

Oakland City Planning Commission
Design Review Committee

STAFF REPORT

Case File Number: ER030021, PUD99215

May 24, 2017

Location: T5&6 Site A: 1100 Clay Street (western portion of block bounded by Broadway to the east, 11th Street to the south, Clay Street to the west, and 12 Street to the north); APN: 002 009703800 (Site A)

Proposal: Minor revision to approved FDP; Advise staff regarding revision to exterior treatments.

Applicant: William Goodman, Strada Investment Group; (314) 276-0707

Owner: City of Oakland

Planning Permits Required: Administrative Revision to FDP.

General Plan: Central Business District (CBD).

Zoning: Central Business District General Commercial Zone (CBD-C)

Environmental Determination: A detailed CEQA Analysis was prepared for this project which concluded that the planned project satisfies each of the following CEQA Guideline provisions:
15183 - Projects consistent with a community plan, general plan, or zoning;
15183.3 – Streamlining for Qualified in-fill projects;
15168/15180—Program EIR for Redevelopment Plans (Central District Urban Renewal Plan);
and/or
15164 – Addendum (to 2000 City Center EIR);
Each of which provides a separate and independent basis for CEQA compliance.
The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor or on-line at
<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>.

Historic Status: None for affected sites.

Service Delivery District: Metro

City Council District: 3 – Lynette Gibson McElhaney

Action to be Taken: Advise staff regarding proposed revision to exterior treatments.

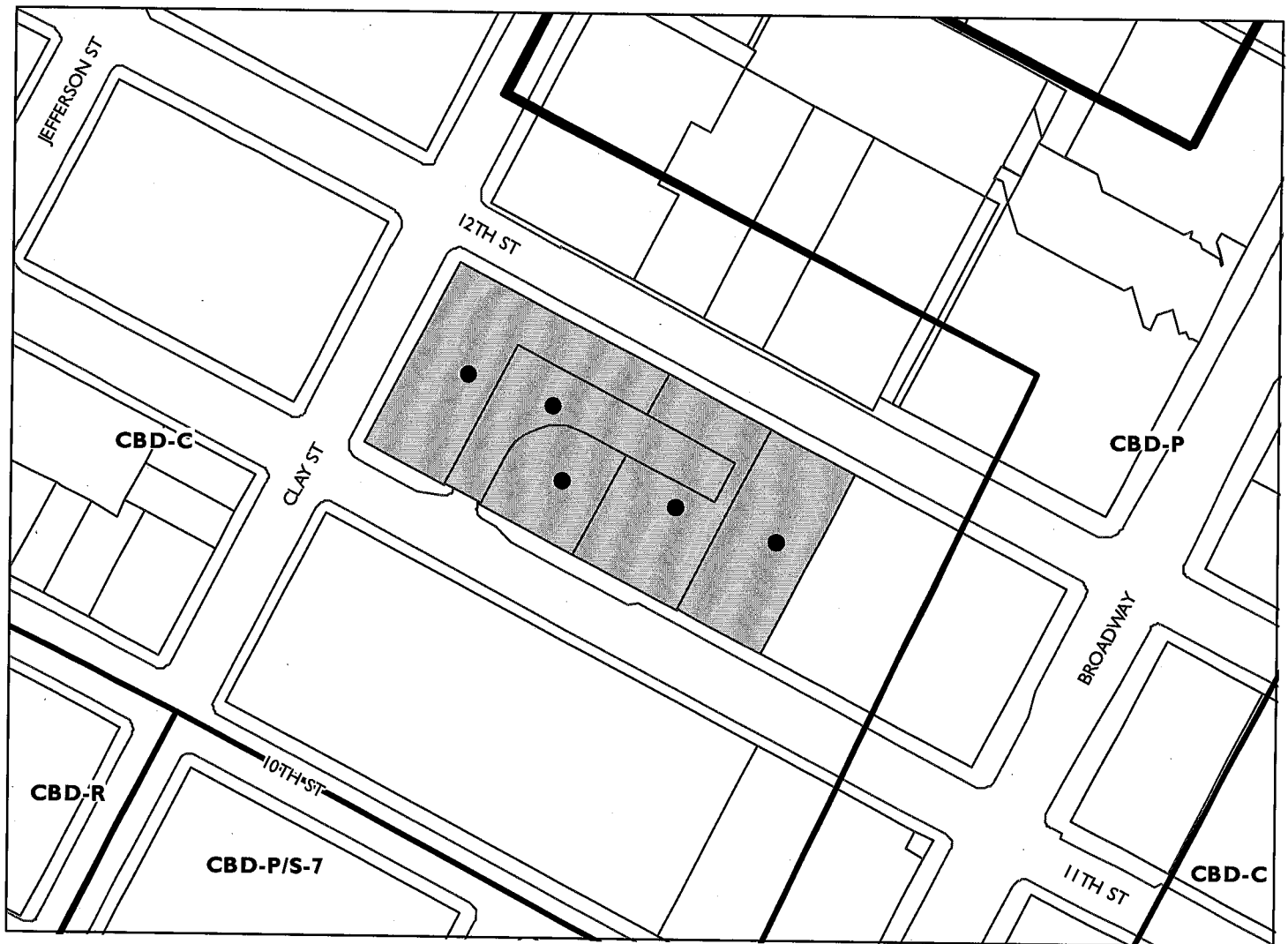
Finality of Decision: NA; Advisory, only

For further information: Contact case planner **Catherine Payne** at 510-238-6168 or by e-mail at cpayne@oaklandnet.com

SUMMARY

The purpose of this report is to seek Design Review Committee (DRC) comment and guidance regarding proposed minor revisions to the planned T5&6 Site A project located at 1100 Clay Street. The proposed revisions are minor; however, the planned building will appear different from the planned project, as approved by the Planning Commission on July 1, 2015. In an effort

CITY OF OAKLAND PLANNING COMMISSION



0 100 200 400 600 800 Feet



Case File: PUD99215
Applicant: Strada Strada
Address: 1100 Clay Street
Zone: CBD-C

to maximize procedural transparency, staff is seeking public review and DRC comment regarding the proposed exterior treatments.

PROJECT SITE AND SURROUNDING AREA

The project site (known as T5&6 Site A) is located at 1100 Clay Street. The project site is bounded by 12th Street to the north, Clay Street to the west, 11th Street to the south, and the 1111 Broadway site (and plaza) to the east. Site A faces Clay Street and has a Final Development Permit (FDP) for a primarily residential project (and large public plaza fronting 12th Street), issued in July 2015.

PROJECT BACKGROUND

The planned T5&6 Project was approved by the Planning Commission on July 1, 2015. The FDP for the residential project on Site A includes a residential building facing Clay Street and a commercial plaza facing 12th Street, as follows:

- **Residential Building:** The planned residential building would have up to 262 dwelling units, 4,850 square feet of ground-floor retail space, and a minimum of 150 parking spaces. The single building would be 14 stories and up to 150 feet tall.
- **Commercial Plaza:** The commercial plaza facing 12th Street includes an approximately 12,000 square-foot open facility that would operate as a public plaza, and could host up to 4,000 square feet of enclosed commercial square footage. The open facility would be landscaped with benches, hardscape materials, lighting, trellises and art. The commercial space would be enclosed in shipping containers and/or other pre-fabricated facilities temporarily located on the site. In addition, the commercial plaza would include public art and a lit development sign.

PROJECT DESCRIPTION

The applicant proposes evolution and refinement of the building design typical of the progression from conceptual design and design development to construction documents. In this specific case, the visual changes to the exterior of the building from the 2015 FDP will be noticeable. In summary, the proposed minor revisions to the planned T5&6 FDP include:

- **Additional dwelling units:** The planned project includes 262 dwelling units. The applicant proposes to increase the number of units to 288 (adding 26 units). There is no change to the height or number of stories proposed. There is a minor increase to the footprint of the building (1000 square feet) and to the mass (approximately 15,000 square feet).
- **Massing:** The approved design relies primarily on the color and arrangement of exterior treatments to break down the mass of the building. The proposed minor revision includes subtle variations in height and recesses to arrange the building in three distinctive masses. Deeper insets and changes in plane increase the building articulation and reduce bulk.

- **Changes to Exterior Treatments:** The materials and colors of the building exterior are generally unchanged. However, the arrangement and patterns of materials has been varied and elongated to emphasize height and break down the boxy mass of the building.
- **Building Organization:** The proposed minor revisions include increased distinction of building base, middle and top by using pattern to group two- and three-story modules. This also accentuates slenderness and height of the building.
- **Roof Deck:** The proposed revisions include relocation of roof deck from the northeast to the southwest corner to take advantage of views and step the building mass down adjacent to Clay and 11th Streets.

GENERAL PLAN ANALYSIS

There is no substantive change to the project since the 2015 FDP approval. The proposed project is located in the Central Business District land use classification (CBD) of the Oakland General Plan Land Use and Transportation Element (General Plan). The intent of the CBD is “to encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California.” (General Plan, p. 155). In terms of permitted physical development, the maximum Floor Area Ratio (FAR) is 20.00, and maximum allowable residential density is 300 units per gross acre. The T5&6 Project has a maximum of 12 FAR, well within the 20 FAR allowance. The project now also includes approximately 180 dwelling units per acre, well within the residential density allowance. The project continues to support the goals and objectives of the General Plan, as previously analyzed.

ZONING ANALYSIS

There is no substantive change to the project since the 2015 FDP approval. The T5&6 Project is located entirely in the Central Business District General Commercial Zone (CBD-C District). The intent of the CBD-C District regulations is to “create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.” The proposed project is generally consistent with the underlying zoning regulations, as previously analyzed, with updates as follows:

T5&6 Project Consistency with Applicable Regulations

Development Standard	Applicable Regulations		Compliance Analysis
	CBC-C District	Adopted PUD	
Density/Intensity	1 du/90 sf lot area; 20 FAR = 29,880 sf lot	NA	332 du allowed/288 proposed; Complies; Commercial = <1 FAR; Complies
Zoning Design Standards			
Ground Floor Treatment	The building base is distinct from the upper floors and provides the visual sense of a solid and heavier bottom to the building (than top). Commercial bays with generous ceiling height and openings along the public ROW provide appropriate scale. Meets standard. The building base is more articulated than under the 2015 approvals.		
Massing	Setbacks defined both by depth and material (lines of glazing) separate building masses for both visual interest and to break up the mass. Refined articulation emphasizes height and slenderness and reduces bulkiness.		
Building Terminus	The top of the building has differentiated heights between the massing components, providing an interesting skyline and subtle building terminus. Building steps down toward corner of Clay and 11 th Streets. Meets standard.		

CALIFORNIA ENVIRONMENTAL QUALITY ACT

A detailed CEQA Analysis Document was prepared for this project which concluded that the proposed project satisfies CEQA Guidelines sections (a) 15183 - Projects consistent with a Community plan, general plan, or zoning; (b) 15183.3 -Qualified In-fill projects; (c) 15164 - Addendum to the 2000 City Center EIR and/or (d) 15168 and 15180—Program EIRs and Redevelopment Projects. Each of these provisions provides a separate and independent basis for CEQA compliance. (See May 2015 CEQA Analysis Document and the attached CEQA Findings.)

The CEQA Analysis Document was published and made publically available on May 29, 2015. The document is provided under separate cover to the Planning Commission and is available to the public at 250 Frank Ogawa Plaza, Suite 3315, Oakland CA 94612 during normal business hours and at

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157> (see #31).

ZONING AND RELATED ISSUES

Staff finds the proposed design evolution and refinements to the project to be an improvement over the approved project. The proposed revisions further reduce the bulk of the project and increase visual interest and complexity. Staff finds that the revisions to the project are minor in nature and intends to process the changes administratively. The approved project includes Condition of Approval 3, which allows the Bureau of Planning authority to approve minor change to the project:

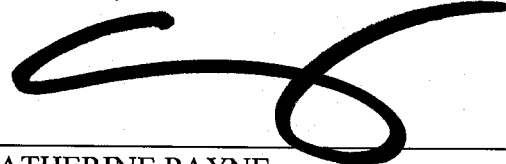
3. Scope of This Approval; Major and Minor Changes***Ongoing***

The project is approved pursuant to the **Planning Code** and other applicable legal requirements. **Minor changes to approved plans may be approved administratively by the Director of City Planning or designee.** Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

RECOMMENDATION

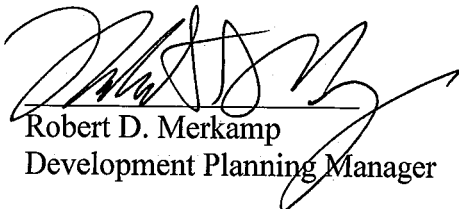
Staff asks the DRC to confirm substantial consistency of the proposed T5&6 revisions with the approved plans and to provide comment and guidance to the Bureau of Planning regarding the exterior treatments.

Prepared by:



CATHERINE PAYNE
Planner IV

Approved by:



Robert D. Merkamp
Development Planning Manager

Attachments:

- A. 2017 Revisions to T5&6 Site A FDP
- B. Approved Plans (from July 1, 2015 Planning Commission Staff Report)

Attachment A



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San Francisco, CA 94110-1360

11th & Clay Street Aerial Perspective

1100 CLAY STREET
17 March 2017



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12th Street Perspective

1100 CLAY STREET
17 March 2017





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 San Francisco, CA 94110-1366

Aerial Perspective Looking North

1100 CLAY STREET
 17 March 2017

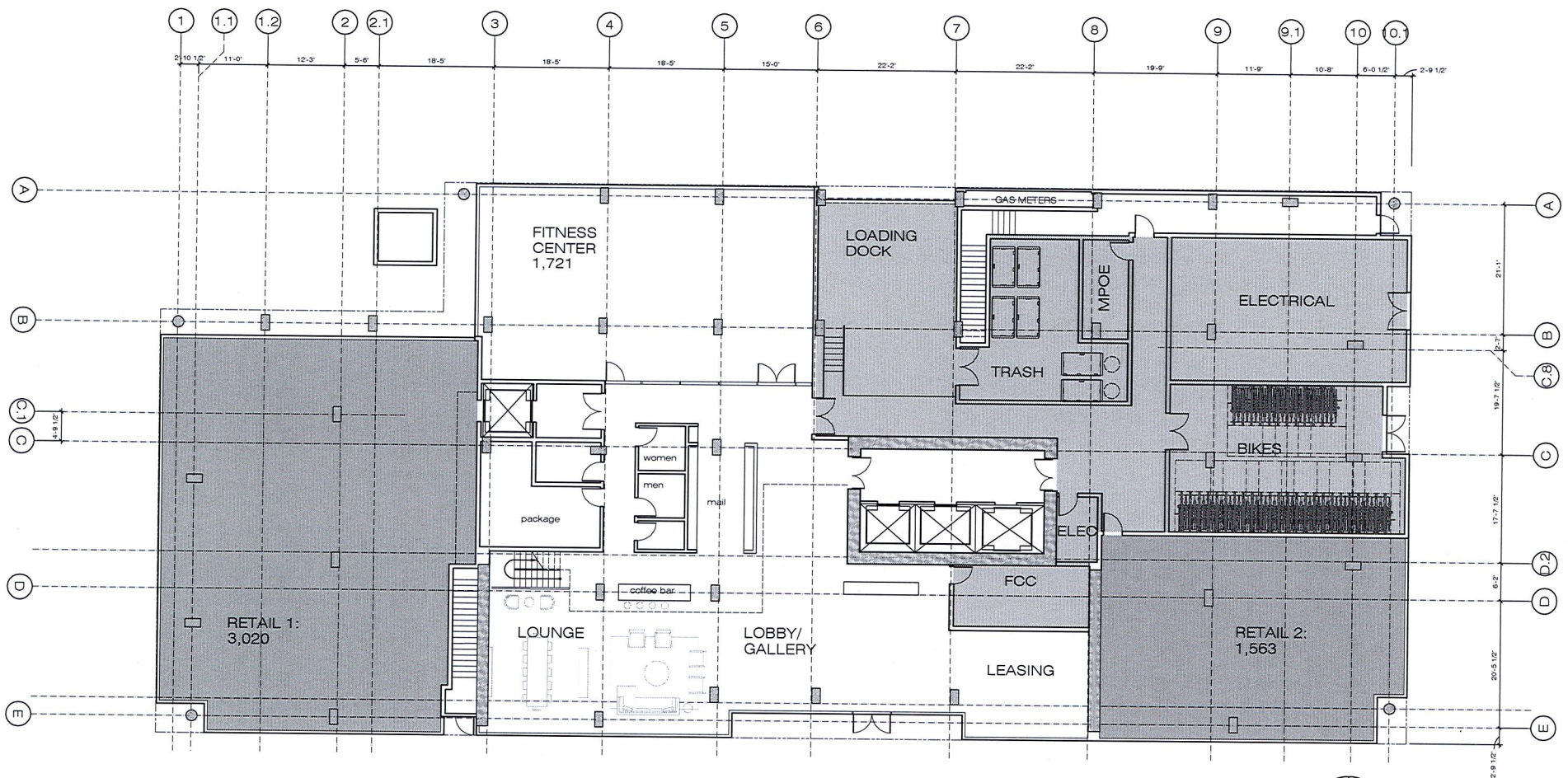




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11th & Clay Street Perspective

1100 CLAY STREET
17 March 2017



FLOOR PLAN - GROUND

1/16" = 1'-0"

1

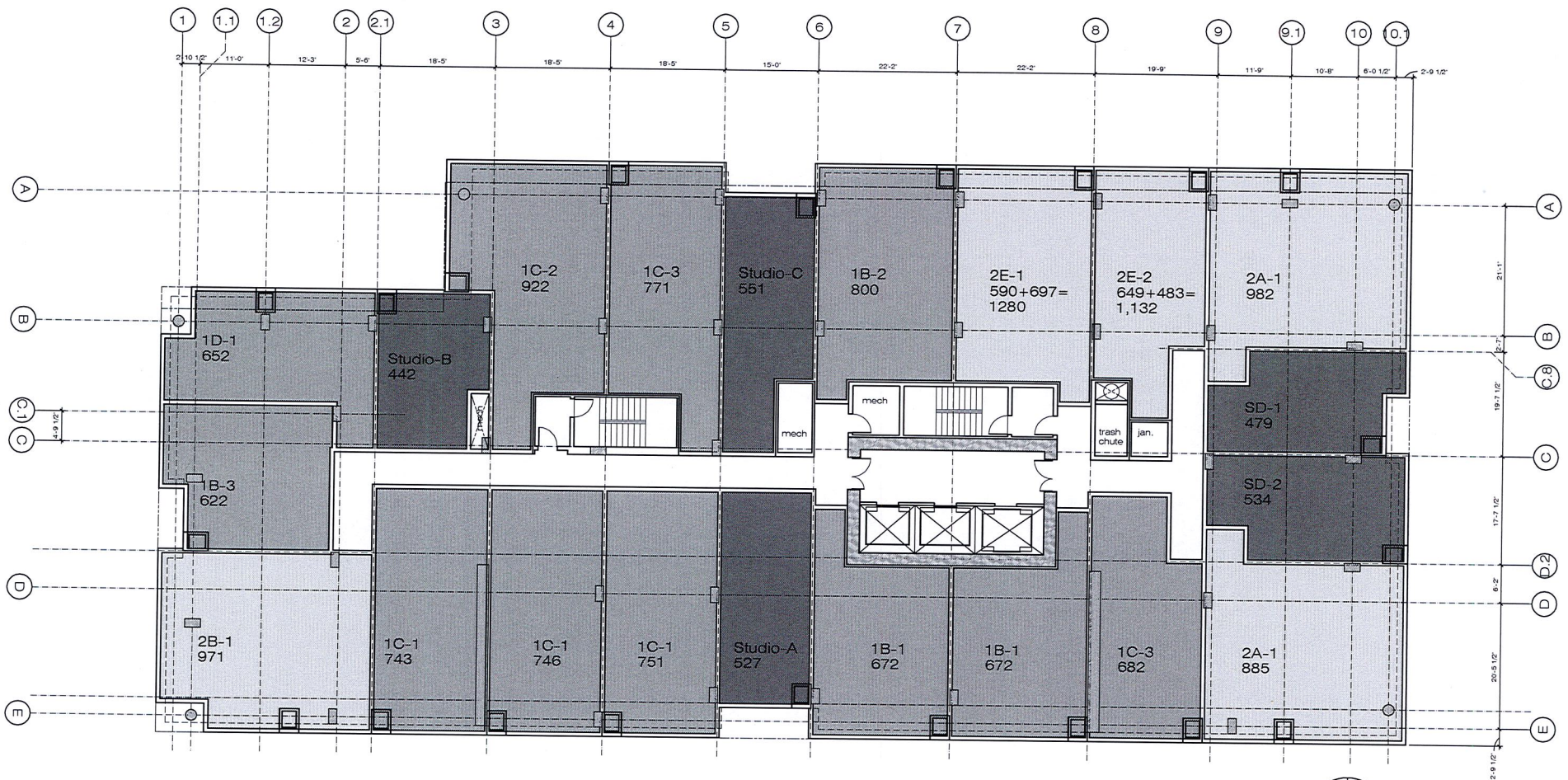
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1100 Clay
mixed-use / multi-family development
2017-04-27
Oakland, California

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Preliminary:
Not for Construction



FLOOR PLAN - 2ND

1/16" = 1'-0"

1

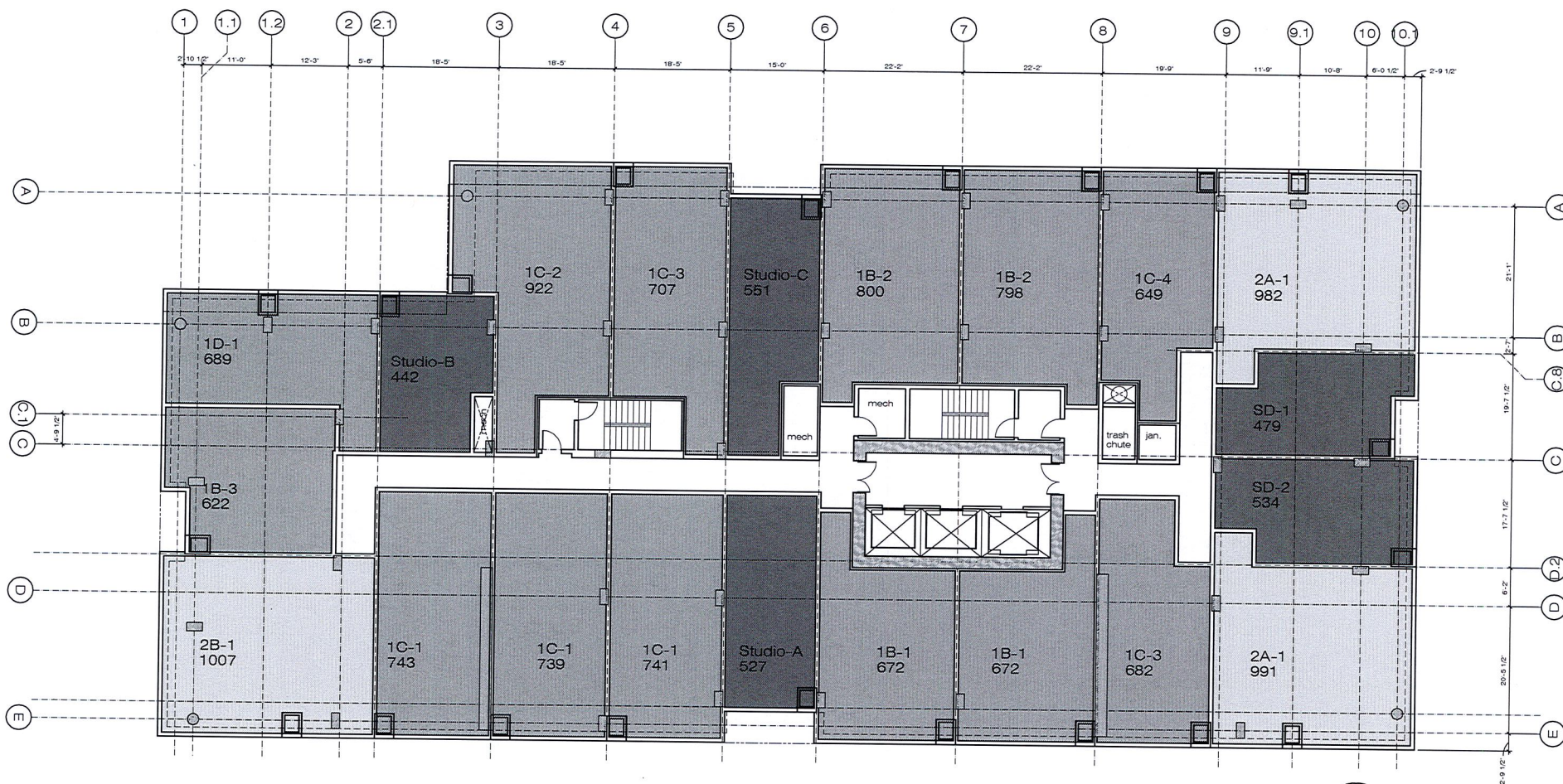
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FLOOR PLAN - 3RD - 14TH
1/16" = 1'-0"

1

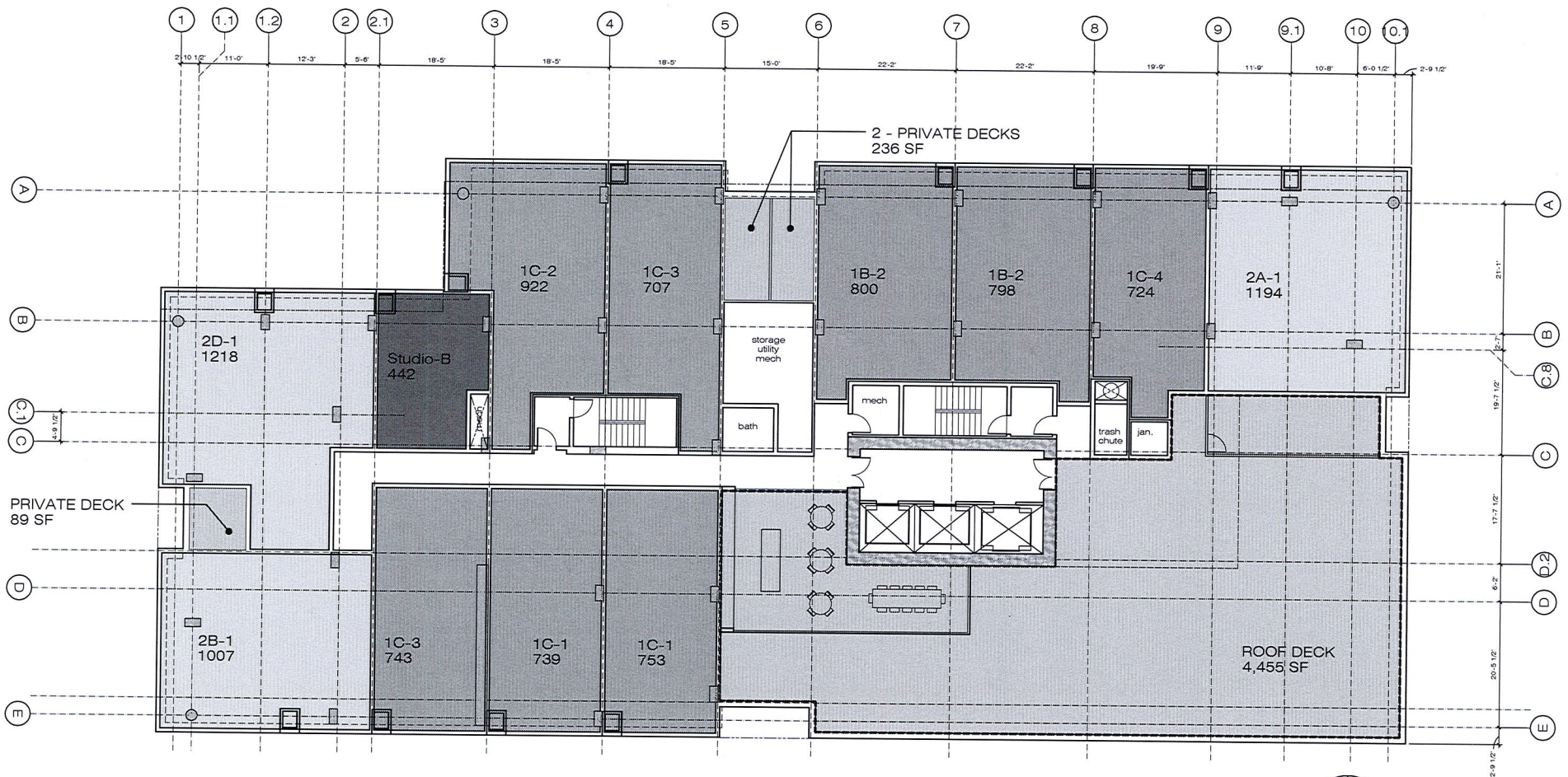
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Preliminary:
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FLOOR PLAN - 15TH

1/16" = 1'-0"

1

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Attachment B

FULL-SIZE PRINT 24"x36"
HALF-SIZE PRINT 11"x17"

T-5/6 PLANNING REVIEW RE-SUBMITTAL

CITY OF OAKLAND / JUNE 4, 2015



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

CB ENGINEERS
Building Experience

Thornton Tomasetti



Architecture | Engineering | Consulting

SITELAB urban studio

EINVILLER & RUEHL

STRADA | INVESTMENT GROUP

ARQUITECTONICA



REVISED PUD
SITE A & B



ARQUITECTONICA STRADA

T-5/6 OAKLAND, CA
June 4, 2015

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PROJECT DIRECTORY

DEVELOPER

STRADA T5 LLC
101 Mission Street, Suite 420
San Francisco, CA, 94105
314-276-0707

ARCHITECT

ARQUITECTONICA
818 W 7th Street
Los Angeles, CA 90017
213-895-7800



LANDSCAPE DESIGNER

EINWILLER KUEHL INC.
874 41st Street
Oakland, CA 94608
510-891-1696

SITE DESIGNER

SITELAB URBAN STUDIO
156 Second Street
San Francisco, CA 94105
415-852-6940

SHEET INDEX - Revised PUD

GENERAL

- 0.1 Cover Page
- 0.2 Revised PUD Directory / Index
- 0.3 Site Information
- 0.4 Site Development Option 1: Residential-Hotel
- 0.5 Site Development Option 2: Residential-Office
- 0.6 Site Development Option 3: Residential-Residential
- 0.7 Site Development Option / Areas
- 0.8 Plaza Development Concept
- 0.9 Phase II Landscape Plan
- 1.0 Landscape Character
- 1.1 Rendering / Phase II

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STRADA

T-5/6 OAKLAND, CA

REVISED PUD DIRECTORY / INDEX

0.2

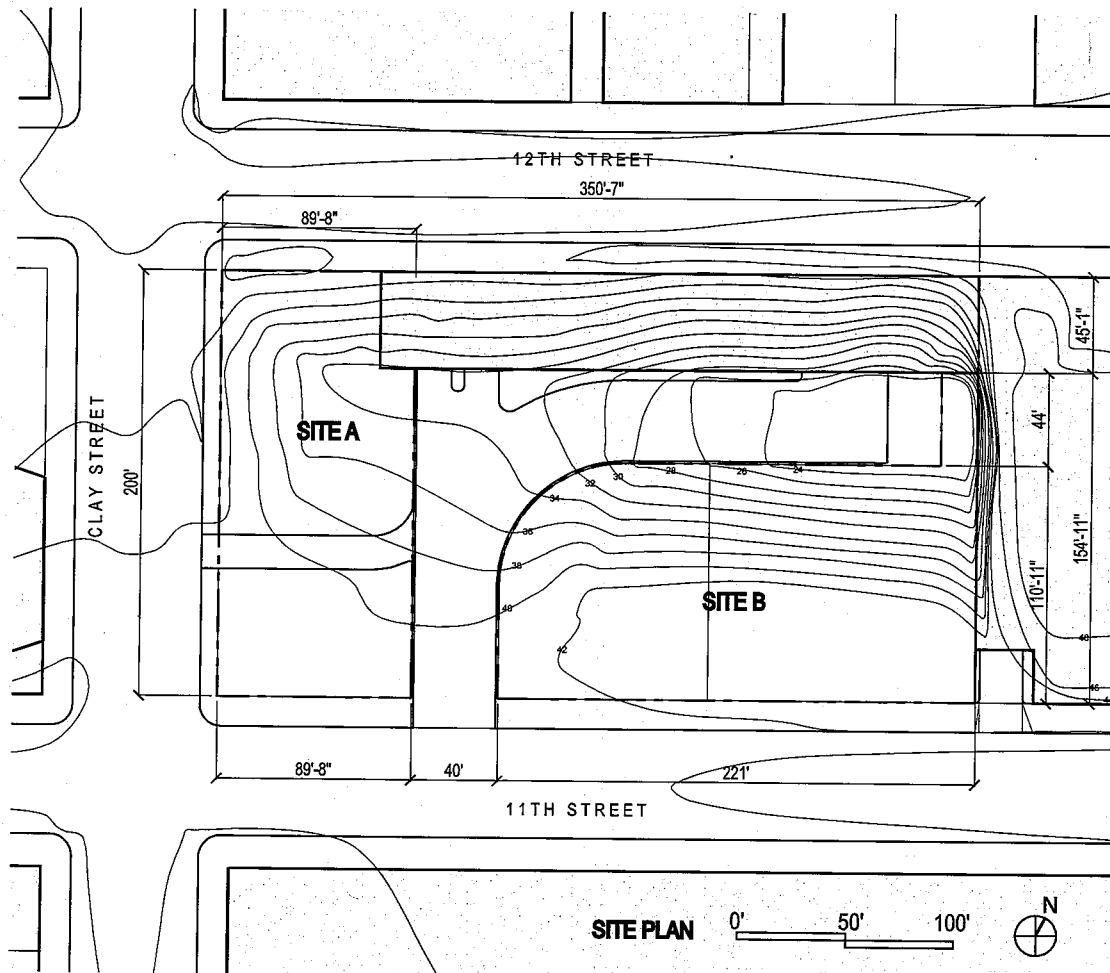
June 4, 2015

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818 WEST SEVENTH STREET, SUITE 800
LOS ANGELES, CA 90017
TEL: 213.895.7800 FAX: 213.895.7808

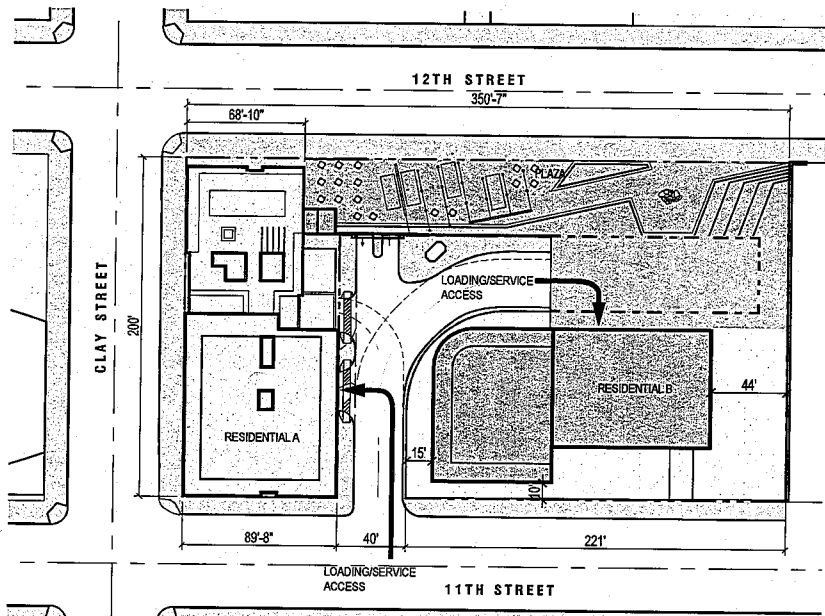
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SITE DEVELOPMENT CODE INFORMATION

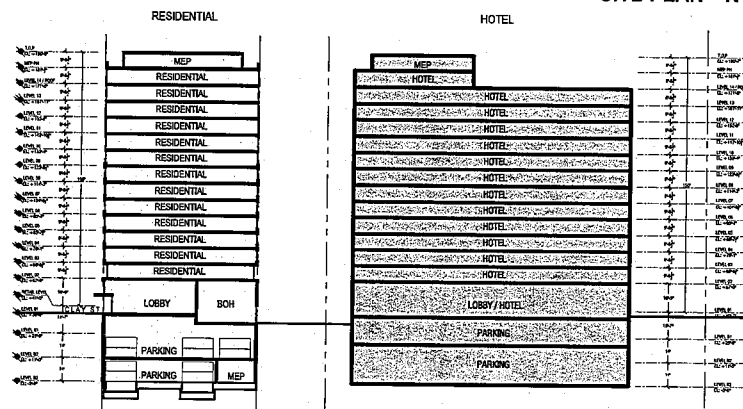


Planning Code Information

SITE	SITE A (Phase I)	SITE B (Phase II)
APN	2-97-38	2-97-39 / 2-97-40
LOT AREA	29,900 gsf	24,600 gsf
DEVELOPMENT STANDARD ZONE	CBD-C	
MAX. BUILDING BASE HEIGHT	85'-0"	
MAX. FOOTPRINT OF BASE	100% LOT AREA	
MAX. FOOTPRINT ABOVE BASE	75% LOT AREA	
	22,425 gsf	18,450 gsf
FAR (FLOOR-AREA-RATIO)	1:20	
	MAX. AREA PER FAR	598,000 gsf
		492,000 gsf
MAX. DWELLING UNITS	1 PER 90 sf OF LOT AREA	
	MAX. NO. OF DWELLING UNITS PER LOT	332
		273
MAX. BUILDING LENGTH	195'-0"	
MAX. DIAGONAL LENGTH	235'-0"	
MAX. GROUND FLOOR AREA	25,000 sf	
MIN. DISTANCE BETWEEN TOWERS	40'-0"	
GROUND FLOOR MIN. HEIGHT	15'-0"	



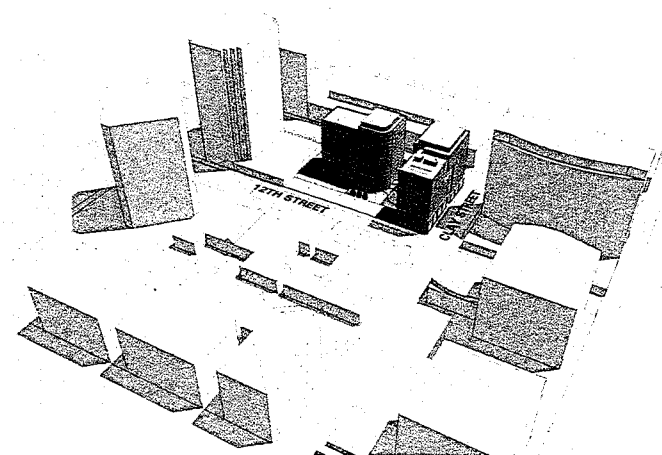
SITE PLAN - NTS



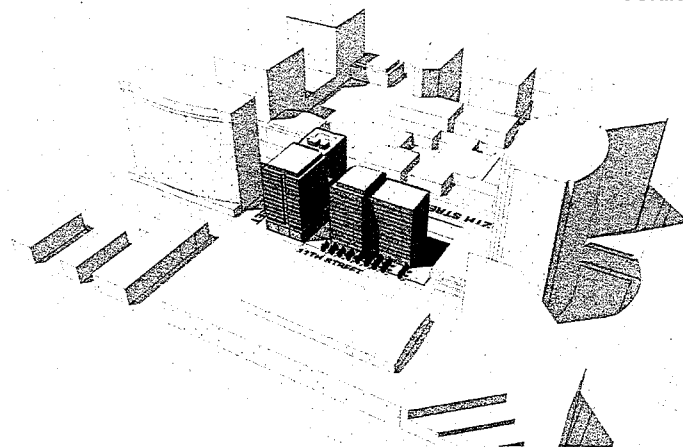
SITE SECTION - NTS

*NOTE: UNDERGROUND PARKING MAY BE ACCOMMODATED OFF-SITE. THESE LEVELS ARE OPTIONAL.

