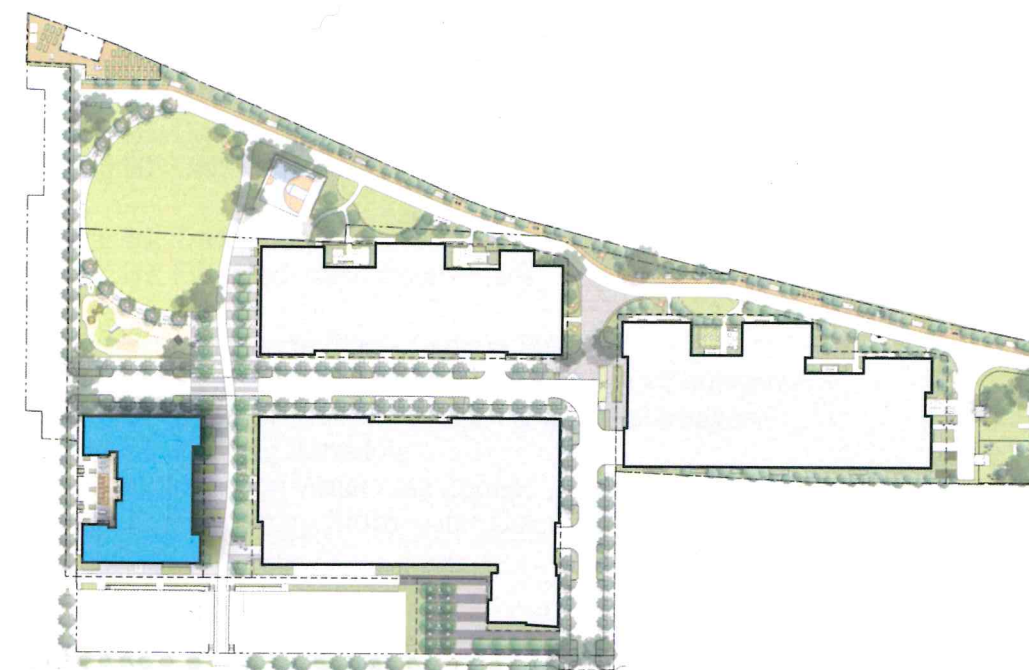




APPROVED
 FEB 22 2018
by PC
 City of Emeryville
 Planning Division



SHERWIN WILLIAMS

Emeryville

BUILDING B1 ARCHITECTURAL FDP

FEBRUARY 13, 2018
 Project No. 1132-0007

LPAS
 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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- 03 Unit Mix & Outdoor Area Summaries
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RESIDENTIAL UNIT MIX SUMMARY										
			Live-Work		Studio / Jr 1Bdr		1 Bedroom		2 Bedrooms	
		Area Totals								3 Bedrooms
Gross Unit Areas Average Balcony Area (SF)		83 SF	Ave L/W Size: 1106		Ave S Size: 534		Average 1 BR Size: 670 SF		Average 2 BR Size: 1235 SF	
Net Unit Area (SF)	Quantity	Net Rentable Area Totals	Quantity	Net Rentable	Quantity	Net Rentable	Quantity	Net Rentable Area	Quantity	Net Rentable Area
Ground Floor	10	9,686 SF	4	4,422 SF	-		4 Units	2,711 SF	1 Units	1,203 SF
1st Floor	14	13,887 SF	-	SF	2	1,089	4 Units	2,672 SF	6 Units	7,402 SF
2nd Floor	14	13,887 SF	-	SF	2	1,089	4 Units	2,672 SF	6 Units	7,402 SF
3rd Floor	14	13,887 SF	-	SF	2	1,089	4 Units	2,672 SF	6 Units	7,402 SF
4th Floor	12	11,396 SF	-	SF	2	1,008	4 Units	2,672 SF	4 Units	4,992 SF
Total Quantity	64									
Total Net Area (SF)	0%	62,743 SF								
Unit Mix Totals:	64 Units 100%		4 6.3%		8 Units 12.5%		20 Units 31.3%		23 Units 35.9%	
Average Unit Size:	980 SF		4,422 SF		4275 SF		13399 SF		28401 SF	
Building Efficiency:	83.9%	Inc. Com. & Stor.	6.3%		43.8%				50.0%	
Number of Units with Balconies	56 Units									
Private Open Space Provided:	4,631 SF									
Number of Units without Balconies:	8 Units									

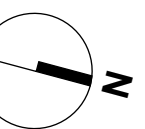
OUTDOOR AREA SUMMARY			
Floor	Common Open Space	Unit Balconies	Comments
Ground Floor	298 SF	1,697 SF	At Loading Dock Height
1st Floor	1,876 SF	761 SF	Podium Courtyard
2nd Floor	SF	761 SF	
3rd Floor	- SF	761 SF	
4th Floor	- SF	651 SF	
Total Open Space Provided			
Total Outdoor Areas Provided:	2,174 SF	4,631 SF	6,805 SF
Covered Outdoor Space:	298 SF		

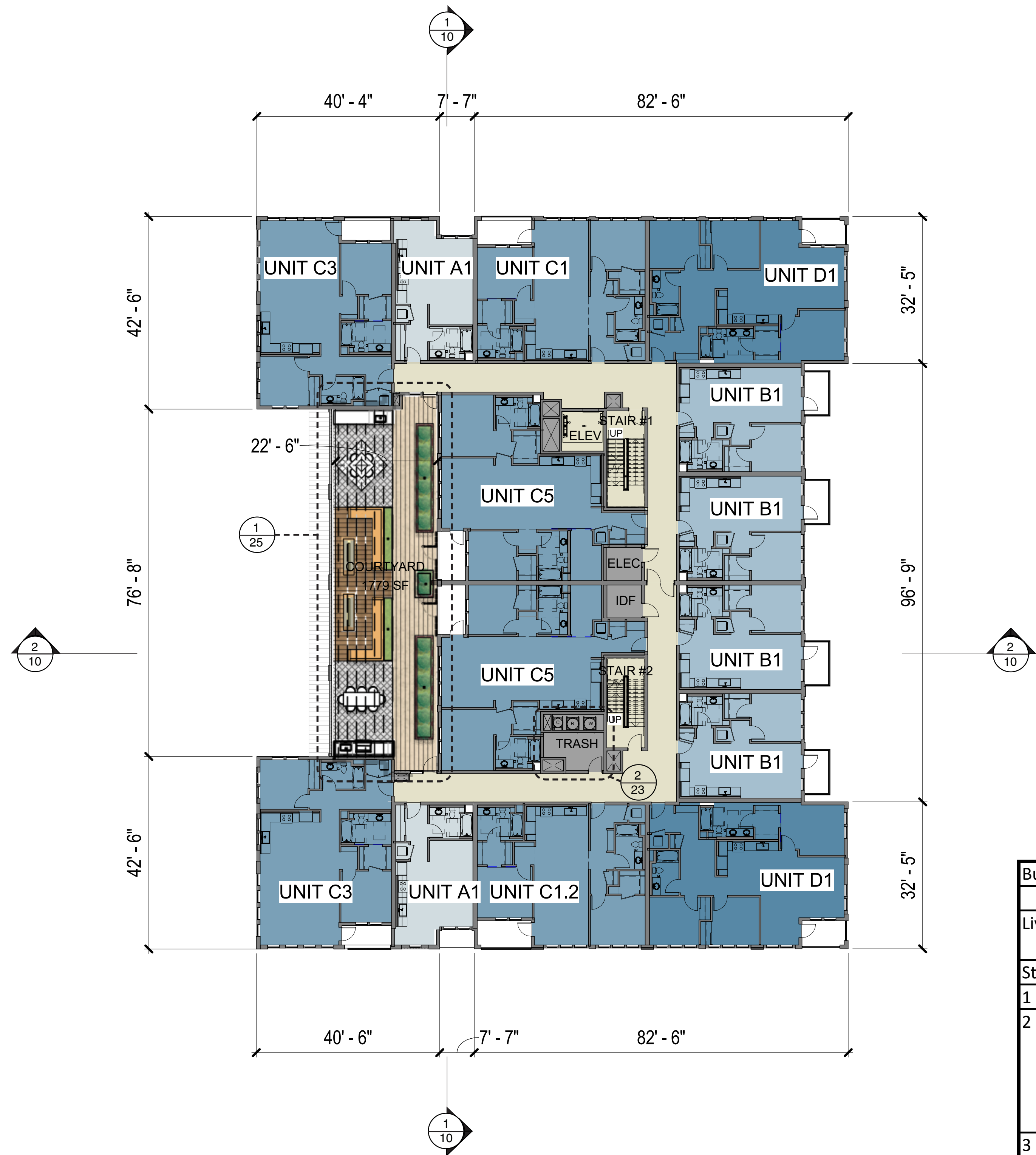


- COLOR LEGEND
- LIVE/WORK UNITS
 - STUDIO
 - 1 BEDROOM UNITS
 - 2 BEDROOM UNITS
 - 3 BEDROOM UNITS
 - LOBBY
 - RESIDENTIAL AMENITIES
 - BIKES
 - RETAIL
 - CIRCULATION
 - SUPPORT/UTILITIES
 - INTERNAL PEDESTRIAN PATH

Building B1		Units per Floor					Total per Unit Type
	Unit Types	GF	1	2	3	4	
Live/Work Unit:	LW2	2					2
	LW3	2					2
Studio:	A1		2	2	2	2	8
1 Bedroom:	B1	4	4	4	4	4	20
2 Bedroom:	C1		1	1	1	1	4
	C1.2		1	1	1	1	4
	C3		2	2	2		6
	C5		2	2	2	2	8
	C10	1					1
3 Bedroom:	D1	1	2	2	2	2	9
Total per Floor		10	14	14	14	12	64

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet)
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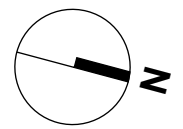




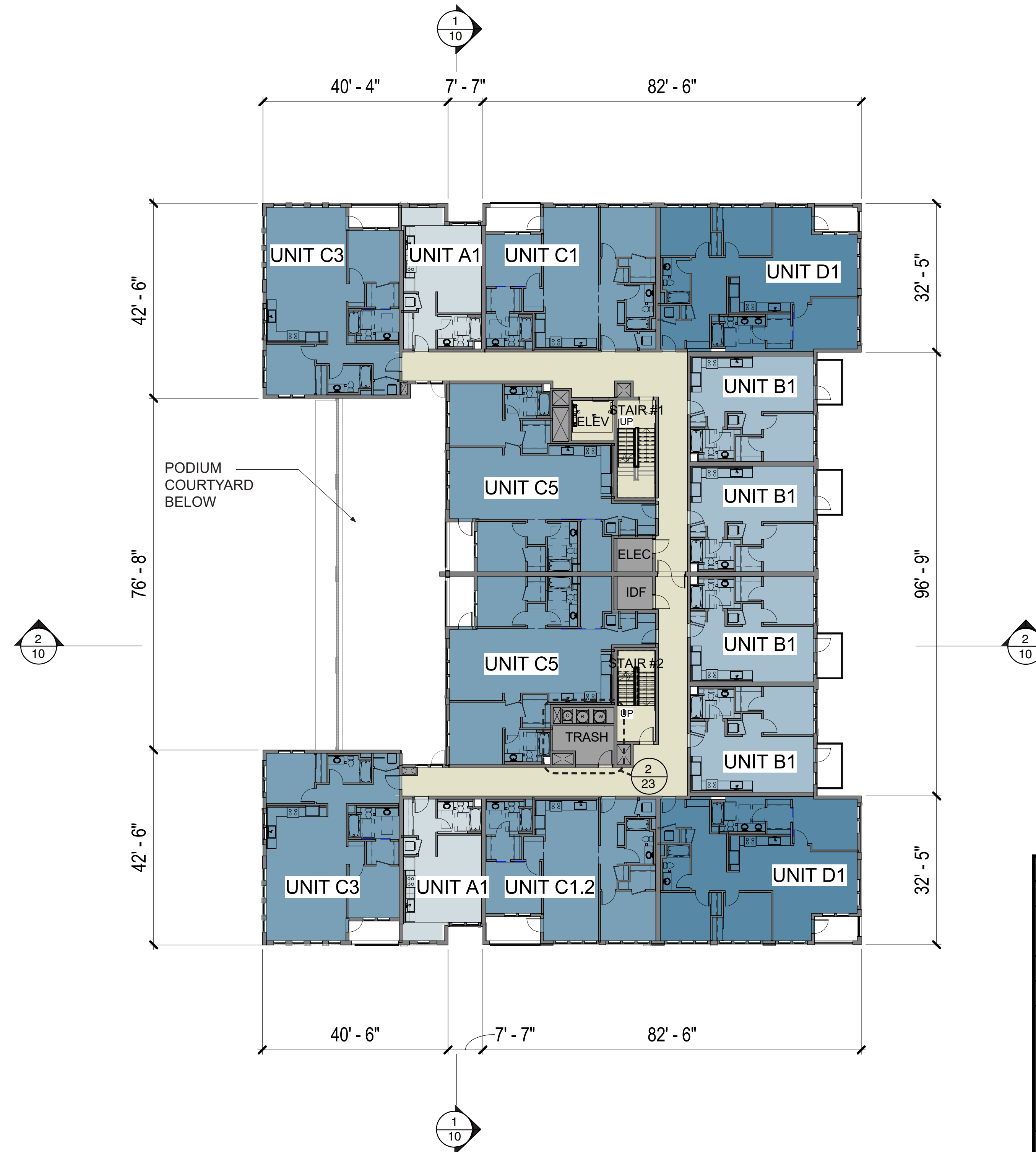
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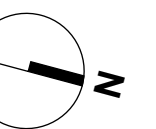
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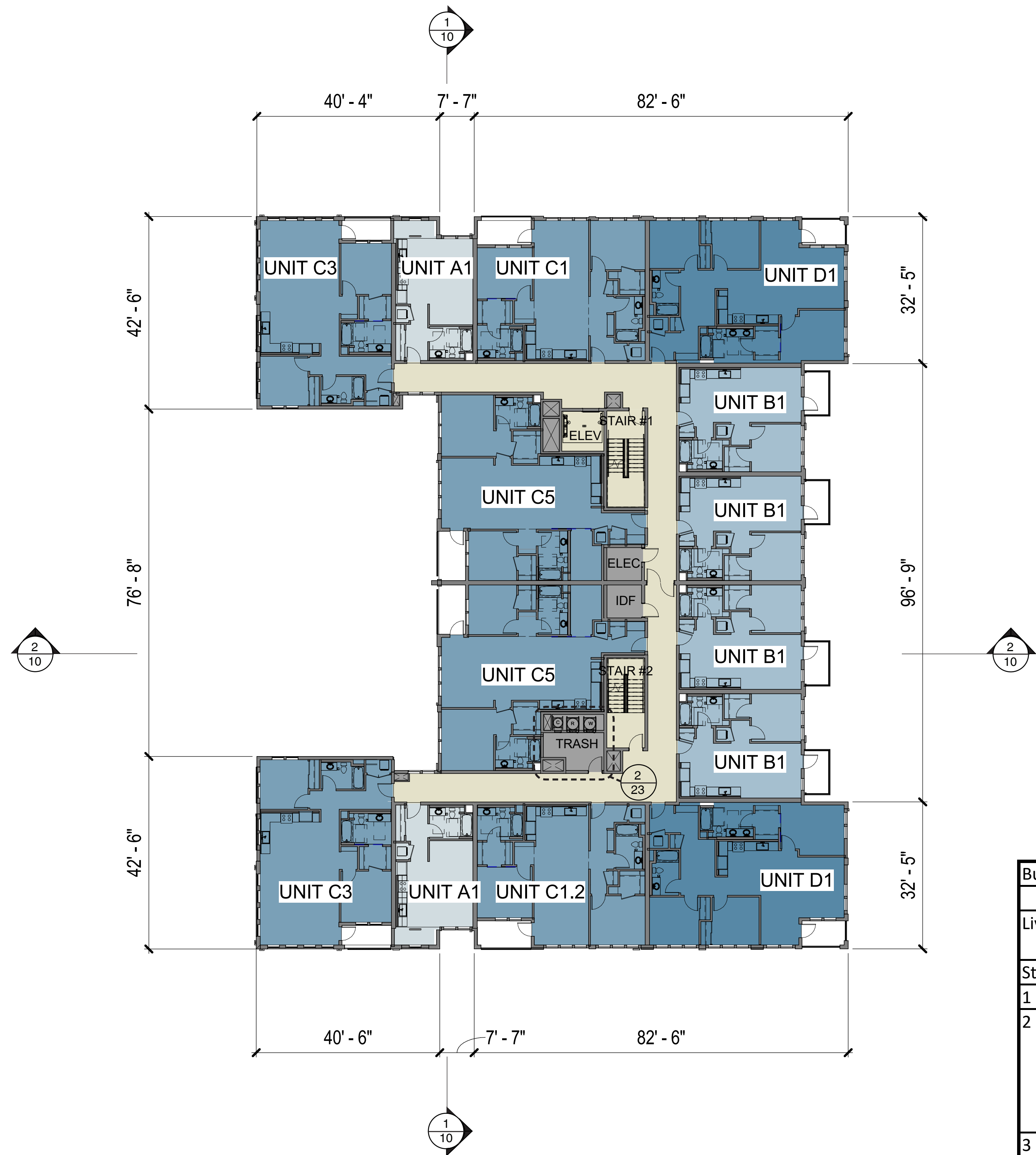
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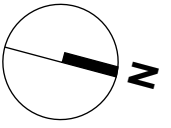
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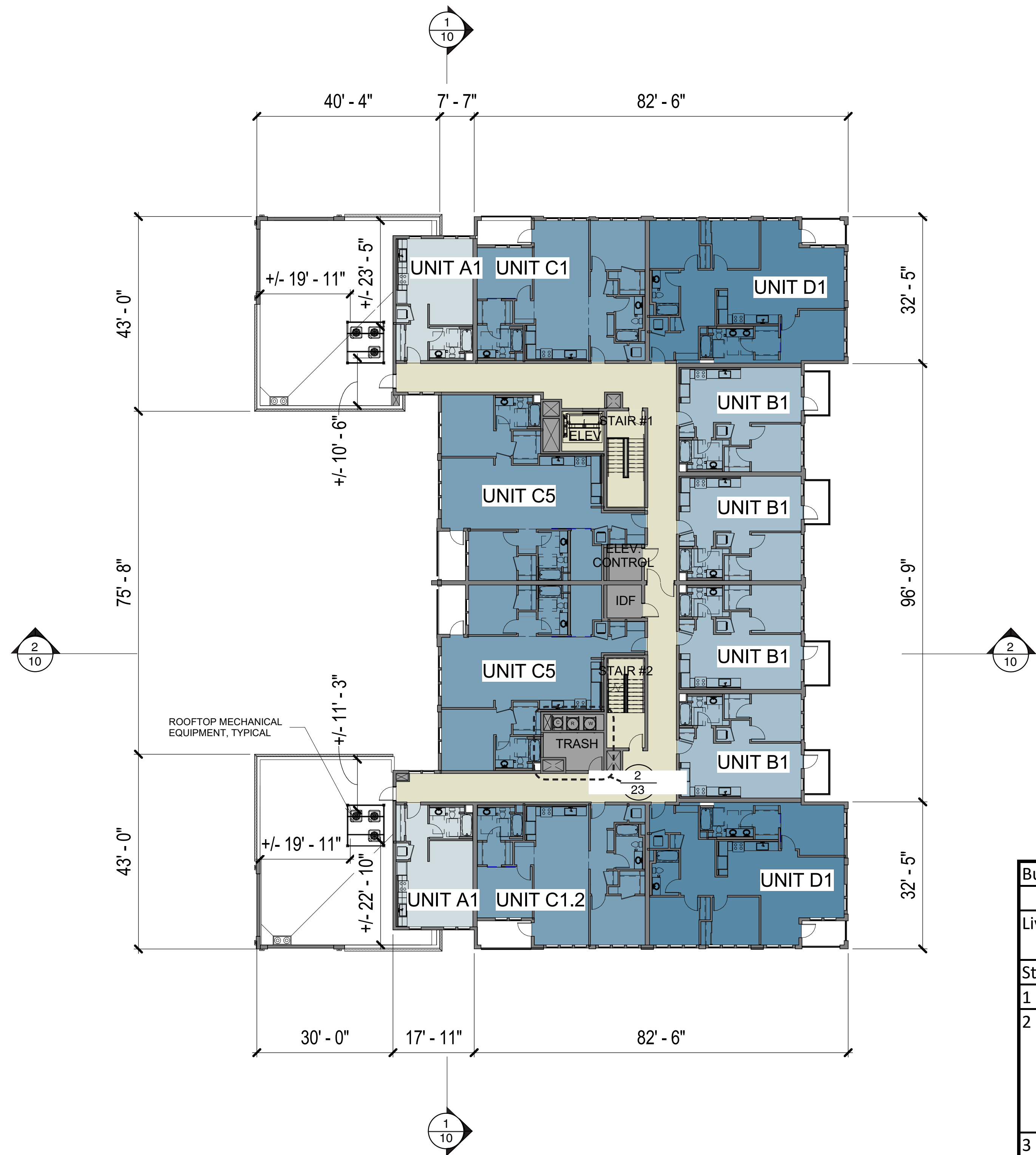


