

Emeryville

### BUILDING C ARCHITECTURAL FDP

FEBRUARY 13, 2018
Project No. 1132-0007







### PROJECT TEAM

### **DEVELOPER:**

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## SHEET INDEX

### **ARCHITECTURAL**

00 Cover

01 Project Team & Sheet Index

02 Building & Parking Summaries

03 Unit Mix & Outdoor Area Summaries

04 Building C: Floor Plan - Ground Floor

05 Building C: Floor Plan - First Floor

06 Building C: Floor Plan - Second Floor

07 Building C: Floor Plan - Third Floor

08 Building C: Floor Plan - Fourth Floor

09 Building C: Plan - Roof

10 Building C: Building Sections

11 Building C: Axonometric - Southeast Corner

12 Building C: Axonometric - Northwest Corner

13 Building C: Exterior Elevations - North & South Elevation w/ MAterials & Finishes

14 Building C: Exterior Elevations - East Elevation w/ MAterials & Finishes

15 Building C: Exterior Elevations - West Elevation w/ MAterials & Finishes

16 Building C: Enlarged Elevation & Wall Sections

17 Building C: Enlarged Elevation & Wall Section

18 Building C: Unit Plans - LW1 & A1

19 Building C: Unit Plans - A4 & B1

20 Building C: Unit Plans - B5 & B6

21 Building C: Unit Plans - C1 & C1.2

22 Building C: Unit Plans - C2 & C2.1

23 Building C: Unit Plans - C6 & C8

24 Building C: Unit Plan - C9

25 Building C: Unit Plans - D1 & D3

26 Building C: Trash Plan Layout

27 Building C: Enlarged Trash Room Plans

28 Building C: Landscape Plan - Ground Floor

29 Building C: Landscape Plan - Level 1 (Podium) - Courtyard

30 Building C: Level 1 (Podium) Section & Material Imagery

31 Building C: Planting Schedule

32 Building C: Irrigation Water Use Zones

33 Building C: Preliminary Stormwater Calculations





	Area	Type of	Net	Circ. /	*	Res	Misc.	* Residential	Ground 6th
BUILDING AREA TABULATION SUMMARY	GSF	Const.	Rentable	Support	Amenity	Storage	iiii30.	Amenities:	Floor (SF) FIr (SF)
Name and a Dividina Data.								A ma a mita si	
Commercial Building Data:	044.05	1.0	044 05	C.F.	O.F.	- SF		Amenity:	
Ground Floor - Retail	944 SF	IA	944 SF	- SF	- SF	- SF		Lobbies	1,909
otal Commercial Area:	944 SF		944 SF	- SF	- SF	- SF		Leasing Center	1,909
otal Collinercial Area.	944 31		944 31	- 31	- 31	- 31		Mail Area	317
								Co-Working Lounge	317
Residential Building Data						+		Fitness Center	3,812
Ground Floor	16,241 SF	IA	6,673 SF	3,530 SF	6,038 SF	- SF		Pet Spa	-
	10,241 01	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0,070 01	0,000	0,000	0.		"Attic Stock"	-
Type IA Residential Totals:	16,241 SF		6,673 SF	3,530 SF	6,038 SF	- SF		Clubhouse / Lounge	-
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	13,211		3,513 31	3,000	3,000			Bike Kitchen / Storage*	1,119
1st Floor	31,463 SF	VA	27,507 SF	3,956 SF	- SF	SF			6,038
2nd Floor	31,463 SF	VA	27,795 SF	3,668 SF	- SF	SF			•
3rd Floor	31,463 SF	VA	27,795 SF	3,668 SF	- SF	SF		Bike Storage Tallied in P	Parking Garage Area.
4th Floor	31,463 SF	VA	27,795 SF	3,668 SF	- SF	SF			
								Shafts and Vert Circ, NIC	C in FAR Area:
Type VA Residential Totals:	125,852 SF		110,892 SF	14,960 SF	- SF	- SF			
otal Residential Area:	142,093 SF		117,565 SF	18,490 SF	6,038 SF	- SF		Ground Floor	682 SF
	,		,	,	,			1st Floor	782 SF
								2nd Floor	782 SF
verall Buildinng Totals:								3rd Floor	782 SF
Type IA Construction (Building):	17,185 SF	IA	7,617 SF	3,530 SF	6,038 SF	- SF		4th Floor	782 SF
Type IA Construction (Parking):	18,211 SF	IA							
Type VA Construction:	125,852 SF	VA	110,892 SF	14,960 SF	- SF	- SF			
otal FAR Building Area (w/o Parking):	139,227 SF		118,509 SF	14,680 SF	6,038 SF	- SF			3810 SF
Gross Building Area (w/ Parking):	161,248 SF		118,509 SF	18,490 SF	6,038 SF	- SF			
1000 Danding Area (W/ Farking).	101,240		110,000	10,400 01	0,000	- 01			
otal Building Footprint Area:	35,396 SF	<del> </del>							

ARKING AREA TABULATION SUMMARY		Type of Const.	Parking Area	Circ. / Support	Bike Parking/ Amenity	Standard Parking Spaces Provided	Tandem Parking Spaces Provided	Misc. *	
arking Provided:	Total Area								
Ground Floor	18,211 SF	IA	17,092 SF	- SF	1,119 SF	41 Spaces	- Spaces	Note: Min. 3% of parking to be EV:	2 EV Stalls
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		
6th Floor	- SF	IA	- SF	- SF	- SF	- Spaces	- Spaces		
7th Floor	- SF	IA	- SF	- SF	- SF	- Spaces	- Spaces		
otal Parking Area:	18,211 SF		17,092 SF	- SF	1,119 SF	41 Spaces	- Spaces	41 Total Spaces 417 SF per Space	
Carking by Use:  Commercial Parking:  Office  Retail	2 / 1000 SF 3 / 1000 SF	- S		Spaces Spaces					
	9 / 1000 01	- S		Spaces					
rtotan			<b>,</b>	Opacoc					
Residential Parking:	1 /Unit		Jnits 4	4 Spaces					
Residential Parking: 1 Bdr Flex Units	1 /Unit 1 /Unit	4 U		4 Spaces Spaces					
Residential Parking: 1 Bdr Flex Units 2 Bdr Flex Units	1 /Unit	4 U	Jnits -	Spaces					
Residential Parking: 1 Bdr Flex Units 2 Bdr Flex Units Studio	1 /Unit 1 /Unit	4 L 10 L	Jnits - Jnits 10	Spaces O Spaces					
Residential Parking: 1 Bdr Flex Units 2 Bdr Flex Units Studio 1 Bedroom Units	1 /Unit 1 /Unit 1 /Unit	4 U 10 U 42 U	Jnits - Jnits 10 Jnits 42	Spaces O Spaces Spaces					
Residential Parking: 1 Bdr Flex Units 2 Bdr Flex Units Studio 1 Bedroom Units 2 Bedroom Units	1 /Unit 1 /Unit 1 /Unit 1 /Unit	4 L 10 L 42 L 54 L	Jnits       -         Jnits       42         Jnits       54	Spaces O Spaces Spaces Spaces					
Residential Parking: 1 Bdr Flex Units 2 Bdr Flex Units Studio 1 Bedroom Units 2 Bedroom Units 3 Bedroom Units	1 /Unit 1 /Unit 1 /Unit 1 /Unit 1 /Unit	4 U 10 U 42 U 54 U 12 U	Jnits - Jnits 10 Jnits 42 Jnits 54 Jnits 12	Spaces D Spaces Spaces Spaces Spaces Spaces Spaces					
Residential Parking: 1 Bdr Flex Units 2 Bdr Flex Units Studio 1 Bedroom Units 2 Bedroom Units	1 /Unit 1 /Unit 1 /Unit 1 /Unit	4 U 10 U 42 U 54 U 12 U	Jnits       -         Jnits       10         Jnits       54         Jnits       12         Jnits       -	Spaces O Spaces Spaces Spaces					
Residential Parking: 1 Bdr Flex Units 2 Bdr Flex Units Studio 1 Bedroom Units 2 Bedroom Units 3 Bedroom Units	1 /Unit 1 /Unit 1 /Unit 1 /Unit 1 /Unit	4 L 10 L 42 L 54 L 12 L	Jnits       -         Jnits       10         Jnits       54         Jnits       12         Jnits       -	Spaces Control Spaces					



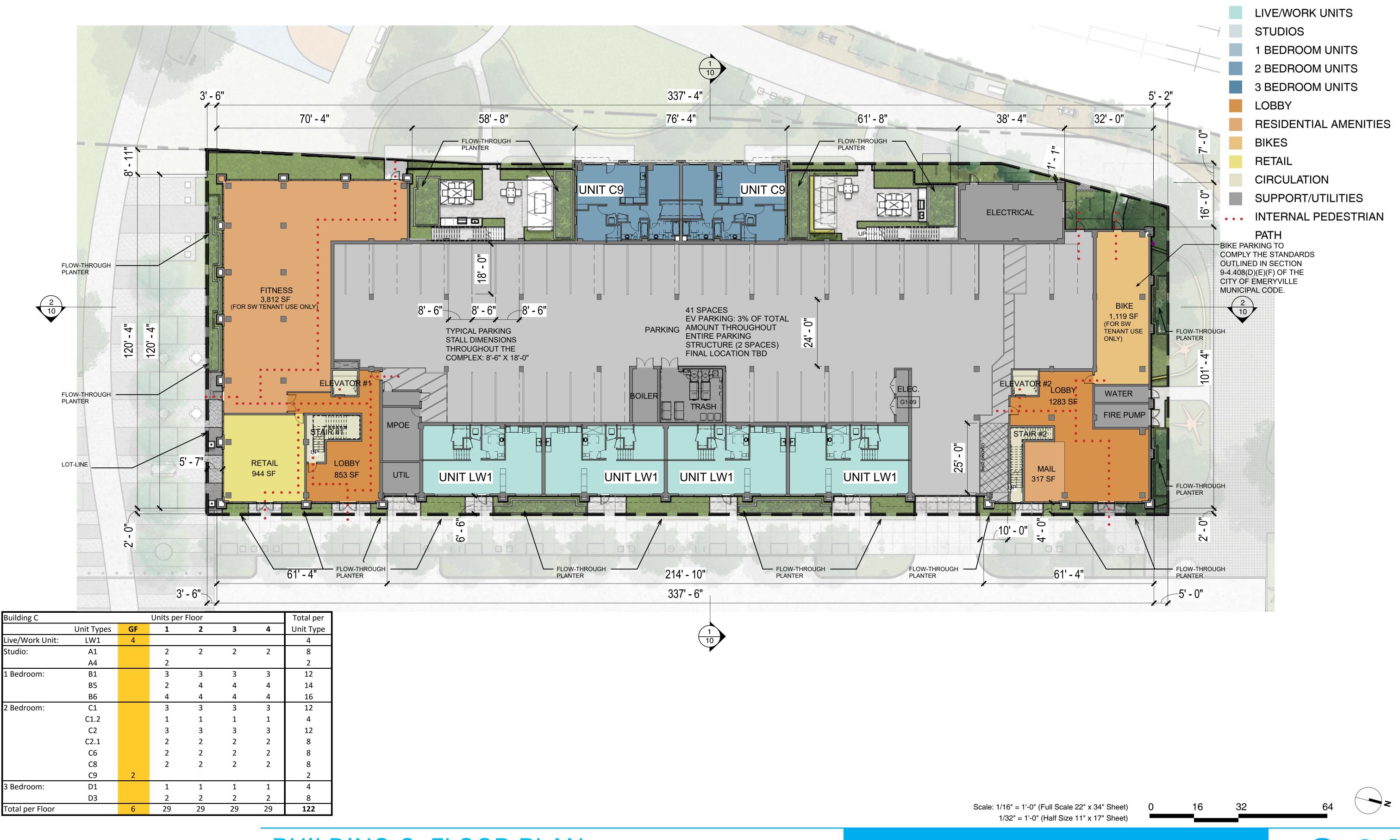


			Live-work	Studio / Jr 1Bdr	1 Bedro	oom	2 Bedro	ooms	3 Bedrooms	
		Area Totals								
Gross Unit Areas			Ave L/W Size: 1128	Ave S Size: 516	Average 1 BR Size:	670 SF	Average 2 BR Size:	1169 SF	Average 3 BR Size:	1385 SF
Average Balcony Area (SF)	0 111	73 SF				N 15 111 1	- 111	N 15 111 1	- 111	N (D (1)
Net Unit Area (SF)	Quantity	Net Rentable			Quantity	Net Rentable Area	Quantity	Net Rentable Area	Quantity	Net Rentable Are
Ground Floor	6	6,673 SF	4 4,510	-	- Units	SF	2 Units	2,163 SF	- Units	SF
1st Floor	29	27,507 SF	-	4 2,135	9 Units	5,973 SF	13 Units	15,243 SF	3 Units	4,156 SF
2nd Floor	29	27,795 SF	-	2 1,008	11 Units	7,388 SF	13 Units	15,243 SF	3 Units	4,156 SF
3rd Floor	29	27,795 SF	-	2 1,008	11 Units	7,388 SF	13 Units	15,243 SF	3 Units	4,156 SF
4th Floor	29	27,795 SF	-	2 1,008	11 Units	7,388 SF	13 Units	15,243 SF	3 Units	4,156 SF
Total Quantity	122									
Total Net Area (SF)		117,565 SF								
Unit Mix Totals:	122 (	Jnits	4 Units	10 Units	42 Units		54 Units		12 Units	
	100%		3.3%	8.2%	34.4%		44.3%		9.8%	
Total Area:	963 \$	SF (Average)		5159 SF	28137 SF		63135 SF		16624 SF	
Building Efficiency:	85.1% I	nc. Comm. & Stor.	3.3%	42.6%			54.1%			
Number of Units with Balconies	68	Jnits	T I	I	<u> </u>	<del></del>	<u> </u>		Ī	
	4.00=	~=								
Private Open Space Provided:	4,995									
Number of Units without Balconies:	54 l	Jnits								

OUTDOOR AREA SUMMARY				
Floor	Common Open Space	<b>Unit Balconies</b>	Comments	
Ground Floor	3,434 SF	547 SF		
1 at Floor	2 420 SE	1 776 CF		
1st Floor	3,430 SF	1,776 SF		
2nd Floor	- SF	886 SF		
3rd Floor	- SF	886 SF		
4th Floor	- SF	900 SF		
Total Outdoor Areas Provided:	6,864 SF	4,995 SF	11,859 SF	
Carranad Oretdaan Chana	O.F.			
Covered Outdoor Space:	- SF			





