

A000



Architecture
Urban Design
Planning and
Development Consultation

77 Clifton Street
Oakland, California
4618 U.S.A



CONSULTANTS:

LANDSCAPE ARCHITECT

DOYLE STREET
MEWS

UNIT DESCRIPTIONS AND AREA TABULATIONS

DATE: 9.19.2016
JOB NO. 16.000
DRAWN SM

SHEET
NO.

A002

OPEN SPACE AREA SCHEDULE		
UNIT TYPE	COUNT	AREA
COMMON OPEN SPACE	1	1,144 SQ. FT.
PLAN A	2	493 SQ. FT.
PLAN B	2	490 SQ. FT.
PLAN C	2	870 SQ. FT.
TOTAL		4,850 SQ. FT.



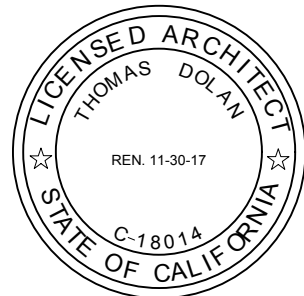
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SURVEY
AMERICAN BASELINE COMPANY
897 Northrup St. Ste. #7
San Jose, CA 95126
408.394.9281

LANDSCAPE ARCHITECT
INSIDE OUT
6000 Harwood Avenue
Oakland CA 94618
415.238.6251

DOYLE STREET
MEWS

5876 & 5880 DOYLE ST.
EMERYVILLE, CA
94608

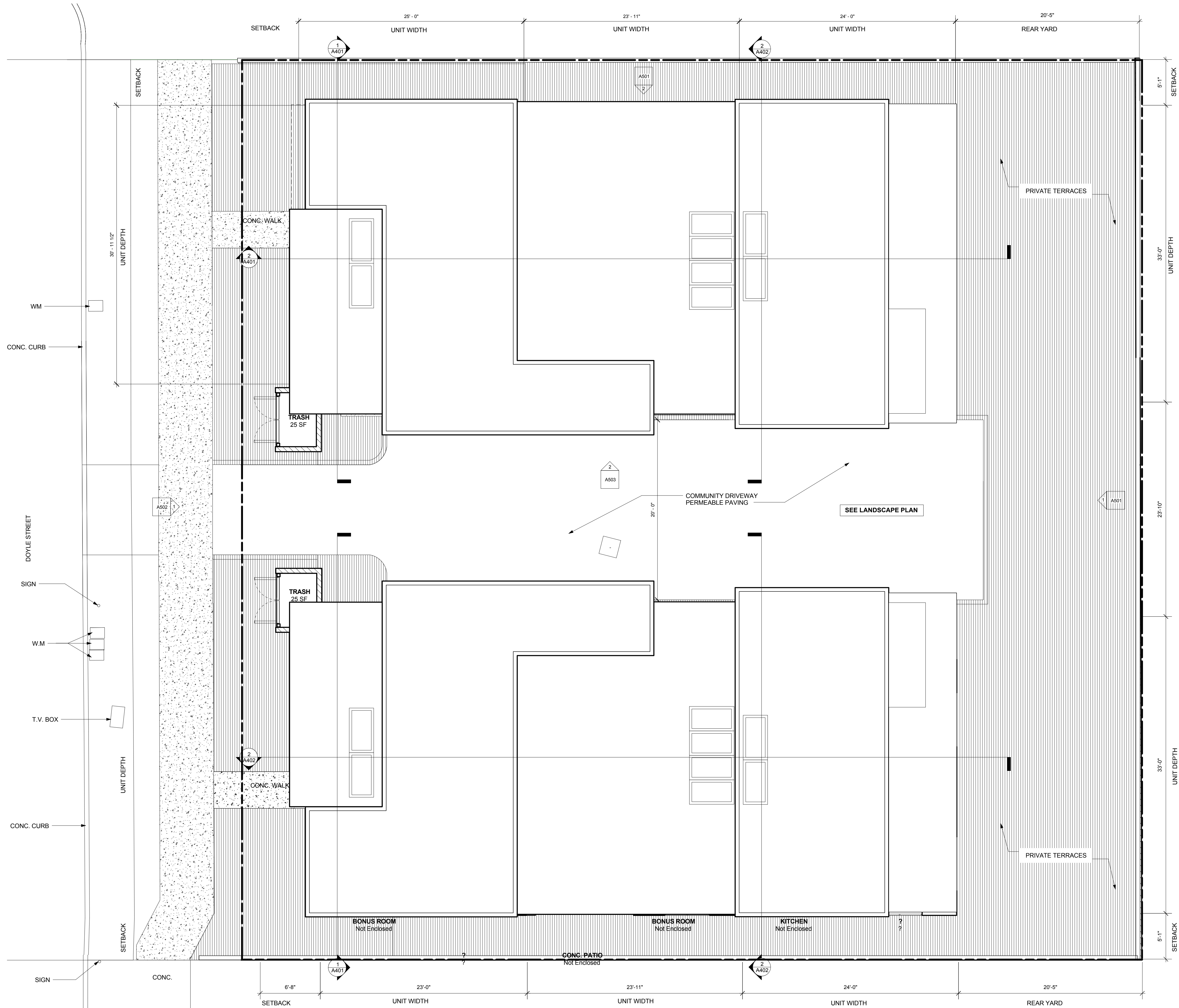