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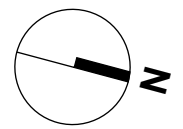


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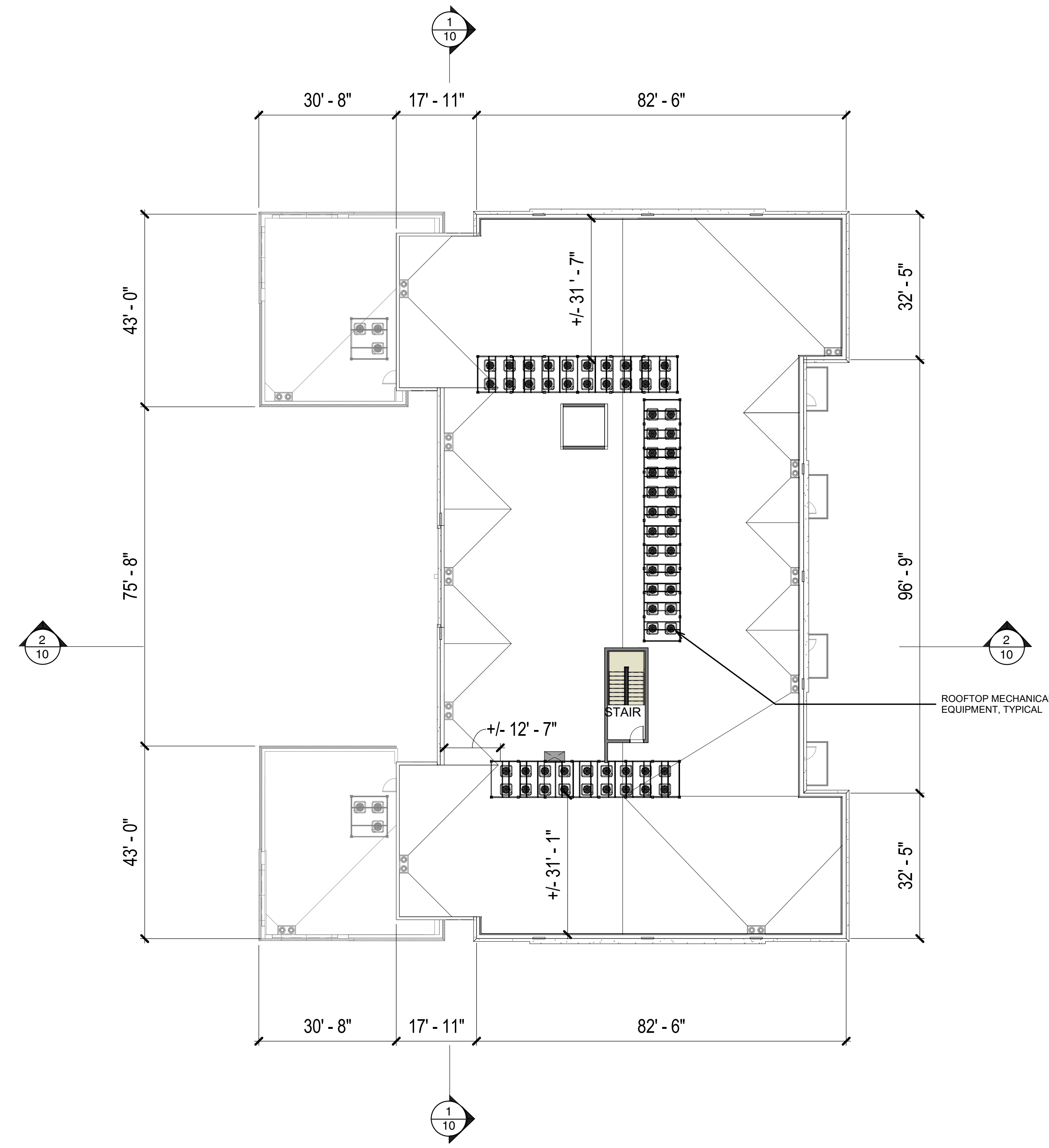
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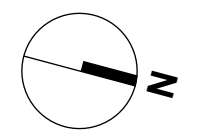


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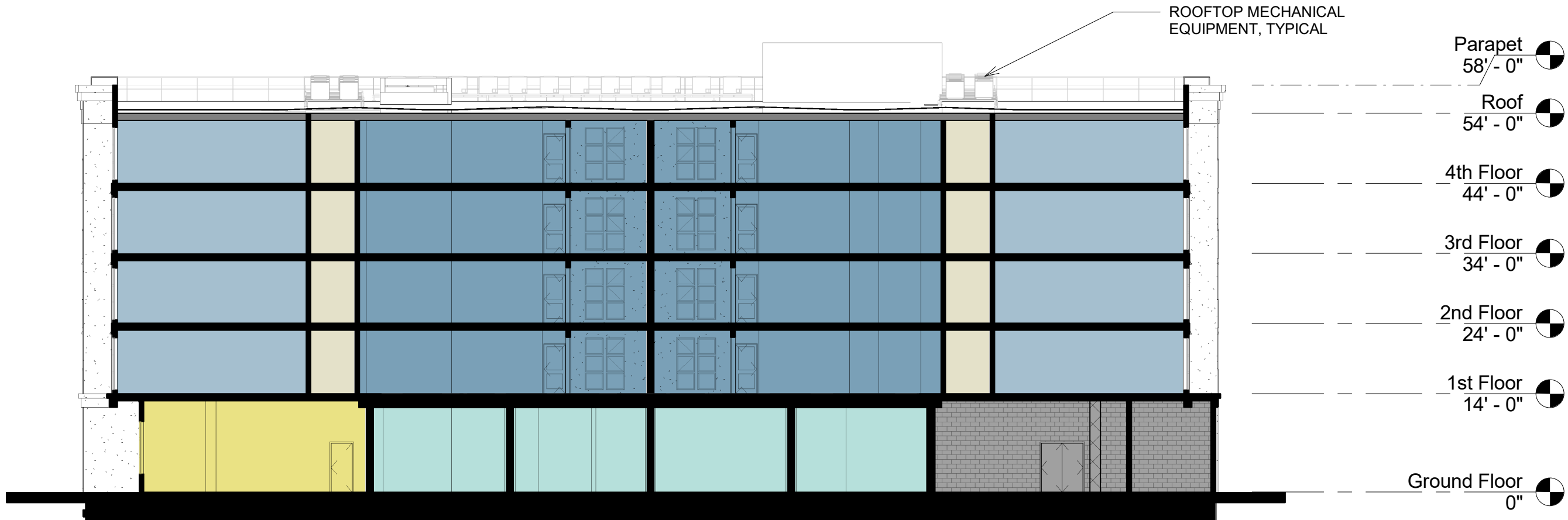


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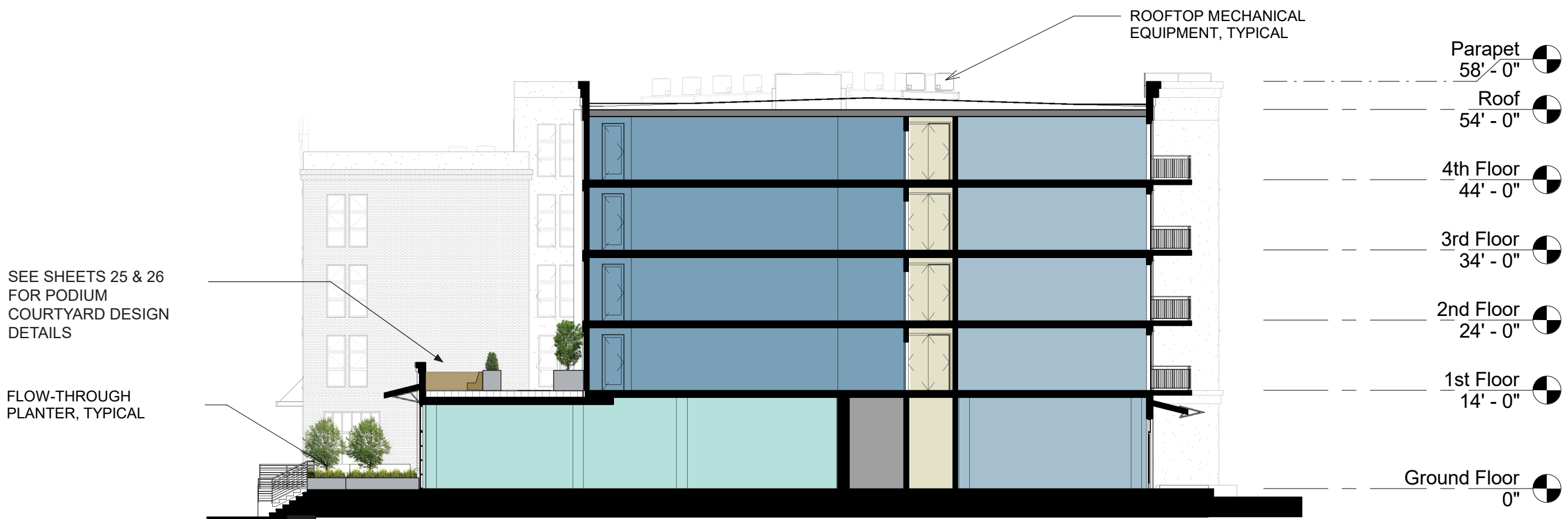


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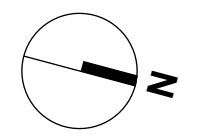


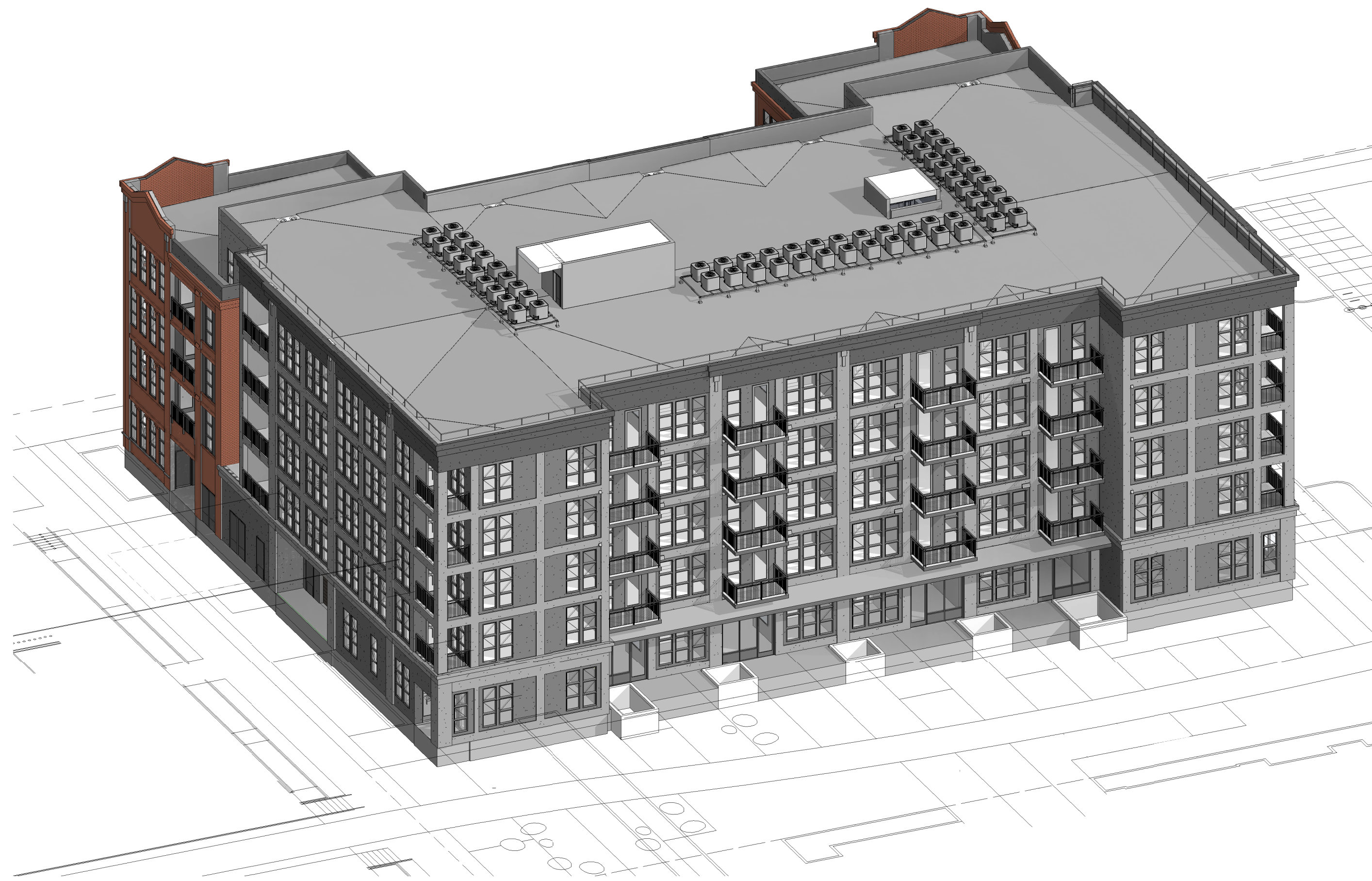
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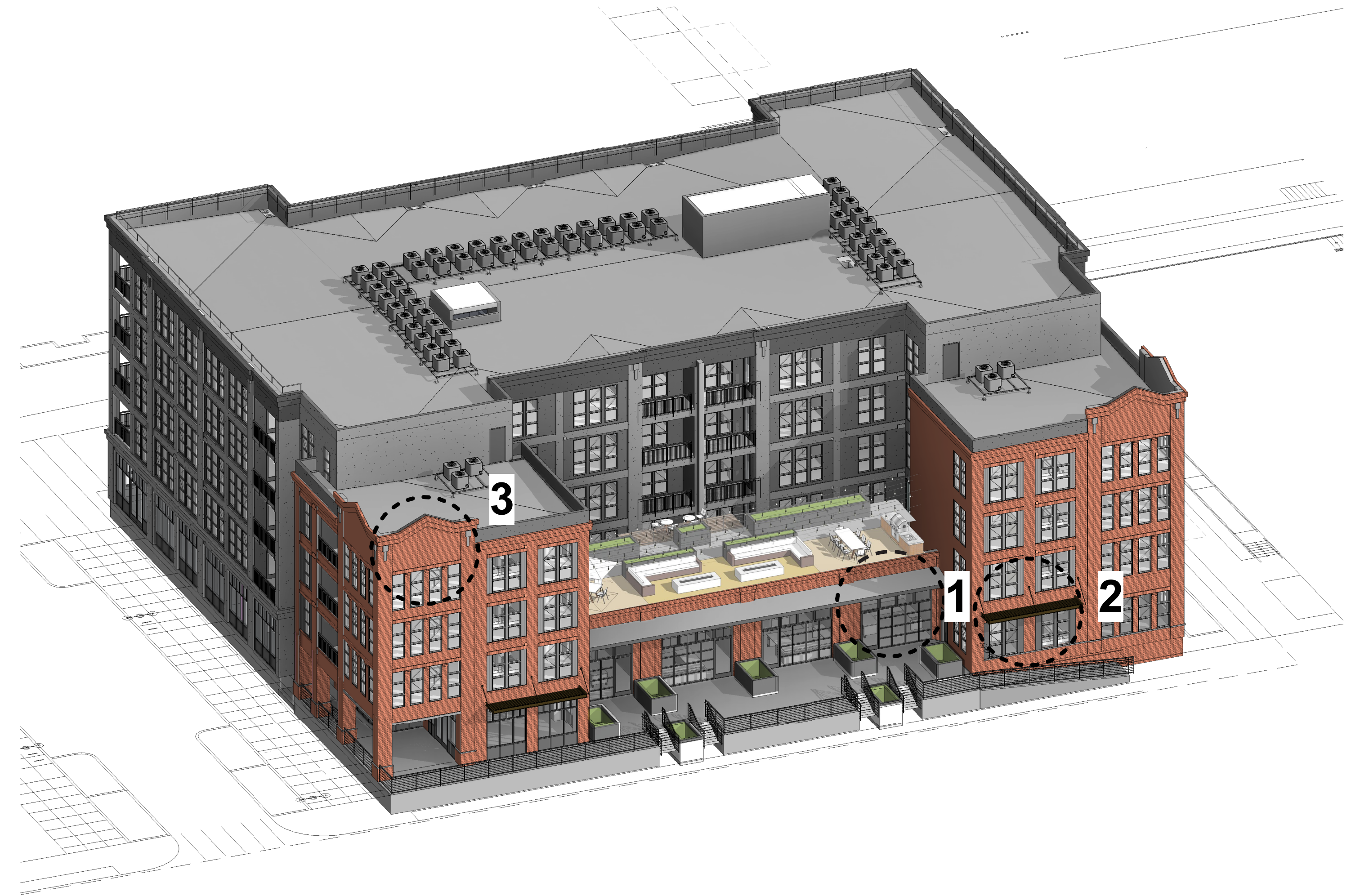
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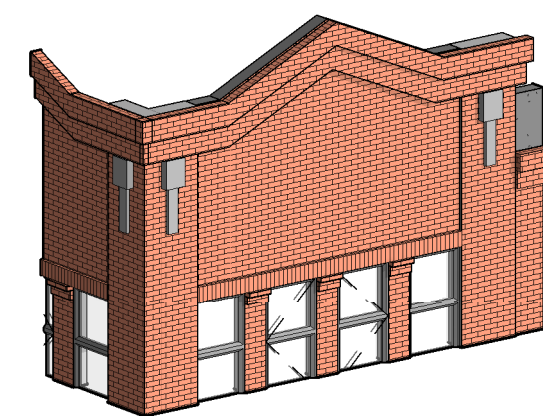




