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City of Oakland
Planning & Zoning Division

ATTACHMENT A



**BROOKLYN
BASIN**

**Brooklyn Basin
Terrace Apartments**

Final Development Plan
for the city of Oakland

BROOKLYN BASIN | PARCEL 11
OAKLAND, CA

BAR architects
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

**SIGNATURE
DEVELOPMENT
GROUP**



BKF
100% PARTNERS

DATE: 08.22.2016
PROJECT NO. 15023

DRAWN BY:
CHECK BY:

SCALE:

01

COVER

PROJECT DESCRIPTION

The project is composed of one building on one parcel. The site is located at 8th Street, Clinton Lane and 8th Streets and includes one new construction multi-family/mixed use building, with at grade enclosed parking.

● Podium: composed of double height level in Type IA construction with a total square footage of approx. 84,000 SF, comprising of parking and residential units and 2800 SF of commercial space.

● Type IIIA construction at levels 3 – 7, including mezzanine level within level 7 residential units.

● Building Occupancies are Group R-2 (Residential Units), Group M (Commercial), Group S-2 (Enclosed Parking)

● 7 stories above grade plane + Mezzanine

PROJECT DATA SUMMARY

BUILDING ADDRESS:
ASSESSOR'S PARCEL NUMBER:
SITE AREA: 1.54 ACRES
GROSS BUILDING AREA: 308,270 SF
NUMBER OF STORIES: 7 + MEZZANINE
TYPE OF CONSTRUCTION: III-A - OVER I-A PODIUM
LIFE SAFETY: NFPA 13
OCCUPANCY GROUP: R2, M

USABLE OPEN SPACE SQFT	
PODIUM	14,000
ROOF DECK	3,830
PRIVATE OPEN SPACE	11,871*
TOTAL	42,000
*2 PER OAKLAND PLANNING CODE CHAPTER 17.126.020	

REQUIRED: MINIMUMUM OF 150' X 24' UNITS = 36,150 SQUARE FEET OF USABLE OPEN SPACE REQUIRED.

UNIT TYPES

STUDIO: 26
1 BDRM: 108
2 BDRM: 59
3 BDRM: 4
LOFT: 26
TOWNHOUSE: 18
UNITS TOTAL: 241

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 50% of the allocation of the development parcel receiving the transferred units.

Table A shows the original density distribution across the 13 parcels.

Table B shows the proposed density distribution that transfers 66 units from parcel A to B, which is a 37.5% increase in the allocation of the receiving parcel, which is below the 50% allocation cap.

TABLE A : ORIGINAL DEVELOPMENT PARCELS

	A	B	C	D	E	F*	G*	H	J	K	L	M	N	Total
Net Acres	2.38	1.53	1.48	1.46	1.20	1.75	2.72	2.08	1.84	1.69	1.45	2.60	0	22.18
No. D.U.	407	175	175	131	165	300	375	339	322	146	390	0	0	3,100
D.U./Net Acre	171	114	118	120	108	94	110	180	184	190	101	292	0	140

* These two parcels are designated for 465 units of affordable housing. Refer to the Conditions of Approval for the project and the Development Agreement, Exhibit L, for the details of the affordable housing obligations.

TABLE B: CURRENT DEVELOPMENT PARCELS

	A	B	C	D	E	F*	G*	H	J	K	L	M	N	Total
Net Acres	2.38	1.53	1.48	1.46	1.20	1.75	2.72	2.08	1.84	1.69	1.45	2.60	0	22.18
No. D.U.	341	241	175	175	131	165	300	375	339	322	146	390	0	3,100
D.U./Net Acre	143	158	118	120	108	94	110	180	184	190	101	292	0	140

* These two parcels are designated for 465 units of affordable housing. Refer to the Conditions of Approval for the project and the Development Agreement, Exhibit L, for the details of the affordable housing obligations.

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PROJECT INFO

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100-YEAR PLANNERS

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- 32 LANDSCAPE DRAWING
- 33 LANDSCAPE DRAWING

PROJECT DIRECTORY

DEVELOPER

SIGNATURE GROUP
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 OAKLAND, CA 94612
 CONTACT DEBORAH TU : DTU@SIGNATUREDEVELOPMENT.COM

ARCHITECT

BAR ARCHITECTS
 901 BATTERY STREET, SUITE 300
 SAN FRANCISCO, CA 94111
 CONTACT BRADLEY SUGARMAN: BSUGARMAN@BARARCH.COM

LANDSCAPE ARCHITECT

BRUCE JETT ASSOCIATES
 2 THEATRE SQUARE, SUITE 218
 ORINDA, CA 94563
 CONTACT BRUCE JETT: BRUCEJ@LANDSARCH.COM

CIVIL

BKF ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 CONTACT ASHLEY STANLEY: ASTANLEY@BKF.COM

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SHEET INDEX

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AERIAL PERSPECTIVE
LOOKING NORTHWEST

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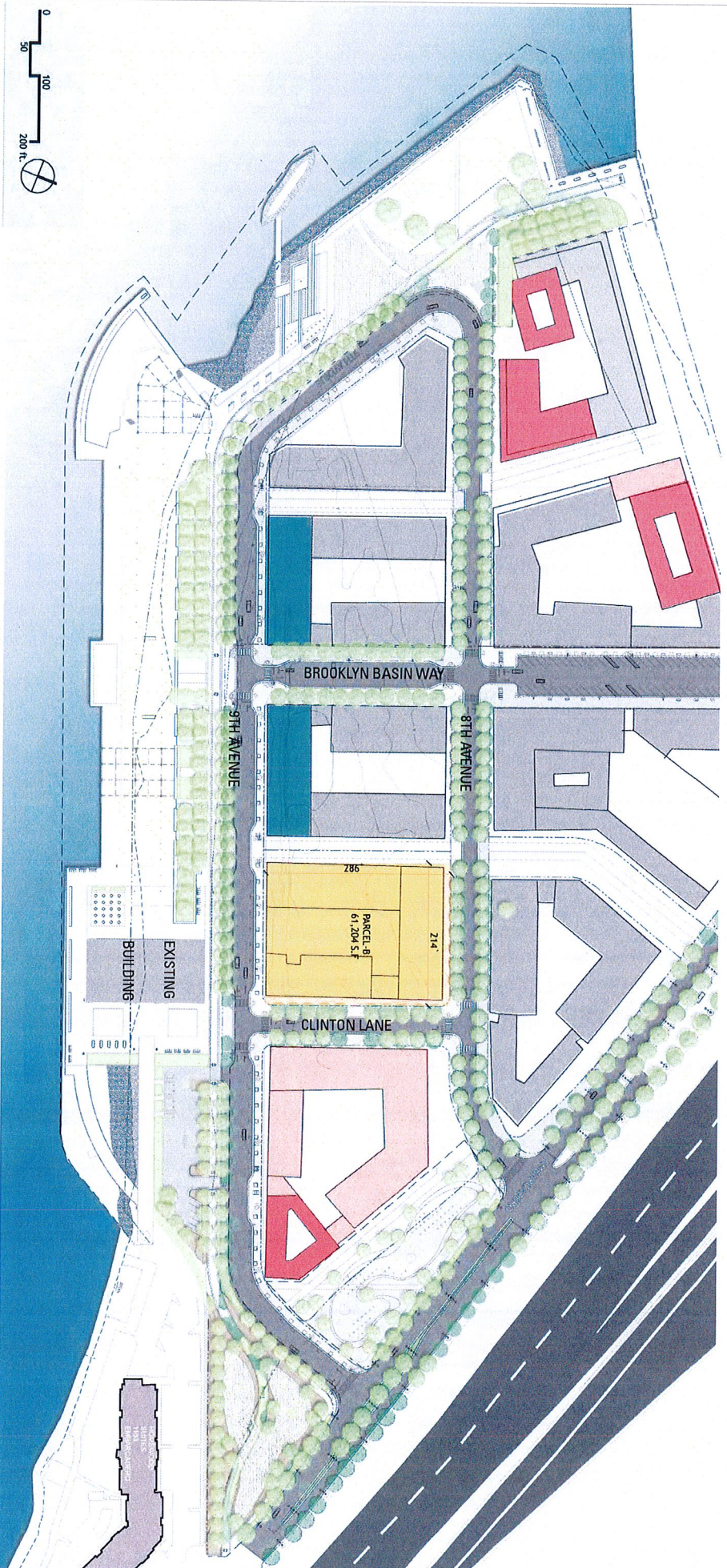
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- POTENTIAL TOWER HEIGHT ZONE (Buildings above 120' and up to 240' in height are limited to particular tower zones)
- TOWER 120' - 240' BUILDING
- 120' BUILDING HEIGHT
- 85' BUILDING HEIGHT TYPICAL

