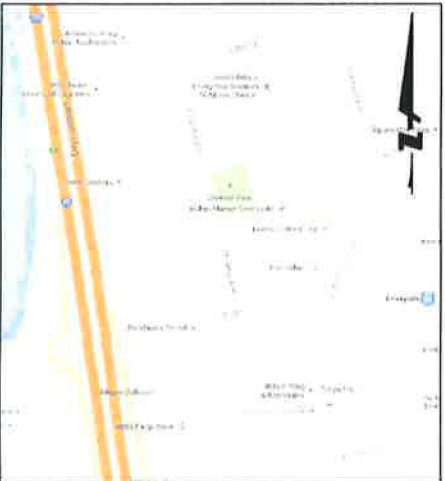
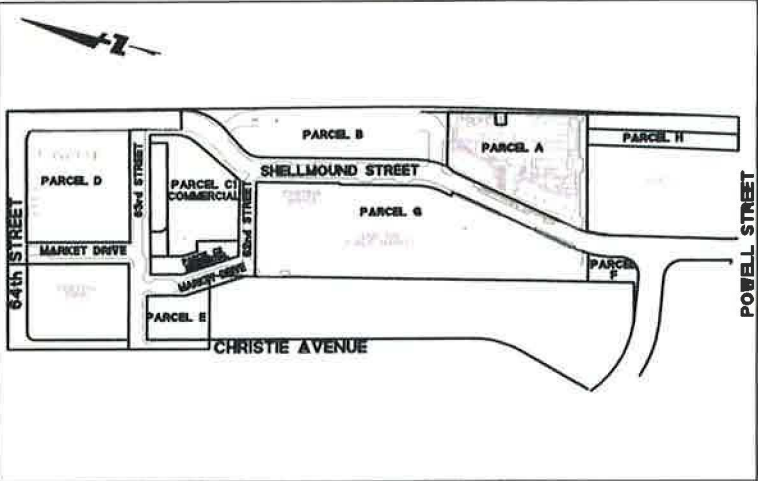


TENTATIVE MAP
EMERYVILLE PUBLIC MARKETPLACE

CITY OF EMERYVILLE ALAMEDA COUNTY STATE OF CALIFORNIA



VICINITY MAP
NTS



SITE MAP
NTS

SUBDIVIDER'S STATEMENT

OWNERS: AG-CCRP PUBLIC MARKET, LP
6001 SHELLMOUND STREET
EMERYVILLE, CA 94608

CITY OF EMERYVILLE
1333 PARK AVENUE
EMERYVILLE, CA 94608
(SHELLMOUND STREET)

ENGINEER: BKF ENGINEERS
225 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

AREA: 13.88 ACRES
EXISTING PARCELS: 4
PROPOSED PARCELS: 8

ASSESSOR'S PARCEL NO.: 049-1556-001
049-1556-002
049-1556-003
049-1556-004

EXISTING/PROPOSED ZONING: PLANNED UNIT DEVELOPMENT-2: MARKETPLACE REDEVELOPMENT

EXISTING USE: RETAIL
PROPOSED USE: DEVELOPMENT PARCELS WILL BE CREATED AS PART OF THIS MAP. THE FOLLOWING PROPOSED USE WILL BE DEVELOPED ON THE PROPOSED PARCELS.

PARCEL A: 167 RESIDENTIAL CONDOMINIUM UNITS
1 COMMERCIAL CONDOMINIUM UNIT

PARCEL B: PARKING GARAGE
1 COMMERCIAL CONDOMINIUM UNIT

PARCEL C: 66 RESIDENTIAL CONDOMINIUM UNITS
1 COMMERCIAL UNIT

PARCEL D: 223 RESIDENTIAL CONDOMINIUM UNITS

PARCEL E: CITY PARK EXPANSION

PARCEL F: 1 COMMERCIAL UNIT

PARCEL G: EXISTING OFFICE TOWER
EXISTING PUBLIC MARKETPLACE
2 CONDOMINIUM UNITS
1 FOR FIRST FLOOR
1 FOR FLOORS 2-8

PARCEL H: EXISTING PARKING STALLS

PROPOSED IMPROVEMENTS: CONSTRUCT NEW SHELLMOUND STREET PUBLIC ROADWAY ALIGNMENT. AND CONSTRUCT 62nd STREET, 63rd STREET AND MARKET DRIVE PUBLIC STREETS.

DEVELOP NEW PARCELS FOR RESIDENTIAL AND COMMERCIAL USE.
CONSTRUCT STREET AND UTILITY INFRASTRUCTURE INCLUDING STORM DRAIN, SANITARY SEWER, WATER, RECYCLED WATER, JOINT TRENCH, STREET LIGHTING, STREET TREES, AND STREET FURNITURE.
STORM WATER QUALITY TREATMENT TO BE DEVELOPED THROUGHOUT SITE.

FLOOR PLANS: FLOOR PLANS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

DRAWING INDEX

CIVIL SHEETS

- TM-01 TITLE SHEET
- TM-02 LEGEND AND ABBREVIATIONS
- TM-03 EXISTING CONDITIONS
- TM-04 EXISTING CONDITIONS
- TM-05 EXISTING CONDITIONS
- TM-06 SITE PLAN
- TM-07 SITE PLAN
- TM-08 SITE PLAN
- TM-09 BOUNDARY PLAN
- TM-10 BOUNDARY PLAN
- TM-11 BOUNDARY PLAN
- TM-12 GRADING PLAN
- TM-13 GRADING PLAN
- TM-14 GRADING PLAN
- TM-15 UTILITY PLAN
- TM-16 UTILITY PLAN
- TM-17 UTILITY PLAN
- TM-18 STORMWATER PLAN
- TM-19 STORMWATER PLAN
- TM-20 STORMWATER PLAN
- TM-21 TYPICAL CROSS-SECTIONS
- TM-22 TYPICAL CROSS-SECTIONS
- TM-23 TYPICAL CROSS-SECTIONS
- TM-24 TYPICAL CROSS-SECTIONS
- TM-25 TYPICAL CROSS-SECTIONS
- TM-26 TYPICAL CROSS-SECTIONS

LANDSCAPE SHEETS

- L-01 SITE PLAN-EXISTING (SCOPE OF PDP SUBMISSION)
- L-02 FINAL MAP-PHASE I
- L-03 FINAL MAP-PHASE II
- L-04 SITE SECTION
- L-05 SITE SECTION
- L-06 STREET SECTIONS
- L-07 STREET SECTIONS
- L-08 STREET SECTIONS
- L-09 STREET SECTIONS
- L-10 STREET SECTIONS
- L-11 STREET SECTIONS
- L-12 SITE AMENITIES
- L-13 SITE AMENITIES
- L-14 SITE LIGHTING-PHOTOMETRIC PLAN
- L-15 SITE LIGHTING-PHOTOMETRIC PLAN
- L-16 TRANSIT HUB, NORTHBOUND
- L-17 TRANSIT HUB, SOUTHBOUND
- L-18 SITE FURNISHINGS IMAGERY
- L-19 62ND STREET PLAZA
- L-20 62ND STREET PLAZA
- L-21 TREE REMOVAL PLAN
- L-22 TREE PLAN AND WELDO CALCULATIONS
- L-23 TREE PLAN AND WELDO CALCULATIONS
- L-24 TREE IMAGERY
- L-25 GREEN ROOF STRUCTURE IMAGERY
- L-26 GROUNDCOVER PLAN
- L-27 GROUNDCOVER PLAN
- L-28 GROUNDCOVER IMAGERY

UTILITY PROVIDER: EAST BAY MUNICIPAL UTILITY DISTRICT
WATER SUPPLY: ALAMEDA COUNTY FIRE
FIRE PROTECTION: CITY OF EMERYVILLE
SANITARY COLLECTION: EAST BAY MUNICIPAL UTILITY DISTRICT
SANITARY TREATMENT: CITY OF EMERYVILLE AND ALAMEDA COUNTY FLOOD CONTROL DISTRICT ZONE 12
STORM DRAIN: PACIFIC GAS & ELECTRIC

GAS: PACIFIC GAS & ELECTRIC
ELECTRIC: AT&T
TELEPHONE: COMCAST
CABLE TELEVISION:

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

THOMAS R. MORSE, P.E.
ASSOCIATE/PROJECT MANAGER
BKF ENGINEERS



10/22/15
DATE

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
TITLE SHEET

ALAMEDA CALIFORNIA

APPROVED

OCT 22 2015

by Planning Commission
City of Emeryville
Planning Department

Revisions	No.	Date	10/1/15	Scale	NONE	Design	CHK	Drawn	MMG	Approved	TRM	Job No.	2013012-14
Drawing Number: TM-01													

PROPOSED

EXISTING

GENERAL NOTES

1. TENTATIVE MAP: THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66453 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. TENTATIVE MAP: THIS TENTATIVE MAP CONFORMS TO EMERYVILLE MUNICIPAL CODE TITLE 9, CHAPTER 6, ARTICLE 2, "MAJOR SUBDIVISIONS".
3. TOPOGRAPHY: TOPOGRAPHY IS BASED ON THE PLANIMETRICS COMPILED BY AEROGEODETTIC CORPORATION AND SUPPLEMENTED BY FIELD SURVEY DATED DECEMBER 2004.
4. BASIS OF BEARING: THE BEARING, SOUTH 75°45'22" WEST, BETWEEN TWO FOUND MONUMENTS ON 64TH STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 5303", FILED FOR RECORD ON FEBRUARY 26, 1988 IN BOOK 174 OF PARCEL MAPS AT PAGES 91-92, ALAMEDA COUNTY RECORDS, IS THE BASIS OF BEARING OF THIS MAP.
5. BENCHMARK: CITY OF EMERYVILLE BENCHMARK, PIN IN CONCRETE IN MONUMENT WELL AT INTERSECTION OF 64TH STREET AND SHELLMOUND STREET, ELEVATION=11.93' (RECORD PER CITY ENGINEER=11.99'); DATUM IS NGVD 29; SECONDARY ELEVATION IS USCSG DISK STAMPED "H130 1932" AT NE CORNER OF CITY HALL BUILDING AT SE CORNER HOLLIS AND PARK STREETS, ELEVATION 24.51', NGVD 29.
6. MULTIPLE FINAL MAPS: PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE PHASED FINAL MAPS IN SUBSTANTIAL CONFORMANCE WITH SHEETS L-03 AND L-04. THE REALIGNMENT OF SHELLMOUND STREET SHALL BE CONDITIONED ON THE CITY'S VACATION OF THE CURRENT SHELLMOUND STREET ALIGNMENT AREA.
7. BOUNDARY: BOUNDARY INFORMATION IS BASED ON RECORD & FIELD DATA AND "ALTA SURVEY PARCEL MAP 9938" FROM BKF ENGINEERS DATED 10/12/11, AND "ALTA SURVEY OF THE LANDS OF AG-CORR PUBLIC MARKET, LP" DATED 2/23/15.
8. UTILITIES: UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
9. STORMWATER TREATMENT: STORMWATER TREATMENT SIZES AND LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING DESIGN.
10. OWNER RESERVES THE RIGHT FOR VERTICAL, AIRSPACE, AND DOORWAY ENCROACHMENTS FROM BUILDINGS AND APPENDAGES INTO THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES: BALCONIES, DOOR SWINGS, BAY WINDOWS, LIGHTING, AND BUILDING SIGNAGE.

11. FINAL CONFIGURATION OF UTILITIES DEPENDENT ON PROJECT PHASING AND FINAL ENGINEERING DESIGN.
12. THE DEDICATION OF PARCEL E SHALL BE CONDITIONED ON THE CITY'S ACCEPTANCE

SYMBOL

DESCRIPTION

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BNDY	BOUNDARY
BLDG	BUILDING
BW	BACK OF WALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
DI	DROP INLET
ESMT	EASEMENT
EX, EXIST	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FH	FIRE HYDRANT
FL	FLOWLINE
G	GAS
HP	HIGH POINT
INV	INVERT

SYMBOL

DESCRIPTION

JT	JOINT TRENCH
LP	LOW POINT
L/S	LANDSCAPE
MIN	MINIMUM
PAE	PUBLIC ACCESS EASEMENT
PCC	PORTLAND CEMENT CONCRETE
PRAE	PRIVATE ACCESS EASEMENT
PROP	PROPOSED
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
(TYP)	TYPICAL
W	WATER
WM	WATER METER

SYMBOL LEGEND

SYMBOL



DESCRIPTION

DETAIL SECTION A ON SHEET TM-21

EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
LEGEND & ABBREVIATIONS

APPROVED

OCT 22 2015

City of Emeryville
Planning Department

Date	10/1/15	No.	Revisions
Scale	NONE		
Design	LKY		
Drawn	NMFG		
Approved	TRM		

Drawing Number:

TM-02

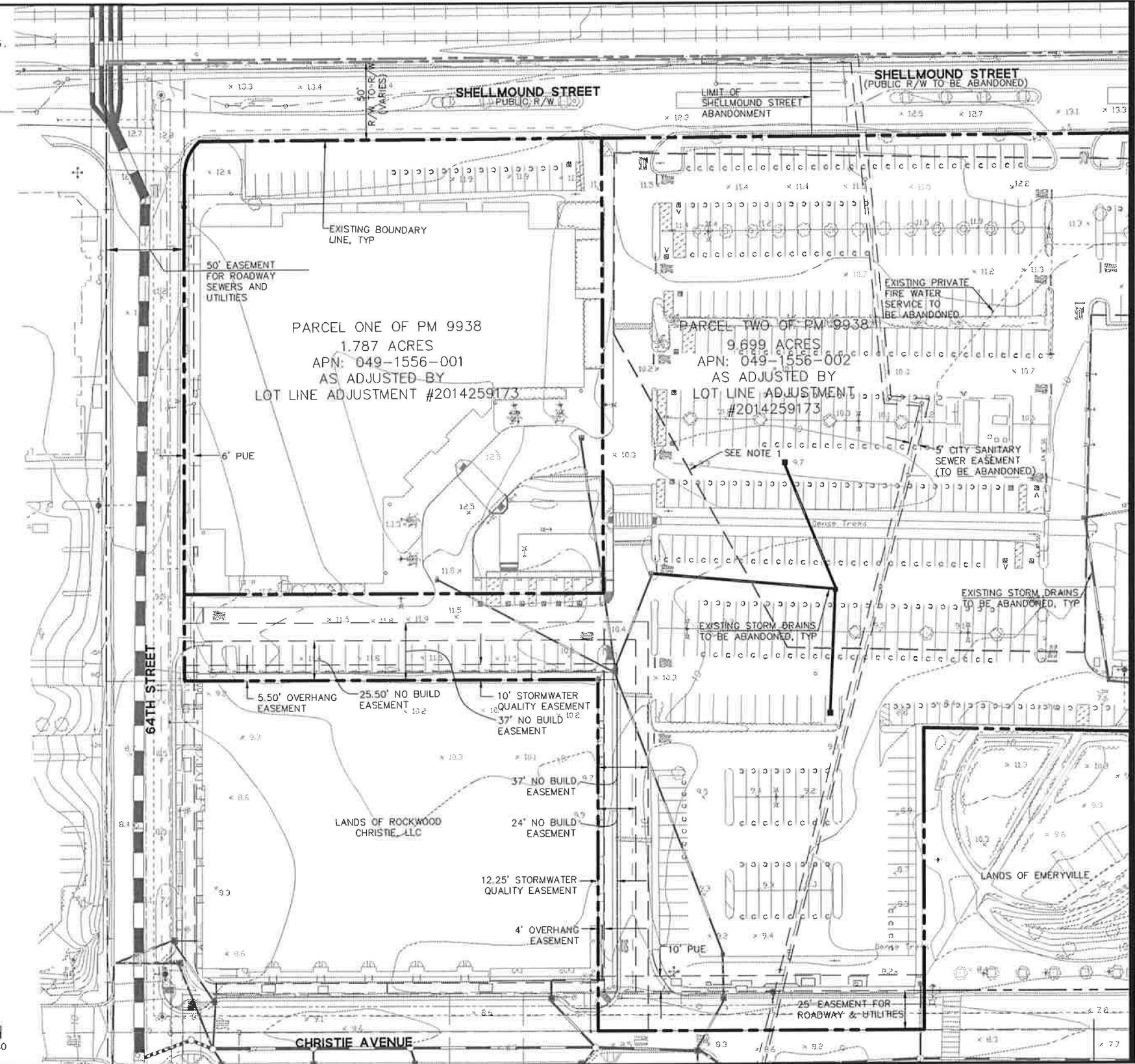
NOTE
1. DEED COVENANT RECORDED ON JUNE 1, 2015,
INSTRUMENT NO. 20151443.

LEGEND

- EXISTING PARCEL PER PM 9938
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING DEED COVENANT



PROJECT NAME: EMERYVILLE PUBLIC MARKETPLACE TENTATIVE MAP
DATE: 10/7/15
DRAWN BY: LK
CHECKED BY: NMFC
APPROVED BY: TM
JOB NO. 2013043-14



MATCHLINE - SEE DRAWING TM-04

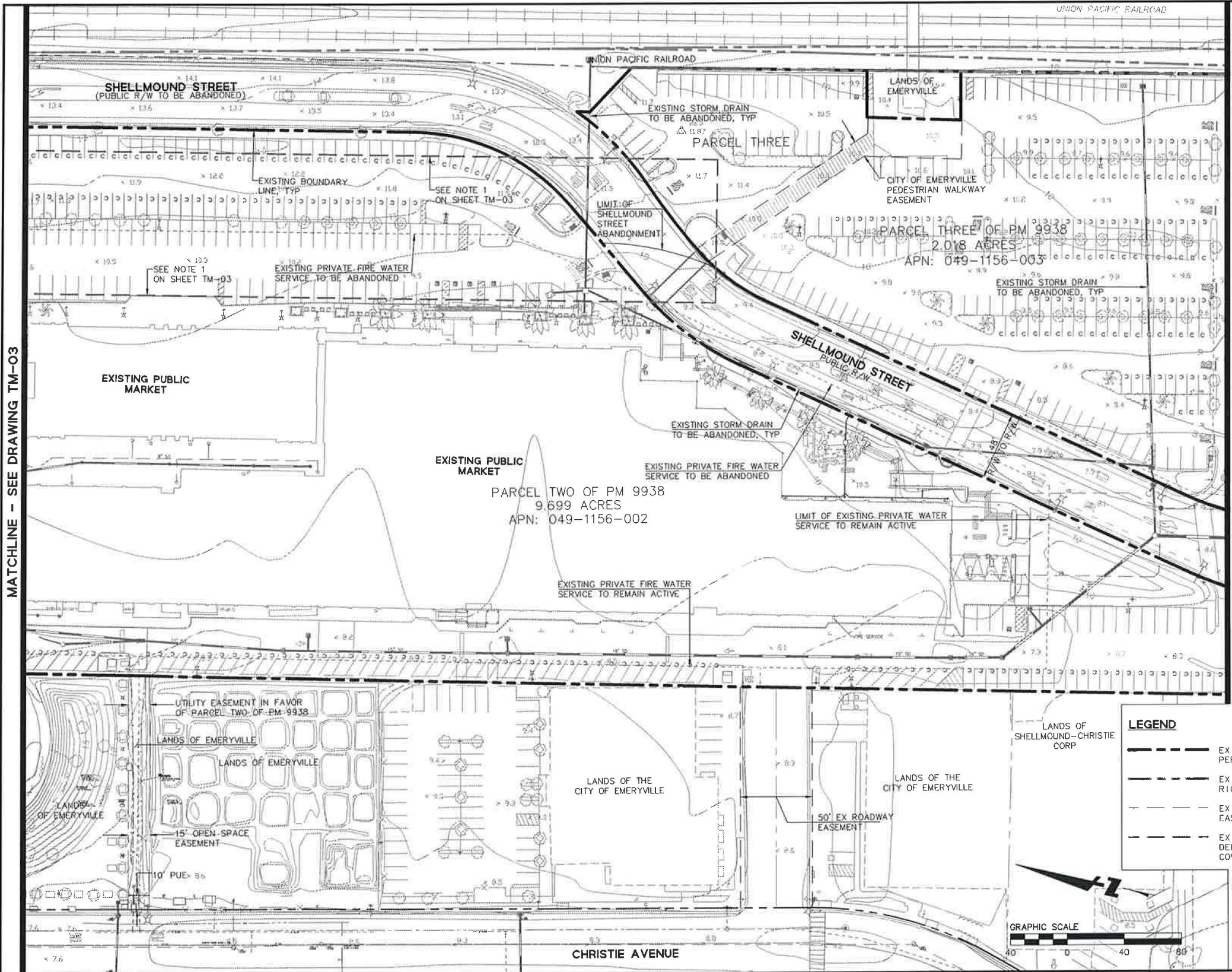
BKF
ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
EXISTING CONDITIONS PLAN
ALAMEDA CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

Date	10/7/15	No.	Revisions
Scale	1"=40'		
Design	LK		
Drawn	NMFC		
Approved	TM		
Job No.	2013043-14		

Drawing Number:
TM-03



MATCHLINE - SEE DRAWING TM-03

MATCHLINE - SEE DRAWING TM-05

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



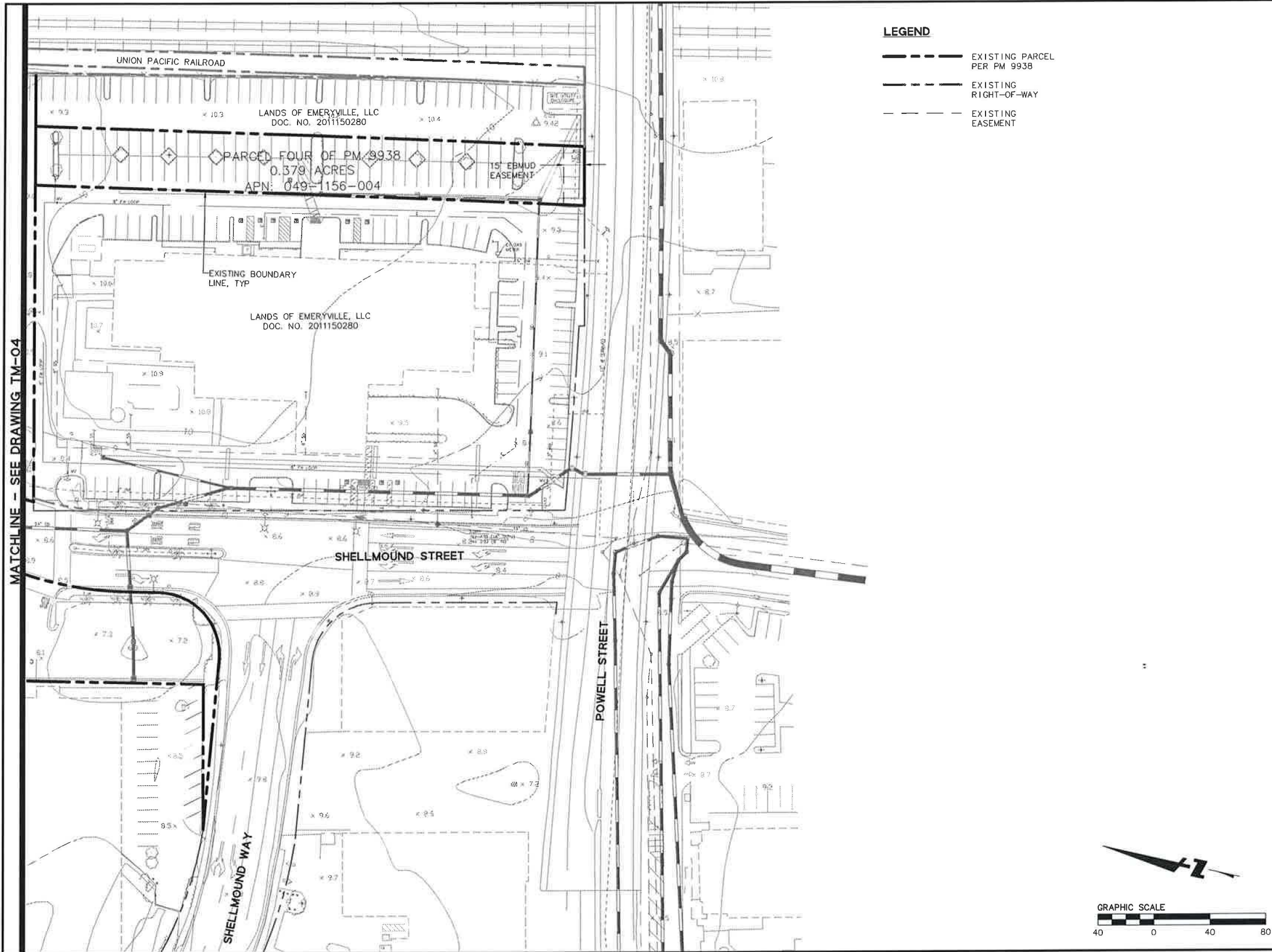
EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
EXISTING CONDITIONS PLAN
EMERYVILLE ALAMEDA CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
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Drawing Number:
TM-04

DATE: 10/1/15
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



DATE: 10/1/15
SCALE: 1"=40'
DESIGN: LKY
DRAW: NMFG
APPROVED: TRM
JOB NO: 20101015-14

BKF
ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

**EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
EXISTING CONDITIONS PLAN**
ALAMEDA CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

Revisions	No.	Date	10/1/15
		Scale	1"=40'
		Design	LKY
		Draw	NMFG
		Approved	TRM
		Job No	20101015-14

Drawing Number:
TM-05

PARKING DATA

SYMBOL	DESCRIPTION
①	7.5'x22' PUBLIC PARKING STALL
②	8'x22' PUBLIC PARKING STALL
③	7.5'x20' PUBLIC PARKING STALL
④	8'x27' PUBLIC PARKING STALL
⑤	8'x30' PUBLIC PARKING STALL
⑥	9'x18' PUBLIC PARKING STALL
⑦	COMMERCIAL LOADING ZONE
⑧	RESIDENTIAL LOADING ZONE
⑨	SHOPPER LOADING ZONE
⑩	DROP OFF ZONE

LEGEND

	DETECTABLE WARNING SURFACE
	LOADING ZONE

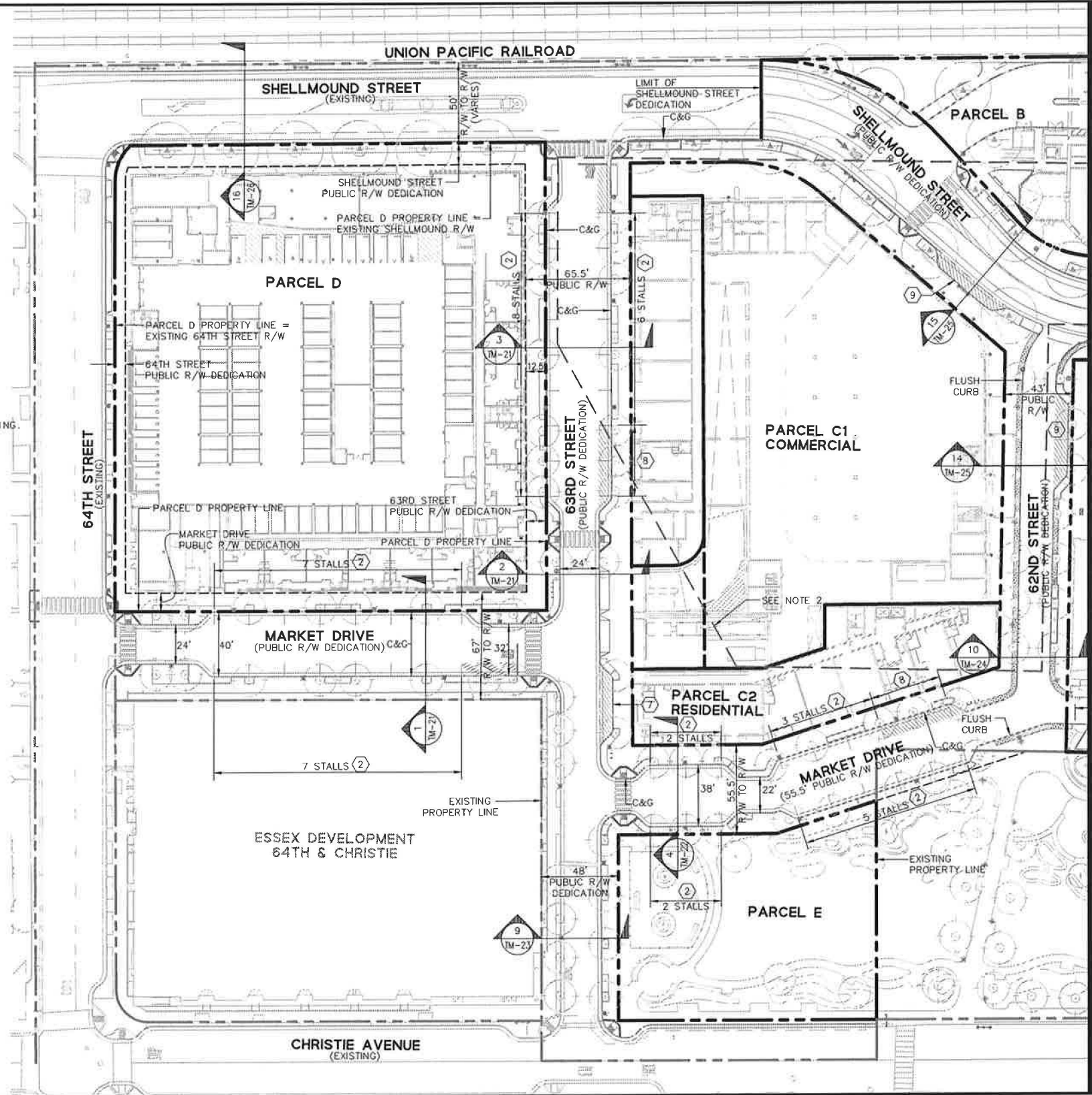
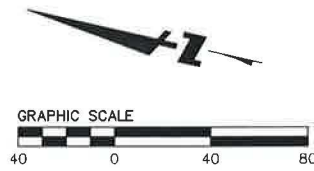
NOTE

- LOADING ZONE IS FOR SHORT TERM LOADING AND UNLOADING.
- DEED COVENANT RECORDED ON JUNE 1, 2015, INSTRUMENT NO. 20151443.

