















& @ C ACOUS. ADJ. A.F.F. A.F.G. AL. APPROX. ARCH. BD. BLDG. BK. BLKG. BM. B.O. C.B. CEM. CER. CL. CLR. CLG. COL. CONC. CONN. CONST. CONT. CONTR. CNTR. CTR. D.F. DBL. DEPT. DETAIL. DIA. DIM. DISP. DN. D.S. DWG. (E) EA. E.C. EL. ELEC. ELEV. EMER. ENCL. EQ. EQP. EXT. F.A. F.D. F.F. F.R.P. F.T. FDN. FIN. FL. FLUOR. FPRF. FT. FTG. GA. GALV. G.B. G.C. GL. GND. GYP.	AND AT CENTERLINE ACOUSTICAL ADJACENT ABOVE FINISH FLOOR ABOVE FINISH GRADE ALUMINUM APPROXIMATE ARCHITECTURAL BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF CATCH BASIN CEMENT CERAMIC CLOSET CLEAR CEILING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COUNTER CENTER DOUGLAS FIR DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOWN SPOUT DRAWING EXISTING EACH ELECTRICAL CONTRACTOR ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE EQUAL EQUIPMENT EXTERIOR FIRE ALARM FLOOR DRAIN FINISH FACE FIBER REINFORCED PANEL FIRE TREATED FOUNDATION FINISH FLOOR FLUORESCENT FIRE PROOF FOOT/ FEET FOOTING GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GYPSUM	HOR. HT. HM. I.D. I.G. INSUL. INT. LAM. LAV. LT. K.E.C. MAX. M.C. MECH. M.E.P. MFR. MGR. MIN. MSC. MTD. MTL. N.I.C. N.I.K.E.C. N.T.S. O.C. O.D. OPP. P.C. PL. PLAM PLAS. PLYWD. PR. P.T. PTD. R. R.D. REF. RM. RWD. R.W.L. SA S.C. SCHED. SECT. SHT. SIM. SPEC. SQ. S&R S.S. STD. STL. STR. SUSP. T.V. T.O. TRAN. TYP. U.O.N. V.I.F. VERT. W/ W.C. WD. W/O W.R. WT. WWM	HORIZONTAL HEIGHT HOLLOW METAL INSIDE DIAMETER INSULATED GLASS INSULATION INTERIOR LAMINATE LAVATORY LIGHT KITCHEN EQUIPMENT CONTRACTOR MAXIMUM MECHANICAL CONTRACTOR MECHANICAL MECHANICAL ELECTRICAL PLUMBING MANUFACTURER MANAGER MINIMUM MISCELLANEOUS MOUNTED METAL NOT IN CONTRACT NOT IN KITCHEN EQUIP. CONTRACT NOT TO SCALE ON CENTER OUTSIDE DIAMETER OPPOSITE PLUMBING CONTRACTOR PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR PRESSURE TREATED PAINTED RADIUS ROOF DRAIN REFRIGERATOR ROOM REDWOOD RAINWATER LEADER SMOKE ALARM SOLID CORE SCHEDULE SECTION SHEET SIMILAR SPECIFICATION SQUARE SHELF AND ROD STAINLESS STEEL STANDARD STEEL STRUCTURE SUSPENDED TELEVISION TOP OF TRANSOM TYPICAL UNLESS OTHERWISE NOTED VERIFY IN FIELD VERTICAL WITH WATER CLOSET WOOD WITHOUT WATER RESISTANT WEIGHT WELDED WIRE MESH
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ABBREVIATIONS

	DOOR NUMBER		REFERENCE TO LIGHT FIXTURE
	WINDOW NUMBER		REFERENCE TO FIXTURE / FURNITURE
	REFERENCE TO FINISH		DATUM POINT
	DETAIL REFERENCE SHEET NUMBER		SECTION REFERENCE
	ELEVATION REFERENCE SHEET NUMBER		REVISION
	NOTATION		DIMENSION TO FACE OF STUD AND SUBFLOOR, (U.O.N.)
	DISCONTINUITY		ALIGN FINISH SURFACES

SYMBOLS

1. SCOPE DOCUMENTS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE OVERALL CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.	13. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH THE REQUIRED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE A MINIMUM OF THREE WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT INFER THAT THEY SUPERCEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES. THE ARCHITECT SHALL NOT PROCEED WITH THE REVIEW OF SHOP DRAWINGS FOR A SPECIFIC SECTION OF SPECIFICATIONS UNLESS THE SHOP DRAWINGS FOR THAT SECTION AND ALL RELATED AND CONTIGUOUS SECTIONS OF WORK ARE SUBMITTED IN THEIR ENTIRETY SIMULTANEOUSLY. THE REVIEW AND ACCEPTANCE OF A PART OF THE SHOP DRAWINGS SHALL NOT IMPLY THE ACCEPTANCE OF THE SHOP DRAWINGS IN WHOLE OR IN PART.
2. THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED, AND SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. SEE ALSO NOTES, ABBREVIATIONS, DRAWING LEGENDS AND SYMBOLS, STRUCTURAL DRAWINGS.	14. DIMENSIONS: A. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. B. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF COLUMNS AND BEAMS, FACE OF CONCRETE / CONC. BLOCK WALLS, EDGE OF SLAB, FACE OF FINISH UNLESS OTHERWISE NOTED. C. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR OR SLAB TO THE FINISHED FACE OF CEILING. D. DIMENSIONS AND ELEVATIONS ARE TO THE TOP OF CONCRETE, BLOCK OR OTHER HARD SURFACE MATERIALS, NOT TO THE TOP OF FLOOR COVERINGS OR ROOFING U.O.N. E. DO NOT SCALE DRAWINGS: FOLLOW DIMENSIONS
3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.	15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES
4. THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.	16. THE BUILDING INSPECTOR SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.
5. RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AND OWNER IN WRITING AT ONCE FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER WITH NO RESULTING COST TO THE OWNER. SHOULD A CONFLICT OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON THE CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION METHODS INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT / OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS OR UNLESS THE ORIGINAL BID IS APPROPRIATELY QUALIFIED.	17. THE CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.	18. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.
7. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.	
8. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.	
9. ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS	
10. STORAGE & DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM FIRE CODE REGULATIONS.	
11. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORK DEPARTMENT.	
12. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.	

GENERAL NOTES

2016 CALIFORNIA RESIDENTIAL CODE WITH EMERYVILLE AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE WITH EMERYVILLE AMENDMENTS
2016 CALIFORNIA PLUMBING CODE WITH EMERYVILLE AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE WITH EMERYVILLE AMENDMENTS
2016 CALIFORNIA ENERGY CODE WITH EMERYVILLE AMENDMENTS
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

APPLICABLE CODES

DEMOLISH OF 4 EXISTING RESIDENTIAL UNITS (2 LEGAL AND 2 ILLEGAL) AND CONSTRUCTION OF 6 NEW SINGLE FAMILY CONDOS.

SCOPE OF WORK

PLANNING SUBMITTAL

19TH SEPTEMBER 2017

LOCATION:	5876 & 5880 Doyle Street, Emeryville, CA 94608
LOT DIMENSIONS:	100' X 100'
LOT AREA:	10,000 SF
APN:	49-1330-12 & 13
ZONING DISTRICT:	MIXED USE WITH RESIDENTIAL (MUR)
OCCUPANCY GROUP:	TOWN HOUSE RESIDENTIAL (R3)
CONSTRUCTION TYPE:	VB
# OF STORIES:	3 STORIES
EXISTING BUILDING HEIGHT:	11'-6"
BUILDING HEIGHT PROPOSED:	30'-00"

NOTE: ALL STRUCTURES WILL BE FIRE SPRINKLERED

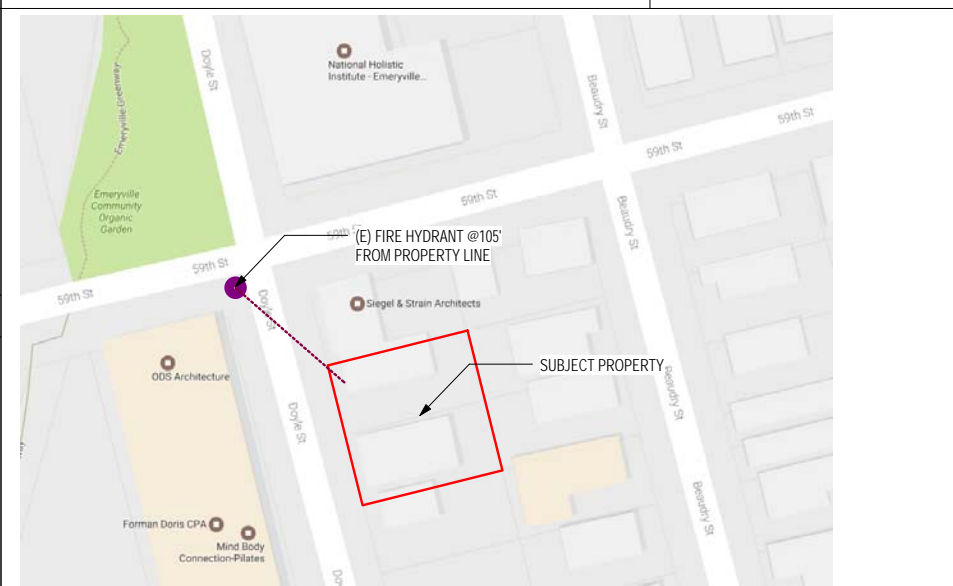
AREA SCHEDULE (F.A.R. (GROSS))		
UNIT NUMBER	UNIT DESCRIPTION	AREA (SF)
UNIT 1 & 4	3 BR/ 3.5 BATH + BONUS	1,748 X 2
UNIT 2 & 5	3 BR/ 2.5 BATH + BONUS	1,598 X 2
UNIT 3 & 6	3 BR/ 2.5 BATH	1,631 X 2
GRAND TOTAL:		9,964 SF

OPEN SPACE AREA TABULATION				
	1ST LEVEL	2ND LEVEL	3RD LEVEL	TOTAL
UNIT 1	413 SF	113 SF	0 SF	526 SF
UNIT 2	218 SF	149 SF	0 SF	367 SF
UNIT 3	802 SF	75 SF	202 SF	1,079 SF
UNIT 4	413 SF	105 SF	0 SF	518 SF
UNIT 5	218 SF	158 SF	0 SF	376 SF
UNIT 6	802 SF	75 SF	215 SF	1,092 SF
GRAND TOTAL PRIVATE OPEN SPACE ON LOT: 3,958 SF				
COMMON OPEN SPACE ON LOT: 679 SF				

BIKE PARKING TABULATION : 2 INDOOR BIKE RACK PER UNIT 1,2,4 & 5 = 8 SPACES 1 INDOOR BIKE RACK PER UNIT 3 & 6 = 2 SPACES OUTDOOR GUEST BIKE RACK = 4 SPACES TOTAL BIKE RACKS ON SITE = 14 SPACES
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ARCHITECTURAL INDEX

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A5.1	UNIT 2 & 5 FURNITURE PLANS
A5.2	UNIT 3 & 6 FURNITURE PLANS
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A6.1	RENDERED ELEVATIONS SOUTH/NORTH
A6.2	RENDERED COMMON DRIVEWAY
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A6.4	3D VIEW OF FRONT ENTRY
A6.5	3D VIEW FROM DOYLE ST
A6.6	3D VIEW OF COMMON ALLEY
A6.7	3D VIEW COMMON OPEN SPACE



MAP



baran
studio
architecture

5621 LOWELL STREET, OAKLAND, CA 94608
OFFICE: 510.595.6744

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

No.	Description	Date

Stamp:

COVER SHEET

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
Checked by	MB

A0.0

Scale	As indicated
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SOUTH STRUCTURE LOOKING EAST



NORTH STRUCTURE LOOKING EAST



CENTER DRIVEWAY LOOKING EAST



CENTER DRIVEWAY LOOKING WEST



LARGE SHED LOOKING NORTH EAST



SOUTH STRUCTURE LOOKING NORTH



NORTH STRUCTURE LOOKING NORTH (1)



NORTH STRUCTURE LOOKIN NORTH (2)



SOUTH STRUCTURE LOOKING SOUTHEAST (1)



SOUTH STRUCTURE LOOKING SOUTHEAST (2)



SOUTH STRUCTURE LOOKING NORTHWEST



SOUTH STRUCTURE LOOKING WEST

5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

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EXISTING
STRUCTURES
PHOTOS

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Scale



DOYLE ST LOOKING SOUTH EAST



DOYLE ST LOOKING NORTH EAST (1)



DOYLE ST LOOKING NORTH EAST (2)



SOUTHERN NEIGHBOR FROM PARKING LOT



DOYLE ST LOOKING SOUTH (1)



DOYLE ST LOOKING SOUTH (2)



DOYLE ST LOOKING NORTH (1)



DOYLE ST LOOKING NORTH (2)



59TH STREET LOOKING EAST (1)



59TH STREET LOOKING EAST (2)



59TH STREET LOOKING WEST (1)



59TH STREET LOOKING WEST (2)

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SIDEWALK CONTEXT PHOTOS	
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Checked by	K.STOCKTON
A0.2	
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5874 DOYLE ST (SOUTHERN NEIGHBOR)



1295 59TH ST (NORTHERN NEIGHBOR)



5875 DOYLE ST. (ACROSS STREET NEIGHBOR)



5875 DOYLE ST. (ACROSS STREET NEIGHBOR)



COMMUNITY GARDEN @ 59TH & DOYLE



NATIONAL HOLISTIC INSTITUE @ 59TH & DOYLE



TOWNHOUSE BAR & GRILL, 5872 DOYLE ST



LOOP 22 APARTMENTS , 5801 DOYLE ST



5856 DOYLE ST



5820 DOYLE ST

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

No.	Description	Date

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NEIGHBORHOOD
CONTEXT PHOTOS

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Scale

5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

No.	Description	Date

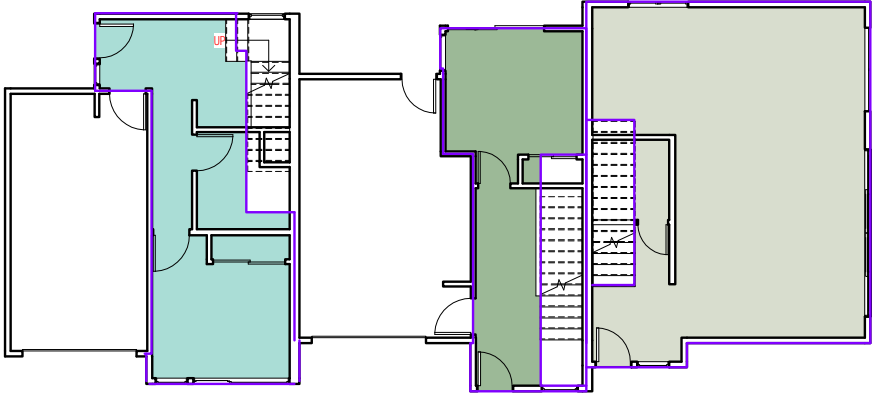
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UNIT
DESCRIPTIONS &
AREA TABULATIONS