SITE PLAN

ISSUE	DESCRIPTION	DATE

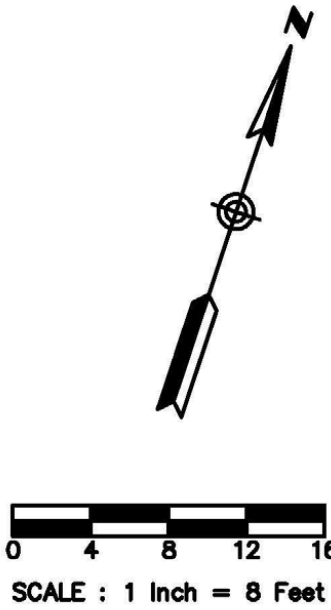
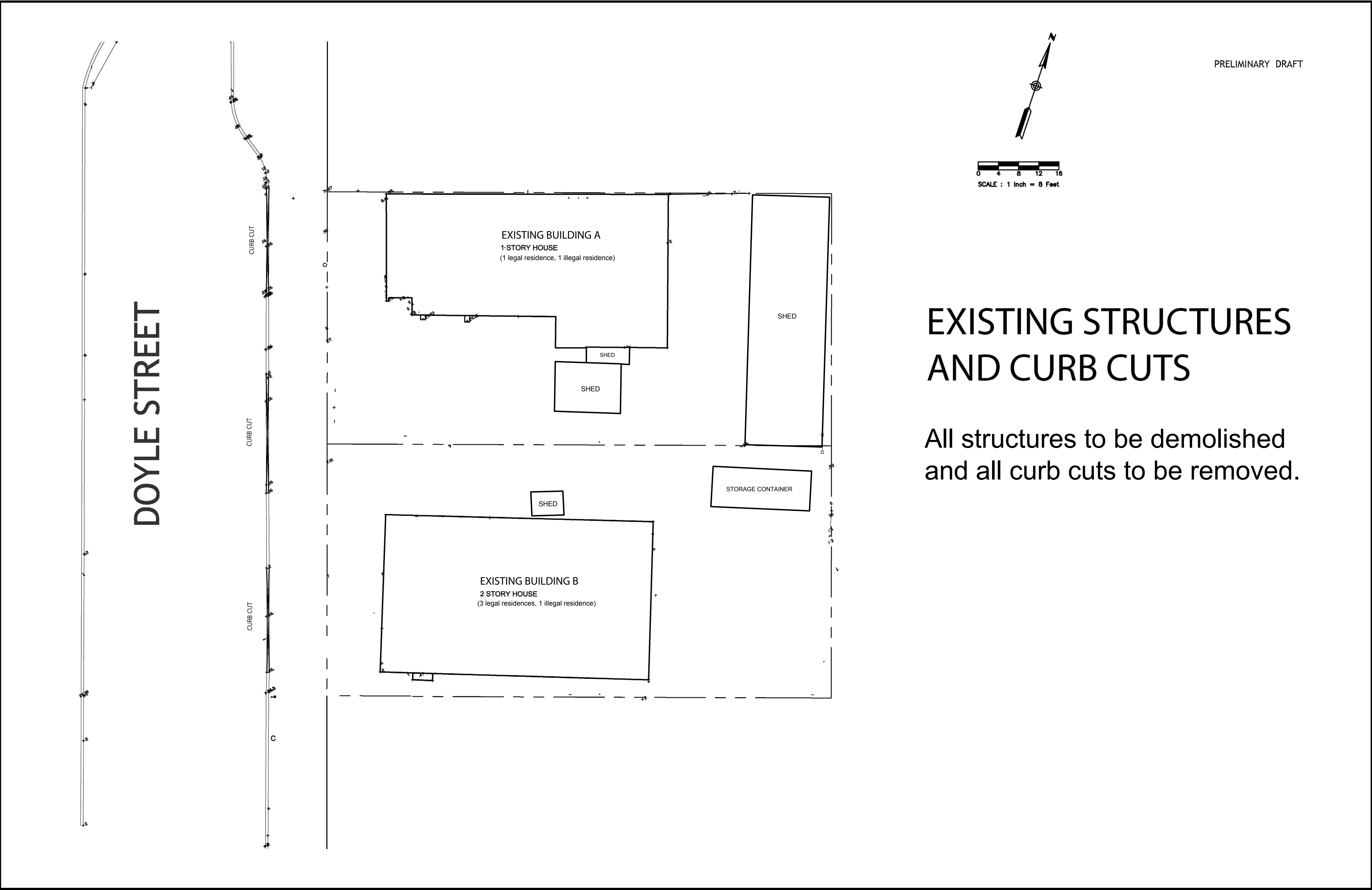
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A101

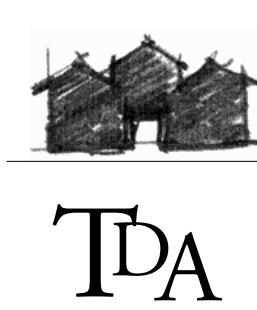


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EXISTING STRUCTURES AND CURB CUTS

All structures to be demolished
and all curb cuts to be removed.

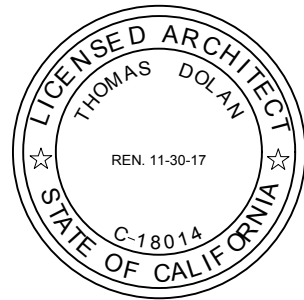


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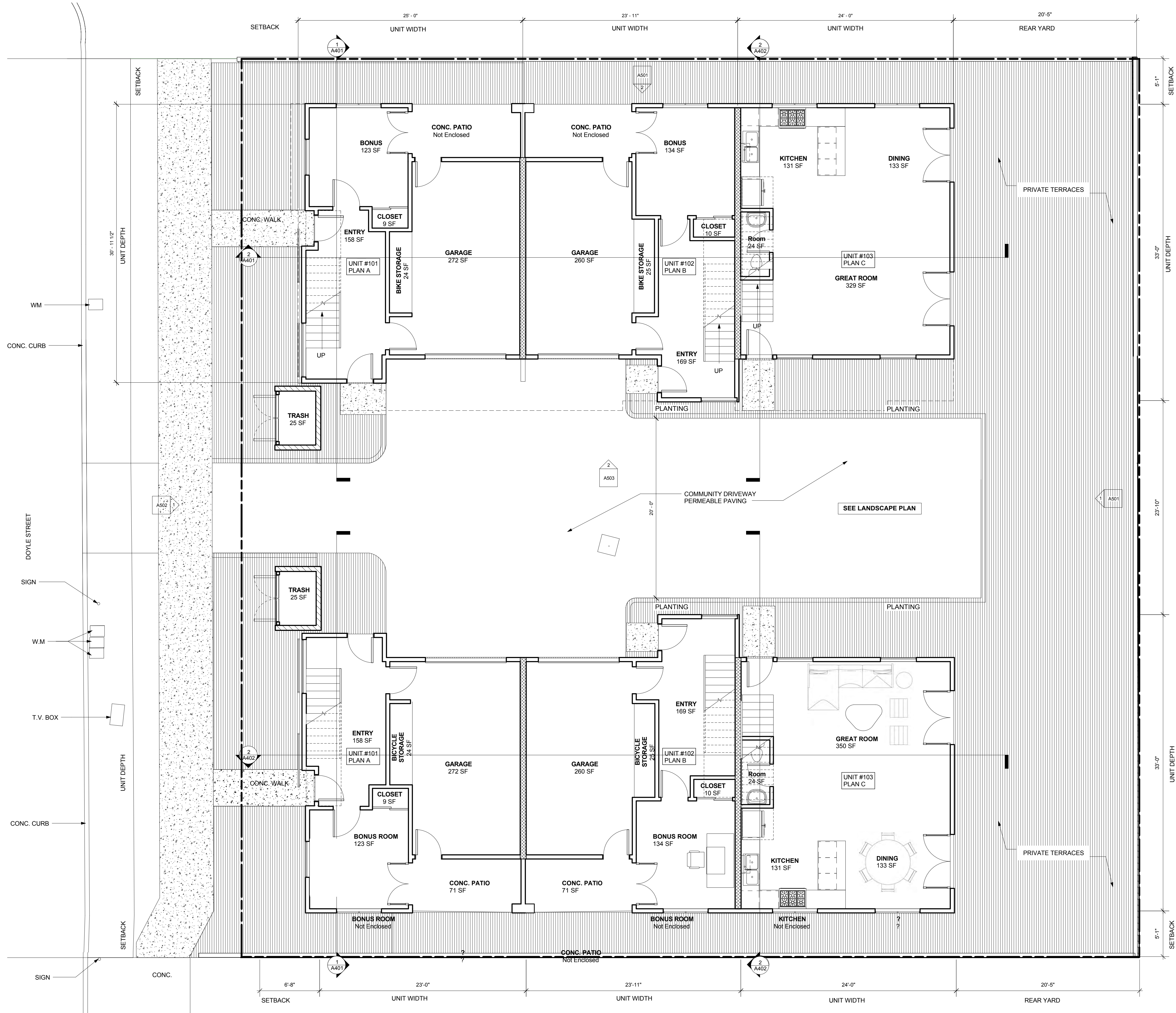
EXISTING DEMOLITION PLAN

ISSUE	DESCRIPTION	DATE

DATE: 9.19.2016
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A101a



1

1ST STORY
Scale: 3/16" = 1'-0"



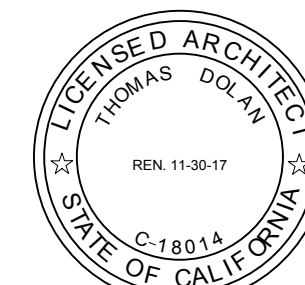
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1ST STORY
FLOOR PLAN