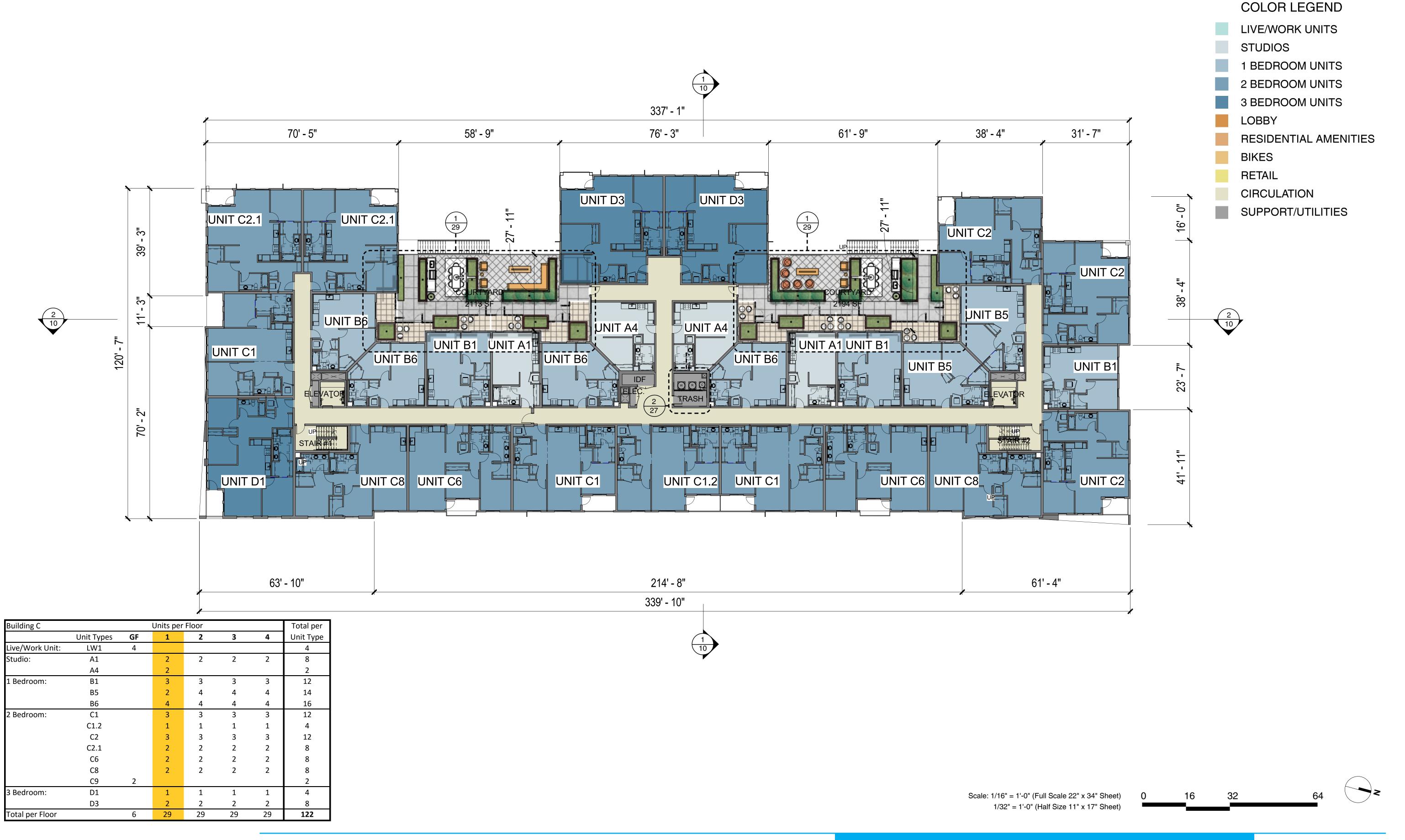




Ground Floor

SHERWIN WILLIAMS | EMERYVILLE

**COLOR LEGEND** 



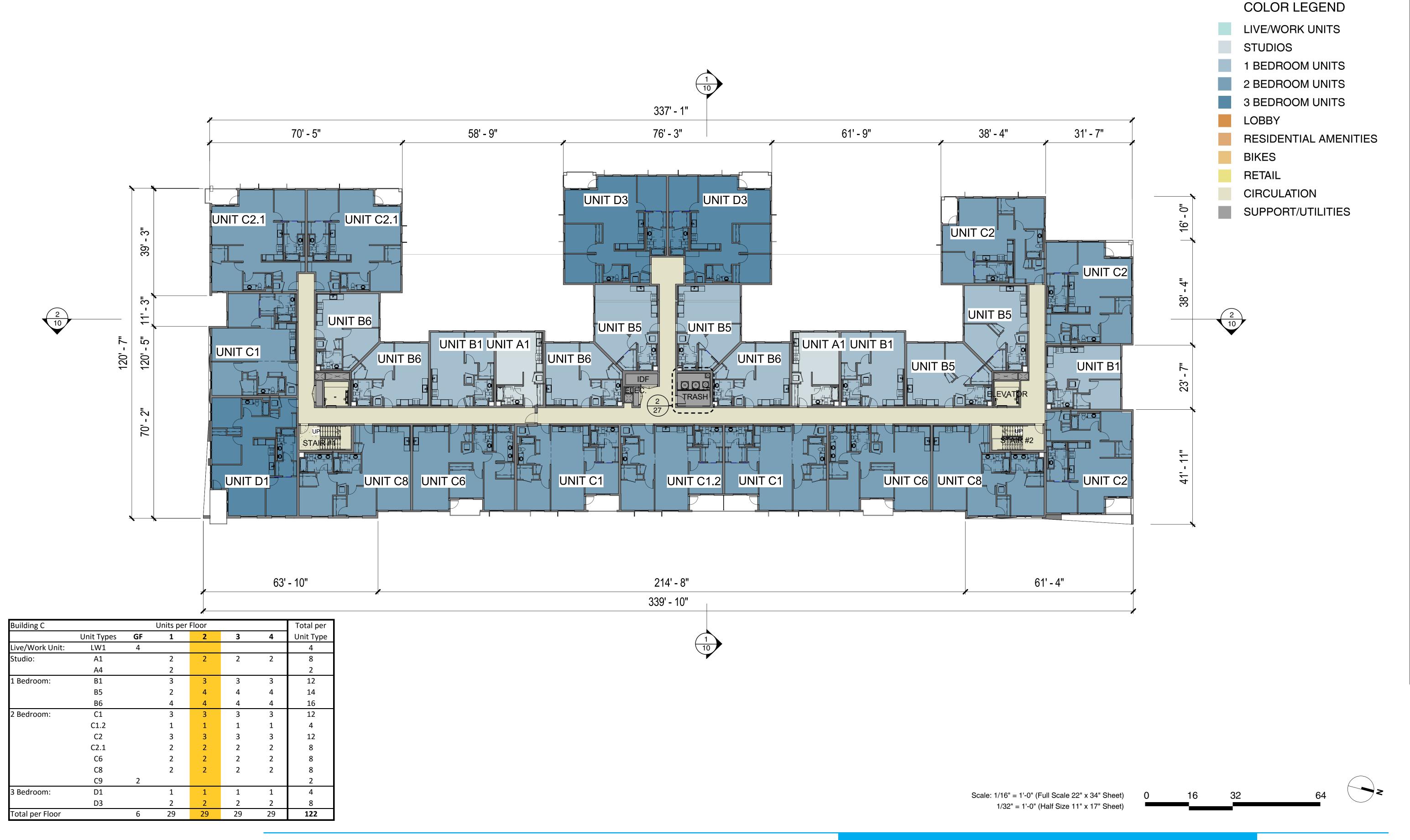




First Floor

SHERWIN WILLIAMS | EMERYVILLE

**C-05** 

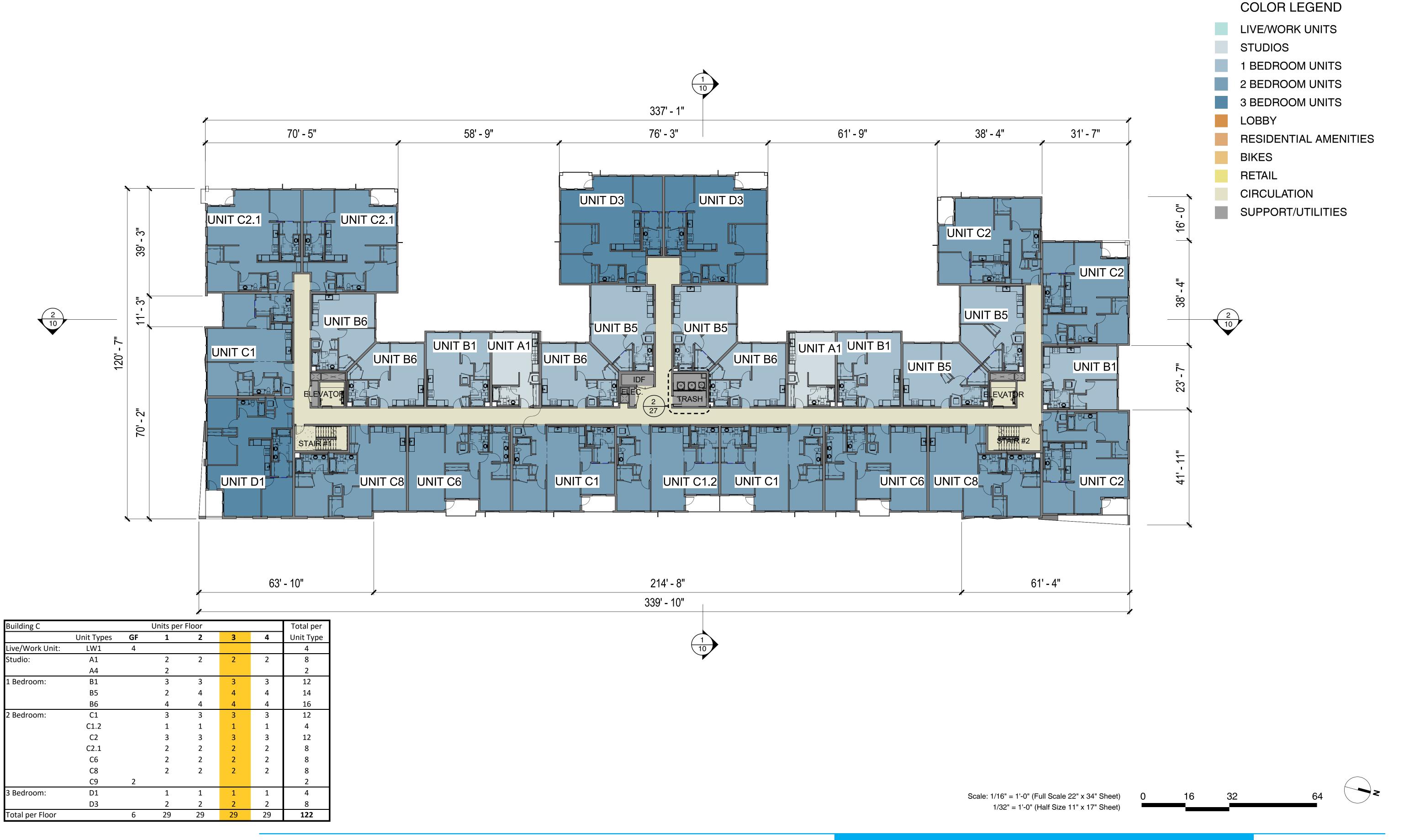






SHERWIN WILLIAMS | EMERYVILLE

**C-06** 









Third Floor

SHERWIN WILLIAMS | EMERYVILLE

**C-07** 

Scale: 1" = 30'-0"

