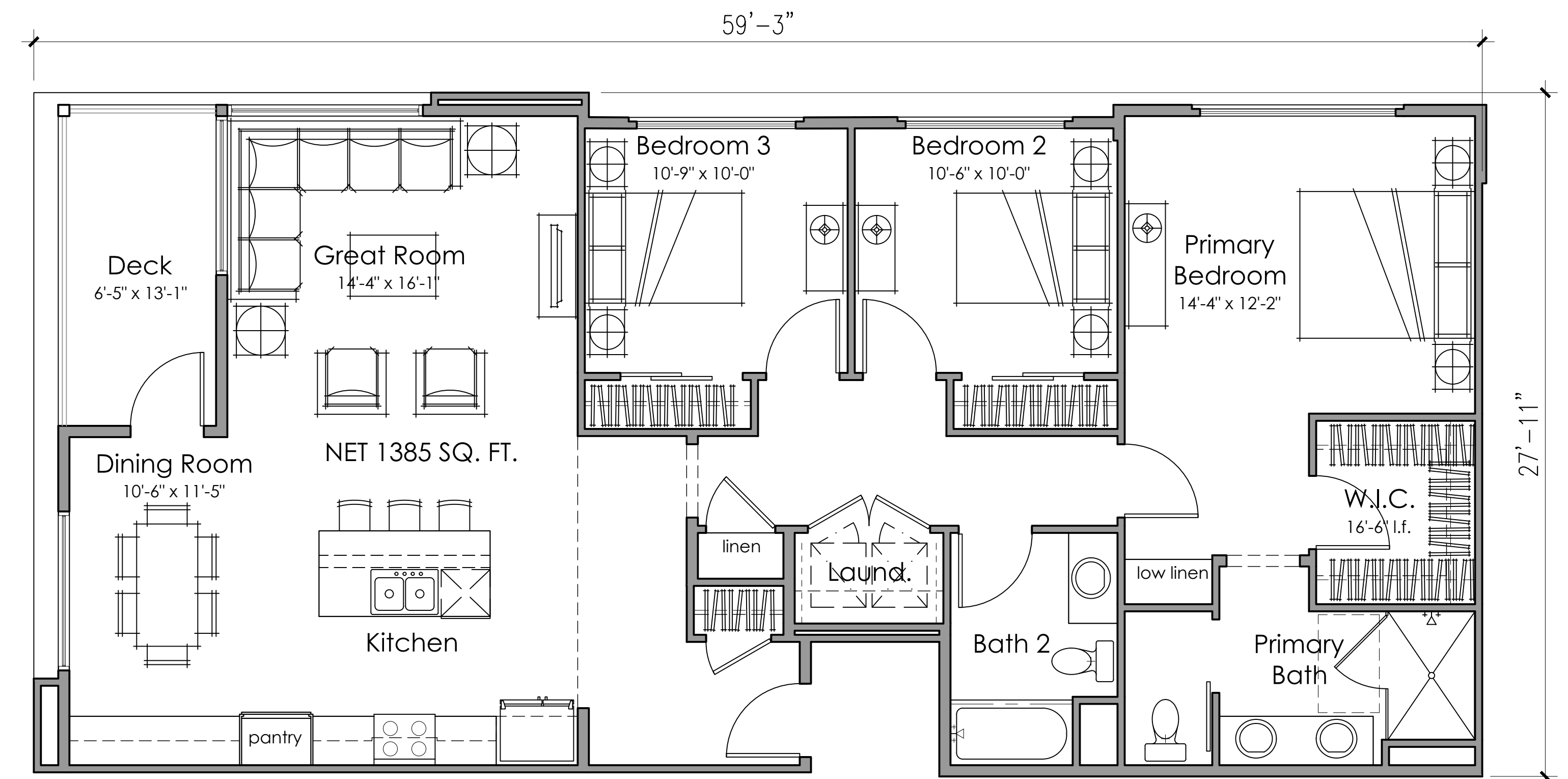
PLAN 2



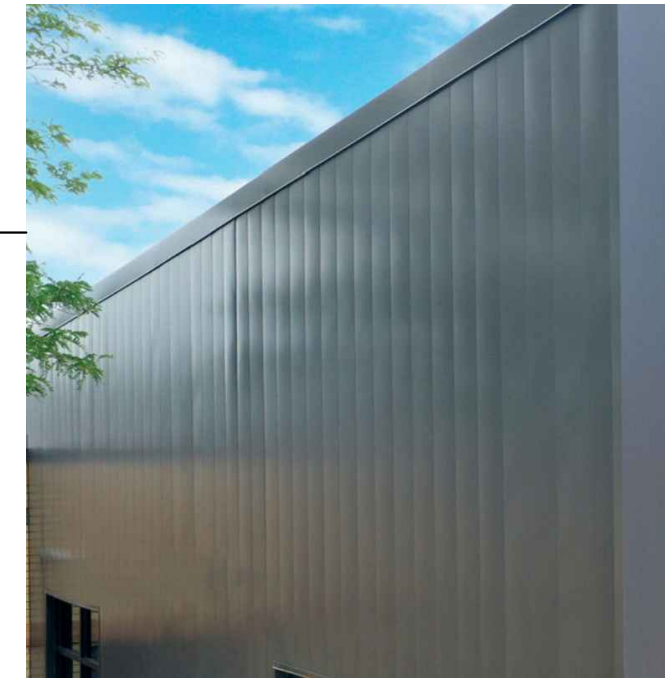
PLAN 1



PLAN 4



PLAN 3



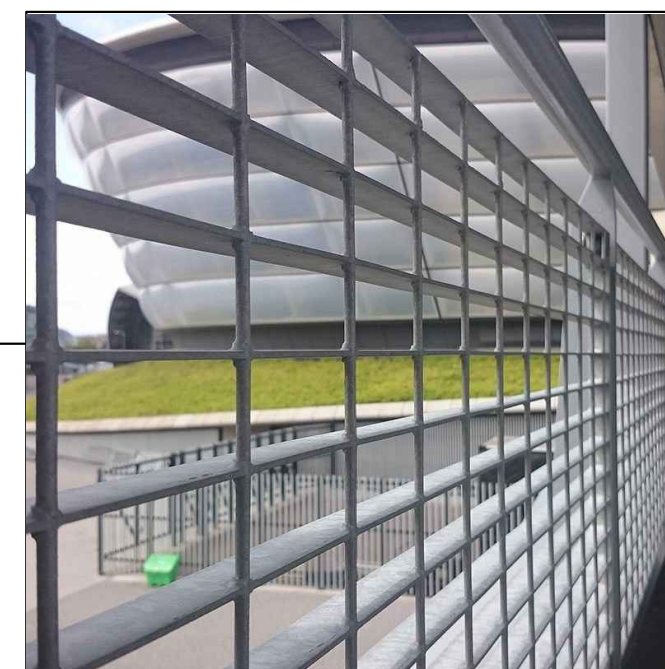
METAL PANEL



WOODLOOK SOFFIT



WOODLOOK LAP SIDING



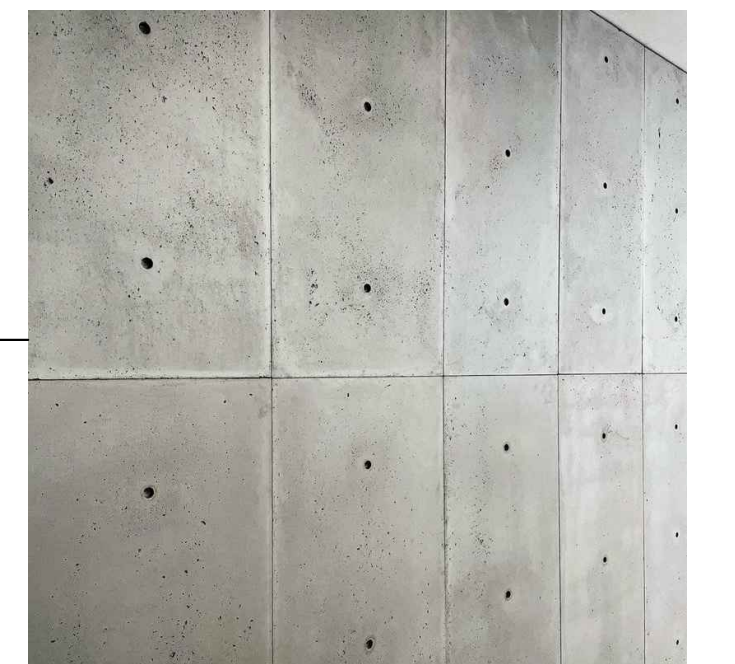
METAL RAILING



RECESSED WINDOW



METAL PANEL



CONCRETE PANEL TILE

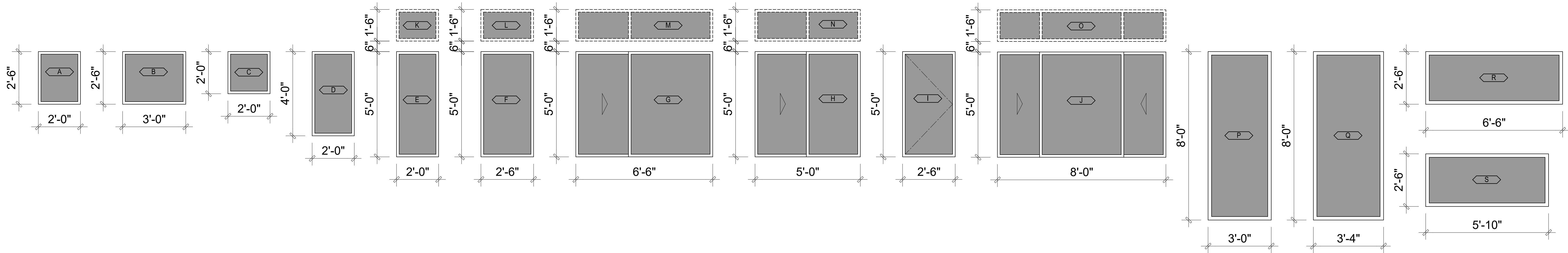


STOREFRONT



TYP. VENT DETAIL
(PAINT TO MATCH ADJACENT COLOR)
(LOCATIONS TBD DURING CD PHASE)

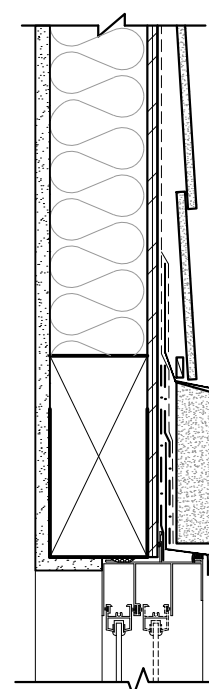
NOTE: Color and materials show for illustrative purposes only, see color and material boards for specific selections.



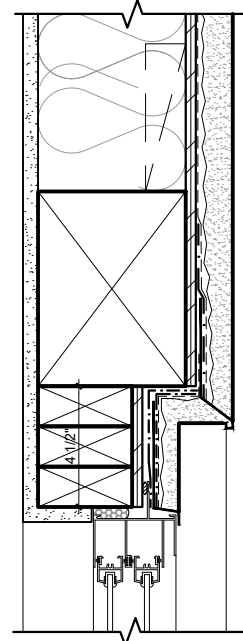
