

# Senior Living Continuing Care Retirement Community at Rockridge

5727 College Ave, Oakland, CA 94618

April 15<sup>th</sup>, 2026

**SB 330 Preliminary Application**



**PROPOSED PROGRAM AND STATE DENSITY BONUS ANALYSIS**

Site Area 67,021 SF  
 Allowed Residential Density 194 Land SF per DU  
 Total Base Units Allowed 346 units

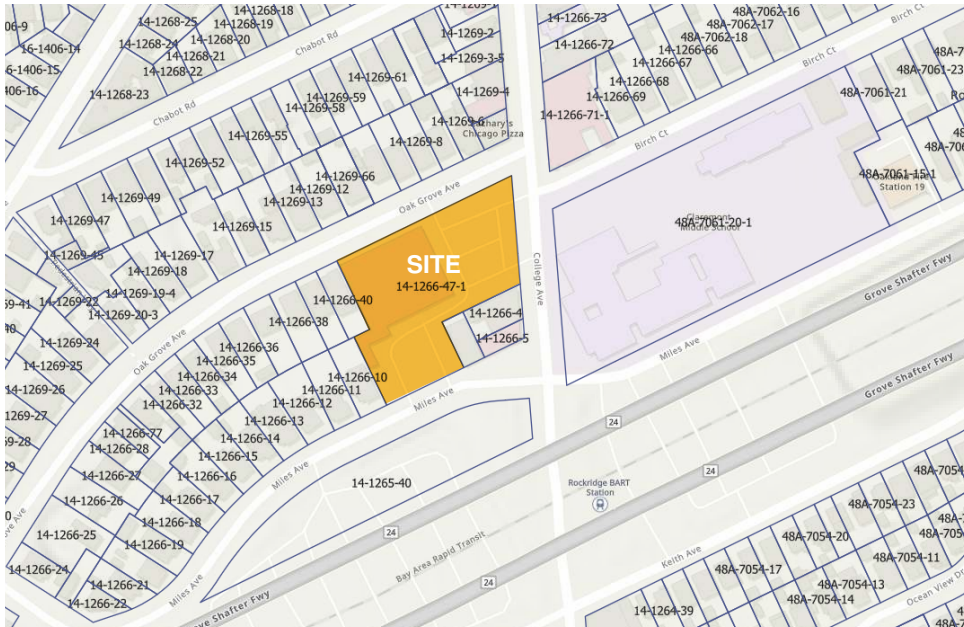
**Units Allowed As per Zoning (CN-2) and 20% Senior State Density Bonus**

Type of Units	% Total Units	Land SF per DU	Base Units Proposed	20% of Base Units	Total Units with Density Bonus
Regular Units	93.9%	200	324	65	389
Efficiency Units	6.1%	100	21	4	25
Total/Avg.	100.0%	194	346	69	415

**Proposed Program**

Senior Living Unit Type	Unit Type	Tower 1	Tower 2	Total
Independent Living	Regular	216	155	371
Assisted Living	Regular	9	9	18
Memory Care	Efficiency	13	13	26
Total units		238	177	415

**ASSESSOR'S PARCEL MAP**



**ZONING INFORMATION**

SITE ADDRESS: 5727 COLLEGE AVE, OAKLAND, CA 94618  
 ASSESSORS BLOCK: APN: 14-1266-47-1  
 ZONING USE DISTRICT: NEIGHBORHOOD COMMERCIAL - 2 ZONE  
 GENERAL PLAN DESIGNATION: MIXED HOUSING TYPE RESIDENTIAL AND NEIGHBORHOOD CENTER MIXED USE  
 HEIGHT&BULK: HEIGHT AREA 95  
 LOT AREA: 67,021 SF

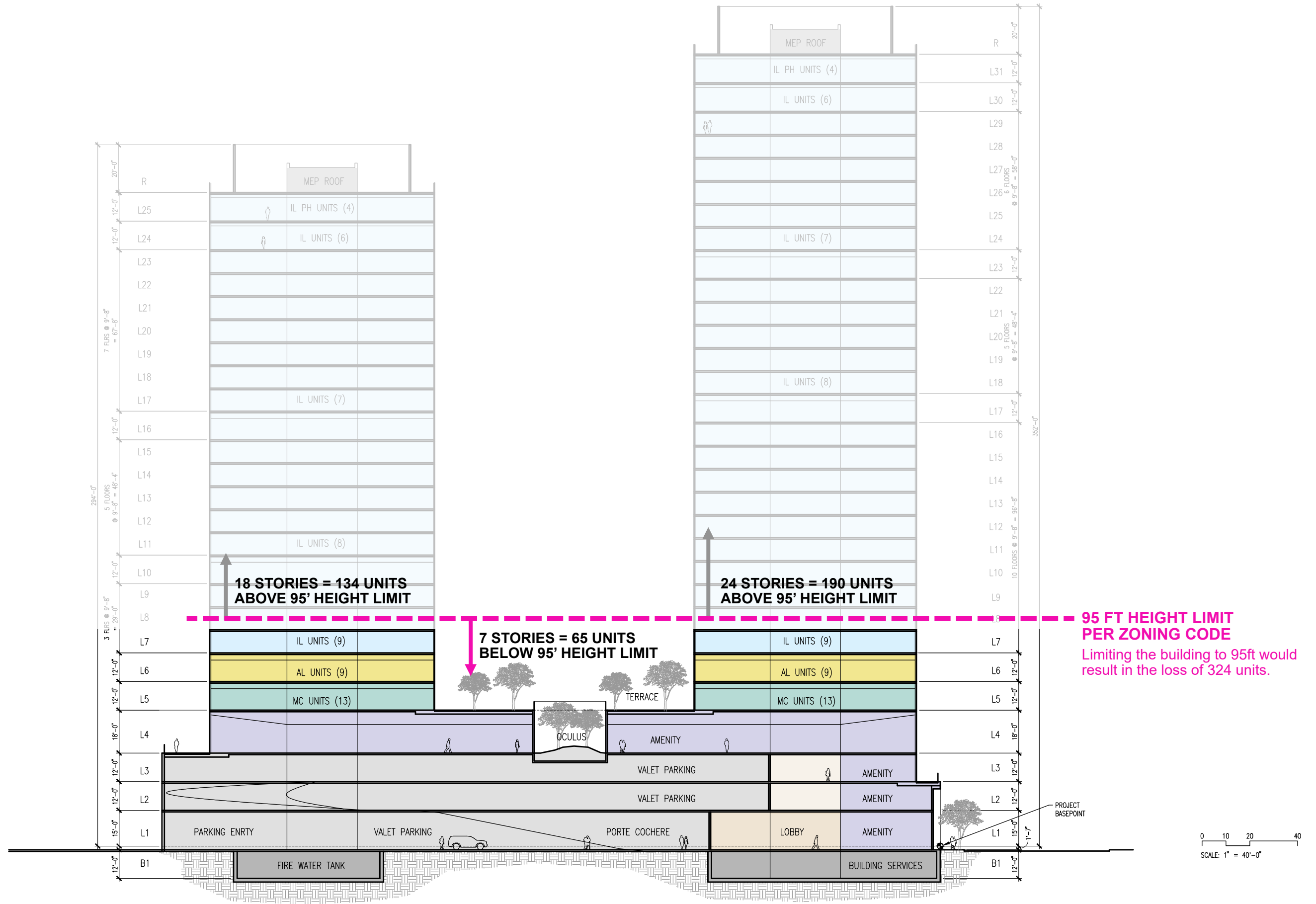
**PROPOSED PROJECT INFORMATION**

SETBACK - FRONT: 0FT  
 SETBACK - INTERIOR SIDE: 5FT  
 SETBACK - STREET SIDE: 0FT  
 SETBACK - REAR (RESIDENTIAL FACILITIES): 10FT  
 TOTAL REGULAR UNITS: 389 UNITS (371 IL + 18 AL UNITS)  
     TOWER I 225 UNITS (216 IL + 9 AL UNITS)  
     TOWER II 164 UNITS (155 IL + 9 AL UNITS)  
 TOTAL EFFICIENCY UNITS: 26 UNITS  
     TOWER I 13 UNITS  
     TOWER II 13 UNITS  
 TOTAL PROPOSED GROSS FLOOR AREA: 782,053 SF  
     TOWER I 477,534 SF  
     TOWER II 304,519 SF  
 TOTAL BUILDING FOOTPRINT: 57,630 SF  
 BUILDING HEIGHT: 352'-0"  
 OFF-STREET PARKING SPACES: 185  
 OFF-STREET LOADING BERTH: 3  
 (1 OFF-STREET LOADING BERTH REQUIRED)  
 BICYCLE PARKING SPACES: 39 LONG-TERM AND 20 SHORT-TERM  
 (39 LONG-TERM AND 20 SHORT-TERM SPACES REQUIRED)  
 COMMON OPEN SPACE COVERAGE: 39,209 SF (29,175 SF REQUIRED)  
 PRIVATE DWELLING UNIT OPEN SPACE: 27,460 SF (7,780 SF REQUIRED)

**DRAWING INDEX**

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G-004	SITE PHOTOS AND KEY MAP
G-005	OAKLAND BART TOD MAP
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G-007	AREA MATRIX - TOWER I
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A-231	UPPER TOWER PLAN
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A-401	RENDERING
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A-403	RENDERING
A-404	RENDERING
A-405	RENDERING
A-406	RENDERING

