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MACARTHUR STATION

BRIDGE HOUSING

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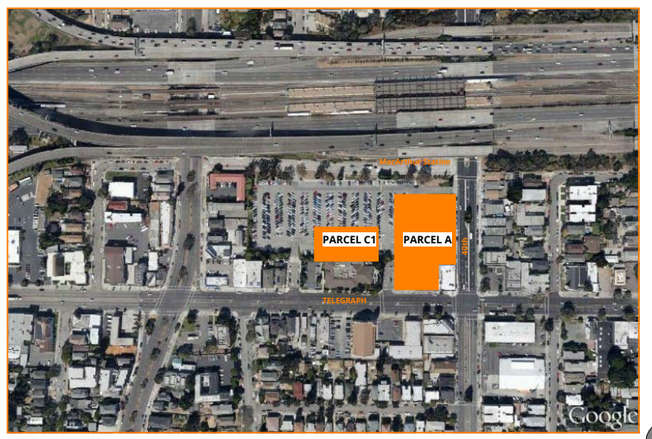

VICINITY MAP

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

COVER

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 0.00
SCALE	
12" = 1'-0"	

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ZONING AND PROGRAM SUMMARY

CITY OF OAKLAND

DEVELOPMENT INFORMATION

DESCRIPTION	PARCEL A	PARCEL A ALT	PARCEL C1
TOTAL PARCEL AREA (ACRES)	1.63	1.63	0.55
NET TOTAL PARCEL AREA WITHOUT STREETS (SF)	70,996	70,996	23,851
TOTAL BUILDING FOOTPRINT AREA (SF)	56,043	56,043	20,126
TOTAL FLOOR AREA LIVING SPACE (SF)	255,340	290,947	79,570
TOTAL FLOOR AREA PARKING (SF)	80,990	152,240	28,040
BUILDING HEIGHT	SEE CONDITIONS OF APPROVAL, ITEM 41		
NUMBER OF DWELLING UNITS	287	292	96
NUMBER OF LIVE/WORK UNITS	0	0	0
DENSITY (UNITS PER GROSS ACRE)	176	179	175
DENSITY (UNITS PER NET ACRE)	176	179	175
NUMBER OF PARKING SPACES	254	355	70
TOTAL BUILDING OPEN SPACE REQUIRED(75 SF/UNIT)	21,525	21,900	7,200
TOTAL SITE OPEN SPACE PROVIDED(SF)	27,760	23,396	7,560
TOTAL RETAIL (SF)	22,287	33,983	1,202
TOTAL LIVE/WORK SPACE (SF)	0	0	0
GRADING - PROPOSED CUT (CY)	13,000	26,000	5,300
GRADING - PROPOSED FILL (CY)	0	0	0
GRADING - NET EXPORT (CY)	13,000	26,000	5,300

*

CITY OF OAKLAND ZONING SUMMARY

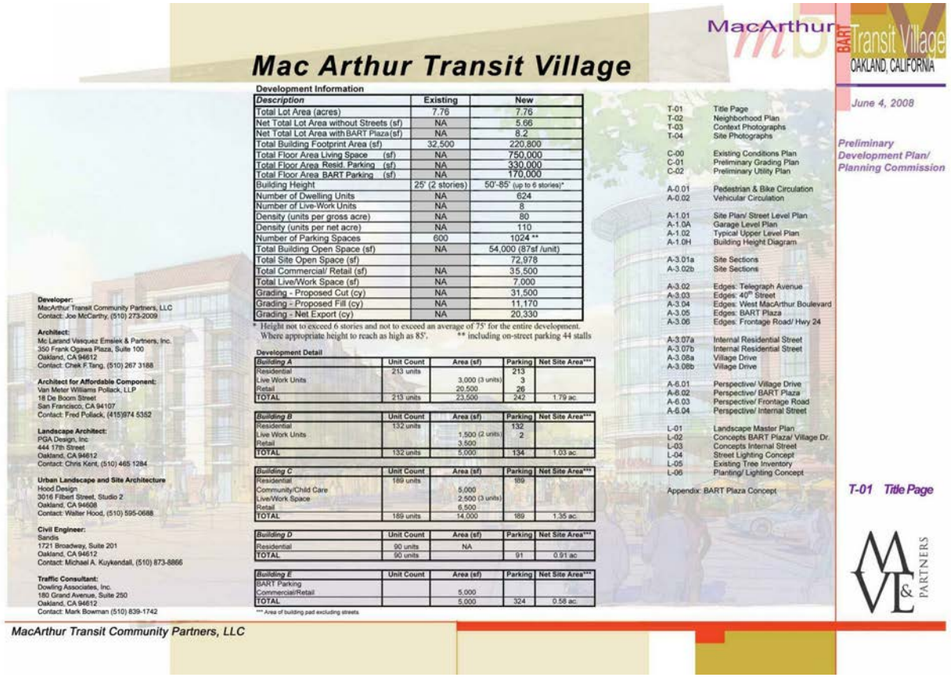
SECTION NO.	SECTION TITLE	PARCEL A PERMITTED	PARCEL A PROVIDED	PARCEL A ALTERNATE PERMITTED	PARCEL A ALTERNATE PROVIDED	PARCEL C1 PERMITTED	PARCEL C1 PROVIDED
17.97.120	MINIMUM PARCEL AREA, WIDTH AND FRONTAGE						
	MINIMUM PARCEL AREA(SF)	4,000	70,996	4,000	70,996	4,000	23,851
	MINIMUM PARCEL WIDTH (FEET)	25	190	25	190	25	128
	MINIMUM FRONTAGE (FEET)	25	190	25	190	25	128
17.97.130	HEIGHT, FLOOR AREA RATIO (FAR), DENSITY, AND OPEN SPACE						
	MAXIMUM HEIGHT (FEET)	SEE CONDITIONS OF APPROVAL, ITEM 41		SEE CONDITIONS OF APPROVAL, ITEM 41			
	MAXIMUM NUMBER OF STORIES ABOVE GRADE	7	6	7	6	7	6
	MAXIMUM RESIDENTIAL DENSITY (SF OF LOT PER UNIT)	275/225	247	275/225	243	275/225	243
	S-17 GROUP USABLE OPEN SPACE PER REGULAR UNIT(SF)	21,450	21,525	21,450	21,900	5,925	7,560
	S-17 GROUP USABLE OPEN SPACE PER REGULAR UNIT WHEN PRIVATE OPEN SPACE SUBSTITUTED(SF)	7,590	21,525	7,590	21,900	2,370	7,560
17.97.210	OTHER ZONING PROVISIONS						
17.116	PARKING						

	PARCEL A REQUIRED	PARCEL A PROVIDED	STALLS	LIFTS	PARCEL A ALTERNATE REQUIRED	PARCEL A ALTERNATE PROVIDED	STALLS	LIFTS	PARCEL C1 REQUIRED	PARCEL C1 PROVIDED	STALLS	LIFTS
MINIMUM RESIDENTIAL PARKING RATIO REQUIRED FOR S-15	50% OF UNITS				50% OF UNITS				50% OF UNITS			
MINIMUM RESIDENTIAL PARKING SPACES REQUIRED FOR S-15	144	184	70		146	249	0		146	2	67	
MINIMUM RETAIL PARKING SPACES REQUIRED FOR S-15	NONE REQ'D				NONE REQ'D	106	0		NONE REQ'D			

17.116.120 LOADING	PARCEL A REQUIRED	PARCEL A PROVIDED	PARCEL A ALTERNATE REQUIRED	PARCEL A ALTERNATE PROVIDED	PARCEL C1 REQUIRED	PARCEL C1 PROVIDED
MINIMUM FOR RESIDENTIAL	2 BERTHS	1 BERTHS	2 BERTHS	1 BERTHS	1 BERTH	1 BERTH
MINIMUM FOR RETAIL	1 BERTH	1 BERTHS	1 BERTH	1 BERTHS	NONE	NONE

17.117 BICYCLE PARKING	PARCEL A LONG-TERM REQUIRED	PARCEL A LONG-TERM PROVIDED	PARCEL A SHORT-TERM REQUIRED	PARCEL A SHORT-TERM PROVIDED	PARCEL A ALTERNATE LONG-TERM REQUIRED	PARCEL A ALTERNATE LONG-TERM PROVIDED	PARCEL A ALTERNATE SHORT-TERM REQUIRED	PARCEL A ALTERNATE SHORT-TERM PROVIDED	PARCEL C1 LONG-TERM REQUIRED	PARCEL C1 LONG-TERM PROVIDED	PARCEL C1 SHORT-TERM REQUIRED	PARCEL C1 SHORT-TERM PROVIDED
RESIDENTIAL	72	113	14	25	73	83	15	25	23	24	5	16
COMMERCIAL	2	3	4	15	2	3	4	15	1	1	1	1

UNIT MIX	PARCEL A STUDIOS	PARCEL A 1 BEDROOMS	PARCEL A 2 BEDROOMS	PARCEL A TOTAL	PARCEL A ALTERNATE STUDIOS	PARCEL A ALTERNATE 1 BEDROOMS	PARCEL A ALTERNATE 2 BEDROOMS	PARCEL A ALTERNATE TOTAL	PARCEL C1 STUDIOS	PARCEL C1 1 BEDROOMS	PARCEL C1 2 BEDROOMS	PARCEL C1 TOTAL
UNIT COUNT	125	98	64	287	139	90	63	292	46	35	15	96



PDP DOCUMENT

41. Building Height.

Prior to approval of any Final Development Plan
In accordance with the Preliminary Development Plan (PDP) received by the Planning Division on May 28, 2008, buildings within the project area shall vary in height along each street frontage. Permitted building height by street frontage is shown on PDP sheet A-1.0H, and listed below:

(a) Telegraph Avenue, south of 39th Street: 55 to 60 feet
(b) Telegraph Avenue, north of 39th Street: 50 to 75 feet
(c) 39th Street, south side of street and west of Internal Street: 55 to 65 feet
(d) 39th Street, south side of street and east of Internal Street: 65 to 80 feet
(e) 39th Street, north side of street and west of Internal Street: 60 to 80 feet
(f) 39th Street, north side of street and east of Internal Street: 70 to 85 feet
(g) 40th Street: 60 to 80 feet
(h) Buildings along east edge of transit plaza: 75 to 85 feet
(i) Internal Street, east side of street: 55 to 70 feet
(j) Internal Street, west side of street: 45 to 70 feet
(k) Frontage Road: 65 to 80 feet
(l) Parking garage: 68 feet

The height above 45 feet allowed on Telegraph Avenue is contingent on the use of quality building design, exterior materials and windows.

Because the Preliminary Development Plan (PDP) received by the Planning Division on May 28, 2008, shows a total of 624 units, and per Condition No. 1 the project is permitted to include a maximum of 675 units based on the EIR analysis and the City's desire for increased density, the buildings heights shown above may be slightly altered to accommodate this permitted increase in units. However, any such increase in height shall be reviewed as part of the Final Development Plan; and no such increase in height shall be permitted on Telegraph Avenue without modification to the PDP.

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MACARTHUR STATION BLOCKS A & C1
40TH AND TELEGRAPH OAKLAND, CA
BRIDGE HOUSING

DATA

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER 142010	SHEET NUMBER A 0.10
SCALE 12" = 1'-0"	

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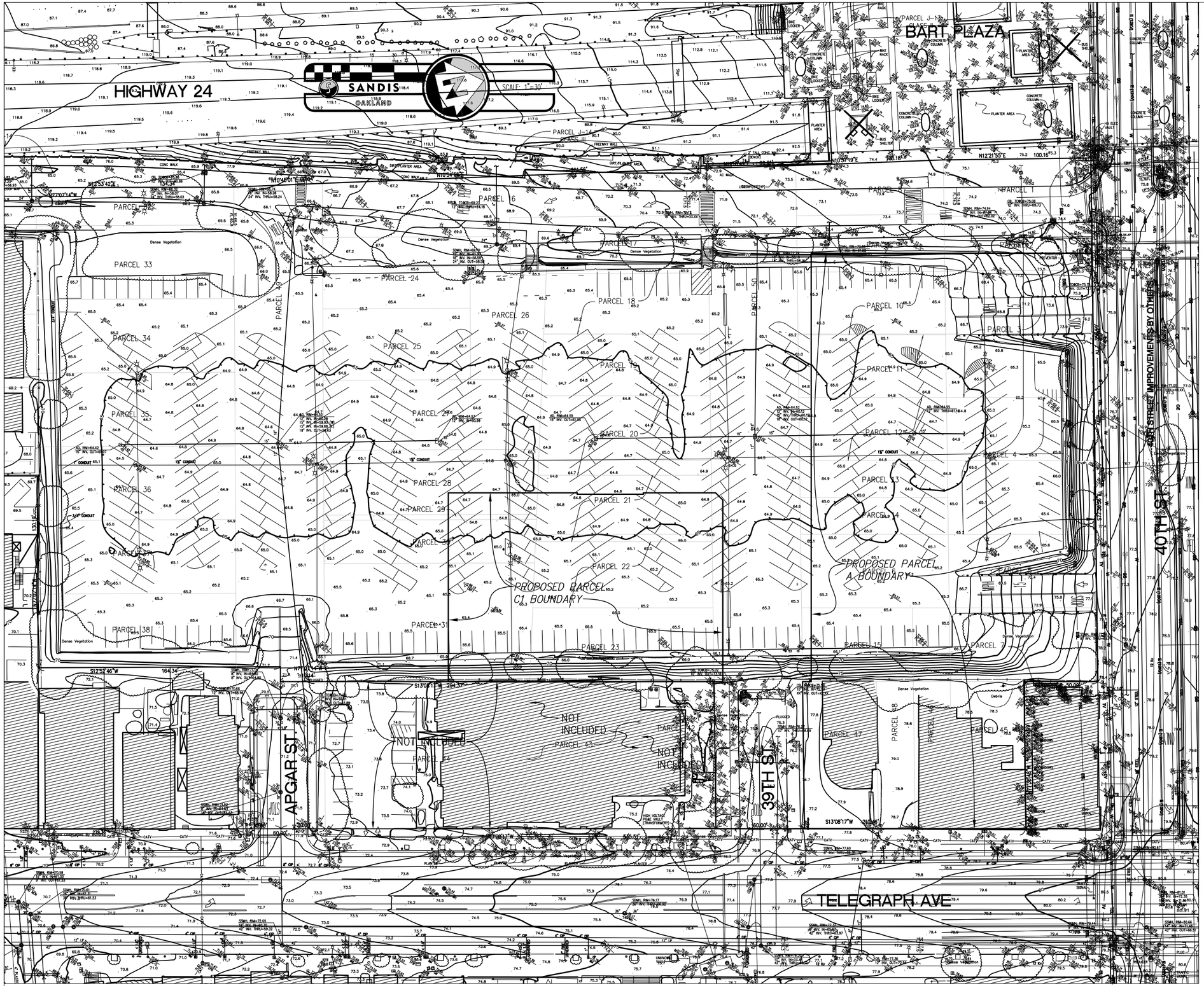

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY BY SANDIS WITH AERIAL TOPOGRAPHIC SURVEY PERFORMED BY AERIAL PHOTOMAPPING SERVICES, 2929 LARKING AVE. CLOVIS, CA 93162; JUNE 2007. THE AERIAL SURVEY WAS SUPPLEMENTED WITH GROUND SURVEYED DATA, TO DETERMINE THE TYPE AND SIZES OF UTILITY FEATURES, AND TO ACQUIRE DATA IN AREAS WHERE GREATER DETAIL IS REQUIRED.

EXISTING BOUNDARY

EXISTING BOUNDARY INFORMATION FROM ALTA SURVEY BY SANDIS, DATED 09/18/2007.

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MACARTHUR STATION PARCEL A

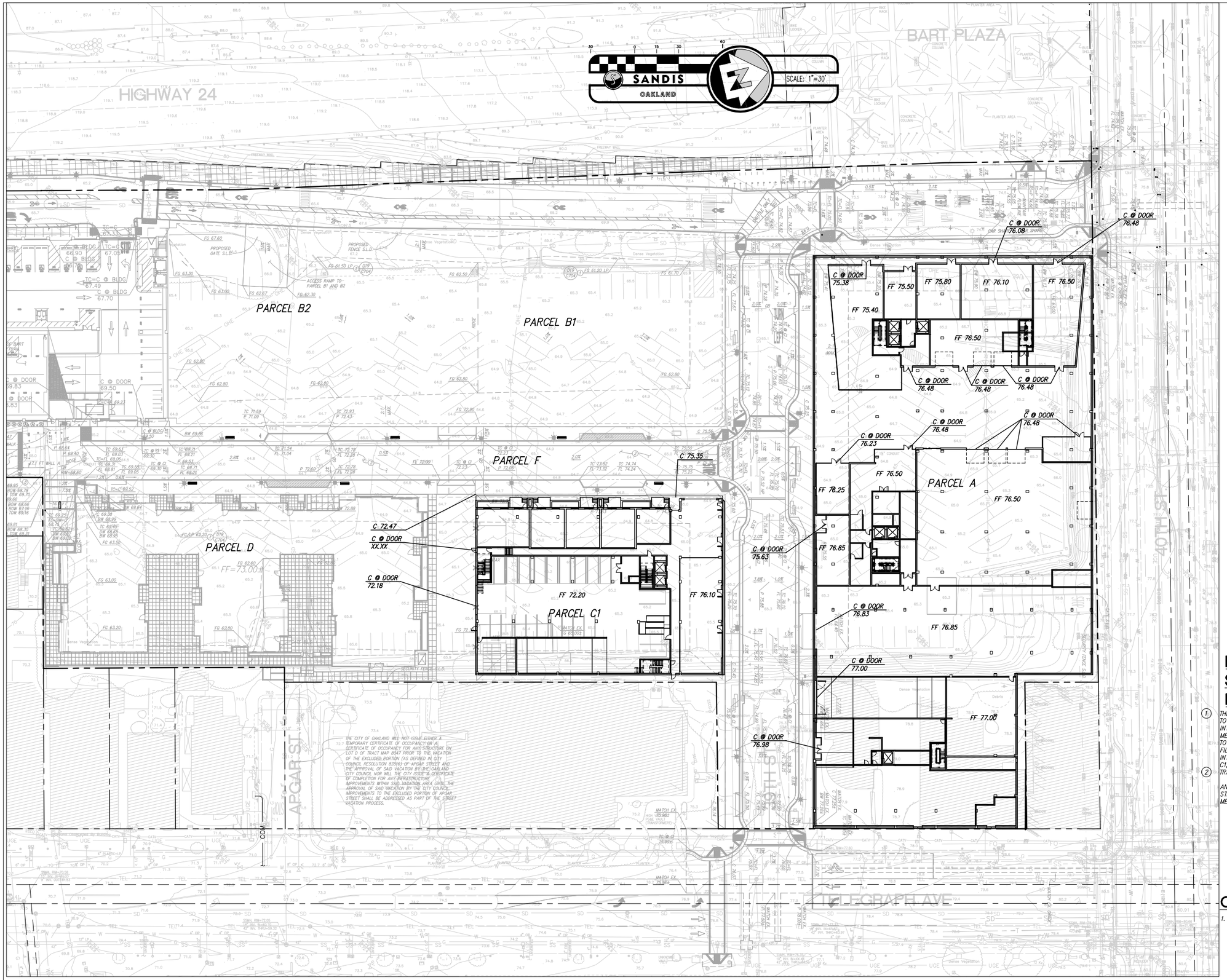
40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING | EQUITY COMMUNITY BUILDERS

TOPOGRAPHIC SURVEY

FINAL DEVELOPMENT PACKAGE

DATE 09.26.2014	REVISION
PROJECT NUMBER 142010	SHEET NUMBER C0.11
SCALE 1"=30'	



POST CONSTRUCTION STORM WATER MANAGEMENT NOTES

1. THE INTENTION IS TO DRAIN ALL IMPERVIOUS SURFACES TO THE INTERNAL STREET DRAINAGE SYSTEM. ALL INTERNAL STREET DRAINAGE IS TO BE TREATED BY A MEDIA FILTER IN INTERNAL STREET PRIOR TO DISCHARGE TO THE MUNICIPAL STORM WATER SYSTEM. THE MEDIA FILTER HAS BEEN SIZED TO TREAT DRAINAGE FROM INTERNAL STREET AND THE ADJACENT PARCELS B1, B2, C1, AND D. DETAILS ARE SHOWN IN THE MACARTHUR TRANSIT VILLAGE SITE IMPROVEMENT PLANS.
2. ANY REMAINING DRAINAGE THAT FLOWS TO APGAR STREET WILL BE TREATED EITHER BY LANDSCAPE MEASURES OR BY MEDIA FILTER.

