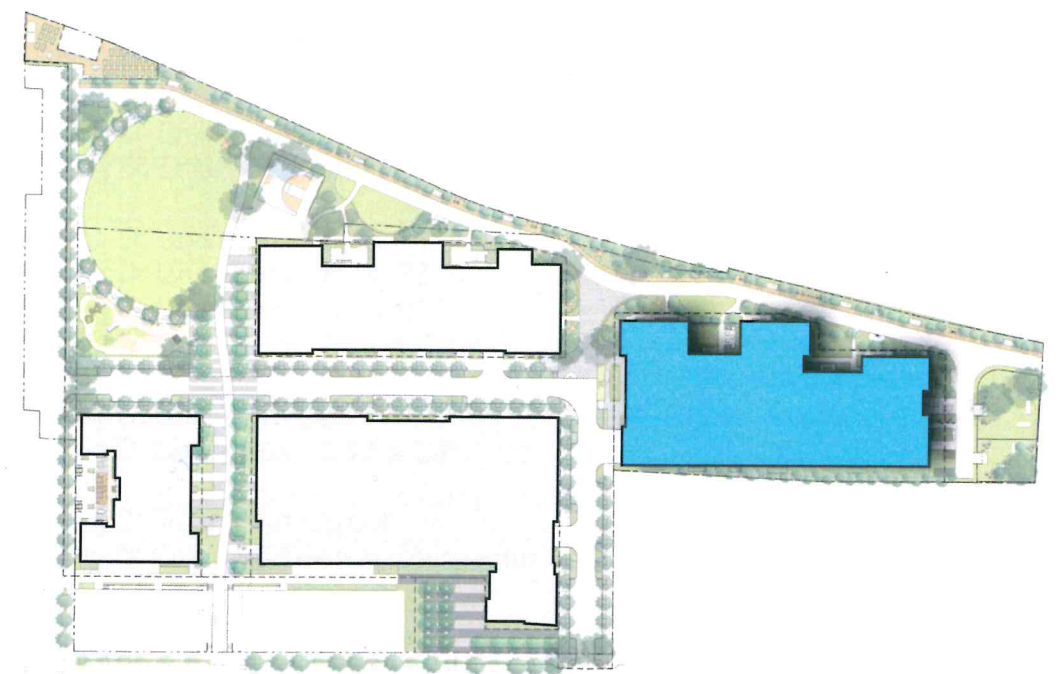




**APPROVED**  
 FEB 22 2018  
*by PC*  
 City of Emeryville  
 Planning Division



# SHERWIN WILLIAMS

## Emeryville

BUILDING D ARCHITECTURAL FDP

FEBRUARY 13, 2018  
 Project No. 1132-0007

LP/S  
 Architecture • Design

LMC  
 A Lennar Company

ima

PROJECT TEAM

DEVELOPER:

Lennar Multifamily Communities (LMC)  
429 9th Street, Suite 300  
Oakland, CA 94607

Kevin Ma  
kevin.ma@livelmc.com  
O: 415-975-4980

ARCHITECT:

LPAS Architecture + Design  
2484 Natomas Park Drive, Suite 100  
Sacramento, CA 95833

Brady Smith  
bsmith@lpas.com  
O: 916-443-0335

CIVIL:

Carlson, Barbee & Gibson, INC.  
2633 Camino Ramon, Suite 350  
San Ramon, CA 94583

Jason Neri  
Jneri@cbandg.com  
O: 925-866-0322

LANDSCAPE:

IMA Design Group, Inc.  
429 9th Street, Suite 300  
Oakland, CA 94607

Jim Bensman  
jbensman@imadesign.com  
O: 510-353-3954

STRUCTURAL:

Hobach-Lewin Inc.  
260 Sheridan Avenue, Suite 150  
Palo Alto, CA 94306

Sam Shiotani  
sshiotani@hohback-lewin.com  
O: 650-617-5930

MECHANICAL:

LDI Mechanical, Inc.  
1587 Bentley Drive, Suite 102  
Corona, CA 92879

Carlos Trujillo  
carlos.trujillo@ldimechanical.com  
O: 951-340-9685

ELECTRICAL / PLUMBING:

Emerald City Engineers, Inc.  
6505 216th Street SW, Suite 200  
Mountlake Terrace, WA 98043

Adam French  
Afrench@emeraldcityeng.com  
O: 425-741-1200

INTERIOR DESIGNER:

Vida Design  
107 SE Washington Street, Suite 263  
Portland, OR 97214

Rachel Sowieja  
rachel@vida-design.net  
O: 503-208-2530

GEOTECH:

Rockridge Geotechnical  
270 Grand Avenue  
Oakland, CA 94610

Logan Medeiros  
ldmediros@rockridgegeo.com  
O: 510-420-5738 x 2

TRASH:

American Trash Management  
1900 Powell Street, Suite 890  
Emeryville, CA 94608

Scott Brown  
sbrown@trashmanage.com  
O: 415-292-5400

ENVIRONMENTAL

Arcadis  
2000 Powell Street, 7th Flr.  
Emeryville, CA 94608

Lucas Goldstein  
lucas.goldstein@arcadis.com  
O: 510-596-9500

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BUILDING SUMMARY											
BUILDING AREA TABULATION SUMMARY	Area GSF	Type of Const.	Net Rentable	Circ. / Support	* Amenity	Res Storage	Misc.		* Residential Amenities:	Ground Floor (SF)	6th Ftr (SF)
Commercial Building Data:									Amenity:		
Ground Floor - Retail	- SF	IA	- SF	- SF	- SF	- SF			Lobby	693	-
2nd Floor	- SF	IA	- SF	- SF	- SF	- SF			Leasing Center		-
Total Commercial Area:	- SF		- SF	- SF	- SF	- SF			Mail Area	233	-
									Lounge	1,172	-
Residential Building Data									Pet Spa	980	-
Ground Floor	16,575 SF	IA	6,811 SF	6,686 SF	3,078 SF	- SF			Maintenance	-	-
2nd Floor	11,180 SF	IA	7,352 SF	3,828 SF	- SF	- SF			"Attic Stock"	-	-
Type IA Residential Totals:	27,755 SF		14,163 SF	10,514 SF	3,078 SF	- SF			Clubhouse / Lounge	-	-
3rd Floor	37,862 SF	IIIA	32,309 SF	5,553 SF	- SF	- SF			Bike & Pet Lounge	890	-
4th Floor	37,862 SF	IIIA	32,885 SF	4,977 SF	- SF	- SF			3,078		-
5th Floor	37,862 SF	IIIA	32,885 SF	4,977 SF	- SF	- SF			Bike Storage Tallied in Parking Garage Area.		
6th Floor	37,862 SF	IIIA	32,885 SF	4,977 SF	- SF	- SF			Shafts and Vert Circ, NIC in FAR Area:		
7th Floor	37,862 SF	IIIA	32,885 SF	4,977 SF	- SF	- SF			Ground Floor		940 SF
Type IIIA Residential Totals:	189,310 SF		163,849 SF	25,461 SF	- SF	- SF			2nd Floor		946 SF
Total Residential Area:	217,065 SF		178,012 SF	35,975 SF	3,078 SF	- SF			3rd Floor		1140 SF
Overall Building Totals:									4th Floor		1140 SF
Type IA Construction (Building):	27,755 SF	IA	14,163 SF	10,514 SF	3,078 SF	- SF			5th Floor		1140 SF
Type IA Construction (Parking):	60,480 SF	IA							6th Floor		1140 SF
Type IIIA Construction:	189,310 SF	IIIA	163,849 SF	25,461 SF	- SF	- SF			7th Floor		1140 SF
Total FAR Building Area (w/o Parking):	209,479 SF		178,012 SF	28,389 SF	3,078 SF	- SF					7586 SF
Gross Building Area (w/ Parking):	277,545 SF		178,012 SF	35,975 SF	3,078 SF	- SF					
Total Building Footprint Area:	45,642 SF										

PARKING SUMMARY									
PARKING AREA TABULATION SUMMARY	Type of Const.	Parking Area	Circ. / Support	Bike Parking/ Amenity	Standard Parking Spaces Provided	Motorcycle Parking Spaces Provided	Misc. *		
Parking Provided:	Total Area								
Ground Floor	29,067 SF	IA	28,177 SF	SF	890 SF	66 Spaces	14 Spaces	Note: Min. 3% of parking to be EV: 5 EV Stalls	
Ground Floor 2	31,413 SF	IA	31,413 SF	SF	SF	81 Spaces	12 Spaces		
1st Floor	- SF	IA	- SF	- SF	SF	- Spaces	- Spaces		
2nd Floor	- SF	IA	- SF	- SF	SF	- Spaces	- Spaces		
3rd Floor	- SF	IA	- SF	- SF	SF	- Spaces	- Spaces		
4th Floor	- SF	IA	- SF	- SF	- SF	- Spaces	- Spaces		
5th Floor	- SF	IA	- SF	- SF	- SF	- Spaces	- Spaces		
Total Parking Area:	60,480 SF		59,590 SF	- SF	890 SF	147 Spaces	26 Spaces	147 Total Spaces 405 SF per Space	
Parking by Use:									
Commercial Parking:									
Office	2 / 1000 SF	- SF	- Spaces						
Retail	3 / 1000 SF	- SF	- Spaces						
Residential Parking:		- SF	- Spaces						
1 Bdr Flex Units	1 /Unit	- Units	- Spaces						
2 Bdr Flex Units	1 /Unit	- Units	- Spaces						
Studio	1 /Unit	14 Units	14 Spaces						
1 Bedroom Units	1 /Unit	81 Units	81 Spaces						
2 Bedroom Units	1 /Unit	54 Units	54 Spaces						
3 Bedroom Units	1 /Unit	35 Units	35 Spaces						
4 Bedroom Units	1 /Unit	- Units	- Spaces						
		184 Units	184 Spaces						
Total Parking:			184 Spaces						

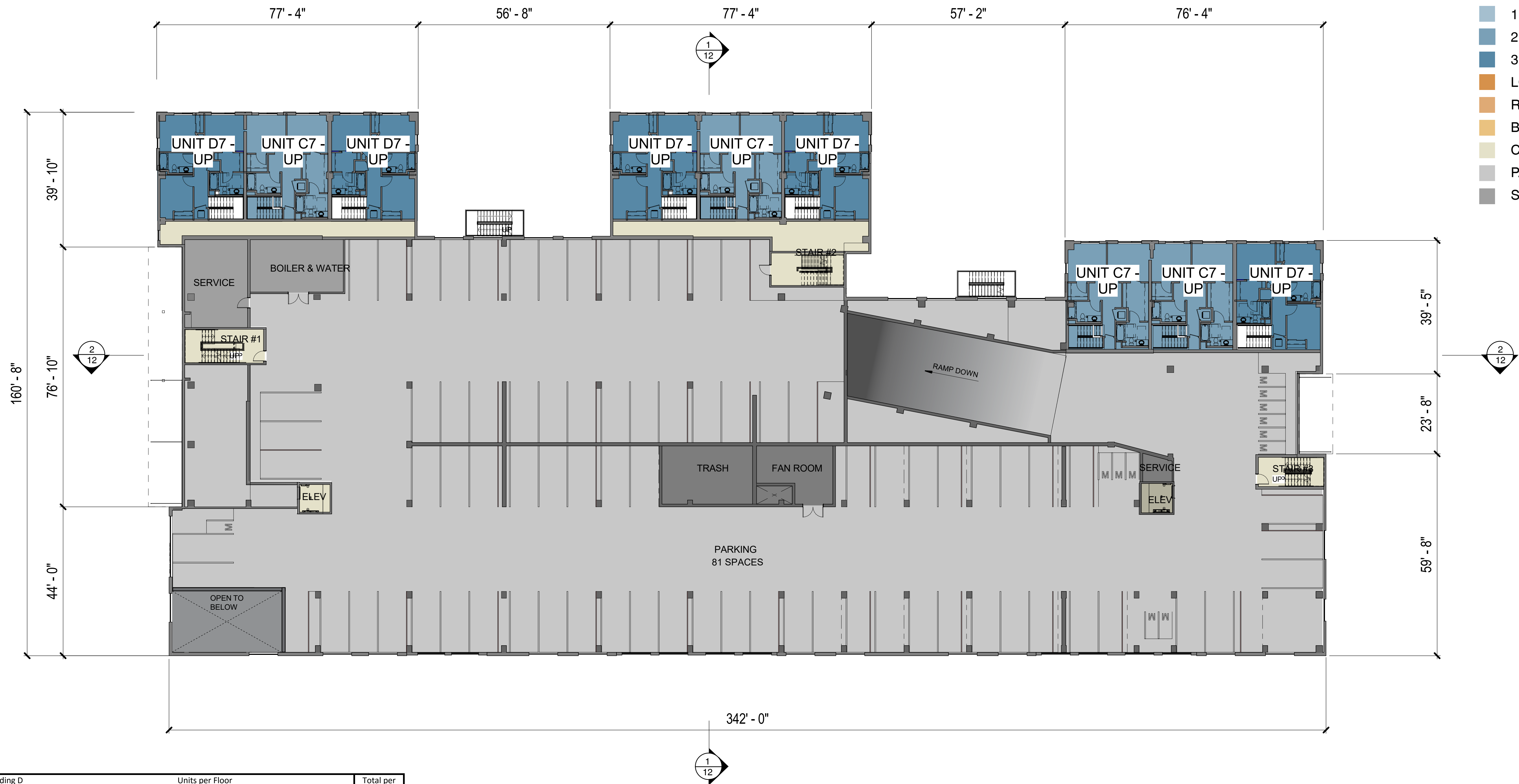
RESIDENTIAL UNIT MIX SUMMARY												
			Live-Work		Studio / Jr 1Bdr		1 Bedroom			2 Bedrooms		
		Area Totals										
Gross Unit Areas		73 SF										
Average Balcony Area (SF)												
Net Unit Area (SF)	Quantity	Net Rentable Area Totals	0	0	#	Area	Quantity	Net Rentable Area	Quantity	Net Rentable Area	Quantity	Net Rentable Area
Ground Floor	9	6,811 SF	-	-	-		- Units	SF	4 Units	2,995 SF	5 Units	3,816 SF
Ground Floor 2	-	7,352 SF	-	-	-		- Units	SF	- Units	3,224 SF	- Units	4,128 SF
1st Floor	29	32,309 SF	-	-	6	3,261	13 Units	8,918 SF	10 Units	11,757 SF	6 Units	8,373 SF
2nd Floor	33	32,885 SF	-	-	2	1,007	17 Units	11,748 SF	10 Units	11,757 SF	6 Units	8,373 SF
3rd Floor	33	32,885 SF	-	-	2	1,007	17 Units	11,748 SF	10 Units	11,757 SF	6 Units	8,373 SF
4th Floor	33	32,885 SF	-	-	2	1,007	17 Units	11,748 SF	10 Units	11,757 SF	6 Units	8,373 SF
5th Floor	33	32,885 SF	-	-	2	1,007	17 Units	11,748 SF	10 Units	11,757 SF	6 Units	8,373 SF
Total Quantity	184		-	-	14		81		54		35	
Total Net Area (SF)	100%		0.0%	0.0%	7.6%		44.0%		29.3%		19.0%	
		178,012 SF	-	-	7,289		55,910		65,004		49,809	
Unit Mix Totals:	184 Units		0	0	14 Units		81 Units		54 Units		35 Units	
Average Unit Size:	100%		0.0%	0.0%	7.6%		44.0%		29.3%		19.0%	
	967 SF				521 SF		690 SF		1204 SF		1423 SF	
Building Efficiency:	85.0%	Inc. Commercial & Stor.	0.0%	0.0%	51.6%				48.4%			
Number of Units with Balconies	107 Units											
Private Open Space Provided:	7,849 SF											
Number of Units without Balconies:	77 Units											

OUTDOOR AREA SUMMARY				
Floor	Common Open Space		Unit Balconies	Comments
Ground Floor	4,913	SF	541	SF
Ground Floor 2	-	SF	-	SF
1st Floor	6,032	SF	2,056	SF
2nd Floor		SF	1,313	SF
3rd Floor		SF	1,313	SF
4th Floor		SF	1,313	SF
5th Floor		SF	1,313	SF
Total Outdoor Areas Provided:	10,945	SF	7,849	SF
			18,794	SF
Covered Outdoor Space:		SF		



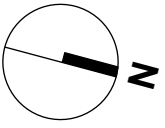
COLOR LEGEND

- STUDIOS
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- LOBBY (RES. & GARAGE)
- RESIDENTIAL AMENITIES
- BIKES
- CIRCULATION
- PARKING
- SUPPORT/UTILITIES



Building D		Units per Floor						Total per Unit Type
Unit Types	GF	GF2	1	2	3	4	5	
Studio	A1		2	2	2	2	2	10
	A4		4					4
1 Bedroom:	B1		8	8	8	8	8	40
	B3		1	1	1	1	1	5
	B5		4	8	8	8	8	36
2 Bedroom:	C1.1		4	4	4	4	4	20
	C2.1		1	1	1	1	1	5
	C2.2		1	1	1	1	1	5
	C6		4	4	4	4	4	20
	C7	4	-					4
Townhome:	D1.1		1	1	1	1	1	5
	D3		4	4	4	4	4	20
	D3.1		1	1	1	1	1	5
	D7	5	-					5
Total per Floor		9	0	35	35	35	35	184

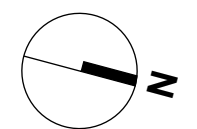
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1/32" = 1'-0" (Half Size 11" x 17" Sheet)





