



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

# SHERWIN WILLIAMS

## Emeryville

COMBINED 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

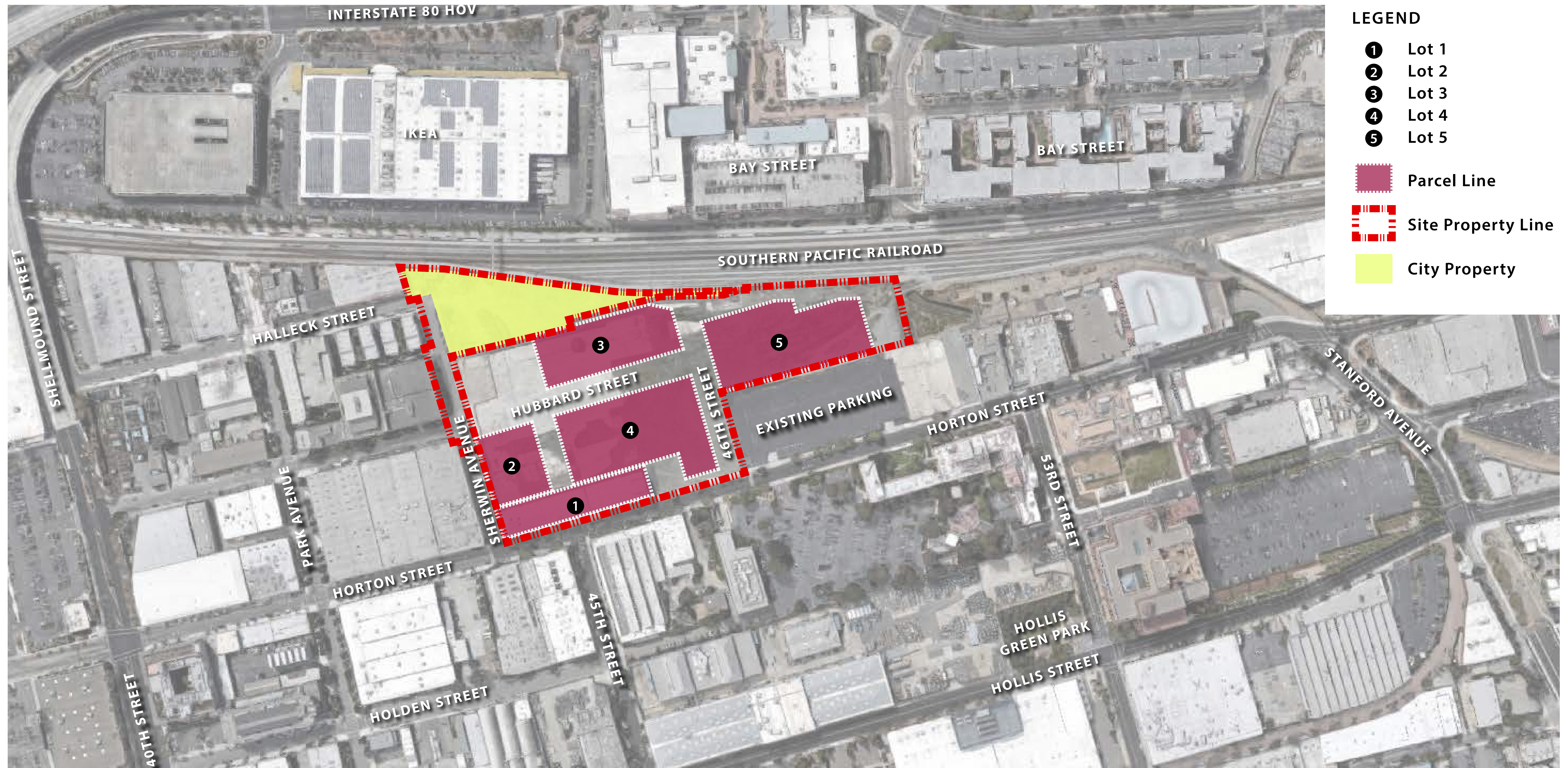
Lucas Goldstein  
lucas.goldstein@arcadis.com  
O: 510-596-9500

