

EMERYVILLE CENTER OF INNOVATION

FEBRUARY 11, 2021
FDP SUBMISSION



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City of Emeryville
Planning Division



EMERYVILLE
CENTER OF INNOVATION

INTRODUCTION

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EMERYVILLE CENTER OF INNOVATION

Flad Project Number
19396-05

BMR CAMPUS VISION

PROJECT DESCRIPTION



LOCATION MAP



VICINITY MAP

LAND USE PROGRAM

The proposed FDP area includes approximately 8.51* acres situated at the intersection of Hollis and Stanford Streets, and Horton and 53rd Streets in Emeryville, California. The FDP proposes to develop the area of Buildings 1, 2, 3, 8, 13, and 14 identified in Figure 2-5 of the PDP, to accommodate research, development and small-scale manufacturing, production-scale manufacturing, administration, and mechanical and utility spaces. The building and landscaping design are intended to establish the Emeryville Center of Innovation as a cohesive, modern life science campus for the 21st century.

**Includes Horton Landing Park*

PROJECT DESCRIPTION

The proposed project consists of four new buildings, B1, B2/3, B8A, and B8B totaling approximately 911,800 square feet that will complete the Hollis Street frontage between 53rd Street and Stanford Avenue, along with a parking structure, B13/14, that faces Horton Street that will accommodate the parking necessary to support the existing and new building space.

The project components are summarized as follows:

Building	Approx Size	# of Occupied Floors
B1	300,000 SF	11
B2/3	261,300 SF	7
B8A	221,000 SF	7
B8B	129,500 SF	5
B13/14	710,641 SF	
	1,991 Cars	
	West Side - 5 Levels	
	East Side - 11 Levels	
	Includes Grade Level and Roof Level Parking	

This proposed construction complies with the "Minimum Project" as defined in Section 2.2.3 of the PDP. The initial building construction will consist of the building shell and core space, to include the full building structure, building exterior facades, roof level equipment screening, interior stairs and elevators, and primary utility distribution risers. A limited amount of interior improvement is part of the scope of this project, including building lobbies, passenger elevator cabs, all service/firefighter elevator cabs, elevator lobbies, stair lobbies, and restrooms. Build out will include enclosed watertight shell and baseline mechanical systems in the core. Additional scope requested by tenant will be furnished at tenant expense. Specific functions throughout the buildings will be determined by the building tenants as a part of the future tenant improvements. Retail may be provided in any one of the four new buildings. (1, 2/3, 8A, and/or 8B depending on tenant needs.

BUILDING DESCRIPTIONS

B1 consists of a new, 11-story, approximately 300,000 SF tower designed to accommodate research and development laboratories and associated office and support space on all levels. B1 will be a Type-1 construction. The first floor level will incorporate the primary building entry, tenant spaces facing the streets, courtyard and plaza, and entries to the building loading dock and service areas. Floors 2 through 10 will be designed to accommodate flexible laboratories and associated office and support space on all levels, and the 11th floor will be designed as a "sky box" space that can accommodate either administrative, conference, or research space. The potential for a rooftop terrace space will be incorporated to take advantage of the views from this premier location. The building roof areas will be utilized for mechanical equipment, including boilers, chillers, air handling units, and exhaust fans.

B2/3 consists of a new, 7-story, approximately 261,300 SF building designed to accommodate research and development laboratories and associated office and support space on all levels. B2/3 will be a Type-1 construction. The first floor level will incorporate the primary building entry, tenant spaces facing Hollis Street and the courtyard, and entries to the building loading dock and service areas. Floors 2 through 7 will be designed to accommodate flexible laboratories and associated office and support space on all levels. The building roof areas will be utilized for mechanical equipment, including boilers, chillers, air handling units, and exhaust fans. The street liner will contain building support functions such as conferencing, meeting rooms, training, and education facilities.

B8A consists of a new, 7-story, approximately 221,000 SF building designed to accommodate research and development laboratories and associated office and support space on all levels. B8A will be a Type-1 construction. The first floor level will incorporate the primary building entry, tenant spaces facing 53rd, Chiron Way and the courtyard, and entries to the building loading dock and service areas. Floors 2 through 7 will be designed to accommodate flexible laboratories and associated office and support space on all levels with level 6 featuring sky terraces to take advantage of views to the San Francisco Bay and beyond. The building roof areas will be utilized for mechanical equipment, including boilers, chillers, air handling units, and exhaust fans.

B8B consists of a new, 5-story, approximately 129,500 SF building designed to accommodate research and development laboratories and associated office and support space on all levels. B8B will be a Type-1 construction. The first floor level will incorporate the primary building entry, tenant spaces facing 53rd, Chiron Way and the courtyard, and entries to the building loading dock and service areas. Floors 2 through 5 will be designed to accommodate flexible laboratories and associated office and support space on all levels with level 5 featuring a sky terrace to take advantage of views to the San Francisco Bay and beyond. The building roof areas will be utilized for mechanical equipment, including boilers, chillers, air handling units, and exhaust fans.

B13/14 consists of a dedicated parking structure with vehicle parking on 11 levels, including the grade level and roof level. B13/14, approximately 710,641 SF, will be a Type-1 construction. The grade level will incorporate a potential café space at the north side and secure covered bicycle storage area. Provisions will be made for incorporation of electric vehicle charging as appropriate.

BUILDING FACADES

B1, B2/3, B8A, and B8B facades will consist of a combination of materials that are respectful and compatible with the architecture of existing B4, while also updating the appearance of these new buildings to meet new sustainability objectives, indoor environmental standards, energy performance, and marketplace expectations. The lower levels of the proposed B1 and B2/3 will incorporate glass and terracotta or masonry materials that relate strongly to the local Emeryville history, current context, and adjacent B4 design. The middle levels of the buildings will consist of glass and metal trim that provide excellent light and views to and from the building interior. The B8 facades will consist of a combination of unitized high-performance curtain wall and deep shaded fin walls on the east and west elevations to protect from solar gain and glare. The opaque areas will be addressed with a combination of shadowbox (spandrel) panels and/or metal infill panels to add interest and variation to the facade. The upper levels and mechanical screens will consist of a combination of opaque glass panels and metal screen materials or terracotta to conceal the rooftop equipment and exhaust risers.

PROJECT TEAM

OWNER
Biomed Realty
4570 Executive Drive, Suite 400
San Diego, CA 92121
(858) 485.9840

ARCHITECT
FLAD Architects
650 California Street
17th Floor
San Francisco, CA 94108
(415) 398.1600

PARKING DESIGN
International Parking Design
560 14th Street
Suite #300
Oakland, CA 94612
(510) 473.0300

LAND USE COUNSEL
Perkins Cole
505 Howard Street
Suite 1000
San Francisco, CA 94105
(415) 344.7117

CIVIL ENGINEER
BKF Engineers
150 California Street
Suite 600
San Francisco, CA 94111
(415) 930.7949

GEOTECHNICAL ENGINEER
LANGAN
135 Main Street
Suite 1500
San Francisco, CA 94105
(415) 955.5200

LANDSCAPE ARCHITECT
BIONIC
833 Market Street
Suite 601
San Francisco, CA 94103
(415) 206.0648

ENVIRONMENTAL GRAPHICS
Propp + Guerin
550 15th Street, Penthouse
San Francisco, CA 94103
(415) 558.0550

STRUCTURAL ENGINEERS
Forell Elsesser Engineers Inc
160 Pine Street
San Francisco, CA 94111
(415) 837.0700



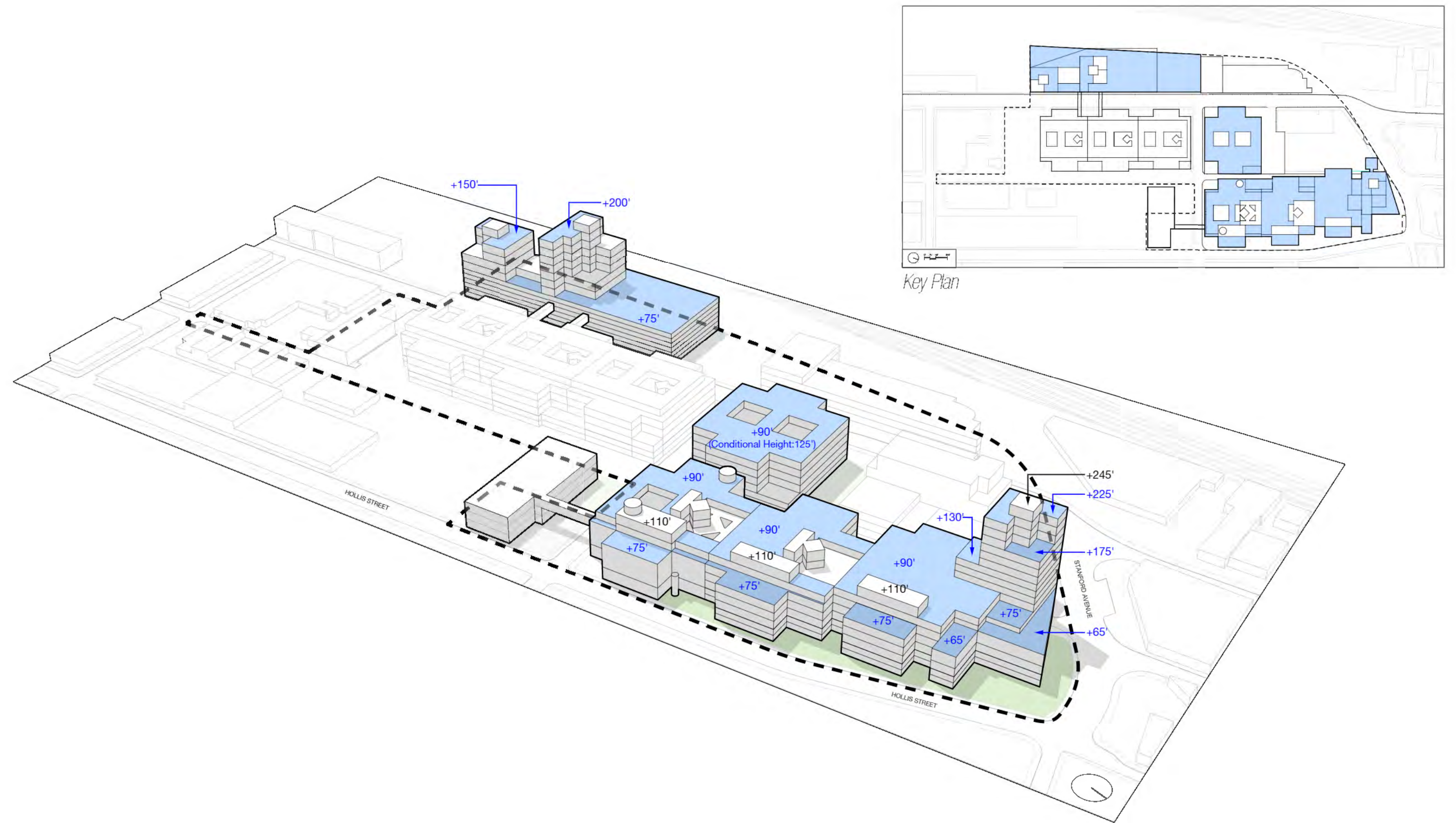


*Per Preliminary Development Plan Figure 2-5 & 2-6



*Per Preliminary Development Plan Figure 2-5 & 2-6

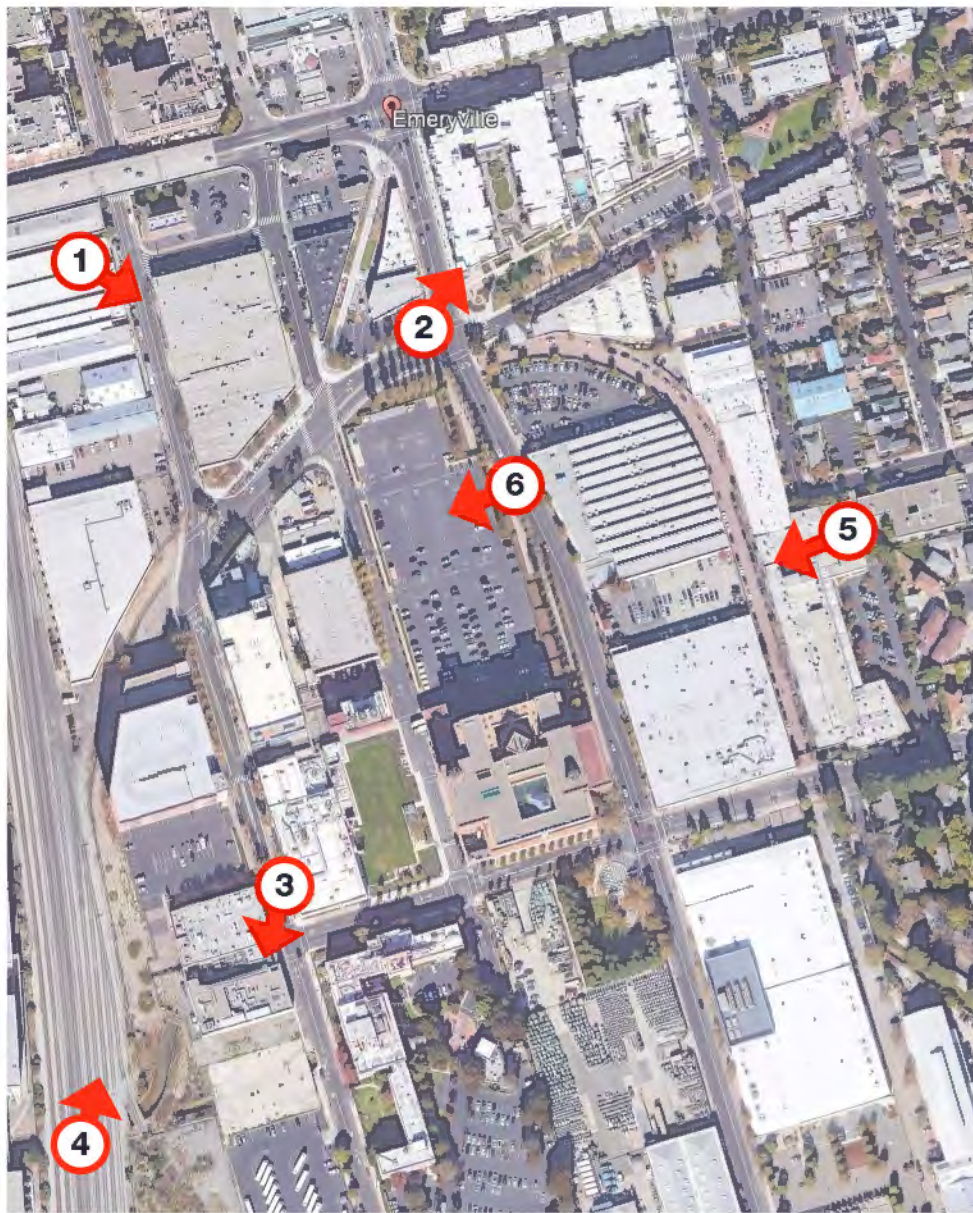
** Per 2018 ALTA/NSPS Land Title Survey





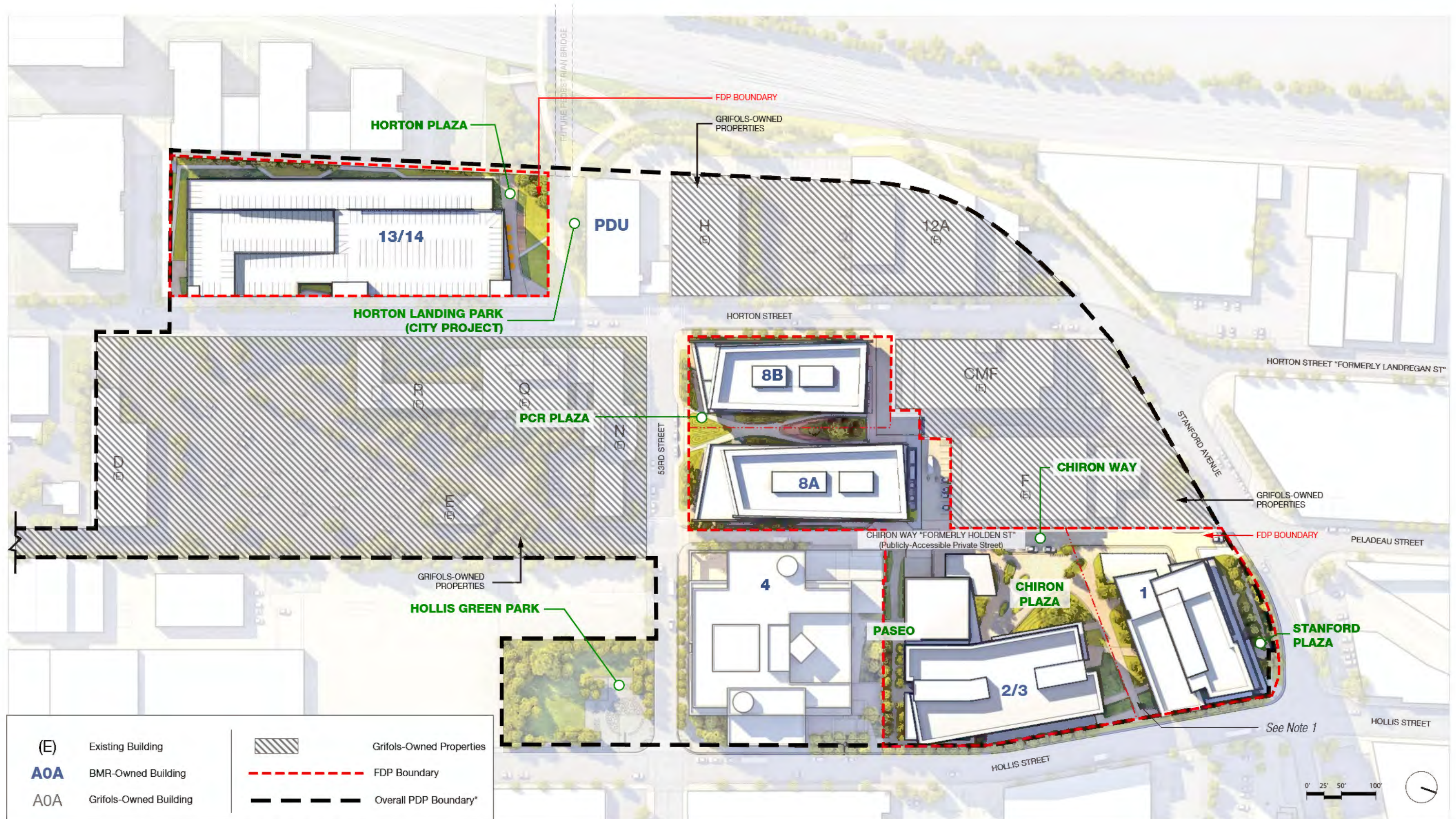
*Per Preliminary Development Plan Figure 2-5 & 2-6

** Per 2018 ALTA/NSPS Land Title Survey



1. CAMPUS DESIGN & ARCHITECTURE

Break down the scale of the buildings versus the PDP “mega-blocks,” with buildings that are architecturally interesting, sustainable, and contribute to the quality and character of Emeryville



*Per Preliminary Development Plan Figure 2-5 & 2-6

Note 1: Illustrative parcel division line shown for reference. Final parcel map to be provided in future submittal

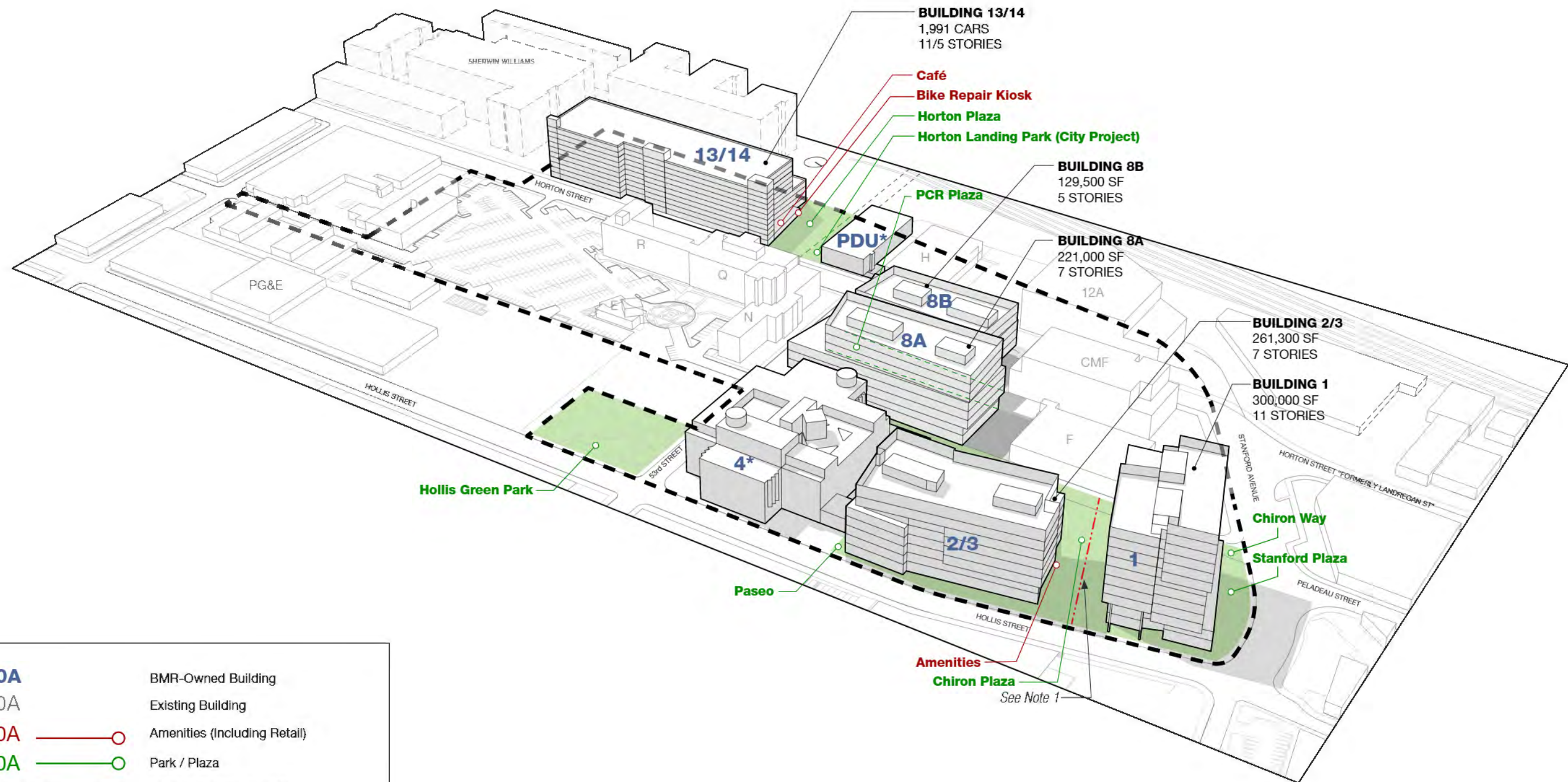


TABLE-1: PROPOSED BUILDING SQUARE FEET, GSF					
floor	B1	B2/3	B8 A	B8 B	Subtotal
11	17,000				
10	30,000				
9	30,000				
8	30,000				
7	30,000	34,700	27,000		
6	27,000	34,600	27,000		
5	27,000	36,300	34,000	26,500	
4	27,000	36,300	34,000	26,500	
3	26,000	35,700	34,000	26,500	
2	28,000	40,700	34,000	26,500	
1	28,000	43,000	31,000	23,500	
B	0	0	0	0	
Area	300,000	261,300	221,000	129,500	911,800

Note-1 : PH = 18'-0", Ground floor = 18'-0", Typical Floor = 16'-0"

Note-2: Assume all figures are in GSF

Note-3: Total BMR square footage reflected in the PDP Tables 2-3 and 2-5, plus PDU building, totals 1,370,000 GSF for BMR

Note-4: Total amount of building coverage is 58% of total area of BMR FDP Boundary

Note-5: Existing surface parking at B4 lot is approximately 371 spaces

Note-6: Existing surface parking at Rifkin lot on Hollis street is approximately 278 spaces

Note-7: Existing street parking along west side of Horton Street from 53rd to end of Rifkin lot to be removed

TABLE-2: EXISITING BMR BUILDING SQUARE FEET, GSF					
	B4	B7A	PDU	G-T	Subtotal
	281,194	14,400	20,700	41,500	
Area	281,194	14,400	20,700	41,500	357,794

TABLE-3: EXISITING GRIFOLS BUILDING SQUARE FEET, GSF					
	CMF	N,Q,R,E,H	F	D	Subtotal
	85,000	157,300	27,400	15,000	
Area	85,000	157,300	27,400	15,000	284,700

Note-1 : Building F area according to PDP table 2-3

Note-2 : Buildings H,E,N,Q and R area according to PDP table 2-3



EXTERIOR MATERIALS

① HIGH PERFORMANCE INSULATED GLAZING UNITS WITH LOW-REFLECTIVE, ANTI-GLARE SURFACE COATINGS

② LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS

③ INSULATED GLAZING UNITS WITH BACK PAINTED SHADOW BOX

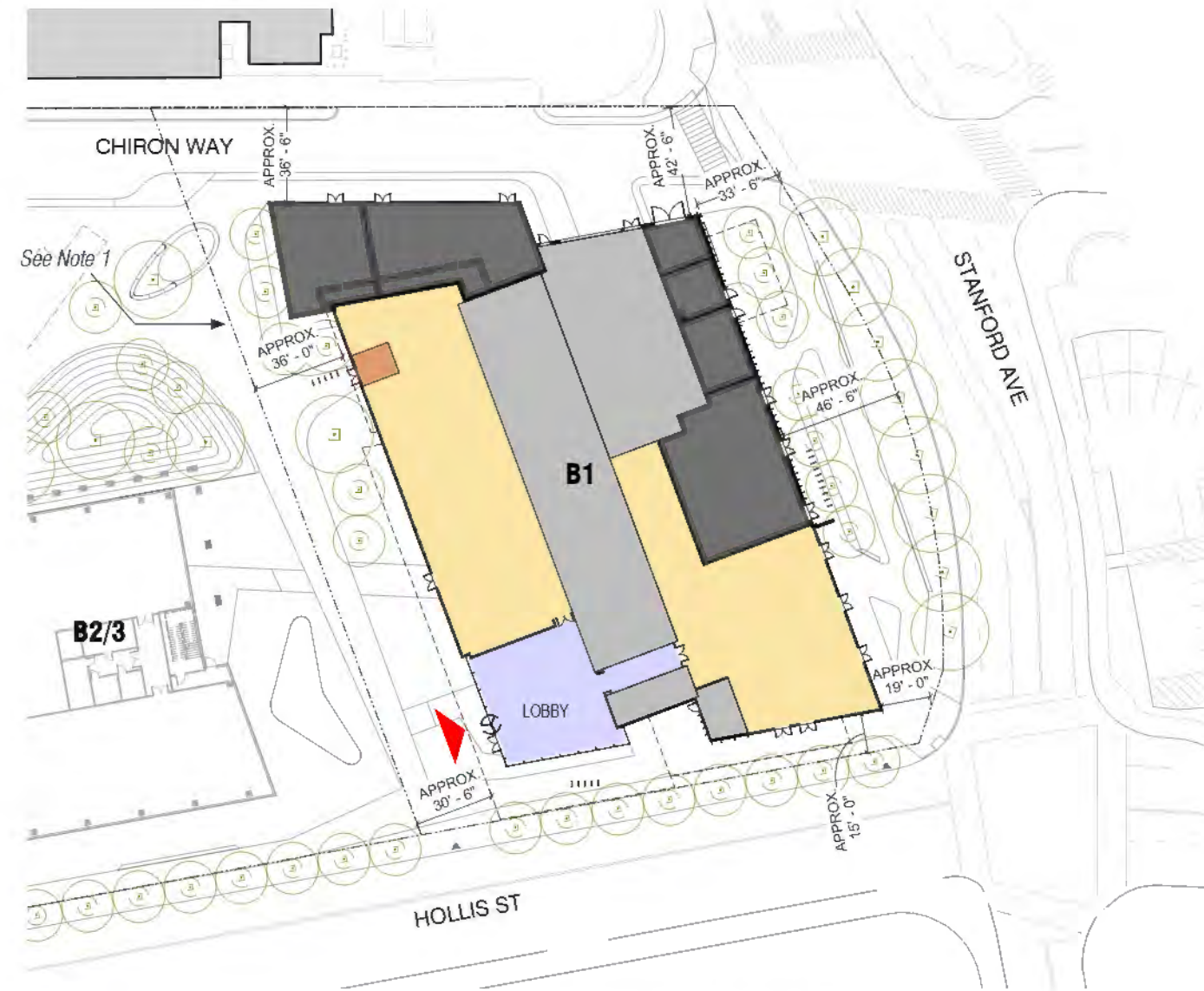
④ TERRACOTTA, GFRG, OR MASONRY PANEL

⑤ PRECAST WITH FACE BRICK AND INSULATED GLAZING UNITS

BUILDING SQUARE FEET, GSF


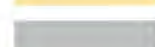


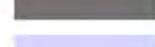



Floor	B1
11	17,000
10	30,000
9	30,000
8	30,000
7	30,000
6	27,000
5	27,000
4	27,000
3	26,000
2	28,000
1	28,000

Area **300,000**

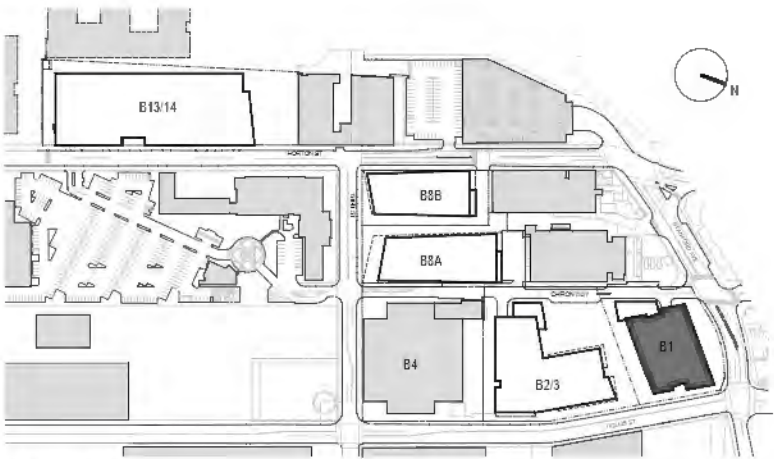


LEVEL 1 FLOOR PLAN

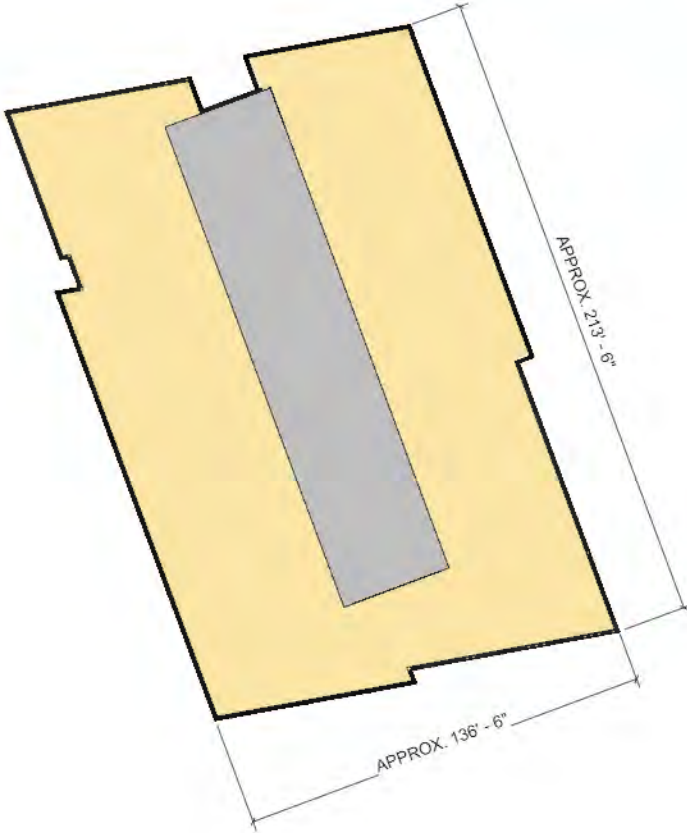
LEGEND

-  R&D LAB / OFFICE
-  BUILDING SUPPORT
-  ROOF TERRACE
-  MECHANICAL
-  LOBBY
-  BIKE STORAGE
-  BUILDING ENTRY
-  BIKE RACKS

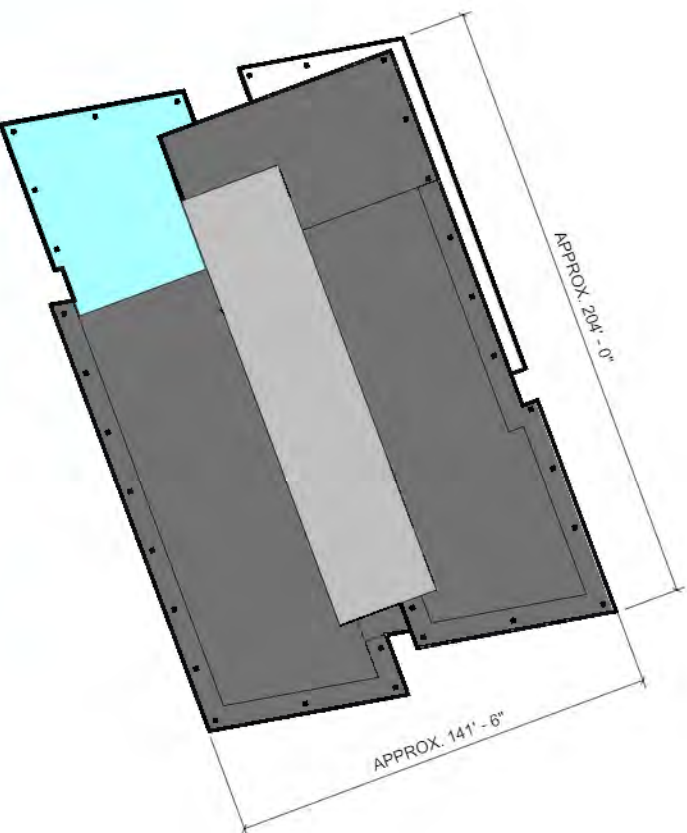
Note 1: Illustrative parcel division line shown for reference. Final parcel map to be provided in future submittal
Note 2: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3
Note 3: Preliminary dimensions shown. Final building location subject to code analysis
Note 4: Wind Comfort: Building entrances, pedestrian walking paths, and seating zones are optimized for ground level pedestrian comfort. Louvers and overhangs are incorporated on north and east facade to enhance pedestrian comfort.



Key Plan



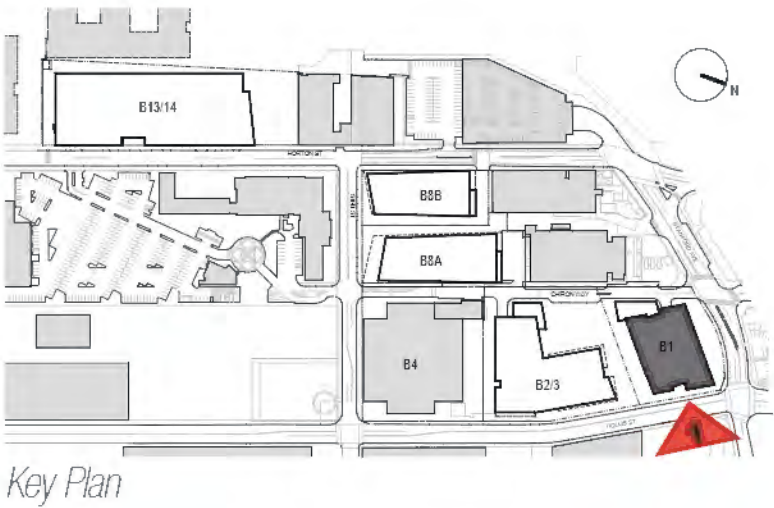
TYPICAL FLOOR PLAN



ROOF PLAN

EXTERIOR MATERIALS

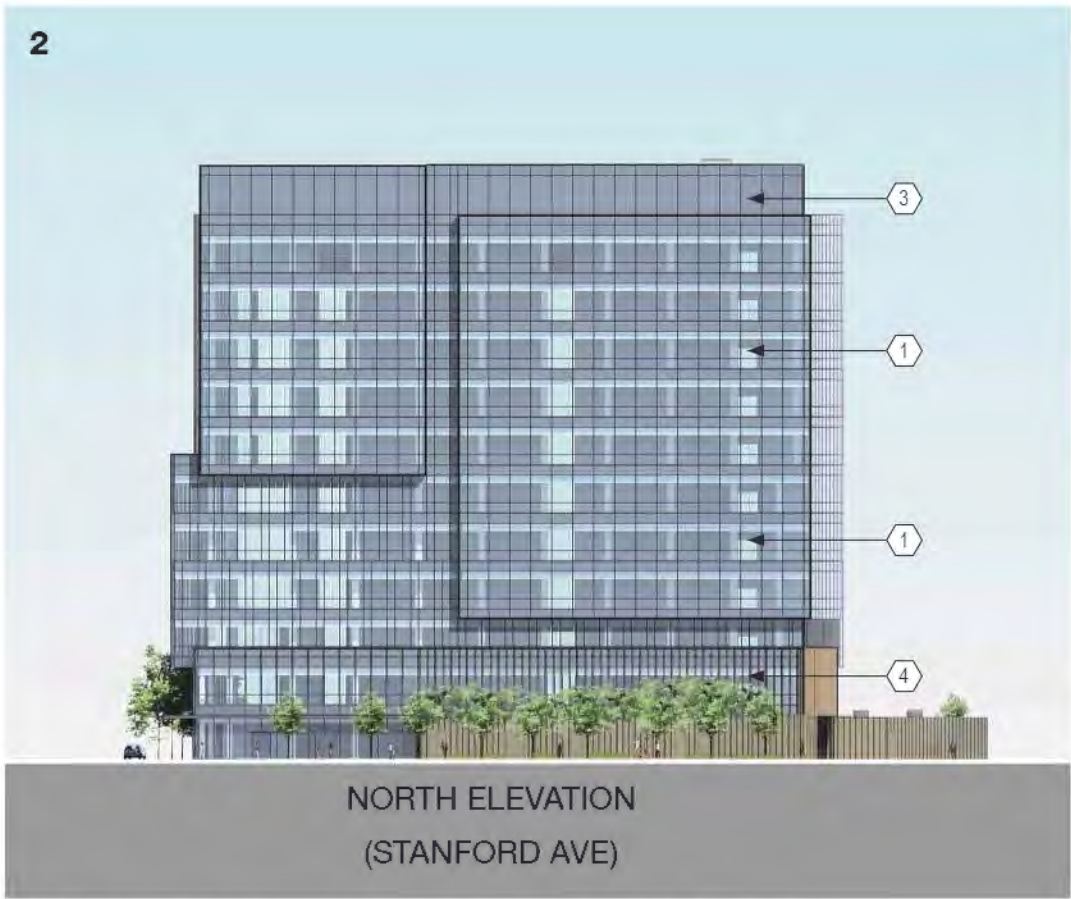
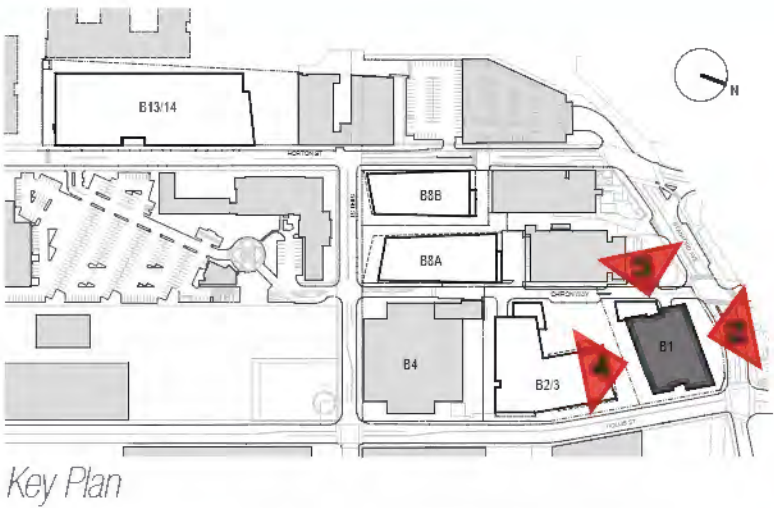
- 1 HIGH PERFORMANCE INSULATED GLAZING UNITS WITH LOW-REFLECTIVE, ANTI-GLARE SURFACE COATINGS
- 2 LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
- 3 INSULATED GLAZING UNITS WITH BACK PAINTED SHADOW BOX
- 4 TERRACOTTA, GFRG, OR MASONRY PANEL



Note 1: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3
Note 2: Liner spaces on final design will comply along Hollis Street
Note 3: H.O.L. - Highest Occupiable Level

EXTERIOR MATERIALS

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- 2 LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
- 3 INSULATED GLAZING UNITS WITH BACK PAINTED SHADOW BOX
- 4 TERRACOTTA, GFRC, OR MASONRY PANEL
- 5 TERRACOTTA, GFRC, OR MASONRY MECHANICAL SCREEN WALL AT 14'-0" HIGH



Note 1: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3
Note 2: H.O.L. - Highest Occupiable Level



EXTERIOR MATERIALS

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② LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
③ PRECAST WITH FACE BRICK AND INSULATED GLAZING UNITS

④ INSULATED GLAZING UNITS WITH BACK PAINTED SHADOW BOX
⑤ LAMINATED GLASS FINIS

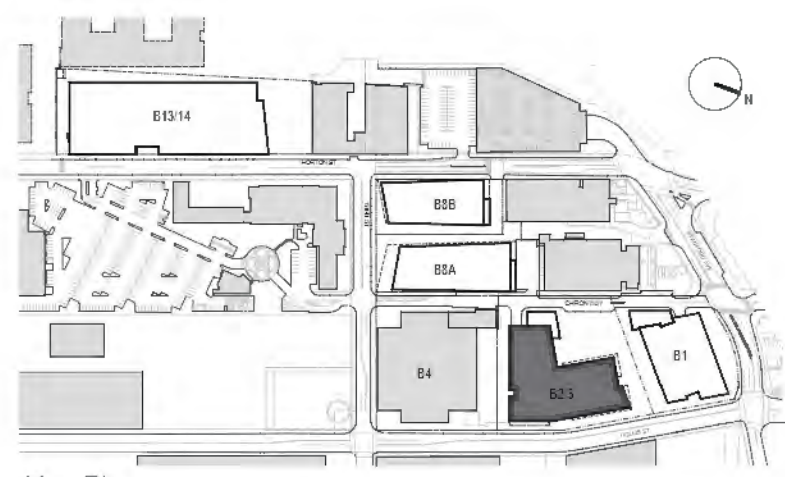
BUILDING SQUARE FEET, GSF

Floor	B2
7	34,700
6	34,600
5	36,300
4	36,300
3	35,700
2	40,700
1	43,000
Area	261,300

LEGEND

- R&D LAB / OFFICE
- BUILDING SUPPORT
- ROOF TERRACE
- MECHANICAL
- LOBBY
- BIKE STORAGE
- BUILDING ENTRY
- BIKE RACKS

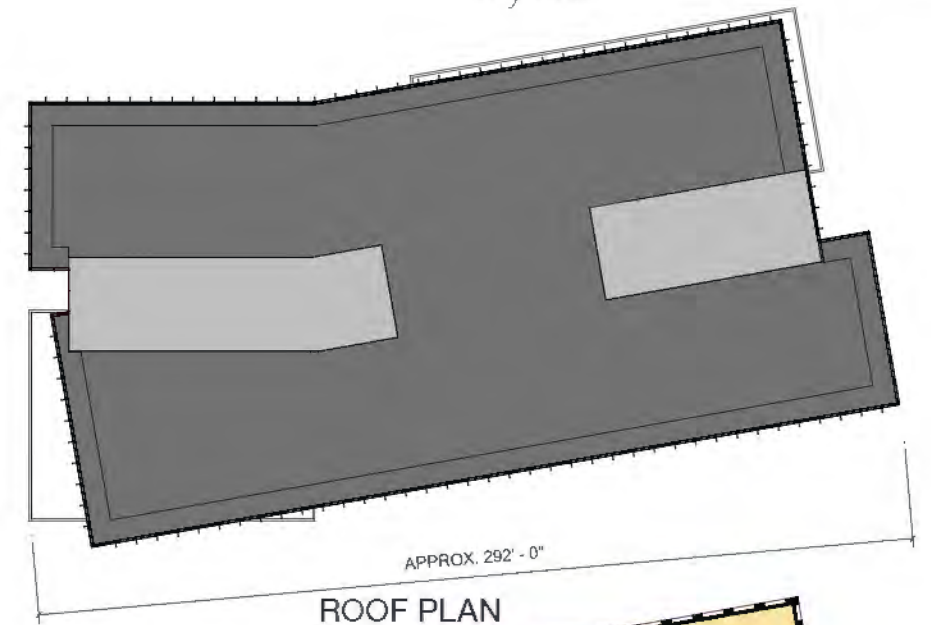
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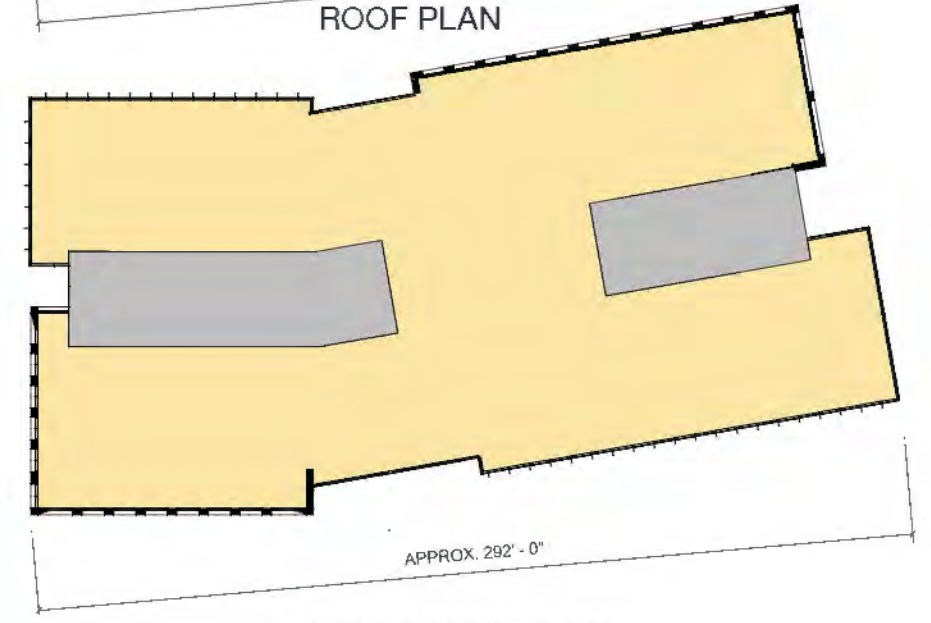
Key Plan



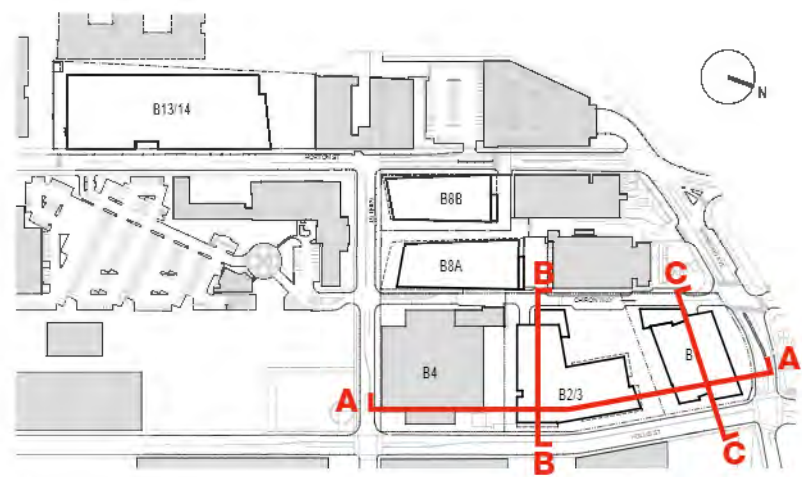
LEVEL 1 FLOOR PLAN



ROOF PLAN

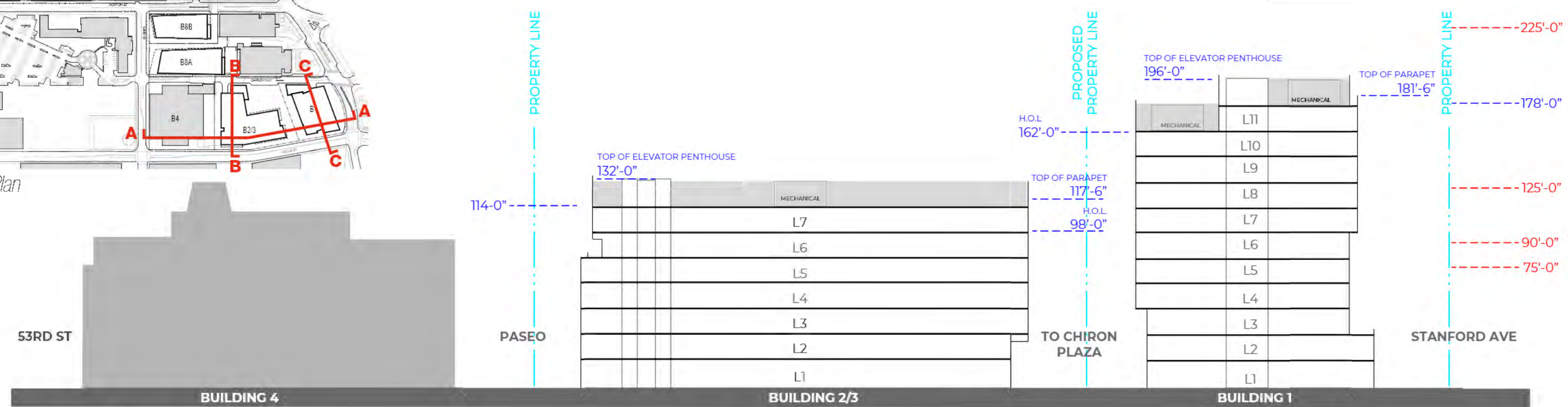
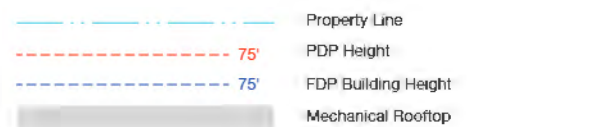


TYPICAL FLOOR PLAN

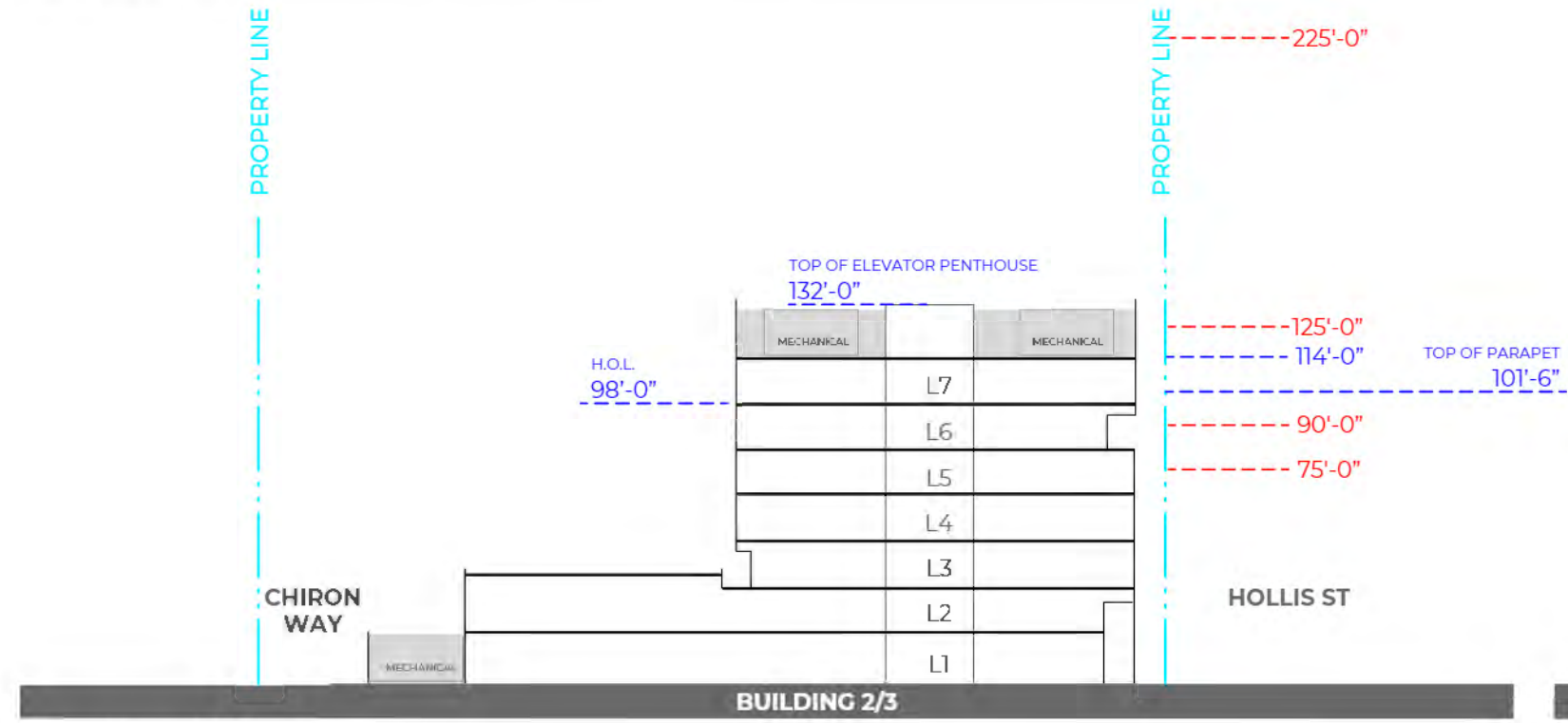


Key Plan

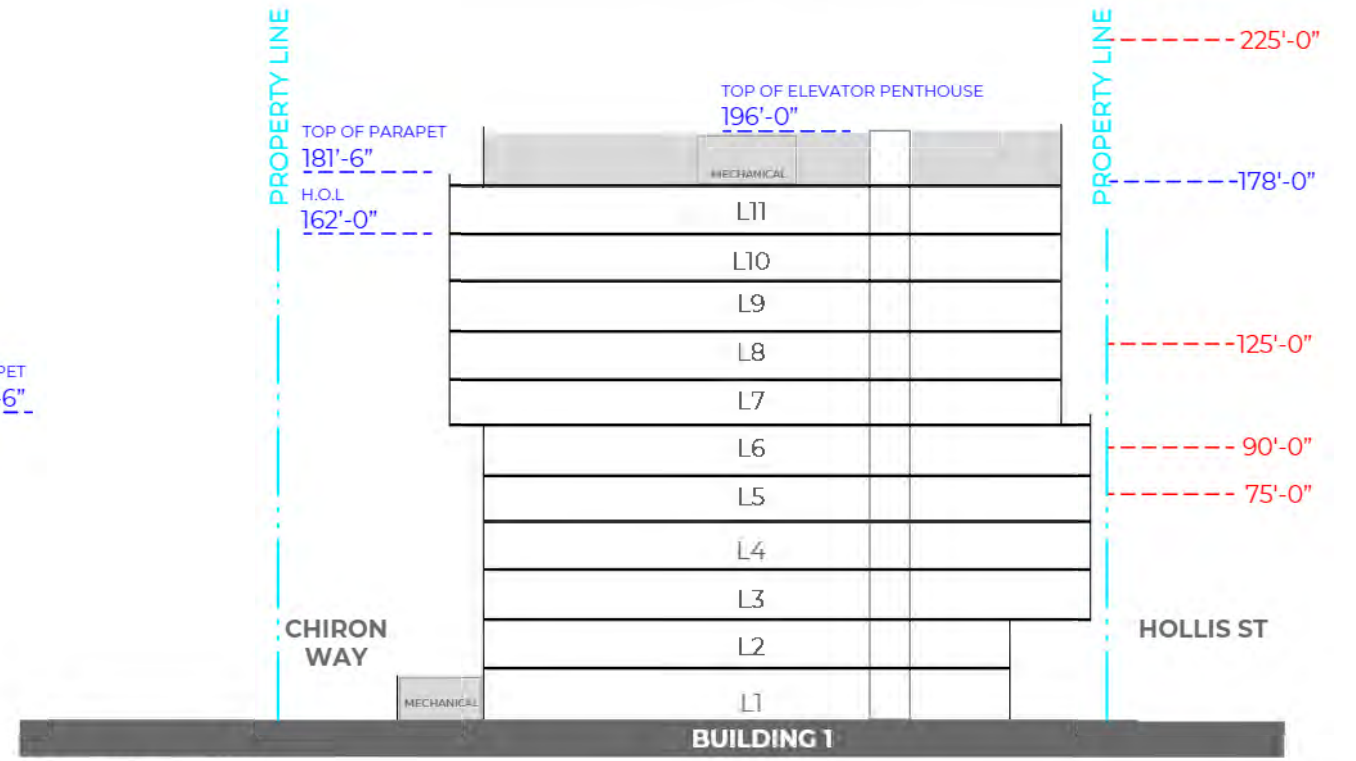
Note 1: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3
 Note 2: H.O.L. - Highest Occupiable Level
 Note 3: Other than Type-I construction, penthouse structures are limited to 18 feet per CBC 1510.2.1



Section AA



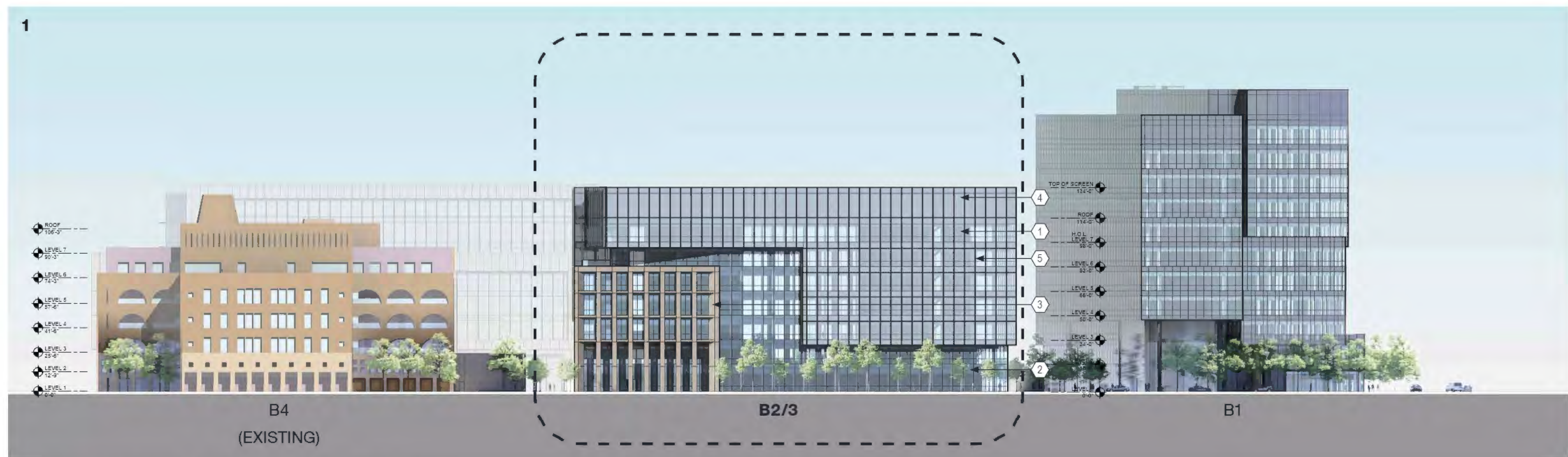
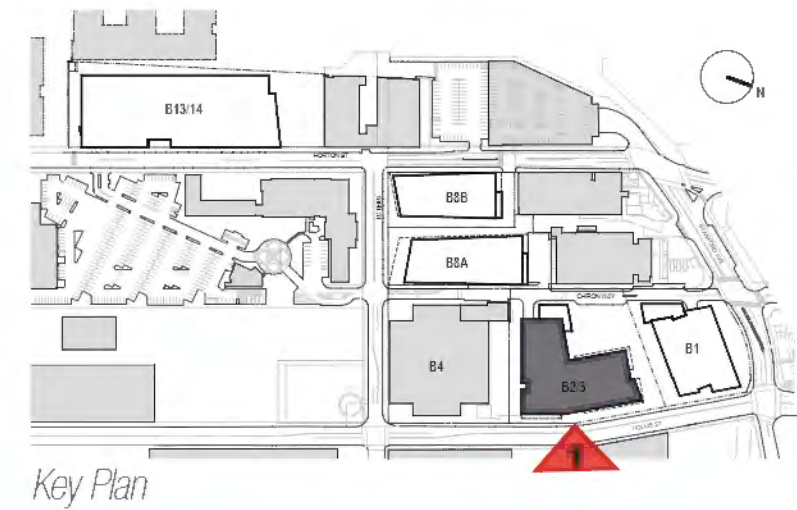
Section BB



Section CC

EXTERIOR MATERIALS

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- ② LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
- ③ PRECAST WITH FACE BRICK AND INSULATED GLAZING UNITS
- ④ INSULATED GLAZING UNITS WITH BACK PAINTED SHADOW BOX
- ⑤ LAMINATED GLASS FINS



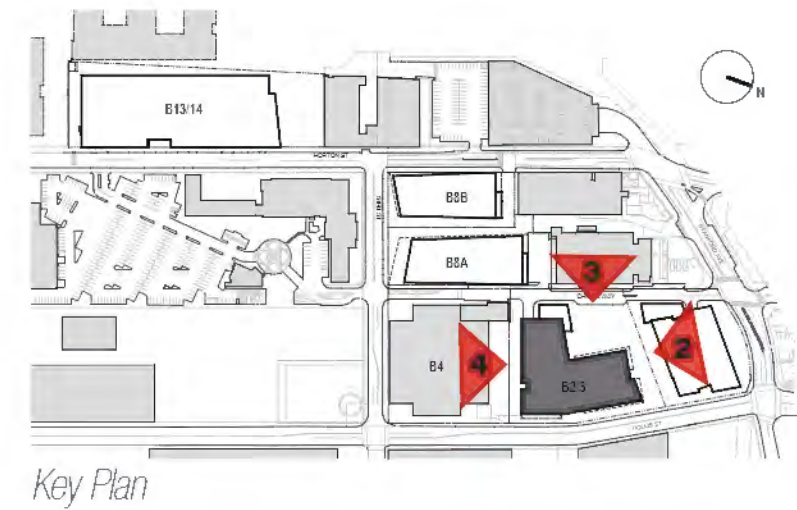
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Note 2: Liner Spaces on final design will comply along Hollis Street

Note 3: H.O.L. - Highest Occupiable Level

EXTERIOR MATERIALS

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- ② LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
- ③ PRECAST WITH FACE BRICK AND INSULATED GLAZING UNITS
- ④ INSULATED GLAZING UNITS WITH BACK PAINTED SHADOW BOX
- ⑤ LAMINATED GLASS FINS
- ⑥ PAINTED METAL SCREEN WALL AT 18'-0" HIGH



Note 1: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3
Note 2: H.O.L. - Highest Occupiable Level



EXTERIOR MATERIALS

① HIGH PERFORMANCE INSULATED GLAZING UNITS WITH LOW-REFLECTIVE, ANTI-GLARE SURFACE COATINGS

② LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
③ GLAZED MECHANICAL SCREEN WALL

④ TERRACOTTA, GFRP, OR MASONRY PANEL



EXTERIOR MATERIALS

① HIGH PERFORMANCE INSULATED GLAZING UNITS WITH LOW-REFLECTIVE, ANTI-GLARE SURFACE COATINGS

② LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
③ GLAZED MECHANICAL SCREEN WALL

④ TERRACOTTA, GFRC, OR MASONRY PANEL

Note 1: Intersection to be improved with diagonal crossings and a signal with a pedestrian scramble phase.