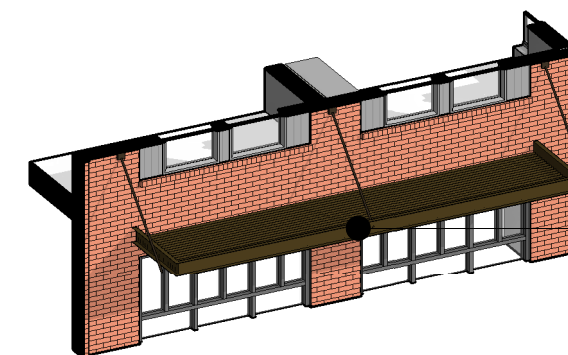
NORTHEAST CORNER AXONOMETRIC



SOUTHWEST CORNER AXONOMETRIC

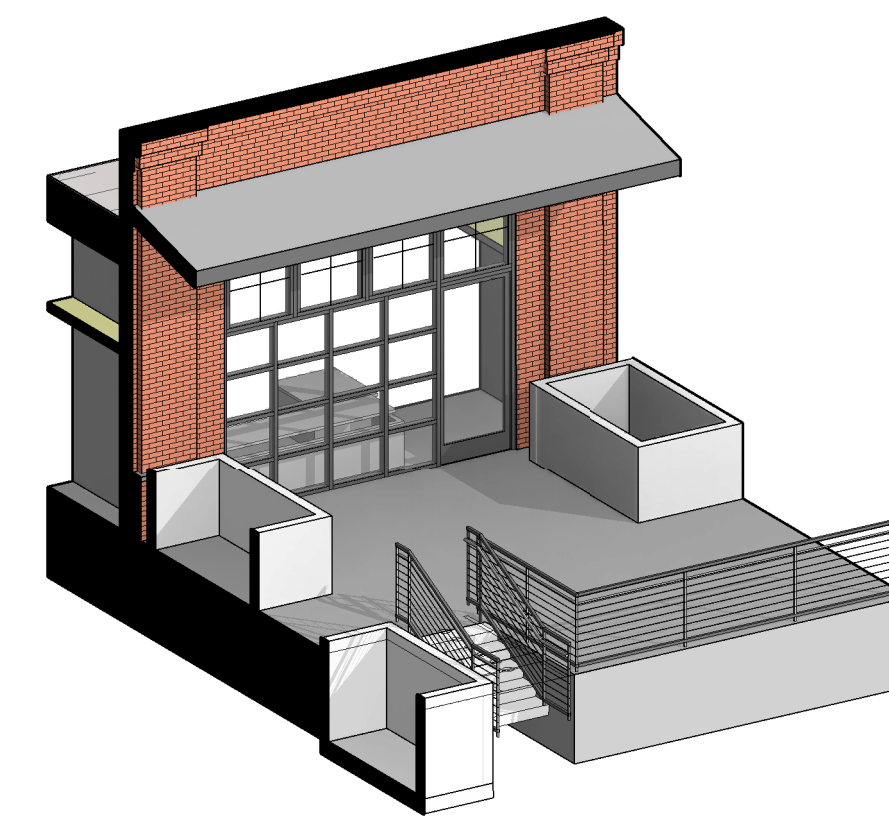


3



2

SUN SHADE - ALUMINUM
FRAME W/ ALUMINUM
GRATING



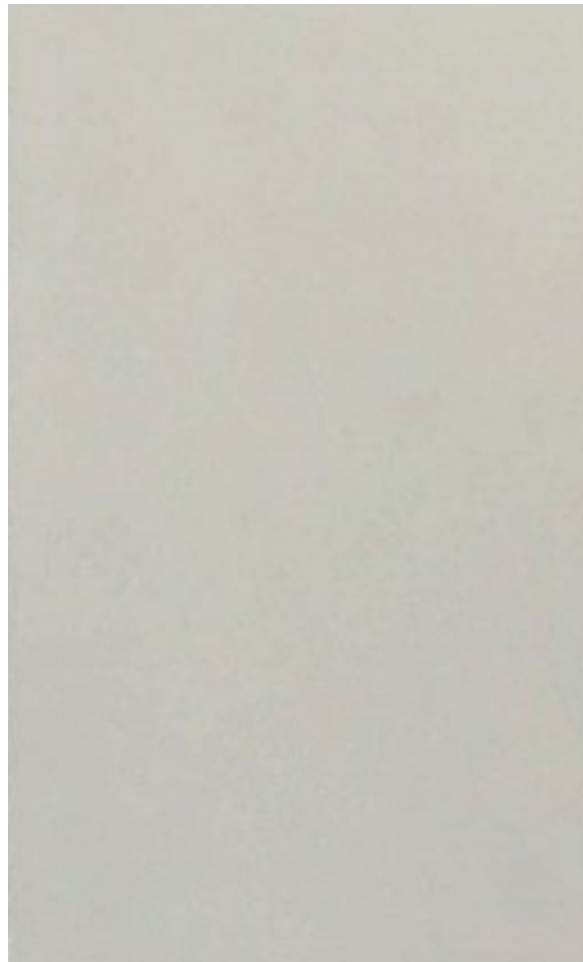
1

BUILDING MATERIALS

- 1 THIN BRICK VENEER - RED
- 2 CEMENT PLASTER - LIGHT GREY
- 3 CEMENT PLASTER - MEDIUM GREY
- 4 CEMENT PLASTER - DARK GREY
- 5 METAL RAILINGS
- 6 ALUMINUM STOREFRONT
- 7 VINYL WINDOWS
- 8 METAL CANOPIES
- 9 PAINTED STEEL PIPE RAIL
- 10 FLOW-THROUGH PLANTER



1.



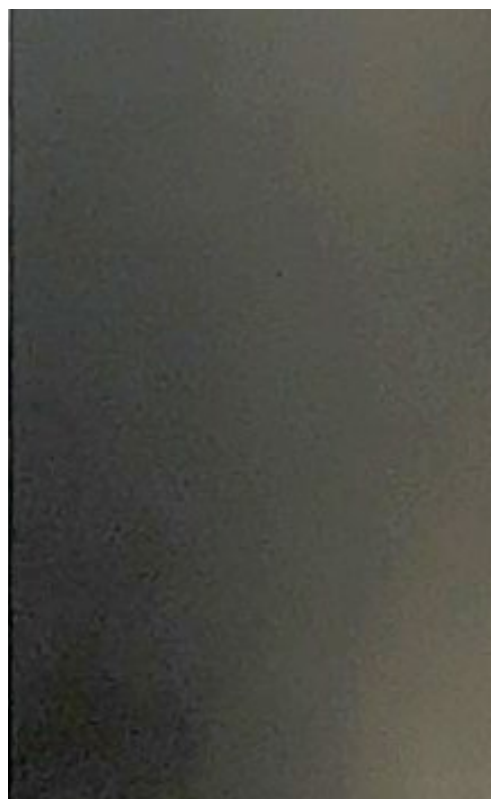
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3. SW 7067 CITYSCAPE



4. SW 7069 IRON ORE



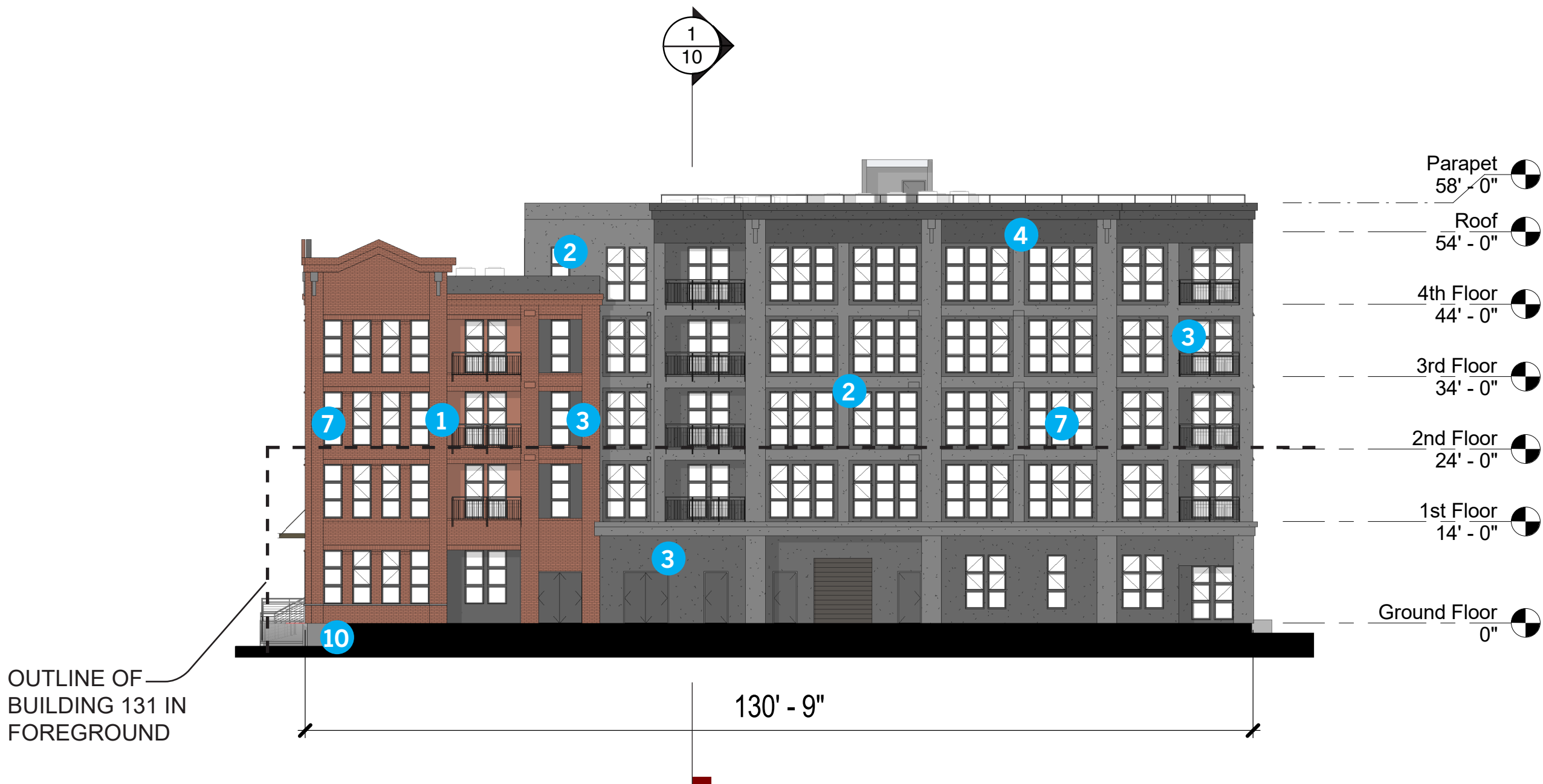
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(Lights are shown for design intent only. Final type and location of fixtures is to be determined.)



NORTH ELEVATION



EAST ELEVATION

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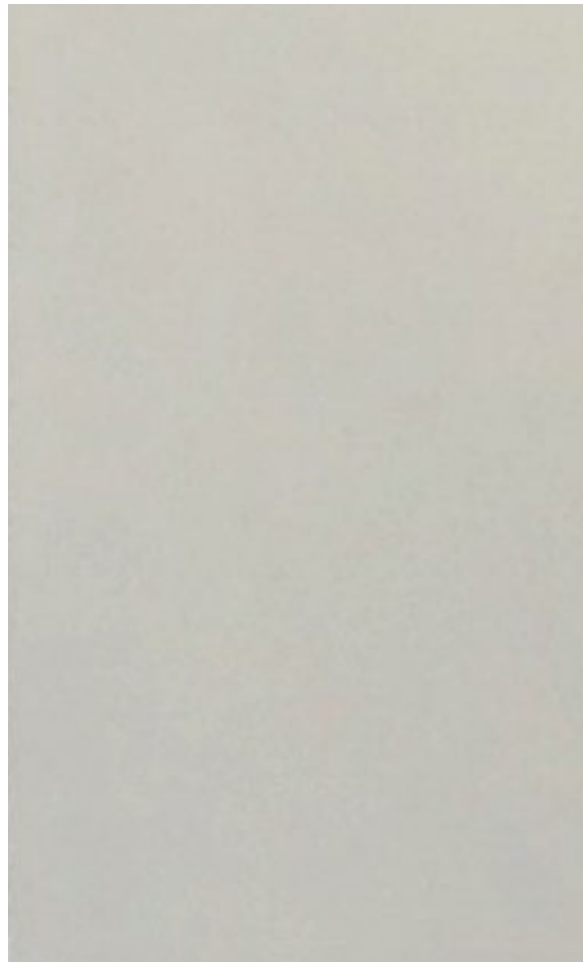
0 16 32 64

BUILDING MATERIALS

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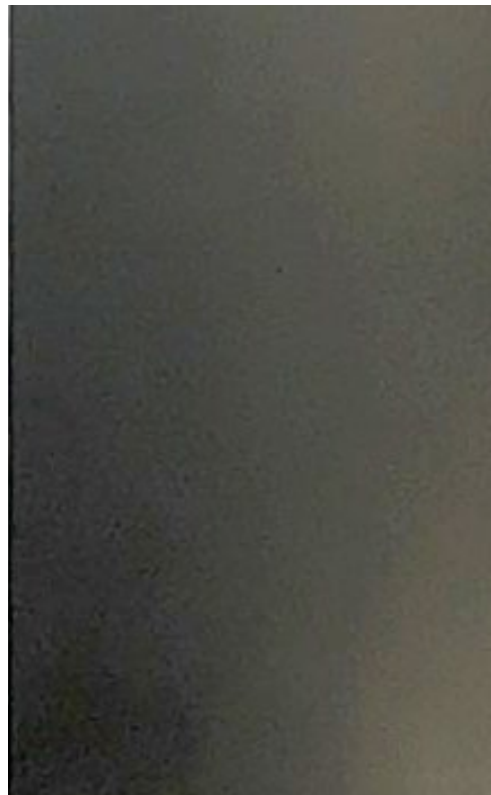
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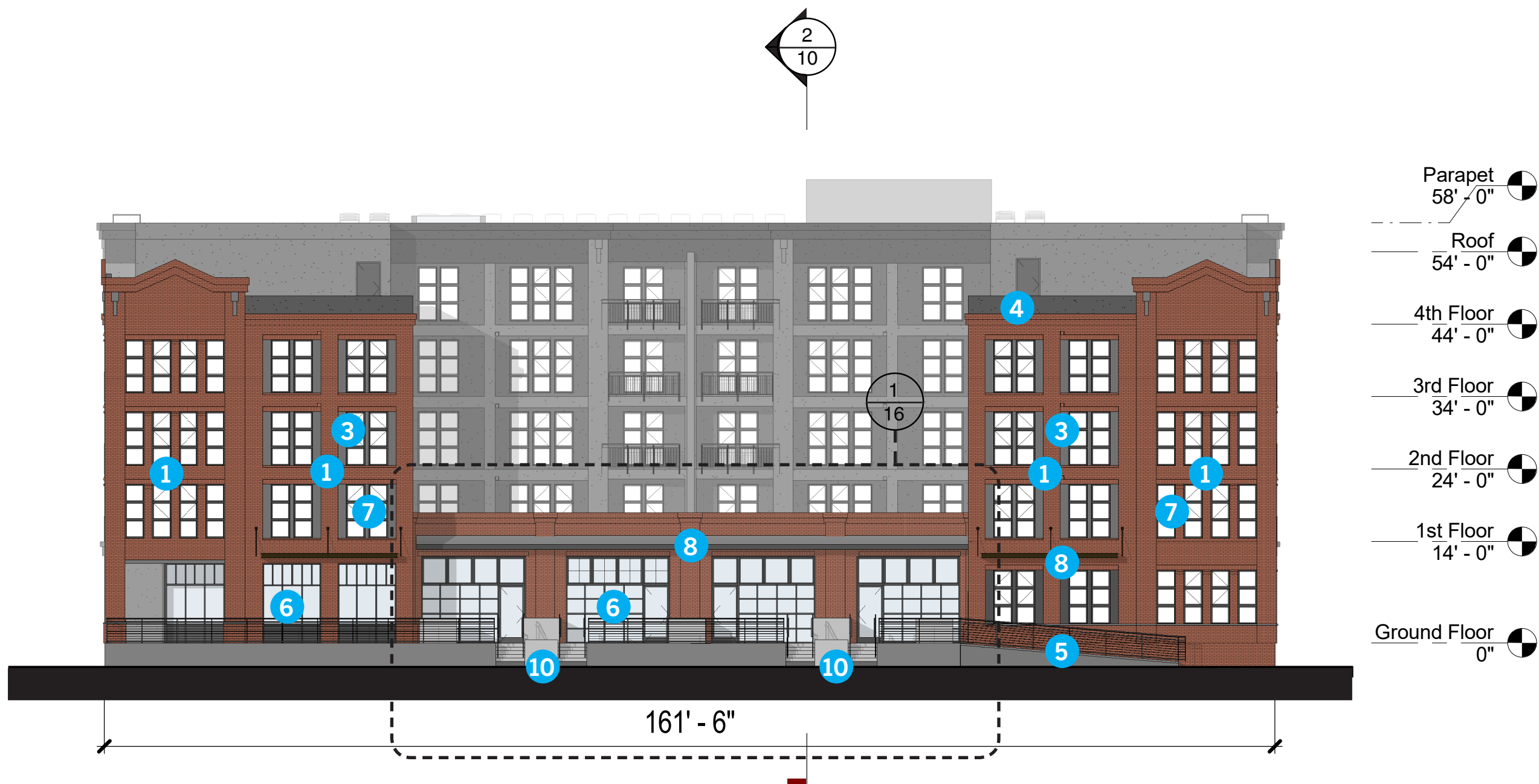
4. SW 7069 IRON ORE



8.