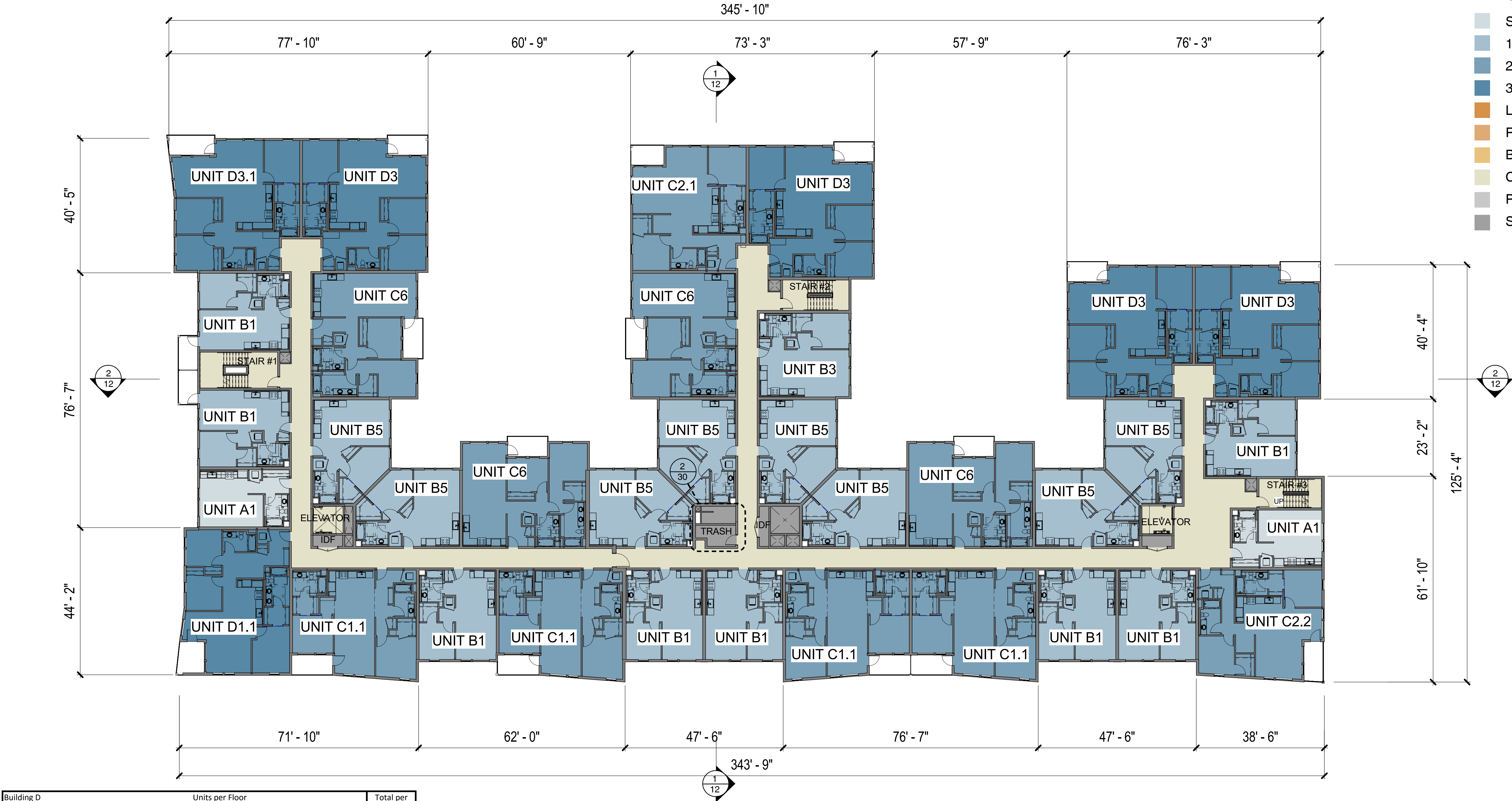
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	C2.1		1	1	1	1	1	5
	C2.2		1	1	1	1	1	5
	C6		4	4	4	4	4	20
Townhome:	C7	4	-					4
3 Bedroom:	D1.1		1	1	1	1	1	5
	D3		4	4	4	4	4	20
	D3.1		1	1	1	1	1	5
Townhome:	D7	5	-					5
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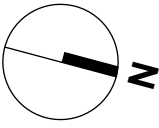
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- 1 BEDROOM UNITS
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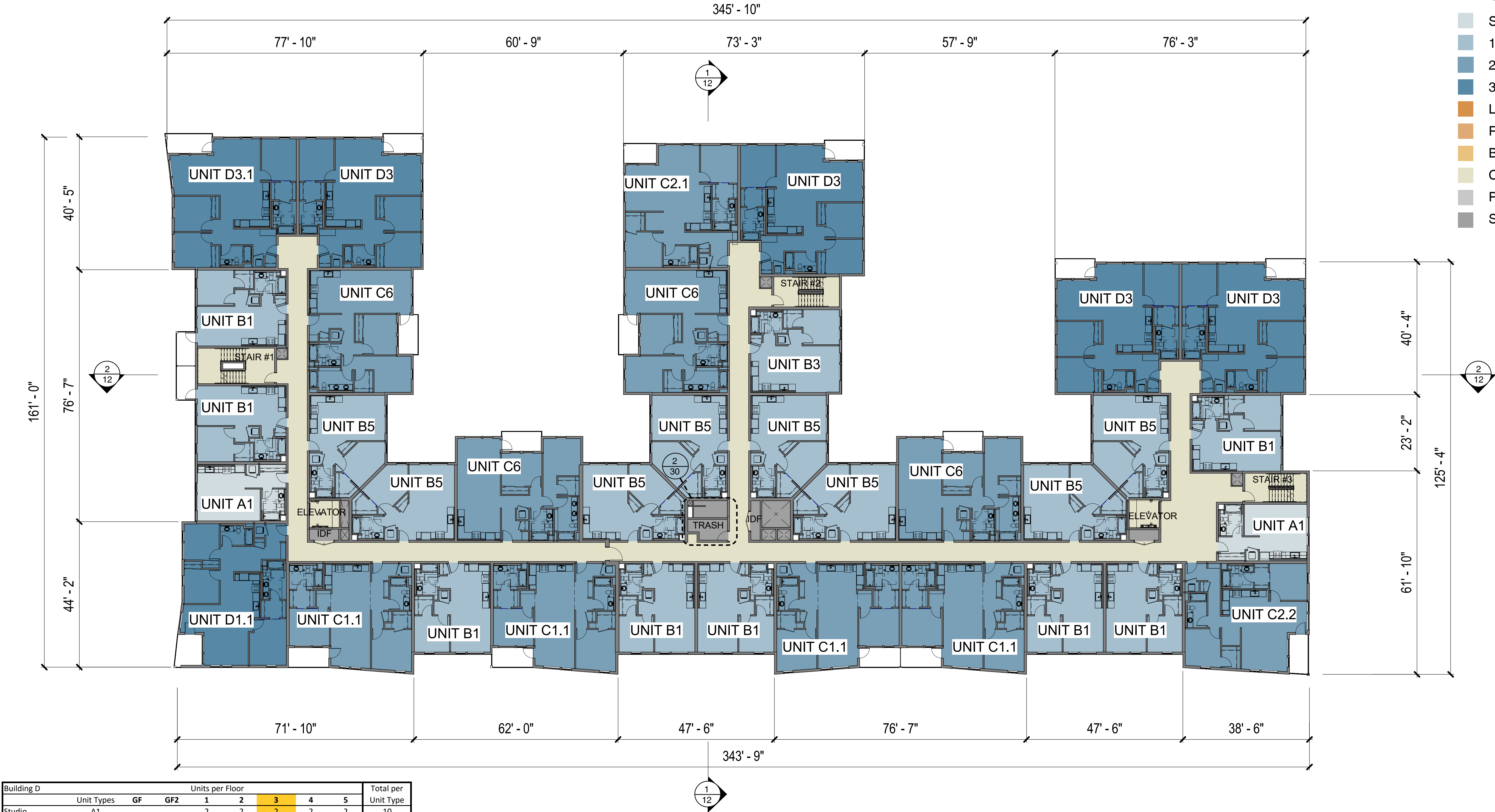
Building D		Units per Floor							Total per Unit Type
	Unit Types	GF	GF2	1	2	3	4	5	
Studio	A1			2	2	2	2	2	10
	A4			4					4
1 Bedroom:	B1			8	8	8	8	8	40
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	C2.2			1	1	1	1	1	5
	C6			4	4	4	4	4	20
Townhome:	C7	4	-						4
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	D3			4	4	4	4	4	20
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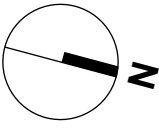
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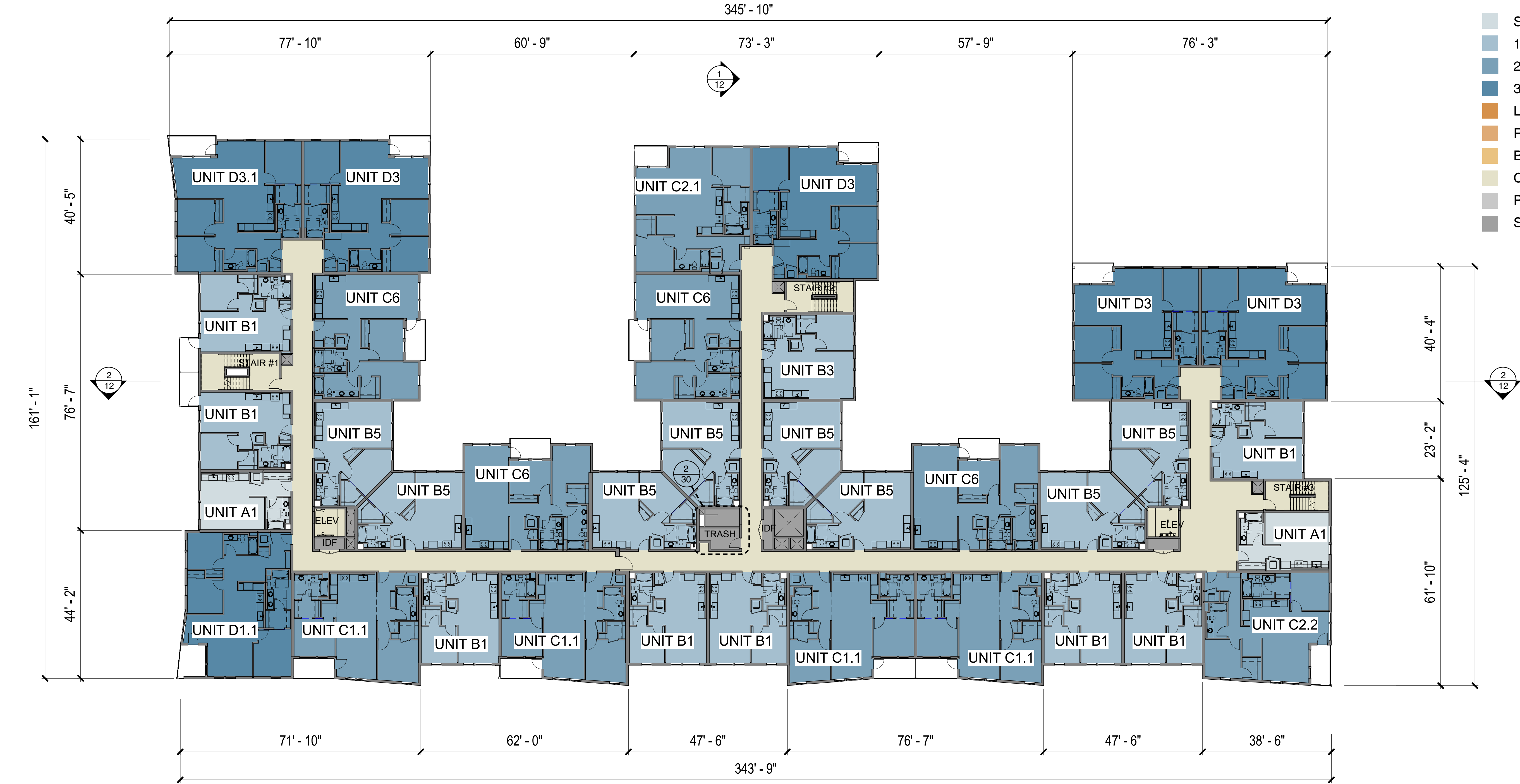
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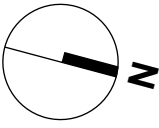
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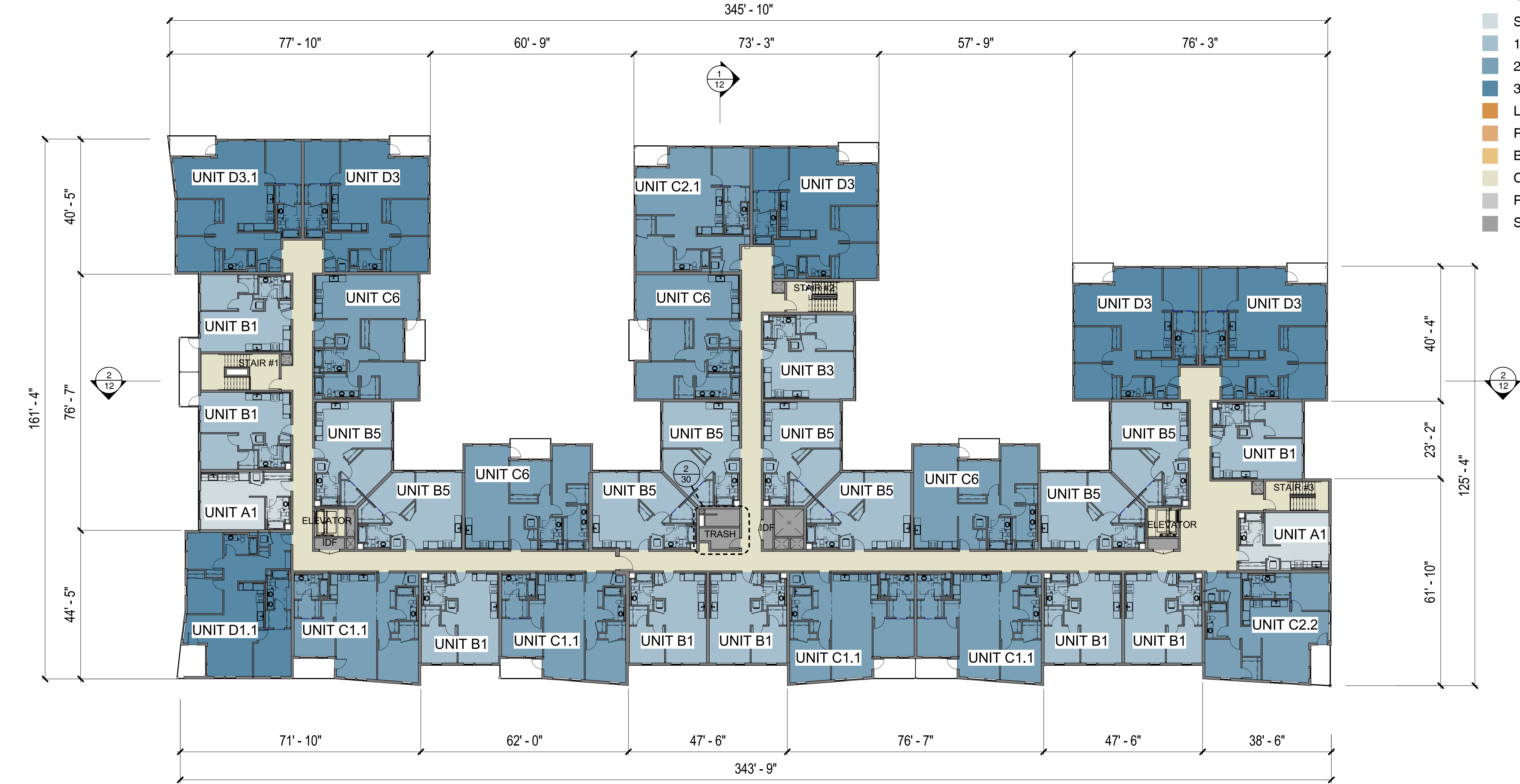
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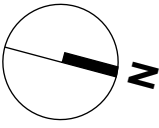
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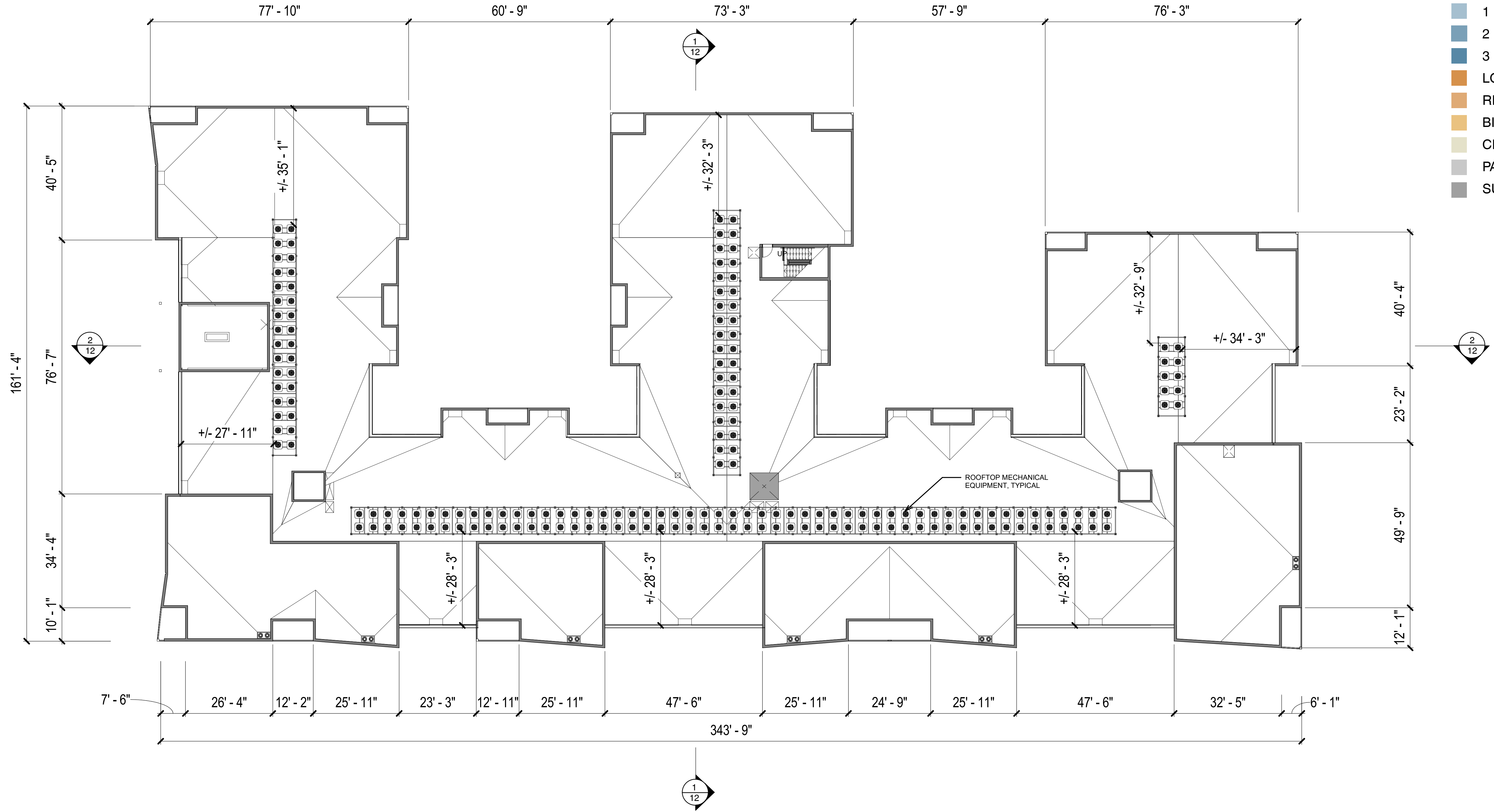
Building D		Units per Floor							Total per
	Unit Types	GF	GF2	1	2	3	4	5	Unit Type
Studio	A1			2	2	2	2	2	10
	A4			4					4
1 Bedroom:	B1			8	8	8	8	8	40
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Townhome:	D7	5	-						5
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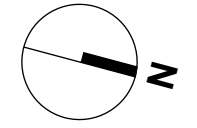


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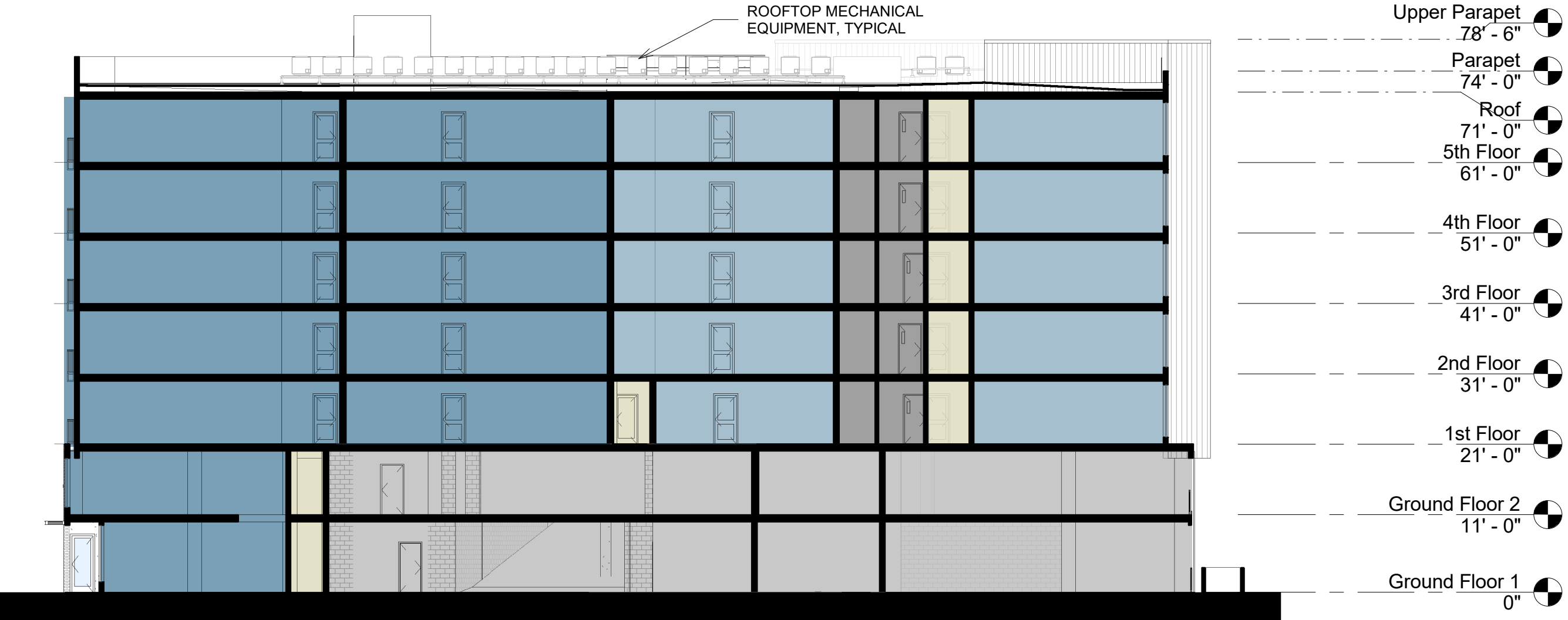


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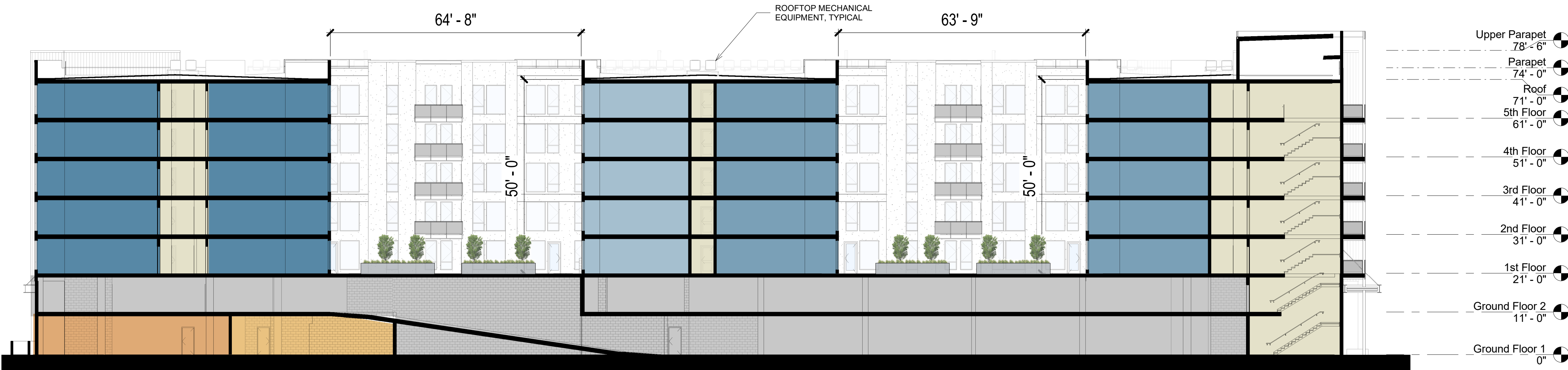


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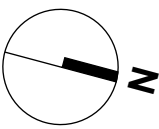
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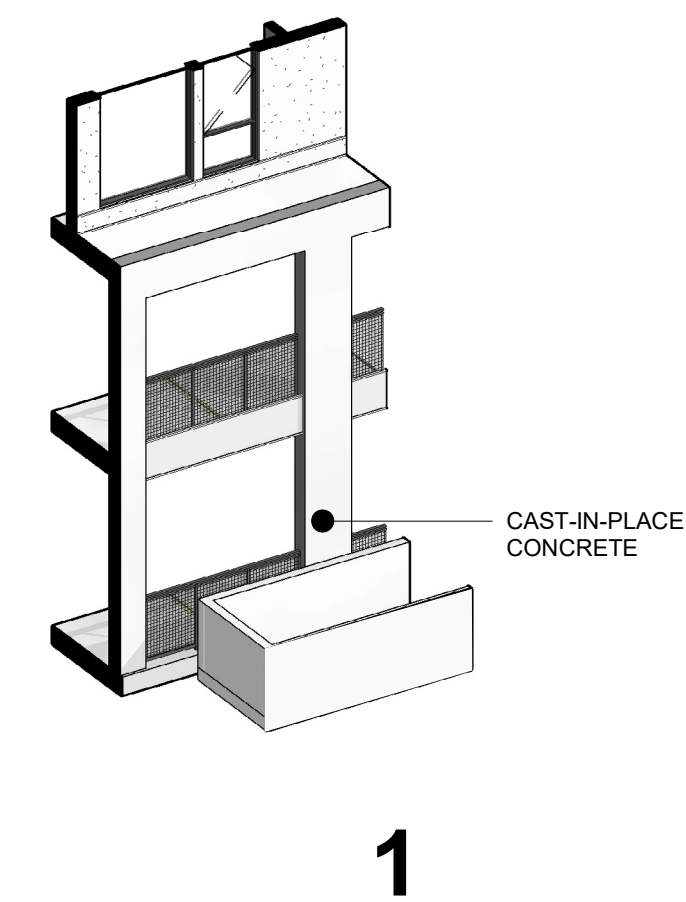
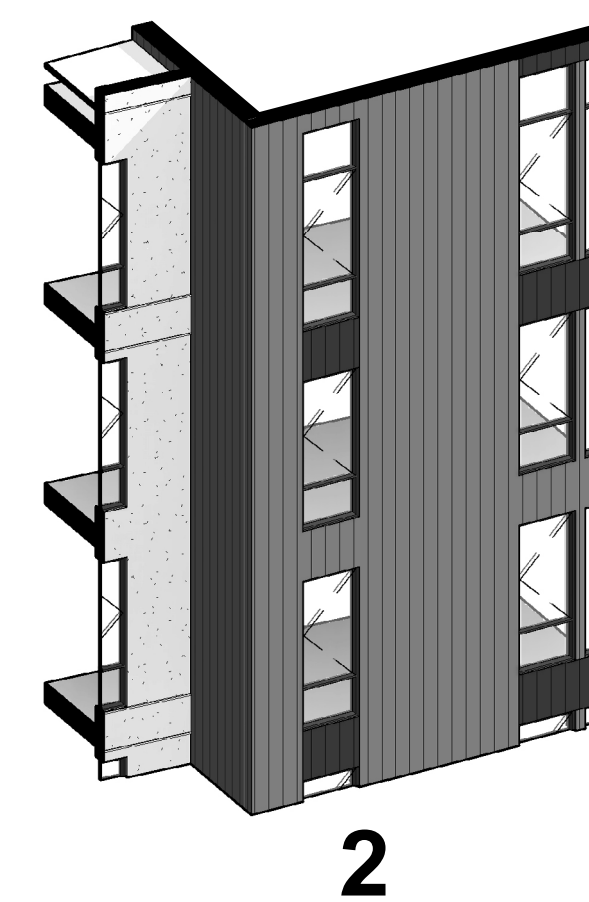
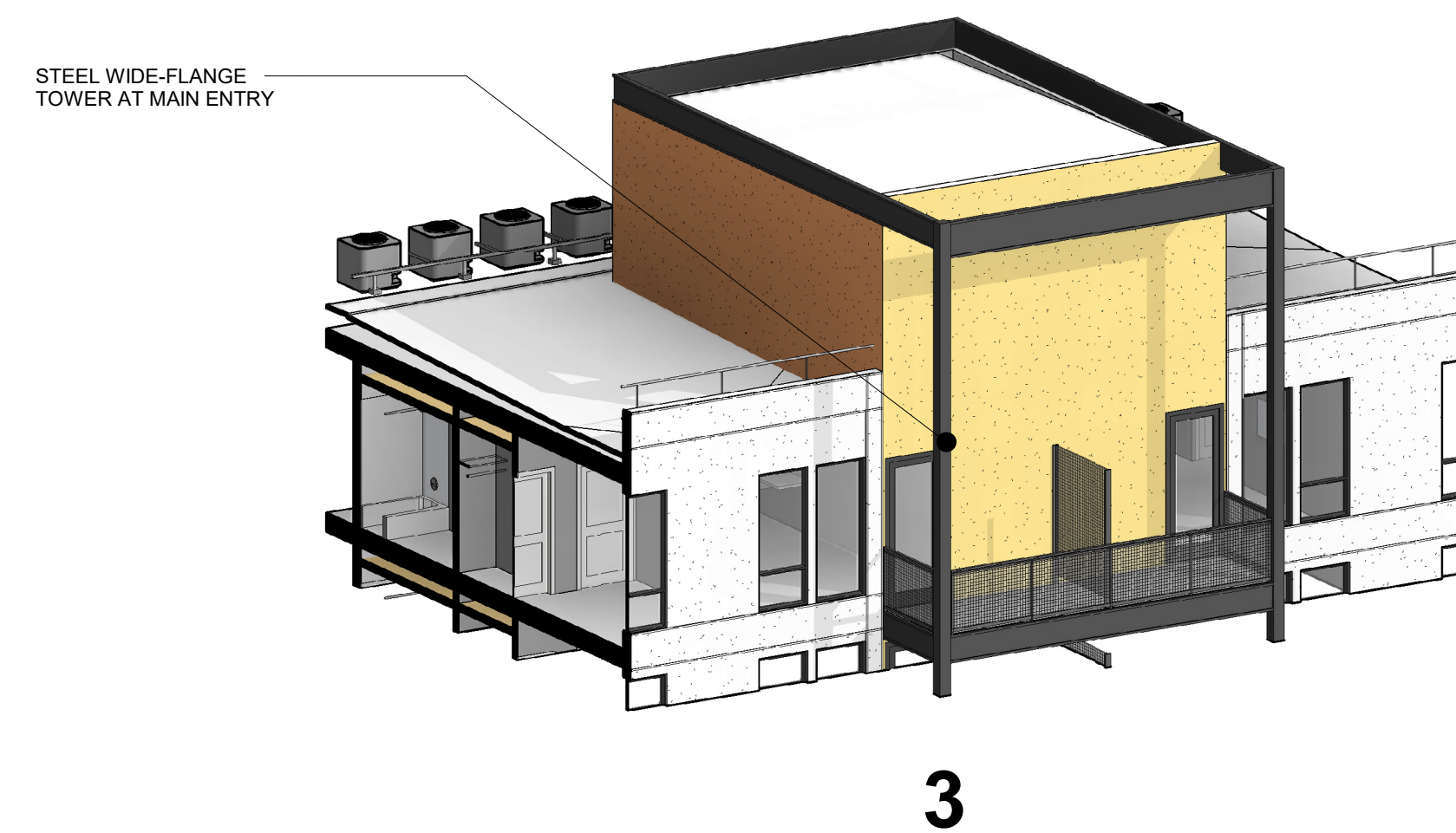