EXTERIOR MATERIALS

① HIGH PERFORMANCE INSULATED GLAZING UNITS WITH LOW-REFLECTIVE, ANTI-GLARE SURFACE COATINGS

② LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
③ GLAZED MECHANICAL SCREEN WALL

④ TERRACOTTA, GFRC, OR MASONRY PANEL

BUILDING SQUARE FEET, GSF

Floor	B8A	B8B
7	27,000	
6	27,000	
5	34,000	26,500
4	34,000	26,500
3	34,000	26,500
2	34,000	26,500
1	31,000	23,500
Area	221,000	129,500

LEGEND

- R&D LAB / OFFICE
- BUILDING SUPPORT
- ROOF TERRACE
- MECHANICAL
- LOBBY
- BIKE STORAGE
- BUILDING ENTRY
- EASEMENTS
- BIKE RACKS

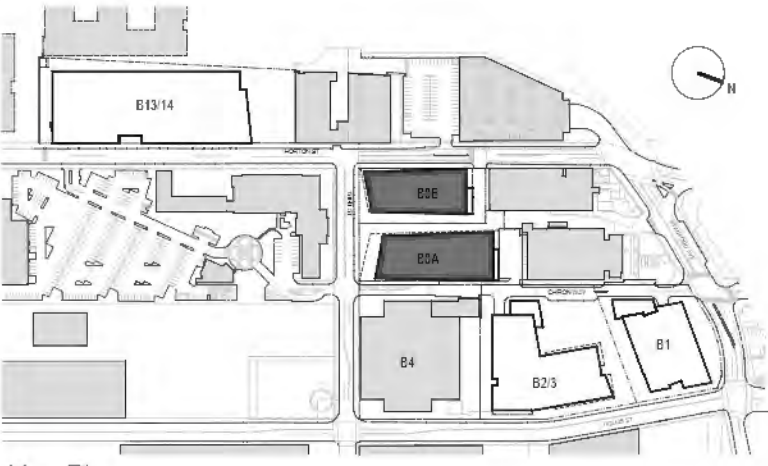
Note 1: Illustrative parcel division line shown for reference. Final parcel map to be provided in future submittal

Note 2: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3

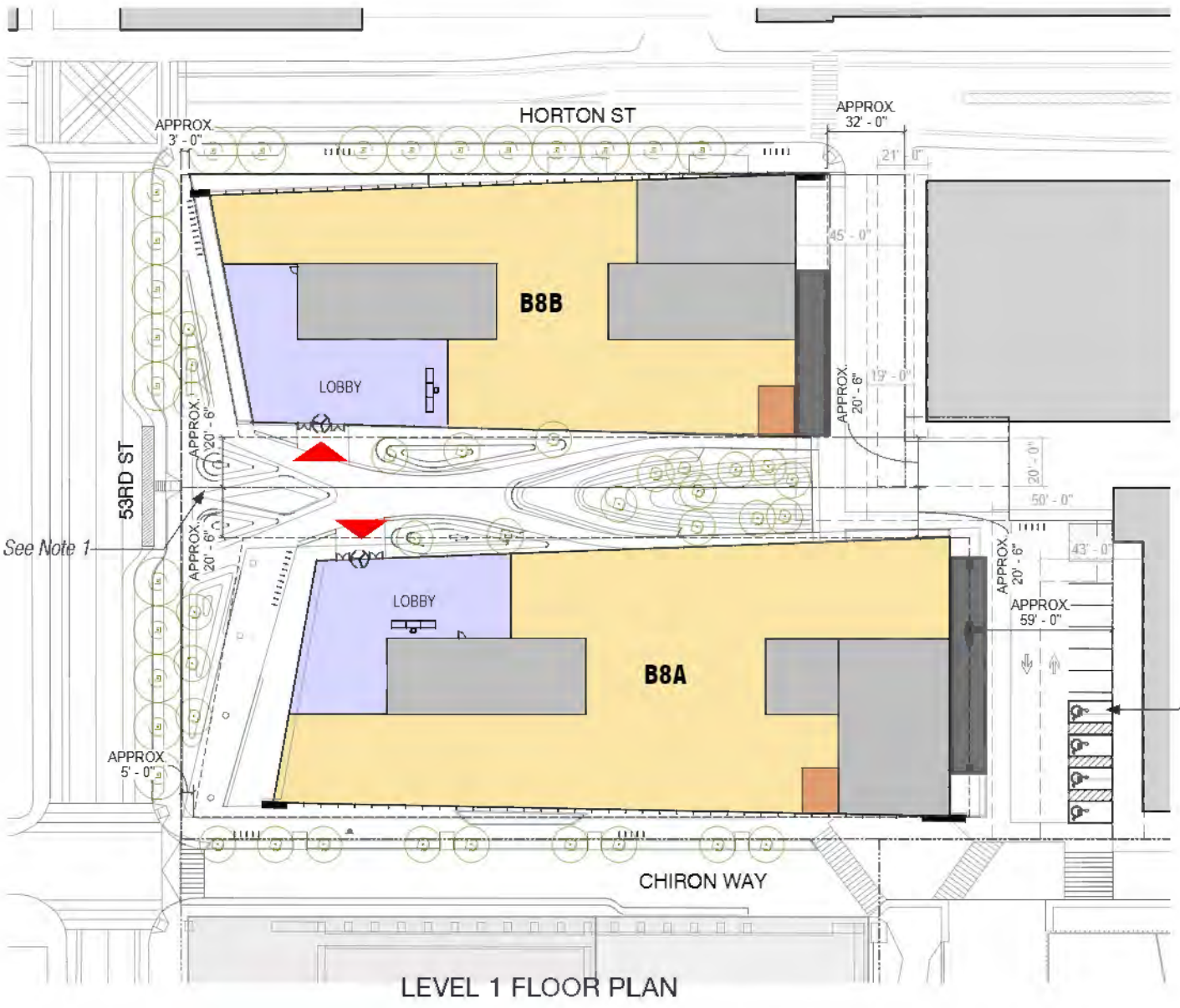
Note 3: Accessible short-term parking will be provided. Accessible path of travel from ADA parking stalls to all building entrances will be provided

Note 4: Preliminary dimensions shown. Final building location subject to code analysis

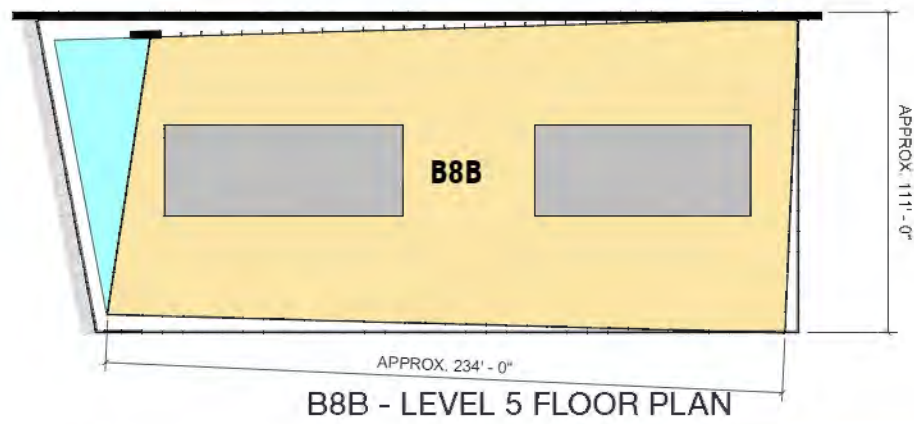
Note 5: Wind Comfort: Building entrances, pedestrian walking paths, and seating zones are optimized for ground level pedestrian comfort. Louvers and overhangs are incorporated on north and east facade to enhance pedestrian comfort



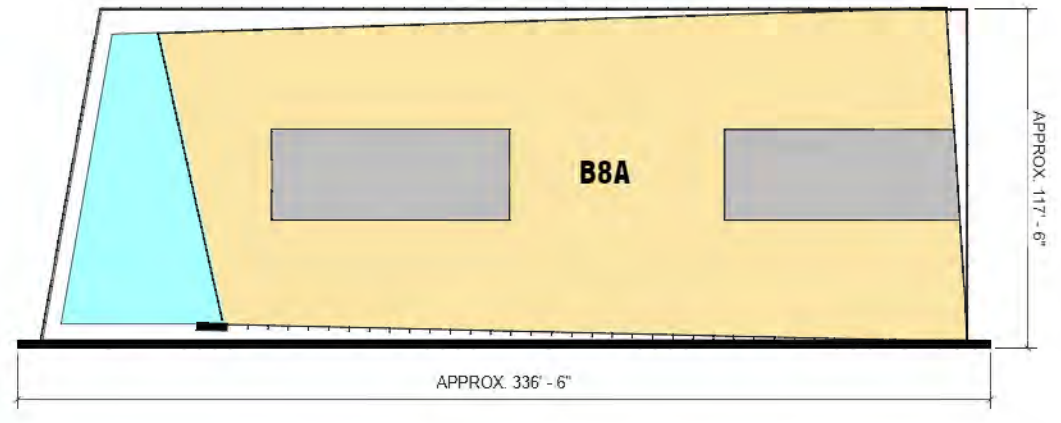
Key Plan



LEVEL 1 FLOOR PLAN

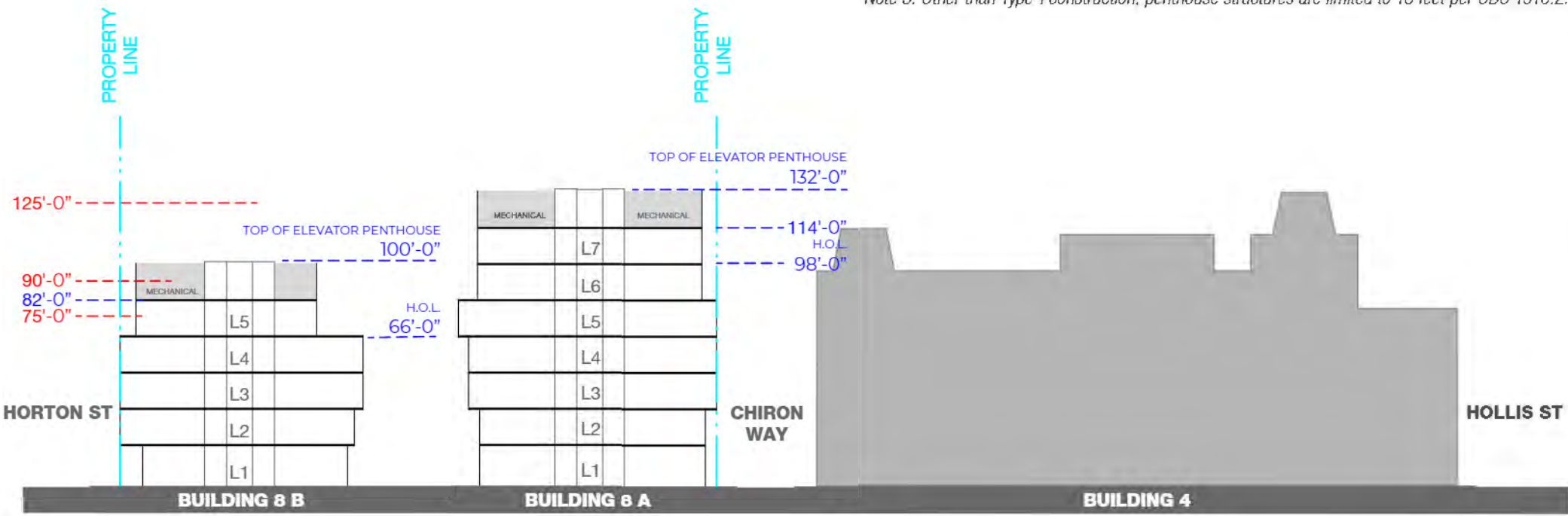


B8B - LEVEL 5 FLOOR PLAN

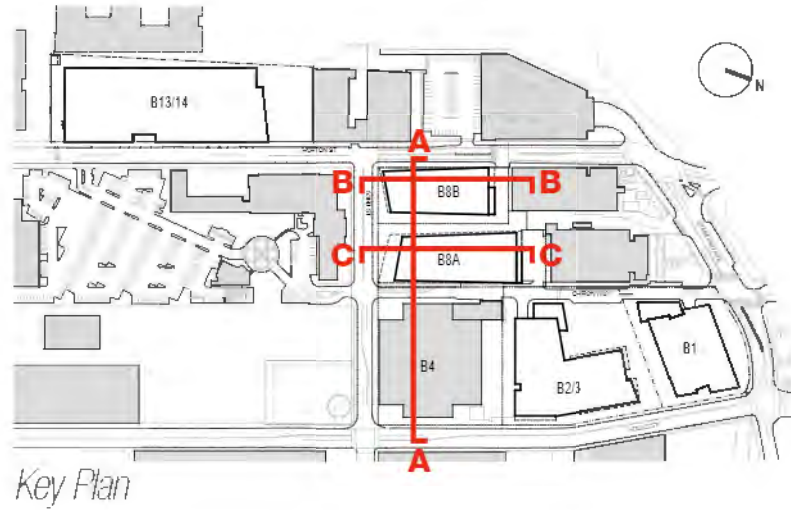


B8A - LEVEL 6 FLOOR PLAN

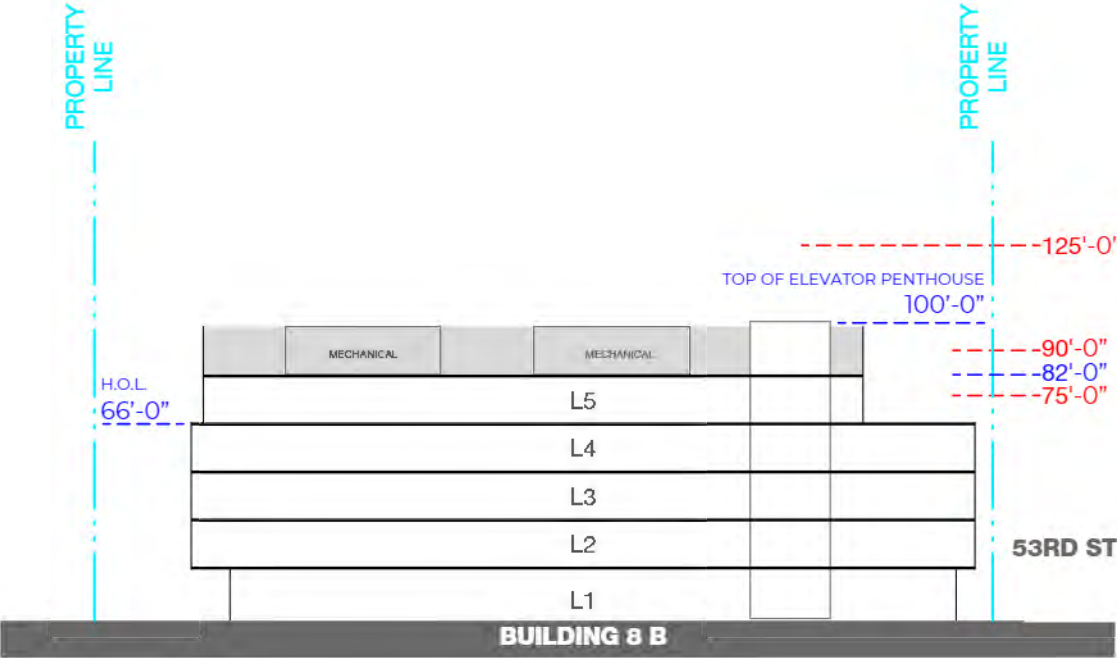
Section AA



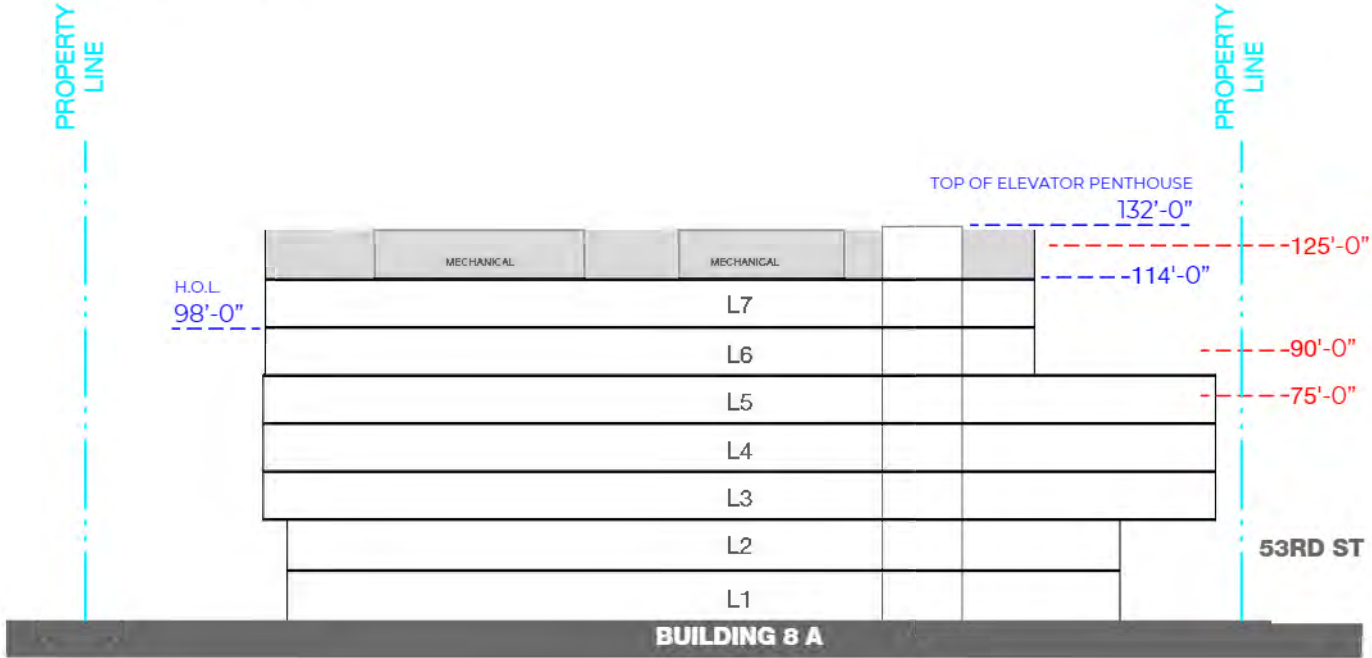
Note 1: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3
Note 2: H.O.L. - Highest Occupiable Level
Note 3: Other than Type-I construction, penthouse structures are limited to 18 feet per CBC 1510.2.1



Section BB

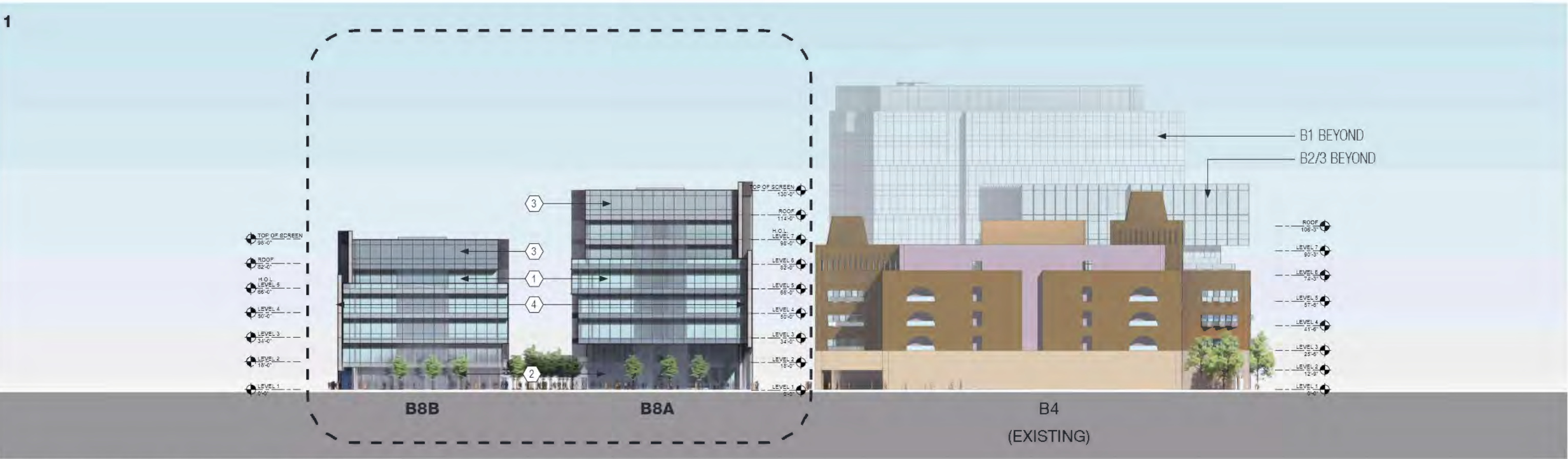
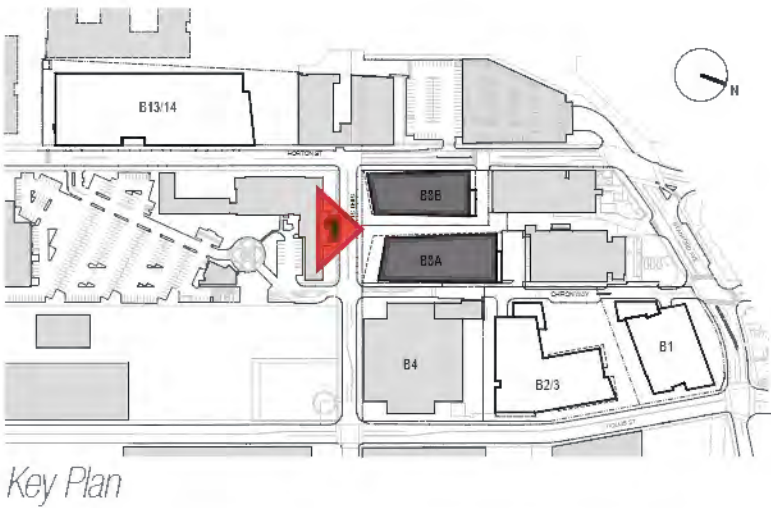


Section CC



EXTERIOR MATERIALS

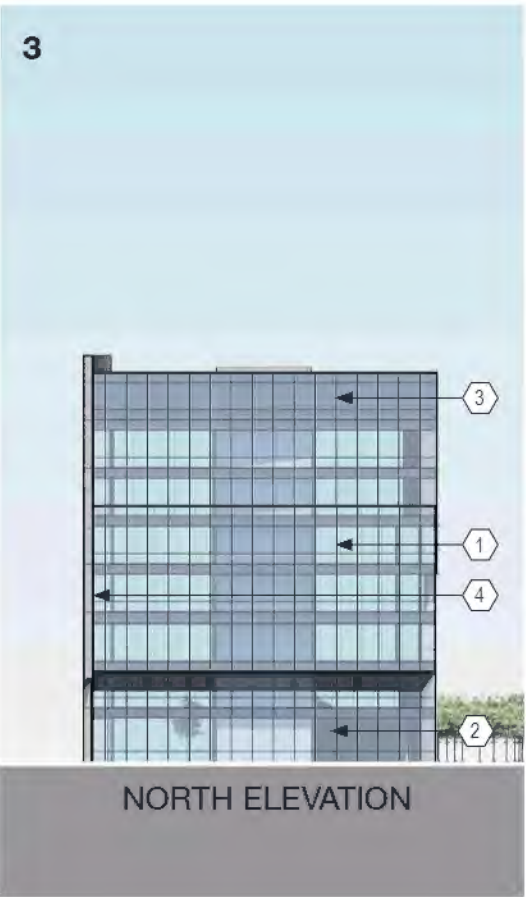
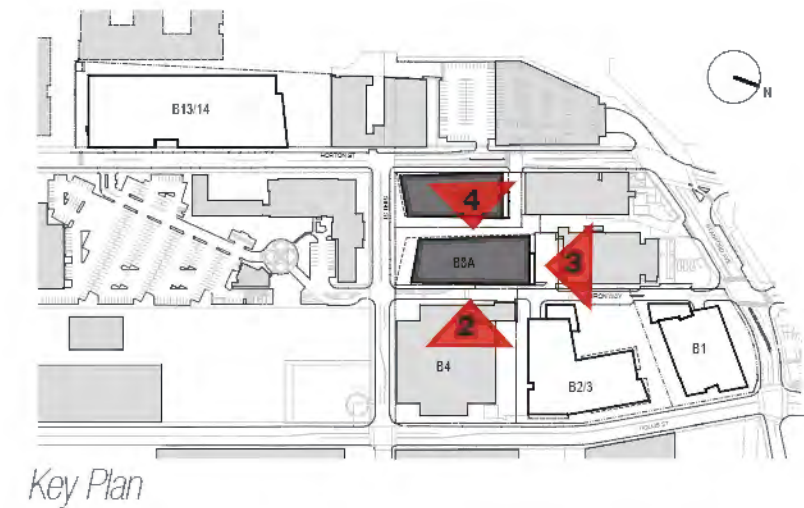
- 1 HIGH PERFORMANCE INSULATED GLAZING UNITS WITH LOW-REFLECTIVE, ANTI-GLARE SURFACE COATINGS
- 2 LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
- 3 GLAZED MECHANICAL SCREEN WALL
- 4 TERRACOTTA, GFRC, OR MASONRY PANEL



Note 1: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3
Note 2: H.O.L. - Highest Occupiable Level

EXTERIOR MATERIALS

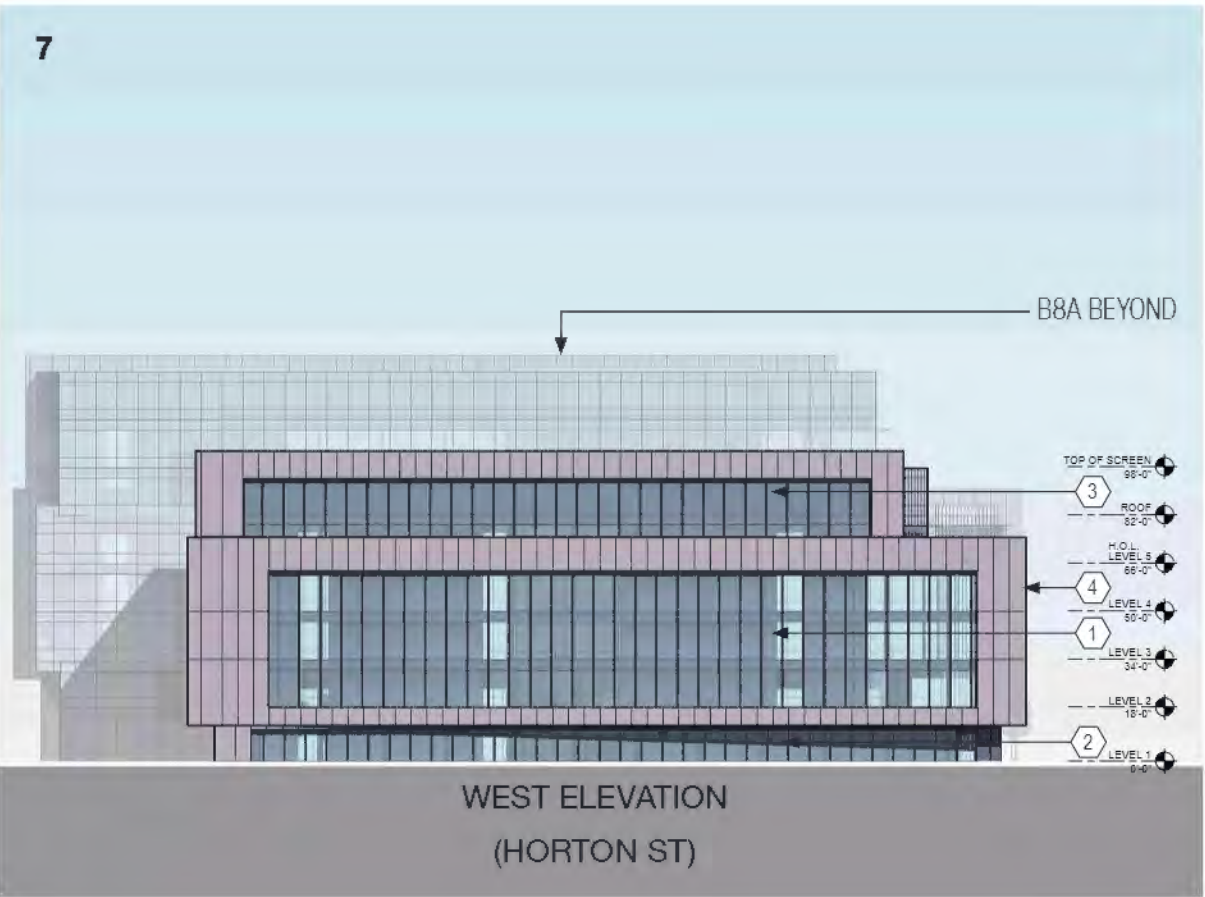
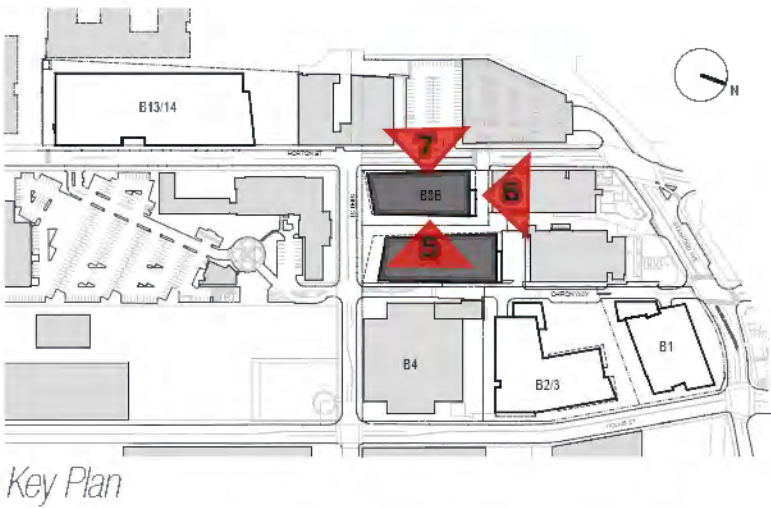
- 1 HIGH PERFORMANCE INSULATED GLAZING UNITS WITH LOW-REFLECTIVE, ANTI-GLARE SURFACE COATINGS
- 2 LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
- 3 GLAZED MECHANICAL SCREEN WALL
- 4 TERRACOTTA, GFRG, OR MASONRY PANEL



Note 1: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3
Note 2: H.O.L. - Highest Occupiable Level

EXTERIOR MATERIALS

- ① HIGH PERFORMANCE INSULATED GLAZING UNITS WITH LOW-REFLECTIVE, ANTI-GLARE SURFACE COATINGS
- ② LOW-IRON HIGH PERFORMANCE INSULATED GLAZING UNITS
- ③ GLAZED MECHANICAL SCREEN WALL
- ④ TERRACOTTA, GFRC, OR MASONRY PANEL



Note 1: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3

Note 2: H.O.L. - Highest Occupiable Level



EXTERIOR MATERIALS

- ① PAINTED METAL PANEL SYSTEM
- ② PAINTED METAL GUARDRAIL

- ③ EXPOSED CONCRETE
- ④ PAINTED PERFORATED METAL SCREEN SYSTEM

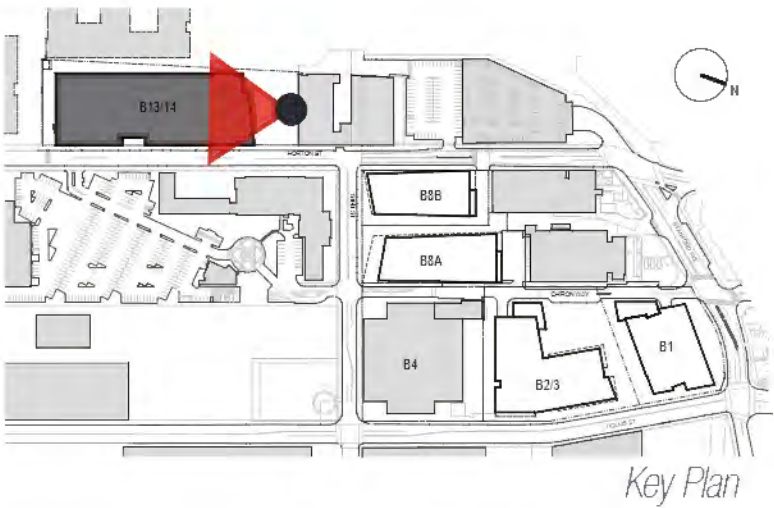
- ⑤ DECORATIVE METAL SECURITY SCREEN
- ⑥ INTEGRATED METAL CABLE/PLANTER SCREEN SYSTEM

AREA	ON-GRADE SLAB (S.F.)	ELEVATED SLAB (S.F.)	M	B	DESIGNATED PARKING					PARKING STALL TYPE				TOTAL
					CP	EV-AMB	EV-VA	EV-A	EVCS	AS	VS	FS	C	
PARKING AREA:														
GROUND LEVEL	67,594			159	2	5	2	5	2	23	5	66		110
SECOND LEVEL	4,976	70,271			2				22			189		213
THIRD LEVEL		75,098			2				21			189		212
FOURTH LEVEL		75,407			2				22			190		214
FIFTH LEVEL		75,098			2				21			190		213
SIXTH LEVEL		55,985			2				22			152		176
SEVENTH LEVEL		55,676			2				21			151		174
EIGHTH LEVEL		55,985			2				22			152		176
NINETH LEVEL		55,676			2				21			151		174
TENTH LEVEL		55,985			2				14			160		176
ELEVENTH (ROOF) LEVEL		49,081			2							151		153
SUB TOTAL:	72,570	624,262	0	159	22	5	2	5	188	23	5	1,741	0	1,991 *
TOTAL:	696,832													
TOTAL PARKING AND NON-PARKING AREA:	76,938	633,703												
PER SECTION 9-4.406/L/1 OF THE EMERYVILLE MUNICIPAL CODE - 10% (200)EVCS REQUIRED - 10% (200)EVCS PROVIDED														

Note 1: Parking Garage openings to comply with CBC 406.5.2 for natural ventilation.
 Note 2: Bicycle signage graphic is illustrative, not proposed

LEGEND:
 M - MOTORCYCLE
 B - BIKES
 CP - CAR POOL
 EV-AMB - AMBULATORY ELECTRIC VEHICLE CHARGING STATION
 EV-VA - VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION
 EV-A - REGULAR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION
 EVCS - ELECTRIC VEHICLE CHARGING STATION
 AS - REGULAR ACCESSIBLE STALL
 VS - VAN ACCESSIBLE STALL
 FS - FULL SIZE STALL
 C - COMPACT STALL

* DOES NOT INCLUDE MOTORCYCLE AND BIKE SPACES
 ** INCLUDES ELECT., MECH., SWEEPER, TRASH AND STORAGE AREAS
 *** INCLUDES STAIR WELLS & ELEVATOR SHAFTS AT LOWEST LEVEL ONLY AND LOBBIES AT ALL LEVELS



EXTERIOR MATERIALS

- 1

PAINTED METAL PANEL SYSTEM
- 2

PAINTED METAL GUARDRAIL
- 3

EXPOSED CONCRETE
- 4

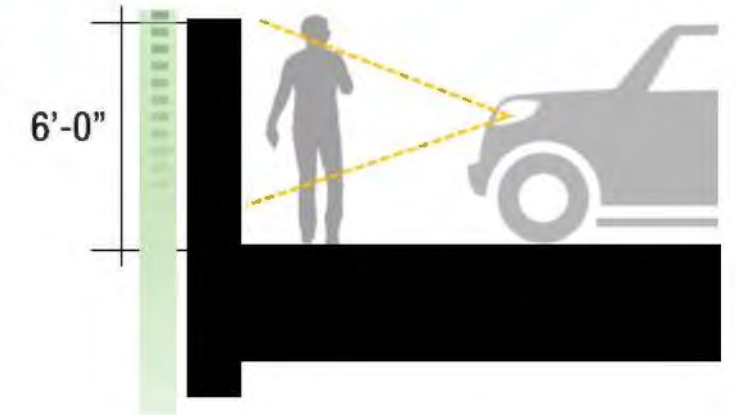
PAINTED PERFORATED METAL SCREEN SYSTEM
- 5

INTEGRATED METAL CABLE/PLANTER SCREEN SYSTEM



DETAIL 1 (TYPICAL)

PARAPET WALL BLOCKS
HEADLIGHTS FROM VIEW



SECTION A-A

SHERWIN WILLIAMS
BUILDING D

BMR
BUILDING 13/14



EXTERIOR MATERIALS

- ① EXPOSED CONCRETE
- ② PAINTED PERFORATED METAL SCREEN SYSTEM

- ③ DECORATIVE METAL SECURITY SCREEN
- ④ INTEGRATED METAL CABLE/PLANTER SCREEN SYSTEM




EXTERIOR MATERIALS

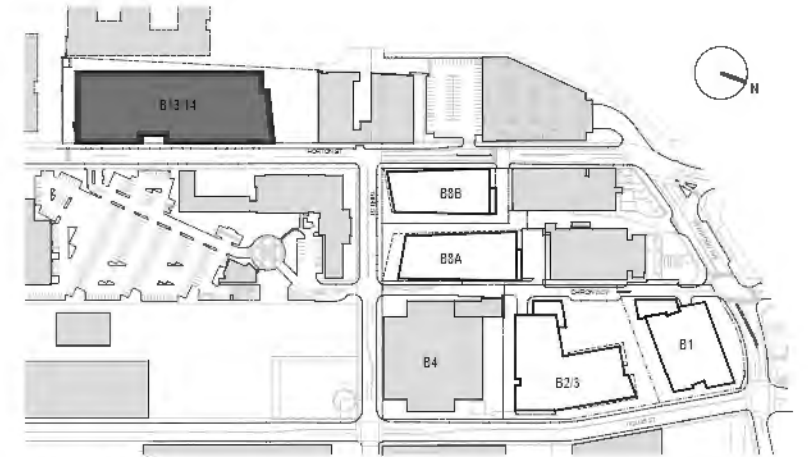
- ① PAINTED METAL PANEL SYSTEM
- ② PAINTED METAL GUARDRAIL

- ③ EXPOSED CONCRETE
- ④ PAINTED PERFORATED METAL SCREEN SYSTEM

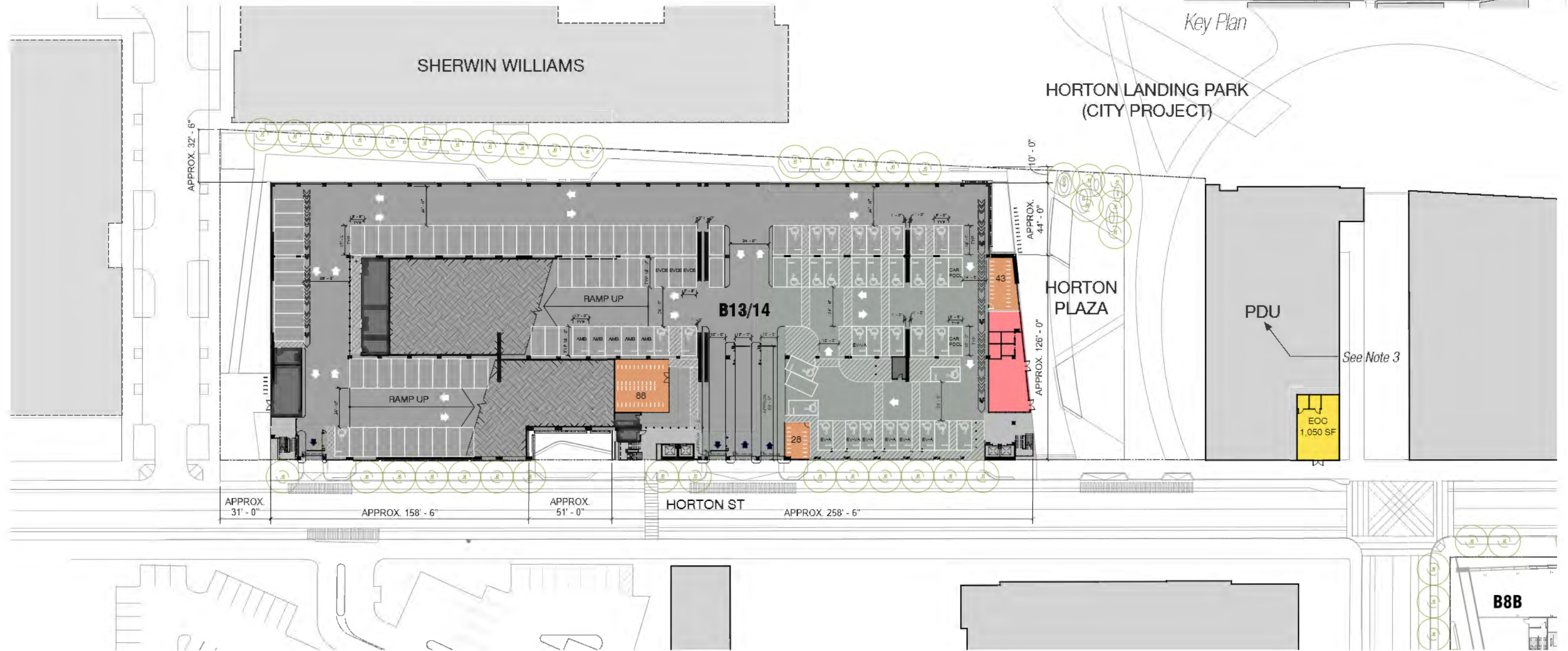
- ⑤ DECORATIVE METAL SECURITY SCREEN
- ⑥ INTEGRATED METAL CABLE/PLANTER SCREEN SYSTEM

LEGEND

	AMENITY (CAFE / BIKE REPAIR KIOSK)		PEDESTRIAN PATHWAY
	BUILDING SUPPORT		
	MECHANICAL		
	PARKING FLOOR		
	BIKE STORAGE		
	BIKE RACKS		
	EMERGENCY OPERATIONS CENTER		



Key Plan

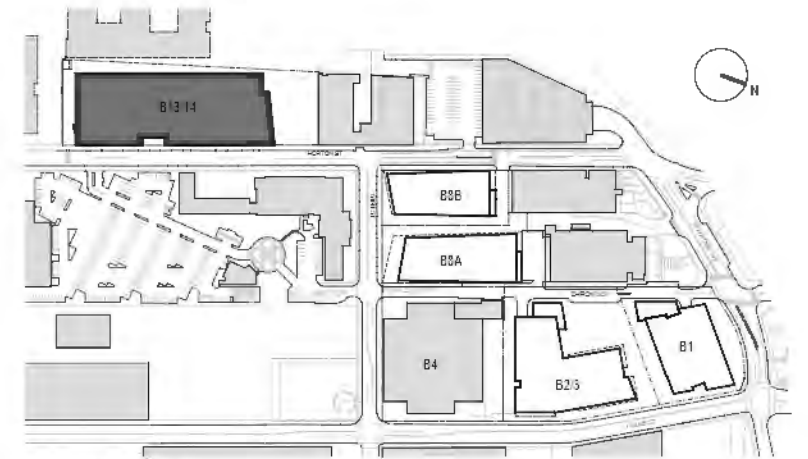


LEVEL 1 FLOOR PLAN

Note 1: Preliminary dimensions shown. Final building location subject to code analysis
 Note 2: Pedestrian wayfinding is illustrative and specific painting/treatment will be provided at time of building permit set
 Note 3: Potential campus wide amenity with street activating uses

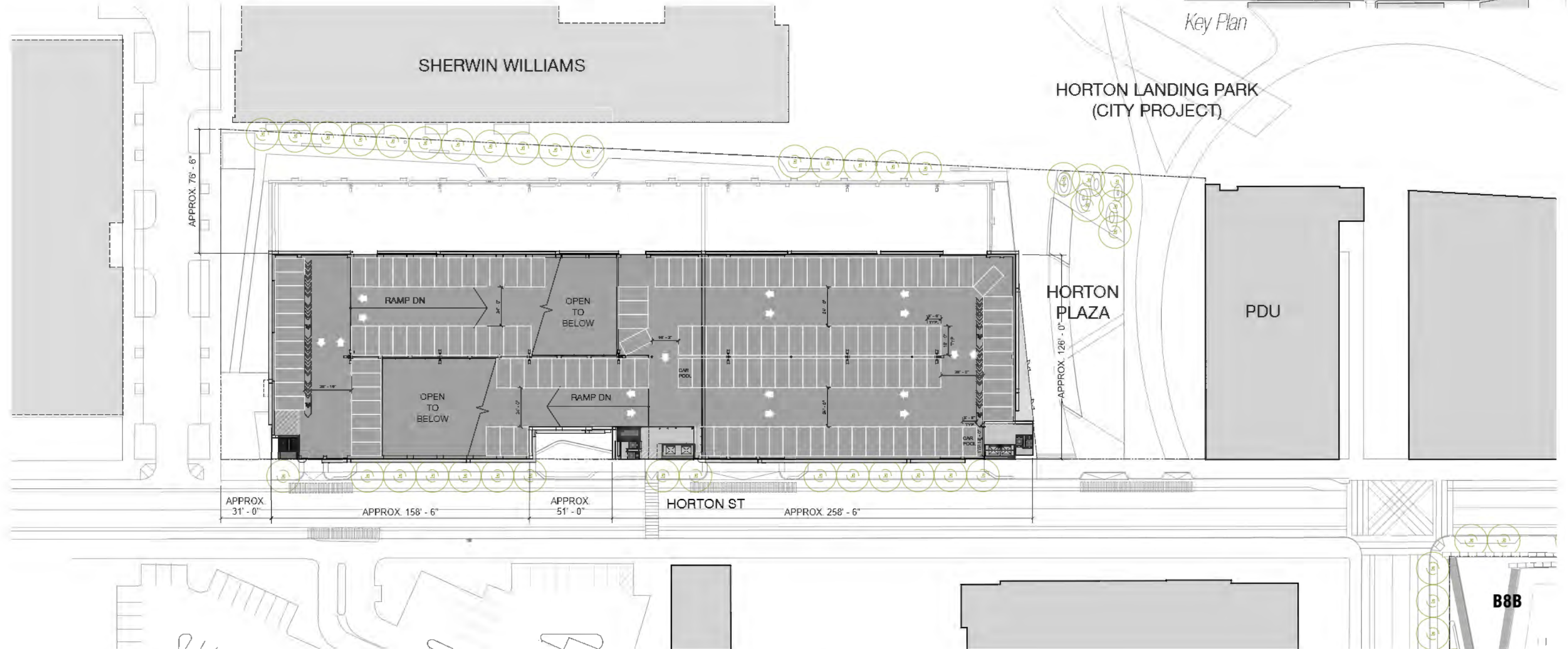
LEGEND

	AMENITY (CAFE / BIKE REPAIR KIOSK)		PEDESTRIAN PATHWAY
	BUILDING SUPPORT		
	MECHANICAL		
	PARKING FLOOR		
	BIKE STORAGE		
	BIKE RACKS		
	EMERGENCY OPERATIONS CENTER		



Key Plan

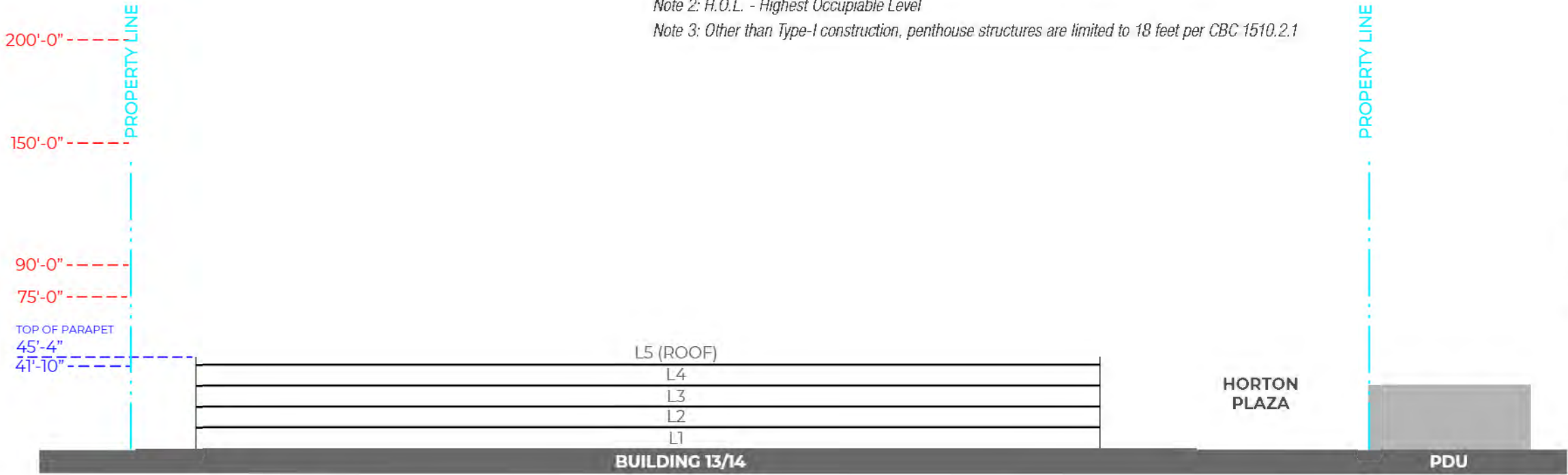
HORTON LANDING PARK
(CITY PROJECT)



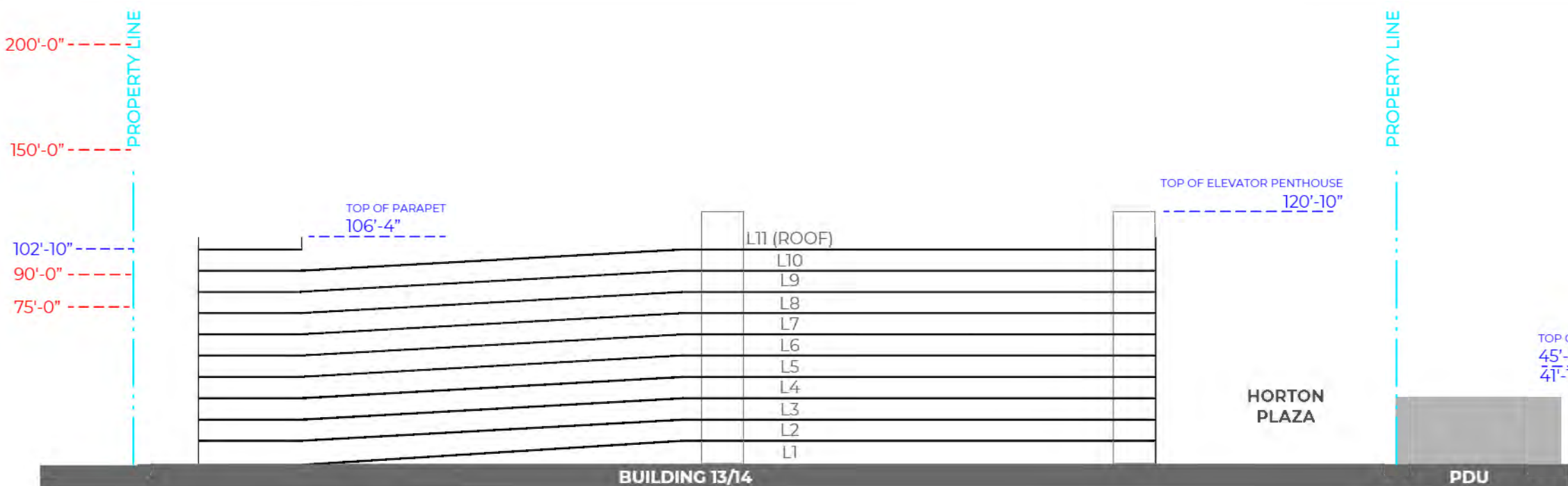
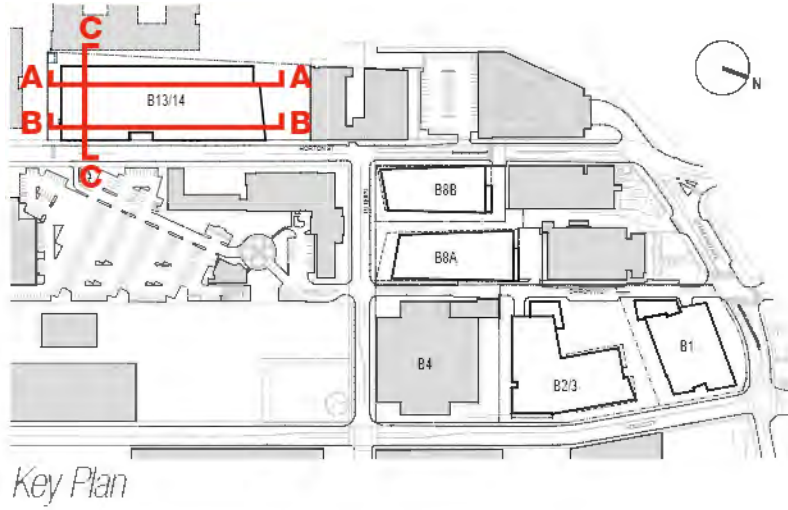
ROOF PLAN

Note 1: Preliminary dimensions shown. Final building location subject to code analysis
Note 2: Pedestrian wayfinding is illustrative and specific painting/treatment will be provided at time of building permit set

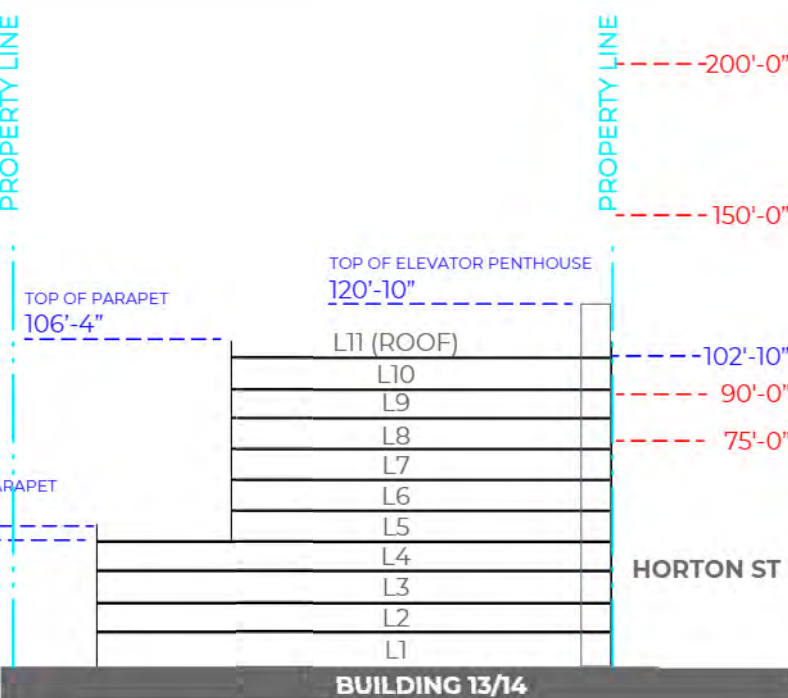
Note 1: Vent shafts on final designs will comply with Condition 90, Height, F.2, and F.3
Note 2: H.O.L. - Highest Occupiable Level
Note 3: Other than Type-I construction, penthouse structures are limited to 18 feet per CBC 1510.2.1



Section AA

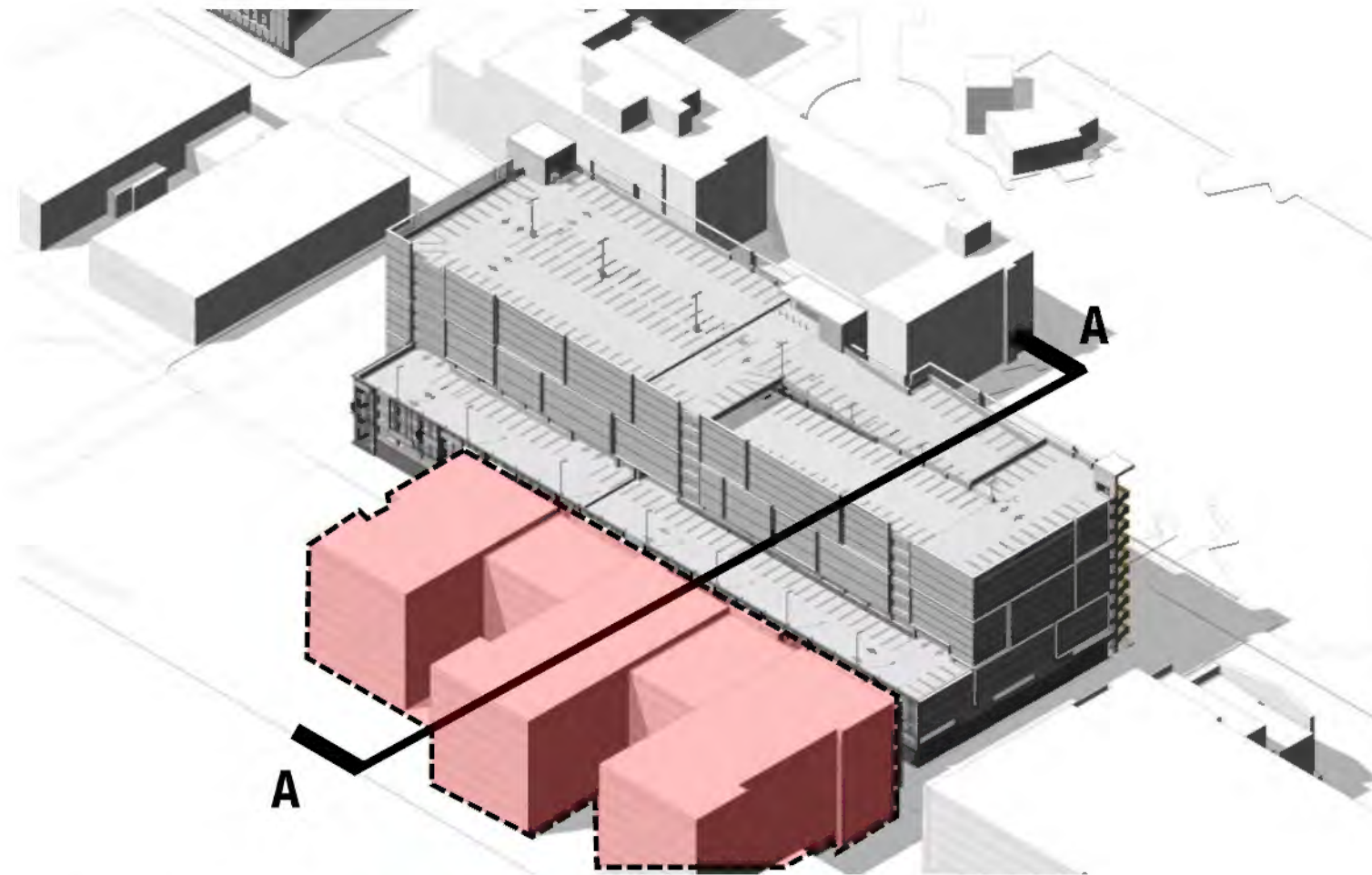
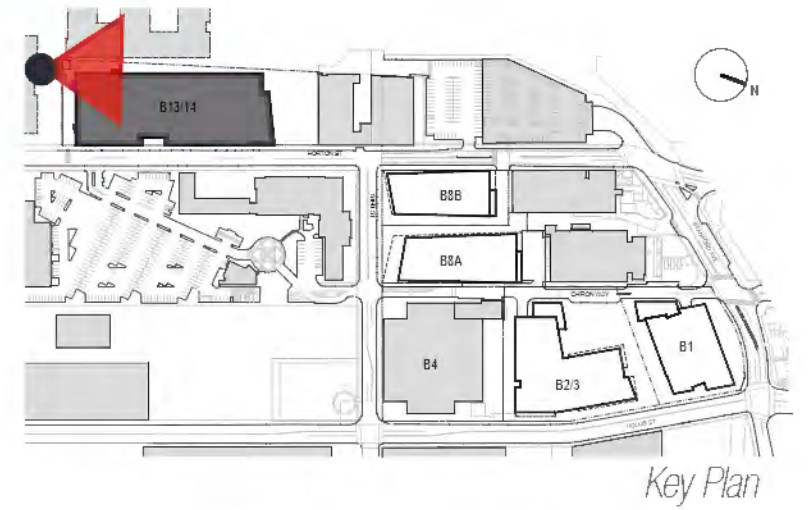


Section BB



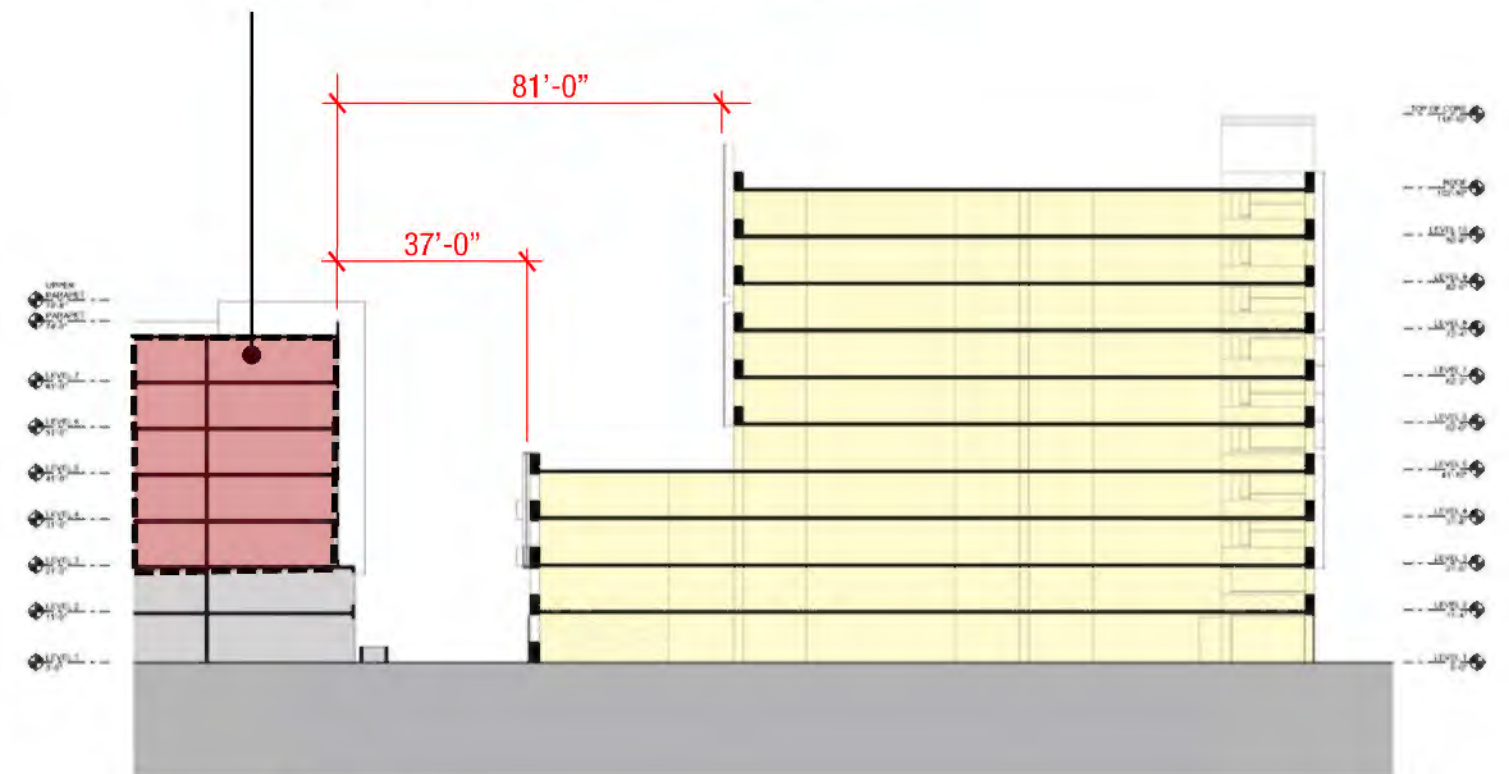
Section CC





5-11 LEVELS (~1,991 Cars)

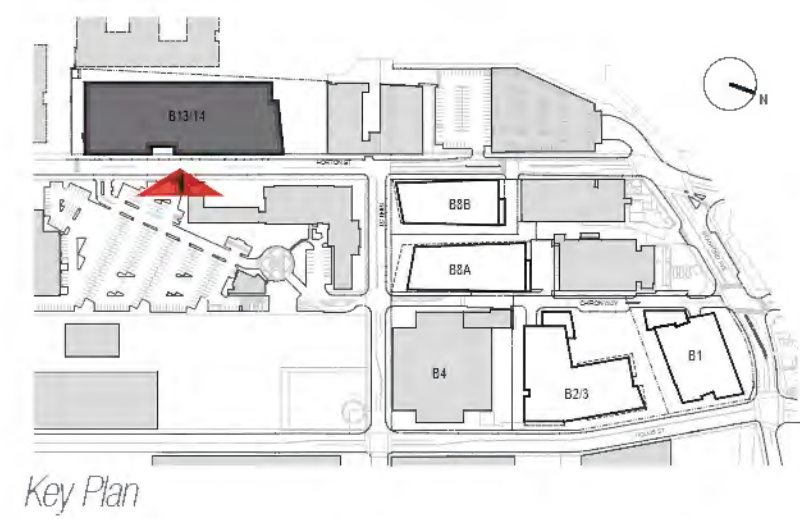
SHERWIN WILLIAMS - BUILDING D



SECTION A-A

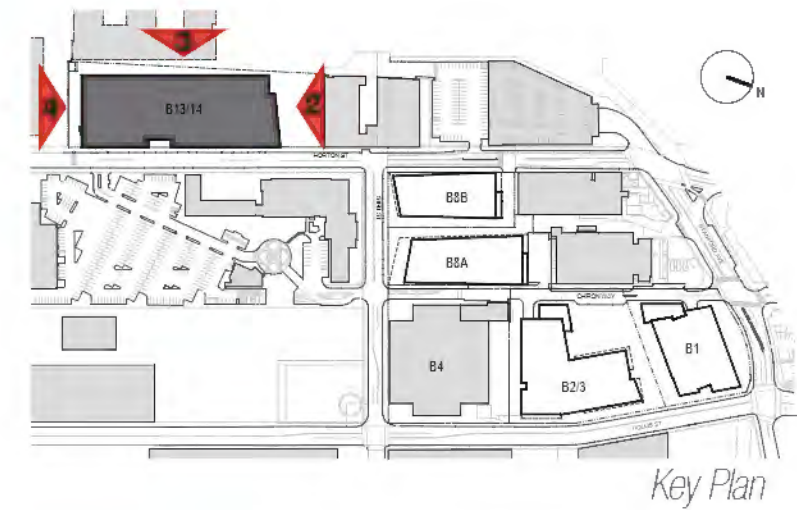
EXTERIOR MATERIALS

- ① PAINTED METAL PANEL SYSTEM
- ② PAINTED METAL GUARDRAIL
- ③ EXPOSED CONCRETE
- ④ PAINTED PERFORATED METAL SCREEN SYSTEM
- ⑤ DECORATIVE METAL SECURITY SCREEN



EXTERIOR MATERIALS

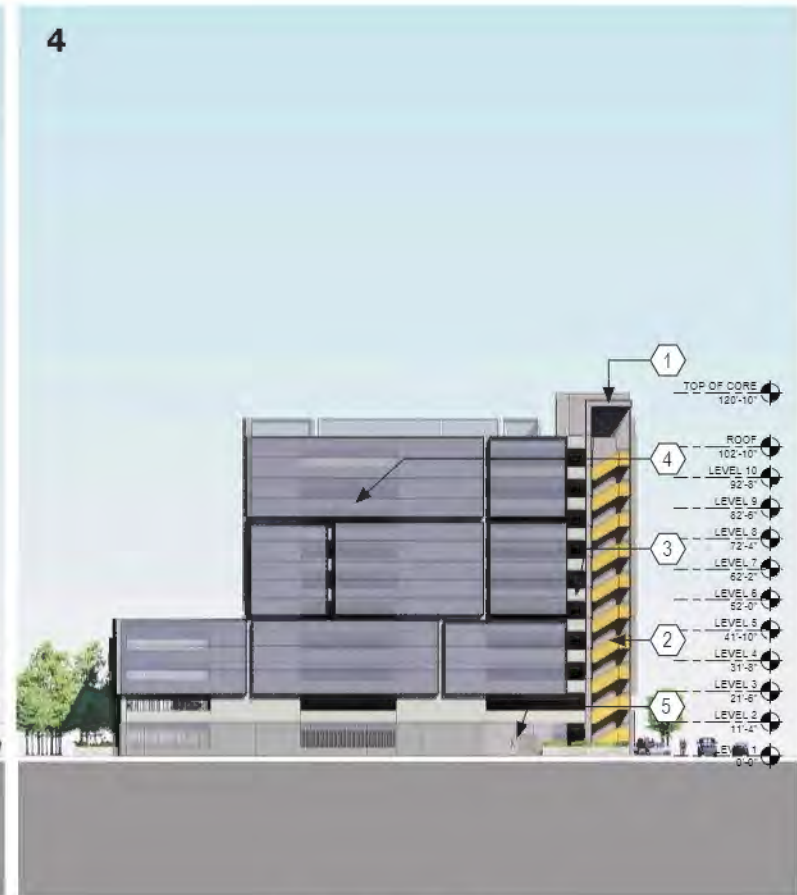
- ① PAINTED METAL PANEL SYSTEM
- ② PAINTED METAL GUARDRAIL
- ③ EXPOSED CONCRETE
- ④ PAINTED PERFORATED METAL SCREEN SYSTEM
- ⑤ DECORATIVE METAL SECURITY SCREEN
- ⑥ INTEGRATED METAL CABLE/PLANTER SCREEN SYSTEM



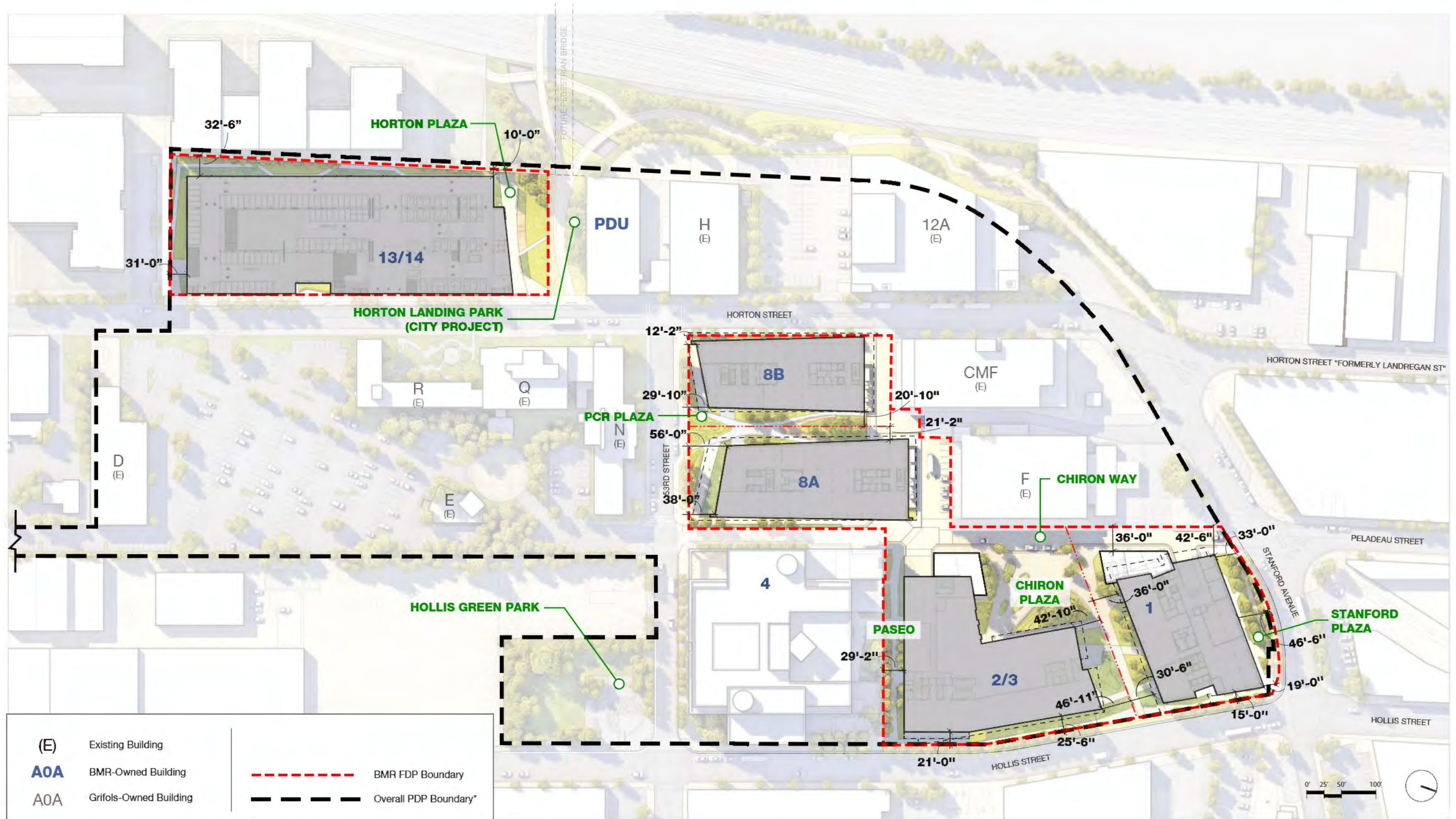
NORTH ELEVATION



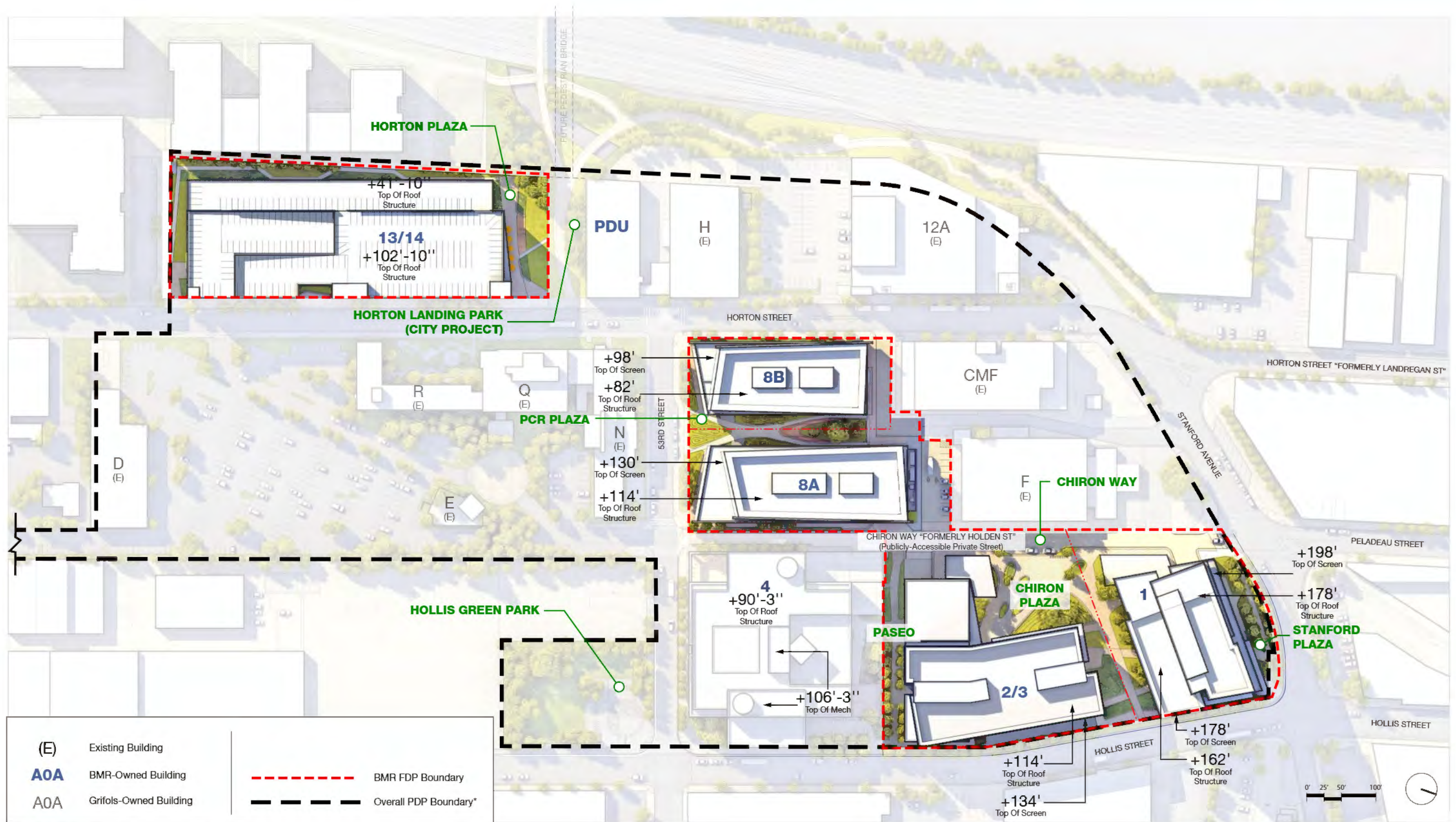
WEST ELEVATION



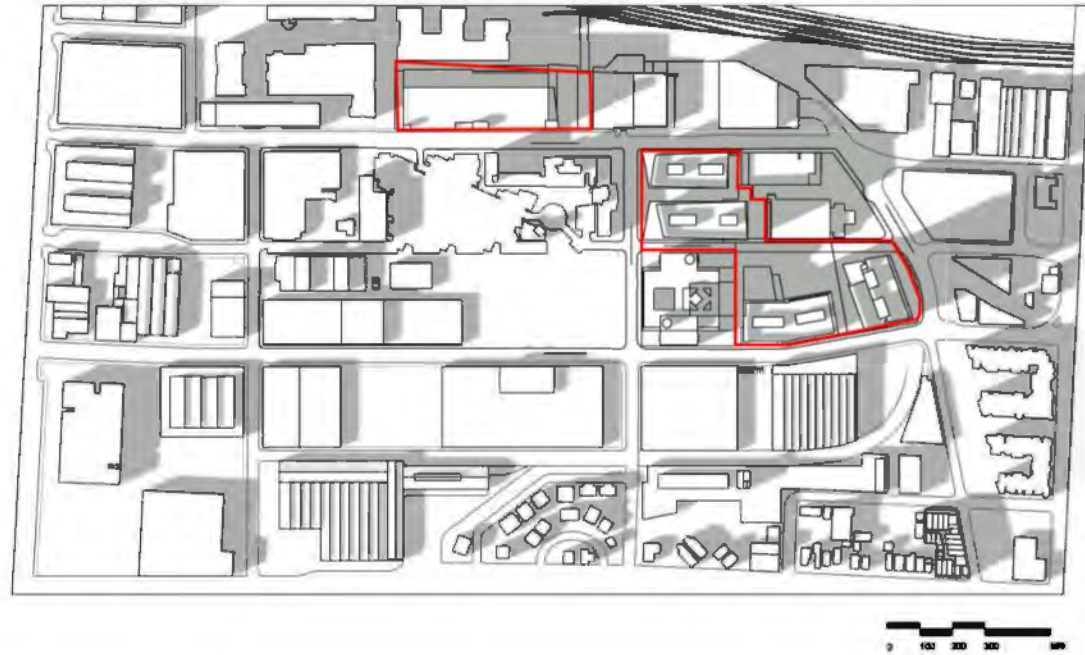
SOUTH ELEVATION



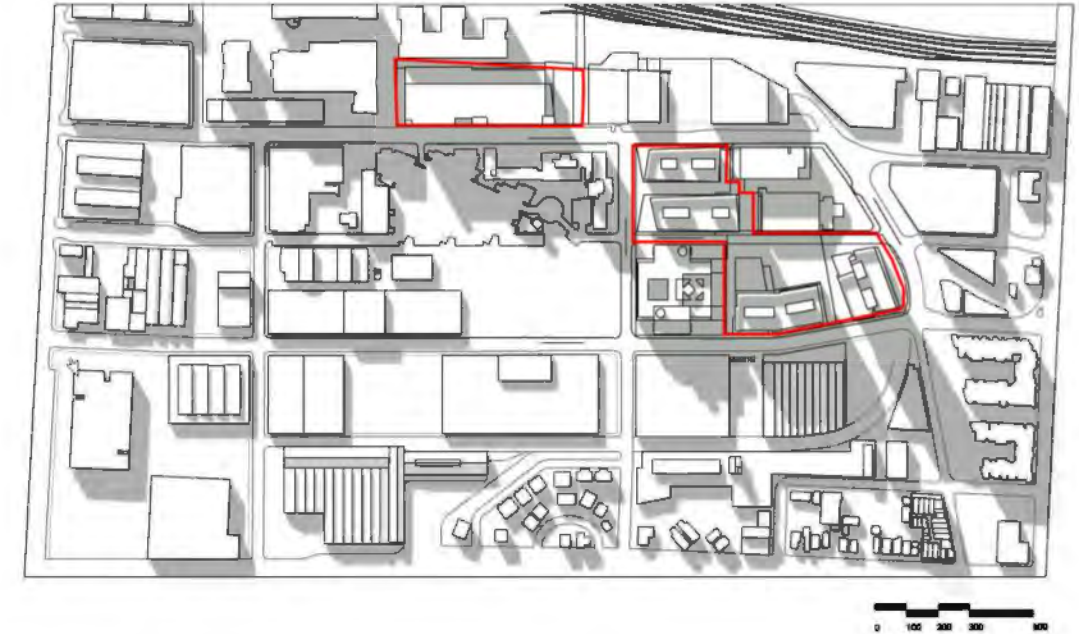
*Per Preliminary Development Plan Figure 2-5 & 2-6



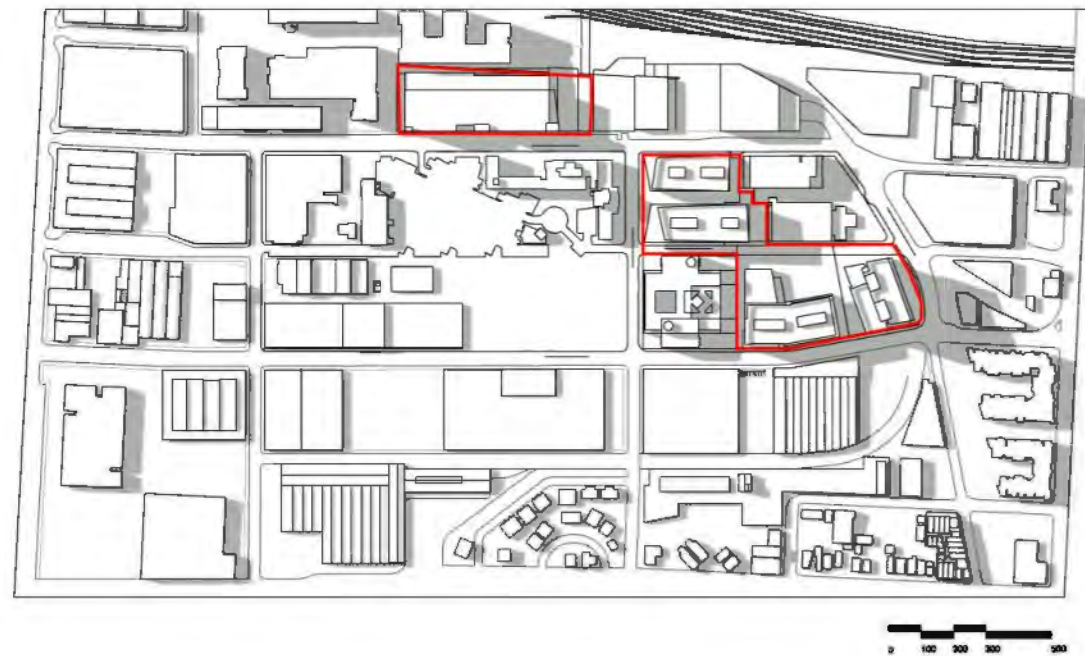
*Per Preliminary Development Plan Figure 2-5 & 2-6