WINDOW SCHEDULE

WINDOW TYPE	WINDOW DESCRIPTION	W x H		FRAME MATERIAL	NOTES
A	FIXED	2'-0"	2'-6"	VINYL	
B	FIXED	3'-0"	2'-6"	VINYL	
C	FIXED	2'-0"	2'-0"	VINYL	
D	FIXED	2'-0"	4'-0"	VINYL	
E	FIXED	2'-0"	5'-0"	VINYL	
F	FIXED	2'-6"	5'-0"	VINYL	TEMPERED
G	SINGLE SLIDER	6'-6"	5'-0"	VINYL	
H	SINGLE SLIDER	5'-0"	5'-0"	VINYL	
I	CASEMENT	2'-6"	5'-0"	VINYL	
J	XOX SLIDER	8'-0"	5'-0"	VINYL	
K	TRANSOM	2'-0"	1'-6"	VINYL	
L	TRANSOM	2'-6"	1'-6"	VINYL	
M	TRANSOM	6'-6"	1'-6"	VINYL	
N	TRANSOM	5'-0"	1'-6"	VINYL	
O	TRANSOM	8'-0"	1'-6"	VINYL	
P	FIXED	3'-0"	8'-0"	ALUMINUM	
Q	FIXED	3'-4"	8'-0"	ALUMINUM	
R	TRANSOM	6'-6"	2'-6"	ALUMINUM	
S	TRANSOM	5'-10"	2'-6"	ALUMINUM	

