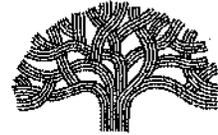


CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department

(510) 238-3941

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Memorandum

To: Design Review Committee

Cc: Catherine Payne

From: Rebecca Lind, Planner III

Date: October 24, 2018

Re: DRC Review Fruitvale Transit Village Phase II

At the September 26th Design Review Committee (DRC) Meeting, the Committee members supported the concept of the proposed affordable housing project but requested changes and more information to address a number of design-related issues. The applicant has since worked with staff to resolve the DRC's design concerns and submits the following revised plans for DRC consideration.

DRC Comments at September 26, 2018 Meeting

Elevations/ Architecture

1. Add variety to the 35th Ave and 12th St elevations using variation in the color scheme.
2. Increase the variety and quality of materials.
3. Provide more variety in window placement and consider greater recession for the window system.
4. Consider more variety in building height.
5. Consider greater articulation to break up the building mass.
6. Work with the concept of having the building read as a series of adjacent elements.
7. Work with the concept of a base and cap for the façade including adding visual interest for the stoops.
8. Improve the mural display areas on 35th Ave.

Site Plan/Amenities

1. Enhance the corner of 35th Ave and 12th St possibly with public art or another feature.
2. Provide a pedestrian sidewalk on the BART elevation that serves both Phase IIA and Phase IIB residents.

Revised Plans and Staff Recommendation

The applicant has revised their proposed plans to address DRC concerns. Staff supports the changes and finds that the revised proposal creates greater visual interest by changing the organization of colors, and providing additional variety in materials. Design elements are added to define the base and the top of the building. Overall, the amount of stucco is reduced. In addition, site amenities enhance the corner of 35th Ave. and 12th Street and provide improved pedestrian access to BART.

Summary of Changes to Elevations/Architecture

Page A21 West Elevation 35th Ave

- On this elevation, board-form concrete material is added to the base replacing tan stucco on the first floor. This new material extends to the top of the windows and mural display. This change creates a significantly stronger base statement and enhances the mural display areas.
- Variation is provided using color changes to break up the massing of the building.
- Three types of window treatment are proposed showing and the effect of a window frame is created by recessing the window on the base stucco color 1 (Tan) portion of the building.

Page A24 North Elevation E 12th Street

- Fiber cement lap siding and a roof top element are added on the residential-only part of the building. This change differentiates the materials and, as a result, the building reads more like a series of adjacent elements.
- Reconfiguration of the color pattern also creates more variation in the façade.
 1. Stucco color 2 (upper) is extended to the base of the building between the stoops
 2. Stucco color 1 is applied to fiber cement lap siding on the first 3 stories on part of the building.
 3. Stucco color 1 is retained on the portion of the building over the nonresidential space creating greater variation.
- Variation in window treatment is provided with three window types.

Page A26 East Elevation (Between IIA and IIB)

- The bridge connecting the two buildings is visually broken up by new openings that reduce the mass of the structure by creating more transparency. This change also adds visual interest to the buildings. The gates at the podium entrance are also more transparent.
- Color and window changes are proposed consistent with the 35th Ave. and 12th Street elevations. Elevation.
- The base stucco color changes from 2 stories to 3 stories creating additional interest.
- The top "cap" element occurs on the residential portion of the building.

Page A27 South Elevation (Bart)

- Grey Board-form concrete is introduced at base instead of stucco.

- Fiber cement lap siding is added.
- The top “cap” element is added.
- Greater variation in color, pattern and texture is provided by adding brown fiber cement lap siding.
- Additional modulation is provided by varying stucco colors.

Summary of Changes to Site Plan/Amenities

35th and 12th Corner Enhancement

- Landscape massing is increased.
- An on-site seat wall is added at the corner along the lot line.
- Café seating is clustered in the courtyard.

BART Access:

- A pedestrian and bicycle Pathway is added to provide access to BART and connect to bicycle routes in the area.



Design Review Committee Staff Report

Location:	0 35 th Ave
Assessor's Parcel Number(s):	033-2177-021-00
Proposal:	Fruitvale Transit Village Phase IIB Multifamily development with 181 units of affordable housing, 6000 sf of office, internal courtyard group open space and 100 parking spaces
Applicant:	Bridge Housing
Contact Person/ Phone Number:	Ethan Warsh 415 495-3591
Owner:	City of Oakland
Case File Number:	PUD08186-PUDF02
Planning Permits Required:	PUD permit Design Review
General Plan:	Neighborhood Center Mixed Use
Zoning:	S-15
Environmental Determination:	Prior CEQA Document
Historic Status:	N/A
City Council District:	5
Finality of Decision:	NA
For Further Information:	Contact Case Planner Rebecca Lind Planner III 510-238 -3472 rlind@oaklandnet.com

SUMMARY

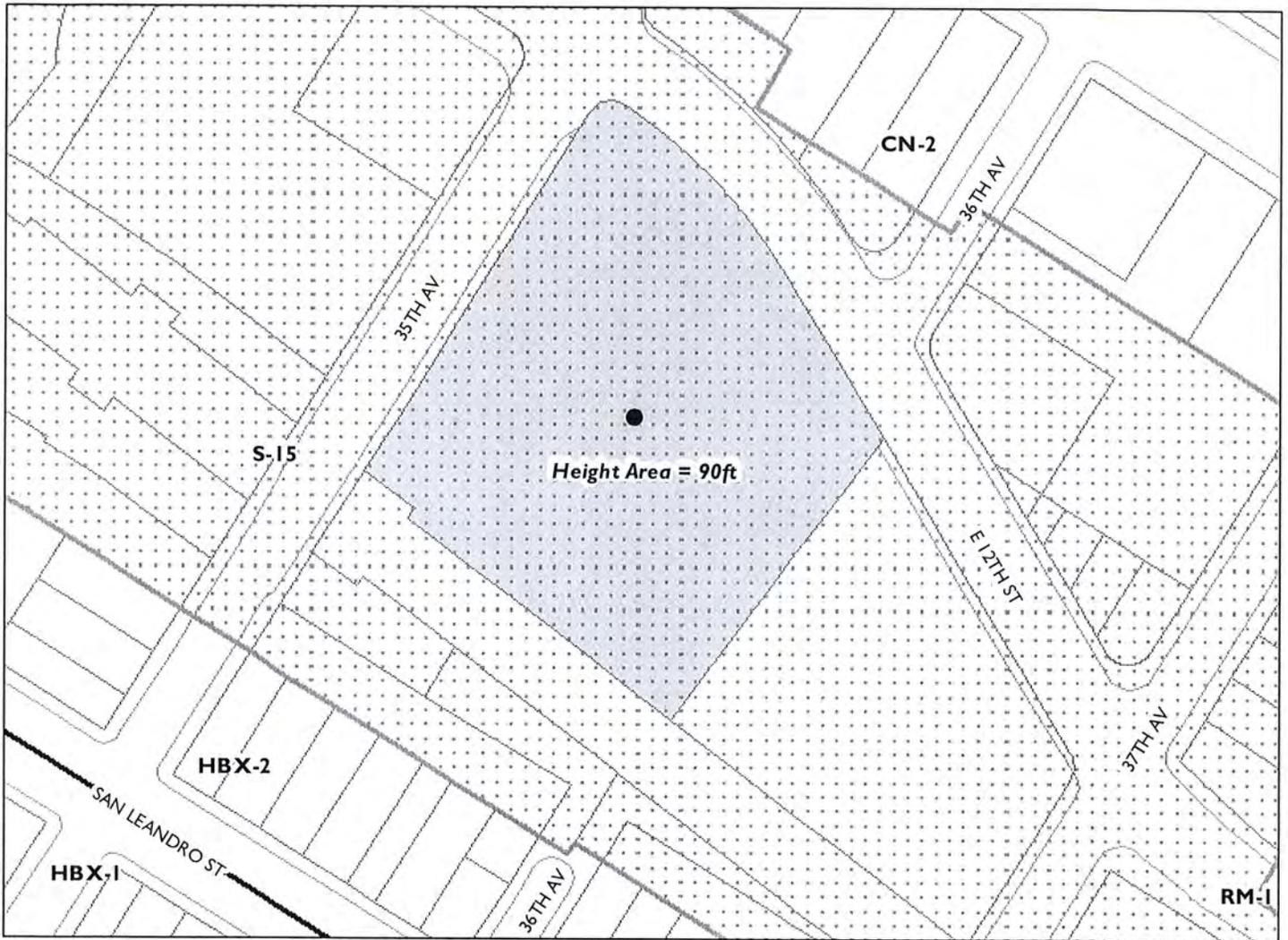
Bridge Housing has filed an application with the Bureau of Planning to complete the final phase of the Fruitvale Transit Village Preliminary Planned Unit Development (PPUD) originally approved in 2010. PPUD08-186 allowed construction of a phased multifamily residential development consisting of 275 residential units with a parking garage on approximately 3.4 acres adjacent to the Fruitvale BART station. A Final Environmental Impact Report (FEIR) was prepared for this project and was published on April 28, 2010. Site specific Design Guidelines for the Fruitvale Village Phase II were adopted at the time of approval of the PPUD. The project included 94 affordable units in Phase IIA and 181 market rate units in Phase IIB and a shared parking garage with 228 spaces.

