

SHERWIN WILLIAMS PRELIMINARY DEVELOPMENT PLAN

PROJECT GRAPHICS



SUBMITTED BY

OWNER: SHERWIN WILLIAMS ACCEPTANCE CORPORATION (SWACE)
PROJECT SPONSOR: LMC EMERYVILLE I INVESTOR LLC

PREPARED BY: LPAS AND CBG

AUGUST 9 2016

SHERWIN WILLIAMS PRELIMINARY DEVELOPMENT PLAN

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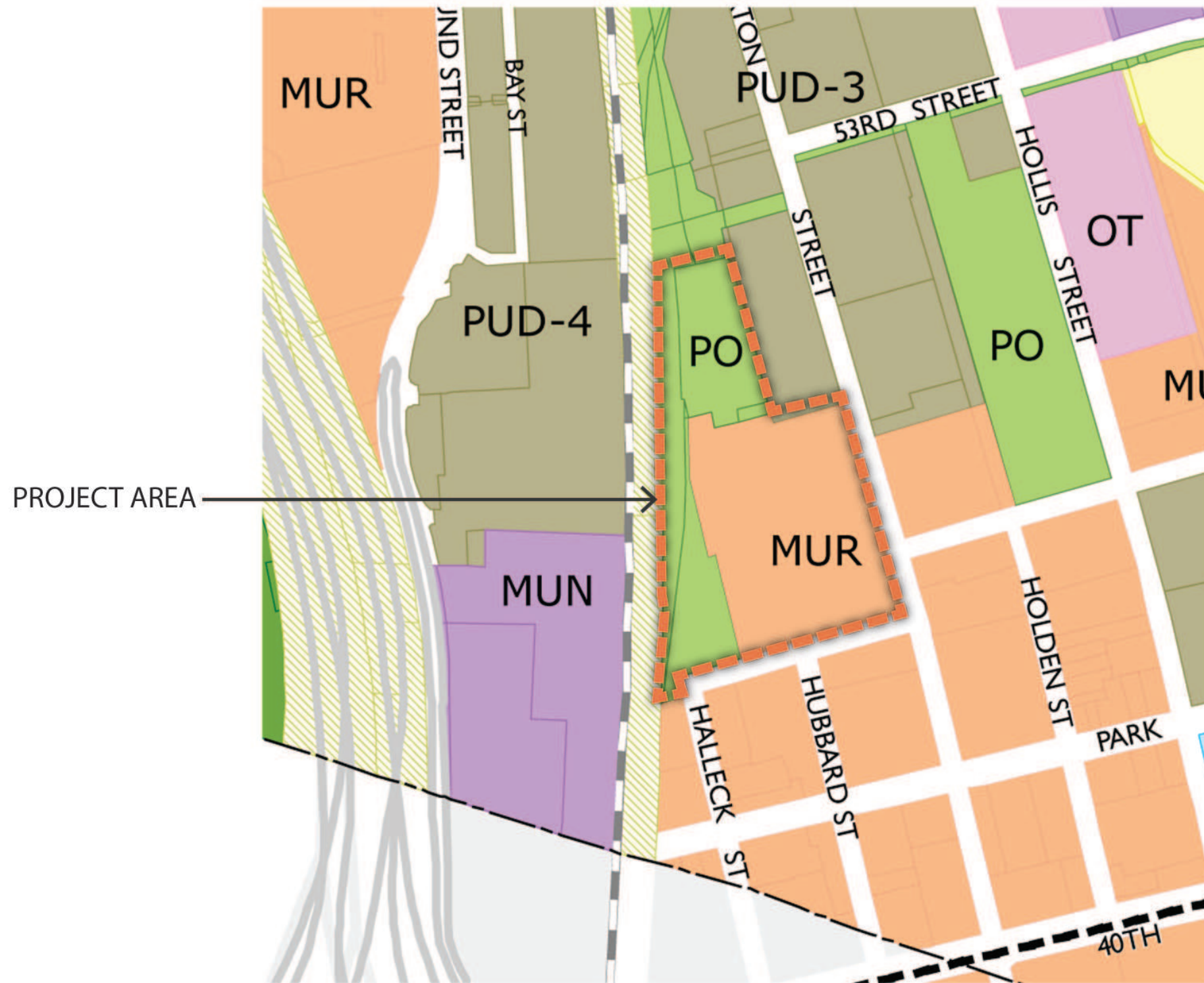
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LEGEND

RH	High Density Residential
RMH	Medium-High Density Residential
RM	Medium Density Residential
MUR	Mixed Use with Residential
MURS	Mixed Use with Residential South
MUN	Mixed Use with Non-Residential
OT	Office/Technology
OT/DH	Office/Technology Doyle Hollis North Area
INH	Heavy Industrial
INL	Light Industrial
P	Public
M	Marina
PO	Park/Open Space
SM	Shoreline Management
PUD	Planned Unit Development
UT	Utilities/Transportation
	Railroad

NOT TO SCALE

SURROUNDING LAND USE



VICINITY MAP

NOT TO SCALE 



NEIGHBORHOOD TRANSPORTATION MAP

NOT TO SCALE 



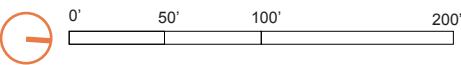
SITE AERIAL PHOTO



Overall Site Data:		Site A	Site B1	Site B2	Site C	Site D	Development Totals
Site Area							
Development Total:	230,031 SF 5.28 Acres	31,772 SF 0.73 Acres	57,577 SF 1.32 Acres	29,450 SF 0.68 Acres	50,987 SF 1.17 Acres	60,245 SF 1.38 Acres	230,031 SF 5.28 Acres
Roadway:	51,709 SF 1.19 Acres						
Open Space:	90,797 SF 2.08 Acres						
Overall Total:	372,537 SF 8.55 Acres						
Gross Building Area:							Building Totals
Gross Office Area (SF):	74,000 SF	- SF	- SF	- SF	- SF	- SF	74,000 SF
Community Meeting / Gallery Area	- SF	2,000 SF	- SF	- SF	- SF	- SF	2,000 SF
Ground Floor Commercial Area:	- SF	6,000 SF	- SF	- SF	- SF	- SF	6,000 SF
Gross Residential Area (SF):	- SF	98,000 SF	102,000 SF	192,000 SF	192,000 SF	222,000 SF	614,000 SF
Total Gross FAR Area (SF):	74,000 SF	106,000 SF	102,000 SF	192,000 SF	192,000 SF	222,000 SF	696,000 SF
Total Number of Units:	- Units	70 Units	85 Units	160 Units	160 Units	185 Units	500 Units
Proposed Density:	- Units/Acre	53 Units/Acre	126 Units/Acre	137 Units/Acre	137 Units/Acre	134 Units/Acre	95 Units/Acre
Proposed FAR:	2.3	1.8	3.5	3.8	3.8	3.7	3.0
Gross Area per Unit:		1,400 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	
Parking Required:		Estimated Parking Demand		Min. Parking Required		Maximum Parking Allowed	
Office:		2.4 per 1000 SF	174 Spaces	1.6 per 1000 SF	117 Spaces	2.6 per 1000 SF	191 Spaces
Community Gallery Area:		1 per 1000 SF	1 Spaces	0.7 per 1000 SF	0 Spaces	1.1 per 1000 SF	1 Spaces
Ground Floor Commercial:		8.0 per 1000 SF	36 Spaces	5.4 per 1000 SF	24 Spaces	8.8 per 1000 SF	40 Spaces
Residential:		1.2 per Unit	800 Spaces	0.8 per Unit	402 Spaces	1.3 per Unit	660 Spaces
			811 Spaces		543 Spaces		892 Spaces
Estimated Parking Provided:		Site A	Site B1	Site B2	Site C	Site D	Development Totals
Standard Spaces:							
Minimum Parking:			197 Spaces	68 Spaces	129 Spaces	149 Spaces	543 Spaces
Maximum Parking:			324 Spaces	112 Spaces	211 Spaces	244 Spaces	892 Spaces
Street Parking:							28 Spaces
Minimum Bicycle Parking Required and Provided:						Min. Req'd	Max. Req'd
Commercial:		1 Long-term and 1 short-term space per 10 parking spaces				28 Spaces	46 Spaces
Residential:		1 Long-term space per unit				500 Spaces	500 Spaces
						528 Spaces	546 Spaces