(DECEMBER 21) - 9 AM



(DECEMBER 21) - 3 PM

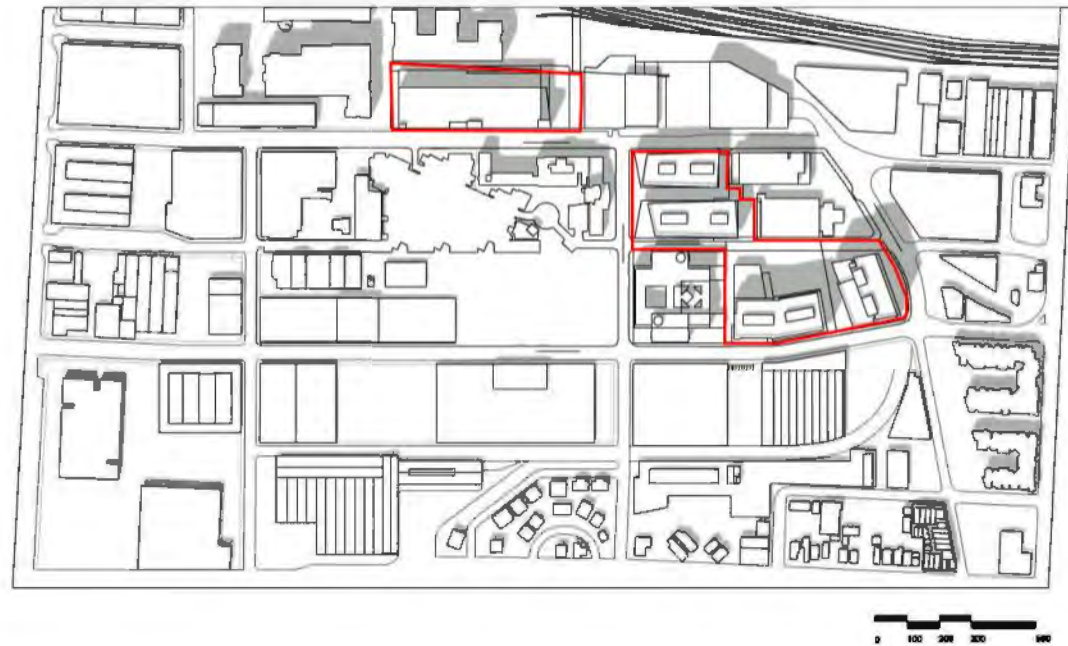


(DECEMBER 21) - 12 PM

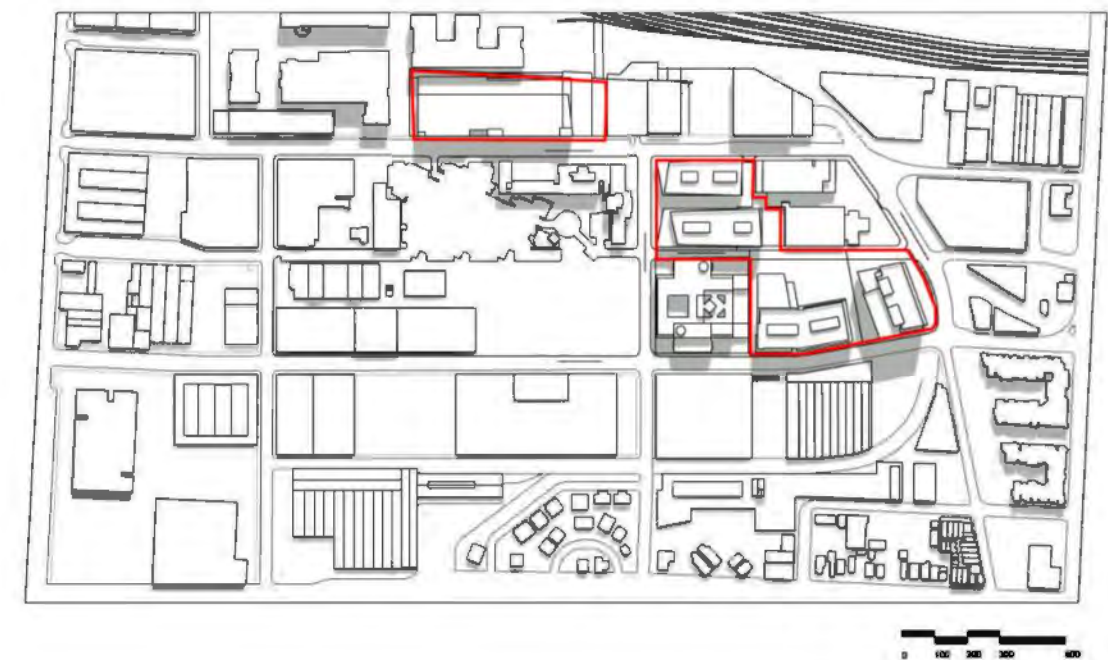
CONCLUSION

- Morning (9am) Shades lower levels of Sherwin Williams Housing development along west side of the garage (Building 13/14)
- Midday (12pm) Shades lower levels of housing development on the northeast corner of the campus
- Midday (12pm) Shade allows for protected thermal comfort and usability for community and tenants during hot days
- Afternoon (3 pm) Shades on buildings on the west side of B1 and enhanced thermal comfort in between buildings 8A and 8B in the afternoon

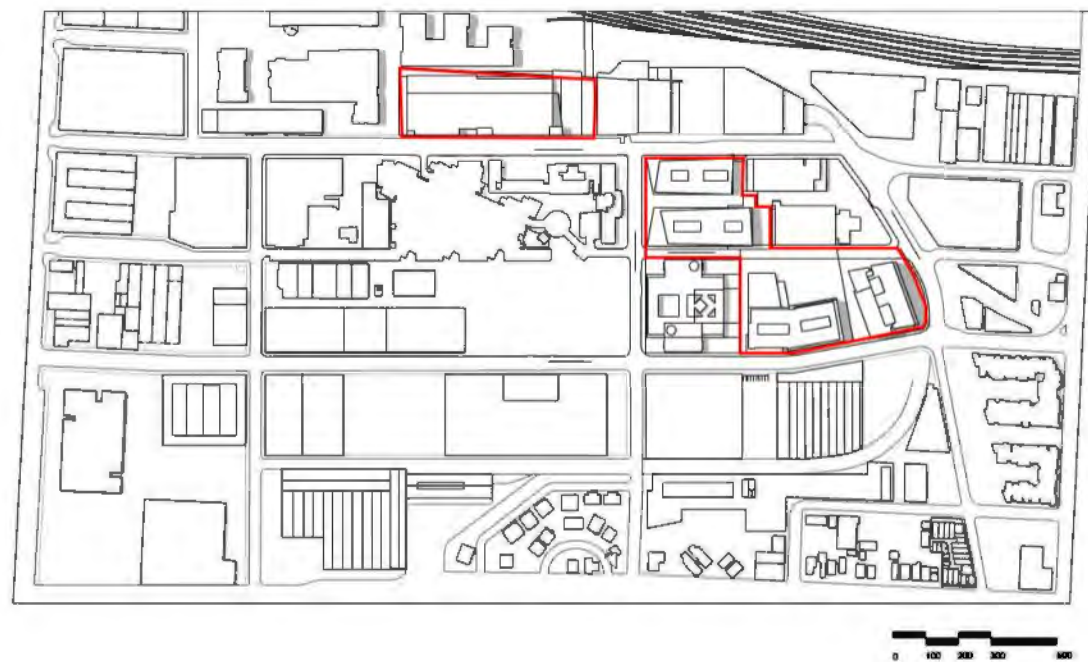
NO SIGNIFICANT SHADING ON ADJACENT PROPERTIES



(JUNE 21) - 9 AM



(JUNE 21) - 3 PM

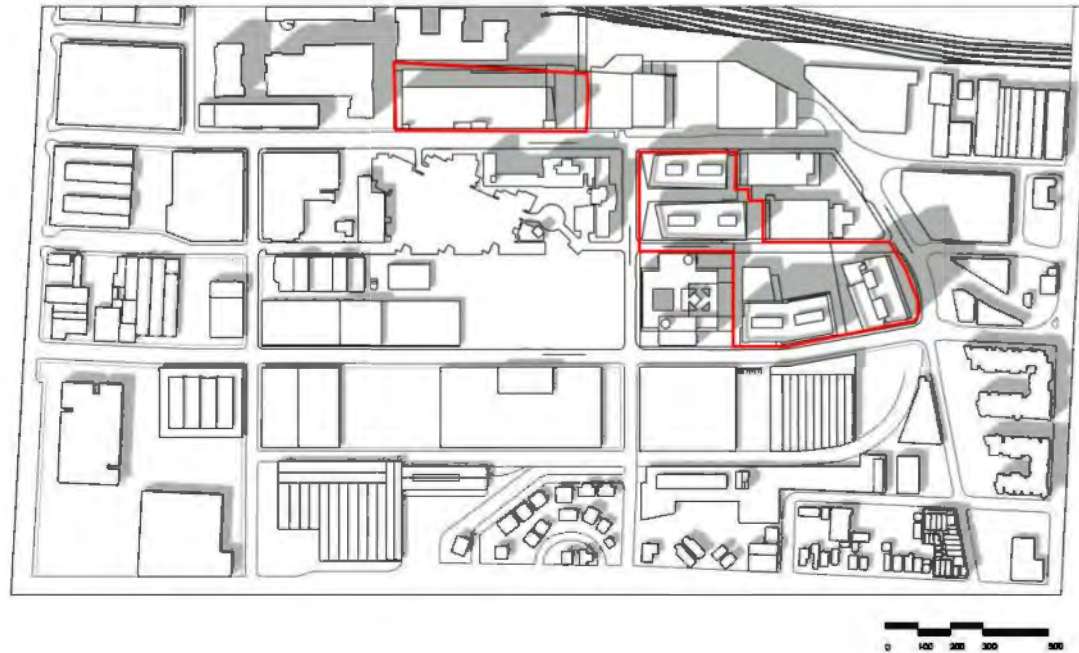


(JUNE 21) - 12 PM

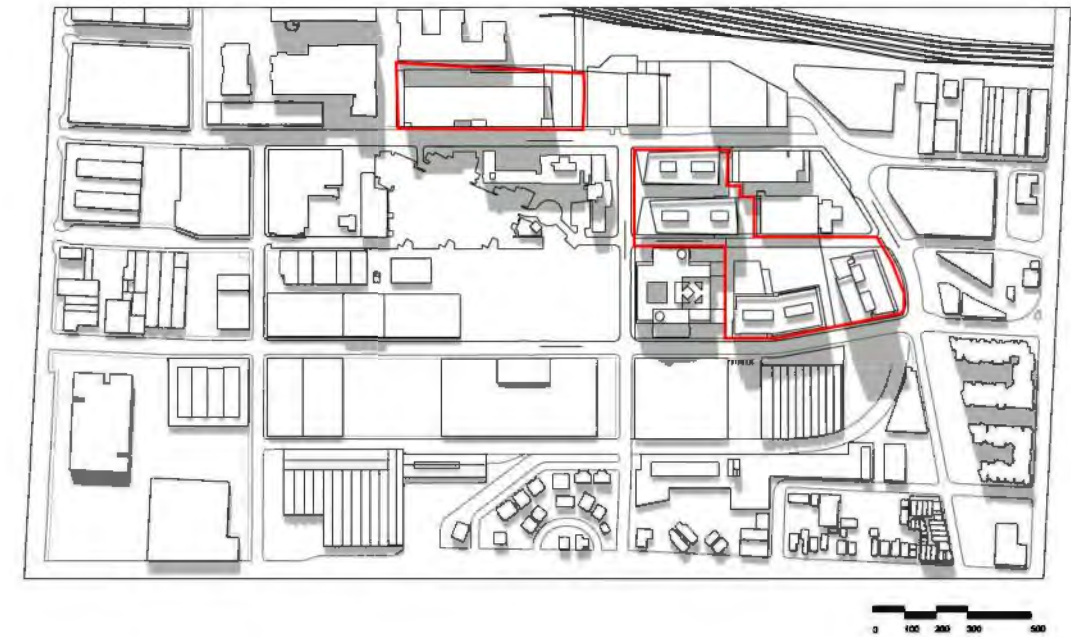
CONCLUSION

- Morning (9am) No significant shade on Sherwin Williams Housing development along west side of the garage (Building 13/14)
- Midday (12pm) No shade on any adjacent properties
- Afternoon (3 pm) Provides shade in between buildings 8A and 8B for enhanced thermal comfort on hot days

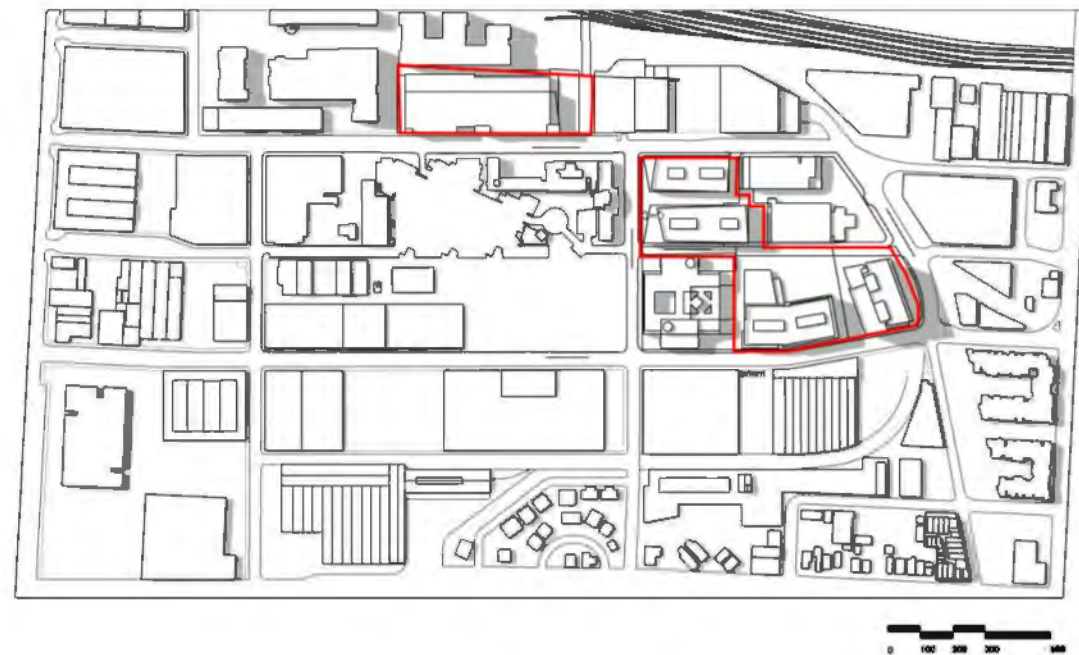
NO SIGNIFICANT SHADING ON ADJACENT PROPERTIES



(SEPTEMBER 21) - 9 AM



(SEPTEMBER 21) - 3 PM

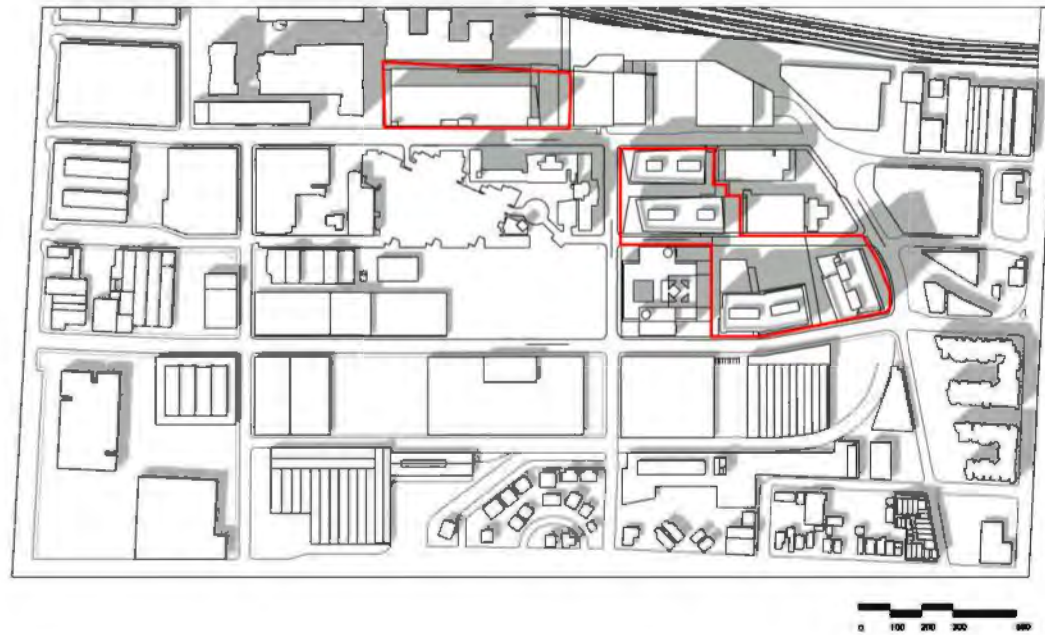


(SEPTEMBER 21) - 12 PM

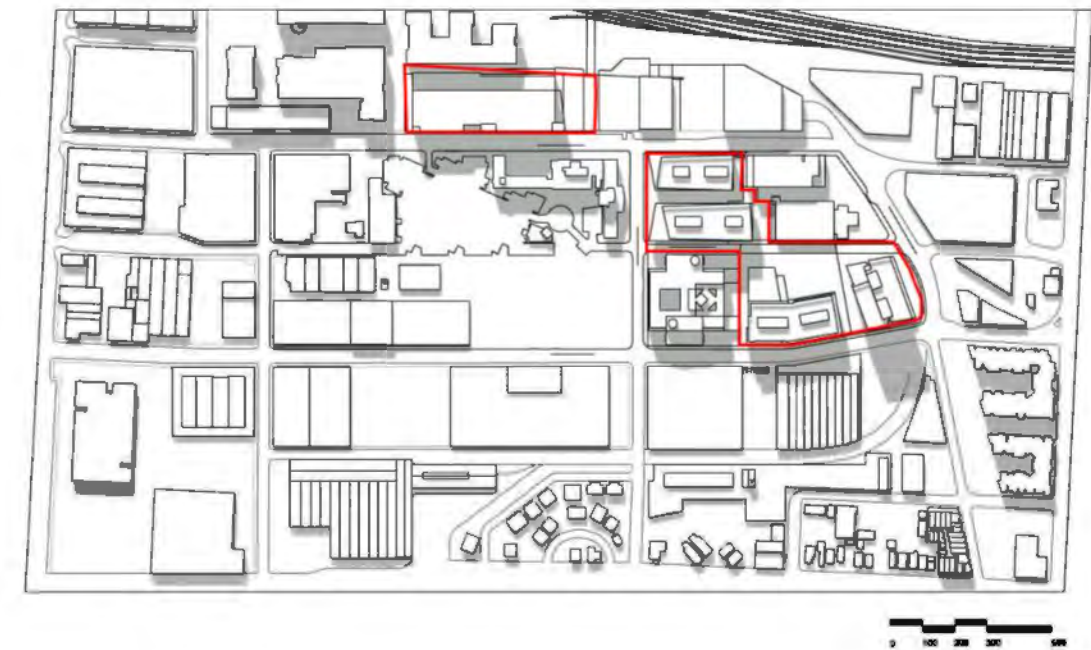
CONCLUSION

- Morning (9am) Full shade covering PCR Park and Chiron Plaza. Some shading on the northern portion of the site at the entrance to the Emeryville Greenway
- Midday (12pm) No significant shading outside FDP property
- Afternoon (3 pm) Full shade in PCR plaza. Some shade from Building 1 on the southeast corner of Stanford and Hollis

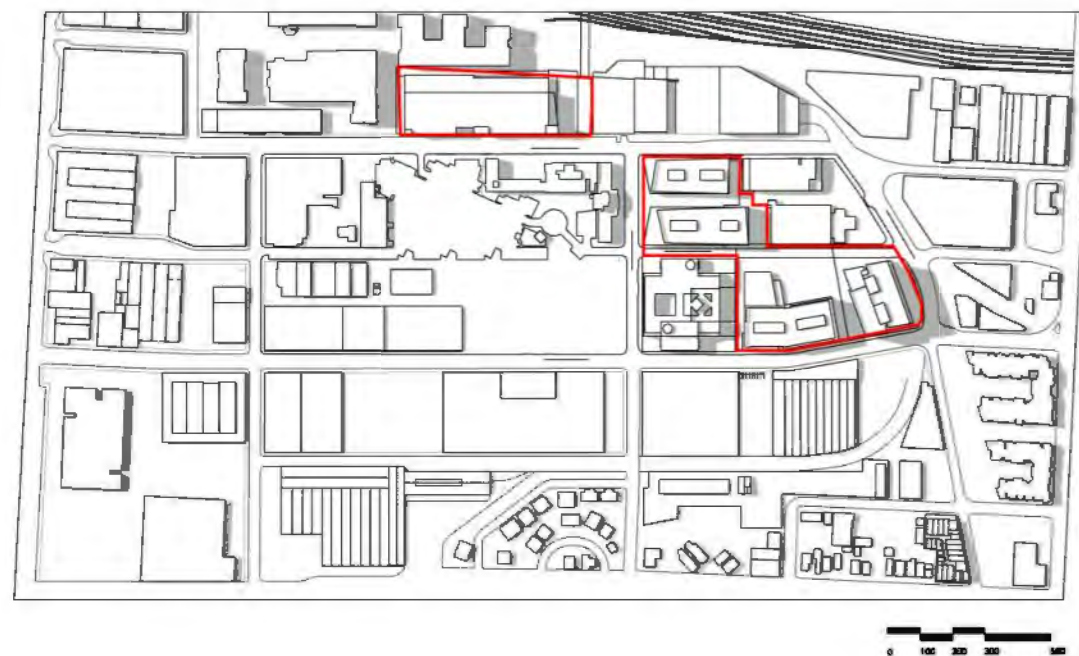
NO SIGNIFICANT SHADING ON ADJACENT PROPERTIES



(MARCH 21) - 9 AM



(MARCH 21) - 3 PM



(MARCH 21) - 12 PM

CONCLUSION

- Morning (9am) No significant shades on Sherwin Williams Housing development along west side of the garage (Building 13/14)
- Midday (12pm) No shade on any adjacent properties
- Afternoon (3 pm) Provides shade in between buildings 8A and 8B for enhanced thermal comfort on hot days

NO SIGNIFICANT SHADING ON ADJACENT PROPERTIES



Fritted and Frosted Glass
(Standards for Bird Safe Buildings,
San Francisco Planning Department)



Fritted and Frosted Glass
(fieldconditions.com)



collidespace.org



Fritted and Frosted Glass
(walkerglass.com)



UV Glass
(ceramics.org)

BIRD SAFETY AND MITIGATION

1. Glass:

- Reflectivity: Buildings will incorporate lower reflective coatings in high performance glazing
- Transparency: Buildings will incorporate a blend of translucent with transparent glass.
- Fritted and Frosted Glass: Buildings will incorporate a blend of frit and translucent glass to mitigate bird strikes.
- Glass %: Buildings will incorporate a balance of solid and vision thereby reducing glazing percentages in the overall façade.
- UV glass: Buildings will incorporate UV-light reflecting coatings on glass. This provides a dual function of reducing heat load on façade and subsequently reducing energy demand.

2. Architectural Features:

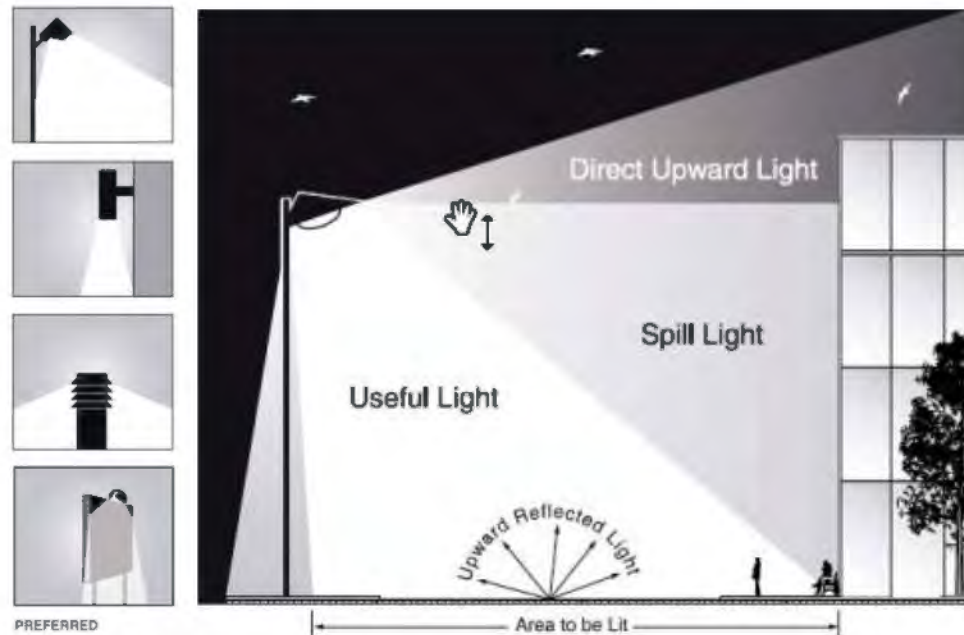
- Overhangs, louvers and awnings will be incorporated in building facades treatments to block view of glass from birds

3. Lighting Treatments:

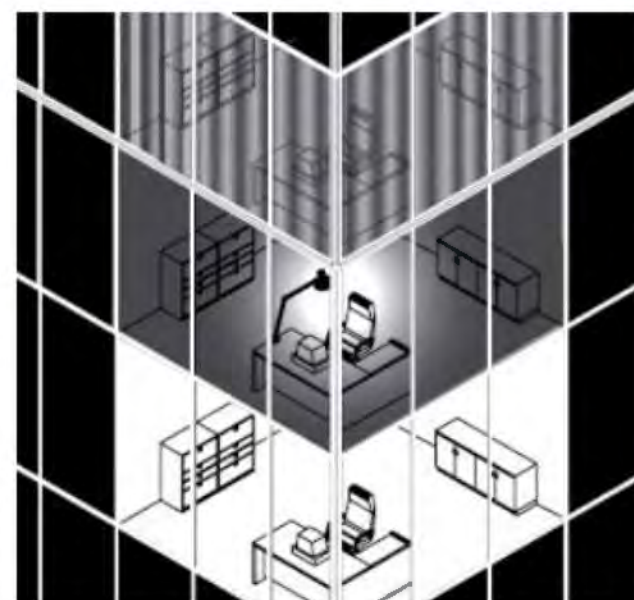
- Buildings will incorporate motion sensors to avoid light spill and bird strikes Avoiding light spill.
- Site and exterior building lighting will avoid up-lighting to limit evening bird strikes.

4. Landscape Treatments:

- Proposed site trees will be located directly adjacent to glazing to slow down birds on approach at lower levels.



Site Lighting Diagram
(Standards for Bird Safe Buildings,
San Francisco Planning Department)



Lighting Sensors
(Standards for Bird Safe Buildings,
San Francisco Planning Department)

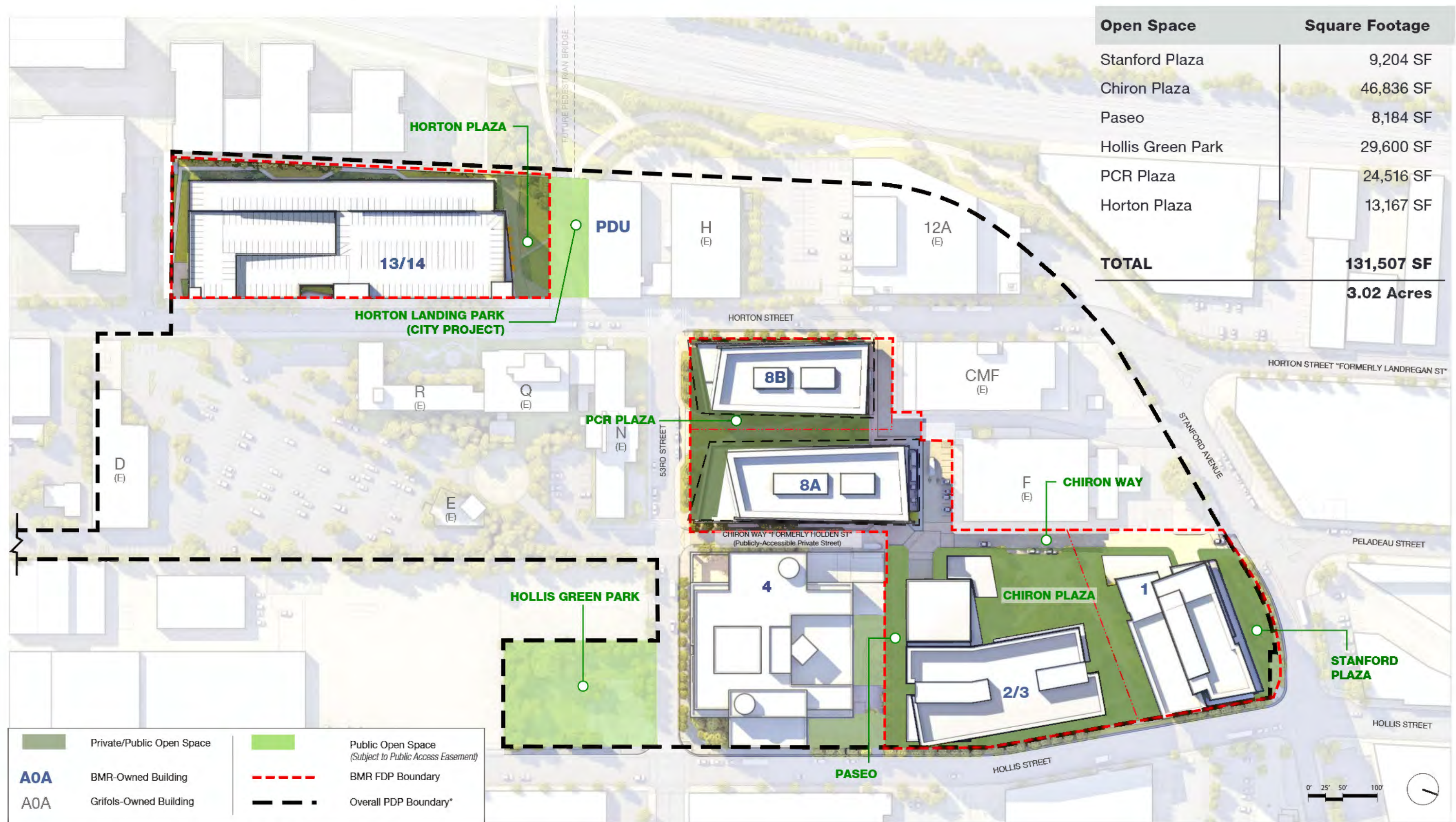


*Building 1 Facade at Hollis St
and Stanford Ave*

Note 1: Images and diagrams are illustrative

2. OPEN SPACE & LANDSCAPE

Incorporate privately owned, publicly-accessible open space as the focal point between these new, smaller footprint building elements



* Per Preliminary Development Plan Figure 2-5, 2-6, 2-30
 Note 1: Total amount of open space coverage is **36%** of total area BMR FDP Boundary



Key Plan



EXISTING GATE AT CHIRON WAY AND 53RD STREET



Key Plan



Key Plan



Key Plan



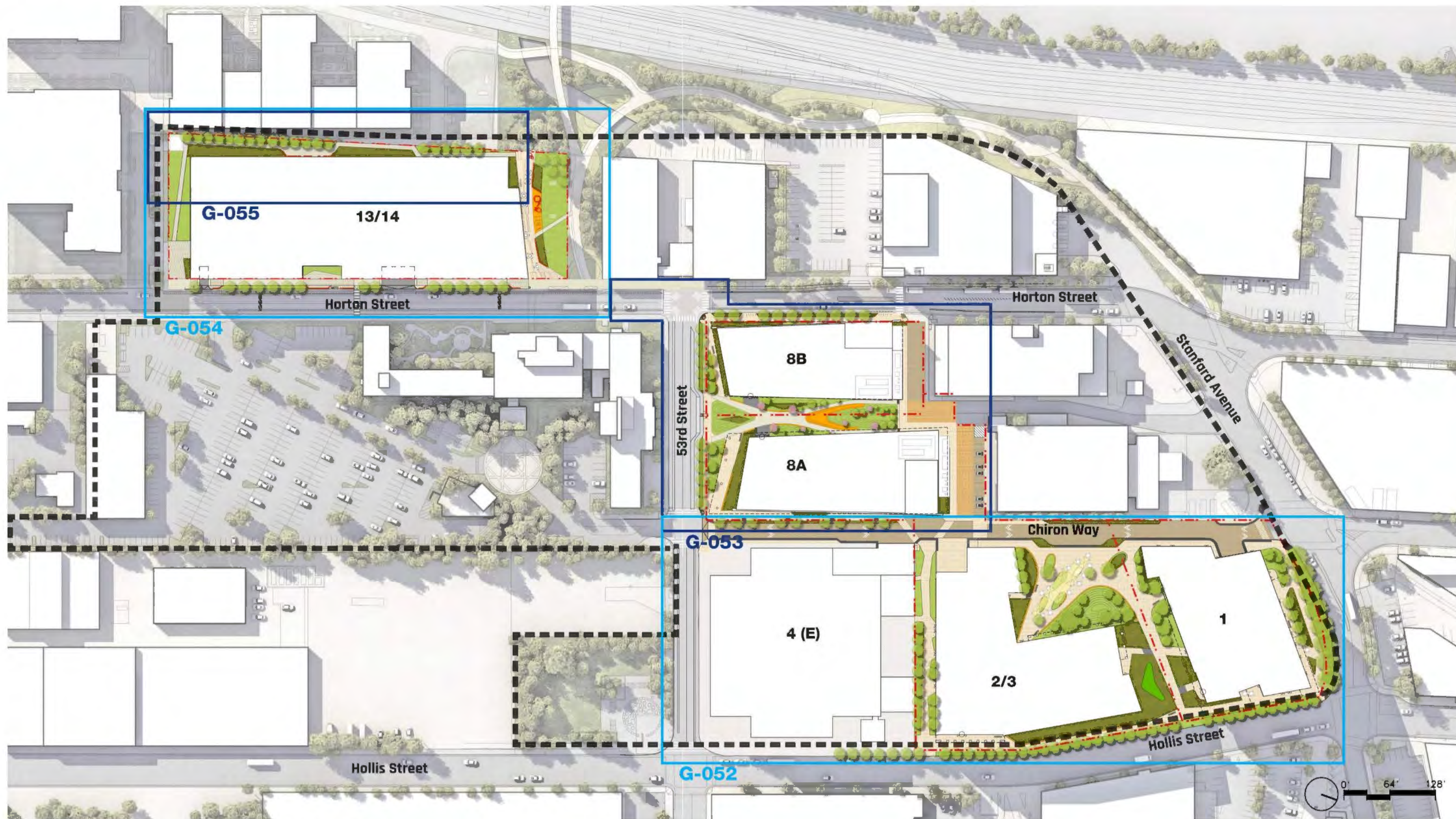
Key Plan

Flad Architects  **bionic**

Project Image - Paseo Looking Toward Chiron Way

February 11, 2021



EMERYVILLE CENTER OF INNOVATION



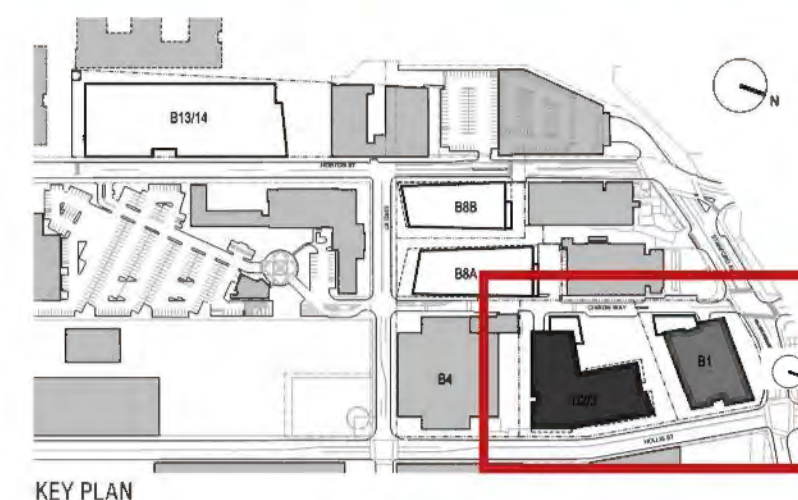
FDP BOUNDARY

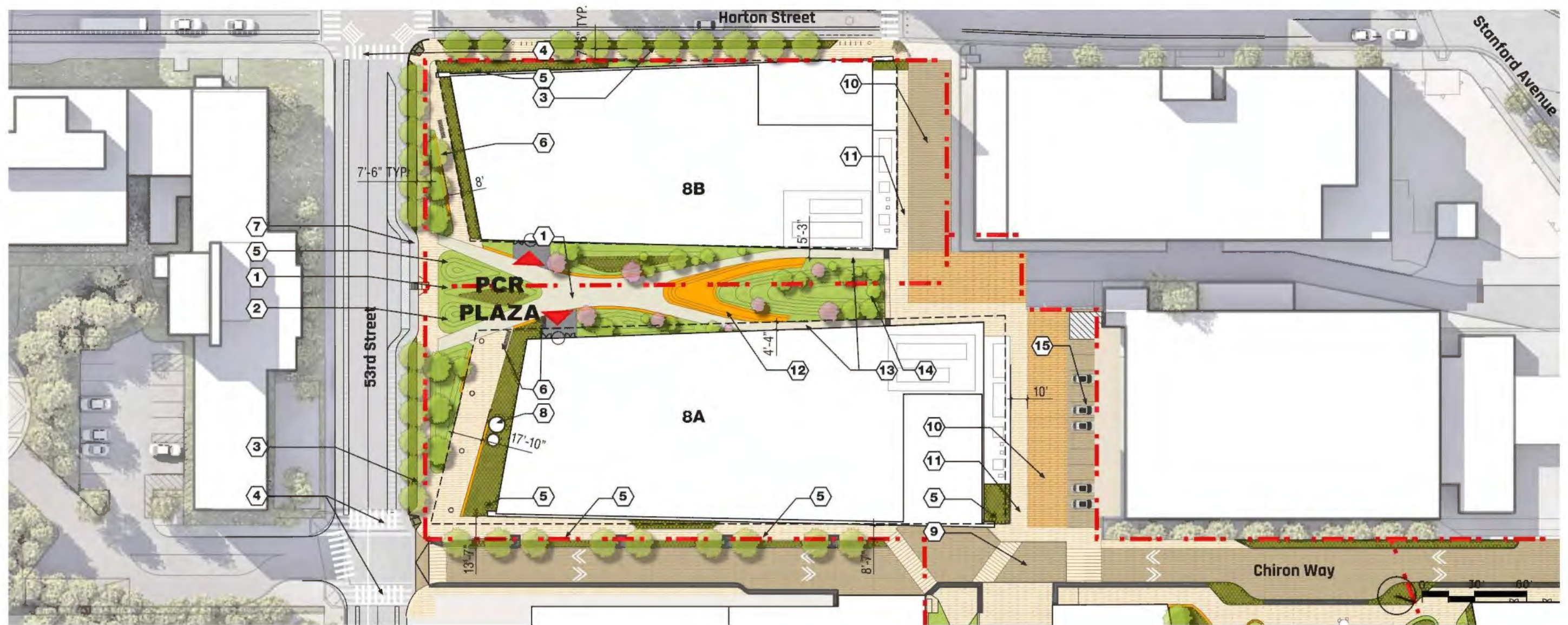
PDP BOUNDARY





-  Building Entry
-  FDP BOUNDARY

- | | | | |
|--|--|---|-----------------------------------|
| ① CROSSWALK: UNIT PAVER SURFACING | ④ SHORT-TERM BICYCLE PARKING | ⑦ SIDEWALK IMPROVEMENTS:
NEW STREET TREES, SIDEWALK, FURNISHINGS | ⑨ ENTRY GARDEN/THROUGH CONNECTION |
| ② SERVICE/LOADING | ⑤ SHADE TRELLIS WITH SEATING | ⑧ BIORETENTION RAIN GARDEN | ⑩ OUTDOOR SEATING AREA |
| ③ SHARED PUBLIC WAY & CLASS III:
BICYCLE ROUTES | ⑥ PASEO: PUBLIC CONNECTION FROM
HOLLIS ST TO CHIRON WAY | | ⑪ DROP-OFF/ LOADING |
| | | | ⑫ ENTRY PLAZA |



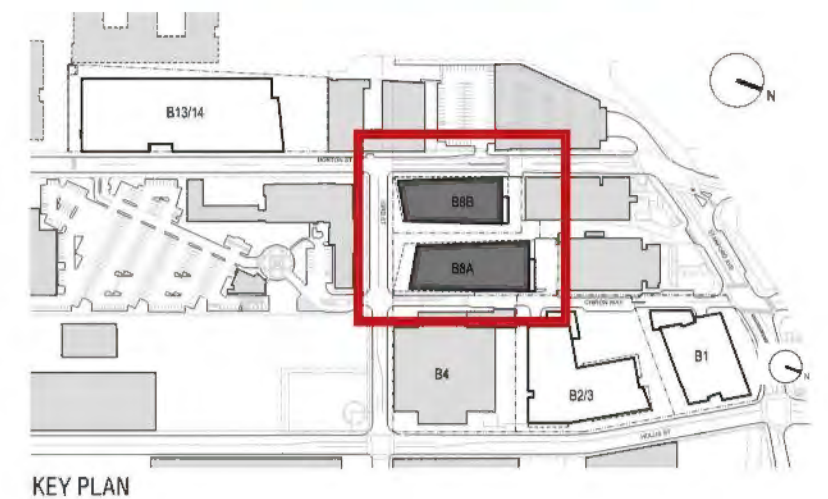


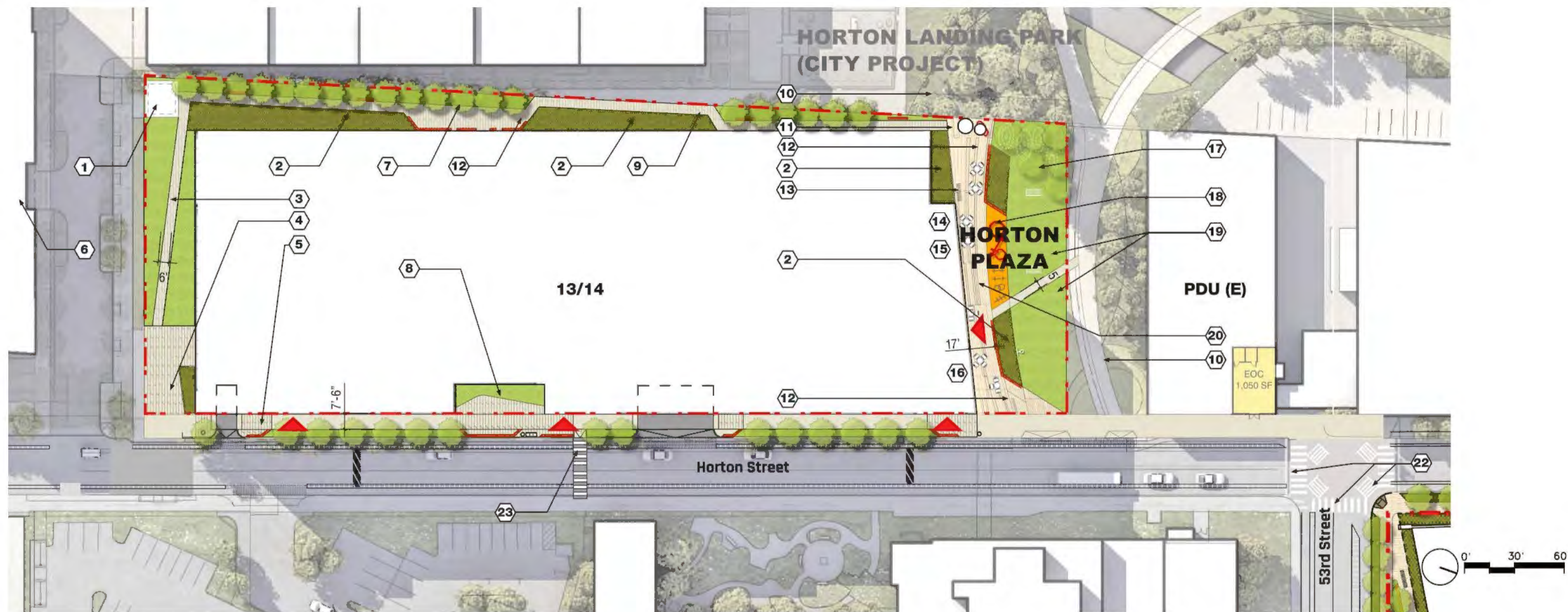
-  Building Entry
-  FDP BOUNDARY
- 1** PCR PLAZA (PUBLICLY ACCESSIBLE)
- 2** MOUNDS
- 3** SIDEWALK IMPROVEMENTS:
NEW STREET TREES, SIDEWALK, FURNISHINGS



- 4** CROSSWALK: UNIT PAVER SURFACING
- 5** BIORETENTION RAIN GARDEN
- 6** SHORT-TERM BICYCLE PARKING
- 7** DROP OFF/LOADING ZONE

- 8** SCULPTURE
- 9** SHARED PUBLIC WAY & CLASS III BICYCLE ROUTES
- 10** SERVICE DRIVE AISLE
- 11** PUBLICLY ACCESSIBLE CONNECTION

- 12** TERRACED SEATING AREA
- 13** PUBLICLY ACCESSIBLE PATHWAY
- 14** PLANTED GARDEN
- 15** SHORT TERM PARKING





-  GARAGE ENTRY
-  FDP BOUNDARY

NOTES:

1. ALONG PARKING STRUCTURE FRONTAGE, LANDSCAPING, OR OTHER BARRIER, PREVENTS PEDESTRIAN FROM CROSSING OUTSIDE OF CROSSWALK AND ENCOURAGES CROSSING AT THE SIGNAL.

2. PARKING STRUCTURE ACCESS CONTROL: WITHIN THE PARKING STRUCTURE, QUEUE STORAGE FOR A MINIMUM OF FIVE VEHICLES AND A GATE SYSTEM THAT CAN SERVE A MINIMUM OF 600 VEHICLES PER HOUR WILL BE PROVIDED.

3. SIGHT DISTANCE TRIANGLES, 10 FEET MINIMUM, WILL BE PROVIDED AT DRIVEWAY EXITS TO PROVIDE ADEQUATE PEDESTRIAN, BICYCLE, AND VEHICULAR SIGHT DISTANCE.

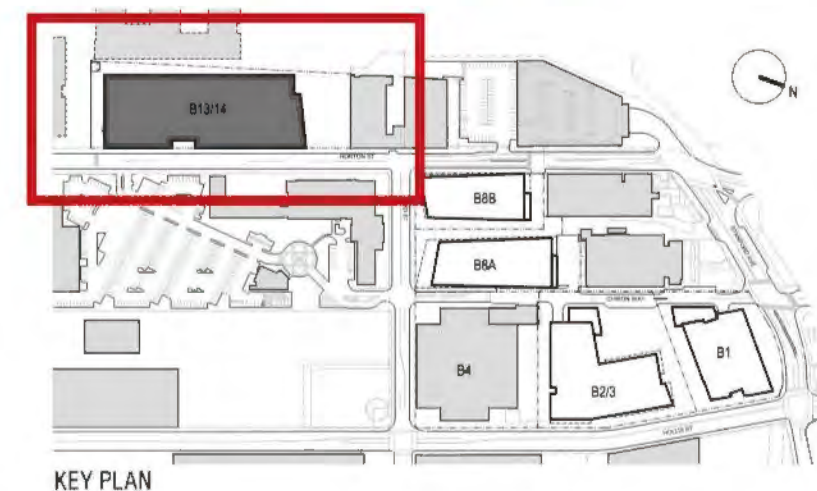
- ① TRANSFORMER ENCLOSURE
- ② BIORETENTION RAIN GARDEN
- ③ PLANTED FIRELANE
- ④ PLAZA
- ⑤ SIDEWALK IMPROVEMENTS: NEW STREET TREES, SIDEWALK, FURNISHINGS

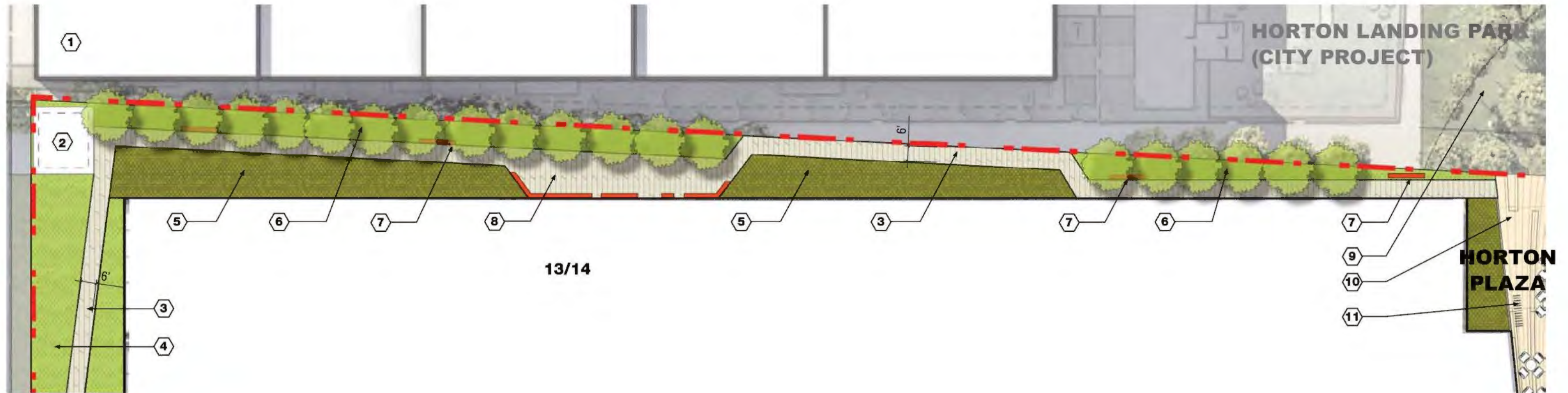
- ⑥ RESIDENTIAL PROJECT (BUILT BY OTHERS)
- ⑦ COLUMNAR TREES
- ⑧ POCKET GARDEN
- ⑨ PUBLICLY ACCESSIBLE PATH

- ⑩ HORTON LANDING PARK (CITY PROJECT)
- ⑪ SCULPTURE
- ⑫ SEATING AREA/PLAZA
- ⑬ SHORT-TERM BICYCLE PARKING

- ⑭ BICYCLE REPAIR KIOSK IN BUILDING
- ⑮ LONG-TERM BICYCLE PARKING IN BUILDING
- ⑯ CAFE/ RETAIL IN BUILDING
- ⑰ MOUNDS/ NATURE PLAY
- ⑱ PLAY/FITNESS AREA

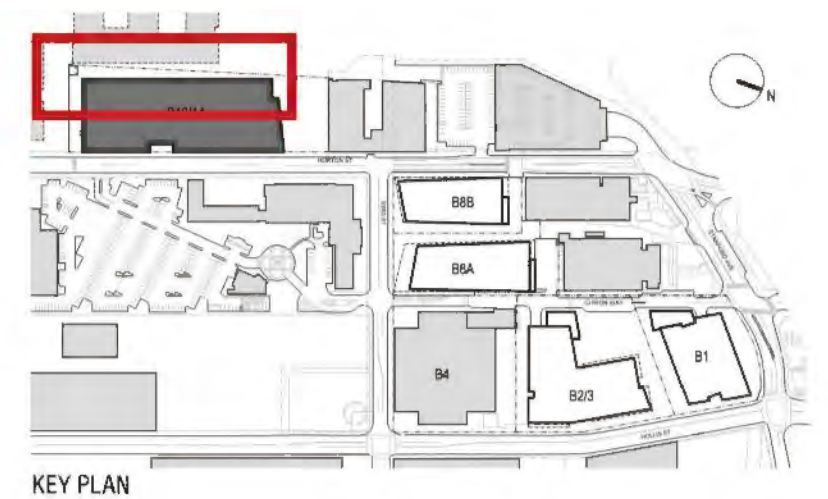
- ⑲ LAWN
- ⑳ HORTON PLAZA (PUBLICLY ACCESSIBLE)
- ㉑ SIDEWALK WIDENING (BUILT BY OTHERS)
- ㉒ CROSSWALK: UNIT PAVER SURFACING
- ㉓ CROSSWALK & HAWK SIGNAL

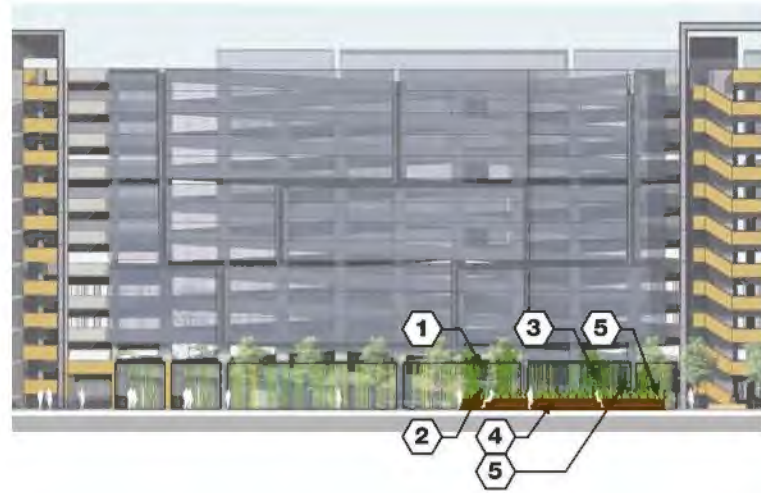




FDP BOUNDARY

- | | | |
|--|-------------------------------|--|
| 1 RESIDENTIAL PROJECT
(BUILT BY OTHERS) | 5 BIORETENTION RAIN
GARDEN | 9 HORTON LANDING PARK
(CITY PROJECT) |
| 2 TRANSFORMER ENCLOSURE | 6 COLUMNAR TREES | 10 HORTON PLAZA
(PUBLICLY ACCESSIBLE) |
| 3 PUBLICLY ACCESSIBLE PATH | 7 SEATING | 11 SHORT-TERM BICYCLE PARKING |
| 4 PLANTED FIRELANE | 8 POCKET SEATING AREA | |

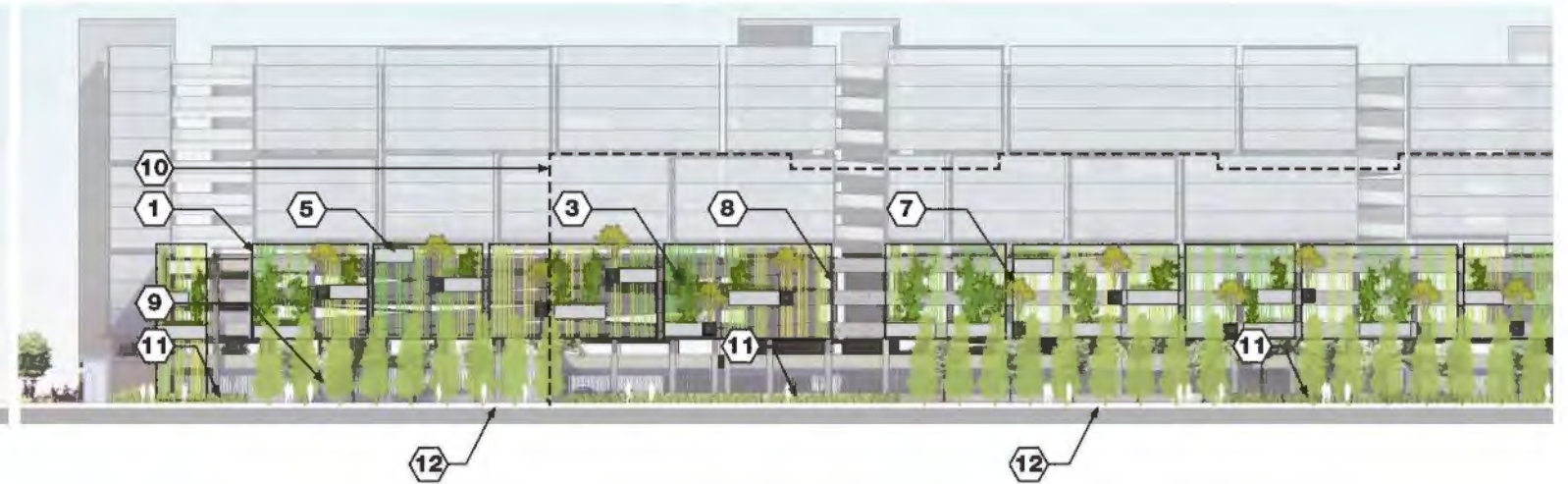




EAST ELEVATION



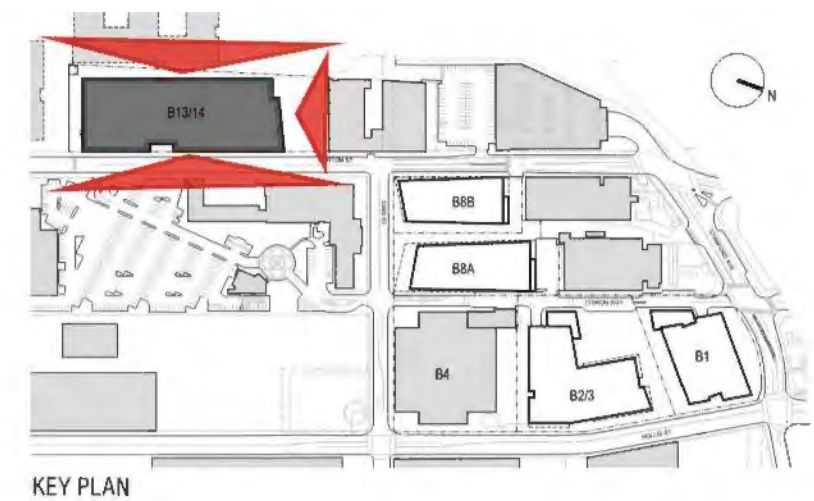
NORTH ELEVATION



WEST ELEVATION

- | | | | |
|---|--------------------------------|---|--------------------------------------|
| 1 METAL FRAME (SEE ARCHITECTURE DRAWINGS) | 4 SEAT WALL | 7 MULTI-STEM FLOWERING TREE IN PLANTER | 10 SHERWIN WILLIAMS BUILDING OUTLINE |
| 2 POCKET GARDEN | 5 PERENNIAL / SHRUB IN PLANTER | 8 COLOR-COATED METAL WIRE (SEE ARCHITECTURE DRAWINGS) | 11 BIO-RETENTION PLANTER (AT GRADE) |
| 3 CLIMBING VINE IN PLANTER | 6 HORTON PLAZA | 9 COLUMNAR TREES AT GARDE | 12 AT-GRADE PATHWAY |

NOTE: PARKING GARAGE OPENINGS SHALL COMPLY WITH CBC 406.5.2 FOR NATURAL VENTILATION





EXPO CENTER
PORTLAND



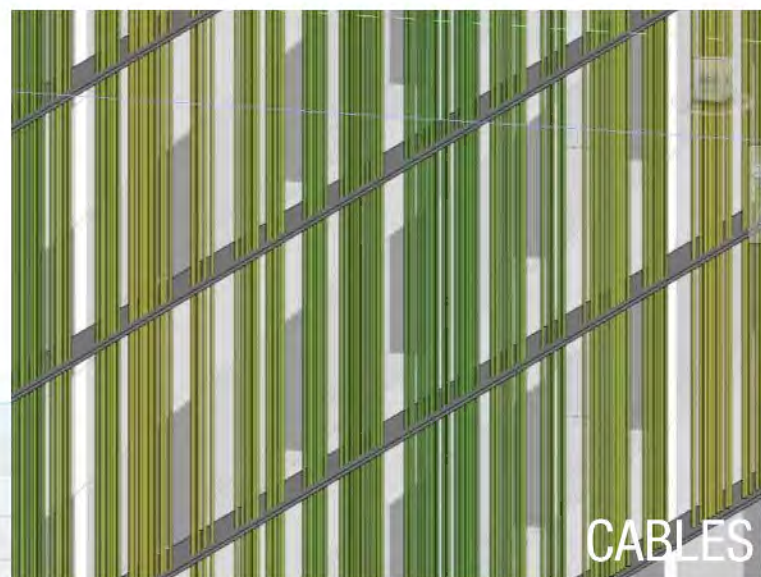
555 MISSION
SAN FRANCISCO



NOVARTIS CAMPUS
BASEL



SIHL CITY SHOPPING CENTER
ZURICH



CABLES



VINES



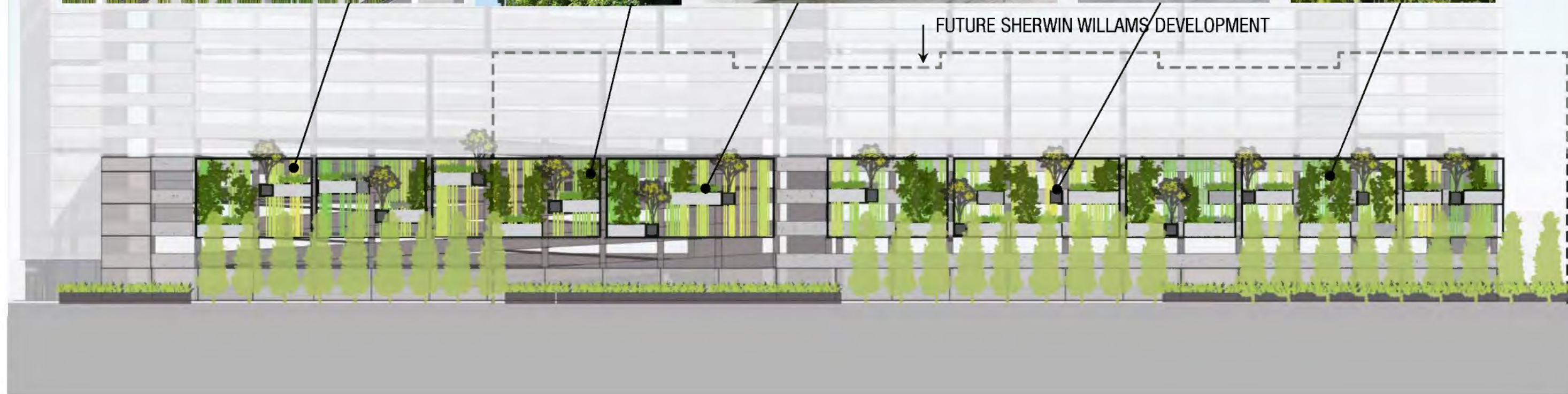
PERENNIALS



TREES



ACTIVE
IRRIGATION



FUTURE SHERWIN WILLIAMS DEVELOPMENT

HOURS OF
SUN
EXPOSURE

12 hours	10 hours	8 hours	6 hours	4 hours	2 hours
Trachelospermum jasminoides (Southern Jasmine)	Wisteria sinensis (Chinese Wisteria)	Clematis lasiantha (Chaparral Clematis)	Clematis armandii (Evergreen Clematis)		
Solanum jasminoides (Potato Vine)	Lomandra longifolia 'Breeze' (Dwarf Mat Rush)	Woodwardia fimbriata (Giant chain fern)	Dichondra argentea 'Silver Falls' (Silver Falls)		
Crape Myrtle Natchez (Lagerstroemia 'Natchez')	Western Redbud (Cercis occidentalis)	Japanese Maple (Acer palmatum)			





1 POLLINATOR GARDEN



2 POCKET GARDEN



3 PLAY / FITNESS



4 PARK & PLAZA



5 NATURE PLAY



6 ACTIVITY SPACE / TURF



7 PCR PLAZA



8 PCR PLAZA GARDEN & TERRACED SEATING



9 SHARED PUBLIC WAY



10 CHIRON PLAZA



11 PASEO SHADE GARDEN



12 ENTRY / RETAIL PLAZA



Concrete



CONCRETE

Metals



METAL GRATING

Accents



GLASS LIGHTING ACCENT

Wood/ Misc



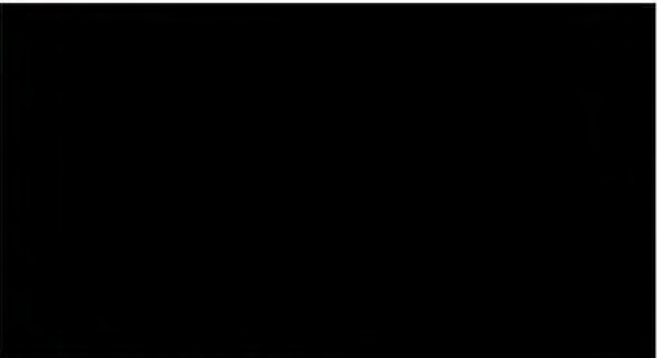
WOOD-TOPPED BENCHES



CONCRETE UNIT PAVER



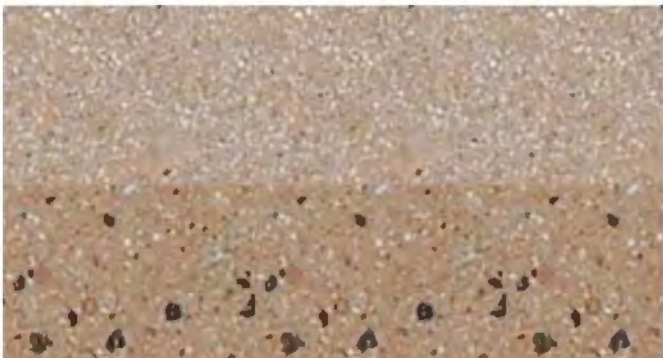
BIKE RACKS



BLACK POWDER COAT METAL



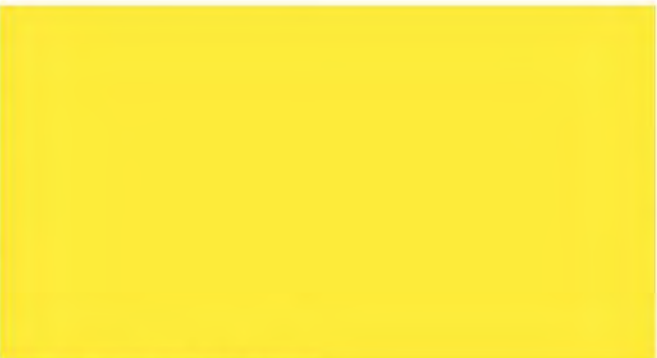
OUTDOOR FURNITURE



Color A



SHADE STRUCTURE



YELLOW POWDER COAT METAL



WOOD



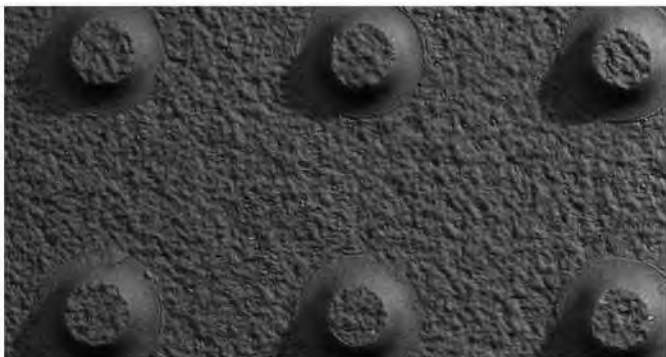
Color B



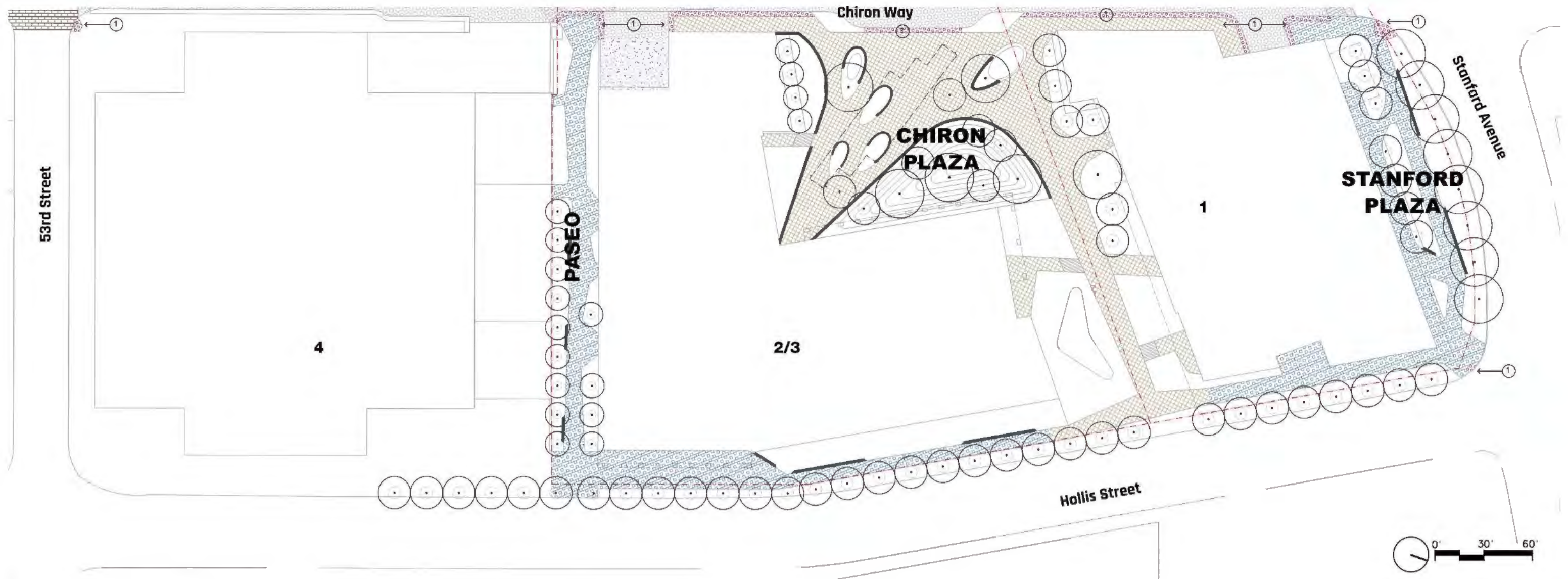
STAINLESS STEEL



WHITE POWDER COAT METAL



TRUNCATED DOME (CHARCOAL)



GENERAL NOTES

1. LANDSCAPE MATERIALS WILL BE PAINTED OR OTHERWISE TREATED WITH NON-REFLECTIVE COLORS.

KEY NOTES

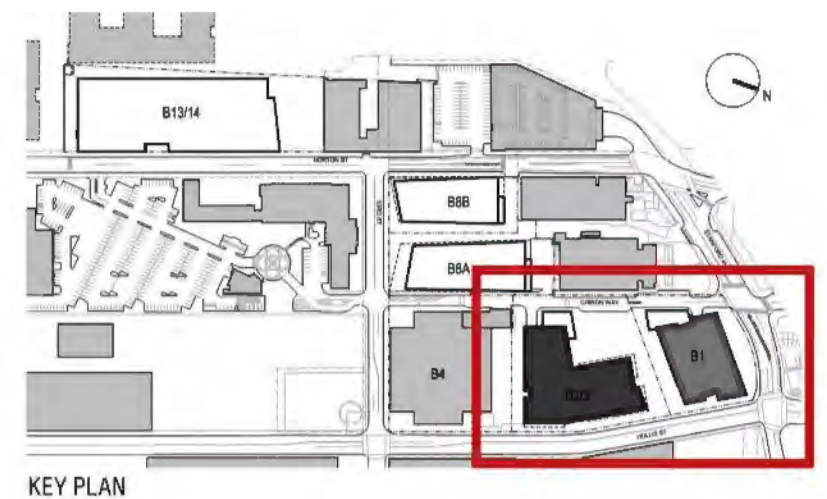
- ① TACTILE WARNING SURFACING TO MEET ADA AND CITY STANDARDS

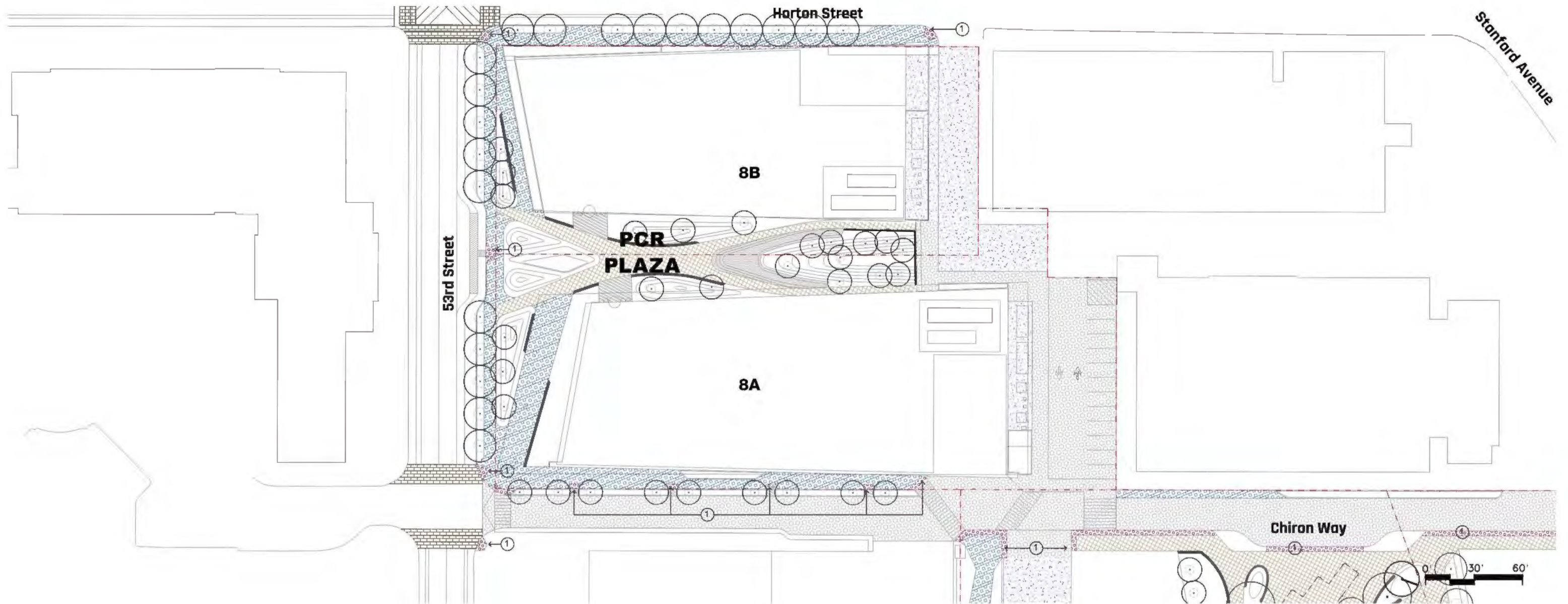
LEGEND

- FDP BOUNDARY
- SHADE STRUCTURE

SCHEDULE

(CIP) CAST IN PLACE CONCRETE - PROFILE A	(CUP) CONCRETE UNIT PAVERS - PROFILE A
① TACTILE WARNING SURFACING	(CUP) CONCRETE UNIT PAVERS - PROFILE B
METAL - TYPE A	(UP) UNIT PAVERS - PROFILE C (VEHICULAR)
SEAT WALL	(CUP) CONCRETE UNIT PAVERS - PROFILE D (VEHICULAR)





GENERAL NOTES

- 1. LANDSCAPE MATERIALS WILL BE PAINTED OR OTHERWISE TREATED WITH NON-REFLECTIVE COLORS.