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OAKLAND, CA

SITE PLAN
PARCEL DIMENSIONS

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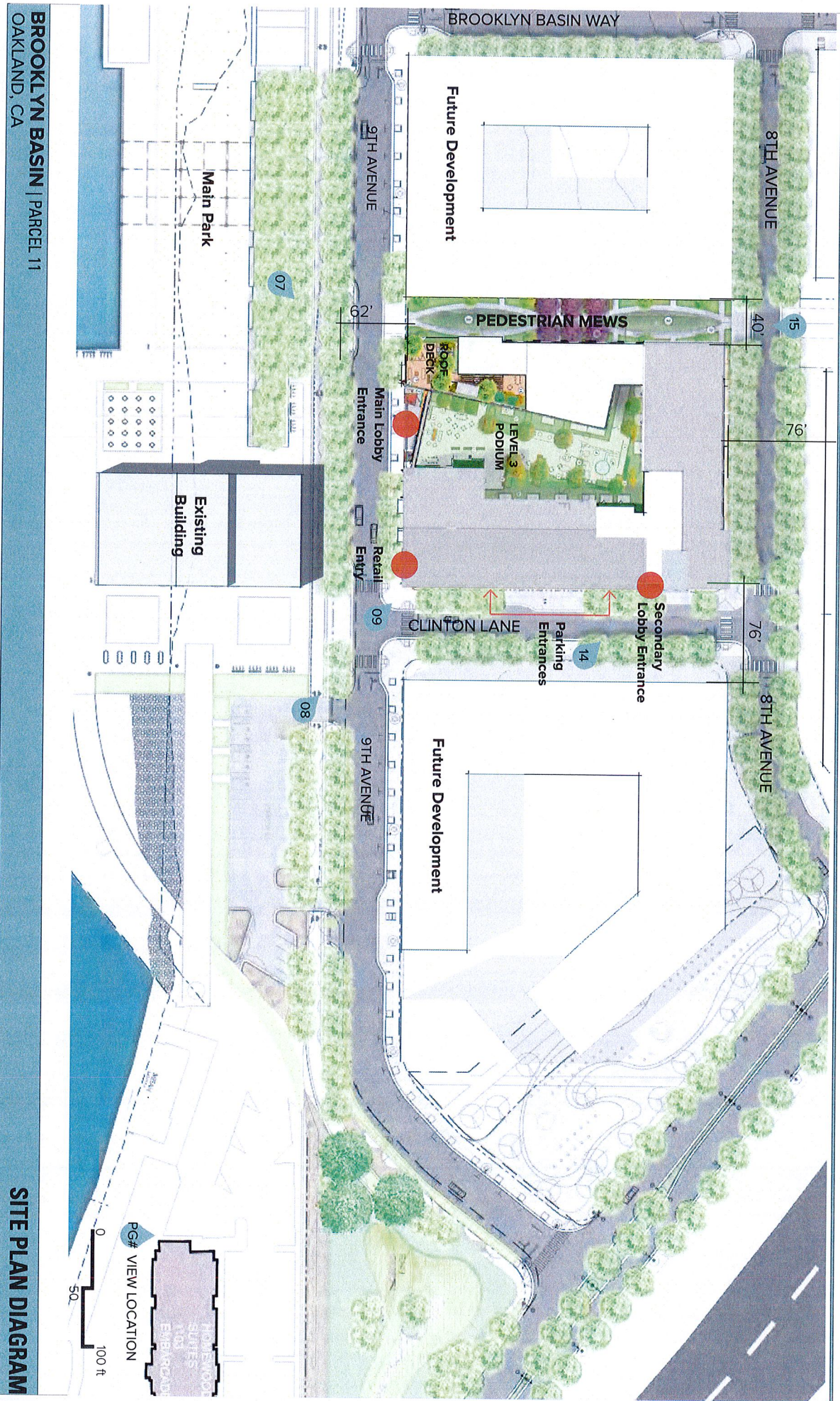
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AND
MANAGEMENT

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PROJECT NO. 15023

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SCALE: 1" = 100'-0"

05



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SITE PLAN DIAGRAM

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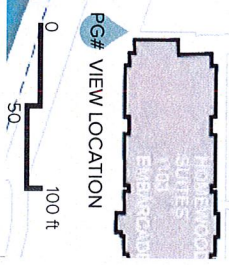
SIGNATURE DEVELOPMENT GROUP



DATE: 08.22.2016
PROJECT NO. 15023

DRAWN BY:
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SCALE: 1" = 50'-0"





- 1. Glass Railing
- 2. Metal Siding
- 3. Cement Panel Siding
- 4. Stucco

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PERSPECTIVE VIEW
VIEW FROM MAIN PARK LOOKING AT BUILDING

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CHECK BY:

SCALE:





- 1. Glass Railing
- 2. Metal Siding
- 3. Cement Panel Siding
- 4. Stucco
- 5. Boardform Concrete

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SCALE:

08

PERSPECTIVE VIEW
LOOKING AT TOWER AT SOUTH WEST CORNER

7



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PERSPECTIVE VIEW
FROM 9TH AVE LOOKING AT SOUTH EAST CORNER

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PROJECT NO. 15023

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CHECK BY:

SCALE:



- 1. Metal Balcony
- 2. Cement Board Siding
- 3. Cement Board Siding
- 4. Metal Siding
- 5. Stucco

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AERIAL PERSPECTIVE VIEW
 LOOKING AT TOWER ON CORNER OF CLINTON AND 8TH

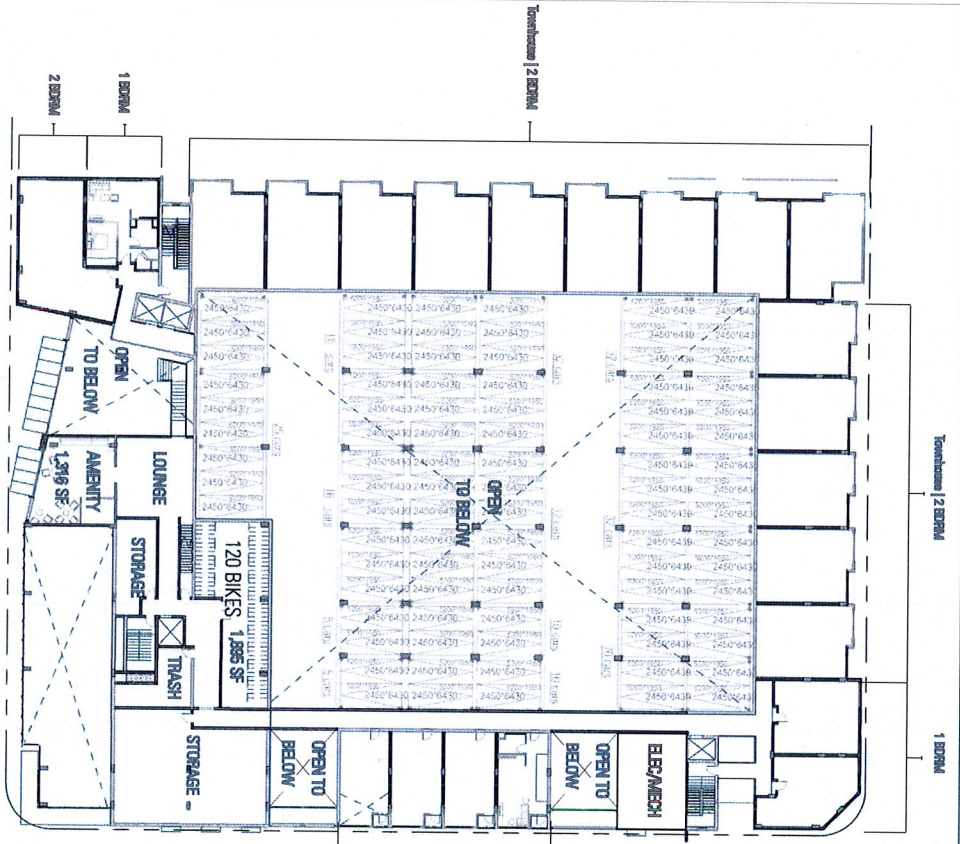
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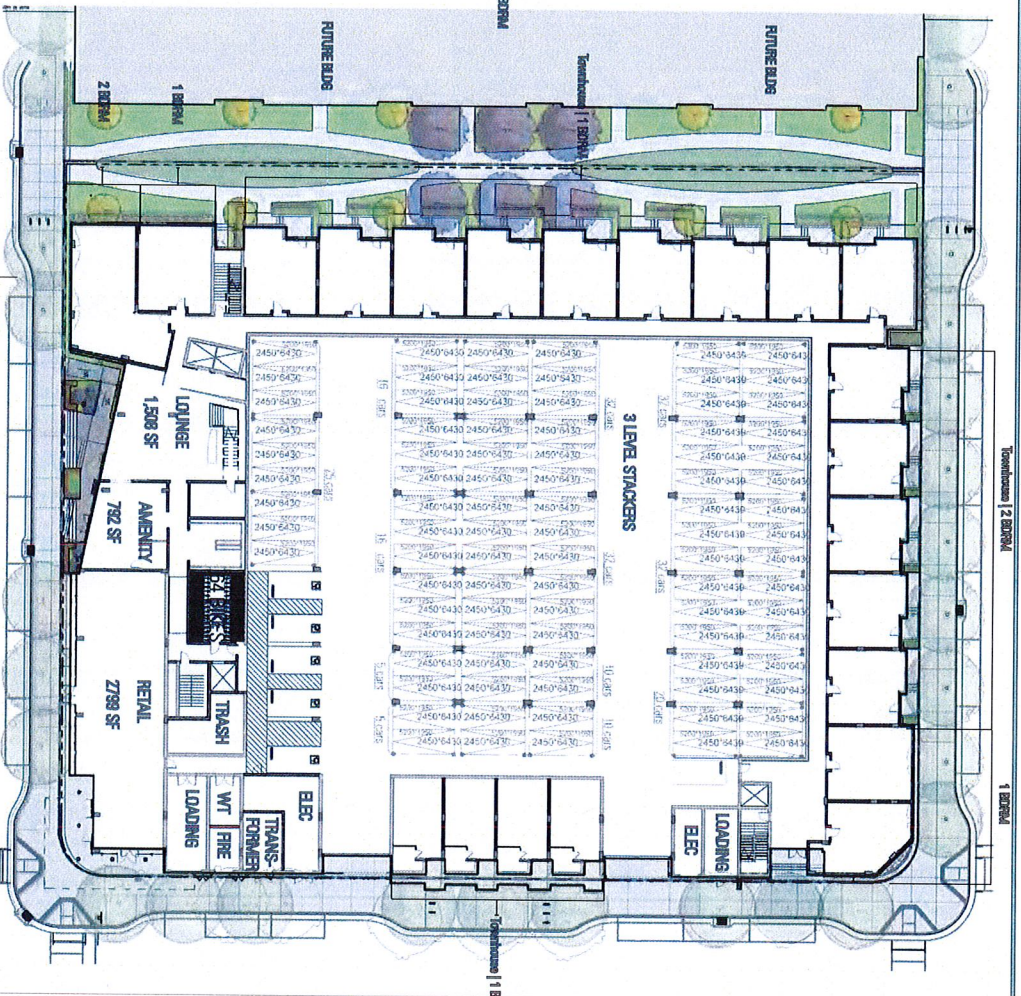
10