SHEET INDEX

ARCHITECTURAL

- 00 Cover
- 01 Project Team & Sheet Index
- 02 Master Plan & Context Imagery
- 03 Project Design Narrative
- 04 Overall Site Plan: Landscape
- 05 Overall Site Plan: Vehicle Circulation
- 06 Overall Site Plan: Bicycle Circulation
- 07 Overall Site Plan: Pedestrian Circulation
- 08 Overall Site Plan: Trash Room Circulation
- 09 Project Data
- 10 Building B1: Perspective Rendering
- 11 Building B1: Perspective Rendering
- 12 Building B1: Perspective Rendering
- 13 Building B1: Perspective Rendering
- 14 Building B1: Perspective Rendering
- 15 Building B2: Perspective Rendering
- 16 Building B2: Perspective Rendering
- 17 Building B2: Perspective Rendering
- 18 Building C: Perspective Rendering
- 19 Building C: Perspective Rendering
- 20 Building C: Perspective Rendering
- 21 Building C: Perspective Rendering
- 22 Building C: Perspective Rendering
- 23 Building C: Perspective Rendering
- 24 Building C: Perspective Rendering
- 25 Building D: Perspective Rendering
- 26 Building D: Perspective Rendering
- 27 Building D: Perspective Rendering
- 28 Building D: Perspective Rendering





**LEGEND**

- ① Lot 1
- ② Lot 2
- ③ Lot 3
- ④ Lot 4
- ⑤ Lot 5
- Parcel Line
- Site Property Line
- City Property







## ARCHITECTURAL DESIGN NARRATIVE

The design vision for Sherwin Williams reflects the eclectic blend of Emeryville's industrial heritage and its vocabulary of distinctive artistic mixed-use buildings with modern sensibilities. The building facades complement the neighborhood and utilize a varied, but cohesive, vocabulary of quality building materials that respect the scale and character of the district. Materials common to structures in the Park Avenue District, such as masonry, plaster, brick, metal and concrete, are combined with more modern applications to extend the industrial and eclectic fabric of the neighborhood.

In order to create cohesive architectural variety, the Sherwin Williams development is comprised of three architectural building styles, each acknowledging Emeryville's industrial heritage while celebrating the City's future. Buildings B1 and B2 reflect the historic warehouse character of the original site and are in close proximity to the only remaining building from the original Sherwin Williams paint factory. Building B1 re-envisioned a traditional warehouse's loading dock into outdoor living areas for live work lofts. Architectural details from past eras have been re-purposed to address contemporary lifestyles.