GENERAL NOTES

1. WORK WITHIN 39TH STREET & PARCEL F IS UNDER A SEPARATE PROJECT. SEE MACARTHUR TRANSIT VILLAGE SITE IMPROVEMENT PLANS.

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MACARTHUR STATION PARCEL A
40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING | EQUITY COMMUNITY BUILDERS

GRADING & DRAINAGE PLAN

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
09.26.2014	
PROJECT NUMBER	SHEET NUMBER
142010	C3.01
SCALE	
1"=30'	

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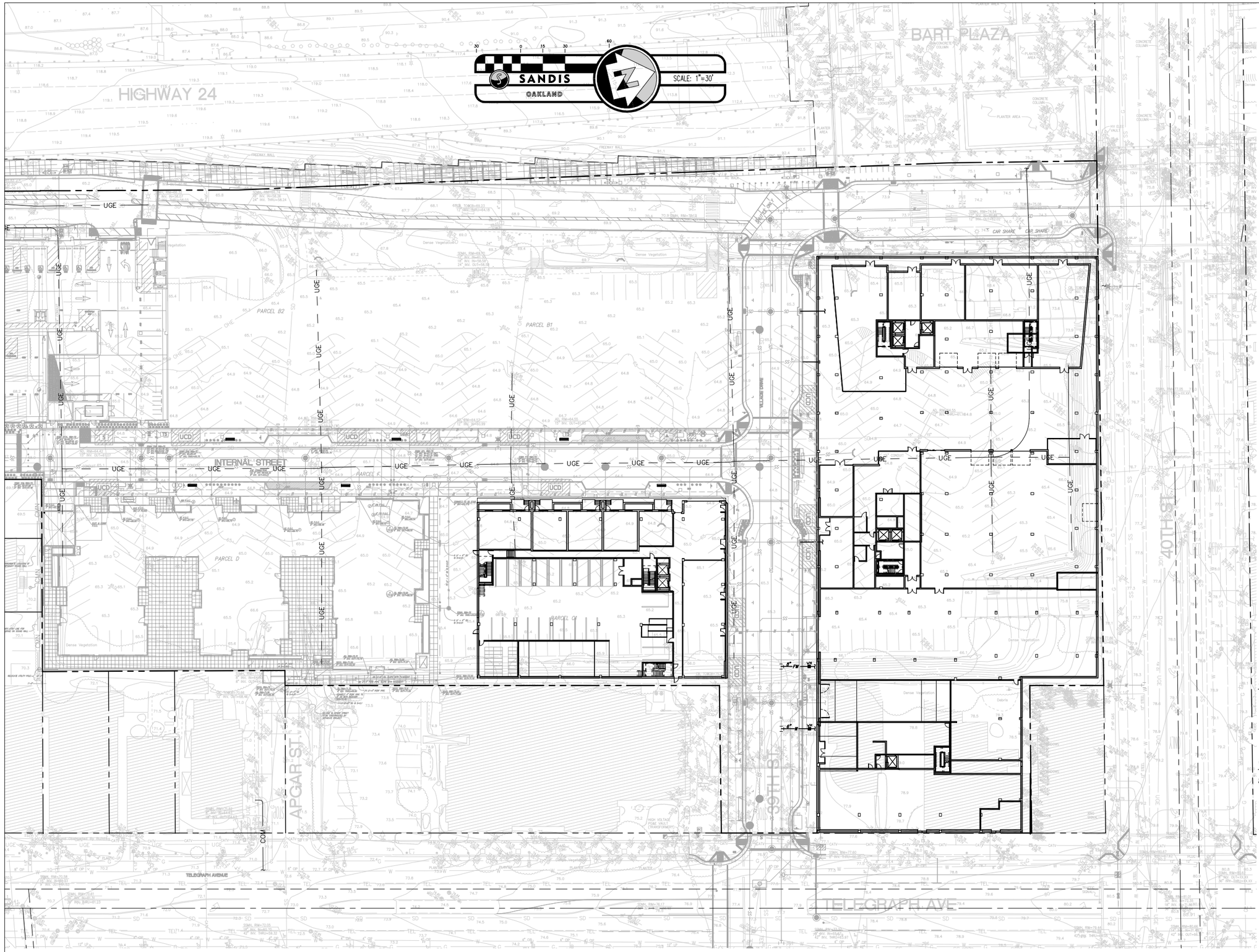

SHEET NOTES

1. LIMIT OF WORK OF PARCEL A+C1 WORK IS AT PARCEL A+C1 PROPERTY LINES.
2. BACKFLOW PREVENTORS SHALL BE INSIDE BUILDINGS.

GENERAL NOTES

1. WORK SHOWN OUTSIDE THE LIMIT OF WORK IS PART OF THE SITE IMPROVEMENT SET AND IS SHOWN FOR REFERENCE ONLY.

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MACARTHUR STATION PARCEL A

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING | EQUITY COMMUNITY BUILDERS

UTILITY PLAN

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
09.26.2014	
PROJECT NUMBER 142010	SHEET NUMBER C4.01
SCALE 1"=30'	

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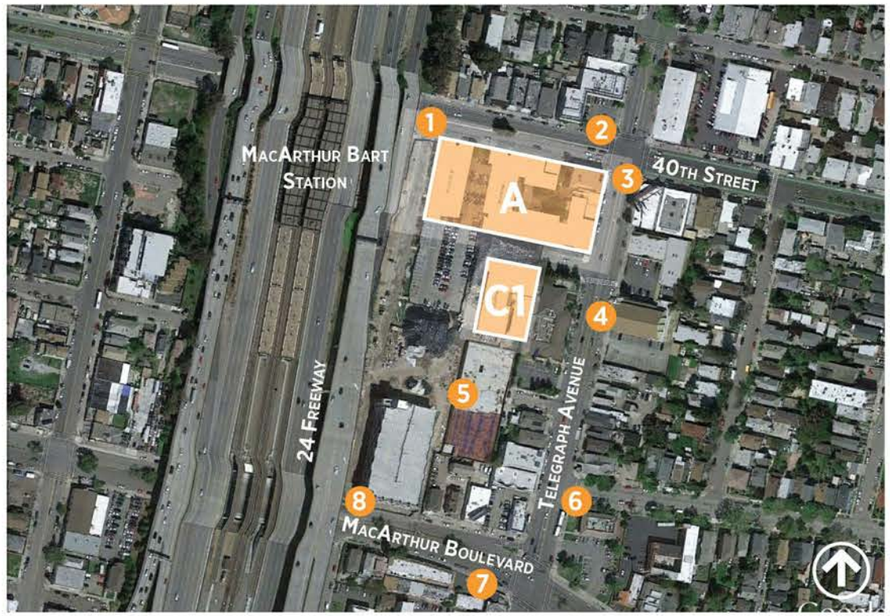

1 40th and 24 Highway Looking SE

2 NW Corner of 40th and Telegraph

3 SW Corner of Telegraph and 40th

4 Beebe Memorial Cathedral on Telegraph

5 The Mural - 90 Affordable Family

6 Telegraph Towards Macarthur Boulevard

7 SW Corner of MacArthur and Telegraph

8 Bart Parking Structure

CONTEXT PHOTOS - SITE

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40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

CONTEXT

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SCALE 12" = 1'-0"	

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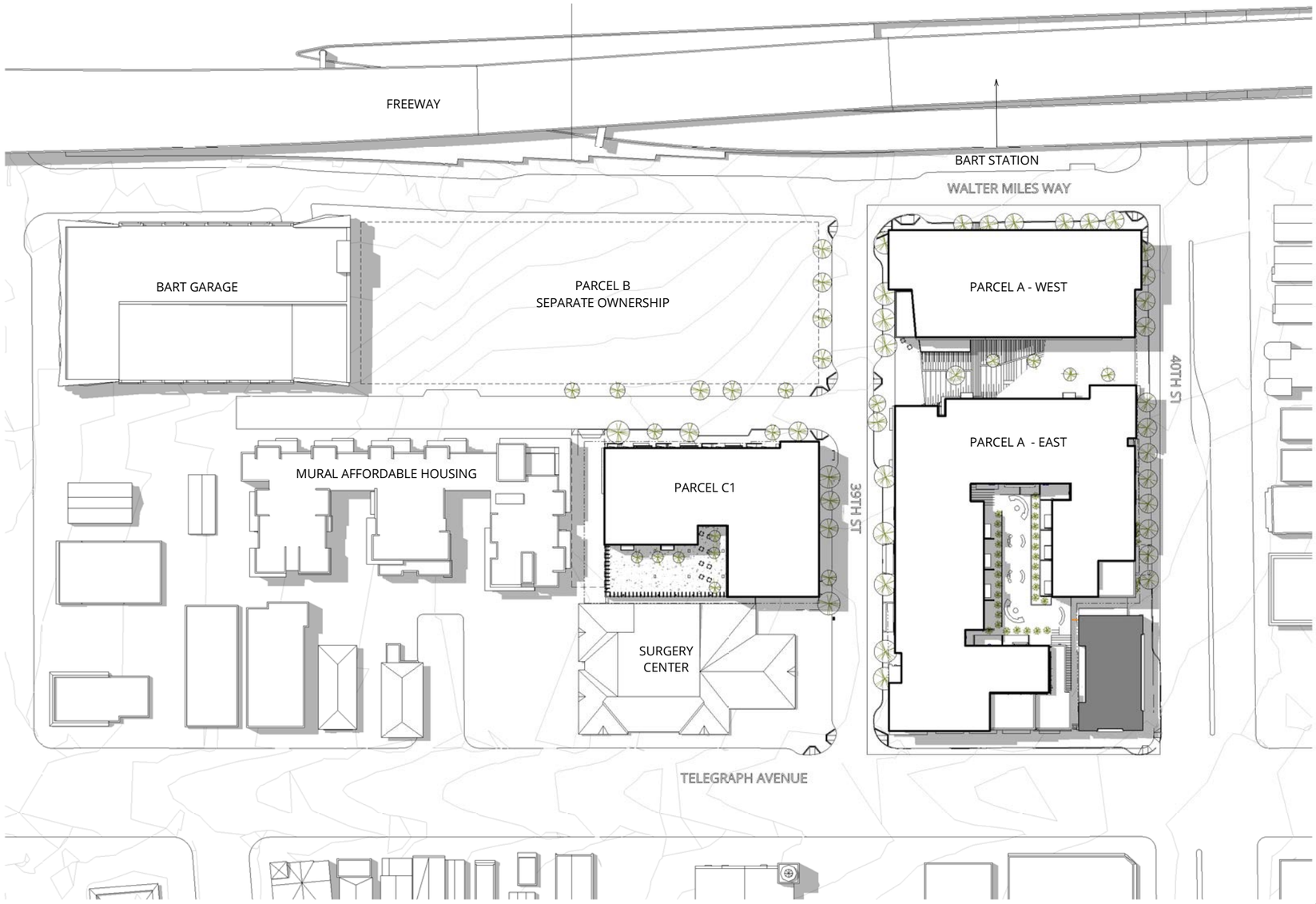

1 SITE PLAN PARCELS A AND C1
A 0.21 | 1" = 40'-0"

0 20 40 80 160

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MACARTHUR STATION BLOCKS A & C1
40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

SITE PLAN PARCELS A & C1

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER 142010	SHEET NUMBER A 0.21
SCALE 1" = 40'-0"	

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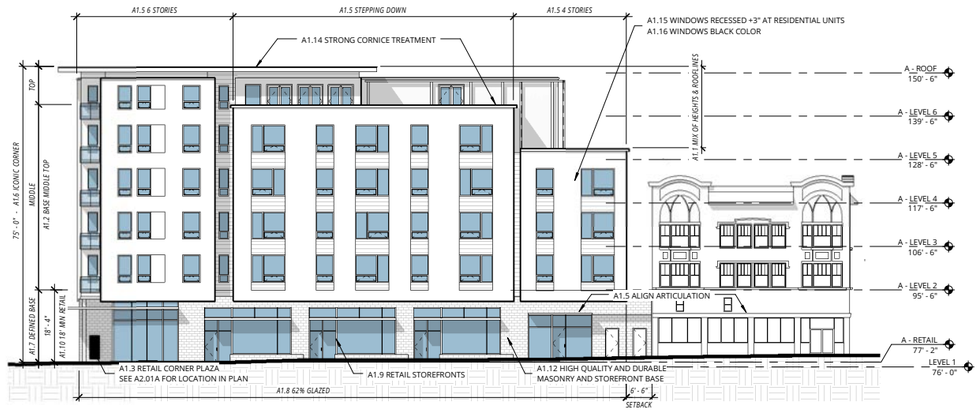

1 PARCEL A DESIGN COMPLIANCE DIAGRAM - TELEGRAPH

A 0.30 | 1/16" = 1'-0"

TELEGRAPH AVENUE DESIGN GUIDELINES:

A1.1Proposed buildings along Telegraph Avenue shall be no more than four to six stories (approximately 50' to 75') with mix of building heights and rooflines and a signature gateway at 39th Street and Telegraph Avenue.

A1.2 Architecture along Telegraph Avenue should acknowledge the traditional proportions of base, middle and top datum lines, to reinforce the urban street edge.

A1.3 Provide a retail corner plaza at the corner of Telegraph and 39th Street to enhance pedestrian activities, outdoor seating opportunities, and create a gateway feature to the Transit Village.

A1.4 Buildings should generally respect the zero PARCEL line building edge along Telegraph Avenue, but provide some street wall articulation for visual interest.

A1.5 Building design should respect and acknowledge the existing building on the corner of Telegraph and 40th Street by stepping down building height to four stories and by generally aligning with the base height and articulation of the existing building façade.

A1.6 Establish iconic building corners at the intersection of Telegraph and 39th Street to frame the primary "Front Door" and the view corridor to the BART station.

A1.7 Provide a well defined building base with quality materials to enhance the commercial/retail frontage and provide distinctive attractive signage and canopies for the commercial/retail tenants and building lobbies.

A1.8 The commercial/retail facades should have at least 60% transparency, with 75%

A1.9 The ground level of buildings fronting on Telegraph Ave must have predominantly commercial/retail frontage to promote an active public realm. Residential units above retail bays overlooking the street will promote safety through "eyes on the street".

A1.10 The height of commercial/retail space shall be a minimum of 15' floor to floor at PARCEL C and 18' floor to floor at PARCEL A with the intention of accommodating both in-line and major commercial/retail tenants.

A1.11 Provide a variety of architectural characters and styles along Telegraph Avenue that have an authentic urban feel and traditional neighborhood scale, without being historically stylized or sentimental.(plan sheets A 3.02 – 3.08 and A-6.01 – 6.02)

A1.12 Use high quality durable materials, especially at the base of the buildings, to create a strong connection for where relationship the building meets the street, a strong connection to the pedestrian realm and to enhance the neighborhood commercial/retail frontage.

A1.13 Use architectural details such as decorative railings, pot shelves, canopies, and lighting that create visual complexity and interest and reinforce the human scale elements of the proposed mixed use development.

A1.14 Strong cornice treatments should be emphasized regardless of the architectural style or character.

A1.15 Provide a minimum window recess of 2-3 inches for all windows at the groundfloor and upper levels, and consider other means for undulation on the ground floor, such as columns, to further provide interest to the ground level of commercial/retail frontages.

A1.16 Avoid white or beige window frames. Dark colors result in a more urban character that is appropriate to this location.

2 PARCEL A DESIGN COMPLIANCE DIAGRAM - 39TH

A 0.30 | 1/16" = 1'-0"

39th STREET (VILLAGE DR) DESIGN GUIDELINES:

A5.1 The scale of architecture along 39th Street should transition from the more contextual neighborhood scale along Telegraph Avenue building to the larger, more regional scale of the highway and BART station.

A5.2 Building height shall transition from the more contextual neighborhood scale along Telegraph Avenue to more regional scale toward the Highway 24 and the MacArthur BART Station.

A5.3 Each of the corners of the buildings should respond architecturally to their unique position on the site.

A5.4 Any ground floor uses fronting on 39th Street must have commercial/retail storefronts at the ground level. Façade transparency of the groundfloor space should range from 50% to 75%.

A5.5 Provide a minimum window recess of 2-3 inches for all storefront and residential windows at the groundfloor and upper levels.

A5.6 Avoid white or beige window frames. Dark colors result in a more urban character that is appropriate to this location.

A5.7 Provide a substantial building base with quality materials to enhance the retail frontage and provide distinctive attractive signage and canopies for the retail tenants, and building lobby locations.

A5.8 Use a variety of architectural details such as decorative railings, pot shelves, canopies, and decorative lighting to reinforce the human scale elements of the proposed mixed use development.

A5.9 Use high quality durable materials, especially at the base of the buildings, to create a strong connection for where the building meets the street, a strong connection to the pedestrian realm and to enhance the neighborhood retail frontage along 39th Street.

A5.10 The retail space must be a minimum of 15' floor to floor at PARCEL C to accommodate in-line retail tenants, and minimum of 18' floor to floor at PARCEL A to accommodate a major retail tenant.

