

# 3600 SAN PABLO AVENUE AFFORDABLE HOUSING

## ENTITLEMENTS PACKAGE

PROJECT NO. 1225-0005

July 21, 2020

ADDRESS: 3600, 3610 & 3620 SAN PABLO AVENUE

PARCEL: 049-0950-006-01, 008-01, 001



# PROJECT DESCRIPTION

The proposed project is located on an 0.375-acre property on the north side of San Pablo Avenue between 36th and 37th Streets. To the south, across 36th Street is Highway 580. To the west across San Pablo Avenue are two and three-story mixed-use buildings. Across 37th Street to the north is a recently completed five-story affordable housing community, and to the east is a single-story multi-family community and single-family homes.

The site is currently occupied by a locksmith at the corner of San Pablo Avenue and 37th Street, the Emeryville Community Assistance Program (ECAP) in the middle of the parcel, and a vacant restaurant building along 36th Street. Existing surface parking lots make up most of the San Pablo Avenue frontage. The proposed project will offer 89 affordable apartment units with 1 resident manager’s unit, and a minimum of 3,600 SF of ground-floor retail in a seven-story mixed-use building with approximately 85,000 gross SF. ECAP, which will temporarily relocate during construction, will return to activate the ground-floor along San Pablo Avenue.

The main residential entrance lobby, mail, and manager’s office will be located along 36th Street.

Along 37th Street, is the entrance to the garage that may accommodate up to a maximum of 37 cars utilizing a 4-car high mechanized parking system. Utilities and other support functions, along with curbside service and deliveries are also located along 37th Street.

The proposed ground floor height will accommodate high ceilings in the retail area, the mechanized parking system, and a second story, primarily above the garage drive isle and residential entry. This floor level will accommodate bicycle parking, maintenance, storage, utility space, residential units, and other functions.

Above the podium structure is a five-story, U-shaped building that frames an outdoor, east-facing courtyard with common amenity spaces activating the courtyard edge.

A wide range of unit types from studio to three-bedroom will be provided. The current proposal provides approx. 27 studios (30%), 42 one-bedroom (47%), 16 two-bedroom (18%), and 5 three-bedroom units (6%). Unit sizes range from 400 SF to 1,250 SF with the average unit size approximately 578 SF. Except for one manager’s unit, all units will be considered affordable units and restricted to households earning between 30% and 80% of the area median income. At least 25% of the Units will be permanent supportive housing units, targeted towards homeless households. The manager’s Unit will not be income restricted nor considered affordable. The monthly Affordable rent for each Unit shall be calculated pursuant to City’s then-current Affordable Rent and Income Levels Table.

The project’s architectural design is intended to reflect the spirit of the City of Emeryville’s design guidelines. Since the project’s footprint is relatively compact, more attention will be given to the articulation of the building’s facade than to changes in building form. The building base will be distinguished through the use of materials and fenestration. The residential floors above are anticipated to be predominantly cement plaster with some accent materials or detailing. A change in articulation or varying roof line may articulate the top of the building.

The overall development will be processed through the City of Emeryville as an Administrative Review in accordance with the State of California’s SB35 criteria for a 100% affordable housing development near transit. Compliance with the underlying development standards will be modified accordingly.

# PROJECT TEAM

**Owner:**  
Evoy L.P.  
2220 Oxford Street  
Berkeley, CA

Attn: Sara Erickson  
Tel: (510) 841 4410 x334  
Cell: (805) 259 5537  
Email: serickson@rcdhousing.org

**Architect**  
LPAS, Inc.  
2484 Natomas Park Drive, Suite 100  
Sacramento, CA 95818

Attn: Ron Metzker  
Tel: (916) 443-0335  
Cell: (916) 284-0016  
Email: rmetzker@lpas.com

**Landscape Architect**  
LPAS, Inc.  
2484 Natomas Park Drive, Suite 100  
Sacramento, CA 95818

Attn: Thais Del Castillo  
Tel: (916) 443-0335  
Cell: (916) 804-6419  
Email: tdelcastillo@lpas.com

**Land Use / Planning Consultant**  
Rhoades planning group  
46 Shattuck Square  
Berkeley CA, 94704

Attn: Mark Rhoades, AICP  
Tel: (510) 545-4341  
Email: mark@rhoadesplanninggroup.com

# SHEET INDEX

GENERAL	
A.01	SHEET INDEX, PROJECT TEAM & DESCRIPTION
A.02	EXTERIOR CONCEPT RENDERING
A.03	EXTERIOR CONCEPT RENDERING
A.04	EXTERIOR CONCEPT RENDERING
A.05	EXTERIOR CONCEPT RENDERING
A.06	EXTERIOR CONCEPT RENDERING
A.07	PROJECT DATA
A.08	PROJECT DATA
A.09	SITE PLAN
A.10	GROUND FLOOR PLAN
A.11	SECOND FLOOR PLAN
A.12	RESIDENTIAL LEVEL 1
A.13	RESIDENTIAL LEVELS 2-5
A.14	ROOF PLAN
A.15	UNIT PLANS
A.16	SECTIONS
A.17	ELEVATION
A.18	ELEVATION
A.19	ELEVATION
A.20	ELEVATION
A.21	FIRE REQUIREMENTS DIAGRAM
A.22	OFF-STREET PARKING & LOADING PLAN
A.23	SITE SECURITY PLAN
A.24	SITE PHOTOGRAPHS
A.25	BASELINE BUILDING

LANDSCAPE	
L.01	LANDSCAPE PLAN
L.02	PODIUM LANDSCAPE PLAN
L.03	PLANTING SCHEDULE
L.04	SITE AND LANDSCAPE MATERIAL BOARD
L.05	SITE DETAILS

CIVIL	
C.01	EXISTING SITE PLAN / SURVEY
C.02	GRADING AND DRAINAGE PLAN
C.03	UTILITY PLAN
C.04	PRELIMINARY STORMWATER PLAN

TRASH	
T.01	DISCARDS PLAN - GROUND FLOOR
T.02	DISCARDS PLAN - RESIDENTIAL LEVELS
T.03	RESIDENTIAL TRASH ROOM - GROUND FLOOR
T.04	RESIDENTIAL TRASH VESTIBULE
T.05	COMMERCIAL TRASH ROOM - GROUND FLOOR























PROPOSED DEVELOPMENT

Land Use Classification

Zoning: Mixed Use with Residential South (MURS)

Overlay Zones:

- Transit Hub (TH)
- Neighborhood Retail Overlay (NR)
- Pedestrian Priority Zone (PP)

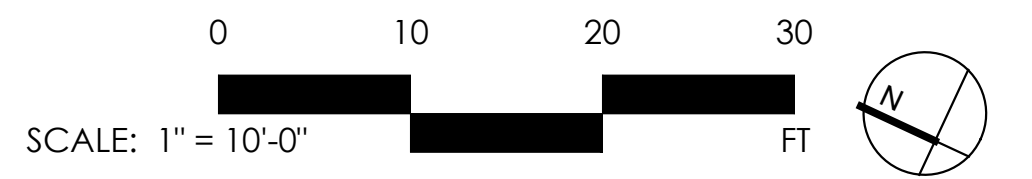
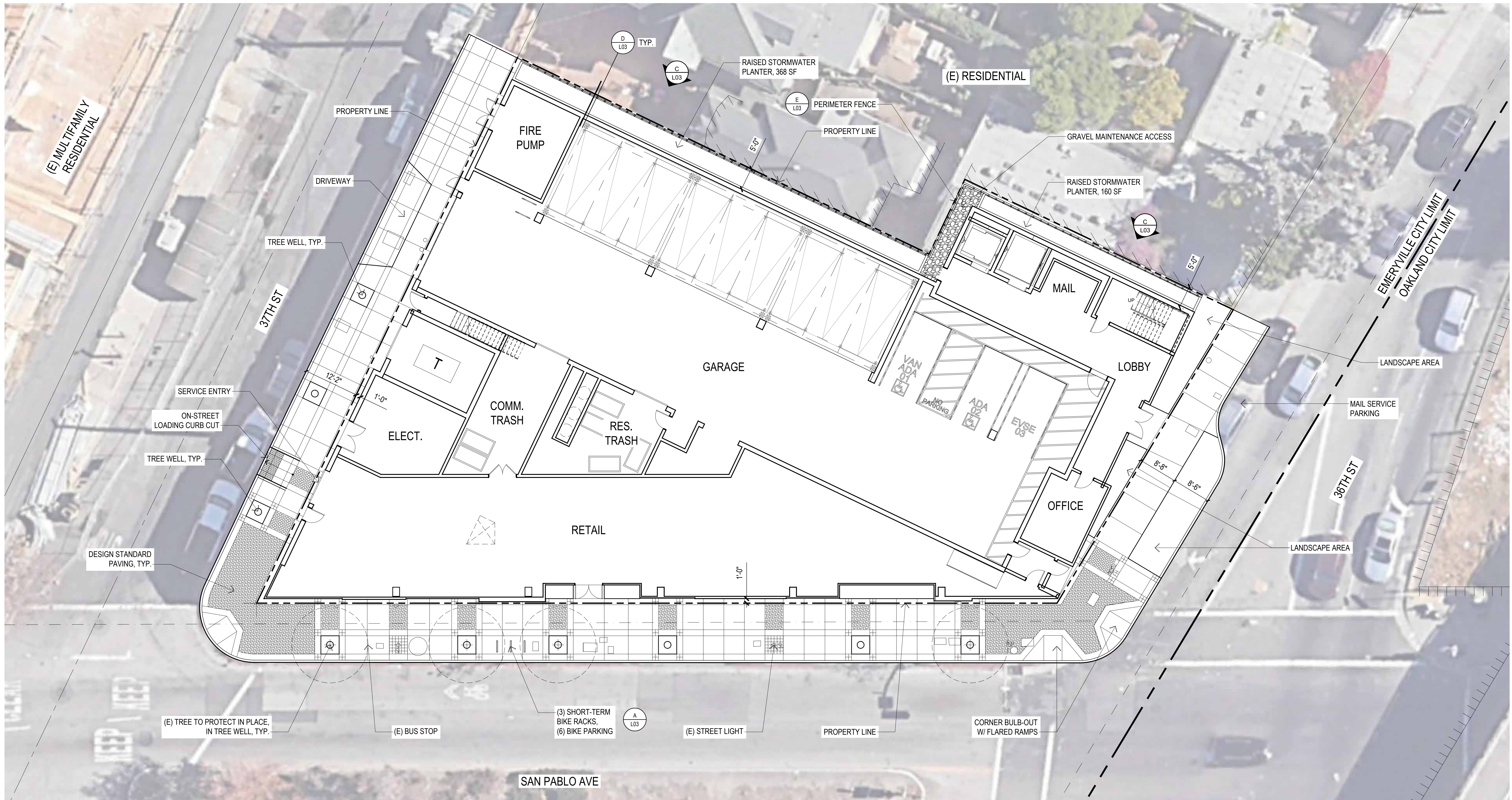
Land Use: Mixed-Use with Residential

DEVELOPMENT STANDARDS	REGULATION	PROPOSED PROJECT			NOTES
Site Area:	N/A	Site Area:	16,328 SF 0.375 Acres		
Number of Units:	19 / 37 (Standard / Bonus) (Based on Max Density)	Number of Units:	90 Units		Allowable per State Density Bonus Law/SB35
Unit Mix:		Unit Mix:			
Type	Quantity (Based on 90 Units)	Type	Ave. SF	Quantity	
Studio (10% Max):	8 Units (Max)	Studio:	419 SF	27 Units 30%	Allowable per State Density Bonus Law/SB35
1 Bdr:	37 Units	1 Bdr:	541 SF	42 Units 47%	Allowable per State Density Bonus Law/SB35
2 Bdr (25% Min)	23 Units (Min)*	2 Bdr:	730 SF	16 Units 18%	Allowable per State Density Bonus Law/SB35
3 Bdr (25% Min):	23 Units (Min)	3 Bdr:	1,249 SF	5 Units 6%	Allowable per State Density Bonus Law/SB35
	<b>90 Units</b> * 50% Min 2 and 3-Bdr Units Combined		<b>578 SF</b>	<b>90 Units 100%</b>	
Density (DU/Acre):	50 / 100 (Standard / Bonus)	Density:	240 DU/Acre		Allowable per State Density Bonus Law/SB35
Min Ground Floor Retail Area:	5,000 SF	Retail Area:	4,673 SF +/-		Allowable per State Density Bonus Law/SB35
Max. Floor Area Ration (FAR)	1.5 / 3 (Standard / Bonus)	FAR:	5.22		Allowable per State Density Bonus Law/SB35
Max. Gross Floor Area: (Not Including Parking)	24492/ 48984 FT (Standard / Bonus) (Based on Max FAR)	Gross Bldg Area: (Not Including Parking)	85,281 SF +/-		Allowable per State Density Bonus Law/SB35
Lot Coverage:	100% Max	Lot Coverage:	90%		
Ground Floor Area:	16,328 SF Max	Ground Floor Area:	14,706 SF		
Max. Building Height:	40/75 FT (Standard / Bonus)	Building Height:	73 FT		Allowable per State Density Bonus Law/SB35
Setbacks	Regulation	Setbacks Provided:			
Front (San Pablo Avenue):	None	Front:	None		
36th Street	None	36th Street:	None		
37th Street	None	37th Street:	None		
Rear:	None	Rear:	None		
Open Space Requirements	Regulation	Open Space Provided:			
Private:	40 SF per Unit. 3,600 SF (Based on 90 Units)	Private:	- SF		Allowable per State Density Bonus Law/SB35
Common:	20 SF per Unit. 1,800 SF (Based on 90 Units) 5,400 SF	Common:	1,541 SF (Min. 25' x 25')		Allowable per State Density Bonus Law/SB35

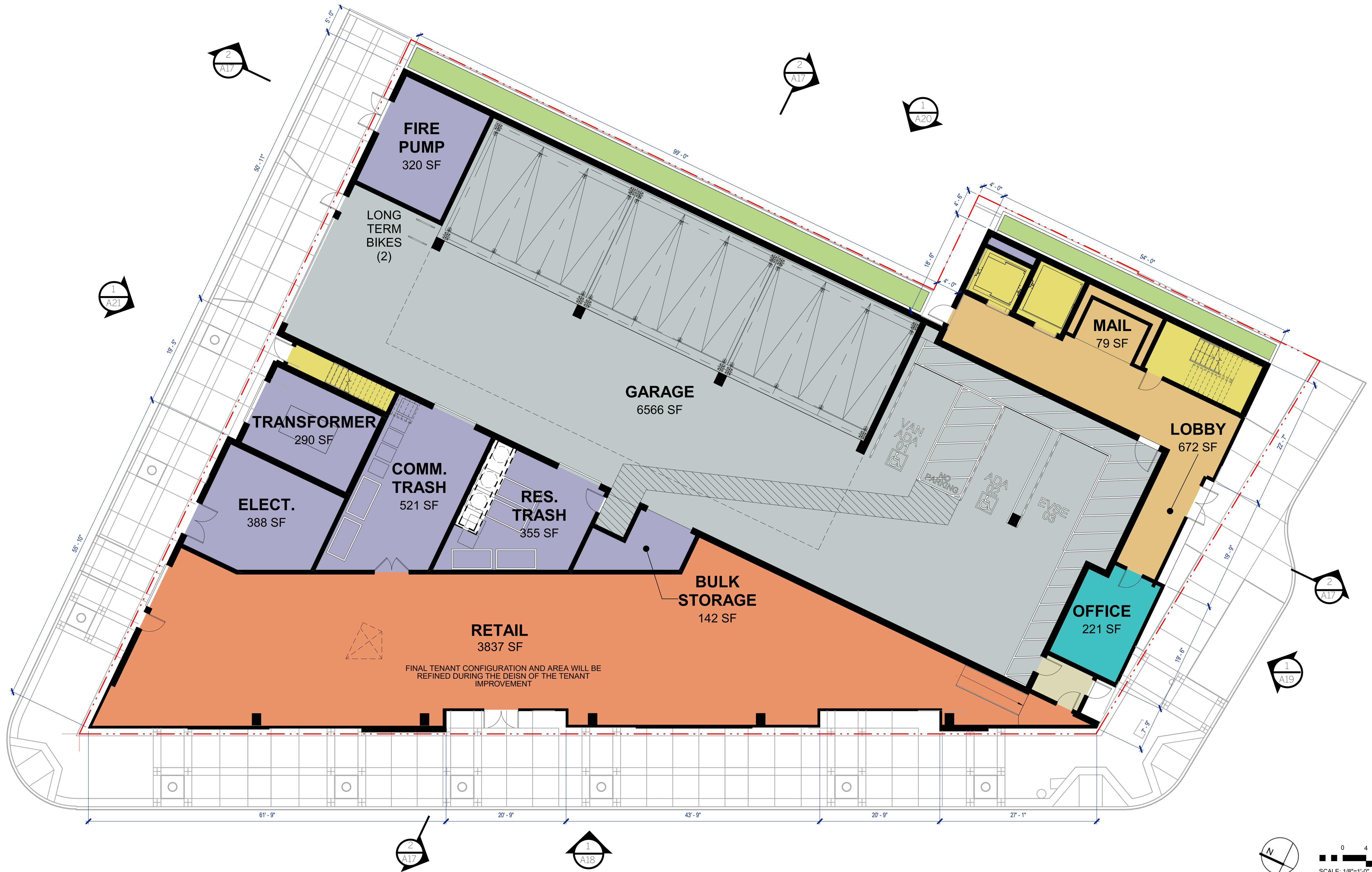


Parking Requirements	Regulation	Parking Provided:	
Total Parking (Resident plus Guest):		Total Parking (Resident plus Guest):	
Parking Demand:	0.7 Spaces/Unit 63 Spaces (Based on 90 Units)	0.41 Spaces/Unit 37 Spaces (Max.)	Allowable per State Density Bonus Law/SB35 Utilizing 4-Story Mechanized System
Min Parking:	No Minimum Parking		
Max Parking:	10% Increase 69 Spaces (Based on demand of 63 Spaces)		
Total Parking (Retail):	0 None Required in Retail Overlay Zone	Total Parking (Retail):	0 Spaces
Bicycle Parking Requirements	Regulation	Bicycle Parking Provided:	
Long Term:		Long Term:	
Residential:	1 Space/Unit (90 Units)	Residential:	91 Spaces
Retail:	2 Spaces	Retail:	2 Spaces
Short Term:		Short Term:	
Residential:	1 Space/4 Guest Spaces (4 spaces)	Residential:	4 Spaces
Retail:	2 Spaces	Retail:	2 Spaces
Loading Required:	Regulation	Loading Provided:	
Off-Street Loading Required:		Off-Street Loading:	
Residential:	1 Small Loading Space	Residential:	0
Retail:	0	Retail:	0
		On-Street Loading:	1 Space

