Oakland City Planning Commission

Design Review Committee

STAFF REPORT

Case File Numbers: PUDF10-304, V10323, TTM8047 **February 23, 2011**

Location:	Parcel D of the Macarthur Transit Village (the area bounded by Highway 24 to the west, 40th Street to the north, Telegraph Avenue to the east, and West Macarthur Boulevard to the south).
Assessors Parcel Numbers:	Parcel D of TTM8047
Proposal:	Construct Stage II of the Macarthur Transit Village project which includes redevelopment of the site with 90 residential units, 90 parking spaces, and usable open space. The applicant currently seeks approval of a Final Development Permit for the project, as well as variances for providing required loading off-site and reduced parking space dimensions.
Applicant:	BRIDGE Housing Corporation
Contact Person:	Robert Stevenson (415) 989-1111 x 7518
Owner:	BART
Planning Permits Required:	Final PUD for Stage II of project; Variances from on-site loading requirements and parking space dimension requirements.
General Plan:	Neighborhood Center Mixed Use
Zoning:	S-15 Transit-Oriented Development Zone
Environmental Determination:	An Environmental Impact Report (EIR) was certified in June 2008.
Historic Status:	There are no Potential Designated Historic Properties located on the project site.
Service Delivery District:	Service District 2
City Council District:	1
Date Filed:	December 15, 2010
Status:	Preliminary Design Review; the project will be considered by the full Planning Commission at a future public hearing.
Action to be Taken:	No formal action; public hearing concerning the design of the proposal.
Staff Recommendation:	Take public testimony concerning the design of the proposal and provide direction to staff and the applicant.
Finality of Decision:	No decision will be made on the project at this time.
For Further Information:	Contact the case planner, **Catherine Payne** at (510) 238-6168 or at **cpayne@oaklandnet.com**

SUMMARY

The Macarthur Transit Village Stage 2 project is proposed on Parcel D of the Macarthur Transit Village (the area bounded by Highway 24 to the west, 40th Street to the north, Telegraph Avenue to the east, and West Macarthur Boulevard to the south). The proposed project includes redevelopment of the site with 90 residential units, 90 parking spaces, and usable open space. The applicant will be seeking approval of a Final Development Permit for the project, as well as variances for providing required loading off-site and reduced parking space dimensions.

The purpose of this item is to receive preliminary feedback on the design of Stage 2 for the proposed Macarthur Transit Village project in North Oakland. No action will be taken at today's hearing. The recommendation to the City Council on project entitlements will occur at a future hearing in front of the full Planning Commission. Staff requests that the Design Review

CITY OF OAKLAND PLANNING COMMISSION

0 160 320 640 960 1,280 Feet

Case File: PUDF10-097, TTM8047 (related to PUD06-058)
Applicant: West MacArthur Transit Community Partners (MTCP)
Address: Multiple parcels immediately adjacent to MacArthur BART station; on west side of Telegraph Ave. between 40th St. and W. MacArthur Blvd
Zone: S-15

Committee review and comment on the design of the Stage 2 improvements shown on the project plans.

PROJECT SITE AND SURROUNDING AREA

The Macarthur Transit Village area is located in North Oakland, within the area bounded by 40th Street, Telegraph Avenue, West Macarthur Boulevard, and State Route 24. The project site includes Parcel D of the Tentative Tract Map 8047, and is located on "Internal Street" across from the planned BART garage. There are a variety of land uses surrounding the site including residential, civic, and commercial uses, as well as State Route 24, and the BART tracks.

BACKGROUND

The Macarthur Transit Village Project has been in development since 1993 with the involvement of the surrounding community and has been through several iterations. The PDP for the Planned Unit Development (PUD) and Development Agreement (DA) were approved in July 2008. The Planning Commission recommended approval of the Stage 1 FDP, including the planned BART garage and site infrastructure, to the City Council on November 3, 2010. City Council consideration of the Stage 1 FDP is pending.

PROJECT DESCRIPTION

Planned Unit Development

The approved PDP for the project involves the demolition of the existing BART surface parking lots and all existing buildings on the project site to allow for the construction of a new mixed-use, transit village development project. The phased project includes five new blocks that would accommodate a total of 624 residential units (including 108 affordable units), 42,500 square feet of neighborhood-serving retail and commercial uses, 5,000 square feet of community center space, and a 400-space parking garage for BART patrons. Parking for residential units would be provided within each individual building, and approximately 30 commercial parking spaces would be provided in Building A. The transit village also includes creation of two new streets: Village Drive would provide an east/west connection in between Telegraph Avenue and the BART Plaza and 40th Street, and Internal Street would provide a north/south connection from Village Drive to the southern edge of the project. Frontage Road would be reconfigured to allow continued access by shuttle operators. New sidewalks, bicycle paths, and streetscape improvements would also be constructed. See Attachment A: Sheets A-1.01, A-1.0A, and A-1.02.

The project would involve the construction of up to five phases (labeled Blocks A-E on the attached project plans) on the project site, including three mixed-use buildings with ground floor retail spaces and residential units on upper floors, one entirely residential building, and one BART parking garage.

Increased and enhanced access to the BART station is a key component of the proposed project. Village Drive, the main pedestrian and vehicular access to the project, is envisioned as a lively pedestrian street with shops and service uses that include outdoor displays and seating areas. The existing BART plaza would be renovated, and a new public plaza would be provided immediately east of the BART plaza and fare gates. The transit village plaza would include outdoor seating, public art, landscaping, and other activity to provide a sense of arrival to the project, especially for BART patrons as they enter and exit the station. Internal Street, which provides access to a majority of the residential units, is envisioned as a neighborhood street. Residential units would front onto Internal Street with stoops and front porches.

Stage 2 Final Development Permit

The Stage 2 Final Development Permit application before the Design Review Committee (DRC) includes construction of 90 units of affordable housing in a four story building, and below-grade parking for 90 vehicles. The site is located on Parcel D of Tentative Tract Map 8047 (TTM8047), along Internal Street and across from the planned BART garage. The project includes associated accessory uses (such as lobby, office, community room, laundry facilities) as well as required open space.

The project includes 90 residential units in a four-story building fronting Internal Street. Unit types include 2 studios, 22-1 bedroom units, 29-2 bedroom units and 37-3 bedroom units. The garage is designed to include 90 parking spaces (although only 45 spaces are required). The applicant will seek a minor variance to provide loading off-site on Internal Street, and to reduce the parking-related dimensional and ratio standards (consistent with the S-12 Residential Parking Combining Zone standards). The project includes 9,000 square feet of open space provided in two courtyards and private balconies, and exceeds the required minimum amount of open space.

Design Guidelines

The Conditions of Approval for the project require consistency with the Macarthur Transit Village Design Guidelines. The portions of the Design Guidelines that are most relevant to the Stage 2 FDP are cited below (and staff analysis of compliance is provided in indented, italicized text under each guideline).

6. Internal Residential Street
The Dutch model of streets that are shared between active recreational, residential, public uses and vehicles – the Woonerf – provides inspiration for this street. It is a private neighborhood street that mainly provides parking access for residents with limited on-street parking for residents and guests. This street is more a plaza than a street, and should provide a semi-private gathering space for Transit Village residents that is away from the main traffic and activity of the commercial and transit areas. The architectural character of this edge is illustrated in the PDP plan sheets A-2.07b, A-6.04, L-03

Height, Bulk and Scale:

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

The façade of the building facing internal streets includes recesses and projections that provide variety of massing and rooflines. The massing and rooflines are appropriately repetitious where they indicate stacked units (each vertical stack of units being articulated in the same way as the adjacent vertical stack of units). However, the recessed lobby and northwest corner tower provide variation, announce the building itself and the lobby as a form or architectural way-finding.

Guideline 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.

The proposed building includes recesses and projections, including bay windows, balconies and stoops organized in narrow vertical modulations, as noted above, that mimic the height, bulk and massing of urban row houses.

Guideline 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.

As noted above, the project includes projected bays, a recessed lobby and a corner tower feature that provide roofline variation consistent with the residential nature of Internal Street.

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

The project window openings are of a residential scale. Conditions of approval provide an opportunity for the Planning Commission to specify any details, such as recess, trim, materials, and type.

Architectural Treatments:

Guideline 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.

The project includes stoops facing Internal Street and the north side of the property that are architecturally integrated into the building design.

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

The project includes a variety of colors and materials, including concrete, stucco and wood siding, with finer grain materials used on the courtyard sides of the building.

Guideline 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.

The project includes a clearly defined main lobby facing Internal Street, as well as stoops for ground-floor units facing Internal Street and the north side of the building. Courtyards are located internal to the project to provide a more intimate environment for residents.

Guideline 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.

Stoops are designed to reflect the overall architectural design of the building with concrete proposed as the stoop building material. Conditions of approval would ensure that all stoop entries will have swinging or French doors.

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

Conditions of approval would ensure that all windows are appropriately recessed.

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

Conditions of approval would ensure that decorative lighting is incorporated seamlessly in the building design to enhance the architecture, promote pedestrian safety and support neighborhood security.

KEY DESIGN ISSUES

The proposed Macarthur Transit Village Stage 2 FDP is consistent with the requirements of the Preliminary Development Plan (PDP) and the terms of the Development Agreement (DA), as noted above. The proposed project is generally attractively designed. However, staff has worked with the applicant on specific architectural design details. The following is a summary of the key design issues staff has identified related to the proposal:

Site Planning

Staff supports the basic site plan, with sub-grade parking, the building fronting Internal Street and the northern property line, and front stoops along the western and northern building frontages. However, staff believes that the project should include a clear visual, if not actual, connection between Internal Street and Apgar Street at the rear of the property. Staff previously recommended aligning the building lobby and project courtyard with Apgar Street to provide a visual connection between Telegraph Avenue and Internal Street, thereby providing a more integrated feel between the existing neighborhood and the planned transit village.

The current plans indicate a subtle connection between Internal and Apgar Streets, where the lobby, courtyard and Apgar Street are connected but do not provide a clear connection into the project or between the public and private realms. The applicant has designed the Apgar Street project entry to be inviting and provide a formal-feeling entrance from that location.

Western Elevation (Internal Street)

The western project elevation fronting Internal Street includes many desirable features and design details, as noted above. Staff previously recommended accentuating the northwestern corner of the building to provide a visual identity and marker. Staff specifically recommended providing more openness in the building at the corner and making the corner a tower or otherwise distinguishing it from the rest of the building.

The revised plans distinguish the northwestern corner of the building with a change in massing and rhythm of components.

Eastern Elevation (Apgar Street)

Although the front of the proposed project is located along Internal Street, the rear of the project also fronts a public street, Apgar Street, and is visible from Telegraph Avenue, a major arterial street. The project is designed to include a lobby and courtyard that provide modest visual access through the site from Apgar Street to Internal Street. In addition, the project entrance from Apgar Street is designed to increase connectivity between the public and private realms. That said, staff remains concerned that the connectivity between the public and private realm and between Apgar and Internal Streets is not yet provided to the extent that it should be. Ideally, staff believes that the lobby fronting Internal Street and the internal courtyard should be aligned with each other and with Apgar Street to provide a direct visual connection between the two streets and to provide an intentional connection between Apgar Street and the project. Staff finds that the approach taken by the applicant is more subtle and seeks review and direction from the Design Review Committee, specifically this issue.

Courtyards

The two proposed project courtyards are attractively designed and include desirable features for a multi-family residential project. In particular, the northernmost courtyard is adjacent to the community and laundry rooms, maximizing potential use of the outdoor space. The proposed exterior building materials are finer-grain facing the courtyards, and conditions of approval could specify child-friendly materials and features, as well.

As noted above, staff is concerned that the northernmost courtyard and rear project entry are not aligned with Apgar Street to maximize the transparency of the project and the connection between the public and private realms.

CONCLUSION

Staff recommends that the Design Review Committee take public testimony on the design of the proposal and provide direction to staff and the applicant on the key design issues identified above.

Prepared by:

Catherine Payne
Planner III

Approved by:

SCOTT MILLER
Zoning Manager

ATTACHMENT:

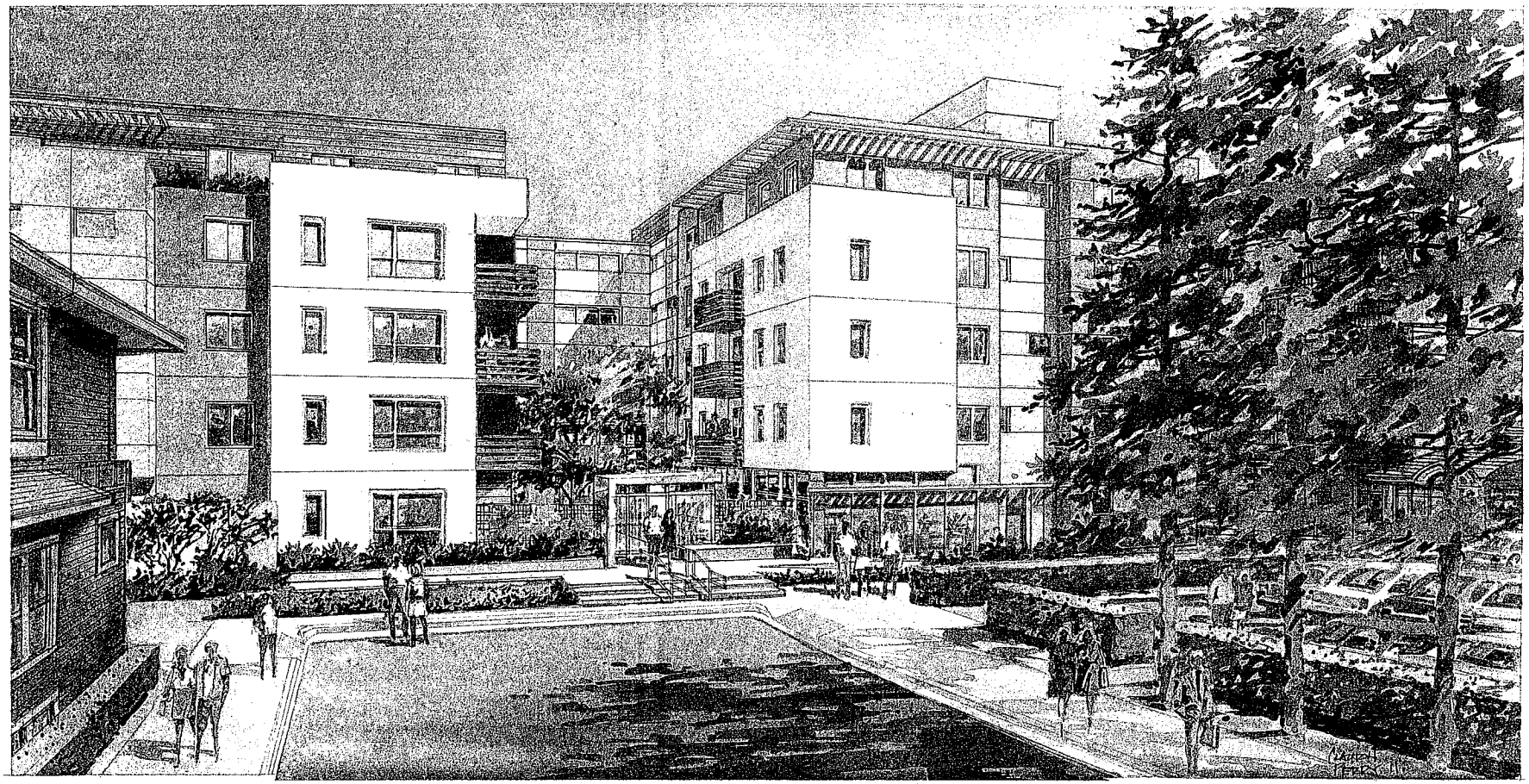
A. FDP Stage Two Project Plans

MTVD ***FINAL DEVELOPMENT PLAN***

MACARTHUR TRANSIT VILLAGE - BLOCK D | INTERNAL VIEW

OAKLAND, CA | FEBRUARY 7, 2011 | BRIDGE; SAN FRANCISCO, CA

VAN METER
WILLIAMS
POLLACK LLP



MTVD *FINAL DEVELOPMENT PLAN*

MACARTHUR TRANSIT VILLAGE - BLOCK D | APGAR/ TELEGRAPH VIEW

OAKLAND, CA | FEBRUARY 7, 2011 | BRIDGE; SAN FRANCISCO, CA

VAN METER
WILLIAMS
POLLACK LLP

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES (IF CONFLICTS OCCUR, THE MORE STRINGENT REGULATION GOVERNS), REQUIREMENTS AS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS, AND THE RULES AND REGULATIONS OF THE UTILITY COMPANIES SERVING THIS PROJECT.

2007 EDITION OF THE CALIFORNIA CODE OF REGULATIONS - TITLE 24 (CA BUILDING STANDARDS CODE)

PART 2 - CALIFORNIA BUILDING CODE [CBC]	2007 EDITION (TAKEN FROM 2006 IBC)
PART 3 - CALIFORNIA ELECTRICAL CODE	2007 EDITION (TAKEN FROM 2005 NEC)
PART 4 - CALIFORNIA MECHANICAL CODE	2007 EDITION (TAKEN FROM 2006 UMC)
PART 5 - CALIFORNIA PLUMBING CODE	2007 EDITION (TAKEN FROM 2006 UPC)
PART 6 - CALIFORNIA ENERGY CODE	2008 CALIFORNIA ENERGY CODE
PART 7 - CALIFORNIA ELEVATOR SAFETY CODE	2007 EDITION
PART 9 - CALIFORNIA FIRE CODE	2007 EDITION (TAKEN FROM 2006 UFC)

OAKLAND MUNICIPAL CODE	2006 EDITION
TITLE 15 - BUILDING AND CONSTRUCTION	CHAPTER 15.04 - AMENDMENTS TO THE 2007 CA CODE OF REGULATIONS PARTS 2, 3, 4, AND 5.
TITLE 17 - PLANNING	CHAPTER 17.28 - R-70 HIGH DENSITY RESIDENTIAL ZONE REGULATIONS
	CHAPTER 17.97 - S-15 TRANSIT ORIENTED DEVELOPMENT ZONE REGULATIONS
TITLE 18 - SUSTAINABILITY	CHAPTER 18.02 - SUSTAINABLE GREEN BUILDING REQUIREMENTS FOR PRIVATE DEVELOPMENT

* ALL RESIDENTIAL UNITS ARE GOVERNED BY CHAPTER 11A & THE FAIR HOUSING ACT, ALL COMMON AREAS ARE GOVERNED BY CHAPTER 11B & ADAAG

CONSTRUCTION CLASSIFICATION

CONSTRUCTION TYPES	
R-2, 5 STORIES	TYPE II A [CBC TABLE 503]
S-2, BASEMENT	TYPE IA [CBC 509.2]

CONSTRUCTION FIRE-RESISTIVE REQUIREMENTS	
EXTERIOR BEARING WALLS	2-HR RATED CONSTRUCTION [CBC TABLE 601] FIRE TREATED WOOD ALLOWED IN UP TO 2-HR WALL PER 602.3
EXTERIOR NON-BEARING WALLS	1-HR RATED CONSTRUCTION IF < 30' FROM PROPERTY LINE [CBC TABLES 601 & 602]
	NON-RATED IF 30' OR GREATER FROM PROPERTY LINE [CBC TABLES 601 & 602]
STRUCTURAL FRAME	1-HR RATED CONSTRUCTION [CBC TABLE 601]
INTERIOR BEARING WALLS	1-HR RATED CONSTRUCTION [CBC TABLE 601]
INTERIOR NON-BEARING WALLS	NON-RATED [CBC TABLE 601]
FLOOR CONSTRUCTION & SUPPORTING BEAMS AND JOISTS	1-HR RATED CONSTRUCTION [CBC TABLE 601]
ROOF CONSTRUCTION & SUPPORTING BEAMS AND JOIST	1-HR RATED CONSTRUCTION [CBC TABLE 601]
FIRE WALL	3-HR RATED CONSTRUCTION [CBC TABLE 705.4]
OCCUPANCY SEPARATION R-2 TO S-2	1-HR RATED CONSTRUCTION [CBC TABLE 508.3.3]
DWELLING UNIT / TENANT SEPARATION WALLS & FLOORS WITHIN R-2	1-HR RATED CONSTRUCTION [CBC 708.3, 711.3]
CORRIDORS WALLS & FLOORS WITHIN R-2	1-HR RATED CONSTRUCTION [CBC 708.3, 711.3, 1017.1]
INTERIOR STAIRS	2-HR RATED CONSTRUCTION [CBC 707.4, 509.2.2]
ELEVATOR	2-HR RATED CONSTRUCTION [CBC 707.14, 509.2.2]
ENCLOSED ELEVATOR LOBBIES NOT REQ'D IN BLDGS PROTECTED BY SPRINKLER SYST. [CBC 707.14.1.4]	
SHAFT ENCLOSURES	1-HR RATED WHERE CONNECTING < 4 STORIES [CBC 707.4]
	2-HR RATED WHERE CONNECTING 4 OR MORE STORIES [CBC 707.4]
	2-HR RATED AT R-2 TO S-2 OCCUPANCY SEPARATION

INCIDENTAL USE AREAS	
FURNACE ROOM (W/ EQUIP. > 400,000 BTUS/HR)	1-HR RATED CONSTRUCTION [PER CBC TABLE 508.2]
BOILER ROOM (W/ EQUIP. > 15 PSI OR 10 HORSEPOWER)	1-HR RATED CONSTRUCTION [PER CBC TABLE 508.2]
LAUNDRY ROOM (OVER 100 SQFT)	1-HR RATED CONSTRUCTION [PER CBC TABLE 508.2]
STORAGE ROOM (OVER 100 SQFT)	1-HR RATED CONSTRUCTION [PER CBC TABLE 508.2]
TRASH ROOMS (OVER 100 SQFT)	1-HR RATED CONSTRUCTION [PER CBC TABLE 508.2, 707.13.3]

OCCUPANCY CLASSIFICATION & EXITING

FLOOR / ROOM DESIGNATION	OCCUPANCY GROUP [CBC Chapter 3]	LOAD FACTOR [CBC Table 1004.1.1]	FLOOR AREA [Gross Area per CBC 1002]	OCCUPANT LOAD [floor area / load factor]	MAX LOAD FOR 1 EXIT [CBC Table 1021.1]	EGRESS INCHES [CBC Table 1005.1] STAIRWAY	OTHER	EXITS REQUIRED FROM SPACE
GARAGE LEVEL PARKING	S-2	200	29,910 sf	150.0	29	30	23	2
GARAGE LEVEL ELEC. ROOM	S-2 INCIDENTAL USE	300	0 sf	0.0	29	0	0	1
GARAGE LEVEL MAINTENANCE	S-2 INCIDENTAL USE	300	0 sf	0.0	29	0	0	1
GARAGE LEVEL UTILITY/STORAGE	S-2 INCIDENTAL USE	300	0 sf	0.0	29	0	0	1
GARAGE LEVEL UTILITY/STORAGE	S-2 INCIDENTAL USE	300	0 sf	0.0	29	0	0	1
TOTAL			29,910 sf	150.0				
LEVEL ONE RESIDENTIAL	R-2	200	20,085 sf	101.0	10	21	16	2
LEVEL ONE COMMUNITY ROOM	R-2 ACCESSORY	7	0 sf	0.0	10	0	0	2
LEVEL ONE STORAGE	R-2 ACCESSORY	300	0 sf	0.0	10	0	0	1
LEVEL ONE RESTROOM	R-2 ACCESSORY	300	0 sf	0.0	10	0	0	1
LEVEL ONE LAUNDRY	R-2 INCIDENTAL USE	200	0 sf	0.0	10	0	0	1
LEVEL ONE OFFICE	R-2 ACCESSORY	100	0 sf	0.0	10	0	0	1
LEVEL ONE JANITOR	R-2 ACCESSORY	300	0 sf	0.0	10	0	0	1
LEVEL ONE TRASH	R-2 INCIDENTAL USE	300	0 sf	0.0	10	0	0	1
LEVEL ONE EGRESS COMPONENTS	R-2 ACCESSORY	200	0 sf	-	-	-	-	-
TOTAL			20,085 sf	101.0				
LEVEL TWO RESIDENTIAL	R-2	200	21,694 sf	109.0	10	22	17	2
LEVEL TWO JANITOR	R-2 ACCESSORY	300	0 sf	0.0	10	0	0	1
LEVEL TWO MECHANICAL	R-2 ACCESSORY	300	0 sf	0.0	10	0	0	1
LEVEL TWO TRASH	R-2 INCIDENTAL USE	200	0 sf	0.0	10	0	0	1
LEVEL TWO EGRESS COMPONENTS	R-2 ACCESSORY	200	0 sf	-	-	-	-	-
TOTAL			21,694 sf	109.0				
LEVEL THREE RESIDENTIAL	R-2	200	21,694 sf	109.0	10	22	17	2
LEVEL THREE MECHANICAL	R-2 ACCESSORY	300	0 sf	0.0	10	0	0	1
LEVEL THREE LAUNDRY	R-2 INCIDENTAL USE	200	0 sf	0.0	10	0	0	1
LEVEL THREE TRASH	R-2 INCIDENTAL USE	200	0 sf	0.0	10	0	0	1
LEVEL THREE EGRESS COMPONENTS	R-2 ACCESSORY	200	0 sf	-	-	-	-	-
TOTAL			21,694 sf	109.0				
LEVEL FOUR RESIDENTIAL	R-2	200	21,694 sf	109.0	10	22	17	2
LEVEL FOUR JANITOR	R-2 ACCESSORY	300	0 sf	0.0	10	0	0	1
LEVEL FOUR MECHANICAL	R-2 ACCESSORY	300	0 sf	0.0	10	0	0	1
LEVEL FOUR TRASH	R-2 INCIDENTAL USE	200	0 sf	0.0	10	0	0	1
LEVEL FOUR EGRESS COMPONENTS	R-2 ACCESSORY	200	0 sf	-	-	-	-	-
TOTAL			21,694 sf	109.0				
LEVEL FIVE RESIDENTIAL	R-2	200	19,751 sf	99.0	10	20	13	2
LEVEL FIVE MECHANICAL	R-2 ACCESSORY	300	0 sf	0.0	10	0	0	1
LEVEL FIVE LAUNDRY	R-2 INCIDENTAL USE	200	0 sf	0.0	10	0	0	1
LEVEL FIVE TRASH	R-2 INCIDENTAL USE	200	0 sf	0.0	10	0	0	1
LEVEL FIVE EGRESS COMPONENTS	R-2 ACCESSORY	200	0 sf	-	-	-	-	-
TOTAL			19,751 sf	99.0				
TOTAL BUILDING (GROSS) AREA (PER CBC 1002) =			134,868 sf					

OPENING PROTECTIONS

BUILDING ELEVATION	LABELED IN DIAGRAM	DISTANCE FROM PROPERTY LINE	MAX. ALLOWABLE AREA OF EXT. WALL OPENINGS Unprotected	Protected	ELEVATION AREA	AREA OF EXTERIOR WALL OPENINGS	OPENINGS AS % OF EXTERIOR WALL
PARCEL D							
WEST	-	23' TO CL STREET	45%	no limit	- sqft	- sqft	-
NORTH	-	20' TO P.L.	25%	75%	- sqft	- sqft	-
EAST	-	10'	10%	25%	- sqft	- sqft	-
SOUTH	-	10'	10%	25%	- sqft	- sqft	-
TYPICAL COURTYARD*	-	17'	25%	75%	- sqft	- sqft	-

*per CBC 704.8.1 if sprinklers are installed in accordance with 903.3.1.1 then opening sizing is the same as if protected.