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

DESIGN COMPLIANCE PARCEL A

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
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SCALE As indicated	

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1 PARCEL A DESIGN COMPLIANCE DIAGRAM - FRONTAGE

A 0.31 | 1/16" = 1'-0"

FRONTAGE ROAD DESIGN GUIDELINES:

A4.1 PARCELs B, C, and D along the frontage road should have clearly defined, well-lit and visible frontage along the street level to promote security and safety.

A4.2 Due to visibility from the freeway and the BART platform, the architecture of each of the PARCELs along the frontage road (at street level and upper levels) shall be designed with an architectural gesture fitting with this location through bold fenestration patterns, roof forms and façade articulation.

A4.3 The buildings along this edge have the most flexibility in heights and variations (approximately 65' to 80') in form within the project. (plan sheet A-1.0H)

A4.4 Provide artistic metal grills and pedestrian scale lighting along the garage edge to provide maximum visibility to promote security. (Exhibit A-3.06)

A4.5 The architectural composition of the building areas visible to the freeway and BART platform should be designed with bold forms and building materials to promote a sense of arrival at this important civic place within the City.

40TH ST. GATEWAY DESIGN GUIDELINES:

A7.1 The massing and height of Building A adjacent to the BART Plaza will be the most prominent within the overall hierarchy of the site.

A7.2 The proposed architecture massing fronting the plaza should speak to its civic location with a strong façade, vibrant and transparent retail base.

A7.3 The architectural modulation, fenestration pattern and detailing of mixed-use PARCEL A should be significantly different than that of the residential PARCEL B to provide a rich variety of architecture fronting onto the plaza.

A7.4 The proposed buildings fronting the plaza must have retail frontage at the ground level with reasonable lease depth (40' to 60').

A7.5 Create an iconic corner at the transit plaza to highlight the prominent public plaza, retail node and gateway into the BART station, both from the neighborhood and to the fast moving traffic at the freeway level.

A7.6 Provide transparent glazing at the retail level to provide maximum visibility and contemporary details to complement the civic character of the transit plaza.

A7.7 All outdoor amenities, signage and fixtures shall be selected and designed as complementary public arts features.

2 PARCEL A DESIGN COMPLIANCE DIAGRAM - 40TH

A 0.31 | 1/16" = 1'-0"

40TH STREET DESIGN GUIDELINES:

A3.1 The proposed architecture massing and scale must respect the transition from the existing, modest four story building on the corner of Telegraph Avenue to the grand scale of the freeway infrastructure overpass and BART station with a mix of building height and articulation. (plan sheets A-1.0H, A-3.03)

A3.2 The proposed buildings along 40th Street transition from five stories adjacent to Existing building at Telegraph Avenue to a six story maximum adjacent to the BART station (approximately 60' to 80'). (plan sheet A-1.0H)

A3.3 The architecture along the length of 40th Street should be modulated to create a diversity of architectural scales and characters. (plan sheet A-3.03)

A3.4 Consistent with Telegraph Avenue, the distinctive commercial/retail floor to floor ground level height of 18' should be carried along the 40th Street elevation. (plan sheet A-3.03)

A3.5 The placement and style of openings and windows should contribute to a coherent and appealing composition to a façade. Details such as mullions, grillwork, prominent sills and trim can also provide visual interest to openings.

A3.6 The proposed buildings fronting on 40th Street must have commercial/retail storefronts at the ground level, with commercial/retail uses fronting on the BART station plaza and flex space that supports potential future commercial/retail uses along the 40th Street frontage.

A3.7 Provide a substantial building base with quality materials to enhance the retail frontage and provide distinctive attractive signage and canopy opportunities for potential retail tenants and flex space tenants.

A3.8 Provide an architectural character and style along 40th Street that has an authentic contemporary urban feel.. (plan sheet A 3.02 – 3.08 and A-6.01 – 6.02)

A3.9 Creating an iconic corner at the BART Transit plaza will highlight the prominent public plaza, retail node and gateway into the BART station, both from the neighborhood and freeway/platform levels.

A3.10 Use a variety of architectural details such as decorative railings, pot shelves, canopies, and decorative lighting to reinforce the human scale elements of the proposed mixed use development.

A3.11 Use high quality durable materials, especially at the base of the buildings, to create a strong relationship of the building to the pedestrian realm and to enhance the neighborhood retain frontage along 40th Street.

A3.12 Strong cornice treatment should be emphasized regardless of the architectural style or character.

A3.13 Provide a minimum window recess of 2-3 inches for all windows at the groundfloor and upper levels, and consider other means for undulation on the ground floor, such as columns, to further provide interest to the ground level of commercial/retail frontages.

A3.14 Avoid white or beige window frames. Dark colors result in a more urban character
that is appropriate to this location.

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MACARTHUR STATION BLOCKS A & C1
40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

DESIGN COMPLIANCE
PARCEL A

FINAL DEVELOPMENT
PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 0.31
SCALE As indicated	

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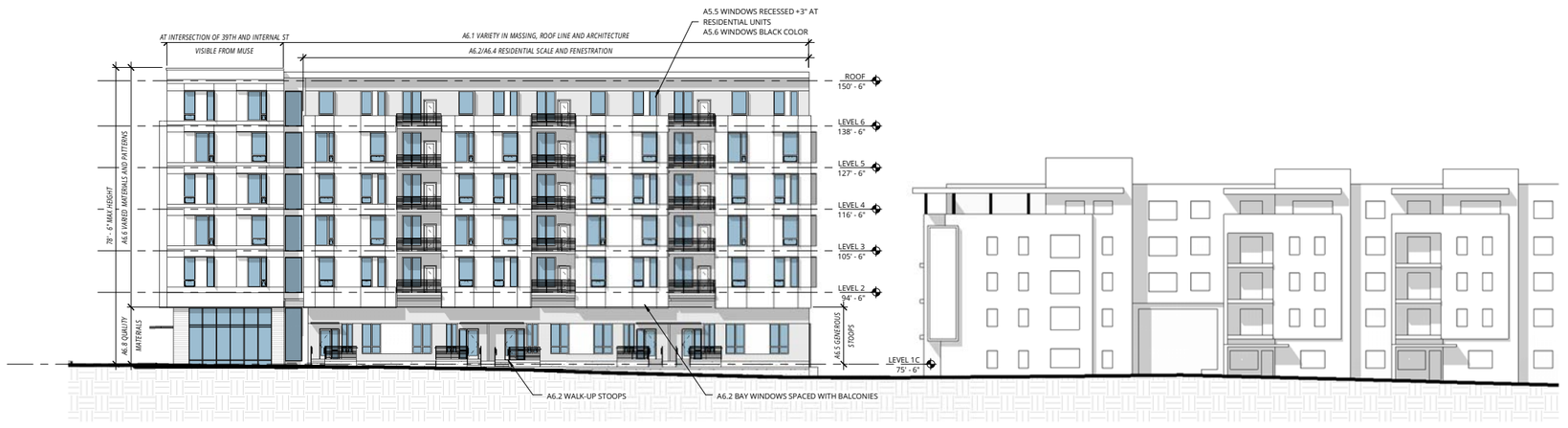
1 PARCEL C1 DESIGN COMPLIANCE DIAGRAM - 39TH

A 0.32 | 1/16" = 1'-0"



2 V C1 DESIGN COMPLIANCE DIAGRAM - INTERNAL

A 0.32 | 1/16" = 1'-0"

39th STREET (VILLAGE DR) DESIGN GUIDELINES:

A5.1 The scale of architecture along 39th Street should transition from the more contextual neighborhood scale along Telegraph Avenue building to the larger, more regional scale of the highway and BART station.

A5.2 Building height shall transition from the more contextual neighborhood scale along Telegraph Avenue to more regional scale toward the Highway 24 and the MacArthur BART Station.

A5.3 Each of the corners of the buildings should respond architecturally to their unique position on the site.

A5.4 Any ground floor uses fronting on 39th Street must have commercial/retail storefronts at the ground level. Façade transparency of the groundfloor space should range from 50% to 75%.

A5.5 Provide a minimum window recess of 2-3 inches for all storefront and residential windows at the groundfloor and upper levels.

A5.6 Avoid white or beige window frames. Dark colors result in a more urban character that is appropriate to this location.

A5.7 Provide a substantial building base with quality materials to enhance the retail frontage and provide distinctive attractive signage and canopies for the retail tenants, and building lobby locations.

A5.8 Use a variety of architectural details such as decorative railings, pot shelves, canopies, and decorative lighting to reinforce the human scale elements of the proposed mixed use development.

A5.9 Use high quality durable materials, especially at the base of the buildings, to create a strong connection for where the building meets the street, a strong connection to the pedestrian realm and to enhance the neighborhood retail frontage along 39th Street.

A5.10 The retail space must be a minimum of 15' floor to floor at PARCEL C to accommodate in-line retail tenants, and minimum of 18' floor to floor at PARCEL A to accommodate a major retail tenant.

INTERNAL RESIDENTIAL STREET DESIGN GUIDELINES:

A6.1 Consistent with and in response to smaller residential PARCELs, the architecture of buildings facing the internal street (PARCEL B, C and D) should address the internal street with a variety of massing, roof line and architecture.

A6.2 Building frontages should relate to one another through the use of residential scale elements and articulation such as bay windows, balconies, stoops, as well as narrow vertical modulations – similar to urban row houses.

A6.3 The proposed roof form should be more varied and articulated than the mixed use building along Telegraph Avenue and 40th Street to respond to the residential nature of this street.

A6.4 The pattern of fenestration should also designed to reflect a more residential scale.

A6.5 Provide generously sized stoops and balconies at the ground level units to create a transition from the public street to the private realm of the residence and to enhance the sense of pedestrian activity on the street, support residential character and safety. These stoops can be designed uniquely to suit each architectural variation along the frontage.

A6.6 Provide variety of color and materials to further reinforce the finer grain residential scale and articulations

A6.7 Provide clearly defined residential lobbies, entries into residential courtyards and public uses by providing special canopies, signage, lighting and graphics. When possible, group entrances together to create a community activity node.

A6.8 Provide quality durable material at all stoops, landscape walls and lobby entrances. Ground floor units shall have swinging front doors or French doors with some transparency rather than sliding patio doors.

A6.9 Provide a minimum window recess of 2-3 inches for all windows at the groundfloor and upper levels.

A6.10 Decorative lighting shall be incorporated seamlessly in the building design to enhance the architecture, promote pedestrian safety and support neighborhood security.

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MACARTHUR STATION BLOCKS A & C1
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BRIDGE HOUSING

DESIGN COMPLIANCE PARCEL C1

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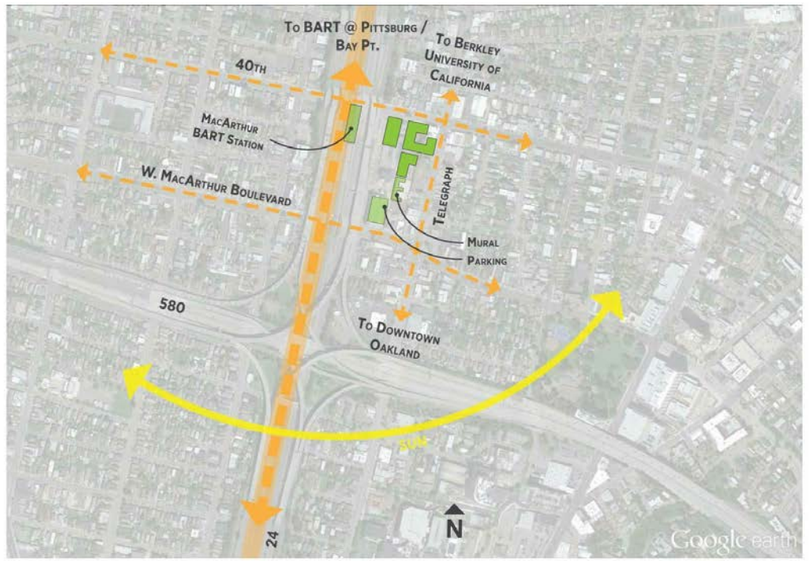
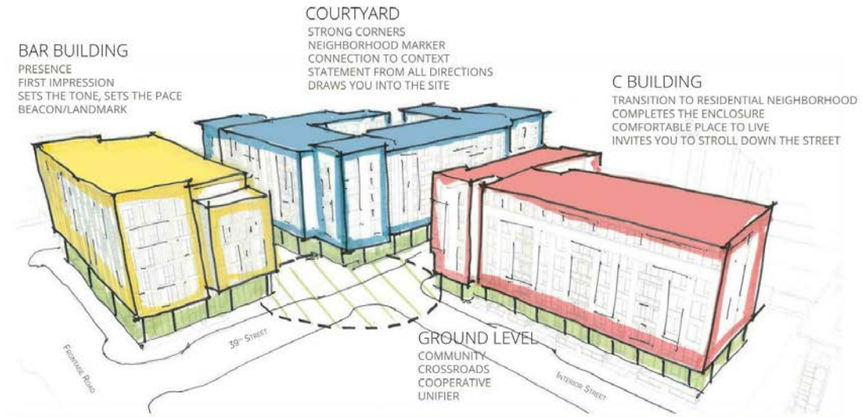


VERTICAL COMMUNITY



PEDESTRIAN GROUND LEVEL

URBAN DESIGN CONCEPTS

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URBAN DESIGN CONCEPT DIAGRAMS

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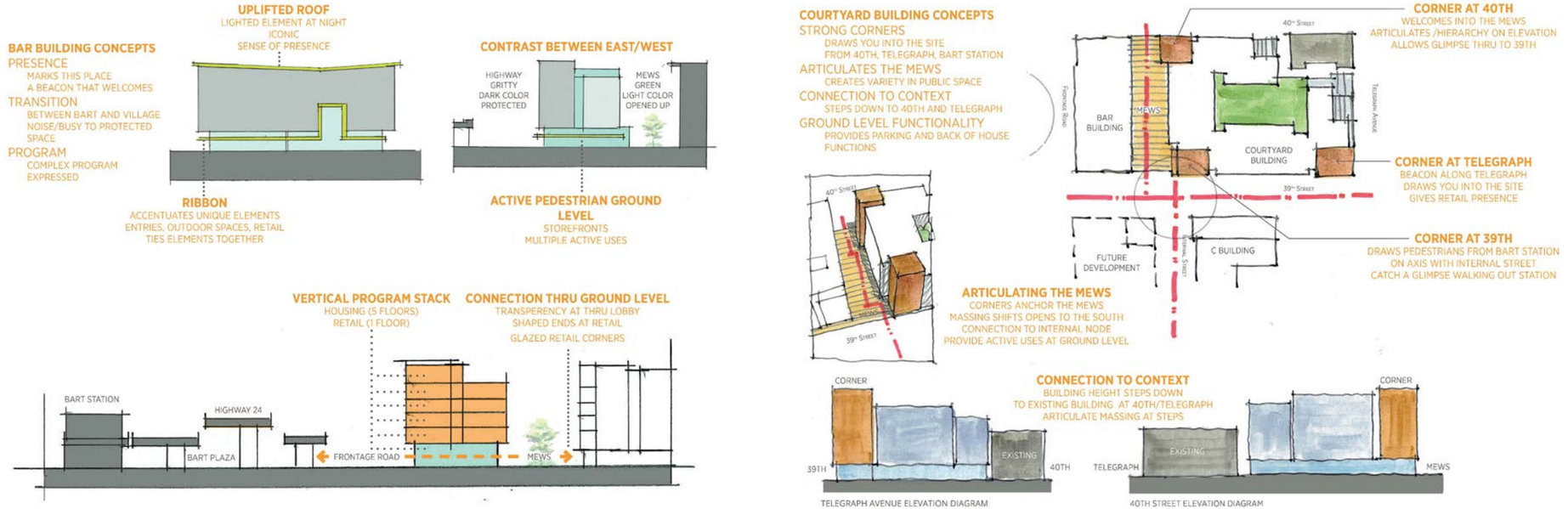
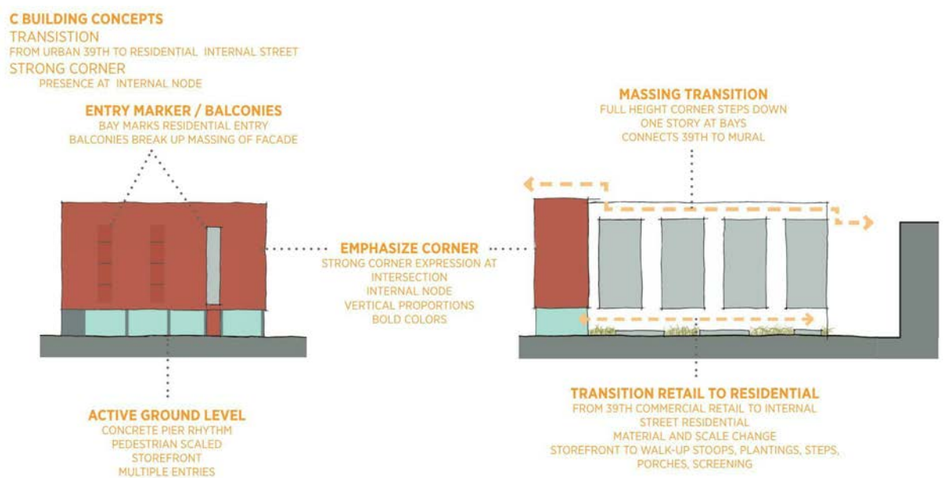


1 PARCEL A - DESIGN CONCEPTS

A 0.41 | 12" = 1'-0"



3 PARCEL C1 - DESIGN CONCEPTS

A 0.41 | 12" = 1'-0"

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BUILDING DESIGN CONCEPT DIAGRAMS

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SCALE 12" = 1'-0"	

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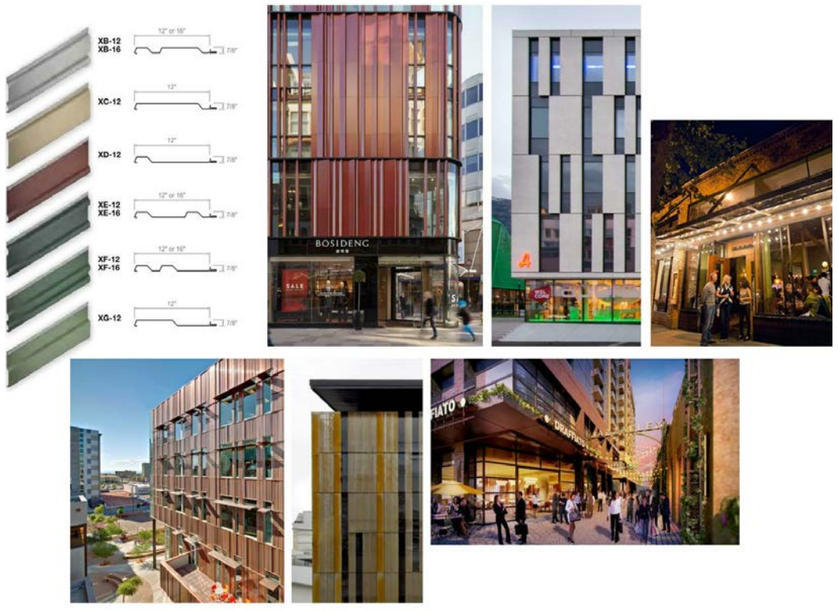
VIEW FROM INTERNAL STREET

