



California College of the Arts, Oakland, CA Final Development Plan Application

PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01

*NOTE: NO PHASING IS PROPOSED WITH THIS PROJECT APPLICATION

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PROJECT INFORMATION & DESCRIPTION

PROJECT TEAM

Project Location	5212 Broadway Avenue Oakland, CA 94618	Architect	Mithun 585 Howard St, #300 San Francisco, CA 94105 Contact: Anne Torney Phone: 415 489 4851
Owners	Emerald Fund 235 Montgomery Street, 27/F San Francisco, CA 94104 Contact: Marc Babsin Phone: 415 489 1329	Landscape Architect	CMG 444 Bryant St. San Francisco, CA 94107 Contact: Kevin Conger Phone: 415 495 3070
	Equity Community Builders LLC 38 Keyes Avenue, Suite 201 San Francisco, CA 94129 Contact: John Clawson Phone: 451 561 6200	Civil Engineer	BKF Engineers 1646 N. California Blvd., #400 Walnut Creek, CA 94596 Contact: Eric Swanson Phone: 925 940 2253
Urban Design & Design Guidelines	SITELAB Urban Studio 660 Mission St, #200 San Francisco, CA 94105 Contact: Laura Crescimano Phone: 415 852 6940		

PROJECT DESCRIPTION

The applicant proposes to develop the CCA Oakland Campus property with the following plan elements:

1. Change in Land Use and Zoning:

- General Plan: A General Plan Amendment from Institution Land Use to Community Commercial Land Use.
- Rezoning: A Rezoning from Mixed Housing Residential Zone 3 and CN-1 to CC-2.
- Height: A change on the RM-4 portion of the site from a 35-foot Height Area to a 95-foot Height Area.

2. Redevelopment of the California College of Arts and Crafts campus including the following proposal:

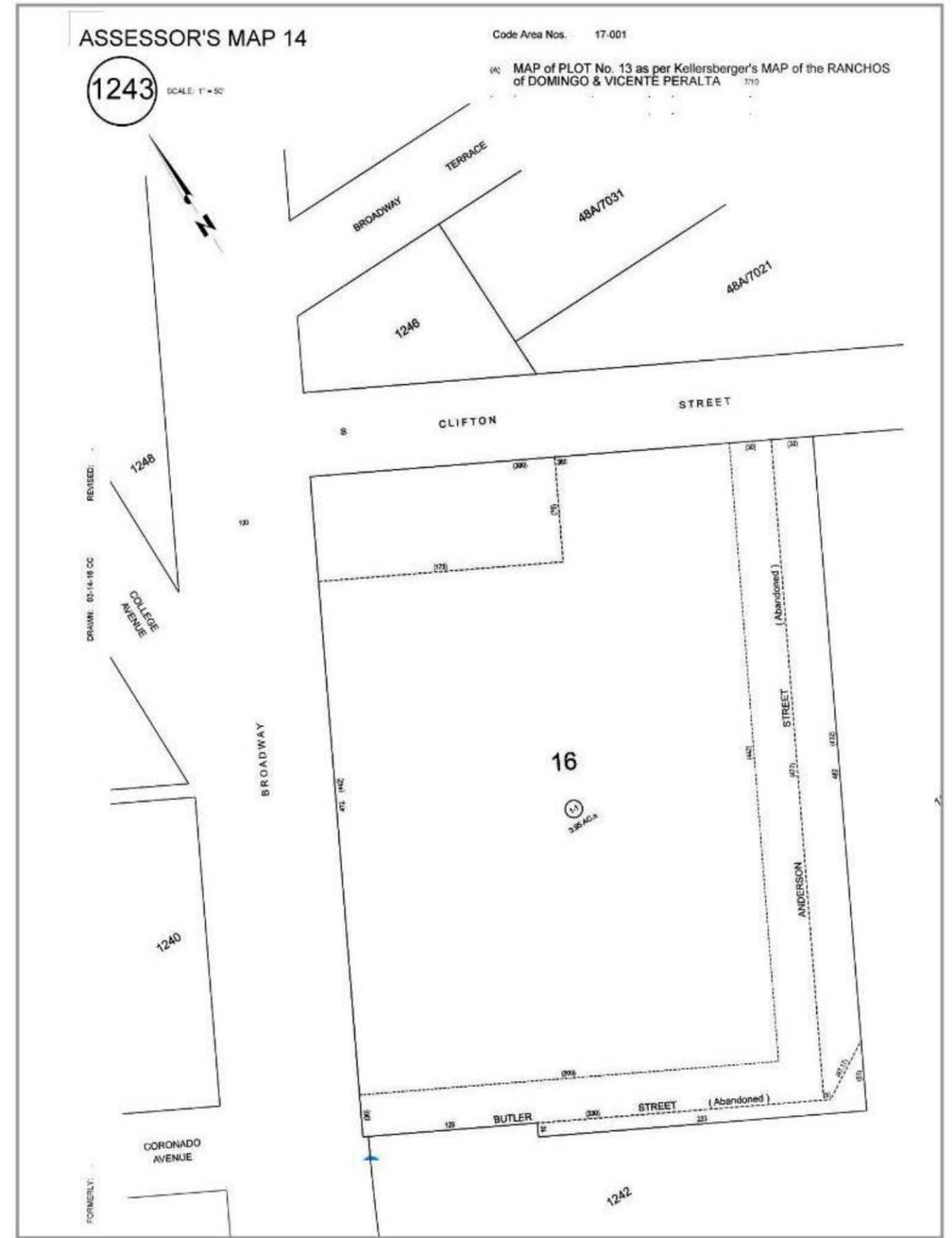
- Preservation and renovation of two landmarked buildings, Macky Hall and Carriage House; the historic Broadway wall and gate; the historic entry staircase; the Treadwell Estate View Corridor; and several historic landscape features. Carriage House to be relocated on the site.
- Preservation of 38 trees (15 on site and 23 within 10' of property line) including: 10 Redwoods, 3 Coastal Live Oaks, and 1 Magnolia. The remainder of the vegetation is to be removed. All removed trees will be replaced by new trees.
- Demolition of 10 of the existing buildings on the

- campus.
- Development of:
 - Two perimeter residential buildings ranging in height from 45' to 95'
 - 448 residential units
 - 14,391 square feet of commercial space comprised of 7,760 square feet in Macky Hall and 6,631 square feet on the ground floor of a new building along Broadway.
 - 10,718 of Group Assembly Commercial space at Macky Lawn; 1,230 sq ft of Group Assembly Commercial space inside the ground floor of Carriage House; and 1,414 sq ft of Group Assembly Commercial space on the outdoor Carriage House Terrace. (Macky Lawn, Carriage House and Carriage House Terrace are intended to serve the on-site residents and local community from time to time. Macky Lawn and the Carriage House Terrace would be available to be used for civic activities including community or cultural performing arts by non-profit groups. The ground floor of Carriage House would be available to be used for civic activities including community meetings.)
 - 41,193 square feet of Privately Owned Public Open Space (POPOS); 27,125 square feet of public plaza; 15,798 square feet of group usable open space for exclusive use of residents; and 14,020 square feet of private usable open space
 - 237 automobile parking spaces in one garage at Building A
 - 476 bicycle parking spaces, project wide

EXISTING CONDITIONS

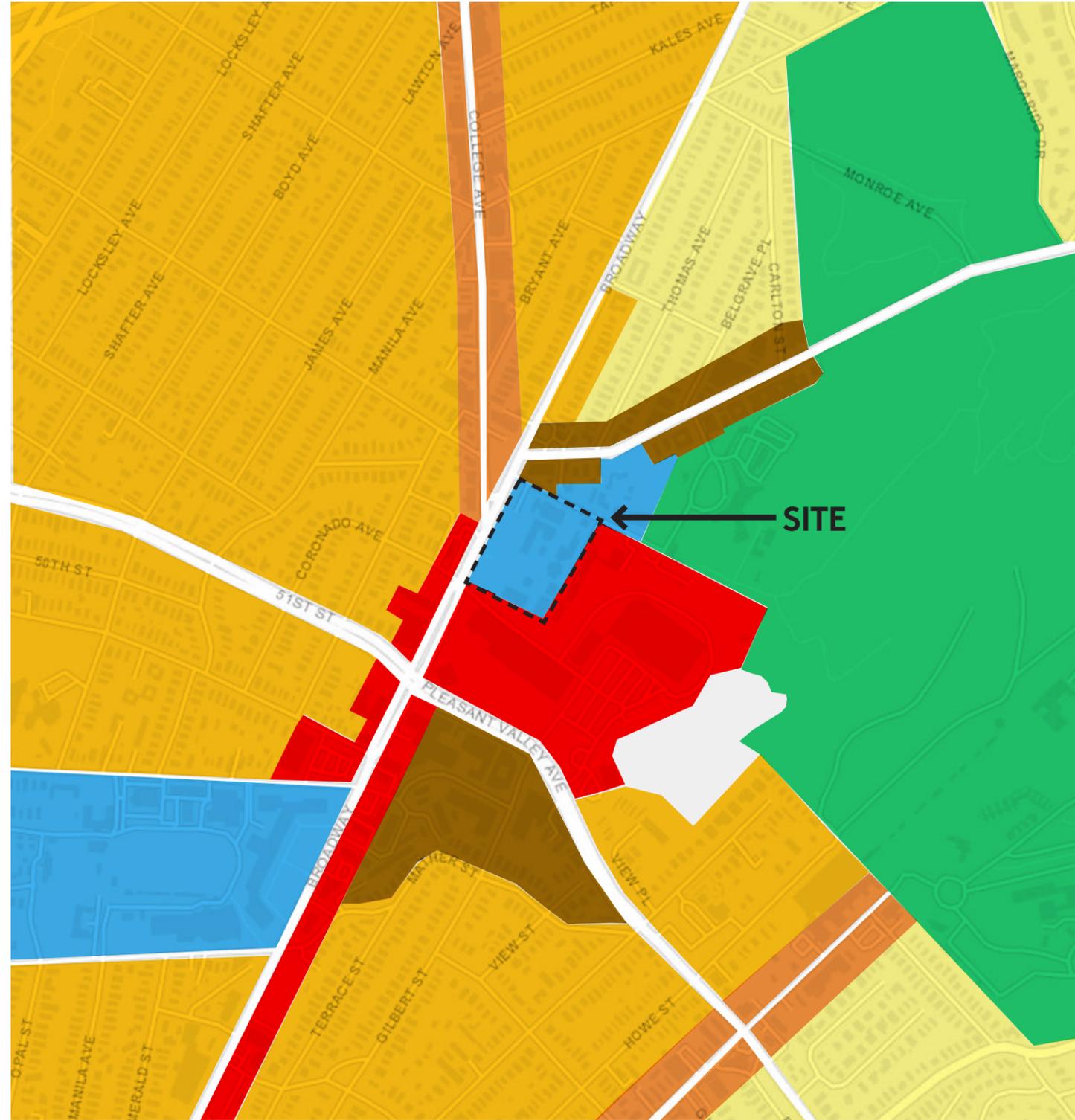
VICINITY MAP & ASSESSOR'S PARCEL MAP

Current Zoning	Mixed Housing Type Residential Zone 4 (RM-4) & Neighborhood Commercial Zone (CN-1)
Proposed Zoning	Community Commercial (CC-2)
APN	14-1243-1-1
Lot Area	172,270 square feet

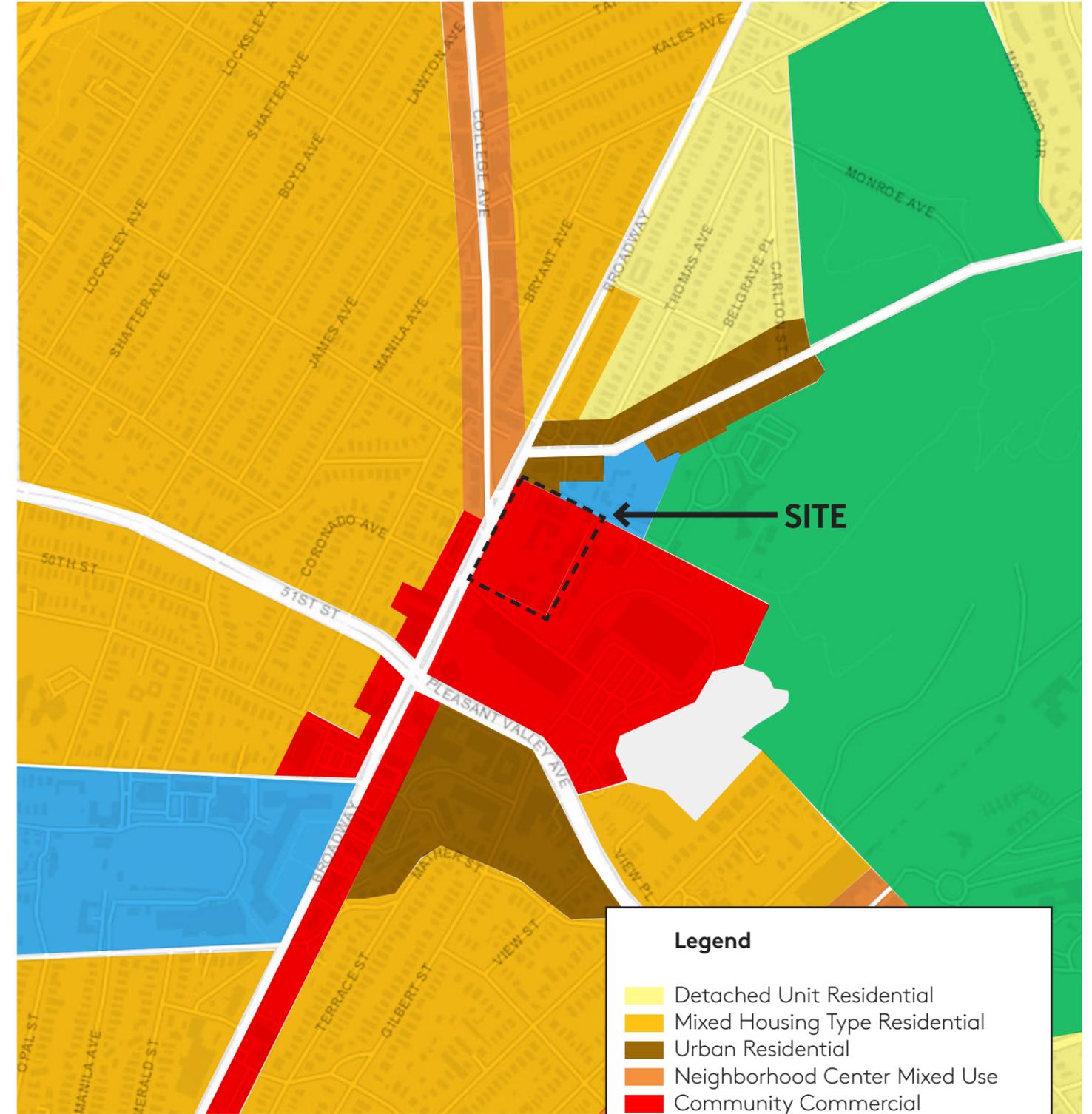


GENERAL PLAN DESIGNATION MAP

EXISTING GENERAL PLAN USE
Institutional



PROPOSED GENERAL PLAN USE
Community Commercial



Legend

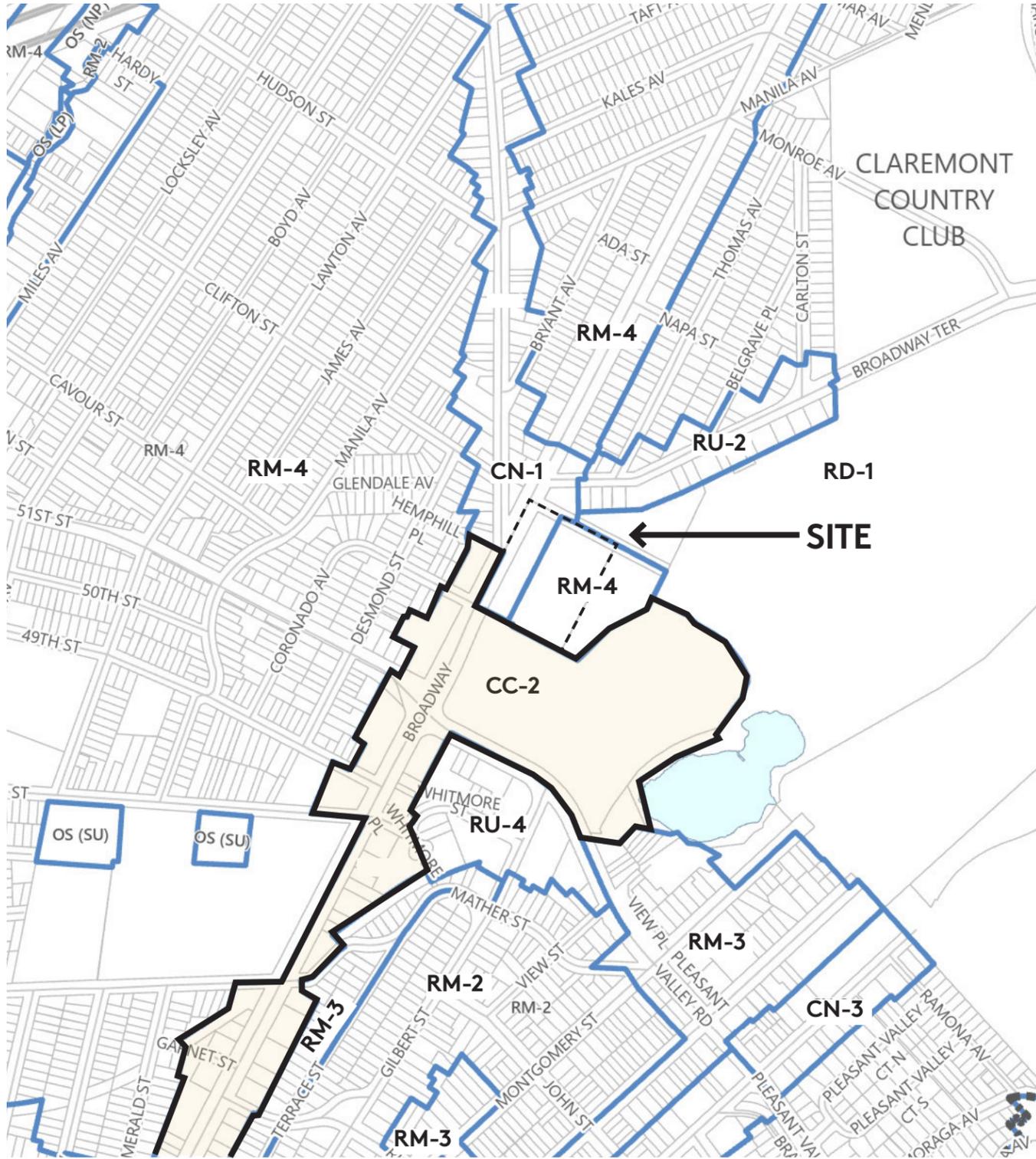
- Detached Unit Residential
- Mixed Housing Type Residential
- Urban Residential
- Neighborhood Center Mixed Use
- Community Commercial
- Institutional



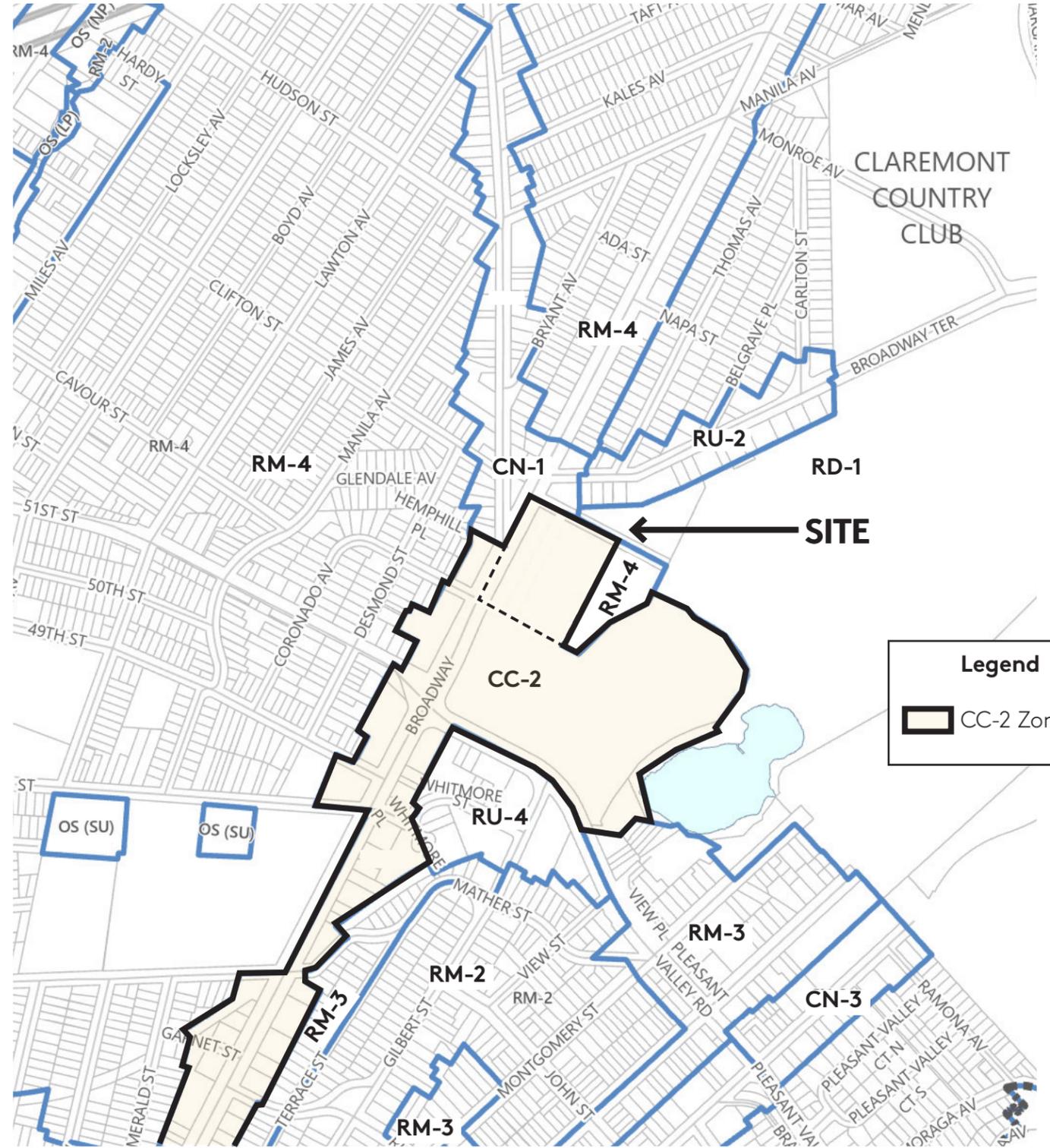
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ZONING MAP

CURRENT ZONING
RM-4 AND CN-1



PROPOSED ZONING
CC-2



Legend

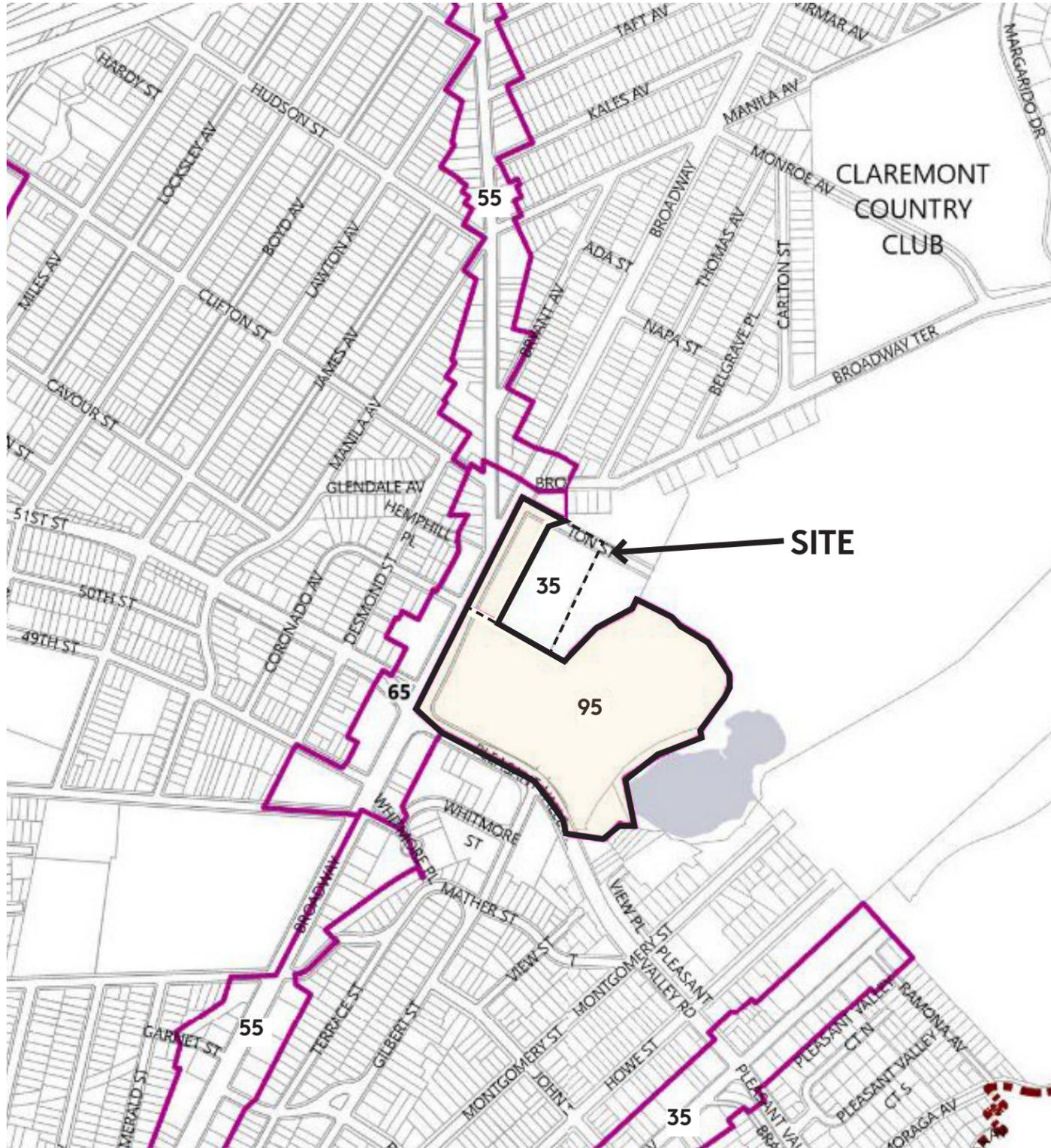
CC-2 Zone



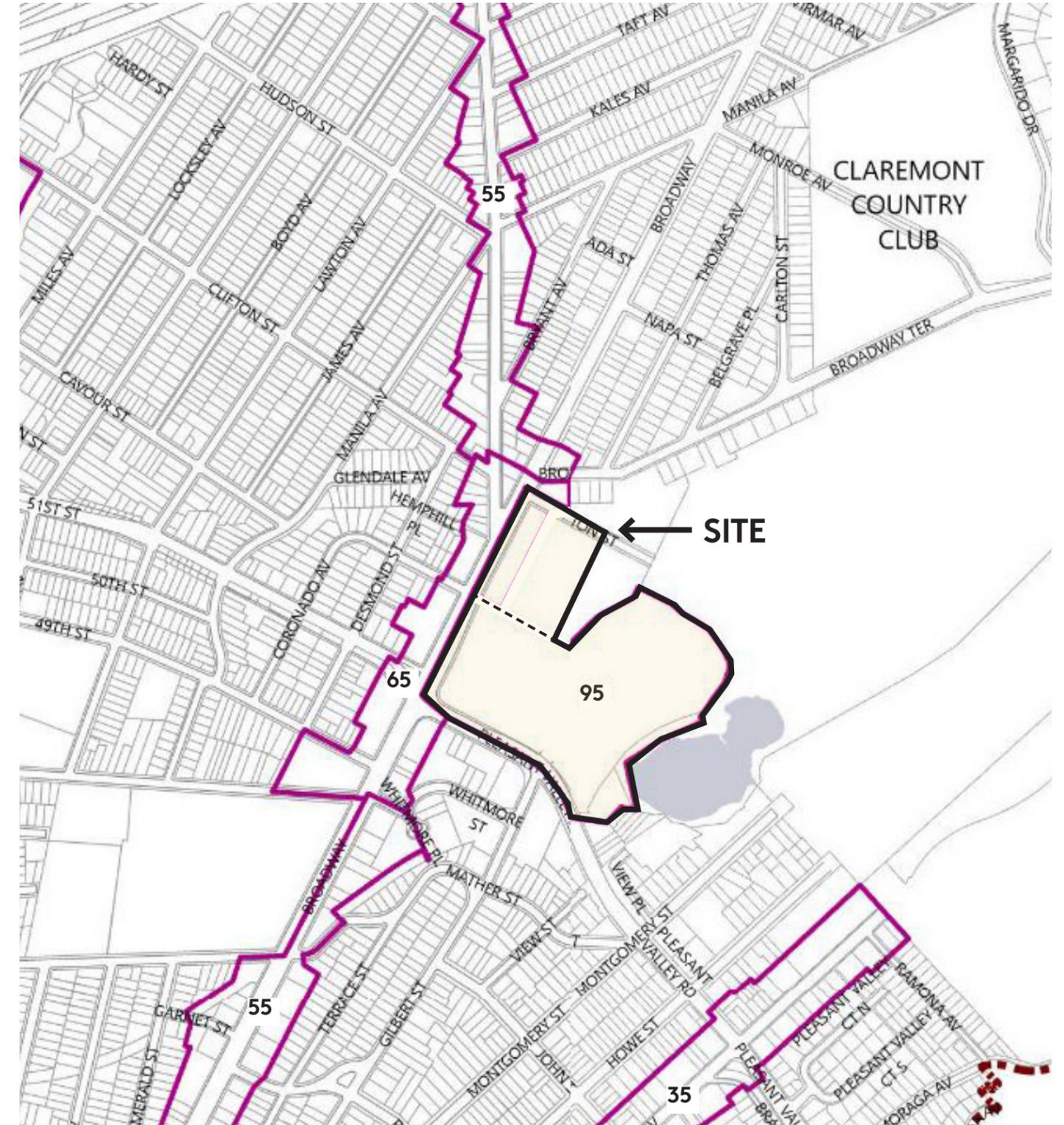
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HEIGHT AND AREA BOUNDARY MAP

EXISTING HEIGHT AREA BOUNDARIES



PROPOSED HEIGHT AREA BOUNDARIES



CONTEXT PHOTOS: CCA CAMPUS SITE



01 | Macky Hall, East



04 | Carriage House



06 | Facilities Building on Clifton



09 | Broadway Wall



02 | Macky Hall, West



07 | Macky and Founders Hall



10 | Broadway Gate



03 | Access East of Macky Hall



05 | Existing Redwoods



08 | Macky Lawn



Existing Site | Key Plan

CONTEXT PHOTOS: CCA SURROUNDINGS



01 | View of Site Across Broadway



04 | Site View from Clifton & Broadway Corner



07 | Merrill Gardens Senior Living on Broadway



10 | CCA Student Housing on Clifton



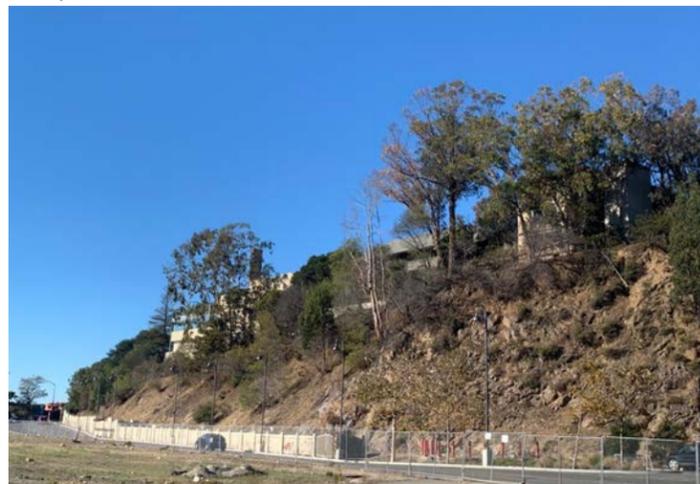
02 | View of Site and Access Road from Southwest



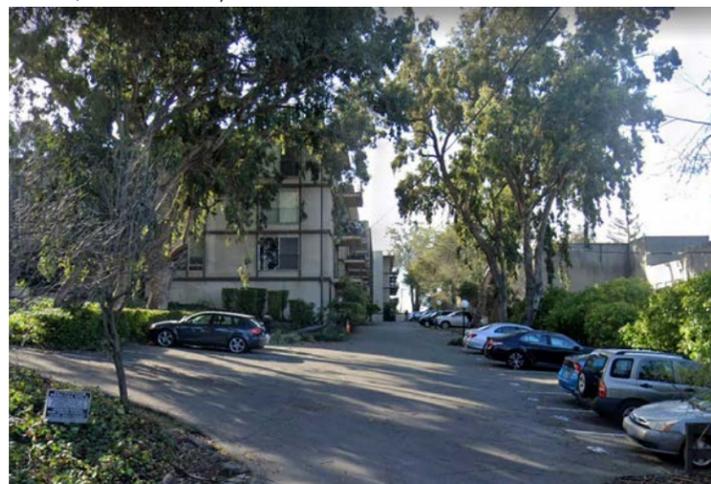
05 | Broadway Retail, West



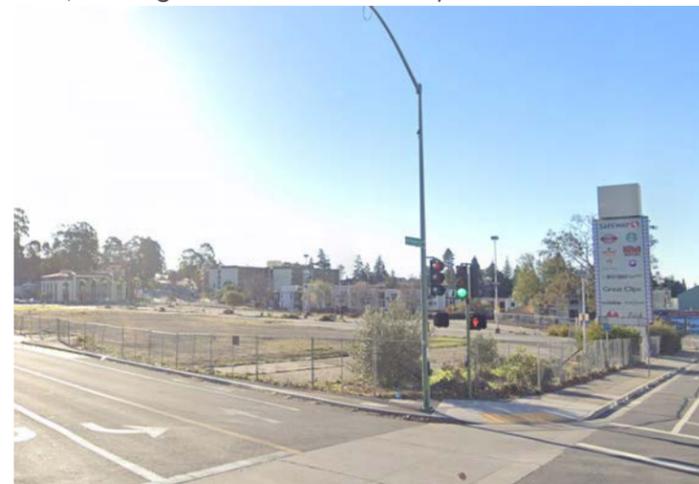
08 | College Ave and Broadway Intersection



03 | View of Site and Access Road from Southeast



06 | Existing Housing Complex, East of Site



09 | Future Development Site, South



Key Plan

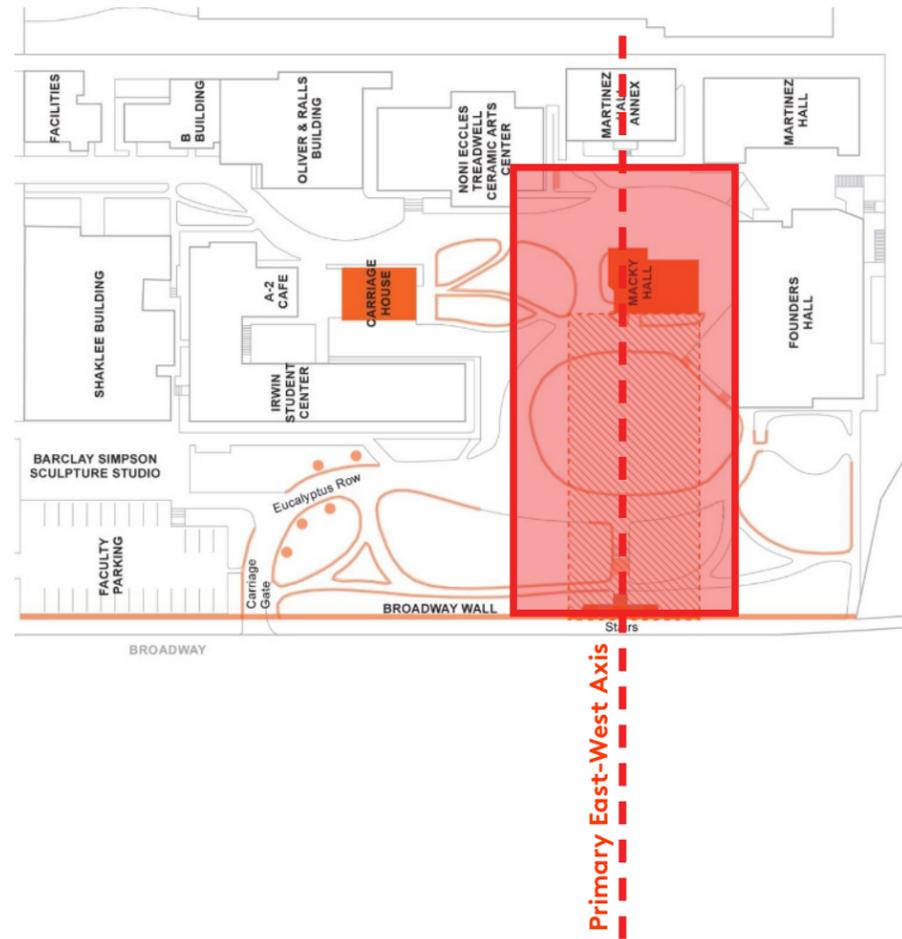
PROJECT SUMMARY

CONTEXT MAP

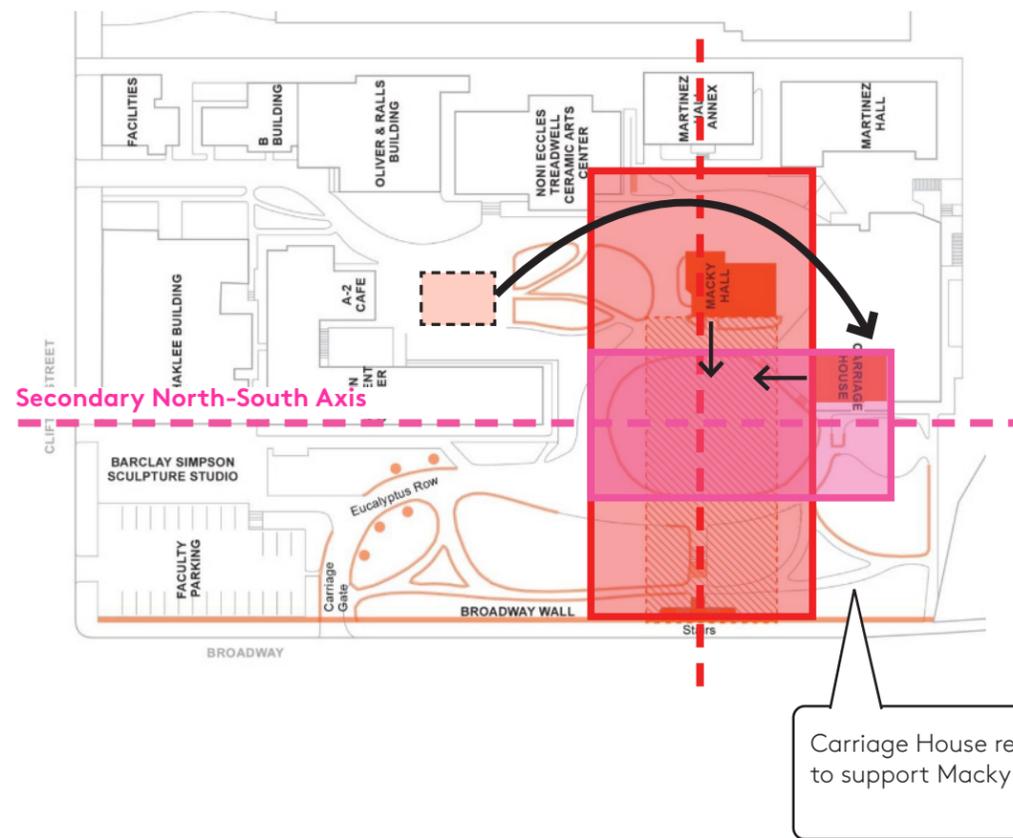


PROJECT CONCEPT OVERVIEW

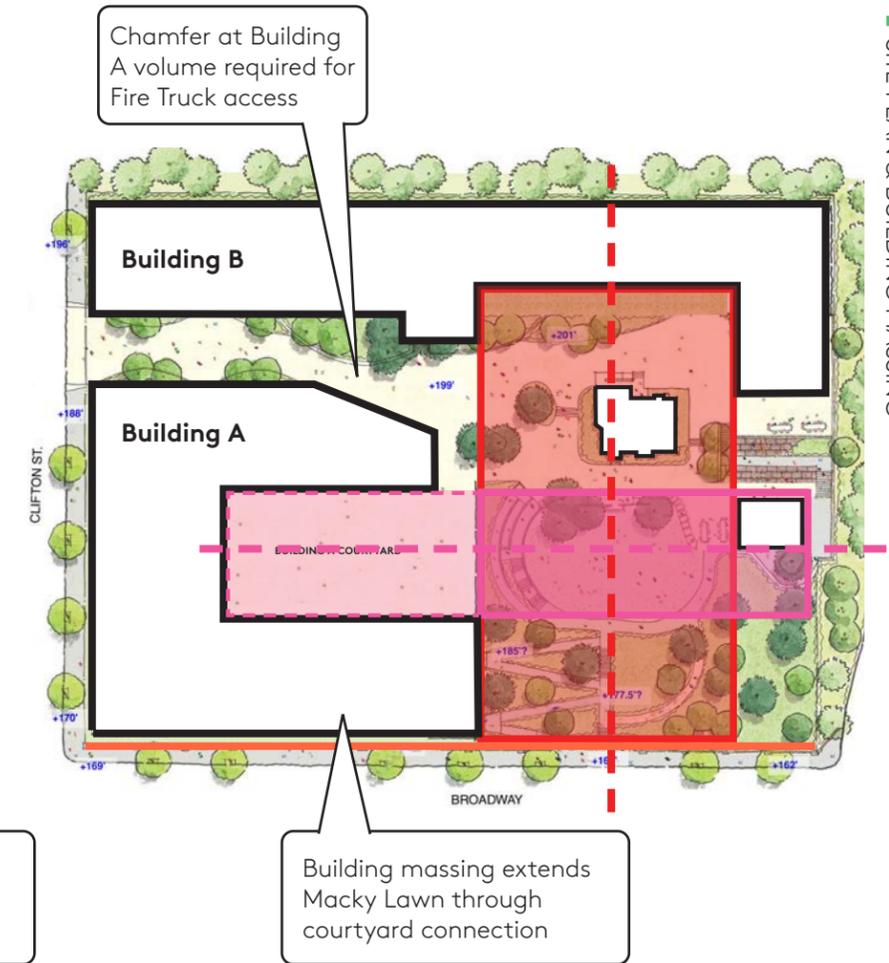
TREADWELL ESTATE / MACKY HALL VIEW CORRIDOR



MACKY LAWN & CARRIAGE HOUSE RELOCATION



BASE SITE PLAN DIAGRAM



PROJECT SUMMARY: AREA & UNIT COUNT

CCA Project Data Summary Dated: 02/17/23

	RESIDENTIAL NET	INTERIOR AMENITY, LOBBY, LEASING NSF	BOH, MECH, CORRIDOR GSF	RESIDENTIAL GSF	EXTERIOR AMENITY & PRIVATE DECKS	PARKING GSF	COMMERCIAL GSF	INDOOR COMMUNITY SPACE GSF	TOTAL GSF	UNIT COUNT	BUILDING HEIGHT	VEHICLE PARKING	BICYCLE PARKING*
Floor													
Building A (highrise/current design)	188,038	12,150	54,252	256,025	26,172	27,203	6,631		316,031	229	Up To 95'	237	242
Building B (midrise/current design)	173,088	9,579	44,127	248,726	6,702	10,356			265,784	219	Up To 85'	-	230
Macky							7,760		7,760				4
Carriage		1,290		1,290**				1,230	2,520				
TOTALS	361,126	23,019	98,379	506,041	32,874	37,559	14,391	1,230	592,095	448		237	476

*Refer to Building Plans for long term bike parking locations. Refer to Site Plan for Short Term bike parking locations.

**Carriage House 2nd Floor area is counted as Interior Amenity, Lobby, Leasing NSF and included in the Residential GSF total.

CCA - UNIT MIX SUMMARY Dated: 01/20/23									
	STUDIO	1 JR	1 BR	1 BR D	2 BR E	2 BR	LOFT	TOWNHOUSE	TOTAL
	470SF	550SF	700SF	800SF	950SF	1100SF	1000SF	1400SF	
BUILDING A	27	12	75	22	36	54	1	2	229
BUILDING B	35	0	84	18	12	61	0	9	219
TOTAL	62	12	159	40	48	115	1	11	448
TOTAL UNIT MIX	14%	3%	35%	9%	11%	26%	0%	2%	100%

CCA - OPEN SPACE	
Open Space Provided	
Open Space Available To Public	68,318 SF
Privately Owned Public Open Space (POPOS)	41,193 SF
Public Plaza	27,125 SF
Open Space Serving Residents	29,818 SF
Group Usable Open Space	15,798 SF
Private Usable Open Space	14,020 SF
Group Usable Open Space Analysis (Space Required For Residential Project)	
Open Space / Unit (SF)	
Minimum	75 SF / Unit
Substitution of Private Space for Group Space*	
*Per Table 17.35.04	
	Units Area Required
75 SF / Unit	448 33,600 SF
Private Open Space Substitution (x2)	-28,040 SF
TOTAL GROUP USABLE OPEN SPACE REQUIRED	5,560 SF
TOTAL GROUP USABLE OPEN SPACE PROVIDED	15,798 SF

SUMMARY: VEHICLE PARKING, BIKE PARKING, DENSITY, SITE COVERAGE

VEHICLE PARKING - Residential					
Required Residential Parking					
Minimum Required Parking Within Transit Accessible Area: .5 Spaces Per Dwelling Unit					
No Parking Spaces Required for Affordable Housing Units					
Standard Parking Spaces					
	Units	Market Rate .5 space per dwelling unit	Affordable 0 space per dwelling unit	Total	
Building A					
Market Rate	206	103			
Affordable	25		0		
Subtotal - Building A					103
Building B					
Market Rate	197	98.5			
Affordable	22		0		
Subtotal - Building B					99
Subtotal					448
Subtotal					201.5
Subtotal					0
Total Required Residential Spaces				202	

VEHICLE PARKING - Commercial				
Required Commercial Parking*				
*Per Oakland Planning Code Section 17.116				
Existing Parking - Proportionality Factor				
Existing Site Condition				
	Parking Spaces	Building Area (sf)		
	41	78,672		
Existing Parking Ratio (sf / existing parking)				1919
Proposed Parking				
Historic re-use				
per OPC 17.116.110.F				
	Area (sf)			
Macky Hall	7,760			
Carriage House	2,520			
Total		10,280		
Proposed Parking (retained area / existing parking ratio)				6
New Commercial				
per OPC 17.116.080				
1 space per 1000 sf at the ground floor				
Building A	6,982			7
Total Required Commercial				13
Total Required Parking Spaces				215
Total Provided Parking Spaces				237

BICYCLE PARKING				
Required Residential Bicycle Parking*				
*Per Oakland Planning Code Section 17.117.090				
		Long Term	Short Term	Total
		1 space per 4 dwelling units	1 space per 20 dwelling units	
OPC Min. Required	Units			
Building A	229	58	11	69
Building B	219	55	11	66
Total Required Residential		113	25	138
Required Commercial Bicycle Parking*				
*Per Oakland Planning Code Section 17.117.110				
		Long Term	Short Term	Total
		1 space per 10,000 SF (2 min)	1 space per 20,000 SF (2 min)	
OPC Min. Required	Area (SF)			
Building A	6,982	2	2	4
Building B	N/A	0	0	0
Macky Hall	7,760	2	2	4
Carriage House	2,622	TBD	TBD	0
Total Required Commercial		4	4	8
Total Required Bicycle Parking Spaces				146
Provided Bicycle Parking				
Building A		229	13	242
Building B		219	11	230
Macky Hall			4	4
Total Provided Bicycle Parking Spaces				476
Definitions				
Oakland Planning Code Section 17.117.050				
<p>Long-term Bicycle Parking: Each long-term bicycle parking space shall consist of a locker or locked enclosure providing protection for each bicycle from theft, vandalism and weather. Long-term bicycle parking is meant to accommodate employees, students, residents, commuters, and others expected to park more than two hours.</p> <p>Short-term Bicycle Parking: Short-term bicycle parking shall consist of a bicycle rack or racks and is meant to accommodate visitors, customers, messengers, and others expected to park not more than two hours.</p>				

MAXIMUM RESIDENTIAL DENSITY	
Maximum Residential Density*	
*Per Section 17.35.050	
Permitted Density:	
One dwelling unit per 200 square feet of lot area	
CCA Site Area	172,270 SF
Less	
Open Space Available To Public (Public Plaza and POPOS)	- 68,318 SF
Density Site Area	103,952 SF
Maximum (Density Site Area / Permitted Density)	520 Units
Minimum (Per S-14 Overlay 75% of 510 Units)	383 Units
Provided	448 Units

SITE COVERAGE	
CCA Site Area (SF)	171,942 SF
Building A	50,448 SF
Building B	36,600 SF
Building Footprint (new)	87,048 SF
Macky Hall (existing)	2,083 SF
Carriage House (existing)	1,049 SF
Building Footprint (existing)	3,132 SF
Total Building Footprint	90,180 SF
Site Coverage	52%

ZONING COMPLIANCE

CCA ZONING COMPLIANCE			
Code Compliance for CC-2 Zone and General Plan			
	CODE REQUIREMENT	PROJECT	COMPLIANT?
Permitted Height Maximum	95'	85' - 95'	YES
Permitted Height Maximum Within 10' of Front Principal Street	65'	VARIES (68'-0" MAX)	PUD Exception
Maximum Residential Density	520	448	YES
Minimum Residential Density	383	448	YES
Maximum Non-residential FAR	4.5	0.08	YES
Maximum Number of Stories	8	9 (A) / 8 (B)	PUD Exception*
Code Compliance for Section 17.108.120 - Minimum court between opposite walls on same lot.			
Living Room Windows	16' separation, plus 4' for each story about the level of the court, but not greater than 25' sep	16' or greater (See Diagram)	YES
Other Habitable Room Windows	10' separation	10' or greater (See Diagram)	YES

*See Site Sections on Pages 98-100 for Building Height and Story Information

ADDITIONAL DETAIL, SECTION 17.108.120

Minimum court between opposite walls on same lot.

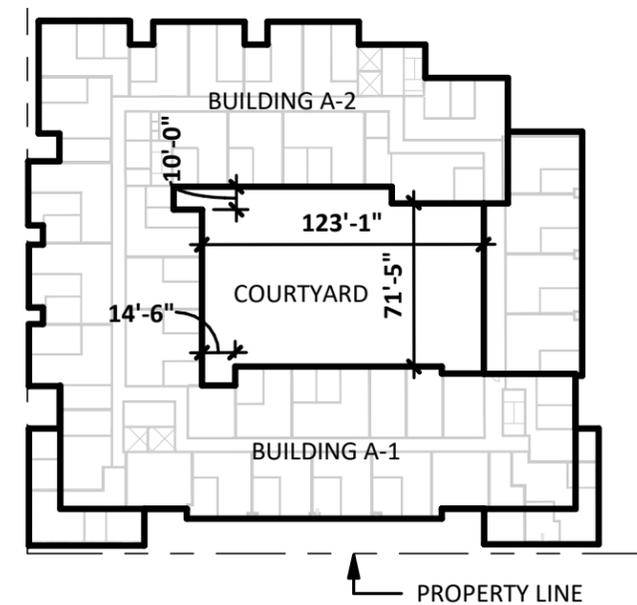
On each lot containing Residential Facilities with a total of two (2) or more living units, except in the case of a One-Family Dwelling with Secondary Unit, courts with the minimum depths prescribed hereinafter between opposite exterior walls, or portions thereof, of the same or separate buildings on such lot. Courts are not required on other lots or in other situations. The aforesaid walls shall be considered to be opposite one another if a line drawn in a horizontal plane perpendicularly from any portion of any of the legally required windows referred to hereinafter, or from any point along the wall containing such window, or any extension of such wall on the same lot, on the same story as and within eight (8) feet in either direction from the centerline of said legally required window, intersects the other wall. The courts required by this Section shall be provided opposite each of the legally required windows referred to hereinafter and along the wall containing such window, and along

any extension of such wall on the same lot, for not less than eight (8) feet in both directions from the center line of such legally required window, and at and above finished grade or the floor level of the lowest story containing such a window, whichever level is higher.

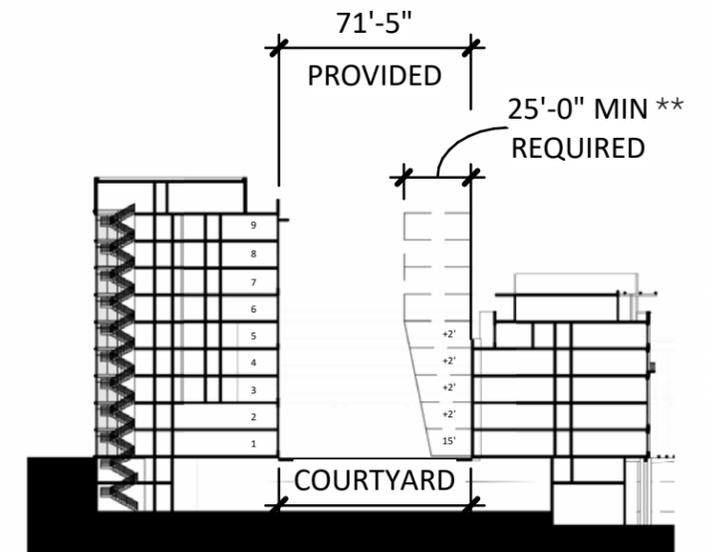
A. Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to fifteen (15) feet, plus two (2) feet for each story above the level of the aforementioned court, but shall not be required to exceed twenty-five (25) feet.

B. Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of ten (10) feet.

SECTION 17.108.120 COMPLIANCE DIAGRAM



Plan Diagram



** Per code, requirement is not greater than 25'.

Section Diagram

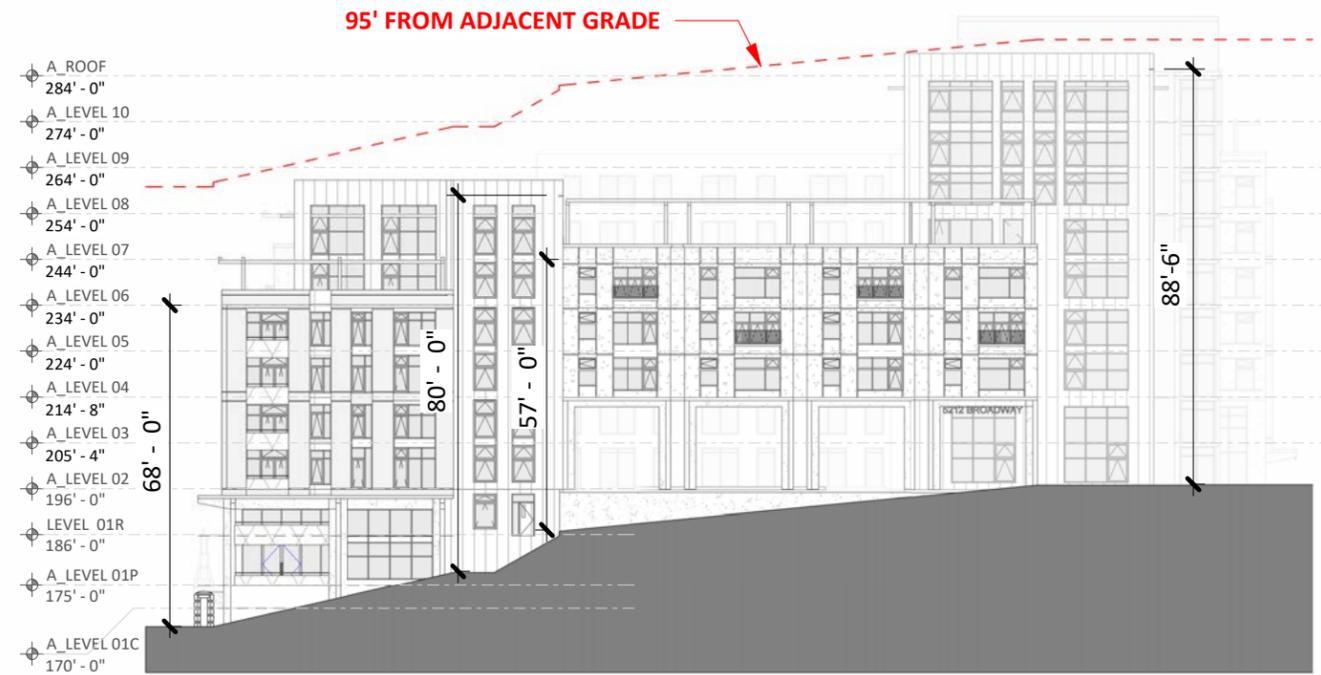
BUILDING HEIGHT DIAGRAM

HEIGHT COMPLIANCE WITH 95' LIMIT : BUILDING A



ELEVATION - BUILDING A EAST

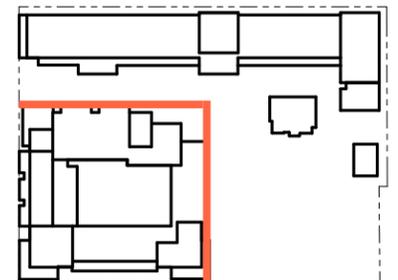
1" = 40'-0"



ELEVATION - BUILDING A SOUTH

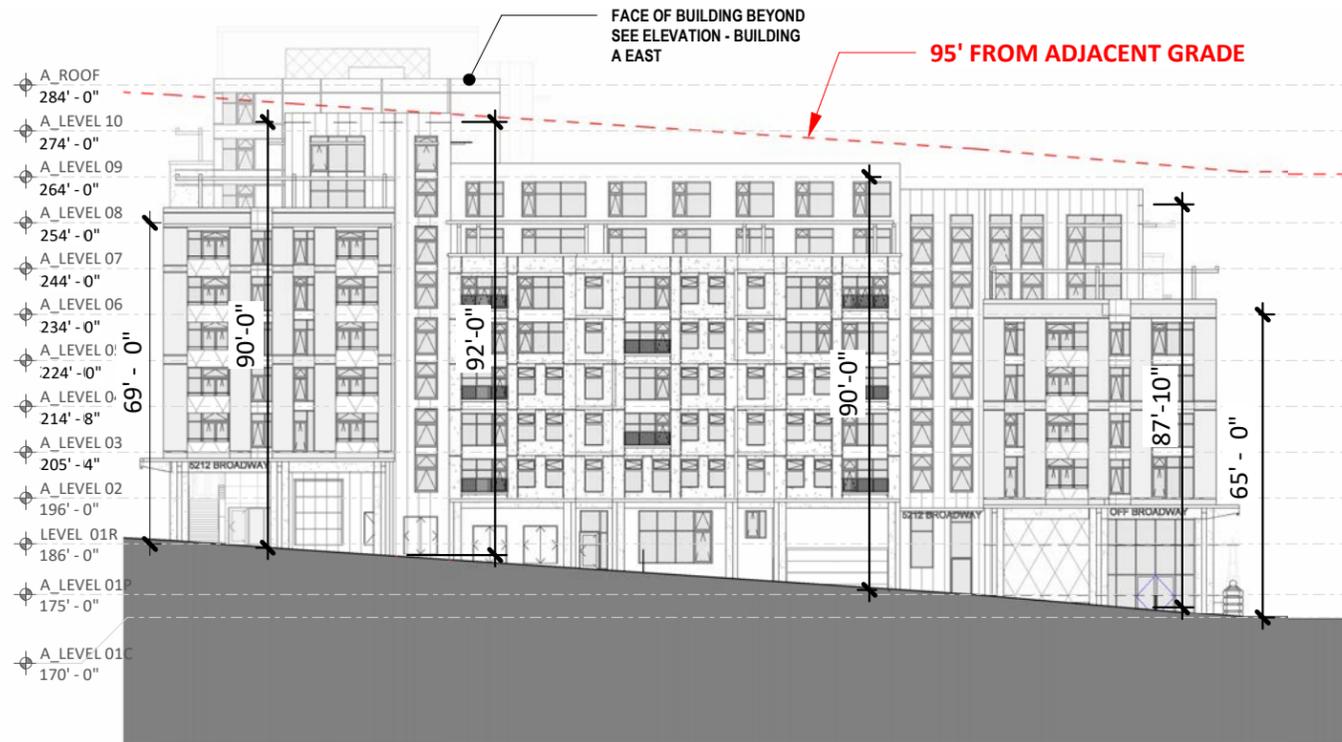
1" = 40'-0"

NOTE: DIMENSIONS INDICATE MEASUREMENT FROM ADJACENT GRADE AT BUILDING PERIMETER TO TOP OF ROOF



BUILDING HEIGHT DIAGRAM

HEIGHT COMPLIANCE WITH 95' LIMIT : BUILDING A



ELEVATION - BUILDING A NORTH

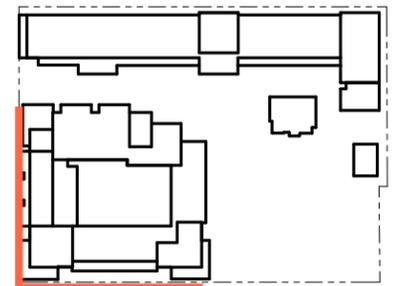
1" = 40'-0"



ELEVATION - BUILDING A WEST

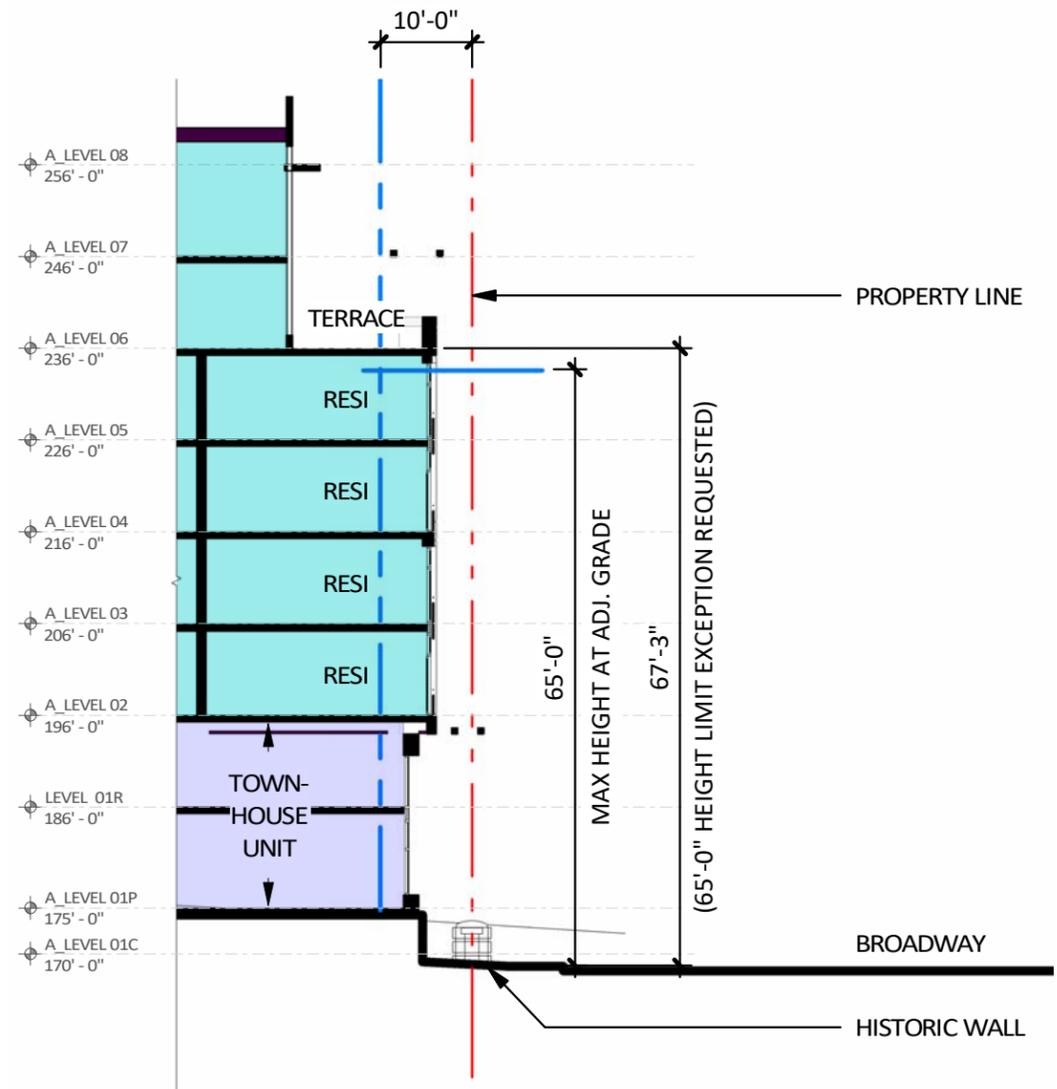
1" = 40'-0"

NOTE: DIMENSIONS INDICATE MEASUREMENT FROM ADJACENT GRADE AT BUILDING PERIMETER TO TOP OF ROOF



BUILDING HEIGHT DIAGRAM

PUD BONUS EXCEPTION (TABLE 17.35.04) MAXIMUM HEIGHT WITHIN 10' OF PROPERTY LINE AT PRINCIPAL STREET (65'-0")



SECTION A: SETBACK DIAGRAM
SCALE: 1" = 20'



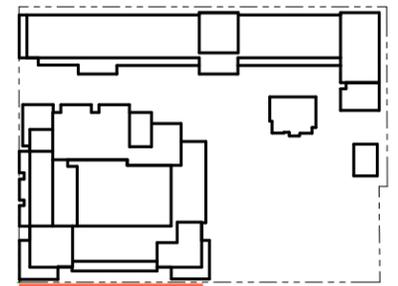
ELEVATION - BUILDING A WEST
1" = 40'-0"

LEGEND



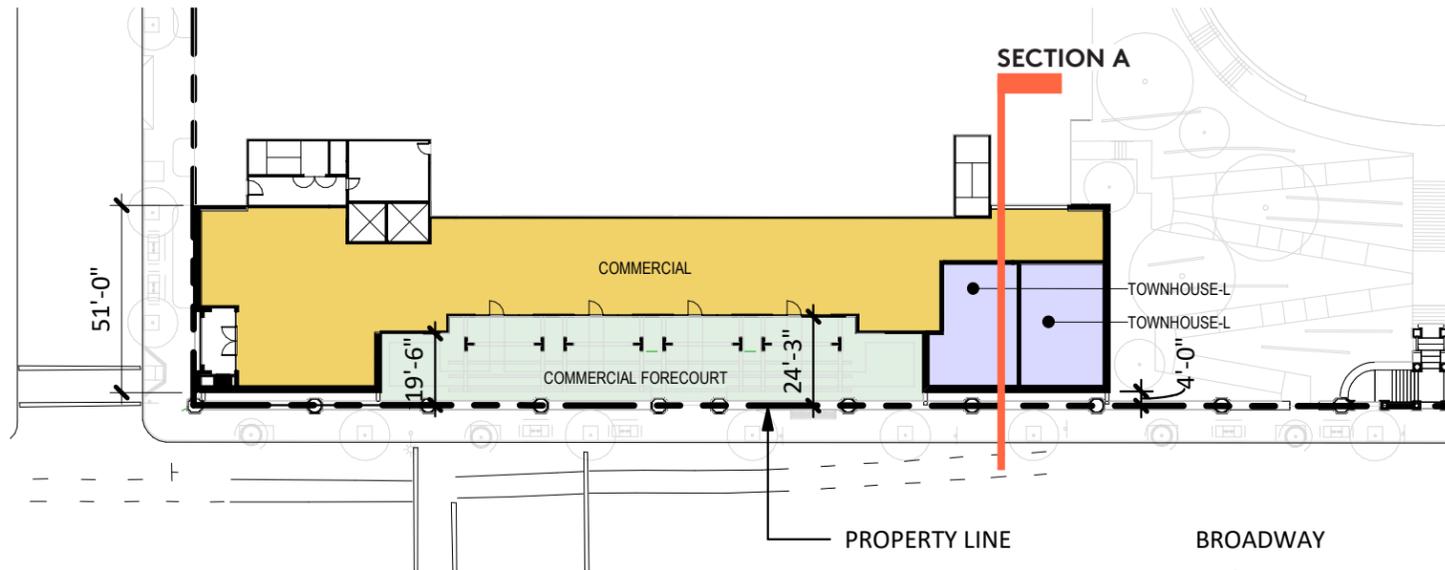
PORTIONS OF ROOF ABOVE 65' FROM ADJACENT GRADE WITHIN 10' OF PROPERTY LINE AT PRINCIPAL STREET (BROADWAY)

NOTE: DIMENSIONS INDICATE MEASUREMENT FROM ADJACENT GRADE AT BUILDING PERIMETER TO TOP OF ROOF

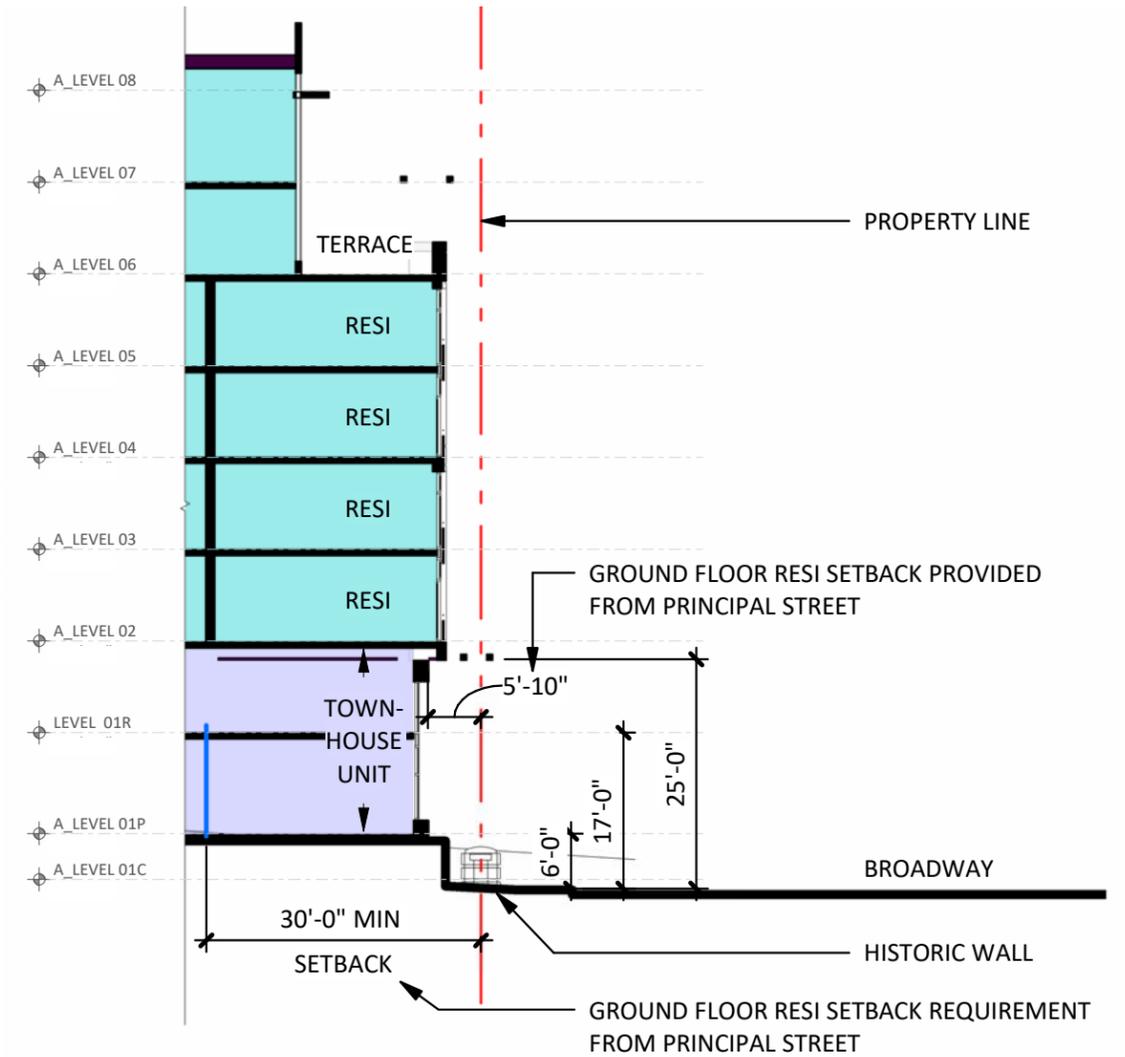


PUD EXCEPTION - MINIMUM GROUND FLOOR RESIDENTIAL DISTANCE FROM PRINCIPAL STREET

TABLE 17.35.02 NOTE L3(A)



PLAN
SCALE: 1" = 50'

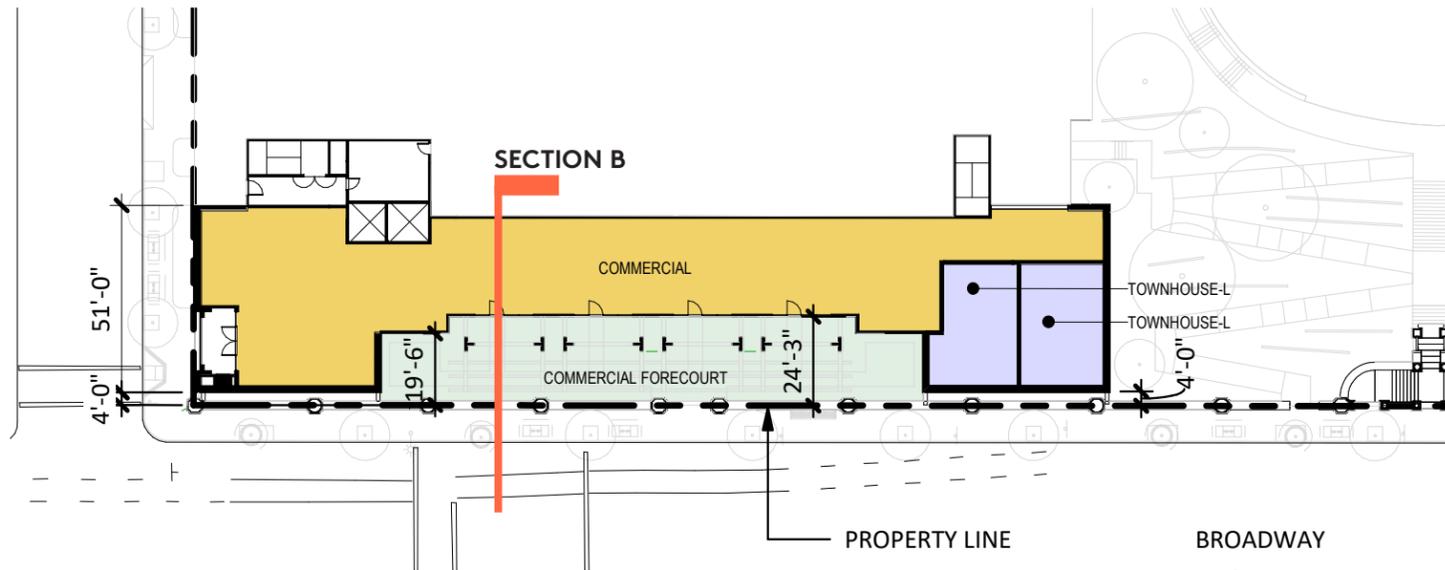


SECTION A: SETBACK DIAGRAM
SCALE: 1" = 20'

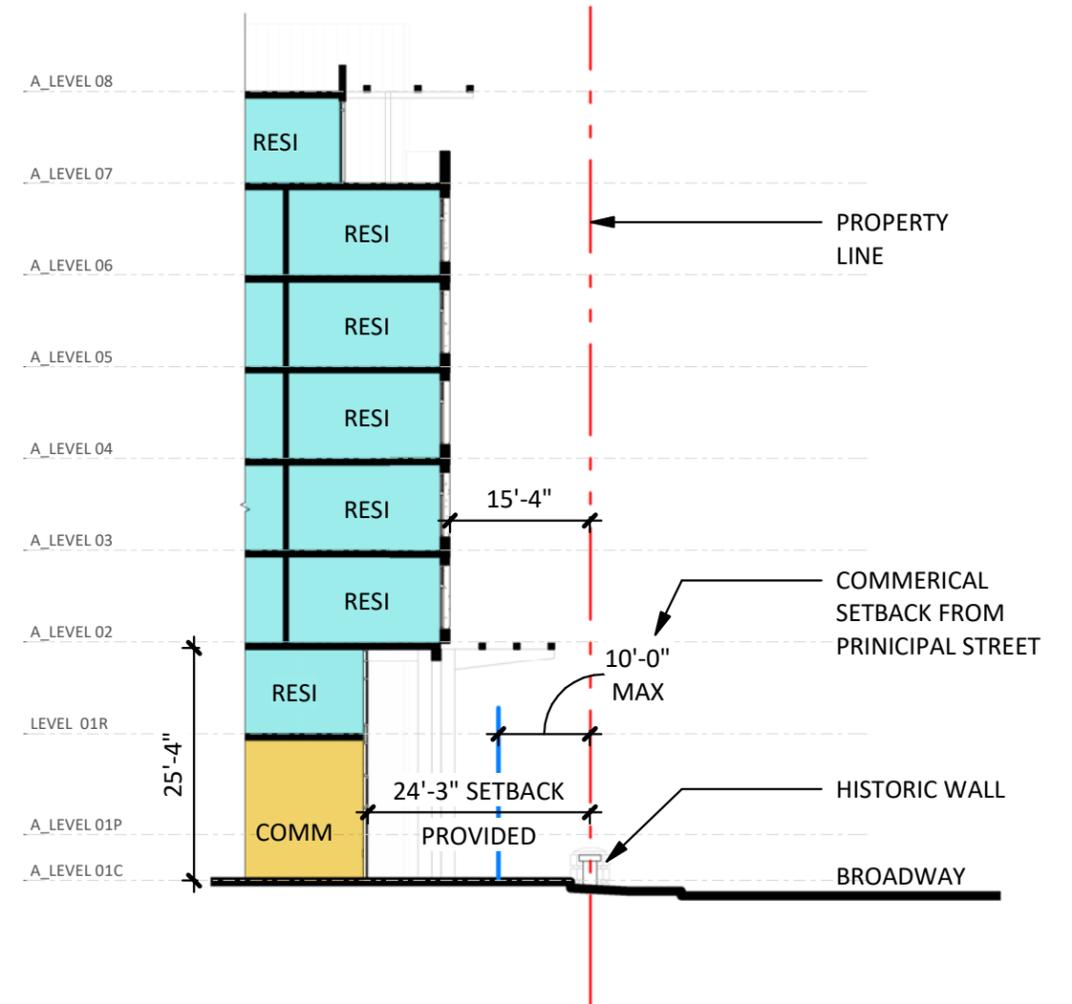


PUD EXCEPTION - MAXIMUM COMMERCIAL SETBACK FROM PRINCIPAL STREET

TABLE 17.35.03



PLAN
SCALE: 1" = 50'



SECTION B: SETBACK DIAGRAM
SCALE: 1" = 20'



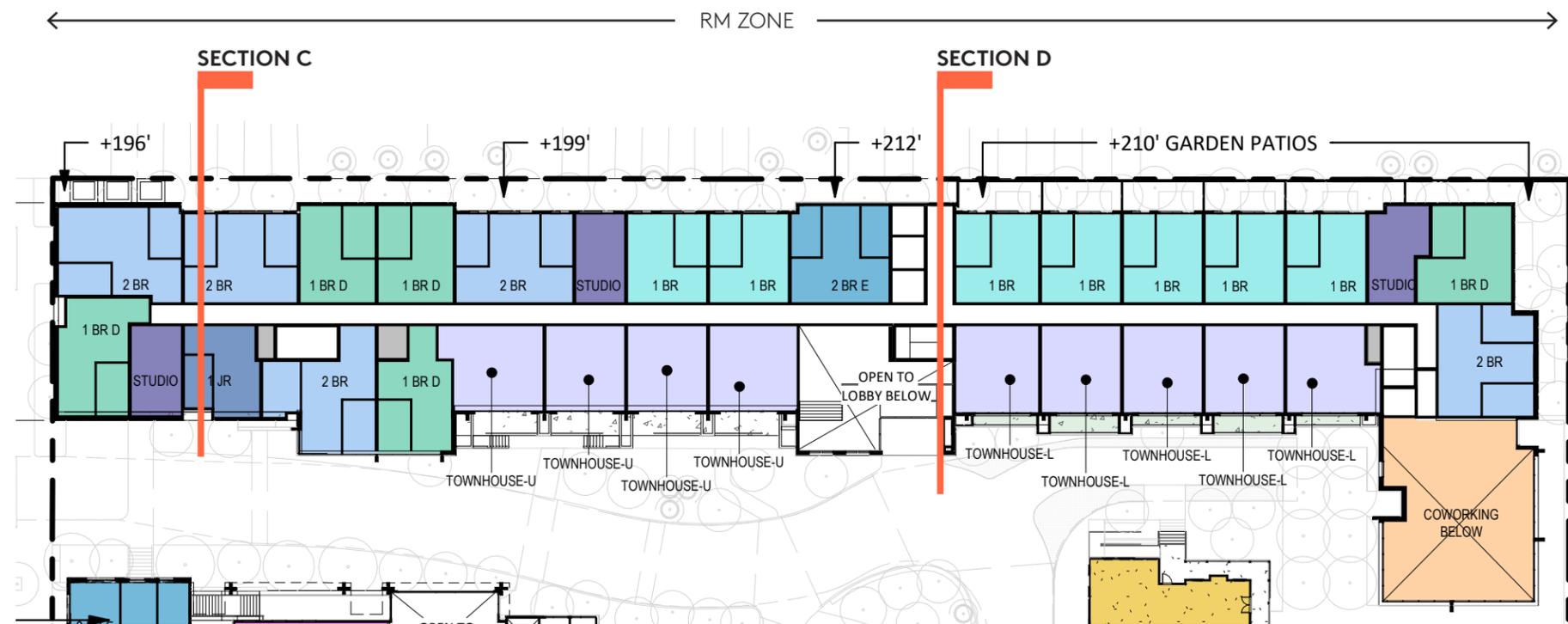
PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

ALTERNATIVELY: "REAR YARD SETBACK FROM 10 TO 5 FEET"

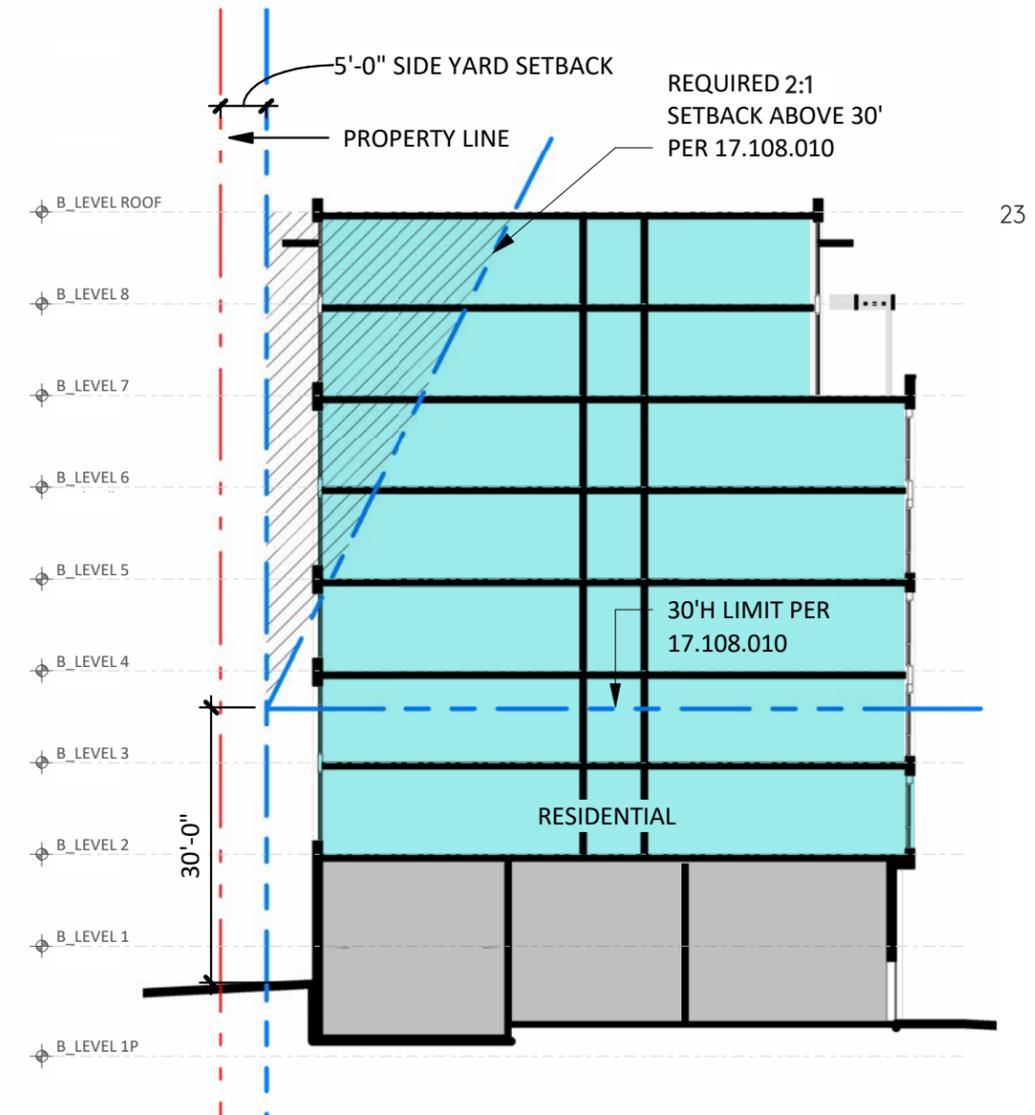
SECTION 17.108.010

Note: The existing zoning standard would result in a stepped building with a 30'-0" tall base set back 5'-0" from the property line and a stepping profile above ranging from an additional 53'-7" to 40'-0" in height with required stepbacks ranging from 1'-0" to 16'-0" in depth.

The proposed design is set back 7'-3" minimum with the majority at 10'-3" from the property line with the rear wall ranging from 83'-7" to 70'-0" in total height.



PLAN
SCALE: 1" = 50'



SECTION C: SETBACK DIAGRAM
SCALE: 1" = 20'

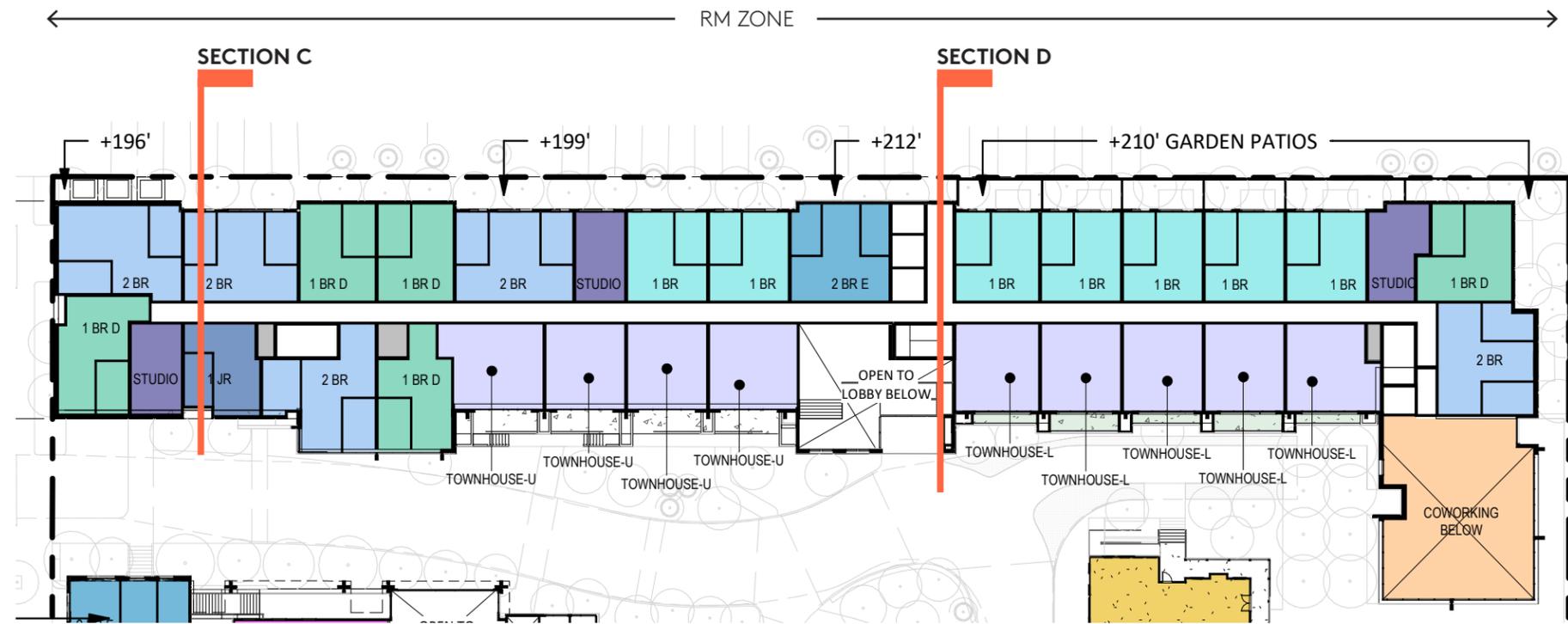
PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

ALTERNATIVELY: "REAR YARD SETBACK FROM 10 TO 5 FEET"

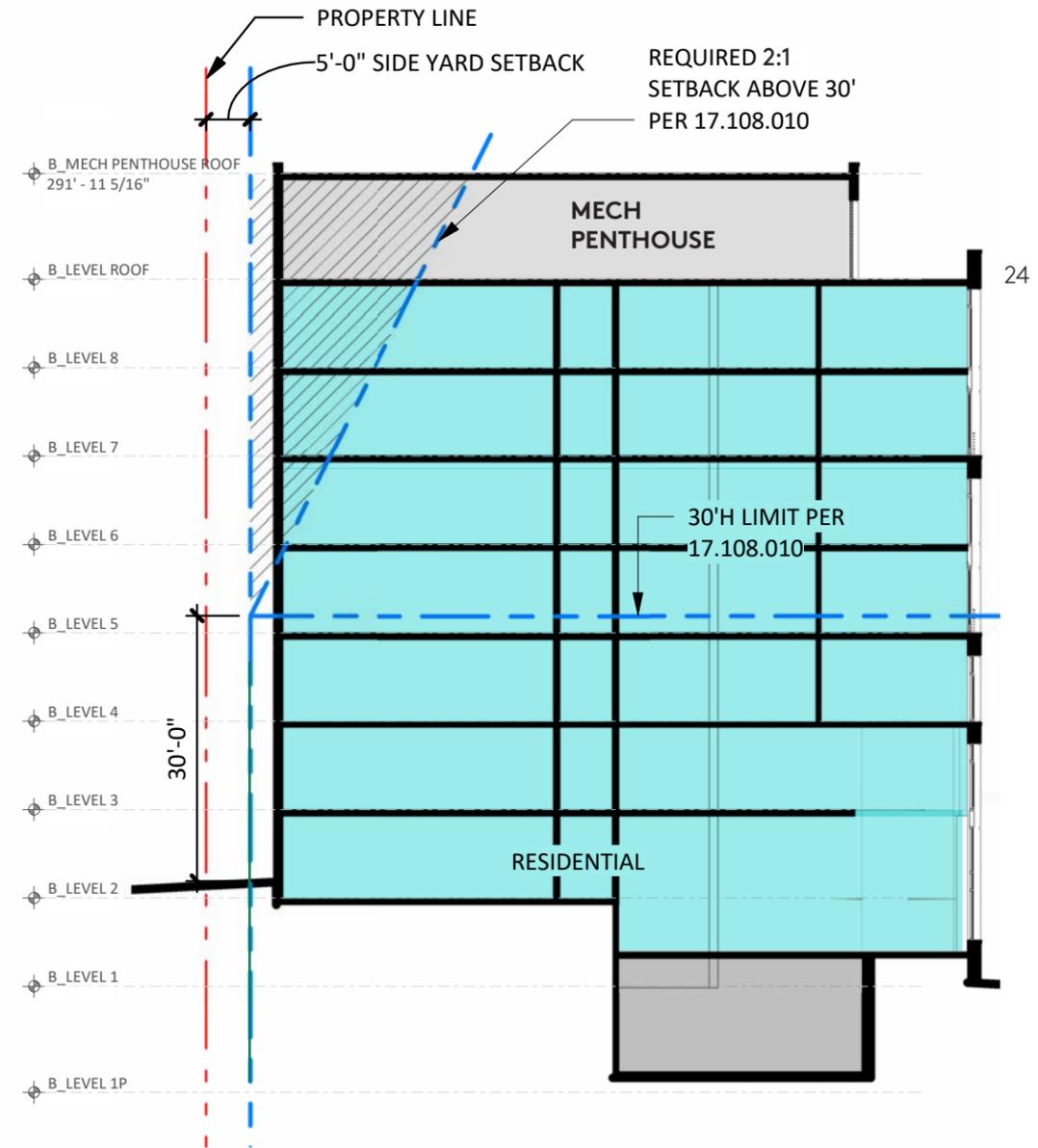
SECTION 17.108.010

Note: The existing zoning standard would result in a stepped building with a 30'-0" tall base set back 5'-0" from the property line and a stepping profile above ranging from an additional 53'-7" to 40'-0" in height with required setbacks ranging from 1'-0" to 16'-0" in depth.

The proposed design is set back 7'-3" minimum with the majority at 10'-3" from the property line with the rear wall ranging from 83'-7" to 70'-0" in total height.



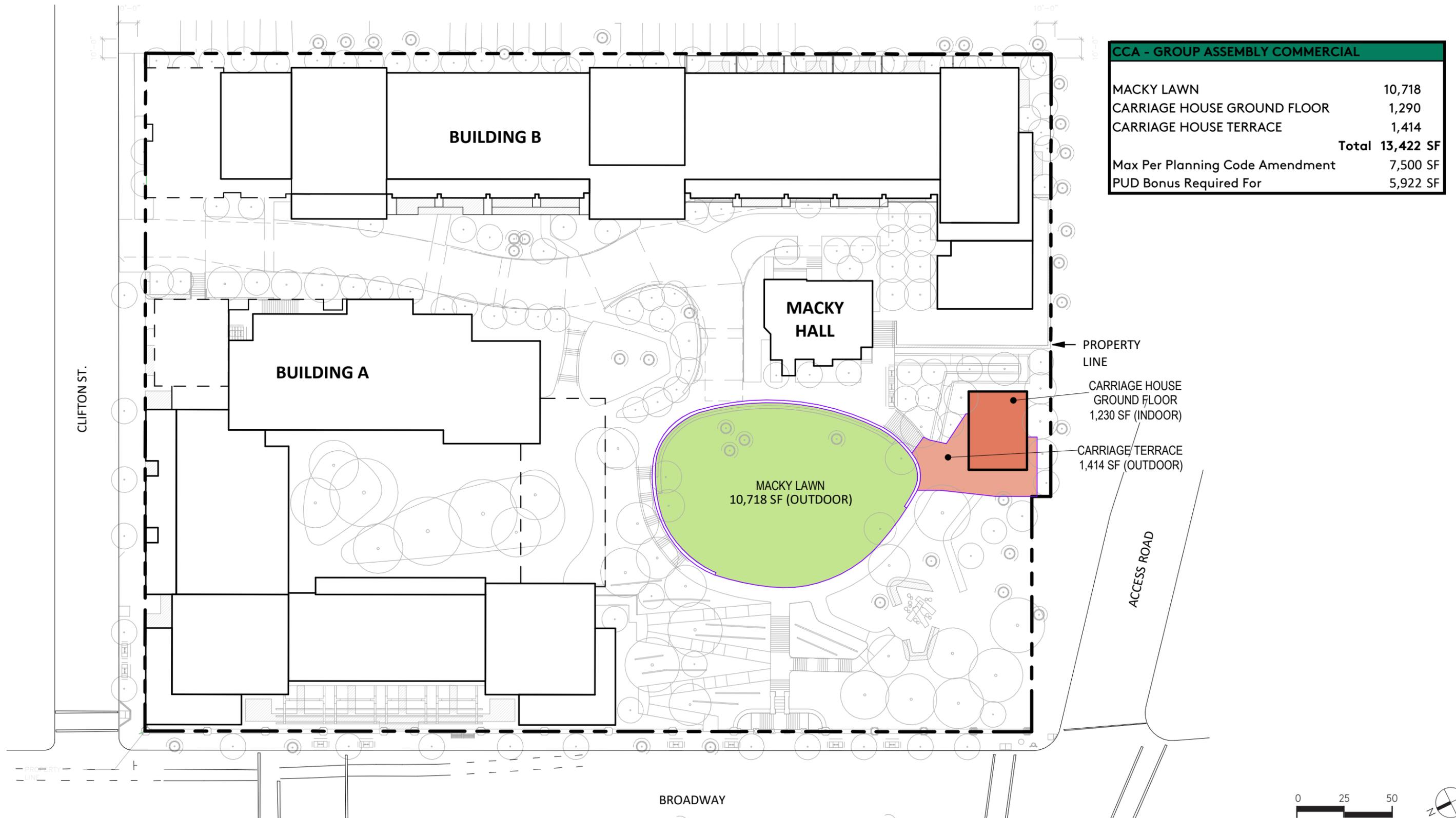
PLAN
SCALE: 1" = 50'



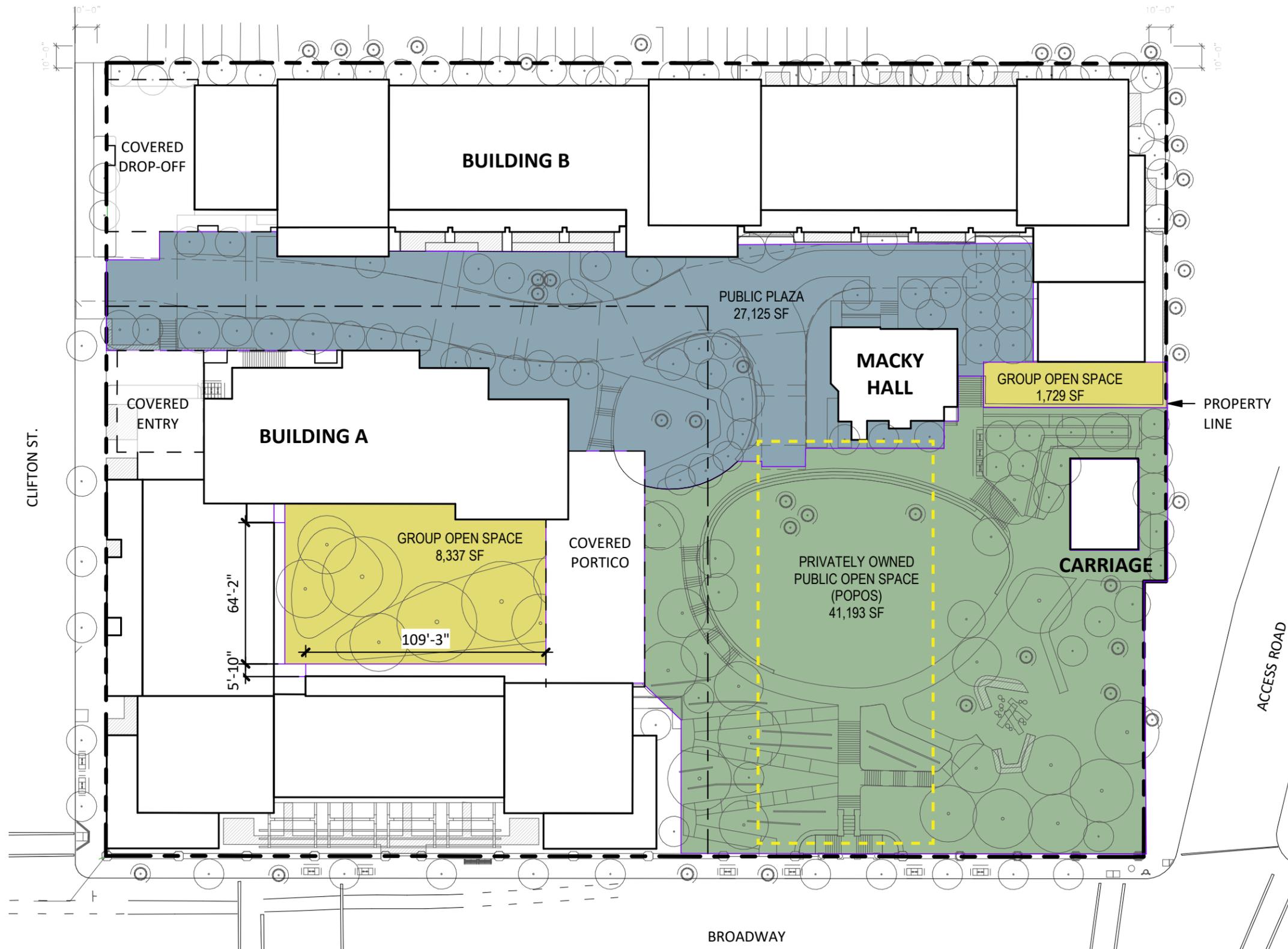
SECTION D: SETBACK DIAGRAM
SCALE: 1" = 20'



PUD BONUS EXCEPTION - GROUP ASSEMBLY COMMERCIAL



PROJECT DATA SUMMARY: OPEN SPACE



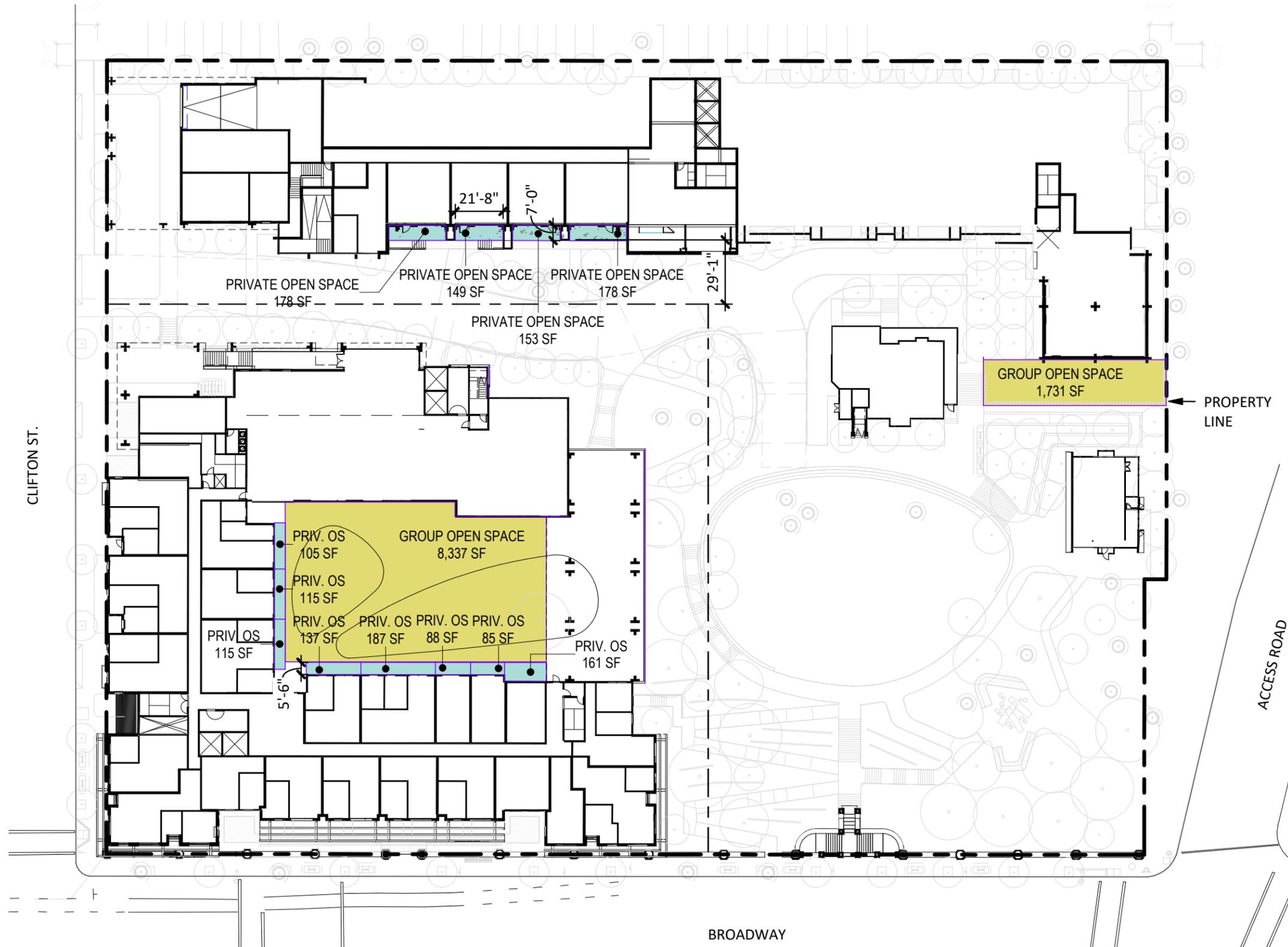
CCA - OPEN SPACE	
Open Space Provided	
Open Space Available To Public	68,318 SF
Privately Owned Public Open Space (POPOS)	41,193 SF
Public Plaza	27,125 SF
Open Space Serving Residents	
Group Usable Open Space	15,798 SF
Private Usable Open Space	14,020 SF
Group Usable Open Space Analysis (Space Required For Residential Project)	
Open Space / Unit (SF)	
Minimum	75 SF / Unit
Substitution of Private Space for Group Space* *Per Table 17.35.04	
	Units Area Required
75 SF / Unit	448 33,600 SF
Private Open Space Substitution (x2)	-28,040 SF
TOTAL GROUP USABLE OPEN SPACE REQUIRED	5,560 SF
TOTAL GROUP USABLE OPEN SPACE PROVIDED	15,798 SF

LEGEND

- PUBLIC PLAZA
- POPOS
- GROUP OPEN SPACE
- PRIVATE OPEN SPACE
- VIEW CORRIDOR



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-02 / B-01

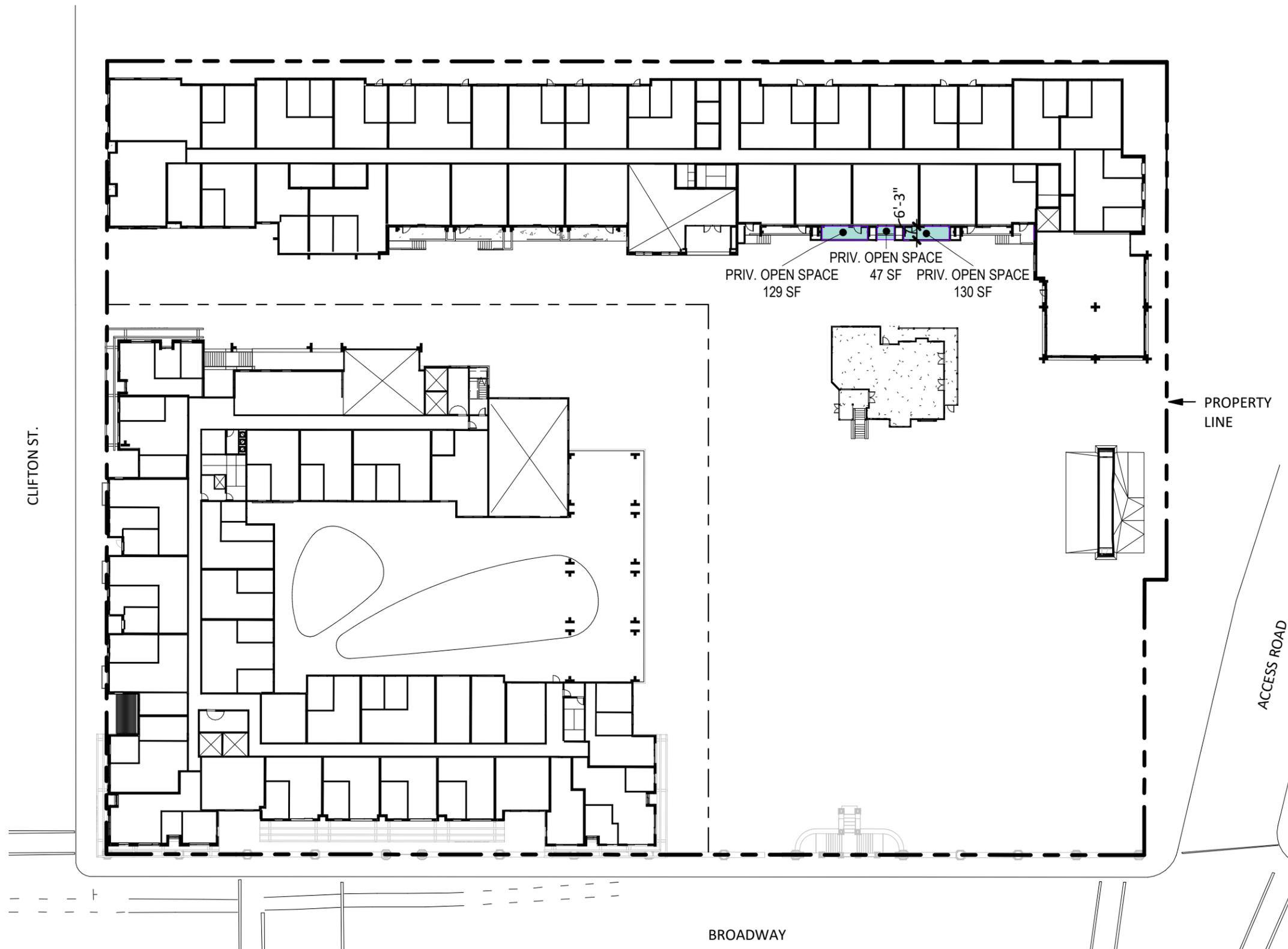


CCA - OPEN SPACE PROVIDED	
OPEN SPACE AVAILABLE TO PUBLIC	68,318 SF
PRIVATELY OWNED PUBLIC OPEN SPACE	41,193 SF
PUBLIC PLAZA	27,125 SF
OPEN SPACE SERVING RESIDENTS	29,818 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	1,731
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i>	15,798 SF
<i>% Group Open Space Above Ground Level</i>	36%
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
<i>Private Usable Open Space Total</i>	14,020 SF

See Page 34 for open space detail summary.