On Feb 13, 2015, an application was made for a Final Planned Unit Development (FPUD) which focused on Fruitvale Village Phase IIA but also addressed Phase IIB because it changed parking from a joint parking garage in the middle of the site to two separate garages integrated into each building and established an internal pedestrian walkway (Paseo) on both properties straddling the common property line. Phase IIA received a building permit in Dec. 2017 and is under construction.

The developer's intent is to proceed with the project as approved in the 2010 PPUD/2015 FPUD with the following exceptions:

- 1) The housing in Phase IIB will be affordable rather than market rate,
- 2) The parking garage is moved from a multi-story structure on the BART side of the property to under the building as a single-story podium,
- 3) The amount of parking is reduced from 181 spaces to 100 spaces,
- 4) Greater height is proposed on all elevations than addressed in the PPUD in 2010, and the FPUD for the Phase IIA project.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD08186-PUDF02
Applicant: Bridge Housing
Address: 0 35th Ave (Fruitvale Transit Village Phase IIB)
Zone: S-15
Height Area 90 ft

SITE

Fruitvale Transit Village

BART



Phase IIB Phase IIA

SURROUNDING USES

internal pedestrian court in the approximate location of the vacated 36th Ave.



FRUITVALE TRANSIT VILLAGE (CORNER OF 25TH AND EAST 12TH)

The proposed project is infill development in a corridor defined by the existing Fruitvale Transit Village and BART station with elevated tracks bordering the site



FRUITVALE TRANSIT VILLAGE AND BART PLATFORM (ACROSS 35TH AVE)

The community context includes active land uses such as Avenida De La Fuente and the Public Market



PARCEL IIA DESIGN (ADJACENT TO SOUTHEAST)

Phase IIA, under construction, will add an additional multifamily structure to the existing context. The two projects share an



FRUITVALE PUBLIC MARKET (NEXT BLOCK ON EAST 12TH)

**Exhibit I APPROVED PPUD
Schematic Elevations**



West Elevation 35th St



North Elevation 12th St



East Elevation 35th St Phase IIA

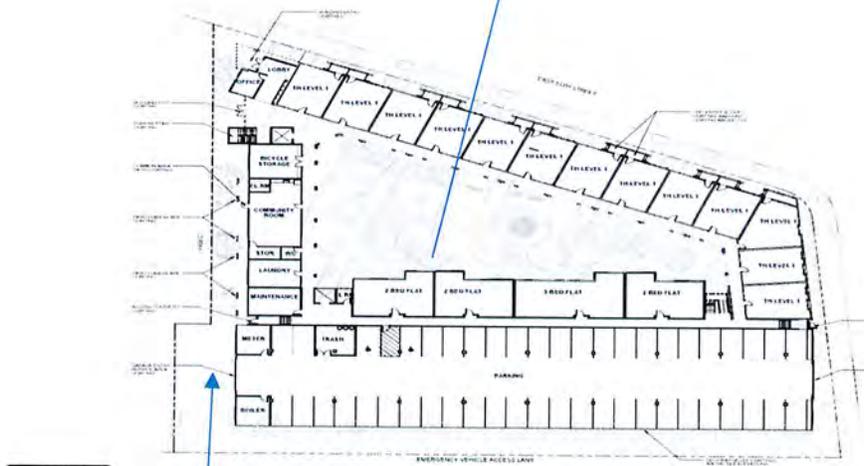


South Elevation Facing BART Tracks

Approved PUD Site Plan Showing Garage Configuration Open Space and First Floor for both Phase IIA and Phase IIB



Revised 2015 FPUD Site Plan for Phase IIA that affect Phase IIB shows changes in the parking garage affecting both properties. The location of the parking is still along the BART tracks but it is incorporated into the 4-story housing development. Open space is moved to the interior and the future shared 'Paseo' between Phase IIA and Phase IIB is identified. This is an enlargement of half of the original PUD site plan



Paseo corridor between Phase IIA and Phase IIB

Exhibit II Proposed FPUD Phase IIB
Subject of Current Design Review



West Elevation 35th Ave



North Elevation 12th St



East Elevation facing Phase IIA at the internal court/paseo



South Elevation Facing BART tracks

CONFORMANCE WITH DESIGN GUIDELINES

Site specific Design Guidelines were adopted for this site as part of the 2010 PPUD. The FPUD is required to be consistent with the Guidelines. The Guidelines include specific standards for development and other sections are broad policy and design character statements that allow interpretation and refinement as part of the FPUD review. Tables I and II summarize the adopted standards and guidelines relating to architectural concepts, height, bulk, modulation and provide staff comments on how the proposal responds to the guidelines.

Table I Standards

	Design Guidelines/PUD shown in Exhibit I	Project shown in Exhibit II
Height Bulk and Scale	<p><u>35th Ave</u> 4 stories with some variation in roof height</p> <p><u>12th St.</u> Vary height from 40 to 50'</p> <p><u>BART right-of way</u> 4 or more stories</p>	<p><u>35th Ave</u> 4 -5 stories Height variation from building #2 (5 stories) facing BART</p> <p><u>12th St and BART</u> 5 stories over parking podium which is 6 feet above grade</p>
Setbacks	5' with 3' at patios/balconies	5' and 3' at stoops

Table II Guidance for Design Review *

35th Ave	<p>Employ traditional proportions of base, body and cap lines along vertical face</p> <p>Articulate to break overall length to read as a series of adjacent elements rather than one continuous block</p> <p>Variation in depth of setback Changes in material and architectural treatment</p>	<p>Some base on 35th Ave and 12th St. But not a strong statement. No cap or top</p> <p>Each façade reads as a block with some modulation. More variation in setback and changes in both materials and architectural treatment are needed. Higher quality windows with greater depth, perhaps variety of shapes and depth to create shadow is needed.</p>
12th St	<p>Architecturally significant elements at the corner with 35th</p> <p>Gateway features</p> <p>High quality materials particularly at the base</p> <p>Recessed windows to ensure depth, shade and shadow on the building facade</p>	<p>Entry- but not a gateway element.</p> <p>Materials are stucco except for the storefront window system on 35th St. and the concrete retaining wall which is part of the podium on the east and BART elevations and a retaining wall on 12th St</p>
BART Side	<p>Bold to respond to the scale and use of the BART tracks.</p> <p>Convey a statement about the neighborhood to the public</p> <p>Avoid facing bedrooms and living rooms toward BART</p>	<p>Not addressed</p> <p>The building statement is blocky and overly institutional</p> <p>Re- evaluate floor plans to address this issue</p>

- East Elevation facing the Paseo is not addressed in the Guidelines

Issues

A comparison of Exhibit I (Design Guidelines/PPUD) and Exhibit II (Project FPUD) helps identify issues to be addressed through design review. The original PPUD envisioned a design for this site with less height, and more variation in the architectural concept. The following issues should be considered to strengthen the consistency between the project and the preliminary entitlements:

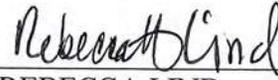
- Changes and architectural treatment to create more visual interest: Current proposal is predominantly stucco finish with flush, no-trim windows.
- Variety and quality of materials: The predominant use of stucco and flush windows provides a flat, uninteresting façade. The introduction of a carefully selected variety of materials would enrich the façade treatments, define the base of the building, and provide vertical delineation between corner elements, unit modules and massing articulation.
- Strengthen the architectural statement at the corner of 35th Ave and 12th St. This corner should include high-quality materials, extensive transparency and openness on the ground floor, and a high level of transparency above grade as well.
- Provide more variety in window placement and consider greater recession: Like the comment regarding exterior materials, the project should include a rich window schedule that accentuates and harmonizes with the architecture, provides visual interest and relief, and provides depth and articulation consistent with City requirements for articulated window openings.
- Consider more variety in building height: Articulated height would emphasize important frontages (such as 35th Ave. and 12th Street), provide visual relief and appropriate scale for what could otherwise be a large and imposing mass.
- Consider greater articulation to break up the building mass. Again, this would help reduce the scale of the building to fit into the neighborhood and provide a pedestrian-scaled environment.
- Work with the concept of having the building read as a series of adjacent elements: Each element should be responsive to its context. This is a large site and large building with multiple contexts and should be responsive to such.
- Work with the concept of a base and cap for the façade: As noted above, use articulation and materials to provide a strong base with a lighter top to the building to break down mass and provide appropriate scaling.
- Provide a pedestrian sidewalk on the BART elevation that serves both Phase IIA and Phase IIB residents.