LEGEND

	PARCEL LINE
	RIGHT-OF-WAY
	EASEMENT
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE

DATE: 10/7/15
BY: [Signature]
CHECKED: [Signature]
SCALE: 1"=40'



MATCHLINE - SEE DRAWING TM-07

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

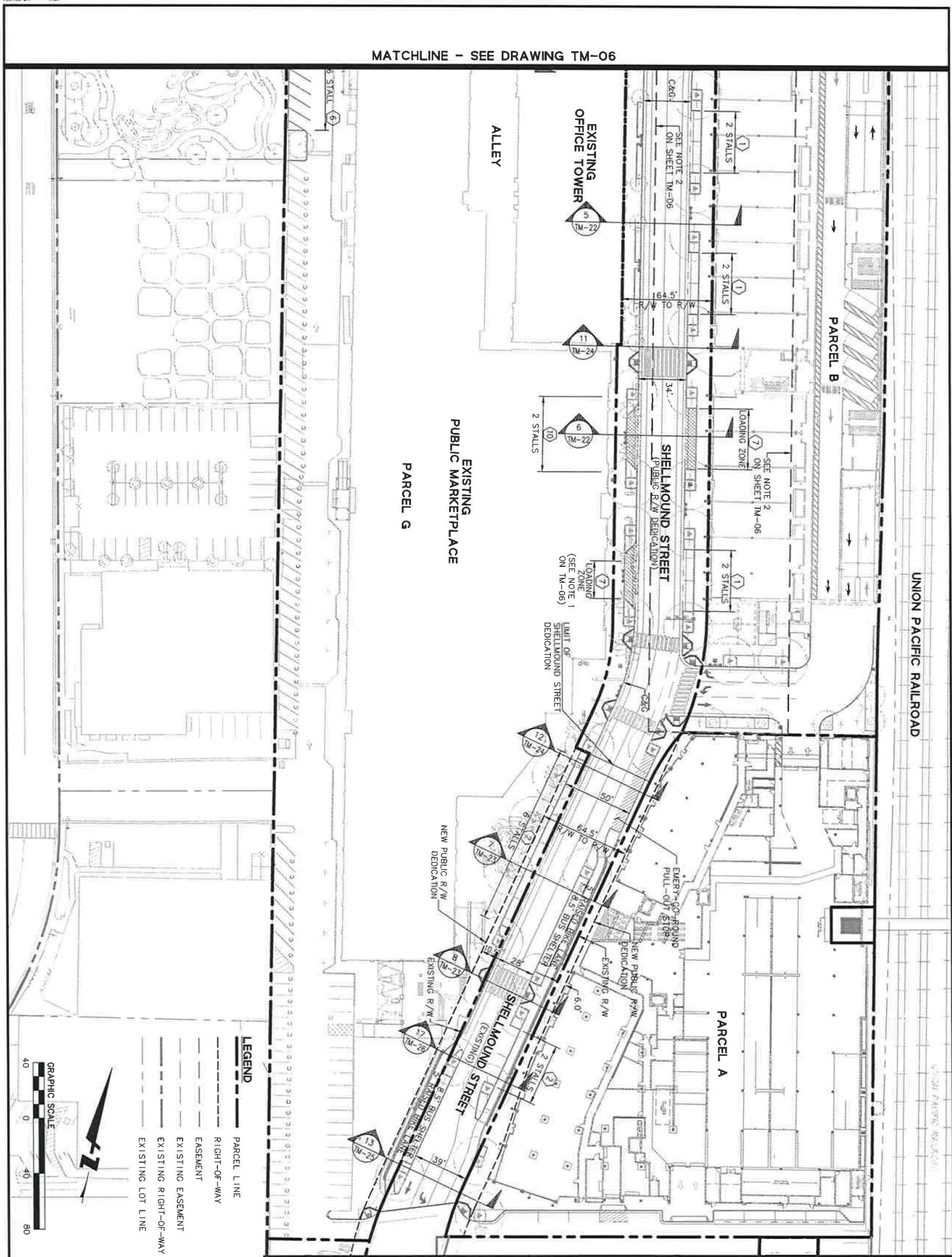


EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
SITE PLAN
ALAMEDA
CALIFORNIA



Revisions	No.	Date
Scale 1"=40'		10/7/15
Design LKY		
Draw NMEG		
Approved TRM		
Job No 2015063-14		

Drawing Number:
TM-06



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Drawing Number: TM-07	Date	10/1/15	No.	Revisions
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	Design	LKY		
	Drawn	NMFG		
	Approved	TRM		
	Job No	20130103-14		

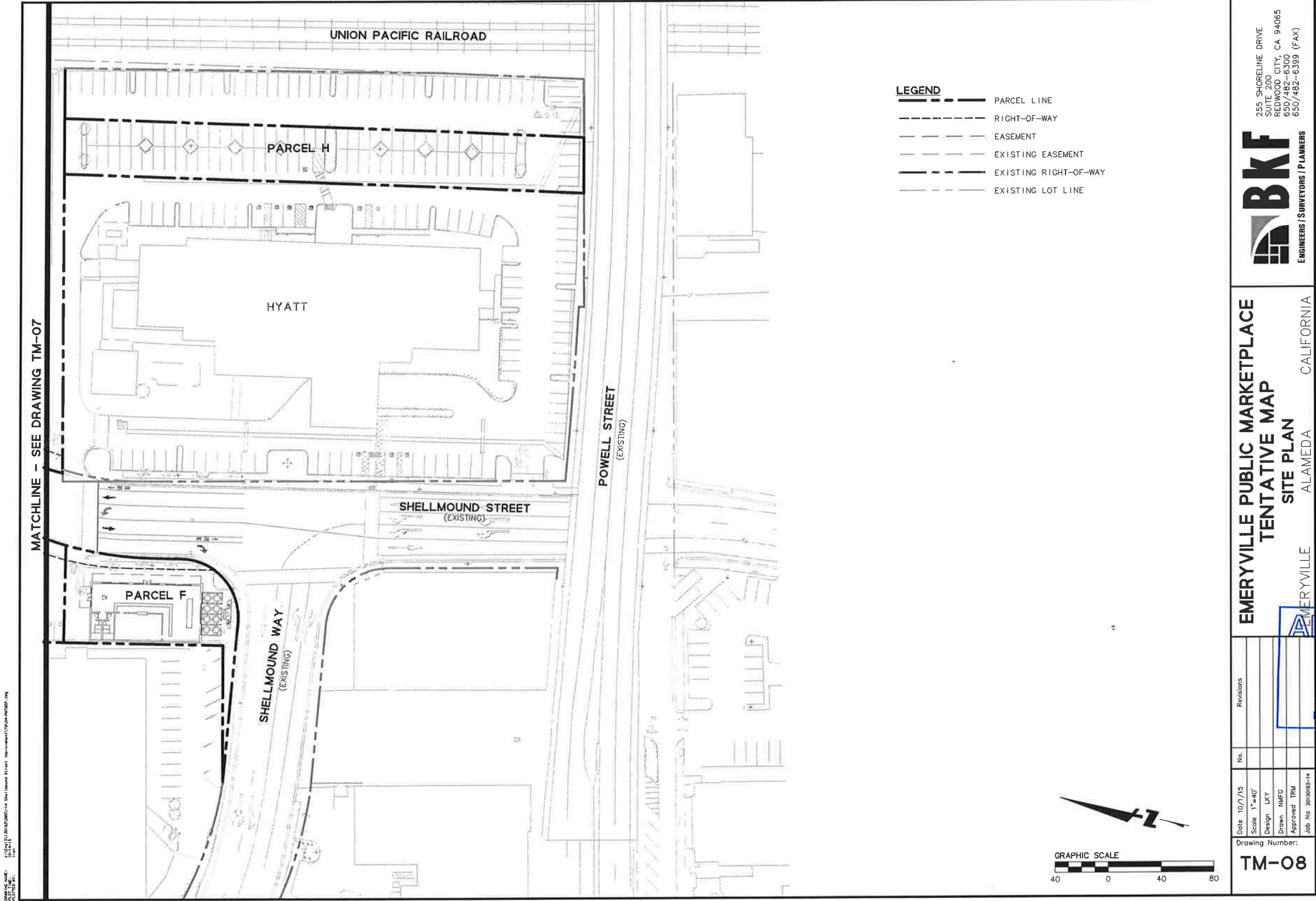
APPROVED
OCT 22 2015
City of Emeryville
Planning Department

**EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
SITE PLAN**

EMERYVILLE ALAMEDA CALIFORNIA



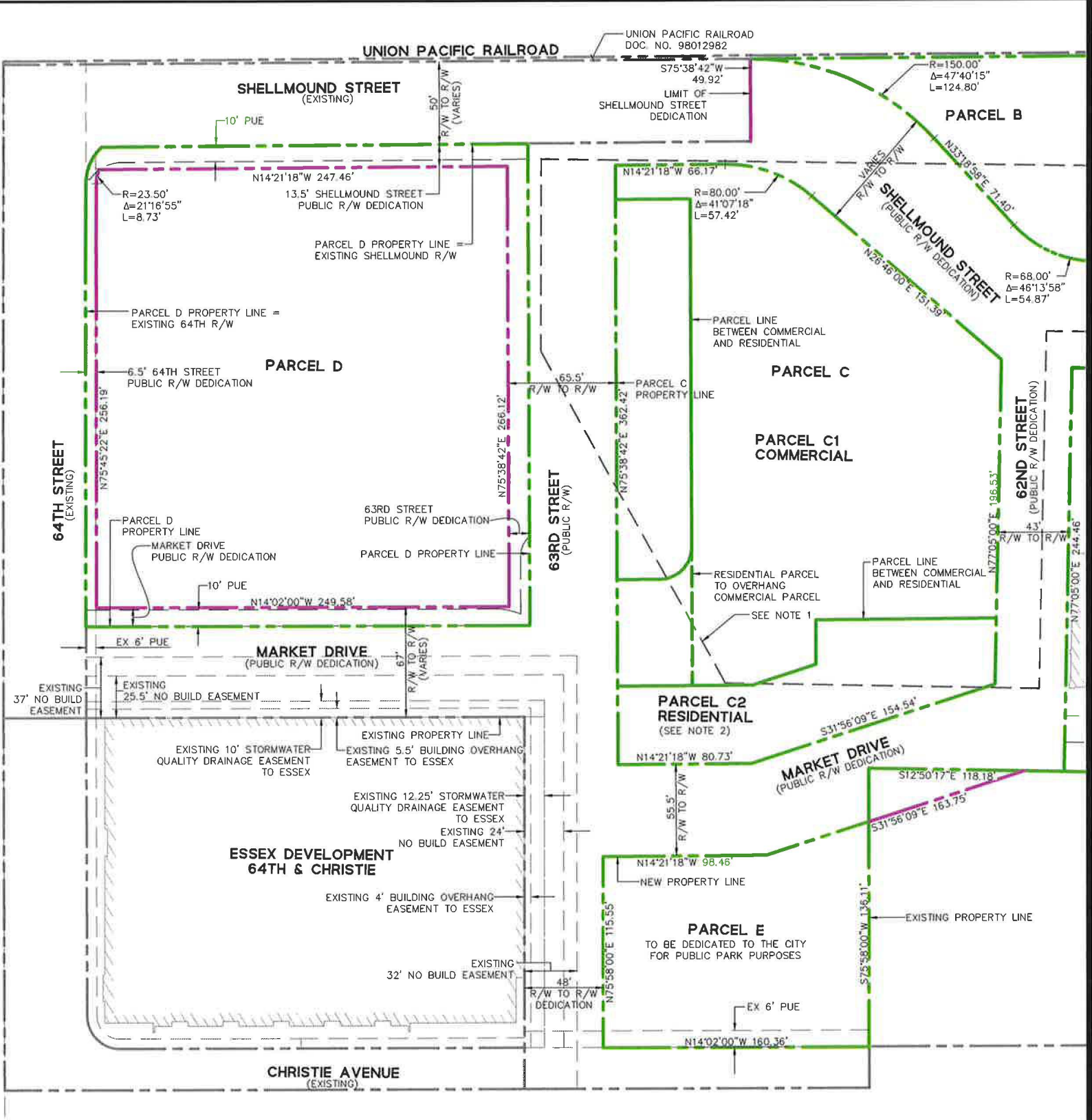
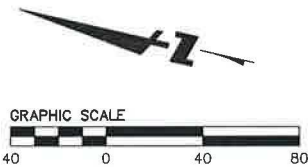
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



PARCEL AREAS		
PARCEL	AREA (SF)	AREA (ACRES)
C1 & C2	71,976	1.65
D	77,863	1.787
E	19,209	0.44

- NOTES**
- DEED COVENANT RECORDED ON JUNE 1, 2015. INSTRUMENT NO. 20151443.
 - RESIDENTIAL PARKING WILL BE COVERED BY A RECORDED RECIPROCAL EASEMENT AGREEMENT.
 - METES AND BOUNDS SHOWN ON THE TENTATIVE MAP IS SUBJECT TO FINAL ENGINEERING DESIGN.

- LEGEND**
- PARCEL LINE
 - RIGHT-OF-WAY
 - EASEMENT
 - EXISTING EASEMENT
 - EXISTING RIGHT-OF-WAY



MATCHLINE - SEE DRAWING TM-10

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255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

**EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
BOUNDARY PLAN**

ALAMEDA CALIFORNIA

APPROVED

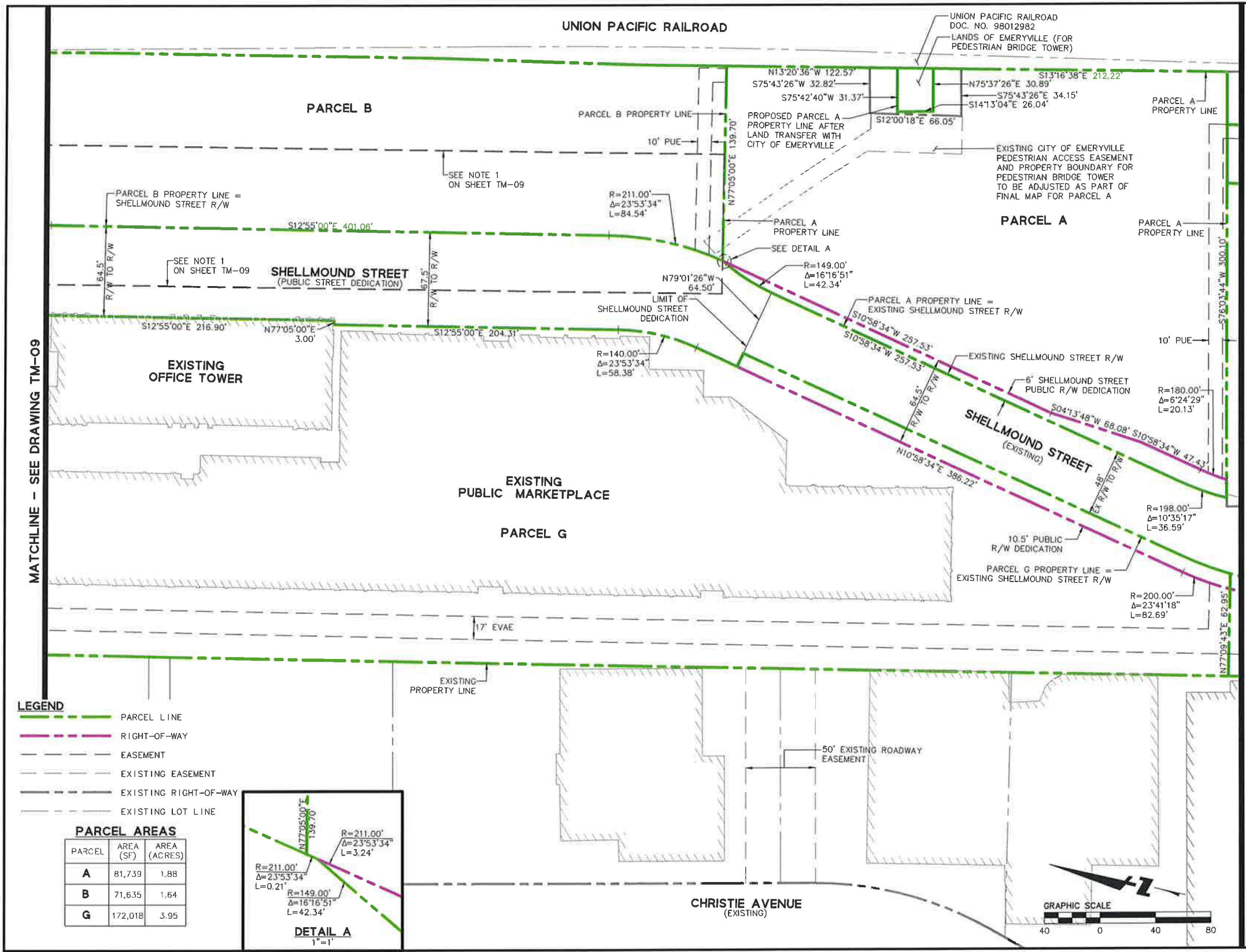
OCT 22 2015

City of Emeryville
Planning Department

No.	Date	Revisions
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Drawing Number: **TM-09**

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10/1/15
BKF



255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
BOUNDARY PLAN
ALAMEDA
EMERYVILLE
CALIFORNIA

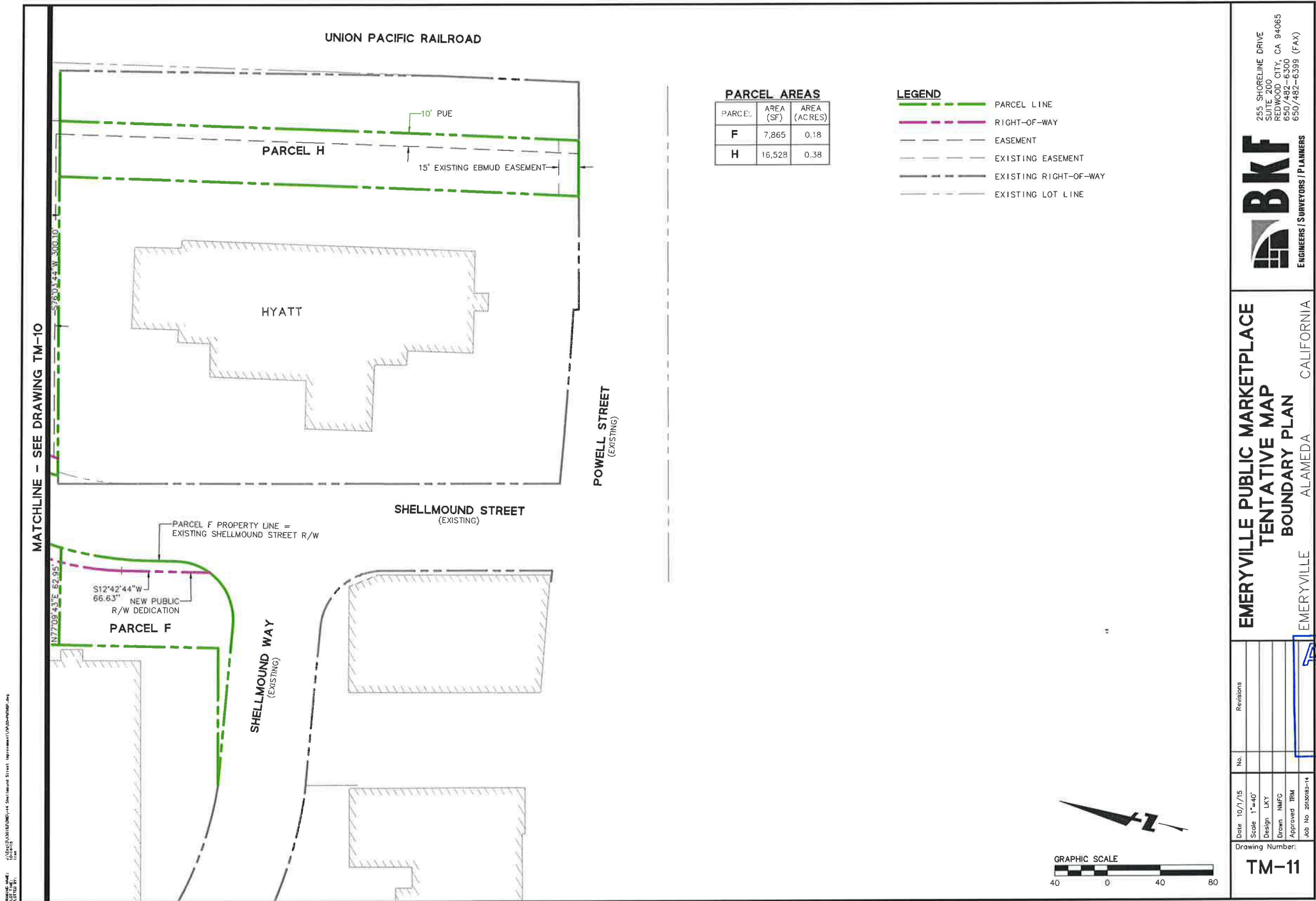
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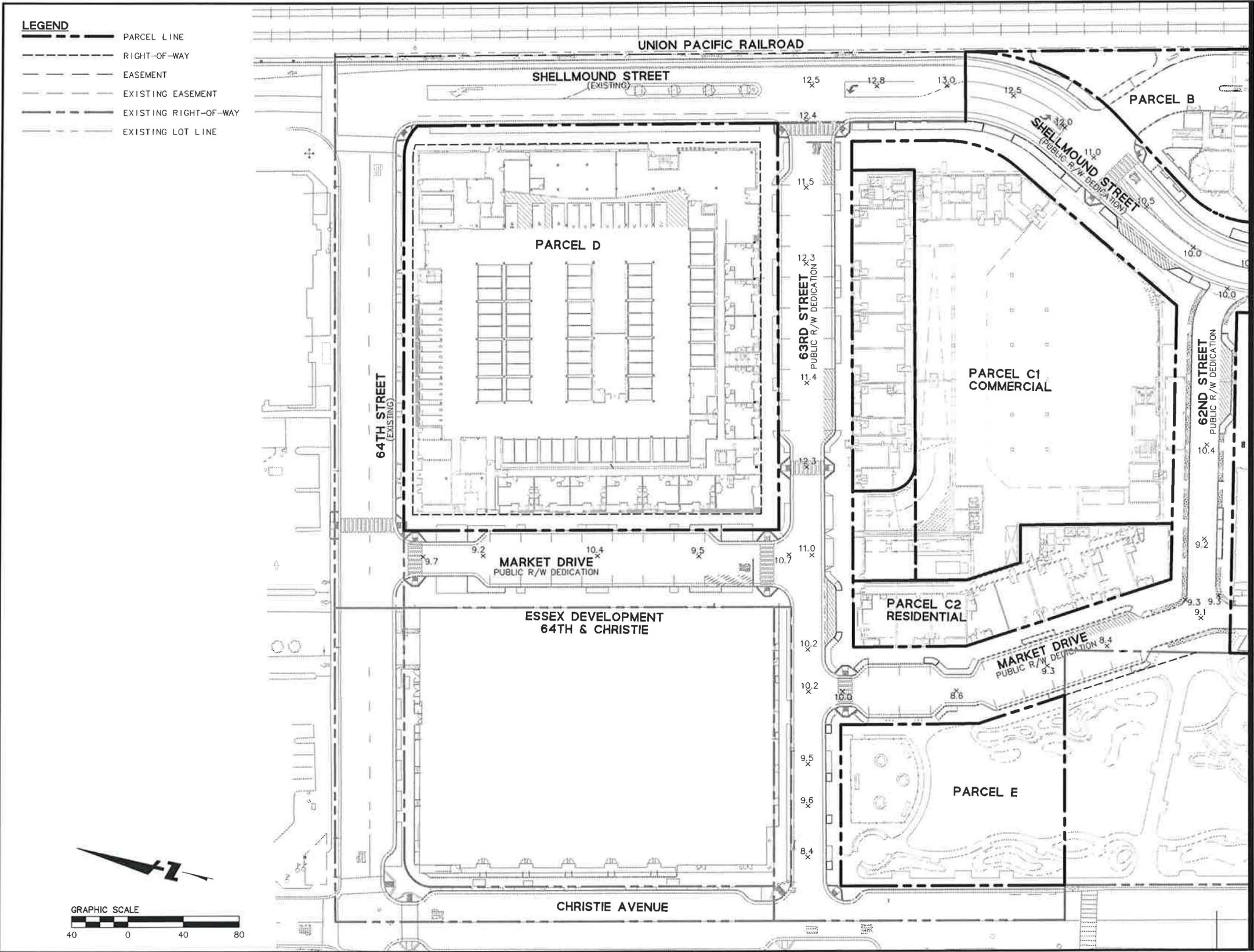
OCT 22 2015

City of Emeryville
Planning Department

Revisions				
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Drawn	NMFG			
Approved	TM			
Job No.	2010103-14			

Drawing Number:
TM-10





255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



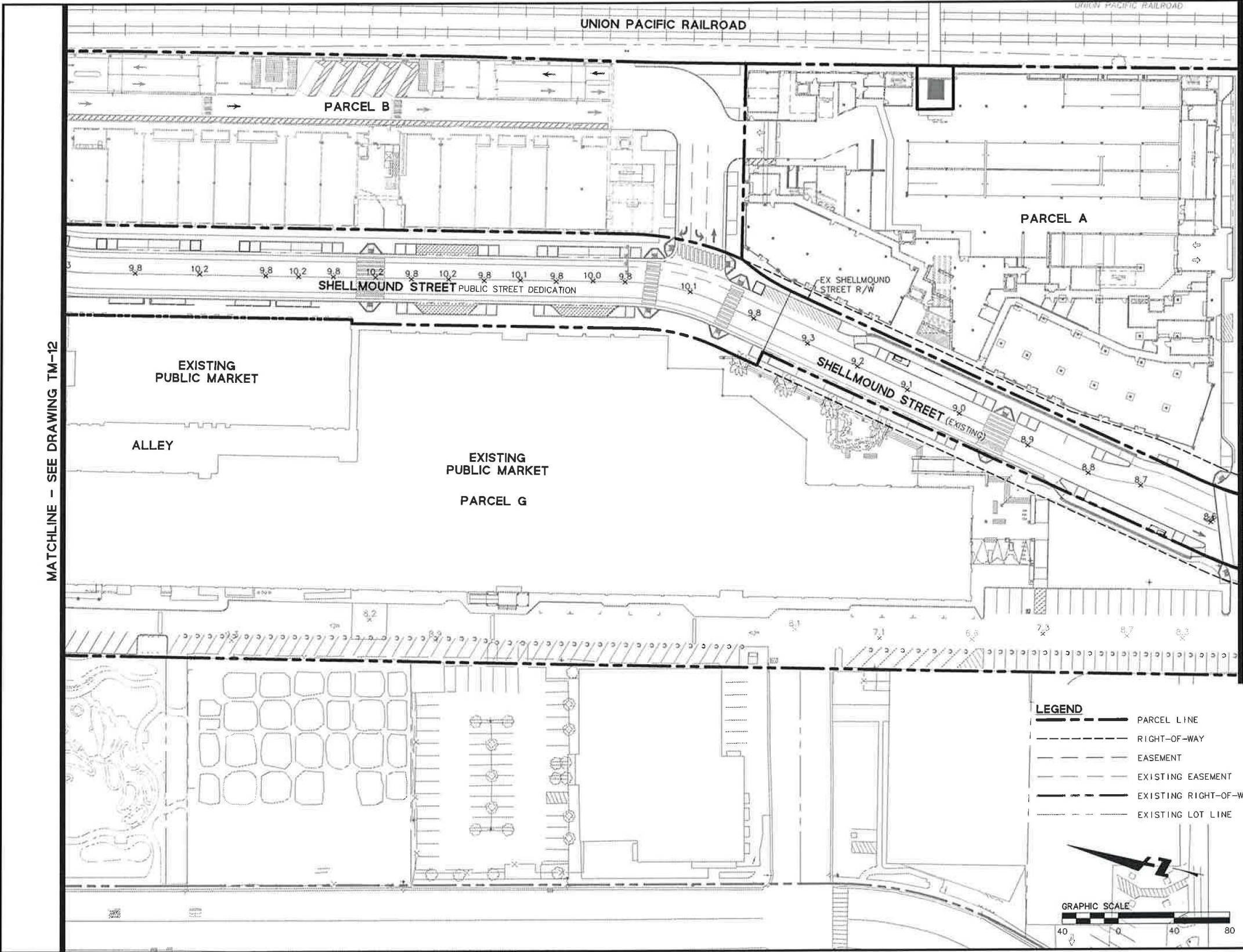
EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
GRADING PLAN