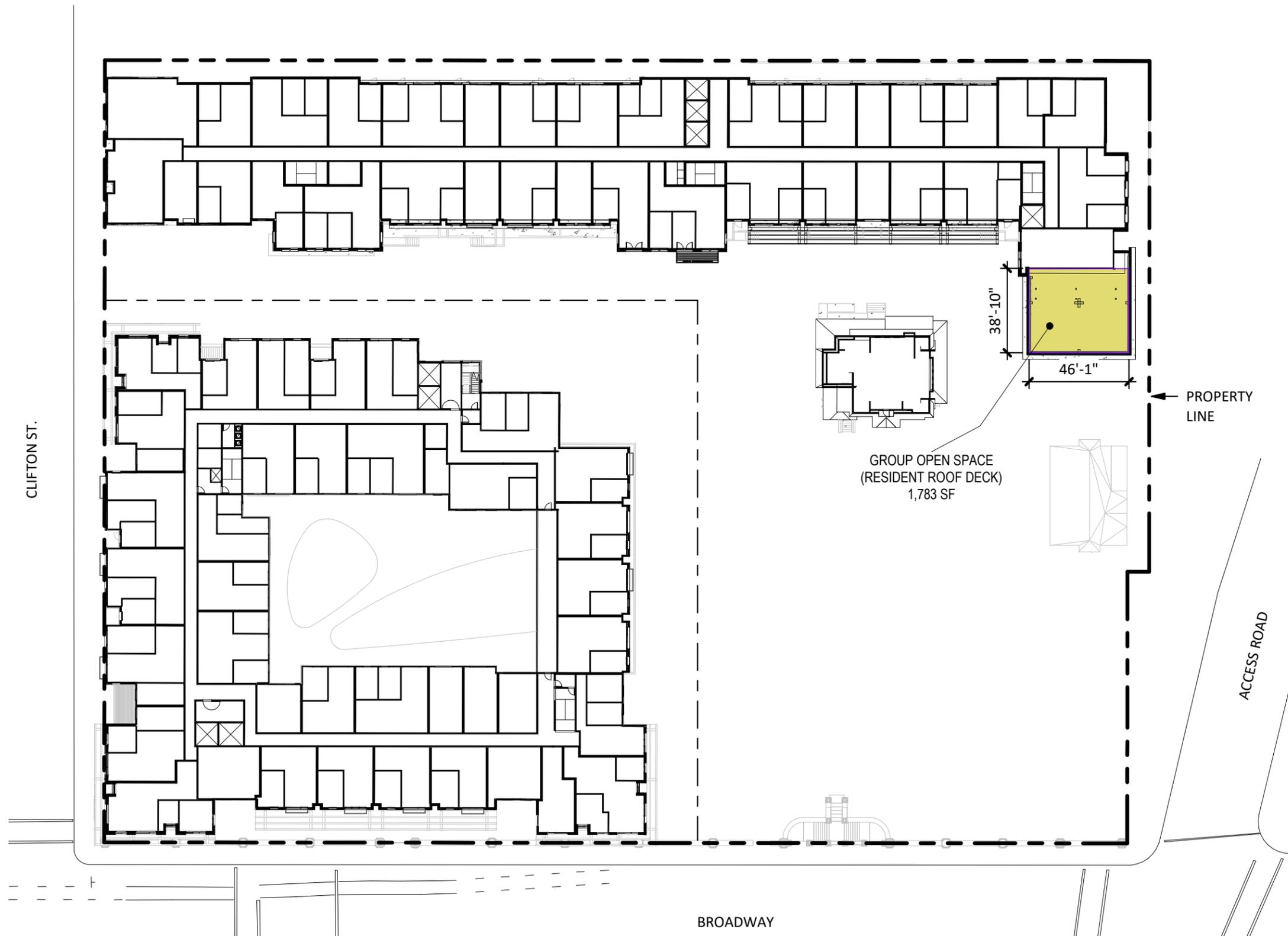
PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-03 / B-02



CCA - OPEN SPACE PROVIDED	
OPEN SPACE AVAILABLE TO PUBLIC	68,318 SF
PRIVATELY OWNED PUBLIC OPEN SPACE	41,193 SF
PUBLIC PLAZA	27,125 SF
OPEN SPACE SERVING RESIDENTS	29,818 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	1,731
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i>	15,798 SF
<i>% Group Open Space Above Ground Level</i>	36%
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
<i>Private Usable Open Space Total</i>	14,020 SF

See Page 34 for open space detail summary.

PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-05 / B-04



CCA - OPEN SPACE PROVIDED	
OPEN SPACE AVAILABLE TO PUBLIC	68,318 SF
PRIVATELY OWNED PUBLIC OPEN SPACE	41,193 SF
PUBLIC PLAZA	27,125 SF
OPEN SPACE SERVING RESIDENTS	29,818 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	1,731
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i>	
	15,798 SF
<i>% Group Open Space Above Ground Level</i>	
	36%
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
<i>Private Usable Open Space Total</i>	
	14,020 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-06 / B-05

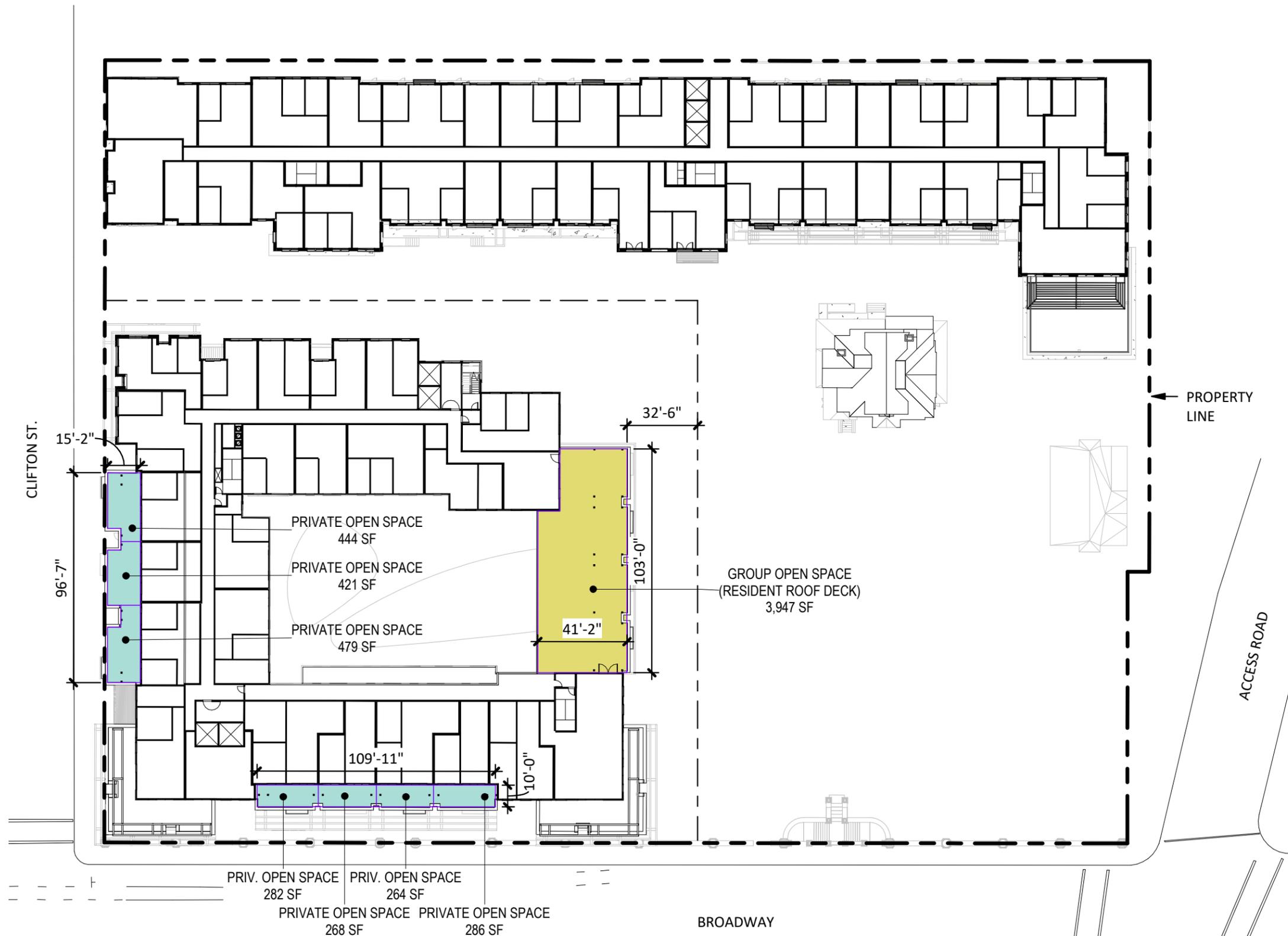


CCA - OPEN SPACE PROVIDED	
OPEN SPACE AVAILABLE TO PUBLIC	68,318 SF
PRIVATELY OWNED PUBLIC OPEN SPACE	41,193 SF
PUBLIC PLAZA	27,125 SF
OPEN SPACE SERVING RESIDENTS	29,818 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	1,731
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i>	15,798 SF
<i>% Group Open Space Above Ground Level</i>	36%
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
<i>Private Usable Open Space Total</i>	14,020 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-07 / B-06

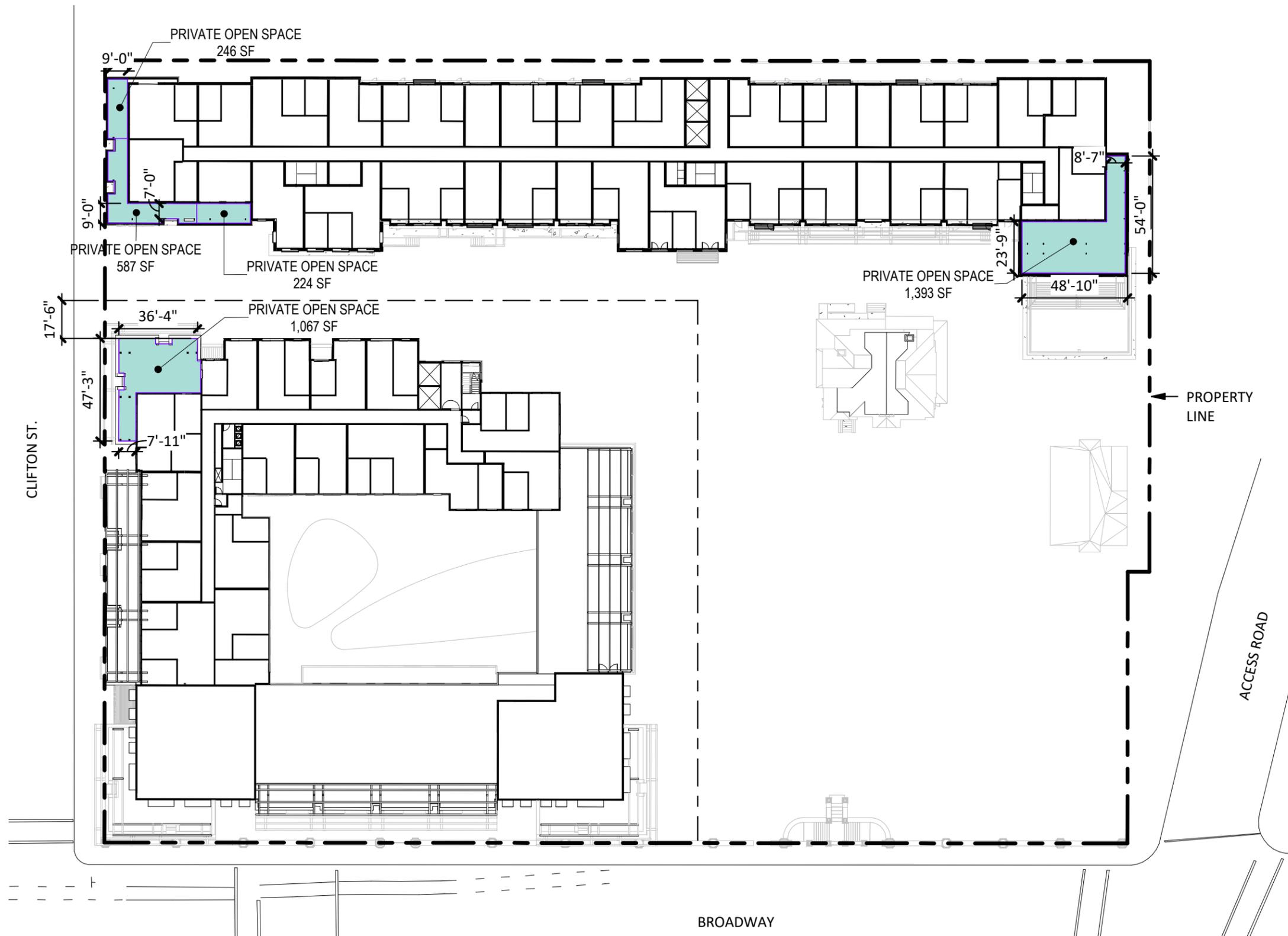


CCA - OPEN SPACE PROVIDED	
OPEN SPACE AVAILABLE TO PUBLIC	68,318 SF
PRIVATELY OWNED PUBLIC OPEN SPACE	41,193 SF
PUBLIC PLAZA	27,125 SF
OPEN SPACE SERVING RESIDENTS	29,818 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	1,731
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i>	15,798 SF
<i>% Group Open Space Above Ground Level</i>	36%
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
<i>Private Usable Open Space Total</i>	14,020 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-08 / B-07

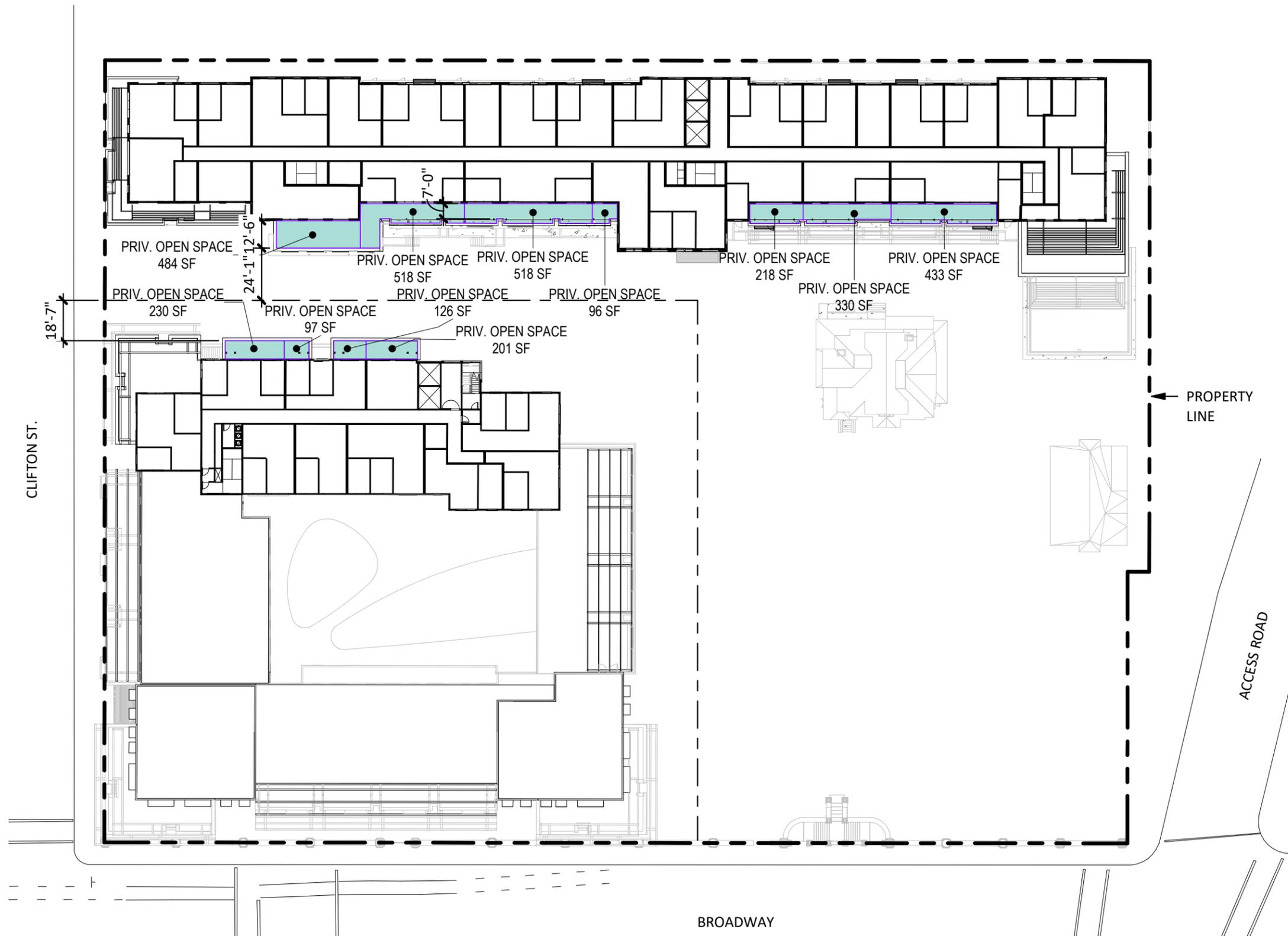


CCA - OPEN SPACE PROVIDED	
OPEN SPACE AVAILABLE TO PUBLIC	68,318 SF
PRIVATELY OWNED PUBLIC OPEN SPACE	41,193 SF
PUBLIC PLAZA	27,125 SF
OPEN SPACE SERVING RESIDENTS	29,818 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	1,731
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i>	15,798 SF
<i>% Group Open Space Above Ground Level</i>	36%
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
<i>Private Usable Open Space Total</i>	14,020 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-09 / B-08



CCA - OPEN SPACE PROVIDED	
OPEN SPACE AVAILABLE TO PUBLIC	68,318 SF
PRIVATELY OWNED PUBLIC OPEN SPACE	41,193 SF
PUBLIC PLAZA	27,125 SF
OPEN SPACE SERVING RESIDENTS	29,818 SF
GROUP USABLE OPEN SPACE	
GROUND LEVEL - GROUP (COURTYARD)	8,337
GROUND LEVEL - GROUP (AMENITY)	1,731
LEVEL B04 - GROUP (RESIDENT DECK)	1,783
LEVEL A07 - GROUP (RESIDENT DECK)	3,947
<i>Group Usable Open Space Total</i>	15,798 SF
<i>% Group Open Space Above Ground Level</i>	36%
PRIVATE USABLE OPEN SPACE	
BUILDING A	
LEVEL A-01	0
LEVEL A-02	993
LEVEL A-03	0
LEVEL A-04	0
LEVEL A-05	0
LEVEL A-06	2,851
LEVEL A-07	2,444
LEVEL A-08	1,067
LEVEL A-09	654
LEVEL A-10	0
BUILDING B	
LEVEL B-01	658
LEVEL B-02	306
LEVEL B-03	0
LEVEL B-04	0
LEVEL B-05	0
LEVEL B-06	0
LEVEL B-07	2,450
LEVEL B-08	2,597
<i>Private Usable Open Space Total</i>	14,020 SF

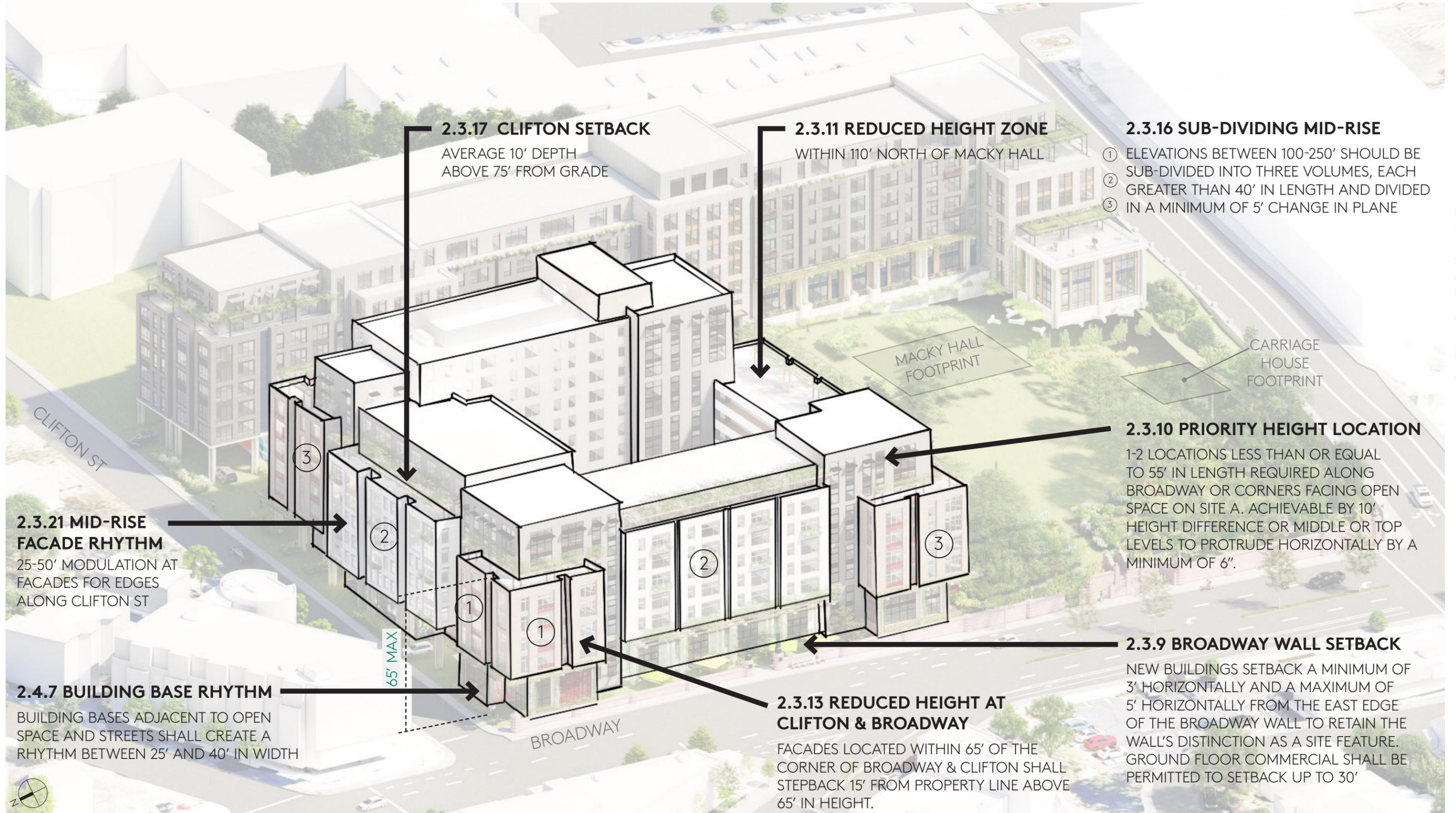
See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE DETAIL

CCA - PRIVATE USABLE OPEN SPACE			
BUILDING A		BUILDING B	
	AREA (SF)		AREA (SF)
LEVEL A-01	0	LEVEL B-01	178
LEVEL A-02	161		149
	85		153
	88		178
	187	<i>subtotal</i>	<i>658</i>
	137	LEVEL B-02	129
	115		47
	105		130
	115	<i>subtotal</i>	<i>306</i>
<i>subtotal</i>	<i>993</i>	LEVEL B-03	0
LEVEL A-03	0	LEVEL B-04	0
LEVEL A-04	0	LEVEL B-05	0
LEVEL A-05	0	LEVEL B-06	0
LEVEL A-06	188	LEVEL B-07	246
	261		587
	281		224
	1,108		1,393
	1,013	<i>subtotal</i>	<i>2,450</i>
<i>subtotal</i>	<i>2,851</i>	LEVEL B-08	484
LEVEL A-07	444		518
	421		518
	479		96
	282		218
	268		330
	264		433
	286	<i>subtotal</i>	<i>2,597</i>
<i>subtotal</i>	<i>2,444</i>		
LEVEL A-08	1,067		
LEVEL A-09	230		
	97		
	126		
	201		
<i>subtotal</i>	<i>654</i>		
LEVEL A-10	0		
A TOTAL	8,009	B TOTAL	6,011
		GRAND TOTAL	14,020

CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE A



CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE B

2.3.10 PRIORITY HEIGHT LOCATION

1-2 LOCATIONS LESS THAN OR EQUAL TO 55' IN LENGTH REQUIRED ON THE SOUTHERN PART OF SITE B. ACHIEVABLE BY 10' HEIGHT DIFFERENCE OR MIDDLE OR TOP LEVELS TO PROTRUDE HORIZONTALLY BY A MINIMUM OF 6".

2.3.18 OPEN SPACE SETBACK

10' DEPTH ABOVE 75' FROM GRADE

2.3.7 FRAMING MACKY

THROUGH A MINIMUM OF THREE CHANGES IN PLANE ④ ⑤ ⑥

2.3.11 REDUCED HEIGHT ZONE

THE HEIGHT REDUCTION ZONE IS BOUND BY 20' TO THE EAST OF MACKY HALL, THE WEST FACADE OF MACKY HALL, AND CONTINUES TO THE SOUTHERN PROPERTY BOUNDARY

2.3.17 CLIFTON SETBACK

AVERAGE 10' DEPTH ABOVE 75' FROM GRADE

2.3.21 MID-RISE FACADE RHYTHM

25-50' MODULATION AT FACADES FACING OPEN SPACE AND HISTORIC STRUCTURES

2.3.20 HORIZONTAL BASE DATUM

BETWEEN 20-45' ABOVE GRADE ALONG WEST ELEVATION FOR 70% OF ELEVATION

2.4.7 BUILDING BASE RHYTHM

BUILDING BASES ADJACENT TO OPEN SPACE AND STREETS SHALL CREATE A RHYTHM BETWEEN 25' AND 40' IN WIDTH

2.3.8 NO BUILD ZONE

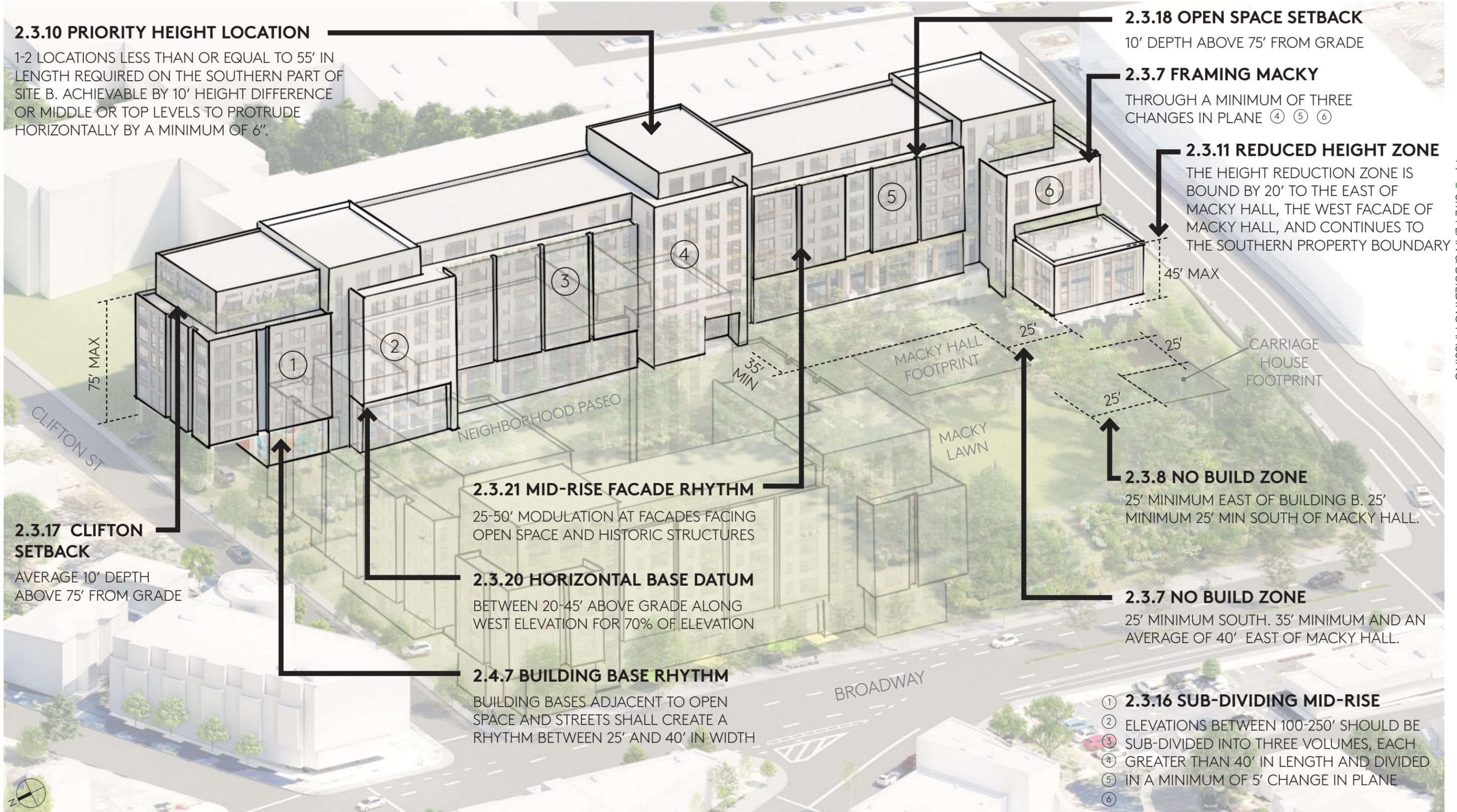
25' MINIMUM EAST OF BUILDING B. 25' MINIMUM 25' MIN SOUTH OF MACKY HALL.

2.3.7 NO BUILD ZONE

25' MINIMUM SOUTH. 35' MINIMUM AND AN AVERAGE OF 40' EAST OF MACKY HALL.

① 2.3.16 SUB-DIVIDING MID-RISE

- ② ELEVATIONS BETWEEN 100-250' SHOULD BE SUB-DIVIDED INTO THREE VOLUMES, EACH
- ③ GREATER THAN 40' IN LENGTH AND DIVIDED
- ④ IN A MINIMUM OF 5' CHANGE IN PLANE
- ⑤
- ⑥



DESIGN GUIDELINES IMPLEMENTATION CHECKLIST

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
Design Guidelines Requiring New Construction to Demonstrate Equal or Superior Design Quality of the Replacement			
2.3.6	New mid-rise separation	Y	A Separation Of No Less Than 50' For Not Less Than 75% Of The Building A Frontage Has Been Provided Between Buildings A And B To Allow For Daylight Access Into The Open Space Between The Buildings
2.3.7	New buildings setbacks from Macky Hall	Y	All New Buildings Have Been Located On Site To Provide Building Separations From Macky Hall Similar To The Existing Condition Of Building Separation From The Nearest California College Of The Arts Period Buildings. No New Buildings Have Been Sited To The West Of Macky Hall To Maintain The Existing Macky Hall View Corridor
2.3.8	New buildings setbacks from Carriage House	Y	No New Buildings Have Been Sited Within The Required Setbacks From The Relocated And Reoriented Carriage House Building, Consistent With The Existing Relationship Between The Carriage House And The Nearest Buildings Of The California College Of The Arts Period.
2.3.9	Broadway Wall new buildings setback	Y	Building A Is Set Back From The Broadway Wall Between 3'-5' At Residential Frontages And Up To 30' At Commercial Frontages To Enable Activity On Both Sides Of The Wall, Retain The Wall'S Distinction As A Unique Site Feature, And Establish A Strong Streetwall Presence On College Avenue
2.3.11	Reduced height requirements surrounding Macky Hall	Y	New Building Heights Within The Reduced Height Zone Surrounding Macky Hall Comply With Guideline Requirements In Order To Allow Macky Hall To Stand Proud On The Site
2.3.13	Reduced height at the intersection of Broadway and Clifton Street	Y	Responding To The Scale Of Nearby Multi-Family Residential Buildings, Setbacks And Reduced Heights Are Provided At New Building Facades Within 65' Of The Corner Of Broadway And Clifton Street
2.3.17	Clifton Street setback	Y	Relating To The Scale Of Nearby Multi-Family Residential Buildings, New Buildings Along Clifton Street Provide An Average Setback Of 10' From The Site Boundary Above 75' In Height
2.3.20	Height datum reference to California College of the Arts Period buildings	Y	New Buildings Along The East Edge Of Building A And West Edge Of Building B Relate To The California College Of The Arts Period Architecture By Incorporating Height Datums At A Minimum Depth Of 2' Via The Use Of Changes In Plane, Stepbacks, Projections, Awnings, And Canopies
2.4.1	Building A use on Broadway	Y	A Minimum Of 50% Of The Ground Floor Length Along The West Edge Of Building A Is Dedicated To Commercial Use In Order To Provide Continuity Along The Commercial Corridor
2.4.3	Expressed entries	Y	Primary Ground Floor Entries At Commercial, Residential Amenities, And Lobbies Are Differentiated And Pronounced To Maintain Public Facing Visibility Through The Use Of Massing Projections, Recesses, And Extended Horizontal Elements In Keeping With The Architecture Of The California College Of The Arts Period Buildings
2.4.6	Defined building base	Y	All New Buildings Provide A Defined Building Base Responding To The Heights Represented Along College Avenue And The California College Of The Arts Period Buildings.
2.4.7	Building base rhythm	Y	New Building Bases Adjacent To Open Space And Streets Create A Rhythm Similar To College Avenue To Establish A Pedestrian Scale Relationship
2.5.1	Organization of fenestration	Y	Fenestration Within The New Buildings Has Been Organized Along Clear Horizontal And Vertical Datums Consistent With The Modernist Architecture Of The California College Of The Arts Period.

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
2.5.2	Proportion of fenestration at the base	Y	A Higher Proportion Of Transparency & Openings Has Been Provided At The Base Of New Buildings To Support Indoor-Outdoor Connections And Visibility Between New Buildings And Open Spaces Similar To Storefronts Along College Avenue And Broadway
2.5.4	Glazing units scale	Y	Glazing Units In New Buildings Have Been Designed At A Scale To Meet Both Bird-Safe Design Goals And To Reflect Horizontal Spacing Of Mullions Similar To Other Multi-Story Residential Buildings Along Broadway Terrace. No Expansive Segments Of Curtain Wall Measuring 30' In Any Direction Are Incorporated Into The Design Of New Buildings
2.5.5	Minimum window depth	Y	All Windows In The Mid-Rise Portion Of New Buildings Include A Minimum Depth Of 2" Between The Façade Edge And Glazing Panel, Producing A Shadow Line Within Each Opening Reflecting The Residential Architectural Language Within Rockridge
2.5.6	Enhanced opening depth	Y	Opening Depth Exceeds The Baseline Depth Requirements For A Minimum Of 35% Of Openings Within Mid-Rise Levels At Priority Height Locations.
2.5.7	New building differentiation	Y	Adjacent And Facing New Buildings Incorporate Different Façade Systems To Reflect The Variety Found In California College Of The Arts Period Architecture
2.5.8	Visible Craftsmanship	Y	Design Quality And Craftsmanship Is Demonstrated Through The Exposed Assembly Of Structural Elements And Material Changes, Similar To The California College Of The Arts Period Buildings.
2.5.9	Residential Balconies	Y	Residential Balconies Provided Along The East Edge Of Building B Project A Minimum Depth Of 12" From The Primary Façade To Allow For Articulation Of The Building Massing And In Response To The Character Of Adjacent Residential Buildings
2.5.10	Material palette	Y	New Buildings Incorporate High Quality, Durable Materials At The Building Base For A Cumulative Area Of 20% Of All Elevations Facing The Street Or Open Space
Design Guidelines Demonstrating Compatibility with the District			
2.1.3	Macky Hall location	Y	Macky Hall Will Be Maintained In Its Current Location And On Its Existing Footprint To Maintain The Historic Significance And Integrity Of The Building On This Site
2.1.4	Carriage House relocation	Y	As shown in the project site plan, the Carriage House will be relocated on site in a manner as retains its status as a contributor to the National Register by maintaining it's compatibility with the Early Eastate Period and California College of the Arts Period
2.1.5	Carriage House structural improvements for relocation	Y	Prior To Being Relocated On Site The Carriage House Will Undergo Structural Upgrades To Ensure Stability Before, During, And After The Relocation Of The Building. The Exterior Appearance Will Not Be Altered In Any Way By The Structural Improvements
2.3.1	Cumulative building footprint	Y	The Cumulative Building Footprint Of New And Rehabilitated Buildings On Site Will Not Exceed 55% Of The Total Site Area.
2.3.2	New building locations	Y	New Buildings In The Plan Are Limited To The Site Boundaries Of Building A And Building B, The Extents Of Which Are Similar To The Siting Of Existing California College Of The Arts Period Building Footprints And The Existing Parking Lot At The Corner Of Clifton And Broadway

DESIGN GUIDELINES IMPLEMENTATION CHECKLIST

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
2.3.3	Building A boundary	Y	The Buildable Area For Building A Is Limited To The Area Occupying The Footprints Of Existing College Buildings And The Campus Parking Lot At The Corner Of Clifton Street And Broadway, Enabling The Project To Provide A Stronger Streetwall Along Broadway And Improve The Site Condition To Better Meet The Intent Of The Corridor Guidelines
2.3.4	Building B boundary	Y	The Buildable Area For Building B Is Limited By The Boundaries Of Campus Era Building Located Along The East Side Of The Site
2.3.5	New building base separation	Y	Building A And Building B Will Be Separated By No Less Than 40' As Measured At The Base Of The Buildings, Reflecting The Similar Siting Of Buildings In The Existing Campus
2.3.6	New mid-rise separation	Y	A Separation Of No Less Than 50' For Not Less Than 75% Of The Building A Frontage Has Been Provided Between Buildings A And B To Allow For Daylight Access Into The Open Space Between The Buildings
2.3.7	New buildings setbacks from Macky Hall	Y	All New Buildings Have Been Located On Site To Provide Building Separations From Macky Hall Similar To The Existing Condition Of Building Separation From The Nearest California College Of The Arts Period Buildings. No New Buildings Have Been Sited To The West Of Macky Hall To Maintain The Existing Macky Hall View Corridor
2.3.8	New buildings setbacks from Carriage House	Y	No New Buildings Have Been Sited Within The Required Setbacks From The Relocated And Reoriented Carriage House Building, Consistent With The Existing Relationship Between The Carriage House And The Nearest Buildings Of The California College Of The Arts Period.
2.3.11	Reduced height requirements surrounding Macky Hall	Y	New Building Heights Within The Reduced Height Zone Surrounding Macky Hall Comply With Guideline Requirements In Order To Allow Macky Hall To Stand Proud On The Site
2.3.12	Building B height reduction	Y	Providing A Transition To Both Macky Hall And The Adjacent Multi-Family Residential Building To The East, New Construction Within 175 Feet Of The Southern Property Line Will Not Exceed 80' In Height
2.3.16	Subdividing mid-rise volumes	Y	Mid-Rise Levels Of New Buildings Are Subdivided Into Smaller Legible Volumes To Reduce The Perceived Scale Of The Buildings, Keeping With The Scale Of Development Along Broadway And Broadway Terrace
2.3.20	Height datum reference to California College of the Arts Period buildings	Y	New Buildings Along The East Edge Of Building A And West Edge Of Building B Relate To The California College Of The Arts Period Architecture By Incorporating Height Datums At A Minimum Depth Of 2' Via The Use Of Changes In Plane, Stepbacks, Projections, Awnings, And Canopies
2.4.3	Expressed entries	Y	Primary Ground Floor Entries At Commercial, Residential Amenities, And Lobbies Are Differentiated And Pronounced To Maintain Public Facing Visibility Through The Use Of Massing Projections, Recesses, And Extended Horizontal Elements In Keeping With The Architecture Of The California College Of The Arts Period Buildings
2.4.6	Defined building base	Y	All New Buildings Provide A Defined Building Base Responding To The Heights Represented Along College Avenue And The California College Of The Arts Period Buildings.
2.4.9	Neighborhood Paseo horizontal elements	Y	Ground Floor Residential Unit Entries Fronting The Neighborhood Paseo Include Architectural Elements Reflective Of Rockridge Streetscapes And Are Modest In Scale, Framing The Entry Or Individual Opening Similar To The Style Of Craftsman Homes In Rockridge

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
2.5.1	Organization of fenestration	Y	Fenestration Within The New Buildings Has Been Organized Along Clear Horizontal And Vertical Datums Consistent With The Modernist Architecture Of The California College Of The Arts Period.
2.5.2	Proportion of fenestration at the base	Y	A Higher Proportion Of Transparency & Openings Has Been Provided At The Base Of New Buildings To Support Indoor-Outdoor Connections And Visibility Between New Buildings And Open Spaces Similar To Storefronts Along College Avenue And Broadway
2.5.4	Glazing units scale	Y	Glazing Units In New Buildings Have Been Designed At A Scale To Meet Both Bird-Safe Design Goals And To Reflect Horizontal Spacing Of Mullions Similar To Other Multi-Story Residential Buildings Along Broadway Terrace. No Expansive Segments Of Curtain Wall Measuring 30' In Any Direction Are Incorporated Into The Design Of New Buildings
2.5.5	Minimum window depth	Y	All Windows In The Mid-Rise Portion Of New Buildings Include A Minimum Depth Of 2" Between The Façade Edge And Glazing Panel, Producing A Shadow Line Within Each Opening Reflecting The Residential Architectural Language Within Rockridge
2.5.6	Enhanced opening depth	Y	Opening Depth Exceeds The Baseline Depth Requirements For A Minimum Of 35% Of Openings Within Mid-Rise Levels At Priority Height Locations.
2.5.7	New building differentiation	Y	Adjacent And Facing New Buildings Incorporate Different Façade Systems To Reflect The Variety Found In California College Of The Arts Period Architecture
2.5.8	Visible Craftsmanship	Y	Design Quality And Craftsmanship Is Demonstrated Through The Exposed Assembly Of Structural Elements And Material Changes, Similar To The California College Of The Arts Period Buildings.
2.5.9	Residential Balconies	Y	Residential Balconies Provided Along The East Edge Of Building B Project A Minimum Depth Of 12" From The Primary Façade To Allow For Articulation Of The Building Massing And In Response To The Character Of Adjacent Residential Buildings
2.5.10	Material palette	Y	New Buildings Incorporate High Quality, Durable Materials At The Building Base For A Cumulative Area Of 20% Of All Elevations Facing The Street Or Open Space
3.1.1	Primary facade of Macky Hall	Y	The Western And Eastern Facades Of Macky Hall Are Visually Emphasized Through The Design Of The Site Open Space, With The Western Façade Maintaining Its Function As The Primary Façade And Entrance
3.4.4	Primary pedestrian paths	Y	A Network Of Primary Paths Serves As The Main Circulation Route Through The Publicly-Accessible Open Spaces, Keeping With The Circulation Patterns In The California College Of The Arts Period Landscape
3.4.7	Vehicular access and drop-off	Y	Vehicular Access Is Limited To The North Edge Of The Site, Retaining A Car-Free Paseo And Core Similar To The Existing Campus
Design Guidelines Require New Construction that Reflects the Widths and Rhythms of the Facades on the Street and Entrances that Reflect the Patterns on the Street			
2.3.9	Broadway Wall new buildings setback	Y	Building A Is Set Back From The Broadway Wall Between 3'-5' At Residential Frontages And Up To 30' At Commercial Frontages To Enable Activity On Both Sides Of The Wall, Retain The Wall'S Distinction As A Unique Site Feature, And Establish A Strong Streetwall Presence On College Avenue
2.3.13	Reduced height at the intersection of Broadway and Clifton Street	Y	Responding To The Scale Of Nearby Multi-Family Residential Buildings, Setbacks And Reduced Heights Are Provided At New Building Facades Within 65' Of The Corner Of Broadway And Clifton Street

DESIGN GUIDELINES IMPLEMENTATION CHECKLIST

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
2.3.16	Subdividing mid-rise volumes	Y	Mid-Rise Levels Of New Buildings Are Subdivided Into Smaller Legible Volumes To Reduce The Perceived Scale Of The Buildings, Keeping With The Scale Of Development Along Broadway And Broadway Terrace
2.3.17	Clifton Street stepback	Y	Relating To The Scale Of Nearby Multi-Family Residential Buildings, New Buildings Along Clifton Street Provide An Average Setback Of 10' From The Site Boundary Above 75' In Height
2.3.19	West facade of Building B stepbacks	Y	Above 65' In Height The West Façade Of Building B Features A Stepback To Reduce The Perceived Height Within The Neighborhood Paseo And Adjacent To Macky Hall
2.3.21	Mid-Rise Façade Rhythm	Y	Where required, subdivided mid-rise volumes feature rhythms in façade articulation that are between 25'-50' in width to respond to the approximate width of California College of the Arts Period buildings and adjacent residential buildings.
2.4.1	Building A use on Broadway	Y	A Minimum Of 50% Of The Ground Floor Length Along The West Edge Of Building A Is Dedicated To Commercial Use In Order To Provide Continuity Along The Commercial Corridor
2.4.2	Minimum building entries	Y	Responding To The Pattern Of Lot Widths And Entries Along College Avenue, New Building Facades Adjacent To Open Space Provide Entries At No Less Than The Frequency Outlined In The Design Guidelines For The Site
2.4.6	Defined building base	Y	All New Buildings Provide A Defined Building Base Responding To The Heights Represented Along College Avenue And The California College Of The Arts Period Buildings.
2.4.7	Building base rhythm	Y	New Building Bases Adjacent To Open Space And Streets Create A Rhythm Similar To College Avenue To Establish A Pedestrian Scale Relationship
2.4.8	Building base interface at Broadway Wall	Y	Upholding The Broadway Wall'S Purpose As The Edge Defining Piece Of The Site, The Base Levels Along The West Edge Of Building A Shall Appear Separate From And Visually Subsidiary To The Broadway Wall
2.5.1	Organization of fenestration	Y	Fenestration Within The New Buildings Has Been Organized Along Clear Horizontal And Vertical Datums Consistent With The Modernist Architecture Of The California College Of The Arts Period.
2.5.12	Building Base Color Palette	Y	Providing Visual Cohesion And Reflective Of The Nature Of An Arts Campus, Decorative Moments For Colors And Murals Are Incorporated Into The Base Of New Buildings.
3.4.3	Transition space at residential entrances	Y	A Transition Space Of 4'-8' In Depth Is Provided At Locations Where Ground Level Residential Unit Entries Interface With Publicly-Accessible Open Space Or Public Streets
Design Guidelines Demonstrate High Visual Interest that Reflects or Enhances the Level and Quality of the District			
2.1.7	Macky Hall design, materials, and workmanship	Y	All Exterior Improvements And Modifications To Macky Hall Will Match The Design, Materials And Workmanship As Recorded In The Hre And The National Register
2.1.8	Macky Hall windows	Y	An energy analysis will be performed to determine the most effective way to reduce energy use at Macky Hall. If alternative measure are shown to be less effective, the windows will be reglazed to improve the energy efficiency of the building
2.1.9	Macky Hall exterior paint	Y	If a change to the existing color scheme of Macky Hall is desired, the revision will be based upon a historical analysis of the building by a paint conservator

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
2.1.10	Carriage House design, materials, workmanship	Y	During the relocation of the Carriage House none of the following elements of the building will be altered: exterior walls and roof, façade composition except for new openings approved per design guideline 2.1.11, architectural details such as siding, brackets, and trim.
2.1.11	Carriage House new openings	Y	New openings added to the Carriage House building are located, as permitted, on the HRE-identified east façade in keeping with the size and design of the Early Estate Period carriage entrance.
2.1.12	Carriage House exterior paint	Y	If a change to the existing color scheme of the Carriage House is desired, the revision will be based upon a historical analysis of the building by a paint conservator. The paint color of the Carriage House will match the same era of color that Macky Hall will be painted
2.1.13	Carriage House interior partitions	Y	Revisions to the interior of the Carriage House will be verified to conform with the Secretary of the Interior's Standards for Rehabilitation and limited to those elements which are not original to the building
2.2.1	Preferred retained structures	Y	Proposed plans do not envision additional structures beyond Macky Hall and the Carriage House to be retained on site
2.2.2	California College of the Arts Period building relocation	Y	The Carriage House is proposed to be relocated in a way as complies with this guideline. The relocation will not create a false sense of history, interfere with the siting of Macky Hall, or be located within 20' of the Broadway Wall
	California College of the Arts Period buildings' character-defining features	Y	The relocation of the Carriage House will not include any alteration of character defining features that convey its historic significance. If any features are damaged or lost during relocation, replacement of features will be in-kind
2.2.3	New Buildings setback from California College of the Arts Period buildings	Y	The siting of all new buildings complies with the setback requirements from any retained and/or relocated California College of the Arts Period buildings
2.2.4			
2.3.10	Priority height locations	Y	Each building is designed to incorporate priority height locations, creating varied rooflines and visual interest which align vertically with building use and entries
2.4.5	Entry along hillside	Y	Multiple building entries with access to two or more floors are provided at the North and South sides of Building A, reflecting the hillside topography
2.4.10	Limiting blank walls	Y	No more than 20 percent of each new building elevation adjacent to streets or open spaces will meet the definition of a blank wall as defined in these guidelines
2.5.7	New building differentiation	Y	Adjacent And Facing New Buildings Incorporate Different Façade Systems To Reflect The Variety Found In California College Of The Arts Period Architecture
2.5.8	Visible Craftsmanship	Y	Design Quality And Craftsmanship Is Demonstrated Through The Exposed Assembly Of Structural Elements And Material Changes, Similar To The California College Of The Arts Period Buildings.
2.5.10	Material palette	Y	New Buildings Incorporate High Quality, Durable Materials At The Building Base For A Cumulative Area Of 20% Of All Elevations Facing The Street Or Open Space
2.5.12	Building Base Color Palette	Y	Providing Visual Cohesion And Reflective Of The Nature Of An Arts Campus, Decorative Moments For Colors And Murals Are Incorporated Into The Base Of New Buildings.
3.1.2	Planting north and south of Macky Hall	Y	The North and South of Macky Hall will feature landscape design, plantings, and retention of heritage trees in keeping with the existing condition of a more intimate and close-range view and experience of the building
3.1.3	Visual connection between Macky Hall and Carriage House	Y	The relationship between Macky Hall and the Carriage house will be stronger than their relationship to new buildings on site, with the relocated Carriage House remaining secondary in relation to Macky Hall

DESIGN GUIDELINES IMPLEMENTATION CHECKLIST

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
3.1.4	Grade relationship between Macky Hall and Carriage House	Y	The finished floor elevation of Macky Hall will be maintained and remain at a higher topographical position in relation to the relocated Carriage House building, retaining the historical prominence of Macky Hall
3.1.5	Carriage House planting	Y	The landscape design surrounding the relocated Carriage House will maintain its setting embedded within the landscape and plantings as it was in the California college of the Arts Period and the Early Estate Period
3.1.6	Carriage House circulation	Y	Access to the Carriage House will be provided via secondary pedestrian paths from Macky Lawn and Macky Hall, similar to paths during the California College of the Arts Period
3.2.1	Broadway Wall retention and rehabilitation	Y	The Broadway Wall and Stairs will be retained and rehabilitated in compliance with the Secretary of the Interior's Standards
3.2.5	New openings in the Broadway Wall	Y	New openings in the Broadway Wall to provide accessible access to the publicly-accessible open spaces and to provide access to Building A will be no more than 1' wider than required and will be visibly narrower than the Carriage Entrance
3.3.1	Macky Lawn retention	Y	Macky Lawn will be maintained as a gradually sloping, open grass lawn of roughly 8,000 square feet, maintaining its role as the front lawn to Macky Hall and the main social space within the site
3.3.2	Macky Hall View Corridor	Y	The Macky Hall View Corridor will be retained as described in the HRE, preserving views of Macky Hall from Broadway and College Avenue
3.3.3	Macky Hall approach	Y	Open space design between the Broadway Stairs, Macky Lawn, and Macky Hall emphasizes the main entry and porch of Macky Hall along with the main entrance to the site at the Broadway Stairs
3.3.4	Retention of API contributing landscape features	Y	Three of the five remaining API contributing landscape features listed in the HRE will remain within the publicly-accessible open space of the site.
3.3.5	Retention of Carnegie Bricks	Y	Carnegie Bricks will be salvaged and retained as a contributing landscape feature on site
3.3.6	Additional art retention	Y	No less than four additional art pieces and artifacts will be retained in the publicly-accessible open space of the site. For any retained found pieces, consultation with the original creator and/or an art conservator will be performed
3.3.8	Commemoration of site history	Y	The proposed project will include a publicly-accessible space where the site's history will be displayed and exhibited
3.4.4	Primary pedestrian paths	Y	A Network Of Primary Paths Serves As The Main Circulation Route Through The Publicly-Accessible Open Spaces, Keeping With The Circulation Patterns In The California College Of The Arts Period Landscape
3.4.6	Framed vistas	Y	The landscape design of the site will create no less than two framed vistas of the prominent views available from the site
3.4.7	Vehicular access and drop-off	Y	Vehicular Access Is Limited To The North Edge Of The Site, Retaining A Car-Free Paseo And Core Similar To The Existing Campus
3.4.8	Arts and educational programming	Y	Arts and education programming within the site will be a featured aspect of permanent and/or rotating programming to retain the spirit of the teaching, making, and learning activities of the California College of the Arts Period
3.5.1	Priority planting zones	Y	The presence of the new open space will be accentuated by concentrations of plantings within the priority planting zones identified. These plantings will also increase shade and wind protection, and buffer traffic noise from Broadway Avenue
3.5.5	Campus heritage trees	Y	A Tree Preservation Plan has been provided showing the number and location of healthy and mature heritage trees that will be preserved on site, providing a sense of the long-standing history of the site

Design Guidelines Require New Construction and Open Space to Enrich the Historic Character of the District

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
2.2.5	Commemoration of California College of the Arts Period architecture	Y	Any elements repurposed from the California College of the Arts Period buildings will be presented with context, through signage and/or plaques, to understand their original form and significance
2.3.9	Broadway Wall new buildings setback	Y	Building A Is Set Back From The Broadway Wall Between 3'-5' At Residential Frontages And Up To 30' At Commercial Frontages To Enable Activity On Both Sides Of The Wall, Retain The Wall'S Distinction As A Unique Site Feature, And Establish A Strong Streetwall Presence On College Avenue
2.4.11	Facade art treatments	Y	The project will include the incorporation of façade art on building facades identified where the façade length is greater than 25' in length without fenestration
3.2.6	Commemoration of removed Broadway Wall segments	Y	Any removed portions of the Broadway Wall will be commemorated using methods such as in-place markings, changes in material or pattern, or the installation of a new feature such as flush lighting at grade
3.3.6	Additional art retention	Y	No less than four additional art pieces and artifacts will be retained in the publicly-accessible open space of the site. For any retained found pieces, consultation with the original creator and/or an art conservator will be performed
3.3.8	Commemoration of site history	Y	The proposed project will include a publicly-accessible space where the site's history will be displayed and exhibited
3.4.1	Open Space Program Areas	Y	In addition to retaining Macky Lawn, the project will provide additional open space program areas at the Neighborhood Paseo and Central Plaza, supporting the characteristics of the California College of the Arts Period
3.4.2	Nature discovery and play	Y	A Nature Discovery and Play area is provided in the project site design, providing programming for sensory learning and education of the local ecology through the integration of play and nature
3.4.8	Arts and educational programming	Y	Arts and education programming within the site will be a featured aspect of permanent and/or rotating programming to retain the spirit of the teaching, making, and learning activities of the California College of the Arts Period
3.4.9	Educational signage	Y	Signage highlighting the site's California College of the Arts Period history and significance will be included throughout the landscape.