While the height of the building is generally greater than what was approved in the PPUD, the height itself would not be an obstacle to a finding of consistency if the overall design were a better implementation of the design concepts adopted in the original entitlements.

STAFF RECOMMENDATION

Staff recommends the DRC conduct preliminary review of the proposed project for consistency with the approved design guidelines and PPUD as amended in 2015 including height, bulk, scale and design concepts and provide direction to the applicant and city staff.

Prepared by:



REBECCA LIND
Planner III

Approved:



CATHERINE PAYNE
Acting Development Planning Manager



OWNER: BRIDGE HOUSING CORPORATION &
UNITY COUNCIL

PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133

DATE ISSUED: 9/13/2018

SCALE:

SHEET NUMBER: A0.0

SHEET TITLE:

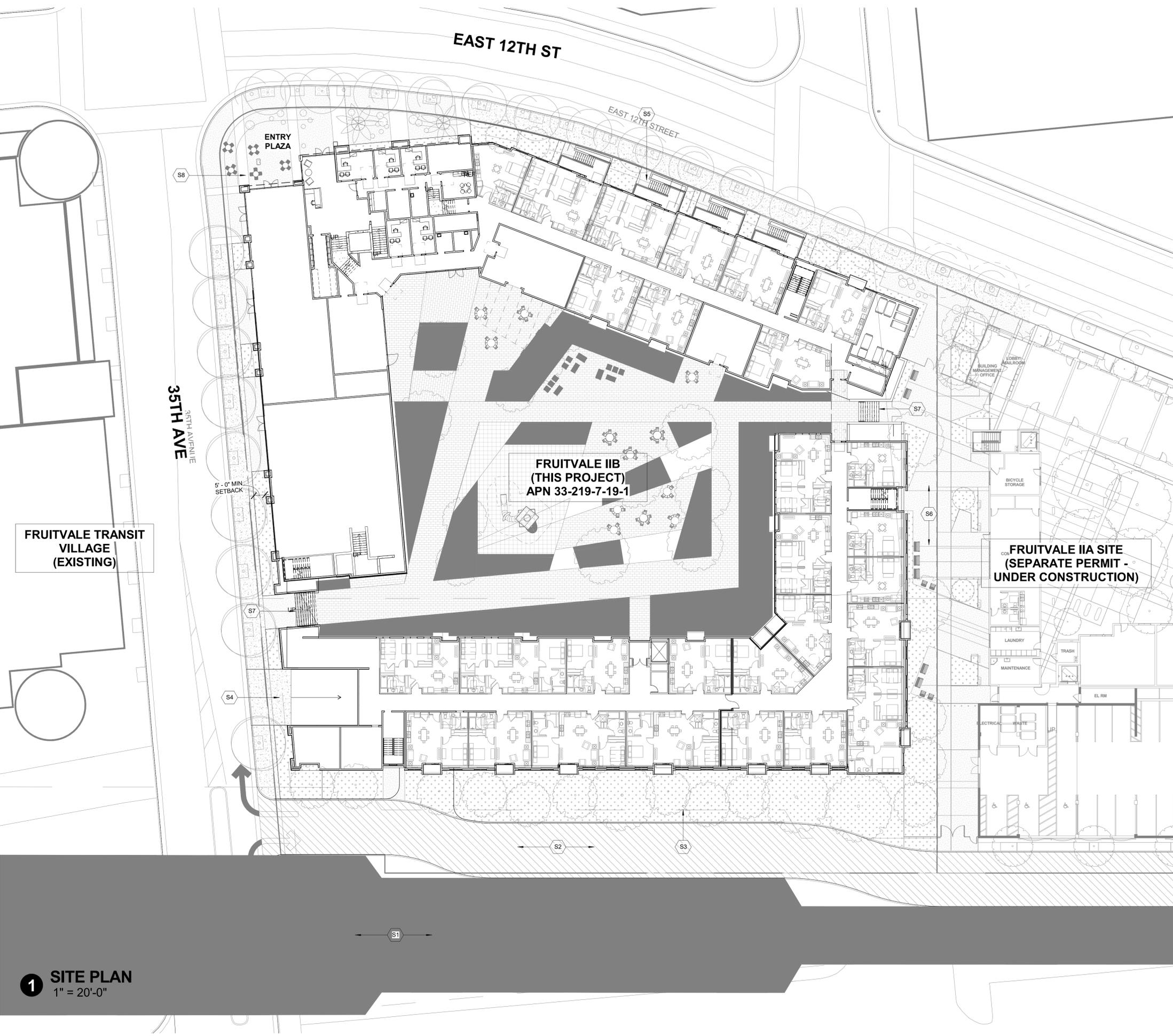
COVER SHEET



ARCHITECTS

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- S1 ELEVATED BART TRACKS AND BART RIGHT-OF-WAY
- S2 EMERGENCY VEHICLE ACCESS LANE & PARKING ENTRY FOR RESIDENTS ONLY - PREVIOUSLY APPROVED AS PART OF PARCEL IIA
- S3 30' SETBACK LINE FROM ELEVATED BART PLATFORM
- S4 DRIVEWAY ENTRY TO BELOW-GRADE GARAGE
- S5 STOOPS FOR UNIT ENTRY ALONG EAST 12TH ST (NOTE STOOPS ARE SHOWN EXTENDING TO WITHIN 3' OF BACK OF SIDEWALK INSTEAD OF 5')
- S6 SHARED PLAZA BETWEEN PARCELS IIA & IIB
- S7 STAIRS FROM PODIUM COURTYARD FROM PUBLIC RIGHT-OF-WAY (FOR FIRE ACCESS AND EXITING) - WILL BE CONTROLLED BY GATES
- S8 PROPOSED OUTDOOR SEATING AREA TO SERVE CAFE

SITE PLAN KEYNOTES

Fruitvale Transit Village Phase IIB ("FTV IIB") is a 181-unit affordable family housing development. The project is the final phase of a comprehensive plan to transform the area immediately surrounding the Fruitvale BART station. The residential uses will target families and individuals earning between 20% and 80% of Area Median Income ("AMI"). In addition to residences, the project will also include approximately 6,000 square feet of ground floor office space along 35th Avenue for a non-profit tenant, including small retail space to be operated by the non-profit tenant. The project is designed in conformance with the approved design guidelines, and features a podium covering the majority of the site, with 4-stories above the podium along the BART tracks, and 3-stories over the podium along 35th Avenue and E. 12th Street – the two masses will surround a landscaped internal courtyard accessible to residents. The garage will include approximately 100 parking spaces accessed from a driveway on 35th Ave. 12th Street is designed with individual residential units exiting directly onto the street.

PROJECT DESCRIPTION

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 9/13/2018
SCALE: 1" = 20'-0"

SHEET NUMBER: A01.1
SHEET TITLE:

SITE PLAN & PROJECT DESCRIPTION

1 SITE PLAN
 1" = 20'-0"



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AVENIDA DE LA FUENTE



FRUITVALE TRANSIT VILLAGE AND BART PLATFORM (ACROSS 35TH AVE)



PARCEL IIA DESIGN (ADJACENT TO SOUTHEAST)



FRUITVALE TRANSIT VILLAGE (CORNER OF 25TH AND EAST 12TH)



FRUITVALE PUBLIC MARKET (NEXT BLOCK ON EAST 12TH)



EMPTY LOT (OPPOSITE SITE OF EAST 12TH ST)

SELECTED VIEWS ONLY SHOWN ON THIS SHEET - SEE PROVIDED PHOTOGRAPHS FOR ALL REQUIRED PHOTOGRAPHS FOR DESIGN REVIEW COMMITTEE REVIEW.

