

The Fruitvale Courtyard Apartments

SITE ANALYSIS



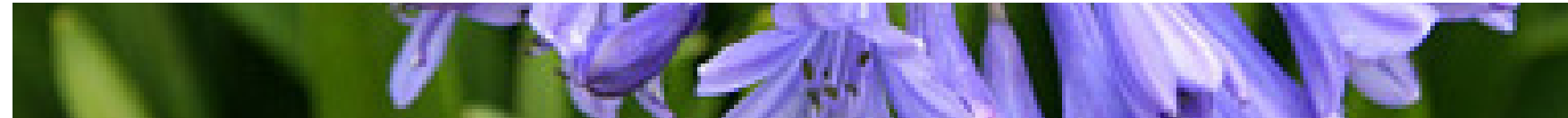
FULL PROPOSAL



PLANTING PLAN



PARKING LOT



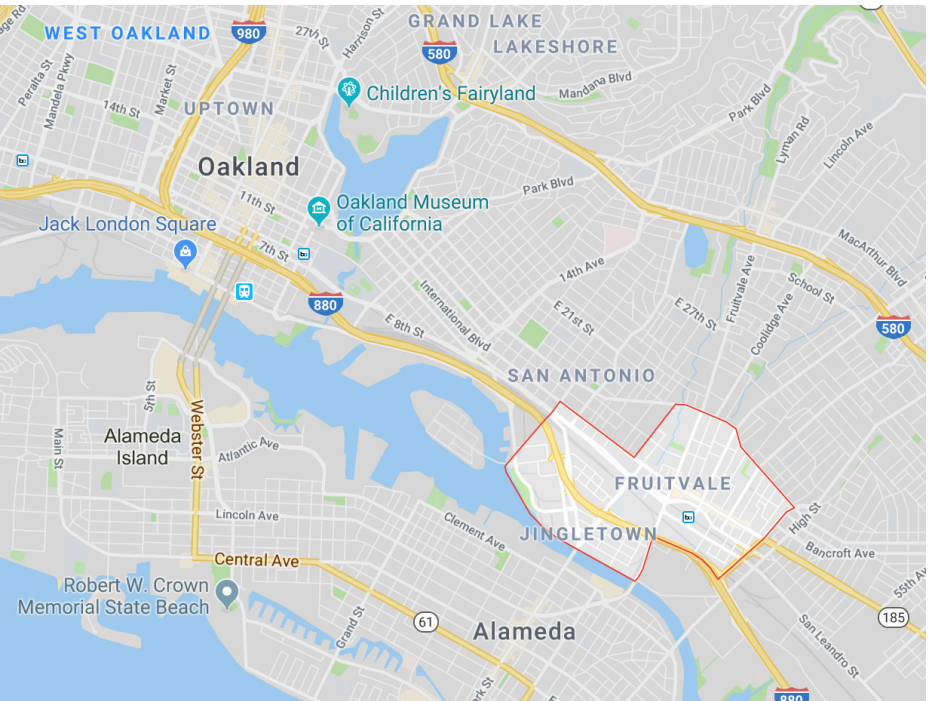
SMALL COURTYARD



MAIN COURTYARD



SITE ANALYSIS



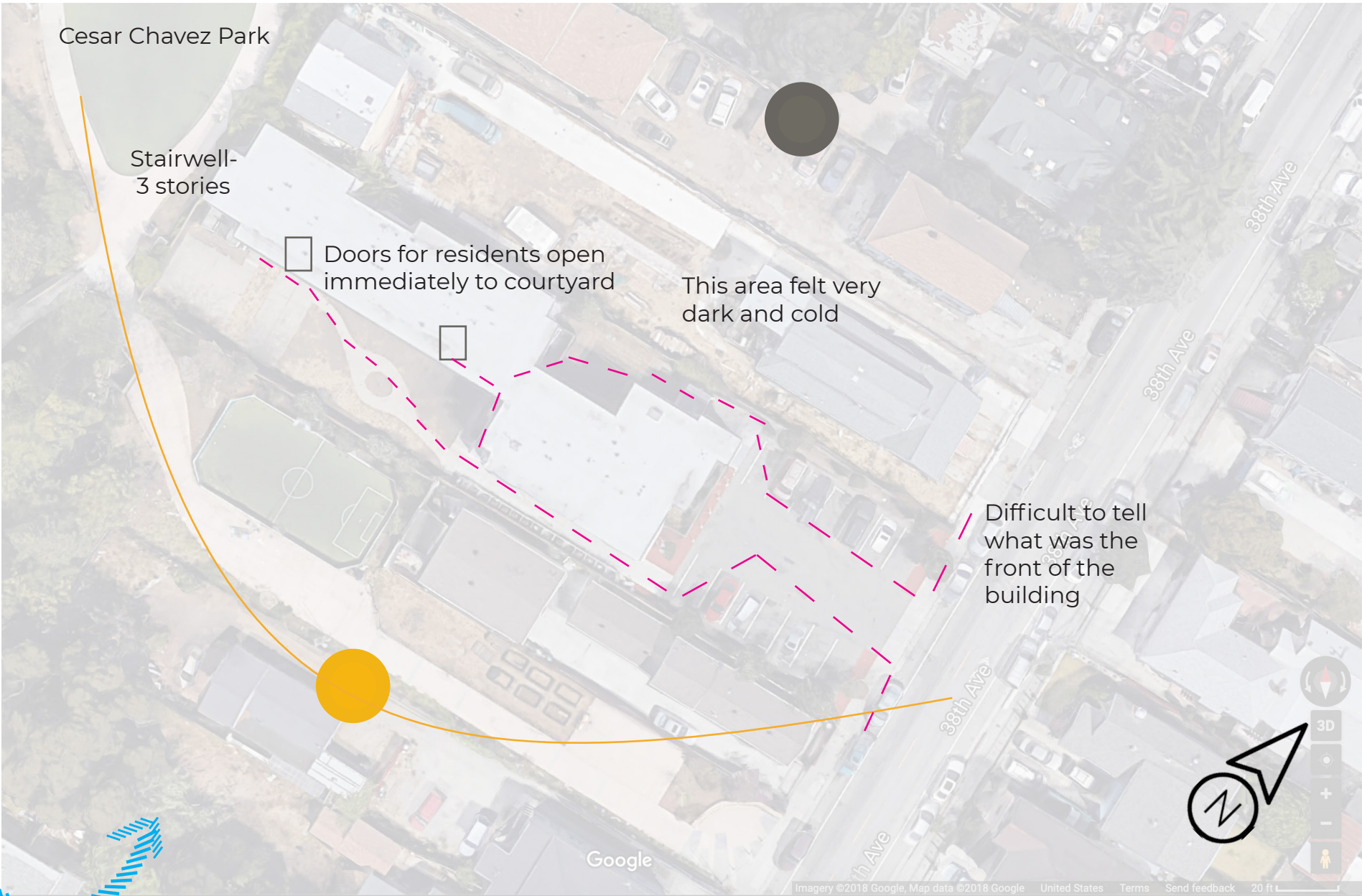
Fruitvale, Oakland

Central to the Chicano Movement in the 1960s and 1970s, artwork including mosaic and mural reflects this throughout the neighborhood

Residential area, located about 4 miles southeast of downtown

Adjacent to Cesar Chaves Park

Owned and operated by the Oakland Housing Authority (OHA)