Project number	Project Number
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ScaleAs indicated



(F.A.R (GROSS)) 1ST LEVEL

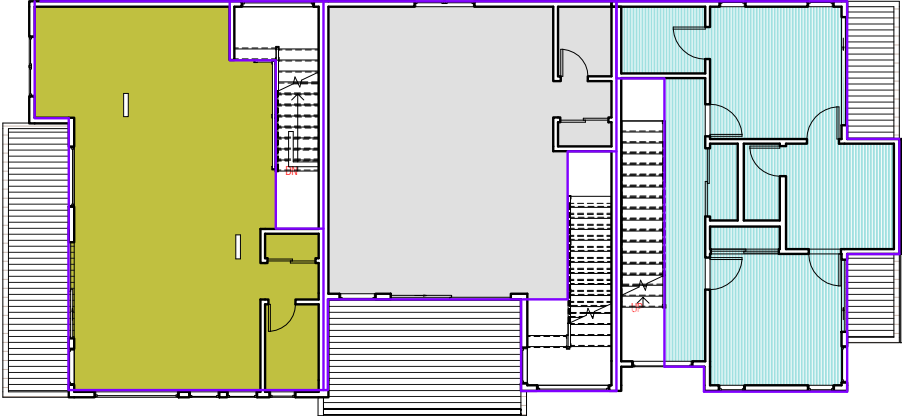
- 240 SF
- 331 SF
- 633 SF

TOTAL OF 6 UNITS: 2,424 SF

AREA SCHEDULE (F.A.R. (GROSS))	
UNIT NUMBER	AREA (SF)
UNIT 1 & 4	1,748 X 2
UNIT 2 & 5	1,598 X 2
UNIT 3 & 6	1,631 X 2

GRAND TOTAL: 9,964 SF

1 1ST LEVEL (0'-8")
SCALE: 1/8" = 1'-0"

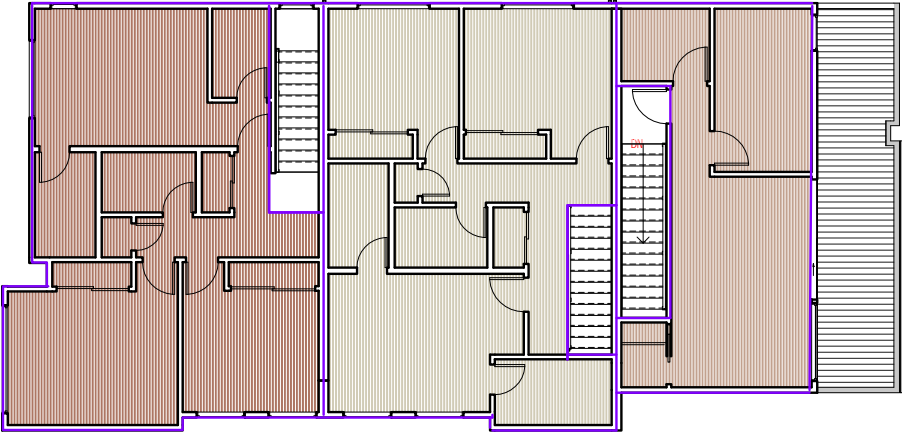


(F.A.R (GROSS)) 2ND LEVEL

- 554 SF
- 557 SF
- 620 SF

TOTAL OF 6 UNITS: 3,441 SF

2 2ND LEVEL (9'-8")
SCALE: 1/8" = 1'-0"



(F.A.R (GROSS)) 3RD LEVEL

- 438 SF
- 797 SF
- 801 SF

TOTAL OF 6 UNITS: 4,152 SF

3 3RD LEVEL (20'-6")
SCALE: 1/8" = 1'-0"

FAMILY-FRIENDLY DESIGN GUIDELINES, SITE AND BUILDING DESIGN

FFD ID	GUIDELINE DESCRIPTION	PROPOSED DESIGN
J-41	PROVIDE UNITS WITH TWO,THREE OR MORE BEDROOMS.	ALL UNITS ARE 3 BEDROOM.
J-42	IN HIGH DENSITY HOUSING, INCLUDE A VARIETY OF UNIT TYPES.	UNITS VARY IN BATHROOM COUNT AND LAYOUT
J-43	PLACE AND CONFIGURE UNITS TO RELATE WELL TO QUIET AND NOISY STREETS, ON-SITE OPEN SPACE AND EACHOTHER, AS SOWN IN THE UNIT ADJACENCY DIAGRAM.	UNITS ARE NOT ADJECENET TO NOISY STREETS
J-44	SITUATE AS MANY FAMILY-ORIENTED UNITS AS POSSIBLE ADJACENT TO OPEN SPACES DESIGNED AND LANDSCAPED TO CREATE ACTIVE PLAY AREA AND OPPERTUNITIES FOR GATHERING AND QUIET RESPITE.	ALL SIX UNITS HAVE DIRECT ACCESS TO PRIVATE AND SHARED OPEN SPACES THAT ARE LANDSCAPED AND SUITABLE FOR ACTIVE PLAY
J-45	PROVIDE AMPLE EXTERIOR PLAY AREA THAT ARE SAFE AND VISIBLE FROM MAJOR SPACES IN HOMES, WITH A VARIETY OF AGE-APPROPRIATE EQUIPMENT	ALL OPEN SPACES CAN BE DIRECTLY SUPERVISED FROM THE LIVING SPACES. OPEN SPACES ARE LARGE TO ACCOMADATE PLAY EQUIPMENT
J-46	DESIGN VISIBLE PLACES WHERE PRE-TEENS AND TEENS WILL WANT TO GATHER TOGETHER	SAME COMMENT AS J-45
J-47	IN LARGE PROJECTS (E.G. OVER A HUNDRED UNITS)...	DOES NOT APPLY
J-48	DESIGNATE PARKING NEAR HALLWAYS AND ELEVATORS	GARAGE LOCATED ADJACENT TO HALLWAY IN UNIT 1,2,4 & 5. PARKING LOCATED ADJACENT TO FRONT DOOR FOR UNIT 3 & 6
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; SPACE FOR BIKES PROVIDED IN EACH UNIT (TOTAL OF 10 INDOOR SPACES) PLUS 4 GUEST SPACES OUTDOORS
J-50	PROVIDE AMPLE IN-UNIT OR COMMON LAUNDRY AREAS.	ALL SIX UNITS HAVE IN-UNIT WASHER AND DRYER FACILITY

FAMILY-FRIENDLY DESIGN GUIDELINES, UNIT DESIGN

FFD ID	GUIDELINE DESCRIPTION	PROPOSED DESIGN
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 FRONT DOORS ENTER INTO A FOYER.
J-52	PROVIDE INDOOR SPACE NEAR THE ENTRY FOR TRICYCLES,STROLLERS, OUTDOOR TOYS, ETC,. WHERE PARKED ITEMS WILL NOT OBSTRUCT CIRCULATION.	CLOSET PROVIDED UNDER STAIRS IN ENTRY FOYER
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.	ALL UNITS HAVE ONE MASTER SUITE. UNITS 1 & 4 HAVE THREE FULL BATHROOMS , UNITS 2,3,4, & 5 HAVE TWO FULL BATHROOMS.
J-54	SEPERATE SLEEPING AREAS FROM LIVING AREAS.	IN UNIT 1,2,4 & 5 LIVING AREAS ARE ON THE SECOND FLOOR AND BEDROOMS ARE ON THE THIRD FLOOR. IN UNITS 3 & 6 LIVING AREAS ARE ON THE FIRST FLOOR AND BEDROOMS ARE ON THE SECOND AND THIRD FLOOR.
J-55 (a)	PROVIDE EACH BEDROOM WITH ACCESS TO A FULL BATHROOM WITHOUT GOING THROUGH LIVING AREAS.	DONE.
J-55 (b)	PROVIDE A BATHTUB IN THE UNIT.	DONE.
J-55 (c)	PROVIDE AT LEAST A HALF BATH ON THE FLOOR WITH THE LIVING ROOM , DINING AREA AND KITCHEN.	DONE.
J-56 (a)	THE DINING AREA SHOULD HAVE ENOUGH ROOM FOR A DINING TABLE WITH ALL HOUSE HOLD MEMBERS SEATING AROUND IT PLUS CIRCULATION.	SEE (A2.2 & A2.3) FOR FURNITURE LAYOUT IN PLANS.
J-56 (b)	THE LIVING AREA SHOULD HAVE ENOUGH ROOM FOR SEATING ALL FAMILY MEMBERS PLUS OTHER FURNITURE AND CIRCULATION.	SEE (A2.2 & A2.3) FOR FURNITURE LAYOUT IN PLANS.
J-57	IN UNITS NEAR PLAY AREA, PROVIDE WINDOWS THAT ALLOW FOR SUPERVISION OF CHILDREN OUTDOORS.	ALL UNITS HAVE WINDOWS FACING THEIR PRIVATE OPEN AREA AND THE SHARED OPEN AREA.
J-58	HALLWAYS IN UNITS SHOULD BE WELL LIGHTED AND WIDE ENOUGH FOR CHILDREN TO PLAY IN.	HALLWAYS ARE WIDER THAN CODE REQUIREMENTS. HALLWAYS HAVE SKYLIGHTS AND WINDOW BY THE STAIRS.
J-59	PROVIDE SPACE THAT CAN CHANGE USE AS CHILDREN GROW, SUCH AS FROM TODDLER PLAY TO HOMEWORK TO MUSIC MAKING TO GATHERING.	BONUS ROOM PROVIDED IN UNITS 1 & 4. ALL LIVING SPACES HAVE A FLEXIBLE OPEN LAYOUT THAT CAN BE REARRANGED WITH TIME.
J-60	FOR UNITS WITH OTHER UNITS BELOW...	DOES NOT APPLY.
J-61	DESIGN UNITS WITH INFANT AND TODDLER SAFETY IN MIND (E.G. STAIRS THAT EASILY ACCEPT TODDLER GATES, NO GLASS ROOM DIVIDERS, AND ABBILITY TO ADD CHILD SAFETY DEVICES OR WINDOW LOCKS TO PREVENT TODDLERS FROM CLIMBING OUT OF WINDOW)	RESIDENCES WILL EASILY ACCEPT ALL CHILD SAFETY FEATURES.



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EMERYVILLE CA 94608

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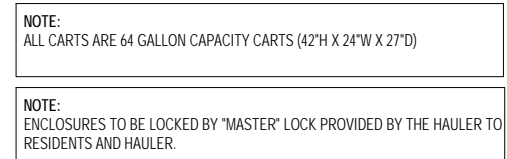
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FAMILY FRIENDLY COMPLIANCE

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
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A0.5

Scale1" = 1'-0"



NOTE:
ALL CARTS ARE 64 GALLON CAPACITY CARTS (42"H X 24"W X 27"D)

NOTE:
ENCLOSURES TO BE LOCKED BY "MASTER" LOCK PROVIDED BY THE HAULER TO RESIDENTS AND HAULER.

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

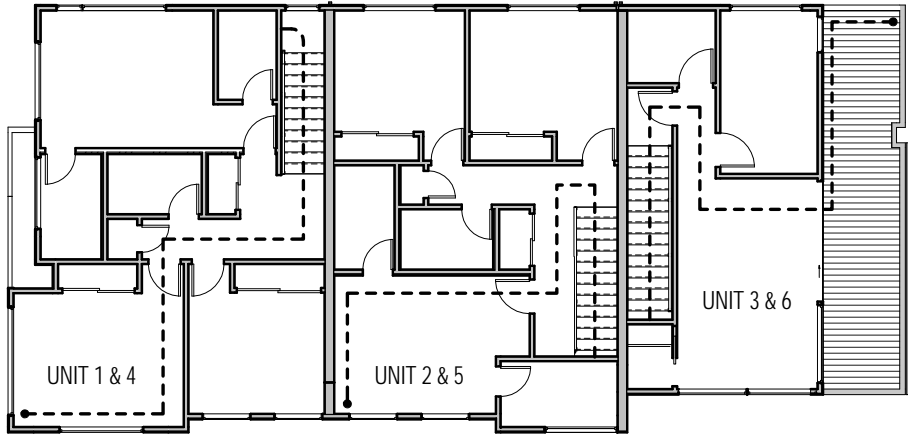
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Stamp:

WASTE MANAGEMENT PLAN

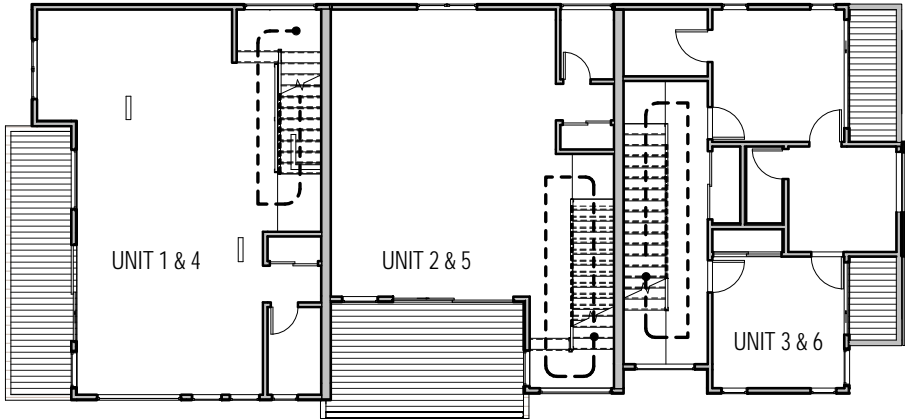
Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
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A0.6