ALLOWABLE AREA

OCCUPANCY GROUP	TYPE	BASIC ALLOWABLE AREA [CBC Table 503 TYPE IIA]	FRONTAGE INCREASE - ALLOW. AREA [CBC 506.2]	SPRINKLER SYST. - ALLOW. AREA [CBC 506.3] Is = 0 DUE TO HEIGHT	TOTAL AREA MODIFICATION [CBC 506.1] & [CBC 506.4]
R-2	IIA	24,000 sf	If = (507/1005-0.25) x (27.79/30) = 0.2357		Aa = (24,000 + (24,000 x 0.2357) + (0)) = 29,656 sf/story
TOTAL R2					TOTAL AREA MODIFICATION: (29,656)2 = 59,316 SF PER BLDG
S-2	IA	CONSIDERED A BASEMENT & NOT INCLUDED IN TOTAL ALLOWABLE AREA (CBC 506.1.1)			UNLIMITED

ALLOWABLE STORIES

BUILDING / ZONE DESIGNATION	OCCUPANCY GROUP	BASIC ALLOW. STORIES [CBC Table 503]	SPRINKLERED ALLOWABLE STORIES [CBC Table 503, 504.2]	MAX. HEIGHT [CBC Table 503, 504.2]	PROVIDED STORIES	ACTUAL HEIGHT
RESIDENTIAL	R-2 (TYPE IIA)	4 STORIES	5 STORIES	85'	5, PLUS BASEMENT	55' + MECHANICAL

FIRE SPRINKLER REQUIREMENTS

SPRINKLER SYSTEM NOTES ARE FOR REFERENCE ONLY, SPRINKLER SYSTEM SHALL BE DESIGN / BUILD AND DRAWINGS SHALL BE SUBMITTED BY SPRINKLER SUBCONTRACTOR UNDER SEPARATE PERMIT.

APPROVED AUTOMATIC SPRINKLER SYSTEM REQUIRED THROUGHOUT PER NFPA 13 REQUIREMENTS.

OTHER CODE PROVISIONS

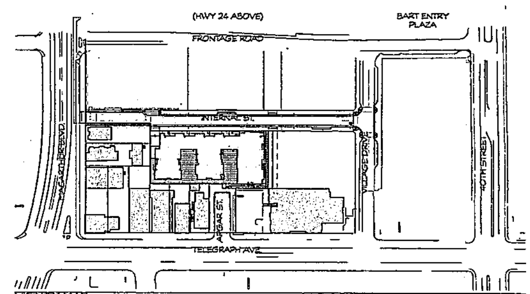
AT LEAST 1 STAIRWAY SHALL EXTEND TO ROOF EXCEPT WHERE ROOF SLOPE EXCEEDS 4:12 (CBC 1009.11)

WINDOWS IN HABITABLE ROOMS SHALL HAVE A MINIMUM NET GLAZED AREA OF 8% OF THE FLOOR AREA. [CBC 1205.2] THE MINIMUM OPENABLE AREA TO BE 4% OF THE FLOOR AREA. [CBC 1203.4.1]

FIRE EXTINGUISHERS SHALL BE MOUNTED IN COMMON AREAS, CORRIDORS, PATH OF EXIT TRAVEL AT OR LESS THAN 75' FROM ANY LOCATION OR 1 FIRE EXTINGUISHER EVERY 3,000 S.F. WHICHEVER RESULTS IN A HIGHER COUNT. SEE PLANS FOR LOCATIONS.

UNIT ENTRY DOORS, NOT LOCATED ALONG AN ACCESSIBLE PATH OF TRAVEL, DOES NOT SWING OUT OVER THE STEP, AND IS NOT REQUIRED AS A MEANS OF EGRESS, MAY HAVE A VERTICAL STEP AT THE DOOR THRESHOLD UP TO 7-3/4" [CBC 1008.1.6 EXCEPTION]

AREA OF REFUGE: 1 SPACE PER AREA IS ALLOWED IF OCCUPANT LOAD IS LESS THAN 200 ON FLOOR BEING SERVED PER ENFORCING AGENCY APPROVAL. [CBC 1007.6.1]



VICINITY MAP

PROJECT DATA

SITE AREA: 34,107.25 SF / 0.78 ACRE

UNIT COUNT:
2 STUDIO
22 1 BEDROOM
29 2 BEDROOM
37 3 BEDROOM
90 TOTAL

DENSITY: 115 DU/ACRE

BUILDING AREA:
RESIDENTIAL 104,959 SF
GARAGE 29,910 SF
134,868 SF

PLANNING DATA

TITLE 17 - OAKLAND PLANNING CODE		CHAPTER 17.28 - R-70 HIGH DENSITY RESIDENTIAL ZONE REGULATIONS; CHAPTER 17.97 - S-15 TRANSIT ORIENTED DEVELOPMENT ZONE REGULATIONS
PRIMARY ZONING DESIGNATION:		S-15 TOD ZONE
USABLE OPEN SPACE REQUIRED	75 SF per unit	PER Title 17 sec.17.97.170 (ORDINANCE NO. 12883 C.M.S.)
TOTAL	6,750 SF	
PROVIDED	2,996.6 SF	PRIVATE USABLE OPEN SPACE (BALCONIES)
	253.0 SF	PUBLIC GROUND-FLOOR PLAZA
	5,745.9 SF	COURTYARDS
TOTAL	8,995.5 SF	
PARKING REQUIRED	0.5 space per unit	PER Title 17 sec.17.116.050
TOTAL	45 spaces	
PROVIDED	90 spaces	1:1 RATIO WITH ALTERNATIVE BAY SIZES
BIKE PARKING REQUIRED	1 space per 4 units	LONG TERM
	1 space per 20 units	SHORT TERM
TOTAL (PROVIDED)	23 spaces	LONG TERM
	5 spaces	SHORT TERM

S-15 TOD Zone, Primary zoning designation.

S-15 Open Space: 75 SF per unit, 10' widened sidewalk allowed for up to 20% of open space requirement. Included sidewalk cannot be a 'required' side walk, and be at least 10' wide. Depending on what 'required' means it may limit ability of counting this area towards the open space requirements.

S-15 17.97.160 D Minimum Rear Yard 10' Minimum

S-15 17.97.150 Maximum Heights (Assume CDA governs 45-70' Max)

● DRAWING INCLUDED
– DRAWING NOT INCLUDED

		PLANNING DEPARTMENT (FDP) 12/15/10	PLANNING RESUBMITTAL (FDP) 2/7/11
GENERAL			
A0.00	COVER SHEET / PERSPECTIVE	●	●
A0.01	COVER SHEET / PERSPECTIVE		●
A0.10	DRAWING INDEX / PROJECT DIRECTORY/PROJECT DATA / CODE ANALYSIS	●	●
A0.30	EXISTING SITE PHOTOS	●	●
A0.40	MASTERPLAN COMPLIANCE DIAGRAMS	●	●
CIVIL			
C0.11	TOPOGRAPHIC AND TREE SURVEY	●	●
C3.01	GRADING AND DRAINAGE PLAN	●	●
C4.01	UTILITY PLAN	●	●
ARCHITECTURAL			
SITE PLANS, SECTIONS & DETAILS			
A1.10	SITE PLAN	●	●
BUILDING PLANS, SECTIONS & ELEVATIONS			
A2.10	GARAGE LEVEL - FLOOR PLAN	●	●
A2.11	LEVEL 1 - FLOOR PLAN	●	●
A2.12	LEVEL 2 - FLOOR PLAN	●	●
A2.13	LEVEL 3 - FLOOR PLAN	●	●
A2.14	LEVEL 4 - FLOOR PLAN	●	●
A2.15	LEVEL 5 - FLOOR PLAN	●	●
A2.16	BLDG. 1 - ROOF PLAN	●	●
A3.10	SECTION / ELEVATIONS/ MATERIALS KEY	●	●
A3.11	SECTION / ELEVATIONS	●	●
A4.10	PERSPECTIVE VIGNETTES	●	●
LANDSCAPE			
L1.01	MATERIALS PLAN	●	●
L1.02	PLANTING PLAN	●	●

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DATE	REVISIONS
2/07/11	FDP REVISION #1

Project:
MacArthur Transit Village - Block D
Oakland, CA, 94609

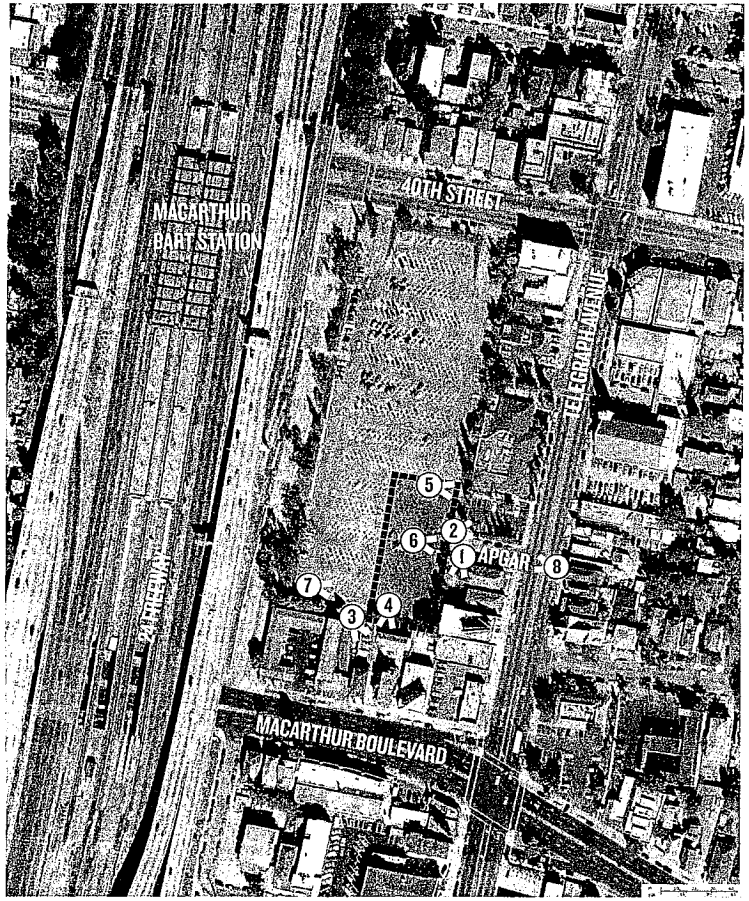
Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

Drawing Index/ Project Directory/ Project Data/ Code Analysis

Job #: 1014
Scale: AS NOTED
Date: 12/15/10

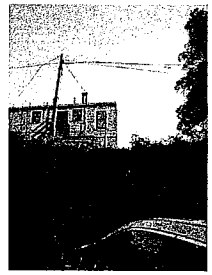
A0.10

Final Development Plan

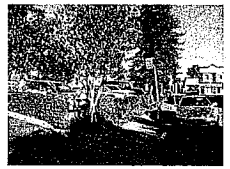


Aerial Site Map and Context

1. 3833 Telegraph (rear)


4. 514 West Macarthur Blvd.

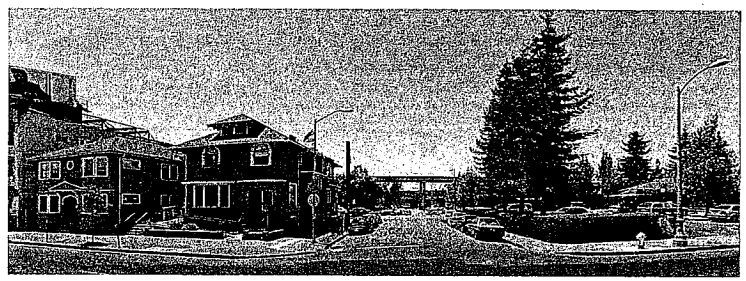
5. Trees at property line


2. 3875 Telegraph Ave. (parking)

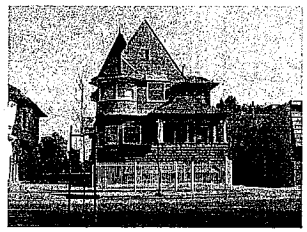
6. View down Apgar to Telegraph

3. Buildings to the South

7. View across lot to East


8. 3833-3875 Telegraph Ave.

518 West Macarthur Blvd.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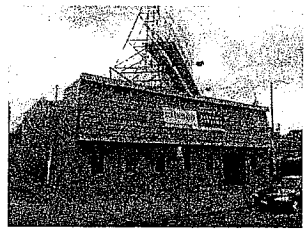
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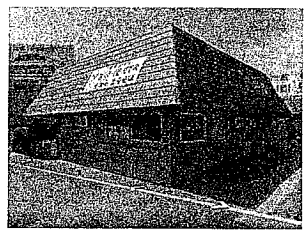
3801 Telegraph Ave.

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DATE	REVISIONS

Project:
MacArthur Transit Village - Block D

Oakland, CA, 94609

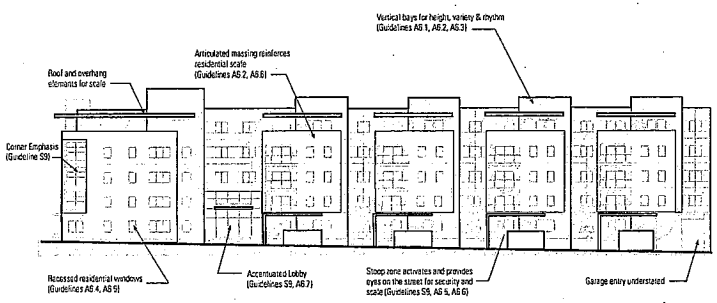
Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

Existing Site Photos

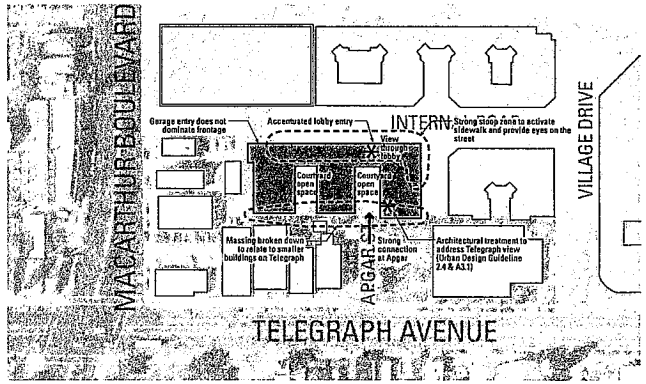
Job#: 1014
Scale: AS NOTED
Date: 12/05/10

A0.30

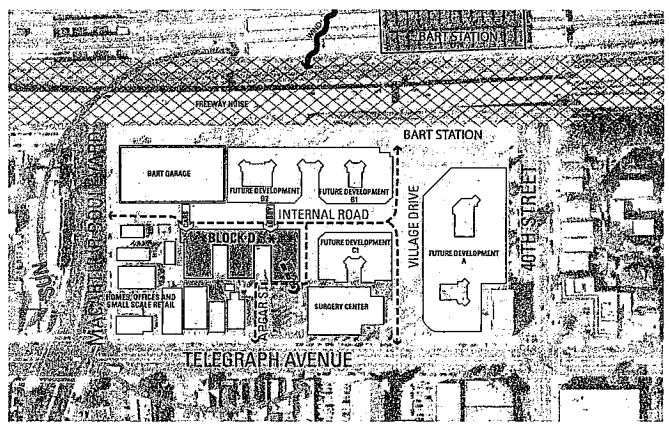
Final Development Plan



3 A0.40 DESIGN GUIDELINE COMPLIANCE - INTERNAL DRIVE



2 A0.40 SITE DIAGRAM



1 A0.40 VICINITY DIAGRAM

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  Oakland, CA 94612
  510-465-1584

