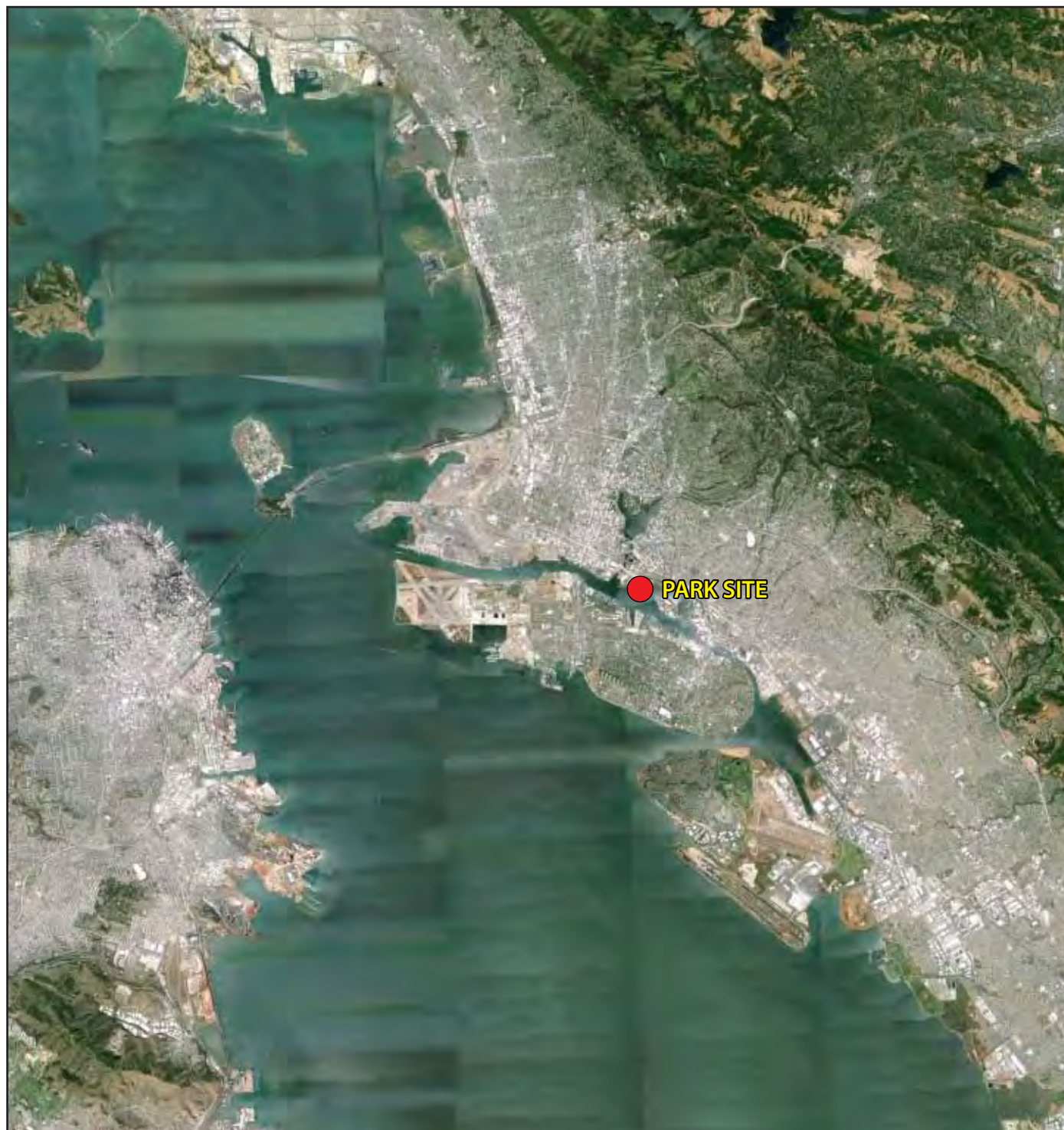




FINAL DEVELOPMENT PLAN: JUNE 12, 2015

Shoreline Park Design Plan, Brooklyn Basin

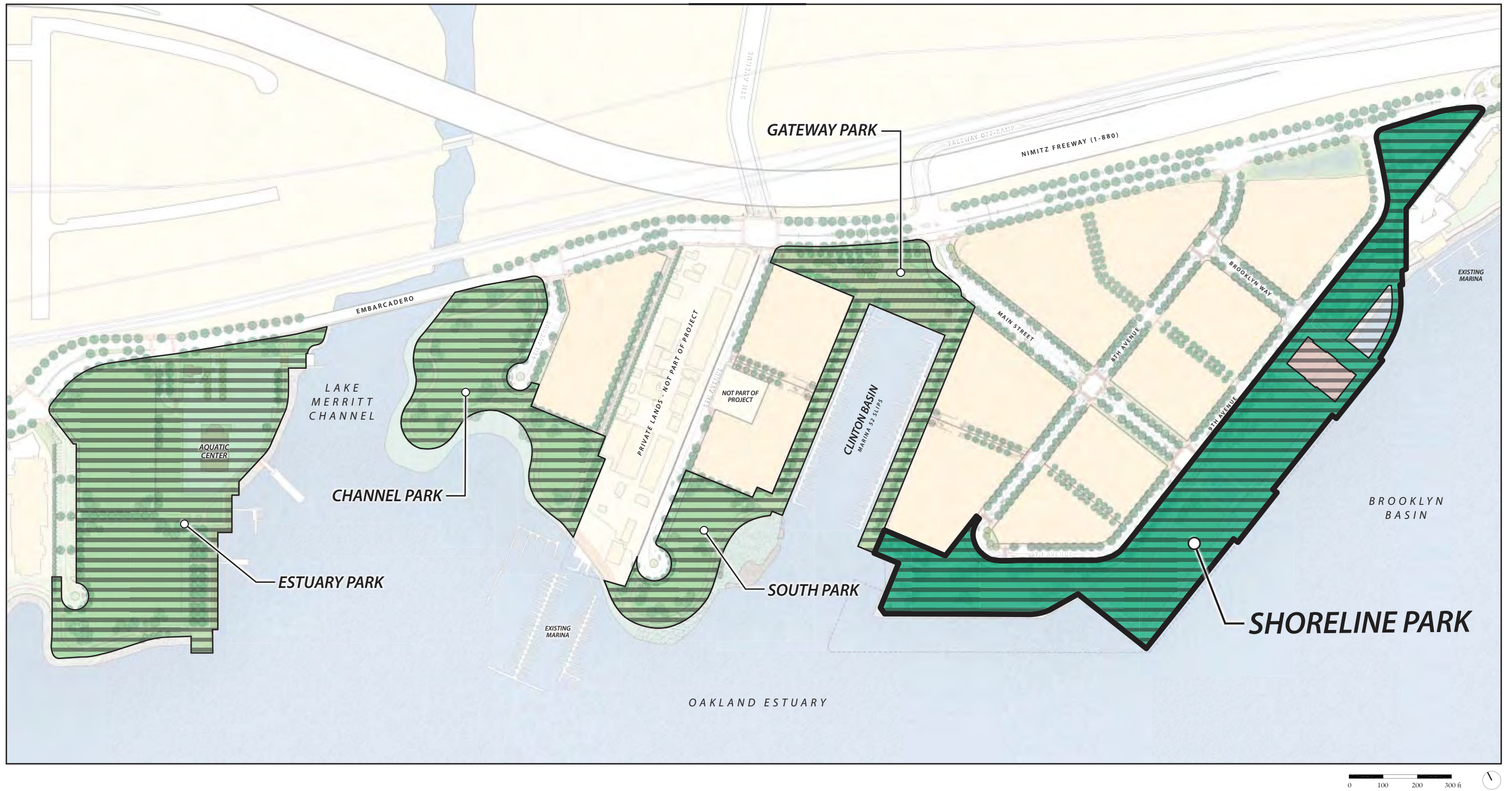
Prepared for Signature Development / Zarsion by ROMA Design Group



REGIONAL AND LOCAL CONTEXT

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

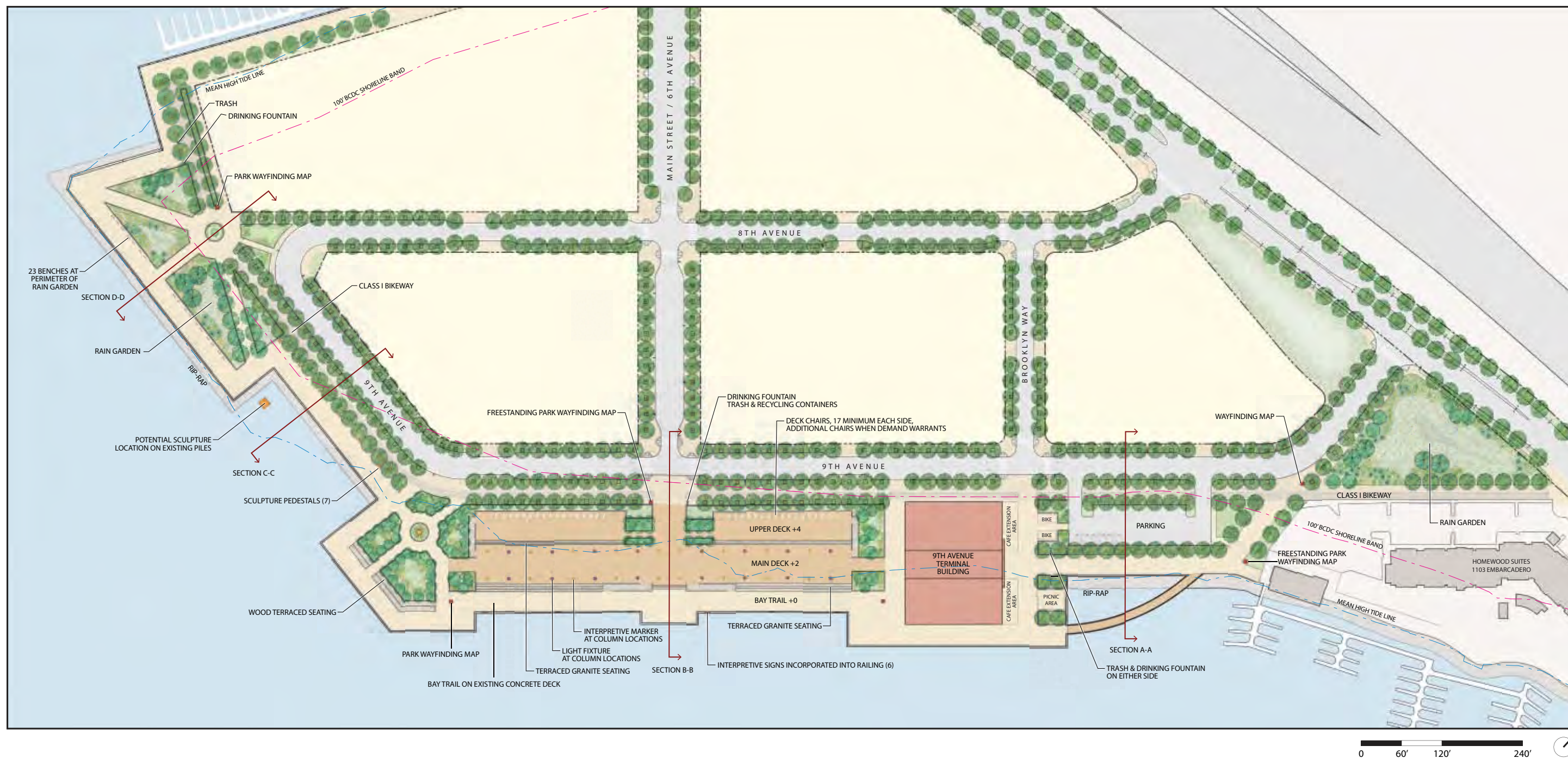
FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSON BY ROMA DESIGN GROUP