ISSUE	DESCRIPTION	DATE

DATE: 9.19.2016

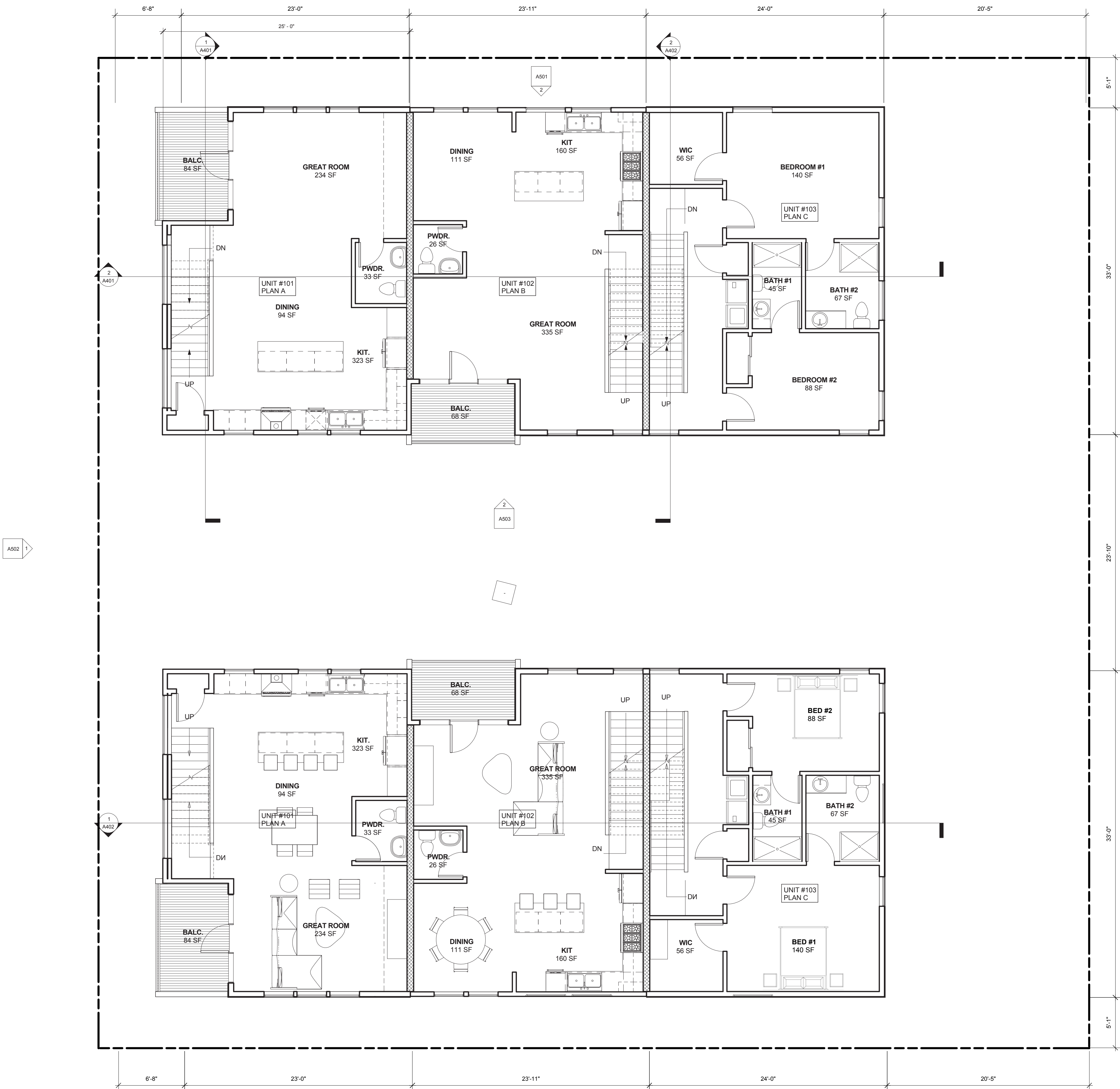
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1 2ND STORY
Scale: 3/16" = 1'-0"



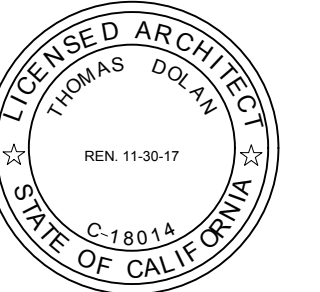
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2ND STORY FLOOR PLAN

ISSUE	DESCRIPTION	DATE

DATE: 9.19.2016
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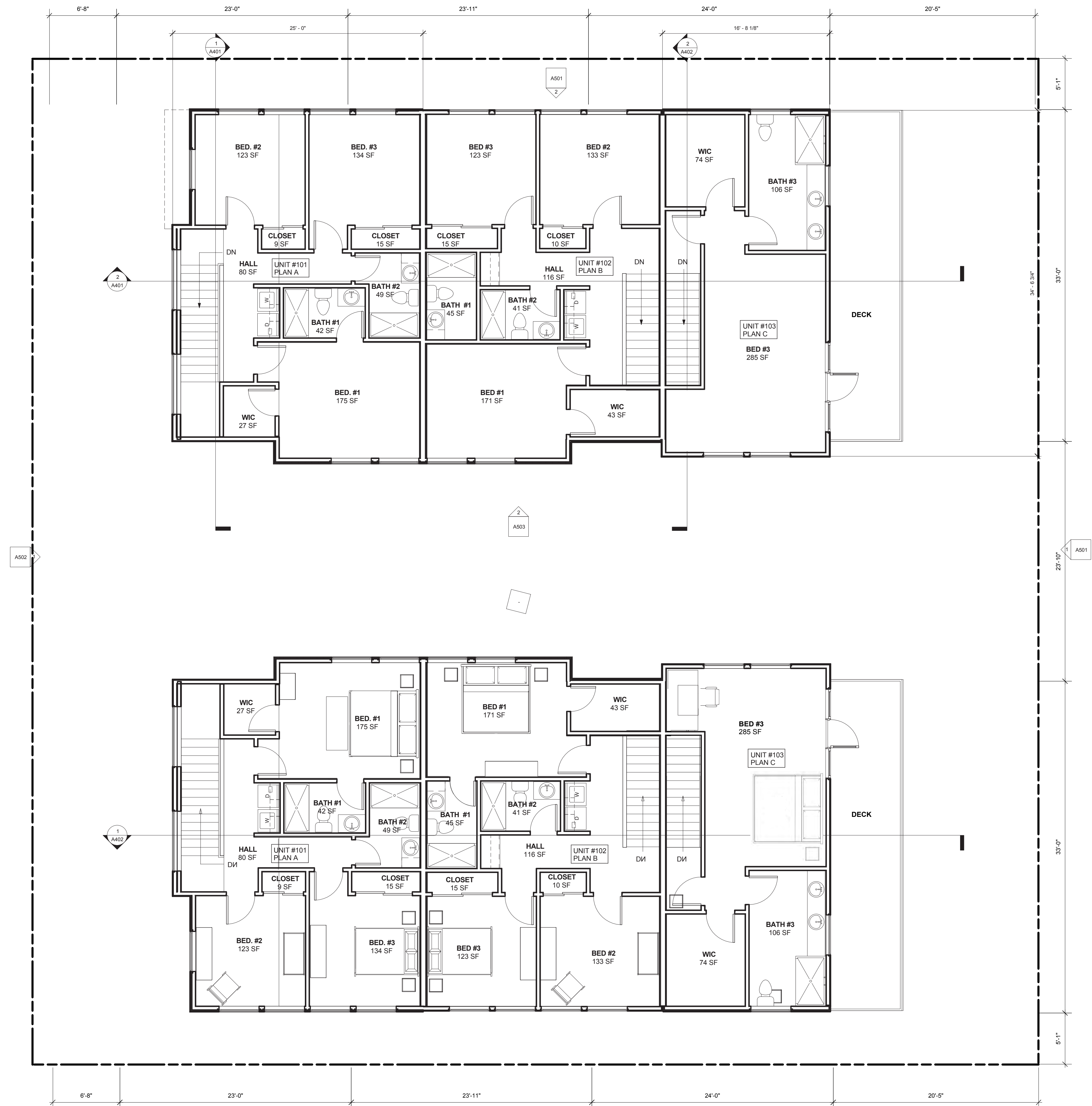
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A203

