

# TABLE OF CONTENTS

Site Context (2)

Site Analysis (3)

Existing Conditions (4)

Design Proposal (5)

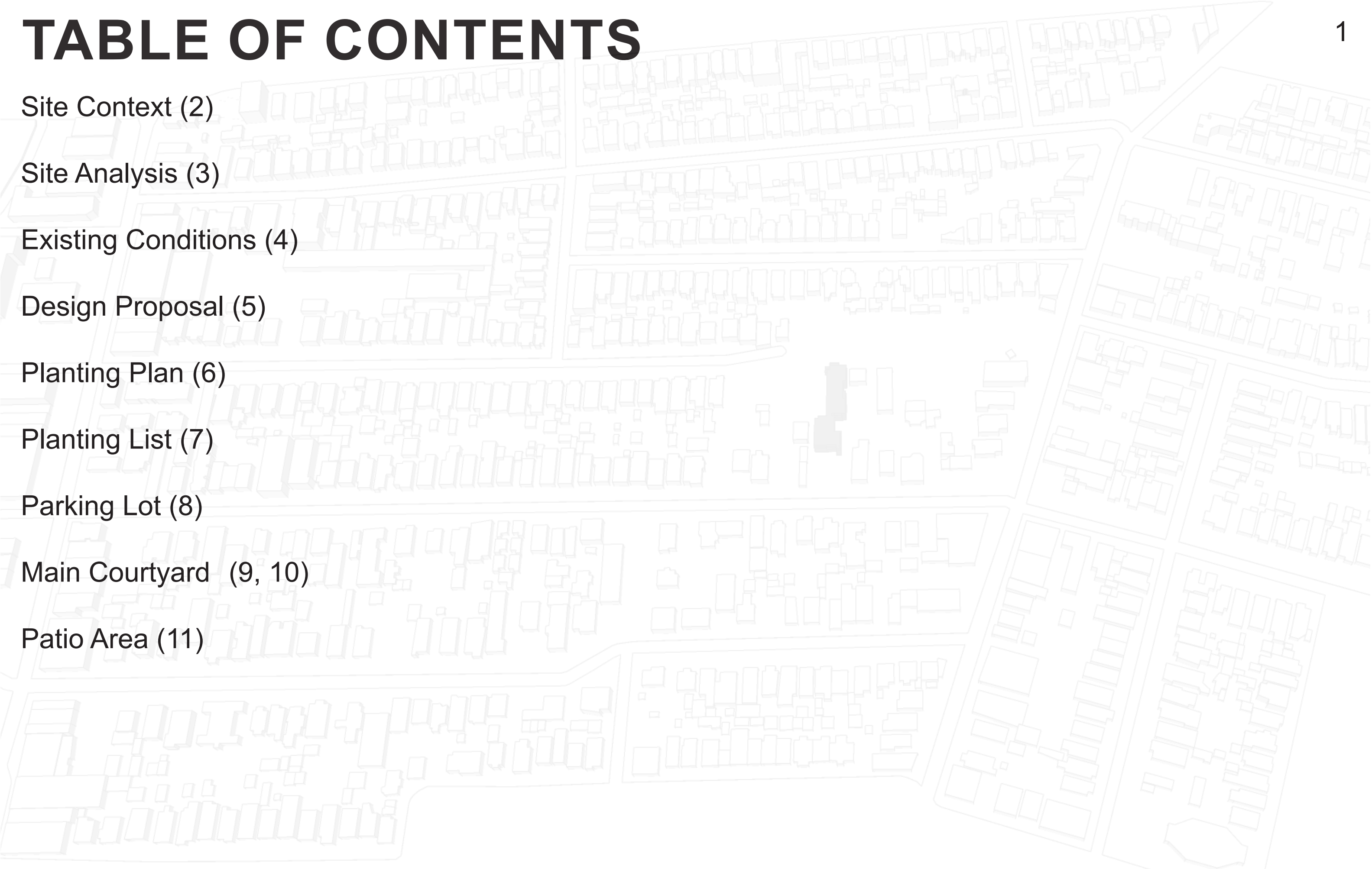
Planting Plan (6)