EMERYVILLE ALAMEDA CALIFORNIA

Date	Revisions	No.	Scale	Design	Drawn	Approved	Job No.
10/1/15			1"=40'	LKY	NMFG	TRM	2013083-14
Drawing Number:							
TM-12							

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

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10/1/15
BKF



DATE: 10/1/15
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT: Emeryville Public Marketplace

- LEGEND**
- PARCEL LINE
 - RIGHT-OF-WAY
 - EASEMENT
 - EXISTING EASEMENT
 - EXISTING RIGHT-OF-WAY
 - EXISTING LOT LINE



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255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

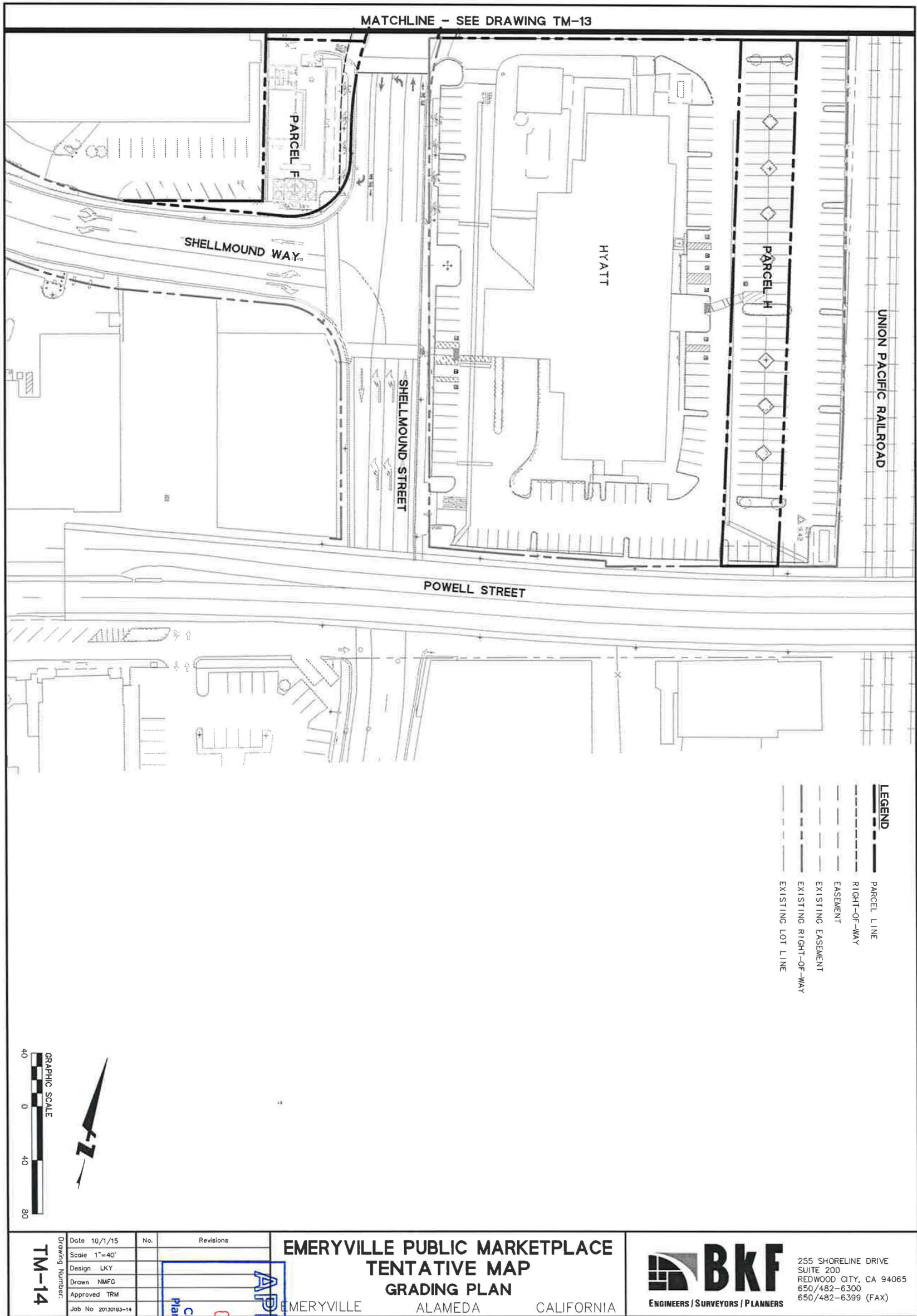
**EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
GRADING PLAN**
EMERYVILLE ALAMEDA CALIFORNIA

Revisions	
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Scale: 1"=40'	
Design	LKY
Drawn	NMFG
Approved	TRM
Job No.	20150183-14

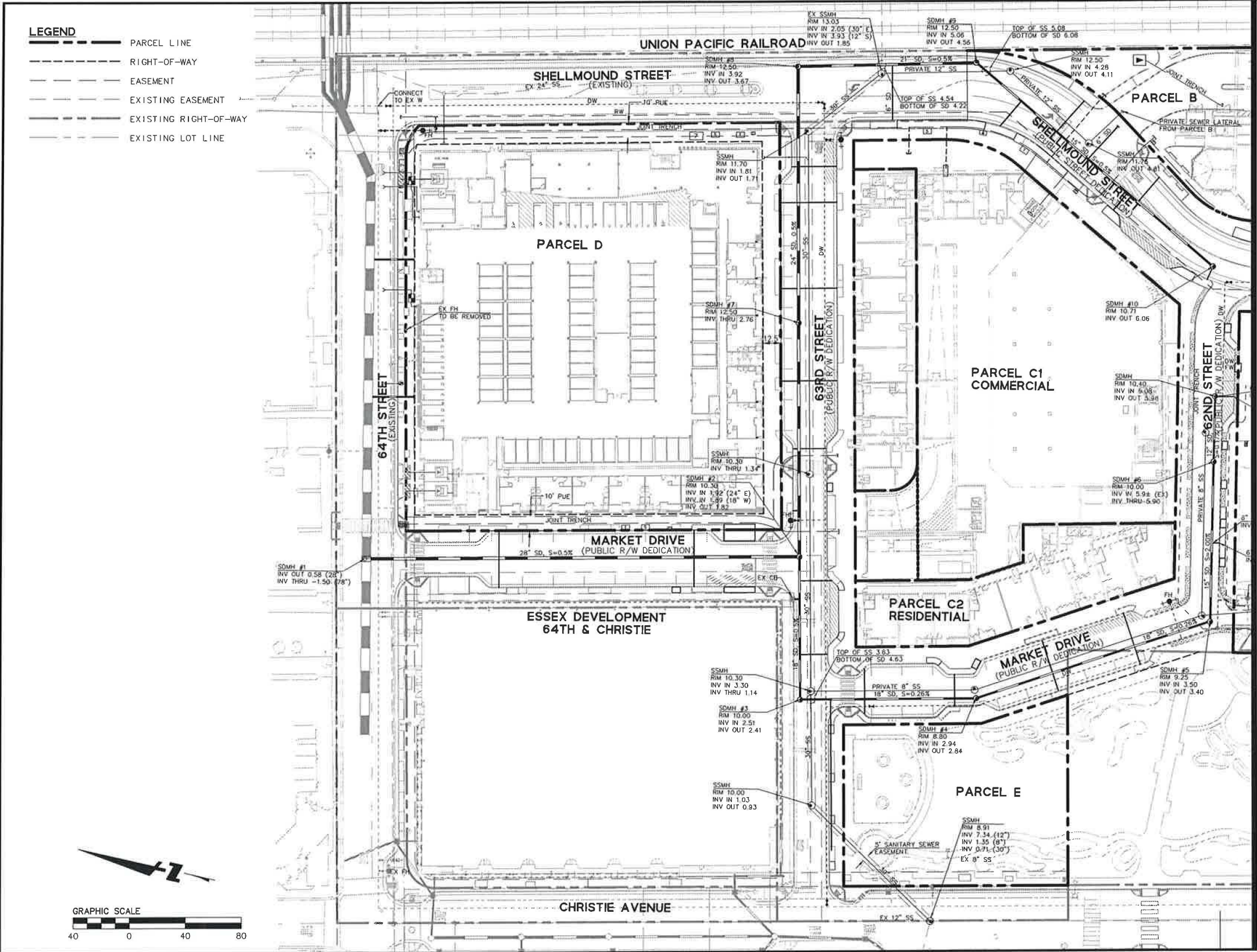
Drawing Number:
TM-13

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

DRAWING NAME: J:\proj\15\30183\EMD\14 Shellmound Street Improvement\TM08-PN1MG2.dwg
PLOT TIME: 10-14-15
PLOTTER: B7



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\\BKF\Projects\1501\1501.dwg, 14 Shellmound Street, Hayward, CA 94607, 1501.dwg
DATE: 10/1/15
DRAWN BY: LKY
CHECKED BY: RMF

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
PRELIMINARY UTILITY PLAN
EMERYVILLE ALAMEDA CALIFORNIA

Revisions	
No.	
1	10/1/15
2	Scale 1"=40'
3	Design LKY
4	Draw RMF
5	Approved TM
6	Job No. 20130182-14

Drawing Number:
TM-15

APPROVED

OCT 22 2015

City of Emeryville
Planning Department



ENGINEERS / SURVEYORS / PLANNERS

**EMERVILLE PUBLIC MARKETPLACE
TENTATIVE MAP**

PRELIMINARY UTILITY PLAN
EMERYVILLE ALAMEDA CALIFORNIA

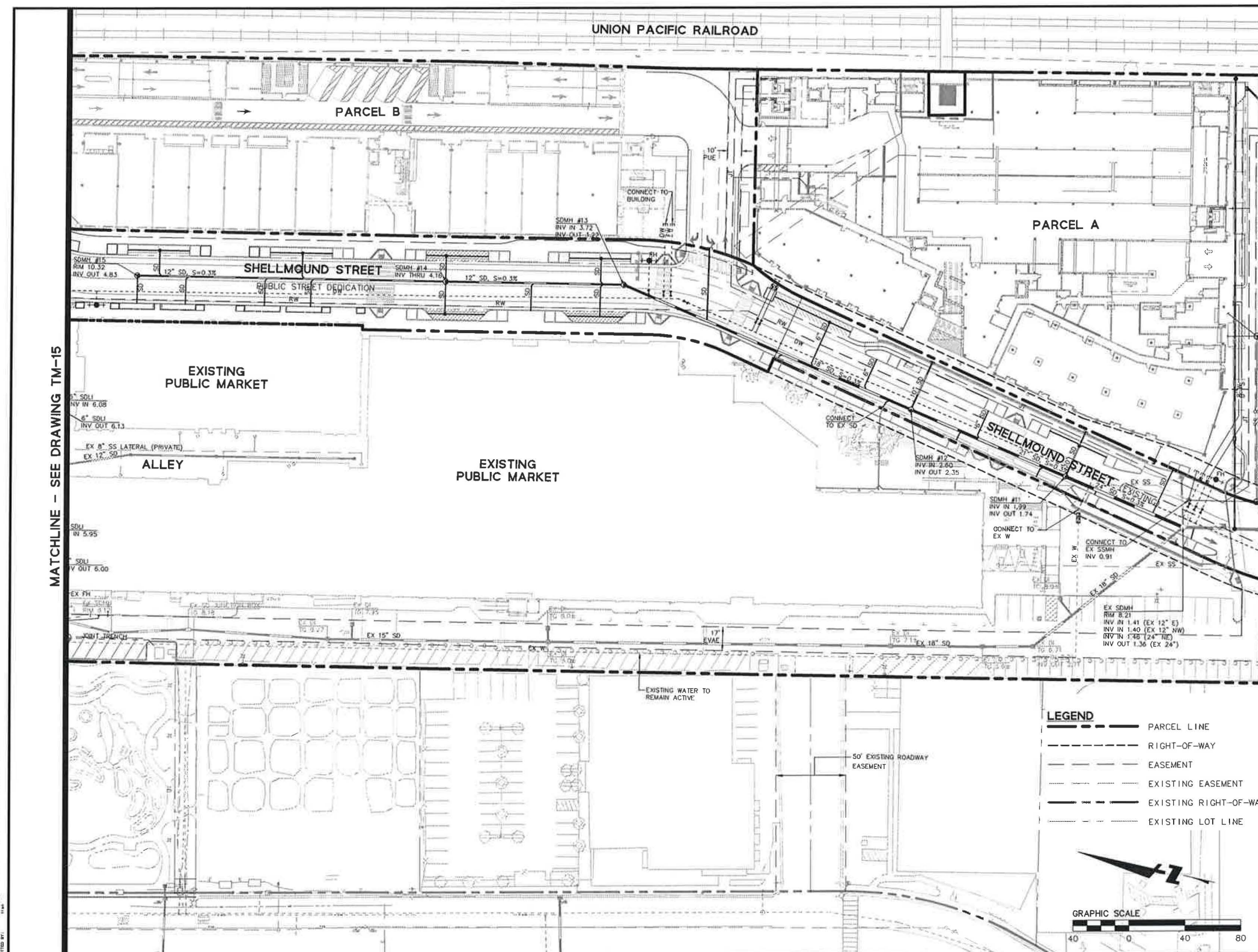
APPROVED

OCT 22 2015

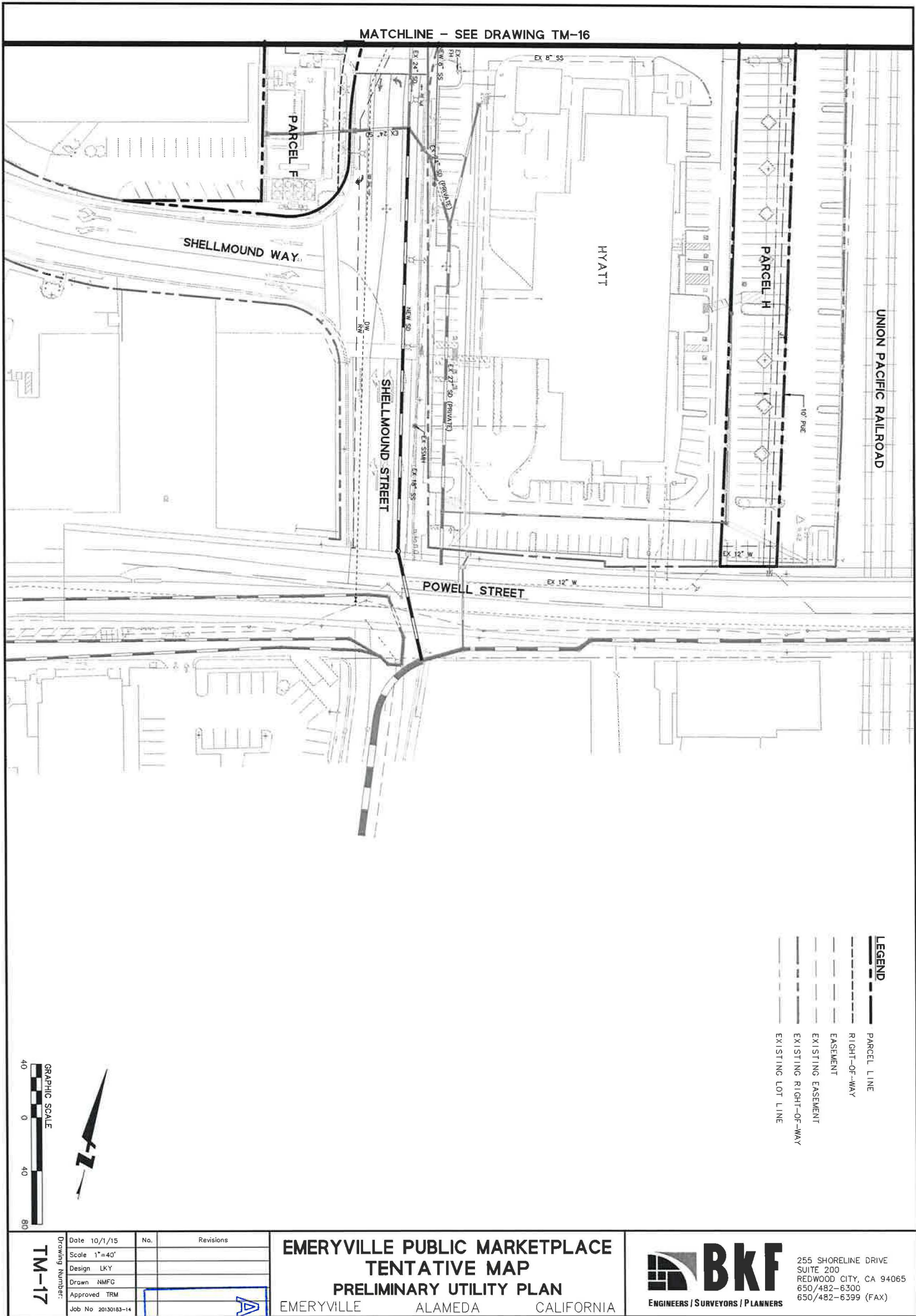
City of Emeryville
Planning Department

Drawing Number: TM-16	Date	10/1/15	No.		
	Scale	1"=40'			
	Design	LKY			
	Drawn	NMFG			
	Approved	TRM			
Revisions					

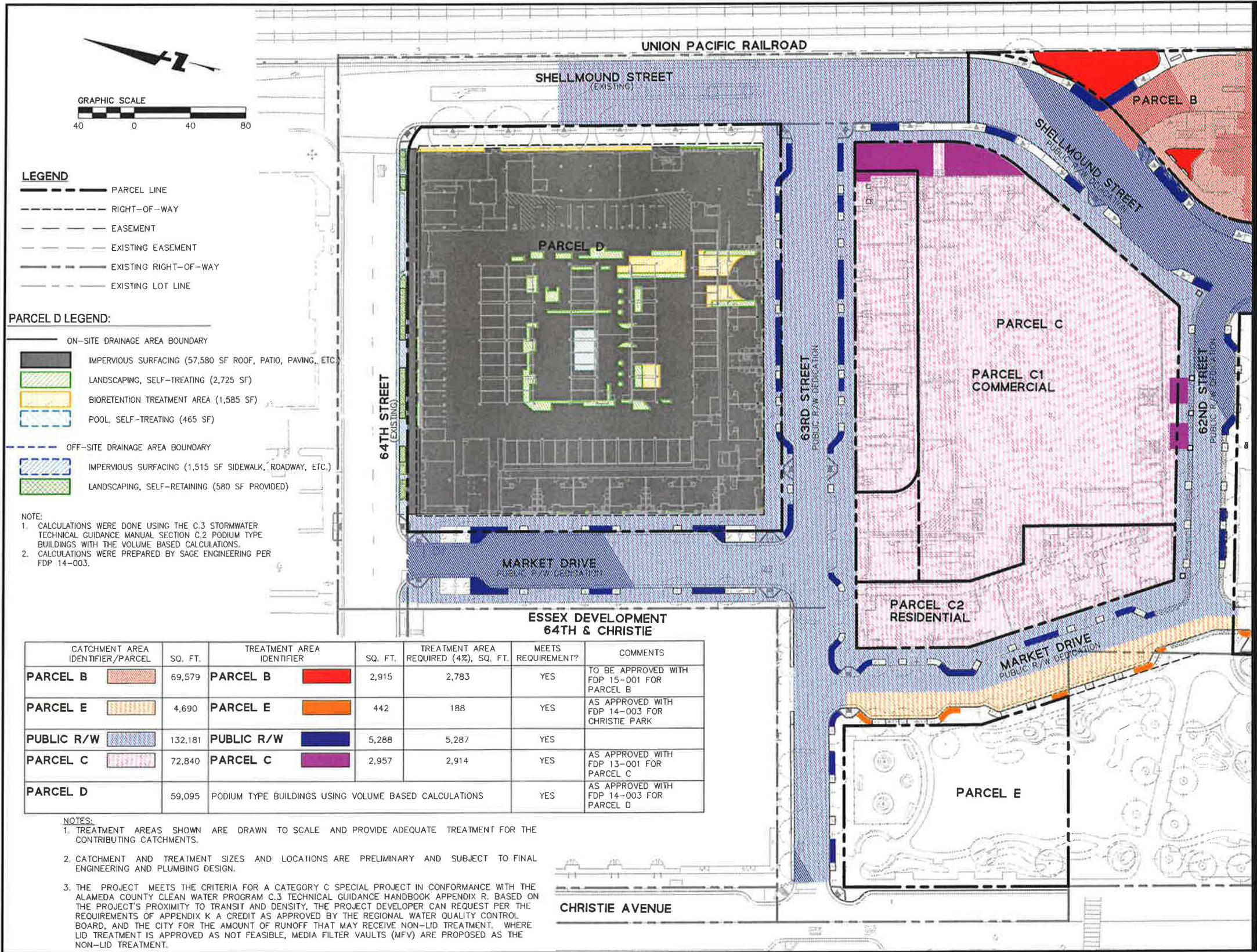
TM-16



DRAWING NAME: 2:\eng\15\30103\000\14 Shellmound Street Improvement\TM-17-Prelim.dwg
PLOT TIME: 10/14/15
PLOTTER BY: ttran



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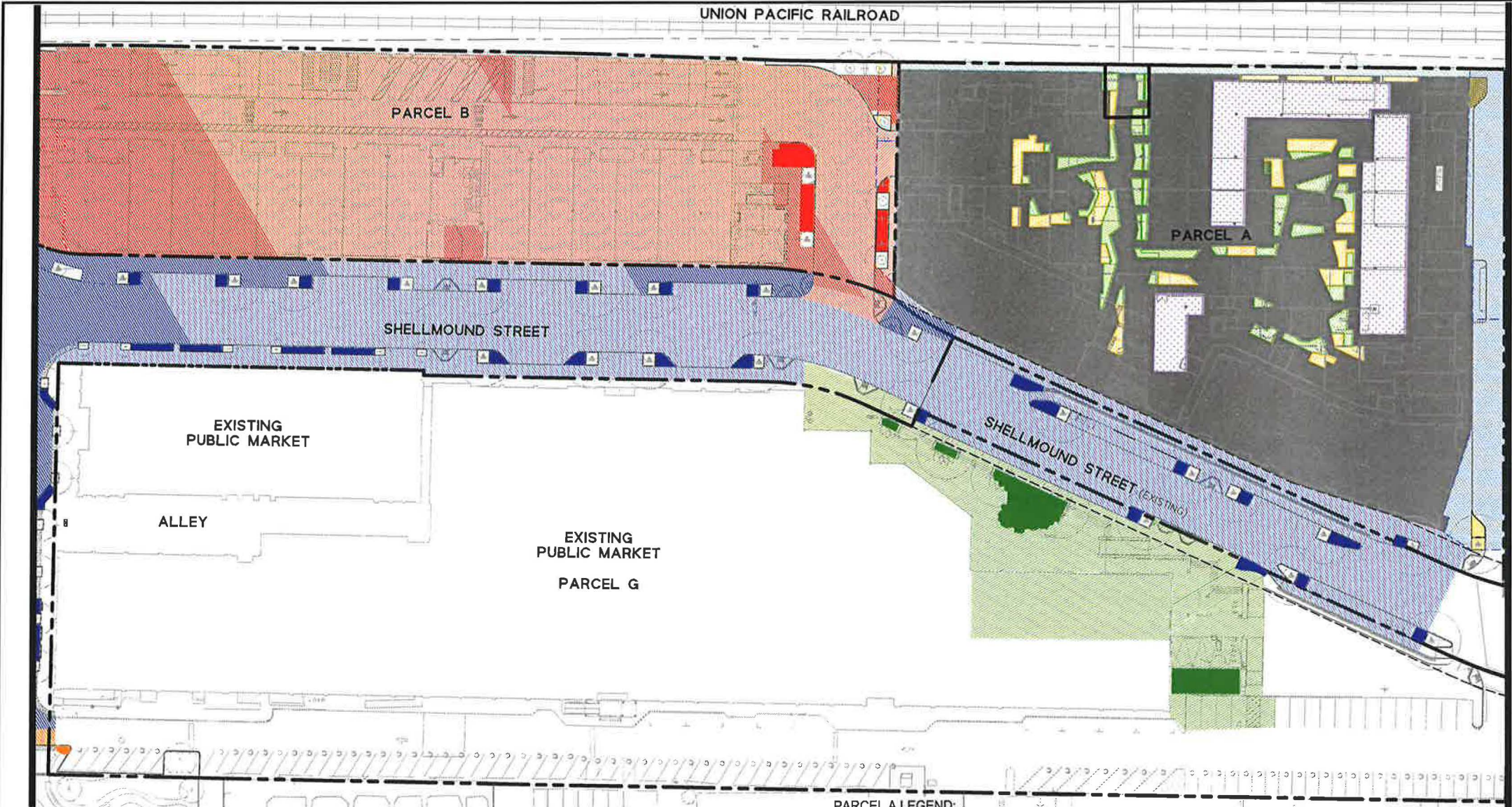
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
STORMWATER PLAN

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

Revisions	
No.	
Date	10/1/15
Scale	1"=40'
Design	LYK
Draw	NMFG
Approved	TRM
Job No.	20150103-14
Drawing Number:	
TM-18	



CATCHMENT AREA IDENTIFIER/PARCEL	SQ. FT.	TREATMENT AREA IDENTIFIER	SQ. FT.	TREATMENT AREA REQUIRED (4%), SQ. FT.	MEETS REQUIREMENT?	COMMENTS
PARCEL B	69,579	PARCEL B	2,915	2,783	YES	TO BE APPROVED WITH FDP 15-001 FOR PARCEL B
PARCEL G	19,215	PARCEL G	2,037	768	YES	EXISTING CONDITIONS
PUBLIC R/W	132,181	PUBLIC R/W	5,288	5,287	YES	
PARCEL A	65,515	PODIUM TYPE BUILDINGS USING VOLUME BASED CALCULATIONS			YES	AS APPROVED WITH FDP 14-002 FOR PARCEL A

NOTES:

- TREATMENT AREAS SHOWN ARE DRAWN TO SCALE AND PROVIDE ADEQUATE TREATMENT FOR THE CONTRIBUTING CATCHMENTS.
- CATCHMENT AND TREATMENT SIZES AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING AND PLUMBING DESIGN.
- THE PROJECT MEETS THE CRITERIA FOR A CATEGORY C SPECIAL PROJECT IN CONFORMANCE WITH THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 TECHNICAL GUIDANCE HANDBOOK APPENDIX R. BASED ON THE PROJECT'S PROXIMITY TO TRANSIT AND DENSITY, THE PROJECT DEVELOPER CAN REQUEST PER THE REQUIREMENTS OF APPENDIX K A CREDIT AS APPROVED BY THE REGIONAL WATER QUALITY CONTROL BOARD, AND THE CITY FOR THE AMOUNT OF RUNOFF THAT MAY RECEIVE NON-LID TREATMENT. WHERE LID TREATMENT IS APPROVED AS NOT FEASIBLE FOR PARCEL G, MEDIA FILTER VAULTS (MFV) ARE PROPOSED AS THE NON-LID TREATMENT.