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 6/21/2018
SCALE:

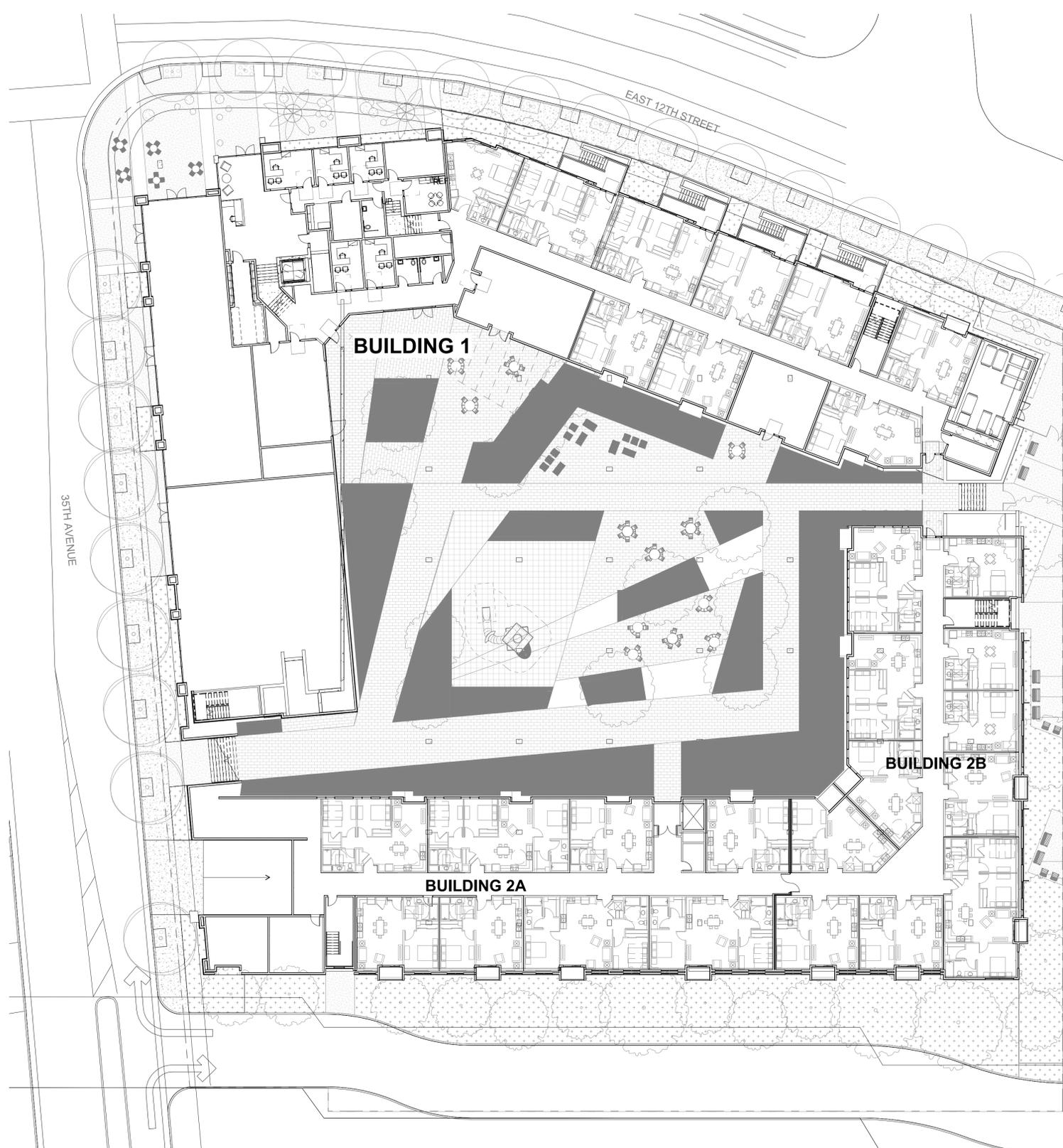
SHEET NUMBER: A01.2
SHEET TITLE:

SITE CONTEXT PHOTOGRAPHS



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CODE ANALYSIS

TYPICAL NOTES THROUGHOUT:
 1. TYPE 1-A GARAGE AND TYPE R-2 RESIDENTIAL ABOVE ARE SEPARATED BY 3-HR PODIUM SLAB PER CBC 509.2.3.
 2. PARTITIONS WITHIN UNITS - COMBUSTIBLE FRAMING W/ NON-COMBUSTIBLE SOFFITS.
 3. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS SHALL BE PER CBC INCLUDING DOORS AND FRAMES, WINDOWS AND FIRE DAMPERS.

GARAGE (BELOW PODIUM)

OCCUPANCY	CONSTRUCTION	OPENINGS AND AREAS ALLOWED
OCCUPANCY S-2 PARAKING GARAGE	TYPE I-A FULLY SPRINKLERED	OPENING NOT PERMITTED LESS THAN 3' REFER TO CBC TABLE 705.1 AND CBC 705.8.1 FOR ALLOWABLE OPENINGS

FIRE RESISTIVE REQUIREMENTS (TYPE I-A)

BEARING WALLS (EXTERIOR AND INTERIOR)	3-HR
NON-BEARING WALLS	1-HR LESS THAN 10'
STRUCTURAL FRAME	3-HR
PERMANENT PARTITIONS	1-HR
SHAFT WALLS THROUGH PODIUM	2-HR
TRASH ROOMS	2-HR W/ 90 MIN. DOORS
ELEVATOR MACHINE ROOM	1-HR
ELEVATOR LOBBIES	NOT-RATED
ELECTRICAL ROOMS	1-HR
PODIUM SLAB OCCUPANCY SEPARATION	3-HR

ALLOWABLE AREA CALCULATION

OCC.	CONST. TYPE	SPRINKLER DESIG.	ALLOWABLE AREA PER TABLE 506.2 (At)	INCREASES PER CBC SECTION 506
S-2	I-A	S1	316,000	TOTAL AREA ALLOWED (Aa) Aa = [At + (NS x If)] x Sa Aa = [316,000 + (0)] x 1 Aa = [316,000] x 1 Aa = 316,000

TOTAL GARAGE BUILDING AREA 49,514 SF < 316,000 SF. OK.
 APPROX. 5' BELOW GRADE PLAN

BUILDING 1 (ABOVE PODIUM / ON-GRADE)

OCCUPANCY	CONSTRUCTION	OPENINGS AND AREAS ALLOWED
OCCUPANCY R-2 RESIDENTIAL	TYPE V-A FULL SPRINKLERED	OPENING NOT PERMITTED LESS THAN 3' REFER TO CBC TABLE 705.1 AND CBC 705.8.1 FOR ALLOWABLE OPENINGS

FIRE RESISTIVE REQUIREMENTS (TYPE V-A)

BEARING WALLS	1-HR
NON-BEARING WALLS	NOT-RATED
STRUCTURAL FRAME	1-HR
UNIT-TO-UNIT FIRE BARRIERS	1-HR
FIRE WALLS	2-HR W/ 90 MIN. DOORS
PERMANENT PARTITIONS	1-HR
ELEVATOR LOBBIES	1-HR W/ 20 MIN. DOORS
SHAFT ENCLOSURES (3-STORIES OR LESS)	1-HR
SHAFT ENCLOSURES (4-STORIES OR PENETRATING PODIUM SLAB)	2-HR

ALLOWABLE AREA CALCULATION

OCC.	CONST. TYPE	SPRINKLER DESIG.	ALLOWABLE AREA PER TABLE 506.2 (At)	INCREASES PER CBC SECTION 506
R-2	V-A	SM	36,000	MAXIMUM SINGLE STORY (Aa) Aa = [At + (NS x If)] Aa = [36,000 + (12,000 x .324)] x 1 Aa = [36,000 + 3,888] x 1 Aa = 39,888
B	V-A	SM	54,000	MAXIMUM SINGLE STORY (Aa) Aa = [At + (NS x If)] Aa = [54,000 + (18,000 x 0.324)] x 1 Aa = [54,000 + 5832] x 1 Aa = 59,832
A-2/ A-3	V-A	SM	34,500	MAXIMUM SINGLE STORY (Aa) Aa = [At + (NS x If)] Aa = [34,500 + (11,500 x 0.324)] x 1 Aa = [34,500 + 3726] x 1 Aa = 38,226