DATE	REVISIONS

Project:

MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:

BRIDGE Housing

345 Spear Street, Suite 700
San Francisco, CA 94105

Master Plan Compliance Diagrams

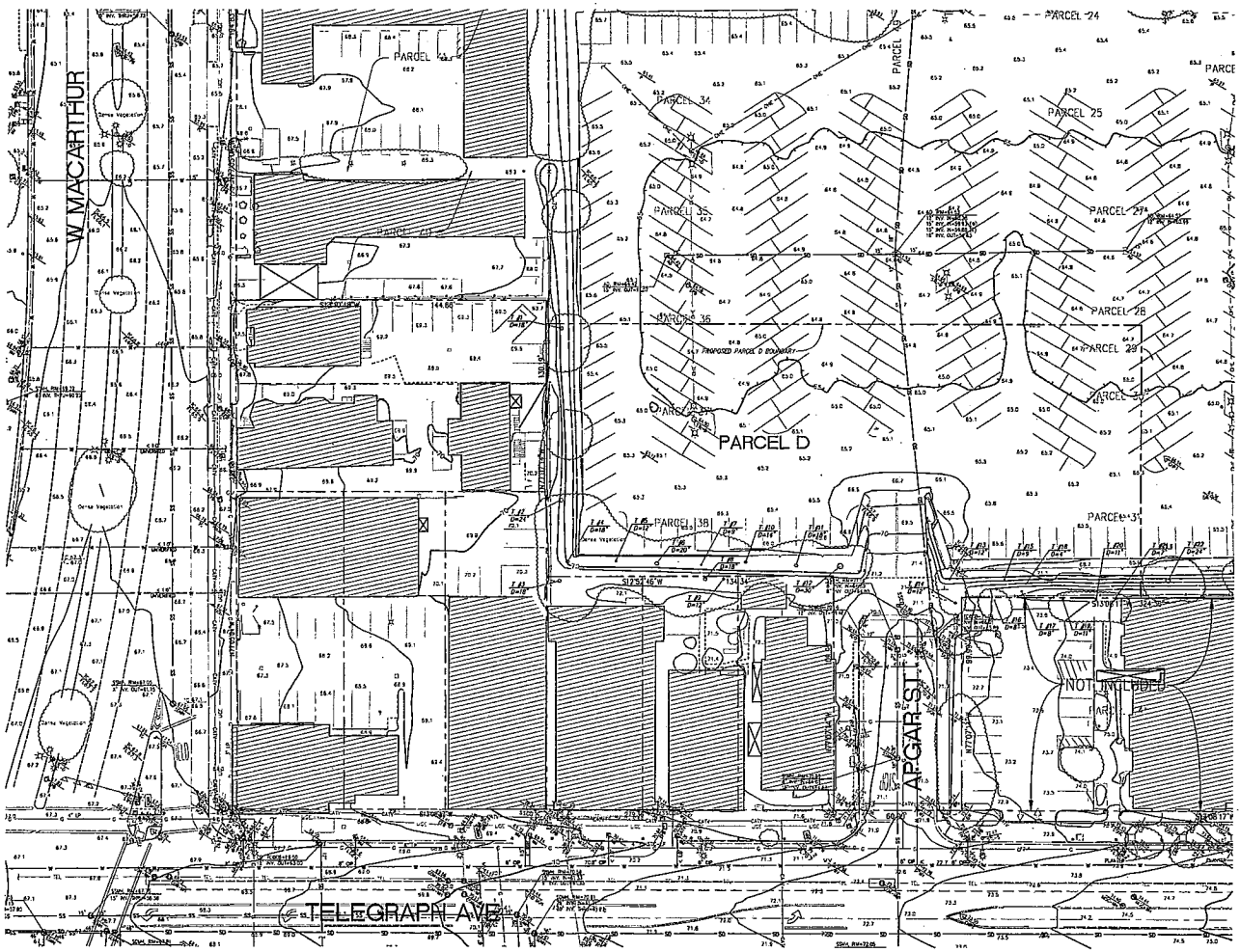
Job#: 1014

Scale: AS NOTED

Date: 02/15/10

A0.40

Final Development Plan



TREE ID	DIAMETER	SPECIES	TO BE REMOVED
T #1	16"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #2	24"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #3	18"	PERSEA AMERICANA, AVOCADO	
T #4	16"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #5	12"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #6	20"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #7	9"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #8	18"	ACACIA MELANOXYLON, BLACKWOOD ACACIA	
T #9	12"	ACACIA MELANOXYLON, BLACKWOOD ACACIA	
T #10	14"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #11	18"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #12	30"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #13	12"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #14	12"	LIQUIDAMBAR STYRACIFLUA, SWEETGUM	
T #15	9"	PITTOSPORUM EUGENIOIDES, LEMONWOOD	X
T #16	8"	LIQUIDAMBAR STYRACIFLUA, SWEETGUM	
T #17	8"	QUERCUS AGRIFOLIA, COAST LIVE OAK	
T #18	4"	QUERCUS AGRIFOLIA, COAST LIVE OAK	X
T #19	11"	LIQUIDAMBAR STYRACIFLUA, SWEETGUM	
T #20	11"	LIQUIDAMBAR STYRACIFLUA, SWEETGUM	
T #21	7"	LIQUIDAMBAR STYRACIFLUA, SWEETGUM	
T #22	24"	SEQUOIA SEMPERVIRENS, COAST REDWOOD	

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY BY SANDIS WITH AERIAL TOPOGRAPHIC SURVEY PERFORMED BY AERIAL PHOTOMAPPING SERVICES, 2929 LARKIN AVE. CLOVIS, CA 93612. JUNE 2005. 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.

C0.11 TOPOGRAPHIC & TREE SURVEY 1"=20'

FILE: Y:\PROJECTS\PLAN SETS\PARCEL D\C0.11.dwg Date:Dec 15, 2010 - 4:55pm

SANDIS OAKLAND SCALE: 1"=20'

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DATE	REVISIONS

Project:
MacArthur Transit Village - Block D

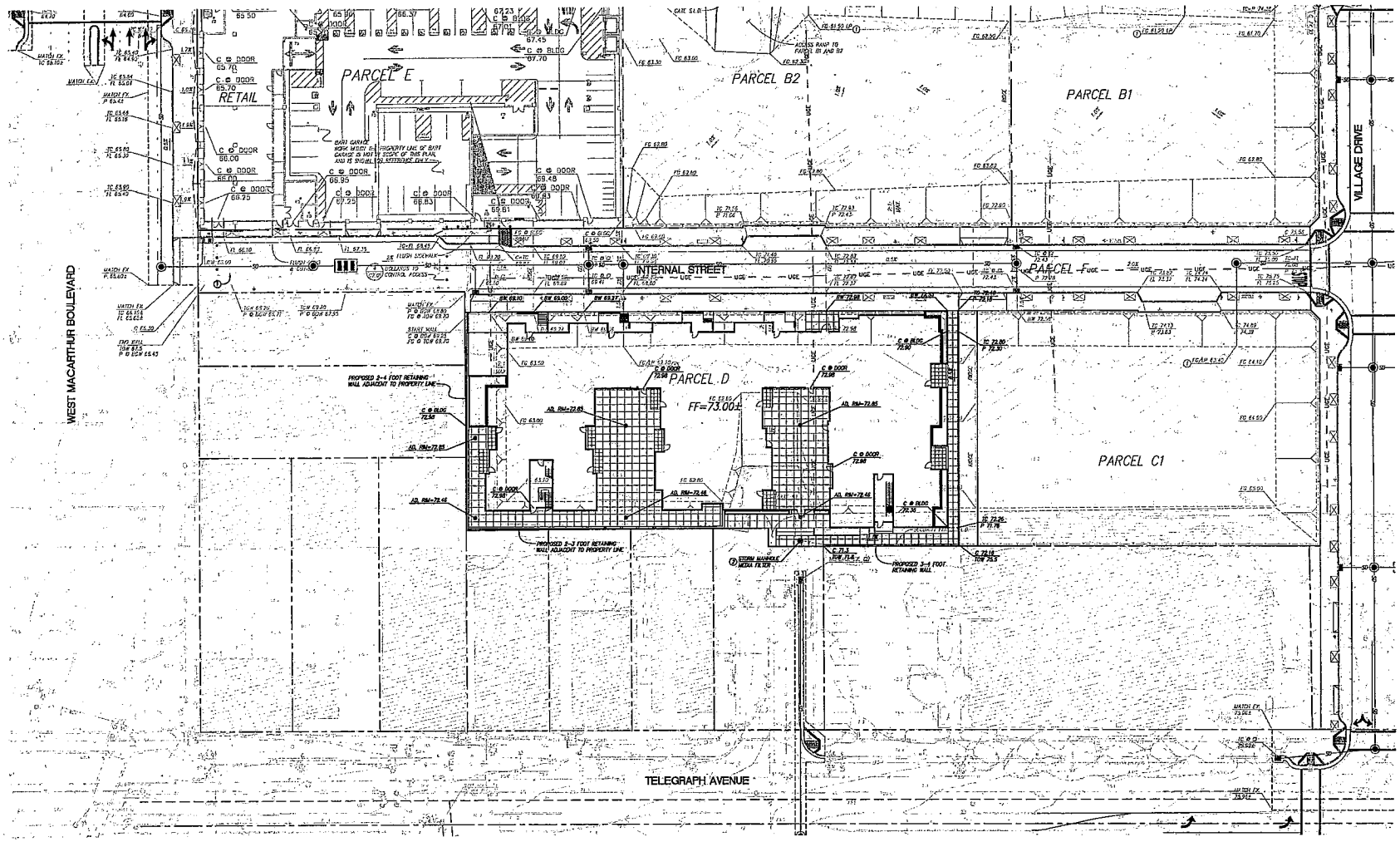
Oakland, CA, 94609

Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

TOPOGRAPHIC & TREE SURVEY

Job#: 1014
Scale: 1"=20'
Date: 12/15/10
Final Development Plan

C0.11



X C3.01 GRADING & DRAINAGE PLAN

1"=20'

File: I:\P\607128\PLAN SETS\PARCEL D\C3.01.dwg Date:Feb 03, 2011 - 2:45pm

GENERAL NOTES

1. WORK WITHIN PARCEL F AND APGAR STREET IS UNDER A SEPARATE PROJECT. SEE MACARTHUR TRANSIT VILLAGE SITE IMPROVEMENT PLANS.

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.

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DATE	REVISIONS
2/07/11	FDP REVISION #1

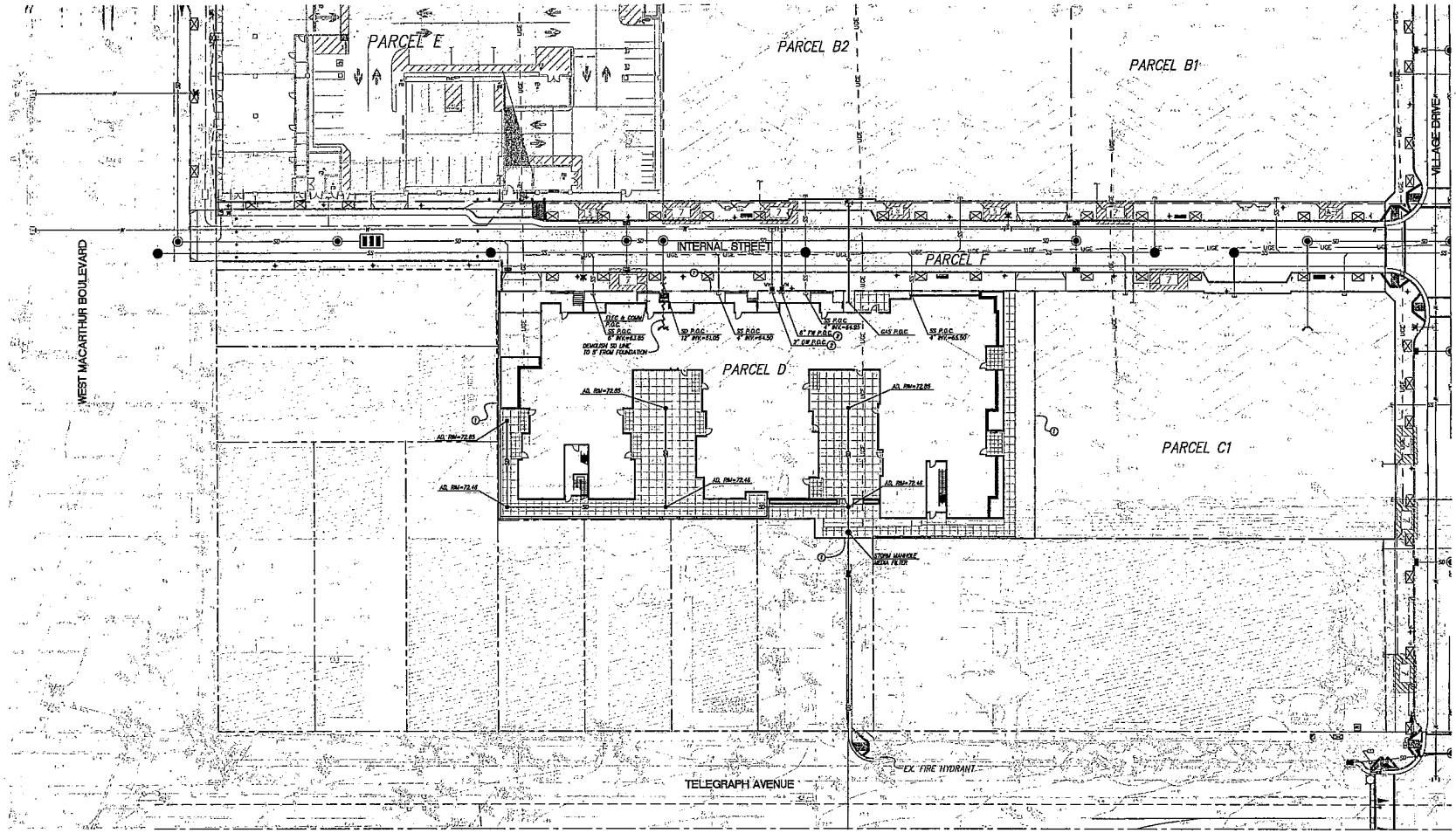
Project:
MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