2. SECTION N-S

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet)  
1/32" = 1'-0" (Half Size 11" x 17" Sheet)

0 16 32 64

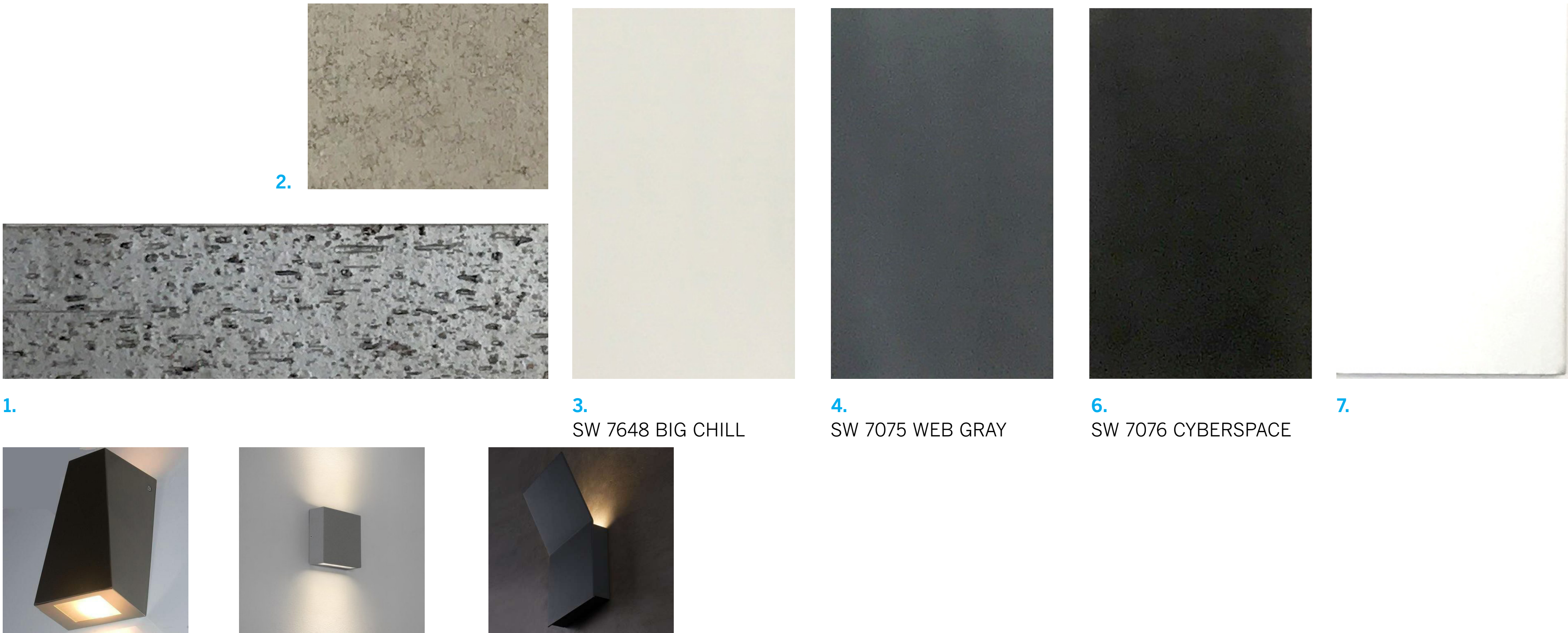






BUILDING MATERIALS

- 1 THIN BRICK VENEER
- 2 SEALED CONCRETE
- 3 CEMENT PLASTER - WHITE
- 4 CEMENT PLASTER - LIGHT GREY
- 5 CEMENT PLASTER - MEDIUM GREY
- 6 RIBBED METAL PANEL - PAINT TO MATCH 4
- 7 METAL RAILINGS
- 8 ALUMINUM STOREFRONT
- 9 VINYL WINDOWS
- 10 METAL CANOPIES
- 11 STEEL FRAME
- 12 RIBBED METAL PANEL - PAINT TO MATCH 5
- 14 CEMENT PLASTER - DARK GREY
- 15 PAINTED STEEL PIPE RAIL
- 16 FLOW-THROUGH PLANTER

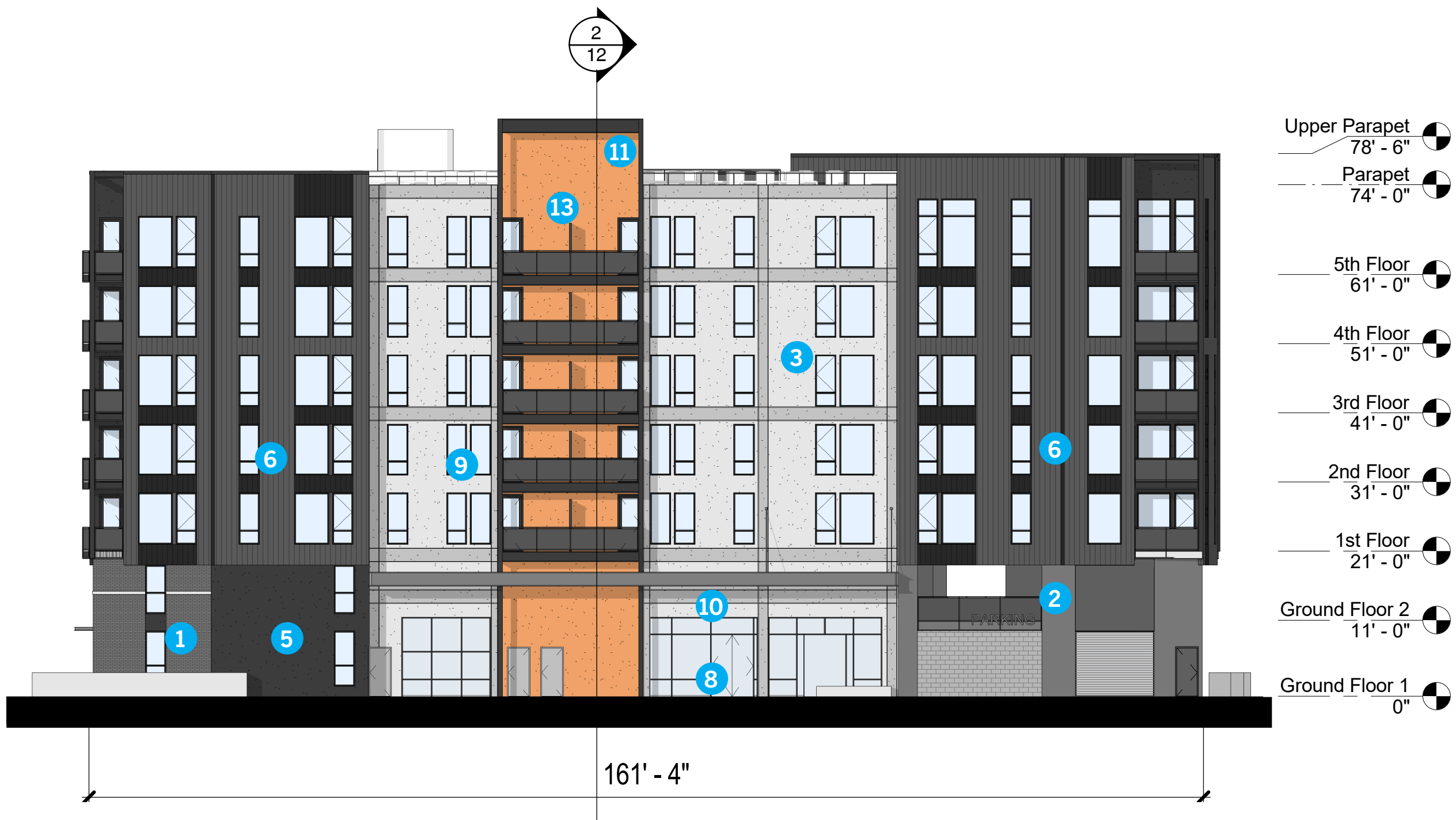


1. 2. 3. SW 7648 BIG CHILL SW 7075 WEB GRAY SW 7076 CYBERSPACE

(Lights are shown for design intent only. Final type and location of fixtures is to be determined.)



NORTH ELEVATION



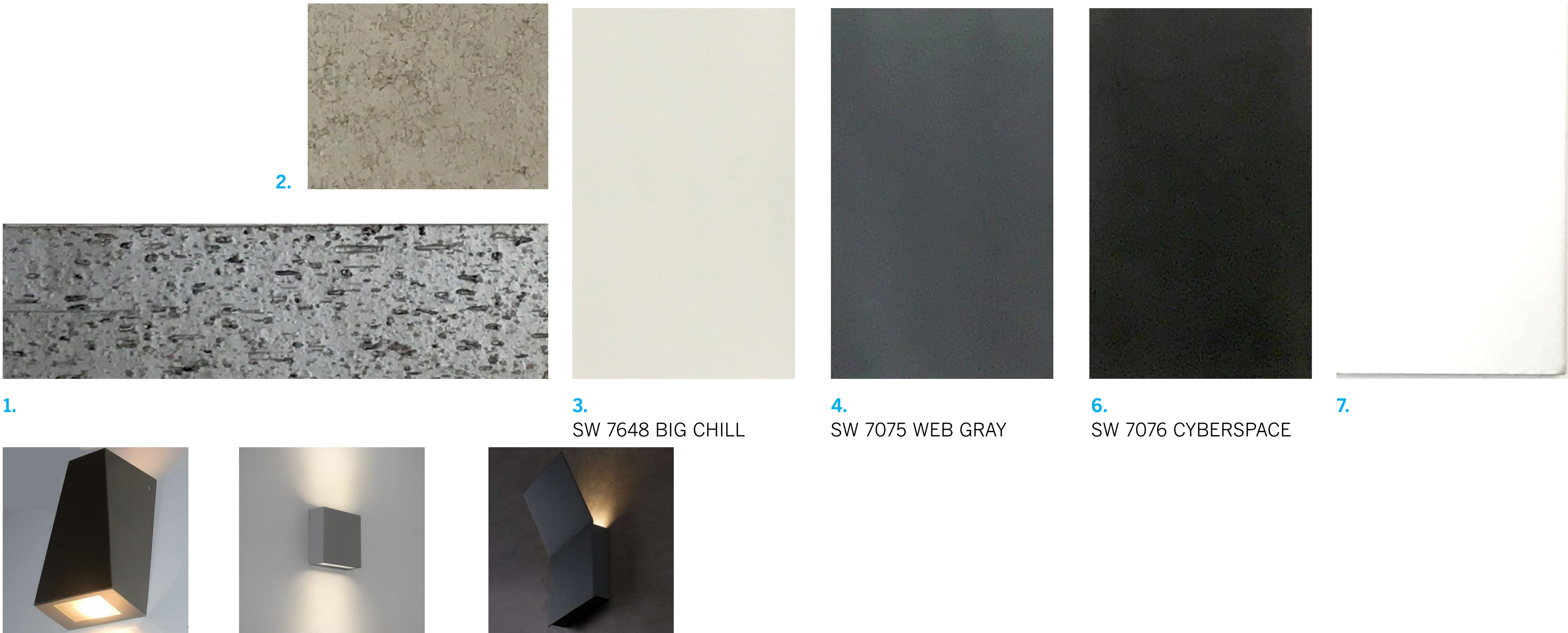
SOUTH ELEVATION

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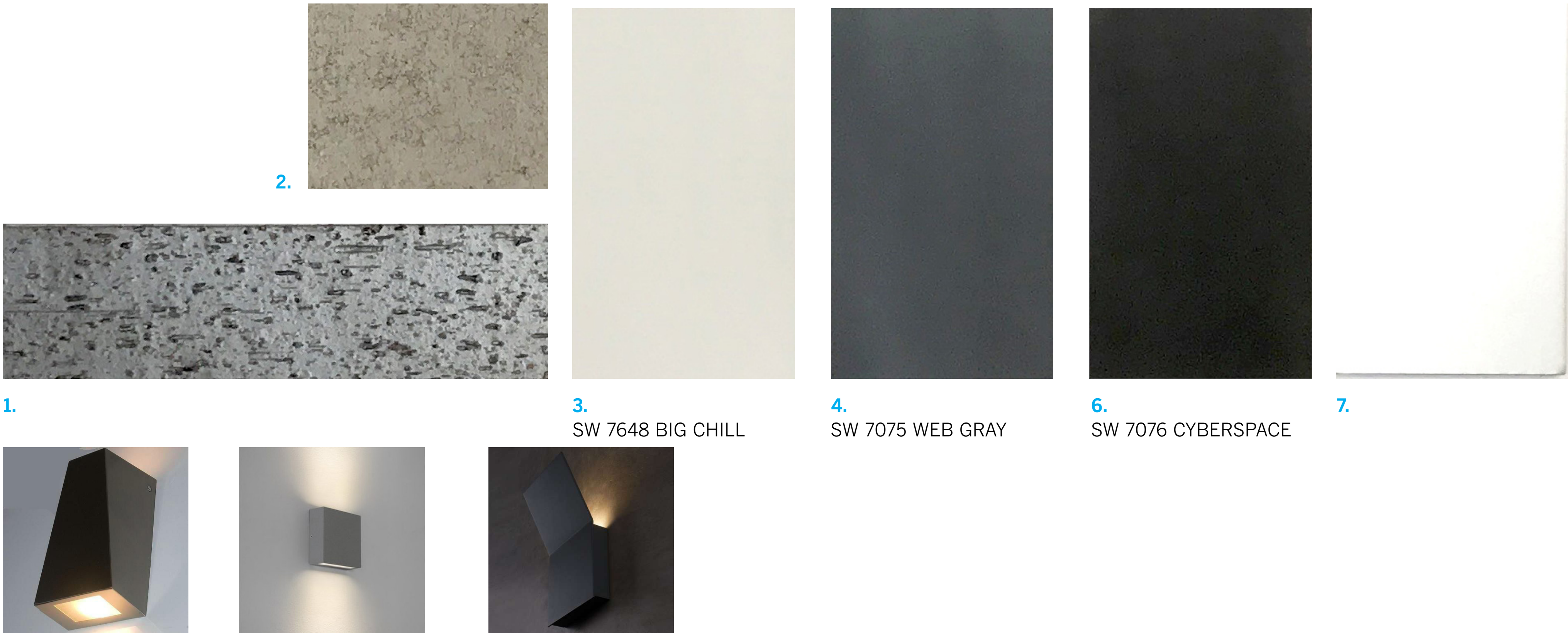
BUILDING MATERIALS

- 1 THIN BRICK VENEER
- 2 SEALED CONCRETE
- 3 CEMENT PLASTER - WHITE
- 4 CEMENT PLASTER - LIGHT GREY
- 5 CEMENT PLASTER - MEDIUM GREY
- 6 RIBBED METAL PANEL - PAINT TO MATCH 4
- 7 METAL RAILINGS
- 8 ALUMINUM STOREFRONT
- 9 VINYL WINDOWS
- 10 METAL CANOPIES
- 11 STEEL FRAME
- 12 RIBBED METAL PANEL - PAINT TO MATCH 5
- 14 CEMENT PLASTER - DARK GREY
- 15 PAINTED STEEL PIPE RAIL
- 16 FLOW-THROUGH PLANTER

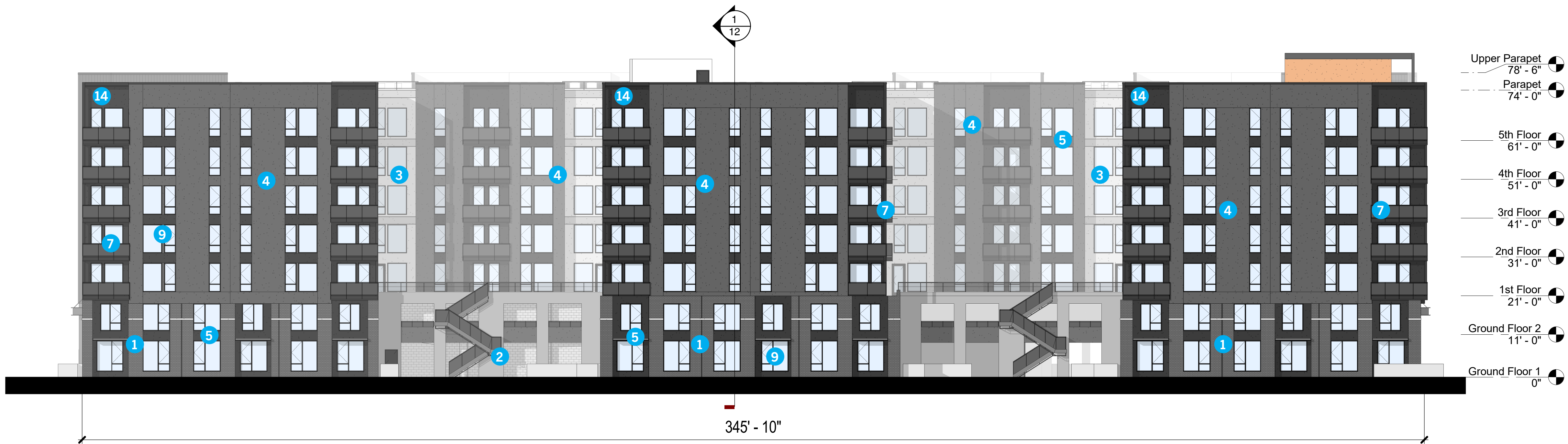


BUILDING MATERIALS

- 1 THIN BRICK VENEER
- 2 SEALED CONCRETE
- 3 CEMENT PLASTER - WHITE
- 4 CEMENT PLASTER - LIGHT GREY
- 5 CEMENT PLASTER - MEDIUM GREY
- 6 RIBBED METAL PANEL - PAINT TO MATCH 4
- 7 METAL RAILINGS
- 8 ALUMINUM STOREFRONT
- 9 VINYL WINDOWS
- 10 METAL CANOPIES
- 11 STEEL FRAME
- 12 RIBBED METAL PANEL - PAINT TO MATCH 5
- 14 CEMENT PLASTER - DARK GREY
- 15 PAINTED STEEL PIPE RAIL
- 16 FLOW-THROUGH PLANTER

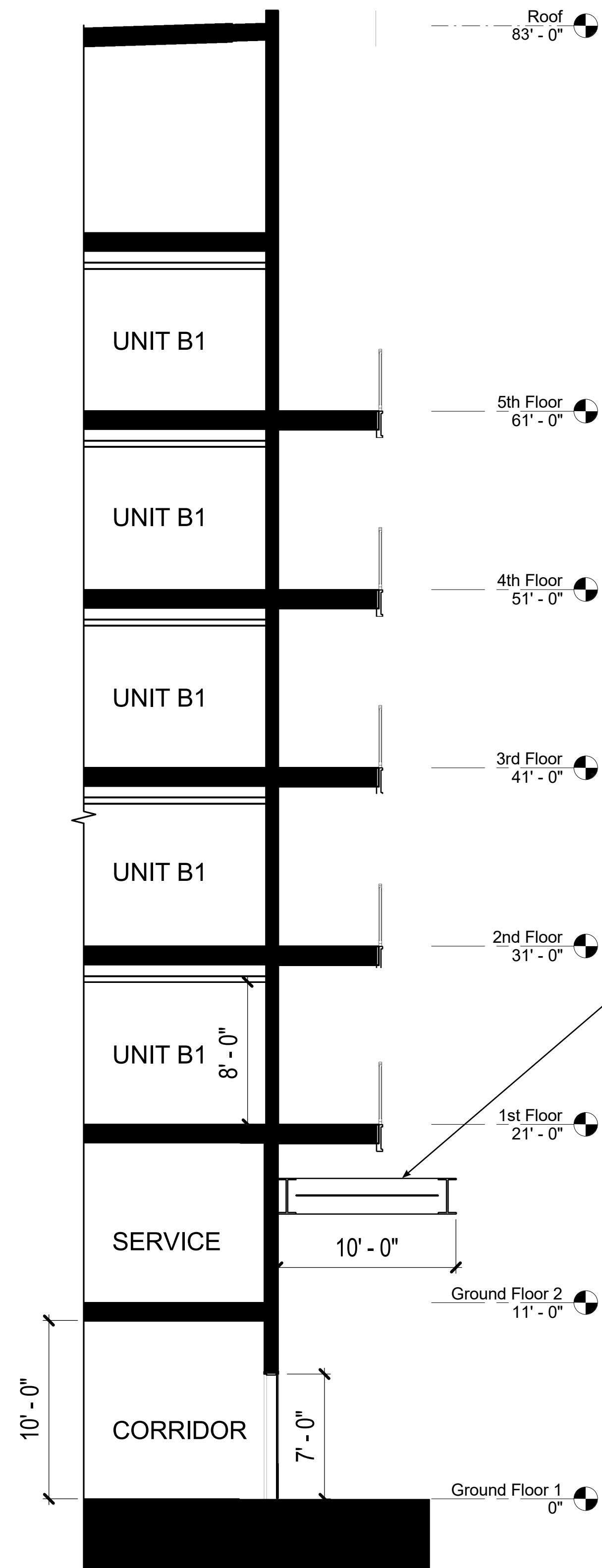


(Lights are shown for design intent only. Final type and location of fixtures is to be determined.)



Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet)  
1/32" = 1'-0" (Half Size 11" x 17" Sheet)

0 16 32 64



## 2. WALL SECTION

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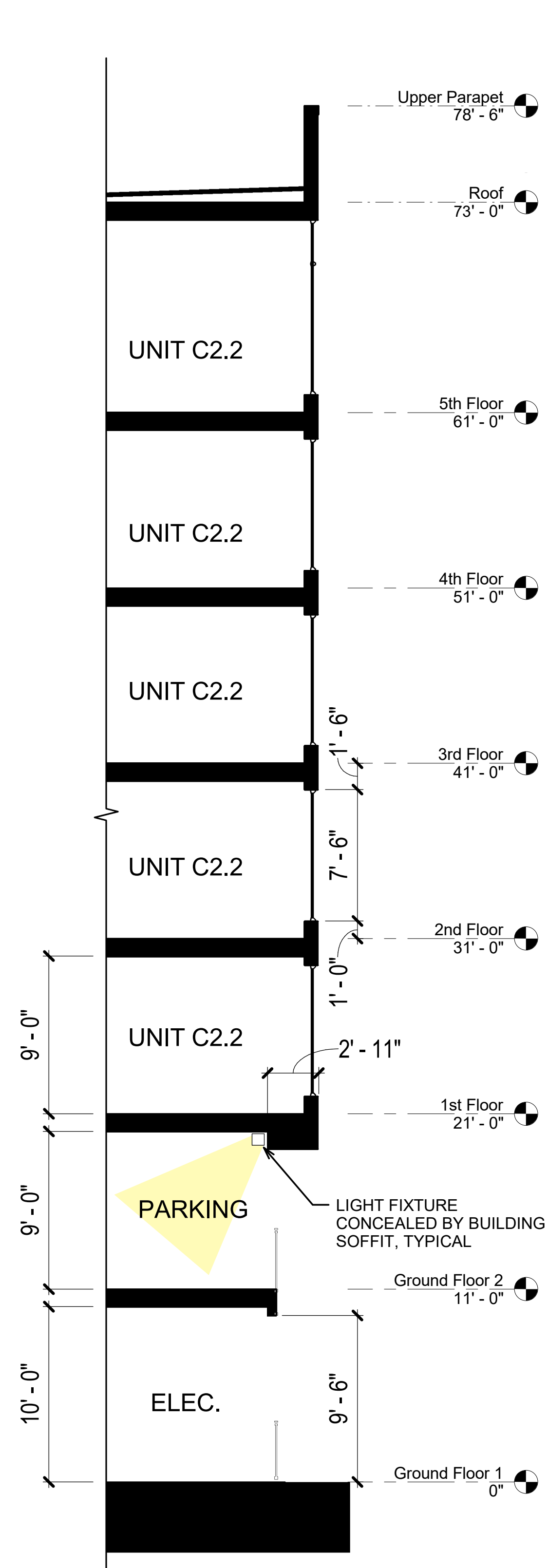
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## 1. ENLARGED ELEVATION

Scale: 3/16" = 1'-0" (Full Size 22"x34" Sheet)

Scale: 3/32" = 1'-0" (Half Size 11"x17" Sheet)



## 2. WALL SECTION

Scale: 3/16" = 1'-0" (Full Size 22"x34" Sheet)

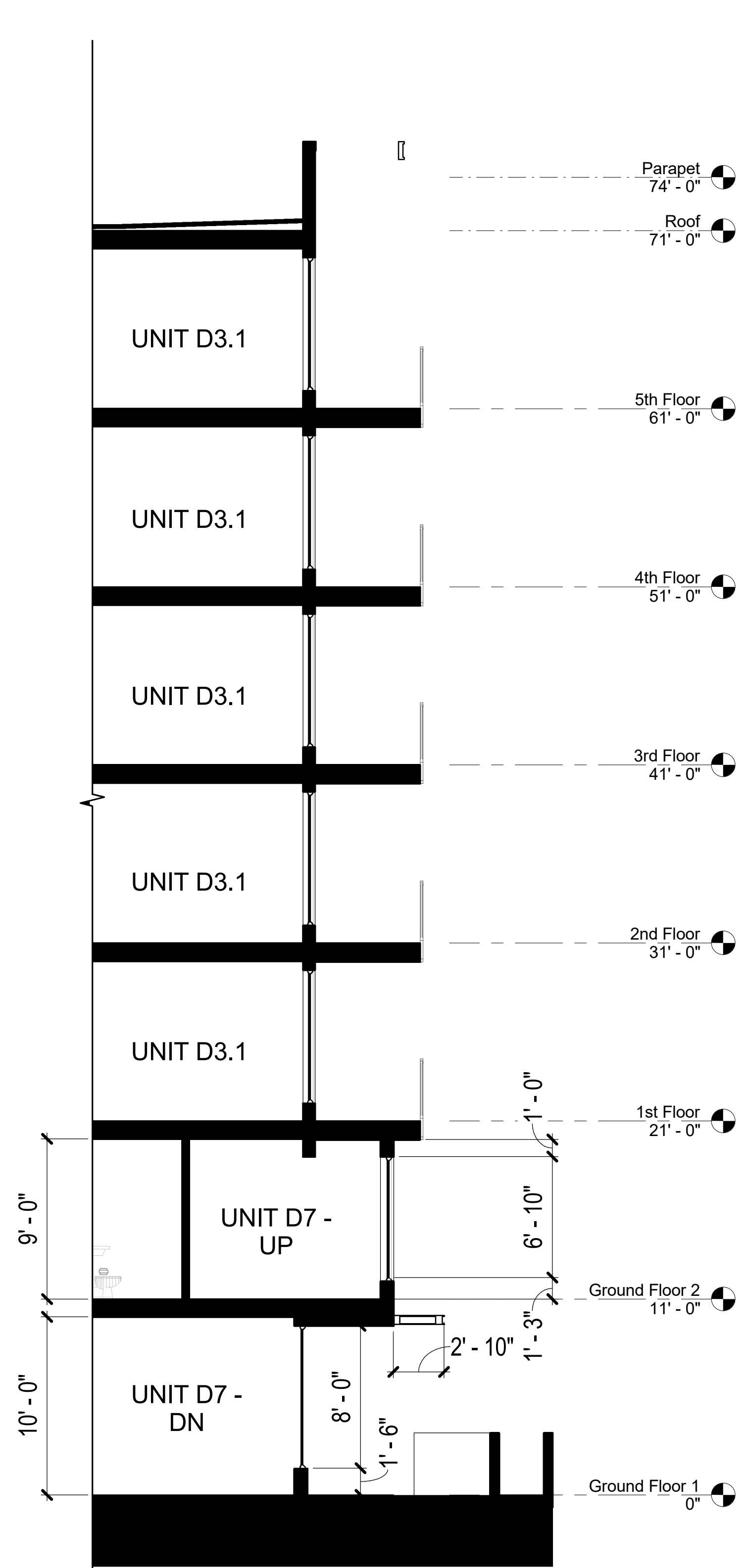
Scale: 3/32" = 1'-0" (Half Size 11"x17" Sheet)



## 1. ENLARGED ELEVATION

Scale: 3/16" = 1'-0" (Full Size 22"x34" Sheet)

Scale: 3/32" = 1'-0" (Half Size 11"x17" Sheet)



## 2. WALL SECTION

Scale: 3/16" = 1'-0" (Full Size 22"x34" Sheet)

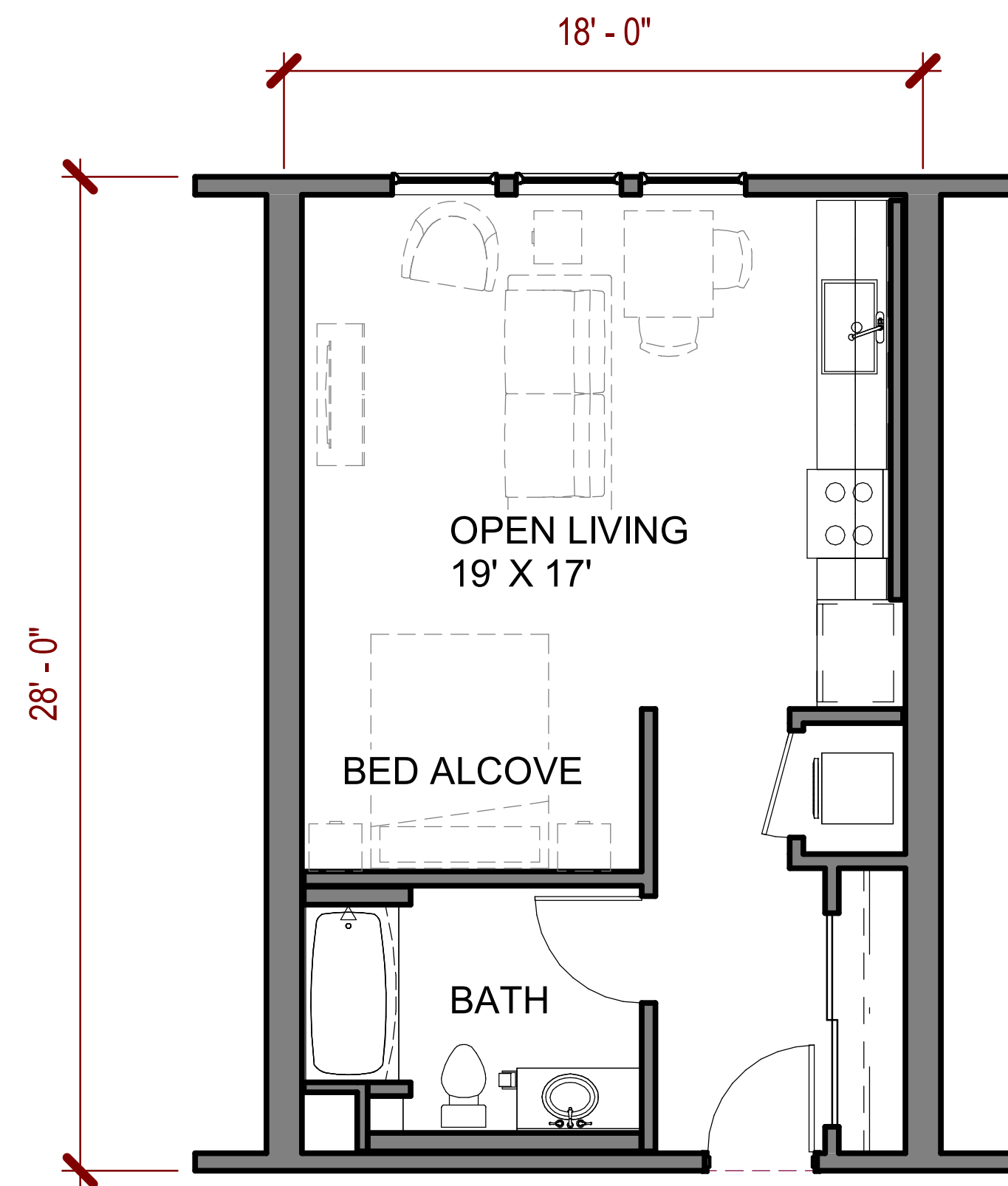
Scale: 3/32" = 1'-0" (Half Size 11"x17" Sheet)



## 1. ENLARGED ELEVATION

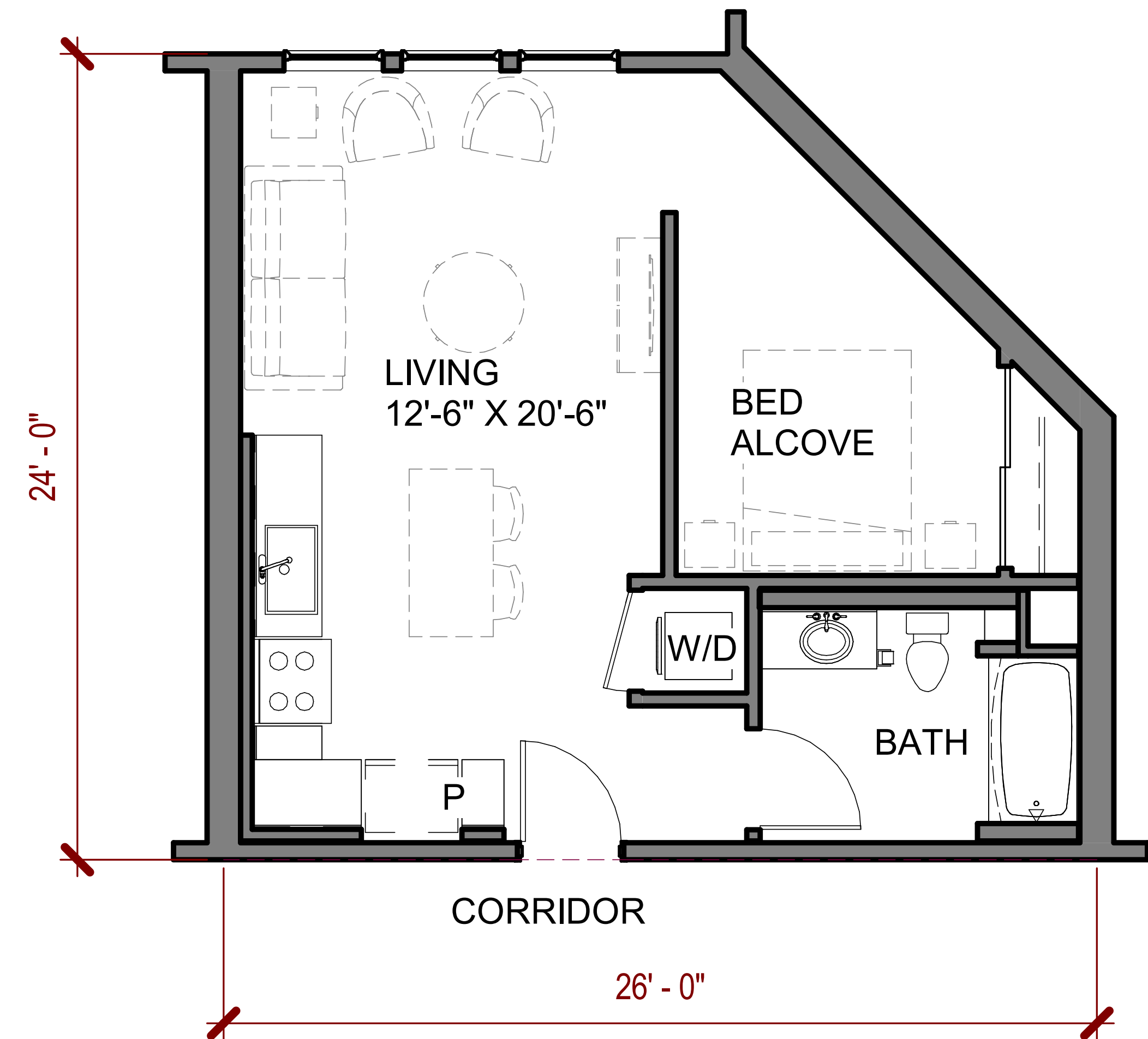
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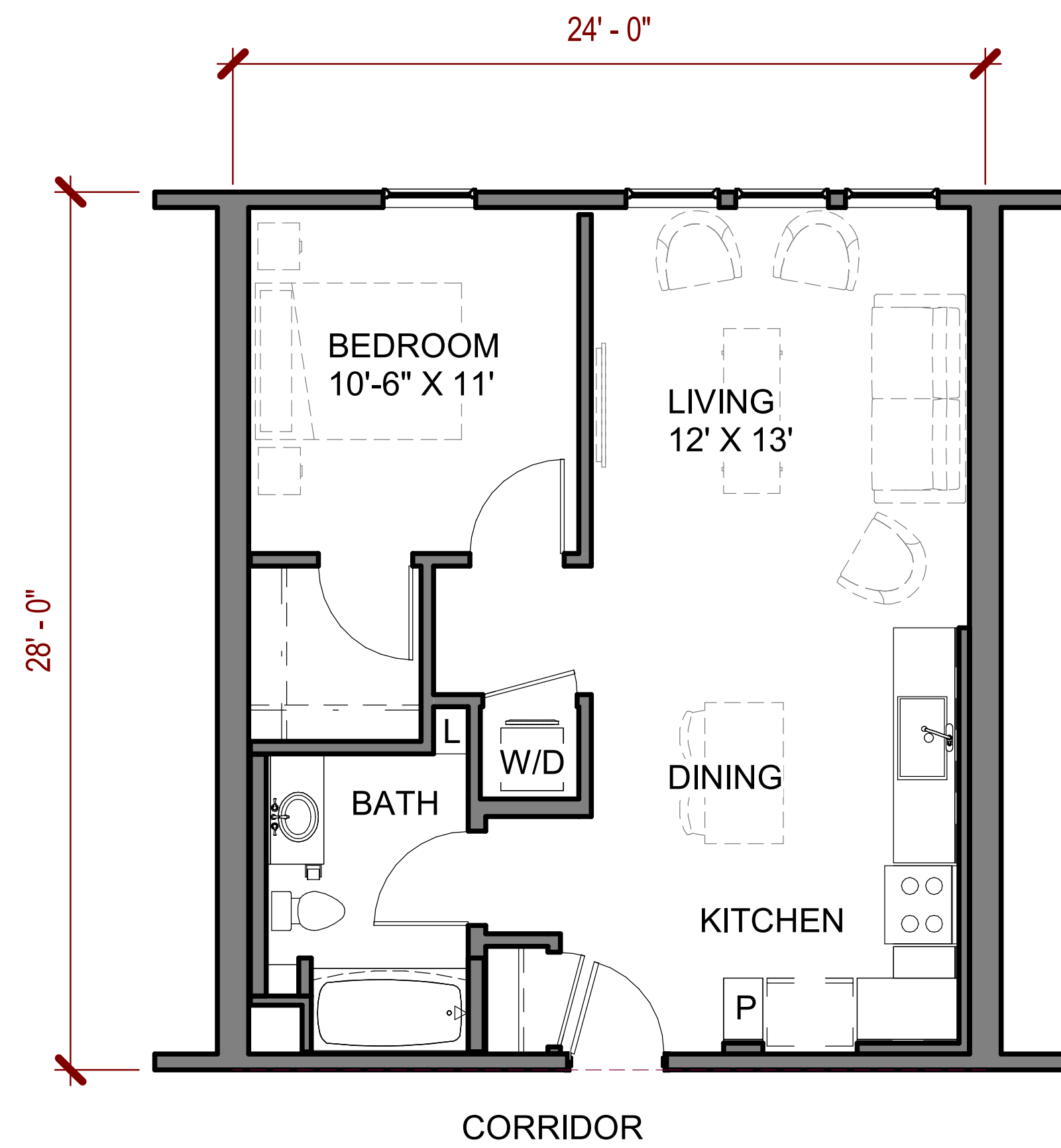
UNIT TYPE  
A1