Project No. 1132-0007



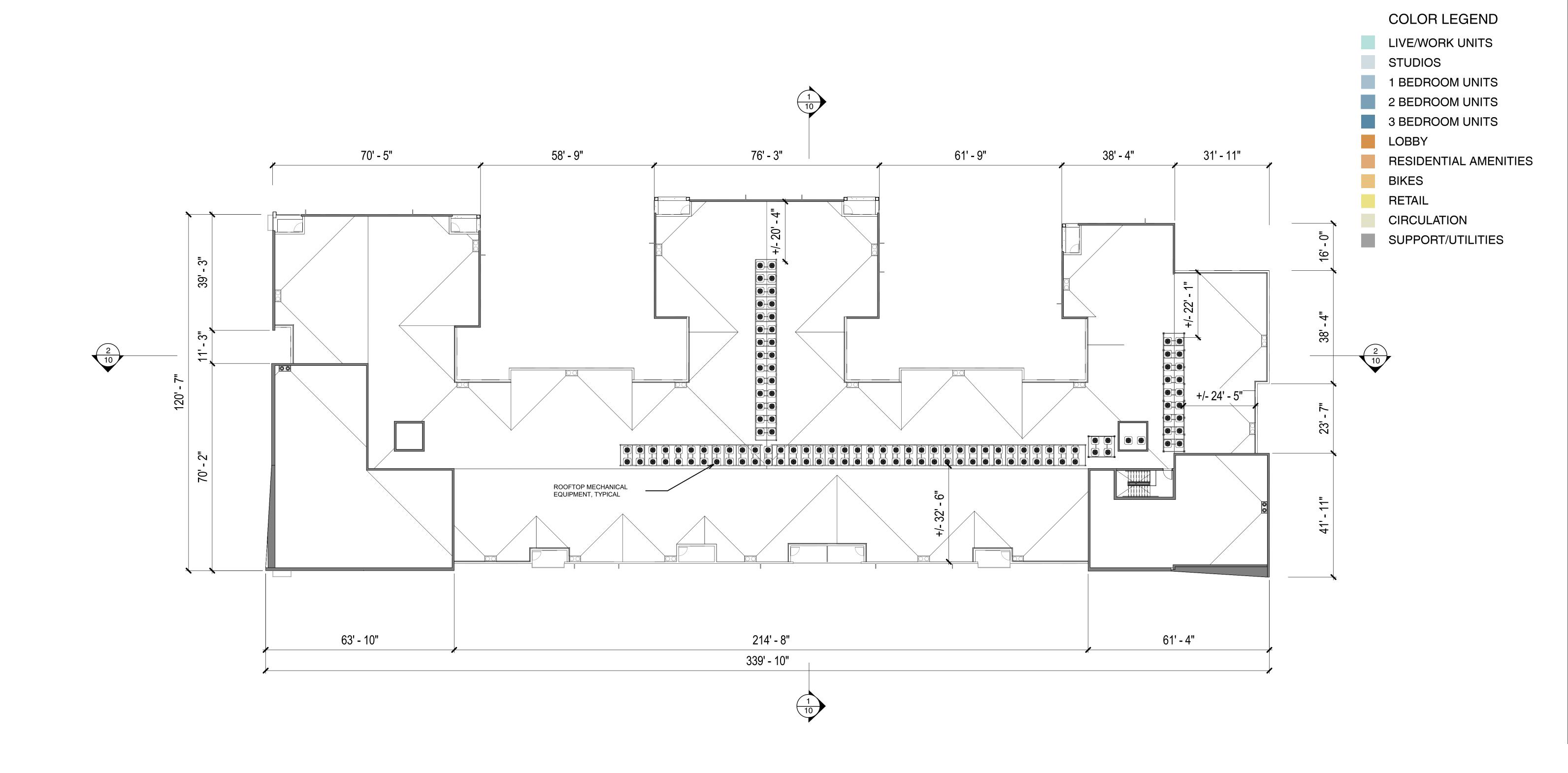




Fourth Floor

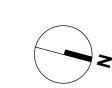
SHERWIN WILLIAMS | EMERYVILLE

**C-08** 



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

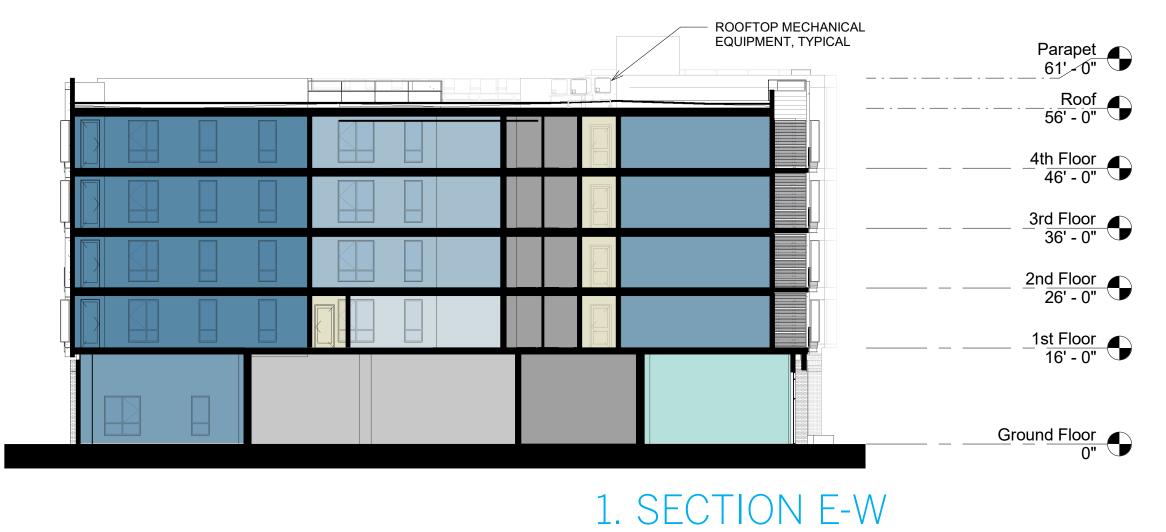


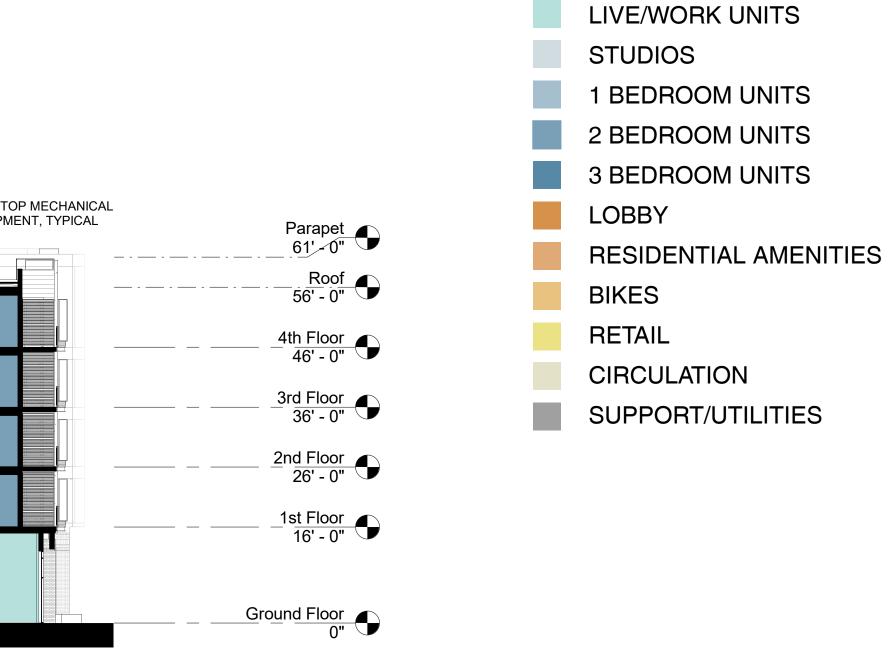




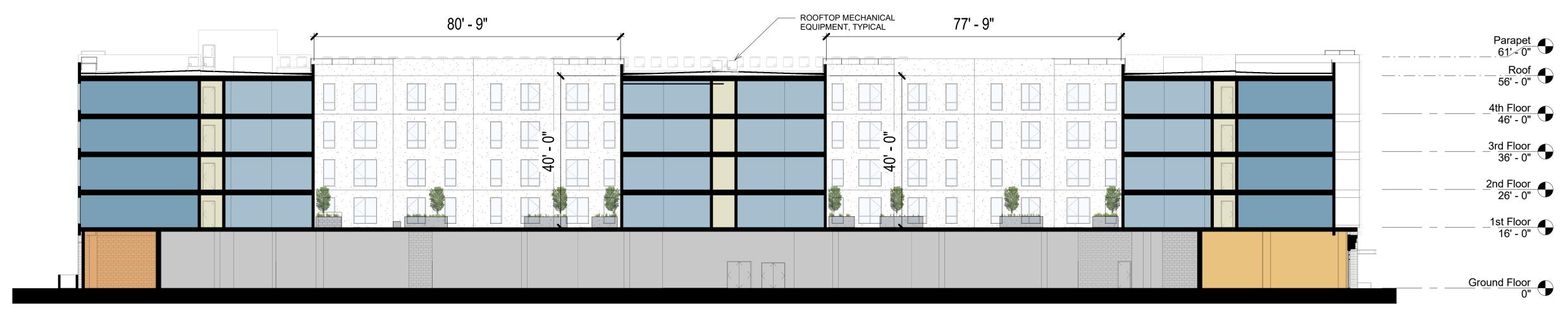








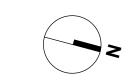
**COLOR LEGEND** 



2. SECTION N-S

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet) 0 16 32 6

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

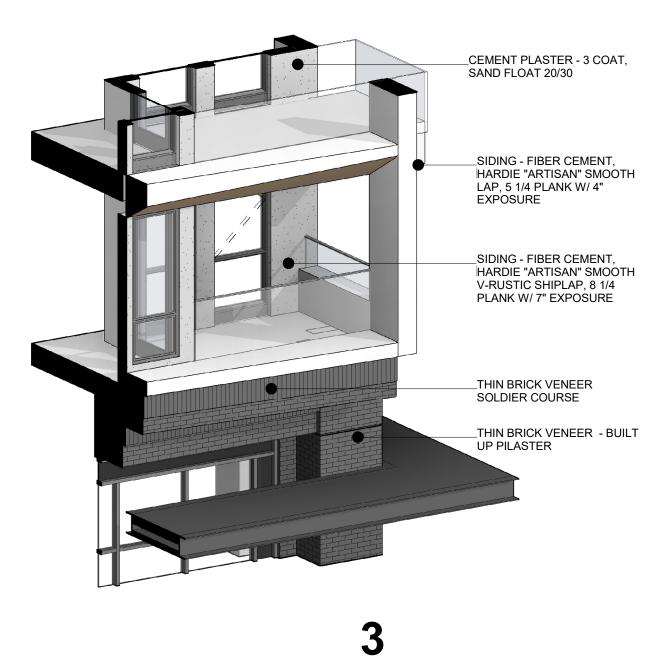


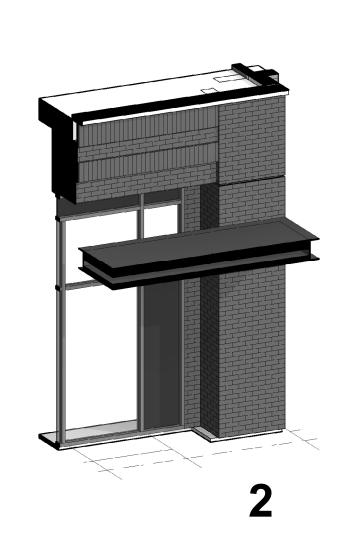


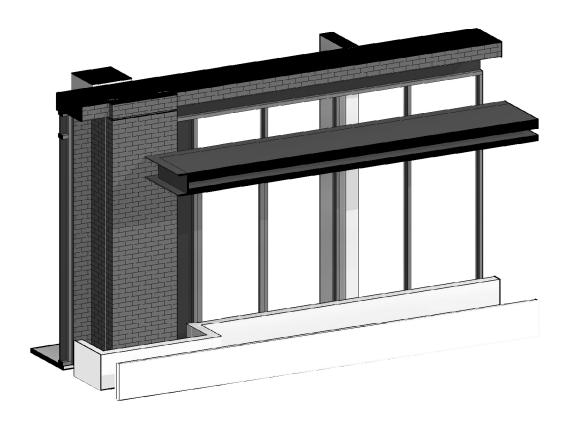












1





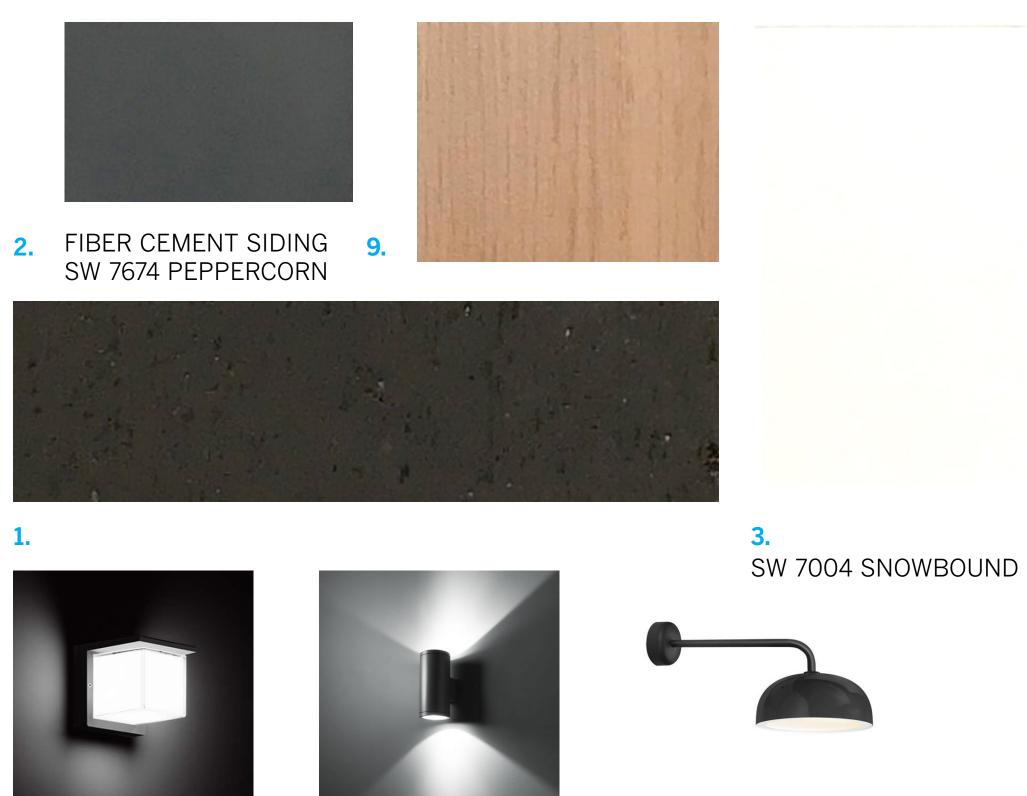


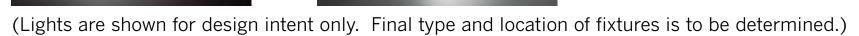


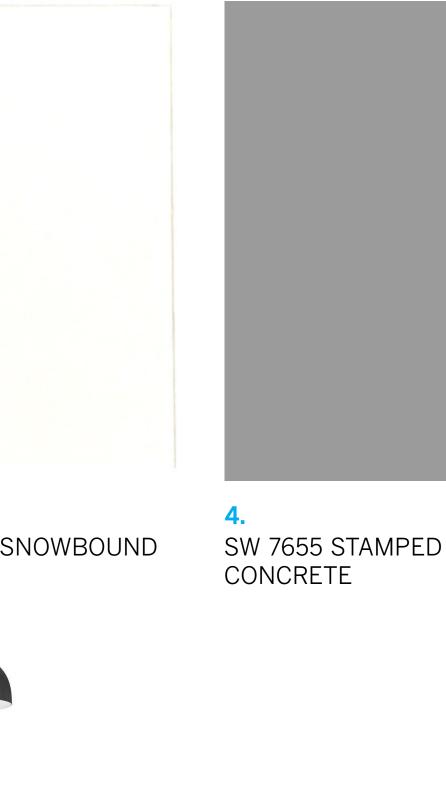


### BUILDING MATERIALS

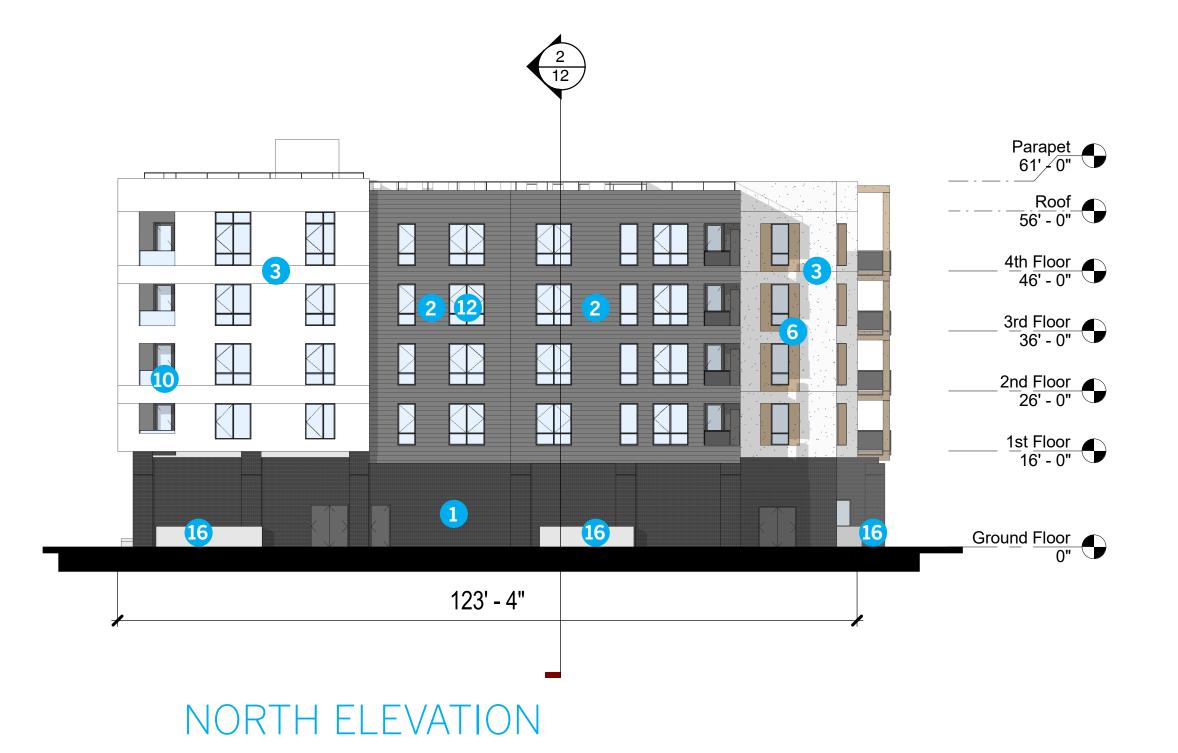
- 1 THIN BRICK VENEER
- 2 FIBER CEMENT SIDING
- 3 CEMENT PLASTER WHITE
- 4 CEMENT PLASTER MEDIUM GREY
- 5 CEMENT PLASTER DARK GREY
- 6 CEMENT PLASTER LIGHT BROWN
- 7 COMPOSITE METAL PANEL WHITE
- 8 COMPOSITE METAL PANEL LIGHT GREY
- 9 PHENOLIC PANELS
- 10 METAL RAILINGS
- 11 ALUMINUM STOREFRONT
- 12 VINYL WINDOWS
- **13** METAL CANOPIES
- 14 DECORATIVE INFILL METAL PANEL RAILING
- 15 PAINTED STEEL PIPE RAIL
- 16 FLOW-THROUGH PLANTER













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

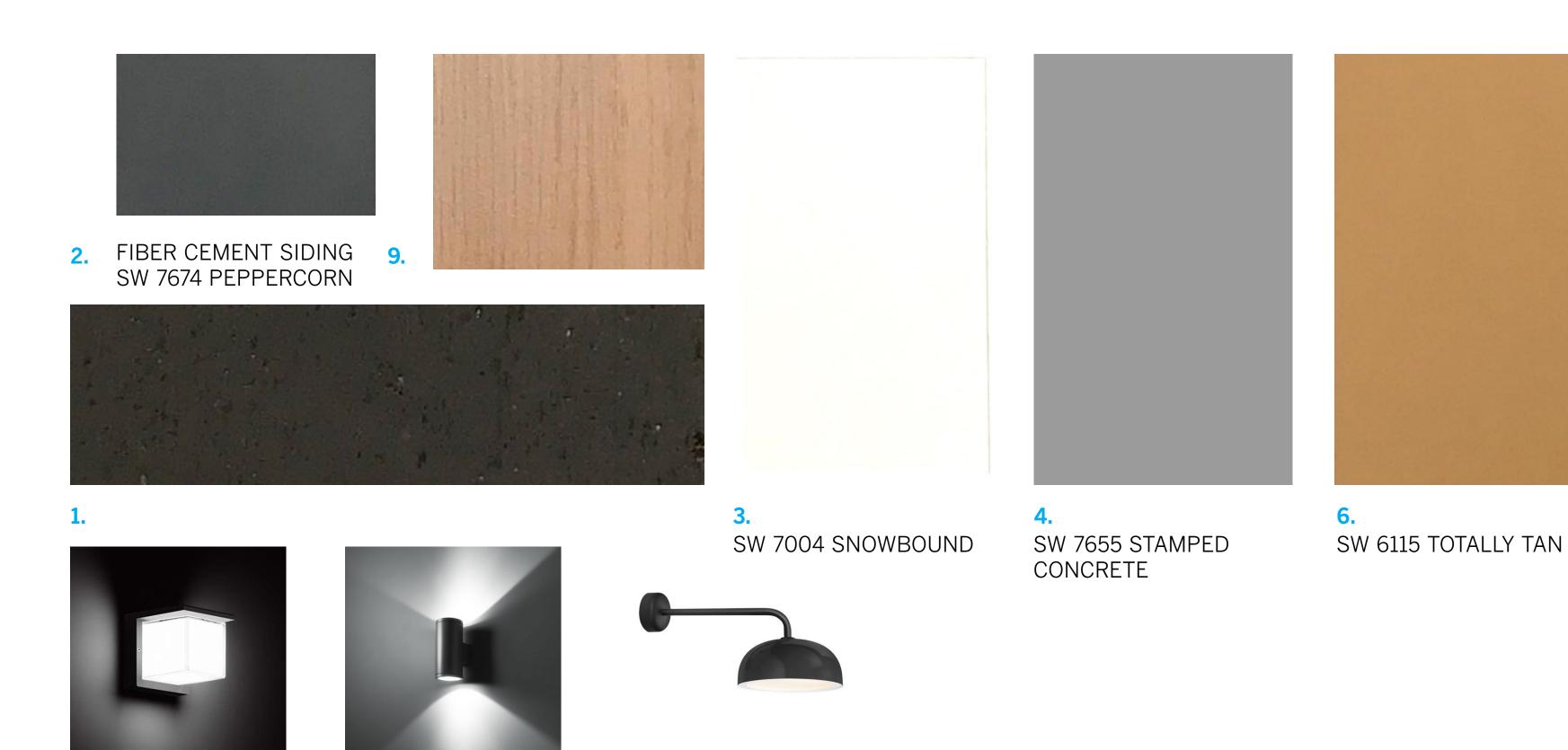






### BUILDING MATERIALS

- 1 THIN BRICK VENEER
- 2 FIBER CEMENT SIDING
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- 12 VINYL WINDOWS
- **13** METAL CANOPIES
- 14 DECORATIVE INFILL METAL PANEL RAILING
- 15 PAINTED STEEL PIPE RAIL



(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)