VIEW FROM HIGHWAY OFF-RAMP

VIEW FROM BART PLAZA



INSPIRATION IMAGERY

PARCEL A - WEST BUILDING

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BRIDGE HOUSING

PERSPECTIVE VIEWS

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VIEW FROM 39TH STREET

VIEW FROM TELEGRAPH AVENUE

VIEW FROM 40TH STREET

INSPIRATION IMAGERY

PARCEL A - EAST BUILDING

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PERSPECTIVE VIEWS

FINAL DEVELOPMENT PACKAGE

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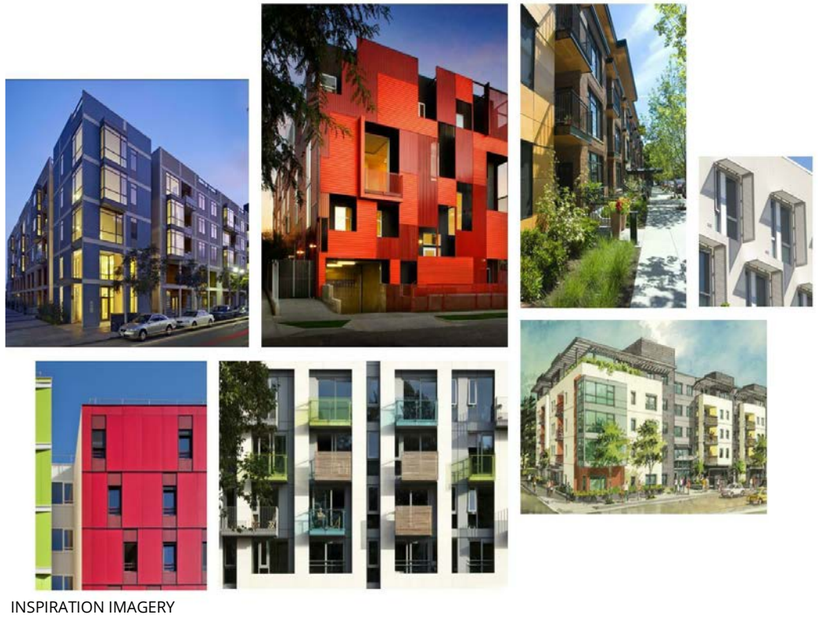
VIEW FROM MEWS

VIEW FROM 39TH STREET

VIEW FROM INTERNAL STREET



INSPIRATION IMAGERY

PARCEL C1

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PERSPECTIVE VIEWS

FINAL DEVELOPMENT PACKAGE

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OVERALL DEVELOPMENT

OVERALL DEVELOPMENT WITH APPROVED BUILDING MASSING OF FUTURE PARCEL B

VIEW FROM 39TH STREET

VIEW FROM 39TH STREET WITH APPROVED BUILDING MASSING OF FUTURE PARCEL B

OVERALL DEVELOPMENT - PARCEL B MASSING

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PERSPECTIVE VIEWS

FINAL DEVELOPMENT PACKAGE

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PROJECT NUMBER	SHEET NUMBER
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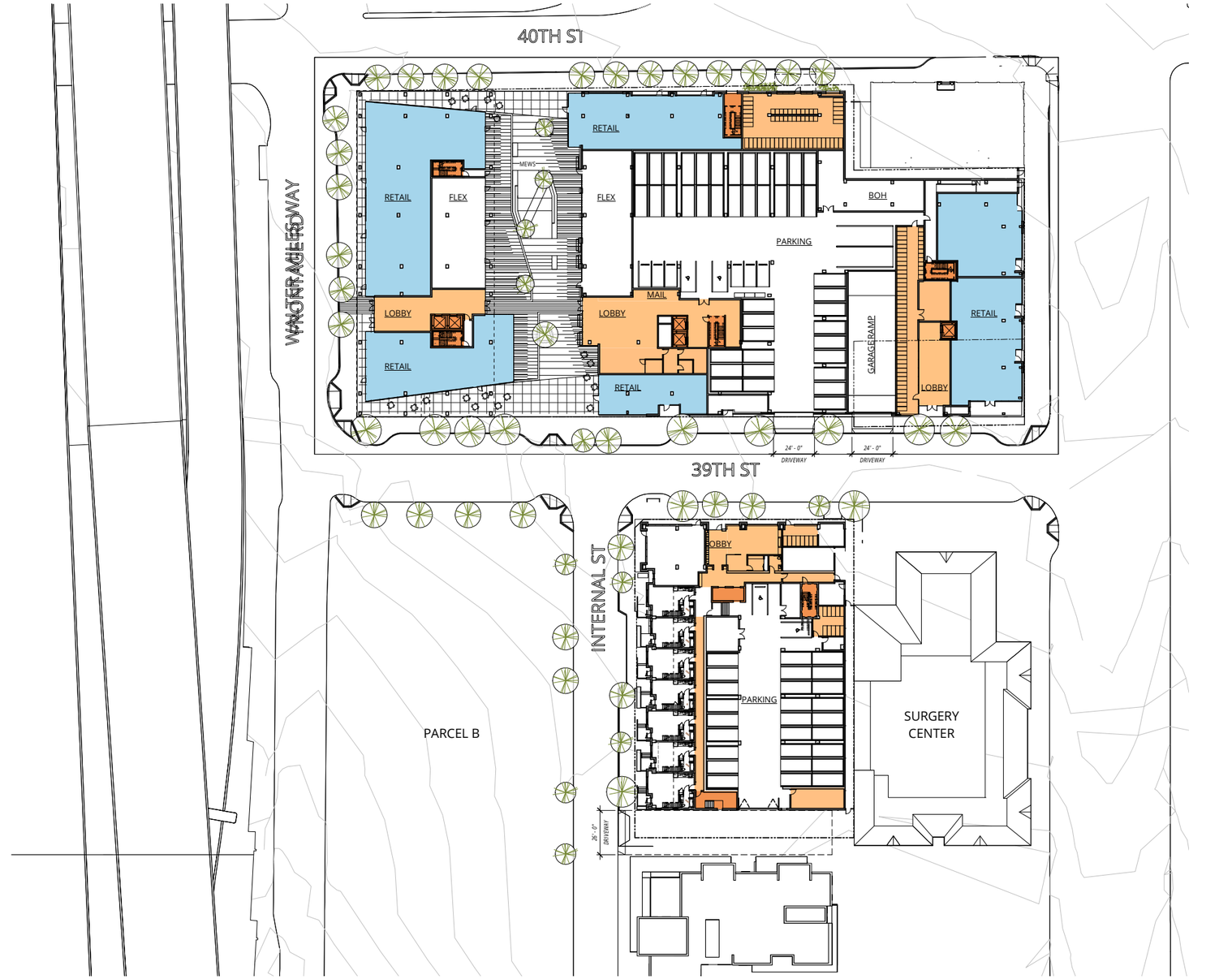

1 LEVEL 1 OVERVIEW
A 1.00 | 1" = 30'-0"

TRUE

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BRIDGE HOUSING

OVERVIEW PARCELS A & C1

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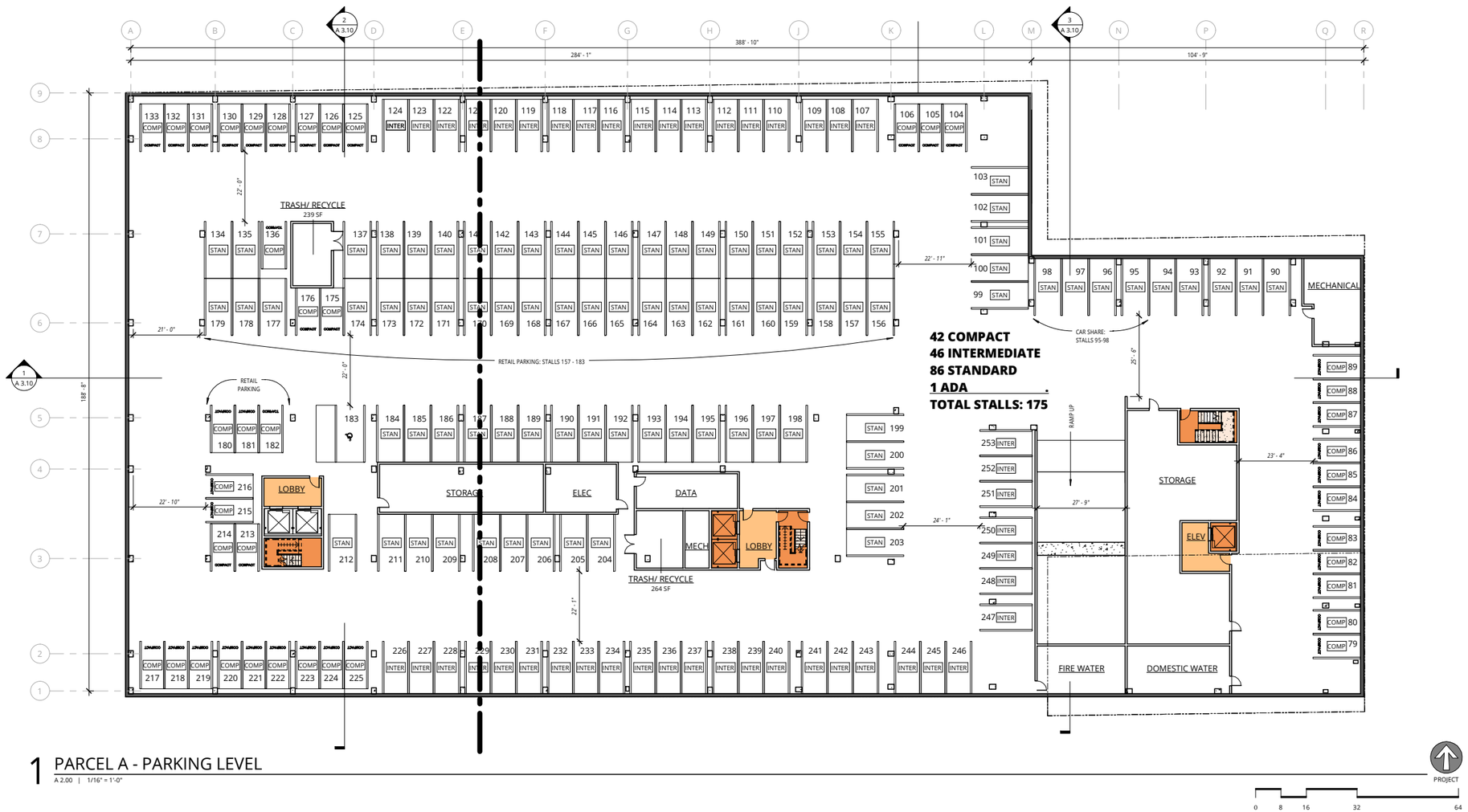
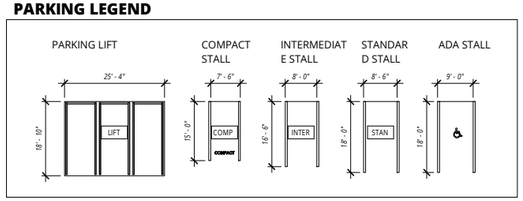


1 PARCEL A - PARKING LEVEL
A 2.00 | 1/16" = 1'-0"

PROJECT

0 8 16 32 64

PARKING LEGEND



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40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

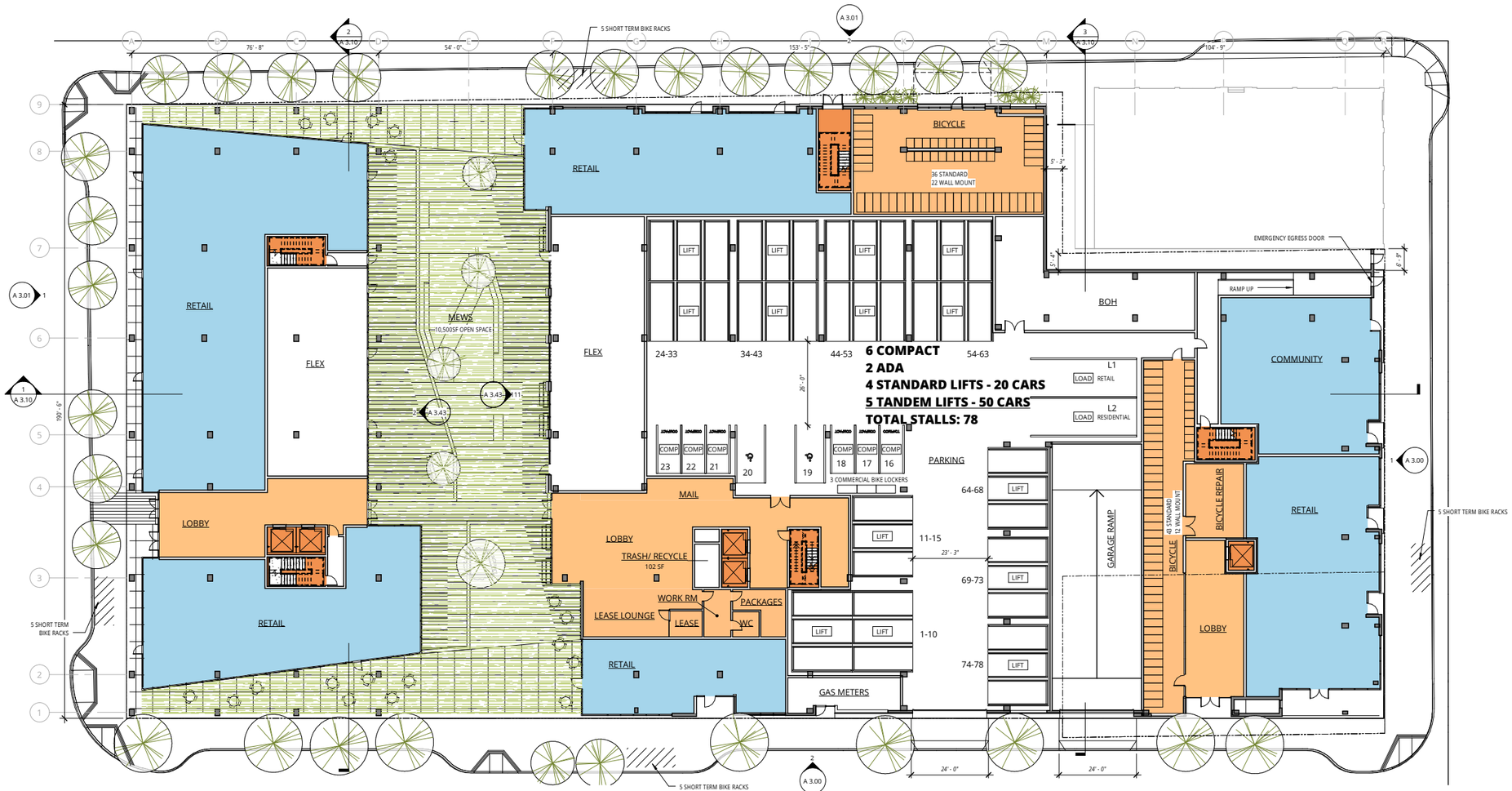
PARCEL A PARKING LEVEL

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 2.00
SCALE	
1/16" = 1'-0"	

C:\Revit Projects\MacArthur Station - FDP Set\142010-15MacArthur Station-FDP Set-A_sarahs.rvt

4/14/2015 3:32:46 PM

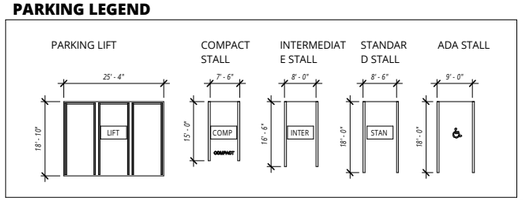


6 COMPACT
2 ADA
4 STANDARD LIFTS - 20 CARS
5 TANDEM LIFTS - 50 CARS
TOTAL STALLS: 78

1 PARCEL A LEVEL 1

A 2.01 | 1/16" = 1'-0"

PARKING LEGEND



PROJECT

0 8 16 32 64

C:\Revit Projects\MacArthur Station - FDP Set\142010-15-MacArthur Station-FDP Set_A_carlha.rvt

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MACARTHUR STATION BLOCKS A & C1
40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL A GROUND LEVEL

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 2.01
SCALE	
1/16" = 1'-0"	

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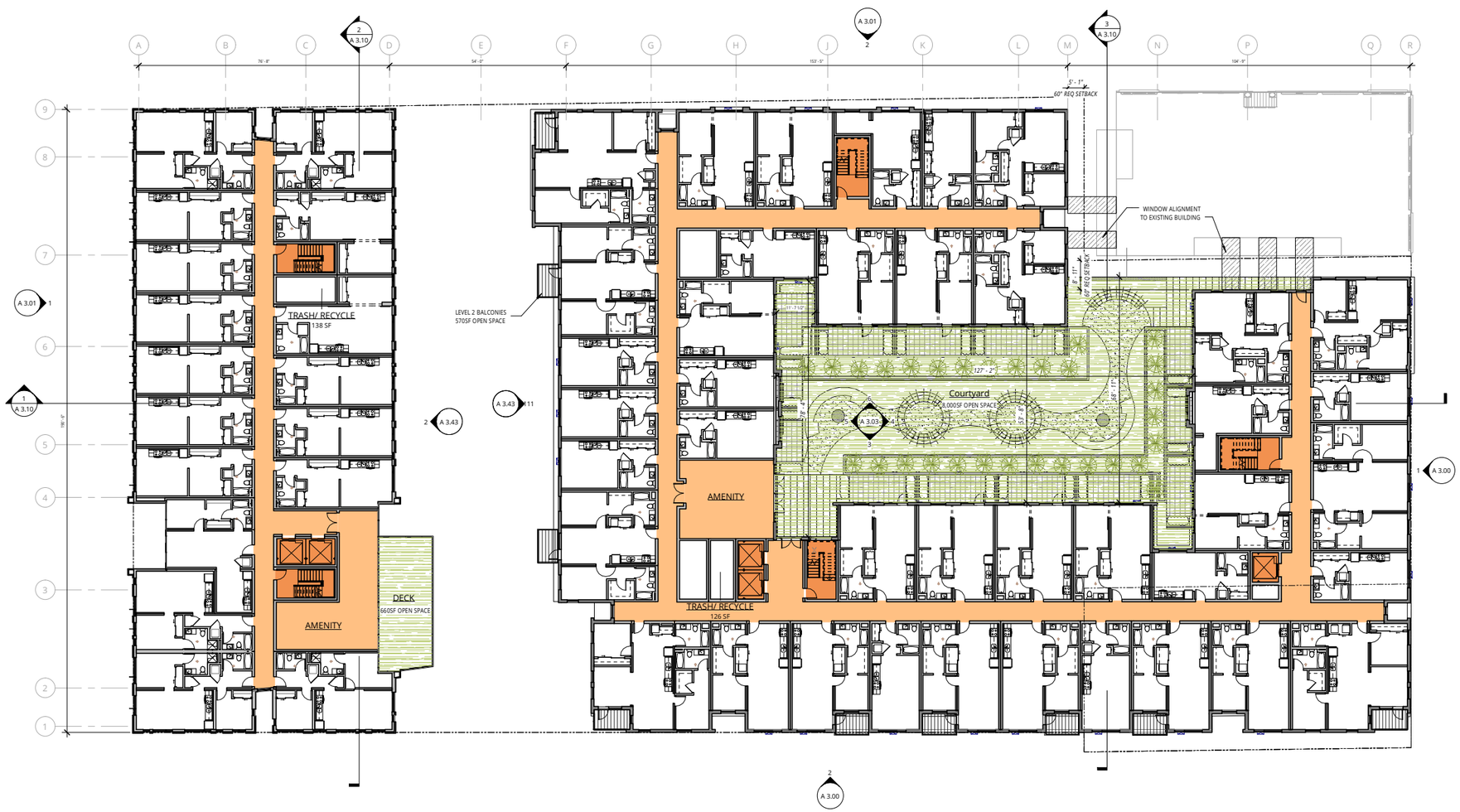