TOPIC	CODE SECTION	NOTES & REQUIREMENT	PROPOSED PROJECT	REDUCED UNIT WITHOUT WAIVERS
ASSESSORS BLOCK	Oakland Map	APN: 14-1266-47-1		
ZONING USE DISTRICT	Ch 17.33 CN-2	Neighborhood Commercial - 2 Zone		
PERMITTED AND/OR CONDITIONAL USES	17.33.030	Permitted and conditionally permitted activities P-Residential Permanent and Residential Care (Ch 17.134 Require a Conditional Use Permit)		
HEIGHT & BULK DISTRICT	Table 17.33.04	Height Area 95		
SPECIAL USE DISTRICT	S-14, S-13	S-13: Affordable Housing Combining Zone; S-14: Housing Sites Combining Zone		
GENERAL PLAN DESIGNATION	City of Oakland, Oakland General Plan – Land Use Designations Map, Sheet G-04	Mixed Housing Type Residential and Neighborhood Center Mixed Use		
SITE AREA	ALTA Survey	67,021 sqft _Zoning Memo 66,451 sqft		
MAXIMUM NON-RESIDENTIAL FAR	OMC §17.33.050 Table 17.33.04	4	Compliant (See Project Data)	
HEIGHT LIMIT	OMC §17.33.050 Table 17.33.04	Max 95', Min 45'.	Waiver	Limiting the building to 95'-0" would result in the loss of 24 floors = 324 units
HEIGHT LIMIT - FRONT	OMC §17.33.050 Table 17.33.04	55' max height within 10' of the front property line. The max height within 10ft of the front property line is the height maximum from the height area of the parcel directly across the principal street.	Compliant (See Elevations)	
HEIGHT LIMIT - REAR OR INTERIOR SIDE	OMC §17.33.050 Table 17.33.04	30' max height at the setback line associated with any rear or interior side lot line abut a lot in RM zone	Waiver	Limiting the building to 30'-0" at interior side would result in the loss of 2 units and 8 parking spaces
REQUIRED FRONT SETBACKS	OMC §17.33.050 Table 17.33.03	Front: min 0', max 10'. In the case where 50% or more of the total frontage is in more than one Residential Zone, then the minimum front setback on the commercially or industrially zoned lots is one-half of that required in the Residential Zone with the lesser front setback.	Compliant (See Floor Plans)	
REQUIRED INTERIOR SETBACK	OMC §17.33.050 Table 17.33.03	Interior side: min 0'. In the case where an interior side lot line abuts an interior side lot line in a RM Zone, the setback of the abutting portion of its side lot line is 5'.	Compliant (See Floor Plans)	
REQUIRED SIDE SETBACKS	OMC §17.33.050 Table 17.33.03	Street side: min 0'.	Compliant (See Floor Plans)	
REQUIRED BACK SETBACK	OMC §17.33.050 Table 17.33.03	Rear (Residential Facilities): 10'.	Compliant	
RESIDENTIAL DENSITY LIMITS	OMC §17.33.050 Table 17.33.04	200 sf of land area per regular unit and 100 sf of land are per efficiency unit. Refer Area Matrix and State Density Bonus analysis for details	Compliant (See Area Matrix)	
SIGN - RESIDENTIAL	OMC §17.104.010	6 sq.ft max on any one face if the lot contains residential facilities with a total of 3 or more living units.	Compliant	
OPEN SPACE REQUIREMENTS	OMC §17.33.050 Table 17.33.04	75 sq.ft per regular dwelling unit. 20 sq.ft per regular dwelling unit when private open space substituted	Compliant (See Floor Plans)	
STREET FRONTAGE - ACTIVE USES	OMC §17.33.050 Table 17.33.03	Min 25'	Compliant (See Elevations)	
GROUND FLOOR MIN FAÇADE TRANSPARANCY - NONRESIDENTIAL	OMC §17.33.050 Table 17.33.03	Min 65%	Compliant (See Elevations)	
GROUND FLOOR MIN FLOOR HEIGHT - NONRESIDENTIAL	OMC §17.33.050 Table 17.33.03	Min 15'	Compliant (See Elevations)	
ACCESS TO PARKING AND LOADING	OMC §17.33.050 Table 17.33.03	Access to parking and loading facilities shall not be from the principal street when alternative access is feasible from another location such as secondary frontage or an alley	Compliant (See Floor Plans)	
VEHICULAR RESIDENTIAL FACILITY LOCATION	OMC §17.33.050 Table 17.33.03	Vehicular Residential Facilities shall be located a minimum of 30' from the street or be located behind a building	Compliant (See Floor Plans)	
OFF-STREET PARKING	OMC § 17.116.060	No parking required because the property is "within 1/2-mile of a major transit stop, as defined in section 21155 of the Public Resources Code"	Compliant	
OFF-STREET LOADING - RESIDENTIAL ACTIVITIES	OMC § 17.116.120	Min. 1 berth is required for residential activities area more than 50,000 sq.ft	Compliant (See Floor Plans)	
OFF-STREET LOADING - COMMERCIAL ACTIVITIES	OMC § 17.116.140	No berth is required for commercial activities floor area less than 25,000 sq.ft	Compliant	
BICYCLE REQUIREMENTS - SENIOR HOUSING	OMC § 17.117.090	Long-term parking: 1 per each 10 DU, 2 spaces min. Short-term parking: 1 per each 20DU. 2 spaces min.	Compliant	





1. SITE FROM EAST



2. SITE FROM NORTH



3. SITE FROM NORTHEAST



4. 5686 - 5676 OAK GROVE AVE



4. LOOKING NORTH OF SITE



6. NORTHWEST OF SITE



7. NORTHWEST OF SITE



8. EAST FROM COLLEGE AVE



9. OAK GROVE LOOKING EAST



10. COLLEGE AVE LOOKING NORTH



11. SOUTHEAST LOOKING AT SITE



12. SOUTH LOOKING AT SITE



13. LOOKING EAST ON MILES AVE



14. PARKING LOT LOOKING SOUTH



15. PARKING LOT LOOKING EAST





WEST OAKLAND

UPTOWN

PILL HILL

PIEDMONT

ACORN

CLEVELAND HEIGHTS

PERALTA - LANEY

CLINTON

HIGHLAND PARK



WEST OAKLAND  
MANDELA STATION



12TH STREET  
ATLAS



MACARTHUR  
MACARTHUR TRANSIT  
VILLAGE



ROCKRIDGE  
SENIOR LIVING CCRC



LAKE MERRITT  
BART TOD



TOWER I

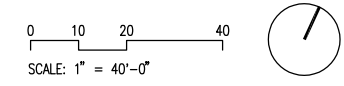
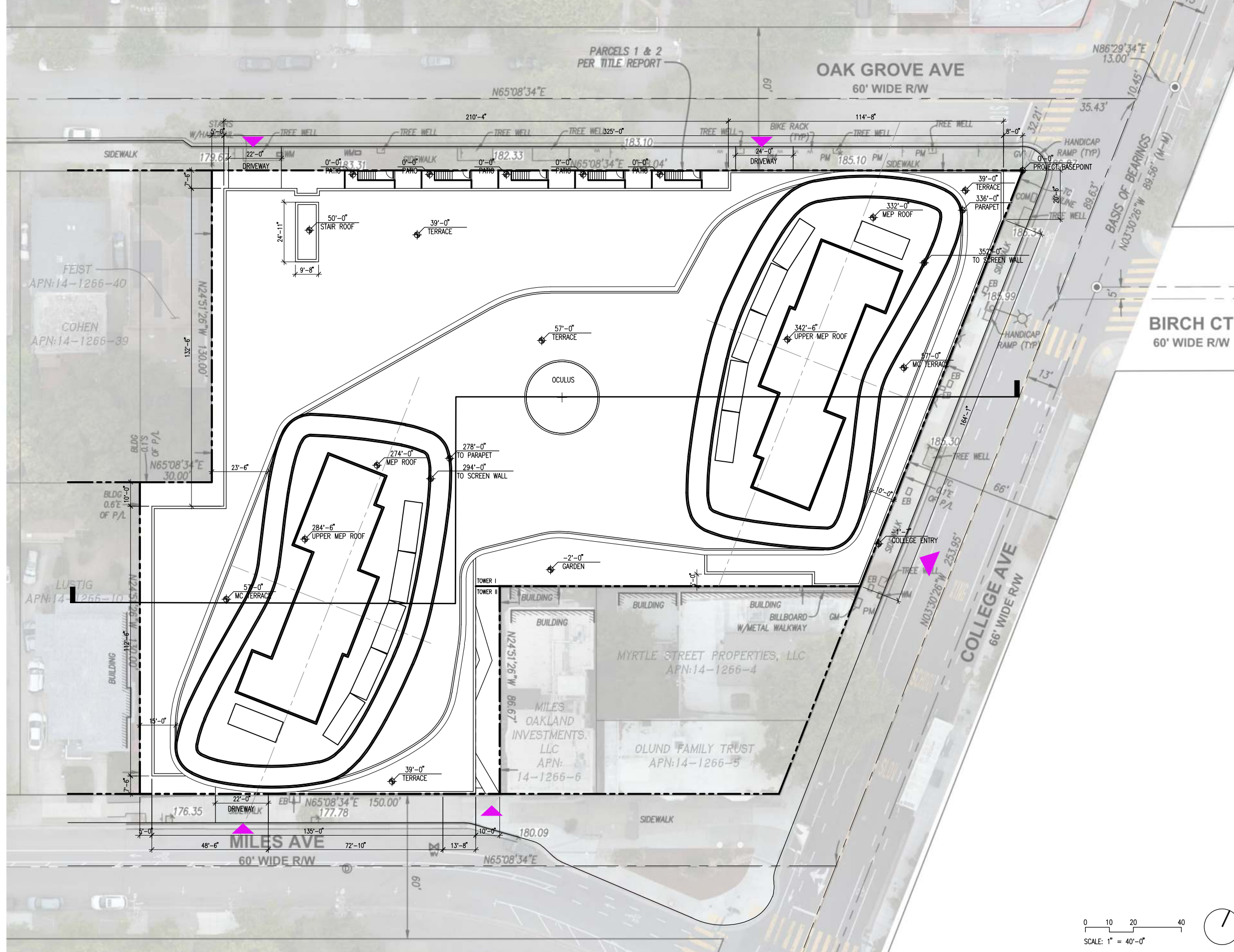
fir. Elev.	f / f	Flr.	Residential													Parking		Totals	Building Area	
			Area units/ flr.	750 1B	900 1B	1,050 1B+D	1,200 2B	1,350 2B	1,650 2B+D	1,800 2B+D	360 MC ST	650 AL 1B	SUPPORT	AMENITY	RES NSF	RES GSF	spaces	GSF	GSF	*
+342.51			T.O. CORE																	
+332.01	10.500	R	MEP ROOF															3,265	3,265	3,060
+320.01	12.000	31	4					1	1	2			2,600	6,780	11,386			11,386	11,628	
+308.01	12.000	30	6				1	2	1	2				9,380	11,386			11,386	11,628	
+298.34	9.667	29	7	0	0	2	2	1	1	1				9,451	11,462			11,462	11,628	
+288.67	9.667	28	7	0	0	2	2	1	1	1				9,451	11,462			11,462	11,628	
+279.01	9.667	27	7	0	0	2	2	1	1	1				9,451	11,462			11,462	11,628	
+269.34	9.667	26	7	0	0	2	2	1	1	1				9,451	11,462			11,462	11,628	
+259.67	9.667	25	7	0	0	2	2	1	1	1				9,451	11,462			11,462	11,628	
+250.01	9.667	24	7	0	0	2	2	1	1	1				9,451	11,462			11,462	11,628	
+238.01	12.000	23	8	0	1	2	3	2	0	0				9,458	11,476			11,476	11,628	
+228.34	9.667	22	8	0	1	2	3	2	0	0				9,458	11,476			11,476	11,628	
+218.67	9.667	21	8	0	1	2	3	2	0	0				9,458	11,476			11,476	11,628	
+209.00	9.667	20	8	0	1	2	3	2	0	0				9,458	11,476			11,476	11,628	
+199.34	9.667	19	8	0	1	2	3	2	0	0				9,458	11,476			11,476	11,628	
+189.67	9.667	18	8	0	1	2	3	2	0	0				9,458	11,476			11,476	11,628	
+177.67	12.000	17	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+168.00	9.667	16	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+158.34	9.667	15	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+148.67	9.667	14	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+139.00	9.667	13	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+129.34	9.667	12	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+119.67	9.667	11	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+110.00	9.667	10	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+100.33	9.667	09	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+90.67	9.667	08	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+81.00	9.667	07	9	2	1	3	2	1	0	0				9,510	11,533			11,533	11,628	
+69.00	12.000	06	9							9	800	2,505	5,850	11,191			11,191	11,628		
+57.00	12.000	05	13							13	525	2,380	4,680	13,023			13,023	11,628		
+39.00	18.000	04	0									24,892	0	26,875			26,875	26,573		
+27.00	12.000	03	6		4	1	1					8,138	5,850	18,456	61	21,906	40,362	40,562		
+15.00	12.000	02	6		4	1	1					7,580	5,850	20,553	62	21,906	42,459	43,335		
+0.00	15.000	01	5		4		1					5,946	4,800	24,056	26	18,521	42,577	43,335		
+12.00	12.000	B1												10,519	0	0	10,519	9,561		
			238	22	29	59	56	32	8	10	13	9	1,325	54,041	261,254	415,201	149	62,333	477,534	480,382
			total units	1B	1B	1B+D	2B	2B	2B+D	2B+D	MC ST	AL 1B	SUPPORT	AMENITY	RNSF	RGSF	spaces	GSF	GSF	Bldg SF
				9.2%	12.2%	24.8%	23.5%	13.4%	3.4%	4.2%	5.5%	3.8%			1098	avg overall	0.63	spaces per unit		

\* Per SB 330 "square footage of construction" is calculated based on "the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations)." Gov. Code § 65941.1(d).