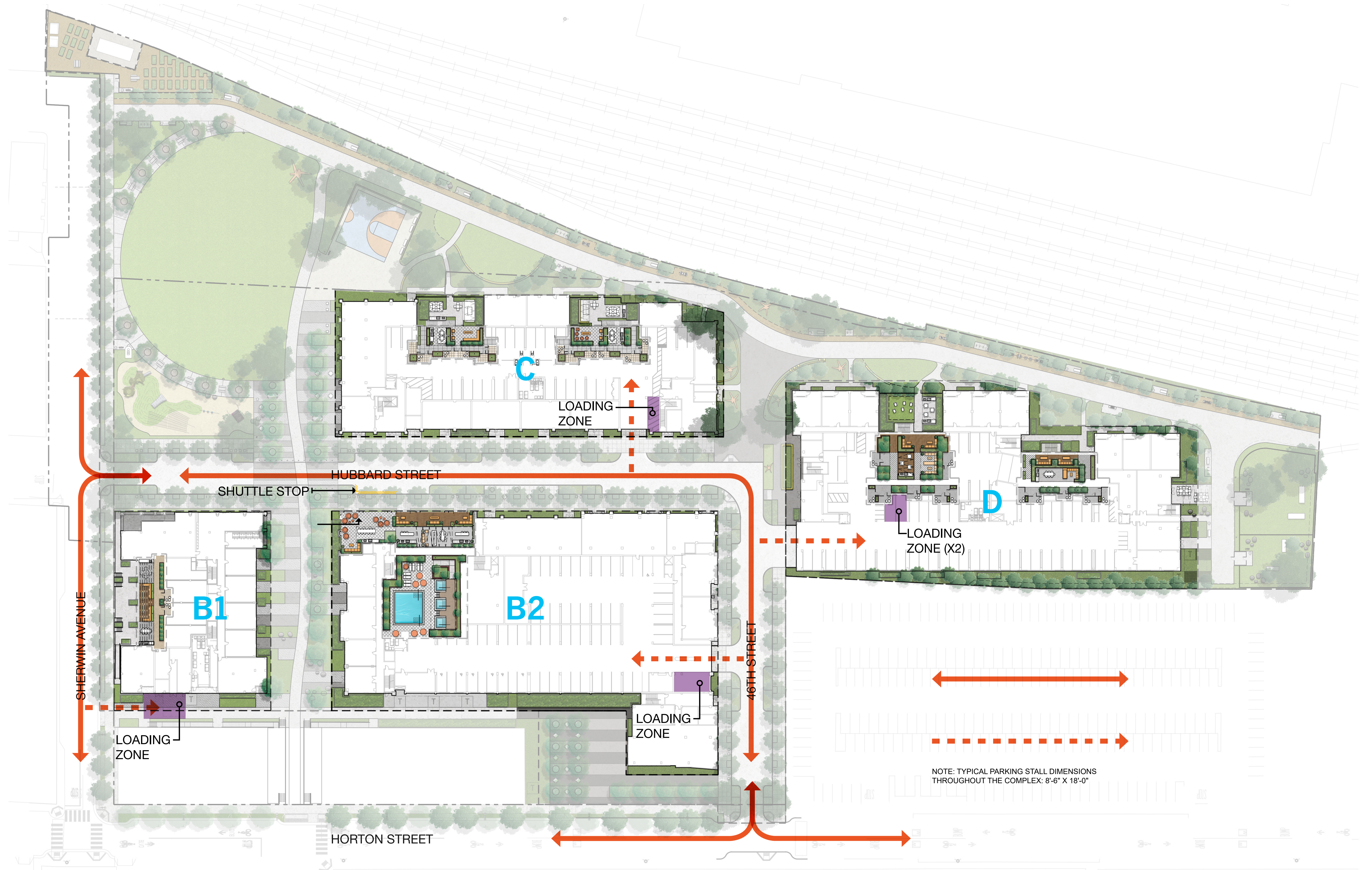
Building C is reminiscent of its industrial heritage at the base of the building and looks to the future with a contemporary addition on the upper levels. Glossy metal panels contrast the dark brick base and express new and bold contemporary forms. The clean simple volumes serve as an elegant backdrop to the project's main feature, open park space.

The project shares a close relationship and history to the adjacent railways. Building D is specifically influenced by the style of the railroad industrial era. Strong vertical expressions through expressed structure and ribbed metal panels add to the skin's rich character and texture. The building makes a strong statement at the terminus of Hubbard Street and serves as a gateway to the site from Horton Landing Park.