PARCEL A LEGEND:

- ON-SITE DRAINAGE AREA BOUNDARY
- IMPERVIOUS SURFACING (58,145 SF ROOF, PATIO, PAVING, ETC.)
 - LANDSCAPING, SELF-TREATING (3,030 SF)
 - BIORETENTION TREATMENT AREA (2,220 SF)
 - PERVIOUS SURFACING, SELF-TREATING (1,800 SF)
 - GREEN ROOF, SELF-TREATING (7,635 SF)
- OFF-SITE DRAINAGE AREA BOUNDARY
- IMPERVIOUS SURFACING (7,370 SF SIDEWALK, ROADWAY, ETC.)
 - BIORETENTION TREATMENT AREA (800 SF)

NOTE:

- CALCULATIONS WERE DONE USING THE C.3 STORMWATER TECHNICAL GUIDANCE MANUAL SECTION C.2 PODIUM TYPE BUILDINGS WITH THE VOLUME BASED CALCULATIONS.
- CALCULATIONS WERE PREPARED BY SAGE ENGINEERING PER FDP 14-002.

LEGEND

- PARCEL LINE
- RIGHT-OF-WAY
- EASEMENT
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE

GRAPHIC SCALE

40 0 40 80

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

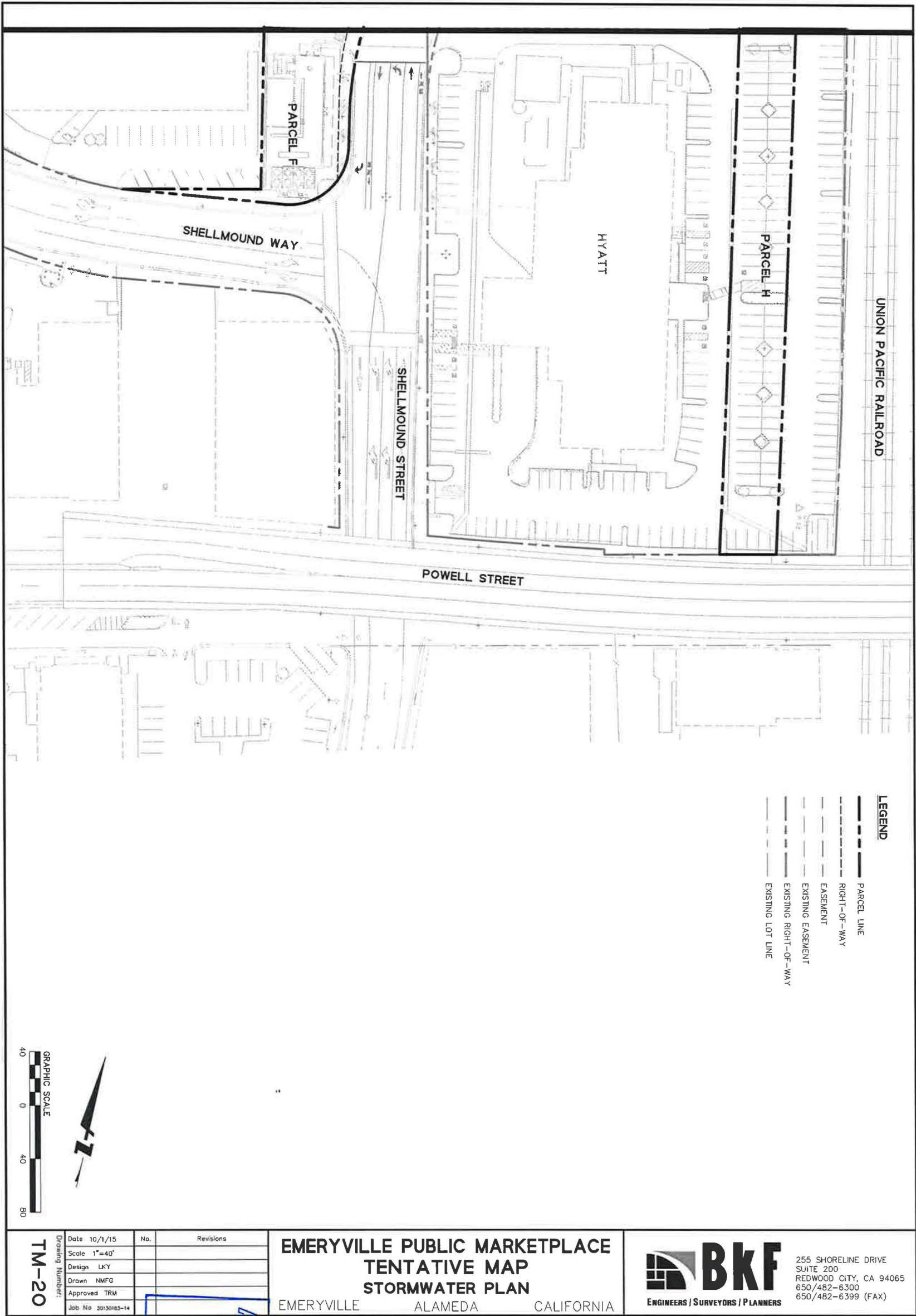


EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
STORMWATER PLAN
ALAMEDA CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

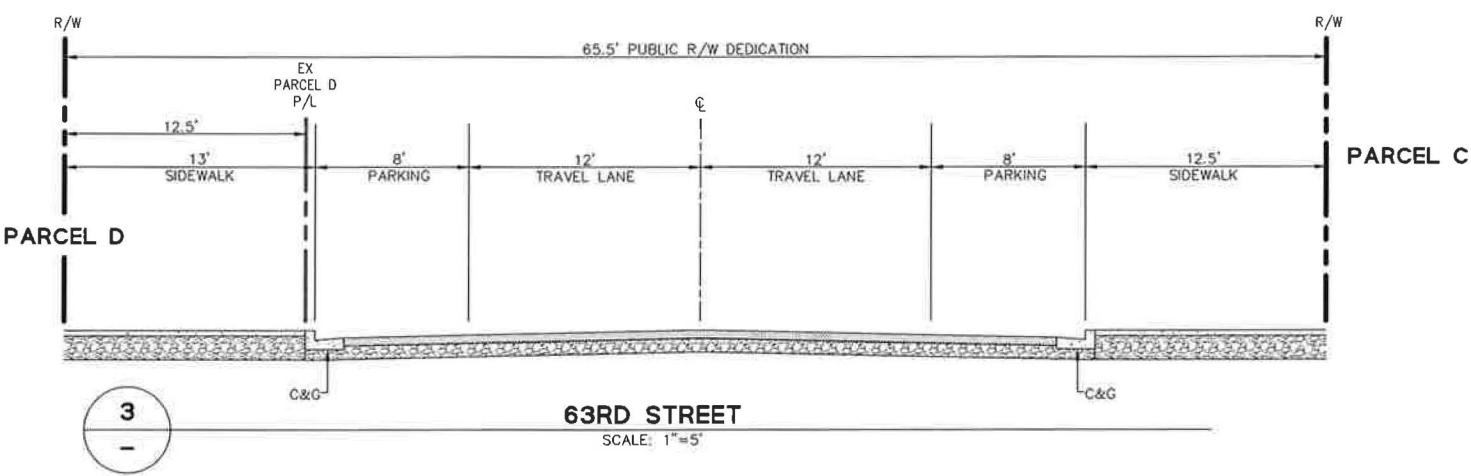
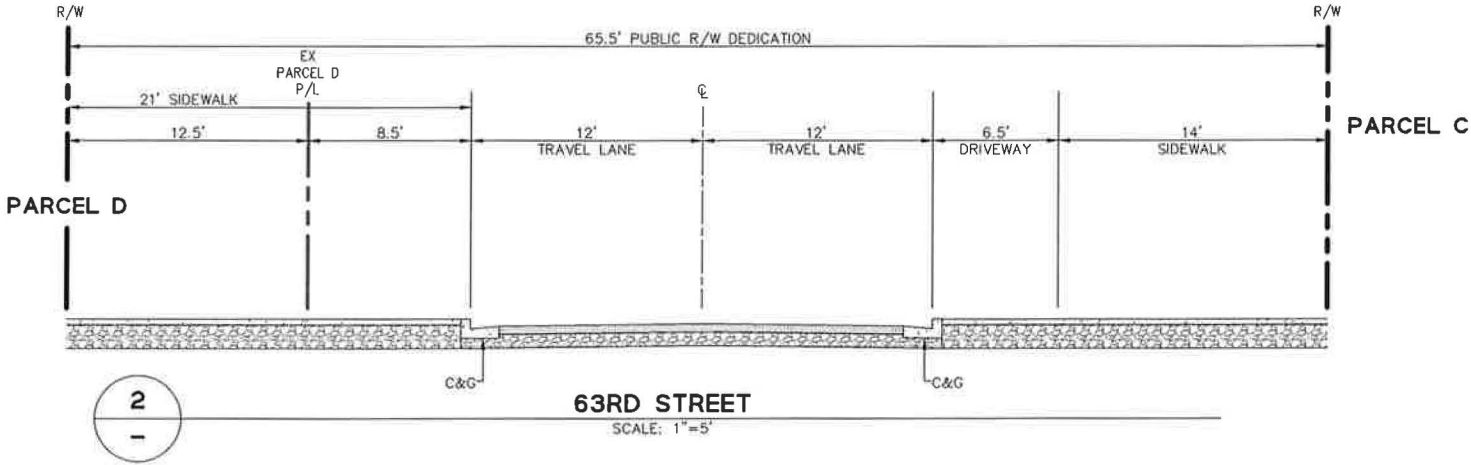
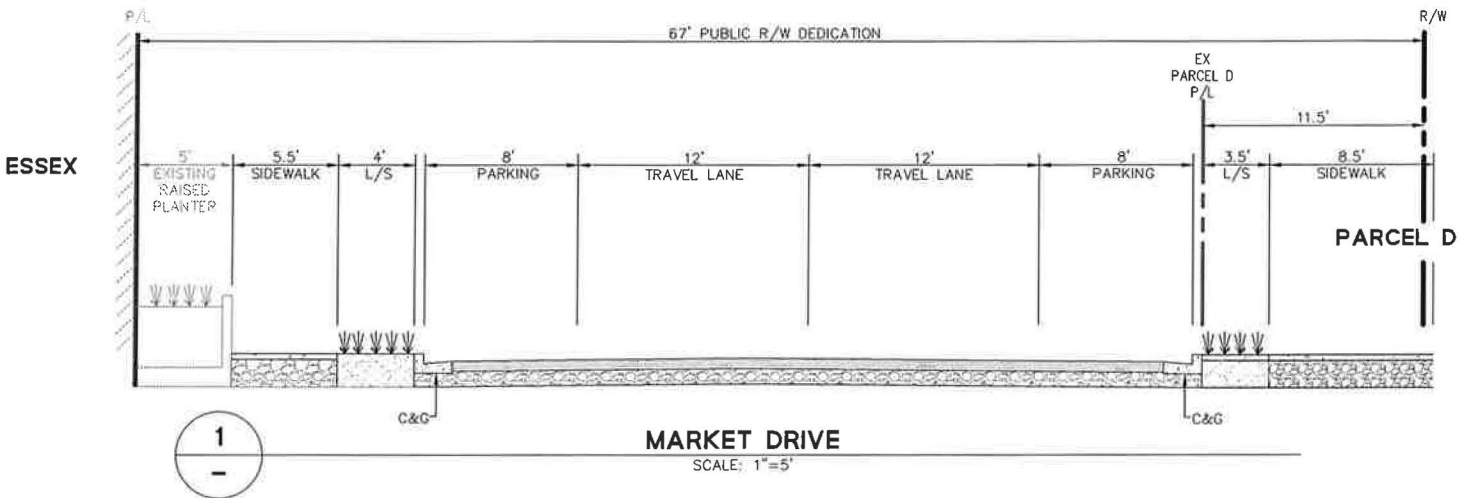
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No.	
Date	10/1/15
Scale	1"=40'
Design	LKY
Drawn	NMFG
Approved	TRM
Job No.	2013085-14
Drawing Number:	
TM-19	

PROJECT NAME: 2:\Eng\15\30130163\2015-14 Shellmound Street Improvement\TM-20-PTM-20.dwg
PLOT TIME: 10-14-15
PLOTTER BY: tran



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OCT 22 2015
City of Emeryville
Planning Department

© BKF ENGINEERS



255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



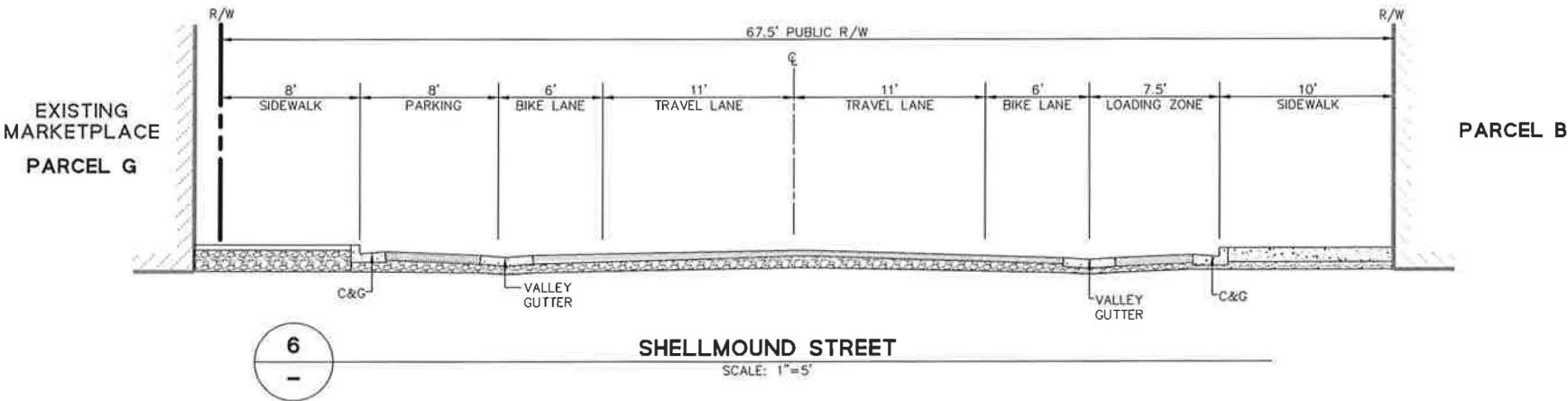
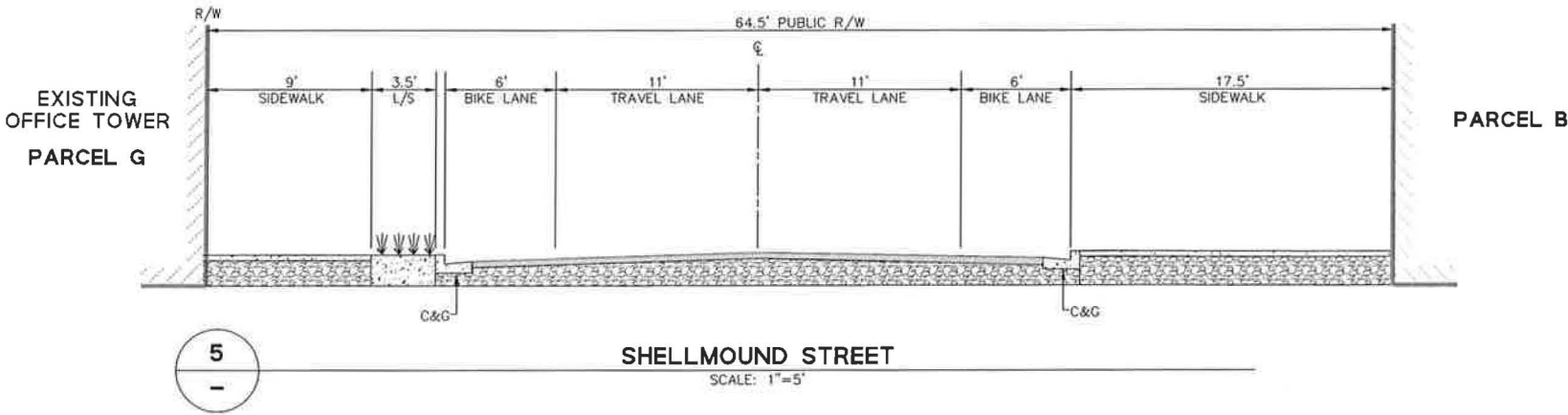
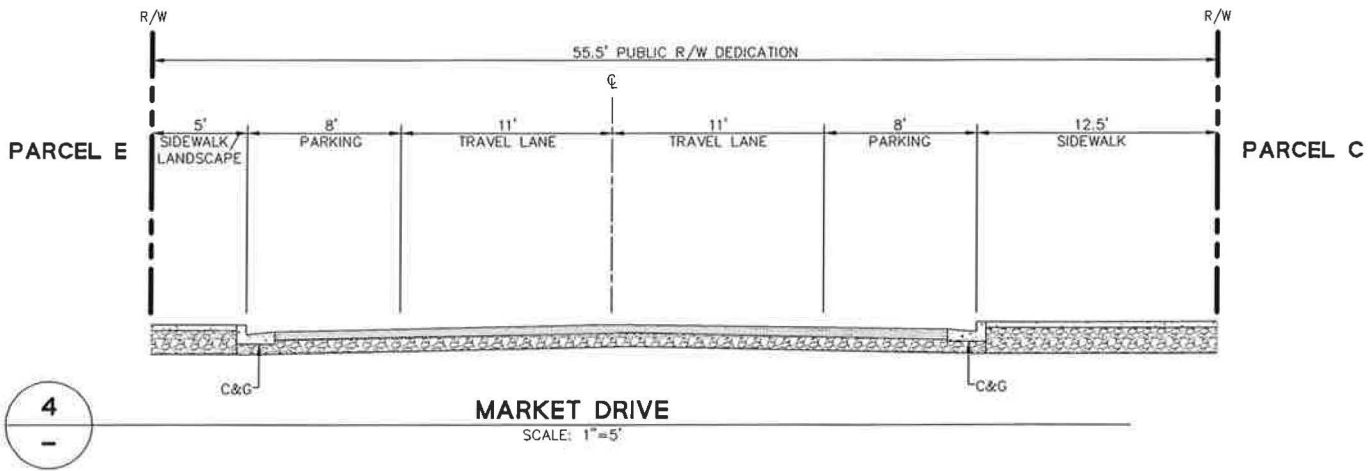
EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
TYPICAL CROSS-SECTIONS
EMERYVILLE ALAMEDA CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

Revisions	
No.	
Date	10/1/15
Scale	1"=5'
Design	LKY
Drawn	NMFG
Approved	TRM
Job No.	2013015-14
Drawing Number:	
TM-21	

\\bke\proj\2013\13015\13015.dwg
10/1/15
LKY

\\s01\p1\10463\0001-11 Set\Road Street Improvement\T04040101.dwg
11/2/15
11/2/15



255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/432-6300
650/432-6399 (FAX)



EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
TYPICAL CROSS-SECTIONS
EMERYVILLE ALAMEDA CALIFORNIA

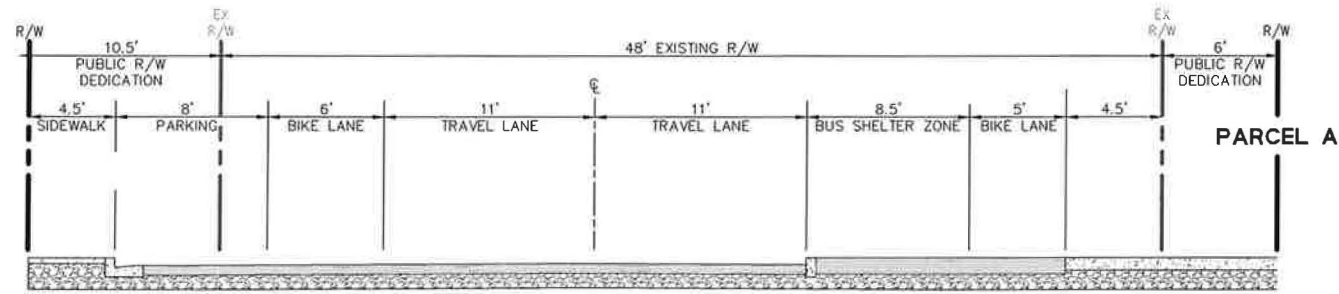
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		10/1/15	1"=5'	LKY	NMFG	TM	2030103-14
Drawing Number:							
TM-22							

APPROVED

OCT 22 2015

City of Emeryville
Planning Department

EXISTING
PUBLIC MARKETPLACE
PARCEL G

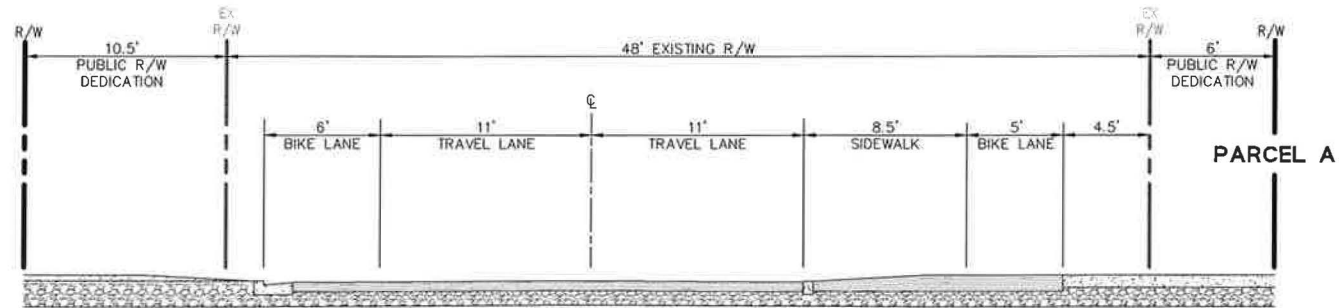


7
—

SHELLMOUND STREET

SCALE: 1"=5'

EXISTING
PUBLIC MARKETPLACE
PARCEL G

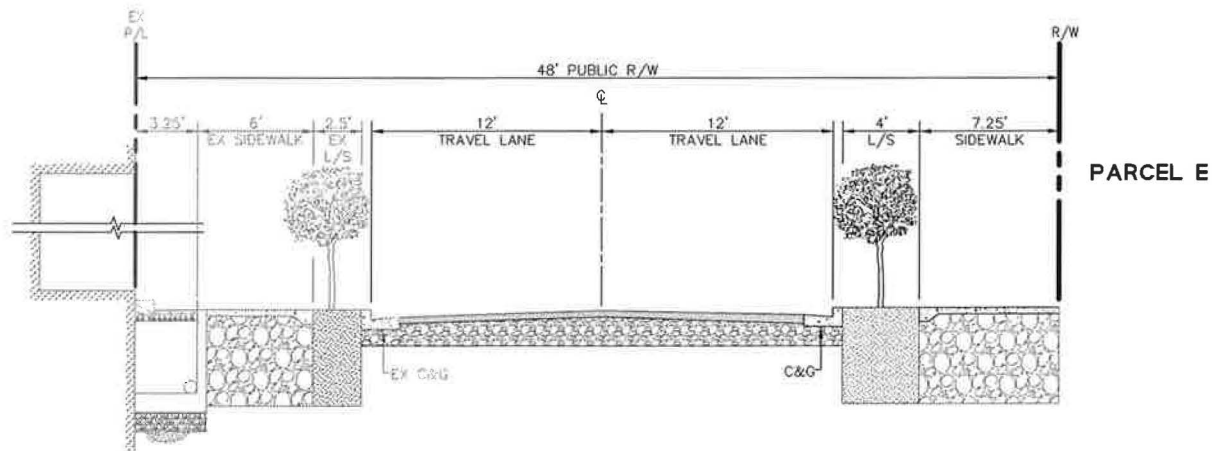


8
—

SHELLMOUND STREET

SCALE: 1"=5'

EXISTING
EMME BUILDING



9
—

63RD STREET

SCALE: 1"=5'

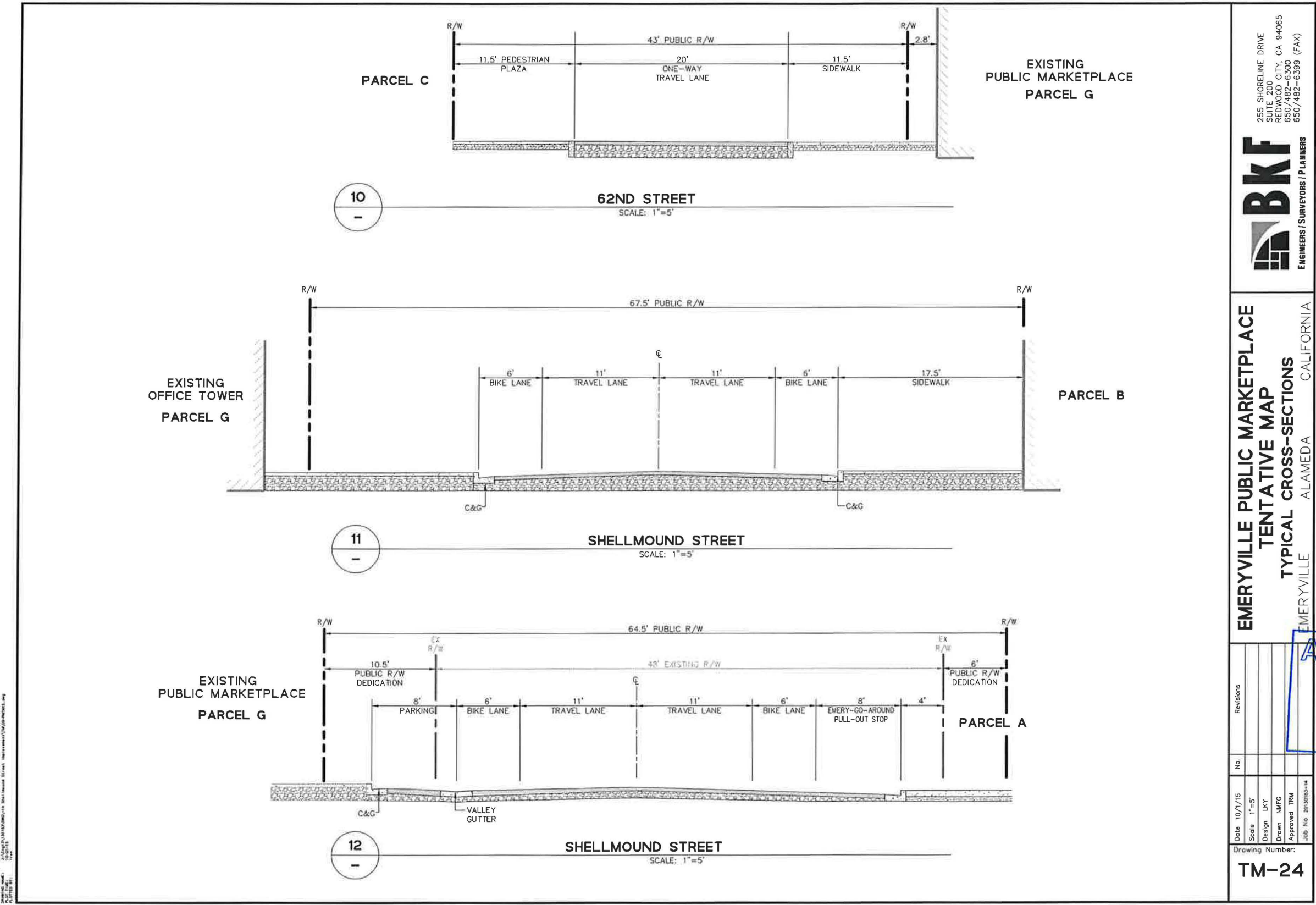
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
TYPICAL CROSS-SECTIONS
EMERYVILLE ALAMEDA CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

Date	Scale	Design	Drawn	Approved	Job No
10/1/15	1"=5'	LKY	NMFG	TRM	2013013-14
Drawing Number: TM-23					



BKF
ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
TYPICAL CROSS-SECTIONS
EMERYVILLE ALAMEDA CALIFORNIA

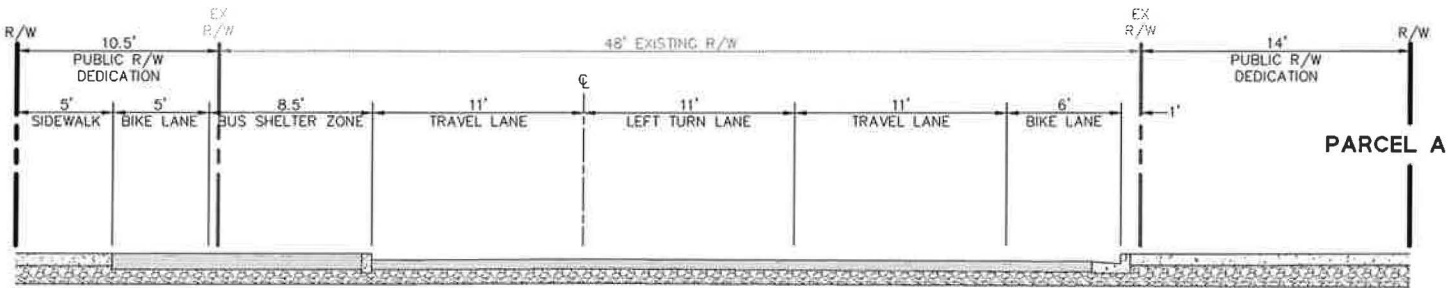
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		10/1/15	1"=5'	LKY	NMFG	TRM	20150103-14