Aa - ALLOWABLE AREA CALCULATED PER 506.2
 At - TABULAR AREA PER CBC TABLE 506.2
 If - FRONTAGE INCREASE PER CBC SECTION 506.3.3 - SEE CALCULATION BELOW
 Sa - MULTIPLE STORY INCREASE PER CBC 506.2.3

FRONTAGE INCREASE (If) = (F / P - 0.25) W / 30
 P - PERIMETER OF ENTIRE BUILDING = 961.5'
 F - PERIMETER OF BUILDING W/ MIN. 20' FRONTAGE = 551.5'
 W - FRONTAGE WIDTH = 30'
 (If) = (F / P - 0.25) W / 30 = (551.5 / 961.5 - 0.25) 30 / 30
 = (0.324) (1)
 = 32.4%

MIXED OCCUPANCY CALCULATIONS

FLOOR	RESIDENTIAL (R-2) AREA	OTHER OCCUPANCIES		
		A-2 TOTAL	A-3 TOTAL	B TOTAL
1	9,627 SF	1068 SF	2745 SF	9960 SF
2	23,400 SF			
3	23,400 SF			
4	23,400 SF			
TOTAL				

BUILDINGS 2A & 2B (ABOVE PODIUM)

OCCUPANCY	CONSTRUCTION	OPENINGS AND AREAS ALLOWED
OCCUPANCY R-2 RESIDENTIAL	TYPE III-A FULL SPRINKLERED	OPENING NOT PERMITTED LESS THAN 3' REFER TO CBC TABLE 705.1 AND CBC 705.8.1 FOR ALLOWABLE OPENINGS

BUILDING CODE NOTES:
 1. TYPE 1-A GARAGE AND TYPE R-2 RESIDENTIAL ABOVE ARE SEPARATED BY 3-HR PODIUM SLAB PER CBC 509.2.3.
 2. PARTITIONS WITHIN UNITS - COMBUSTIBLE FRAMING W/ NON-COMBUSTIBLE SOFFITS.
 3. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS SHALL BE PER CBC INCLUDING DOORS AND FRAMES, WINDOWS AND FIRE DAMPERS.

FIRE RESISTIVE REQUIREMENTS (TYPE III-A)

EXTERIOR BEARING WALLS	2-HR
INTERIOR BEARING WALLS	1-HR
NON-BEARING WALLS	NOT-RATED
STRUCTURAL FRAME	1-HR
UNIT-TO-UNIT FIRE BARRIERS	1-HR
FIRE WALLS	2-HR W/ 90 MIN. DOORS
PERMANENT PARTITIONS	1-HR
ELEVATOR LOBBIES	1-HR W/ 20 MIN. DOORS
SHAFT ENCLOSURES (3-STORIES OR LESS)	1-HR
SHAFT ENCLOSURES (4-STORIES OR PENETRATING PODIUM SLAB)	2-HR

ALLOWABLE AREA CALCULATION

OCC.	CONST. TYPE	SPRINKLER DESIG.	ALLOWABLE AREA PER TABLE 506.2 (At)	INCREASES PER CBC SECTION 506
R-2	III-A	SM	24,000	MAXIMUM SINGLE STORY (Aa) Aa = [At + (NS x If)] Aa = [24,000 + (24,000 x .324)] x 1 Aa = [24,000 + 7632] x 1 Aa = 31,632

Aa - ALLOWABLE AREA CALCULATED PER 506.2
 At - TABULAR AREA PER CBC TABLE 506.2
 If - FRONTAGE INCREASE PER CBC SECTION 506.3.3 - SEE CALCULATION BELOW
 Sa - MULTIPLE STORY INCREASE PER CBC 506.2.3

FRONTAGE INCREASE (If) = (F / P - 0.25) W / 30
 P - PERIMETER OF ENTIRE BUILDING = 849'
 F - PERIMETER OF BUILDING W/ MIN. 20' FRONTAGE = 482.33'
 W - FRONTAGE WIDTH = 30'
 (If) = (F / P - 0.25) W / 30 = (482.33 / 849 - 0.25) 30 / 30
 = (0.318) (1)
 = 31.8%

TOTAL AREA PER FLOOR 20,280 SF
 TOTAL AREA (4 STORIES) 81,120 SF (SPLIT BETWEEN TWO BUILDING AREAS W/ AREA SEPARATION WALL)

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

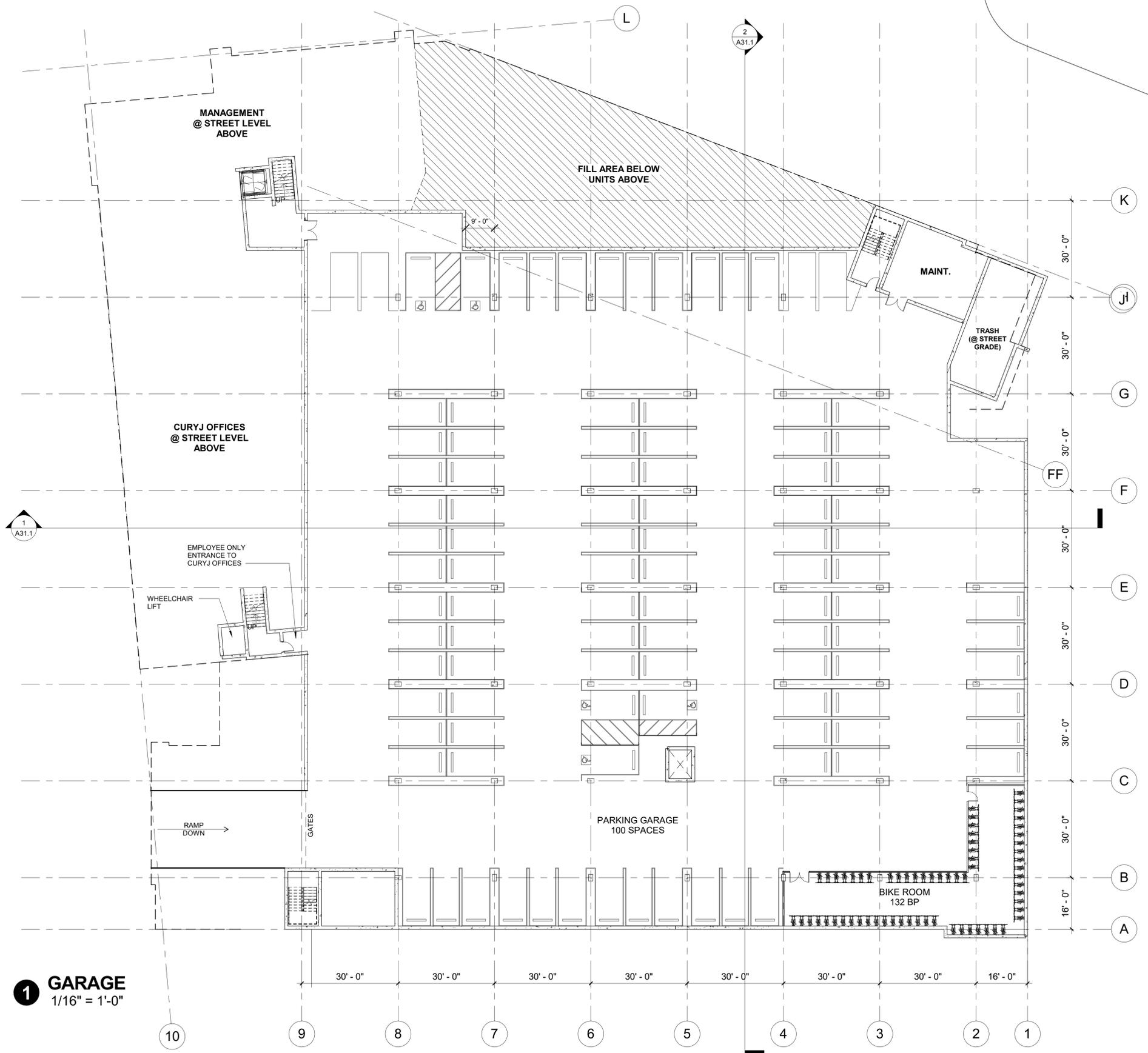
PROJECT NO: 2017-40133
 DATE ISSUED: 9/13/2018
 SCALE: As indicated