OPTION 1: SITE A - RESIDENTIAL / SITE B - HOTEL



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING SOUTH

ARQUITECTONICA STRADA

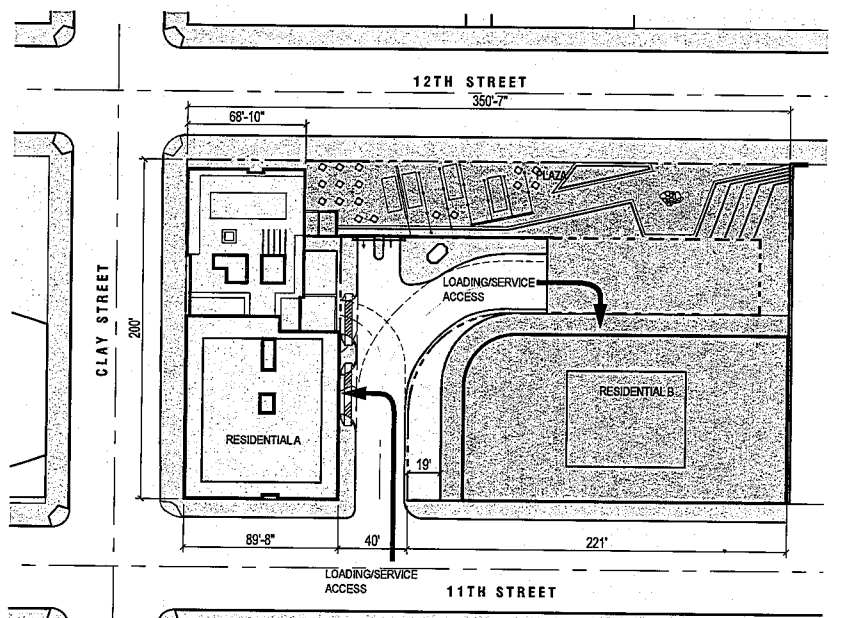
T-5/6 OAKLAND, CA
June 4, 2015

DEVELOPMENT OPTION 1: RESI / HOTEL

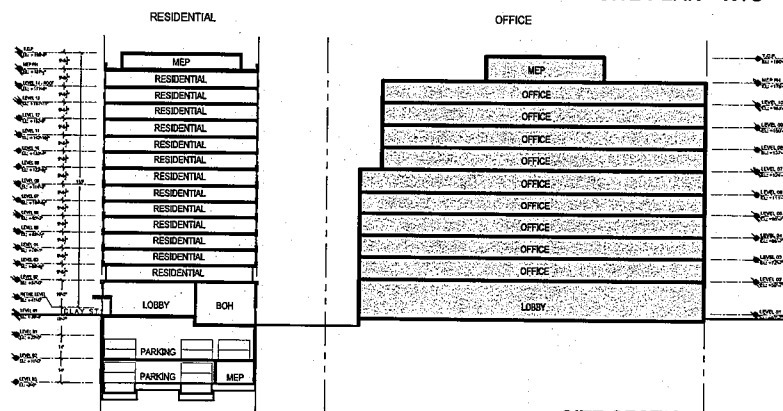
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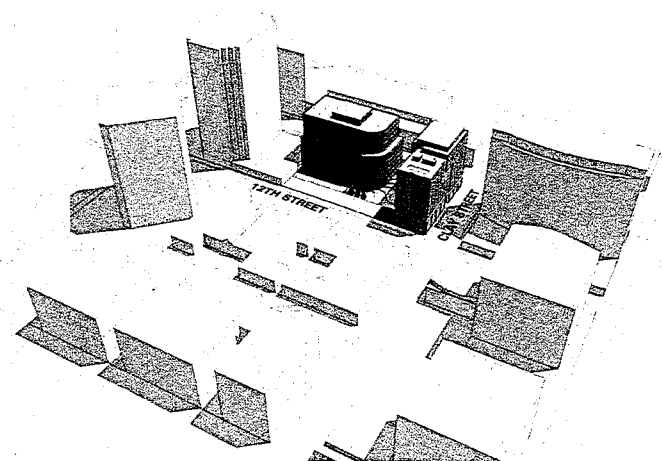
SITE PLAN - NTS



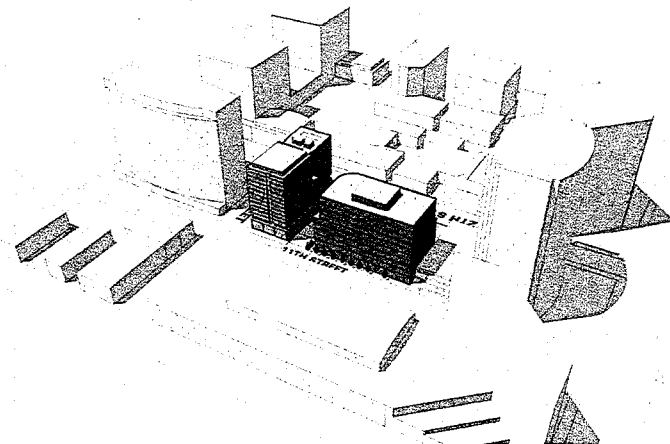
SITE SECTION - NTS

*NOTE: UNDERGROUND PARKING MAY BE ACCOMMODATED OFF-SITE. THESE LEVELS ARE OPTIONAL.

OPTION 2: SITE A - RESIDENTIAL / SITE B - OFFICE



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING SOUTH

ARQUITECTONICA STRADA

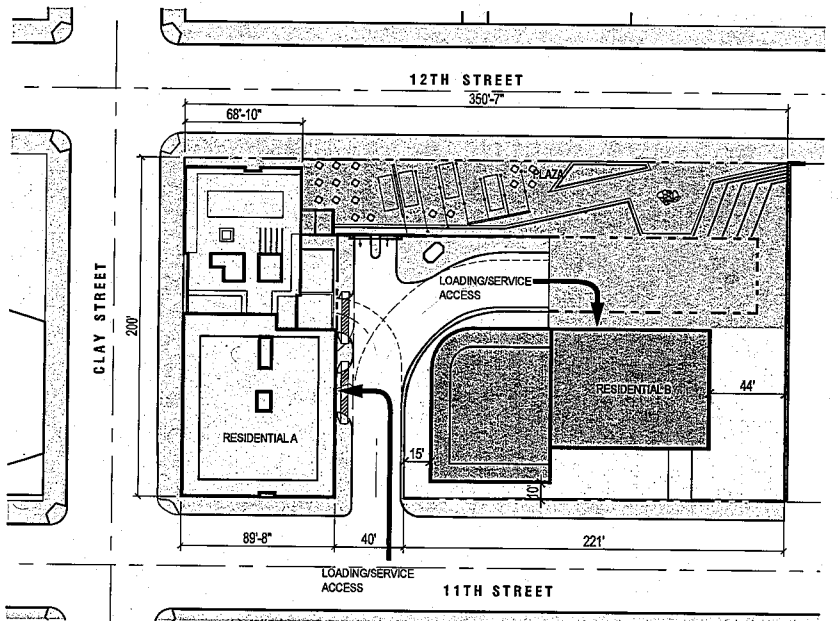
T-5/6 OAKLAND, CA
June 4, 2015

DEVELOPMENT OPTION 2: RESI / OFFICE

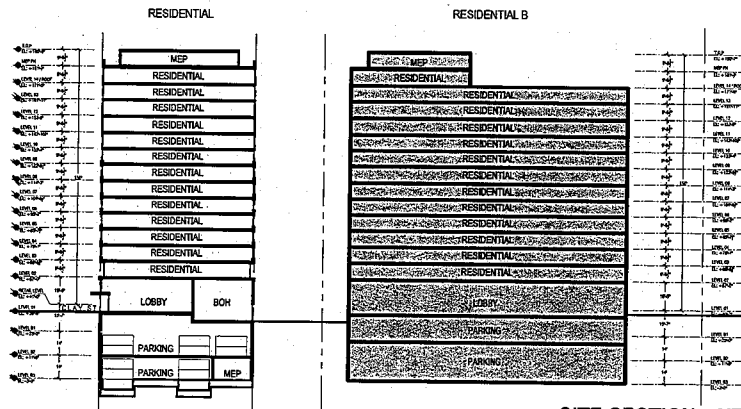
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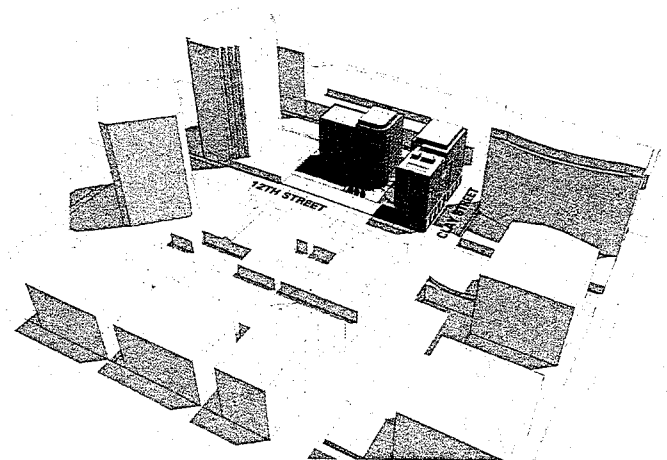
SITE PLAN - NTS



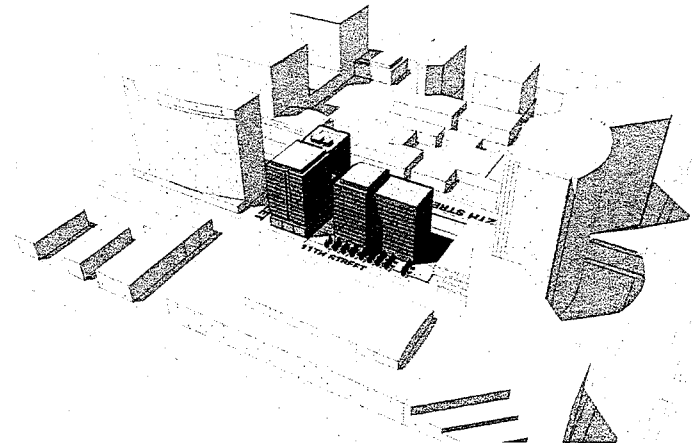
SITE SECTION - NTS

*NOTE: UNDERGROUND PARKING MAY BE ACCOMMODATED OFF-SITE. THESE LEVELS ARE OPTIONAL.

OPTION 3: SITE A - RESIDENTIAL / SITE B - RESIDENTIAL



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING SOUTH

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T-5/6 OAKLAND, CA
June 4, 2015

DEVELOPMENT OPTION 3: RESI / RESI

0.6

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PROPOSED DEVELOPMENT OPTIONS SUMMARY

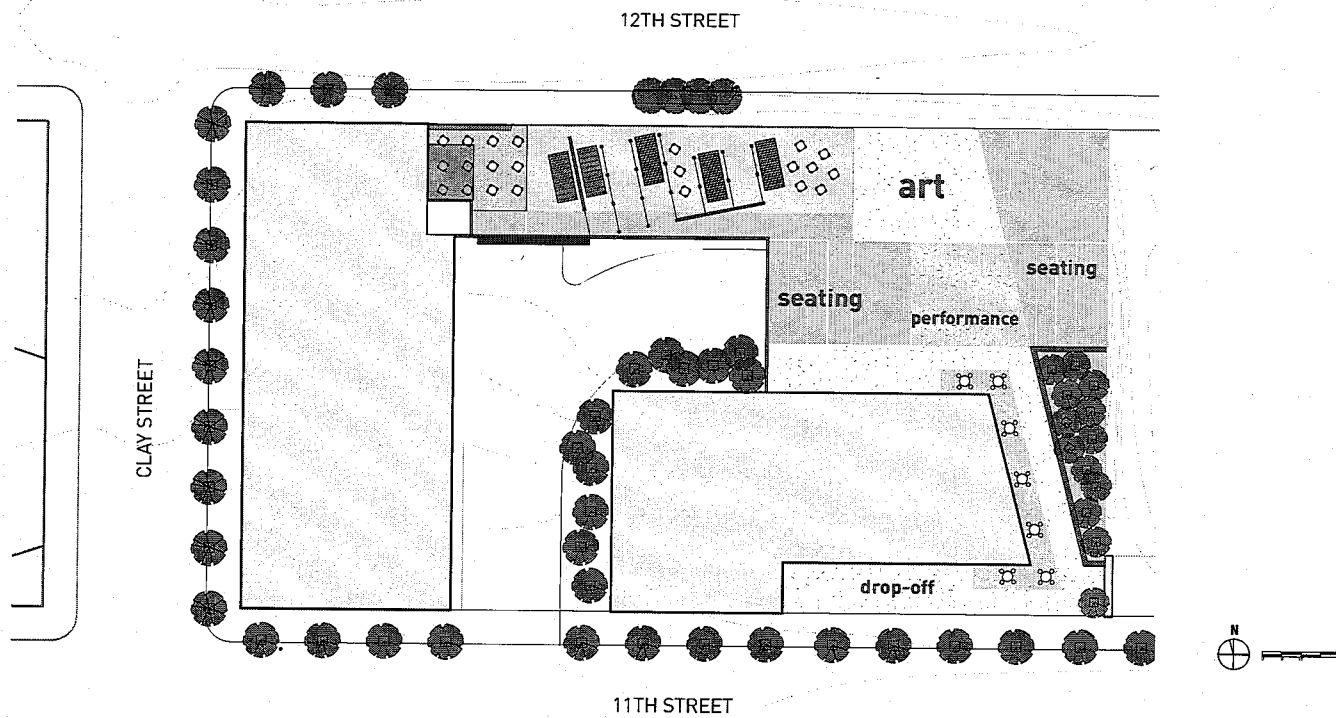
Option 1: **RESIDENTIAL / HOTEL**

Option 2: **RESIDENTIAL / OFFICE**

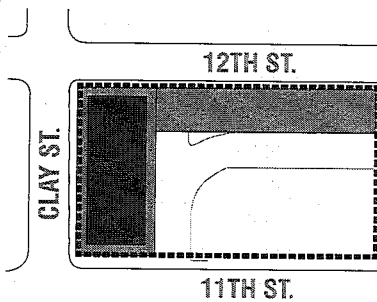
Option 3: **RESIDENTIAL / RESIDENTIAL**

Site Development Area Calculations				
Site	SITE A (Phase I)*	SITE B (Phase II)		
	RESIDENTIAL	Option 1: HOTEL	Option 2: OFFICE	Option 3: RESIDENTIAL
Ground Floor Height	16'-6" avg. (16'-0" min.)	20'-0"	20'-0"	20'-0"
Base Footprint (SF)	16,340 SF	12,680	22,000	12,680
Footprint above base (SF)	15,590 SF	12,680	18,450	12,680
Typical Floor Height	9'-6 1/2"	9'-6 1/2"	13'-0"	9'-6 1/2"
Total Number of Stories	14	14	10	14
Maximum Height	150'-0"	150'-0"	150'-0"	150'-0"
Maximum Number of Units	262*	N/A	N/A	262
Maximum Number of Rooms	N/A	300	N/A	N/A
Total Gross Area (SF)	212,640	171,080	205,800	171,080
FAR (1:20.0 maximum)	1:7.1			
Total FAR (Both Sites)		1:7.7 maximum		

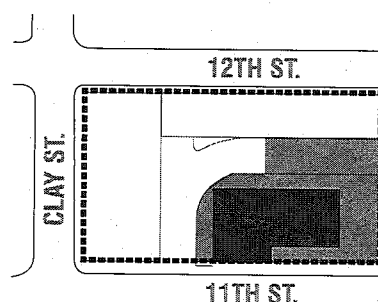
*Note: Final PUD for Site A will assume a unit count of 250.



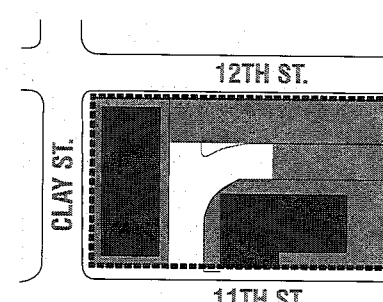
PHASE 1 + 2 LANDSCAPE DEVELOPMENT SCENARIO



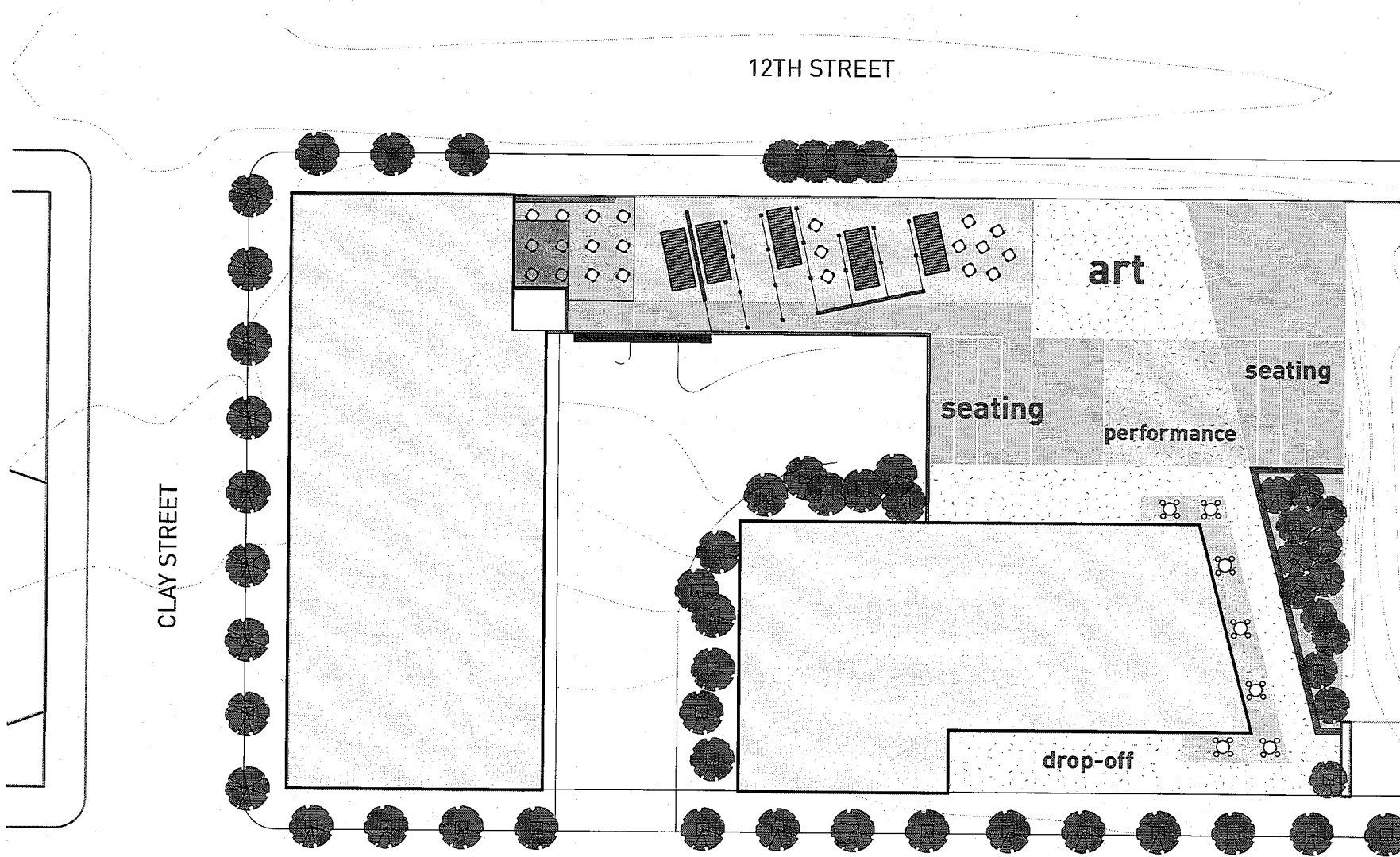
PHASE 1 (SITE A)



PHASE 2 (SITE B)



FULL BUILDOUT (SITE A + B)



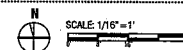
NOTE: Phase II plaza design and landscape plan will be subject to Site B Final PUD approvals.

1TH STREET

SITELAB urban studio
 EINVILLER/UEHL

STRADA

T-5/6 OAKLAND, CA
 June 4, 2015

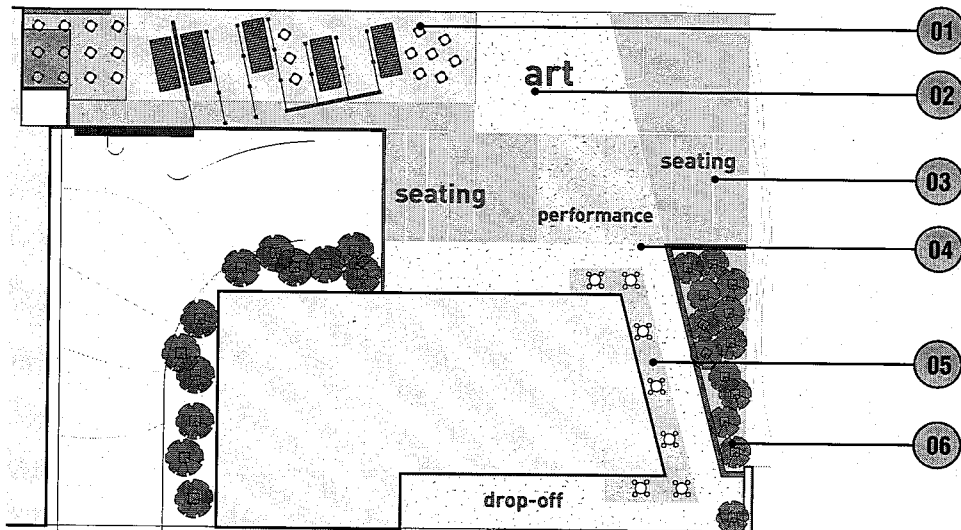


PHASE II LANDSCAPE PLAN

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01 LIGHTWEIGHT STRUCTURES 02 ART



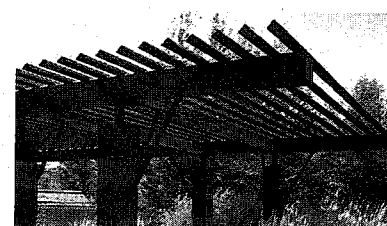
03 GRASSY SEATING



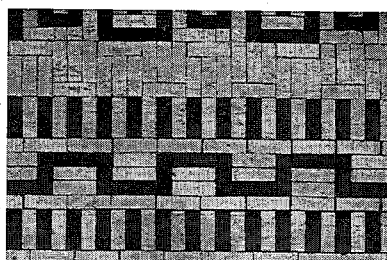
06 TREE GROVE



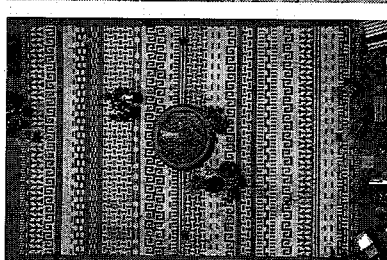
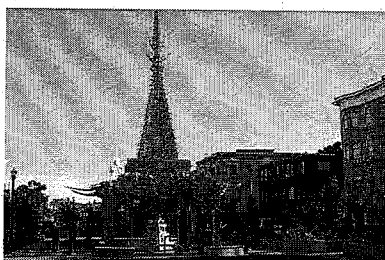
07 TRELLIS



04 PAVING



05 CAFE SEATING



SITELAB urban studio
EINWILLER/UEHL

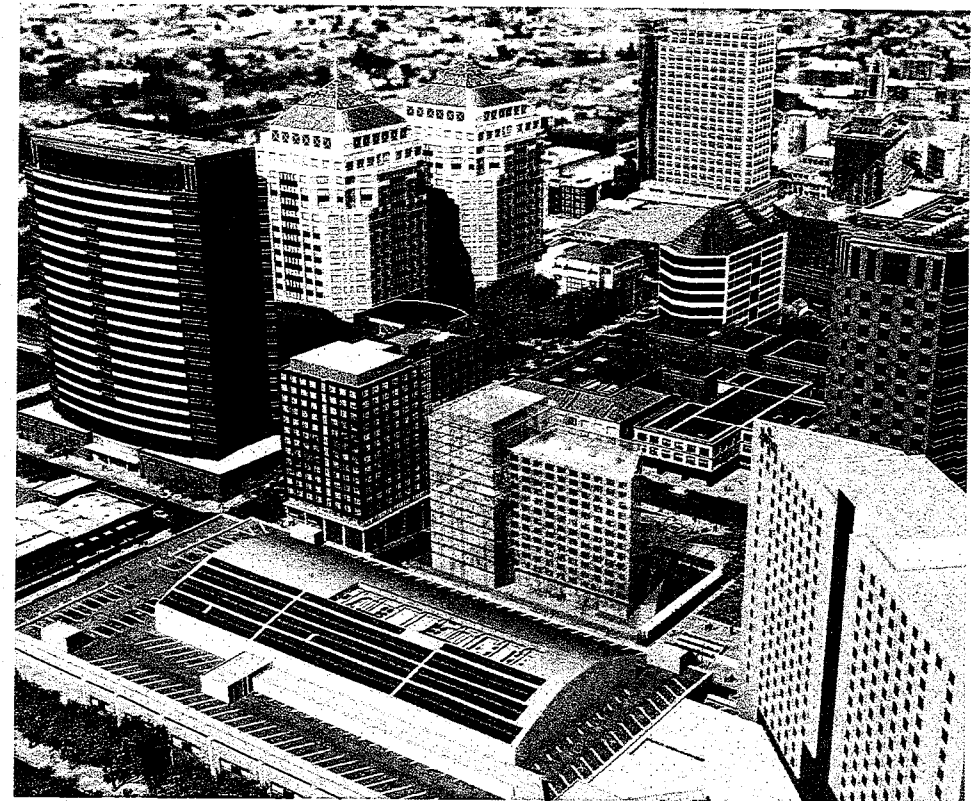
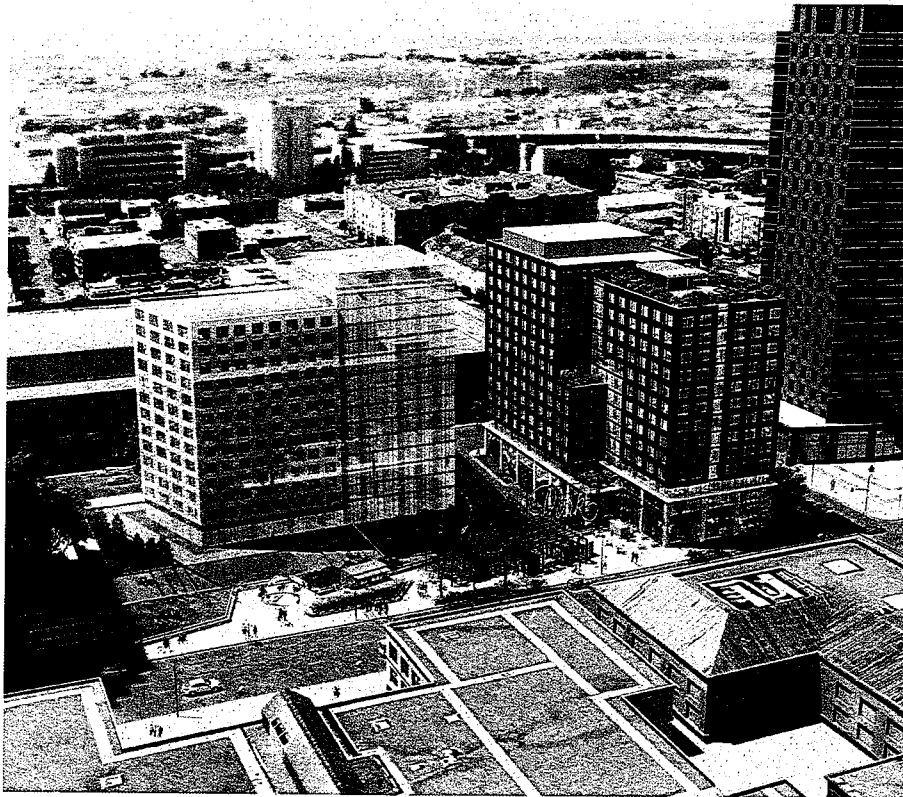
STRADA

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June 4, 2015



LANDSCAPE CHARACTER

1.0



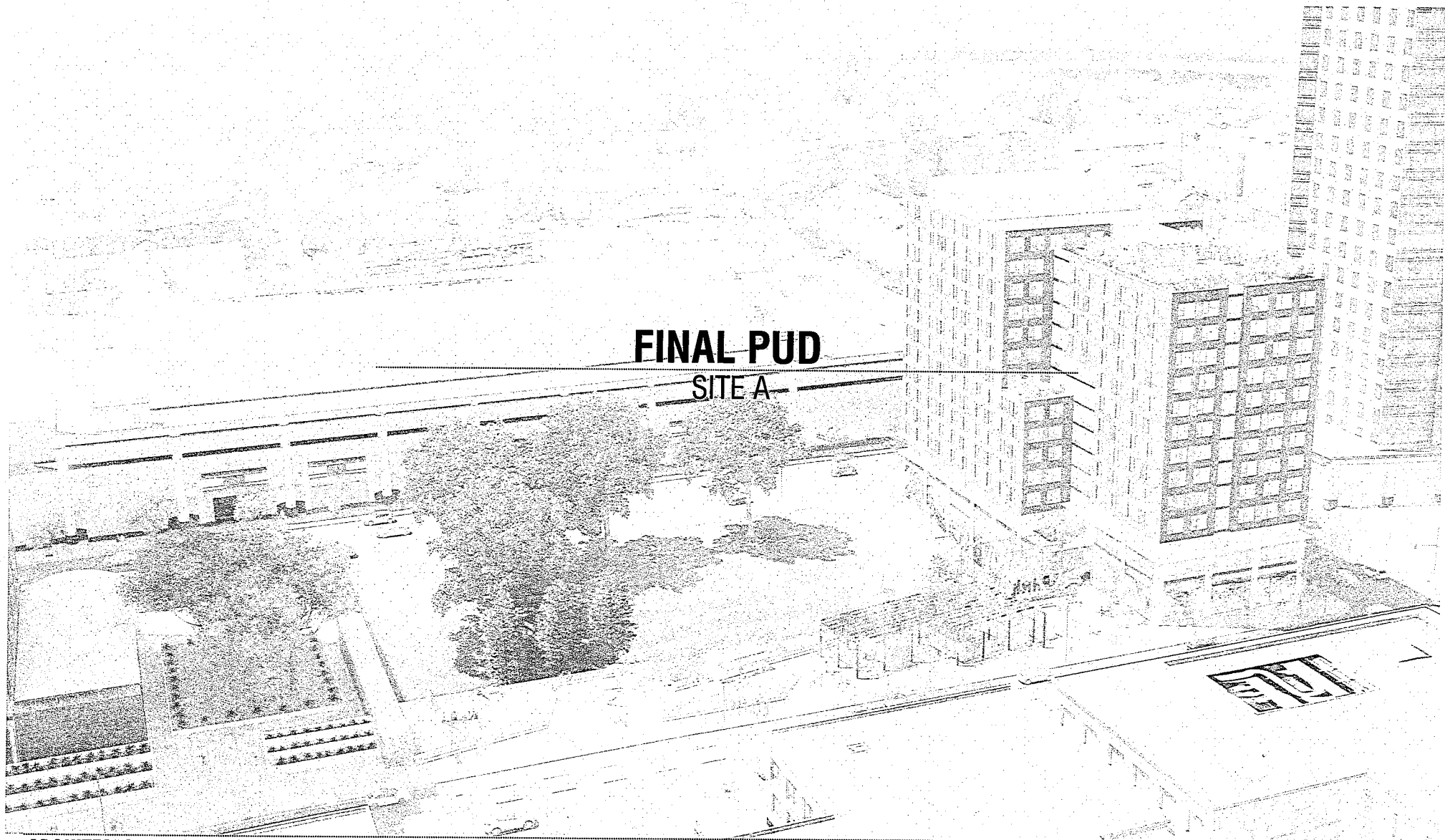
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June 4, 2015

RENDERING / PHASE II 1.1

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OAKLAND, CA 94607
510-379-1464

SHEET INDEX - Final PUD

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- 2.0 Final Cover Page
- 2.10 Final PUD Directory / Index
- 2.20 Oakland Planning Code Summary
- 2.21 Oakland Planning Code Summary
- 2.22 Oakland Planning Code Summary
- 2.23 Oakland Planning Code Summary
- 2.30 Context Map
- 2.31 Assessor's Parcel Map
- 2.32 Aerial Views
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- L5.1 East-West Plaza Section
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- A9.0 Items for Approval

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FINAL PUD DIRECTORY / INDEX

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T-5/6

Oakland Planning Code Summary / Compliance

Summarized from Oakland Planning Code Ch. 17 of Municipal Code & Oakland City Planning Design Guidelines for Commercial Areas

Proposed Design information shown is for Site A, Residential Tower.

GENERAL ZONING INFORMATION

Lot Sizes: Lot A: 29,900 GSF

Zoning District: CBD-C

Central Business District General Commercial Zone

The intent of the CBD-C zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.