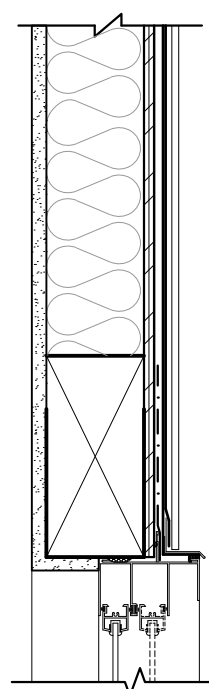
WINDOW PROFILES



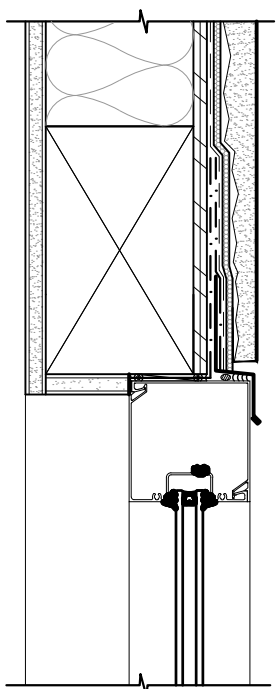
1A. WINDOW HEAD TRIM



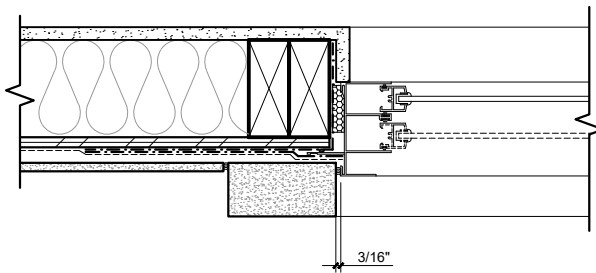
2A. WINDOW HEAD TRIM



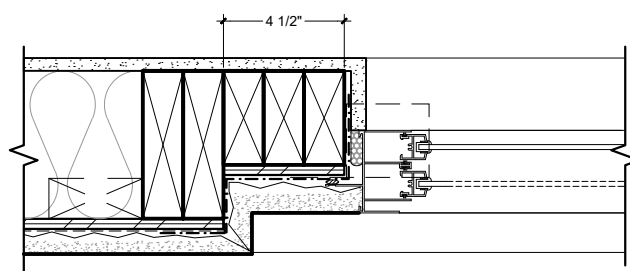
3A. WINDOW HEAD TRIM



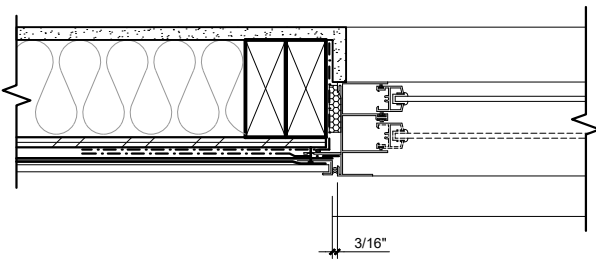
STOREFRONT HEAD TRIM



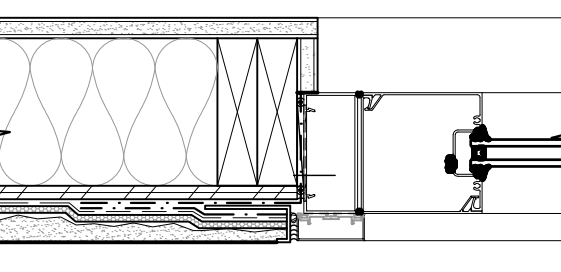
1B. WINDOW JAMB TRIM



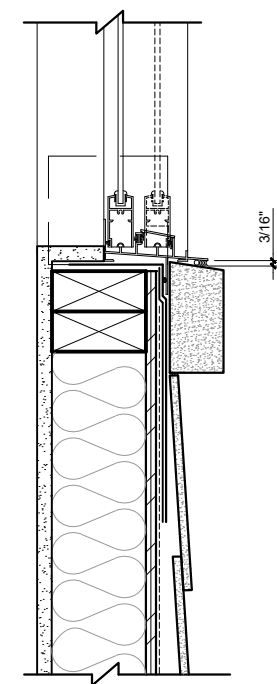
2B. WINDOW JAMB TRIM



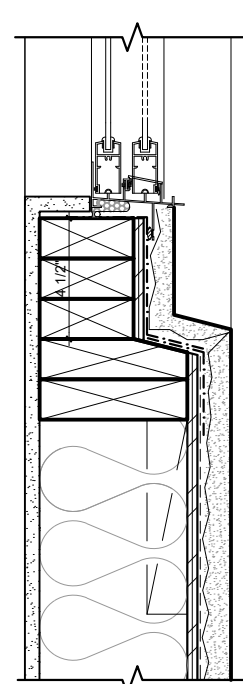
3B. WINDOW JAMB TRIM



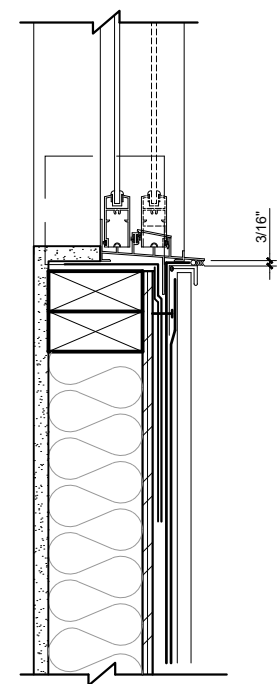
STOREFRONT JAMB TRIM



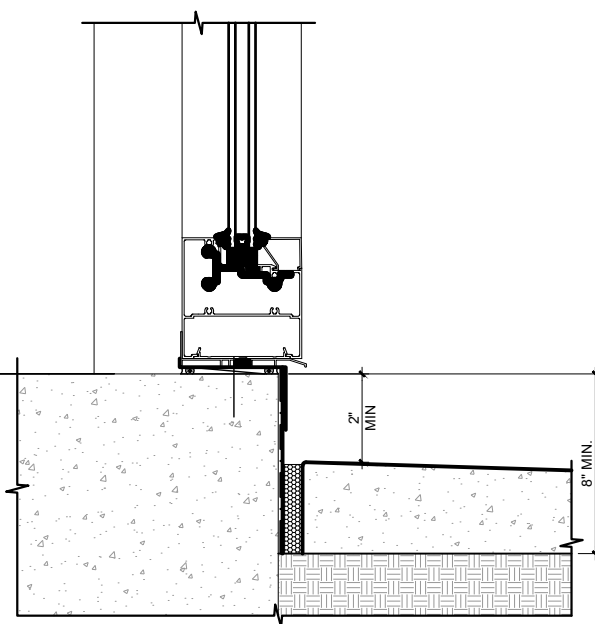
1D. WINDOW SILL TRIM



2D. WINDOW SILL TRIM



3D. WINDOW SILL TRIM



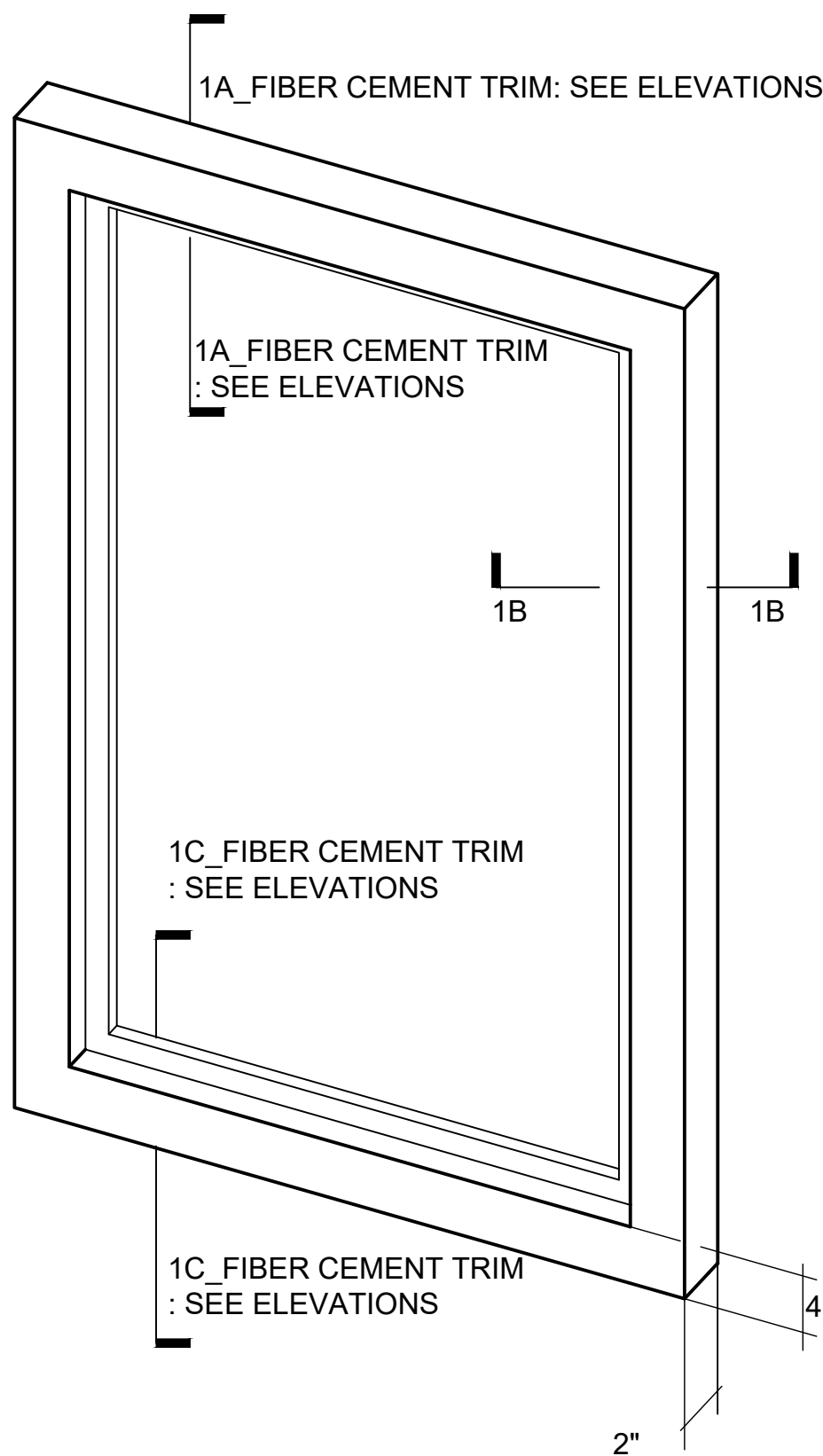
STOREFRONT SILL TRIM

TYP. WINDOW DETAIL AT
FIBER CEMENT SIDING

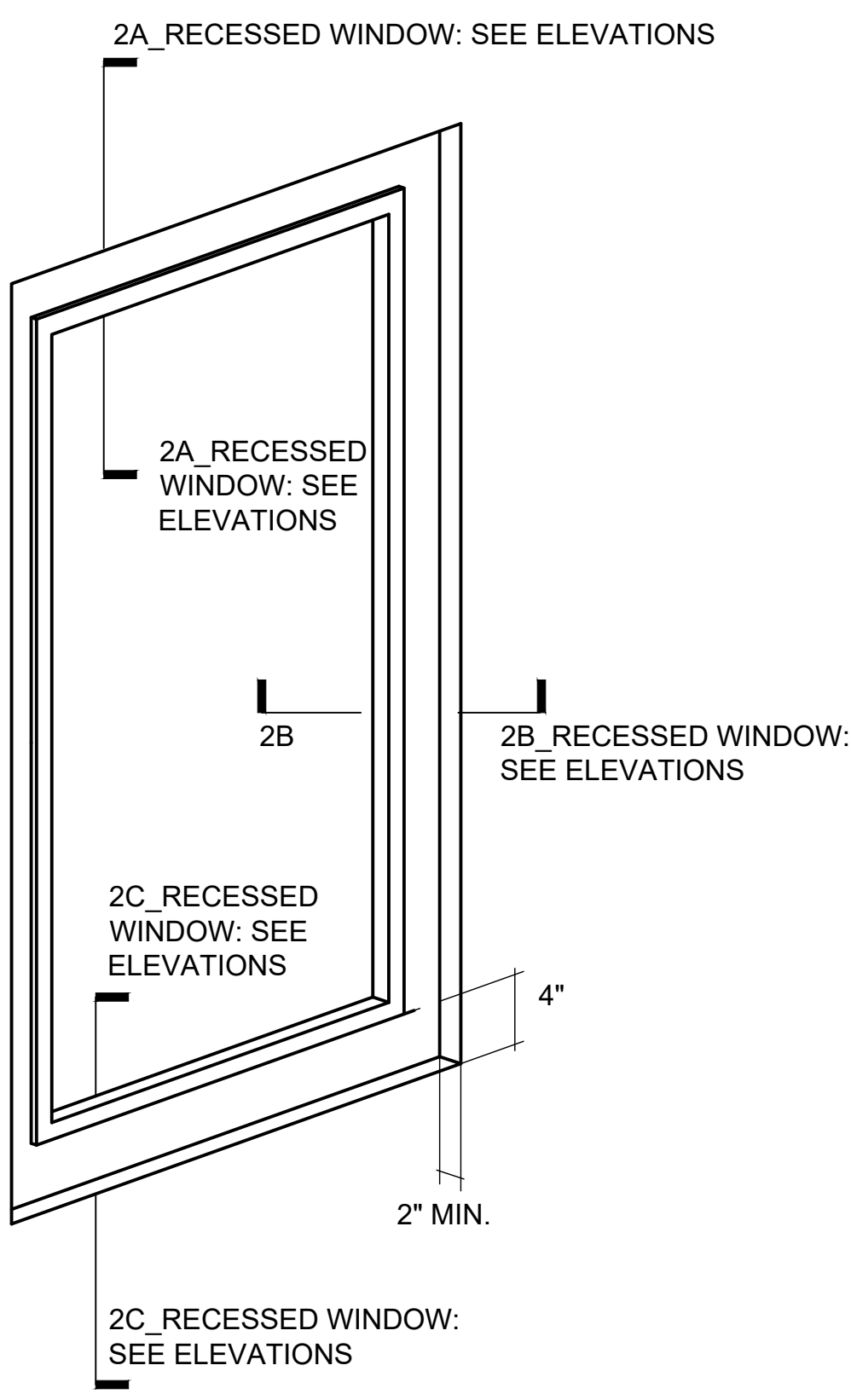
TYP. RECESSED WINDOW
DETAIL AT STUCCO

TYP. WINDOW DETAIL
AT METAL PANEL

TYP. STOREFRONT
WINDOW DETAIL



TYPICAL FIBER CEMENT
SIDING TRIM DETAIL



TYPICAL RECESSED WINDOW
TRIM DETAIL



TYPE A - FRONT PERSPECTIVE



TYPE A - REAR PERSPECTIVE

COLOR / MATERIAL SCHEME 1

	STUCCO BODY 1		METAL PANEL 1
SW 7666 FLEUR DE SEL		BERRIDGE CHARCOAL GRAY	
	STUCCO BODY 2		METAL PANEL 2
SW 7650 ELLIE GRAY		BERRIDGE ROYAL BLUE	
	STUCCO BODY 3		WOOD-LOOK LAP SIDING
SW 7069 IRON ORE		WINCHESTER BROWN	
	CONCRETE PANEL TILE		WOOD-LOOK SOFFIT
REALCAST CHARCOAL		WINCHESTER BROWN	
	DOOR AT CONCRETE TILE		STOREFRONT
SW 7069 IRON ORE (OR OTHER TO MATCH CONCRETE)		CLEAR ANODIZED ALUMINUM	
	GARAGE DOOR		VINYL WINDOW
SW 9574 HULETT ORE		BLACK	
			METAL RAILING
		BLACK	

Note:

Color and material manufacturers may differ at time of building permit. An alternative or equal selection may be made at that time.

Manufacturers

Stucco - TBD
Concrete Panels - Realcast or Equal
Windows - Vinyl
Garage Doors - Clopay or Equal
Storefront - TBD
Metal Siding - Berridge or Equal
Wood Lap Siding: Woodtone Lap Siding or Equal
Paint - Sherwin Williams or Equal



TYPE A - FRONT PERSPECTIVE



TYPE A - REAR PERSPECTIVE

COLOR / MATERIAL SCHEME 1

	STUCCO BODY 1		METAL PANEL 1
SW 7504 KEYSTONE GRAY		BERRIDGE CHARCOAL GRAY	
	STUCCO BODY 2		METAL PANEL 2