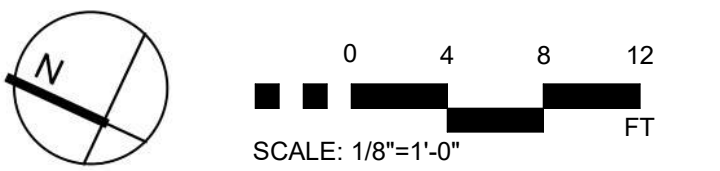












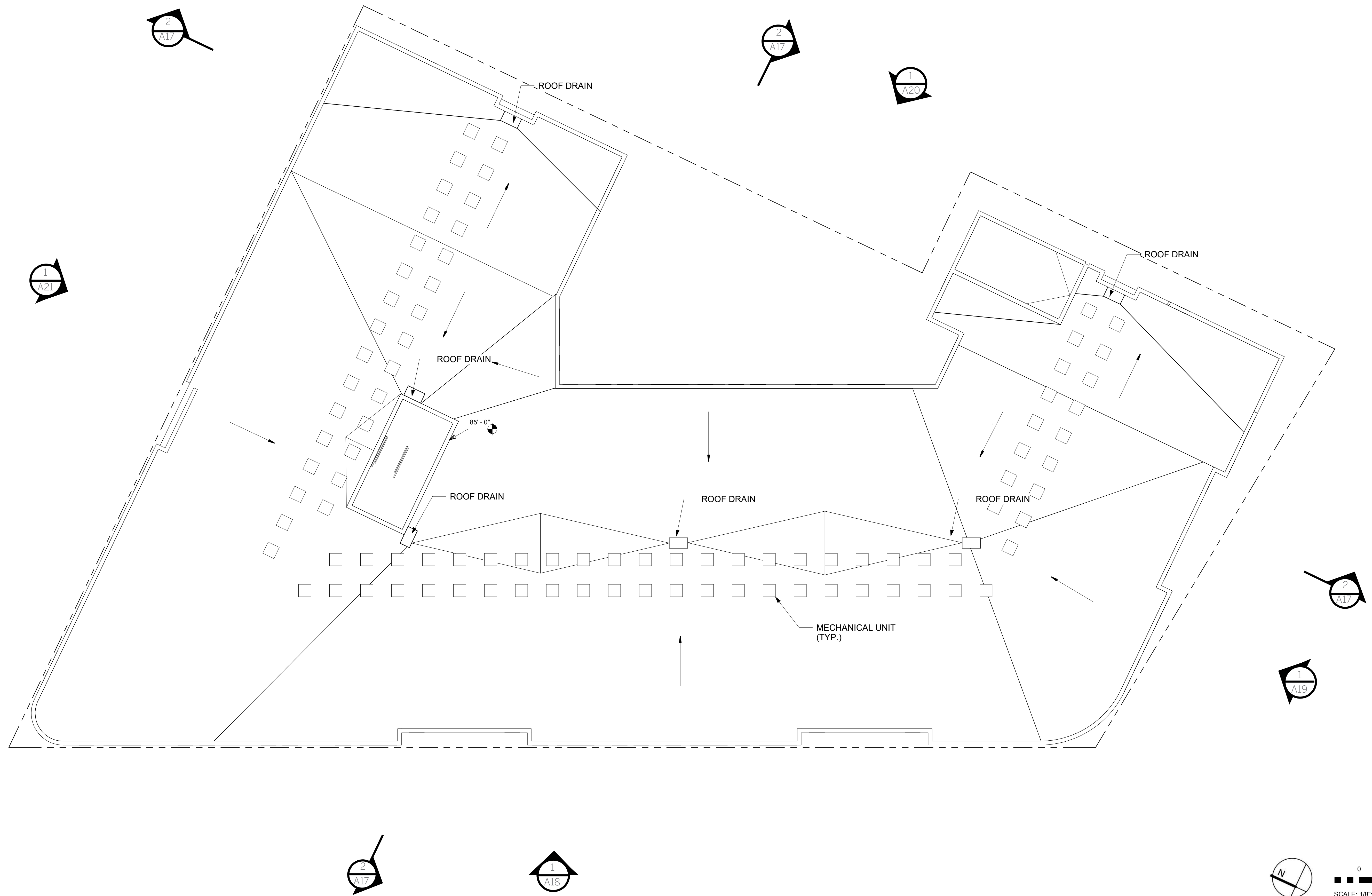




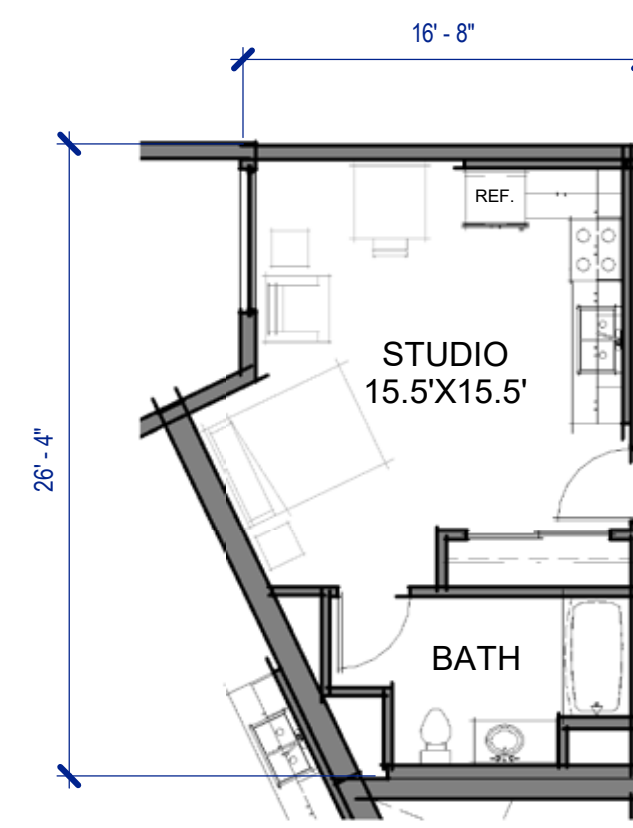




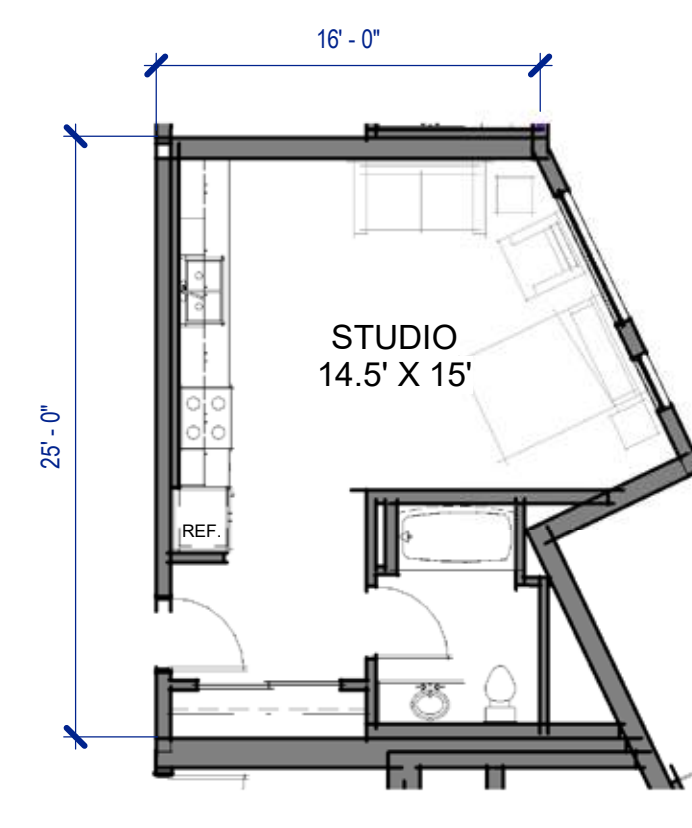




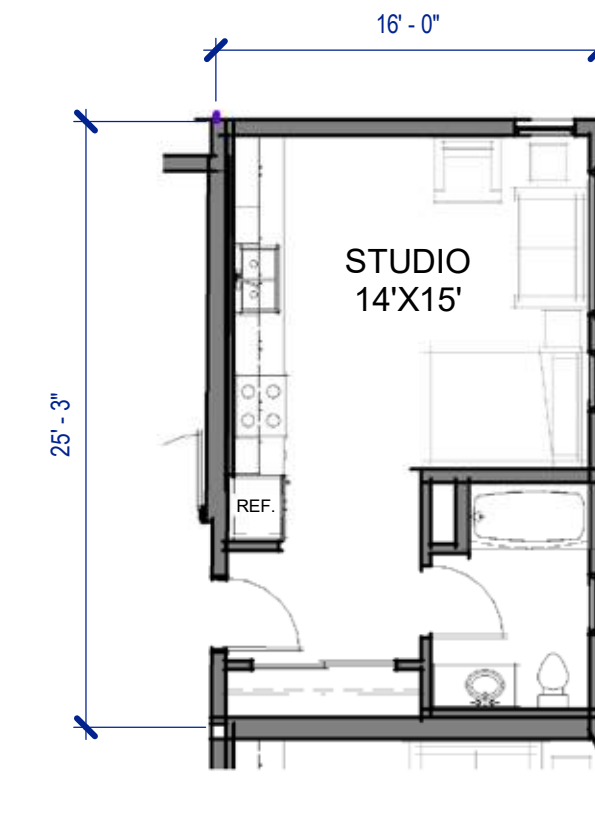




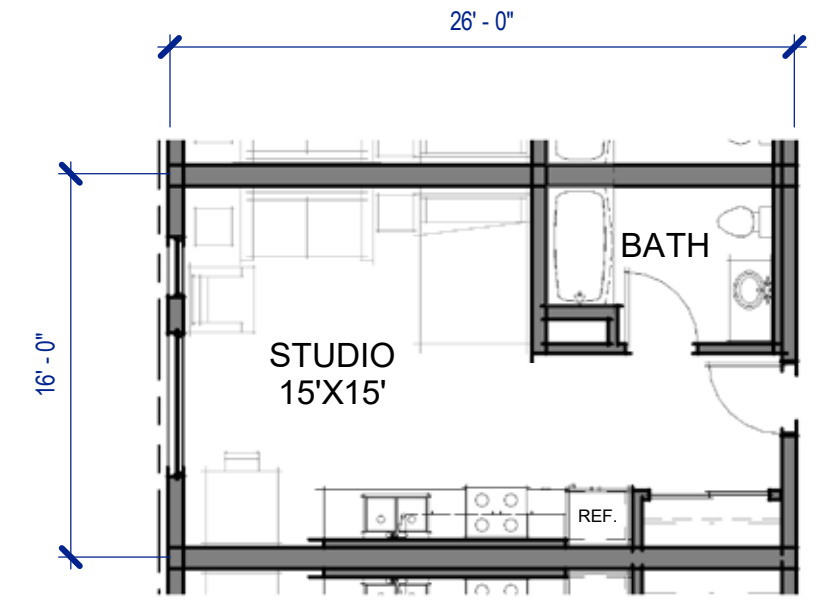
419 S.F. UNIT PLAN S4  
1/8" = 1'-0" **S4**



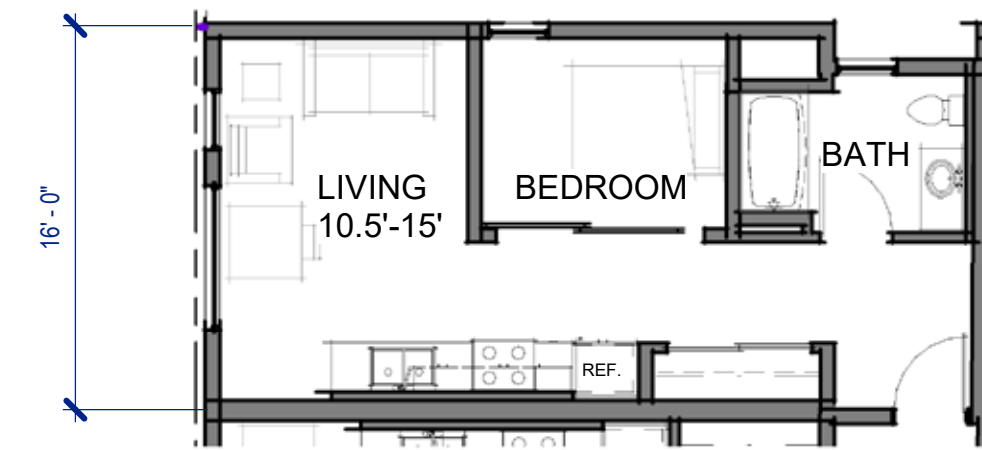
458 S.F. UNIT PLAN S3  
1/8" = 1'-0" **S3**



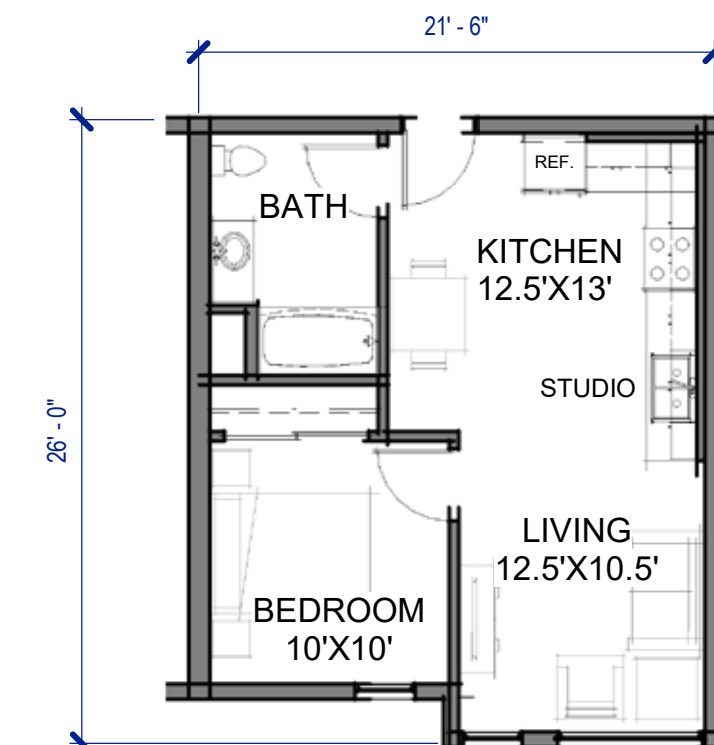
401 S.F. UNIT PLAN S2  
1/8" = 1'-0" **S2**



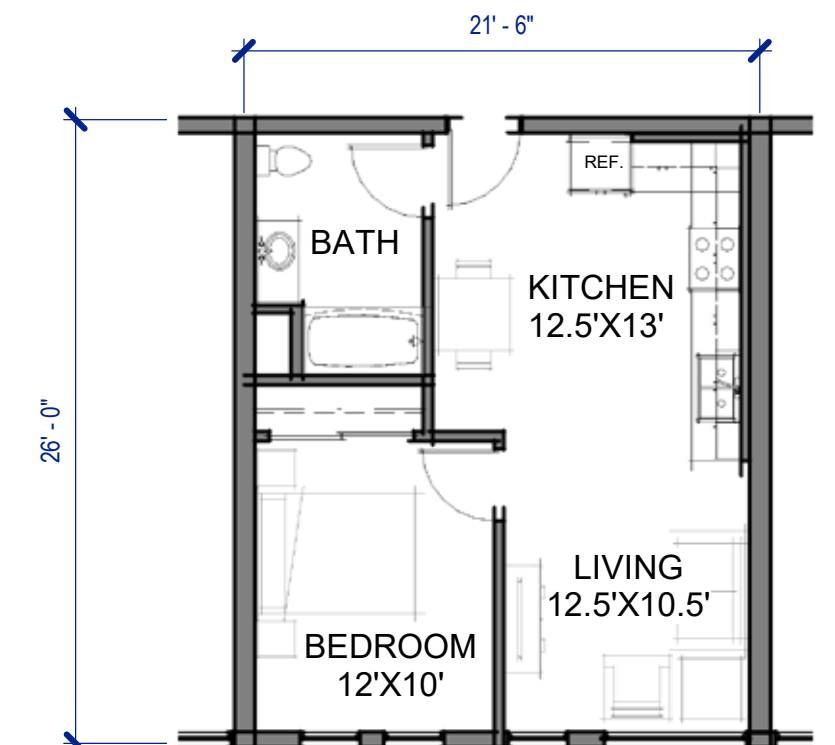
414 S.F. UNIT PLAN S1  
1/8" = 1'-0" **S1**



