

Location:	Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, Parcel H
Assessor’s Parcel Number(s):	APN 018 046501700
Proposal:	Final Development Permit (FDP) for Parcel H, including 380 residential units and approximately 18,000 sf ground-floor commercial space in an 8 story building. Includes design for Harbor Lane East, a private street.
Applicant:	Zarsion-OHP I, LLC
Contact Person/ Phone Number:	Patrick Van Ness, (510) 251-9272
Owner:	Zarsion-OHP I, LLC
Case File Number:	PUD06010-PUDF010
Planning Permits Required:	FDP, compliance with CEQA, variance request for parking reduction
General Plan:	Planned Waterfront Development-1
Zoning:	Planned Waterfront Zoning District (PWD-4)/D-OTN-4
Environmental Determination:	Final EIR certified on January 20, 2009
Historic Status:	Non-Historic Property
City Council District:	2 – Nikki Fortunato Bas
Finality of Decision:	NA
For Further Information:	Contact case planner Dara O’Byrne at 510-238-6983 or by e-mail at dobyrne@oaklandca.gov

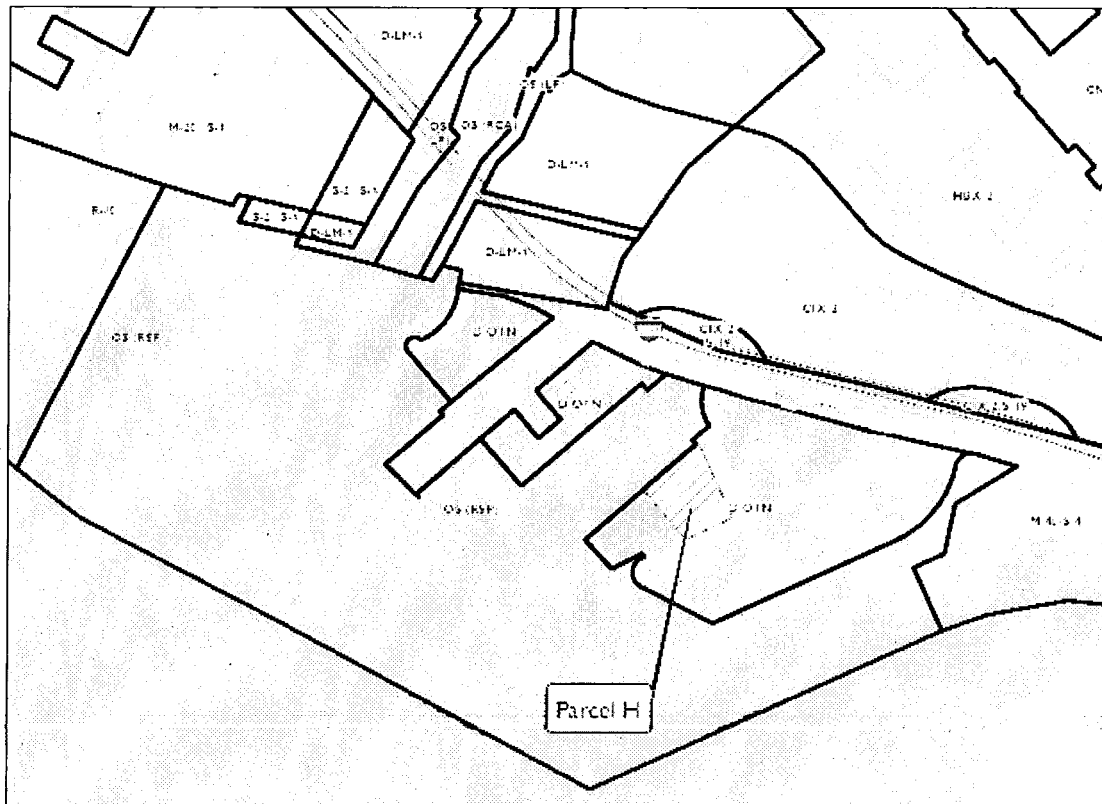
SUMMARY

The proposed project is a Final Development Permit (FDP) for construction of a mixed-use building in Brooklyn Basin, including the design of Harbor Lane East. The proposed project includes 380 residential units and approximately 18,000 square feet of ground-floor commercial as well as accessory parking, in an 84-foot tall building encompassing an entire city block in the Brooklyn Basin Planned Unit Development (PUD) along the Oakland Estuary waterfront south of the Lake Merritt Channel. Harbor Lane East provides a pocket park at the dead-end, where it meets Clinton Basin, vehicular access to garage entrances, and pedestrian connections to Clinton Basin. The Planning Commission approved FDPs for development for Brooklyn Basin at the Parcels A, B, C, F, and G.

PROJECT SITE AND SURROUNDING AREA

Brooklyn Basin encompasses a 64-acre site that adjoins the Oakland Estuary to the south, the Embarcadero and I-880 freeway to the north, 9th Avenue to the east, and Fallon Street to the west. The project includes 29.9 acres of City parks located along the Oakland Estuary edge of the Brooklyn Basin Site. Shoreline Park is the southeastern-most park in Brooklyn Basin and is located on the water side of 9th Avenue, generally where the 9th Avenue Terminal is currently located.

CITY OF OAKLAND PLANNING COMMISSION



0 250 500 1,000 1,500 2,000 Feet



Case File: PUD06010-PUDF010
Applicant: Zarsion-OHP I. LLC
Address: Brooklyn Basin (formerly known as "Oak to 9th Avenue");
specifically Parcel H
Zone: (PWD-4) D-OTN

Parcel H is located in Phase 2 of the Brooklyn Basin PUD; specifically, on the block bounded by 8th Avenue to the east, Brooklyn Basin Way to the north, Clinton Basin to the west, and Harbor Lane E to the south. Parcel H is located between Parcel G and Parcel J. Harbor Lane East is a private street located between Parcel J and Parcel H, which will provide vehicular access to both projects as well as pedestrian connections to Clinton Basin. A small pocket park is incorporated at the dead end of the street.

PROJECT BACKGROUND

Project History

The planned Brooklyn Basin Project consists of a mix of residential, retail and commercial, civic, and parks and open space uses preliminarily approved by the Planning Commission on March 15, 2006, and for which a Development Agreement was executed on July 18, 2006 by the City Council. Following a legal challenge, final entitlements were granted in 2009. The project sponsors plan to construct up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, a minimum of 3,950 parking spaces, 29.9 acres of parks and public open space, two renovated marinas (with a total of 170 boat slips), and an existing wetlands restoration area. The existing buildings on the site will be demolished with the exception of a portion of the 9th Avenue Terminal shed building and the Jack London Aquatic Center. The project does not include approximately six acres of privately-held property along and east of 5th Avenue that contains a mix of commercial and industrial uses, as well as a small community of work/live facilities.

As noted above, Parcel H is located within Phase 2 of the Brooklyn Basin PUD. At this time, the Phase 1 and Phase 2 Final Maps have been recorded, horizontal infrastructure improvements constructed, and Final Development Permits issued for Shoreline Park, Parcel A, Parcel B, Parcel C, Parcel F, and Parcel G. Final Development Permits have been submitted for review for Parcel J, Parcel H, and Parcel D.

It should be noted that the Brooklyn Basin Master Developer (Master Developer) has submitted a separate application to the City to amend the Development Agreement, the General Plan Designation, and the underlying zoning district to allow for increased residential density at Brooklyn Basin, as well as to expand marina facilities in the Oakland Estuary at the planned parks. City staff is beginning environmental analysis of that application and will later consider the merits of the project. It should be noted that the Master Developer application does not impinge on rights to apply for and be granted FDPs at this time that comply with the existing entitlements.

Summary of Recent Brooklyn Basin Milestones 2019

Milestone	Requirement	Status
Phase 2 Infrastructure FDP	Brooklyn Basin PUD	Fall 2016
Parcel B Building Permits issued	Oakland Municipal Code, Title 15	Received TCO July 2019 and approximately 20% leased/occupied
Parcel C FDP approved	Brooklyn Basin PUD	FDP approved August 2017, Construction started April 2019
Parcel F FDP approved	EIR MM H, Prior to issuance of site development building permits	FDP approved November 2017; Construction started December 2019
All Parks FDPs approved	Brooklyn Basin PUD	FDPs approved August 2017
DA amendment application submittal, September 2018	Planning Code Chapter 17.138	Currently under review
Parcel G FDP approved	Brooklyn Basin PUD	FDP approved March 2019
Parcel A FDP approved	Brooklyn Basin PUD	FDP approved June 2019
Parcel H FDP submitted	Brooklyn Basin PUD	Currently under review
Parcel J FDP submitted	Brooklyn Basin PUD	Currently under review
Parcel D FDP submitted	Brooklyn Basin PUD	Currently under review

PROJECT DESCRIPTION

The proposed Brooklyn Basin Parcel H project is an 84-foot tall building encompassing a city block. The project includes 380 residential units, 18,000 sf ground-floor commercial, and 307 residential parking spaces. Plans, elevations and illustratives are provided in Attachment A to this report.

GENERAL PLAN ANALYSIS

The Brooklyn Basin project site is located in the Planned Waterfront Development-4 (PWD-4) Estuary Policy Plan (EPP) land use designation (the Estuary Policy Plan is the General Plan for the area that includes Brooklyn Basin). The intent of the PWD-4 land use designation is to “provide for the transition of underutilized industrial land to public parks and open space, commercial/retail, multifamily residential, cultural and civic uses. Improve public access to the waterfront by providing additional public parks and open space areas and a waterfront trail.” In terms of desired character, future development should “create a new mixed-use residential, commercial/retail, recreational neighborhood in the areas south of the Embarcadero. New parks and open space areas will provide public access to the Estuary and will continue the series of waterfront parks and the San Francisco Bay Trail. Civic and cultural uses may be incorporated into the development. Two existing marinas will be renovated to enhance boating and marine-related uses in the area.” The maximum allowed intensity is 50 residential units per gross acre over the entire 64.2 planning area included in the PWD-4 land use classification, and

approximately 200,000 square feet of commercial development. The master planned Brooklyn Basin PUD allows for development of up to 3,100 residential units. At this time, the total count for dwelling units approved under Final Development Permits is 1,303 (Parcels A, B, C, F, G), and 1,001 (Parcels D, H, J) dwelling units are currently under review (Parcels D, H, J), well within the existing allowance.

The following is an analysis of how the proposed project meets applicable EPP objectives (staff analysis in indented, italicized text below each objective):

- Objective LU-1: Provide for a broad mixture of activities within the Estuary area.
 - *The proposal will deliver market rate housing that will intensify and support new uses in the Brooklyn Basin area and complement park and recreation uses along the Oakland Estuary waterfront. The project will also provide approximately 18,000 square feet of retail for use by residents and visitors.*
- Objective LU-2: Provide for public activities that are oriented to the water.
 - *The proposed project will include views of the waterfront along Clinton Basin Way. These strong visual and physical connections to the waterfront will enhance the experience of the waterfront for both residents and the public. The retail facing Clinton Basin will be oriented to the water and the marina facilities will serve marina functions.*
- Objective LU-3: Expand opportunities and enhance the attractiveness of the Estuary as a place to live.
 - *The proposed project will provide housing in a new neighborhood in a desirable location, supporting the socio-economic diversity of Oakland that makes it an attractive and desirable place to live.*
- Objective LU-4: Develop the Estuary area in a way that enhances Oakland's long-term economic development.
 - *The proposal will deliver residential development that will intensify and support new uses in the Brooklyn Basin area and complement park and recreation uses, as well as commercial uses, along the Oakland Estuary waterfront.*
- Objective LU-5: Provide for the orderly transformation of land uses while acknowledging and respecting cultural and historical resources.
 - *The proposed mixed-use residential and commercial project would meet the goals for providing new uses on underutilized sites. The project is an important piece of the larger Brooklyn Basin project, which is transforming and improving the Oakland Estuary waterfront for public recreational and commercial use. As part of the Brooklyn Basin PUD, the master developer is retaining, restoring and occupying a portion of the historic 9th Avenue Terminal for historic interpretive, recreational, and commercial uses.*
- Objective LU-6: Create greater land use continuity between the Estuary waterfront and adjacent inland districts.
 - *The proposed project on Parcel H is part of the larger Brooklyn Basin PUD, which is designed specifically to connect the waterfront to the land side of Embarcadero, with landscaped streets and promenades, as well as improved pedestrian, bicycle and vehicular connectivity across Embarcadero and throughout the site.*

ZONING ANALYSIS

Parcel H is located within the Planned Waterfront Zoning District-4 (PWD-4 Zone). The intent of the PWD-4 Zone is to provide mid-rise and high-rise housing opportunities together with ground-floor retail and commercial uses. Future development is to be set back from the waterfront and address compatibility between residential and nonresidential uses, and reflect a variety of housing and business types. The following discussion outlines the purpose of the PWD-4 zone, with staff analysis provided below in indented, italicized text:

- Encourage the creation of a mixed-use district that integrates a combination of residential, commercial, public open space and civic uses.
 - *The proposed project is a market-rate housing project that will diversify living opportunities in the neighborhood. The project provides approximately 18,000 square feet of retail space.*
- Establish development standards that allow residential, commercial, public open space and civic activities to compatibly co-exist.
 - *The proposed project is subject to and generally meets the development and other standards under the PWD-4 Zone for density, height, setbacks, outdoor open space and parking, and is compatible with the site and surrounding area.*
- Provide a balance of private development and public open space with convenient access to public open space and the waterfront.
 - *The residential project is conveniently located along the Clinton Basin promenade and down the street from Shoreline Park.*
- Improve access to the waterfront and recreational opportunities along the waterfront including boat launches and marinas.
 - *The proposal is part of the Brooklyn Basin PUD which includes infrastructure improvements such as marinas and boat launch areas for public use along the Oakland Estuary.*
- Encourage quality and variety in building and landscape design as well as compatibility in use and form.
 - *The proposal is designed to be visually interesting and differentiated from the planned project for Parcel J and Parcel G in order to provide variety in the neighborhood. In addition, the project includes landscaping concepts intended to provide connectivity between the public and private realms.*

Zoning Considerations

- Residential density. 375 residential units were allocated to Parcel H according to the Baseline Allocation. 380 units are proposed, constituting at 1% change, which is below the 33% development distribution allowance. The 5 units are being reallocated from Parcel M.
- Parking. 380 residential parking spaces and 36 commercial parking spaces are required. 302 residential parking spaces and 34 commercial parking spaces are provided. The proposed residential parking is approximately 1: 0.8 versus the 1:1 ratio required by Planning Code. This is consistent with other mixed-use and high-density residential districts in Oakland. A minor variance will be required.

- Signage. Signage will be reviewed for compliance with the Signage Master Plan in more detail before the Planning Commission hearing.
- Open Space. The current configuration does not appear to meet the zoning standards for residential open space. The gateway plaza and the grand staircase do not comply with the residential open space standards in the Planning Code. A minor variance may be required.

Brooklyn Basin Residential Density Allocation

Parcel	Baseline Density Allowance	Re-Allocation	Delta	Enabling Procedure
A	407	254	-153/ 37.6%	Design Review, (approved 2017) swap with Parcel F
B	175	241	+66/38%	Design review (approved 2016)
C	175	241	+66/38%	Design review (approved 2017)
D	175	232	+57/33%	By right, swap with Parcel M
E	131	174	+43/33%	By right, swap with Parcel K
F	165	211	+46/28%	Design Review (approved 2017), swap with Parcel A
G	300	356	+56/19%	By right, swap with Parcel K
H	375	380	+5/1%	By right, (under review), swap with Parcel M
J	339	378	+39/12%	By right, (under review), swap with Parcel M
K	322	231	-91/-28%	By right, swap with Parcel G
L	146	146	0/0	Original approval
M	390	256	-134/-34%	Design Review (under review), Swap with Parcel D,H, J
Total	3,100	3,100		

Zoning Analysis

Criteria	Planned Waterfront Zoning District-4	Proposed	Analysis
Land Use			
Residential multi-family	P	P	Allowed
General Food Sales - Restaurant	P	P	Allowed
General Retail	P	P	Allowed
Residential Density	Original density: 375 units; Amended density:380	380 units	Complies, 5 additional units coming from Parcel M
Max Retail	36,000 sf non-residential	18,040 sf proposed	Complies
Building Height	86-100'	84' height proposed	Complies
Open Space - Residential	150 sf per unit Private usable open space 2x Total Required: 57,000 SF	11,828 sf Private = 15,240 sf Common Open Space = 20,037 Total = 50,517 sf	Does not meet minimum requirement, may require minor variance

Criteria	Planned Waterfront Zoning District-4	Proposed	Analysis
Land Use			
Parking	1 space/du = 380 spaces 2 spaces/1000 sf commercial = 46 spaces	302 residential provided 34 commercial space provided	380 residential spaces required, only 302 provided. 1:0.8 Minor Variance required 34 commercial spaces provided, 36 required
Loading	1 residential berth Under 25,000 sf retail, so no berth is required	1 residential berth	Complies
Recycling	2 cubic feet per residential unit 2 cubic feet per 1,000 sf of commercial	760 cubic feet for residential 50 cubic feet for retail	Complies

Oak to 9th Brooklyn Basin Design Guidelines

- Urban Design Principles:
 - Create walkable and lively public streets, open spaces and pedestrian ways that provide strong visual and pedestrian linkages between the waterfront and inland areas.
 - *The Brooklyn Basin PUD will have approximately ten new public streets. Parcel H provides ground floor residential along 8th Avenue and Harbor Lane E. The project provides 18,000 square feet of retail along Brooklyn Basin Way and Clinton Basin.*
 - Introduce a mix of housing that supports a diverse population of residents and that promotes a nighttime environment along the waterfront.
 - *The proposed project adds 380 market-rate residential units with a variety of unit types (including studio, one-, two-, and three-bedroom models).*
 - Maintain and enhance public views of the waterfront.
 - *The 84-foot tall building provides direct views to Clinton Basin and the Estuary, and will not block or impede views of the waterfront.*
 - Configure and design buildings to spatially define and reinforce the public character of streets and open spaces.
 - *The proposed building is designed with a strong street wall and maximized ground floor transparency and landscaping to frame and enrich the character of the adjacent rights-of-way and Clinton Basin.*
 - Introduce ground level activities that enliven streets and public spaces.
 - *The proposed project is designed to provide approximately 18,000 square feet of ground floor retail as well as a ground floor residential lobby, and ground floor residential units. Ground floor residential units are walk-up units with stoops and landscaping.*
 - Develop a dynamic composition of taller and shorter buildings that reinforce the spatial characteristics of the waterfront and open space system, and that dramatize this unique shoreline setting.

- *The project is a mid-rise product designed to fit the Brooklyn Basin PUD. The building provides some height variation to reduce the risk of a monolithic presence.*
- Allow for a diversity of architectural expressions within the strong public framework of streets and open spaces.
 - *The project is designed to fit within the desired scale of development of the site while being massed and articulated differently from the adjacent Parcel J and Parcel G projects. The intent of this approach is to provide a diversity of architectural expression within the neighborhood for visual complexity and interest.*

ZONING AND RELATED ISSUES

Design

Staff has worked with the applicant and architect to refine the proposed design for the Parcel H site. The team has worked to improve the overall site plan of the project to provide activation on 8th Avenue and to limit the ‘back of house’ impacts. Key aspects of the building include:

- **Building Orientation:** The Parcel H Project is oriented toward Clinton Basin and Brooklyn Basin Way, with retail, residential lobby, and open space oriented to the waterfront and the primary retail street. “Back-of-house” uses are split between Harbor Lane East and 8th Avenue, minimizing the impact on the pedestrian realm.
- **Building Appearance:** The project differentiates the corners of the building through massing, articulation, exterior treatments, and glazing.
- **Ground Floor Retail:** Parcel H delivers retail along Brooklyn Basin Way and Clinton Basin, providing attractive, pedestrian-oriented facades.
- **Ground Floor Residential:** Residential units are located on Harbor Lane East and 8th Ave, providing activation with residential stoops, landscaping, and appropriate separation between the public and private realm.
- **Harbor Lane East:** The design for Harbor Lane East accommodates pedestrian connectivity to Clinton Basin with a small pocket park, while also providing vehicular access to both Parcel J and Parcel H driveways.

Issues

In general, staff finds the project to be well-designed and improved since the original submittal. Back-of-house uses are generally contained within the project and are minimized along the edges. That said, staff would like DRC to consider the following issue:

- **Materials.** One of the primary materials on the building is a mottled metal panel (M1 as seen on page A28). The quality and aesthetic of this material will have a significant impact on the final design of the building on Parcel H.
 - *Does DRC think this material will result in a high quality building design?*

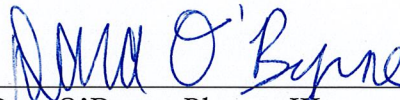
On-going, Non-design Related Issues

- **Parking.** 380 residential parking spaces and 36 commercial parking spaces are required. 302 residential parking spaces and 34 commercial parking spaces are provided. The proposed residential parking is approximately 1: 0.8 versus the 1:1 ratio required by Planning Code. This is consistent with other mixed-use and high-density residential districts in Oakland. A minor variance will be required.
- **Open Space.** A minor variance may be required for open space because the gateway plaza and the grand staircase do not comply with the residential open space standards.
- **Signage.** Signage will be evaluated more thoroughly before Planning Commission.

RECOMMENDATION

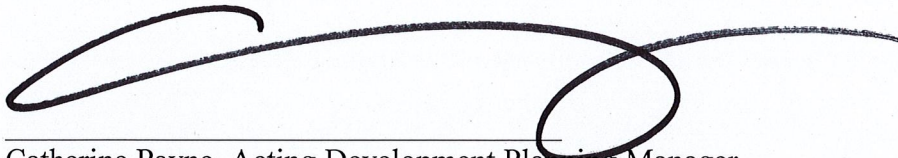
Staff recommends the DRC review and comment on the proposed Brooklyn Basin Parcel H FDP, with attention to the issues raised by staff in this report.

Prepared by:



Dara O'Byrne, Planner III

Reviewed by:



Catherine Payne, Acting Development Planning Manager
Bureau of Planning

Attachment:

- A. Proposed Plans, dated September 12, 2019

ATTACHMENT A:

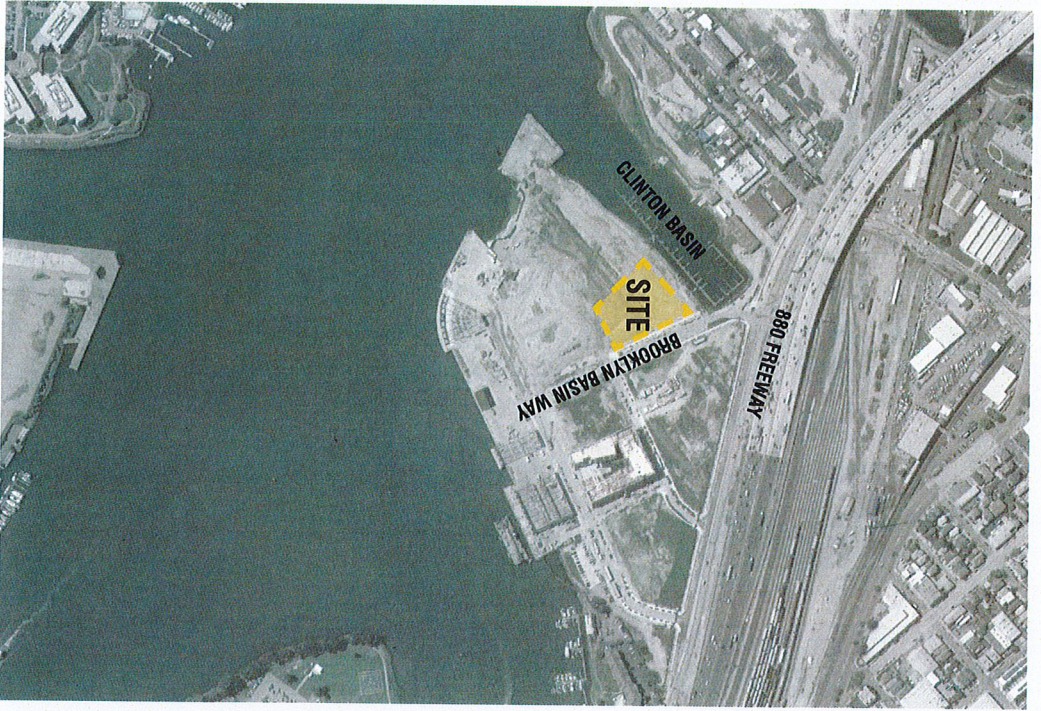
Proposed Brooklyn Basin Parcel H Plans, dated September 12, 2019



BROOKLYN BASIN PARCEL H

FDP RESUBMITTAL
SEPTEMBER 12, 2019





VICINITY MAP

PROJECT TEAM

SHEET INDEX

SIGNATURE DEVELOPMENT GROUP

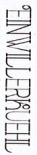
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www.bkf.com

FDP RESUBMITTAL
SEPTEMBER 12, 2019
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BROOKLYN BASIN
PARCEL H
OAKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP

FDP RESUBMITTAL
SEPTEMBER 12, 2019
TCA # 2019-090



PROJECT DATA

PROJECT ADDRESS:
277 Brooklyn Basin Way (Parcel H)
Oakland, California 94606

PROPOSED LAND USE:
Mixed Use (Commercial & Residential)

ASSESSOR PARCEL NUMBERS:
Parcel: 18-465-17

BUILDING CODE:
2016 California Building Code (CBC)

TYPES OF CONSTRUCTION:
Type IIIA Sprinklered, NFPA-13 (Residential) Over
Type IA Sprinklered, NFPA-13 (podium)

OCCUPANCY CLASSIFICATION:
R-2 Residential Units
M Retail / Commercial
S-2 Garage, Bike Storage
B Leasing, Amenity
A-2 Restaurant

LOT AREA:
Parcel: ± 2.14 AC

DESCRIPTION
The project is located at Brooklyn Basin Way and 8th Avenue and consists of a mix use building with 380 units and approximately 24,000 SF of retail.