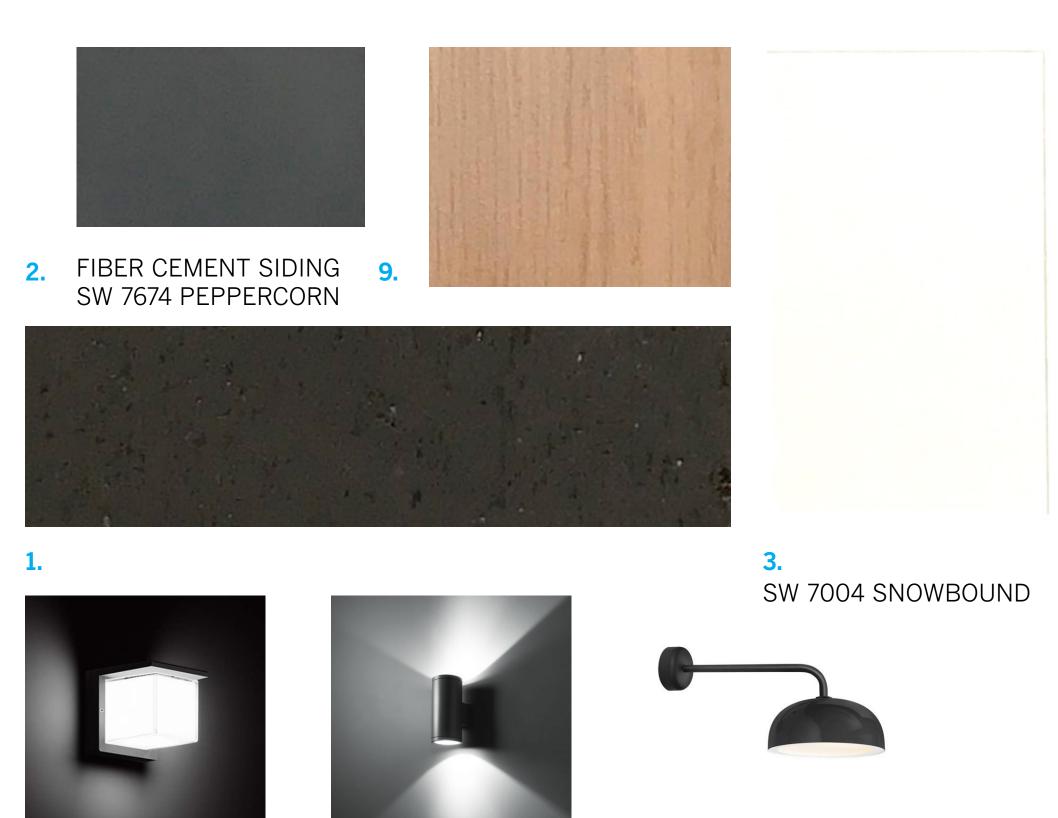


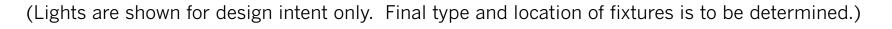




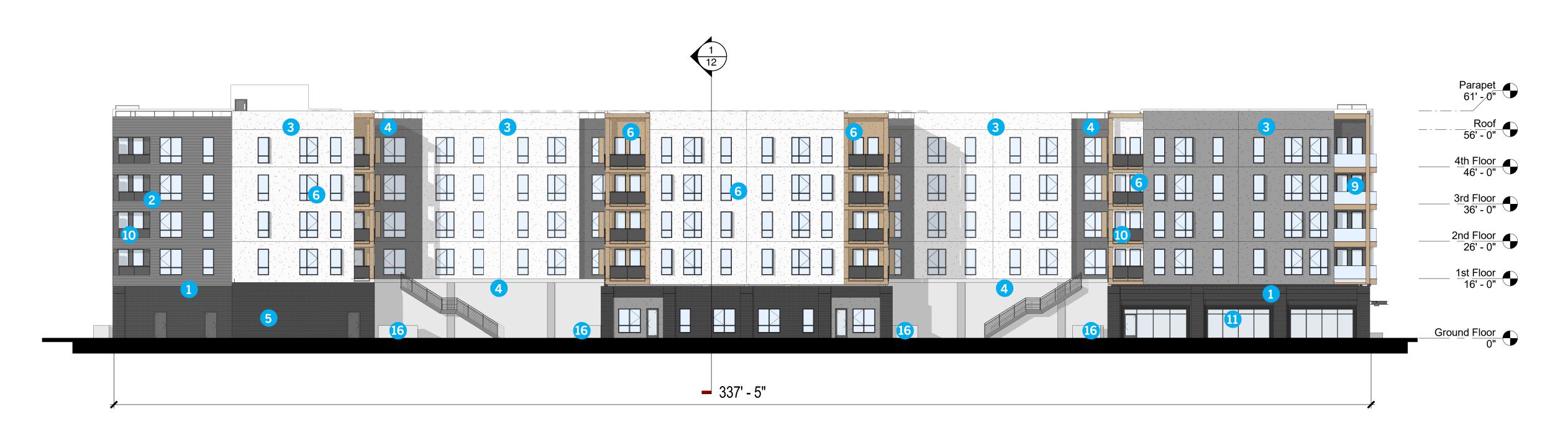
### BUILDING MATERIALS

- 1 THIN BRICK VENEER
- 2 FIBER CEMENT SIDING
- 3 CEMENT PLASTER WHITE
- 4 CEMENT PLASTER MEDIUM GREY
- 5 CEMENT PLASTER DARK GREY
- 6 CEMENT PLASTER LIGHT BROWN
- 7 COMPOSITE METAL PANEL WHITE
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- 9 PHENOLIC PANELS
- 10 METAL RAILINGS
- **11** ALUMINUM STOREFRONT
- 12 VINYL WINDOWS
- 13 METAL CANOPIES
- 14 DECORATIVE INFILL METAL PANEL RAILING
- 15 PAINTED STEEL PIPE RAIL









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

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









# 3. WALL SECTION

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)







BUILDING C: ENLARGED ELEVATION &

WALL SECTION

## 2. WALL SECTION

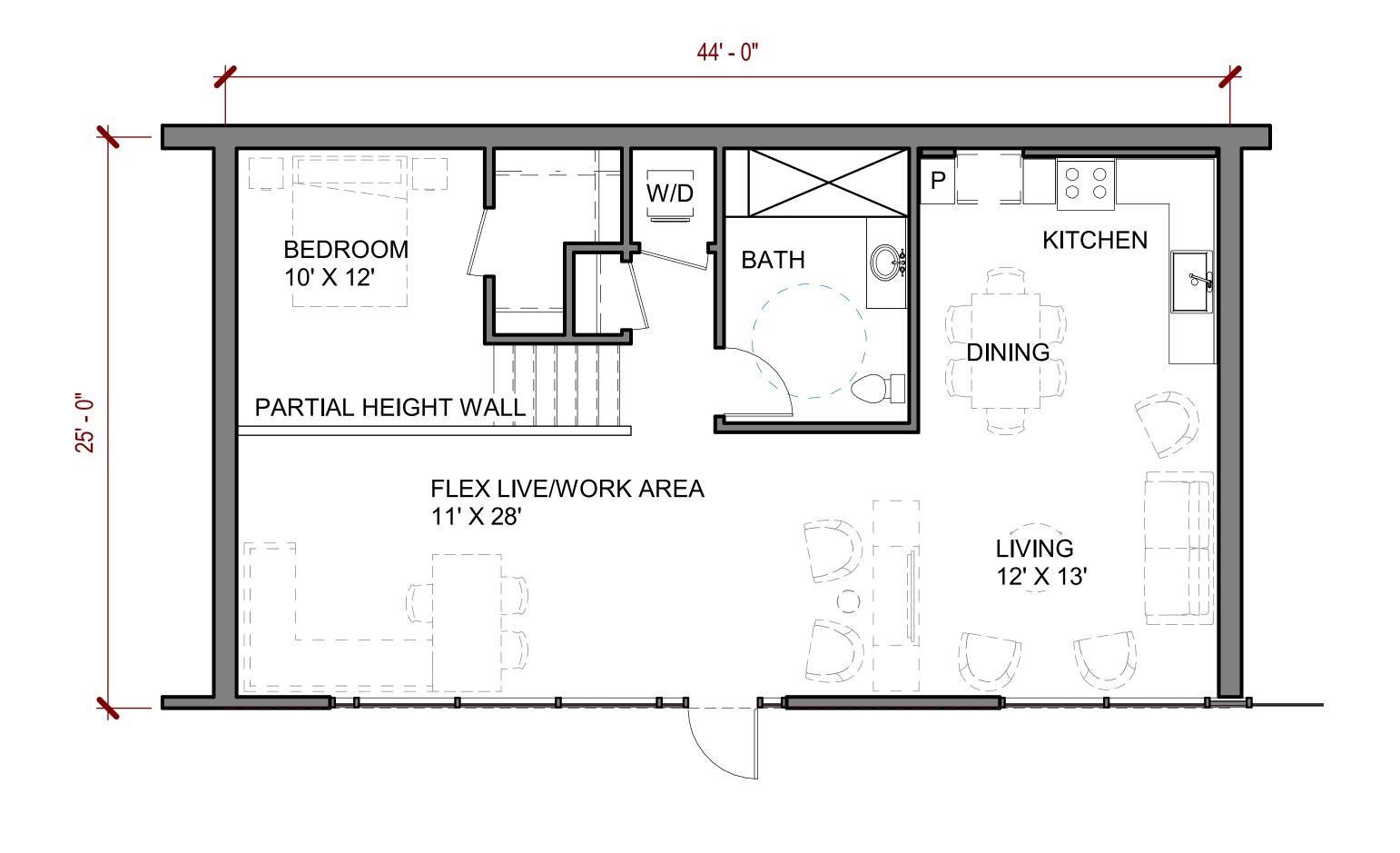
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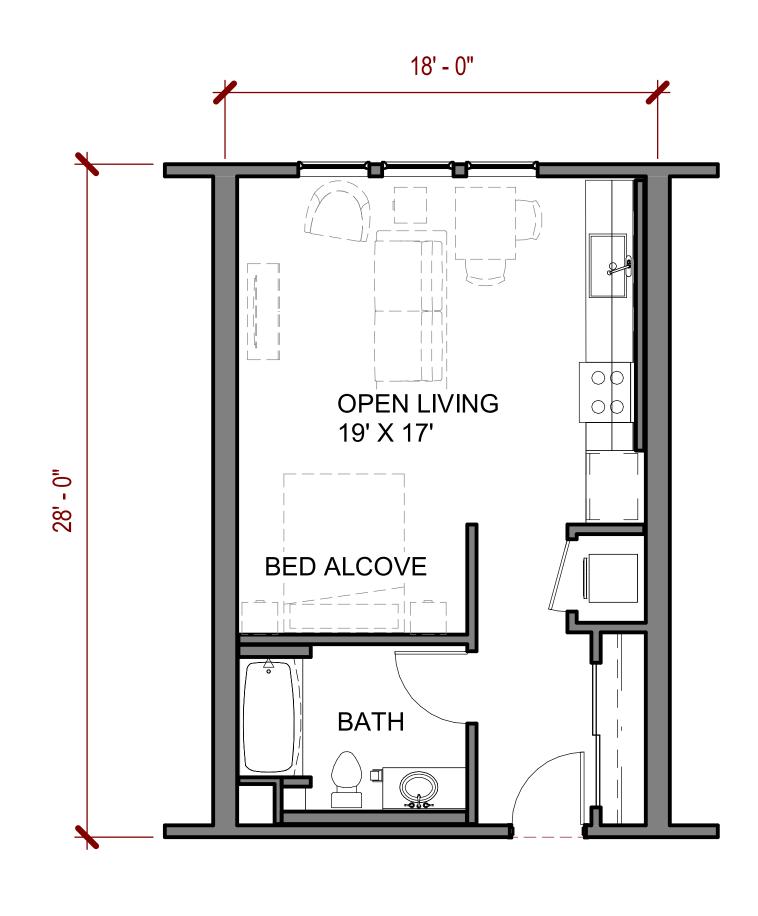
### 1. ENLARGED ELEVATION

Scale: 3/16" = 1'-0" (Full Size 22"x34" Sheet)
Scale: 3/32" = 1'-0" (Half Size 11"x17" Sheet)