SHEET NUMBER: **A02.1**
 SHEET TITLE:

CODE ANALYSIS PLAN



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1 GARAGE
1/16" = 1'-0"

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 9/13/2018
SCALE: 1/16" = 1'-0"

SHEET NUMBER: A11.0
SHEET TITLE:

PARKING PLAN



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SIGN LOCATION FOR CAFE (FINAL TYPE T.B.D)

1
A31.1

35TH AVENUE

EAST 12TH STREET

2
A31.1

1
A21.2

ENTRY PLAZA

CAFE
920 SF

RESIDENT SERVICES

COMMUNITY LOUNGE
900 SF

BUILDING 1

MULTIPURPOSE
1860 SF

COMMUNITY

CURYJ STORAGE
235 SF

DASHED LINE REPRESENTS
EXTENT OF GARAGE BELOW

LAUNDRY

TRASH

CURYJ OFFICES
3800 SF

COURTYARD
(O/ PARKING BELOW)

WC LIFT

BUILDING 2B

ELECTRICAL ROOM
(STREET LEVEL)

GARAGE ENTRY

RAMP DOWN

BUILDING 2A

MPOE

COMMUNITY AMENITY
(COURTYARD LEVEL)

K

J

H

G

FF

F

E

1
A21.3

D

C

B

A

30'-0"

30'-0"

30'-0"

30'-0"

30'-0"

30'-0"

30'-0"

30'-0"

30'-0"

16'-0"

10

9

8

7

6

5

4

3

2

1

2
A21.3

EMERGENCY VEHICLE ACCESS LANE

1 LEVEL 1
1/16" = 1'-0"

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 9/13/2018
SCALE: 1/16" = 1'-0"

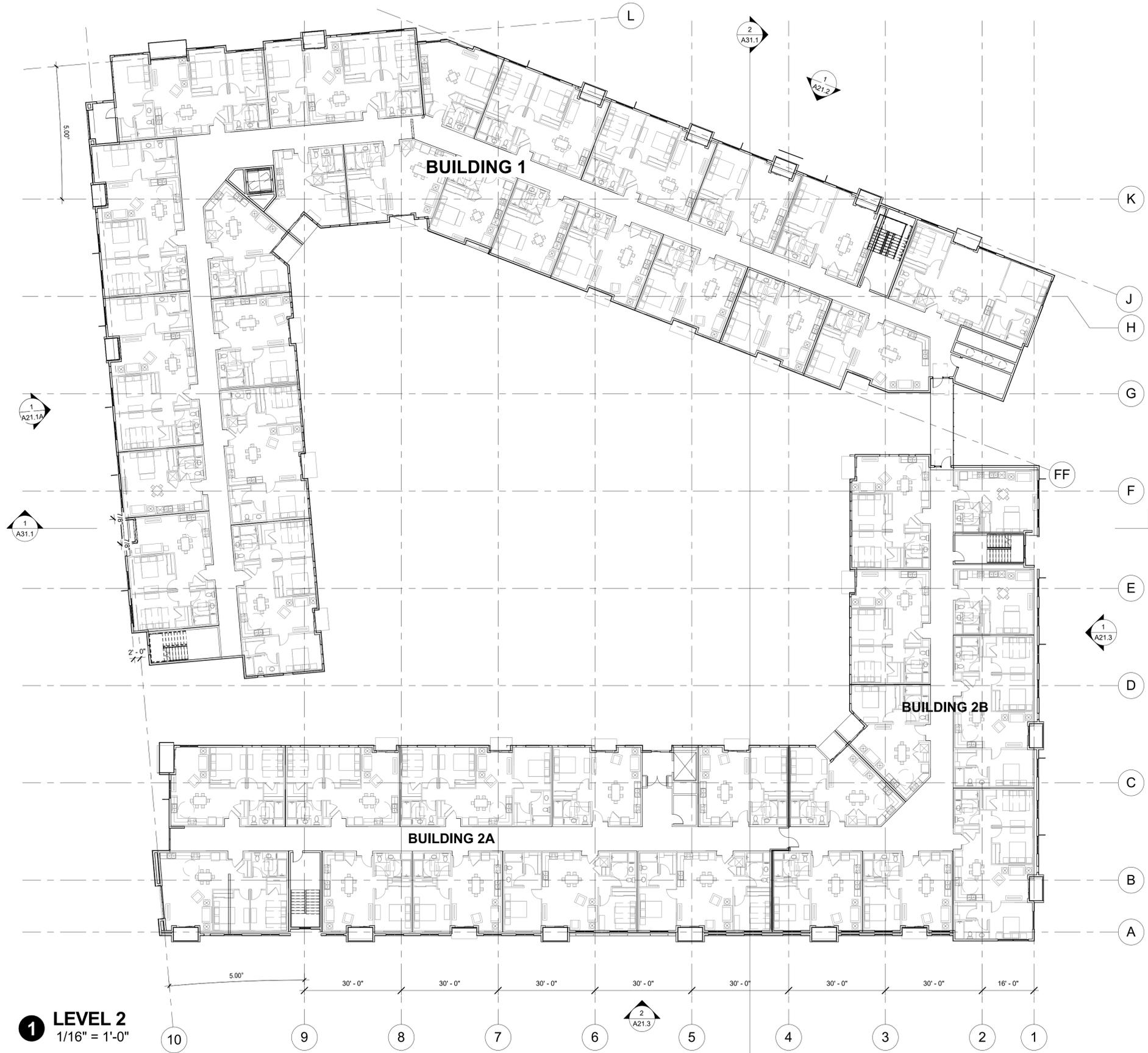
SHEET NUMBER: A11.1

SHEET TITLE:

LEVEL 1 PLAN



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1 LEVEL 2
1/16" = 1'-0"

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 9/13/2018
SCALE: 1/16" = 1'-0"

SHEET NUMBER: A11.2
SHEET TITLE:

LEVEL 2 PLAN



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1 LEVEL 5
1/16" = 1'-0"

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 9/13/2018
SCALE: 1/16" = 1'-0"

SHEET NUMBER: A11.5
SHEET TITLE:

LEVEL 5 PLAN



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2 CORNER PERSPECTIVE - 35TH AVE



1 WEST ELEVATION - 35TH
1" = 10'-0"

BOARD FORM CONCRETE, TYP @ BASE

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 6/21/2018
SCALE: 1" = 10'-0"

SHEET NUMBER: **A21.1**

SHEET TITLE:
ELEVATIONS - 35TH AVE



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TOTAL STOREFRONT LENGTH ALONG COMMERCIAL PORTION - 122' - 3"
 TOTAL WALL LENGTH ALONG COMMERCIAL PORTION OF BUILDING - 191' - 8"
 % OF TRANSPARENCY (@ BOTH 2' AND 9') - 63.8%

WEST ELEVATION - TRANSPARENCY

1 ANALYSIS
 1" = 10'-0"

OWNER: BRIDGE HOUSING CORPORATION &
 UNITY COUNCIL

PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 9/13/2018
SCALE: 1" = 10'-0"

SHEET NUMBER: A21.1A

SHEET TITLE:

**ELEVATION - 35TH
 AVE
 (TRANSPARENCY)**



ARCHITECTS

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REPRESENTATIVE MURAL SAMPLES

(ACTUAL MURALS TO BE SELECTED THROUGH ARTIST SELECTION PROCESS DURING PROJECT DEVELOPMENT)



OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL

PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133

DATE ISSUED: 6/21/2018

SCALE:

SHEET NUMBER: A21.1B

SHEET TITLE:

MURAL SAMPLES



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2 CORNER PERSPECTIVE - EAST 12TH ST

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 6/21/2018
SCALE: 1" = 10'-0"