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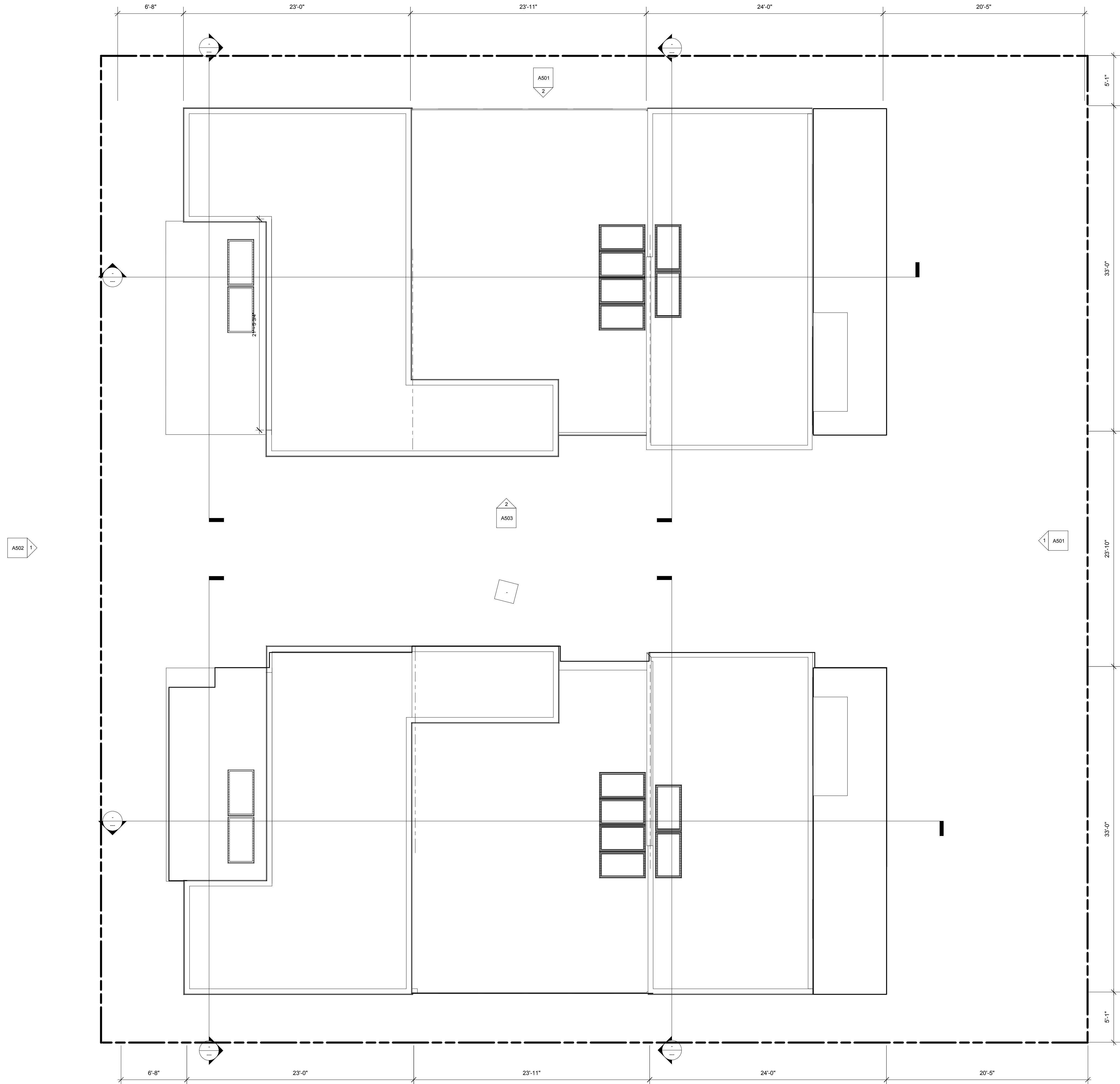


1 3RD STORY
Scale: 3/16" = 1'-0"

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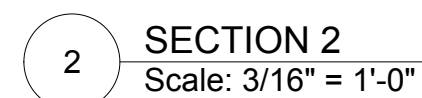
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Scale: 3/16" = 1'-0"