GRADING & DRAINAGE PLAN

Job#: 1014
Scale: 1"=20'
Date: 12/15/10
C3.01
Final Development Plan



SHEET NOTES

1. UNIT OF WORK OF PARCEL D WORK IS AT PARCEL D PROPERTY LINE.
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.

C3.01 UTILITY PLAN AND PROFILE 1"=20'

File: Z:\P\607128\PLAN SETS\PARCEL D\C4.01.dwg Date:Feb 01, 2011 – 2:49pm

SANDIS OAKLAND SCALE 1"=20'

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DATE	REVISIONS
2/07/11	FDP REVISION #1

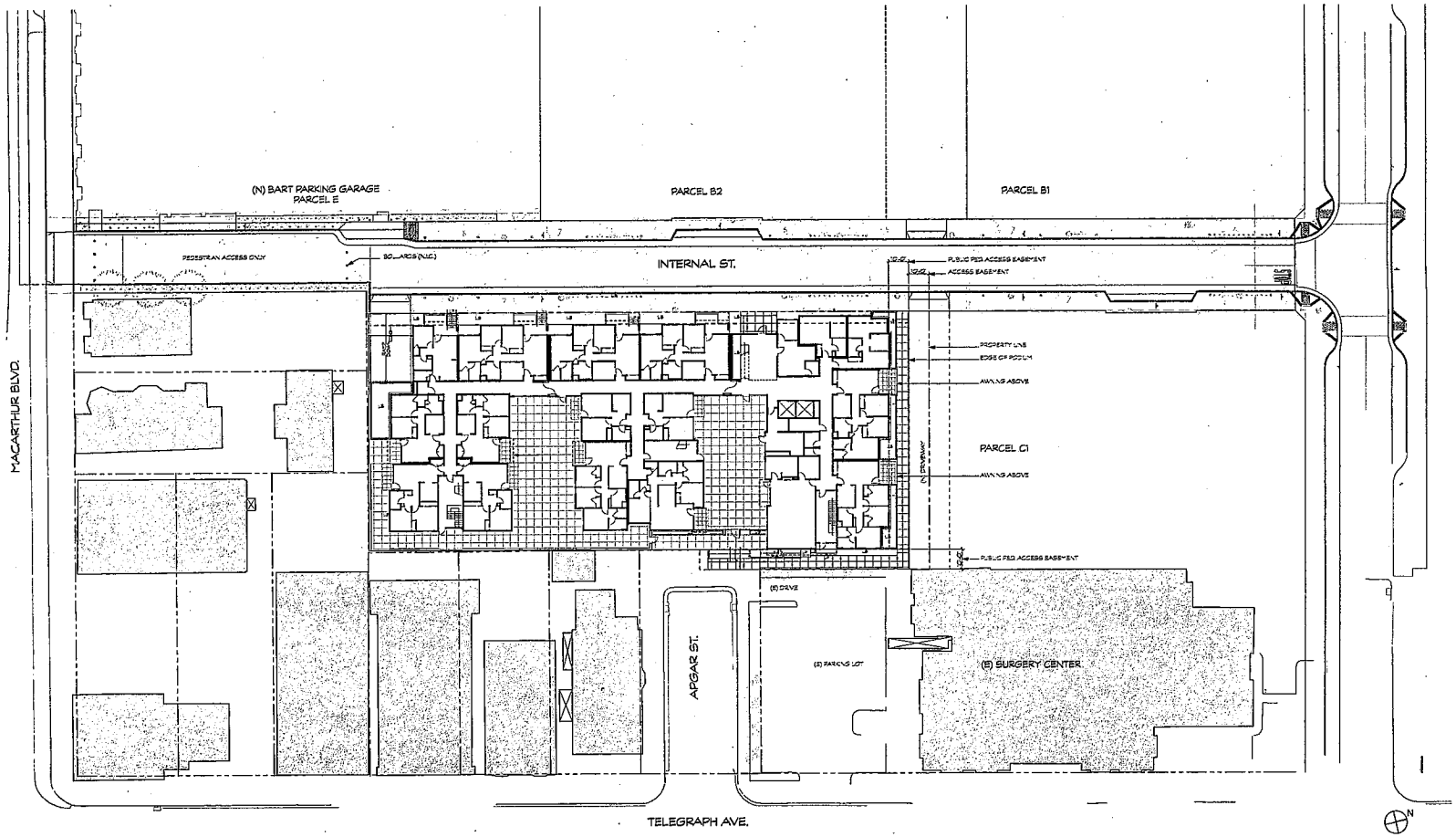
Project:
MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

UTILITY PLAN

Job#: 1014
Scale: 1"=20'
Date: 12/15/10
C4.01
Final Development Plan



1 A1.10 SITE PLAN

SCALE: 1" = 20'

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DATE	REVISIONS
2/07/11	FDP REVISION #1

Project:
MacArthur Transit Village - Block D

Oakland, CA, 94609

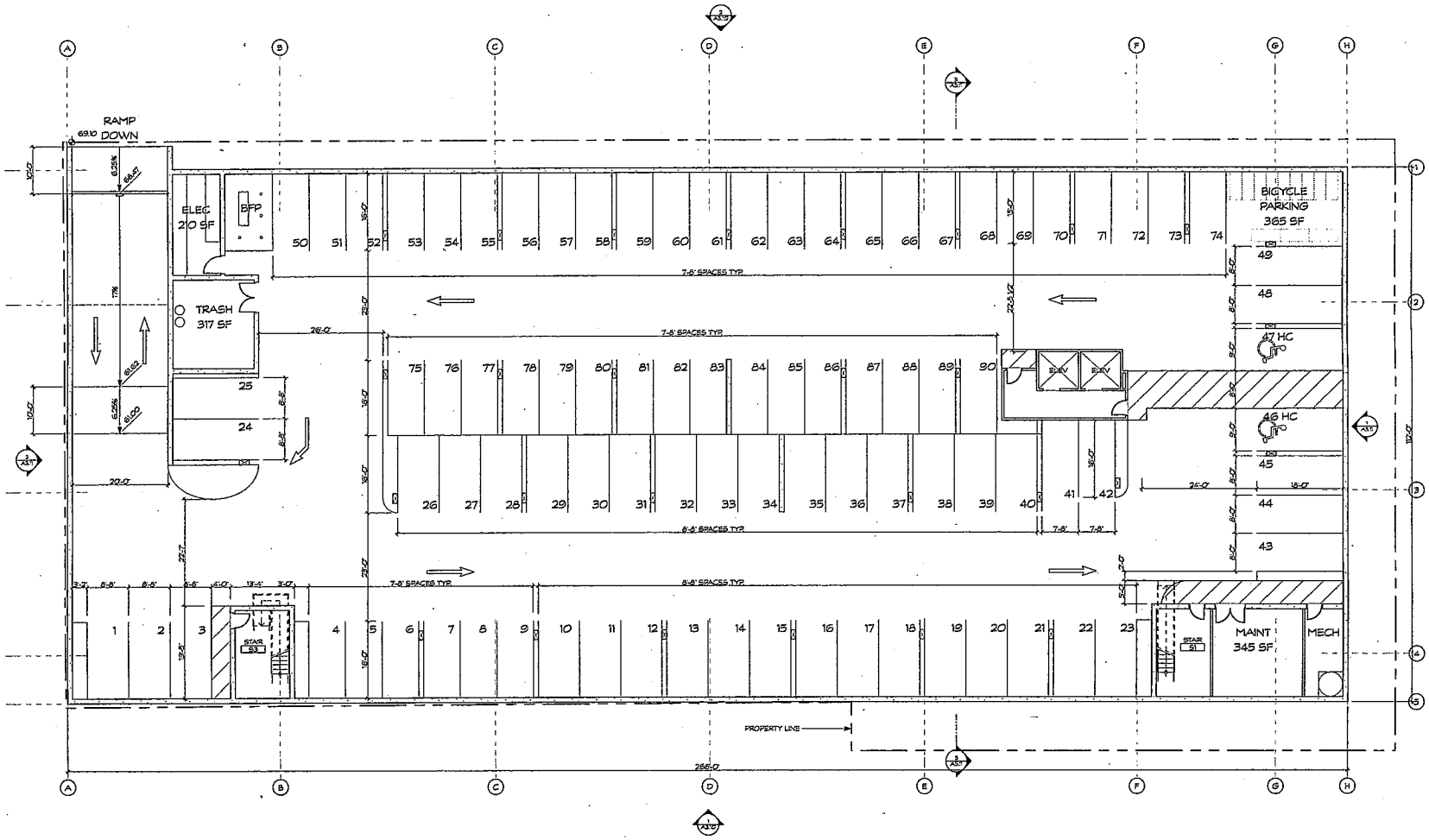
Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

Site Plan

Job #: 1014
Scale: AS NOTED
Date: 12/15/10

A1.10

Final Development Plan



1 A2.10 GARAGE

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DATE	REVISIONS

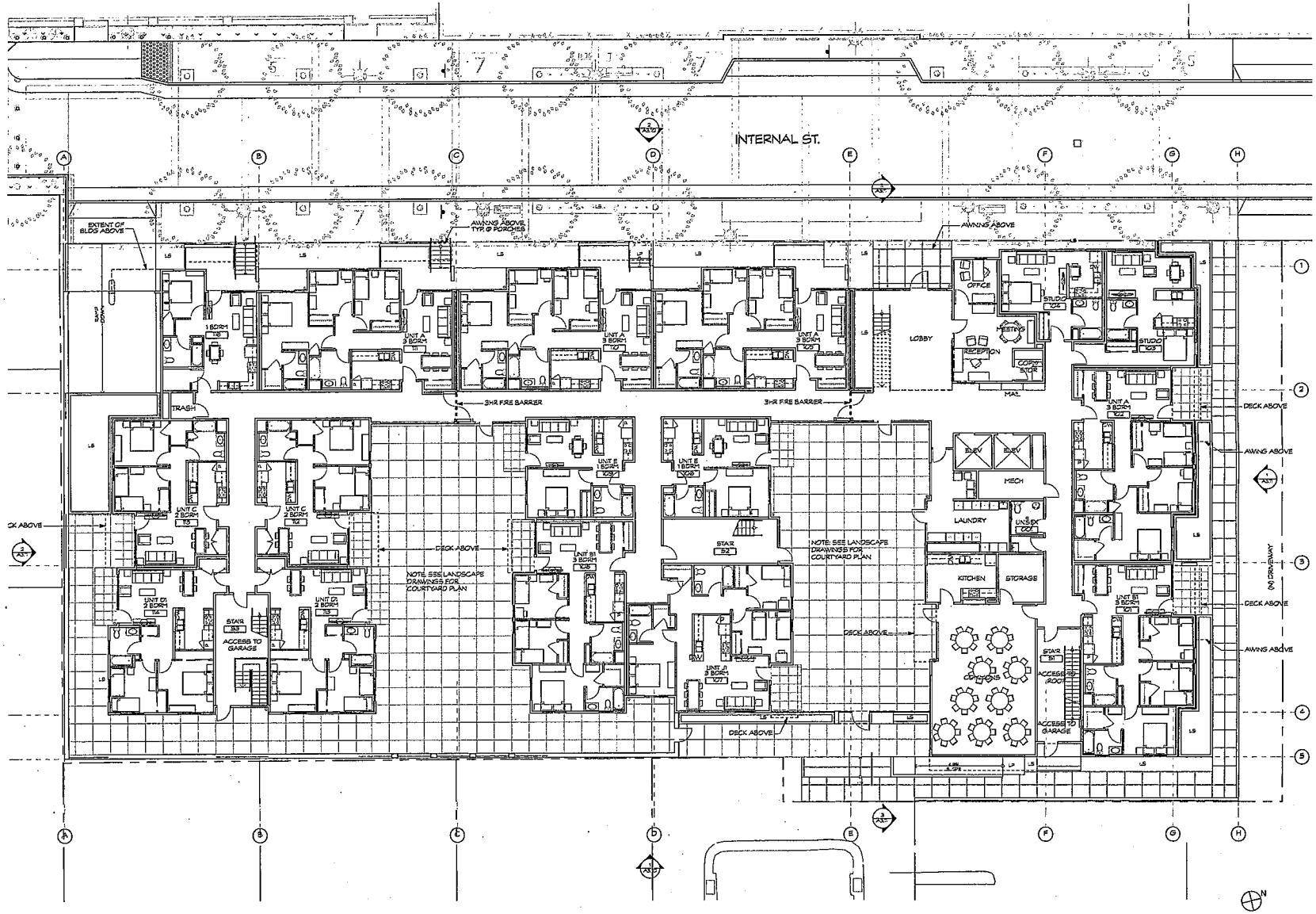
Project:
MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

Garage Level - Floor Plan

Job #: 0814
Scale: AS NOTED
Date: 10/5/10
A2.10
Final Development Plan



1 A2.11 FIRST FLOOR

SCALE: 1/8" = 1'-0"

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  510-835-1554

DATE	REVISIONS
2/20/10	FDP REVISION #1

Project:

MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:

BRIDGE Housing

345 Spear Street, Suite 700
San Francisco, CA 94105

Level 1 - Floor Plan

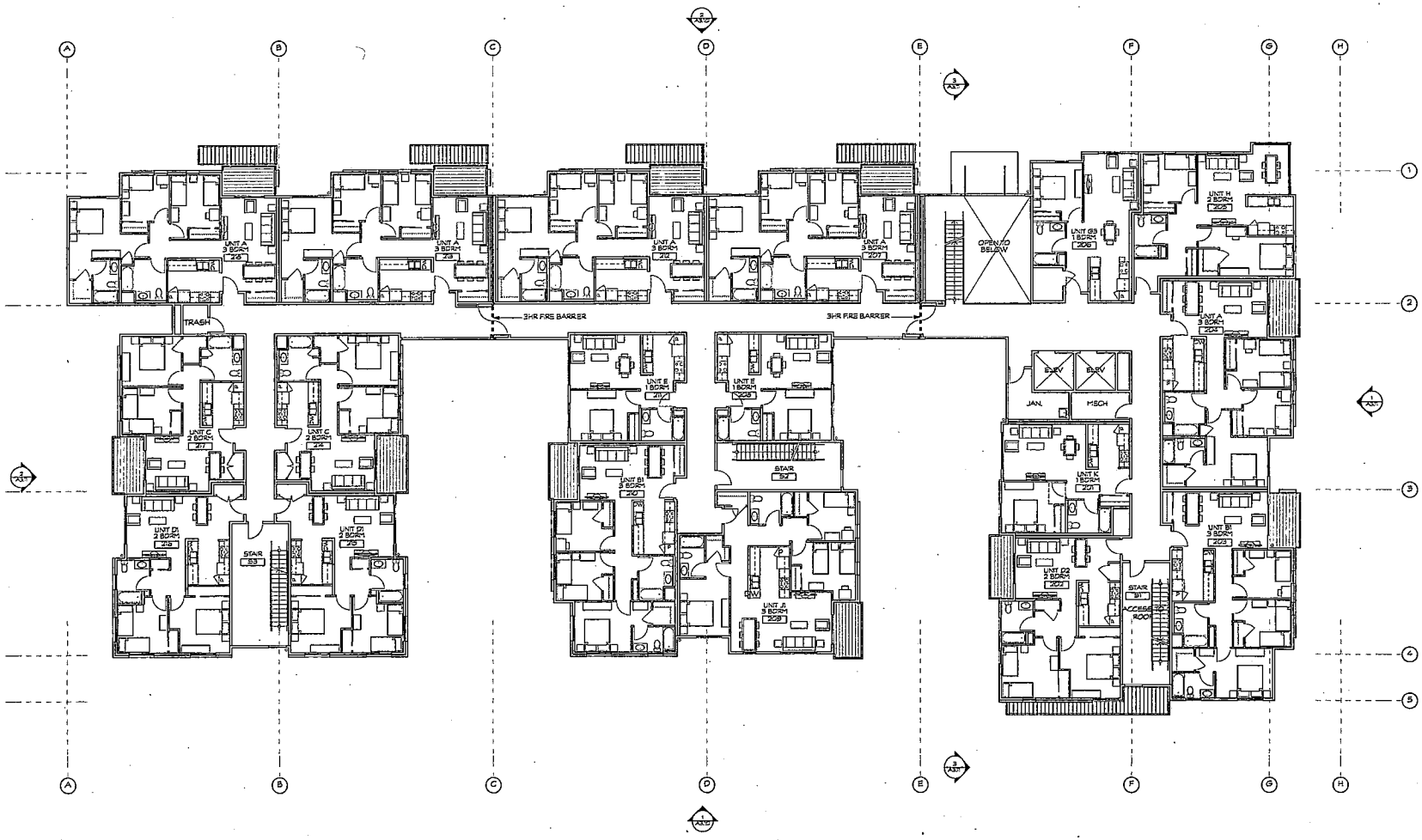
Job#: 1014

Scale: AS NOTED

Date: 12/15/10

A2.11

Final Development Plan



1 A2.12 SECOND FLOOR

SCALE: 1/8" = 1'-0"

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Oakland, CA 94612
510-451-1384

DATE	REVISIONS
2/03/11	FDP REVISION #1

Project:

MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:

BRIDGE Housing

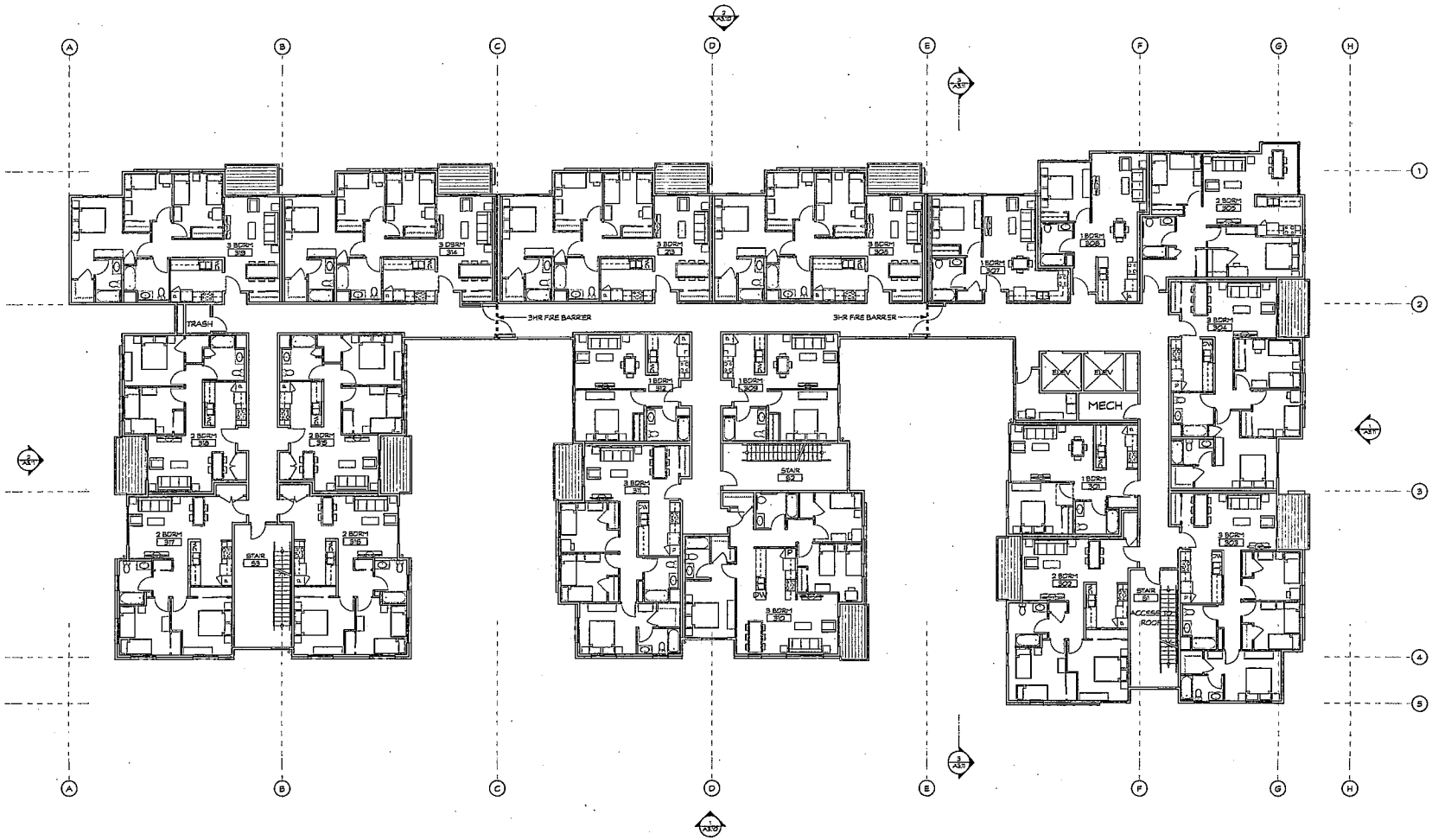
345 Spear Street, Suite 700
San Francisco, CA 94105

Level 2 - Floor Plan

Job#: 1014
Scale: AS NOTED
Date: 12/15/10

A2.12

Final Development Plan



1 A2.13 THIRD FLOOR

SCALE: 1/8" = 1'-0"

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DATE	REVISIONS

Project:

MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:

BRIDGE Housing

345 Spear Street, Suite 700
San Francisco, CA 94105

Level 3 - Floor Plan

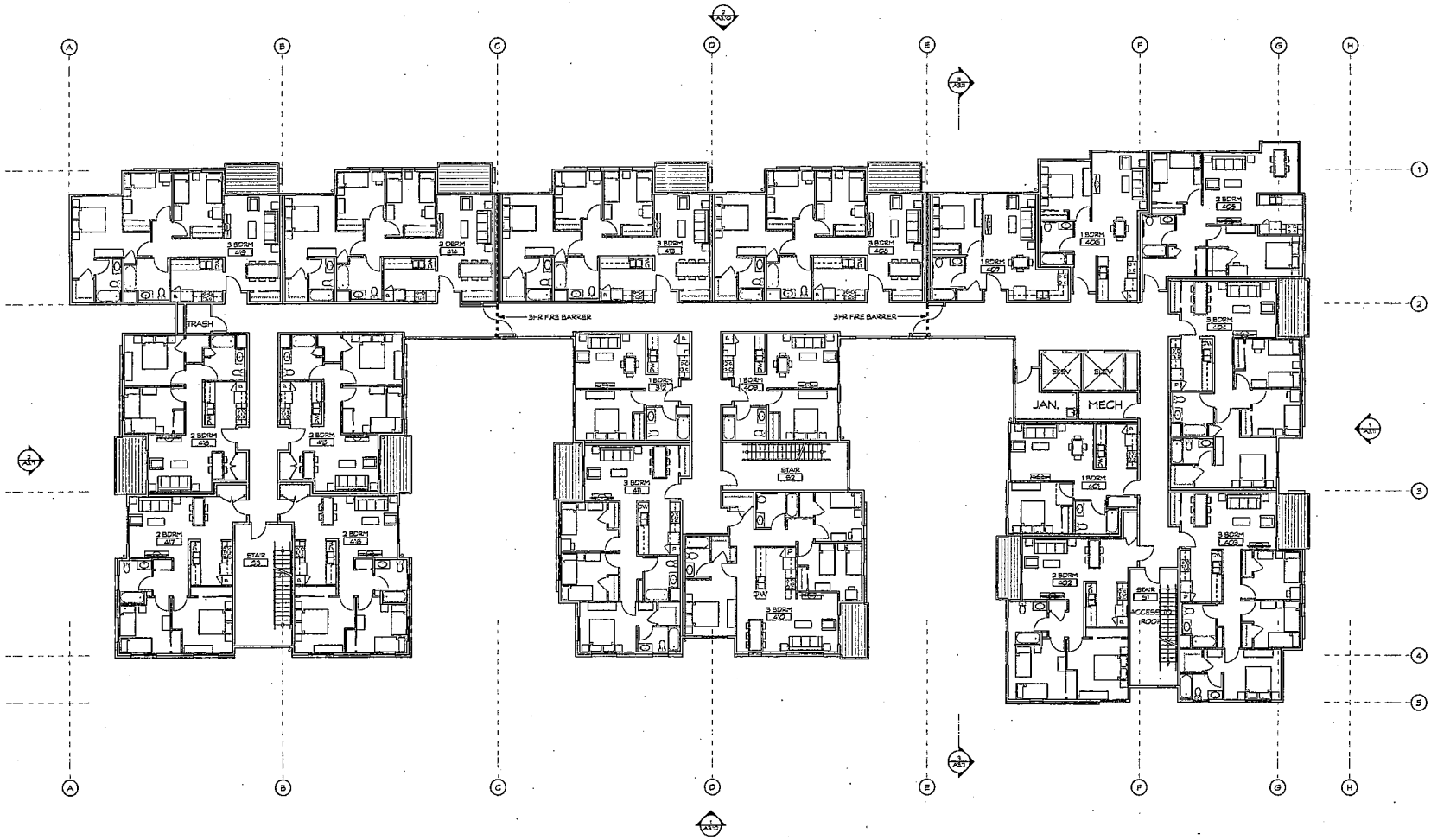
Job #: 1014

Scale: AS NOTED

Date: 12/6/10

A2.13

Final Development Plan



1 A2.14 FOURTH FLOOR

SCALE: 1/8" = 1'-0"

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DATE	REVISIONS

Project:

MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:

BRIDGE Housing

345 Spear Street, Suite 700
San Francisco, CA 94105

Level 4 - Floor Plan

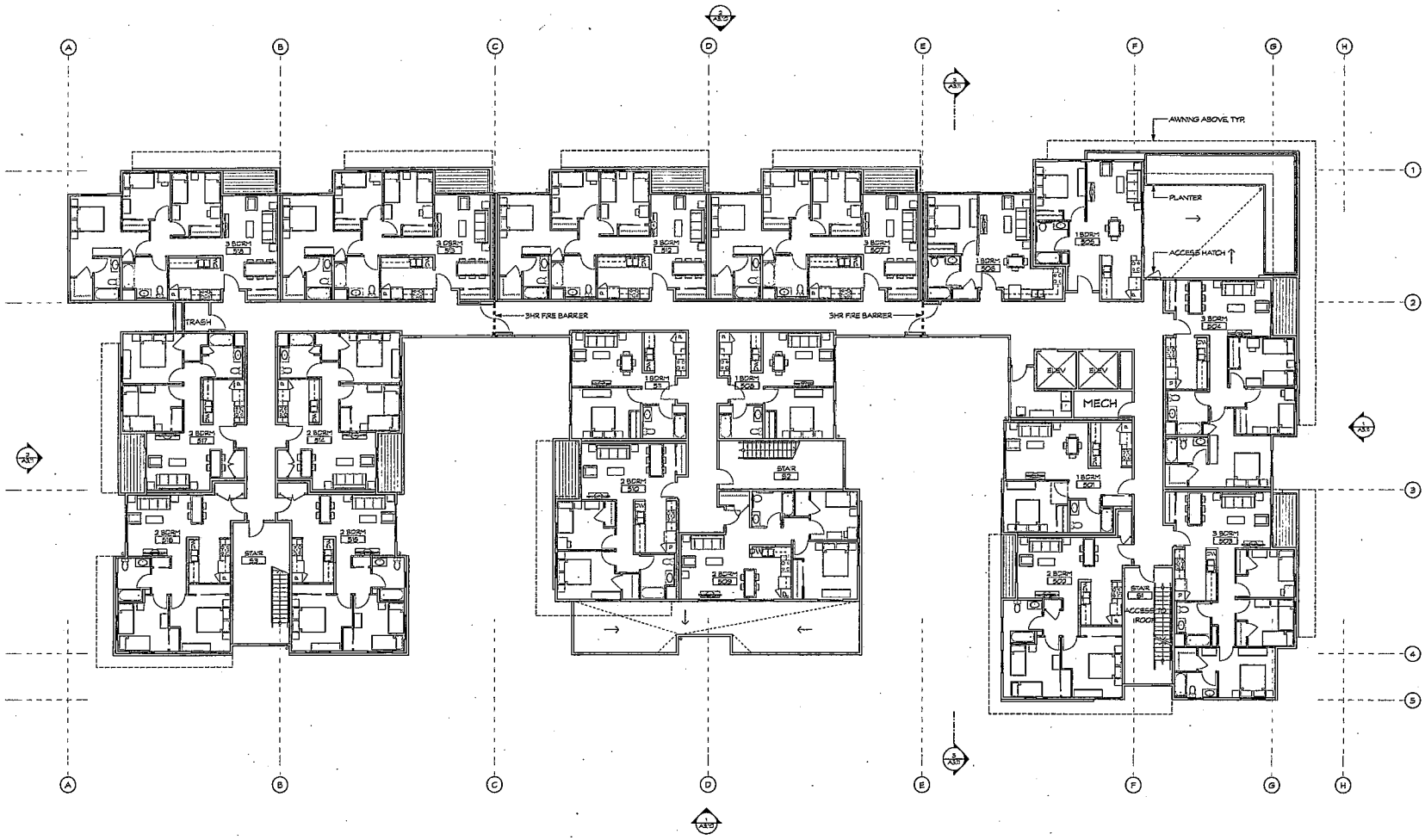
Job#: 1014

Scale: AS NOTED

Date: 12/15/10

A2.14

Final Development Plan



1 A2.15 FIFTH FLOOR

SCALE: 1/8" = 1'-0"