UNIT TYPE LW1

LIVE/WORK

1100 SF

UNIT TYPE

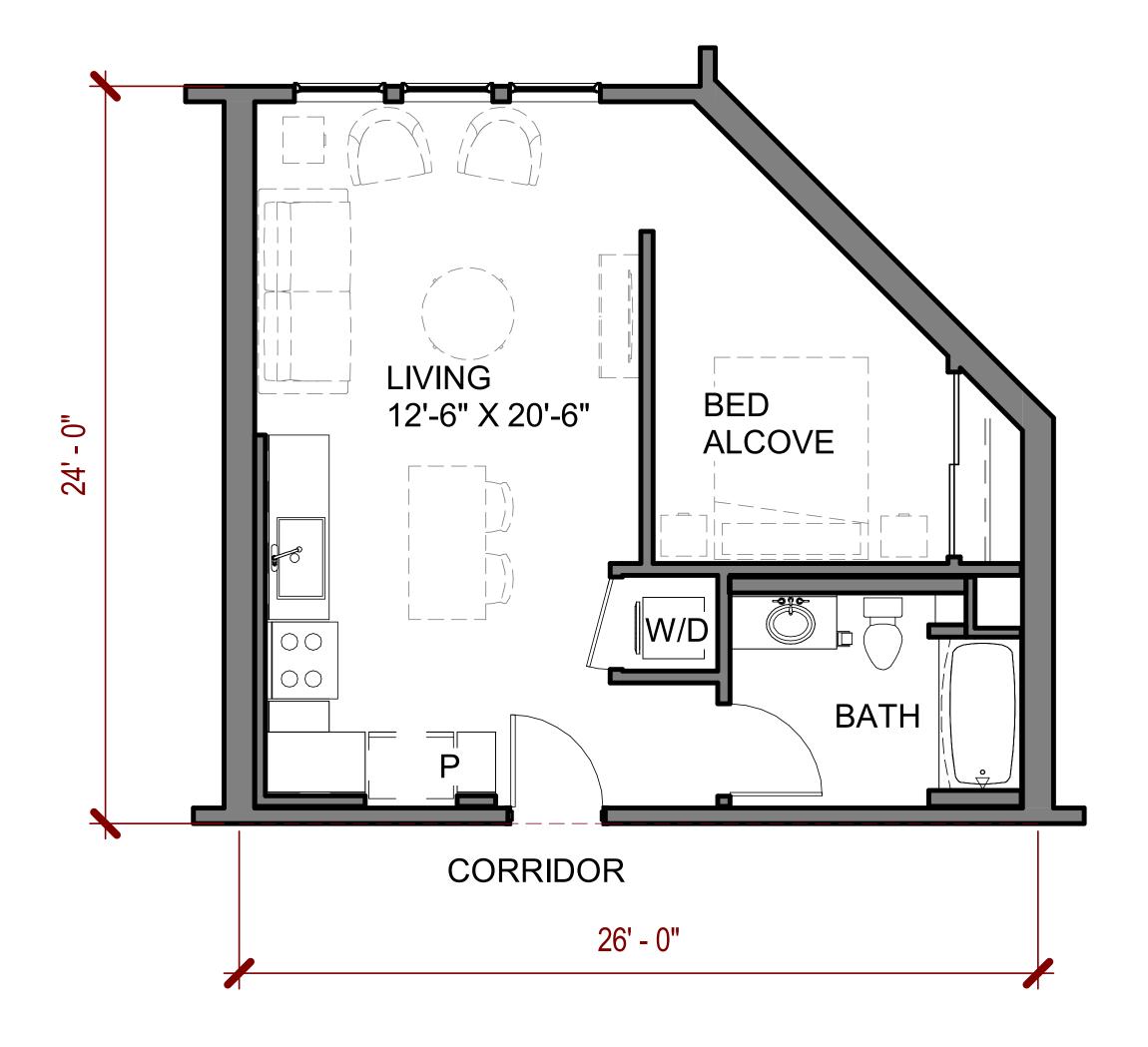
A1

**STUDIO** 

504 SF





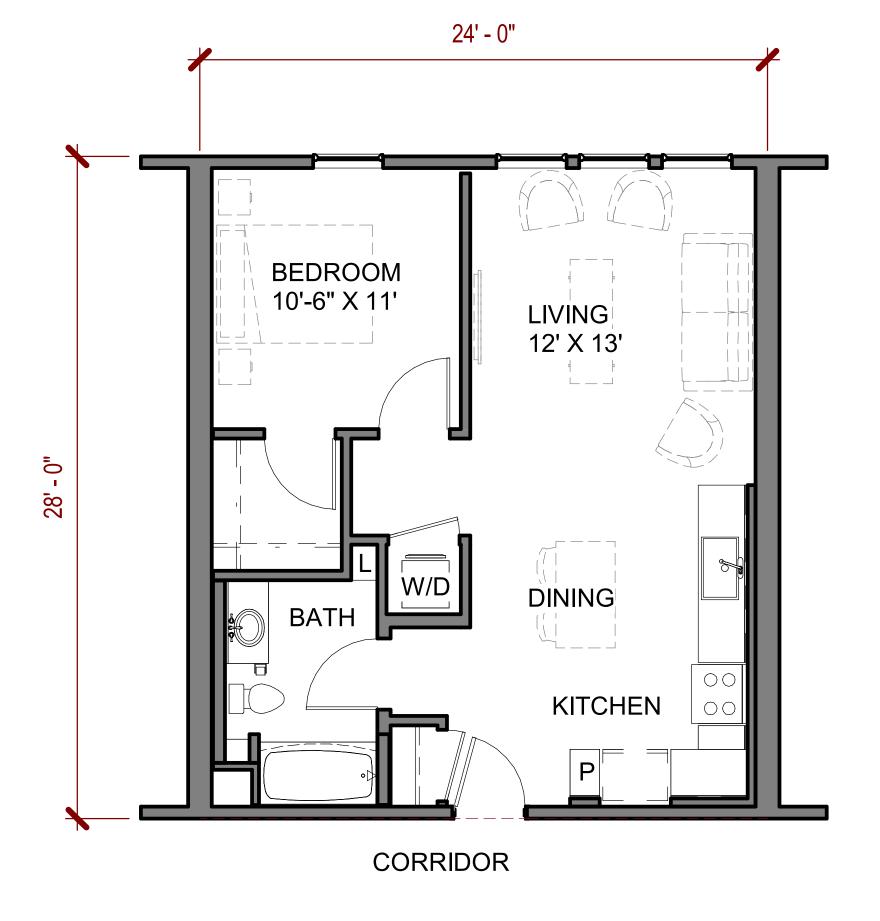


UNIT TYPE

A4

STUDIO

564 SF



UNIT TYPE B1

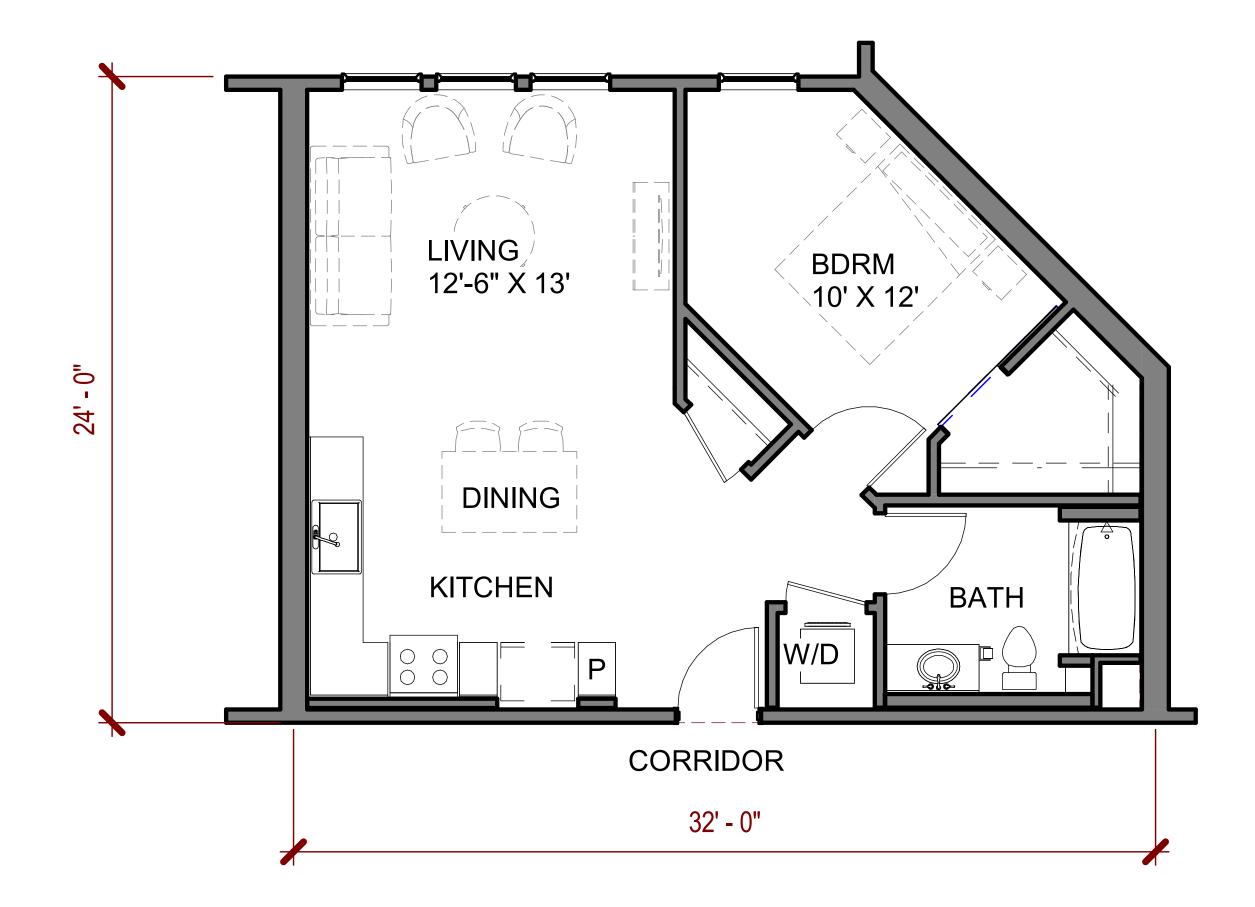
**ONE BEDROOM** 

672 SF





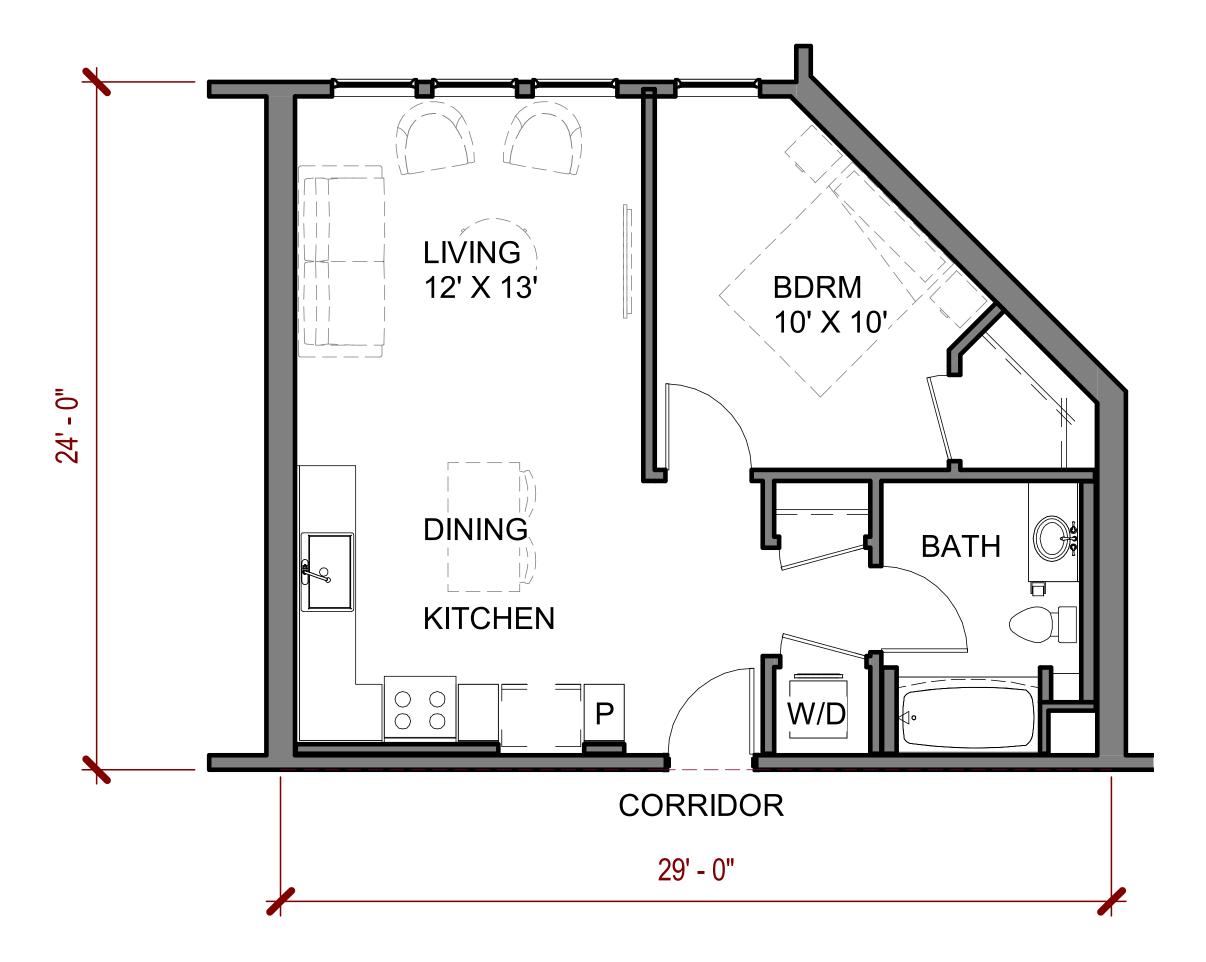




UNIT TYPE B5

**ONE BEDROOM** 

707 SF



UNIT TYPE B6

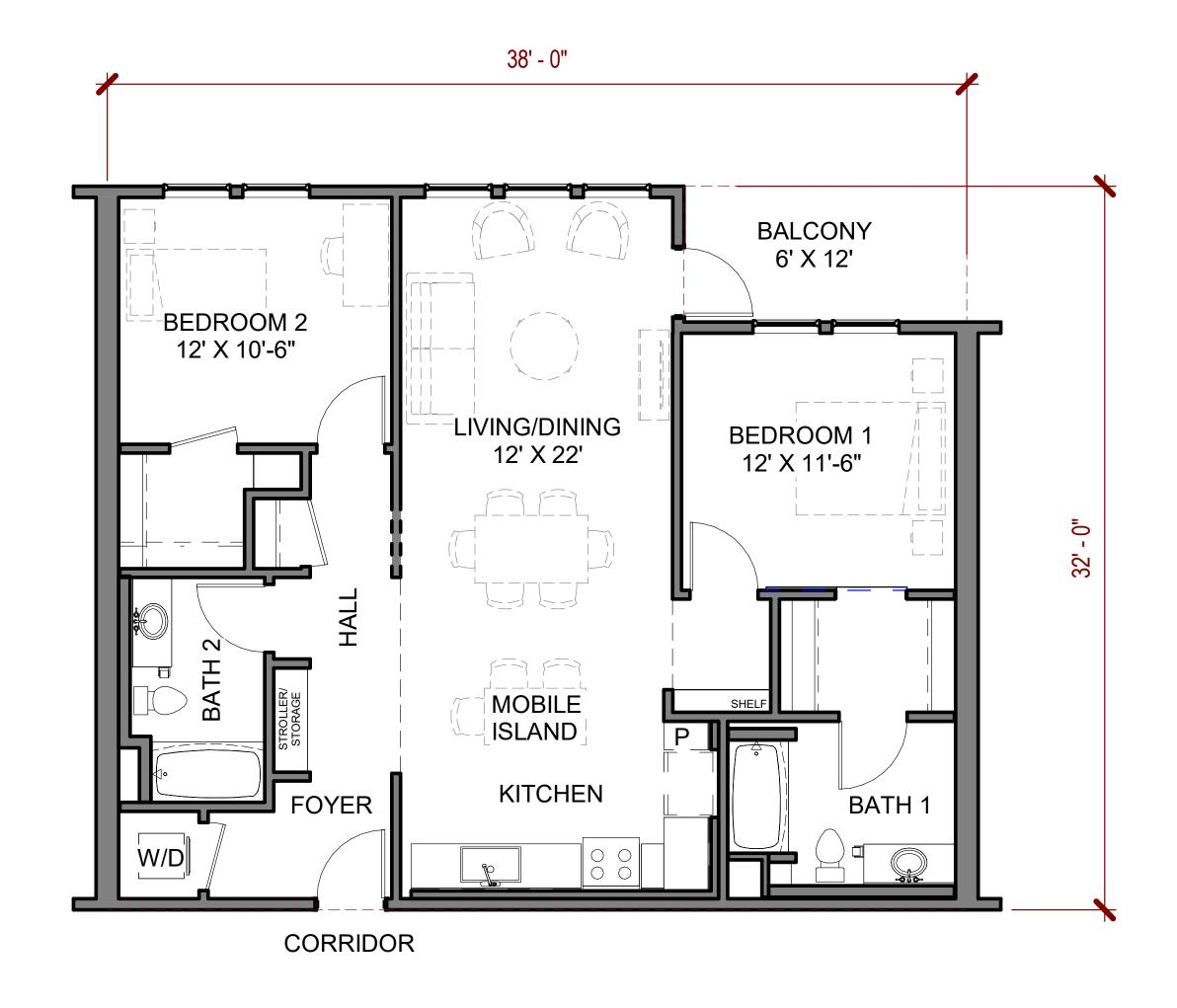
**ONE BEDROOM** 

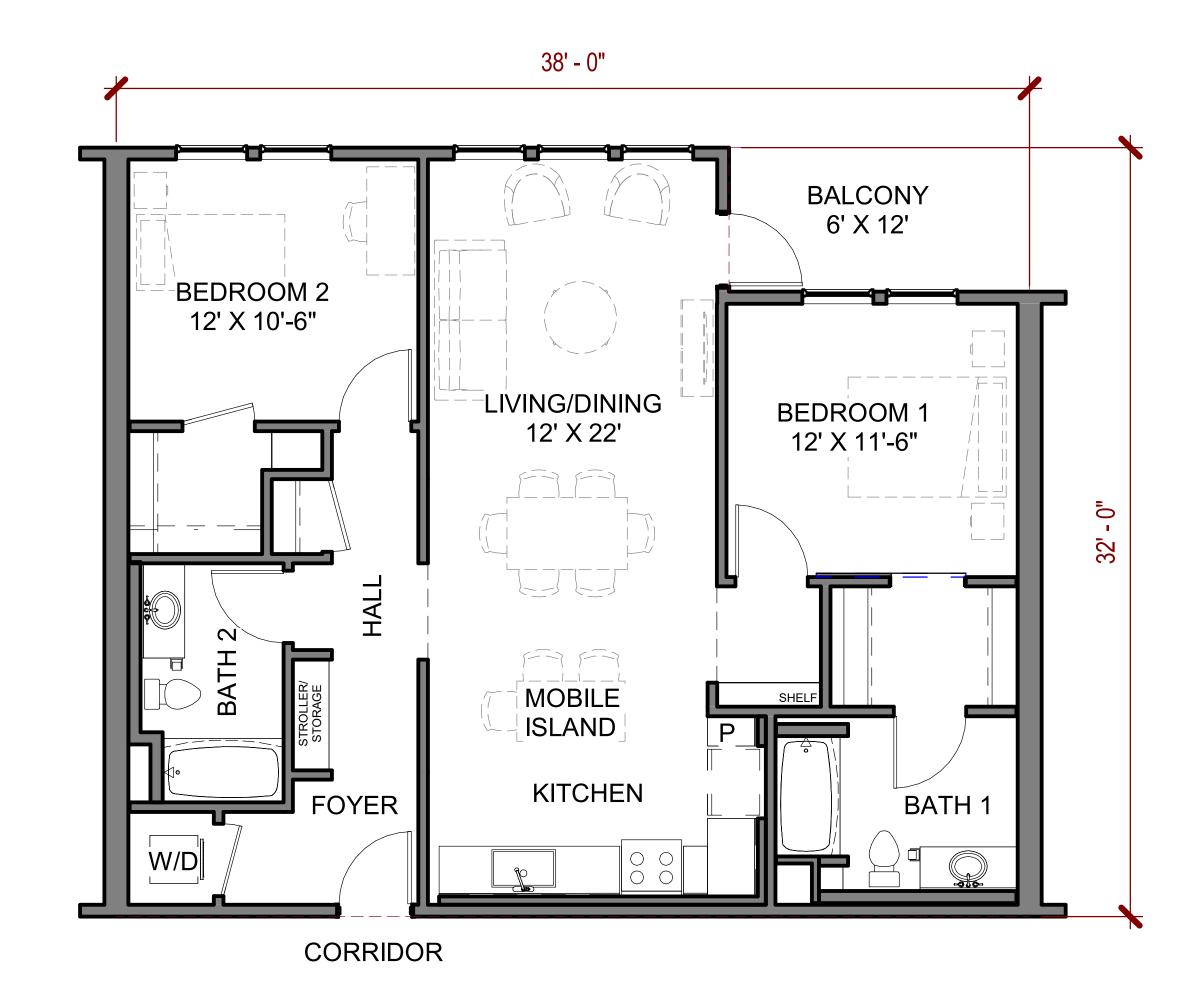
635 SF











UNIT TYPE

TWO BEDROOM

1141 SF

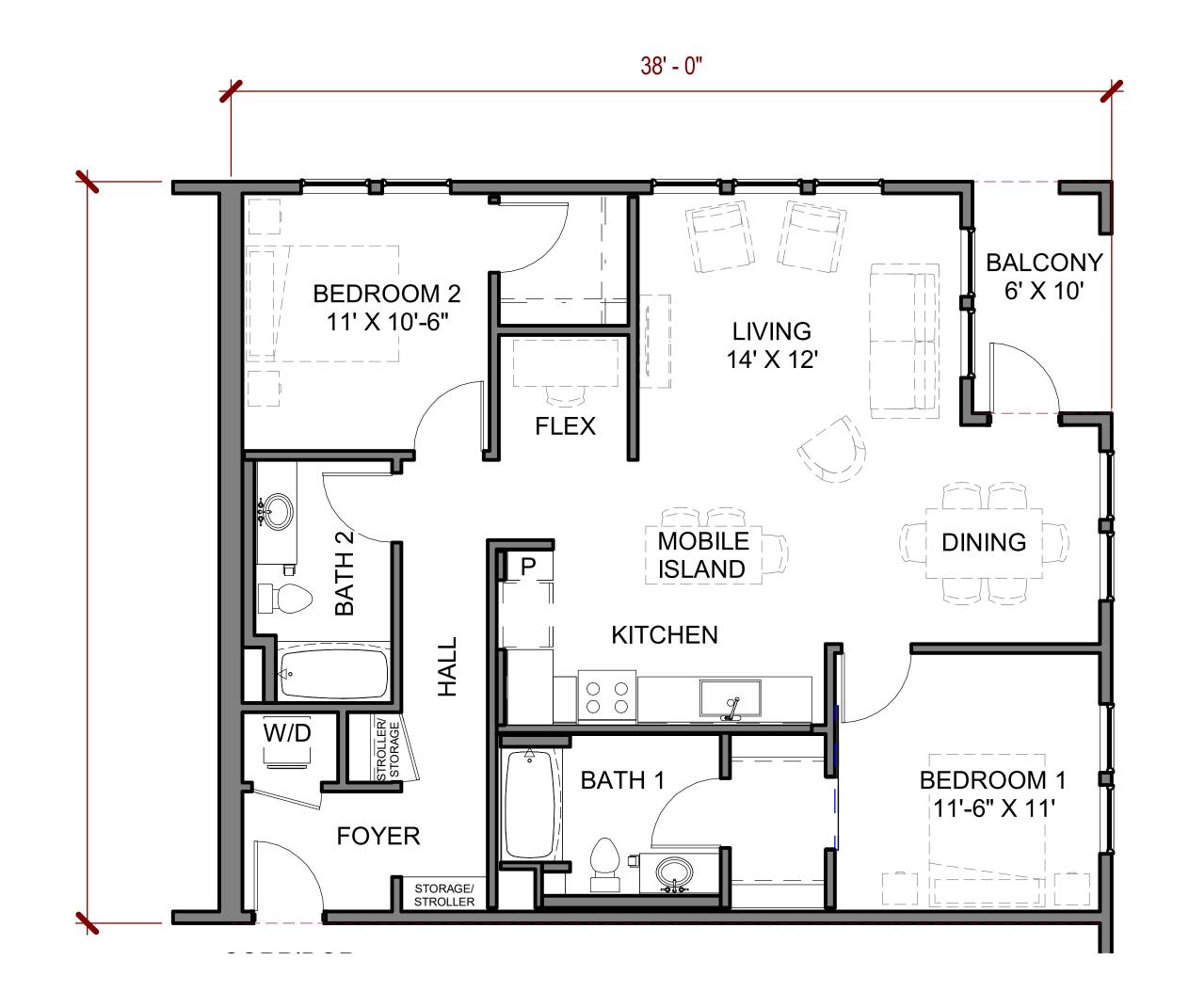
UNIT TYPE C1.2

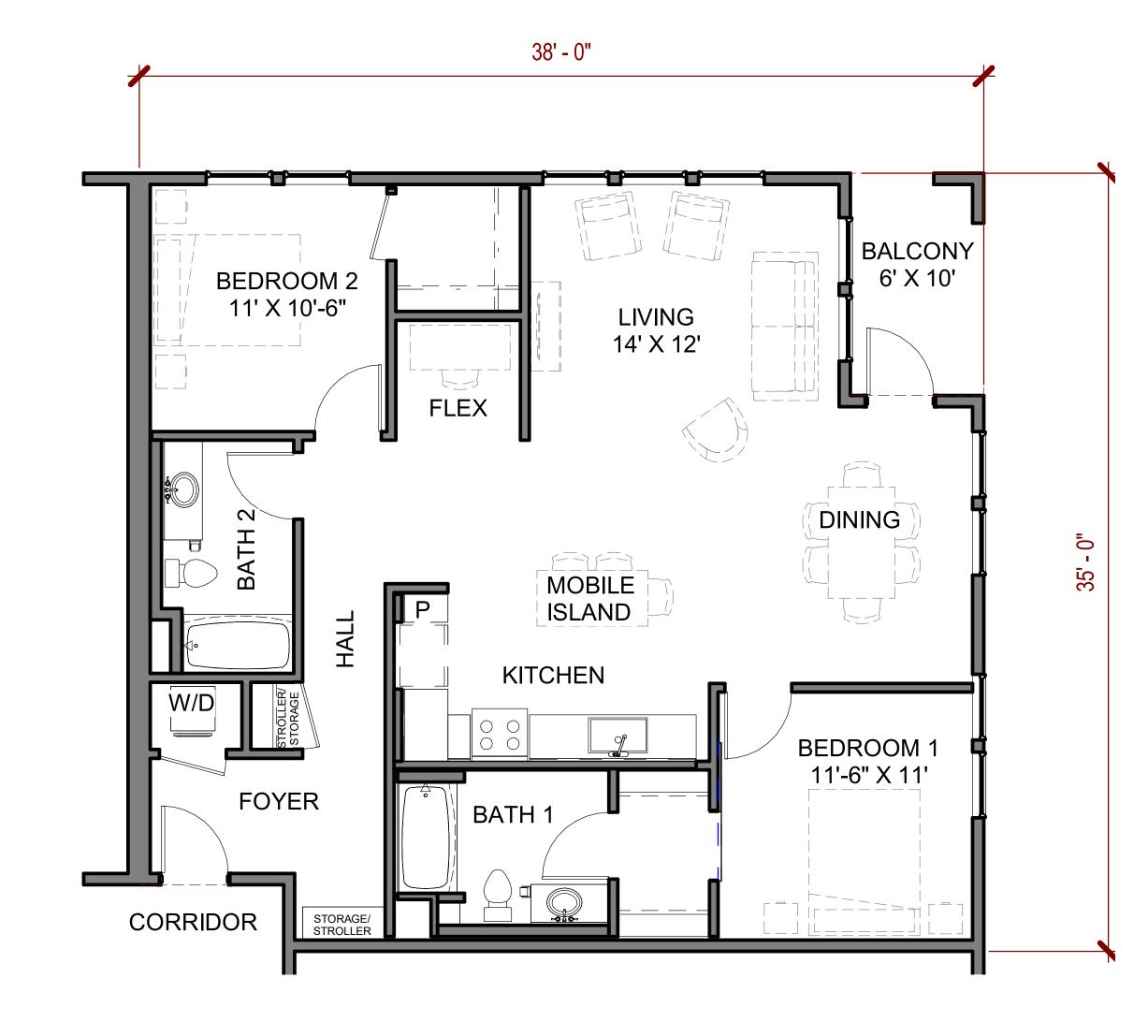
TWO BEDROOM

1141 SF









UNIT TYPE

TWO BEDROOM

1156 SF

UNIT TYPE

C2.1

TWO BEDROOM

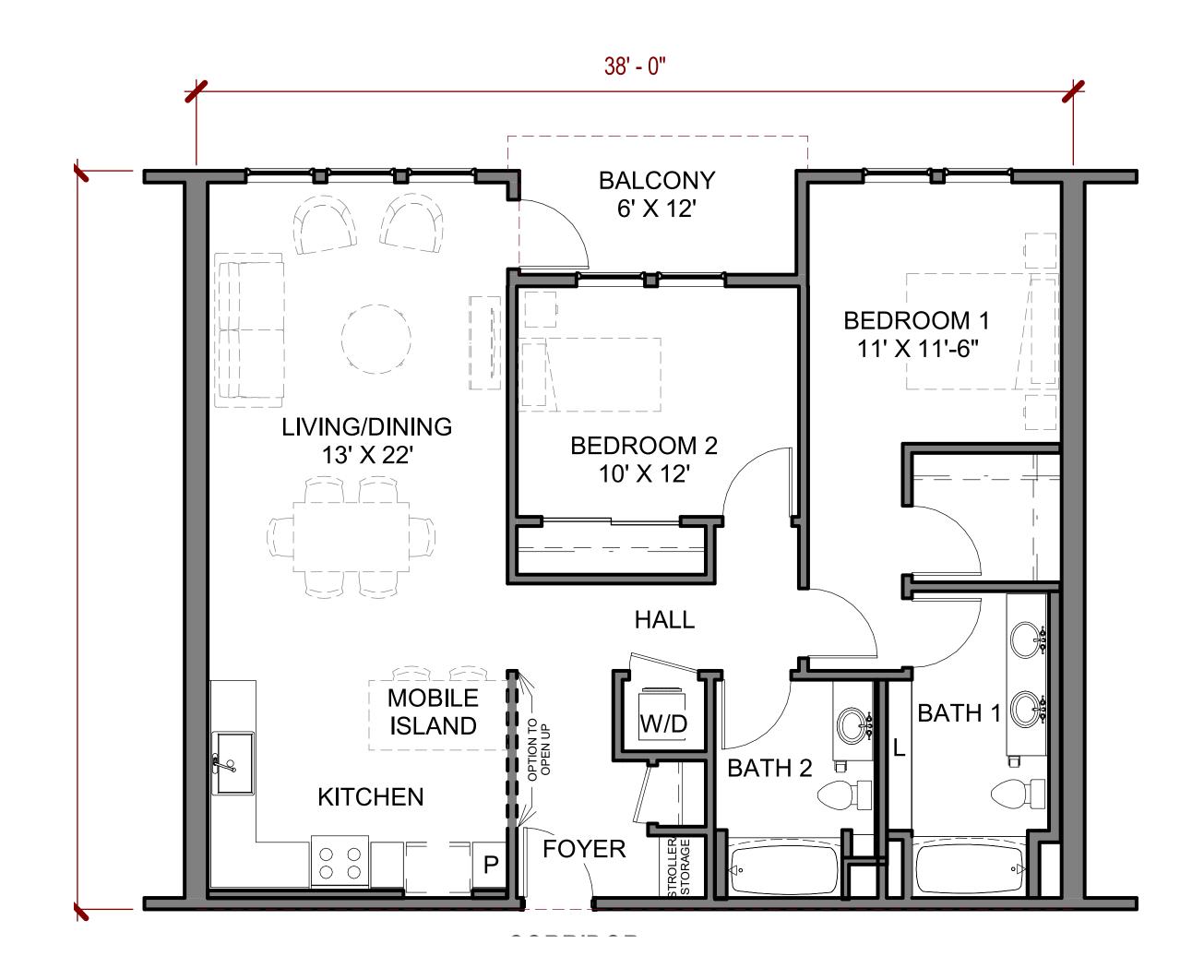
1249 SF

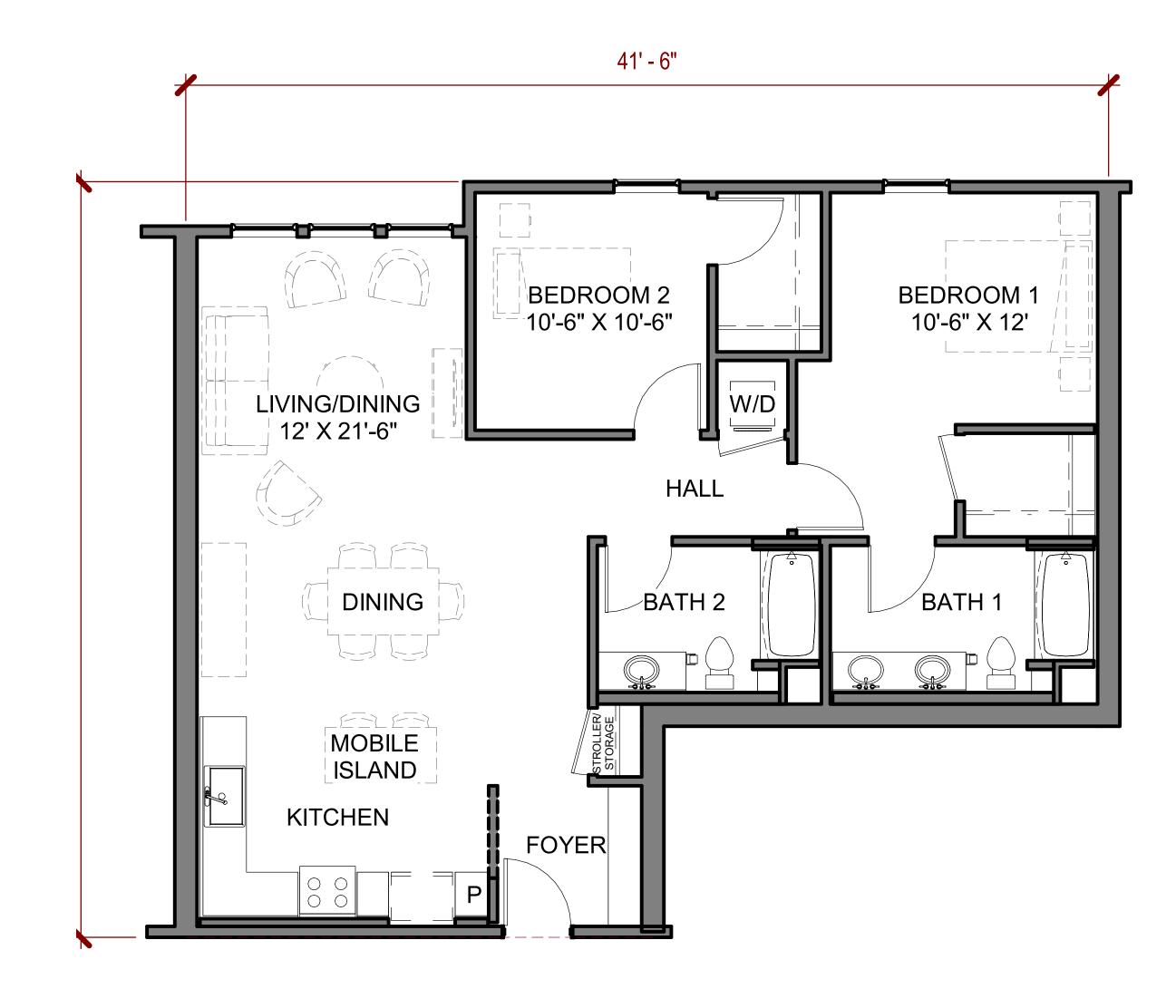






**C-22** 





UNIT TYPE C6

TWO BEDROOM

1162 SF

UNIT TYPE

C8

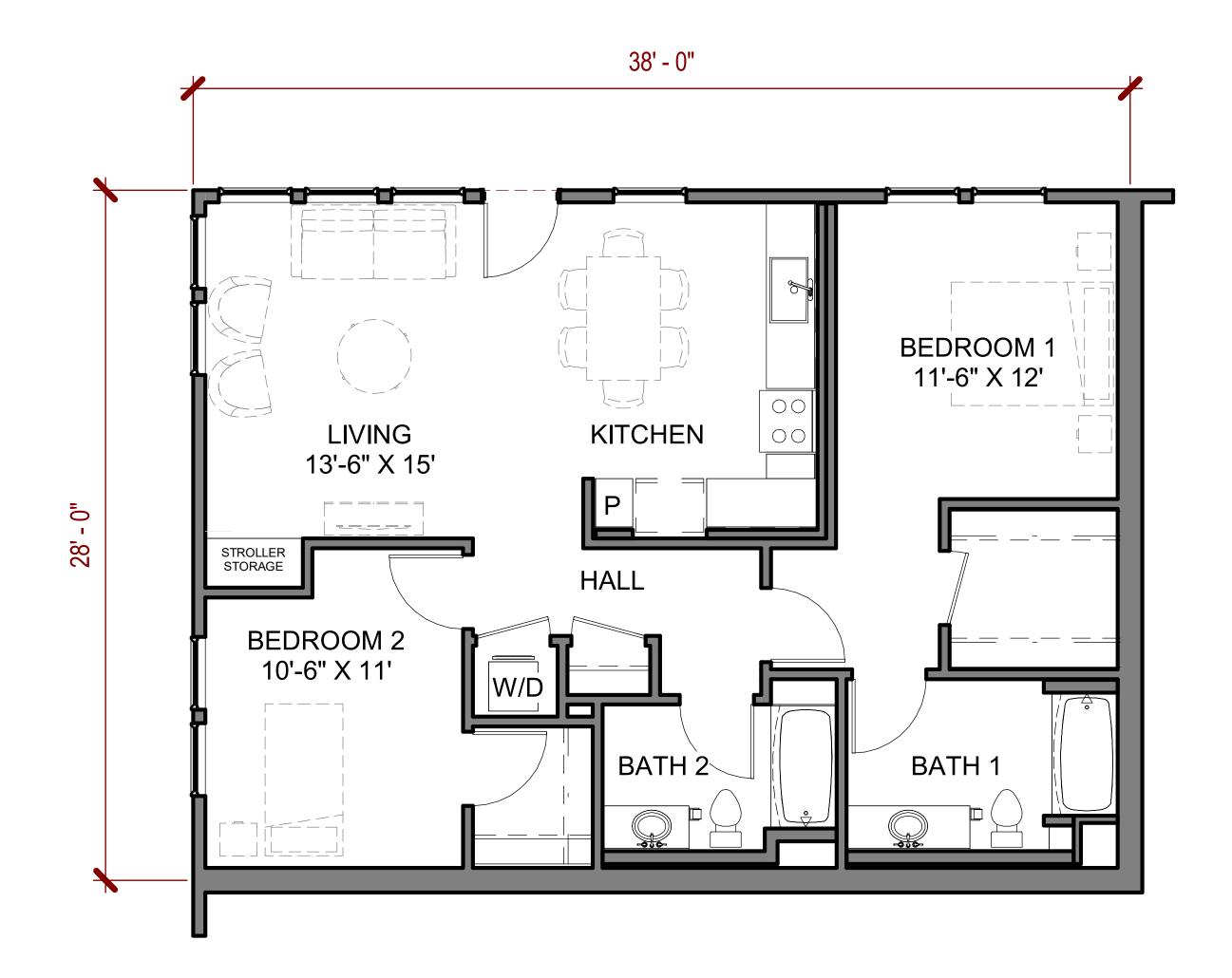
TWO BEDROOM

1206 SF









UNIT TYPE

C9