The building is 8 stories tall. The lower three levels are TYPE IA construction and the upper five stories are TYPE IIIA construction. The first level of garage serves the retail and public and the second level serves the residential units.

PROPOSED PROJECT GROSS BUILDING AREA:

NON-GSF:
Garage: 120,376 SF
Bike Parking: 1,208 SF
Total Non GSF: 121,584 SF

UNIT MIX
Studio: 93
One Bedroom: 188
Two Bedroom: 90
Three Bedroom: 9
Total: 380

PROPOSED OPEN SPACE
Common Open Space:
Grand Stair + Gateway Plaza: 1,867 SF
4th Floor Courtyards: 16,564 SF
Level 8 Decks: 3,473 SF
Total: 21,904 SF

Private Open Space:
Stoops: 600 SF
Balconies: 14,640 SF
Total (x2): 30,480 SF
Grand Total: 52,384 SF

PARKING PROVIDED
Retail / Public: 34
Residential / Guest Parking: 273
Total: 307

DENSITY REQUIREMENTS:

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

Table A shows the current approved density distribution across 13 parcels.

Table B shows the proposed density distribution for Brooklyn Basin. All of the density transfers proposed are below the 33% development cap. The 5 additional units (from 375 to 380) are being taken from Parcel M.

	Acreeage	Allocation	Original DU/acre	2017
A	2.38	300	126	
B	1.53	241	158	
C	1.48	241	163	
D	1.46	175	120	
E	1.2	138	115	
F	1.75	165	94	
G	2.7	288	107	
H	2.08	375	180	
I	1.84	339	184	
J	1.69	332	196	
K	1.45	146	101	
L	1.45	146	101	
M	2.6	350	138	
TOTAL	22.16	3100		

	Acreeage	Current	% change	Current DU/acre
A	2.38	254	-15%	107
B	1.53	241	0%	158
C	1.48	241	0%	163
D	1.46	232	33%	159
E	1.2	174	26%	145
F	1.75	211	28%	121
G	2.7	356	24%	132
H	2.08	380	1%	183
I	1.84	378	12%	205
J	1.69	231	-30%	137
K	1.45	146	0%	101
L	1.45	146	0%	101
M	2.6	256	-29%	98
TOTAL	22.16	3100		140

BROOKLYN BASIN
PARCEL H
OAKLAND, CA



SIGNATURE DEVELOPMENT GROUP

FDP RESUBMITTAL
SEPTEMBER 12, 2019
TCA # 2019-090

PROJECT SUMMARY

Building Area	Level Summary								Total
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	
Commercial	18,049								18,049
Amenity/Leasing	5,047								12,262
Circ./Service	9,424	2,155	7,993	8,299	8,319	8,319	8,179	776	61,007
Residential	6,442	7,835	27,664	48,963	53,980	53,980	53,980	50,137	302,980
Total	36,962	9,990	36,896	61,715	62,548	62,548	62,548	59,092	394,298

Non GPA	Level Summary								Total
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	
Auto Parking	36,675	42,802	40,899						120,376
Bike Parking	1,208								1,208
Total	37,883	42,802	40,899	0	0	0	0	0	121,584

Building Total	Level Summary								Total
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	
Total	76,845	52,792	77,795	61,715	62,548	62,548	62,548	59,092	515,882

Unit Mix Summary	Area	Level Summary								Unit Total	Percentage	Total Area	
		Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8				
Studios	S1			4	12	14	14	14	14	13	71	18.68%	40,231
	S2				2	2	2	2	2	2	10	2.63%	5,342
	S3			1	1	1	1	1	1	1	6	1.58%	3,207
	S4			1	1	1	1	1	1	1	6	1.58%	3,312
	Unit Total	567	0	0	6	16	18	18	18	18	17	93	0.00%
Area Total	560	0	0	3,353	8,955	10,088	10,088	10,088	10,088	9,521	52,092	24.47%	52,092

One Bedrooms	Area	Level Summary								Unit Total	Percentage	Total Area	
		Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8				
A1	697			3	5	5	5	5	5	5	28	7.37%	19,522
A2	699				6	6	6	6	6	6	30	7.89%	20,657
A3.1	721			9	13	14	14	14	14	14	78	20.53%	56,243
A3.2	733			8	8	8	8	8	8	8	48	12.63%	35,197
A5	749					1	1	1	1	1	3	0.79%	2,248
A6	759			1	1	1	1	1	1	1	1	0.26%	769
Unit Total	716	0	0	21	32	34	34	34	34	33	188	49.47%	134,637
Area Total	716	0	0	15,217	22,858	24,328	24,328	24,328	24,328	23,579	134,637	49.47%	134,637

Two Bedrooms	Area	Level Summary								Unit Total	Percentage	Total Area	
		Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8				
B1	1,085			1	3	3	3	3	3	3	16	4.21%	17,354
B2.1	1,078				1	1	1	1	1	1	5	1.32%	5,391
B2.2	1,116			2	1	1	1	1	1	1	7	1.84%	7,814
B3	1,095				2	2	2	2	2	2	10	2.63%	10,951
B3.1	1,108				1	1	1	1	1	1	5	1.32%	5,542
B4	1,163			3	3	3	3	3	3	2	17	4.47%	19,772
B5	1,135			1	1	1	1	1	1	1	6	1.58%	6,808
B6	1,147				2	2	2	2	2	2	8	2.11%	9,175
B7	1,153			1	1	1	1	1	1	1	6	1.58%	6,920
Unit Total	716	9	1	21	32	34	34	34	34	33	188	49.47%	134,637
Area Total	716	14,277	0	9,094	14,524	16,818	16,818	16,818	16,818	15,655	90	23.68%	104,003

Three Bedrooms	Area	Level Summary								Unit Total	Percentage	Total Area	
		Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8				
TH1	1,415			9							9	2.37%	12,732
TH2	1,545			1							1	0.26%	1,545
Unit Total	1,156	10	0	8	13	15	15	15	15	14	90	23.68%	104,003
Area Total	1,156	14,277	0	9,094	14,524	16,818	16,818	16,818	16,818	15,655	90	23.68%	104,003

Grand Total	Unit Total	Level Summary								Unit Total	Percentage	Total Area	
		Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8				
Grand Total	797	10	0	35	63	69	69	69	69	65	380	100.00%	302,981
Area Total	797	14,277	0	27,664	48,963	53,980	53,980	53,980	53,980	50,137	380	100.00%	302,981

BROOKLYN BASIN
PARCEL H
OAKLAND, CA



FDP RESUBMITTAL
SEPTEMBER 12, 2019
TCA # 2018-090

PROJECT SUMMARY



BROOKLYN BASIN
 ZOHP
 ENVILBERQUELL

BROOKLYN BASIN
PARCEL H
 OKLAND, CA



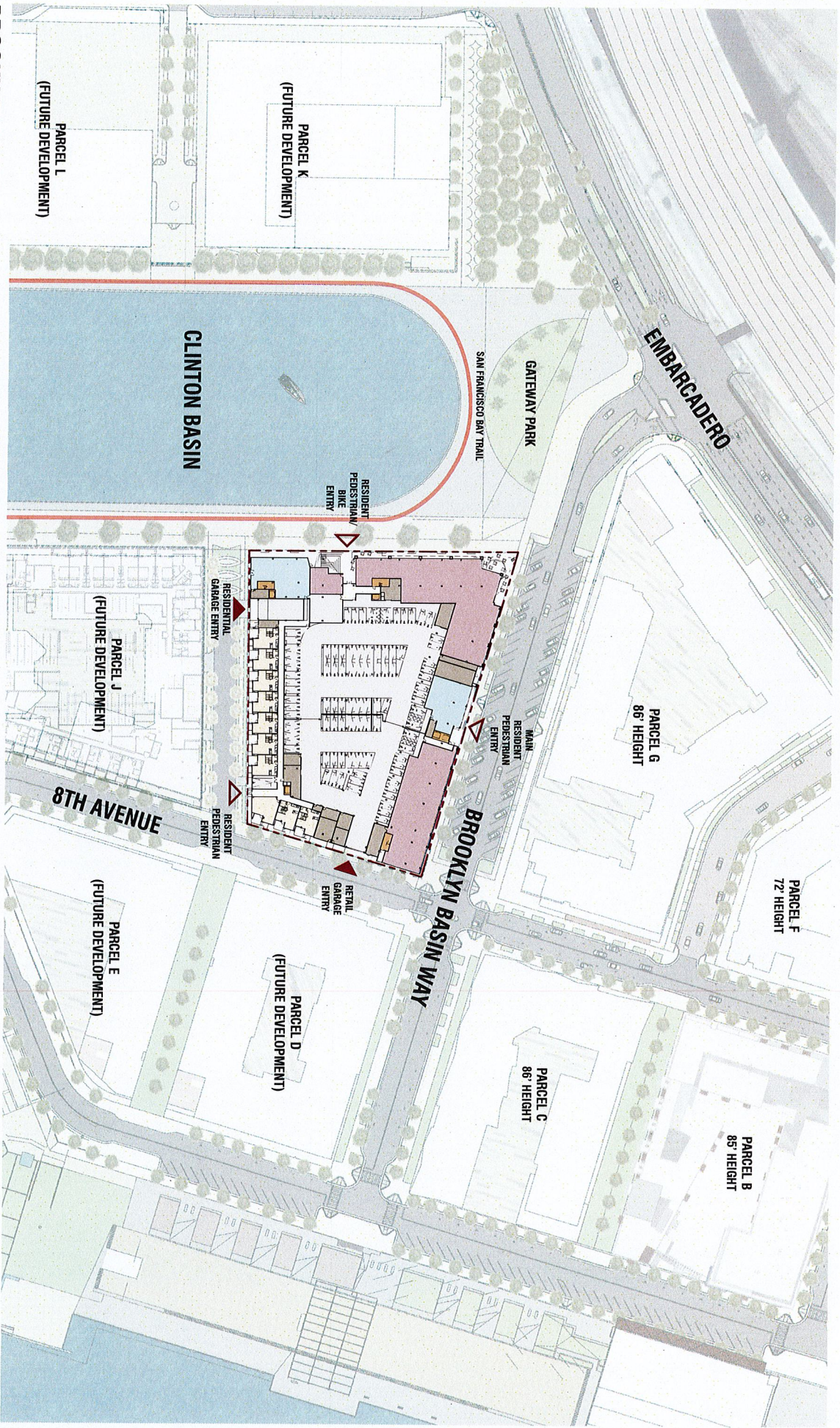
SIGNATURE DEVELOPMENT GROUP

FDP RESUBMITTAL
 SEPTEMBER 12, 2019
 TCA # 2018-090

BROOKLYN BASIN MASTER PLAN
 OAKLAND ESTUARY

BROOKLYN BASIN

BROOKLYN BASIN MASTER PLAN



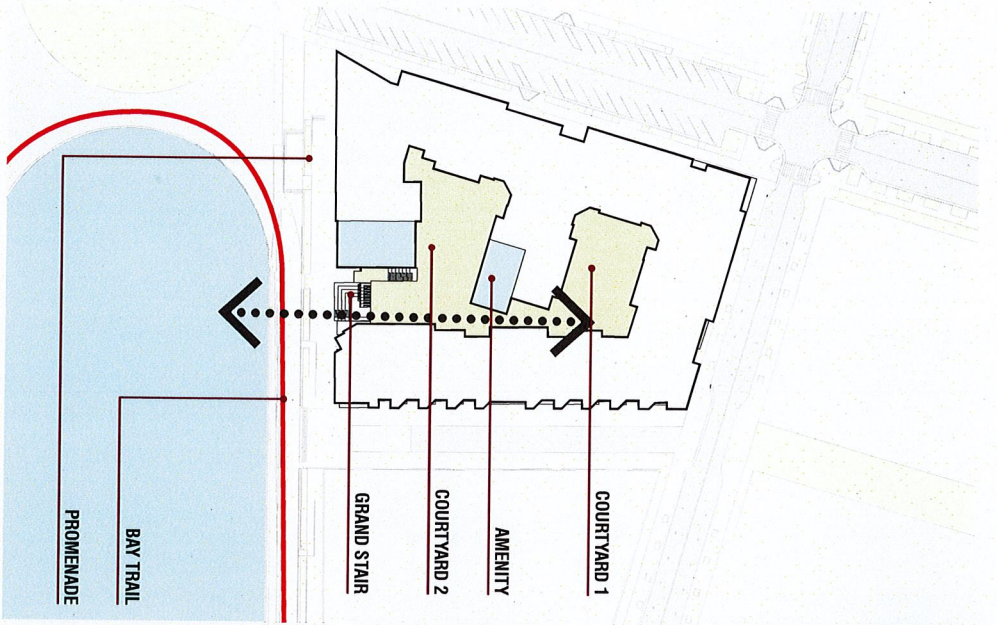
BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



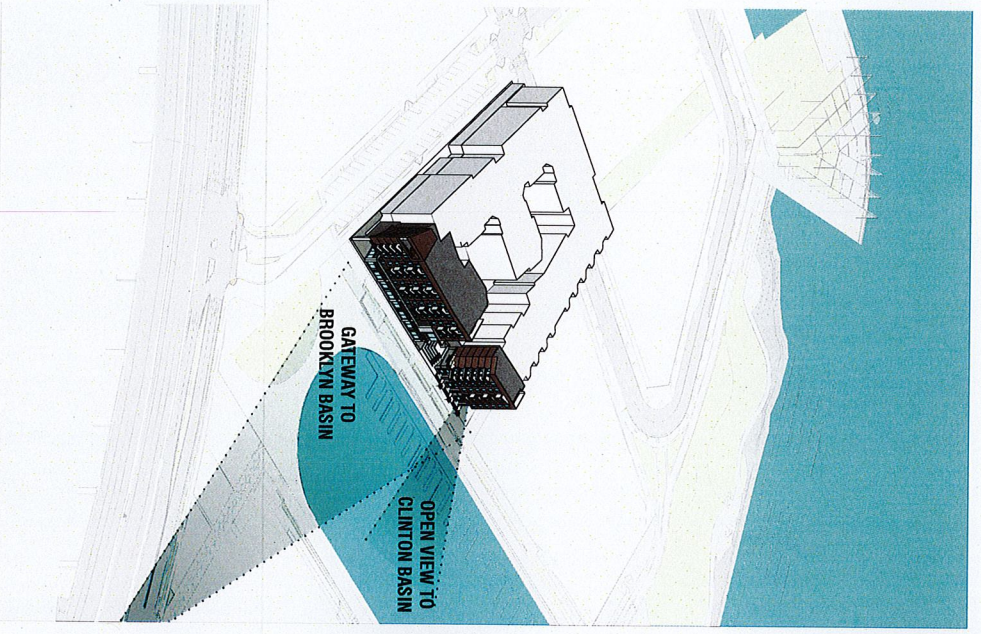
FDP RESUBMITTAL
 SEPTEMBER 12, 2019
 TCA # 2018-090



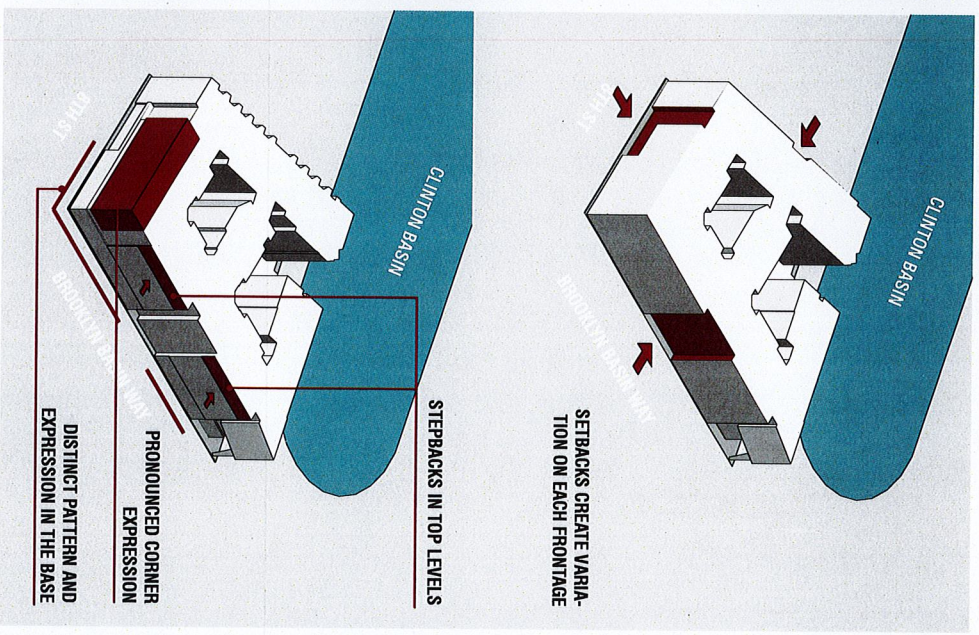
ILLUSTRATIVE SITE PLAN



CONNECTIVITY
CONTINUOUS PATH CONNECTING PODIUM TO WATER



GATEWAY
SINGULAR GESTURE AND LARGER SCALE AT WATER



NEIGHBORHOOD SCALE
BREAK DOWN BUILDING HORIZONTALLY AND VERTICALLY

BROOKLYN BASIN
PARCEL H
OKLAUD, CA



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SEPTEMBER 12, 2019
TCA # 2018-090

CONCEPTS



BROOKLYN BASIN
PARCEL H
OAKLAND, CA



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SEPTEMBER 12, 2019
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PERSPECTIVE
AERIAL VIEW



BROOKLYN BASIN
PARCEL H
OAKLAND, CA



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SEPTEMBER 12, 2019
TCA # 2019-090

**PERSPECTIVE
FROM CLINTON BASIN**



BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP

FDP RESUBMITTAL
 SEPTEMBER 12, 2019
 TCA # 2018-090

PERSPECTIVE
ALONG CLINTON BASIN



BROOKLYN BASIN
PARCEL H
OAKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP

FDP RESUBMITTAL
SEPTEMBER 12, 2019
TCA # 2018-090

PERSPECTIVE
FROM BROOKLYN BASIN WAY AND CLINTON BASIN



BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP

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 SEPTEMBER 12, 2019
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PERSPECTIVE
 ALONG BROOKLYN BASIN WAY



BROOKLYN BASIN
PARCEL H
OKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP

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SEPTEMBER 12 2019
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PERSPECTIVE
FROM BROOKLYN BASIN AND 8TH AVE.



BROOKLYN BASIN
PARCEL H
OAKLAND, CA



**SIGNATURE
DEVELOPMENT
GROUP**

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SEPTEMBER 12, 2019
TCA # 2019-090

PERSPECTIVE
FROM 8TH AVE. AND HARBOR LANE EAST



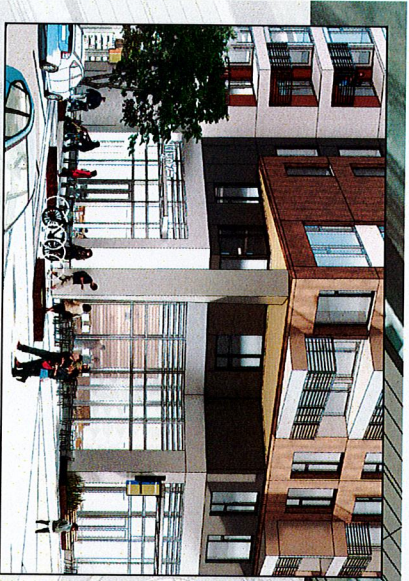
BROOKLYN BASIN
PARCEL H
OAKLAND, CA



**SIGNATURE
DEVELOPMENT
GROUP**

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SEPTEMBER 12, 2019
TCA # 2018-090

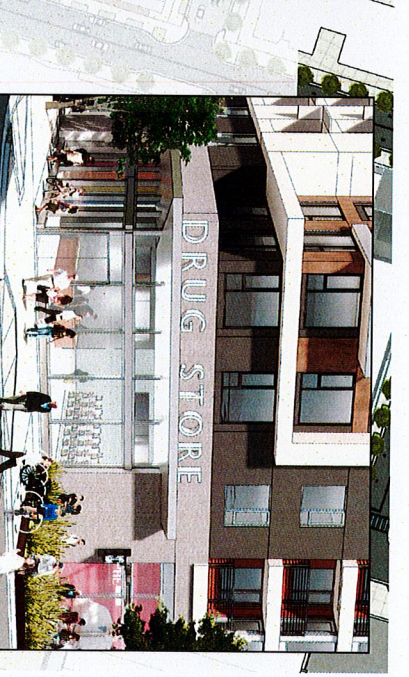
**PERSPECTIVE
FROM FREEWAY**



GATEWAY PLAZA



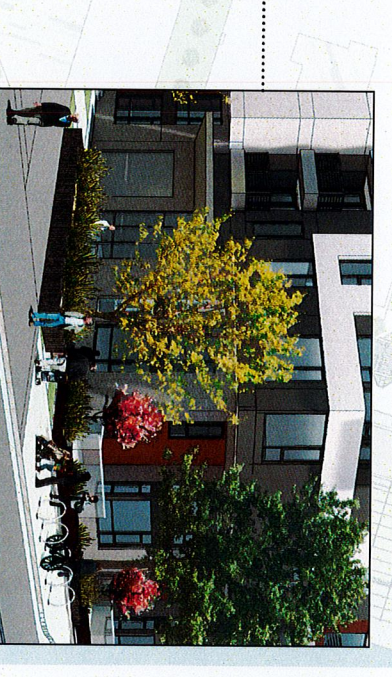
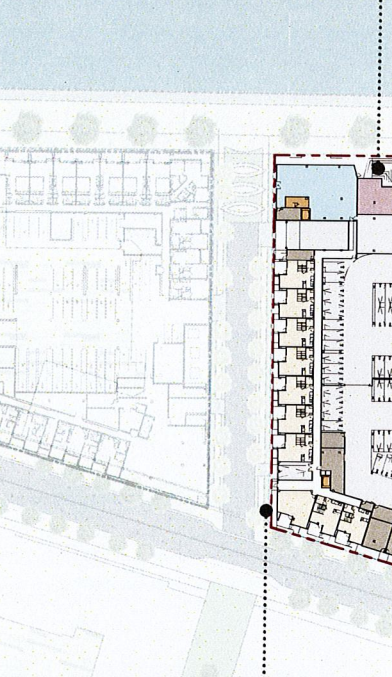
SEATING AT MAIN LOBBY SETBACK