1 PARCEL A LEVEL 2

A 2.02 | 1/16" = 1'-0"

PROJECT

0 8 16 32 64

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40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL A LEVEL 2

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 2.02
SCALE 1/16" = 1'-0"	

4/9/2015 10:24:28 AM

1 PARCEL A LEVEL 3

A 2.03 | 1/16" = 1'-0"

PROJECT

0 8 16 32 64

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BRIDGE HOUSING

PARCEL A LEVEL 3

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 2.03
SCALE	
1/16" = 1'-0"	

4/9/2015 10:24:33 AM

1 PARCEL A LEVEL 4

A 2.04 | 1/16" = 1'-0"

PROJECT

0 8 16 32 64

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PARCEL A LEVEL 4

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 2.04
SCALE	
1/16" = 1'-0"	

4/9/2015 10:24:39 AM

1 PARCEL A LEVEL 5

A 2.05 | 1/16" = 1'-0"

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PARCEL A LEVEL 5

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 2.05
SCALE	
1/16" = 1'-0"	

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4/9/2015 10:24:44 AM

1 PARCEL A LEVEL 6

A 2.06 | 1/16" = 1'-0"

PROJECT

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PARCEL A LEVEL 6

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
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SCALE	
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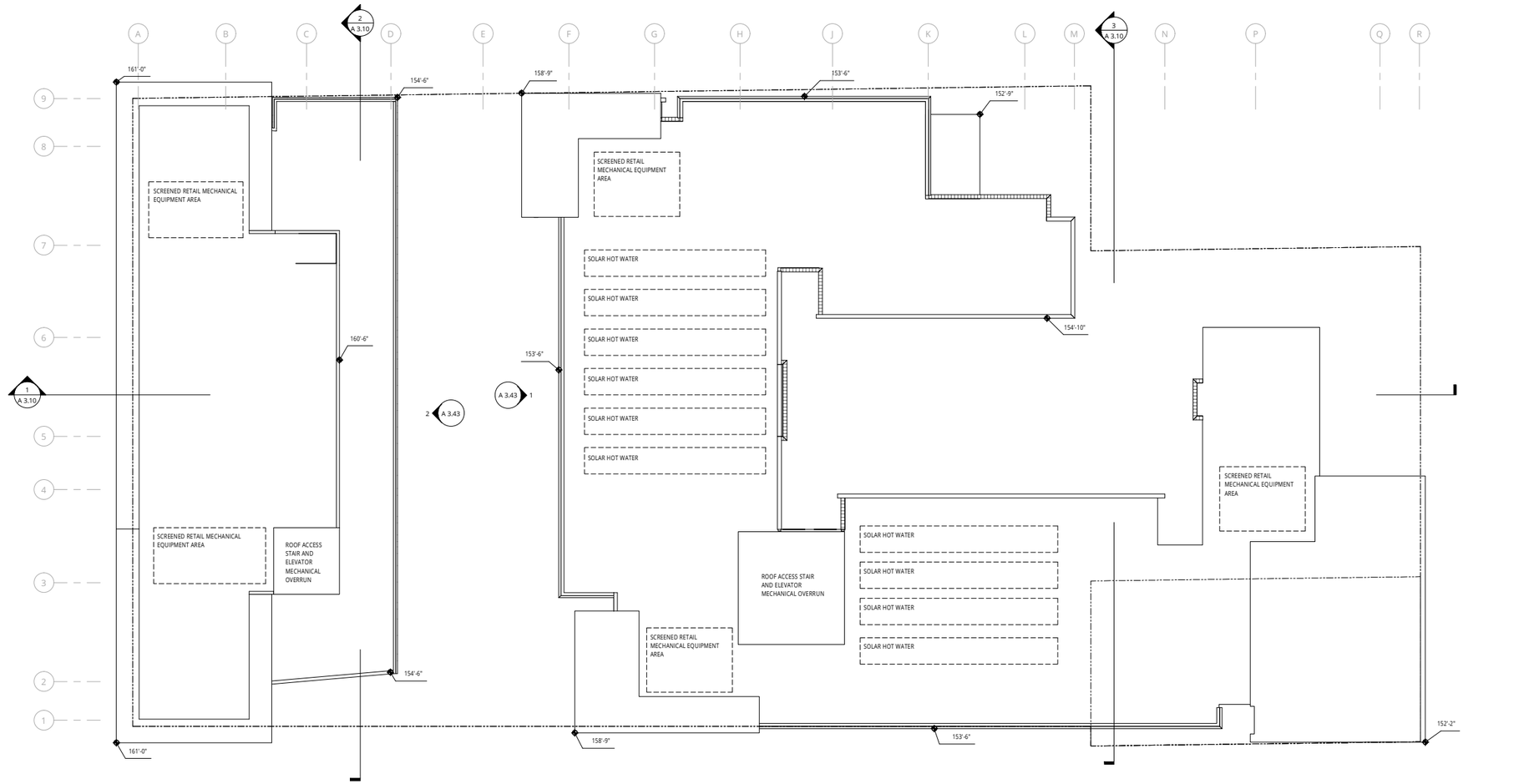

1 PARCEL A ROOF PLAN

A 2.07 | 1/16" = 1'-0"

PROJECT

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PARCEL A ROOF PLAN

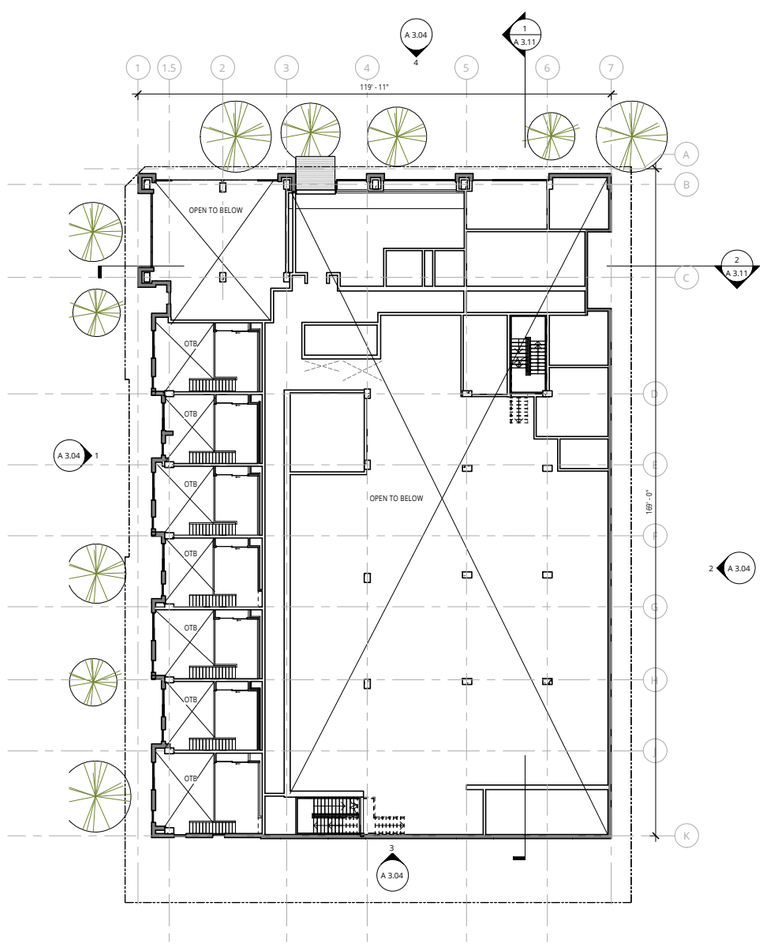
FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER 142010	SHEET NUMBER A 2.07
SCALE 1/16" = 1'-0"	

4/9/2015 10:24:50 AM

1 PARCEL C1 LEVEL 1

A 2.20 | 1/16" = 1'-0"



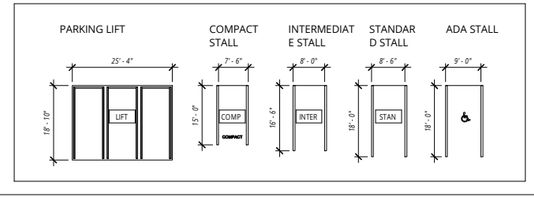
2 BLOCK C1 LOFT LEVEL

A 2.20 | 1/16" = 1'-0"

0 8 16 32 64

PROJECT

PARKING LEGEND



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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL C1 GROUND & MEZZANINE LEVELS

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 2.20
SCALE	
1/16" = 1'-0"	

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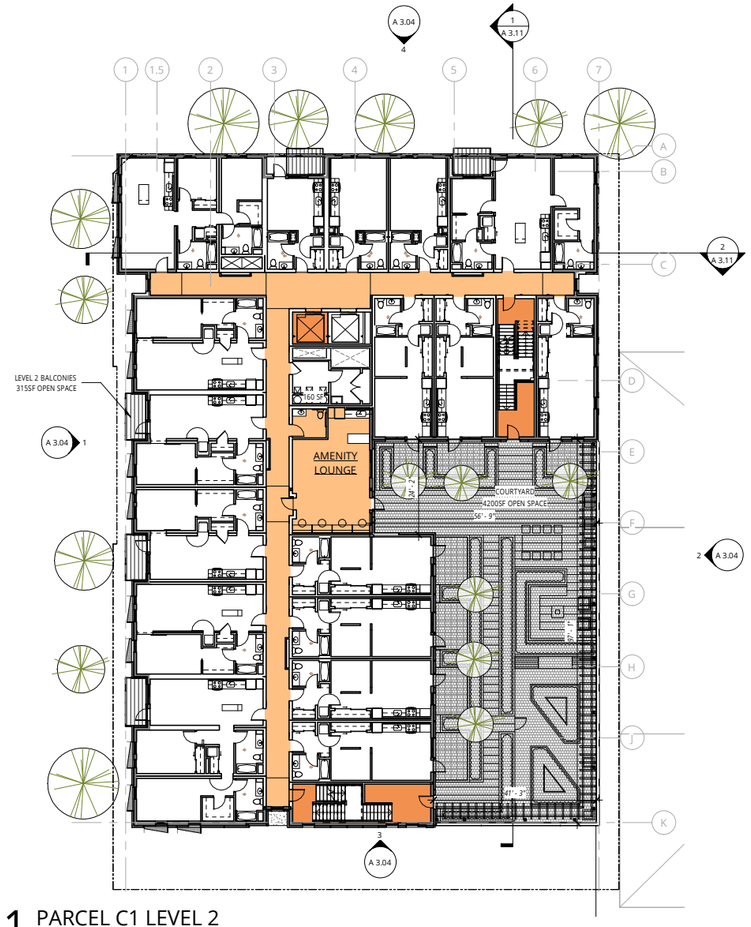
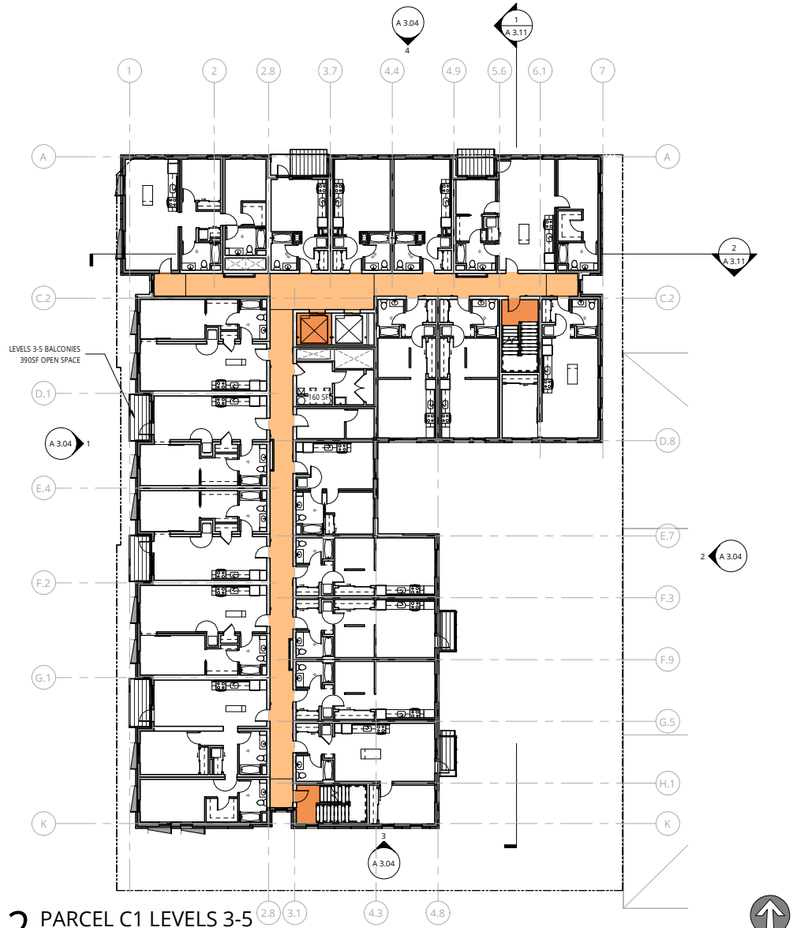


1 PARCEL C1 LEVEL 2

A 2.21 | 1/16" = 1'-0"



2 PARCEL C1 LEVELS 3-5

A 2.21 | 1/16" = 1'-0"

PROJECT

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

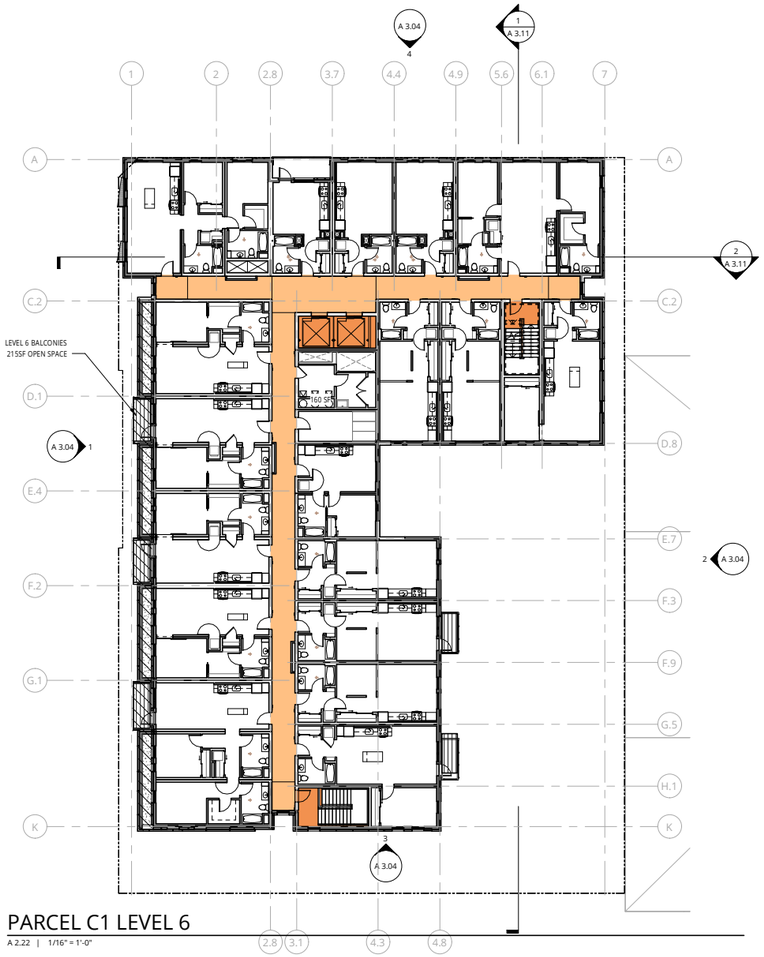
PARCEL C1 LEVELS 2 & 3-5

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 2.21
SCALE 1/16" = 1'-0"	

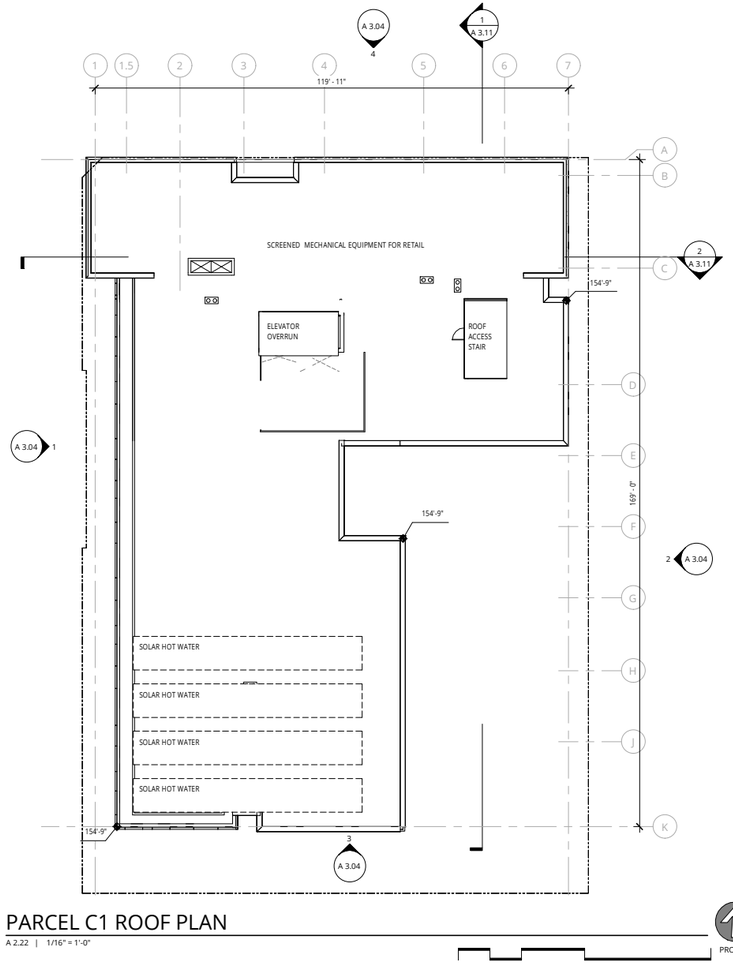
C:_Revit Projects\MacArthur Station - FDP Set\142010-15-MacArthur Station-FDP Set-A_carlaha.rvt