KEY NOTES

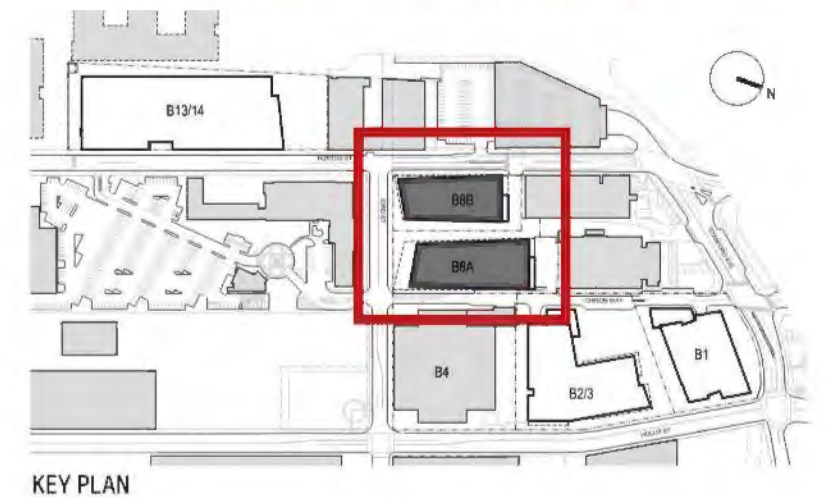
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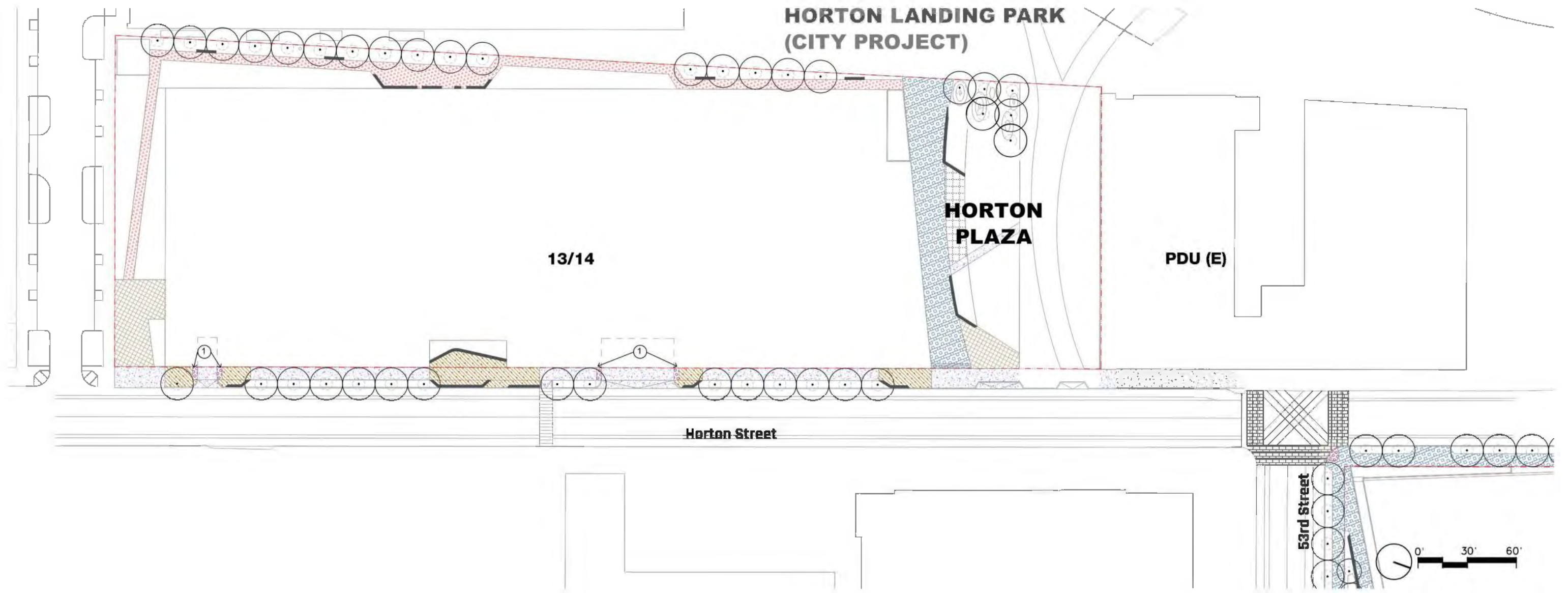
LEGEND

- FDP BOUNDARY
- SHADE STRUCTURE

SCHEDULE

①		TACTILE WARNING SURFACING		(CUP) CONCRETE UNIT PAVERS - PROFILE A	 SEAT WALL
		METAL - TYPE A		(CUP) CONCRETE UNIT PAVERS - PROFILE B	
		WOOD - TYPE A		(UP) UNIT PAVERS - PROFILE C (VEHICULAR)	
		(CIP) CAST IN PLACE CONCRETE - PROFILE A		(CUP) CONCRETE UNIT PAVERS - PROFILE D (VEHICULAR)	





GENERAL NOTES

1. LANDSCAPE MATERIALS WILL BE PAINTED OR OTHERWISE TREATED WITH NON-REFLECTIVE COLORS.

KEY NOTES

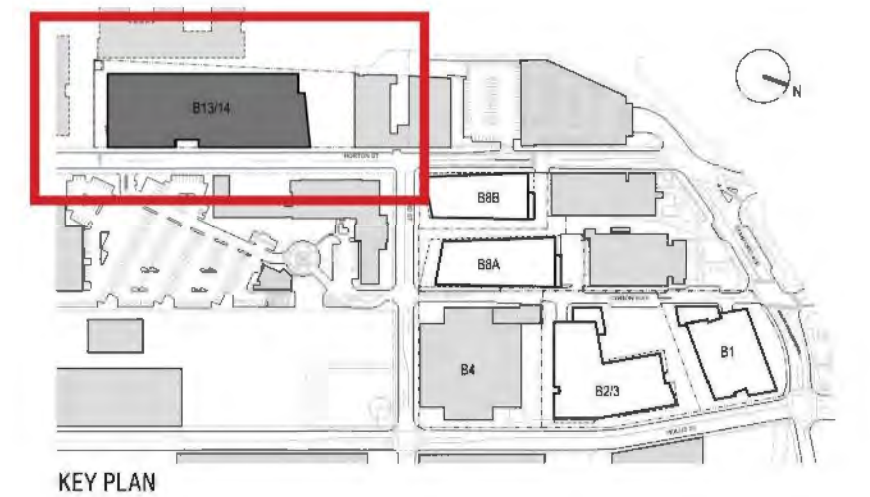
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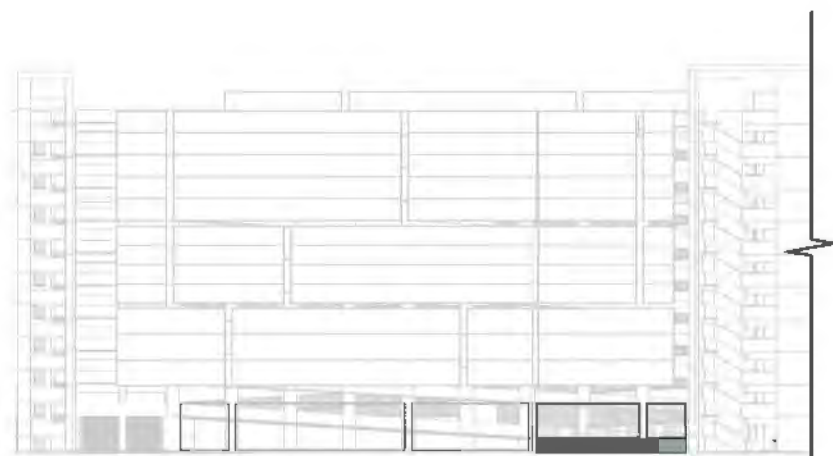
LEGEND

--- FDP BOUNDARY

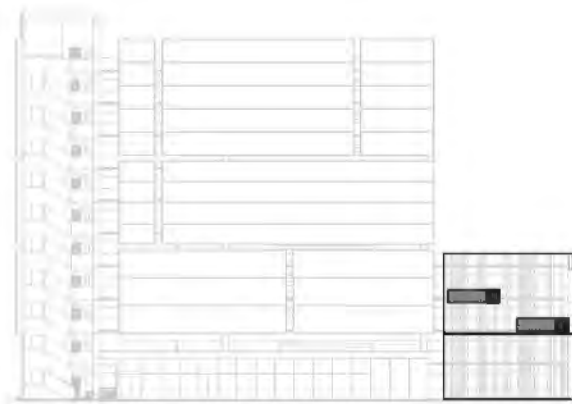
SCHEDULE

	(CUP) CONCRETE UNIT PAVERS - PROFILE A		(CIP) CAST IN PLACE CONCRETE - PROFILE A		SEAT WALL
	(CUP) CONCRETE UNIT PAVERS - PROFILE B		(CIP) CAST IN PLACE CONCRETE - PROFILE B		
	(UP) UNIT PAVERS - PROFILE C (VEHICULAR)		STABILIZED CRUSHED STONE SURFACING		
①	TACTILE WARNING SURFACING		RUBBERIZED SURFACING		

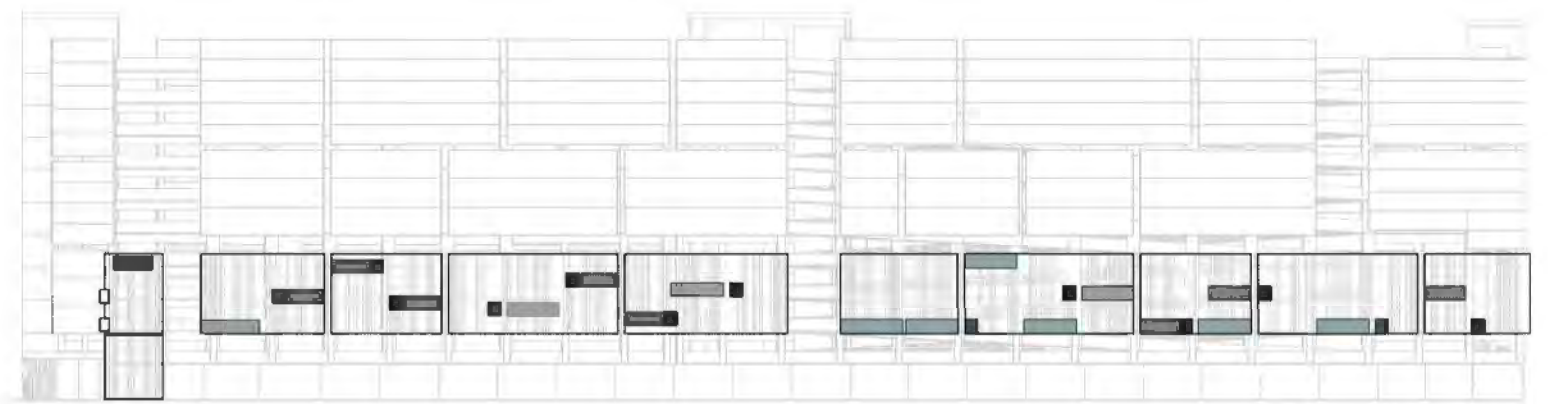




EAST ELEVATION



NORTH ELEVATION








WEST ELEVATION

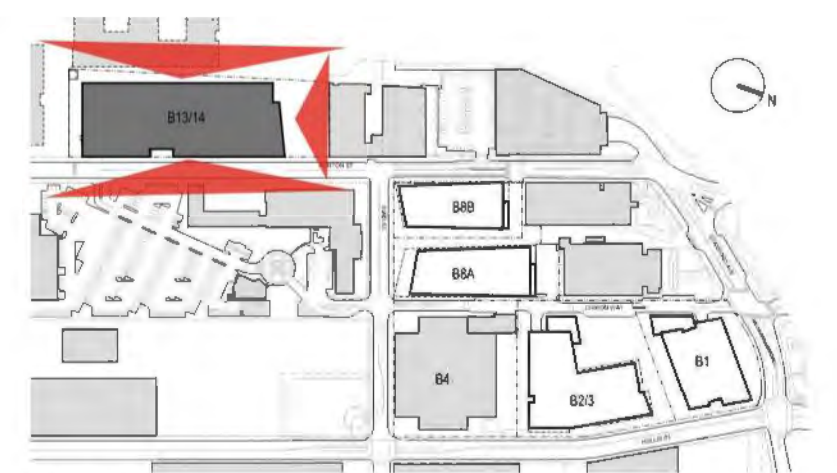
0' 30' 60'

GENERAL NOTES

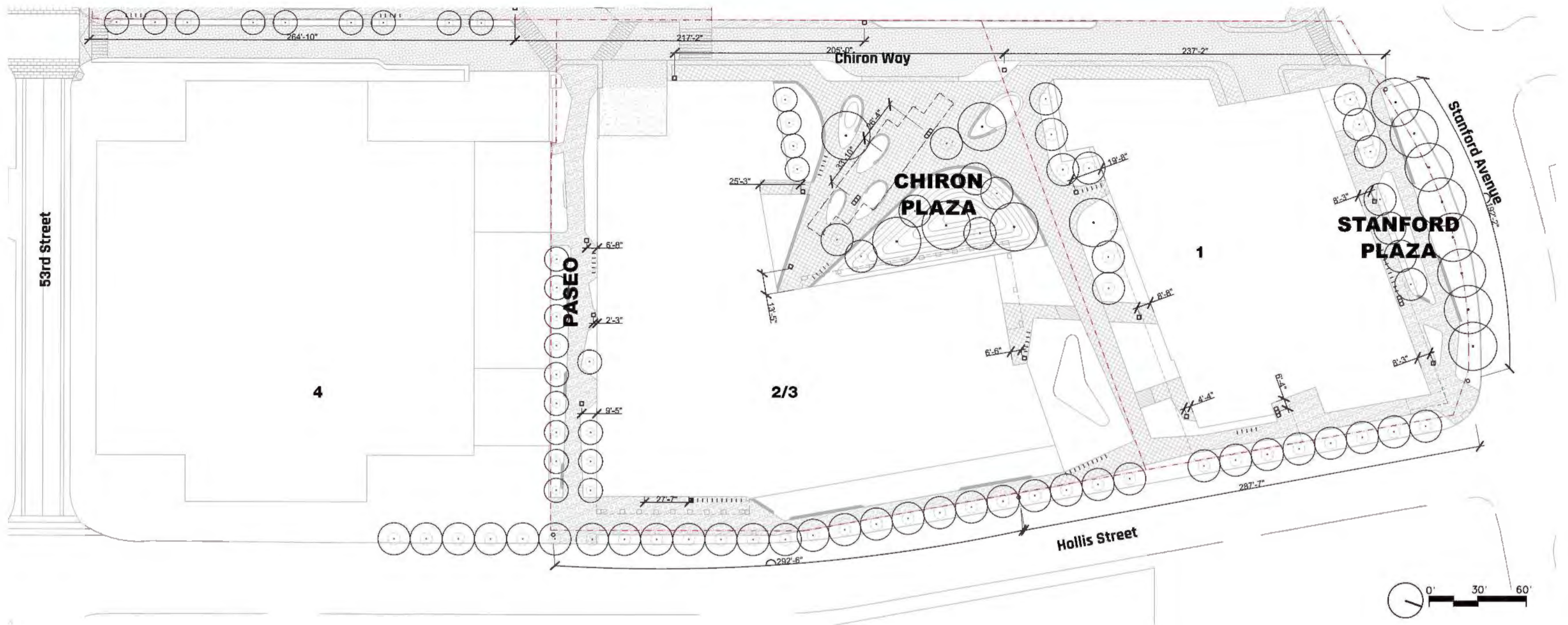
1. LANDSCAPE MATERIALS WILL BE PAINTED OR OTHERWISE TREATED WITH NON-REFLECTIVE COLORS.
2. PARKING GARAGE OPENINGS SHALL COMPLY WITH CBC 406.5.2 FOR NATURAL VENTILATION

SCHEDULE

	METAL FRAME - TYPE A (SEE ARCHITECTURAL DRAWINGS)
	METAL - TYPE B (16FT PLANTER)
	METAL - TYPE C (12FT PLANTER)
	METAL - TYPE D (4FT PLANTER)
	METAL - TYPE E (TREE PLANTER)



KEY PLAN



GENERAL NOTES

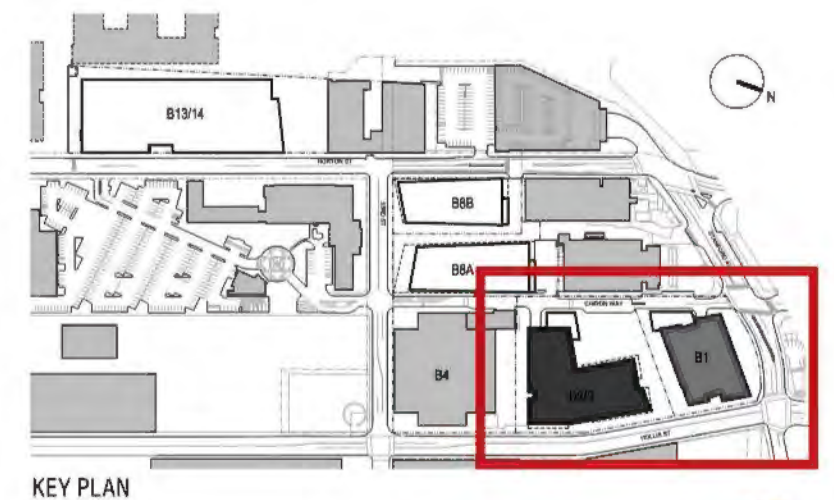
1. WASTE CONTAINERS ON PRIVATE PARCELS SHOW PRELIMINARY LOCATIONS. PRODUCTS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
2. MAINTENANCE PLAN FOR PRIVATE CONTAINERS AND PUBLIC CANS TO BE COMPLETED AT TIME OF BUILDING PERMIT.
3. LOCATION OF WASTE CONTAINERS ON CITY RIGHT OF WAY PRELIMINARY TO BE CONFIRMED AT TIME OF BUILDING PERMIT.
4. OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF DISCARDS CONTAINERS LOCATED IN PUBLIC SPACES ON PRIVATE PROPERTY.

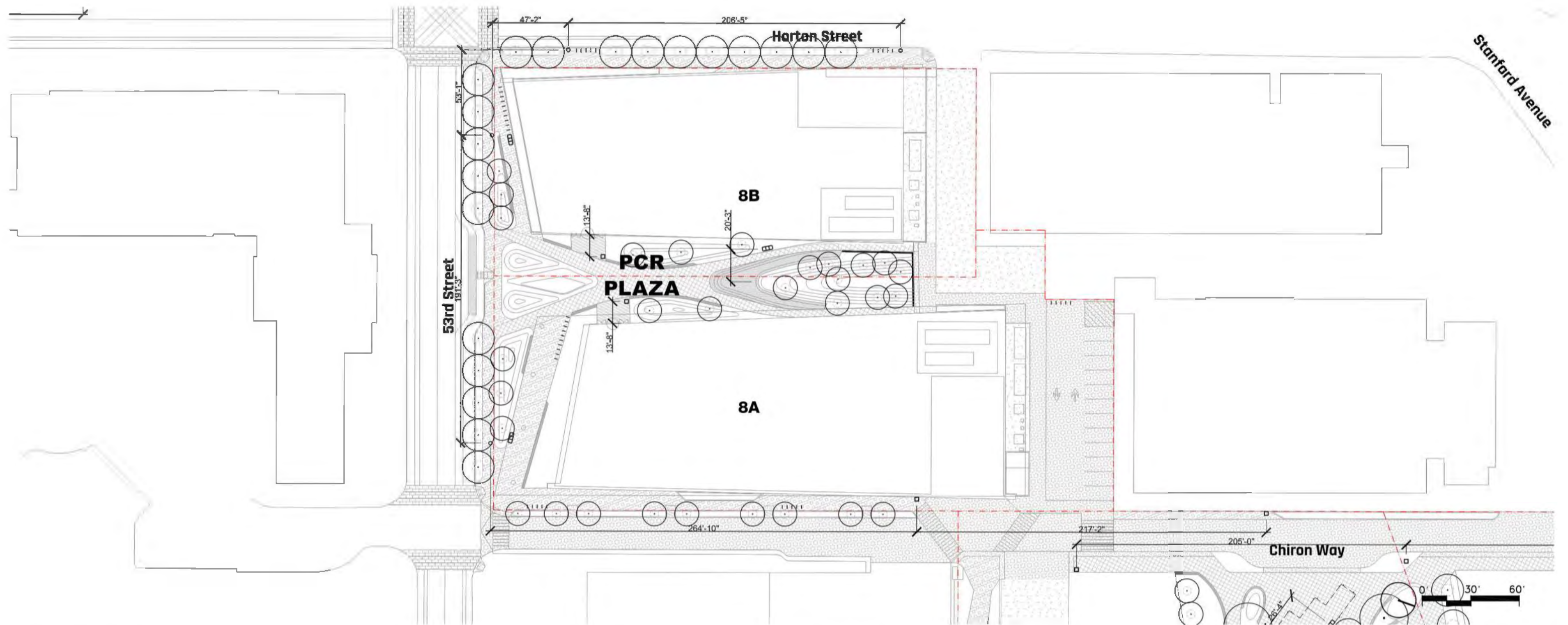
LEGEND

- FDP BOUNDARY
- SHADE STRUCTURE

SCHEDULE

- WASTE CONTAINERS (PRIVATE CONTAINERS)
- WASTE CONTAINERS (PUBLIC CONTAINERS) PRODUCT #SLURB-36-RBU
- 3-COMPARTMENT DISCARDS STATIONS (COMPOST, RECYCLING, TRASH)
- ||||| BIKE RACK





GENERAL NOTES

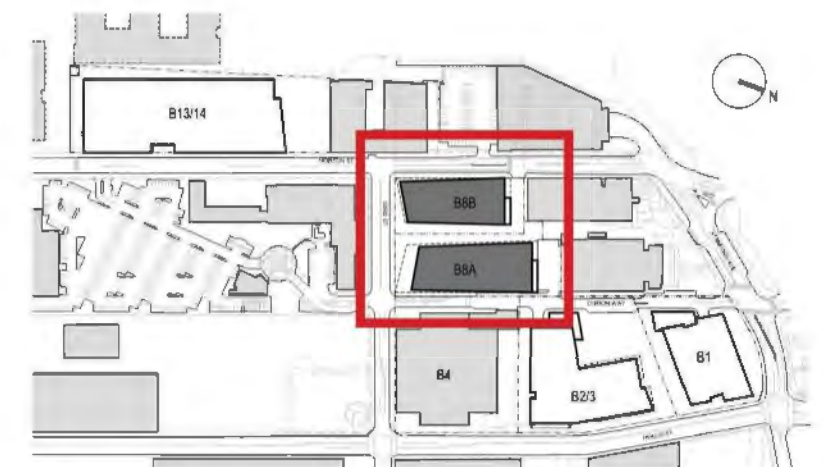
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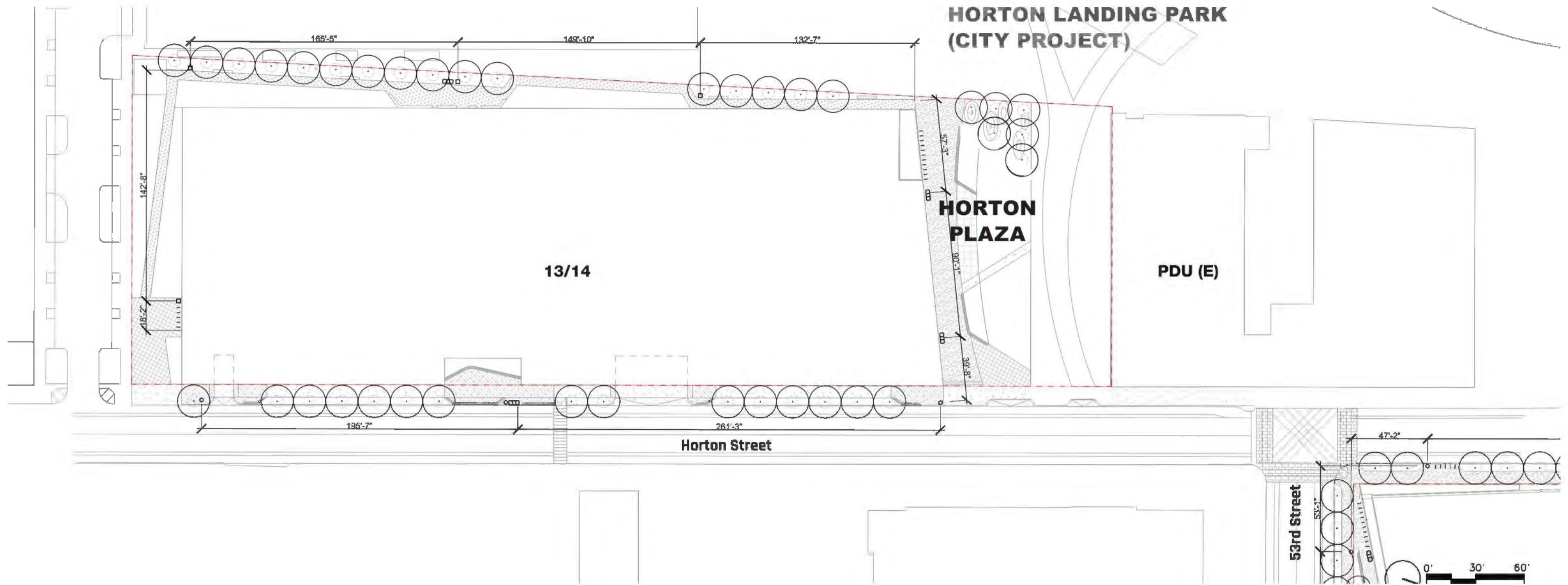
--- FDP BOUNDARY

SCHEDULE

- WASTE CONTAINERS (PRIVATE CONTAINERS)
- WASTE CONTAINERS (PUBLIC CONTAINERS) PRODUCT #SLURB-36-RBU
- BB 3-COMPARTMENT DISCARDS STATIONS (COMPOST, RECYCLING, TRASH)
- ||||| BIKE RACK



KEY PLAN



GENERAL NOTES

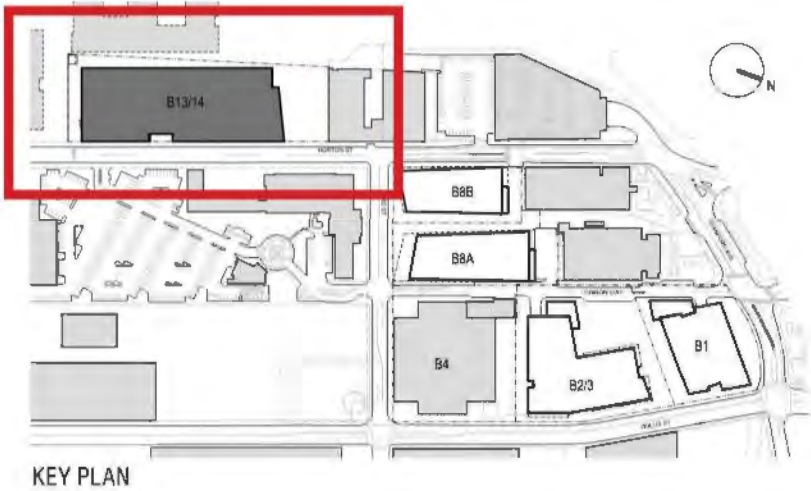
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LEGEND

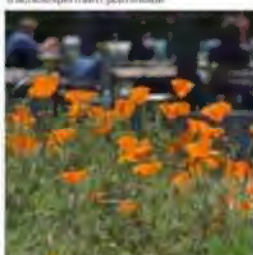
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SCHEDULE

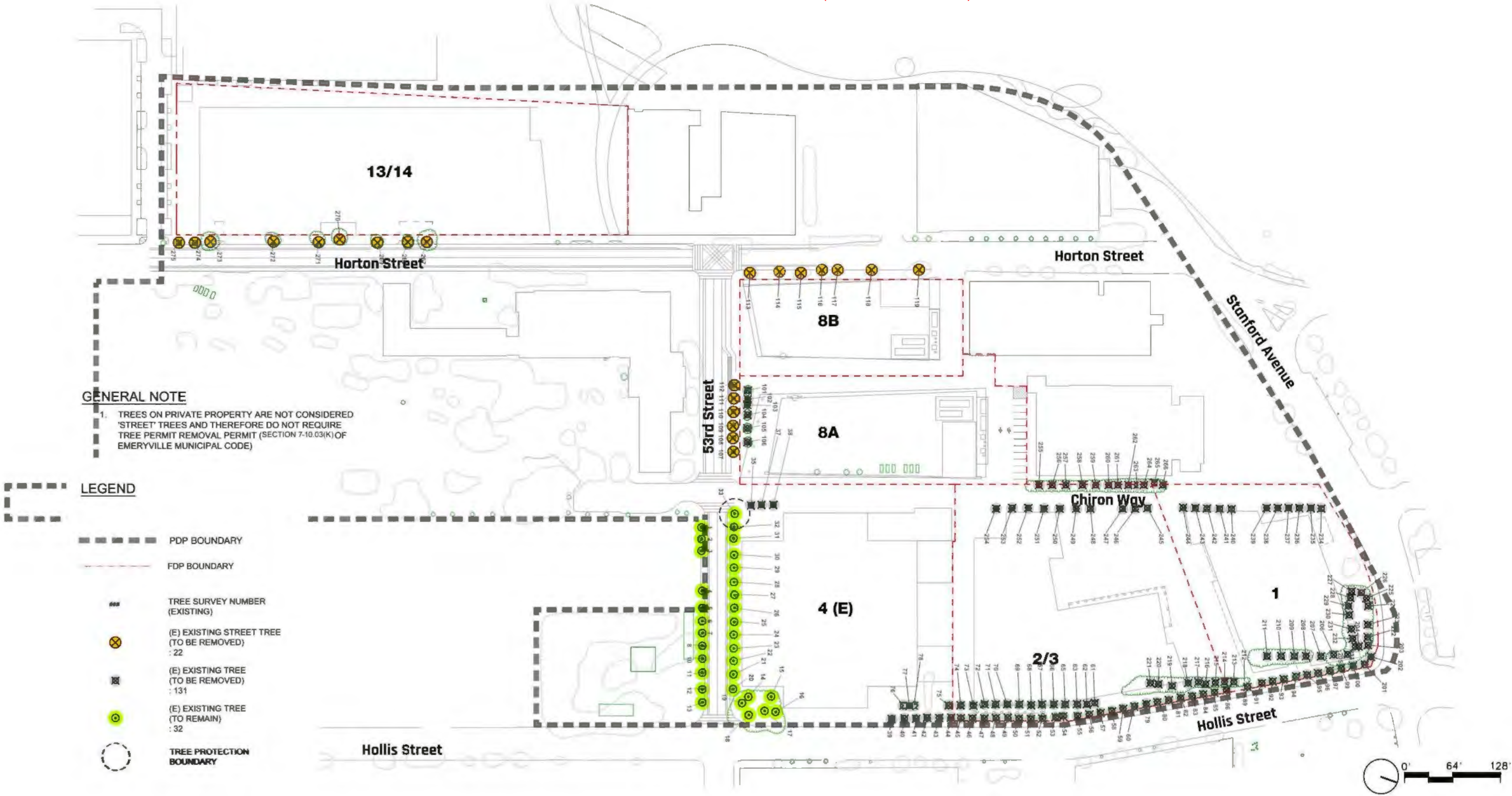
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- 3-COMPARTMENT DISCARDS STATIONS (COMPOST, RECYCLING, TRASH)
- BIKE RACK



									Cultural Size @ 10 Yr.	Specing in inches	WUCOLS	
Symbol	Botanical Name	Common Name	Native or Adaptive	Evergreen/ Deciduous	Quantity	Size *	Std/Min/Max	H	W		L - M - H	Nursery Availability
Trees												
Am	Arbutus Menziesii	Strawberry Tree	A	E		36 box	Std	20	15	15	L/M	60 box - Big trees nursery
Ced	Cedrus deodora	Deodar Cedar	N	E		36 box	Std	40	20	20	M	1 gal - Monterey Bay nursery
Co	Cercis texensis 'Oklahoma'	Oklahoma Redbud	N	D		24 box	Multi	15	15	15	L/M	24 box - Belmont nursery
Jm	Jacaranda mimosifolia	Jacaranda	A	D		72 box	Std	30	20	20	L	72 box - Big Trees nursery
Oe	Olea europaea 'Swan Hill'	Swan Hill Olive	A	E		72 box	Std	30	30	30	L	72 box - Big Trees nursery
Qr	Quercus bicolor	American Dream Oak	N	D		48 box	Std	55	40	50	M	
Qf	Quercus farranetii 'Forest Green'	Hungarian Oak	A	D		48 box	Std	60	40	60	M	24 box - Boething treeland farms
Qr	Quercus rubra	Red Oak	N	D		36 box	Std	60	50	60	M	15 gal & 24 box - Boething treeland farms
Qb	Quercus buckleyi	Texas Red Oak	N	D		18 box	Std	30	30	30	L	#15 - Belmont nursery
Qmr	Quercus macrocarpa x robur	Heritage Oak	N	D		48 box	Std	60	40	60	M	24 box - Boething treeland farms
Qe	Quercus engelmannii	Engelmann Oak	N	E		60 box	Multi	40	90	90	L	60 box - Big trees nursery
Ql	Quercus laevis	Live Oak	N	E		36 box	Std	40	35	30	H	
Qv	Quercus virginiana	Southern Live Oak	N	E		60 box	Std	40	60	60	M	60 box - Big trees nursery
Street Trees												
Am	Acer x freemanii	Freeman Maple	A	D		24 box	Std	50	35	25	M	#15 - Belmont nursery
Ar	Acer rubrum 'Armstrong'	Armstrong Gold Red Maple	N	D		24 box	Std	50	15	25	H	24 box - Belmont nursery
Gb	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair	A	D		24 box	Std	50	15	15	M	24 box - Nomans Nursery
Pc	Pistacia chinensis 'Keith Dewey'	Keith Dewey Chinese Pistache	A	D		24 box	Std	40	30	30	L	60 box - Big trees nursery
Qm	Quercus muhlenbergii	Chinquapin Oak	N	D		24 box	Std	40	50	50	M	
Rp	Robinia pseudoacacia 'Friser'	Friser Black Locust	A	D		24 box	Std	40	25	30	M	
Sh	Schinus terebinthifolius	Brazilian Pepper	A	E		24 box	Std	40	30	30	L	24 box - Belmont nursery
Qr	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	A	D		24 box	Std	45	15	20	M	#15 - Belmont nursery
Qb	Quercus robur x bicolor 'long'	Regal Prince Columnar Oak	A	D		24 box	Std	45	18	20	M	#15 - Belmont nursery
Woody Shrubs												
Mac	Mahonia aquifolium 'Compacta'	Oregon Grape	N	E		1 Gal		24	42	42	L	15 gal - pacific nursery
Mar	Mahonia aquifolium var. repens	Creeping Barberry	N	E		1 Gal		30	42	42	L	15 gal - pacific nursery
Ra	Ribes sanguineum	Red-Flowering Currant	N	D		5 Gal		72	72	72	L	5 gal - Bay natives nursery
Rc	Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	N	E		1 Gal		48	48	48	L/M	5 gal - pacific nursery
Sy	Symphoricarpos albus	Snowberry	N	D		1 Gal		72	96	96	L/M	1 gal - Bay natives nursery
Cec	Ceanothus Concha	Concha Wild Lilac	N	E		5 Gal		96	96	96	L	5 gal - pacific nursery
Fc	Framontodendron californicum	California Flannelbush	N	E		5 Gal		84	84	84	VL	5 gal - pacific nursery
Lj	Ligustrum japonicum	Wax-leaf privet	A	E		5 Gal		84	72	72	M	
Ph	Photinia x fraseri	Fraser photinia	A	E		5 Gal		120	120	72	M	
Pl	Prunus laurocerasus	Cherry Laurel	N	E		3 Gal		30	30	30	M	15 gal - pacific nursery
Rb	Rhus integrifolia	Lemonade Berry	N	E		5 Gal		60	90	60	L	15 gal - pacific nursery
Rv	Ribes viburnifolium	Evergreen Currant	N	E		5 Gal		48	72	72	L	5 gal - Bay natives nursery
Sa	Salvia apiana	White Sage	N	E		1 Gal		60	60	60	VL	1 gal - pacific nursery
Sc	Salvia clevelandii 'Winnifred Gilman'	Blue Cleveland Sage	N	E		1 Gal		60	60	60	L	1 gal - Bay natives nursery
Sl	Salvia leucantha 'Midnight'	Purple Mexican Sage	A	E		5 Gal		48	60	48	L	Portl Sat 5 gal - pacific nursery
Se	Salvia spathacea	Hummingbird Sage	N	E		5 Gal		30	48	36	L	5 gal - Bay natives nursery
Perennials												
Ek	Eriogonum karwinskianus	Mexican Daisy	N	E		1 Gal		12	30	30	L/M	QT - Monterey Bay nursery
Egr	Eriogonum grande var. rubescens	Red-Flowered Buckwheat	N	E		1 Gal		18	18	18	L	1 gal - Bay natives nursery
Hm	Heuchera maxima	Island Alum Root	N	E		1 Gal		18	30	30	L	1 gal - Bay natives nursery
Id	Iris douglasiana	Douglas Iris	N	E		1 Gal		18	18	18	L	1 gal - Bay natives nursery
Ma	Mimulus aurantiacus	Sticky Monkey Flower	N	E		1 Gal		42	42	42	L	1 gal - Bay natives nursery
Map	Mimulus aurantiacus var. puniceus	Red Monkey Flower	N	E		1 Gal		42	42	42	L	1 gal - Bay natives nursery
Ln	Lupinus nodiflorus	Common Lupine	A	E		1 Gal		24	24	24	L	1 gal - Bay natives nursery
Ana	Acanthus mollis	Oak Leaf Acanthus	A	E		1 Gal		48	36	36	M	1 gal - Monterey Bay nursery
Cm	Cinn. minima	Orange Cinn.	A	E		1 Gal		24	24	24	M	1 gal - Monterey Bay nursery
Wf	Woodwardia imbricata	Giant Chain Fern	N	E		1 Gal		48	48	36	M	1 gal - Bay natives nursery
Ar	Artemisia californica 'Montara'	Montara Sagebrush	N	E		1 Gal		24	48	36	VL	1 gal - Bay natives nursery
Am	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Yarrow	N	E		1 Gal		12	24	18	L	1 gal - Bay natives nursery
As	Asclepias speciosa	Showy Milkweed	A	D		1 Gal		60	48	24/36	L	1 gal - Bay natives nursery
Au	Allium uniflorum	One Leaf Onion	N	D		1 Gal		24	18	12	M	1 gal - Bay natives nursery
Ec	Eriogonum fasciculatum	California Fuchsia	N	D		1 Gal		18	36	36	L	1 gal - Bay natives nursery
Er	Eriogonum fasciculatum	California Buckwheat	N	E		1 Gal		36	48	36	L	1 gal - Bay natives nursery
Eac	Eschscholzia californica	California Poppy	N	D		1 Gal		18	18	18	VL	1 gal - Bay natives nursery
Lia	Lavandula x intermedia 'Alba'	White Lavender	A	E		1 Gal		36	36	24	L	
Mv	Monardella villosa	Coyote Mint	N	E		1 Gal		18	18	18/24	VL	1 gal - Bay natives nursery
Vi	Verbena lilacina 'De la Mina'	Lilac Verbena	A	E		1 Gal		24	36	24	L	1 gal - Bay natives nursery
Vb	Verbena bipinnatifida	Valley Lavender Plains Verbena	A	E		1 Gal		12	18	12	L	
Grasses Sedges Rushes												
Cb	Carex barbasae	Santa Barbara Sedge	N	E		1 Gal		24	12	12	L	1 gal - Bay natives nursery
Cd	Carex diursa	berkeley Sedge	A	D		1 Gal		24	24	24	L	1 gal - Sequel nursery growers
Cl	Chondropetalum lactorum	Small Cape Rush	A	E		1 Gal		30	36	36	L	
Ha	Helictotrichon sempervirens	Blue Oat Grass	A	E		1 Gal		18	18	18	L	
Jp	Juncus patens	California Grey Rush	N	E		1 Gal		24	12	12	L	1 gal - pacific nursery
Mic	Muhlenbergia capillaris	Pink Muhly Grass	A	E		1 Gal		48	42	42	L	1 & 5 gal - pacific nursery
Sp	Stipa pulchra	Purple Needlegrass	N	E		1 Gal		48	48	48	L	1 gal - Bay natives nursery
De	Deschampsia cespitosa	Tufted Hair Grass	A	E		1 Gal		24	24	24	L	1 gal - pacific nursery
Hb	Hordium brachyantherum	Meadow Barley	N	E		1 Gal		30	30	24	L	
Lb	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	A	E		1 Gal		36	36	36/48	L	1 gal - Monterey Bay nursery
Mr	Muhlenbergia rigens	Deergrass	N	E		1 Gal		48	48	48	L	1 & 5 gal - pacific nursery
PLANT MIX 1 (DROP SEEDED APPLICATION)												
	Bouteloua gracilis	Blue Gamma Grass	N			Seed		12	12		L	S&S Seeds
	Lupinus albus	Silver Lupine	N			Seed		12	36		L	S&S Seeds
	Gilia capitata	Blue Thimble Flower	N			Seed		15	12		L	S&S Seeds
	Eschscholzia californica	California Poppy	N			Seed		18	18		VL	S&S Seeds



THIS SHEET SUPERCEDED BY SHEET G070A DATED FEBRUARY 25, 2021 (SEE NEXT SHEET)



APPROVED
 FEB 25 2021
 by PC
 City of Emeryville
 Planning Division

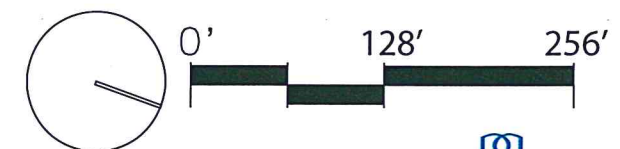
GENERAL NOTE

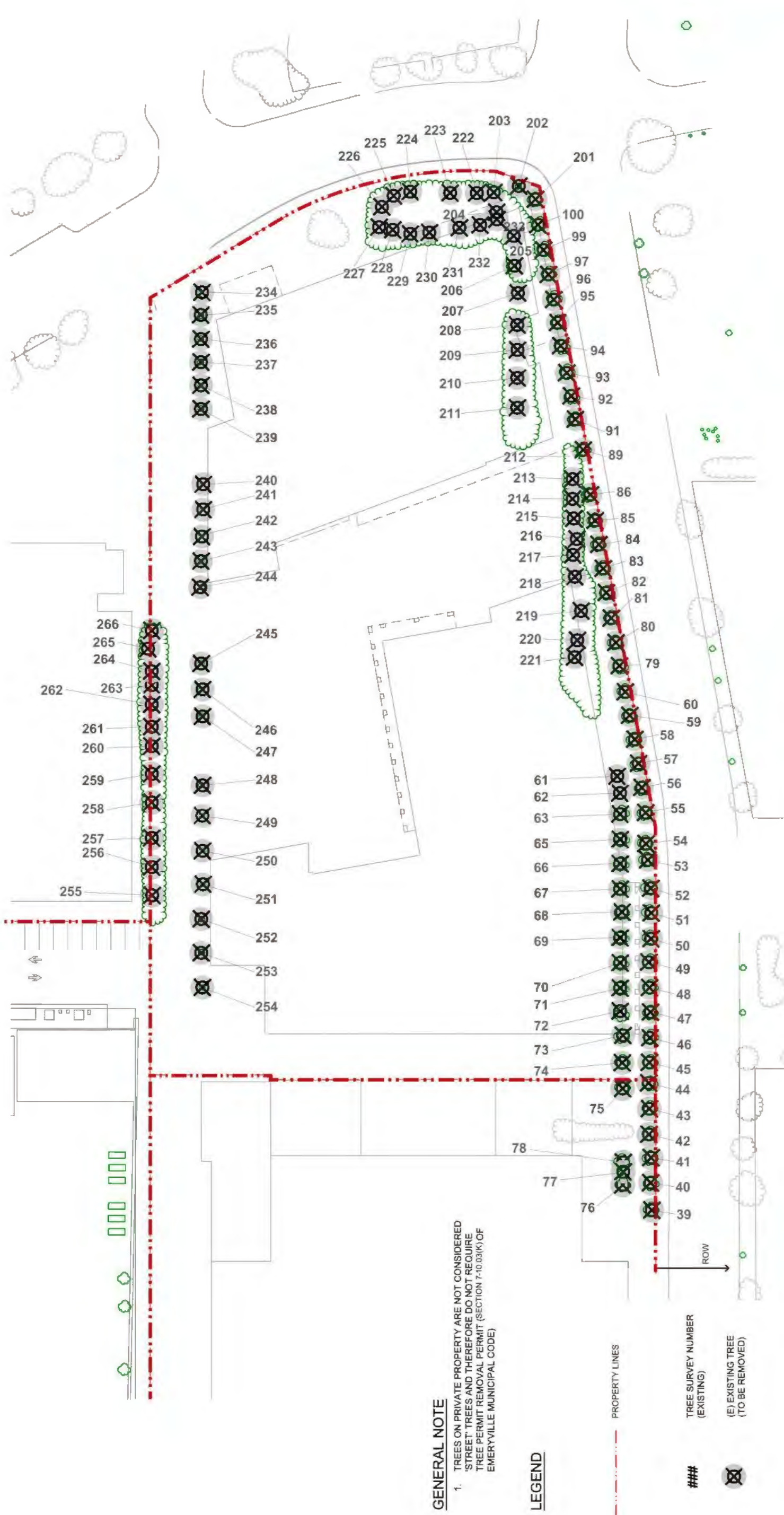
1. TREES ON PRIVATE PROPERTY ARE NOT CONSIDERED 'STREET' TREES AND THEREFORE DO NOT REQUIRE TREE REMOVAL PERMIT (SECTION 7-10.03(K) OF EMERYVILLE MUNICIPAL CODE).

LEGEND

-  Existing Tree To Be Preserved
-  Existing Tree To Be Removed
-  Tree excluded from FDP
All trees to remain
-  Proposed Bioretention Area
-  Proposed Planting Area
-  Property Line
-  Building Footprint
-  Building Overhang
-  Existing Tree survey #

Excluded from FDP. All trees to remain.





GENERAL NOTE

- 1. TREES ON PRIVATE PROPERTY ARE NOT CONSIDERED "STREET" TREES AND THEREFORE DO NOT REQUIRE TREE PERMIT REMOVAL PERMIT (SECTION 7-10.03(K) OF EMERYVILLE MUNICIPAL CODE)

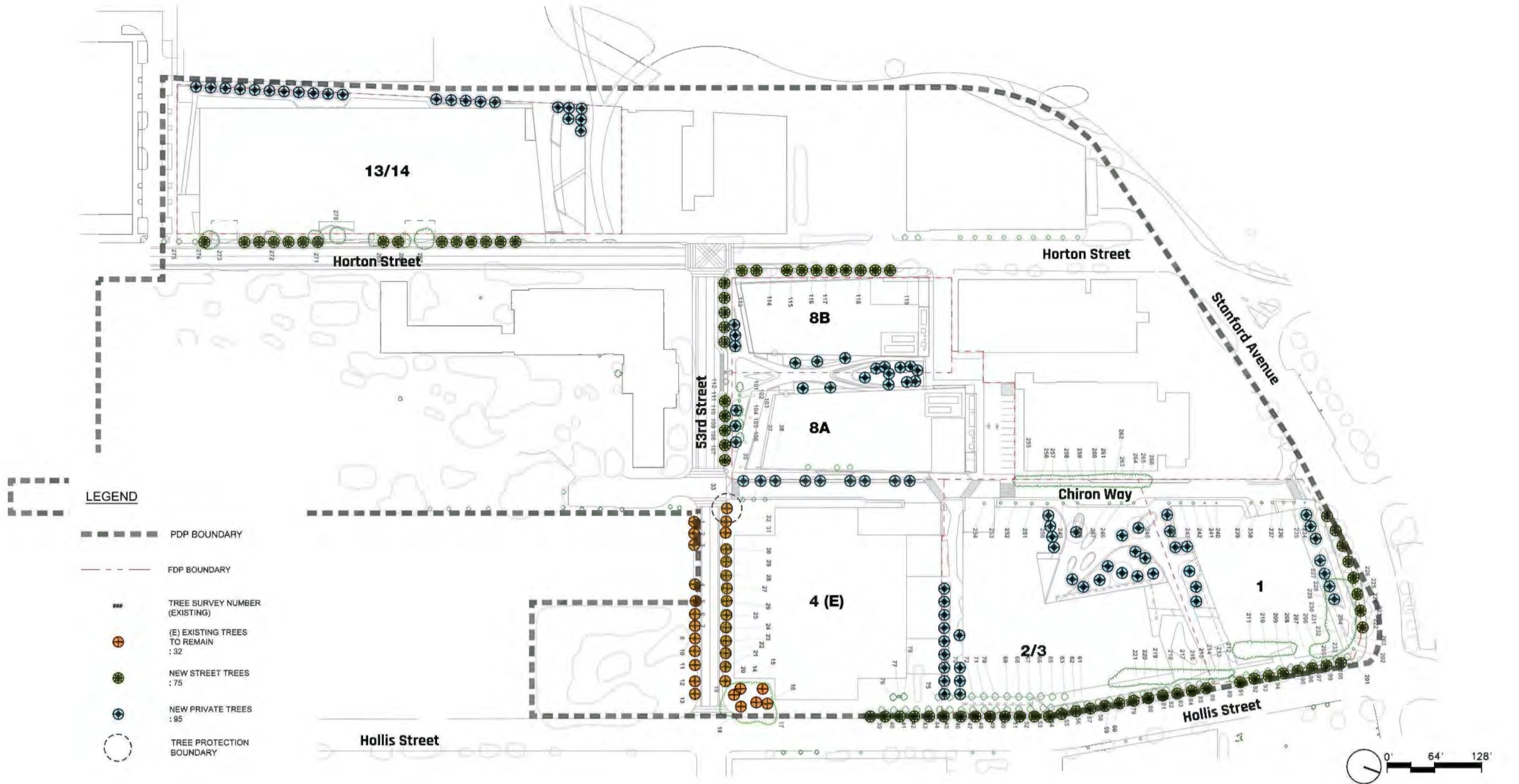
LEGEND

PROPERTY LINES

TREE SURVEY NUMBER (EXISTING)

###

(E) EXISTING TREE (TO BE REMOVED)





GENERAL NOTES

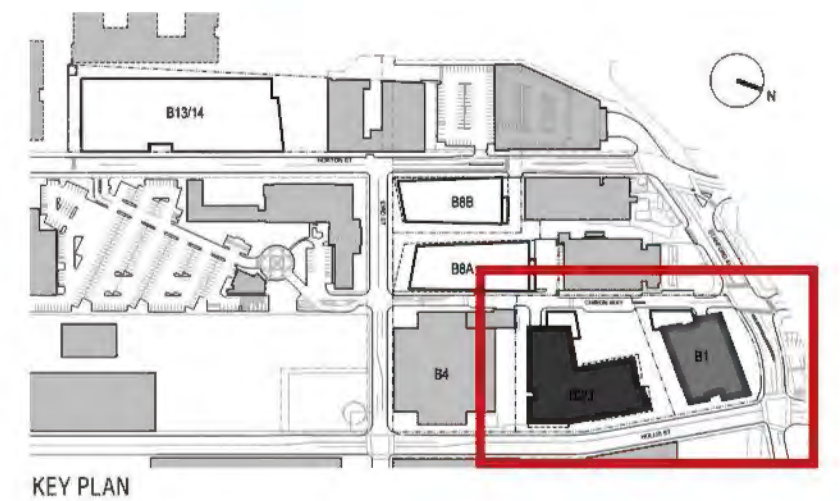
1. STREET TREES AND SHADE TRELLISES LOCATED TO PROVIDE WIND SCREENING FOR PEDESTRIANS WHERE FEASIBLE.
2. DESIGN COMPLIES WITH THE CRITERIA OF THE WATER EFFICIENCY ORDINANCE (WELO) AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

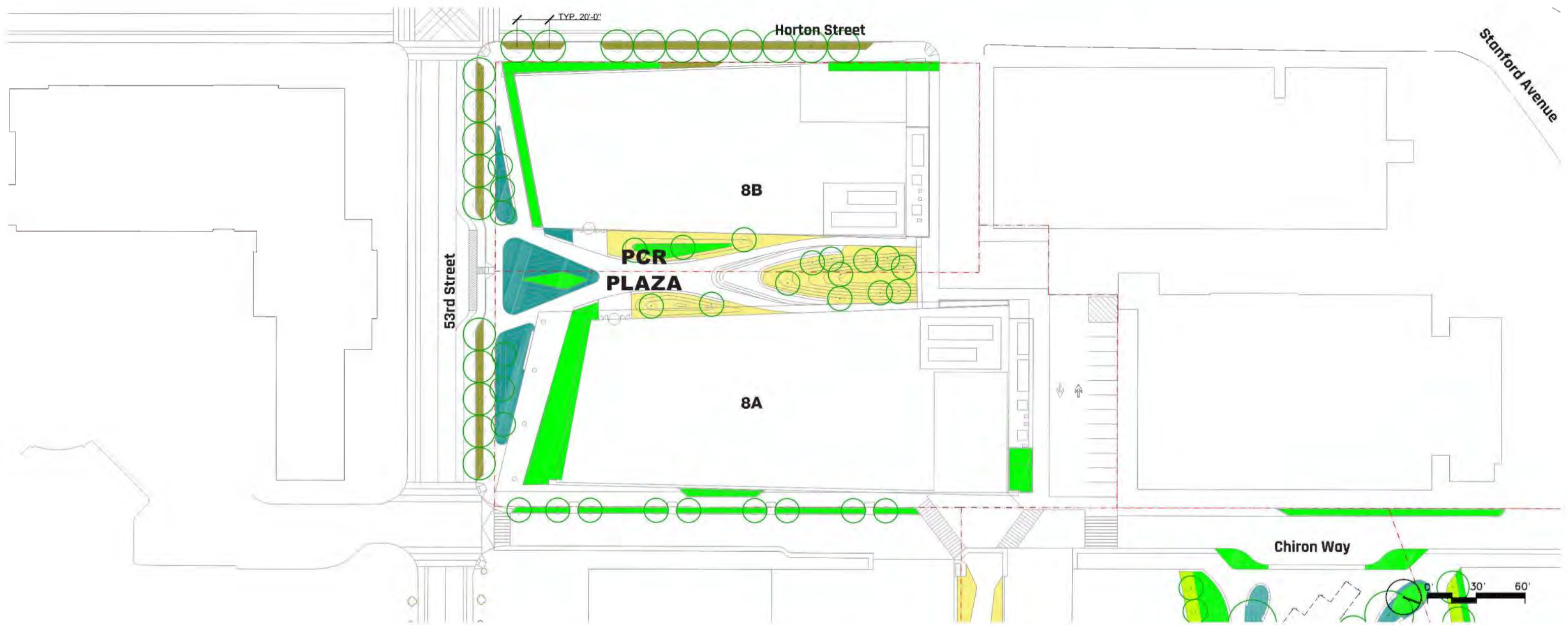
LEGEND

- FDP BOUNDARY
- SHADE STRUCTURE
- TREE (PROPOSED)
TREE BOX SIZE
TRUNK
TREE EXCAVATION AREA
(12" OFFSET FROM TREE BOX)
83 TREES
- EXISTING TREE

SCHEDULE

- PLANTING - TYPE A (STREETSCAPE)
- PLANTING - TYPE B (SHADE)
- PLANTING - TYPE C (MEADOW)
- PLANTING - TYPE E (POLLINATOR GARDEN)
- BIO-RETENTION PLANTER





GENERAL NOTES

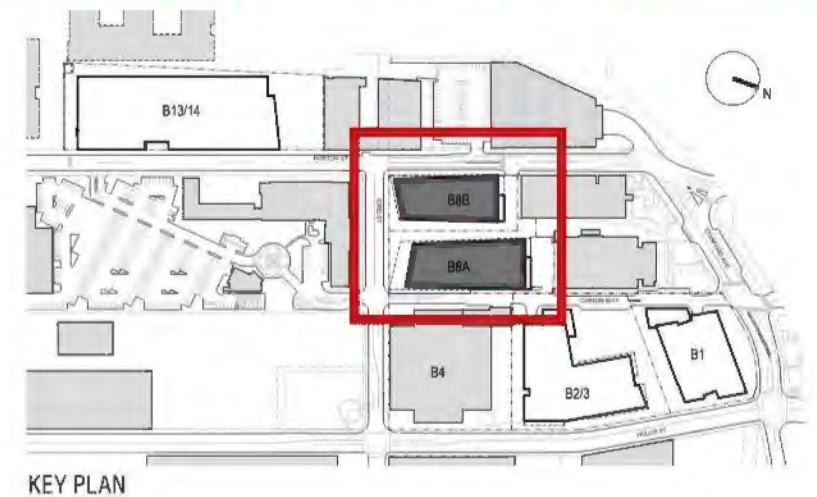
1. STREET TREES AND SHADE TRELLISES LOCATED TO PROVIDE WIND SCREENING FOR PEDESTRIANS WHERE FEASIBLE.
2. DESIGN COMPLIES WITH THE CRITERIA OF THE WATER EFFICIENCY ORDINANCE (WEO) AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

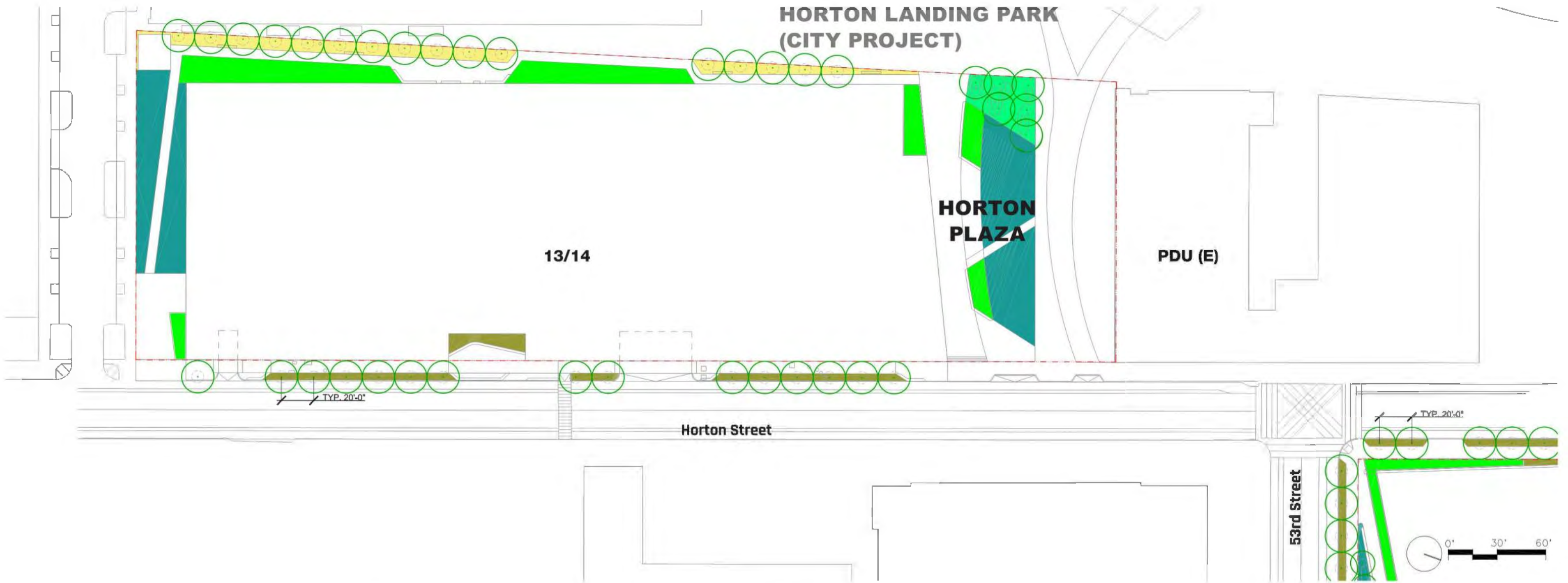
LEGEND

- FDP BOUNDARY
- SHADE STRUCTURE
- TREE (PROPOSED)
 - TREE BOX SIZE
 - TRUNK
 - TREE EXCAVATION AREA (12" OFFSET FROM TREE BOX)
 - 50 TREES
- EXISTING TREE

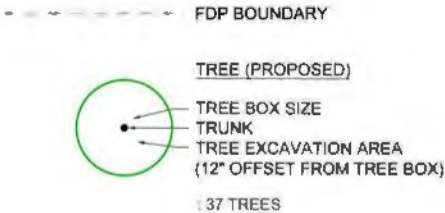
SCHEDULE

- PLANTING - TYPE A (STREETSCAPE)
- PLANTING - TYPE B (SHADE)
- PLANTING - TYPE C (MEADOW)
- PLANTING - TYPE E (POLLINATOR GARDEN)
- BIO-RETENTION PLANTER

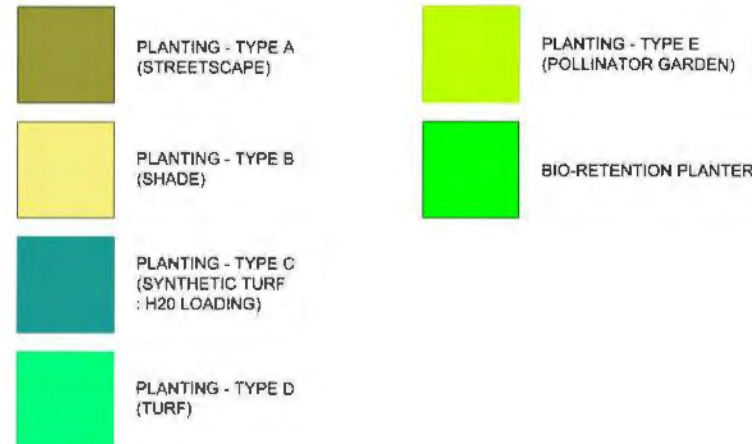




LEGEND

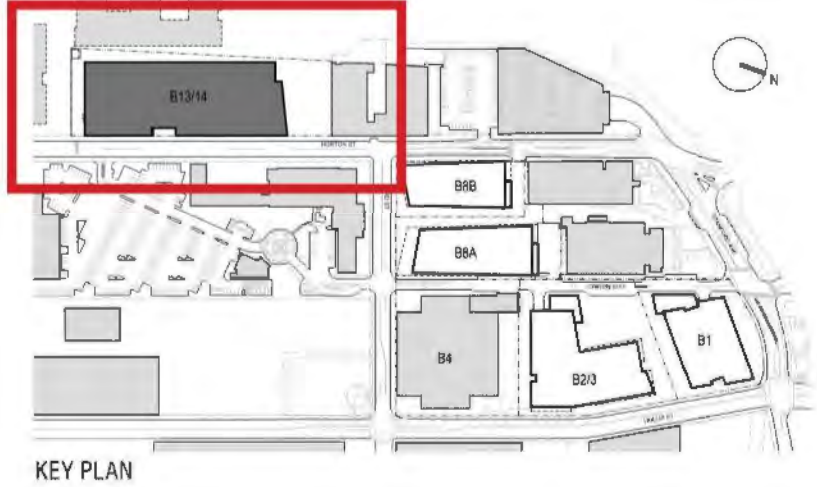


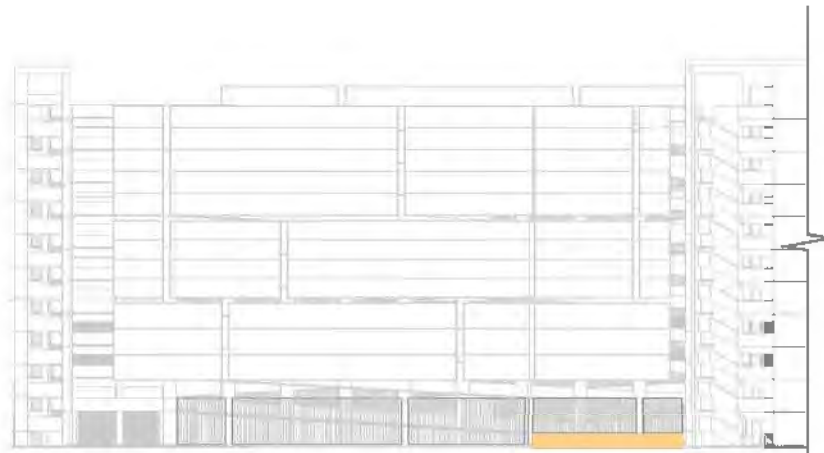
SCHEDULE



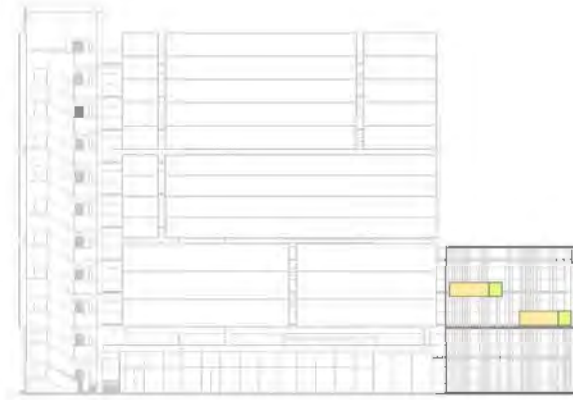
GENERAL NOTES

1. STREET TREES AND SHADE TRELLISES LOCATED TO PROVIDE WIND SCREENING FOR PEDESTRIANS WHERE FEASIBLE.
2. DESIGN COMPLIES WITH THE CRITERIA OF THE WATER EFFICIENCY ORDINANCE (WELO) AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

GENERAL NOTES

1. STREET TREES AND SHADE TRELLISES LOCATED TO PROVIDE WIND SCREENING FOR PEDESTRIANS WHERE FEASIBLE.
2. DESIGN COMPLIES WITH THE CRITERIA OF THE WATER EFFICIENCY ORDINANCE (WELO) AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN
3. PARKING GARAGE OPENINGS SHALL COMPLY WITH CBC 406.5.2 FOR NATURAL VENTILATION

SCHEDULE



PLANTING - TYPE A
(VINE AND PERENNIAL
PLANTER - FULL SUN)



PLANTING - TYPE B
(VINE AND PERENNIAL
PLANTER - OVER 6HR SUN)



PLANTING - TYPE C
(VINE AND PERENNIAL
PLANTER - 3-6HR PARTIAL
SUN)



PLANTING - TYPE D
(VINE AND PERENNIAL
PLANTER - SHADE)



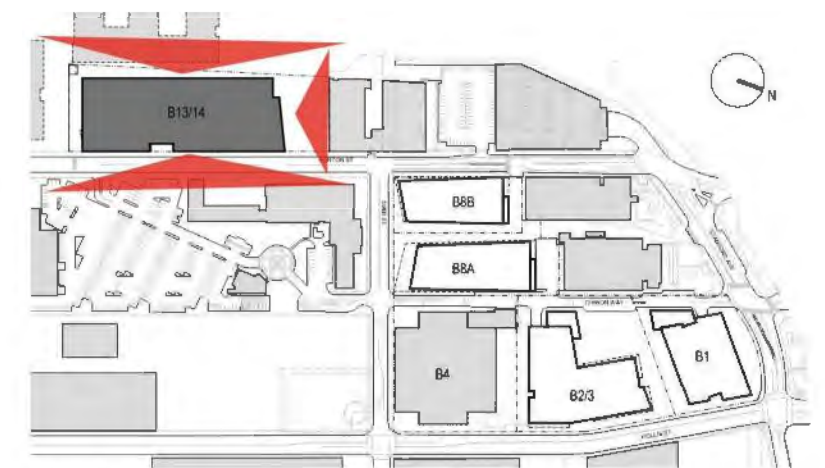
PLANTING - TYPE E
(TREE PLANTER - FULL SUN)
: 4 TREES



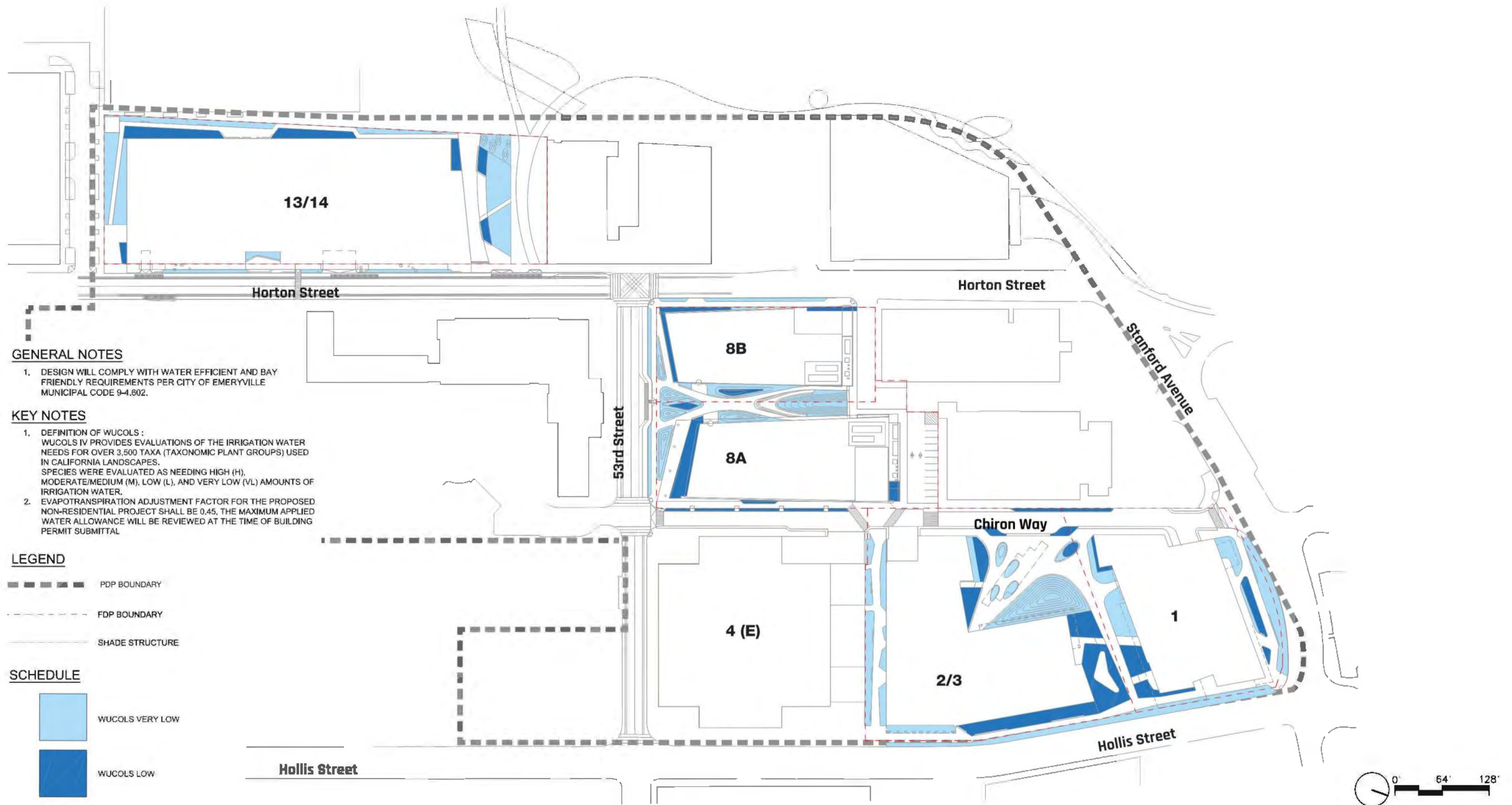
PLANTING - TYPE F
(TREE PLANTER - OVER 6HR
SUN)
: 3 TREES