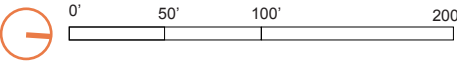
- Notes:
1. Final number of units and area per building may differ from these values, but will not exceed the overall maxim development totals.
 2. Ground Floor Commercial Area may be distributed throughout the site and may include retail, restaurant, gallery, office, professional service, and other commercial uses allowed in the City of Emeryville Zoning Ordinance. The total amount of Ground Floor Commercial Area may range from a minimum of 2,000 SF to a maximum of 8,000 SF. Live/work units are calculated as part of the number of residential units.
 3. The final parking provided per building may differ from the estimated parking shown above, but shall not be less than the overall minimum totals, or more than the overall maximum totals shown above per the City's zoning ordinance.
 4. No parking is required for the first 1500 SF of any non-residential use.
 5. The estimated parking provided assumes parking residential at 1 space per unit.
 6. Commercial parking assumes a parking demand based on restaurant / café uses.
 7. Bicycle Parking will be provided 1 minimum 1 space per unit in each building.

LAND USE DIAGRAM



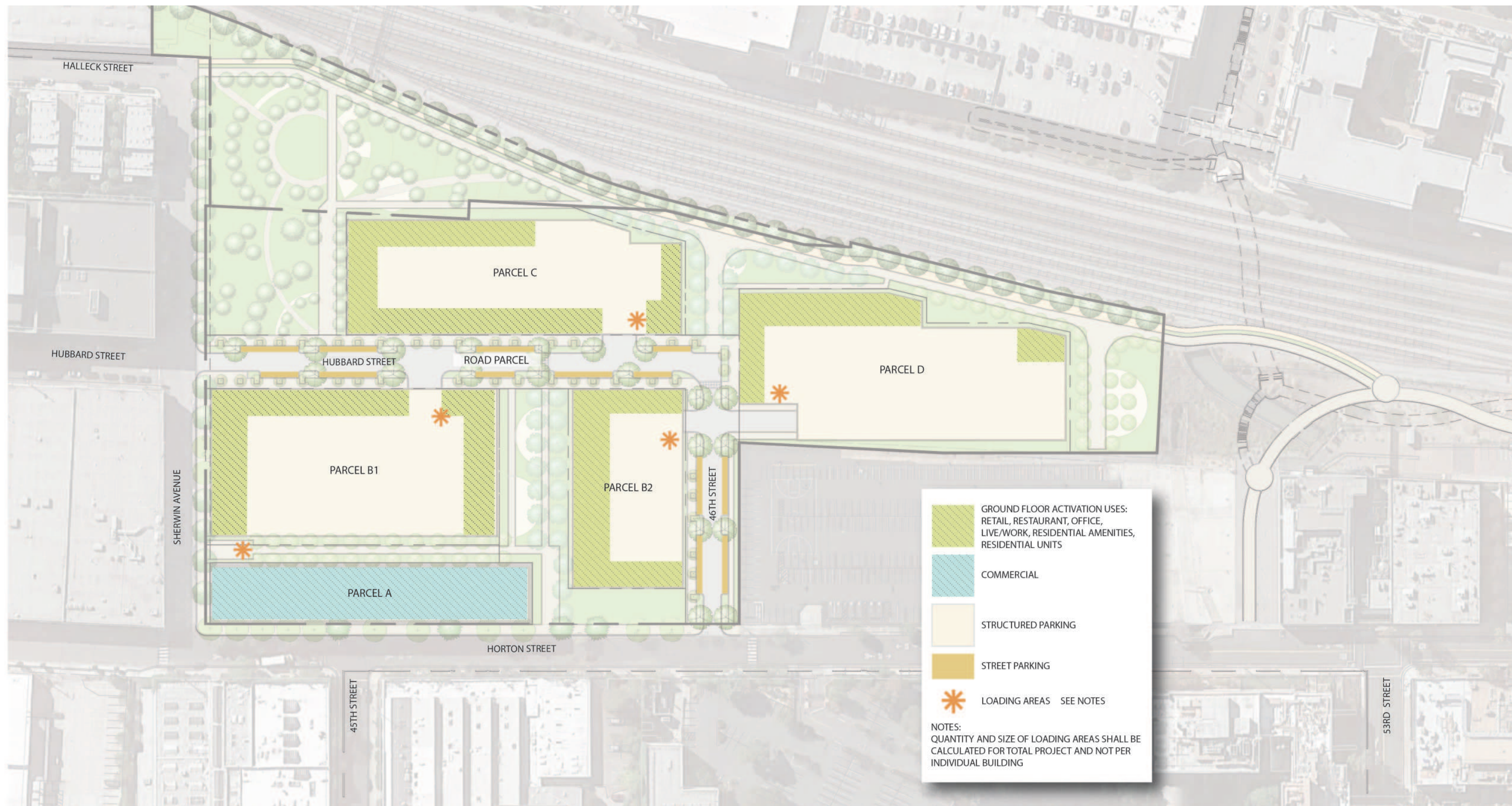


SITE DEVELOPMENT PLAN





ILLUSTRATIVE DEVELOPMENT CONCEPT



GROUND FLOOR ACTIVATION



COMMON OPEN SPACE

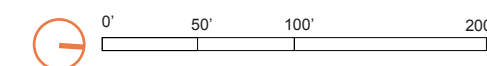


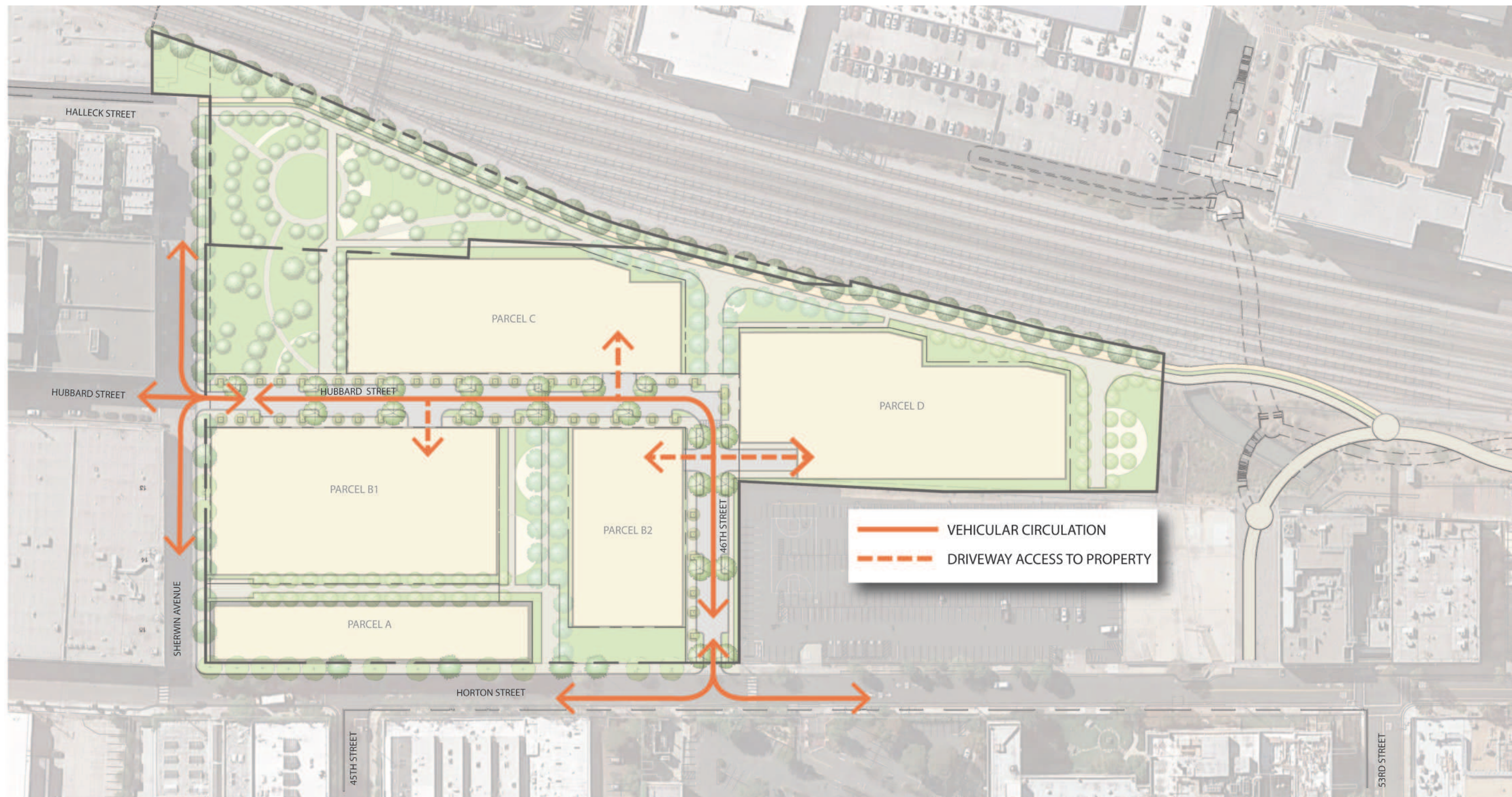
OPEN SPACE PRECEDENTS

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JULY 1 2016, PREPARED FOR LMC EMERYVILLE I INVESTOR LLC BY LPAS AND CBG

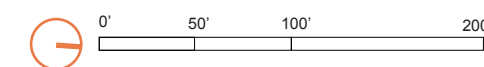


SITE TRANSPORTATION PLAN



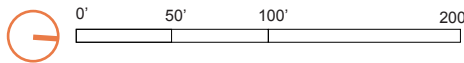


VEHICULAR CIRCULATION



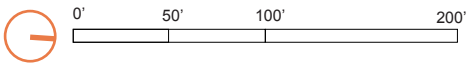


BICYCLE CIRCULATION



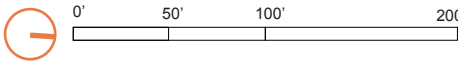


PEDESTRIAN CIRCULATION





FIRE ACCESS PLAN





LIGHTING PLAN





Arbutus 'Marina'
(Strawberry Tree)



Elaeocarpus decipiens
(Japanese Blueberry Tree)



Pistacia chinensis
(Chinese Pistache)



Platanus x acerifolia
London Plane Tree



Quercus shumardii
(Shumard Oak)



Sequoia sempervirens
(Coast Redwood)



Zelkova serrata
(Japanese Zelkova)



Park Tree
Acer rubrum
(Red Maple)



Park Tree
Ginkgo biloba
(Ginkgo)



Park Tree
Lagerstroemia indica
(Crape Myrtle)



Park Tree
Magnolia grandiflora
(Magnolia)