Full Sun



No direct sun



Doorways

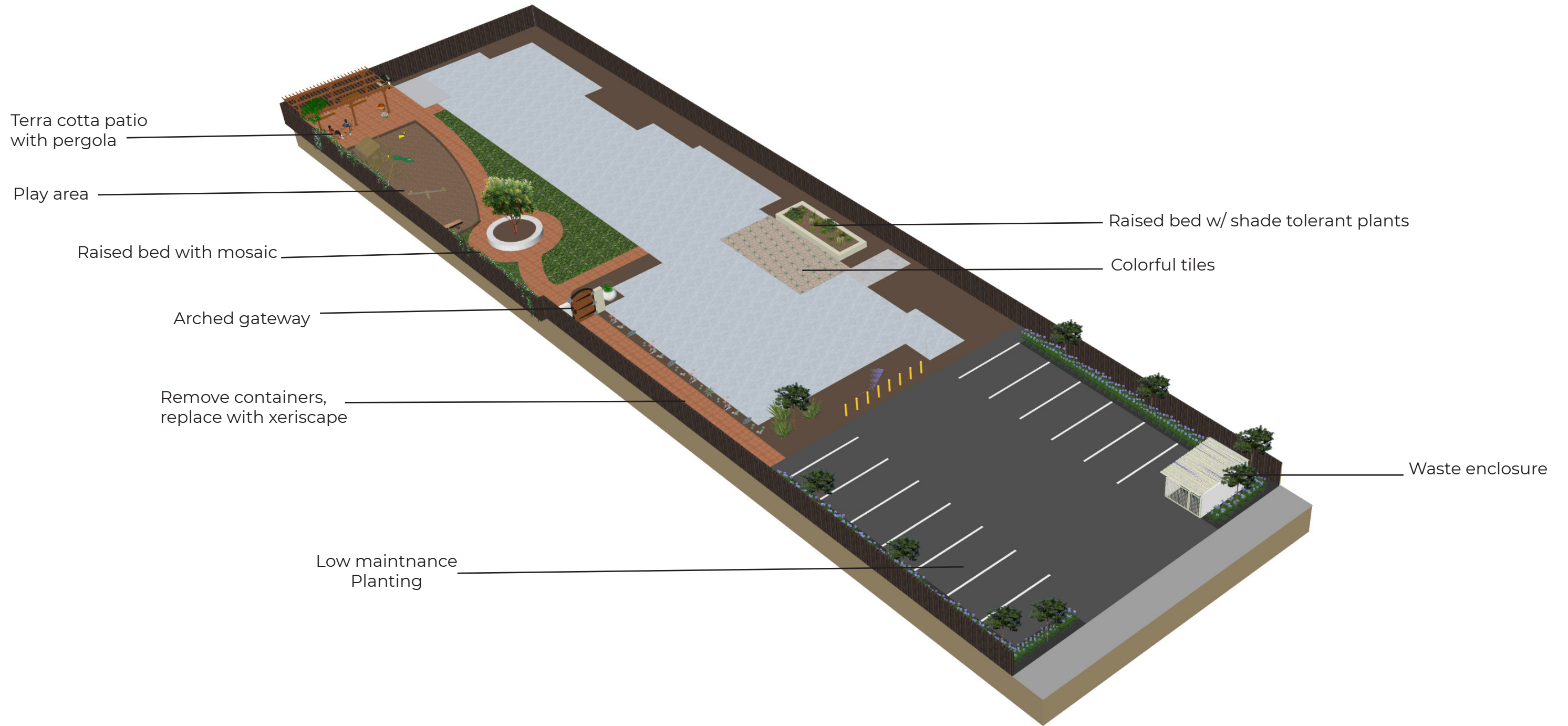


Circulation



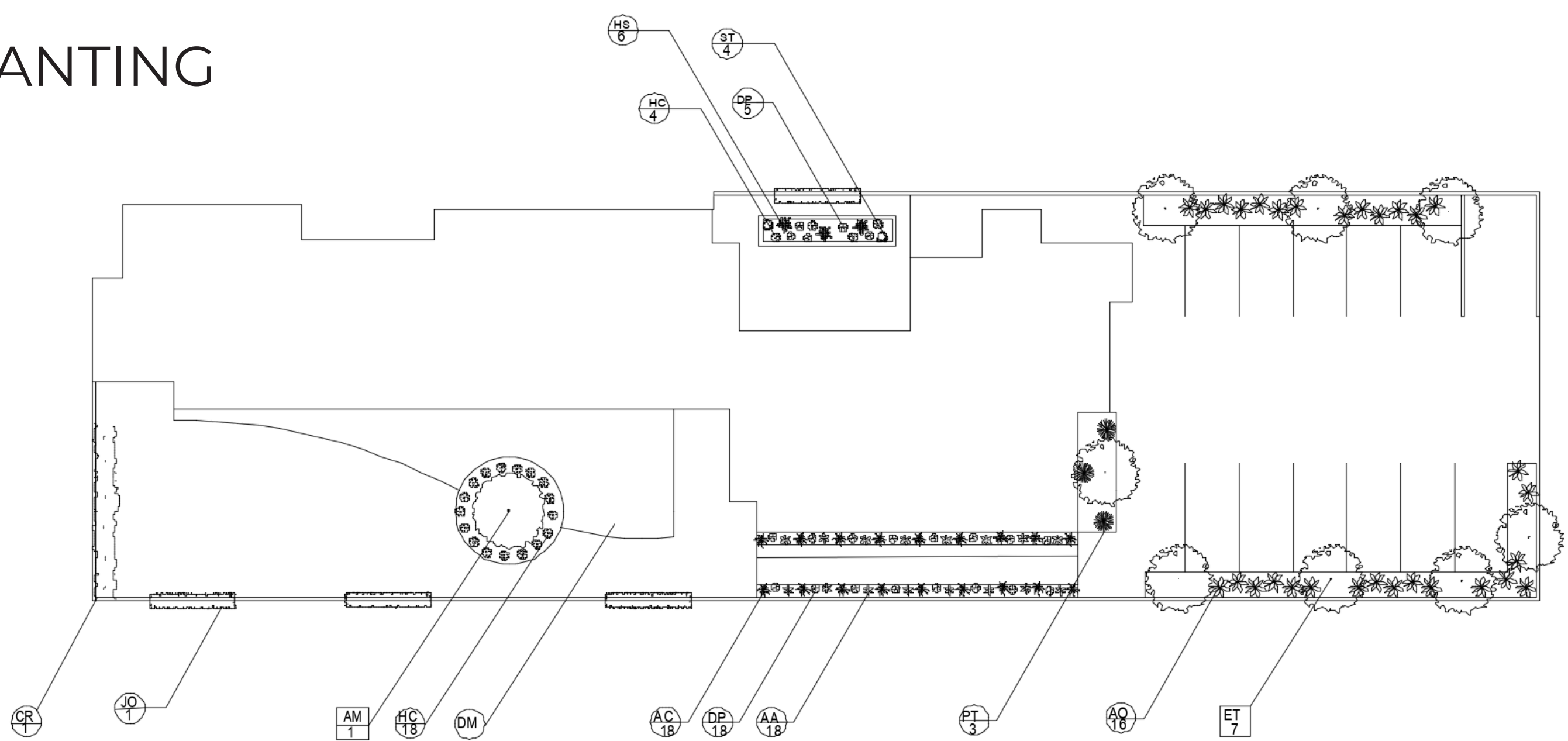
Wind

FULL DESIGN PROPOSAL



This project has been designed to provide an environment for residents to flourish. Elements from the surrounding community have been combined with a traditional patio garden style to enhance the identity of the site. The solutions offered enhance privacy and safety, provide aesthetic waste disposal, and offer drought tolerant, low maintenance plantings; while the terra cotta pathway leads residents and pets to areas for community gathering, relaxation, and play.

PLANTING



TREES	BOTANICAL NAME	COMMON NAME	SIZE (H x W)	WATER USE
ET	Existing tree			
AM	<i>Arbutus mensiessie</i> 'Marina'	Madrone	40' x 40'	Low

VINES				
CR	<i>Campsis radicans</i>	Trumpet vine		Once weekly
JO	<i>Trachelospermum jasminoides</i>	Jasmine		Once weekly

PERENNIALS				
AC	<i>Aloe spinosissima</i>	Gold tooth aloe	2' x 3.5'	Very low