Planting List (7)

Parking Lot (8)

Main Courtyard (9, 10)

Patio Area (11)



# SITE CONTEXT






## The Site's Location

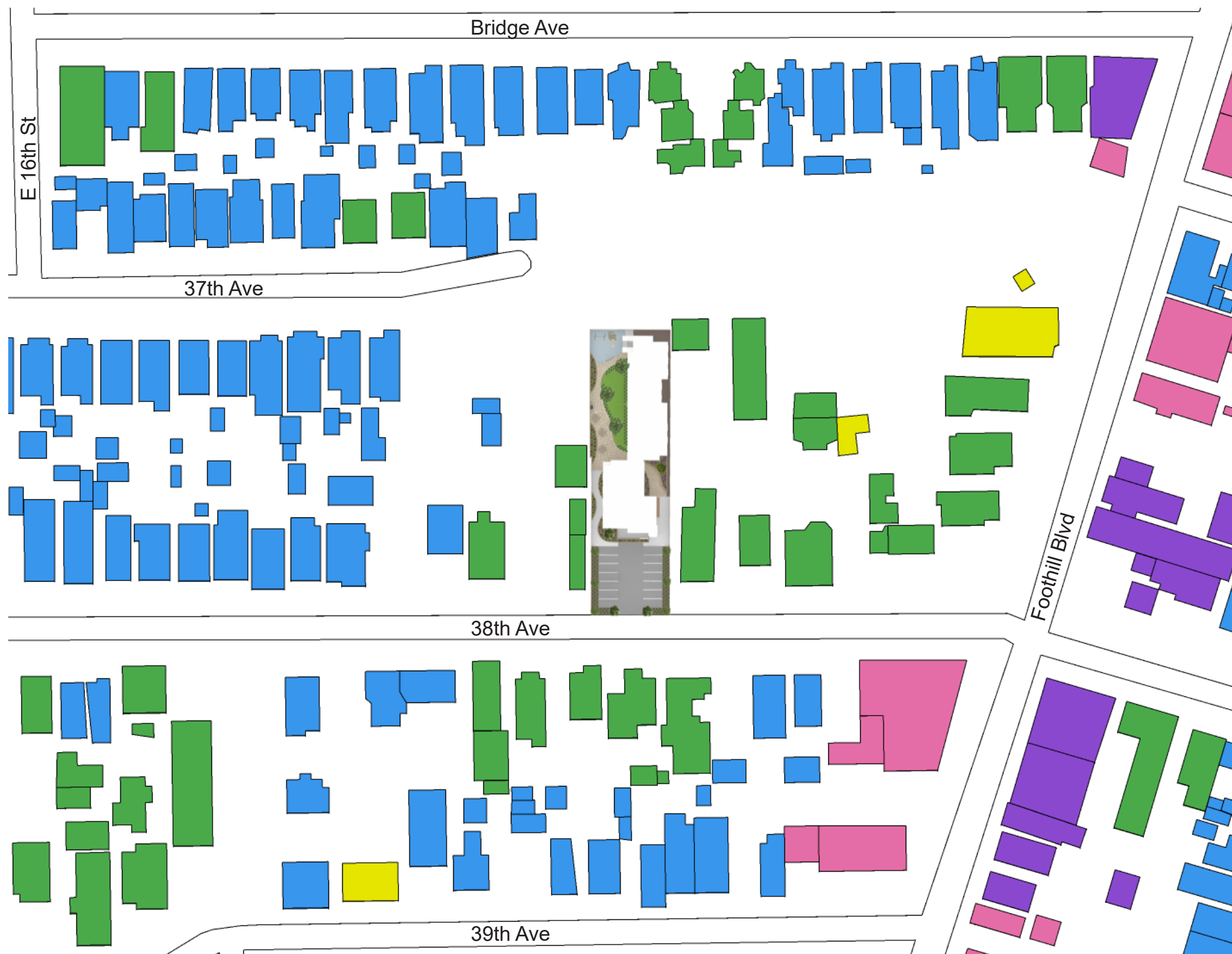
This design proposal is for an affordable apartment complex that is located in Fruitvale, Oakland, and is overseen by the Oakland Housing Authority.