8TH AVE. AND BROOKLYN BASIN CORNER



GRAND STAIR AND PUBLIC SEATING



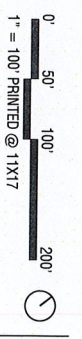
TOWNHOUSES AT GRADE

BROOKLYN BASIN
PARCEL H
OAKLAND, CA

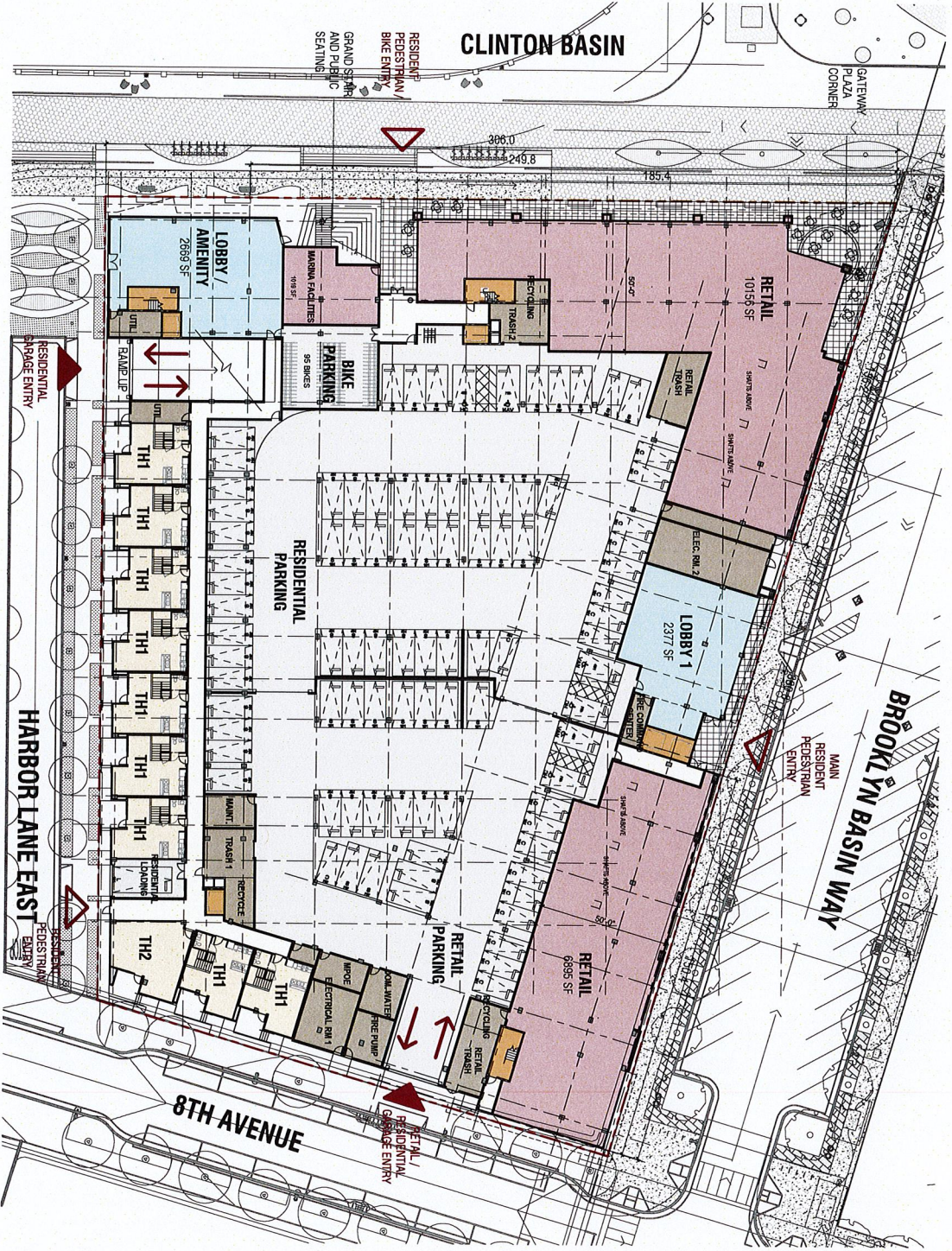


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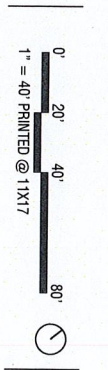
ACTIVE GROUND PLANE



**BROOKLYN BASIN
PARCEL H**
OAKLAND, CA

TCA
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GROUP

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SEPTEMBER 12, 2019
TCA # 2018-090



LEVEL 1

COLOR LEGEND	
[Light Yellow]	UNITS
[Light Yellow]	S - STUDIO
[Light Yellow]	A - ONE BEDROOM
[Light Yellow]	B - TWO BEDROOM
[Light Yellow]	C - THREE BEDROOM
[Light Orange]	LOBBY / LEASING / AMENITY
[Light Green]	RESIDENTIAL VERTICAL CIRCULATION
[Light Green]	CORRIDOR
[Light Green]	RETAIL
[Light Green]	COURTYARD
[Light Green]	PARKING
[Light Green]	BOH

REQUIRED RECYCLING STORAGE
RESIDENTIAL:
2 CUBIC FEET PER RESIDENTIAL UNIT
2X 380 UNITS = 760 CUBIC FEET

RETAIL:
2 CUBIC FEET PER 1,000 SF OF COMMERCIAL
2 X 23,548 / 1,000 = 50 CUBIC FEET

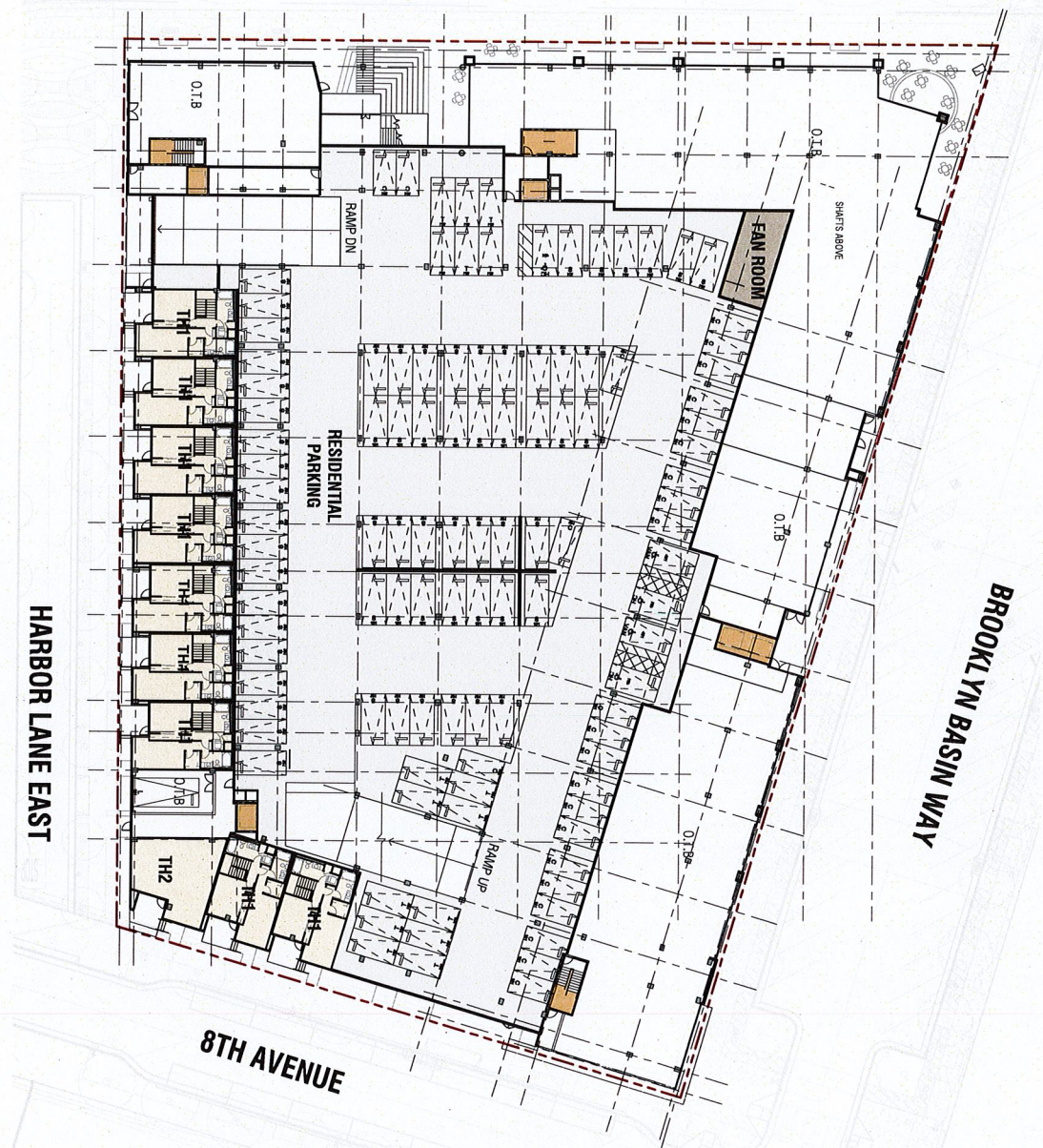
PROVIDED RECYCLING STORAGE
RESIDENTIAL:
760 CUBIC FEET

RETAIL:
50 CUBIC FEET

REQUIRED RETAIL FRONTAGE
CLINTON BASIN: 75%
BROOKLYN BASIN WAY: 75%

PROPOSED RETAIL FRONTAGE
CLINTON BASIN (RETAIL ONLY): 155,4306.0 = 60.5%
CLINTON BASIN (RETAIL + PUBLIC AMENITY):
231,8906.0 = 75.7%
BROOKLYN BASIN WAY: 136,2150.4/380.8 = 75.3%

CLINTON BASIN



COLOR LEGEND	
[Light Yellow Box]	UNITS
[Light Yellow Box]	S - STUDIO
[Light Yellow Box]	A - ONE BEDROOM
[Light Yellow Box]	B - TWO BEDROOM
[Light Yellow Box]	C - THREE BEDROOM
[Light Yellow Box]	LOBBY / LEASING / AMENITY
[Light Yellow Box]	RESIDENTIAL VERTICAL CIRCULATION
[Light Yellow Box]	CORRIDOR
[Light Yellow Box]	RETAIL
[Light Yellow Box]	COURTYARD
[Light Yellow Box]	PARKING
[Light Yellow Box]	BOH

LEVEL 2



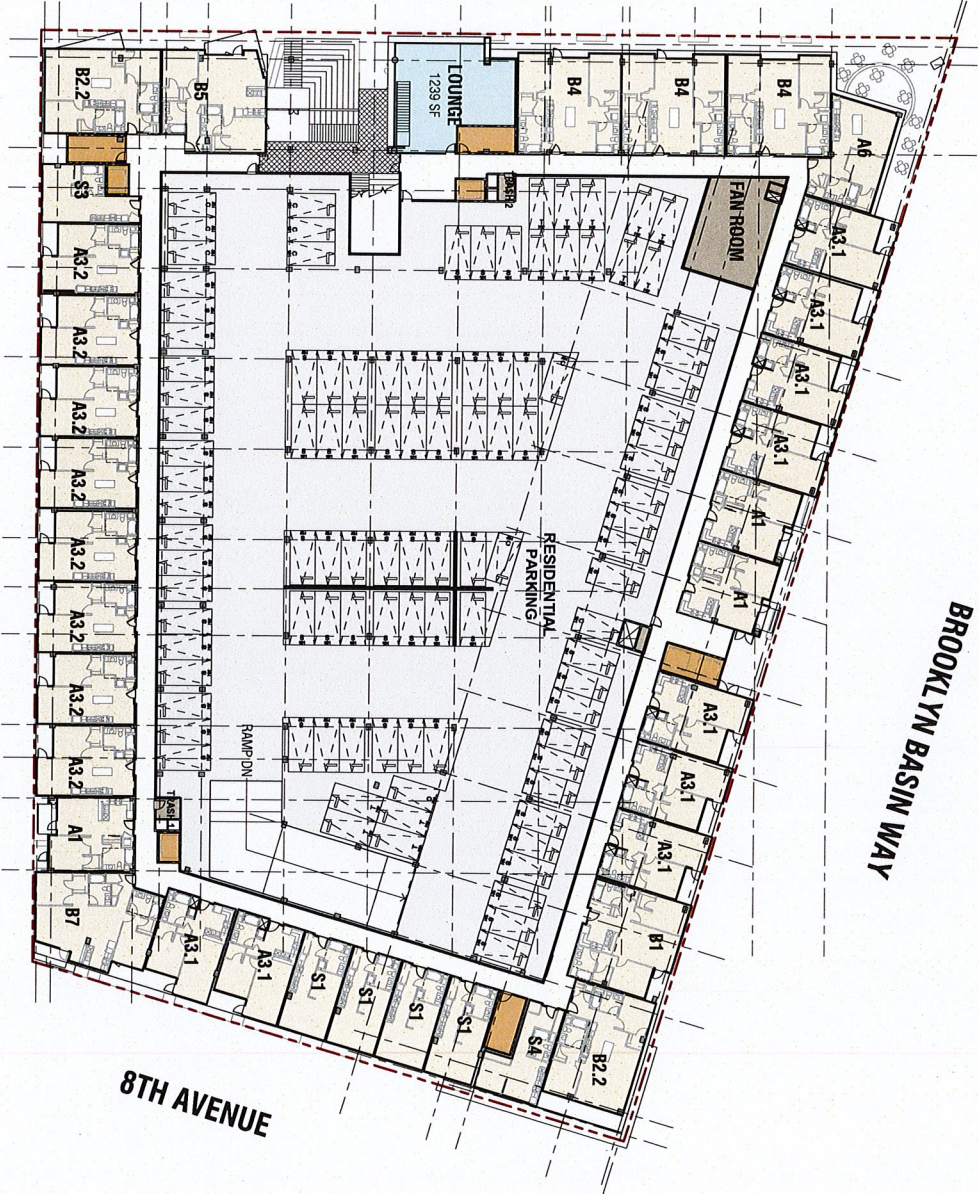
BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP

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 SEPTEMBER 12, 2019
 TCA # 2018-090

CLINTON BASIN



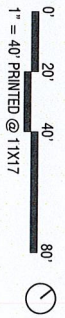
BROOKLYN BASIN WAY

HARBOR LANE EAST

8TH AVENUE

COLOR LEGEND	
[Light Yellow Box]	UNITS
[Light Yellow Box]	S - STUDIO
[Light Yellow Box]	A - ONE BEDROOM
[Light Yellow Box]	B - TWO BEDROOM
[Light Yellow Box]	C - THREE BEDROOM
[Orange Box]	LOBBY / LEASING / AMENITY
[Light Green Box]	RESIDENTIAL VERTICAL CIRCULATION
[Light Green Box]	CORRIDOR
[Light Green Box]	RETAIL
[Light Green Box]	COURTYARD
[Light Green Box]	PARKING
[Light Green Box]	BOH

LEVEL 3



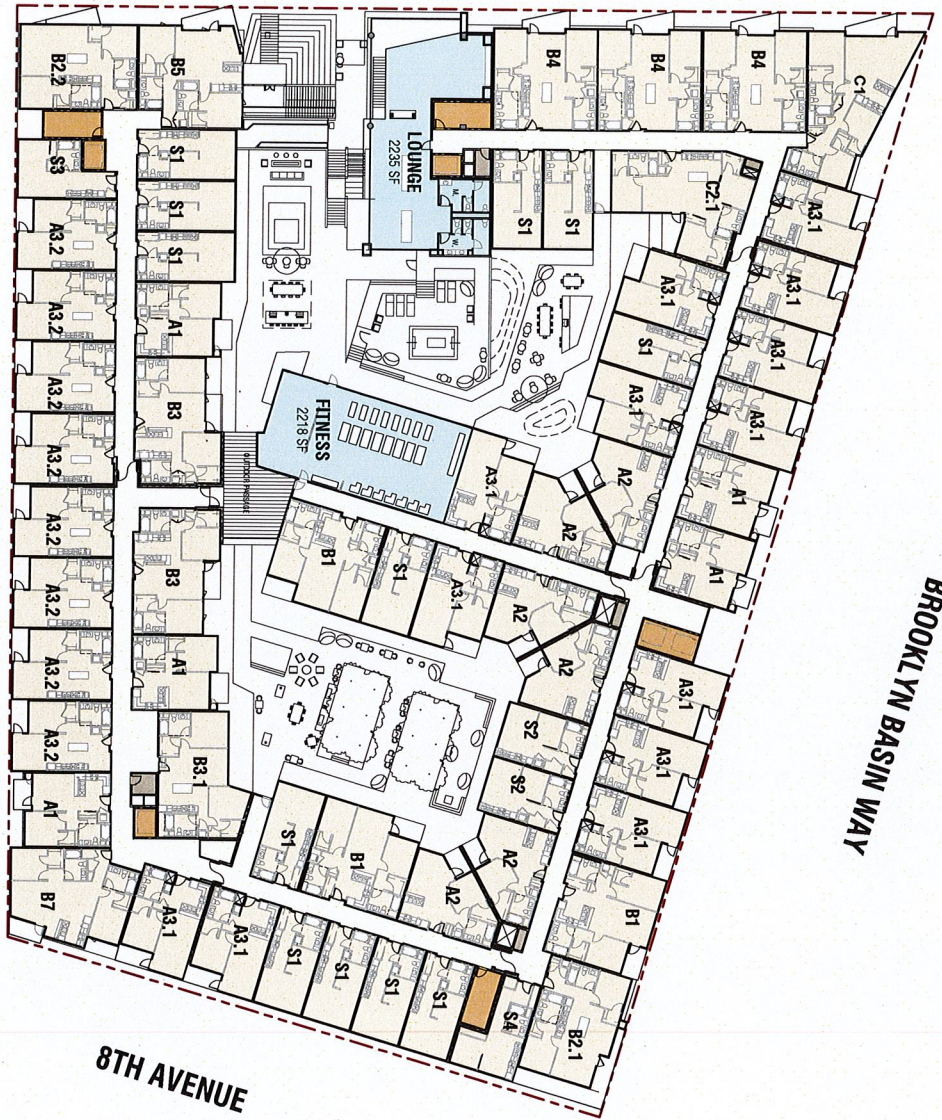
BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



SIGNATURE DEVELOPMENT GROUP

FDP RESUBMITTAL
 SEPTEMBER 12, 2019
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CLINTON BASIN



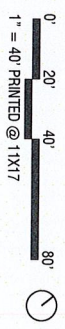
BROOKLYN BASIN WAY

8TH AVENUE

HARBOR LANE EAST

COLOR LEGEND	
[Light Yellow]	UNITS
[Light Yellow]	S - STUDIO
[Light Yellow]	A - ONE BEDROOM
[Light Yellow]	B - TWO BEDROOM
[Light Yellow]	C - THREE BEDROOM
[Light Orange]	LOBBY / LEASING / AMENITY
[Light Orange]	RESIDENTIAL VERTICAL CIRCULATION
[Light Orange]	CORRIDOR
[Light Orange]	RETAIL
[Light Green]	COURTYARD
[Light Green]	PARKING
[Light Green]	BOH

LEVEL 4



BROOKLYN BASIN
PARCEL H
 OAKLAND, CA

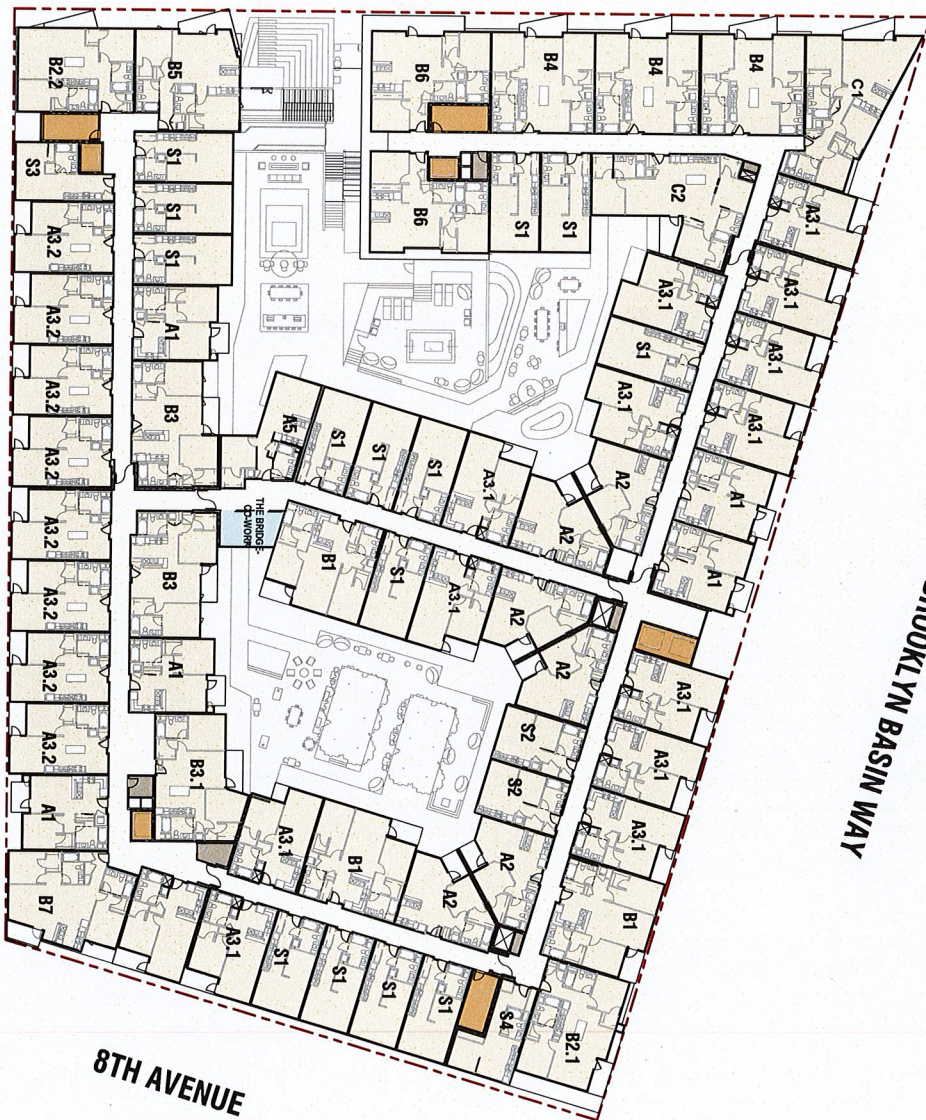


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A20

CLINTON BASIN

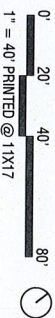


BROOKLYN BASIN
PARCEL H
 OKLAND, CA



SIGNATURE DEVELOPMENT GROUP

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HARBOR LANE EAST

BROOKLYN BASIN WAY

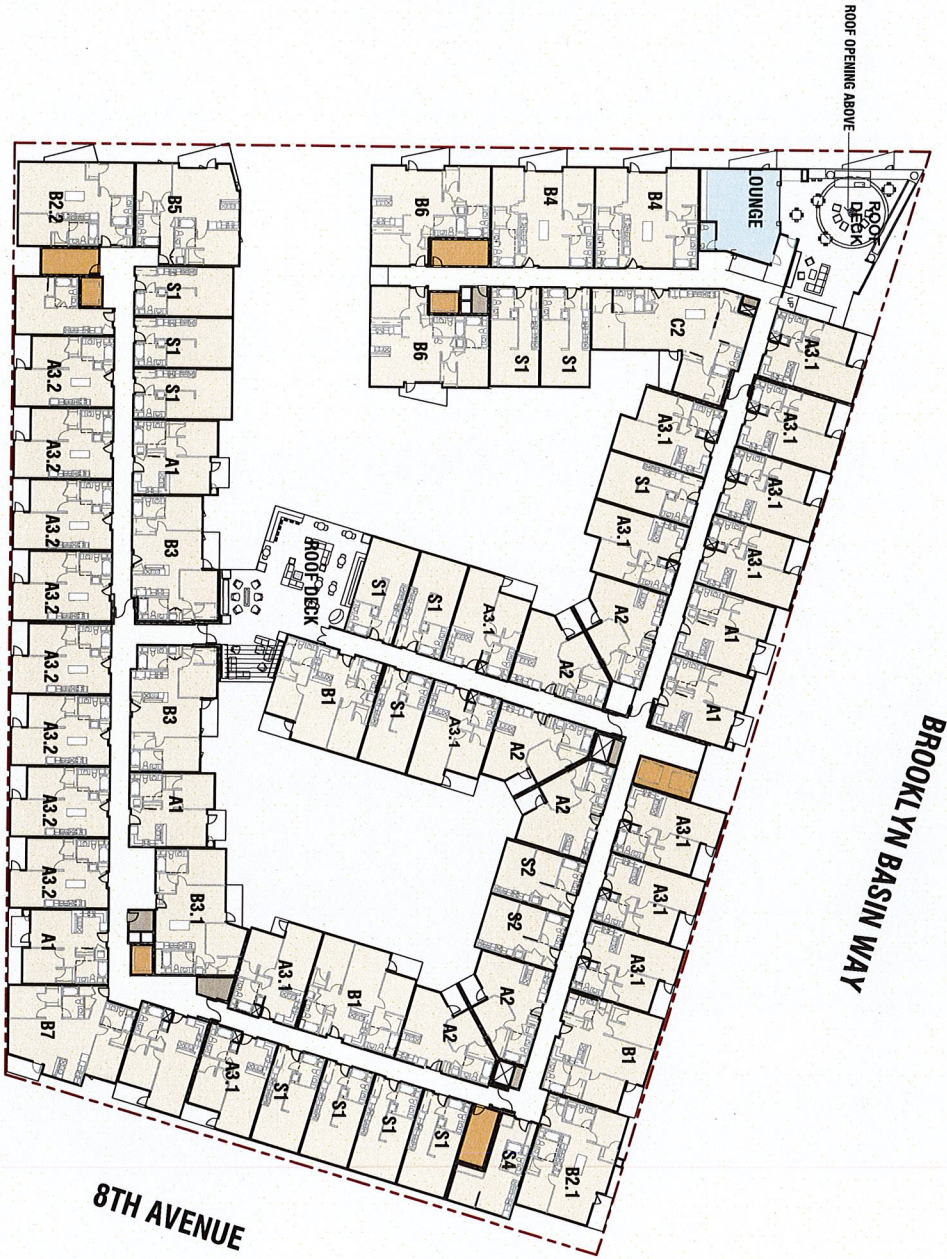
8TH AVENUE

LEVELS 5-7

COLOR LEGEND	
[Light Yellow Box]	UNITS
[Light Yellow Box]	S - STUDIO
[Light Yellow Box]	A - ONE BEDROOM
[Light Yellow Box]	B - TWO BEDROOM
[Light Yellow Box]	C - THREE BEDROOM
[Light Yellow Box]	LOBBY / LEASING / AMENITY
[Light Yellow Box]	RESIDENTIAL VERTICAL CIRCULATION
[Light Yellow Box]	CORRIDOR
[Light Yellow Box]	RETAIL
[Light Yellow Box]	COURTYARD
[Light Yellow Box]	PARKING
[Light Yellow Box]	BOH