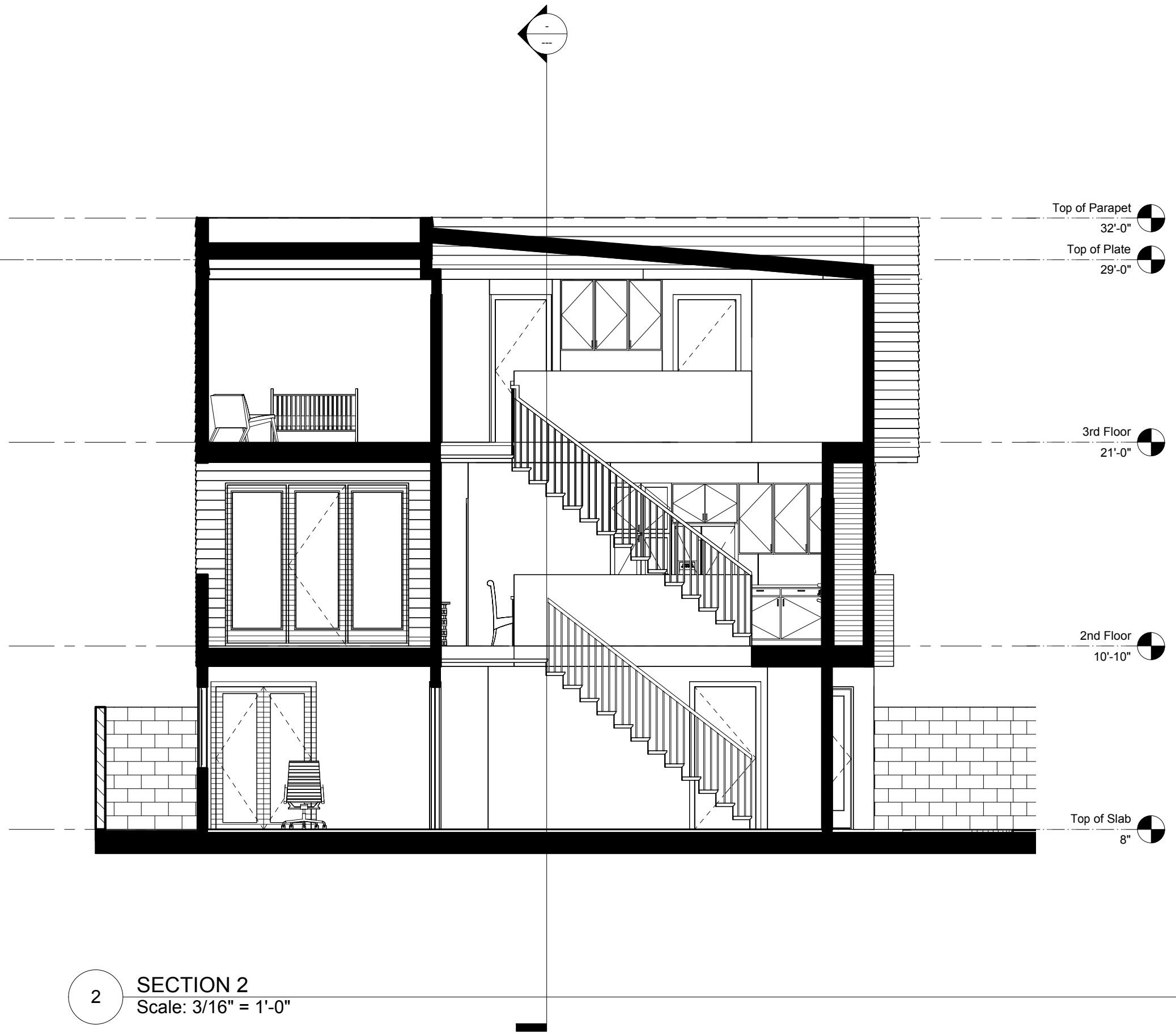
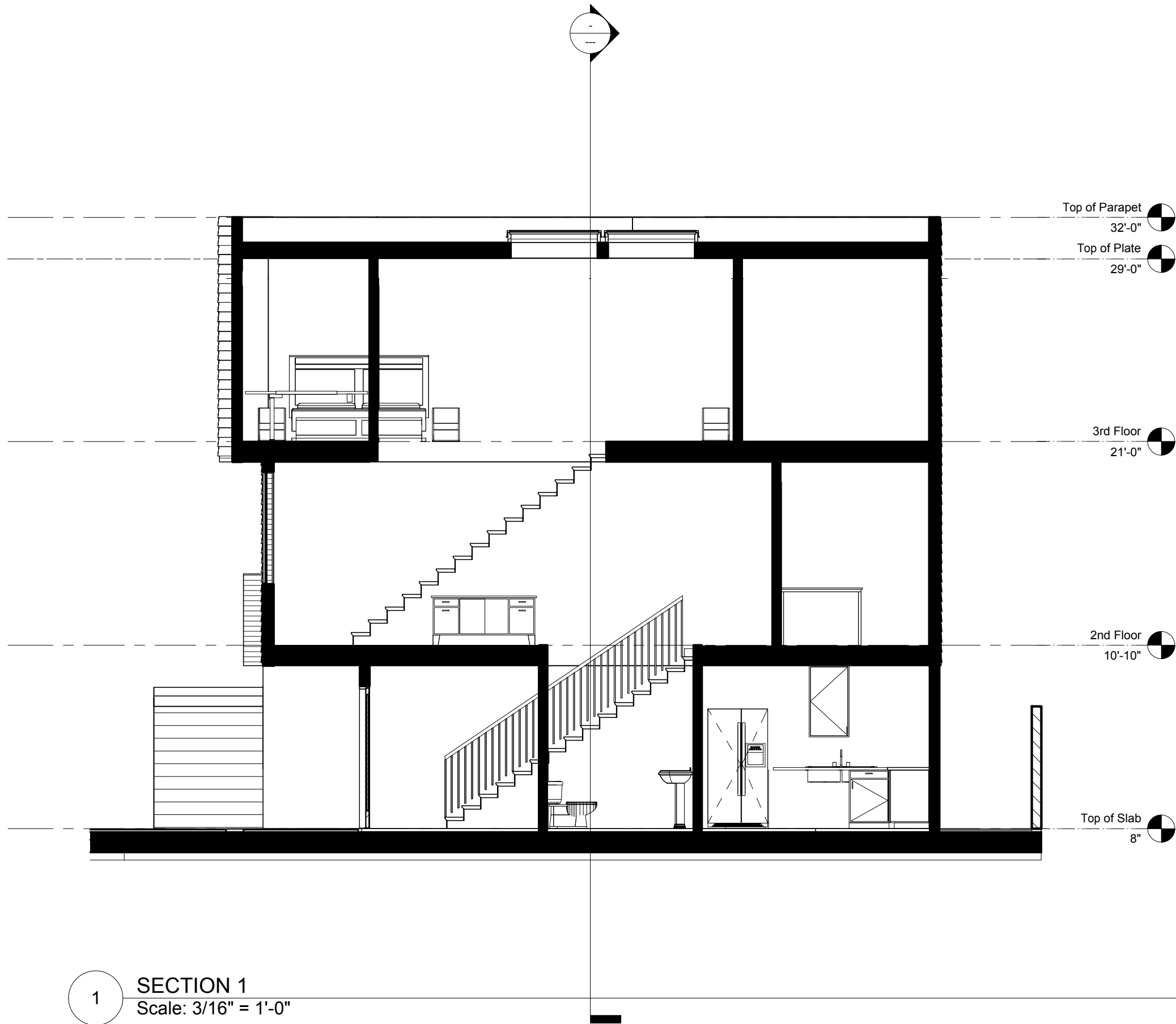
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A401

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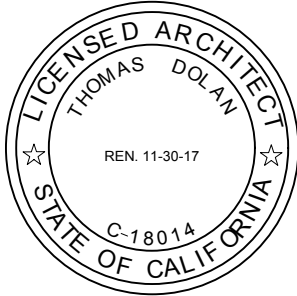


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SECTIONS

ISSUE	DESCRIPTION	DATE

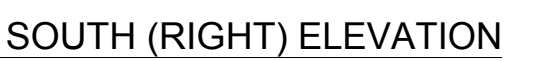
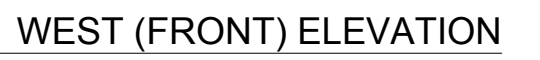
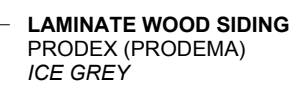
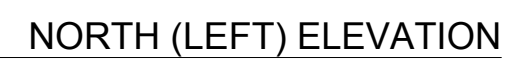
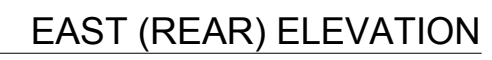
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A photograph of a modern, multi-story residential building with a mix of brick, white, and orange siding, situated on a street corner. The building features large windows and a balcony. A large tree is in the foreground, and a street sign for 'Dorchester' is visible on the road.

A modern, multi-story residential building with a mix of dark grey, light grey, and orange-brown siding, featuring large windows and a balcony, situated next to a traditional white house on a street. The modern building has a complex, angular design with large, irregularly placed windows and a small balcony. The traditional house is white with a gabled roof and a brown door. A black SUV is parked on the street in front of the modern building, and a dark car is parked in front of the traditional house. A large tree is on the left side of the image.