The design site is located in a dense urban area and is part of a mixed use neighborhood. Adjacent to the site is the Cesar Chavez Park.

The site's neighborhood has rich history. Fruitvale is named after a fruit tree nursery that was established in the 1850s. Artwork including mosaics and murals from the 1960s and 1970s Chicano Movement can be found throughout the neighborhood.

## Legend

-  House
-  Apartment
-  Industrial
-  Community
-  Commercial



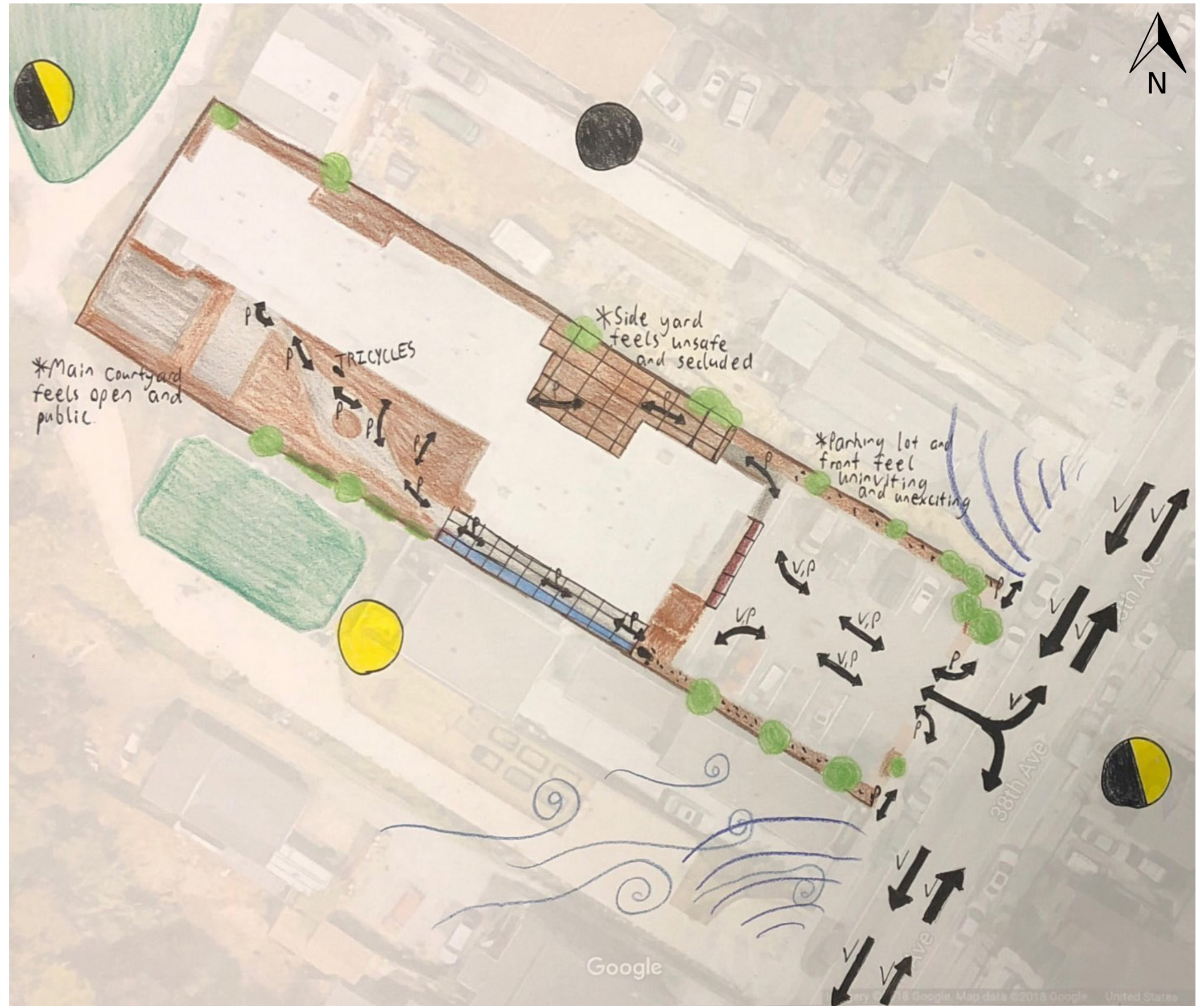
# SITE ANALYSIS

## The Site

Observations of existing conditions including sunlight patterns, vehicular and pedestrian circulation, and on-site materials shaped the new apartment design. Opportunities and constraints were identified and influenced the new apartment design.

## Legend

- FULL SUN
- FULL SHADE
- PARTIAL SUN
- LIGHT CIRCULATION
- HEAVY CIRCULATION
- PEDESTRIAN
- VEHICLE
- VIEWS THAT COULD BE IMPROVED
- DIRT
- CONCRETE
- OUTDOOR RECREATION
- TRASH RECEPTACLE LOCATION
- INTENDED LOCATION FOR TRASH RECEPTACLES
- TREE
- VINES
- NOISE
- FENCE
- WIND



# EXISTING CONDITIONS

## Parking Lot



### Opportunities

- Bare dirt areas with potential for planting

### Constraints

- Located near a busy street and people often dump trash on site
- No easy solution for creating an efficient trash pickup system

## Main Courtyard



### Opportunities

- Large unused land area that can be transformed into a place that all residents can enjoy

### Constraints

- Existing concrete will need to be removed to implement a new design

## Patio



### Opportunities

- Dirt can be used for new plantings

### Constraints

- Area receives little sun, making it difficult to grow many plants
- Not much privacy since homes overlook area