SW 7666 FLEUR DE SEL		BERRIDGE TERRA-COTTA	
	STUCCO BODY 3		WOOD-LOOK LAP SIDING
SW 7069 IRON ORE		WINCHESTER BROWN	
	STUCCO BODY 4		WOOD-LOOK SOFFIT
SW 9163 TIN LIZZIE		WINCHESTER BROWN	
	CONCRETE PANEL TILE		STOREFRONT
REALCAST NATURAL GREY		CLEAR ANODIZED ALUMINUM	
	DOOR AT CONCRETE TILE		VINYL WINDOW
SW 9163 TIN LIZZIE (OR OTHER TO MATCH CONCRETE)			
	GARAGE DOOR		METAL RAILING
SW 9574 HULETT ORE			

Note:

Color and material manufacturers may differ at time of building permit. An alternative or equal selection may be made at that time.

Manufacturers

Stucco - TBD
Concrete Panels - Realcast or Equal
Windows - Vinyl
Garage Doors - Clopay or Equal
Storefront - TBD
Metal Siding - Berridge or Equal
Wood Lap Siding: Woodtone Lap Siding or Equal
Paint - Sherwin Williams or Equal



TYPE A - FRONT PERSPECTIVE



TYPE A - REAR PERSPECTIVE

COLOR / MATERIAL SCHEME 1

	STUCCO BODY 1		METAL PANEL 1
SW 7666 FLEUR DE SEL		BERRIDGE CHARCOAL GRAY	
	STUCCO BODY 2		METAL PANEL 2
SW 7650 ELLIE GRAY		BERRIDGE ROYAL BLUE	
	STUCCO BODY 3		WOOD-LOOK LAP SIDING
SW 9574 HULETT ORE		WINCHESTER BROWN	
	CONCRETE PANEL TILE		WOOD-LOOK SOFFIT
REALCAST CHARCOAL		WINCHESTER BROWN	
	DOOR AT STONE VENEER		STOREFRONT
SW 7069 IRON ORE (OR OTHER TO MATCH STONE)		CLEAR ANODIZED ALUMINUM	
	GARAGE DOOR		VINYL WINDOW
SW 9574 HULETT ORE			
			METAL RAILING

Note:
Color and material manufacturers may differ at time of building permit. An alternative or equal selection may be made at that time.

Manufacturers
Stucco - TBD
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TYPE A - FRONT PERSPECTIVE



TYPE A - REAR PERSPECTIVE

COLOR / MATERIAL SCHEME 1

	STUCCO BODY 1		METAL PANEL 1
SW 7504 KEYSTONE GRAY		BERRIDGE CHARCOAL GRAY	
	STUCCO BODY 2		METAL PANEL 2
SW 7666 FLEUR DE SEL		BERRIDGE TERRA-COTTA	
	STUCCO BODY 3		WOOD-LOOK LAP SIDING
SW 7069 IRON ORE		WINCHESTER BROWN	
	STUCCO BODY 4		WOOD-LOOK SOFFIT
SW 9163 TIN LIZZIE		WINCHESTER BROWN	
	CONCRETE PANEL TILE		STOREFRONT
REALCAST NATURAL GREY		CLEAR ANODIZED ALUMINUM	
	DOOR AT CONCRETE TILE		VINYL WINDOW
SW 9163 TIN LIZZIE (OR OTHER TO MATCH CONCRETE)			
	GARAGE DOOR		METAL RAILING
SW 9574 HULETT ORE			