Family-Friendly Design Guidelines, *Site and Building Design*

FFD ID	Guideline description	How we are addressing it
J-41	Provide units with two, three or more bedrooms.	Of the six residences, two are 2BR, and four are 3BR
J-42	In high density housing, include a variety of unit types.	Mix of 2BR and 3BR unit types.
J-43	Place and configure units to relate well to quiet and noisy streets, on-site open space and each other, as shown in the Unit Adjacency Diagram.	n / a
J-44	Situate as many family-oriented units as possible adjacent to open spaces designed and landscaped to create active play areas and opportunities for gathering and quiet respite.	All six residences are in close proximity to landscaped, quiet, play/gathering areas.
J-45	Provide ample exterior play areas that are safe and visible from major spaces in homes, with a variety of age-appropriate equipment.	(Same comment as J-44)
J-46	Design visible places where pre-teens and teens will want to gather.	(Same comment as J-44)
J-47	In larger projects (e.g. over a hundred units), consider dividing the project into smaller communities centered around open space, where residents have exclusive access to their common and circulation areas.	n / a
J-48	Designate parking for family-friendly units near hallways and elevators.	Parking spaces are located below each respective residence.
J-49	Provide more bicycle parking than the code requires, with space for longer family bicycles and trailers.	Seven bike parking spaces required by code; fourteen are provided.
J-50	Provide ample in-unit or common laundry areas. In-unit laundry facilities are preferred in units with three or more bedrooms.	All six residences have in-unit laundry facilities.

Family-Friendly Design Guidelines, *Unit Design*

FFD ID	Guideline description	How we are addressing it
J-51	Front doors should not enter directly into a room, but rather should enter into a transitional space, which could be an enclosed foyer.	All residences' front doors enter into a transitional space.
J-52	Provide indoor space near the entry for tricycles, strollers, outdoor toys, etc., where parked items will not obstruct circulation.	Storage area underneath stairs will be able to accommodate strollers & outdoor toys.
J-53	Provide only one master suite. Other bedrooms should have access to a common bathroom. In three-bedroom units provide at least two full bathrooms.	3BR residences have only one master suite, and 2.5 bathrooms.
J-54	Separate sleeping areas from living areas. In two-level units, place bedrooms on a separate floor from living areas.	Bedrooms are on the third floor, living areas are on the second floor.
J-55(a)	Provide each bedroom with access to a full bathroom without going through the living room, dining room or kitchen.	<i>DONE</i>
J-55(b)	Provide a bathtub in the unit.	<i>DONE</i>
J-55(c)	In multi-level units, provide at least a half bath on the floor with the living room, dining room and kitchen.	<i>DONE</i>
J-56(a)	The dining area should have enough room for a family-sized dining table with all household members seated around it, plus circulation.	See pages A204 & A205 (Unit A/B/C Furniture Plans) in plan set.
J-56(b)	The living area should also have enough room for seating for all household members plus other furniture and circulation.	See pages A204 & A205 (Unit A/B/C Furniture Plans) in plan set.
J-57	In units near play areas, provide windows that allow for supervision of children outdoors.	East (Rear) Elevation on Exhibit 1 shows that the two easternmost residences have windows looking towards the two large open spaces.
J-58	Hallways in units should be well lighted and wide enough for children to play in.	Hallways will have recessed lighting in the ceiling.
J-59	Provide space that can change use as children grow, such as from toddler play to homework to music making to gathering.	1st floors have flexible bonus rooms. 2nd floors have open, flexible layouts.
J-60	For units with other units below, provide soundproofing between ceilings and floors with an Impact Insulation Classification that is above the Building Code requirement, except under kitchens and bathrooms.	n / a
J-61	Design units with infant and toddler safety in mind (e.g. stairs that easily accept toddler gates, no glass room dividers, and ability to add child safety devices or window locks to prevent toddlers from climbing out of windows).	Residences will easily accept toddler gates at the stairs, child safety devices in kitchens and bathrooms, child window locks, electrical outlet covers, etc.



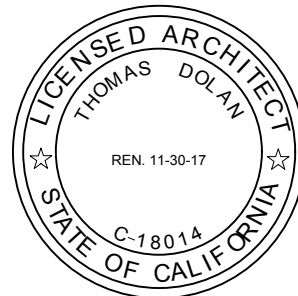
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FAMILY
FRIENDLY
DESIGN

[illegible]

DATE: 9.19.2016

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EXHIBIT 3



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DOYLE STREET MEWS

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Landscape Plan

ISSUE	DESCRIPTION	DATE

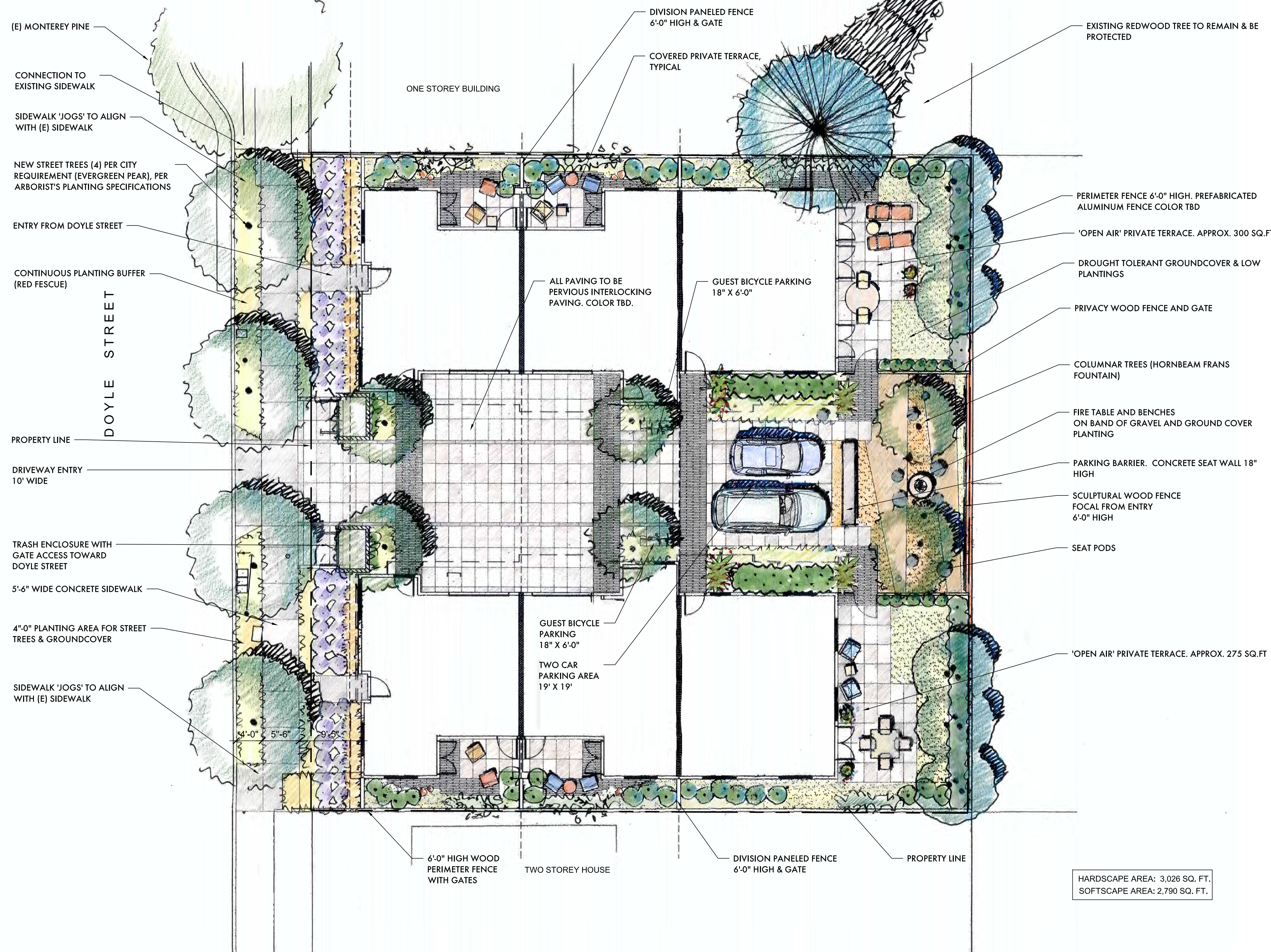
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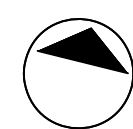
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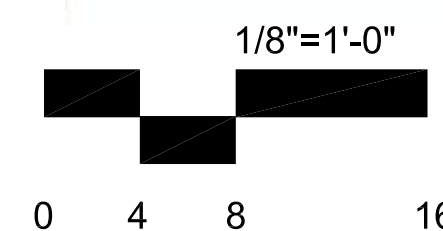


Design Concept:

In keeping with the eco-friendly spirit of the building, the proposed landscape places an emphasis on native & drought tolerant plantings. Additionally, low groundcover & shrub species are specified to receive sheet run-off and downspout drainage. In an effort to retain run-off on-site & recharge the aquifer, permeable pavings are used throughout the property.