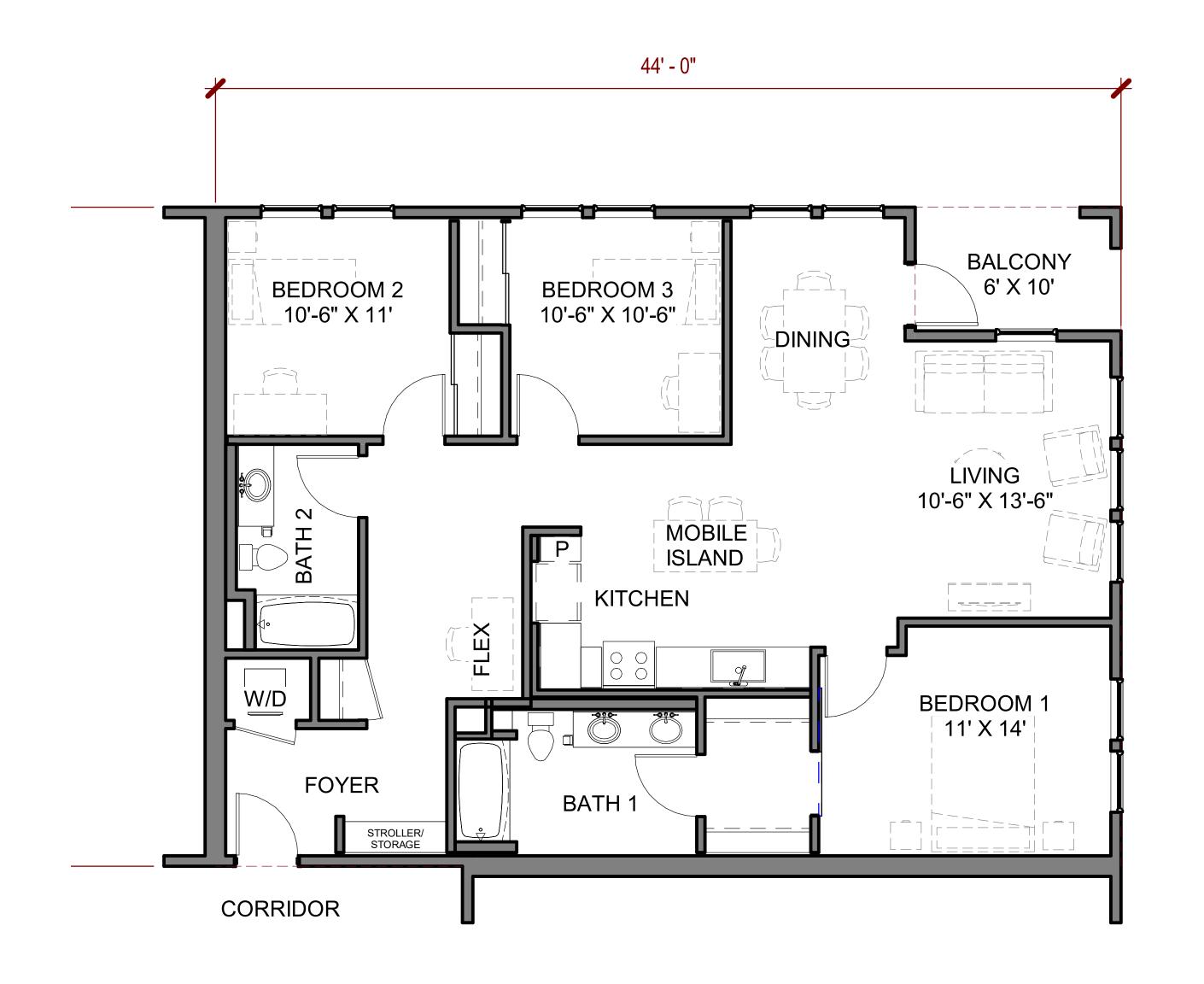
TWO BEDROOM

1064 SF











UNIT TYPE D1

THREE BEDROOM

1348 SF

UNIT TYPE
D3

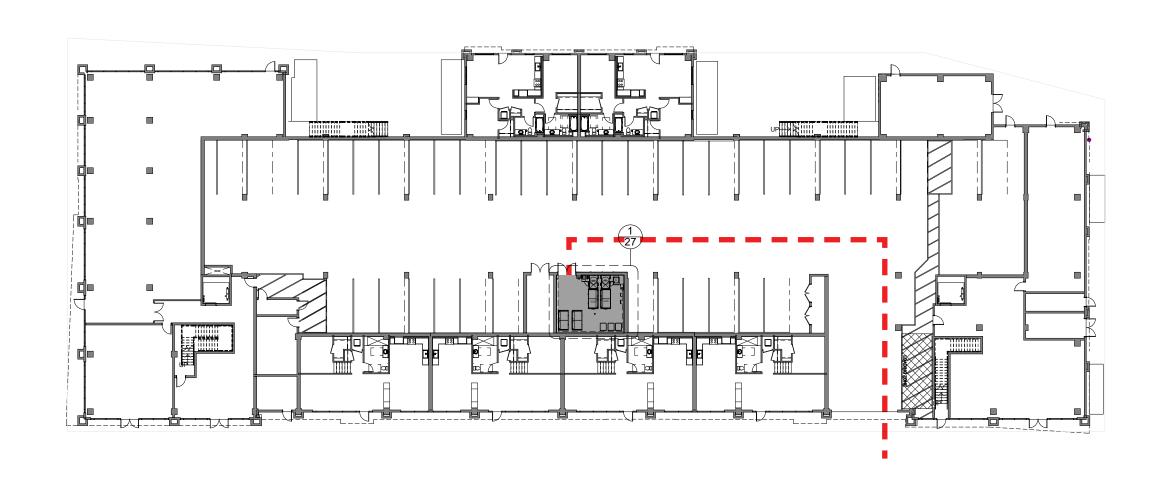
**THREE BEDROOM** 

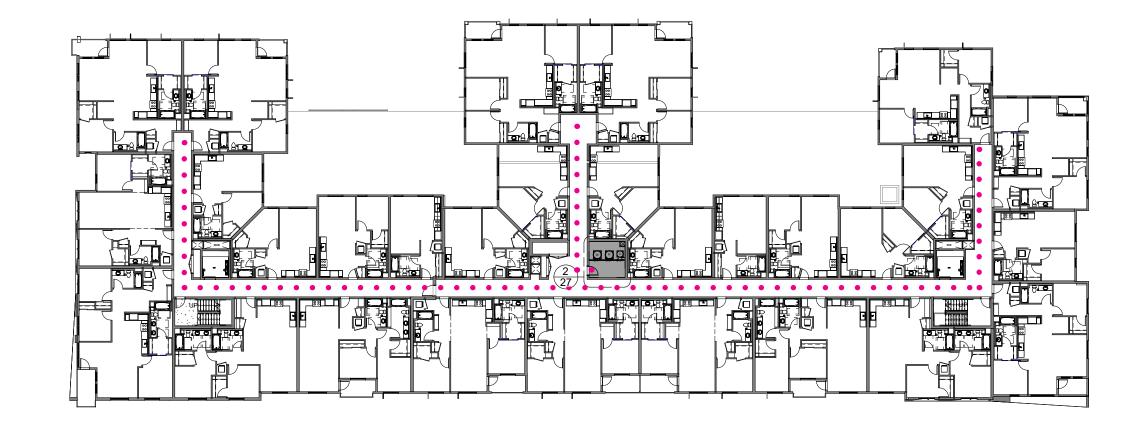
1400 SF











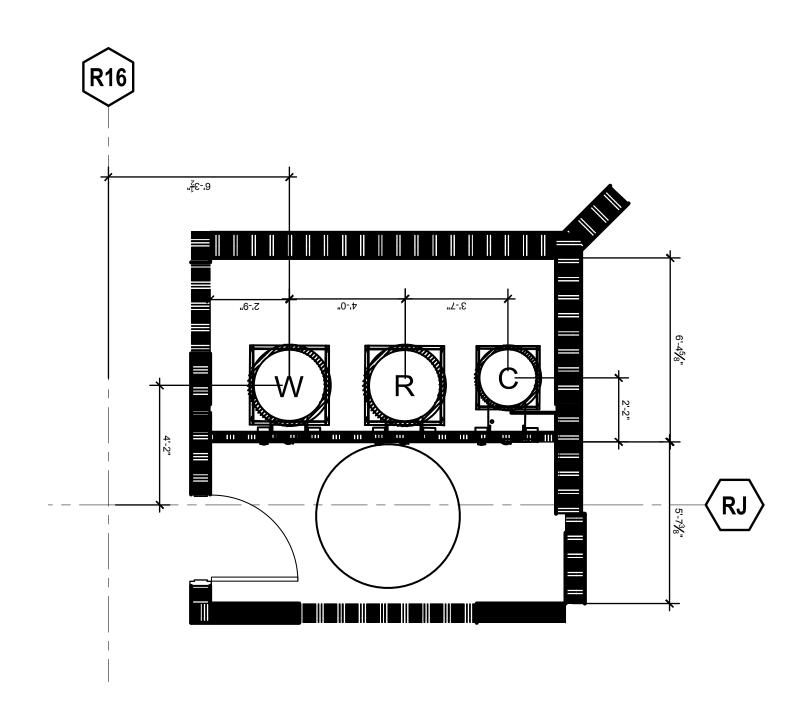
GROUND FLOOR UPPER FLOORS

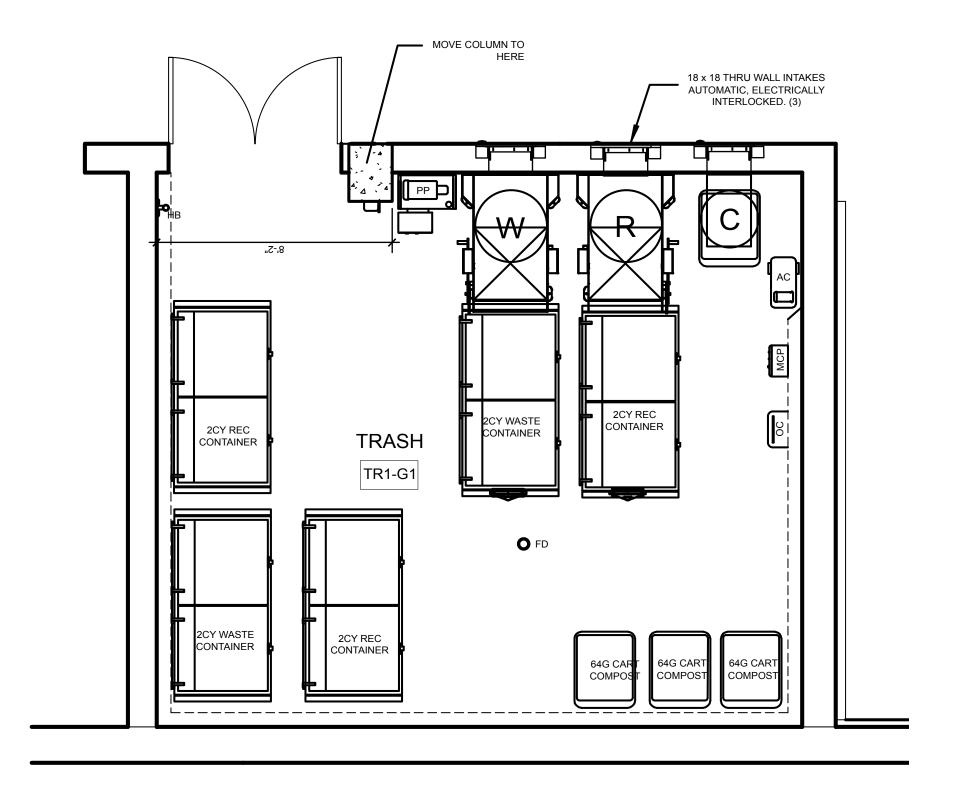












## 2. TRASH INTAKE VESTIBULE

FIRST - FOURTH FLOOR TYPICAL

1. TRASH COLLECTION ROOM

**GROUND FLOOR** 

#### **SHEET NOTES:**

#### RESIDENTIAL TRASH COLLECTION ROOM: BLDG C

- 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.
- INSTALL WALL PROTECTION: 10"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
- 5. 6'-0" SWING DOOR, NO THRESHOLD, HOLD OPEN.
- 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 (3)18x18 SIDE HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING THRU-WALL INTAKE DOORS INTO COMPACTORS. SEE DETAIL 1/T2.0.
- 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.