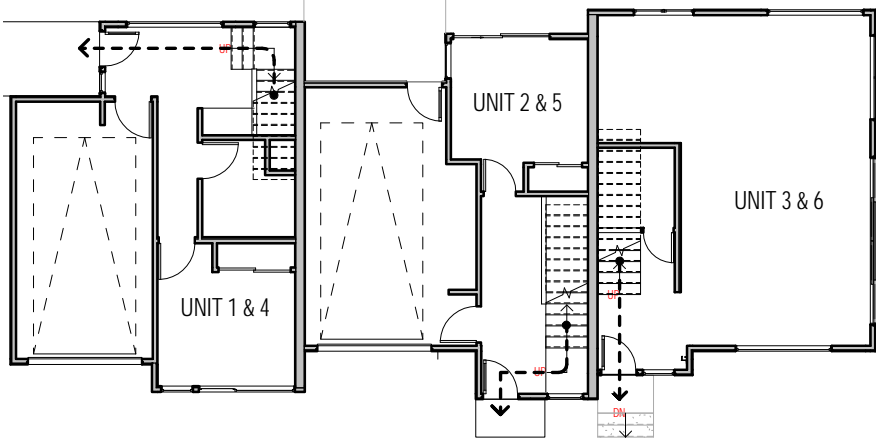
3RD LEVEL ESCAPE ROUTE
UNIT 1 & 4 = 59'-4"
UNIT 2 & 5 = 55'-2"
UNIT 3 & 6 = 60'-0"

1 3RD LEVEL FIRE ESCAPE PLAN
SCALE: 1/8" = 1'-0"



2ND LEVEL ESCAPE ROUTE
UNIT 1 & 4 = 31'-2"
UNIT 2 & 5 = 41'-8"
UNIT 3 & 6 = 46'-6"

2 2ND LEVEL FIRE ESCAPE PLAN
SCALE: 1/8" = 1'-0"



1ST LEVEL ESCAPE ROUTE
UNIT 1 & 4 = 23'-10"
UNIT 2 & 5 = 12'-3"
UNIT 3 & 6 = 14'-0"

4 1ST LEVEL FIRE ESCAPE PLAN
SCALE: 1/8" = 1'-0"

UNIT 1 & 4 MAX FIRE ESCAPE DISTANE= 114'-4"
UNIT 2 & 5 MAX FIRE ESCAPE DISTANE= 109'-3"
UNIT 3 & 6 MAX FIRE ESCAPE DISTANE= 120'-6"



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No.	Description	Date

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FIRE EGRESS PLAN

Project number	Project Number
Date	19TH SEPTEMBER 2017
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A0.7

Scale	1/8" = 1'-0"
-------	--------------

DOYLE STREET

REMOVE EXISTING DRIVEWAY CURB CUT

CURB CUT

REMOVE EXISTING DRIVEWAY CURB CUT

CURB CUT

REMOVE EXISTING DRIVEWAY CURB CUT

C

STRUCTURE TO BE DEMOLISHED

1 STORY HOUSE

SHED

IMPERVIOUS GROUND COVER (ASPHALT)

2 STORY HOUSE

STRUCTURE TO BE DEMOLISHED

ILLEGAL UNIT

ILLEGAL UNIT

PERVIOUS GROUND COVER



0 4 8 12 16
SCALE : 1 Inch = 8 Feet

PRELIMINARY DRAFT

EXISTING STRUCTURES
AND CURB CUTS

EXISTING IMPERVIOUS GROUND COVER= 9567 SF
EXISTING PERVIOUS GROUND COVER= 433 SF



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No.	Description	Date

Stamp:

EXISTING/
DEMOLITION PLAN

Project number	Project Number
Date	19TH SEPTEMBER 2017
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A1.0

Scale 3/16" = 1'-0"

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

No.	Description	Date

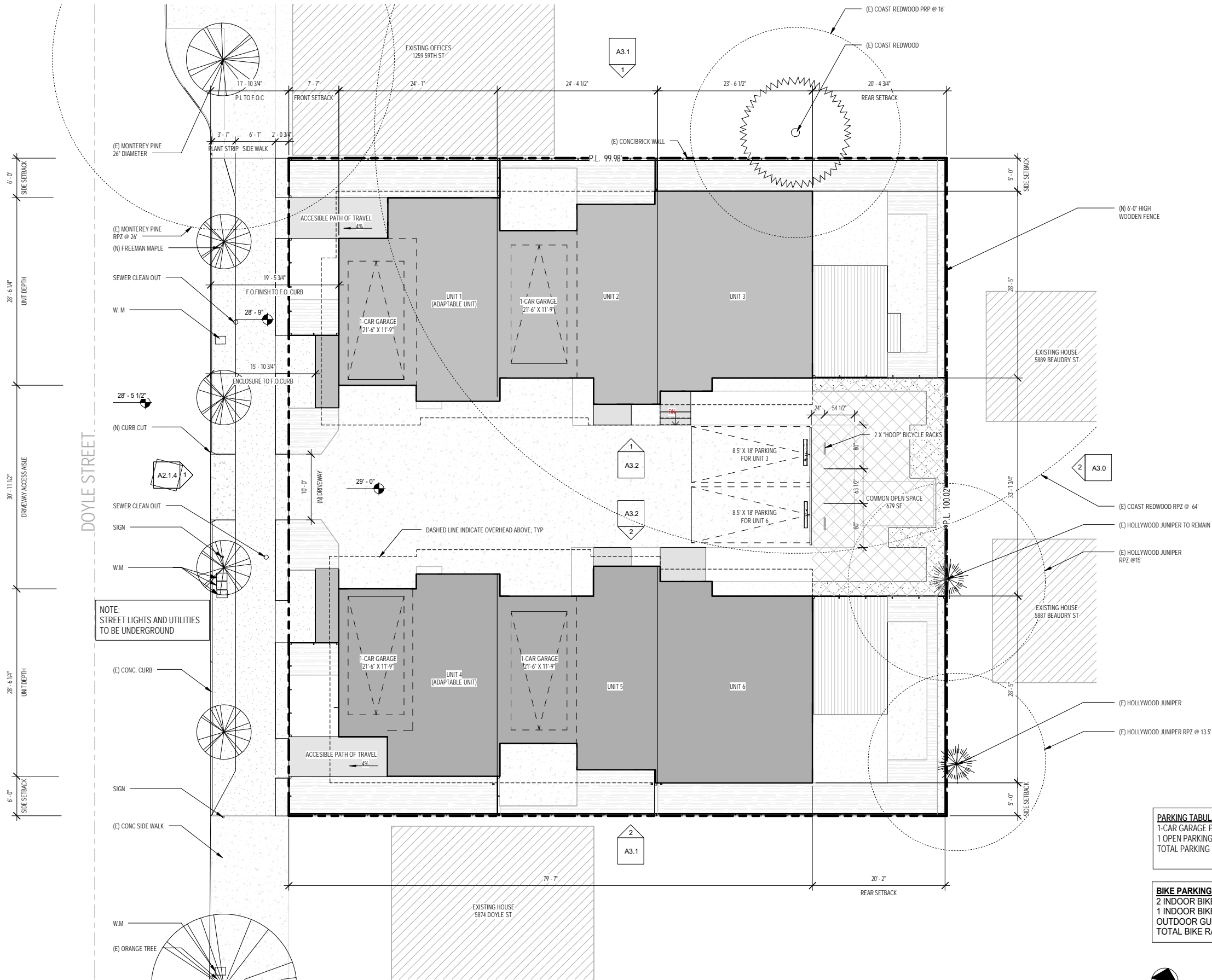
Stamp:

PROPOSED SITE
PLAN

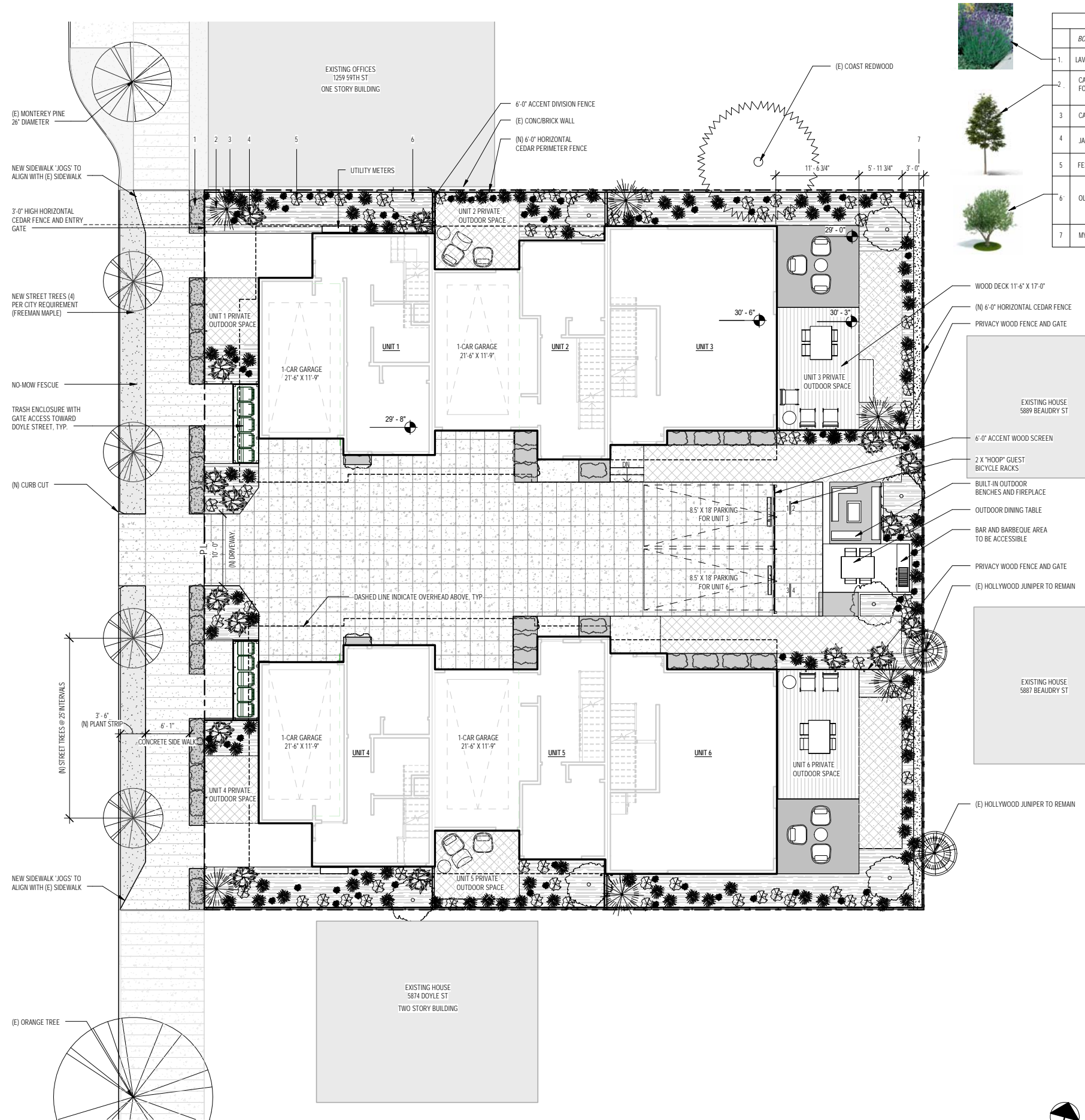
Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
Checked by	MB

A2.0

Scale As indicated



DOYLE STREET



PLANTING SCHEDULE							W.E.L.O	
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COUNT	TYPE	WATER USE*	
1.	LAVANDULA AUGUTIFOLIA	ENGLISH LAVENDER	1 GAL	2'-6"	34	S	LOW	
2.	CARPINUS BETULUS 'TRANS FONTAINE'	EUROPEAN HORNBEAM	24" BOX	AS SHOWN	6	T	MODERATE	
3.	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" MIN	136	P	LOW	
4.	JASMINUM LERATII	JASMINE	2 GAL	3'-0" MIN	16	S V	MODERATE	
5.	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	2'-0" MIN	71	G	LOW	
6.	OLEA EUROPAEA	OLIVE TREE	10 GAL	AS SHOWN	8	T	VERY LOW	
7.	MYRICA CALIFORNIA	PACIFIC WAX MYRTLE	5 GAL	8'-0"		S	MODERATE	

GROUND COVER			
	(N) PERVIOUS	NO-MOW FESCUE	320 SF
	(N) PERVIOUS	LIGHT GREY PEA GRAVEL	358 SF
	(N) PERVIOUS	MULCH	2,027 SF
	(N) PERVIOUS	PERMEABLE CONCRETE PAVERS	1862 SF
	(N) PERVIOUS	PERMEABLE PAVERS W/ DYMONDIA	1152 SF
	(N) IMPERVIOUS	CONCRETE LANDING @ ENTRY	352 SF

* BASED ON WUCOLS PLANT FACTOR IN REGION 1



NO-MOW FESCUE



PEA GRAVEL



MULCH



PERMEABLE CONCRETE PAVERS



PERMEABLE PAVERS W/ DYMONDIA



No.	Description	Date

Stamp:

LANDSCAPE PLAN

Project number	Project Number
Date	19TH SEPTEMBER 2017
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A2.1

DOYLE STREET



1 LANDSCAPE AREA DIAGRAM
SCALE: 1/8" = 1'-0"

LANDSCAPE SCHEDULE			
	LANDSCAPE TYPE	AREA	PERCENTAGE OF GROUND AREA (10,000 SF)
	SOFTSCAPE	2296 SF	23%
	PERVIOUS HARDSCAPE	3,230 SF	33.4 %
	IMPERVIOUS HARDSCAPE	437 SF	4.3 %
	STREET SOFTSCAPE	320 SF	NOT ON PROPERTY
→ LANDSCAPE TOTAL:		5,955 SF	59.6%

WELO (WATER EFFICIENT LANDSCAPING ORDINANCE):