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DATE	REVISIONS

Project:

MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:

BRIDGE Housing

345 Spear Street, Suite 700
San Francisco, CA 94105

Level 5 - Floor Plan

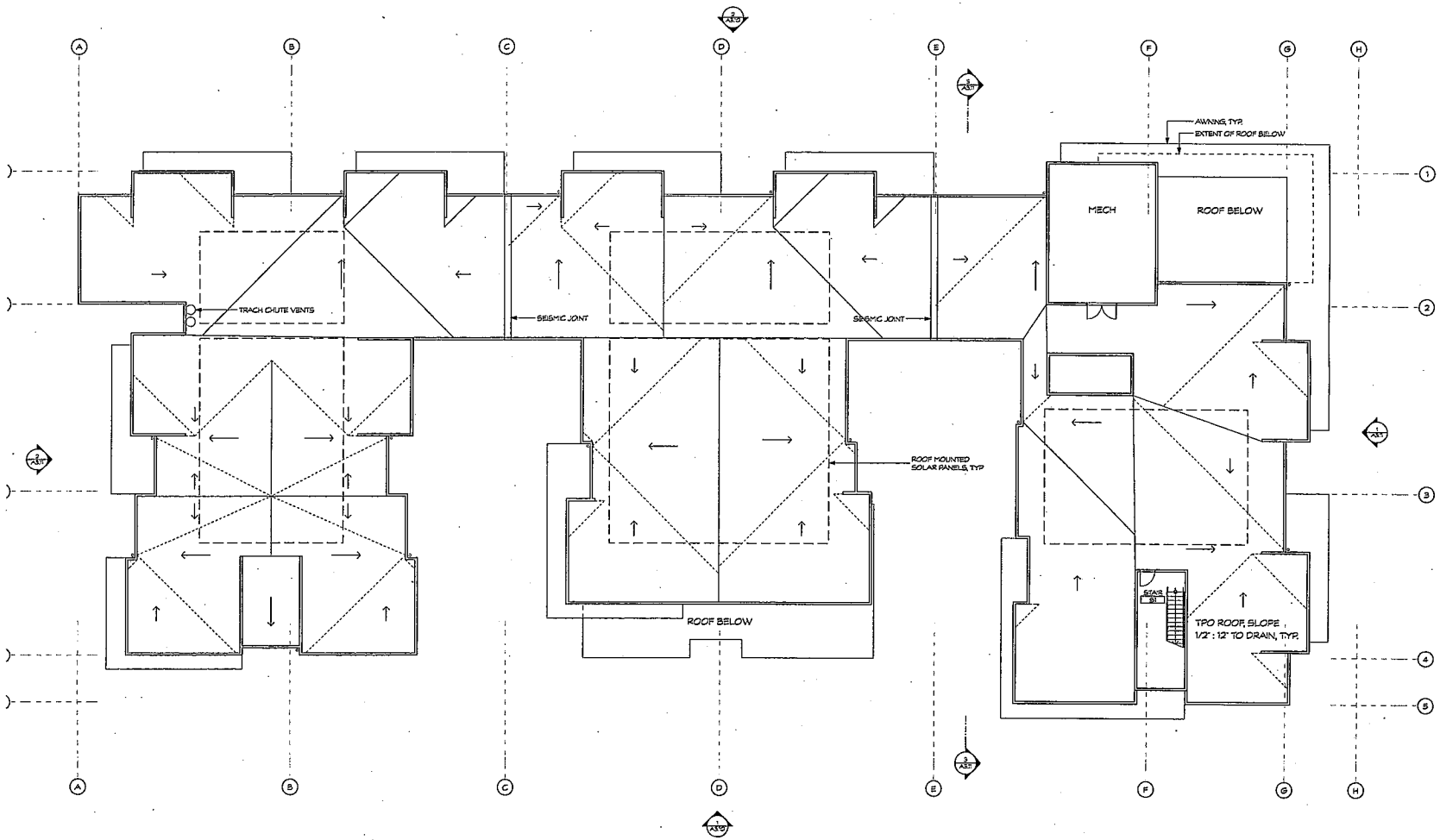
Job#: 1014

Scale: AS NOTED

Date: 12/7/10

A2.15

Final Development Plan



1 A2.16 ROOF

SCALE: 1/8" = 1'-0"

N

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DATE	REVISIONS

Project:
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Oakland, CA, 94609

Client:
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345 Spear Street, Suite 700
San Francisco, CA 94105

Roof Plan

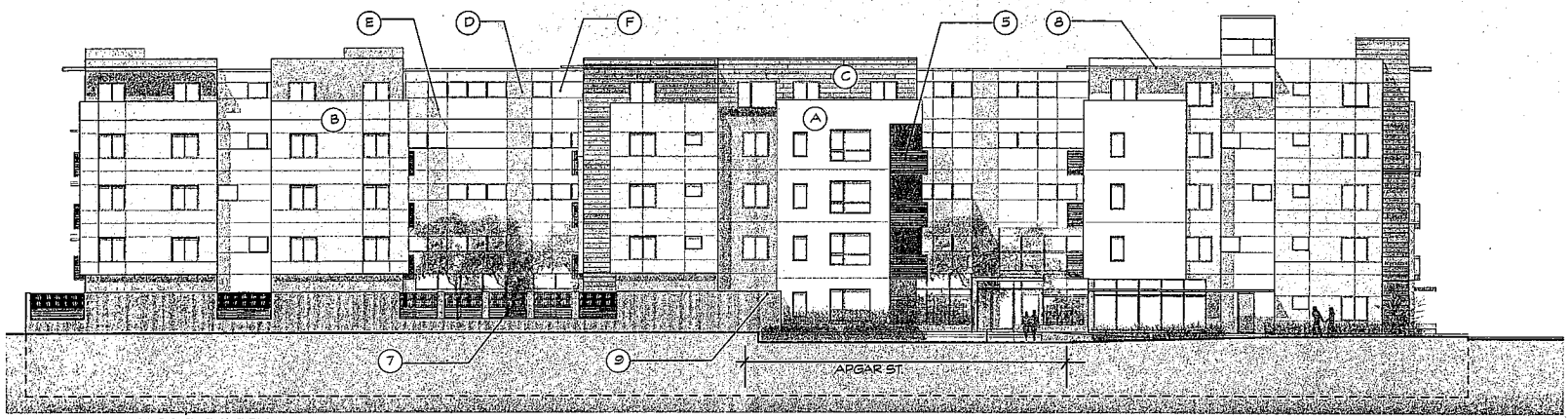
Job #: 1204
Scale: AS NOTED
Date: 12/15/10

A2.16

Final Development Plan

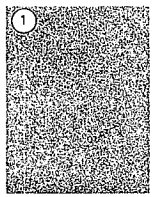
2 A.310 WEST ELEVATION

SCALE: 1/8" = 1'-0"

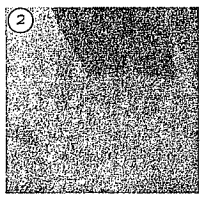


1 A.310 EAST ELEVATION

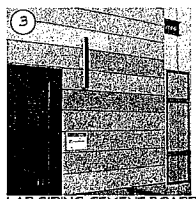
SCALE: 1/8" = 1'-0"



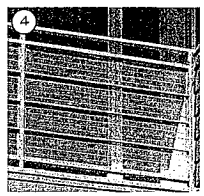
1 EXTERIOR PLASTER LIGHT SAND FINISH



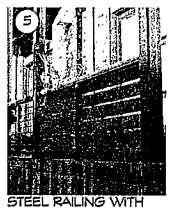
2 EXTERIOR PLASTER SMOOTH STEEL TROWEL TYP



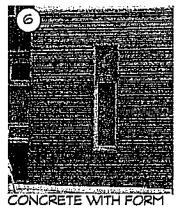
3 LAP SIDING CEMENT BOARD VARIEGATED COLORS



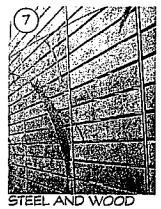
4 STEEL RAILING WITH STEEL PANEL SYSTEM



5 STEEL RAILING WITH WOOD PANEL SYSTEM



6 CONCRETE WITH FORM LINER TEXTURE PAINTED



7 STEEL AND WOOD FENCING AND GATES

8. STEEL AWNING SYSTEM
9. STEEL TRELLIS SYSTEM
10. STEEL AND GLASS ENTRY CANOPY
11. ALUMINUM WINDOW
12. SECTIONAL ALUMINUM GARAGE DOOR
13. ELEVATOR OVERIDE
14. MECHANICAL PENTHOUSE

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DATE	REVISIONS
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Project:
MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

Section/ Elevations/ Materials Key

Job #: 1014
Scale: AS NOTED
Date: 12/15/10

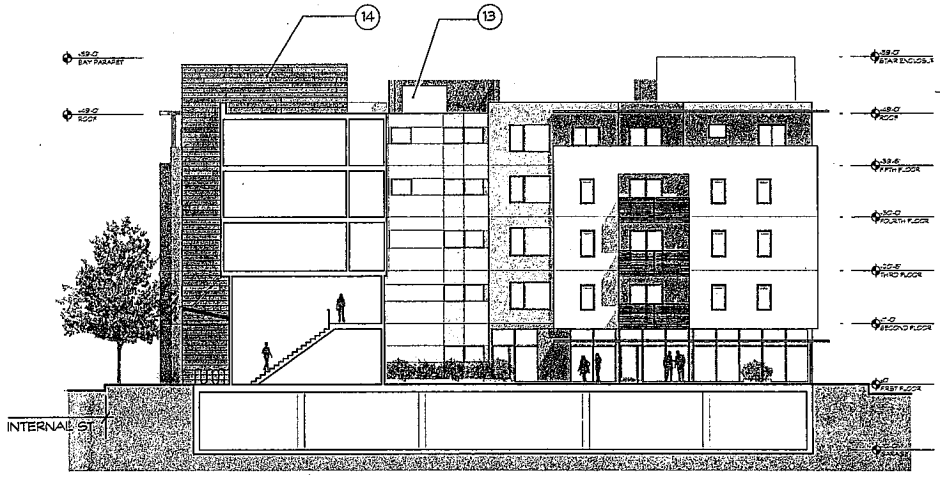
A3.10

Final Development Plan

COLOR PALETTE

A. PANEL COLOR - ICI PAINTS # A0096- DEL MAR SHORES (OFF WHITE)
B. BAY COLOR - ICI PAINTS # A1833- FOREST BLACK (DARK GREY)
C. BASE COLOR - ICI PAINTS # A131- OLD MONTEREY (LIGHT GREY)
D. ACCENT - ICI PAINTS # A0497- SPANISH HOLLOW (ORANGE RED)
E. ACCENT - ICI PAINTS # A0881- CITRUS SUNBURST (LIME GREEN)
F. ACCENT - ICI PAINTS # A0830- CHEERS (YELLOW)

SEE SHEET A3.10 FOR ADDITIONAL KEYNOTES

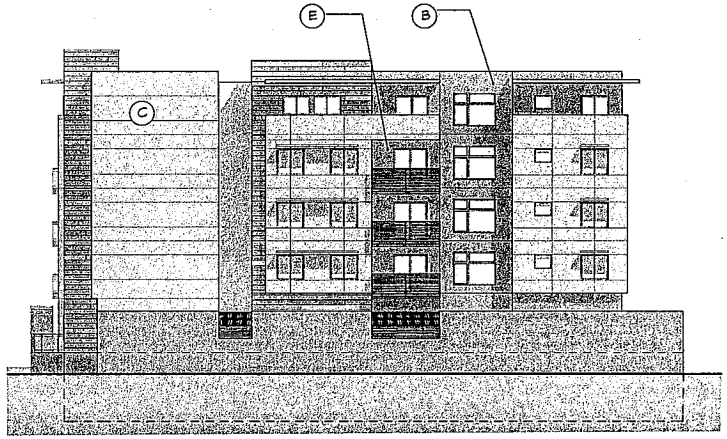


3 A.311 SECTION THROUGH LOBBY & COURTYARD

SCALE: 1/8" = 1'-0"

1 A.311 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



2 A.311 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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Oakland, CA, 94609

Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

Section/ Elevations

Job #: 1024
Scale: AS NOTED
Date: 12/15/10

A3.11

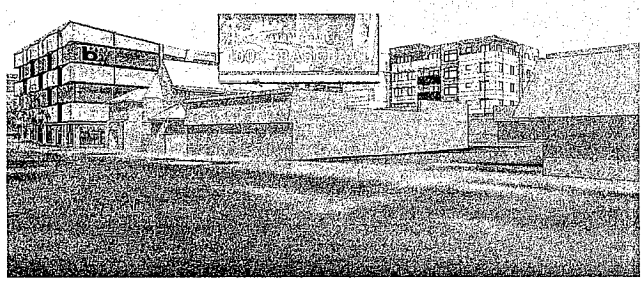
Final Development Plan

VIEW FROM TELEGRAPH AVENUE

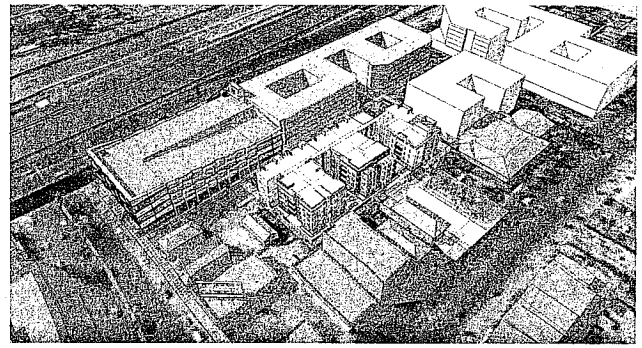
VIEW OF CORNER AND ENTRY

STOOPS AND BAYS ALONG INTERNAL ROAD

ENTRY



VIEW FROM MACARTHUR BOULEVARD



AERIAL VIEW FROM SOUTHEAST

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DATE	REVISIONS
2/07/11	FDP REVISION #1

Project:

MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:

BRIDGE Housing

315 Spear Street, Suite 700
San Francisco, CA 94105

Perspective Vignettes

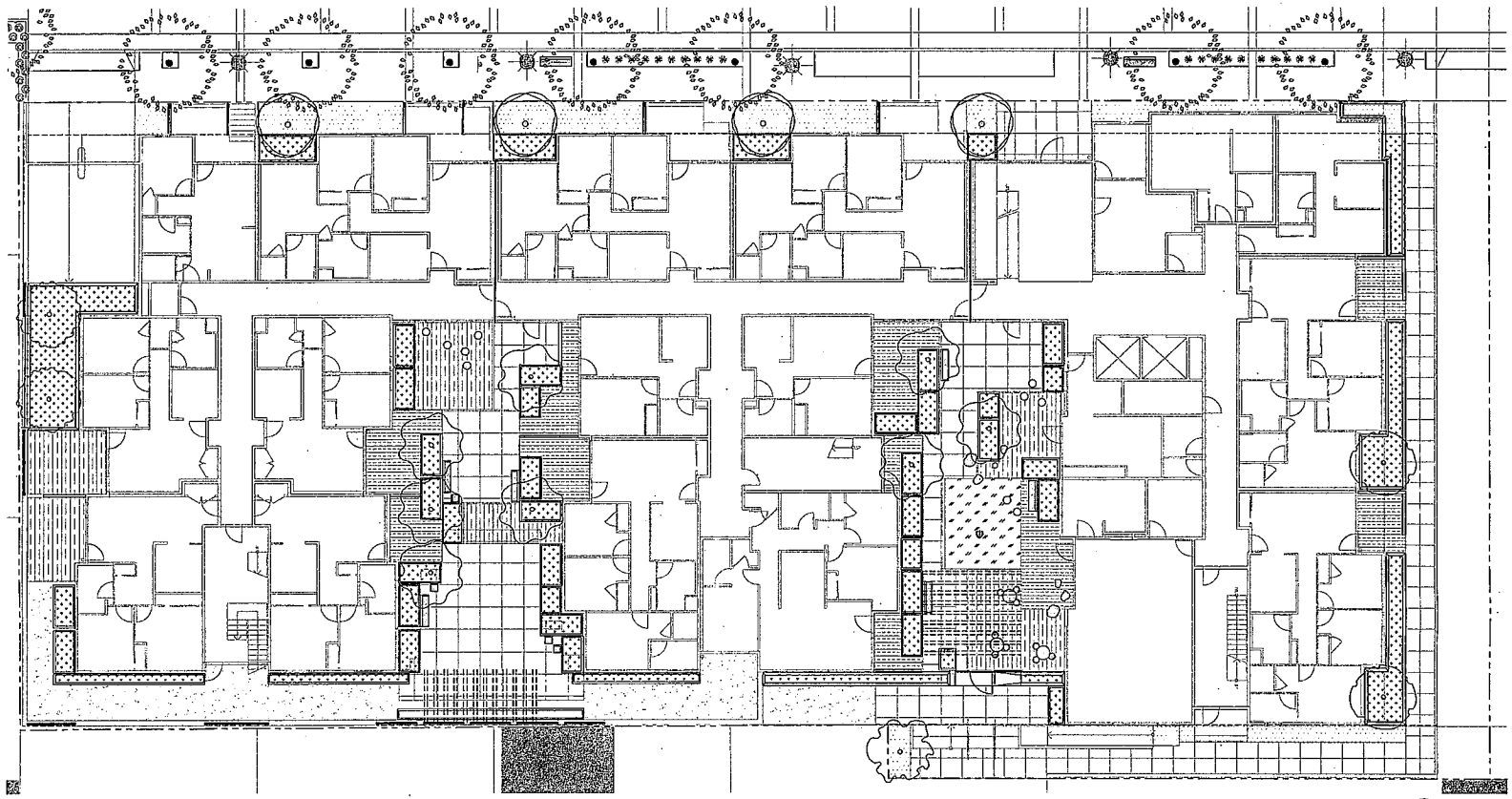
Job #: 1014

Scale: AS NOTED

Date: 12/15/10

A4.10

Final Development Plan



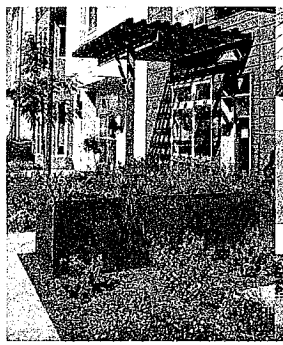
1 L1.0 **COURTYARDS**

SCALE: 1/8" = 1'-0"

NORTH

MATERIAL LEGEND

SYMBOL	DESCRIPTION
	PAVERS
	COLORED CONCRETE
	PLAY SURFACE WITH POLY SPICA PLAY EQUIPMENT
	DECKING TYPE A
	DECKING TYPE B
	ARBOR
	ON-GRADE PLANTING AREA
	PODIUM PLANTER BOX
	BOULDERS
	CONCRETE STOOL
	STREET LIGHT
	SCREEN BETWEEN UNITS
	BENCH
	TABLE + FIXED CHAIRS

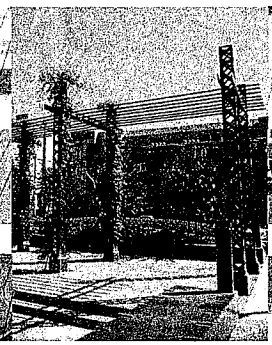


PLANTER BOX

DECKING A

DECKING B

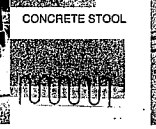
BOULDERS



ARBOR

BENCH

CONCRETE STOOL



BIKE RACK

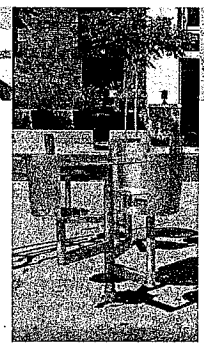
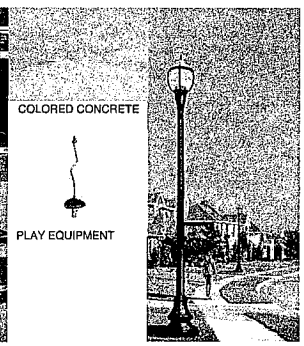


TABLE + FIXED CHAIRS



COLORED CONCRETE

PLAY EQUIPMENT

STREETLIGHT

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Project:
MacArthur Transit Village - Block D

Oakland, CA, 94609

Client:
BRIDGE Housing
345 Spear Street, Suite 700
San Francisco, CA 94105

Materials Plan

Job#: 1014
Scale: AS NOTED
Date: 12/15/10

L1.01

Final Development Plan

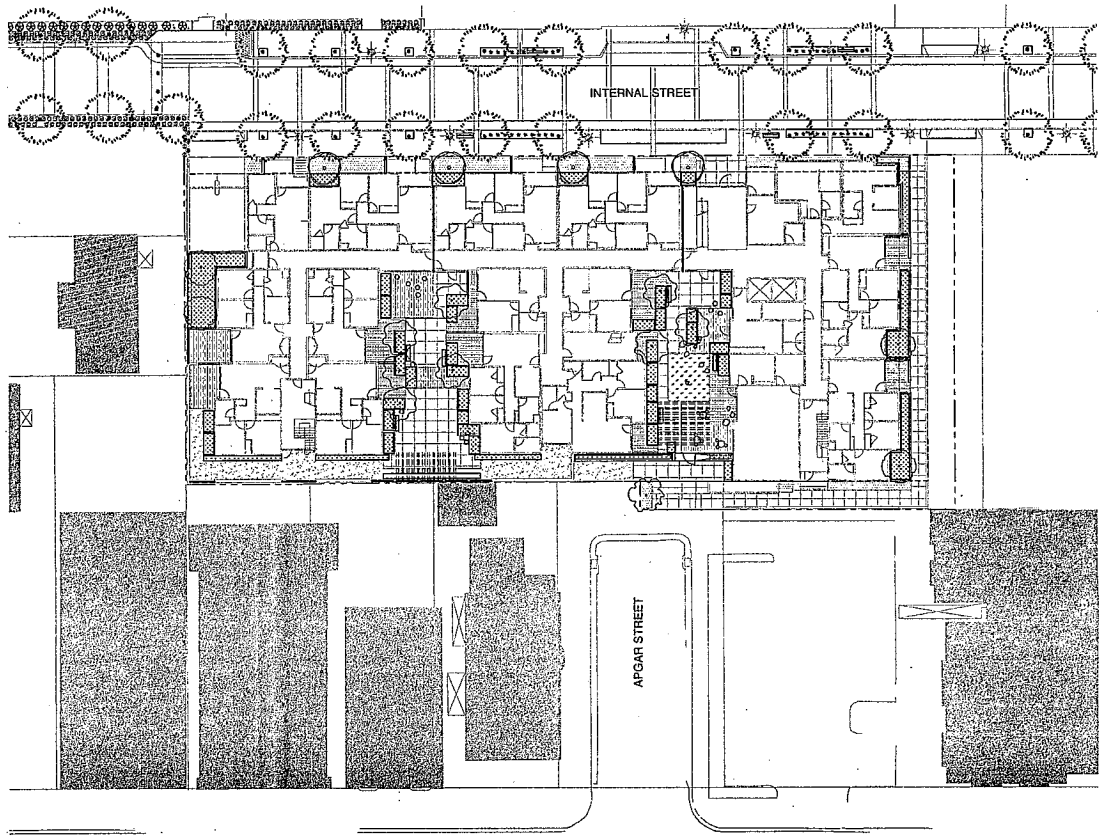
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS	WATER USE
TREES				
	AZARA MICROPHYLLA 'VARIEGATA'	BOX-LEAF AZARA	UPRIGHT OPEN ARY BRANCHING HABIT, TINY DELICATE EVERGREEN LEAVES WITH CREAM EDGES	MEDIUM
	CERCIS OCCIDENTALIS	WESTERN REDBUD	NATIVE OPEN BRANCHING HABIT, LIGHT GREEN DECIDUOUS FOLIAGE, MAGENTA SPRING FLOWERS	LOW
	GINKGO BILOBA	MAIDENHAIR TREE	OPEN BRANCHING HABIT, LIME GREEN LEAVES, YELLOW FALL FOLIAGE	MEDIUM
	LAGERSTROEMIA 'UPAN'	CRAPE MYRTLE	LAVENDER FLOWERS, ORANGE FALL FOLIAGE	LOW
	LAURUS NOBILIS 'SARATOGA'	GREEKAN LAUREL	TIDY EVERGREEN AROMATIC LEAVES	LOW
TALL SHRUBS				
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	COLUMNAR HABIT WITH BRONZE TINTED FOLIAGE	LOW
	NANDINA DOMESTICA	HEAVENLY BAMBOO	TALL BAMBOO-LIKE CANED STEMS WITH LACY RED-TINGED FOLIAGE	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	BLUE-GRAY EVERGREEN FOLIAGE, BLUE FLOWERS	LOW
LOW SHRUBS				
	AGAVE ATTENUATA	FOXTAIL AGAVE	BLUE GRAY SUCCULENT	LOW
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	NATIVE	LOW
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	BLUE GRAY GRASS	LOW
GROUNDCOVERS				
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	NATIVE EVERGREEN FERN	LOW (SMC)
	MAHONIA REPENS	CREEPING HOLLY GRAPE	NATIVE CREEPING GROUNDCOVER WITH YELLOW SPRING FLOWERS AND RED FALL FOLIAGE	LOW
	SEDUM SPATHULIFOLIUM 'PURPUREUM'	STONECROP	NATIVE TRAILING SUCCULENT WITH PURPLE TINGED ROSETTES	LOW

ALL PLANTS ARE LOW MAINTENANCE LOW WATER USE SPECIES FROM MEDITERRANEAN CLIMATE ZONES. SOURCE OF WATER USE DATA: WUCOLS, UNLESS OTHERWISE NOTED. SMC = SAN MARCOS GROWERS

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM WILL USE A COMBINATION OF HIGH EFFICIENCY, LOW FLOW TECHNOLOGIES. ALL SPECIFIED EQUIPMENT WILL BE COMMERCIAL GRADE, AND WILL CONFORM TO CITY OF OAKLAND STANDARDS. THE IRRIGATION SYSTEM DESIGN WILL BE COMPLIANT WITH BAY FRIENDLY GUIDELINES, CIVIL SECTION 31 REQUIREMENTS, AND CALIFORNIA'S MODEL WATER CONSERVATION ORDINANCE. CONTROL OF THE SYSTEM WILL BE VIA "SMART" CONTROLLER CAPABLE OF REAL-TIME SCHEDULE ADJUSTMENT BASED ON WEATHER DATA. THE SYSTEM WILL BE DESIGNED FOR MINIMAL MAINTENANCE BURDEN, AND WILL SPECIFY A HAND-HELD REMOTE FOR DIE USE OF MAINTENANCE PERSONNEL.



1 L2.0 **SITE PLANTING**
SCALE: 1/16" = 1'-0"

NORTH

CERCIS OCCIDENTALIS GINGKO BILOBA LAGERSTROEMIA

NANDINA DOMESTICA AGAVE ATTENUATA MAHONIA REPENS

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Client:
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San Francisco, CA 94105

Planting Plan

Job#: 1014
Scale: AS NOTED
Date: 12/13/10

L2.01

Final Development Plan