OPEN SPACE CONTEXT

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

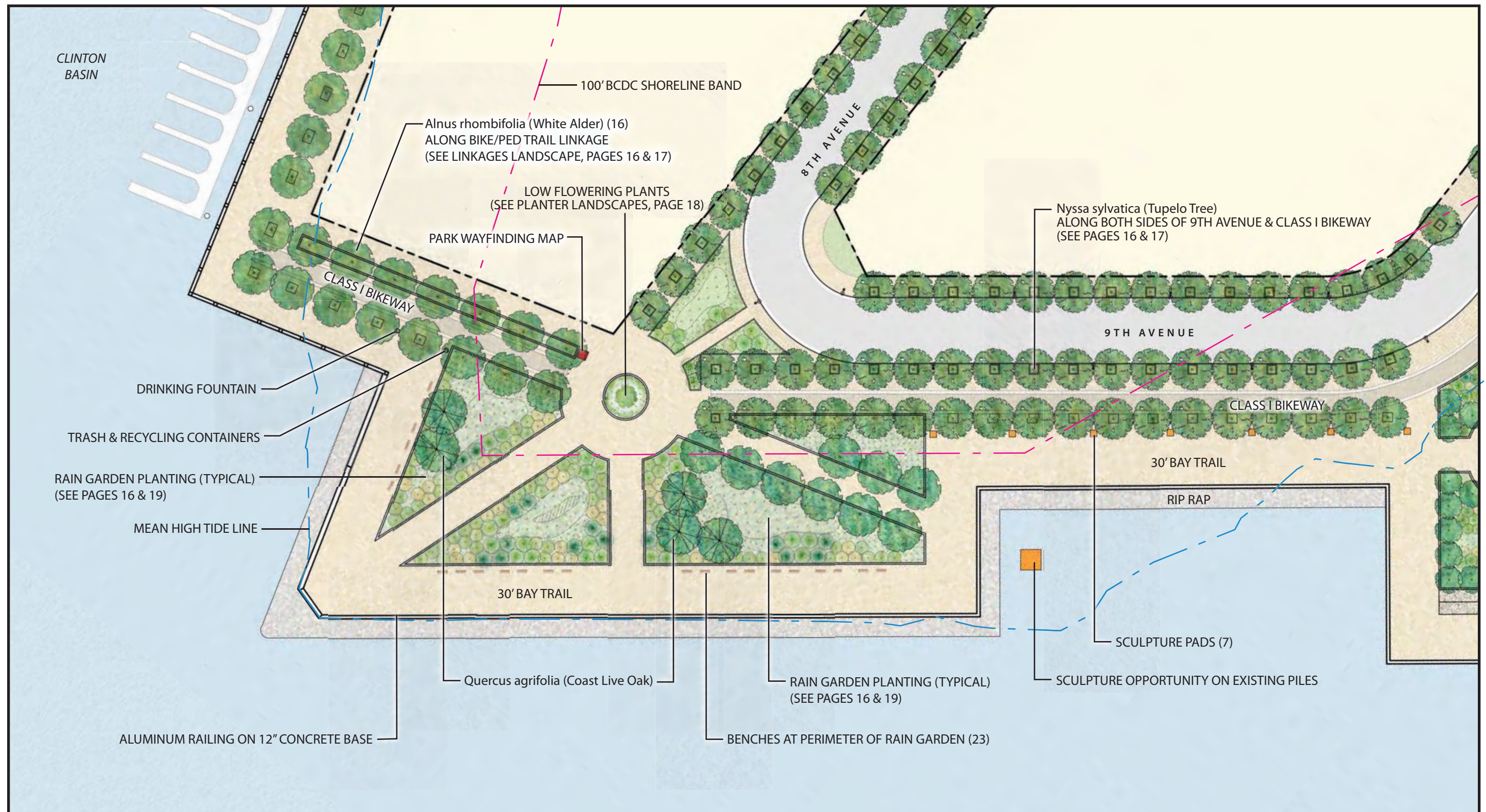
FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSON BY ROMA DESIGN GROUP