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



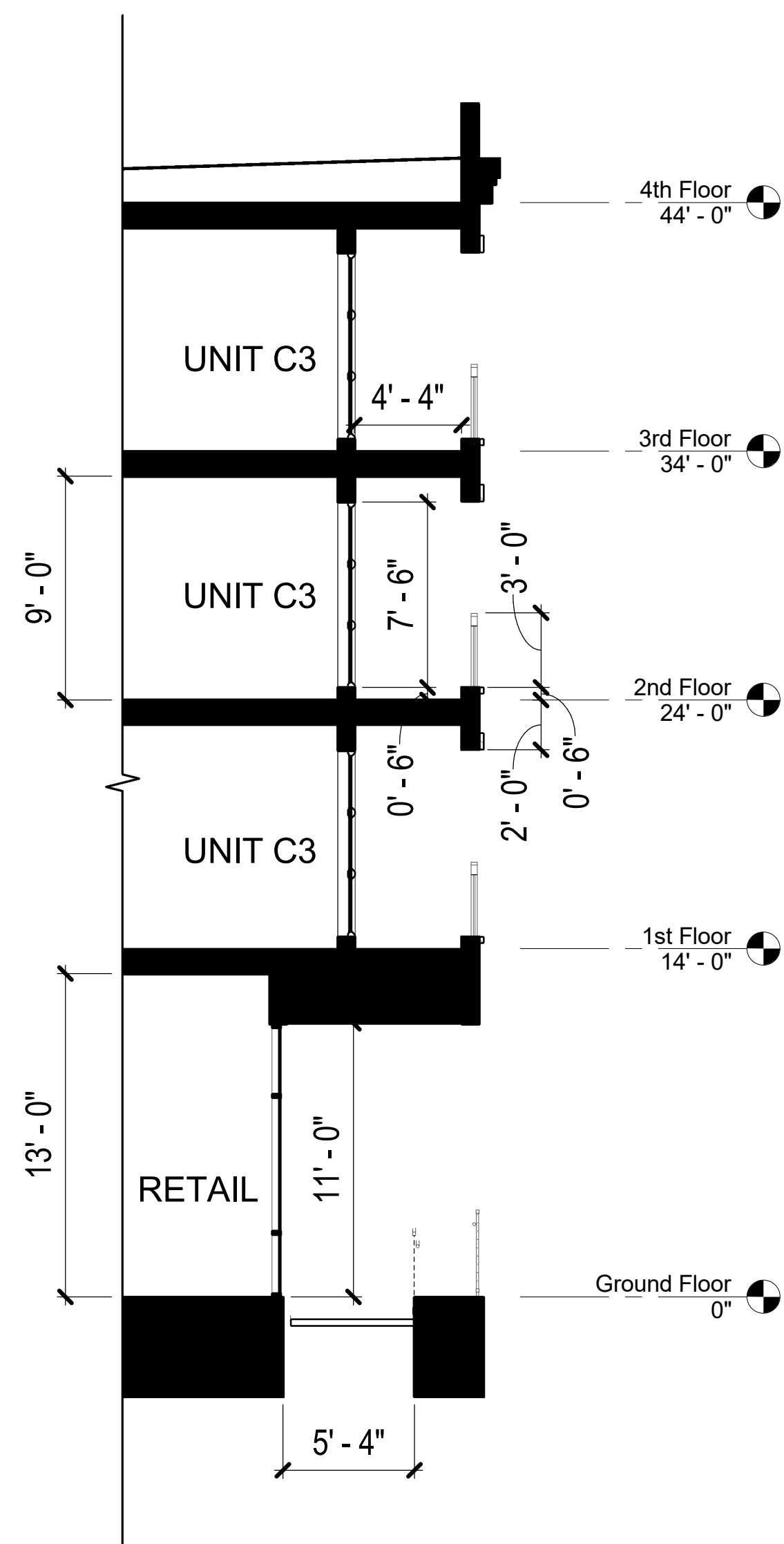
SOUTH ELEVATION



WEST ELEVATION

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





2. WALL SECTION

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

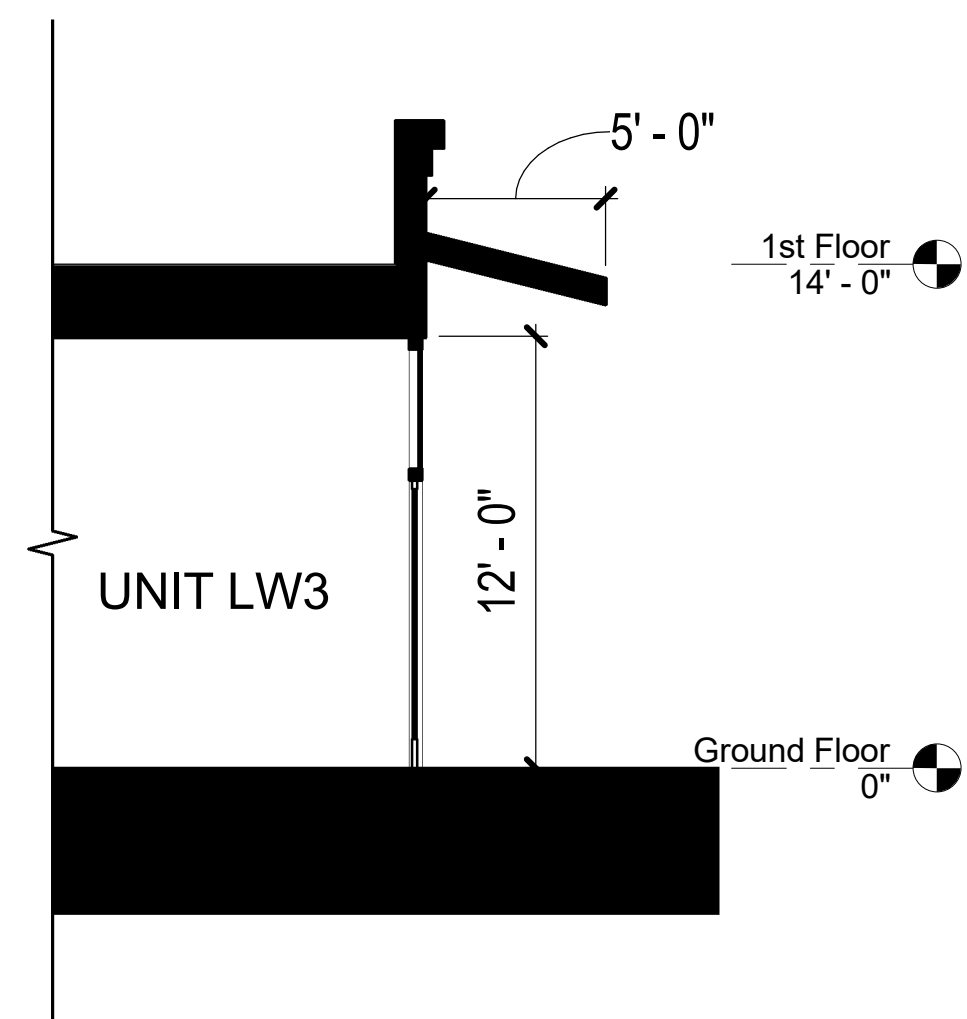


1. ENLARGED ELEVATION

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

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





2. WALL SECTION

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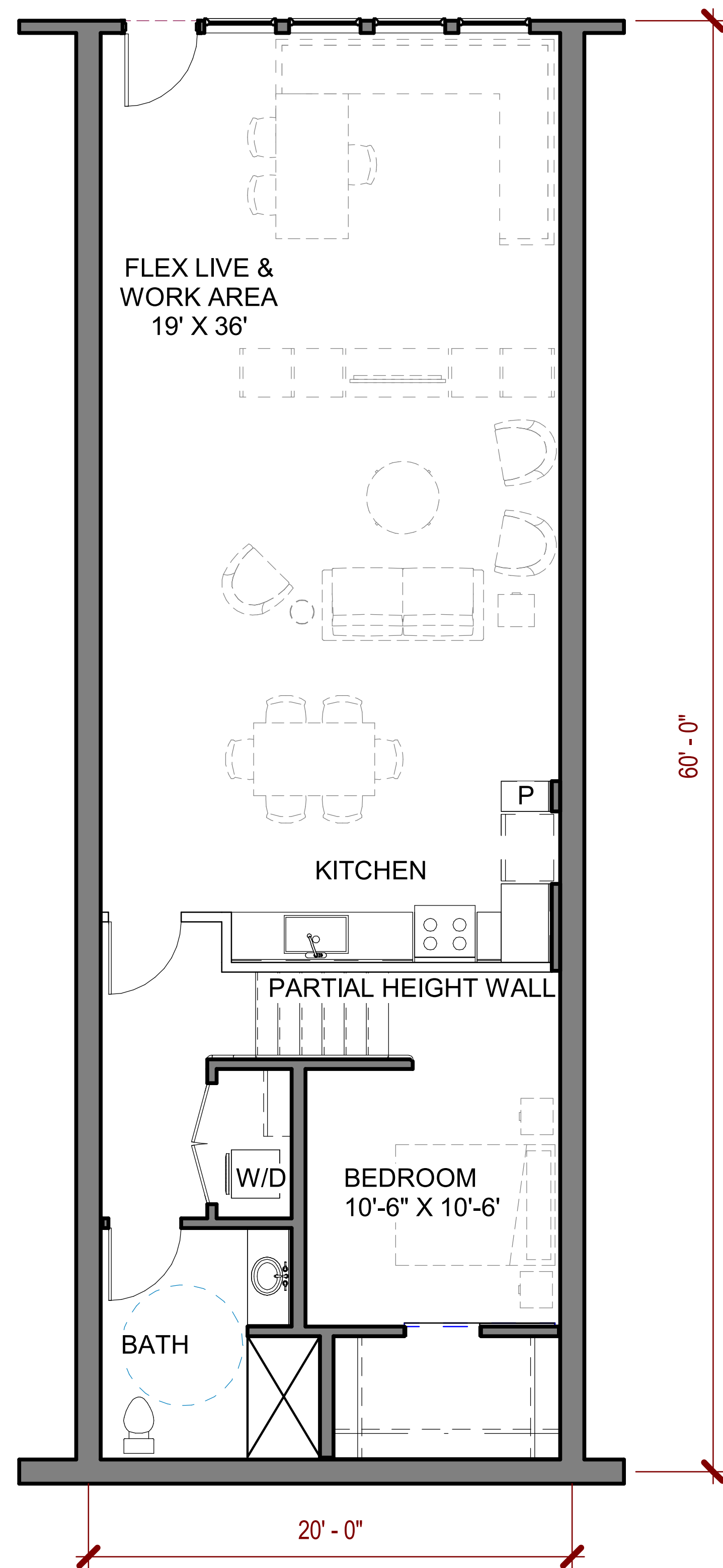
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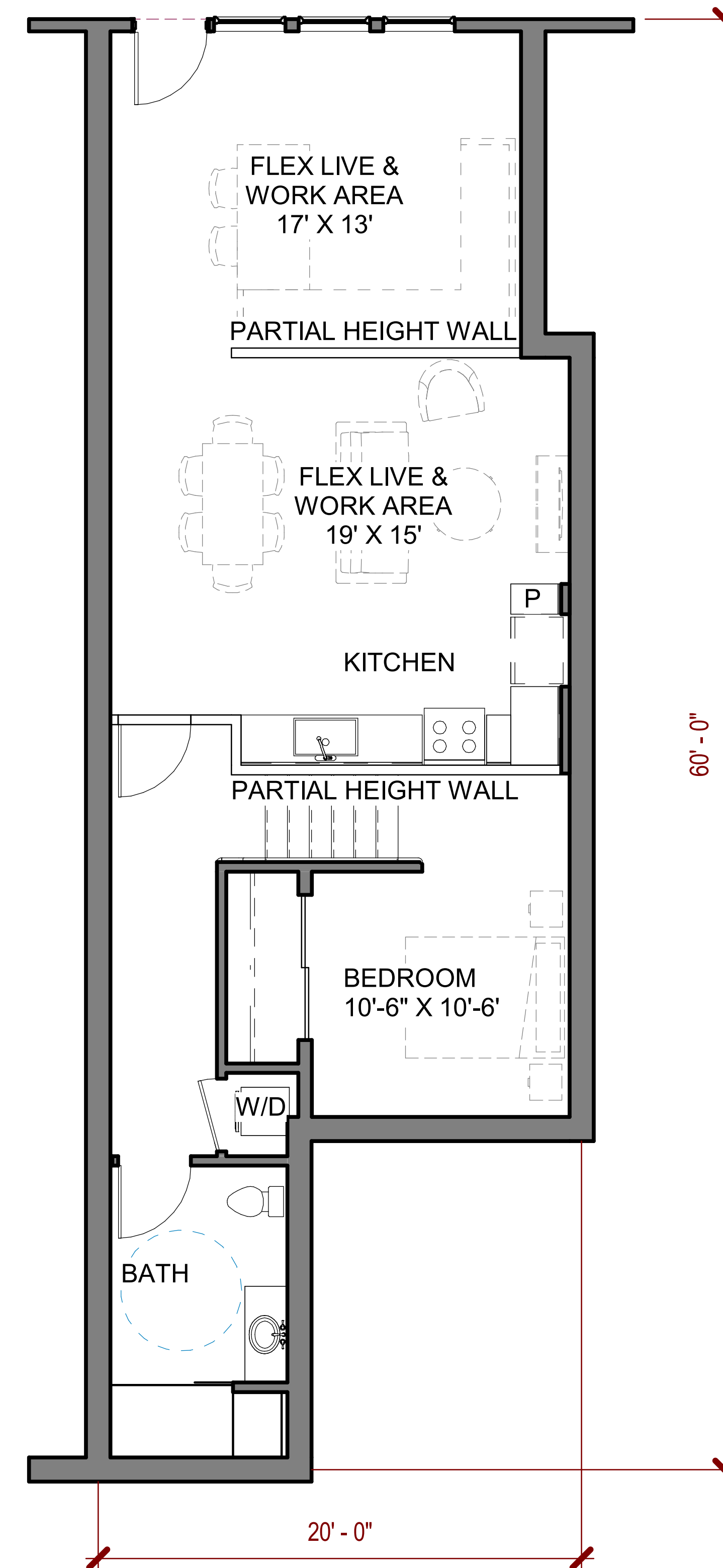
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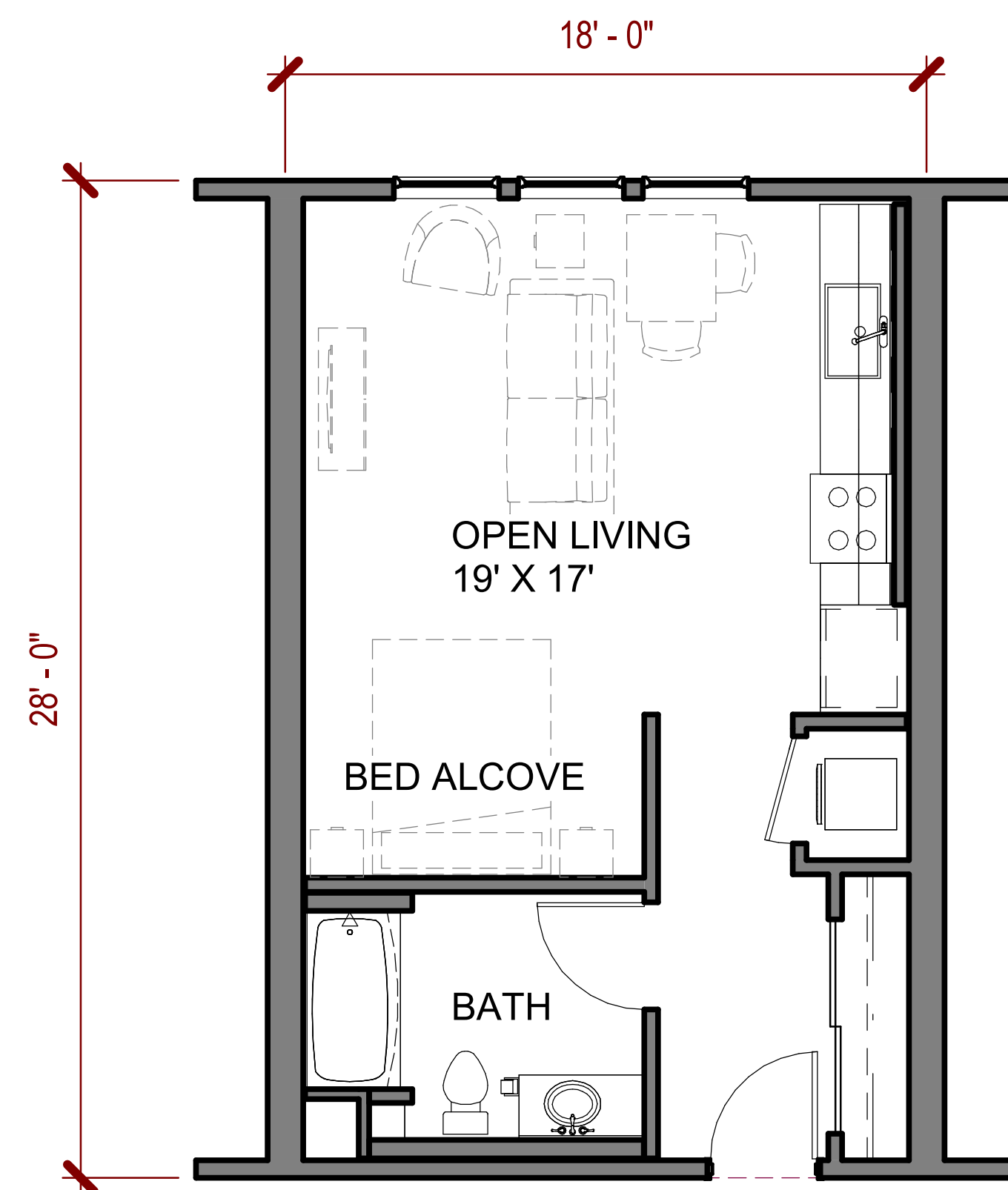
UNIT TYPE
LW2