Drawing Number:
TM-24

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

\\bke\proj\151010\151010.dwg:14 Shellmound Street Improvements\151010.dwg
10/1/15 10:00 AM
BKF ENGINEERS

EXISTING
PUBLIC MARKETPLACE
PARCEL G

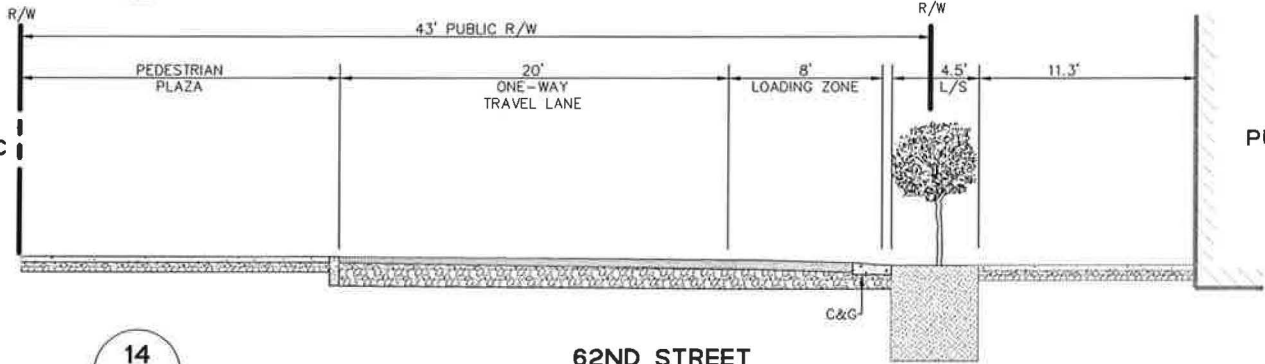


13
—

SHELLMOUND STREET

SCALE: 1"=5'

PARCEL C



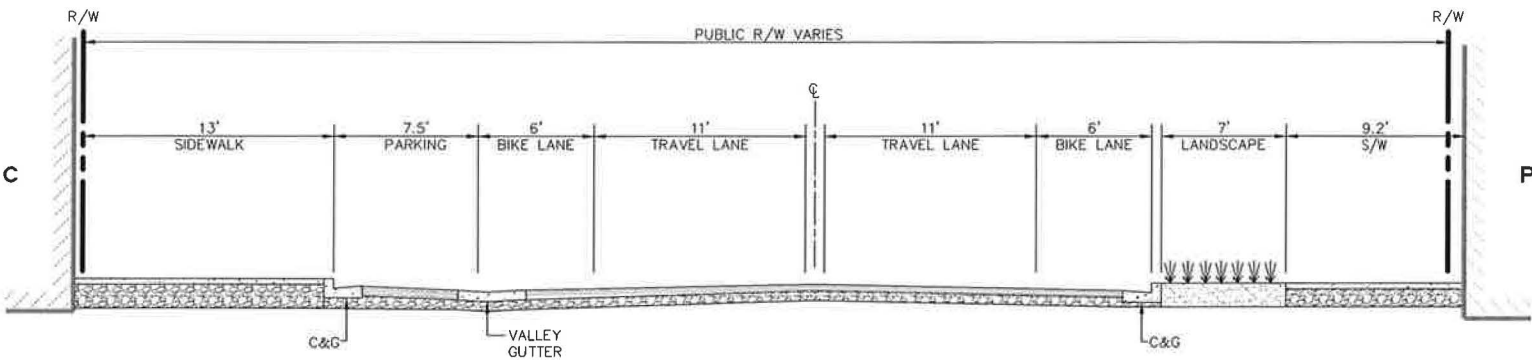
EXISTING
PUBLIC MARKETPLACE
PARCEL G

14
—

62ND STREET

SCALE: 1"=5'

PARCEL C



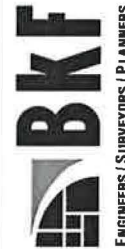
PARCEL B

15
—

SHELLMOUND STREET

SCALE: 1"=5'

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300 (FAX)
650/482-6399 (FAX)



EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
TYPICAL CROSS-SECTIONS
EMERYVILLE ALAMEDA CALIFORNIA

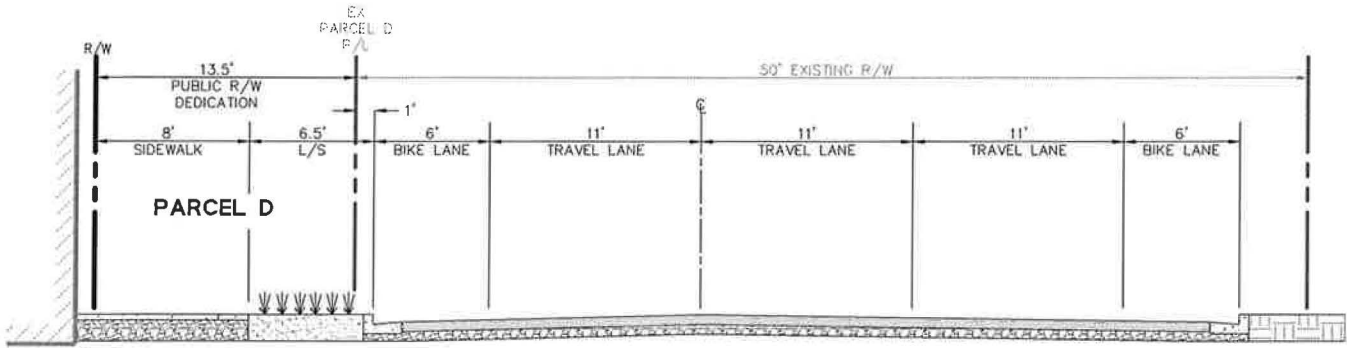
No.	Revisions
Date 10/1/15	
Scale 1"=5'	
Design LKY	
Drawn NMFC	
Approved TRM	

Drawing Number:
TM-25

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

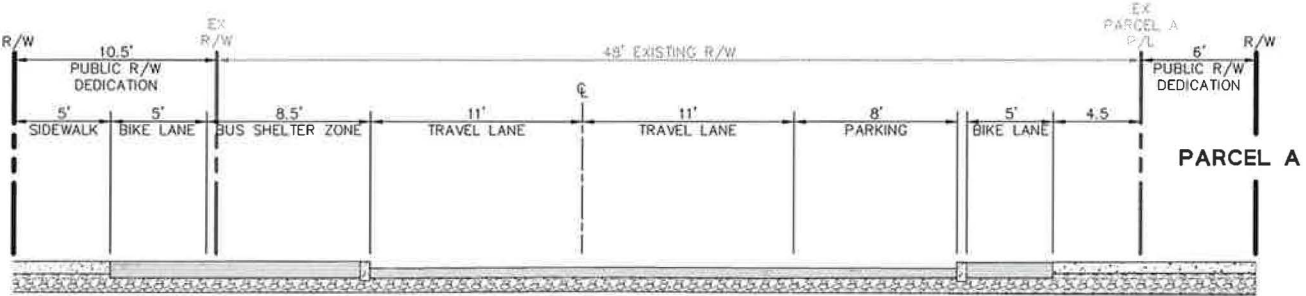
DATE: 10/1/15
SCALE: 1"=5'
DESIGN: LKY
DRAWN: NMFC
APPROVED: TRM
JOB NO: 20130103-14

\\nas01\proj\2015\0601-14_S&T\Issued_Events_Improvements\Tentative\TM-26.dwg
10/1/15
A.C.T.M.



16

SHELLMOUND STREET
SCALE: 1"=5'



17

SHELLMOUND STREET
SCALE: 1"=5'

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



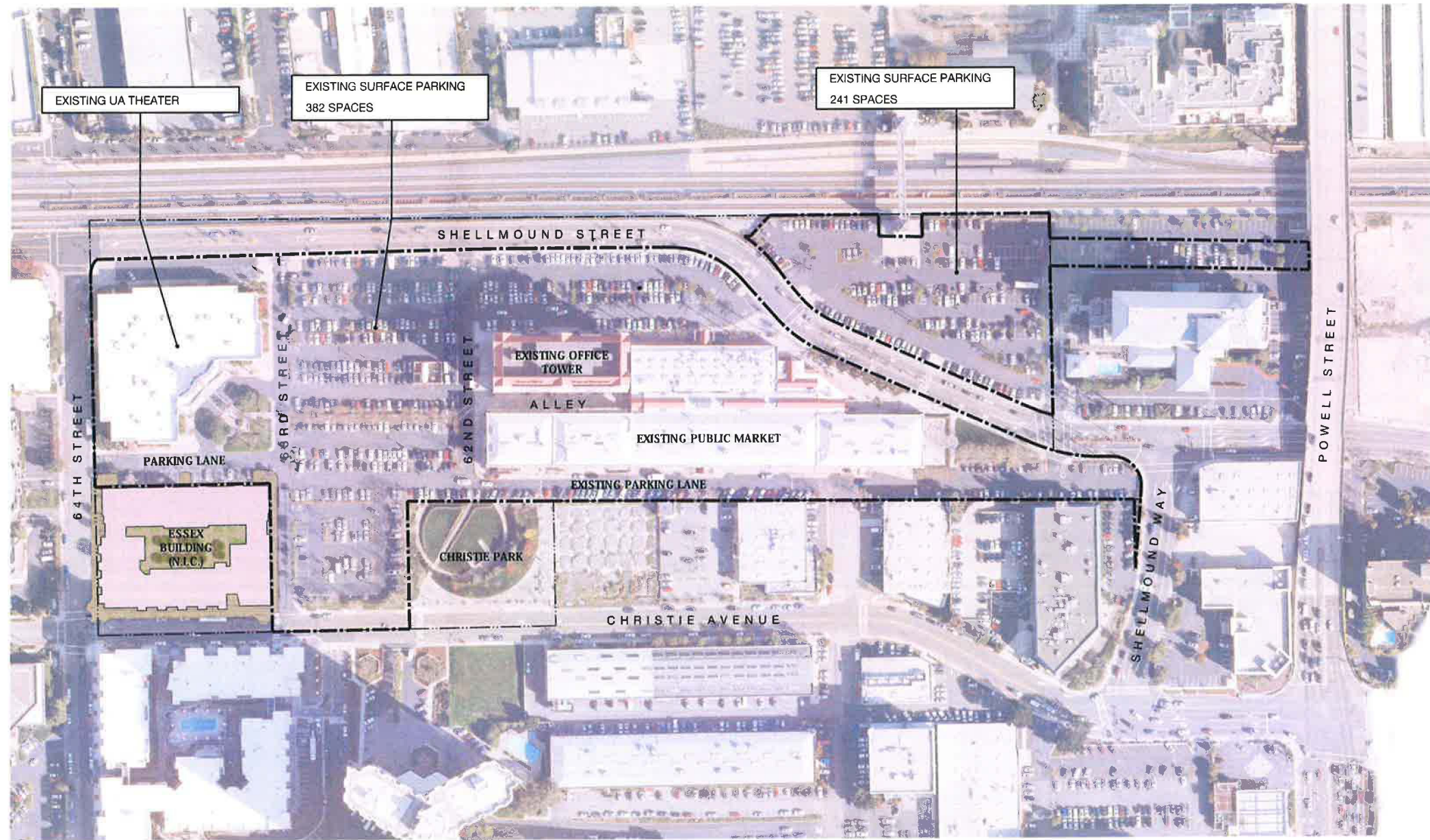
EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
TYPICAL CROSS-SECTIONS
EMERYVILLE ALAMEDA CALIFORNIA

Date	Revisions
10/1/15	
Scale 1"=5'	
Design LKY	
Draw NMFG	
Approved TRM	
Job No. 20030185-14	

Drawing Number:
TM-26

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

DATE: 10/1/2015
DRAWN BY: J. HART
CHECKED BY: J. HART
DATE: 10/1/2015



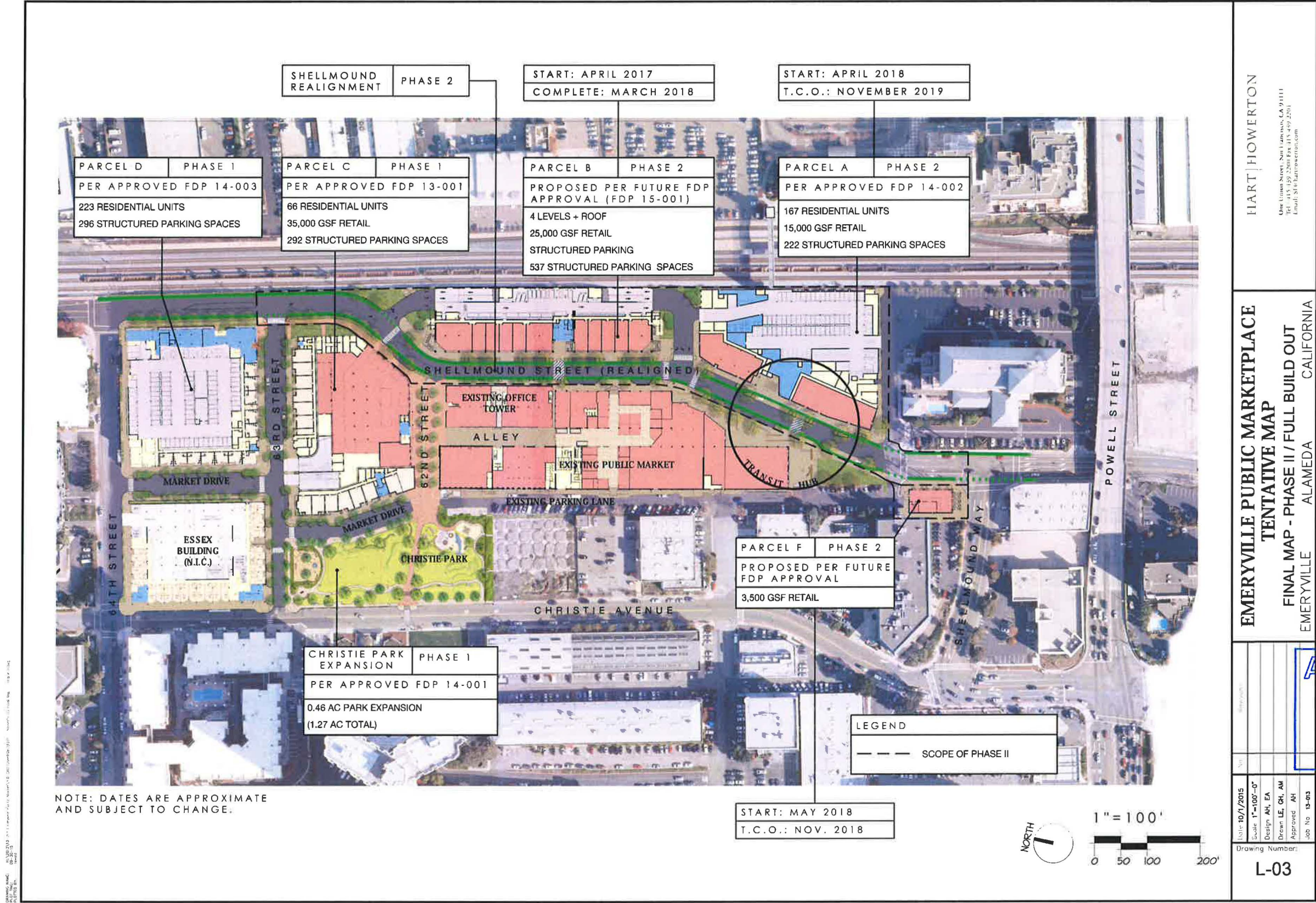
LEGEND	
	CURRENT OWNERSHIP
	EXTENT OF APPROVED MARKET PLACE PDP (2008)

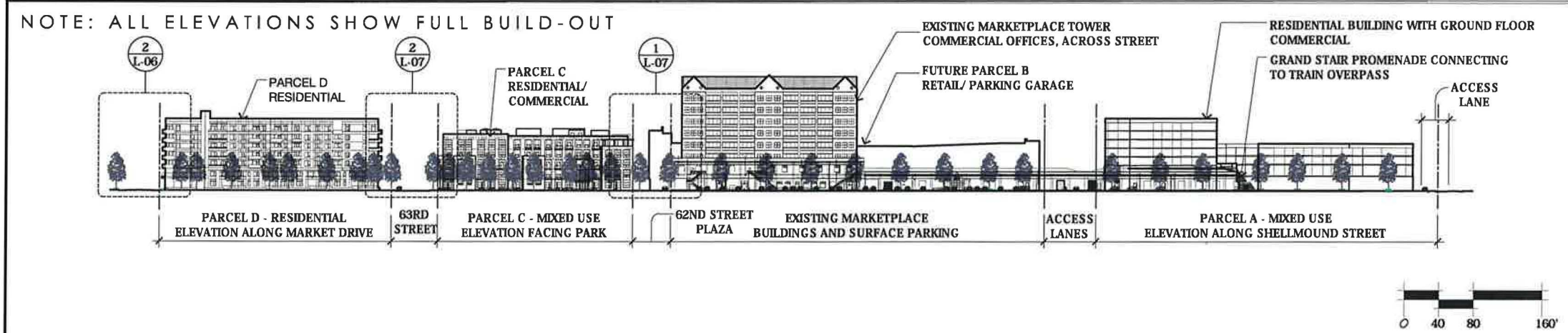
HART HOWERTON
One Union Street, San Francisco, CA 94111
Tel: 415.459.2200 Fax: 415.459.2201
Email: SHart@howerton.com

EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
SITE PLAN - EXISTING
EMERYVILLE ALAMEDA CALIFORNIA

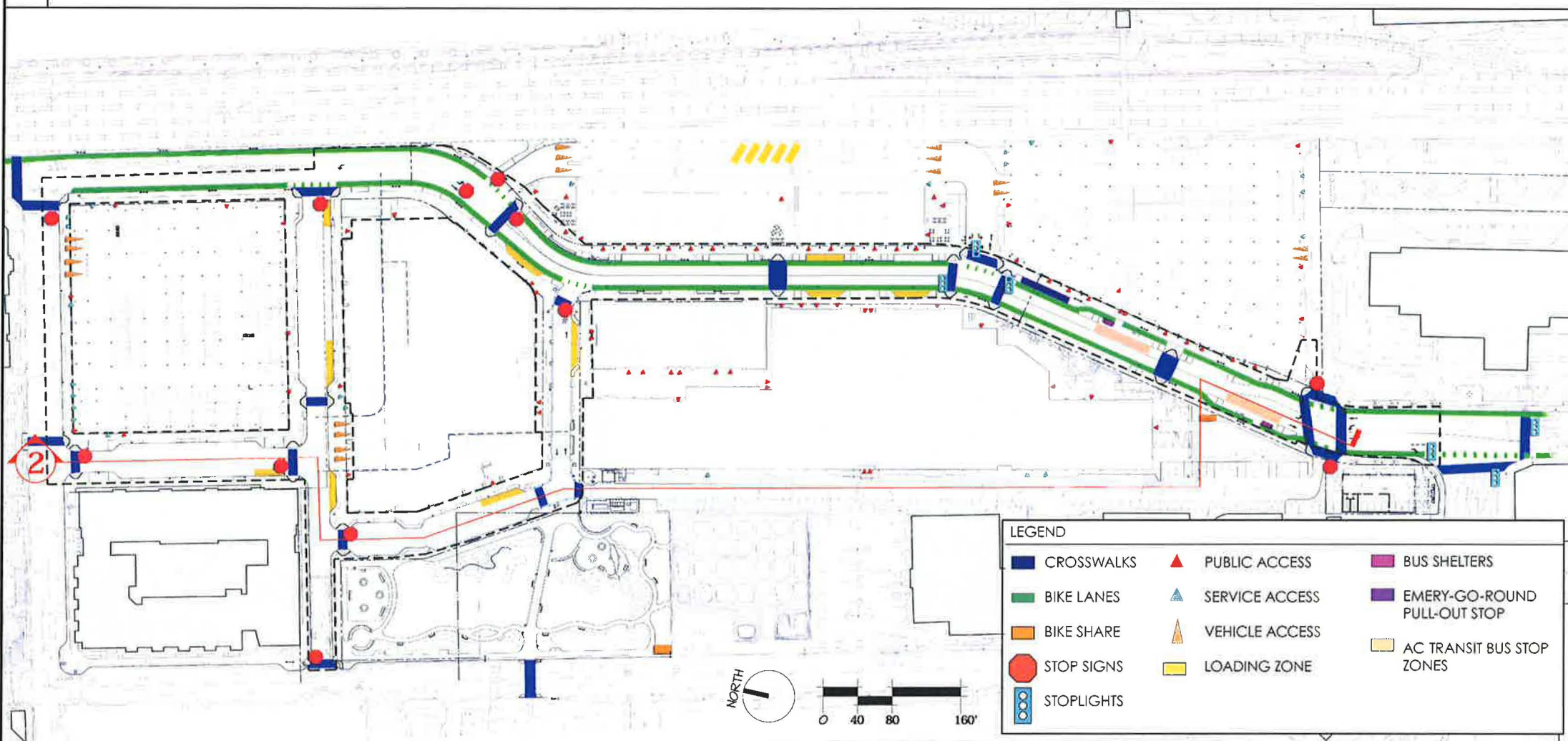
10/1/2015	10/1/2015	10/1/2015	10/1/2015	10/1/2015
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Design: AH, EA	Design: AH, EA	Design: AH, EA	Design: AH, EA	Design: AH, EA
Drawn: LE, GH, AM	Drawn: LE, GH, AM	Drawn: LE, GH, AM	Drawn: LE, GH, AM	Drawn: LE, GH, AM
Approved: AH	Approved: AH	Approved: AH	Approved: AH	Approved: AH
Job No: 13-03	Job No: 13-03	Job No: 13-03	Job No: 13-03	Job No: 13-03
Drawing Number: L-01				

APPROVED
OCT 22 2015
City of Emeryville
Planning Department





2 SITE ELEVATION LOOKING EAST 1" = 80'



1 KEY PLAN 1" = 80'

FIAT HOWERTON

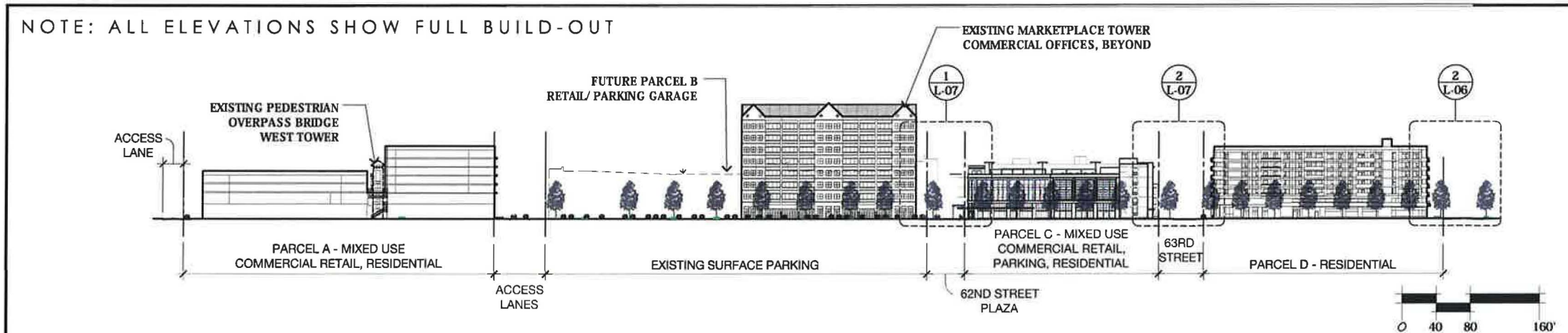
One Union Street, San Francisco, CA 94111
Tel: 415 439 2200 Fax: 415 439 2201
Email: Steve.howerton.com

EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
SITE SECTION
ALAMEDA

EMERYVILLE CALIFORNIA

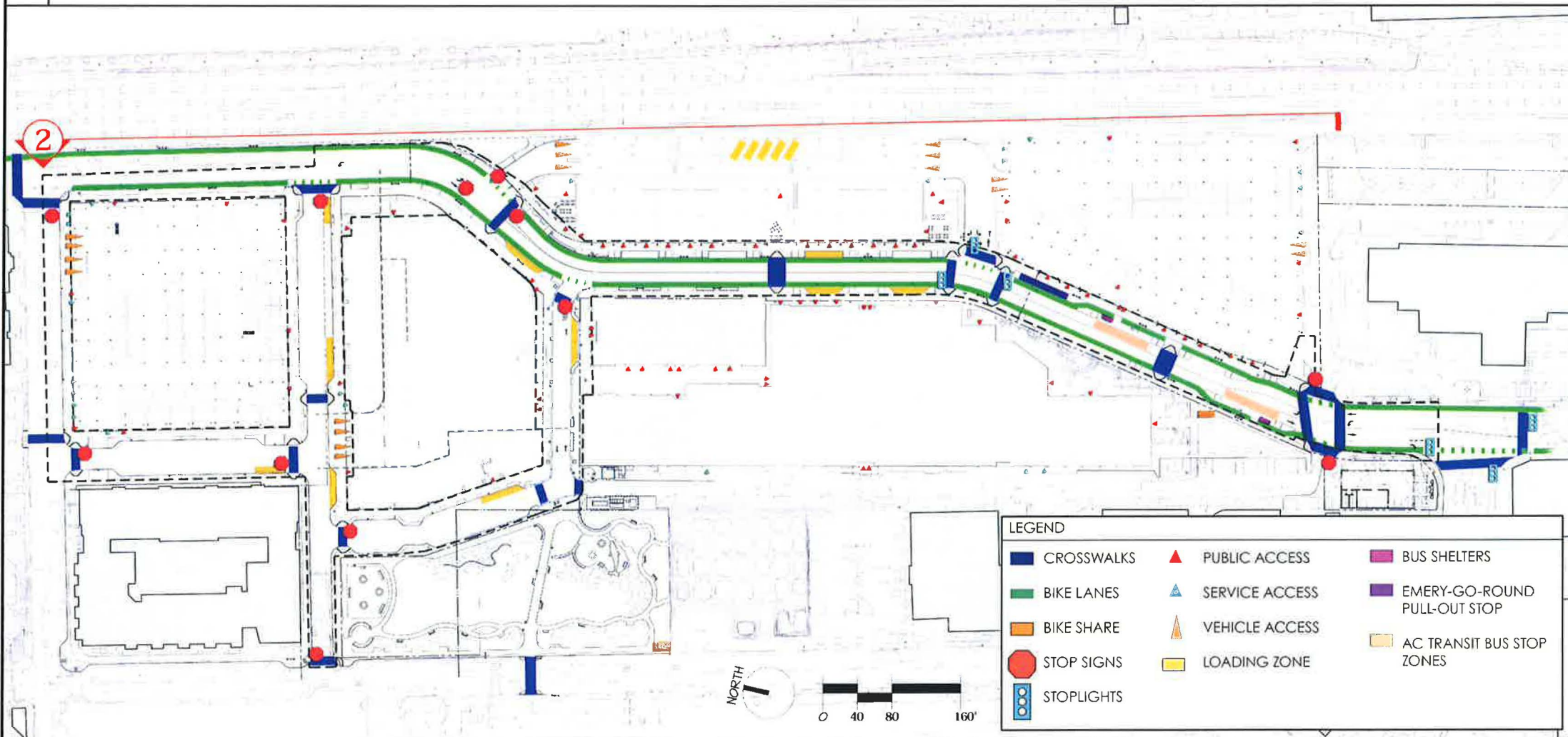
APPROVED
OCT 22 2015
City of Emeryville
Planning Department

Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
		10/1/2015	1"=80'-0"	AM, EA	LE, GH, AM	AM	13-03
Drawing Number: L-04							



2 SITE ELEVATION ALONG U.P.R.R. RIGHT OF WAY - LOOKING WEST

1" = 80'



1 KEY PLAN

1" = 80'

HART HOWERTON

One Union Street, Suite 200, Emeryville, CA 94601
Tel: 415-439-2200 Fax: 415-439-2204
Email: info@hart-howerton.com