Design Guidelines Require New Construction and Open Space to Demonstrate Visual Cohesiveness of the District

2.3.10	Priority height locations		Each building is designed to incorporate priority height locations, creating varied rooflines and visual interest which align vertically with building use and entries
2.3.13	Reduced height at the intersection of Broadway and Clifton Street	Y	Responding To The Scale Of Nearby Multi-Family Residential Buildings, Setbacks And Reduced Heights Are Provided At New Building Facades Within 65' Of The Corner Of Broadway And Clifton Street
2.3.14	Roof Profile	Y	Roofs of new buildings are all flat roofs, referencing the roof profiles of California College of the Arts Period buildings
2.3.15	Articulated rooflines	Y	At all building elevations over 70' in length roofline articulation is incorporated to reflect the variety of roofline conditions seen in Rockridge
2.3.16	Subdividing mid-rise volumes	Y	Mid-Rise Levels Of New Buildings Are Subdivided Into Smaller Legible Volumes To Reduce The Perceived Scale Of The Buildings, Keeping With The Scale Of Development Along Broadway And Broadway Terrace
2.3.17	Clifton Street stepback	Y	Relating To The Scale Of Nearby Multi-Family Residential Buildings, New Buildings Along Clifton Street Provide An Average Setback Of 10' From The Site Boundary Above 75' In Height
2.3.18	Open space stepbacks	Y	Southern building elevations facing open space on Building A provide a stepback of no less than 10' from the site boundary above 75' to increase solar access

DESIGN GUIDELINES IMPLEMENTATION CHECKLIST

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
2.3.19	West facade of Building B stepbacks	Y	Above 65' In Height The West Façade Of Building B Features A Stepback To Reduce The Perceived Height Within The Neighborhood Paseo And Adjacent To Macky Hall
2.3.21	Mid-Rise Façade Rhythm	Y	Where required, subdivided mid-rise volumes feature rhythms in façade articulation that are between 25'-50' in width to respond to the approximate width of California College of the Art Period buildings and adjacent residential buildings.
2.4.4	Referencing historic elevations	Y	The design and massing of the west edge of Building B features massing step-downs at three different heights, referencing the variation in finished floor elevations of the California College of the Arts Period Buildings
2.4.5	Entry along hillside	Y	Multiple building entries with access to two or more floors are provided at the North and South sides of Building A, reflecting the hillside topography
2.4.6	Defined building base	Y	All New Buildings Provide A Defined Building Base Responding To The Heights Represented Along College Avenue And The California College Of The Arts Period Buildings.
2.4.7	Building base rhythm	Y	New Building Bases Adjacent To Open Space And Streets Create A Rhythm Similar To College Avenue To Establish A Pedestrian Scale Relationship
2.5.3	Vertical volume expression	Y	Priority height locations in the buildings are accentuated via the use of vertically oriented architectural features including the application of accent materials and aligned, vertically oriented fenestration and massing
2.5.10	Material palette	Y	New Buildings Incorporate High Quality, Durable Materials At The Building Base For A Cumulative Area Of 20% Of All Elevations Facing The Street Or Open Space
2.5.11	Mid-rise material reference to contextual landmarks	Y	The project utilized light colored materials within the midrise portion of the new construction, continuing the similar character of other prominent buildings in the Berkeley Hills
2.5.12	Building Base Color Palette	Y	Providing Visual Cohesion And Reflective Of The Nature Of An Arts Campus, Decorative Moments For Colors And Murals Are Incorporated Into The Base Of New Buildings.
3.2.4	Carriage Entrance Sign	Y	The Carriage Entrance Sign will be rehabilitated and used at the location of the Carriage Gate entry of the Broadway Wall
3.5.5	Campus heritage trees	Y	A Tree Preservation Plan has been provided showing the number and location of healthy and mature heritage trees that will be preserved on site, providing a sense of the long-standing history of the site
3.5.6	New buildings setback from campus heritage trees	Y	All new buildings are sited to be located no less than 12' from the dripline of preserved campus heritage trees, except for where an arborist has provided written direction of approved strategies to protect tree health
3.5.7	Reuse of removed sequoia trees	Y	The two Sequoia stumps will be reused on site to reference their history as contributing landscape features of the Early Estate Period
3.4.5	Secondary pedestrian paths	Y	A network of secondary pedestrian paths are provided in the project's landscape design, continuing a characteristic feature of the site during the California College of the Arts Period
3.4.6	Framed vistas	Y	The landscape design of the site will create no less than two framed vistas of the prominent views available from the site
3.5.1	Priority planting zones	Y	The presence of the new open space will be accentuated by concentrations of plantings within the priority planting zones identified. These plantings will also increase shade and wind protection, and buffer traffic noise from Broadway Avenue
3.5.2	Plant species for enhanced regional ecological systems	Y	All proposed new trees and plantings in the provided plant lists are composed exclusively of native species or drought-adapted, non-invasive species which relate to the retained plantings from the California College of the Arts Period and respond to the local context

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
3.5.3	Preferred trellis planting	Y	Planting, such as vines, will be featured at areas with trellises and other secondary structures along open spaces, to provide a vegetated transition in scale and privacy to new buildings and ground floor units
3.5.4	Limited lawn	Y	Except for Macky Lawn, no lawn will be used as groundcover on site, in keeping with the California College of the Arts Period landscape
3.5.8	Open space hardscape material palette	Y	No asphalt will be used as hardscape material on site to reduce the urban heat island effect. Instead, the hardscape material palette will feature concrete paving, new and salvaged unit masonry, wood decking, and other materials which relate to the California College of the Arts Period landscape
3.5.9	Color palette	Y	Keeping with the color palette of the California College of the Arts Period landscape, the project open space hardscape color palette will be limited to natural and earthen tones - except for areas dedicated to the display of arts and artifacts where accent colors will be allowed
3.5.10	Material application	Y	A variety of materials and paving applications will be utilized on site, in line with the character of the California College of the Arts Period landscape
3.5.11	Preferred materials for nature and discovery play	Y	Within the Nature and Discovery Play Area all equipment and furnishings will incorporate natural materials such as rope, wood, and rocks or stones

Design Guidelines Demonstrate that Exterior Features of the Designated Landmark Will Not Be Adversely Affected

2.1.1	Rehabilitation requirements for retained buildings contributing to the Oakland Landmark	Y	Both buildings that will be rehabilitated and retained on site, Macky Hall and the Carriage House, will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
2.1.2	Review of rehabilitation drawings	Y	A professional that meets the Secretary of the Interior's Professional Standards in Architecture or Historic Architecture will review for compliance drawings related to the rehabilitation design of Macky Hall and the Carriage House
2.1.7	Macky Hall design, materials, and workmanship	Y	All Exterior Improvements And Modifications To Macky Hall Will Match The Design, Materials And Workmanship As Recorded In The Hre And The National Register
2.1.8	Macky Hall windows	Y	An energy analysis will be performed to determine the most effective way to reduce energy use at Macky Hall. If alternative measure are shown to be less effective, the windows will be reglazed to improve the energy efficiency of the building
2.1.9	Macky Hall exterior paint	Y	If a change to the existing color scheme of Macky Hall is desired, the revision will be based upon a historical analysis of the building by a paint conservator
2.1.10	Carriage House design, materials, workmanship	Y	During the relocation of the Carriage House none of the following elements of the building will be altered: exterior walls and roof, façade composition except for new openings approved per design guideline 2.1.11, architectural details such as siding, brackets, and trim.
2.1.11	Carriage House new openings	Y	New openings added to the Carriage House building are located, as permitted, on the HRE-identified east façade in keeping with the size and design of the Early Estate Period carriage entrance.
2.1.12	Carriage House exterior paint	Y	If a change to the existing color scheme of the Carriage House is desired, the revision will be based upon a historical analysis of the building by a paint conservator. The paint color of the Carriage House will match the same era of color that Macky Hall will be painted
3.2.1	Broadway Wall retention and rehabilitation	Y	The Broadway Wall and Stairs will be retained and rehabilitated in compliance with the Secretary of the Interior's Standards
3.2.2	Broadway Wall openings	Y	The current openings along the Broadway wall, at the Broadway Stairs and the Carriage Entrance, will remain as a means of access to the site
3.2.3	Carriage Entrance	Y	Character defining features of the Carriage Entrance will not be altered when the Carriage Entrance is refurbished

DESIGN GUIDELINES IMPLEMENTATION CHECKLIST

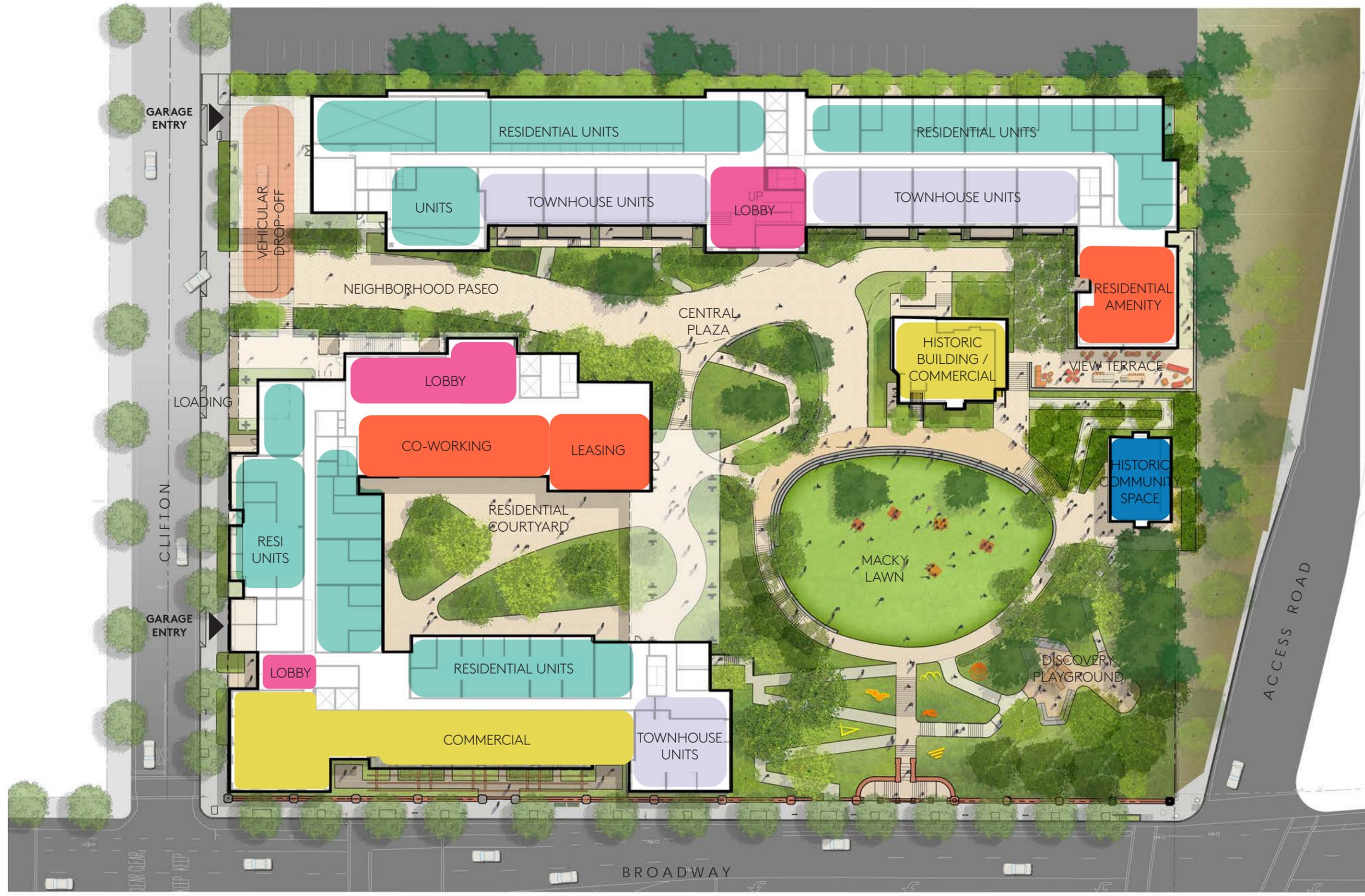
G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
3.2.5	New openings in the Broadway Wall	Y	New openings in the Broadway Wall to provide accessible access to the publicly-accessible open spaces and to provide access to Building A will be no more than 1' wider than required and will be visibly narrower than the Carriage Entrance
3.2.8	Broadway Wall bay modifications	Y	No more than 25% of the Broadway Wall north of the Broadway Stairs will be altered and any alterations will maintain complementary, nonobtrusive materials
3.2.11	Broadway Wall visibility and greening limits	Y	Planting surrounding the Broadway Wall will be limited to planters, vines, or groundcover and no less than 50% of the western edge of the wall will be kept clear of any plantings. No plantings will block any access paths or entrances.
3.2.12	Broadway Wall interface	Y	Appropriate strategies to manage a safe transition in grade from the east side of the Broadway Wall to the adjacent sidewalk on the west side will be utilized. If guardrails are used they will not be opaque in a manner that appears to extend the height of the Broadway Wall
3.3.5	Retention of Carnegie Bricks	Y	Carnegie Bricks will be salvaged and retained as a contributing landscape feature on site
3.3.7	Eucalyptus Row	Y	
Design Guidelines Demonstrate that the Landmark and Site Will Not Be Adversely Affected in their Setting			
2.1.3	Macky Hall location	Y	Macky Hall Will Be Maintained In Its Current Location And On Its Existing Footprint To Maintain The Historic Significance And Integrity Of The Building On This Site
2.1.4	Carriage House relocation	Y	As shown in the project site plan, the Carriage House will be relocated on site in a manner as retains its status as a contributor to the National Register by maintaining it's compatibility with the Early Eastate Period and California College of the Arts Period
2.1.5	Carriage House structural improvements for relocation	Y	Prior To Being Relocated On Site The Carriage House Will Undergo Structural Upgrades To Ensure Stability Before, During, And After The Relocation Of The Building. The Exterior Appearance Will Not Be Altered In Any Way By The Structural Improvements
2.1.6	Macky Hall primary access	Y	The entrance at the west porch of Macky Hall, the historical primary entrance to the building, will remain operable following the rehabilitation of Macky Hall
2.3.7	New buildings setbacks from Macky Hall	Y	All New Buildings Have Been Located On Site To Provide Building Separations From Macky Hall Similar To The Existing Condition Of Building Separation From The Nearest California College Of The Arts Period Buildings. No New Buildings Have Been Sited To The West Of Macky Hall To Maintain The Existing Macky Hall View Corridor
2.3.8	New buildings setbacks from Carriage House	Y	No New Buildings Have Been Sited Within The Required Setbacks From The Relocated And Reoriented Carriage House Building, Consistent With The Existing Relationship Between The Carriage House And The Nearest Buildings Of The California College Of The Arts Period.
2.3.9	Broadway Wall new buildings setback	Y	Building A Is Set Back From The Broadway Wall Between 3'-5' At Residential Frontages And Up To 30' At Commercial Frontages To Enable Activity On Both Sides Of The Wall, Retain The Wall'S Distinction As A Unique Site Feature, And Establish A Strong Streetwall Presence On College Avenue
2.3.11	Reduced height requirements surrounding Macky Hall	Y	New Building Heights Within The Reduced Height Zone Surrounding Macky Hall Comply With Guideline Requirements In Order To Allow Macky Hall To Stand Proud On The Site
2.3.12	Building B height reduction	Y	Providing A Transition To Both Macky Hall And The Adjacent Multi-Family Residential Building To The East, New Construction Within 175 Feet Of The Southern Property Line Will Not Exceed 80' In Height

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
2.3.16	Subdividing mid-rise volumes	Y	Mid-Rise Levels Of New Buildings Are Subdivided Into Smaller Legible Volumes To Reduce The Perceived Scale Of The Buildings, Keeping With The Scale Of Development Along Broadway And Broadway Terrace
2.3.19	West facade of Building B stepbacks	Y	Above 65' In Height The West Façade Of Building B Features A Stepback To Reduce The Perceived Height Within The Neighborhood Paseo And Adjacent To Macky Hall
2.4.8	Building base interface at Broadway Wall	Y	Upholding The Broadway Wall'S Purpose As The Edge Defining Piece Of The Site, The Base Levels Along The West Edge Of Building A Shall Appear Separate From And Visually Subsidiary To The Broadway Wall
2.5.13	Non-imitation Detailing	Y	Architectural details in new construction buildings will not replicate exact details from the architectural elements of the Treadwell Estate to avoid any false representation of the site's architectural history
3.1.1	Primary facade of Macky Hall	Y	The Western And Eastern Facades Of Macky Hall Are Visually Emphasized Through The Design Of The Site Open Space, With The Western Façade Maintaining Its Function As The Primary Façade And Entrance
3.1.2	Planting north and south of Macky Hall	Y	The North and South of Macky Hall will feature landscape design, plantings, and retention of heritage trees in keeping with the existing condition of a more intimate and close-range view and experience of the building
3.1.3	Visual connection between Macky Hall and Carriage House	Y	The relationship between Macky Hall and the Carriage house will be stronger than their relationship to new buildings on site, with the relocated Carriage House remaining secondary in relation to Macky Hall
3.1.4	Grade relationship between Macky Hall and Carriage House	Y	The finished floor elevation of Macky Hall will be maintained and remain at a higher topographical position in relation to the relocated Carriage House building, retaining the historical prominence of Macky Hall
3.1.5	Carriage House planting	Y	The landscape design surrounding the relocated Carriage House will maintain its setting embedded within the landscape and plantings as it was in the California college of the Arts Period and the Early Estate Period
3.1.6	Carriage House circulation	Y	Access to the Carriage House will be provided via secondary pedestrian paths from Macky Lawn and Macky Hall, similar to paths during the California College of the Arts Period
3.2.9	Visual prominence of the Broadway Wall	Y	Any new openings or seating elements in the Broadway Wall will be designed to be secondary to the wall itself
3.3.2	Macky Hall View Corridor	Y	The Macky Hall View Corridor will be retained as described in the HRE, preserving views of Macky Hall from Broadway and College Avenue
3.3.3	Macky Hall approach	Y	Open space design between the Broadway Stairs, Macky Lawn, and Macky Hall emphasizes the main entry and porch of Macky Hall along with the main entrance to the site at the Broadway Stairs
Design Guidelines Demonstrate Conformance with the Secretary of the Interior's Standards			
2.1.1	Rehabilitation requirements for retained buildings contributing to the Oakland Landmark	Y	Both buildings that will be rehabilitated and retained on site, Macky Hall and the Carriage House, will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
2.1.2	Review of rehabilitation drawings	Y	A professional that meets the Secretary of the Interior's Professional Standards in Architecture or Historic Architecture will review for compliance drawings related to the rehabilitation design of macky Hall and the Carriage House
2.1.4	Carriage House relocation	Y	As shown in the project site plan, the Carriage House will be relocated on site in a manner as retains its status as a contributor to the National Register by maintaining it's compatibility with the Early Eastate Period and California College of the Arts Period

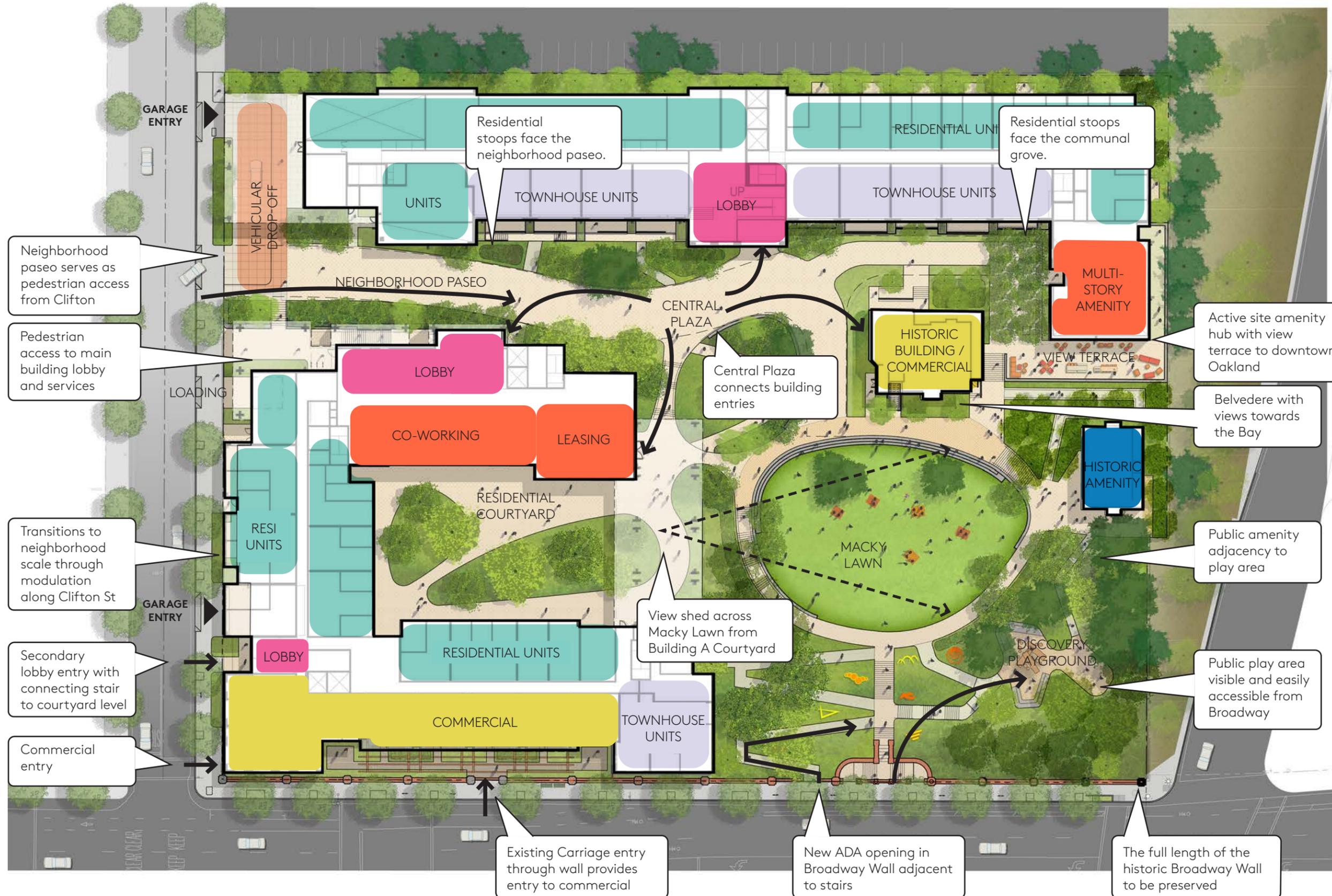
DESIGN GUIDELINES IMPLEMENTATION CHECKLIST

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
2.1.5	Carriage House structural improvements for relocation	Y	Prior To Being Relocated On Site The Carriage House Will Undergo Structural Upgrades To Ensure Stability Before, During, And After The Relocation Of The Building. The Exterior Appearance Will Not Be Altered In Any Way By The Structural Improvements
2.1.7	Macky Hall design, materials, and workmanship	Y	All Exterior Improvements And Modifications To Macky Hall Will Match The Design, Materials And Workmanship As Recorded In The Hre And The National Register
2.1.8	Macky Hall windows	Y	An energy analysis will be performed to determine the most effective way to reduce energy use at Macky Hall. If alternative measure are shown to be less effective, the windows will be reglazed to improve the energy efficiency of the building
2.1.9	Macky Hall exterior paint	Y	If a change to the existing color scheme of Macky Hall is desired, the revision will be based upon a historical analysis of the building by a paint conservator
2.1.10	Carriage House design, materials, workmanship	Y	During the relocation of the Carriage House none of the following elements of the building will be altered: exterior walls and roof, façade composition except for new openings approved per design guideline 2.1.11, architectural details such as siding, brackets, and trim.
2.1.11	Carriage House new openings	Y	New openings added to the Carriage House building are located, as permitted, on the HRE-identified east façade in keeping with the size and design of the Early Estate Period carriage entrance.
2.1.12	Carriage House exterior paint	Y	If a change to the existing color scheme of the Carriage House is desired, the revision will be based upon a historical analysis of the building by a paint conservator. The paint color of the Carriage House will match the same era of color that Macky Hall will be painted
2.1.13	Carriage House interior partitions	Y	Revisions to the interior of the Carriage House will be verified to conform with the Secretary of the Interior's Standards for Rehabilitation and limited to those elements which are not original to the building
3.2.1	Broadway Wall retention and rehabilitation	Y	The Broadway Wall and Stairs will be retained and rehabilitated in compliance with the Secretary of the Interior's Standards
3.2.6	Commemoration of removed Broadway Wall segments	Y	Any removed portions of the Broadway Wall will be commemorated using methods such as in-place markings, changes in material or pattern, or the installation of a new feature such as flush lighting at grade
3.2.7	Broadway Wall pilaster retention	Y	The original spacing and rhythm of the pilasters on the Broadway Wall will be retained. Any pilaster removed as permitted will be commemorated in line with the requirements of guideline 3.2.6
3.2.10	Broadway Wall intervention materials	Y	Any materials used in interventions or modifications to the Broadway Wall will be cohesive and complementary
3.3.8	Commemoration of site history	Y	The proposed project will include a publicly-accessible space where the site's history will be displayed and exhibited

GROUND LEVEL USES



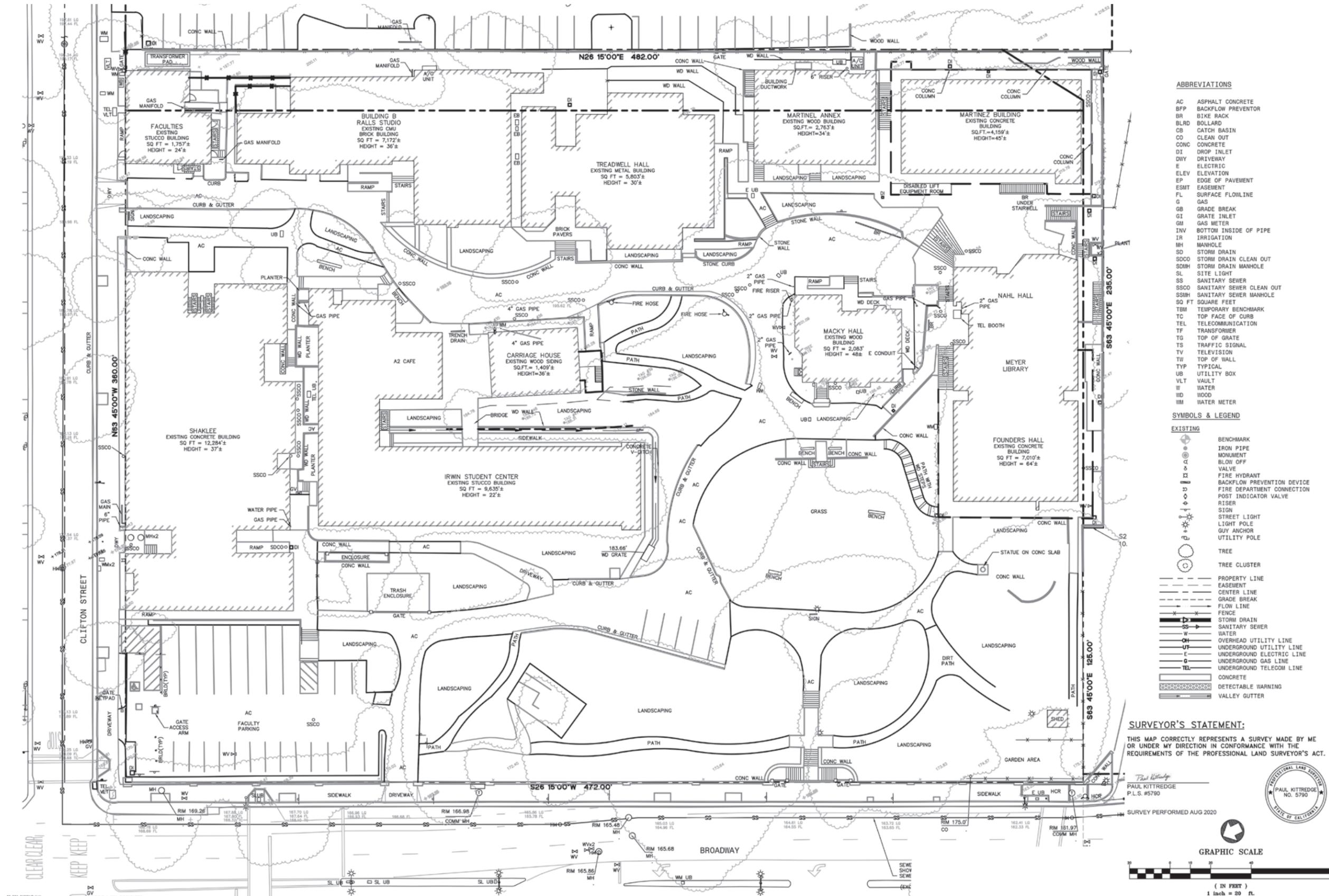
GROUND LEVEL USES ANNOTATED



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SURVEY, CIVIL & DEMOLITION

SITE SURVEY



ABBREVIATIONS

AC	ASPHALT CONCRETE
BFP	BACKFLOW PREVENTOR
BR	BIKE RACK
BLRD	BOLLARD
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
DI	DROP INLET
DIWY	DRIVEWAY
E	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FL	SURFACE FLOWLINE
G	GAS
GB	GRADE BREAK
GI	GRATE INLET
GM	GAS METER
INV	BOTTOM INSIDE OF PIPE
IR	IRRIGATION
MH	MANHOLE
SD	STORM DRAIN
SSCO	STORM DRAIN CLEAN OUT
SOMH	STORM DRAIN MANHOLE
SL	SITE LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SQ	SQUARE FEET
TBM	TEMPORARY BENCHMARK
TC	TOP FACE OF CURB
TEL	TELECOMMUNICATION
TF	TRANSFORMER
TG	TOP OF GRATE
TS	TRAFFIC SIGNAL
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
VLT	VAULT
W	WATER
WD	WOOD
WM	WATER METER

SYMBOLS & LEGEND

EXISTING

(Symbol)	BENCHMARK
(Symbol)	IRON PIPE
(Symbol)	MONUMENT
(Symbol)	BLOW OFF
(Symbol)	VALVE
(Symbol)	FIRE HYDRANT
(Symbol)	BACKFLOW PREVENTION DEVICE
(Symbol)	FIRE DEPARTMENT CONNECTION
(Symbol)	POST INDICATOR VALVE
(Symbol)	RISER
(Symbol)	SIGN
(Symbol)	STREET LIGHT
(Symbol)	LIGHT POLE
(Symbol)	GUY ANCHOR
(Symbol)	UTILITY POLE
(Symbol)	TREE
(Symbol)	TREE CLUSTER
(Symbol)	PROPERTY LINE
(Symbol)	EASEMENT
(Symbol)	CENTER LINE
(Symbol)	GRADE BREAK
(Symbol)	FLOW LINE
(Symbol)	FENCE
(Symbol)	STORM DRAIN
(Symbol)	SANITARY SEWER
(Symbol)	WATER
(Symbol)	OVERHEAD UTILITY LINE
(Symbol)	UNDERGROUND UTILITY LINE
(Symbol)	UNDERGROUND ELECTRIC LINE
(Symbol)	UNDERGROUND GAS LINE
(Symbol)	UNDERGROUND TELECOM LINE
(Symbol)	CONCRETE
(Symbol)	DETECTABLE WARNING
(Symbol)	VALLEY GUTTER

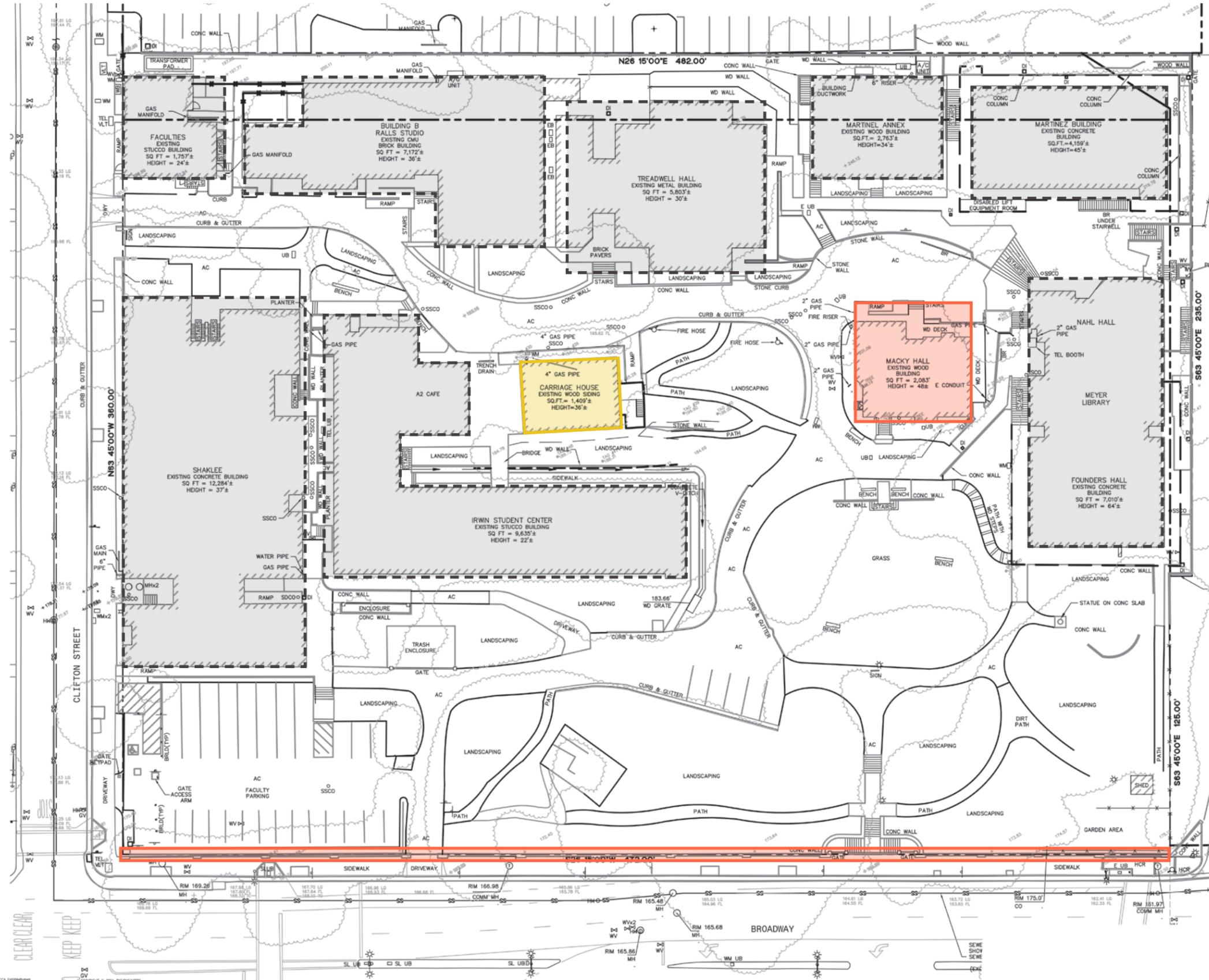
SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

Paul Kittredge
 P.L.S. #5790

SURVEY PERFORMED AUG 2020

GRAPHIC SCALE
 1 inch = 20 ft.

DEMOLITION PLAN



SURVEYOR'S STATEMENT:

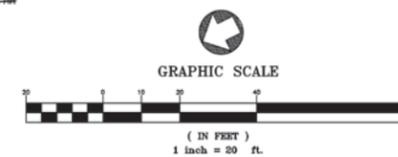
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 PAUL KITTREDGE
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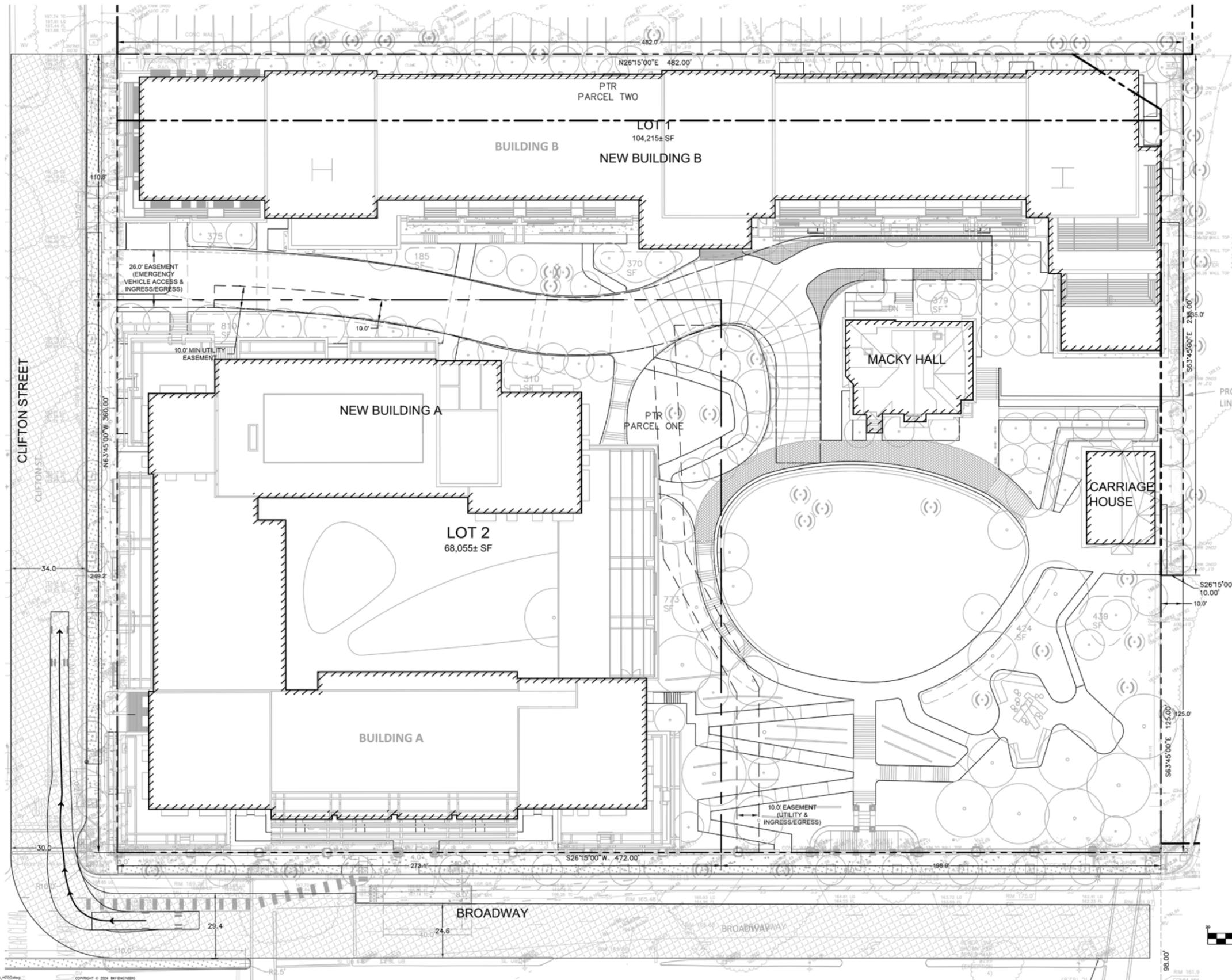


SURVEY PERFORMED AUG 2020

- STRUCTURES TO BE PRESERVED
- STRUCTURES TO BE PRESERVED AND RELOCATED ON SITE
- STRUCTURES TO BE DEMOLISHED



SITE PLAN / PARCEL PLAN



LEGEND

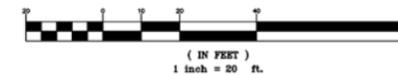
- PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT LINE

EASEMENT NOTES:

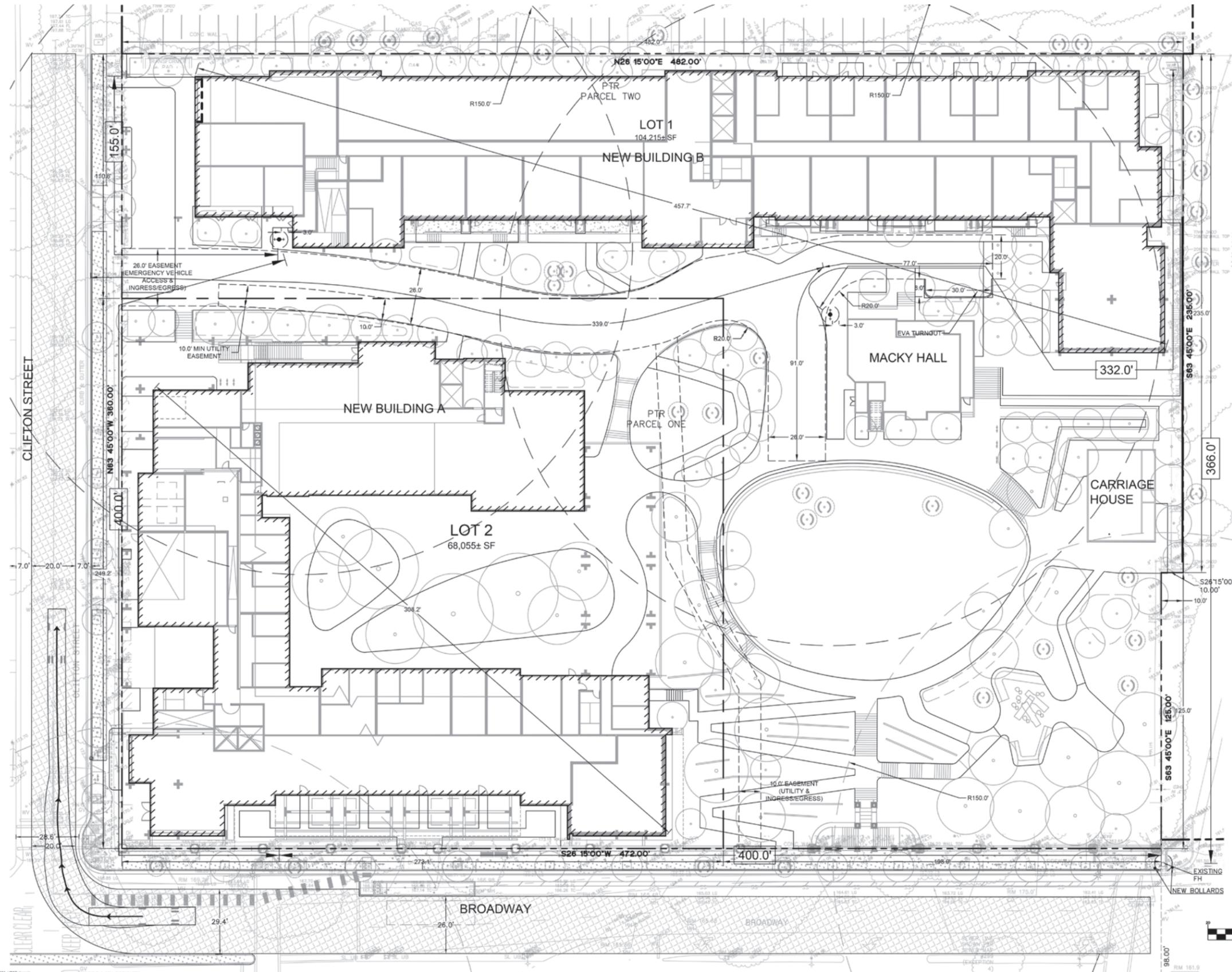
1. EMERGENCY ACCESS EASEMENT PROVIDES FIRE VEHICLE ACCESS TO BOTH LOTS. PORTIONS OF THE EASEMENT ACROSS LOT 1 ARE FOR THE BENEFIT OF LOT 2. PORTIONS OF THE EASEMENT ACROSS LOT 2 ARE FOR THE BENEFIT OF LOT 1.
2. UTILITY EASEMENT PROVIDES STORMWATER DRAINAGE FOR BOTH LOTS. LOCATION OF UTILITY EASEMENT WILL CHANGE AS DESIGN PROGRESSES TO CORRESPOND WITH UTILITY AND DRAINAGE DESIGN.