SHEET NUMBER: A21.2
SHEET TITLE: ELEVATIONS - EAST 12TH ST

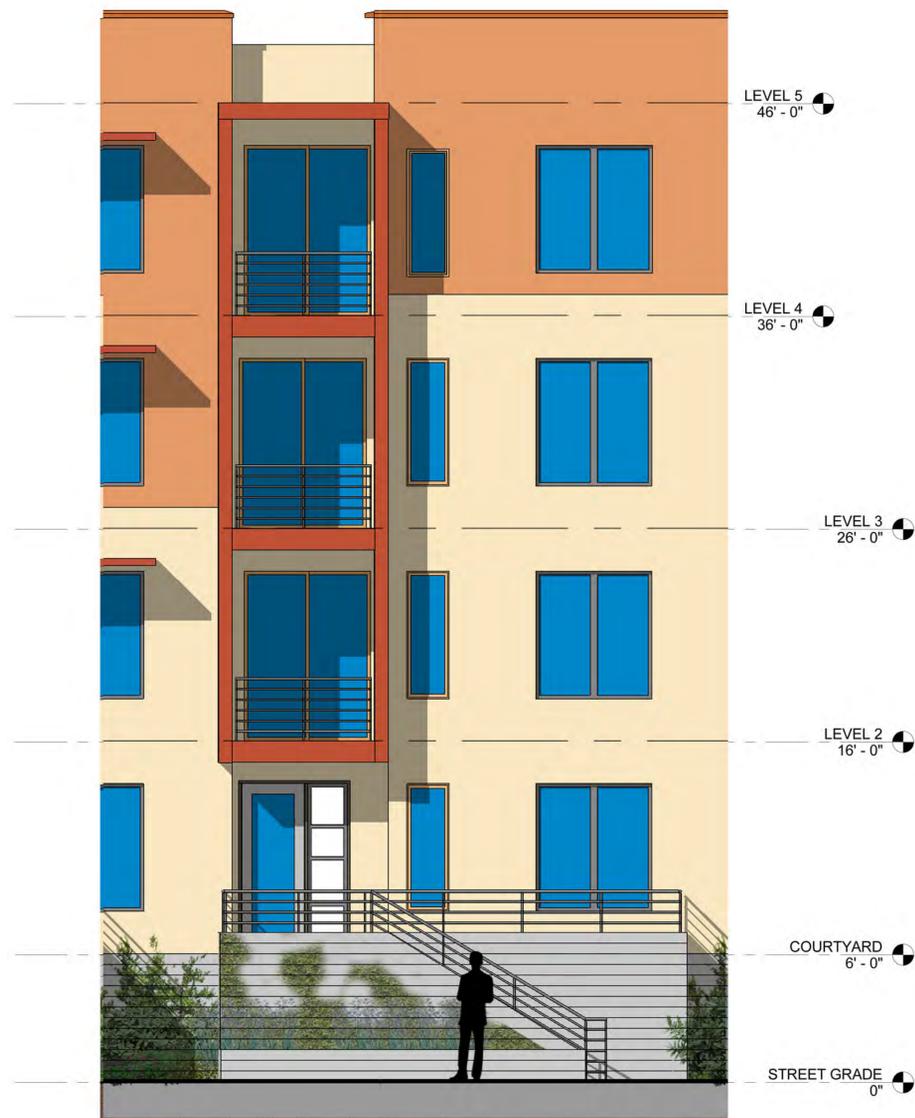
SHEET NUMBER: A21.2
SHEET TITLE: ELEVATIONS - EAST 12TH ST



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1 NORTH ELEVATION - EAST 12TH ST
 1" = 10'-0"



NORTH ELEVATION - STOOP ENLARGEMENT



EXAMPLE PHOTOS FOR OPEN RAILING AT STOOPS

OWNER: BRIDGE HOUSING CORPORATION &
UNITY COUNCIL

PROJECT NAME: FRUITVALE PHASE IIB

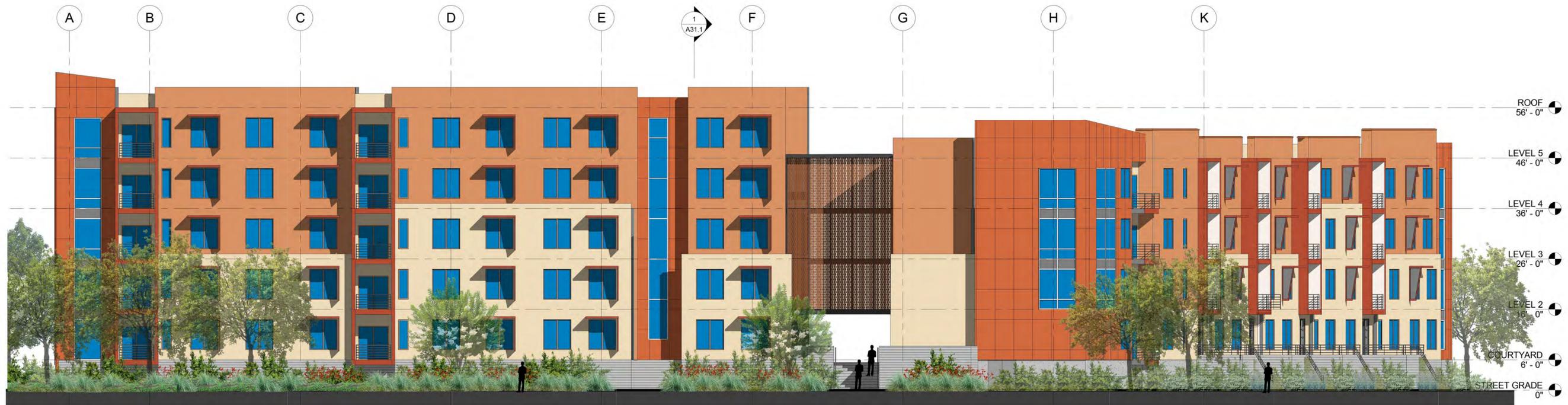
PROJECT NO: 2017-40133
DATE ISSUED: 6/21/2018
SCALE: 1/4" = 1'-0"

SHEET NUMBER: A21.2A
SHEET TITLE:

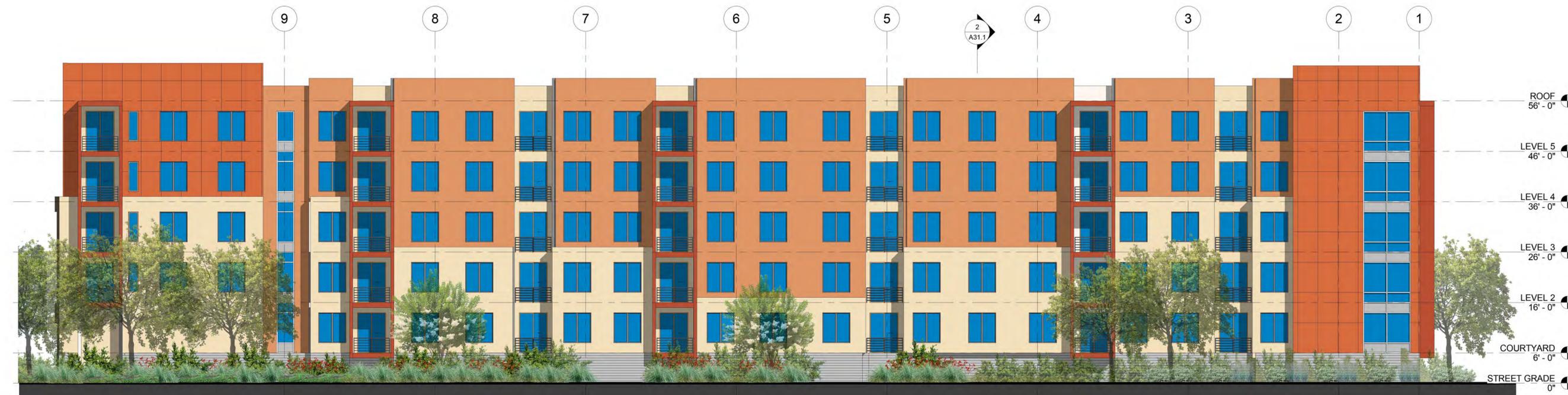
ENLARGED ELEVATION - E. 12TH STOOPS



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1 EAST ELEVATION (PASEO BETWEEN IIB & IIA)
1" = 10'-0"



2 SOUTH ELEVATION (FACING BART)
1" = 10'-0"

OWNER: BRIDGE HOUSING CORPORATION &
UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