- 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.
- 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. UPPER VESTIBULES: REPOSITION CHUTES, AS SHOWN, TO ALLOW FOR THRU WALL INTAKES INTO COMPACTORS AT LEVEL 1. ELECTRICAL CLOSET WILL NEED TO BE RELOCATED.
- 2. TRASH ROOM: REPLACE ROLL UP DOOR AND MAN DOOR WITH 6'-0" SWING DOOR. COLUMN TO BE REPOSITIONED TO ALLOW SWING DOOR INSTALLATION.

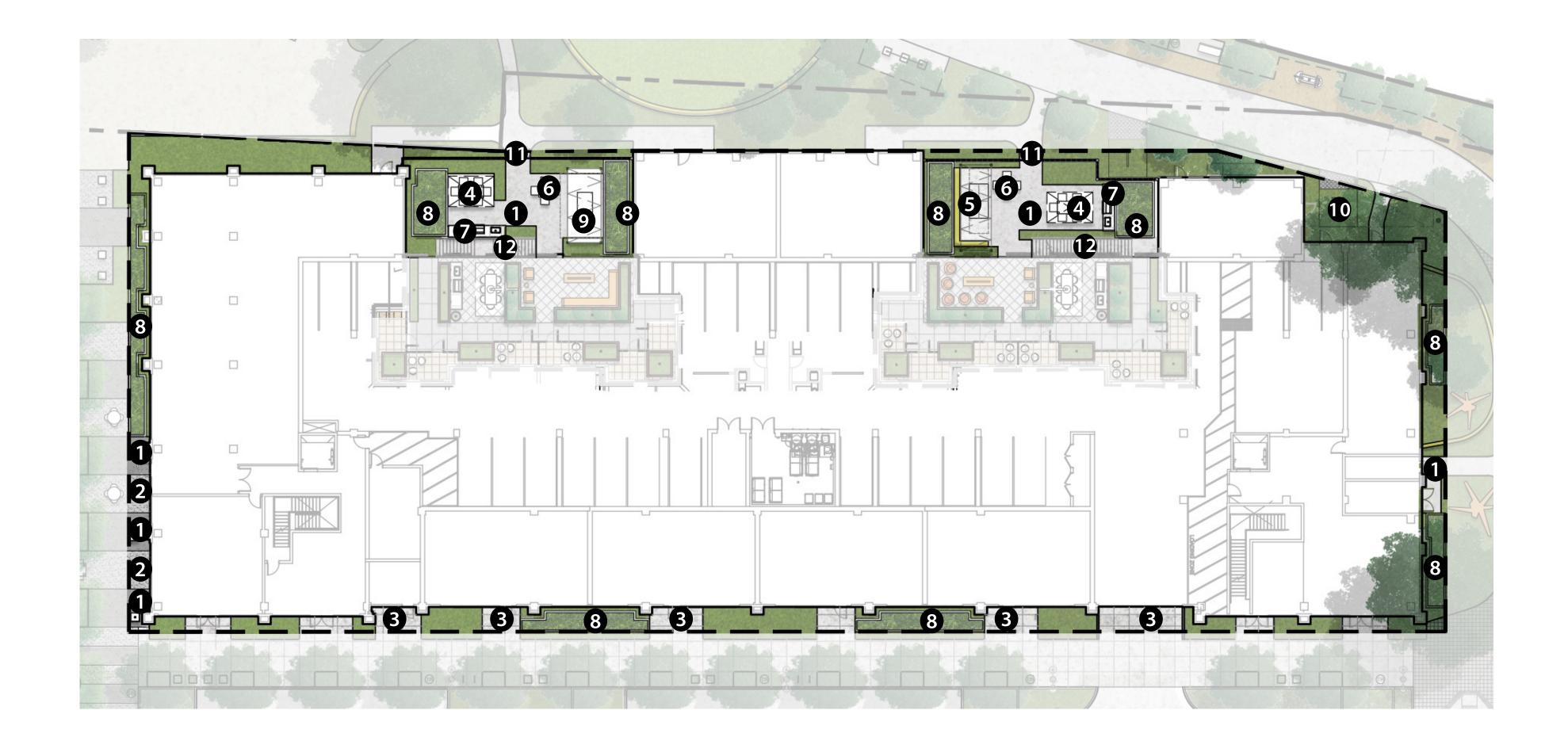
#### **GENERAL NOTES:**

- 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

String Lights

2 Integral Color Concrete B

Transformer

**3** Standard Concrete

**1** Resident Gate

**4** Contemporary "Farm" Table and Umbrella

**6** Ping Pong Table

**12** Stairs

**6** 4-top Table

**7** BBQ and Sink

**8** Stormwater Treatment Planter

### Material Schedule





Standard Concrete



### 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
- Rhaphiolepis 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**