TOWER II

flr. Elev.	f / f	Flr.	Residential													Parking		Totals	Building Area	
			Area units/ flr.	750 1B	900 1B	1,050 1B+D	1,200 2B	1,350 2B	1,650 2B+D	1,800 2B+D	360 MC ST	650 AL 1B	SUPPORT	AMENITY	RES NSF	RES GSF	spaces	GSF	GSF	* Bldg SF
+284.51			T.O. CORE																	
+274.01	10.500	R	MEP ROOF															3,265		
+262.01	12.000	25	4					1	1	2			2,600	6,823	11,429			11,429	11,628	
+250.01	12.000	24	6				1	2	1	2				9,423	11,429			11,429	11,628	
+240.34	9.667	23	7	0	0	2	2	1	1	1				9,493	11,504			11,504	11,628	
+230.67	9.667	22	7	0	0	2	2	1	1	1				9,493	11,504			11,504	11,628	
+221.00	9.667	21	7	0	0	2	2	1	1	1				9,493	11,504			11,504	11,628	
+211.34	9.667	20	7	0	0	2	2	1	1	1				9,493	11,504			11,504	11,628	
+201.67	9.667	19	7	0	0	2	2	1	1	1				9,493	11,504			11,504	11,628	
+192.00	9.667	18	7	0	0	2	2	1	1	1				9,493	11,504			11,504	11,628	
+182.34	9.667	17	7	0	0	2	2	1	1	1				9,493	11,504			11,504	11,628	
+170.34	12.000	16	8	0	1	2	3	2	0	0				9,501	11,519			11,519	11,628	
+160.67	9.667	15	8	0	1	2	3	2	0	0				9,501	11,519			11,519	11,628	
+151.00	9.667	14	8	0	1	2	3	2	0	0				9,501	11,519			11,519	11,628	
+141.34	9.667	13	8	0	1	2	3	2	0	0				9,501	11,519			11,519	11,628	
+131.67	9.667	12	8	0	1	2	3	2	0	0				9,501	11,519			11,519	11,628	
+122.00	9.667	11	8	0	1	2	3	2	0	0				9,501	11,519			11,519	11,628	
+110.00	12.000	10	9	2	1	3	2	1	0	0				9,553	11,576			11,576	11,628	
+100.33	9.667	09	9	2	1	3	2	1	0	0				9,553	11,576			11,576	11,628	
+90.67	9.667	08	9	2	1	3	2	1	0	0				9,553	11,576			11,576	11,628	
+81.00	9.667	07	9	2	1	3	2	1	0	0				9,553	11,576			11,576	11,628	
+69.00	12.000	06	9								9	800	2,505	5,850	11,191			11,191	11,628	
+57.00	12.000	05	13								13	525	2,380	4,680	13,023			13,023	11,628	
+39.00	18.000	04	0										10,155	12,133			12,133	11,921		
+27.00	12.000	03	6		4	1	1							5,850	10,225	15	5,300	15,525	15,981	
+15.00	12.000	02	6		4	1	1							5,850	10,225	15	5,300	15,525	15,981	
+0.00	15.000	01	0										4,300	9,658	6	5,395	15,053	16,009		
			177	8	18	40	43	26	9	11	13	9	1,325	21,940	200,145	288,524	36	15,995	304,519	307,140
			total units	1B	1B	1B+D	2B	2B	2B+D	2B+D	MC ST	AL 1B	SUPPORT	AMENITY	RNSF	RGSF	spaces	GSF	GSF	Bldg SF
				4.5%	10.2%	22.6%	24.3%	14.7%	5.1%	6.2%	7.3%	5.1%			1131 avg overall		0.20 spaces per unit			

\* Per SB 330 "square footage of construction" is calculated based on "the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations)." Gov. Code § 65941.1(d).

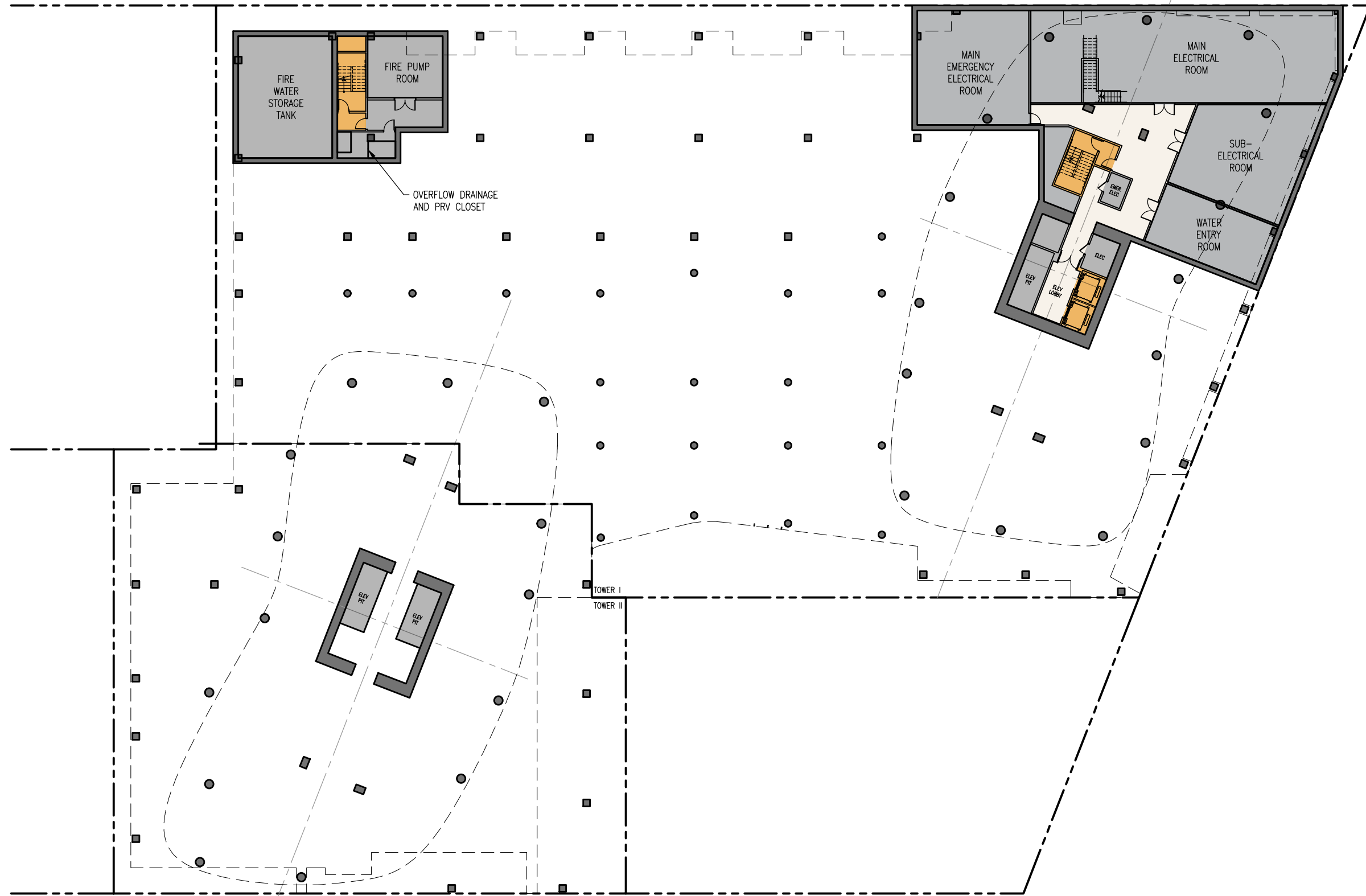


**SITE PLAN**  
**ROCKRIDGE CCRC**  
 OAKLAND, CA 94618  
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4-15-2026  
 20250157

**A-100**





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SCALE: 1/32" = 1'-0"

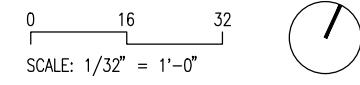
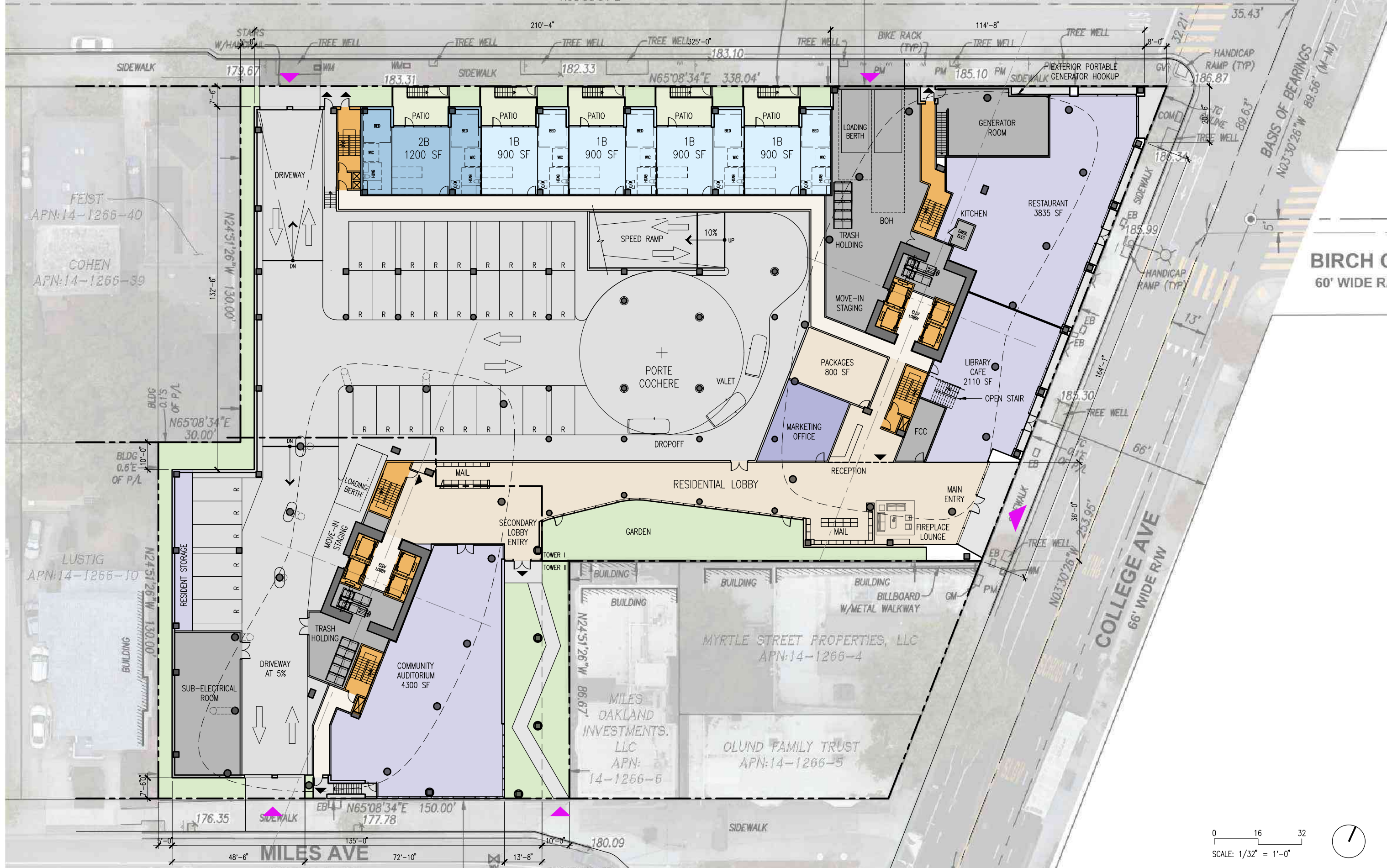


