



THINK CONTEXT

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03

PROJECT NO: 2017-40133

SHEET NUMBER: **A1**



## ARCHITECTURAL

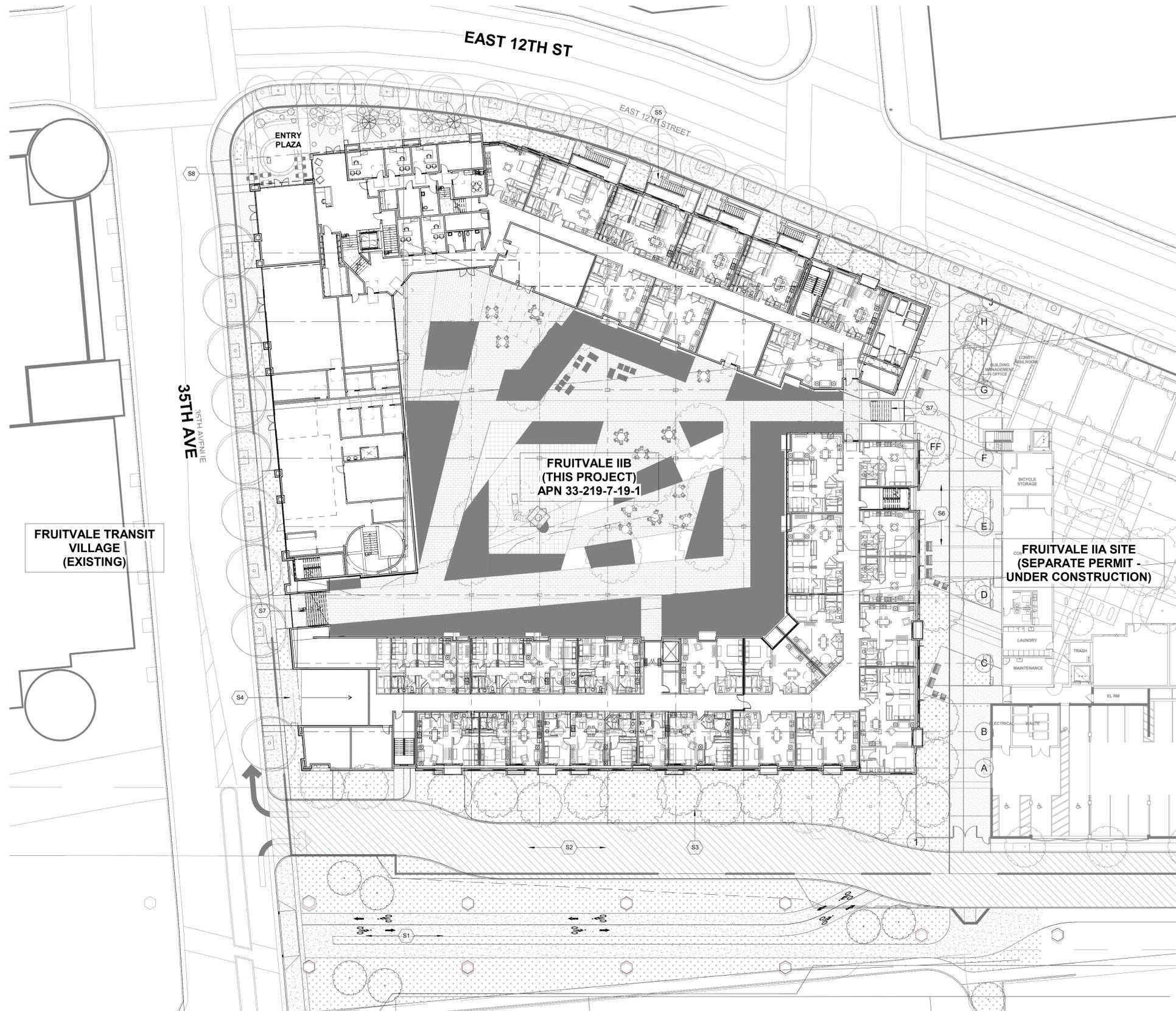
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- S1 ELEVATED BART TRACKS AND BART RIGHT-OF-WAY
- S2 EMERGENCY VEHICLE ACCESS LANE & PARKING ENTRY FOR RESIDENTS ONLY - PREVIOUSLY APPROVED AS PART OF PARCEL IIA
- S3 30' SETBACK LINE FROM ELEVATED BART PLATFORM
- S4 DRIVEWAY ENTRY TO BELOW-GRADE GARAGE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