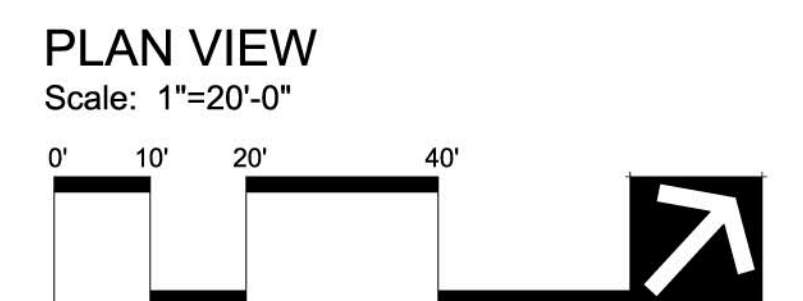
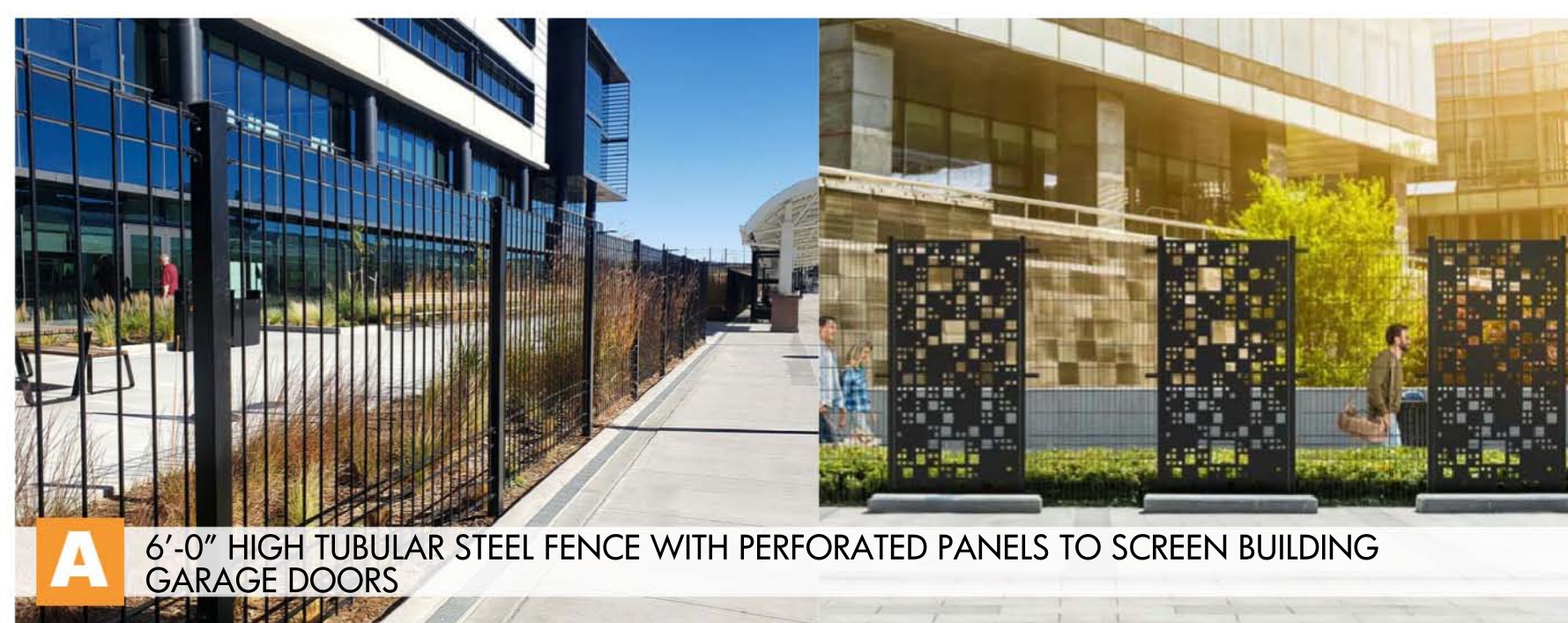
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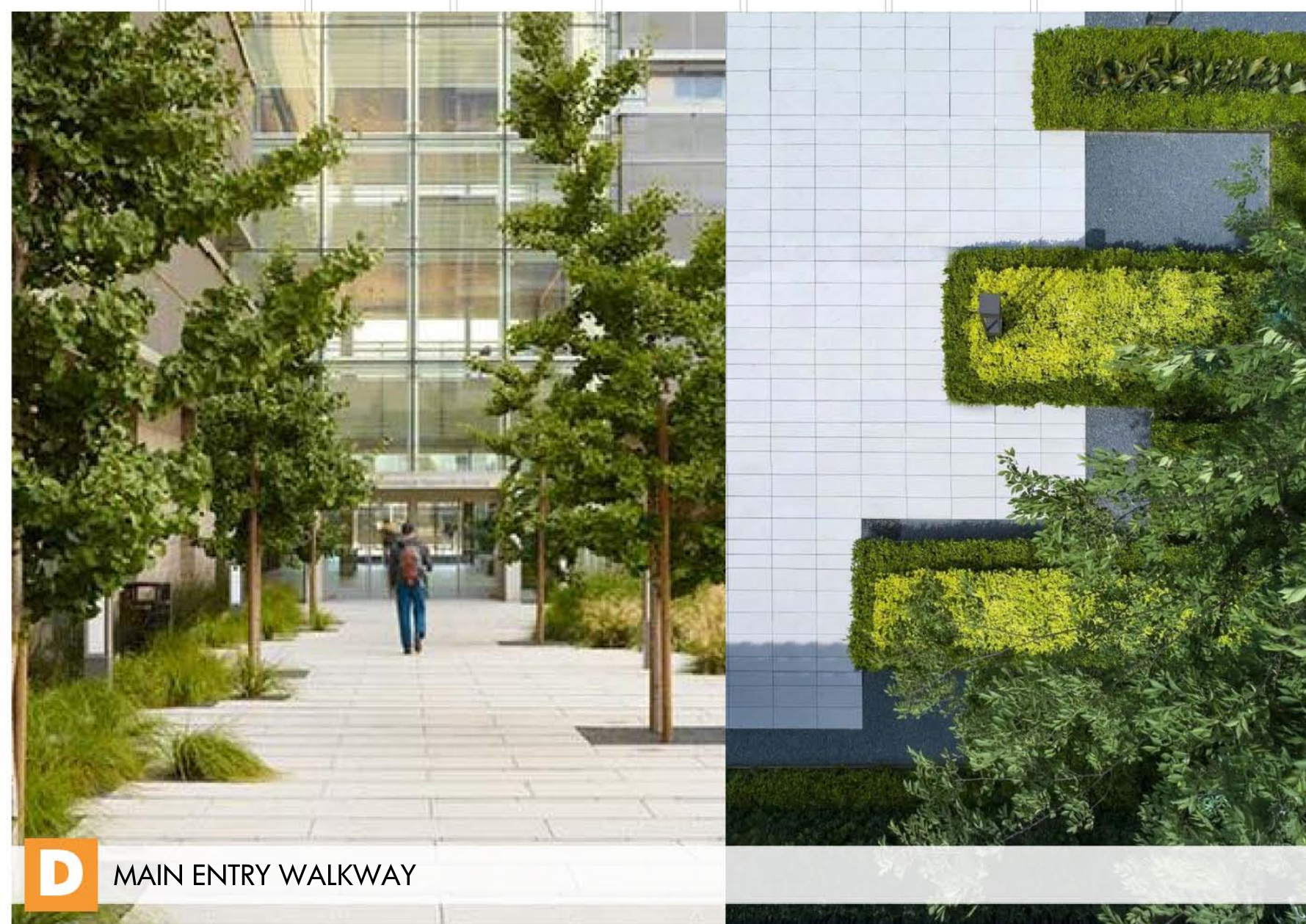
Color and material manufacturers may differ at time of building permit. An alternative or equal selection may be made at that time.

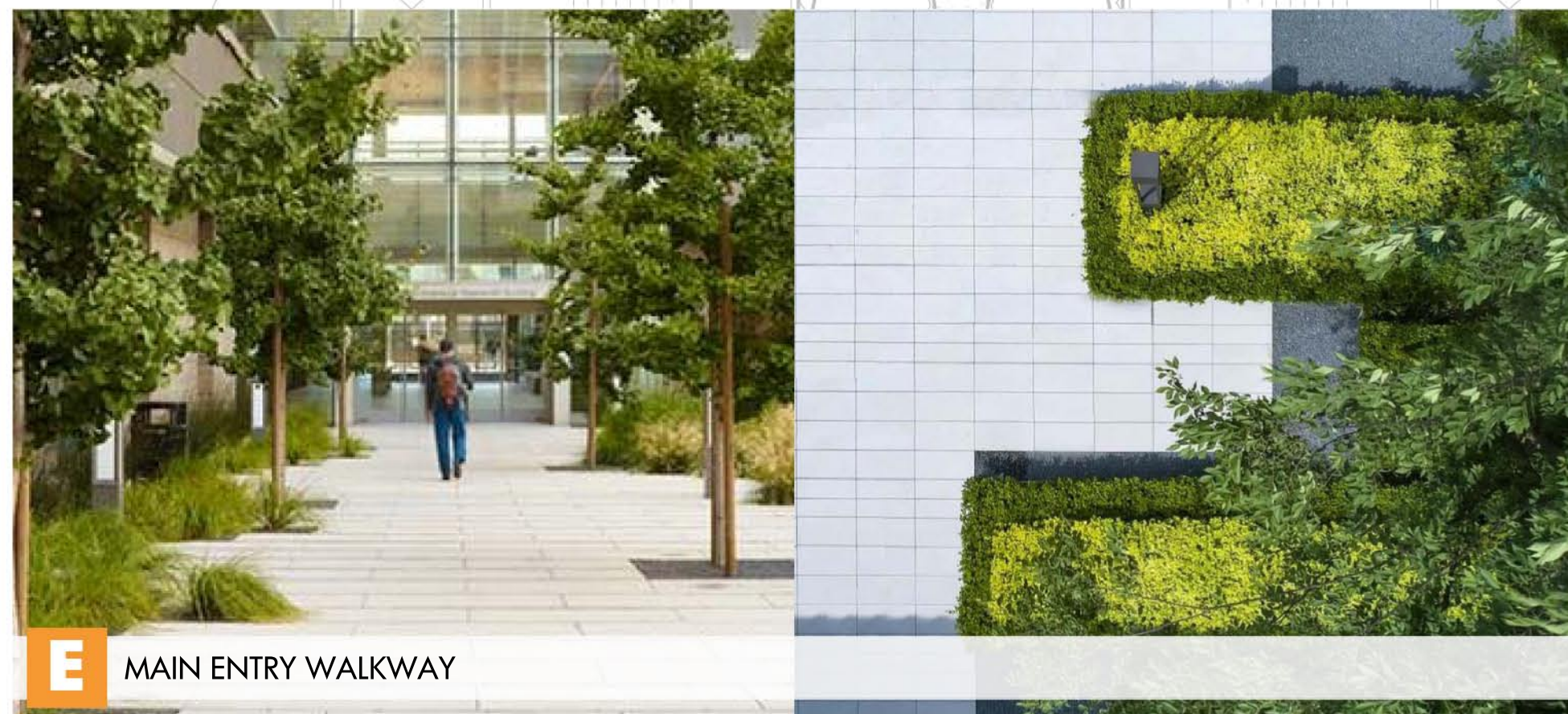
Manufacturers

Stucco - TBD
Concrete Panels - Realcast or Equal
Windows - Vinyl
Garage Doors - Clopay or Equal
Storefront - TBD
Metal Siding - Berridge or Equal
Wood Lap Siding: Woodtone Lap Siding or Equal
Paint - Sherwin Williams or Equal

