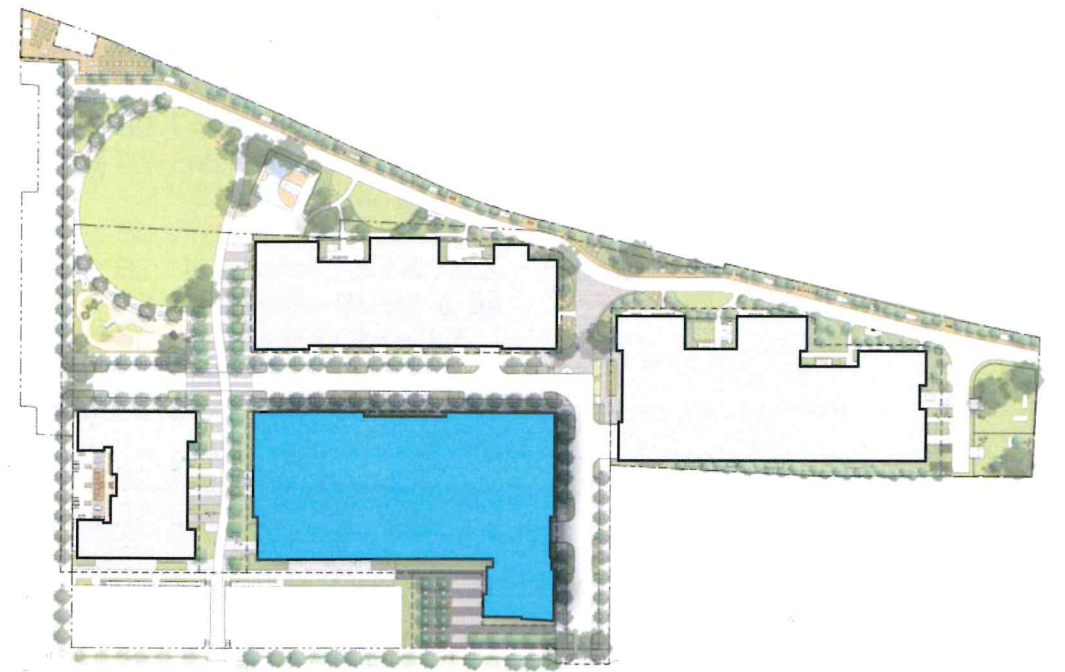




APPROVED
 FEB 22 2018
by PC
 City of Emeryville
 Planning Division



SHERWIN WILLIAMS

Emeryville

BUILDING B2 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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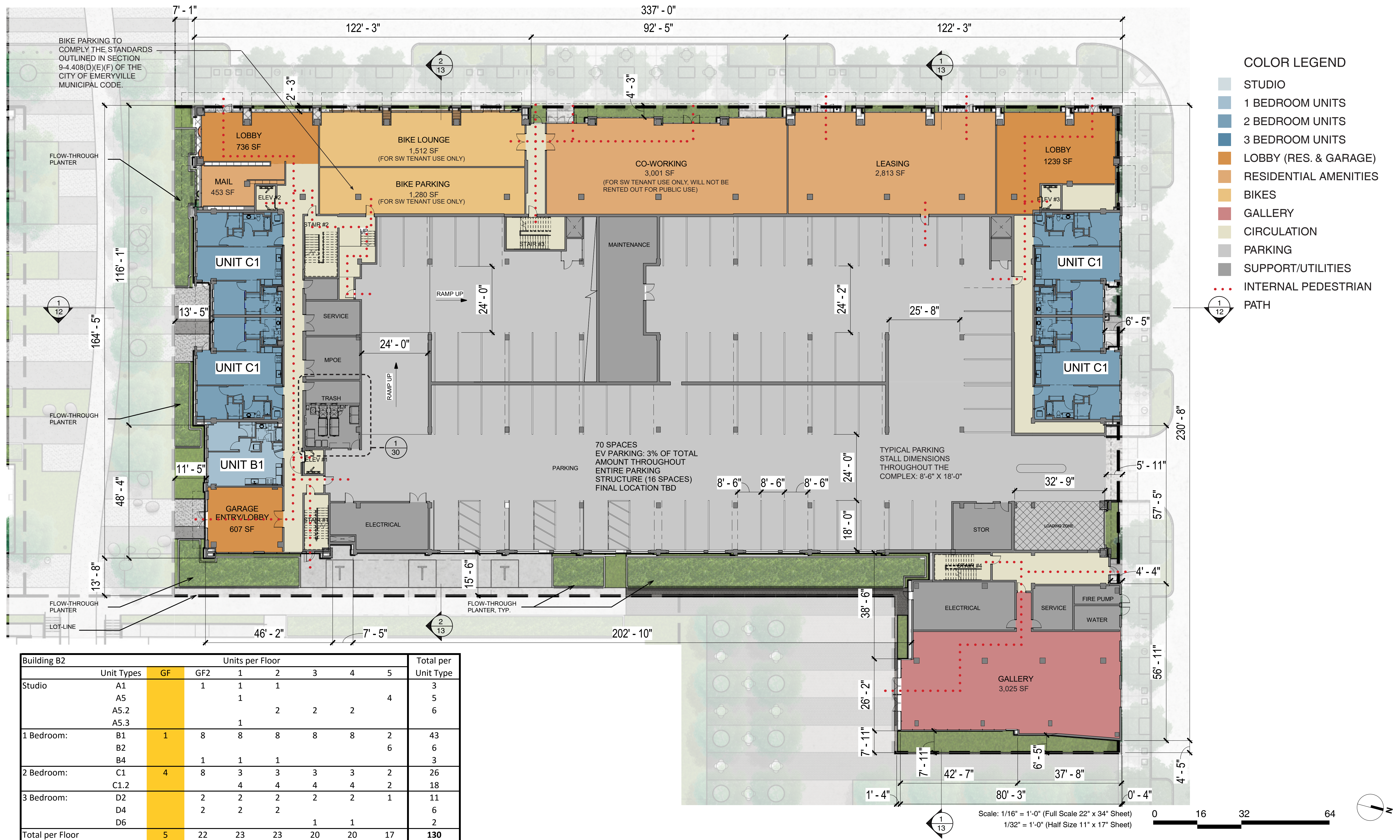
34 Building B2: Planting Schedule

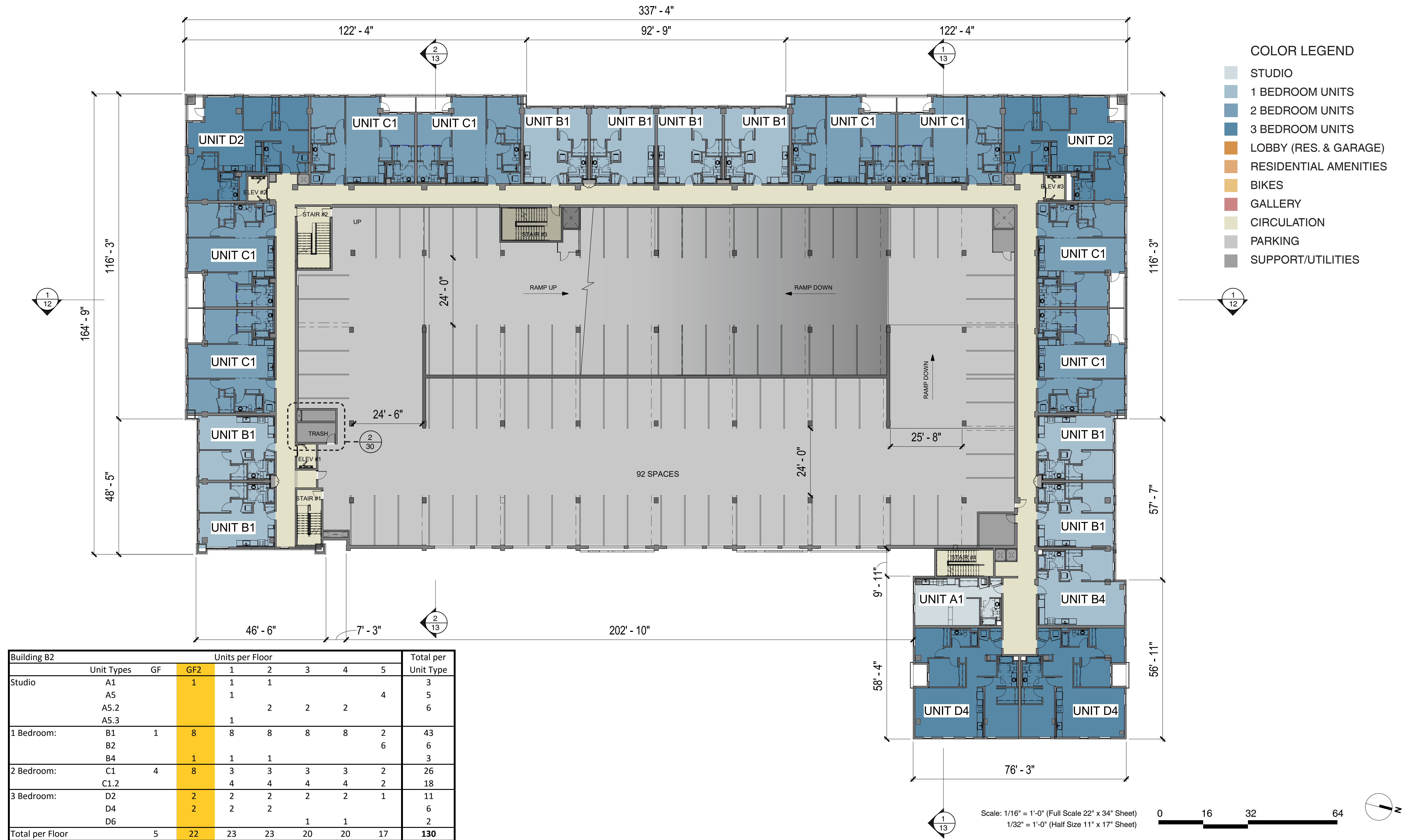
35 Building B2: Irrigation Water Use Zones

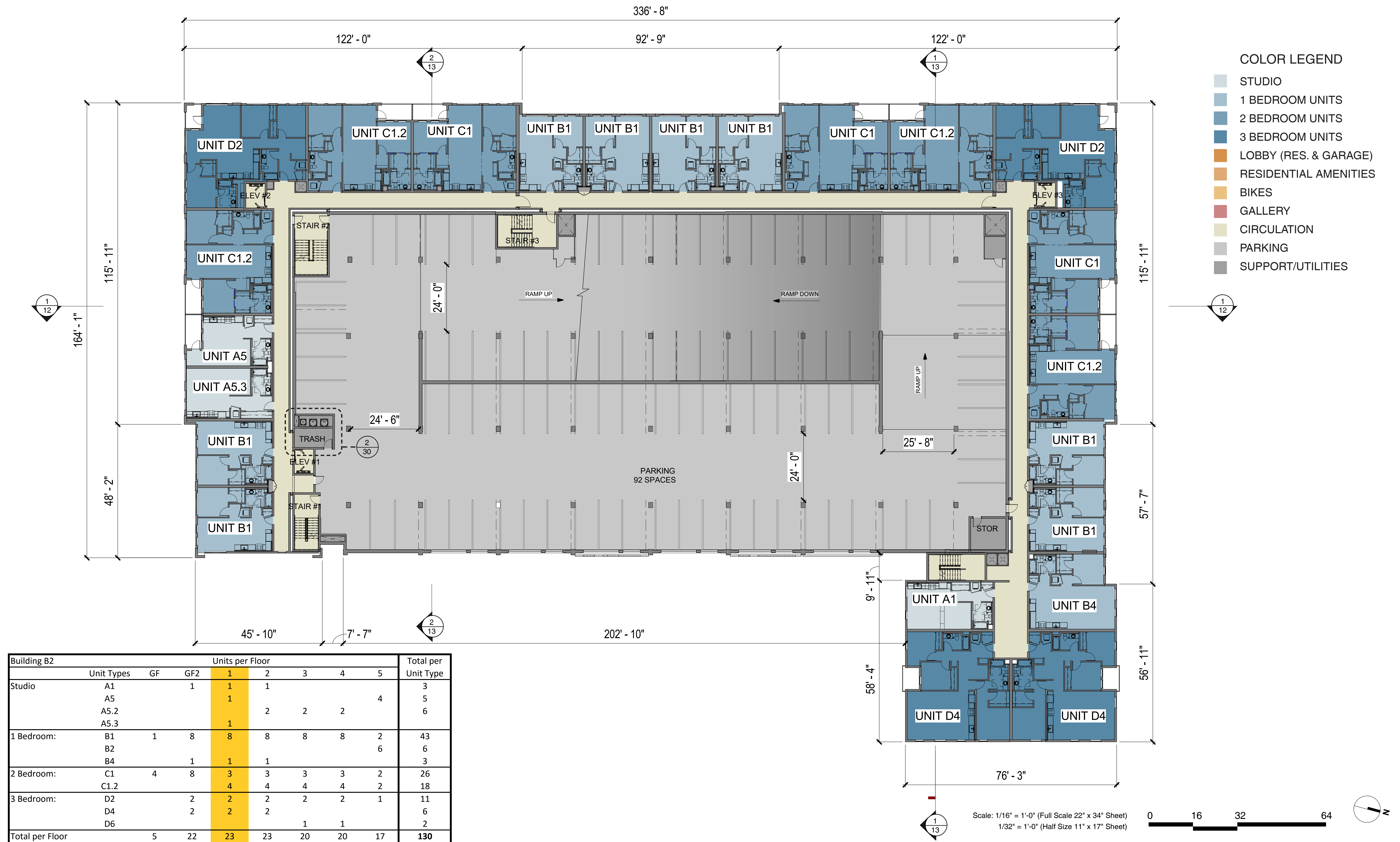
36 Building B2: Preliminary Stormwater Calculations

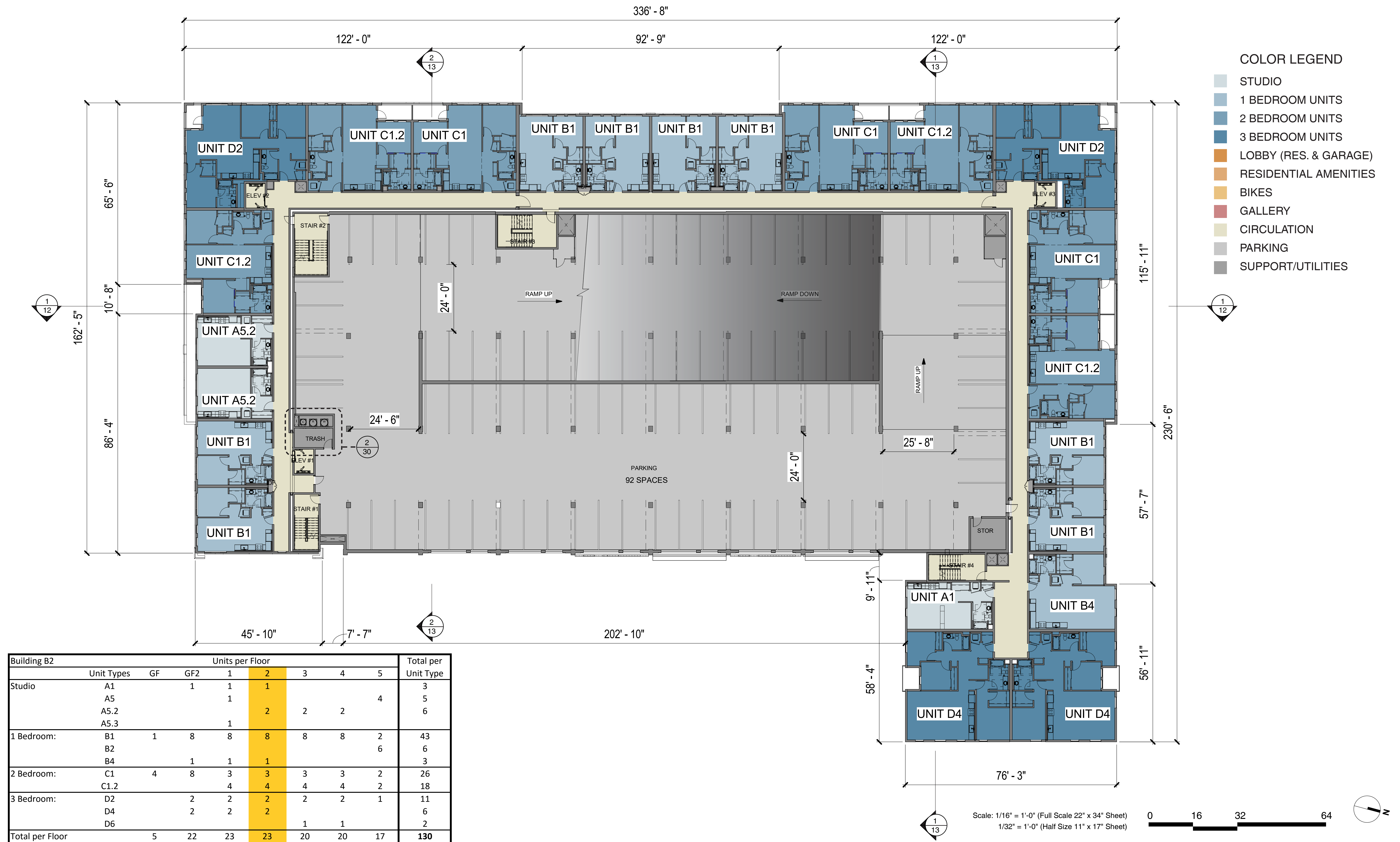
RESIDENTIAL UNIT MIX SUMMARY													
			Studio / Jr 1Bdr			1 Bedroom			2 Bedrooms			3 Bedrooms	
		Area Totals											
Gross Unit Areas			Average Studio Size: 534 SF			Average 1 BR Size: 672 SF			Average 2 BR Size: 1141 SF			Average 3 BR Size: 1416 SF	
Average Balcony Area (SF)		69 SF											
Net Unit Area (SF)	Quantity	Net Rentable	Quantity	Net Rentable Area	Quantity	Net Rentable Area	Quantity	Net Rentable Area	Quantity	Net Rentable Area	Quantity	Net Rentable Area	
Ground Floor	5	5,231 SF	- Units	SF	1 Units	669 SF	4 Units	4,562 SF	- Units	SF			
Ground Floor 2	22	21,513 SF	1 Units	570	9 Units	6,177	8 Units	9,127 SF	4 Units	5,639 SF			
1st Floor	23	21,513 SF	3 Units	1,709 SF	9 Units	6,177 SF	7 Units	7,988 SF	4 Units	5,639 SF			
2nd Floor	23	21,450 SF	3 Units	1,634 SF	9 Units	6,188 SF	7 Units	7,989 SF	4 Units	5,639 SF			
3rd Floor	20	18,687 SF	2 Units	1,064 SF	8 Units	5,337 SF	7 Units	7,989 SF	3 Units	4,297 SF			
4th Floor	20	18,687 SF	2 Units	1,064 SF	8 Units	5,337 SF	7 Units	7,989 SF	3 Units	4,297 SF			
5th Floor	17	12,993 SF	4 Units	1,976 SF	8 Units	5,052 SF	4 Units	4,564 SF	1 Units	1,401 SF			
Total Quantity	130												
Total Net Area (SF)	0%												
		120,074 SF											
Unit Mix Totals:	130 Units		15 Units		52 Units		44 Units		19 Units				
	100%		11.5%		40.0%		33.8%		14.6%				
Average Unit Size:	924 SF		8017 SF		34937 SF		50208 SF		26912 SF				
Building Efficiency:	68.3%	Inc. Commercial & Stor.	51.5%				48.5%						
Number of Units with Balconies	59 Units												
Private Open Space Provided:	4,047 SF												
Number of Units without Balconies:	71 Units												

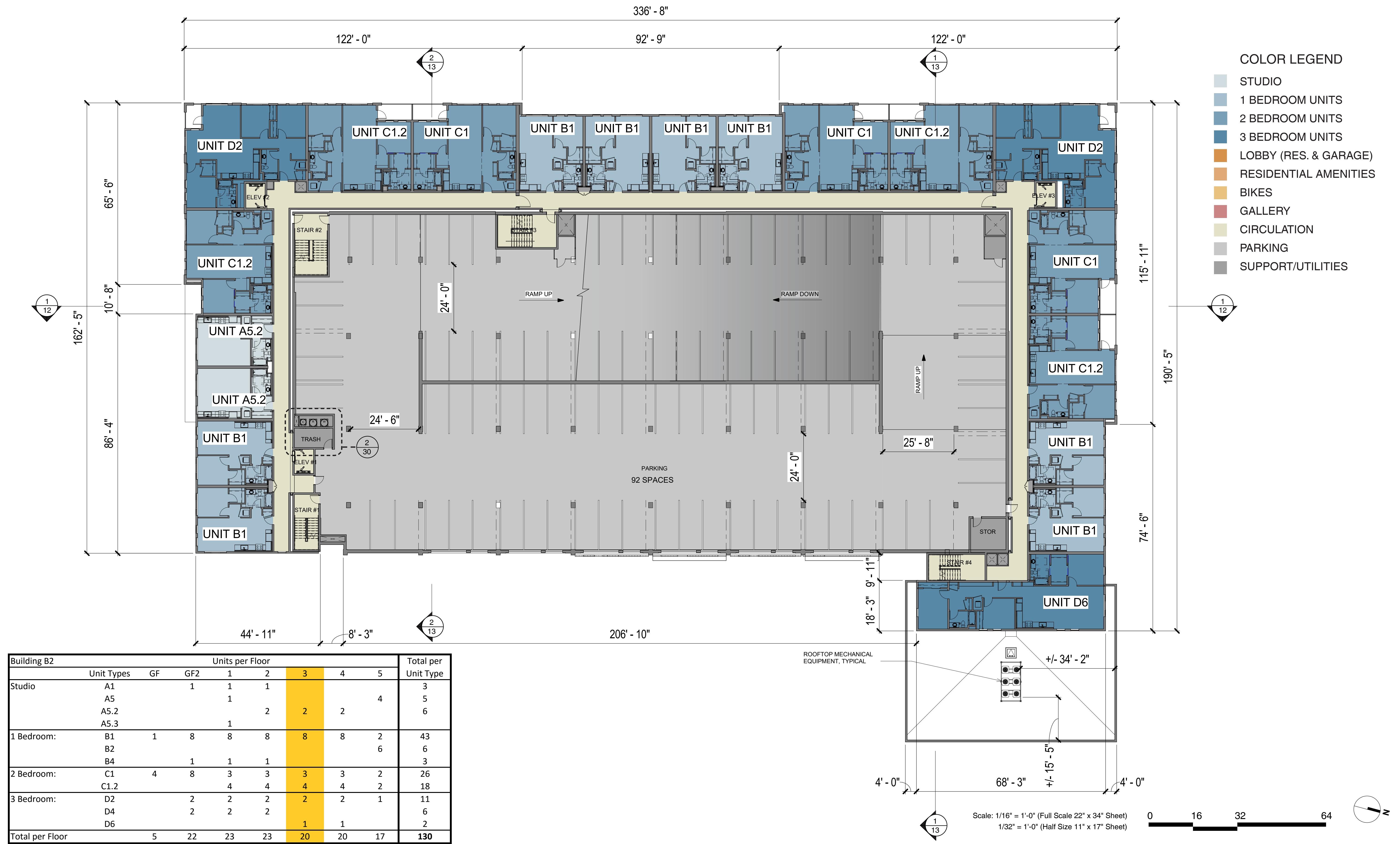
OUTDOOR AREA SUMMARY												
Floor		Common Open Space		Unit Balconies		Comments						
Ground Floor		-	SF	299 SF								
Ground Floor 2		-	SF	807 SF								
1st Floor			SF	807								
2nd Floor		-	SF	658								
3rd Floor		-	SF	560								
4th Floor Terrace (@ 4th Floor Roof)		4,161	SF	560								
5th Floor Pool Deck (@ 5th Floor)		5,104	SF	356		Total Open Space Provided						
Total Outdoor Areas Provided:		9,265	SF	4,047 SF		13,312 SF						