A21

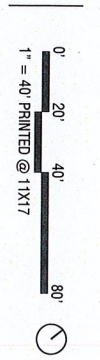
CLINTON BASIN



BROOKLYN BASIN
PARCEL H
 OKLAND, CA

TC
 SIGNATURE
 DEVELOPMENT
 GROUP

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 SEPTEMBER 12, 2019
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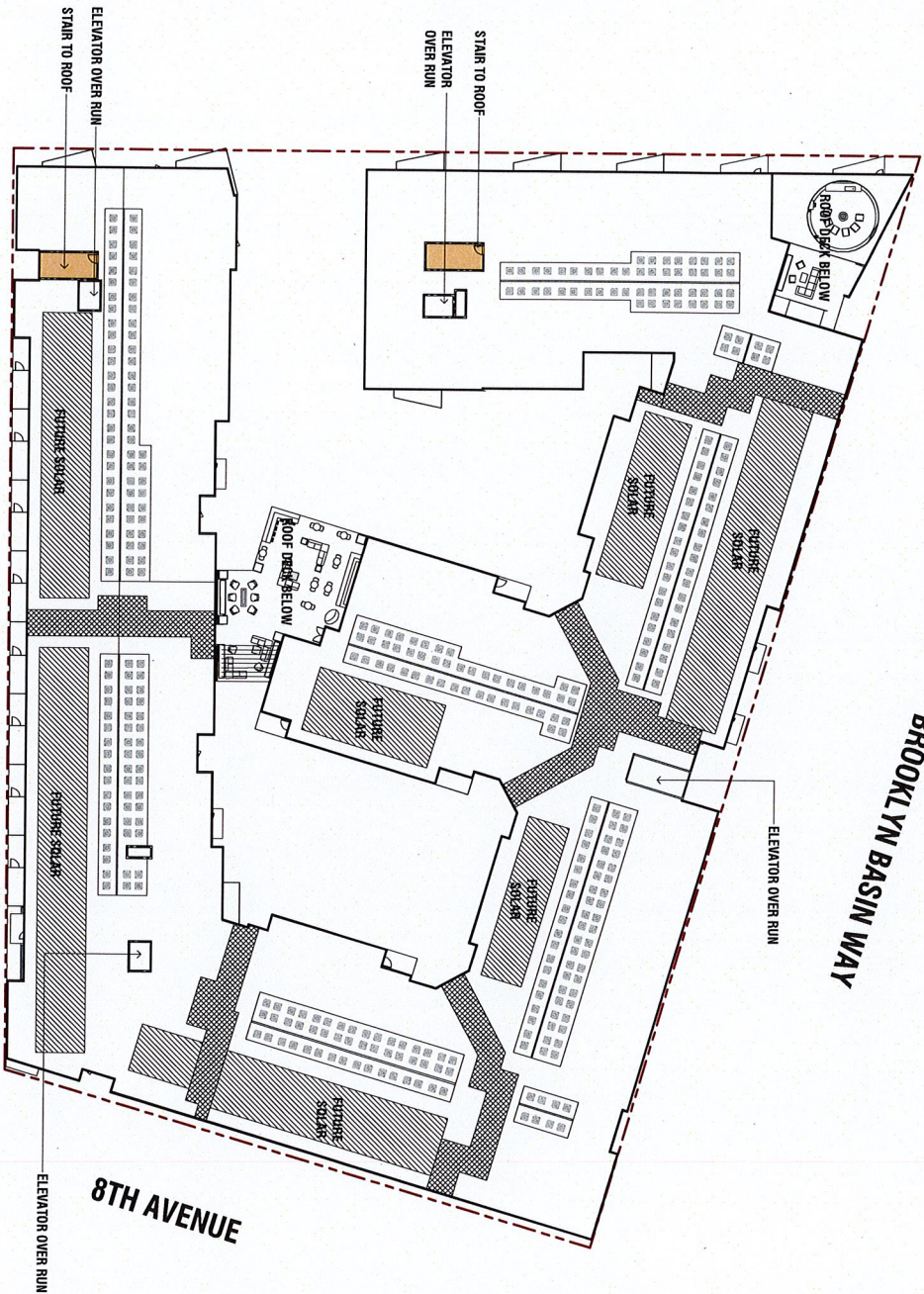
LEVEL 8

COLOR LEGEND	
UNITS	
S - STUDIO	
A - ONE BEDROOM	
B - TWO BEDROOM	
C - THREE BEDROOM	
LOBBY / LEASING / AMENITY	
RESIDENTIAL VERTICAL CIRCULATION	
CORRIDOR	
RETAIL	
COURTYARD	
PARKING	
BOH	

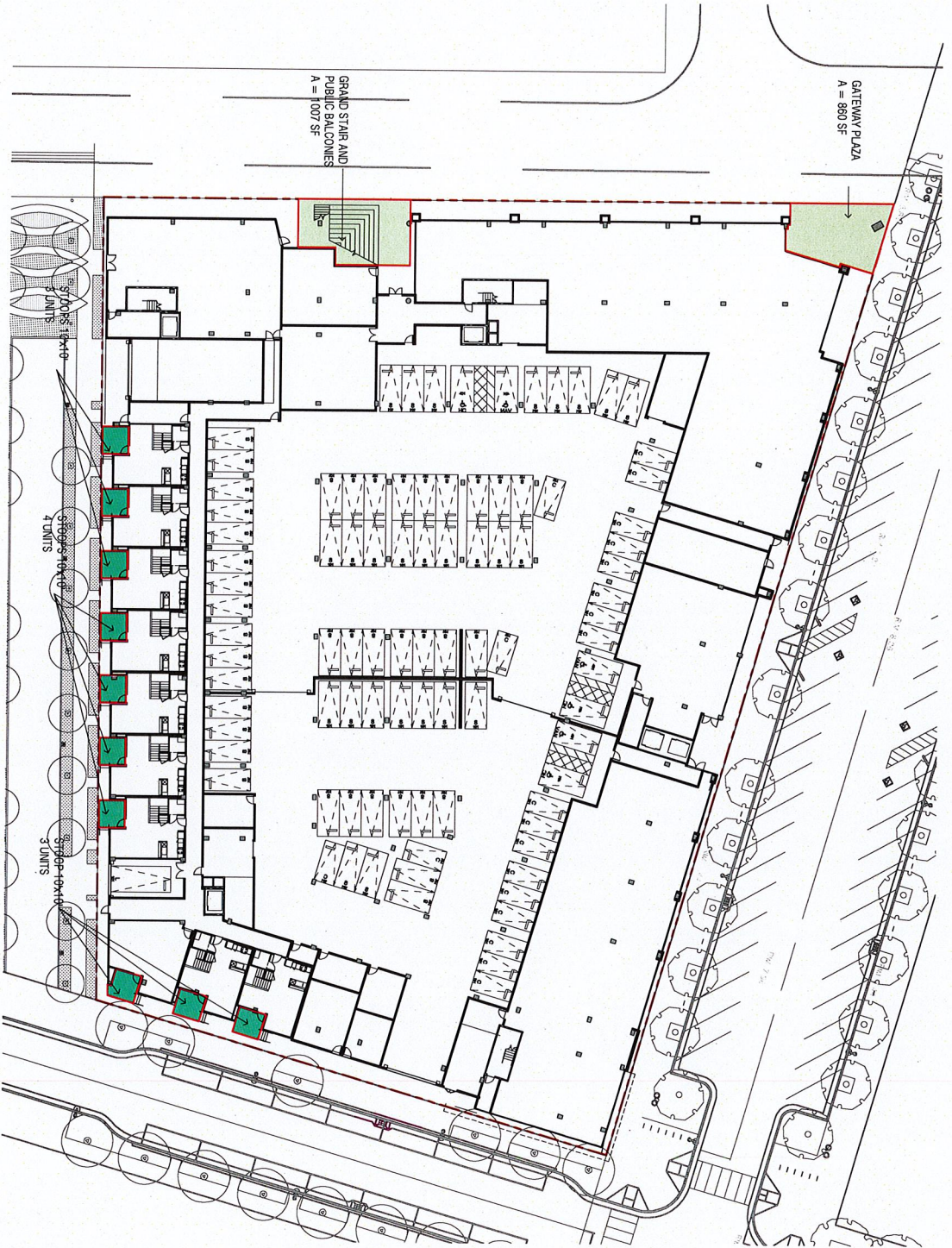
A22



CLINTON BASIN



COLOR LEGEND	
UNITS	
[Light Yellow]	S - STUDIO
[Light Orange]	A - ONE BEDROOM
[Orange]	B - TWO BEDROOM
[Dark Orange]	C - THREE BEDROOM
[Light Green]	LOBBY / LEASING / AMENITY
[Light Blue]	RESIDENTIAL VERTICAL CIRCULATION
[Light Purple]	CORRIDOR
[Light Pink]	RETAIL
[Light Green]	COURTYARD
[Light Blue]	PARKING
[Light Brown]	BOH



GATEWAY PLAZA
 A = 860 SF

GRAND STAIR AND
 PUBLIC BALCONIES
 A = 1007 SF

STOOPS
 14 UNITS

STOOPS
 4 UNITS

STOOPS
 3 UNITS

REQUIRED OPEN SPACE

150 SF / REGULAR UNIT	43,050 SF
150 X 287 UNITS	
100 SF / EFFICIENCY UNIT	9,300 SF
100 X 93 UNITS	
TOTAL:	52,350 SF

PROVIDED OPEN SPACE



COMMON OPEN SPACE:	
GRAND STAIR:	1007 SF
GATEWAY PLAZA:	860 SF
COURTYARD 1:	10,309 SF
COURTYARD 2:	6,255 SF
8TH LEVEL DECK 1:	1,553 SF
8TH LEVEL DECK 2:	1,820 SF
TOTAL:	21,904 SF

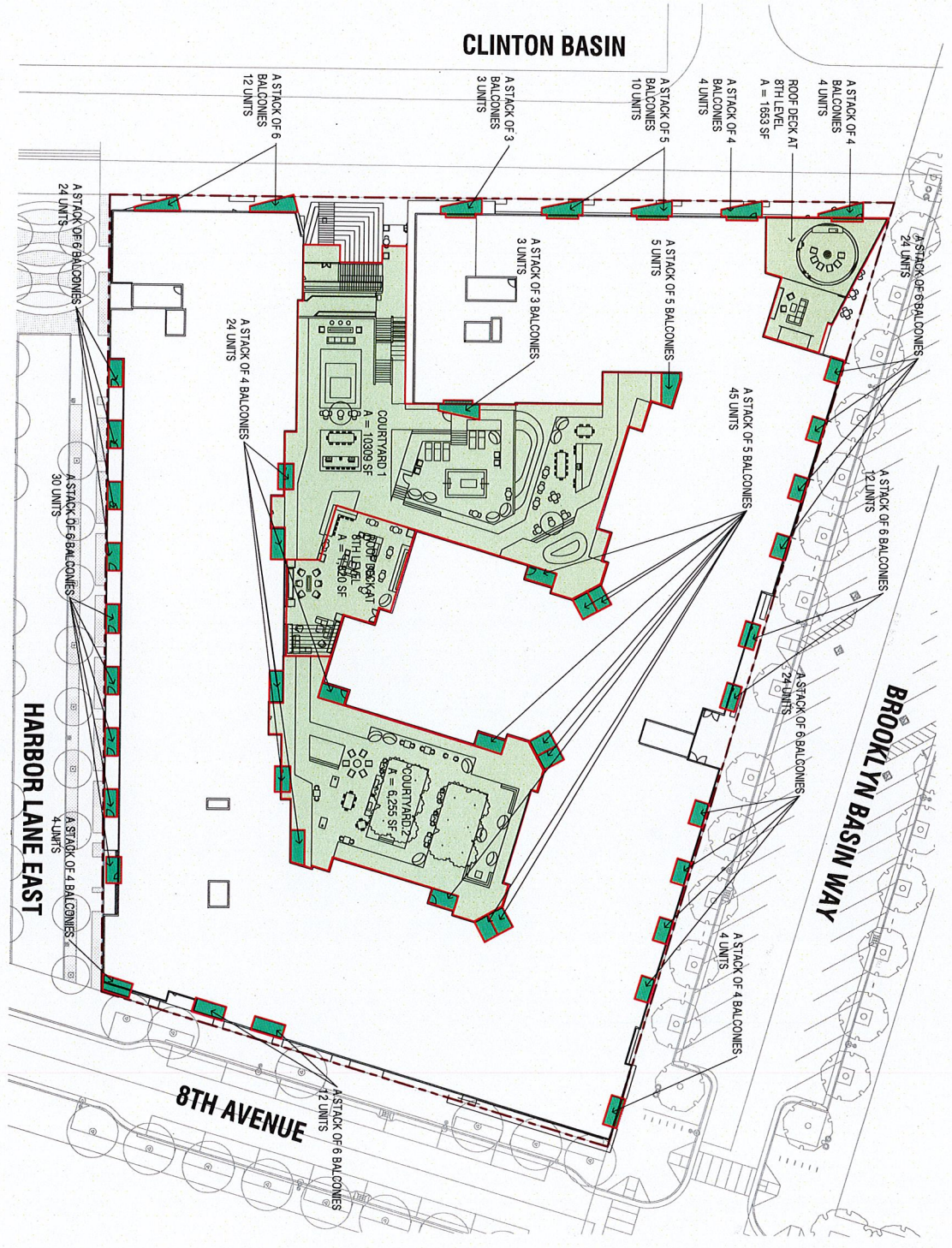
PRIVATE OPEN SPACE:

STOOPS:	600 SF
10 UNITS X 60SF =	
PRIVATE BALCONIES:	14,640 SF
244 UNITS X 60SF =	
TOTAL (42):	30,480 SF

GRAND TOTAL: 52,384 SF

COLOR LEGEND

	COMMON OPEN SPACE
	PRIVATE OPEN SPACE



COLOR LEGEND

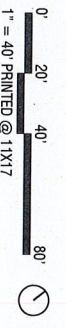
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE

REQUIRED OPEN SPACE	
150 SF / REGULAR UNIT	43,050 SF
150 X 287 UNITS	
100 SF / EFFICIENCY UNIT	9,300 SF
100 X 93 UNITS	
TOTAL:	52,350 SF
PROVIDED OPEN SPACE	
COMMON OPEN SPACE:	
GRAND STAIR:	1,007 SF
GATEWAY PLAZA:	860 SF
COURTYARD 1:	10,309 SF
COURTYARD 2:	6,255 SF
8TH LEVEL DECK 1:	1,653 SF
8TH LEVEL DECK 2:	1,820 SF
TOTAL:	21,904 SF
PRIVATE OPEN SPACE:	
STOPS:	
10 UNITS X 60SF =	600 SF
PRIVATE BALCONIES:	14,640 SF
244 UNITS X 60SF =	30,480 SF
TOTAL (42):	30,480 SF
GRAND TOTAL:	52,384 SF

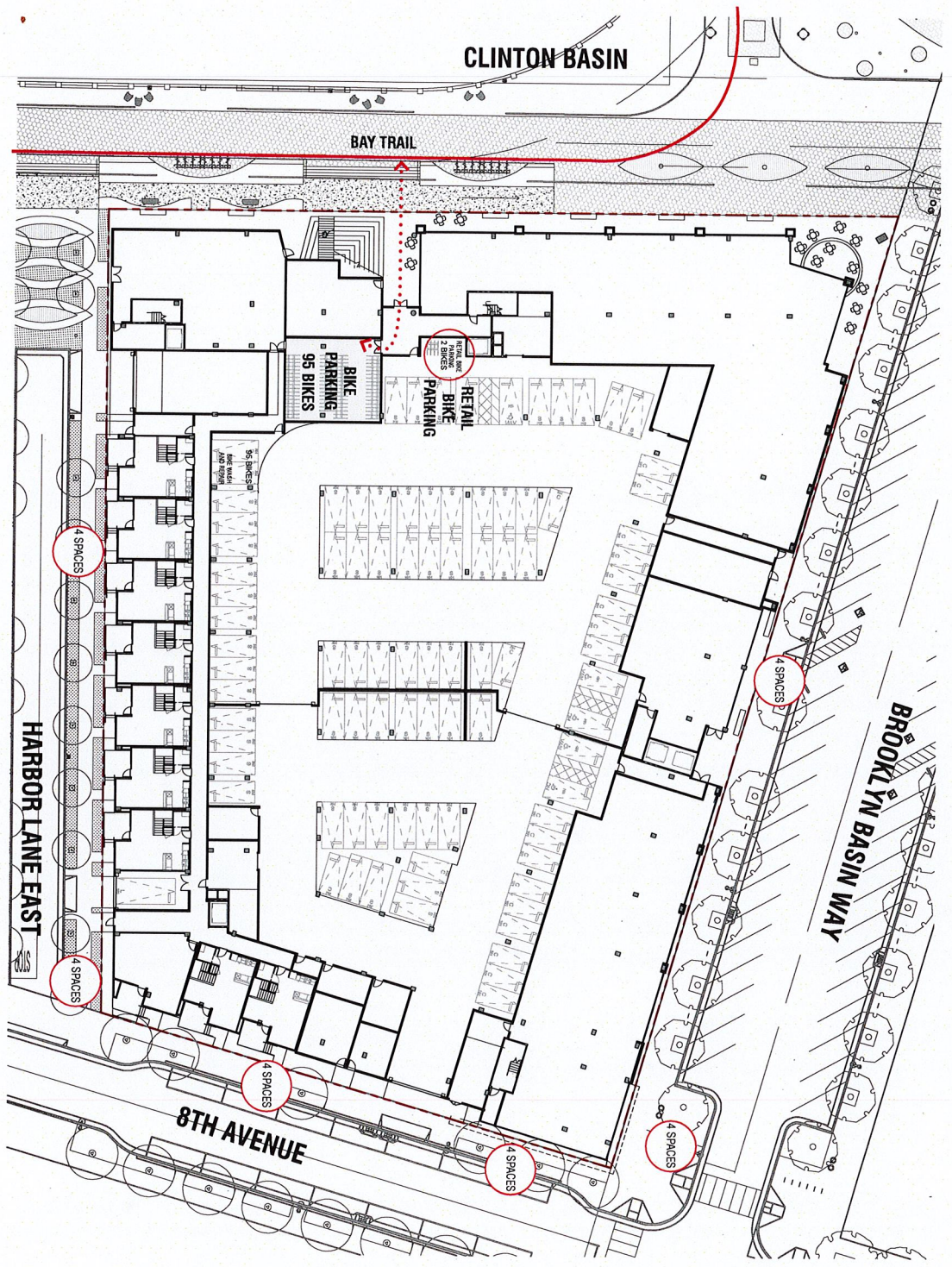


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BIKE PARKING DIAGRAM



REQUIRED BIKE PARKING

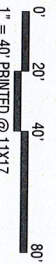
LONG TERM:
 1 SPACE PER 4 UNITS: 380/4 = 95 SPACES
 1 SPACE PER 12,000 SF OF RETAIL = 24,207 / 12,000 = 2 SPACES

SHORT TERM:
 1 SPACE PER 20 UNITS: 380/20 = 19 SPACES
 1 SPACE PER 5,000 SF OF RETAIL = 24,207 / 5,000 = 5 SPACES
 TOTAL 24 SPACES

PROVIDED BIKE PARKING

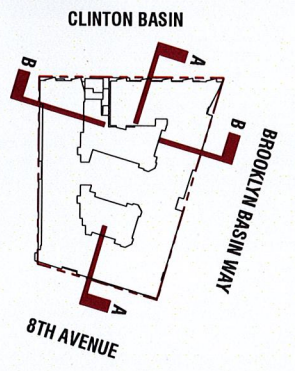
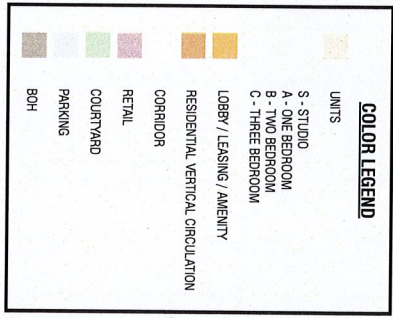
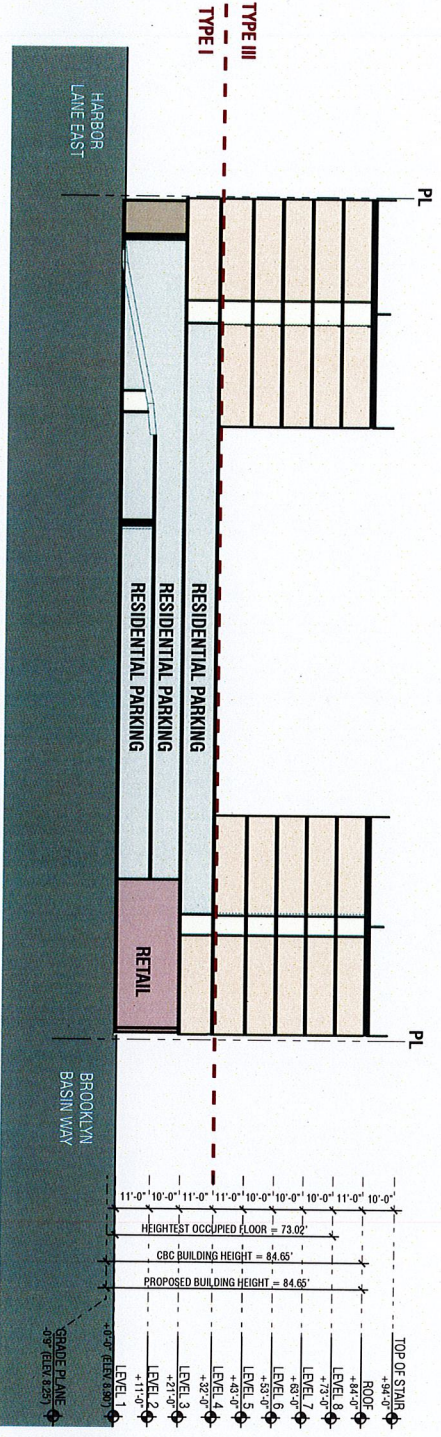
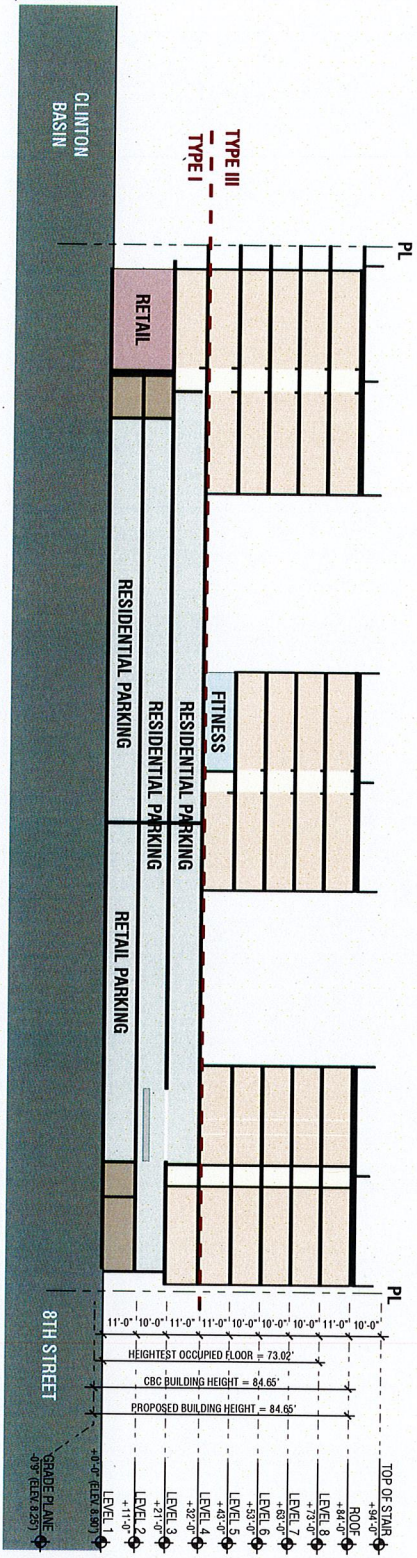
LONG TERM:
 95 SPACES FOR RESIDENTIAL + 2 SPACES FOR RETAIL