AO	<i>Agapanthus orientalis</i>	Lily of the Nile	2' x 3.5'	Low
AA	<i>Agave attenuata</i> 'Ray of light'	Foxtail agave	2' x 3.5'	Very low
DP	<i>Dudleya pulverulenta</i>	Chalk dudleya	2' x 2'	Very low
HC	<i>Heuchera sanguinea</i> 'Firefly'	Heuchera	1.5' x 2.5'	Low
HS	<i>Hosta</i>	Hosta	2' x 4.5'	Low
PT	<i>Phormium tenax</i>	New Zealand flax	2' x 3.5'	Low
ST	<i>Sansevieria trifasciata</i>	Viper's bowstring	3' x 1.5'	Low

PARKING LOT



Solutions:

- Build an attractive locking enclosure with which accomodates a 3 cubic yard dumpster and allows access for residents and maintnance
- Clearly display the address
- Retain existing trees and add low maintnance planting

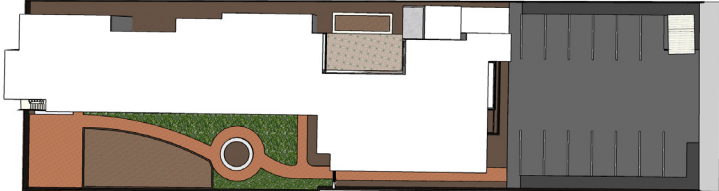


Challenges:

- Currently unused waste containers
- Garbage compiles at the back of the lot
- Frequently used by public for illegal disposal
- Difficult to tell what is the front of the building



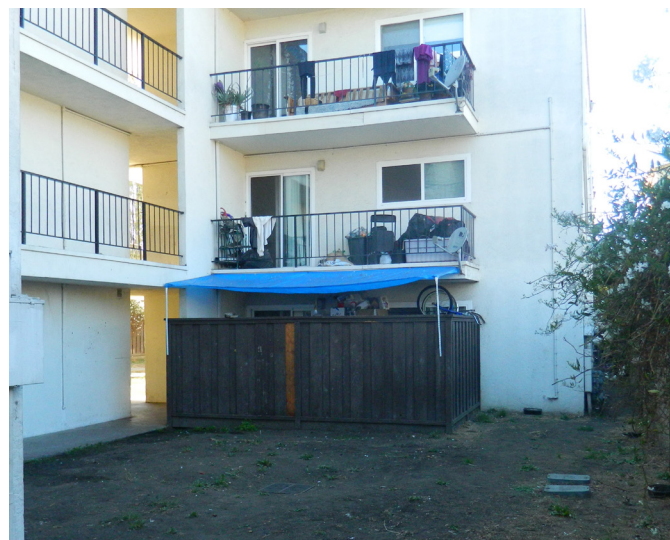
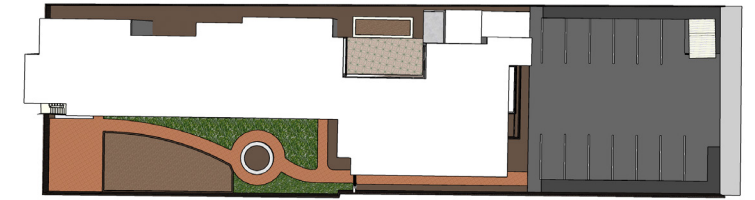
PARKING LOT