SHORELINE PARK DESIGN PLAN

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSON BY ROMA DESIGN GROUP

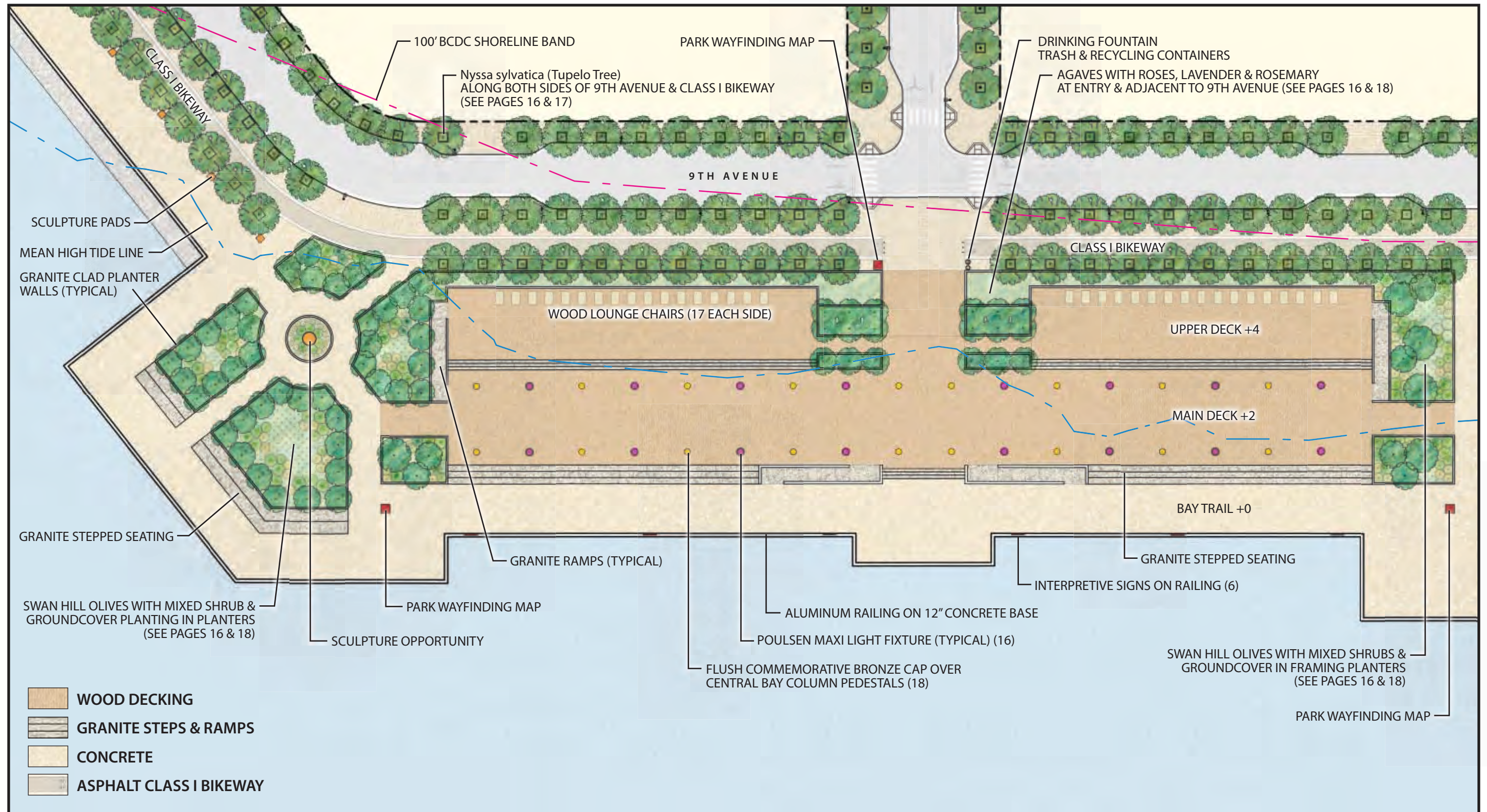


WEST RAIN GARDEN LANDSCAPE PLAN

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSON BY ROMA DESIGN GROUP



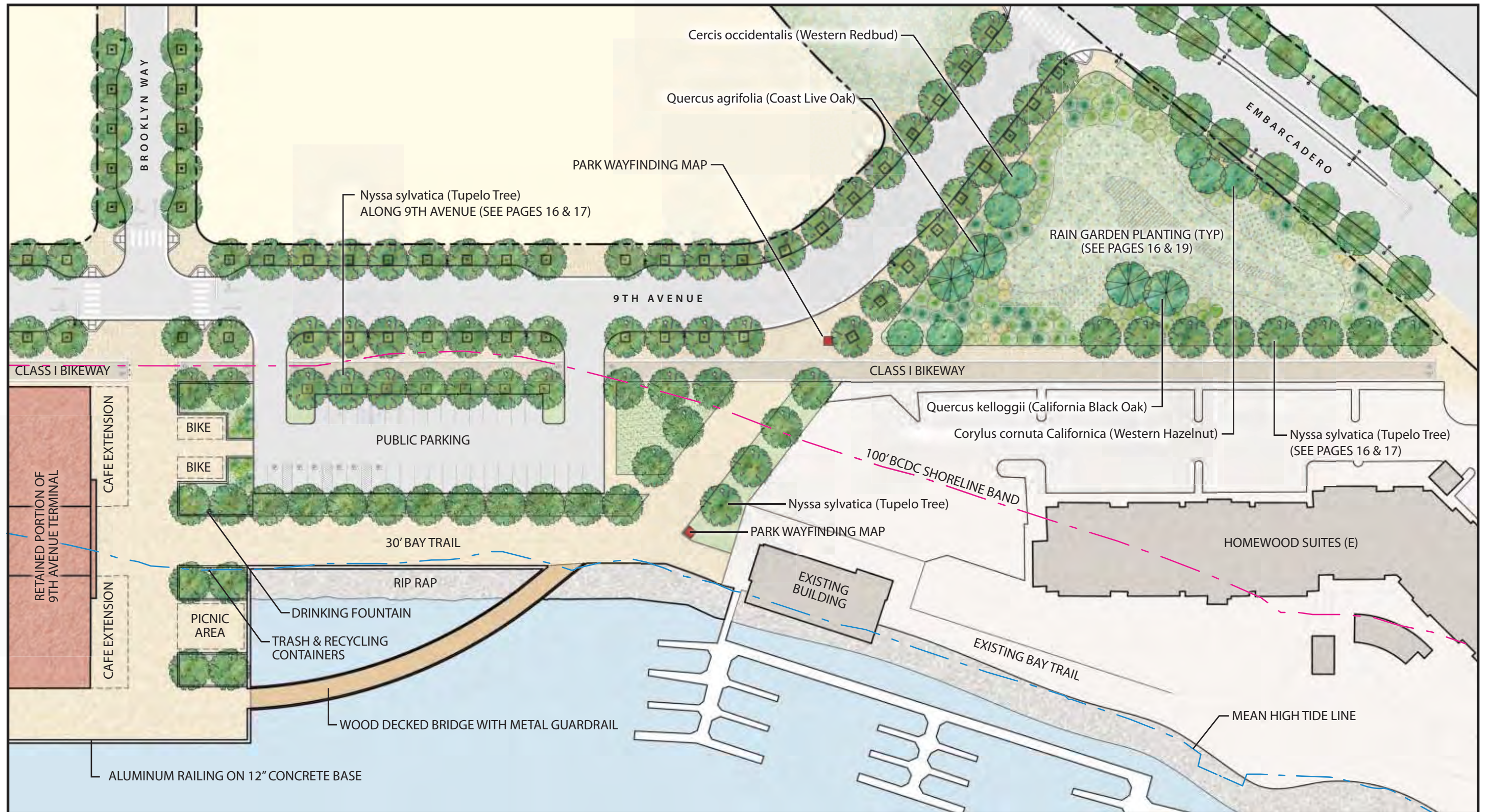


CENTRAL PLAZA LANDSCAPE PLAN



SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP

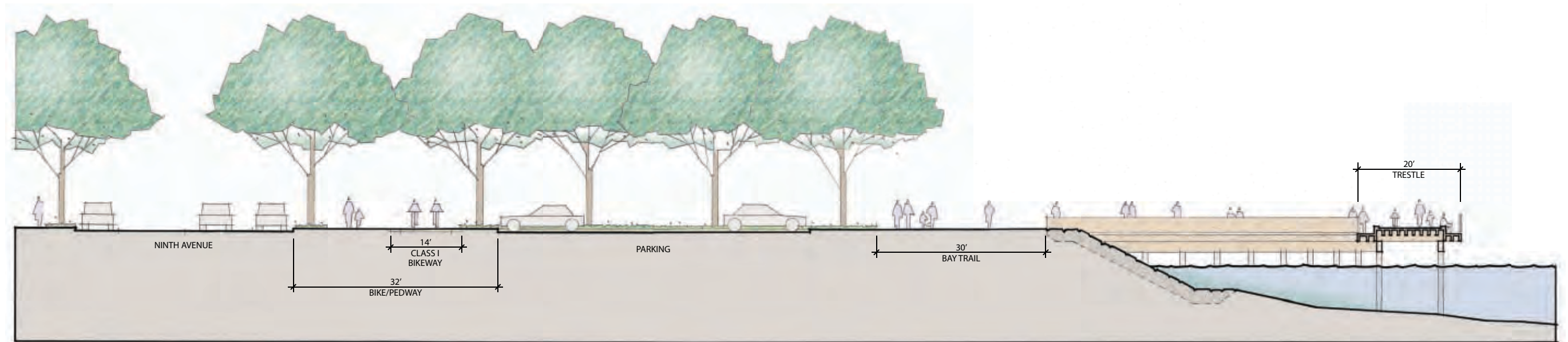


EASTSIDE LANDSCAPE PLAN

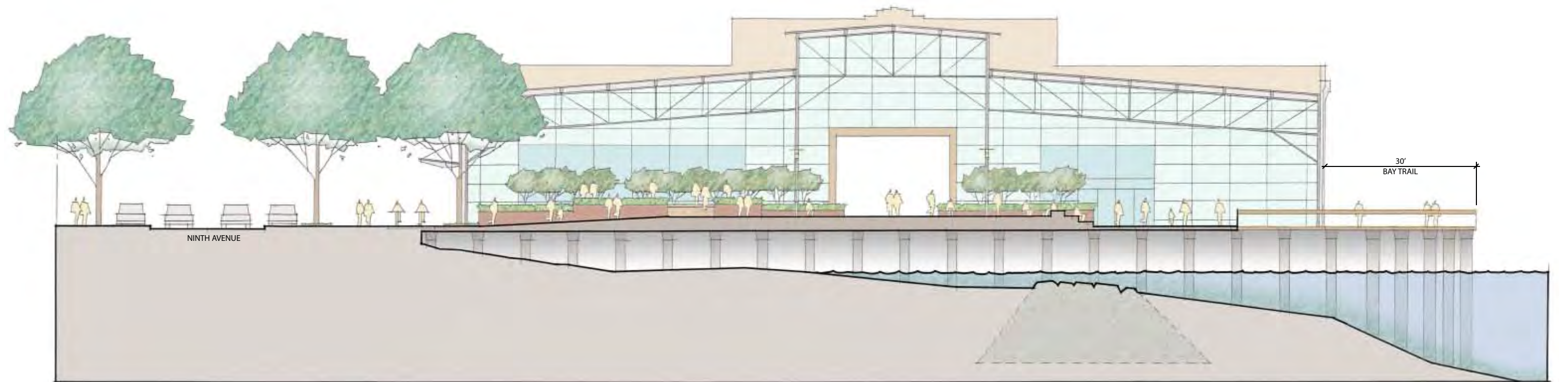
SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSON BY ROMA DESIGN GROUP





SECTION A-A

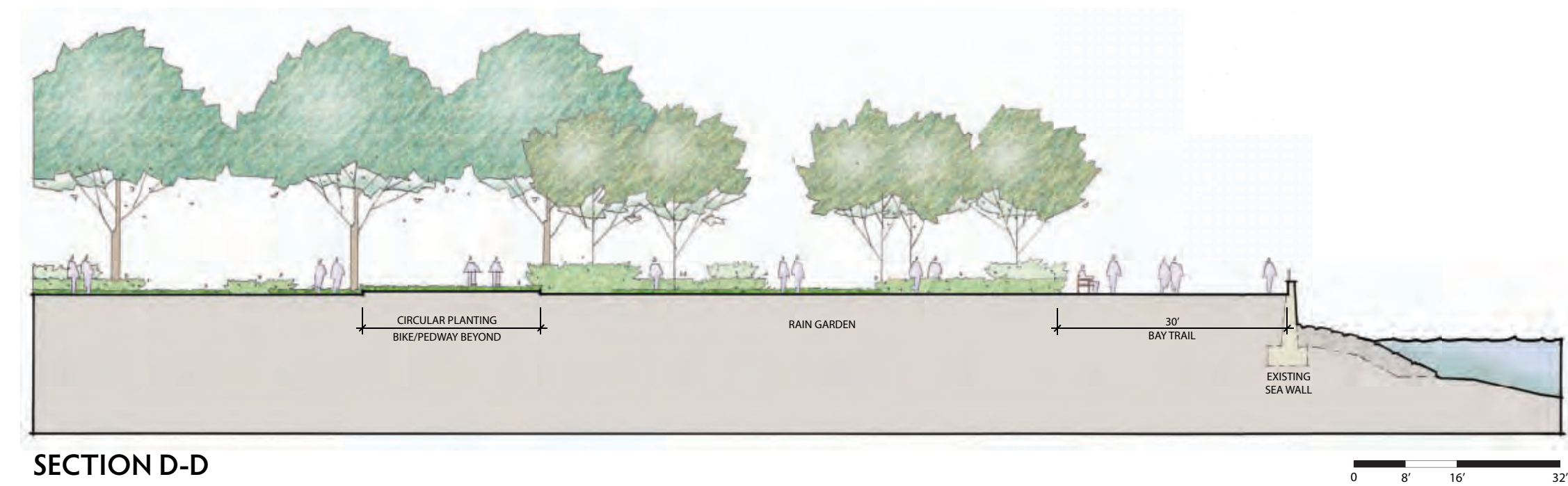
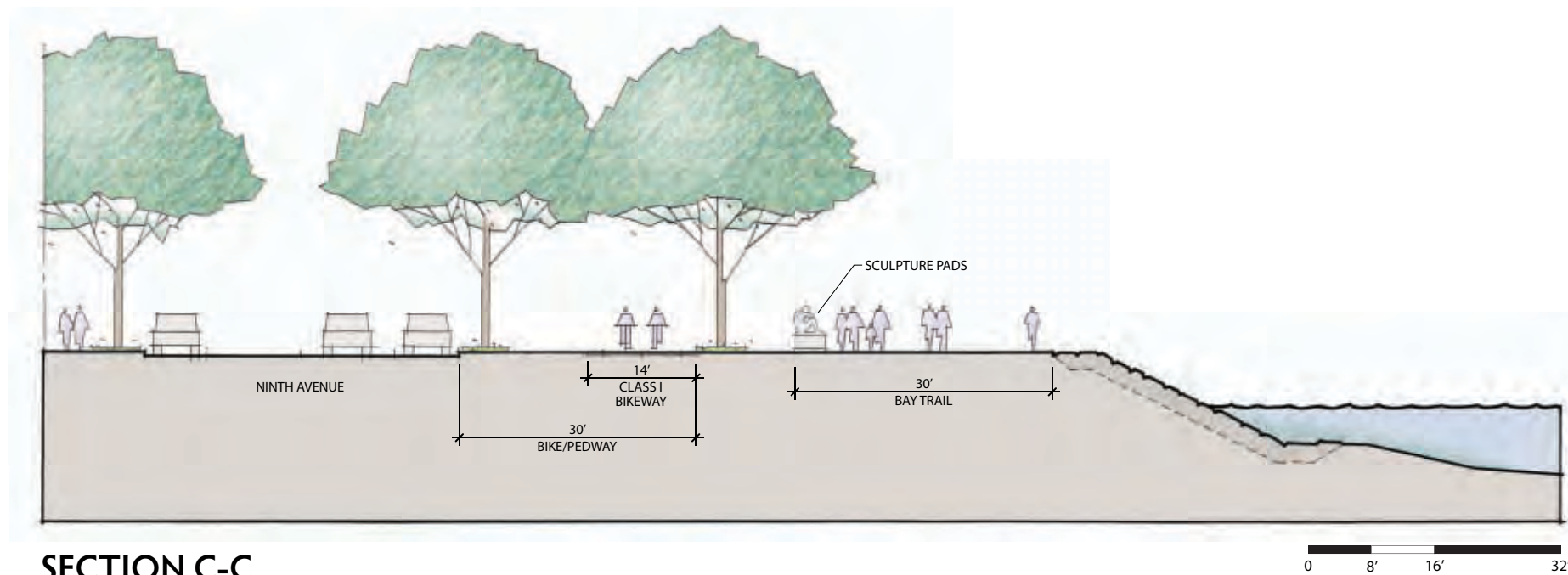