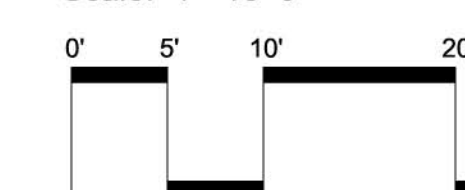


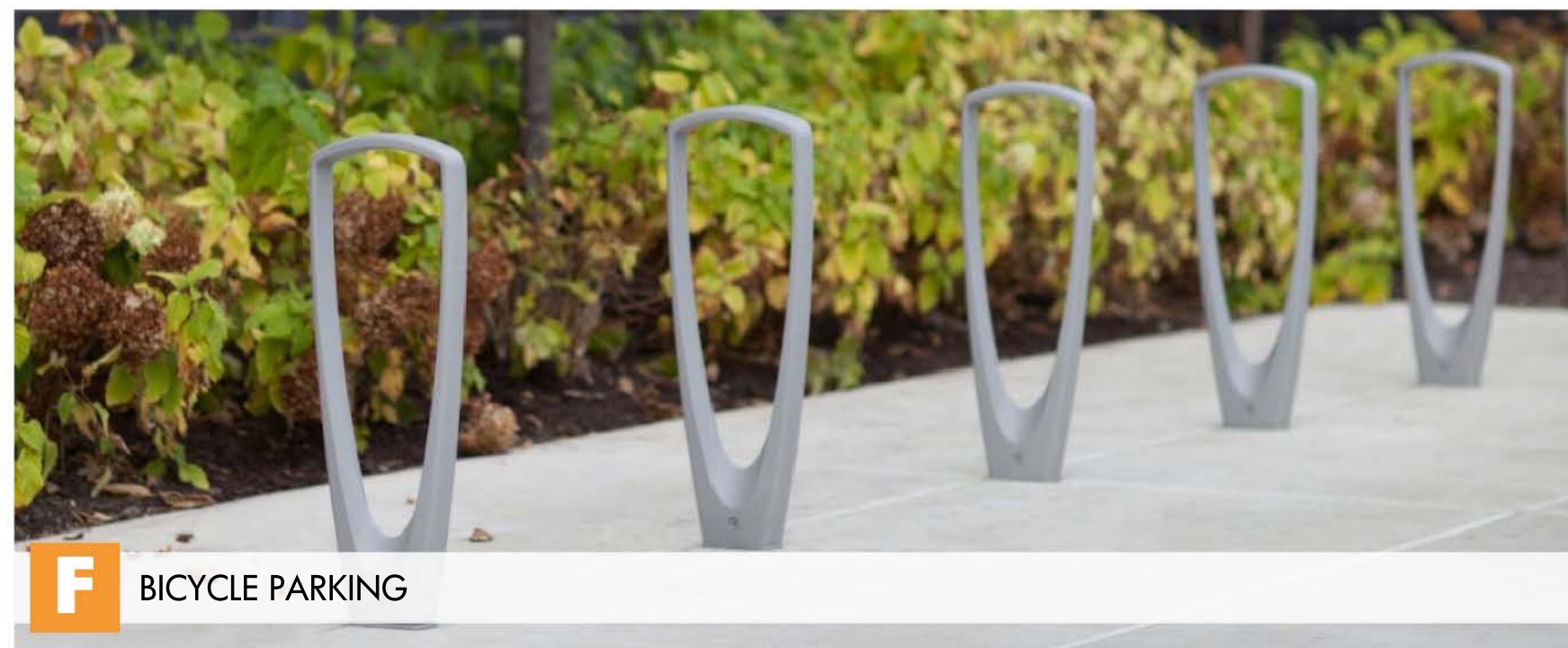
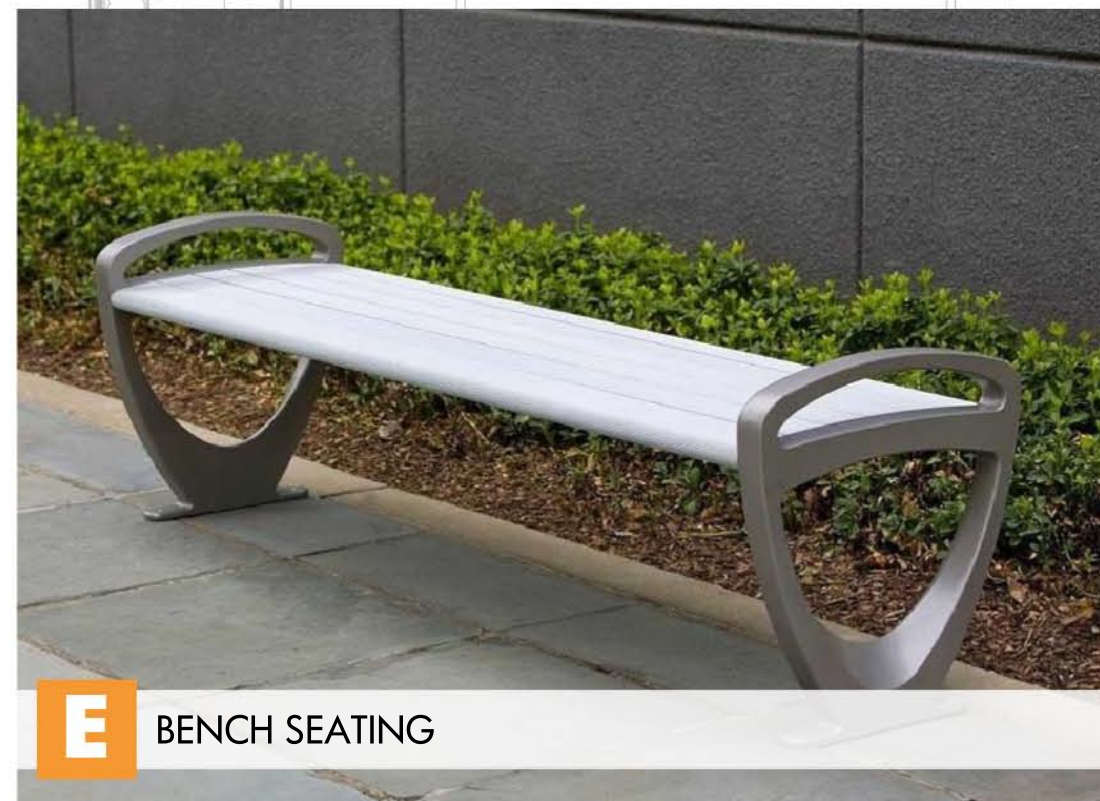
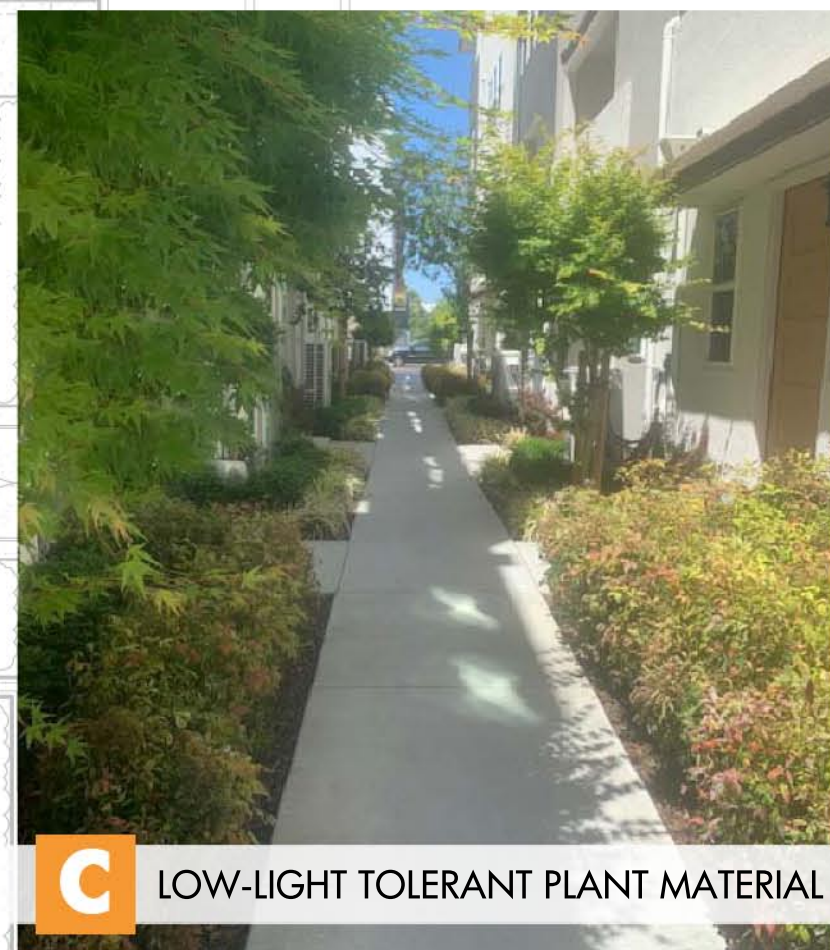