- PER SECTION 9-4.602 OF THE EMERYVILLE MUNICIPAL CODE, NEW LANDSCAPING FROM 500 SF UP TO 2500 SF SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS FOR SMALLER LANDSCAPES.
- 1.SELECTED CLIMATE ADAPTED PLANTS REQUIRE AVERAGE WUCOLS PLANT FACTOR OF 0.3 (OCCASIONAL LITTLE OR NO SUMMER WATER REQUIRED). (SEE A2.1)
 2. AT LEAST 6 CUBIC YARDS OF COMPOST PER 1000 SF SHALL BE INCORPORATED IN THE TOP 6 INCHES OF SOIL.
 - 3.REQUIRED TREES SHALL HAVE ADEQUATE ROOTABLE SOIL VOLUME.
 4. THE PROPOSED PLANTING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM THAT USES EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA. THE SYSTEM SHALL UTILIZE A RAIN SENSOR.
 5. IRRIGATION CONTROLLERS SHALL BE A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
 - 6.PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
 - 7.MANUAL SHUT-OFF VALVES SHALL BE INSTALLED CLOSE TO THE WATER SUPPLY.
 - 8.ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS, ASABE/ICC 802-2014.

baran Choose city ► Plant search ► My Plant List Region 1

Plant List: 7 Plants
WUCOLS Region 1

Type	Botanical Name	Common Name	Water Use
P N	Carex tumulicola	Berkeley sedge	Low
T	Carpinus betulus	European hornbeam	Moderate
G	Festuca glauca	blue fescue	Low
V	Jasminum leratii	jasmine (leratii)	Moderate
S	Lavandula spp., cvs.	lavender	Low
S N	Myrica californica (See Morella californica)		
T	Olea europaea	olive	Very Low

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No.	Description	Date

Stamp:

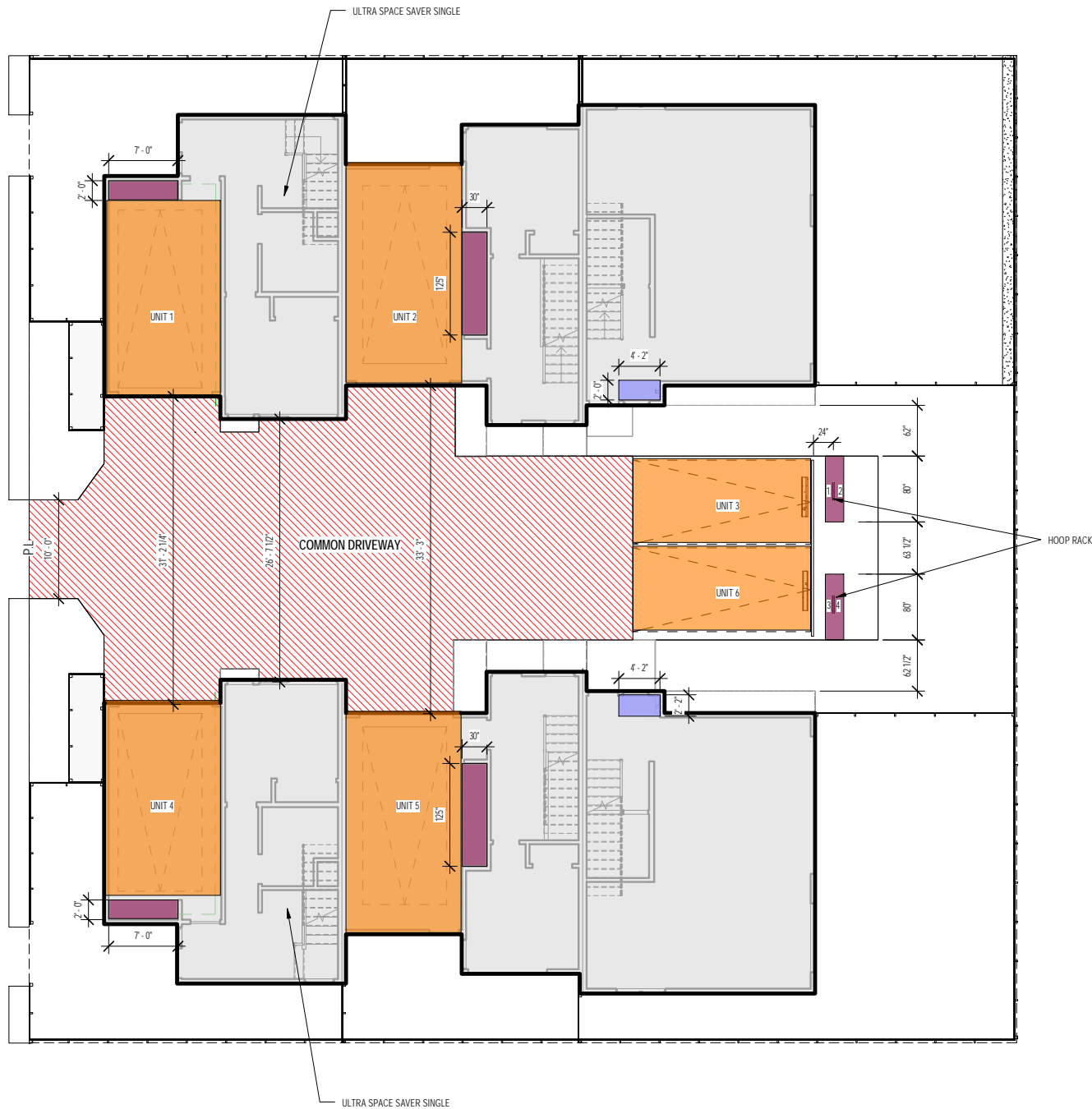
W.E.L.O

Project number	Project Number
Date	19TH SEPTEMBER 2017
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Checked by	Checker

A2.1.1

Scale As indicated

DOYLE STREET



- DESIGNATED PARKING SPACE PER UNIT
- DESIGNATED VERTICAL BICYCLE PARKING
- DESIGNATED HORIZONTAL BICYCLE PARKING

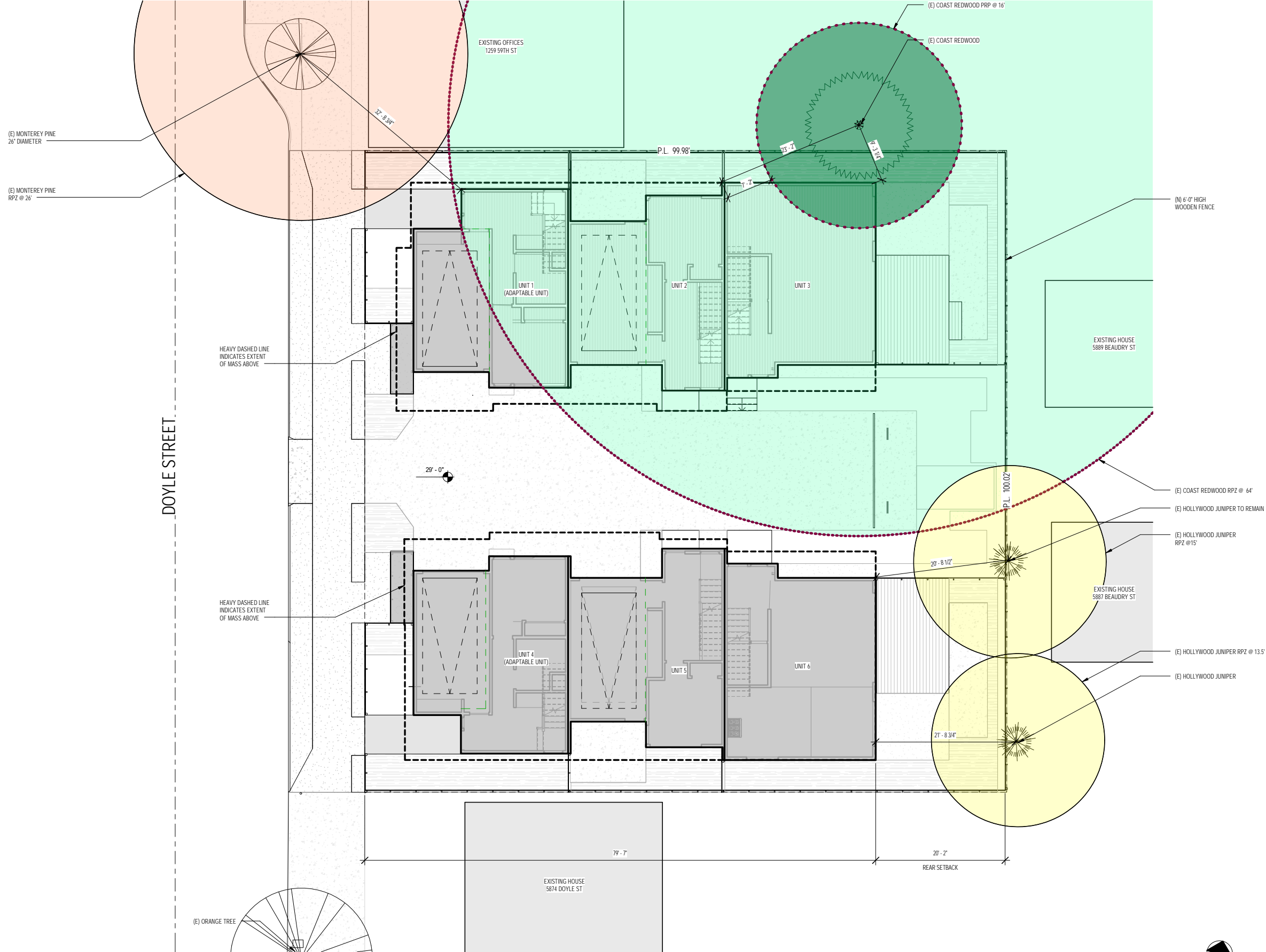
BIKE RACK TYPES:
BIKE HOOK SOLD BY "DERO" - DERO.COM
REQUIRED CLEARANCE: 16'W X 44'L
HOOP RACK BY "DERO" - DERO.COM
REQUIRED CLEARANCE DETERMINED BY CODE

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EMERYVILLE CA 94608

No.	Description	Date

Stamp:

PARKING PLAN	
Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker
A2.1.2	
Scale	1/8" = 1'-0"



1 SITE TREES
SCALE: 1/8" = 1'-0"

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

No.	Description	Date

Stamp:

(E) SITE TREES'
PROTECTION
ZONES

Project number	Project Number
Date	19TH SEPTEMBER 2017
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A2.1.3



1 SITE ELEVATION
SCALE: 3/16" = 1'-0"



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No.	Description	Date

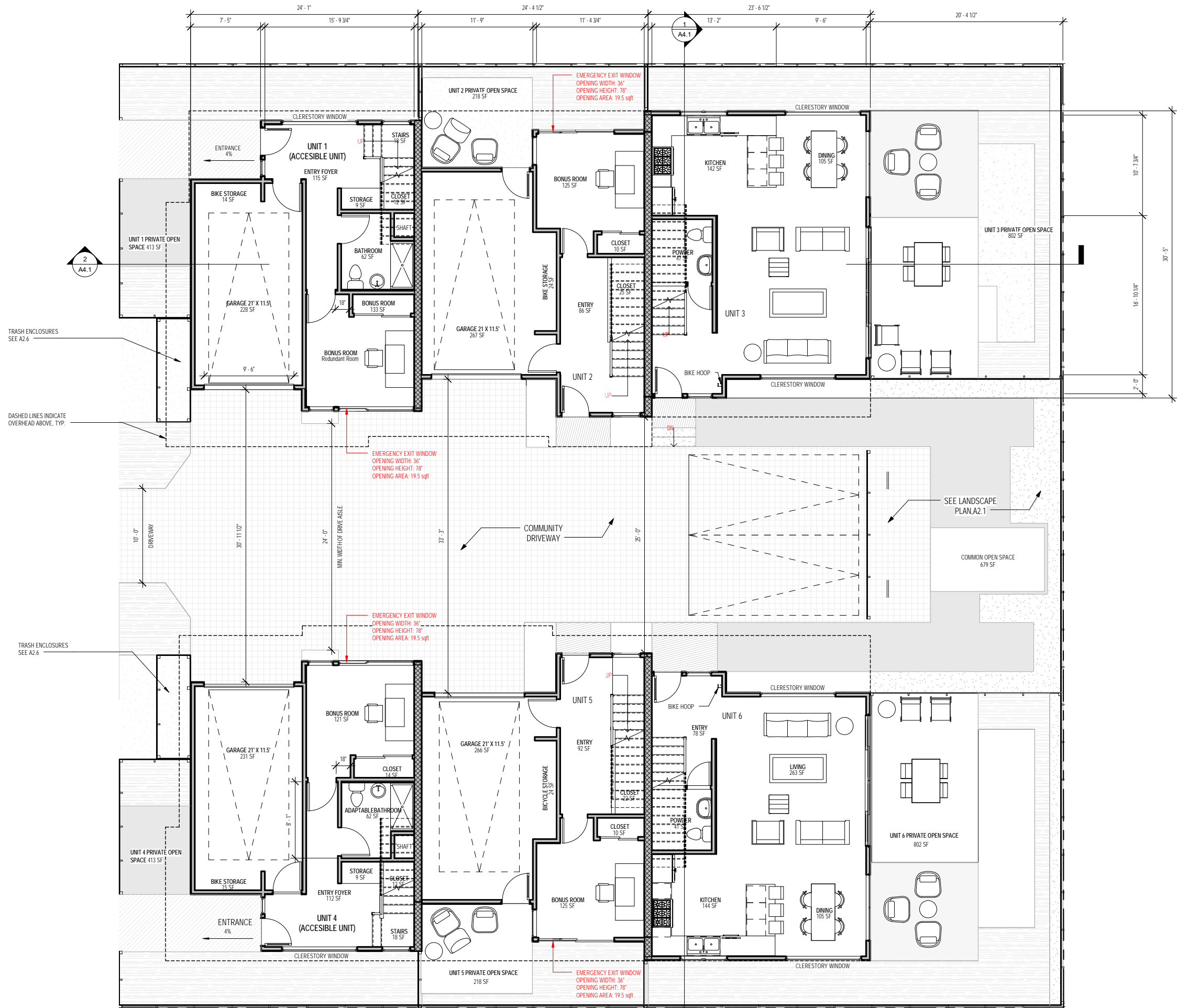
Stamp:

SITE ELEVATION

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker

A2.1.4

Scale 3/16" = 1'-0"