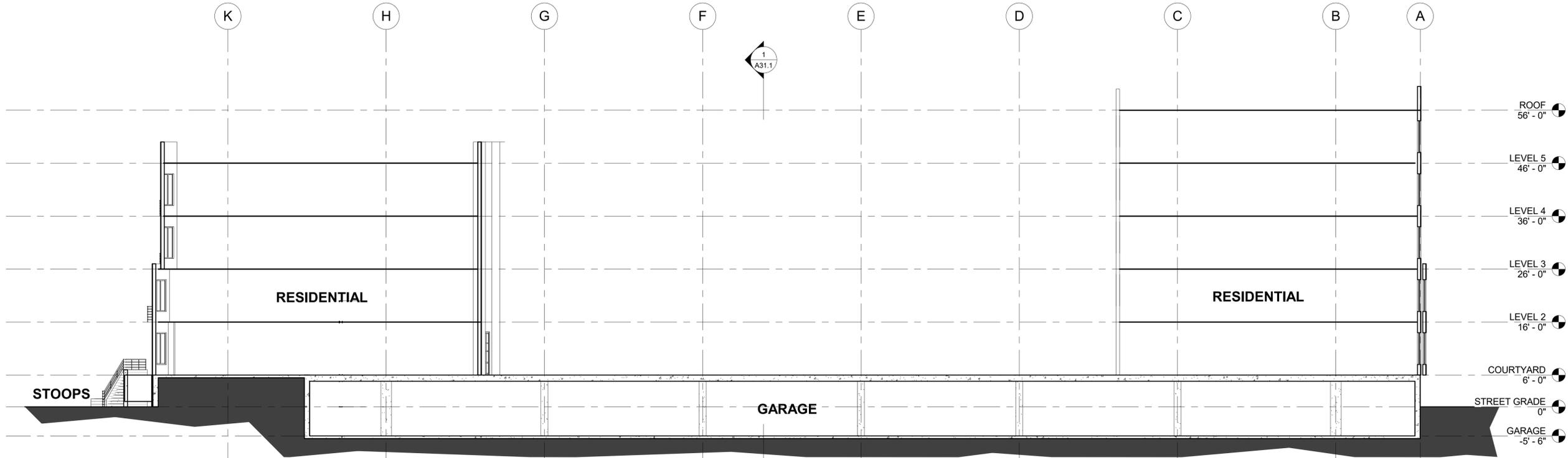
PROJECT NO: 2017-40133
DATE ISSUED: 9/13/2018
SCALE: 1" = 10'-0"

SHEET NUMBER: **A21.3**
SHEET TITLE:

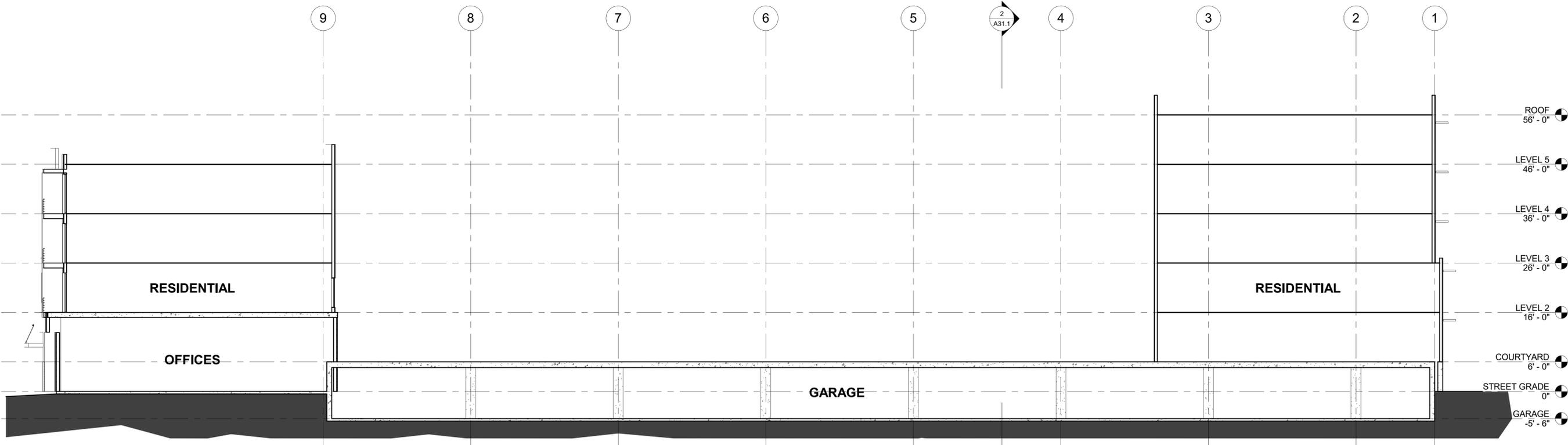
ELEVATIONS - EAST & SOUTH



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2 BUILDING SECTION 2
1" = 10'-0"



1 BUILDING SECTION 1
1" = 10'-0"

OWNER: BRIDGE HOUSING CORPORATION & UNITY COUNCIL
PROJECT NAME: FRUITVALE PHASE IIB

PROJECT NO: 2017-40133
DATE ISSUED: 6/21/2018
SCALE: 1" = 10'-0"

SHEET NUMBER: A31.1
SHEET TITLE:

SITE SECTIONS



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LANDSCAPE
STREET LEVEL



KEY NOTES

- 1 PLANTING AREA
- 2 POTENTIAL BIORETENTION PLANTER
- 3 INTEGRAL COLOR CONCRETE PAVING
- 4 STANDARD SIDEWALK PAVING
- 5 STREET TREE
- 6 TREE PLANTING

LANDSCAPE
CORNER PLAZA ENLARGED PLAN

KEY NOTES

- 1 PLANTING AREA
- 2 CONCRETE PAVERS
- 3 INTEGRAL COLOR CONCRETE PAVING
- 4 STANDARD SIDEWALK PAVING
- 5 STREET TREE
- 6 PALM TREE PLANTING
- 7 CONCRETE CYLINDERS
- 8 CAFE SEATING



LANDSCAPE
PASEO ENLARGED PLAN

KEY NOTES

- 1 PLANTING AREA
- 2 INTEGRAL COLOR CONCRETE PAVING
- 3 STANDARD SIDEWALK PAVING
- 4 STREET TREE
- 5 CONCRETE CYLINDERS
- 6 FIXED SEATING
- 7 FREESTANDING TRELLIS
- 8 FENCE AND GATE



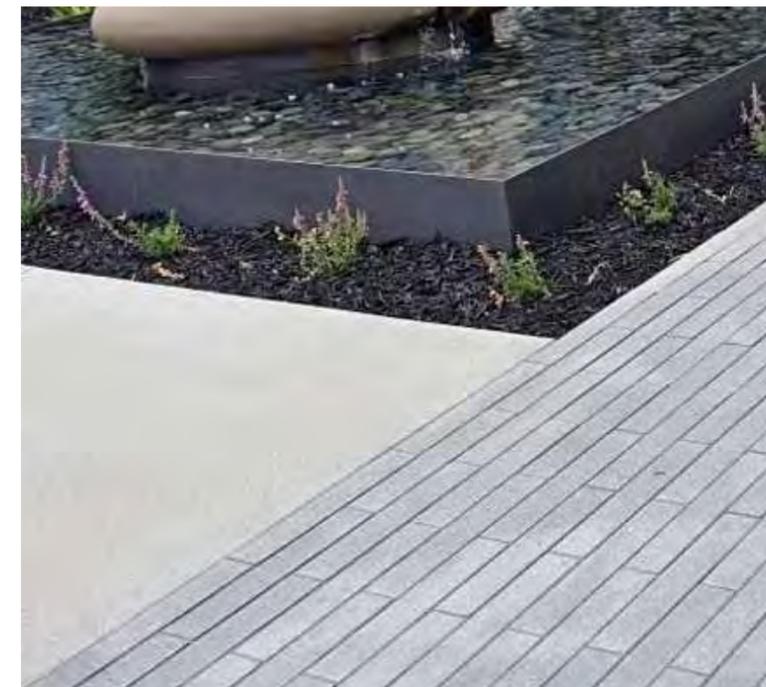
LANDSCAPE
PODIUM COURTYARD



KEY NOTES

- 1 RAISED CONCRETE PLANTER
- 2 PLANTER W/SEATWALL
- 3 CONCRETE PAVERS
- 4 RUBBER SURFACING AT PLAY AREA
- 5 PLAY STRUCTURE
- 6 FIXED TABLES
- 7 FIXED SEATING
- 8 LIGHTED TRELLIS
- 9 CONTAINER PLANTING
- 10 OUTDOOR KITCHEN

LANDSCAPE
PRECEDENT IMAGERY | CORNER PLAZA & PASEO



LANDSCAPE
PRECEDENT IMAGERY | PLAY & COMMUNITY GARDEN



PRECEDENT IMAGERY | SEATING & PLANTERS