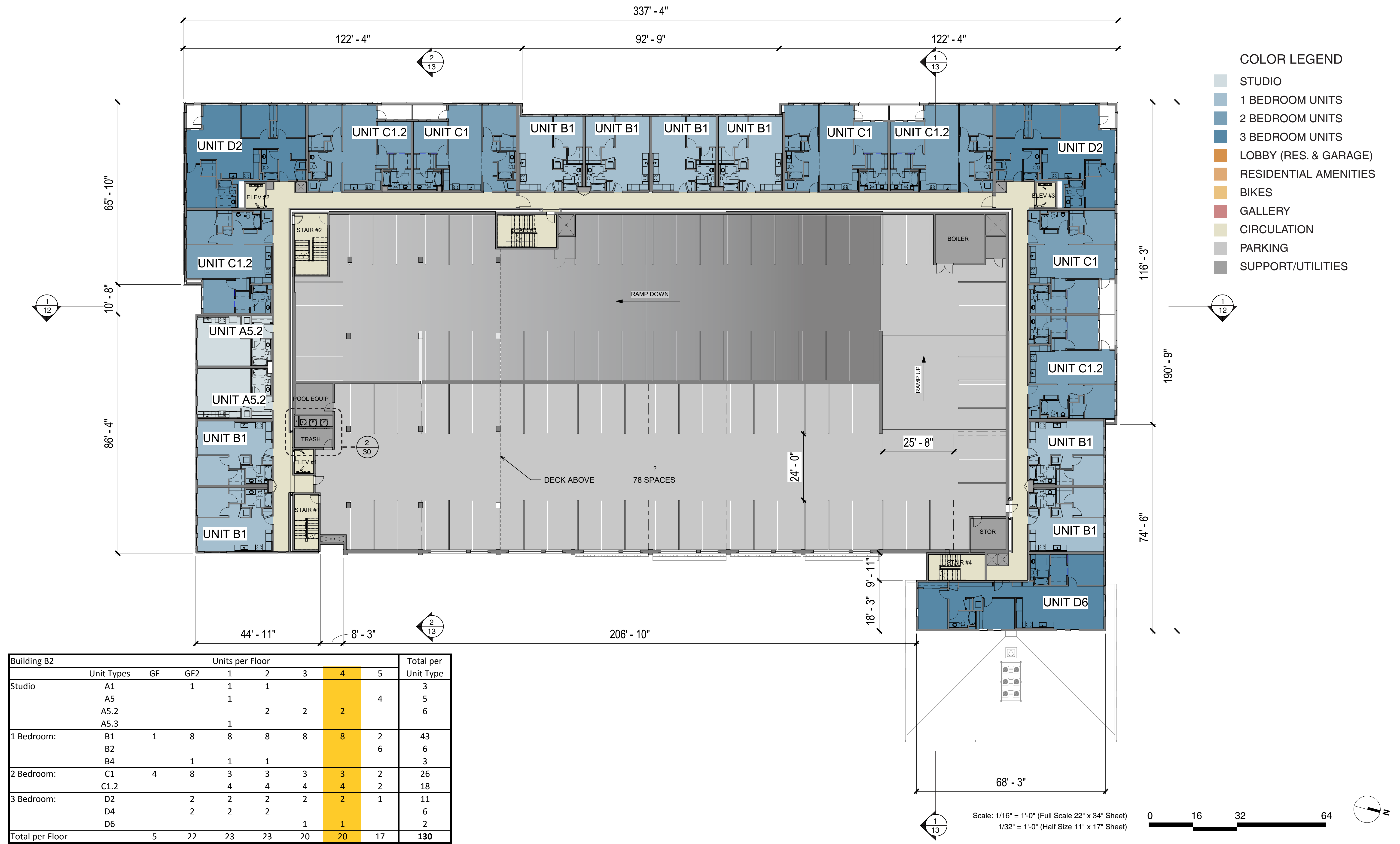


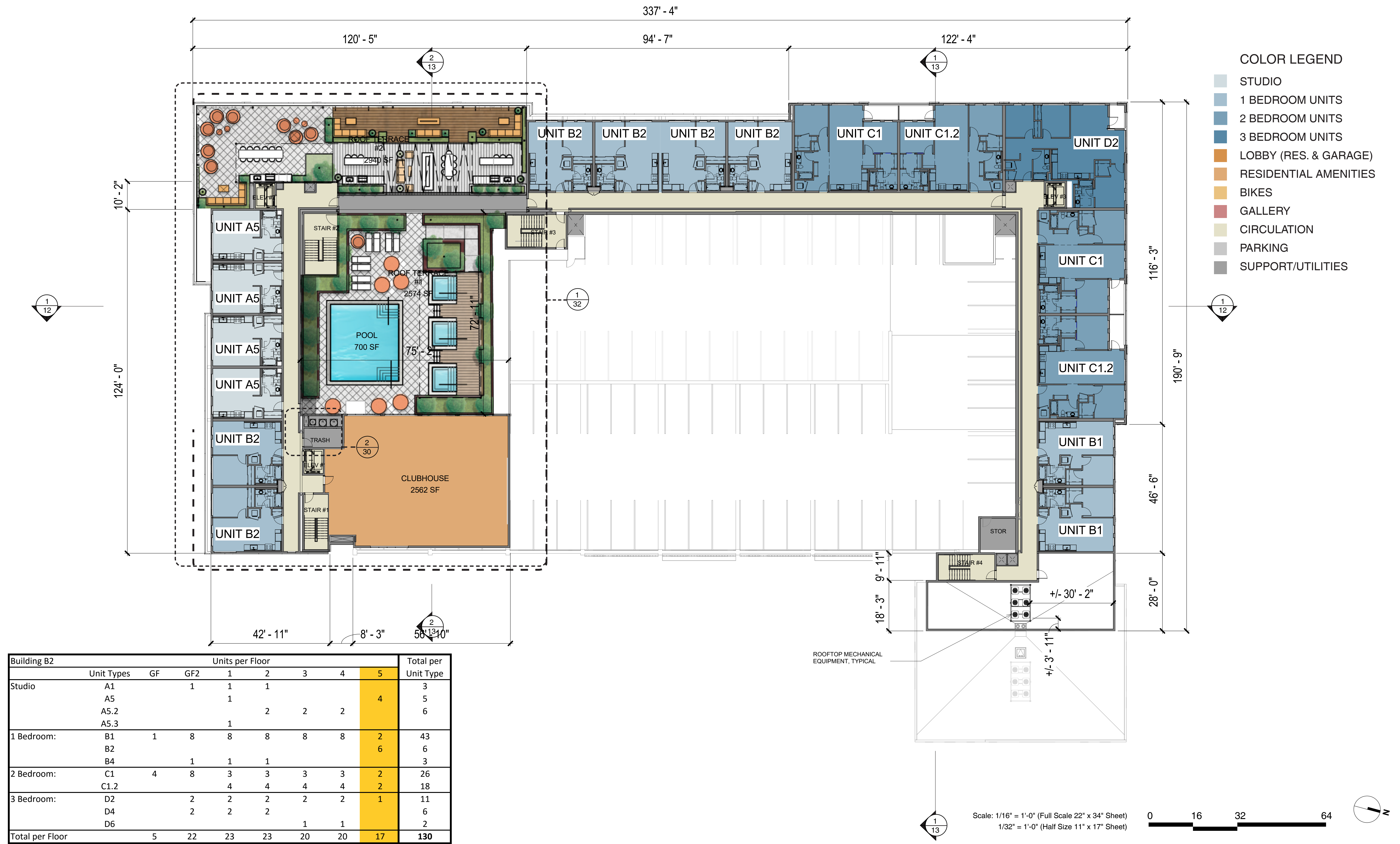


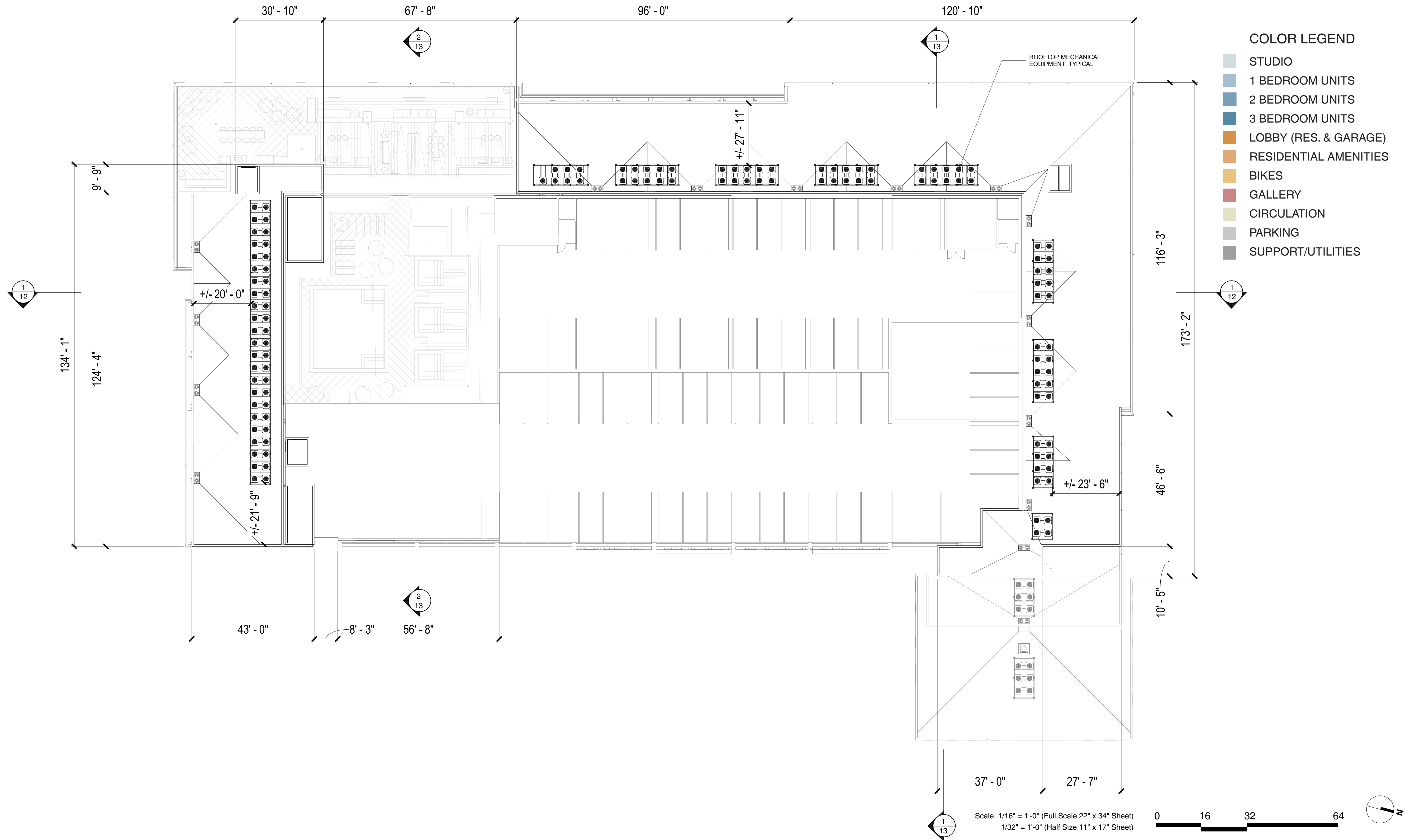






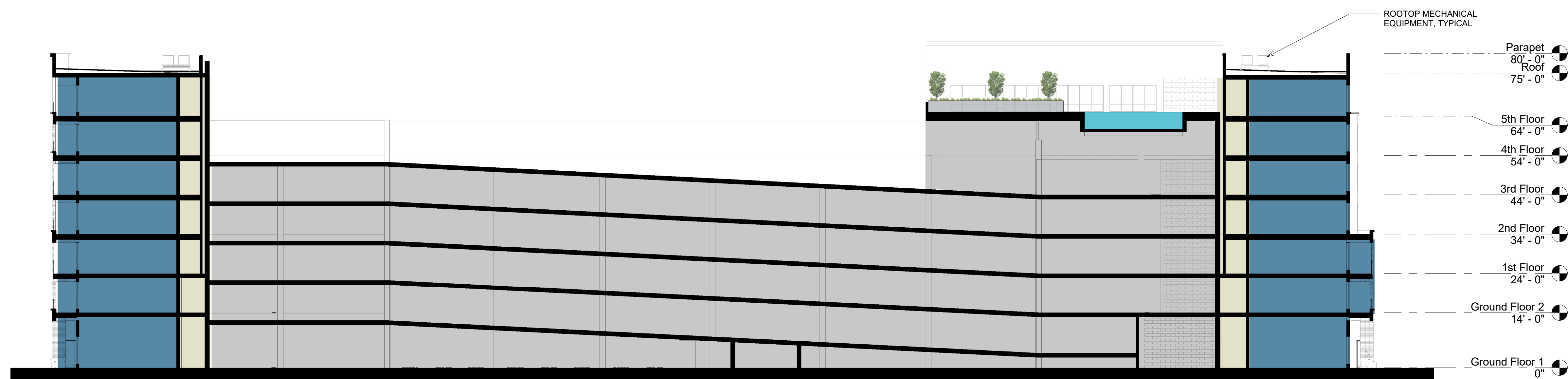






COLOR LEGEND

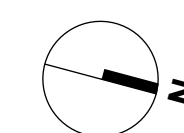
- STUDIO
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- LOBBY (RES. & GARAGE)
- RESIDENTIAL AMENITIES
- BIKES
- GALLERY
- CIRCULATION
- PARKING
- SUPPORT/UTILITIES



1. 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

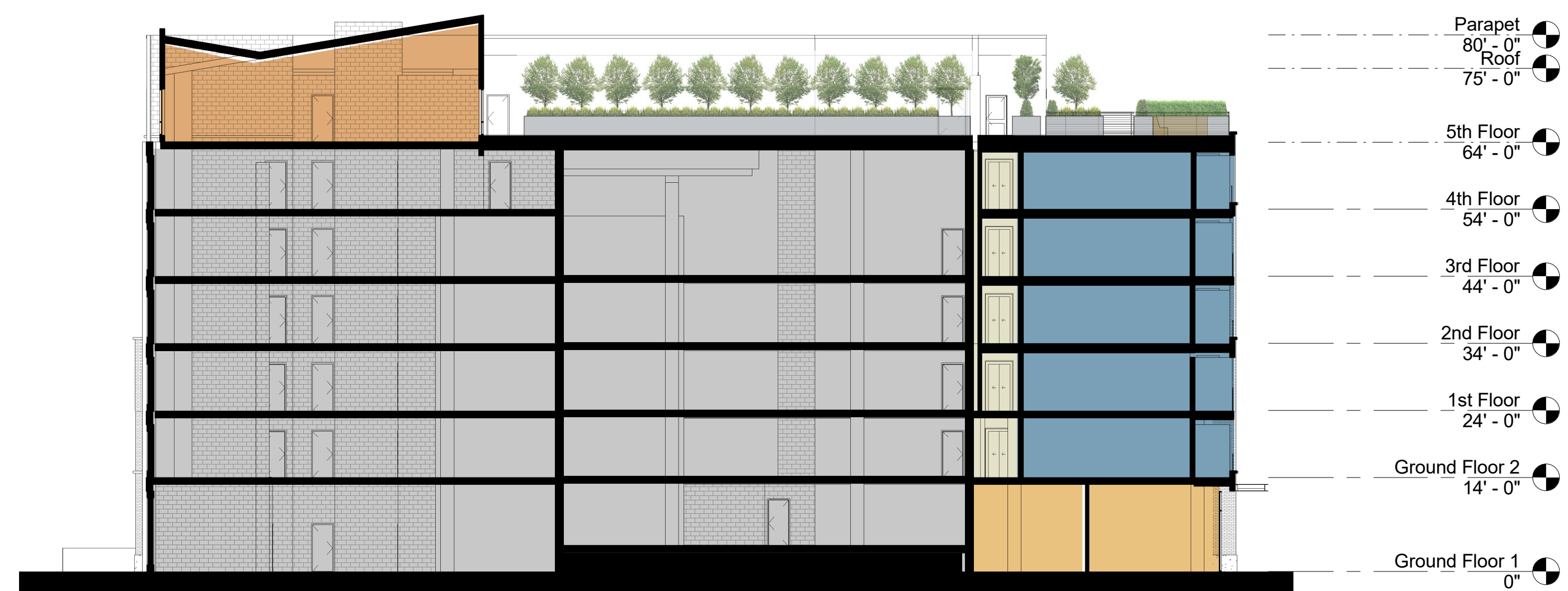


COLOR LEGEND

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



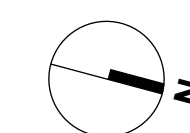
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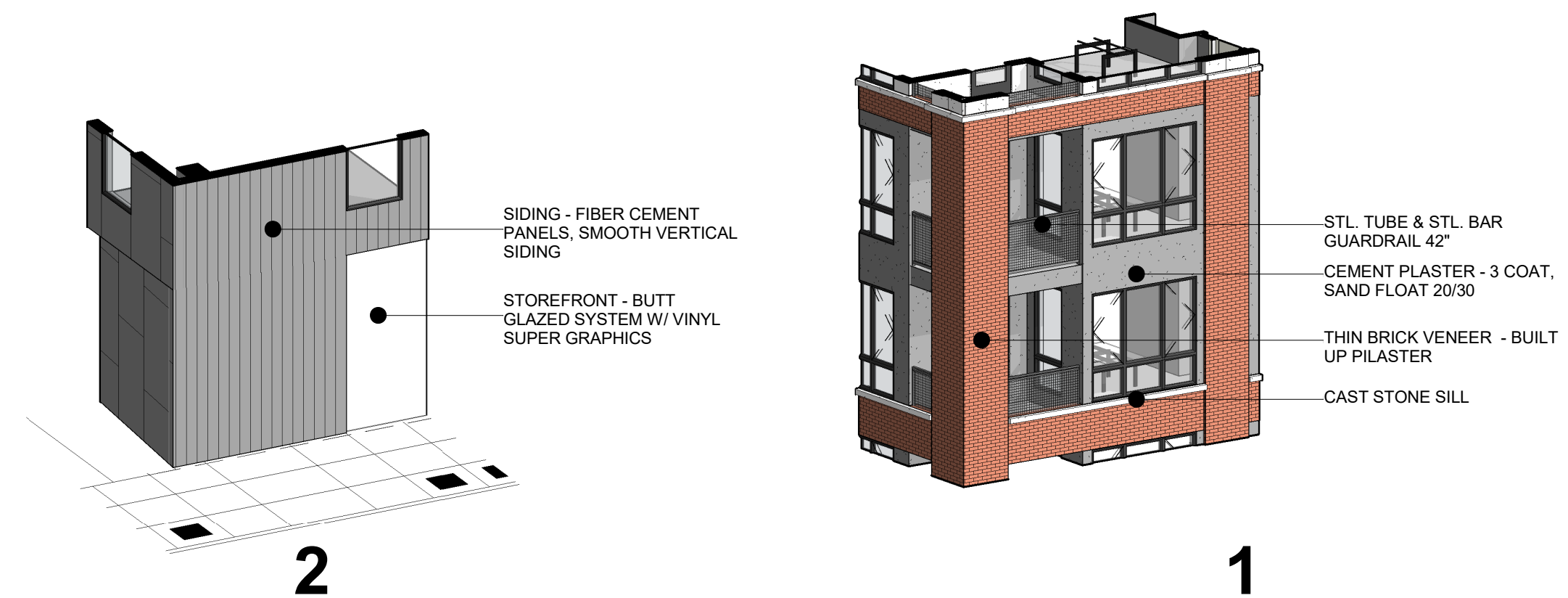
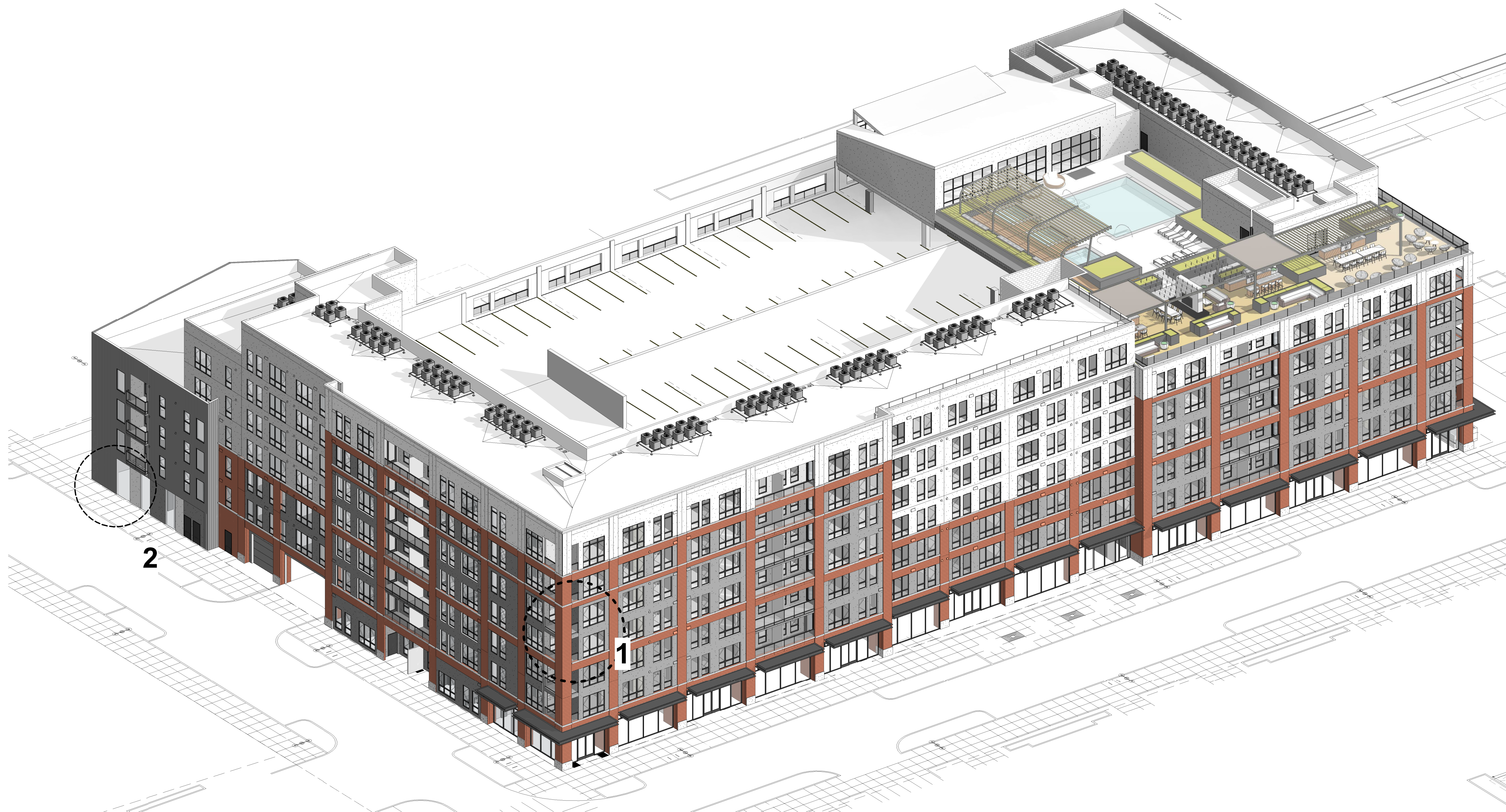