SMALL COURTYARD

Challenges:

- Very little sunlight
- Heavily trafficked
- Feels cold and enclosed



Solutions

- Pave the fully shaded area with colorful tiles
- Build a raised bed for partial shade area
- Plant shade tolerant, pollinator friendly plants

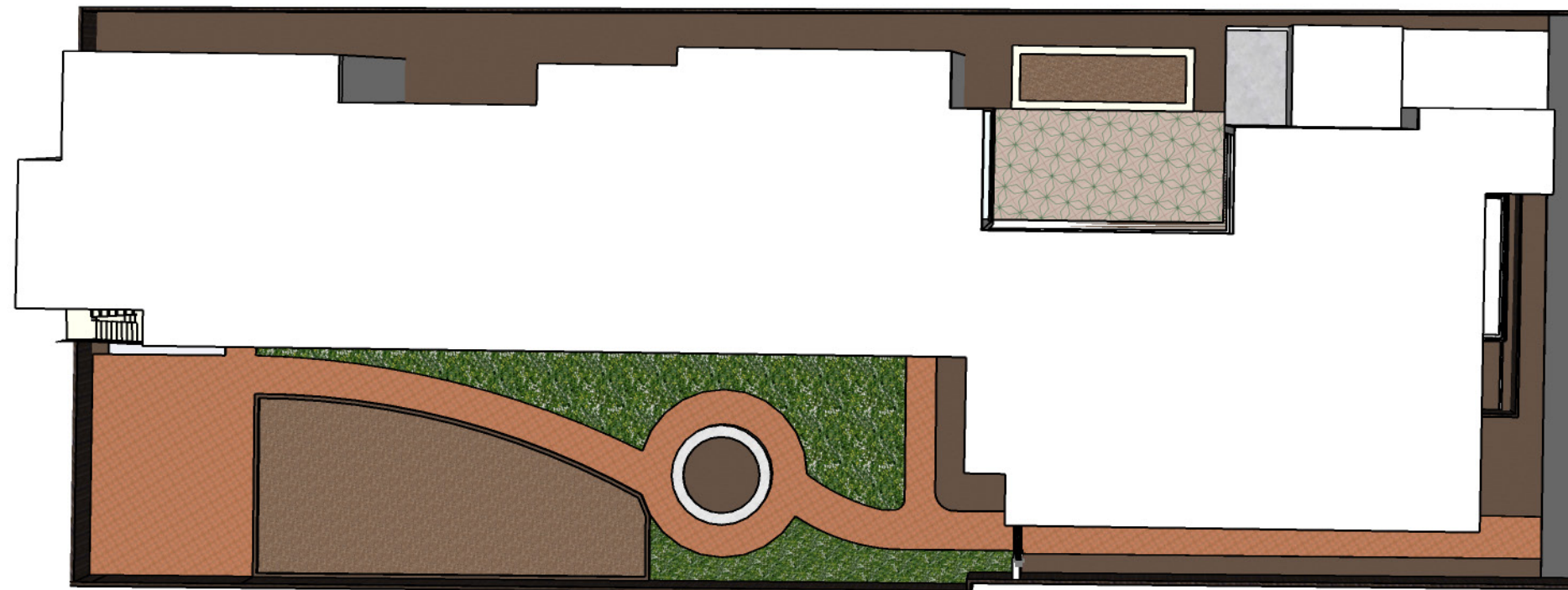


MAIN COURTYARD



Problems

- Paving in poor condition
- Difficult for first floor apartments to retain privacy
- Rectilinear space completely fenced in



Solutions

- Replace existing paving with terra cotta tiles
- Create central focus with circular tree planter
- Retain buffer in front of apartments
- Add gathering area and space for children to play

MAIN COURTYARD



MAIN COURTYARD



Thank you!