**STUDIO**  
504 SF



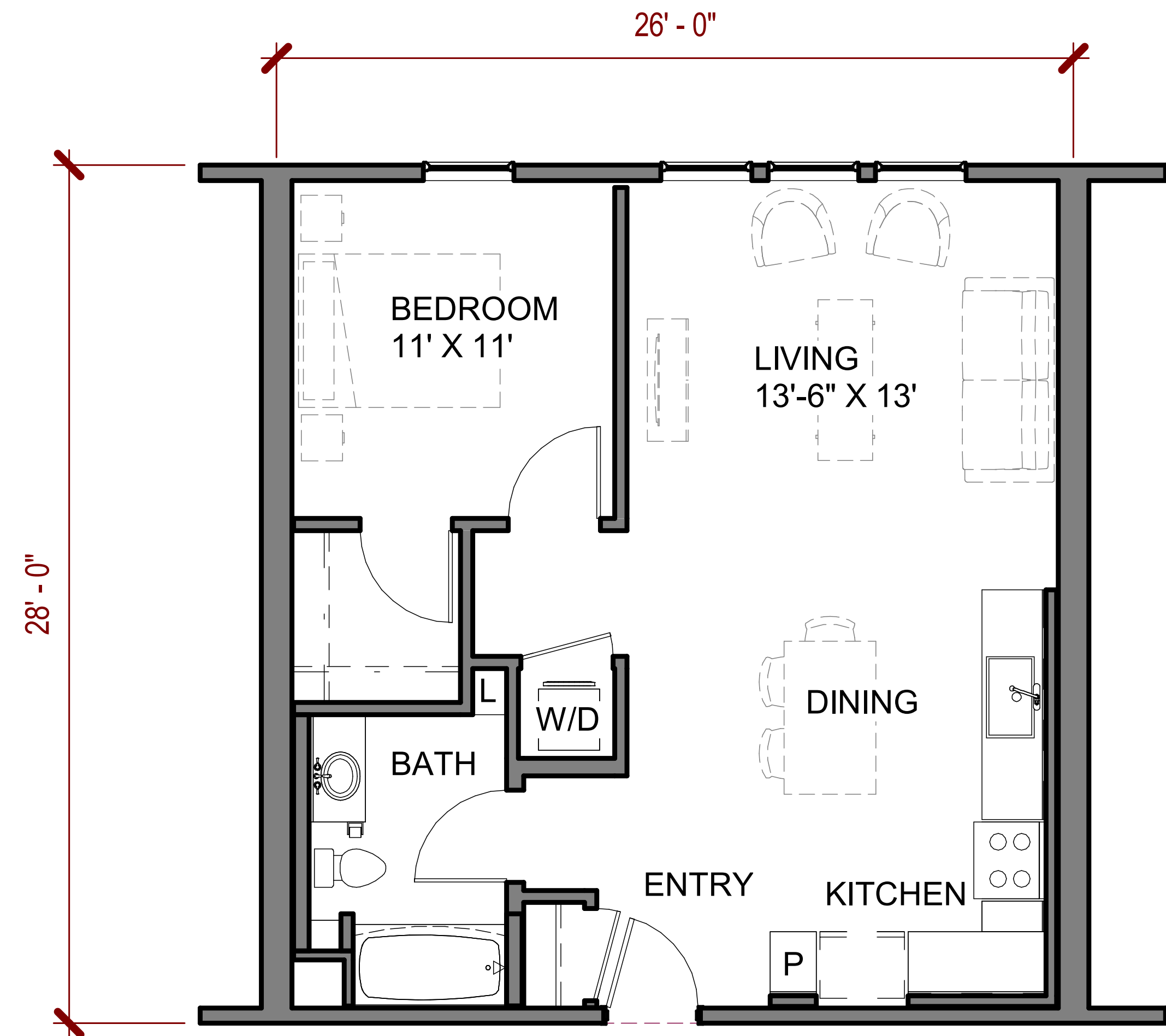
UNIT TYPE  
A4

**STUDIO**  
564 SF



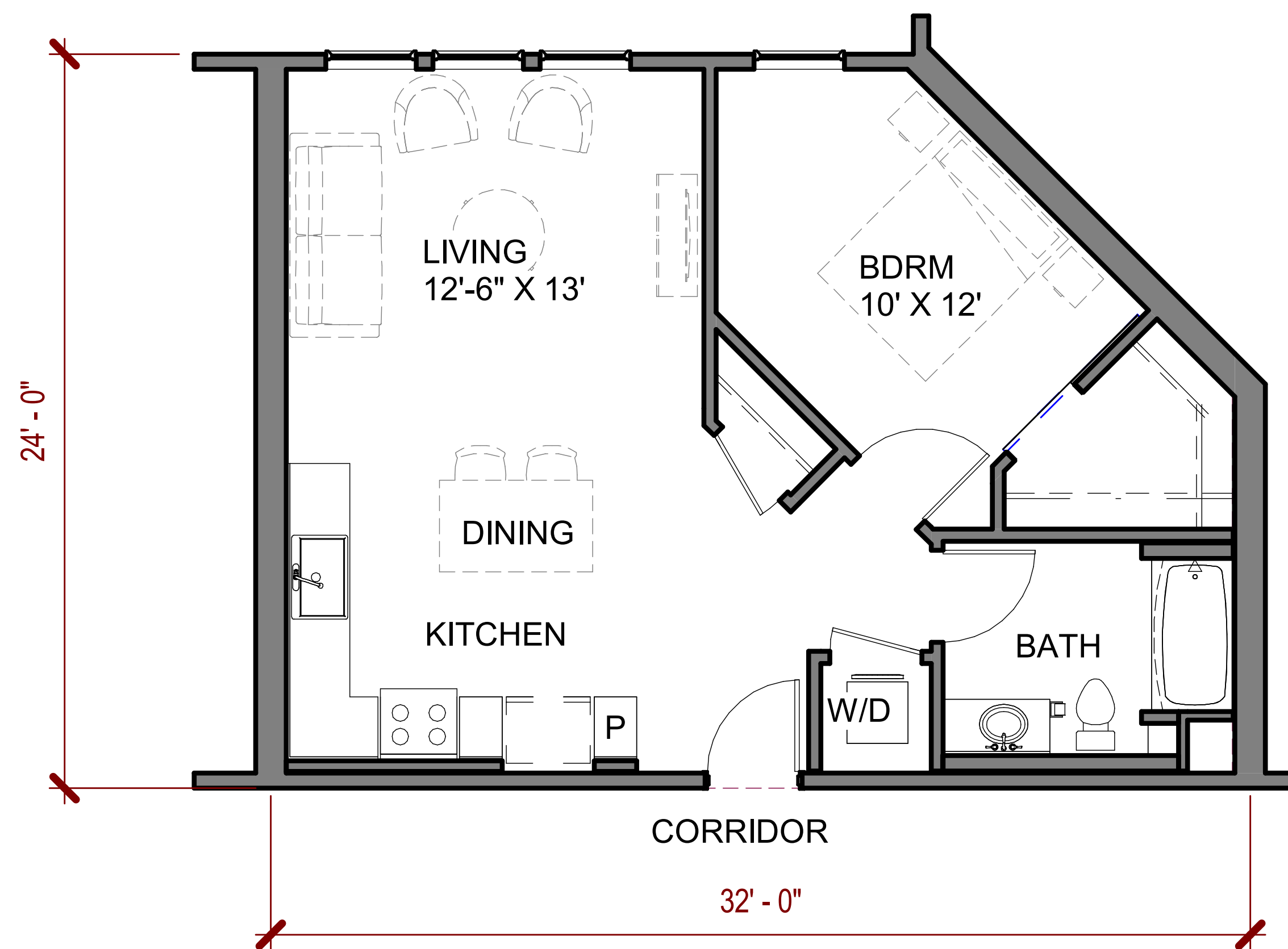
UNIT TYPE  
B1

ONE BEDROOM  
672 SF



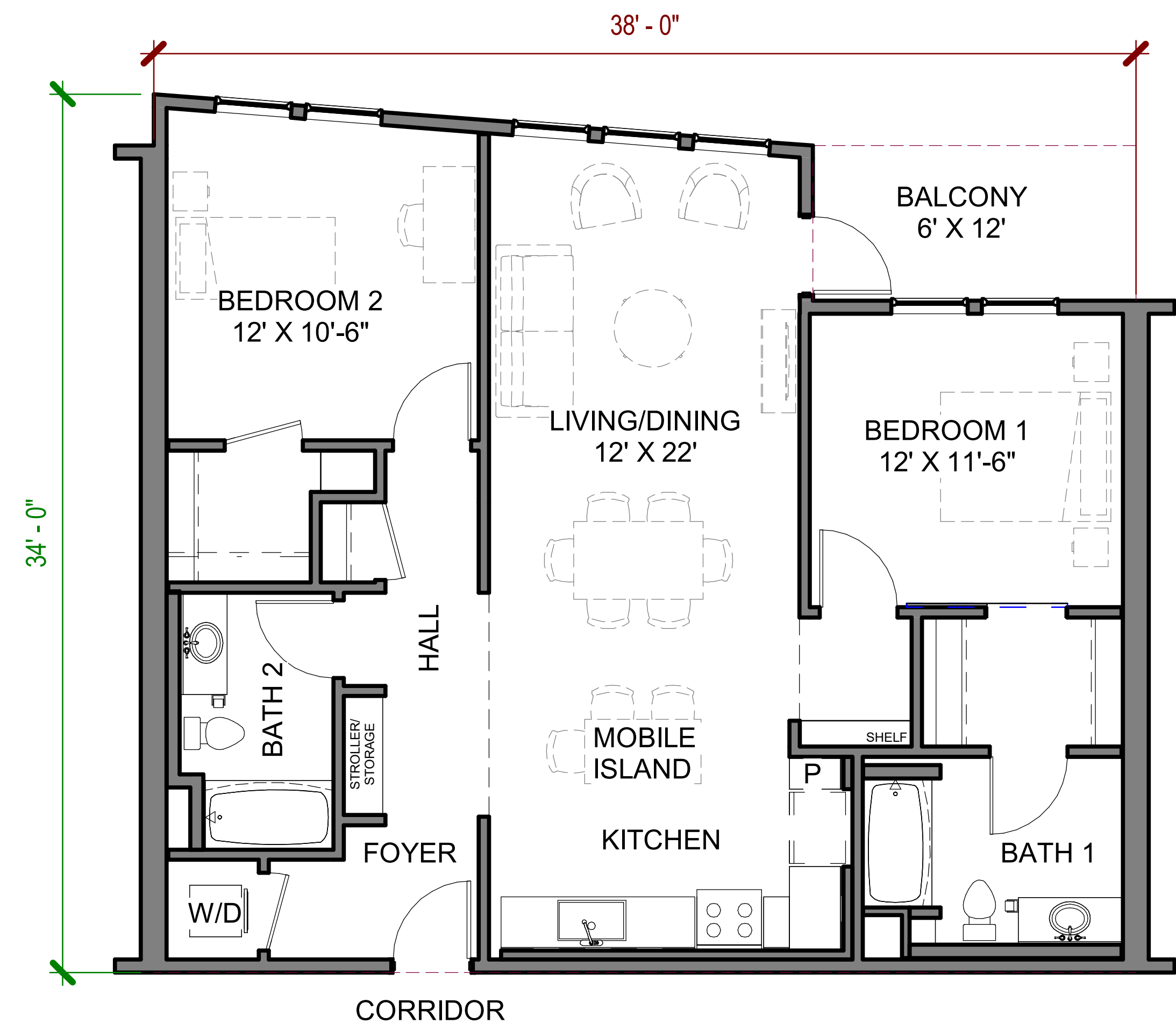
UNIT TYPE  
B3

ONE BEDROOM  
728 SF



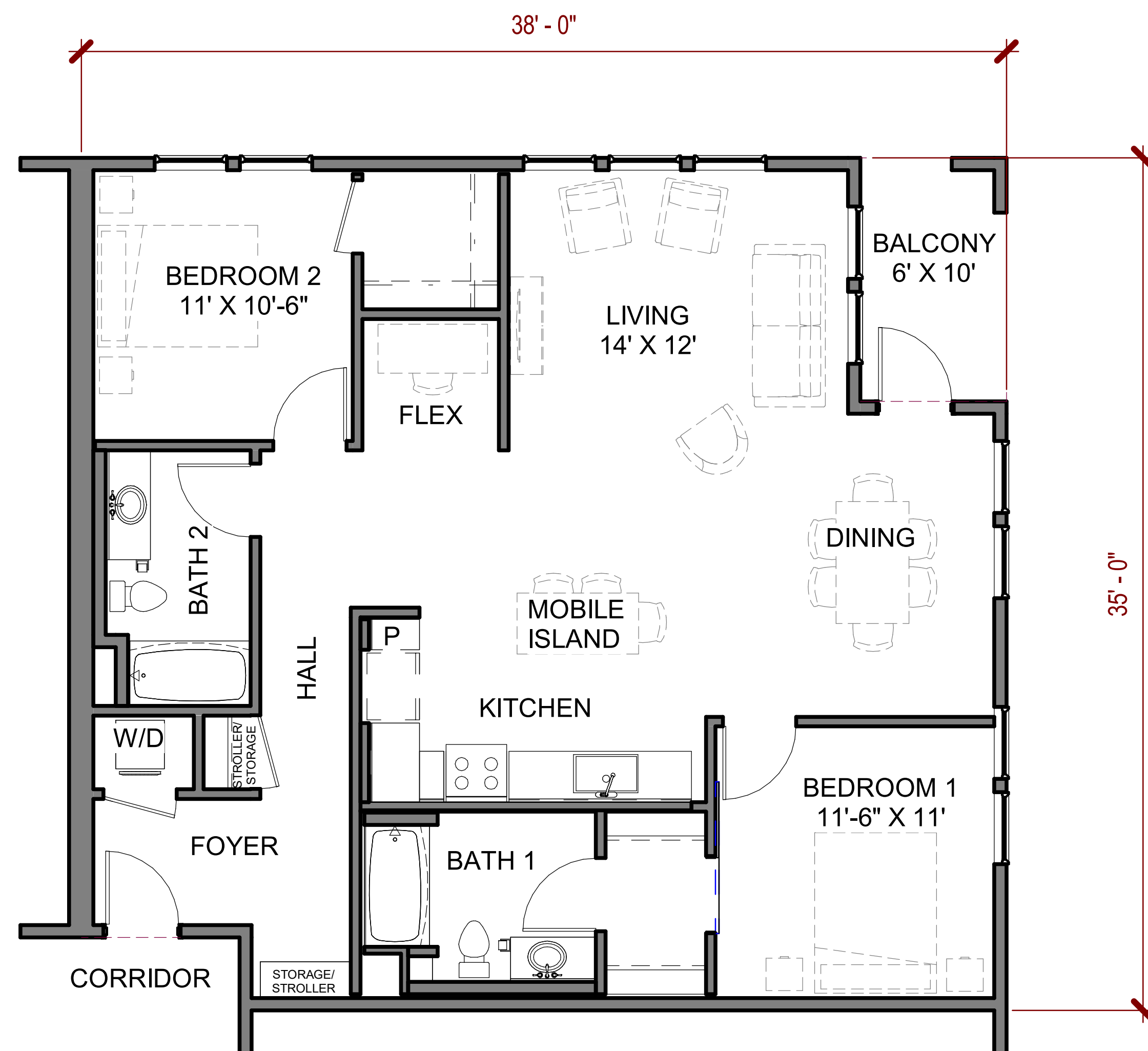
UNIT TYPE  
B5

ONE BEDROOM  
499 SF



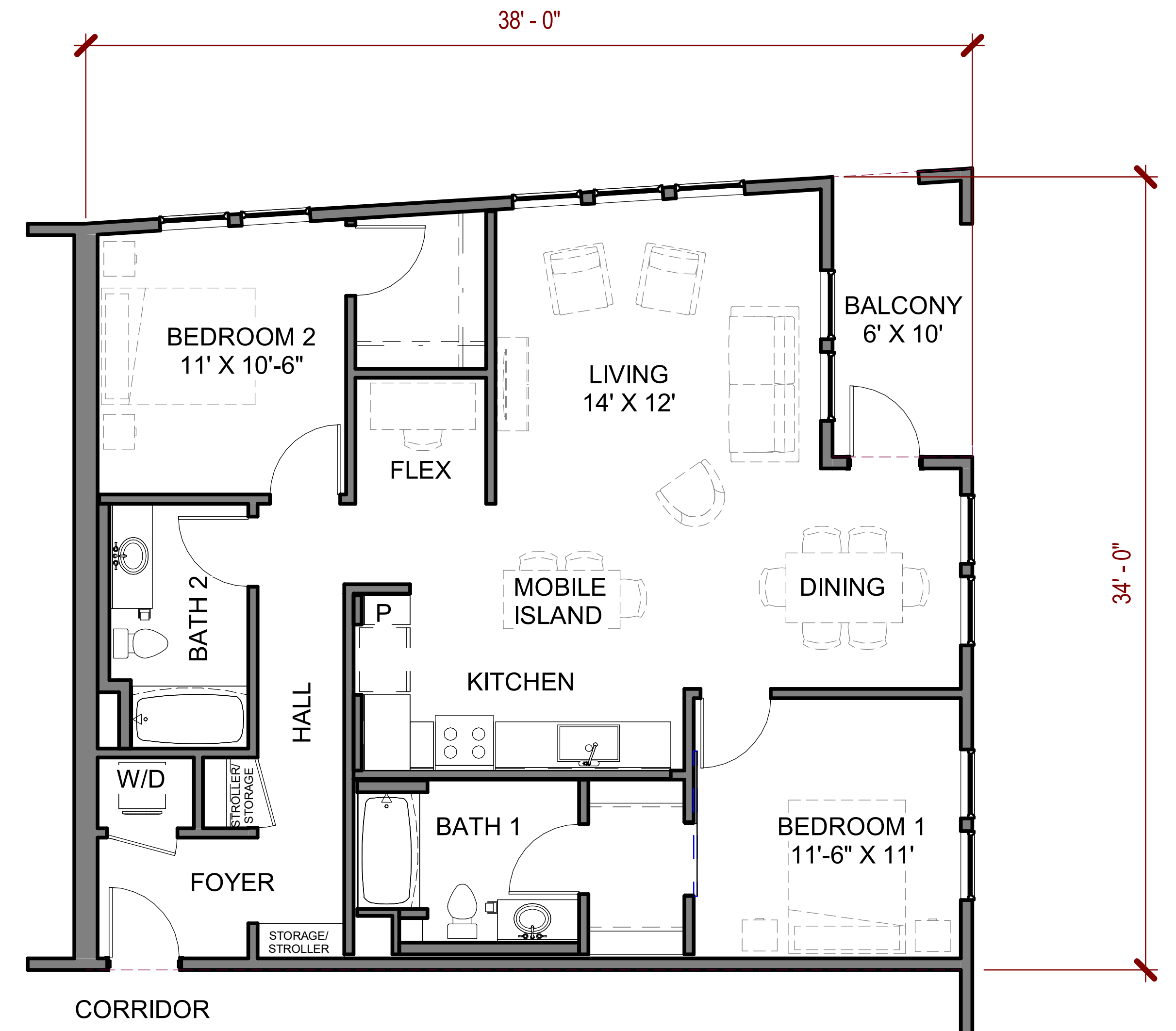
UNIT TYPE  
C1.1

TWO BEDROOM  
1166 SF



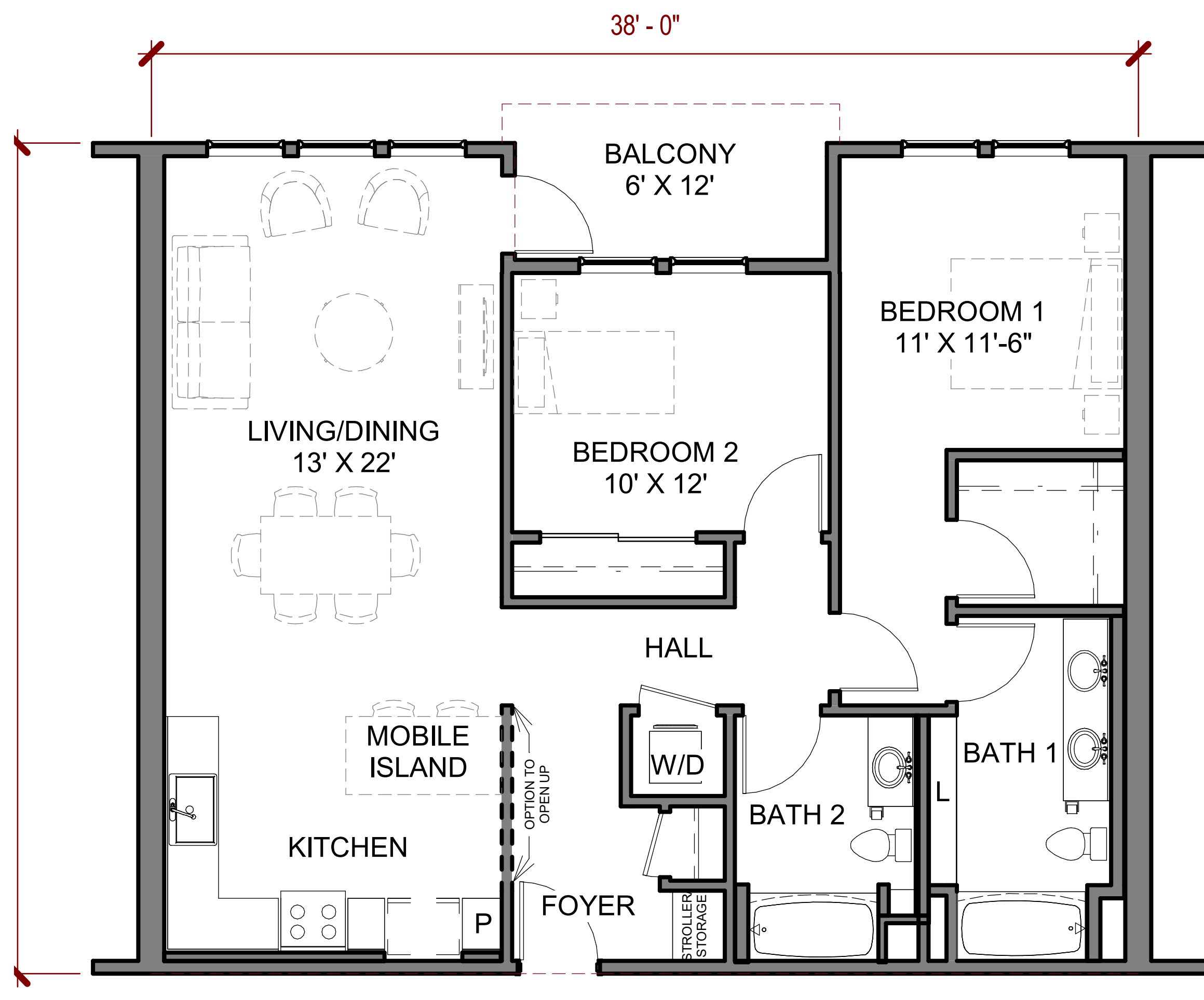
UNIT TYPE  
C2.1

**TWO BEDROOM**  
1249 SF



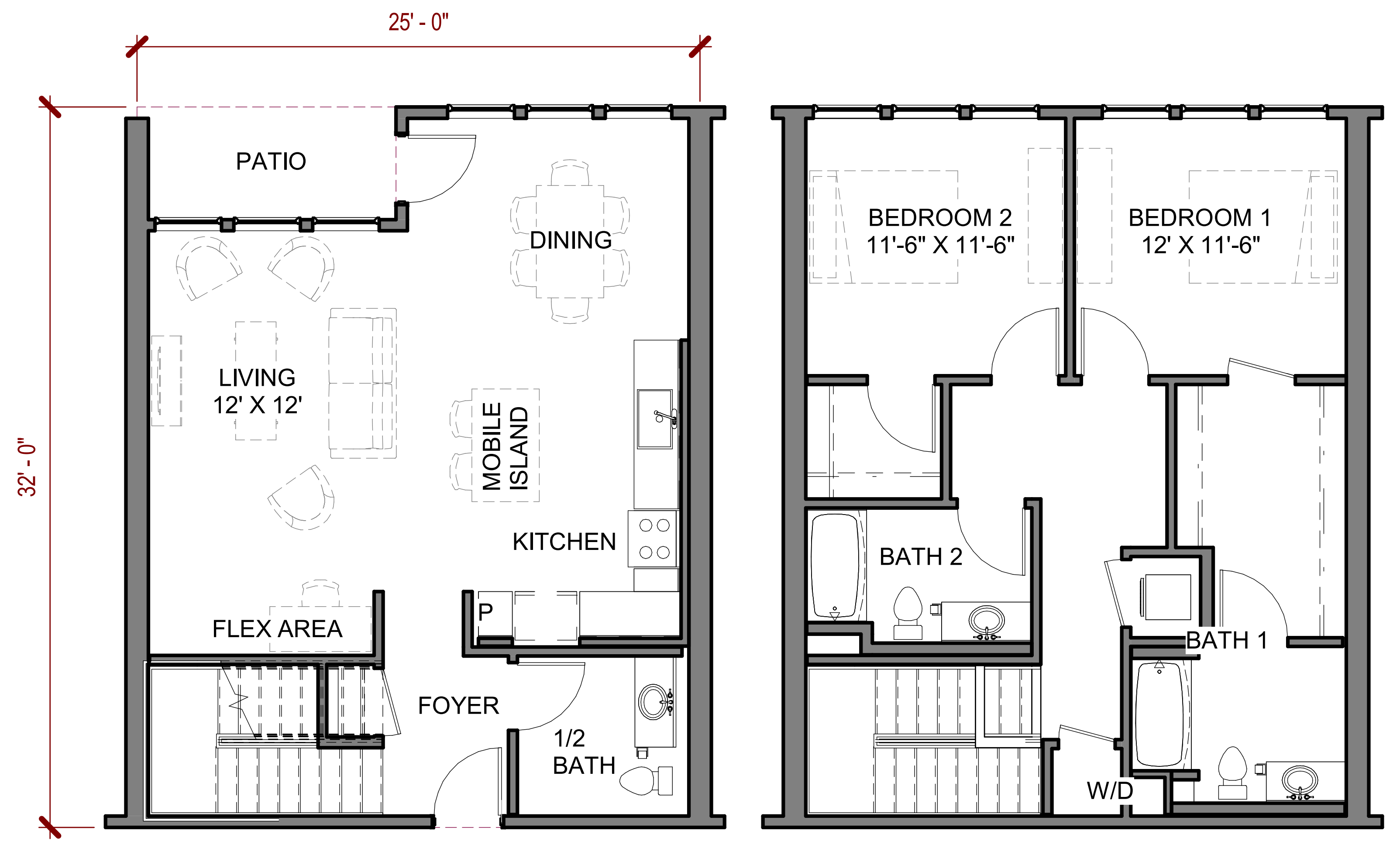
UNIT TYPE  
C2.2

**TWO BEDROOM**  
1188 SF



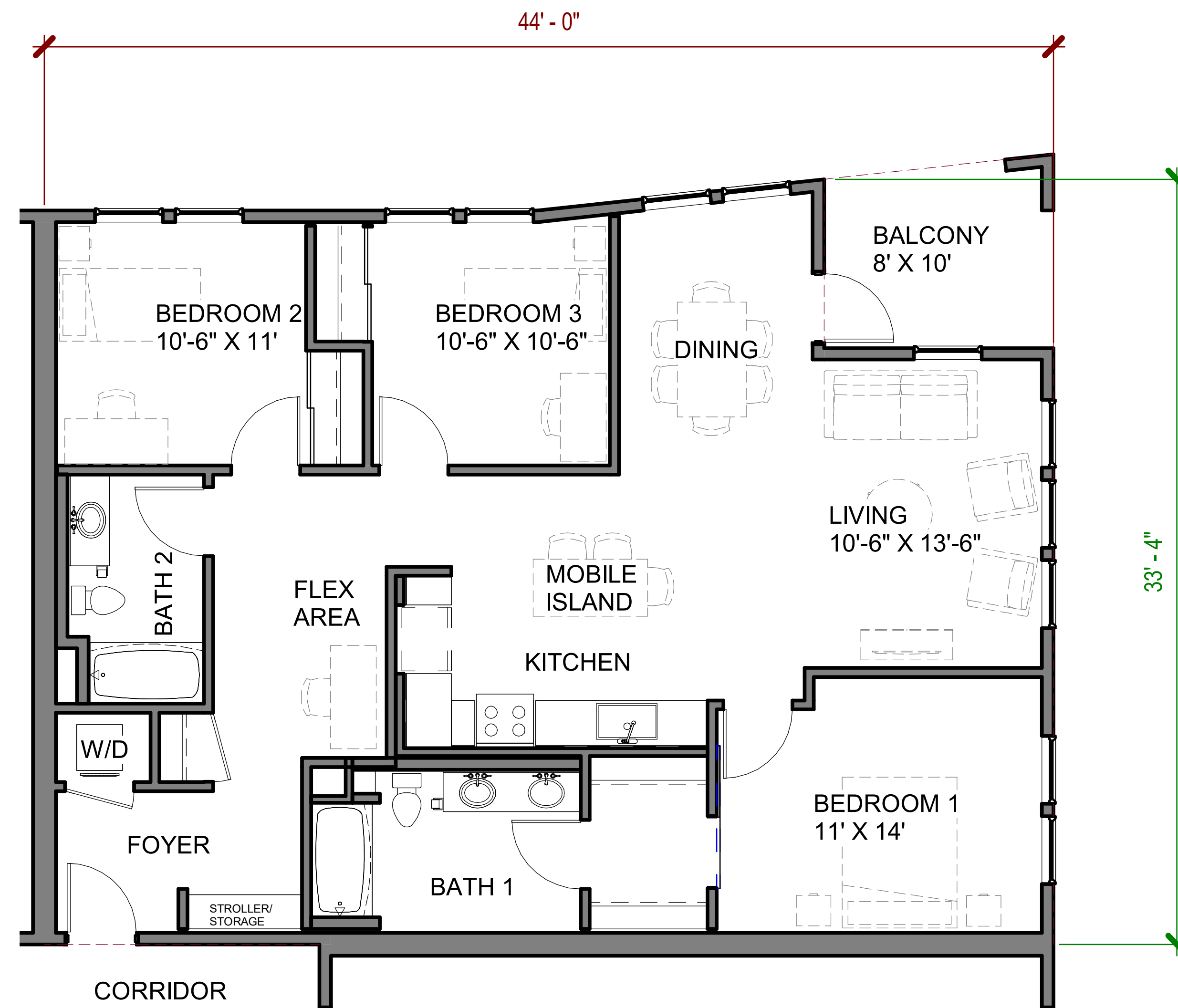
UNIT TYPE  
C6

TWO BEDROOM  
1162 SF



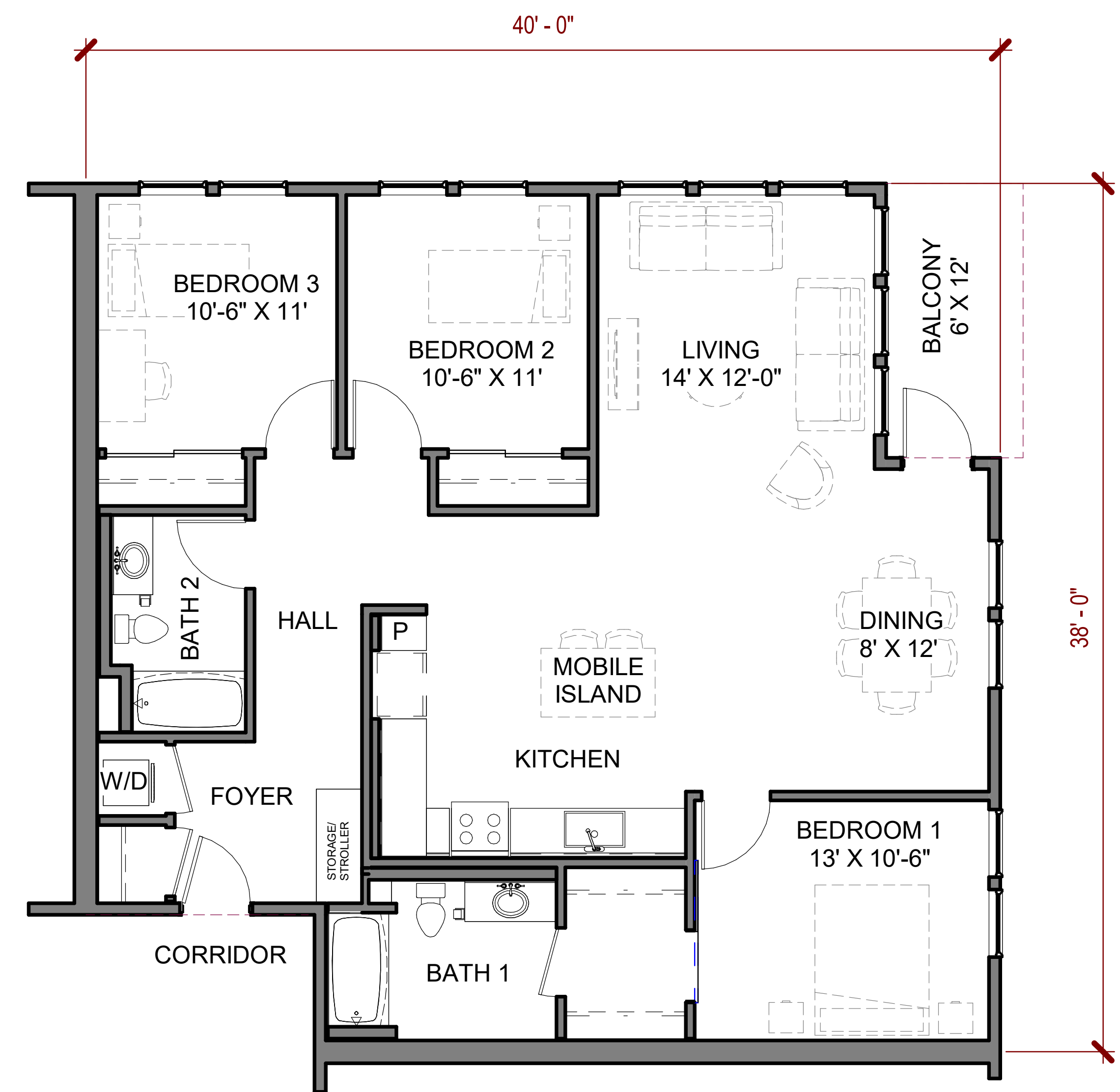
UNIT TYPE  
C7

TWO BEDROOM- TOWNHOME  
1471 SF



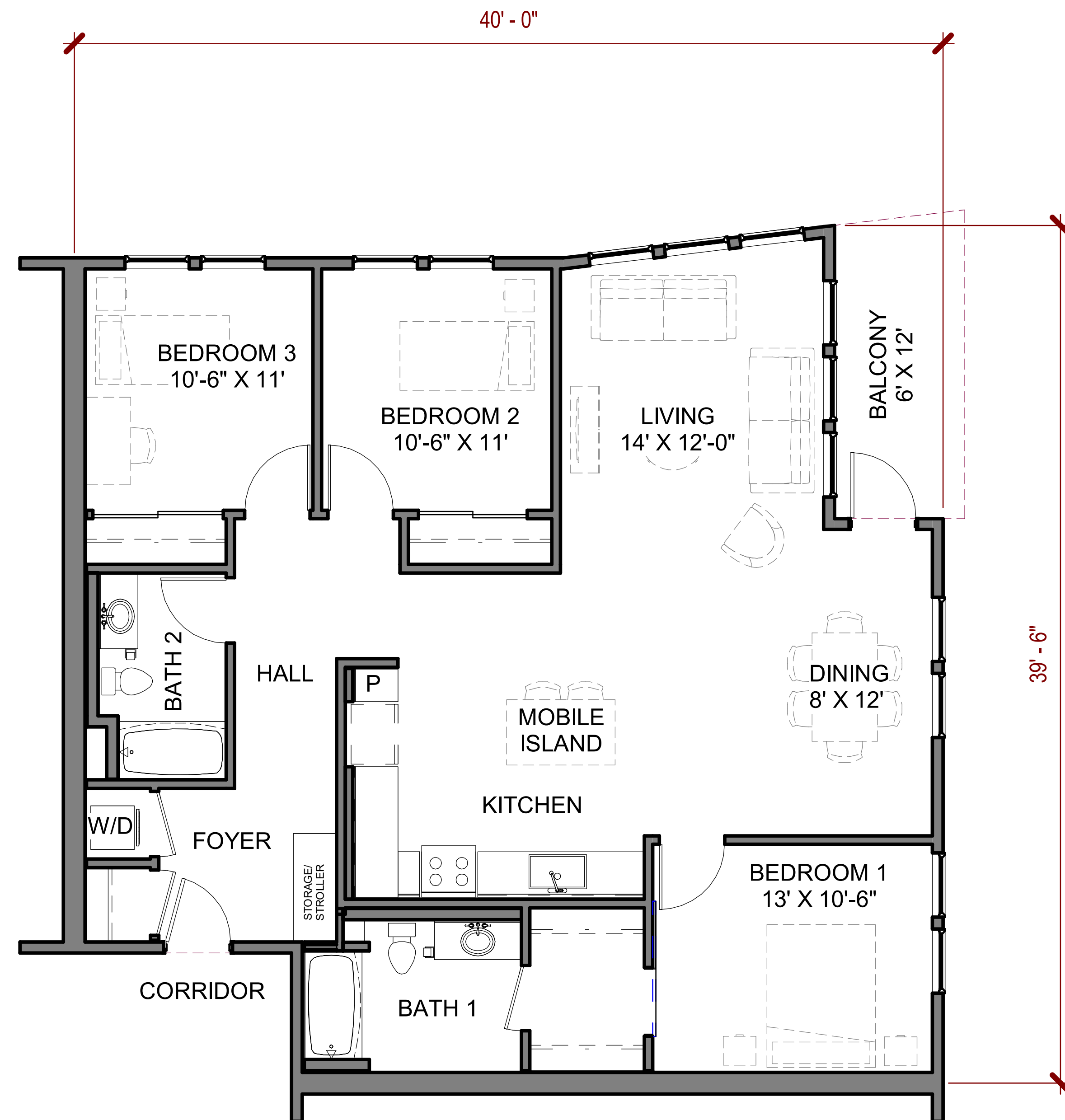
UNIT TYPE  
D1.1

**THREE BEDROOM**  
1296 SF



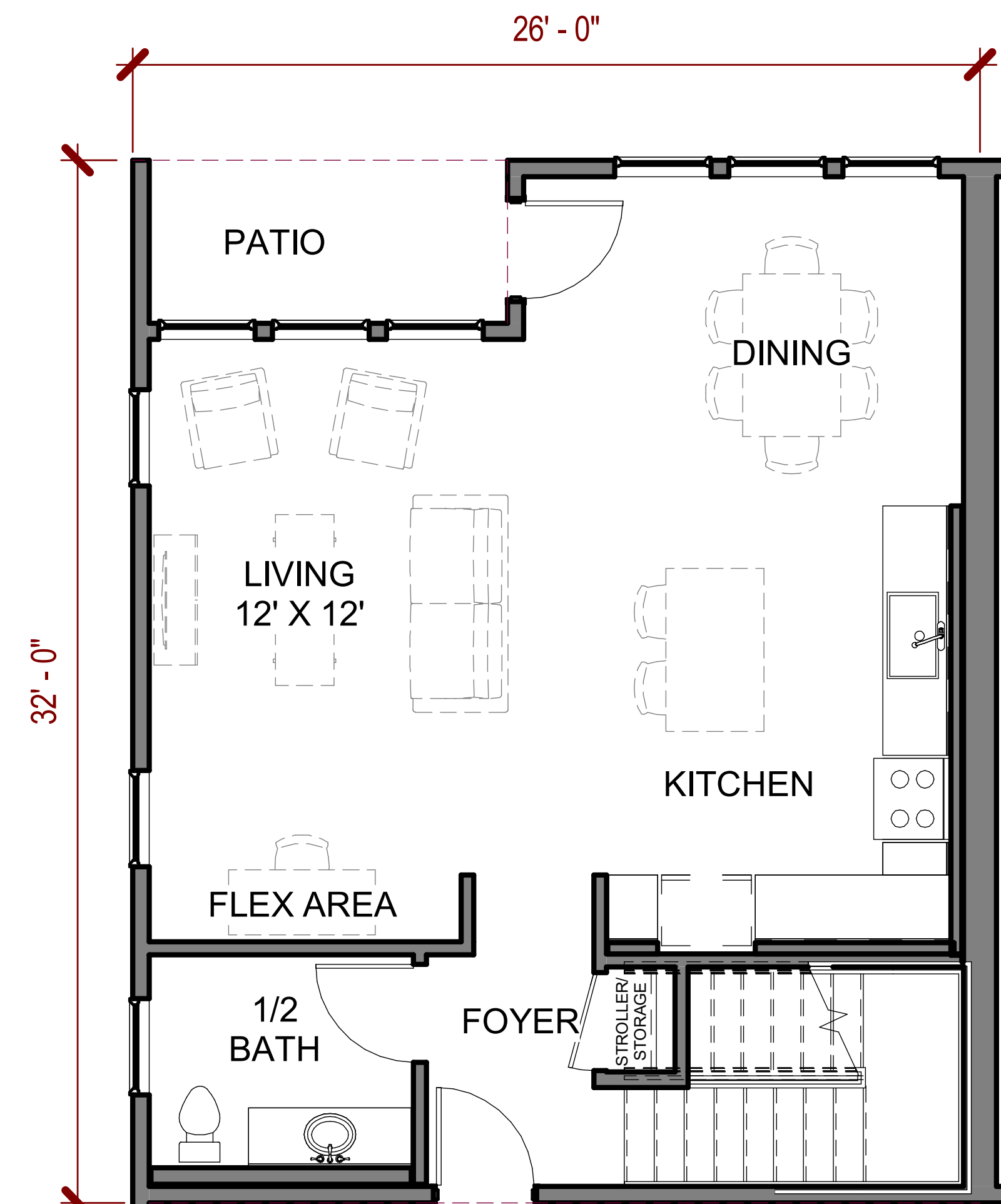
UNIT TYPE  
D3

**THREE BEDROOM**  
1400 SF



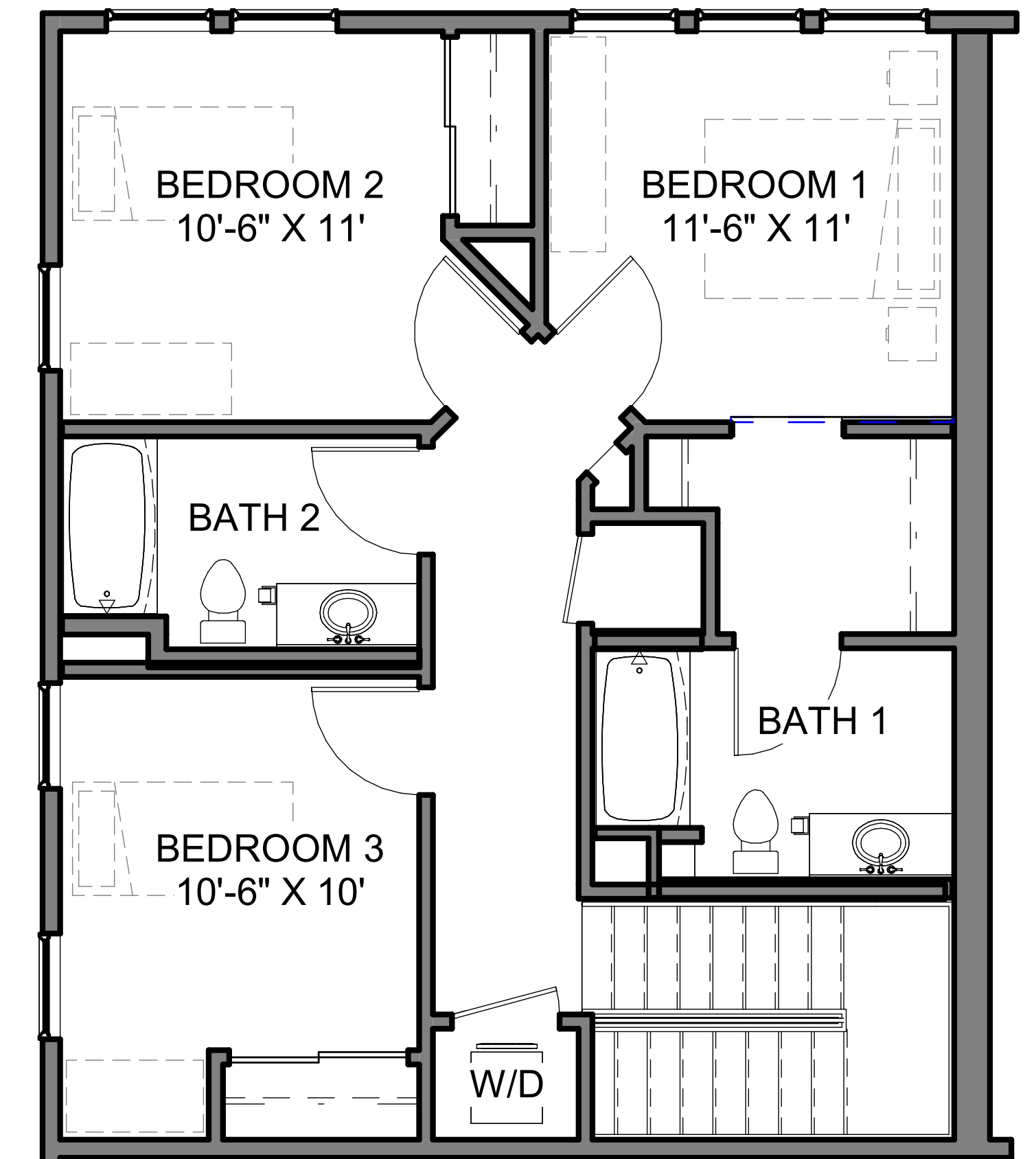
UNIT TYPE  
D3.1

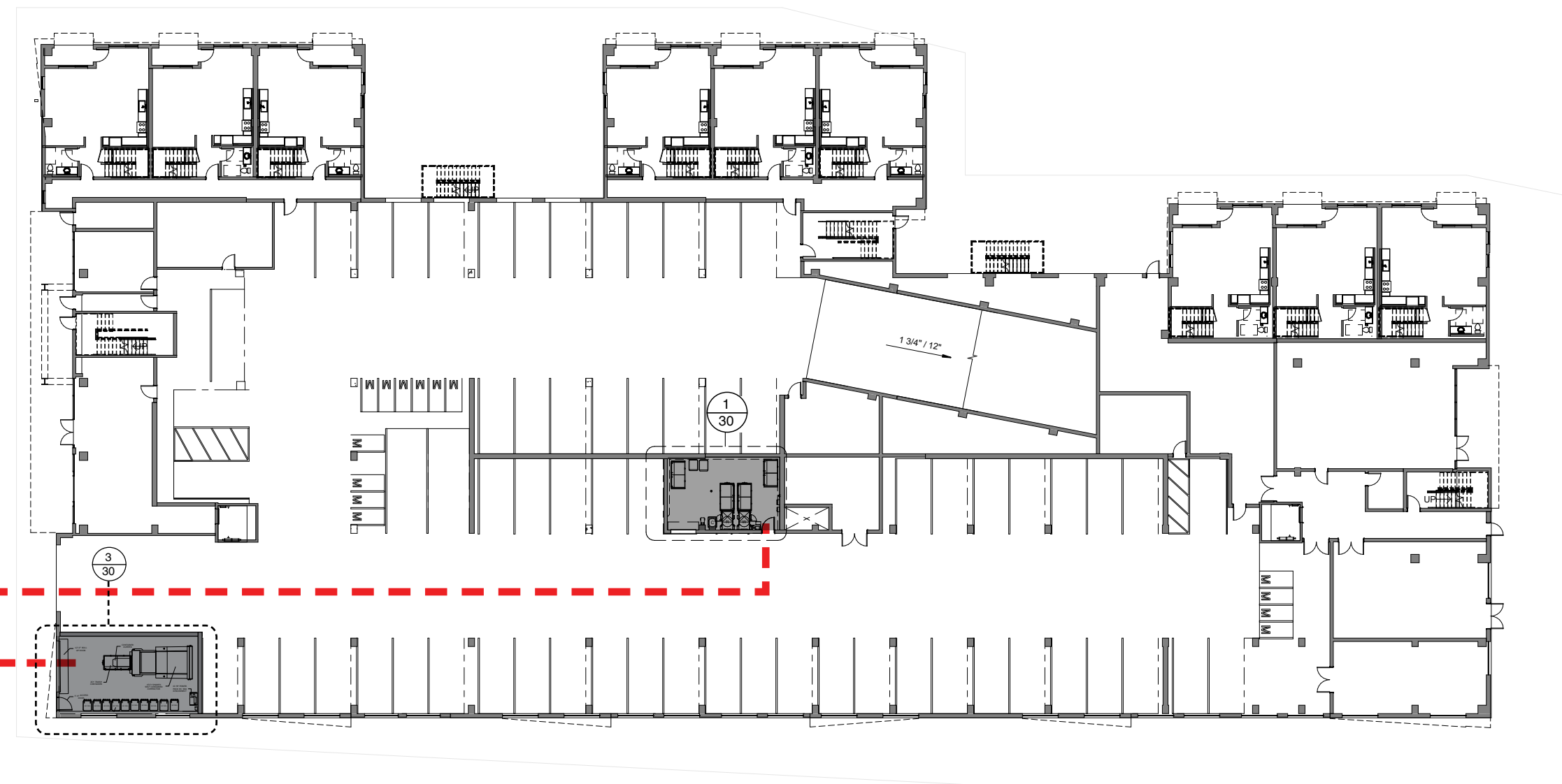
THREE BEDROOM  
1409 SF



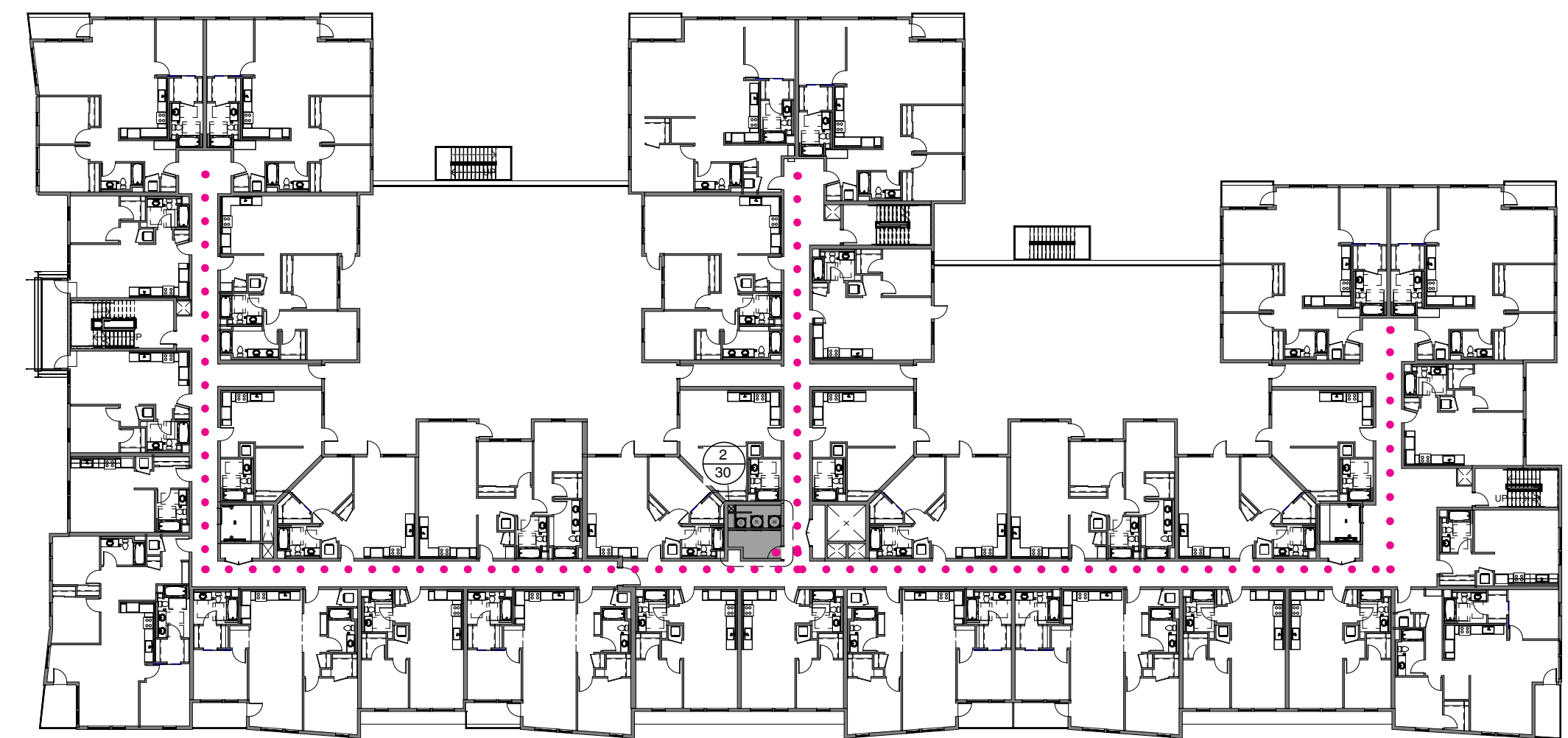
UNIT TYPE  
D7

THREE BEDROOM - TOWNHOME  
1528 SF





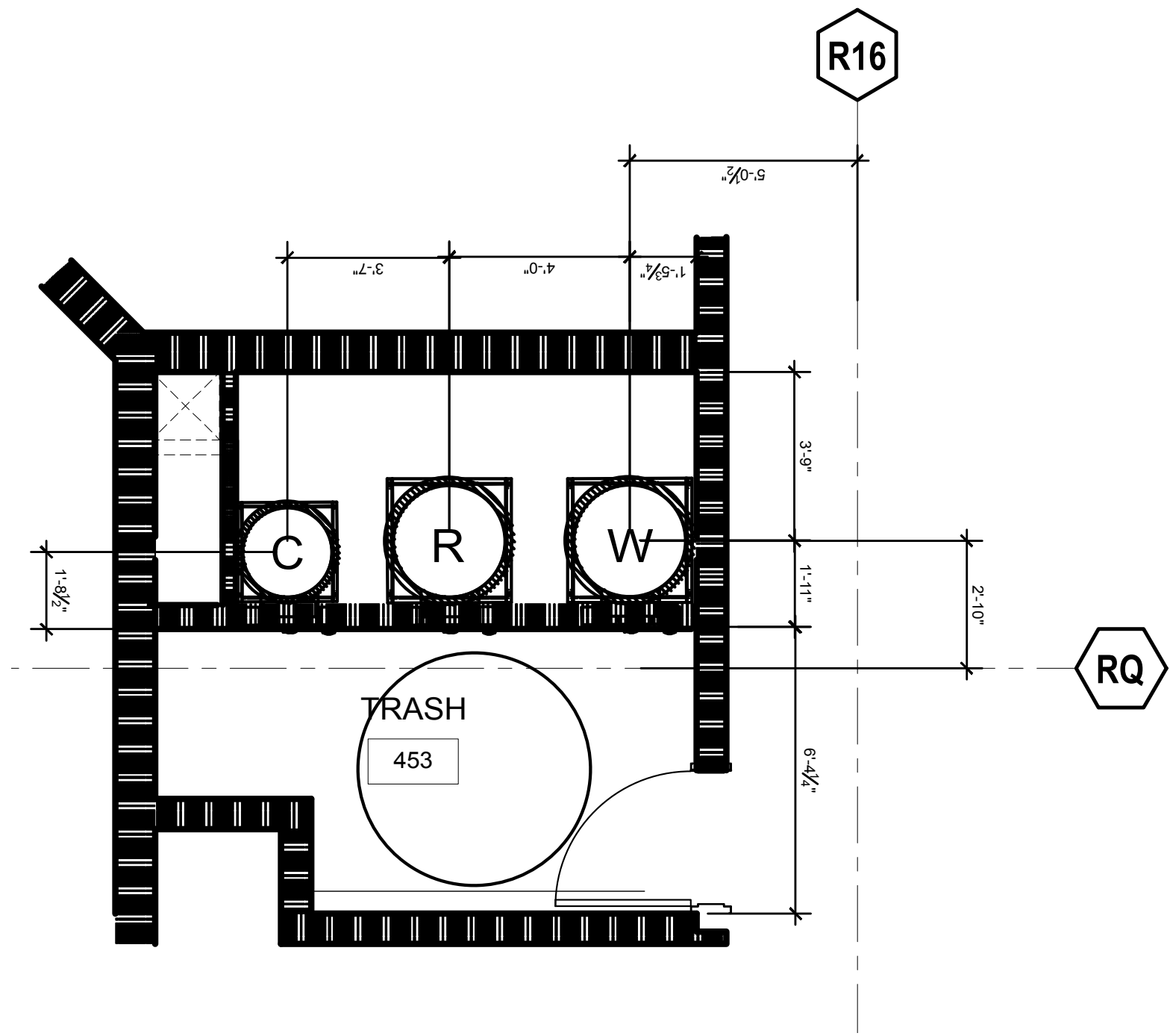
GROUND FLOOR



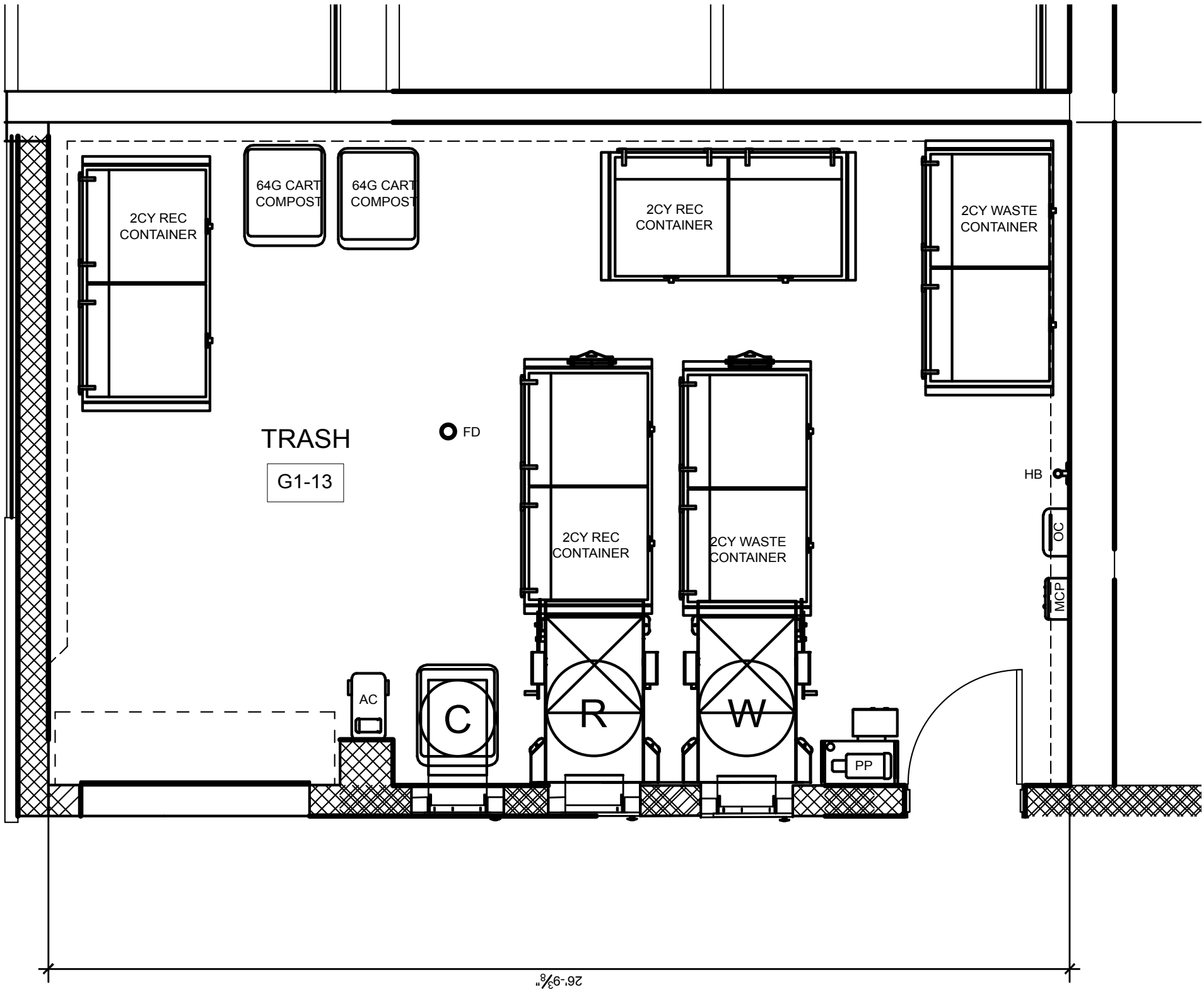
UPPER FLOORS

LEGEND

- Vehicle Path of Travel
- ..... Resident Path of Travel
- Trash Collection Room (Ground Floor) / Compactor Room (Ground Floor) / Trash Intake Vestibule (Upper Floors)



2. TRASH INTAKE VESTIBULE  
GROUND FLOOR 2 - FIFTH FLOOR TYPICAL



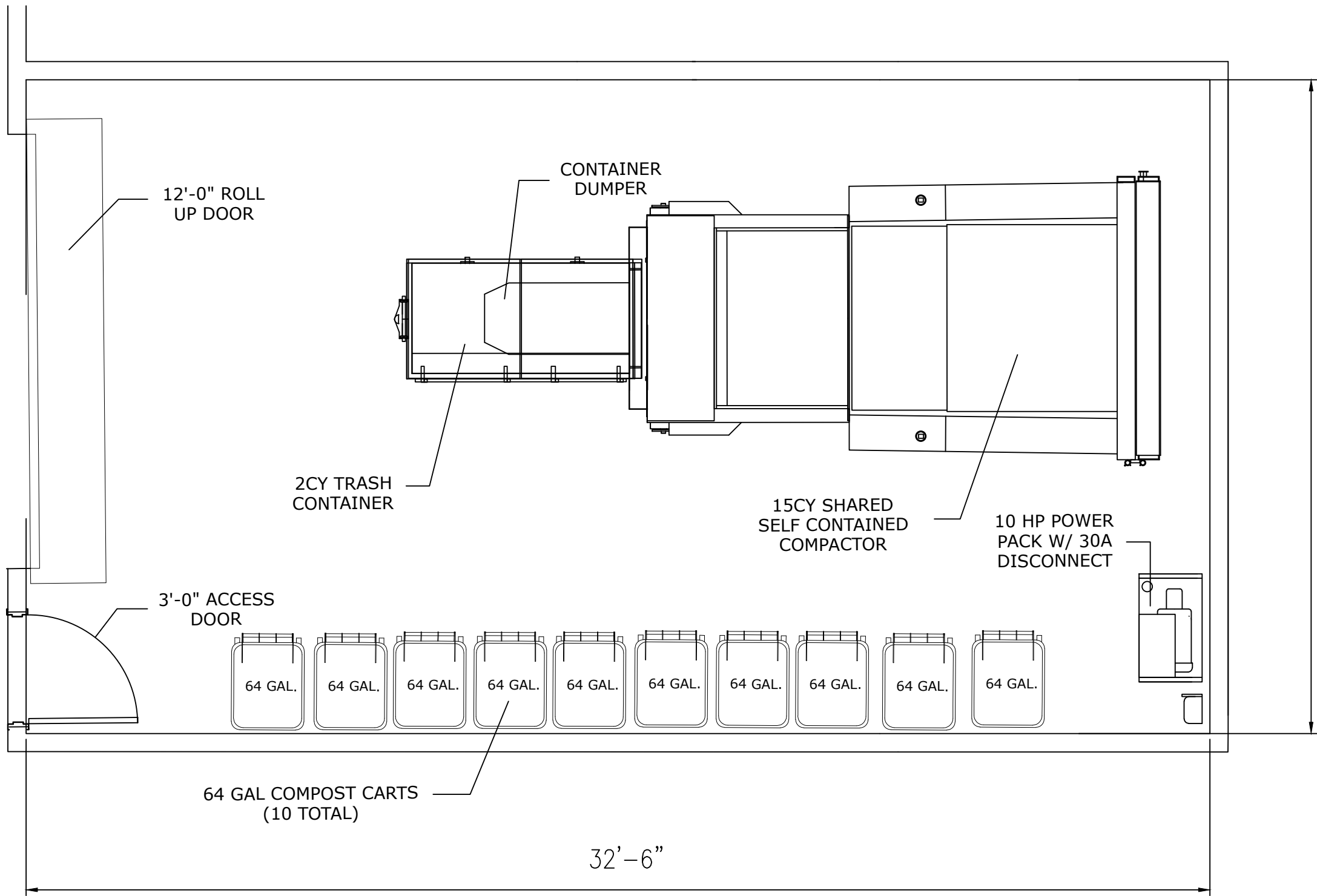
1. TRASH COLLECTION ROOM  
GROUND FLOOR 1

- SHEET NOTES:**
- RESIDENTIAL TRASH COLLECTION ROOM: BLDG D**
- TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
  - FLOOR SHALL BE FINISHED WITH ELASTO-DECK 6001 AL-HT DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
  - WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
  - INSTALL WALL PROTECTION: 10"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
  - 6'-0" ROLL UP DOOR AND 3'-0" ACCESS DOOR.
  - ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2016 CBC.
  - (2) 30"Ø GRAVITY CHUTES WITH (2) COMPACTORS FOR WASTE AND RECYCLING AND (1) 24" 304 S.S. CHUTE FOR COMPOST.
  - CHUTE SHALL TERMINATE AT 5'-9" AFF.
  - PROVIDE (3)18x18 SIDE HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING THRU-WALL INTAKE DOORS. SEE DETAIL 1/T2.0.
  - PP: COMPACTOR POWER PACKS SHALL BE STACKED & FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V, 30A DISCONNECTS 60" AFF.
  - MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES.
  - AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED.
  - OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
  - HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
  - PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000lb CAPACITY; TURNING RADIUS: 45.5".
  - CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
  - 120V, 15A SERVICE OUTLET REQUIRED FOR ALL EQUIPMENT (U.O.N.).

- CHUTE INTAKE VESTIBULES: LEVELS 2 - 7**
- CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS, AND COMPOST INTO 64 GAL CART. (18) TOTAL. SEE DETAIL 2/T2.0.
  - CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.

- DESIGN ISSUES:**
- UPPER VESTIBULES: REPOSITION CHUTES, AS SHOWN, TO ALLOW FOR THRU WALL INTAKES INTO COMPACTORS AT LEVEL 1.
  - TRASH ROOM: EXPAND ROOM WEST TO OCCUPY MOTORCLE SPACE TO ALLOW INSTALLATION OF 6'-0" ROLL UP DOOR.

- GENERAL NOTES:**
- THIS DRAWINGS IS NOT DRAWN TO SCALE.
  - ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
  - OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
  - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.



PROJECTED RESIDENTIAL COLLECTION SCHEDULE	
WASTE	1 X 15 CY SELF CONTAINED COMPACTOR / WK
RECYCLING	1 X 15 CY SELF CONTAINED COMPACTOR / WK
COMPOST	10 x 64 Gal CARTS / TWICE PER WK

8 x 2CY WASTE CONTAINERS TO BE TRANSFERRED AND DUMPED INTO 15CY COMPACTOR. COMPACTOR TO BE EMPTIED ONCE PER WEEK.

STORED 8 x 2CY RECYCLING CONTAINERS ARE THEN TRANSFERRED TO THE SAME COMPACTOR WHICH IS EMPTIED ONCE PER WEEK.

3. COMPACTOR ROOM  