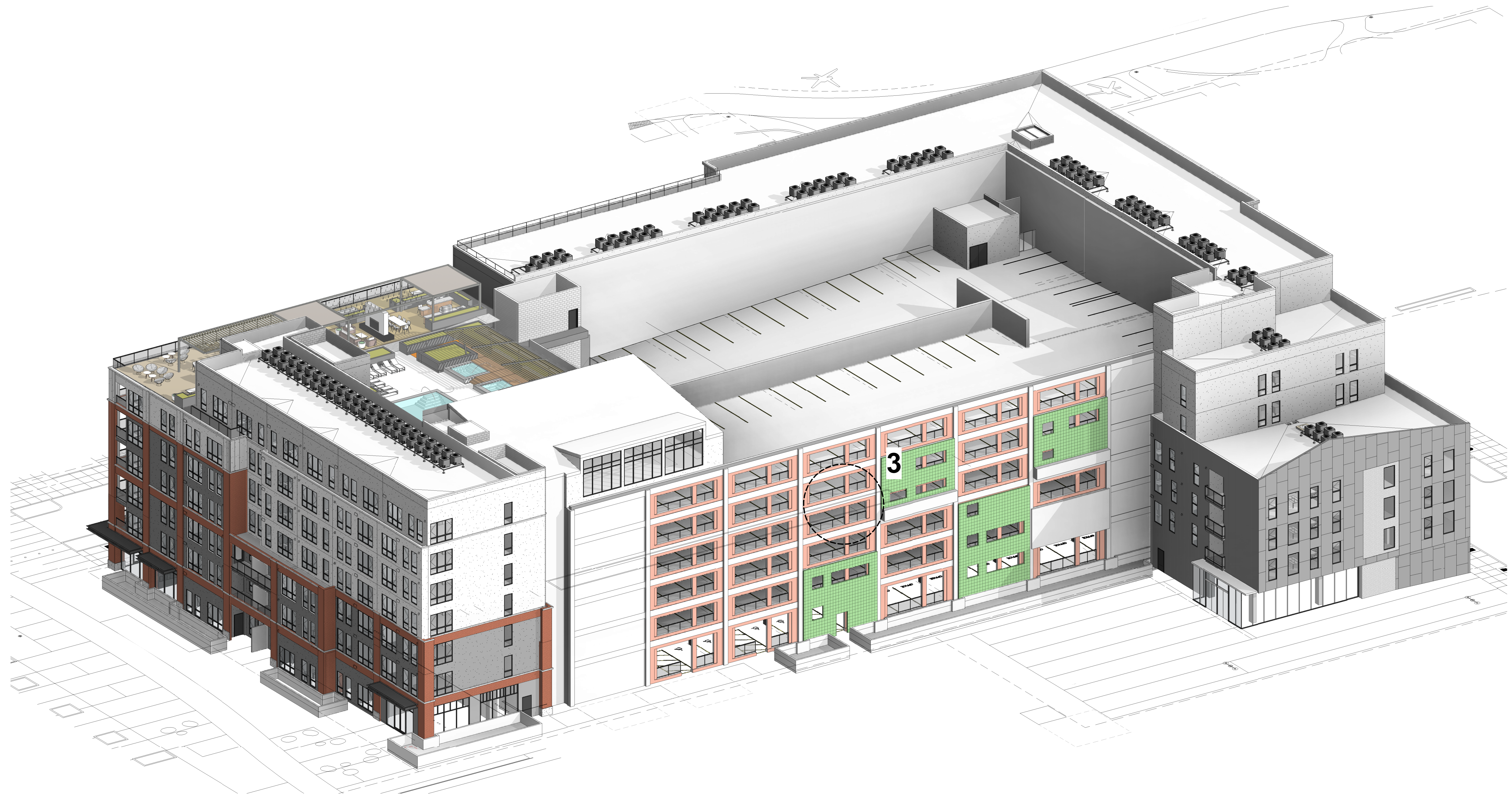
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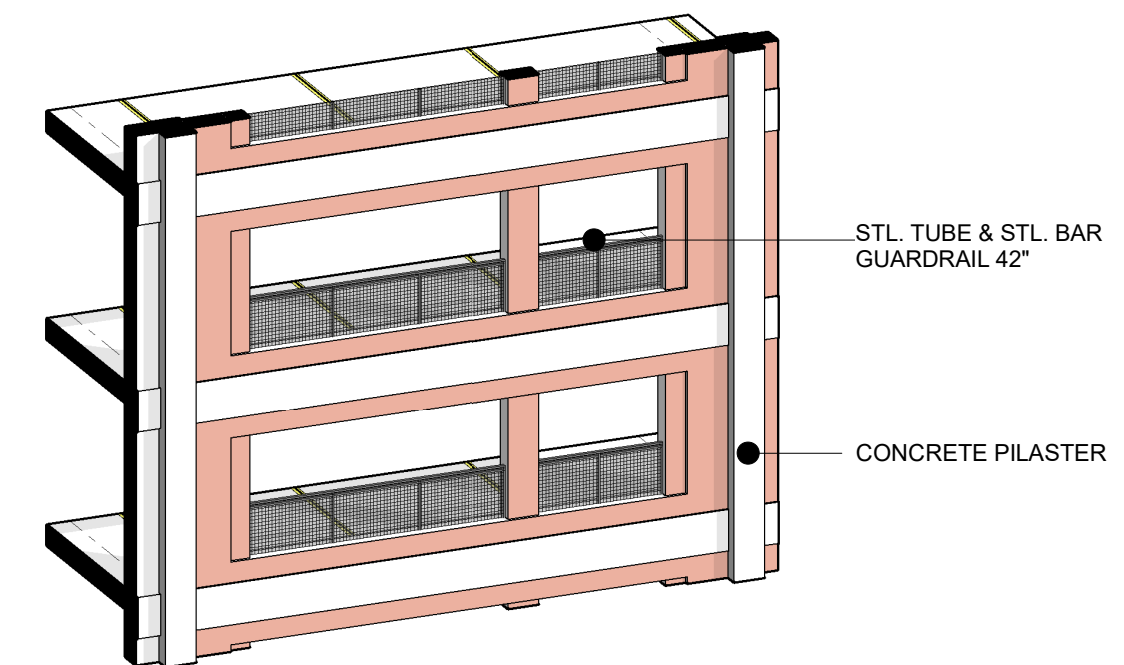
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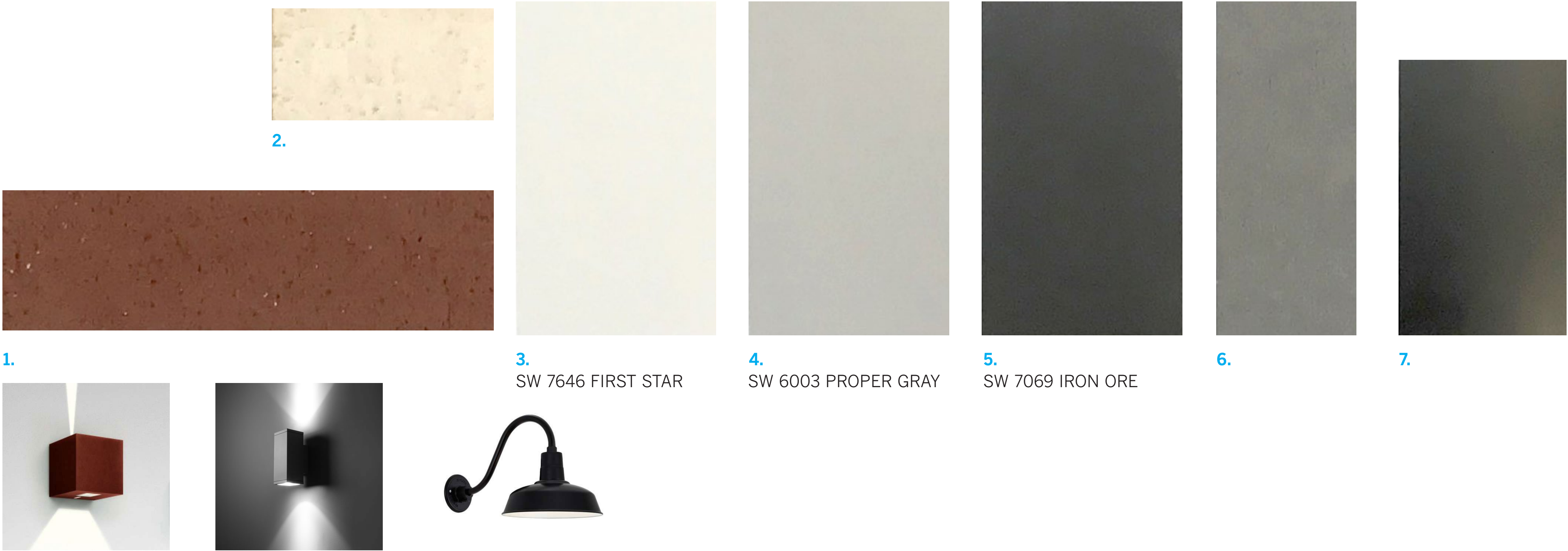


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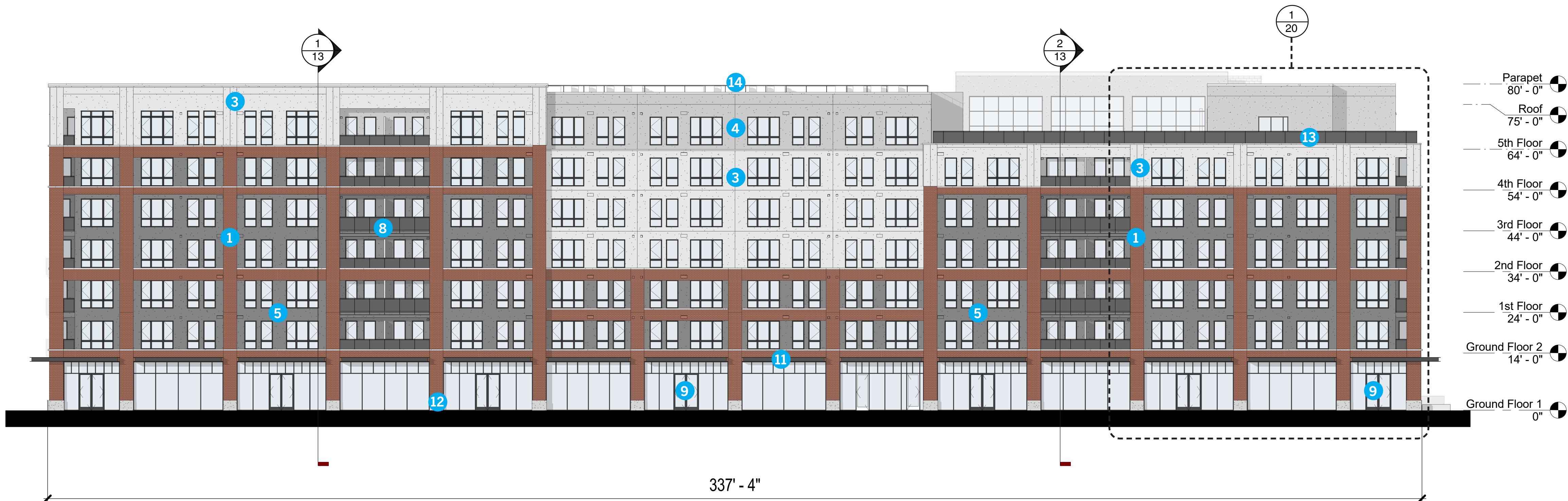


BUILDING MATERIALS

- 1 THIN BRICK VENEER - RED
- 2 THIN BRICK VENEER - LIGHT GREY
- 3 CEMENT PLASTER - WHITE
- 4 CEMENT PLASTER - LIGHT GREY
- 5 CEMENT PLASTER - DARK GREY
- 6 FIBER CEMENT PANEL - DARK GREY
- 7 ALUMINUM COMPOSITE METAL PANEL - BLACK
- 8 DECORATIVE INFILL METAL PANEL RAILING
- 9 ALUMINUM STOREFRONT
- 10 VINYL WINDOWS
- 11 METAL CANOPIES
- 12 CONCRETE BASE
- 13 PAINTED STEEL PIPE RAIL
- 14 FLOW-THROUGH PLANTER



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



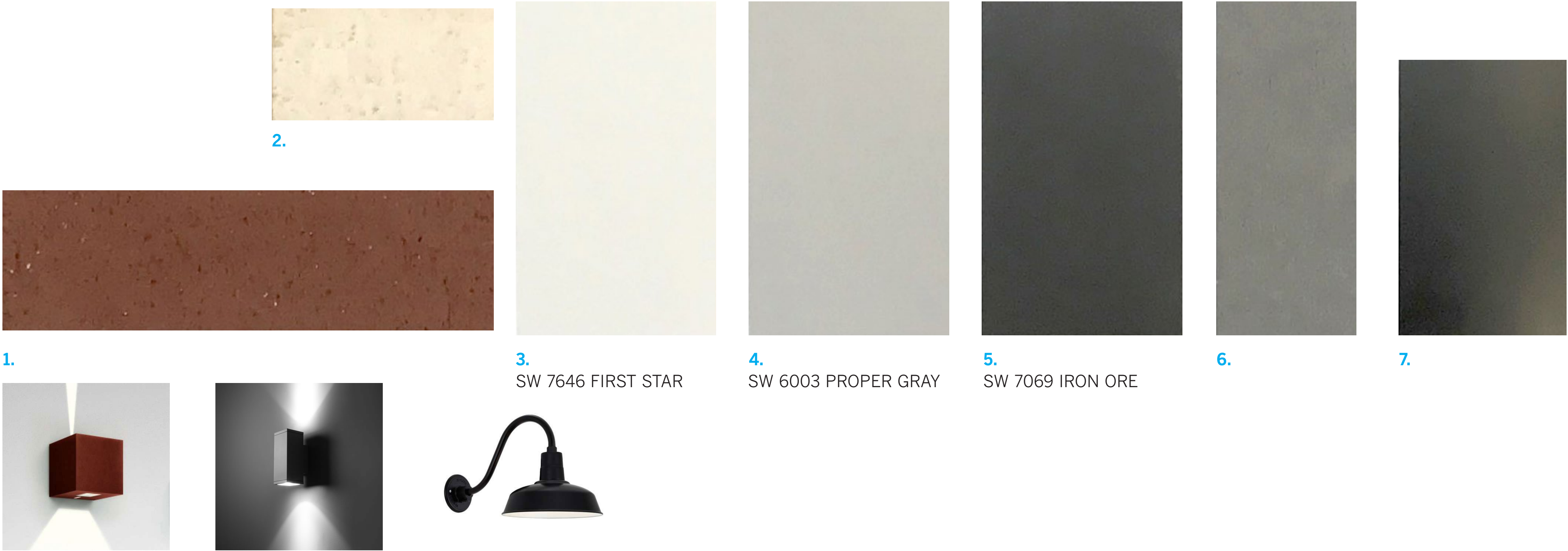
- Parapet 80' - 0"
- Roof 75' - 0"
- 5th Floor 64' - 0"
- 4th Floor 54' - 0"
- 3rd Floor 44' - 0"
- 2nd Floor 34' - 0"
- 1st Floor 24' - 0"
- Ground Floor 2 14' - 0"
- Ground Floor 1 0"

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

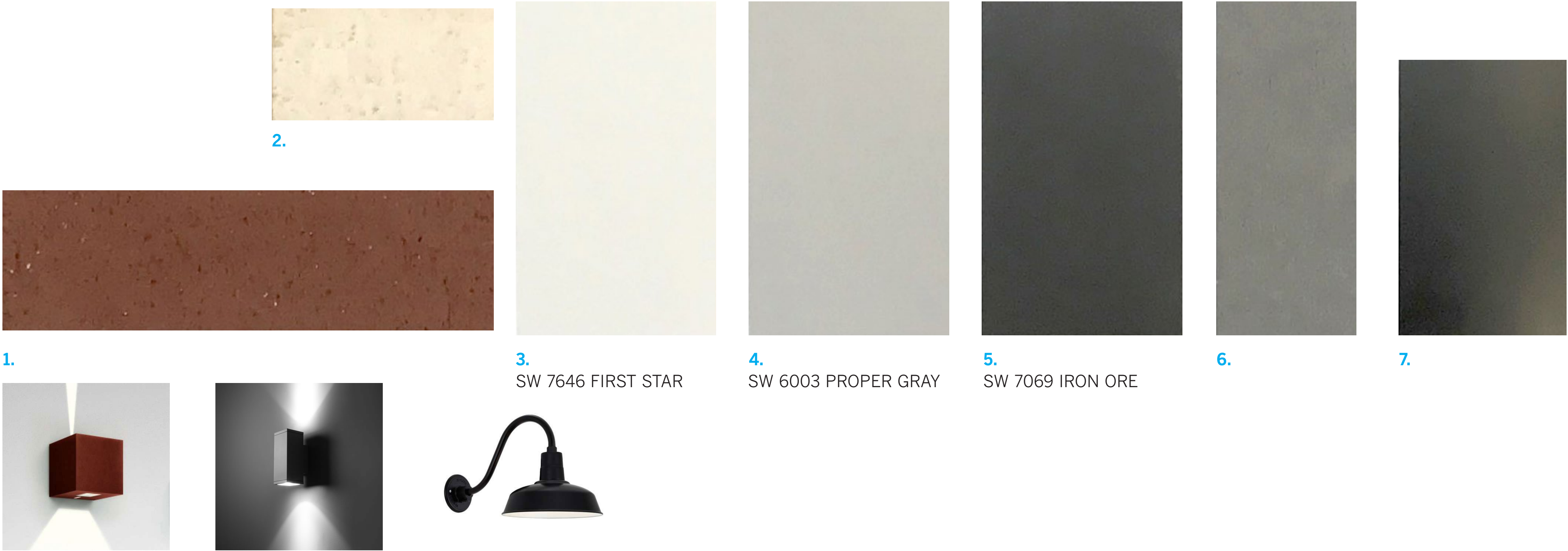
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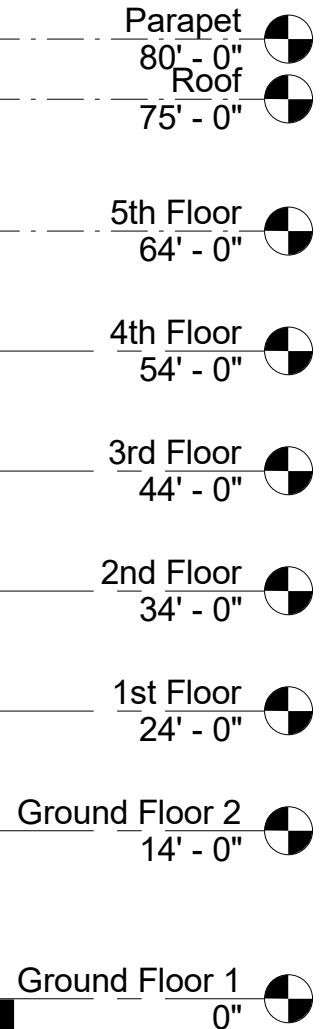
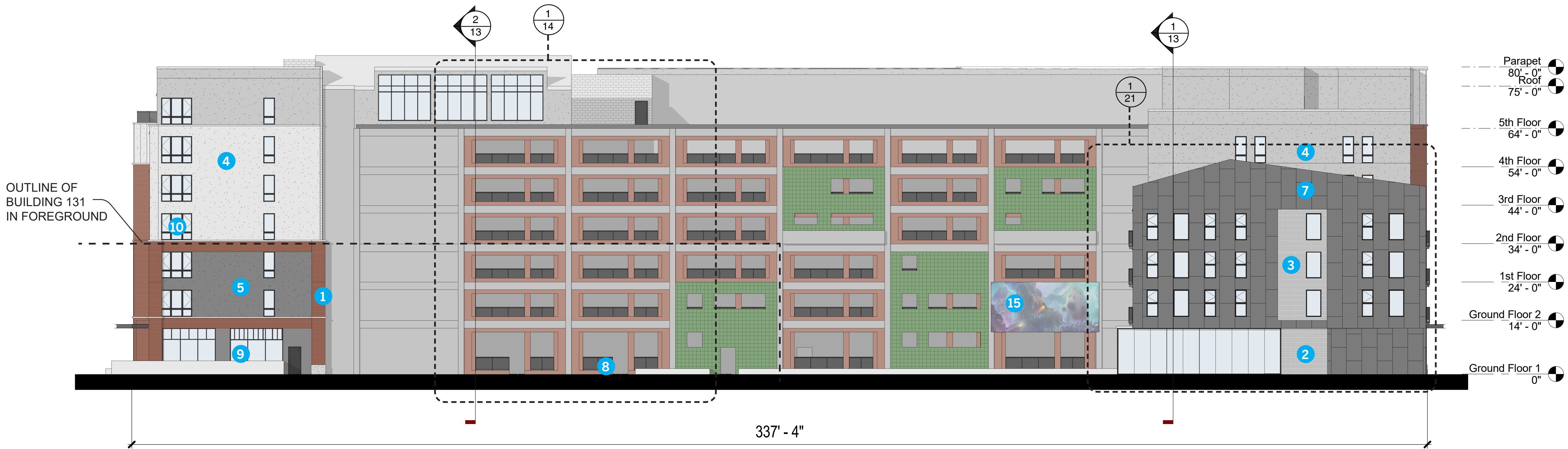


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- 11 METAL CANOPIES
- 12 CONCRETE BASE
- 13 PAINTED STEEL PIPE RAIL
- 14 FLOW-THROUGH PLANTER
- 15 DIGITALLY PROJECTED ART SCREEN (FOR GALLERY USE) TO PARTIALLY SCREEN GARAGE AREA