# DESIGN PROPOSAL

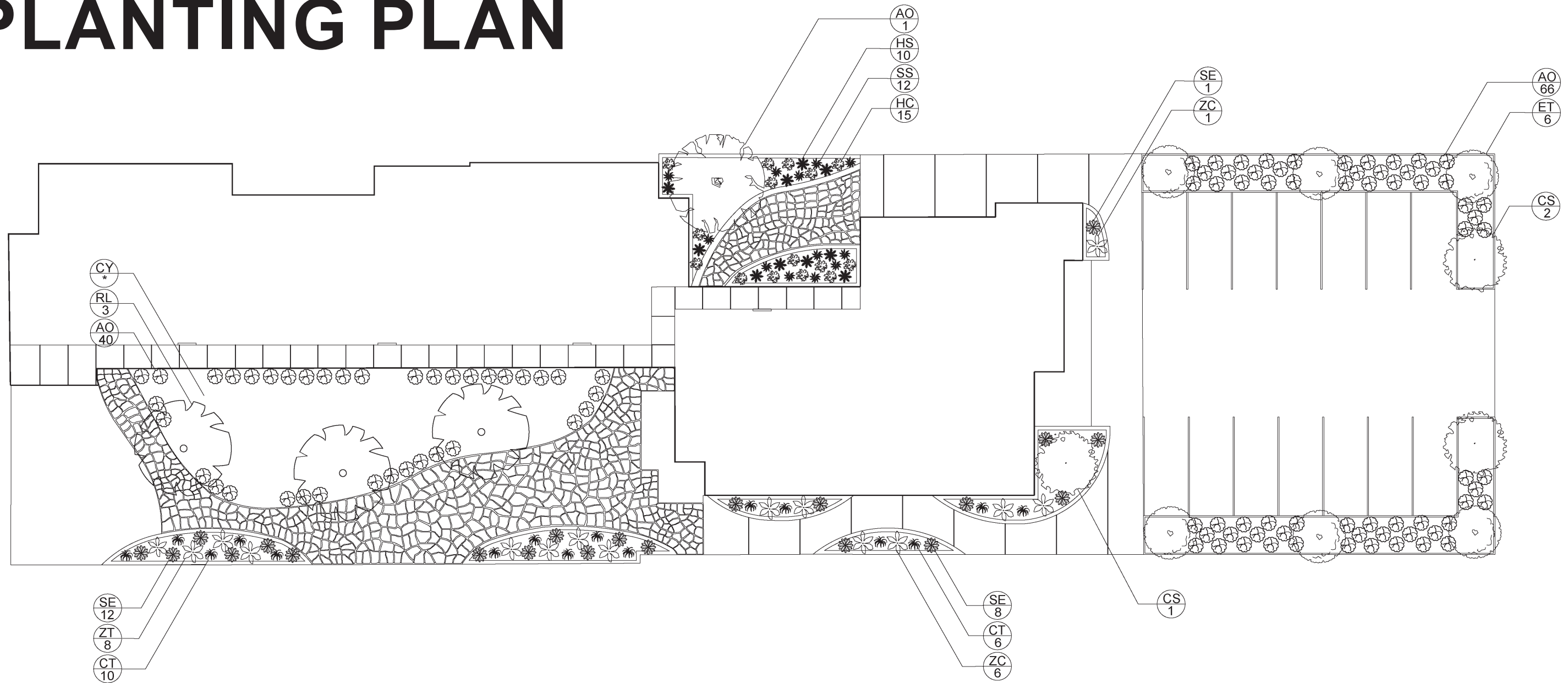
## Design Concept and Goals

This design brings people together and makes the apartment complex feel more like home. Goals for the site include:

- Include spaces for people of all ages
- Add more shaded areas and gathering spaces
- Improve circulation and connectivity
- Enhance the site with a diverse plant palette
- Include elements from the surrounding community
- Prevent people from dumping garbage at the site and develop a more



# PLANTING PLAN



## Design Concept

The planting plan includes plants that are drought tolerant, low maintenance, and native to the California Bay Area or grow well in the Bay Area climate. Some plants are planted throughout the site to increase the connectivity of the site.