4/9/2015 10:25:03 AM



1 PARCEL C1 LEVEL 6

A 2.22 | 1/16" = 1'-0"



2 PARCEL C1 ROOF PLAN

A 2.22 | 1/16" = 1'-0"

PROJECT

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40TH AND TELEGRAPH OAKLAND, CA

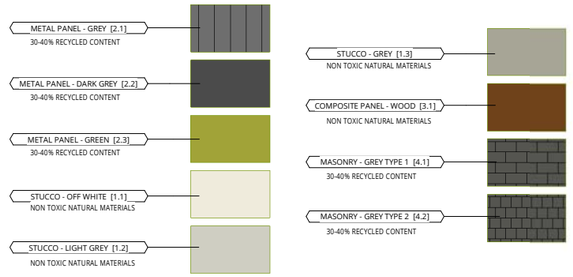
BRIDGE HOUSING

PARCEL C1 LEVEL 6 & ROOF

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 2.22
SCALE	
1/16" = 1'-0"	

4/9/2015 10:25:30 AM



1 BUILDING A EAST ELEVATION - TELEGRAPH

A 3.00 | 1/16" = 1'-0"

2 PARCEL A SOUTH ELEVATION - 39TH ST

A 3.00 | 1/16" = 1'-0"

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40TH AND TELEGRAPH OAKLAND, CA

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PARCEL A ELEVATIONS

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 3.00
SCALE As indicated	

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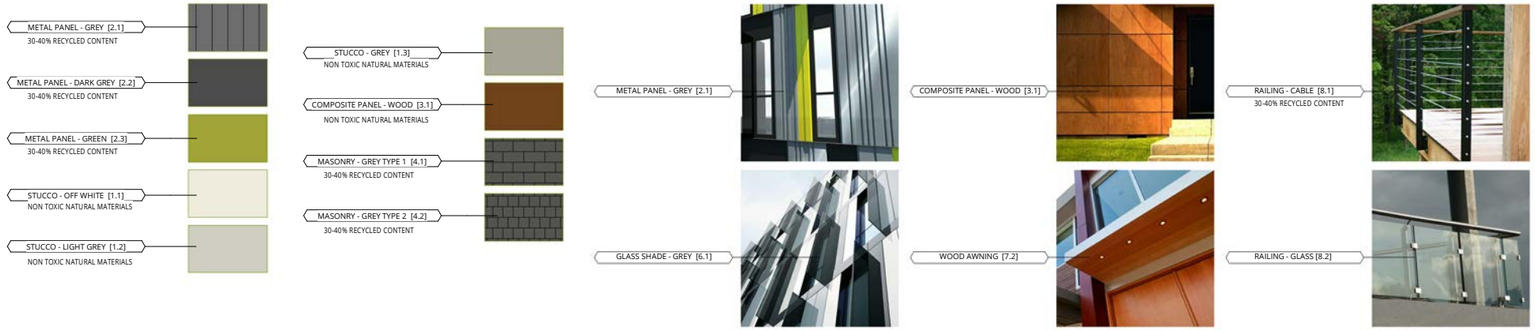

1 BUILDING B WEST ELEVATION - FRONTAGE

A 3.01 | 1/16" = 1'-0"

2 PARCEL A NORTH ELEVATION - 40TH ST

A 3.01 | 1/16" = 1'-0"

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40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL A ELEVATIONS

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 3.01
SCALE	
As indicated	

4/9/2015 10:26:04 AM

1 BUILDING A WEST ELEVATION - MEWS

A 3.03 | 1/16" = 1'-0"

2 BUILDING B EAST ELEVATION - MEWS

A 3.03 | 1/16" = 1'-0"

3 BUILDING A COURT NORTH ELEVATION

A 3.03 | 1/16" = 1'-0"

4 BUILDING A COURT WEST ELEVATION

A 3.03 | 1/16" = 1'-0"

5 BUILDING A COURT EAST ELEVATION

A 3.03 | 1/16" = 1'-0"

6 BUILDING A COURT SOUTH ELEVATION

A 3.03 | 1/16" = 1'-0"

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL A ELEVATIONS

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER	SHEET NUMBER
142010	A 3.03
SCALE	
As indicated	

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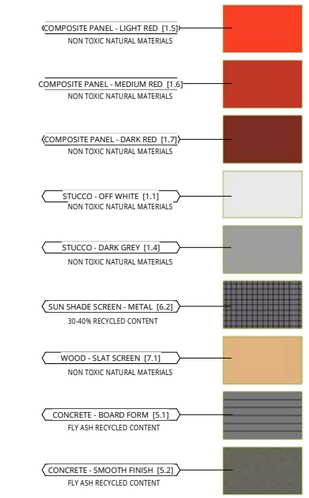
4/9/2015 10:26:37 AM

1 BUILDING C WEST ELEVATION - INTERNAL ST

A 3.04 | 1/16" = 1'-0"

2 PARCEL C EAST ELEVATION - SURGERY

A 3.04 | 1/16" = 1'-0"



3 PARCEL C SOUTH ELEVATION - MURAL

A 3.04 | 1/16" = 1'-0"

4 PARCEL C NORTH ELEVATION - 39TH

A 3.04 | 1/16" = 1'-0"

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PARCEL C1
ELEVATIONS

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
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PROJECT NUMBER 142010	SHEET NUMBER A 3.04
SCALE As indicated	

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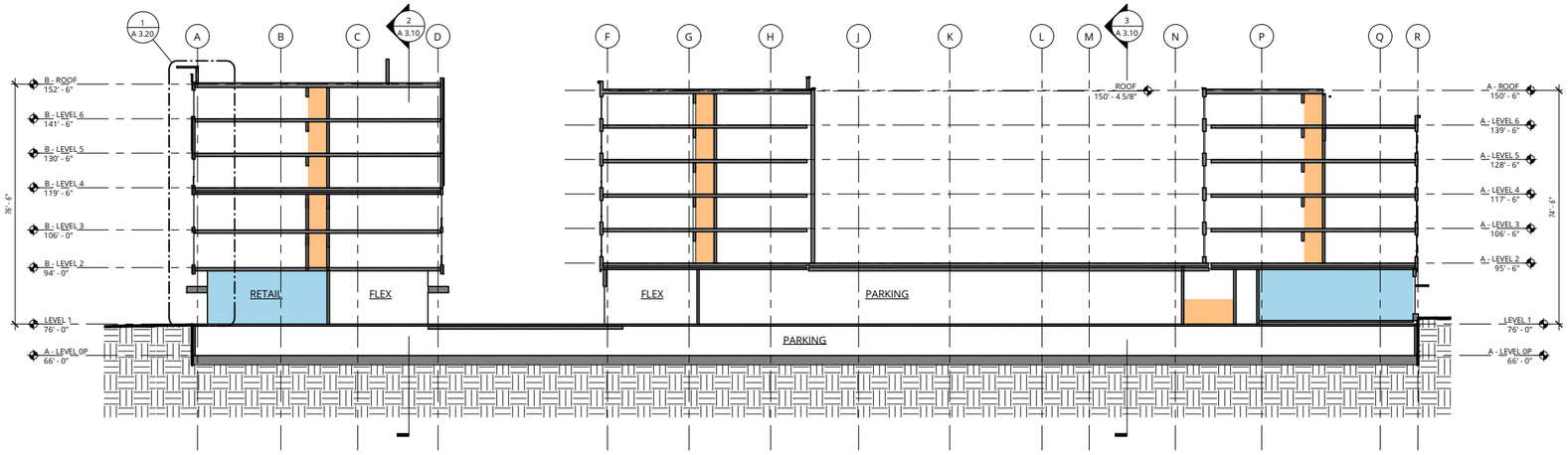
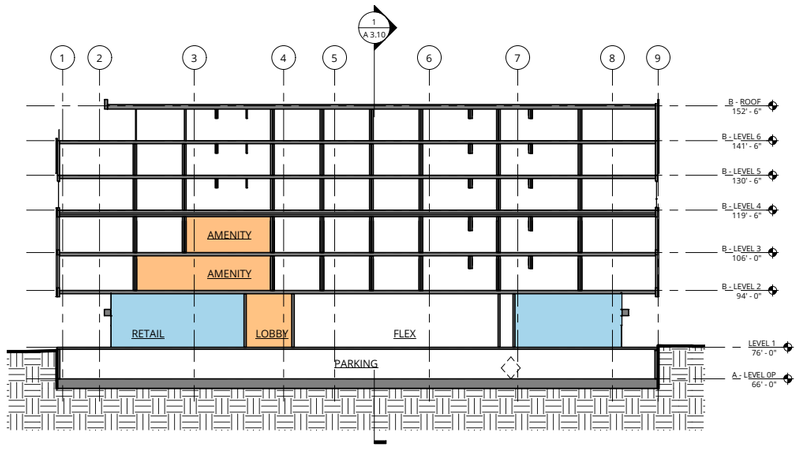


1 BUILDING SECTION GRID 5 - OPTION 2

A 3.10 | 1" = 20'-0"

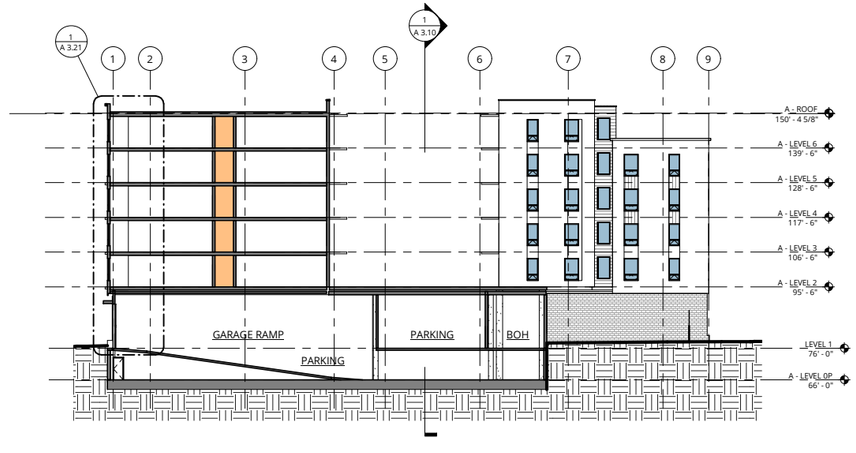
0 10 20 40 80



2 BUILDING SECTION GRID C.5 - OPTION 2

A 3.10 | 1" = 20'-0"

0 10 20 40 80



3 BUILDING SECTION GRID M.5 - OPTION 2

A 3.10 | 1" = 20'-0"

0 10 20 40 80

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL A SECTIONS

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 3.10
SCALE 1" = 20'-0"	

C:\Revit Projects\MacArthur Station - FDP Set\142010-15MacArthur Station-FDP Set_A_sarah.rvt

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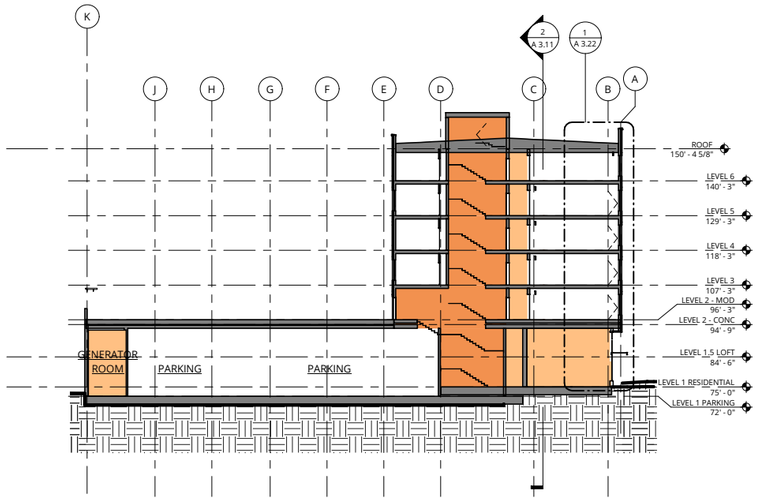
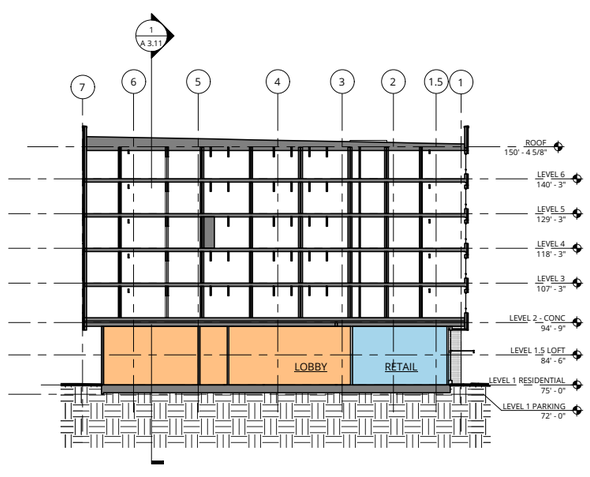


1 BUILDING SECTION - C LONGITUDINAL

A 3.11 | 1" = 20'-0"

0 10 20 40 80



2 BUILDING SECTION - C1

A 3.11 | 1" = 20'-0"

0 10 20 40 80

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40TH AND TELEGRAPH OAKLAND, CA

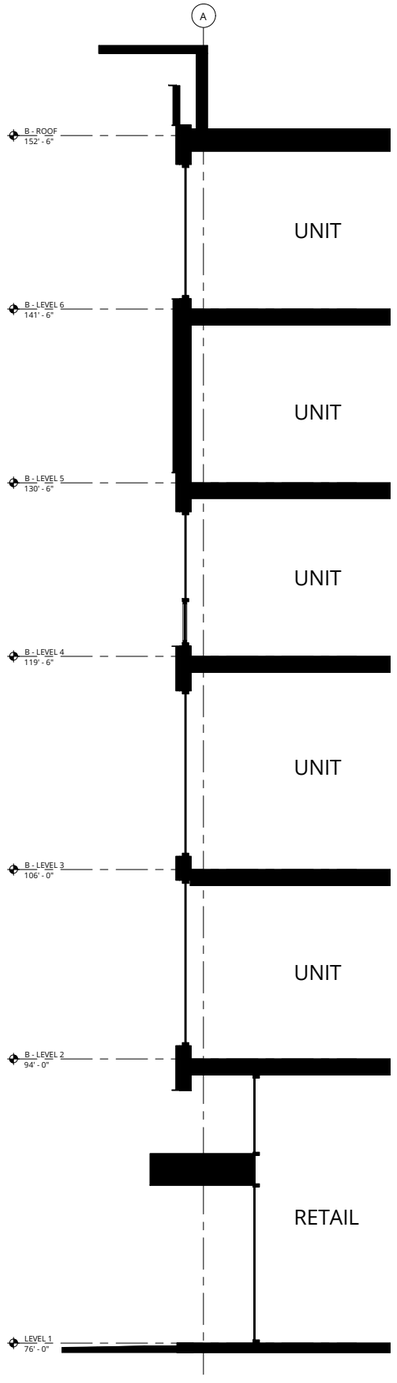
BRIDGE HOUSING

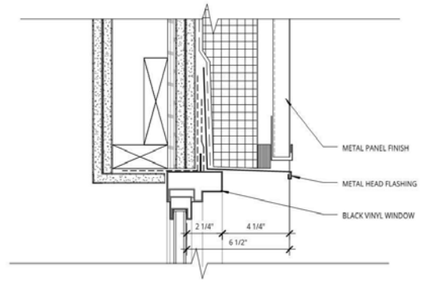
PARCEL C1 SECTIONS

FINAL DEVELOPMENT PACKAGE

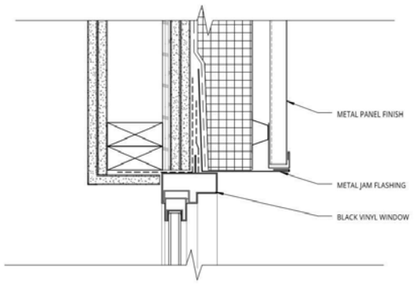
DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 3.11
SCALE 1" = 20'-0"	

4/9/2015 10:26:45 AM

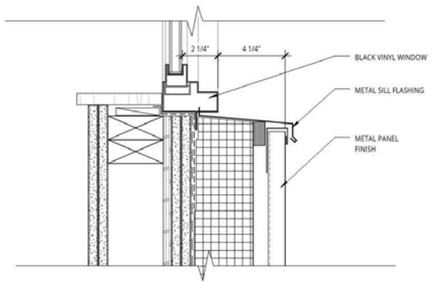




1 - WINDOW HEAD AT METAL SIDING - 3" = 1'-0"



2 - WINDOW JAM AT METAL SIDING - 3" = 1'-0"



3 - WINDOW SILL AT METAL SIDING - 3" = 1'-0"

1 PARCEL A - WEST - ENLARGED SECTION AND WINDOW DETAILS

A 3.20 | 1/4" = 1'-0"

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL A ENLARGED SECTION / DETAILS