GRAPHIC SCALE



SITE AND FIRE ACCESS PLAN

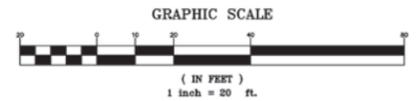


LEGEND

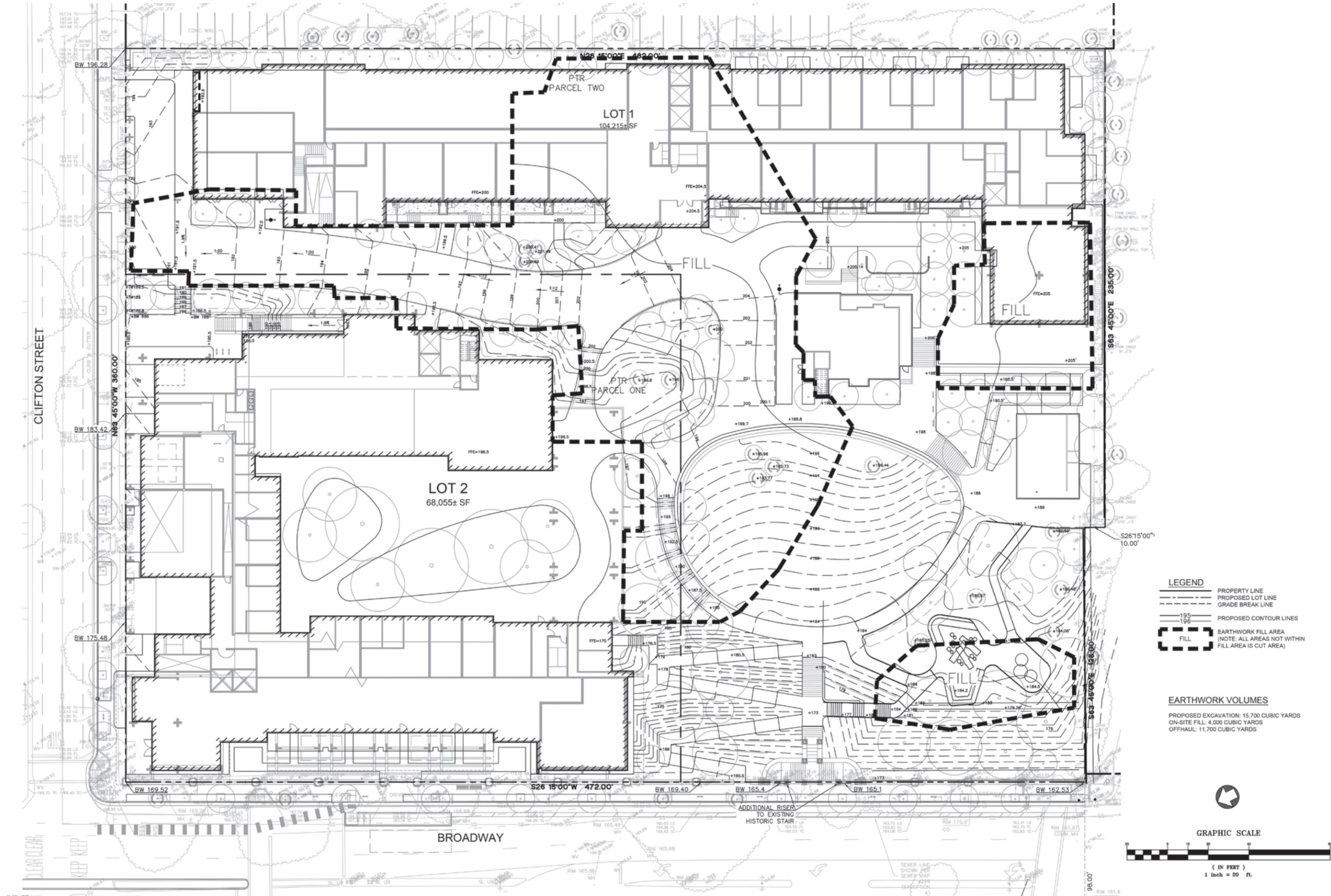
	PROPERTY LINE
	PROPOSED LOT LINE
	EVA AND UTILITY EASEMENT LINE
	FIRE APPARATUS ACCESS
	FIRE HYDRANT CLEARANCE (MIN 3' ON EITHER SIDE)
	FIRE HYDRANT DISTANCE FROM THE BUILDING CORNERS
	PROPOSED FIRE HYDRANT

NOTE

THE UTILITY AND POWER LINES SHALL NOT OBSTRUCT AERIAL FIRE APPARATUS ACCESS BETWEEN THE ROADWAY AND THE PROPOSED BUILDINGS PER CC D105.4. UNDERGROUNDING OF UTILITIES AND POWER LINES IS AN ACCEPTABLE MEANS TO MEET THIS CONDITION. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115MM) PER CFC 503.2.1

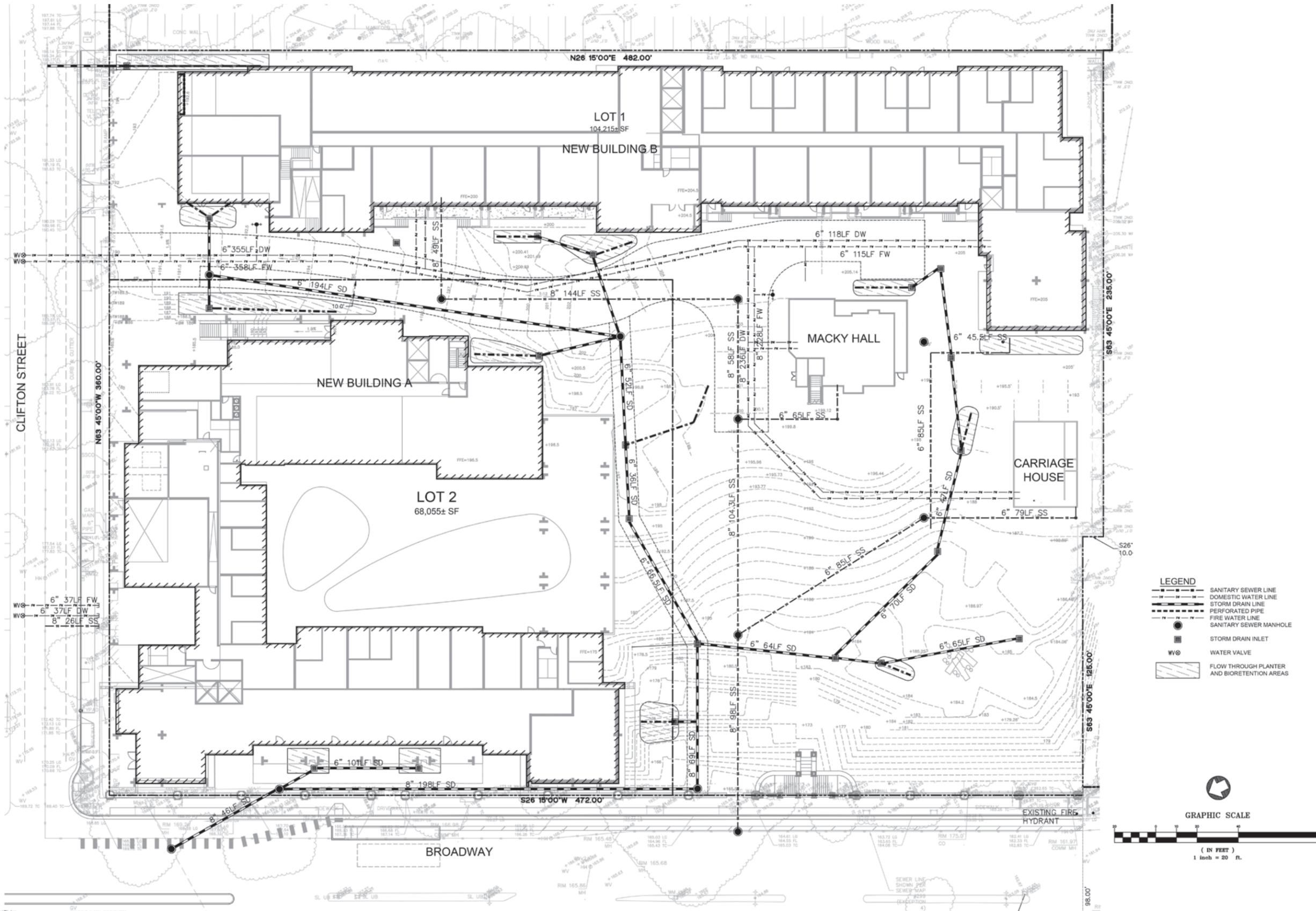


GRADING PLAN



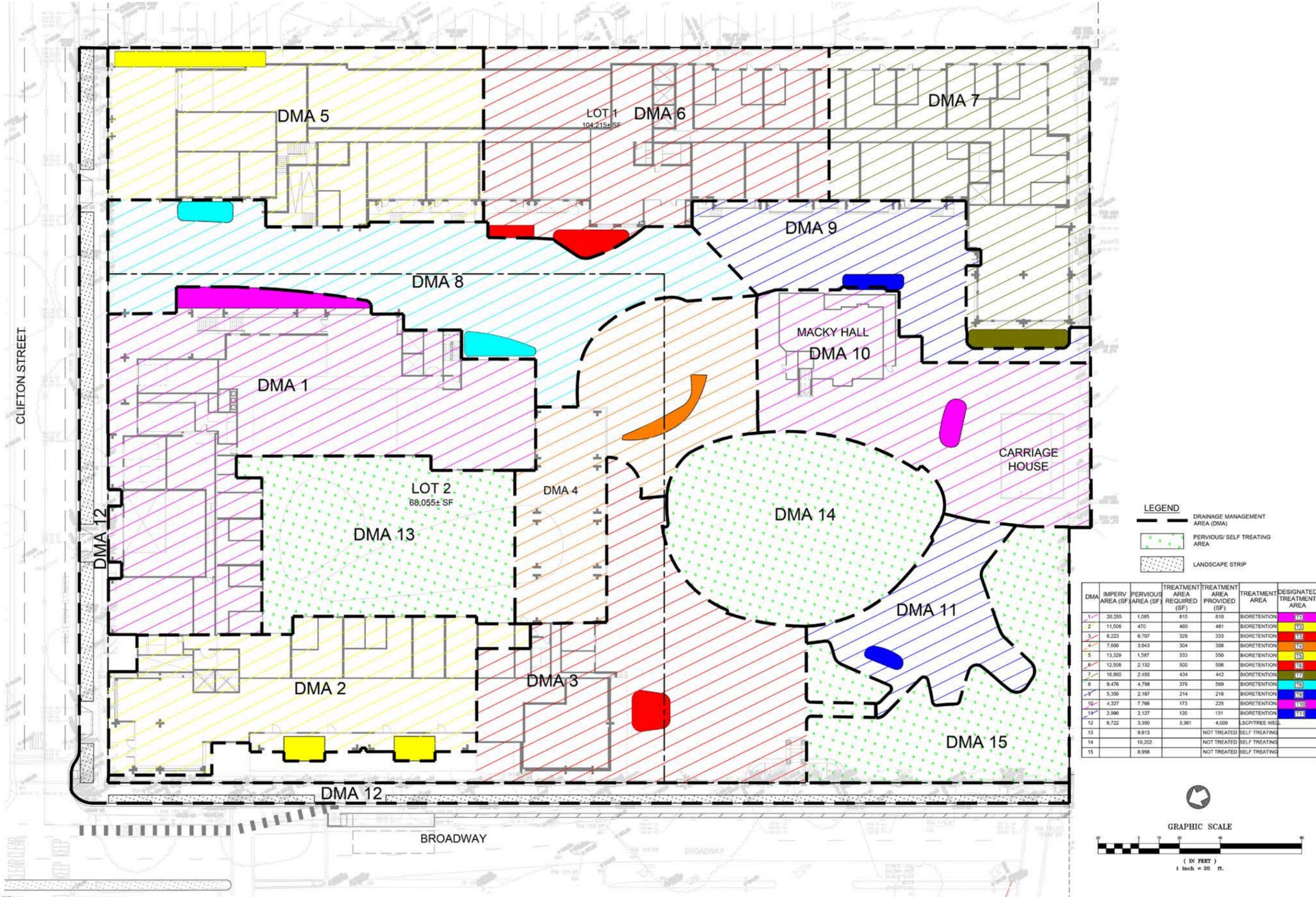
PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01
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UTILITY PLAN

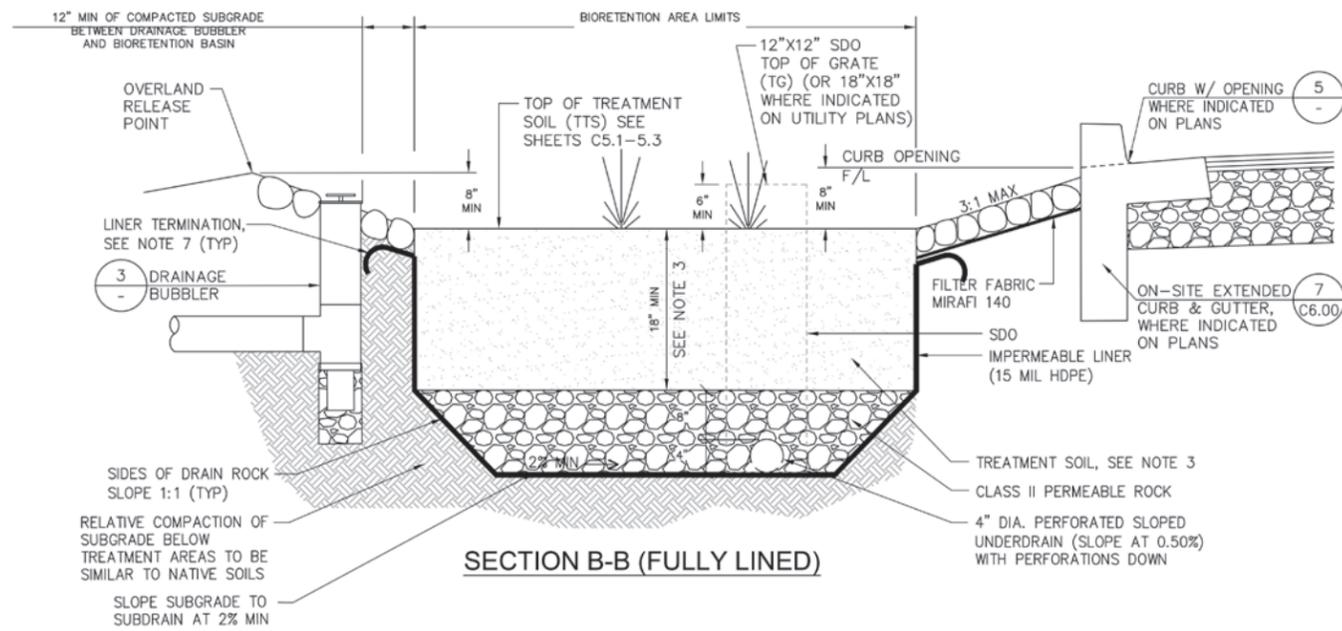
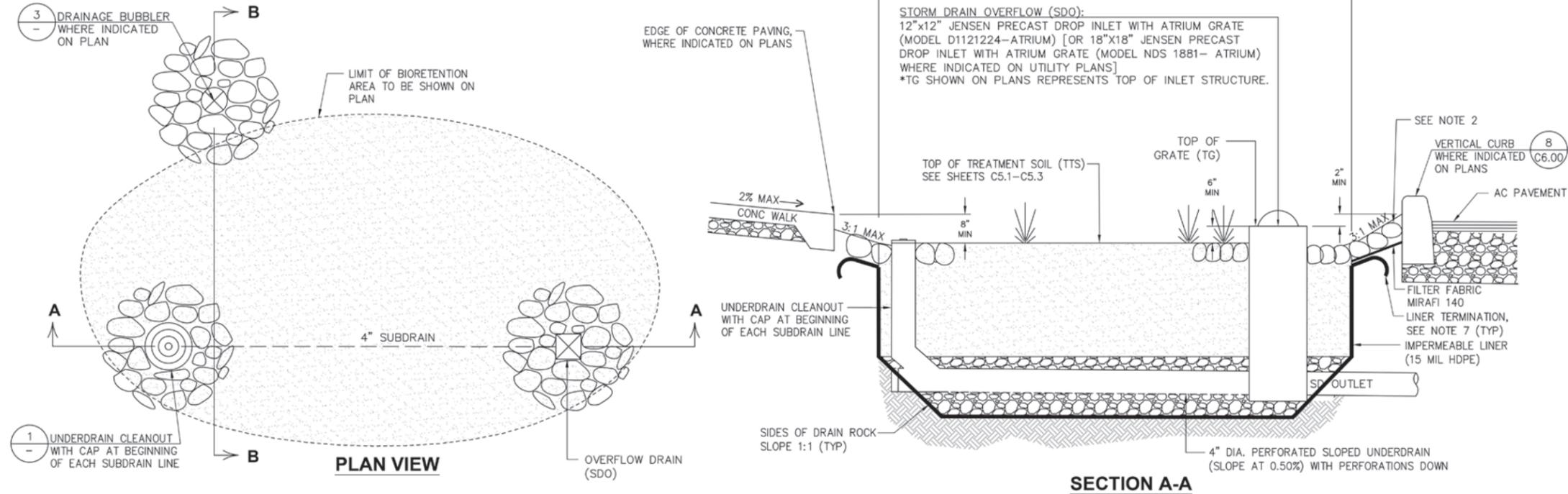


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STORMWATER CONTROL PLAN



STORMWATER CONTROL DETAILS



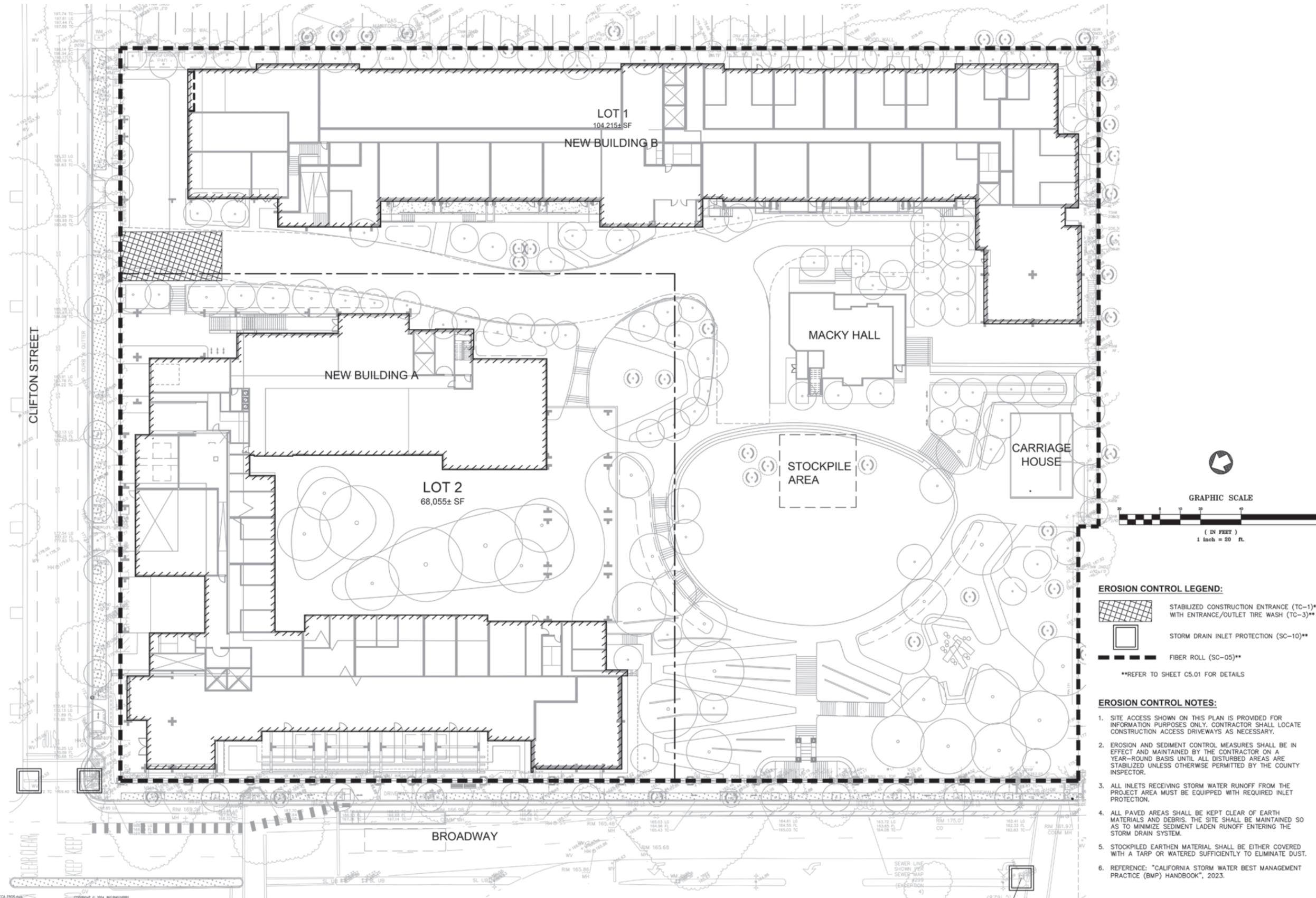
NOTES:

- SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS
- CRUSHED STONE PER LANDSCAPE SPECIFICATIONS SHALL BE PLACED FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE. CRUSHED STONE SHALL BE EMBEDDED IN CONCRETE.
- SOILS IN THE FACILITY SHOULD MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE REGIONAL WATER BOARD. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
- WHEN EXCAVATING, AVOID SPREADING FINES OF THE SOILS ON BOTTOM AND SIDE SLOPES. REMOVE ANY SMEARED SOILED SURFACES AND PROVIDE A NATURAL SOIL INTERFACE INTO WHICH WATER MAY PERCOLATE.
- MINIMIZE COMPACTION OF EXISTING SOILS BELOW TREATMENT AREAS. PROTECT FROM CONSTRUCTION TRAFFIC.
- PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF. RUNOFF FROM UNSTABILIZED AREAS SHOULD BE DIVERTED AWAY FROM BIOTREATMENT FACILITY.
- IMPERMEABLE LINER SHALL TURN DOWN 6" MIN WITH 3" MIN TOP SOIL OVER IT (3" MIN DOES NOT INCLUDE SOIL LAYER). 3" MIN TOP SOIL SHALL BE HAND COMPACTED TO SECURE LINER.

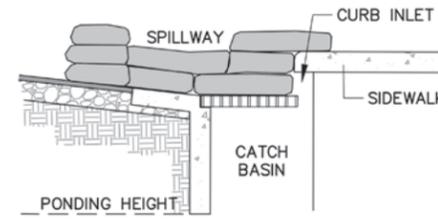
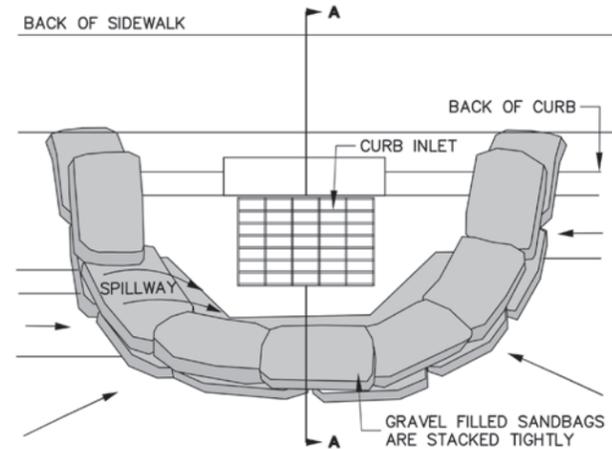
1 BIORETENTION AREA (LINED)

NTS

EROSION CONTROL PLAN



EROSION CONTROL DETAILS

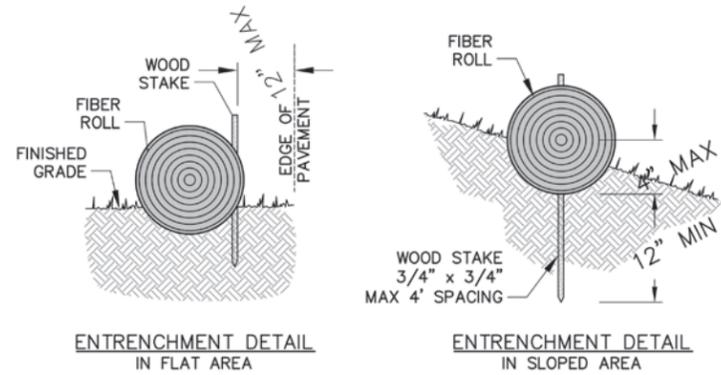


SECTION A-A

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

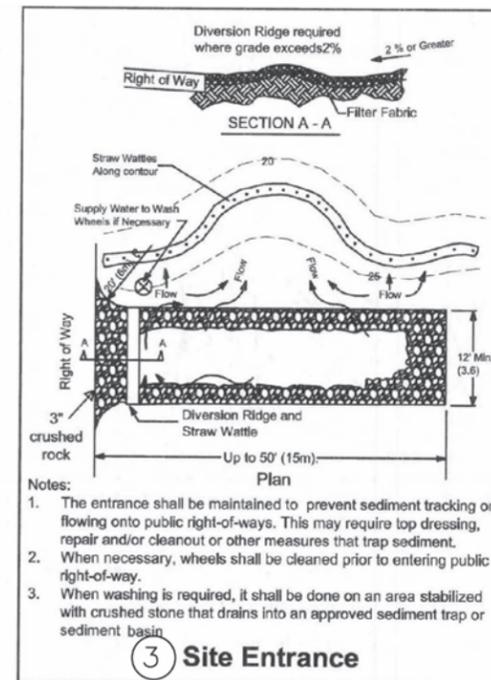
① CURB INLET SEDIMENT BARRIER
NOT TO SCALE



NOTES

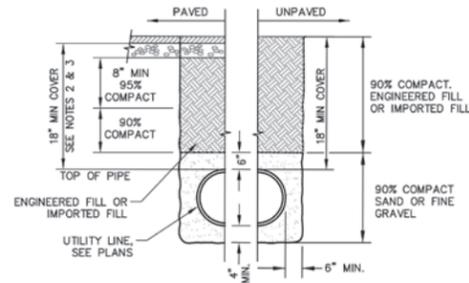
1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROXIMATELY 8" DIAMETER.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

② FIBER ROLL
NOT TO SCALE



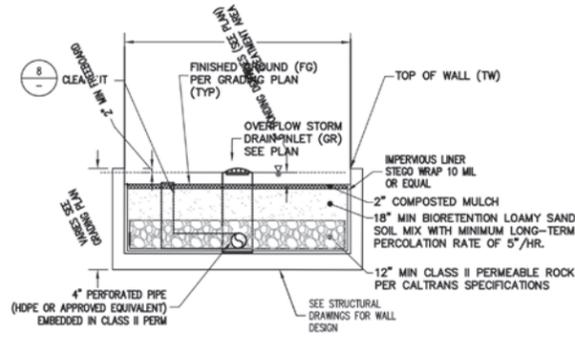
③ Site Entrance

CONSTRUCTION DETAILS

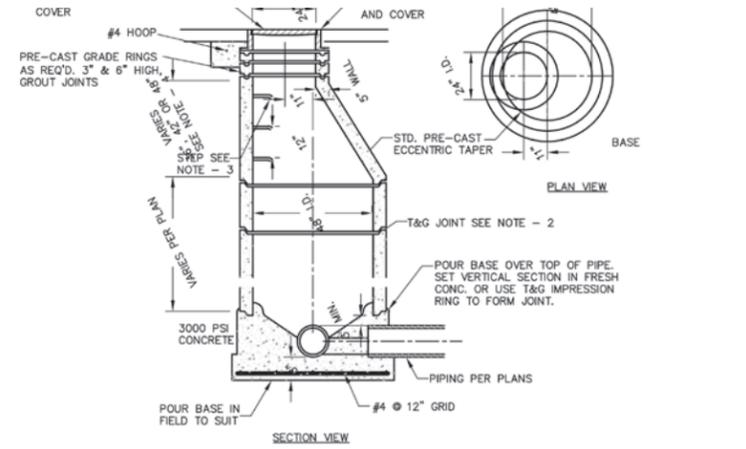


- NOTES:**
1. RESTORE EXISTING SURFACE TO EXISTING CONDITIONS AFTER TRENCH WORK AND COMPACTION IS COMPLETE.
 2. COVER FOR ASPHALT AREAS IS DEFINED FROM TOP OF PIPE TO TOP OF AGGREGATE BASE.
 3. COVER FOR CONCRETE AREAS IS DEFINED FROM TOP OF PIPE TO TOP OF FINISHED SURFACE.
 4. WHERE THICKNESS OF FILL EXCEEDS 7 FT, THE PORTION OF FILL BELOW 7 FT SHALL BE 95% COMPACT

1 ON-SITE TYPICAL UTILITY TRENCH
NTS

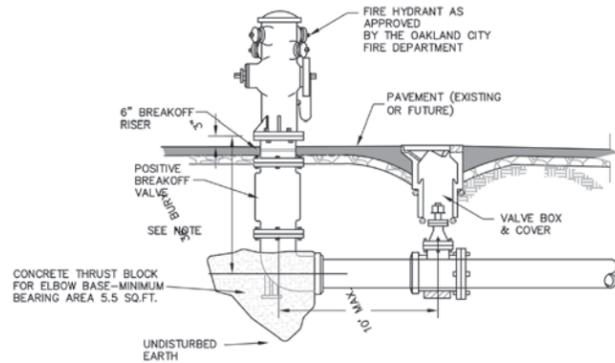


2 FLOW THROUGH PLANTER
NTS

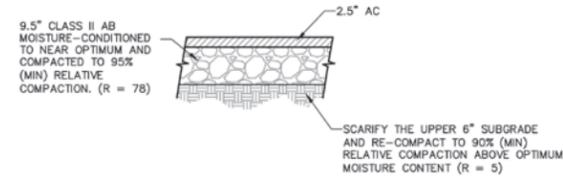


- NOTES:**
1. USE 48" MANHOLE FOR ALL PIPES LESS THAN 30" DIAMETER.
 2. PRE-CAST MANHOLE MATERIAL SHALL BE MANUFACTURED TO ASTM SPECIFICATION C478.
 3. GROUT JOINTS WITH 1:3 MORTAR MIX OR USE RAM-NEK JOINT COMPOUND.
 4. 3/4" DIA. GALV. STEEL STEPS ARE SPACED 12" O.C. VERTICALLY & 6" FROM JOINTS.
 5. A 36" TAPER MAY BE COMBINED WITH A 12" VERTICAL TO FORM A 48" TAPER SECTION.
 6. ALL CONCRETE JOINTS SHALL BE LEANED, WETTED, A MORTARED PRIOR TO SETTING THE NEXT SECTION. THE JOINTS SHALL BE PACKED, TOWELLED AND BRUSHED WHILE THE MORTAR IS PLASTIC.
 7. MANHOLE SHALL BE SET TO GRADE SUBSEQUENT TO PLACING AC OR RCC.
 8. COAT ALL CONCRETE SURFACES INSIDE SANITARY SEWER MANHOLES WITH XYPEX "CHRISTALLINE" OR APPROVED EQUAL.

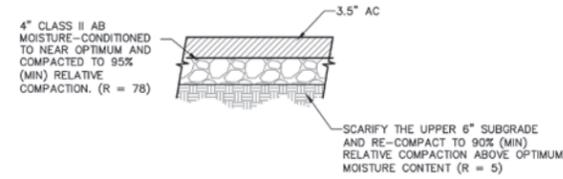
3 STORM DRAIN MANHOLE
NTS



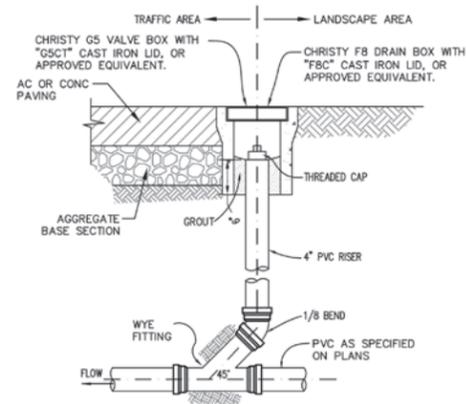
4 FIRE HYDRANT INSTALLATION
SCALE: NONE



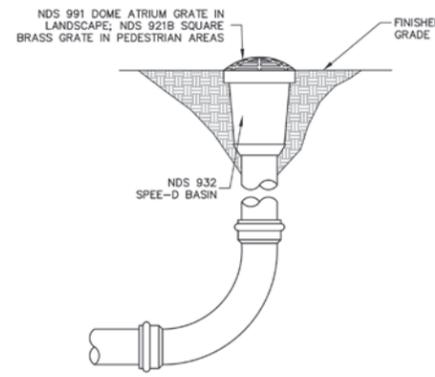
5 AC PAVEMENT
NTS



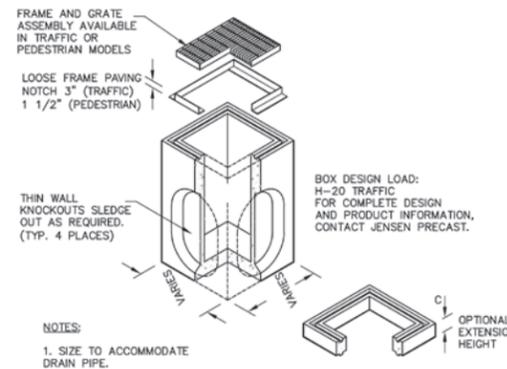
6 CONCRETE SECTION
NTS



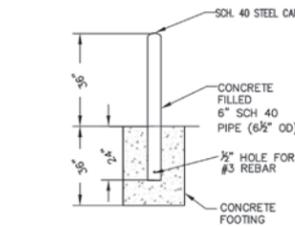
7 STORM AND SEWER CLEANOUT
NTS



8 AREA DRAIN
NTS

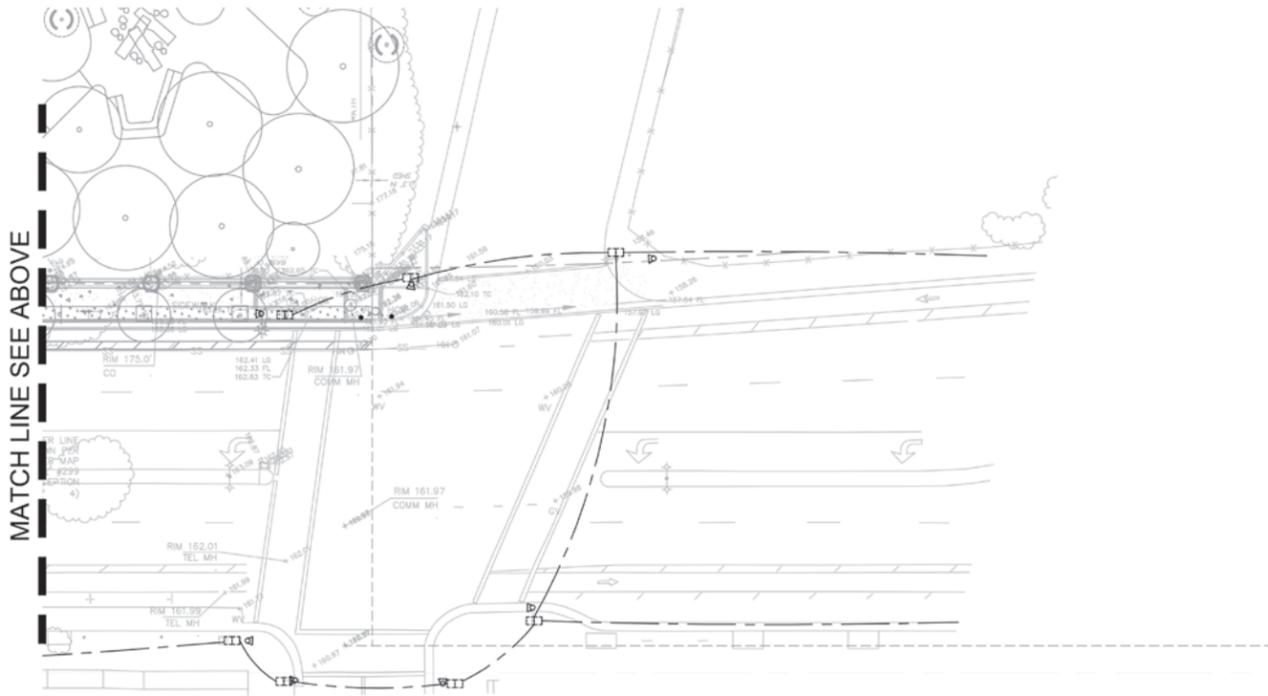
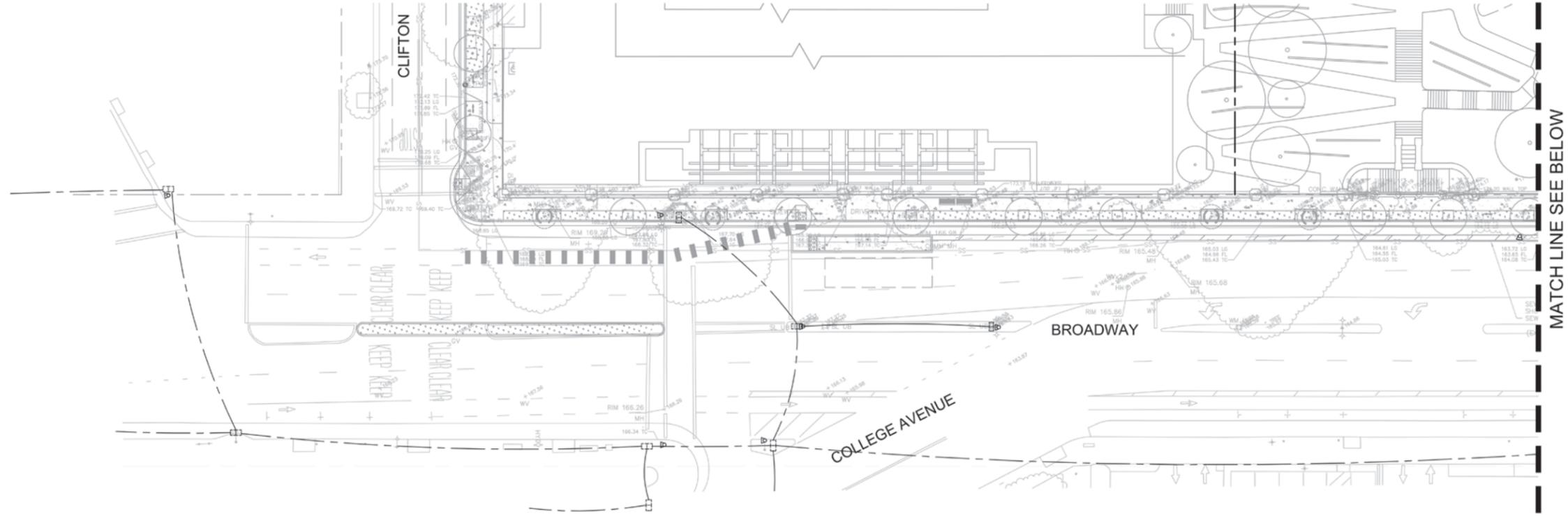


9 STORM DRAIN CATCH BASIN
NTS



10 BOLLARD
NTS

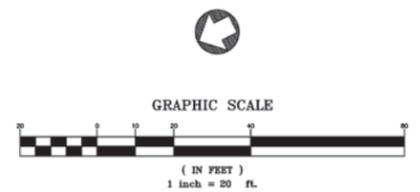
TRAFFIC SIGNAL PLAN



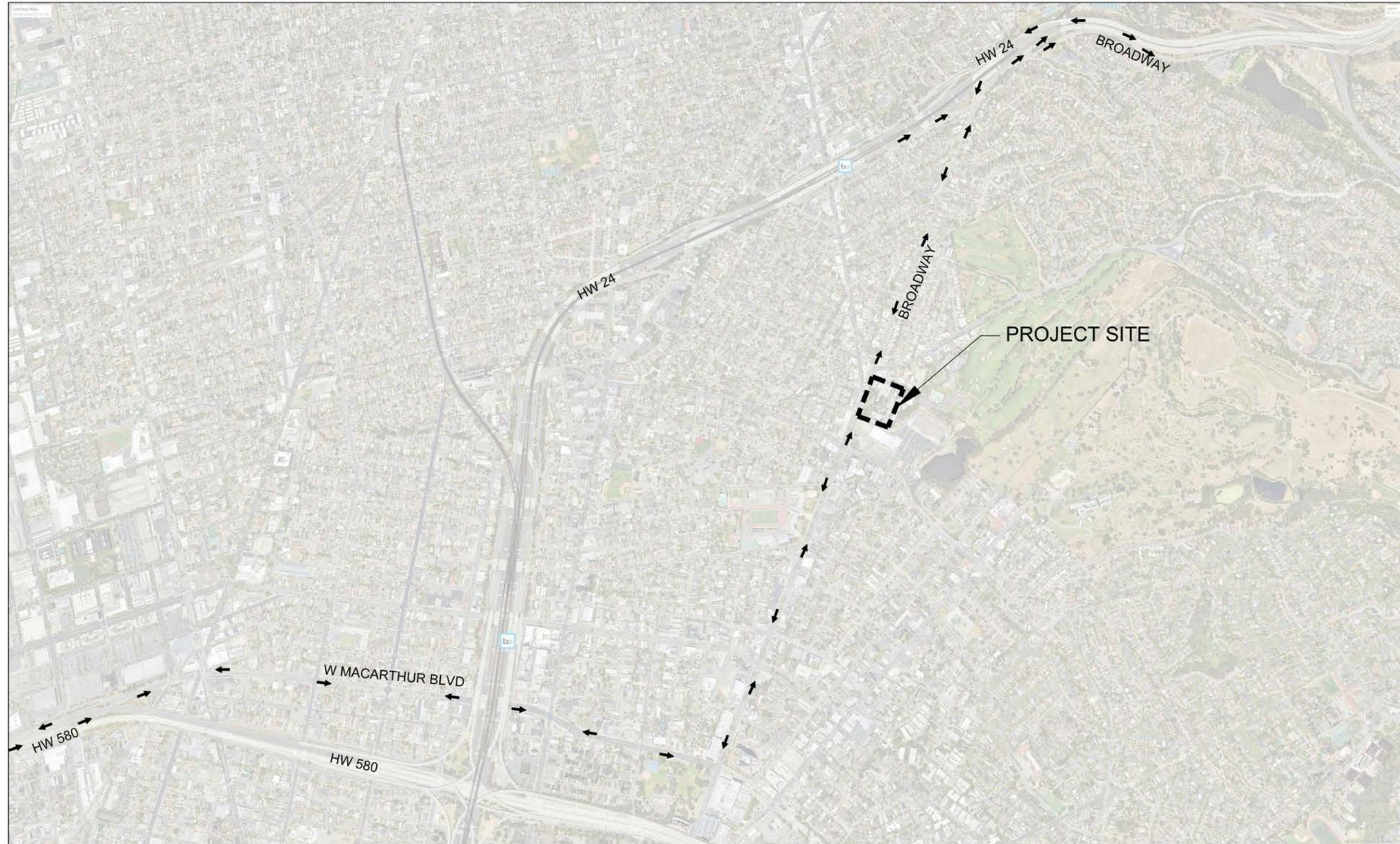
LEGEND

---	ASSUMED SCHEMATIC OF EXISTING SIGNAL COMMUNICATION CABLE
[]	EXISTING TRAFFIC SIGNAL BOX
⊕	EXISTING SIGNAL POLE

- NOTES:**
1. INSTALL RED-LIGHT INDICATOR LIGHTS OR RED-LIGHT CAMERAS AT THE INTERSECTIONS OF BROADWAY/ COLLEGE AVENUE AND BROADWAY/ 51st STREET.
 2. SIGNAL DESIGNER TO PROVIDE SIGNAL (RE)PROGRAMMING.
 3. SIGNAL DESIGNER TO SHOW ADDITIONAL COMMUNICATION CABLING, IF NEEDED.



TRUCK ROUTE PLAN



ACCESS ROUTE NOTES:

1. ALL HEAVY CONSTRUCTION TRAFFIC (EARTHWORK IMPORT AND OFFHAUL, LARGE DELIVERIES, EQUIPMENT, CRANES, ETC.) SHALL ONLY USE BROADWAY AND MACARTHUR BOULEVARD FOR SITE ACCESS.
2. CONTRACTOR SHALL ASK PERMISSION FROM ENGINEER AND CITY IF ALTERNATE ROUTES ARE REQUESTED.



LANDSCAPE

LANDSCAPE SITE PLAN



Landscape Use

1. Vehicular Drop-Off
2. Neighborhood Paseo
3. Central Plaza
4. Communal Grove
5. Macky Lawn
6. Discovery Play
7. Sculpture Garden
8. Residential Courtyard
9. Commercial Courtyard
10. View Terrace

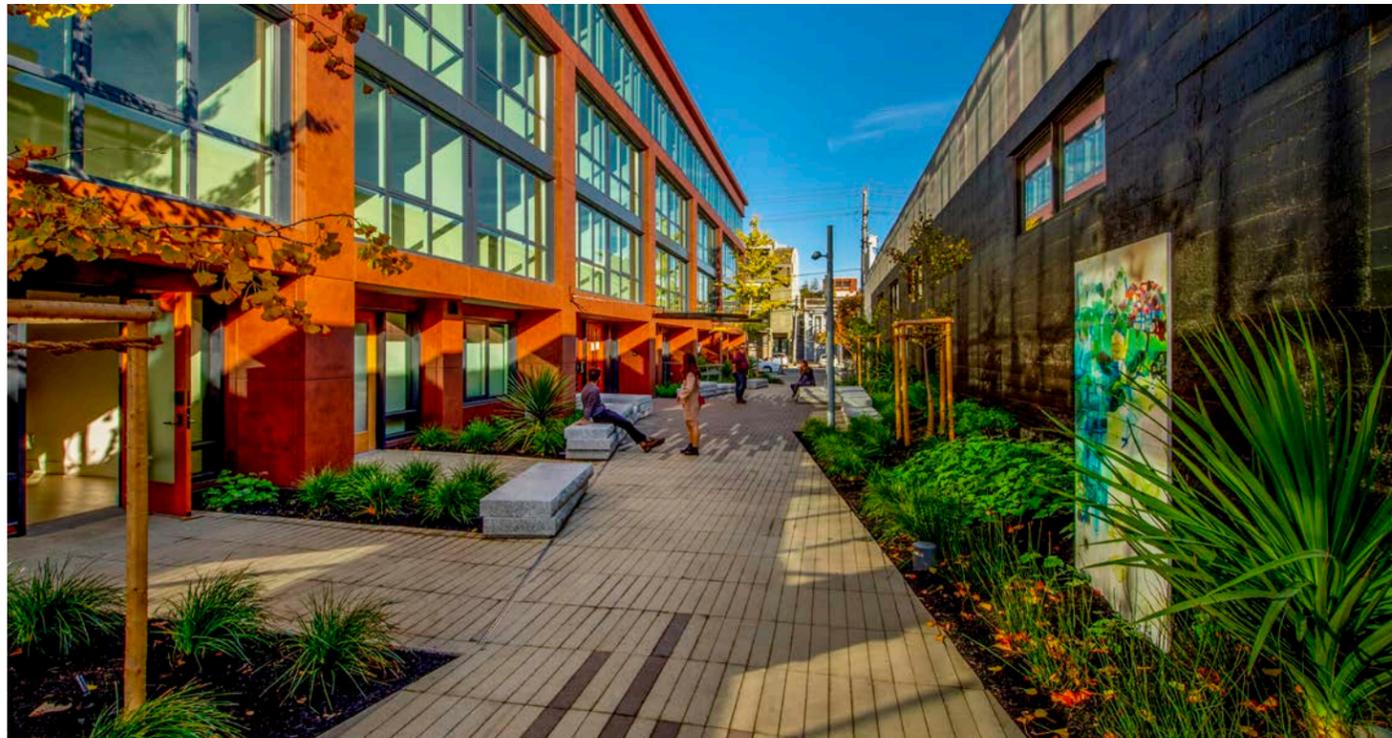
Site Elements

- 1 Historic Gate to remain
- 2 Historic Wall to remain
- 3 New Accessible Opening
- 4 New Street Trees
- 5 Lobby Entry
- 6 Garage Entry
- 7 Covered Waiting Area
- 8 Stepped Seating
- 9 Accessible Ramp
- 10 Private Patios
- 11 Short term bike parking

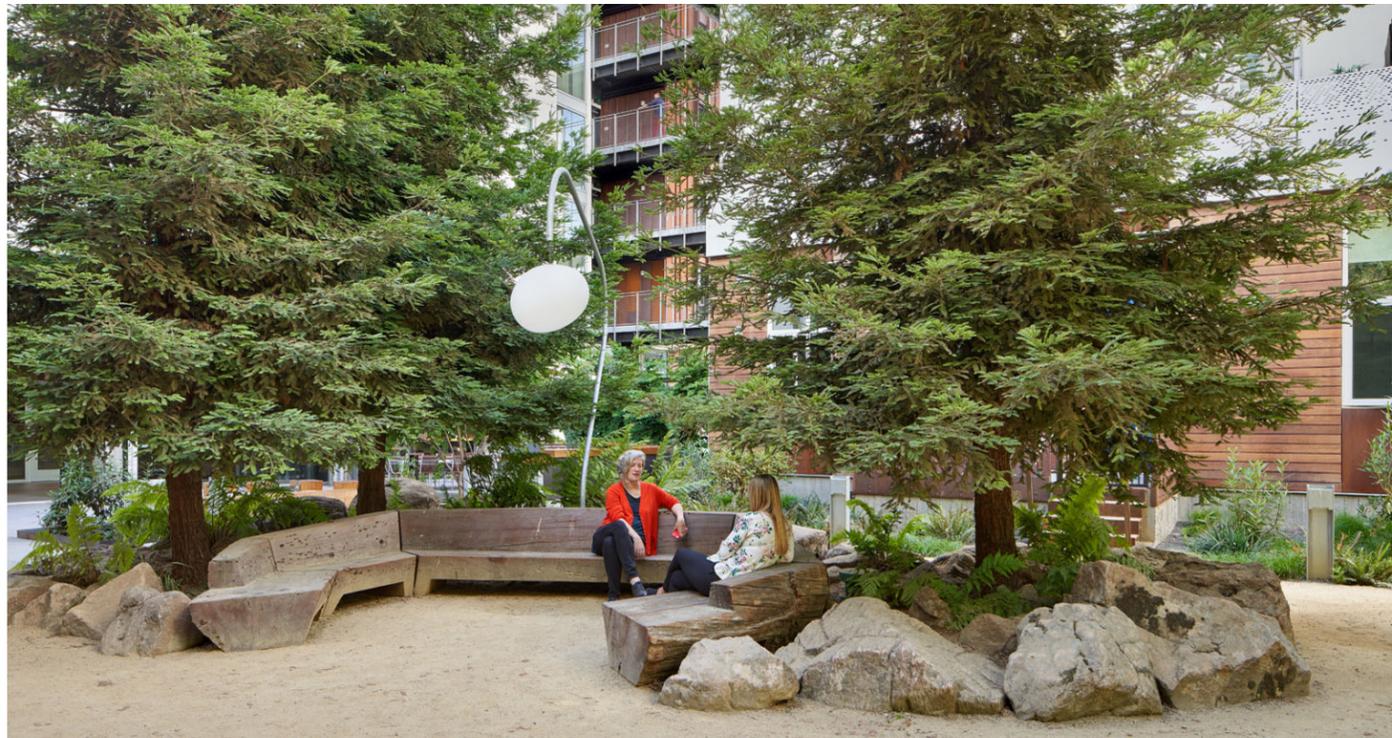
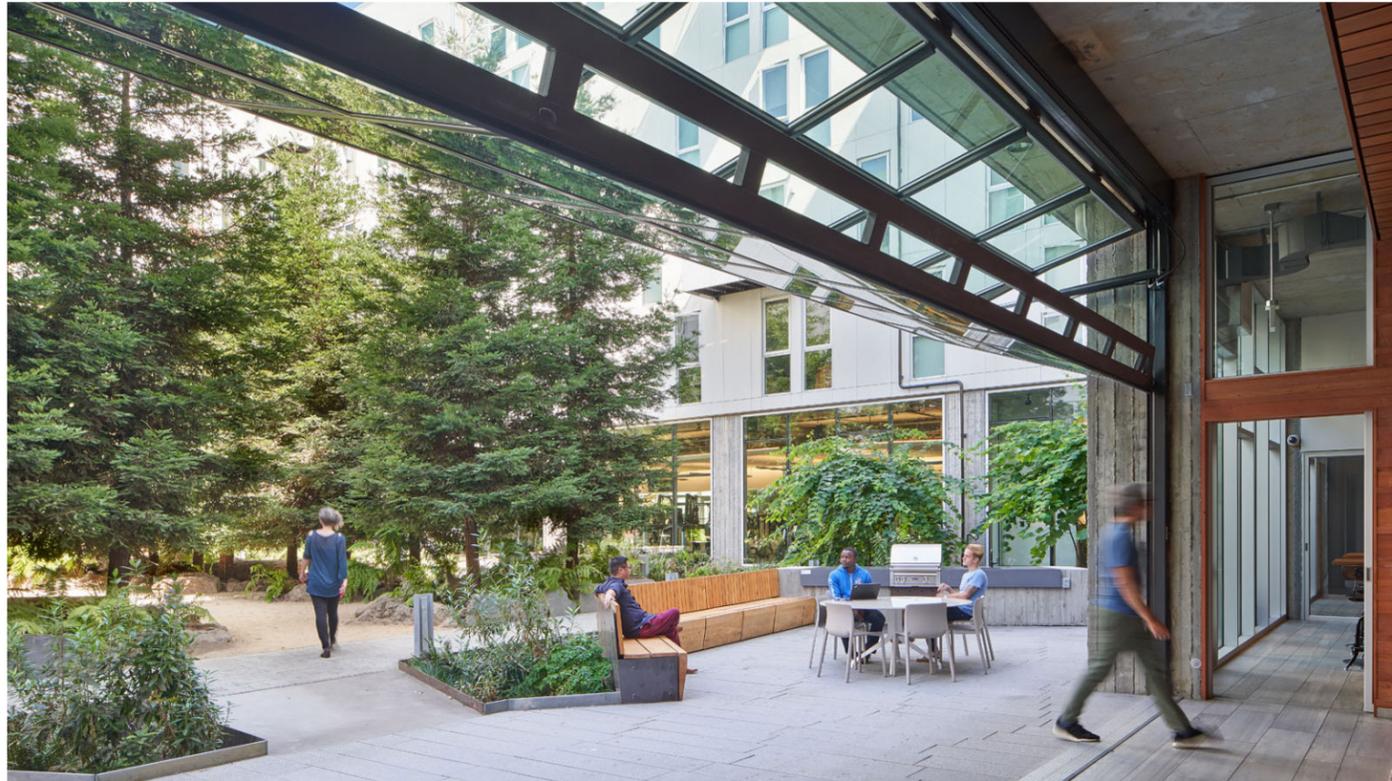
Project Characteristics	Total (Square Feet)
Proposed landscape	58,050
Proposed impervious site surfaces	46,295



SITE IMAGERY: NEIGHBORHOOD PASEO



SITE IMAGERY: COMMUNAL GROVE



SITE IMAGERY: MACKY LAWN



LANDSCAPE DESIGN

SITE IMAGERY: DISCOVERY PLAY



SITE IMAGERY: SCULPTURE GARDEN



SITE IMAGERY: RESIDENTIAL COURTYARD



SITE IMAGERY: COMMERCIAL COURTYARD



LANDSCAPE MATERIALS PLAN



Materials Legend

1. CIP Concrete Paving - Finish 1, Pedestrian and Vehicular
 2. CIP Concrete Paving - Finish 2, Pedestrian and Vehicular
 3. CIP Concrete Paving - Finish 3, Pedestrian
 4. Site Salvaged Brick Paving
 5. Geoblock Grass Pavers
 6. Lawn
 7. Understory Planting Area
 8. Stormwater Treatment Garden
 9. Fibar Play Area Surfacing
 10. City Standard Bike Rack
- Note: See Civil drawings for stormwater information.