## Planting Legend

	BOTANICAL NAME	COMMON NAME	HABIT	SIZE (H X W)	WATER USE
○ET	SPECIES NOT IDENTIFIED	EXISTING TREE	TREE	15' X 10'	NO DATA
○CS	CITRUS SINENSIS 'VALENCIA'	VALENCIA ORANGE	TREE	15' X 12'	MODERATE
⊗RL	RHUS LANCEA	AFRICAN SUMAC	TREE	25' X 27'	LOW
⊗AB	ACER OBLONGUM	EVERGREEN MAPLE	TREE	25' X 25'	MODERATE
⊗AO	AGAPANTHUS ORIENTALIS	LILY-OF-THE-NILE	SHRUB	2' X 3.5'	MODERATE
⊗ZC	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA	SHRUB	4' X 3.5'	VERY LOW
⊗HC	HEUCHERA 'CANYON PINK'	CANYON PINK CORAL BELLS	SHRUB	1.5' X 2.5'	MODERATE
⊗CT	CAREX TUMULICOLA	BERKELEY SEDGE	SHRUB	1.5' X 2'	MODERATE
⊗SS	SALVIA SP.	SAGE	SHRUB	2.5' X 2.5'	LOW
⊗HS	HOSTA SP.	CHRISTMAS TREE	SHRUB	2' X 4.5'	MODERATE
⊗SE	SOLIDAGO ELONGATA	MEADOW GOLDENROD	SHRUB	3' X 3'	LOW
CY	CYNODON SP.	BERMUDA GRASS HYBRID	GRASS	1529 SQ FT	HIGH