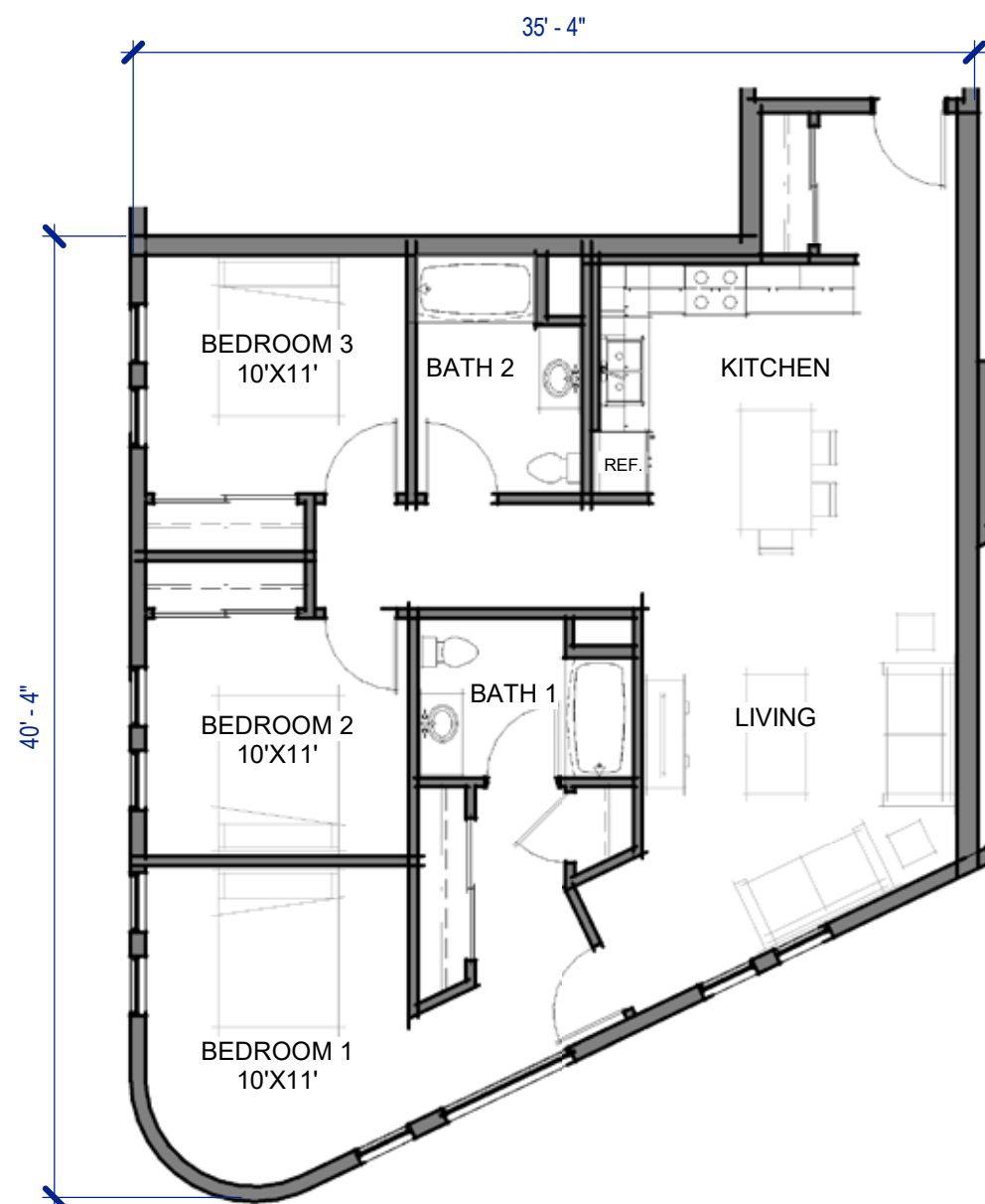
506 S.F. UNIT PLAN A2  
1/8" = 1'-0" **A2**



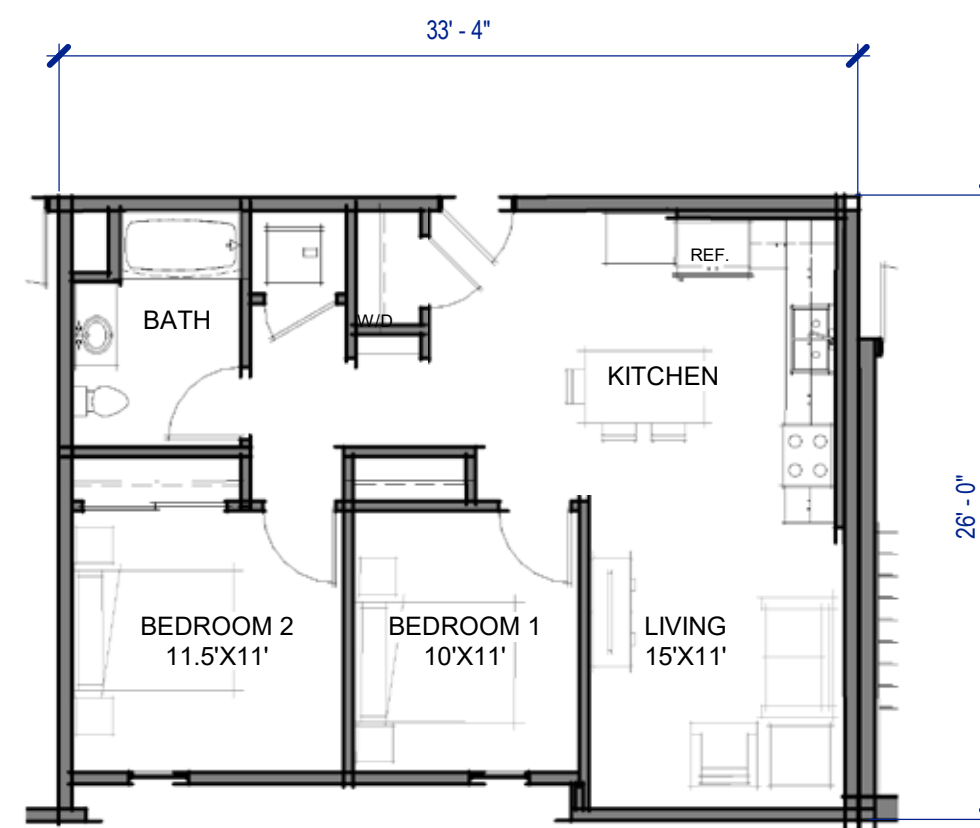
537 S.F. UNIT PLAN A1.2  
1/8" = 1'-0" **A1.2**



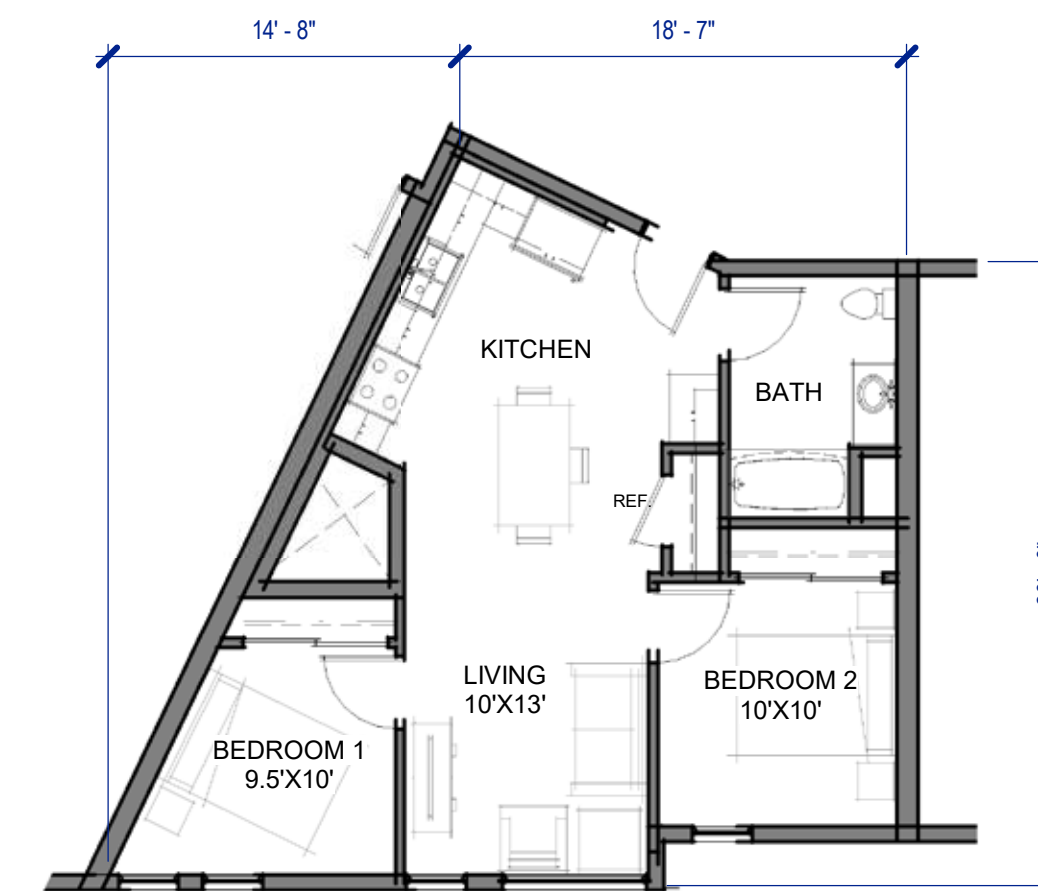
557 S.F. UNIT PLAN A1.1  
1/8" = 1'-0" **A1.1**



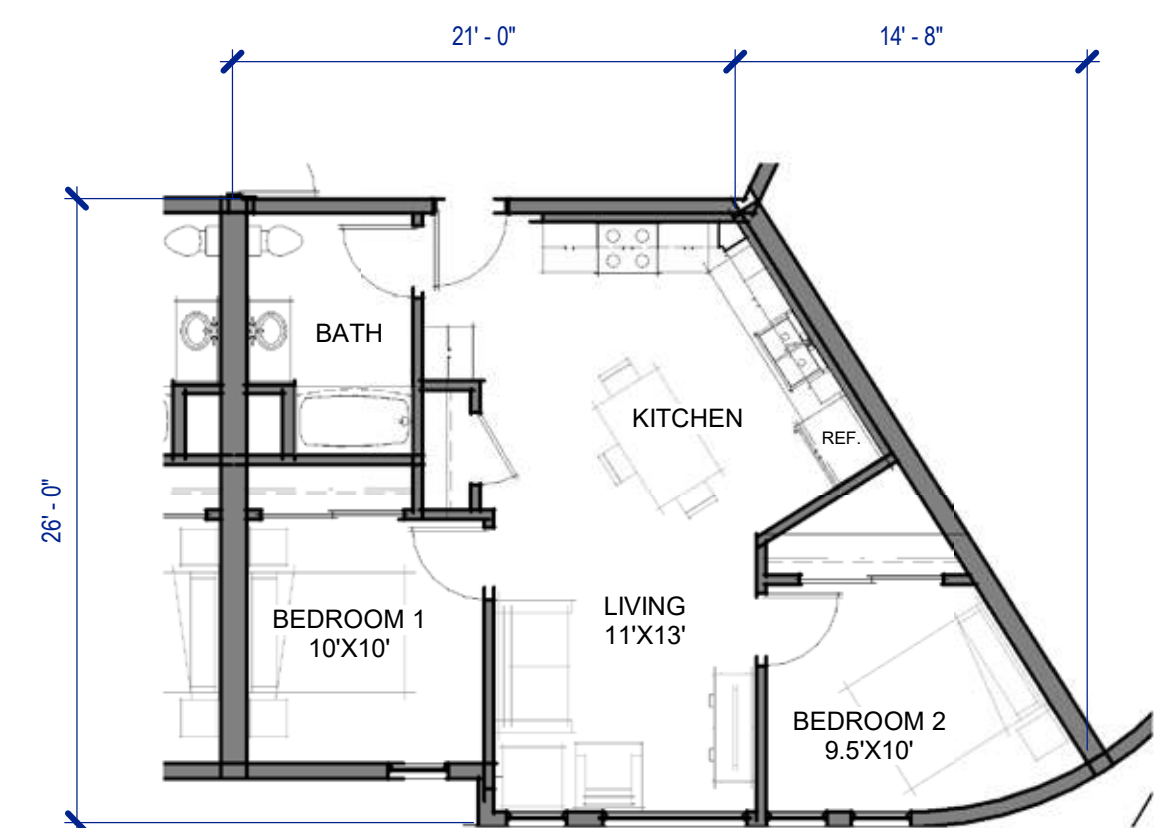
1249 S.F. UNIT PLAN C1  
1/8" = 1'-0" **C1**



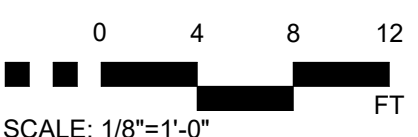
820 S.F. UNIT PLAN B2  
1/8" = 1'-0" **B2**



704 S.F. UNIT PLAN B1.2  
1/8" = 1'-0" **B1.2**



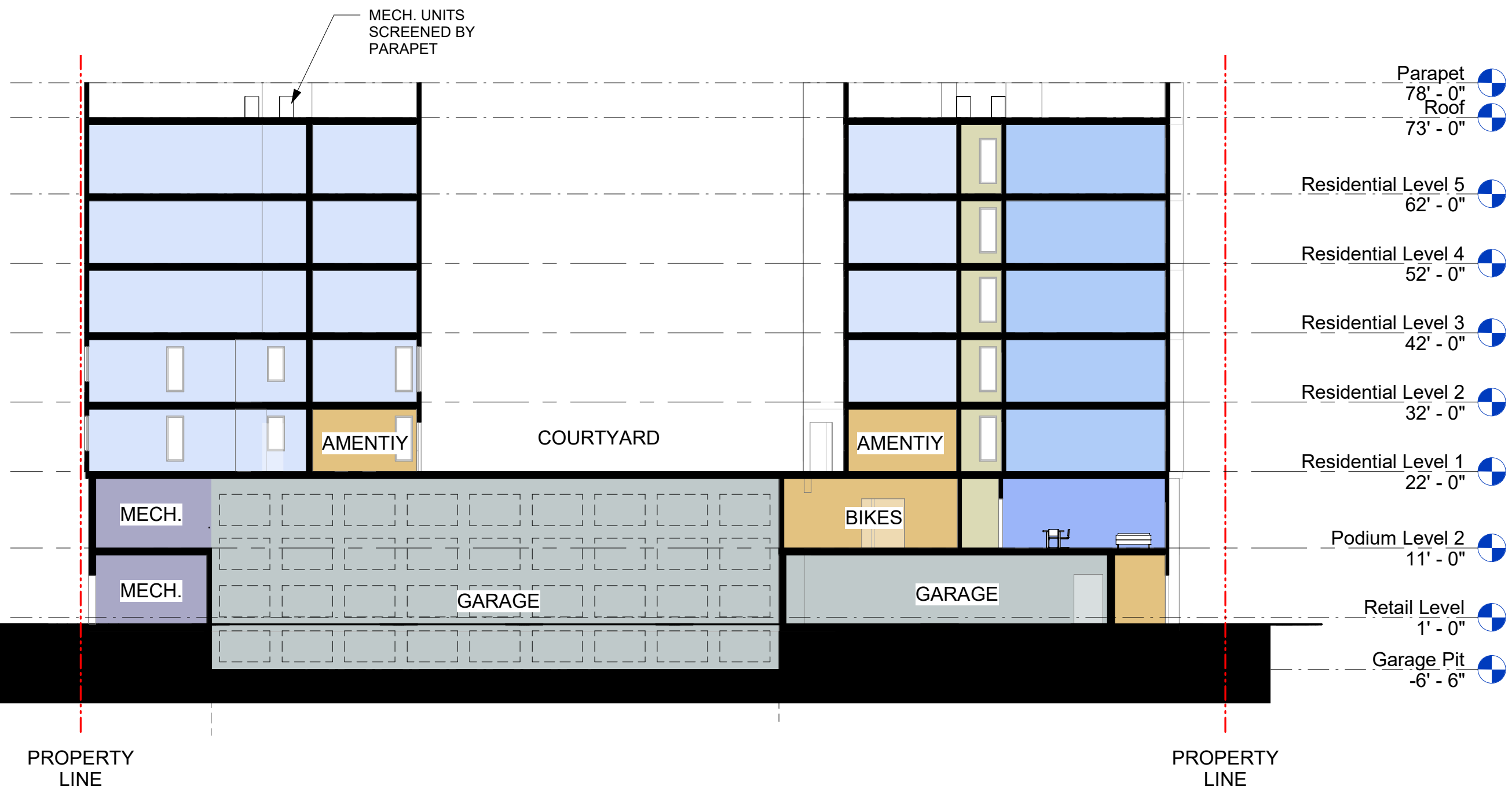
734 S.F. UNIT PLAN B1.1  
1/8" = 1'-0" **B1.1**





USE TYPE LEGEND

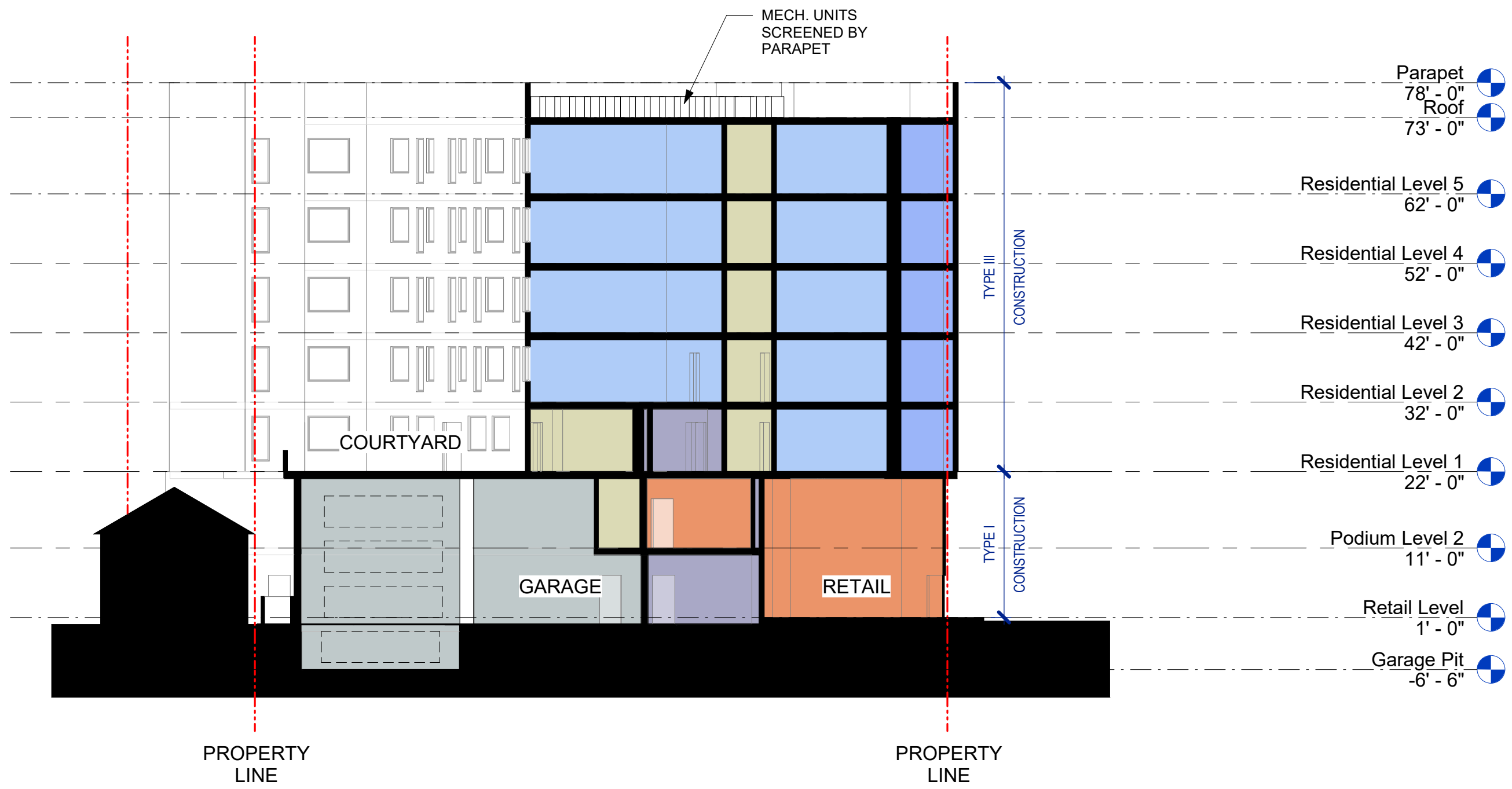
- 1BR
- 2BR
- AMENITY
- CIRCULATION
- GARAGE
- SERVICE
- STUDIO