SHORT TERM:
 24 SPACES



SECTIONS

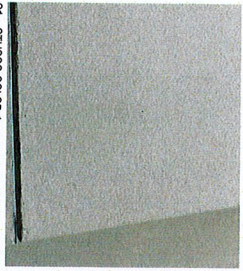
A27



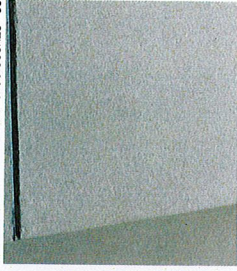
SECTION B

SECTION A

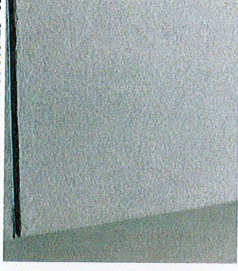
S - STUCCO



S1 - STUCCO COLOR 1



S2 - STUCCO COLOR 2



S3 - STUCCO COLOR 3

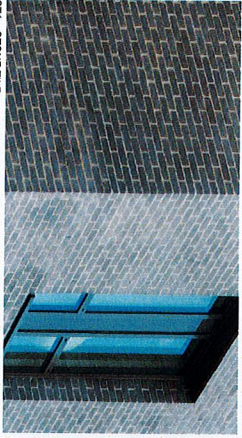
M - METAL PANEL



M1 - METAL PANEL 1



M2 - METAL PANEL 2

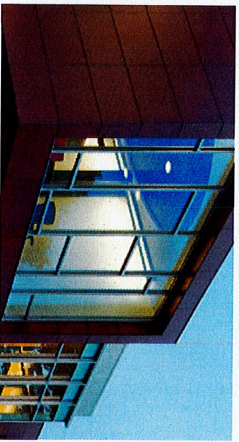


ST1 - STONE TILE

SF - STORE FRONT

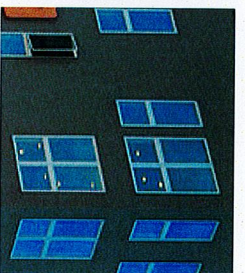


SF1 - STORE FRONT 1



SF2 - STORE FRONT 2

W - WINDOW

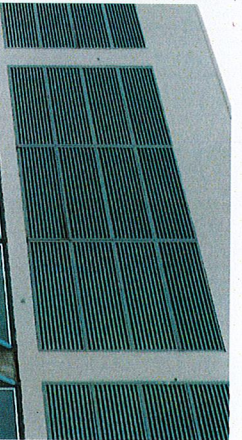


W1 - VINYL WINDOW COLOR 1

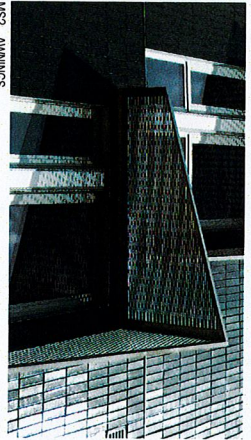


W2 - VINYL WINDOW COLOR 2

MS - METAL SCREEN



MS1 - LOUVERS



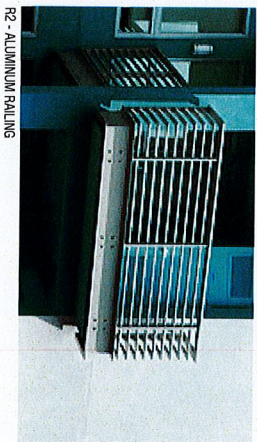
MS2 - ALUMINUMS

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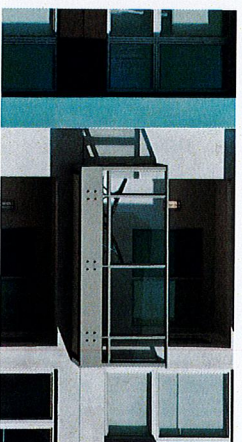


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GROUP

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SEPTEMBER 12, 2019
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R2 - ALUMINUM RAILING



R1 - GLASS RAILING

MATERIAL BOARD

A28

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 SEPTEMBER 12, 2019
 TCA # 2018-090



STREET ELEVATIONS

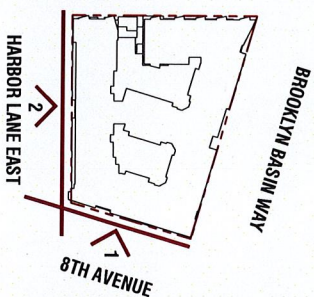
A29



2 - HARBOR LANE EAST ELEVATION

11'-0"	10'-0"	11'-0"	11'-0"	10'-0"	10'-0"	10'-0"	10'-0"	11'-0"	10'-0"
HIGHEST OCCUPIED FLOOR = 73.02'									
CBC BUILDING HEIGHT = 84.65'									
PROPOSED BUILDING HEIGHT = 84.65'									
TOP OF STAIR	+94'-0"	ROOF	+84'-0"	LEVEL 8	+79'-0"	LEVEL 7	+69'-0"	LEVEL 6	+59'-0"
		LEVEL 5	+49'-0"	LEVEL 4	+32'-0"	LEVEL 3	+21'-0"	LEVEL 2	+11'-0"
		LEVEL 1	+0'-0"	GRADE PLANE	+0'-0"	GRADE PLANE	+0'-0"	GRADE PLANE	+0'-0"

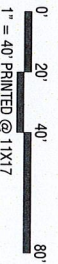
CLINTON BASIN



1 - 8TH STREET ELEVATION

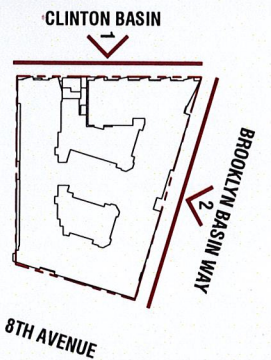
11'-0"	10'-0"	11'-0"	11'-0"	10'-0"	10'-0"	10'-0"	10'-0"	11'-0"	10'-0"
HIGHEST OCCUPIED FLOOR = 73.02'									
CBC BUILDING HEIGHT = 84.65'									
PROPOSED BUILDING HEIGHT = 84.65'									
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		LEVEL 5	+49'-0"	LEVEL 4	+32'-0"	LEVEL 3	+21'-0"	LEVEL 2	+11'-0"
		LEVEL 1	+0'-0"	GRADE PLANE	+0'-0"	GRADE PLANE	+0'-0"	GRADE PLANE	+0'-0"

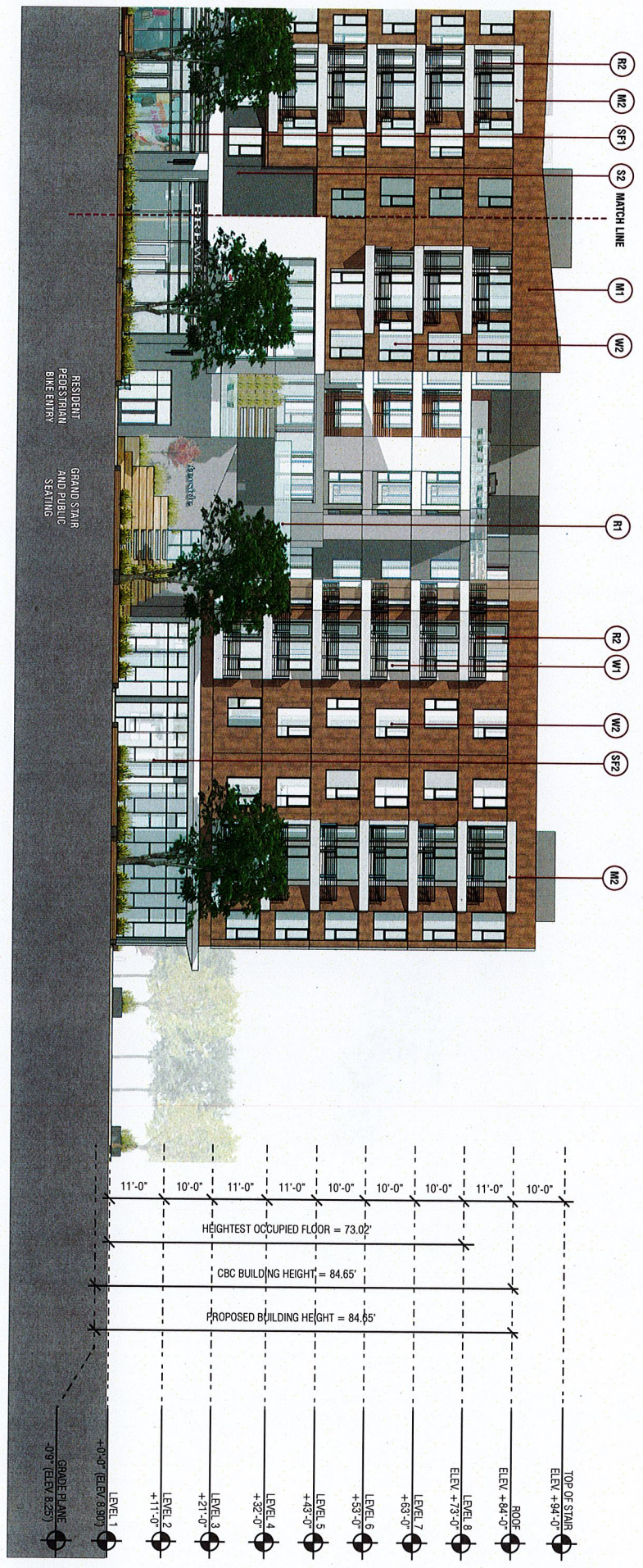
1 - 8TH STREET ELEVATION



STREET ELEVATIONS

A30



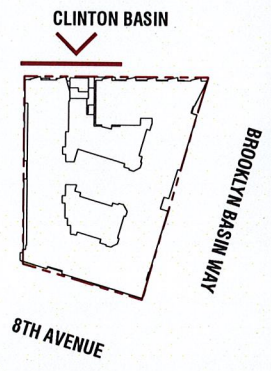


MAX. HIGHEST OCCUPIED FLOOR: 75'
(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 8.88')
HIGHEST OCCUPIED FLOOR: 73.02'

CBC TYPE IIIA MAX HEIGHT: 85'
(MEASURED FROM GRADE PLANE = 8.25')
CBC HEIGHT: 84.65'

MAX HEIGHT ZONING: 86'
(MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25')
ZONING HEIGHT: 84.65'

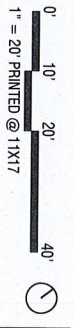
- M: Metal / Composite
- Panelized Material
- ST: Stone Tile
- S: Stucco
- SF: Storefront
- R: Railing
- W: Window
- MS: Metal Screen



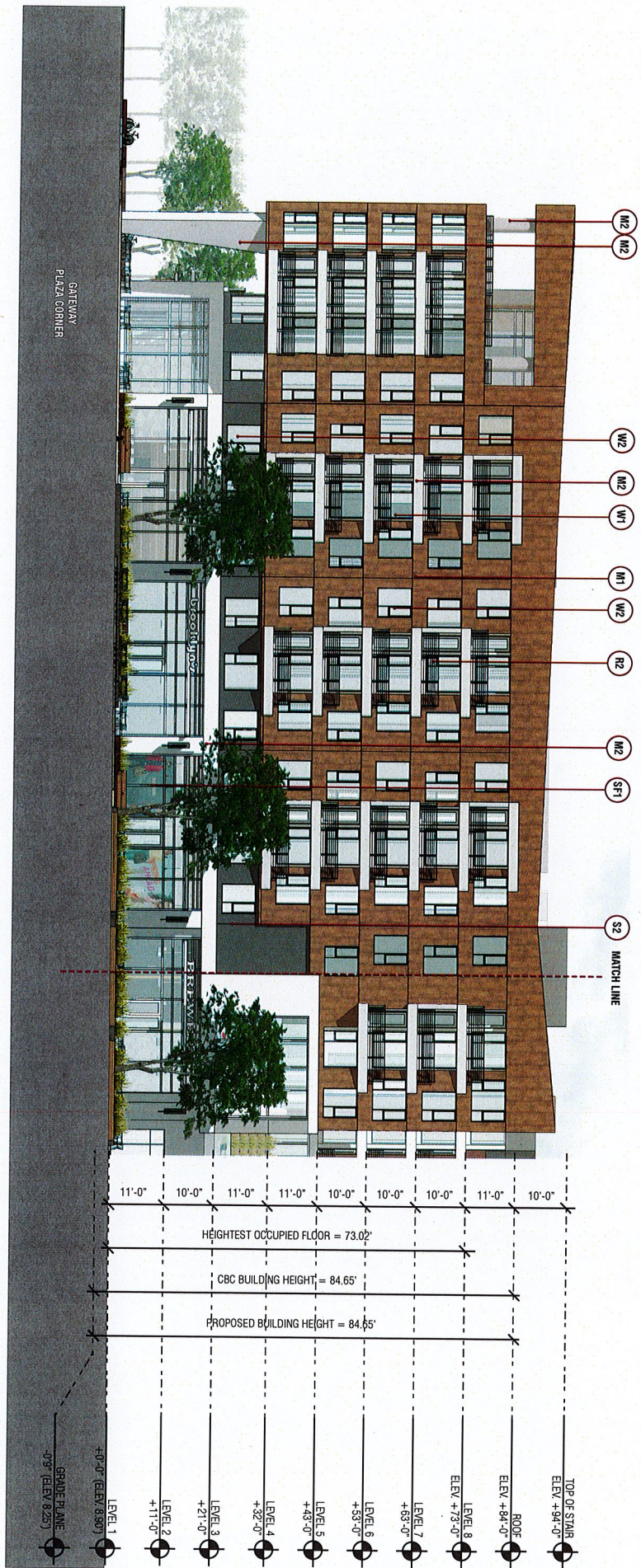
BROOKLYN BASIN
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ENLARGED ELEVATION
CLINTON BASIN



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 ZONING HEIGHT: 84.65'

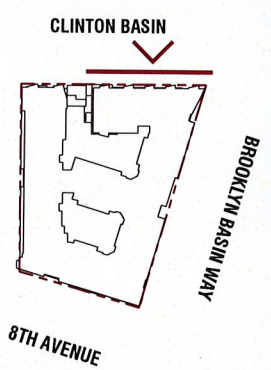
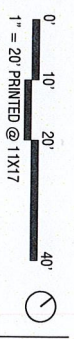
- M: Metal / Composite
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- SF: Stonefront
- R: Railing
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BROOKLYN BASIN
PARCEL H
 OKLAND, CA



SIGNATURE DEVELOPMENT GROUP

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ENLARGED ELEVATION
 CLINTON BASIN



MAX. HIGHEST OCCUPIED FLOOR: 75'
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 8.88)
 HIGHEST OCCUPIED FLOOR: 73.02'

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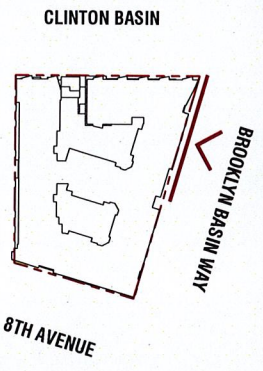
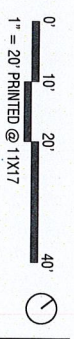
MAX HEIGHT ZONING: 86'
 MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25'
 ZONING HEIGHT: 84.65'

- M: Metal / Composite
- P: Panelized Material
- ST: Stone Tile
- S: Stucco
- SF: Storefront
- R: Railing
- W: Window
- MS: Metal Screen

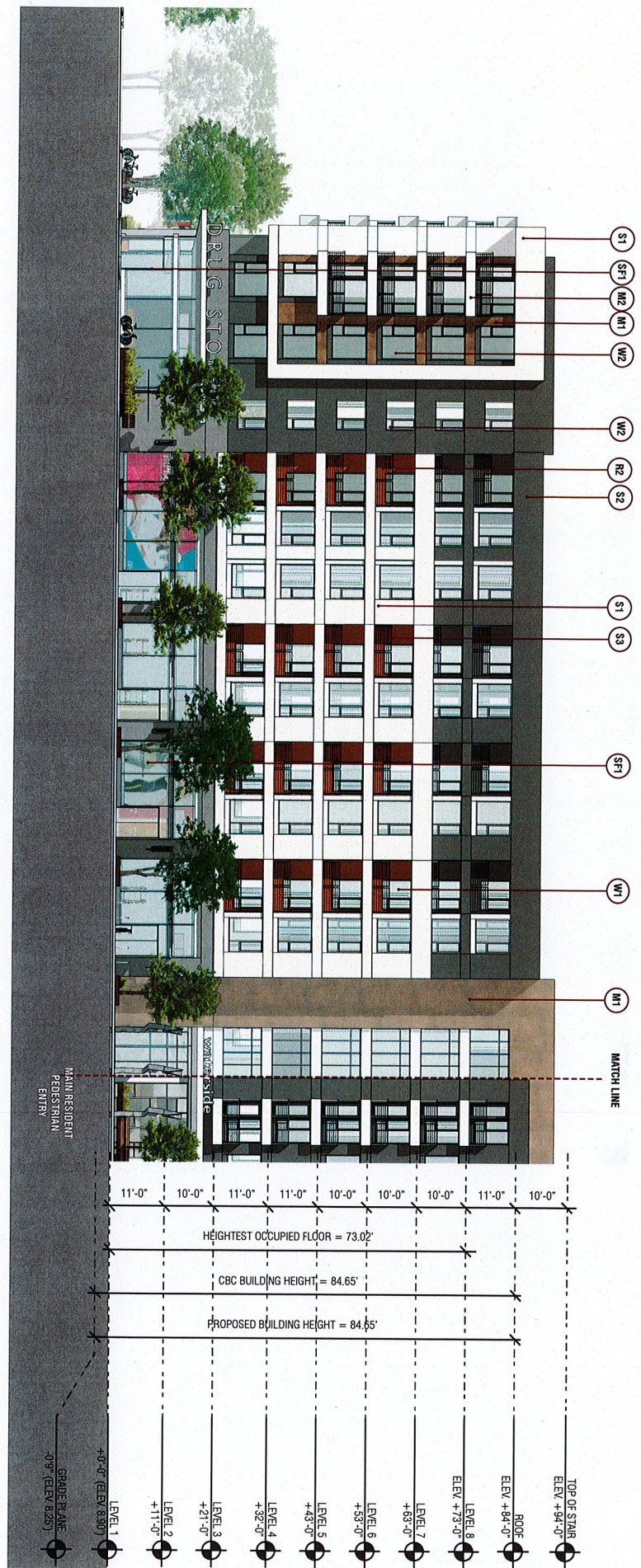
BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



FDP RESUBMITTAL
 SEPTEMBER 12, 2019
 TCA # 2018-090



ENLARGED ELEVATION
 BROOKLYN BASIN WAY

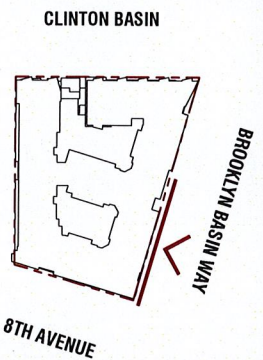


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 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 8.88')
 HIGHEST OCCUPIED FLOOR: 73.02'

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 CBC HEIGHT: 84.65'

MAX HEIGHT ZONING: 86'
 MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25'
 ZONING HEIGHT: 84.65'

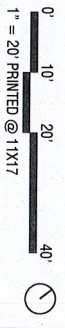
- M: Metal / Composite
- P: Panelized Material
- S.T: Stone Tile
- S: Stucco
- SF: Storefront
- R: Railing
- W: Window
- MS: Metal Screen



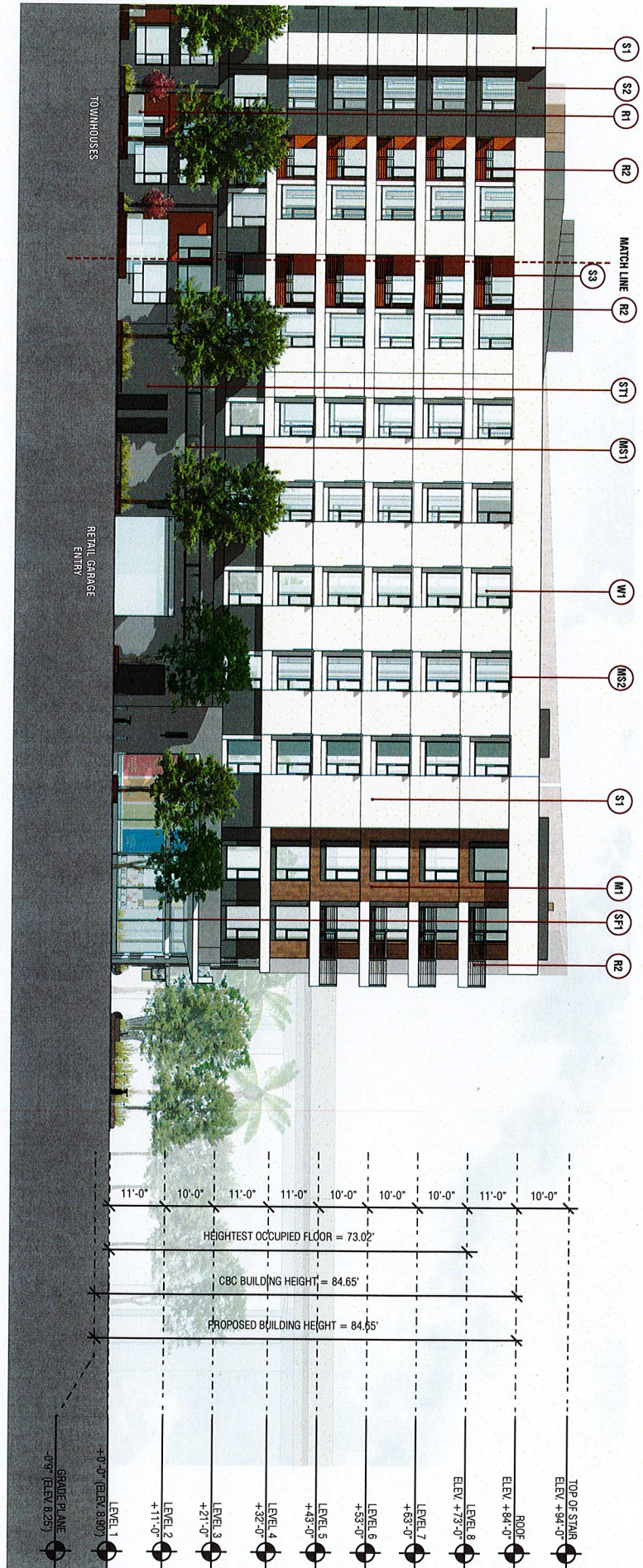
BROOKLYN BASIN
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ENLARGED ELEVATION
 BROOKLYN BASIN WAY



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 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 8.88')
 HIGHEST OCCUPIED FLOOR: 73.02'

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 CBC HEIGHT: 84.65'