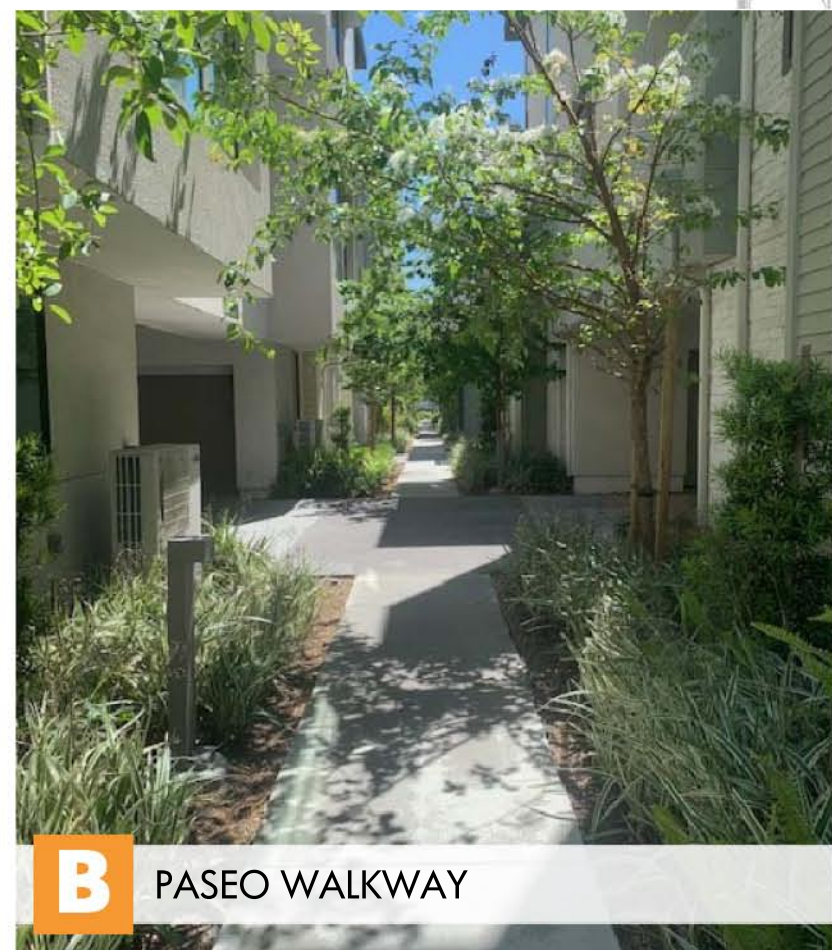
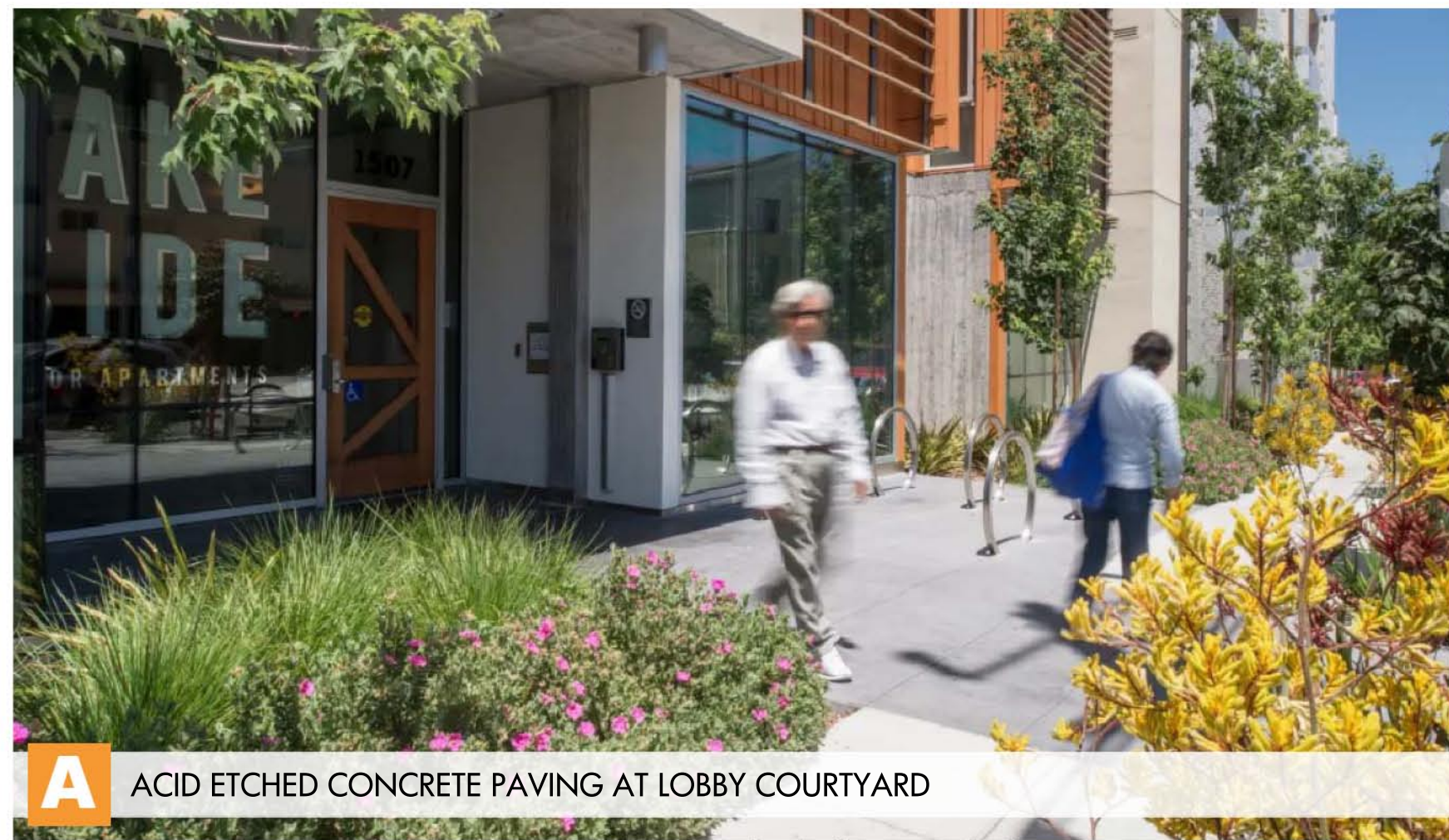




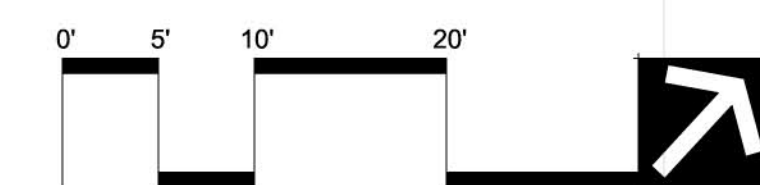


PLAN VIEW
Scale: 1"=10'-0"





PLAN VIEW
Scale: 1"=10'-0"