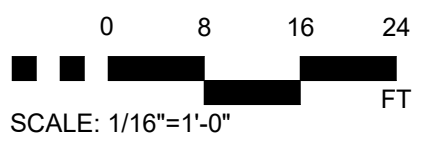
SECTION 1

USE TYPE LEGEND

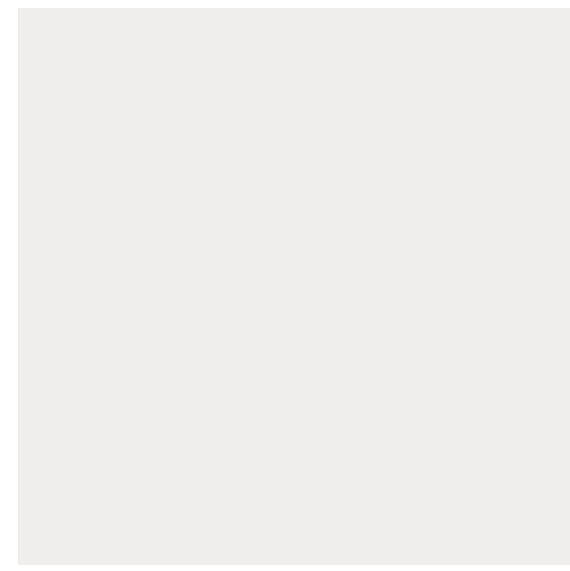
- 1BR
- 2BR
- CIRCULATION
- GARAGE
- RETAIL
- SERVICE



SECTION 2







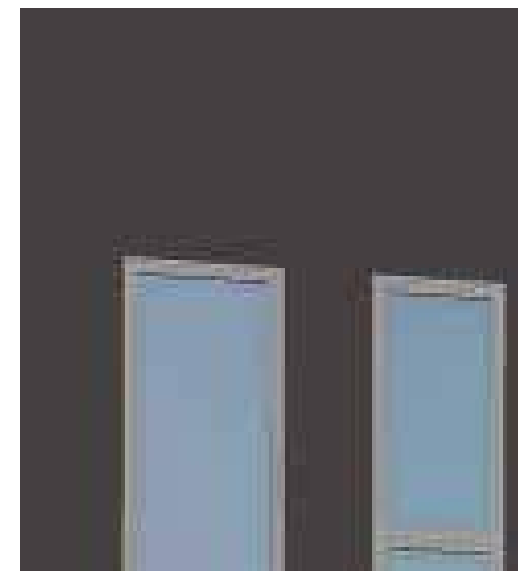
1. CEMENT PLASTER - WHITE



2. CEMENT PLASTER - DARK GREY



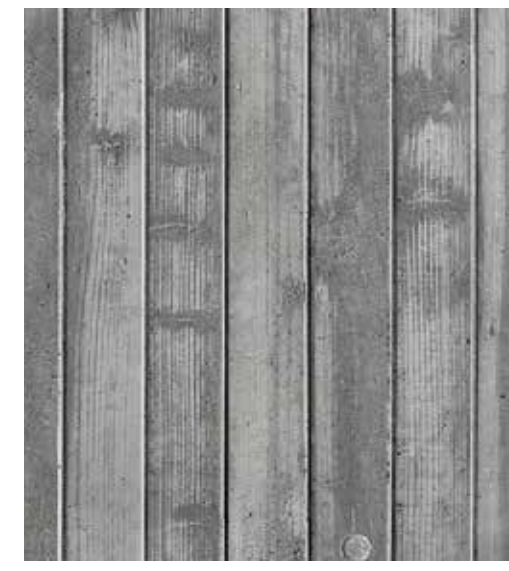
3. SIMULATED WOOD PANEL



4. VINYL WINDOWS, GREY FINISH



5. ARTIST MURAL



6. PATTERNED CONCRETE



7. ALUMINUM COMPOSITE METAL PANEL, DARK GREY



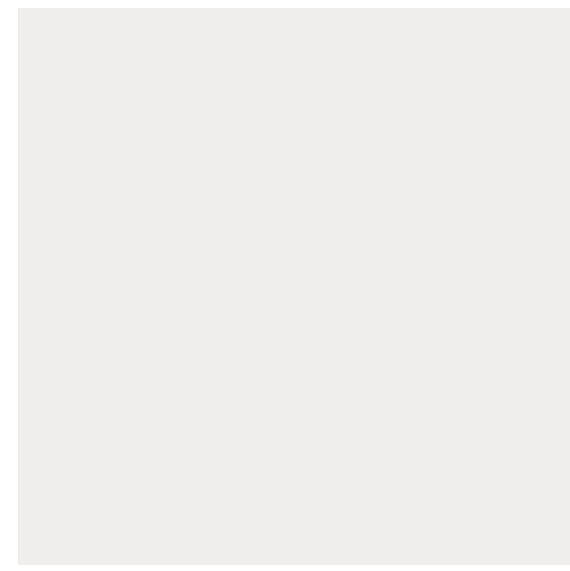
BEGA - LUMINAIRE



BEGA - SYMMETRIC







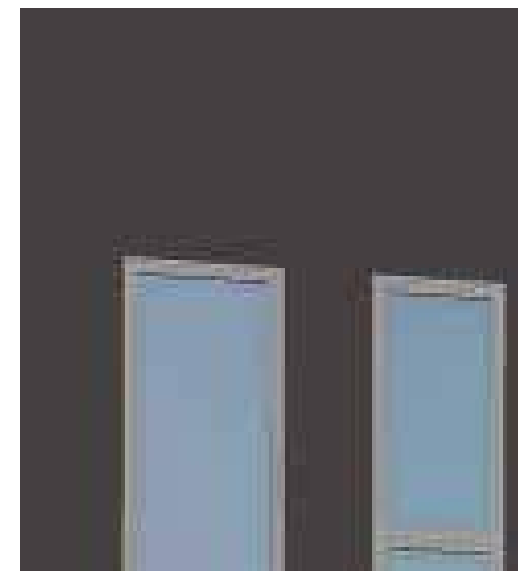
1. CEMENT PLASTER - WHITE



2. CEMENT PLASTER - DARK GREY



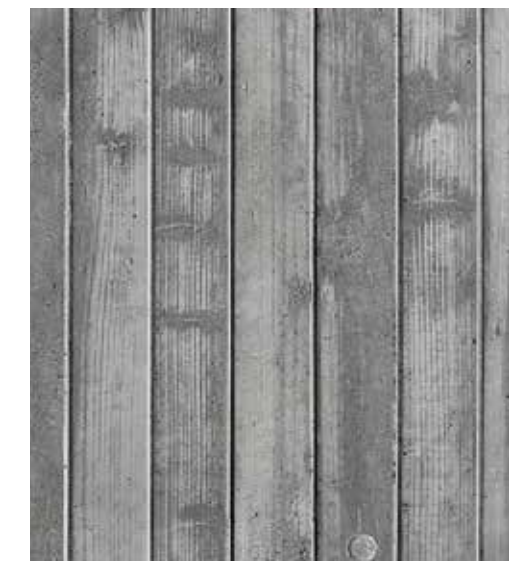
3. SIMULATED WOOD PANEL



4. VINYL WINDOWS, GREY FINISH



5. ARTIST MURAL



6. PATTERNED CONCRETE



7. ALUMINUM COMPOSITE METAL PANEL, DARK GREY



BEGA - LUMINAIRE

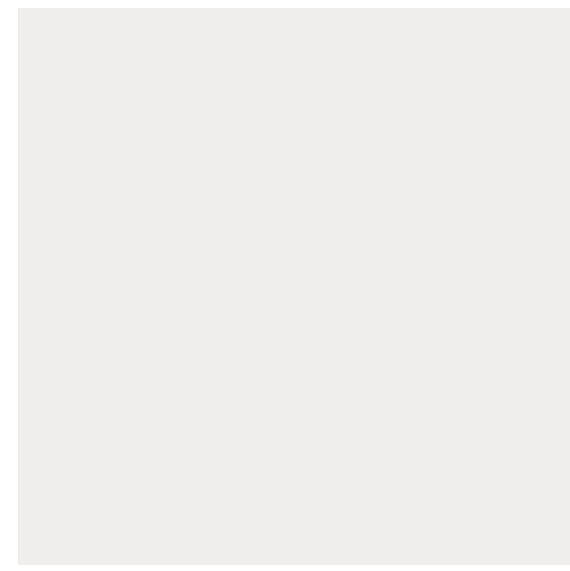


BEGA - SYMMETRIC



0 4 8 12  
SCALE: 1/8"=1'-0" FT





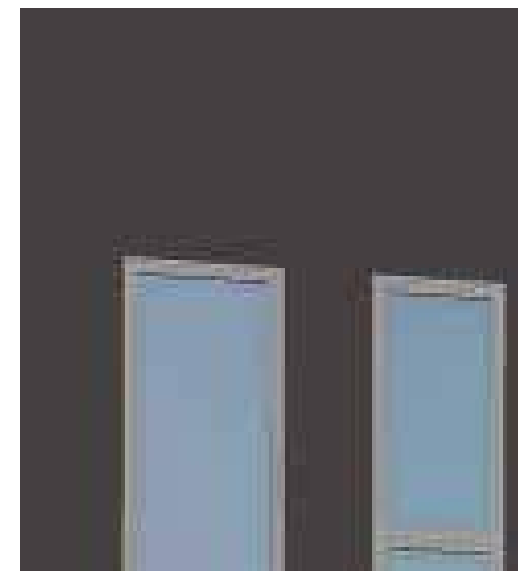
1. CEMENT PLASTER - WHITE



2. CEMENT PLASTER - DARK GREY



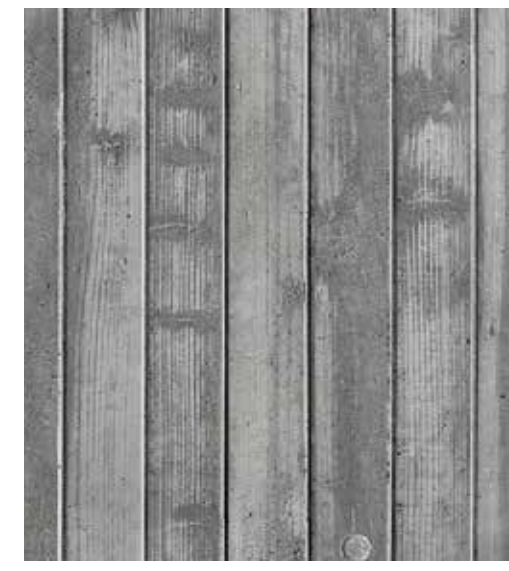
3. SIMULATED WOOD PANEL



4. VINYL WINDOWS, GREY FINISH



5. ARTIST MURAL



6. PATTERNED CONCRETE



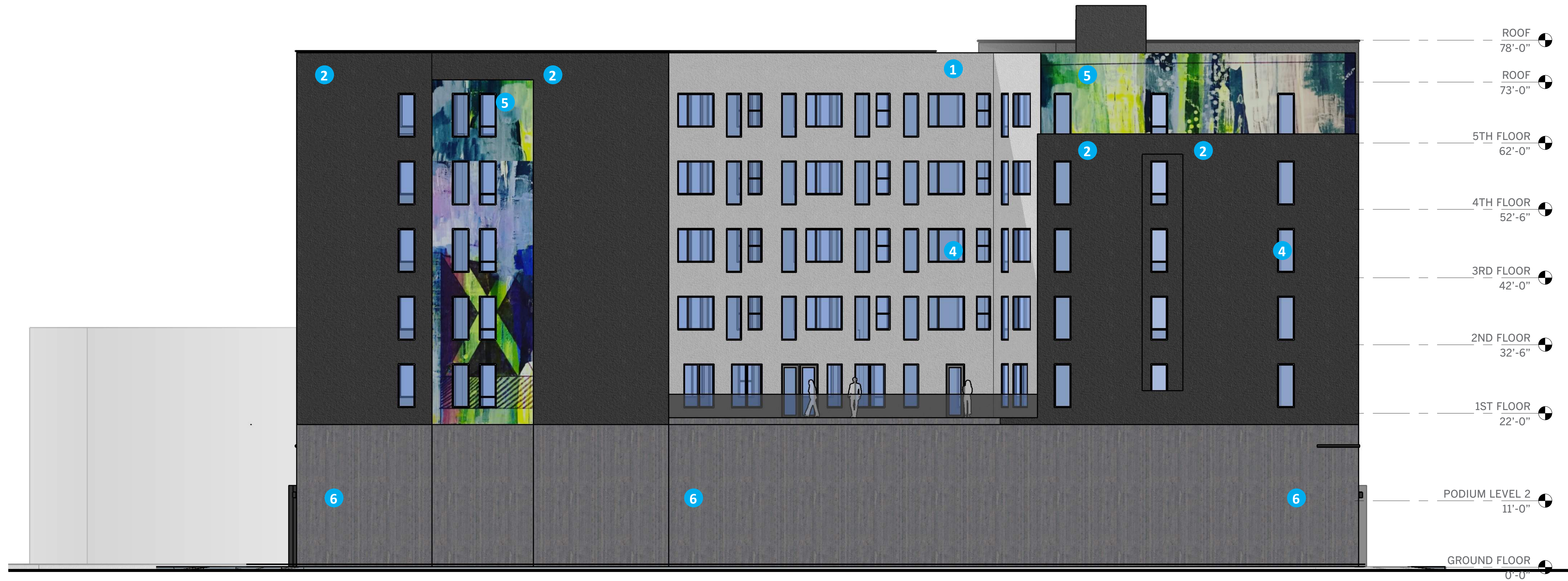
7. ALUMINUM COMPOSITE METAL PANEL, DARK GREY