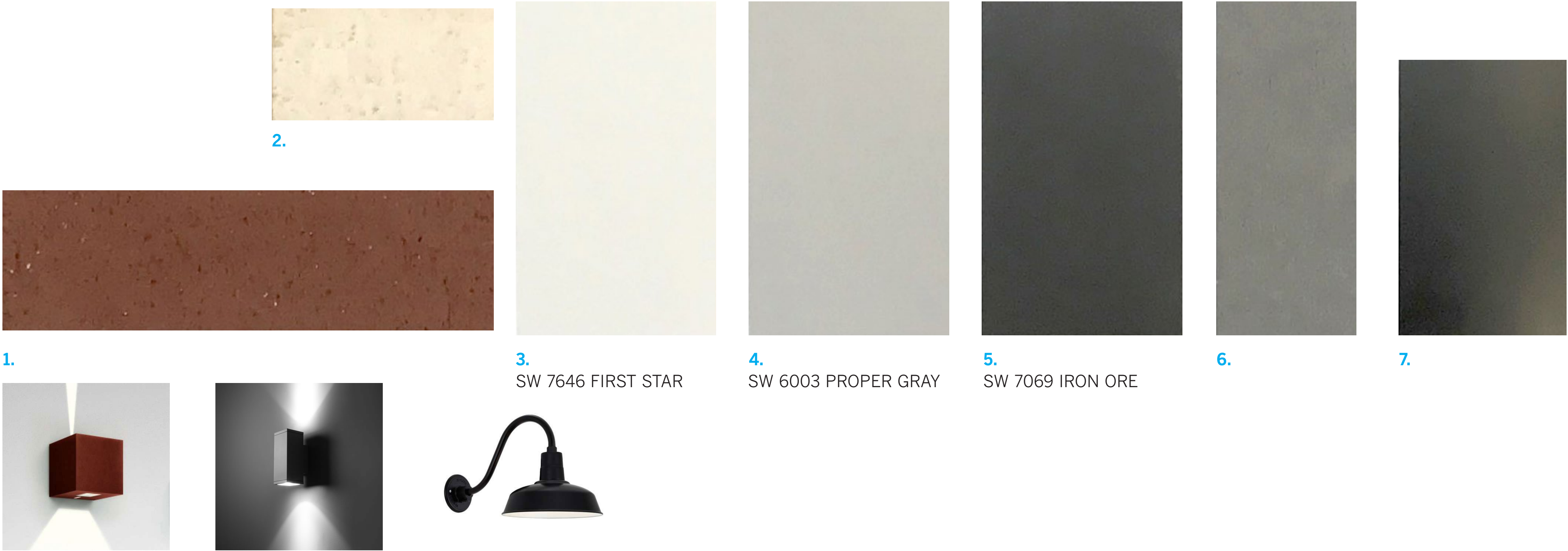
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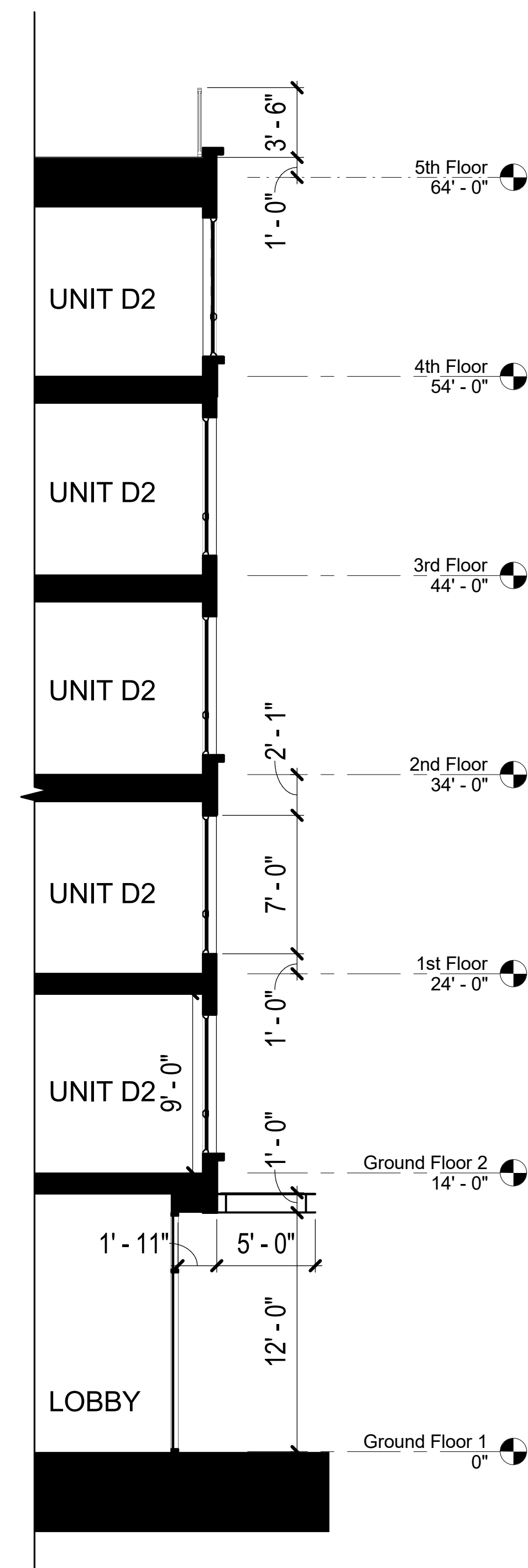


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2. WALL SECTION

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

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

DECORATIVE
INFILL METAL
PANEL RAILING

CEMENT
PLASTER-
WHITE

METAL RAILING

THIN BRICK
VENEER - RED

VINYL WINDOW

CEMENT
PLASTER-
DARK GREY

METAL CANOPY

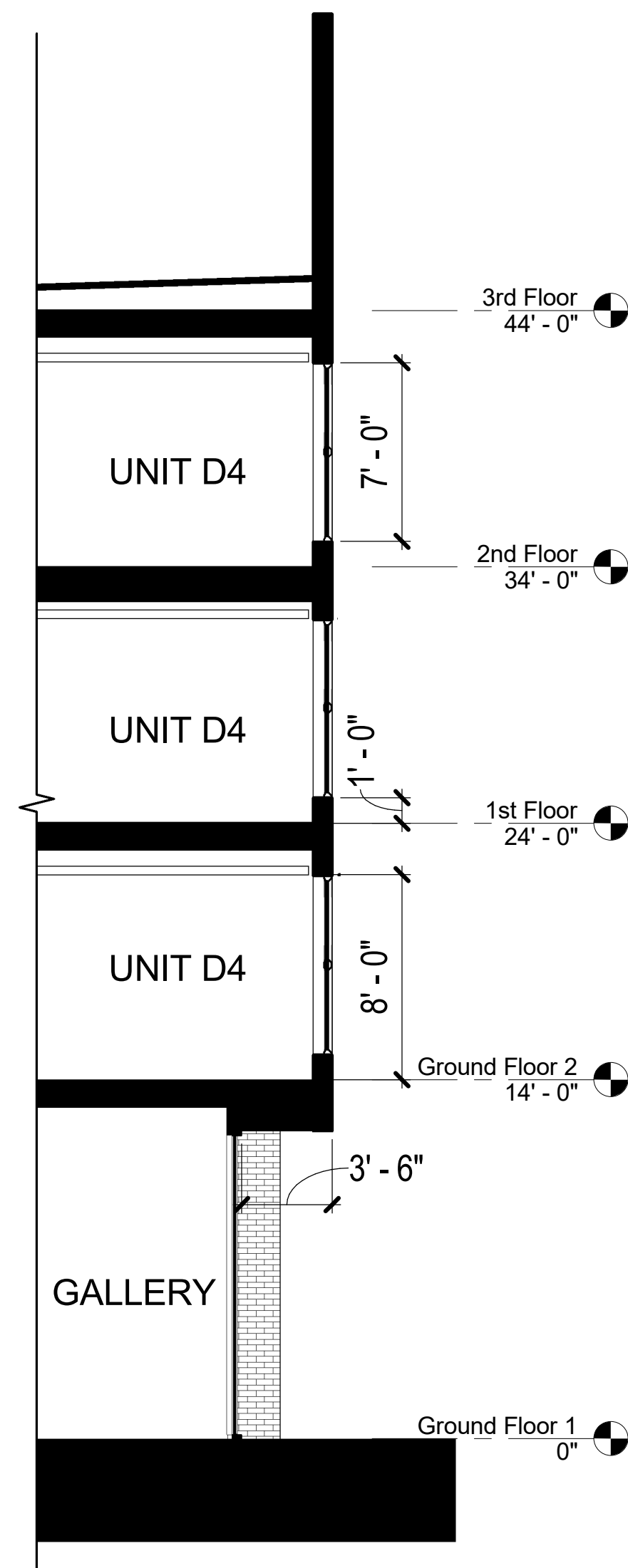
ALUMINUM
STOREFRONT



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)

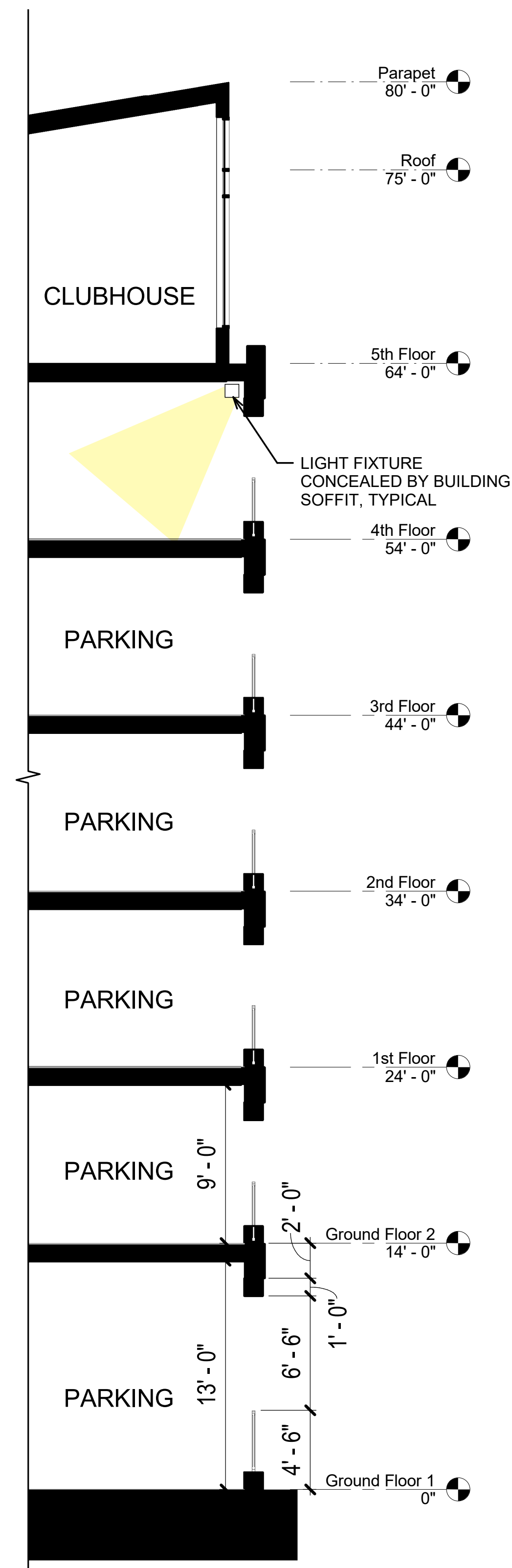
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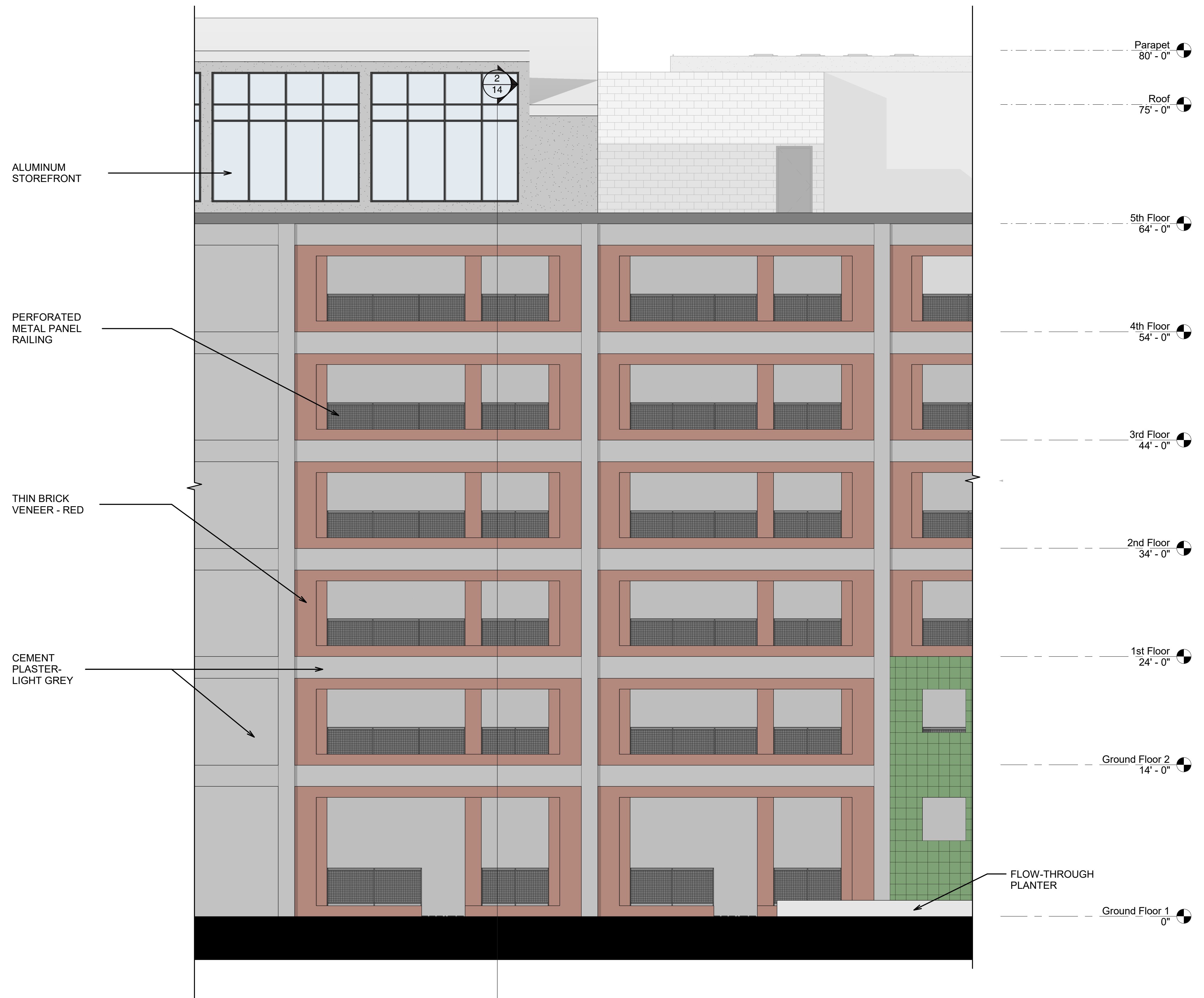
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2. WALL SECTION

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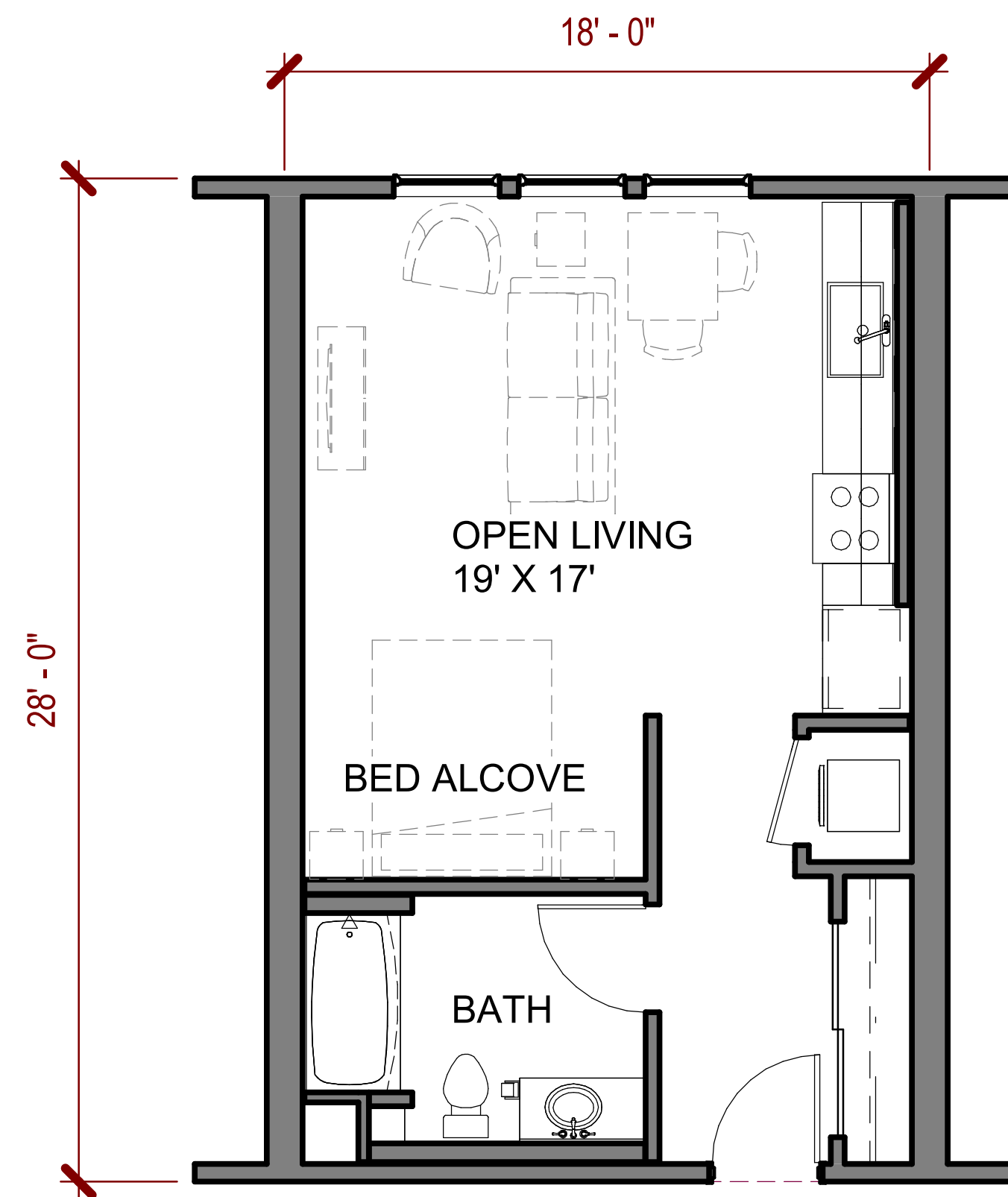
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1. ENLARGED ELEVATION

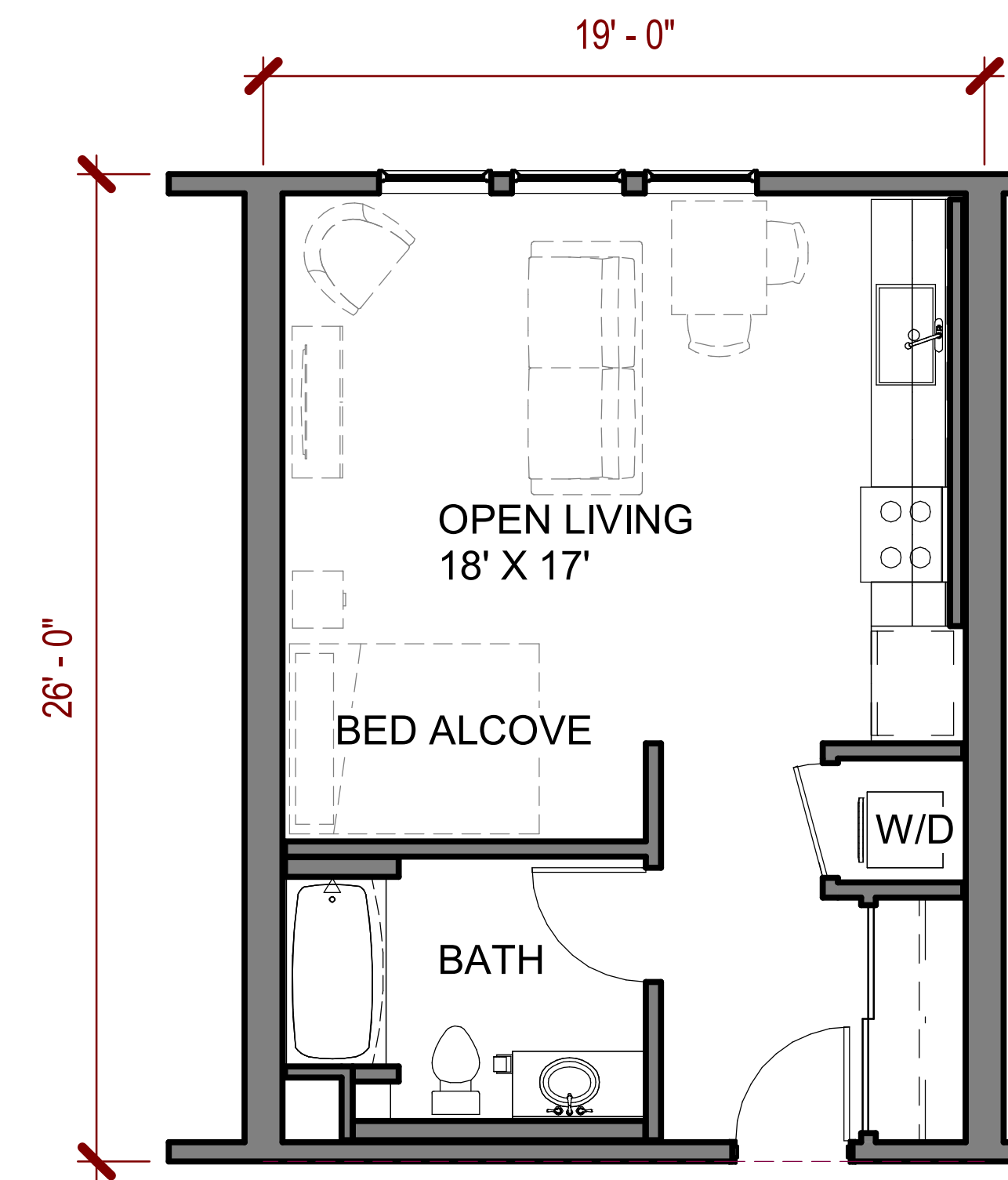
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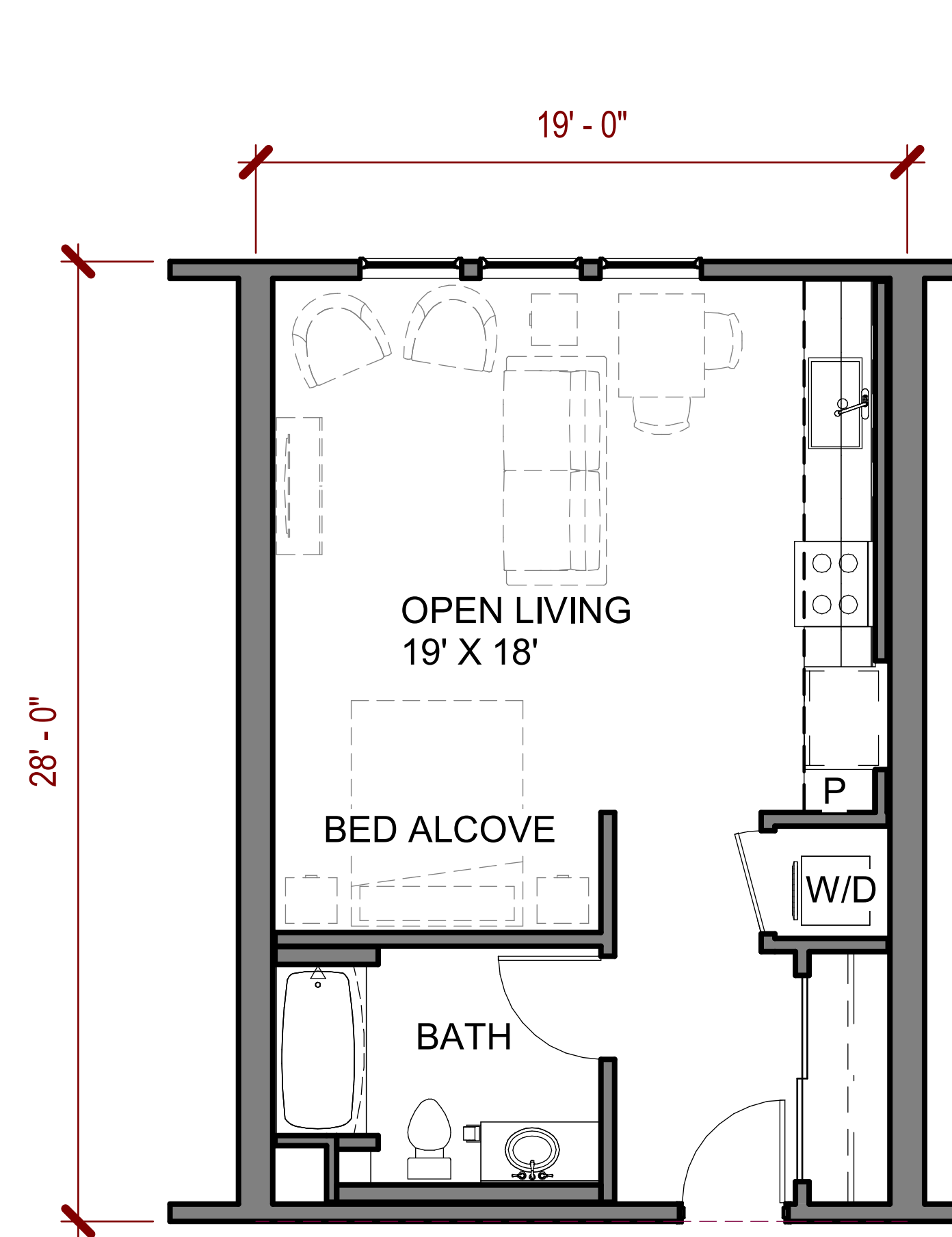
UNIT TYPE
A1