SECTION B-B

CROSS SECTIONS

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

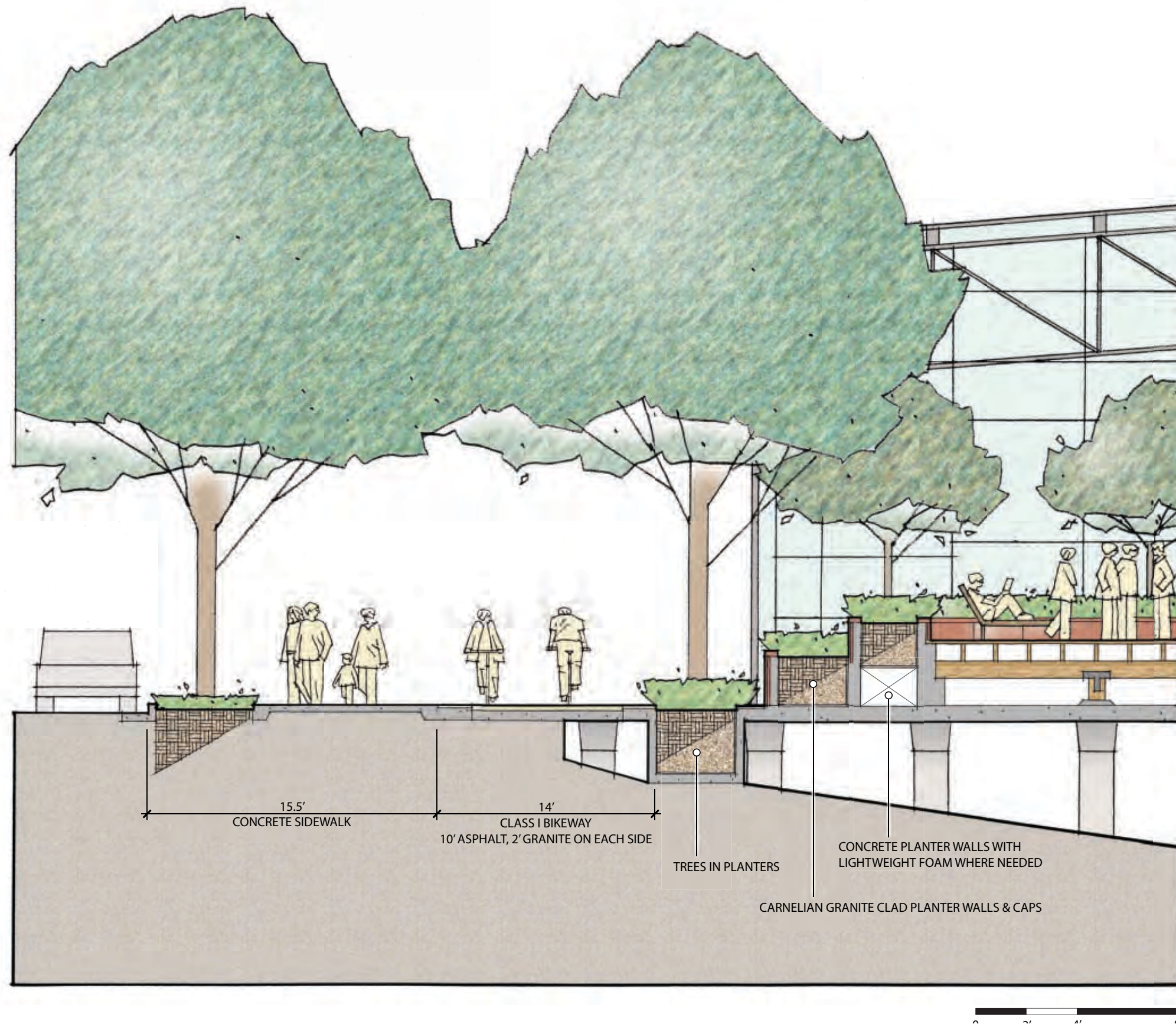
FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP



CROSS SECTIONS

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

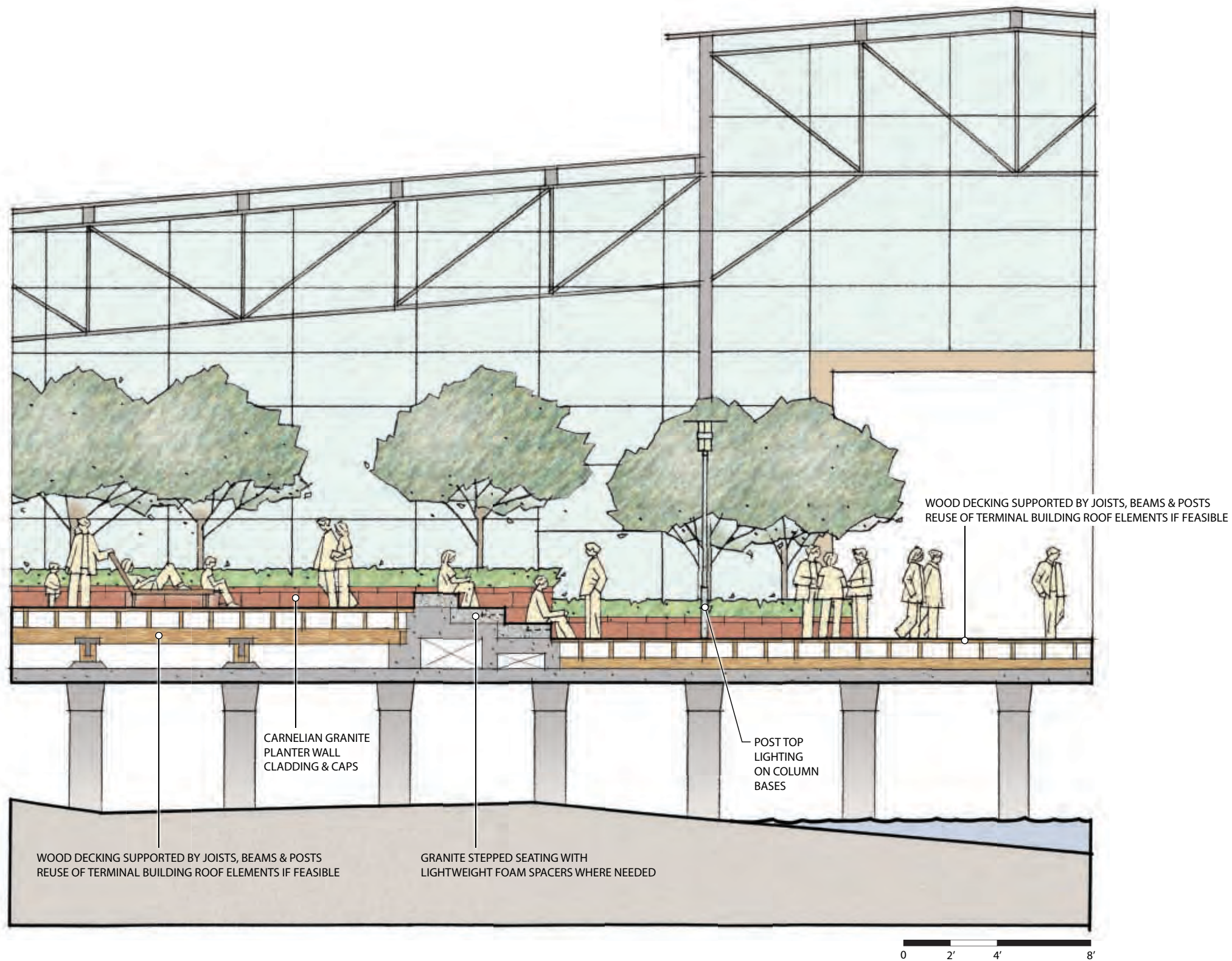
FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP



CROSS SECTION AT NINTH AVENUE EDGE OF CENTRAL SPACE

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

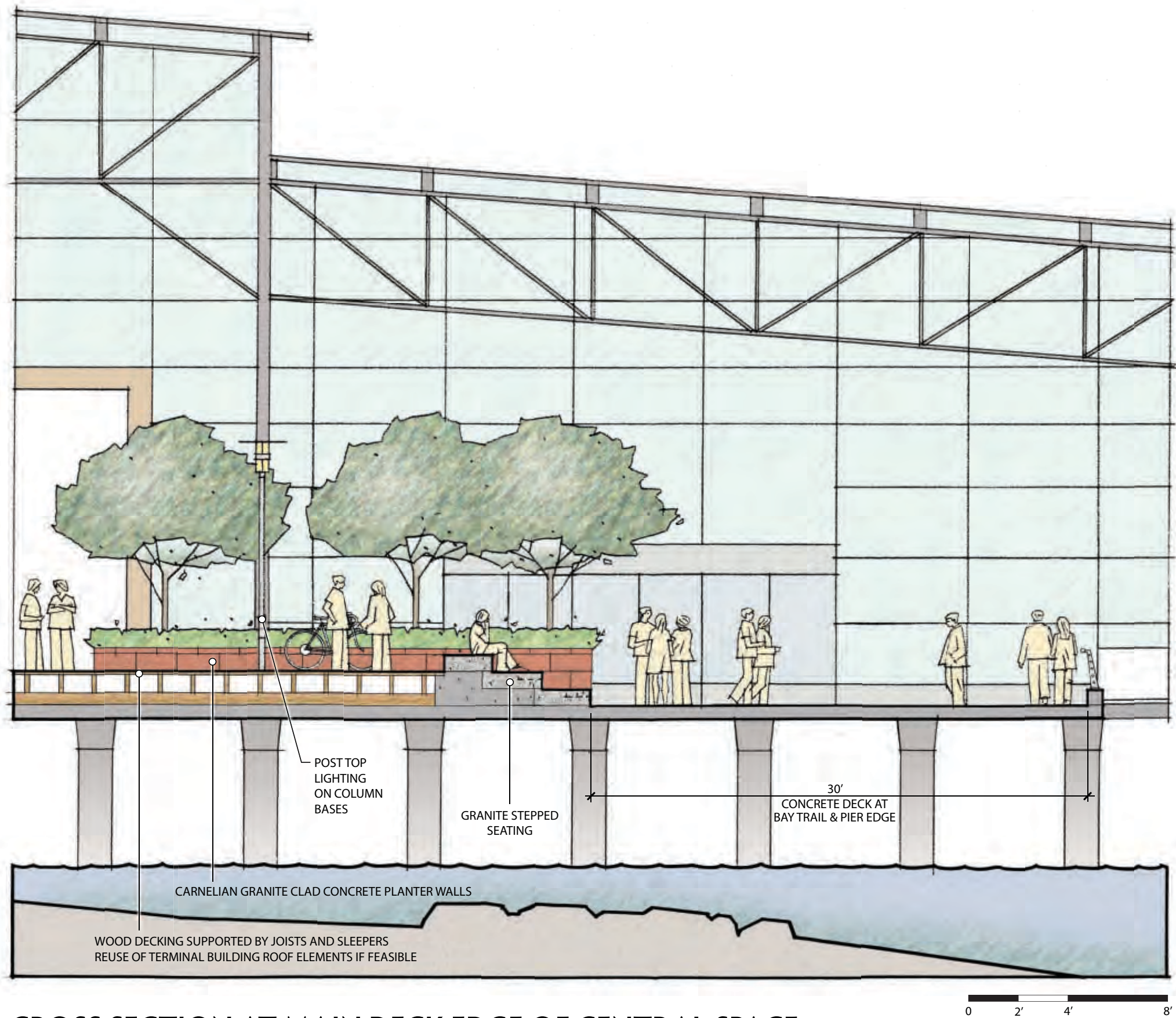
FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSON BY ROMA DESIGN GROUP