2ND LEVEL
SCALE: 1" = 40'

1 BDRM : 3
2 BDRM : 1
STUDIO : 1
TOWNHOUSE UPPER LEVEL SHOWN



GROUND LEVEL
SCALE: 1" = 40'

1 BDRM : 3
2 BDRM : 1
TOWNHOUSE: 18



SCALE: 1" = 40'

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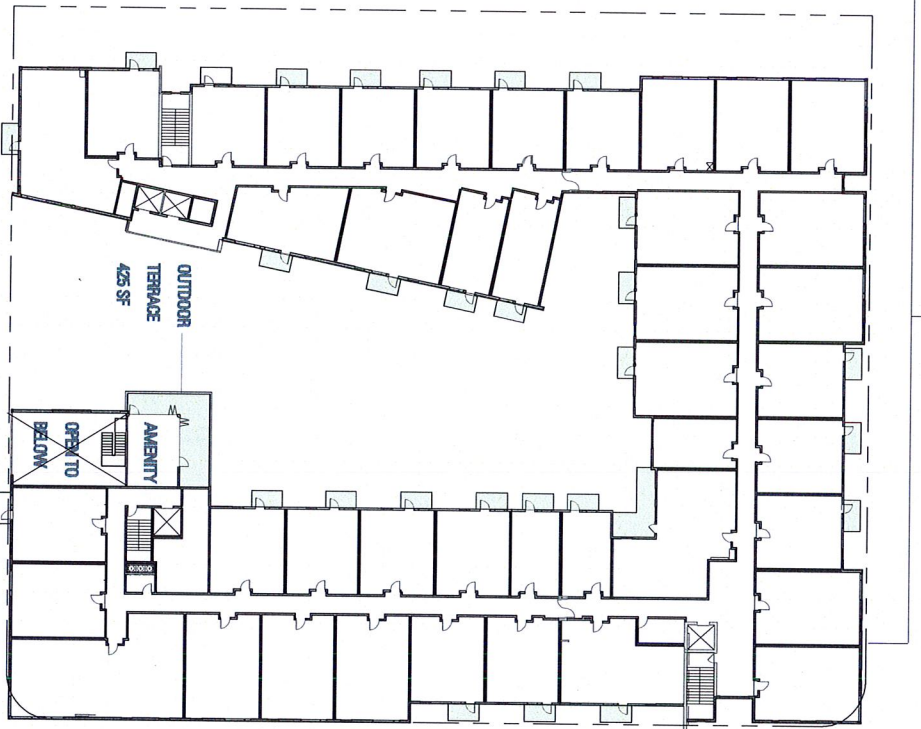
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100% AFFILIATED WITH THE UNIVERSITY MICROFILMS GROUP

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UNIT MIX SIMILAR TO LEVEL 3



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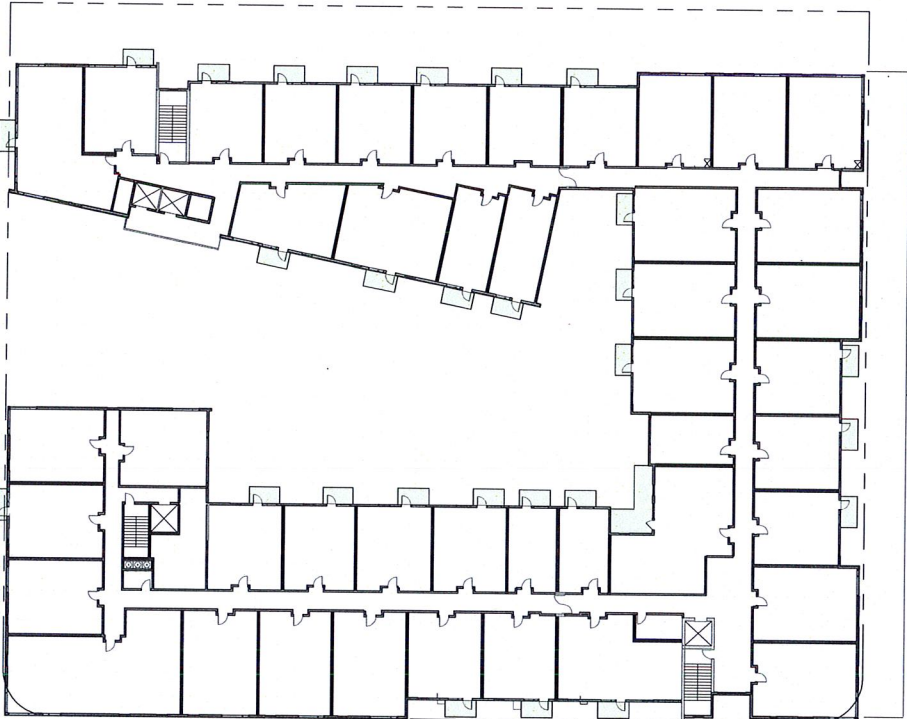
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100% RECYCLED PAPER
100% PLAIN PAPER

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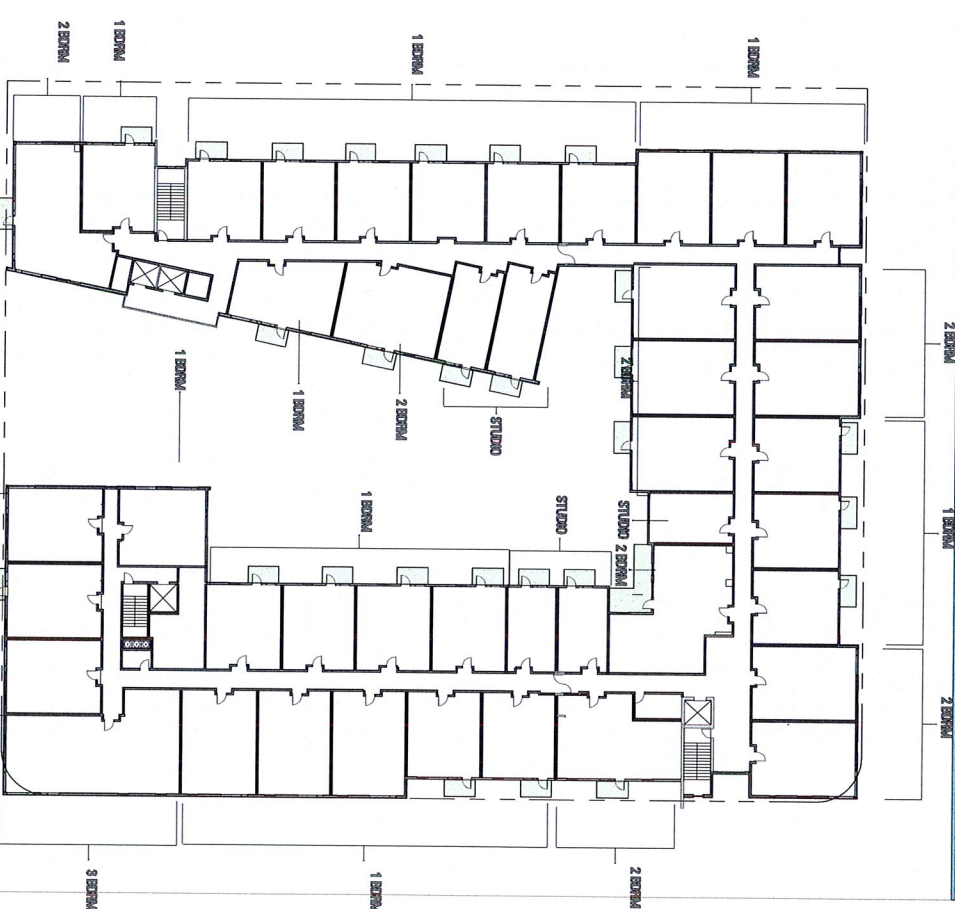
UNIT MIX SIMILAR TO LEVEL 5



6TH LEVEL
SCALE: 1" = 40'

STUDIO: 5 PRIVATE OPEN SPACE

1 BDRM: 22
2 BDRM: 15
3 BDRM: 1



5TH LEVEL
SCALE: 1" = 40'