OPEN SPACE LEGEND

- PRIVATE GROUND OPEN SPACE
BALCONY

OPEN SPACE AREA TABULATION				
	1ST LEVEL	2ND LEVEL	3RD LEVEL	TOTAL
UNIT 1	413 SF	113 SF	0 SF	526 SF
UNIT 2	218 SF	149 SF	0 SF	367 SF
UNIT 3	802 SF	75 SF	202 SF	1,079 SF
UNIT 4	413 SF	105 SF	0 SF	518 SF
UNIT 5	218 SF	158 SF	0 SF	376 SF
UNIT 6	802 SF	75 SF	215 SF	1,092 SF

GRAND TOTAL PRIVATE OPEN SPACE ON LOT: 3,958 SF



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5876 & 5880 DOYLE ST
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No.	Description	Date

Stamp:

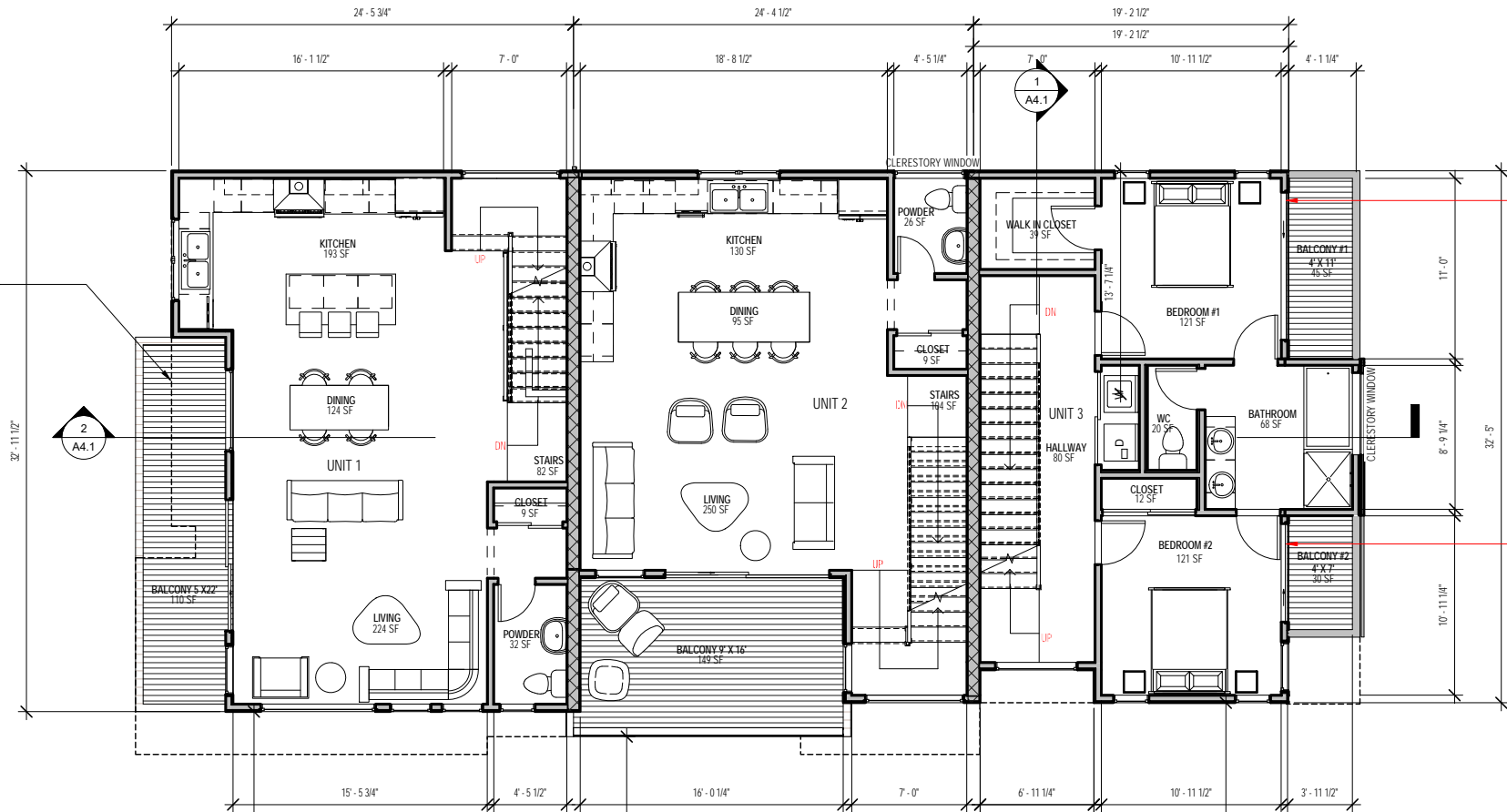
PROPOSED 1ST
STORY PLAN

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
Checked by	MB

A2.2

Scale 3/16" = 1'-0"

DASHED LINE INDICATE
OVERHEAD ABOVE, TYP.

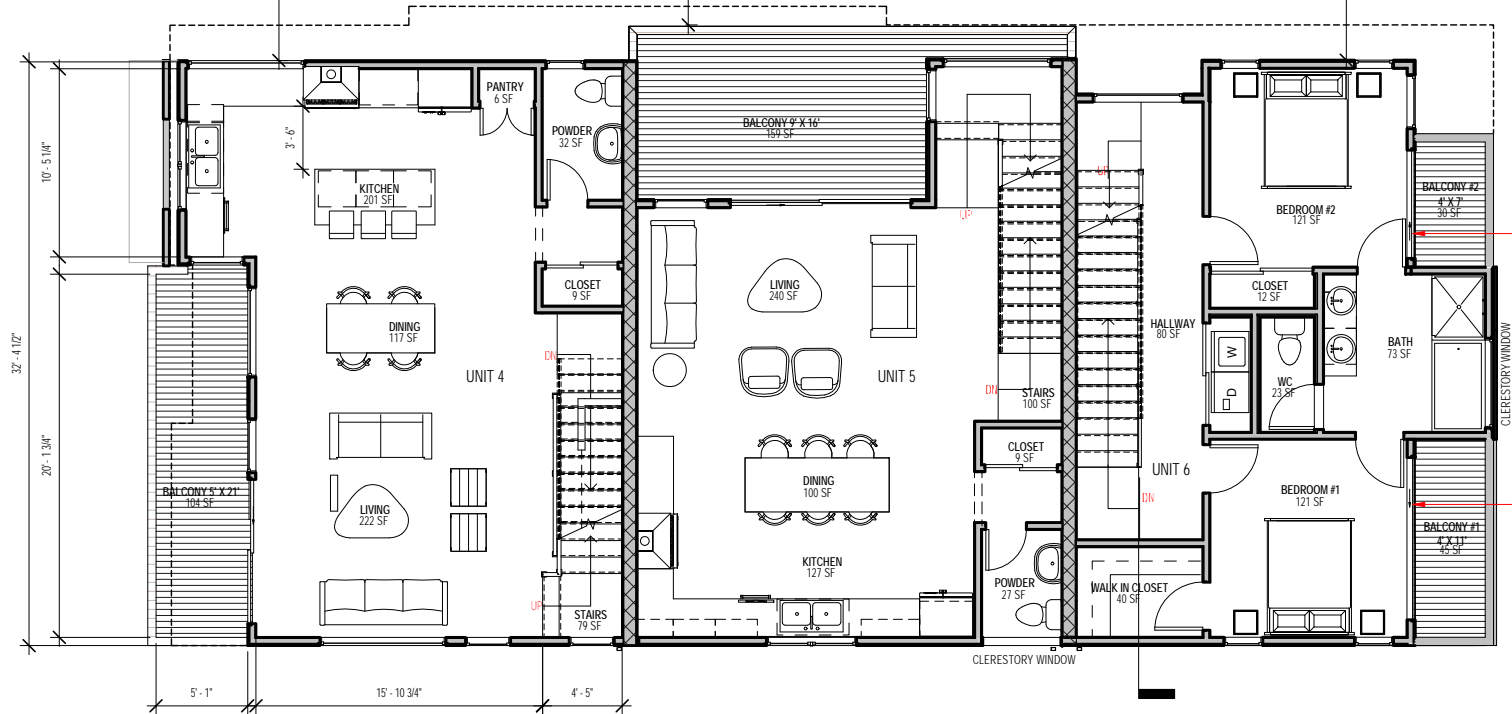


OPEN SPACE LEGEND

- PRIVATE GROUND OPEN SPACE
BALCONY

OPEN SPACE AREA TABULATION				
	1ST LEVEL	2ND LEVEL	3RD LEVEL	TOTAL
UNIT 1	413 SF	113 SF	0 SF	526 SF
UNIT 2	218 SF	149 SF	0 SF	367 SF
UNIT 3	802 SF	75 SF	202 SF	1,079 SF
UNIT 4	413 SF	105 SF	0 SF	518 SF
UNIT 5	218 SF	158 SF	0 SF	376 SF
UNIT 6	802 SF	75 SF	215 SF	1,092 SF

GRAND TOTAL PRIVATE OPEN SPACE ON LOT: 3,958 SF



1 2ND LEVEL (9'-8")
SCALE: 3/16" = 1'-0"



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5876 & 5880 DOYLE ST
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No.	Description	Date

Stamp:

PROPOSED 2ND
STORY PLAN

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
Checked by	MB

A2.3

Scale 3/16" = 1'-0"



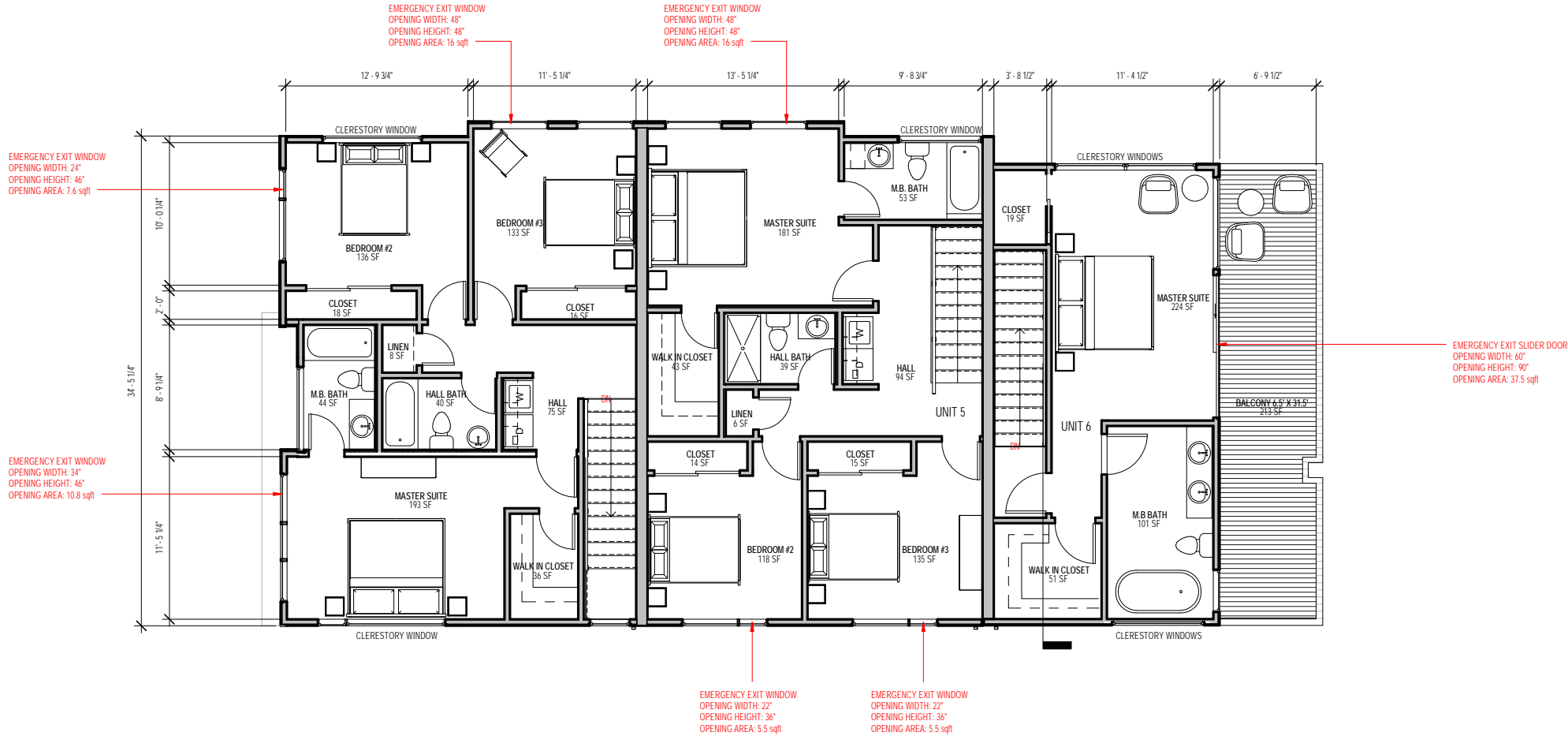
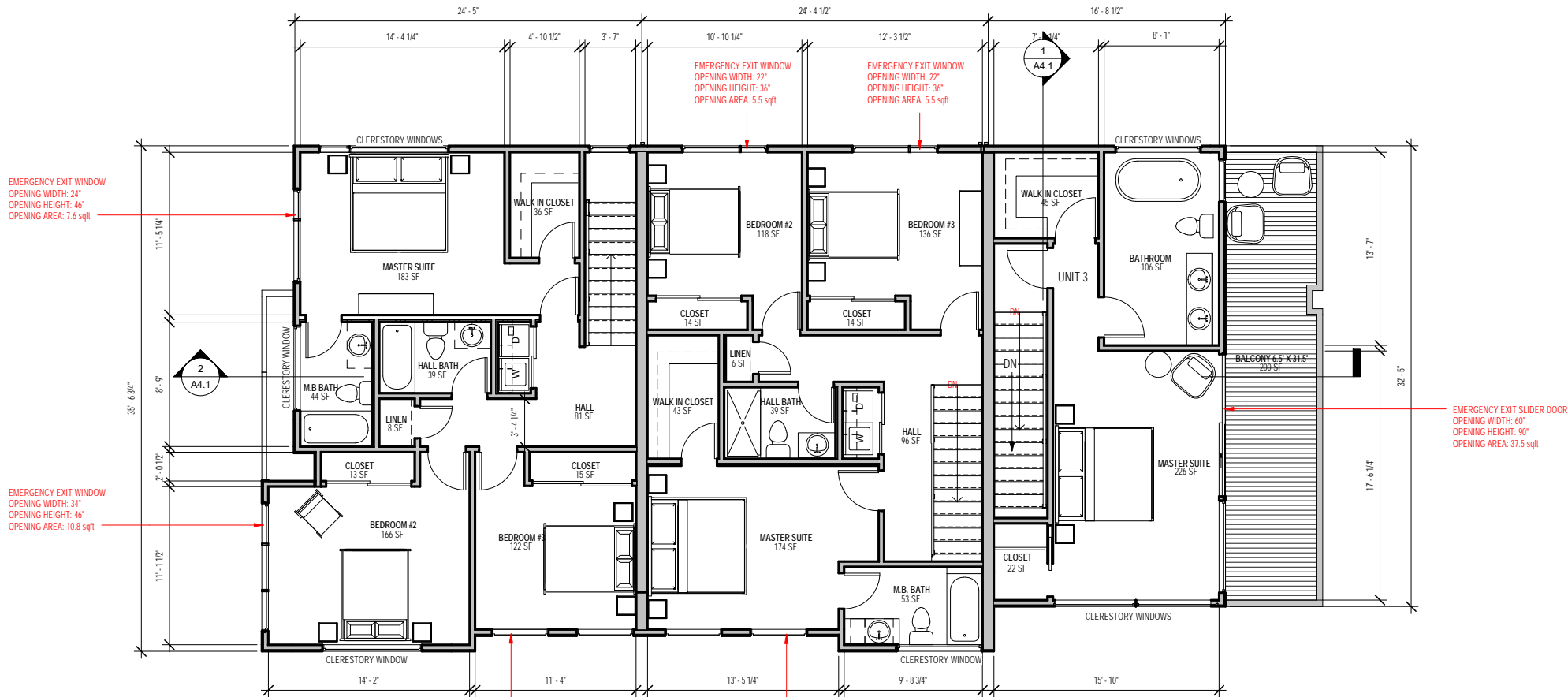
5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