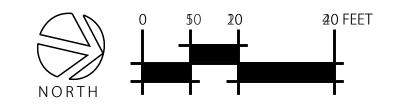
- Buddleja var. | Butterfly Bush
- Carex divulsa | Berkeley Sedge
- Juncus patens | California Gray Rush
- *Myoporum parvifolium* | Creeping Myoporum
- *Ligustrum japonicum 'Texanum'* | Texas Privet
- Arctostaphylos uva-ursi 'Point Reyes' | Point Reyes Bearberry
- Ceanothus griseus horizontalis 'Yankee Point' | Yankee Point Ceanothus
- Rosmarinus officinalis 'Barbeque' | Barbeque Rosemary





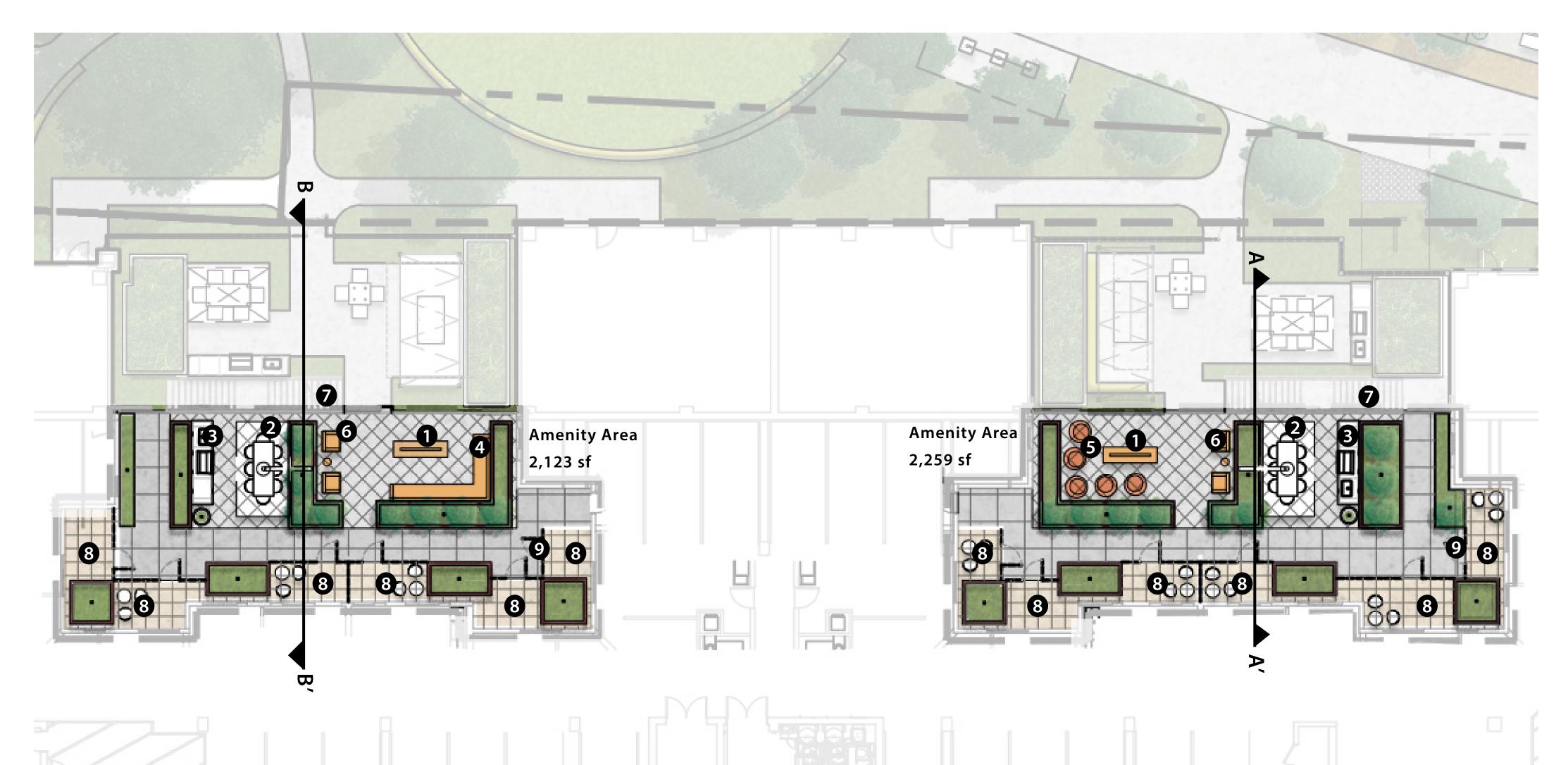


**Integral Color Concrete B** 









### **LEGEND**

- **1** Fire Table
- 2 Dining Table with Shade
- 3 BBQ and Sink
- 4 Sofa Seating
- **6** Lounge Seating
- **6** Lounge Chairs
- **7** Stairs to Ground Level Courtyard
- 8 Resident Patio
- **9** Low Fence and Gate

### **Material Schedule**

- Colored Concrete Paver (Outback)
- Colored Concrete Paver (Light Gray)
- **Concrete Paver**
- Stormwater Treatment Planter



Dining Table with Shade



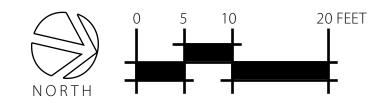
Contemporary "Farm" Table



Lounge Seating

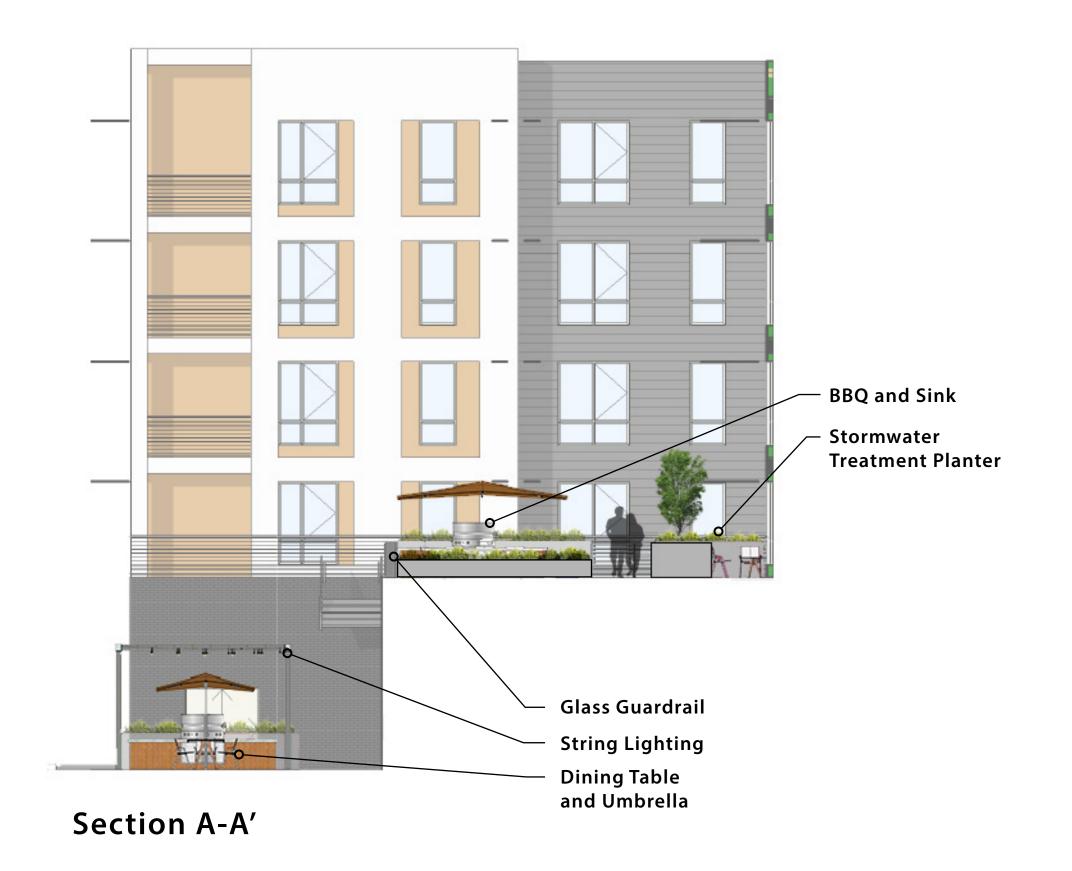


BBQ and Sink





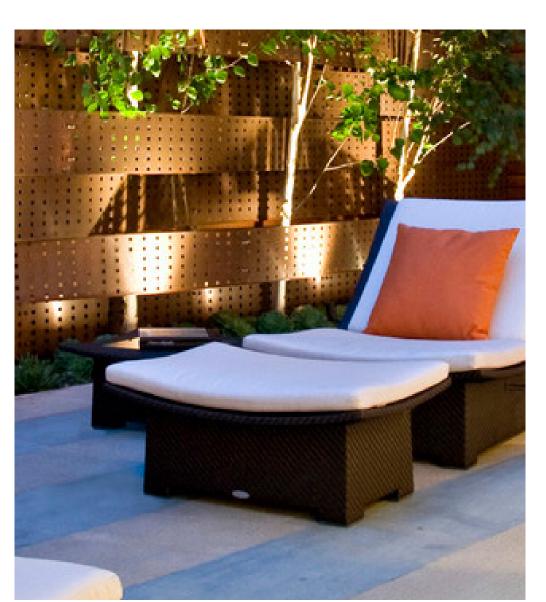






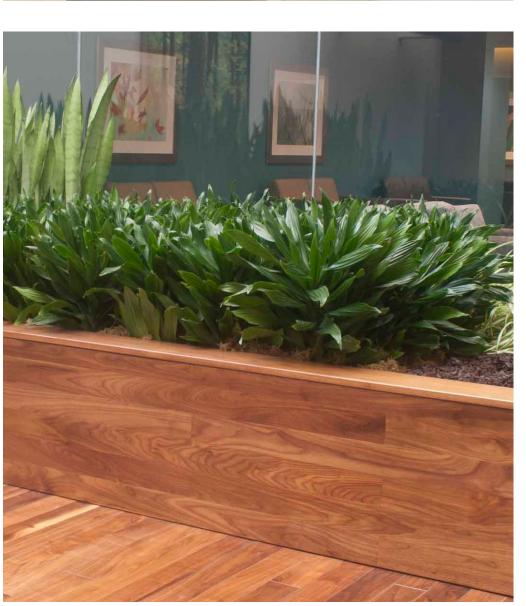












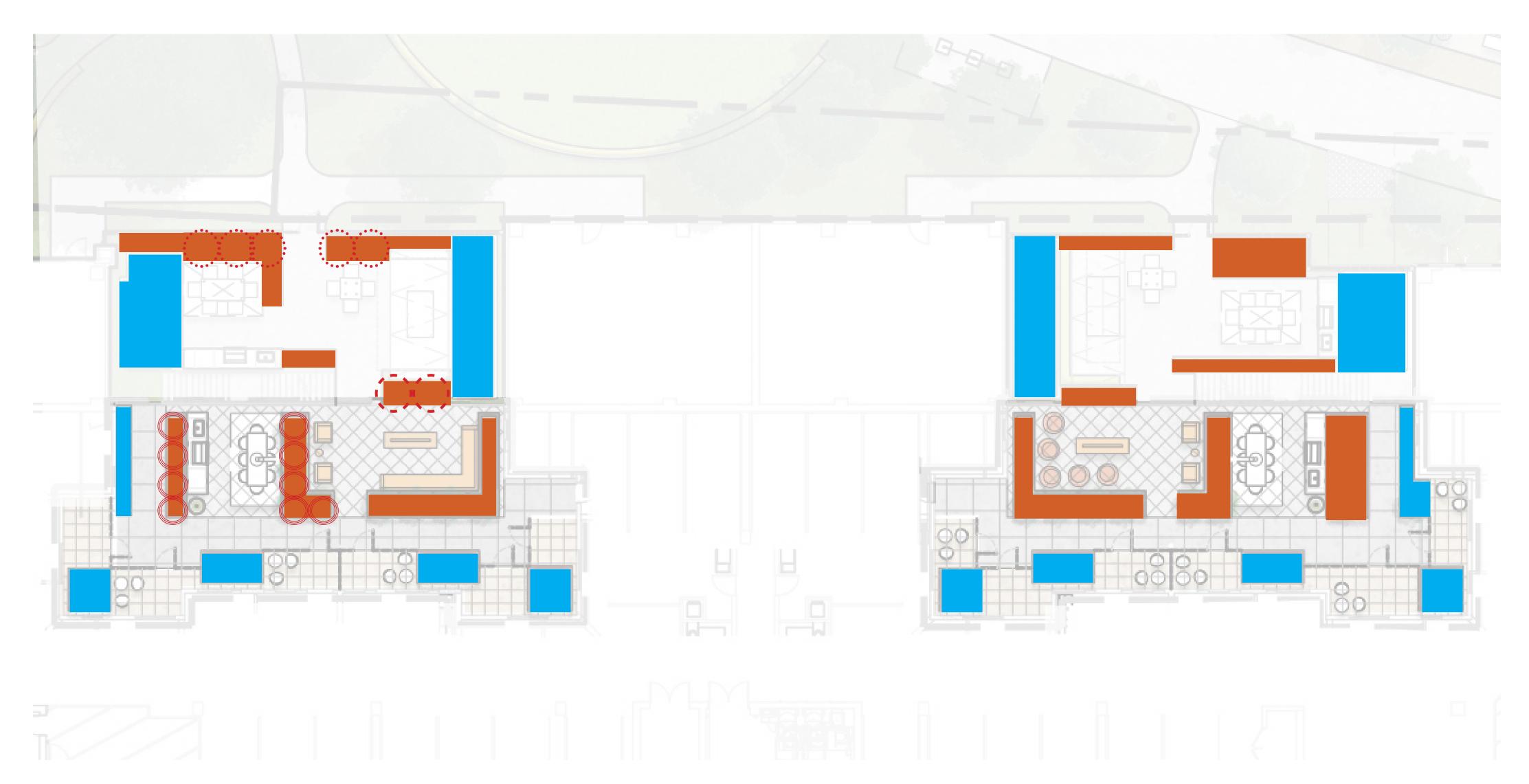


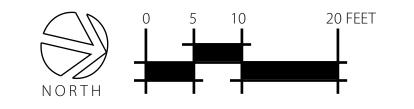












# Planting Schedule Trees Cercis occidentalis 🖍 🤼 Laurus Nobilis Western Redbud Bay Laurel Chamaerops **Ornamental Planting** Dianella Revoluta Aloe 'Blue Elf' Carex divulsa Agave victoriae-reginae Queen Victoria Agave Blue Elf Aloe Berkeley Sedge 'Little Rev' Little Rev Flax Lily Dietes iridioides Myrica californica Philodendron xanadu Phormium 'Jack Spratt' Xanadu philodendron Jack Spratt New Zealand Flax Pacific Wax Myrtle Fortnight Lily **Stormwater Treatment Planters** Prunus Caroliniana Carex divulsa Chondropetalum *tectorum* Small Cape Rush Berkeley Sedge Little Rev Flax Lily



Juncus patens California Gray



Leymus condensatus

Canyon Prince Wild Rye





*Liriope muscari* Lilyturf







### LEGEND

Moderate Water - 3,126 sf

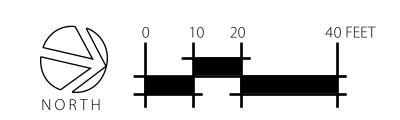
Low Water Use - 2,100 sf

#### 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.
- 4. 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.
- 5. 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.
- 7. SITE MANAGEMENT, SOIL PREPARATION, PLANT SPECIES SELECTION, IRRIGATION DESIGN AND PLANT/PEST MANAGEMENT TO COMPLY WITH BAY-FRIENDLY BEST PRACTICE RECOMMENDATIONS.
- 8. 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.













Bioretention Treatment Area - 1,739 sf