HEIGHT/BULK

Planning Code References: Table 17.58.04

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Maximum Height / Bulk:		
Base Height: 45' min, 85' max		N/A – see Maximum Development below.
No height limit after base height.		
Maximum Development:		
Base Area: 100% lot	29,900 sf maximum	16,340 sf (54% lot area)
Above Base Avg. Floor: 75% lot	22,245 sf maximum	15,590 sf (52% lot area)
Tower Length: 195' maximum		195 ft long
Tower Diagonal: 235' maximum		213 ft diagonal
Tower Avg. Floor Area: 25,000 sf maximum		15,127 sf
Tower Separation: 40' minimum		N/A

SETBACKS

Planning Code References: Table 17.58.060; Additional Regulation 3

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Minimum / Maximum Setbacks:		
5' max. front / street side for 1 st , 2 nd and 3 rd stories or 35ft, whichever is lower		5 ft at 12 th Street and driveway
0' min. front, interior side, corner side, and rear		
Maximum yards apply to 75% street frontage on principal street & 50% on other streets	75% of 12 th & Clay; 50% of 11 th St.	21% on 12 th Street

FAR

Planning Code References: Table 17.58.04 Height, Density, Bulk and Tower Regulations

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Floor Area Ratio:		
1 : 20.0	20 x 29,900sf = 598,000 sf total	212,640 sf total (FAR of 1:7.1)
Density:		
1 dwelling unit / 90 sf of lot	332 dwelling units max.	250 dwelling units
1 rooming unit / 45 sf of lot		N/A

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PLANNING CODE SUMMARY 2.20

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PARKING

Planning Code References: 17.158.060.B4; 17.116.060; 17.117.070; 17.117.080.A; 17.116.210; 17.116.210.A; Design Guide Ch.3.1

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Parking / Loading entrance location:		
Access to parking / loading shall <u>not</u> be from principal street	No access from 12 th or Clay	Access is from driveway off 11 th Street
Off-Street Parking Spaces required:		
	Residential – Off-Site	The project may proceed with no on-site parking because the project can utilize up to 200 parking spaces in the City Center West Garage.
	Residential – On-Site	As determined by market conditions, the project may provide up to the three levels of below-grade parking on site (accommodating approximately 150-180 parking spaces), but shall not be required to provide on-site parking.
Commercial: No parking spaces required for: General Food Sales, Full & Limited Service Restaurants, Café, Convenience, General Retail Sales, Fast-Food Restaurant		N/A
Bicycle Parking:		
Dimensions / Locations: 2.5' x 6' each Long-term shall be covered; shall be on-site or within 500' of main entrance Short-term shall be within 50' of main entrance		Double-height bicycle storage proposed; long-term to be on-site in building.
Required Number: Residential: Long-term: 0.25 / dwelling unit, minimum 2 Short-term: 0.05 / unit, minimum 2 Commercial: Long-term: 1 / 12,000 sf Short-term: 1 / 2,000 sf	Residential: 250 dwelling units = 63 long-term & = 13 short-term required; Commercial Area: 4,830 sf retail = 1 long-term & = 5 short-term required Total long-term = 64 Total short-term = 18	70 long-term bike storage proposed at ground level interior. 18 short-term bike storage proposed on-site at exterior sidewalks.

Driveways:		
Maximum 19' wide		Use existing driveway from 11 th street
Maximum (1) 19' curb cut per lot frontage		Use existing driveway from 11 th street
Maneuvering aisle widths: 11ft = parallel 12ft = 45 degree 15ft = 45-60 degree 18ft = 60-75 degree 21ft = 90 degree		21ft minimum aisles with 90 degree parking proposed
"Place parking areas / podiums behind active space or underground."		Parking is located underground / off-site

LOADING

Planning Code References: 17.116.120; 17.116.220; Design Guide Ch. 3.3

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Required Off-Street Loading spaces:		
Residential: 150,000sf – 299,999 = 2 berths	196,645 sf = 2 loading berths required	2 loading berths provided
Commercial: <10,000sf = 0 10,000-24,999sf = 1 berth 25,000-49,999sf = 2 berths 50,000-99,999sf = 3 berths Each additional 120,000sf or fraction of = 1 berth	4,830 sf retail = 0 required	N/A
Berth Dimensions:		
Commercial: 10'W x 25'L x 8'H All other reqd: 12'W x 33'L x 14'H	24' x 33' area total required	Approx. 24' x 35' area proposed
Location:		
Locate out of view from Primary Street		Access from 11th St. existing driveway

GROUND FLOOR

Planning Code References: Table 17.58.060; Table 17.58.060; 17.58.060.B.3

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Transparency:		
55% façade transparent Applies only to non-resi use on ground floor of Principal Street. All other facades required 1/2 of principal street requirement Required transparency between 2ft – 9ft high at ground floor	55% required on 12 th 55% required on Clay 27.5% required on 11th	100% provided on 12th 100% provided on Clay 47% provided on 11th
Ground Floor Height:		
15' Minimum		Ground level height varies; 15'-0" minimum height provided
Active Space:		
30' from front of ground floor shall not have parking spaces, locker areas, mech rooms & other non-active spaces.		Active space is provided along 12th Street and Clay Street. Mechanical areas provided at property line at 11th Street.

OPEN SPACE / YARDS

Planning Code References: 17.58.070.C.1; Table 17.58.05; 17.58.070.D; 17.126.030; Design Guide Ch. 2.1

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Group Usable Open Space:		
Amount Required: Residential: 75 sf / dwelling unit	250 units = 18,750 sf required	18,785 sf total provided: 5 Private Patios = 375 sf total counted towards requirement. Rooftop = (4,840 sf) 4,685 sf counted toward requirement. Level 2 Common Space = 475 sf Level 8 Common Space = 400 sf Common Plaza = 12,850 sf counted toward requirement.
Minimum Dimensions: 10' Public ground floor plaza 15' Rooftop 15' Courtyard Landscaping Requirements: 50% rooftop or courtyard usable space		Public Plaza has 42' minimum dimension Rooftop has 15' minimum dimension 50% landscaping will be provided
Location: Located within 20' of living units served Max. 25% required area shall be located on roof		25% open space proposed on roof
Where feasible, orient toward south solar exposure & toward living units or comm. space		Roof & Plaza to have southern solar exposure and access
Private Usable Open Space:		
Minimum Dimensions: 10' at ground level, 5' above ground-level		5' minimum is provided at above-ground private patios.
Open Space Setback: (applies to horizontal space opposite living room windows)		
Side Yards: 8' min. + 2' each floor above, not to exceed 10% lot width Exceptions: If windows are abutting alley, path, or public park		N/A
Courts: 16' min. horizontal separation + 4ft each floor above, not to exceed 40ft Exceptions: Other windows of any habitable rooms = 10ft horizontal separation		N/A

TRASH

Planning Code References: 17.28.060.B.8; 17.118.030

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Trash Storage:		
Located in garage or otherwise completely concealed from view		Trash Room is located at interior at ground level
Recycling:		
Residential: 2 ft³ storage / collection space per residential unit, min. 10 ft³ Commercial: 2 ft³ storage / collection space per 1000 gross SF, min. 10 ft³	250 units = 500 cu. ft. required 4,830 sf commercial = 10 cu. ft. required Total Recycling Required = 510 cu. ft.	To be included with trash area Recycling located in the trash room will provide 510 cu. ft. minimum.

SITE TREES

Planning Code References: 17.124.030.A

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Site tree locations:		
Min. (1) 15-gal tree or equivalent per each 25' frontage		Site trees to be provided along all street frontages at 25' o.c. max.

DESIGN

Planning Code References: 17.158.060.B.2; Design Guide Ch. 4.2; 17.158.060.B.5; 17.158.060.B.7; Design Guide Ch. 5.2

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Ground Floor Treatment:		
Building base designed distinct from rest of building		The building base proposed is a complementary yet distinct design to the overall building, incorporating warmer materials and smaller scale to create a more residential experience.

Commercial Ground Floor: Consider operable storefront windows that open interior spaces to sidewalk. Do not set back the ground floor of commercial facades from upper stories.		The commercial ground floor is situated in the base of the building, which is then divided into smaller bays for ideal experience of retail and opportunities to create individual unique storefronts. The architectural framing of the base into smaller bays also creates more of a human scale at the sidewalk.
Massing:		
Mass shall be broken up into smaller forms		The proposed massing utilizes fields of glazing to sculpt the mass and create smaller building components. The solid façade incorporates setbacks to create depth and visual interest to the building. Various heights are proposed to create interest at the top of the building and contribute to the overall composition of the skyline.
Building Terminus:		
The top of the building shall include a distinct visual terminus element		The top of the building includes active open space as an amenity to the residents.
Context:		
Relate to existing architecture in neighborhood		The proposed design incorporates a similar small scale pattern in the context of adjacent office towers. Similar to adjacent architecture, the proposed design utilizes a grid pattern, with the use of an accent color to animate the façade and create more visual interest. The design incorporates a modern yet still contextual base, utilizing scale and usage precedents from Old Oakland and Uptown; and also uses a more playful grid above to create a unique sense of place for the residents.



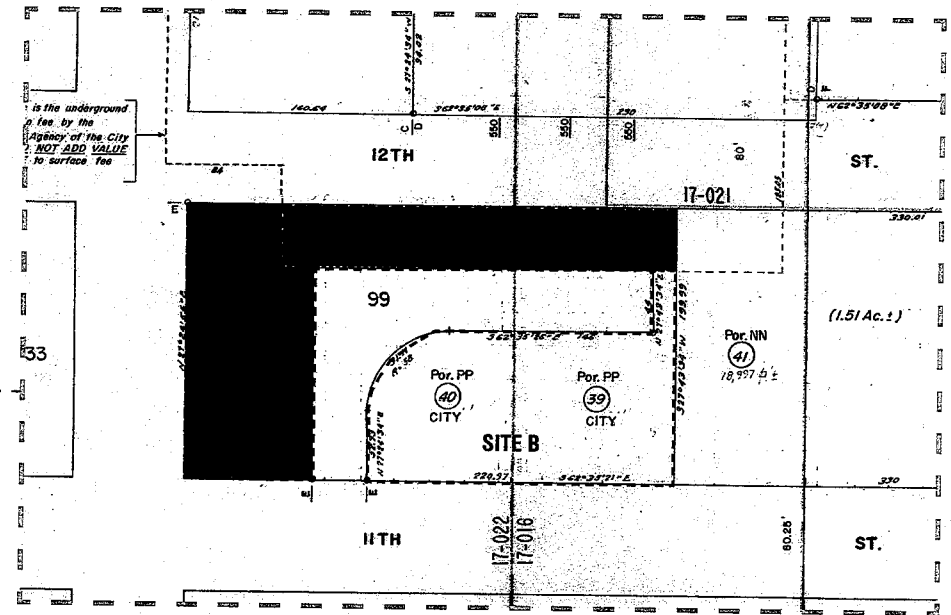
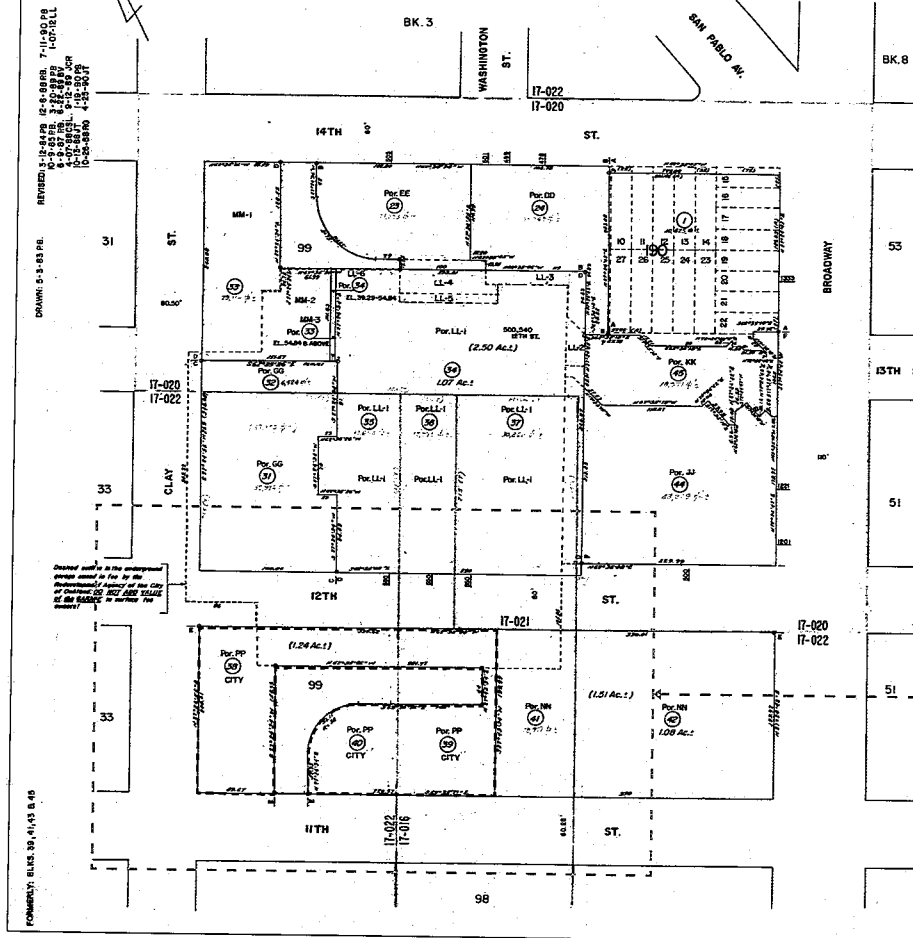
ASSESSOR'S MAP 2

Code Area Nos. 17-016 17-020 17-021 17-022

97

SCALE: 1" = 80'

- (A) OAKLAND (KELLEYBROOKS) (BK. 7 PG. 3)
- (B) P.M. 4976 168/76 (ELEV. 34.20 & ABOVE)
- (C) P.M. 5372 178/44 (ELEV. 39.29 & ABOVE)
- (D) P.M. 5410 178/42 (ELEV. 34.20 & ABOVE)
- (E) P.M. 5533 180/44 (ELEV. 39.29 & ABOVE)
- (F) P.M. 5456 182/71 (ELEV. 34.20 & ABOVE)



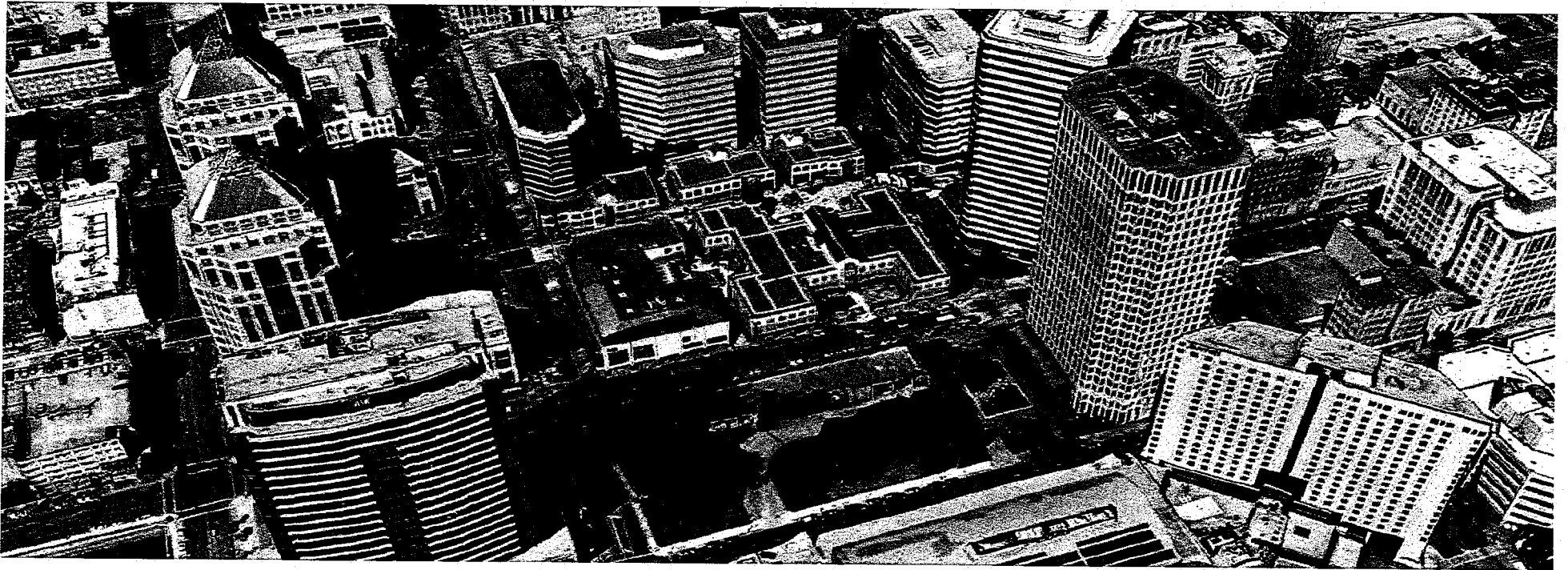
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June 4, 2015

ASSESSOR'S PARCEL MAP 2.31

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Aerial View of Site looking North



Panoramic View from north adjacent lot

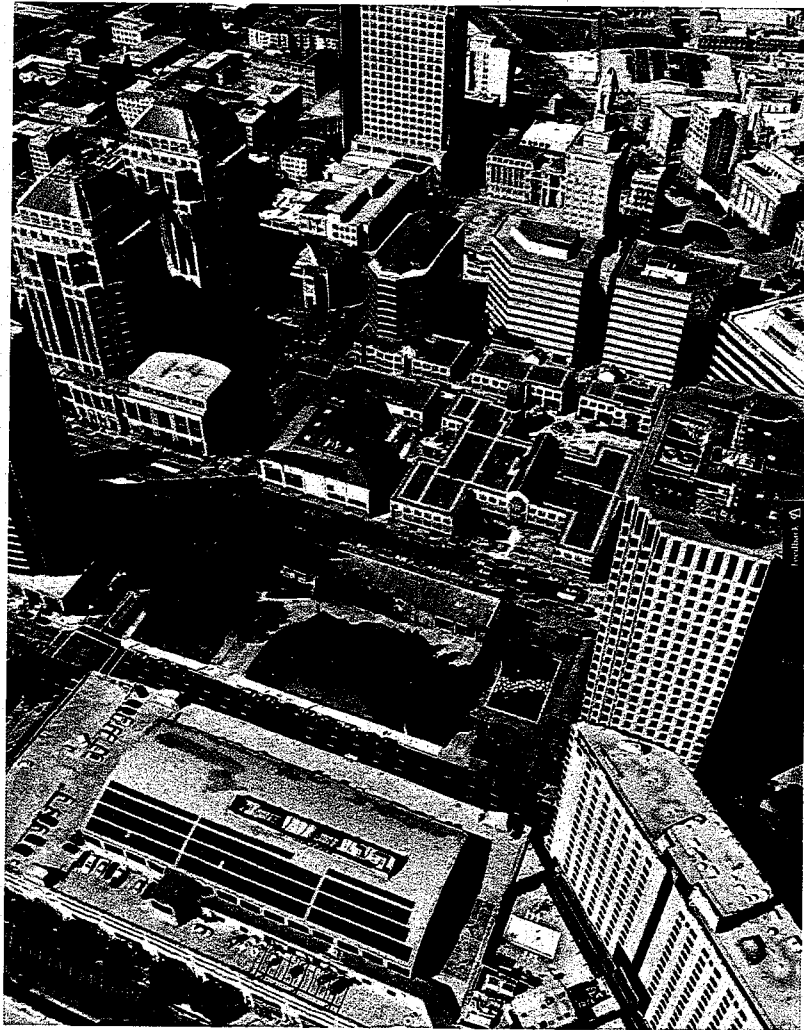
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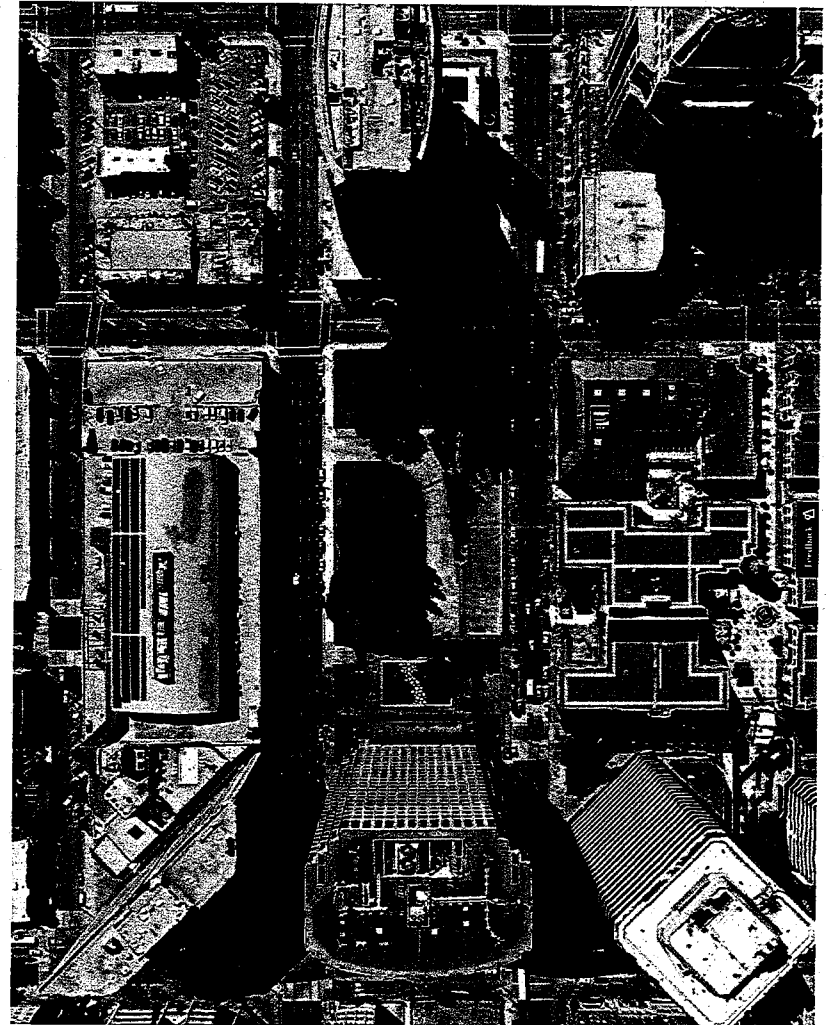
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AERIAL VIEWS 2.32

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Aerial View looking West



Birdseye View

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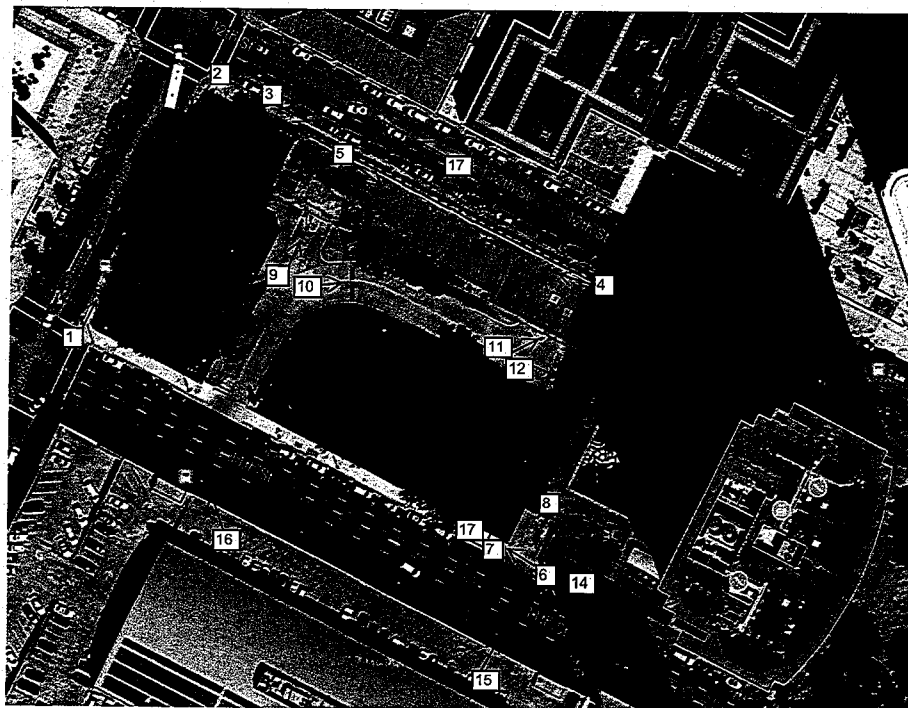
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AERIAL VIEWS 2.33

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Key Plan



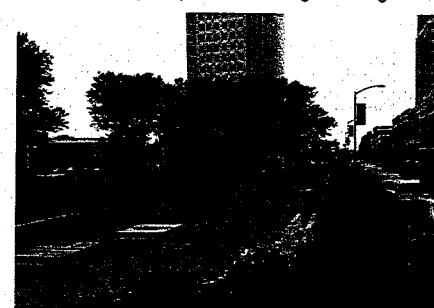
1- View along Clay Street frontage looking North



2- View along Clay Street frontage looking South



3- View along 12th Street frontage looking East



4- View of Site along 12th Street looking West

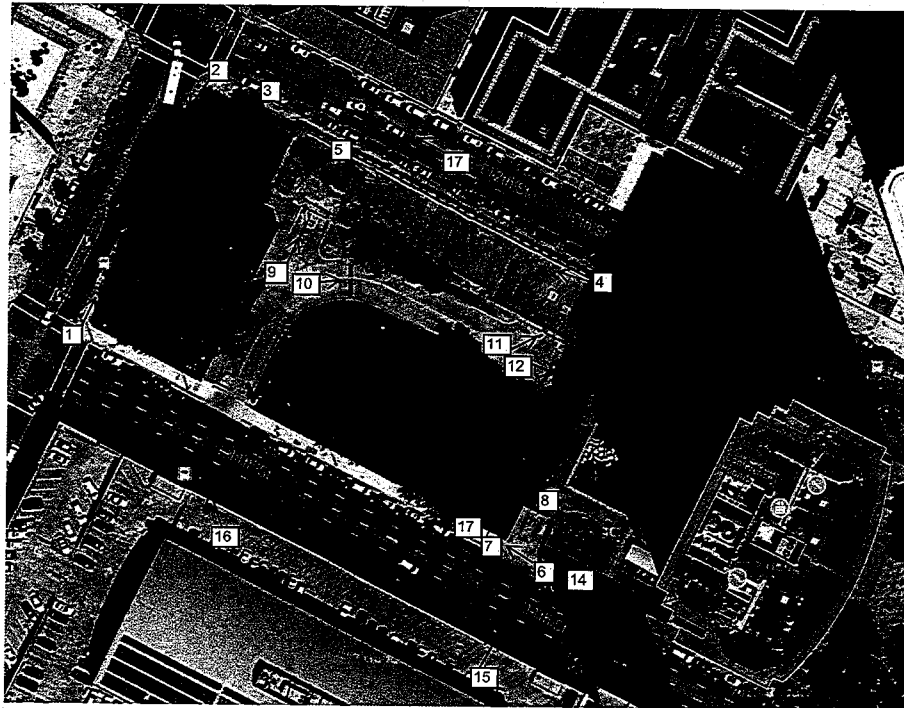


5- View of Site along 12th Street looking East



6- View along 11th Street looking West

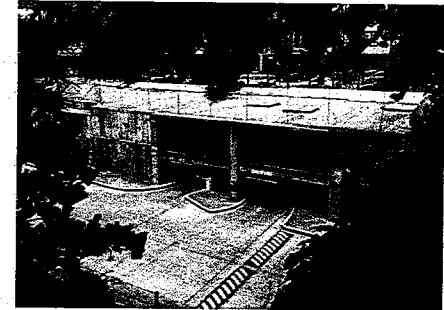




Key Plan



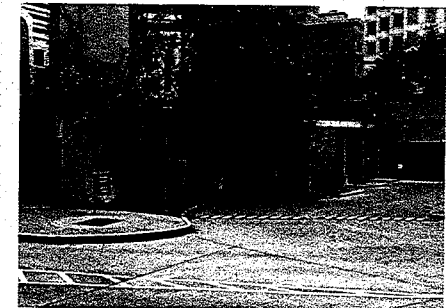
7-View from 11th Street looking North across Site along East border of Site



8-View from 11th Street looking North across the sSite along East border of Site



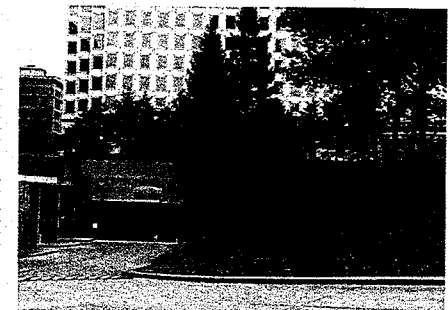
9-View of the garage entries



10- View of lower garage entries & Loading at ramp landing

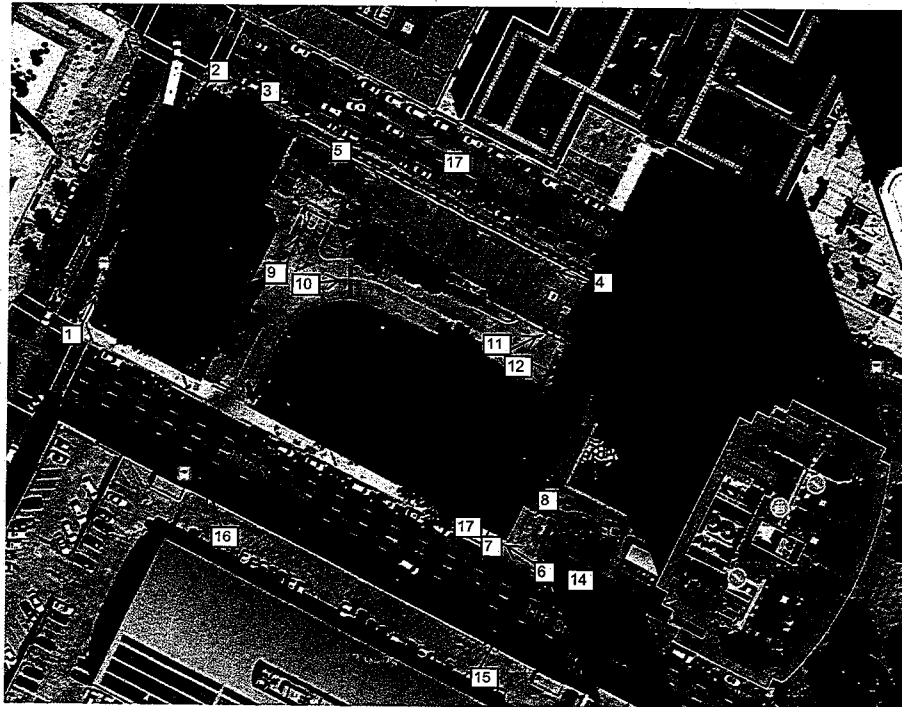


11- View of the lower level garage entries

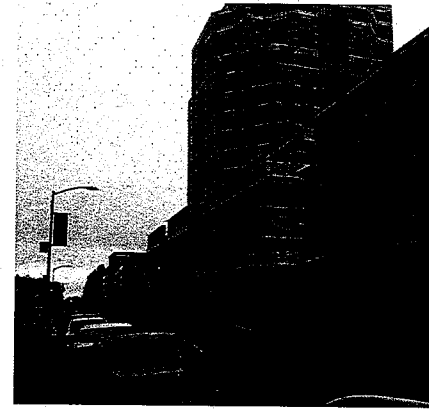


12- View towards the loading entry

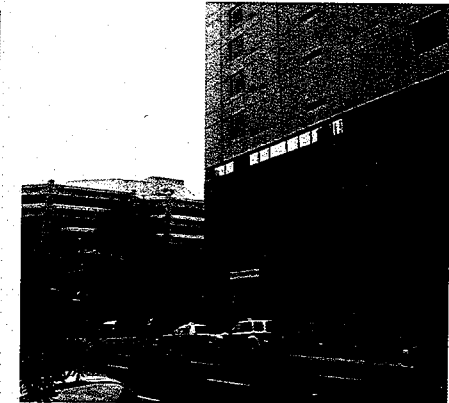




Key Plan



13- View on 11th Street looking West



14- Marriot entry on 12th and Broadway



15- View of the plaza on the East side of the Site

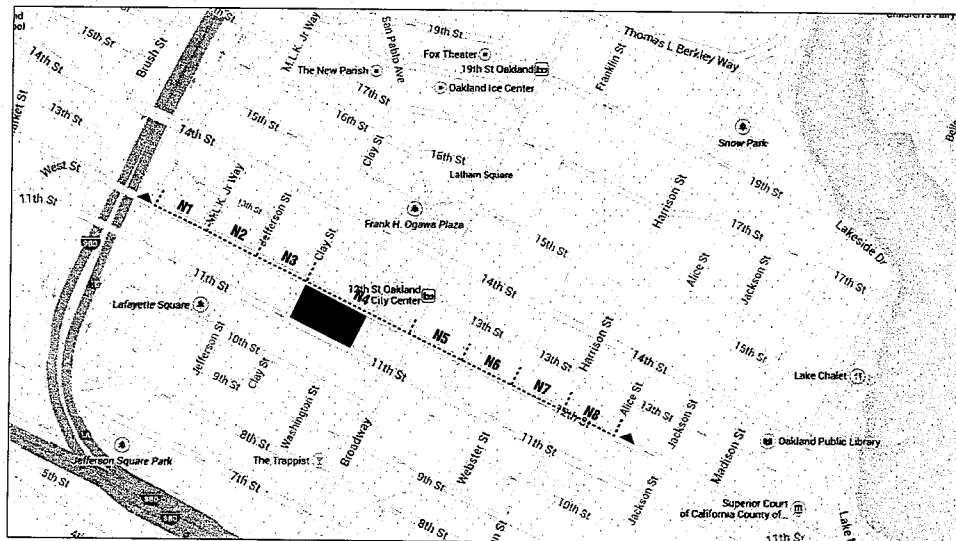


16- Office towers on the West side of the Site

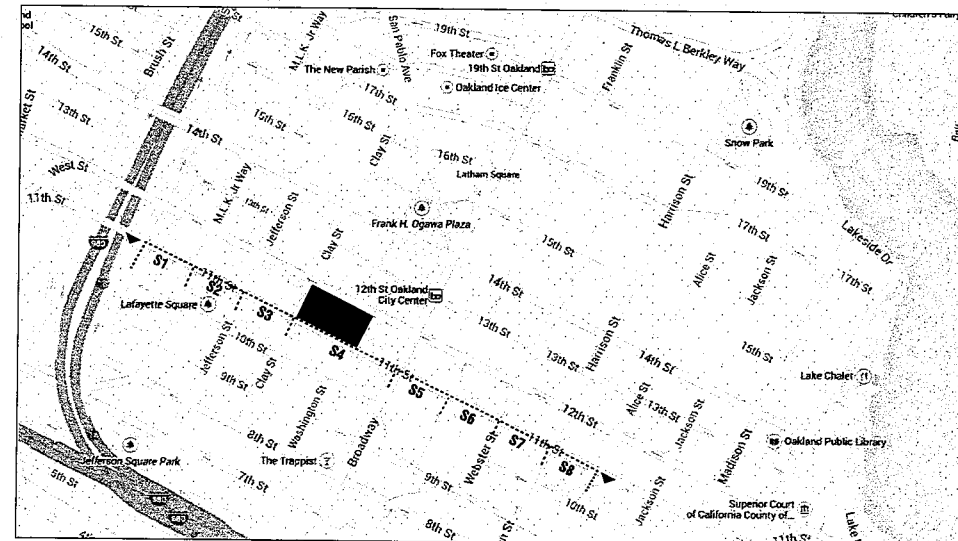


17- Convention Center parking fronting 12th Street across the Site

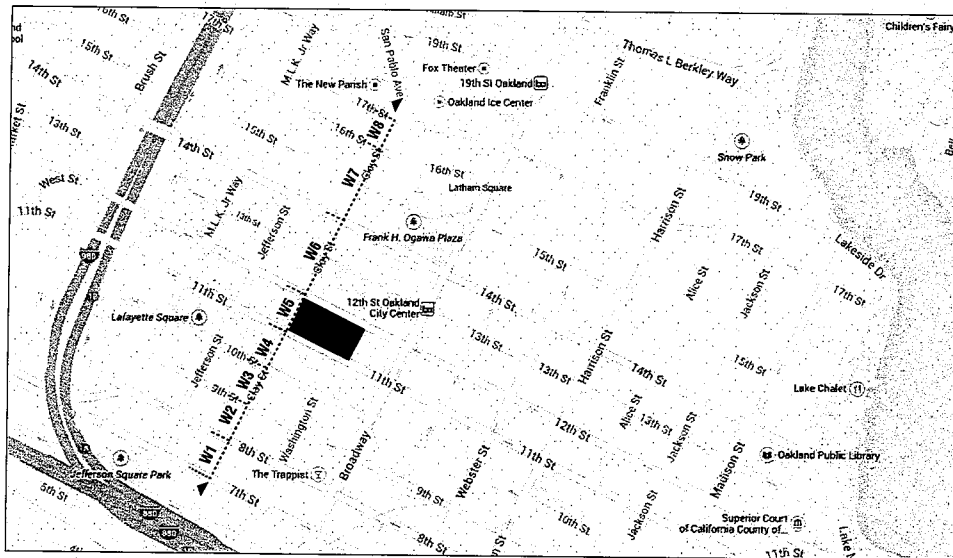




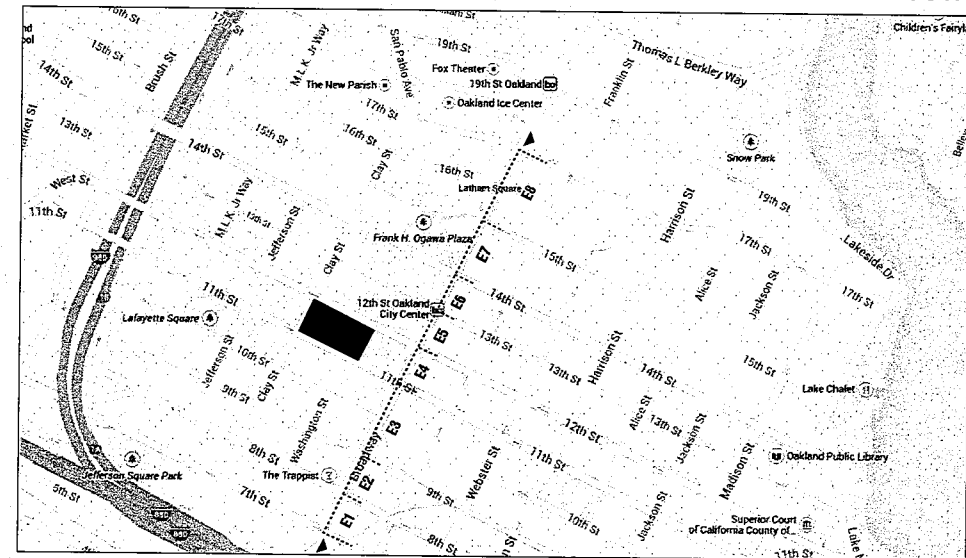
NORTH



SOUTH



WEST



EAST

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June 4, 2015

SITE VIEWS - KEY MAP

2.43

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Castro St. N1 M.L.K. Jr Way N2 Jefferson St.