OPEN SPACE LEGEND

- PRIVATE GROUND OPEN SPACE
- BALCONY

OPEN SPACE AREA TABULATION				
	1ST LEVEL	2ND LEVEL	3RD LEVEL	TOTAL
UNIT 1	413 SF	113 SF	0 SF	526 SF
UNIT 2	218 SF	149 SF	0 SF	367 SF
UNIT 3	802 SF	75 SF	202 SF	1,079 SF
UNIT 4	413 SF	105 SF	0 SF	518 SF
UNIT 5	218 SF	158 SF	0 SF	376 SF
UNIT 6	802 SF	75 SF	215 SF	1,092 SF

GRAND TOTAL PRIVATE OPEN SPACE ON LOT: 3,958 SF



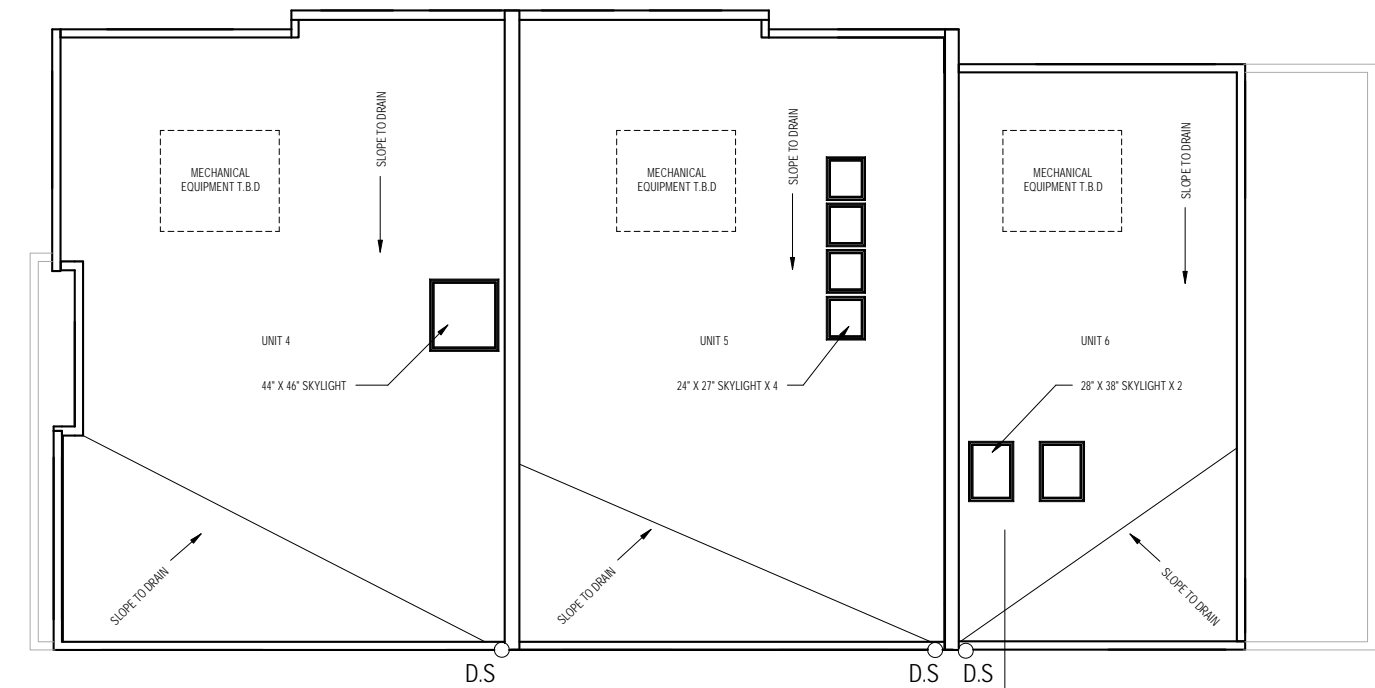
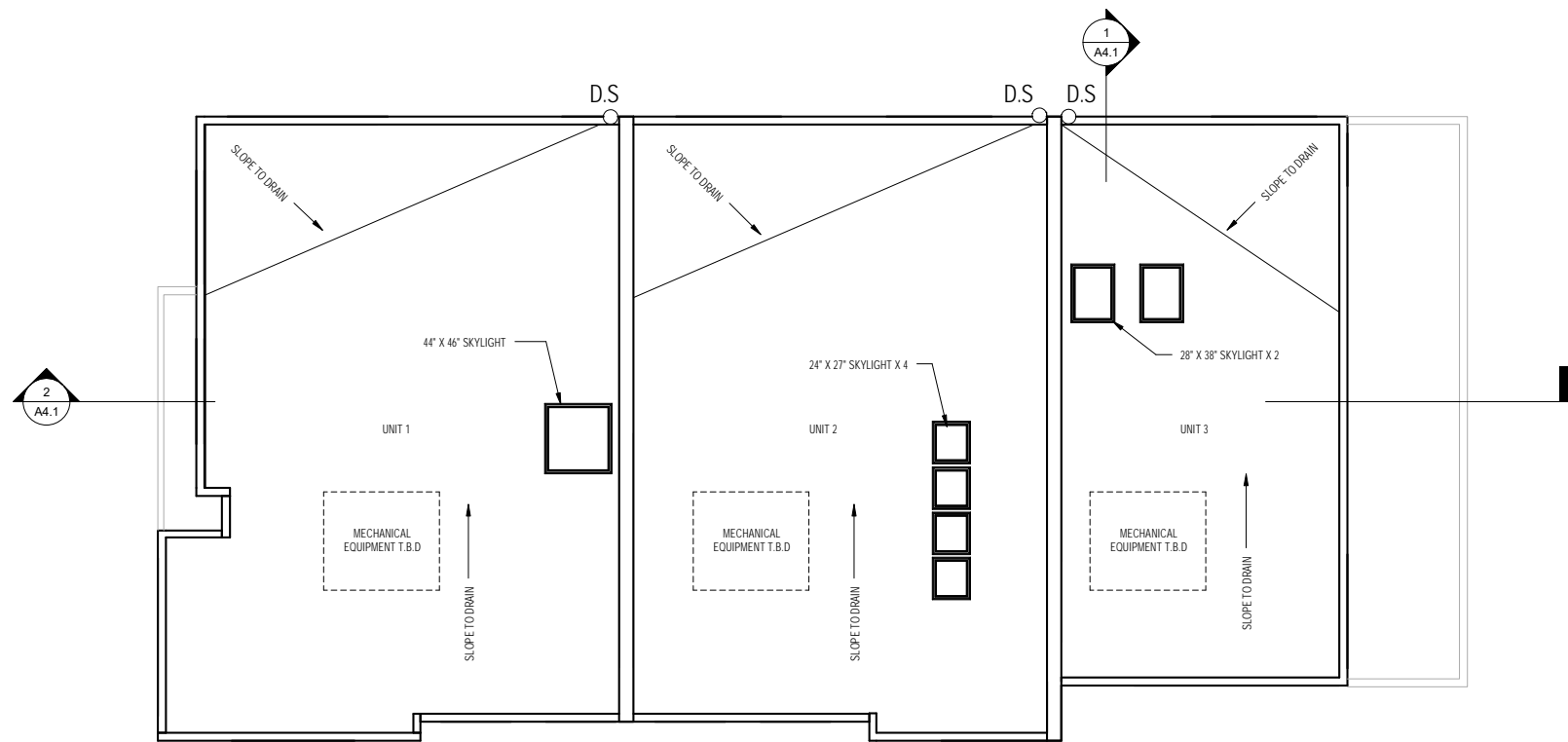
No.	Description	Date

Stamp:

PROPOSED 3RD
STORY PLAN

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
Checked by	MB

A2.4



1 T.O. ROOF (29'-2")
SCALE: 3/16" = 1'-0"

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

No.	Description	Date

Stamp:

PROPOSED ROOF PLAN	
Project number	Project Number
Date	9TH AUGUST 2017
Drawn by	MS
Checked by	MB
A2.5	
Scale	3/16" = 1'-0"

5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

No.	Description	Date

Stamp:

PROPOSED
EAST/WEST
ELEVATIONS

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
Checked by	MB

A3.0



1 West

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



2 East

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

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EMERYVILLE CA 94608

No.	Description	Date

Stamp:

PROPOSED
NORTH/SOUTH
ELEVATIONS

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
Checked by	MB

A3.1



1

NORTH
SCALE: 3/16" = 1'-0"



2

SOUTH
SCALE: 3/16" = 1'-0"

5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

No.	Description	Date

Stamp:

PROPOSED
COMMON DRIVE
ELEVATIONS

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
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A3.2



1Common Drive North Elevations

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



2Common Drive South Elevation

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

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No.	Description	Date

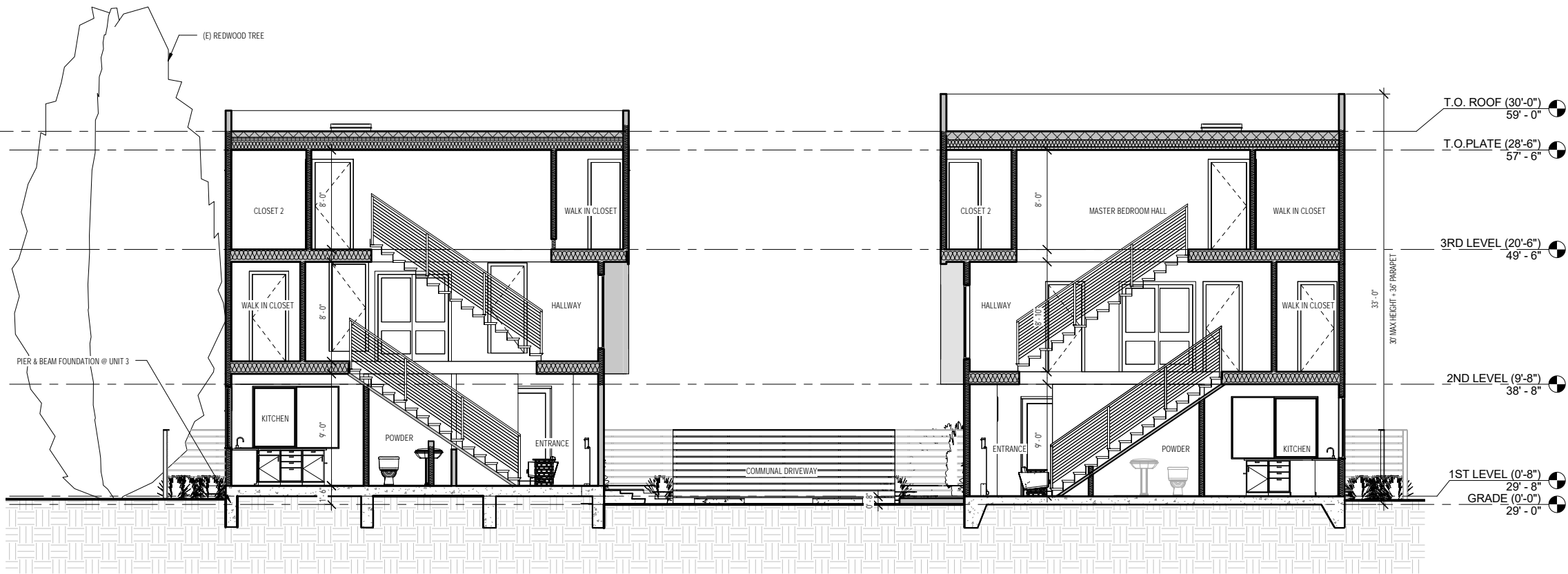
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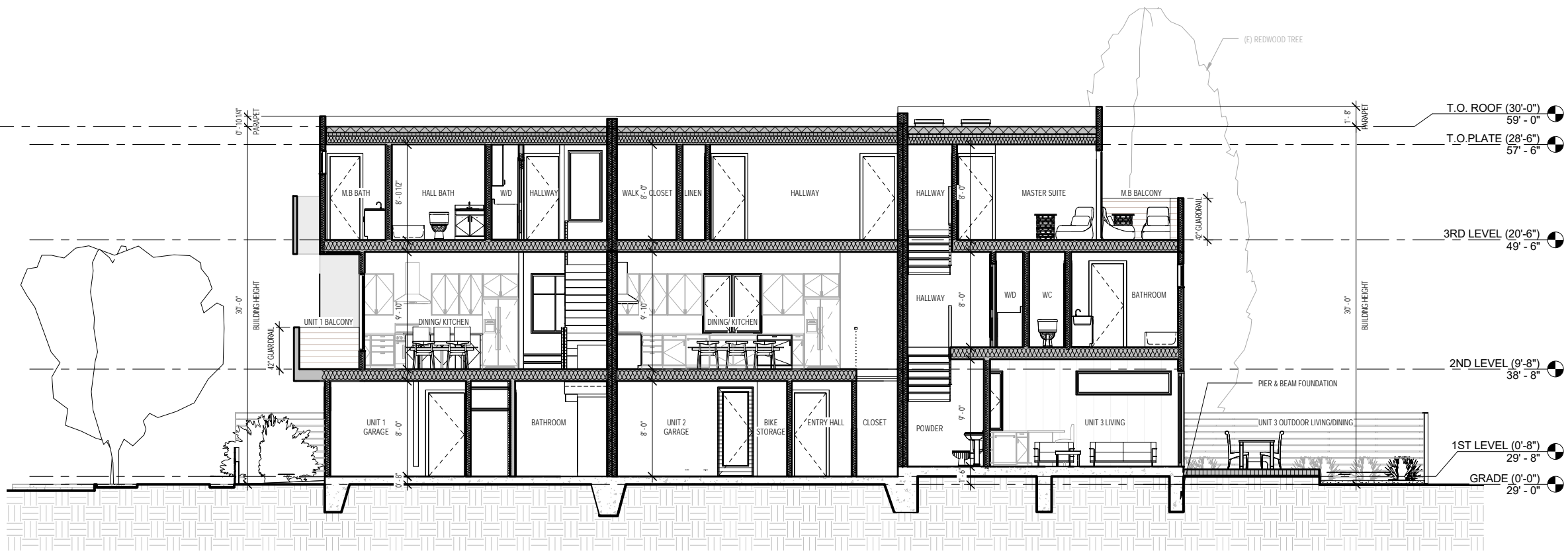
Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
Checked by	MB