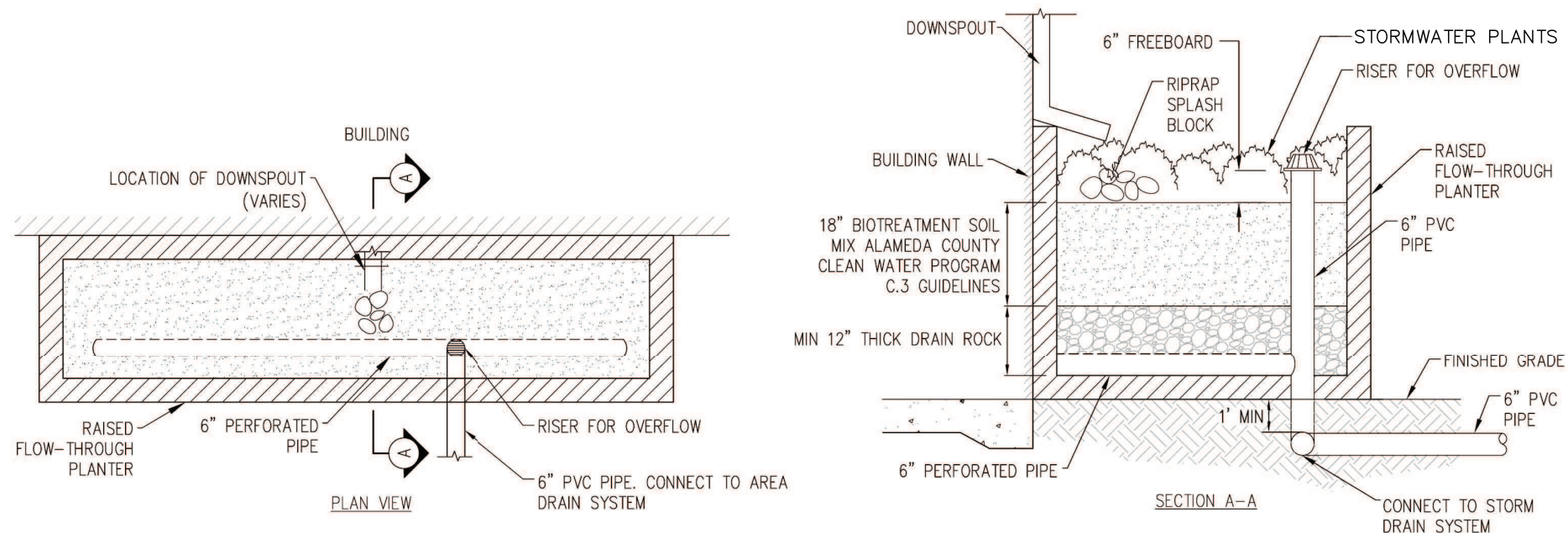


Park Tree
Quercus
(Cork Oak)

LANDSCAPE PRECEDENTS



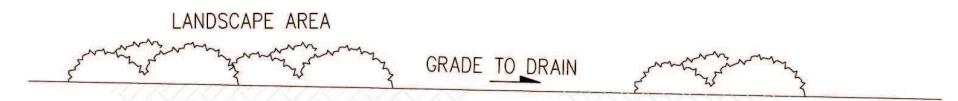
STORMWATER TREATMENT CONCEPT



**TYPICAL RAISED
FLOW-THROUGH PLANTER**
NOT TO SCALE

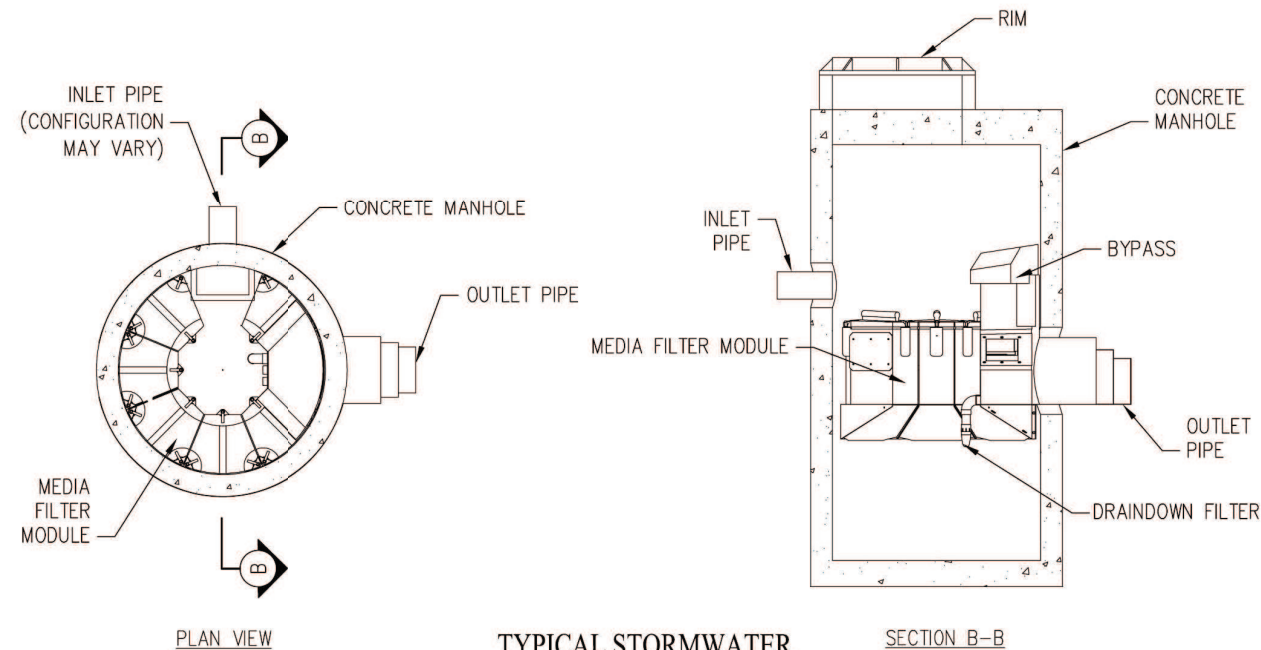
STORMWATER CONTROL NOTES:

1. ALL STORMWATER TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT WILL BE BASED UPON THE ALAMEDA COUNTY CLEAN WATER PROGRAM.
2. THIS PROJECT IS A CATEGORY C SPECIAL PROJECT AND SUBJECT TO 55% LID TREATMENT REDUCTION CREDIT. MEDIA FILTRATION WILL BE USED TO TREAT A MAXIMUM OF 55% OF THE PROPOSED IMPERVIOUS SURFACE ON THE SITE. FINAL RATIO AND ALLOCATION OF LID/NON-LID TREATMENT MEASURES TO BE DETERMINED UPON FINAL DESIGN, AND IN NO CASE SHALL NON-LID TREATMENT METHODS EXCEED 55% OF ALL TREATMENT METHODS.
3. ALL STORMWATER TREATMENT MEASURES AND LOCATIONS SHOWN ON THE STORMWATER TREATMENT CONCEPT PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.

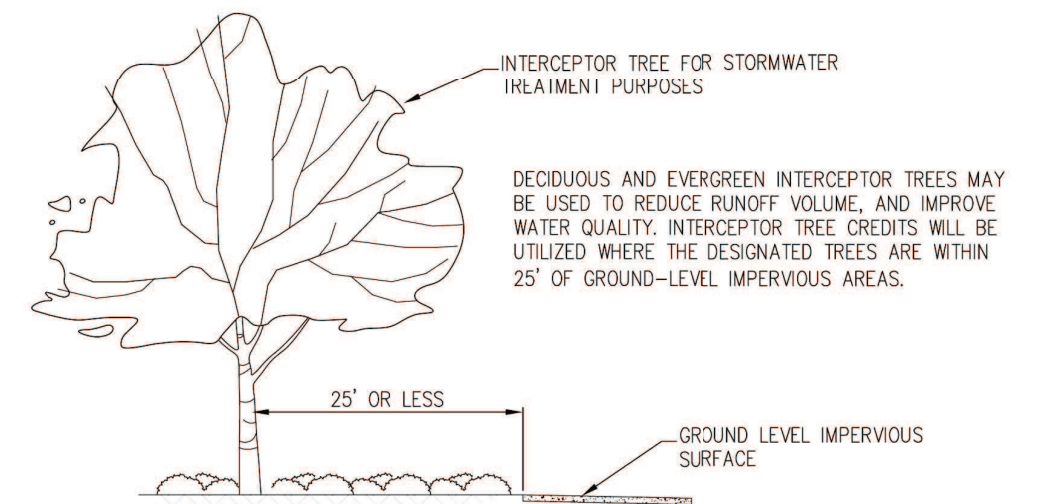


LANDSCAPE AREA MAY BE CONSIDERED SELF-TREATING IN CONFORMANCE WITH ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 GUIDELINES.