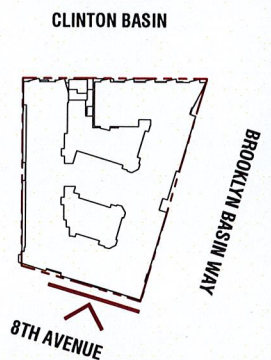
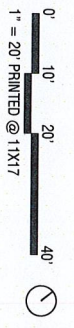
MAX HEIGHT ZONING: 96'
 MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25'
 ZONING HEIGHT: 84.65'

- M: Metal / Composite
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- ST: Stone Tile
- S: Stucco
- SF: Storefront
- R: Railing
- W: Window
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ENLARGED ELEVATION
 8TH AVENUE



MAX. HIGHEST OCCUPIED FLOOR: 75'
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 HIGHEST OCCUPIED FLOOR: 73.02'

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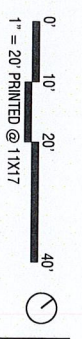
MAX HEIGHT ZONING: 86'
 MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25'
 ZONING HEIGHT: 84.65'

- M: Metal / Composite
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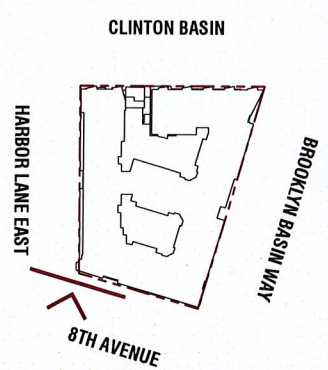
BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



FDP RESUBMITTAL
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ENLARGED ELEVATION
 8TH AVENUE





MAX. HIGHEST OCCUPIED FLOOR: 75'
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 LOBBY = 8.88')
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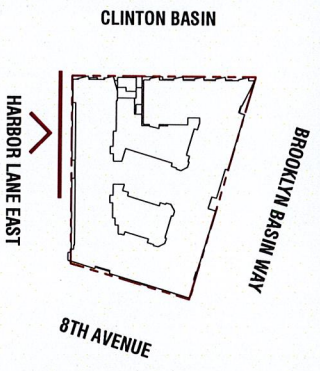
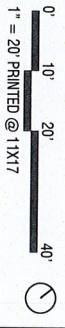
MAX HEIGHT ZONING: 86'
 MEASURED FROM PERPENDICULAR PLANE CONNECTING
 OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE
 PERIMETER OF THE FACILITY = 8.25'
 ZONING HEIGHT: 84.65'

- M: Metal / Composite
- P: Panelized Material
- ST: Stone Tile
- S: Stucco
- SF: Storefront
- R: Railing
- W: Window
- MS: Metal Screen

BROOKLYN BASIN
PARCEL H
 OKLAND, CA



FDP RESUBMITTAL
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ENLARGED ELEVATION
 HARBOR LANE EAST



MAX. HIGHEST OCCUPIED FLOOR: 75'
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 8.88)
 HIGHEST OCCUPIED FLOOR: 73.02'

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 (MEASURED FROM GRADE PLANE = 8.25)
 CBC HEIGHT: 84.65'

MAX HEIGHT ZONING: 86'
 MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 8.25'
 ZONING HEIGHT: 84.65'

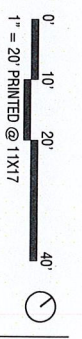
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- ST: Stone Tile
- S: Stucco
- SF: Siderfront
- R: Railing
- W: Window
- MS: Metal Screen

BROOKLYN BASIN
PARCEL H
 OAKLAND, CA

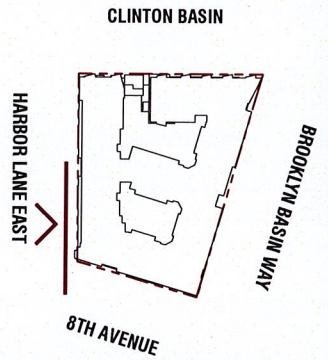


SIGNATURE DEVELOPMENT GROUP

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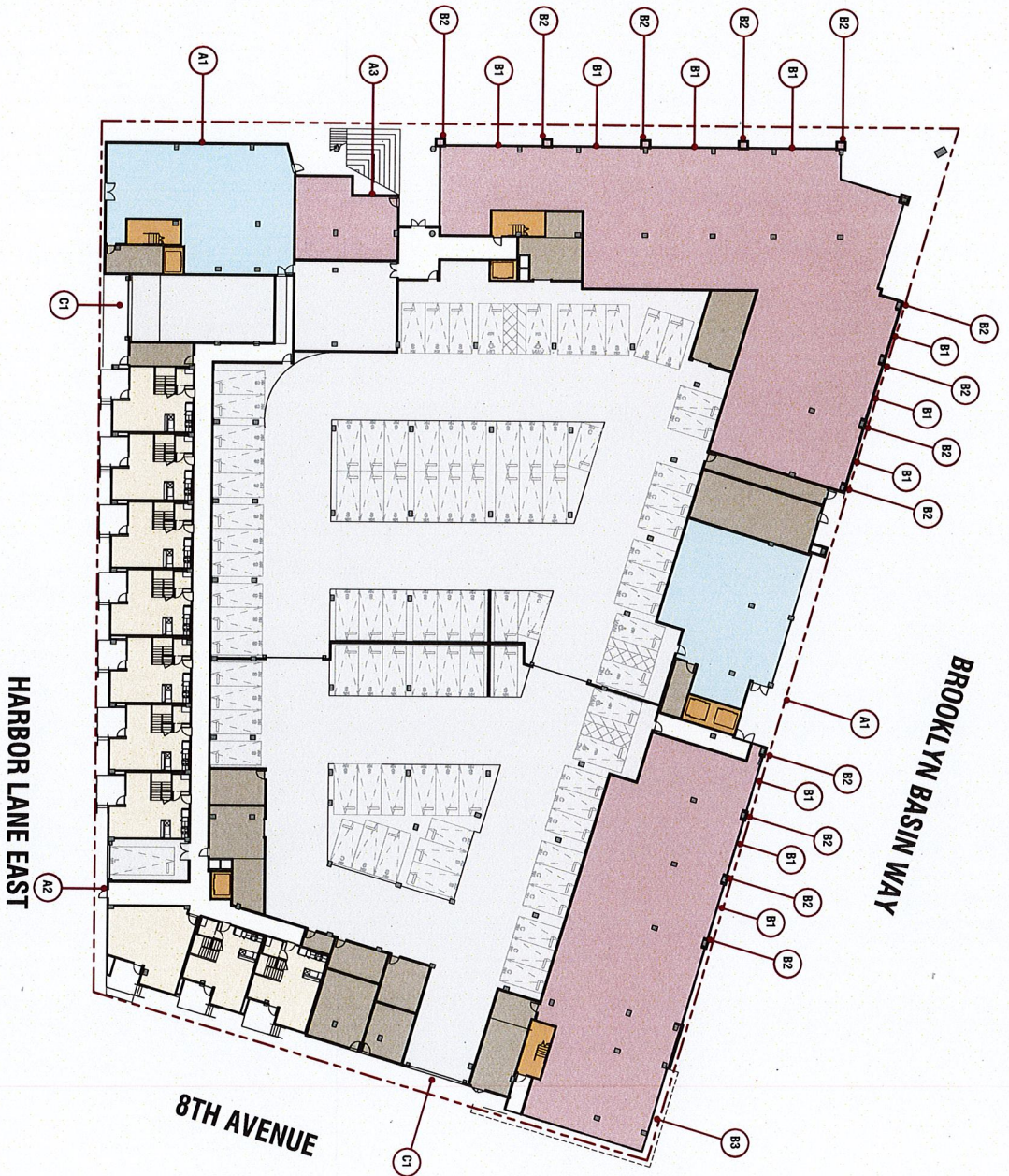


ENLARGED ELEVATION
HARBOR LANE EAST





CLINTON BASIN

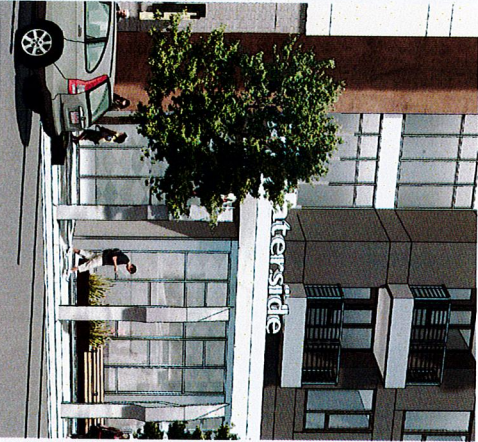
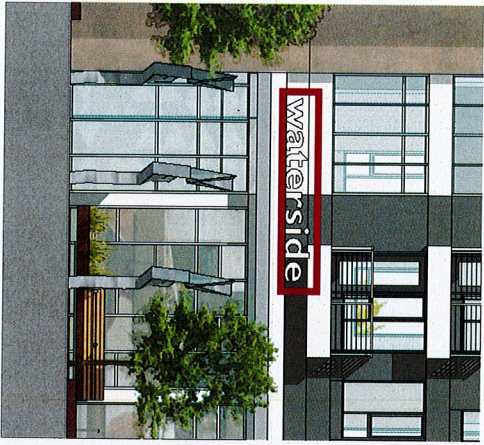
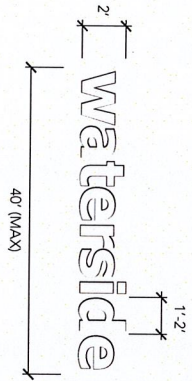


COLOR LEGEND	
[Light Yellow]	UNITS
[Light Yellow]	S - STUDIO
[Light Yellow]	A - ONE BEDROOM
[Light Yellow]	B - TWO BEDROOM
[Light Yellow]	C - THREE BEDROOM
[Light Blue]	LOBBY / LEASING / AMENITY
[Light Blue]	RESIDENTIAL VERTICAL CIRCULATION
[Light Green]	CORRIDOR
[Light Green]	RETAIL
[Light Purple]	COURTYARD
[Light Grey]	PARKING
[Brown]	BOH

- A - RESIDENTIAL SIGNAGE**
- A1 - BUILDING ID AWNING SIGN
 - A2 - RESIDENTIAL ENTRY AWNING SIGN
 - A3 - RESIDENTIAL ENTRY WALL MOUNTED SIGN
- B - RETAIL SIGNAGE**
- B1 - MIXED USE RETAIL AWNING SIGN
 - B2 - MIXED USE RETAIL BLADE SIGN
 - B3 - MAJOR TENANT RETAIL SIGN
- C = WAY FINDING SIGNAGE**
- C1 - PARKING ENTRANCE AWNING SIGN
- ALLOWED RETAIL SIGNAGE:**
- SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (3,504 SF)
- SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET.
- BUILDING STREET FRONTAGE:**
- 300'-9" + 290'-9" + 203'-3" + 373'-5" = 1,168'-1"
- PROPOSED RETAIL SIGNAGE:**
- 10 X B1 = 200 SF
 - 13 X B2 = 97.5 SF
 - 1 X B3 = 176 SF
 - TOTAL = 918 SF

A1 - BUILDING ID

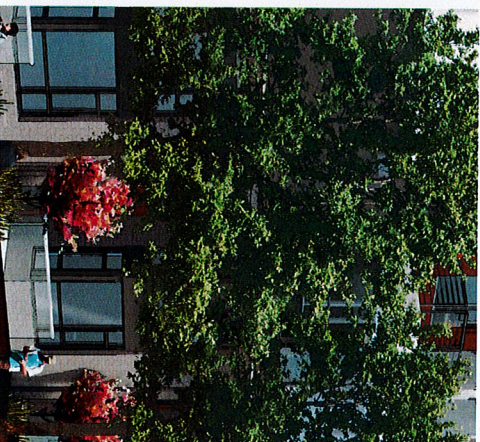
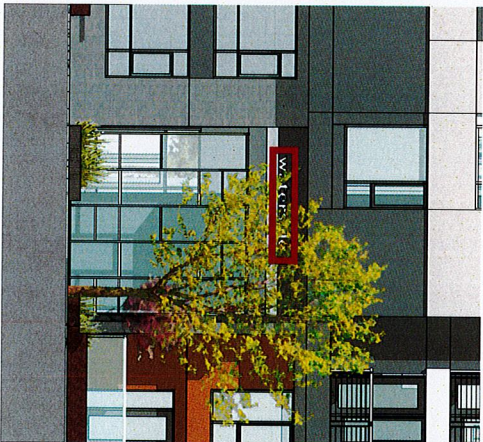
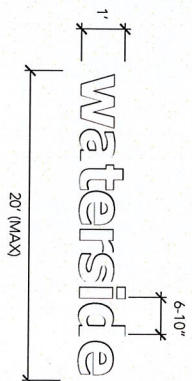
- _AWNING MOUNTED SIGN
- _LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS
- _THEY ARE 6" DEEP, 2" TALL AND AVERAGING 1'-2" IN WIDTH FOR EACH LETTER
- _PROPOSED: 80 SF / 2' (HEIGHT)



ELEVATION: BROOKLYN BASIN WAY

A2 - RESIDENTIAL ENTRY AWNING SIGN

- _AWNING MOUNTED SIGN
- _LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS
- _THEY ARE 2" DEEP, 1" TALL AND AVERAGING 6-10" IN WIDTH FOR EACH LETTER
- _ALLOWED: 20 SF / 1' (HEIGHT)
- _PROPOSED: 20 SF / 1' (HEIGHT)



ELEVATION: 8TH AVENUE

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OKLAND, CA



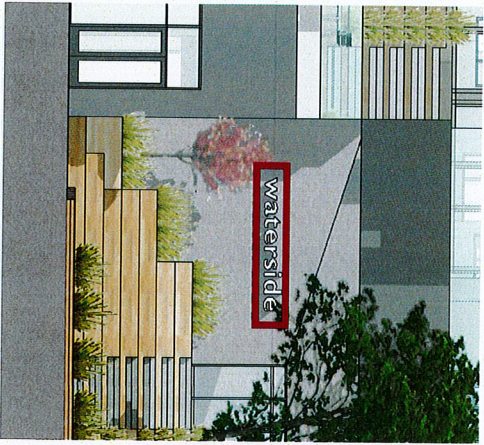
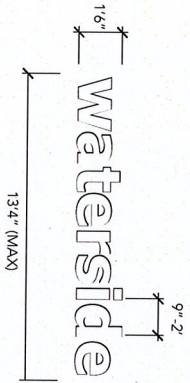
SIGNATURE
DEVELOPMENT
GROUP

FDP RESUBMITTAL
SEPTEMBER 12, 2019
TCA # 2018-090

RESIDENTIAL SIGNAGE

A3 - RESIDENTIAL ENTRY WALL MOUNTED SIGN

- WALL MOUNTED SIGN
- LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
- THEY ARE 9" DEEP, 1 1/8" TALL AND AVERAGING 1 1/8" IN WIDTH FOR EACH LETTER.
- ALLOWED: 20 SF
- PROPOSED: 20 SF



ELEVATION: CLINTON BASIN

BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



SIGNATURE DEVELOPMENT GROUP

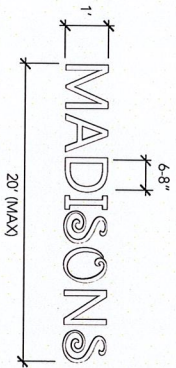
FDP RESUBMITTAL
 SEPTEMBER 12, 2019
 TCA # 2018-090

RESIDENTIAL SIGNAGE

B1 - MIXED USE RETAIL AWNING SIGN

- ALLOWED:
 - LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
 - THEY ARE 2" DEEP, 1" TALL AND AVERAGING 6-8" IN WIDTH FOR EACH LETTER.

- ALLOWED:
 - SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
 - SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET. (2164 SF)
- PROPOSED: 20 SF

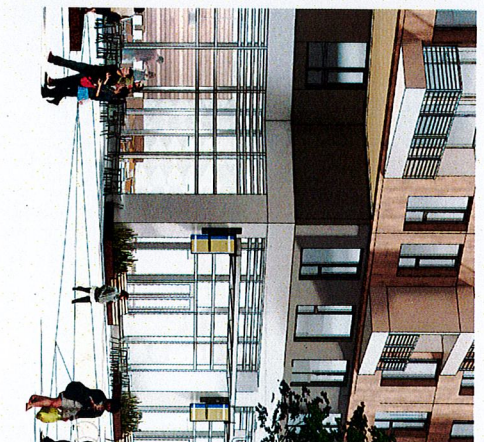
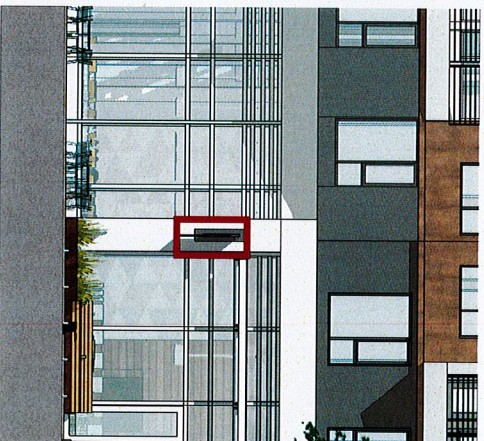
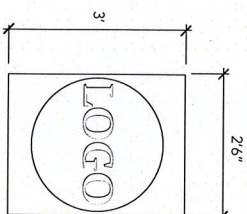


ELEVATION: BROOKLYN BASIN WAY

B2 - MIXED USE RETAIL BLADE SIGN

- ALLOWED:
 - BLADE SIGN IS CONSTRUCTED IN ALUMINUM, AND FINISHED WITH A MATTE CLEAR COAT.
 - MOUNTED 4" OFF A SMALL PLATE, WHICH IS BOLTED DIRECTLY TO WALL.

- ALLOWED:
 - SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
 - SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET. (2164 SF)
- PROPOSED: 7.3 SF



ELEVATION: CLINTON BASIN

BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



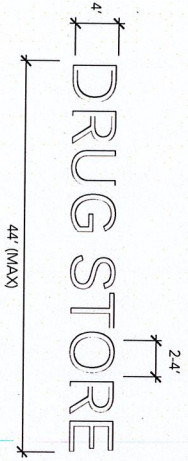
SIGNATURE
DEVELOPMENT
GROUP

FDP RESUBMITTAL
 SEPTEMBER 12, 2019
 TCA # 2018-090

RETAIL SIGNAGE

B3 - MAJOR TENANT RETAIL SIGN

- ALLOWED:
- LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
- THEY ARE 4" DEEP, 4" TALL AND AVERAGING 2.4" IN WIDTH FOR EACH LETTER.
- SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
- SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET. (2164 SF)
- PROPOSED: 176 SF



ELEVATION: BROOKLYN BASIN WAY

BROOKLYN BASIN
PARCEL H
OKLAND, CA



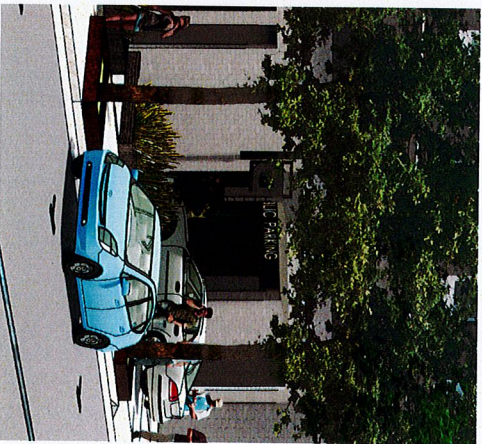
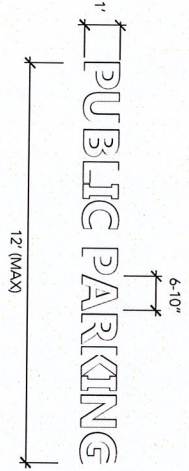
SIGNATURE
DEVELOPMENT
GROUP

FDP RESUBMITTAL
SEPTEMBER 12, 2019
TCA # 2018-090

RETAIL SIGNAGE

C1 - PARKING ENTRANCE WALL MOUNTED SIGN

- _ WALL MOUNTED SIGN
- _ LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS
- _ THEY ARE 1" DEEP, 1" TALL AND AVERAGING 6-10" IN WIDTH FOR EACH LETTER.
- _ ALLOWED: 12 SF
- _ PROPOSED: 12 SF



ELEVATION: 8TH AVENUE

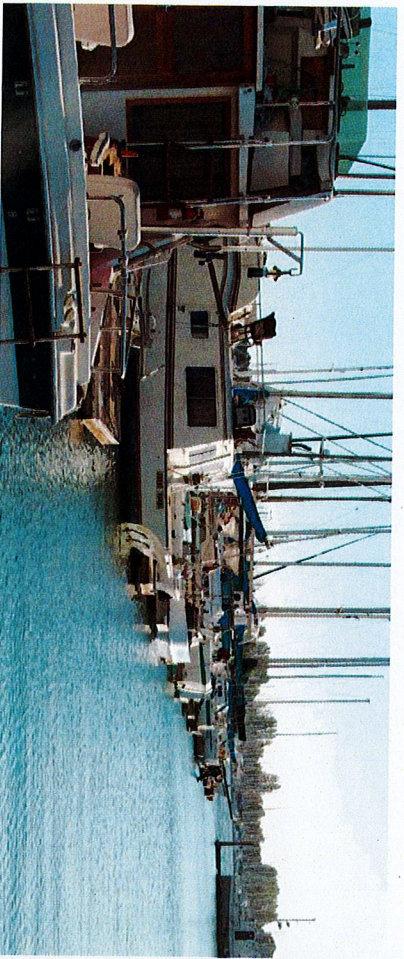
BROOKLYN BASIN
PARCEL H
OAKLAND, CA



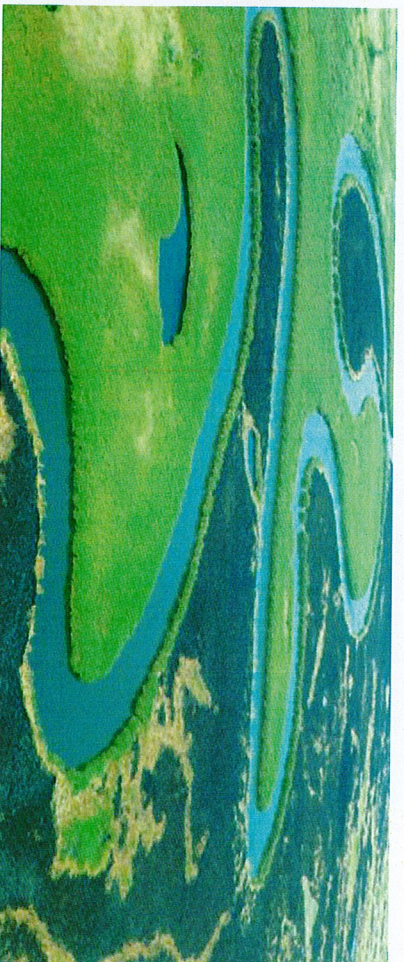
SIGNATURE DEVELOPMENT GROUP

FDP RESUBMITTAL
SEPTEMBER 12, 2019
TCA # 2018-030

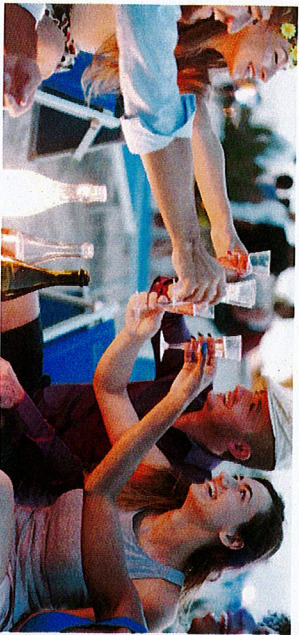
WAY FINDING SIGNAGE



MARINA



RIVER LIKE SETTINGS



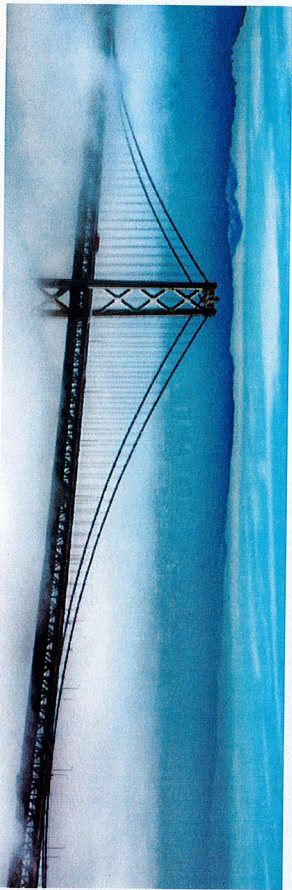
EVENT GATHERINGS



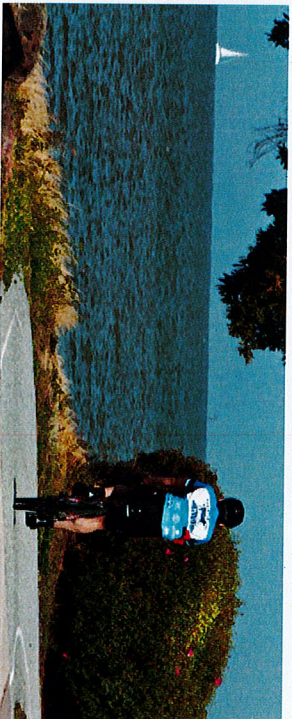
FIRE PIT



LOUNGING



BAY AREA BRIDGES



MULTI-USE TRAILS



ADJACENT BAY TRAIL

BROOKLYN BASIN
PARCEL H
OKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP



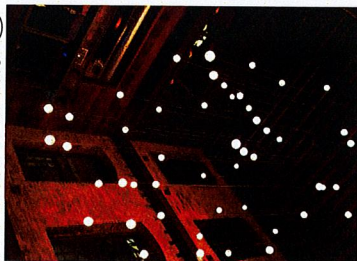
Landscape Architecture + Design

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SEPTEMBER 09, 2019
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LANDSCAPE DESIGN INSPIRATION COLLAGE