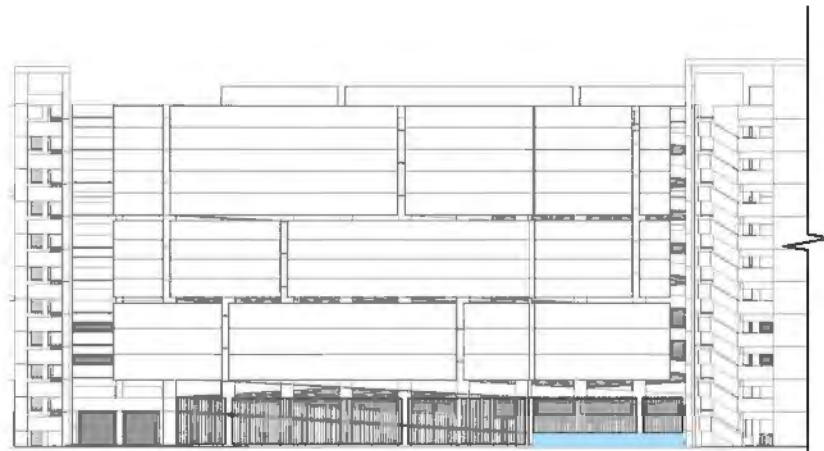


PLANTING - TYPE G
(TREE PLANTER - 3-6HR
PARTIAL SUN)
: 7 TREES

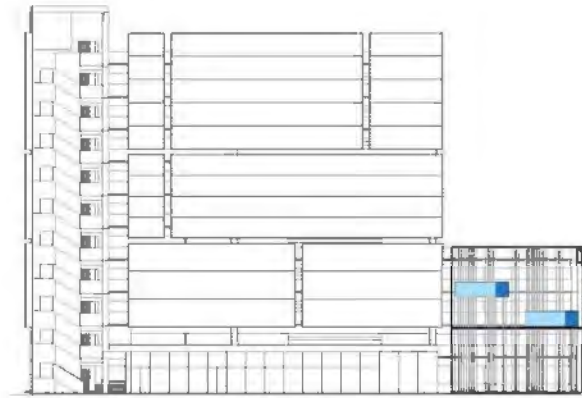


KEY PLAN





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

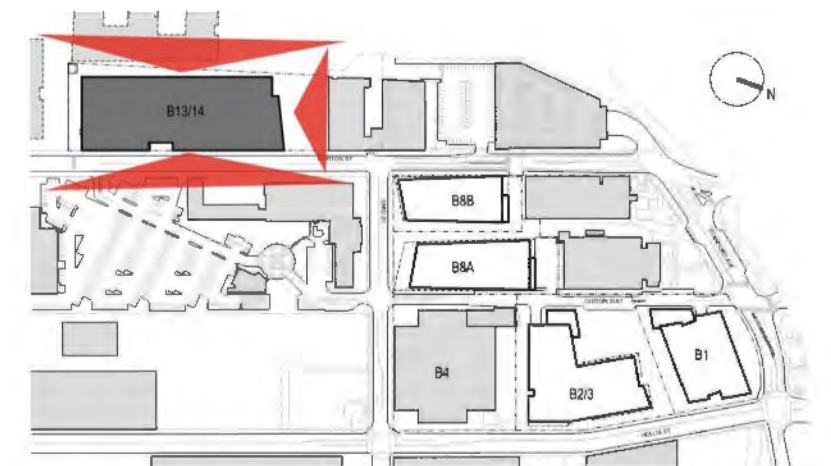
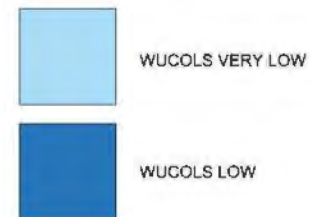
GENERAL NOTES

1. DESIGN WILL COMPLY WITH WATER EFFICIENT AND BAY FRIENDLY REQUIREMENTS PER CITY OF EMERYVILLE MUNICIPAL CODE 9-4.602.

KEY NOTES

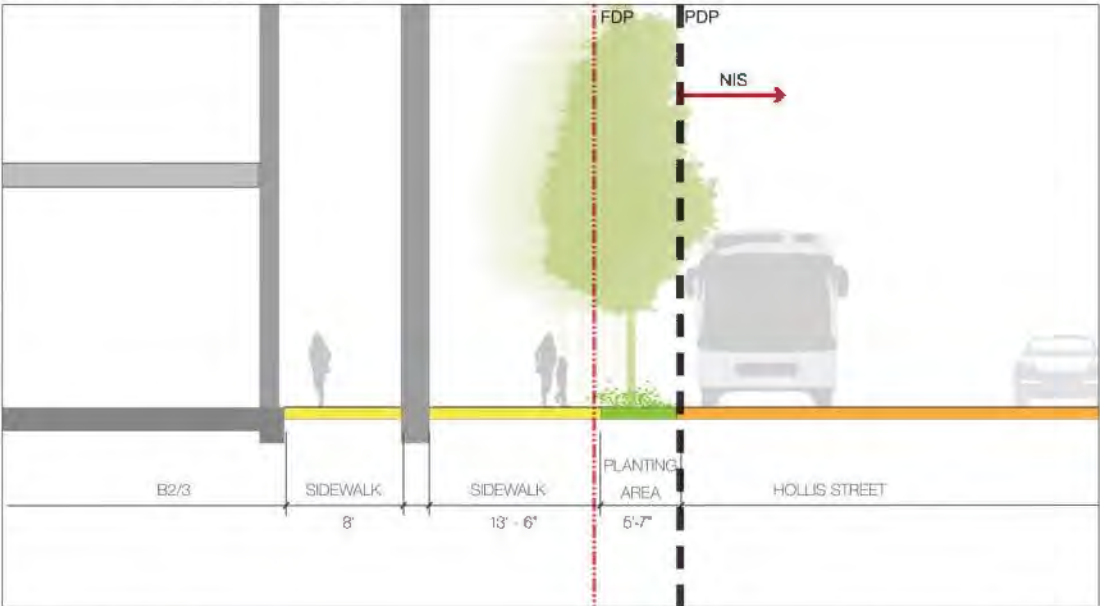
1. DEFINITION OF WUCOLS ;

SCHEDULE

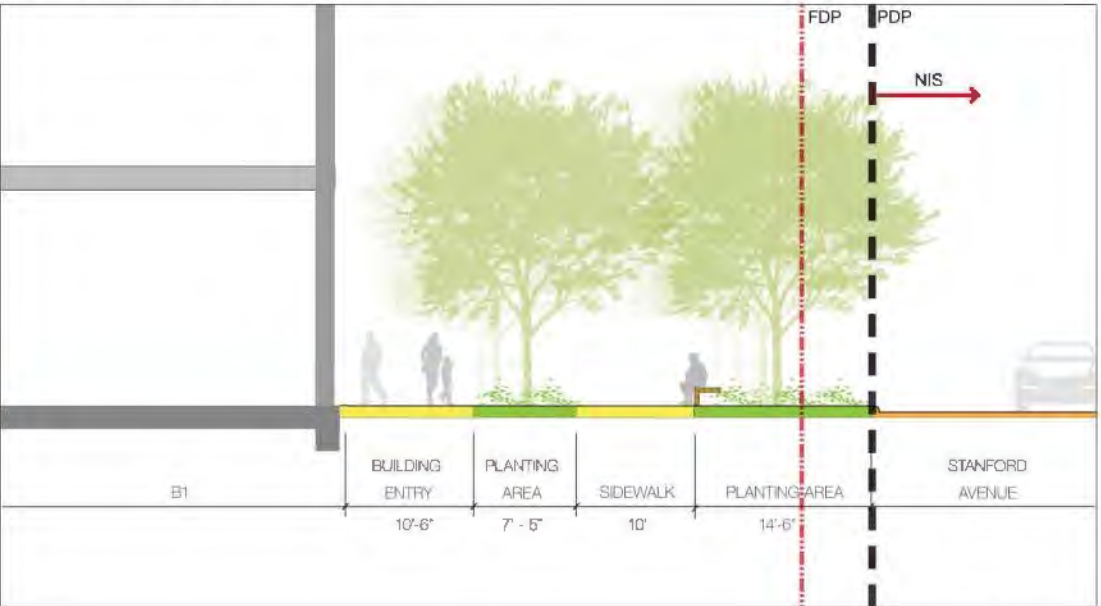


KEY PLAN

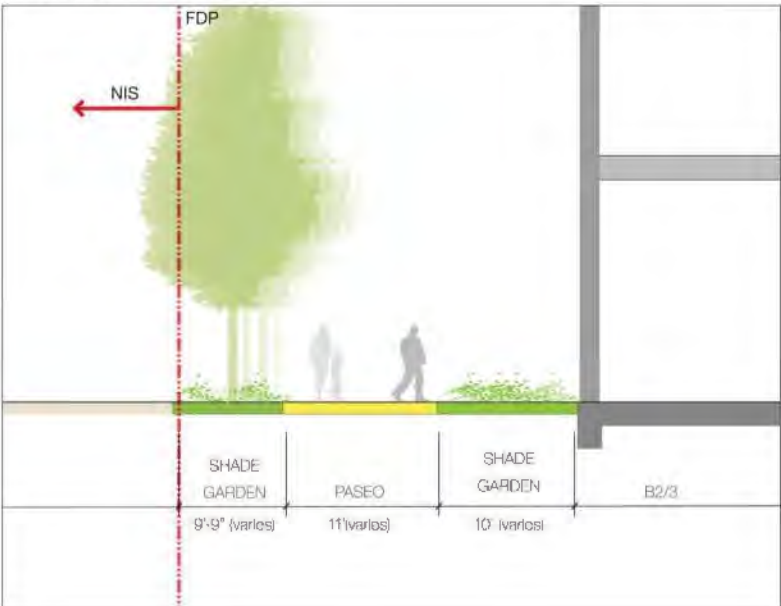
Section A at Hollis Street



Section B at Stanford Avenue



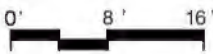
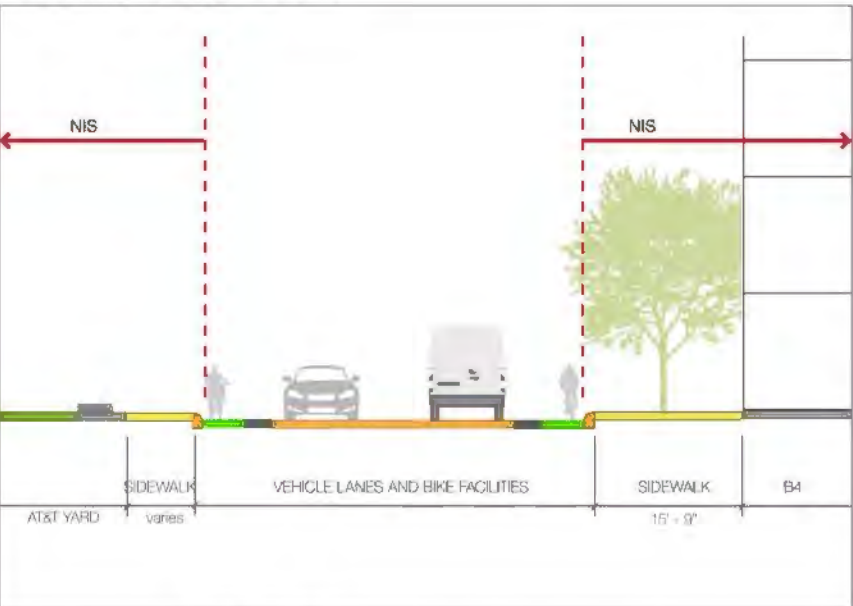
Section C at Paseo



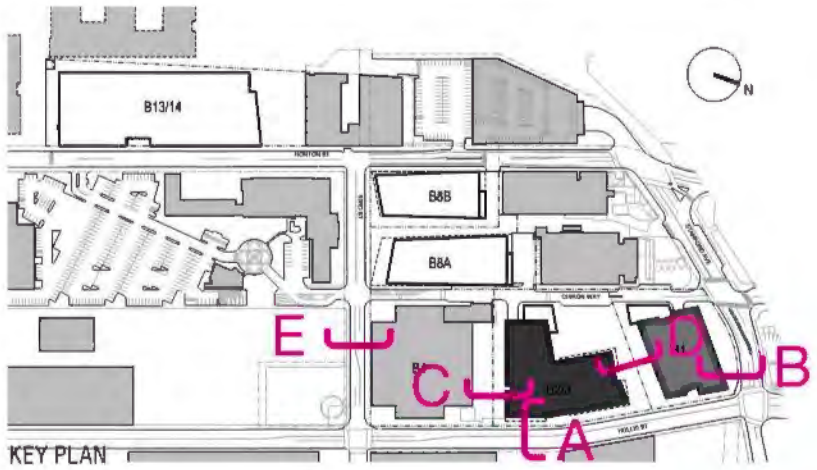
Section D at Entry Garden



Section E at 53rd Street



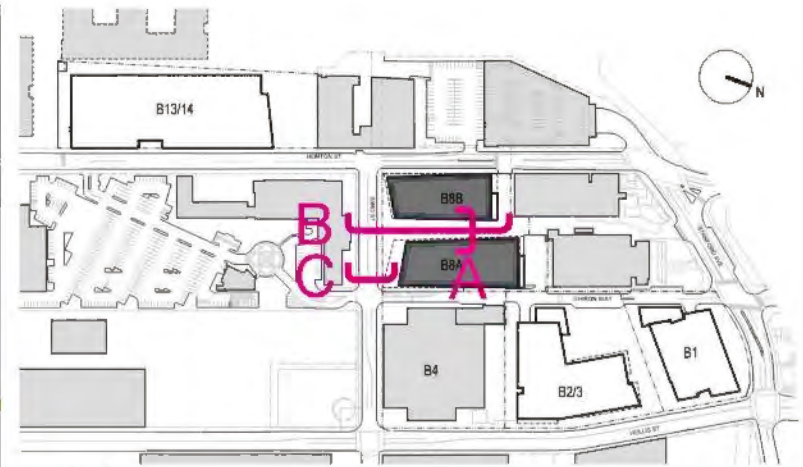
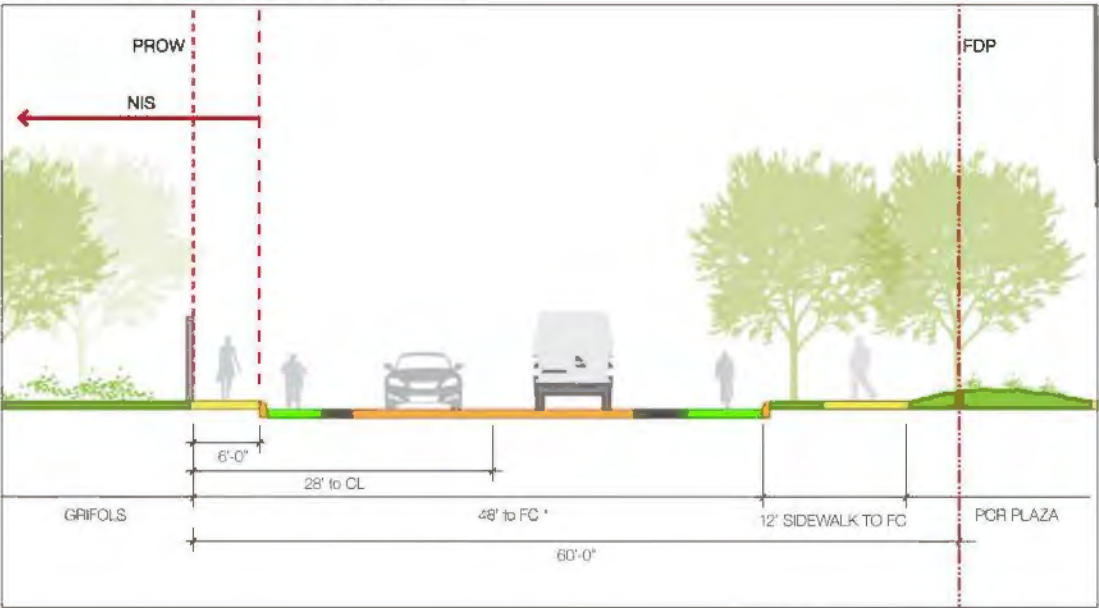
--- PDP BOUNDARY
- - - FDP BOUNDARY
NIS NOT IN SCOPE
NOTE: ALL DIMENSIONS ARE APPROXIMATE.



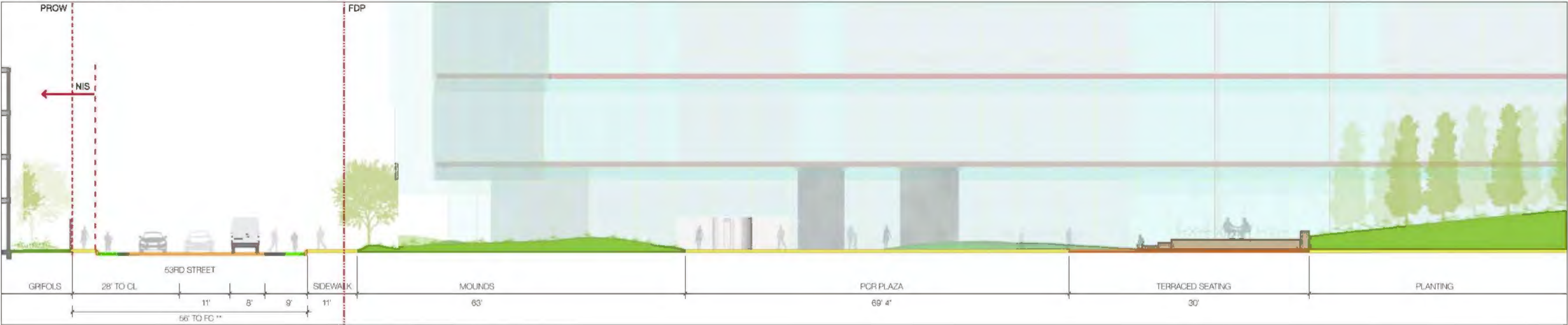
Section A at PCR Plaza



Section C at 53rd Street (Typical)



Section B at PCR Plaza



** 2 VEHICLE LANES, LOADING ZONE AND NACTO CYCLETRACKS

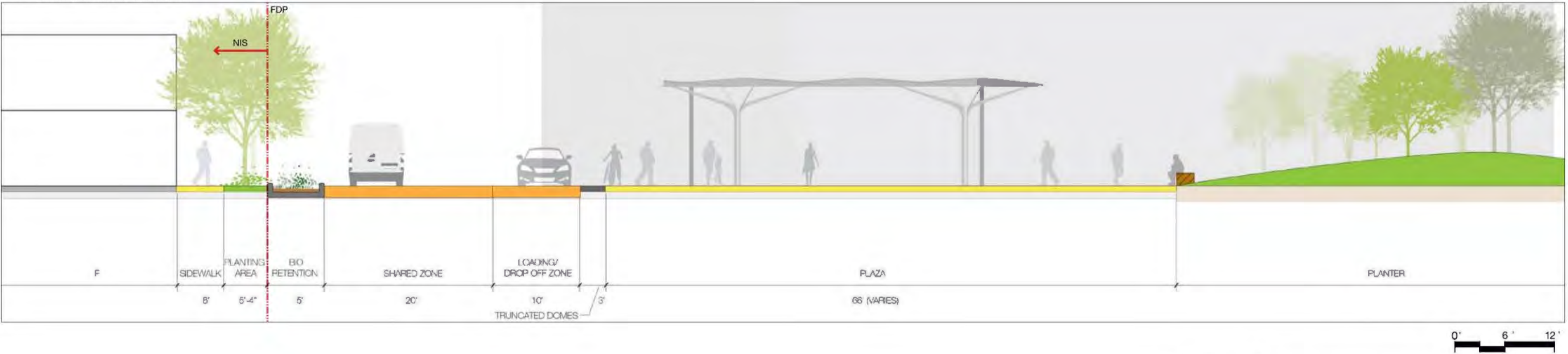
--- FDP BOUNDARY
NIS NOT IN SCOPE

NOTE
1. PROPOSED BIKE FACILITIES WILL BE NACTO COMPLIANT ONE-WAY CYCLETRACKS (SOFT BUFFERED, HARDSCAPE BUFFERED OR RAISED)

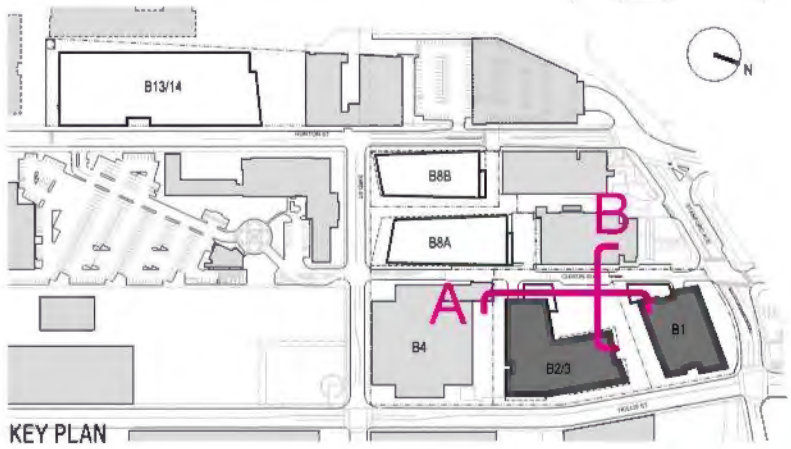
Section A at Chiron Plaza



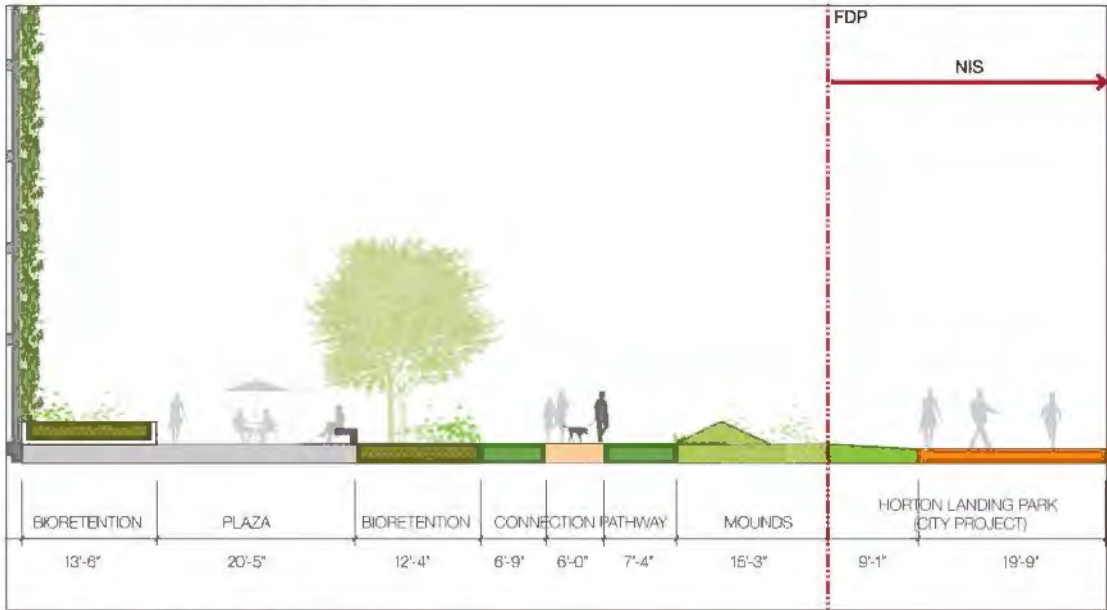
Section B at Chiron Plaza



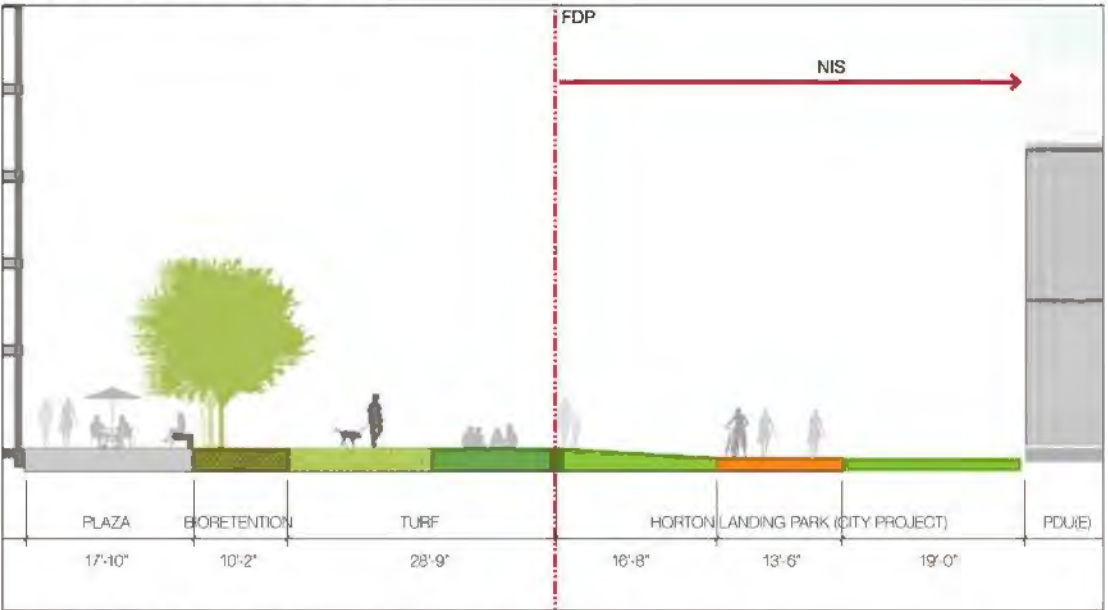
FDP BOUNDARY
NIS NOT IN SCOPE
NOTE: ALL DIMENSIONS ARE APPROXIMATE.



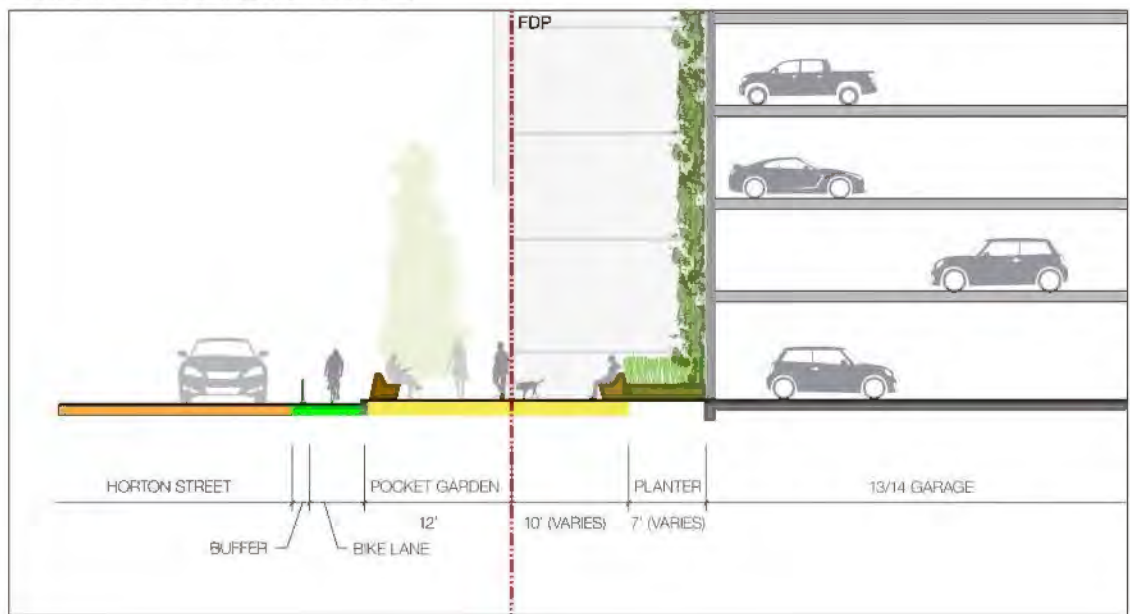
Section A at Horton Plaza



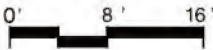
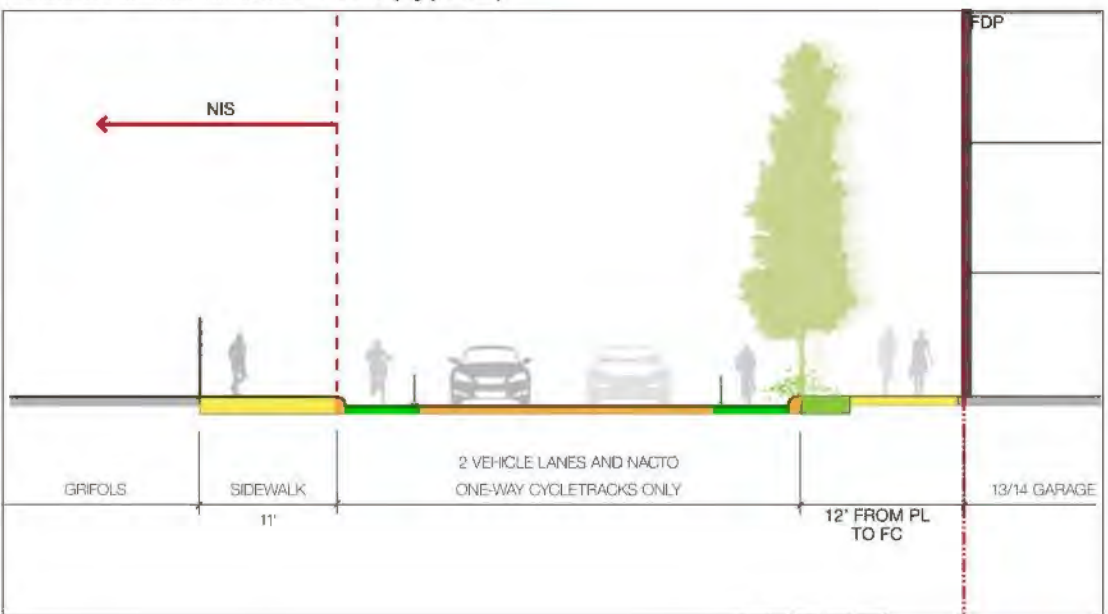
Section B at Horton Plaza



Section C at Pocket Garden



Section D at Horton Street (Typical)

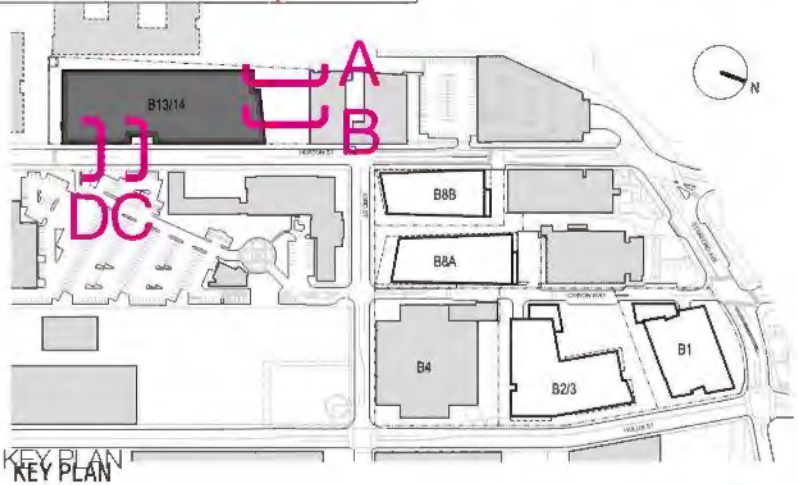


FDP BOUNDARY

NIS NOT IN SCOPE

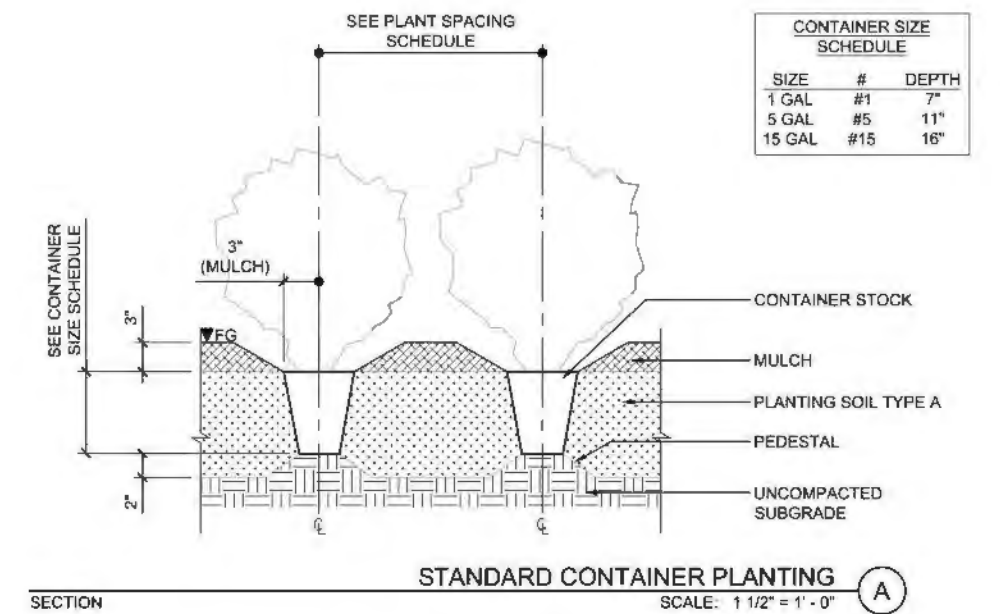
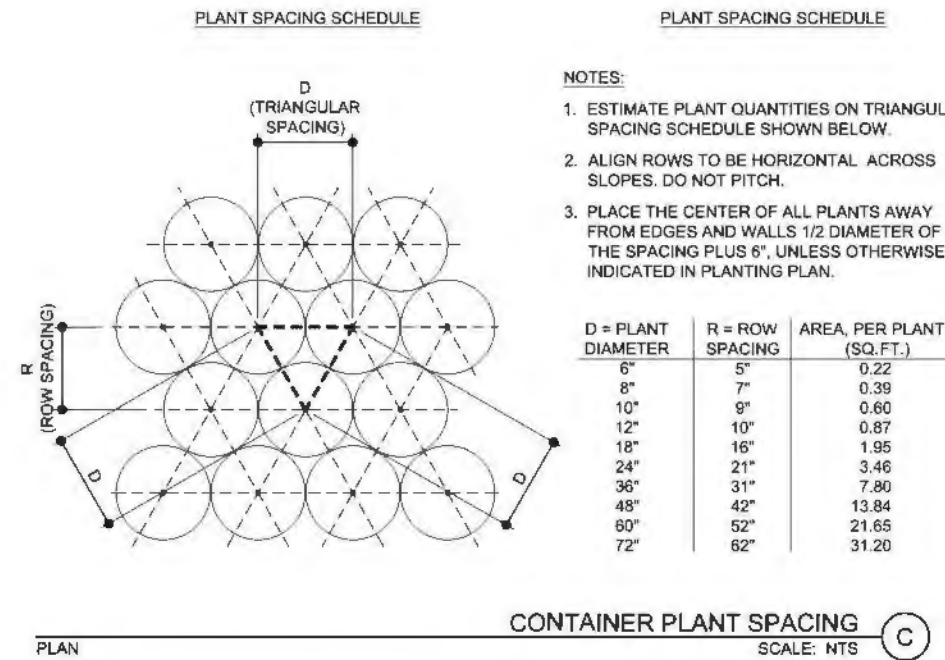
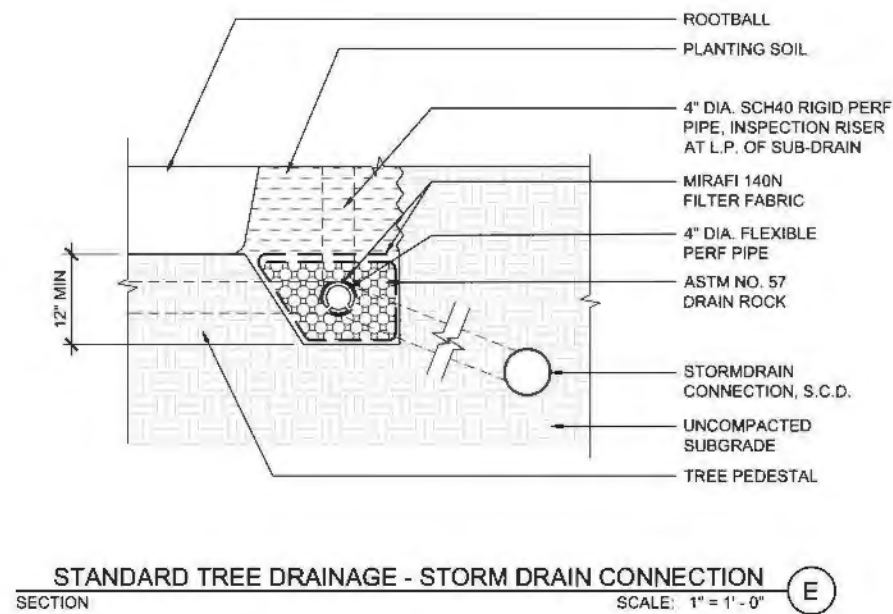
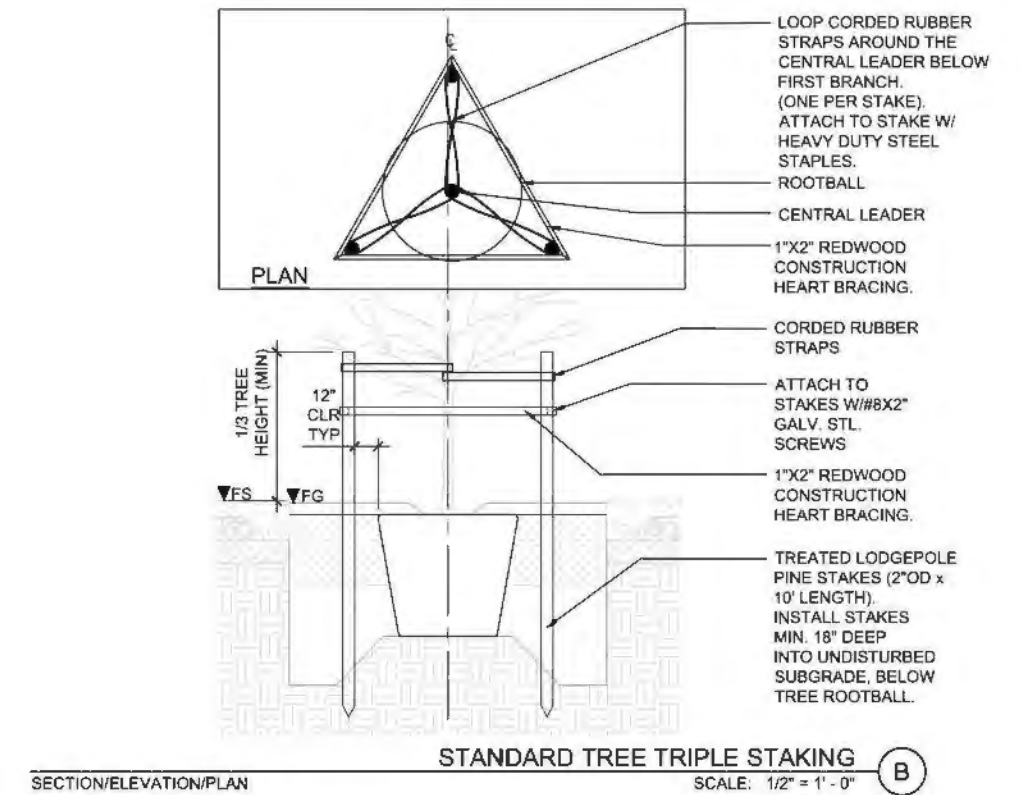
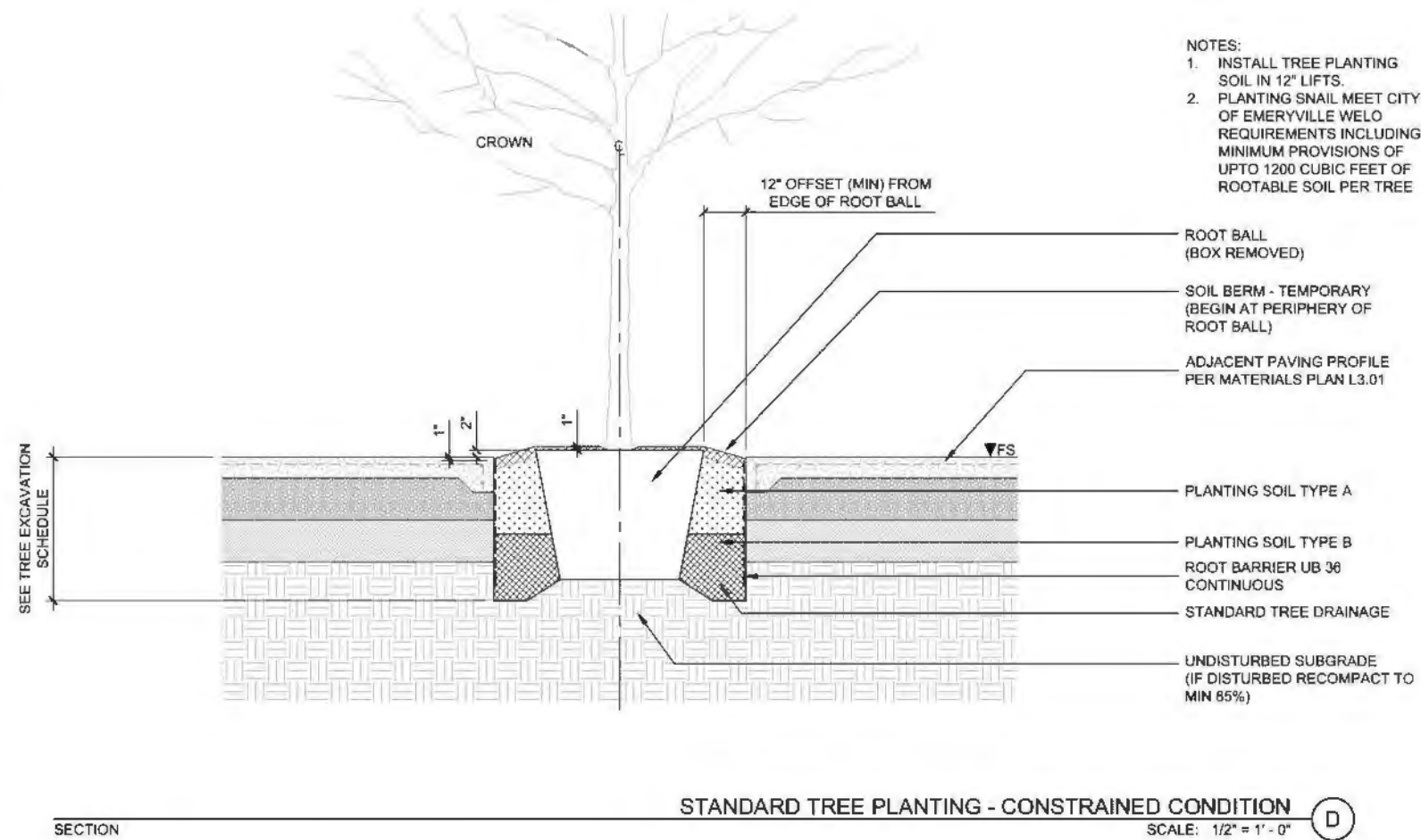
NOTE

1. PROPOSED BIKE FACILITIES WILL BE NACTO COMPLIANT ONE-WAY CYCLETRACKS (SOFT BUFFERED, HARDSCAPE BUFFERED OR RAISED)

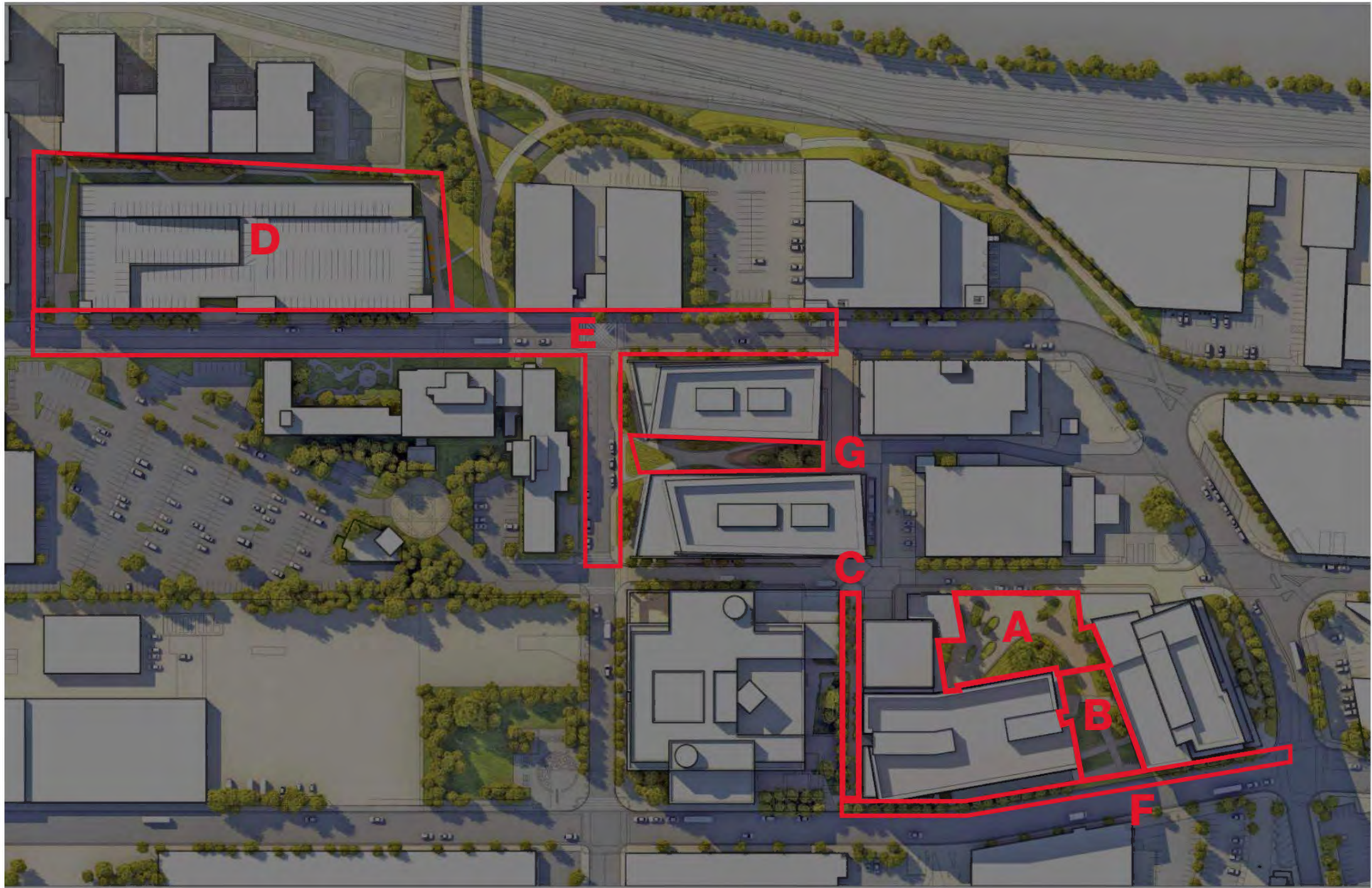


GENERAL NOTES

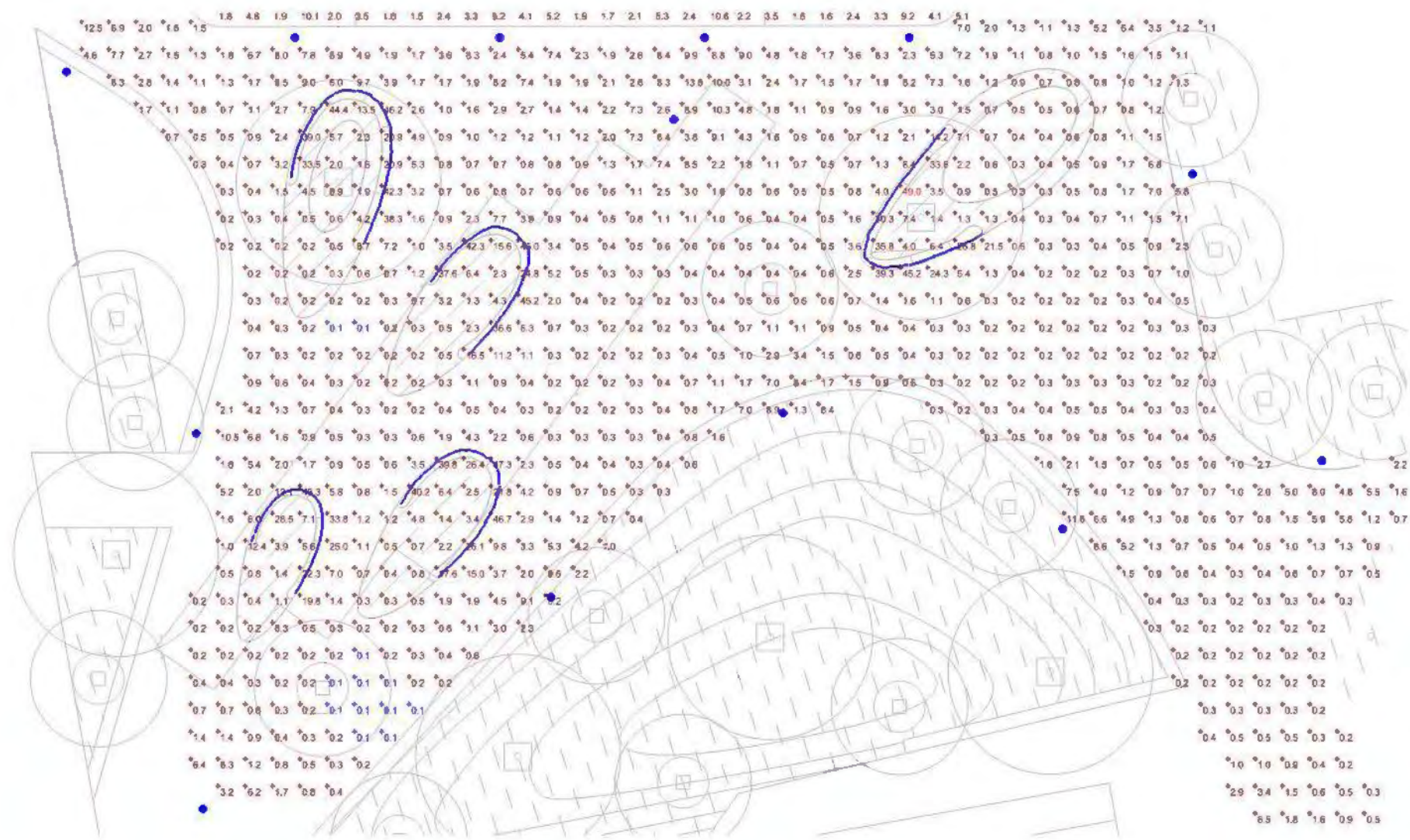
1. PLANTING DETAILS ARE TYPICAL AND PLANTING DETAILS WILL BE INCLUDED IN ACCORDANCE WITH THE REQUIREMENTS INCLUDED IN DOCUMENT DATED NOVEMBER 4, 2020 ENTITLED "CITY COMMENTS ON PLAN SET DATED OCTOBER 19, 2020."



3. SITE LIGHTING



Lighting Zone A



LIGHTING LEVEL PLAN (FOOT-CANDLES)

FULL CUTOFF 10-12' PEDESTRIAN POLE-MOUNTED LUMINARIES

VERTICAL ILLUMINANCE FOR FACIAL RECOGNITION AND INCREASED SENSE OF SECURITY

CHANNEL-MOUNTED STRIPS UNDER BENCHES

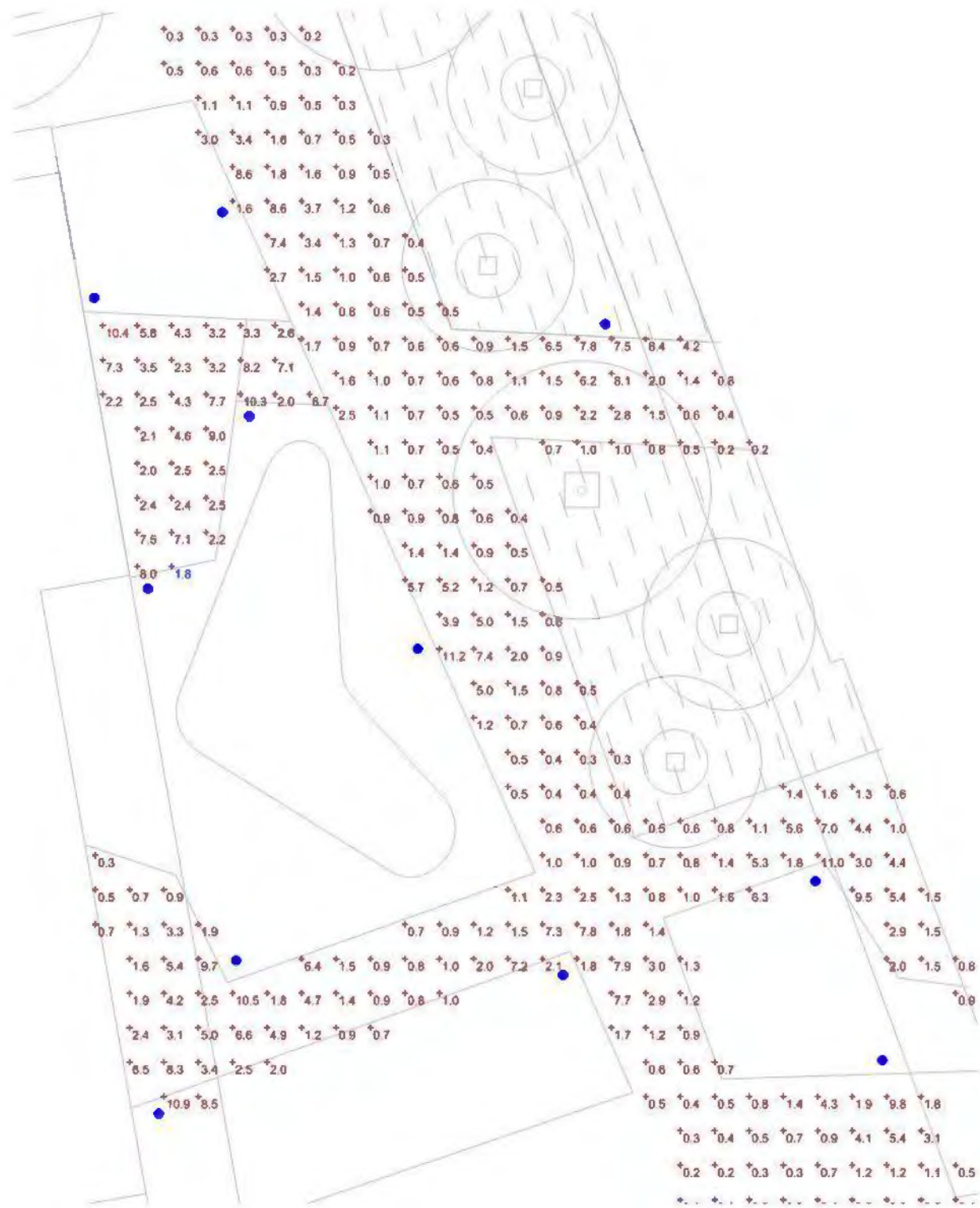
ILLUMINANCE AT PAVEMENT*:
0.5FC AVG AT GRADE IN MEDIUM CONFLICT AREAS -
11-100 PEDESTRIANS PER HOUR

*ILLUMINATING ENGINEERING SOCIETY (IESNA)
RECOMMENDED PRACTICE FOR ROADWAY AND
STREET LIGHTING (RP-8)



Key Plan

Lighting Zone B



LIGHTING LEVEL PLAN (FOOT-CANDLES)

FULL CUTOFF 10-12' PEDESTRIAN POLE-MOUNTED LUMINARIES

VERTICAL ILLUMINANCE FOR FACIAL RECOGNITION AND INCREASED SENSE OF SECURITY

ILLUMINANCE AT PAVEMENT*:
0.5FC AVG AT GRADE IN MEDIUM CONFLICT AREAS -
11-100 PEDESTRIANS PER HOUR

*ILLUMINATING ENGINEERING SOCIETY (IESNA) RECOMMENDED PRACTICE FOR ROADWAY AND STREET LIGHTING (RP-8)



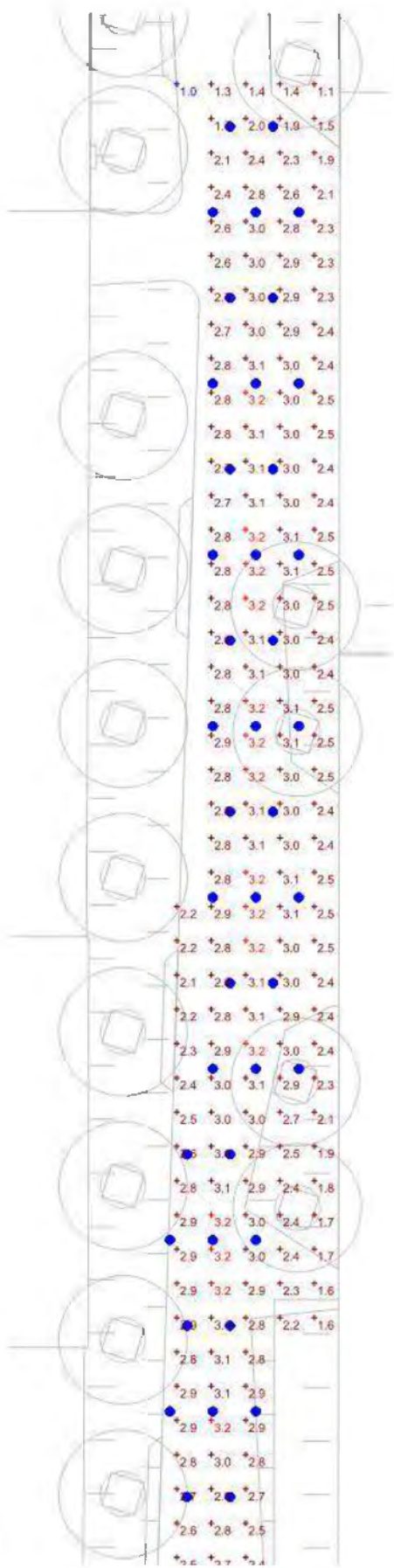
Key Plan

Lighting Zone C

FULL CUTOFF CATENARY SYSTEM
SHIELDING SOURCES FOR DARK SKY REQUIREMENTS
BUILDING AND/OR POLE MOUNT
DEFINES PEDESTRIAN AREA, PLAYFUL, INVITING

ILLUMINANCE AT PAVEMENT*:
0.2FC AVG AT GRADE FOR LOW ACTIVITY PROMENADE

*ILLUMINATING ENGINEERING SOCIETY (IESNA)
HANDBOOK 10TH EDITION

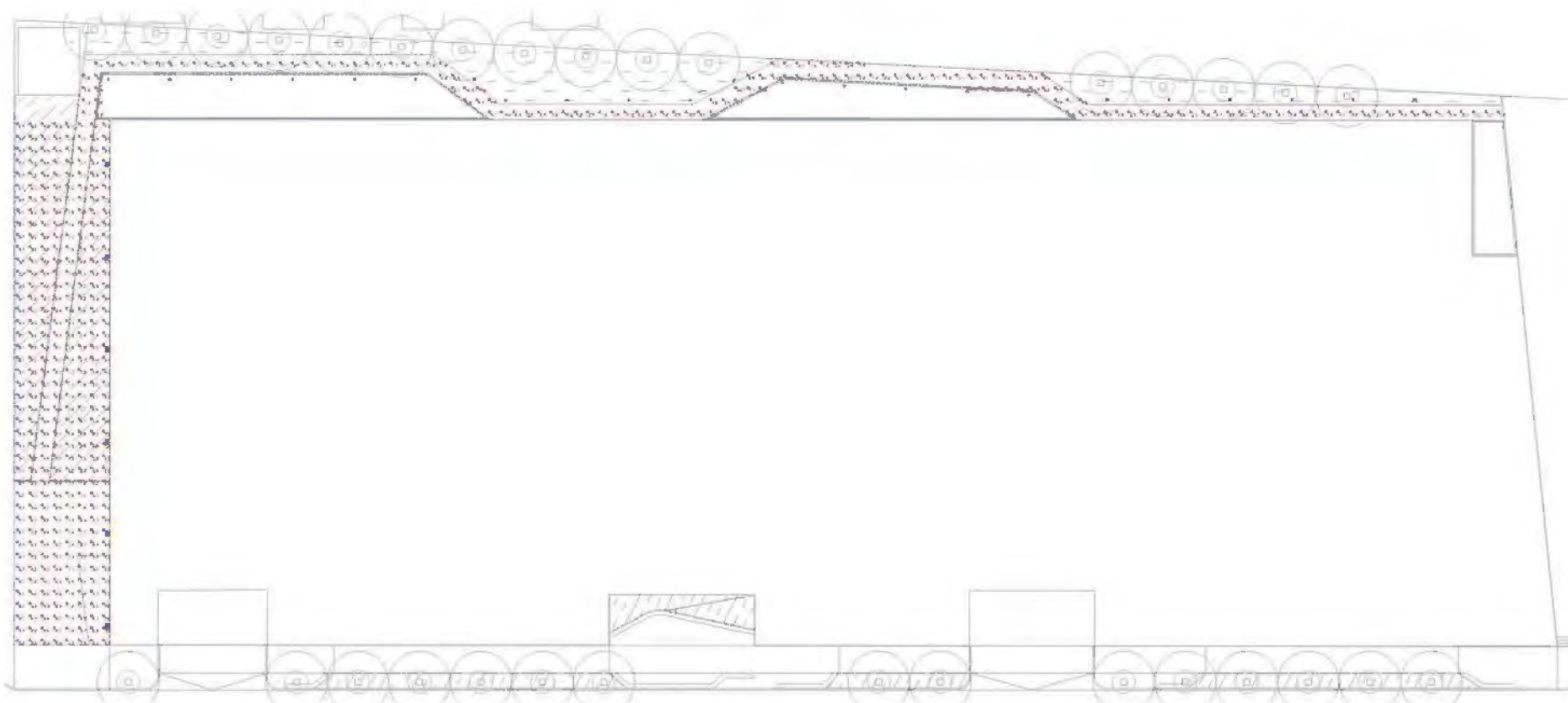


LIGHTING LEVEL PLAN (FOOT-CANDLES)



Key Plan

Lighting Zone D



LIGHTING LEVEL PLAN (FOOT-CANDLES)

FULL CUTOFF WALL-MOUNTED LUMINARIES AT SOUTH WALL
FIRE LANE

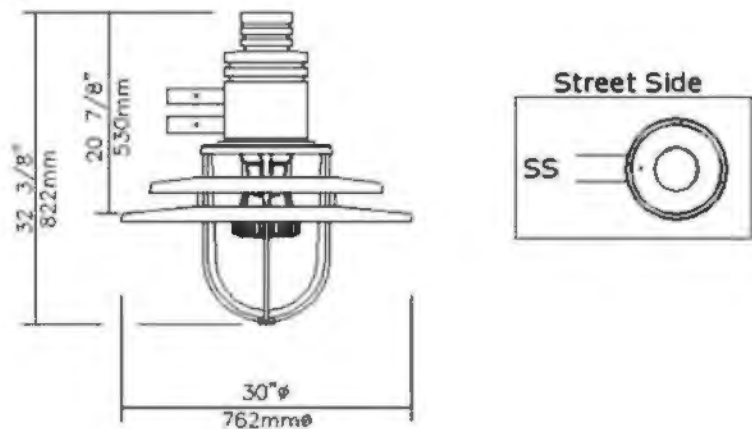
FULL CUTOFF BOLLARDS AT WEST WALKWAY

ILLUMINANCE AT PAVEMENT*:
0.5FC MIN AT GRADE IN MEDIUM CONFLICT AREAS - 11-100
PEDESTRIAN PER HOUR

*ILLUMINATING ENGINEERING SOCIETY (ESNA)
RECOMMENDED PRACTICE FOR ROADWAY AND STREET
LIGHTING (RP-8)



Key Plan



EPA: 1.85 sq ft / weight: 44 lb (20 kg)

Qty	1	Type	Single config – aimed towards pole
		Luminaire	[CAND2-013]-65W42LED4K-R-PC-C-RLE3-120-HS-GN4TX

Description of Components:

Guard: In a round shape, this guard is made of bent 6063-T5 aluminum 1/2" (13mm) rods mechanically assembled to the access-mechanism.

Skirt: Spun 1100-0 aluminum, mechanically assembled on the luminaire.

Housing: In a round shape, this housing is made of cast 356 aluminum, mechanically assembled to the bracket.

Access-Mechanism: Rotomatic, die-cast A360 aluminum quarter-turn mechanism with constant-pressure spring-loaded points. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing. A red key on the unit shall indicate point of engagement.

Light Engine: EcoSwap Rotomatic tool-free system composed of 4 main components: LED lamp / Optical System / Heat Sink / Driver
Electrical components are RoHS compliant.

Globe: (PC-C), Made of one-piece seamless injected-moulded clear polycarbonate. The globe is assembled on the access-mechanism.

Lamp: LED Module (Included), LED type Philips Lumileds LUXEON R. Composed of 42 high-performance white LEDs, 65w lamp wattage. Color temperature of 4000 Kelvin nominal, 70 CRI. Operating lifespan based on TM-21 extrapolation to get results after which 50% of LEDs still emits over 70% (L70) of its original lumen output. Use of metal core board ensures greater heat transfer and longer lifespan of the light engine.