GROUND FLOOR 1

LEGEND

- 1

Standard Concrete
- 2

Concrete Unit Pavers
- 3

Stormwater Treatment Planter
- 4

Resident Gate
- 5

Fencing
- 6

Artificial Turf Lawn
- 7

Movie Screen
- 8

Integral Concrete A
- 9

Integral Concrete B
- 10

BBQ and Sink
- 11

Table and Chairs
- 12

String Lighting
- 13

Farm Table
- 14

Pebble Seating
- 15

Transformer

Material Schedule

- Standard Concrete
- Concrete Unit Pavers
- Stormwater Treatment Planter

Planting Schedule

- On Grade Planting
- *Heteromeles arbutifolia* | Toyon

- *Myrica var. Bayberry* | Bayberry

- *Arctostaphylos 'Emerald Carpet'* | Carpet Manzanita

- *Arctostaphylos densiflora 'Howard McMinn'* | Arctostaphylos 'Howard McMinn'

- *Lavandula dentata* | Lavender

- *Myrtus communis* | True Myrtle

- *Raphiolepis indica 'Clara'* | Indian Hawthorn

- *Ligustrum japonicum 'Texanum'* | Texas Privet

- *Arctostaphylos uva-ursi 'Point Reyes'* | Point Reyes Bearberry

- *Ceanothus griseus horizontalis 'Yankee Point'* | Yankee Point Ceanothus

- *Rosmarinus officinalis 'Barbeque'* | Barbeque Rosemary
- Stormwater Treatment Planter
- *Buddleja var.* | Butterfly Bush

- *Carex divulsa* | Berkeley Sedge

- *Juncus patens* | California Gray Rush

- *Myoporum parvifolium* | Creeping Myoporum

- *Ligustrum japonicum 'Texanum'* | Texas Privet

- *Arctostaphylos uva-ursi 'Point Reyes'* | Point Reyes Bearberry

- *Ceanothus griseus horizontalis 'Yankee Point'* | Yankee Point Ceanothus

- *Rosmarinus officinalis 'Barbeque'* | Barbeque Rosemary
- Trees
- *Arbutus x 'Marina'* | 'Marina' Strawberry Tree

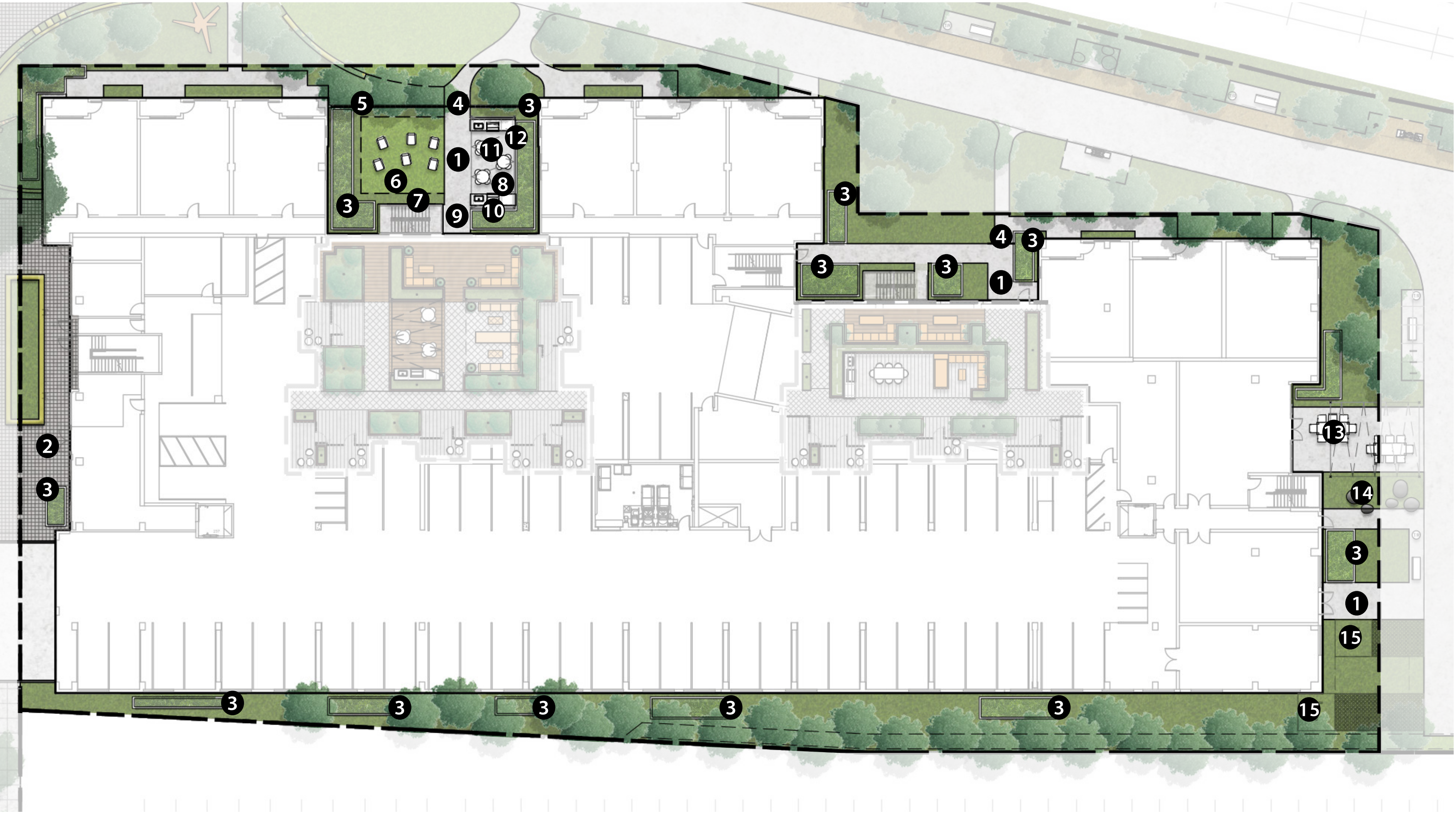
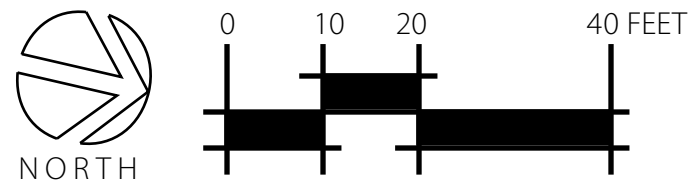
- *Lagerstroemia sp.* | Crepe Myrtle

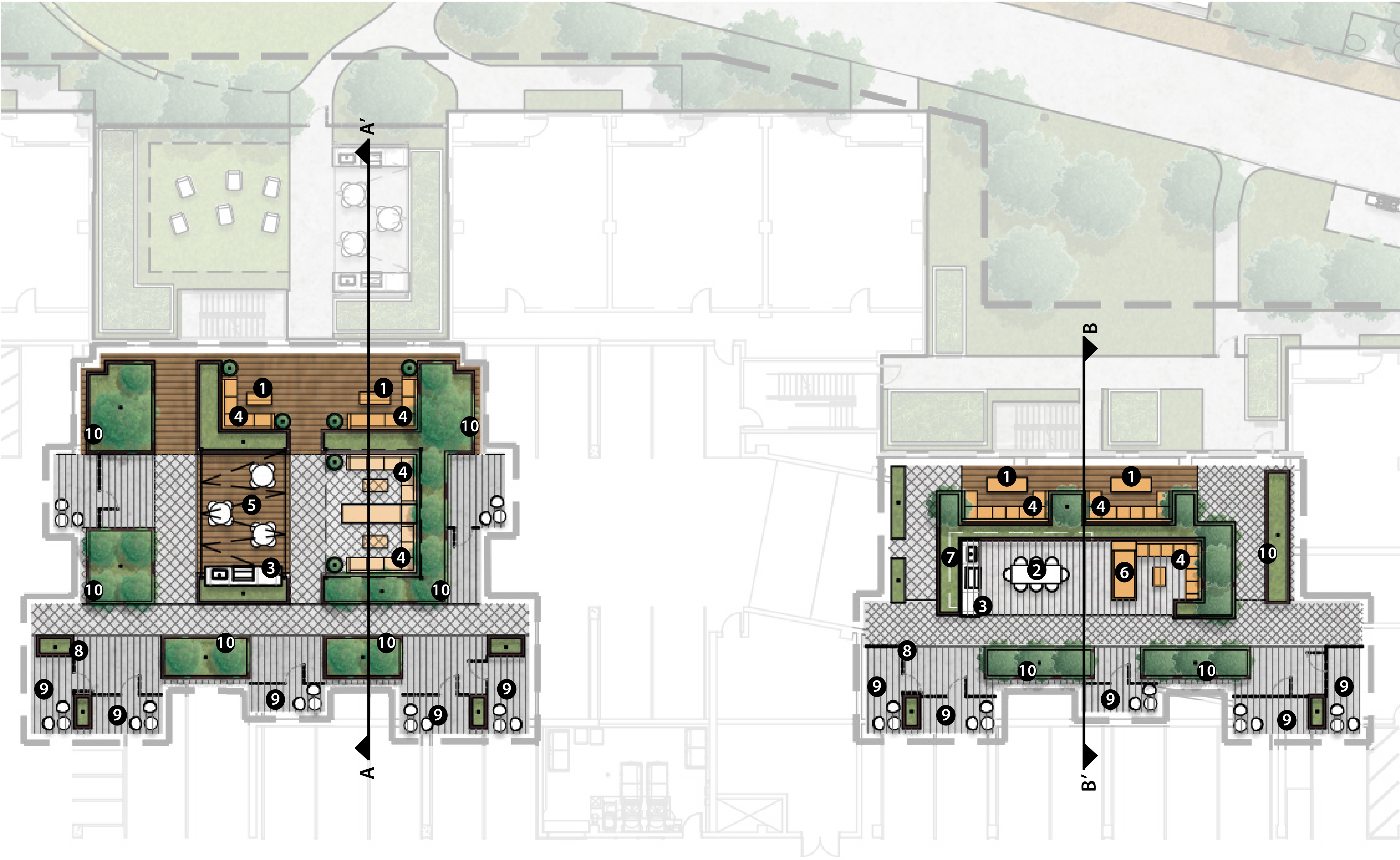


Standard Concrete



Concrete Unit Pavers



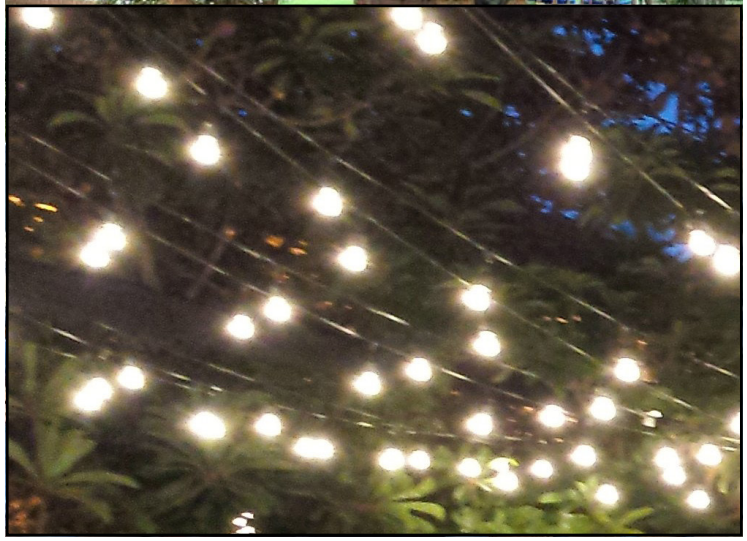


LEGEND

- 1 Fire Table
- 2 Dining Table with Shade
- 3 BBQ and Sink
- 4 Sofa Seating
- 5 String Lights
- 6 Fire Place
- 7 Overhead Shade Structure
- 8 Low Fence and Gate
- 9 Resident Patio
- 10 Stormwater Treatment Planter