SELF-TREATING LANDSCAPE AREA
NOT TO SCALE

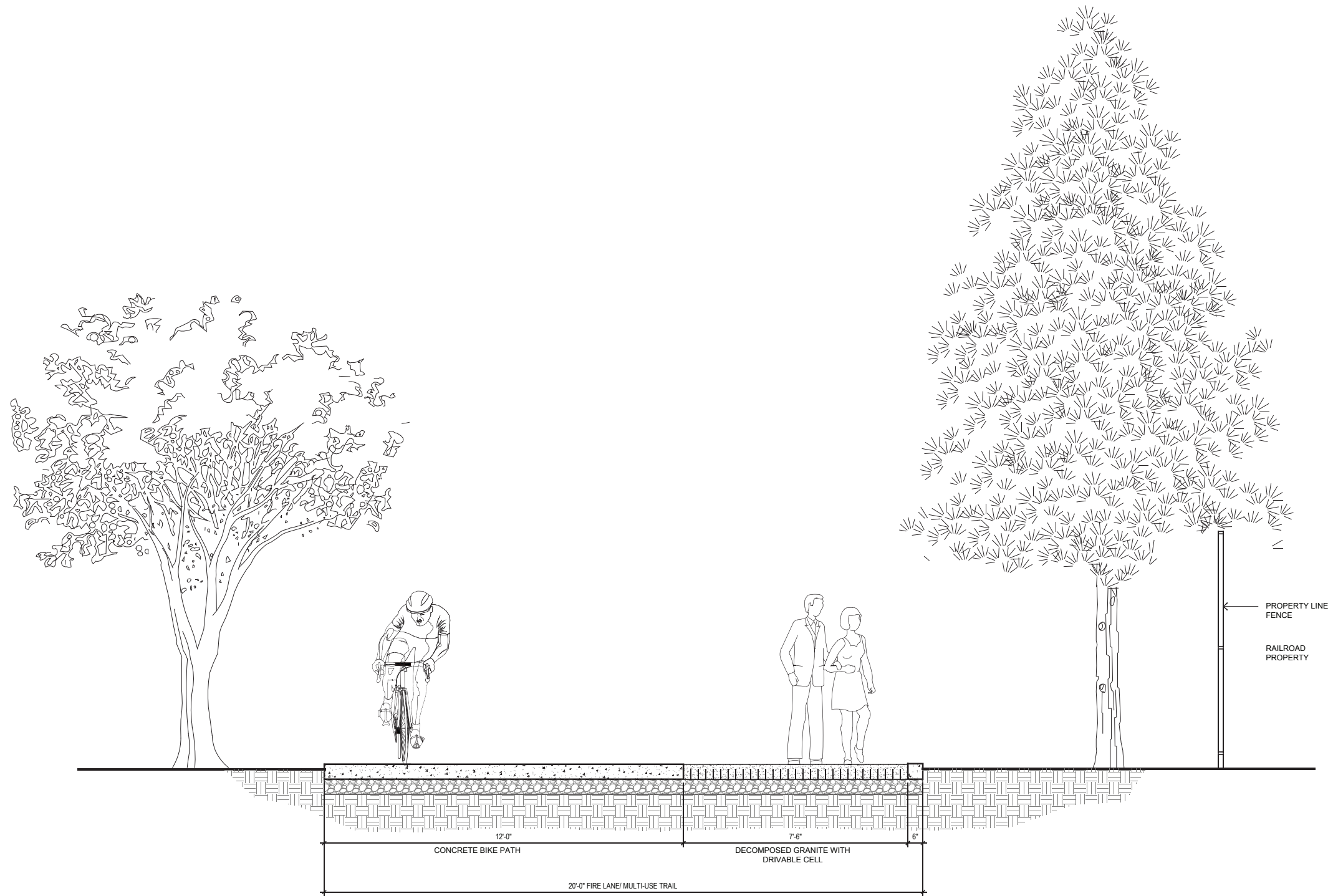


**TYPICAL STORMWATER
TREATMENT MEDIA FILTER**
NOT TO SCALE

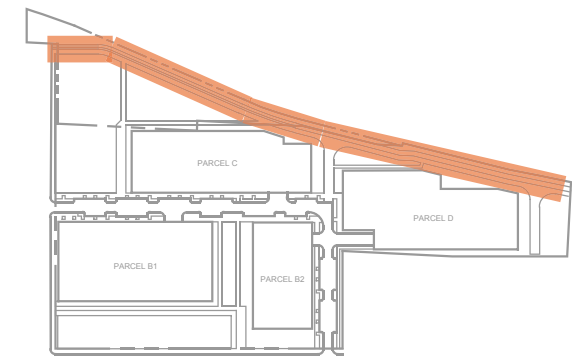


TYPICAL STORMWATER INTERCEPTOR TREE
NOT TO SCALE

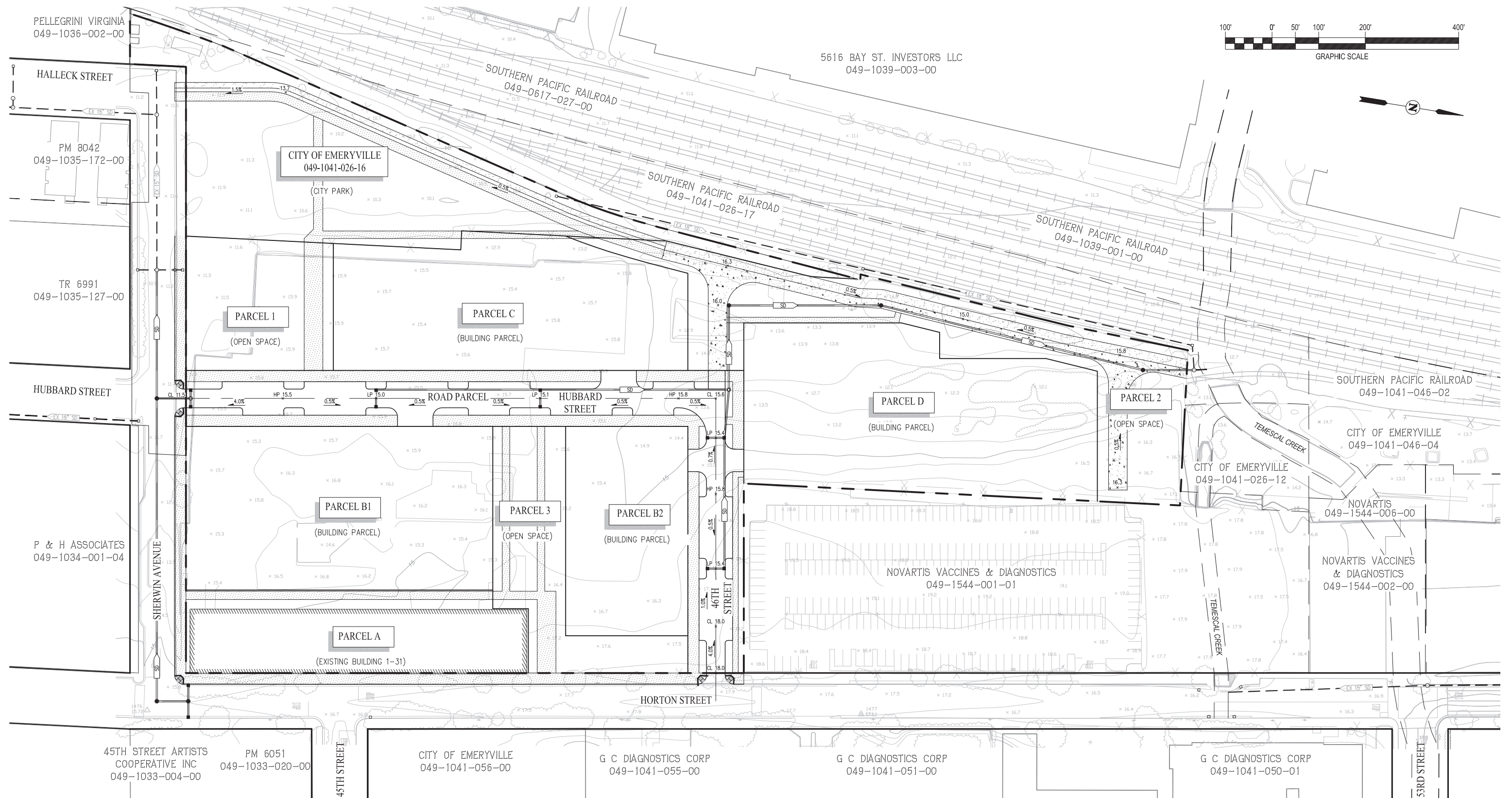