LIVE/WORK
1200 SF



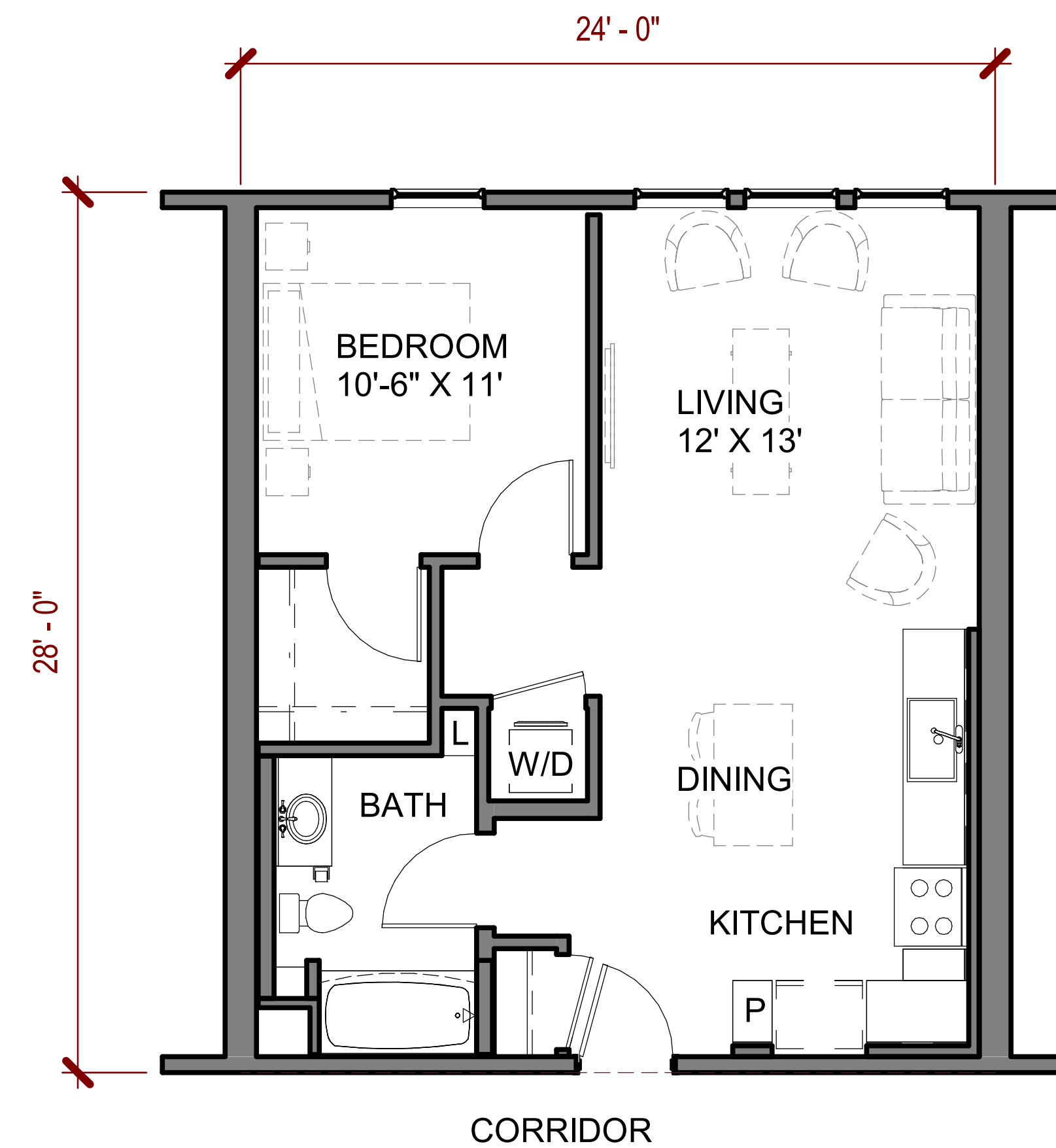
UNIT TYPE
LW3

LIVE/WORK
1050 SF



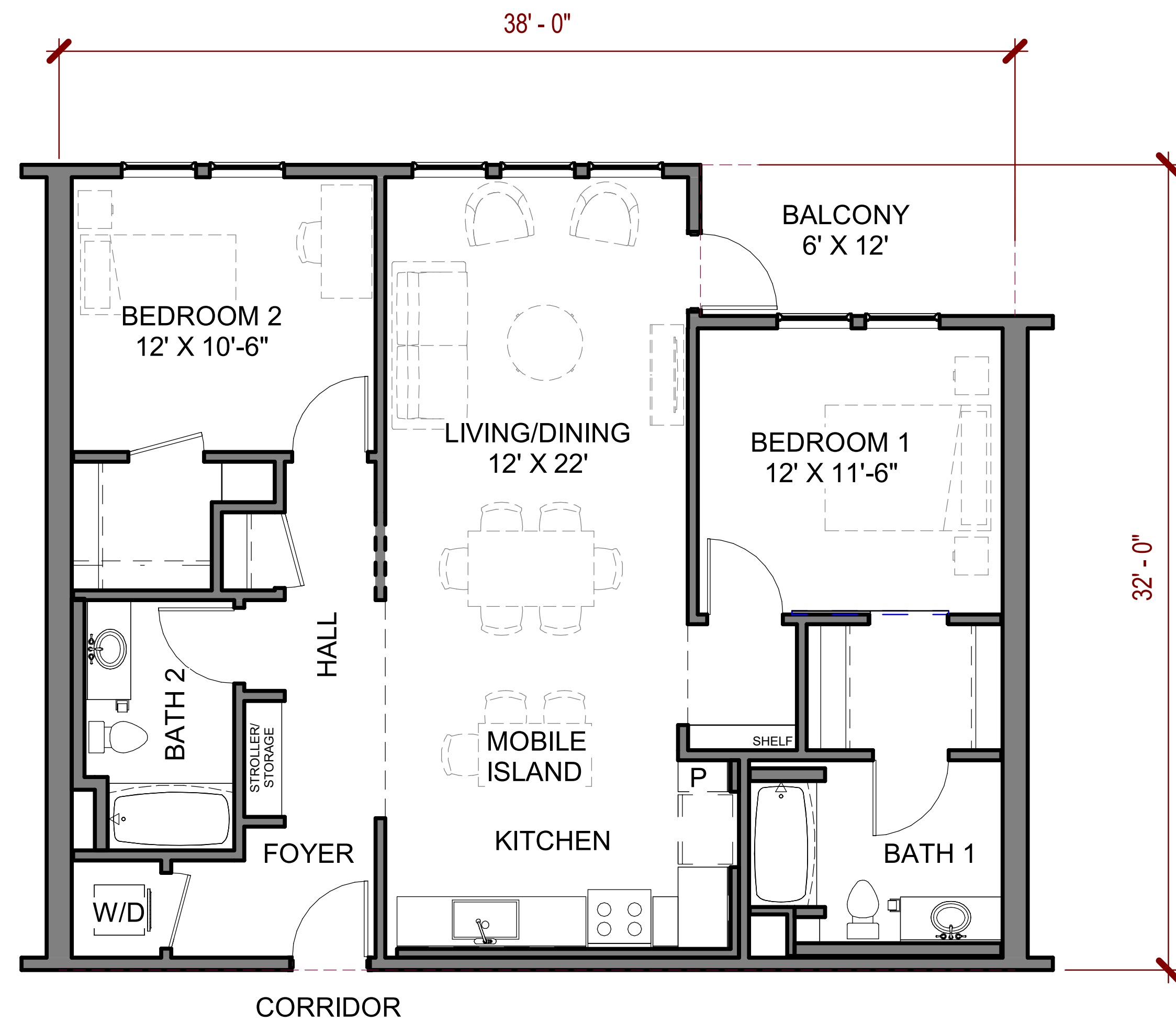
UNIT TYPE
A1

STUDIO
504 SF



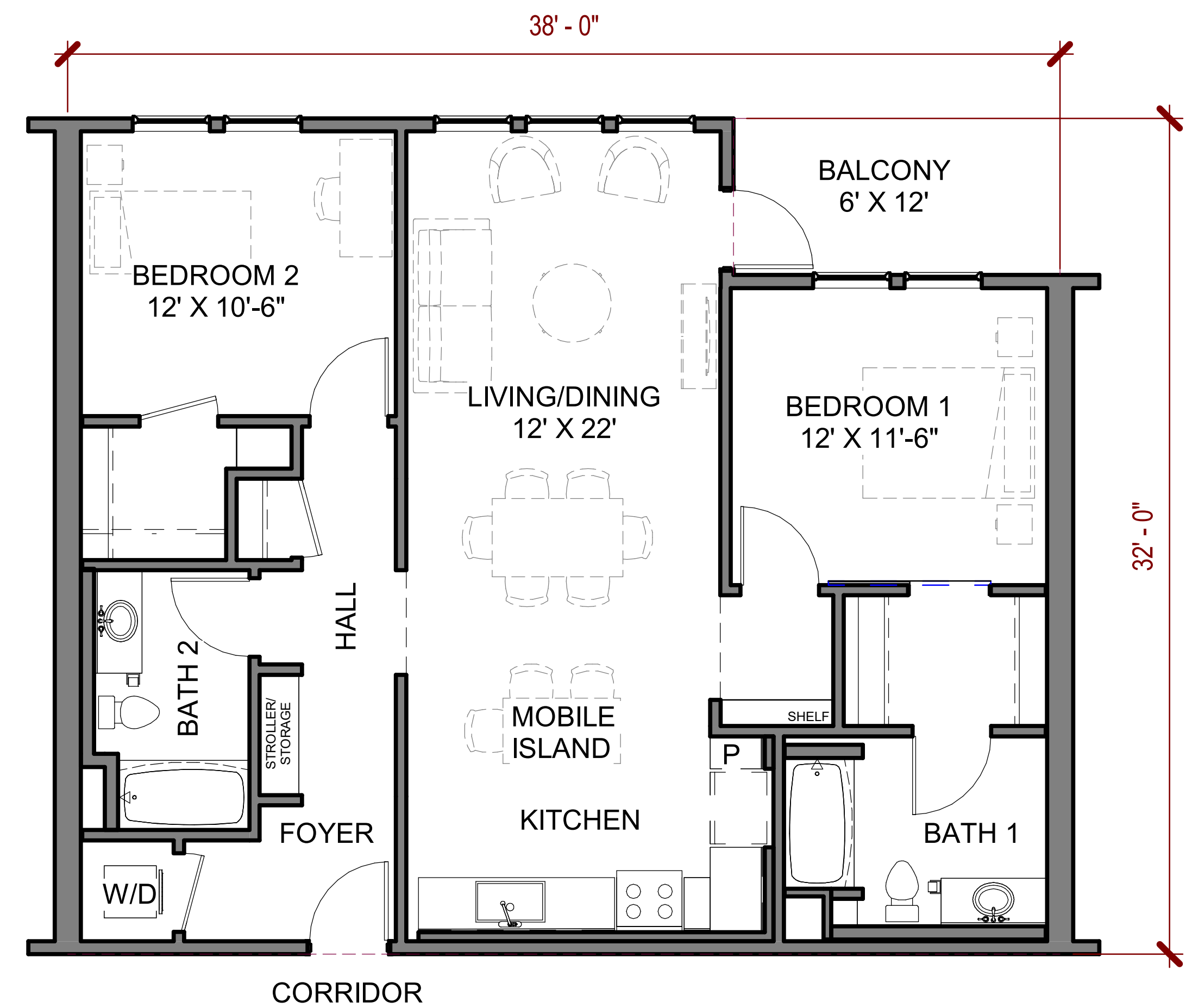
UNIT TYPE
B1

ONE BEDROOM
672 SF



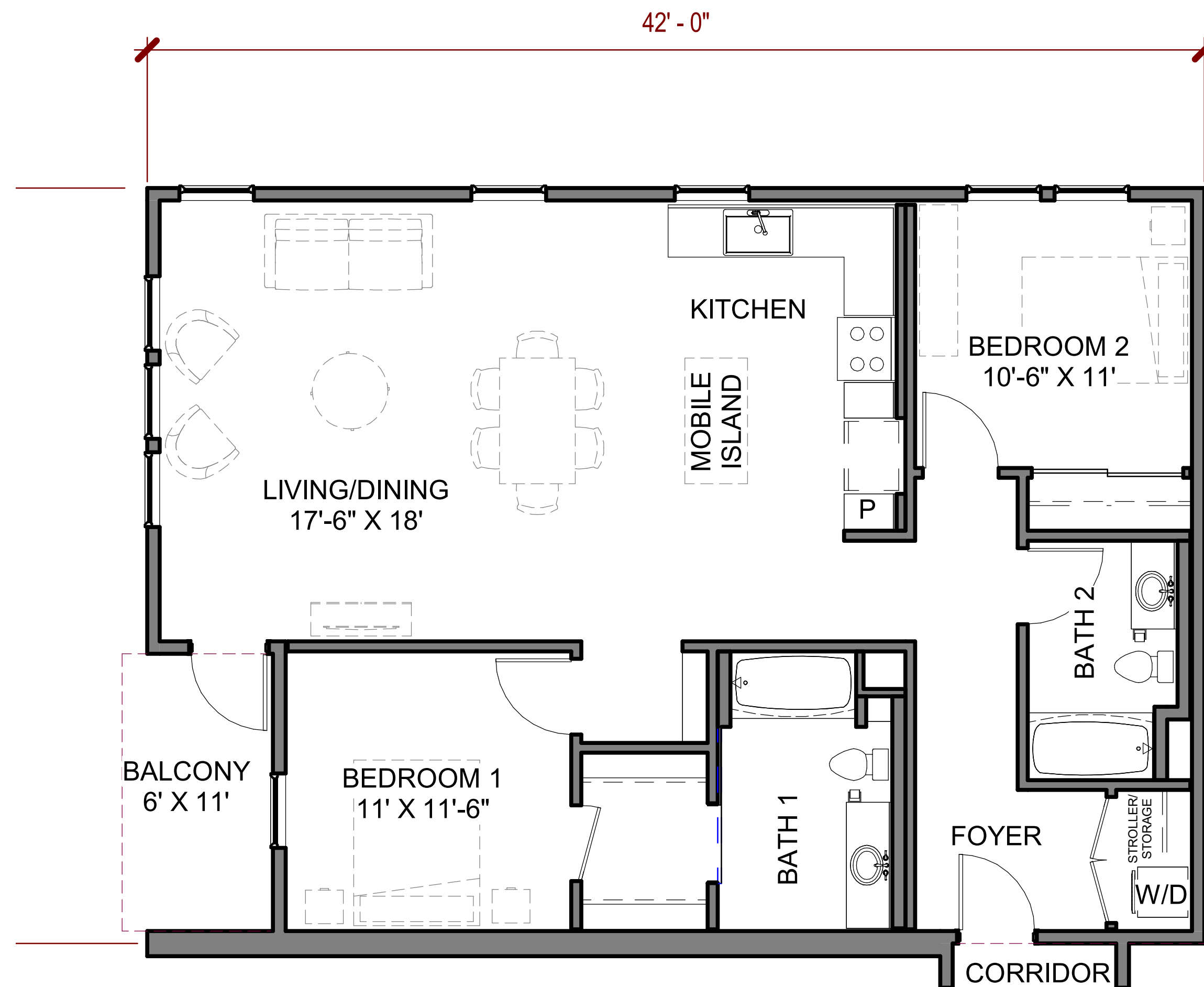
UNIT TYPE
C1

TWO BEDROOM
1141 SF



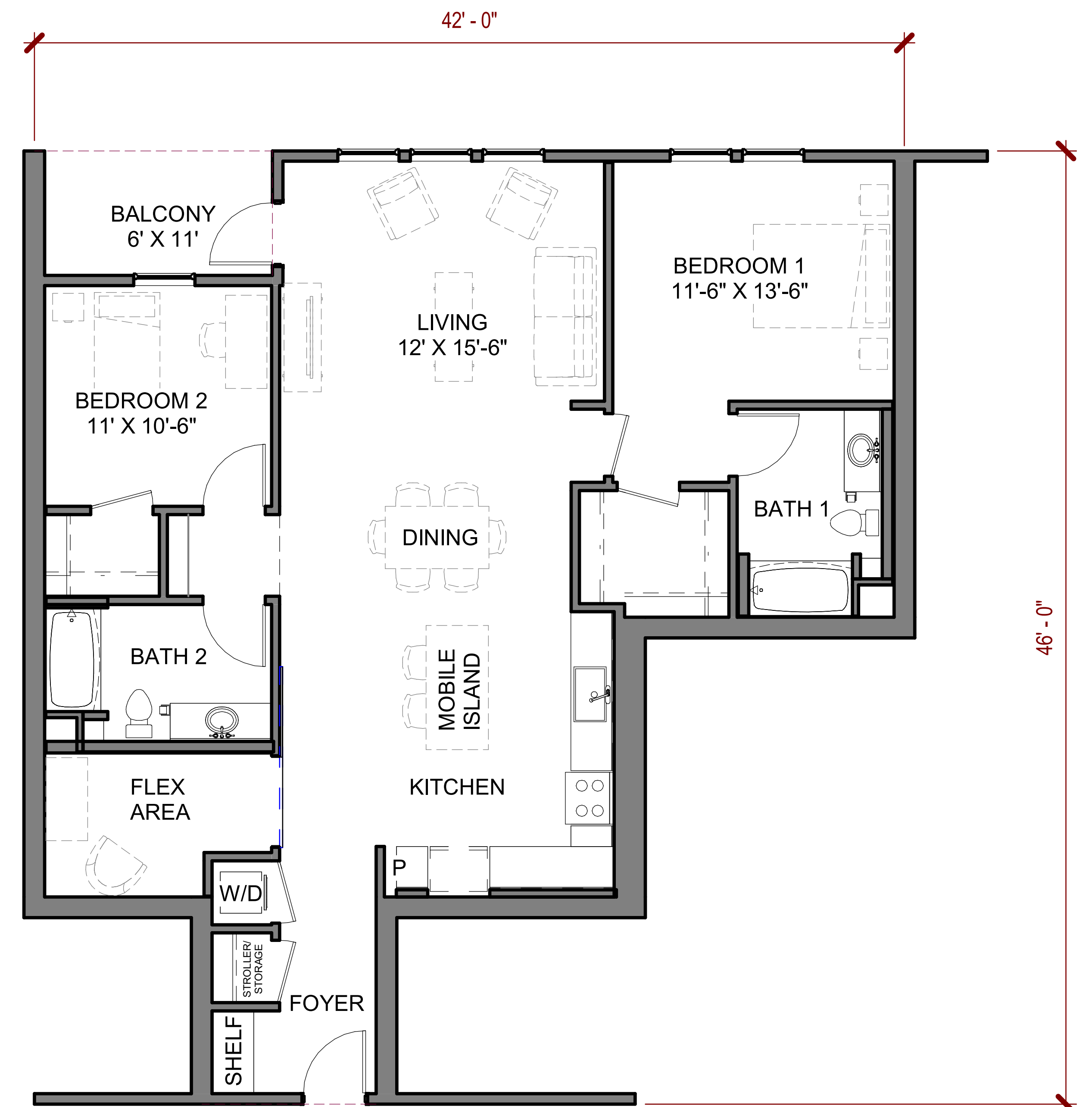
UNIT TYPE
C1.2

TWO BEDROOM
1141 SF



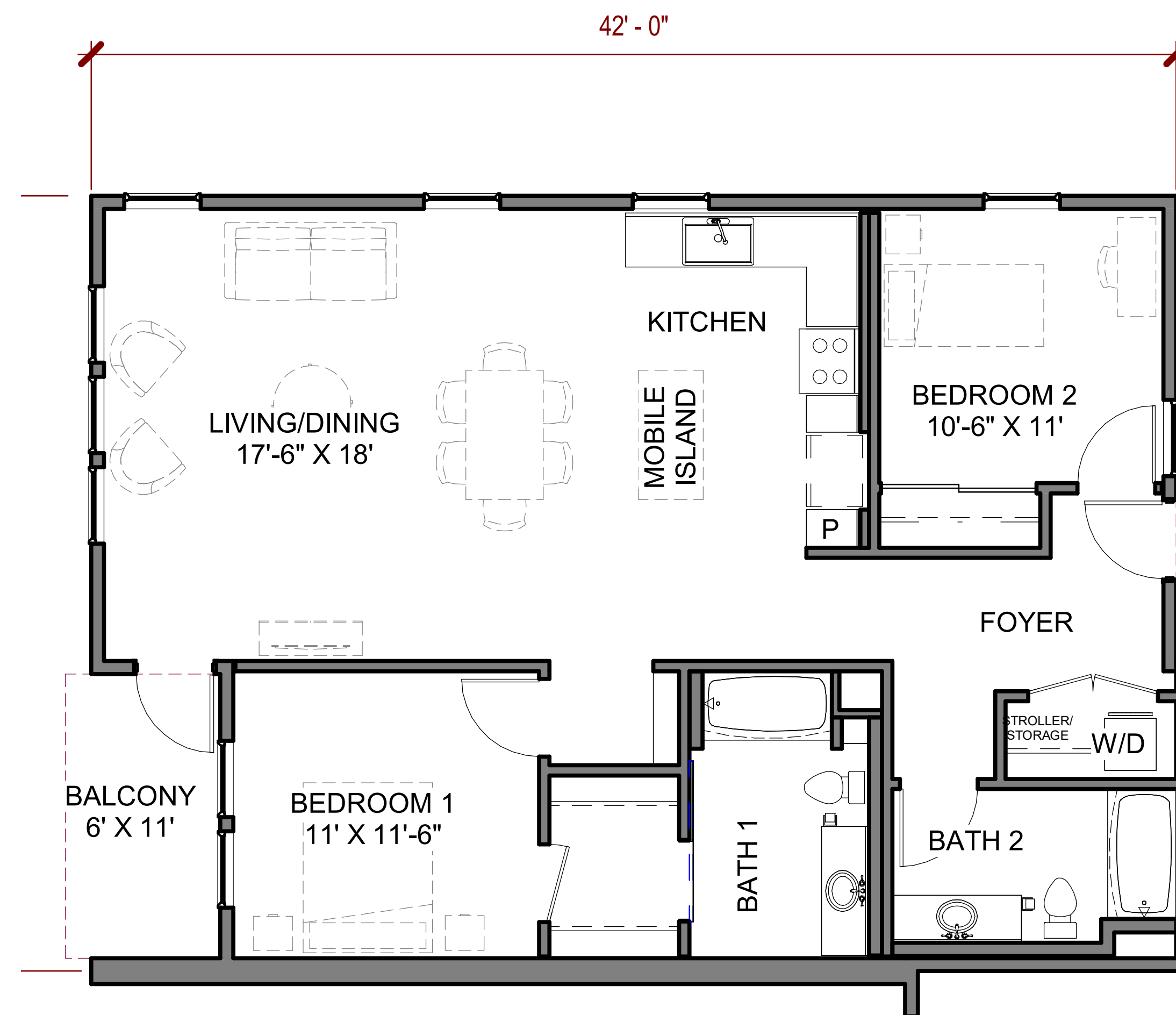
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TWO BEDROOM
1203 SF