Material Schedule

- Narrow Modular Colored Concrete Paver (Gray)
- Colored Concrete Paver (Light Gray)
- Composite Wood Decking
- Stormwater Treatment Planter



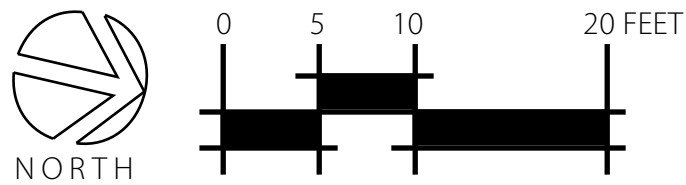
Festive Lights



Sofa Seating

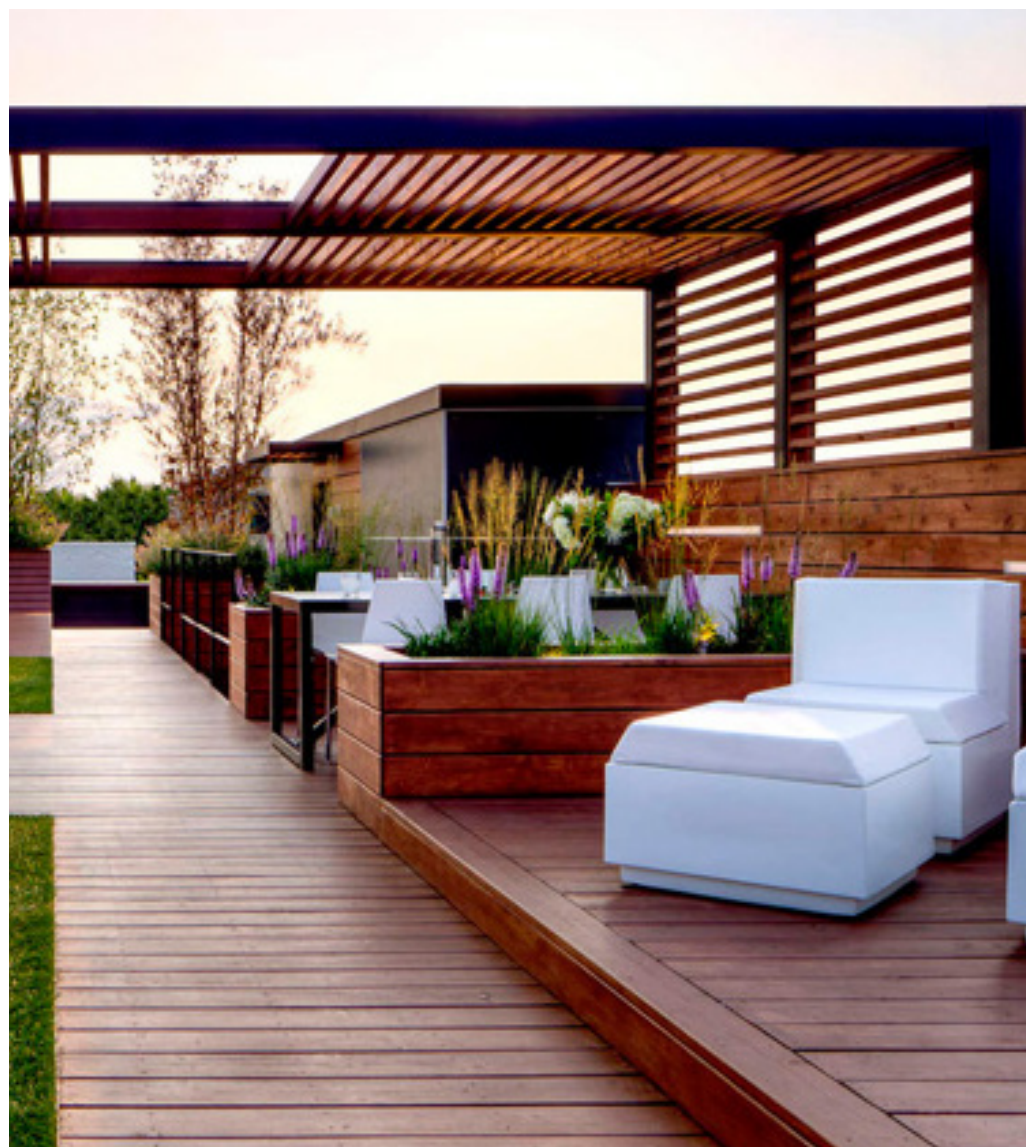
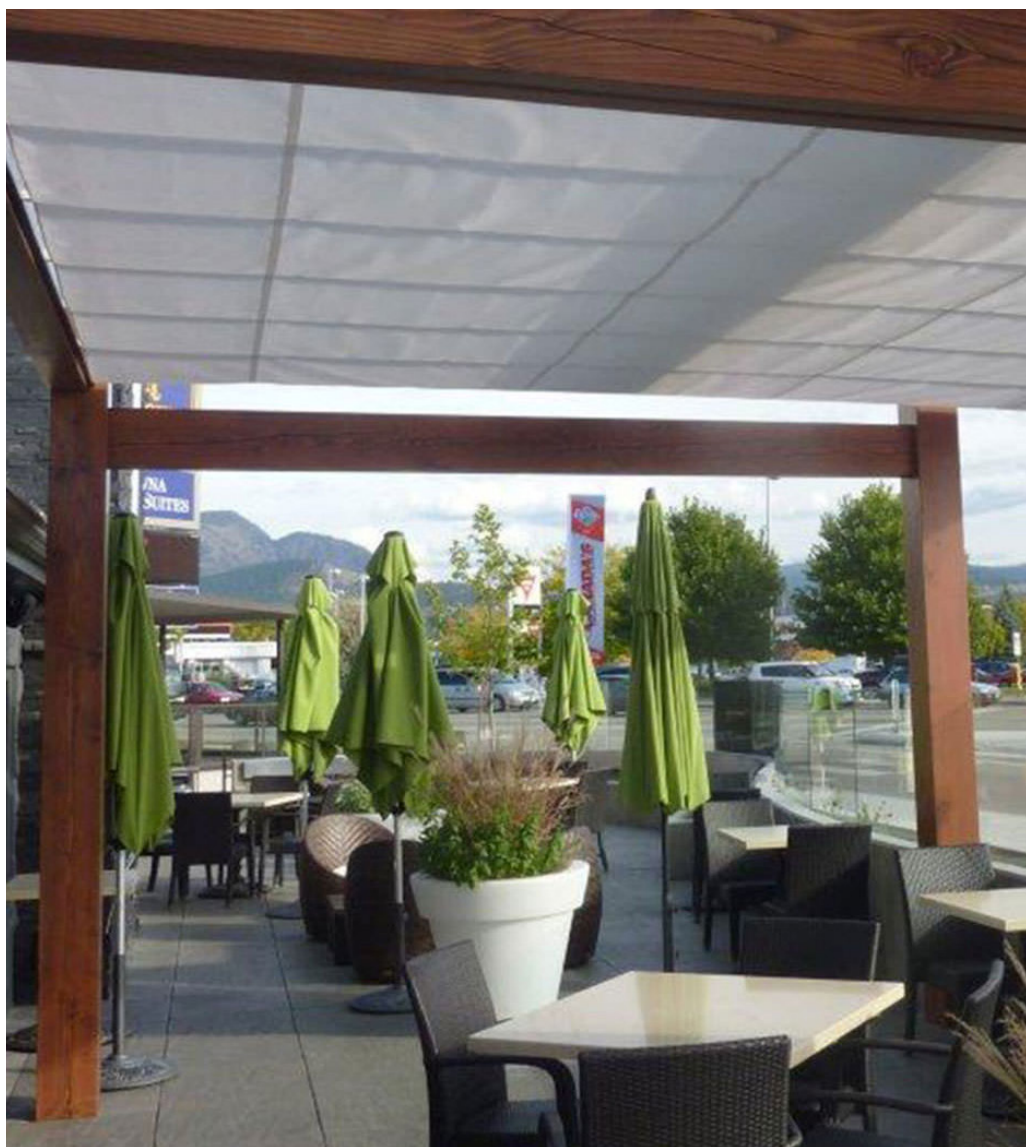
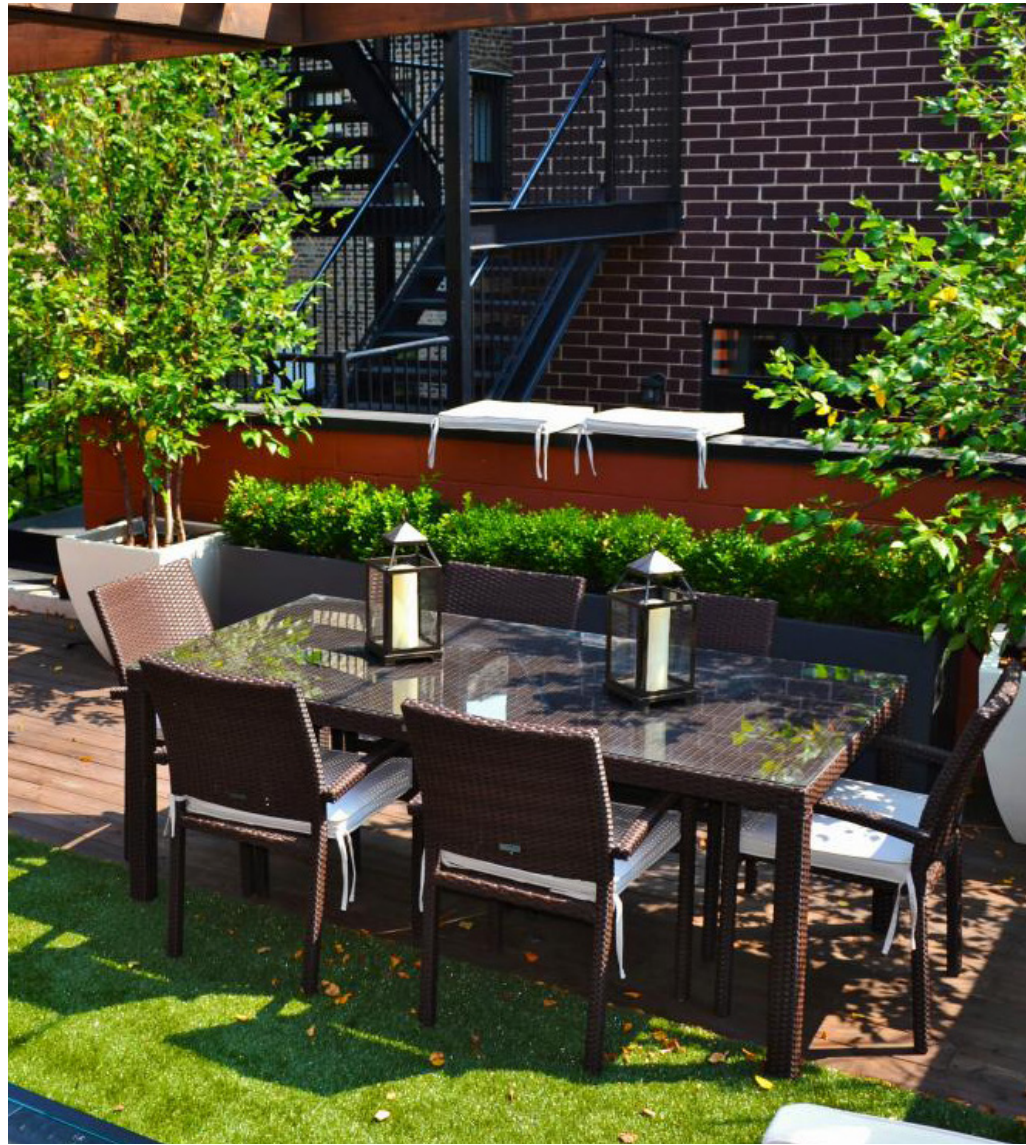


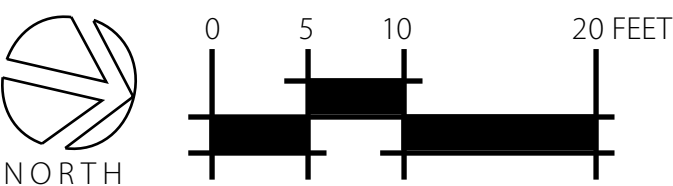
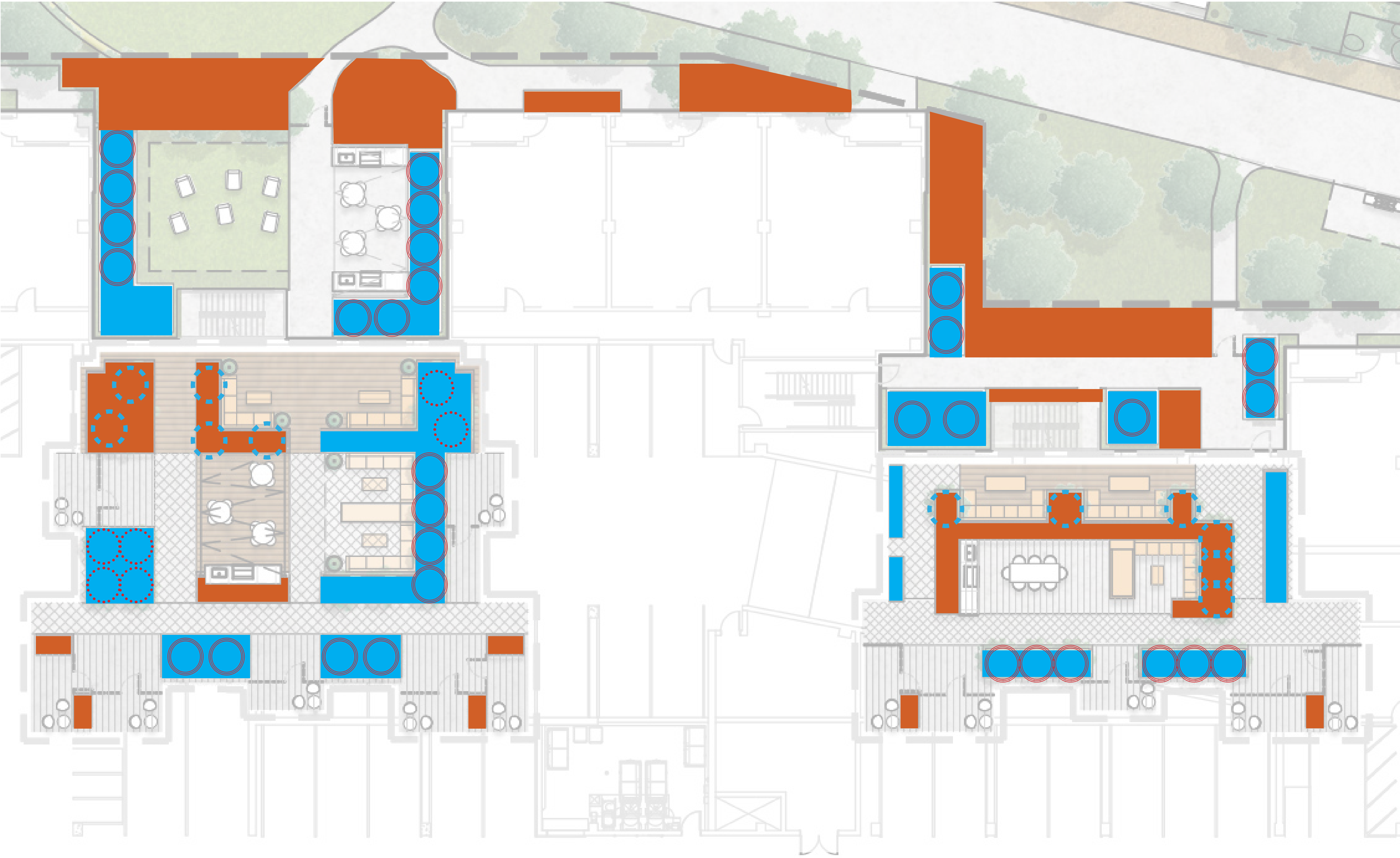
BBQ and Sink



Section B-B'


Section A-A'






Planting Schedule


Trees



*Olea europaea*  
Swan Hill Olive



*Chamaerops humilis*  
Mediterranean fan palm



*Prunus Caroliniana*  
Carolina Laurel

Ornamental Planting



*Agave 'Blue Flame'*  
Blue Flame Agave



*Agave victoriae-reginae*  
Queen Victoria Agave



*Aloe 'Blue Elf'*  
Blue Elf Aloe



*Echeveria bittersweet*  
Echeveria bittersweet



*Echeveria crassulaceae*  
Echeveria crassula



*Echeveria elegans*  
Mexican Snowball



*Festuca rubra 'Molate'*  
Creeping Red Fescue



*Phormium 'Jack Spratt'*  
Jack Spratt New Zealand Flax

Stormwater Treatment Planters



*Chondropetalum tectorum*  
Small Cape Rush



*Dianella Revoluta*  
'Little Rev'  
Little Rev Flax Lily



*Festuca rubra 'Molate'*  
Creeping Red Fescue



*Juncus patens*  
California Gray Rush



*Leymus condensatus*  
'Canyon prince'  
Canyon Prince Wild Rye



*Leymus triticoides*  
Leymus



*Liriope muscari*  
Lilyturf



*Myrica californica*  
Pacific Wax Myrtle

LEGEND

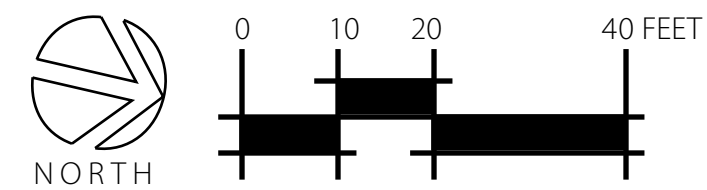
- Moderate Water - 2,732 sf
- Low Water Use - 7,622 sf

PLANTING & WATER USE NOTES:

- ALL PLANT GROUPS ARE DESIGNED FOR LOW TO MODERATE WATER USE, AND LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY DRIP, BUBBLERS OR SUB-SURFACE IRRIGATION.
- ALL GROUNDCOVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN FIVE (5) YEARS.
- ALL NEW PLANTING AREA SHALL HAVE A MINIMUM OF 3" DEPTH LAYER OF ORGANIC MULCH APPLIED. STABILIZING MULCH PRODUCTS SHALL BE APPLIED TO SLOPES OF 3 TO 1 OR GREATER.
- A SOIL ANALYSIS SHOULD BE PERFORMED DETERMINING THE SOIL TEXTURE, ORGANIC MATTER AND ESSENTIAL NUTRIENTS, SOIL INFILTRATION RATE, MEASURE OF PH AND TOTAL SOLUBLE SALTS. ALL RECOMMENDATIONS SHALL BE ORGANIC AND NON-SYNTHETIC AND BASED ON RECYCLED WATER USE. TOP SOIL SHALL BE STOCKPILED ON SITE AS SPACE ALLOWS.
- AMENDMENTS OF SOILS DESIGNED TO PROMOTE HEALTHY WATER AND AIR ACCESS TO THE ROOT ZONE OF TREES TO BE PLANTED WITHIN 5 FEET OF ANY PAVEMENT OR OTHER COMPACTED AREA AND THE AMOUNT OF COMPOST SHALL ACHIEVE A MINIMUM OF 3.5% ORGANIC MATTER CONTENT BY DRY WEIGHT UNLESS SOIL REPORT RECOMMENDS AN ALTERNATIVE PERCENT OF ORGANIC MATTER TAILORED TO THE PLANT MATERIALS SPECIFIED IN THE LANDSCAPE DESIGN PLAN.
- THIS DRAWING IS FOR WATER USE CONCEPT PURPOSES AND DESIGNED WITH HYDROZONES. PROJECT TO BE DESIGNED TO ORDINANACE 1880 AND SHALL MEET CITY CODES. PER WATER USE REPORT ALL IRRIGATION IS TO BE DRIP OR SUBSURFACE. EACH IRRIGATION VALVE SHALL WATER ONE TYPE OF HYDROZONE.
- SITE MANAGEMENT, SOIL PREPARATION, PLANT SPECIES SELECTION, IRRIGATION DESIGN AND PLANT/PEST MANAGEMENT TO COMPLY WITH BAY-FRIENDLY BEST PRACTICE RECOMMENDATIONS.
- LANDSCAPING AND IRRIGATION WATER USE TO COMPLY WITH SECTION 9-4.501 AND 9-4.601 OF THE EMERYVILLE MUNICIPAL CODE.

IRRIGATION NOTES

- ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY DRIP, BUBBLERS OR SUB-SURFACE IRRIGATION. TIE TO EXISTING IRRIGATION CONTROL SYSTEM. CONNECT TO WEATHER BASED CONTROLLER AND BACKFLOW PREVENTOR. COORDINATE WITH CLIENT REPRESENTATIVE.
- ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER. THERE ARE THREE TYPES OF WATER ZONE GROUPINGS FOR THIS WORK.
- ALLOW ONE OVERFLOW DRAIN AND DRAIN PER PLANTER. COORDINATE WITH PLUMBER AND ASSOCIATED TRADES.
- CONTROLLER SYSTEM TO BE WEATHERTRAK OR EQUAL WITH RAIN SENSOR. SUPPLY 2-YEAR SUBSCRIPTION. LOCATION TO BE DETERMINED.
- USE NETAFIM PRESSURE COMPENSATING DRIP LINES WITH EMITTERS AT 12" O.C. AND 0.9 GPH FOR IRRIGATION OR APPROVED EQUAL. ALL IRRIGATION LINES AND HEADS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS ENSURING EQUIPMENT & INSTALLATION MEETS OR EXCEEDS STATE CODES.
- IRRIGATION LINES UNDER PAVING SHALL BE PLACED IN A SLEEVE THAT IS AT LEAST 2 SIZES LARGER THAN PIPE.
- CONTRACTOR TO VERIFY PRESSURE ON SITE BEFORE BEGINNING ANY IRRIGATION WORK.
- ALL THREADED JOINTS SHALL BE COATED WITH TEFLON TAPE.
- CONDUCT PRESSURE TEST.



LEGEND

- Impervious Surfacing - 50,153 sf
- Landscaping, Self-treating - 7,094 sf
- Bioretention Treatment Area - 3,260 sf