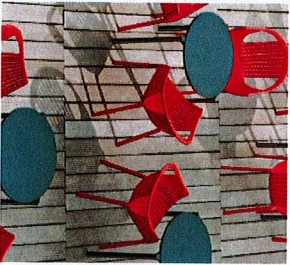
1 INTERACTIVE LED PAVING



2 OVERHEAD LIGHT FEATURE

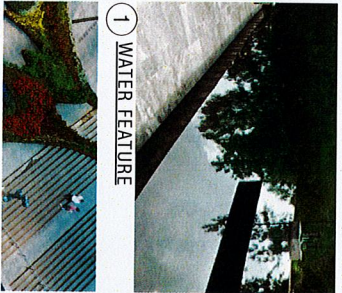
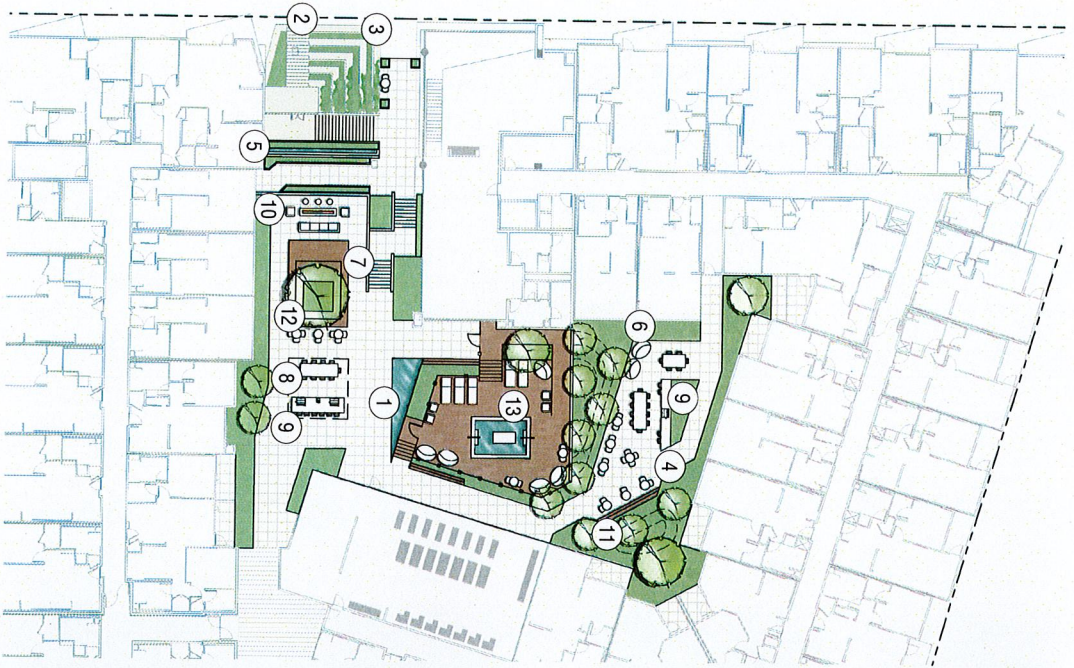


3 ENTRY STAIRS

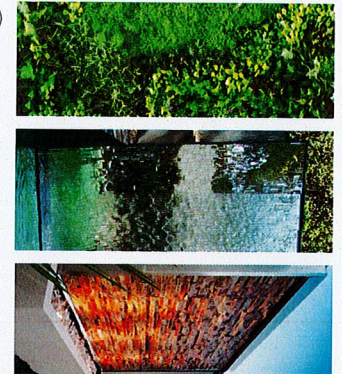


4 CAFE TABLES

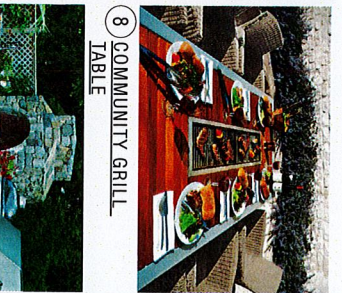




1 WATER FEATURE



5 VERTICAL GARDEN AND WATER FEATURE AT COURTYARD ENTRY



8 COMMUNITY GRILL TABLE



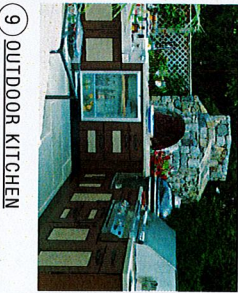
11 PLANTER WITH BENCH



2 STAIRS WITH SEATING AND INTEGRAL PLANTING



6 LOUNGE SEATING



9 OUTDOOR KITCHEN



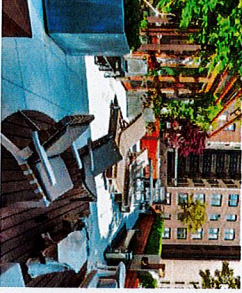
12 TREE LIGHTING



3



13 RAISED SPA DECK AND GLASS SPA ENCLOSURE



4 INTIMATE SEATING AREAS

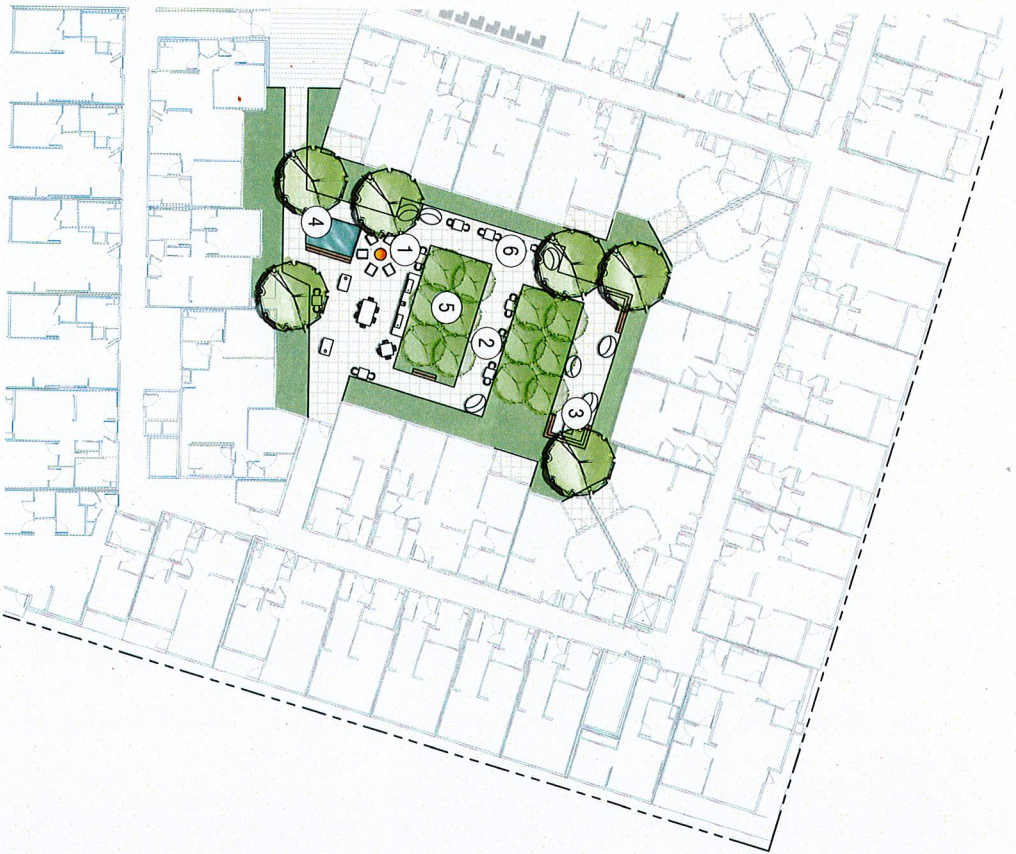


7 TERRACED SEATING

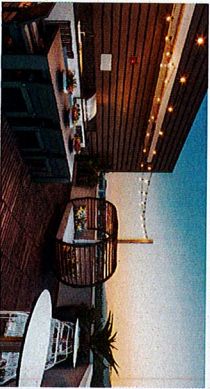


10 FIREPIT LOUNGE





1 FIRE PIT GATHERING SPACE



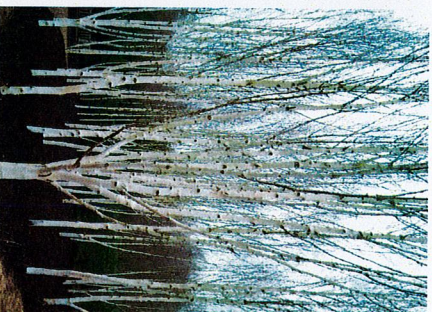
2 MIXED SEATING



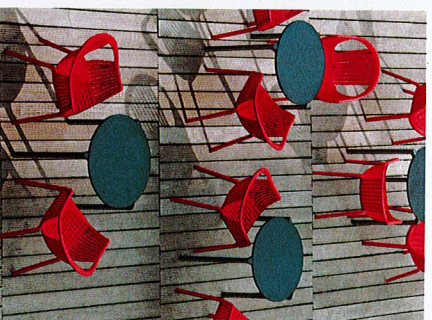
3 QUIET SEATING AREAS



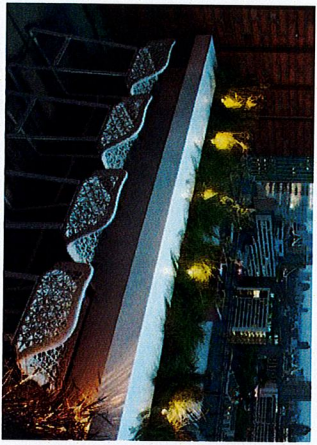
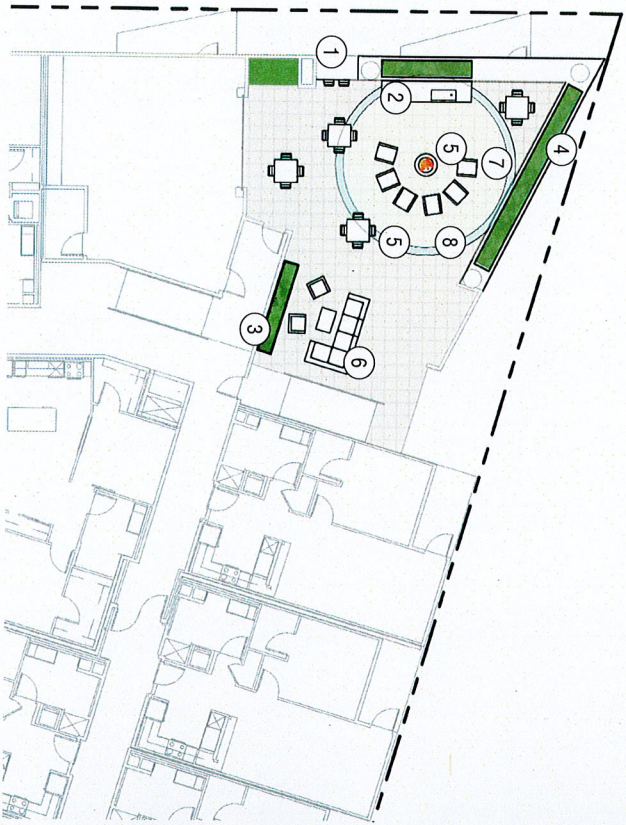
4 WATER PLANT GARDEN



5 TREE GROVE



6 SMALL GROUP SEATING



1 BAR HEIGHT SEATING



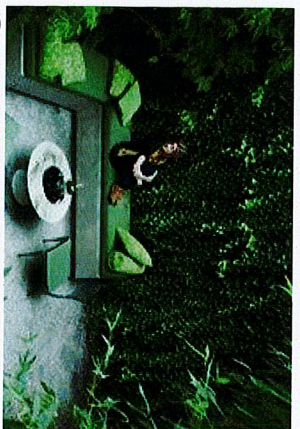
2 BBQ COUNTER W/ PIZZA OVEN



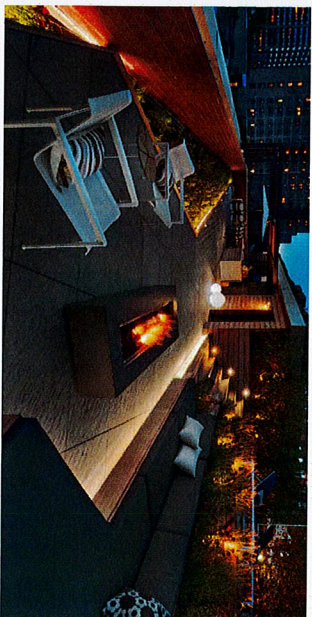
5 FIRE PIT FOCAL FEATURE



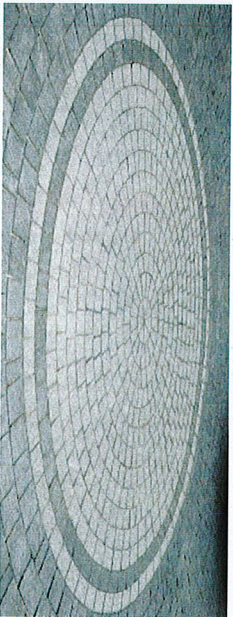
4 PLANTING BUFFER



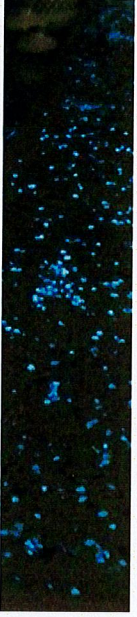
3 GREEN BACKDROP WALL



6 LOUNGE SEATING



6 STONE PAVING



8 PHOTO-LUMINESCENT ACCENT PAVERS OR LED LIGHTING



BROOKLYN BASIN
PARCEL H
OAKLAND, CA



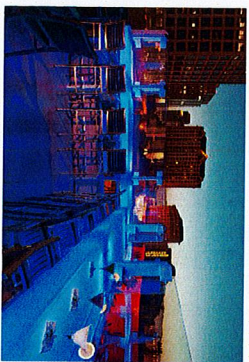
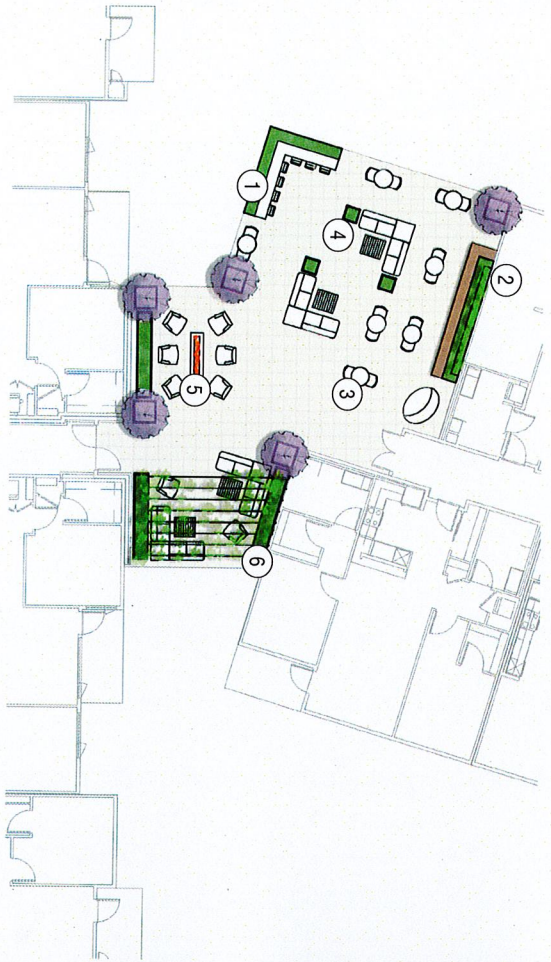
SIGNATURE DEVELOPMENT GROUP



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LEVEL 8 TERRACE

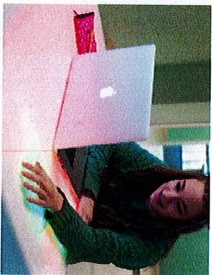




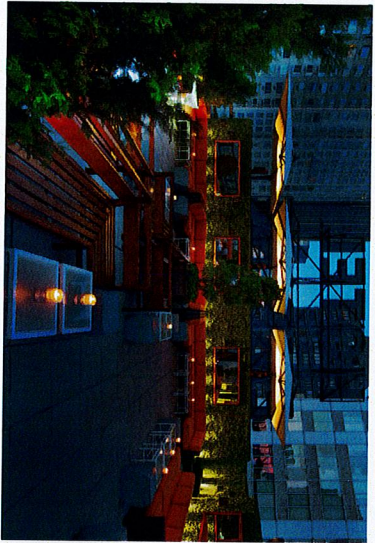
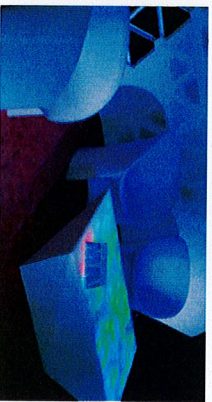
1 LED OVERLOOK BAR



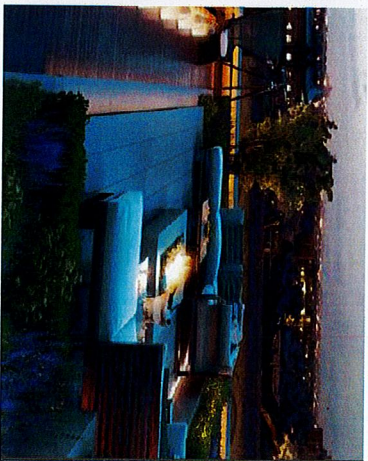
2 VEGGIE GARDEN WALL



3 INTERACTIVE LED CAFE TABLES



4 ACTIVE SOCIAL



5 LOUNGE SEATING WITH FIREPIT



6 OVERHEAD VINE CABLES



PLANT PALETTE						
SHRUB	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WIND USE	
ACCENT TREES	ACER PALMATUS 'SNICO KAWA'	JAPANESE MAPLE	24" BOX	PER PLAN	M	
	ARGENTUS 'MARGA'	STRAWBERRY TREE	24" BOX	PER PLAN	L	
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	PER PLAN	M	
	LAGERSTROEMIA 'MISKOCIE'	LAGERER CORBE AMTLE	24" BOX	PER PLAN	L	
	PODOCARPUS GONOLIOR	PERI PODOCARPUS	24" BOX	PER PLAN	M	
	SECOIA SERRULENSIS	COAST REDWOOD	36" BOX	PER PLAN	H	
	ULMUS PARVIFLORA	CHINESE ELM	24" BOX	PER PLAN	L	
ACCENT TREES	ACER PALMATUS 'SNICO KAWA'	JAPANESE MAPLE	24" BOX	PER PLAN	M	
	ARGENTUS 'MARGA'	STRAWBERRY TREE	15 GAL	PER PLAN	L	
	CASSIA LEPTOPHYLLA	GOLDEN WEDDING TREE	24" BOX	PER PLAN	L	
	FAGUS SYLVATICA 'TAMUCK'	PANUCK EUROPEAN BEECH	24" BOX	PER PLAN	M	
	FELIX SELTOWIANA	PENICILLÉ GUAVA	15 GAL	PER PLAN	M	
	GINKGO BILOBA 'FARGINGTON	PINNACLED SENTRY	24" BOX	PER PLAN	M	
	SENTERY	MODERNIA TREE	24" BOX	PER PLAN	M	
	PAVONIA GEMMATA 'RED SILK'	RED SILK PINKERMANIE	15 GAL	PER PLAN	L	
LARGE SHRUBS	PHOTOPHYLLA TOBIANA	MOCK ORANGE	5 GAL	6'-0" OC	L	
	RYHAMUS ALTERNUS	WARGATED ITALIAN BLOCHTRON	5 GAL	6'-0" OC	L	
	'ARGENTOMERKIA'	PINK FLOURED CORBANT	5 GAL	6'-0" OC	L	
	RIEES SAUNGINQUEM VAR. GILTIUSIUM	BELLS OF FIRE TECOMA	5 GAL	4'-0" OC	L	
	TECOMA X BELLS OF FIRE		5 GAL	4'-0" OC	L	
MEDIUM SHRUBS, GRASSES, & FERRENIUMS	ACACIA COSONIA 'COUSIN IT'	LITTLE RIVER WHITE	5 GAL	3'-0" OC	L	
	ACACIA ATTENUATA 'NOVA'	BLUE FOX TAIL ACACIA	1 GAL	3'-0" OC	L	
	CHONOROPHYLLUM TECTONUM	CAPE RUSH	1 GAL	3'-0" OC	L	
	CORBEA VIMS WINDSOR'	AUSTRIAN FLICKER	5 GAL	3'-0" OC	L	
	GASTALIA ARGENTENSIS	SILVER DOLLAR PLANT	5 GAL	3'-0" OC	L	
	GALUNZA SPECIOSA 'PINK PAINTER'	ISLAND SANDPACON	5 GAL	3'-0" OC	L	
	LOMANERA LONGIFOLIA 'BEEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L	
	MILITERRERA ROSES	DEER GRASS	1 GAL	4'-0" OC	L	
	OLEA EUROPEA 'MONTEU'	LITTLE OLE	5 GAL	3'-6" OC	L	
	PHOTOPHYLLA 'WHEELERS DWARF'	WARGATED MOCK ORANGE	5 GAL	4'-0" OC	L	
SMALL SHRUBS, GRASSES, & FERRENIUMS	ACONITUM SP	ACONITUM	1 GAL	2'-0" OC	L	
	ALOE PUNCTATUS	FAN ALOE	1 GAL	3'-0" OC	L	
	ANDROZANTHOS 'ORANGE CROSS'	KINGSDOM PINK	5 GAL	2'-0" OC	L	
	ASPHODIUM ELAION	COST IRON PLANT	1 GAL	2'-0" OC	L	
	BOUTELOIA GRACILIS 'BLONDE'	BLONDE AMBITION BLUE GRAMA GRASS	1 GAL	2'-6" OC	L	
	AMBLITON	KAFFIR LILY	5 GAL	2'-0" OC	L	
	CYMA MANUA	SINIGRA BLUE ESCOUE	1 GAL	2'-0" OC	L	
	FESTUCA DIMORPHENS 'SANTOU'	RED TUCCA	1 GAL	2'-0" OC	L	
	HEPERALICE PANETIOLA 'FEREK'	ISLAND ALUM ROOT	1 GAL	1'-6" OC	L	
	HELODORA MAXIMA	SILVER SPONGS	1 GAL	2'-0" OC	L	
	KALANCHOE BRACHYATA	ORANGE LIPSTIA	1 GAL	2'-0" OC	L	
	LIBERTIA FERGUSONIS	SEA LAVENDER	1 GAL	3'-0" OC	L	
	LIPONIA REZILI	SEASCAPE MAT RUSH	1 GAL	2'-6" OC	L	
	LOMANERA CONERTIOLA 'SEASCAPE'					
GROUNDCOVERS	ACHTILLEA MILETIFOLIA 'CAMEL'	YARROW	1 GAL	2'-0" OC	L	
	PERCHARRIS PULCHRA 'PACON'	DWARF COYOTE BRUSH	5 GAL	6'-0" OC	L	
	GEANODIUS HERBERTIUM	HIGEST BUNCH BURGESSII	1 GAL	4'-0" OC	L	
	COROPHILA VARI 'VAREGANT'	CREATING WARRIOR PLANT	1 GAL	4'-0" OC	L	
	SEROPHILA HODGERIANA	HIMALAYAN SWEET BOX	5 GAL	6'-0" OC	L	
	HIMILUS					