CROSS SECTION AT UPPER DECK EDGE OF CENTRAL SPACE

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP



CROSS SECTION AT MAIN DECK EDGE OF CENTRAL SPACE



Wood decking and beams to be reused if feasible



Column bases to be retained in Main Deck area & capped or used for lighting



Rail Track



Cast drains retain in place where feasible



Mooring cleats relocate & reuse along shoreline where appropriate



Retain column bases

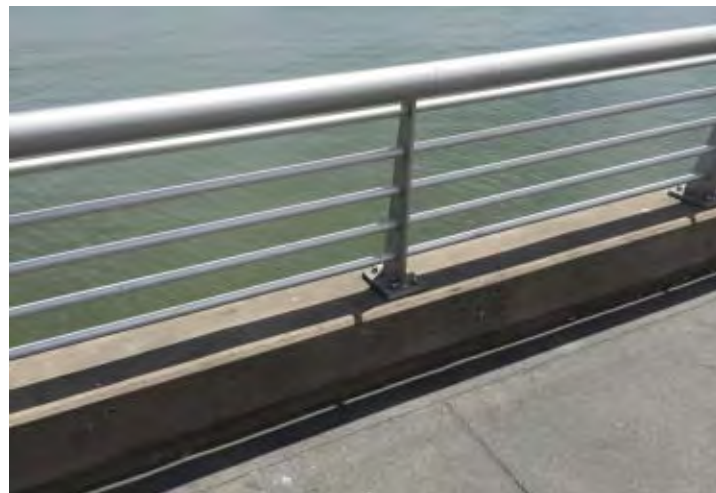
POTENTIAL RECLAIMED AND SALVAGED ELEMENTS

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

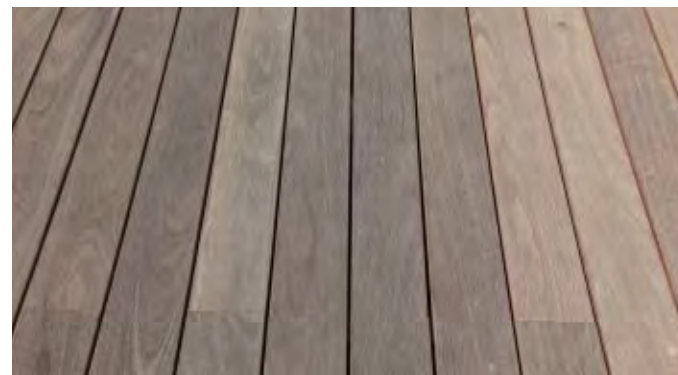
FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSON BY ROMA DESIGN GROUP



Interpretive Signage on Railing



Custom built railing of aluminium tubes on 12" high concrete curb



Wood Decking



Granite Stepped Seating



Custom Park Wayfinding Signage



Knight Bench, Forms+Surfaces (23)



Custom Lounge Chairs



Poulsen Albertslund Maxi (14' tall)



Selux Notch LED Bollard



Halsey Taylor Endura II Bottle Filling Stations with Pet Fountain (3)



BigBelly, Solar Powered Waste & Recycling Stations (3)



MP Lighting - Wall Mount L49

MATERIALS AND FURNISHINGS PRECEDENTS

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

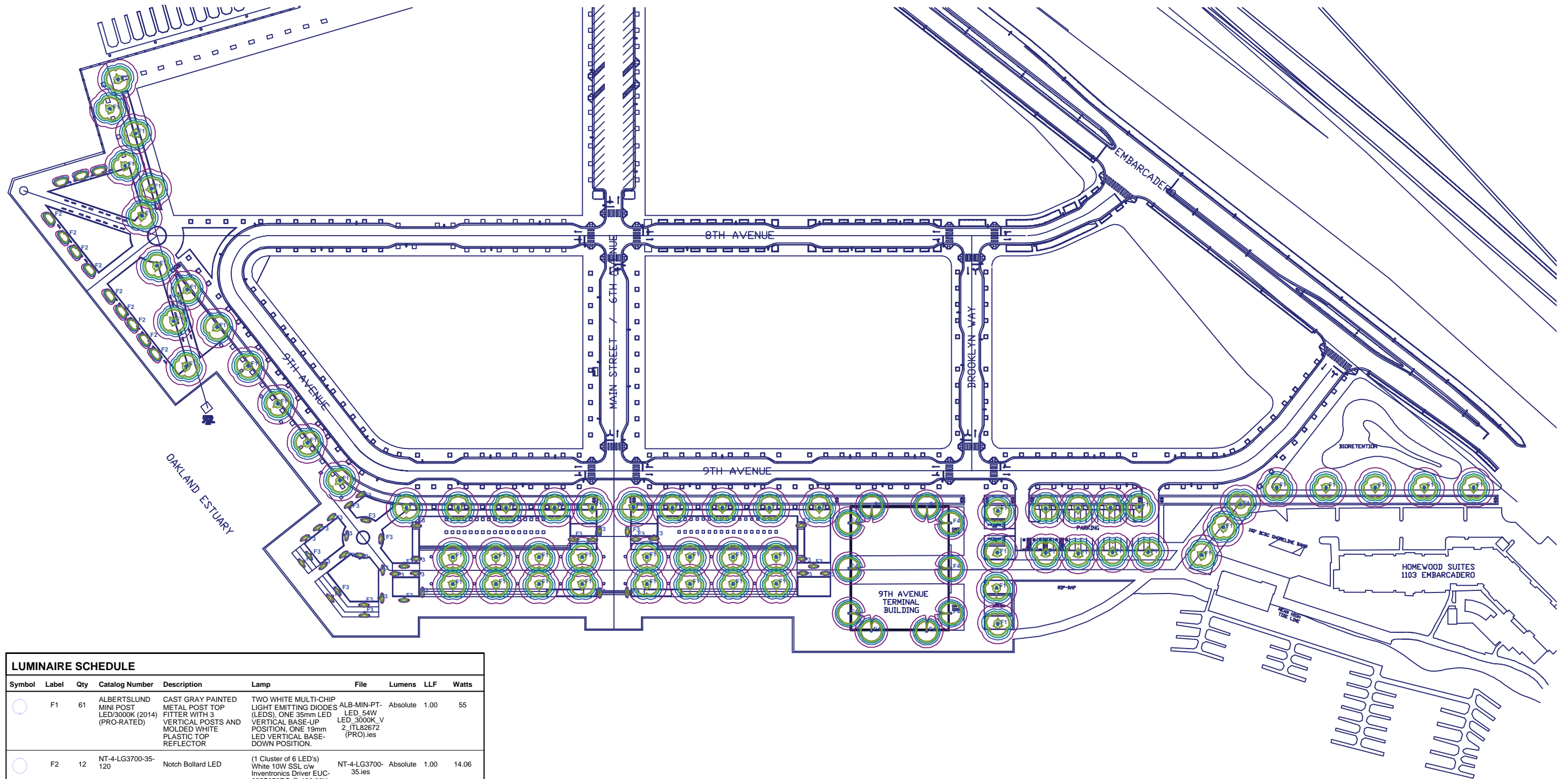
FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP



DISCOVERY AND ENGAGEMENT PRECEDENTS

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

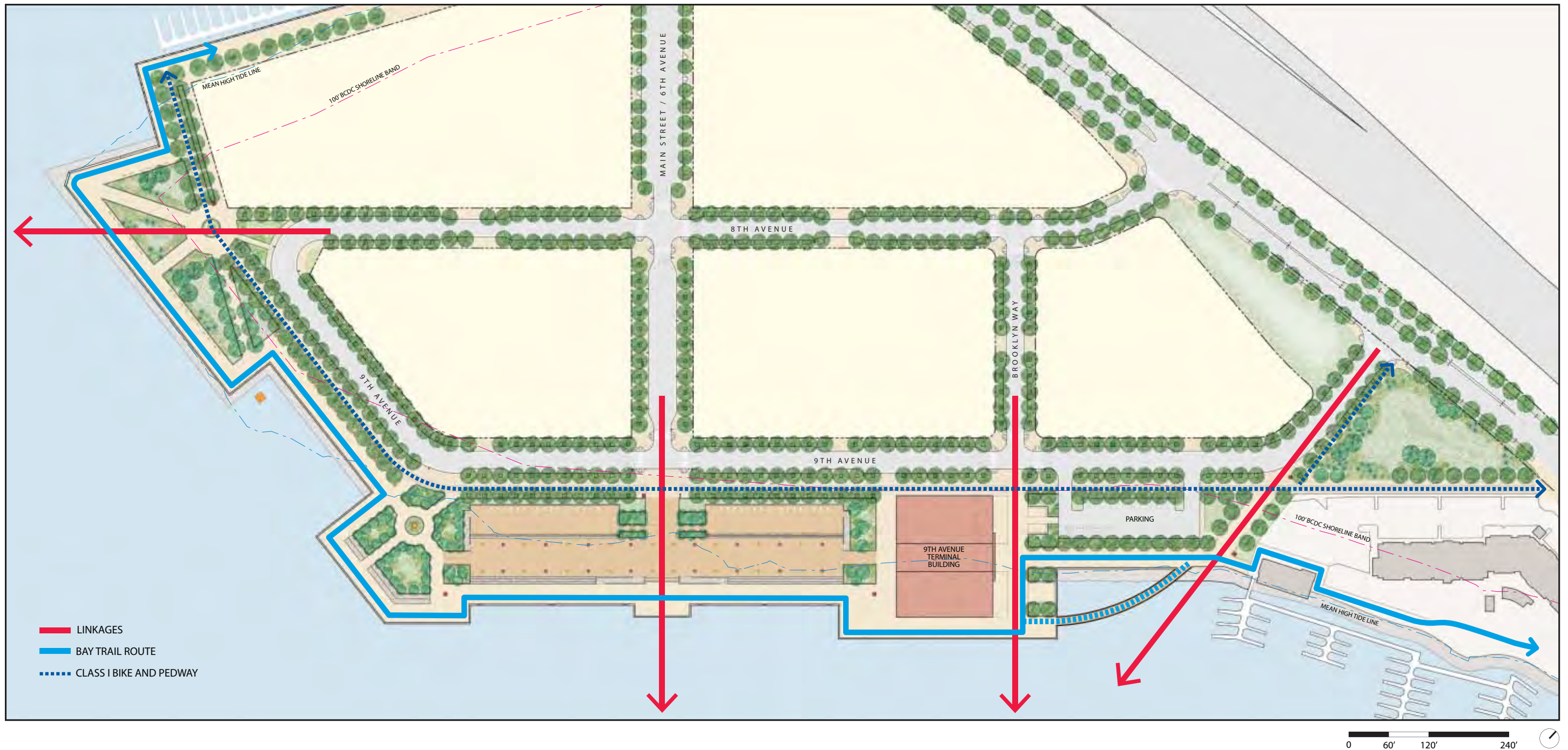
FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	F1	61	ALBERTSLUND MINI POST LED/3000K (2014) (PRO-RATED)	CAST GRAY PAINTED METAL POST TOP FITTER WITH 3 VERTICAL POSTS AND MOLDED WHITE PLASTIC TOP REFLECTOR	TWO WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDs), ONE 35mm LED VERTICAL BASE-UP POSITION, ONE 19mm LED VERTICAL BASE- DOWN POSITION.	ALB-MIN-PT- LED_54W LED_3000K_V 2_ITL82672 (PRO).ies	Absolute	1.00	55
	F2	12	NT-4-LG3700-35- 120	Notch Bollard LED	(1 Cluster of 6 LED's) White 10W SSL c/w Inventronics Driver EUC- 025S070DS @ 120.00V	NT-4-LG3700- 35.ies	Absolute	1.00	14.06
	F3	39	L49-6W30SW30- MA	LED 3000K, 80+ CRI	LED	L49- 6W30SW30- MA.ies	72	1.00	6
	F4	10	TOW-810- NATURAL	By building Architect	1/70W/MH/OSRAM	TOW-8.7- 11.4_8.7_1_70 W_MH_ED-17 MEDIUM.ies	5200	0.65	70