A4.1

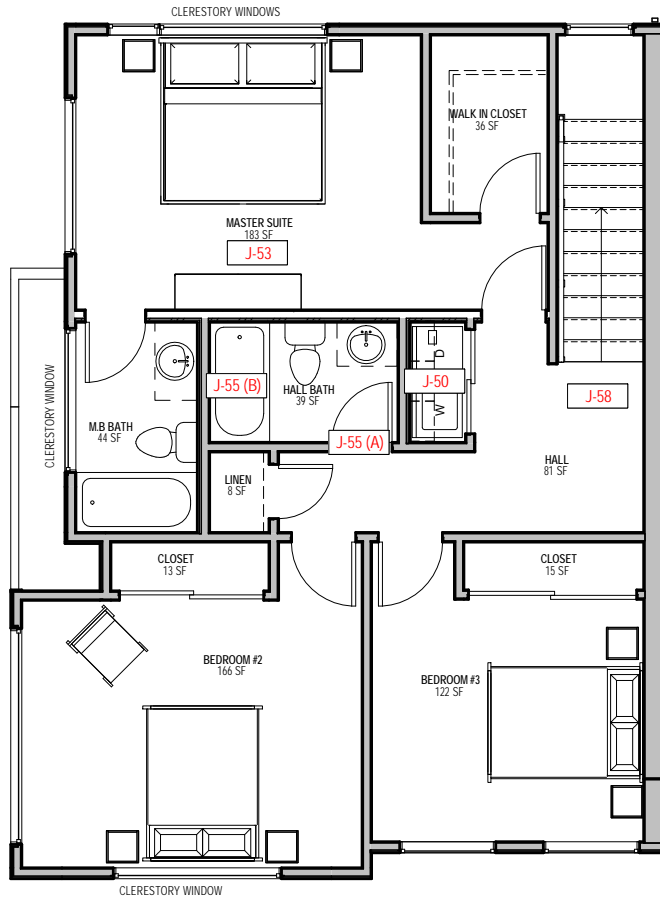
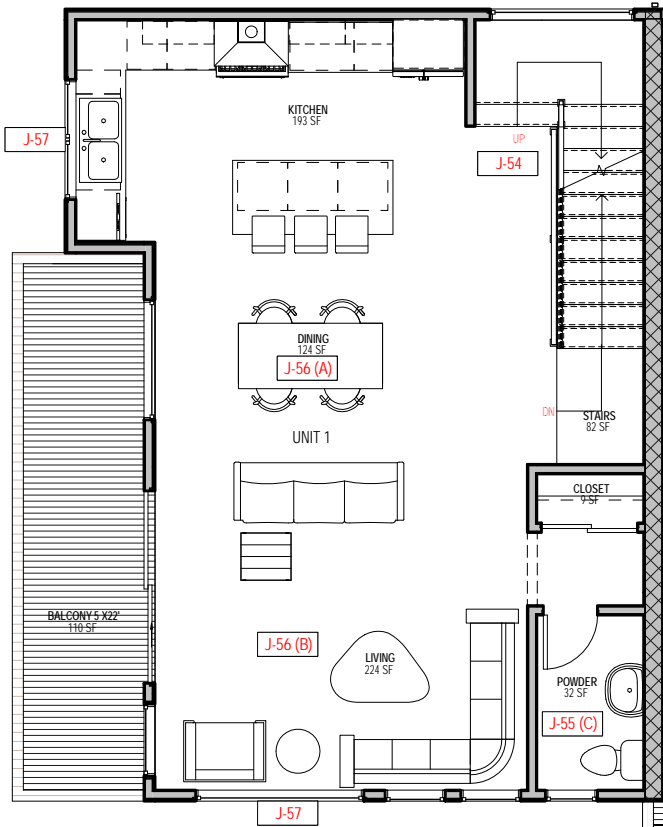
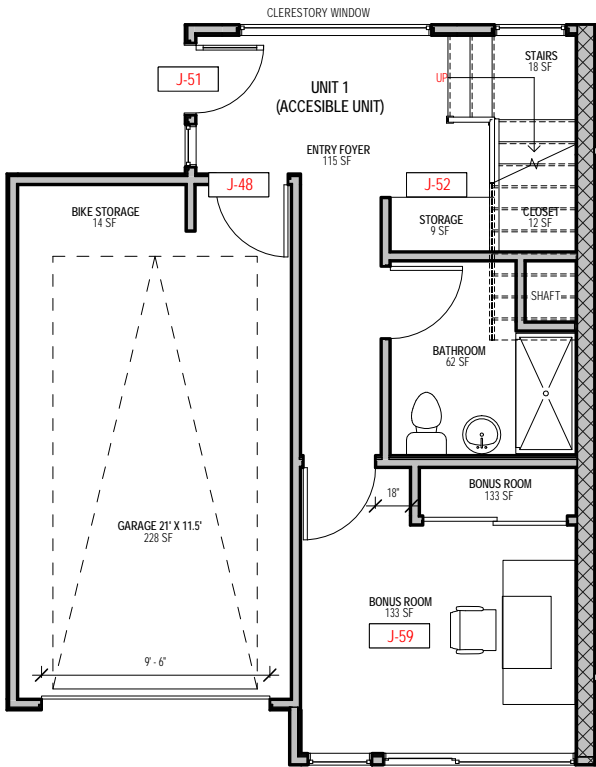
Scale 3/16" = 1'-0"



1 Section A-A
SCALE: 3/16" = 1'-0"



2 Section B-B
SCALE: 3/16" = 1'-0"



1 1ST LEVEL- UNIT 1 & 4
SCALE: 1/4" = 1'-0"

2 2ND LEVEL- UNIT 1 & 4
SCALE: 1/4" = 1'-0"

3 3RD LEVEL- UNIT 1 & 4
SCALE: 1/4" = 1'-0"

FAMILY- FRIENDLY DESIGN GUIDELINES, UNIT DESIGN (SEE A0.5 FOR ALL REQUIREMENTS)

- J-48 DESIGNATE PARKING NEAR HALLWAYS AND ELEVATORS
- J-50 PROVIDE AMPLE IN-UNIT OR COMMON LAUNDRY AREAS.
- 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.
- J-52 PROVIDE INDOOR SPACE NEAR THE ENTRY FOR TRICYCLES,STROLLERS, OUTDOOR TOYS, ETC., WHERE PARKED ITEMS WILL NOT OBSTRUCT CIRCULATION.
- 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.
- J-54 SEPERATE SLEEPING AREAS FROM LIVING AREAS.
- J-55 (A) PROVIDE EACH BEDROOM WITH ACCESS TO A FULL BATHROOM WITHOUT GOING THROUGH LIVING AREAS.
- J-55 (B) PROVIDE A BATHTUB IN THE UNIT.
- J-55 (C) PROVIDE AT LEAST A HALF BATH ON THE FLOOR WITH THE LIVING ROOM , DINING AREA AND KITCHEN.
- J-56 (A) THE DINING AREA SHOULD HAVE ENOUGH ROOM FOR A DINING TABLE WITH ALL HOUSE HOLD MEMBERS SEATING AROUND IT PLUS CIRCULATION.
- J-56 (B) THE LIVING AREA SHOULD HAVE ENOUGH ROOM FOR SEATING ALL FAMILY MEMBERS PLUS OTHER FURNITURE AND CIRCULATION.
- J-57 IN UNITS NEAR PLAY AREA, PROVIDE WINDOWS THAT ALLOW FOR SUPERVISION OF CHILDREN OUTDOORS.
- J-58 HALLWAYS IN UNITS SHOULD BE WELL LIGHTED AND WIDE ENOUGH FOR CHILDREN TO PLAY IN.
- J-59 PROVIDE SPACE THAT CAN CHANGE USE AS CHILDREN GROW, SUCH AS FROM TODDLER PLAY TO HOMEWORK TO MUSIC MAKING TO GATHERING.

No.	Description	Date

Stamp:

UNIT 1 & 4
FURNITURE PLANS

Project number

Project Number

Date

19TH SEPTEMBER 2017

Drawn by

Author

Checked by

Checker

A5.0

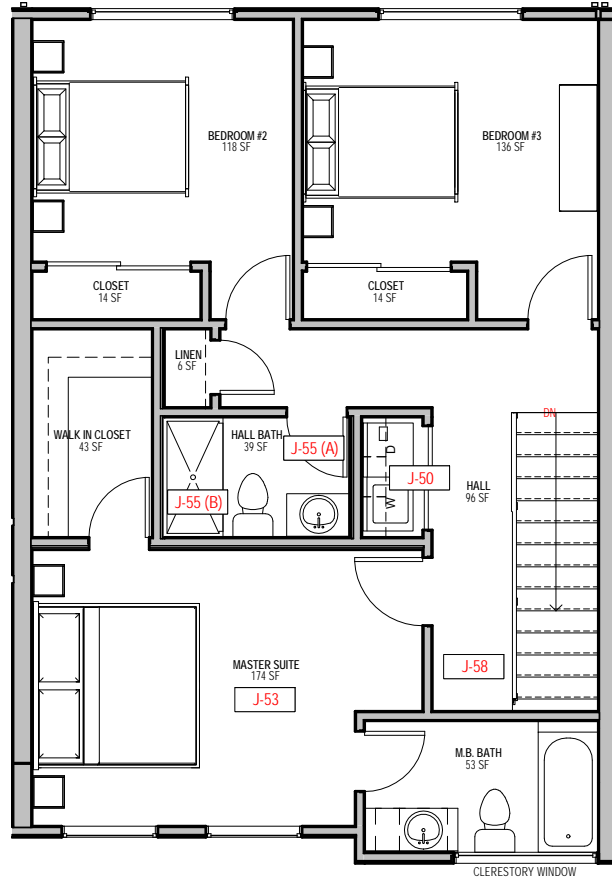
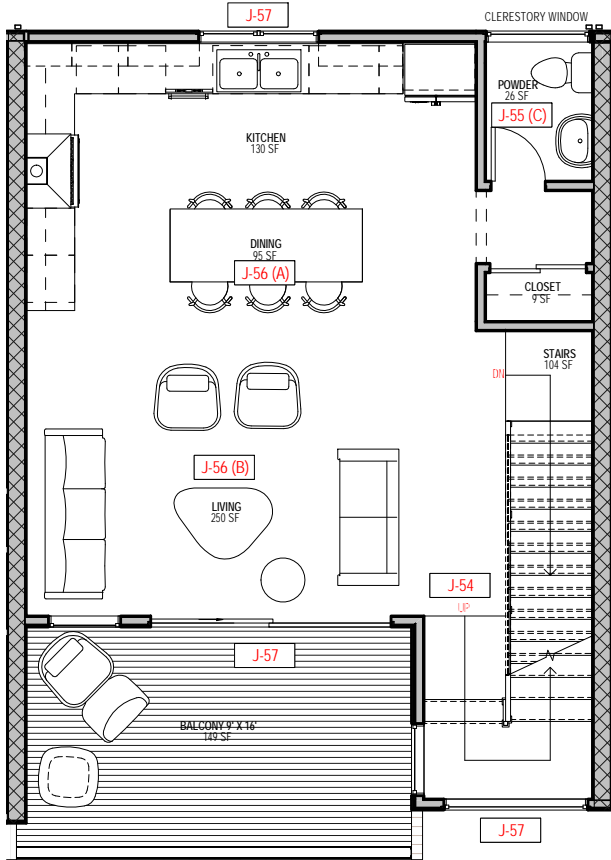
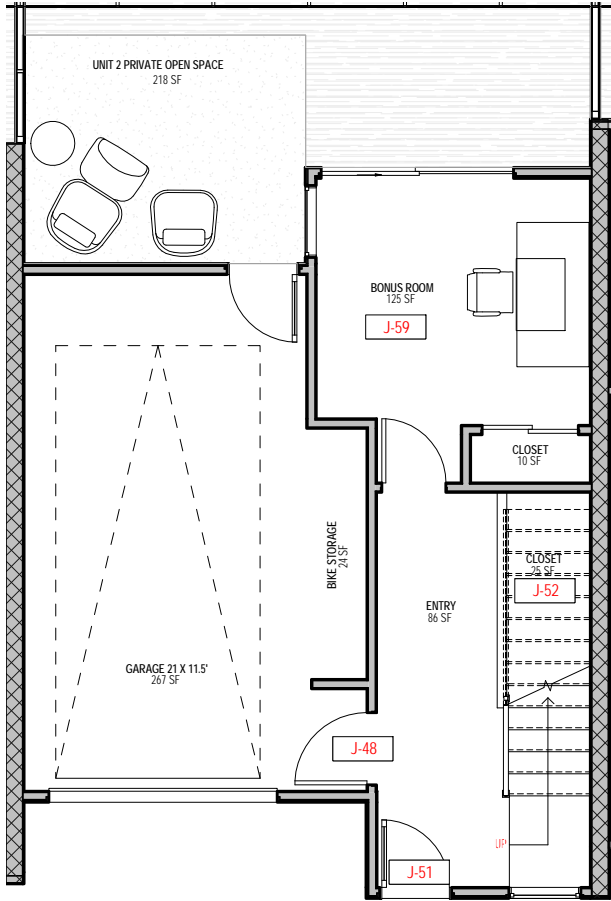
Scale1/4" = 1'-0"