Jefferson St. N3 Clay St. N4 Broadway St.



Broadway St. N5 Franklin St. N6 Webster St.



Webster St. N7 Harrison St. N8 Alice St.

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June 4, 2015

SITE VIEWS - NORTH 12TH ST. 2.44

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Jefferson St.

S2

M.L.K. Jr Way

S1

Castro St.



Broadway St.

S4

Clay St.

S3

Jefferson St.



Webster St.

S6

Franklin St.

S5

Broadway St.



Alison St.

S8

Harrison St.

S7

Webster St.

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SITE VIEWS - SOUTH 11TH ST.

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7th St.

W1

8th St.

W2

9th St.



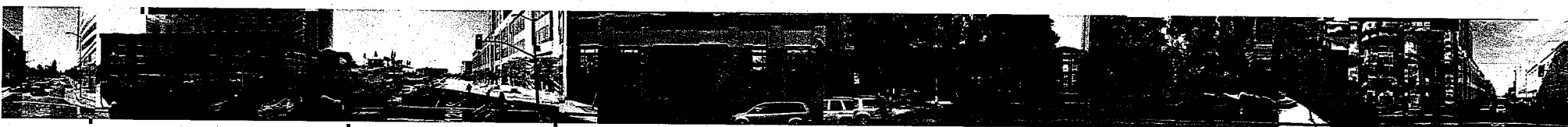
9th St.

W3

10th St.

W4

11th St.



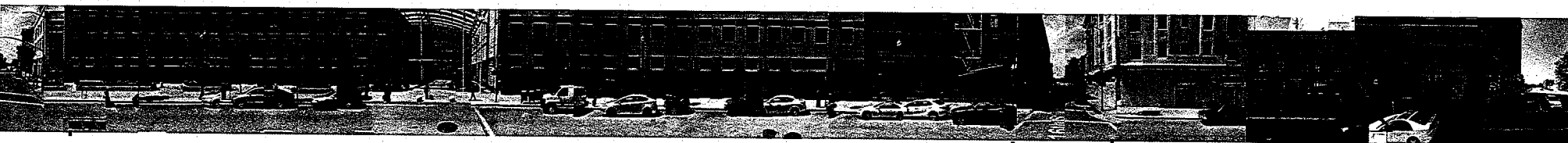
11th St.

W5

12th St.

W6

14th St.



14th St.

W7

16th St.

W8

17th St.

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

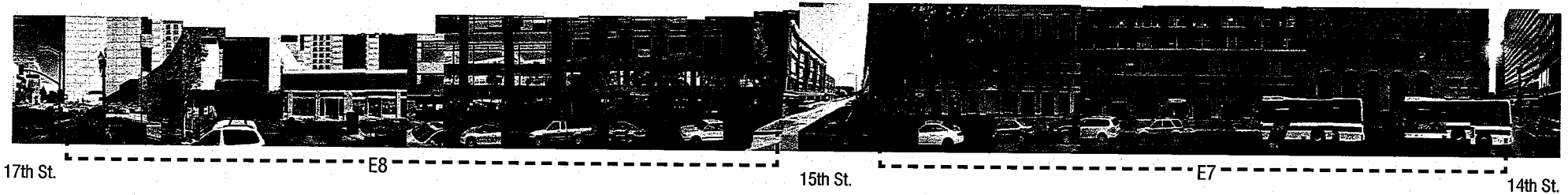
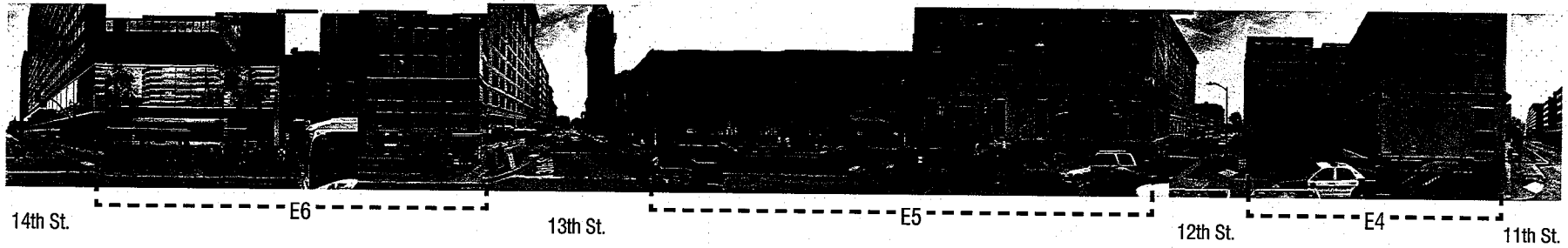
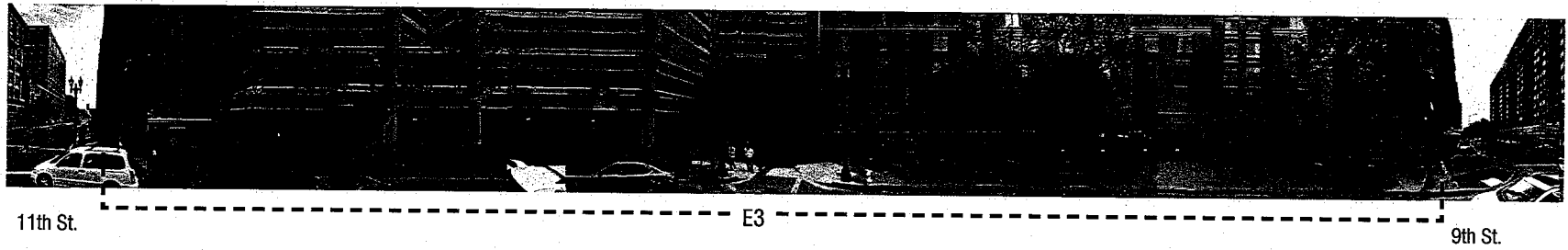
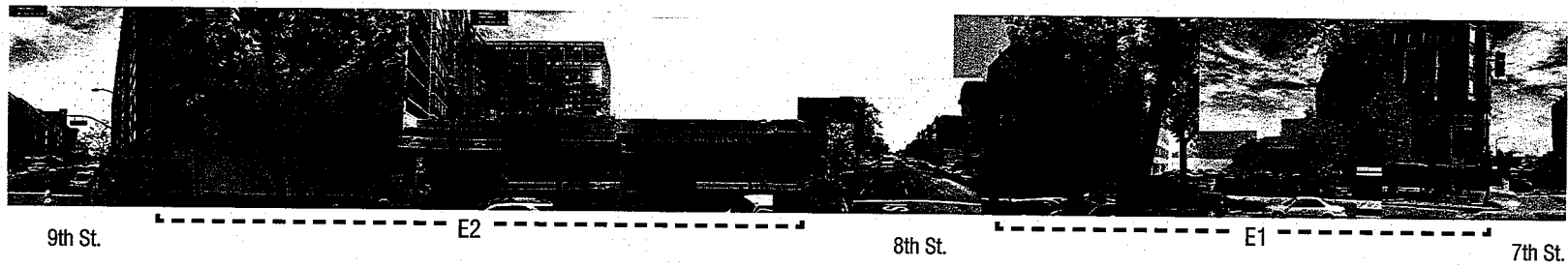
June 4, 2015

SITE VIEWS - WEST CLAY ST.

2.46

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ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA
June 4, 2015

SITE VIEWS - EAST BROADWAY ST. 2.47

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Because of the implementation of the 2013 Building Energy Efficiency Standards, the applicant acknowledges that based on a City of Oakland Bulletin dated October 16, 2014, the city is currently redrafting its Green Building Ordinance.

The enclosed checklist to meet LEED Silver standards is a place-holder and may be modified or replaced in accordance with any changes to the Green Building Ordinance after this initial submission.



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: Oakland T5/T6
Date: 6-Jan-15

Y	?	N			
			1	Credit	Integrative Process
			1		
12	1	16	16	Credit	Location and Transportation
			16	Credit	LEED for Neighborhood Development Location
			1	Credit	Sensitive Land Protection
			2	Credit	High Priority Site
			5	Credit	Surrounding Density and Diverse Uses
			5	Credit	Access to Quality Transit
			1	Credit	Bicycle Facilities
			1	Credit	Reduced Parking Footprint
			1	Credit	Green Vehicles
8	2	0	10	Credit	Sustainable Sites
			Required	Prereq	Construction Activity Pollution Prevention
			1	Credit	Site Assessment
			2	Credit	Site Development - Protect or Restore Habitat
			1	Credit	Open Space
			3	Credit	Rainwater Management
			2	Credit	Heat Island Reduction
			1	Credit	Light Pollution Reduction
5	0	1	11	Credit	Water Efficiency
			Required	Prereq	Outdoor Water Use Reduction
			Required	Prereq	Indoor Water Use Reduction
			Required	Prereq	Building-Level Water Metering
			2	Credit	Outdoor Water Use Reduction
			6	Credit	Indoor Water Use Reduction
			2	Credit	Cooling Tower Water Use
			1	Credit	Water Metering
11	17	5	33	Credit	Energy and Atmosphere
			Required	Prereq	Fundamental Commissioning and Verification
			Required	Prereq	Minimum Energy Performance
			Required	Prereq	Building-Level Energy Metering
			Required	Prereq	Fundamental Refrigerant Management
			6	Credit	Enhanced Commissioning
			18	Credit	Optimize Energy Performance
			1	Credit	Advanced Energy Metering
			2	Credit	Demand Response
			3	Credit	Renewable Energy Production
			1	Credit	Enhanced Refrigerant Management
			2	Credit	Green Power and Carbon Offsets
2	10	0	13	Credit	Materials and Resources
			Required	Prereq	Storage and Collection of Recyclables
			Required	Prereq	Construction and Demolition Waste Management Planning
			5	Credit	Building Life-Cycle Impact Reduction
			2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations
			2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials
			2	Credit	Building Product Disclosure and Optimization - Material Ingredients
			2	Credit	Construction and Demolition Waste Management
13	3	0	16	Credit	Indoor Environmental Quality
			Required	Prereq	Minimum Indoor Air Quality Performance
			Required	Prereq	Environmental Tobacco Smoke Control
			2	Credit	Enhanced Indoor Air Quality Strategies
			3	Credit	Low-Emitting Materials
			1	Credit	Construction Indoor Air Quality Management Plan
			2	Credit	Indoor Air Quality Assessment
			1	Credit	Thermal Comfort
			2	Credit	Interior Lighting
			3	Credit	Daylight
			1	Credit	Quality Views
			1	Credit	Acoustic Performance
1	0	0	6	Credit	Innovation
			5	Credit	Innovation
			1	Credit	LEED Accredited Professional
0	0	0	4	Credit	Regional Priority
			1	Credit	Regional Priority: Specific Credit
			1	Credit	Regional Priority: Specific Credit
			1	Credit	Regional Priority: Specific Credit
			1	Credit	Regional Priority: Specific Credit
52	34	22	110	Possible Points:	TOTALS
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

Based on the enclosed LEED scorecard, the project plans to achieve LEED Silver standards.

GREEN BUILDING FEATURES INCLUDE:

- INTEGRATIVE PROJECT PLANNING AND DESIGN-** Green design features will be discussed early in the project's planning phase with the owner, design team, and builders. The team will hold early design charrettes led by a LEED-certified team member to establish the goals and expectations for the project. The team will optimize the integration of green strategies across all aspects of building design, construction and operation, drawing on expertise of all participants.
- TRANSIT-ORIENTED LOCATION-** The project benefits from its close proximity to public transit and the 12th Street/City Center BART station just steps away from the site. It is a development that reduces vehicular travel and encourages human health through walking and daily physical activity.
- BICYCLE FACILITY-** Secure, easily accessible indoor bicycle parking will be provided for the residents.
- PARKING -** The project proposes use of existing nearby parking facilities and mechanical car-stacker lifts to reduce parking footprint. The project plans to provide electrical vehicle and car share parking spaces.
- SUSTAINABLE SITE -** The project will create and implement an erosion and sedimentation control plan for all construction activities associated with the project.
- OPEN SPACE-** The project will create exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.
- HEAT ISLAND REDUCTION-** Planted roofs will be included to reduce the heat island effect of the building.
- LIGHT POLLUTION REDUCTION-** The lighting design will consider light pollution reduction by providing no up-lighting.
- OUTDOOR WATER USE REDUCTION -** The project will limit water used for landscape irrigation by selecting appropriate plant species and installing an efficient irrigation system.
- INDOOR WATER USE REDUCTION -** The project will provide low-flow plumbing fixtures that comply with the baseline water consumption standards.
- METERING-** The project plans to provide separate metering for irrigation and domestic water use.
- COMMISSIONING AND VERIFICATION OF BUILDING SYSTEMS-** The project will engage in an enhanced commissioning process to check systems against the Owner's Project Requirements and Basis of Design.
- OPTIMIZE ENERGY PERFORMANCE-** The project will optimize the efficiency of its building envelope, and will utilize efficient lighting and HVAC systems to reduce domestic energy use. The project will meet the newly implemented Building Energy Efficiency Standards and will exceed these standards as a prerequisite and additional points for LEED.
- ENHANCED REFRIGERANT MANAGEMENT-** Project will reduce ozone depletion and considers compliance with the Montreal Protocol while minimizing direct contributions to climate change.
- STORAGE AND COLLECTION OF RECYCLABLES-** The project will provide recycling space as required by planning code 17.28.060.B.8 and 17.118.030
- CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLANNING-** During construction the contractor will implement a waste management plan as required by LEED.
- BUILDING PRODUCT DISCLOSURE -** The project will strive to use products and materials with available life-cycle information and that have environmentally, economically, and socially preferable life-cycle impacts.
- ENHANCED INDOOR AIR QUALITY STRATEGIES-** The project will be no smoking as required by LEED. Also the project will promote occupants' comfort, well-being, and productivity by improving indoor air quality. These include: Entry mat systems to capture dirt, interior cross-contamination prevention and filtration, naturally ventilated spaces, and carbon Dioxide monitoring.
- LOW EMITTING MATERIALS-** The project will reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment, by use of low-VOC paint, adhesives, flooring and other materials that comply with this requirements.
- ACOUSTICS-** The project will employ an acoustic engineer to prescribe design criteria that comply with this requirement for the comfort of residents.
- THERMAL COMFORT-** Residents will be able to use thermostats to monitor and adjust the temperature of the spaces.
- DAYLIGHT-** Project provides larger than standard windows to best take advantage of natural light and views.

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA
June 4, 2015

LEED SCORE CARD 2.5

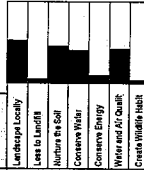
Bay-Friendly Scorecard for Commercial & Civic Landscapes



This scorecard tracks Bay-Friendly features incorporated into the design and construction of new landscapes. The recommended minimum requirements for a Bay-Friendly Landscape are: earn a total of 80 points or more and complete the 9 required practices indicated by the red "R" in the columns labeled "Possible Points".

Date 2/25/15

Current Point Total: 60



1100 Clay Street, Oakland, CA

A. SITE PLANNING	Possible Points	Points Achieved	Comments
1. Select and evaluate the site carefully			
a. Submit the completed Bay-Friendly Site Analysis form before 100% design development documents	5	5	
b. The site is located within an urban growth boundary and avoids environmentally sensitive sites	3	3	
c. The site development results in the clean up of a contaminated site (i.e., brownfield) or is in a designated redevelopment area	0	0	
2. Consider the potential for fire			
a. For sites adjacent to the sensitive open space or wetlands only: Submit a Fire Mitigation Plan	0	0	
3. Keep plant debris on site			
a. Produce mulch from plant debris			
i. Design documents specify areas under tree & shrub canopies and at least 10 feet away from hard surfaces and storm drains, to be used as a safe repository for mulch	0	0	
ii. Construction documents specify that of the trees identified for removal, some are chipped for use as mulch onsite	1	1	We will explore possibility of recycling trees into wood for site furniture or other uses on site.
b. Produce compost from plant debris			
i. A site for composting is included in landscape plans. Systems for composting up to and including 3 cubic yards at one time	0	0	
ii. Systems for composting more than 3 and up to 10 yards at one time (total 2 points)	0	0	
iii. Systems 10 cubic yards or larger (total 3 points)	0	0	
4. Reduce and recycle waste			
a. An easily accessible area is dedicated to the collection and storage of materials for recycling	0	0	
5. Minimize site disturbance			
a. On construction sites, limit site disturbance to protect topography, vegetation and hydrology (total 3 points)	0	0	
b. On previously developed sites, restore vegetation and hydrology (total 3 points)	0	0	
c. Provide water and/or shelter for wildlife such as birdhouses, bathouses, beehives, logs, wood piles, large native shrubs or trees	0	0	
7. Conserve or restore natural areas & wildlife corridors			
a. The landscape is designed to preserve 80% of existing mature healthy trees and penalties for destruction of protected trees are included in construction contract	0	0	
b. The landscape is designed to increase open space compared to its previous use and/or to connect it to other open space or wildlife corridors	0	0	
c. Create or protect a diverse plant buffer of low maintenance vegetation along creeks, shorelines or monocultured landscaped areas	0	0	
Site Planning Subtotal, out of possible 33 points:	8		
B. STORMWATER AND SITE DRAINAGE	Possible Points		
1. Minimize impervious surfaces			
a. Permeable paving, gravel or other porous surfaces are installed for			
i. 25% OR	0	0	
ii. 33% (total 3 points) OR	0	0	
iii. 50% of the paved area (total 5 points)	0	0	
b. No impervious surfaces directly connect to the storm drain	2	2	
2. Design a system to capture and filter storm water			
a. Capture and filter runoff from parking lots into landscape beds, vegetated swales or other landscape stormwater BMPs	2	2	
b. Incorporate landscape measures, including vegetated swales, infiltration planters, detention basins and/or stormwater wetlands, that are designed to capture and filter:			
i. 80% of average annual stormwater runoff OR	2	2	
ii. 100% of average annual runoff (total 4 points)	0	0	
c. Bioswales specify full bottom of at least 18 inches across and/or rock/cobble at points of concentrated flow	0	0	
d. Turf is not specified in bioswale	1	1	
e. Direct rain water from all down spouts to planters, trees or landscaped areas	1	1	
Stormwater and Site Drainage Subtotal, out of possible 16 points:	8		
C. EARTHWORK AND SOIL HEALTH	Possible Points		
1. Assess the soil and test drainage			
a. Submit laboratory soil analysis results and recommendations for compost and natural fertilizers (total 3 points)	3	3	
2. Remove and store topsoil before grading			
a. The removal, temporary storage, and re-spreading of topsoil is specified in the landscape design documents AND specifications include a maximum topsoil pile height of 6 feet, as well as measures to protect the stored topsoil from erosion	0	0	
3. Protect soil from compaction			
a. Grading specifications and construction plans call for the installation and maintenance of fencing to prohibit parking or materials staging in areas identified for protection	2	2	
b. Design documents specify that soil is not worked when wet	1	1	
4. Aerate compacted soils			
a. Design documents include specification to aerate compacted soils to a depth of at least 8 inches, before planting, for all landscaped areas that can not be protected during construction	1	1	

1100 Clay Street, Oakland, CA	Possible Points	Points Achieved	Comments
b. Design documents include specification to aerate compacted soils to a depth of at least 12 inches, before planting, for all landscaped areas that can not be protected during construction (total 2 points)	1	1	
5. Feed soils naturally & avoid synthetic fertilizers			
a. Fertilizers or soil amendment materials prohibited by Organic Materials Research Institute (OMRI) in its generic materials list are not allowed in the construction of the project	0	0	
6. Mulch			
a. Required: Finishing specifications and plans indicate that after construction, all soil on site is protected with a minimum of 3 inches of mulch			
7. Amend the soil with compost before planting			
a. Compost is specified as the soil amendment, at the rates indicated by a soil analysis, to bring the soil organic matter content to a minimum of:			
i. Required: 3.0% by dry weight OR 1 inch of quality compost OR			
ii. 5% by dry weight OR (total 2 points)	2	2	
b. Specify the use of compost from processors that participate in the US Composting Council's Standard Testing Assurance program	1	1	
8. Use IPM design and construction practices to prevent pest problems			
a. Street mulch is specified for weed control (total 3 points)	0	0	
b. Synthetic chemical pre-emergents are prohibited	0	0	
9. Keep soil & organic matter where it belongs			
a. Compost berms or blankets or socks are specified for controlling erosion (total 2 points)	0	0	
Earthwork and Soil Health Subtotal, out of possible 21 points:	11		
D. MATERIALS	Possible Points		
1. Use salvaged items & recycled content materials			
a. Non-plant landscape materials are salvaged or made from recycled content materials or FSC certified wood			
i. Decking (100% of non structural materials)	0	0	
ii. Fencing (100% of non structural materials)	0	0	
iii. Outdoor furniture such as bike racks, benches, tables and chairs (50% minimum)	0	0	
iv. Planters or retaining walls (100% of either or both)	0	0	
v. Parking stops or light/signage posts (100% of either or both)	0	0	
vi. Ray structures or surfaces (100% of either or both)	0	0	
vii. Edging or decorative glass mulch (100% of either or both)	0	0	
b. A minimum 25% of recycled aggregate (crushed concrete) is specified for walkways, driveways, roadway base and other uses	0	0	
c. Replace Portland cement in concrete with Flyash or slag			
i. 20%	0	0	
ii. 25% (total 2 points)	0	0	
d. Purchased compost and/or mulch is recycled from local, organic materials such as plant or wood waste			
i. 100% of compost OR 100% of mulch	1	1	
ii. 100% of both (total 2 points)	0	0	
2. Reduce and recycle landscape construction waste			
a. Required: Divert 50% of landscape construction and demolition waste.			
b. Divert 100% of asphalt and concrete and 65% of remaining materials OR	0	0	
c. Divert 100% of asphalt and concrete and 80% of remaining materials (total 4 points)	0	0	
d. Donate unused materials	0	0	
3. Reduce the heat island effect with cool site techniques			
a. At least 50% of the paved site area includes cool site techniques	0	0	
4. Design lighting carefully			
a. Low energy fixtures are specified for all site lighting	0	0	
b. Photovoltaic is specified for site lighting			
i. all path lighting is solar powered	0	0	
ii. 100% of all other site lighting is solar powered (total 4 points)	0	0	
c. Reduce light pollution and trespass: exterior luminaires emit no light above horizontal or are Dark Sky certified	0	0	
d. The site and exterior building lighting does not cast direct beam illumination onto adjacent properties or right of ways	0	0	
5. Choose and maintain equipment for fuel conservation			
a. Specify solar powered pumps for water features	0	0	
6. Specify low embodied energy products			
a. 100% of any stone and non-concrete landscape materials are produced within 500 miles of the project site	0	0	
7. Use integrated pest management			
a. Design documents include construction specifications that require integrated pest management	2	2	
8. Use organic pest management			
a. Design documents include construction specifications that prohibit the use of pesticides that are prohibited by Organic Materials Research Institute in its generic materials list (total 4 points)	0	0	
Materials Subtotal, out of possible 36 points:	8		

SITELAB urban studio
EINWILLER KUEHL

STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

BAY-FRIENDLY SCORE CARD

3.1

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1100 Clay Street, Oakland, CA		Points Achieved	Possible Points	Comments
E. PLANTING				
1. Select appropriate plants: choose & locate plants to grow to natural size and avoid shearing				
<input checked="" type="checkbox"/>	a. Required: No species will require shearing		R	
<input checked="" type="checkbox"/>	b. Plants specified can grow to mature size within space allotted them	0	1	
2. Select appropriate plants: do not plant invasive species				
<input checked="" type="checkbox"/>	a. Required: None of the species listed by Cal-IPC as invasive in the San Francisco Bay Area are included in the planting plan		R	
3. Grow drought tolerant CA native, Mediterranean or climate adapted plants				
<input checked="" type="checkbox"/>	a. Specify California native, Mediterranean or other climate adapted plants that require occasional, little or no summer water for:			
<input checked="" type="checkbox"/>	1. Required: 75% of all non-turf plants		R	
<input checked="" type="checkbox"/>	2. 100% of all non-turf plants	0	2	
<input checked="" type="checkbox"/>	b. 100% of the non-turf plant palette needs no irrigation once established (total 5 points)	0	3	
4. Minimize the lawn				
<input checked="" type="checkbox"/>	a. Turf is not specified in areas less than 8 feet wide or in medians, unless irrigated with subsurface or low volume irrigation	2	2	
<input checked="" type="checkbox"/>	b. Turf shall not be installed on slopes exceeding 10%	0	2	
<input checked="" type="checkbox"/>	c. Total irrigated area specified as turf is limited to:			
<input checked="" type="checkbox"/>	1. Required: A maximum of 25% with sports or multiple use fields exempted.		R	
<input checked="" type="checkbox"/>	2. A maximum of 15% with sports or multiple use fields exempted	0	2	
<input checked="" type="checkbox"/>	3. No turf is specified (total 5 points)	0	3	
5. Supplement hydroseeding				
<input checked="" type="checkbox"/>	a. Group plants by water requirements and sun exposure and select plant species that are appropriate for the water use within each zone and identify hydrozones on the irrigation plan (with separate irrigation valves for differing water needs, if irrigation is required)	2	2	
6. Provide shade to moderate building temperatures				
<input checked="" type="checkbox"/>	a. Protect existing trees and/or specify new trees such that 50% or more of west facing glazing and walls will be shaded (at 4 pm in September) by the trees at their mature size AND trees must be deciduous	0	2	
7. Plant trees				
<input checked="" type="checkbox"/>	a. At least 50% of the paved site area is shaded by trees or other vegetation	0	2	
<input checked="" type="checkbox"/>	b. At least one tree species is a large stature species (total 2 points)	2	1	1
8. Diversity				
<input checked="" type="checkbox"/>	a. Landscapes less than 20,000 square feet shall have a minimum of:			
<input checked="" type="checkbox"/>	1. 20 distinct species OR	0	1	
<input checked="" type="checkbox"/>	2. 30 distinct plant species (total 3 points)	0	2	
<input checked="" type="checkbox"/>	b. Landscapes with 20,000 to 43,560 square feet (1 acre) shall include a minimum of:			
<input checked="" type="checkbox"/>	1. 30 distinct plant species OR	0	1	
<input checked="" type="checkbox"/>	2. 40 distinct species (total 2 points)	0	1	
<input checked="" type="checkbox"/>	c. Landscapes of greater than 1 acre shall include a minimum of 40 distinct plant species AND	0	2	
<input checked="" type="checkbox"/>	1. one additional species per acre over 1 acre OR	0	2	
<input checked="" type="checkbox"/>	2. two additional species per acre over 1 acre (total 4 points)	0	2	
<input checked="" type="checkbox"/>	b. Choose California natives first			
<input checked="" type="checkbox"/>	a. CA natives are specified for 50% of non-turf plants	0	2	
Planting Subtotal, out of possible 36 points:		6		
F. IRRIGATION				
1. Design for on-site rainwater collection, recycled water and/or graywater use				
<input checked="" type="checkbox"/>	a. Irrigation systems and/or all ornamental uses of water (pools, fountains, etc) are plumbed for recycled water when it is available from a municipal source	3	3	
<input checked="" type="checkbox"/>	b. Design a system that can store and use rainwater and/or graywater to satisfy a percentage of the landscape irrigation requirements:			
<input checked="" type="checkbox"/>	1. 10% OR	0	3	
<input checked="" type="checkbox"/>	2. 50% OR (total 4 points)	0	1	
<input checked="" type="checkbox"/>	3. 100% of dry season landscape water requirements satisfied with harvested rainwater (total 5 points)	0	1	
2. Design and install high efficiency irrigation systems				
<input checked="" type="checkbox"/>	a. Required: Specify weather based (automatic, self adjusting) irrigation controller(s) that includes a moisture and/or rain sensor shutoff		R	
<input checked="" type="checkbox"/>	b. Required: Sprinkler and spray heads are not specified for areas less than 8 feet wide		R	
<input checked="" type="checkbox"/>	c. Specify and install irrigation equipment with an operational distribution uniformity of 80% or greater, such as drip or bubblers for:			
<input checked="" type="checkbox"/>	1. 75% of non-turf irrigated areas	2	2	
<input checked="" type="checkbox"/>	2. 100% of non-turf irrigated areas (total 5 points)	0	3	
<input checked="" type="checkbox"/>	d. For all turf areas: Specify and install equipment with a precipitation rate of 1 inch or less per hour and an operational distribution uniformity of 70% or greater	0	2	
<input checked="" type="checkbox"/>	e. Design and install irrigation system that will be operated at 70% of reference ET	3	3	
<input checked="" type="checkbox"/>	3. Install a dedicated meter for landscape water use or install a submeter			
<input checked="" type="checkbox"/>	a. A dedicated irrigation meter or submeter is specified to track irrigation water	2	2	
Irrigation Subtotal, out of possible 20 points:		10		
G. MAINTENANCE				
1. Keep plant debris on site				
<input checked="" type="checkbox"/>	a. Grasscycle			
<input checked="" type="checkbox"/>	i. Ongoing maintenance includes grasscycling (grass clippings left on the lawn after mowing) for all lawns from April through October, or longer. Sports turf may be excluded "in season" when clippings will interfere with play	0	2	
<input checked="" type="checkbox"/>	b. Produce mulch from plant debris			

1100 Clay Street, Oakland, CA		Points Achieved	Possible Points	Comments
H. INNOVATION				
1. Ongoing maintenance requires that leaves and/or plant debris less than 4 inches (including cut or chopped woody prunings) be re-incorporated into the mulch layer of landscaped areas away from storm drains				
<input checked="" type="checkbox"/>	c. Produce compost from plant debris	0	2	
<input checked="" type="checkbox"/>	1. Ongoing maintenance includes composting plant debris on site	0	3	
2. Separate plant debris for clean green discounts				
<input checked="" type="checkbox"/>	a. Ongoing maintenance requires all expired plant debris be separated from other refuse and taken to a facility where it will be used to produce compost or mulch	0	3	
<input checked="" type="checkbox"/>	3. Protect soil from compaction			
<input checked="" type="checkbox"/>	a. Ongoing maintenance requires that soil is not worked when wet, generally between October and April	1	1	
4. Feed soils naturally & avoid synthetic fertilizers				
<input checked="" type="checkbox"/>	a. Ongoing maintenance includes topdressing turf with finely screened quality compost after erosion 1-4 times per year	0	1	
<input checked="" type="checkbox"/>	b. Ongoing maintenance uses compost, compost teas or other naturally occurring, non-synthetic fertilizers as the plant and soil amendment for all landscape areas	1	1	
<input checked="" type="checkbox"/>	c. Ongoing maintenance prohibits fertilizers that are prohibited by Organic Materials Research Institute	0	1	
5. Match Regidity				
<input checked="" type="checkbox"/>	a. Ongoing maintenance requires regular application of organic mulch, to a minimum depth of 3 inches (total 2 points)	2	1	1
6. Manage and maintain irrigation system so every drop counts				
<input checked="" type="checkbox"/>	a. Ongoing maintenance includes a schedule for reading the dedicated meter or submeter and reporting water use	0	1	
<input checked="" type="checkbox"/>	b. At completion of the installation, the contractor shall provide the property owner with 1. precipitation rate for each valve zone, 2. area calculations for each irrigation zone and the irrigation plans which include the location of the irrigation supply shut off, 3. internet address for watering timer information	0	2	
<input checked="" type="checkbox"/>	c. Ongoing maintenance includes regular checking of irrigation equipment, and/or checking soil moisture content before watering AND/OR immediate replacement of broken equipment with equal or superior materials	1	1	
7. Use IPM as part of maintenance practices				
<input checked="" type="checkbox"/>	a. Ongoing maintenance includes integrated pest management specifications	2	2	
<input checked="" type="checkbox"/>	b. At least one landscaping staff member or contractor is trained in the use of IPM or is a Bay-Friendly Certified Professional	2	2	
8. Choose and maintain your materials, equipment & vehicles carefully				
<input checked="" type="checkbox"/>	a. Ongoing maintenance requires that all of tools are repaired immediately and that repairs are not done at the landscape site	1	1	
<input checked="" type="checkbox"/>	b. Landscape maintenance equipment uses bio-based/vegetable and/or alternative fuels.	0	2	
9. Use organic pest management				
<input checked="" type="checkbox"/>	a. Ongoing maintenance does not allow the use of pesticides that are prohibited by Organic Materials Research Institute in its generic materials list	0	1	2
Maintenance Subtotal, out of possible 25 points:		10		
I. INNOVATION				
1. Bay-Friendly Landscape Guidelines and Principles are defined and referenced in the construction bid documents				
<input checked="" type="checkbox"/>	2. Design & install educational signage	3	3	
<input checked="" type="checkbox"/>	a. Provide instructional signs and other educational materials to describe the Bay-Friendly design, construction and maintenance practices	0	4	
3. Create a Bay-Friendly Maintenance task list				
<input checked="" type="checkbox"/>	a. Provide a detailed Bay-Friendly maintenance task list and/or use the IPM Model Maintenance Specifications as an official reference document in the landscape maintenance contract and/or with on site landscape staff (total 7 points)	0	1	1
<input checked="" type="checkbox"/>	4. Employ a holistic approach			
<input checked="" type="checkbox"/>	a. Site analysis is submitted AND 65% of landscape construction waste is diverted AND planting plan includes a diverse palette AND 50% of non-turf plants are California native species AND none of the landscape area is in turf AND compost is specified for amending the soil during installation AND natural fertilizers are specified as the exclusive source of nutrients AND integrated OR organic pest management is specified (total 7 points)	0	1	1
5. Innovation: Design your own Bay-Friendly innovation				
<input checked="" type="checkbox"/>	a. Either description of innovation below, and enter up to 4 points at the right. Points will be evaluated by a Bay-Friendly rater.			
<input checked="" type="checkbox"/>	1. Innovation description:	0	0	2
Innovation Subtotal, out of possible 25 points:		3		
Summary				
Total Possible Points:		219	25	43
Total Points Achieved:		60	13	2

Project has met all recommended minimum requirements

Total Project Score of At Least 60 Points

Required Measures:

-C6a: Mulch

-C7a: Amend the soil with compost before planting

-D2a: Reduce and recycle landscape construction waste

-E2a: No Species Will Require Shearing

-E2b: Do Not Plant Invasive Species

-E3a: Grow Drought Tolerant, CA Native, Mediterranean or Climate Adapted Plants

-E4c: Minimize the Lawn

-F2a/b: Specify Weather-Based Irrigation Controllers

-F2b: Spray Heads Are Not Specified For Areas Less Than 8 Feet Wide

SITELAB urban studio
EINWILLER/KUEHL

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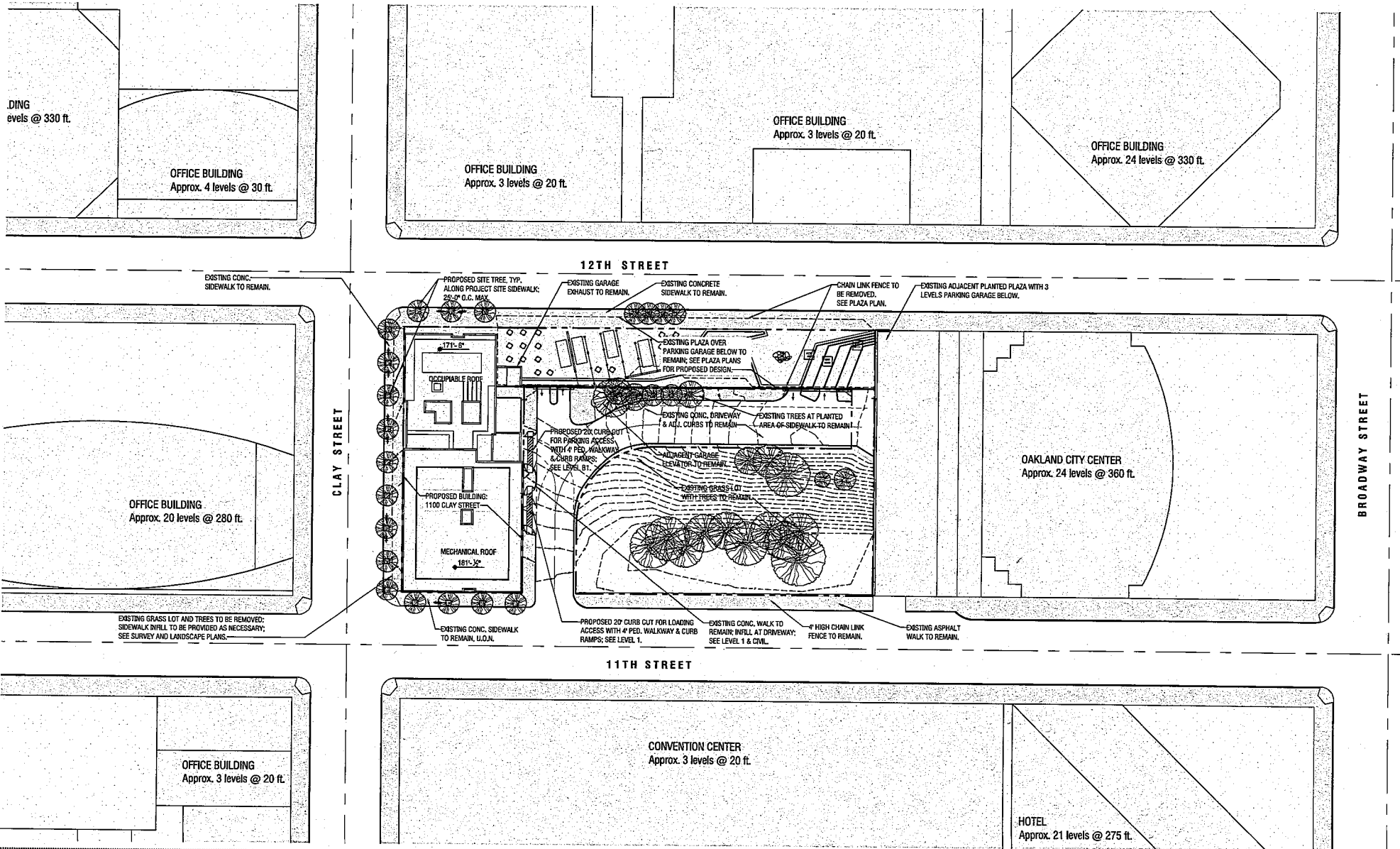
June 4, 2015