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 3.20
SCALE As indicated	

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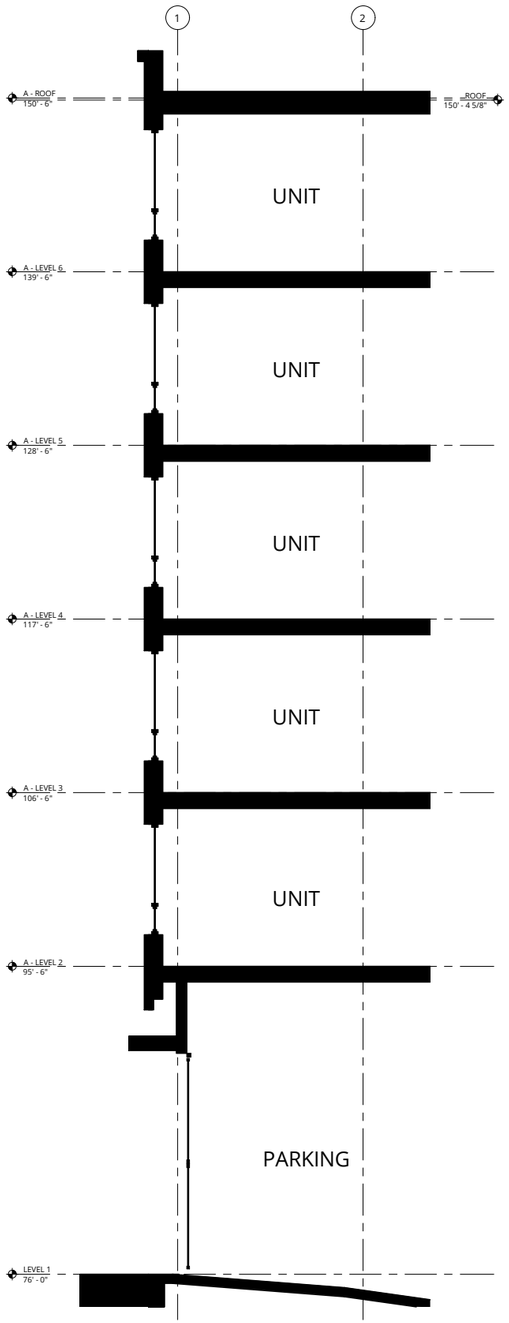
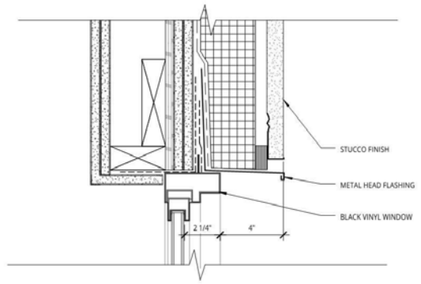
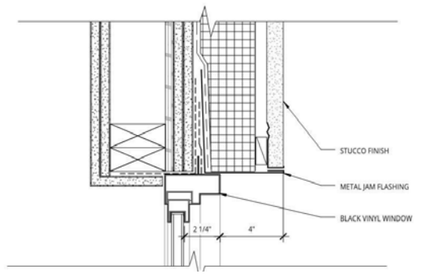
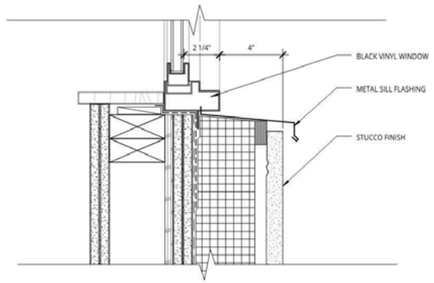




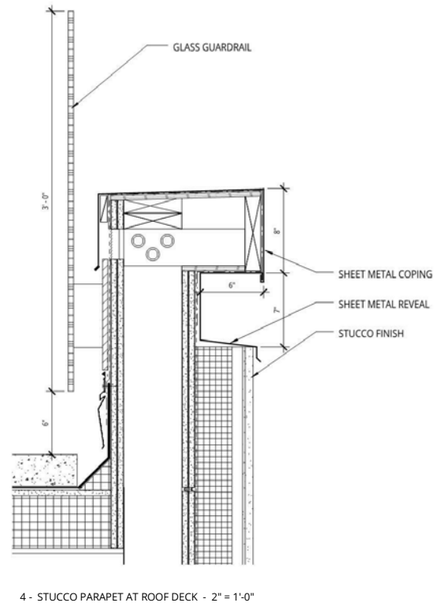
1 - WINDOW HEAD AT STUCCO - 3" = 1'-0"



2 - WINDOW JAM AT STUCCO - 3" = 1'-0"



3 - WINDOW SILL AT STUCCO - 3" = 1'-0"



4 - STUCCO PARAPET AT ROOF DECK - 2" = 1'-0"

1 PARCEL A - EAST - ENLARGED SECTION AND WINDOW DETAILS
A 3.21 | 1/4" = 1'-0"

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BRIDGE HOUSING

PARCEL A ENLARGED SECTION / DETAILS

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 3.21
SCALE As indicated	

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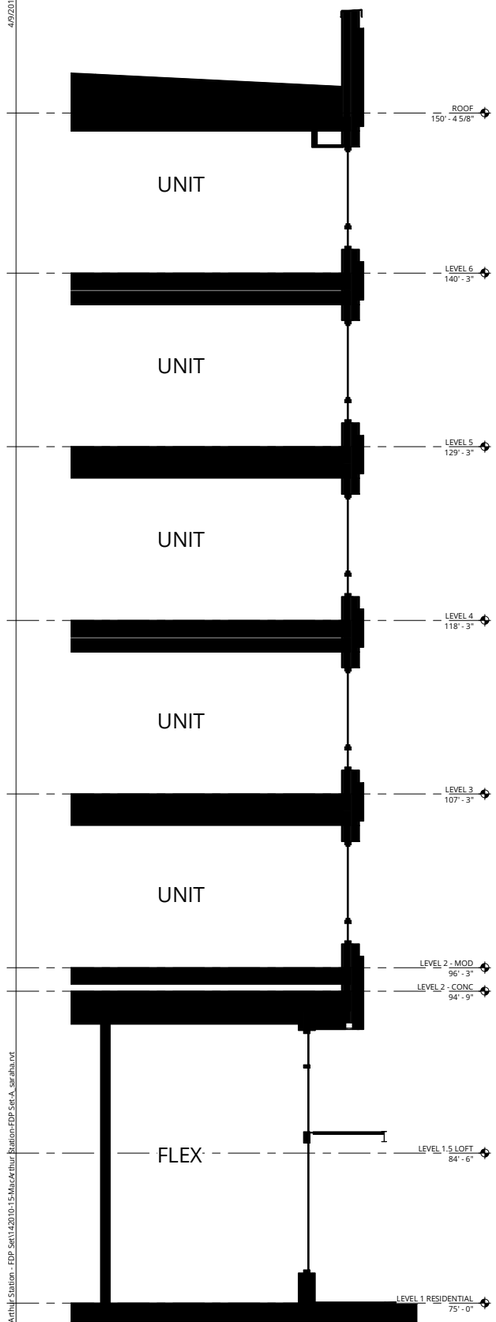
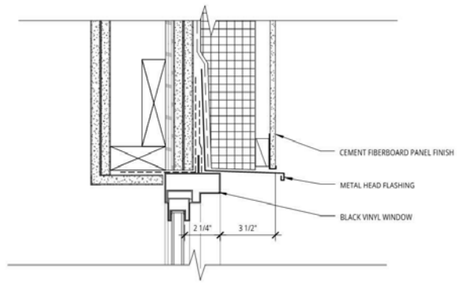
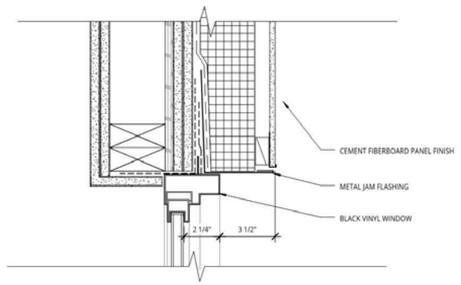
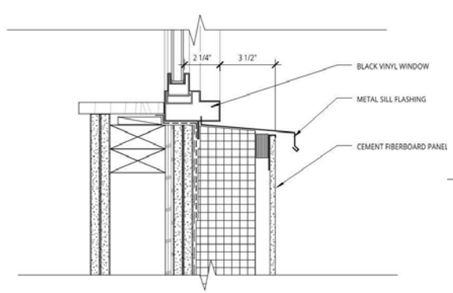




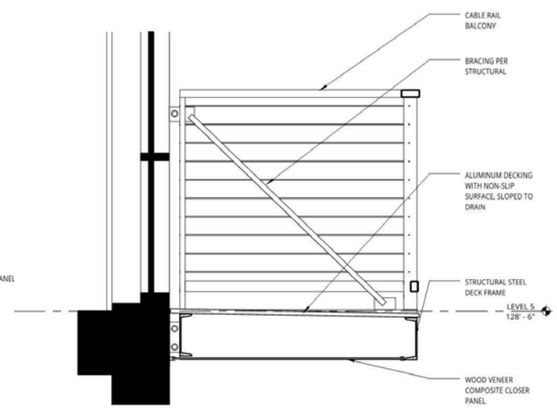
1 - WINDOW HEAD AT CEMENT FIBERBOARD PANEL - 3" = 1'-0"



2 - WINDOW JAM AT CEMENT FIBERBOARD PANEL - 3" = 1'-0"



3 - WINDOW SILL AT CEMENT FIBERBOARD PANEL - 3" = 1'-0"



4 - CABLE RAIL AT CANTILEVERED DECK - 1" = 1'-0"

1 PARCEL C1 - ENLARGED SECTION AND WINDOW DETAILS

A 3.22 | 1/4" = 1'-0"

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40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL C1 ENLARGED SECTION / DETAILS

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 3.22
SCALE As indicated	

4/9/2015 10:26:47 AM

VIEW OF PARCEL A RETAIL AT INTERSECTION OF FRONTAGE RD AND 39TH

VIEW OF PARCEL A RETAIL AT INTERSECTION OF TELEGRAPH AVE AND 39TH

VIEW OF PARCEL C1 RETAIL AT INTERSECTINO OF 39TH AND INTERNAL ST

ART SCREEN EXAMPLES

VIEW OF PARCEL A 39TH ST GARAGE ART SCREENING

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCELS A AND C1 GROUND LEVEL VIGNETTES

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 3.30
SCALE 12" = 1'-0"	

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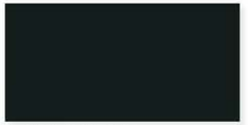
Profiled Metal Panel (Kynar Finishes)

Vision Glass and Decorative Glass Solar Shades

Aluminum Composite Panel

High Performance Vinyl Window - Black

White Stucco



Aluminum Storefront - Anodized Black

1 EXTERIOR MATERIAL PALETTE - BLOCK A - WEST

Wood Composite Panel

Vision Glass

Architectural Masonry Unit and Aluminum Composite Panel

High Performance Vinyl Window - Black

White and Grey Stucco

Aluminum Storefront - Anodized Black

2 EXTERIOR MATERIAL PALETTE - BLOCK A - EAST

Cementitious Composite Panel

Vision Glass and Perforated Metal Solar Shade

Board Formed Concrete

High Performance Vinyl Window - Black

White and Grey Stucco

Aluminum Storefront - Anodized Black

3 EXTERIOR MATERIAL PALETTE - BLOCK C1

MATERIALS BOARD

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MACARTHUR STATION BLOCKS A & C1
40TH AND TELEGRAPH OAKLAND, CA
BRIDGE HOUSING

PARCELS A AND C1
MATERIALS BOARD

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER 142010	SHEET NUMBER A 3.40
SCALE 1/2" = 1'-0"	

4/9/2015 10:26:53 AM

SIGNAGE KEY

ICONIC SIGNAGE: 28" WIDE x 20' TALL MAXIMUM

AWNING SIGNAGE: 20" TALL x 20' LONG MAXIMUM

UNDER AWNING SIGNAGE: 24" TALL x 36" WIDE MAXIMUM

BLADE SIGNAGE: 36" TALL x 36" WIDE MAXIMUM

WINDOW GRAPHICS: 40% COVERAGE AND 50% TOTAL LENGTH MAXIMUM

1 PARCEL A SIGNAGE DIAGRAM - TELEGRAPH

A 3.41 | 1/16" = 1'-0"

2 PARCEL A SIGNAGE DIAGRAM - 39TH

A 3.41 | 1/16" = 1'-0"

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL A SIGNAGE ELEVATION DIAGRAMS

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER 142010	SHEET NUMBER A 3.41
SCALE As indicated	

4/9/2015 10:26:59 AM

SIGNAGE KEY

ICONIC SIGNAGE: 28" WIDE x 20' TALL MAXIMUM

AWNING SIGNAGE: 20" TALL x 20' LONG MAXIMUM

UNDER AWNING SIGNAGE: 24" TALL x 36" WIDE MAXIMUM

BLADE SIGNAGE: 36" TALL x 36" WIDE MAXIMUM

WINDOW GRAPHICS: 40% COVERAGE AND 50% TOTAL LENGTH MAXIMUM

1 PARCEL A SIGNAGE DIAGRAM - FRONTAGE

A 3.42 | 1/16" = 1'-0"

2 PARCEL A SIGNAGE DIAGRAM - 40TH

A 3.42 | 1/16" = 1'-0"

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MACARTHUR STATION BLOCKS A & C1

40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL A SIGNAGE ELEVATION DIAGRAMS

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
04.09.2015	
PROJECT NUMBER 142010	SHEET NUMBER A 3.42
SCALE As indicated	

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4/9/2015 10:27:03 AM

SIGNAGE KEY

ICONIC SIGNAGE: 28" WIDE x 20' TALL MAXIMUM

AWNING SIGNAGE: 20" TALL x 20' LONG MAXIMUM

UNDER AWNING SIGNAGE: 24" TALL x 36" WIDE MAXIMUM

BLADE SIGNAGE: 36" TALL x 36" WIDE MAXIMUM

WINDOW GRAPHICS: 40% COVERAGE AND 50% TOTAL LENGTH MAXIMUM

1 PARCEL A SIGNAGE DIAGRAM - MEWS EAST

A 3.43 | 1/16" = 1'-0"

2 PARCEL A SIGNAGE DIAGRAM - MEWS WEST

A 3.43 | 1/16" = 1'-0"

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40TH AND TELEGRAPH OAKLAND, CA

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PARCEL A MEWS SIGNAGE ELEVATION DIAGRAMS

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 3.43
SCALE As indicated	

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SIGNAGE KEY

ICONIC SIGNAGE: 28" WIDE x 20' TALL MAXIMUM

AWNING SIGNAGE: 20" TALL x 20' LONG MAXIMUM

UNDER AWNING SIGNAGE: 24" TALL x 36" WIDE MAXIMUM

BLADE SIGNAGE: 36" TALL x 36" WIDE MAXIMUM

WINDOW GRAPHICS: 40% COVERAGE AND 50% TOTAL LENGTH MAXIMUM

1 PARCEL C1 SIGNAGE DIAGRAM - 39TH

A 3.44 | 1/16" = 1'-0"

2 PARCEL C1 SIGNAGE DIAGRAM - INTERNAL

A 3.44 | 1/16" = 1'-0"

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MACARTHUR STATION BLOCKS A & C1
40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL C1 SIGNAGE ELEVATION DIAGRAMS

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 3.44
SCALE As indicated	

C:_Revit Projects\MacArthur Station - FDP Set\142010-15 MacArthur Station-FDP Set_A_sarahs.rvt

4/9/2015 10:27:16 AM

LIGHTING FIXTURES SELECTIONS

PARCEL A WEST BUILDING FIXTURES

RETAIL ENTRY LIGHT

RECESSED LINEAR CANOPY DOWNLIGHT

VERTICAL SURFACE RIBBON FLOODLIGHT

ALL BUILDINGS

COVE LIGHTING AT ROOF OVERHANGS

PARCEL A EAST BUILDING FIXTURES

RECESSED CANOPY LIGHT

WALL SCONCE - STREET FRONTAGE

WALL SCONCE - PEDESTRIAN MEWS

RETAIL SIGNAGE LIGHT

PARCEL C1 FIXTURES

CANOPY DOWNLIGHT

RETAIL WALL SCONCE

RESIDENTIAL WALL SCONCE

EASEMENT AND GARAGE ACCESS DOWNLIGHT

LEVEL 1 LIGHTING DIAGRAM

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PARCELS A AND C1
LIGHTING GUIDELINES

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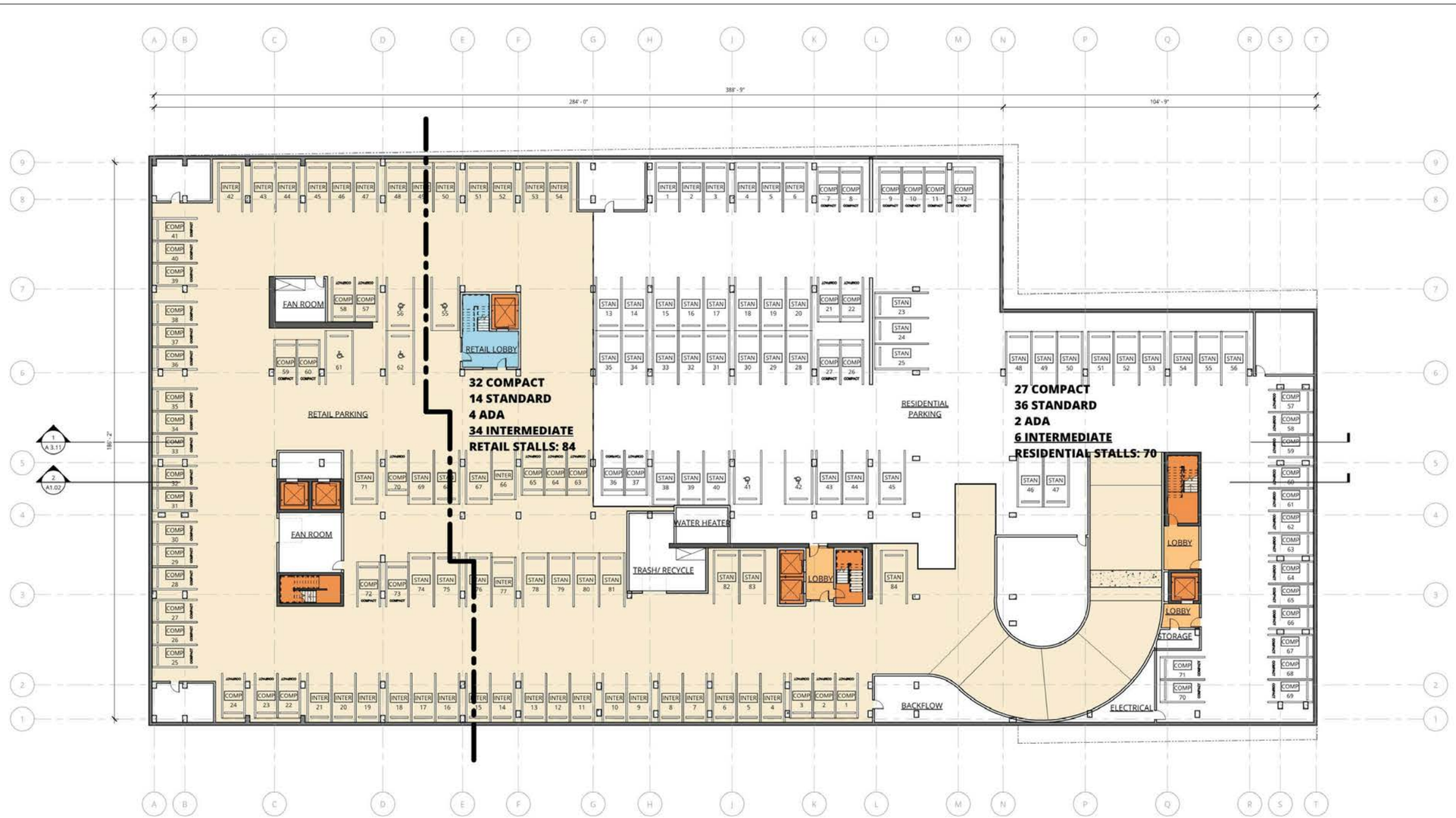