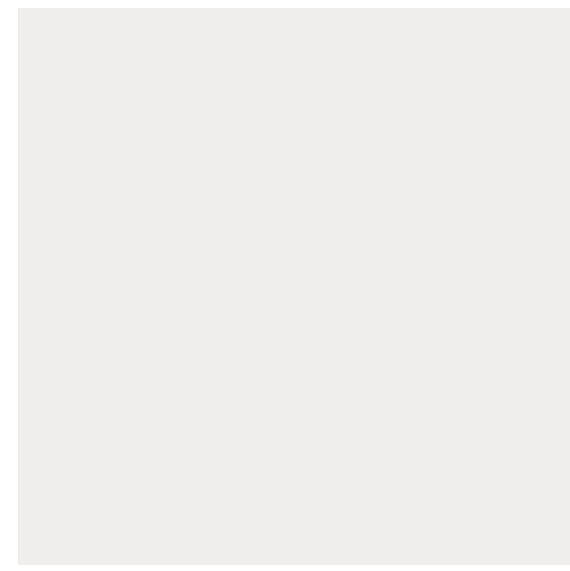
BEGA - LUMINAIRE



BEGA - SYMMETRIC







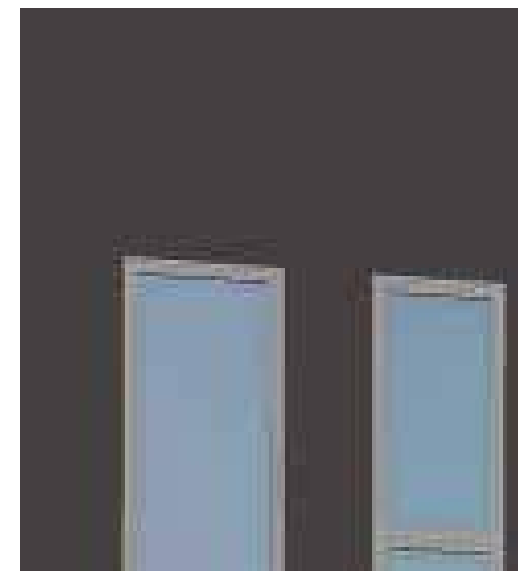
1. CEMENT PLASTER - WHITE



2. CEMENT PLASTER - DARK GREY



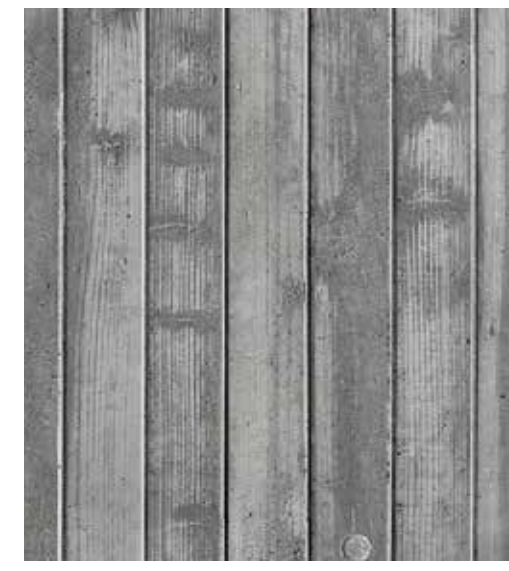
3. SIMULATED WOOD PANEL



4. VINYL WINDOWS, GREY FINISH



5. ARTIST MURAL



6. PATTERNED CONCRETE



7. ALUMINUM COMPOSITE METAL PANEL, DARK GREY



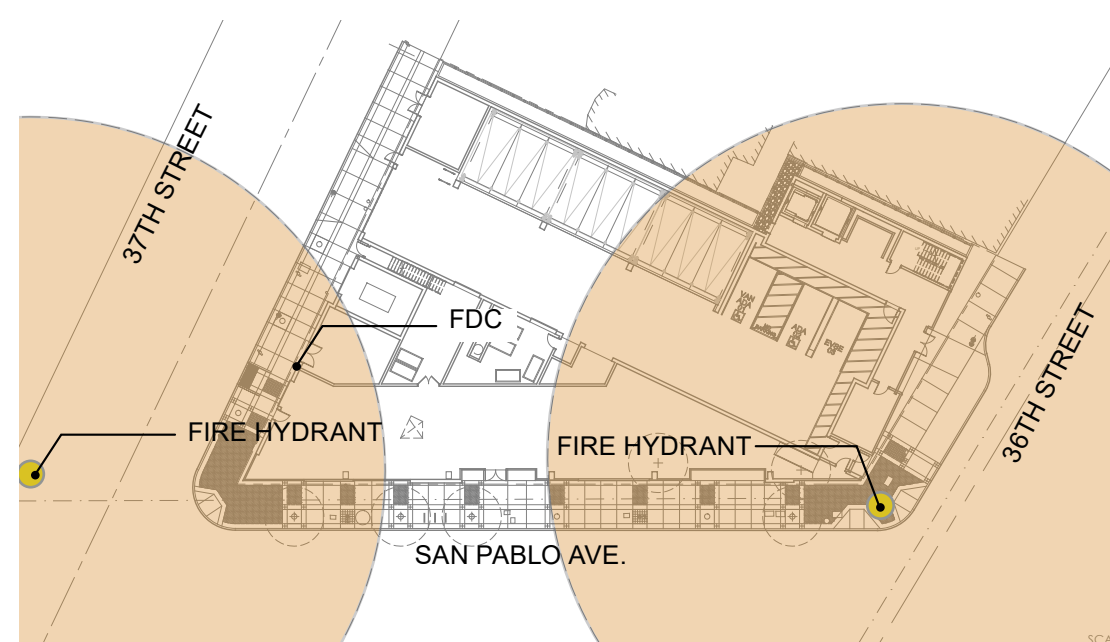
BEGA - LUMINAIRE



BEGA - SYMMETRIC







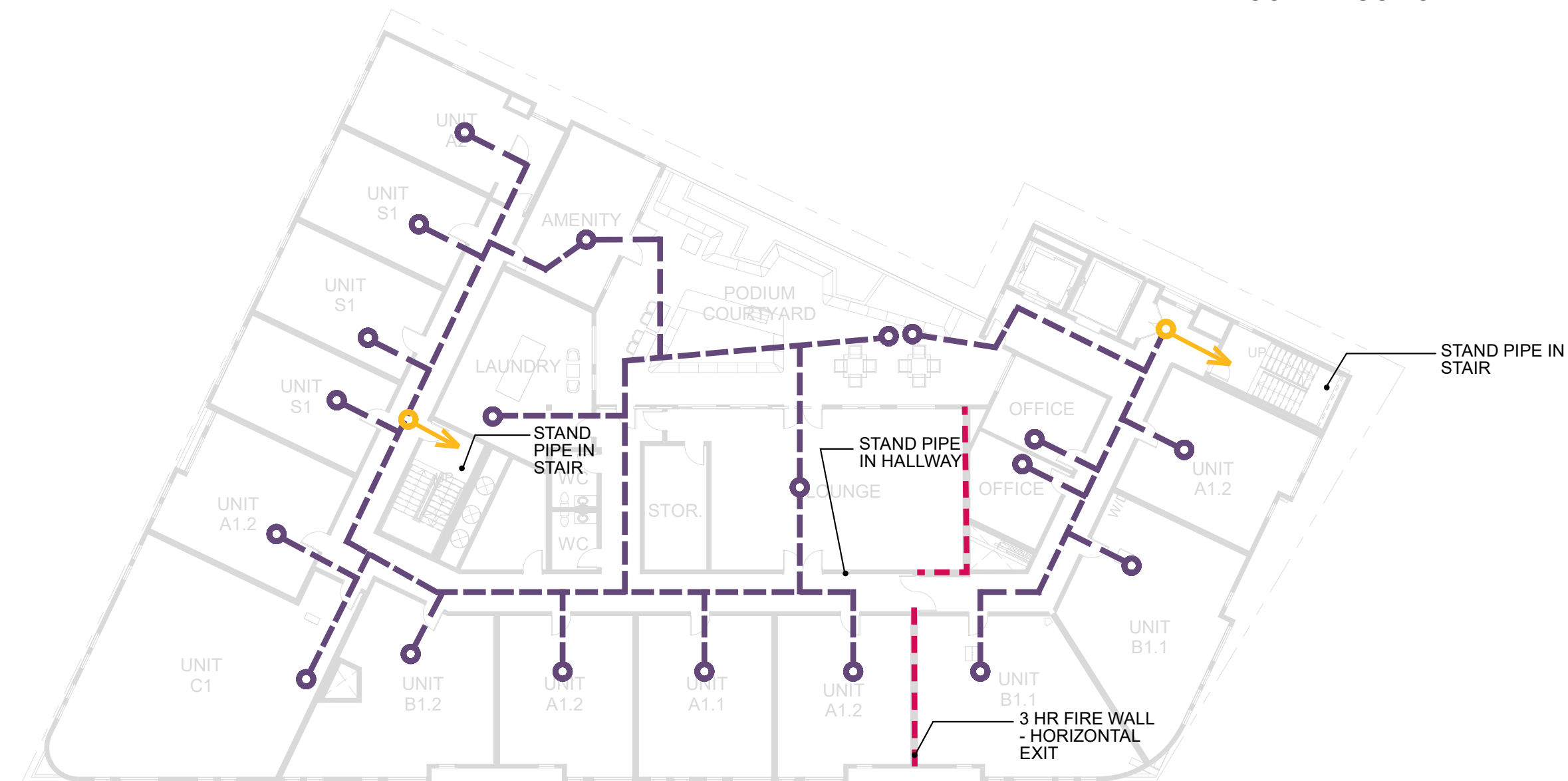
FIRE HYDRANT DIAGRAM  
100 FOOT RADIUS DEPICTED



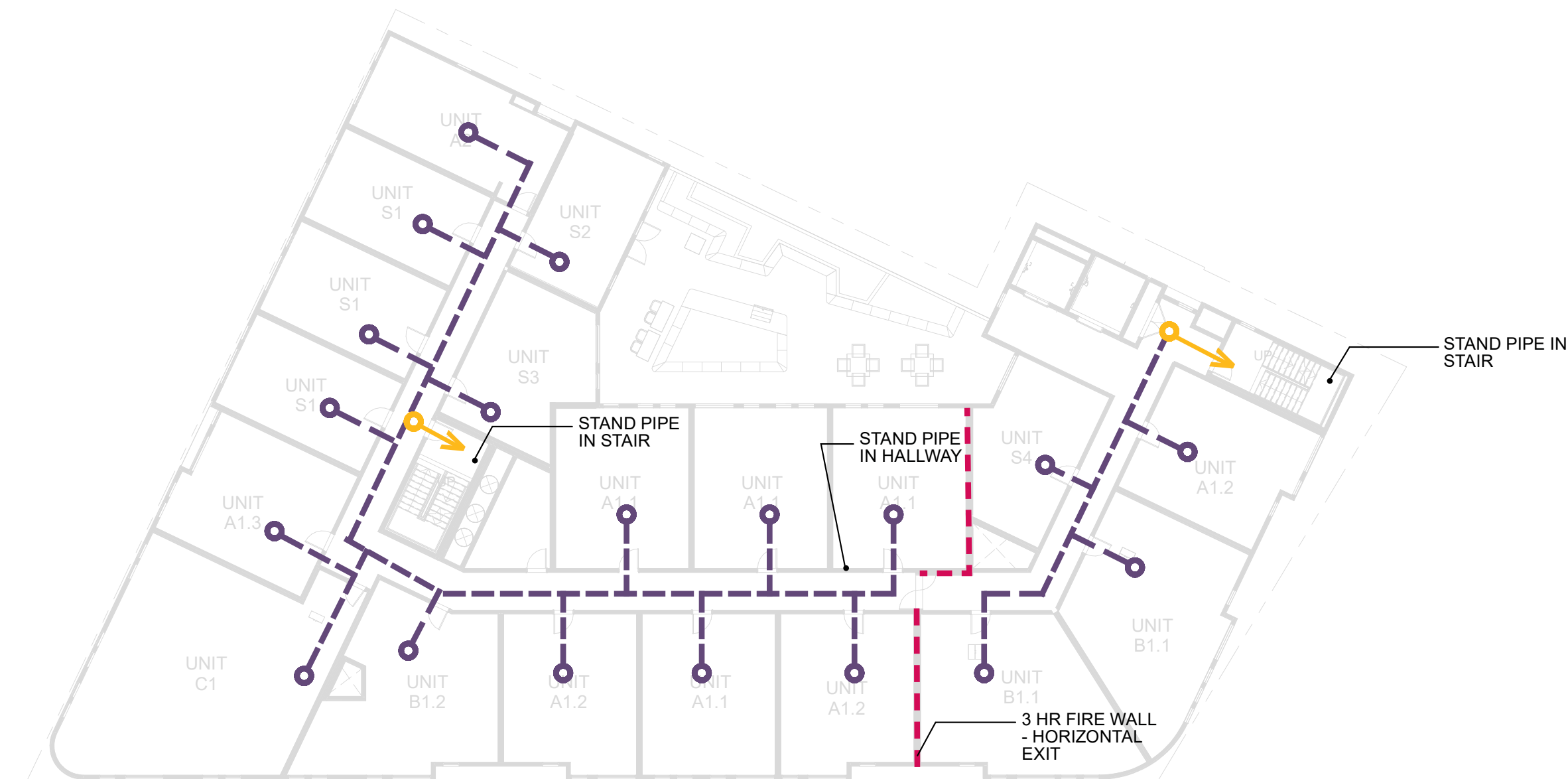
GROUND FLOOR PLAN  
TYPE I CONSTRUCTION



SECOND FLOOR PLAN  
TYPE I CONSTRUCTION

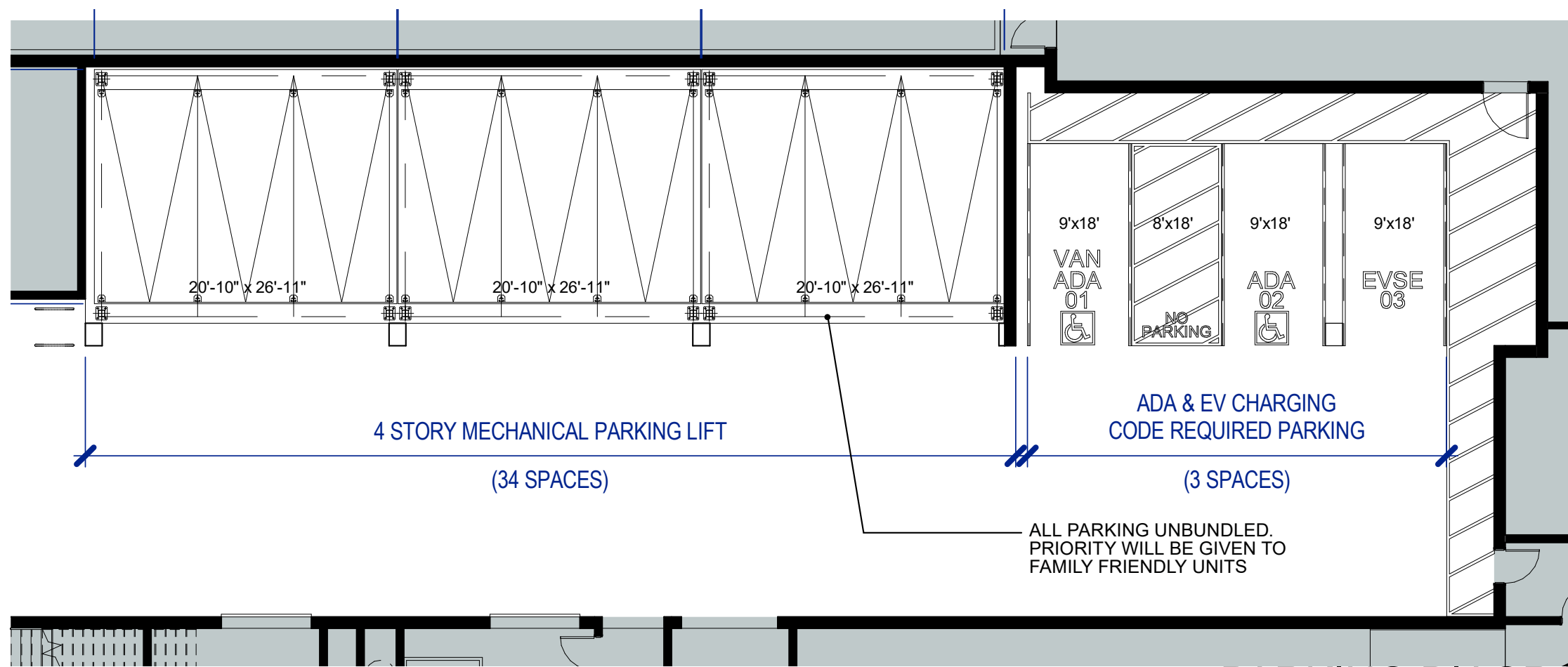


RESIDENTIAL LEVEL 1 PLAN  
TYPE III CONSTRUCTION



RESIDENTIAL LEVEL 2 PLAN  
TYPE III CONSTRUCTION





MECHANIZED PARKING SPACES

:

34

VAN ACCESSIBLE ADA SPACE (9'X18')

:

1

STANDARD ADA SPACE (9'X18')

:

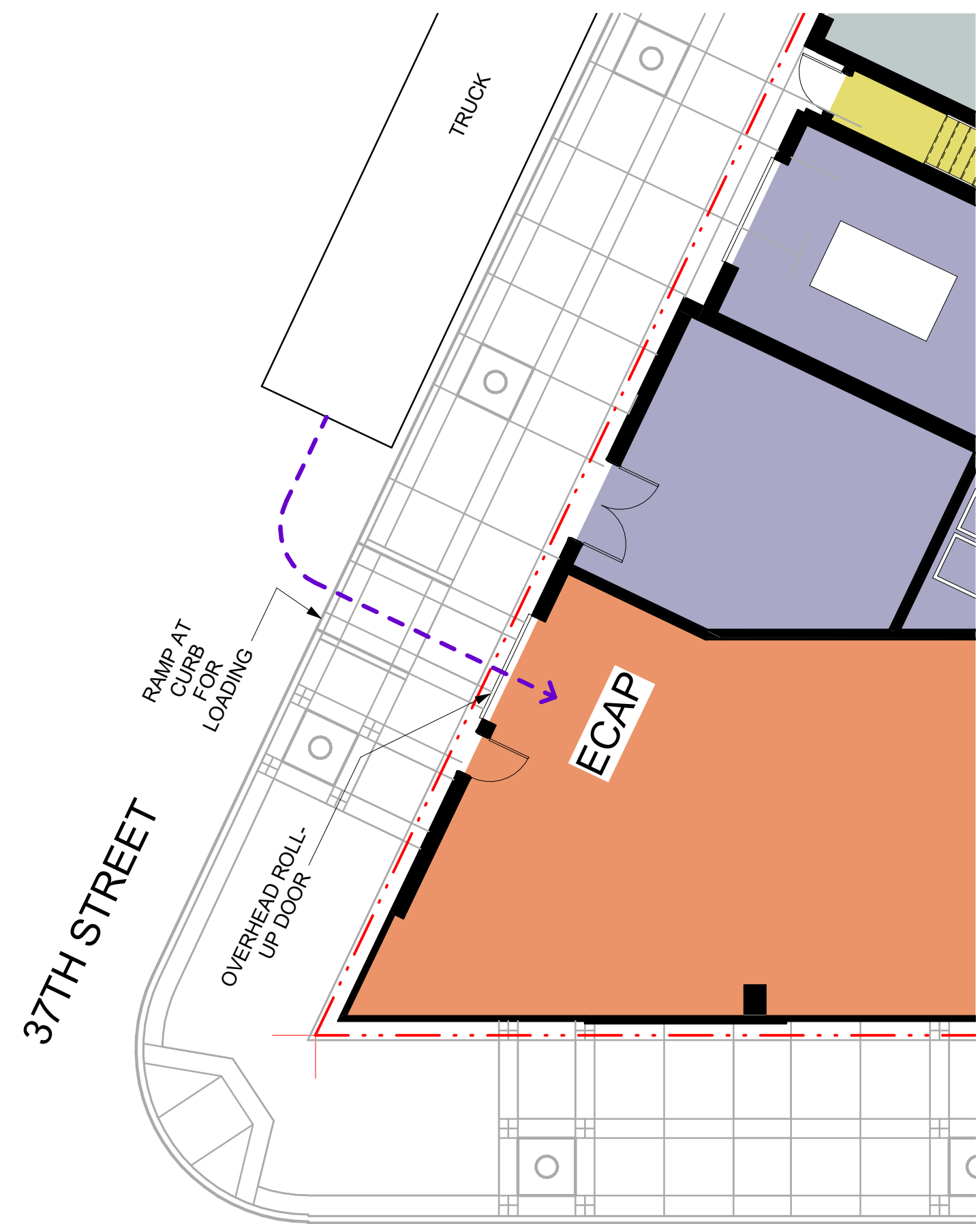
1

FUTURE EV CHARGING STATION (9'X18')