**BASEMENT PLAN**  
**ROCKRIDGE CCRC**  
 OAKLAND, CA 94618  
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4-15-2026  
 20250157

**A-200**



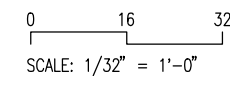
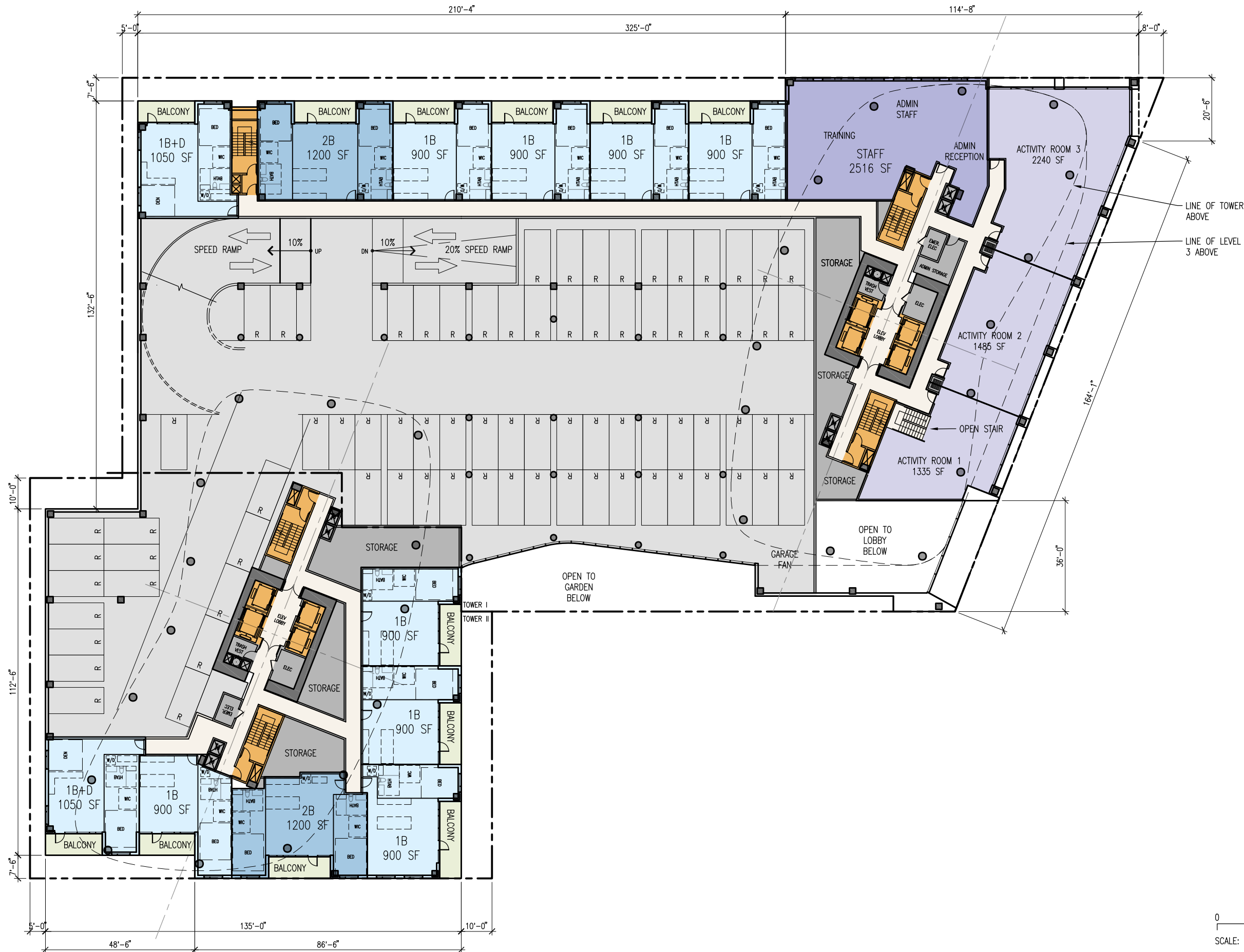


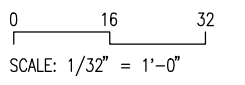
**LEVEL 1 PLAN**  
**ROCKRIDGE CCRC**  
 OAKLAND, CA 94618  
 © 2026 SCB

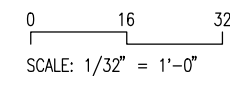
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**A-201**







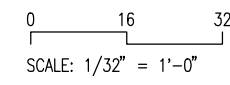


**LEVEL 4 PLAN**  
**ROCKRIDGE CCRC**  
 OAKLAND, CA 94618  
 © 2026 SCB

4-15-2026  
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**A-204**





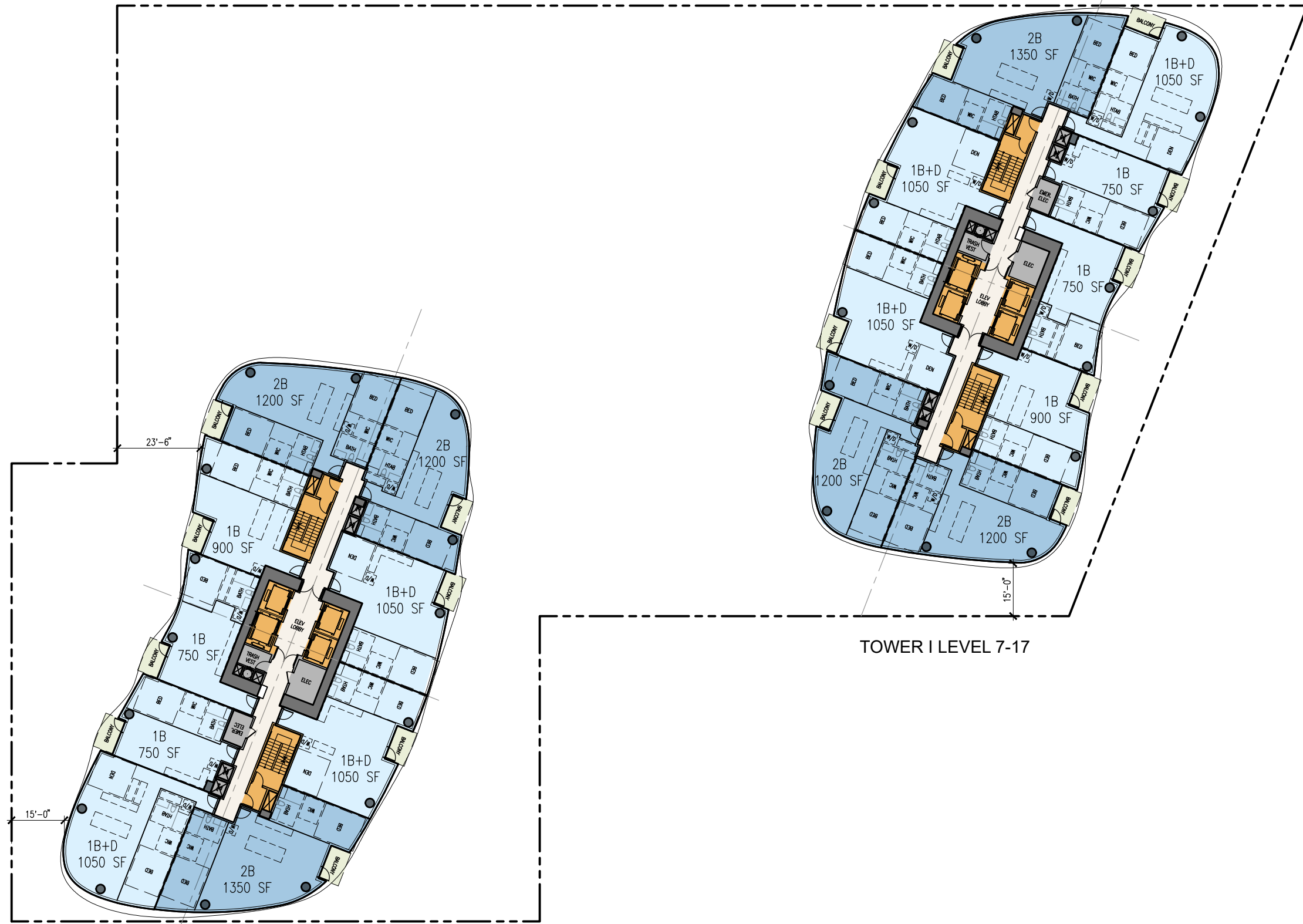
**LEVEL 5 PLAN**  
**ROCKRIDGE CCRC**  
 OAKLAND, CA 94618  
 © 2026 SCB