Optical System: (RLE3), IES type III (asymmetrical). Composed of high-performance acrylic refractor lenses to achieve optimized distribution and get maximum spacing. target lumens will create a perfect lighting uniformity. Performance shall be

single-wbanner-rotatedoptic.DOC
06-12-2020 Page 1 / 7



Lighting Zone E and F

EXISTING STREET LIGHTS, AS REQUIRED:

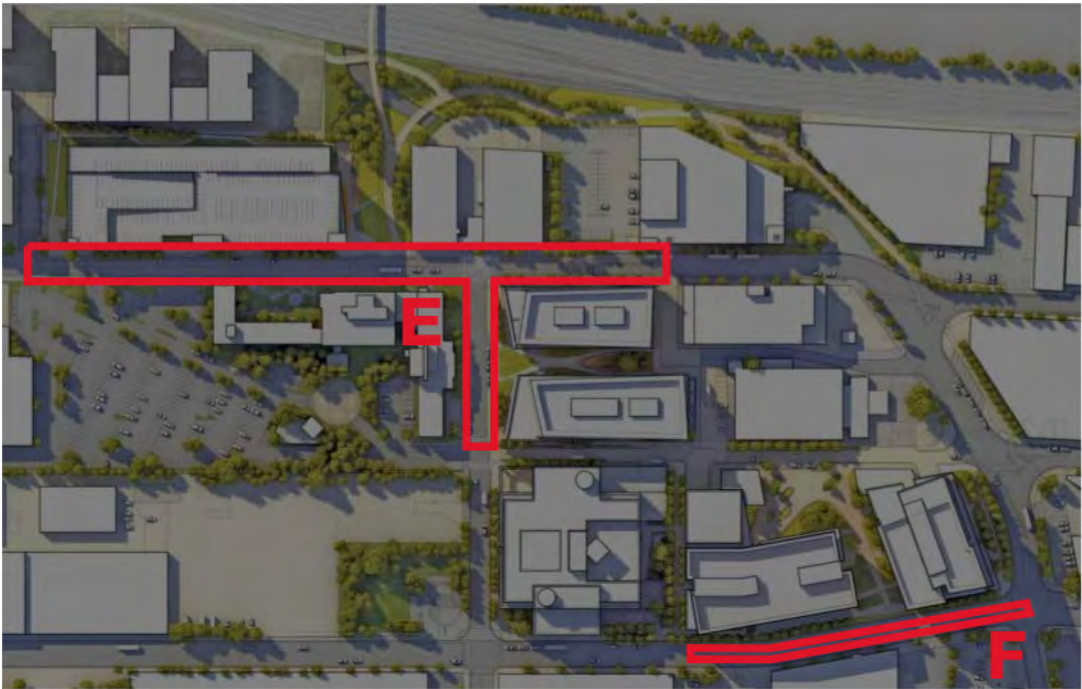
- TO REMAIN
- BE RELOCATED
- REMOVE
- PROTECT
- REPLACE

FOR NEW STREET LIGHTS, TARGET ILLUMINANCE AND UNIFORMITY PER IESNA GUIDELINES:

- PLAZA: 0.6FC AVERAGE, 5:1 AVG/MIN
- ROADWAY: 0.6 CD/SQM, 10:1 MAX/MIN
- BICYCLE PATH: 0.2FC AVERAGE, 4:1 AVG/MIN
- PEDESTRIAN PATH: 0.5FC AVERAGE, 4:1 MAX/AVG

Note 1: Illuminance and lighting suggestions selected from IESNA Lighting Handbook: Reference and Application, 10th Edition. Chapter 26

Note 2: Proposed streetlights will comply with current city standards and specifications



Key Plan

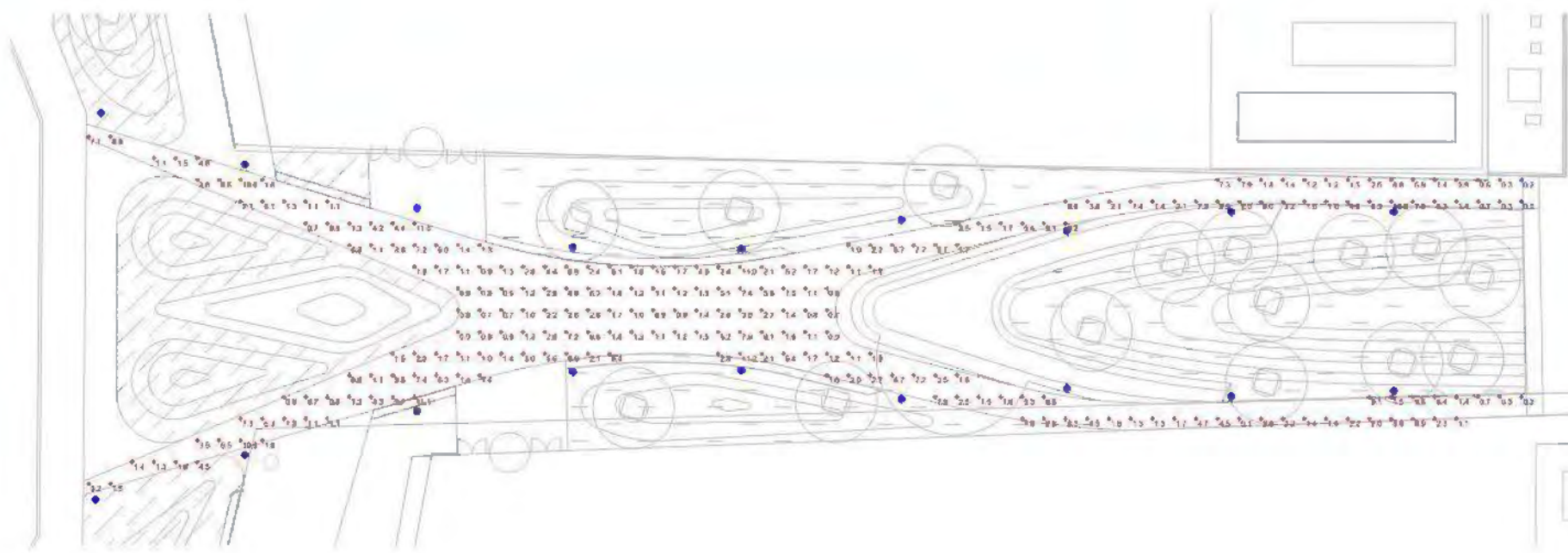
Lighting Zone G

FULL CUTOFF 10-12' PEDESTRIAN POLE-MOUNTED LUMINARIES

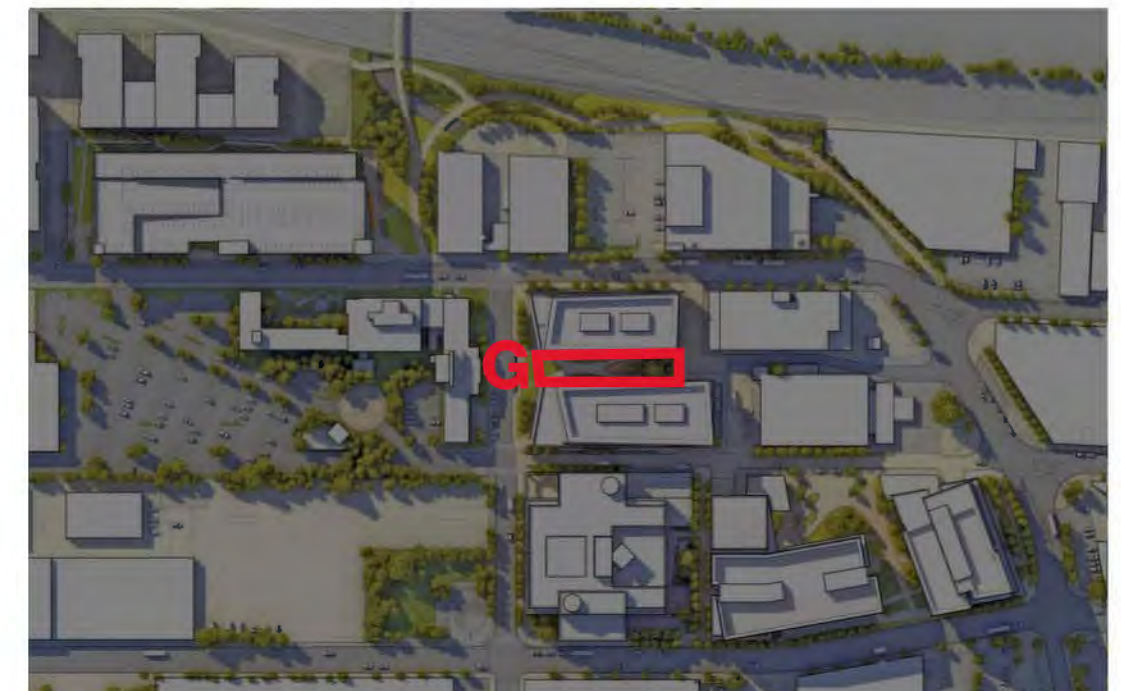
VERTICAL ILLUMINANCE FOR FACIAL RECOGNITION AND INCREASE SENSE OF SECURITY

ILLUMINANCE AT PAVEMENT*:
0.5FC AVG AT GRADE IN MEDIUM CONFLICT AREAS -
11-100 PEDESTRIANS PER HOUR

*ILLUMINATING ENGINEERING SOCIETY (IESNA)
RECOMMENDED PRACTICE FOR ROADWAY AND
STREET LIGHTING (RP-8)



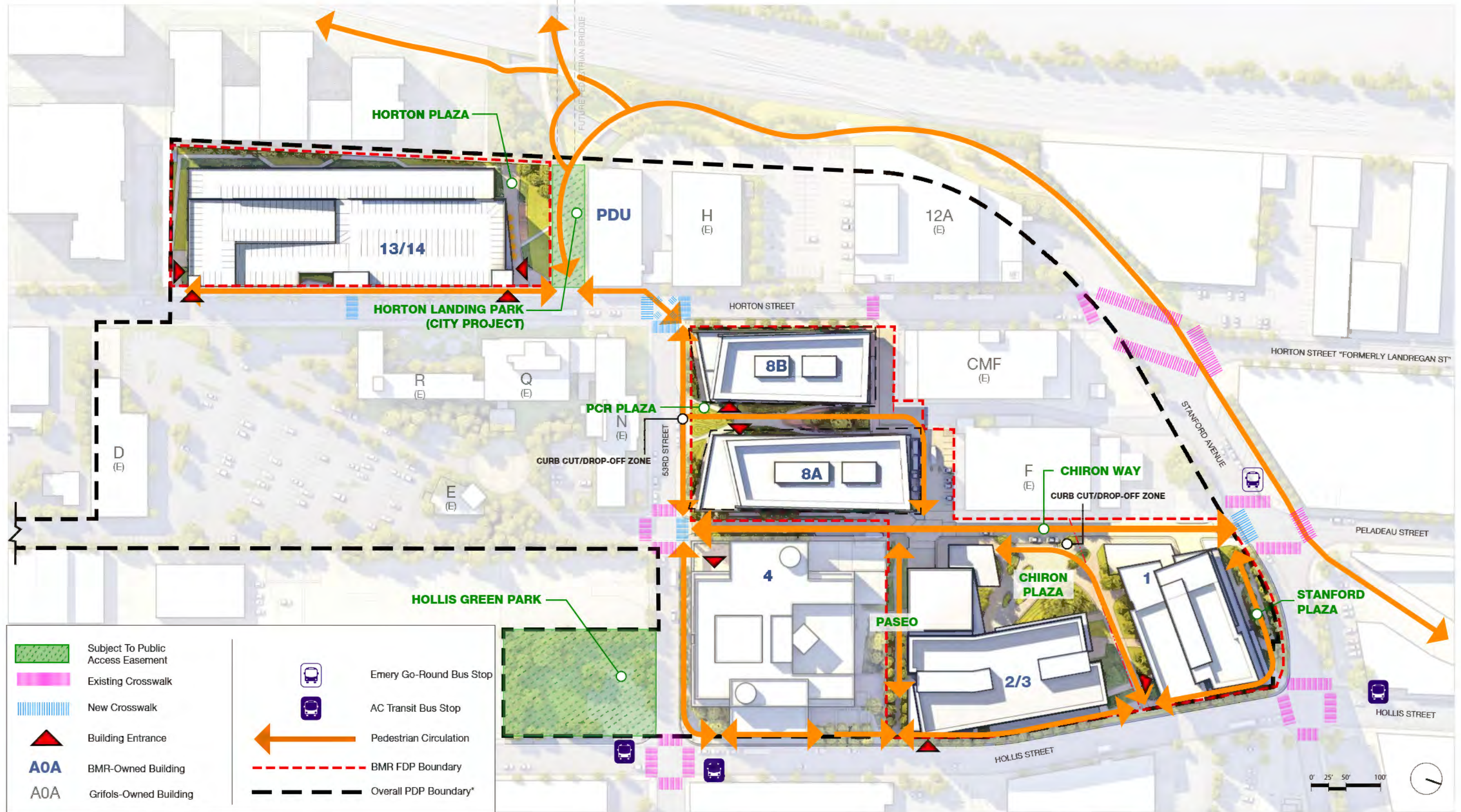
LIGHTING LEVEL PLAN (FOOT-CANDLES)



Key Plan



4. CIRCULATION & ACCESS



*Per Preliminary Development Plan Figure 2-5 & 2-6

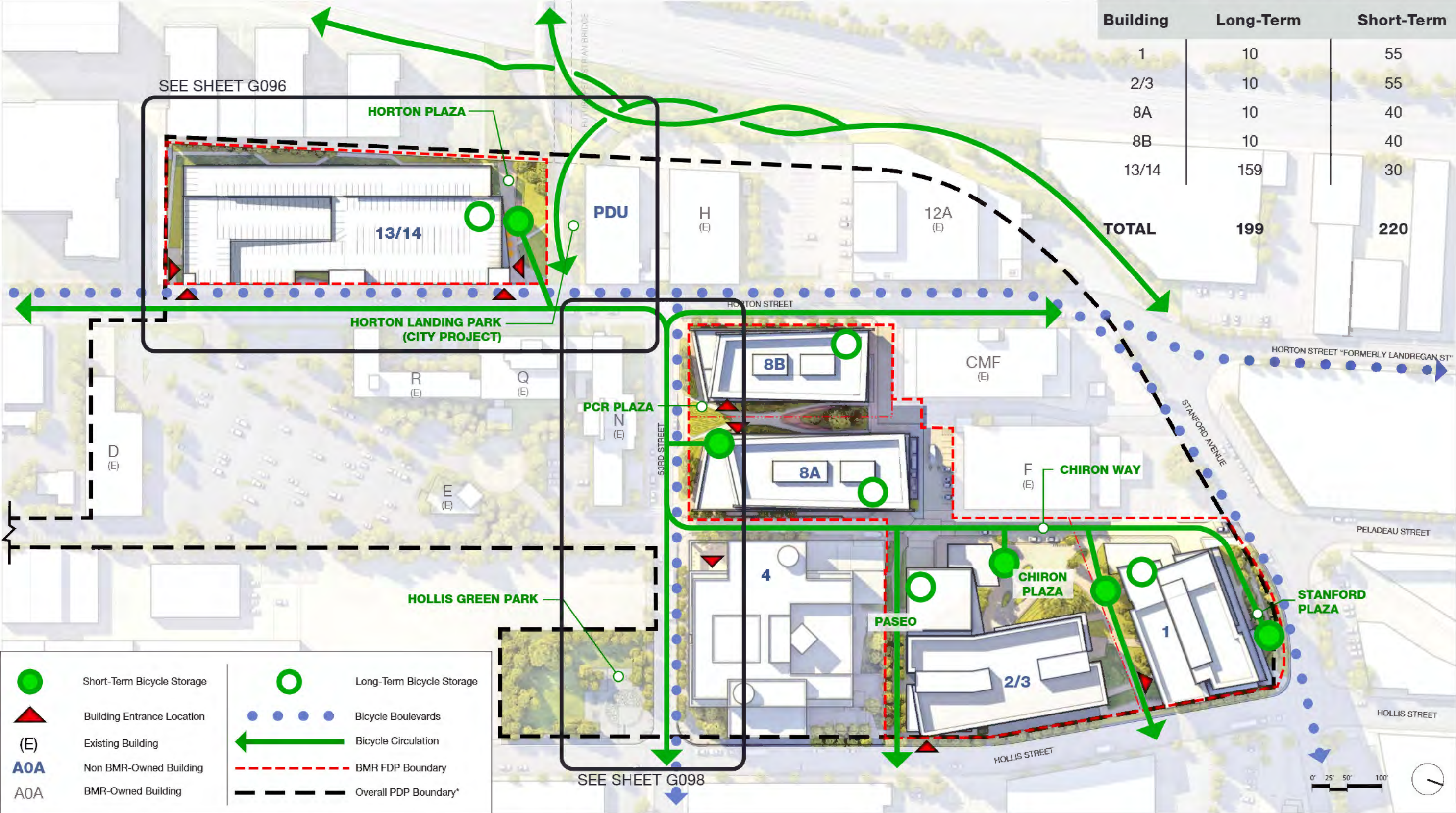
**Per 2016 General Plan, Figure 4-1

Note 1: Sidewalk along Horton Street will be minimum 8-foot width, and sidewalk along Stanford Street will be minimum 10-foot width; both open to the sky, per condition Design 90

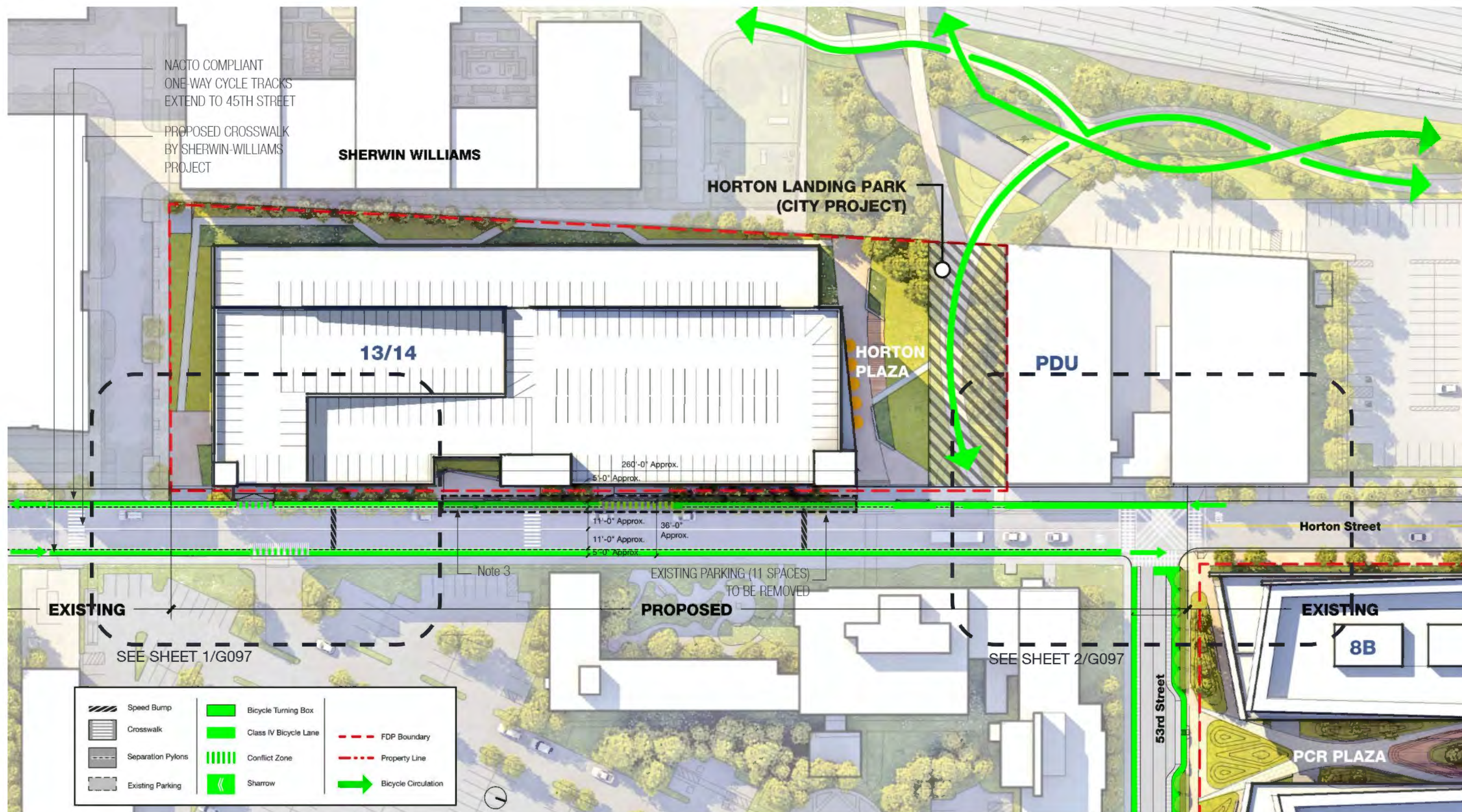
Note 2: Refer to sheet G062, G063, and G064 for paving materials

PROPOSED BICYCLE PARKING

Building	Long-Term	Short-Term
1	10	55
2/3	10	55
8A	10	40
8B	10	40
13/14	159	30
TOTAL	199	220



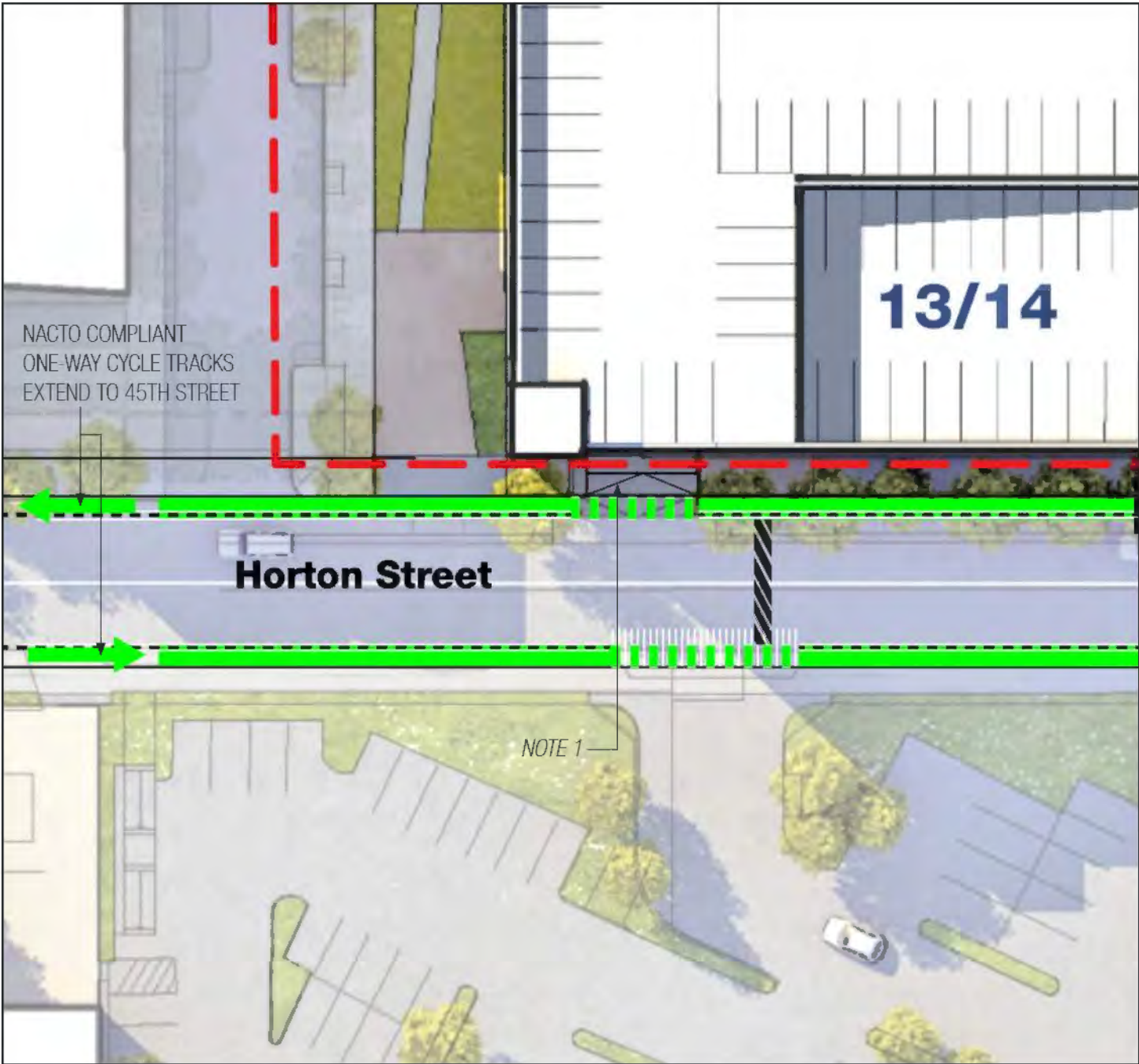
*Per Preliminary Development Plan Figure 2-5 & 2-6
Note 1: Number of Parking counts per buildings are preliminary. Final count to be provided in permit phase



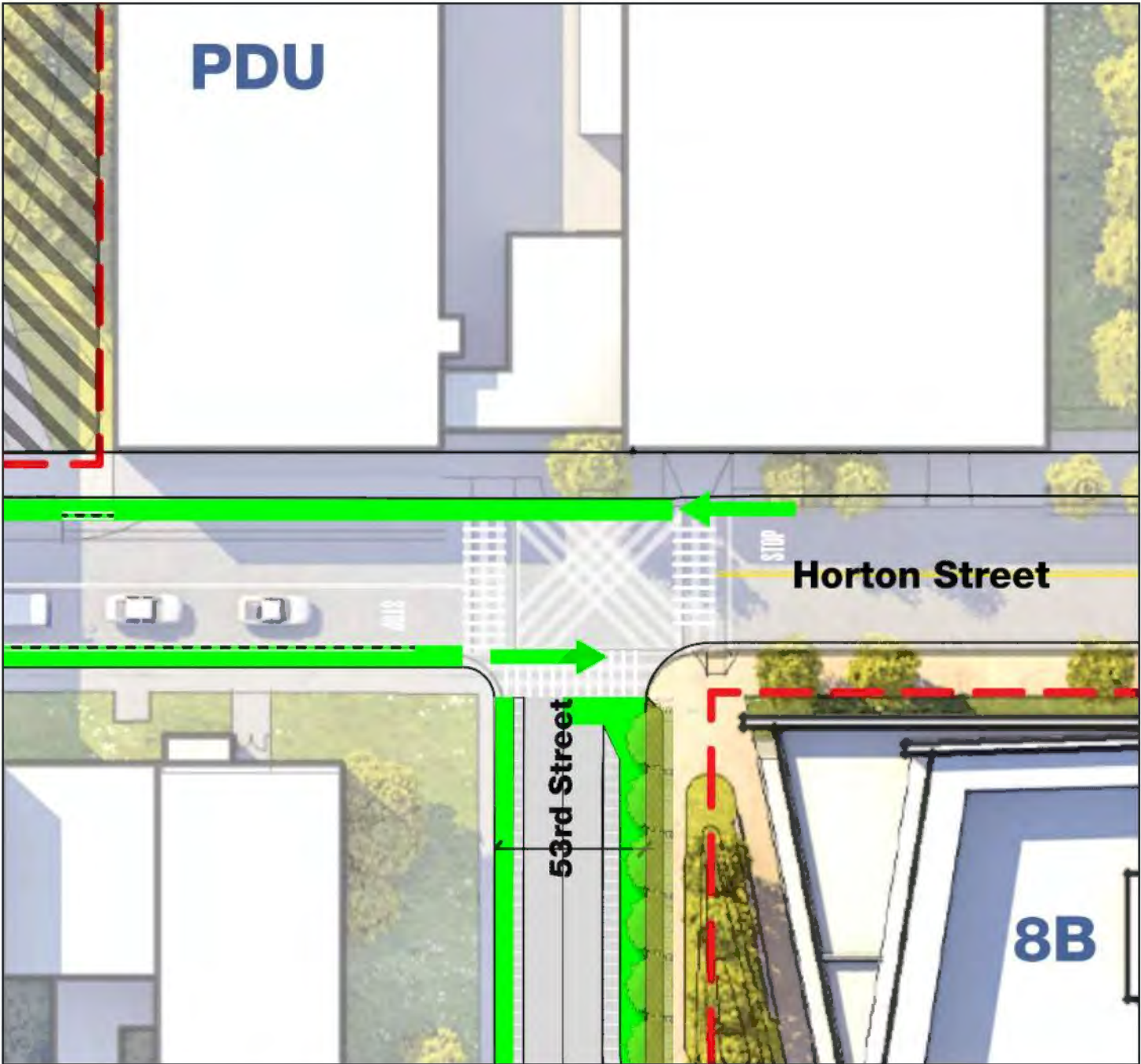
Note 1: Audio and visual warning devices at the junctions of sidewalk with automobile and truck access to garage. Alert system for project garage detects bicyclists and pedestrians and warns drivers existing the garage to yield. "Do Not Block" signage referring to the bicycle lane and sidewalk that activates when vehicle stacking beyond the limits of the parking structure is detected.

Note 2: Proposed bike facilities will be NACTO compliant one-way cycle tracks (soft buffered, hardscape buffered, or raised)

Note 3: Jaywalking deterrent



1) ILLUSTRATIVE PLAN - HORTON STREET - SOUTH



2) ILLUSTRATIVE PLAN - HORTON STREET & 53RD STREET INTERSECTION

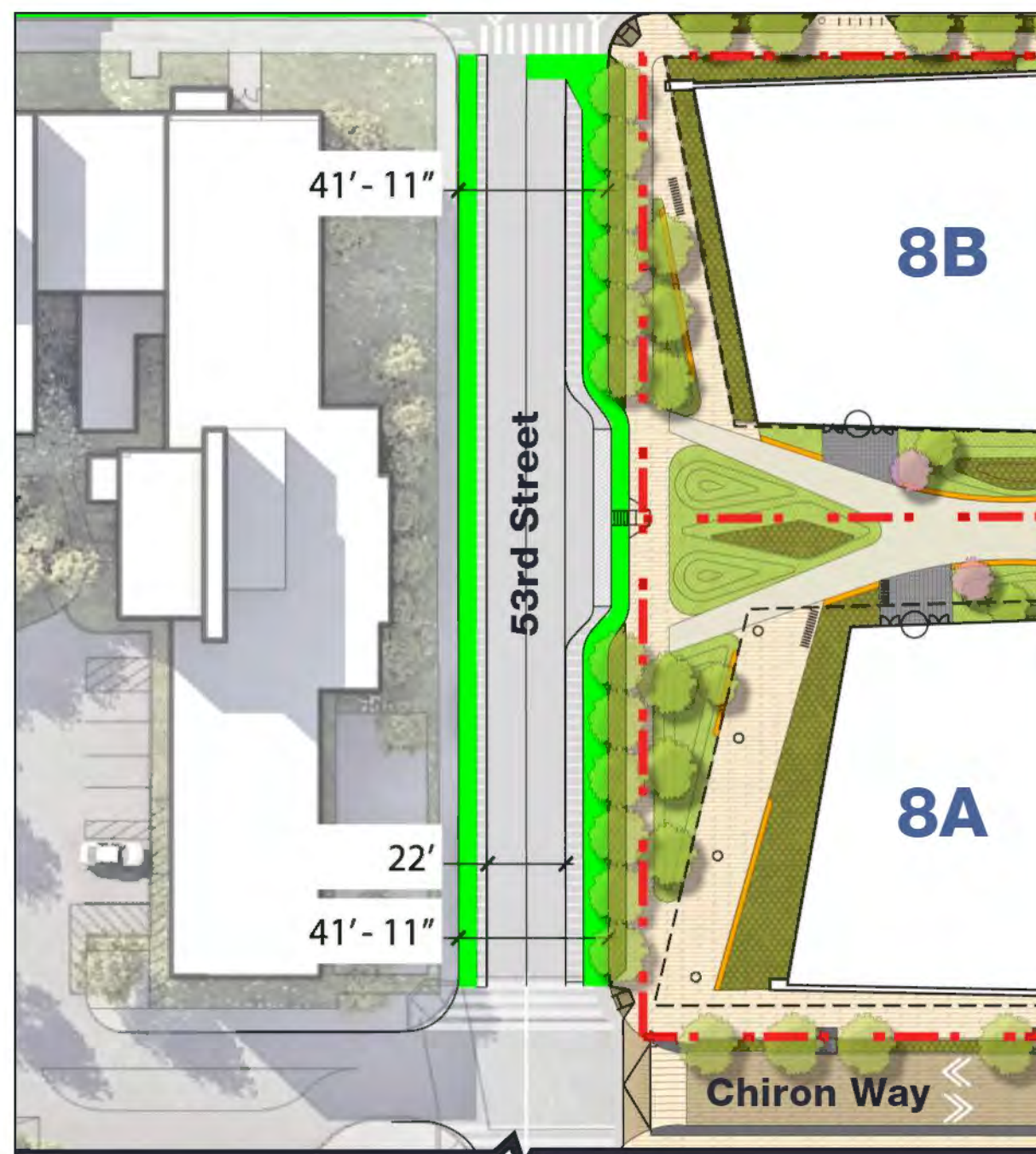
	Speed Bump		Bicycle Turning Box		FDP Boundary
	Crosswalk		Class IV Bicycle Lane		Property Line
	Separation Pylons		Conflict Zone		Bicycle Circulation
	Existing Parking		Sharrow		

Note 1: Tactile Warning Surfaces will be used at sidewalk/driveway intersections. Refer to sheet G064
 Note 2: Audio and visual warning devices at the junctions of sidewalk with automobile and truck access to garage. Alert system for project garage detects bicyclists and pedestrians and warns drivers existing the garage to yield. "Do Not Block" signage referring to the bicycle lane and sidewalk that activates when vehicle stacking beyond the limits of the parking structure is detected.

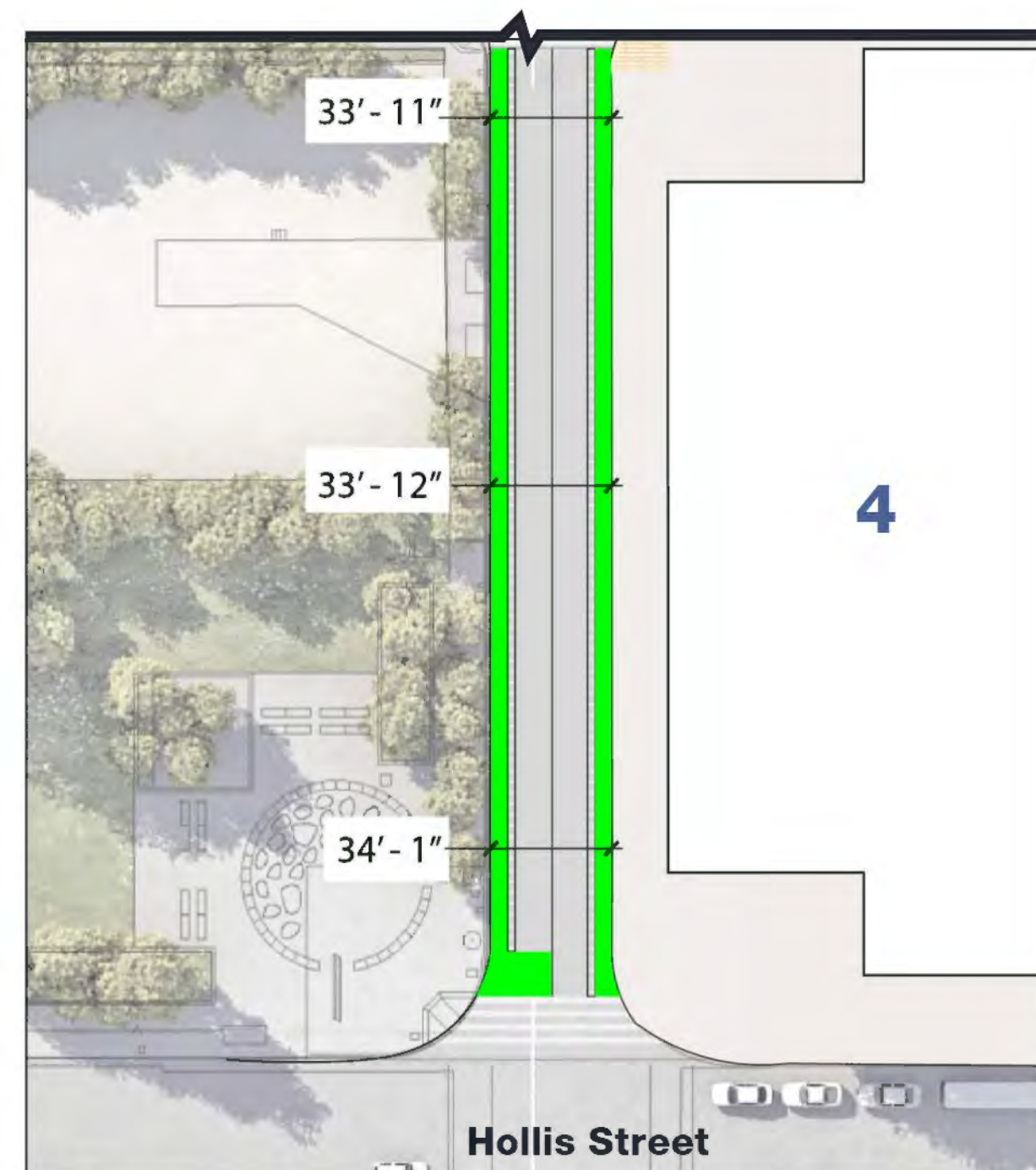
Note 3: Proposed bike facilities will be NACTO compliant one-way cycle tracks (soft buffered, hardscape buffered, or raised)



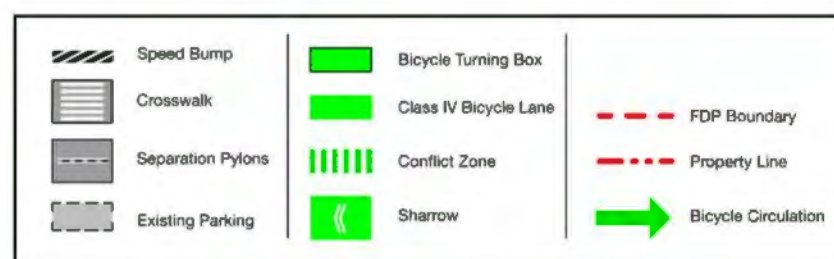
Illustrative example of building mounted warning device



1) ILLUSTRATIVE PLAN - 53RD STREET & CHIRON WAY



2) ILLUSTRATIVE PLAN - 53RD STREET & HOLLIS STREET



Note 1: Proposed bike facilities will be NACTO compliant one-way cycle tracks (soft buffered, hardscape buffered, or raised)

Note 1: New curb cuts shall not exceed 33 feet in width

Note 2: Special paving materials will be used at the 53rd / Horton Street and the 53rd street / Chiron Way intersections.

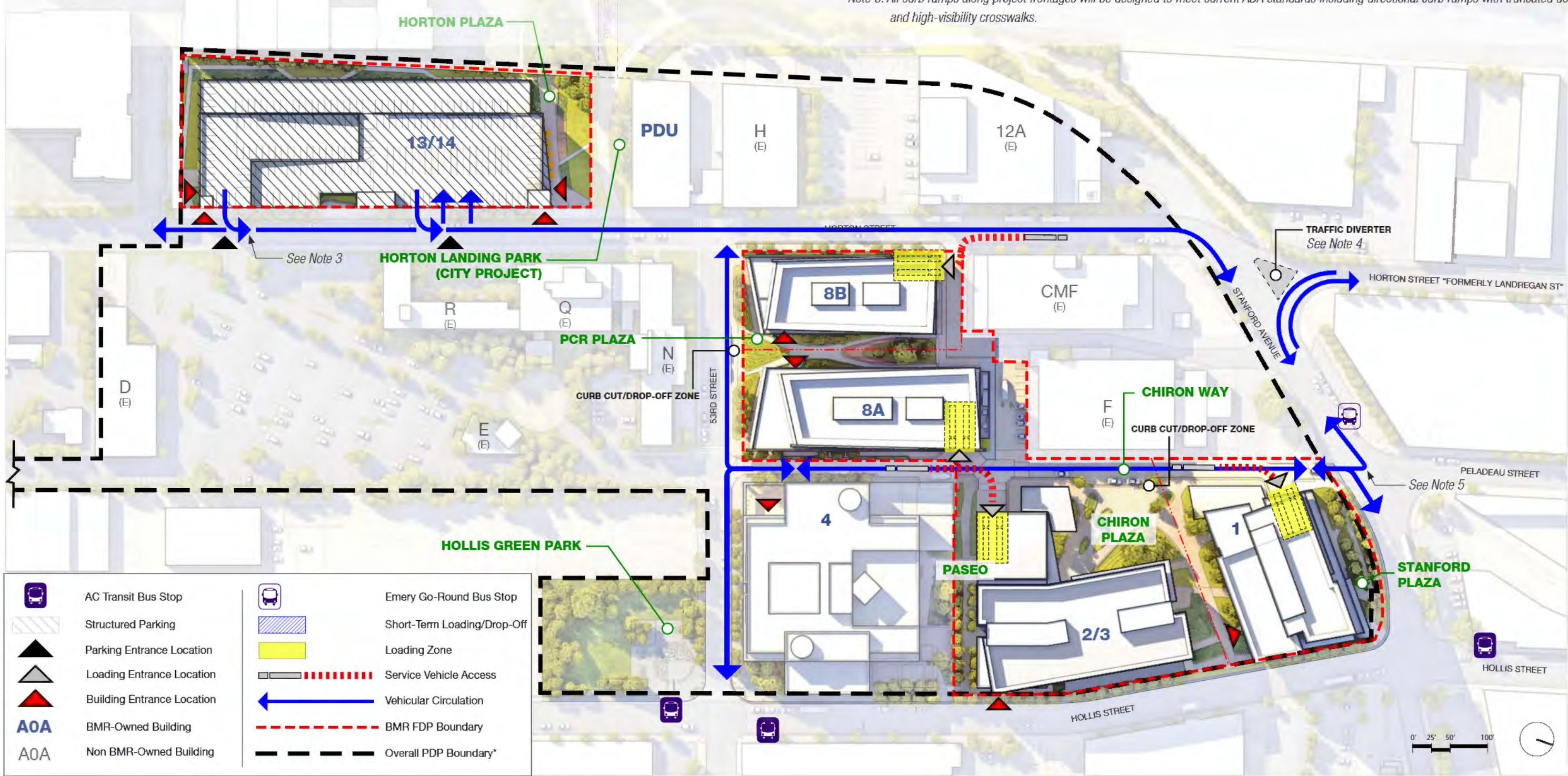
Refer to sheet G062, G063, G064 for paving materials

Note 3: Vehicles exiting garage will be restricted to left turn only

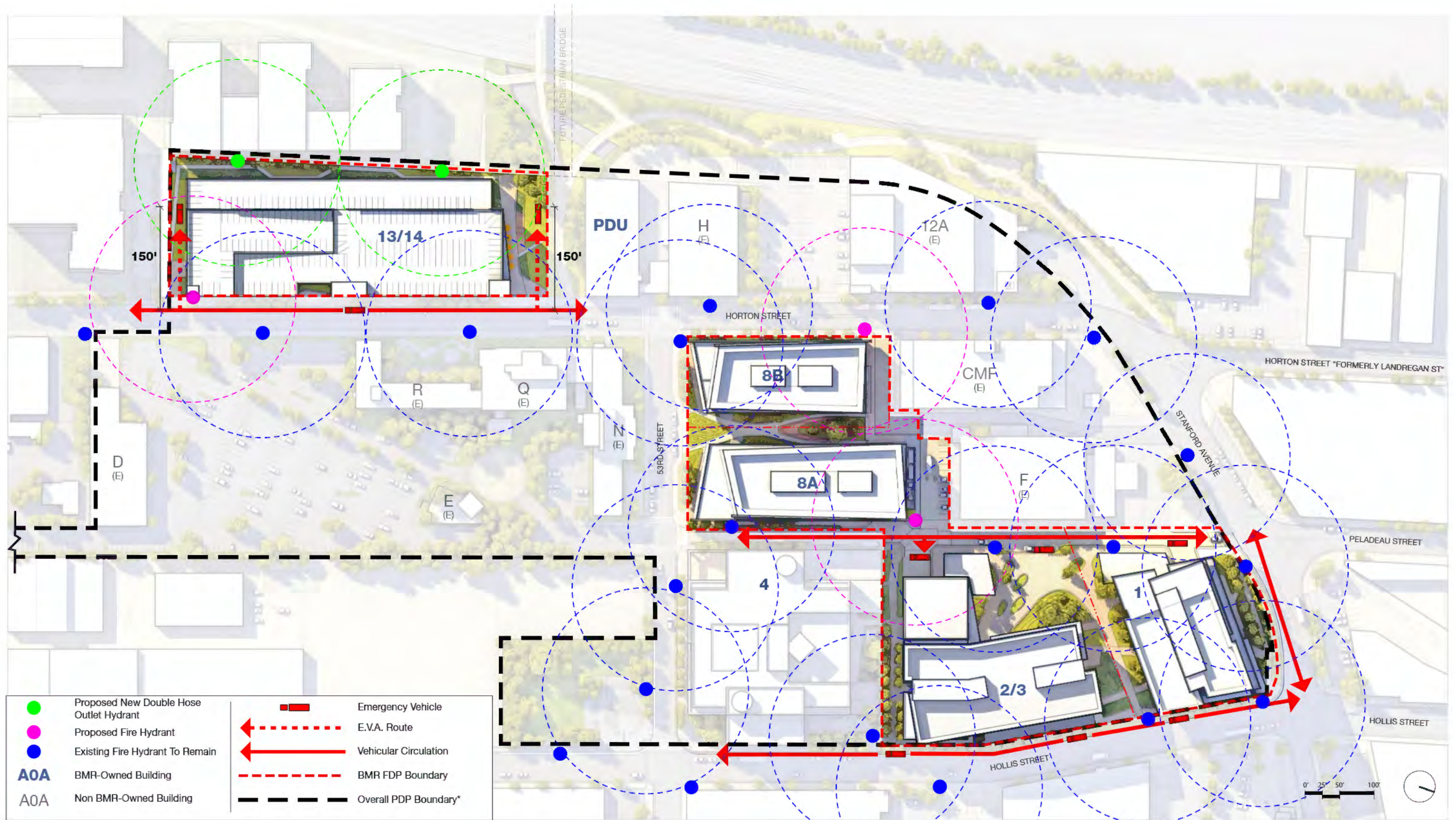
Note 4: Proposed traffic diverter at the Stanford / Horton intersection to resemble example shown in City of Emeryville Pedestrian Bicycle Plan

Note 5: Design of Chiron Way will discourage through-travel of vehicles. Signage will be proposed in the final design at the entrances of Chiron Way limiting access to Service Vehicles, Emergency Vehicles and Passenger Pick-up & drop-offs. The design of the Stanford / Chiron Way Intersection will consider measures to tighten the intersection through shortened crossing distances at east, west & south approaches, tighter turn radii for right-turning vehicles onto and out of Chiron Way and "Advance Yield Here" to Pedestrian Signage and yield lines for the east and west approaches.

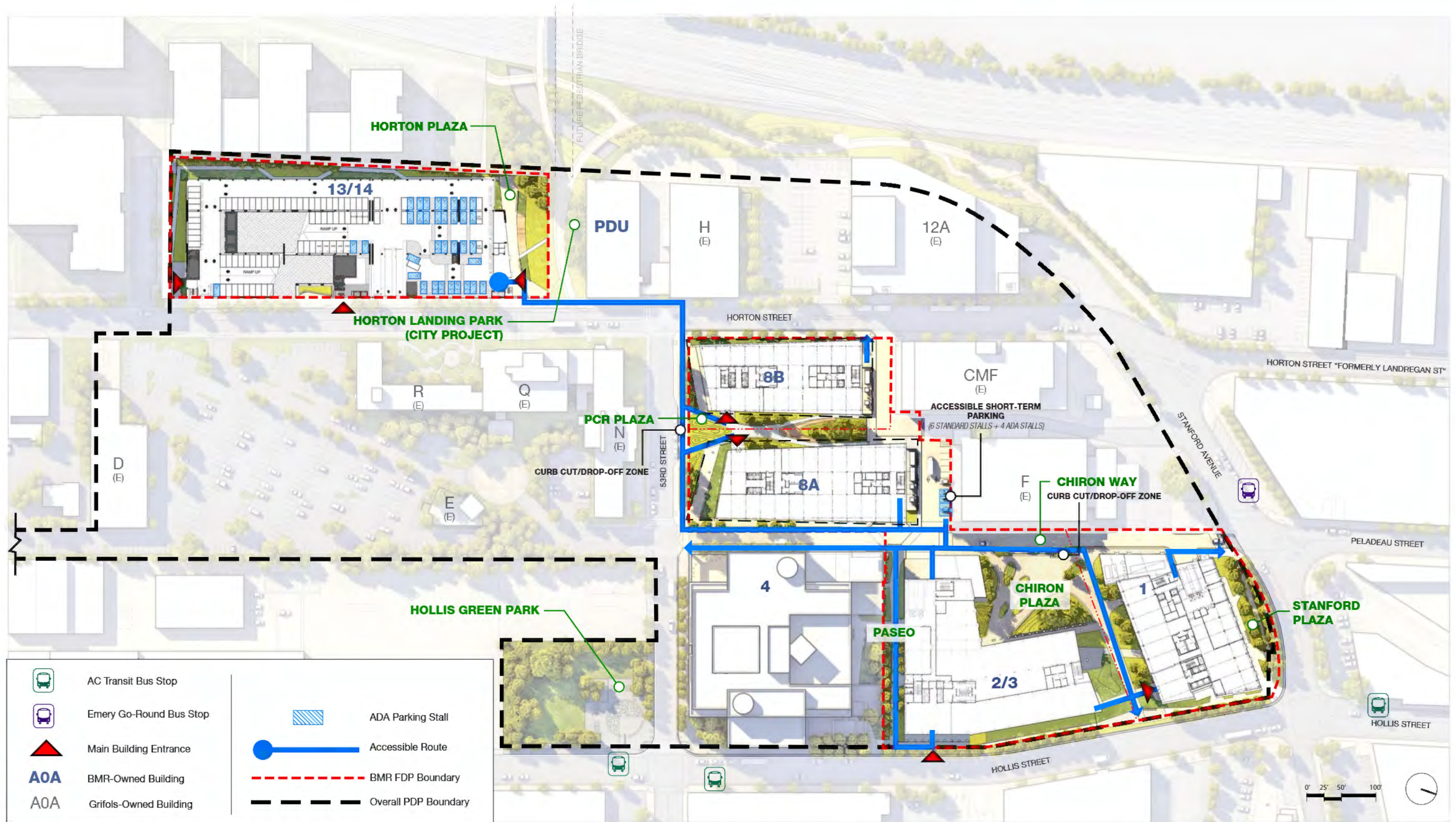
Note 6: All curb ramps along project frontages will be designed to meet current ADA standards including directional curb ramps with truncated domes and high-visibility crosswalks.



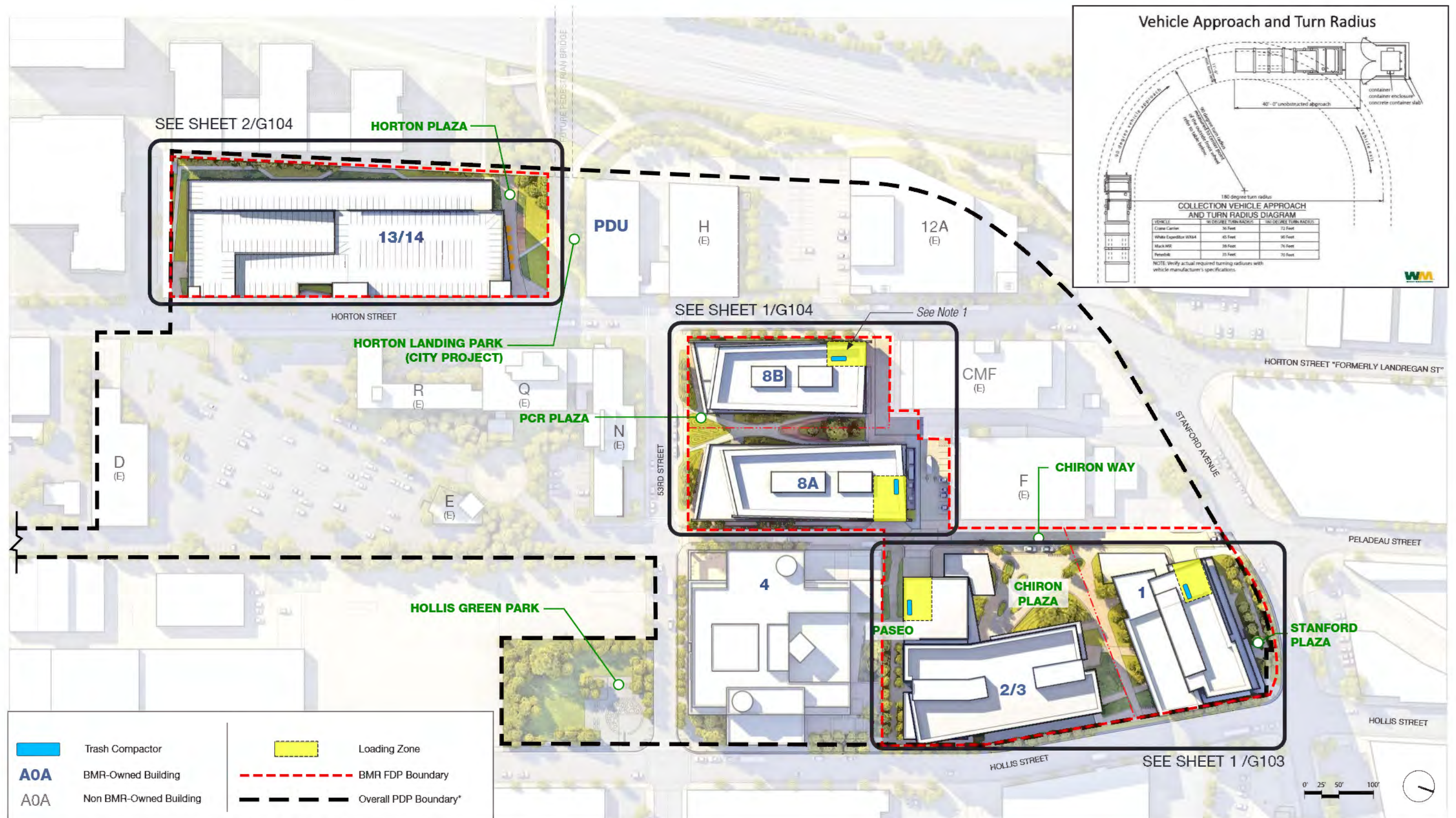
*Per Preliminary Development Plan Figure 2-5 & 2-6



*Per Preliminary Development Plan Figure 2-5 & 2-6
 Note1: Project will comply with conditions related to fire suppression



Note 1: Accessible Path of travel from ADA parking stalls to all building entrances will be provided



*Per Preliminary Development Plan Figure 2-5 & 2-6

Note 1: All trash compactors are located within enclosed loading dock inside building

Note 2: Audio and visual warning devices at the junctions of sidewalk with automobile and truck access to loading docks

LEGEND

COMPOST CONTAINER

RECYCLING CONTAINER

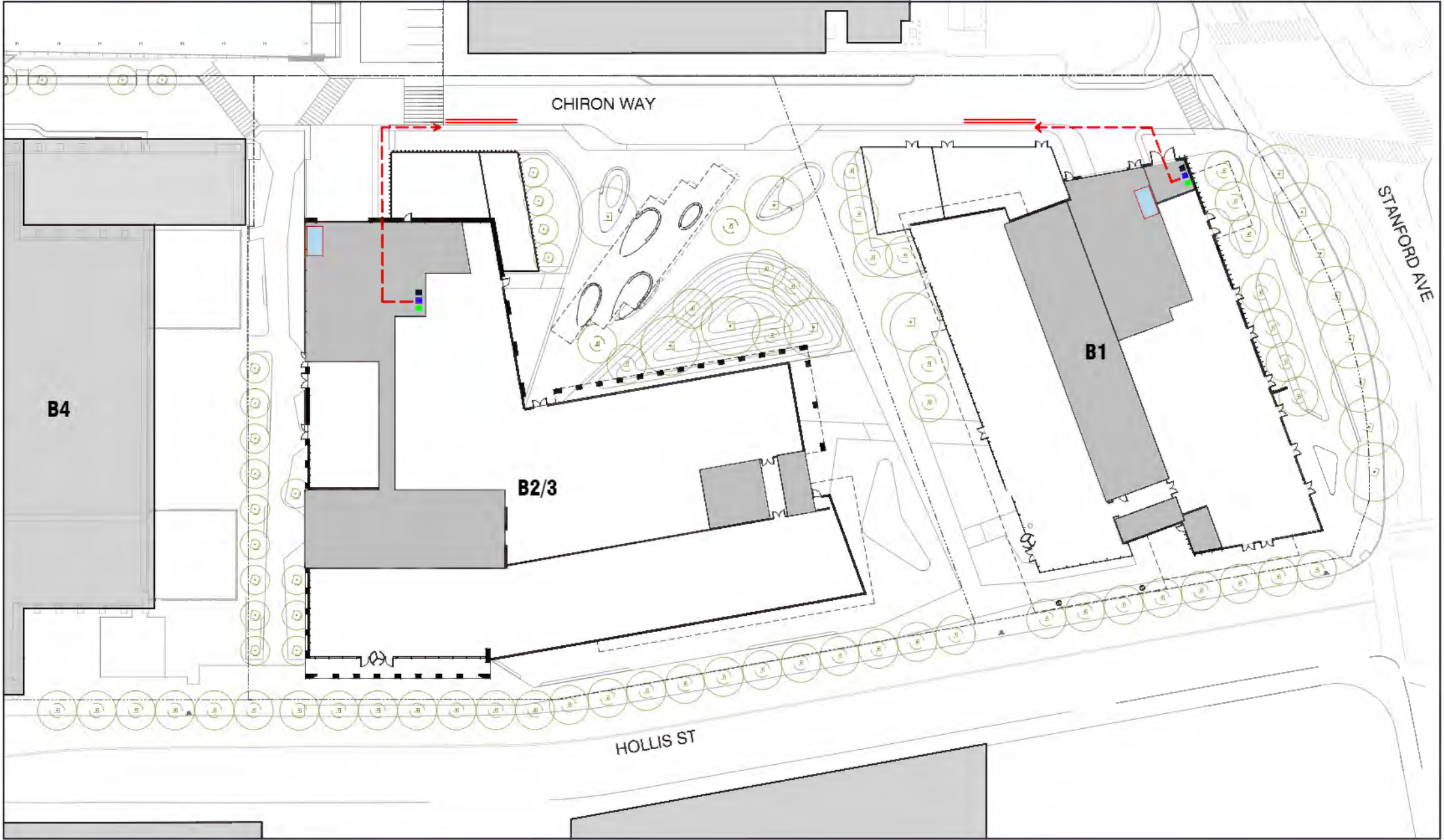
TRASH CONTAINER

PATH OF TRAVEL FOR COLLECTION

PROPOSED TRASH LOADING ZONE

TRASH COMPACTOR

Note 1: All trash compactors are located within enclosed loading dock inside building



1) ENLARGED PLANS B1 AND B2/3

LEGEND

COMPOST CONTAINER

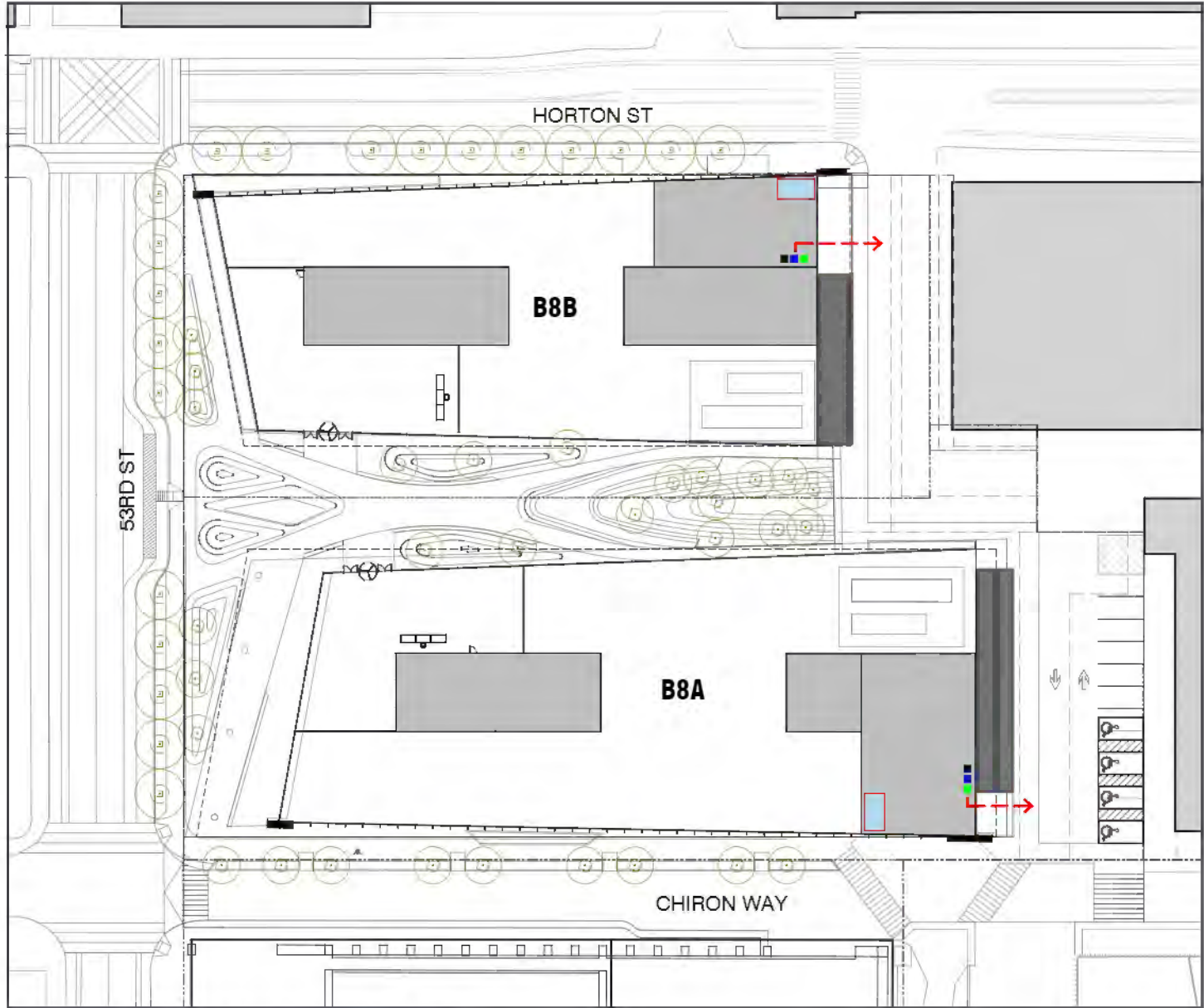
RECYCLING CONTAINER

TRASH CONTAINER

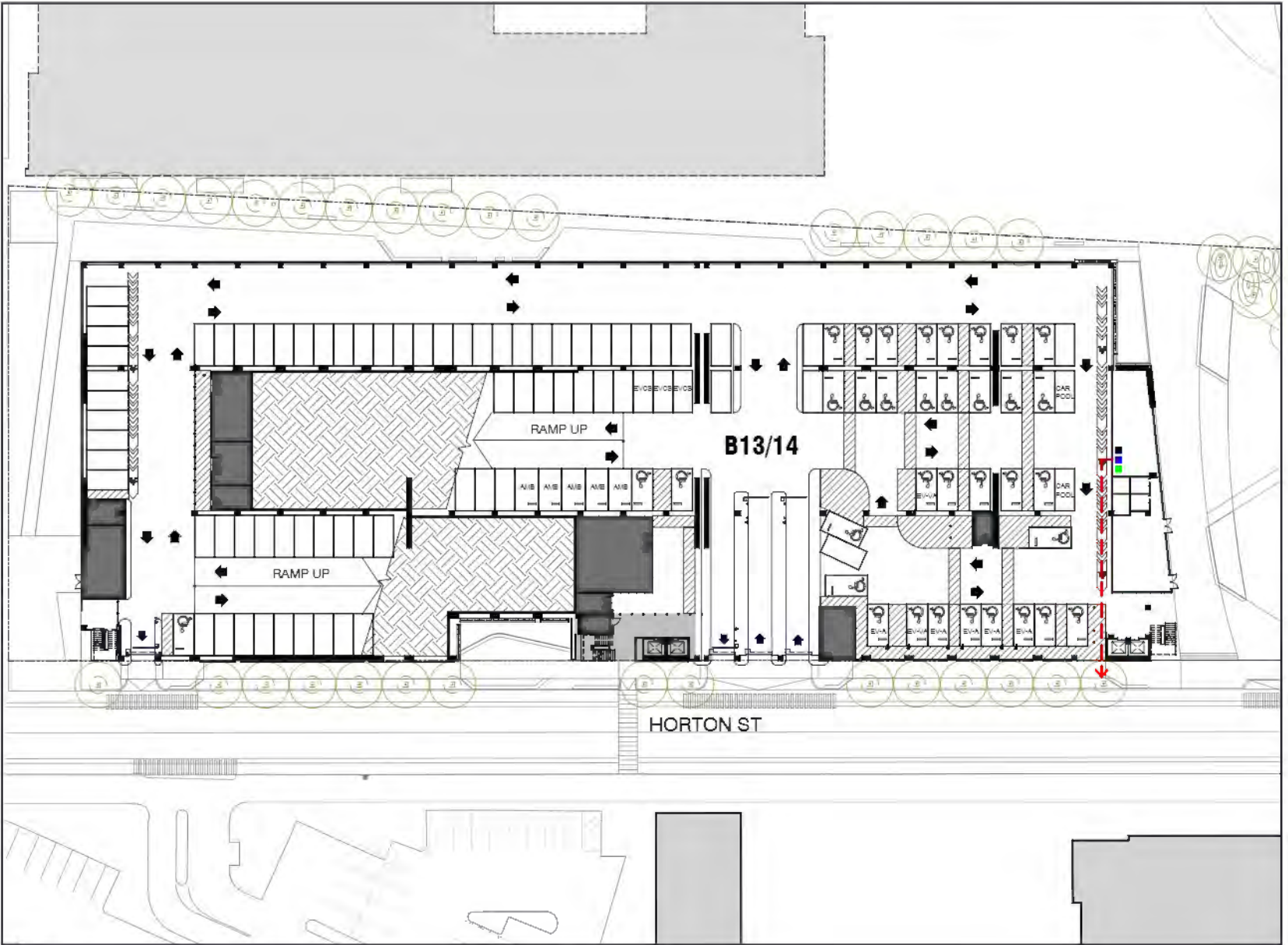
PATH OF TRAVEL FOR COLLECTION

PROPOSED TRASH LOADING ZONE

TRASH COMPACTOR



1) ENLARGED PLANS B8A AND B8B

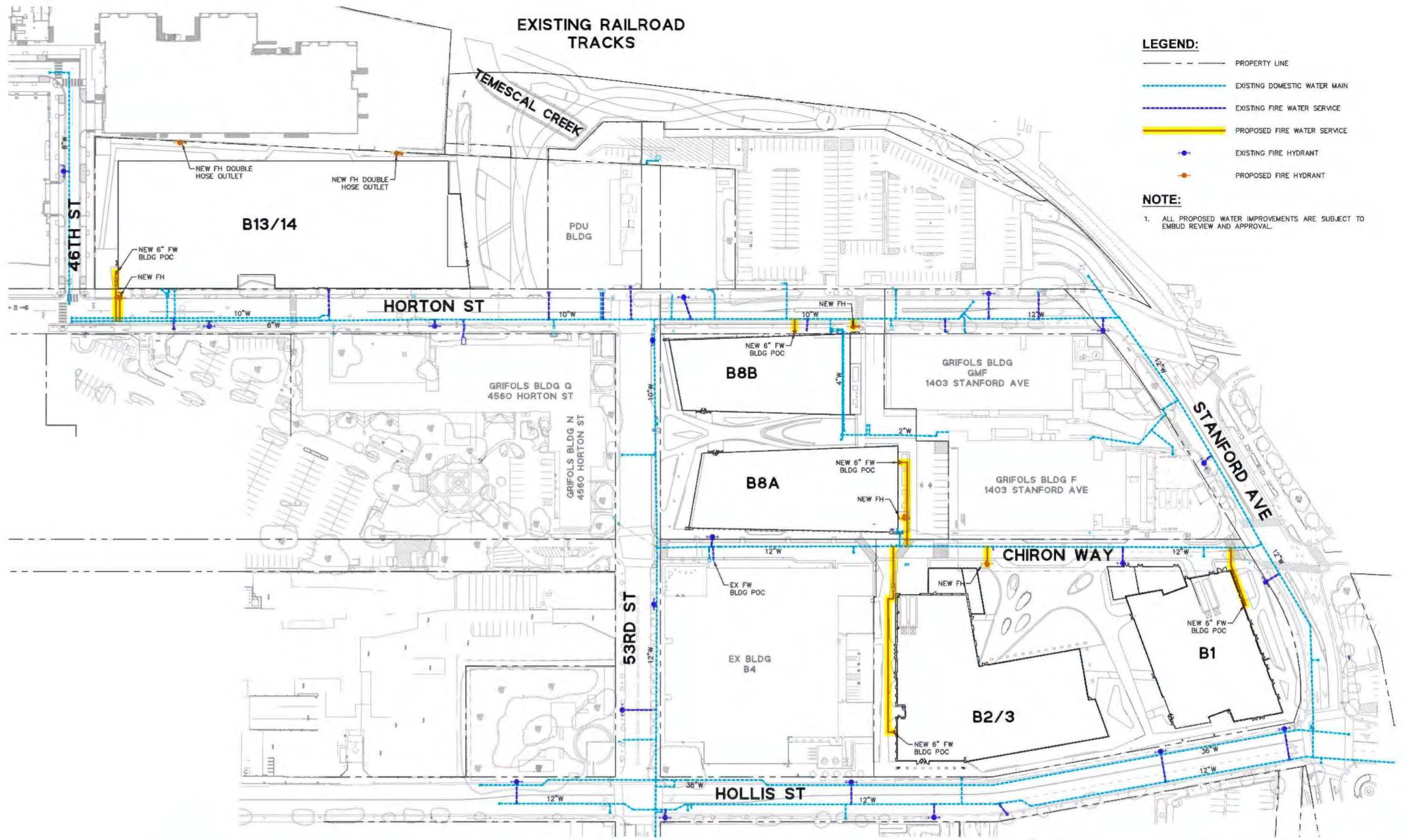


2) ENLARGED PLANS B13/14

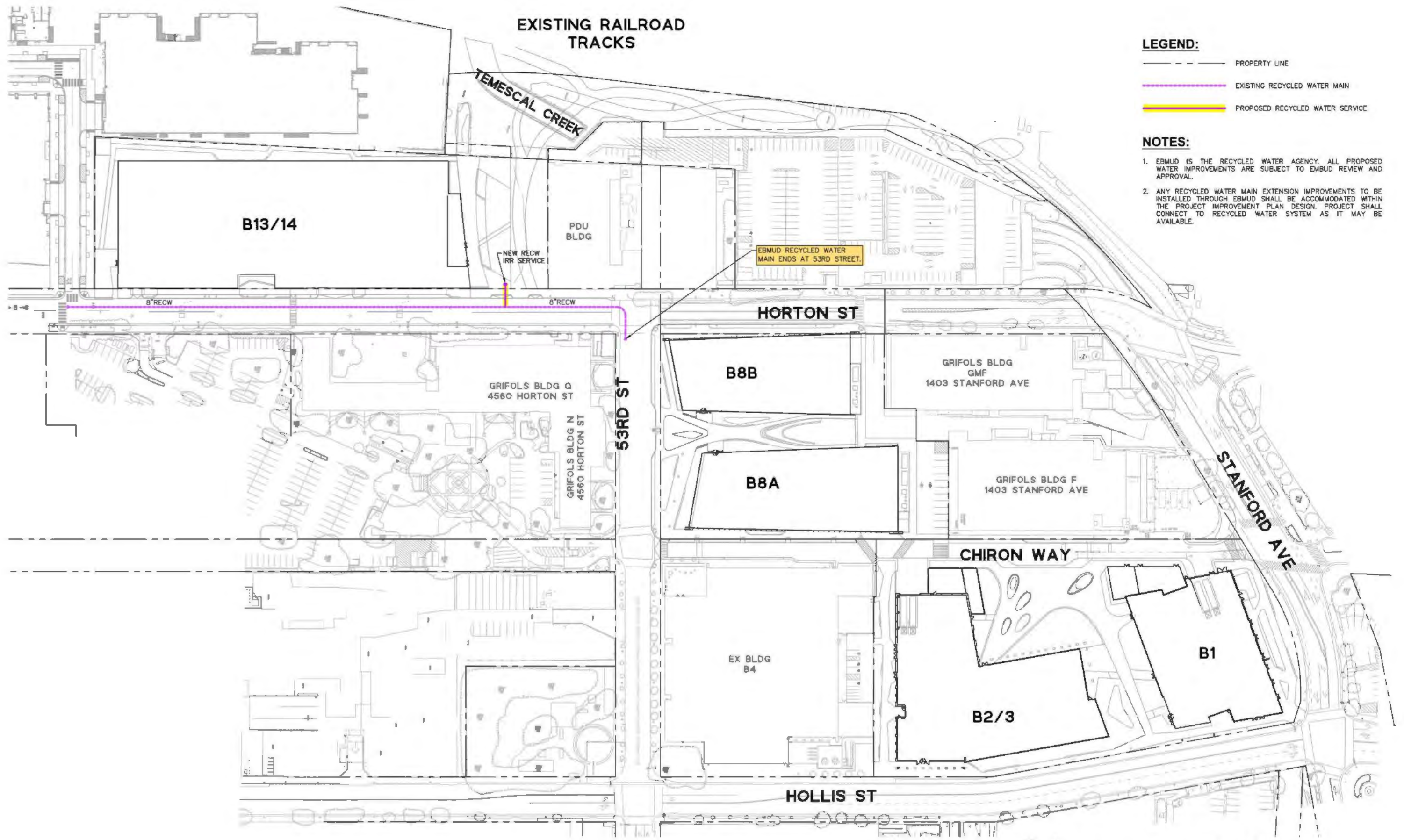
Note 1: All trash compactors are located within enclosed loading dock inside building

5.CIVIL

Note 1: Actual utility sizes and locations shall be determined by utility providers and the City of Emeryville Public Works Department. Existing condition surveys and hydraulic analysis to be performed in the design phase. Access easements for maintenance of existing and proposed public utilities shall be recorded for overall public utilities within the project site.

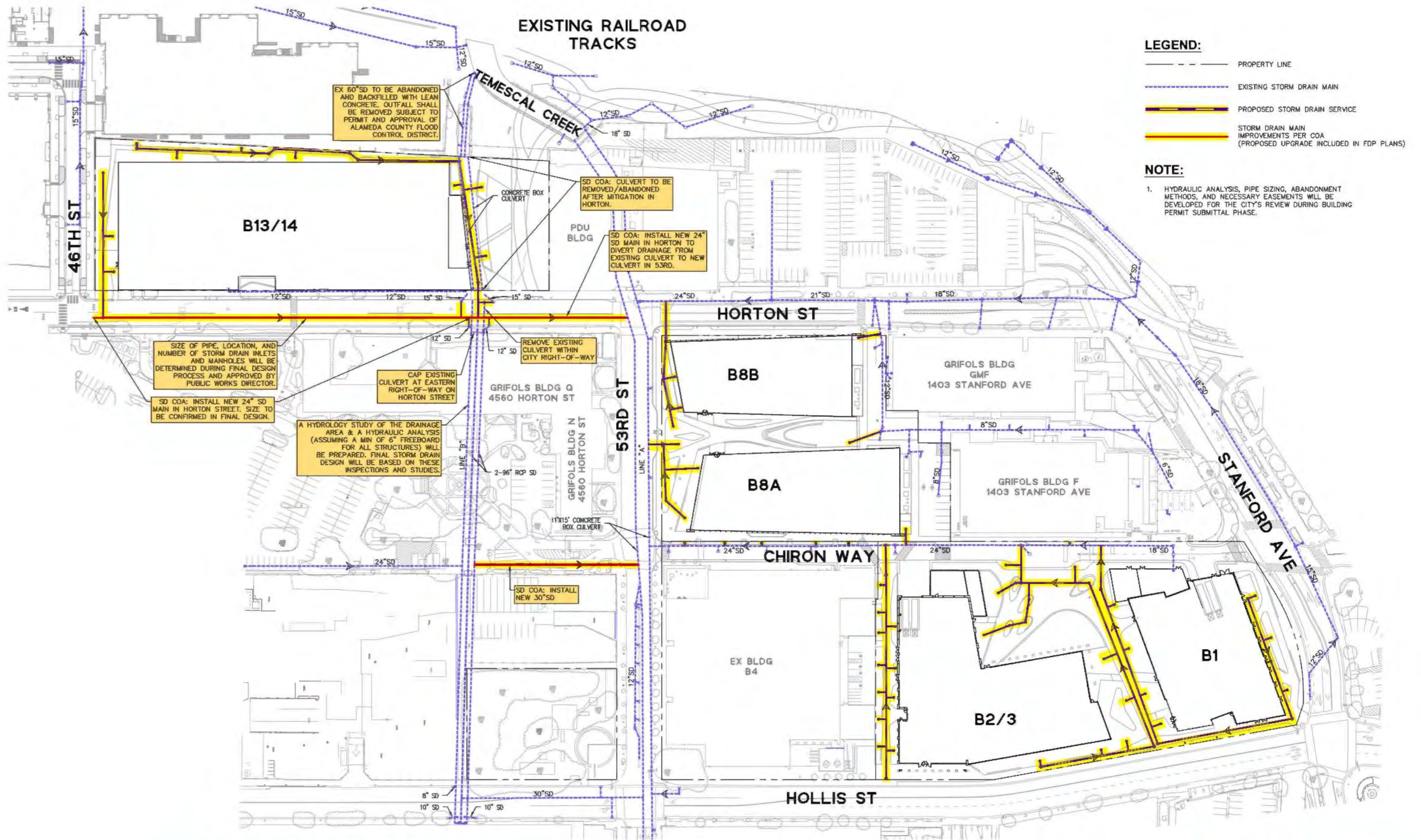


- LEGEND:**
- PROPERTY LINE
 - EXISTING DOMESTIC WATER MAIN
 - EXISTING FIRE WATER SERVICE
 - PROPOSED FIRE WATER SERVICE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
- NOTE:**
- ALL PROPOSED WATER IMPROVEMENTS ARE SUBJECT TO EMBUD REVIEW AND APPROVAL.

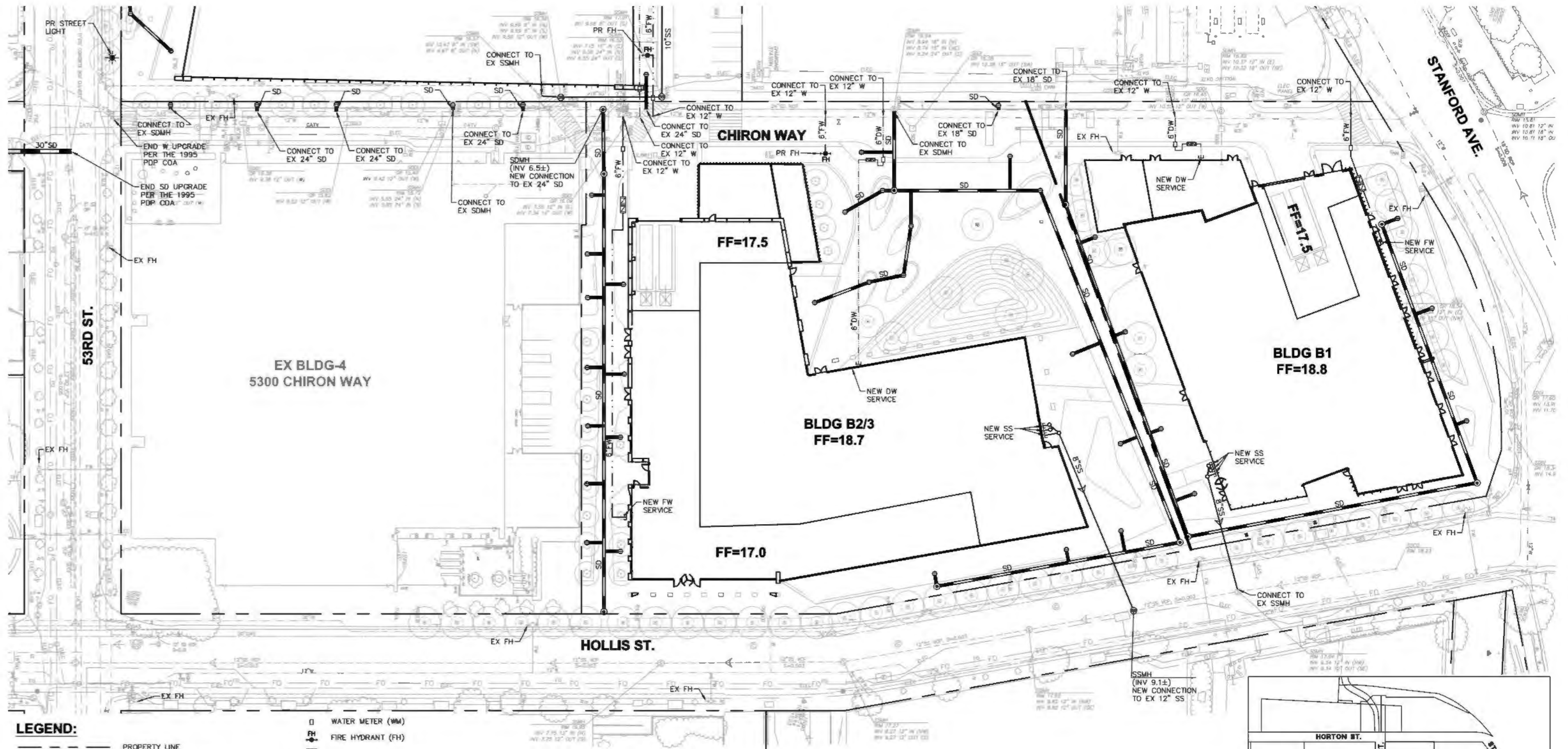


- LEGEND:**
- PROPERTY LINE
 - EXISTING RECYCLED WATER MAIN
 - PROPOSED RECYCLED WATER SERVICE

- NOTES:**
- EBMUD IS THE RECYCLED WATER AGENCY. ALL PROPOSED WATER IMPROVEMENTS ARE SUBJECT TO EMBUD REVIEW AND APPROVAL.
 - ANY RECYCLED WATER MAIN EXTENSION IMPROVEMENTS TO BE INSTALLED THROUGH EBMUD SHALL BE ACCOMMODATED WITHIN THE PROJECT IMPROVEMENT PLAN DESIGN. PROJECT SHALL CONNECT TO RECYCLED WATER SYSTEM AS IT MAY BE AVAILABLE.