**SITE PLAN KEYNOTES**

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

**PROJECT DESCRIPTION**

**SITE PLAN & PROJECT DESCRIPTION**

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SHEET NUMBER: **A3**

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OVERHEAD AERIAL VIEW

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SITE CONTEXT

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DATE ISSUED: 2018.10.03

PROJECT NO: 2017-40133

SHEET NUMBER: A4



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AVENIDA DE LA FUENTE



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



PARCEL IIA DESIGN (ADJACENT TO SOUTHEAST)



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

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



FRUITVALE PUBLIC MARKET (NEXT BLOCK ON EAST 12TH)



EMPTY LOT (OPPOSITE SITE OF EAST 12TH ST)

SITE CONTEXT PHOTOGRAPHS

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DATE ISSUED: 2018.10.03  
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SHEET NUMBER: A5



**CODE ANALYSIS**

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

**GARAGE (BELOW PODIUM)**

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

**FIRE RESISTIVE REQUIREMENTS (TYPE I-A)**

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

**ALLOWABLE AREA CALCULATION**

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

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

**BUILDING 1 (ABOVE PODIUM / ON-GRADE)**

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

**FIRE RESISTIVE REQUIREMENTS (TYPE V-A)**

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

**ALLOWABLE AREA CALCULATION**

OCC.	CONST. TYPE	SPRINKLER DESIG.	ALLOWABLE AREA PER TABLE 506.2 (At)	INCREASES PER CBC SECTION 506 MAXIMUM SINGLE STORY (Aa) Aa = [At + (NS x If)]	MAXIMUM TOTAL BUILDING (Sa = 2)
R-2	V-A	SM	36,000	Aa = [36,000 + (12,000 x .324)] x 1 Aa = [36,000 + 3,888] x 1 Aa = <b>39,888</b>	79,776
B	V-A	SM	54,000	Aa = [54,000 + (18,000 x 0.324)] x 1 Aa = [54,000 + 5832] x 1 Aa = <b>59,832</b>	119,664
A-2 / A-3	V-A	SM	34,500	Aa = [34,500 + (11,500 x 0.324)] x 1 Aa = [34,500 + 3726] x 1 Aa = <b>38,226</b>	76,452