BAY-FRIENDLY SCORE CARD

3.2

page 33

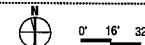
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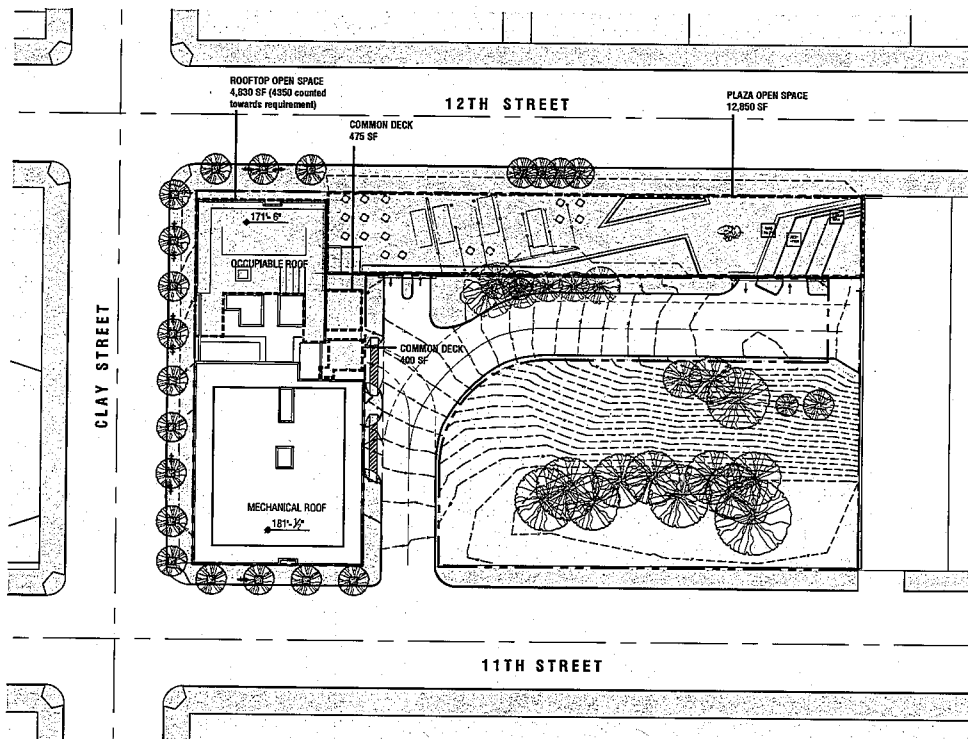
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SITE PLAN A1.1

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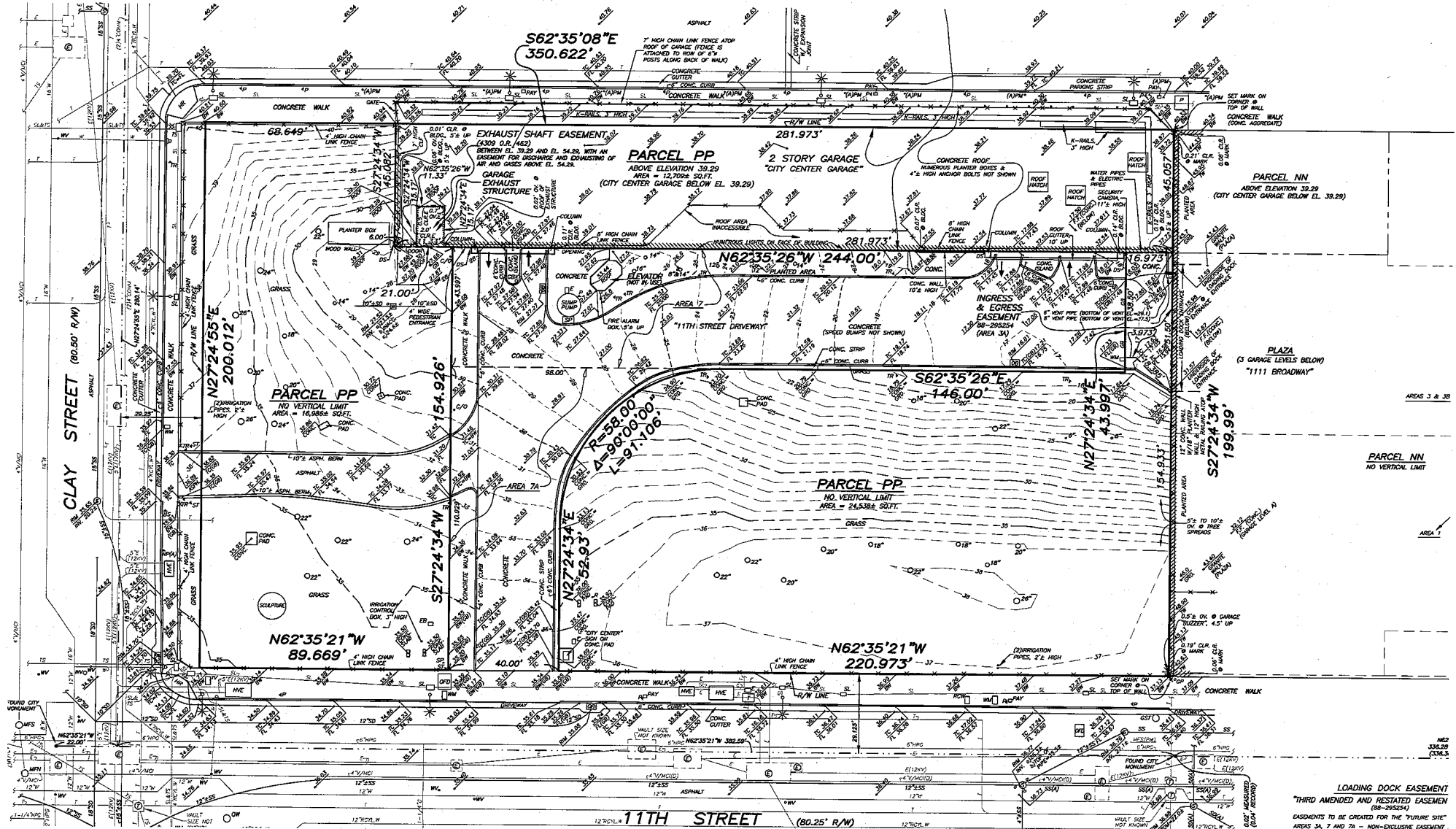
OPEN SPACE / YARDS

Planning Code References: 17.58.070.C.1; Table 17.58.05; 17.58.070.D; 17.126.030; Design Guide Ch. 2.1

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Group Usable Open Space:		
Amount Required: Residential: 75 sf / dwelling unit	250 units = 18,750 sf required	18,785 sf total provided: 5 Private Patios = 375 sf total counted towards requirement. Rooftop = (4,840 sf) 4,685 sf counted toward requirement. Level 2 Common Space = 475 sf Level 8 Common Space = 400 sf Common Plaza = 12,850 sf counted toward requirement.



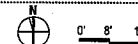
*NOTE: FULL SIZE SURVEY WITH WET STAMP AND SIGNATURE WILL BE PROVIDED SEPARATELY.



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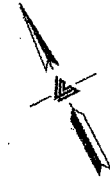
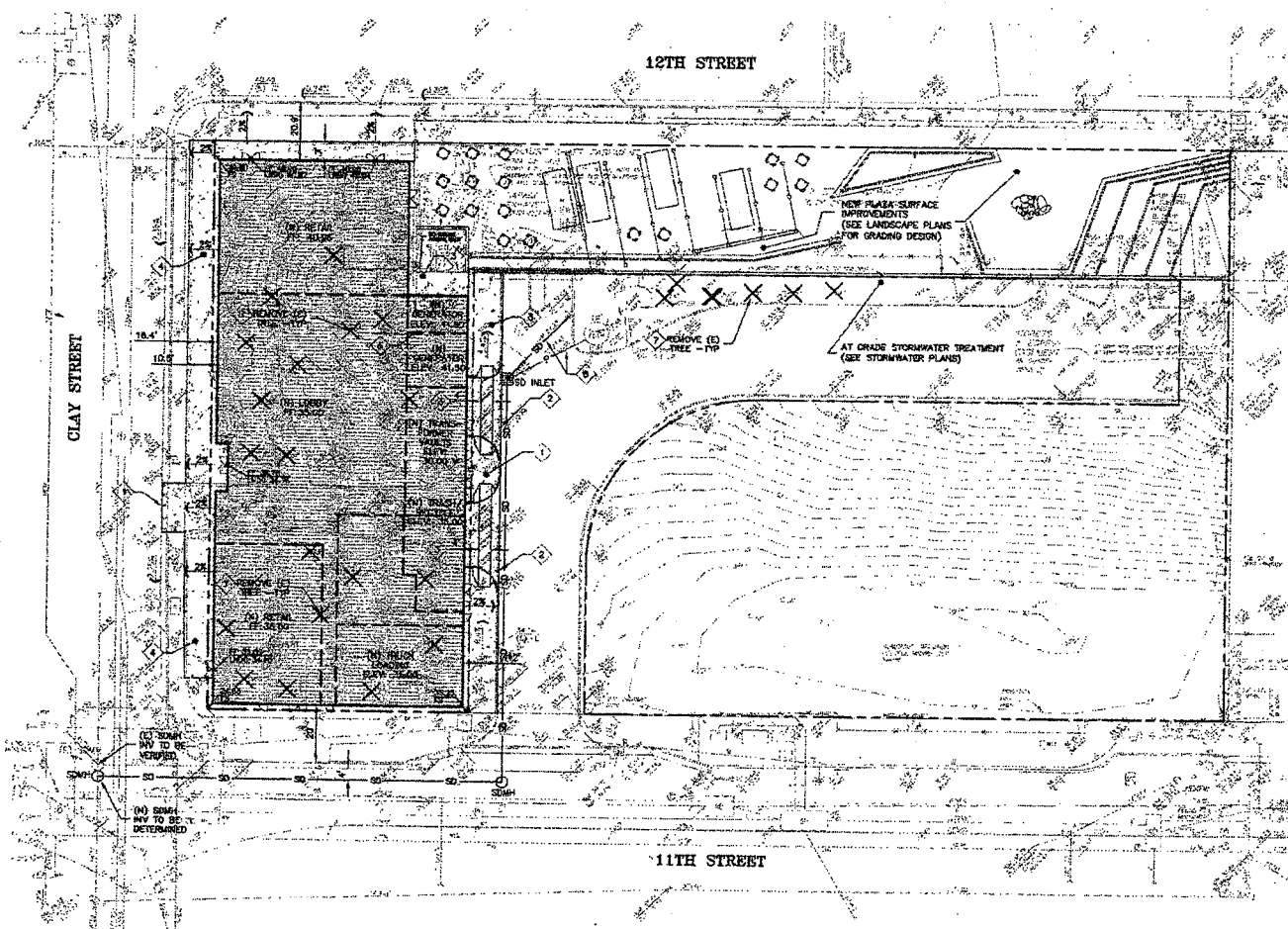
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SITE SURVEY C1.0

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0 10 20 40
SCALE: 1" = 20'

- PLAN NOTES:** KEYNOTES ① TO ⑦
- ① REMOVE (E) DRIVEWAY. REPLACE WITH (N) SIDEWALK SECTION PER NOTE 4.
 - ② REMOVE (E) CURB. REPLACE WITH (N) DRIVEWAY APPROACH.
 - ③ MAINTAIN PEDESTRIAN ACCESS FROM (E) GARAGE ALONG EASTERLY SIDEWALK, TO 11TH STREET PUBLIC WALK, AT 2% CROSS SLOPE.
 - ④ GRADE AND BACKFILL. INSTALL (N) SIDEWALK 4" PCC OVER 4" AB. COMPACT SUBGRADE, PER CITY SPECIFICATION.
 - ⑤ REMOVE (E) SD INLET AND STORM LINES. RE-ROUTE STORM SYSTEM PER NOTE 6.
 - ⑥ RE-ROUTE STORM LINE AS SHOWN. RUN GRAVITY LINE FROM (E) DUMP PUMP TO PUBLIC STORM SYSTEM. EXISTING DUMP PUMP AND STORM INVERTS NEED TO BE VERIFIED.
 - ⑦ (E) TREES TO BE REMOVED.

LEGEND:

NEW CONCRETE SIDEWALK
4" PCC OVER 4" AB

NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT GREG BRAZE
AT LEA & BRAZE ENGINEERING
(510) 887-4096 EXT 102
gbraze@leabrazee.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS
REQUIRED. REFER TO
STRUCTURAL PLANS
FOR SLAB SECTION OR
DRAIN SPACE DEPTH
TO ESTABLISH PAD
LEVEL.

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OVERALL SITE PLAN C2.1

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE IMPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED TO ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, ROCKS, GRAVEL, OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM 10-15-2015 THRU 11-15-2016, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET CS REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MSP") WIDES PERMIT CAS #12006.
- THE CONTRACTOR TO IMPROVE (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL, TO PREVENT DELIBERATE MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP OR ADJACENT STREETS AFFECTED BY THE DUST DURING CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS, NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE BEGINNING OF THE CONSTRUCTION PROCESS SO AS TO NOT INGEST SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH NYLON OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED WITH A NATURAL OR ARTIFICIAL EROSION CONTROL ESTABLISHED OR IT IS SEED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. EXCESS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPOSAL BY WIND.

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EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCES AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

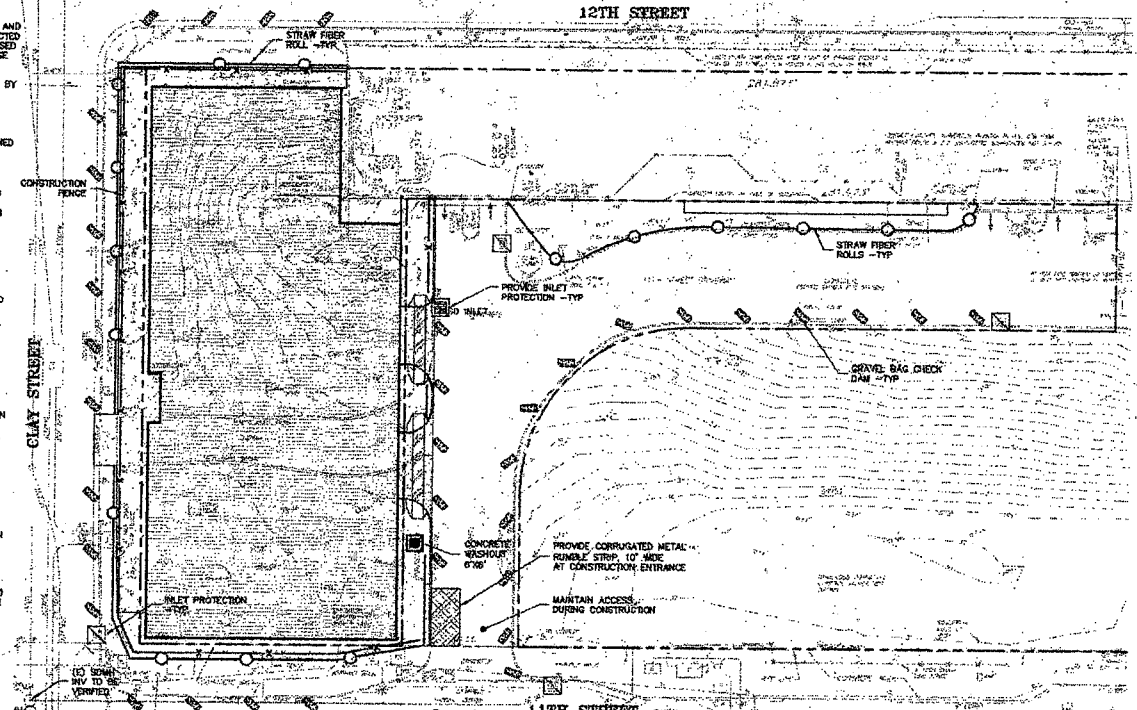
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENuded SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRUCKS ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEED. IF HYDROSEEDING IS NOT USED OR IS NOT USED BY CONTRACTOR, THEN OTHER MAINTENANCE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) SLOW STRAW 3) TOWHEED AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL.
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION.

PURPOSE:

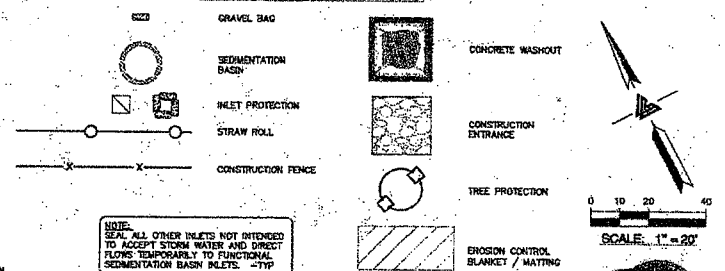
THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY PUBLIC FACILITIES. THE MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH AS HYDROSEEDING, LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.



PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELLED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION.

EROSION CONTROL LEGEND

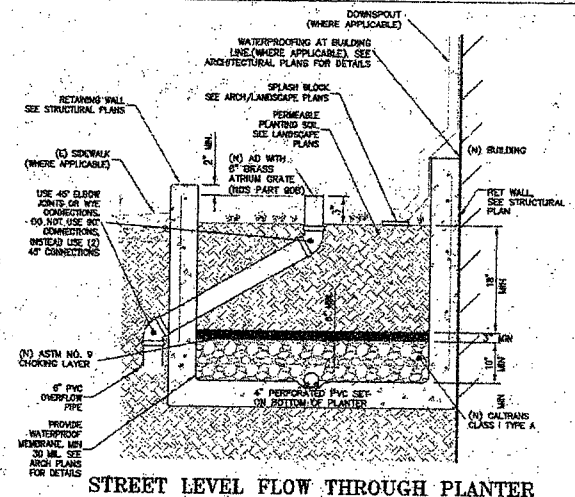
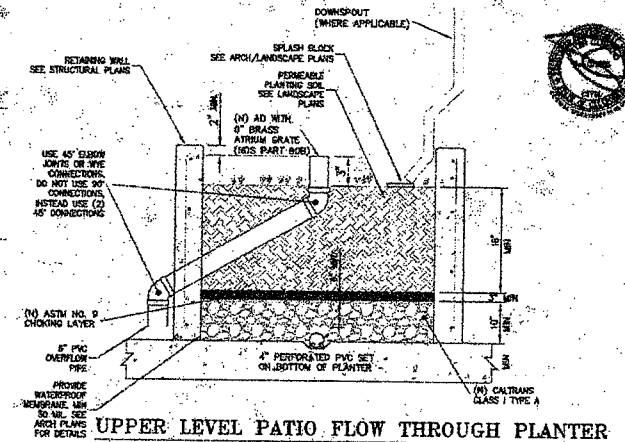


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EROSION CONTROL PLAN C2.2

DRAINAGE ZONE	AREA (SF)	REQUIRED TREATMENT AREA (4%) SF	TREATMENT AREA DESIGNATION	LOCATION	PROPOSED PLANTER AREA (SF)	EXCESS TREATMENT AREA (SF)
A	4264	171	A	LEVEL 14	200	29
B	4264	171	B	LEVEL 14	200	29
C	5182	208	C	LEVEL 2	225	19
D	8165	327	D	AT GRADE	400	73
E	774	31	E	PLAZA LEVEL	40	8

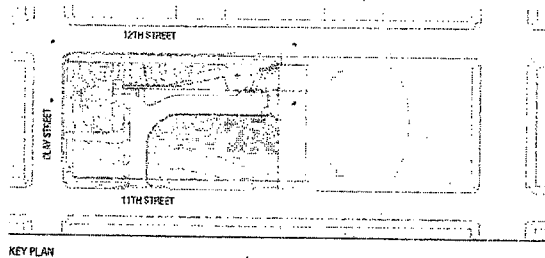


STORMWATER TREATMENT PLAN C2.3

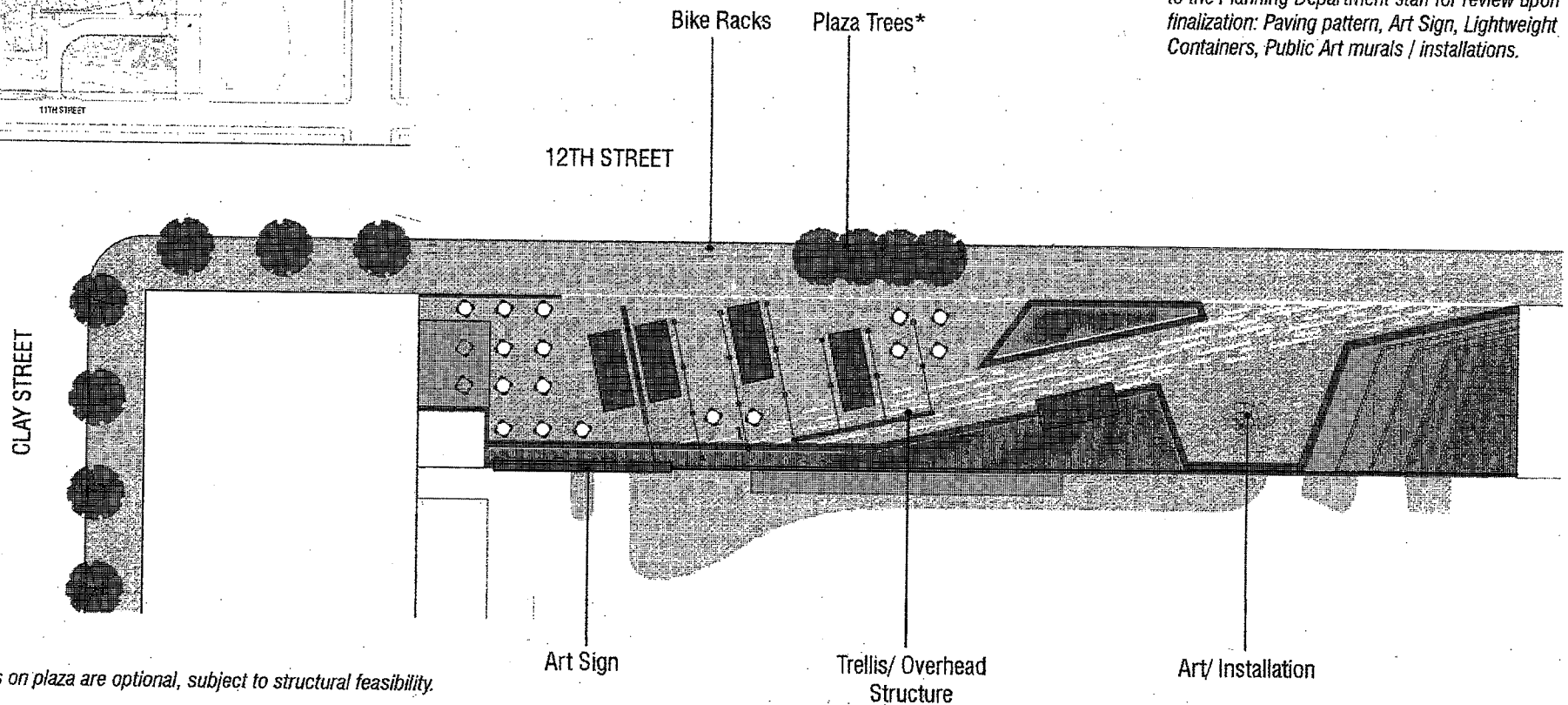
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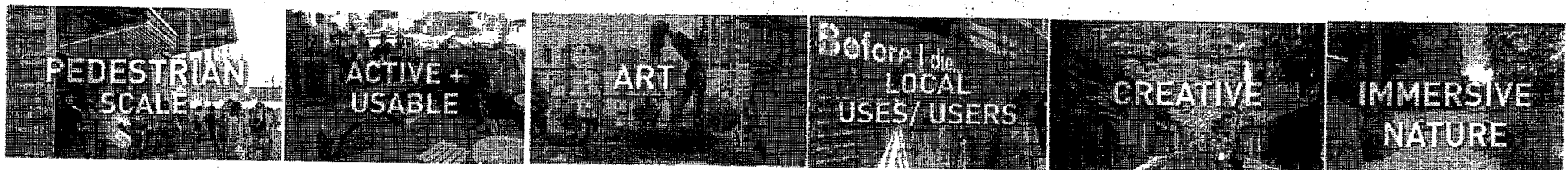
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NOTE: The following design aspects will be submitted to the Planning Department staff for review upon finalization: Paving pattern, Art Sign, Lightweight Containers, Public Art murals / installations.



**Trees on plaza are optional, subject to structural feasibility.*



SITELAB urban studio
ENVIRONMENTAL

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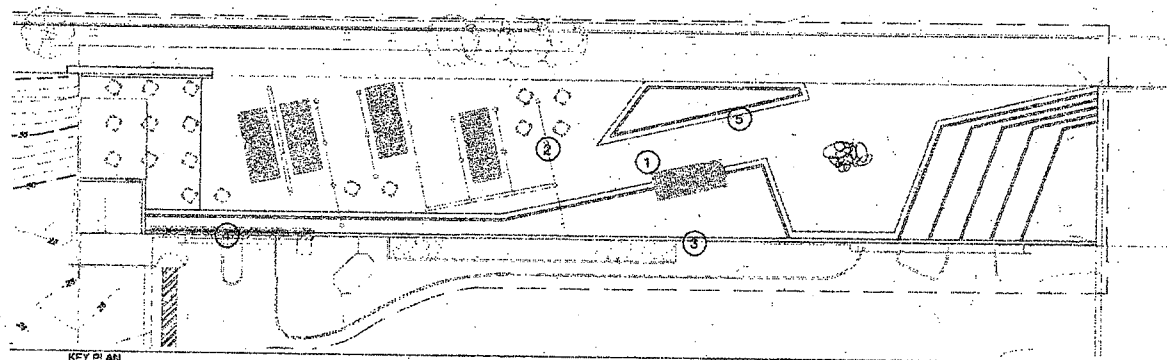
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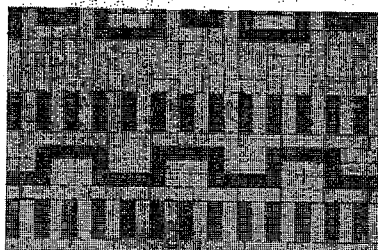
LANDSCAPE PLAN L2.1

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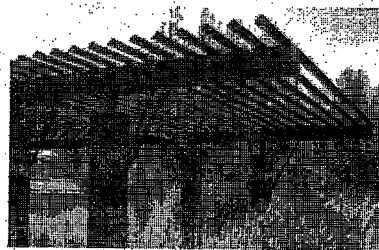
page 41



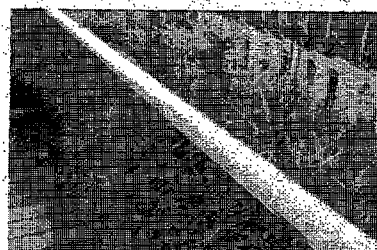
01. PLAZA PAVING



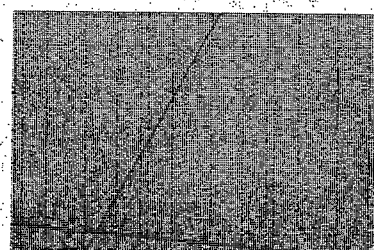
02. TRELLIS



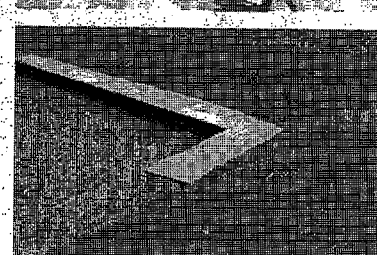
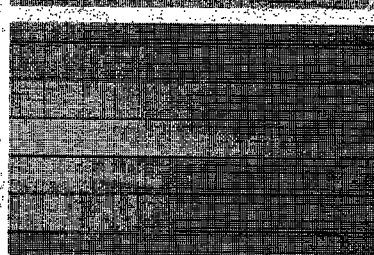
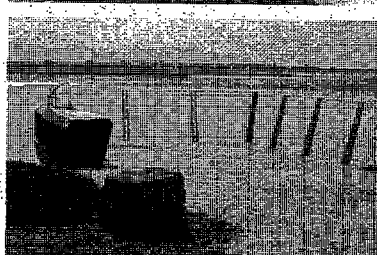
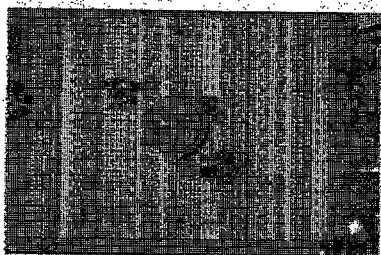
03. GUARDRAIL



04. OTHER PAVING



05. SEATING

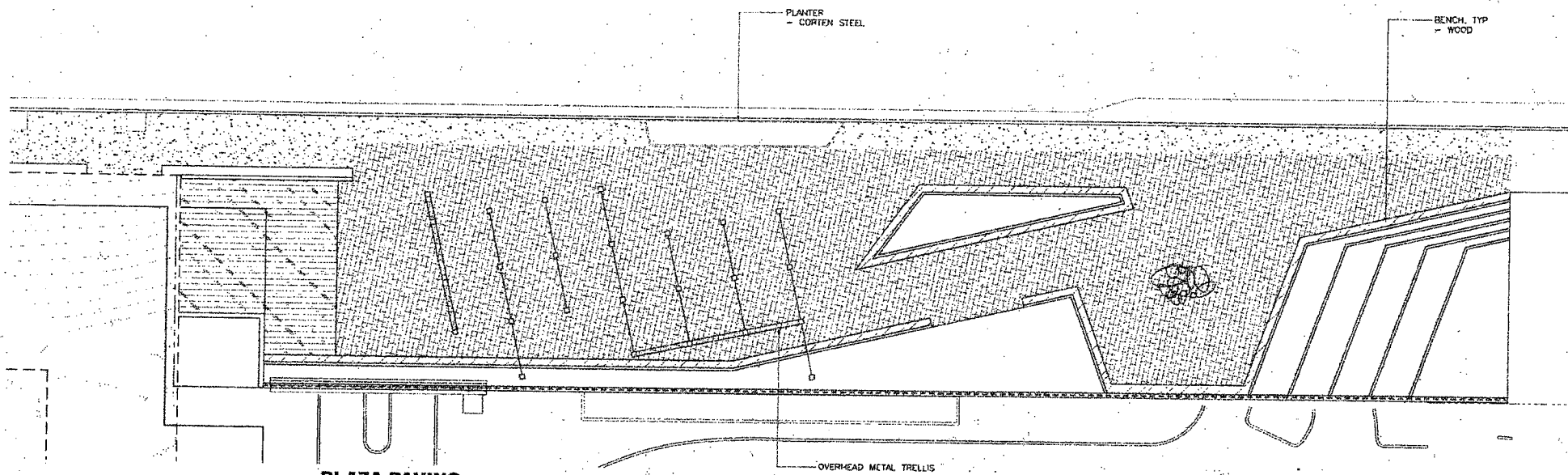


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LANDSCAPE MATERIALS PALETTE L2.2

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LEGEND



PEDESTRIAN CONCRETE PAVING



WOOD DECK
- IPE

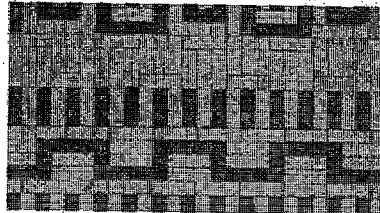


UNIT PAVING
- SEE LANDSCAPE PAVING SHEET

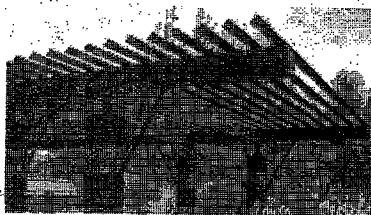


GUARDRAIL
- PAINTED STEEL

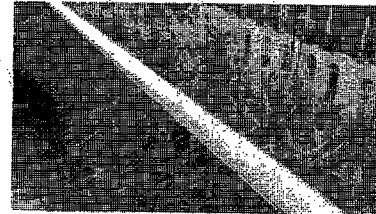
PLAZA PAVING



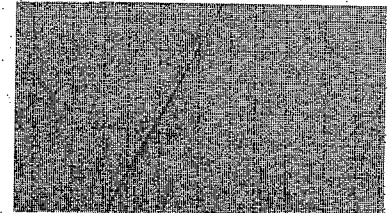
TRELLIS



GUARDRAIL



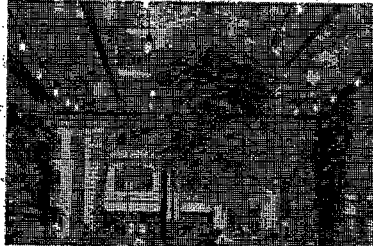
CONCRETE PAVING



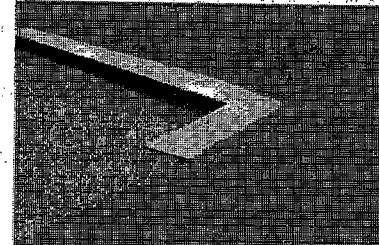
PLANTER



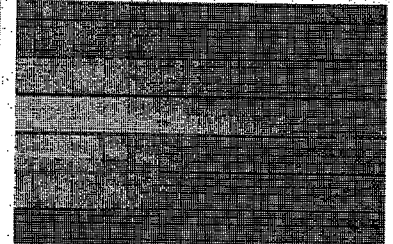
TRELLIS LIGHTING



BENCH

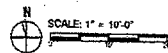


WOOD DECKING



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ENVIRONMENTAL

STRADA

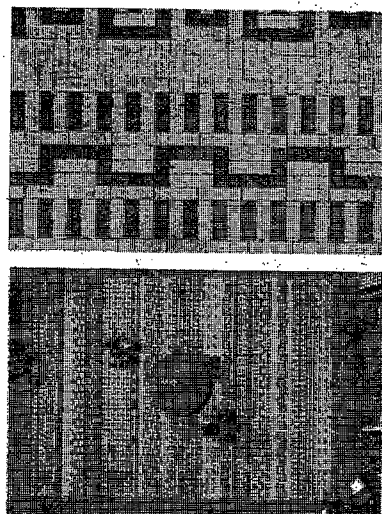


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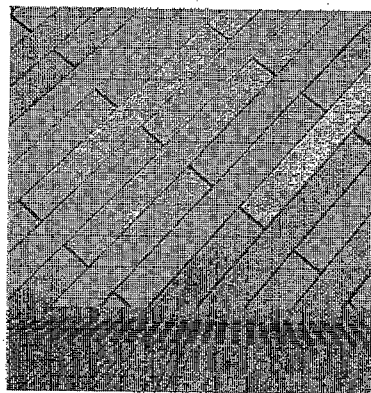
June 4, 2015

LANDSCAPE MATERIALS PLAN L2.3

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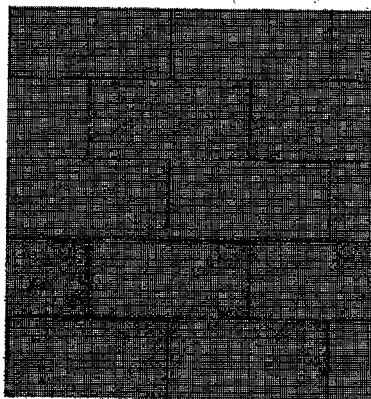