STUDIO: 5 PRIVATE OPEN SPACE

1 BDRM: 22
2 BDRM: 15
3 BDRM: 1



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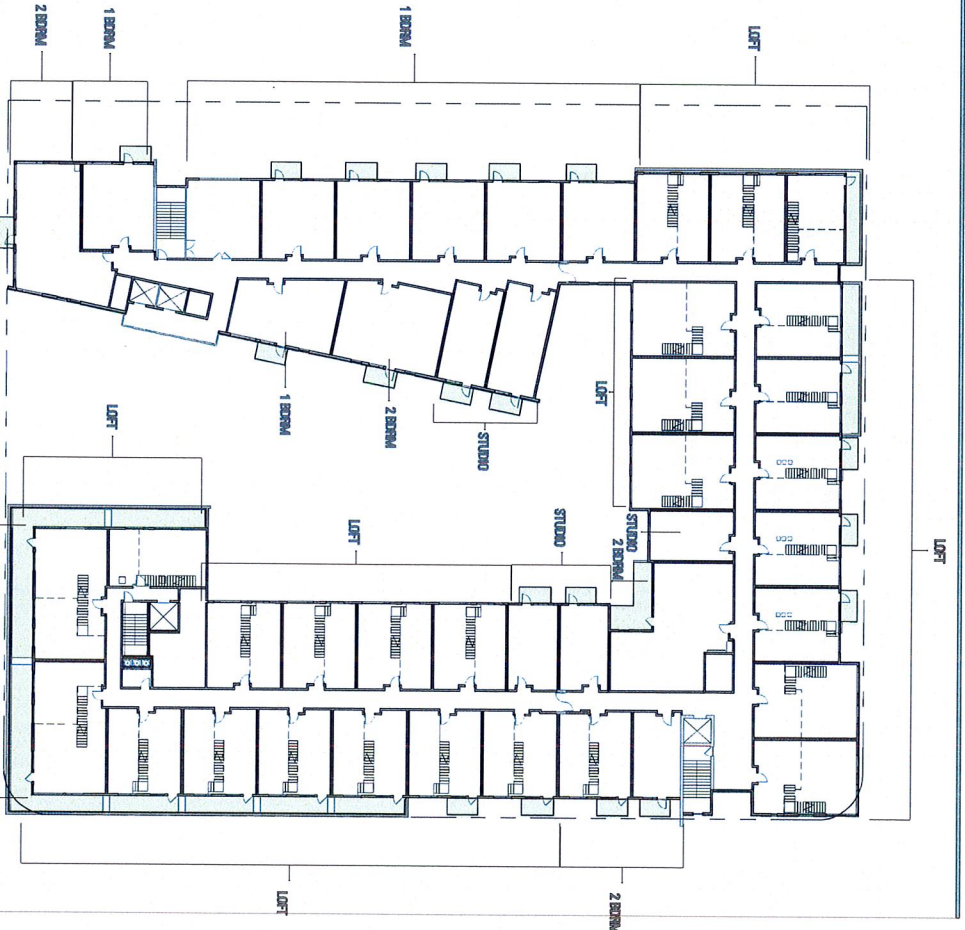
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SCALE: _____



MEZZANINE LEVEL
SCALE: 1" = 40'



7TH LEVEL
SCALE: 1" = 40'

STUDIO: 5
1 BEDRM: 8
2 BEDRM: 4
LOFT: 28

PRIVATE OPEN SPACE



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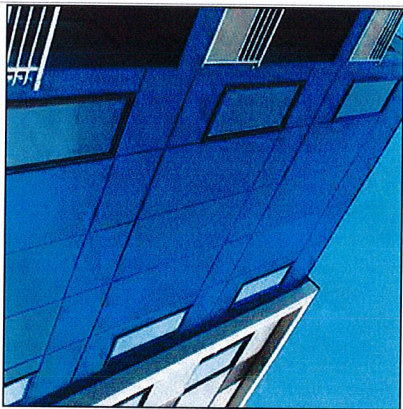


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BY THE CITY OF SAN FRANCISCO

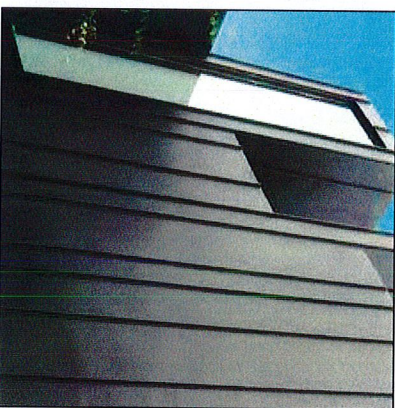
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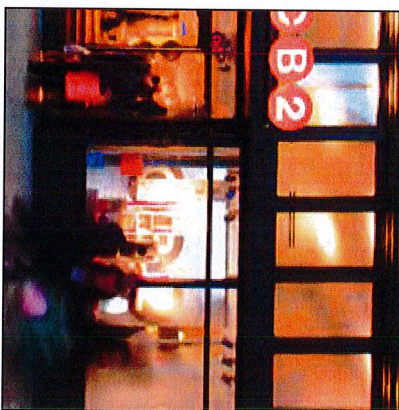
SCALE:



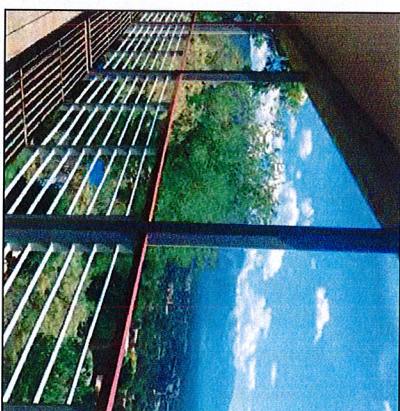
CEMENT BOARD SIDING



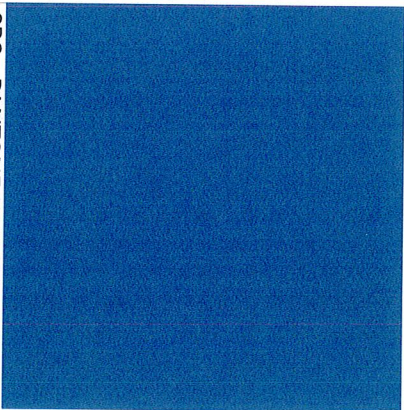
STANDING SEAM SIDING/
CORRUGATED METAL SIDING



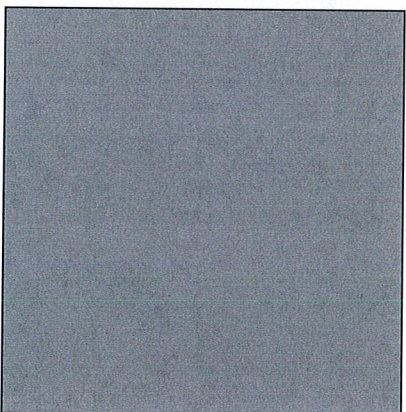
STORE FRONT SYSTEM



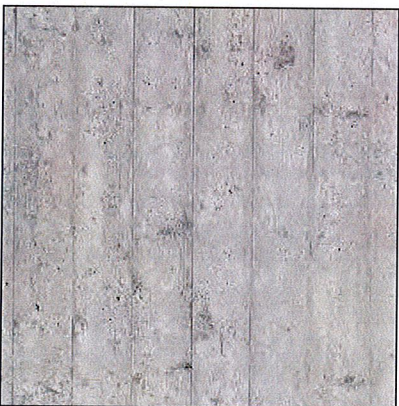
STEEL RAILING SYSTEM



CBS - PANTONE: STAR SAPPHIRE
PQ-18-4041TCX



MS - PANTONE: FROST GRAY
PQ-17-0000TCX



BOARD FORM CONCRETE



GREY CEMENT PLASTER

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MATERIAL PALETTE

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MEMBER OF SIGNATURE GROUP

PERSPECTIVE VIEW
LOOKING AT RETAIL ENTRY AT SOUTH EAST CORNER

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BUILDING ELEVATION - SOUTH

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SCALE:



- METAL CANOPY
- CEMENT PANEL SIDING
- LOBBY
- BOARD FORM CONCRETE
- LEASING
- GLAZING SYSTEM
- GREY CEMENT PLASTER
- VINYL RES. WINDOW SYSTEM
- STANDING SEAM SIDING/ CORRUGATED METAL SIDING
- RETAIL

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ENLARGED ELEVATION - SOUTH

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- 1. Cement Board Siding
- 2. Metal Siding
- 3. High Performance, Low E Glass
- 4. Glass Panel Canopy w/ Metal Supports
- 5. Metal Panel
- 6. Boardform Concrete