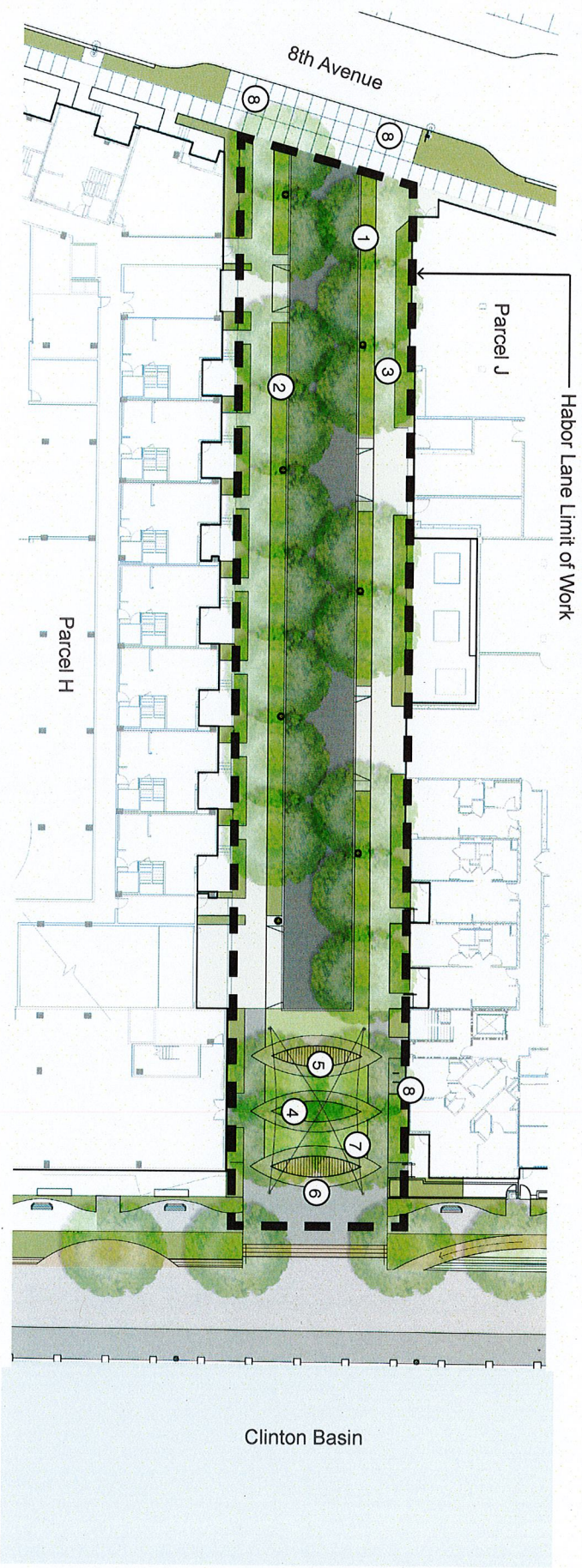
VINES						
BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WIND USE		
BODIANVILLEA SP	BODIANVILLEA	5 GAL	PER PLAN	L		
DISTICHS BLOCCANVORA	RED TRILBERT VINE	5 GAL	PER PLAN	M		
FICUS PUMILA	CREeping FIG	5 GAL	PER PLAN	L		
FICUS PUMILA 'VAREGANT'	WARGATED CREeping FIG	5 GAL	PER PLAN	M		
TRACHELOSPERMUM JASMINODES 'VAREGANT'	WARGATED STAR JASMINE	5 GAL	PER PLAN	M		

IRRIGATION DESIGN INTENT

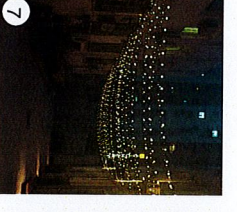
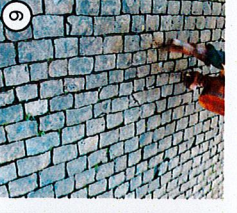
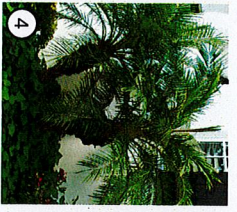
- THESE PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), THE CITY OF OAKLAND, AND ALAMEDA COUNTY WATER DISTRICT.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
- THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP AND BUBBLER DISTRIBUTION, AND ROTORS WITH WATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
- ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
- THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

PLANTING DESIGN INTENT

- ALL TREES WITHIN 5' OF PAVEMENT SHALL USE TREE ROOT BARRIERS.
- THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF MEDITERRANEAN-STYLE, NATIVE, AND DROUGHT-TOLERANT PLANT SPECIES TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLEMENT THE ARCHITECTURE AND SETTING.
- PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER-USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PLANT LIST, WUCOLS.IV.
- 80% OF PLANT MATERIAL TO BE NATIVE OR LOW WATER USE AND FOLLOW MWELO GUIDELINES.
- NO PLANT CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC WILL BE USED.
- THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING.
- PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.
- TREE LOCATIONS SHALL BE DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE.
- ALL PLANTING AREAS SHALL RECEIVE A 3-INCH LAYER OF MULCH.
- TREE PLACEMENT SHALL FOLLOW CITY OF OAKLAND UTILITY CLEARANCE GUIDELINES.



- LEGEND**
1. Street Tree
 2. Planting Area
 3. 6'-0" Sidewalk
 4. Tropical Planter
 5. Communal Bench
 6. Garden Walk
 7. Catenary Lights
 8. Bike Parking

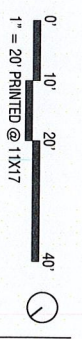


BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



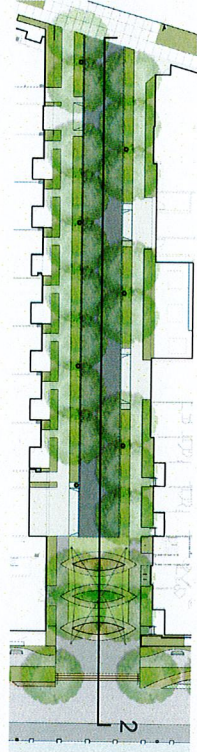
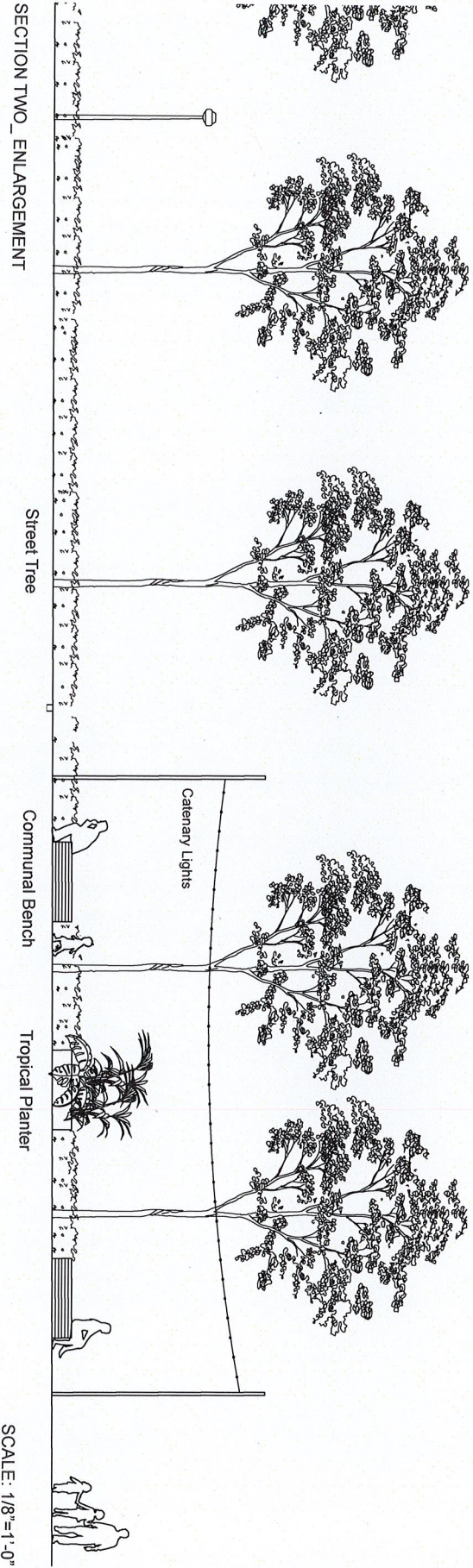
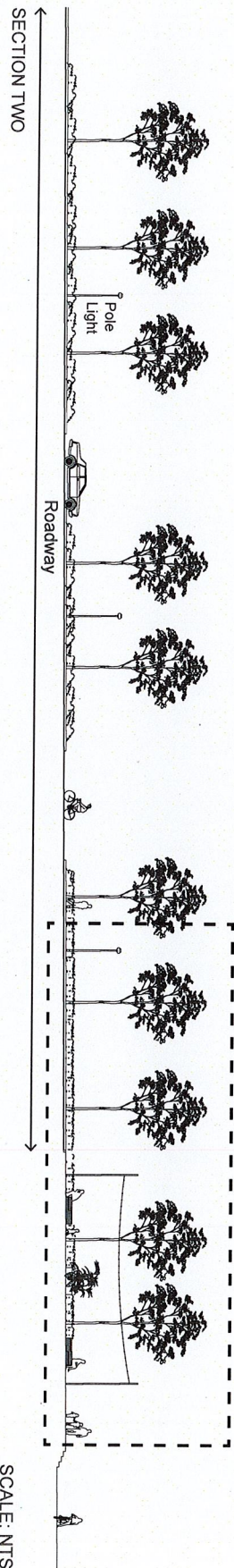
SIGNATURE DEVELOPMENT GROUP

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HARBOR LANE
 ILLUSTRATIVE PLAN





BROOKLYN BASIN
PARCEL H
 OAKLAND, CA

ENVIRONMENTAL
 SIGNATURE
 DEVELOPMENT
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 TCA # 2018-090

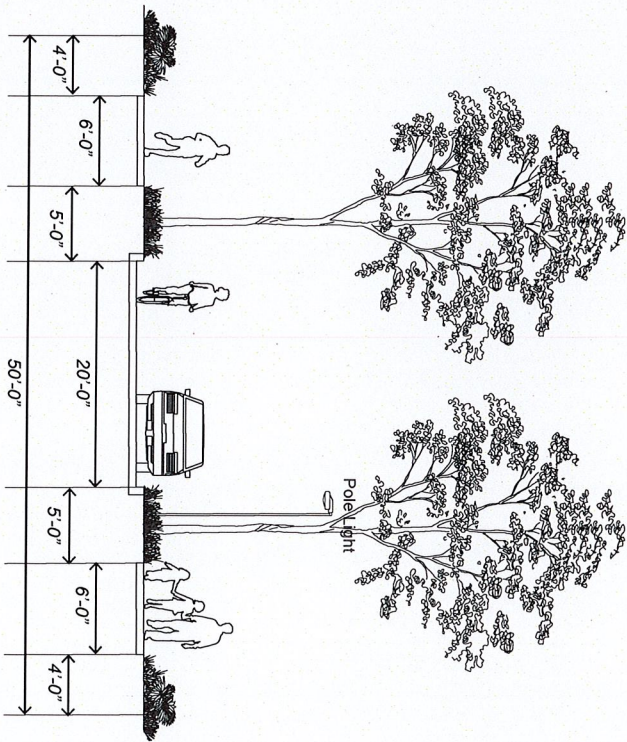
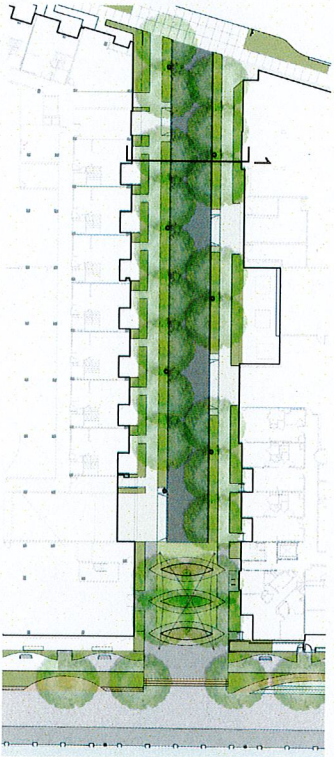
HARBOR LANE
 CENTERLINE SECTION

BROOKLYN BASIN
PARCEL H
 OAKLAND, CA



**SIGNATURE
 DEVELOPMENT
 GROUP**

FDP SUBMITTAL
 SEPTEMBER 09, 2019
 TCA # 2019-090



SECTION ONE

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



Atrocarpus gracillior



Hakonechloa macra



Stamped Asphalt



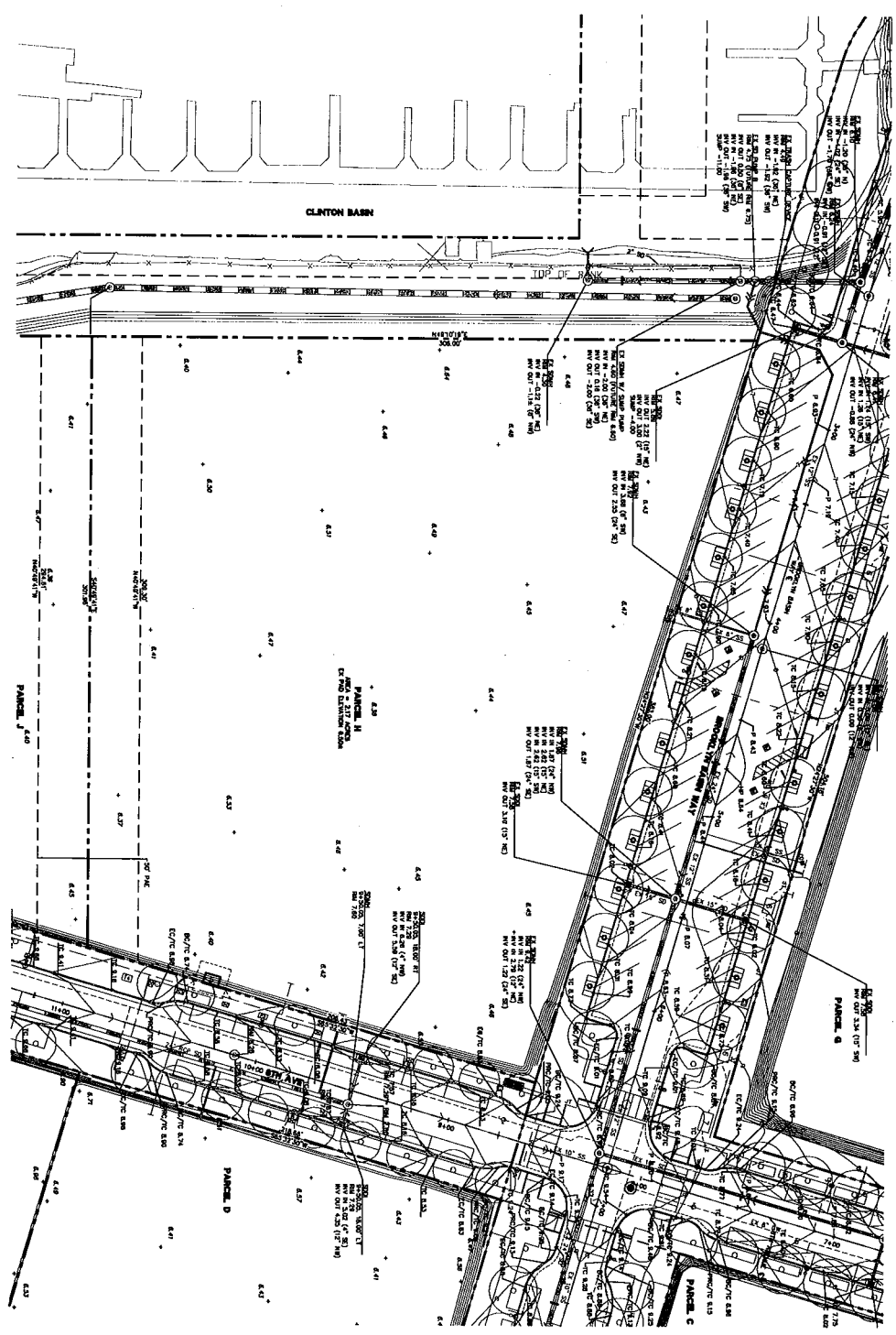
Colored Concrete

**HARBOR LANE
 CROSS SECTION**

BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS THE CITY OF OAKLAND SURVEY SYSTEM, ESTABLISHED BY THE CITY ENGINEER OF THE CITY OF OAKLAND IN 1853. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA.

BENCHMARK
 THE BENCHMARK IS THE CITY OF OAKLAND SURVEY SYSTEM, ESTABLISHED BY THE CITY ENGINEER OF THE CITY OF OAKLAND IN 1853. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA.

BASIS OF SURVEY
 THE BASIS OF SURVEY IS THE CITY OF OAKLAND SURVEY SYSTEM, ESTABLISHED BY THE CITY ENGINEER OF THE CITY OF OAKLAND IN 1853. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA.



CITY	FOOT	INCH	MILL
1. TO CHANGE FROM CITY ELEVATION TO A FOOT	1.0000	1.0000	1.0000
2. TO CHANGE FROM CITY ELEVATION TO A MILL	1.0000	1.0000	1.0000
3. TO CHANGE FROM CITY ELEVATION TO A MILL	1.0000	1.0000	1.0000

DESCRIPTION	UNIT	CONVERSION FACTOR
1. TO CHANGE FROM CITY ELEVATION TO A FOOT	FEET	1.0000
2. TO CHANGE FROM CITY ELEVATION TO A MILL	MILLIMETERS	304.8000
3. TO CHANGE FROM CITY ELEVATION TO A MILL	MILLIMETERS	304.8000

NOTES:
 1. THE CITY ENGINEER HAS REVIEWED THIS SURVEY PLAN AND HAS APPROVED IT FOR THE CITY OF OAKLAND. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA. THE SURVEY SYSTEM IS BASED ON THE NORTH POLE OF THE CITY OF OAKLAND, CALIFORNIA.

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DATE: 09/09/2019
 DRAWN BY: TSS
 CHECKED BY: TSS
 APPROVED BY: TSS
 SCALE: AS SHOWN

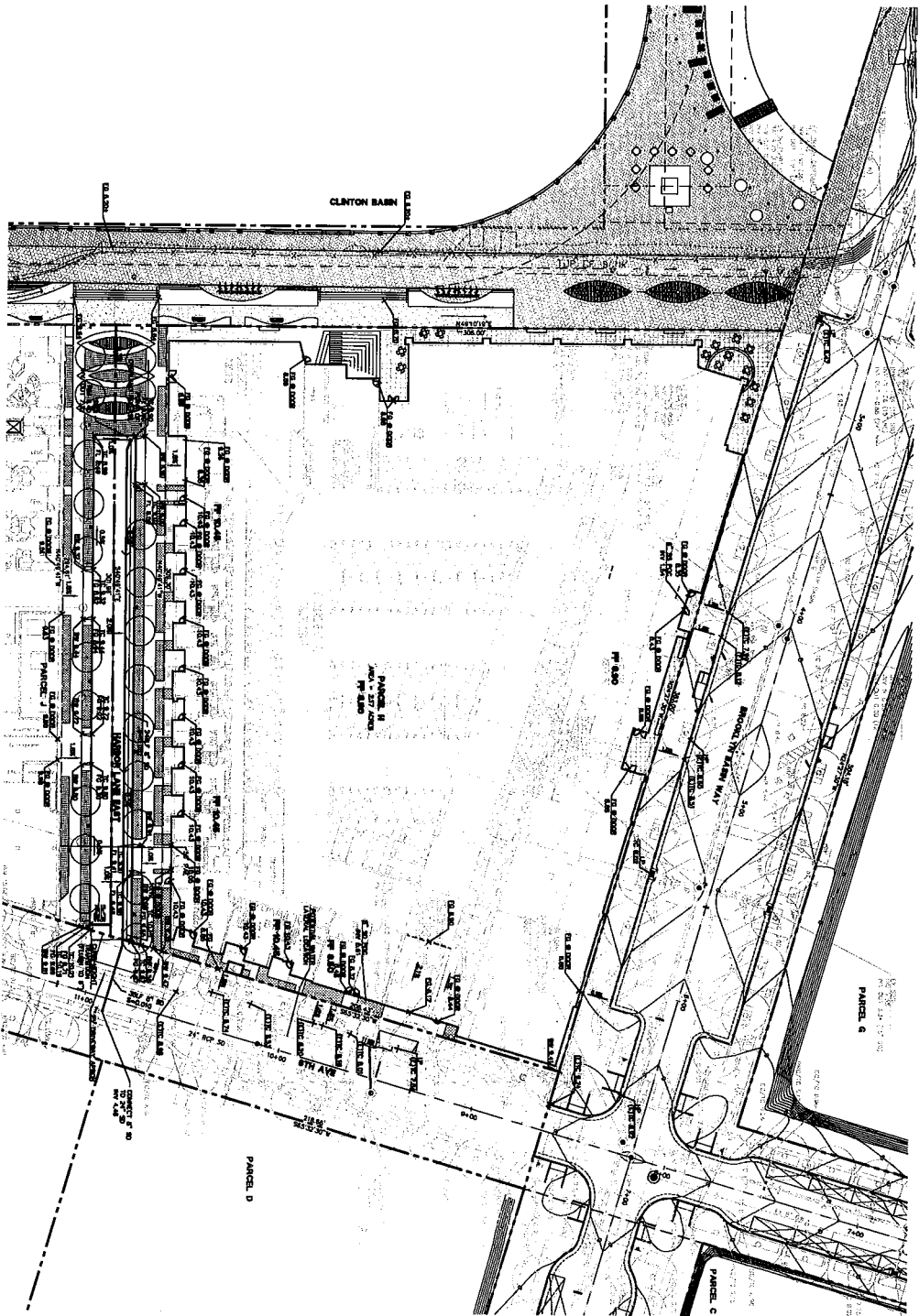
NO.	DATE	BY	DESCRIPTION
1	09/09/2019	TSS	DATE PLOTTED
2	09/09/2019	TSS	DATE PLOTTED
3	09/09/2019	TSS	DATE PLOTTED

**BROOKLYN BASIN
 PARCEL H
 SURVEY PLAN
 ALAMEDA COUNTY**

CITY OF OAKLAND

BKF100 255 SHORELINE DR., SUITE 200, REDWOOD CITY, CA 94065
 650.962.4300
 www.bkf.com

ENGINEERS, SURVEYORS, PLANNERS



NOTES:
 1. VERIFY ALL EXISTING UTILITIES AND RECORD THEM ON THE PLAN.
 2. VERIFY ALL EXISTING GRADES AND RECORD THEM ON THE PLAN.
 3. VERIFY ALL EXISTING EROSION CONTROL MEASURES AND RECORD THEM ON THE PLAN.
 4. VERIFY ALL EXISTING LAND USES AND RECORD THEM ON THE PLAN.
 5. VERIFY ALL EXISTING ZONING REGULATIONS AND RECORD THEM ON THE PLAN.
 6. VERIFY ALL EXISTING PERMITS AND RECORD THEM ON THE PLAN.
 7. VERIFY ALL EXISTING CONTRACTS AND RECORD THEM ON THE PLAN.
 8. VERIFY ALL EXISTING AGREEMENTS AND RECORD THEM ON THE PLAN.
 9. VERIFY ALL EXISTING DISPUTES AND RECORD THEM ON THE PLAN.
 10. VERIFY ALL EXISTING LEGAL MATTERS AND RECORD THEM ON THE PLAN.

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 09/08/2018
 DATE
 JAMES J. STANLEY, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 No. 7418
 STATE OF CALIFORNIA
 CIVIL ENGINEER
 BUREAU OF ENGINEERS
 INC.

Date	09/08/2018
Scale	1"=50'
Drawn	AS
Checked	ML
Approved	AS
Sheet No.	2 of 2
Project No.	C20

CITY OF OAKLAND
BROOKLYN BASIN
PARCEL H
PROPOSED GRADING AND UTILITY PLAN
 ALAMEDA COUNTY
 CALIFORNIA

BKF100
 YEARS
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