PAVER DESIGN PRECEDENT IMAGERY
-FINAL PATTERN TO BE DETERMINED



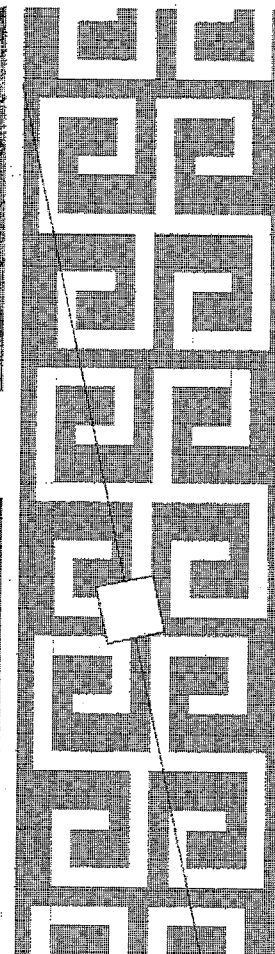
NARROW MODULAR PAVES
SIZE: 3" x 9"
MANUFACTURER: www.stepstoneinc.com

OR

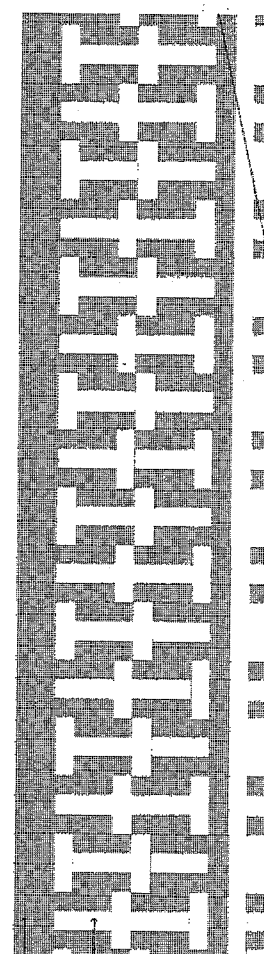


ENDICOTT PAVES
SIZE: 4" x 12"
MANUFACTURER: www.endicott.com

- PAVER DESIGN CRITERIA
- BRICK PROPORTIONS 1:3
 - 2 CONTRASTING COLORS
 - DURABLE
 - POSSIBLY PERMEABLE



ENLARGED PAVING PATTERN
SCALE: 1" = 1'-0"



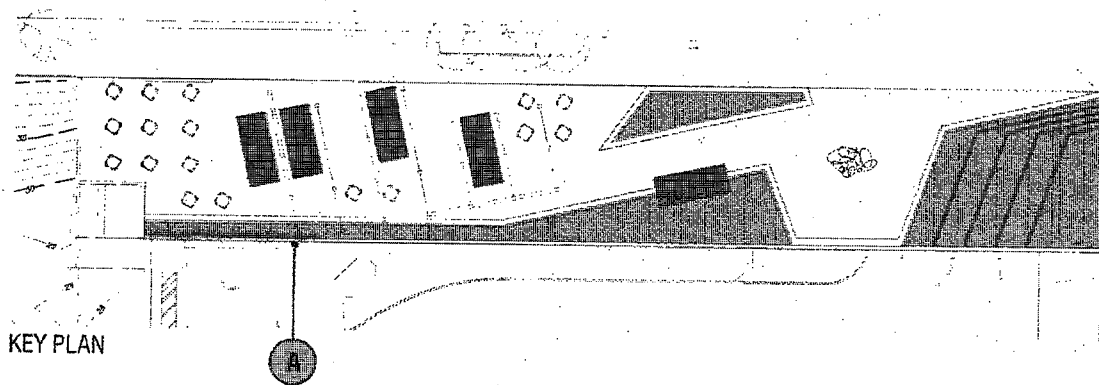
UNIT PAVES COLOR 1
UNIT PAVES COLOR 2

SITELAB urban studio
TINWILLER ARCHITECTS

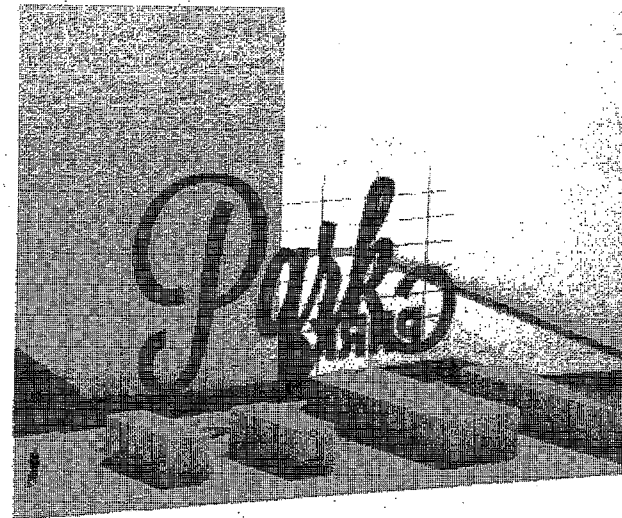
STRADA

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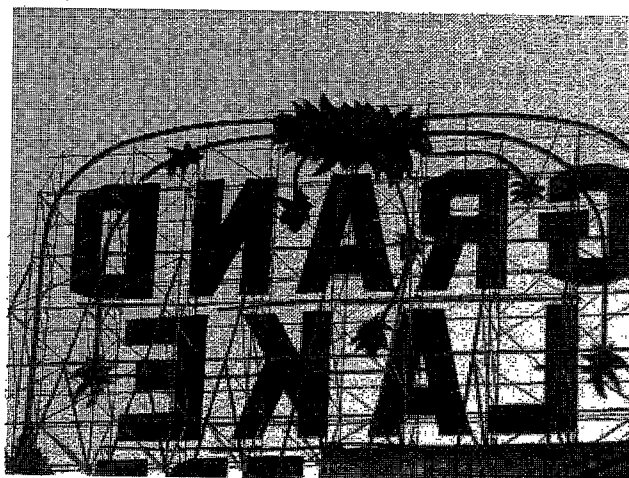
LANDSCAPE PAVING L2.4



PROPOSED ART SIGN



ART SIGN EXAMPLES



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EINWILLERWEHL

STRADA

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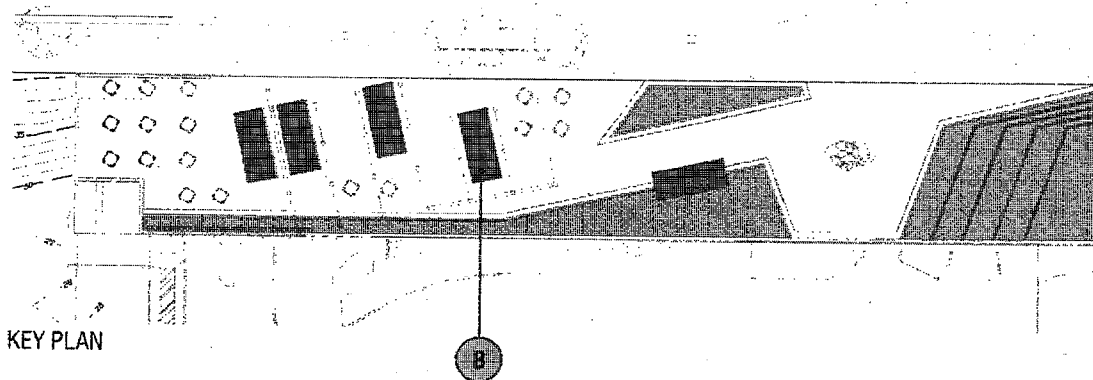
June 4, 2015



ART SIGN

L3

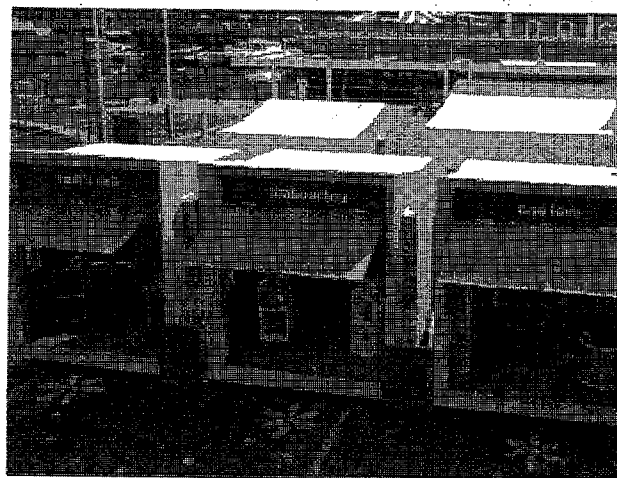
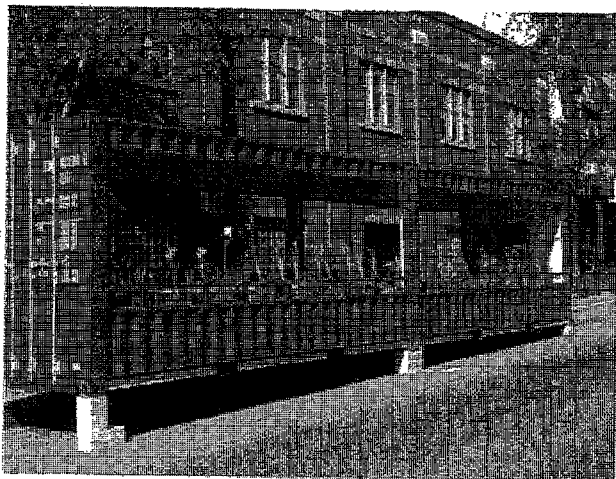
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USES MAY INCLUDE:

- > FOOD AND BEVERAGE
- > SHADE AND SEATING
- > PLANTINGS
- > GALLERY / EXHIBIT
- > LOCAL SHOP

8 LIGHTWEIGHT STRUCTURES / CONTAINERS



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VINWILLER/UEHL

STRADA

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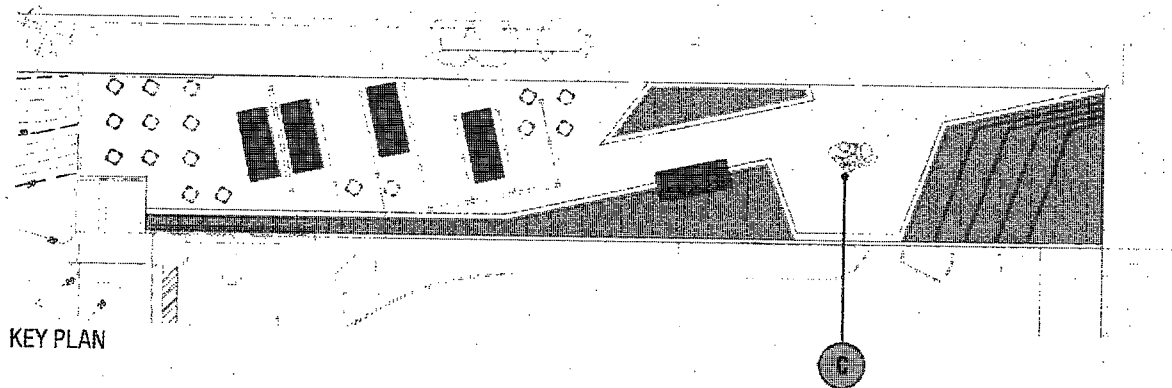
June 4, 2015



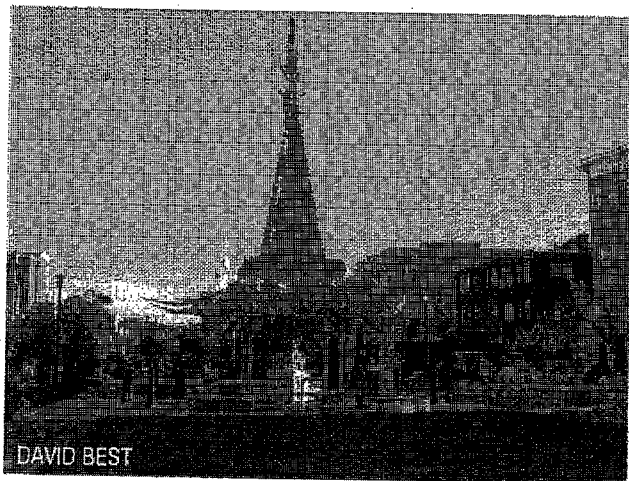
LIGHTWEIGHT STRUCTURES L4.1

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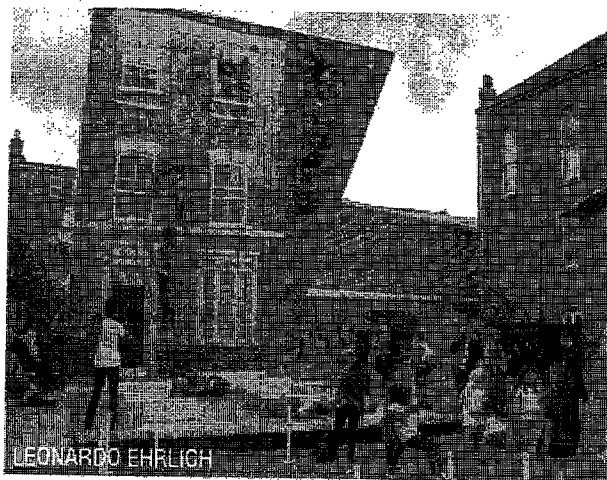
page 46



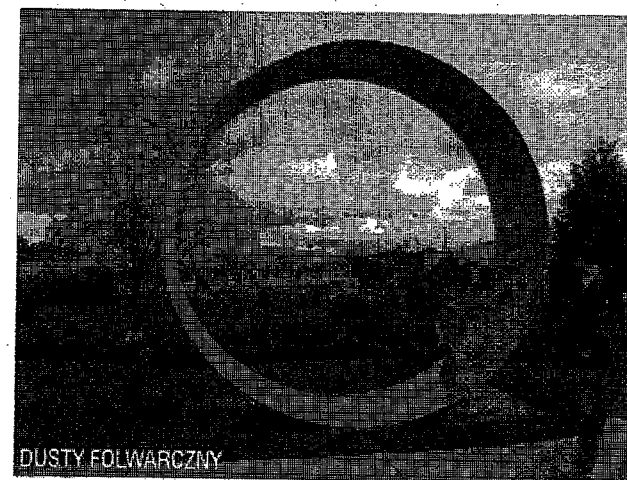
ART INSTALLATION EXAMPLES



DAVID BEST



LEONARDO EHRlich



DUSTY FOLWARCZNY

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"ENVIRONMENTAL"

STRADA

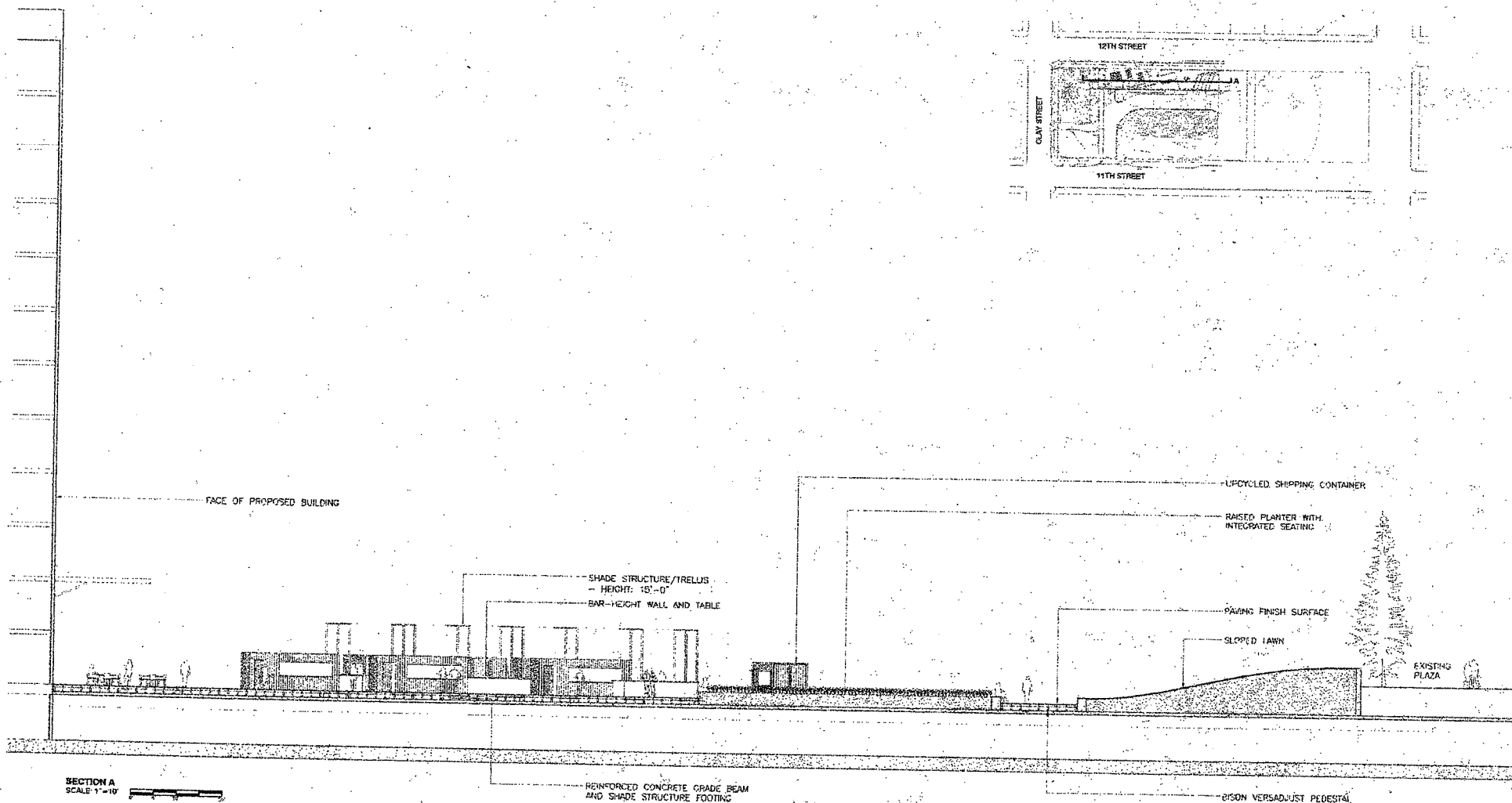
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ART INSTALLATIONS L4.2

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EINWILLER+KUEHL

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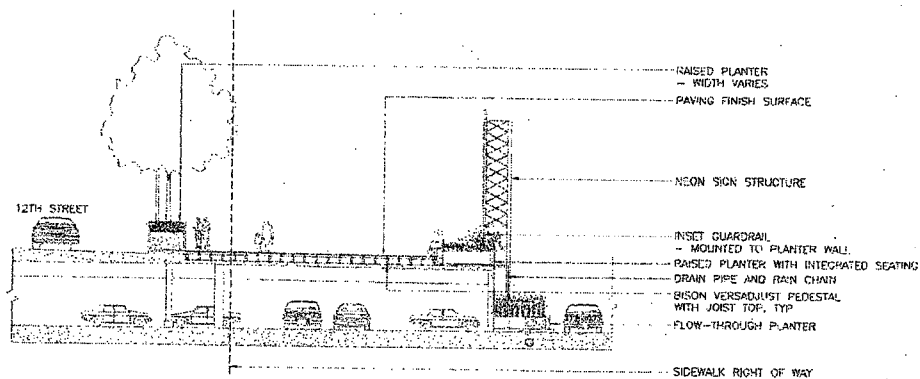
1100 CLAY OAKLAND, CA

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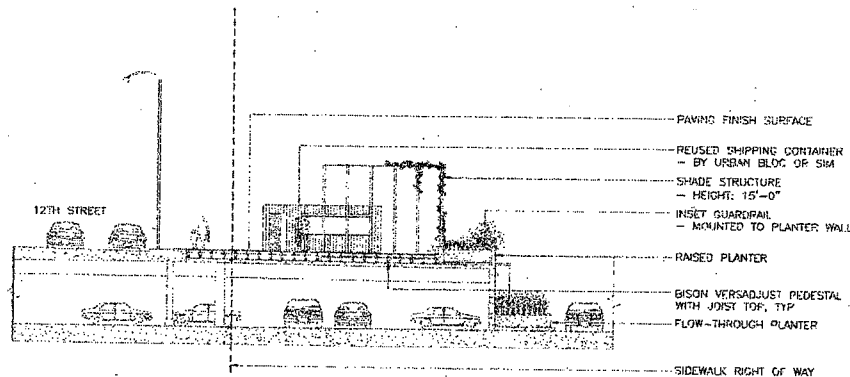
EAST-WEST PLAZA SECTION L5.1

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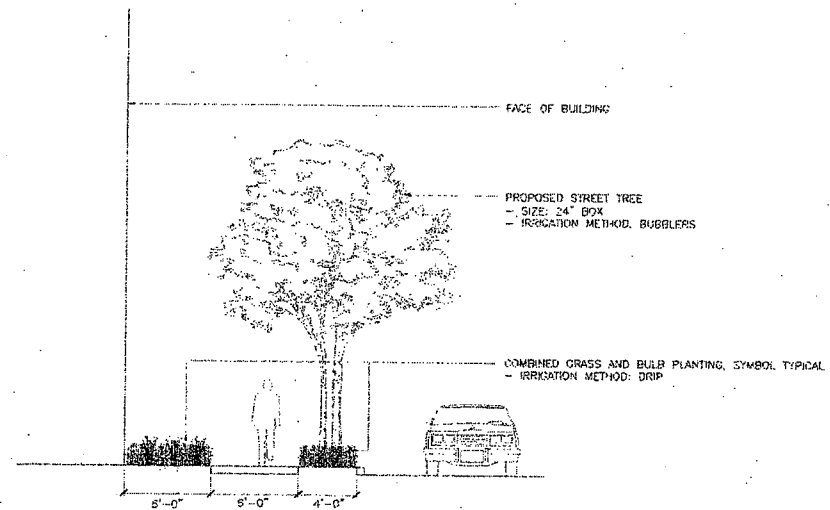
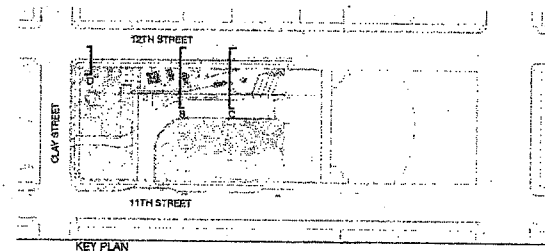
SECTION B: PLAZA NORTH-SOUTH SECTION AT SIGN

SCALE: 1"=10'



SECTION C: PLAZA NORTH-SOUTH SECTION AT CONTAINERS

SCALE: 1"=10'



SECTION D: SIDEWALK AT STREET TREE, TYP

SCALE: 1/4"=1'

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ENVIRONMENTAL

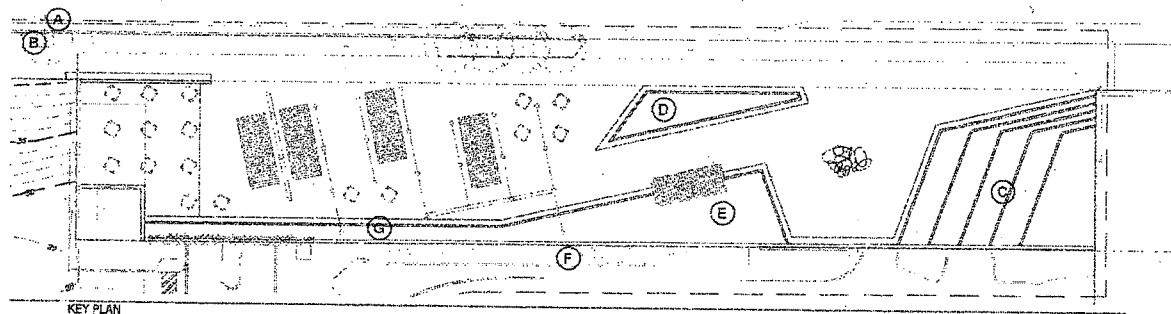
STRADA

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June 4, 2015

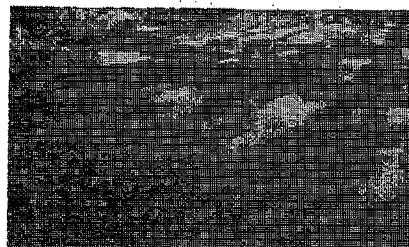


LANDSCAPE SECTIONS L5.2



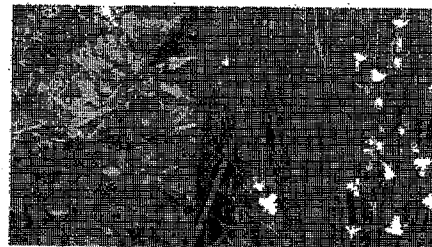
A. STREET TREE

Latin Name: *Hydrangea arborescens*
Common Name: Black Tupelo
Mature Size: to 40'W x 60'H
Wucols: Moderate water use
Planting Size: 15 gallon
Irrigation Method: Bubblers



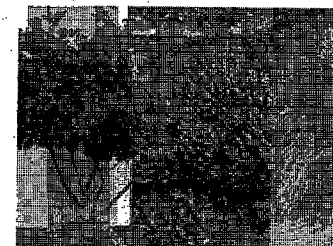
C. LOW WATER LAWN

Latin Name: *Della Bluegrass Company 'Bolero'*
Common Name: Bolero—Dwarf Growing Tall Fescue
Mature Size: 2-5'
Wucols: Low water use
Planting Size: Seeded
Irrigation Method: Spray



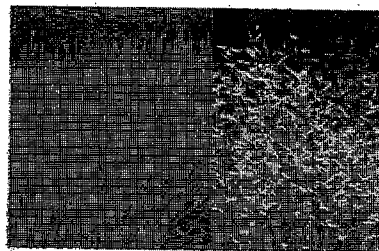
E. GUARDRAIL PLANTINGS

Latin Names: *Eriogonum giganteum*, *Echinacea purpurea* 'Magnus', *Rhamnus Californica* 'Eve's Case', *Libertia peruviana*
Common Name: St. Catherine's Lace, Cone Flower, Rhamnus, Libertia
Size: avg. 1'W x 6'H, 2'W x 2'H, 6-8'H x 6-8'W, 1'W x 2'H
Wucols: Very low or low water use
Planting: 1 gallon (70%), 5 gallons (20%), 15 gallons (10%), spacing designed for coverage
Irrigation: Drip



F. BIOFILTRATION PLANTER

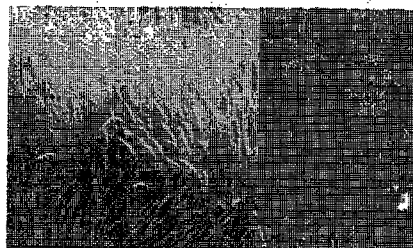
Latin Name: *Arbutus menziesii*, *Baccharis F. Spp.*, *Conocarpus*, *Muhlenbergia rigens*
Common Name: Arbutus, Coyote Bush, Deer grass
Size: varies 6'5'W x 4'H
Wucols: Low to Very Low
Planting: 1 gallon and 5 gallon, spacing designed for coverage



B. SIDEWALK PLANTINGS

Latin Name: *Saxifraga aizoides*
Common Name: Autumn Moss Grass
Mature Size: 18"W x 18"H
Wucols: Low water use once established
Planting: 1 gallon at 24" o.c.
Irrigation Method: Drip

Latin Name: *Bouteloua gracilis*
Common Name: Blue grama grass
Mature Size: 18"W x 18"H
Wucols: Low water use once established
Planting: 1 gallon at 24" o.c.
Irrigation Method: Drip



D. TRIANGLE PLANTER

Latin Name: *Pennisetum alopecuroides* 'Hameln'
Common Name: Dwarf Fountain Grass
Mature Size: 2'W x 2'H
Wucols: Low water use
Planting: 1 gallon at 18" o.c.
Irrigation Method: Drip



E. GUARDRAIL PLANTINGS CONT.



G. TRELLIS VINES

Latin Name: *Wisteria* spp.
Common Name: Wisteria
Mature Size: to 30'
Wucols: Moderate water use
Planting: 5 gallon
Irrigation: Drip

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HINWILLERNUEHL

STRADA

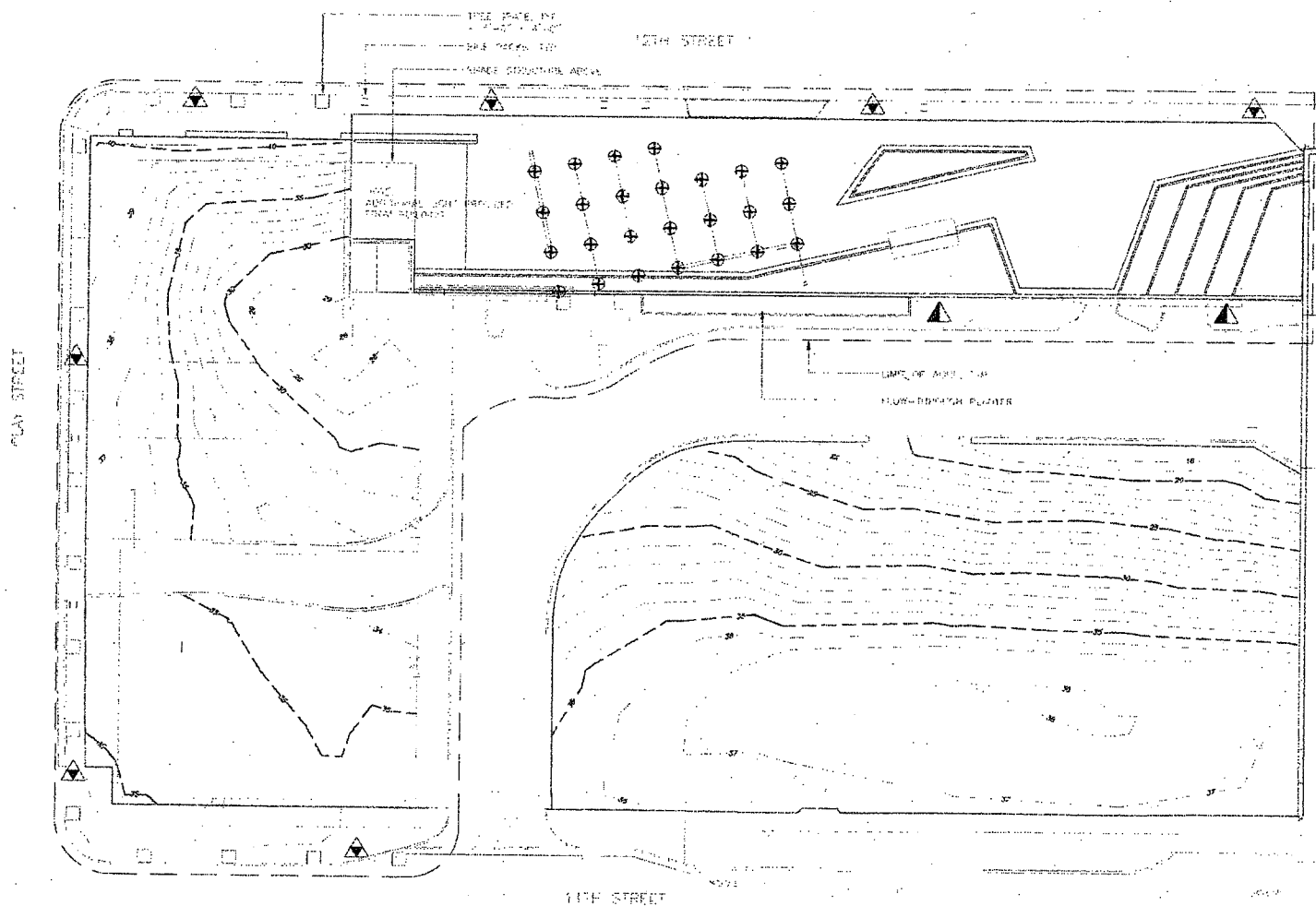
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June 4, 2015



LANDSCAPE PLANTING PALETTE

L6.1



LEGEND



CITY STANDARD POLE LIGHT
- 30' TALL POLE LIGHT ON 12TH ST. AND
CLAY ST. - 10' TALL POLE LIGHT ON 11TH ST.
- 10' TALL POLE LIGHT ON 11TH ST. AND
CLAY ST. - 10' TALL POLE LIGHT ON 11TH ST.
- 10' TALL POLE LIGHT ON 11TH ST.



PLAZA THEATER POLE LIGHTS
- 10' TALL POLE LIGHT ON 12TH ST. AND
CLAY ST. - 10' TALL POLE LIGHT ON 11TH ST.
- 10' TALL POLE LIGHT ON 11TH ST.



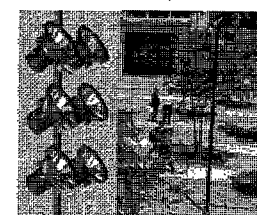
BOLLARD LIGHTING
- 10' TALL POLE LIGHT ON 12TH ST. AND
CLAY ST. - 10' TALL POLE LIGHT ON 11TH ST.
- 10' TALL POLE LIGHT ON 11TH ST.



BOLLARD
- 10' TALL POLE LIGHT ON 12TH ST. AND
CLAY ST. - 10' TALL POLE LIGHT ON 11TH ST.
- 10' TALL POLE LIGHT ON 11TH ST.



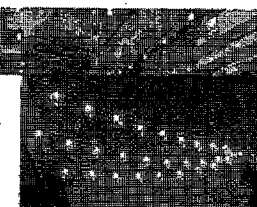
NEON SIGN



THEATER POLE LIGHT



THEATER POLE LIGHT



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TINWILLER/UEHL

STRADA

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June 4, 2015



SCALE 1/8"=1'

LIGHTING

L7

Residential Area Summary						
Unit Type		Studio	1 Bedroom	2 Bedroom	Unit Totals	Residential Net Area (SF)
Average Size (SF)		575	701	884	736	
Level	Use					
2	Residential / Amenity	4	9	5	18	14,800
3	Residential	4	10	5	19	15,925
4	Residential	4	10	5	19	15,925
5	Residential	4	10	5	19	15,925
6	Residential	4	10	5	19	15,925
7	Residential	4	10	5	19	15,925
8	Residential	2	11	5	18	15,390
9	Residential	2	11	5	18	15,390
10	Residential	2	11	5	18	15,390
11	Residential	2	11	5	18	15,390
12	Residential	2	11	5	18	15,390
13	Residential	2	11	5	18	15,390
14/ Roof	Residential / Amenity	2	4	4	10	9,880
Total		38	129	64	250*	196,645
Unit Type Percentage of Total		16%	56%	28%	100%	

*NOTE: SAMPLE PLANS AND AREAS SHOWN. TOTAL OF 250 UNITS PROPOSED.