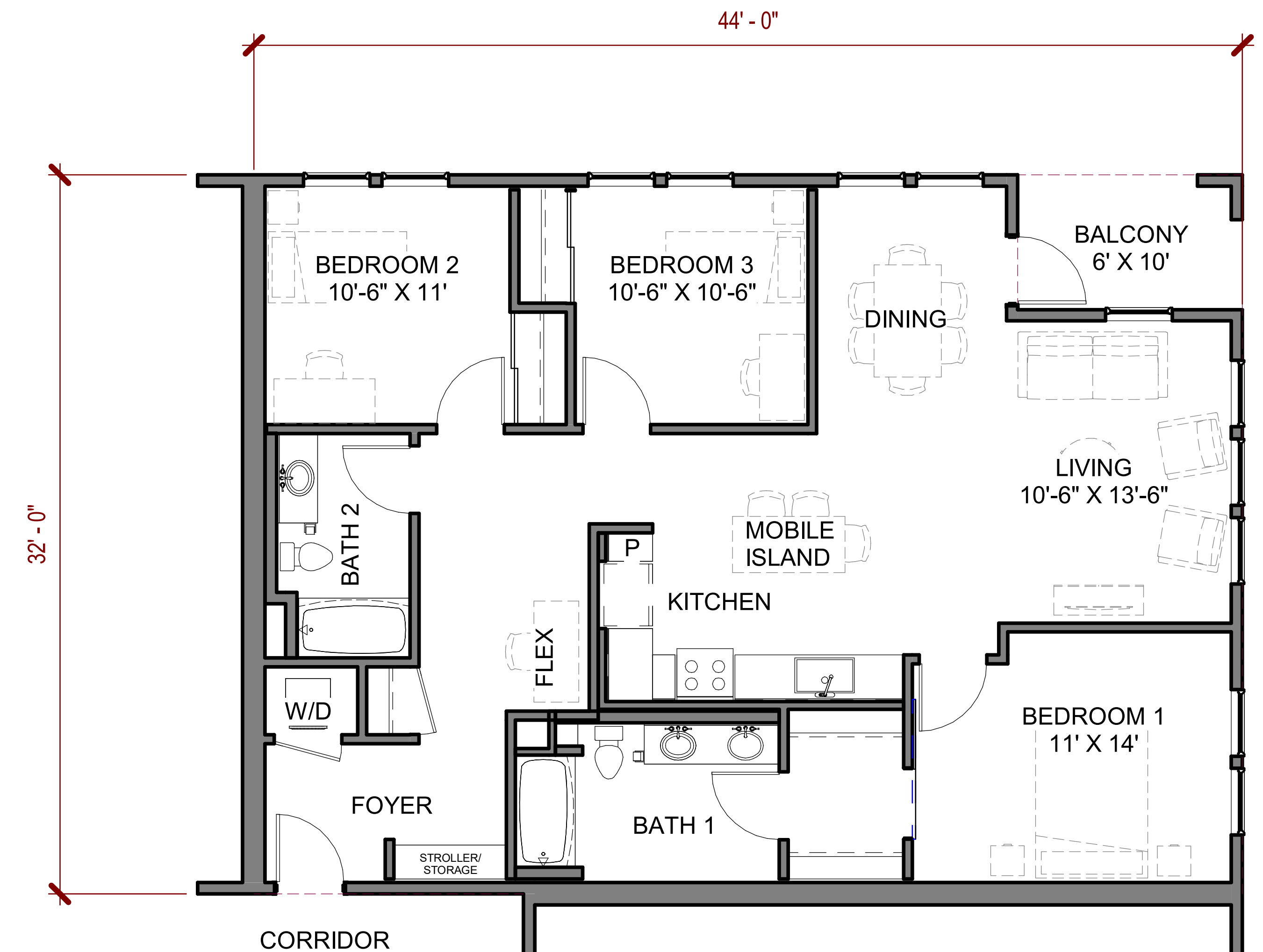
UNIT TYPE
C5

TWO BEDROOM
1373 SF



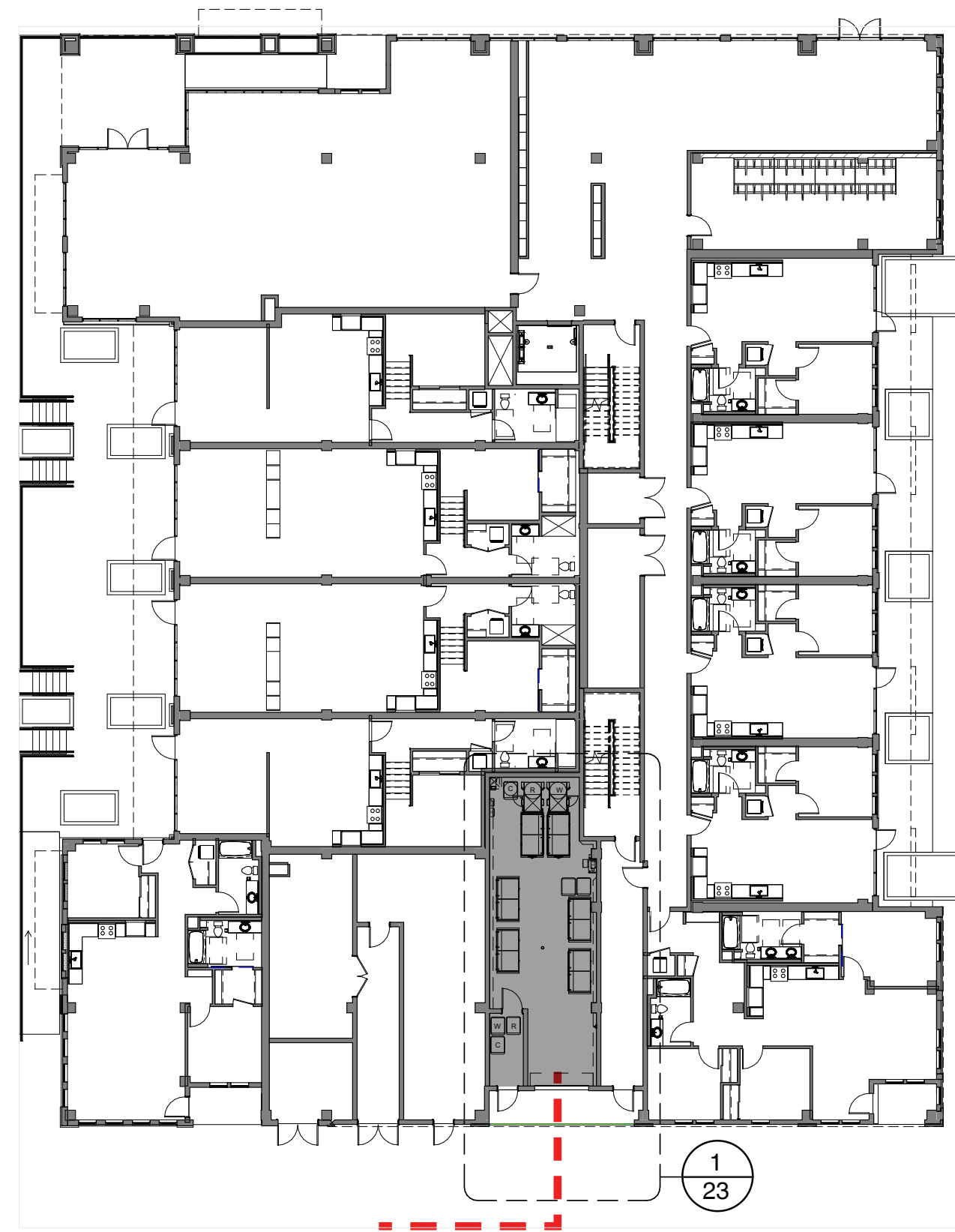
UNIT TYPE
C10

TWO BEDROOM
1203 SF

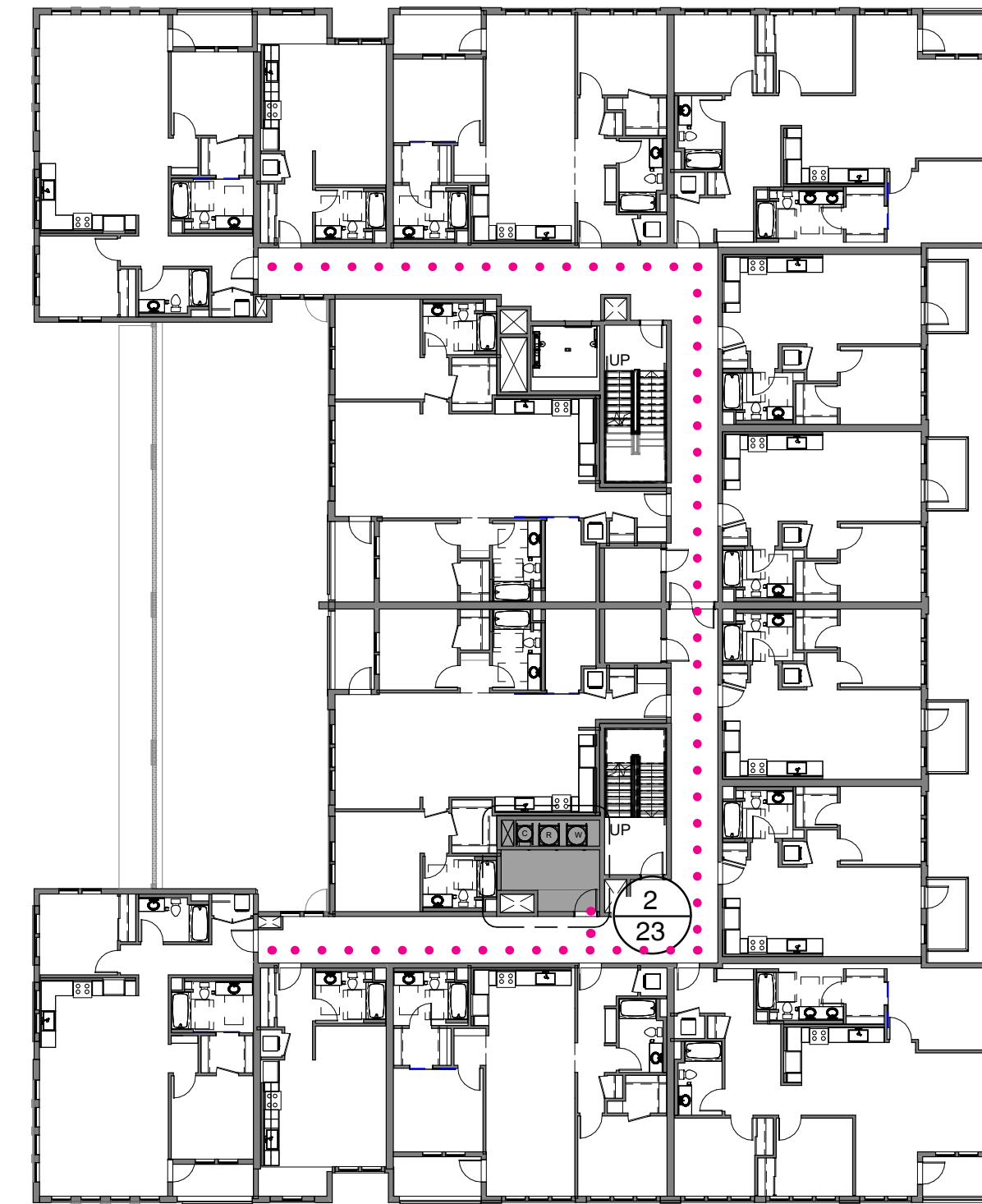


UNIT TYPE
D1

THREE BEDROOM
1348 SF



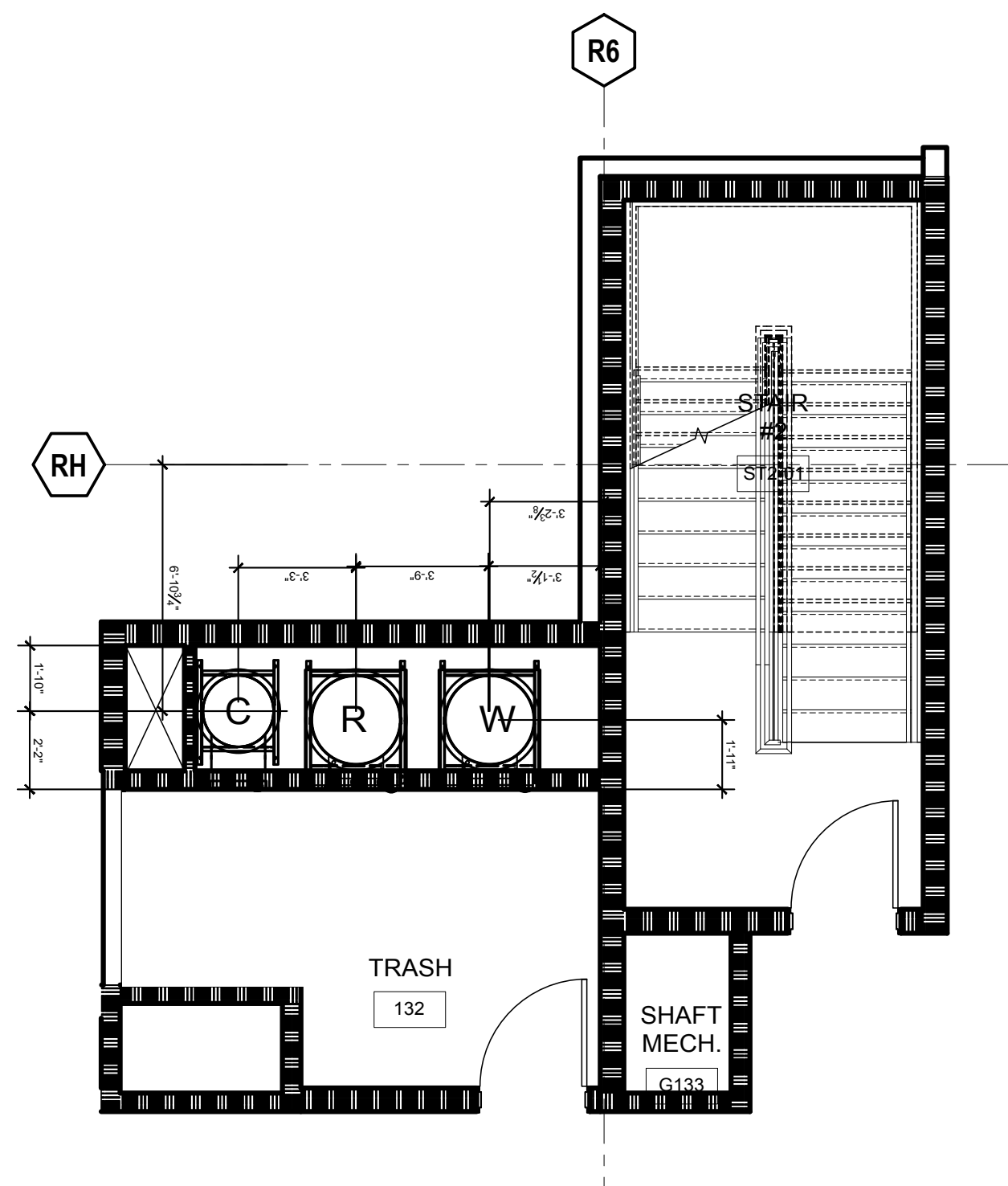
GROUND FLOOR



UPPER FLOORS

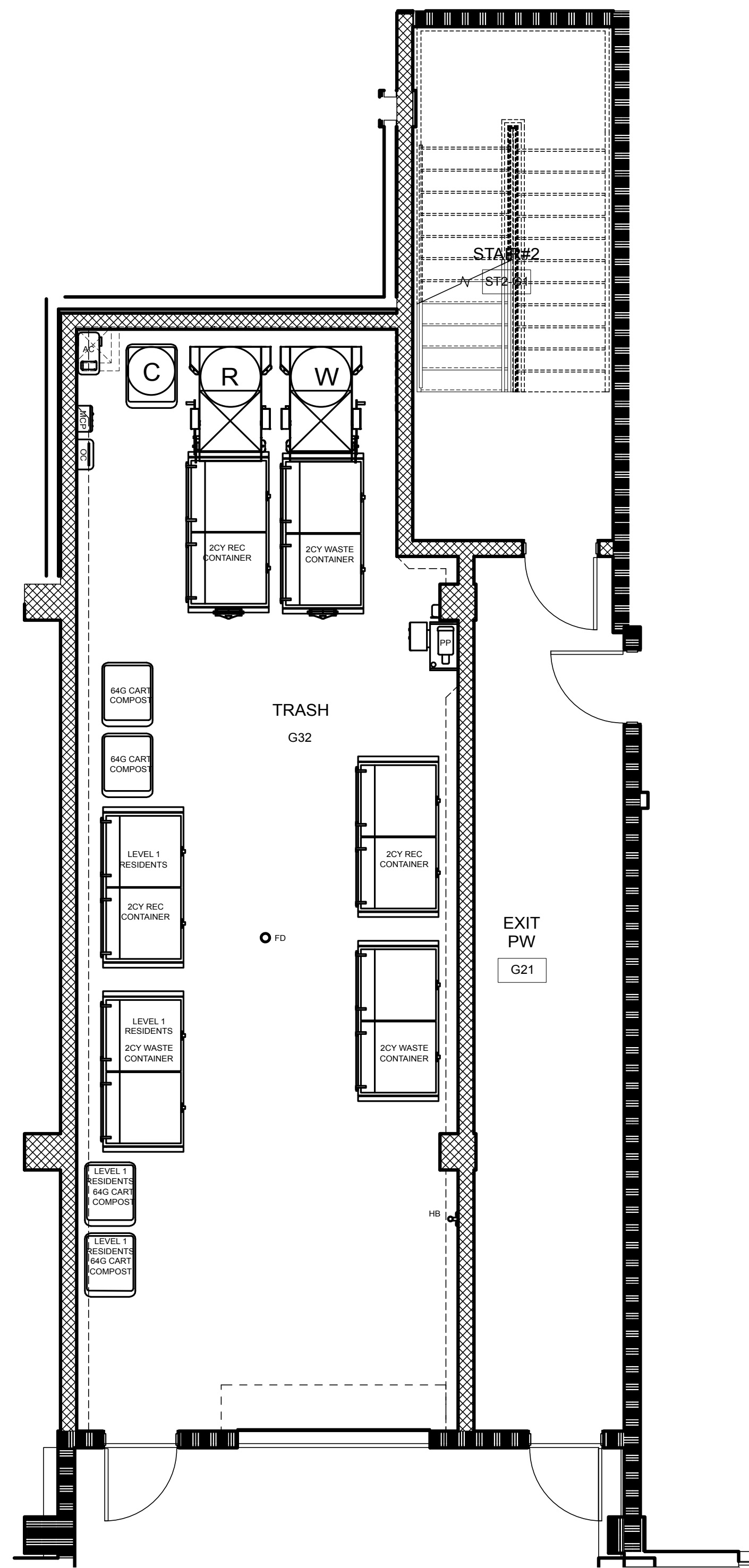
LEGEND

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



2. TRASH INTAKE VESTIBULE

GROUND FLOOR 2 - ROOF TYPICAL



1. TRASH COLLECTION ROOM

GROUND FLOOR

SHEET NOTES:

RESIDENTIAL TRASH COLLECTION ROOM: BLDG B1

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH ELASTO-DECK 6001 AL-HT DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 10"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
5. 6'-0" ROLL UP DOOR AND 3'-0" MAN DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2016 CBC.
7. (2) 30"Ø GRAVITY CHUTES WITH (2) COMPACTORS FOR WASTE AND RECYCLING AND (1) 24" 304 S.S. CHUTE FOR COMPOST.
8. CHUTE SHALL TERMINATE AT 5'-9" AFF.
9. PROVIDE (2) 2CY CONTAINERS FOR DEPOSITING OF WASTE AND RECYCLING BY STAFF FOR LEVEL 1 RESIDENTS. SUPPLY (2) 64 GAL CARTS FOR COMPOST.
10. PP: COMPACTOR POWER PACKS SHALL BE STACKED & FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
11. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES.
12. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED.
13. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
14. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
15. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000lb CAPACITY; TURNING RADIUS: 45.5".
16. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
17. 120V, 15A SERVICE OUTLET REQUIRED FOR ALL EQUIPMENT (U.O.N.).

CHUTE INTAKE VESTIBULES: LEVELS 2 - 6

18. 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. (15) TOTAL. SEE DETAIL 2/T2.0.
19. 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:

1. REPOSITION CHUTES, SLIGHTLY AS SHOWN, TO ALLOW FUNCTIONAL POSITIONING OF COMPACTORS AT LEVEL 1.
2. IMPRACTICAL TO INSTALL THRU WALL INTAKES FOR LEVEL 1 RESIDENTS. PROVIDE CONTAINERS FOR TRASH, TO BE DEPOSITED BY STAFF. RESIDENTS ARE NOT PERMITTED TO HAVE ACCESS TO TRASH ROOM.

GENERAL NOTES:

1. THIS DRAWINGS IS NOT DRAWN TO SCALE.
2. 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.
3. 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.
4. 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.