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

No.	Description	Date

Stamp:

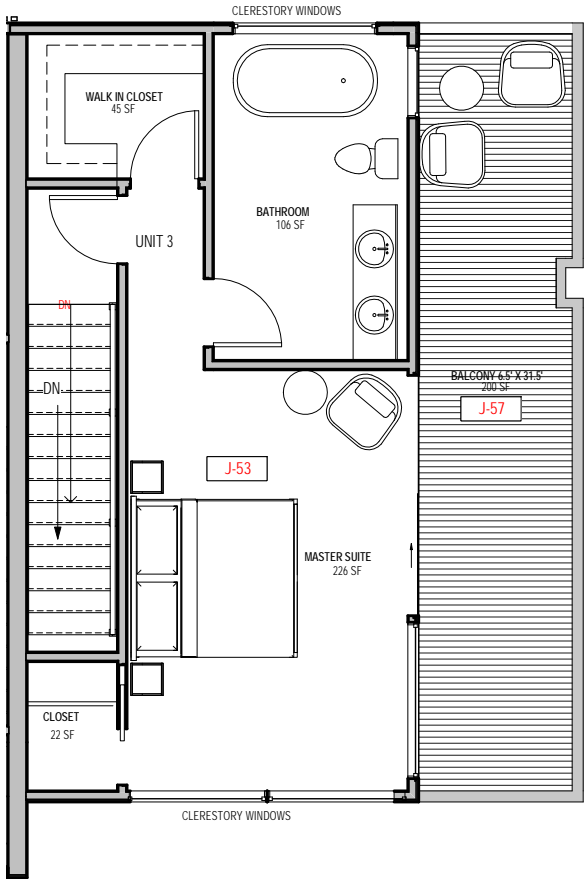
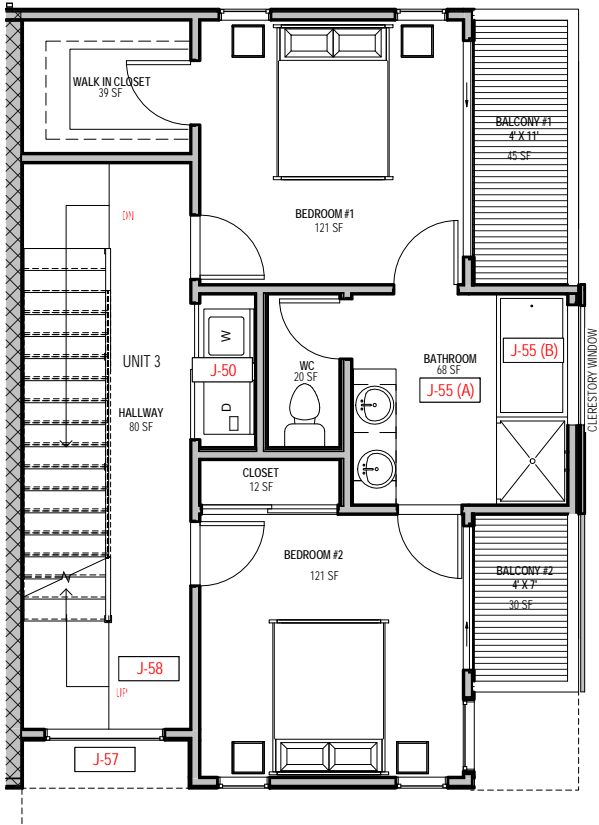
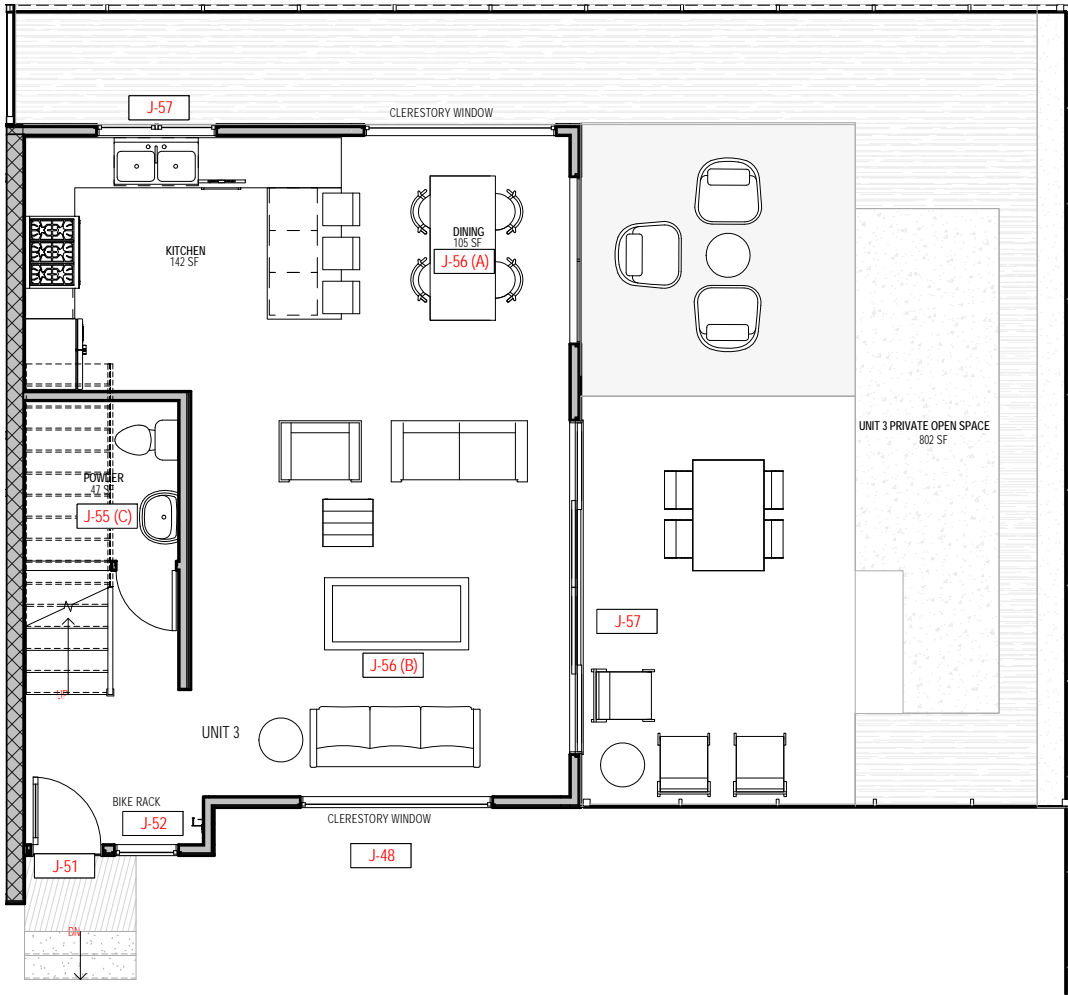
UNIT 2 & 5 FURNITURE PLANS	
Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker
A5.1	
Scale	1/4" = 1'-0"



1	1ST LEVEL-UNIT 2 & 5 SCALE: 1/4" = 1'-0"	2	2ND LEVEL- UNIT 2 & 5 SCALE: 1/4" = 1'-0"	3	3RD LEVEL- UNIT 2 & 5 SCALE: 1/4" = 1'-0"
---	---	---	--	---	--

FAMILY- FRIENDLY DESIGN GUIDELINES, UNIT DESIGN (SEE A0.5 FOR ALL REQUIREMENTS)

- J-48 DESIGNATE PARKING NEAR HALLWAYS AND ELEVATORS
- J-50 PROVIDE AMPLE IN-UNIT OR COMMON LAUNDRY AREAS.
- 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.
- J-52 PROVIDE INDOOR SPACE NEAR THE ENTRY FOR TRICYCLES,STROLLERS, OUTDOOR TOYS, ETC., WHERE PARKED ITEMS WILL NOT OBSTRUCT CIRCULATION.
- 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.
- J-54 SEPERATE SLEEPING AREAS FROM LIVING AREAS.
- J-55 (A) PROVIDE EACH BEDROOM WITH ACCESS TO A FULL BATHROOM WITHOUT GOING THROUGH LIVING AREAS.
- J-55 (B) PROVIDE A BATHTUB IN THE UNIT.
- J-55 (C) PROVIDE AT LEAST A HALF BATH ON THE FLOOR WITH THE LIVING ROOM , DINING AREA AND KITCHEN.
- J-56 (A) THE DINING AREA SHOULD HAVE ENOUGH ROOM FOR A DINING TABLE WITH ALL HOUSE HOLD MEMBERS SEATING AROUND IT PLUS CIRCULATION.
- J-56 (B) THE LIVING AREA SHOULD HAVE ENOUGH ROOM FOR SEATING ALL FAMILY MEMBERS PLUS OTHER FURNITURE AND CIRCULATION.
- J-57 IN UNITS NEAR PLAY AREA, PROVIDE WINDOWS THAT ALLOW FOR SUPERVISION OF CHILDREN OUTDOORS.
- J-58 HALLWAYS IN UNITS SHOULD BE WELL LIGHTED AND WIDE ENOUGH FOR CHILDREN TO PLAY IN.
- J-59 PROVIDE SPACE THAT CAN CHANGE USE AS CHILDREN GROW, SUCH AS FROM TODDLER PLAY TO HOMEWORK TO MUSIC MAKING TO GATHERING.



1

1ST LEVEL-UNIT 3 & 6
SCALE: 1/4" = 1'-0"

2

2ND LEVEL- UNIT 3 & 6
SCALE: 1/4" = 1'-0"

3

3RD LEVEL- UNIT 3 & 6
SCALE: 1/4" = 1'-0"

FAMILY- FRIENDLY DESIGN GUIDELINES, UNIT DESIGN (SEE A0.5 FOR ALL REQUIREMENTS)

- J-48** DESIGNATE PARKING NEAR HALLWAYS AND ELEVATORS
- J-50** PROVIDE AMPLE IN-UNIT OR COMMON LAUNDRY AREAS.
- 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.
- J-52** PROVIDE INDOOR SPACE NEAR THE ENTRY FOR TRICYCLES,STROLLERS, OUTDOOR TOYS, ETC., WHERE PARKED ITEMS WILL NOT OBSTRUCT CIRCULATION.
- 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.
- J-54** SEPERATE SLEEPING AREAS FROM LIVING AREAS.
- J-55 (A)** PROVIDE EACH BEDROOM WITH ACCESS TO A FULL BATHROOM WITHOUT GOING THROUGH LIVING AREAS.
- J-55 (B)** PROVIDE A BATHTUB IN THE UNIT.
- J-55 (C)** PROVIDE AT LEAST A HALF BATH ON THE FLOOR WITH THE LIVING ROOM , DINING AREA AND KITCHEN.
- J-56 (A)** THE DINING AREA SHOULD HAVE ENOUGH ROOM FOR A DINING TABLE WITH ALL HOUSE HOLD MEMBERS SEATING AROUND IT PLUS CIRCULATION.
- J-56 (B)** THE LIVING AREA SHOULD HAVE ENOUGH ROOM FOR SEATING ALL FAMILY MEMBERS PLUS OTHER FURNITURE AND CIRCULATION.
- J-57** IN UNITS NEAR PLAY AREA, PROVIDE WINDOWS THAT ALLOW FOR SUPERVISION OF CHILDREN OUTDOORS.
- J-58** HALLWAYS IN UNITS SHOULD BE WELL LIGHTED AND WIDE ENOUGH FOR CHILDREN TO PLAY IN.
- J-59** PROVIDE SPACE THAT CAN CHANGE USE AS CHILDREN GROW, SUCH AS FROM TODDLER PLAY TO HOMEWORK TO MUSIC MAKING TO GATHERING.



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OFFICE: 510.595.6744

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

No.	Description	Date

Stamp:

UNIT 3 & 6
FURNITURE PLANS

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker

A5.2

Scale 1/4" = 1'-0"



WEST ELEVATION (N.T.S)



EAST ELEVATION (N.T.S)

5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

No.	Description	Date

Stamp:

RENDERED
ELEVATIONS WEST/
EAST

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker

A6.0

Scale



NORTH ELEVATION (N.T.S)



SOUTH ELEVATION (N.T.S)

5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

No.	Description	Date

Stamp:

RENDERED
ELEVATIONS
SOUTH/NORTH

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker

A6.1

Scale



NORTH ELEVATION OF COMMON DRIVEWAY (N.T.S)



SOUTH ELEVATION OF COMMON DRIVEWAY (N.T.S)

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

No.	Description	Date

Stamp:

RENDERED
COMMON
DRIVEWAY

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker

A6.2

Scale



ENTRY TO UNIT 1

5876 & 5880 DOYLE ST
EMERYVILLE CA 94608

No.	Description	Date

Stamp:

3D VIEW OF FRONT
ENTRY

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker

A6.3

Scale



ENTRY TO UNIT 4

5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

No.	Description	Date

Stamp:

3D VIEW OF FRONT
ENTRY

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	MS
Checked by	MB

A6.4

Scale



5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

No.	Description	Date

Stamp:

3D VIEW FROM
DOYLE ST

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker

A6.5

Scale



5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

No.	Description	Date

Stamp:

3D VIEW OF
COMMON ALLEY

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker

A6.6

Scale



5876 & 5880 DOYLE ST

EMERYVILLE CA 94608

No.	Description	Date

Stamp:

3D VIEW COMMON
OPEN SPACE

Project number	Project Number
Date	19TH SEPTEMBER 2017
Drawn by	Author
Checked by	Checker

A6.7

Scale