PROPOSED PLANT PALETTE

NOTES

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	TREE SIZE	WULCOLS
DECIDUOUS TREES:					
★ ACER PALMATUM VARIETIES	NCN	24" BOX	N/A	SMALL	L
★ CERCIS SPECIES	REDBUD	24" BOX	N/A	SMALL	M
CHIONANTHUS RETUSUS	FRINGE TREE	24" BOX	N/A	MEDIUM	M
QUERCUS BUCKLEYI	SPANISH OAK	24" BOX	N/A	MEDIUM	L
ZELKOVA SERRATA	SAW LEAF SELKOVA	24" BOX	N/A	MEDIUM	M
EVERGREEN TREES:					
AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	N/A	MEDIUM	L
ARBUTUS 'MARINA'	NCN	24" BOX	N/A	MEDIUM	M
MELALEUCA QUINQUENERVIA	NCN	24" BOX	N/A	SMALL	M
PODOCARPUS MACROPHYLLA	YEW PINE	24" BOX	N/A	SMALL	M
PRUNUS CAROLINIANA	NCN	24" BOX	N/A	MEDIUM	L
RHAPHIOLEPIS 'MAGNIFICENT'	INDIAN HAWTHORNE	24" BOX	N/A	SMALL	L
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	N/A	SMALL	L
LARGE SHRUBS:					
CHONDROPETALUM SPECIES	RUSH	5 GALLON	3'-0" O.C.		L
MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GALLON	3'-0" O.C.		L
PITTIOSPORUM SPECIES	TOBIRA	5 GALLON	3'-0" O.C.		L
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL	15 GALLON	2'-0" O.C.		M
RHAPHIOLEPIS UMBELLATA MINOR	NCN	5 GALLON	3'-0" O.C.		L
MEDIUM SHRUBS:					
ACACIA COGNATA 'COUSIN IT'	RIVER WATTLE	5 GALLON	3'-6" O.C.		M
ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GALLON	3'-0" O.C.		M
CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GALLON	3'-0" O.C.		L
CISTUS SPECIES	ROCKROSE	5 GALLON	VARIES		L
DIETES SPECIES	FORTNIGHT LILY	5 GALLON	3'-0" O.C.		L
★ EPILOBIUM CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	VARIES		L
EUPHORBIA CHARACIAS WULFENII	SPURGE	5 GALLON	2'-6" O.C.		L
★ GALVEZIA SPECIOSA 'FIRE CRACKER'	ISLAND SNAP DRAGON	1 GALLON	4'-0" O.C.		M
MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GALLON	4'-0" O.C.		L
PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GALLON	VARIES		L
★ SALVIA SPECIES	SAGE	5 GALLON	3'-0" O.C.		L
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GALLON	VARIES		M
SMALL SHRUBS:					
ANIGOZANTHUS SPECIES	KANGAROO PAWS	1 GALLON	1'-6" O.C.		L
BULBINE FRUTESCENS	NCN	1 GALLON	2'-6" O.C.		L
CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON	2'-6" O.C.		L
DIANELLA SPECIES	FLAX LILY	1 GALLON	2'-6" O.C.		L
★ EPILOBIUM SPECIES	FUCHSIA	1 GALLON	VARIES		L
HEMEROCALLIS SPECIES	EVERGREEN DAYLILY	1 GALLON	2'-0" O.C.		M
★ HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GALLON	VARIES		L
LIMONIUM PEREZII	SEA LAVENDER	1 GALLON	2'-8" O.C.		L
LIROPE SPECIES	BIG BLUE LILY TURF	1 GALLON	1'-6" O.C.		M
NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	3'-0" O.C.		L
★ POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GALLON	VARIES		L
TEUCRIUM SPECIES	GERMANDER	1 GALLON	1'-6" O.C.		L

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	WULCOLS
GROUNDCOVER:				
★ ARCTOSTAPHYLOS SPECIES	BEARBERRY	1 GALLON	3'-0" O.C.	L
CEANOTHUS GRIESIUS 'DIAMOND HEIGHTS'	DIAMOND HEIGHTS CEANOTHUS	1 GALLON	4'-0" O.C.	L
DYMONDIA MARGARETAE	NCN	1 GALLON	2'-0" O.C.	L
FRAGARIA CHILOENSIS	WILD STRAWBERRY	1 GALLON	3'-0" O.C.	L
EREMOPHILA GLABRA	GRAY EMU	1 GALLON	3'-0" O.C.	L
★ ERIOGONUM SPECIES	BUCKWHEAT	1 GALLON	VARIES	L
GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GALLON	3'-0" O.C.	L
RUBUS CALYCINOIDES 'EMERALD CARPET'	CREEPING RASPBERRY	1 GALLON	2'-6" O.C.	L
TEUCRIUM SPECIES	GERMANDER	1 GALLON	2'-0" O.C.	L
THYMUS SPECIES	THYME	1 GALLON	1'-8" O.C.	L
★ WESTRINGIA FRUTICOSA 'LOW HORIZON'	COAST ROSEMARY	1 GALLON	3'-0" O.C.	L
EVERGREEN GRASSES:				
CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	2'-0" O.C.	L
FESTUCA SPECIES	FESCUE	1 GALLON	VARIES	L
★ LOMANDRA SPECIES	NCN	1 GALLON	VARIES	L
★ MUHLENBERGIA SPECIES	DEER GRASS	1 GALLON	4'-0" O.C.	L
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	1'-0" O.C.	L
AGAVE, ALOE, & SUCCULENTS:				
AGAVE ATTENUATA	AGAVE	15 GALLON	VARIES	L
ALOE SPECIES	ALOE	1 GALLON	VARIES	L
ECHEVERIA SPECIES	ECHEVERIA	2 GALLON	VARIES	L
HESPERALOE PARVIFLORA 'BRAKELIGHTS'	RED YUCCA	1 GALLON	2'-6" O.C.	L
SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1 GALLON	2'-0" O.C.	L
YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	5 GALLON	4'-0" O.C.	L
★ DENOTES CALIFORNIA NATIVE SPECIES				

LANDSCAPE NOTES:

ALL ABOVE GROUND TRANSFORMERS AND UTILITIES TO BE SCREENED WITH EVERGREEN SHRUBS.

WATER CONSERVATION STATEMENT:

ALL PLANTING AND IRRIGATION WILL CONFORM TO THE COUNTY'S WATER EFFICIENT LANDSCAPE ORDINANCE. POINT-SOURCE DRIP EMITTERS WILL BE USED TO IRRIGATE SHRUBS AND GROUNDCOVER. IRRIGATION CONTROLLERS WILL BE SELF-ADJUSTING (SMART). ALL OTHER REQUIREMENTS OF THE ORDINANCE WILL BE FOLLOWED, INCLUDING A MINIMUM OF 3" DEEP LAYER OF BARK MULCH IN ALL NON-TURF PLANTER AREAS. PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

IRRIGATION NOTE:

THE PROPOSED IRRIGATION SYSTEM FOR THIS SITE WILL BE DESIGNED WITH THE LATEST TECHNOLOGY IN WATER CONSERVATION AND EFFICIENCY. THE SYSTEM WILL CONSIST OF THE FOLLOWING TYPES OF IRRIGATION METHODS AND EQUIPMENT COMPLYING WITH THE STATE WATER ORDINANCE. ALL SMALL PLANTING BEDS WILL BE IRRIGATED WITH HIGHLY EFFICIENT, WATER CONSERVING INLINE DRIP. ALL SPRINKLERS WILL INCLUDE BUILT IN CHECK VALVES AND PRESSURE REGULATORS TO PREVENT MISTING AND LOW HEAD DRAINAGE ON SLOPED AREAS. THE CONTROLLER THAT WILL MANAGE THIS SYSTEM UTILIZES AN ONSITE WEATHER BASED SENSOR TO ADJUST THE RUN TIMES OF THE VALVES BASED ON DAILY WEATHER CONDITIONS. UTILIZING THIS TYPE OF WEATHER BASED SYSTEM WILL HELP THE LANDSCAPE MANAGER SAVE 25% MORE WATER THAN WITH A CONVENTIONAL CONTROLLER.

IRRIGATION ZONES

1. LOW WATER USE/CALIFORNIA NATIVE SHRUBS/GROUNDCOVER/GRASSES/ANNUALS AREA WILL BE IRRIGATED WITH AN INLINE DRIP EMITTERS SYSTEM.
2. LARGE SHRUBS/TREES/ AREAS WILL USE POINT SOURCE BUBBLERS.

MINIMUM TREE CLEARANCE NOTE:

1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6' FROM BUILDINGS AND A MINIMUM OF 2'-0" FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3'-0" FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM oF 15' FROM BUILDINGS AND A MINIMUM OF 3'-0" FROM PAVING, CURBS OR WALLS.
4. 3'-0" MINIMUM FROM JOINT TRENCH, 6' FROM WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
6. ALL TREES PLANTED WITHIN 5'-0" OF FUTURE CURBS, SIDEWALK, WALLS AND ALL UTILITIES, SHALL INCLUDE A ROOT BARRIER PER SECTION 4-32.
7. STREET TREES TO BE LOCATED A MINIMUM OF 20' FROM STREET LIGHTS.



Parcel M
Oakland, CA # 2023-0995

FDP SUBMITTAL
DECEMBER 12, 2024

PROPOSED PLANT PALETTE

L.3.1