STUDIO
504 SF



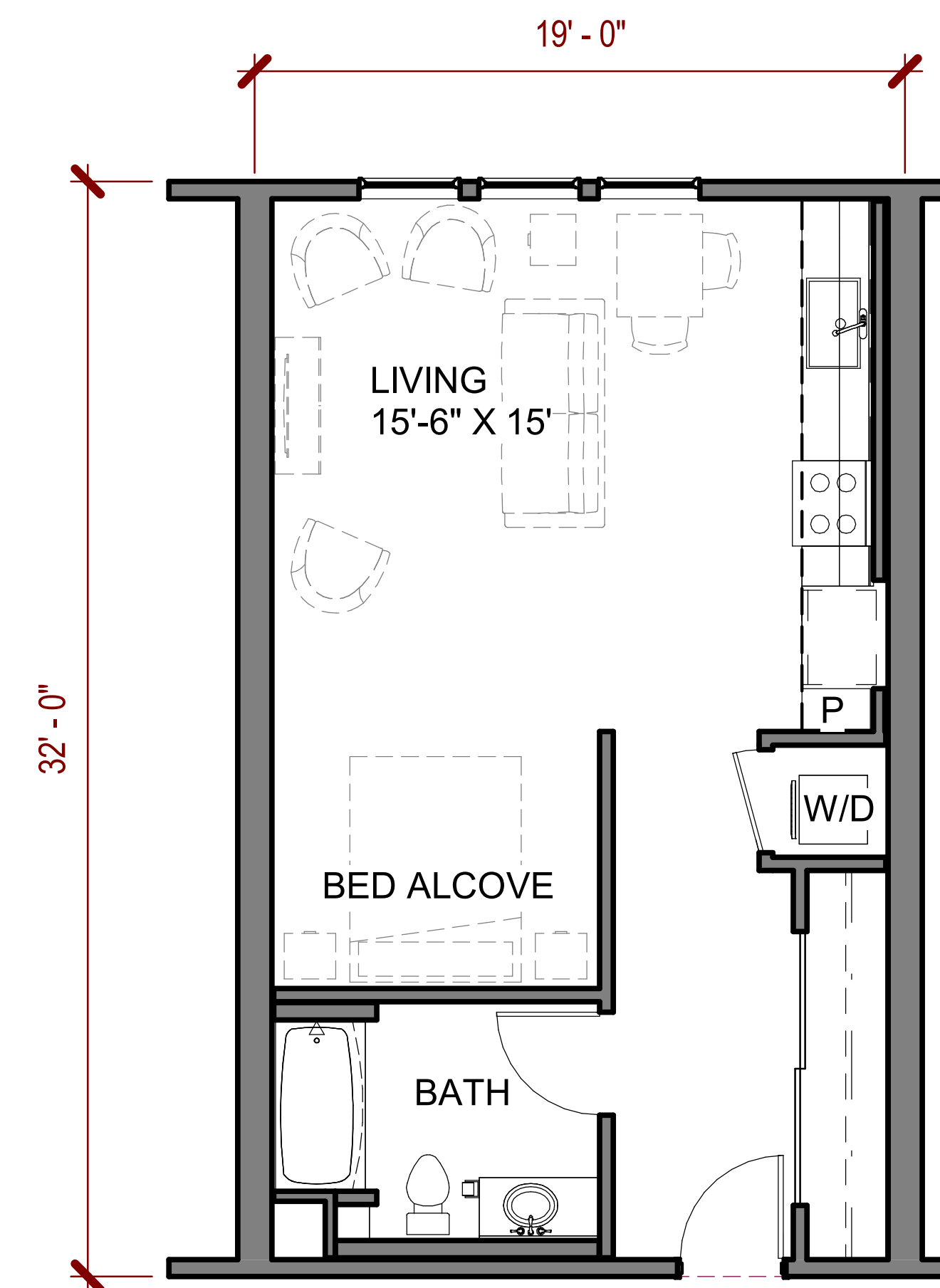
UNIT TYPE
A5

STUDIO
494 SF



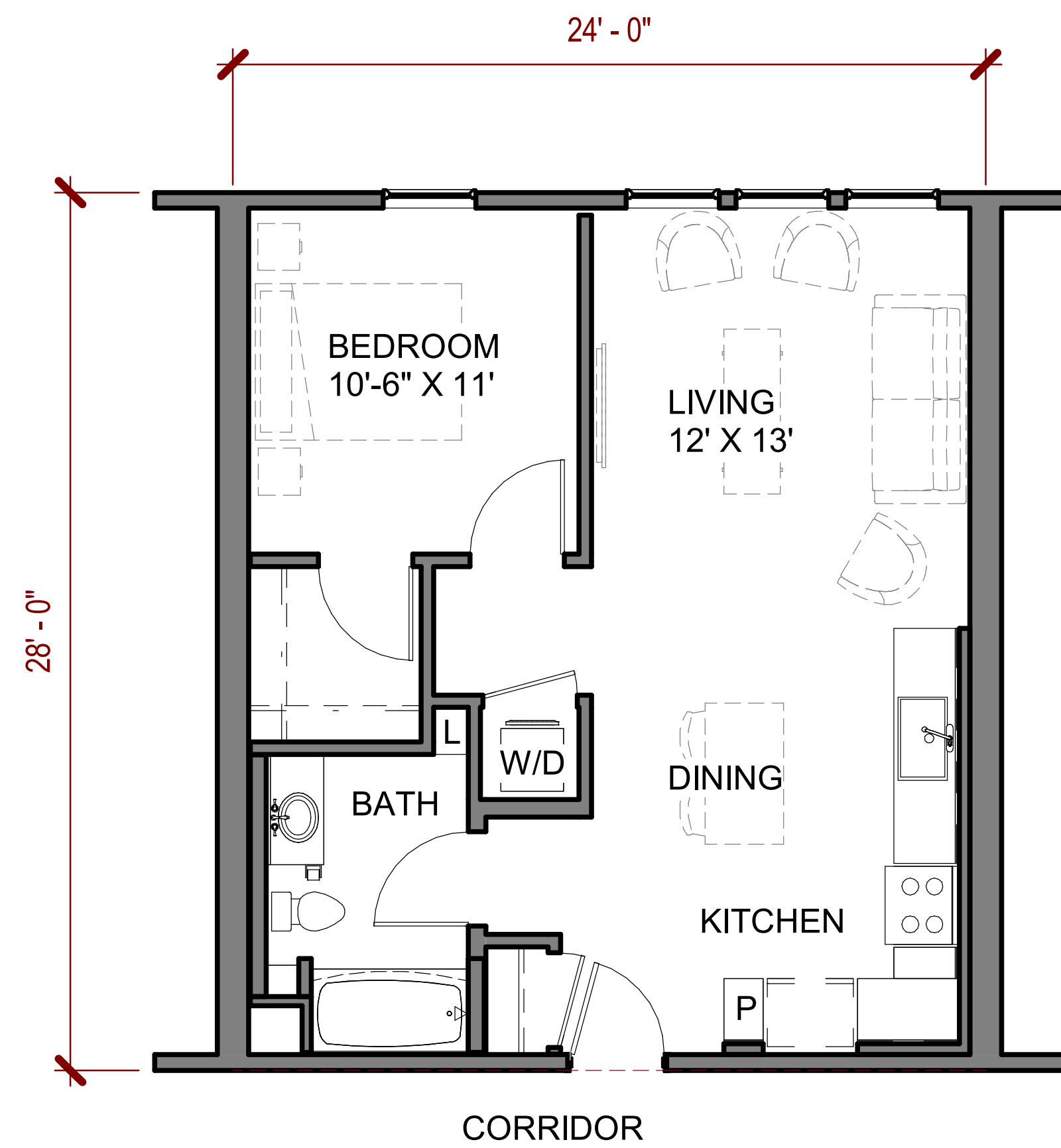
UNIT TYPE
A5.2

STUDIO
532 SF



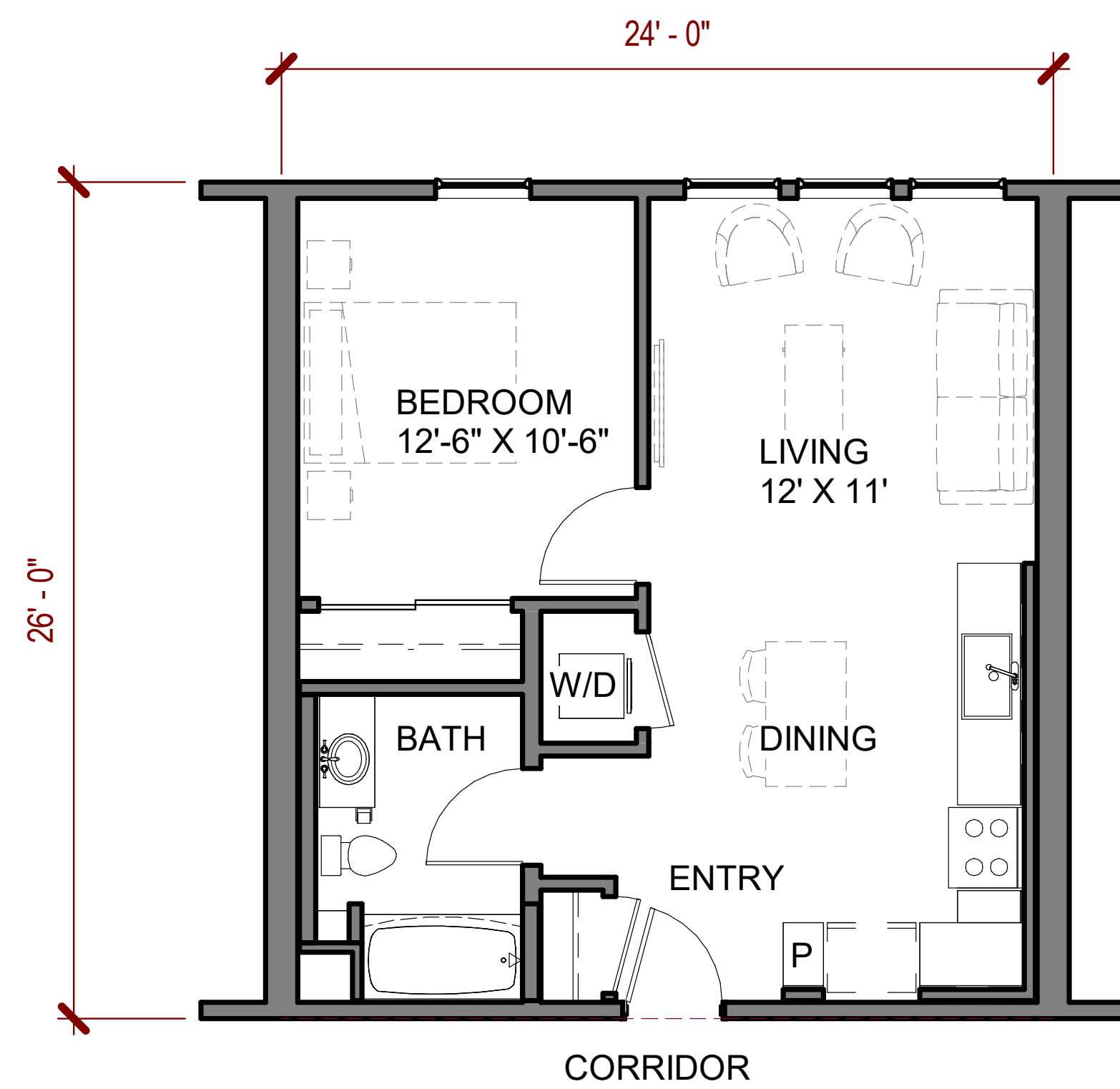
UNIT TYPE
A5.3

STUDIO
608 SF



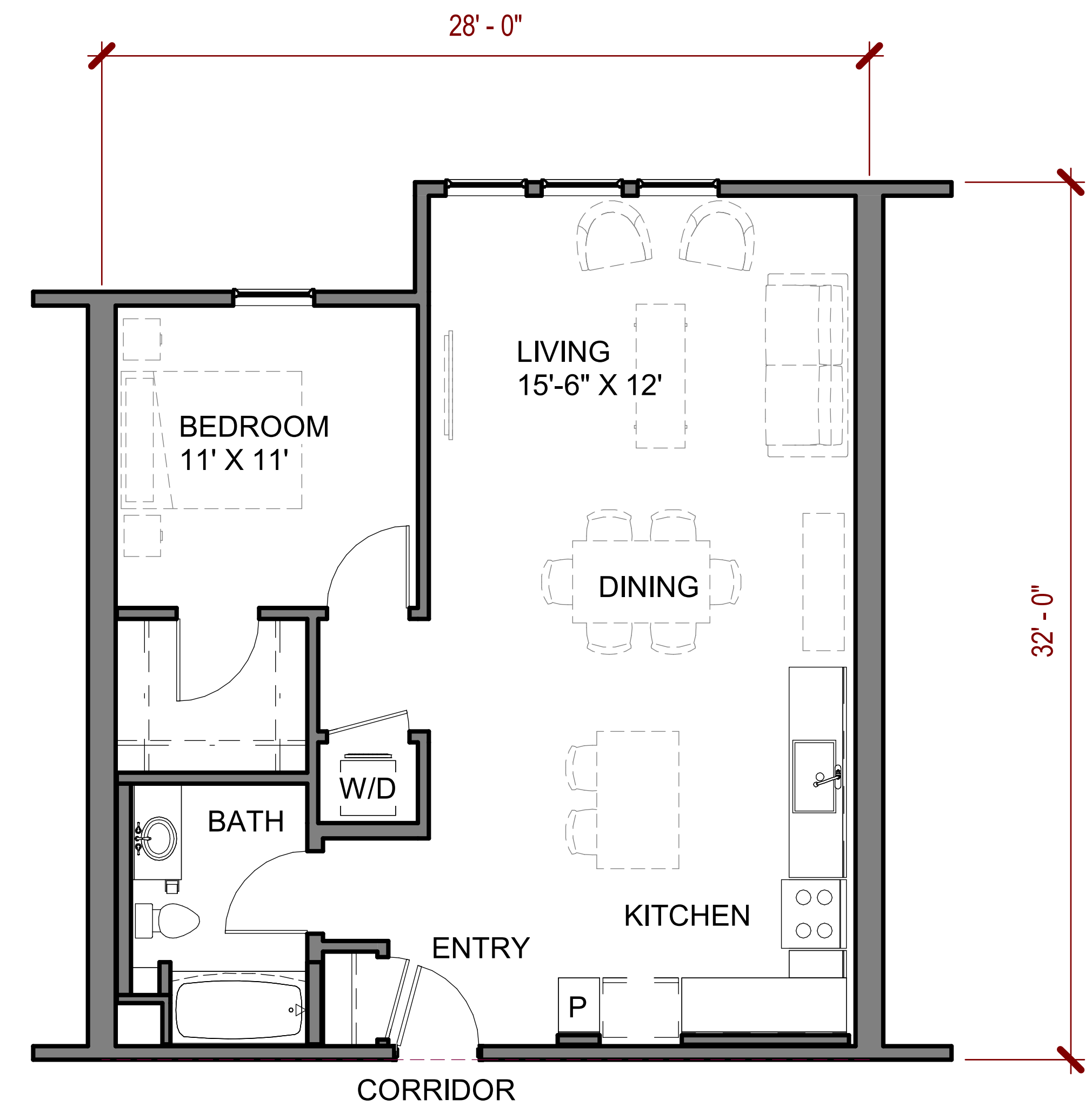
UNIT TYPE
B1

ONE BEDROOM
672 SF



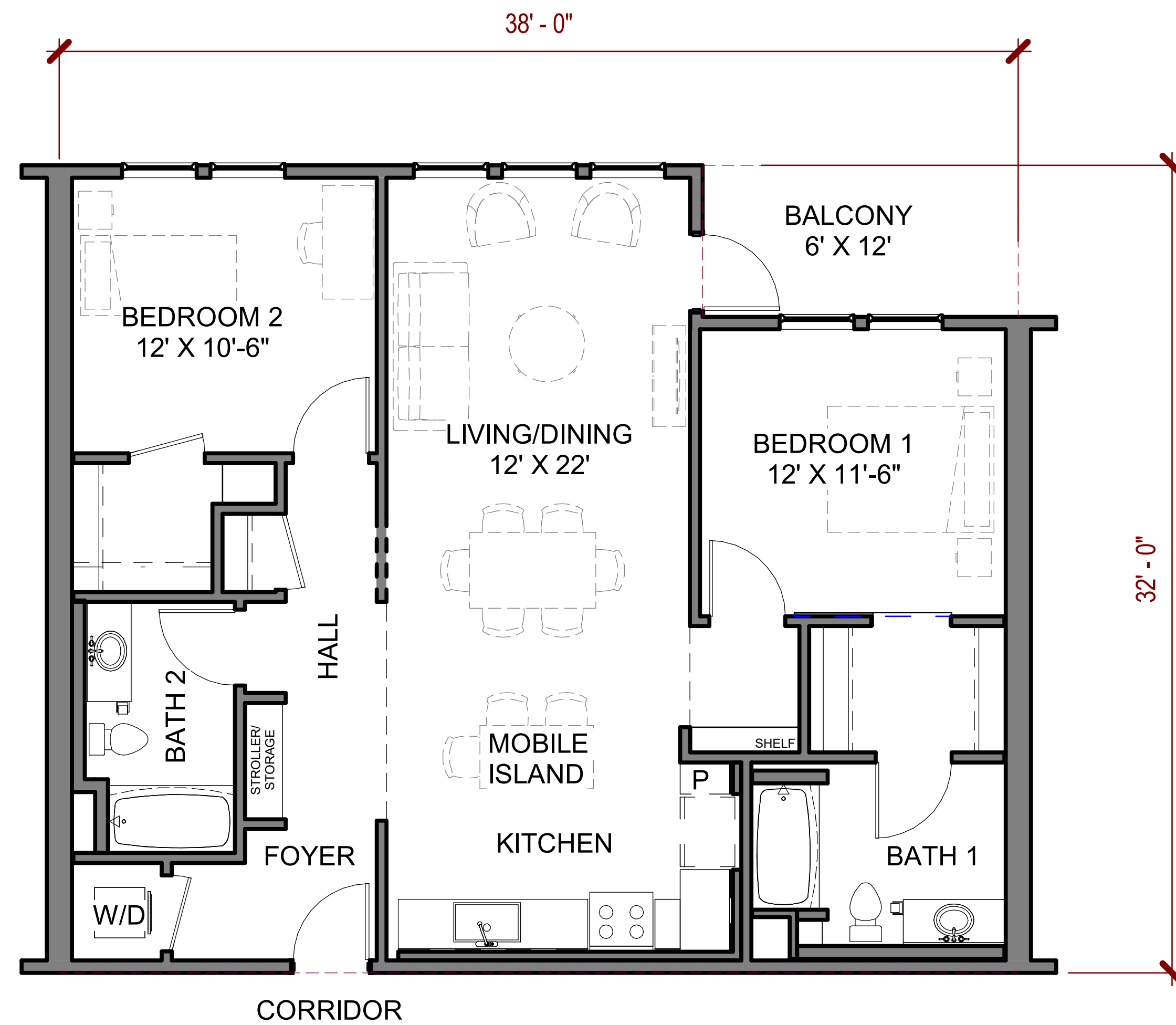
UNIT TYPE
B2

ONE BEDROOM
624 SF



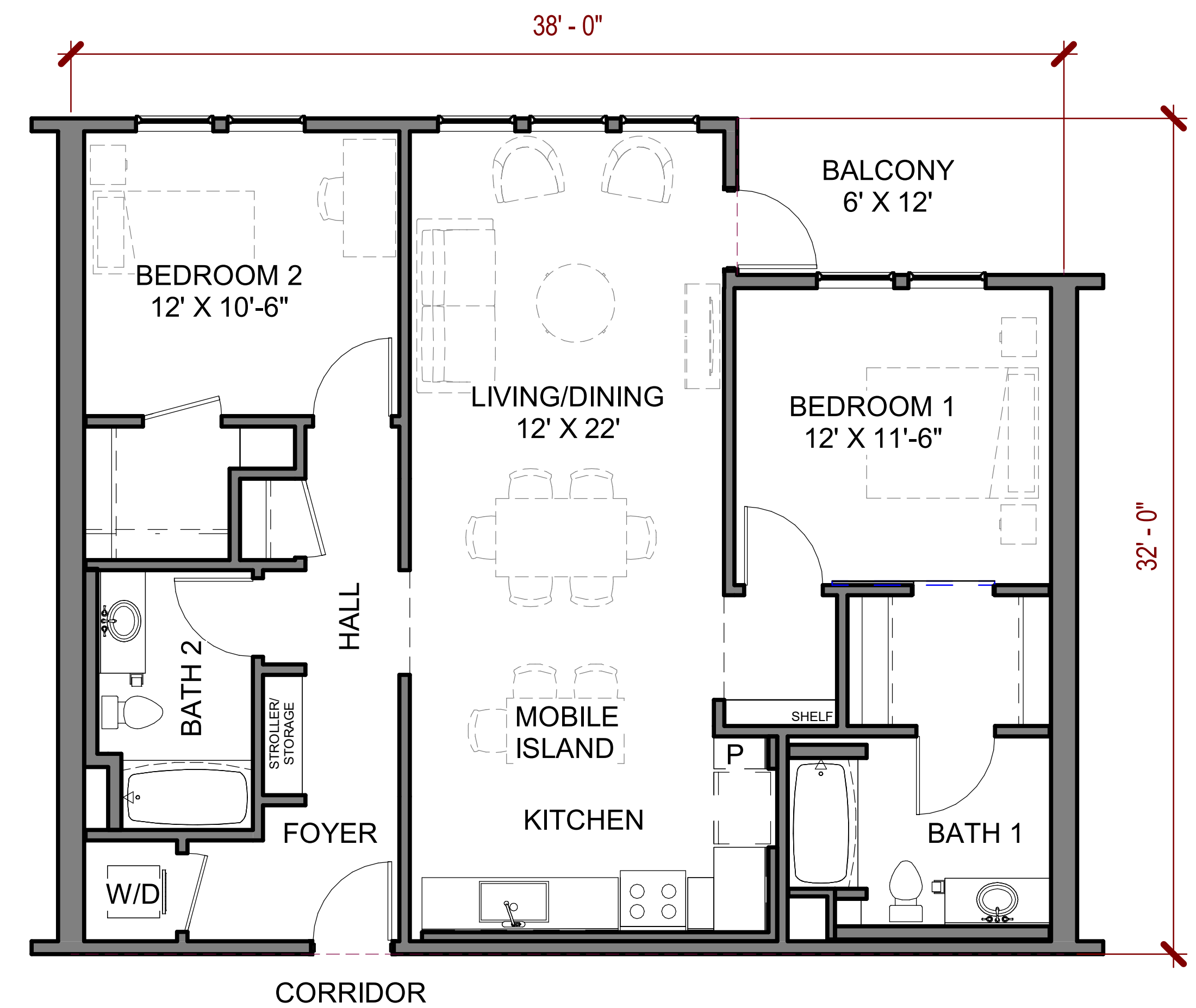
UNIT TYPE
B4

ONE BEDROOM
856 SF



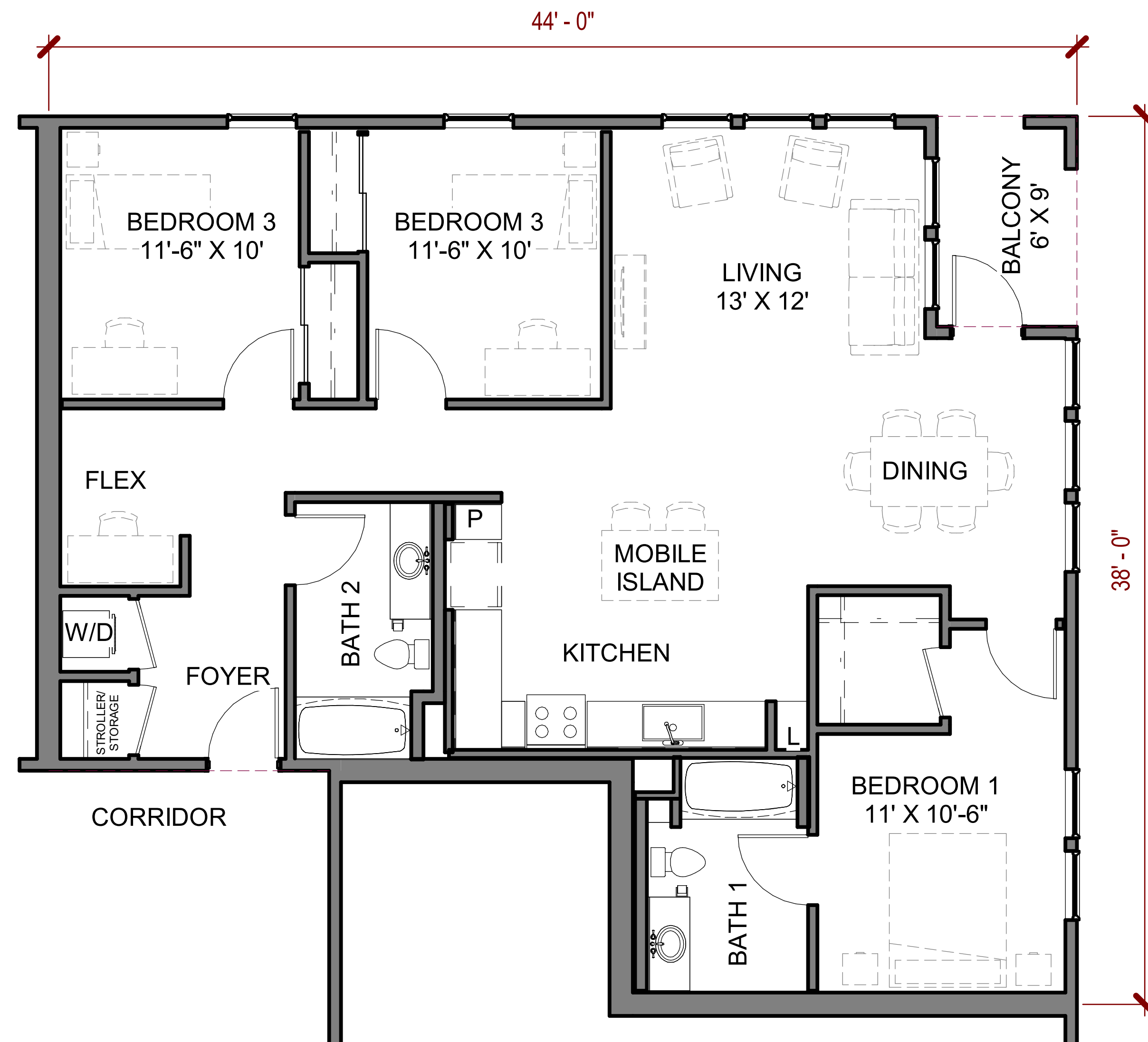
UNIT TYPE
C1

TWO BEDROOM
1141 SF