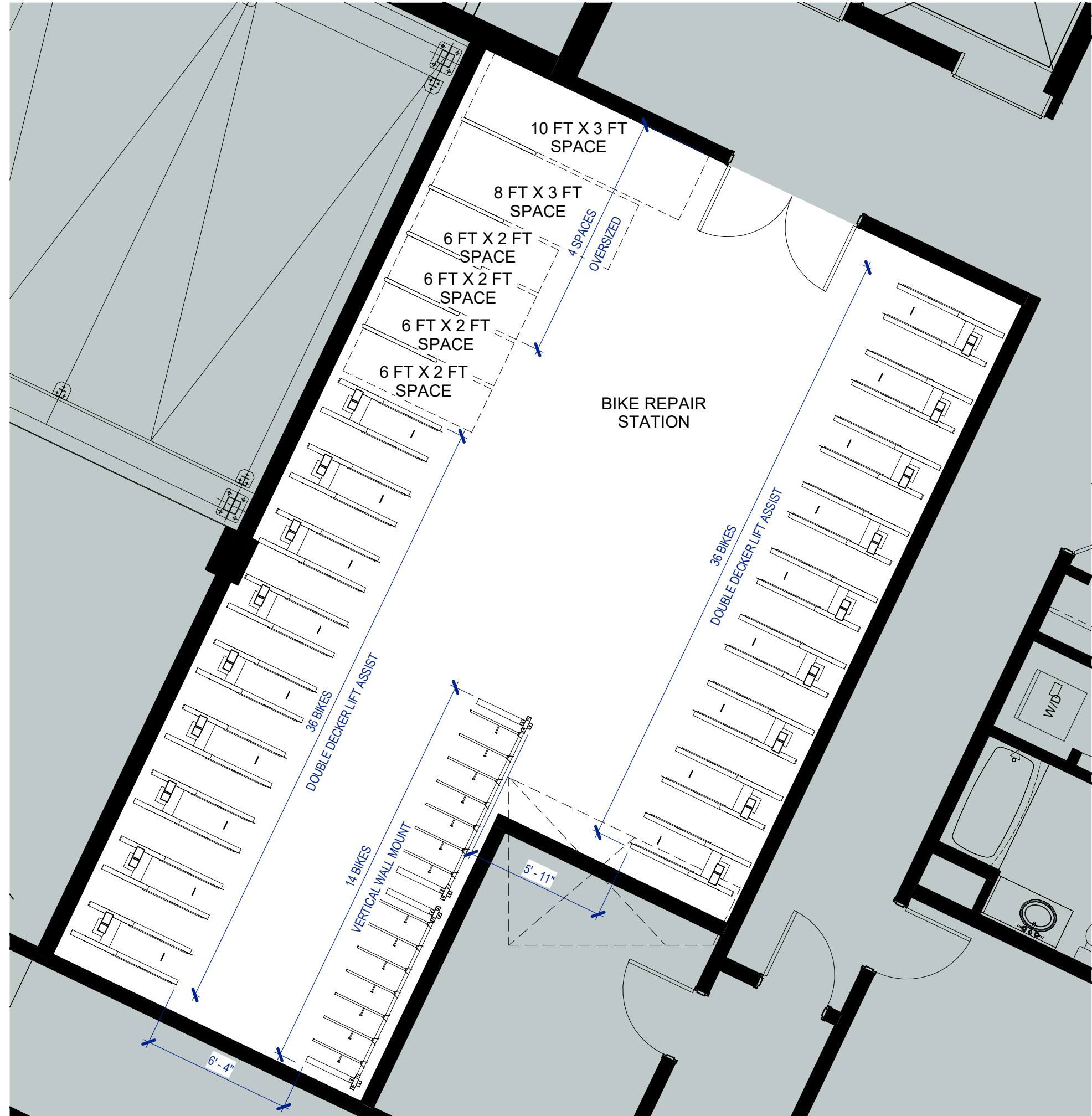
:

1

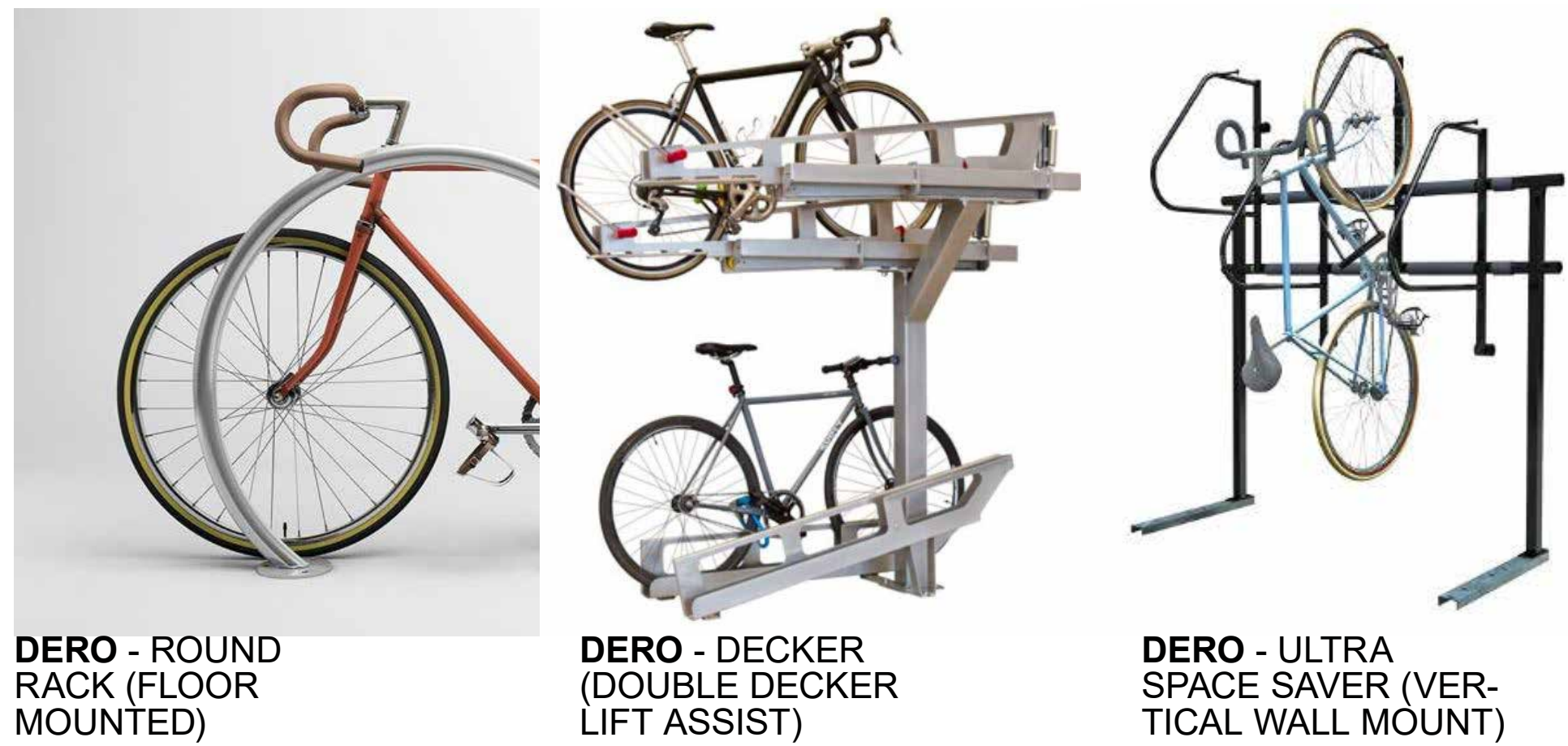
CITY LIFT - PUZZLE MECHANICAL PARKING



ECAP STREET LOADING DIAGRAM



BIKE ROOM LAYOUT



BICYCLE TYPE		DIMENSIONS (FEET)		
		Length	Height	Width
Standard Bicycle		6	4	2
Child Bicycle		5	2-3	2
Tandem Bicycle		9	4	2
Cargo Bicycle		8	4	3
Bicycle+Trailer Bike		10	4	2
Bicycle + Child Trailer		10	4	3
Bicycle and Child Seat		6	5	2
Recumbent Bicycle		7	4	3

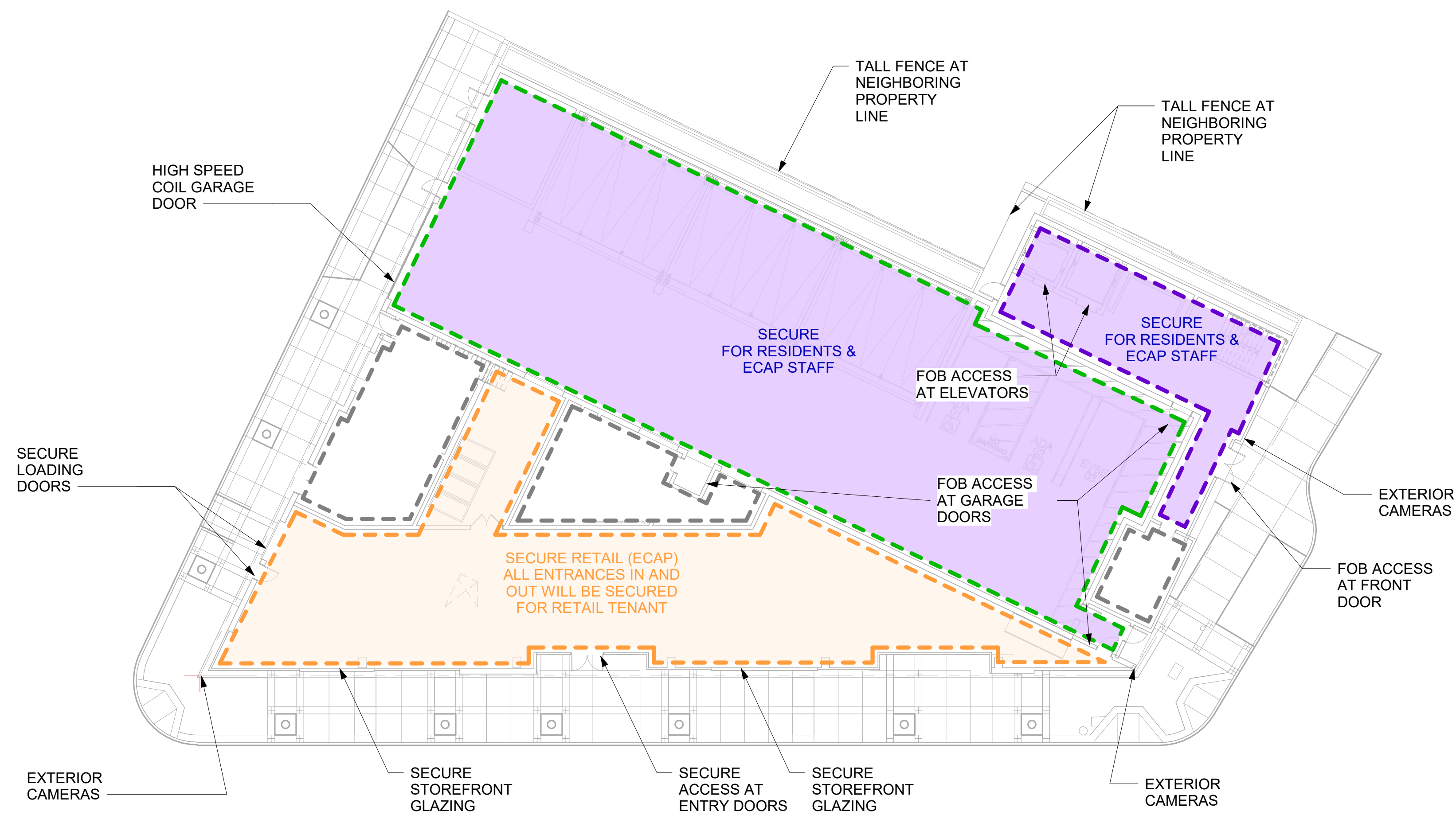
FLOOR AREA TABULATIONS :

VEHICULAR GARAGE :	6566 SF
LONG TERM BICYCLE :	913 SF
LONG TERM BICYCLE SPACES	
RESIDENTIAL INDOOR:	91
RETAIL INDOOR:	2
SHORT TERM BICYCLE SPACES :	
RETAIL OFF SITE:	6

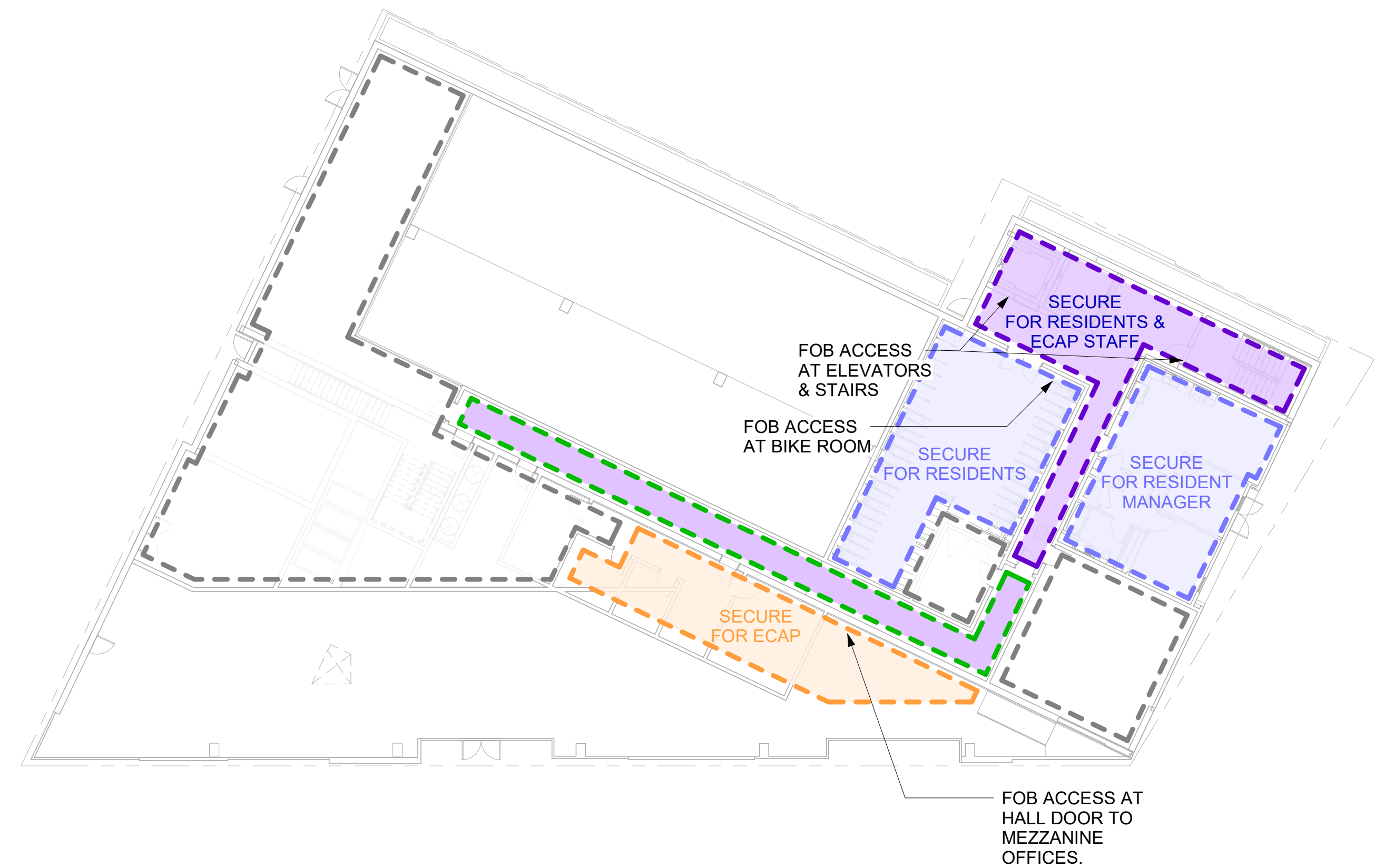
INTERNAL CIRCULATION SYSTEM :

RESIDENTS THAT ARE PARKING THEIR BIKES IN THE BIKE STORAGE ROOM WILL ENTER THROUGH THE FRONT DOOR OF THE LOBBY AND TAKE THE ELEVATOR TO THE SECOND FLOOR, WHERE THE BIKE STORAGE ROOM IS LOCATED.