LIGHTING PLAN

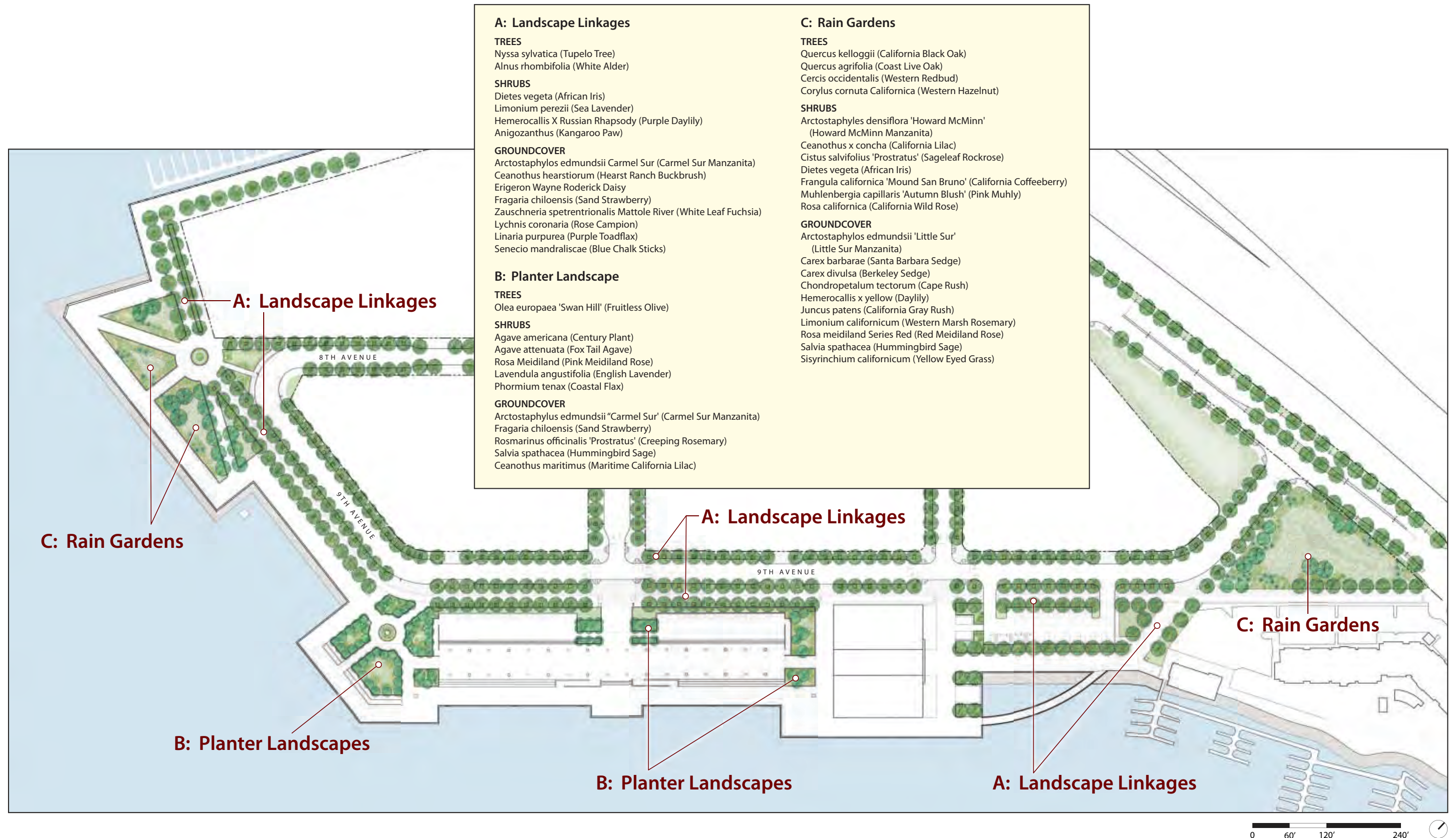
SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN



CIRCULATION AND LINKAGES

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSON BY ROMA DESIGN GROUP



ILLUSTRATIVE PLANTING CONCEPT

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP



Limonium perezii (Sea Lavender)



Fragaria chiloensis (Sand Strawberry)



Anigozanthus "Big Red" (Red Kangaroo Paw)



Anigozanthus (Gold Kangaroo Paw)



Nyssa sylvatica (Tupelo Tree)



Alnus rhombifolia (White Alder)



Dietes vegeta (African Iris)



Zauschneria septentrionalis "Mattole River"



Ceanothus hearstiorum (Hearst Ranch Buckbrush)



Erigeron glanca (Wayne Roderick Daisy)

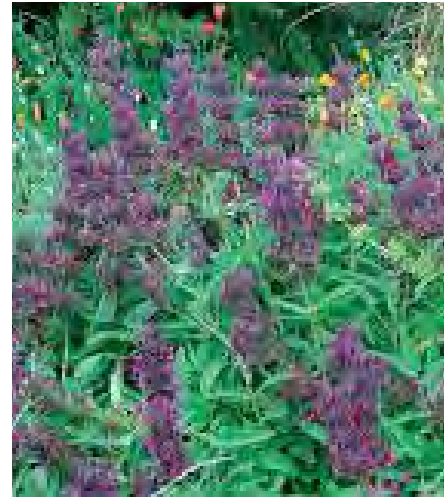
PLANT PALETTE: LANDSCAPE LINKAGES

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP



Ceanothus maritimus (Maritime California Lilac)



Salvia spathacea (Hummingbird Sage)



Agave americana (Century Plant)



Rosmarinus officinalis 'Prostratus' (Creeping Rosemary)



Olea europaea (Swan Hill Olive)



Rosa "Pink Meidiland" (Pink Meidiland Rose)



Arctostaphylos edmundsii "Little Sur"



Agave attenuata (Foxtail Agave)



Lavendula angustifolia (Lavender)

PLANT PALETTE: PLANTER LANDSCAPE

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP



Corylus cornuta Californica (Western Hazelnut)



Cercis occidentalis (Western Redbud)



Rosa californica (California Wild Rose)



Quercus agrifolia (Coastal Live Oak)



Chondropetalum tectorum (Thatching Reed)



Carex divulsa (Berkeley Sedge)



Cistus salvifolius, "Prostratus" (Sageleaf Rockrose)



Frangula californica, "Mound San Bruno"



Juncus patens, Elk Blue



Muhlenbergia capillaris (Pink Muhly Grass)



Ceanothus x Concha



Sisyrinchium californicum (Yellow Eyed Grass)

RAIN GARDEN PLANT PALETTE

SHORELINE PARK DESIGN PLAN, BROOKLYN BASIN

FINAL DEVELOPMENT PLAN, JUNE 12, 2015 • PREPARED FOR SIGNATURE DEVELOPMENT / ZARSION BY ROMA DESIGN GROUP



VIEW FROM BAY TRAIL (EAST)