STORMWATER TREATMENT DETAILS



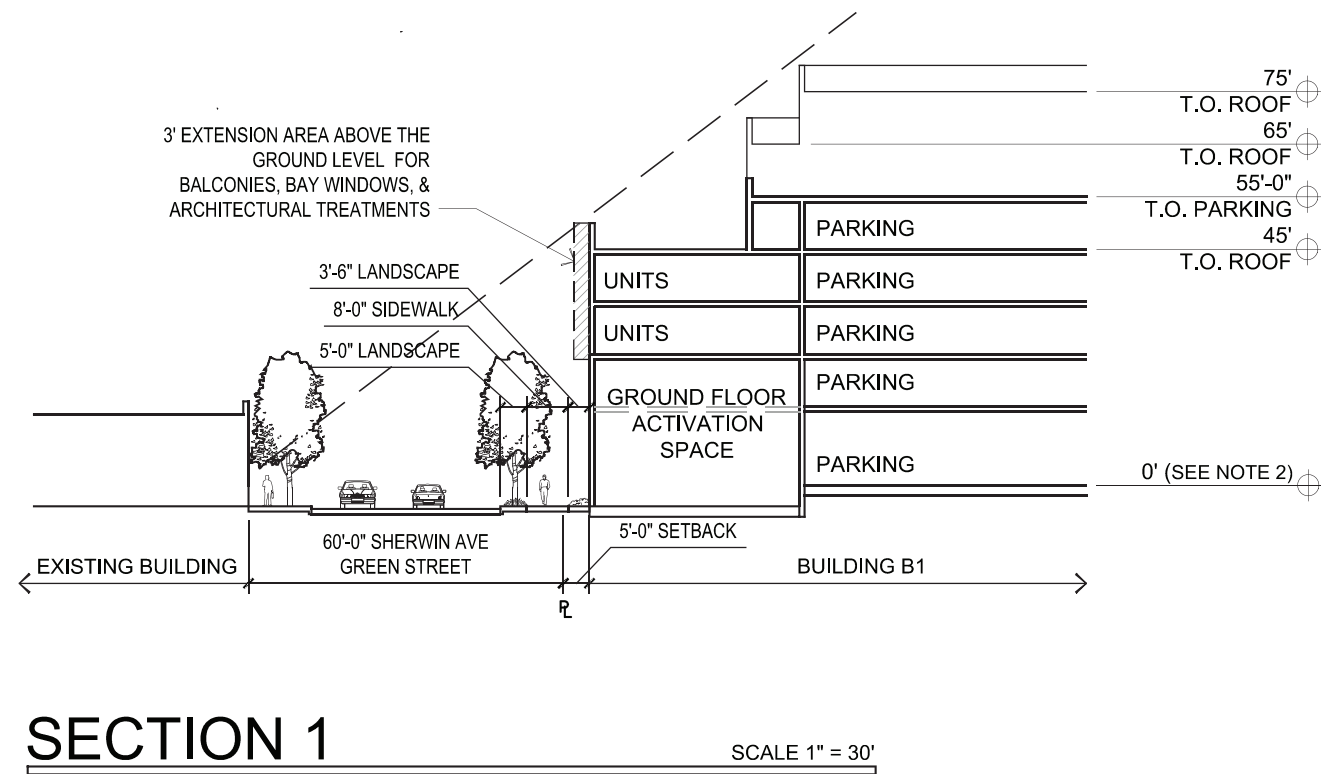
FIRE LANE AND MULTI-USE TRAIL SECTION



VICINITY MAP
NOT TO SCALE



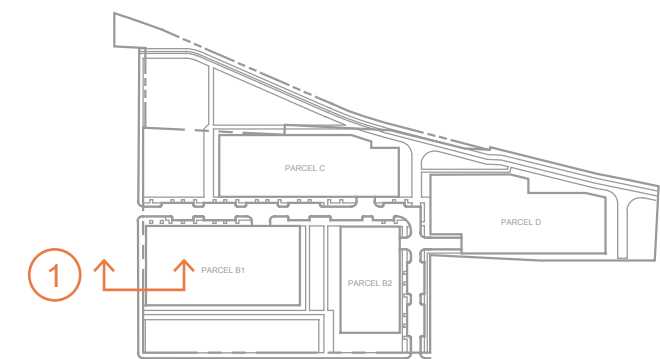
CONCEPTUAL GRADING PLAN



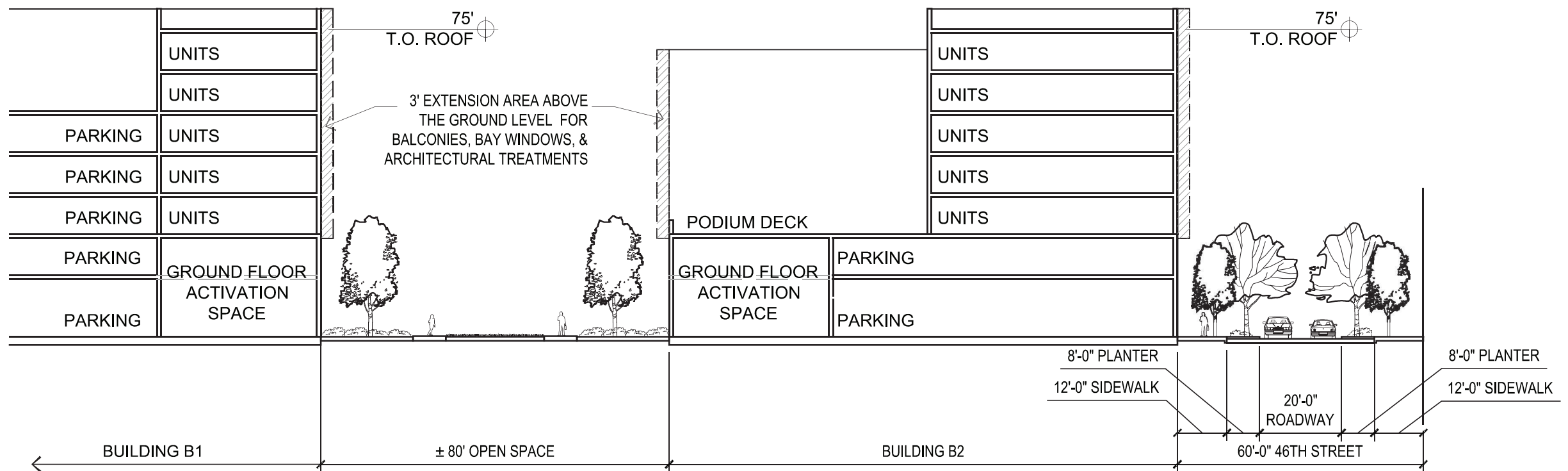
NOTES:

1. Ground floor activation spaces may have 1 or 2 floors