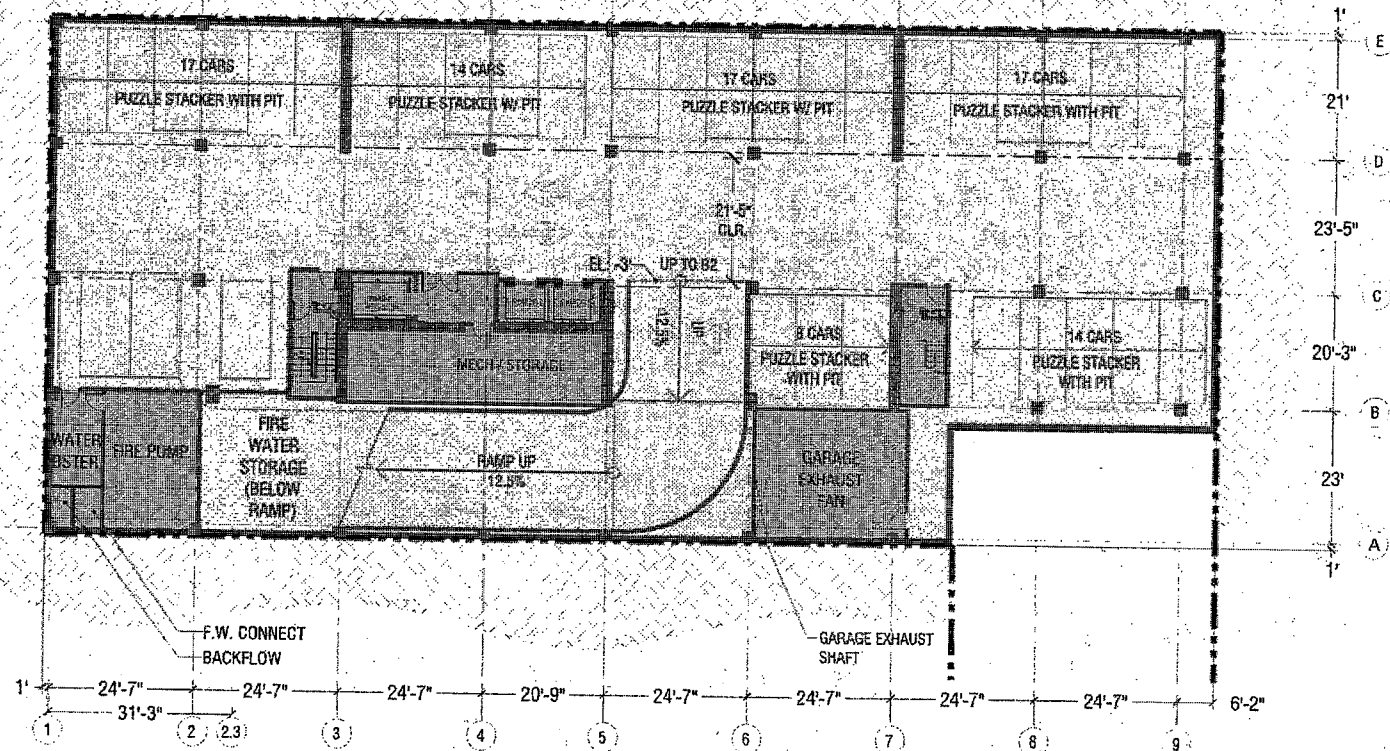
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PROJECT INFORMATION / AREAS A2.0

***NOTE: PARKING MAY BE ACCOMMODATED OFF-SITE. THIS LEVEL IS OPTIONAL.**

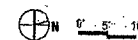
LEVEL B3 PARKING	
STALLS IN STACKERS:	87
STANDARD STALLS:	3
TOTAL PARKING:	90



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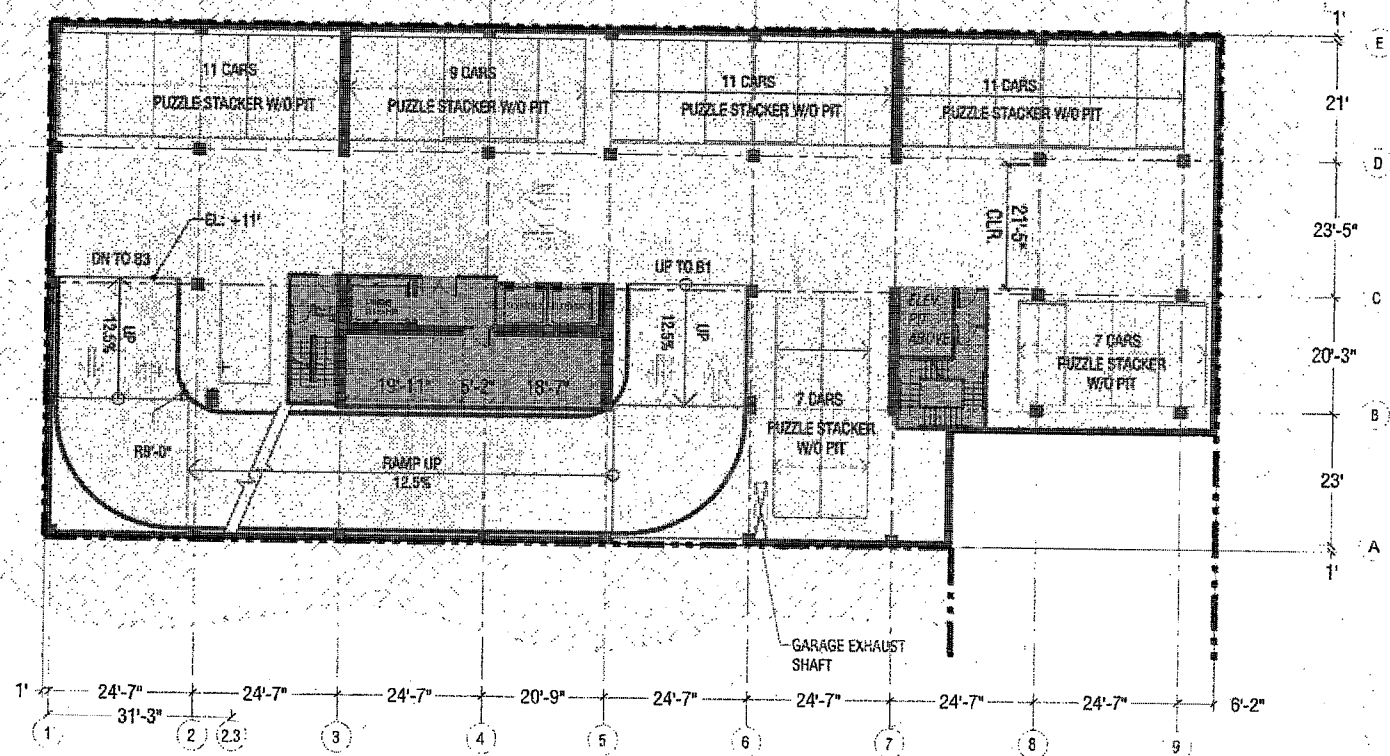


LEVEL B3 FLOOR PLAN A2.1

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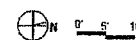
***NOTE: PARKING MAY BE ACCOMMODATED OFF-SITE. THIS LEVEL IS OPTIONAL.**

PARKING THIS LEVEL	
STALLS IN STACKERS:	56
STANDARD STALLS:	1
TOTAL PARKING:	57



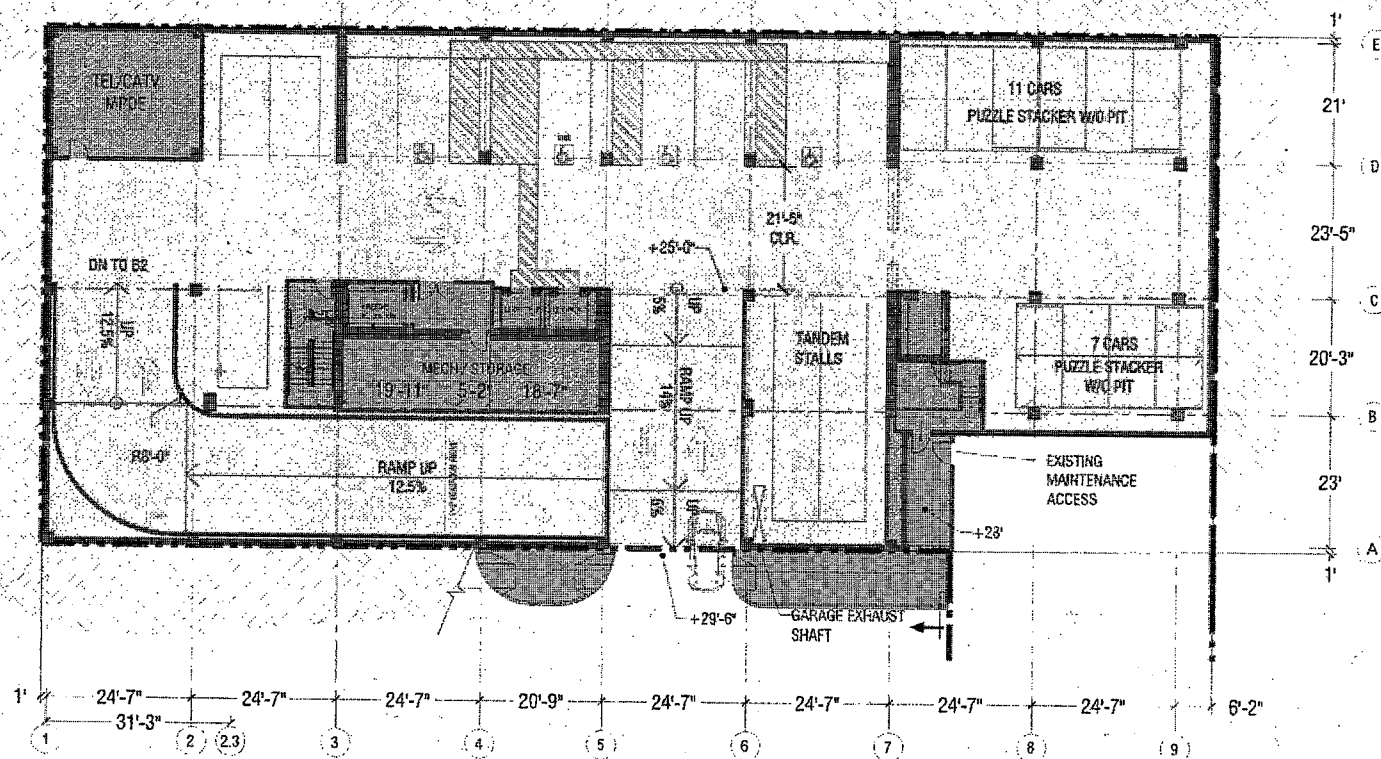
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LEVEL B2 FLOOR PLAN A2.2

PARKING THIS LEVEL	
STALLS IN STACKERS:	18
STANDARD STALLS:	10
TOTAL PARKING:	28



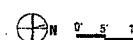
* NOTE: For the purpose of this submittal, the project stipulates a unit count of 250.

TOTAL PARKING CALCULATIONS:			
REQUIRED:		PROVIDED:	
1space/unit =	250	LEVEL B3 =	90
		LEVEL B2 =	57
		LEVEL B1 =	28
		TOTAL ON-SITE =	175
		OFF-SITE =	75
		TOTAL PROVIDED =	250

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LEVEL B1 FLOOR PLAN **A2.3**

SHORT-TERM BIKE PARKING
DISTRIBUTED ALONG SIDEWALKS.
LOCATIONS TBD.
(13 RESI. & 5 COMM. BIKES)

11TH STREET

12TH STREET

PROPOSED 20' CURB CUT
TO ACCESS LOADING AREA
POTENTIAL TRAFFIC STOP

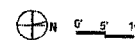
EXISTING CURB
CUT TO BE
INFILLED; SEE CIVIL.

PROPOSED 20' CURB CUT TO
ACCESS PARKING BELOW

FL035

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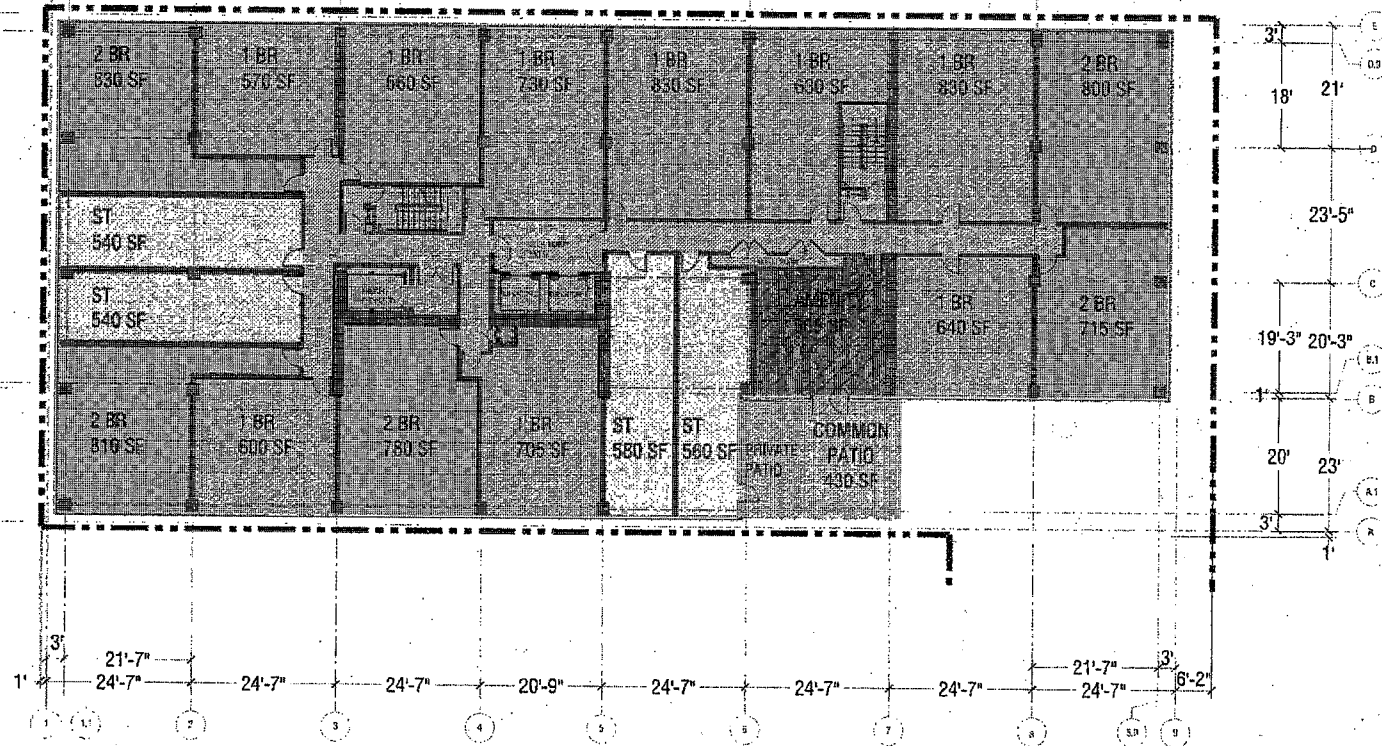
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LEVEL 1 / SITE PLAN

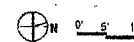
A2.4

***NOTE: SAMPLE UNIT PLAN SHOWN.**

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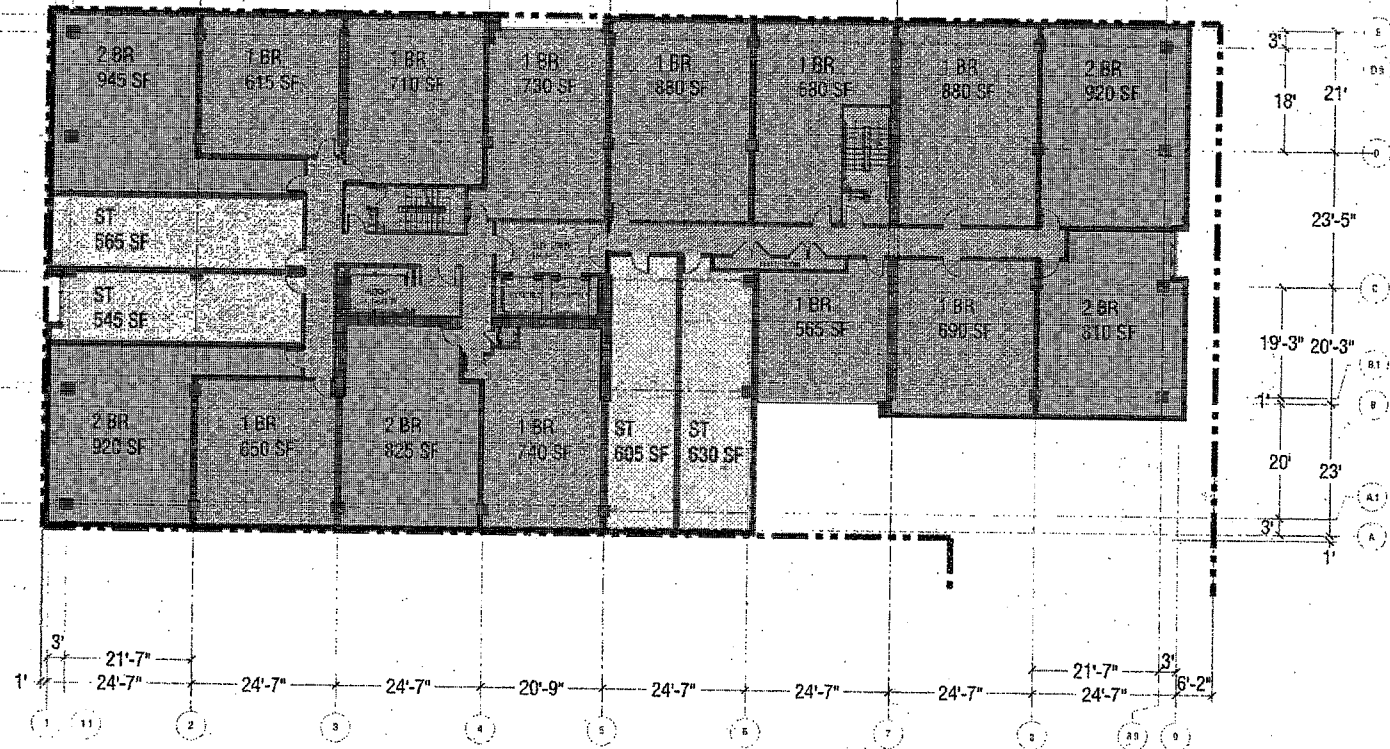


LEVEL 2 FLOOR PLAN **A2.5**

page 58

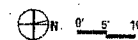
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***NOTE: SAMPLE UNIT PLAN SHOWN.**



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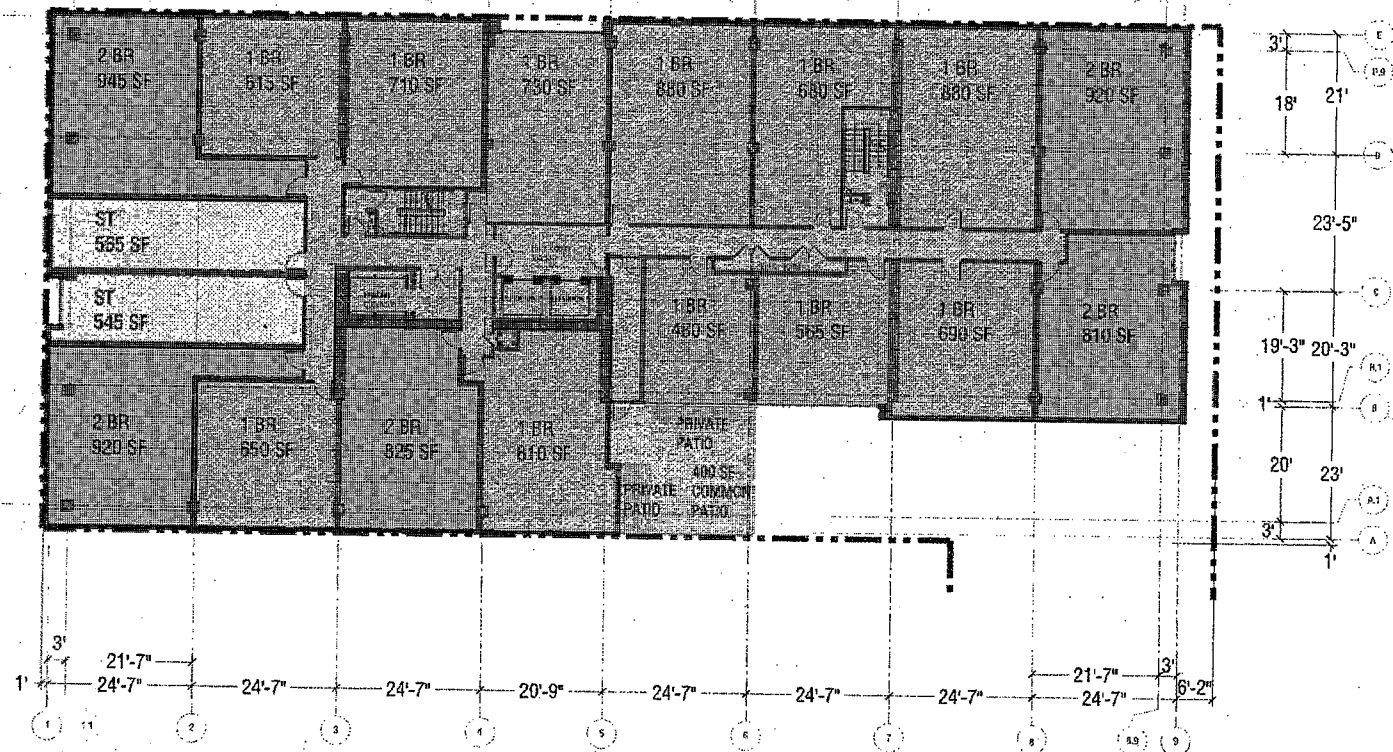
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LOWER LEVELS TYP. PLAN A2.6

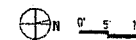
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***NOTE: SAMPLE UNIT PLAN SHOWN.**



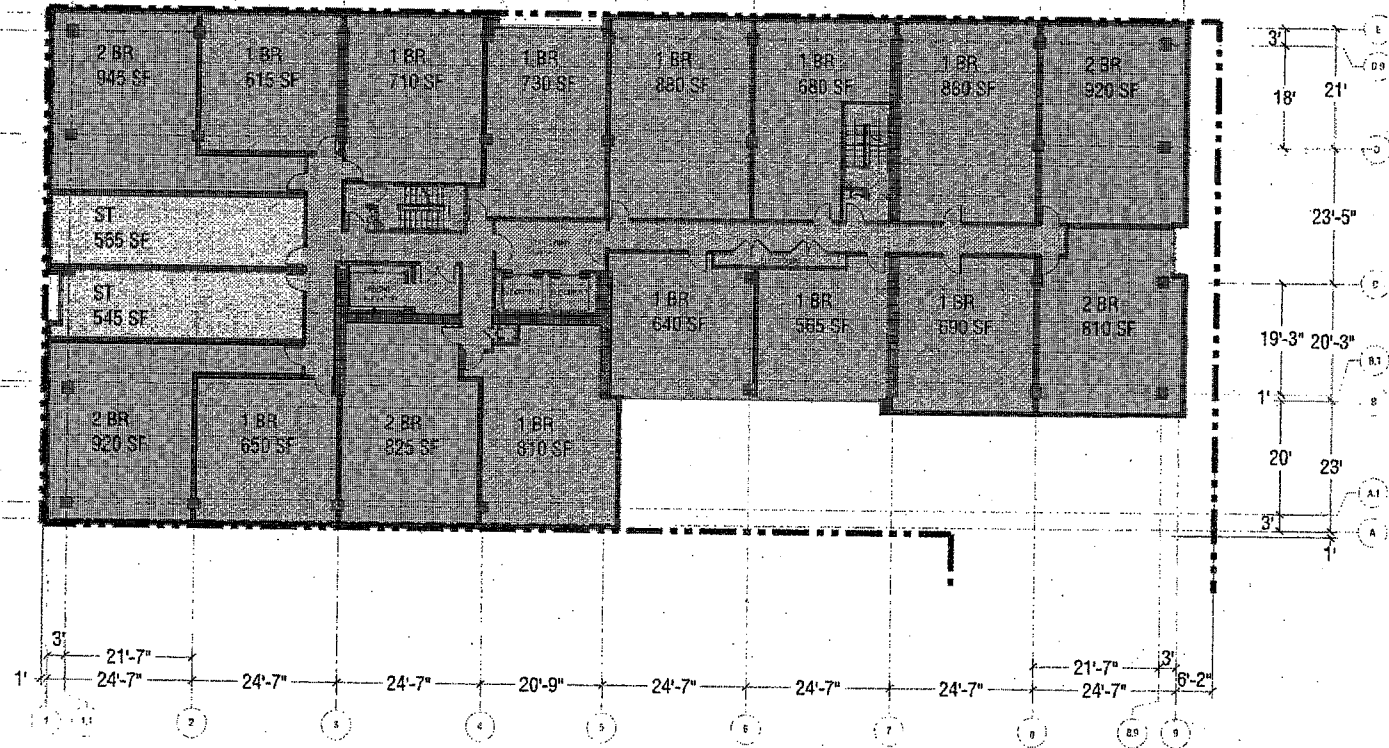
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June 4, 2015



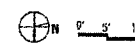
LEVEL 8 FLOOR PLAN A2.7

***NOTE: SAMPLE UNIT PLAN SHOWN.**



ARQUITECTONICA STRADA

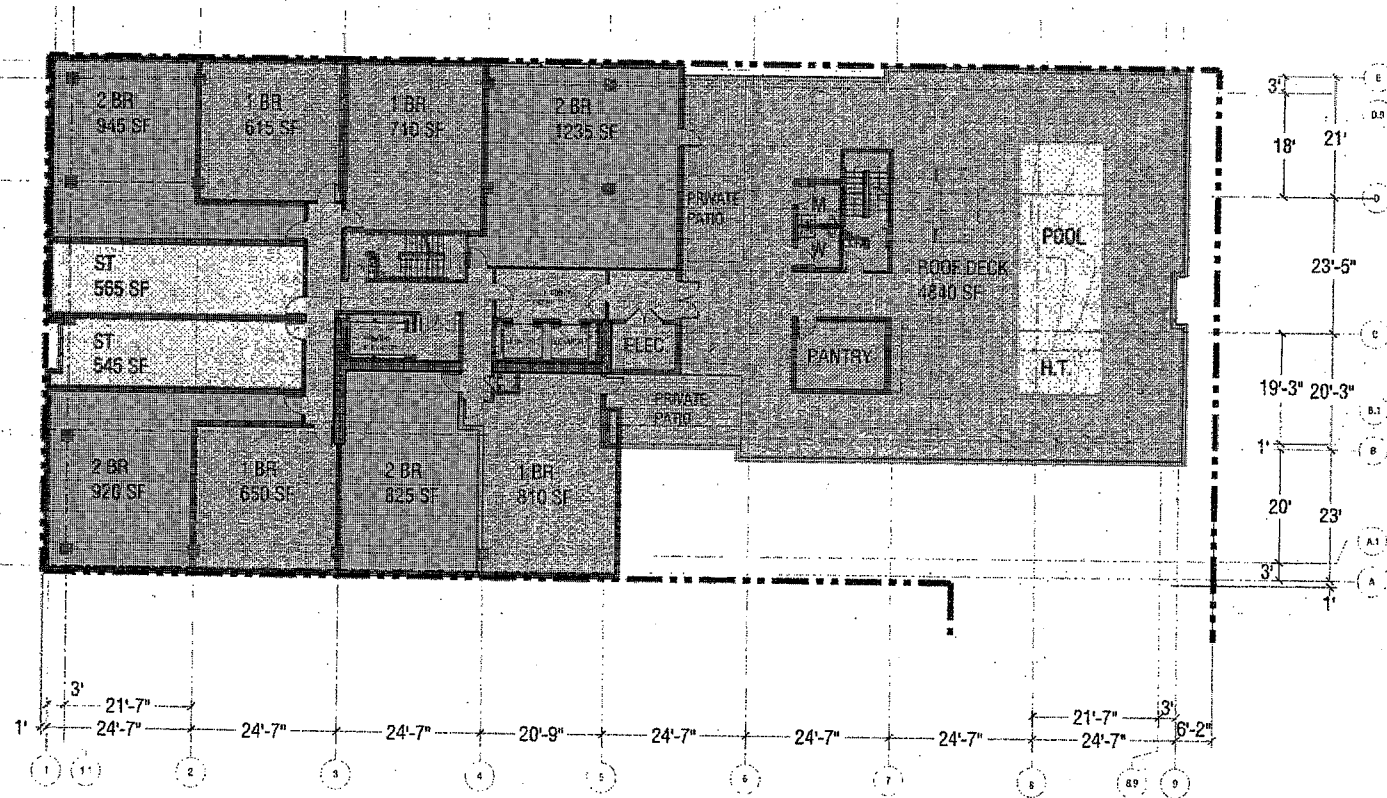
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UPPER LEVELS TYP. PLAN A2.8

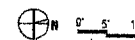
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***NOTE: SAMPLE UNIT PLAN SHOWN.**



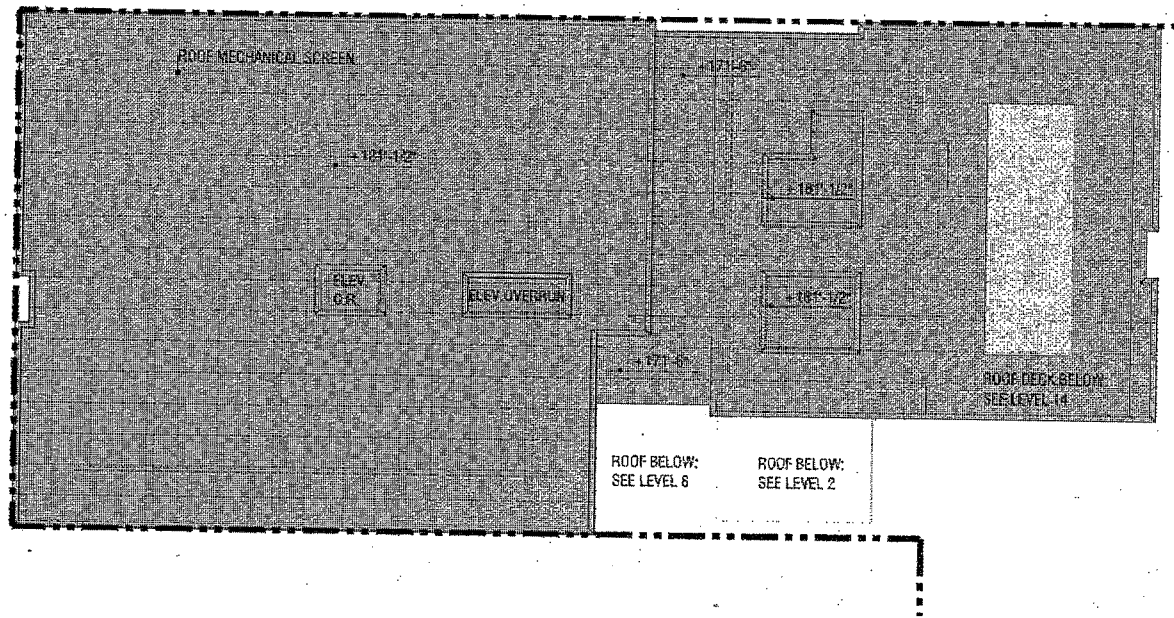
ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA
June 4, 2015



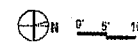
LEVEL 14 FLOOR PLAN A2.9

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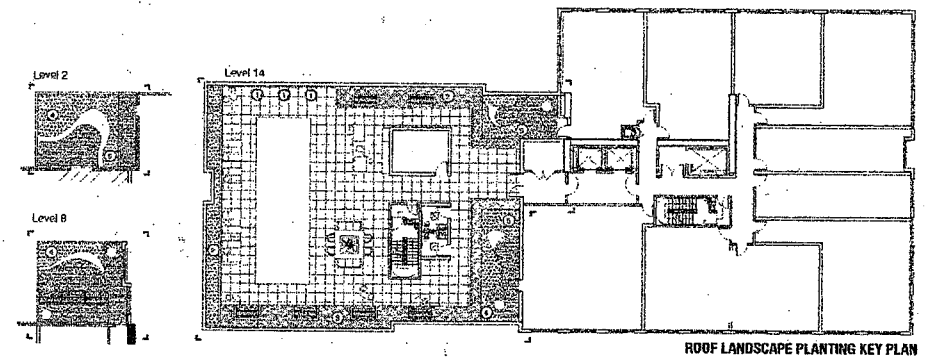
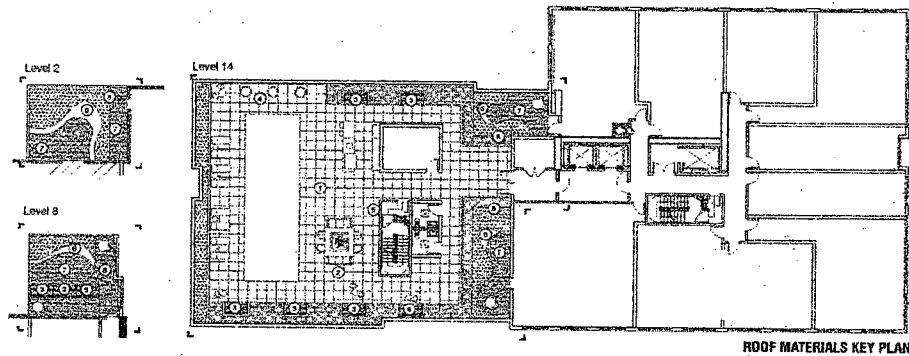


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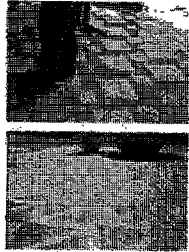


ROOF PLAN A2.10



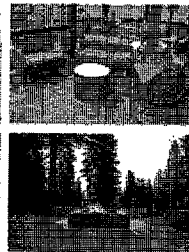
ROOF MATERIALS

01. PAVING



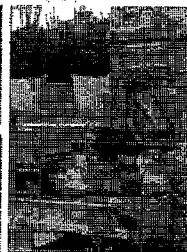
Sandblasted concrete pavers against grid pattern

02. FIREPIT & FURNITURE



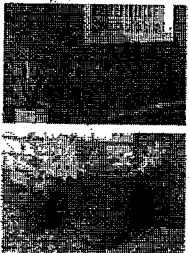
Colorful furniture

03. SNUGS

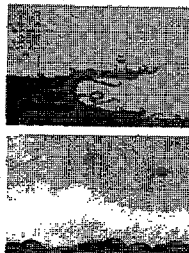


Similar to cots, but layered with plants and screens. Some have tables

04. BLUE POTS & BLUE WALL



05. MURALS



(C) Kelly Oeding murals

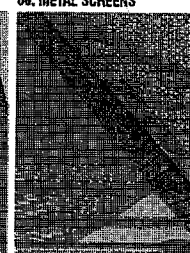
06. CURVING CONC. BENCH



07. WOOD DECK

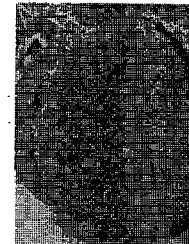


08. METAL SCREENS

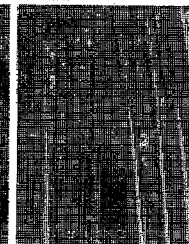


ROOF LANDSCAPE PLANTING

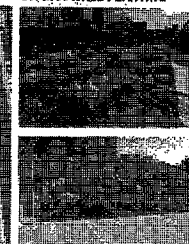
01. SUCCULENT BALLS



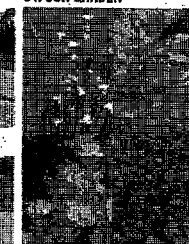
02. BAMBOO



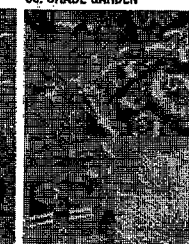
03. BIOSWALE PLANTING



04. SUN GARDEN



05. SHADE GARDEN



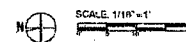
ARQUITECTONICA

STRADA

SITELAB urban studio
EINWILLER/UEHL

1100 CLAY OAKLAND, CA

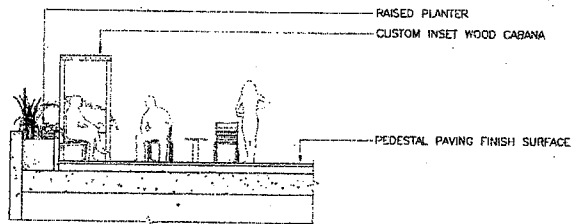
June 4, 2015



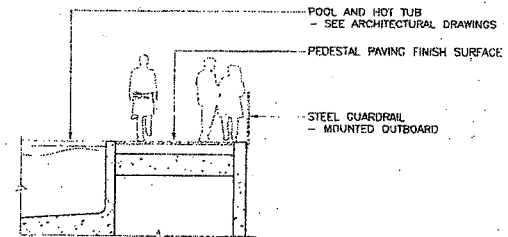
ROOF LANDSCAPE L8.1

page 64

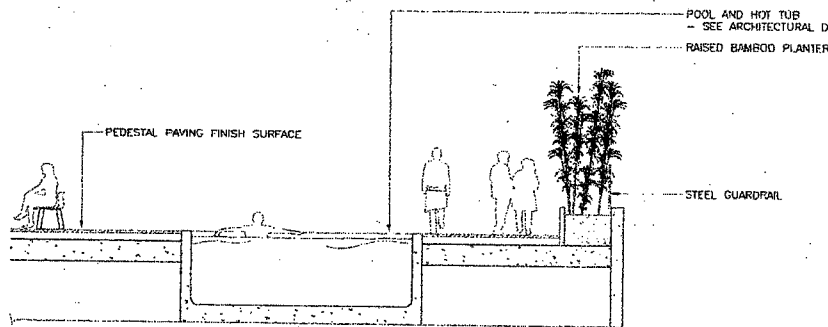
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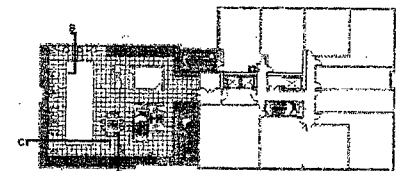
SECTION A: ROOF SECTION EAST-WEST AT 'SNUG'
SCALE: 1/4" = 1'



SECTION B: ROOF SECTION EAST-WEST AT POOL AND RAILING
SCALE: 1/4" = 1'




SECTION C: ROOF SECTION NORTH-SOUTH AT POOL
SCALE: 1/4" = 1'



KEY PLAN

ARQUITECTONICA STRADA **SITELAB** urban studio
EINWILLER WUEHL

1100 CLAY OAKLAND, CA 
June 4, 2015

ROOF LANDSCAPE SECTION L8.2

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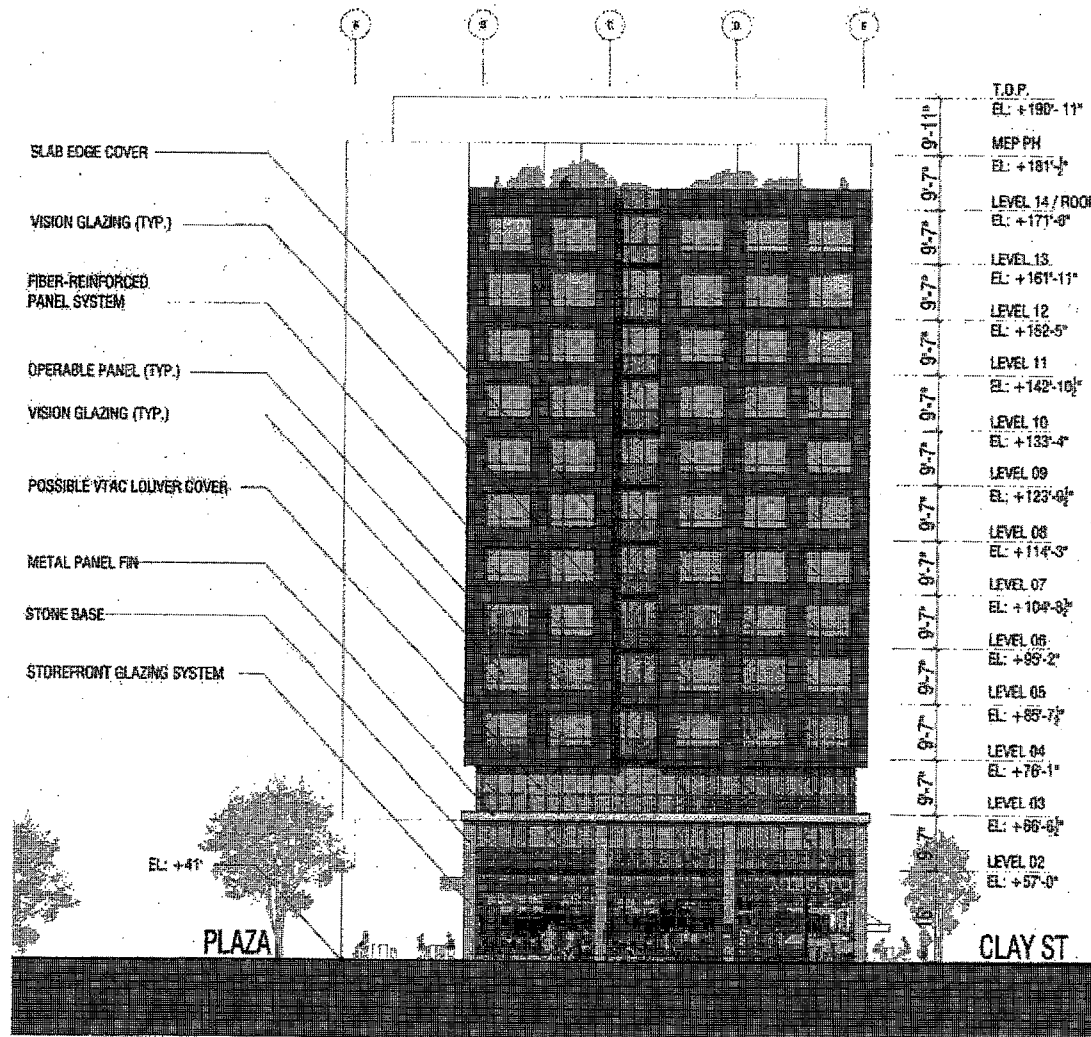


ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

0' 5' 10'



ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

12TH ST. ELEVATION A3.2

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FIBER-REINFORCED
MECHANICAL SCREEN

FIBER-REINFORCED
PANEL SYSTEM

PARKING ACCESS

OPERABLE PANEL (TYP.)