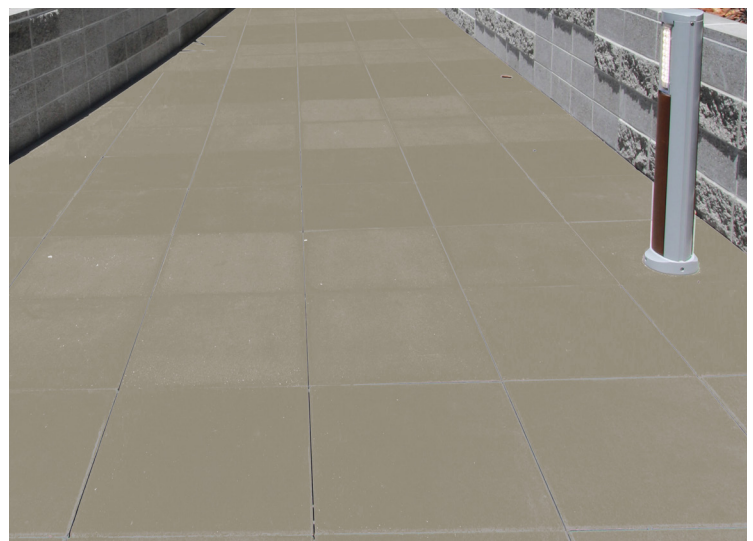


LEGEND

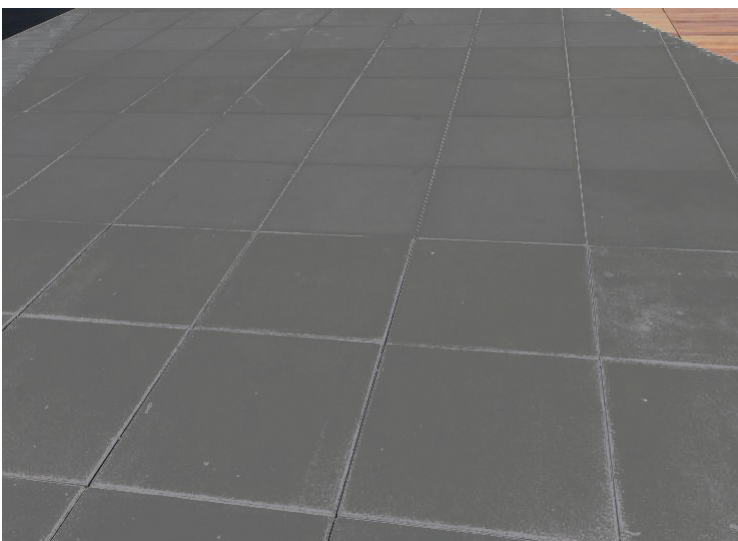
- 1 Integral Color Concrete A
- 2 Integral Color Concrete B
- 3 Stormwater Treatment Planter
- 4 Linear Paver
- 5 Planting Area
- 6 Accessible Ramp
- 7 Trash Staging Area
- 8 Resident Move In/Out Area

Material Schedule	
	Integral Color Concrete A
	Integral Color Concrete B
	Linear Paver
	Stormwater Treatment Planter

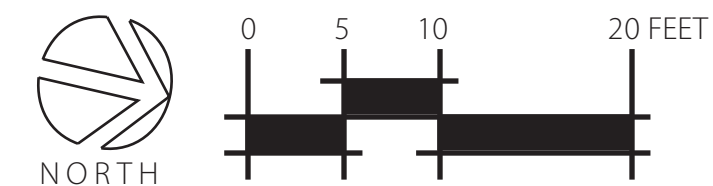
Planting Schedule	
	On Grade Planting
<ul style="list-style-type: none">- <i>Heteromeles arbutifolia</i> Toyon- <i>Myrica var. Bayberry</i> Bayberry- <i>Arctostaphylos 'Emerald Carpet'</i> Carpet Manzanita- <i>Arctostaphylos densiflora 'Howard McMinn'</i> Arctostaphylos 'Howard McMinn'- <i>Lavandula dentata</i> Lavender- <i>Myrtus communis</i> True Myrtle- <i>Raphiolepis indica 'Clara'</i> Indian Hawthorn- <i>Ligustrum japonicum 'Texanum'</i> Texas Privet- <i>Arctostaphylos uva-ursi 'Point Reyes'</i> Point Reyes Bearberry- <i>Ceanothus griseus horizontalis 'Yankee Point'</i> Yankee Point Ceanothus- <i>Rosmarinus officinalis 'Barbeque'</i> Barbeque Rosemary	
	Stormwater Treatment Planter
<ul style="list-style-type: none">- <i>Buddleja var.</i> Butterfly Bush- <i>Carex divulsa</i> Berkeley Sedge- <i>Juncus patens</i> California Gray Rush- <i>Myoporum parvifolium</i> Creeping Myoporum- <i>Ligustrum japonicum 'Texanum'</i> Texas Privet- <i>Arctostaphylos uva-ursi 'Point Reyes'</i> Point Reyes Bearberry- <i>Ceanothus griseus horizontalis 'Yankee Point'</i> Yankee Point Ceanothus- <i>Rosmarinus officinalis 'Barbeque'</i> Barbeque Rosemary	

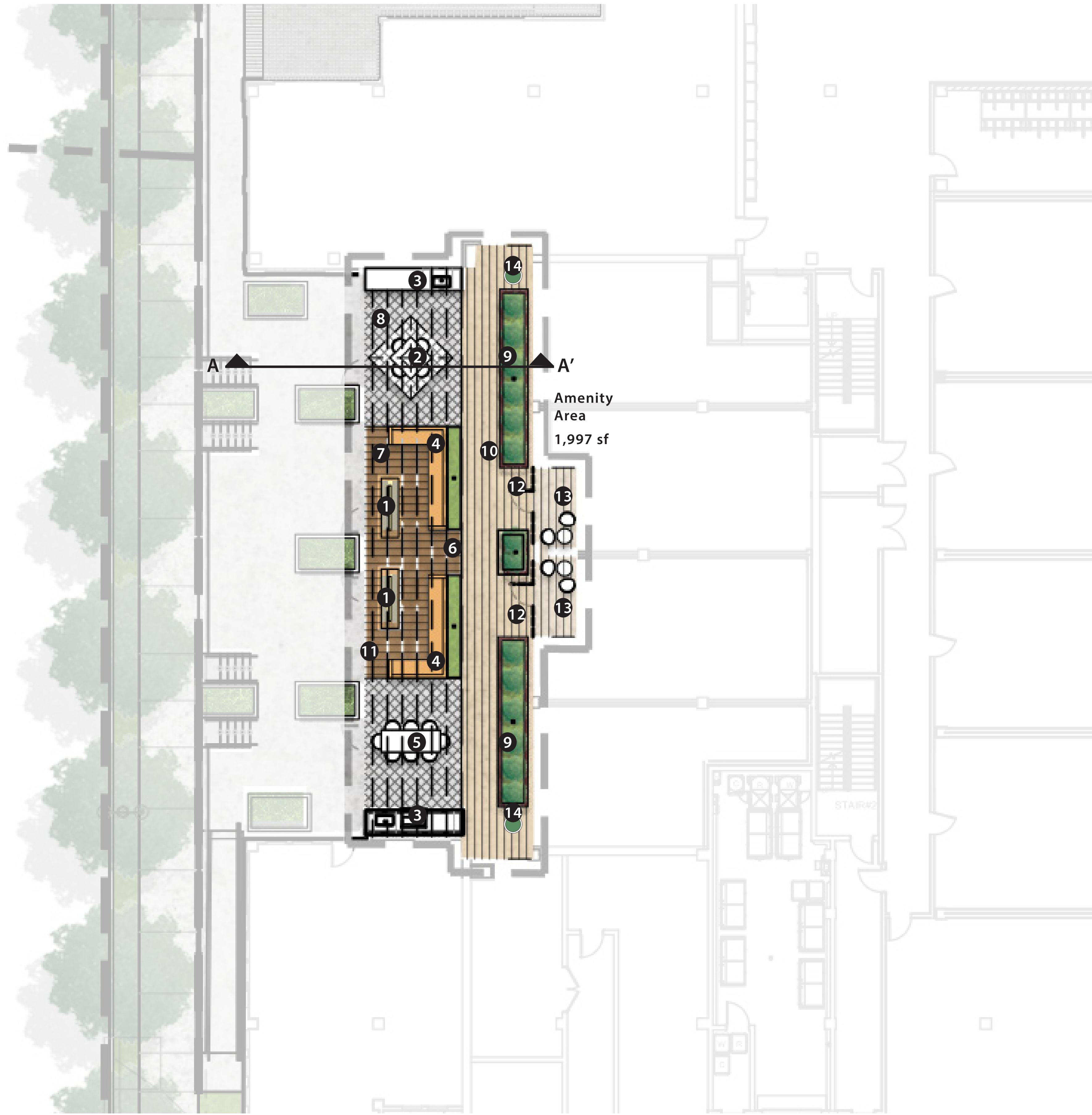


Integral Color Concrete A



Integral Color Concrete B





LEGEND

- ① Prefabricated Fire Table
- ② Four-top Table with Shade
- ③ BBQ and Sink
- ④ Sofa Seating
- ⑤ Contemporary "Farm" Table
- ⑥ String Lights
- ⑦ Composite Wood Decking
- ⑧ Decorative Paving
- ⑨ Stormwater Treatment Planter
- ⑩ Precast Concrete Plank Paving
- ⑪ Glass Guardrail
- ⑫ Low Fence and Gate
- ⑬ Private Patio
- ⑭ Planter Pot

Material Schedule

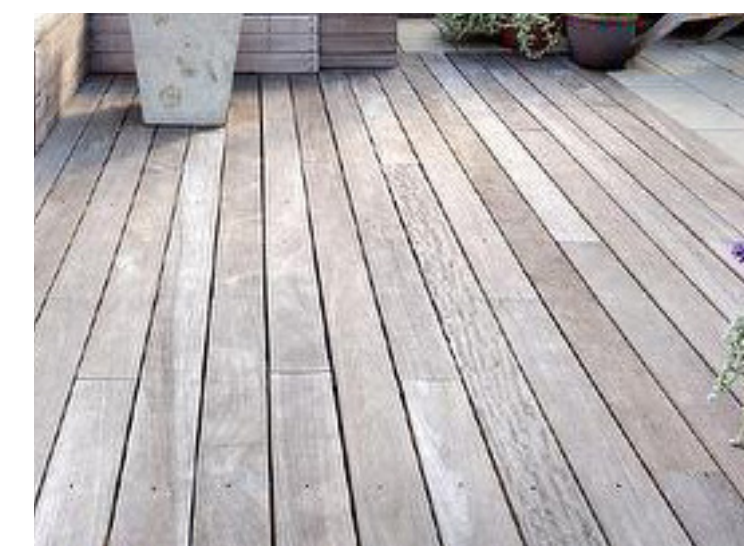
- Narrow Modular Colored Concrete Paver (Outback)
- Colored Concrete Paver (Light Gray)
- Composite Wood Decking
- Stormwater Treatment Planter