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

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

**MIXED OCCUPANCY CALCULATIONS**

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

**BUILDINGS 2A & 2B (ABOVE PODIUM)**

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

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

**FIRE RESISTIVE REQUIREMENTS (TYPE III-A)**

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

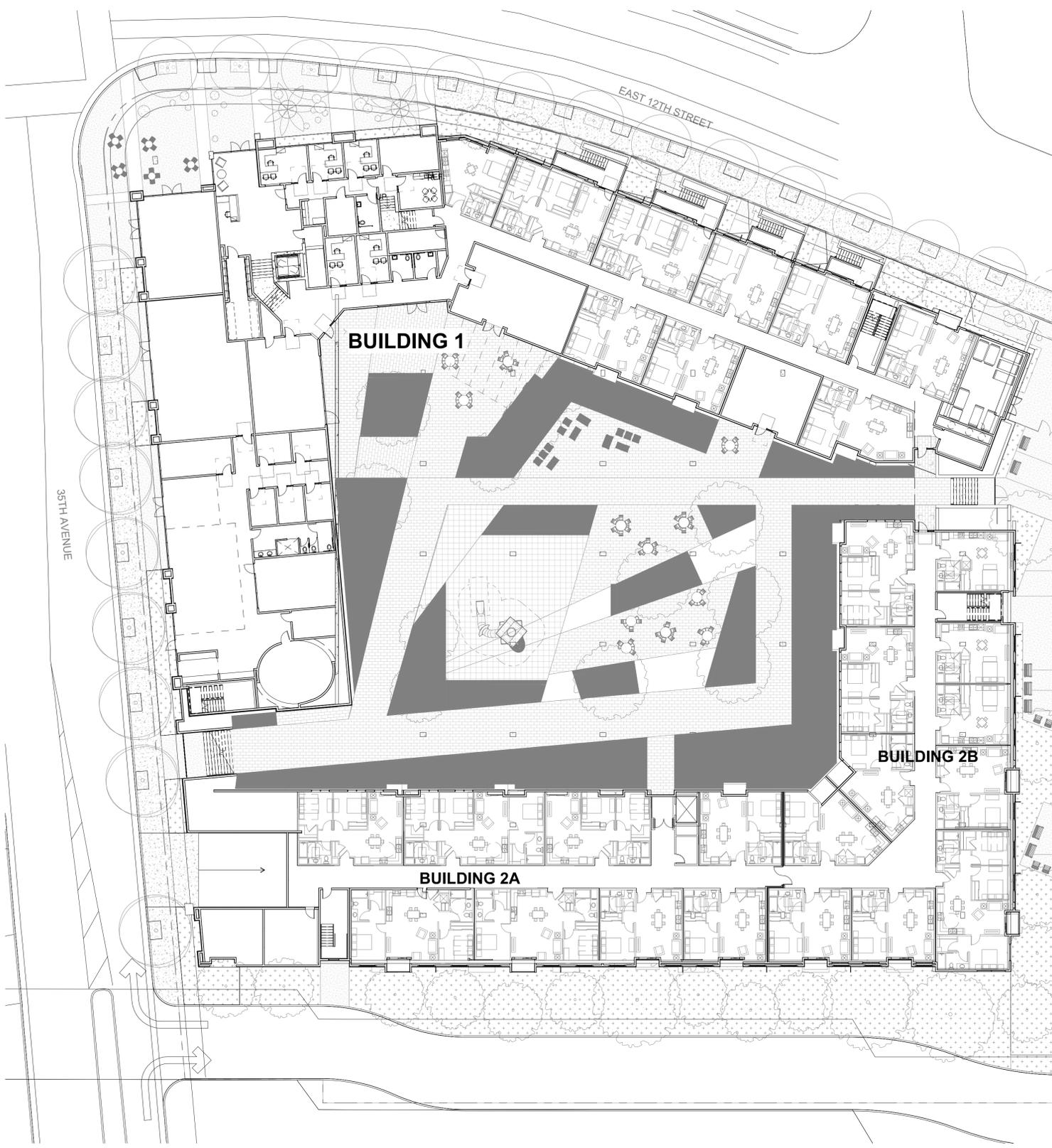
**ALLOWABLE AREA CALCULATION**

OCC.	CONST. TYPE	SPRINKLER DESIG.	ALLOWABLE AREA PER TABLE 506.2 (At)	INCREASES PER CBC SECTION 506 MAXIMUM SINGLE STORY (Aa) Aa = [At + (NS x If)]	MAXIMUM TOTAL BUILDING (Sa = 2)
R-2	III-A	SM	24,000	Aa = [24,000 + (24,000 x .324)] x 1 Aa = [24,000 + 7632] x 1 Aa = <b>31,632</b>	63,264