LANDSCAPE MATERIALS IMAGERY



1. CIP Concrete Paving - Finish 1
Pedestrian and Vehicular



2. CIP Concrete Paving - Finish 2
Pedestrian and Vehicular



3. CIP Concrete Paving - Finish 3
Pedestrian



4. Site Salvaged Brick Paving



5. Geoblock Grass Pavers



6. Lawn



7. Understory Planting Area



8. Stormwater Treatment Garden



9. Fibar Play Area Surfacing



10. City Standard Bike Rack

LANDSCAPE MATERIALS: HARDSCAPE



1. CIP Concrete Paving - Finish 1
 Manufacturer: Davis Colors
 Color: Sandstone 5237
 Finish: Top-Cast
 Sawcut control joints



2. CIP Concrete Paving - Finish 2
 Manufacturer: Davis Colors
 Color: Sandstone 5237
 Finish: Heavy Top-Cast
 Sawcut control joints



3. CIP Concrete Paving - Finish 3
 Oakland City Standard Mix:
 520-C-2500 with a pound or pint of
 "Lamp Black" per cubic yard
 Finish: Top-Cast, Acid Etch
 Sawcut control joints



4. Site Salvaged Brick Paving
 Existing bricks to stockpile and protect onsite
 Approximate Size: 4-1/2" X 9" XD 2-1/2"

LANDSCAPE MATERIALS: PLANTING AREAS



5. Geoblock Grass Pavers
 Checker Block - Smooth, No Chamfer
 Manufacturer: Ackerstone
 Size: 24" X 24" X 100 mm*
 Color: Match CIP Concrete Paving - Finish 1
 Grass: *Carex tumulicola* (Berkeley Sedge)

* = Each raised square is approximately 0.86 inches



6. Lawn
 See planting schedule



7. Understory Planting Area
 See planting schedule



Fir Bark - Medium
 Source: Lyngso



8. Stormwater Treatment Garden



Salt and Pepper Granite - 3/4"
 Source: American Soil & Stone

LANDSCAPE MATERIALS: DISCOVERY PLAY

Safety Surfacing



9. Fibar System 300
Manufacturer: Fibar
Material: Engineered Wood
Color: Natural Wood



Edging: 6" Concrete Curb

Play Equipment



Log Pile 6.1
Manufacturer: Earthscape
Website: Earthscapeplay.com
Material: Robinia Timber
Color: Natural Wood

Additional Product Info
Age Range: 2-5 Yr
Area Required: 35'-1" X 29'-5"
Surfacing Area: 825 Ft²
Fall Height: 4'-8"
Max Height: 4'-8"
User Capacity: 21



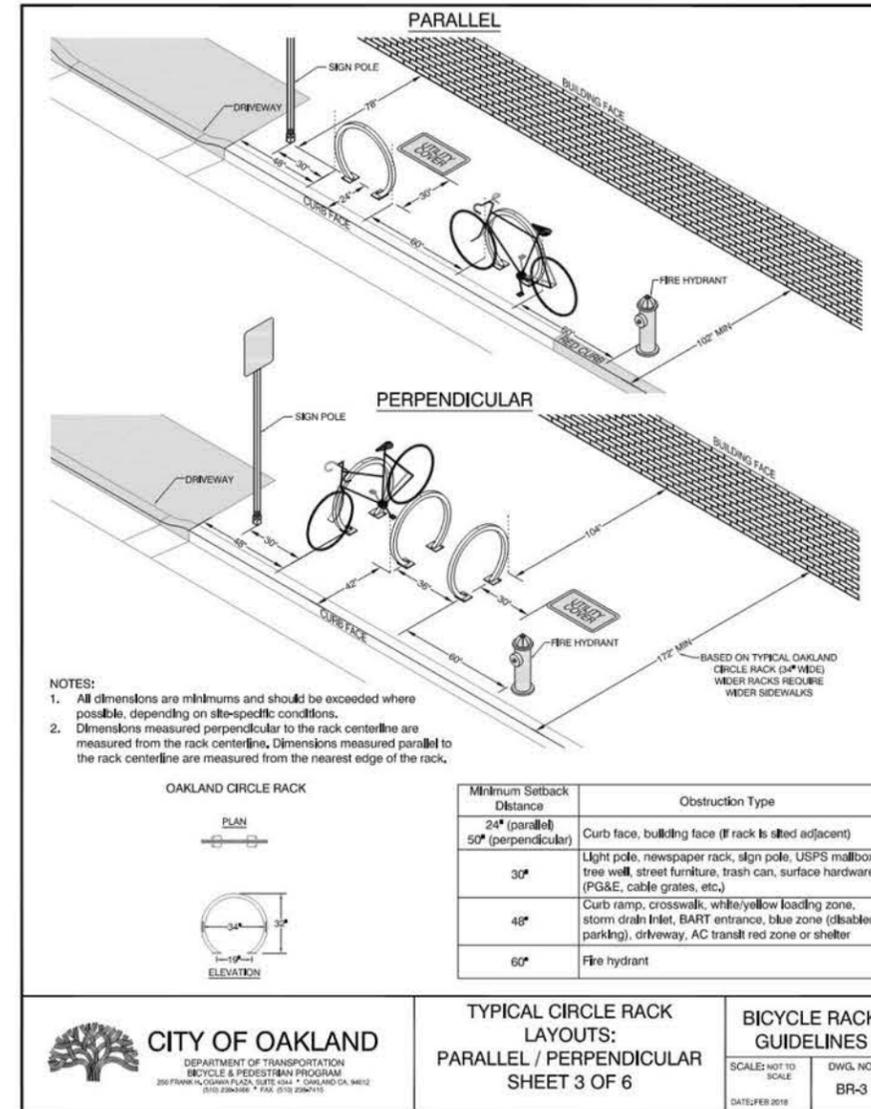
Log Stepper
Manufacturer: Earthscape
Website: Earthscapeplay.com
Material: Robinia Timber
Color: Natural Wood

Additional Product Info
Age Range: 2-12 Yr
Area Required: 13'-10" X 13'-10"
Surfacing Area: 150 Ft²
Fall Height: 6", 1', 1'-6", 2'
Max Height: 6", 1', 1'-6", 2'
User Capacity: 1

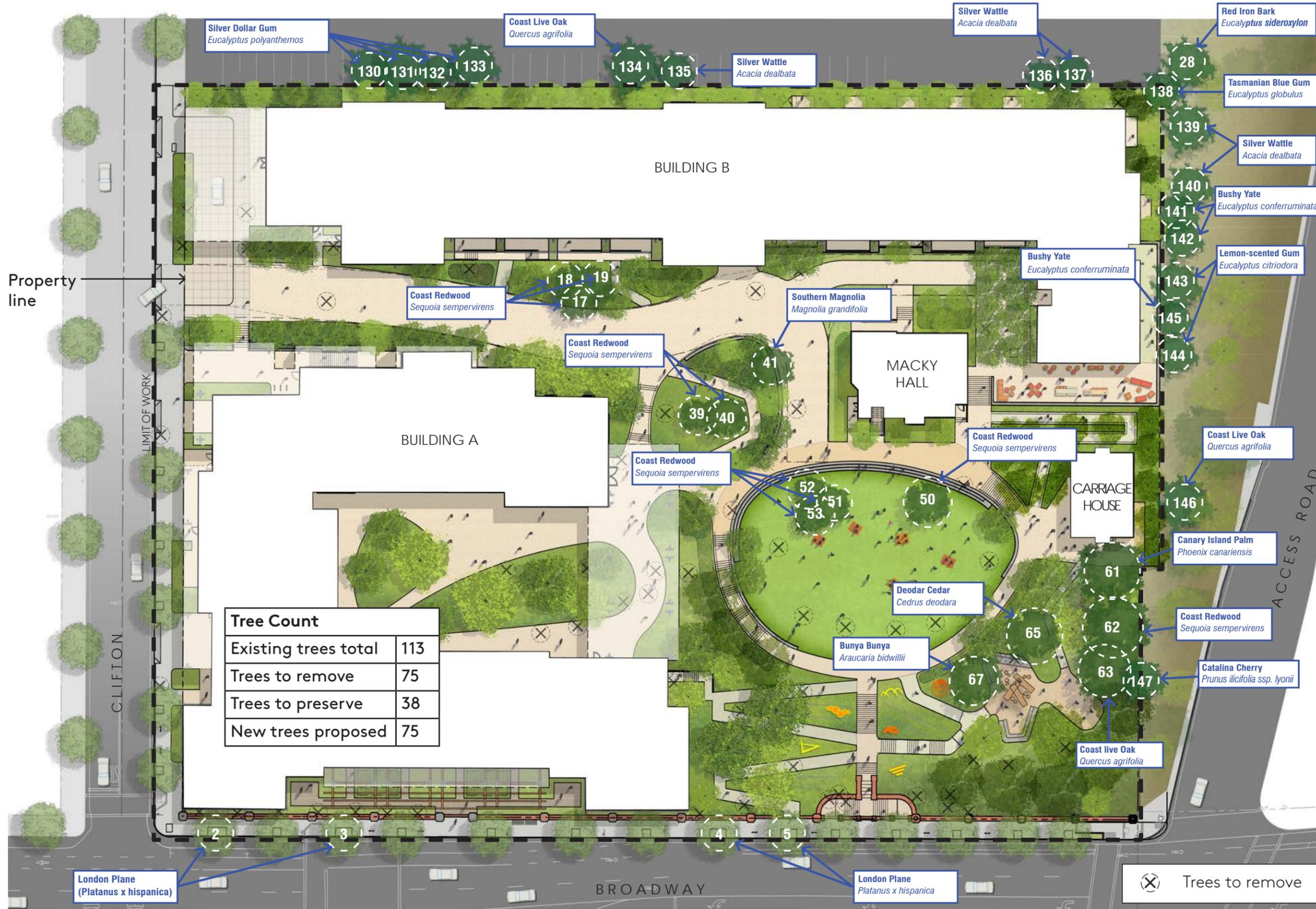
LANDSCAPE MATERIALS: STREET FURNITURE



10. City Standard Bike Rack
 Welle Circular Square Tube
 Manufacturer: Bikeparking.com
 Product Number: WCR02-SQ-SF
 Attachment: Surface Mount
 Size: 36" W X 32.4" H
 Color & Finish: Galvanized steel



TREE PRESERVATION PLAN



Trees proposed for preservation within 30' of development activity (DBH)

2. *Platanus x hispanica* (21)
 3. *Platanus x hispanica* (17.5)
 4. *Platanus x hispanica* (14.5)
 5. *Platanus x hispanica* (15)
 17. *Sequoia sempervirens* (30)
 28. *Eucalyptus sideroxylon* (15.5)
 39. *Sequoia sempervirens* (44)
 40. *Sequoia sempervirens* (34)
 130. *Eucalyptus polyanthemos* (27.5)
 131. *Eucalyptus polyanthemos* (20)
 132. *Eucalyptus polyanthemos* (22)
 133. *Eucalyptus polyanthemos* (23)
 134. *Quercus agrifolia* (5.5)
 135. *Eucalyptus polyanthemos* (16.5)
 136. *Acacia dealbata* (9)
 137. *Acacia dealbata* (9.5)
 138. *Eucalyptus globulus* (68 @base)
 139. *Acacia dealbata* (6, 3, 6, 4)
 140. *Acacia dealbata* (3.5, 4.5, 1.5, 2)
 141. *Eucalyptus conferruminata* (6.5...)
 142. *Eucalyptus conferruminata* (14, 6)
 143. *Eucalyptus citriodora* (18, 17.5)
 144. *Eucalyptus citriodora* (16)
 145. *Eucalyptus conferruminata* (5...)
 146. *Quercus agrifolia* (11)
- Total: 25**

Trees proposed for preservation that are within 10' of construction (DBH)

18. *Sequoia sempervirens* (14)
 19. *Sequoia sempervirens* (34)
 61. *Phoenix canariensis* (29)
- Total: 3**

Other Trees to be preserved (DBH)

41. *Magnolia grandifolia* (19.5)
 50. *Sequoia sempervirens* (42)
 51. *Sequoia sempervirens* (39.5)
 52. *Sequoia sempervirens* (43)
 53. *Sequoia sempervirens* (30)
 62. *Sequoia sempervirens* (27)
 63. *Quercus agrifolia* (25)
 65. *Cedrus deodara* (32)
 67. *Araucaria bidwillii* (39)
 147. *Prunus ilicifolia ssp. lyonii* (9.5)
- Total: 10**



TREE REMOVAL LIST

Trees proposed for removal				Trees proposed for removal				Trees proposed for removal				Trees proposed for removal			
#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected
1	<i>Liriodendron tulipifera</i>	28.5	Yes	33	<i>Quercus lobata</i>	12	Yes	69	<i>Cedrus atlantica</i>	14.5	Yes	93	<i>Quercus agrifolia</i>	4.4	Yes
6	<i>Liriodendron tulipifera</i>	25	Yes	34	<i>Laurus nobles</i>	10	Yes	70	<i>Quercus agrifolia</i>	4.5	Yes	94	<i>Quercus agrifolia</i>	6	Yes
7	<i>Liriodendron tulipifera</i>	17.5	Yes	35	<i>Liquidambar styraciflua</i>	12	Yes	71	<i>Acacia melanoxylon*</i>	13, 8	Yes	95	<i>Pittosporum undulatum</i>	10	Yes
8	<i>Ulmus americana</i>	9, 11.5	Yes	36	<i>Liquidambar styraciflua</i>	9.5	Yes	72	<i>Acacia melanoxylon*</i>	12	Yes	96	<i>Pittosporum undulatum</i>	9	Yes
9	<i>Juniperus occidentalis</i>	9	Yes	37	<i>Liquidambar styraciflua</i>	9	Yes	73	<i>Acacia melanoxylon*</i>	9.5	Yes	97	<i>Olea europaea</i>	9	Yes
10	<i>Calocedrus decurrens*</i>	20	Yes	38	<i>Sequoia sempervirens</i>	33	Yes	74	<i>Acacia melanoxylon*</i>	27	Yes	98	<i>Populus nigra 'Italica'</i>	10	Yes
11	<i>Quercus agrifolia</i>	22	Yes	42	<i>Taxus cuspidata</i>	12	Yes	75	<i>Pittosporum eugenioides*</i>	6, 5.5, 5.5	Yes	99	<i>Quercus agrifolia</i>	6	Yes
12	<i>Quercus agrifolia</i>	5.5	Yes	43	<i>Cedrus libani</i>	27	Yes	76	<i>Umbellularia californica</i>	5.5, 5.5... multi	Yes	100	<i>Populus nigra 'Italica'</i>	15	Yes
13	<i>Crataegus phaenopyrum</i>	10	Yes	44	<i>Quercus agrifolia</i>	14, 11.5	Yes	77	<i>Pittosporum eugenioides*</i>	8.5, 5.5, 5.5	Yes	101	<i>Eucalyptus globulus</i>	66	No
14	<i>Quercus agrifolia</i>	9.5	Yes	45	<i>Cedrus deodara</i>	29	Yes	78	<i>Olea europaea</i>	12.5	Yes	102	<i>Eucalyptus globulus</i>	66	No
15	<i>Platanus x hispanica 'Yarwood'</i>	9	Yes	46	<i>Calocedrus deccurens</i>	18	Yes	79	<i>Sequoia sempervirens*</i>	31.5	Yes	103	<i>Olea europaea</i>	5, 5, 4, 3	Yes
16	<i>Eriobotrya japonica</i>	6, 5, 4	Yes	47	<i>Acacia melanoxylon</i>	24.5	Yes	80	<i>Sequoia sempervirens*</i>	27.5	Yes	104	<i>Olea europaea</i>	5.5, 6, 4.5	Yes
20	<i>Ulmus parvifolia</i>	13	Yes	48	<i>Ulmus americana</i>	14, 18	Yes	81	<i>Pinus ponderosa*</i>	20	Yes	105	<i>Olea europaea</i>	7, 3.5	Yes
21	<i>Liquidambar styraciflua</i>	11.5	Yes	49	<i>Zelkova serrata</i>	16	Yes	82	<i>Quercus rubra*</i>	12	Yes	106	<i>Olea europaea</i>	9, 4.5	Yes
22	<i>Sequoia sempervirens</i>	31	Yes	54	<i>Washingtonia robusta</i>	18	Yes	83	<i>Quercus agrifolia</i>	19	Yes	107	<i>Olea europaea</i>	7, 6.5	Yes
23	<i>Pittosporum undulatum*</i>	12.5	Yes	55	<i>Ulmus americana</i>	25.5	Yes	84	<i>Eucalyptus globulus</i>	38	No	108	<i>Olea europaea</i>	11	Yes
24	<i>Quercus agrifolia</i>	7, 5	Yes	56	<i>Sequoiadendron giganteum*</i>	60	Yes	85	<i>Eucalyptus globulus</i>	54	No	109	<i>Olea europaea</i>	10	Yes
25	<i>Acacia dealbata</i>	18	Yes	57	<i>Umbellularia californica</i>	9" multi	Yes	86	<i>Eucalyptus globulus</i>	51	No	Total		75	
26	<i>Eucalyptus sideroxylon</i>	21.5	No	58	<i>Umbellularia californica</i>	10" multi	Yes	87	<i>Quercus agrifolia</i>	16	Yes	<p>* = (14) trees previously removed under separate permit and excluded from the total count above of 75 trees</p> <p>Reason for removal/impacting of trees:</p> <ul style="list-style-type: none"> To allow for the creation of 510 homes and a viable reuse of the site. Poor suitability for retention due to declining health, weak structural stability, and limitations due to proposed construction activity. 8 trees are not protected as defined by the City of Oakland Tree Preservation Ordinance. Refer to arborist report for additional information. 			
27	<i>Eucalyptus sideroxylon</i>	15.5	No	59	<i>Sequoiadendron giganteum*</i>	72	Yes	88	<i>Prunus ilicifolia ssp. lyonii</i>	9.5	Yes				
29	<i>Quercus agrifolia</i>	14, 16, 11	Yes	60	<i>Liquidambar styraciflua</i>	10	Yes	89	<i>Platanus x hispanica</i>	10.5	Yes				
30	<i>Eucalyptus sideroxylon</i>	22, 23	No	64	<i>Quercus ilex</i>	8, 10.5	Yes	90	<i>Sequoia sempervirens</i>	35.5	Yes				
31	<i>Prunus serrulata</i>	8, 7.5, 9	Yes	66	<i>Calocedrus deccurens</i>	18	Yes	91	<i>Aesculus californica</i>	7, 6.5	Yes				
32	<i>Quercus agrifolia</i>	23	Yes	68	<i>Prunus ilicifolia ssp. lyonii</i>	14	Yes	92	<i>Quercus agrifolia</i>	6, 4, 3	Yes				

PLANTING PLAN



- Planting Zones**
- 1. Oak Woodland
 - 2. Riparian Woodland
 - 3. Redwood Forest
 - 4. Soft Chaparral & Mediterranean Mix
 - 5. Lawn & Mixed Meadow
 - 6. Dwarf Conifer Garden
 - 7. Vines

NOTE: Refer to Planting Design Character and Planting Schedule for more information.



PLANTING DESIGN CHARACTER



Oak Woodland



Riparian Woodland



Redwood Forest



Soft Chaparral & Mediterranean Mix



Lawn & Mixed Meadow



Dwarf Conifer Garden

PLANTING SCHEDULE

Oak Woodland						
Trees + Structural Shrubs						
Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Aesculus californica</i>	California Buckeye	48" Box	Per Plan	6' H X 6' W	15' H X 15' W	L/VL
<i>Arctostaphylos 'Austin Griffiths'</i>	Manzanita	36" Box	8'-0"	4' H X 4' W	10' H X 10' W	L/VL
<i>Ceanothus thyrsiflorus 'Dark Star'</i>	Blueblossom	5 Gal	8'-0"	2' H X 2' W	10' H X 10' W	L/VL
<i>Heteromeles arbutifolia</i>	Toyon	36" Box	8'-0"	4' H X 4' W	8' H X 6' W	L/VL
<i>Quercus agrifolia</i>	Coast Live Oak	48" Box 60" Box	Per Plan	8' H X 8' W 12' H X 12' W	20' H X 20' W	L/VL
<i>Quercus chrysolepis</i>	Canyon Live Oak	36" Box	Per Plan	8' H X 8' W	20' H X 20' W	L/VL
<i>Quercus kelloggii</i>	California Black Oak	36" Box	Per Plan	8' H X 8' W	20' H X 20' W	L/VL
<i>Quercus suber</i>	Cork Oak	48" Box	Per Plan	8' H X 8' W	24' H X 24' W	L/VL
<i>Quercus tomentella</i>	Island Oak	48" Box	Per Plan	8' H X 8' W	20' H X 20' W	L/VL

Understory species						
Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Achillea millefolium</i>	Yarrow	1 Gal	2'-0"	16" H x 8" W	24" H x 24" W	L/VL
<i>Bouteloua gracilis</i>	Blue Grama	1 Gal	1'-0"	12" H X 8" W	2' H X 2' W	L/VL
<i>Ceanothus thyrsiflorus 'Skylark'</i>	California lilac	5 Gal	6'-0"	12" H X 12" W	4' H X 4' W	L/VL
<i>Epilobium canum</i>	California Fuchsia	1 Gal	4'-0"	16" H x 8" W	36" H x 20" W	L/VL
<i>Garrya elliptica</i>	Coast Silk-tassel	24" Box	8'-0"	4' H X 1' W	8' H X 6' W	L/VL
<i>Holodiscus discolor</i>	Ironwood	1 Gal	6'-0"	12" H X 12" W	6' H X 4' W	L/VL
<i>Iris douglasiana</i>	Douglas Iris	1 Gal	2'-0"	12" H x 8" W	18" H x 8" W	L/VL
<i>Dryopteris arguta</i>	California Wood Fern	1 Gal	2'-0"	12" H X 12" W	2' H X 2' W	L/VL
<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	2'-0"	12" H X 12" W	2' H X 2' W	L/VL

PLANTING SCHEDULE

Riparian Woodland

Trees + Structural Shrubs						
Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Acer macrophyllum</i>	Bigleaf Maple	48" Box	Per Plan	12' H X 8' W	25' H X 15' W	M
<i>Alnus rhombifolia</i>	White Alder	48" Box	Per Plan	12' H X 8' W	25' H X 15' W	M
<i>Ginkgo biloba</i>	Maidenhair Tree	36" Box	Per Plan	8' H X 6' W	15' H X 12' W	L
<i>Juglans hindsii</i>	Northern California Black Walnut	36" Box	Per Plan	8' H X 8' W	20' H X 15' W	M
<i>Platanus racemosa</i>	California sycamore	48" Box	Per Plan	12' H X 8' W	20' H X 20' W	M
<i>Sambucus nigra ssp. Caerulea</i>	Blue Elder	24" Box	Per Plan	6' H X 6' W	12' H X 12' W	M

Understory species

Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Corylus cornuta</i>	Beaked Hazelnut	1 Gal	4'-0"	3' H X 1' W	6' H X 3' W	L/M
<i>Iris douglasiana</i>	Douglas Iris	1 Gal	2'-0"	12" H X 8" W	18" H X 8" W	L/M
<i>Iris tenax</i>	West Coast Iris	1 Gal	2'-0"	12" H X 8" W	18" H X 8" W	L/M
<i>Philadelphus lewisii</i>	Lewis' Mock-orange	1 Gal	4'-0"	12" H X 12" W	4' H X 4' W	L/M
<i>Pittosporum undulatum</i>	Victorian box	5 Gal	Per Plan	4' H X 2' W	15' H X 11' W - Prune to shape	L/M
<i>Ribes sanguineum sp glutinosa</i>	Currant	5 Gal	6'-0"	3' H X 2' W	6' H X 4' W	L/M

PLANTING SCHEDULE

Redwood Forest

Trees + Structural Shrubs						
Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Acer circinatum</i>	Vine Maple	36" Box	Per Plan	8' H X 6' W	12' H X 10' W	M
<i>Acer palmatum</i>	Japanese Maple	48" Box	Per Plan	8' H X 8' W	20' H X 15' W	M
<i>Brugmansia spp.</i>	Angel's Trumpets	24" Box	Per Plan	6' H X 6' W	12' H X 10' W	M
<i>Corylus cornuta</i>	California Hazelnut	24" Box	Per Plan	8' H X 4' W	12' H X 8' W	M
<i>Dicksonia antarctica</i>	Tree Fern	24" Box	Per Plan	8' H X 4' W	12' H X 6' W	M
<i>Magnolia x soulangeana</i>	Saucer Magnolia	36" Box	Per Plan	8' H X 8' W	18' H X 18' W	M
<i>Sequoia sempervirens</i>	Coast Redwood	48" Box	Per Plan	15' H X 8' W	30' H X 15' W	M
<i>Wisteria sinensis</i>	Chinese Wisteria	15 Gal	Per Plan	3' H X 12" W	10' H X 2' W	M

Understory species

Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Asarum caudatum</i>	Western wild ginger	1 Gal	1'-0"	4" H x 12" W	12" H X 2' W	M
<i>Heuchera maxima</i>	Coral Bells	1 Gal	2'-0"	12" H x 8" W	12" H x 8" W	M
<i>Iris douglasiana</i>	Douglas Iris	1 Gal	2'-0"	12" H x 8" W	18" H x 8" W	M
<i>Iris tenax</i>	West Coast Iris	1 Gal	2'-0"	12" H x 8" W	18" H x 8" W	M
<i>Myrica californica</i>	Pacific Wax myrtle	1 Gal	6'-0"	2' H X 2' W	10' H X 10' W	M
<i>Native CA ferns</i>	N/A	1 Gal	2'-0"	12" H X 12" W	2' H X 2' W	M
<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	2'-0"	12" H X 12" W	3' H X 3' W	L/VL
<i>Rubus parviflorus</i>	Thimbleberry	1 Gal	3'-0"	12" H X 12" W	3' H X 3' W	M

PLANTING SCHEDULE

Soft Chaparral & Mediterranean Mix

Trees + Structural Shrubs

Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Arctostaphylos spp.</i>	Manzanita	15 Gal	Per Plan	12" H X 16" W	18" H X 18" W	L/VL
<i>Bougainvillea spp.</i>	Bougainvillea	5 Gal	Per Plan	3' H X 12" W	10' H X 2' W	L/VL
<i>Ceanothus thyrsiflorus</i> 'Skylark'	California lilac	5 Gal	6'-0"	2' H X 12" W	3' H X 4' W	L/VL
<i>Cotinus coggygria</i>	Smoke tree	15 Gal	Per Plan	30" H X 16" W	5' H X 3' W	L/VL
<i>Leucadendron spp.</i>	Sunshine Conebush	5 Gal	Per Plan	3' H X 2' W	4' H X 4' W	L/VL
<i>Melaleuca quinquenervia</i>	Paper Bark Tea Tree	24" Box	Per Plan	10' H X 8' W	15' H X 10' W	L/VL
<i>Phoenix canariensis*</i>	Canary Island Date Palm	48" Box	Per Plan	12' H X 8' W	20' H X 12' W	L/VL

Understory species

Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Aeonium spp.</i>	Aeonium	1 Gal	2'-0"	12" H X 12" W	18" H X 18" W	L/VL
<i>Epilobium canum</i>	California Fuchsia	1 Gal	4'-0"	16" H X 8" W	2' H X 3' W	L/VL
<i>Erigeron glaucus</i>	Seaside daisy	1 Gal	2'-0"	16" H X 8" W	18" H X 18" W	L/VL
<i>Eriogonum spp.</i>	Wild Buckwheat	1 Gal	2'-0"	12" H X 12" W	18" H X 18" W	L/VL
<i>Romneya coulteri</i>	California tree poppy	1 Gal	6'-0"	24" H X 12" W	6' H X 3' W	L/VL
<i>Salvia clevelandii</i>	Cleveland sage	1 Gal	4'-0"	16" H X 8" W	3' H X 3' W	L/VL
<i>Salvia spathacea</i>	California hummingbird sage	1 Gal	4'-0"	16" H X 8" W	3' H X 3' W	L/VL

PLANTING SCHEDULE

Mixed Meadow						
Structural Shrubs						
Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Aeonium spp.</i>	Aeonium	1 Gal	2'-0"	12" H X 12" W	18" H X 24" W	L/VL
<i>Agave attenuata</i>	Foxtail Agave	5 Gal	6'-0"	12" H X 12" W	18" H X 24" W	L/VL
<i>Carex praegracilis</i>	Field Sedge	1 Gal	N/A	N/A	N/A	L/VL
<i>Ceanothus griseus</i>	Yankee Point Ceanothus	5 Gal	6'-0"	2' H X 2' W	2' H X 8' W	L/VL
<i>Eriogonum arborescens</i>	Santa Cruz Island Buckwheat	1 Gal	3'-0"	12" H X 12" W	3' H X 4' W	L/VL
<i>Muhlenbergia rigens</i>	Deergrass	5 Gal	6'-0"	12" H x 12" W	3' H X 4' W	L/VL
<i>Muhlenbergia rigens</i>	Deergrass	5 Gal	6'-0"	12" H x 12" W	3' H X 4' W	L/VL

Understory species						
Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Grama	1 Gal	2'-0"	12" H X 8" W	18" H X 18" W	L/VL
<i>Calamagrostis foliosa</i>	Mendocino Reed Grass	1 Gal	2'-0"	12" H X 8" W	2' H X 2' W	L/VL
<i>Elymus multisetus</i>	Squirreltail Wild Rye	1 Gal	2'-0"	12" H X 8" W	18" H X 18" W	L/VL
<i>Escholzia californica</i>	California Poppy	Seed	N/A	N/A	N/A	L/VL
<i>Festuca spp.</i> (<i>Festuca idahoensis</i> , <i>Festuca rubra</i> , <i>Festuca occidentalis</i>)	Native fescue turf blend	Lawn Sod	N/A	4" H	Maintain 4"-6" H	L/VL
<i>Lomandra longifolia</i>	Dwarf Mat Rush	1 Gal	3'-0"	12" H x 12" W	24" H x 18" H	L/VL
<i>Stipa pulchra</i>	Purple needlegrass	1 Gal	3'-0"	12" H x 12" W	24" H x 18" H	L/VL

PLANTING SCHEDULE

Dwarf Conifer Garden						
Trees + Structural Shrubs						
Scientific Name	Common Name	Purchase Size	Spacing	Size Year 1	Size Year 5	WUCOLS
<i>Arctostaphylos uva-ursi</i> 'Point. Reyes'	Point Reyes Manzanita	5 Gal	4'-0"	4" H X 12" W	8" H X 4' W	L/VL
<i>Ceanothus maritimus</i>	Maritime Ceanothus	5 Gal	6'-0"	4" H X 12" W	2' H X 6' W	L/VL
<i>Cedrus atlantica</i> 'Glauca <i>Pendula</i> '	Weeping Blue Atlas Cedar	24" Box	Per Plan	6' H X 6' W	12' H X 10' W	M
<i>Cedrus deodara</i> 'Prostrate <i>Beauty</i> '	Prostrate Beauty Deodar Cedar	5 Gal	Per Plan	2' H X 2' W	4' H X 8' W	M
<i>Ginkgo biloba</i> 'Mariken'	Mariken' Maidenhair Tree	24" Box	Per Plan	4' H X 4' W	6' H X 6' W	M
<i>Pinus contorta</i> 'Spaans <i>Dwarf</i> '	Spaan's Dwarf Shore Pine	36" Box	Per Plan	3' H X 3' W	4' H X 4' W	M
<i>Pseudotsuga menziesii</i> 'Graceful Grace'	Graceful Grace Weeping Douglas Fir	36" Box	Per Plan	8' H X 4' W	12' H X 6' W	M
<i>Rhamnus californica</i> 'Eve <i>Case</i> '	Coffeeberry	5 Gal	6'-0"	2' H X 2' W	6' H X 6' W	L/VL
<i>Sequoia sempervirens</i> 'Prostrate'	Creeping Coast Redwood	5 Gal	Per Plan	18" H X 2' W	2' H X 4' W	M
<i>Sequoia sempervirens</i> 'Adpressa'	Dwarf redwood 'Adpressa'	5 Gal	Per Plan	18" H X 2' W	4' H X 4' W	M
<i>Sequoia sempervirens</i> 'Kelly's <i>Prostrate</i> '	Creeping Coast Redwood	5 Gal	Per Plan	18" H X 2' W	2' H X 4' W	M

TREES & STRUCTURAL SHRUB IMAGES



Aesculus californica



Arctostaphylos spp.



Ceanothus thyrsiflorus



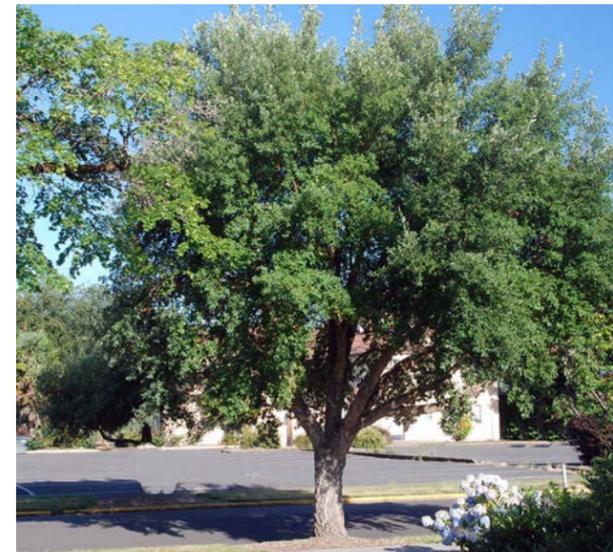
Quercus agrifolia



Quercus chrysolepis



Quercus kelloggii



Quercus suber



Quercus tomentella

TREES & STRUCTURAL SHRUB IMAGES



Acer macrophyllum



Alnus rhombifolia



Ginkgo biloba



Juglans hindsii



Platanus racemosa



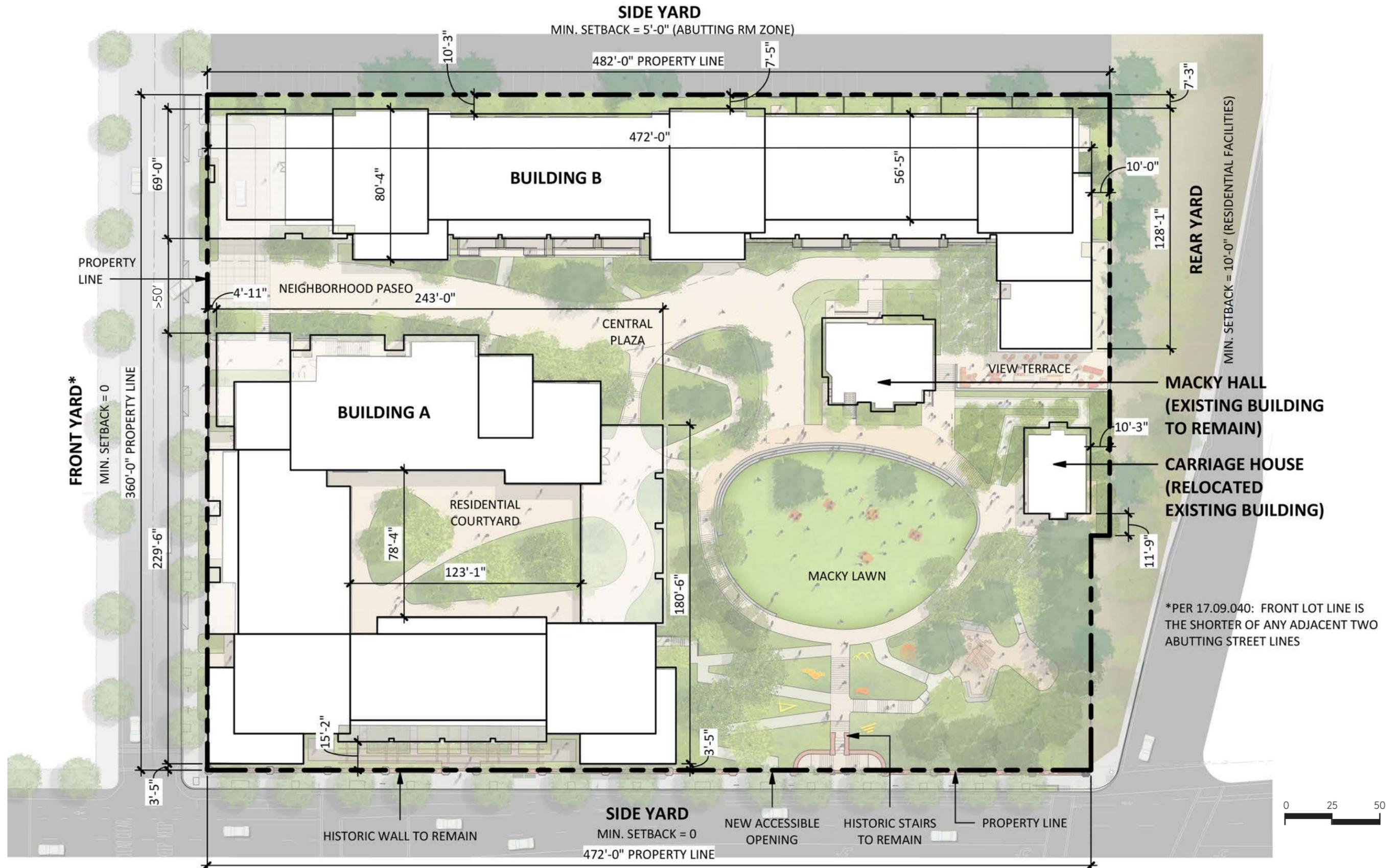
Sambucus nigra ssp. *caerulea*

METHOD OF IRRIGATION & WELO COMPLIANCE

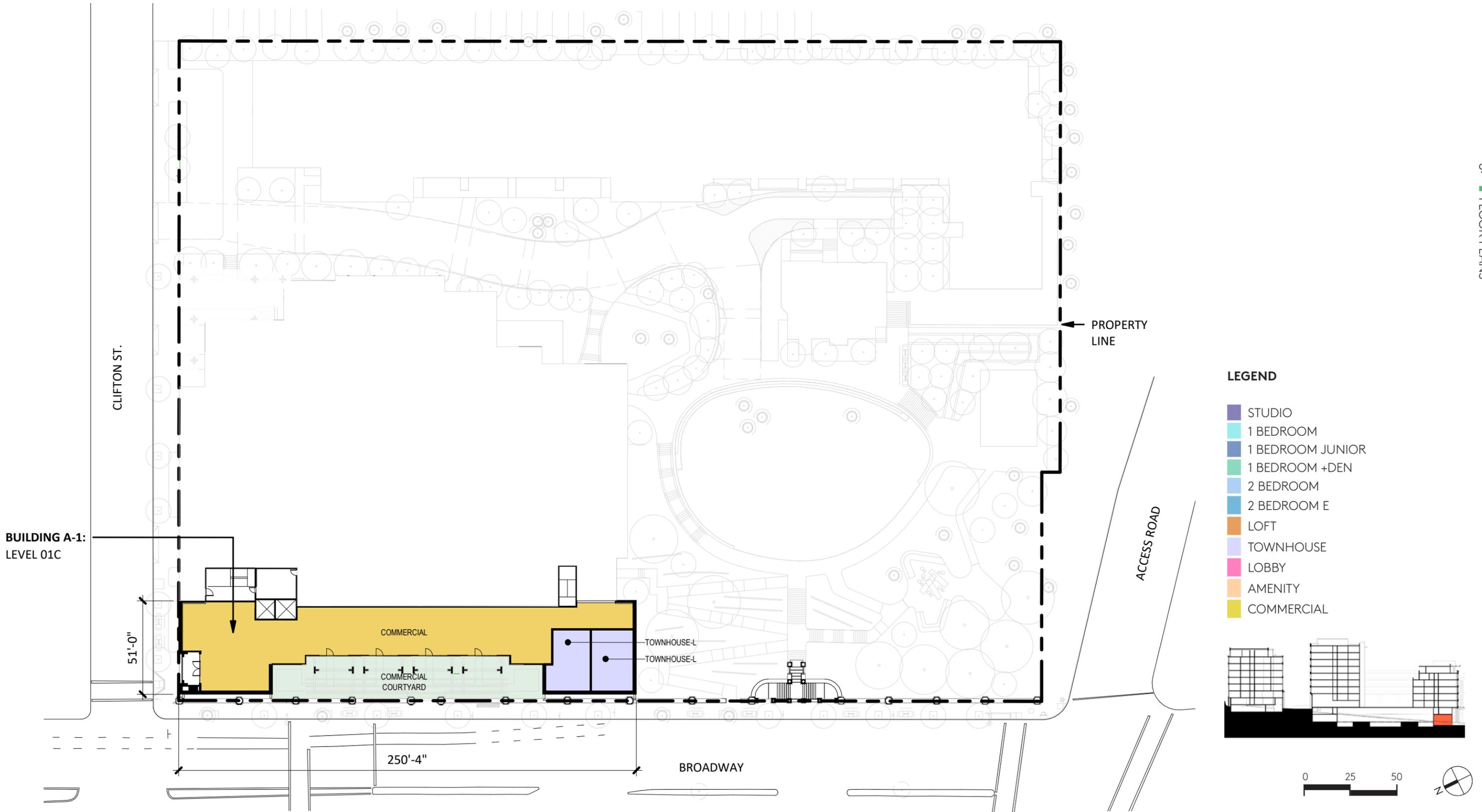
1. The proposed irrigation system for this site will be designed with the latest technology in water conservation and efficiency. The system will consist of the following types of irrigation methods and equipment complying with the State Water Efficient Landscape Ordinance (WELO).
2. All small planting beds will be irrigated with water-conserving and highly efficient inline drip. All bioretention areas will be irrigated with high-efficiency pop-up pressure compensating sprinklers or inline drip spaced at 12" O.C. These sprinklers apply the water at a low application rate to reduce water runoff and ponding. All sprinklers will include built-in check valves and pressure regulators to prevent misting and low head drainage on sloped areas.
3. The controller that will manage this system uses local weather to adjust the run times of the valves based on daily weather conditions. Utilizing this type of "weather-based" system will help the landscape manager save 25% more water than with a conventional controller.
4. The irrigation design plans will include:
 - Irrigation Point of Connection (POC), including a dedicated water meter for irrigation, backflow preventer, master valve, flow sensor, and smart controller.
 - Manual shut-off(s) in case of water breaks.
 - Grouping of plant material per water use type.
 - All low and moderate water-use shrubs/groundcover areas are to be irrigated with inline drip.
 - All large shrubs and trees are to be irrigated by point source bubblers.
 - All stormwater treatment areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
 - All lawn areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
 - Irrigation plans will include water use calculations per EBMUD.
5. All landscape planting areas shall include a 3 inch minimum layer of mulch.

FLOOR PLANS

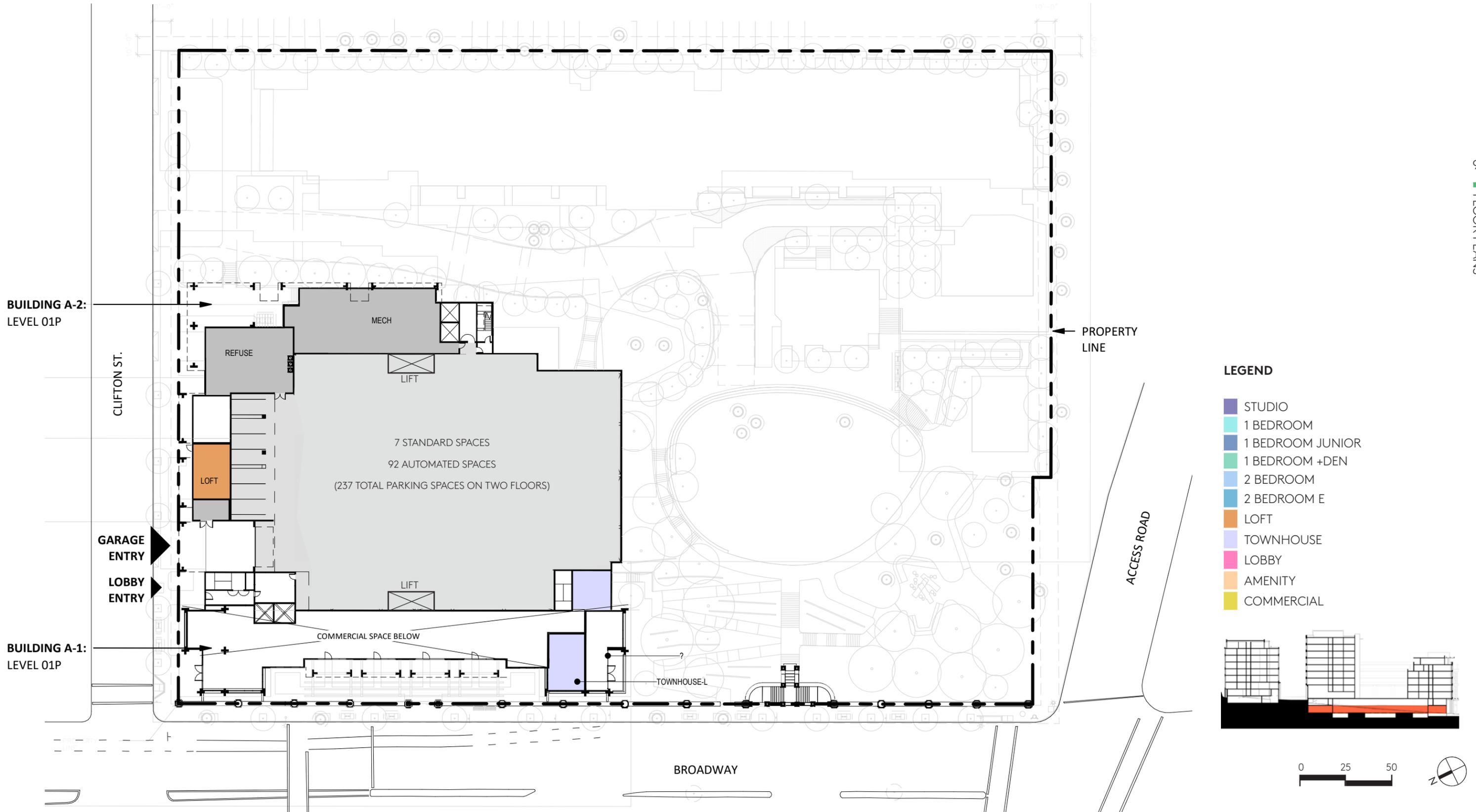
SITE PLAN: SETBACKS & BUILDING DIMENSIONS