LOADING ACCESS

POSSIBLE VTAC LOUVER COVER

VISION GLAZING (TYP.)

MURAL TO BE COMMISSIONED BY
LOCAL ARTIST.
ARTWORK TO BE REVIEWED AND
APPROVED BY PLANNING STAFF

STONE BASE

METAL PANEL FIN.

EL: +35'

11TH ST

MAX. HEIGHT = 150'-0"
FROM STREET GRADE

T.O.P.
EL: +190'-11"
MEP PH
EL: +181'-3"
LEVEL 14 / ROOF
EL: +171'-6"
LEVEL 13
EL: +161'-11"
LEVEL 12
EL: +152'-5"
LEVEL 11
EL: +142'-10 1/2"
LEVEL 10
EL: +133'-4"
LEVEL 09
EL: +123'-9 1/2"
LEVEL 08
EL: +114'-3"
LEVEL 07
EL: +104'-8 1/2"
LEVEL 06
EL: +95'-2"
LEVEL 05
EL: +85'-7 1/2"
LEVEL 04
EL: +76'-1"
LEVEL 03
EL: +66'-6 1/2"
LEVEL 02
EL: +57'-0"
RETAIL LEVEL
EL: +41"

PLAZA / 12TH ST.

ARQUITECTONICA STRADA

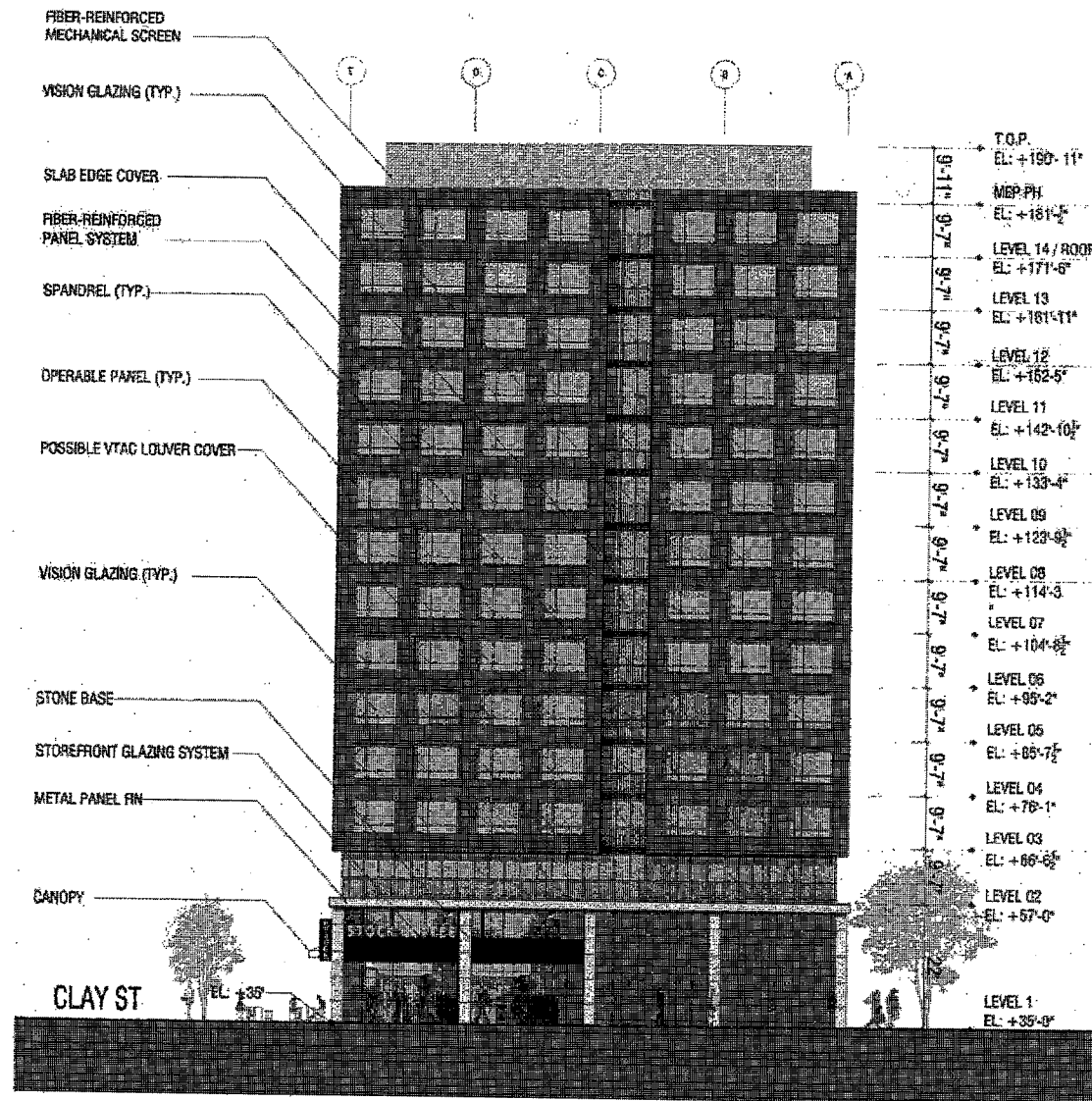
1100 CLAY OAKLAND, CA

June 4, 2015

0' 5' 10'

EAST ELEVATION A3.3

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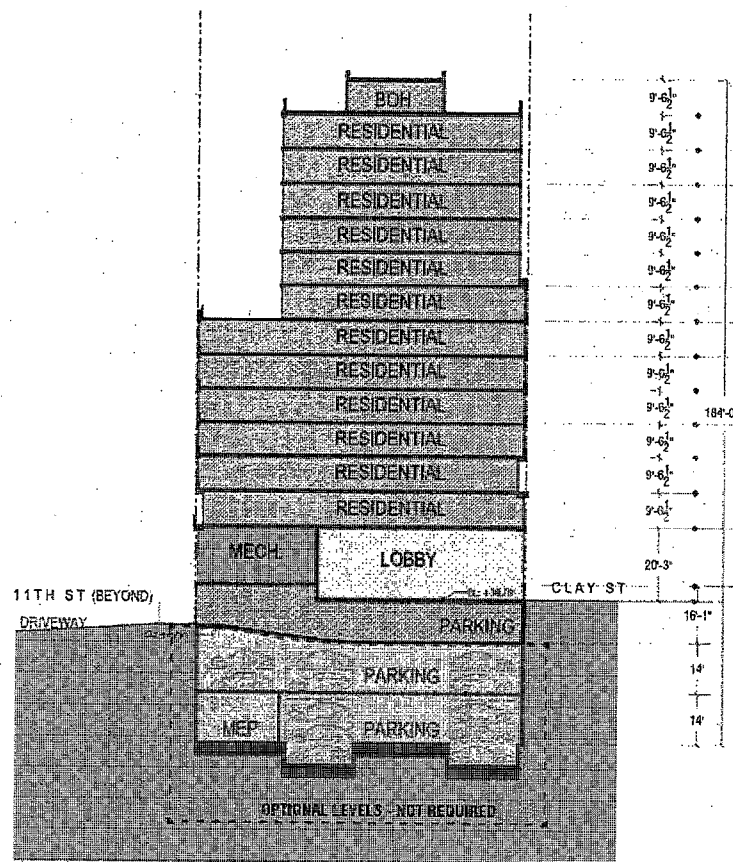
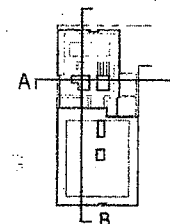


ARQUITECTONICA STRADA

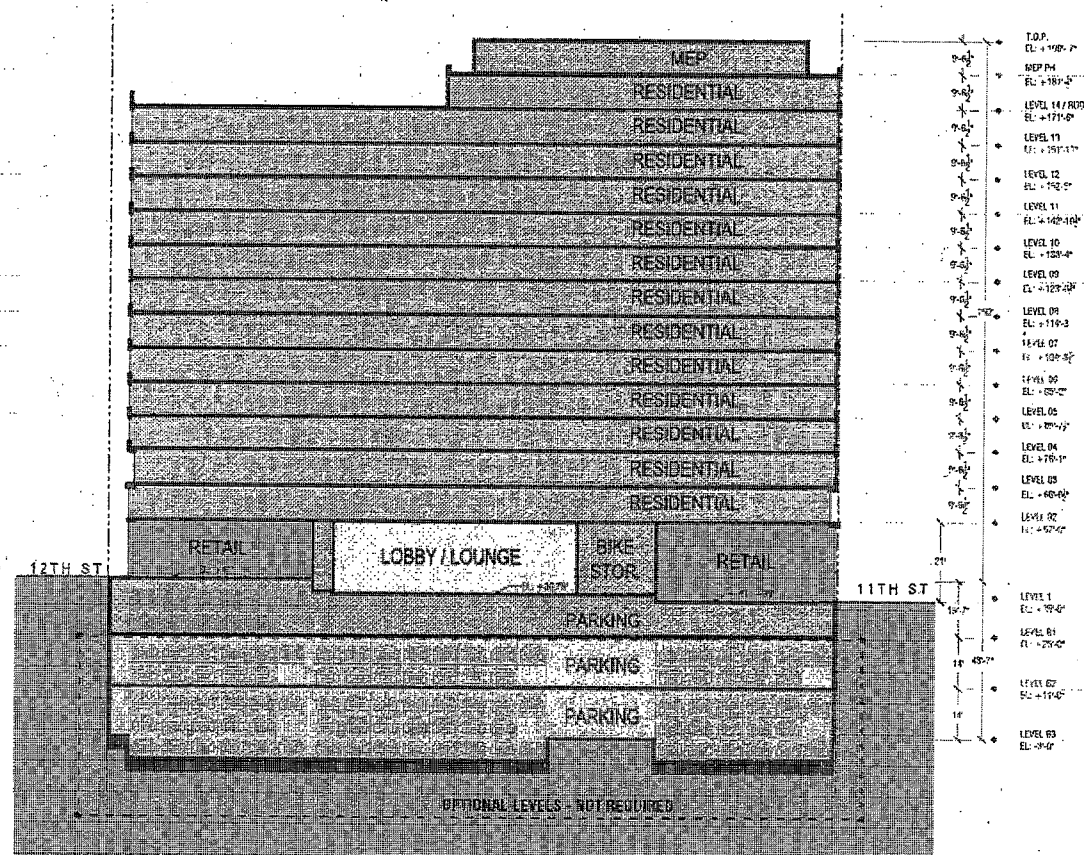
1100 CLAY OAKLAND, CA
June 4, 2015

11TH ST. ELEVATION A3.4

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SECTION A



SECTION B

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

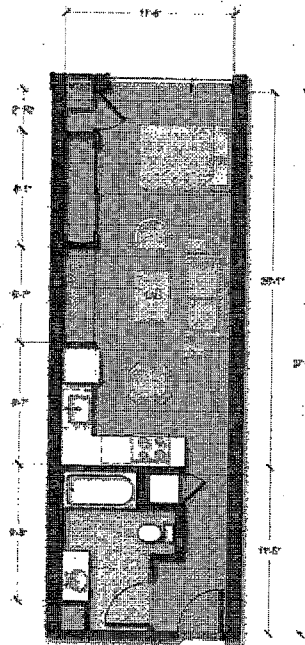
0' 8' 16'

BUILDING SECTIONS

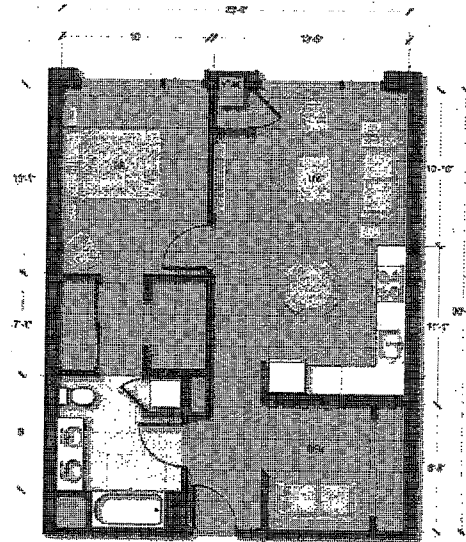
A4.1



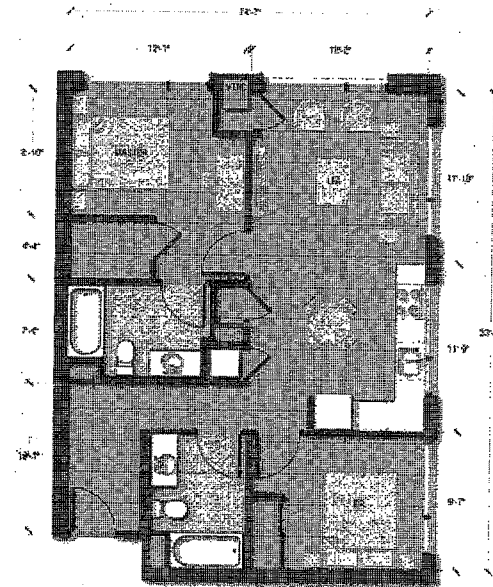
NOTE: SAMPLE UNIT LAYOUTS SHOWN. ACTUAL UNIT LAYOUTS MAY VARY.



STUDIO
477 SF



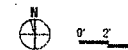
1 BEDROOM
785 SF



2 BEDROOM
875 SF

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA
June 4, 2015



TYPICAL UNIT LAYOUTS

A5

PRELIMINARY PARAMETERS FOR SIGNAGE LOCATIONS

RETAIL SIGNAGE GUIDELINES:

STOREFRONT SIGNS:

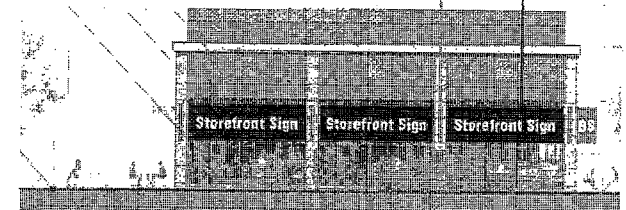
1. Indicated areas show area that retail signage may be installed and/or integrated into retail storefront.
2. Retail Signage to be Company DBA Name and/or Company Logo.
3. Words may only include:
 - a. Name of business.
 - b. Kind of business.
 - c. Year business was established.
 - d. Slogan.
 - e. Lettering that is part of a trademark.
4. Size: Letters to be maximum 30" in height.
5. Type: Letters may be cut metal, cut-out, or push-through. Push-through letters are to project 6" max. No applied/flush signs are to be permitted.
6. Lighting: Lighting source must be concealed. Signs may be internally lit or backlit. No wiring shall be visible. Background should not be lit. No exposed neon or fluorescent lights are permitted.
7. All signs to be approved by building management prior to installation.

BLADE SIGNS

1. Retailers may install a blade sign, in addition to the Retail Signage.
2. Blade sign shall be stationary and shall be hung perpendicular to the building facade, mounted in only the areas indicated below.
3. Blade sign shall have maximum width of 48", a maximum area of 25 SF and to be no more than 10" thick.
4. Company Name or Logo may be used on blade sign.
5. Signs may be self-illuminated.
6. All signs to be approved by building management prior to installation.

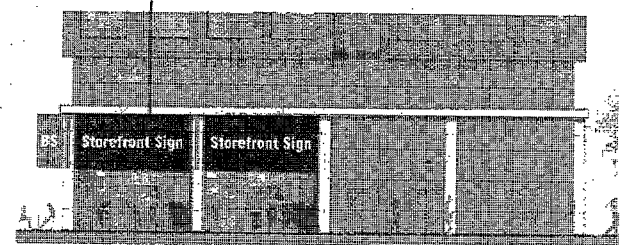
Area for retail signage.
19' x 3' maximum area each at this facade.

Blade Signage to be mounted at facade columns, centered on column, between flat retail signs. Typical location all facades.



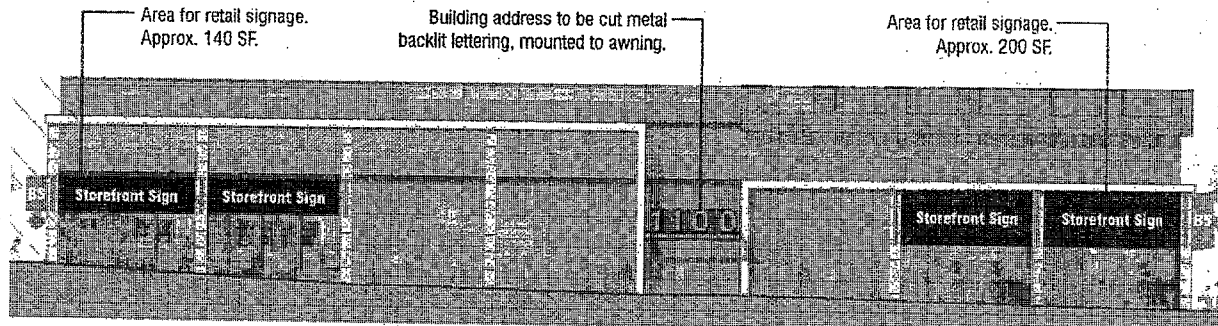
12TH STREET SIGNAGE

Area for retail signage.
Approx. 175 SF.



11TH STREET SIGNAGE

Area for retail signage.
Approx. 200 SF.



CLAY STREET SIGNAGE

KEY:
■ Locations for Flat Signs
■ Locations for Blade Signs

11TH STREET

SITE PLAN / SIGNAGE DIAGRAM
N.T.S.

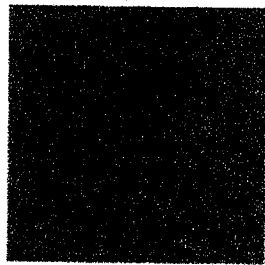
ARQUITECTONICA STRADA

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June 4, 2015

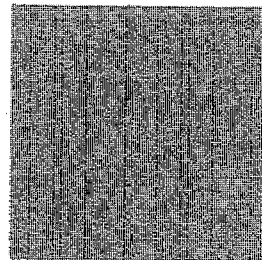
0' 5' 10'

SIGNAGE PLAN A6

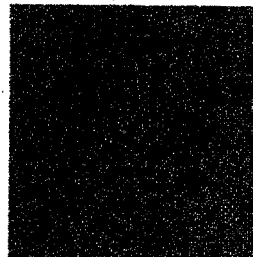
NOTE: PRELIMINARY MATERIALS SHOWN.



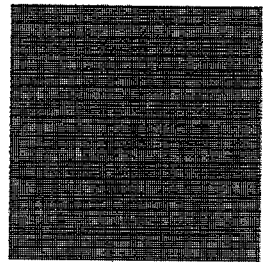
FIBER REINFORCED PANEL | F1



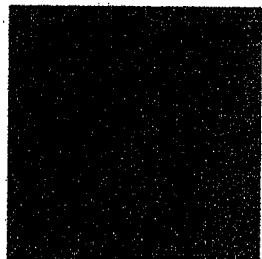
FIBER REINFORCED PANEL | F2



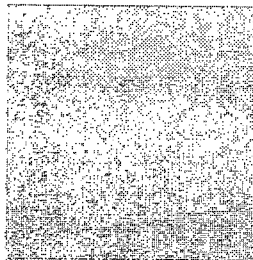
SLAB EDGE COVERS | S1



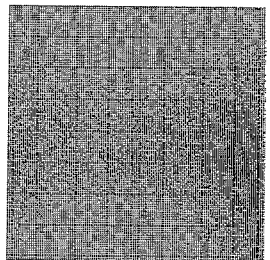
V-TAC LOUVER COVER | GREY | G1



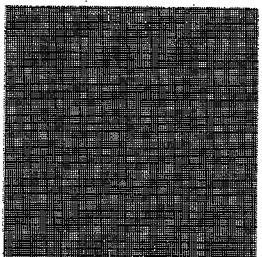
V-TAC LOUVER COVER | RED | G2



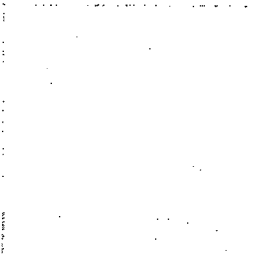
STONE PANEL | B1



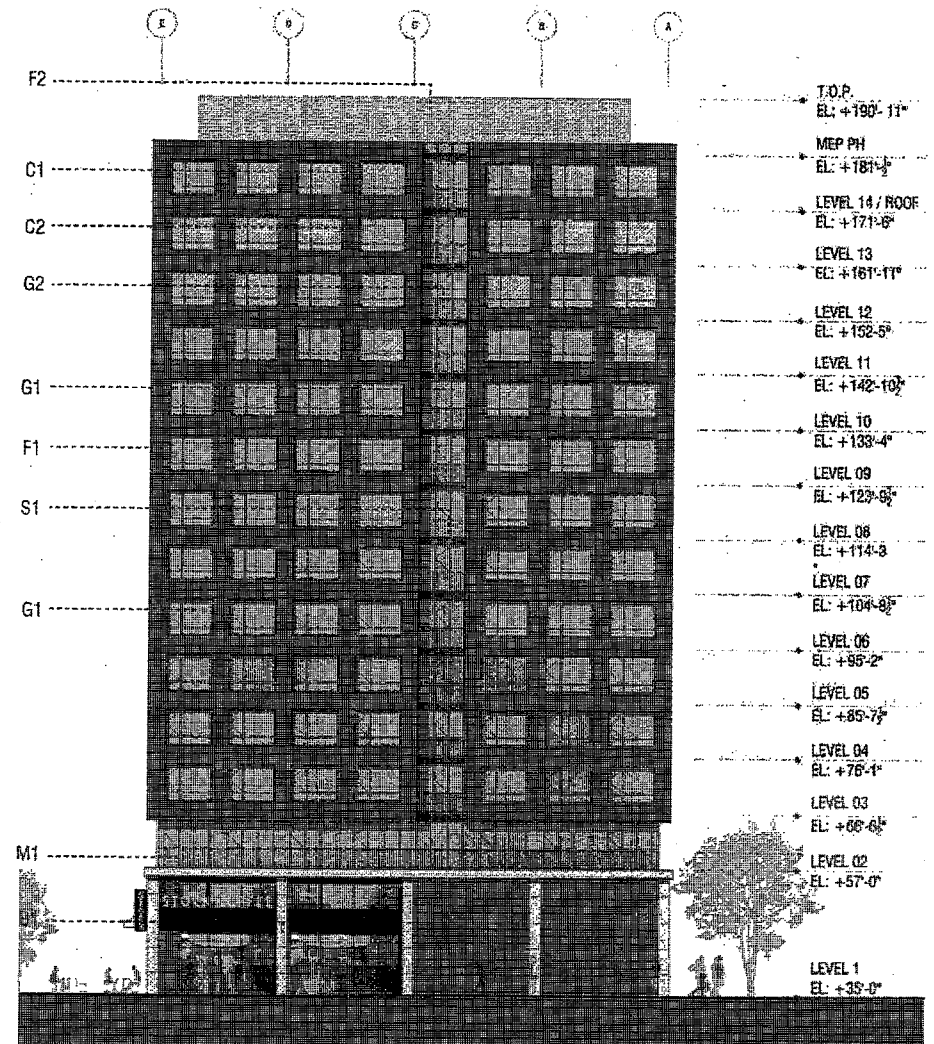
VISION GLAZING | G1



SPANDREL GLAZING | G2



METAL FIN | M1



ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

0' 5' 10'

BUILDING MATERIALS

A7

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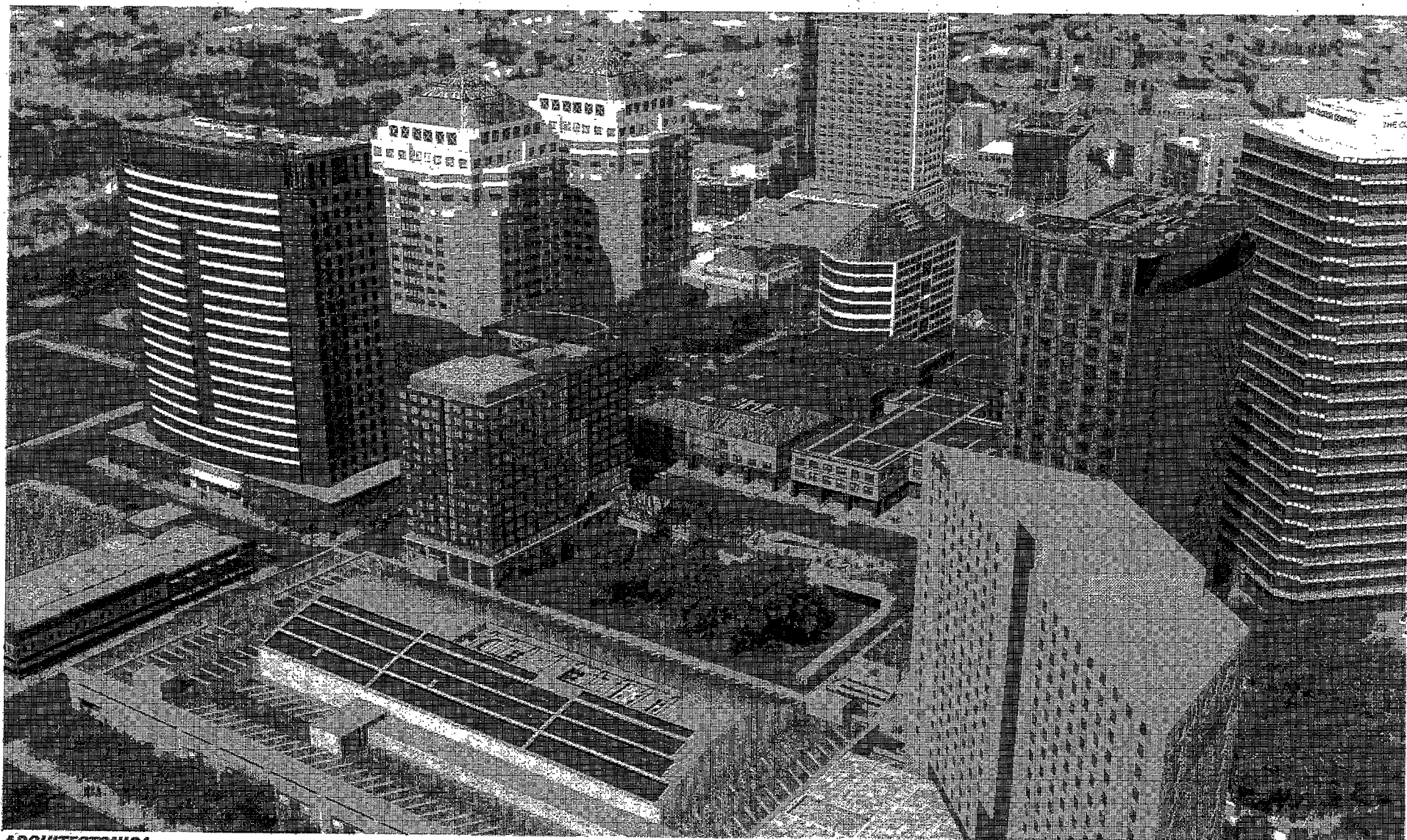
June 4, 2015

RENDERING / SOUTHWEST VIEW

A8.1

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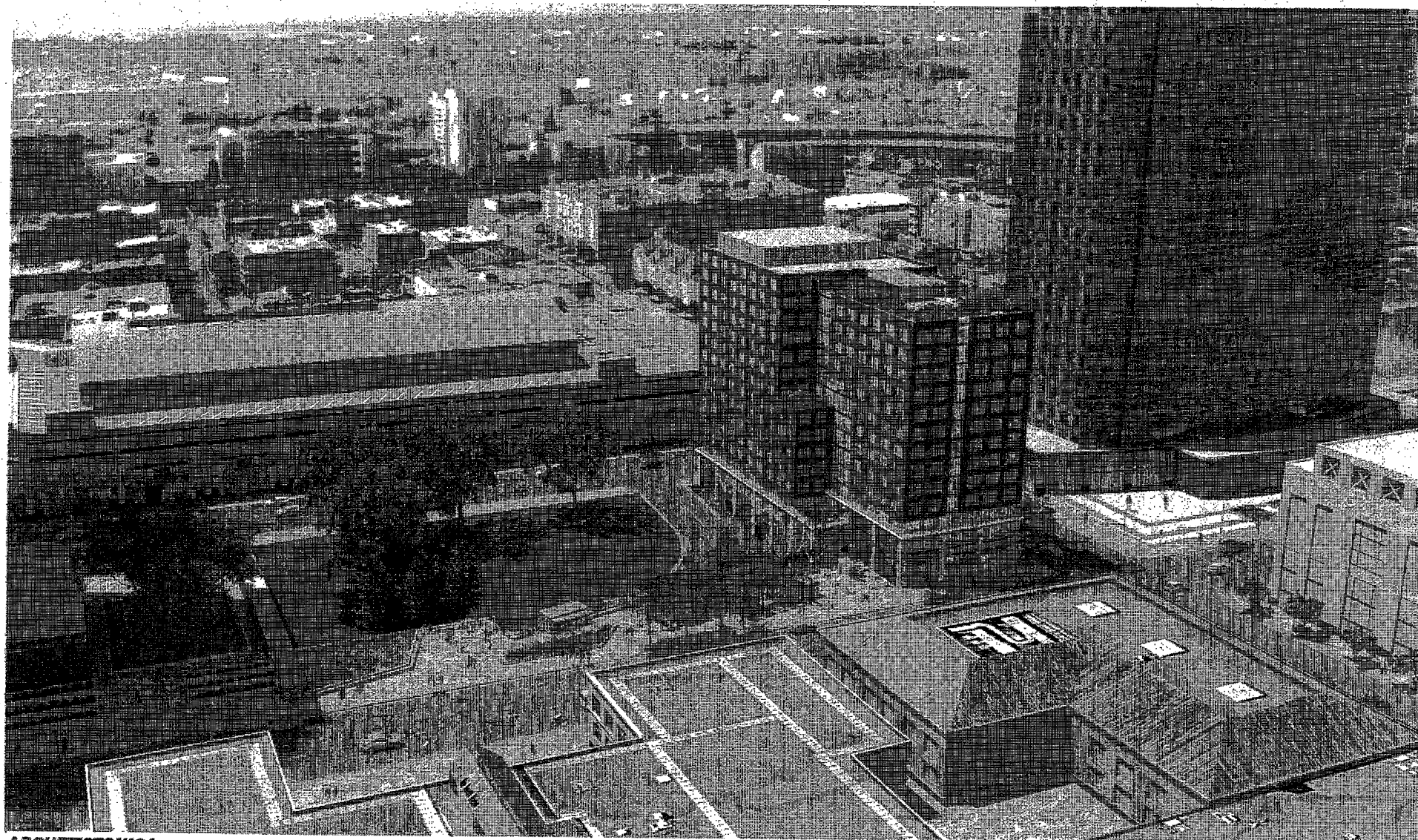
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RENDERING / SOUTHEAST VIEW

A8.2

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RENDERING / NORTHEAST VIEW

A8.3

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ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA RENDERING / NORTHEAST VIEW-PLAZA

June 4, 2015

A8.4

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ARQUITECTONICA STRADA

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June 4, 2015

RENDERING / PEDESTRIAN VIEW

A8.5

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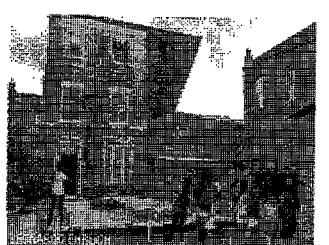
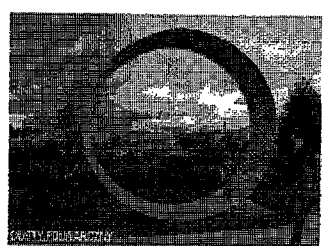
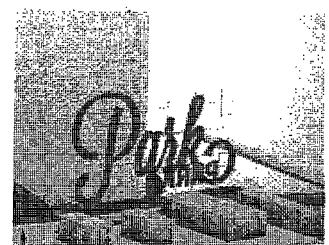
page 79

The following design elements are subject to Staff Approval prior to Permits and Construction of Phase I.

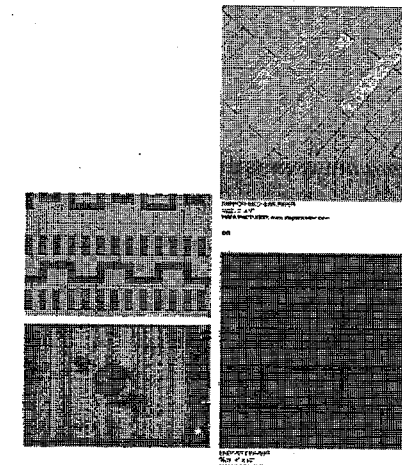
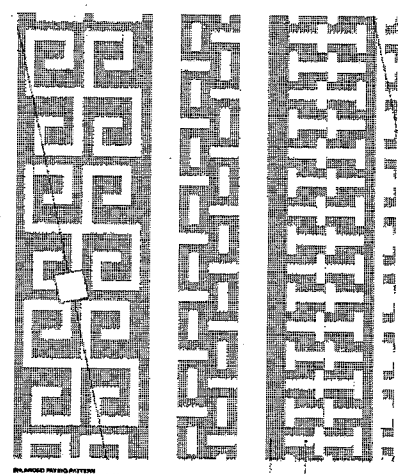
CONTAINER/LIGHTWEIGHT STRUCTURE LAYOUT - DESIGN



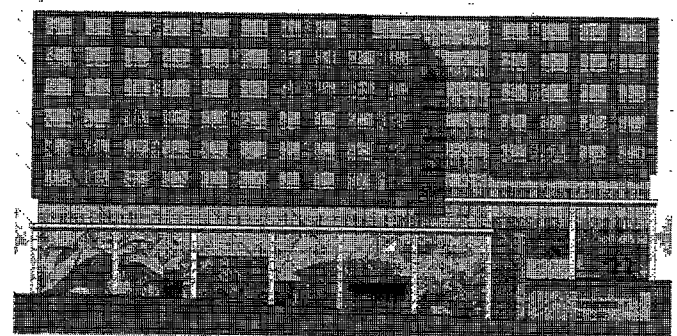
ART SIGN / PLAZA ART PIECES



PLAZA PAVING PATTERN



MURAL WALL



ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA
June 4, 2015

ITEMS FOR APPROVAL A9.0