2. The existing retaining wall may be eliminated and the floor level may be lowered to ± 4.0 to activate sidewalk

SITE SECTION 1



VICINITY MAP
NOT TO SCALE



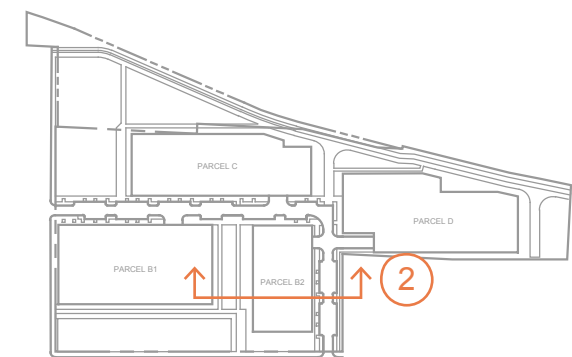
SECTION 2

SCALE 1" = 30'

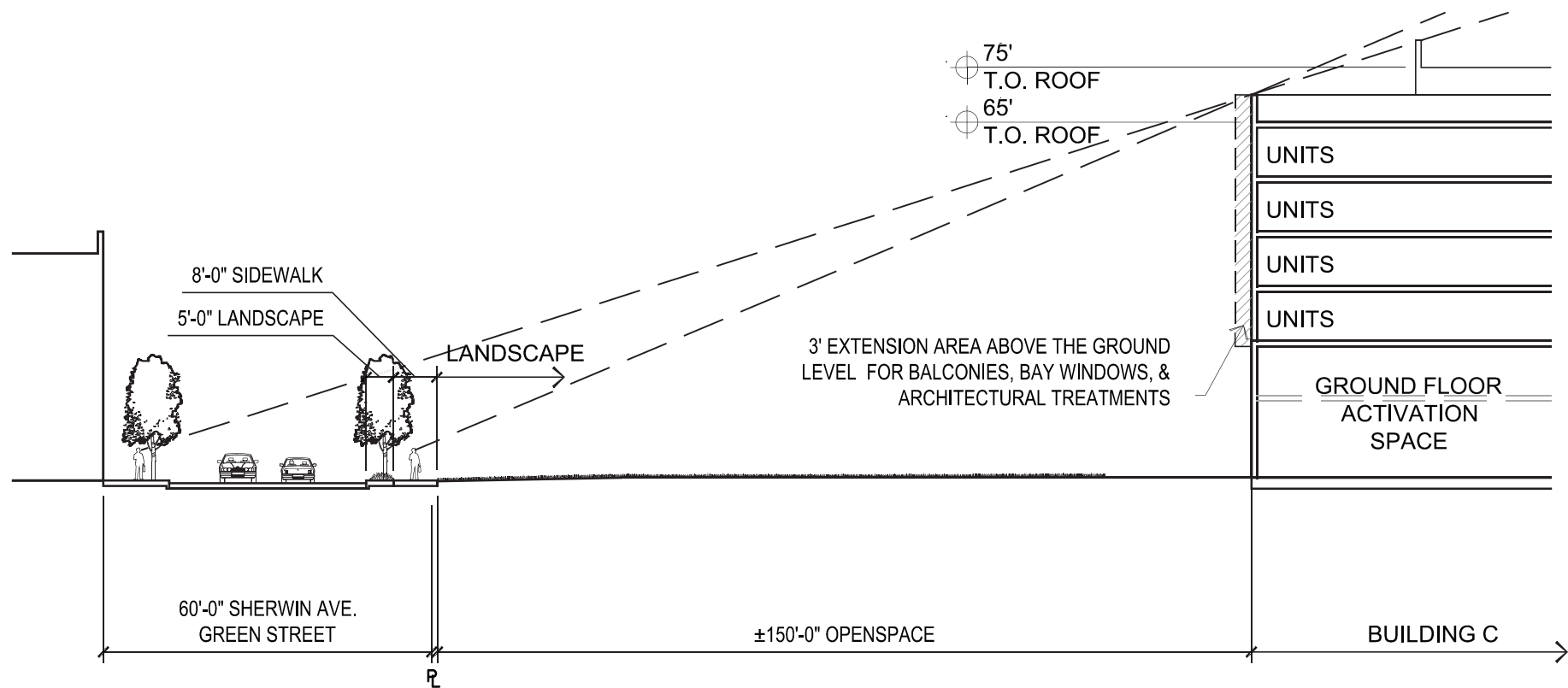
NOTES:

1. Ground floor activation spaces may have 1 or 2 floors

SITE SECTION 2



VICINITY MAP
NOT TO SCALE



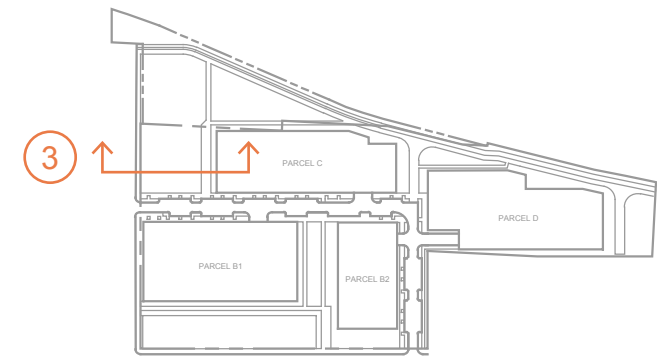
SECTION 3

SCALE 1" = 30'

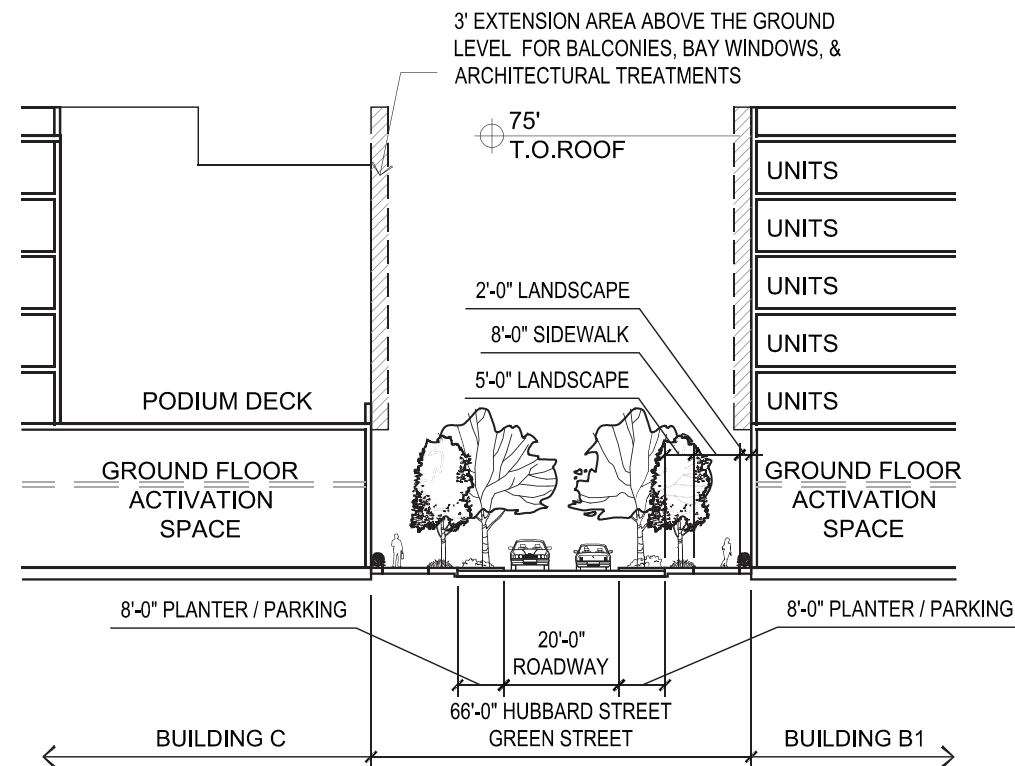
NOTES:

1. Ground floor activation spaces may have 1 or 2 floors

SITE SECTION 3



VICINITY MAP
NOT TO SCALE



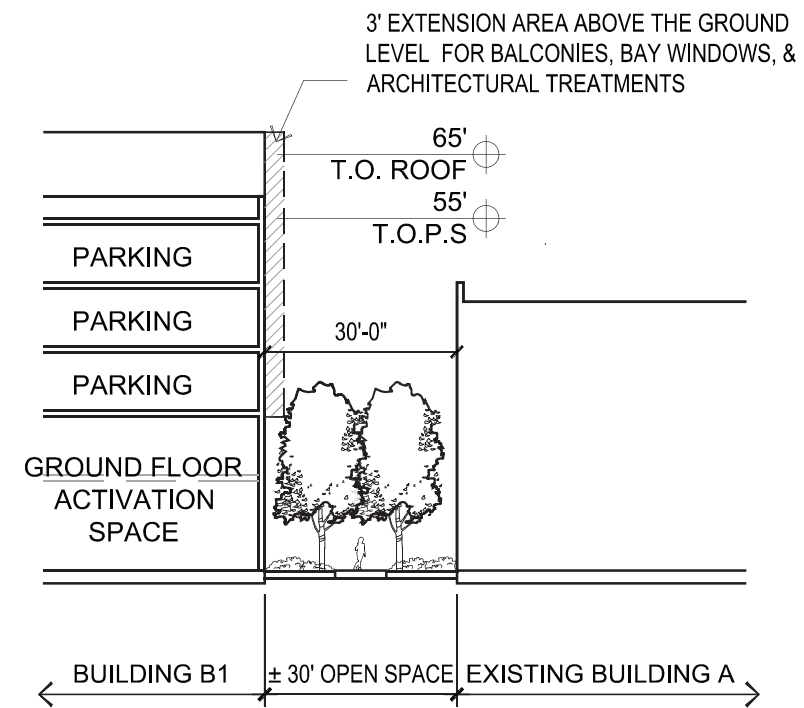
SECTION 4

SCALE 1" = 30'

NOTES:

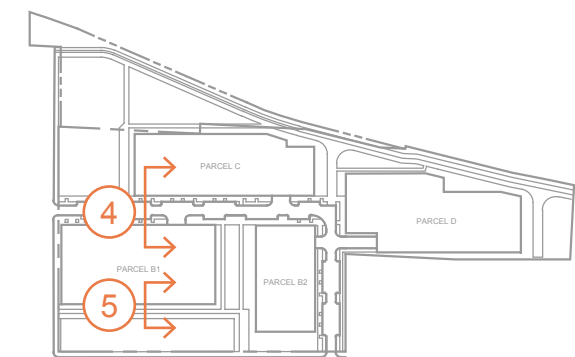
1. Ground floor activation spaces may have 1 or 2 floors

SITE SECTION 4 & 5



SECTION 5

SCALE 1" = 30'



VICINITY MAP
NOT TO SCALE