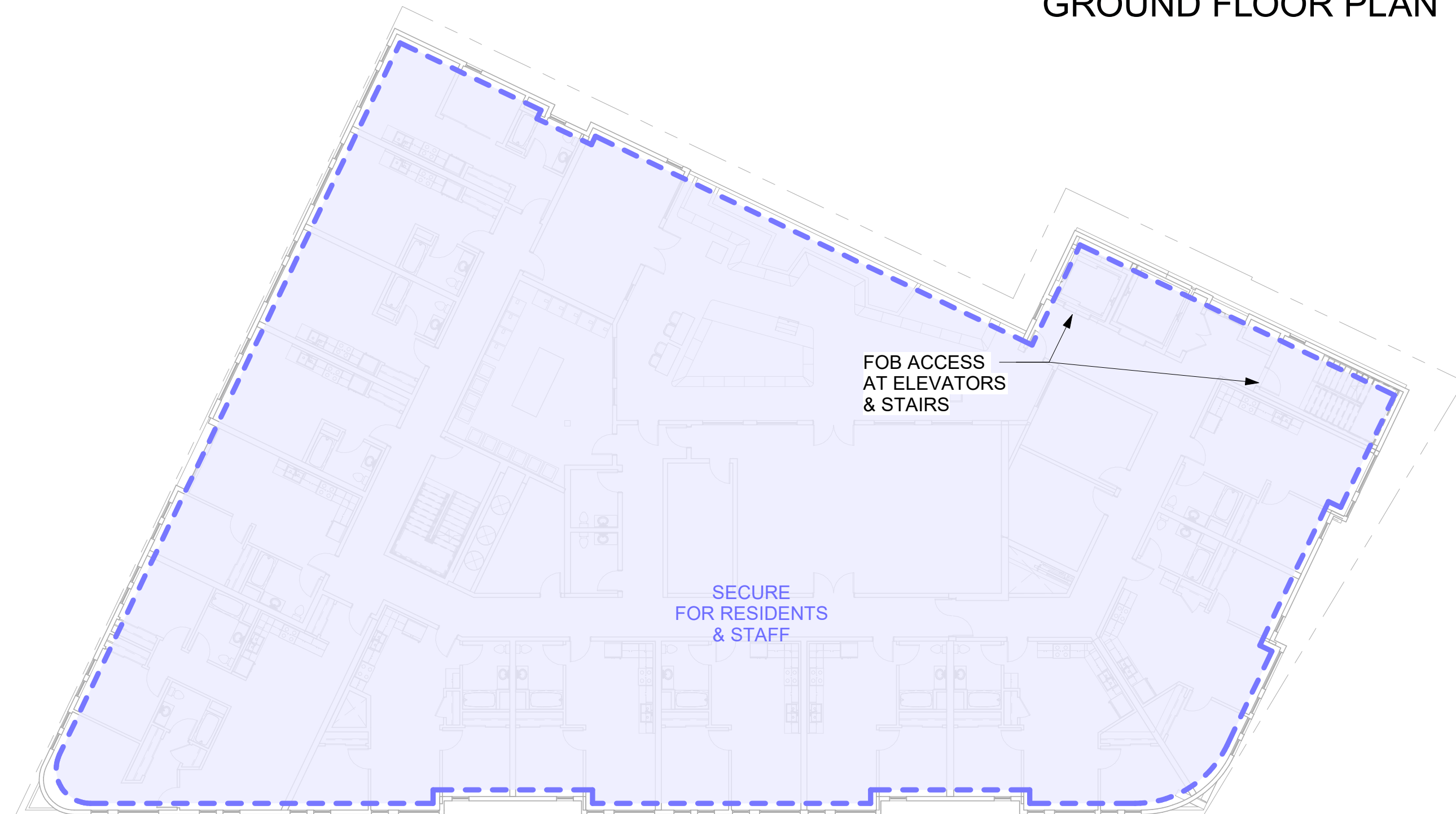




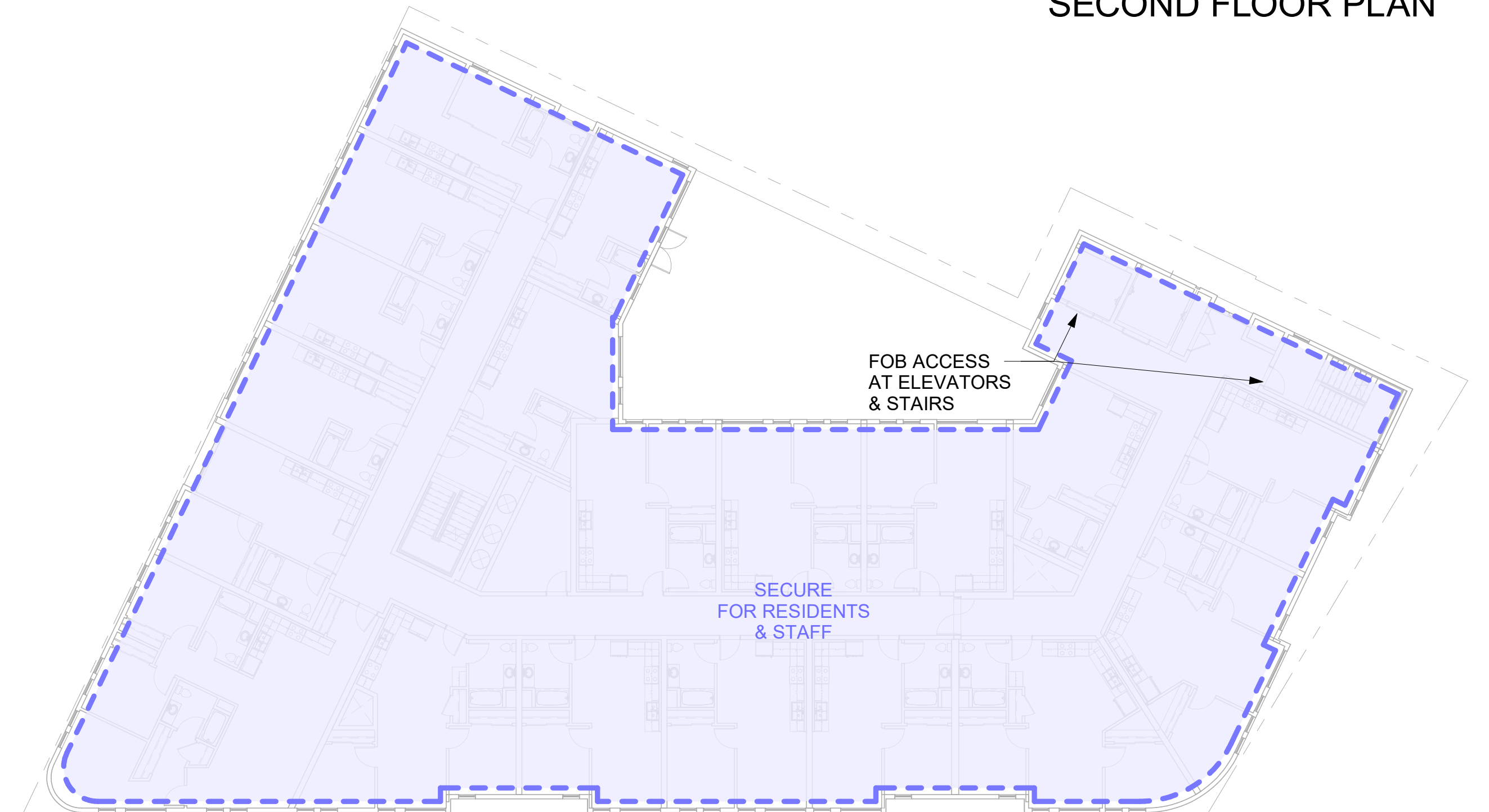
GROUND FLOOR PLAN



SECOND FLOOR PLAN



RESIDENTIAL LEVEL 1 PLAN



RESIDENTIAL LEVEL 2 PLAN







VIEW FROM SAN PABLO AVE FACING SOUTH SHOWING NORTH WEST CORNER OF THE SITE



VIEW FROM SAN PABLO AVE FACING SOUTH SHOWING NORTH WEST CORNER OF THE SITE



VIEW FROM 37TH STREET FACING SOUTH SHOWING NORTH EAST CORNER OF THE SITE



VIEW FROM 37TH STREET FACING WEST SHOWING NORTH EAST CORNER OF THE SITE



VIEW FROM 36TH STREET FACING WEST SHOWING SOUTH EAST CORNER OF THE SITE



VIEW FROM 36TH STREET FACING WEST SHOWING SOUTH WEST CORNER OF THE SITE



VIEW FROM 36TH STREET FACING EAST SHOWING SOUTH WEST CORNER OF THE SITE



VIEW FROM SAN PABLO AVE. FACING NORTH EAST SHOWING ECAP AT CENTER OF THE BLOCK

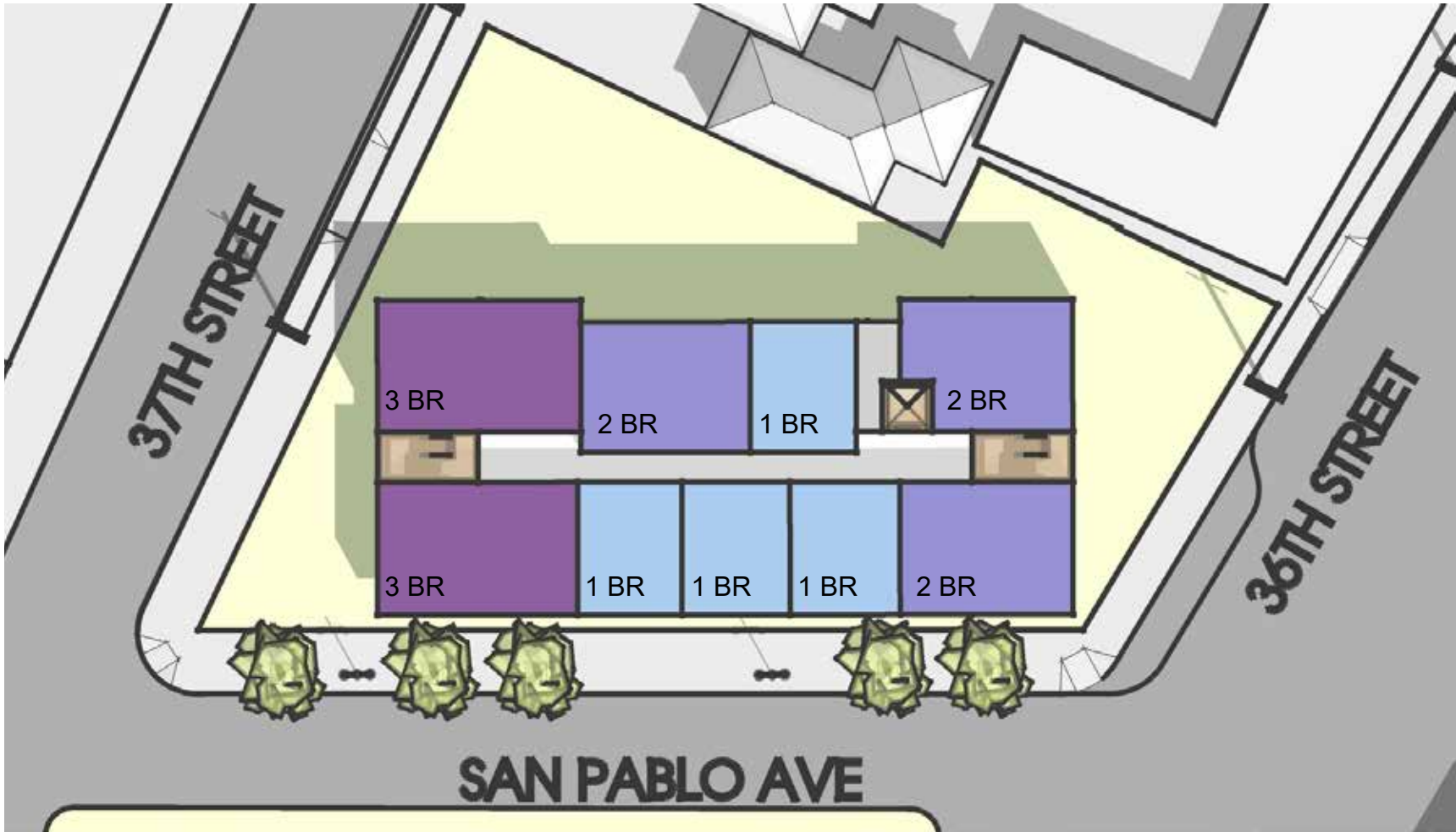


VIEW FROM SAN PABLO AVE. & 36TH STREET FACING NORTH EAST SHOWING PROJECT SITE

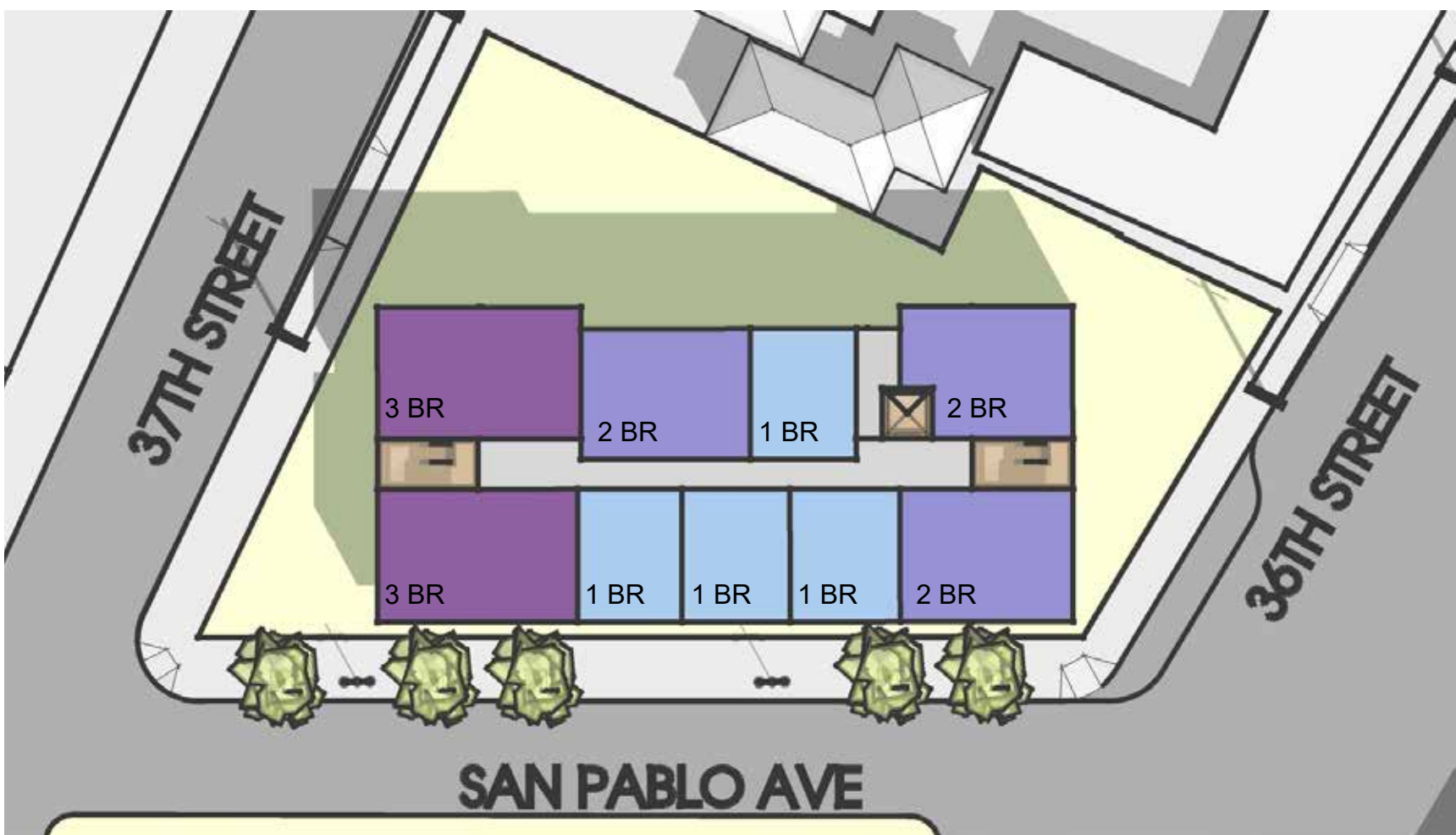




GROUND FLOOR LEVEL



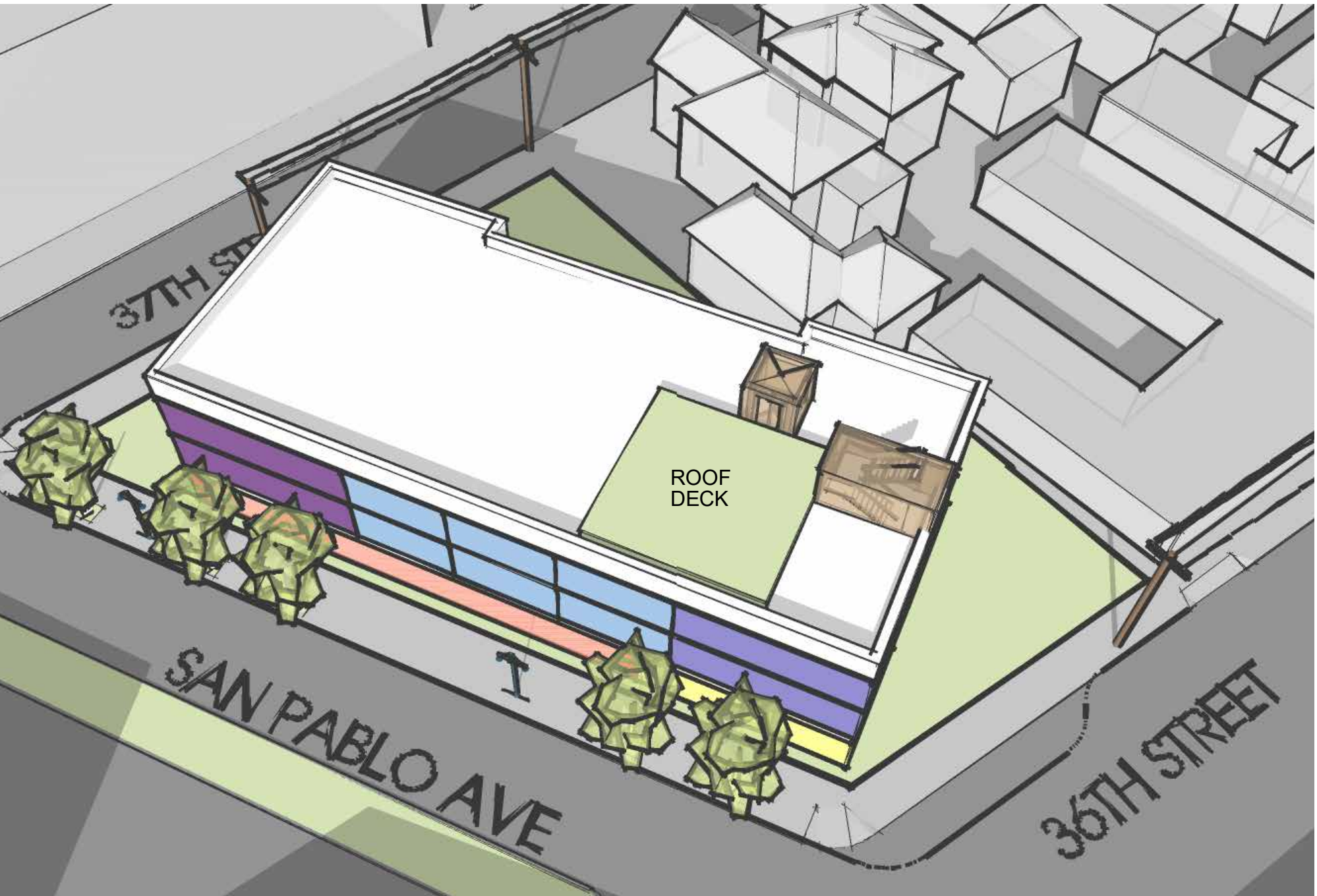
RESIDENTIAL LEVEL 1



RESIDENTIAL LEVEL 2



VIEW FROM THE CORNER OF 37TH & SAN PABLO LOOKING SOUTH



AERIAL VIEW FROM THE CORNER OF SAN PABLO AND 36TH

**BASELINE BUILDING REQUIREMENTS**

- MAX BUILDING HEIGHT : 40 FT MAX.
- NO PARKING REQUIREMENT
- OPEN SPACE :  
3600 SF OF PRIVATE OPEN SPACE  
& 1800 SF OF COMMON OPEN SPACE
- OR-  
9000 SF COMMON OPEN SPACE
- MAX BLDG. AREA = 24,500 (1.5 FAR)
- MIN. GROUND FLOOR RETAIL : 5000 SF
- MAX DENSITY : 50 DU/ACRE

**FAMILY FRIENDLY UNIT MIX:**

1 BEDROOM	50% MAX
2 BEDROOM	25% MIN
3 BEDROOM	25% MIN

MAX. UNITS TOTAL 19

**BASELINE BUILDING AS SHOWN**

- BUILDING HEIGHT : 35 FEET
- NO PARKING SHOWN
- OPEN SPACE :  
8170 SF COMMON OPEN SPACE AT GRADE  
& 1000 SF COMMON OPEN SPACE ON ROOF
- BUILDING AREA = 24,500 SF
- GROUND FLOOR REATIL SHOWN : 5000 SF
- DENSITY : 48 DU/ACRE

**FAMILY FRIENDLY UNIT MIX:**

1 BEDROOM	8	45%
2 BEDROOM	6	33%
3 BEDROOM	4	22%

UNITS TOTAL 18

33% 3 BEDROOM + 22% 2 BEDROOM  
= 55% > 50% MIN.