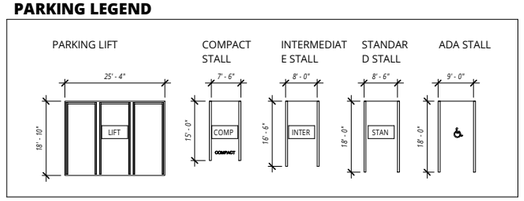
1 PARCEL A - PARKING LEVEL 01

A 2.00 | 1/16" = 1'-0"

PROJECT

0 8 16 32 64

PARKING LEGEND



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PARCEL A PARKING ALTERNATE PLAN

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 4.0P1
SCALE As indicated	

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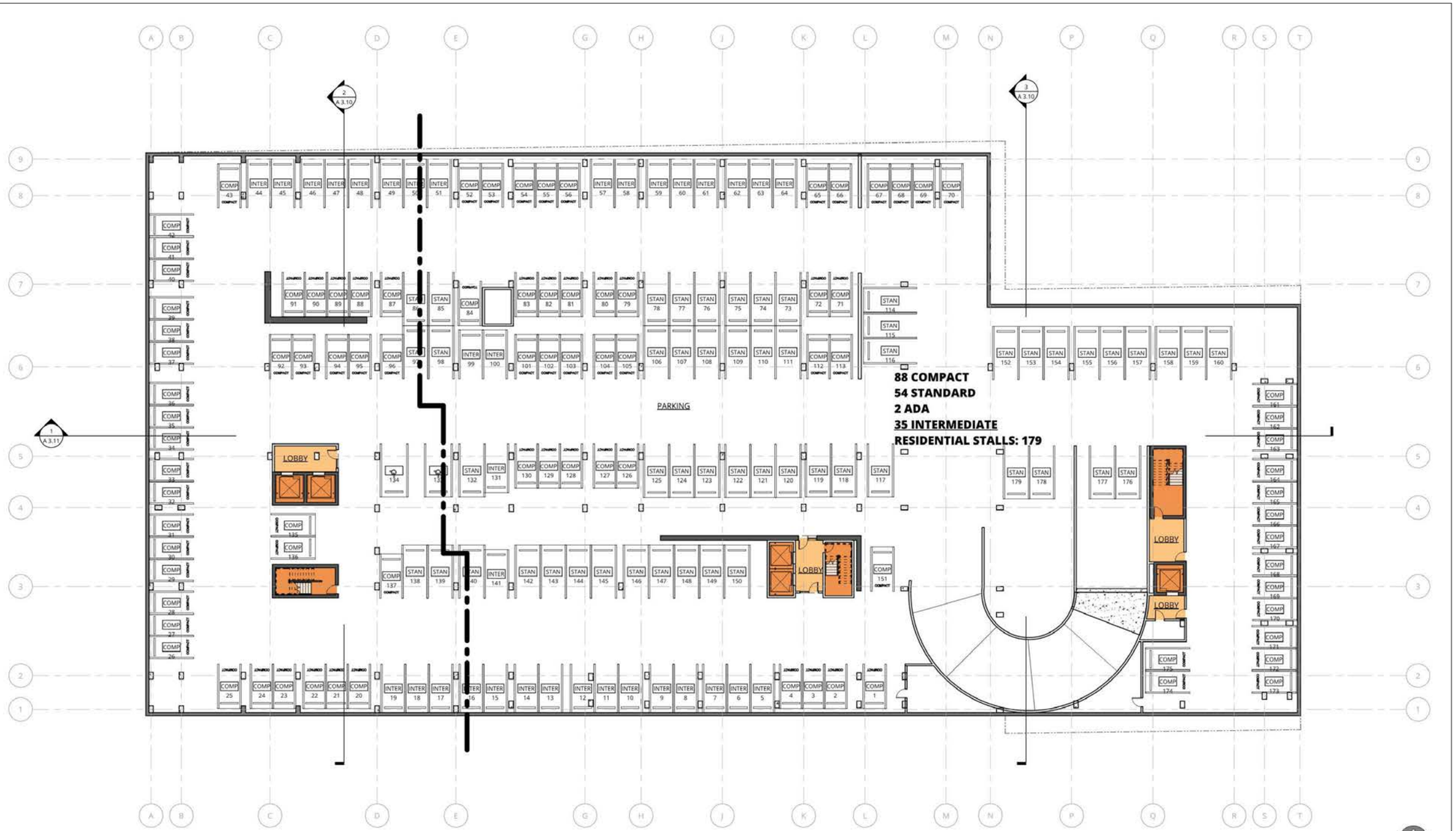
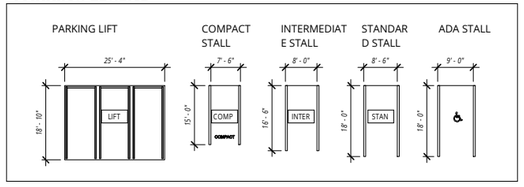


1 PARCEL A - PARKING LEVEL 02

A 4.0P2 | 1/16" = 1'-0"

0 8 16 32 64

PARKING LEGEND



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PARCEL A PARKING ALTERNATE PLAN

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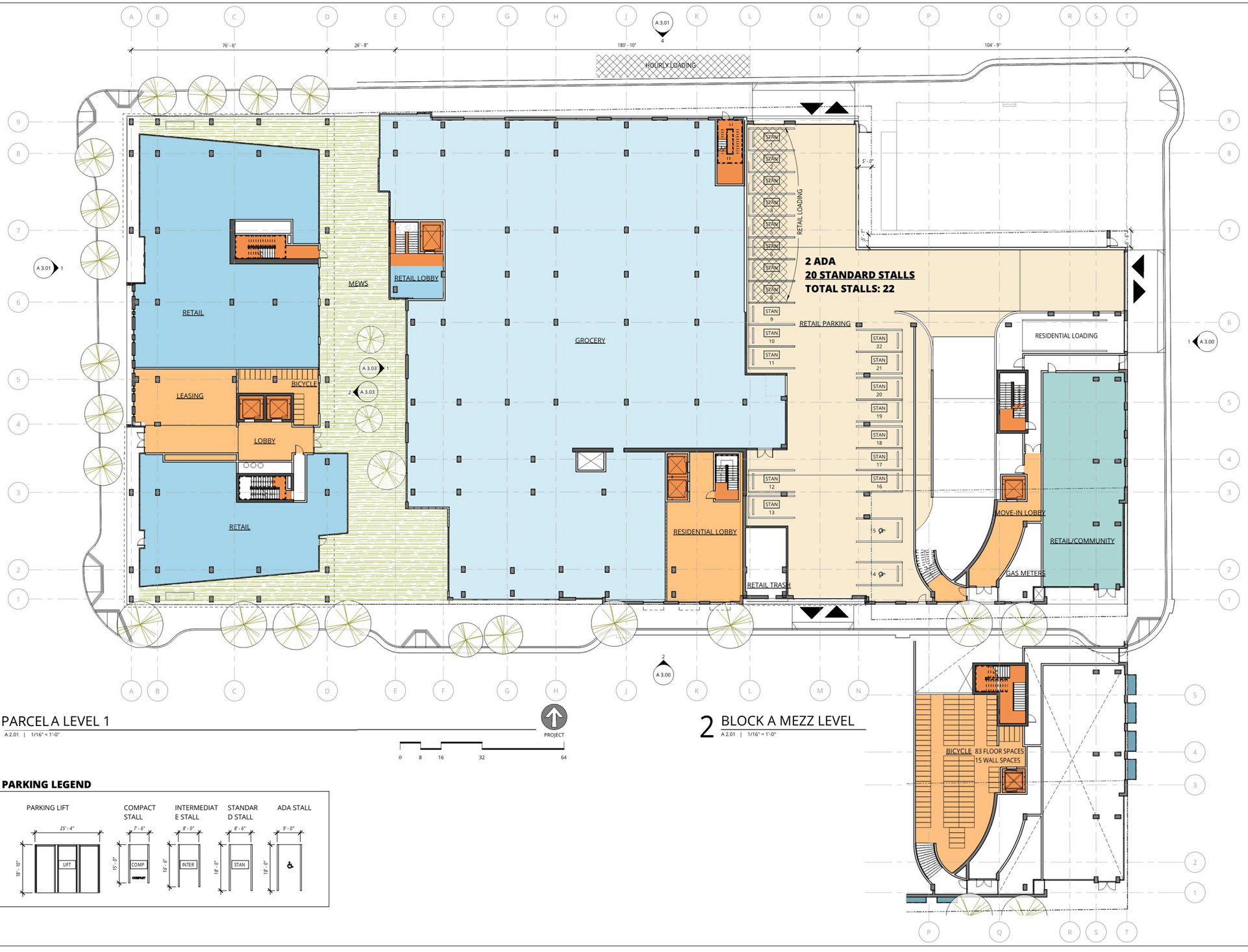

1 PARCEL A LEVEL 1
A 2.01 | 1/16" = 1'-0"

2 BLOCK A MEZZ LEVEL
A 2.01 | 1/16" = 1'-0"

PROJECT

0 8 16 32 64

PARKING LEGEND

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40TH AND TELEGRAPH OAKLAND, CA

BRIDGE HOUSING

PARCEL A GROUND LEVEL ALTERNATE PLAN

FINAL DEVELOPMENT PACKAGE

DATE 04.09.2015	REVISION
PROJECT NUMBER 142010	SHEET NUMBER A 4.01
SCALE As indicated	

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PLANT SCHEDULE

SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	WATER REQUIREMENTS (WUCOLS)	QUANTITY
TREES						
	T-1	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	24" BOX	M	5
SHRUBS						
	S-1	Arctostaphlos 'uva-ursi'	Bearberry	1 GAL.	M	6
	S-2	Libertia peregrinans	Orange Libertia	1 GAL.	M	100

LEGEND

- CONCRETE PAVER 'TYPE A' 4'-0" SPACING
- CONCRETE PAVER 'TYPE B' 2'-0" SPACING
- CONCRETE PAVER 'TYPE C' - CONTINUED THROUGH BUILDING LOBBY 1'-0" SPACING
- CONCRETE PAVER 'TYPE D' RANDOM SPACING
- RAISED STEEL PLANTER

NOTE:
THE IRRIGATION SYSTEM FOR THE PROJECT WILL BE FULLY AUTOMATED WITH A SMART (WEATHER-BASED) CONTROLLER AND WILL IRRIGATE ALL PLANTING AREAS. TYPICALLY, TREES WILL BE IRRIGATED ON DEDICATED VALVES WITH BUBBLERS; AND SHRUBS AND GROUNDCOVER AREAS WILL BE IRRIGATED BY LANDSCAPE DRIPLINES (INLINE EMITTERS).

1 MEWS PLAN
L 1.01 | 12" = 1'-0"

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PARCEL A MEWS PLAN

FINAL DEVELOPMENT PACKAGE

DATE	REVISION
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PROJECT NUMBER 142010	SHEET NUMBER L 1.01
SCALE 12" = 1'-0"	

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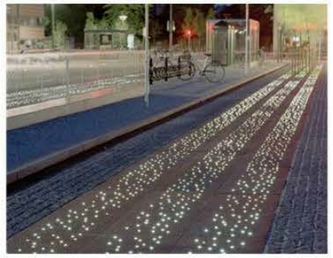
ACCENT LIGHTING IN PAVING

TERRACED DECK

SCULPTURAL LIGHT POLES - HIGH



CONTINUOUS LIGHT 'RIBBON'

CAFE SEATING

SCULPTURAL LIGHT POLES - LOW

LOUNGE SEATING

MATERIAL PRECEDENTS

MAGNOLIA GRANDIFLORA 'LITTLE GEM'

ARCTOSTAPHLOS UVA URSI

LIBERTIA PEREGRINANS

PROPOSED PLANTING

VIEW FROM MEWS

1 MEWS IMAGERY
L 1.02 | 12" = 1'-0"

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PARCEL A MEWS IMAGES

FINAL DEVELOPMENT PACKAGE

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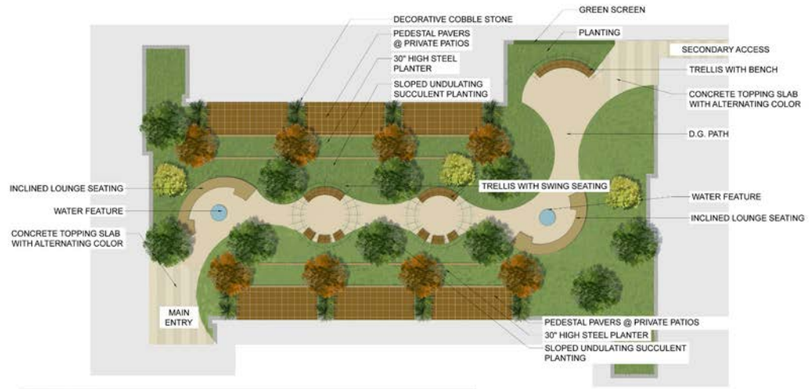

PLANT SCHEDULE

SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	WATER REQUIREMENTS (WUCOLS)	QUANTITY
TREES						
	T-1	Acer palmatum 'Sango Kaku'	Japanese Maple	24" BOX	M	2
	T-2	Dicksonia antarctica	Australian Tree Fern	24" BOX	M	8
	T-3	Laburnum x watereri	Bean Tree	24" BOX	M	8
SHRUBS						
	S-1	Bambusa multiplex 'Golden Goddess'	Golden Goddess Bamboo	15 GAL.	M	16
MIXED PLANTING	S-2	Billbergia nutans	Queens Tears	1 GAL.	M	-
	S-3	Clivia miniata	Bush Lily	1 GAL.	M	-
	S-4	Euphorbia amygdaloides 'Helena's Blush'	Wood Spurge	5 GAL.	M	-
	S-4	Hakonechloa macra 'Aureola'	Hakone Grass	5 GAL.	M	-
	S-5	Nephrolepis cordifolia	Sword Fern	5 GAL.	M	-

LEGEND

- CONCRETE TOPPING SLAB @ COURTYARD ENTRY
- PRIVATE PATIO WITH PEDESTAL PAVERS
- STEEL PLANTER WITH SCREEN PLANTING @ PRIVATE PATIOS
- 1'-0" DECORATIVE COBBLE STONE
- DECOMPOSED GRANITE PATH
- RAISED CONCRETE PLANTERS

NOTE:
THE IRRIGATION SYSTEM FOR THE PROJECT WILL BE FULLY AUTOMATED W
CONTROLLER AND WILL IRRIGATE ALL PLANTING AREAS. TYPICALLY, TREE
DEDICATED VALVES WITH BUBBLERS; AND SHRUBS AND GROUNDCOVER A
LANDSCAPE DRIPLINES (INLINE EMITTERS).

SWING BENCH

TRELLIS

FESTIVAL LIGHTS AT TRELLIS

WATER FOUNTAIN

MATERIAL PRECEDENTS

ACER PALMATUM 'SANGO KAKU'

LABURNUM X WATERERI

DICKSONIA ANTARCTICA

BAMBUSA GOLDEN GODDESS

HAKONECHLOA MACRA 'AUREOLA'

BILLBERGIA NUTANS
CLIVIA MINIATA

EUPHORBIA AMYGDALOIDES 'HELENA'S BLUSH'

NEPHROLEPIS CORDIFOLIA

PROPOSED PLANTING

1 BLOCK A COURTYARD
L 1.10 | 12" = 1'-0"

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PARCEL A COURTYARD PLAN & IMAGERY

FINAL DEVELOPMENT PACKAGE

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PEDESTAL PAVERS @ PRIVATE PATIOS
36" HIGH CONCRETE PLANTER
CONCRETE TOPPING SLAB WITH ALTERNATING COLOR
BBQ COUNTER
COMMUNITY TABLE
BANQUETTE SEATING
FIRE PIT
LOUNGE CHAIRS
ARBOR
TOOL SHED
WORK TABLE
36" HIGH STEEL PLANTER
24" HIGH RAISED GARDEN BED
36" HIGH GARDEN FENCE
36" HIGH CONCRETE PLANTER
24" HIGH VINE PLANTING BOXES

PLANT SCHEDULE

SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	WATER REQUIREMENTS (WUCOLS)	QUANTITY
TREES						
	T-1	Citrus meyeri 'Improved Meyer'	Meyer Lemon Tree	24" BOX	M	6
SHRUBS						
MIXED PLANTING	S-1	Aloysia citrodora	Lemon Verbena	5 GAL.	M	-
	S-2	Carex testacea	Orange Sedge	5 GAL.	M	-
	S-3	Lavandula stoechas	French Lavender	5 GAL.	M	-
	S-4	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	5 GAL.	M	-
	S-5	Santolina Rosmarinafolia	Green Santolina	5 GAL.	M	-
	S-6	Teucrium lucidrys 'Prostrata'	Germander	5 GAL.	M	-
GROUNDCOVERS						
	GC-1	Fragaria chiloensis	Beach Strawberry	5 GAL.	M	-
VINES						
	V-1	Distictis buccinatoria	Red Trumpet Vine	5 GAL.	M	-

LEGEND

- CONCRETE TOPPING SLAB @ COURTYARD ENTRY
- PRIVATE PATIO WITH PEDESTAL PAVERS
- STEEL PLANTER WITH SCREEN PLANTING @ PRIVATE PATIOS
- 1'-0" DECORATIVE COBBLE STONE
- RAISED CONCRETE PLANTERS

NOTE:
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RAISED GARDEN BED

BANQUETTE SEATING

TRELLIS

BBQ COUNTER

MATERIAL PRECEDENTS

CITRUS MEYERI 'IMPROVED MEYER'

LAVANDULA STOECHAS

SANTOLINA ROSMARINAFOLIA

ROSMARINUS OFFICINALIS 'PROSTRATA'

ALOYSIA CITRODORA

TEUCRIUM LUCIDRYS 'PROSTRATA'

CAREX TESTACAE

FRAGARIA CHILOENSIS

DISCTICTUS BUCCINATORIA

PROPOSED PLANTING

1 BLOCK C1 COURTYARD
L 1.20 | 12" = 1'-0"

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PARCEL C1 COURTYARD PLAN & IMAGERY

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