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

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

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



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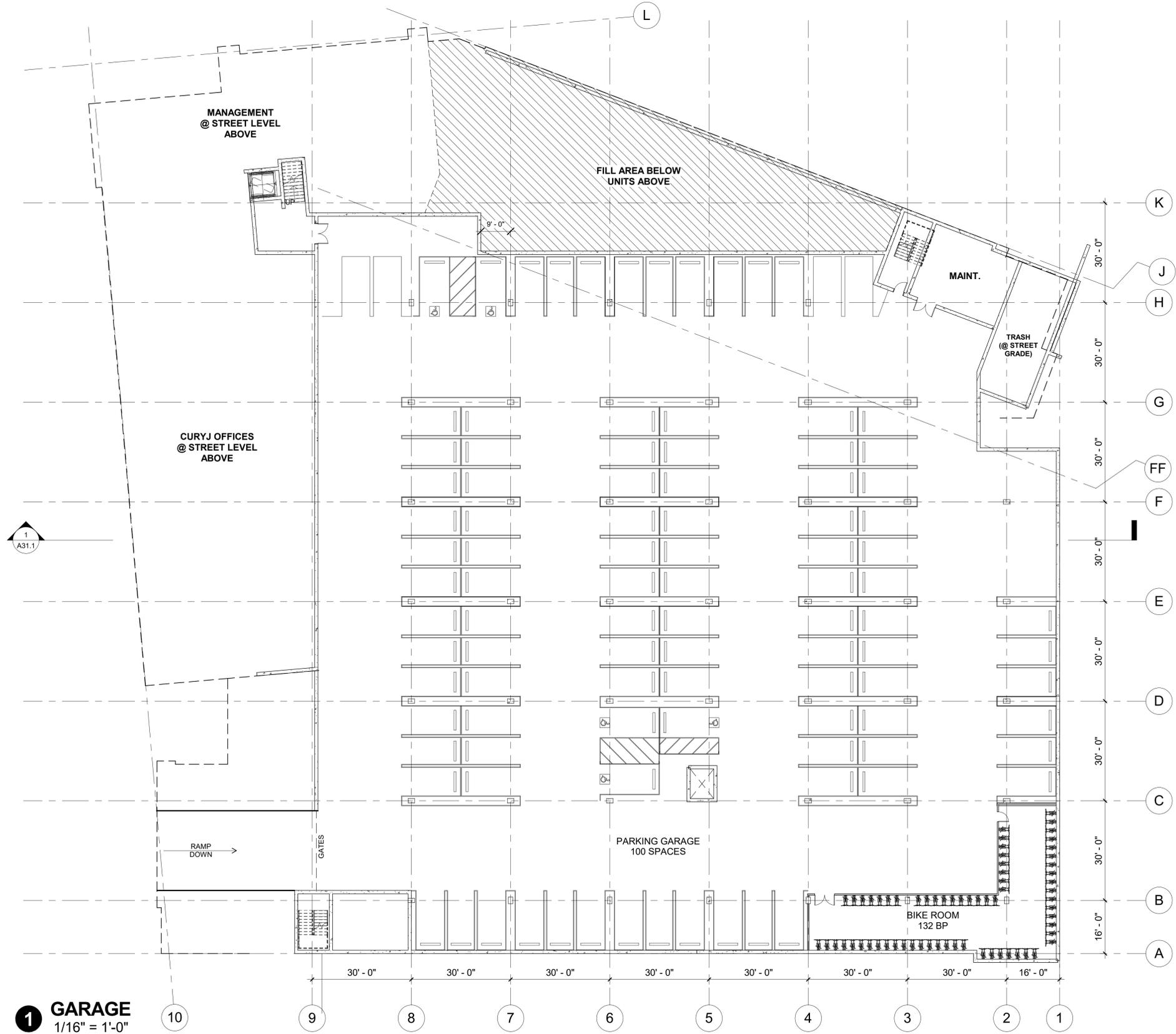
**CODE ANALYSIS PLAN**

DATE ISSUED: 2018.10.03  
 PROJECT NO: 2017-40133

SHEET NUMBER: **A10**



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

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## PARKING LEVEL PLAN

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SHEET NUMBER: **A11**



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