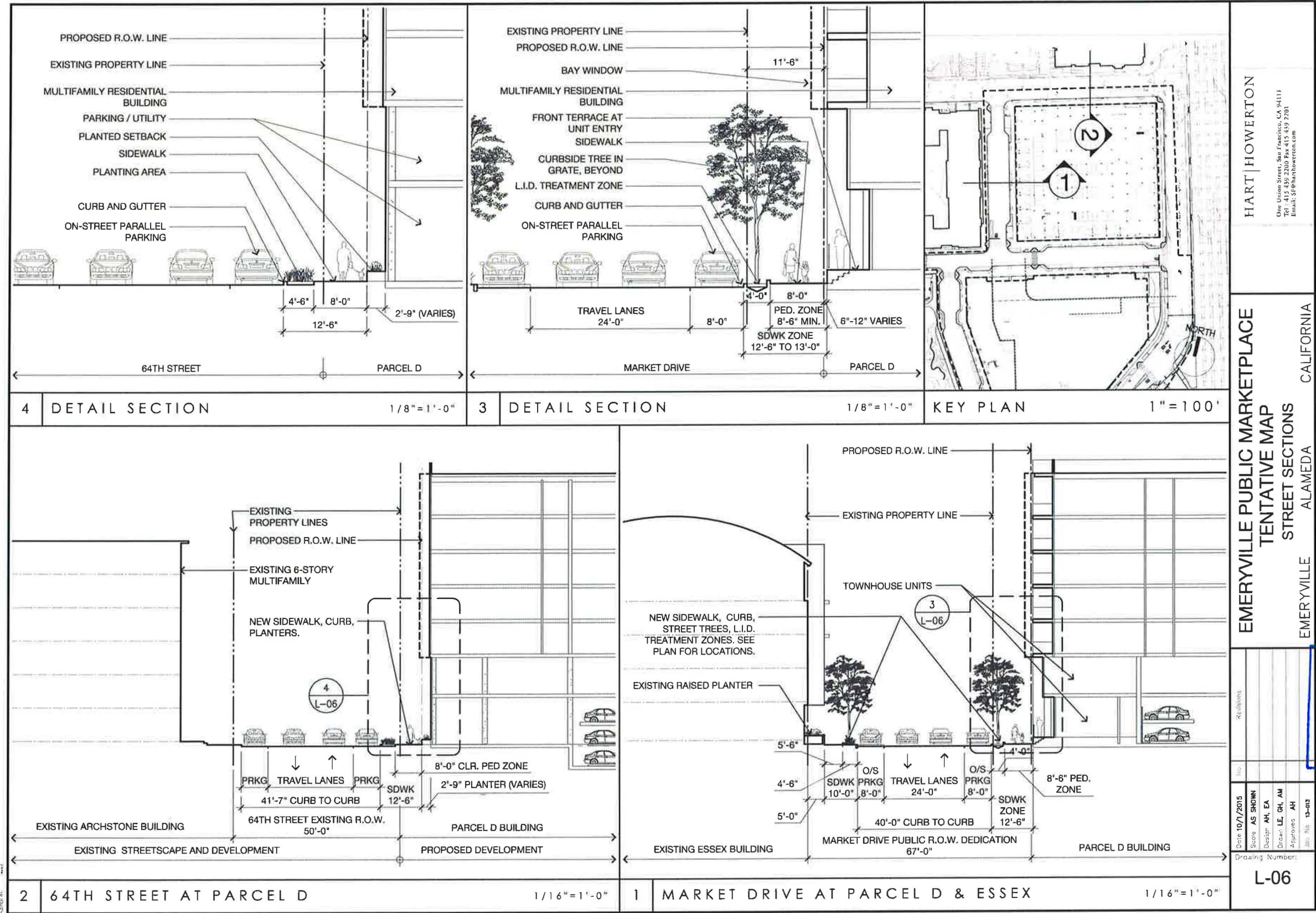
EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
SITE SECTION

EMERYVILLE ALAMEDA CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

10/1/2015
Scale: 1"=80'-0"
Design: AH, EA
Drawn: LE, GH, AM
Approved: AH
Job No: 13-03

Map Number:
L-05

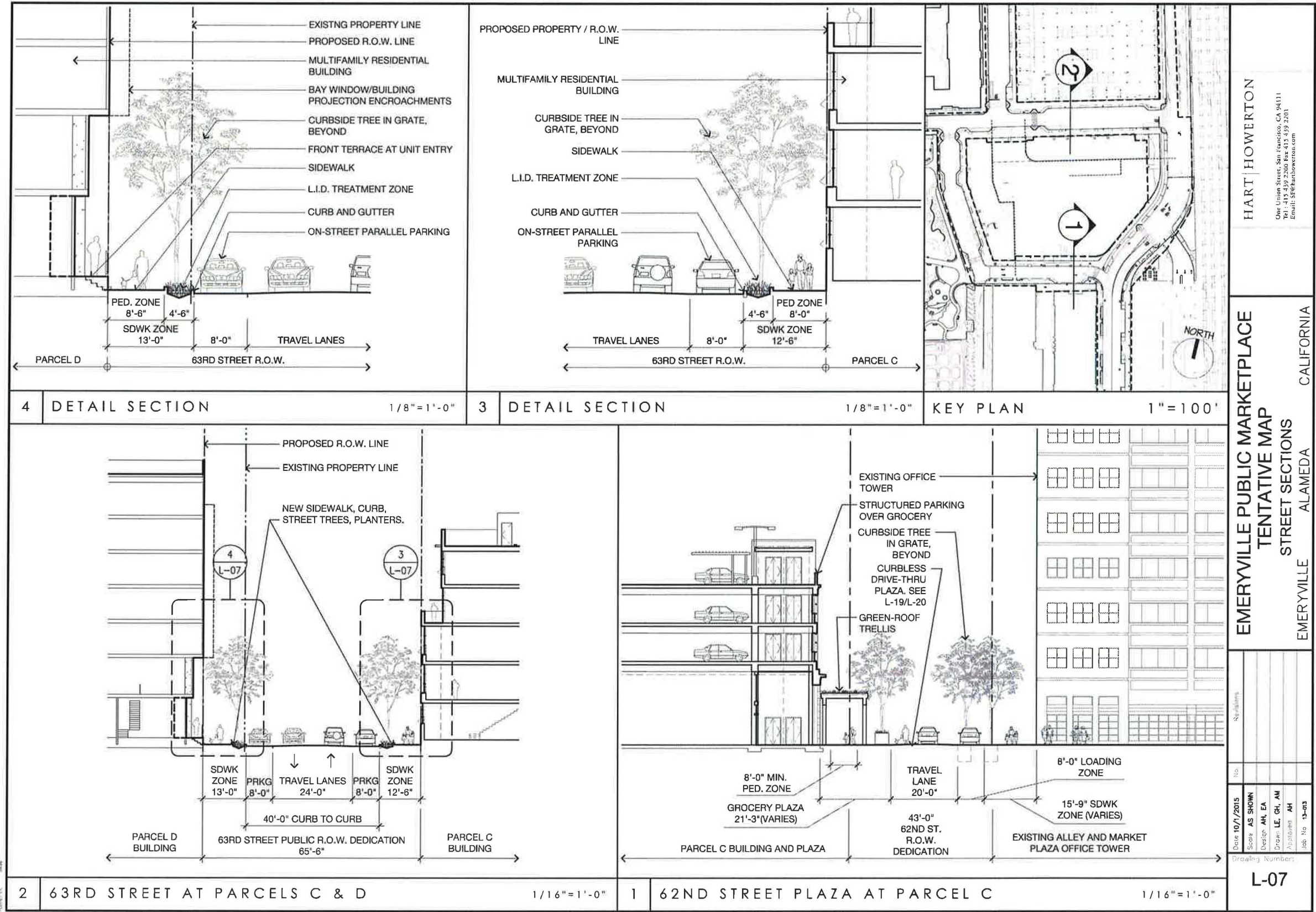


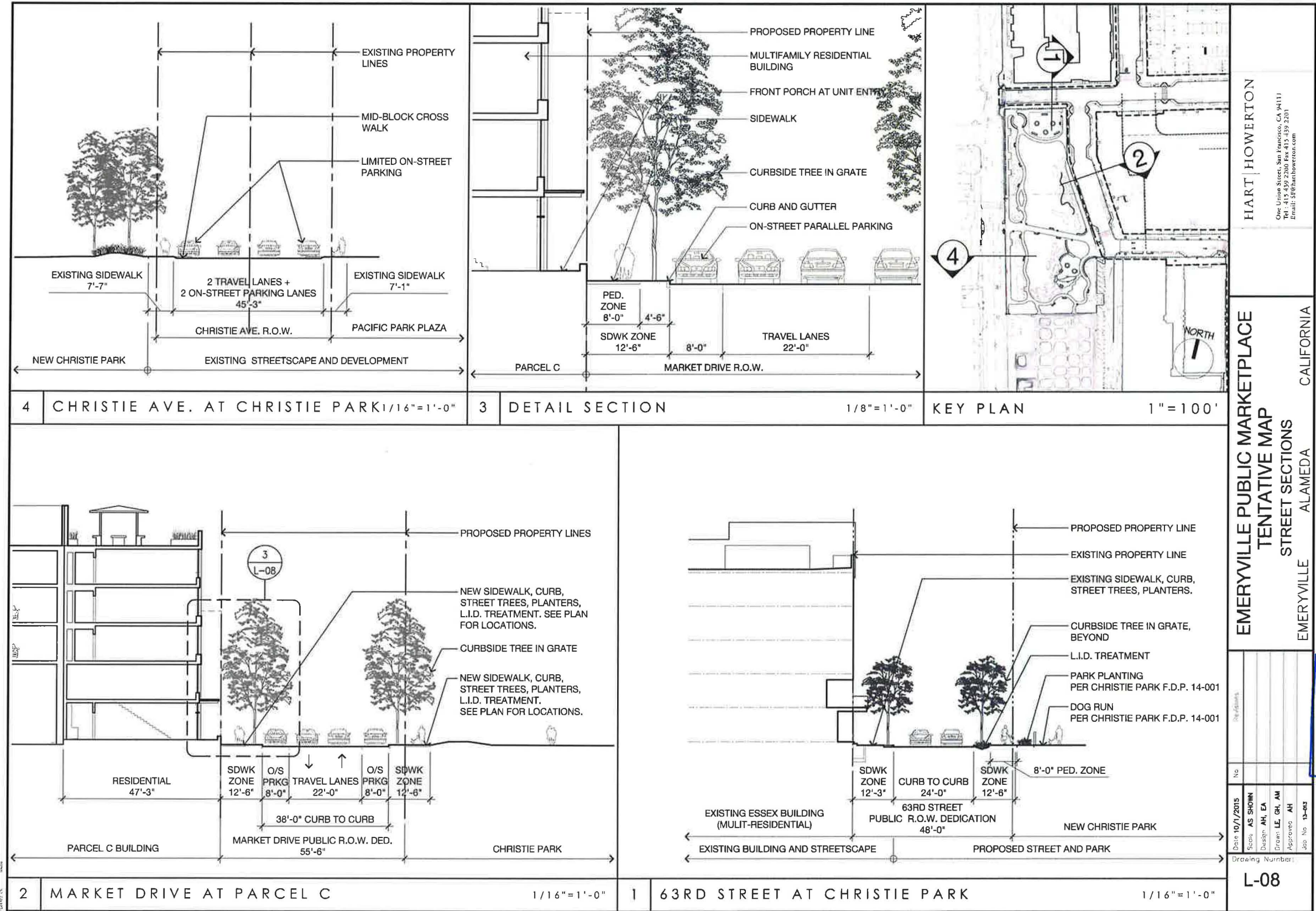
HART HOWERTON
One Union Street, San Francisco, CA 94111
Tel: 415 439 2200 Fax 415 439 2201
Email: sh@hartowerton.com

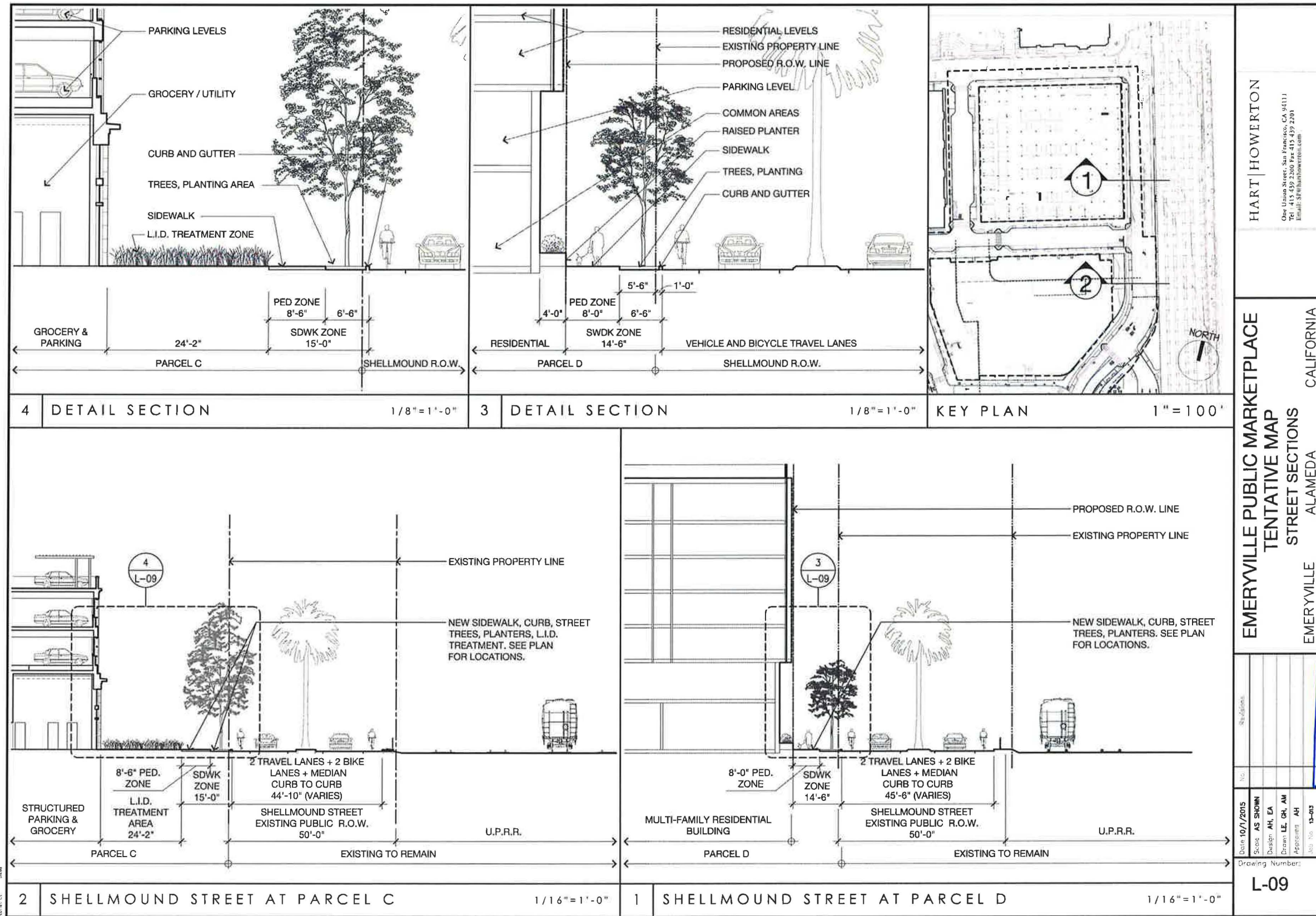
EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
STREET SECTIONS
ALAMEDA
EMERYVILLE
CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

Date: 10/1/2015	Scale: AS SHOWN	Design: AH, EA	Drawn: LE, GH, AM	Approved: AH	Job No: 13-013
Drawing Number: L-06					







HART HOWERTON

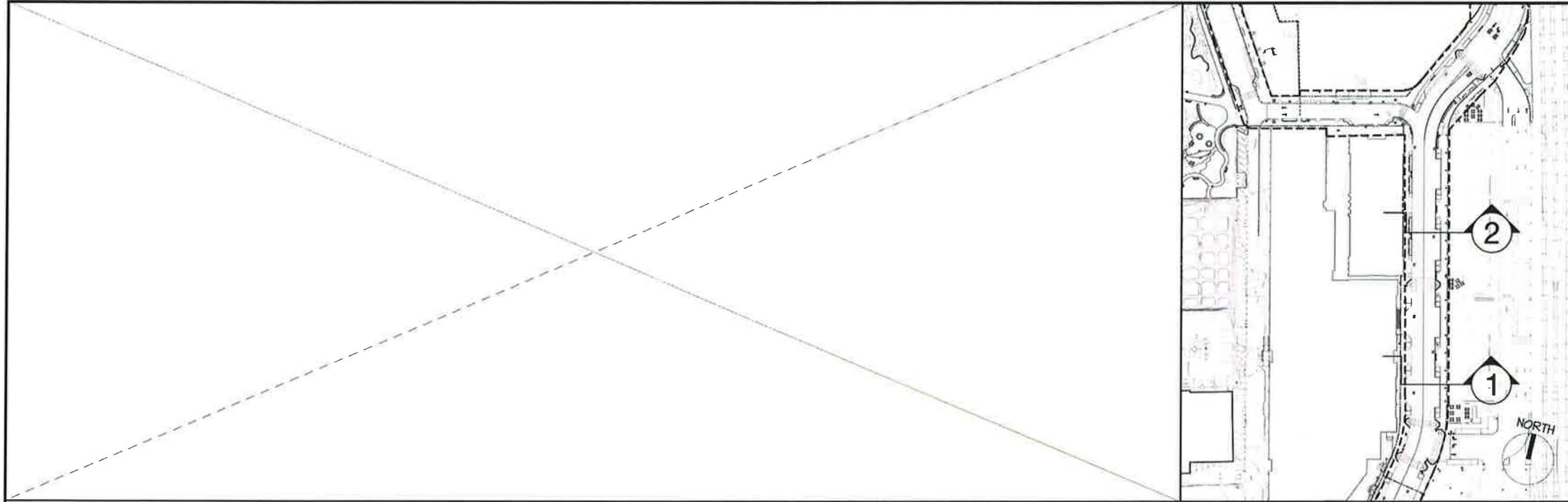
One Union Street, San Francisco, CA 94111
Tel: 415 439 2200 Fax: 415 439 2201
Email: info@hart-howerton.com

EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
STREET SECTIONS

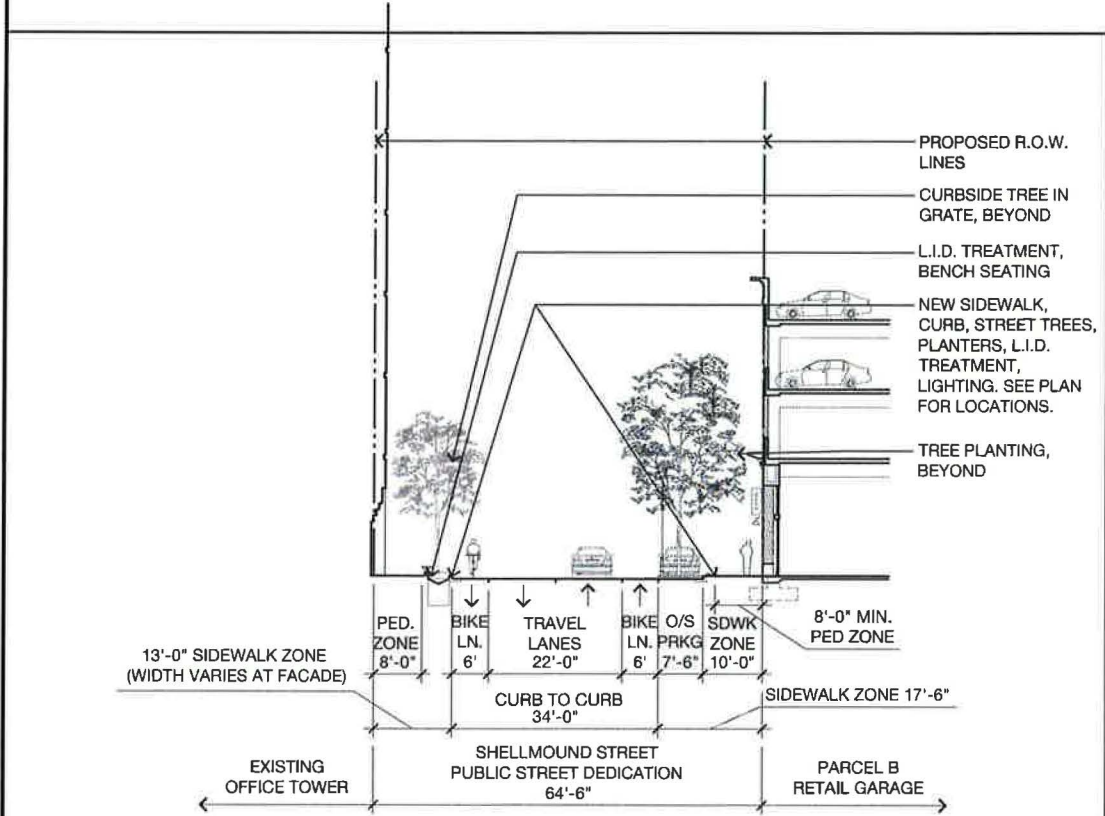
ALAMEDA
CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

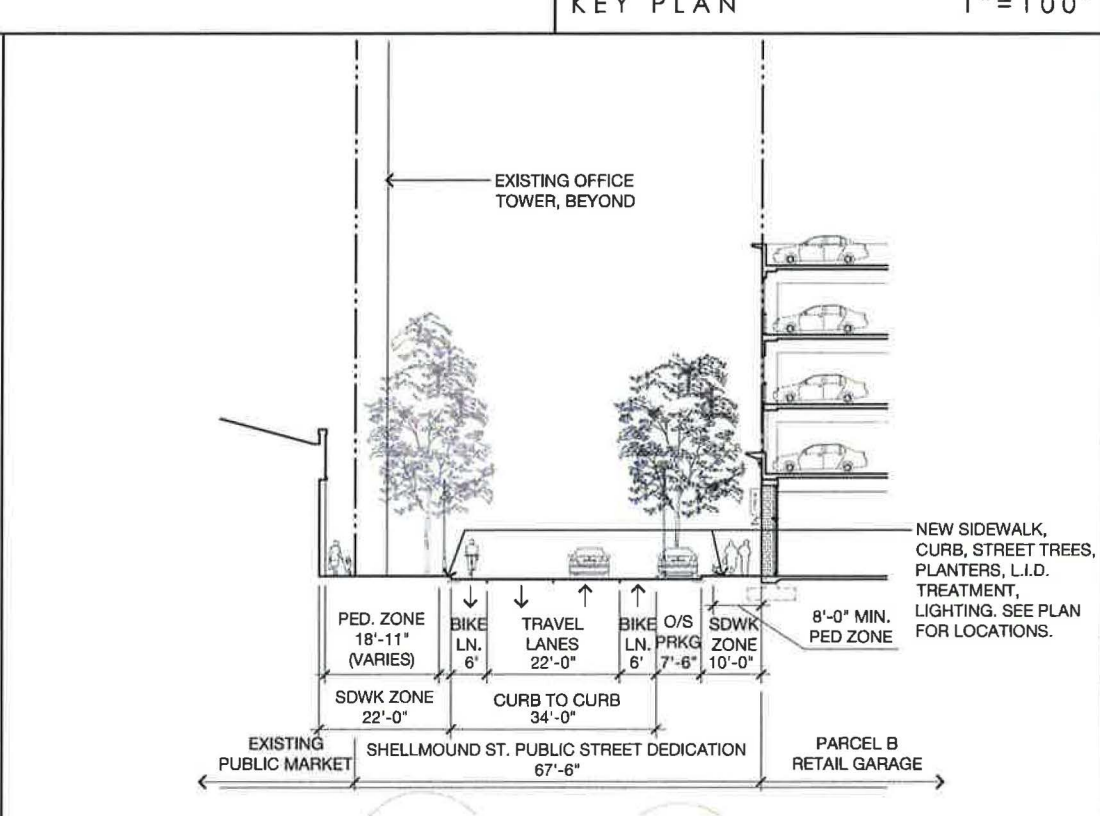
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Scale: AS SHOWN
Design: AH, EA
Drawn: LE, GH, AM
Approved: AH
Job No: 13-03
Drawing Number: L-09



KEY PLAN 1"=100'



2 SHELLMOUND STREET AT PARCEL B 1/16"=1'-0"



1 SHELLMOUND STREET AT PARCEL B 1/16"=1'-0"

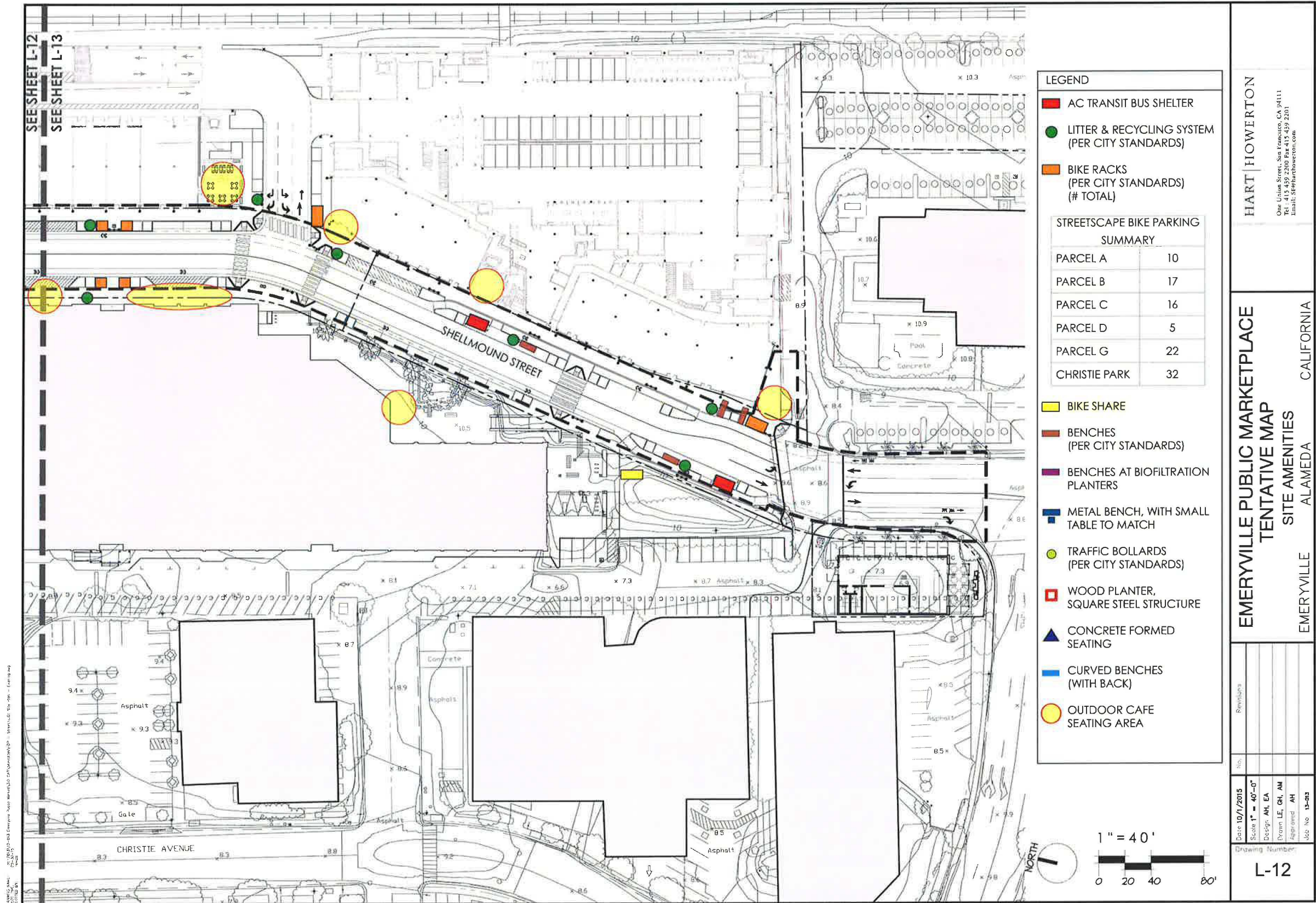
HART HOWERTON
One Union Street, San Francisco, CA 94111
Tel : 415 439 2200 Fax 415 439 2201
Email: SH@hartowerton.com