June 20, 2014



FRONT OF BUILDING



TERRACOTTA DETAIL ON SIDE FACADE



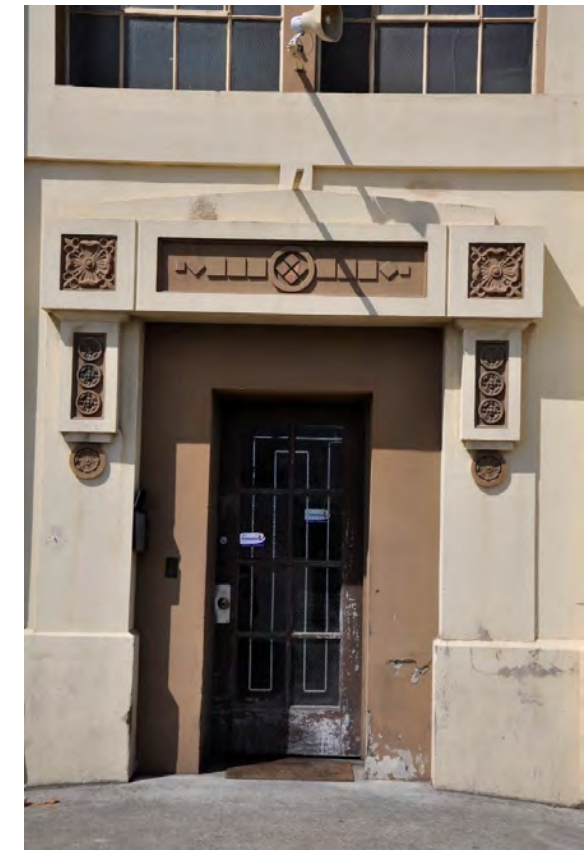
FRONT CORNER – WATER SIDE



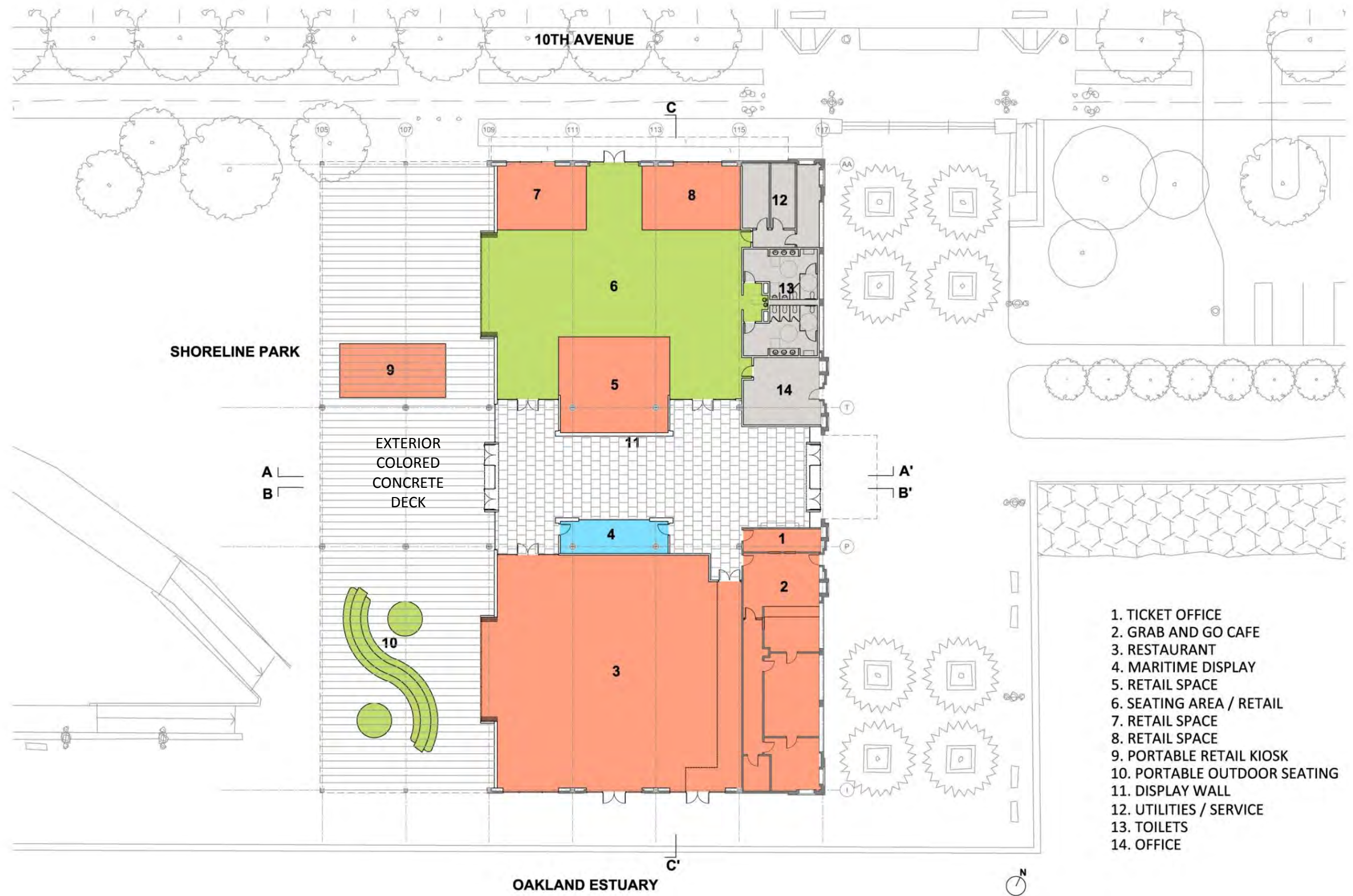
LAND SIDE

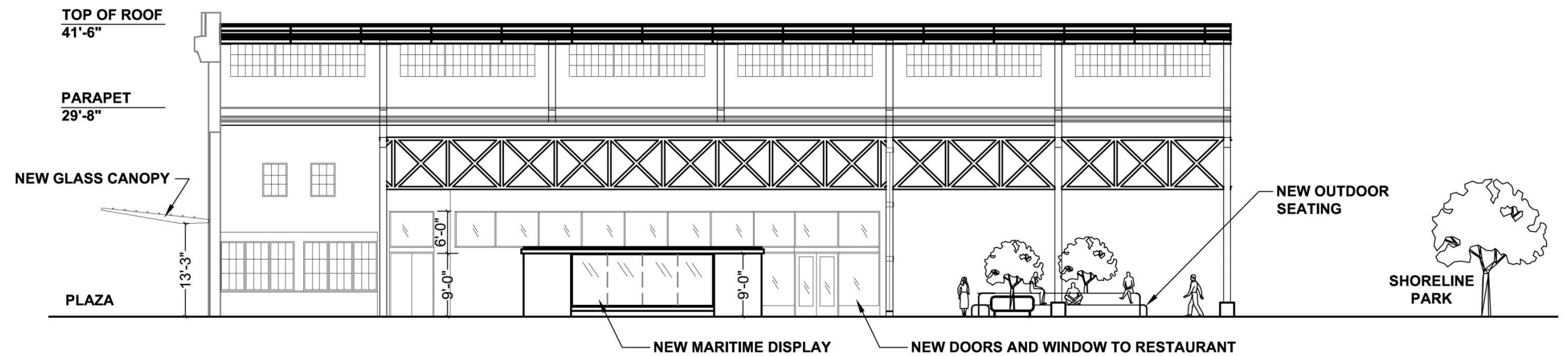
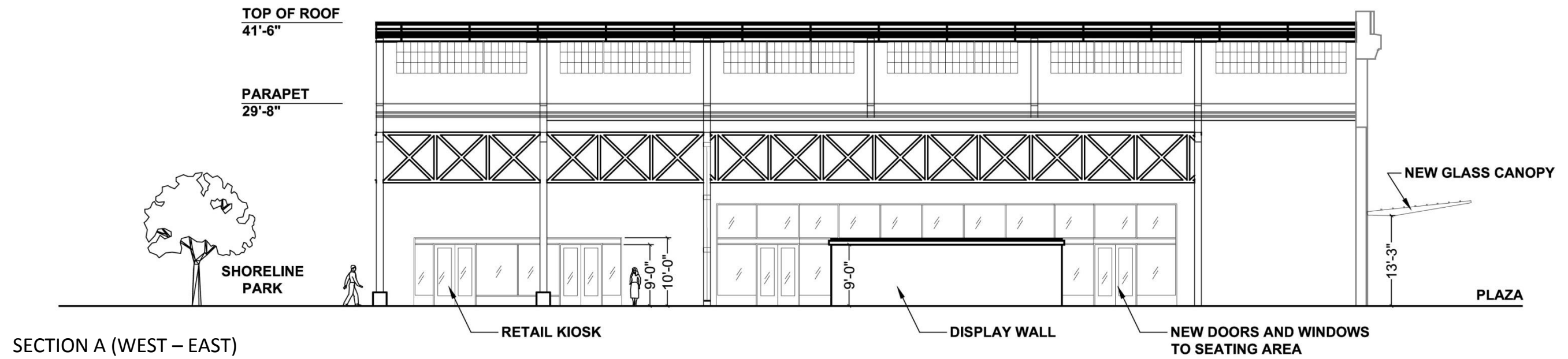


TERRACOTTA DETAIL ON FRONT FACADE



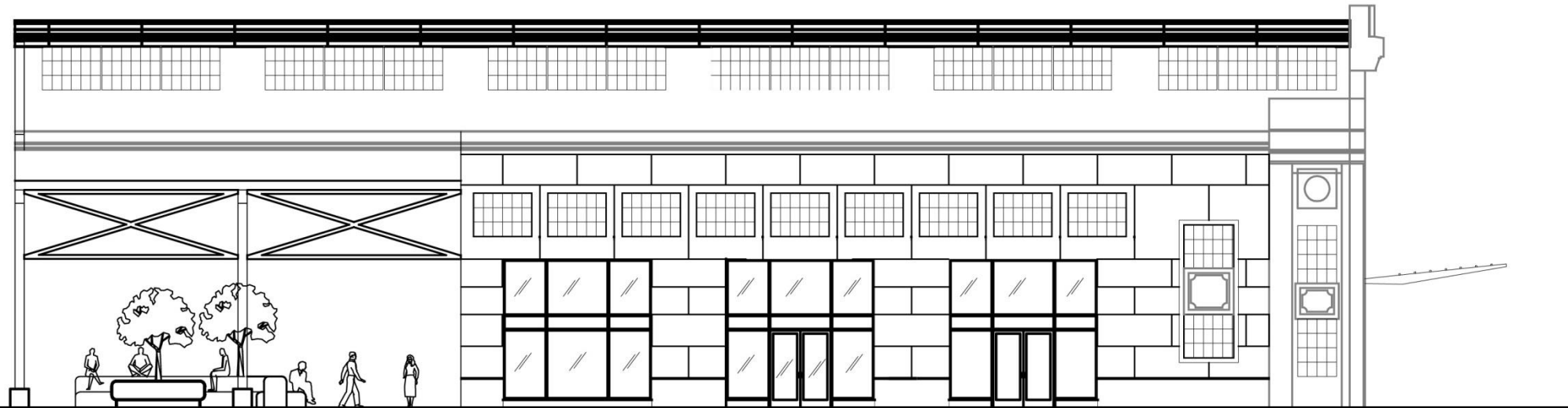
FRONT DOOR DETAIL





TOP OF ROOF
41'-6"

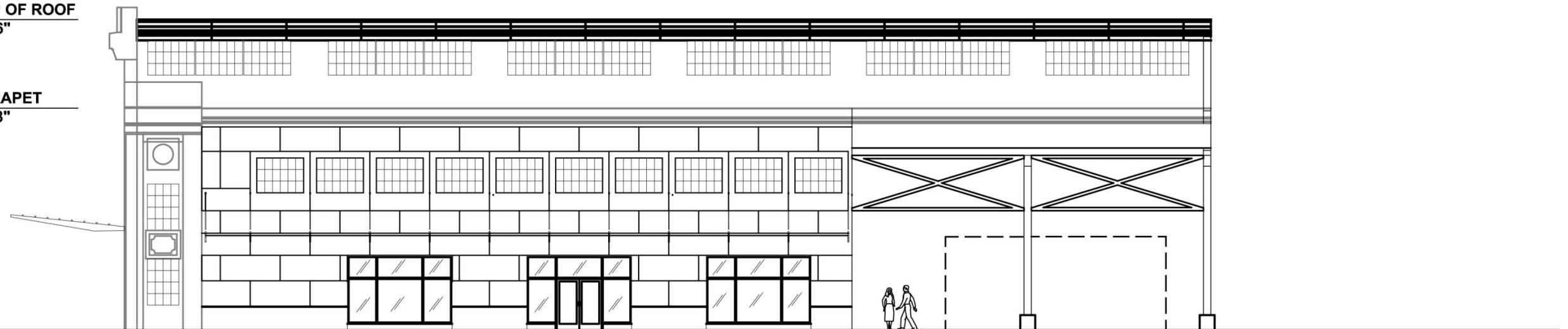
PARAPET
29'-8"



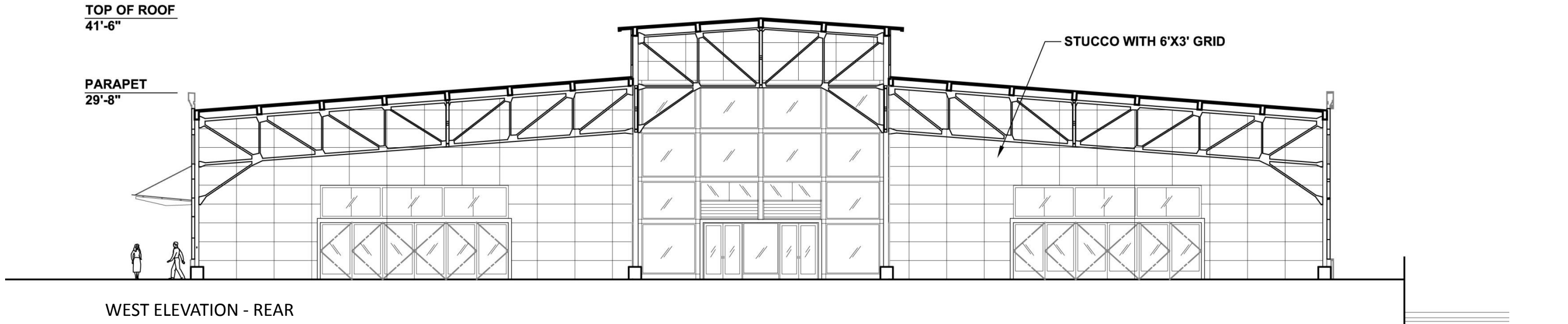
SOUTH ELEVATION – WATER SIDE

TOP OF ROOF
41'-6"