4-15-2026  
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**A-205**

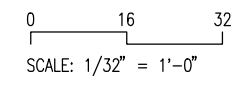






TOWER I LEVEL 7-17

TOWER II LEVEL 7-10

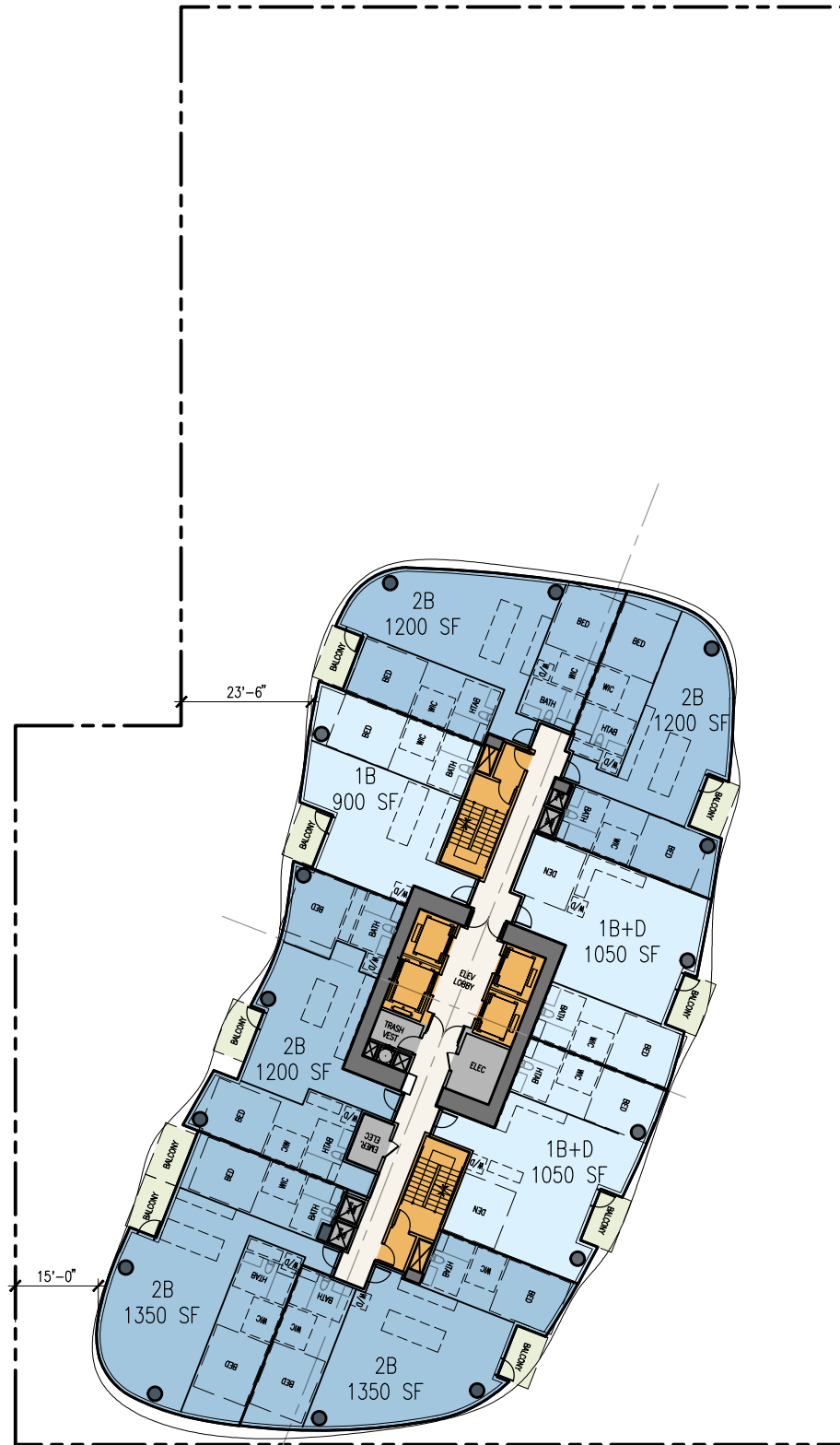


**TYPICAL LOWER TOWER PLAN**  
**ROCKRIDGE CCRC**  
 OAKLAND, CA 94618  
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**A-207**