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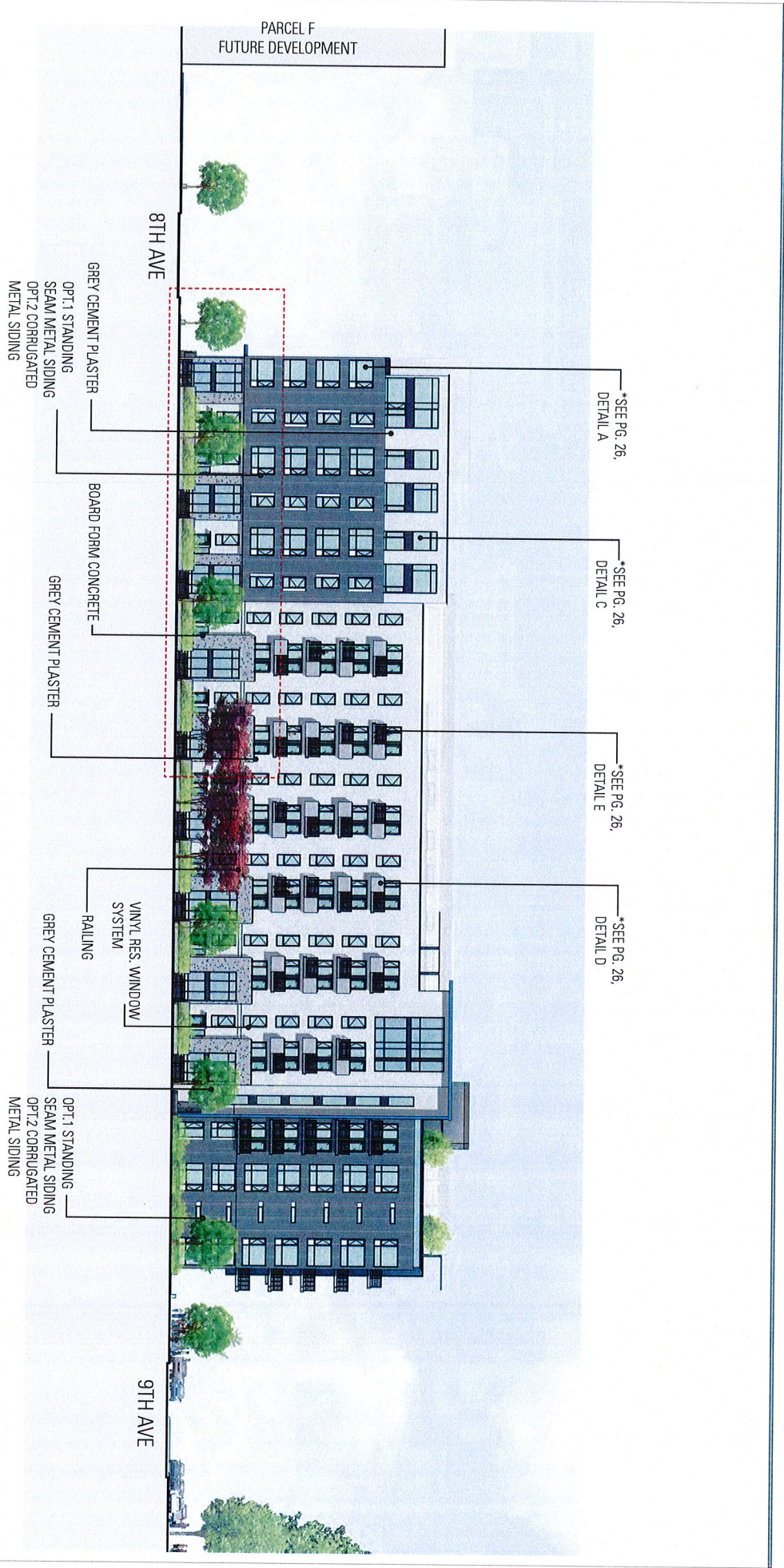
BKF
BANK OF KALIFORNIA
COMMERCIAL BANK

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SCALE:

PERSPECTIVE VIEW
LOOKING AT LOBBY ENTRY ALONG 5TH



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BUILDING ELEVATION - WEST

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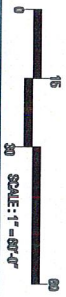
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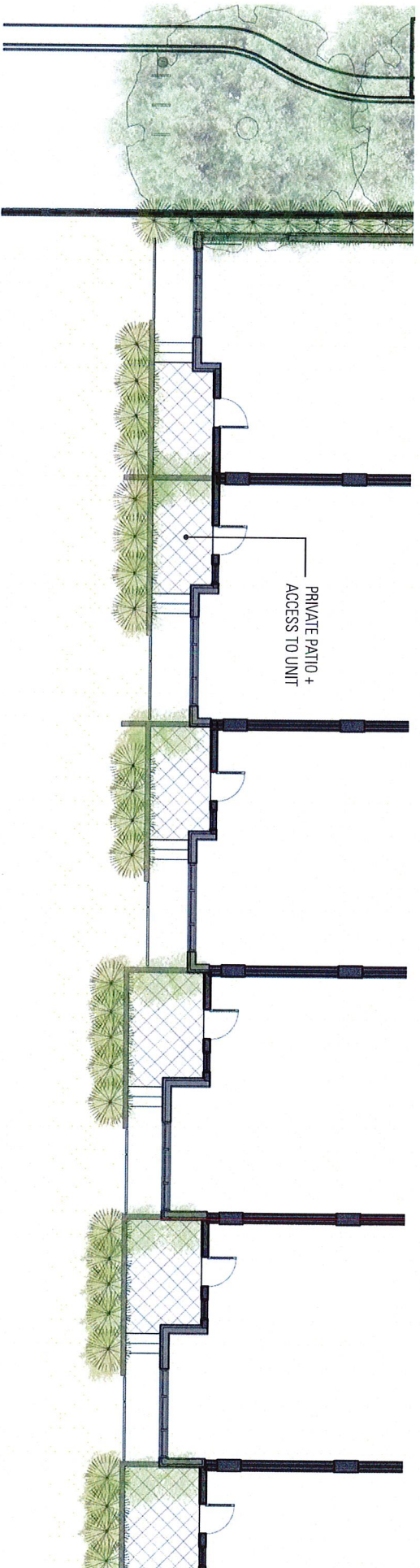


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ENLARGED BUILDING PLAN + ELEVATION - WEST

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PERSPECTIVE VIEW
LOOKING DOWN PEDESTRIAN MEW FROM 8TH AVE

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BUILDING ELEVATION - NORTH

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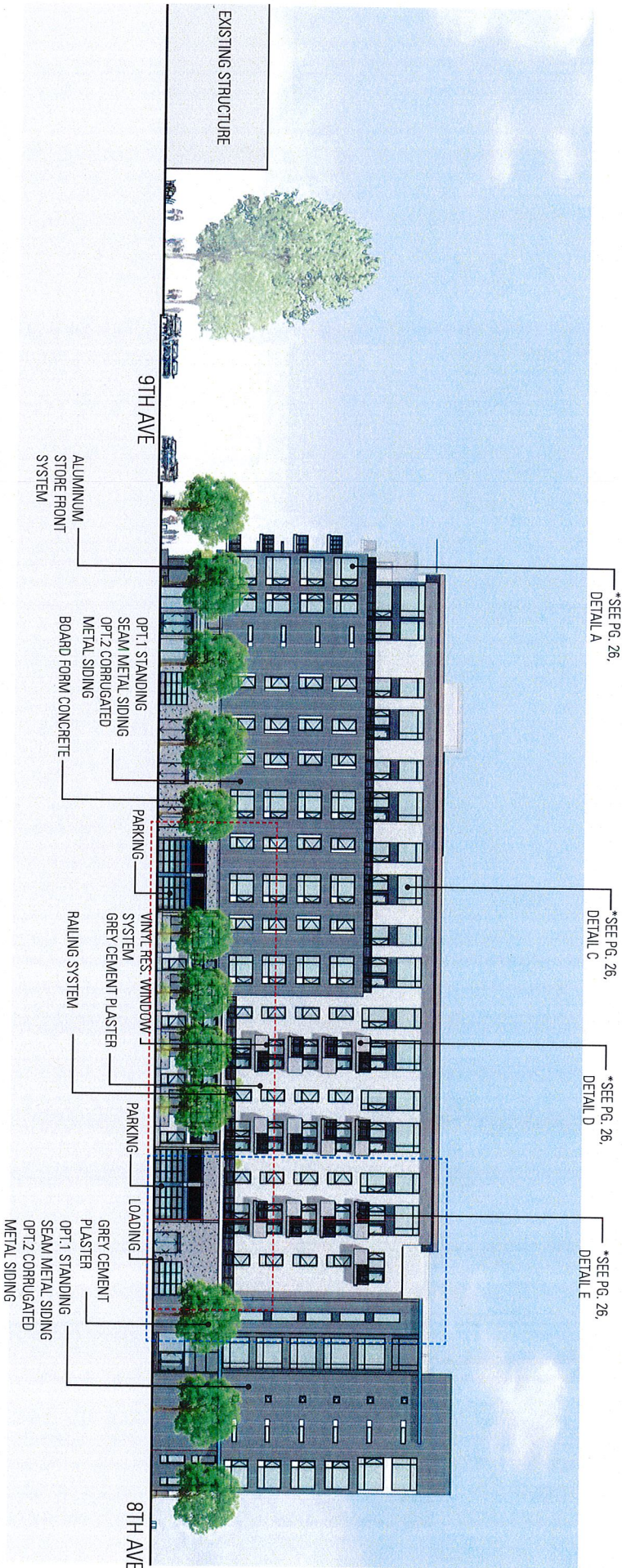