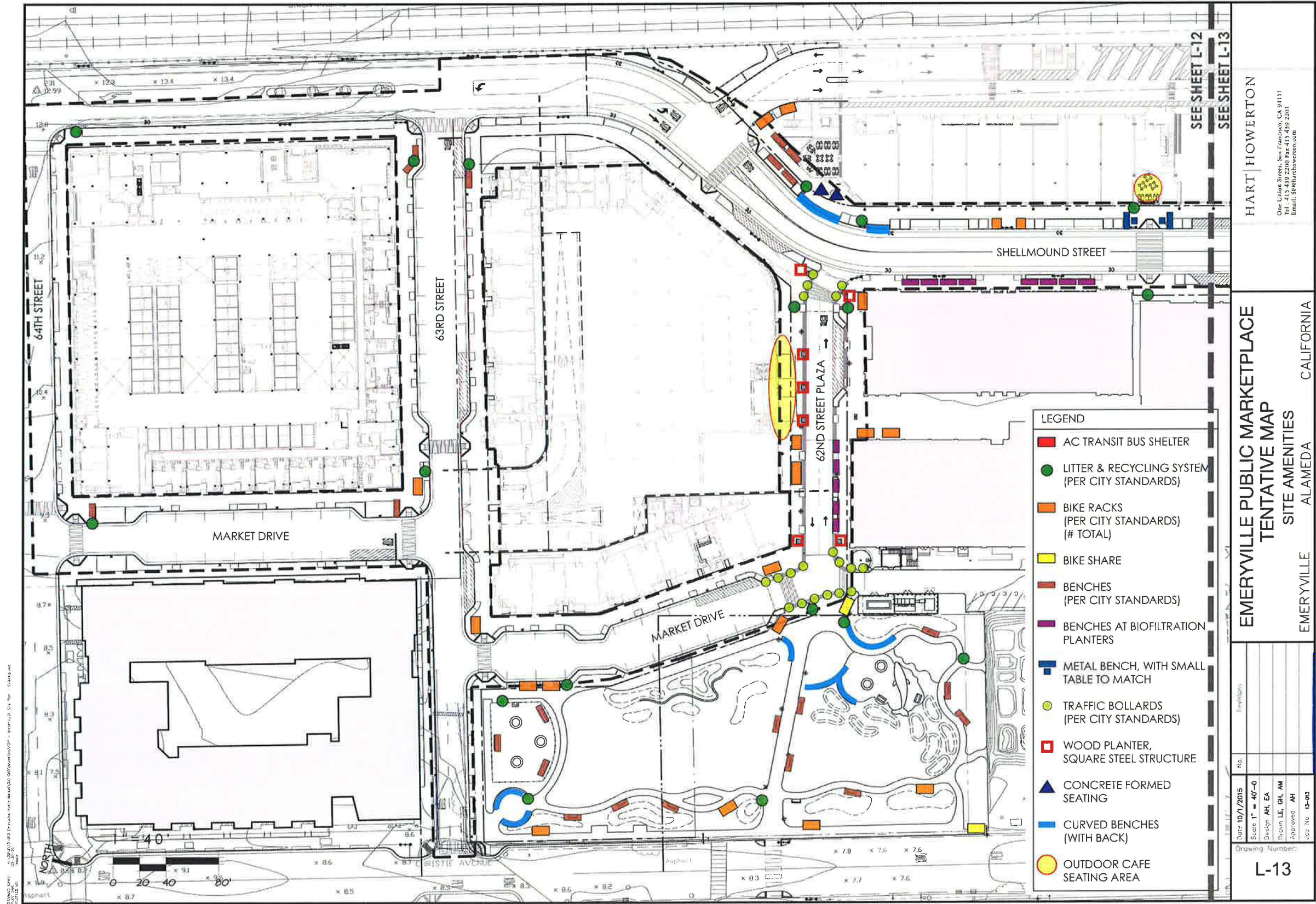
EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
STREET SECTIONS
ALAMEDA
EMERYVILLE
CALIFORNIA

Date	10/1/2015
Scale	AS SHOWN
Design	AM, EA
Drawn	LE, CH, AM
Appointed	AM
Job No.	13-03

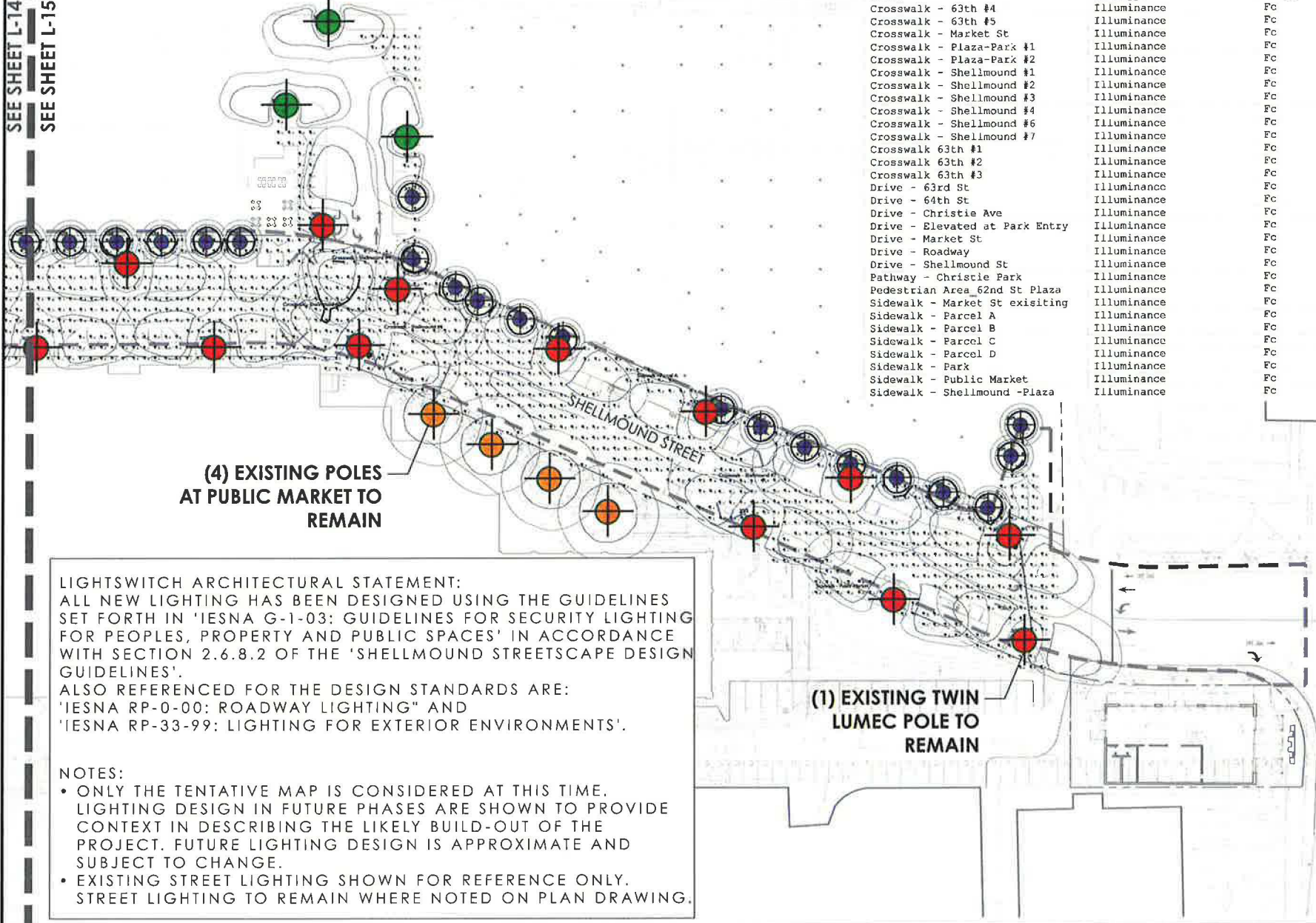
Drawing Number:
L-10







SEE SHEET L-14
SEE SHEET L-15

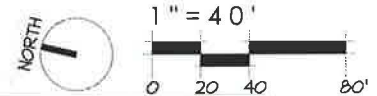


Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label								
Crosswalk - 63th #4		Illuminance	Fc	0.61	1.0	0.4	1.53	2.50
Crosswalk - 63th #5		Illuminance	Fc	1.10	2.5	0.5	2.20	5.00
Crosswalk - Market St		Illuminance	Fc	1.10	1.5	0.7	1.57	2.14
Crosswalk - Plaza-Park #1		Illuminance	Fc	1.30	2.1	0.4	3.25	5.25
Crosswalk - Plaza-Park #2		Illuminance	Fc	1.30	1.5	1.0	1.30	1.50
Crosswalk - Shellmound #1		Illuminance	Fc	1.05	1.7	0.5	2.10	3.40
Crosswalk - Shellmound #2		Illuminance	Fc	1.18	1.6	0.4	2.95	4.00
Crosswalk - Shellmound #3		Illuminance	Fc	2.09	2.6	1.3	1.61	2.00
Crosswalk - Shellmound #4		Illuminance	Fc	1.78	3.1	0.9	1.98	3.44
Crosswalk - Shellmound #6		Illuminance	Fc	1.70	2.1	0.8	2.13	2.63
Crosswalk - Shellmound #7		Illuminance	Fc	1.89	2.3	1.0	1.89	2.30
Crosswalk 63th #1		Illuminance	Fc	1.52	2.2	1.0	1.52	2.20
Crosswalk 63th #2		Illuminance	Fc	1.74	2.3	1.0	1.74	2.30
Crosswalk 63th #3		Illuminance	Fc	1.36	1.9	1.1	1.24	1.73
Drive - 63rd St		Illuminance	Fc	1.24	2.6	0.3	4.13	8.67
Drive - 64th St		Illuminance	Fc	1.13	3.9	0.3	3.77	13.00
Drive - Christie Ave		Illuminance	Fc	0.94	2.8	0.1	9.40	28.00
Drive - Elevated at Park Entry		Illuminance	Fc	1.61	3.2	0.3	5.37	10.67
Drive - Market St		Illuminance	Fc	1.01	2.2	0.1	10.10	22.00
Drive - Roadway		Illuminance	Fc	1.25	2.4	0.1	12.50	24.00
Drive - Shellmound St		Illuminance	Fc	1.63	4.0	0.3	5.43	13.33
Pathway - Christie Park		Illuminance	Fc	2.46	4.1	0.9	2.73	4.56
Pedestrian Area 62nd St Plaza		Illuminance	Fc	1.52	3.0	0.5	3.04	6.00
Sidewalk - Market St existing		Illuminance	Fc	0.76	2.5	0.1	7.60	25.00
Sidewalk - Parcel A		Illuminance	Fc	3.16	13.5	0.1	31.60	135.00
Sidewalk - Parcel B		Illuminance	Fc	3.04	13.3	0.1	30.40	133.00
Sidewalk - Parcel C		Illuminance	Fc	1.28	8.3	0.1	12.80	83.00
Sidewalk - Parcel D		Illuminance	Fc	1.13	3.4	0.1	11.30	34.00
Sidewalk - Park		Illuminance	Fc	0.97	3.2	0.1	9.70	32.00
Sidewalk - Public Market		Illuminance	Fc	1.21	2.9	0.1	12.10	29.00
Sidewalk - Shellmound -Plaza		Illuminance	Fc	1.43	2.2	1.1	1.30	2.00

LIGHTSWITCH ARCHITECTURAL STATEMENT:
ALL NEW LIGHTING HAS BEEN DESIGNED USING THE GUIDELINES SET FORTH IN 'IESNA G-1-03: GUIDELINES FOR SECURITY LIGHTING FOR PEOPLES, PROPERTY AND PUBLIC SPACES' IN ACCORDANCE WITH SECTION 2.6.8.2 OF THE 'SHELLMOUND STREETSCAPE DESIGN GUIDELINES'.
ALSO REFERENCED FOR THE DESIGN STANDARDS ARE:
'IESNA RP-0-00: ROADWAY LIGHTING' AND
'IESNA RP-33-99: LIGHTING FOR EXTERIOR ENVIRONMENTS'.

- NOTES:
- ONLY THE TENTATIVE MAP IS CONSIDERED AT THIS TIME. LIGHTING DESIGN IN FUTURE PHASES ARE SHOWN TO PROVIDE CONTEXT IN DESCRIBING THE LIKELY BUILD-OUT OF THE PROJECT. FUTURE LIGHTING DESIGN IS APPROXIMATE AND SUBJECT TO CHANGE.
 - EXISTING STREET LIGHTING SHOWN FOR REFERENCE ONLY. STREET LIGHTING TO REMAIN WHERE NOTED ON PLAN DRAWING.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	34	X01	REVERSE	0.800	Lumec - Single Pole 65W 13' Mounting (CAND2-64W42L
	14	X02	SINGLE	0.800	Holophane - Acorn 75W 13' Mounting (GVP85Q00XX6NXX
	35	X03	TWIN	0.800	Lumec - Twin Pole 65W 20' Mounting (CAND2-65W42LED
	44	X04	SINGLE	0.800	Poulsen - Sconce 9' Mounting (L9927AToldbod290LED3
	4	Existing Pole (Entry)	SINGLE	0.800	CAND1-40W42LED4K-R-PC-C-RLE5
	1	Existing Additional head	SINGLE	0.800	Lumec - Single Pole 40W 13 ' Mounting (CAND2-40W4
	1	Existing LED Cobrahead	SINGLE	0.800	GE LED 85W LED ERS1 AXBX 40



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EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP

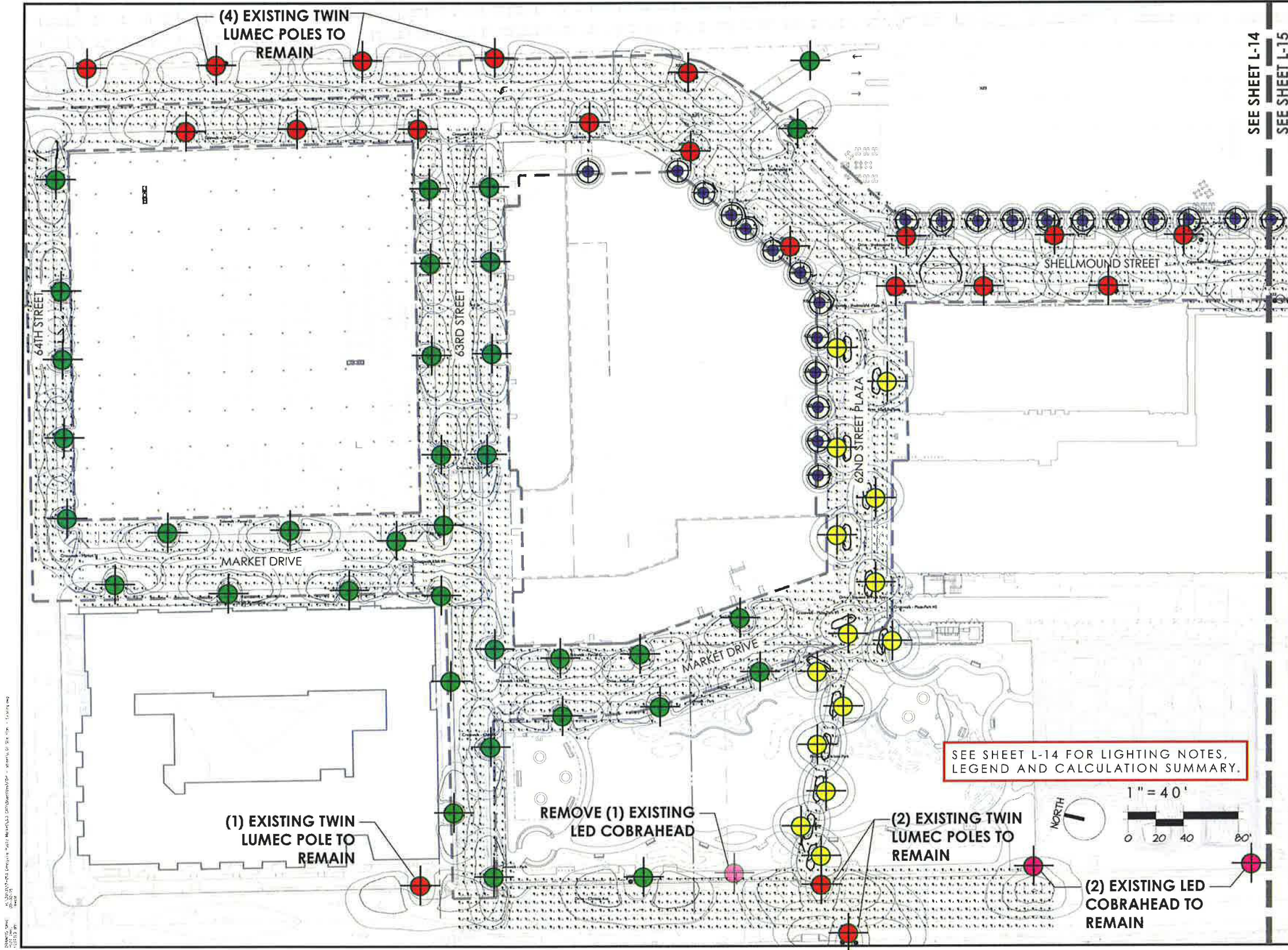
SITE LIGHTING - PHOTOMETRIC PLAN
EMERYVILLE ALAMEDA CALIFORNIA

APPROVED

OCT 22 2015

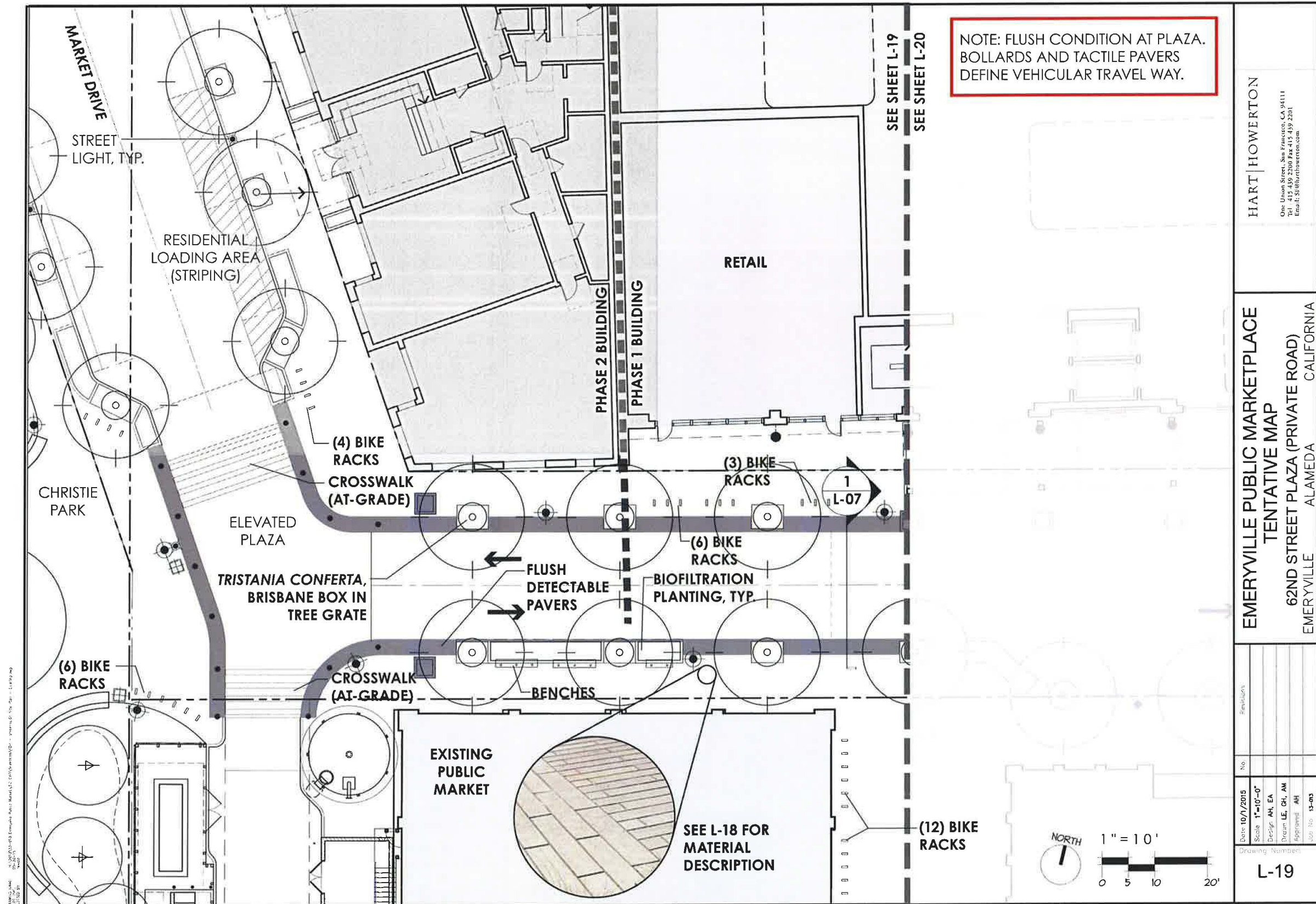
City of Emeryville
Planning Department

Date 10/1/2015	Scale 1" = 40'-0"	Design: AH, EA	Drawn: LE, GH, AM	Approved: AH	Use No 13-03
Drawing Number: L-14					



EMERYVILLE PUBLIC MARKETPLACE TENTATIVE MAP SITE LIGHTING - PHOTOMETRIC PLAN EMERYVILLE ALAMEDA CALIFORNIA		HART HOWERTON One Union Street, San Francisco, CA 94111 Tel: 415 439 2200 Fax: 415 439 2201 Email: info@hrt.com	
Date: 10/1/2015 Scale: 1" = 40'-0"	Design: AH, EA Drawn: LE, GH, AM Approved: AH	Job No: 13-003	Drawing Number: L-15





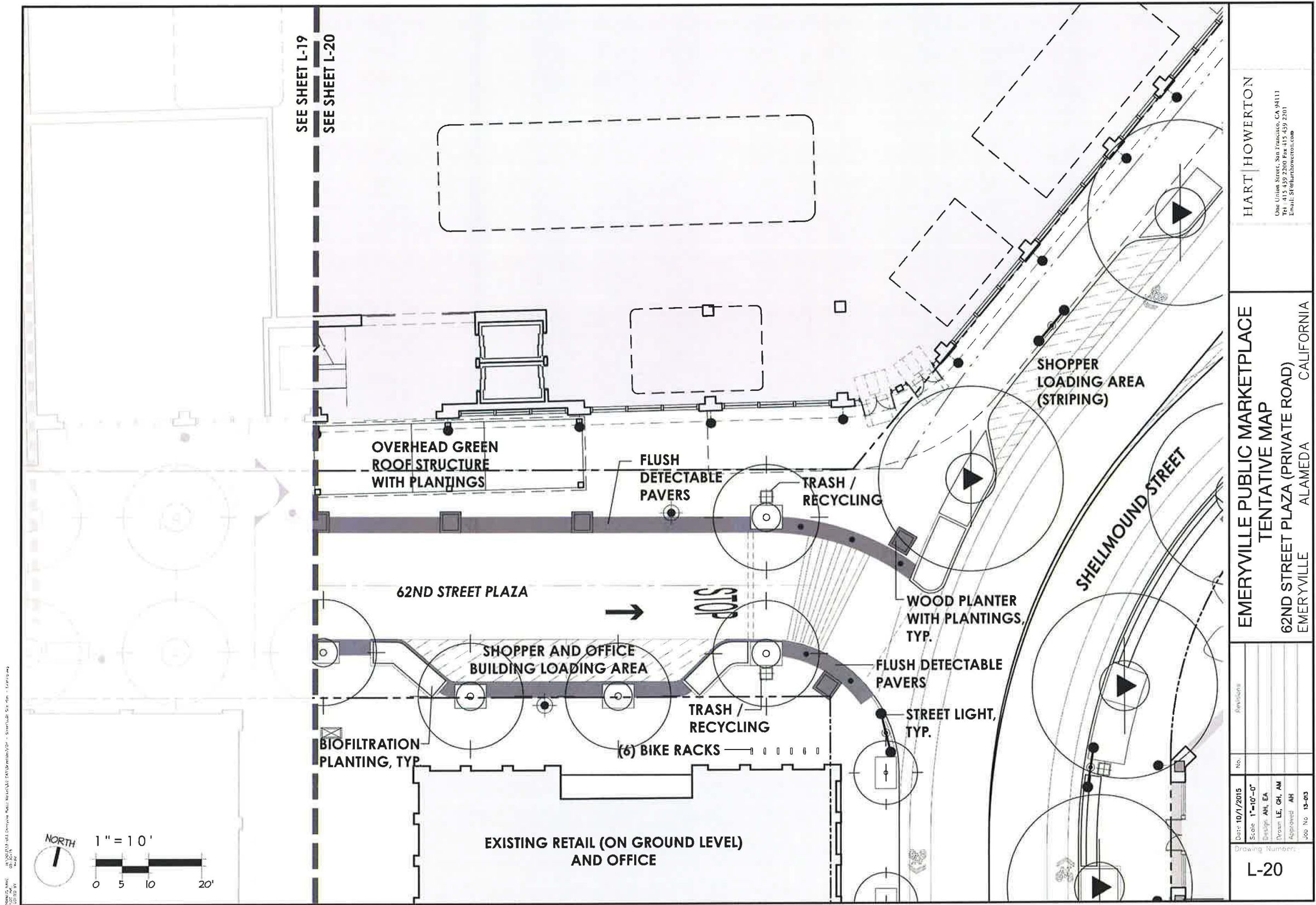
NOTE: FLUSH CONDITION AT PLAZA.
BOLLARDS AND TACTILE PAVERS
DEFINE VEHICULAR TRAVEL WAY.