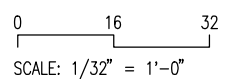


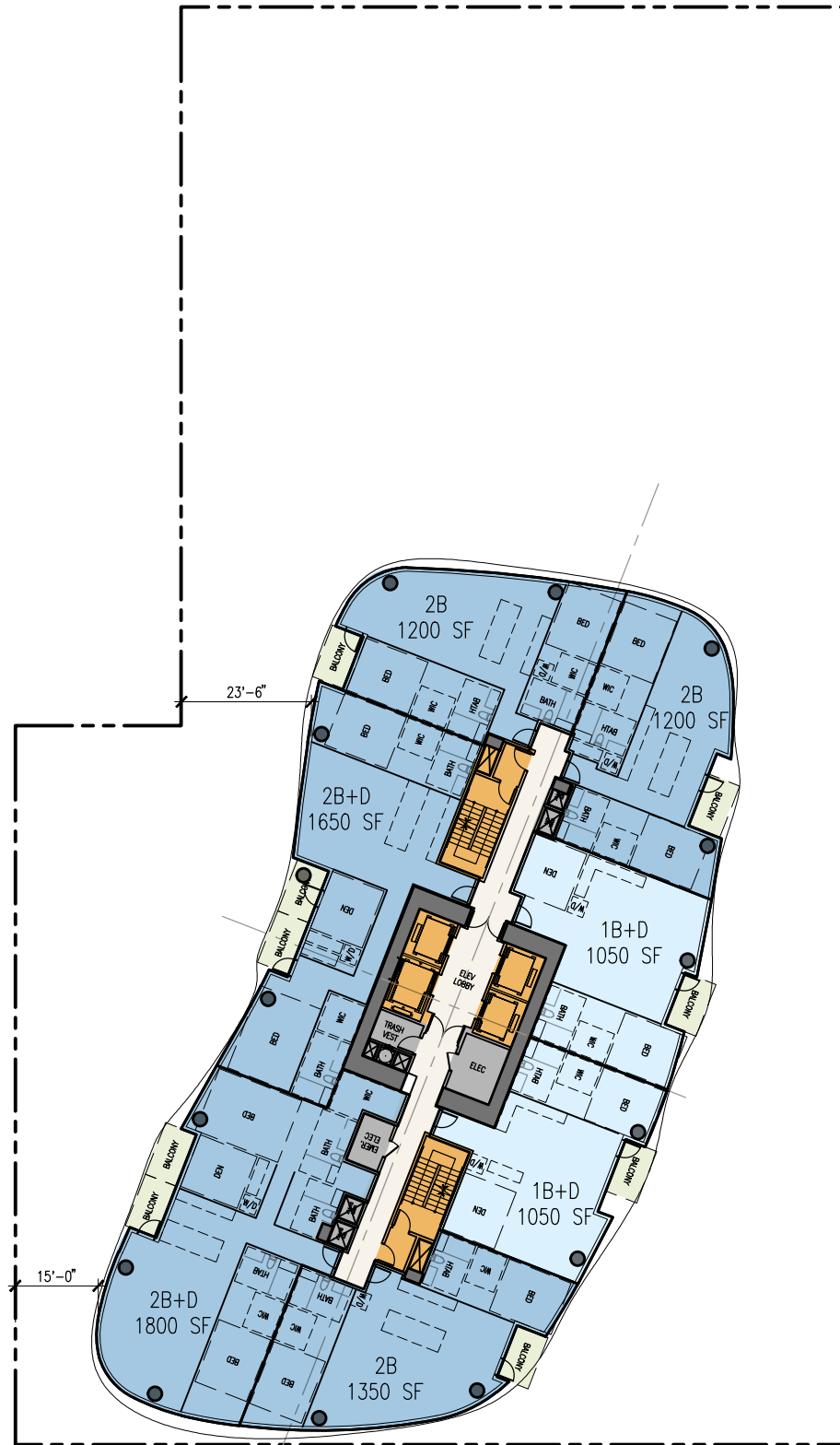


TOWER II LEVEL 11-16



TOWER I LEVEL 18-23

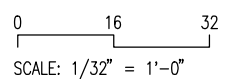


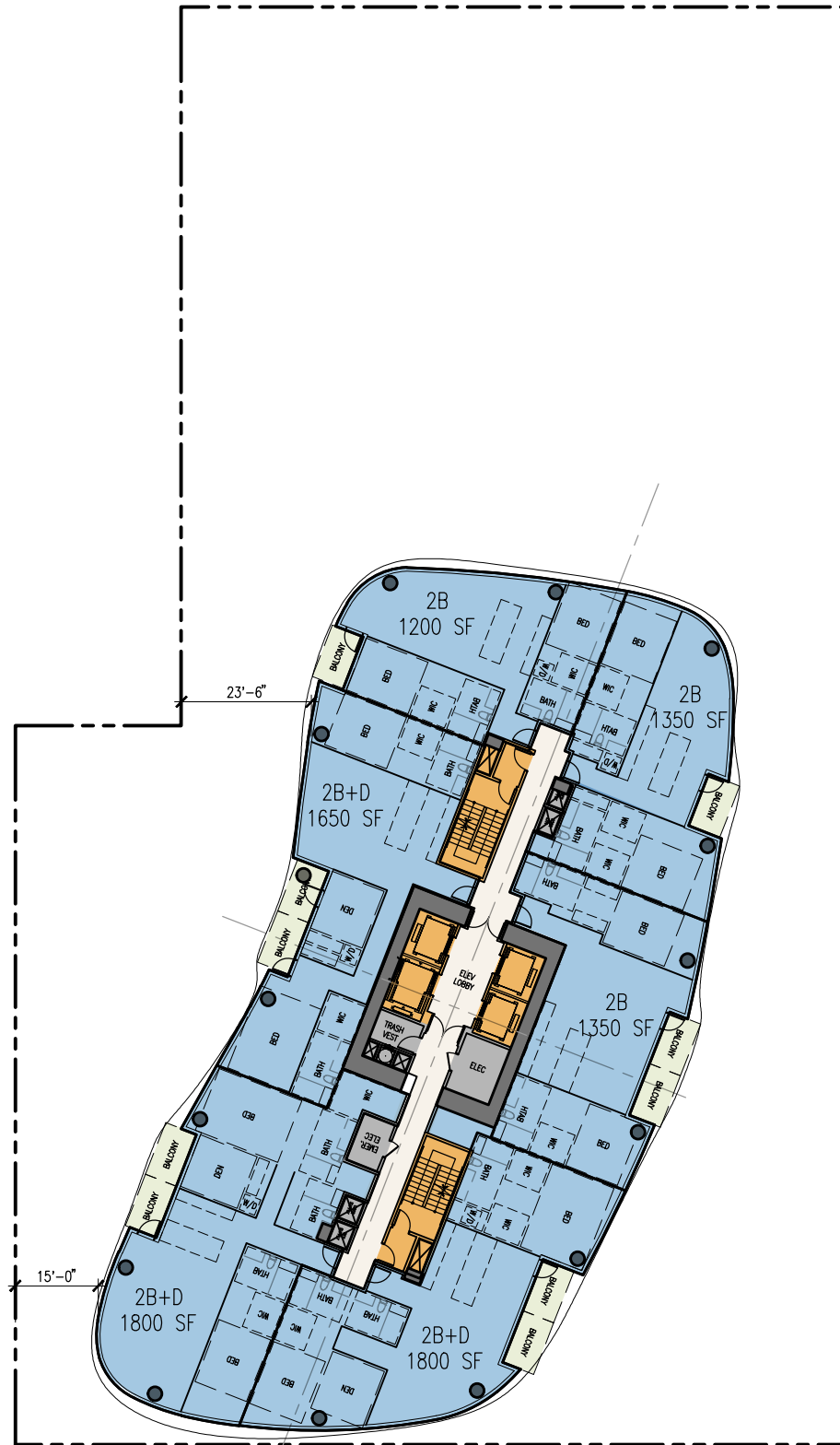


TOWER II LEVEL 17-23

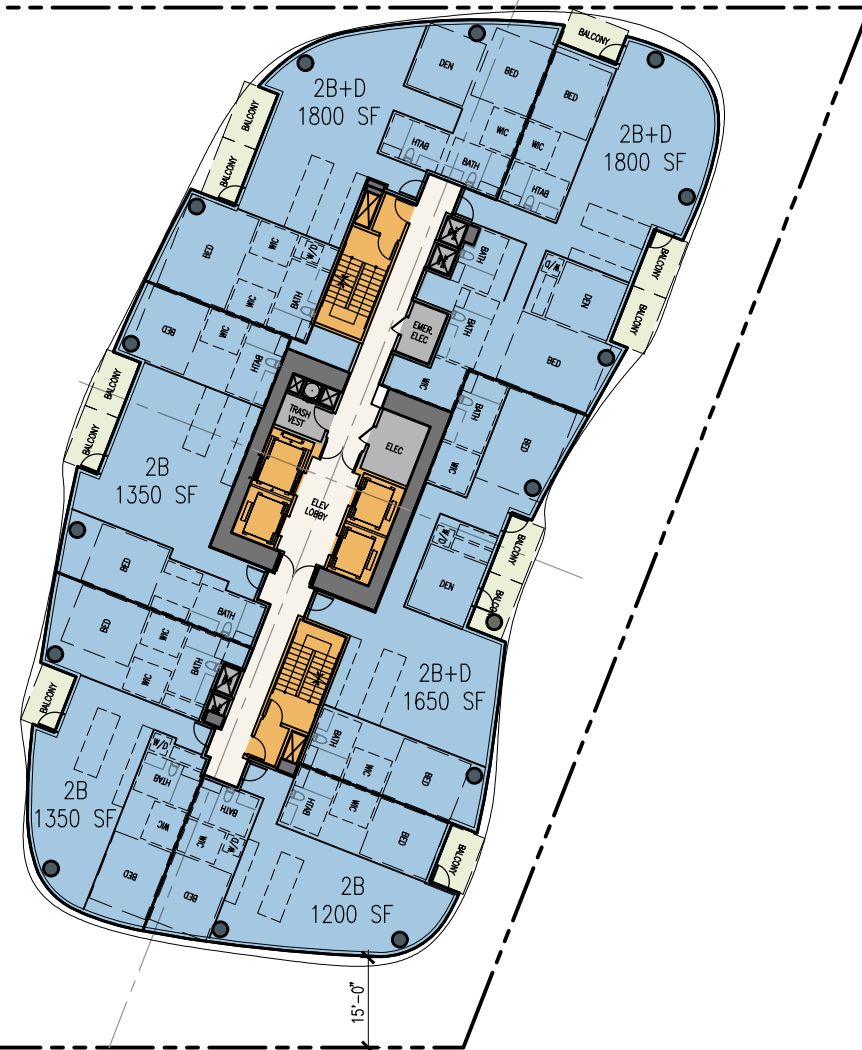


TOWER I LEVEL 24-29

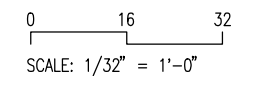


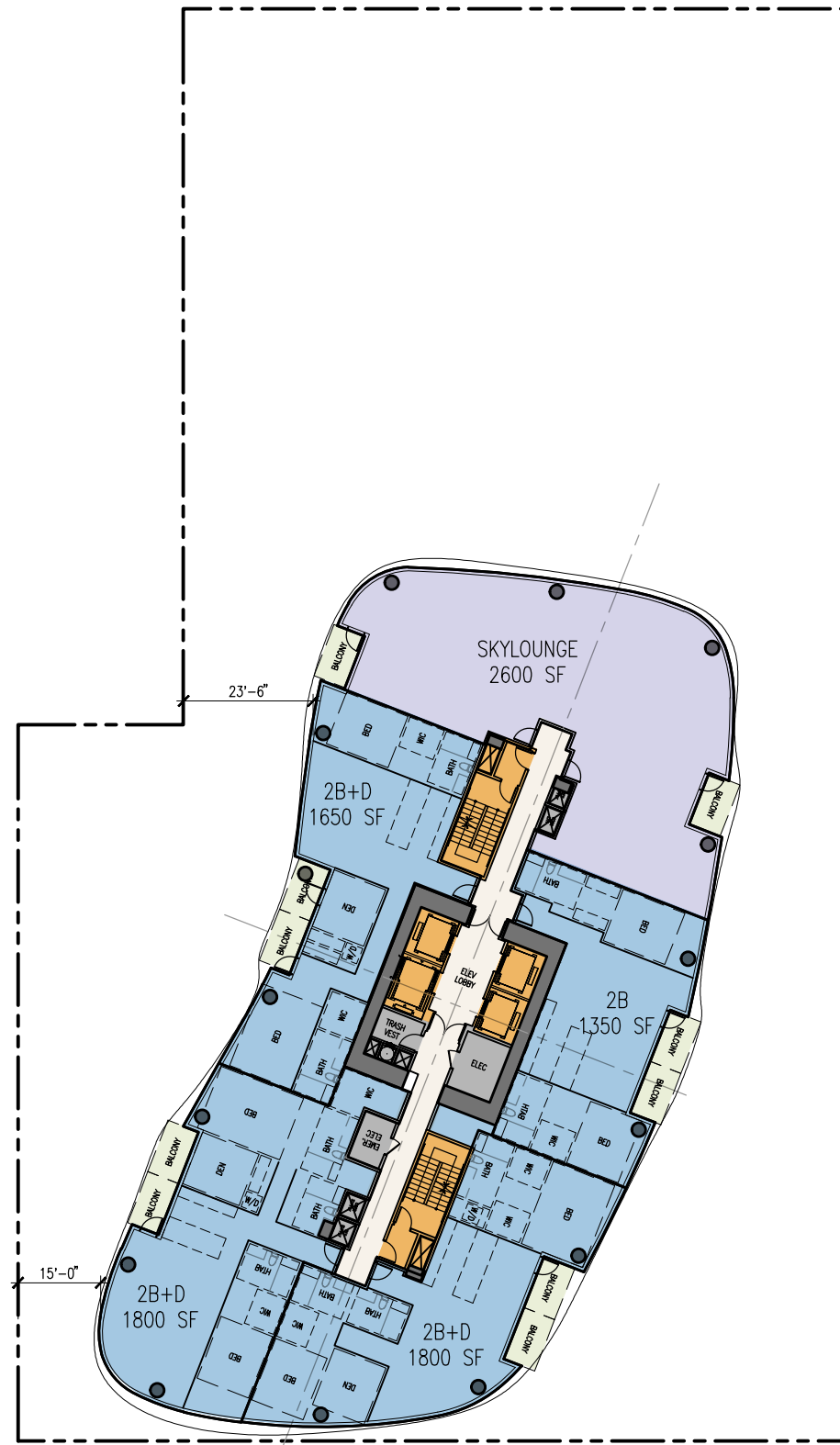


TOWER II LEVEL 24

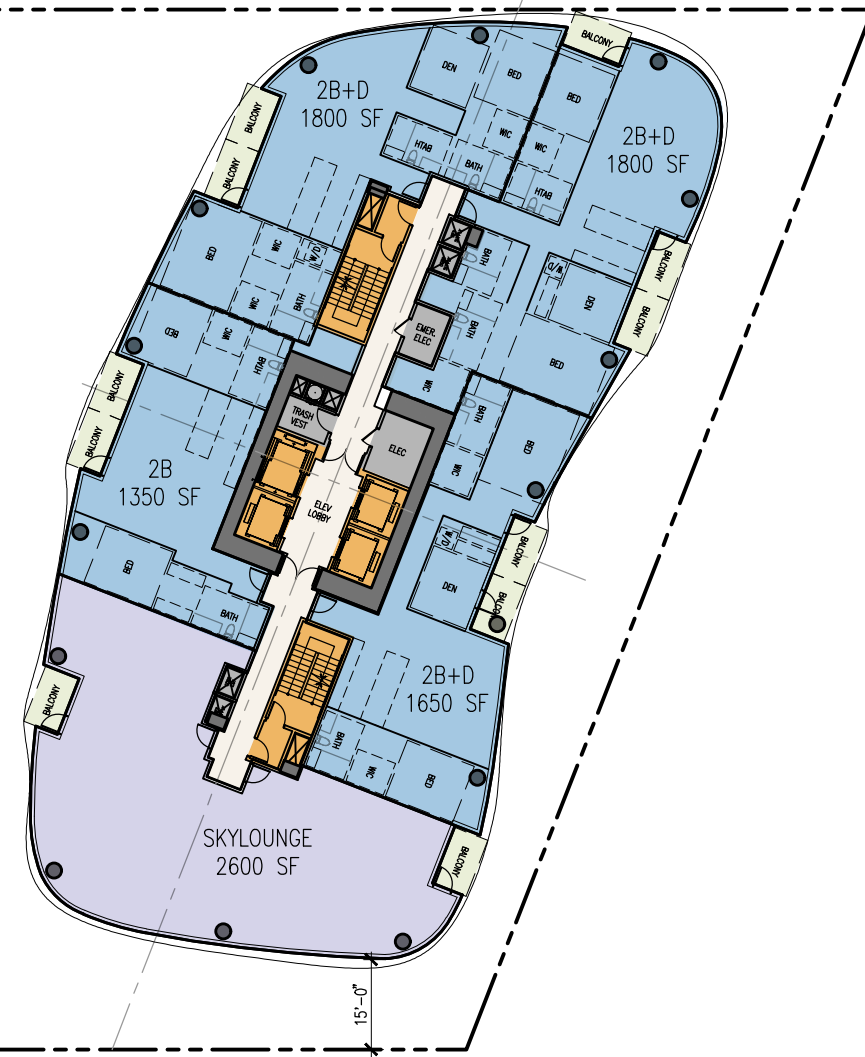


TOWER I LEVEL 30

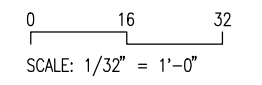




TOWER II LEVEL 25



TOWER I LEVEL 31

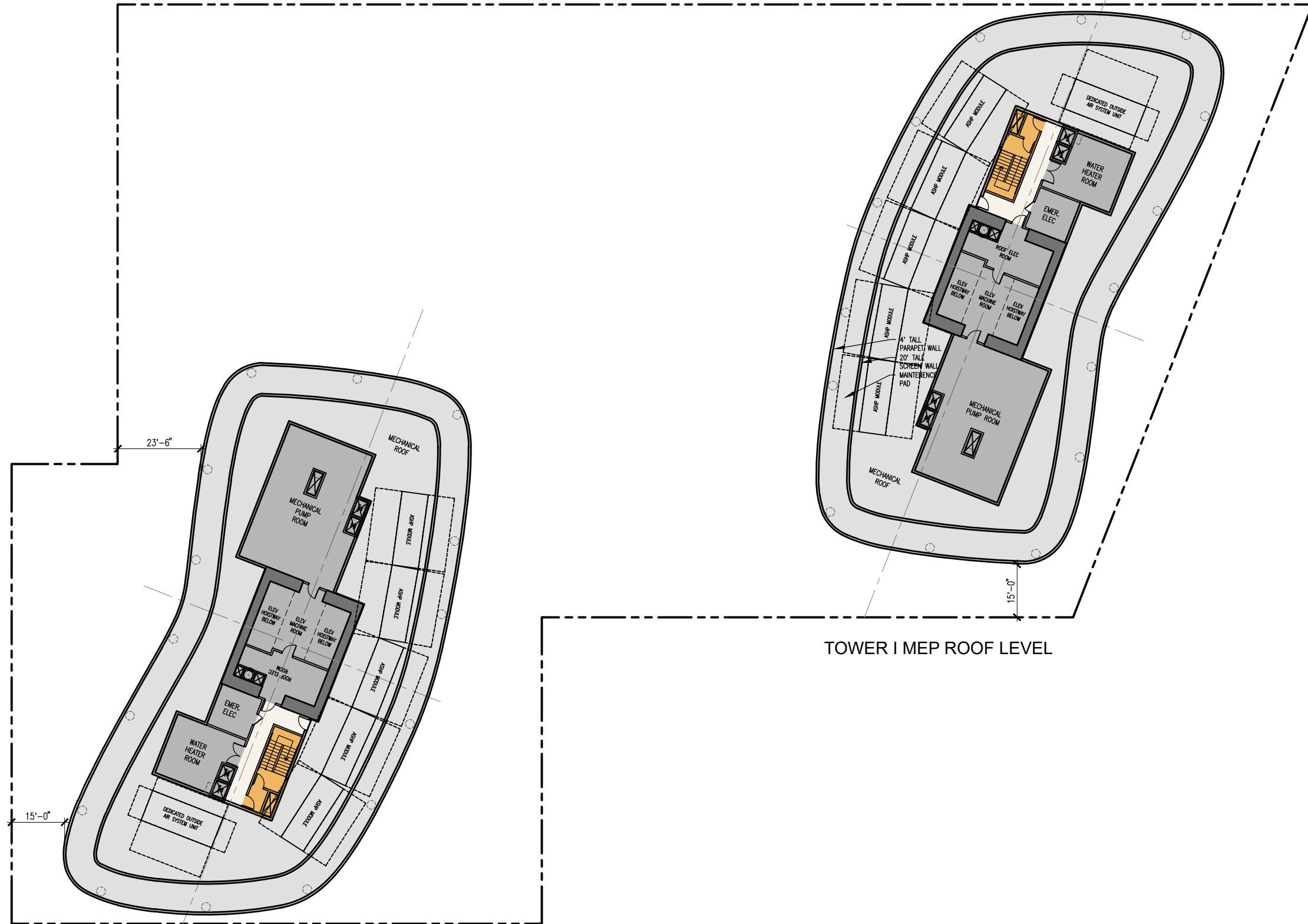


UPPER TOWER PLAN  
 ROCKRIDGE CCRC  
 OAKLAND, CA 94618  
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 20250157