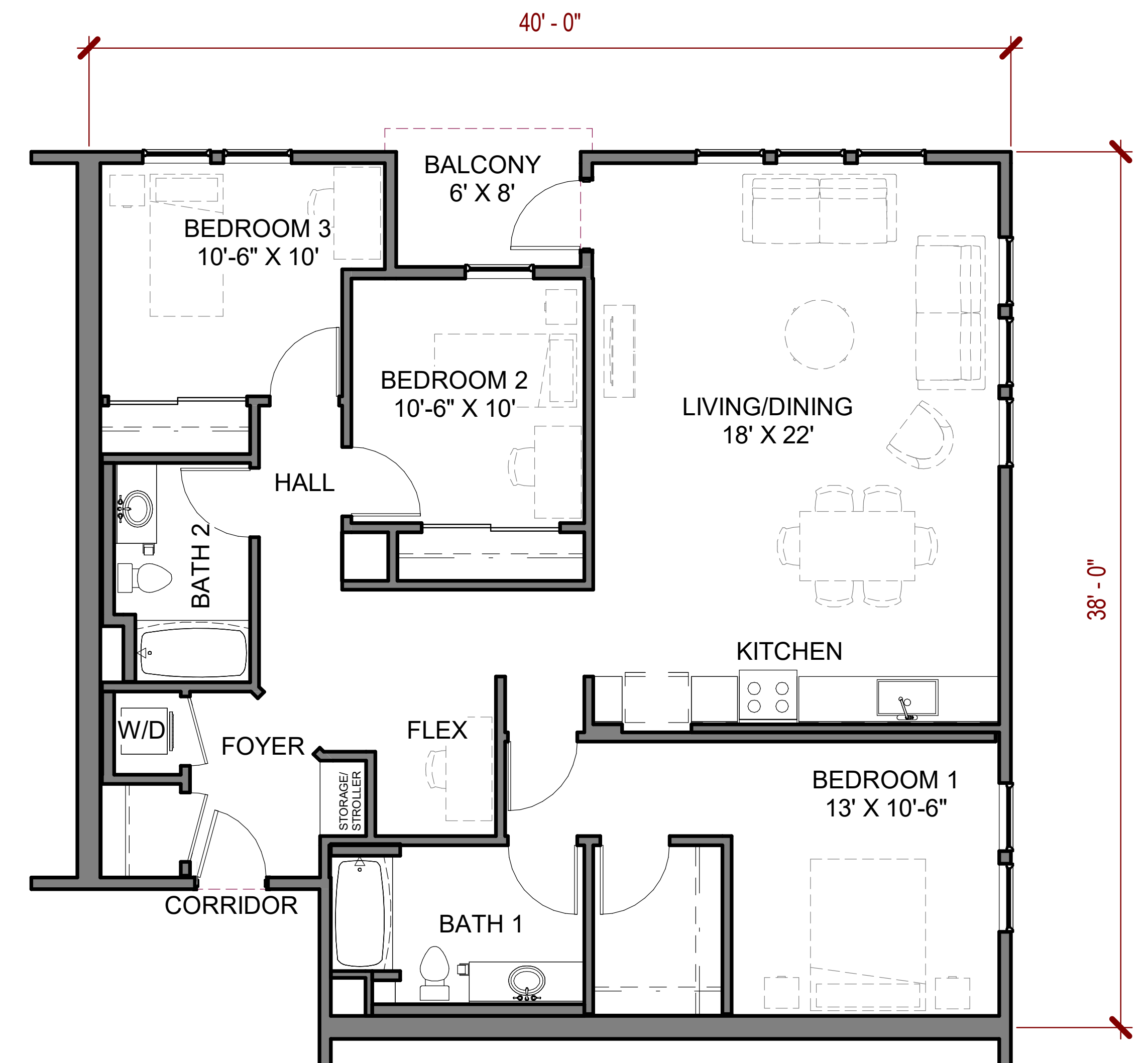
UNIT TYPE
C1.2

TWO BEDROOM
1141 SF



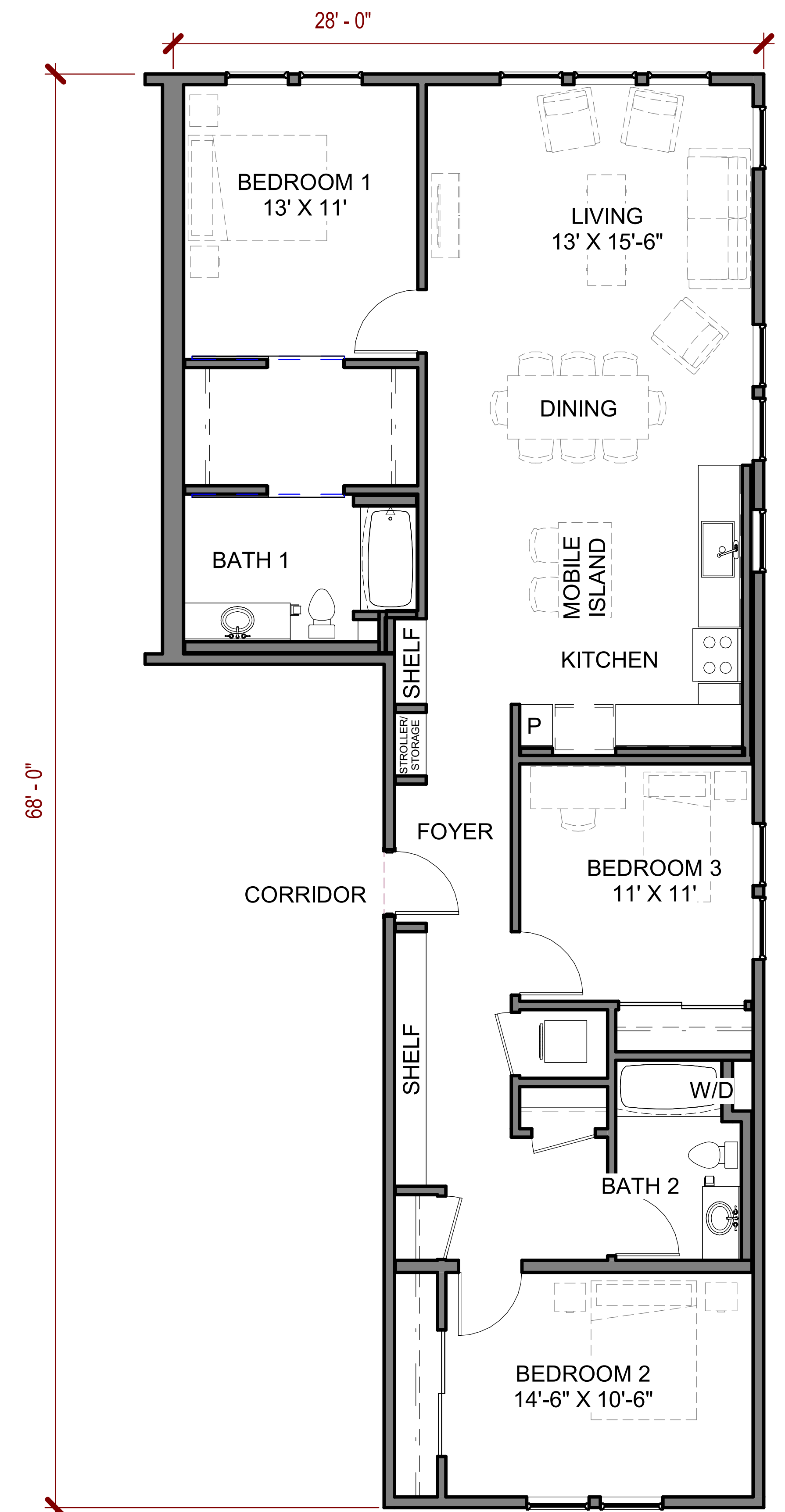
UNIT TYPE
D2

THREE BEDROOM
1373 SF



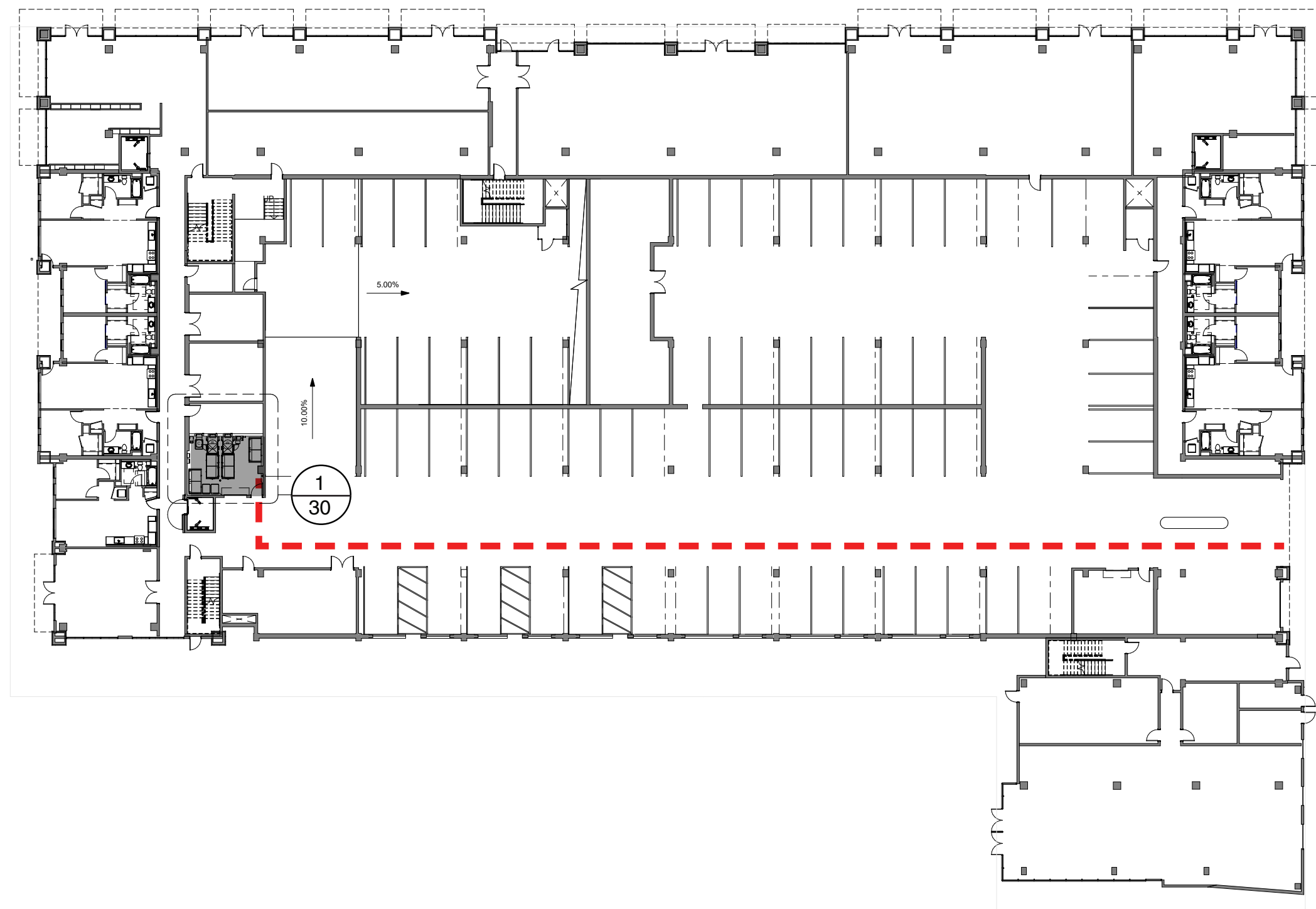
UNIT TYPE
D4

THREE BEDROOM
1415 SF

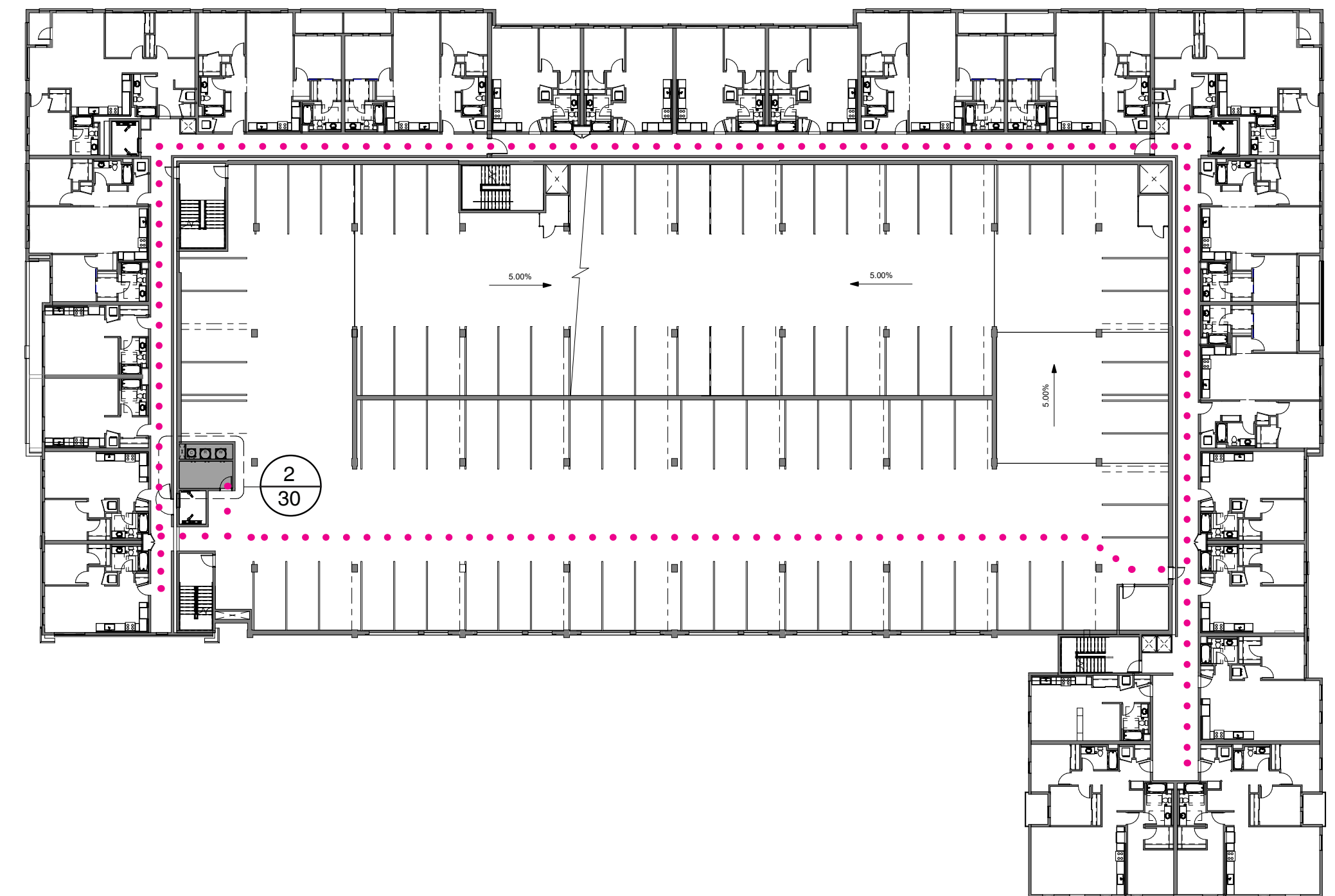


UNIT TYPE
D6

THREE BEDROOM
1504 SF



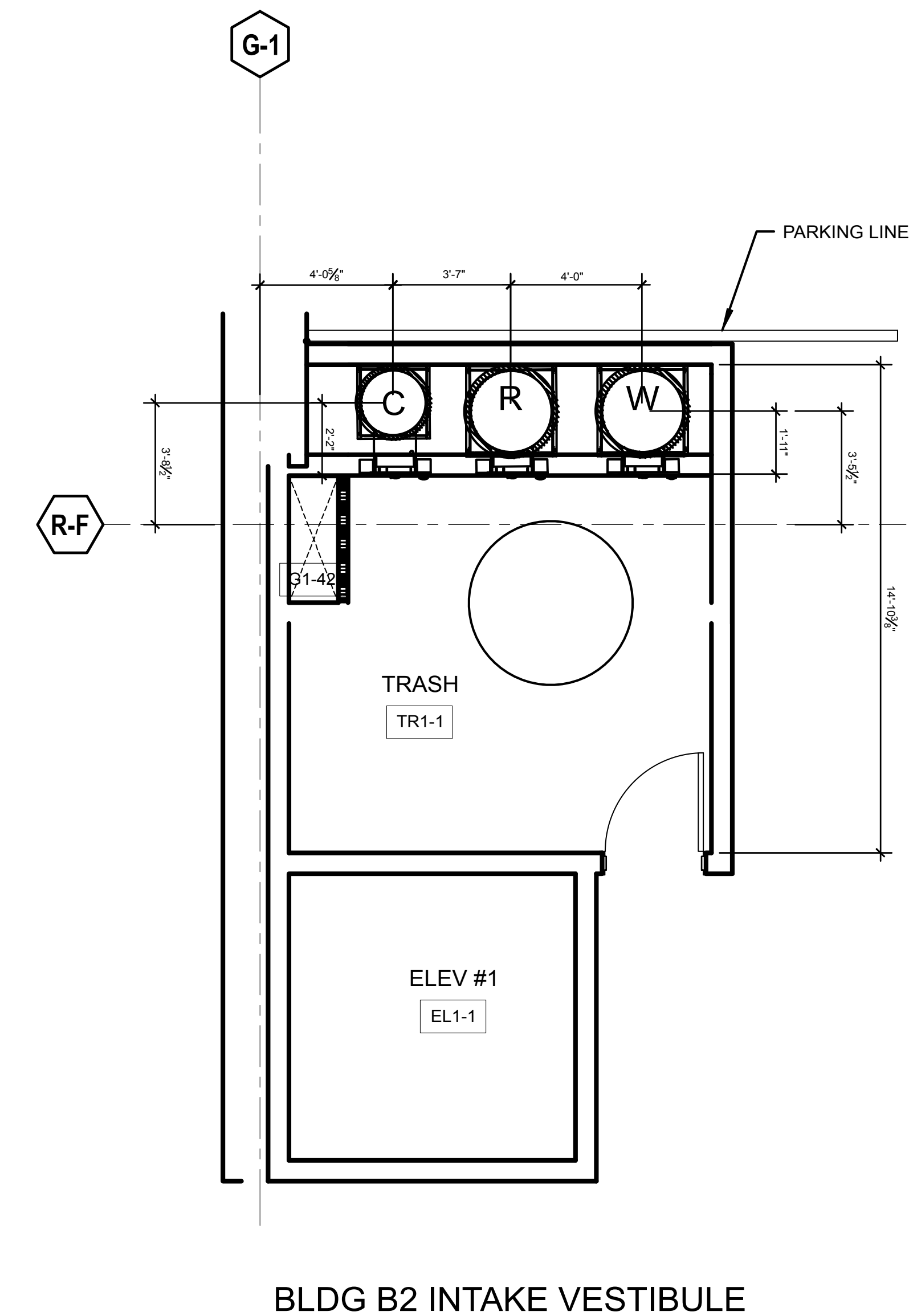
GROUND FLOOR



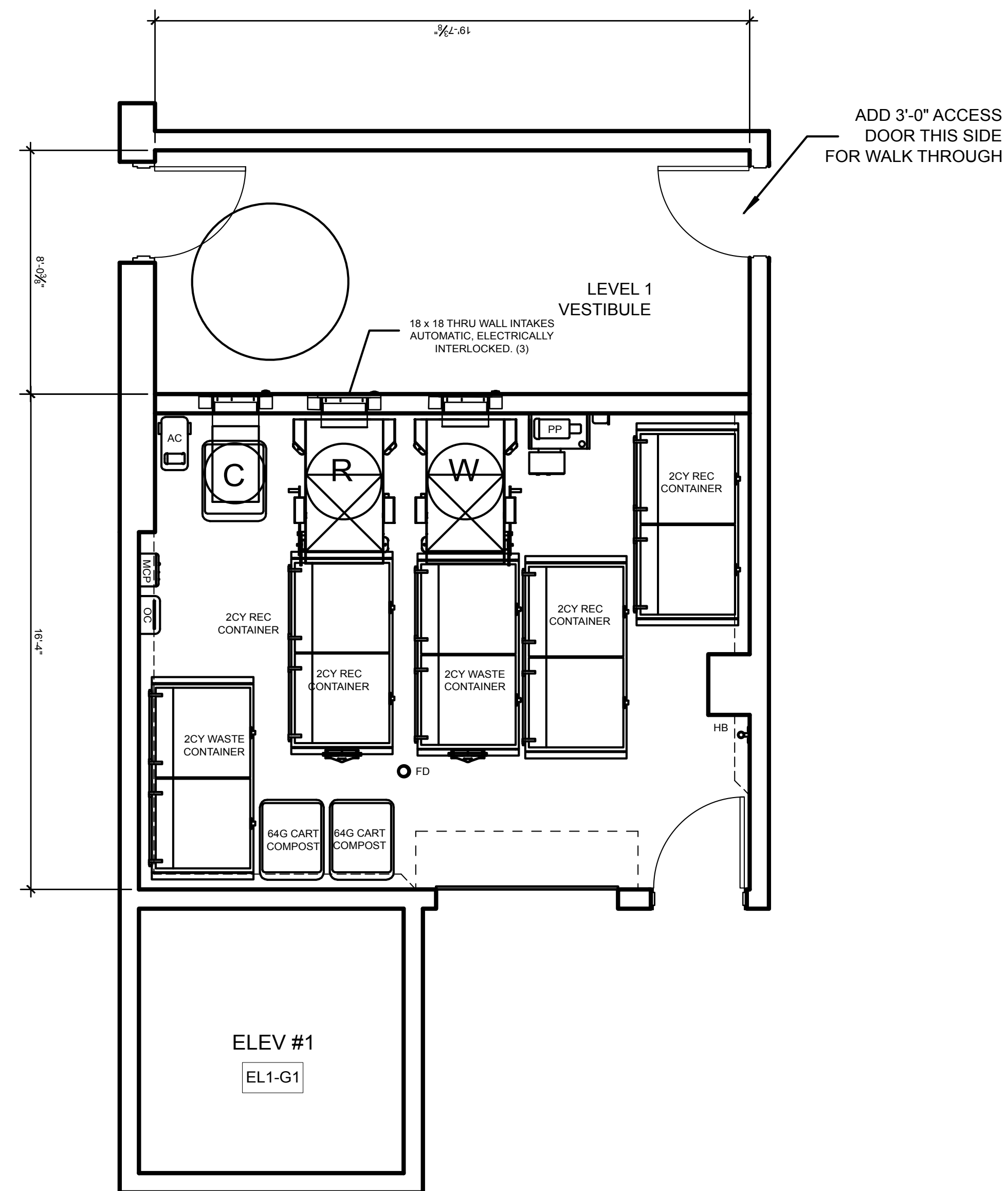
UPPER FLOORS

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 - FIFTH FLOOR TYPICAL



1. TRASH COLLECTION ROOM
GROUND FLOOR 1

SHEET NOTES:

RESIDENTIAL TRASH COLLECTION ROOM: BLDG B2

- 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" SWING DOOR, NO THRESHOLD, HOLD OPEN.
- 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 OPENING000 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:



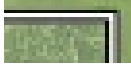
- EXPAND TRASH ROOM NORTH TO EDGE OF PARKING LINE.


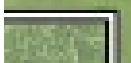

GENERAL NOTES:

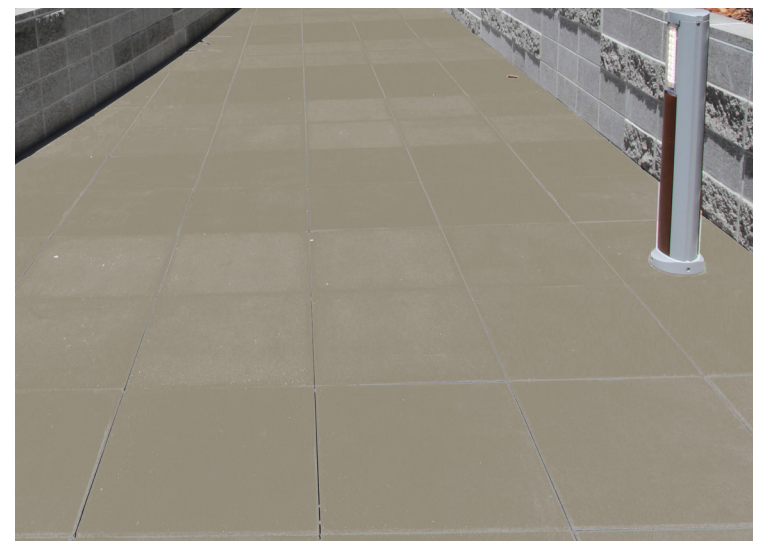
- THIS DRAWINGS IS NOT DRAWN TO SCALE.
- ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
- 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.

LEGEND

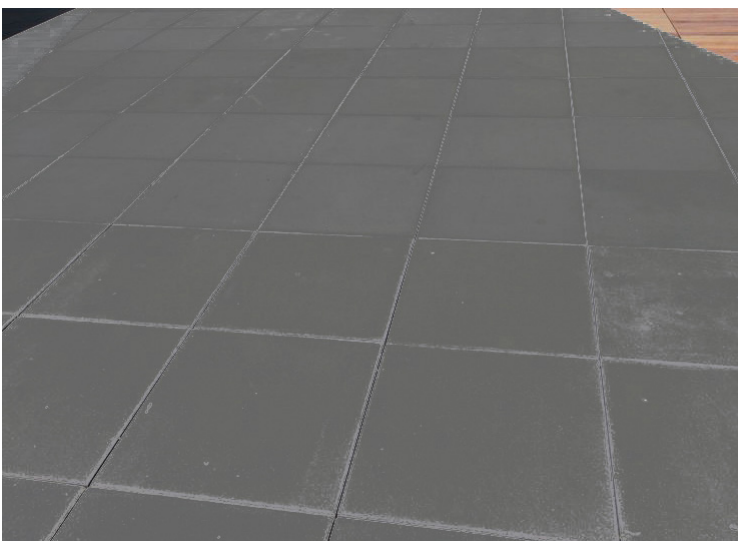
- 1 Integral Color Concrete A
 - 2 Integral Color Concrete B
 - 3 Stormwater Treatment Planter
 - 4 Planting Area
 - 5 Green Screen
 - 6 Elevated Planter for Green Screen
- Planting & Irrigation

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

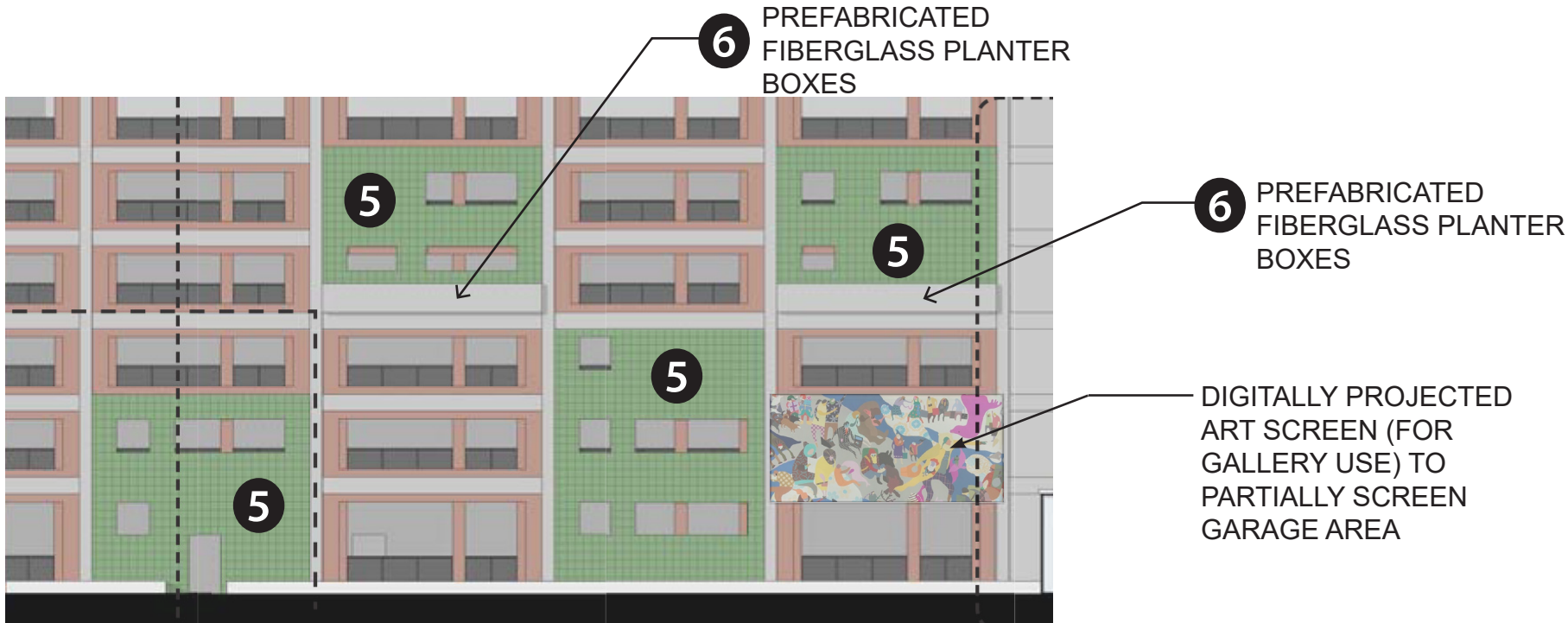
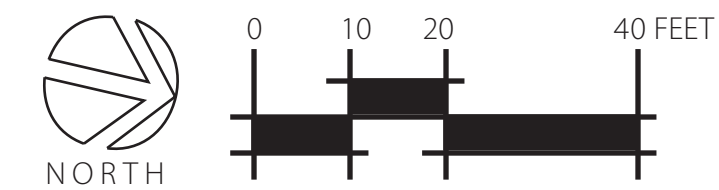
Planting Schedule	
	On Grade Planting
<ul style="list-style-type: none">- <i>Heteromeles arbutifolia</i> Toyon- <i>Myrica var. Bayberry</i> Bayberry- <i>Arctostaphylos 'Emerald Carpet'</i> Carpet Manzanita- <i>Arctostaphylos densiflora 'Howard McMinn'</i> Arctostaphylos 'Howard McMinn'- <i>Lavandula 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	
	Green Screen
<ul style="list-style-type: none">- <i>Lonicera sempervirens</i> Trumpet Honeysuckle	



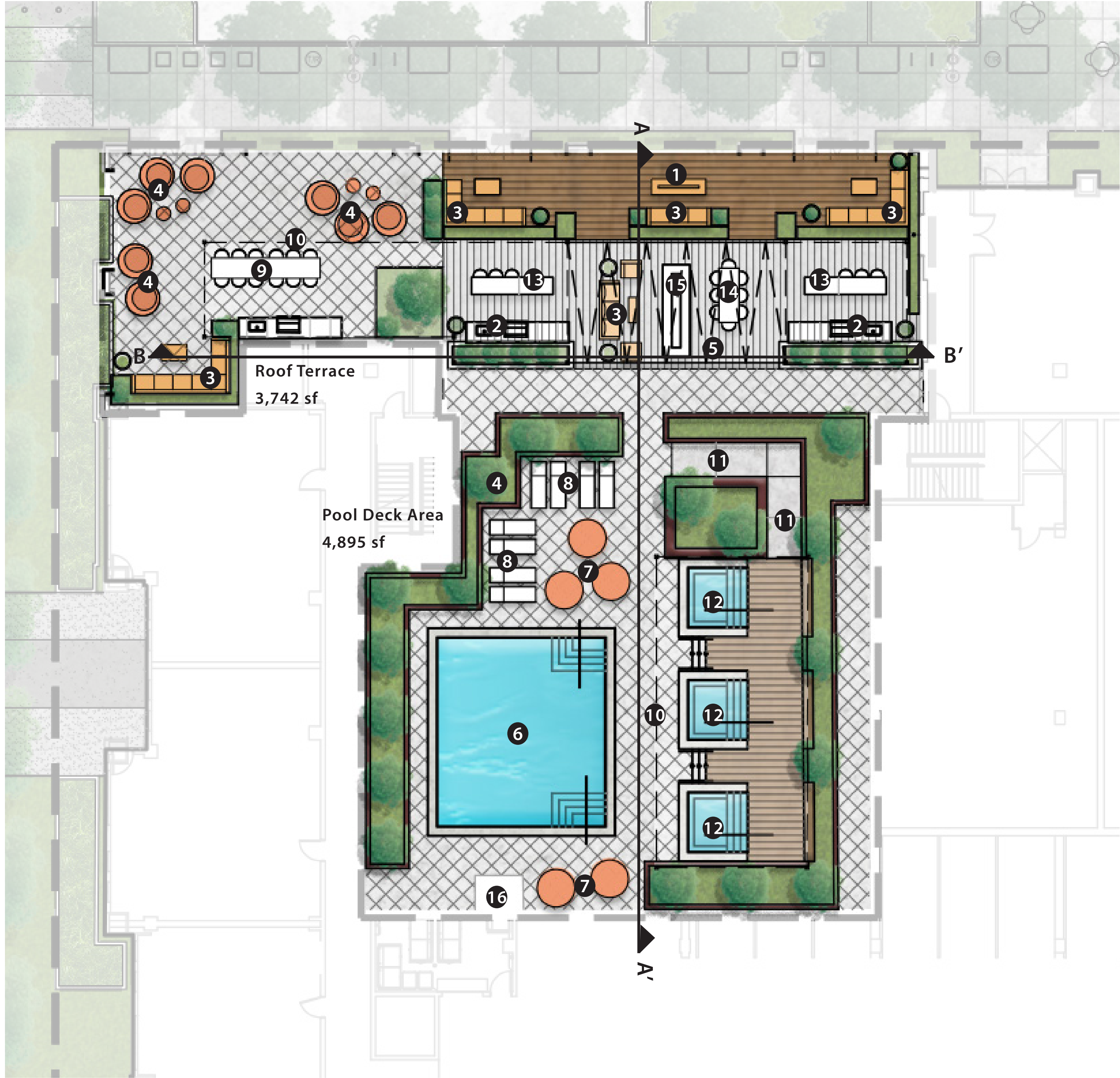
Integral Color Concrete A



Integral Color Concrete B



Bldg. B2 Green Screen Elevation



LEGEND

- 1 Fire Table
- 2 BBQ and Sink
- 3 Sofa Seating
- 4 Lounge Seating
- 5 String Lights
- 6 Pool (684 sf)
- 7 Daybed
- 8 Poolside Chaise Lounge
- 9 Farm Table
- 10 Overhead Structure
- 11 Ramp
- 12 Plunge Pool (239 sf)
- 13 Bar Counter with ADA Companion Seating
- 14 Dining Table
- 15 Outdoor Fireplace
- 16 Outdoor Shower

Material Schedule	
	Narrow Modular Colored Concrete Paver (Warm Gray)
	Colored Concrete Paver (Light Gray)
	Composite Wood Decking
	Planter