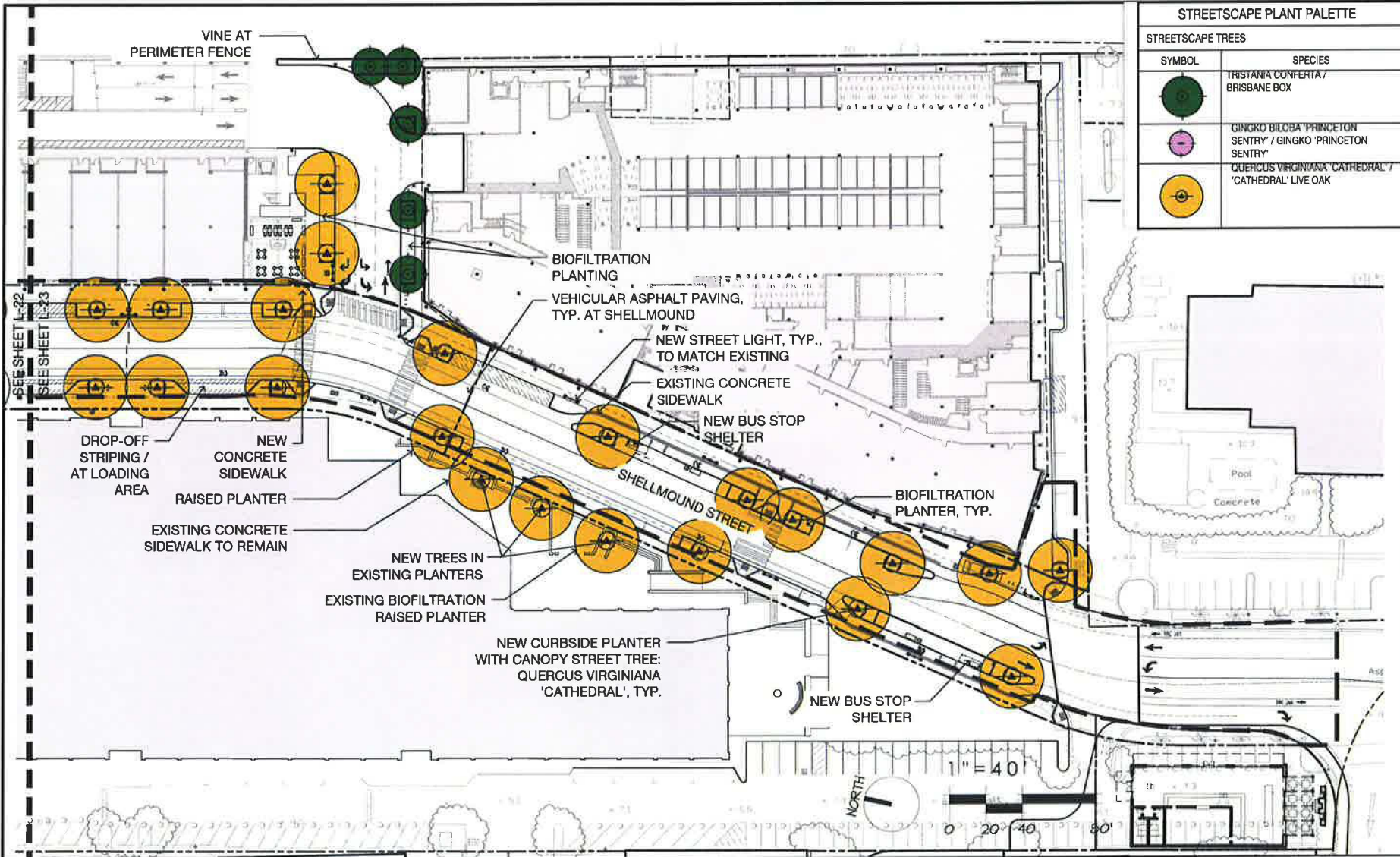
HART | HOWERTON
One Union Street, San Francisco, CA 94111
Tel: 415.774.2200
Email: h.h@hart-howerton.com

EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
62ND STREET PLAZA (PRIVATE ROAD)
EMERYVILLE ALAMEDA CALIFORNIA

Revisions	No.	
Date: 10/1/2015	Scale: 1"=10'-0"	Design: AH, EA
		Drawn: LE, GH, AM
		Approved: AH
		Job No: 13-03
Drawing Number: L-19		

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City of Emeryville
Planning Department





STREETSCAPE PLANT PALETTE	
STREETSCAPE TREES	
SYMBOL	SPECIES
	TRISTANIA CONFERTA / BRISBANE BOX
	GINGKO BILOBA 'PRINCETON SENTRY' / GINGKO 'PRINCETON SENTRY'
	QUERCUS VIRGINIANA 'CATHEDRAL' / 'CATHEDRAL' LIVE OAK

CHRISTIE PARK PLANT PALETTE	
CHRISTIE PARK TREES	
SYMBOL	SPECIES
	EXISTING PARK TREE #17 MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
	EXISTING PARK TREE #15, 17, 18, 19 PLATANUS X HISPANICA / LONDON PLANE
	TRISTANIA CONFERTA / BRISBANE BOX
	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE
	TRISTANIA CAURINA 'ELEGANT' / 'ELEGANT' WATER GUM
	QUERCUS AGRIFOLIA / COAST LIVE OAK

STREETSCAPE PERENNIAL / SHRUB MIX		
COLOR	CATEGORY	SPECIES
	GROUND COVER / SHRUB MIX	CAREX DIVULSA / BERKELEY SEDGE DIETES IRIDIODES / FORTNIGHT LILY PHORMIUM SPECIES / NEW ZEALAND FLAX RIBES VITIDIFOLIUM / CATALINA FRAGRANCE RIBES SANGUINEUM / PINK FLOWERING CURRANT GLUTINOSUM / PINK FLOWERING CURRANT
	STREETSCAPE PLANTER	DIETES BICOLORE / LIZ'S SELECTION / FORTNIGHT LILY LIBERTIA P. GOLDLEAF / NEW ZEALAND IRIS CAREX DIVULSA / BERKELEY SEDGE CHONDROPETALUM TEGIDORUM / SMALL CAPE RUSH CAREX PHAEACILIS / DUNE FIELD SEDGE
	BIOFILTRATION PLANTING	MULLENBERGIA RIENS / DEER GRASS ERYSIMUM MENZIES / MENZIES WALLFLOWER FESTUCA RUBRA 'MOLATE' / 'MOLATE' RED FESCUE JUNCUS EFFUSUS / QUARTZ CHECK JUNCUS POLYANTHEMOS / AUSTRALIAN GRAY RUSH LEYMUS TRITICOIDES / ELKHORN GREEN / CREEPING WILDRYE EQUISETARIUM MALE / SCORCHING RUSH DIETES BUTCHERIANA / WIDE LEAF DIETES ACONITUM SPECIES / SUCCULENT SPECIES DIETES BUTCHERIANA / WIDE LEAF DIETES LINUM MOSCATA / LILY TURF ALPANTERIS PETER PAN / DYANUS LILY OF THE Nile PHORMIUM SPECIES / NEW ZEALAND FLAX
	CONTAINER PLANTINGS & COURTYARD PLANTINGS	DIETES BUTCHERIANA / WIDE LEAF DIETES ACONITUM SPECIES / SUCCULENT SPECIES DIETES BUTCHERIANA / WIDE LEAF DIETES LINUM MOSCATA / LILY TURF ALPANTERIS PETER PAN / DYANUS LILY OF THE Nile PHORMIUM SPECIES / NEW ZEALAND FLAX
	VINES	DIETES BUTCHERIANA / WIDE LEAF DIETES BUCCINATORIA / RED TRUMPET VINE MULLENBERGIA VIOLACEA / LILAC VINE

WATER USE EVALUATION ABBREVIATIONS	
ABBREVIATION	DEFINITION
MAWA	MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
ETO	REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR) DERIVED FROM APDX. A OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, CALIFORNIA DEPARTMENT OF WATER RESOURCES. ET ADJUSTMENT FACTOR (ETA)
0.7	
0.62	CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
EWU	ESTIMATED APPLIED WATER USE

WATER USE EVALUATION FOR SHELLMOUND STREET	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETO x .7 x LANDSCAPED AREA x 0.62)	
ETO	41.6 INCHES
LANDSCAPED AREA	3,633 SQUARE FEET
MAWA	65,907 GALLONS/YEAR
ESTIMATED APPLIED WATER USE (EWU) = (ETO x PLANT FACTOR x LANDSCAPED AREA x 0.62) / IRRIGATION EFFICIENCY	
1. DRIP IRRIGATION IN LOW WATER-USE SHRUB/GROUNDCOVER AREAS:	
LANDSCAPED AREA	1,300 SQUARE FEET
PLANT FACTOR	0.3
IRRIGATION EFFICIENCY	0.9
EWU	11,230 GALLONS/YEAR
2. SPRAY IRRIGATION IN MODERATE WATER-USE BIOFILTRATION AREAS:	
LANDSCAPED AREA	2,333 SQUARE FEET
PLANT FACTOR	0.5
IRRIGATION EFFICIENCY	0.7
EWU	43,187 GALLONS/YEAR
TOTAL:	54,417 GALLONS/YEAR

GREEN ROOF STRUCTURE PLANTINGS		
COLOR	CATEGORY	SPECIES
	PLANTING AT OVERHEAD STRUCTURE	DYMONDIA MARGARETAE / SILVER CARPET; SEDUM ACRE 'ELEGANS' / ELEGANS SEDUM; SEDUM RUPESTRE 'ANGELINA' / ANGELINA SEDUM; SEDUM SPATHULIFOLIUM 'PURPUREUM' / PURPUREUM SEDUM; SEDUM SPURIMUM / STONECROP; SEDUM RUBROINCTUM / JELLY BEAN SEDUM

HART HOWERTON

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EMERYVILLE PUBLIC MARKETPLACE

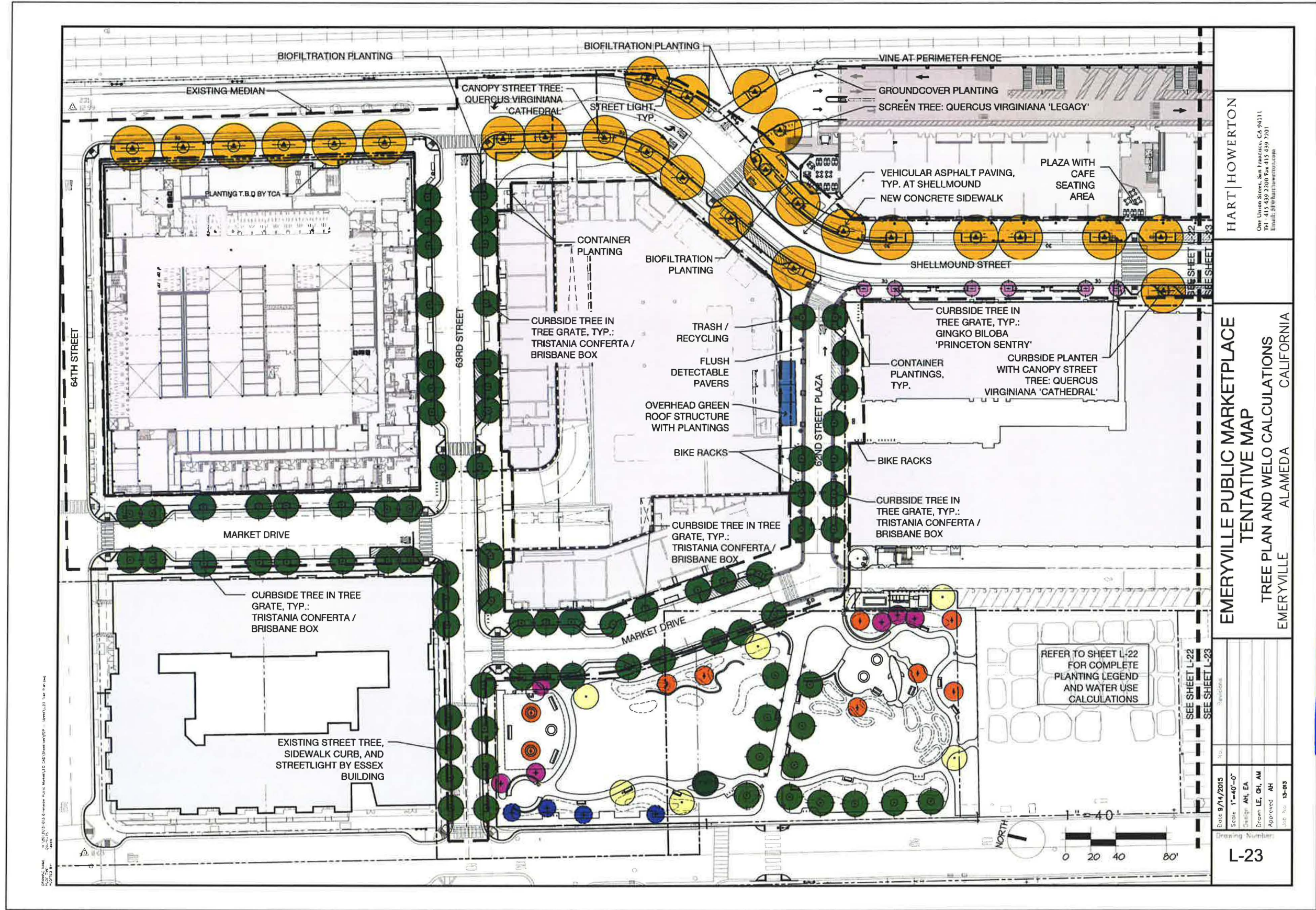
TENTATIVE MAP

TREE PLAN AND WEO CALCULATIONS

EMERYVILLE ALAMEDA CALIFORNIA

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

Date 10/1/2015	Scale 1"=40'-0"	Design AH, EA	Drawn LE, GH, AM	Approved AH	Job No. 15-003
Drawing Number: L-22					



APPROVED

OCT 22 2015

City of Emeryville
Planning Department

DATE: 10/1/2015
DRAWN: J. J. J.
CHECKED: J. J. J.
DESIGNED: J. J. J.
APPROVED: J. J. J.

STREETSCAPE TREE PALETTE



GINGKO BILOBA 'PRINCETON SENTRY'
'PRINCETON SENTRY' GINGKO
NOTES: SHELLMOUND STREET TREE AT OFFICE BUILDING



QUERCUS VIRGINIANA 'CATHEDRAL'
'CATHEDRAL' LIVE OAK CULTIVAR
NOTE: SHELLMOUND STREET CANOPY TREE



TRISTANIA CONFERTA
BRISBANE BOX
NOTE: STREET AND 62ND STREET PLAZA TREE

CHRISTIE PARK TREE PALETTE



METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE
NOTES: PROPOSED PARK TREE



TRISTANIA CONFERTA
BRISBANE BOX
NOTES: STREET AND PATHWAY TREE



PLATANUS X HISPANICA
LONDON PLANE
NOTES: EXISTING PARK TREE



MAGNOLIA GRANDIFLORA
SOUTHERN MAGNOLIA
NOTES: EXISTING PARK TREE



TRISTANIA LAURINA 'ELEGANT'
'ELEGANT' WATER GUM
NOTES: PROPOSED PARK TREE



QUERCUS AGRIFOLIA
COAST LIVE OAK
NOTES: PROPOSED PARK TREE

EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
TREE IMAGERY

EMERYVILLE
ALAMEDA
CALIFORNIA

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Date	10/1/2015	Scale	NTS	Drawn	LE, GH, AM	Approved	AH	Job No.	13-013
Design	AH, EA								
Drawing Number									
L-24									

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OCT 22 2015

City of Emeryville
Planning Department

Drawing made by: [Name]
 Date: 10/1/2015
 Scale: NTS
 Design: AH, EA
 Drawn: LE, CH, AM
 Approved: AH
 Job No: 15-013

BIOFILTRATION PLANTING AT OVERHEAD STRUCTURE



CAREX DIVULSA /
 BERKELEY SEDGE
 * LOW



CAREX PRAEGRACILIS /
 DUNE FIELD SEDGE
 * MODERATE

PLANTING AT OVERHEAD STRUCTURE



DYMONDIA MARGARETAE /
 SILVER CARPET
 * LOW



SEDUM ACRE 'ELEGANS' /
 ELEGANS SEDUM
 * LOW



SEDUM RUBROTINCTUM /
 JELLY BEAN SEDUM
 * LOW



SEDUM RUPESTRE 'ANGELINA' /
 ANGELINA SEDUM
 * LOW



SEDUM SPATHULIFOLIUM 'PURPUREUM' /
 PURPUREUM SEDUM
 * LOW



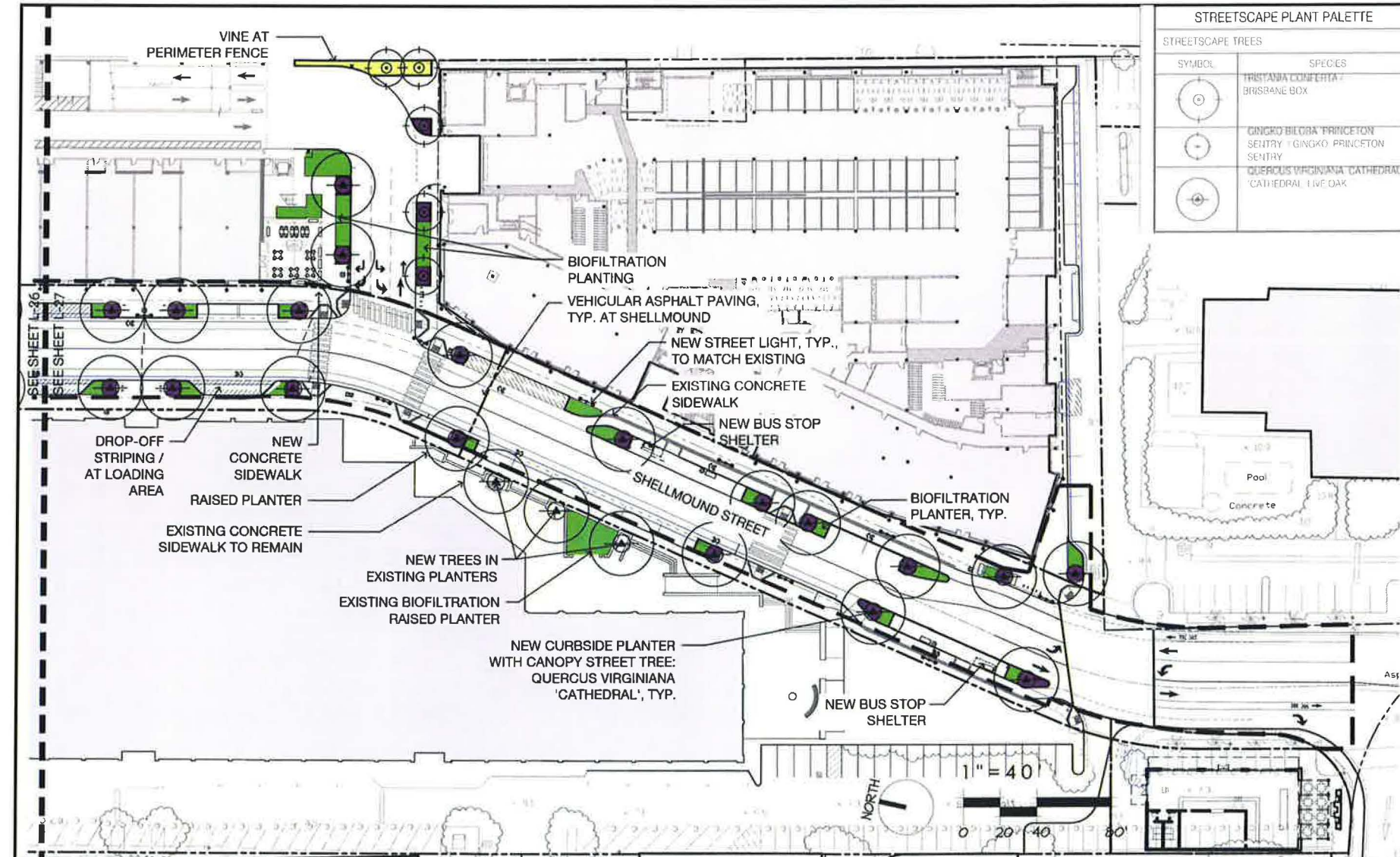
SEDUM SPURIUM /
 STONECROP
 * LOW

HART HOWERTON

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 Email: info@hart-howerton.com

EMERYVILLE PUBLIC MARKETPLACE
 TENTATIVE MAP
 GREEN ROOF STRUCTURE IMAGERY
 EMERYVILLE ALAMEDA CALIFORNIA

APPROVED
 OCT 22 2015
 City of Emeryville
 Planning Department



STREETSCAPE PLANT PALETTE	
STREETSCAPE TREES	
SYMBOL	SPECIES
	TRISTIANA CONFERTA / BRISBANE BOX
	GINKGO BILOBA 'PRINCETON' SENTRY
	QUERCUS VIRGINIANA 'CATHEDRAL' / 'CATHEDRAL' LIVE OAK

CHRISTIE PARK PLANT PALETTE	
CHRISTIE PARK TREES	
SYMBOL	SPECIES
	EXISTING PARK TREE #17 / MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
	EXISTING PARK TREE #15, 17, 18, 19 / PLATANUS X HISPANICA / LONDON PLANE
	TRISTIANA CONFERTA / BRISBANE BOX
	METNASEIROS EXCELSA / NEW ZEALAND CHRISTMAS TREE
	TRISTIANA LAURINA 'ELEGANT' / ELEGANT WATER GUM
	QUERCUS AGRIFOLIA / COAST LIVE OAK

STREETSCAPE PERENNIAL / SHRUB MIX		
COLOR	CATEGORY	SPECIES
Yellow	GROUND COVER / SHRUB MIX	CAREX DIVULSA / BERKELEY SEDGE
		DIETES INDIKOIDES / FORTNIGHT LILY
		PHORUM SPECIES / NEW ZEALAND FLAX
		RIBES VIBURNIFOLIUM / CATALINA FRAGRANCE
Purple	STREETSCAPE PLANTER	RIBES SANGUINEUM / GLUTINOSUM / PINK FLOWERING CURRANT
		DIETES BICOLOR 'LZ S' SELECTION / FORTNIGHT LILY
		LIBERTIA P. 'GOLDFEAF' / NEW ZEALAND IRIS
		CAREX DIVULSA / BERKELEY SEDGE
Green	BIOFILTRATION PLANTING	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
		CAREX PRAEGRACILIS / DUNE FIELD SEDGE
		MUHLENBERGIA HIGENS / DEER GRASS
		ERYSIMUM MENZIES / MENZIES WALLFLOWER
Orange	CONTAINER PLANTINGS & COURTYARD PLANTINGS	FESTUCA RUBRA 'MOLATE' / 'MOLATE' RED FESCUE
		JUNCUS EFFUSUS 'QUARTZ CREEK'
		JUNCUS POLYANTHEMOS / AUSTRALIAN GRAY RUSH
		LEYMUS TRITICOIDES 'ELKHORN GREEN' / CREEPING WILDRYE
White	VINES	EQUISETUM HYEMALE / SCOURING RUSH
		DIETES BUTCHERIANA / WIDE LEAF DIETES
		AEONIDIUM SPECIES / (SUCCULENT SPECIES)
		DIETES BUTCHERIANA / WIDE LEAF DIETES

WATER USE EVALUATION ABBREVIATIONS	
ABBREVIATION	DEFINITION
MAWA	MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
ETO	REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR) DERIVED FROM APDX. A OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, CALIFORNIA DEPARTMENT OF WATER RESOURCES, ET ADJUSTMENT FACTOR (ETAF)
0.7	CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
0.62	CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
EWU	ESTIMATED APPLIED WATER USE

WATER USE EVALUATION FOR SHELLMOUND STREET	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETO x 7 x LANDSCAPED AREA x 0.62)	
ETO	41.8 INCHES
LANDSCAPED AREA	3,633 SQUARE FEET
MAWA	65,907 GALLONS/YEAR
ESTIMATED APPLIED WATER USE (EWU) = (ETO x PLANT FACTOR x LANDSCAPED AREA x 0.62) / IRRIGATION EFFICIENCY	
1. DRIP IRRIGATION IN LOW WATER-USE SHRUB/GROUNDCOVER AREAS:	
LANDSCAPED AREA	1,300 SQUARE FEET
PLANT FACTOR	0.3
IRRIGATION EFFICIENCY	0.9
EWU	11,730 GALLONS/YEAR
2. SPRAY IRRIGATION IN MODERATE WATER-USE BIOFILTRATION AREAS:	
LANDSCAPED AREA	2,333 SQUARE FEET
PLANT FACTOR	0.5
IRRIGATION EFFICIENCY	0.7
EWU	43,187 GALLONS/YEAR
TOTAL:	54,417 GALLONS/YEAR

GREEN ROOF STRUCTURE PLANTINGS		
COLOR	CATEGORY	SPECIES
Green	PLANTING AT OVERHEAD STRUCTURE	DIVISIONIA MARGARETAE / SILVER CARPET; SEDUM
		ACRE 'ELEGANS' / ELEGANS
		SEDUM; SEDUM RUPESTRIS
		'ANGELINA' / ANGELINA
White	PLANTING AT OVERHEAD STRUCTURE	SEDUM; SEDUM SPATHULIFOLIUM
		'PURPUREUM' / PURPUREUM
		SEDUM; SEDUM SPURSUM
		STONECROP; SEDUM RUBROTRACTUM / JELLY BEAN SEDUM

HART HOWERTON

EMERYVILLE PUBLIC MARKETPLACE TENTATIVE MAP GROUNDCOVER PLAN

EMERYVILLE ALAMEDA CALIFORNIA

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Tel: 415 439 2200 Fax 415 439 2201
Email: SH@harthowerton.com

Revisions

Scale: 1"=40'-0"

Design: AH, EA

Drawn: LE, GH, AM

Approved: AH

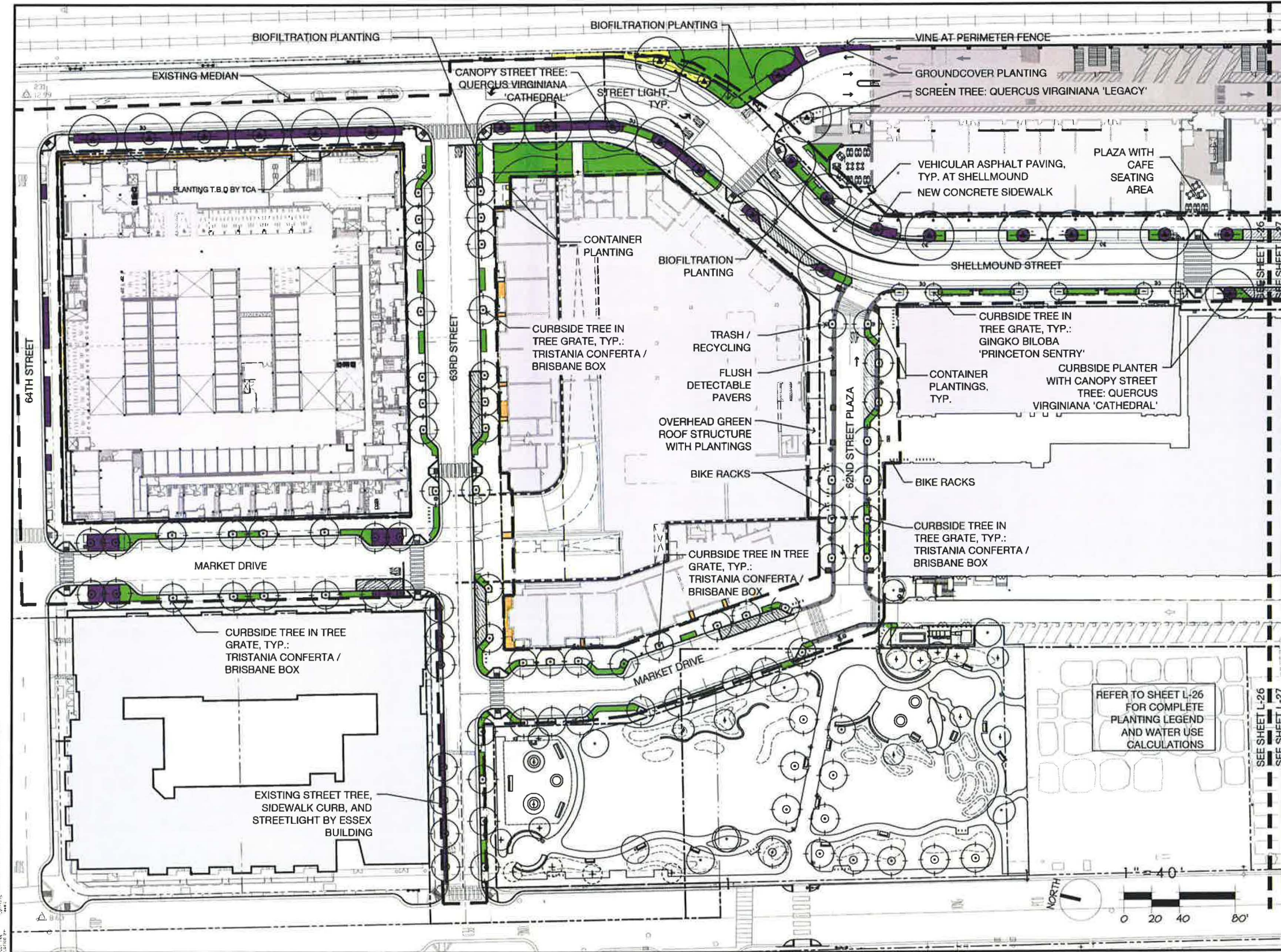
Job No: 13-003

Drawing Number: L-26

APPROVED

OCT 22 2015

City of Emeryville
Planning Department



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Email: sh@hartnowerton.com

EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
GROUNDCOVER PLAN

EMERYVILLE ALAMEDA CALIFORNIA

Revisions			
No.	Date	By	Appr.
1	9/14/2015	EA	EA
2	10/22/2015	EA	EA
3	10/22/2015	EA	EA
4	10/22/2015	EA	EA
5	10/22/2015	EA	EA
6	10/22/2015	EA	EA
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97	10/22/2015	EA	EA
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99	10/22/2015	EA	EA
100	10/22/2015	EA	EA

L-27

APPROVED
OCT 22 2015
City of Emeryville
Planning Department

STREET TREE PLANTER



CAREX DIVULSA /
BERKELEY SEDGE
* LOW



CAREX PRAEGRACILIS /
DUNE FIELD SEDGE
* MODERATE



CHONDROPETALUM TECTORUM /
SMALL CAPE RUSH
* LOW



DIETES BICOLOR 'LIZ'S SELECTION' /
FORTNIGHT LILY
* LOW



LIBERTIA P. 'GOLDFEAF' /
NEW ZEALAND IRIS
* LOW

BIOFILTRATION PLANTING



DIETES BUTCHERIANA /
WIDE LEAF DIETES
* LOW



ERYSIMUM MENZIESII /
MENZIES' WALLFLOWER
* LOW



EQUISETUM HYEMALE /
SCOURING RUSH
* REGULAR



FESTUCA RUBRA 'PT. MOLATE' /
'PT. MOLATE' RED FESCUE
* LOW



JUNCUS EFFUSUS /
QUARTZ CREEK
* MODERATE



JUNCUS POLYANTHEMOS /
AUSTRALIAN GRAY RUSH
* MODERATE



LEYMUS TRITICOIDES 'ELKHORN GREEN' /
CREEPING WILDRYE
* LOW



MUHLENBERGIA RIGENS /
DEER GRASS
* LOW

- * LOW WATER USE
- * MODERATE WATER USE
- * LIMITED USE IN BIOFILTRATION AREAS ONLY, DROUGHT TOLERANT, REGULAR WATER USE

HART | HOWERTON

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EMERYVILLE PUBLIC MARKETPLACE
TENTATIVE MAP
GROUND COVER IMAGERY

EMERYVILLE ALAMEDA CALIFORNIA



DATE: 10/17/2015
SCALE: NTS
DESIGN: AH, EA
DRAWN: LE, GH, AM
APPROVED: AH
JOB NO: 13-013

Drawn	No.	Revisions
Date: 10/17/2015	Scale: NTS	
Design: AH, EA		
Drawn: LE, GH, AM		
Approved: AH		
Job No: 13-013		
Drawing Number:		
L-28		