North



Plant List

Trees				
Botanical Name	Common Name	Size	Spacing	Notes
Carpinus betulus 'Frans Fontaine'	European Hornbeam	24" box	As shown	Columnnar tree at Mews
Pyrus kawakamii	Evergreen pear	24" box	As shown	Proposed street tree at Doyle -to match (e) t

Shrubs				
Botanical Name	Common Name	Size	Spacing	
Arctostaphylos 'Emerald Green'	Manzanita groundcover	1 gal	8'-0"	Native, evergreen groundcover
Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	1 gal	2'-0"	
Carex divulsa	Berkeley sedge	1 gal	2'-0"	Drought tolerant groundcover that can acc drainage
Ceanothus 'Dark Star'	Wild lilac	1 gal	5'-0"	Native, accent entry shrub
Cordylne 'Electric Pink'	NCN	1 gal	As shown	
Hydrangea macrophylla	Blue hydrangea	5 gal	As shown	Shade tolerant color
Hydrangea quercifolia	Oakleaf hydrangea	5 gal	As shown	Shade tolerant color
Lavandula augutifolia	English lavender	1 gal	2'-6"	Drought tolerant shrub that provides color texture
Loropetalum chinense var. rubrum 'Burgundy'	- Red Fringe Flower	5 gal	4'-0"	Shade tolerant color
Mimulus aurantiacus	Monkey flower	1 gal	3'-0"	Native flora
Myrica californica	Pacific wax myrtle	5 gal	8'-0"	Native, evergreen screen
Pittosporum 'Silver Sheen'	NCN	5 gal	4'-0"	Evergreen screen

Groundcover				
Botanical Name	Common Name	Size	Spacing	Notes
Thyme	NCN	Flats	18"	Groundcover for private residents
Heuchera hybrids 'Berry Marmalade'	Coral bells	1 gal	18"	Native, shade tolerant color
Isotoma fluviatilis	Blue star creeper	Flats	12"	Groundcover between concrete steppers
Festuca rubra	Creeping fecue	sod	--	Ground plane along sidewalk and entry, accepts drainage

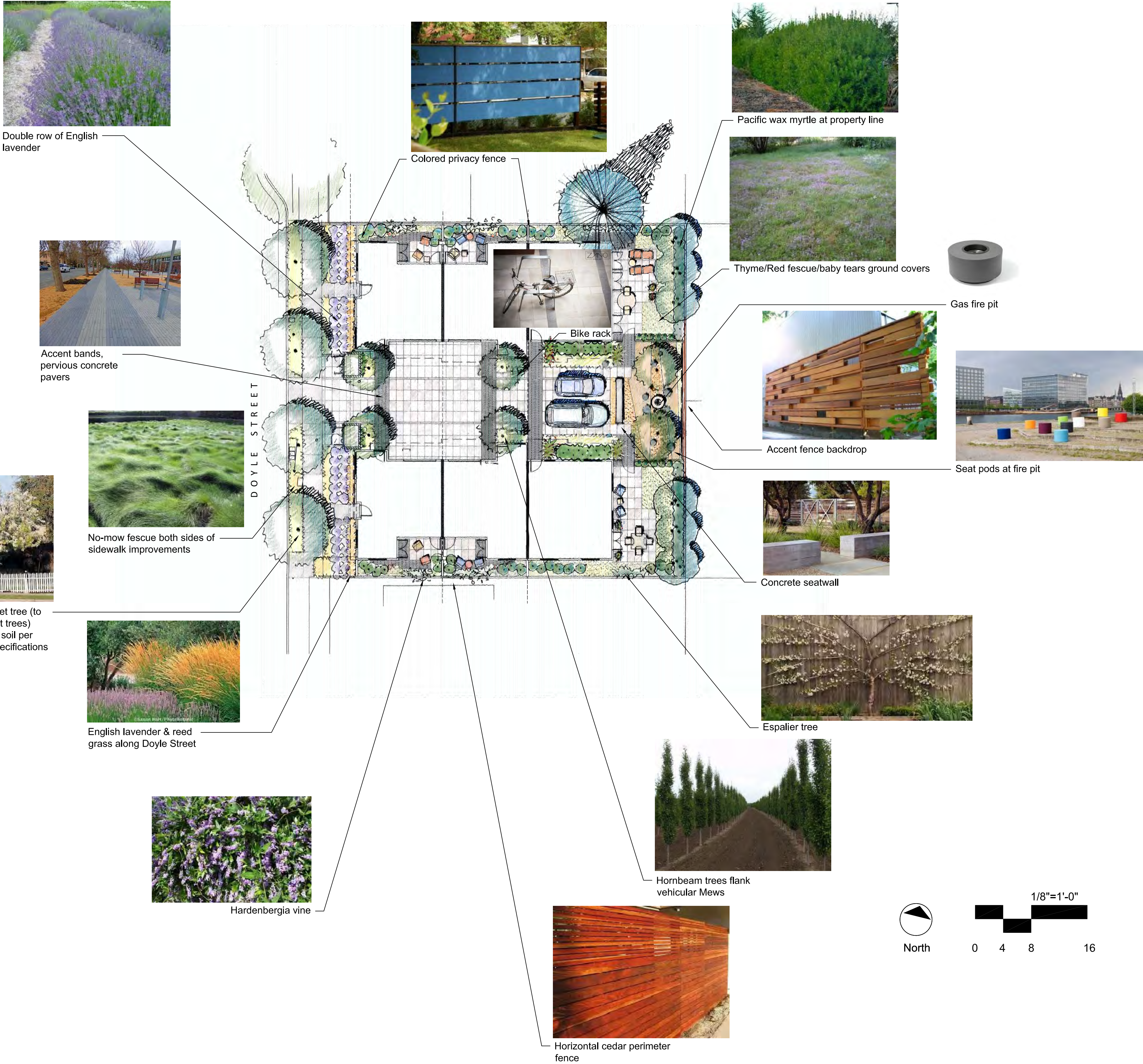
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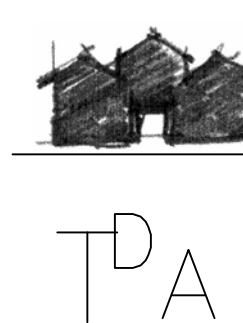
Existing site conditions, trees and topography are based upon a survey prepared by American Baseline Company, dated November 2016, and are assumed to be accurate.

This plan is schematic and not meant for construction.