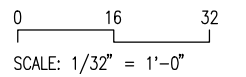
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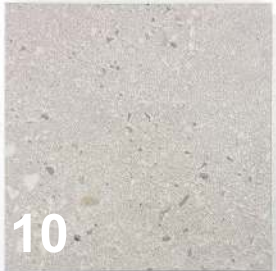
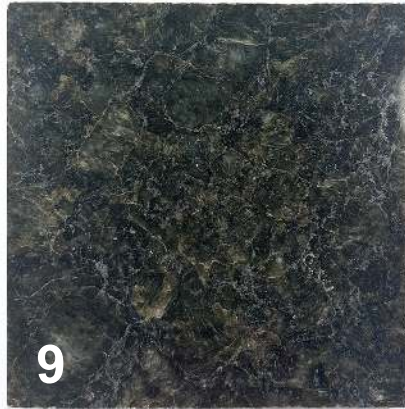
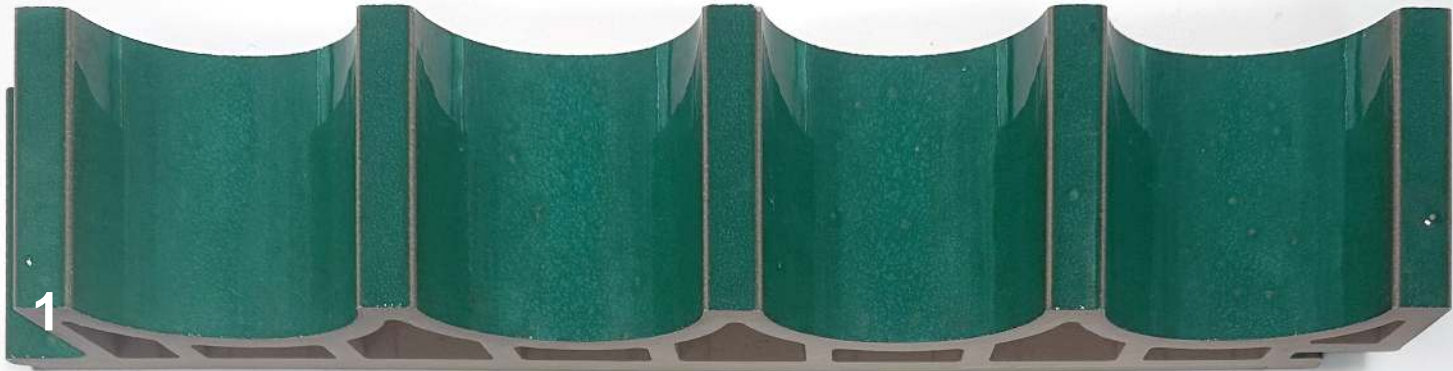
TOWER II MEP ROOF LEVEL

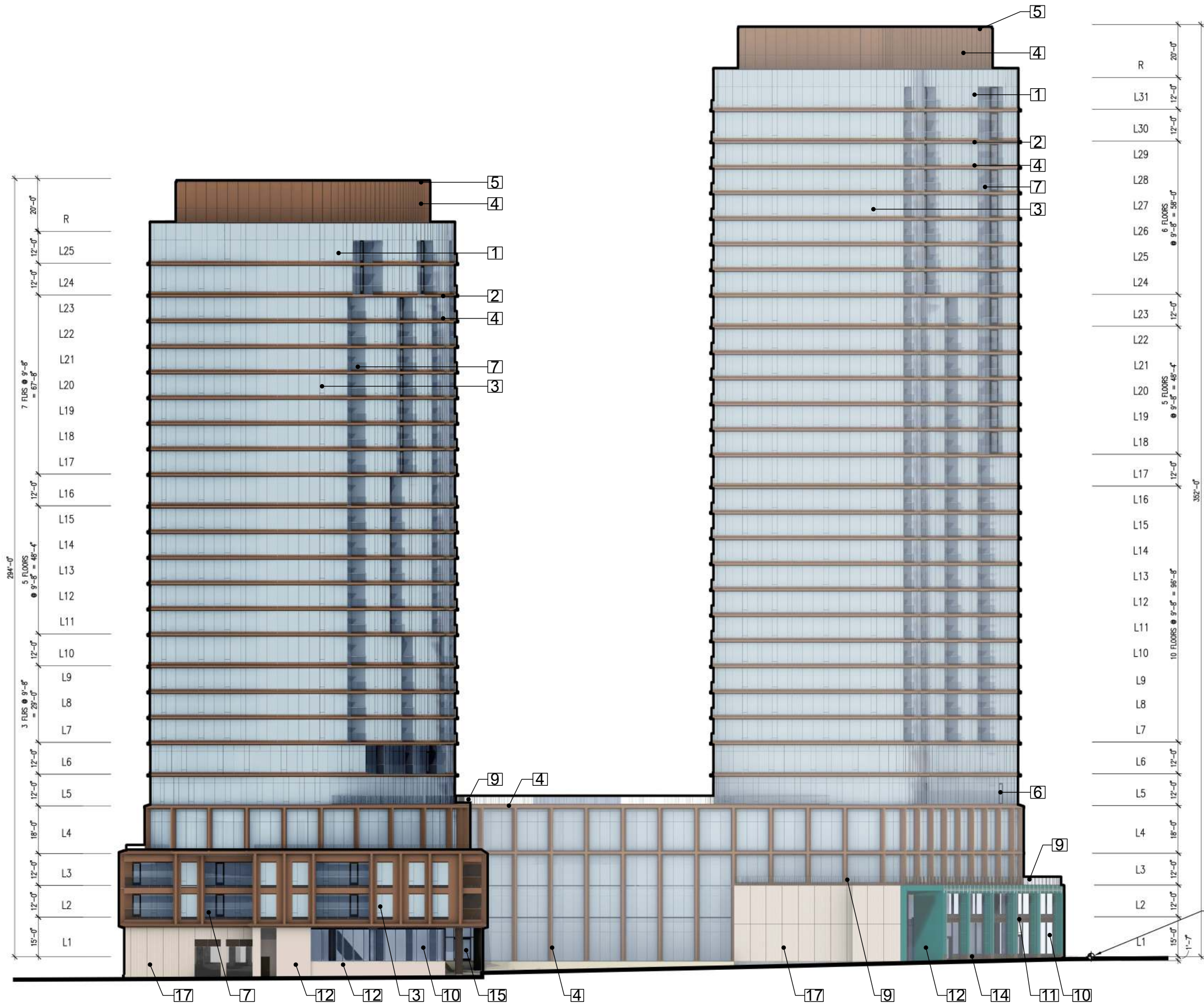
TOWER I MEP ROOF LEVEL



**MATERIAL KEYNOTES**

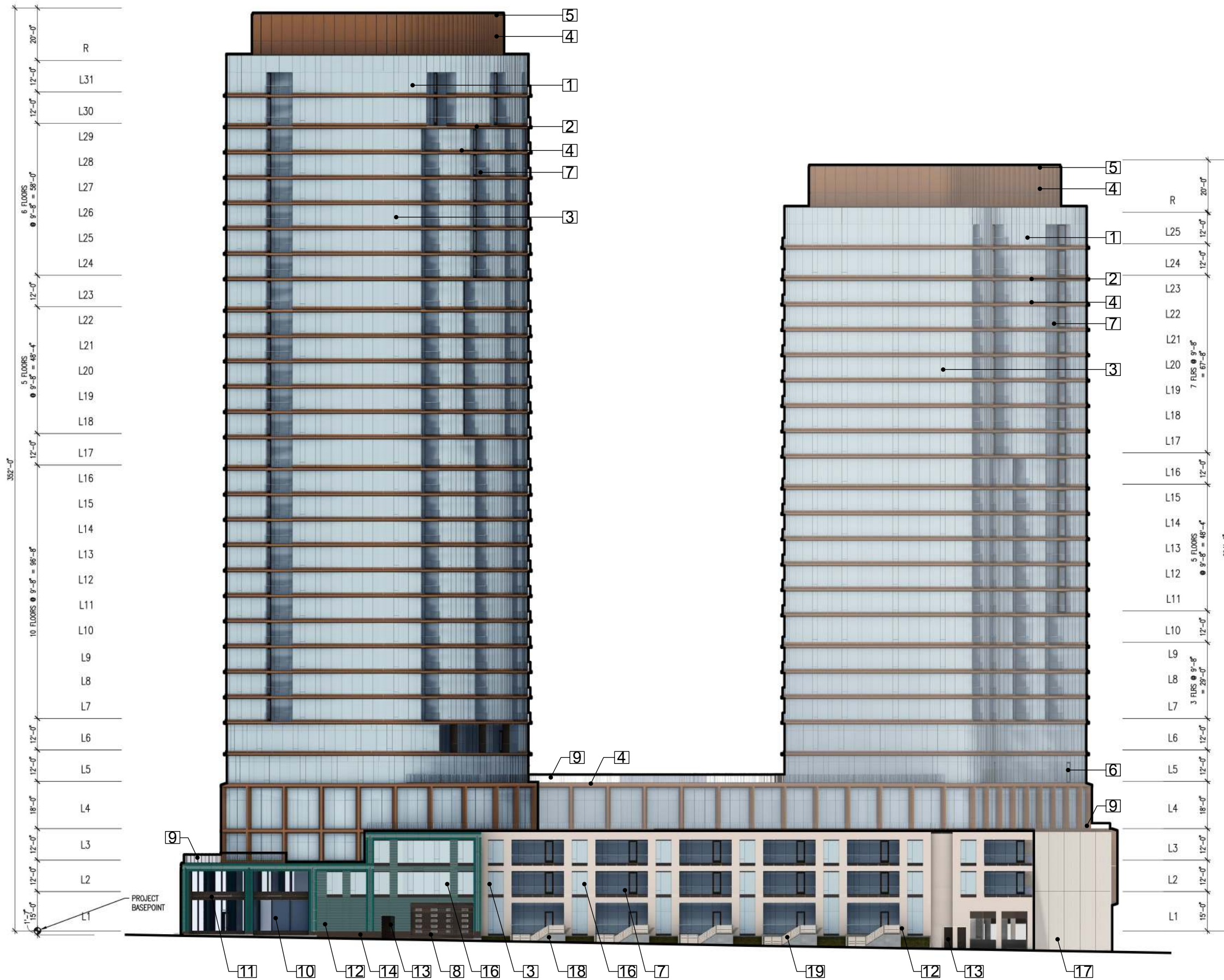
- 1. TERRACOTTA PANEL
- 2. VISION GLAZING
- 3. LOW-IRON GLAZING
- 4. LOW-IRON LAMINATED GLAZING
- 5. ALUMINUM MULLIONS
- 6. SLAB EDGE COATING
- 7. METAL PANEL
- 8. STAINLESS STEEL
- 9. NATURAL STONE
- 10. TERRACOTTA PANEL
- 11. PRECAST CONCRETE
- 12. NATURAL WOOD
- 13. NATURAL WOOD