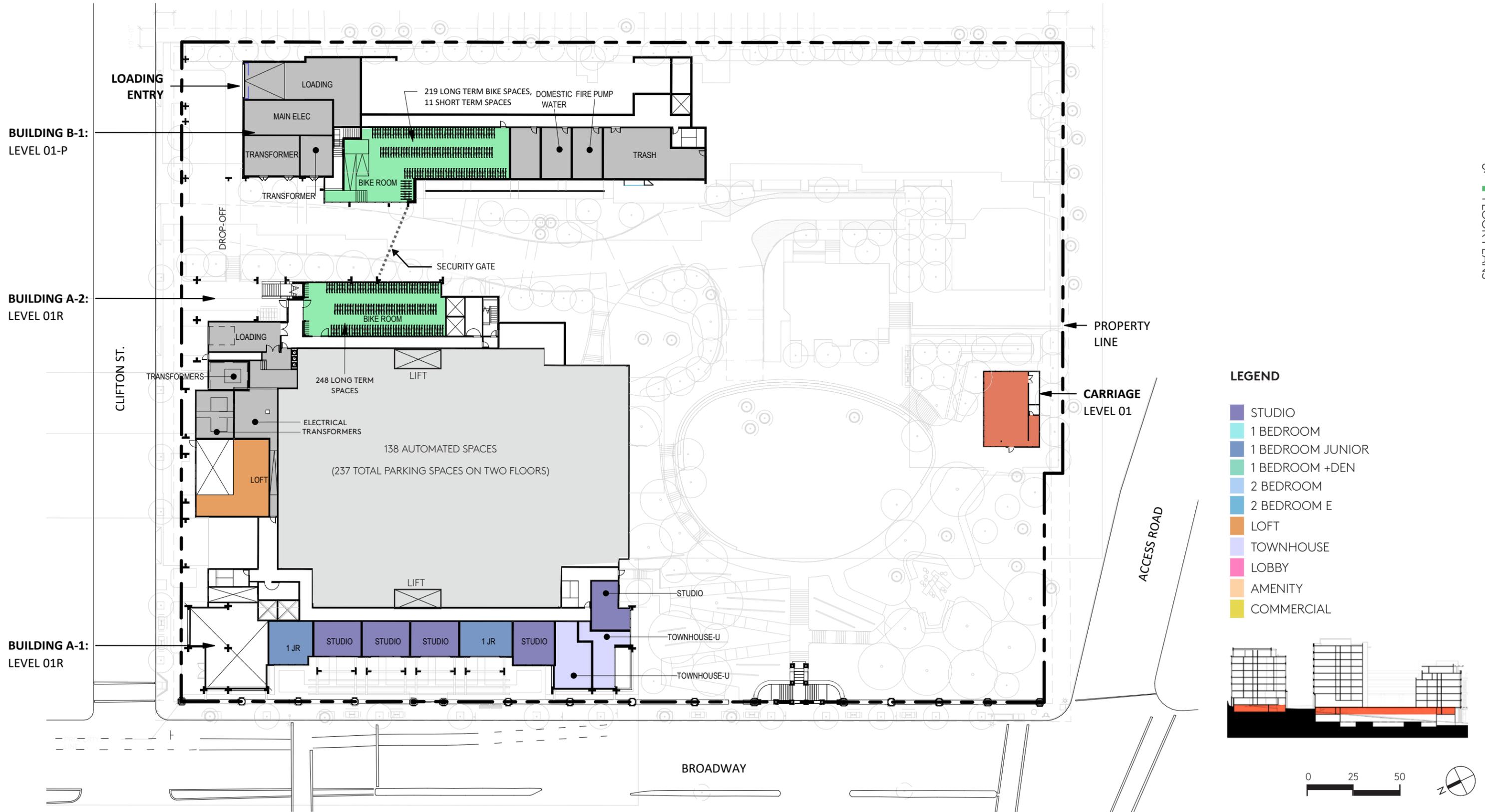
FLOOR PLAN A-01C



FLOOR PLAN A-01P



FLOOR PLAN A-01R/B-01P



FLOOR PLAN A-02/B-01



FLOOR PLAN A-03/B-02



FLOOR PLAN A-04/B-03



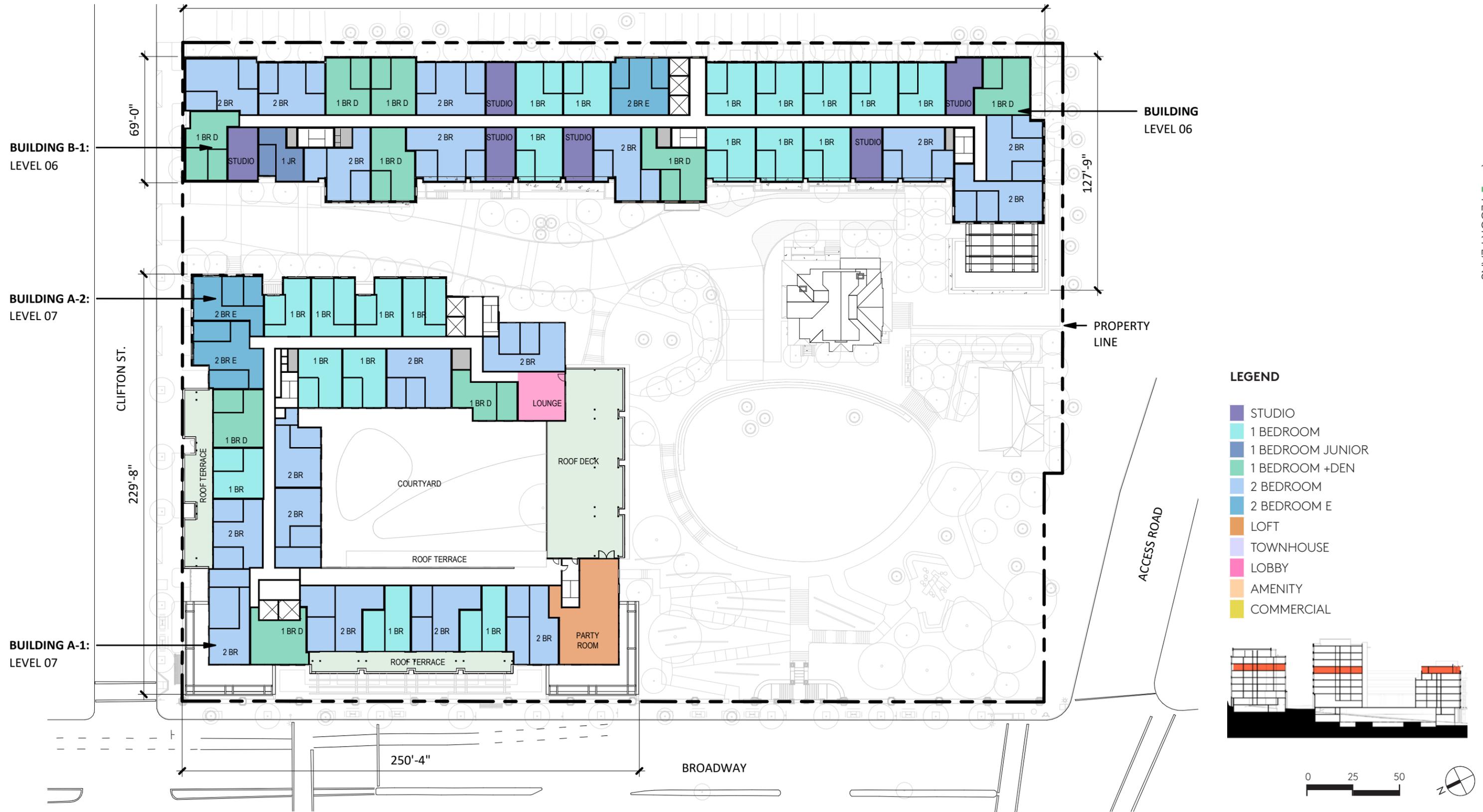
FLOOR PLAN A-05/B-04



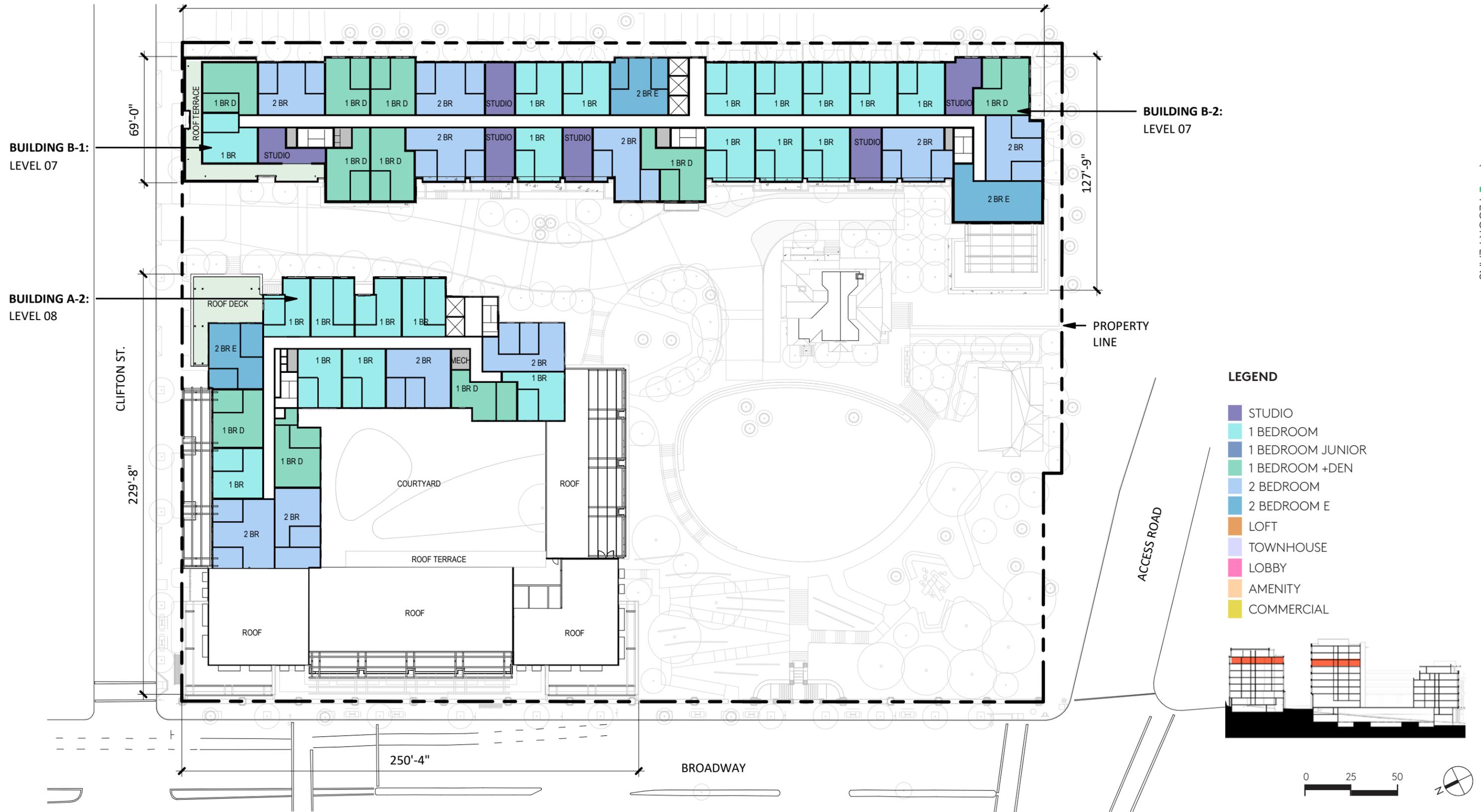
FLOOR PLAN A-06/B-05



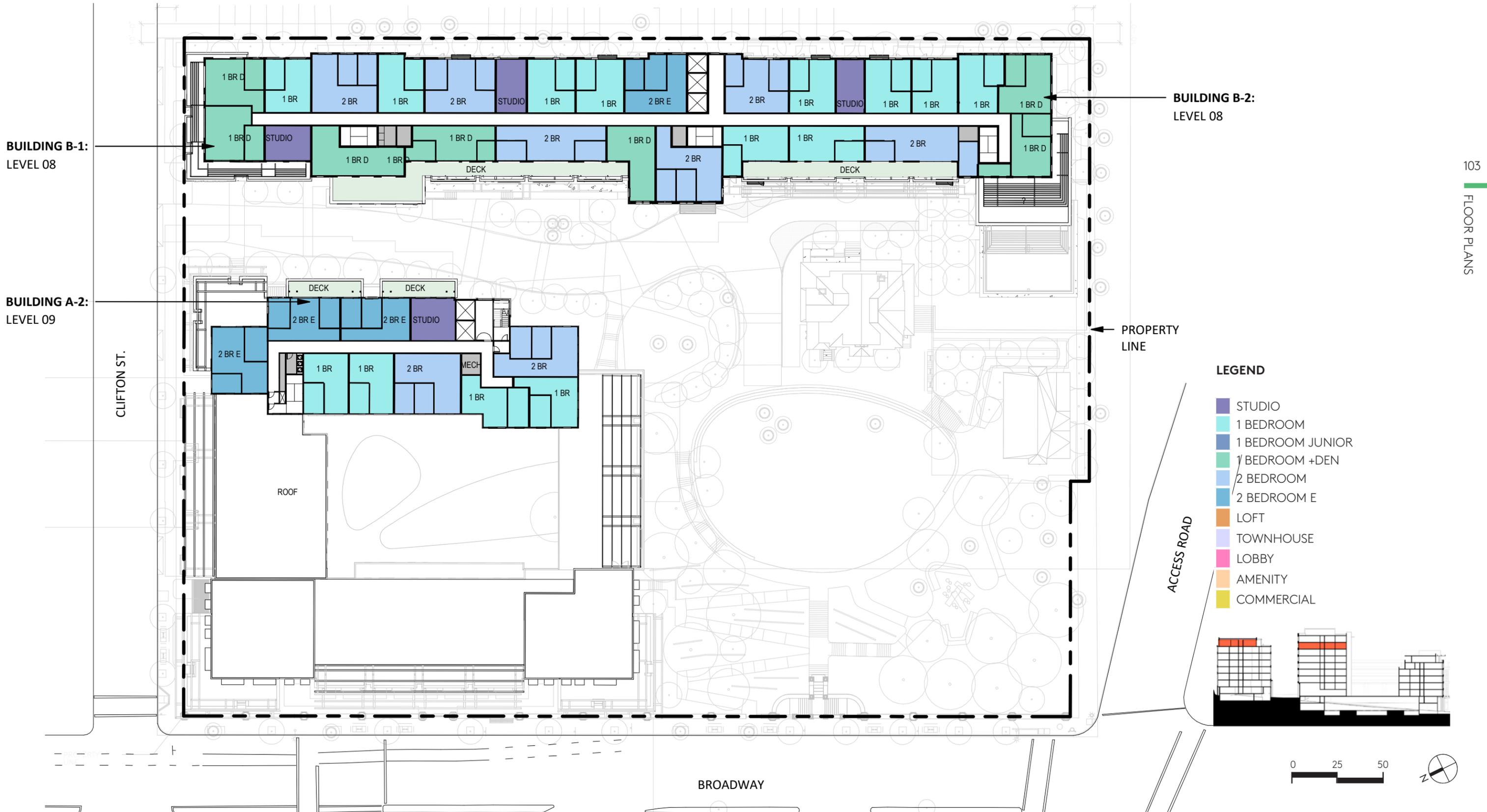
FLOOR PLAN A-07/B-06



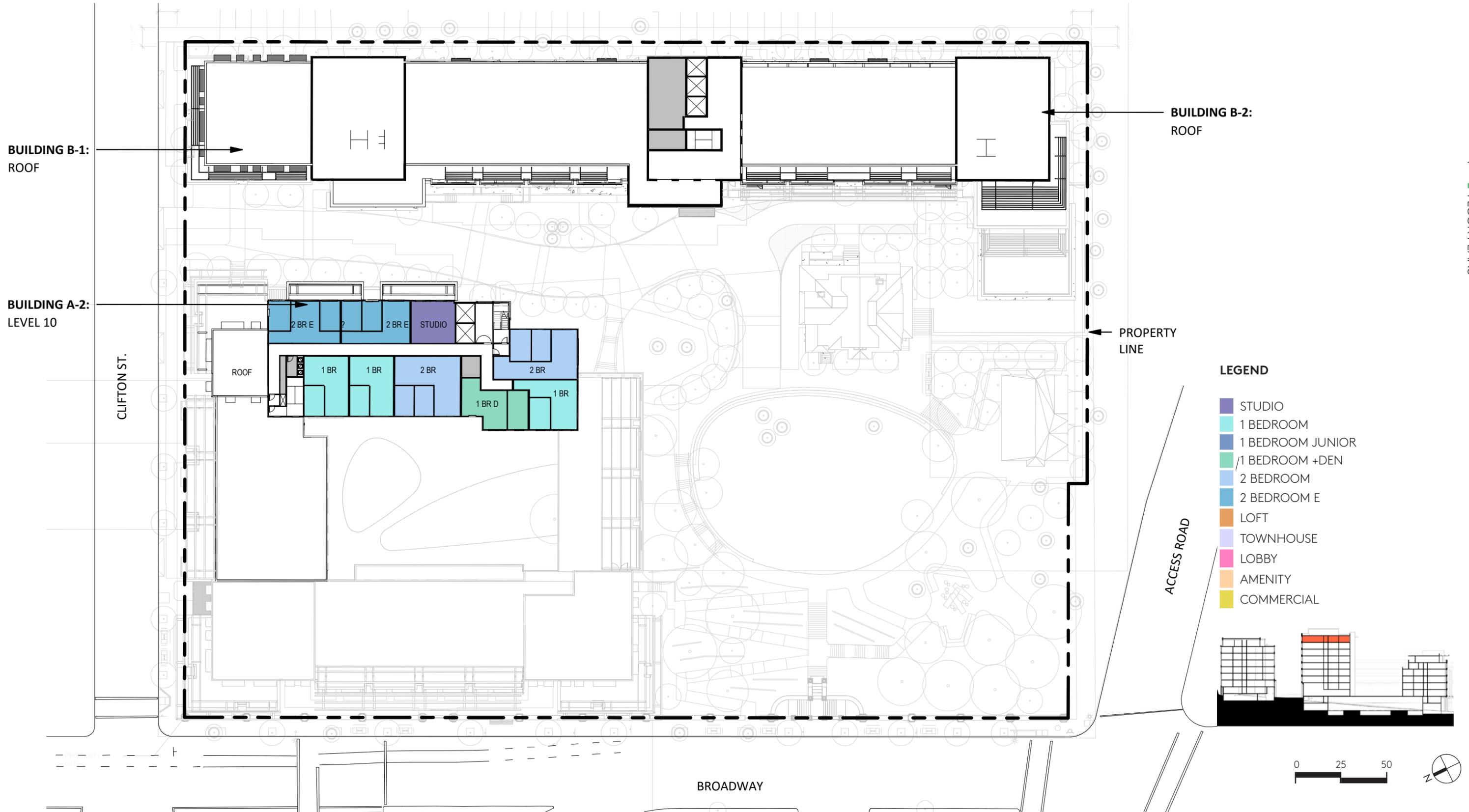
FLOOR PLAN A-08/B-07



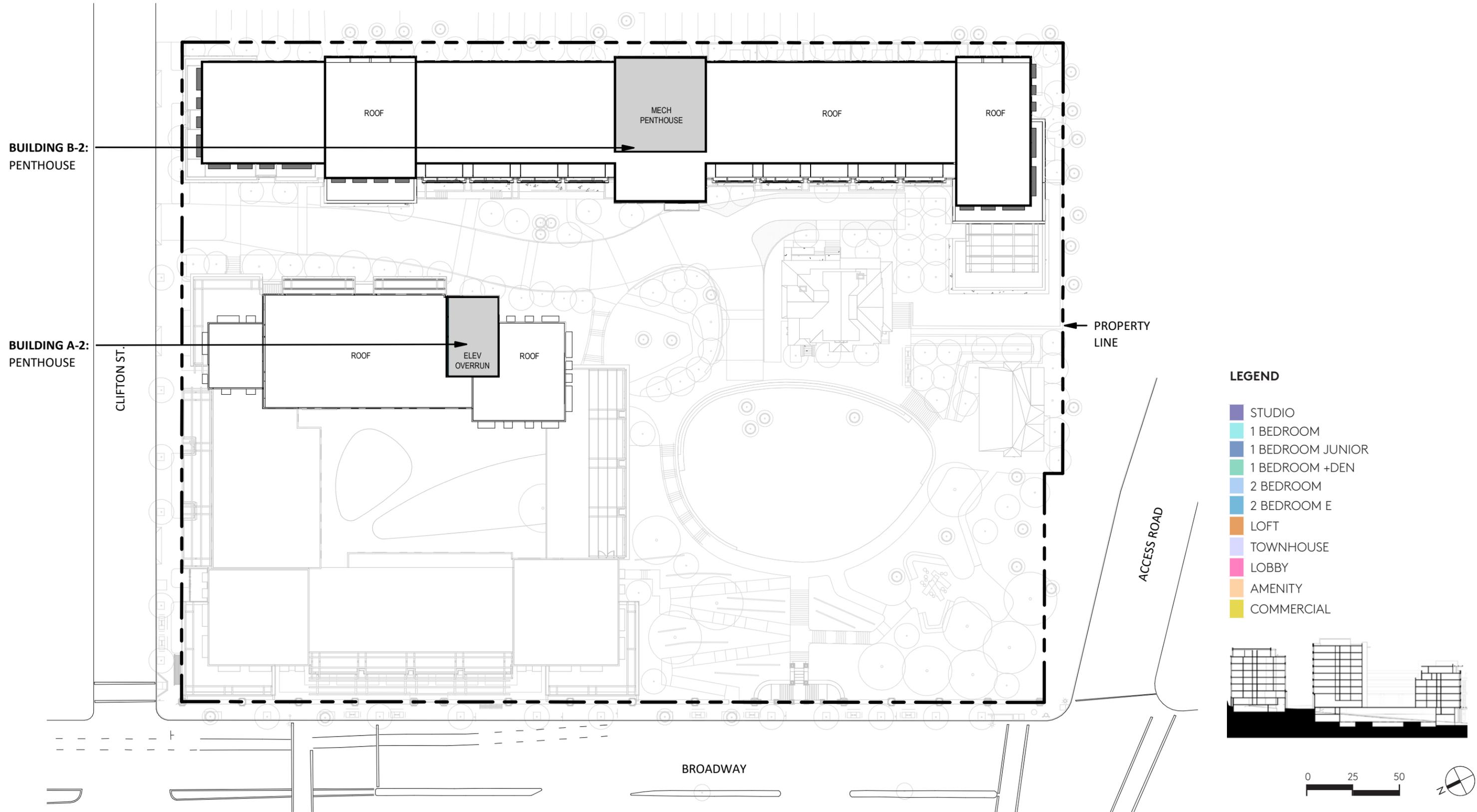
FLOOR PLAN A-09/B-08



FLOOR PLAN A-10/B-ROOF



ROOF PLAN



ELEVATIONS & SECTIONS

BUILDING ELEVATIONS: BUILDING A - WEST (BROADWAY)



- METAL SPANDREL A
- METAL SPANDREL B
- METAL SPANDREL C
- CERAMIC TILE A
- CERAMIC TILE B
- CONCRETE
- MURAL WALL
- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD & BATTEN
- BRICK VENEER
- METAL TRELLIS OR CANOPY

ELEVATIONS & SECTIONS



0 8 16
 SCALE: 1/16" = 1' *NOTE: FOR HEIGHTS, SEE BUILDING HEIGHTS DIAGRAM ON PAGE 18 AND BUILDING SECTION DIAGRAMS

PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01
 CCA OAKLAND DEVELOPMENT / FINAL DEVELOPMENT PLAN APPLICATION / SEPTEMBER 09, 2024

BUILDING ELEVATIONS: BUILDING A - SOUTH (MACKY LAWN)



Existing Broadway Wall (No Change)

SCALE: 1/16" = 1' *NOTE: FOR HEIGHTS, SEE BUILDING HEIGHTS DIAGRAM ON PAGE 17 AND BUILDING SECTION DIAGRAMS

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- | | | | |
|-------------------------------|--|------------------|--|
| CEMENT PLASTER (UPPER-LEVELS) | | METAL SPANDREL A | |
| PERFORATED METAL | | METAL SPANDREL B | |
| CEMENT PLASTER (MID-LEVELS) | | METAL SPANDREL C | |
| CEMENT BOARD & BATTEN | | CERAMIC TILE A | |
| BRICK VENEER | | CERAMIC TILE B | |
| METAL TRELLIS OR CANOPY | | CONCRETE | |
| | | MURAL WALL | |

BUILDING ELEVATIONS: BUILDING A - EAST (PASEO)



- METAL SPANDREL A
- METAL SPANDREL B
- METAL SPANDREL C
- CERAMIC TILE A
- CERAMIC TILE B
- CONCRETE
- MURAL WALL
- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD & BATTEN
- BRICK VENEER
- METAL TRELLIS OR CANOPY

ELEVATIONS & SECTIONS



SCALE: 1/16" = 1' *NOTE: FOR HEIGHTS, SEE BUILDING HEIGHTS DIAGRAM ON PAGE 17 AND BUILDING SECTION DIAGRAMS

PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01

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BUILDING ELEVATIONS: BUILDING A - NORTH (CLIFTON)



- METAL SPANDREL A
- METAL SPANDREL B
- METAL SPANDREL C
- CERAMIC TILE A
- CERAMIC TILE B
- CONCRETE
- MURAL WALL
- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD & BATTEN
- BRICK VENEER
- METAL TRELLIS OR CANOPY



SCALE: 1/16" = 1' *NOTE: FOR HEIGHTS, SEE BUILDING HEIGHTS DIAGRAM ON PAGE 18 AND BUILDING SECTION DIAGRAMS

PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01

CCA OAKLAND DEVELOPMENT / FINAL DEVELOPMENT PLAN APPLICATION / SEPTEMBER 09, 2024



PARTIAL BUILDING ELEVATION: BUILDING A

Board & Batt Fiber Cement Siding (Painted)

Metal Canopy (Painted)

Aluminum Window System, Bronze Anodized, Typ.

Metal Trellis (Painted)

Brick Veneer Soldier Course, Typ.

Opaque Spandrel Panel at Floorline

Brick Veneer Soldier Course

Running-Bond Brick Veneer

Ceramic Tile

Aluminum Window System, Clear Anodized, Typ.

Wood Trellis Beams

Metal Signage, 18" Letters, Suspended From Trellis

Perforated Metal Sunshade

Cast In Place Concrete Base

Opaque Spandrel Panel at Floorline

Metal Trellis (Painted)

Cement Plaster (Painted)

Metal Cap (Painted)

Metal Guardrail, Typ.

Cement Plaster (Painted)

Reveal, Typ.

Cement Plaster (Painted)

Opaque Spandrel Panel at Floorline

Aluminum Window System, Clear Anodized, Typ.

Metal Signage, 12" Letters, Suspended From Trellis

Wood Trellis Beams

Aluminum Window System, Bronze Anodized, Typ.

Opaque Spandrel Panel at Floorline

Cast In Place Concrete Trellis Structure

Ceramic Tile

Existing Broadway Wall (No Change)

PARTIAL ELEVATION: BROADWAY (WEST)

SCALE: 3/32" = 1'

BUILDING ELEVATIONS: BUILDING B - WEST (PARTIAL NORTH SIDE)



- BRICK VENEER
- METAL TRELLIS OR CANOPY
- LARGE FORMAT CERAMIC TILE
- CERAMIC TILE
- MURAL WALL
- CAST IN PLACE CONCRETE
- CEMENT PLASTER A
- CEMENT PLASTER B
- CEMENT PLASTER C
- CEMENT BOARD & BATT

MATCH LINE



112 ELEVATIONS & SECTIONS

5214 BROADWAY



SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE BUILDING SECTION DIAGRAMS

PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01

CCA OAKLAND DEVELOPMENT / FINAL DEVELOPMENT PLAN APPLICATION / SEPTEMBER 09, 2024



BUILDING ELEVATIONS: BUILDING B - WEST (PARTIAL SOUTH SIDE)



- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 

MATCH LINE

ELEVATIONS & SECTIONS



SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE BUILDING SECTION DIAGRAMS



PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01

CCA OAKLAND DEVELOPMENT / FINAL DEVELOPMENT PLAN APPLICATION / SEPTEMBER 09, 2024



BUILDING ELEVATIONS: BUILDING B - EAST (PARTIAL NORTH SIDE)



- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 

MATCH LINE



114 ELEVATIONS & SECTIONS

SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE BUILDING SECTION DIAGRAMS



PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01
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BUILDING ELEVATIONS: BUILDING B - EAST (PARTIAL SOUTH SIDE)

- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 



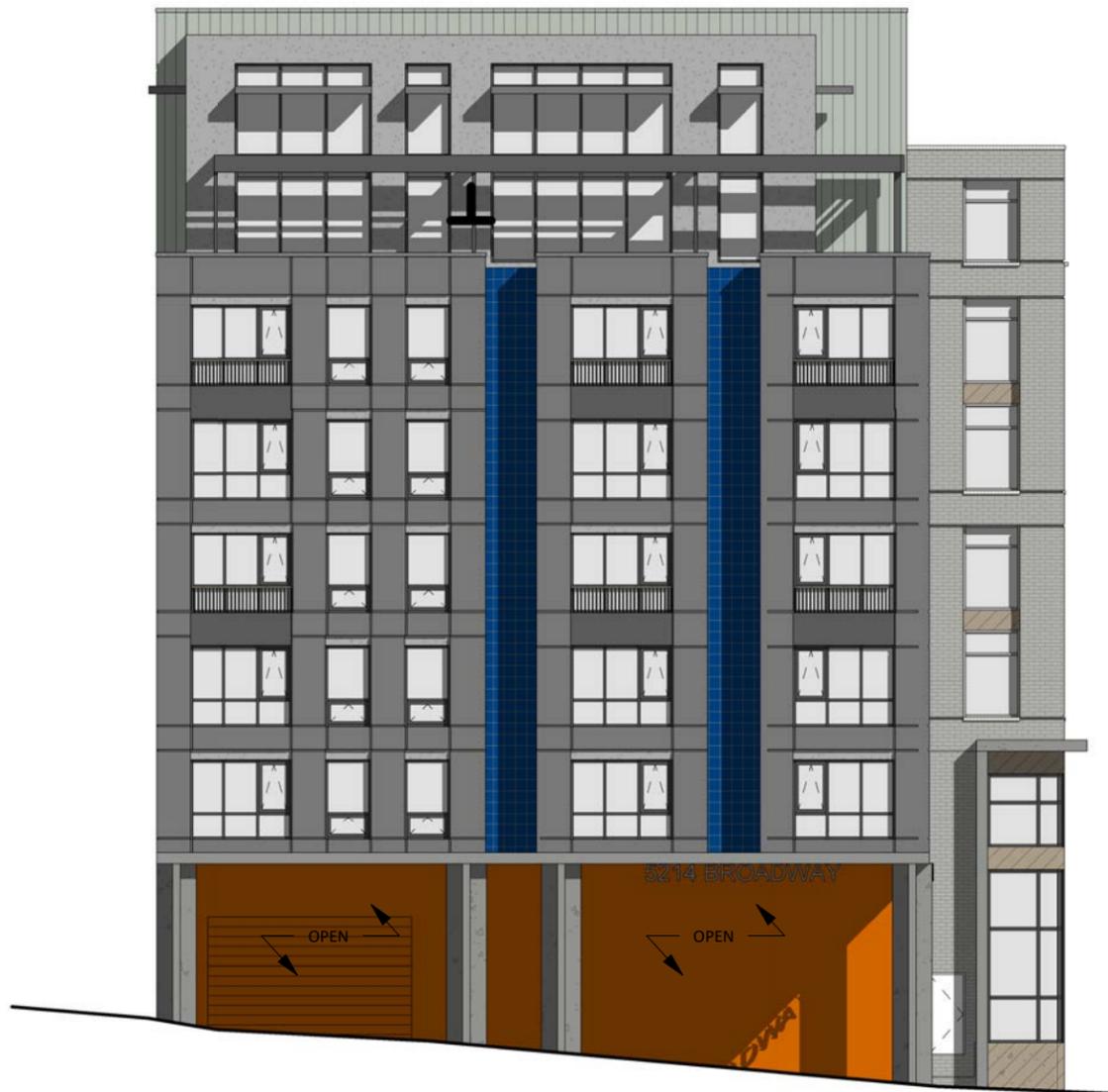
SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE BUILDING SECTION DIAGRAMS



PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01
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BUILDING ELEVATIONS: BUILDING B - NORTH & SOUTH

- BRICK VENEER 
- METAL TRELLIS OR CANOPY 
- LARGE FORMAT CERAMIC TILE 
- CERAMIC TILE 
- MURAL WALL 
- CAST IN PLACE CONCRETE 
- CEMENT PLASTER A 
- CEMENT PLASTER B 
- CEMENT PLASTER C 
- CEMENT BOARD & BATT 



ELEVATION: BUILDING B NORTH



ELEVATION: BUILDING B SOUTH

SCALE: 1/16" = 1' *NOTE: FOR DIMENSIONS SEE BUILDING SECTION DIAGRAMS 

PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01
 CCA OAKLAND DEVELOPMENT / FINAL DEVELOPMENT PLAN APPLICATION / SEPTEMBER 09, 2024



PARTIAL BUILDING ELEVATION: BUILDING B



PARTIAL ELEVATION: WEST

SCALE: 3/32" = 1'

BUILDING ELEVATIONS: EXISTING BUILDINGS

MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL NORTH



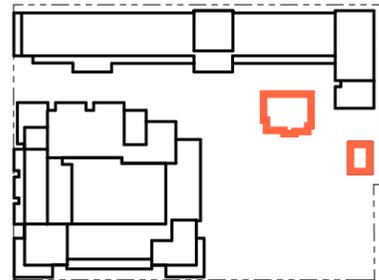
MACKY HALL SOUTH



MACKY HALL EAST



MACKY HALL WEST



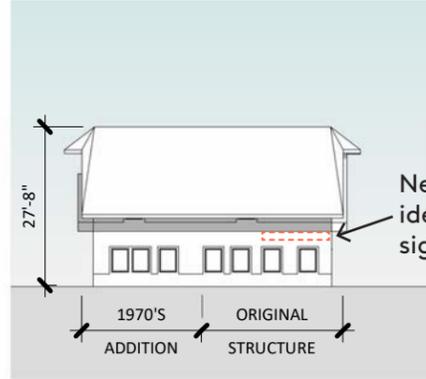
SCALE: 1/32" = 1'



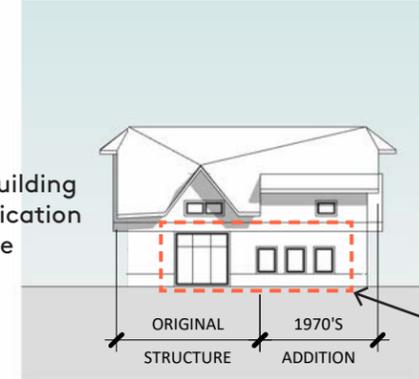
CARRIAGE HOUSE

Scope of modifications to historic structure:

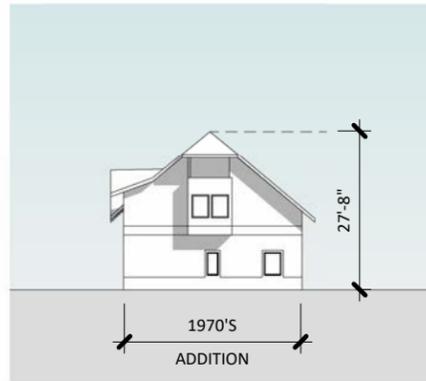
- Openings added to South elevation. Opening size and location derived from original Carriage House door with additional windows to promote daylight on Southern elevation.



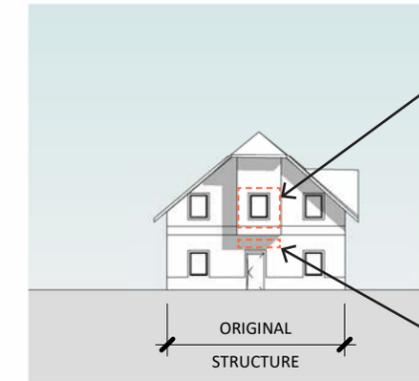
CARRIAGE NORTH



CARRIAGE SOUTH

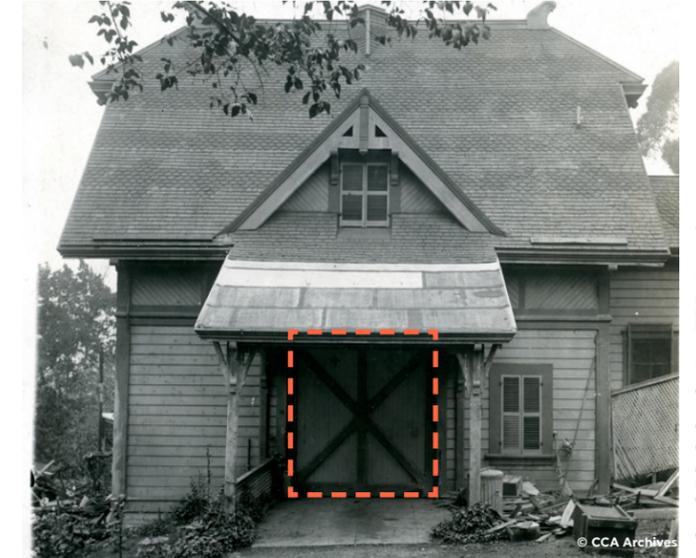


CARRIAGE EAST

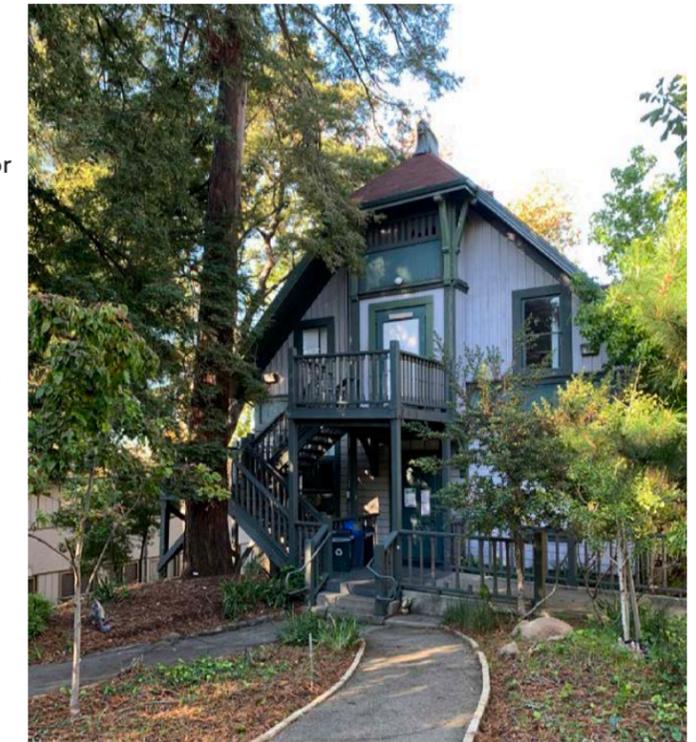


CARRIAGE WEST

NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED



ORIGINAL CARRIAGE HOUSE ENTRANCES (CURRENT SOUTH ELEVATION)



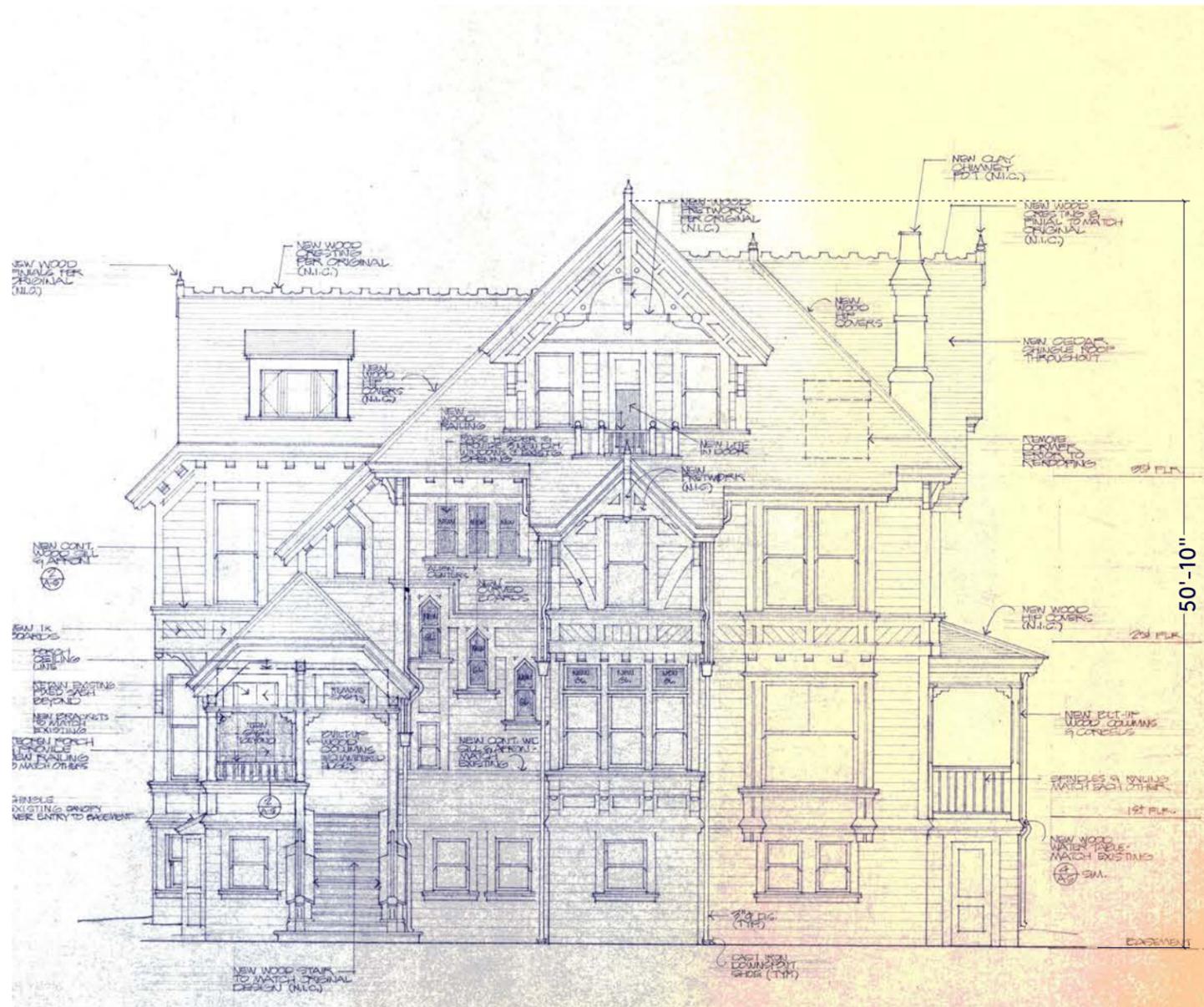
EXISTING CARRIAGE HOUSE FACADE (CURRENT WEST ELEVATION)

BUILDING ELEVATIONS: EXISTING BUILDINGS

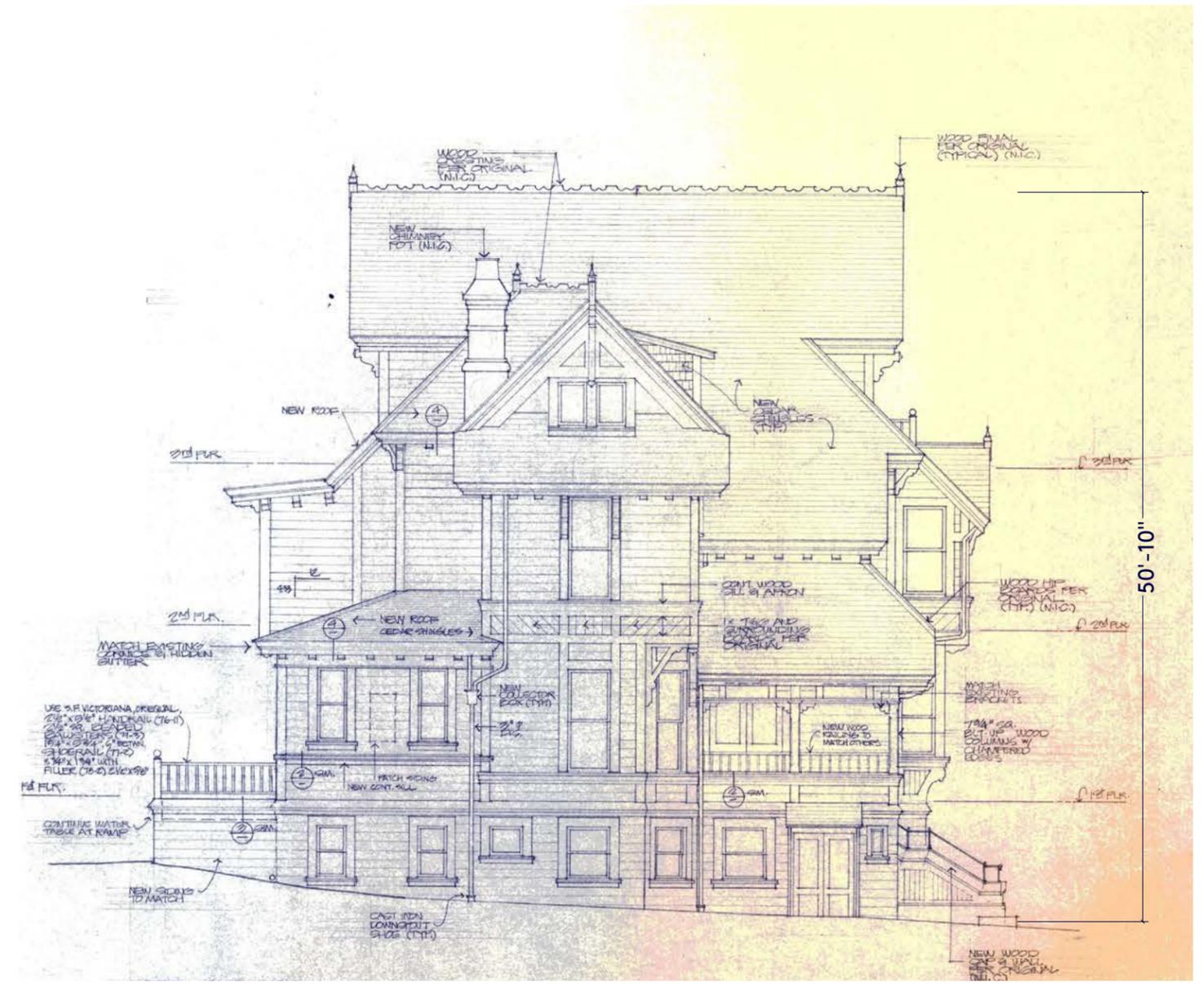
MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL WEST



MACKY HALL NORTH

NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

SCALE: NOT TO SCALE

BUILDING ELEVATIONS: EXISTING BUILDINGS

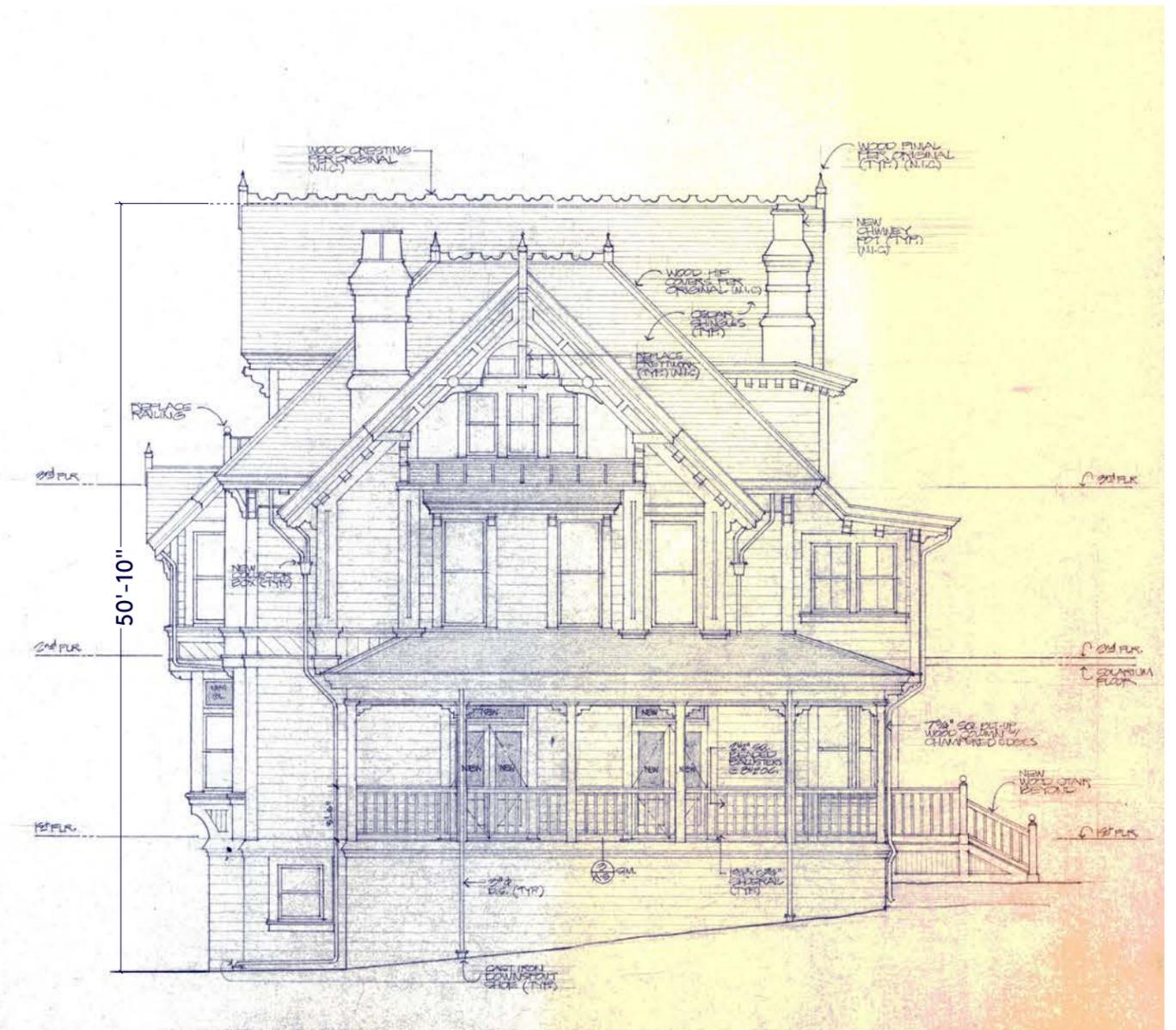
MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL EAST

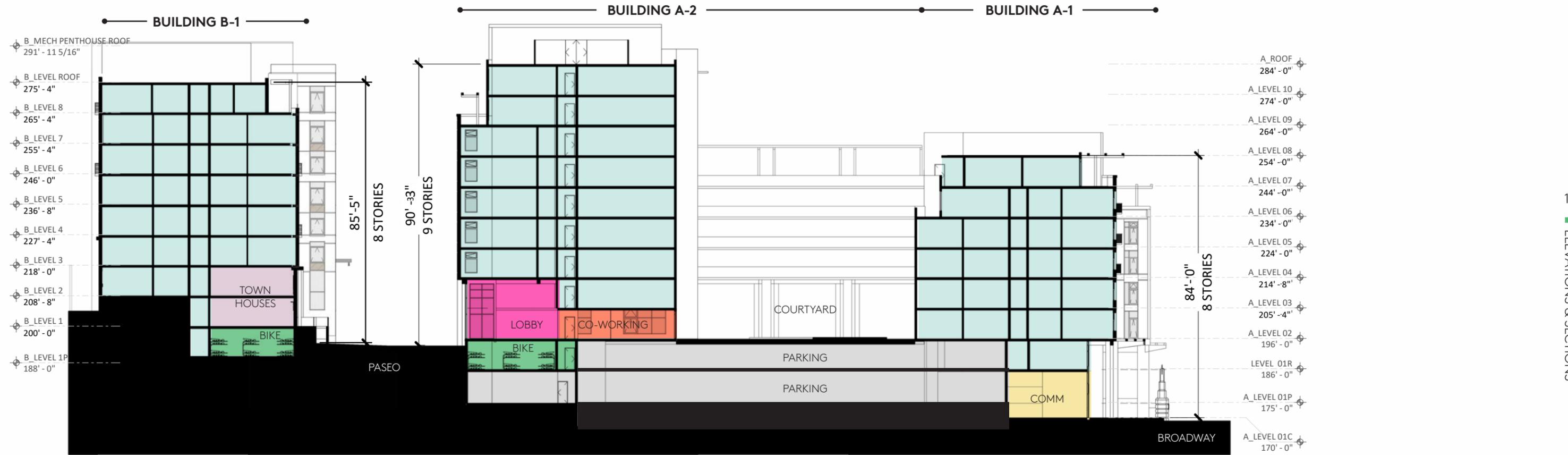


MACKY HALL SOUTH

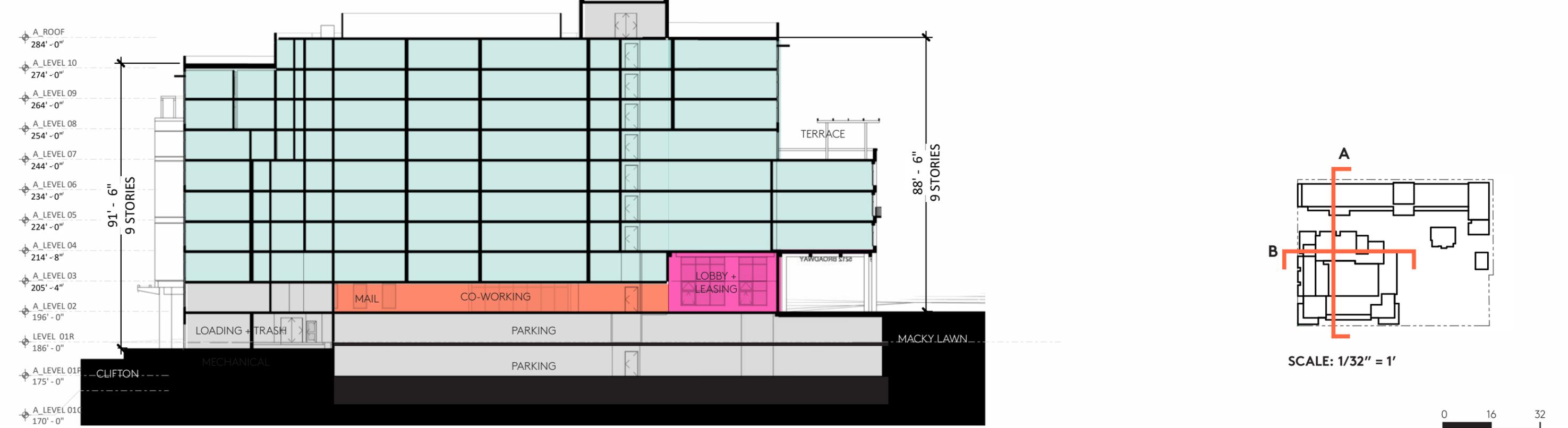
NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

SCALE: NOT TO SCALE

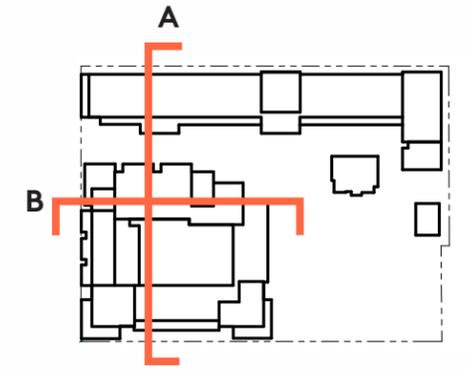
SITE SECTIONS



BUILDING SECTION A



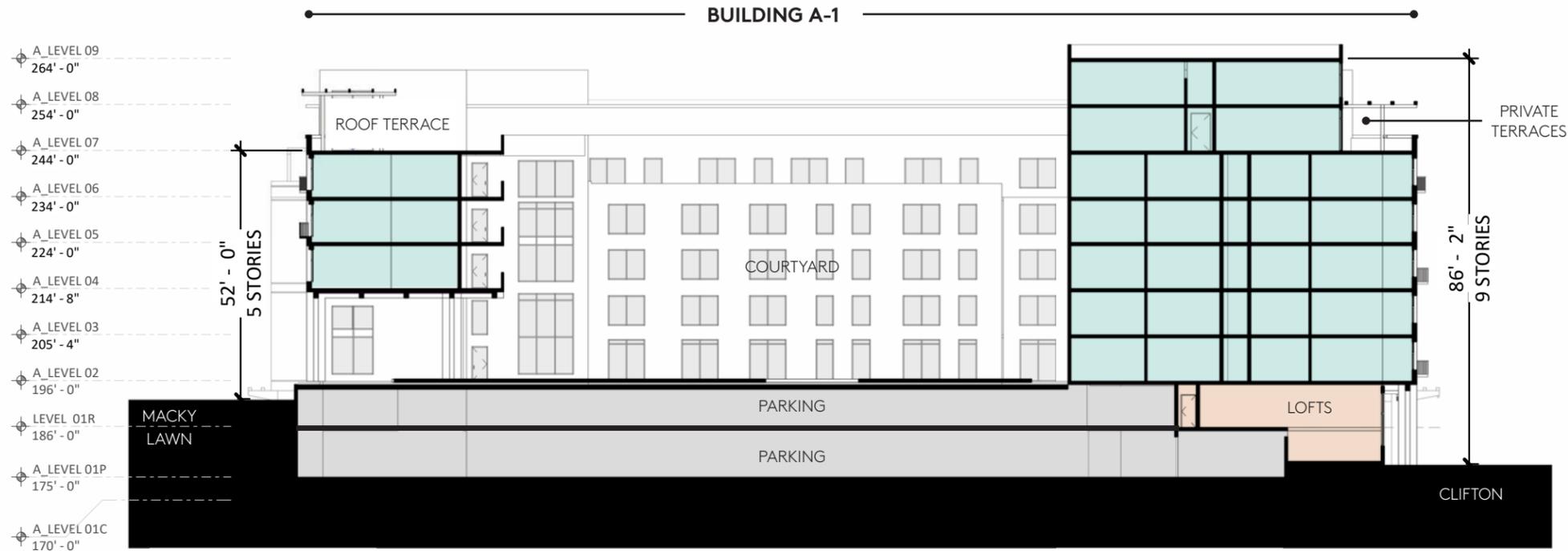
BUILDING SECTION B



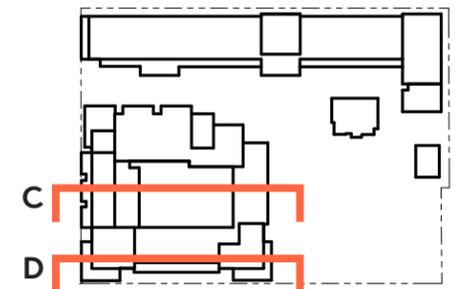
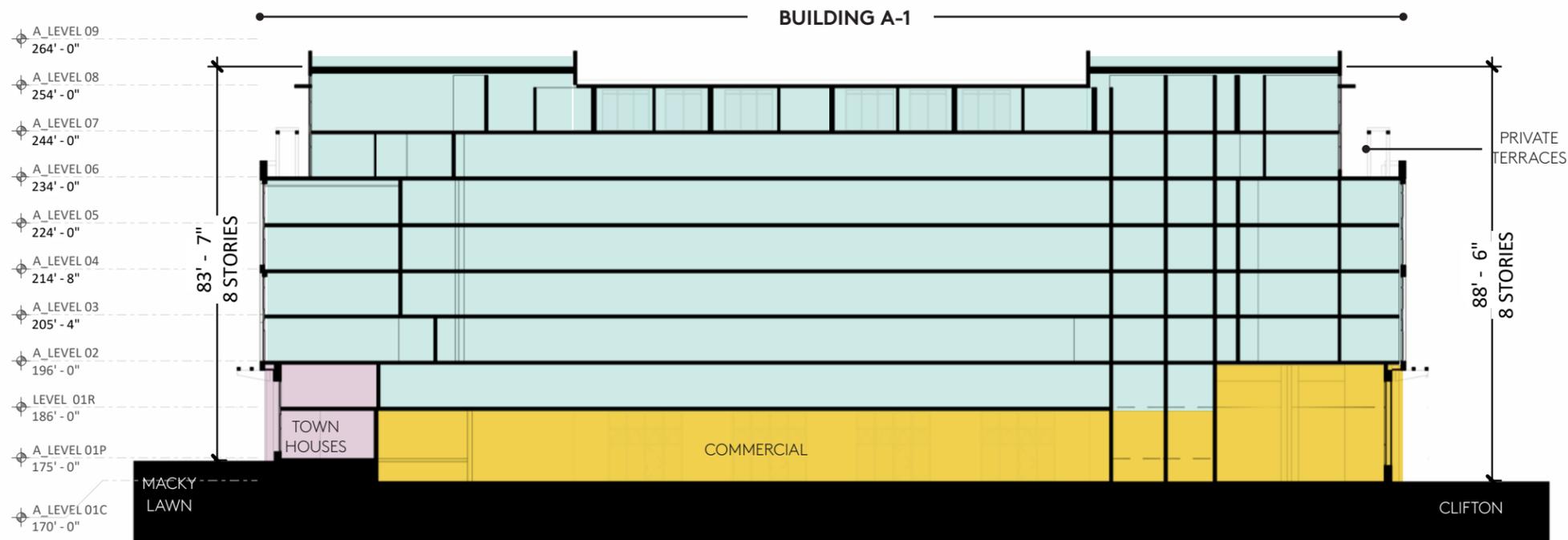
SCALE: 1/32" = 1'



SITE SECTIONS



BUILDING SECTION C

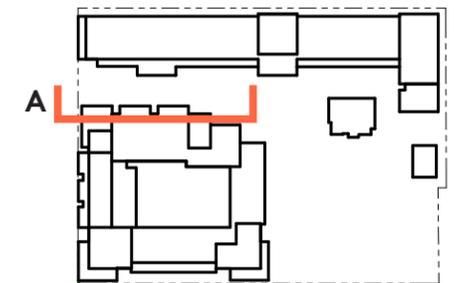
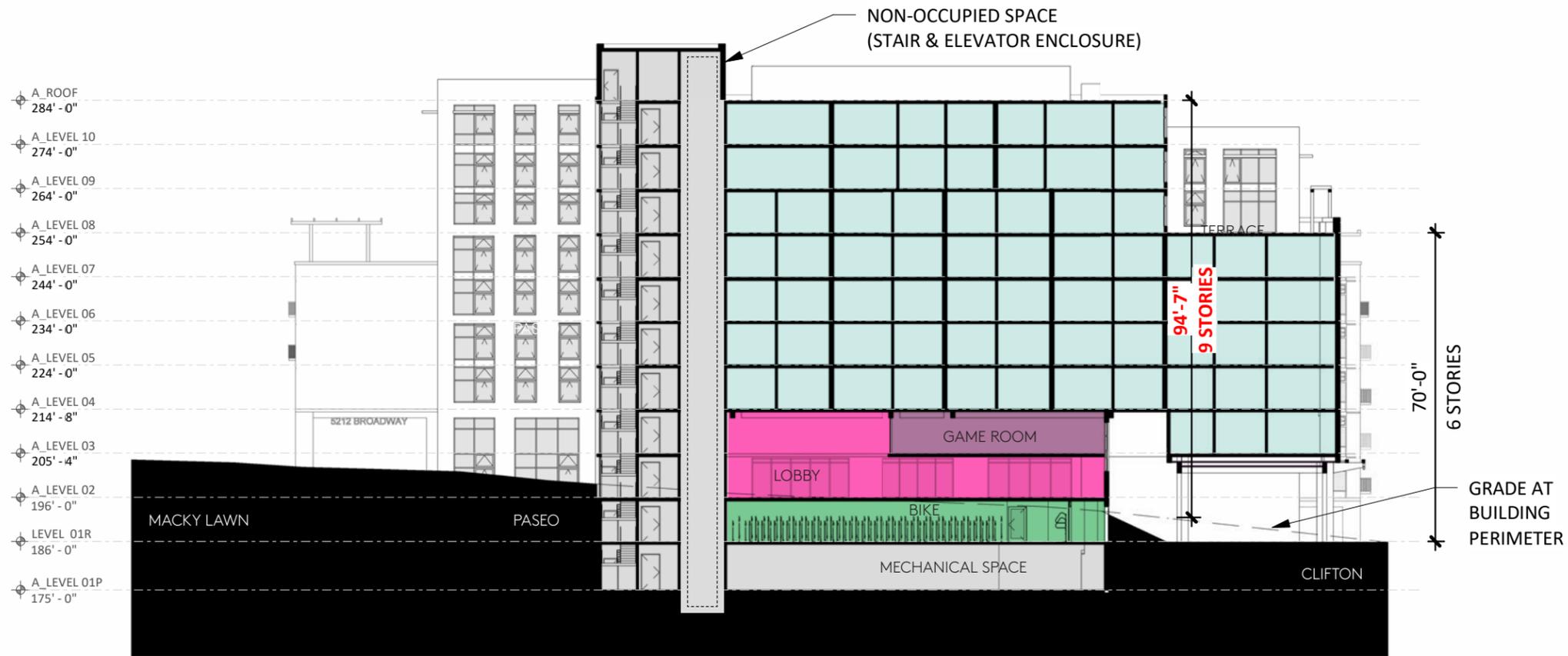