All proposed plantings shall be watered by an automatic irrigation system compliant with the city of Emeryville's specifications. The system shall utilize a rain sensor and trees will be separately valved

- Arborist Notes
1. Neighboring redwood tree to be protected throughout length of project.
 2. Project arborist (PA) to hold pre-construction meeting prior to the commencement of any site disturbances.
 3. PA to perform or supervise an exploratory roots search, via airspace, at the proposed location of the building foundation. The foundation design shall be 'flexible' in that the footing may 'bridge' existing roots to keep them intact. Any root pruning shall be determined and executed by, and only by, the PA.
 4. Once roots are exposed, PA to determine if structural soil will benefit the foundation design and root health of the tree.





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897 Northrup St. Ste. #7
San Jose, CA95126
408.394.9281

LANDSCAPE
INSIDE OUT
6000 Harwood Avenue
Oakland CA 94618
510.655.7674

DOYLE STREET
MEWS

5876 & 5880 DOYLE ST.
EMERYVILLE, CA
94608

Landscape
imagery

ISSUE	DESCRIPTION	DATE

DATE: 9.23.2016

L2

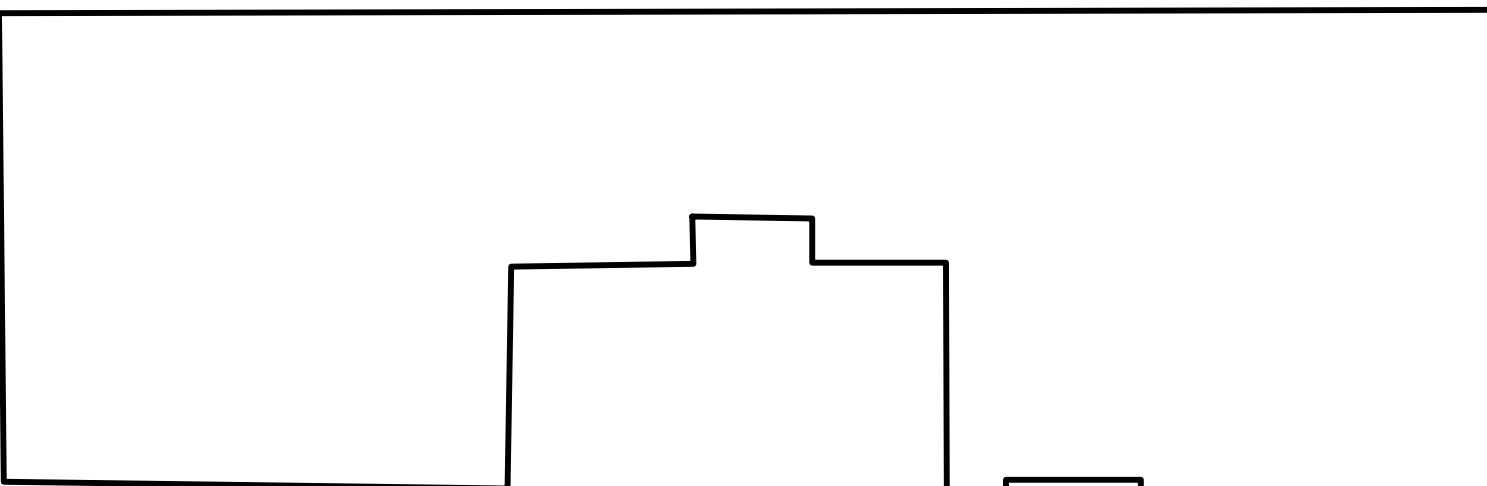
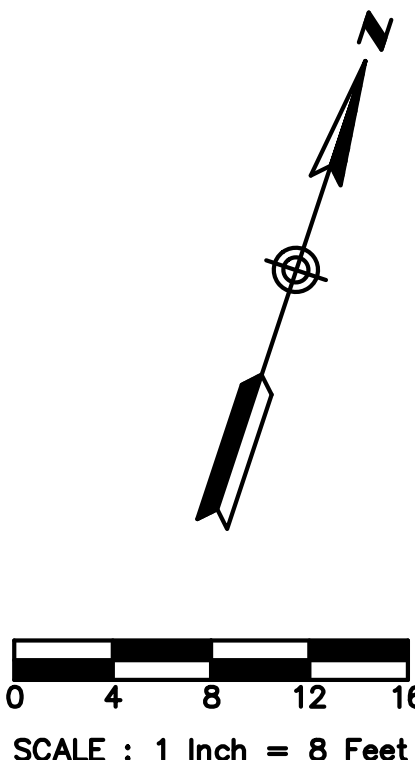
SHEET
NO.

PRELIMINARY DRAFT
TOPOGRAPHICAL
LAND SURVEY

BEING A SURVEY OF THE LANDS OF SCHMIER et al.
AS DESCRIBED IN THAT PARTICULAR GRANT DEED
DOC. NO. 2010-006012, FILED FOR RECORD JANUARY 10, 2010
KNOWN AS 5876 & 5880 DOYLE STREET, EMERYVILLE
ALAMEDA COUNTY, CALIFORNIA
SCALE: 1" = 8'
NOVEMBER 2015

CONSISTING OF ONE SHEET


American Baseline Company
897 Northrup Street, Ste 7, San Jose, CA 95126
408/394-9281, americanbaseline.com



NOTES:

- 5876 & 5880 DOYLE STREET, EMERYVILLE, CA 94608
- OWNER: KENNETH & ERIC SCHMIER
1475 POWELL STREET, EMERYVILLE, CA 94608
- ARCHITECT: UNKNOWN
- APN: 49-1330-12&13
- TOTAL ACREAGE: 10,000 SQ. FT., 0.230 AC.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- THE UTILITIES SHOWN ON THIS MAP ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS MAP, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. ALL DECKS ARE WOOD, ALL WALLS ARE WOOD, ALL FENCES ARE WOOD AND ALL STEPS ARE CONCRETE UNLESS OTHERWISE NOTED. NEIGHBORING HOUSES ARE MULTI LEVEL WOOD STRUCTURES.
- ALL TREE DIMENSIONS ARE THE DIAMETER AT 46" ABOVE GRADE. SPECIES OF TREES TO BE DETERMINED/VERIFIED BY AN ARBORIST.
- A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY AMERICAN BASELINE COMPANY. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- BSL TO BE DETERMINED/VERIFIED BY CITY OF EMERYVILLE.

LEGEND

	PROPERTY LINE
	OVERHEAD UTILITY LINE
	SANITARY SEWER LINE
	WOOD FENCE
	SET MONUMENT SET 3/8" REBAR w/PLASTIC CAP
	AREA DRAIN
	ASSESSOR'S PARCEL NUMBER
	ASPHALT
	CATCH BASIN
	CLEANOUT
	CONCRETE
	DRIVEWAY
	ELECTRIC BOX
	ELECTRIC METER
	EDGE OF PAVEMENT
	FINISHED FLOOR
	FIRE HYDRANT
	GROUND
	GUY ANCHOR
	GAS METER
	GAS VALVE
	IRRIGATION VALVE
	JOINT POLE
	MAIL BOX
	STORM DRAIN MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	STREET LIGHT
	TREE
	WATER METER
	WATER VALVE
	WOOD POST
	GENERAL PUBLIC EASEMENT
	PER 81 MAPS 40-10.

REFERENCES:

R1 6 MAPS 14
R3 CORNER RECORD 6843
R4 DEED 2010-006012

BENCHMARK

N.G.S. BM # HT-0661
ELEVATION=14.30, (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL
SET MAG NAIL
ELEVATION=26.53 (NAVD 88 DATUM)