**MATERIAL KEYNOTES**

1. UNITIZED WINDOW WALL
2. PAINTED SLAB EDGE COVER
3. OPERABLE WINDOW
4. ALUMINUM PANEL
5. ALUMINUM ROOF COPING
6. TERRACE DOOR
7. LOW-IRON GUARDRAIL
8. ROLL-UP SERVICE DOOR
9. METAL PICKET RAILING
10. LOW-IRON GLAZED STOREFRONT
11. ALUMINUM LOUVER
12. TERRACOTTA PANEL SYSTEM
13. SOLID METAL DOOR
14. NATURAL STONE BASE
15. ALUMINUM FRAMED ENTRANCE
16. ALUMINUM FRAMED PUNCHED WINDOWS
17. PRECAST PANEL
18. BOARD-FORMED CONCRETE
19. PATIO FENCE



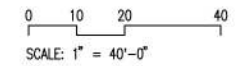
- MATERIAL KEYNOTES**
1. UNITIZED WINDOW WALL
  2. PAINTED SLAB EDGE COVER
  3. OPERABLE WINDOW
  4. ALUMINUM PANEL
  5. ALUMINUM ROOF COPING
  6. TERRACE DOOR
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  19. PATIO FENCE

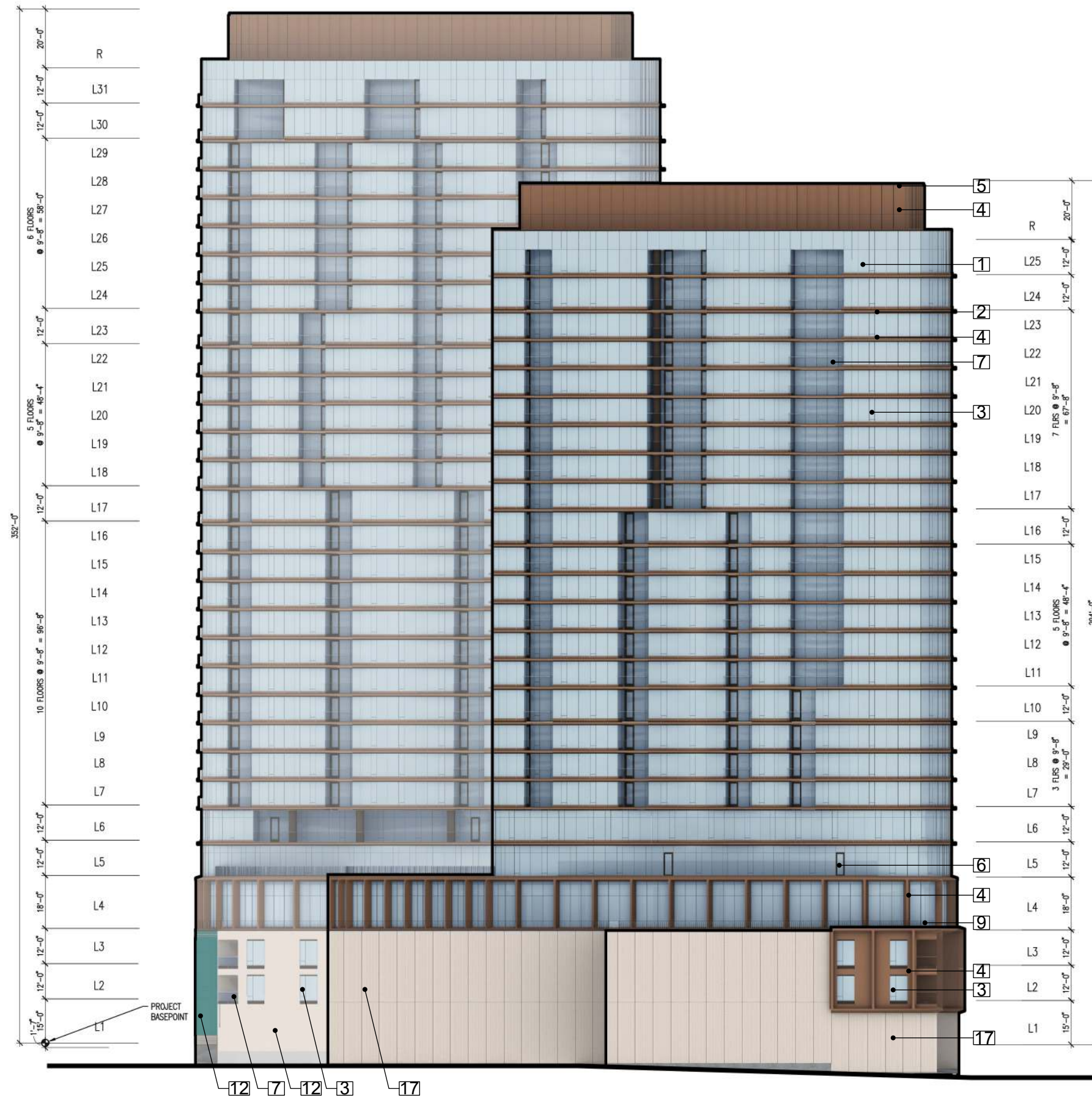
**BUILDING ELEVATION - NORTHWEST**  
**ROCKRIDGE CCRC**  
 OAKLAND, CA 94618  
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**MATERIAL KEYNOTES**

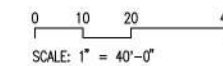
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19. PATIO FENCE

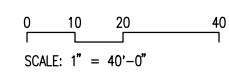
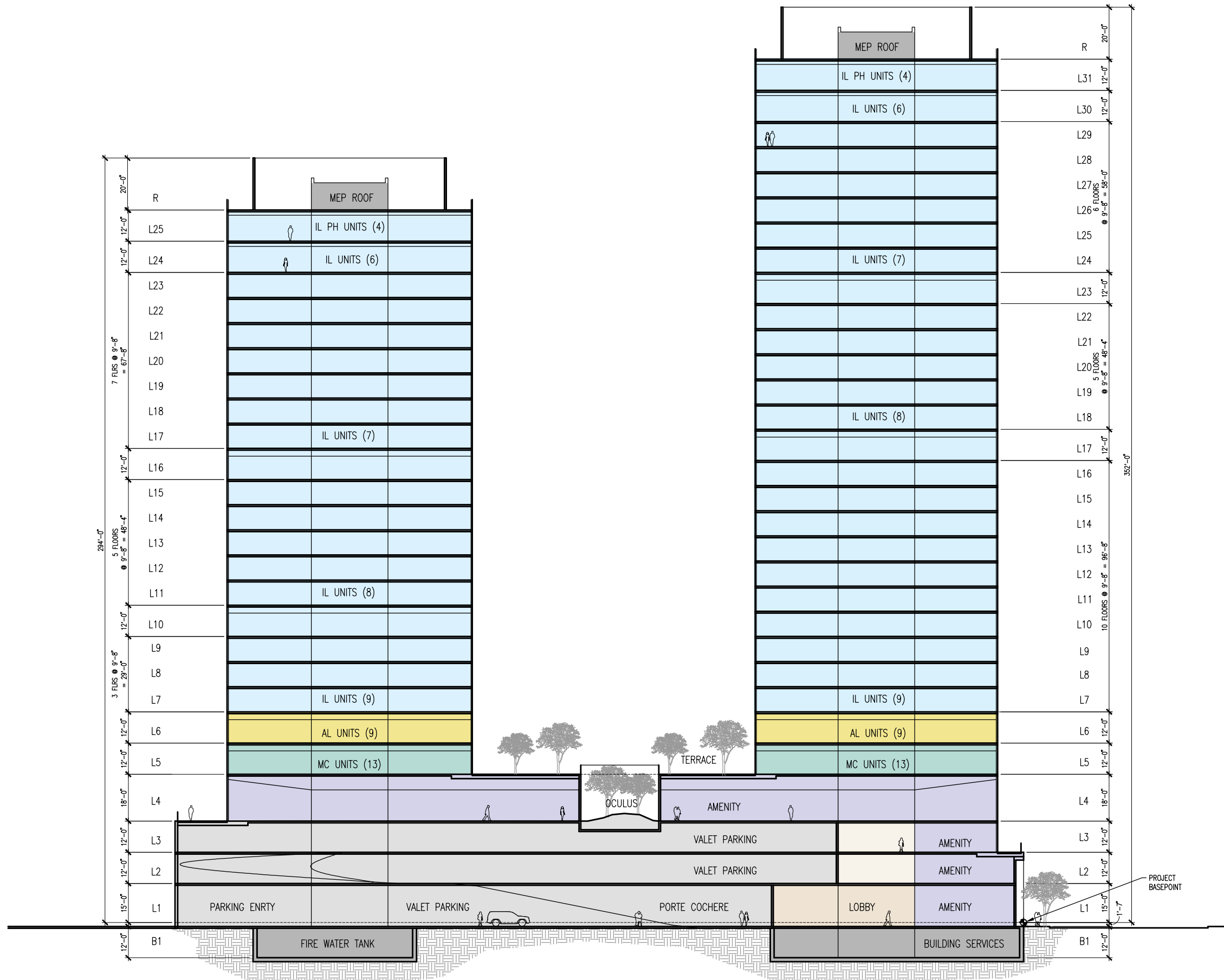




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RENDERING - VIEW FROM COLLEGE / OAK GROVE AVE  
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OAKLAND, CA 94618  
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