Poolside Chaise Lounge



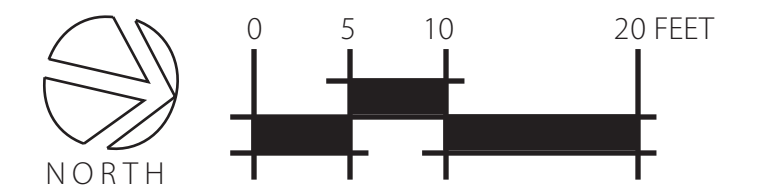
Sofa Seating

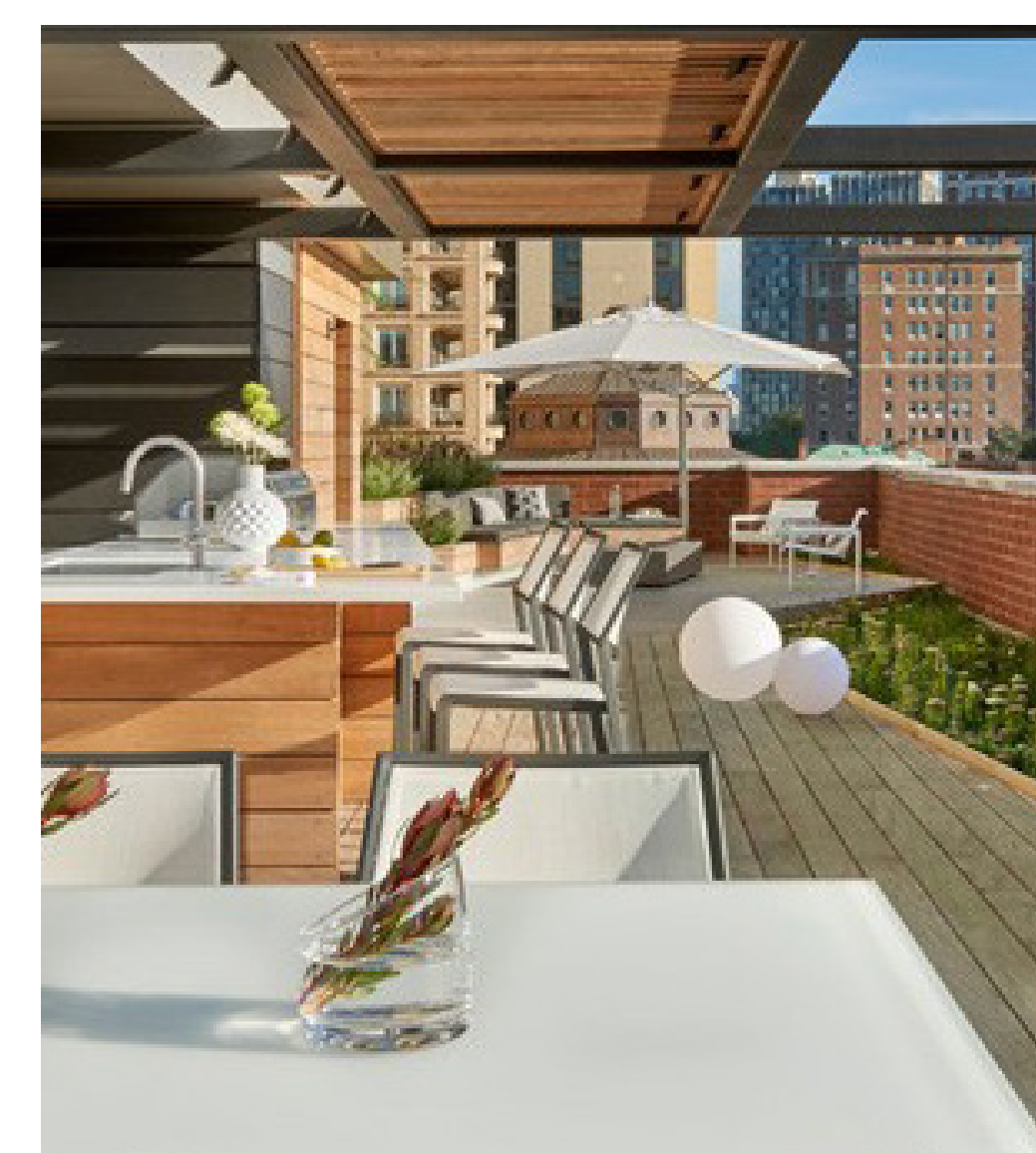
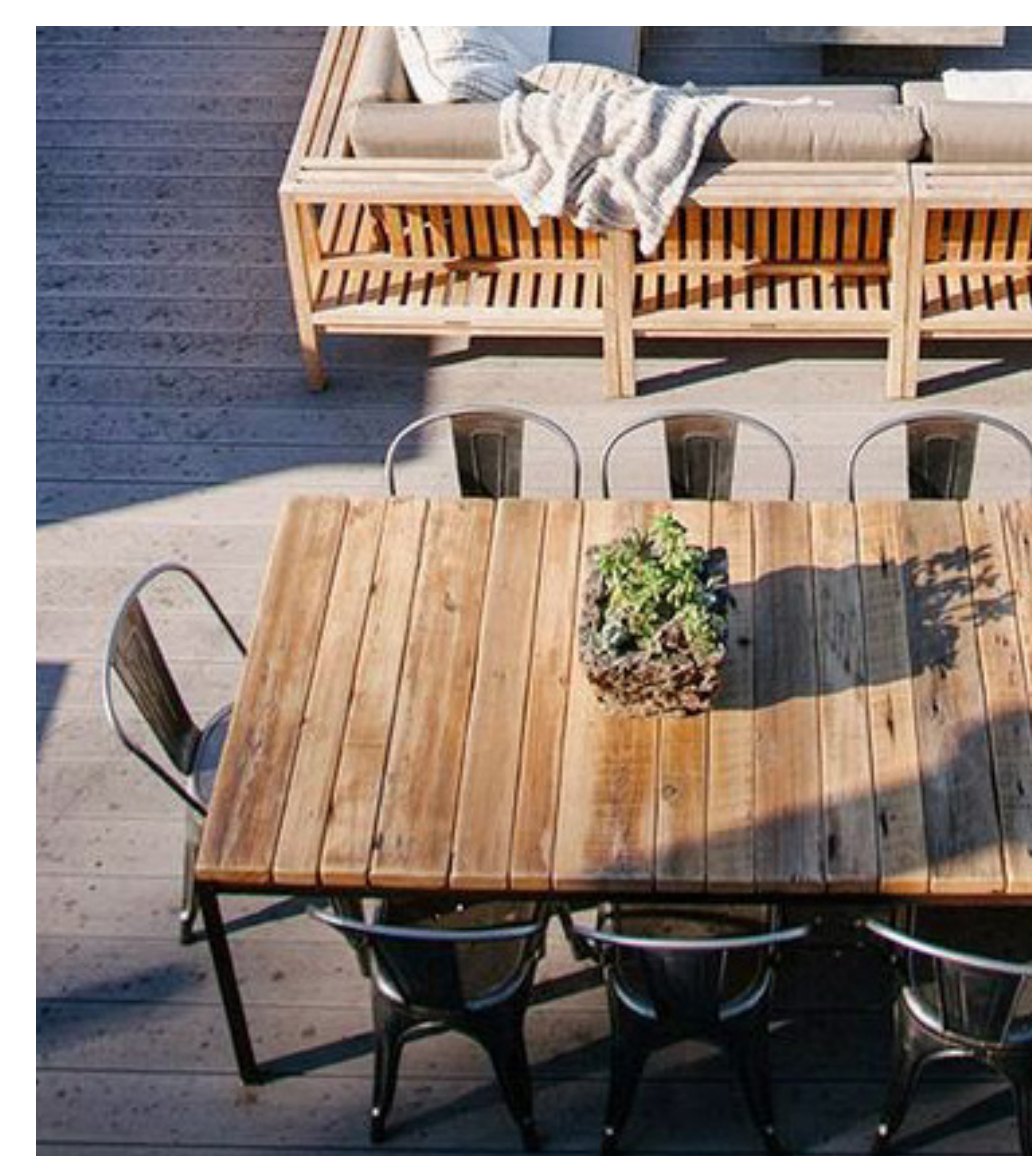
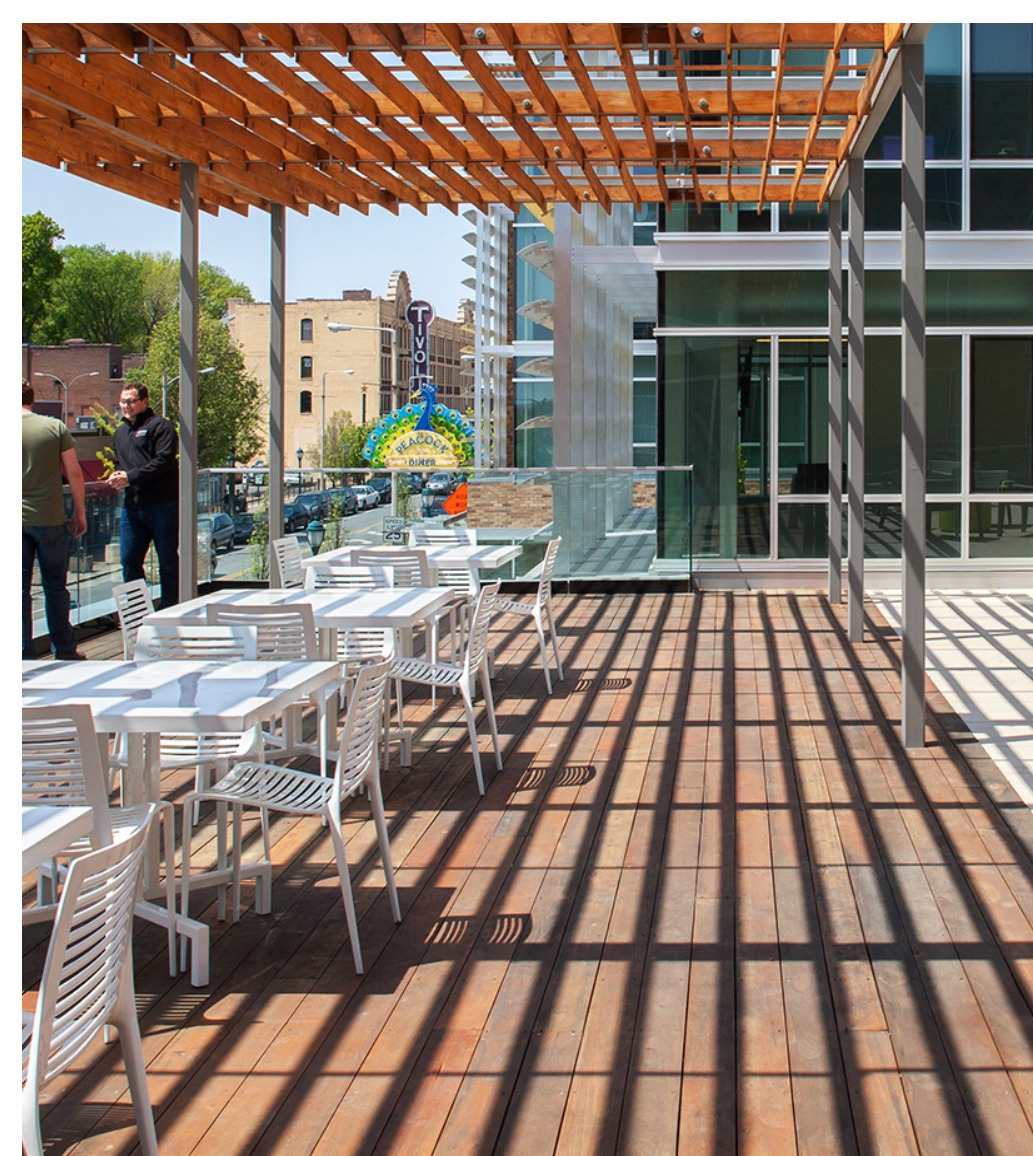
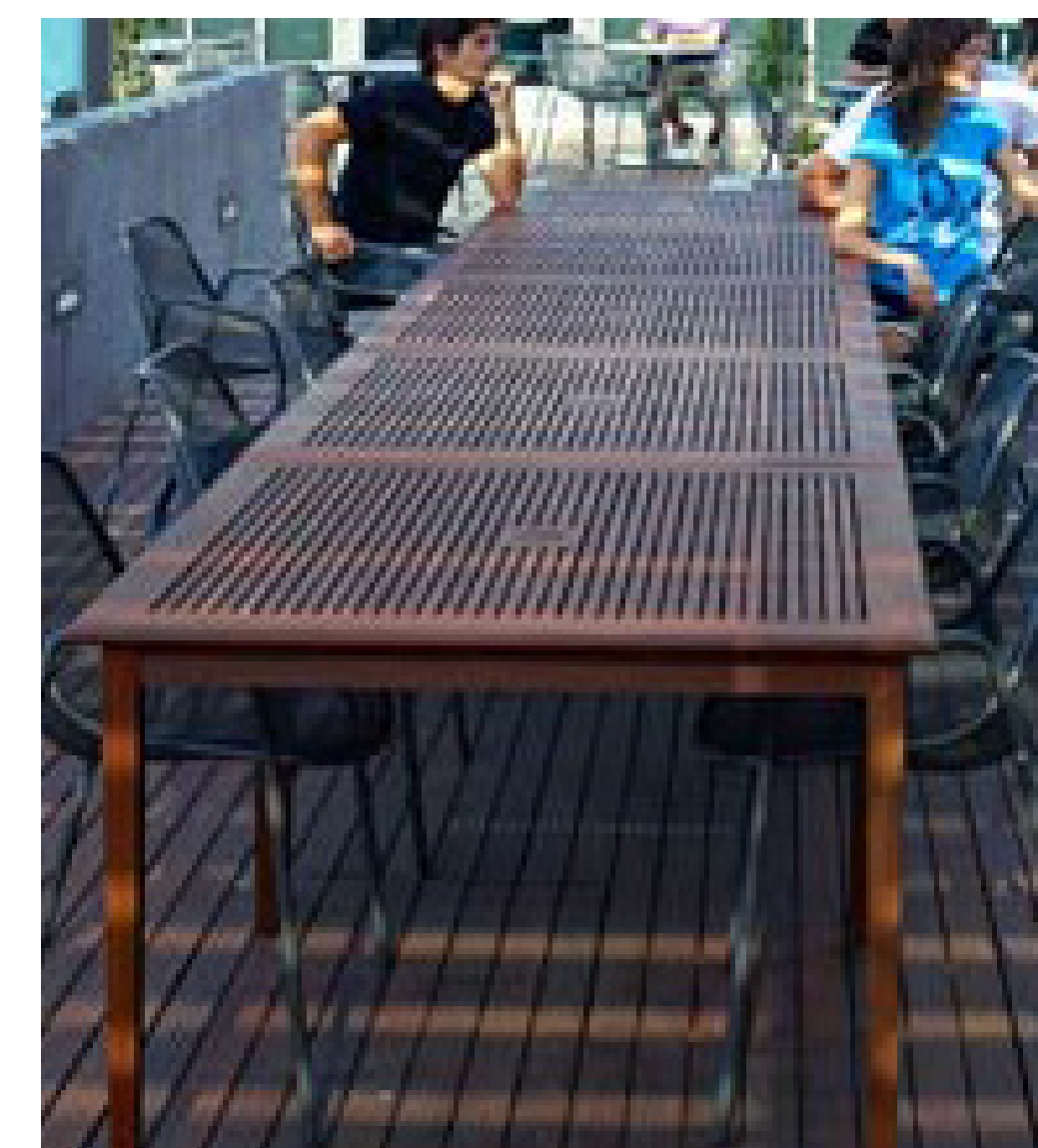
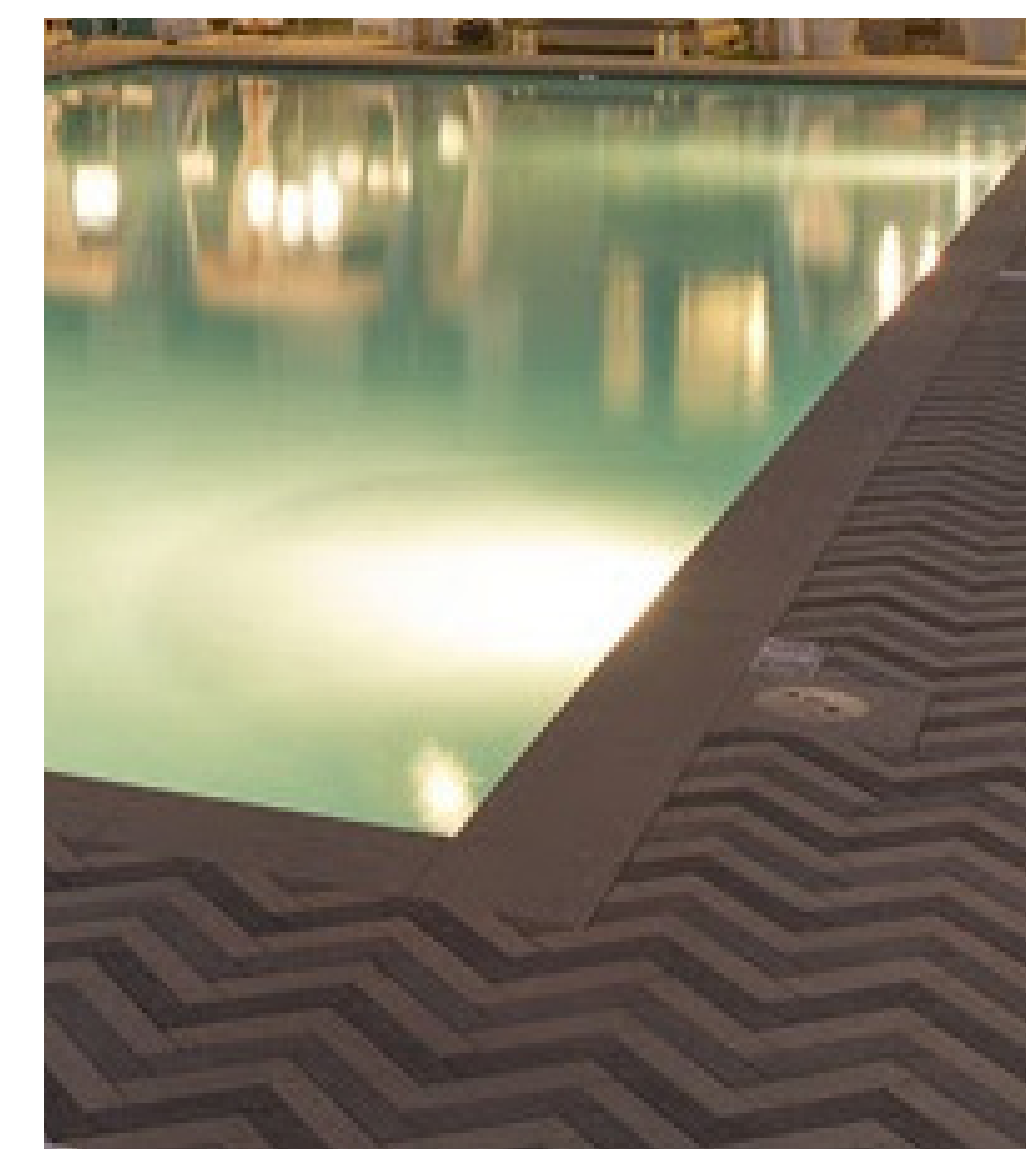
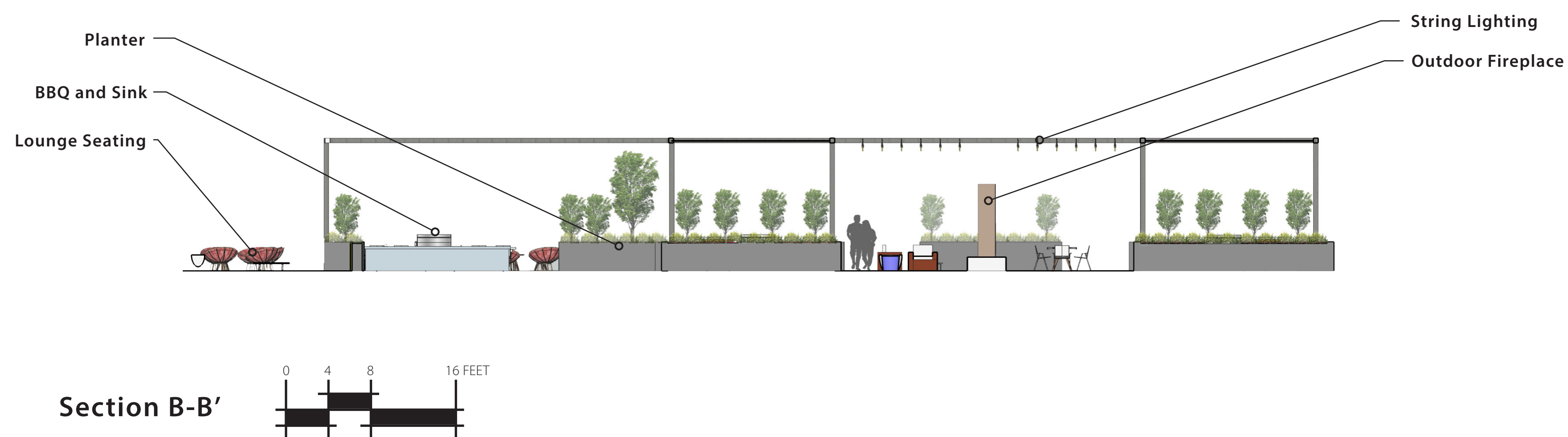
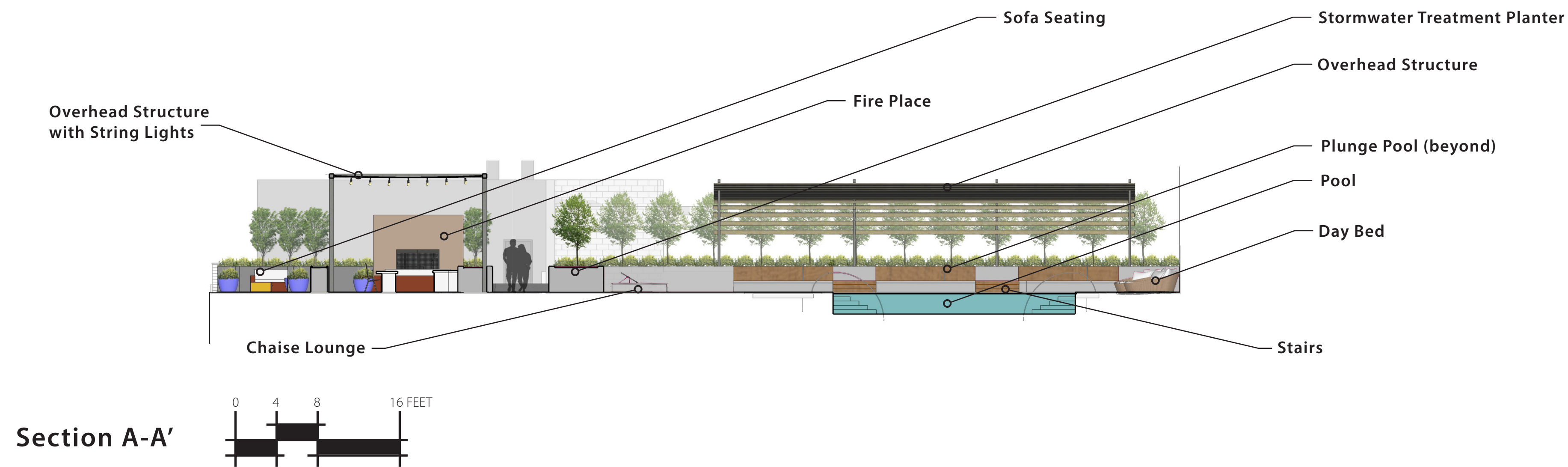


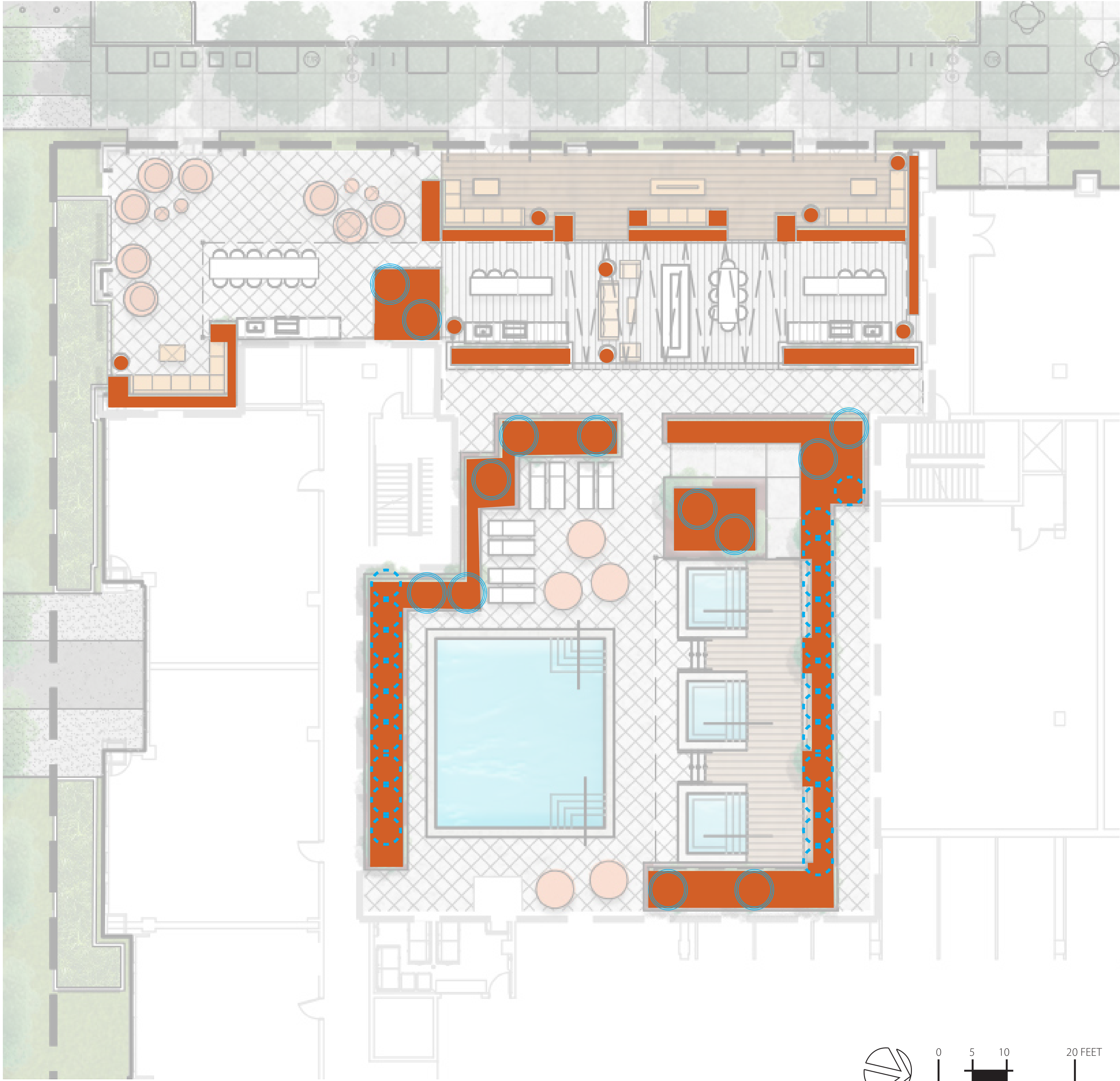
Lounge Seating



BBQ and Sink









Planting Schedule

Trees


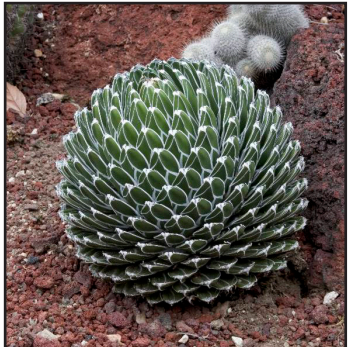



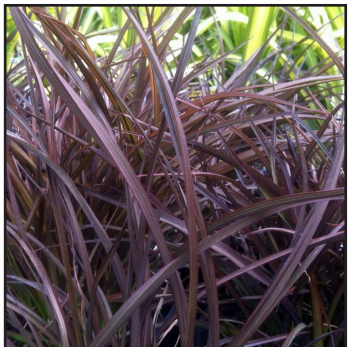





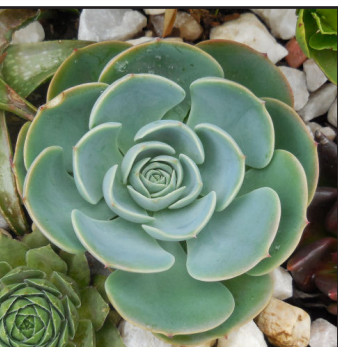
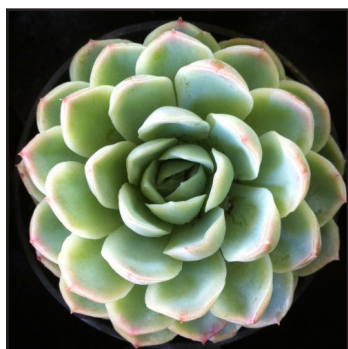
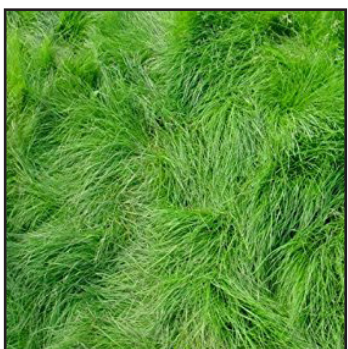




Chamaerops Humilis
Chamaerops



Prunus caroliniana
Carolina Laurelcherry

Ornamental Planting

 <p><i>Agave 'Blue Flame'</i> Blue Flame Agave</p>	 <p><i>Agave victoriae-reginae</i> Queen Victoria Agave</p>	 <p><i>Carex divulsa</i> Berkeley Sedge</p>	 <p><i>Crassula ovata</i> Jade Plant</p>
 <p><i>Ligustrum japonicum</i> Ligustrum</p>	 <p><i>Phormium 'Jack Spratt'</i> Jack Spratt New Zealand Flax</p>	 <p><i>Sedum feflexum 'Blue Spruce'</i> Blue Spruce Stonecrop</p>	 <p><i>Senecio spp</i> Senecio</p>
 <p><i>Aloe 'Blue Elf'</i> Blue Elf Aloe</p>	 <p><i>Dianella Revoluta 'Little Rev'</i> Little Rev Flax Lily</p>	 <p><i>Echeveria bittersweet</i> Echeveria bittersweet</p>	 <p><i>Echeveria crassulaceae</i> Echeveria crassula</p>
 <p><i>Echeveria elegans</i> Mexican Snowball</p>	 <p><i>Festuca rubra 'Molate'</i> Creeping Red Fescue</p>	 <p><i>Myrica californica</i> Pacific Wax Myrtle</p>	 <p><i>Phormium cookianum 'Cream Delight'</i> Variegated New Zealand Flax</p>

LEGEND

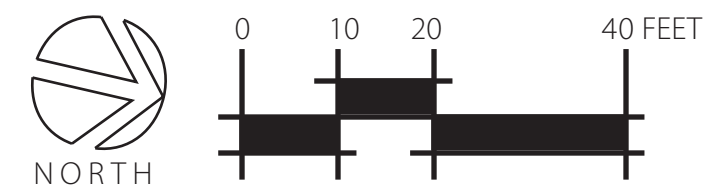
- Moderate Water - 2,780 sf
- Low Water Use - 2,183 sf

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 - 60,360 sf
- Landscaping, Self-treating - 2,780 sf
- Bioretention Treatment Area - 2,183 sf