BKT
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OF
EXCELLENCE
IN
PLANNING
&
ARCHITECTURE

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OAKLAND, CA

BUILDING ELEVATION - EAST



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SIGNATURE DEVELOPMENT GROUP

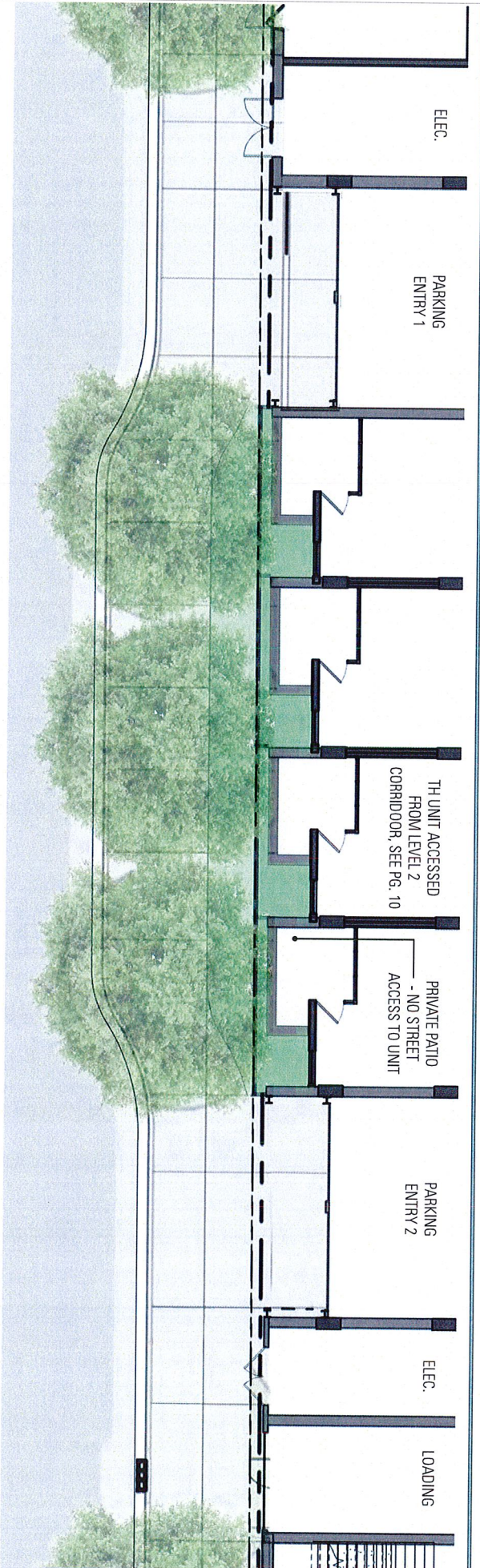


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100 YEARS
OF PLANNING

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ENLARGED BUILDING PLAN + ELEVATION - EAST

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- 1. Board Form Wall
- 2. TH Private Balcony
- 3. Metal Balcony
- 4. C Channel Profile
- 5. Cement Board Siding
- 6. Metal Siding

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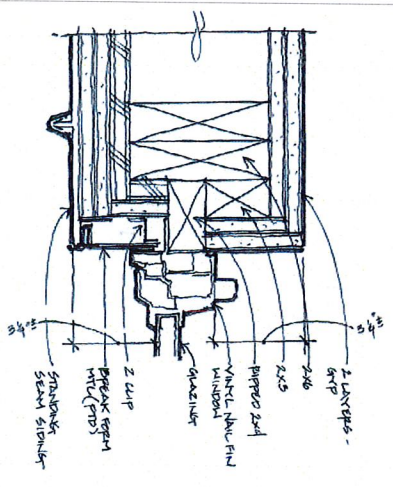
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TRUST
100+ YEARS
OF
EXCELLENCE

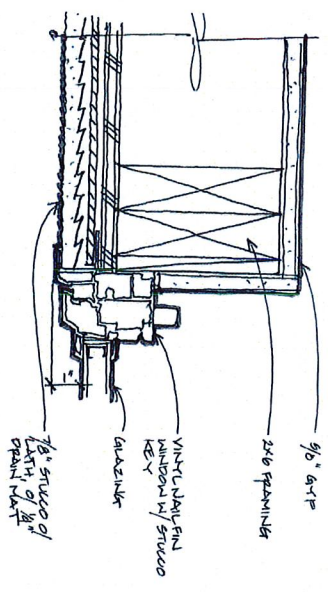
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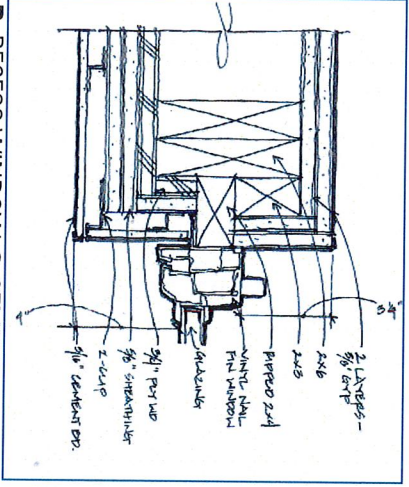
PERSPECTIVE VIEW
LOOKING DOWN CLINTON LANE TOWARD 8TH AVE



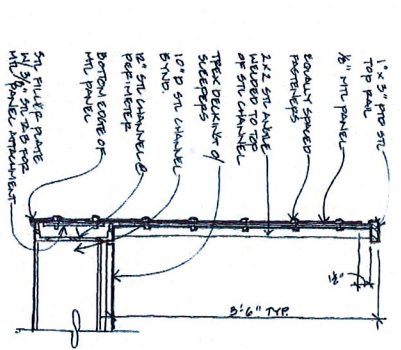
A. RECESS WINDOW @ STANDING SEAM



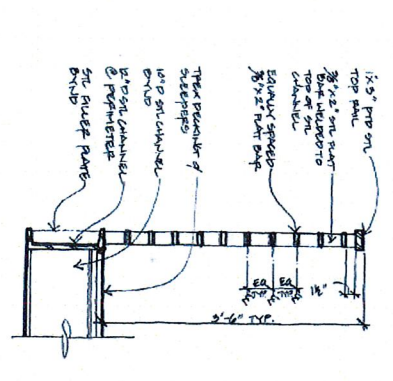
C. WINDOW @ STUCCO



B. RECESS WINDOW @ CEMENT BOARD SIDING



D. RAILING DETAIL @ PANEL



E. RAILING DETAIL @ BARSTOCK



STEEL RAILING SYSTEM AXON

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WINDOW AND BALCONY DETAILS

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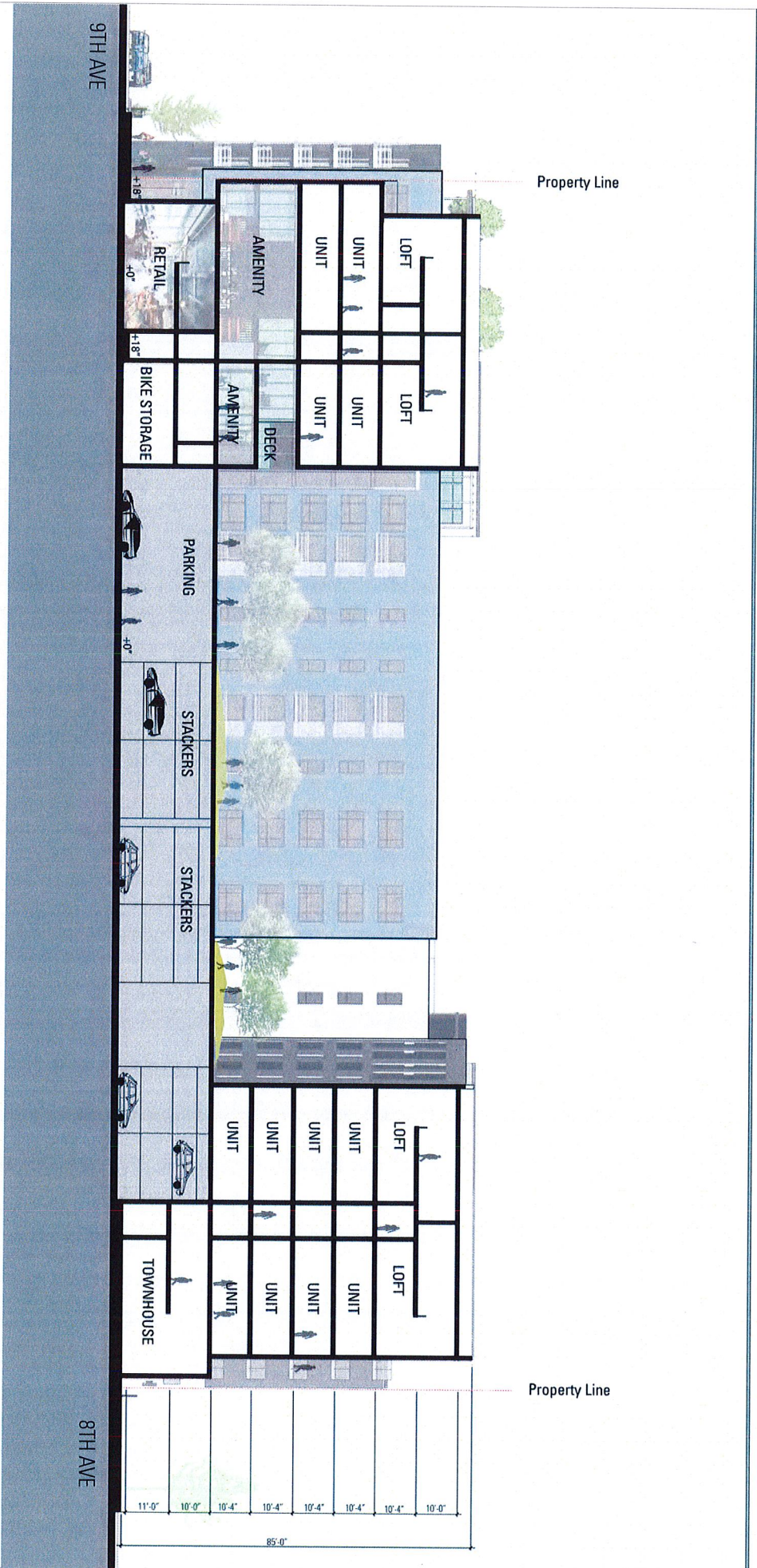