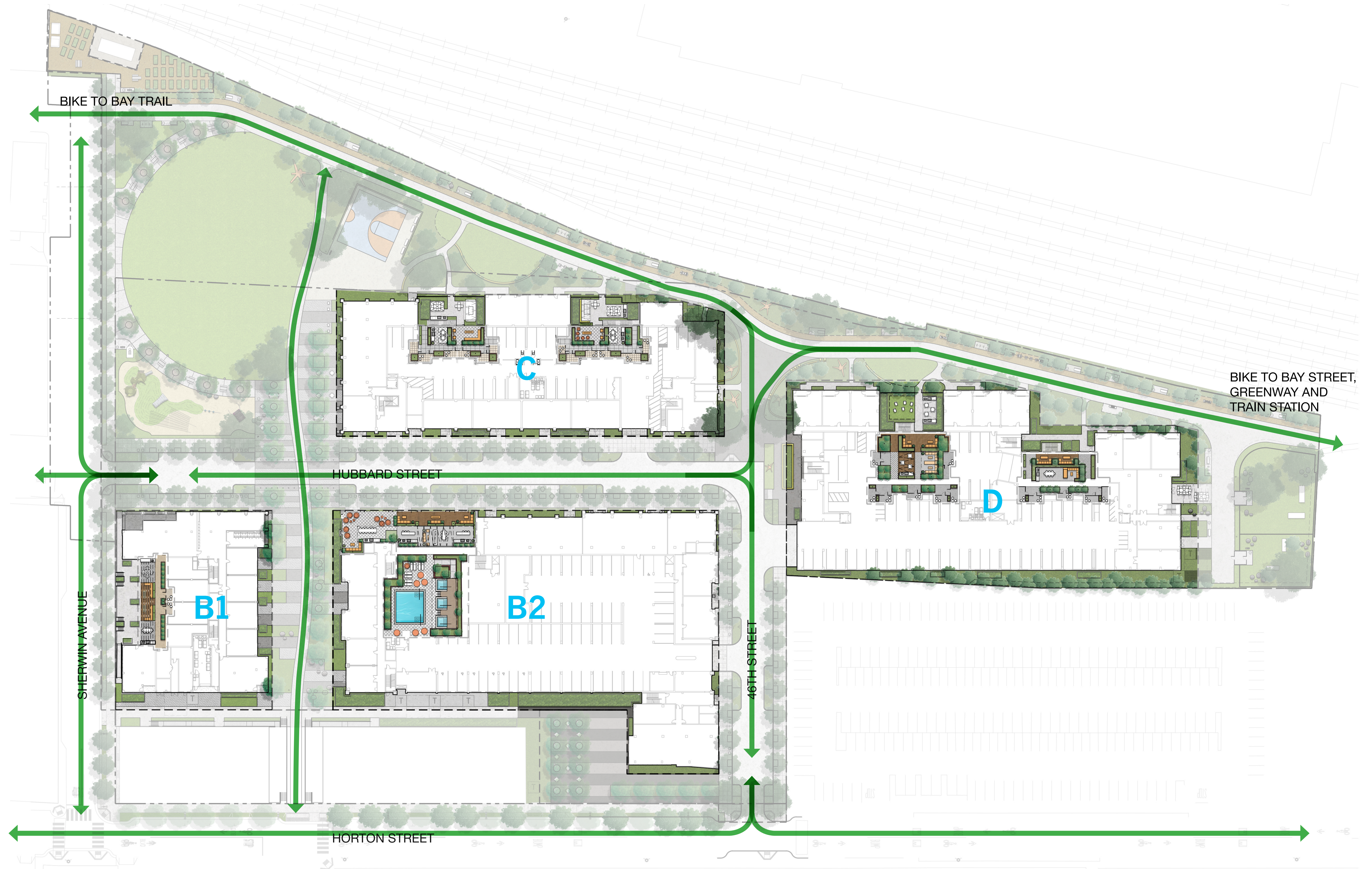




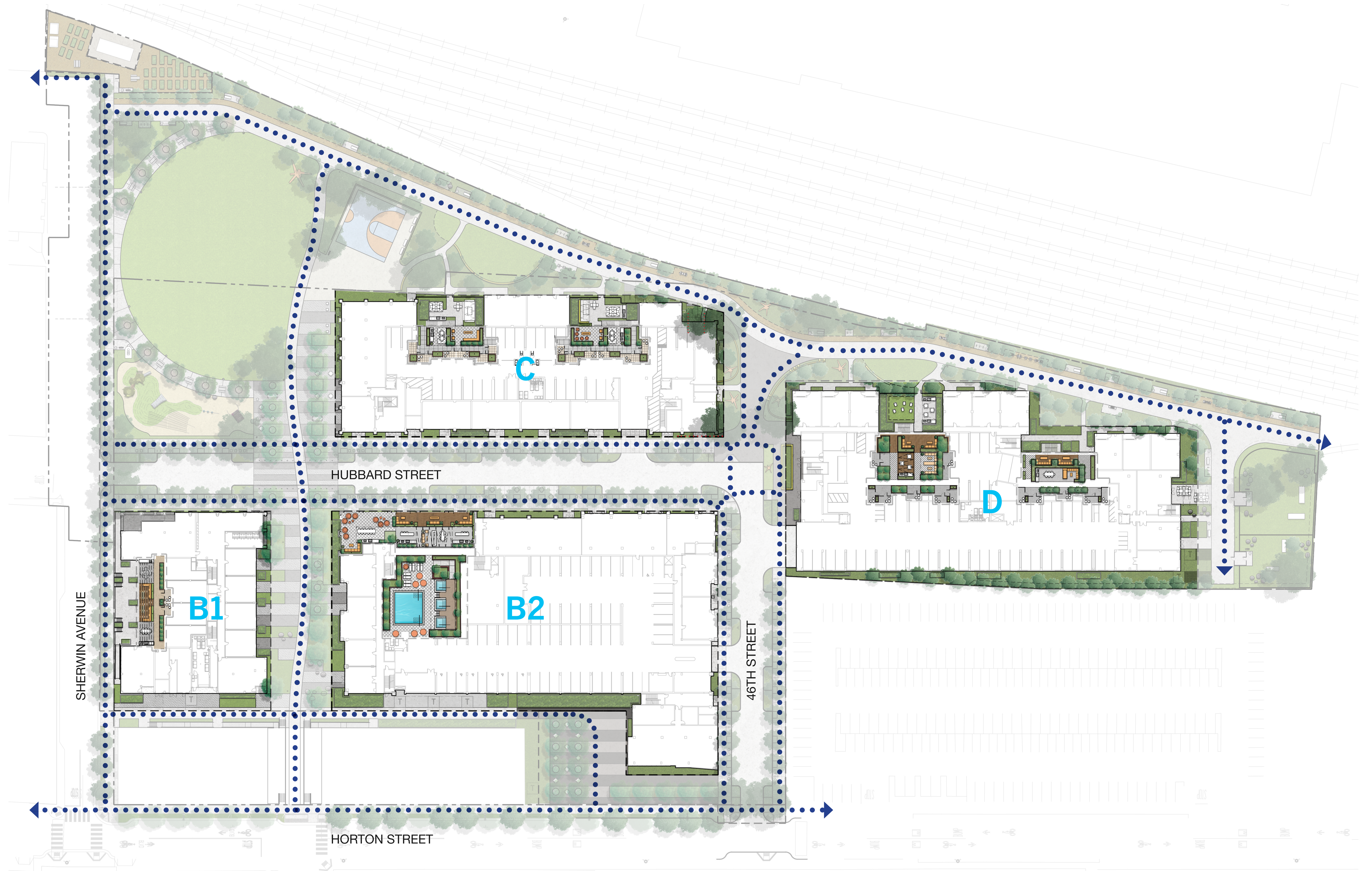




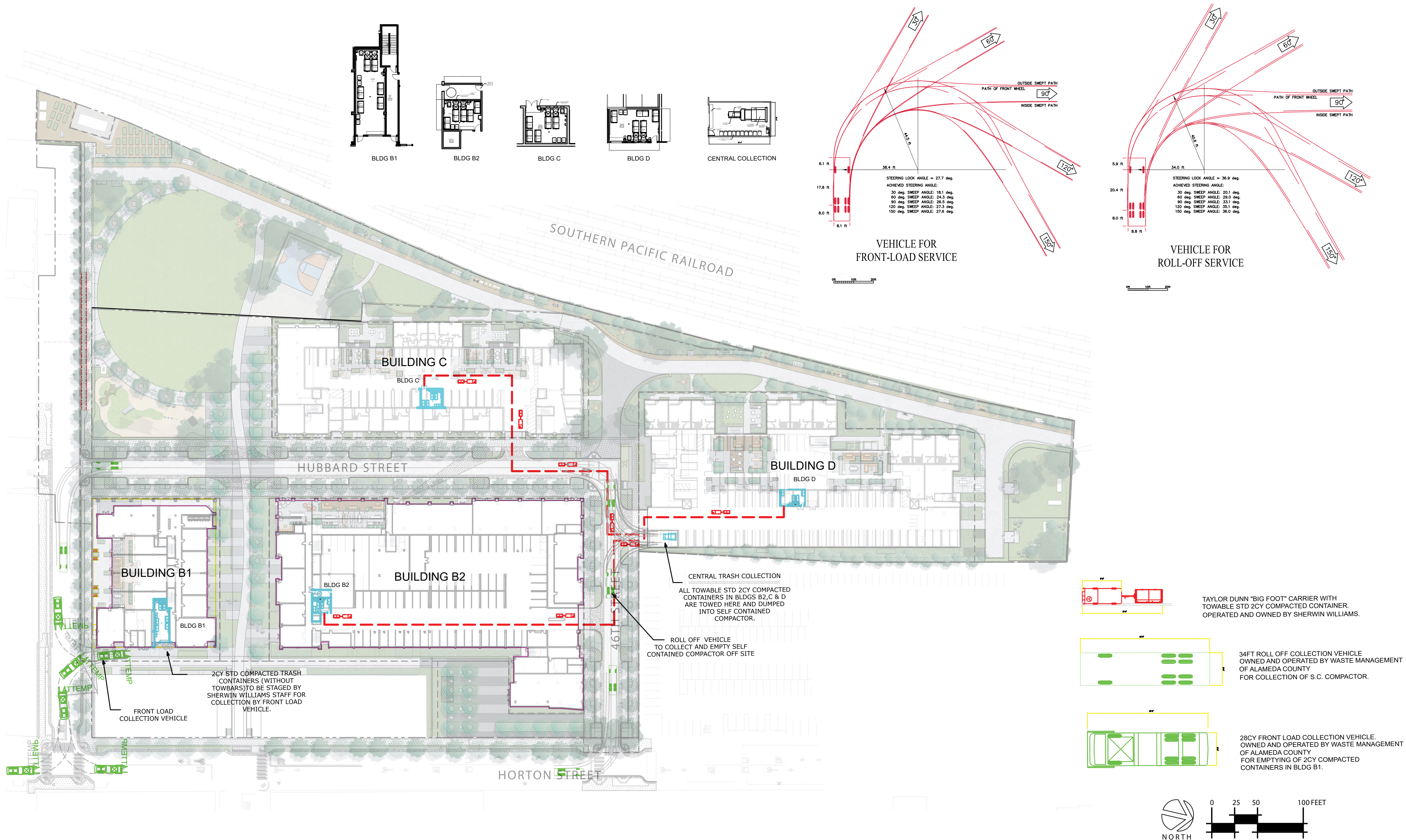














Overall Site Summary						
Site Data:	Development Total	Parcel A	Parcel B1	Parcel B2	Parcel C	Parcel D
Parcel Area (SF):	226,948 SF	32,670 SF	22,651 SF	64,469 SF	44,867 SF	62,291 SF
Parcel Area (Acres):	5.21 Acres	0.75 Acres	0.52 Acres	1.48 Acres	1.03 Acres	1.43 Acres
Unit Count:	500 Units	0 Units	64 Units	130 Units	122 Units	184 Units
FAR:	3.0	2.20	3.42	2.79	3.10	3.36
Density:	96 Units/Acre	0.00 Units/Acre	123.08 Units/Acre	87.84 Units/Acre	118.45 Units/Acre	128.67 Units/Acre
Building Data:						
Gross Building Area:	946,837 SF	72,000 SF	80,498 SF	355,546 SF	139,227 SF	209,479 SF