SCALE: 1/32" = 1'

BUILDING SECTION D

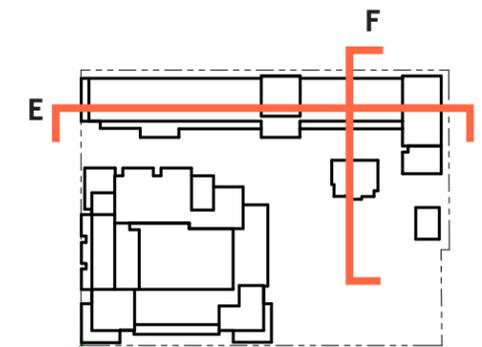
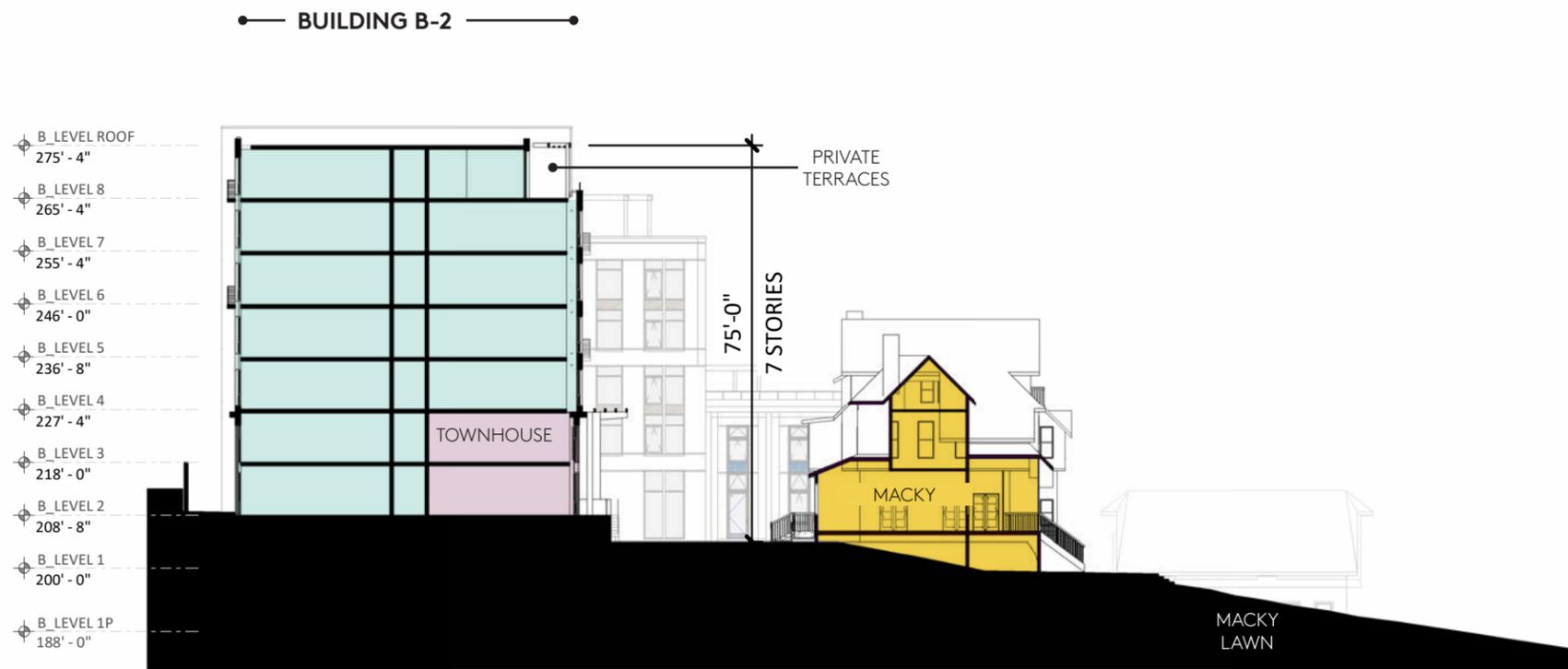
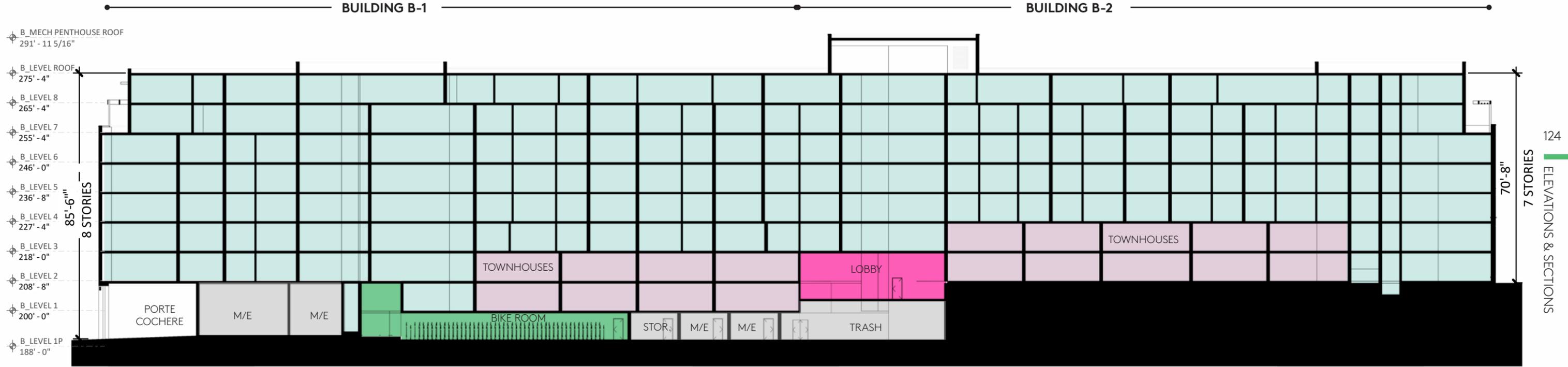
SITE SECTIONS

BUILDING SECTION A



SCALE: 1/32" = 1'

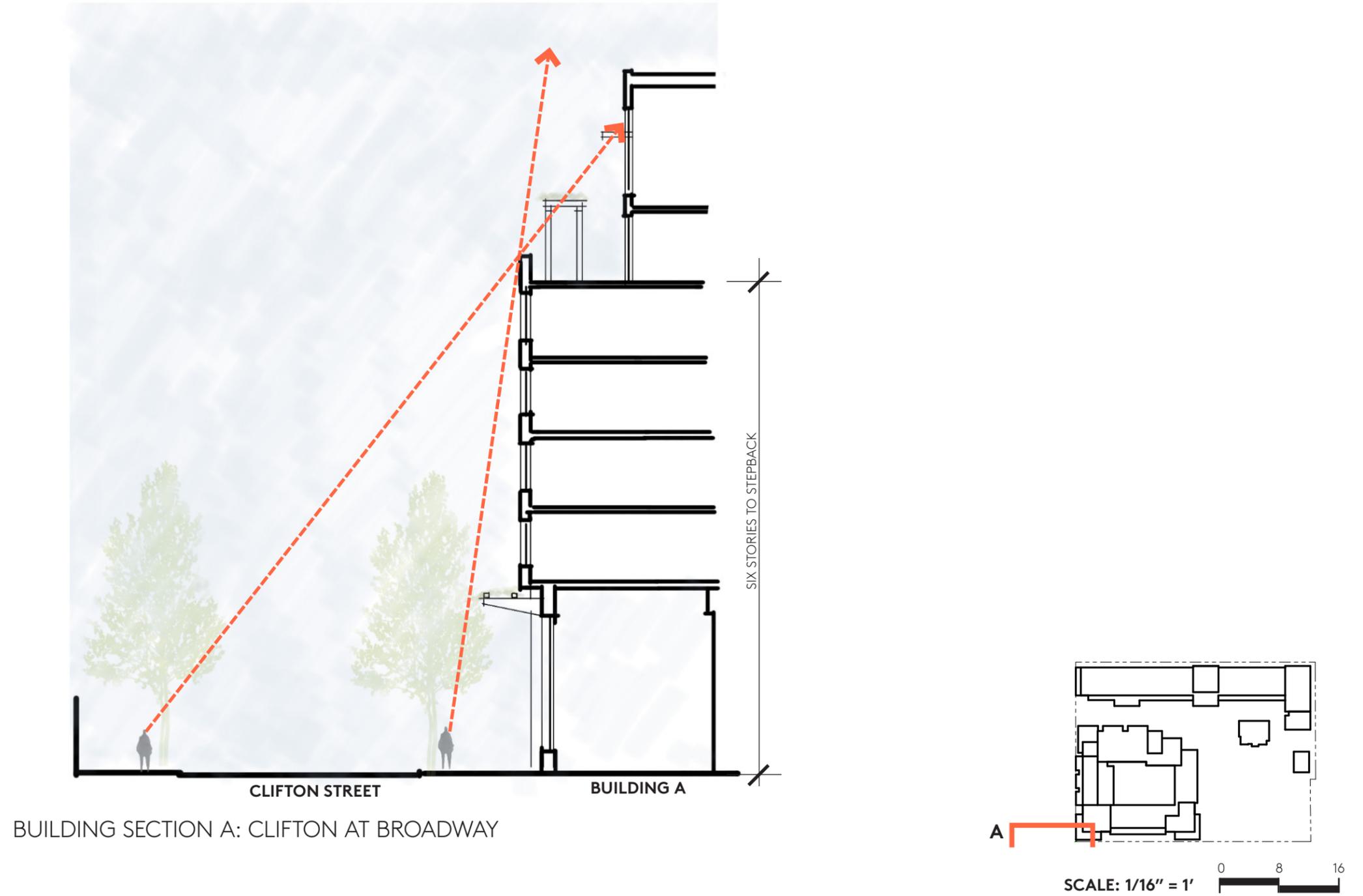
SITE SECTIONS



SCALE: 1/32" = 1'

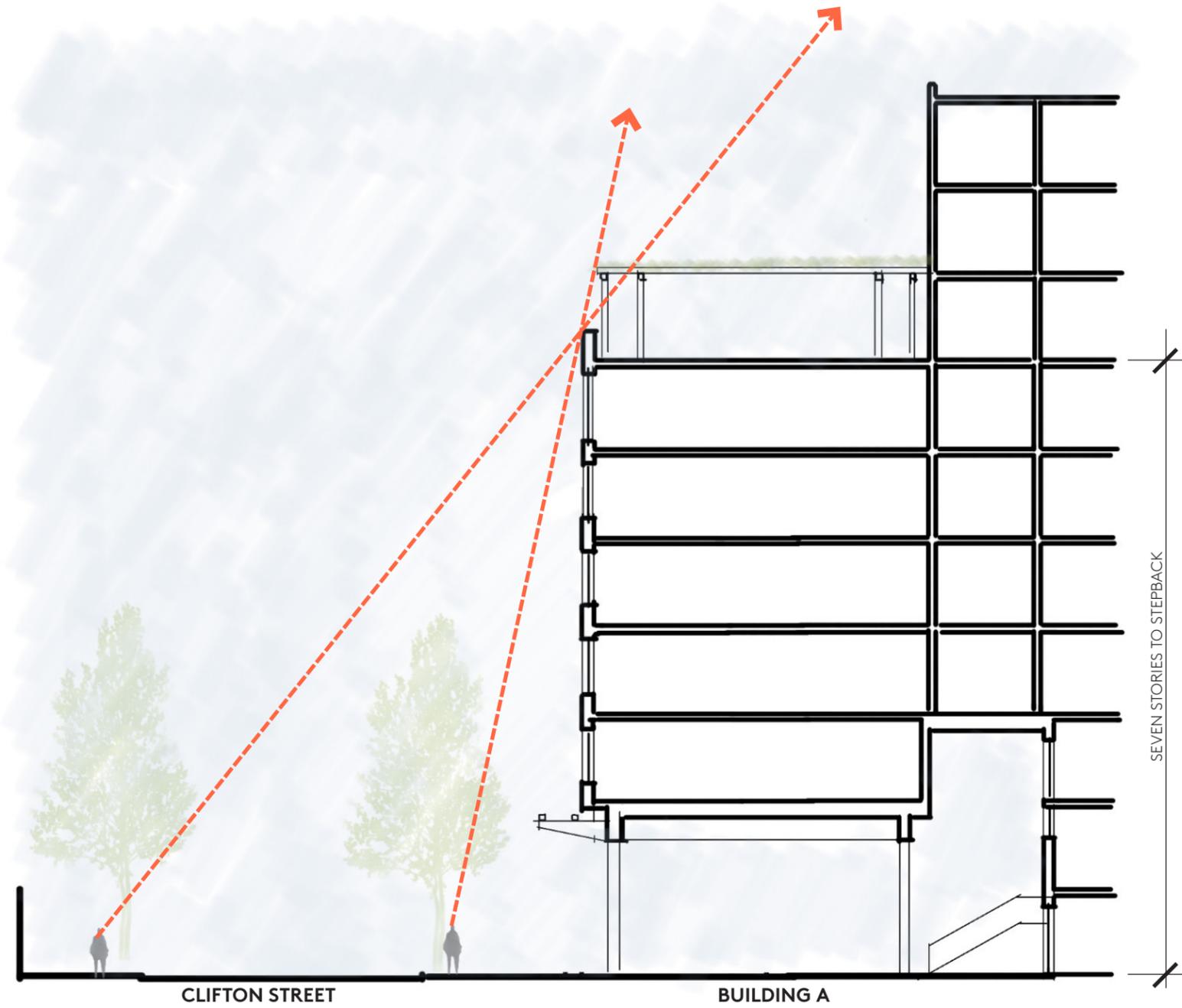


BUILDING SECTIONS

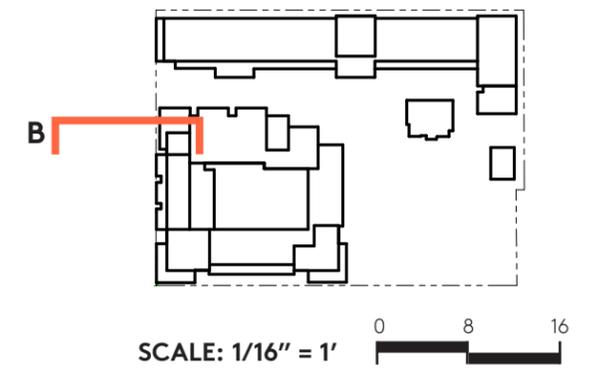


BUILDING SECTION D

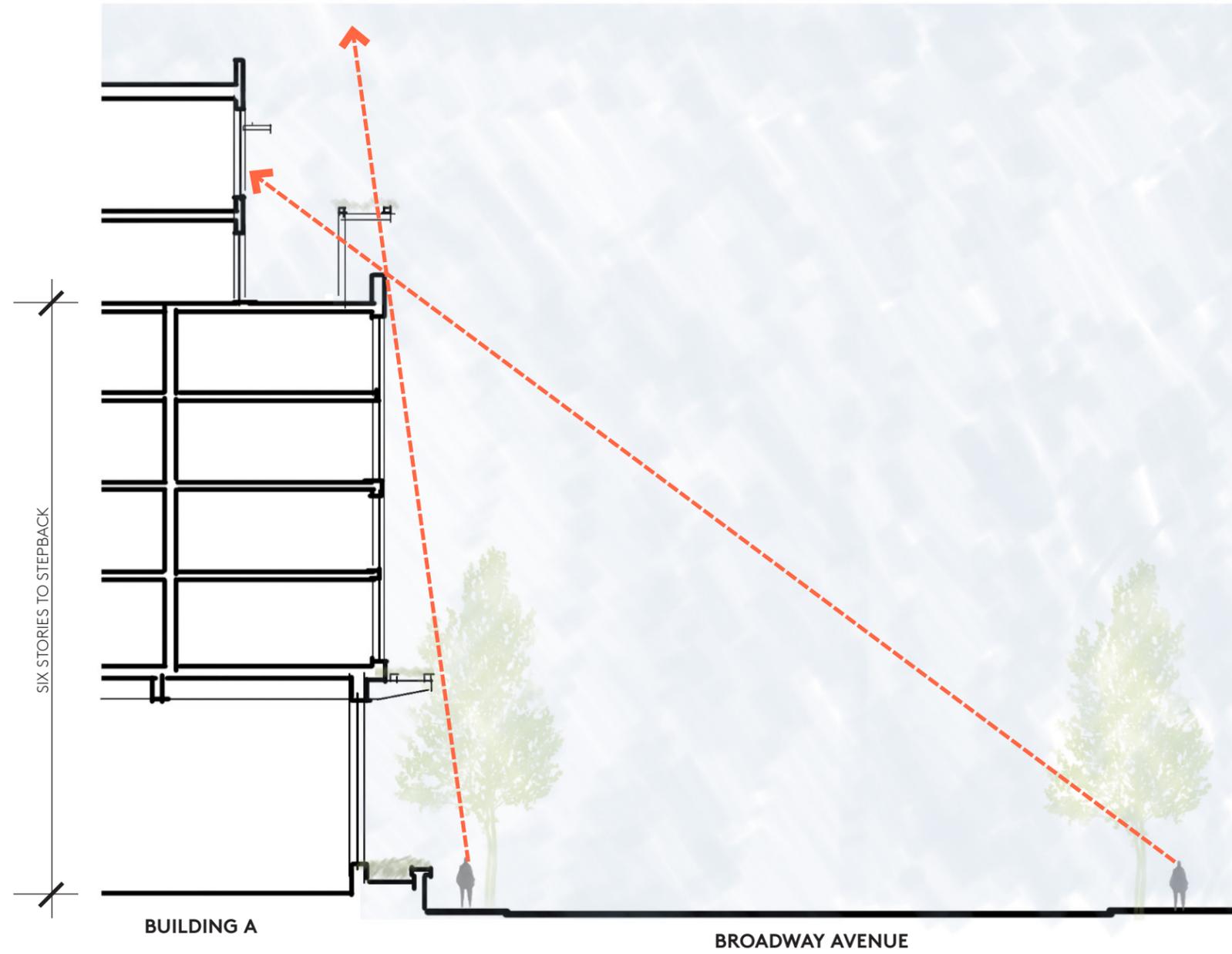
BUILDING SECTIONS



BUILDING SECTION B: CLIFTON AT PASEO

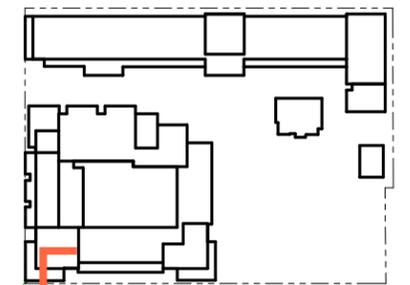


BUILDING SECTIONS



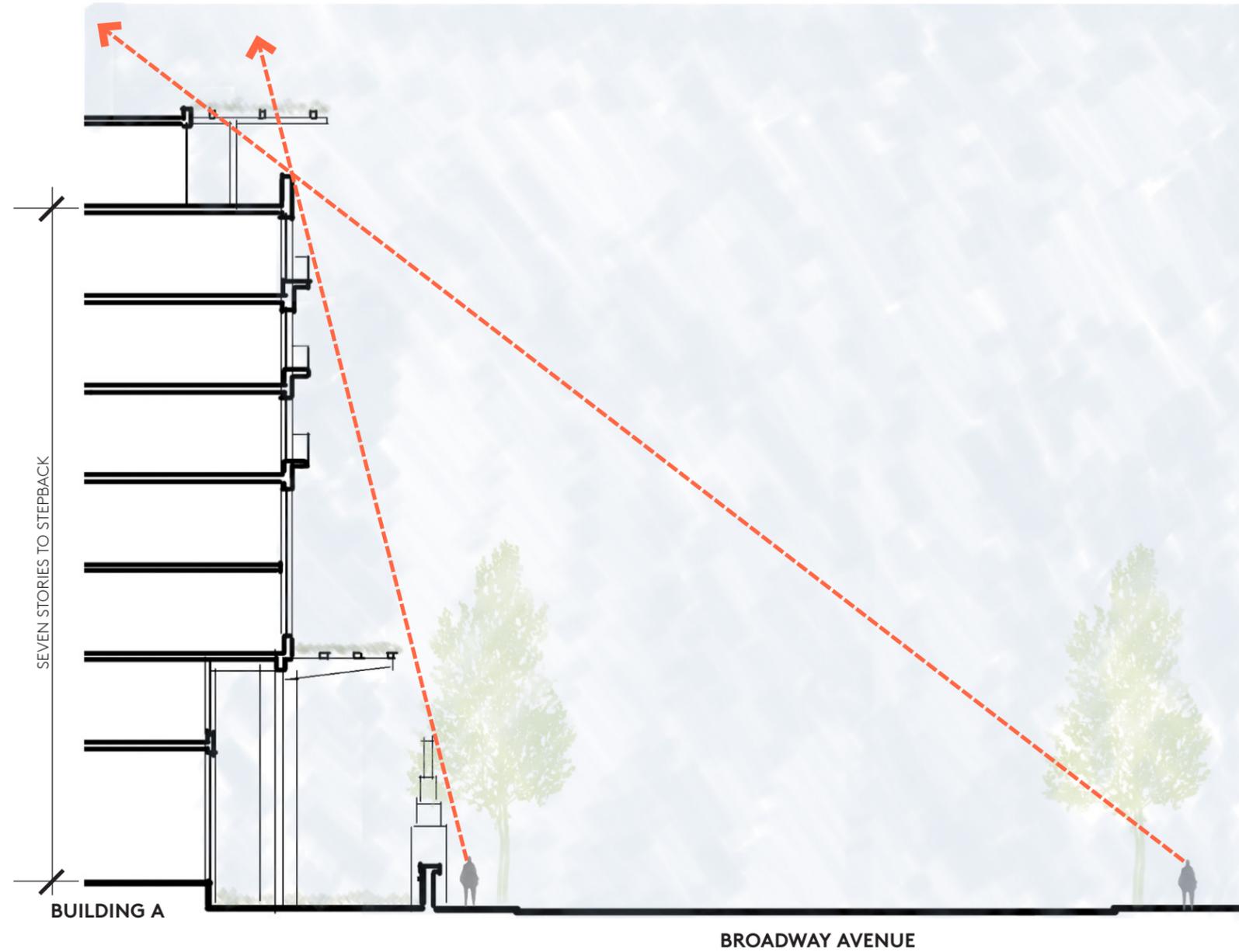
BUILDING SECTION C: BROADWAY AT CLIFTON

SCALE: 1/16" = 1' 



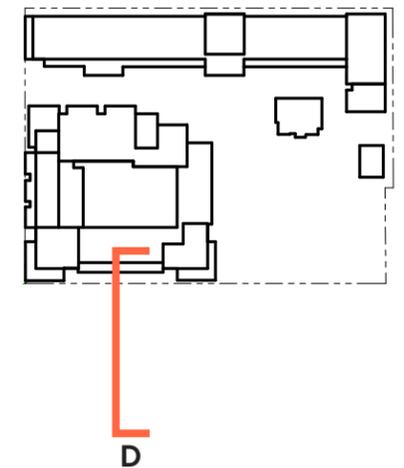
C

BUILDING SECTIONS

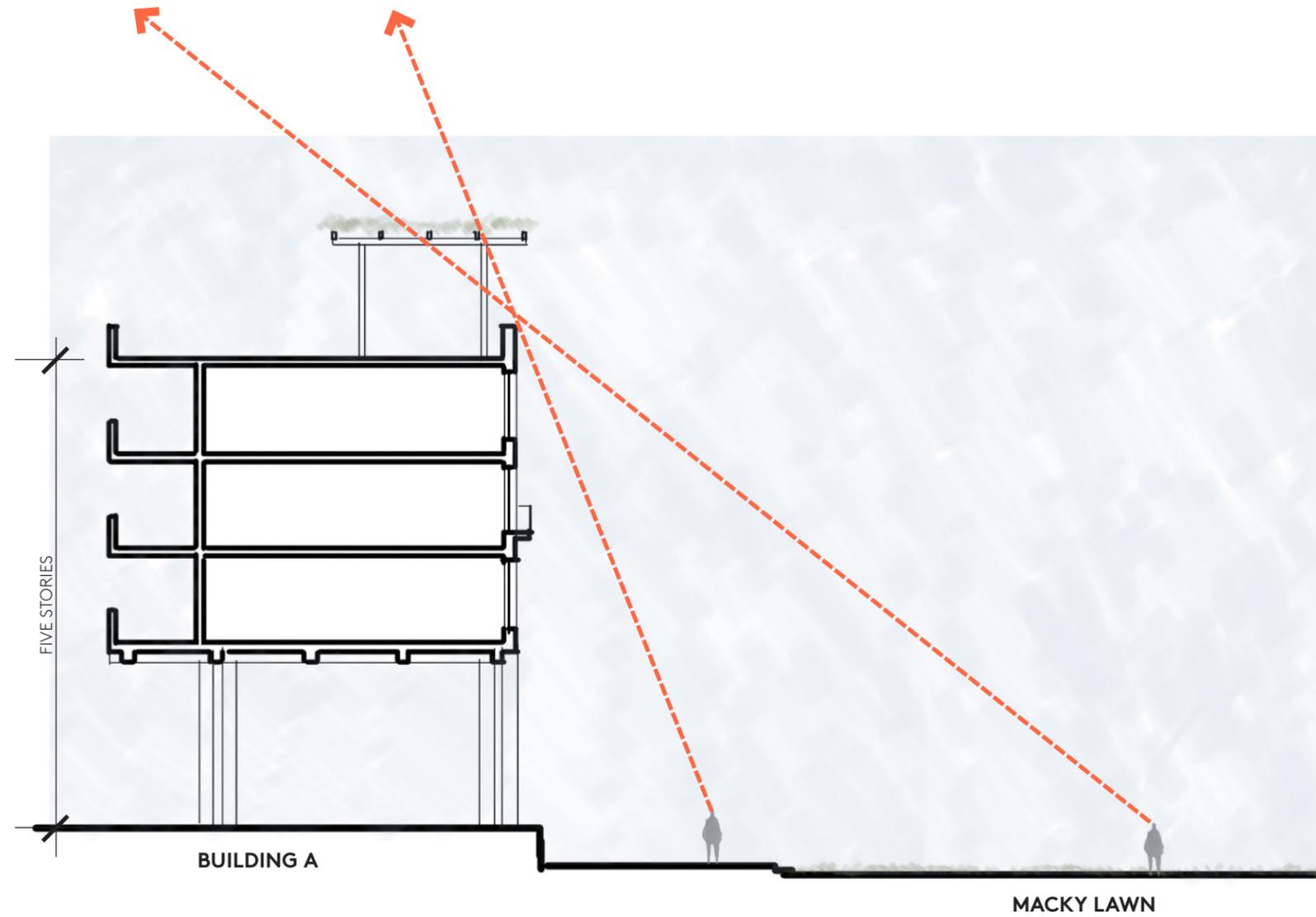


BUILDING SECTION D: BROADWAY

SCALE: 1/16" = 1' 0 8 16

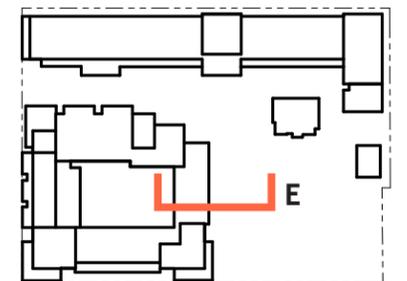


BUILDING SECTIONS

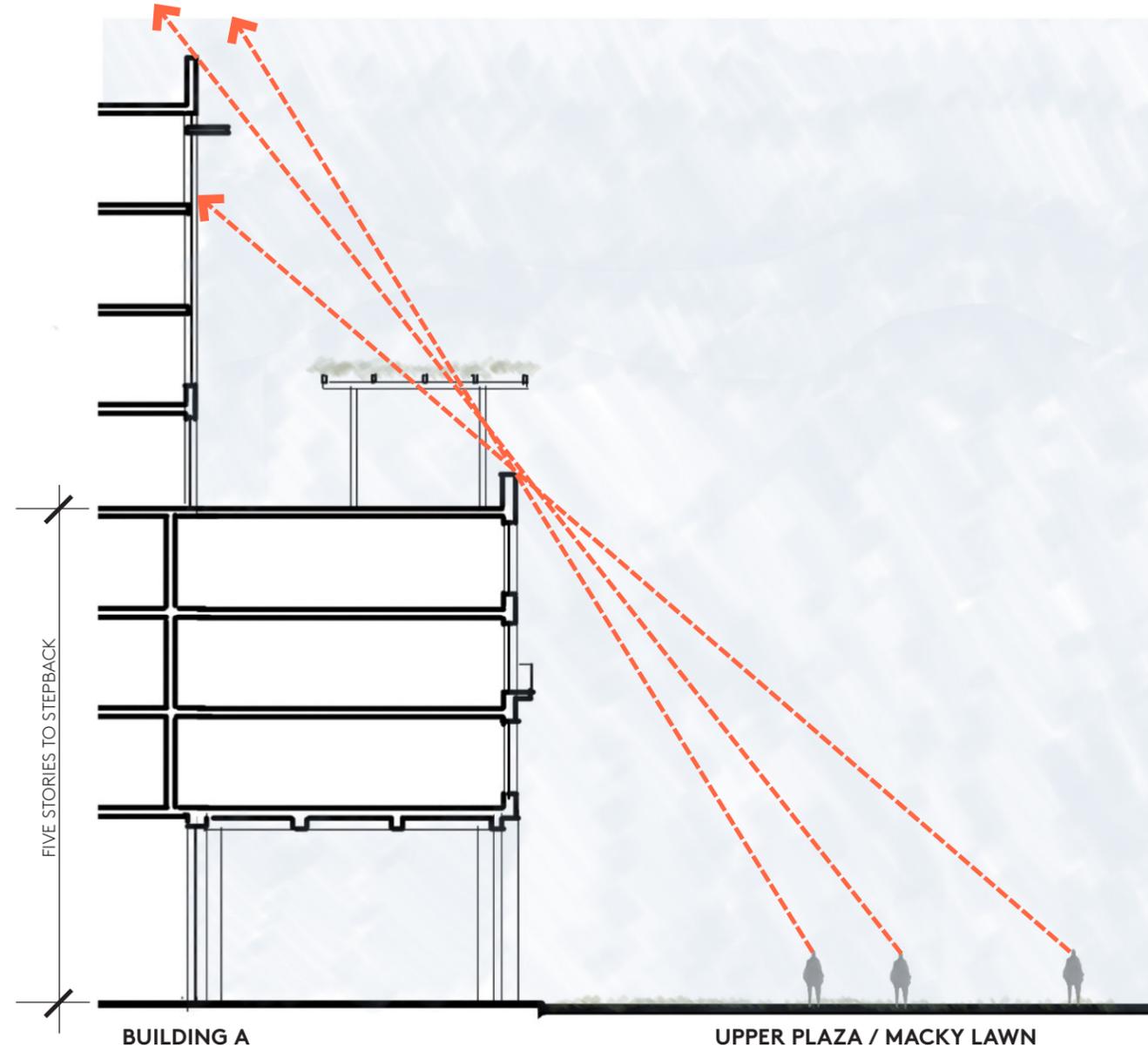


BUILDING SECTION E: MACKY LAWN

SCALE: 1/16" = 1'

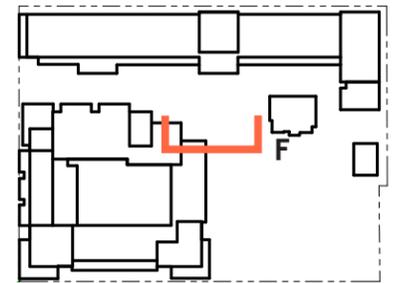


BUILDING SECTIONS

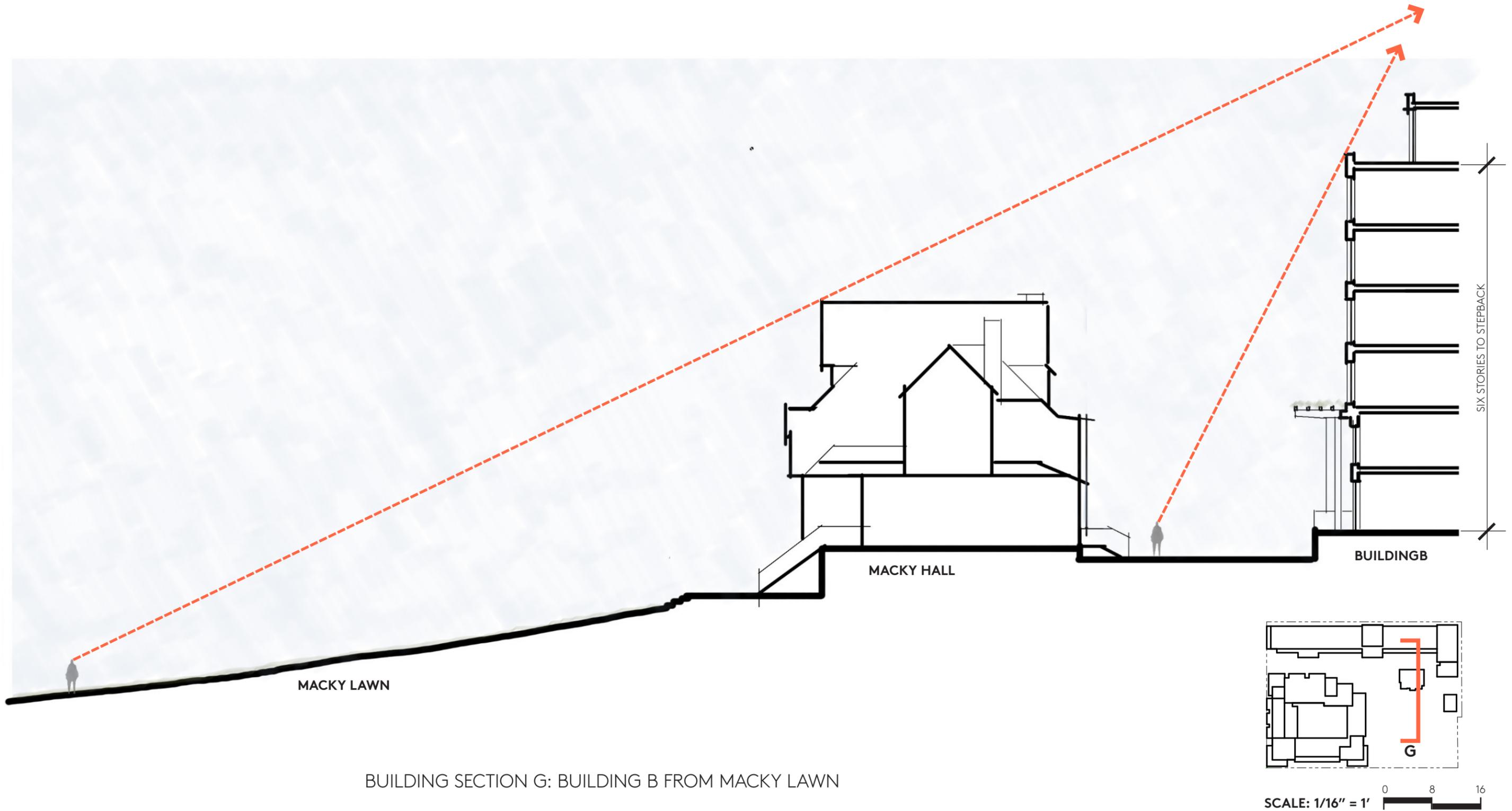


BUILDING SECTION F: UPPER PLAZA / MACKY LAWN

SCALE: 1/16" = 1' 0 8 16



BUILDING SECTIONS



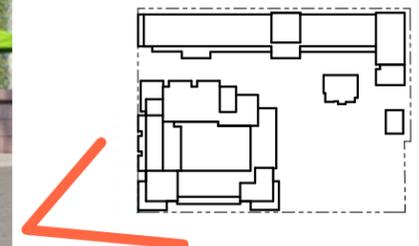
BUILDING SECTION G: BUILDING B FROM MACKY LAWN

SUPPLEMENTS

CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



PRELIMINARY DEVELOPMENT PLAN #: PLN20141 / FINAL DEVELOPMENT PLAN#: PLN20141-PUDF01
CCA OAKLAND DEVELOPMENT / FINAL DEVELOPMENT PLAN APPLICATION / SEPTEMBER 09, 2024



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY WALL AND GATE



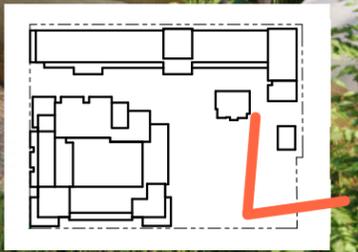
CONCEPTUAL RENDERING: BROADWAY VIEW NORTH



CONCEPTUAL RENDERING: MACKY LAWN & HALL



CONCEPTUAL RENDERING: ADVENTURE PLAYGROUND & CARRIAGE HOUSE



CONCEPTUAL RENDERING: BUILDING A FROM MACKY



CONCEPTUAL RENDERING: BUILDING A FROM PLAZA



CONCEPTUAL RENDERING: BUILDING A FROM PLAZA



CONCEPTUAL RENDERING: BUILDING A FROM PLAZA



CONCEPTUAL RENDERING: BUILDING B & MACKY HALL



CONCEPTUAL RENDERING: CLIFTON STREET



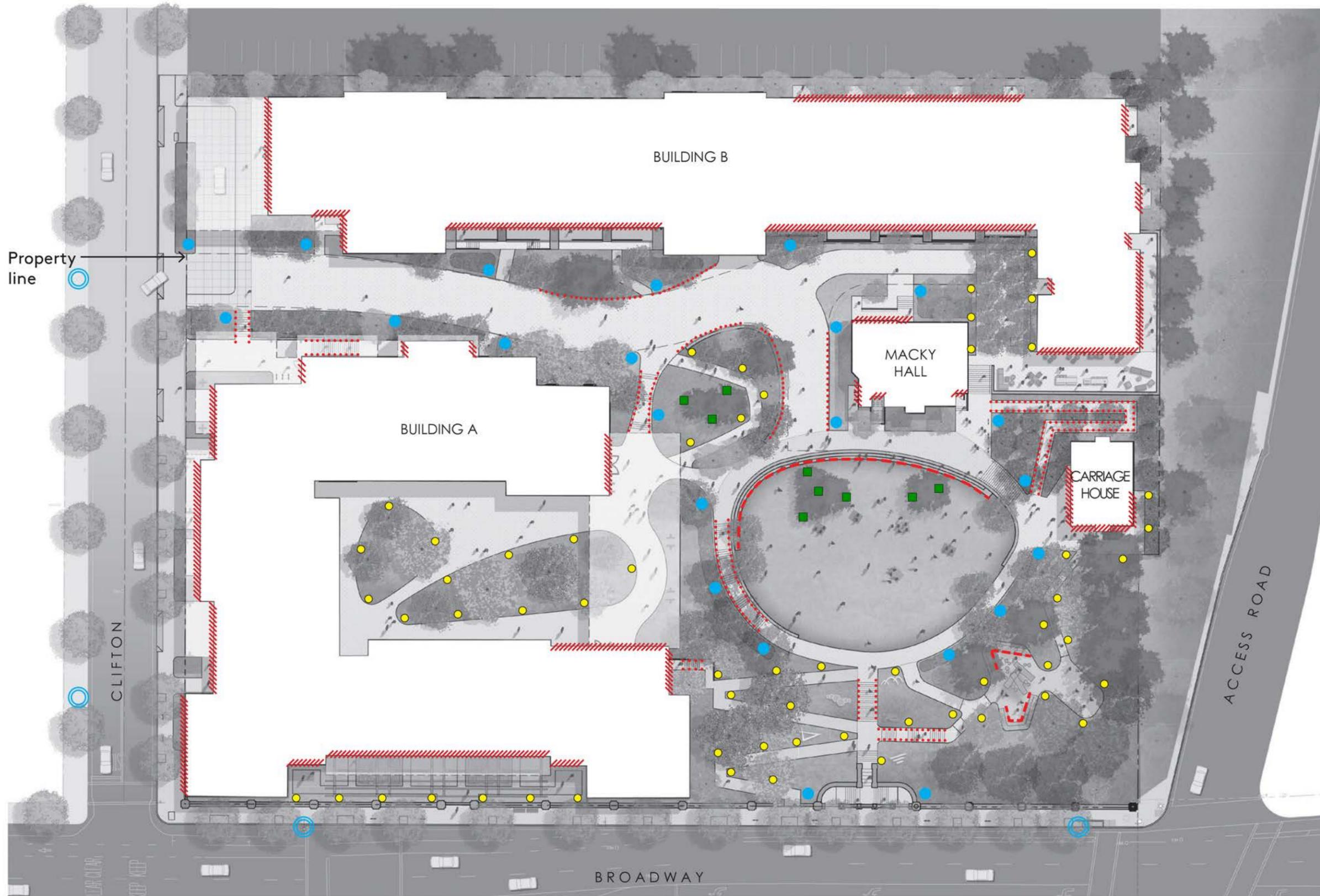
CONCEPTUAL RENDERING: CLIFTON STREET



CONCEPTUAL RENDERING: CLIFTON STREET



SITE LIGHTING PLAN



Legend

- ⊙ Existing street light to remain
- New Pedestrian pole light
- /// Architectural Lighting



- New Bollard light



- New Bench strip light



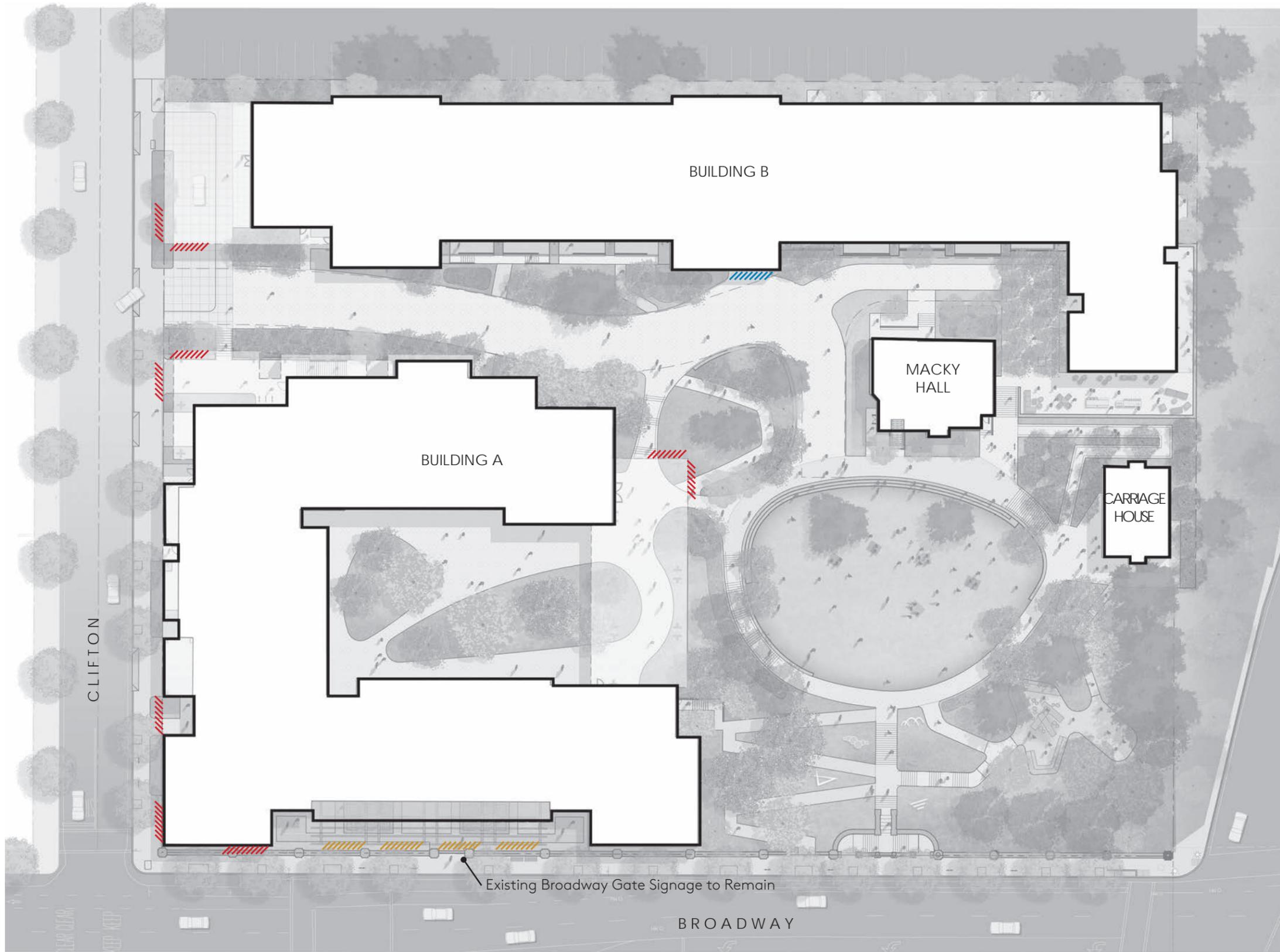
- ⋯ New Handrail strip light



- New LED Tree Uplights at existing Coast Redwood trees



SITE SIGNAGE PLAN



Legend

- //// 18" Suspended Metal Building Signage
- //// 14" Suspended Metal Building Signage
- //// 12" Suspended Metal Building Signage

SIGNAGE MATERIAL

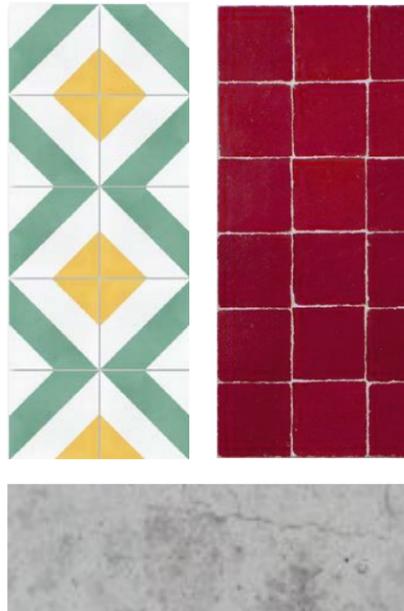


SIGNAGE PRECEDENT

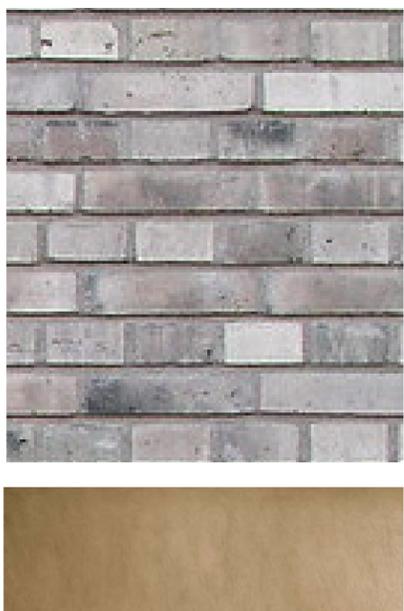


BUILDING MATERIALS BOARD

BUILDING A

	corner volumes	field	field upper	vertical volumes	base	
						
	brick veneer*/decorative aluminum perf	cement plaster/cement plaster	cement plaster/painted metal trellis structure	painted cement panel board & batt/painted metal spandrel	ceramic tile/cast in place concrete	wood trellis beams

BUILDING B

	central volume	field	field	upper	base	
						
	brick veneer*/tile spandrel	cement plaster/metal panel spandrel	painted cement panel board & batt/metal panel spandrel	cement plaster/cement plaster	large-format tile, ceramic tile/board formed concrete	wood trellis beams

CCA Oakland, CA (2 Levels)

Concept Design Parking Count Comparison

CCA Oakland, CA				
Garage Area	Current Parking Plan	Volley Parking Concept		
		Total Spaces	Conventional	Automated
Ground Floor	233	99	7	92
Level 2	233	138	0	138
TOTALS	233	237	7	230

Volley System Concept:

- ~230 Automated storage locations
- Retain ~7 conventional Ground Floor spaces
- Support or exceed current planned parking count
- ADA Van parking included within Volley System if desired
- Decrease total parking garage height required
- Possibly decrease total excavation required (stacker pits)
- Eliminate stackers and valet/attendant related costs

Assumptions

- Column grid could be optimized to support parking counts
- Storage Location mix should match U.S. vehicle model sizes



CCA Oakland, CA(2 Levels)

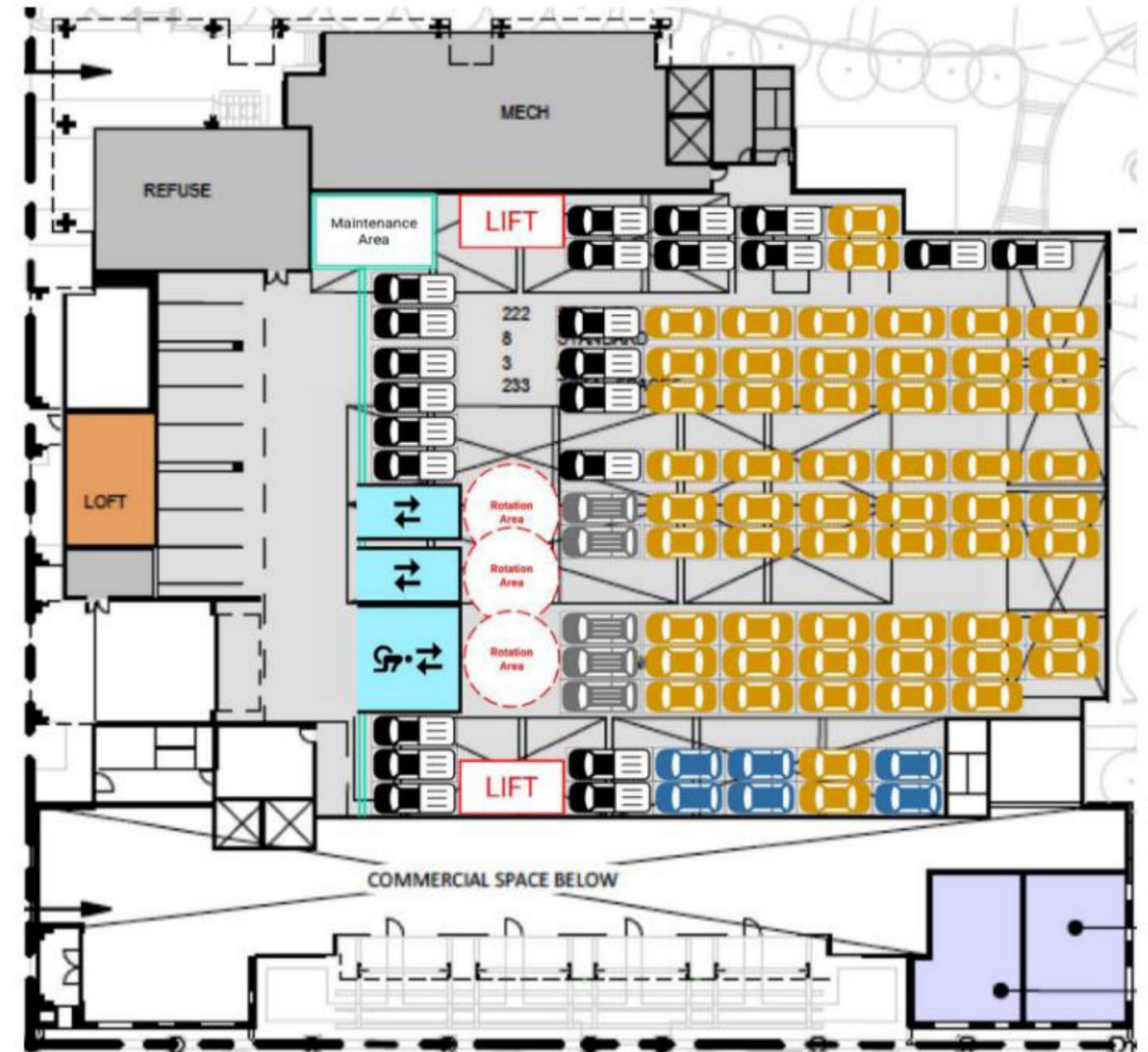
Ground Level Entry

Volley System Concept:

- 3 Parking Bays (1 ADA Van compliant)
- 2 Lifts to access Level 2
- ~92 Automated storage locations
- ~7 Conventional parking spaces retained
- One possible Maintenance Area location shown

Assumptions

- Maintain current access and footprint
- Space allowed for possible placement of columns
- Level kept somewhat open for vehicle movement
- Storage location sizes match popular U.S. vehicles



CCA Oakland, CA(2 Levels)

Level 2

Volley System Concept:

- ~138 Automated storage locations
- 2 Lifts to access Ground Level
- Mostly Mid-length storage locations
- Uses available Level 2 parking footprint

Assumptions

- Space allowed for possible placement of columns
- Concept maintains current garage footprint
- Level organized to favor total parking count
- Storage location sizes match popular U.S. vehicles