- LEGEND:**
- PROPERTY LINE
 - EXISTING STORM DRAIN MAIN
 - PROPOSED STORM DRAIN SERVICE
 - STORM DRAIN MAIN IMPROVEMENTS PER COA (PROPOSED UPGRADE INCLUDED IN FDP PLANS)
- NOTE:**
- HYDRAULIC ANALYSIS, PIPE SIZING, ABANDONMENT METHODS, AND NECESSARY EASEMENTS WILL BE DEVELOPED FOR THE CITY'S REVIEW DURING BUILDING PERMIT SUBMITTAL PHASE.



LEGEND:

	PROPERTY LINE
	STORM DRAIN LINE (SD)
	SANITARY SEWER LINE (SS)
	DOMESTIC WATER LINE (DW)
	FIRE WATER LINE (FW)
	STORM DRAIN MANHOLE (SDMH)
	STORM DRAIN AREA DRAIN
	SANITARY SEWER MANHOLE (SSMH)
	BACKFLOW PREVENTER (BFP)

	WATER METER (WM)
	FIRE HYDRANT (FH)
	PROPOSED TRAFFIC SIGNALIZED INTERSECTION
	PROPOSED STREET LIGHT

NOTES:

- FOR THE REMAINDER OF THE STREET LIGHT DESIGN BEYOND WHAT IS SHOWN ON THIS PLAN, SEE THE LIGHTING PLANS BY OTHERS IN THIS FDP PACKAGE.
- ALL EXISTING IRRIGATION SERVICE IN THE PROJECT FRONTAGE WILL BE INVESTIGATED AND CONFIRMED DURING DESIGN IF IT'S FED FROM DOMESTIC OR RECYCLED WATER.
- EBMUD IS THE RECYCLED WATER AGENCY.

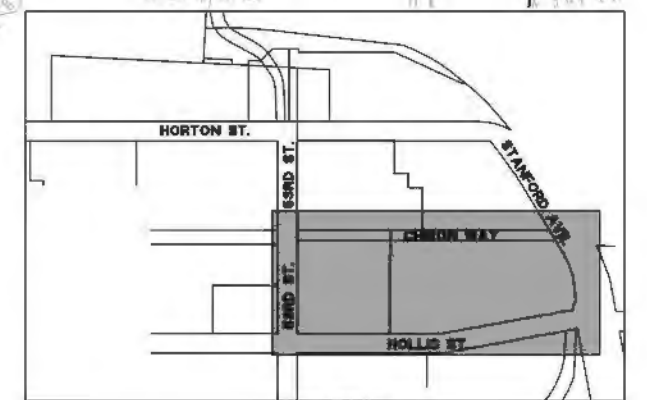
ABBREVIATIONS:

±	APPROXIMATE
AD	AREA DRAIN
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
CATV	CABLE TV
COA	CONDITIONS OF APPROVAL
COMM	COMMUNICATION
DI	DRAIN INLET
DW	DOMESTIC WATER
E	ELECTRIC
EB	ELECTRIC BOX
ELEC	ELECTRIC
ES	ELECTRIC STUB

EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FO	FIBER OPTICS
FW	FIRE WATER
GI	GRATE INLET
GM	GAS METER
INV	INVERT
IRR	IRRIGATION
MH	MANHOLE
MW	MONUMENT WELL
PV	POST INDICATOR VALVE
RECW	RECYCLED WATER

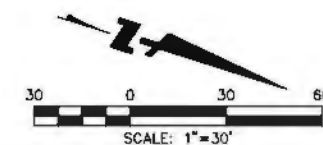
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDOI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
TEL	TELEPHONE
TYP	TYPICAL
UB	UTILITY BOX

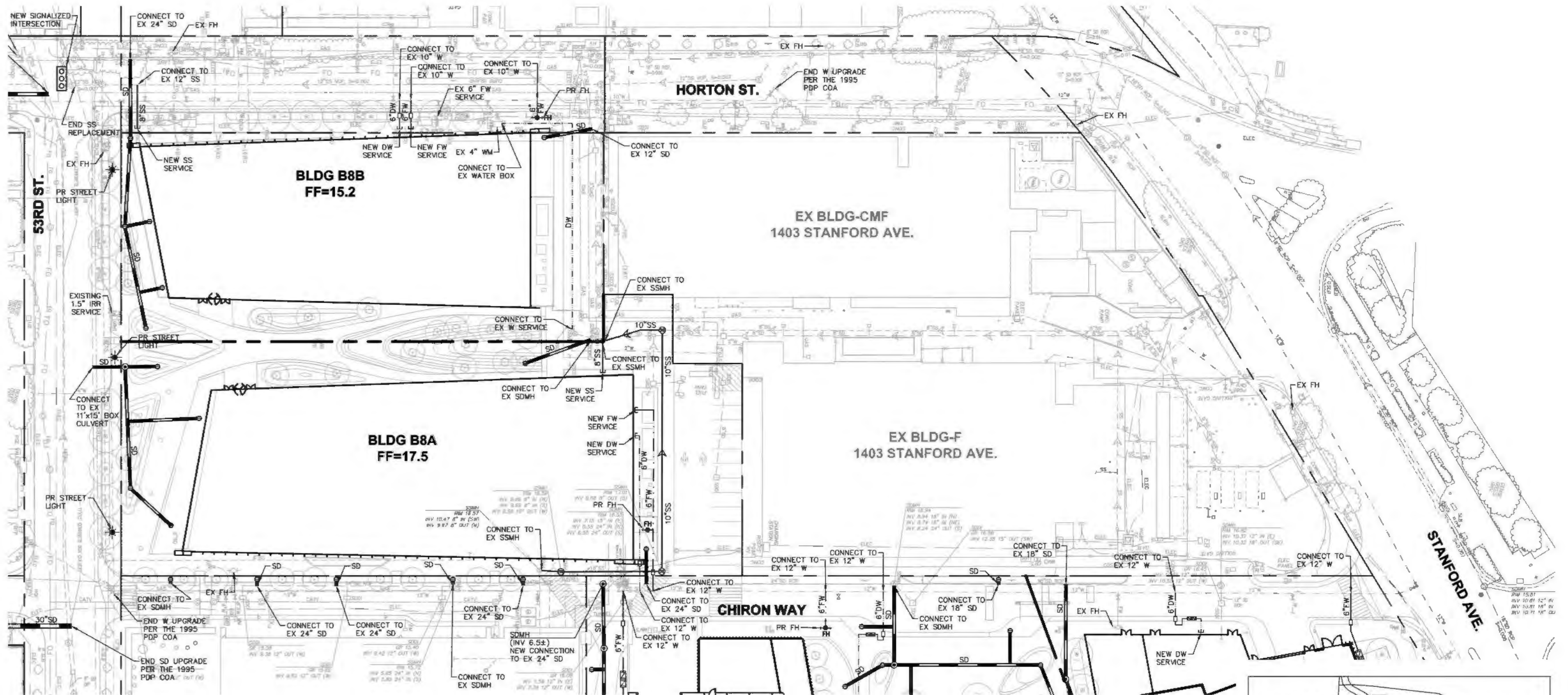
UV	UTILITY VAULT
W	WATER
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE



KEY MAP

NTS





LEGEND:

	PROPERTY LINE
	STORM DRAIN LINE (SD)
	SANITARY SEWER LINE (SS)
	DOMESTIC WATER LINE (DW)
	FIRE WATER LINE (FW)
	STORM DRAIN MANHOLE (SDMH)
	STORM DRAIN AREA DRAIN
	SANITARY SEWER MANHOLE (SSMH)
	BACKFLOW PREVENTER (BFP)

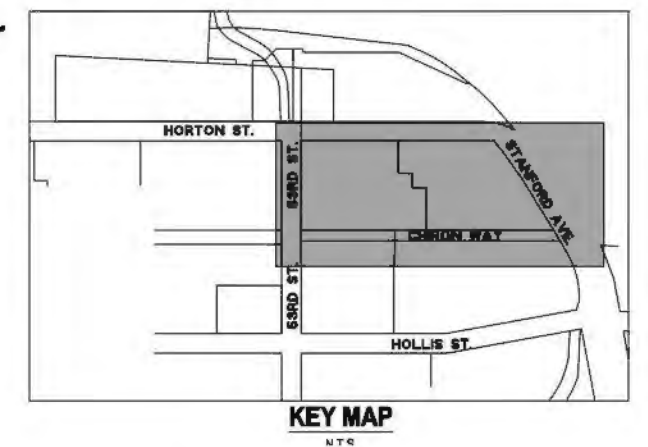
	WATER METER (WM)
	FIRE HYDRANT (FH)
	PROPOSED TRAFFIC SIGNALIZED INTERSECTION
	PROPOSED STREET LIGHT

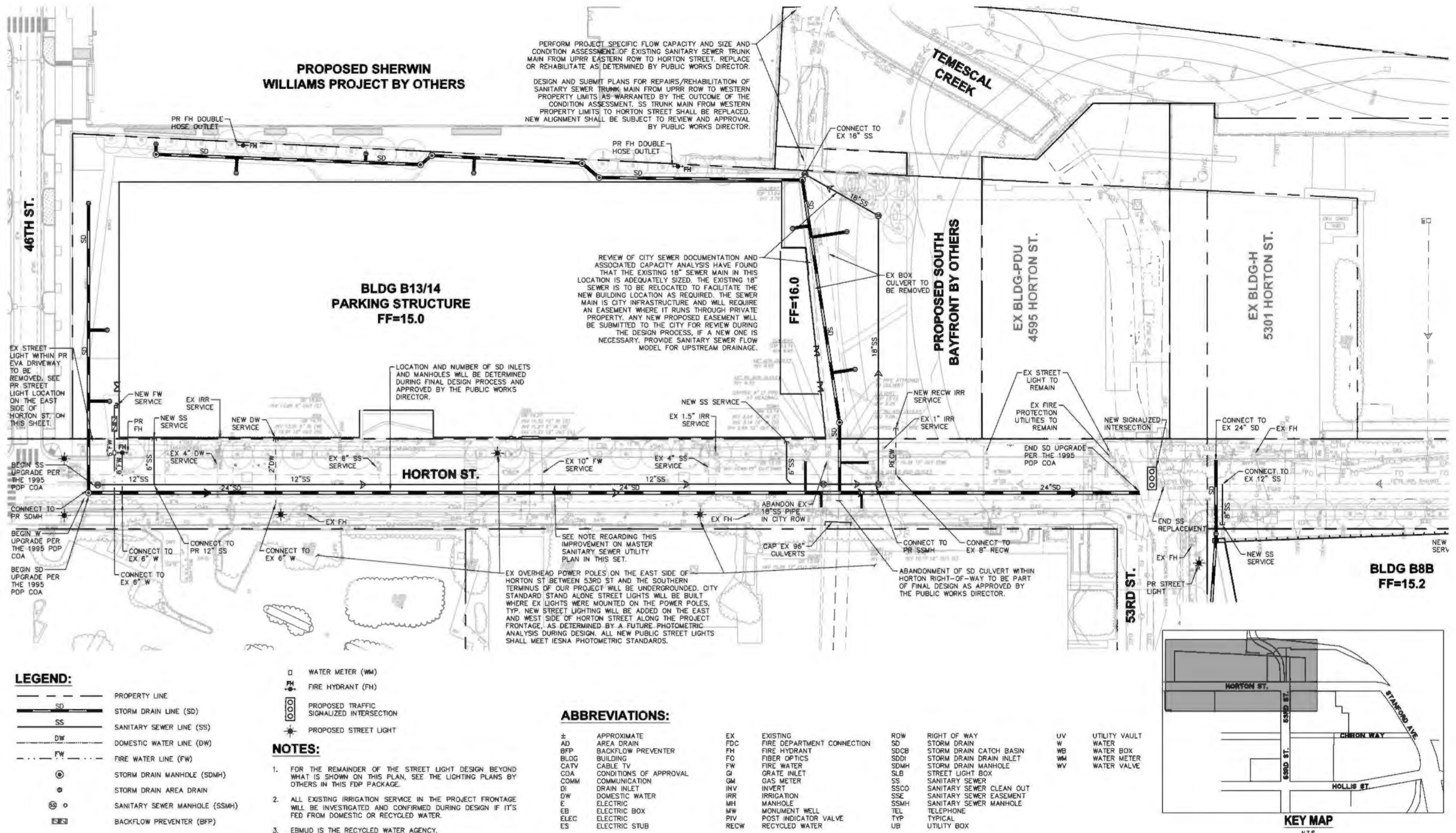
NOTES:

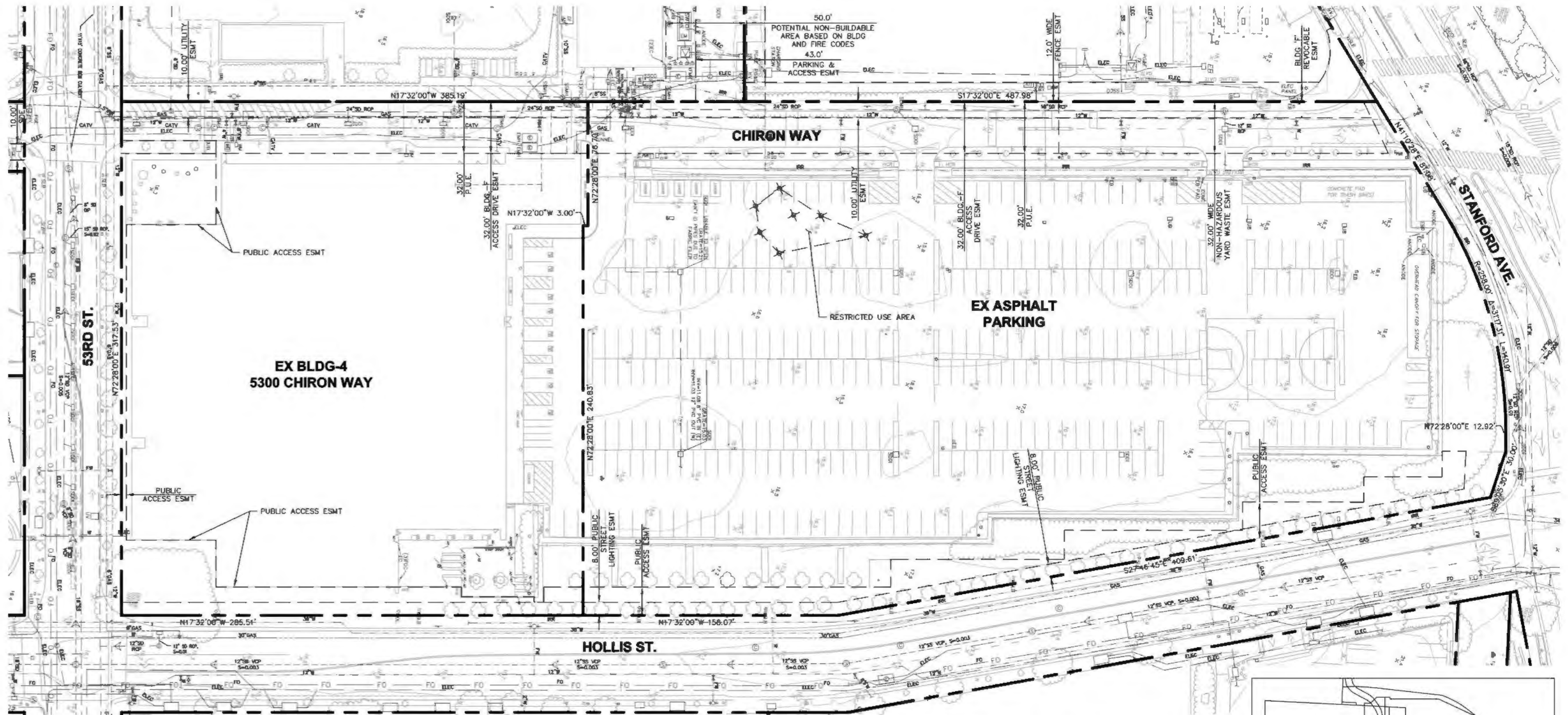
- FOR THE REMAINDER OF THE STREET LIGHT DESIGN BEYOND WHAT IS SHOWN ON THIS PLAN, SEE THE LIGHTING PLANS BY OTHERS IN THIS FDP PACKAGE.
- ALL EXISTING IRRIGATION SERVICE IN THE PROJECT FRONTAGE WILL BE INVESTIGATED AND CONFIRMED DURING DESIGN IF IT'S FED FROM DOMESTIC OR RECYCLED WATER.
- EBMUD IS THE RECYCLED WATER AGENCY.

ABBREVIATIONS:

±	APPROXIMATE	EX	EXISTING	ROW	RIGHT OF WAY	UV	UTILITY VAULT
AD	AREA DRAIN	FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN	W	WATER
BFP	BACKFLOW PREVENTER	FH	FIRE HYDRANT	SDCB	STORM DRAIN CATCH BASIN	WB	WATER BOX
BLDG	BUILDING	FO	FIBER OPTICS	SDDI	STORM DRAIN DRAIN INLET	WM	WATER METER
CATV	CABLE TV	FW	FIRE WATER	SDMH	STORM DRAIN MANHOLE	WV	WATER VALVE
COA	CONDITIONS OF APPROVAL	GI	GRATE INLET	SLB	STREET LIGHT BOX		
COMM	COMMUNICATION	GM	GAS METER	SS	SANITARY SEWER		
DI	DRAIN INLET	INV	INVERT	SSCO	SANITARY SEWER CLEAN OUT		
DW	DOMESTIC WATER	IRR	IRRIGATION	SSE	SANITARY SEWER EASEMENT		
E	ELECTRIC	MH	MANHOLE	SSMH	SANITARY SEWER MANHOLE		
EB	ELECTRIC BOX	MW	MONUMENT WELL	TEL	TELEPHONE		
ELEC	ELECTRIC	PV	POST INDICATOR VALVE	TYP	TYPICAL		
ES	ELECTRIC STUB	RECW	RECYCLED WATER	UB	UTILITY BOX		







LEGEND:

---	PROPERTY LINE	---	OVERHEAD LINE
- - -	EASEMENT LINE	---	CONTOUR LINE
- - -	STORM DRAIN LINE	+	EXISTING FIRE HYDRANT
- - -	SANITARY SEWER LINE	o	EXISTING MANHOLE
- - -	WATER LINE	□ SDOI	EXISTING STORM DRAIN DRAIN INLET
- - -	RECYCLED WATER LINE	□ WM	EXISTING WATER METER
- - -	ELEC	□ BFP	EXISTING WATER BOX
- - -	FIBER OPTICS LINE	□ BFP	EXISTING BACKFLOW PREVENTER
- - -	GAS LINE	o	EXISTING VALVES

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 17°32'00" WEST AS DETERMINED BY FOUND STANDARD CITY STREET MONUMENTS LOCATED ALONG THE MONUMENT LINE OF HORTON STREET BETWEEN 45TH AND 53RD STREETS AS SHOWN THAT THAT PARTICULAR RECORD OF SURVEY "R/S 1388", FILED FOR RECORD ON FEBRUARY 16, 2000 IN BOOK 25 OF RECORD OF SURVEYS, AT PAGES 1 THROUGH 12, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, STATE OF CALIFORNIA.

BENCHMARK:

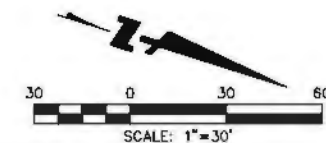
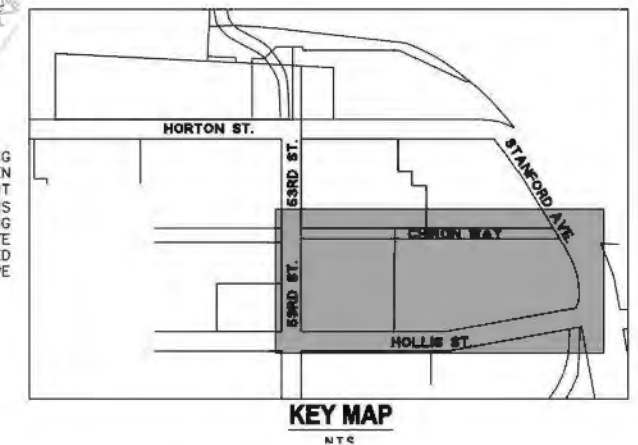
THE BENCHMARK FOR THIS SURVEY IS CITY OF EMERYVILLE BENCHMARK #4 BEING A BRASS DISK MONUMENT IN A WELL IN THE SIDEWALK AT THE SOUTHEAST CORNER OF 53RD ST. AND HORTON ST. ELEVATION = 13.09' (CITY OF EMERYVILLE)

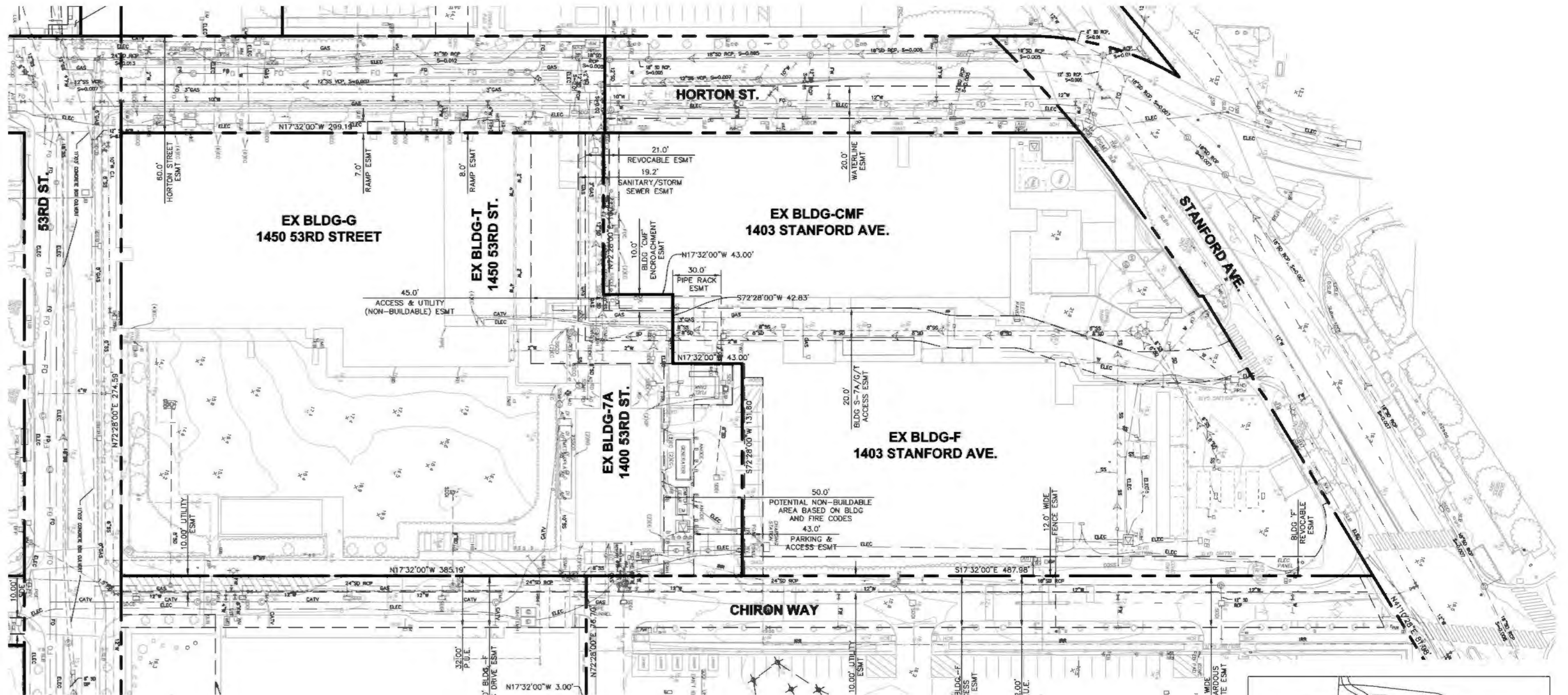
FEMA DESIGNATED FLOOD ZONE:

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE PROJECT LOCATION OR PUBLISHED A FLOOD INSURANCE RATE MAP AT THIS TIME. BOTH FEMA AND THE CITY OF EMERYVILLE HAVE PRELIMINARILY LISTED THE AREA AS ZONE X.

NOTES:

1. FIELD VERIFICATION OF THE EXISTING SANITARY SEWER ALIGNMENT BETWEEN HORTON AND CITY'S SOUTH BAYFRONT PEDESTRIAN BIKEWAY PROJECT IS CURRENTLY BEING DETERMINED. EXISTING SEWER EASEMENT IS IN ITS APPROXIMATE LOCATION AND WILL BE REVISED ONCE LOCATION OF EXISTING SEWER PIPE IS DETERMINED IN THE FIELD.





LEGEND:

---	PROPERTY LINE
- - -	EASEMENT LINE
- - - A SD	STORM DRAIN LINE
- - - A SS	SANITARY SEWER LINE
- - - W	WATER LINE
- - - REC W	RECYCLED WATER LINE
- - - ELEC	ELECTRICAL LINE
- - - FO	FIBER OPTICS LINE
- - - GAS	GAS LINE

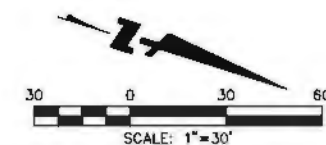
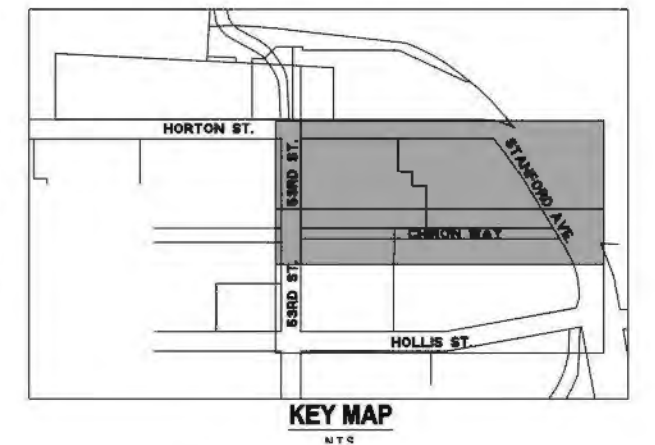
---	OVERHEAD LINE
---	CONTOUR LINE
+	EXISTING FIRE HYDRANT
o	EXISTING MANHOLE
□ SDO	EXISTING STORM DRAIN DRAIN INLET
□ WM	EXISTING WATER METER
□ WB	EXISTING WATER BOX
□ BFP	EXISTING BACKFLOW PREVENTER
o	EXISTING VALVES

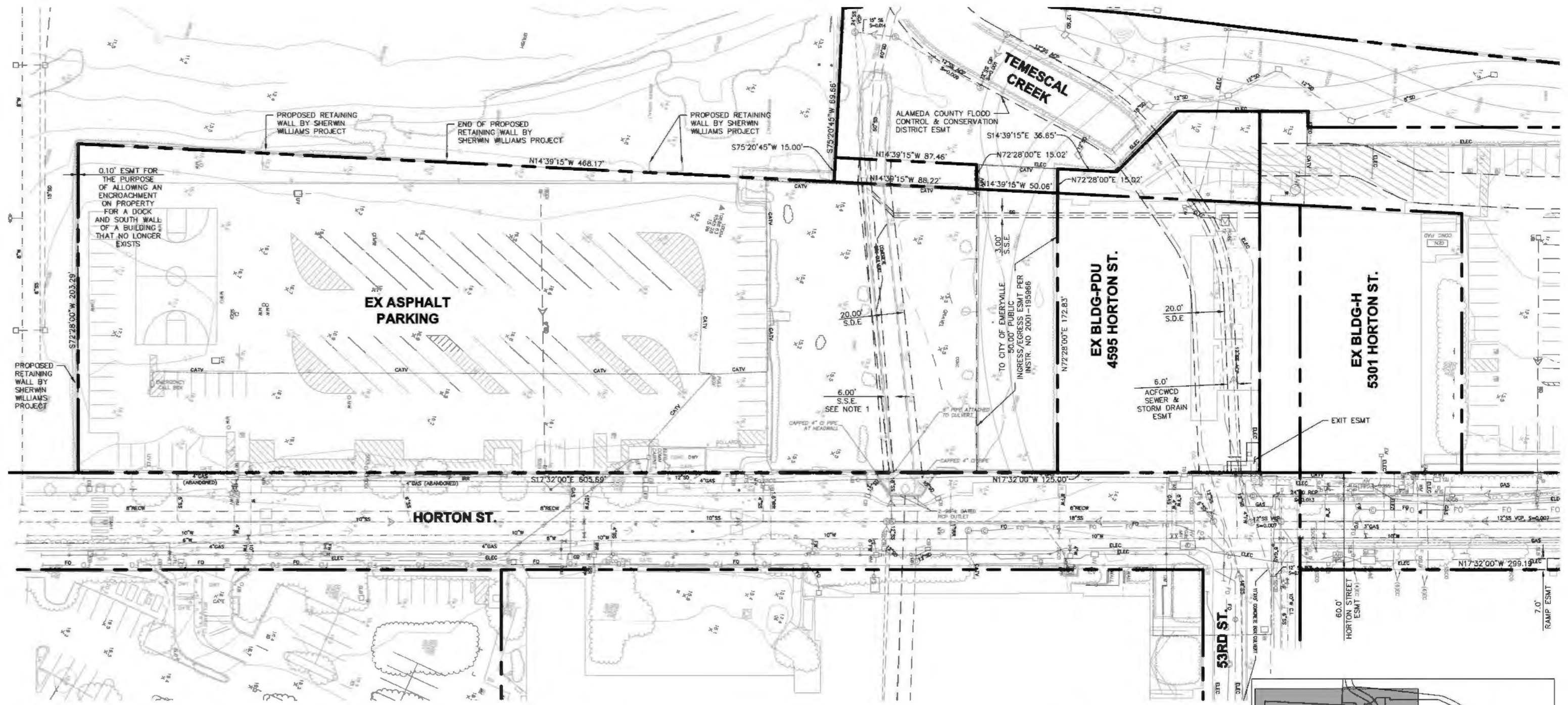
ABBREVIATIONS:

AD	AREA DRAIN	FO	FIBER OPTICS	SDOI	STORM DRAIN DRAIN INLET
BFP	BACKFLOW PREVENTER	FW	FIRE WATER	SDE	STORM DRAIN EASEMENT
BLDG	BUILDING	GI	GRATE INLET	SDMH	STORM DRAIN MANHOLE
CATV	CABLE TV	GM	GAS METER	SLB	STREET LIGHT BOX
COMM	COMMUNICATION	GW	GUY WIRE	SS	SANITARY SEWER
CONC	CONCRETE	HCR	HANDICAP RAMP	SSCO	SANITARY SEWER CLEAN OUT
DRIVE	DRIVEWAY	IRR	IRRIGATION	SSE	SANITARY SEWER EASEMENT
DI	DRAIN INLET	L	LENGTH	SSMH	SANITARY SEWER MANHOLE
DW	DOMESTIC WATER	MH	MANHOLE	TEL	TELEPHONE
DWY	DRIVEWAY	MW	MONUMENT WELL	TYP	TYPICAL
E	ELECTRIC	PIV	POST INDICATOR VALVE	UB	UTILITY BOX
EB	ELECTRIC BOX	PUE	PUBLIC UTILITY EASEMENT	UV	UTILITY VAULT
ELEC	ELECTRIC	R	RADIUS	W	WATER
ES	ELECTRIC STUB	REC W	RECYCLED WATER	WB	WATER BOX
ESMT	EASEMENT	RTWL	RETAINING WALL	WM	WATER METER
EX	EXISTING	R/W	RIGHT-OF-WAY	WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN		
FH	FIRE HYDRANT	SDCB	STORM DRAIN CATCH BASIN		

NOTES:

1. FIELD VERIFICATION OF THE EXISTING SANITARY SEWER ALIGNMENT BETWEEN HORTON AND CITY'S SOUTH BAYFRONT PEDESTRIAN BICYCLE BRIDGE PROJECT IS CURRENTLY BEING DETERMINED. EXISTING SEWER EASEMENT IS IN ITS APPROXIMATE LOCATION AND WILL LIKELY BE REVISED ONCE LOCATION OF EXISTING SEWER PIPE IS DETERMINED IN THE FIELD.





LEGEND:

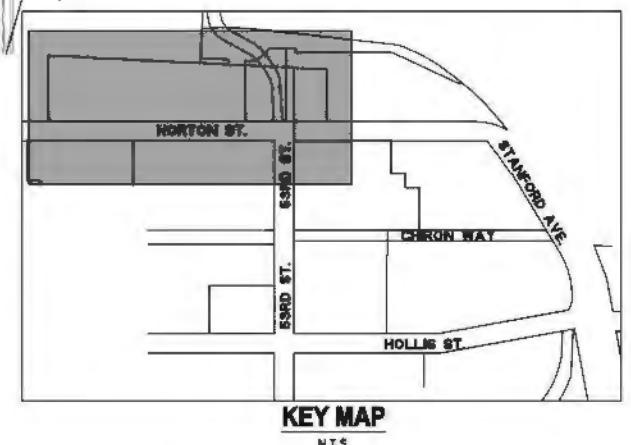
	PROPERTY LINE		OVERHEAD LINE
	EASEMENT LINE		CONTOUR LINE
	STORM DRAIN LINE		EXISTING FIRE HYDRANT
	SANITARY SEWER LINE		EXISTING MANHOLE
	WATER LINE		EXISTING STORM DRAIN DRAIN INLET
	RECYCLED WATER LINE		EXISTING WATER METER
	ELECTRICAL LINE		EXISTING WATER BOX
	FIBER OPTICS LINE		EXISTING BACKFLOW PREVENTER
	GAS LINE		EXISTING VALVES

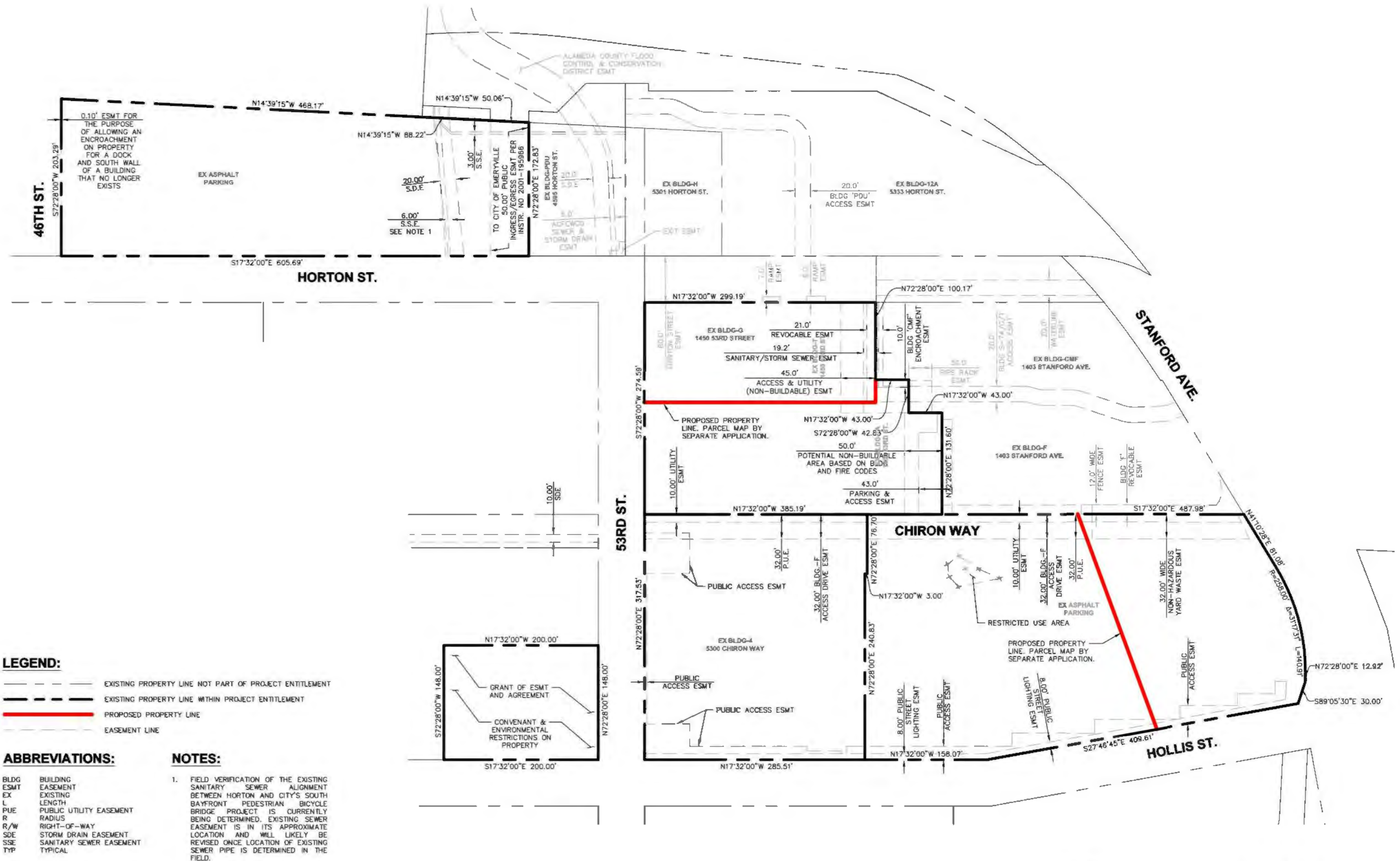
ABBREVIATIONS:

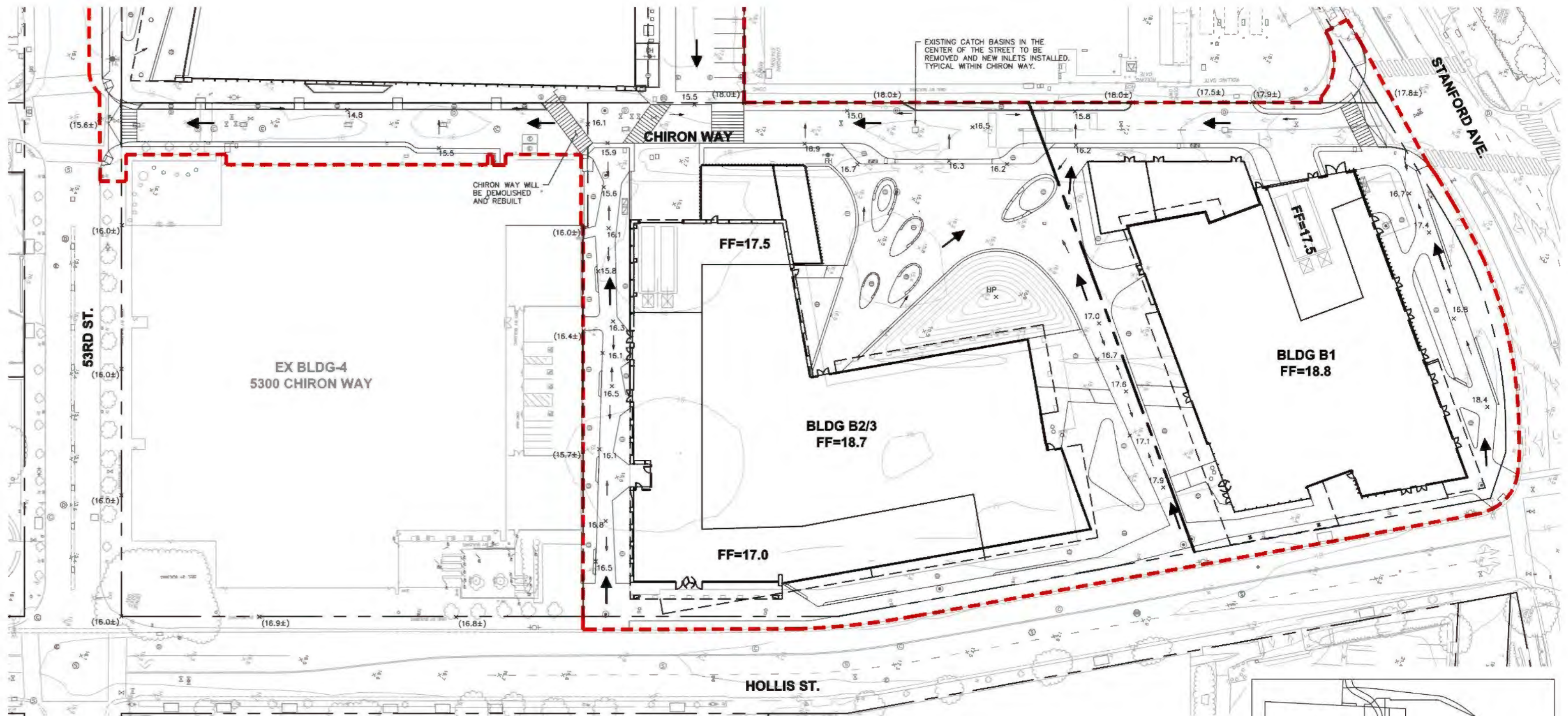
AD	AREA DRAIN	FO	FIBER OPTICS	SDDI	STORM DRAIN DRAIN INLET
BFP	BACKFLOW PREVENTER	FW	FIRE WATER	SDE	STORM DRAIN EASEMENT
BLDG	BUILDING	GI	GRATE INLET	SDMH	STORM DRAIN MANHOLE
CATV	CABLE TV	GM	GAS METER	SLB	STREET LIGHT BOX
COMM	COMMUNICATION	GW	GUY WIRE	SS	SANITARY SEWER
CONC	CONCRETE	HCR	HANDICAP RAMP	SSCO	SANITARY SEWER CLEAN OUT
DRIVEWAY	DRIVEWAY	IRR	IRRIGATION	SSE	SANITARY SEWER EASEMENT
DI	DRAIN INLET	L	LENGTH	SSMH	SANITARY SEWER MANHOLE
DW	DOMESTIC WATER	MH	MANHOLE	TEL	TELEPHONE
DWY	DRIVEWAY	MW	MONUMENT WELL	TYP	TYPICAL
E	ELECTRIC	PIV	POST INDICATOR VALVE	UB	UTILITY BOX
EB	ELECTRIC BOX	PUE	PUBLIC UTILITY EASEMENT	UV	UTILITY VAULT
ELEC	ELECTRIC	R	RADIUS	W	WATER
ES	ELECTRIC STUB	RECW	RECYCLED WATER	WB	WATER BOX
ESMT	EASEMENT	RTWL	RETAINING WALL	WM	WATER METER
EX	EXISTING	R/W	RIGHT-OF-WAY	WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN		
FH	FIRE HYDRANT	SDCB	STORM DRAIN CATCH BASIN		

NOTES:

1. FIELD VERIFICATION OF THE EXISTING SANITARY SEWER ALIGNMENT BETWEEN HORTON AND CITY'S SOUTH BAYFRONT PEDESTRIAN BICYCLE BRIDGE PROJECT IS CURRENTLY BEING DETERMINED. EXISTING SEWER EASEMENT IS IN ITS APPROXIMATE LOCATION AND WILL LIKELY BE REVISED ONCE LOCATION OF EXISTING SEWER PIPE IS DETERMINED IN THE FIELD.



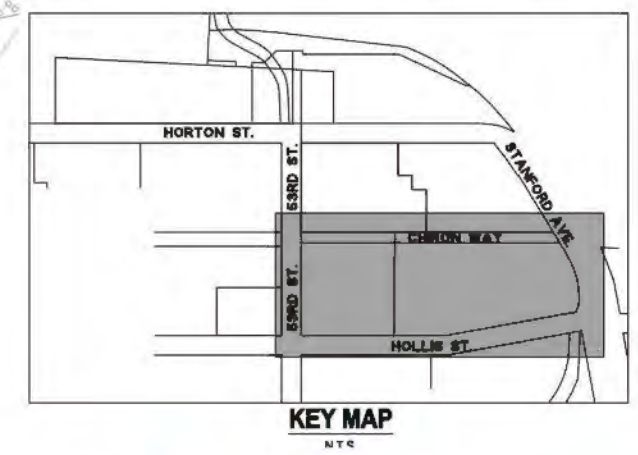


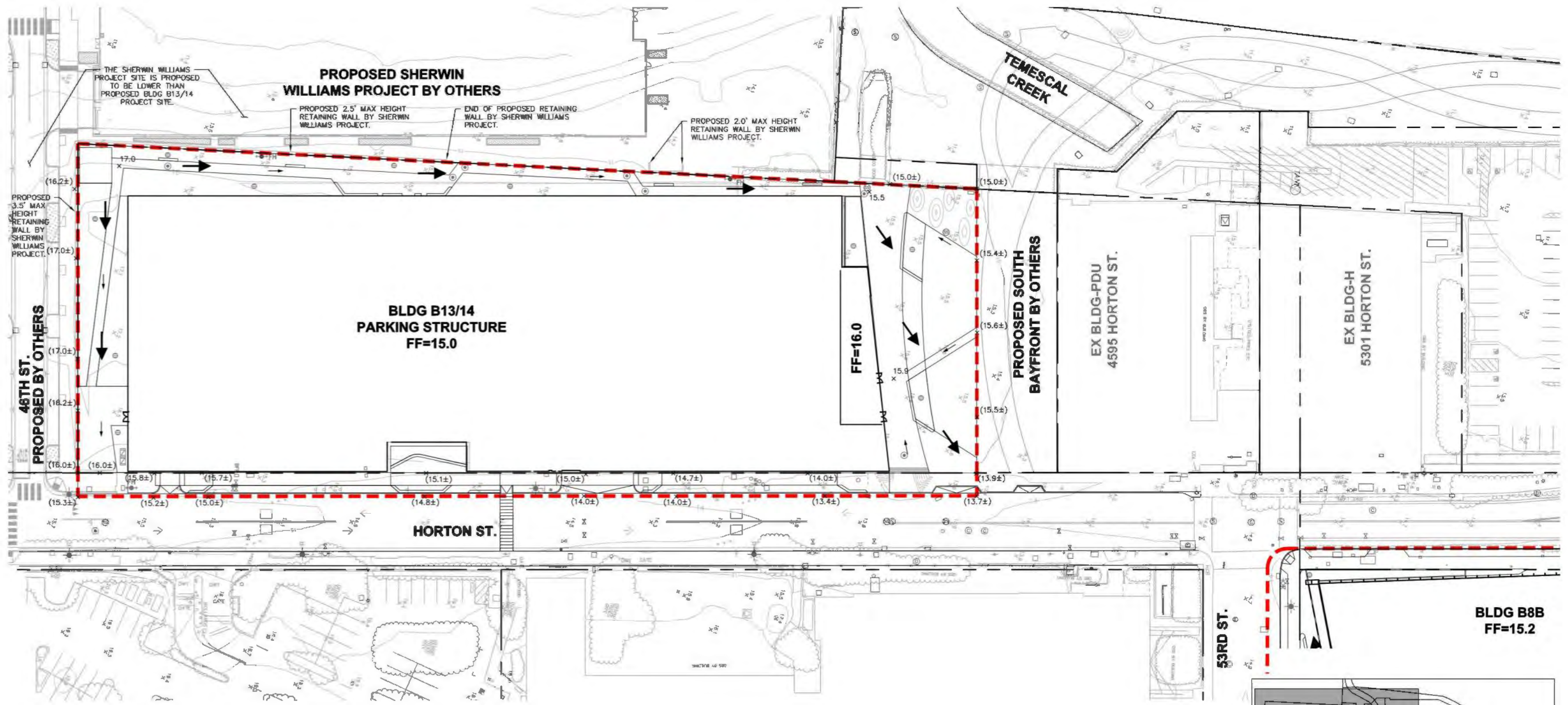


- LEGEND:**
- — — — — PROPERTY LINE
 - - - - - LIMIT OF WORK
 - - - - - EXISTING CONTOUR
 - x 112.2 NEW FINISH SURFACE ELEVATION
 - x(112.2) EXISTING GRADE CALLOUT
 - LOCALIZED GRADING DIRECTION
 - OVERLAND RELEASE

- NOTES:**
- FOR CROSS SECTIONS, SEE PLANS BY OTHERS IN THIS FDP PACKAGE.

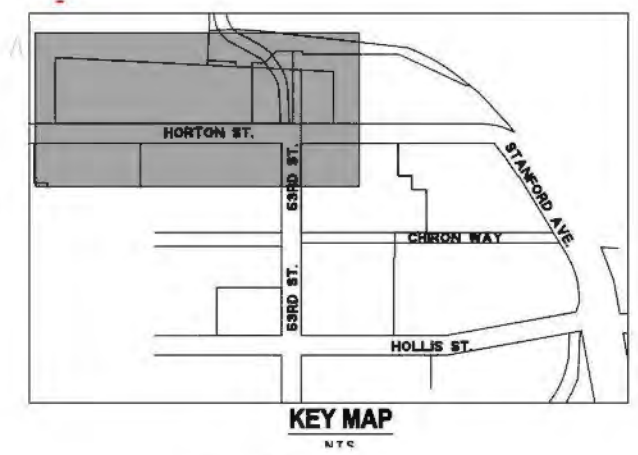
- ABBREVIATIONS:**
- ± APPROXIMATE BUILDING FINISH FLOOR
 - FF BUILDING FINISH FLOOR
 - HP HIGH POINT

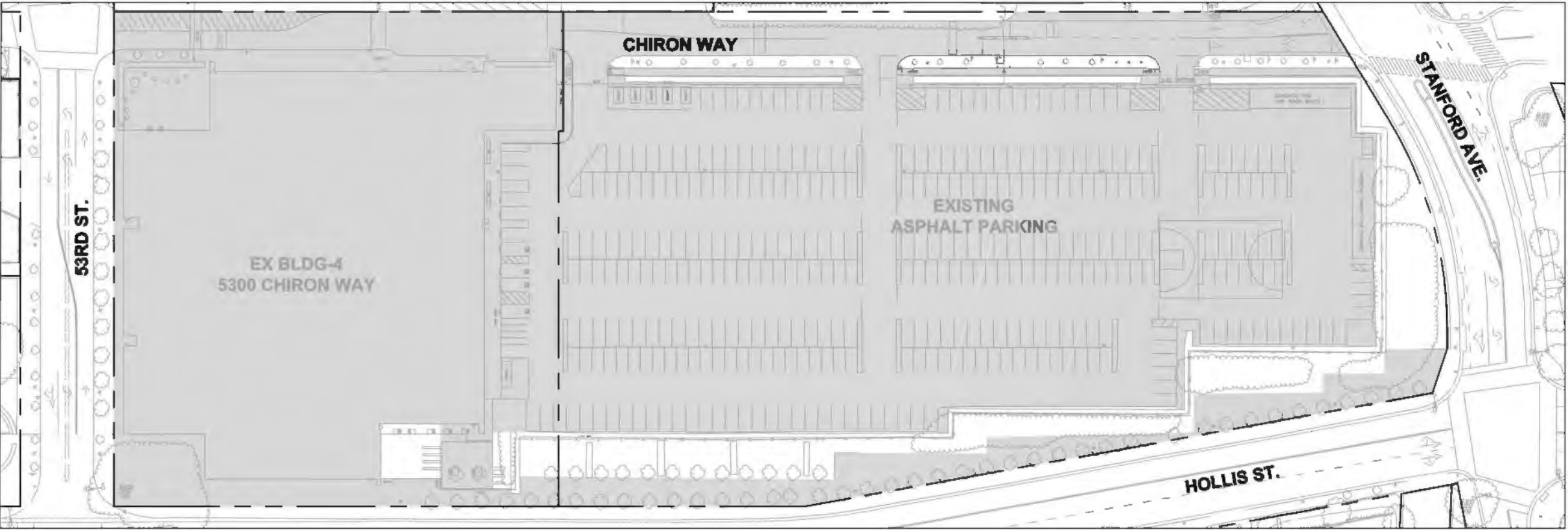




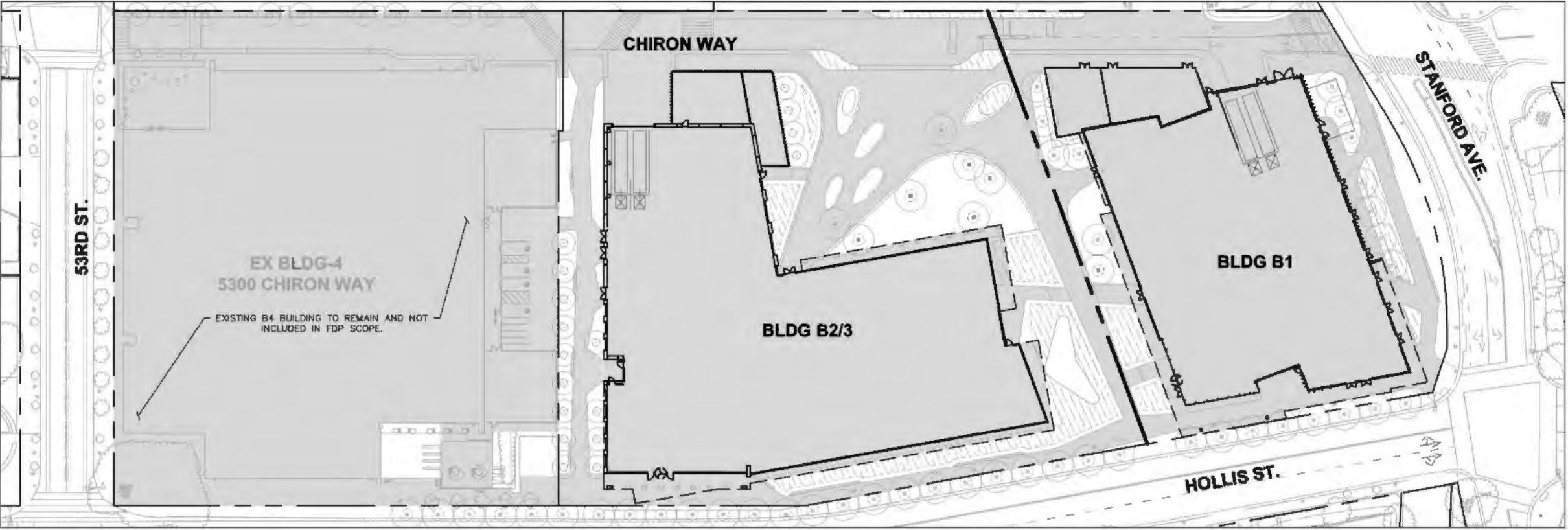
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- ABBREVIATIONS:**
- ± APPROXIMATE BUILDING FINISH FLOOR
 - FF BUILDING FINISH FLOOR
 - HP HIGH POINT





EXISTING CONDITION



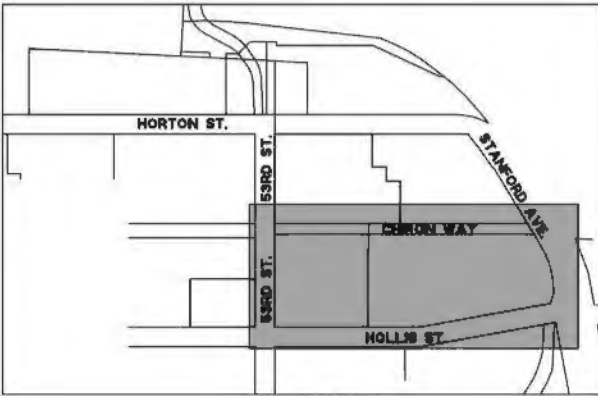
PROPOSED CONDITION

LEGEND:

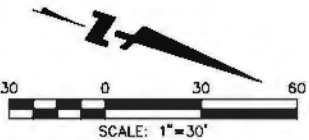
- — — — — PROPERTY LINE
- — — — — BUILDING ROOF LINE
- IMPERVIOUS AREA

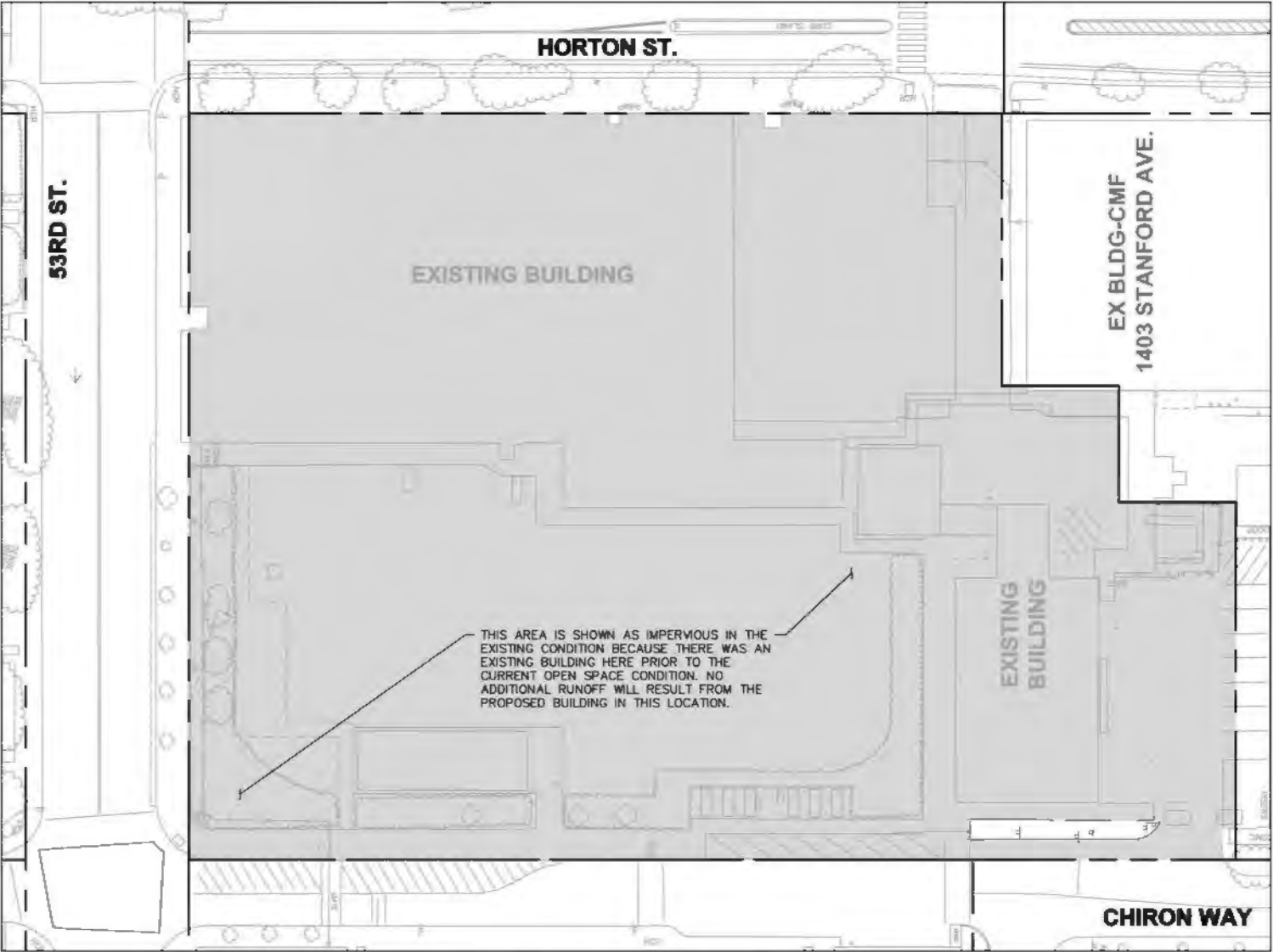
BUILDING B1 AND B2/3 PERVIOUS AND IMPERVIOUS AREA

	TOTAL PERVIOUS AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL AREA (SF)
EXISTING CONDITION	27,421	223,244	250,665
PROPOSED CONDITION	31,836	219,029	250,665
PARCEL B1	8,887	49,658	58,545
PARCEL B2/3	19,633	81,599	101,232
PARCEL B4	3,116	87,772	90,888

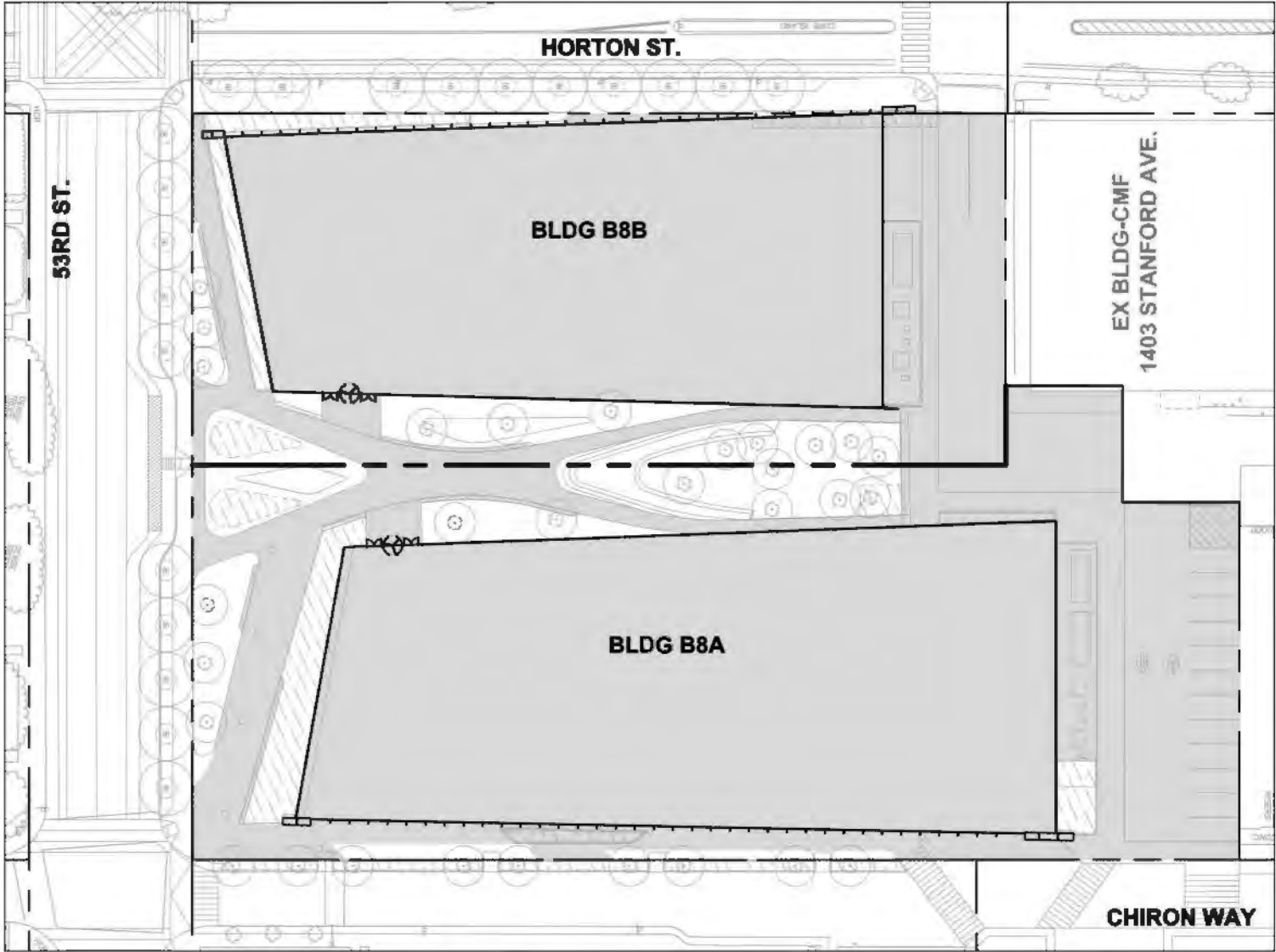


KEY MAP





EXISTING CONDITION

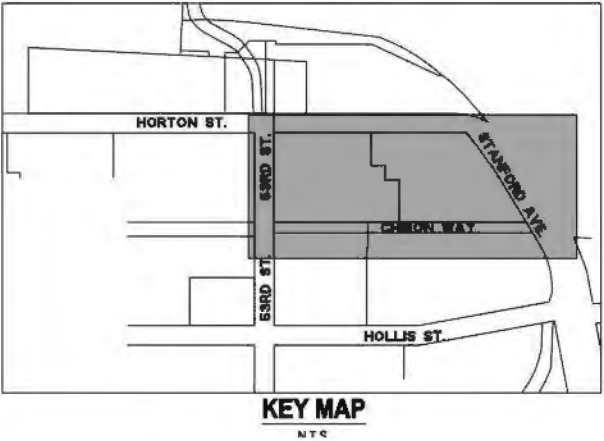


PROPOSED CONDITION

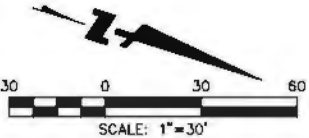
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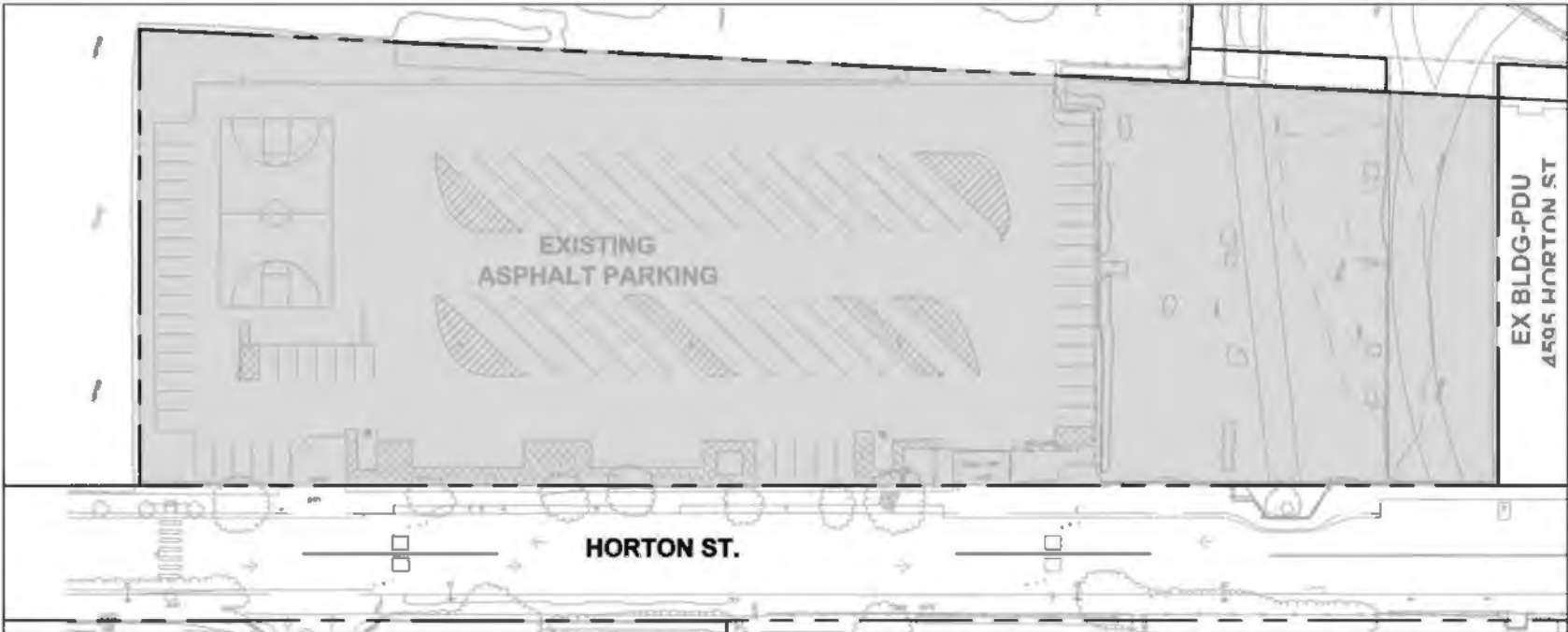
- PROPERTY LINE
- BUILDING ROOF LINE
- IMPERVIOUS AREA

BUILDING B8A AND B8B PERVIOUS AND IMPERVIOUS AREA			
	TOTAL PERVIOUS AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL AREA (SF)
EXISTING CONDITION	760	94,554	95,314
PROPOSED CONDITION	14,299	81,015	95,314
PARCEL B8A	8,269	48,329	56,598
PARCEL B8B	6,030	32,686	38,716

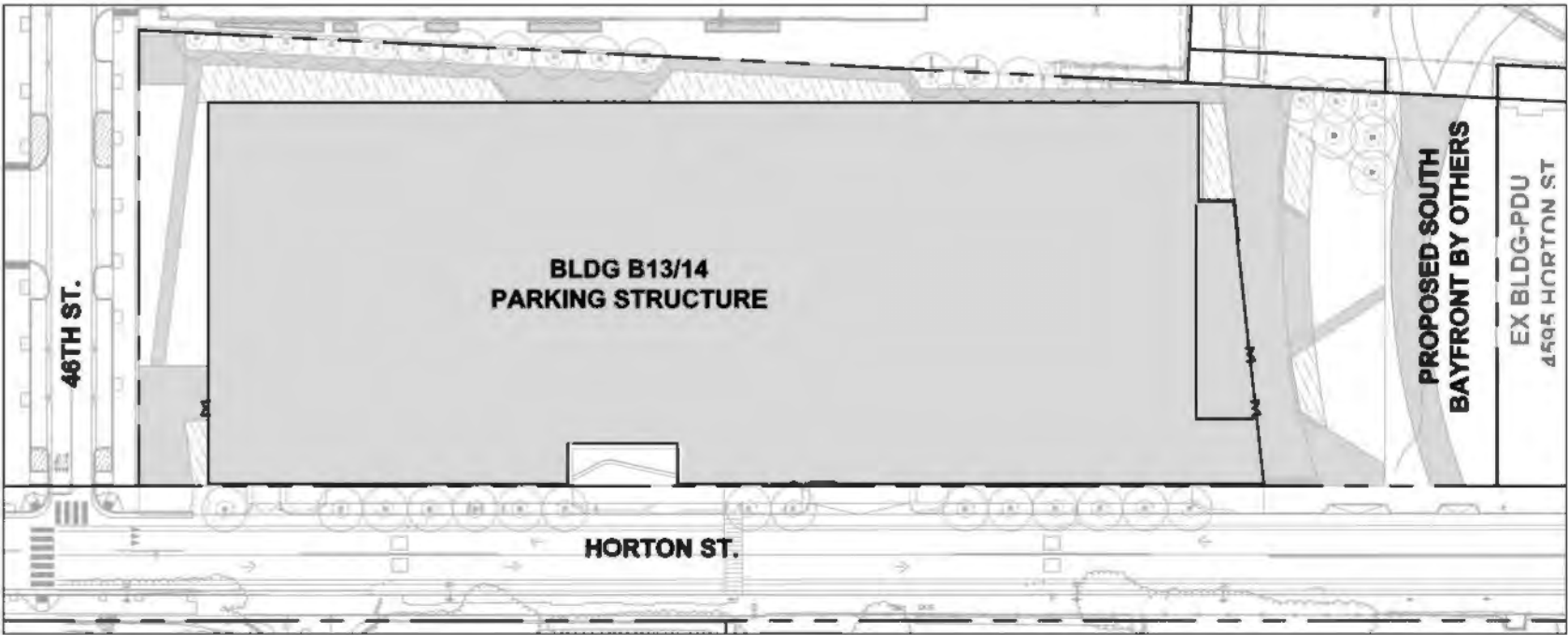


KEY MAP





EXISTING CONDITION



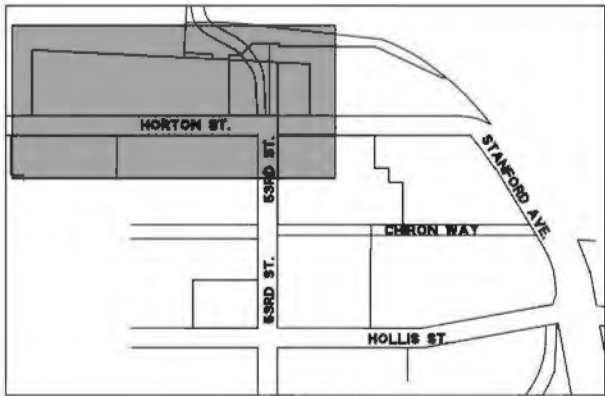
PROPOSED CONDITION

LEGEND:

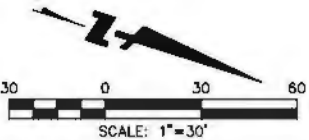
- — — — — PROPERTY LINE
- - - - - BUILDING ROOF LINE
- IMPERVIOUS AREA

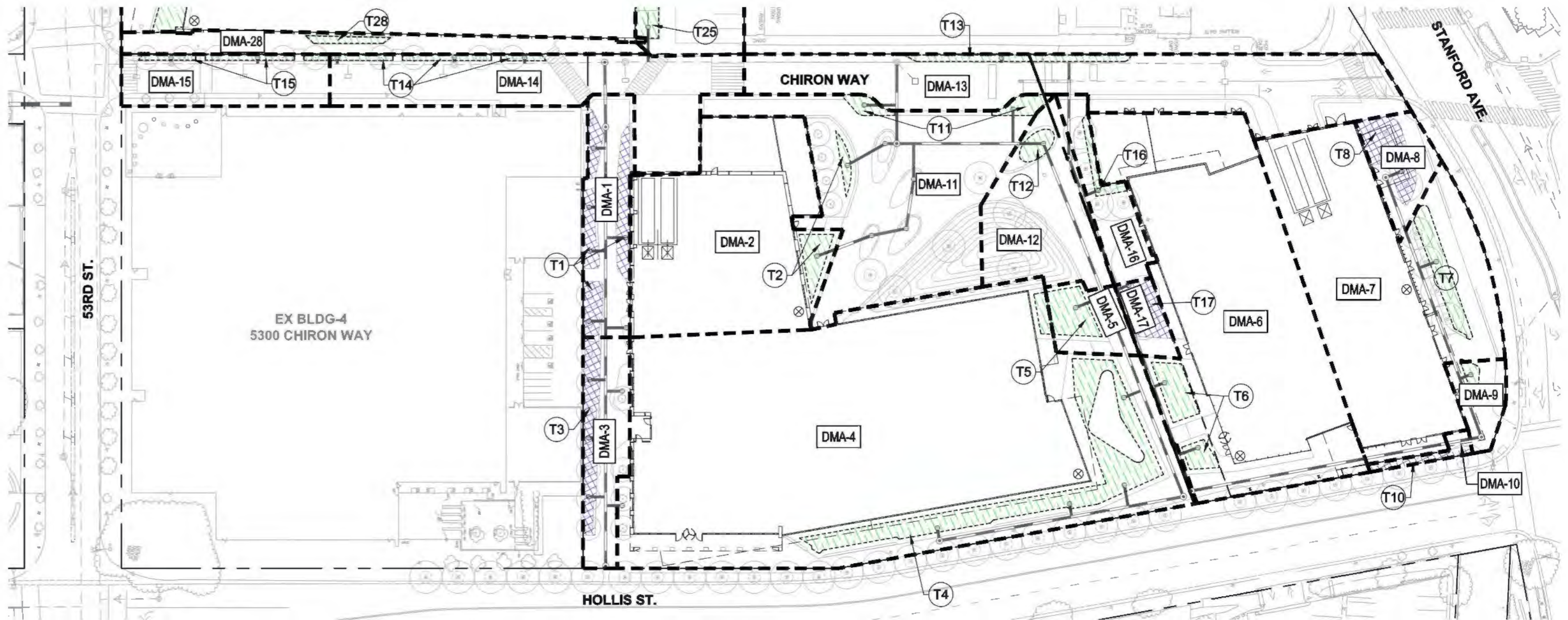
BUILDING B13/14 PERVIOUS AND IMPERVIOUS AREA

	TOTAL PERVIOUS AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL AREA (SF)
EXISTING CONDITION	0	113,907	113,907
PROPOSED CONDITION	22,443	91,464	113,907



KEY MAP

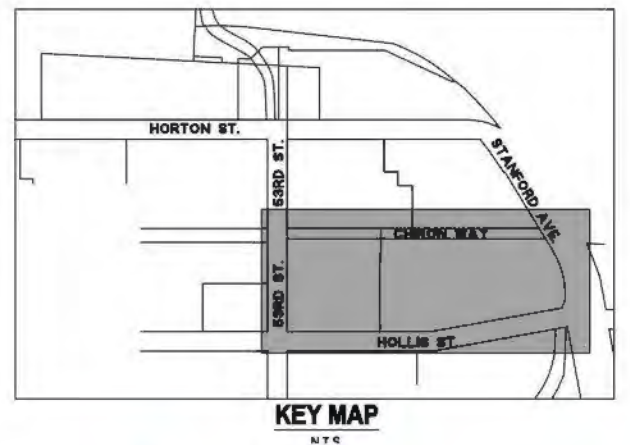


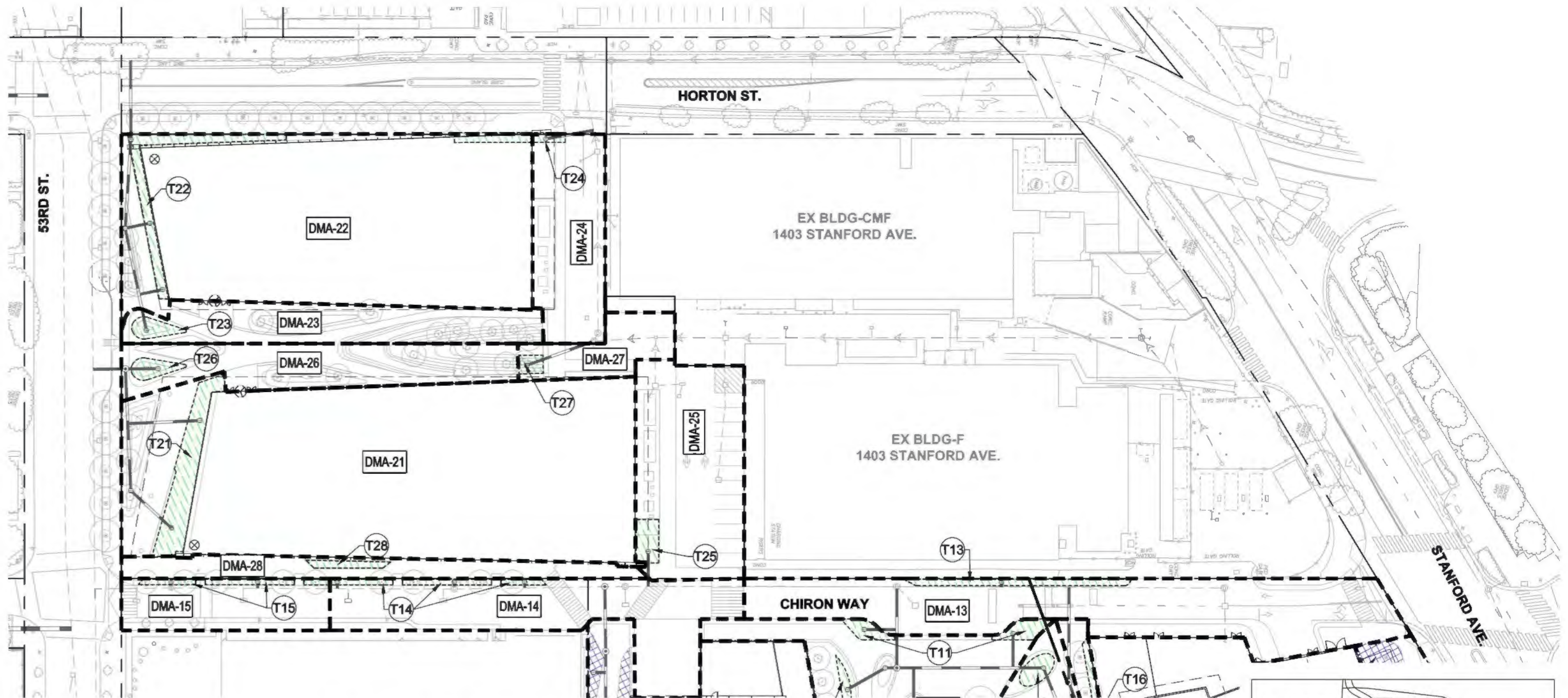


DMA AREA	TREATMENT ID	TOTAL TRIBUTARY AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TREATMENT MEASURE IMPLEMENTED	SELF RETAINING TREATMENT AREA REQUIRED (2:1) (SF)	BIORETENTION TREATMENT AREA REQUIRED (4%) (SF)	TREATMENT AREA PROVIDED (SF)	EXCESS TREATMENT AREA (SF)
DMA-1	T-1	4,330	2,462	SELF-RETAINING	1,231	-	1,810	579
DMA-2	T-2	14,072	13,080	BIORETENTION	-	523	622	99
DMA-3	T-3	3,685	2,074	SELF-RETAINING	1,037	-	1,105	68
DMA-4	T-4	47,352	41,929	BIORETENTION	-	1,677	3,777	2,100
DMA-5	T-5	1,979	959	BIORETENTION	-	38	935	897
DMA-6	T-6	23,345	22,006	BIORETENTION	-	880	903	23
DMA-7	T-7	18,301	15,638	BIORETENTION	-	626	817	191
DMA-8	T-8	2,266	962	SELF-RETAINING	481	-	1,052	571
DMA-9	T-9	1,470	1,074	BIORETENTION	-	43	159	116
DMA-10	T-10	454	197	BIORETENTION	99	-	215	117
DMA-11	T-11	14,502	9,349	BIORETENTION	-	374	559	185
DMA-12	T-12	6,031	3,112	BIORETENTION	-	124	288	164
DMA-13	T-13	13,633	13,291	BIORETENTION	-	532	542	10
DMA-14	T-14	9,467	8,998	BIORETENTION	-	360	469	109
DMA-15	T-15	4,134	3,840	BIORETENTION	-	154	295	141
DMA-16	T-16	2,488	788	BIORETENTION	-	32	311	279
DMA-17	T-17	1,152	391	SELF-RETAINING	196	-	714	519

LEGEND:

- PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- DMA-X DRAINAGE AREA DESIGNATION
- TX TREATMENT AREA DESIGNATION
- BIO-RETENTION AREA
- SELF-RETAINING AREA

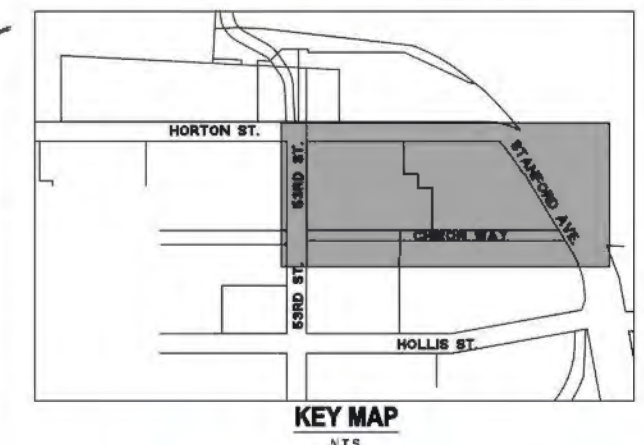


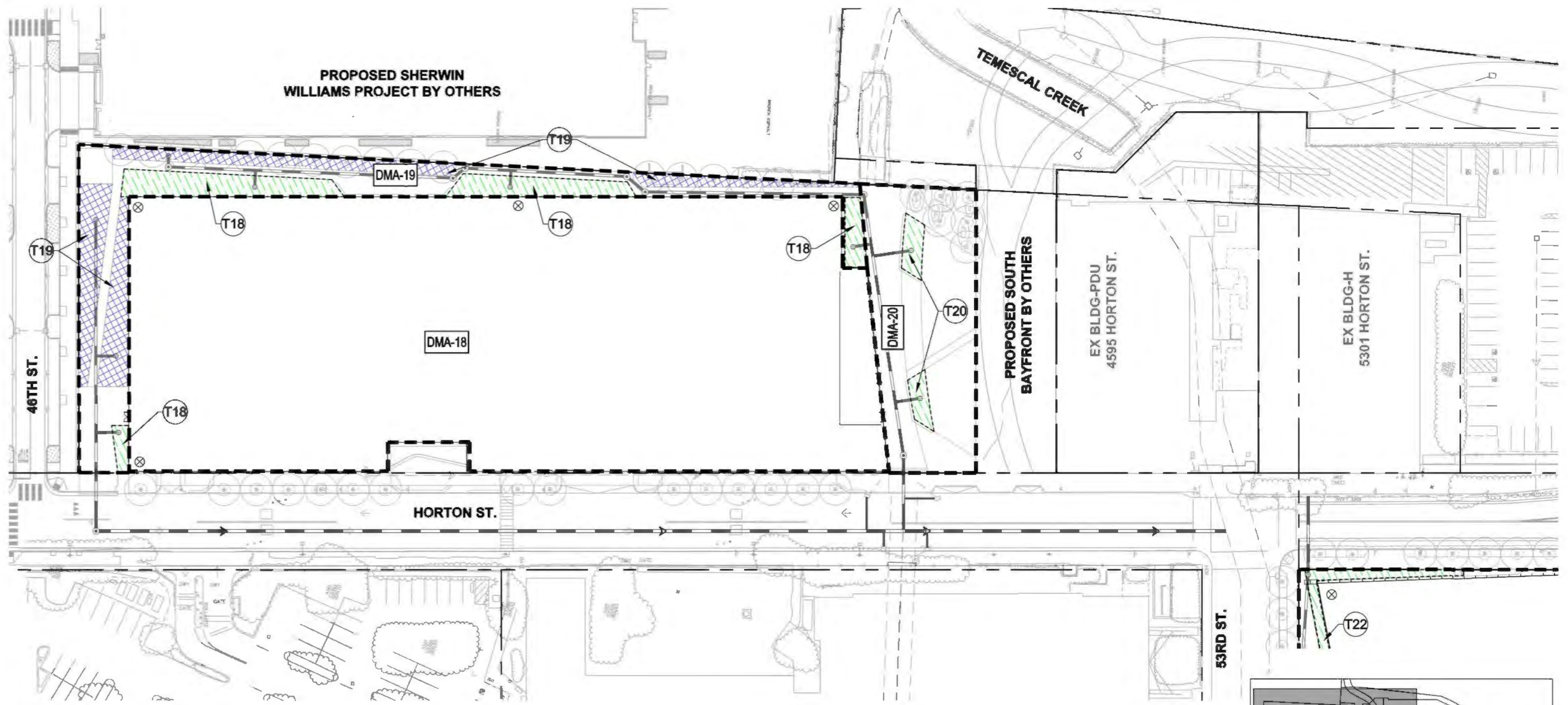


LEGEND:

- PROPERTY LINE
- - - DRAINAGE AREA BOUNDARY
- DMA-X DRAINAGE AREA DESIGNATION
- TX TREATMENT AREA DESIGNATION
- [Green Hatched Box] BIO-RETENTION AREA
- [Blue Hatched Box] SELF-RETAINING AREA

DMA AREA	TREATMENT ID	TOTAL TRIBUTARY AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TREATMENT MEASURE	MINIMUM TREATMENT AREA REQUIRED (2:1) SF	TREATMENT AREA REQUIRED (4%) SF	TREATMENT AREA PROVIDED	EXCESS TREATMENT AREA (SF)
DMA-21	T-21	34,227	32,208	BIORETENTION	—	1,288	1,576	288
DMA-22	T-22	26,997	25,475	BIORETENTION	—	1,019	1,027	8
DMA-23	T-23	6,066	1,831	BIORETENTION	—	73	287	214
DMA-24	T-24	5,120	5,120	BIORETENTION	—	205	411	206
DMA-25	T-25	8,929	8,929	BIORETENTION	—	357	370	13
DMA-26	T-26	6,492	2,424	BIORETENTION	—	97	294	197
DMA-27	T-27	3,213	2,916	BIORETENTION	—	117	168	51
DMA-28	T-28	3,954	3,754	BIORETENTION	—	150	200	50

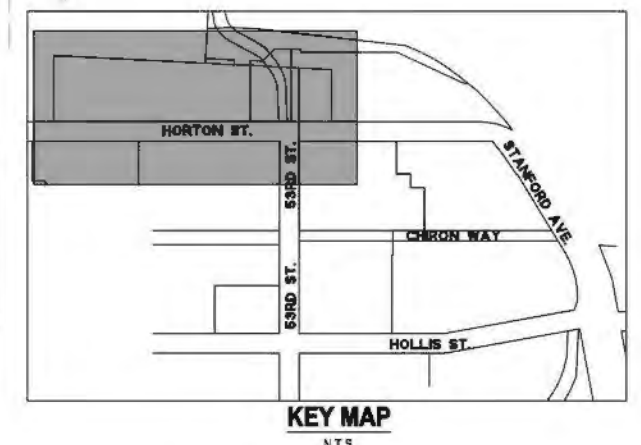




LEGEND:

- PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- DMA-X DRAINAGE AREA DESIGNATION
- TX TREATMENT AREA DESIGNATION
- BIO-RETENTION AREA
- SELF-RETAINING AREA

DMA AREA	TREATMENT ID	TOTAL TRIBUTARY AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TREATMENT MEASURE	MINIMUM TREATMENT AREA REQUIRED (2:1) SF	TREATMENT AREA REQUIRED (4%) SF	TREATMENT AREA PROVIDED	EXCESS TREATMENT AREA (SF)
DMA-18	T-18	76,957	76,957	BIORETENTION	—	3,078	3,878	800
DMA-19	T-19	15,631	6,289	SELF-RETAINING	3,145	—	5,464	2,320
DMA-20	T-20	11,212	5,411	BIORETENTION	—	216	755	539



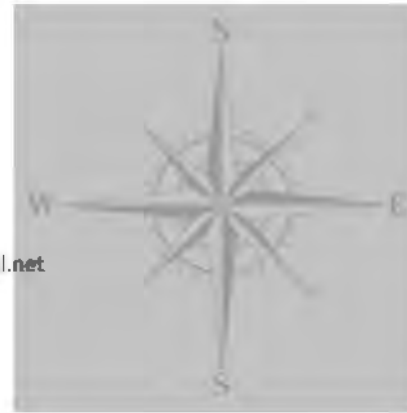
6. REPORTS

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor

ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 10• San Francisco, CA 94117• Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net



Ethan Warsh
BioMedRealty
601 Gateway Blvd Suite 1145
South San Francisco CA 94080

January 27, 2021

Project: BioMed Realty (BMR) campus at 5300 Chiron in Emeryville tree removal report Masterplan (111300-EL1952)

Assignment

Provide an arborist report for street trees that are being removed as per Emeryville Municipal code Chapter 10, Urban Forestry Ordinance, including the following:

- Location, species, trunk diameter measured at four and one half feet (4-1/2') above natural grade, canopy size, and condition of all street trees identified in the plan to be removed.
- The replacement value fee (as defined in Section 7-10.03): an appraisal prepared by a certified arborist by using the most current edition of the "Guide for Plant Appraisal" published by the Council of Tree and Landscape Appraisers. All trees four inches (4") and greater in diameter at four and one-half feet (4-1/2') above natural grade level shall be evaluated using the trunk formula method of appraisal. All other trees shall be evaluated using the replacement cost method of appraisal.
- Report shall include and reference a PDF copy of site plan showing trees to be removed, provided by client.

Background

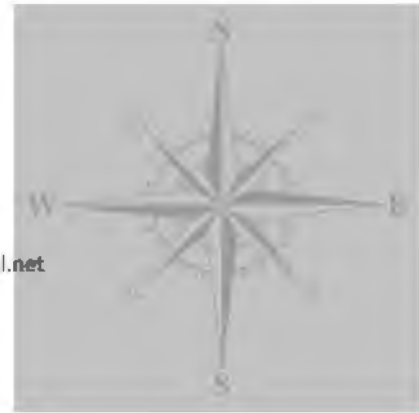
The City of Emeryville requires an arborist report documenting street trees to be removed to accompany the BMR development plan submission. Street trees are protected from removal without a permit as per Emeryville Municipal Code Chapter 10, Urban Forestry Ordinance.

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Supporting Documents

Included in this report are:

- Site plans showing trees to be removed and preserved and proposed trees to be planted.
- Table showing the entire tree inventory, updated to show trees to be removed and preserved based on the provided site plan.
- Table showing all street trees to be removed with required information.
- Appraisal worksheet using the Trunk Formula Technique, from the 10th edition of the Guide to Plant Appraisal. Note: replacement costs listed in the worksheet assume that all elements including soil prep, drainage testing, root barrier and tree grates are required by the City.

Summary

- 186 trees are included in the inventory.
- 54 of these trees are street trees, located on 53rd Street and Horton Street.
- Of the 54 street trees, 22 are to be removed due to proposed development, and 32 are to be preserved.
- Of the 22 street trees to be removed, 6 are on 53rd Street, and 16 are on Horton Street.
- The proposed replacement species on 53rd Street is *Pistacia chinensis* 'Keith Davey' and on Horton Street, *Acer rubrum* 'Bowhall,' both in 24-inch-box size.

Recommendations

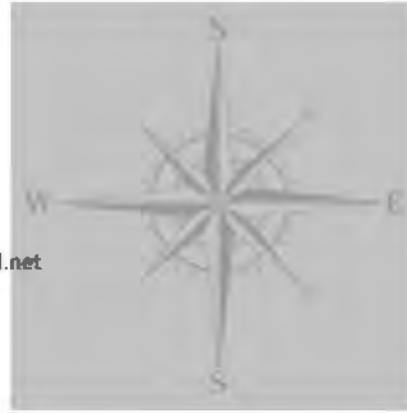
- Include this tree inventory with the development plan submittal to the City of Emeryville.
- If required by the City, have a qualified arborist write a tree protection plan based on the information in this inventory and development plans.

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Assumptions and Limiting Conditions

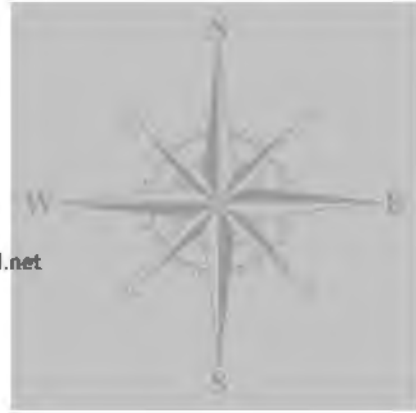
1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

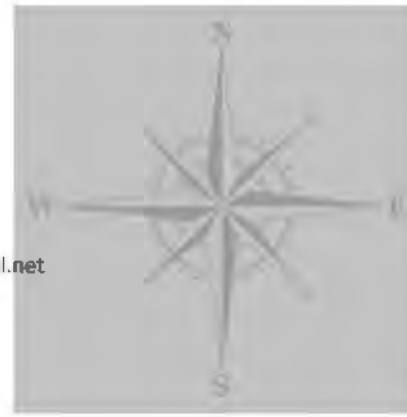
Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

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Certification of Performance

I, Ellyn Shea, Certify:

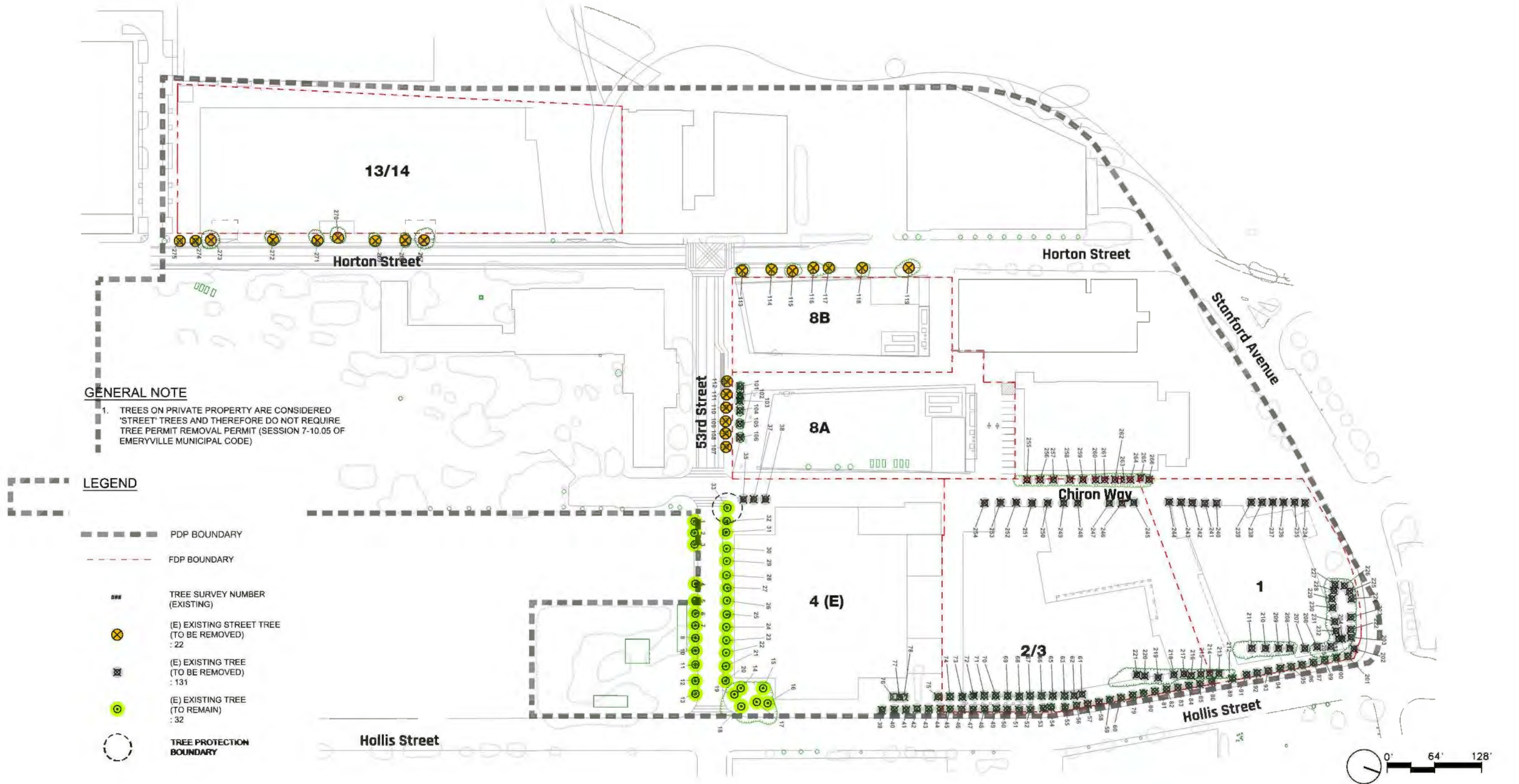
- That I have personally inspected the trees and/ or property evaluated in this report. I have stated my findings accurately, insofar as the limitations of my Assignment and within the extent and context identified by this report;
- That I have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.
- I am a member in good standing, Certified Arborist (#WE-5476A), and a Qualified Tree Risk Assessor with the International Society of Arboriculture, and a Registered Consulting Arborist (#516) with the American Society of Consulting Arborists.

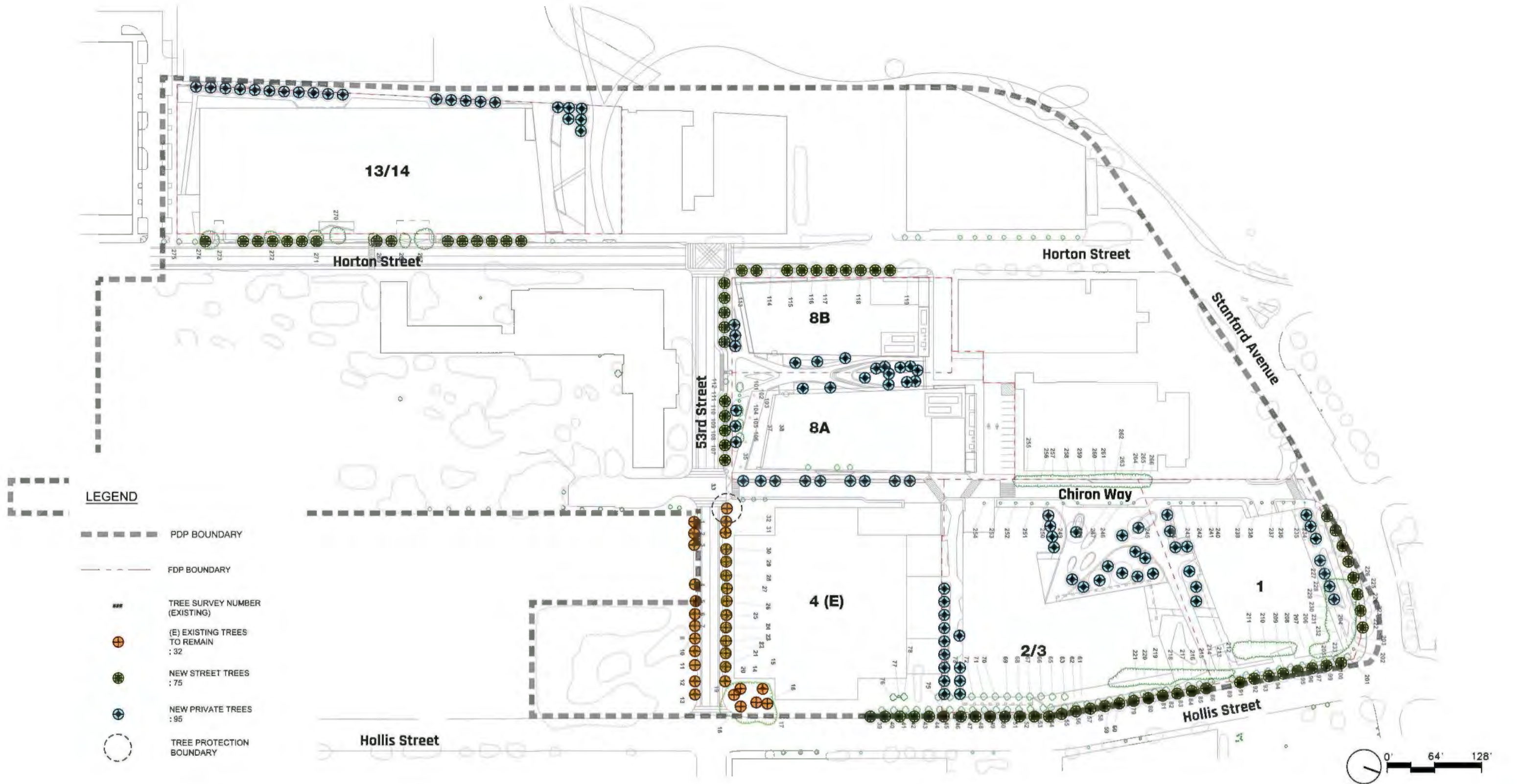
I have attained professional training in all areas of knowledge asserted through this report by completing relevant college courses, routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 20 years.

Signature:

Date: January 27, 2021





Tree #	Location	Species	DBH	Protected Status	Suitability for Preservation	Preserve/Remove
1	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	5.3	Street tree	Good	Preserve
2	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	5.7	Street tree	Good	Preserve
3	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	4.7	Street tree	Good	Preserve
4	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	4.4	Street tree	Good	Preserve
5	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	3.4	Street tree	Good	Preserve
6	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	6.0	Street tree	Good	Preserve
7	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	5.4	Street tree	Good	Preserve
8	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	5.3	Street tree	Good	Preserve
9		NOT USED				
10	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	6.5	Street tree	Good	Preserve
11	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.0	Street tree	Good	Preserve
12	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	6.0	Street tree	Good	Preserve
13	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	5.0	Street tree	Good	Preserve
14	Hollis x 53rd	<i>Platanus x hispanica</i> - London Plane	8.3	Private tree	Good	Preserve
15	Hollis x 53rd	<i>Platanus x hispanica</i> - London Plane	8.7	Private tree	Good	Preserve
16	Hollis x 53rd	<i>Platanus x hispanica</i> - London Plane	12.4	Private tree	Good	Preserve
17	Hollis x 53rd	<i>Platanus x hispanica</i> - London Plane	7.5	Private tree	Good	Preserve
18	Hollis x 53rd	<i>Platanus x hispanica</i> - London Plane	10.3	Private tree	Good	Preserve
19	Hollis x 53rd	<i>Platanus x hispanica</i> - London Plane	12.1	Private tree	Good	Preserve
20	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	3.4	Street tree	Good	Preserve
21	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	3.4	Street tree	Good	Preserve
22	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	6.0	Street tree	Good	Preserve
23	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.3	Street tree	Good	Preserve
24	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.9	Street tree	Good	Preserve
25	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.5	Street tree	Good	Preserve
26	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	6.8	Street tree	Good	Preserve
27	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	6.8	Street tree	Good	Preserve
28	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.0	Street tree	Good	Preserve
29	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.0	Street tree	Good	Preserve
30	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.6	Street tree	Good	Preserve
31	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.0	Street tree	Good	Preserve
32	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.6	Street tree	Good	Preserve
33	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.9	Street tree	Good	Preserve
34		NOT USED				
35	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	4.9	Street tree	Good	Remove
36		NOT USED				
37	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	4.4	Street tree	Good	Remove
38	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	4.7	Street tree	Good	Remove
39	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	7.9	Private tree	Good	Remove
40	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.1	Private tree	Good	Remove
41	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.4	Private tree	Good	Remove
42	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	10.7	Private tree	Good	Remove
43	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	10.5	Private tree	Good	Remove
44	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	7.8	Private tree	Good	Remove
45	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	8.5	Private tree	Good	Remove
46	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	11.8	Private tree	Good	Remove
47	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.3	Private tree	Good	Remove

Tree #	Location	Species	DBH	Protected Status	Suitability for Preservation	Preserve/Remove
48	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.0	Private tree	Good	Remove
49	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	8.4	Private tree	Good	Remove
50	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.5	Private tree	Good	Remove
51	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.2	Private tree	Fair	Remove
52	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	16.3	Private tree	Good	Remove
53	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	10.0	Private tree	Good	Remove
54	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.5	Private tree	Good	Remove
55	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	8.1	Private tree	Good	Remove
56	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	8.2	Private tree	Good	Remove
57	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	8.3	Private tree	Good	Remove
58	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	7.5	Private tree	Good	Remove
59	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	6.1	Private tree	Fair	Remove
60	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.1	Private tree	Good	Remove
61	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	6.5	Private tree	Fair	Remove
62	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.2	Private tree	Good	Remove
63	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	16.8	Private tree	Good	Remove
64		NOT USED				
65	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.8	Private tree	Good	Remove
66	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	13.2	Private tree	Good	Remove
67	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	13.3	Private tree	Good	Remove
68	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	13.7	Private tree	Good	Remove
69	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.4	Private tree	Good	Remove
70	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	14.2	Private tree	Good	Remove
71	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	13.8	Private tree	Good	Remove
72	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.3	Private tree	Good	Remove
73	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.7	Private tree	Good	Remove
74	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.0	Private tree	Good	Remove
75	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.7	Private tree	Fair	Remove
76	Hollis Street (inside fence)	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	14.4	Private tree	Good	Remove
77	Hollis Street (inside fence)	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	10.6	Private tree	Good	Remove
78	Hollis Street (inside fence)	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	18.1	Private tree	Good	Remove
79	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	11.3	Private tree	Good	Remove
80	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	19.0	Private tree	Good	Remove
81	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	11.3	Private tree	Good	Remove
82	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	11.4	Private tree	Good	Remove
83	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.4	Private tree	Good	Remove
84	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.8	Private tree	Good	Remove
85	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.3	Private tree	Good	Remove
86	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.5	Private tree	Good	Remove
87		NOT USED				
88		NOT USED				
89	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.5	Private tree	Good	Remove
90		NOT USED				
91	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	10.0	Private tree	Good	Remove
92	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	16.0	Private tree	Good	Remove
93	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.3	Private tree	Good	Remove
94	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.5	Private tree	Good	Remove

Tree #	Location	Species	DBH	Protected Status	Suitability for Preservation	Preserve/ Remove
95	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.7	Private tree	Good	Remove
96	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.5	Private tree	Good	Remove
97	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	11.2	Private tree	Good	Remove
98		NOT USED				
99	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	10.2	Private tree	Good	Remove
100	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.4	Private tree	Good	Remove
101	Campus Garden (P.T.R. 'D')	<i>Geijera parviflora</i> - Australian Willow	7.3	Private tree	Good	Remove
102	Campus Garden (P.T.R. 'D')	<i>Geijera parviflora</i> - Australian Willow	0.8	Private tree	Fair	Remove
103	Campus Garden (P.T.R. 'D')	<i>Geijera parviflora</i> - Australian Willow	1.1	Private tree	Good	Remove
104	Campus Garden (P.T.R. 'D')	<i>Geijera parviflora</i> - Australian Willow	5.4	Private tree	Dead	Remove
105	Campus Garden (P.T.R. 'D')	<i>Geijera parviflora</i> - Australian Willow	8.9	Private tree	Good	Remove
106	Campus Garden (P.T.R. 'D')	<i>Geijera parviflora</i> - Australian Willow	7.5	Private tree	Good	Remove
107	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	5.8	Street tree	Good	Remove
108	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	5.8	Street tree	Good	Remove
109	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	8.0	Street tree	Good	Remove
110	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	9.0	Street tree	Good	Remove
111	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	4.5	Street tree	Good	Remove
112	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.5	Street tree	Good	Remove
113	Horton Street	<i>Acer rubrum</i> - Red Maple	10.9	Street tree	Good	Remove
114	Horton Street	<i>Acer rubrum</i> - Red Maple	7.5	Street tree	Fair	Remove
115	Horton Street	<i>Acer rubrum</i> - Red Maple	12.7	Street tree	Fair	Remove
116	Horton Street	<i>Acer rubrum</i> - Red Maple	11.0	Street tree	Fair	Remove
117	Horton Street	<i>Acer rubrum</i> - Red Maple	6.7	Street tree	Good	Remove
118	Horton Street	<i>Acer rubrum</i> - Red Maple	12.6	Street tree	Good	Remove
119	Horton Street	<i>Acer rubrum</i> - Red Maple	13.8	Street tree	Good	Remove
120-200		NOT USED				
201	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.7	Private tree	Good	Remove
202	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	16.1	Private tree	Good	Remove
203	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	5.6	Private tree	Good	Remove
204	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	8.9	Private tree	Good	Remove
205	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.6	Private tree	Good	Remove
206	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.7	Private tree	Good	Remove
207	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	14.0	Private tree	Good	Remove
208	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.7	Private tree	Good	Remove
209	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.0	Private tree	Good	Remove
210	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	13.6	Private tree	Good	Remove
211	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	17.0	Private tree	Good	Remove
212	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.3	Private tree	Good	Remove
213	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	11.4	Private tree	Good	Remove
214	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	9.0	Private tree	Good	Remove
215	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.5	Private tree	Fair	Remove
216	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	11.6	Private tree	Good	Remove
217	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.2	Private tree	Good	Remove
218	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	12.8	Private tree	Good	Remove
219	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	10.9	Private tree	Good	Remove
220	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	14.8	Private tree	Fair	Remove
221	Hollis Street	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	18.1	Private tree	Fair	Remove

Tree #	Location	Species	DBH	Protected Status	Suitability for Preservation	Preserve/ Remove
222	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	16.2	Private tree	Good	Remove
223	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	13.3	Private tree	Fair	Remove
224	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	13.8	Private tree	Good	Remove
225	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	17.2	Private tree	Fair	Remove
226	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	17.9	Private tree	Fair	Remove
227	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	23.5	Private tree	Good	Remove
228	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	18.9	Private tree	Fair	Remove
229	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	16.8	Private tree	Good	Remove
230	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.6	Private tree	Fair	Remove
231	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	14.9	Private tree	Good	Remove
232	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	16.2	Private tree	Good	Remove
233	Stanford Avenue	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	15.2	Private tree	Fair	Remove
234	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	1.8	Private tree	Good	Remove
235	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.5	Private tree	Good	Remove
236	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.5	Private tree	Good	Remove
237	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.5	Private tree	Good	Remove
238	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.5	Private tree	Good	Remove
239	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.0	Private tree	Good	Remove
240	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	1.0	Private tree	Good	Remove
241	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	1.0	Private tree	Good	Remove
242	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.5	Private tree	Good	Remove
243	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.0	Private tree	Good	Remove
244	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	1.7	Private tree	Good	Remove
245	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.4	Private tree	Good	Remove
246	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.5	Private tree	Good	Remove
247	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.5	Private tree	Good	Remove
248	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.2	Private tree	Good	Remove
249	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.2	Private tree	Good	Remove
250	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.2	Private tree	Good	Remove
251	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.0	Private tree	Good	Remove
252	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.2	Private tree	Good	Remove
253	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.2	Private tree	Good	Remove
254	Chiron Way	<i>Carpinus betulus</i> - European Hornbeam	2.5	Private tree	Good	Remove
255	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	22.0	Private tree	Fair	Remove
256	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	20.8	Private tree	Good	Remove
257	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	19.9	Private tree	Fair	Remove
258	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	19.4	Private tree	Good	Remove
259	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	20.0	Private tree	Good	Remove
260	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	22.5	Private tree	Fair	Remove
261	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	19.2	Private tree	Good	Remove
262	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	18.1	Private tree	Good	Remove
263	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	17.5	Private tree	Good	Remove
264	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	18.3	Private tree	Fair	Remove
265	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	19.0	Private tree	Good	Remove
266	Chiron Way	<i>Populus nigra</i> 'Italica' - Lombardy Poplar	2.4	Private tree	Good	Remove
267	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	16.5	Street tree	Good	Remove
268	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	12.1	Street tree	Fair	Remove
269	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	11.8	Street tree	Fair	Remove
270	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	12.5	Street tree	Fair	Remove
271	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	13.3	Street tree	Good	Remove
272	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	12.8	Street tree	Fair	Remove
273	Horton Street	<i>Pistacia chinensis</i> - Chinese Pistache	11.6	Street tree	Good	Remove
274	Horton Street	<i>Pistacia chinensis</i> - Chinese Pistache	5.6	Street tree	Good	Remove
275	Horton Street	<i>Pistacia chinensis</i> - Chinese Pistache	5.5	Street tree	Good	Remove

Tree #	Location	Species	DBH (inches)	Canopy diameter (ft)	Protected Status	Condition rating (from appraisal worksheet)	Appraised value (from appraisal worksheet)
107	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	5.8	12	Street tree	73%	\$10,208.01
108	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	5.8	13	Street tree	73%	\$10,208.01
109	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	8.0	15	Street tree	73%	\$12,321.07
110	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	9.0	12	Street tree	73%	\$13,504.27
111	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	4.5	5	Street tree	85%	\$9,519.07
112	53rd Street	<i>Carpinus betulus</i> - European Hornbeam	7.5	15	Street tree	73%	\$11,781.67
113	Horton Street	<i>Acer rubrum</i> - Red Maple	10.9	18	Street tree	70%	\$11,093.53
114	Horton Street	<i>Acer rubrum</i> - Red Maple	7.5	18	Street tree	75%	\$9,500.25
115	Horton Street	<i>Acer rubrum</i> - Red Maple	12.7	18	Street tree	78%	\$12,719.99
116	Horton Street	<i>Acer rubrum</i> - Red Maple	11.0	18	Street tree	70%	\$11,153.14
117	Horton Street	<i>Acer rubrum</i> - Red Maple	6.7	18	Street tree	80%	\$9,256.26
118	Horton Street	<i>Acer rubrum</i> - Red Maple	12.6	18	Street tree	78%	\$12,643.76
119	Horton Street	<i>Acer rubrum</i> - Red Maple	13.8	18	Street tree	70%	\$13,043.02
267	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	16.5	25	Street tree	73%	\$19,666.27
268	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	12.1	20	Street tree	60%	\$12,886.60
269	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	11.8	18	Street tree	63%	\$12,839.31
270	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	12.5	20	Street tree	50%	\$12,349.17
271	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	13.3	20	Street tree	63%	\$14,194.71
272	Horton Street	<i>Schinus terebinthifolius</i> - Brazilian Pepper	12.8	20	Street tree	55%	\$13,017.12
273	Horton Street	<i>Pistacia chinensis</i> - Chinese Pistache	11.6	23	Street tree	76%	\$13,678.41
274	Horton Street	<i>Pistacia chinensis</i> - Chinese Pistache	5.6	15	Street tree	76%	\$9,190.45
275	Horton Street	<i>Pistacia chinensis</i> - Chinese Pistache	5.5	15	Street tree	76%	\$9,142.18
							\$263,916.25

		Method used: Reproduction Method - Trunk Formula Technique, from the 10th edition of the Guide to Plant Appraisal					
		Tree Number	107	108	109	110	111
		Location	53rd Street	53rd Street	53rd Street	53rd Street	53rd Street
Subject Tree		Species	<i>Carpinus betulus</i> - European Hornbeam	<i>Carpinus betulus</i> - European Hornbeam	<i>Carpinus betulus</i> - European Hornbeam	<i>Carpinus betulus</i> - European Hornbeam	<i>Carpinus betulus</i> - European Hornbeam
	#1	Trunk Diameter	5.8	5.8	8.0	9.0	4.5
	#2	Cross-sectional Area (#1 squared x 0.7854)	26.4 in	26.4 in	50.3 in	63.6 in	15.9 in
Condition	#3a	Health (10-100%)	100%	100%	100%	100%	100%
	#3b	Structure (10-100%)	60%	60%	60%	60%	80%
	#3c	Form (10-100%)	70%	70%	70%	70%	80%
	#3	Condition Rating (weighted average; health = .25, structure = .5, form = .25)	73%	73%	73%	73%	85%
Limitations	#4	Functional Limitations (0-100%)	60%	60%	60%	60%	60%
	#5	External Limitations (0-100%)	100%	100%	100%	100%	100%
Replacement Tree		Species	<i>Pistacia chinensis</i> 'Keith Davey', 24" box	<i>Pistacia chinensis</i> 'Keith Davey', 24" box	<i>Pistacia chinensis</i> 'Keith Davey', 24" box	<i>Pistacia chinensis</i> 'Keith Davey', 24" box	<i>Pistacia chinensis</i> 'Keith Davey', 24" box
	#6	Trunk Diameter @ 6"	1.25	1.25	1.25	1.25	1.25
	#7	Cross-sectional Area (#6 squared x 0.7854)	1.2 in	1.2 in	1.2 in	1.2 in	1.2 in
	#8	Replacement Tree Cost, Source: Devil Mountain Nursery	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
	#9	Unit Tree Cost (#8/#7)	\$204 / sq in	\$204 / sq in	\$204 / sq in	\$204 / sq in	\$204 / sq in
	#10	Basic Reproduction Cost (#2 x #9))	\$5,382.40	\$5,382.40	\$10,240.00	\$12,960.00	\$3,240.00
	#11	Depreciated Reproduction Cost (#10 x #3 x #4 x #5)	\$2,341.34	\$2,341.34	\$4,454.40	\$5,637.60	\$1,652.40
Additional Costs	#12a	Tree removal and stump grinding	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
	#12b	Replacement Tree Installation + root barrier	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
	#12c	Topsoil prep	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
	12d	Tree grates	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
	12e	Drainage & testing	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
	12f	flagging & traffic control	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00
	12g	barricades & fencing	\$466.67	\$466.67	\$466.67	\$466.67	\$466.67
	#12	Total additional costs	\$7,866.67	\$7,866.67	\$7,866.67	\$7,866.67	\$7,866.67
	#13	Total reproduction cost (#11 + #12)	\$10,208.01	\$10,208.01	\$12,321.07	\$13,504.27	\$9,519.07
		Total appraised value-all trees	\$263,916.24				

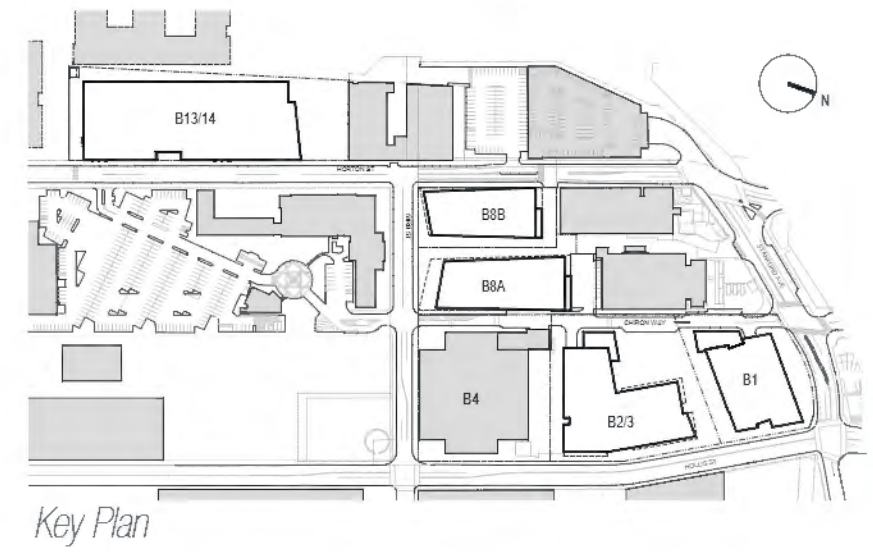
		Method used: Reproduction Method - from the 10th edition of the Guide					
		Tree Number	112	113	114	115	116
		Location	53rd Street	Horton Street	Horton Street	Horton Street	Horton Street
Subject Tree		Species	<i>Carpinus betulus</i> - European Hornbeam	<i>Acer rubrum</i> - Red Maple	<i>Acer rubrum</i> - Red Maple	<i>Acer rubrum</i> - Red Maple	<i>Acer rubrum</i> - Red Maple
	#1	Trunk Diameter	7.5	10.9	7.5	12.7	11.0
	#2	Cross-sectional Area (#1 squared x 0.7854)	44.2 in	93.3 in	44.2 in	126.7 in	95.0 in
Condition	#3a	Health (10-100%)	100%	100%	100%	100%	100%
	#3b	Structure (10-100%)	60%	50%	60%	65%	50%
	#3c	Form (10-100%)	70%	80%	80%	80%	80%
	#3	Condition Rating (weighted average; health = .25, structure = .5, form = .25)	73%	70%	75%	78%	70%
Limitations	#4	Functional Limitations (0-100%)	60%	30%	30%	30%	30%
	#5	External Limitations (0-100%)	100%	90%	90%	90%	90%
Replacement Tree		Species	<i>Pistacia chinensis</i> 'Keith Davey', 24" box	<i>Acer x freemanii</i> , 24" box	<i>Acer x freemanii</i> , 24" box	<i>Acer x freemanii</i> , 24" box	<i>Acer x freemanii</i> , 24" box
	#6	Trunk Diameter @ 6"	1.25	1.25	1.25	1.25	1.25
	#7	Cross-sectional Area (#6 squared x 0.7854)	1.2 in	1.2 in	1.2 in	1.2 in	1.2 in
	#8	Replacement Tree Cost, Source: Devil Mountain Nursery	\$250.00	\$225.00	\$225.00	\$225.00	\$225.00
	#9	Unit Tree Cost (#8/#7)	\$204 / sq in	\$183 / sq in	\$183 / sq in	\$183 / sq in	\$183 / sq in
	#10	Basic Reproduction Cost (#2 x #9))	\$9,000.00	\$17,108.64	\$8,100.00	\$23,225.76	\$17,424.00
	#11	Depreciated Reproduction Cost (#10 x #3 x #4 x #5)	\$3,915.00	\$3,233.53	\$1,640.25	\$4,859.99	\$3,293.14
Additional Costs	#12a	Tree removal and stump grinding	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
	#12b	Replacement Tree Installation + root barrier	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
	#12c	Topsoil prep	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
	12d	Tree grates	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
	12e	Drainage & testing	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
	12f	flagging & traffic control	\$600.00	\$560.00	\$560.00	\$560.00	\$560.00
	12g	barricades & fencing	\$466.67	\$500.00	\$500.00	\$500.00	\$500.00
	#12	Total additional costs	\$7,866.67	\$7,860.00	\$7,860.00	\$7,860.00	\$7,860.00
	#13	Total reproduction cost (#11 + #12)	\$11,781.67	\$11,093.53	\$9,500.25	\$12,719.99	\$11,153.14
		Total appraised value-all trees					

		Method used: Reproduction Method - from the 10th edition of the Guide					
		Tree Number	117	118	119	267	268
		Location	Horton Street	Horton Street	Horton Street	Horton Street	Horton Street
Subject Tree		Species	Acer rubrum - Red Maple	Acer rubrum - Red Maple	Acer rubrum - Red Maple	Schinus terebinthifolius - Brazilian Pepper	Schinus terebinthifolius - Brazilian Pepper
	#1	Trunk Diameter	6.7	12.6	13.8	16.5	12.1
	#2	Cross-sectional Area (#1 squared x 0.7854)	35.3 in	124.7 in	149.6 in	213.8 in	115.0 in
Condition	#3a	Health (10-100%)	100%	100%	100%	90%	90%
	#3b	Structure (10-100%)	70%	65%	50%	61%	50%
	#3c	Form (10-100%)	80%	80%	80%	90%	50%
	#3	Condition Rating (weighted average; health = .25, structure = .5, form = .25)	80%	78%	70%	76%	60%
Limitations	#4	Functional Limitations (0-100%)	30%	30%	30%	40%	40%
	#5	External Limitations (0-100%)	90%	90%	90%	100%	100%
Replacement Tree		Species	Acer x freemanii, 24" box	Acer x freemanii, 24" box	Acer x freemanii, 24" box	Acer rubrum 'Armstrong', 24" box	Acer rubrum 'Armstrong', 24" box
	#6	Trunk Diameter @ 6"	1.25	1.25	1.25	1.25	1.25
	#7	Cross-sectional Area (#6 squared x 0.7854)	1.2 in	1.2 in	1.2 in	1.2 in	1.2 in
	#8	Replacement Tree Cost, Source: Devil Mountain Nursery	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00
	#9	Unit Tree Cost (#8/#7)	\$183 / sq in	\$183 / sq in	\$183 / sq in	\$183 / sq in	\$183 / sq in
	#10	Basic Reproduction Cost (#2 x #9))	\$6,464.16	\$22,861.44	\$27,423.36	\$39,204.00	\$21,083.04
	#11	Depreciated Reproduction Cost (#10 x #3 x #4 x #5)	\$1,396.26	\$4,783.76	\$5,183.02	\$11,839.61	\$5,059.93
Additional Costs	#12a	Tree removal and stump grinding	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
	#12b	Replacement Tree Installation + root barrier	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
	#12c	Topsoil prep	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
	12d	Tree grates	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
	12e	Drainage & testing	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
	12f	flagging & traffic control	\$560.00	\$560.00	\$560.00	\$560.00	\$560.00
	12g	barricades & fencing	\$500.00	\$500.00	\$500.00	\$466.67	\$466.67
	#12	Total additional costs	\$7,860.00	\$7,860.00	\$7,860.00	\$7,826.67	\$7,826.67
	#13	Total reproduction cost (#11 + #12)	\$9,256.26	\$12,643.76	\$13,043.02	\$19,666.27	\$12,886.60
		Total appraised value-all trees			1		

		Method used: Reproduction Method - from the 10th edition of the Guide					
		Tree Number	269	270	271	272	273
		Location	Horton Street	Horton Street	Horton Street	Horton Street	Horton Street
Subject Tree		Species	<i>Schinus terebinthifolius</i> - Brazilian Pepper	<i>Schinus terebinthifolius</i> - Brazilian Pepper	<i>Schinus terebinthifolius</i> - Brazilian Pepper	<i>Schinus terebinthifolius</i> - Brazilian Pepper	<i>Pistacia chinensis</i> - Chinese Pistache
	#1	Trunk Diameter	11.8	12.5	13.3	12.8	11.6
	#2	Cross-sectional Area (#1 squared x 0.7854)	109.4 in	122.7 in	138.9 in	128.7 in	105.7 in
Condition	#3a	Health (10-100%)	90%	60%	90%	90%	100%
	#3b	Structure (10-100%)	50%	40%	50%	50%	61%
	#3c	Form (10-100%)	60%	61%	60%	30%	80%
	#3	Condition Rating (weighted average; health = .25, structure = .5, form = .25)	63%	50%	63%	55%	76%
Limitations	#4	Functional Limitations (0-100%)	40%	40%	40%	40%	40%
	#5	External Limitations (0-100%)	100%	100%	100%	100%	100%
Replacement Tree		Species	<i>Acer rubrum</i> 'Armstrong', 24" box	<i>Acer rubrum</i> 'Armstrong', 24" box	<i>Acer rubrum</i> 'Armstrong', 24" box	<i>Acer rubrum</i> 'Armstrong', 24" box	<i>Acer rubrum</i> 'Armstrong', 24" box
	#6	Trunk Diameter @ 6"	1.25	1.25	1.25	1.25	1.25
	#7	Cross-sectional Area (#6 squared x 0.7854)	1.2 in	1.2 in	1.2 in	1.2 in	1.2 in
	#8	Replacement Tree Cost, Source: Devil Mountain Nursery	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00
	#9	Unit Tree Cost (#8/#7)	\$183 / sq in	\$183 / sq in	\$183 / sq in	\$183 / sq in	\$183 / sq in
	#10	Basic Reproduction Cost (#2 x #9))	\$20,050.56	\$22,500.00	\$25,472.16	\$23,592.96	\$19,376.64
	#11	Depreciated Reproduction Cost (#10 x #3 x #4 x #5)	\$5,012.64	\$4,522.50	\$6,368.04	\$5,190.45	\$5,851.75
Additional Costs	#12a	Tree removal and stump grinding	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
	#12b	Replacement Tree Installation + root barrier	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
	#12c	Topsoil prep	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
	12d	Tree grates	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
	12e	Drainage & testing	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
	12f	flagging & traffic control	\$560.00	\$560.00	\$560.00	\$560.00	\$560.00
	12g	barricades & fencing	\$466.67	\$466.67	\$466.67	\$466.67	\$466.67
	#12	Total additional costs	\$7,826.67	\$7,826.67	\$7,826.67	\$7,826.67	\$7,826.67
	#13	Total reproduction cost (#11 + #12)	\$12,839.31	\$12,349.17	\$14,194.71	\$13,017.12	\$13,678.41
		Total appraised value-all trees					

		Method used: Reproduction Method - from the 10th edition of the Guide		
		Tree Number	274	275
		Location	Horton Street	Horton Street
Subject Tree		Species	<i>Pistacia chinensis</i> - Chinese Pistache	<i>Pistacia chinensis</i> - Chinese Pistache
	#1	Trunk Diameter	5.6	5.5
	#2	Cross-sectional Area (#1 squared x 0.7854)	24.6 in	23.8 in
Condition	#3a	Health (10-100%)	100%	100%
	#3b	Structure (10-100%)	61%	61%
	#3c	Form (10-100%)	80%	80%
	#3	Condition Rating (weighted average; health = .25, structure = .5, form = .25)	76%	76%
Limitations	#4	Functional Limitations (0-100%)	40%	40%
	#5	External Limitations (0-100%)	100%	100%
Replacement Tree		Species	<i>Acer rubrum</i> 'Armstrong', 24" box	<i>Acer rubrum</i> 'Armstrong', 24" box
	#6	Trunk Diameter @ 6"	1.25	1.25
	#7	Cross-sectional Area (#6 squared x 0.7854)	1.2 in	1.2 in
	#8	Replacement Tree Cost, Source: Devil Mountain Nursery	\$225.00	\$225.00
	#9	Unit Tree Cost (#8/#7)	\$183 / sq in	\$183 / sq in
	#10	Basic Reproduction Cost (#2 x #9)	\$4,515.84	\$4,356.00
	#11	Depreciated Reproduction Cost (#10 x #3 x #4 x #5)	\$1,363.78	\$1,315.51
Additional Costs	#12a	Tree removal and stump grinding	\$800.00	\$800.00
	#12b	Replacement Tree Installation + root barrier	\$800.00	\$800.00
	#12c	Topsoil prep	\$2,500.00	\$2,500.00
	12d	Tree grates	\$2,500.00	\$2,500.00
	12e	Drainage & testing	\$200.00	\$200.00
	12f	flagging & traffic control	\$560.00	\$560.00
	12g	barricades & fencing	\$466.67	\$466.67
	#12	Total additional costs	\$7,826.67	\$7,826.67
	#13	Total reproduction cost (#11 + #12)	\$9,190.45	\$9,142.18
		Total appraised value-all trees		

7. VISUAL SIMULATIONS



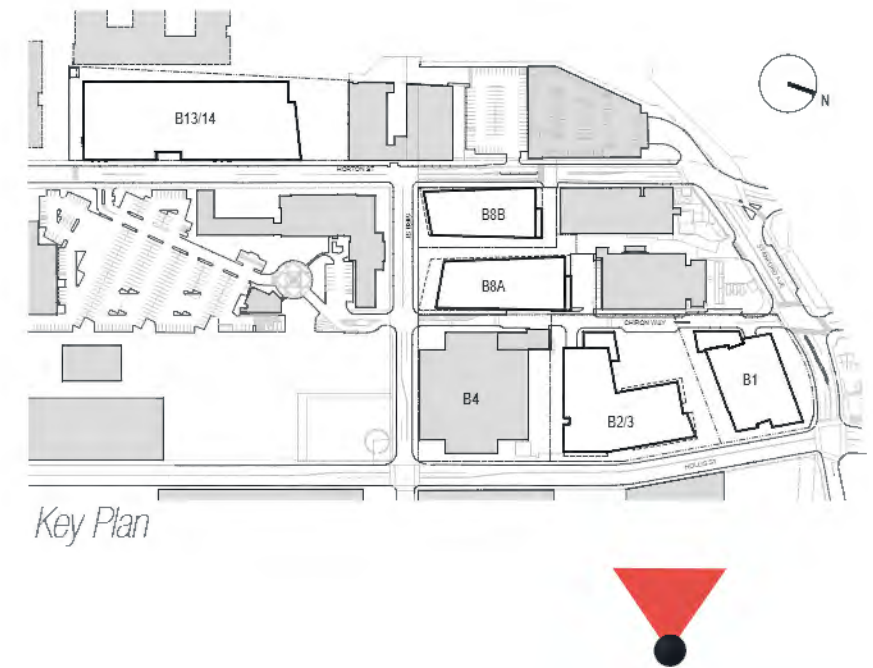
Existing



Proposed



Note 1: View does not include proposed street improvements



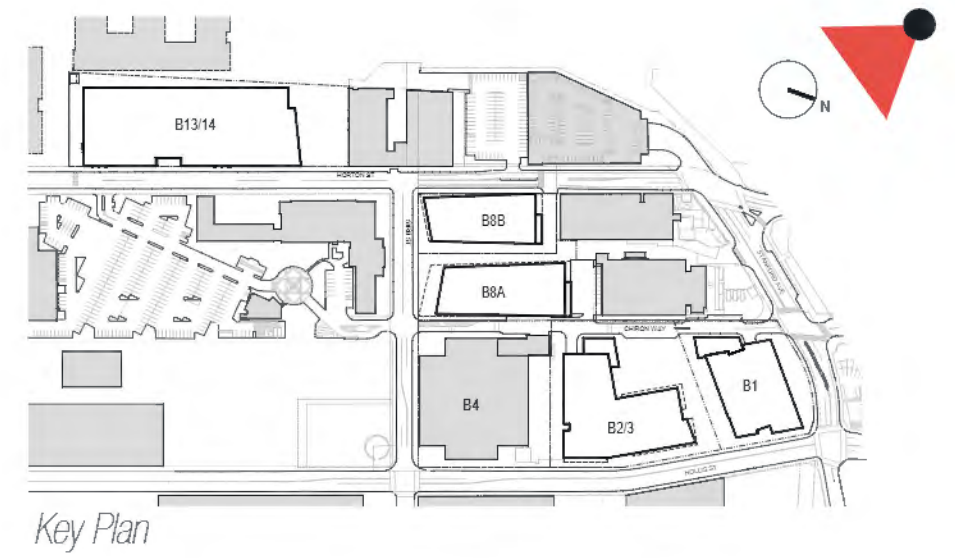
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Proposed



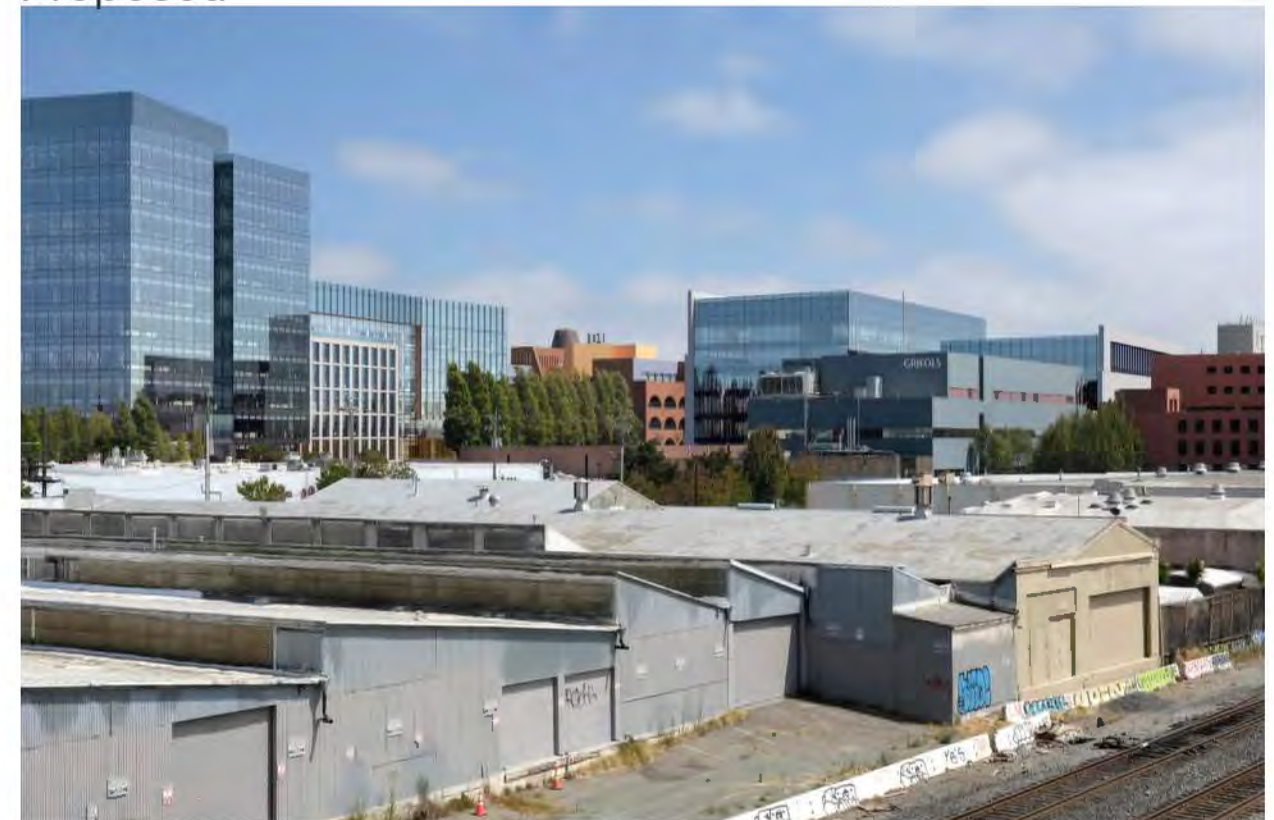
Note 1: View does not include proposed street improvements



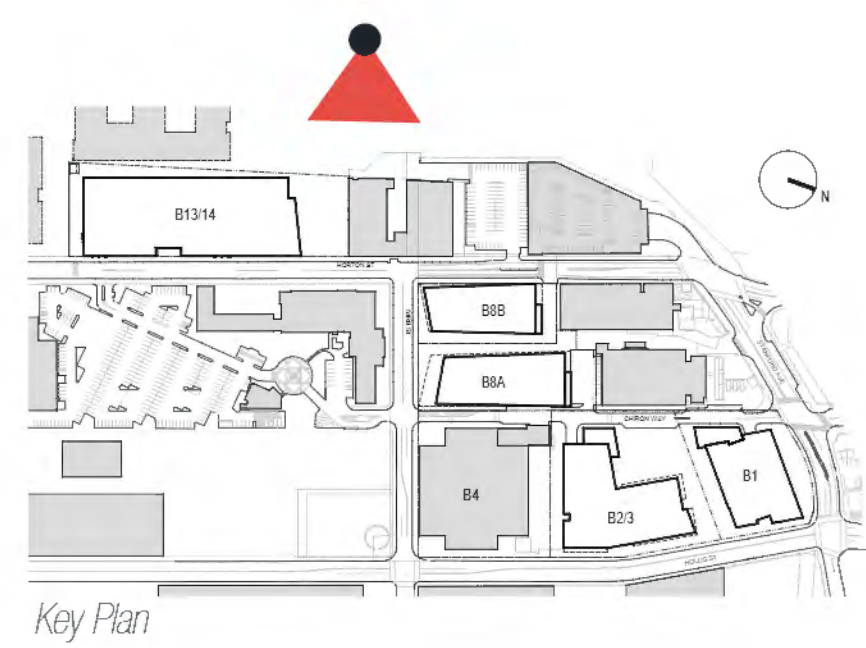
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Proposed



Note 1: View does not include proposed street improvements



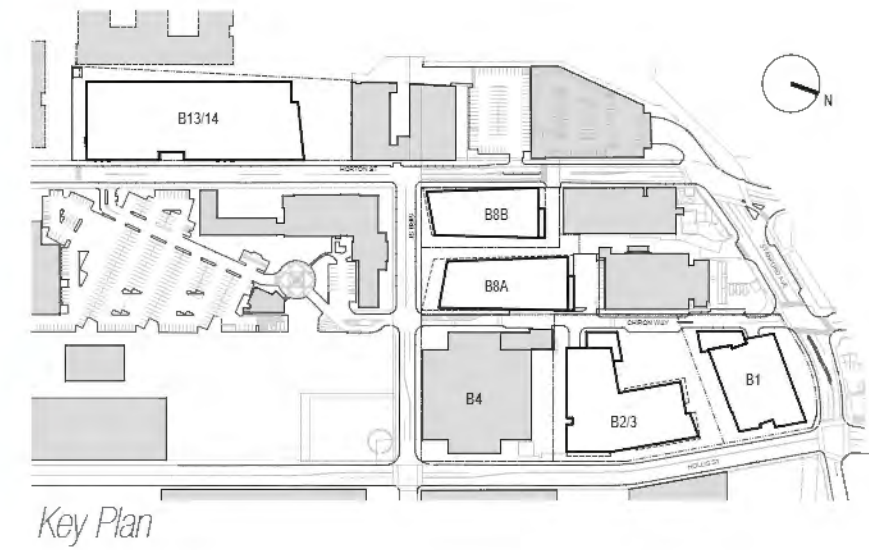
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Proposed



Note 1: View does not include proposed street improvements



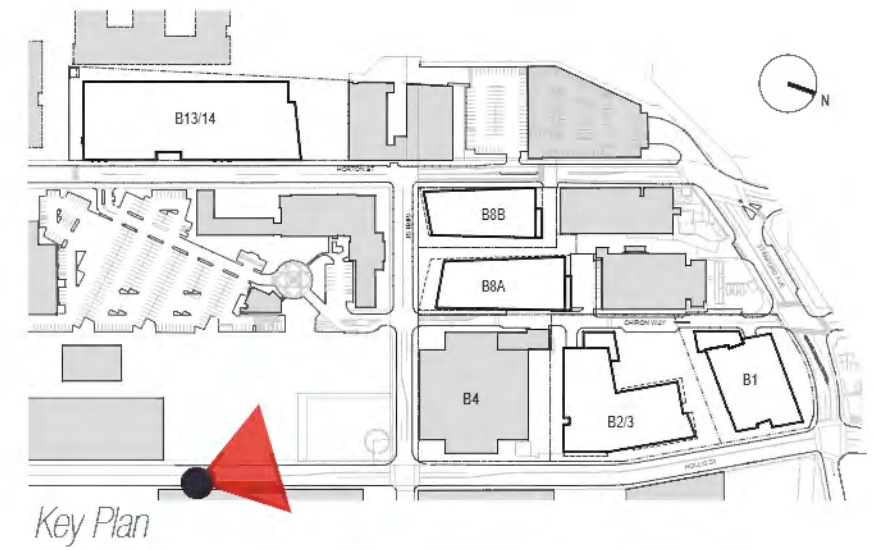
Existing



Proposed



Note 1: View does not include proposed street improvements



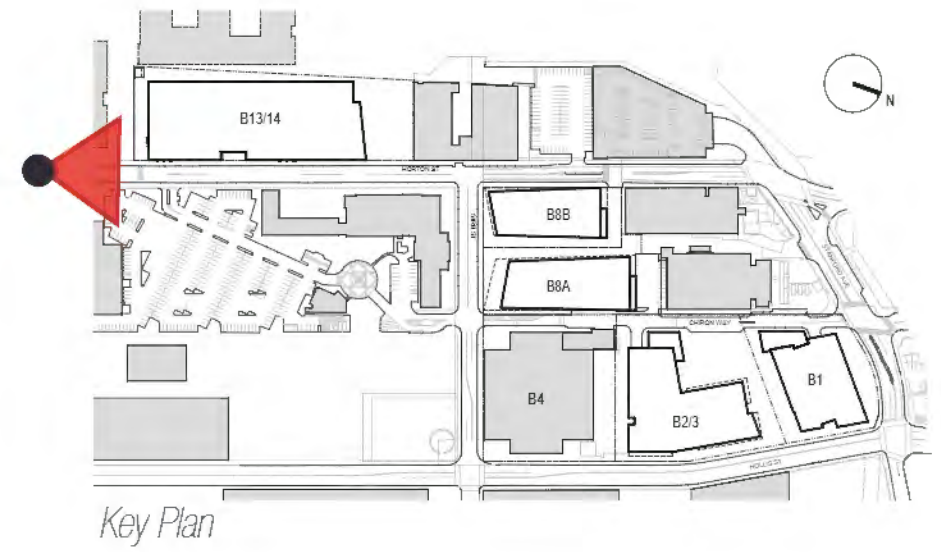
Existing



Proposed



Note 1: View does not include proposed street improvements



Existing



Proposed



Note 1: View does not include proposed street improvements
 Note 2: Includes proposed Sherwin-Williams Building 2