FAR Building Area:	678,319 SF	72,000 SF	77,464 SF	180,149 SF	161,248 SF	277,545 SF
Residential Net Rentable:	478,394 SF	- SF	62,743 SF	120,074 SF	117,565 SF	178,012 SF
Residential Support:	109,978 SF	SF	13,336 SF	42,177 SF	18,490 SF	35,975 SF
Residential Amenities:	26,167 SF	SF	2,178 SF	14,873 SF	6,038 SF	3,078 SF
Retail/Gallery Area:	6,210 SF	SF	2,241 SF	3,025 SF	944 SF	- SF
Office Area:	72,000 SF	72,000 SF	SF	SF	SF	SF
Parking Area:	254,088 SF	- SF	- SF	175,397 SF	18,211 SF	60,480 SF
Unit Mix:						
Total:	500 Units		64 Units	130 Units	122 Units	184 Units
Live/Work	8 Units 2%		4 Units 6%	- Units 12%	4 Units 3%	- Units 0%
Studio	47 Units 9%		8 Units 13%	15 Units 0%	10 Units 8%	14 Units 8%
1 Bedroom	195 Units 39%		20 Units 31%	52 Units 40%	42 Units 34%	81 Units 44%
2 Bedroom	175 Units 35%		23 Units 36%	44 Units 34%	54 Units 44%	54 Units 29%
3 Bedroom	75 Units 15%		9 Units 14%	19 Units 15%	12 Units 10%	35 Units 19%
Parking Data:						
Total Parking Provided	704 Spaces	- Spaces	- Spaces	516 Spaces	41 Spaces	147 Spaces
On-Street Parking	Motorcycle: 26 Spaces Hubbard Street: 17 Spaces 46th Street: 11 Spaces					Motorcycle: 26 Spaces
Open Space:						
Units w/ Private Open Space	290 Units		56 Units	59 Units	68 Units	107 Units
Private Open Space Provided	21,522 SF		4,631 SF	4,047 SF	4995 SF	7849 SF
Common Open Space Provided	29,248 SF		2,174 SF	9,265 SF	6,864 SF	10,945 SF