BKF
100% RECYCLED PAPER
100% SOY INK

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LONGITUDINAL SECTION

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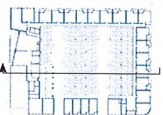
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DIFFERENTIATED ARCHITECTURAL
EXPRESSION AND/OR 5' STEPBACK
ABOVE 65'

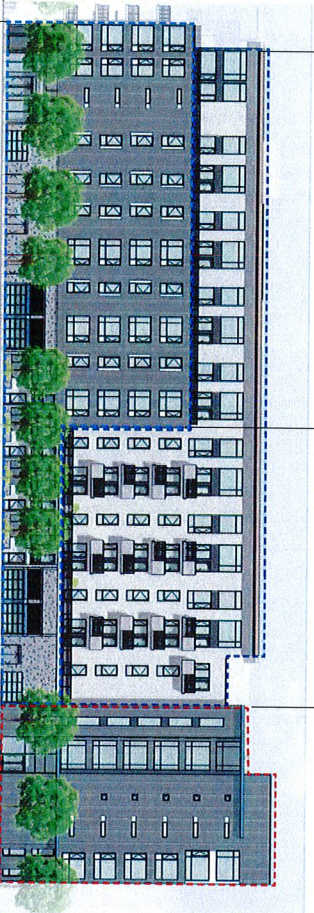
VERTICAL
EXPRESSION AT
CORNER

BUILDING BASE BUILT TO PROPERTY OR SETBACK,
MINIMUM OFFSET OF 5' AT SPECIFIED INTERVALS
ALONG 20% OF BUILDING FRONTS

SOUTH ELEVATION

DIFFERENTIATED ARCHITECTURAL
EXPRESSION AND/OR 5' STEPBACK
ABOVE 65'

MINIMUM OFFSET OF 5' AT SPECIFIED INTERVALS
ALONG 20% OF BUILDING FRONTS



EAST ELEVATION

BUILDING BASE BUILT TO PROPERTY OR SETBACK,
MINIMUM OFFSET OF 5' AT SPECIFIED INTERVALS
ALONG 20% OF BUILDING FRONTS

VERTICAL
EXPRESSION AT
CORNER



DIFFERENTIATED ARCHITECTURAL
EXPRESSION AND/OR 5' STEPBACK
ABOVE 65'

BUILDING BASE BUILT TO PROPERTY OR SETBACK,
MINIMUM OFFSET OF 5' AT SPECIFIED INTERVALS
ALONG 20% OF BUILDING FRONTS

WEST ELEVATION

MINIMUM OFFSET OF 5' AT SPECIFIED INTERVALS
ALONG 20% OF BUILDING FRONTS

DIFFERENTIATED ARCHITECTURAL
EXPRESSION AND/OR 5' STEPBACK
ABOVE 65'

MINIMUM OFFSET OF 5' AT SPECIFIED INTERVALS
ALONG 20% OF BUILDING FRONTS



NORTH ELEVATION

BUILDING BASE BUILT TO PROPERTY OR SETBACK,
MINIMUM OFFSET OF 5' AT SPECIFIED INTERVALS
ALONG 20% OF BUILDING FRONTS

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ELEVATION PLANNING DIAGRAMS

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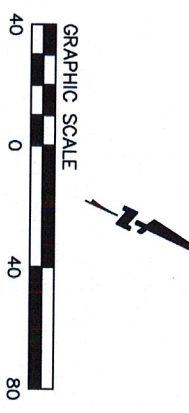
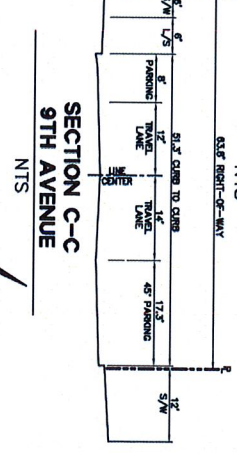
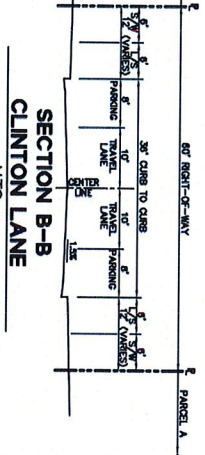
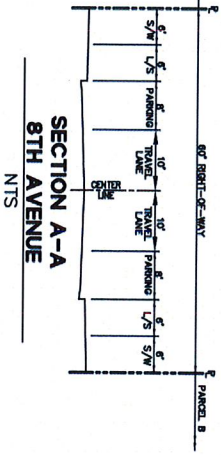
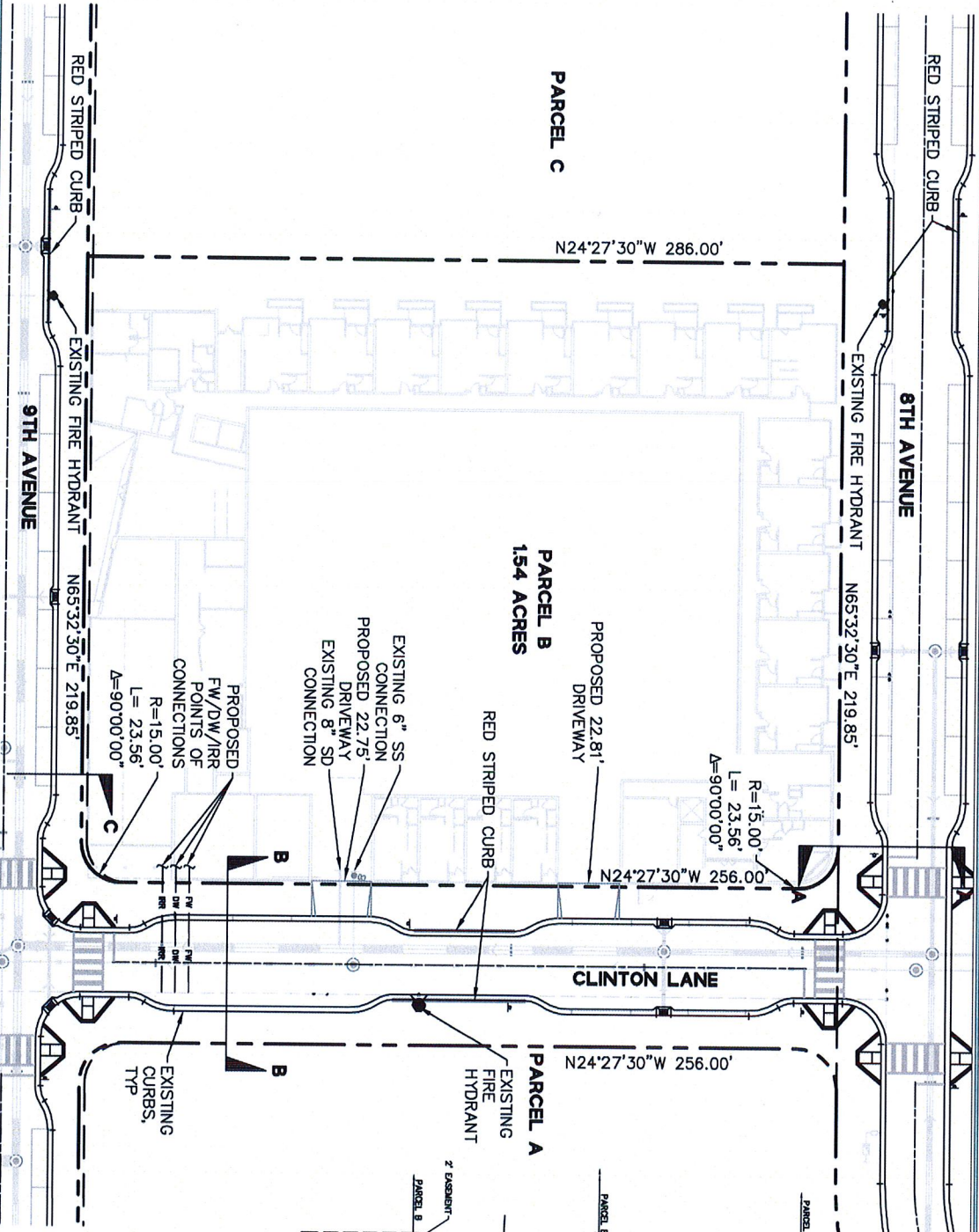
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BK1
100% LANDMARK PLANNING