# PLANTING LIST



African sumac  
*Rhus lancea*



Lily-of-the-Nile  
*Agapanthus orientalis*



Sage  
*Salvia sp.*



Valencia orange  
*Citrus sinensis* 'Valencia'



California fuchsia  
*Zauschneria californica*



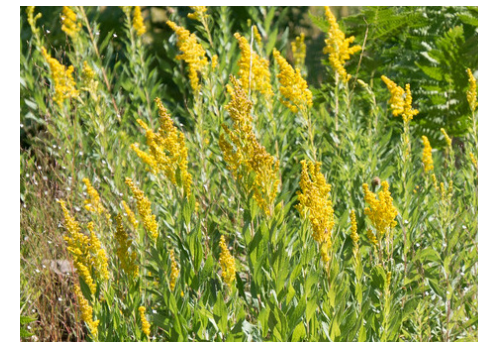
Christmas tree  
*Hosta* 'Christmas Tree'



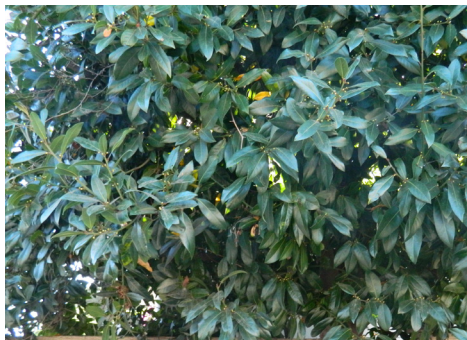
Evergreen maple  
*Acer oblongum*



Canyon pink coral bells  
*Heuchera* 'Canyon pink'



Meadow goldenrod  
*Solidago elongata*



Existing tree  
*Species not identified*



Berkeley sedge  
*Carex tumulicola*



Bermuda grass hybrid  
*Cynodon sp.*

# PARKING LOT

## Parking Lot Design

The parking lot design increases the safety and privacy of the site and includes a variety of plants that enhance the aesthetics and biodiversity of the site. The parking lot design will make the apartment more welcoming for residents.



## Parking Lot Features

- Lily-of-the-Nile plants in the planter boxes surrounding the parking spaces
- Three citrus trees
- A front car gate
- An expanded and improved fence
- Two lighting fixtures
- A larger planter in front of the apartment



# MAIN COURTYARD

## Main Courtyard Design

The main courtyard design encourages people to spend time outside and interact with their neighbors. The main courtyard features a playground, a lawn, and a gathering area. The flagstone pathway joins these three areas and improves the site's circulation. The main courtyard includes features that can be enjoyed by people of all ages.



## Lawn Area Features

- A bench with mosaic tiles
- A spacious lawn where children can play and people can walk their dogs
- Vegetative screening along the sidewalk by people's homes
- Three African sumac trees for shade
- Vegetation separating the path from the lawn

# MAIN COURTYARD

## Playground Features

- Swing set
- Play structure
- Chalk art wall
- Lighting fixture
- Mosaic seating bench
- Rubber ground made from recycled tires



## Gathering Area Features

- Grill
- Trash can
- Lighting fixture
- Flagstone paving
- Three round tables with attached benches
- Planter with California native and drought tolerant plants



## Nook Design

The nook design has a private and peaceful feel. The archway entrance to this small space has been removed and replaced with trash bin enclosures. These enclosures are located away from the residents' windows and residents can bring their trash bins to the front of the parking lot planter by the building on trash pickup day.

## Design Features

- An evergreen maple that will enhance the aesthetics of the space
- Shade tolerant plants
- Trash bins and an enclosure for the bins
- Wooden seating wall
- Flagstone walkway