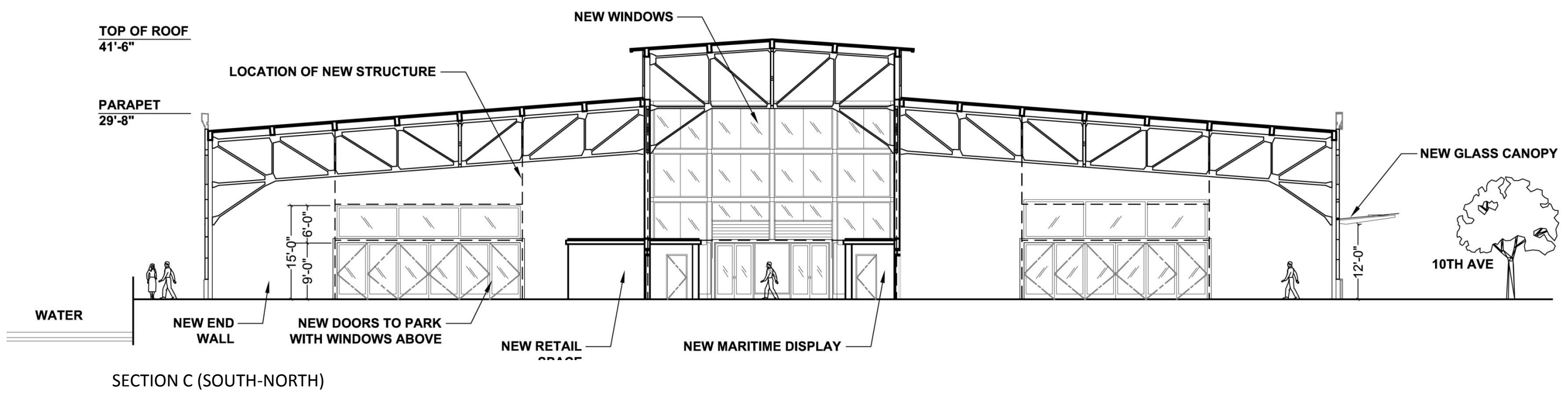
PARAPET
29'-8"



NORTH ELEVATION – LAND SIDE



WEST ELEVATION - REAR

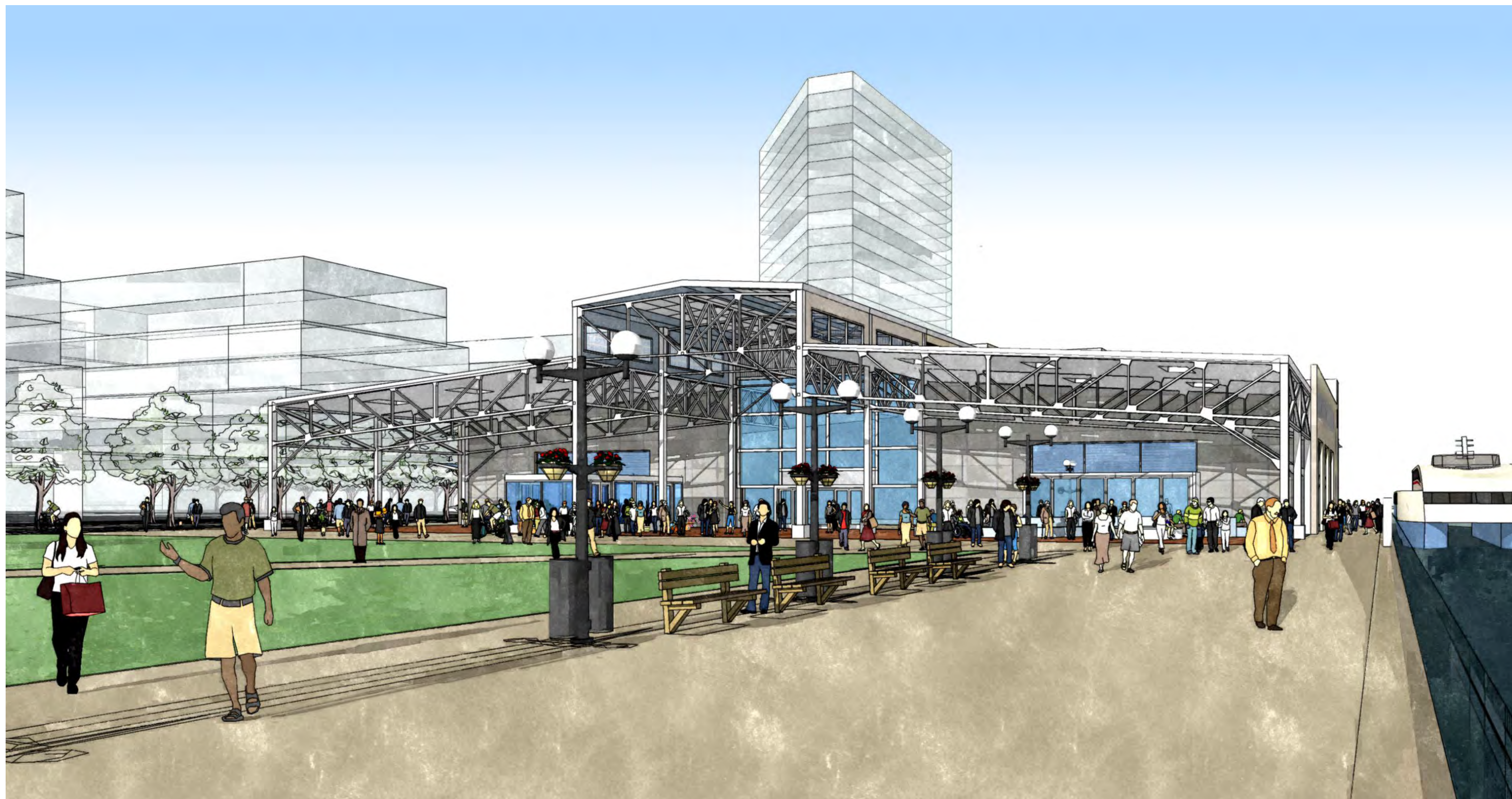


SECTION C (SOUTH-NORTH)



VIEW FROM OAKLAND ESTUARY (SOUTH)

June 20, 2014



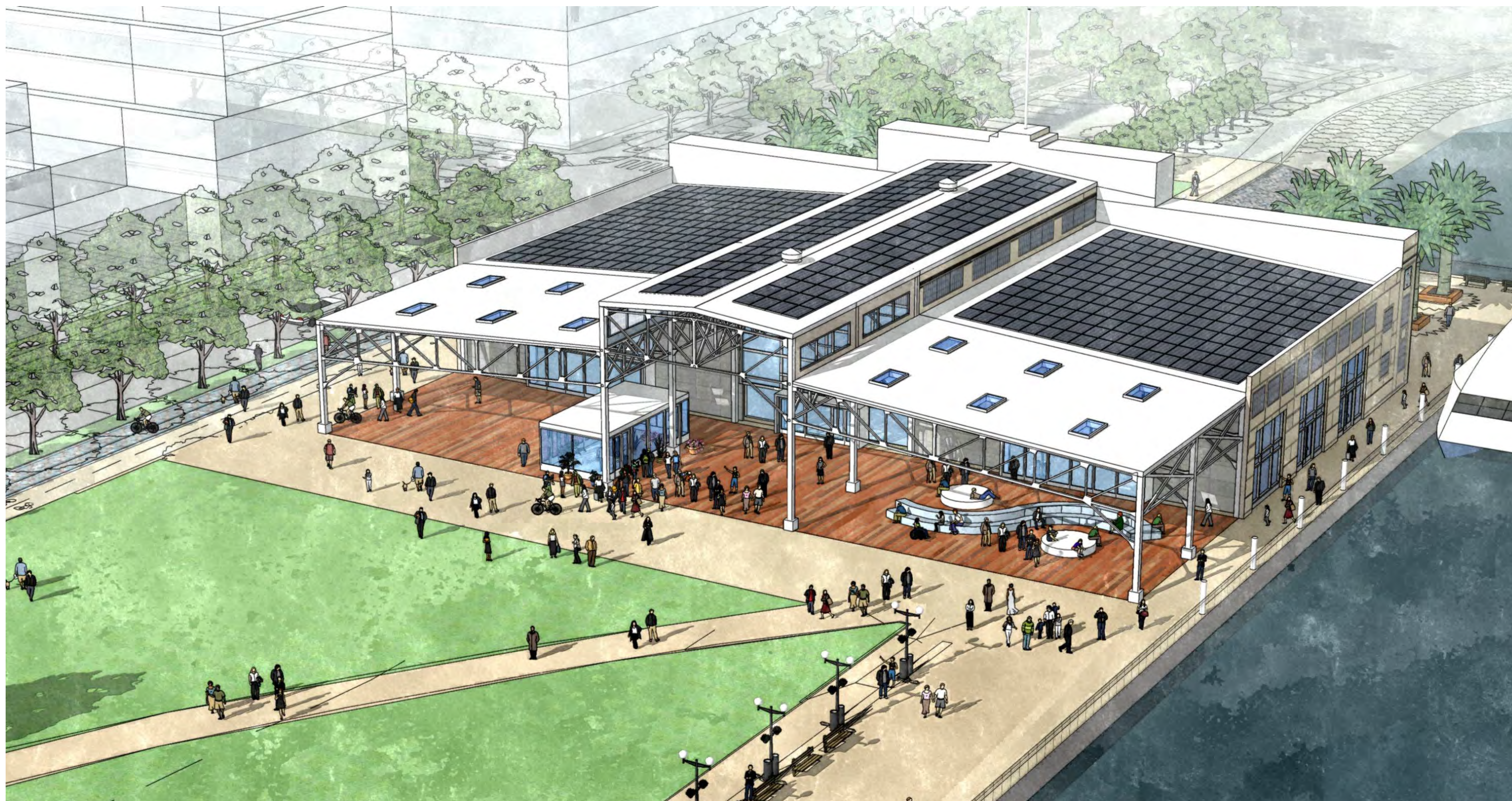
VIEW FROM SHORELINE PARK (WEST)

June 20, 2014



Ninth Avenue Terminal
Oakland, California





AERIAL VIEW FROM SOUTHWEST

June 20, 2014



VIEW FROM 10TH AVENUE (NORTH)

June 20, 2014