Stormwater Treatment Planter



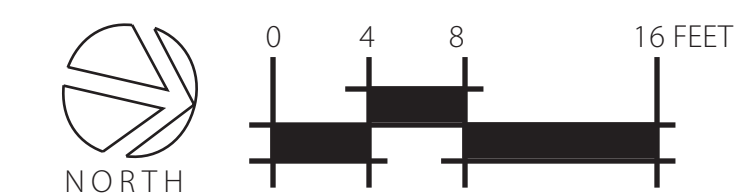
Contemporary "Farm" Table

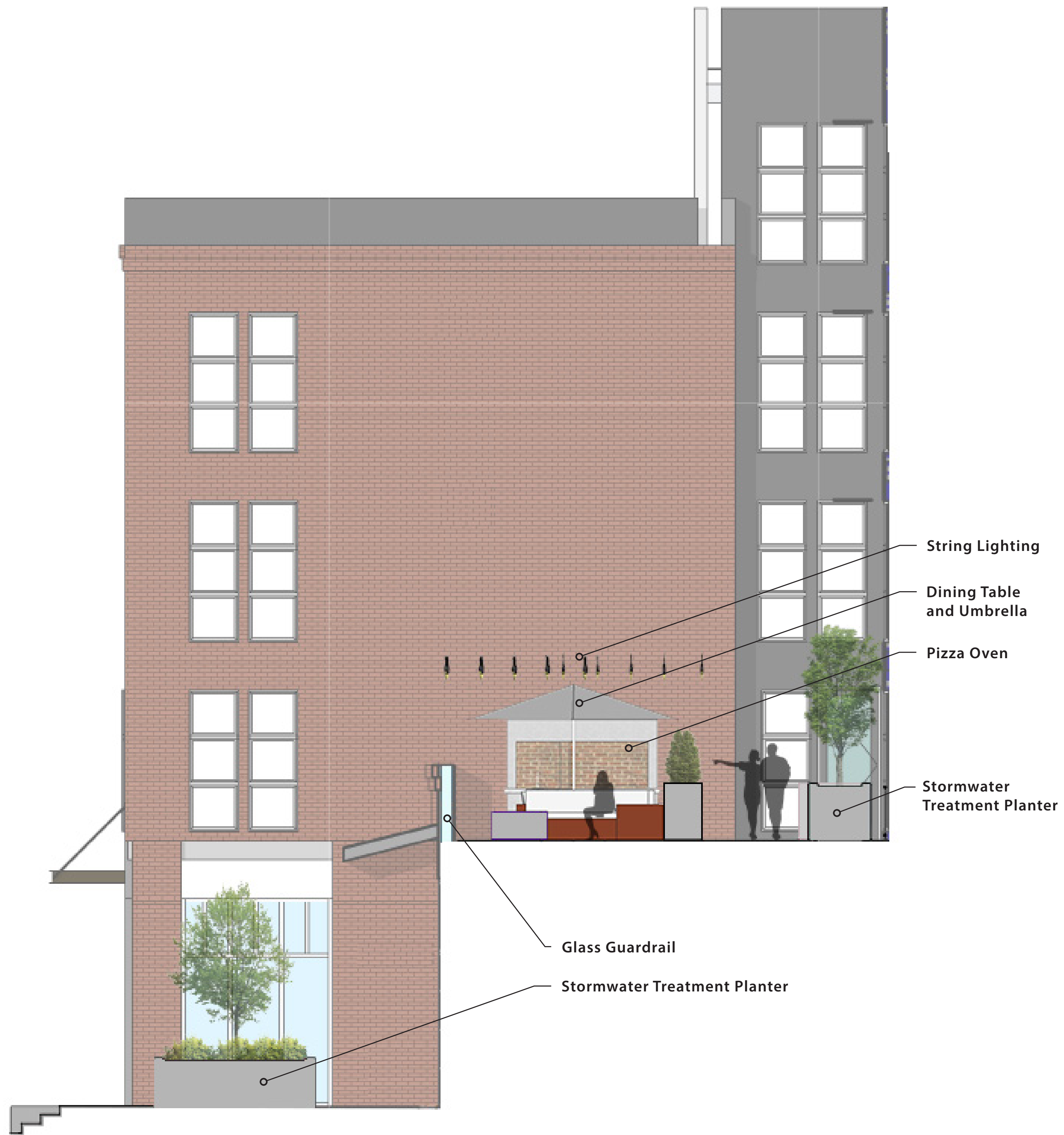


Composite Wood Decking

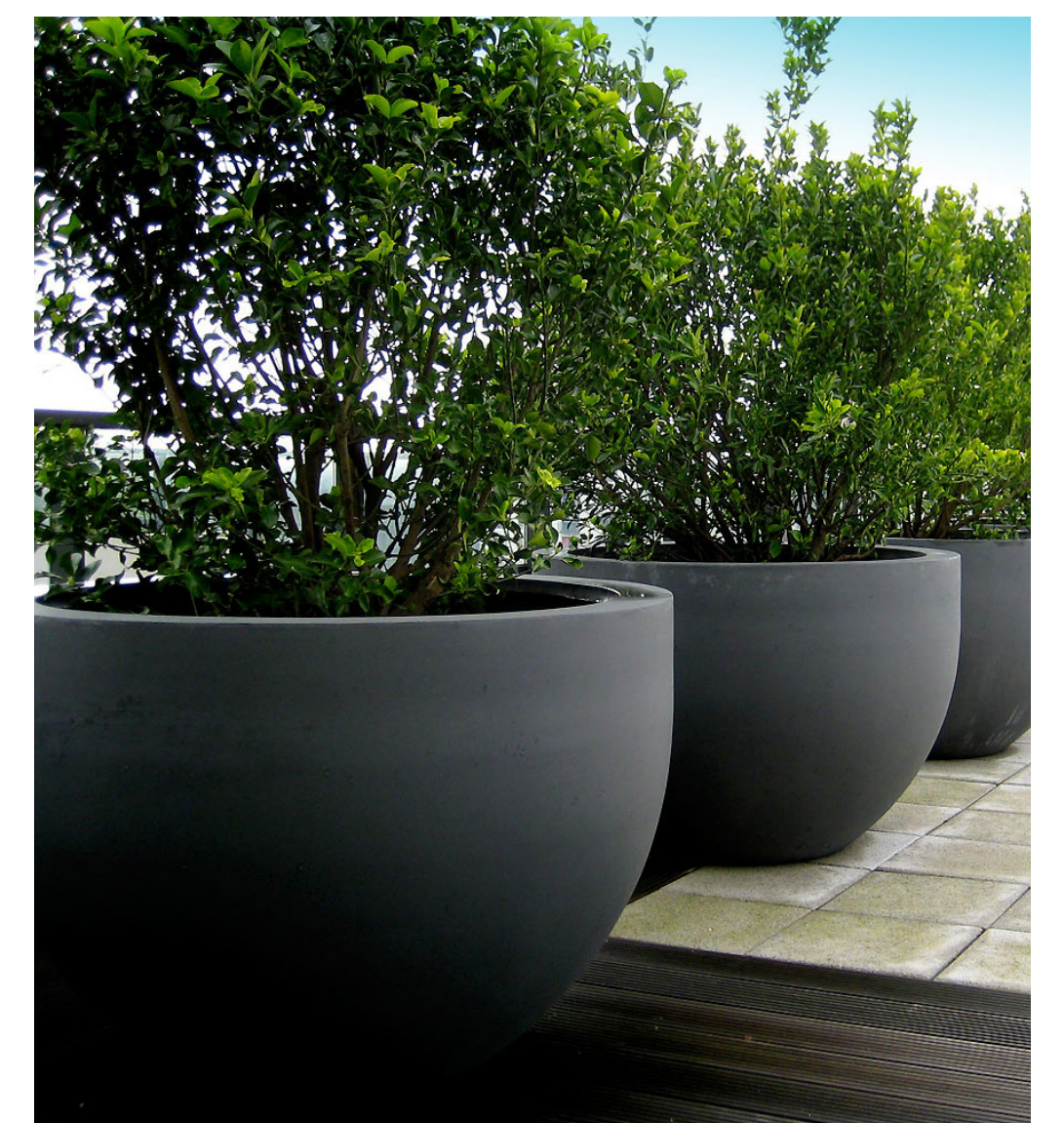
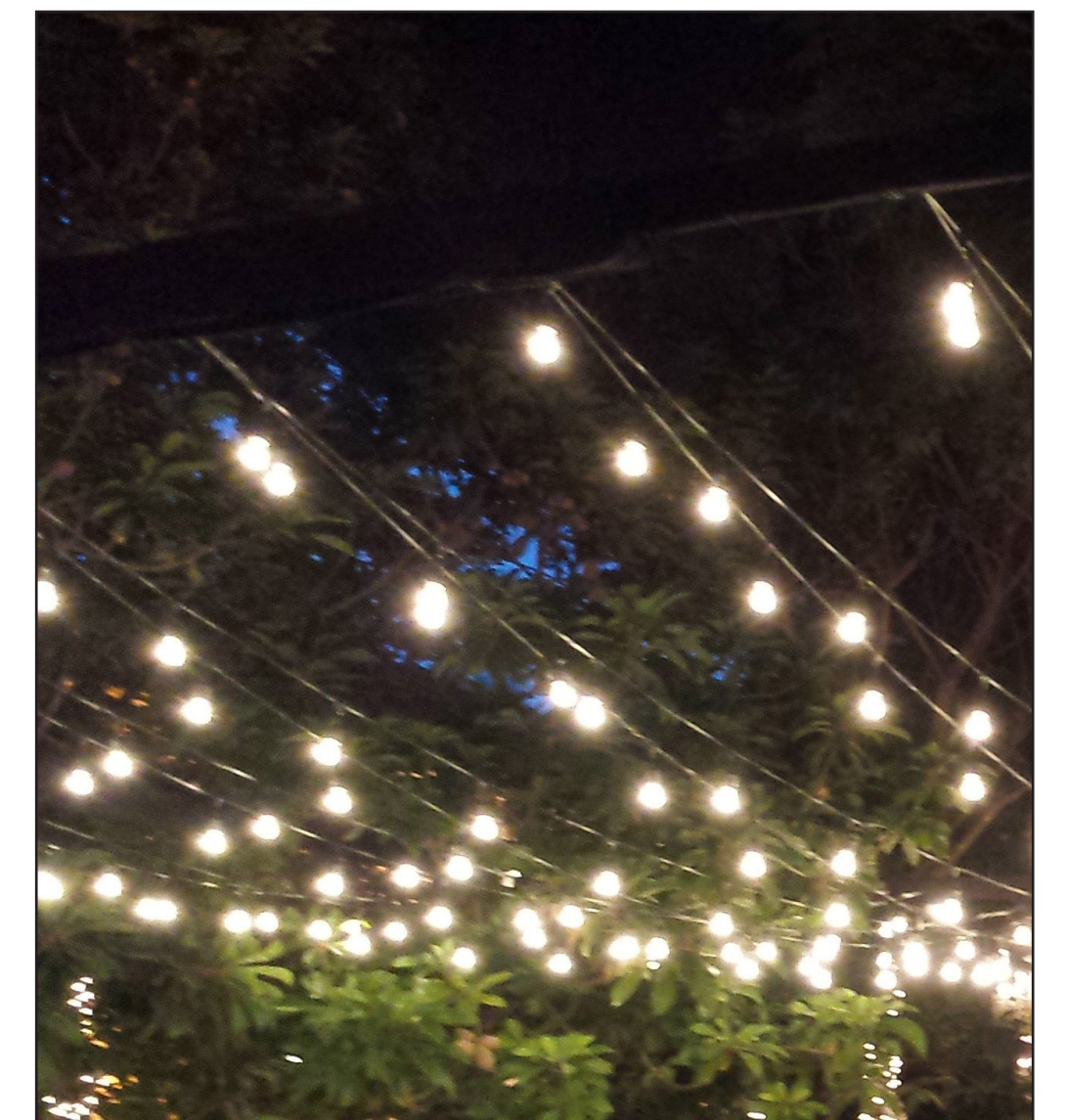
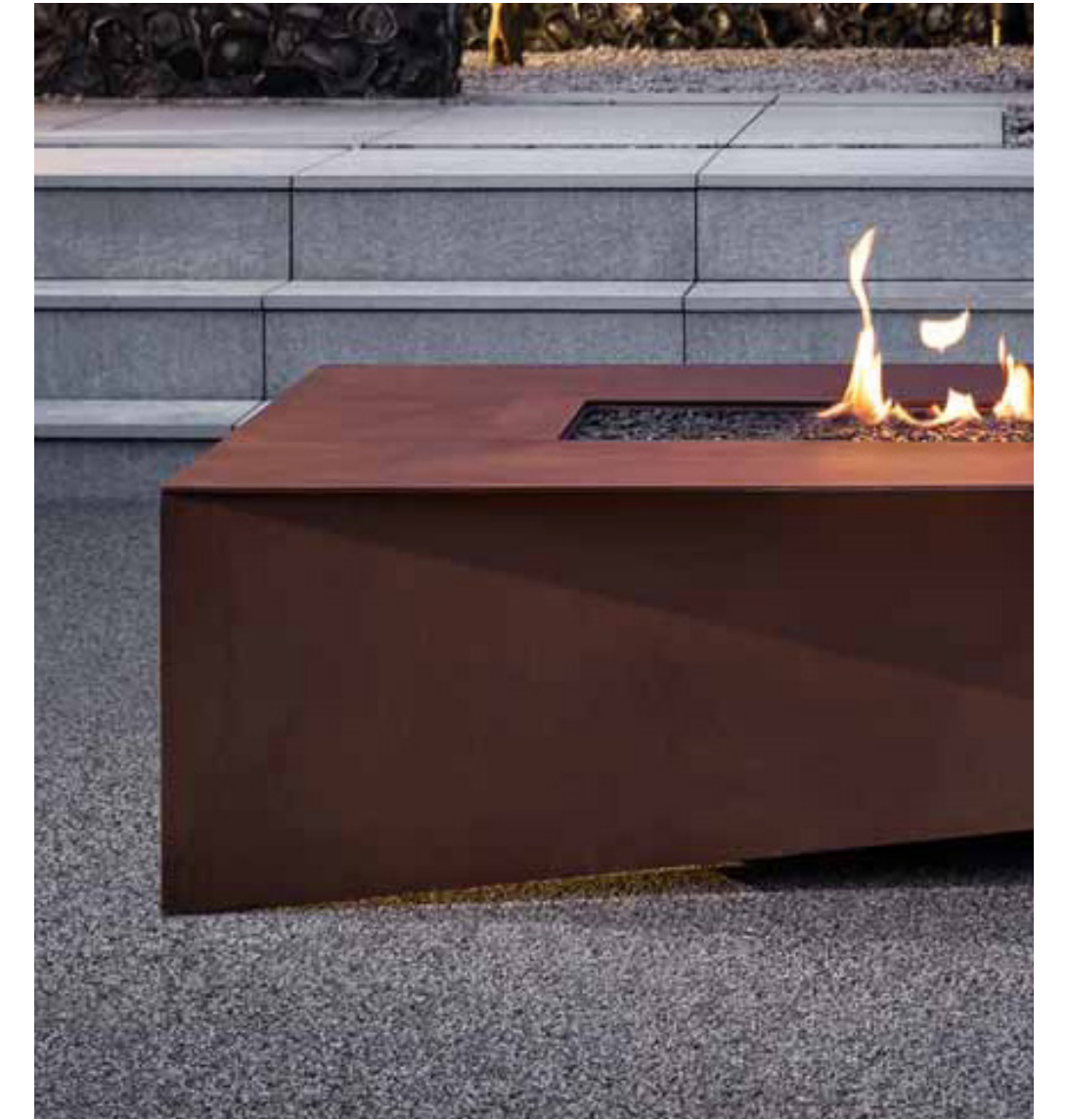
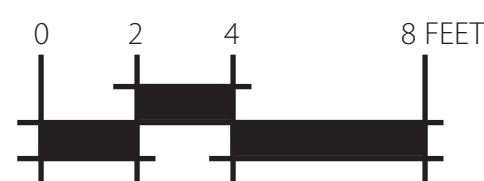


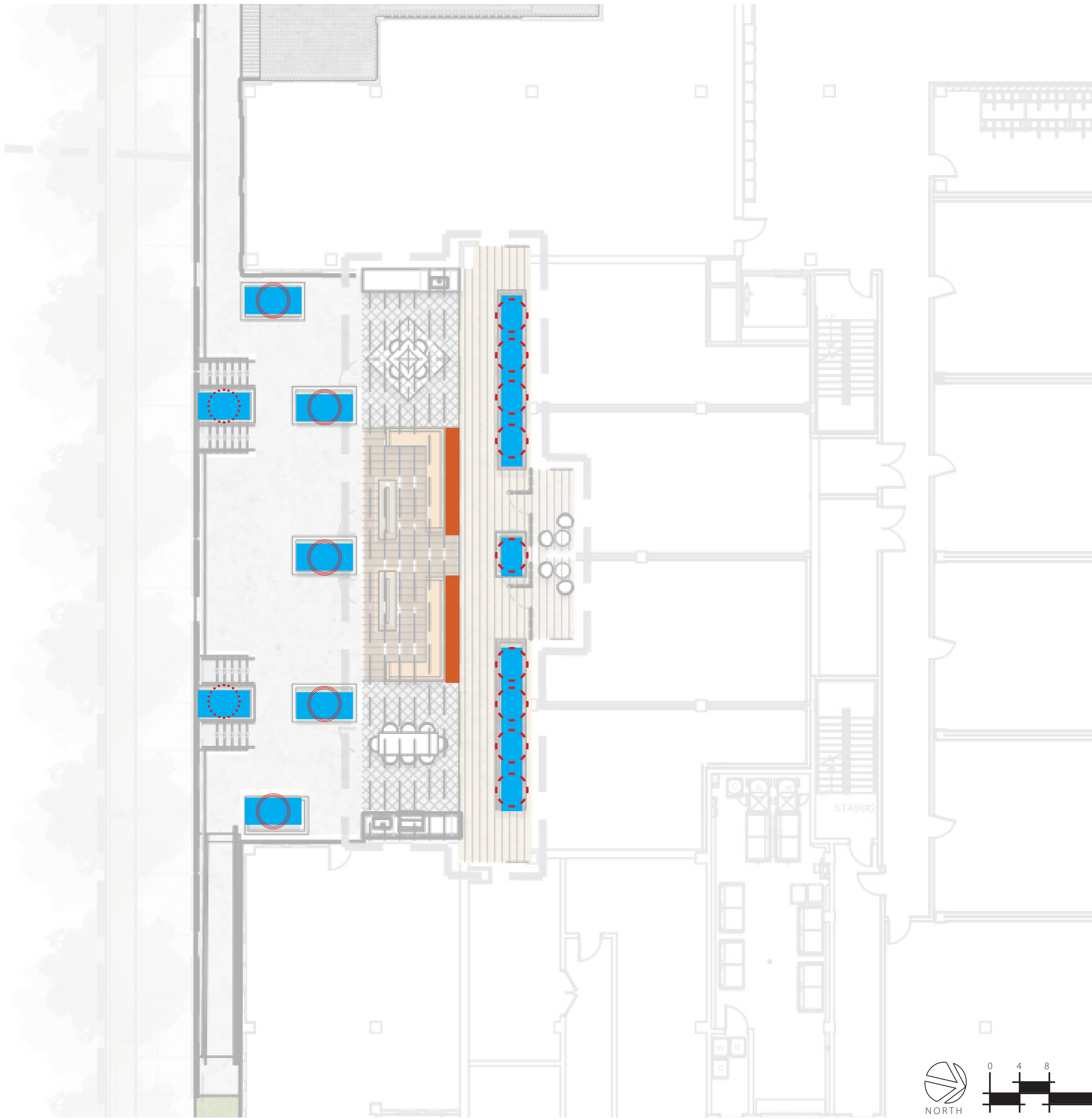
BBQ and Sink

























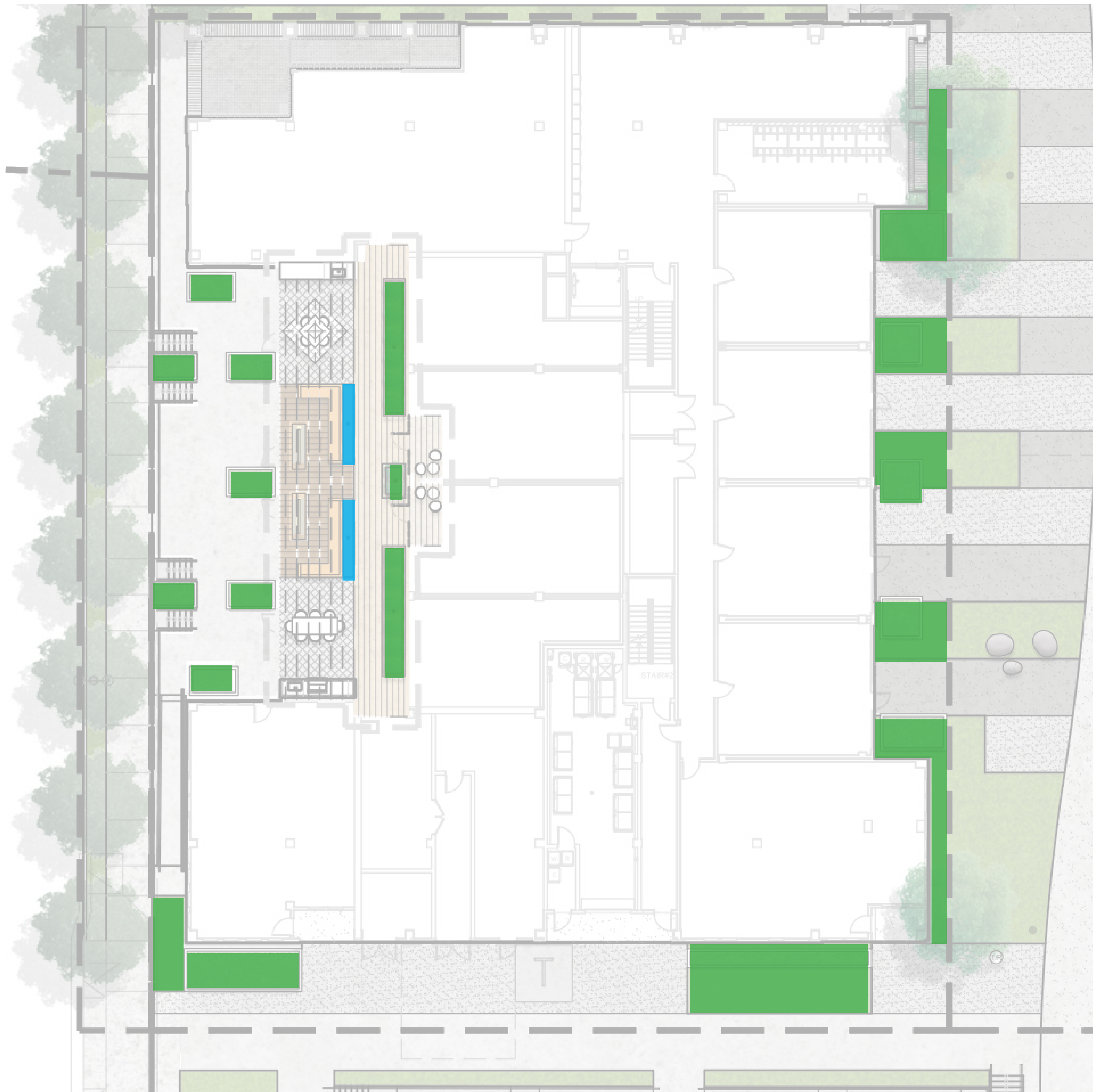


Section A-A'





Planting Schedule			
Trees			
			
 <i>Cercis occidentalis</i> Western Redbud	 <i>Laurus Nobilis</i> Bay Laurel	 <i>Prunus Caroliniana</i> Carolina Laurel	
Ornamental Planting			
			
<i>Agave 'Blue Flame'</i> Blue Flame Agave	<i>Aloe 'Blue Elf'</i> Blue Elf Aloe	<i>Echeveria bittersweet</i> Echeveria bittersweet	<i>Echeveria elegans</i> Mexican Snowball
			
<i>Ficus pumila</i> Creeping fig	<i>Ligustrum japonicum</i> Ligustrum	<i>Myrica californica</i> Pacific Wax Myrtle	<i>Phormium 'Jack Spratt'</i> Jack Spratt New Zealand Flax
Stormwater Treatment Planters			
			
<i>Carex divulsa</i> Berkeley Sedge	<i>Chondropetalum tectorum</i> Small Cape Rush	<i>Dianella Revoluta 'Little Rev'</i> Little Rev Flax Lily	<i>Juncus patens</i> California Gray Rush
			
<i>Leymus condensatus</i> 'Canyon prince' Canyon Prince Wild Rye	<i>Leymus triticoides</i> Leymus	<i>Liriope muscari</i> Lilyturf	<i>Myrica californica</i> Pacific Wax Myrtle



LEGEND

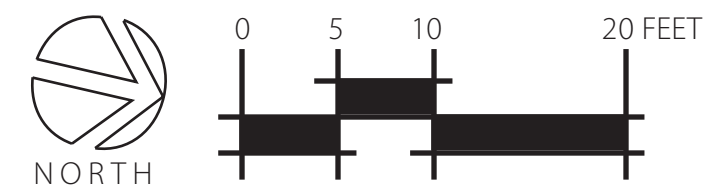
- Moderate Water - 1,657 sf
- Low Water Use - 46 sf

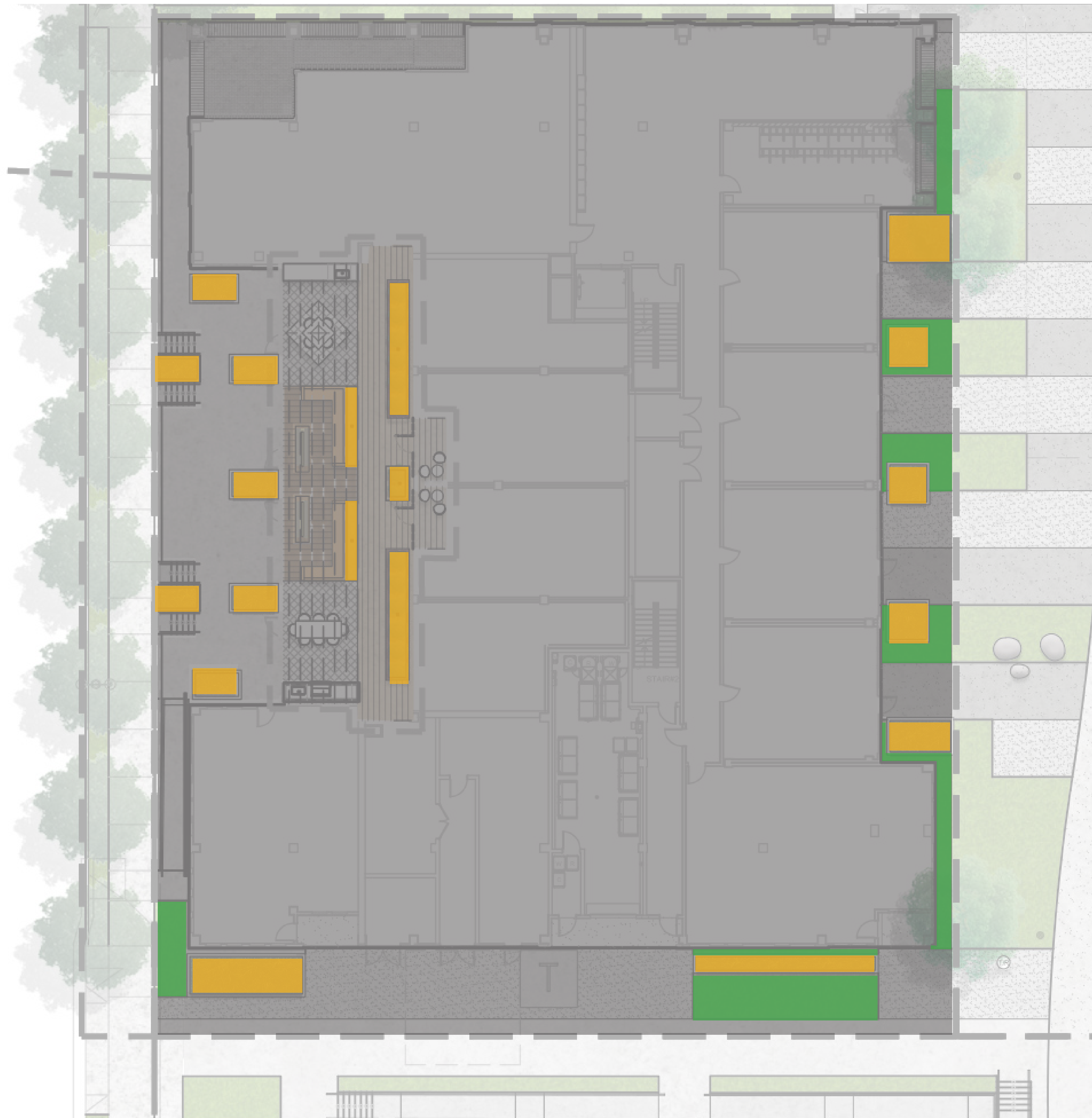
PLANTING & WATER USE NOTES:

- 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 ORDINANCE 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 - 22,916 sf
- Landscaping, Self-treating - 765 sf
- Bioretention Treatment Area - 938 sf