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LANDSCAPE PLAN

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SIGNATURE GROUP



BKT
100% SUSTAINABLE PLANNERS



- LEGEND**
- ① LANDSCAPED PLANTING AREA
 - ② RAISED STOOP, TYP
 - ③ SLOPED WALK (5%)
 - ④ STEPS
 - ⑤ ENHANCED LANDSCAPE ELEMENT
 - ⑥ STREET TREES (STREET ENHANCEMENTS)
 - ⑦ BIKE PARKING (STREET ENHANCEMENTS)
 - ⑧ COLUMNAR DECIDUOUS TREES
 - ⑨ PEDESTRIAN PATHWAY
 - ⑩ REVISIONS OF OFFSITE STREET ENHANCEMENTS



RAISED STOOPS ALONG PEDESTRIAN MEWS



POTENTIAL LANDSCAPE ELEMENT AT ENTRY



MONUMENT STAIRS AT ENTRY



NATIVE & APPROPRIATE PLANTS



DECIDUOUS TREES ALONG MEWS

PRELIMINARY PLANT LIST

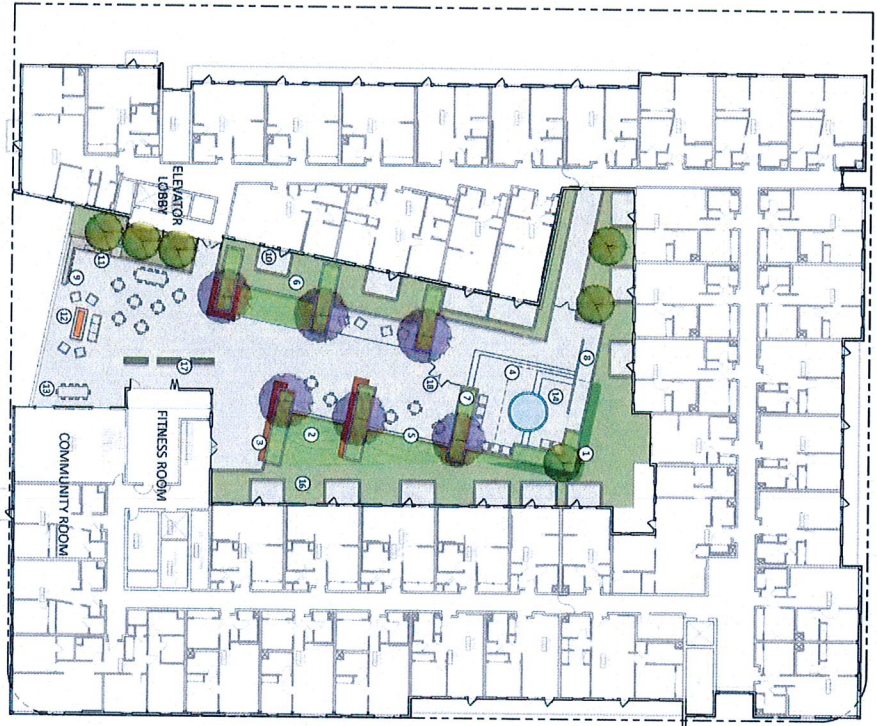
Botanical Name	Common Name	Size	Quantity
Trees			
Abutilon 'Marian'	Strawberry Tree	24" Box	10
Cercis occidentalis	Western redbud	24" Box	-
Fagus sylvatica	European Beech	24" Box	6
Pistachia chinensis	Chinese Pistache	24" Box	-
Trientalia conferta	Brisbane box	24" Box	-
Shrubs & Groundcovers			
Achillea millefolium	Common Yarrow	1 Gall	-
Actinostaphylos uva-ursi	Manzanilla	5 Gall	-
Artemisia spp.	Magwort	1 Gall	-
Dodonaea viscosa 'Purpurea'	Purple-leaved Hop-hush	5 Gall	-
Hebe	Hebe	5 Gall	-
Mahonia aquifolium	Oregon grape	1 Gall	-
Mimulus aurantiacus	Common monkeyflower	1 Gall	-
Salvia leucophylla	Purple sage	5 Gall	-
Grasses & Grass-like			
Agrostis pallens	Bent grass	1 Gall	-
Carex tumulicola	Bentley Sedge	1 Gall	-
Dianus spp.	Fortnight Lily	1 Gall	-
Elymus glaucus	Blue wild rye	1 Gall	-
Festuca rubra	Red fescue	Seeded	-
Leymus triticoides	Cresting wild rye	1 Gall	-
Nassella pulchra	Purple needle grass	1 Gall	-

LANDSCAPE PLAN

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SCALE: 1/16" = 1'-0"



PODIUM LEVEL PLAN



- LEGEND**
- ① GREEN WALL
 - ② SYNTHETIC MOUND SEATING
 - ③ CANTILEVER BENCH, TYP.
 - ④ OVERHEAD PRIVACY TRELLIS
 - ⑤ BOARD FORM CONCRETE SEATWALL
 - ⑥ CONCRETE PLANTER, TYP. 24"
 - ⑦ CONCRETE PLANTER, TYP. 36"
 - ⑧ RAMP (3% MAX)
 - ⑨ BAR TABLE
 - ⑩ PATIO, TYP.
 - ⑪ KITCHEN
 - ⑫ FIRE RIBBON
 - ⑬ COMMUNITY TABLES
 - ⑭ RAISED DECK W/ SPA
 - ⑮ BOLLARD LIGHTING
 - ⑯ ORNAMENTAL PLANTING
 - ⑰ 2X8 PLANTERS
 - ⑱ SPA ENCLOSURE & GATE



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LANDSCAPE PLAN

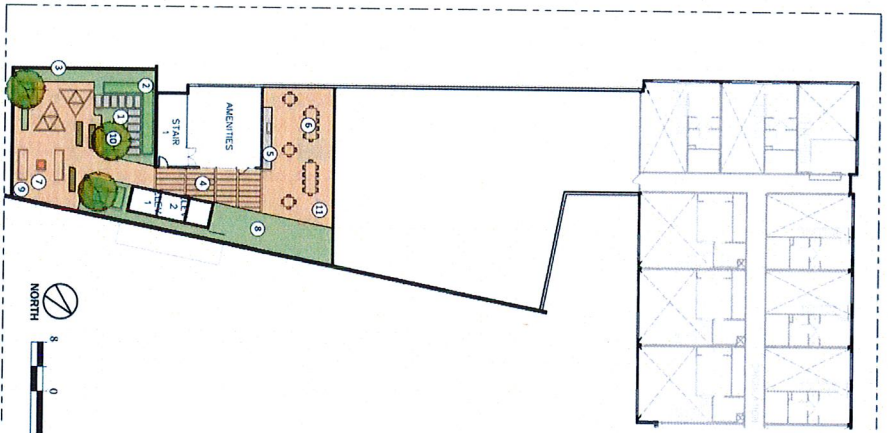
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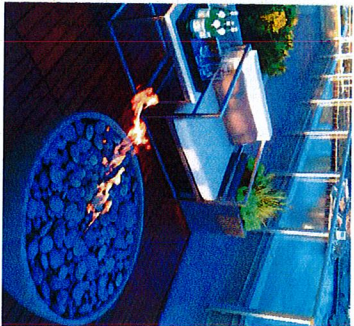
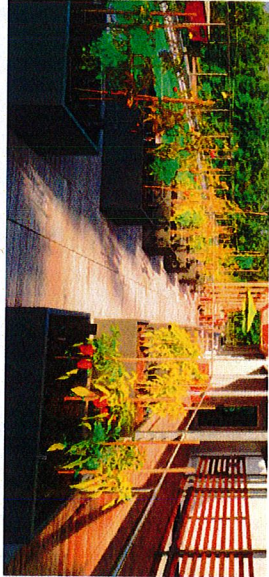
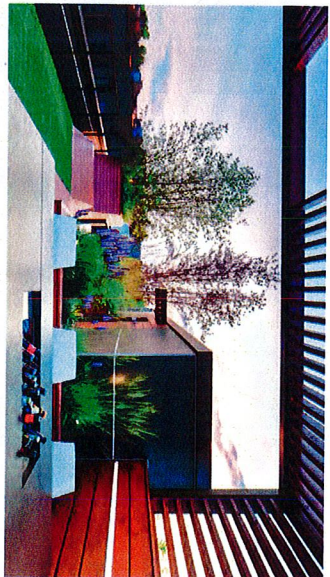
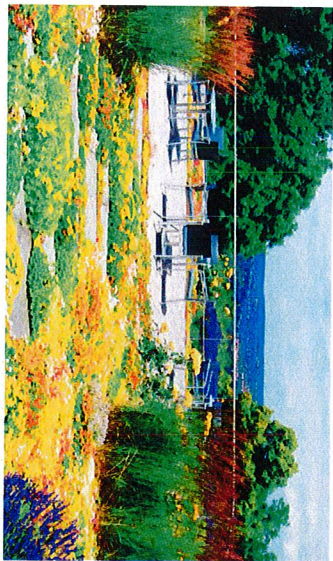


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SCALE: 1/16" = 1'-0"



- LEGEND**
- ① CONCRETE STEPPERS
 - ② VEGETABLE PLANTERS
 - ③ GLASS RAIL
 - ④ OVERHEAD TRELLIS
 - ⑤ WET BAR
 - ⑥ FIRE PIT
 - ⑦ COMMUNITY TABLES
 - ⑧ ORNAMENTAL PLANTING
 - ⑨ LOUNGE FURNITURE
 - ⑩ RAISED PLANTER
 - ⑪ WOOD ROOF-DECK PAVERS



ROOF DECK PLAN

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