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer buergerianum Trident Maple
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle
	Lophostemon confertus Brisbane Box
	Prunus caroliniana 'Compacta' Compact Carolina Cherry
SHRUBS	BOTANICAL / COMMON NAME
	Abelia x grandiflora 'Kaleidoscope' Glossy Abelia
	Agave x 'Blue Flame' Blue Flame Agave
	Agave x 'Blue Glow' Blue Glow Agave
	Anigozanthos x 'Bush Tango' Orange Kangaroo Paw
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama
	Leucadendron x 'Jester' Jester Conebush
	Lomandra longifolia 'Breeze' TM Breeze Mat Rush
	Lomandra longifolia 'Platinum Beauty' Variegated Dwarf Mat Grass
	Mahonia x 'Soft Caress' Soft Caress Mahonia
	Nandina domestica 'Lemon Lime' Lemon Lime Nandina
	Perovskia atriplicifolia 'Lacey Blue' Lacey Blue Russian Sage
	Yucca gloriosa 'Bright Star' Bright Star Yucca
GROUND COVERS	BOTANICAL / COMMON NAME
	Carex oshimensis 'Everglow' Everglow Carex
	Festuca glauca 'Elijah Blue' Elijah Blue Fescue





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle
	Prunus caroliniana 'Compacta' Compact Carolina Cherry
SHRUBS	BOTANICAL / COMMON NAME
	Abelia x grandiflora 'Kaleidoscope' Glossy Abelia
	Agave x 'Blue Flame' Blue Flame Agave
	Agave x 'Blue Glow' Blue Glow Agave
	Anigozanthos x 'Bush Tango' Orange Kangaroo Paw
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama
	Leucadendron x 'Jester' Jester Conebush
	Lomandra longifolia 'Breeze' TM Breeze Mat Rush
	Lomandra longifolia 'Platinum Beauty' Variegated Dwarf Mat Grass
	Mahonia x 'Soft Caress' Soft Caress Mahonia
	Nandina domestica 'Lemon Lime' Lemon Lime Nandina
	Perovskia atriplicifolia 'Lacey Blue' Lacey Blue Russian Sage
	Yucca gloriosa 'Bright Star' Bright Star Yucca
GROUND COVERS	BOTANICAL / COMMON NAME
	Carex oshimensis 'Everglow' Everglow Carex
	Festuca glauca 'Elijah Blue' Elijah Blue Fescue





REQUIRED LANDSCAPE AREA: 1,633 SF

California Water Efficient Landscape Worksheet								0.55
Reference Evapotranspiration (ET <sub>a</sub> )		41.8		Project Type		Residential		
Hydrozone # / Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	
Regular Landscape Areas								
Tree Bubbler - L	0.2	Drip	0.81	0.25	170	42	1088	
Tree Bubbler - M	0.5	Drip	0.81	0.62	0	0	0	
Shrub Drip - L	0.2	Drip	0.81	0.25	480	119	3072	
Shrub Drip - M	0.5	Drip	0.81	0.62	518	320	8287	
	0.1		0.75	0.13		0	0	
	0.1		0.75	0.13		0	0	
	0.1		0.75	0.13		0	0	
	0.1		0.75	0.13		0	0	
	0.1		0.75	0.13		0	0	
	0.1		0.75	0.13		0	0	
Totals					1168	480	12446	
Special Landscape Areas								
			1			0	0	
			1			0	0	
			1			0	0	
			1			0	0	
Totals					0	0	0	
ETWU Total (gallons per year)							12,446	
Maximum Allowed Water Allowance (MAWA)(gallons per year)							16,648	







## PRELIMINARY MWELO ON-SITE WORKSHEET

C

<b>California Water Efficient Landscape Worksheet</b>							
Reference Evapotranspiration (ET <sub>a</sub> )		41.8		Project Type		Residential	
Hydrozone # / Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAf (PF/IE)	Landscape Area (Sq. Ft.)	ETAf x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>							
Tree Bubblers - L	0.2	Drip	0.81	0.25	57	14	365
Tree Bubblers - M	0.5	Drip	0.81	0.62	226	140	3615
Shrub Drip - L	0.2	Drip	0.81	0.25	193	48	1238
Shrub Drip - M	0.5	Drip	0.81	0.62		0	0
	0.1		0.75	0.13		0	0
	0.1		0.75	0.13		0	0
	0.1		0.75	0.13		0	0
	0.1		0.75	0.13		0	0
	0.1		0.75	0.13		0	0
	0.1		0.75	0.13		0	0
				<b>Totals</b>	476	201	5215
<b>Special Landscape Areas</b>							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				<b>Totals</b>	0	0	0
<b>ETWU Total (gallons per year)</b>							<b>5,215</b>
<b>Maximum Allowed Water Allowance (MAWA)(gallons per year)</b>							<b>6,785</b>

## PRELIMINARY MWELO OFF-SITE WORKSHEET

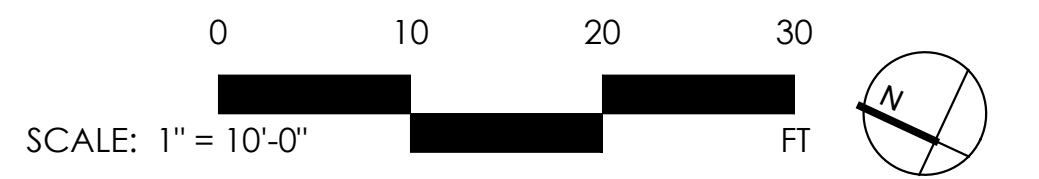
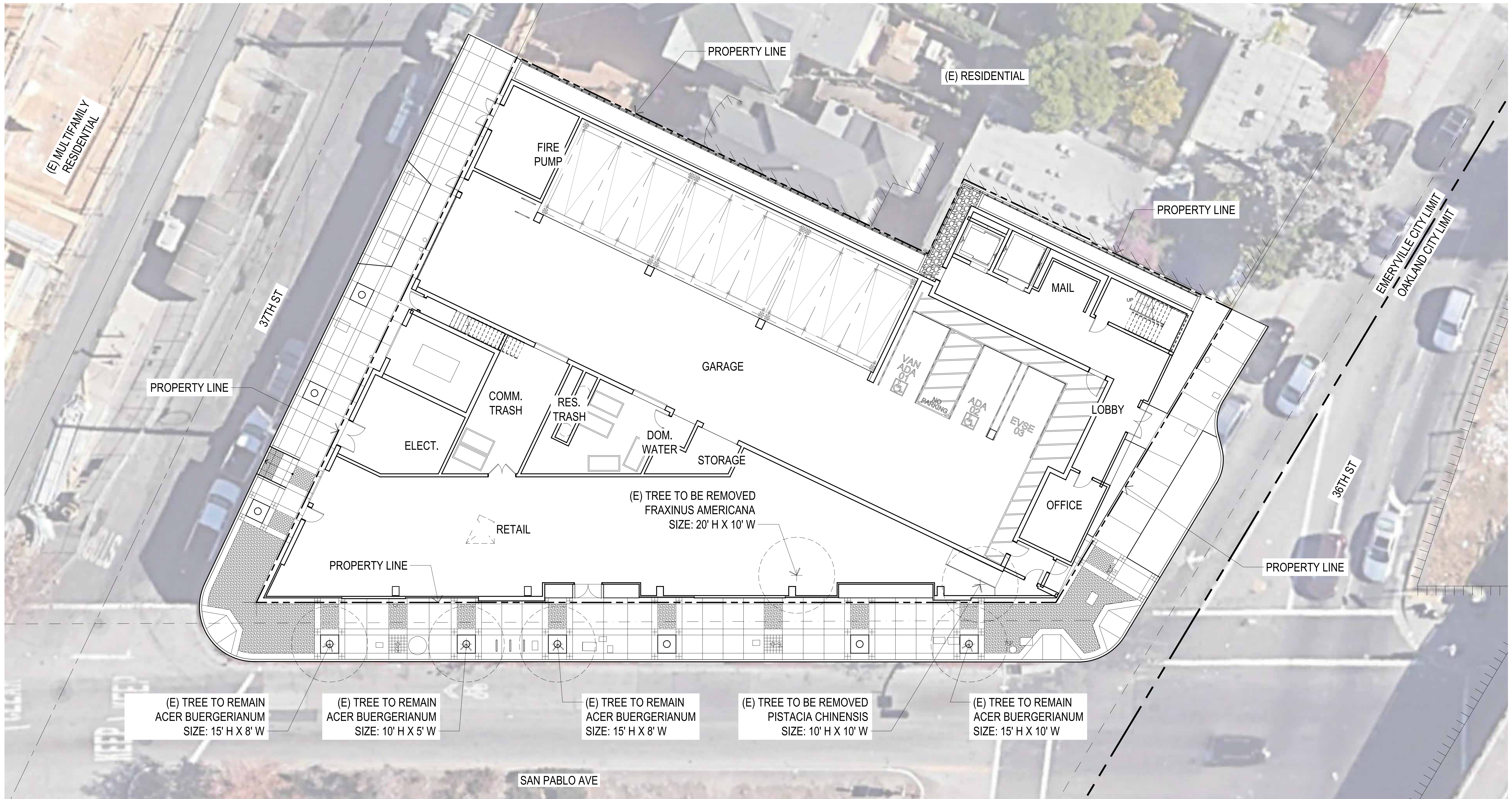
B

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE
	Acer buergerianum Trident Maple	36"box	Med	2		Leucadendron x `Jester` Jester Conebush	5 gal	Low
	Lagerstroemia indica x fauriei `Natchez` Natchez Crape Myrtle	15 gal	Low	4		Lomandra longifolia `Breeze` TM Breeze Mat Rush	5 gal	Low
	Lophostemon confertus Brisbane Box	24"box	Med	2		Lomandra longifolia `Platinum Beauty` Variegated Dwarf Mat Grass	5 gal	Low
	Prunus caroliniana `Compacta` Compact Carolina Cherry	15 gal	Low	6		Mahonia x `Soft Caress` Soft Caress Mahonia	5 gal	Low
						Nandina domestica `Lemon Lime` Lemon Lime Nandina	5 gal	Low
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE			Perovskia atriplicifolia 'Lacey Blue' Lacey Blue Russian Sage	5 gal	Low
	Abelia x grandiflora `Kaleidoscope` Glossy Abelia	5 gal	Med			Yucca gloriosa 'Bright Star` Bright Star Yucca	5 gal	Low
	Agave x `Blue Flame` Blue Flame Agave	5 gal	Low					
	Agave x `Blue Glow` Blue Glow Agave	5 gal	Low			Carex oshimensis `Everglow` Everglow Carex	1 gal	Med
	Anigozanthos x `Bush Tango` Orange Kangaroo Paw	5 gal	Low			Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal	Low
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	5 gal	Low					

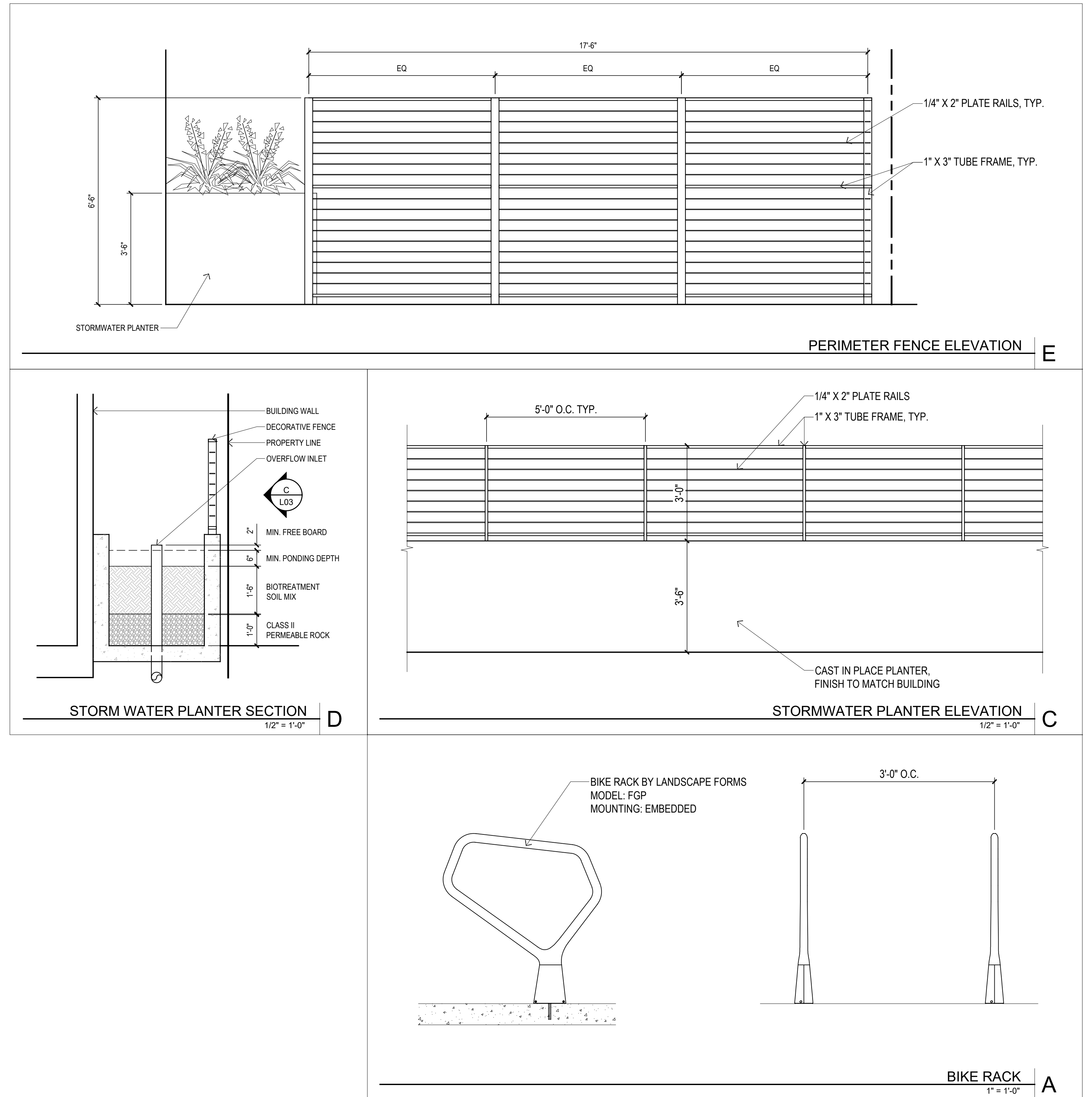
## PRELIMINARY PLANT SCHEDULE

A













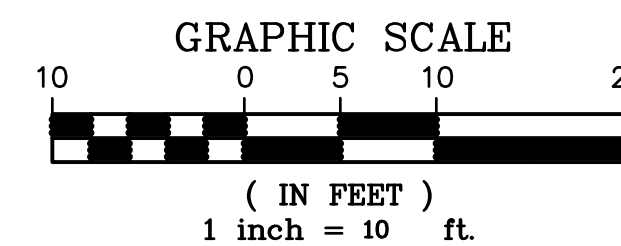
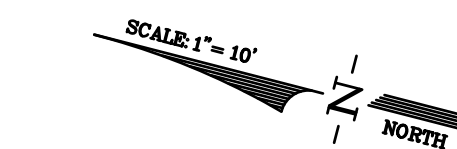


GROUND

37TH STREET

36TH STREET

SAN PABLO AVENUE



EMERYVILLE CITY LIMITS  
OAKLAND CITY LIMITS







STORMWATER TREATMENT CALCULATION TABLE

PER ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM PUBLICATION:  
"C.3 STORMWATER TREATMENT GUIDANCE" CURRENT VERSION

PLANTER #	DRAINAGE AREA#	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	SF	MIN. PLTR S.F.	DESIGN PLTR S.F.	TREATMENT METHOD
PLANTER #1	AREA #1	11,192	10,776	0.038	411	416	FLOW-THROUGH PLANTER
PLANTER #2	AREA #2	4,459	4,283	0.04	172	176	FLOW-THROUGH PLANTER

SELF-TREATING AREAS

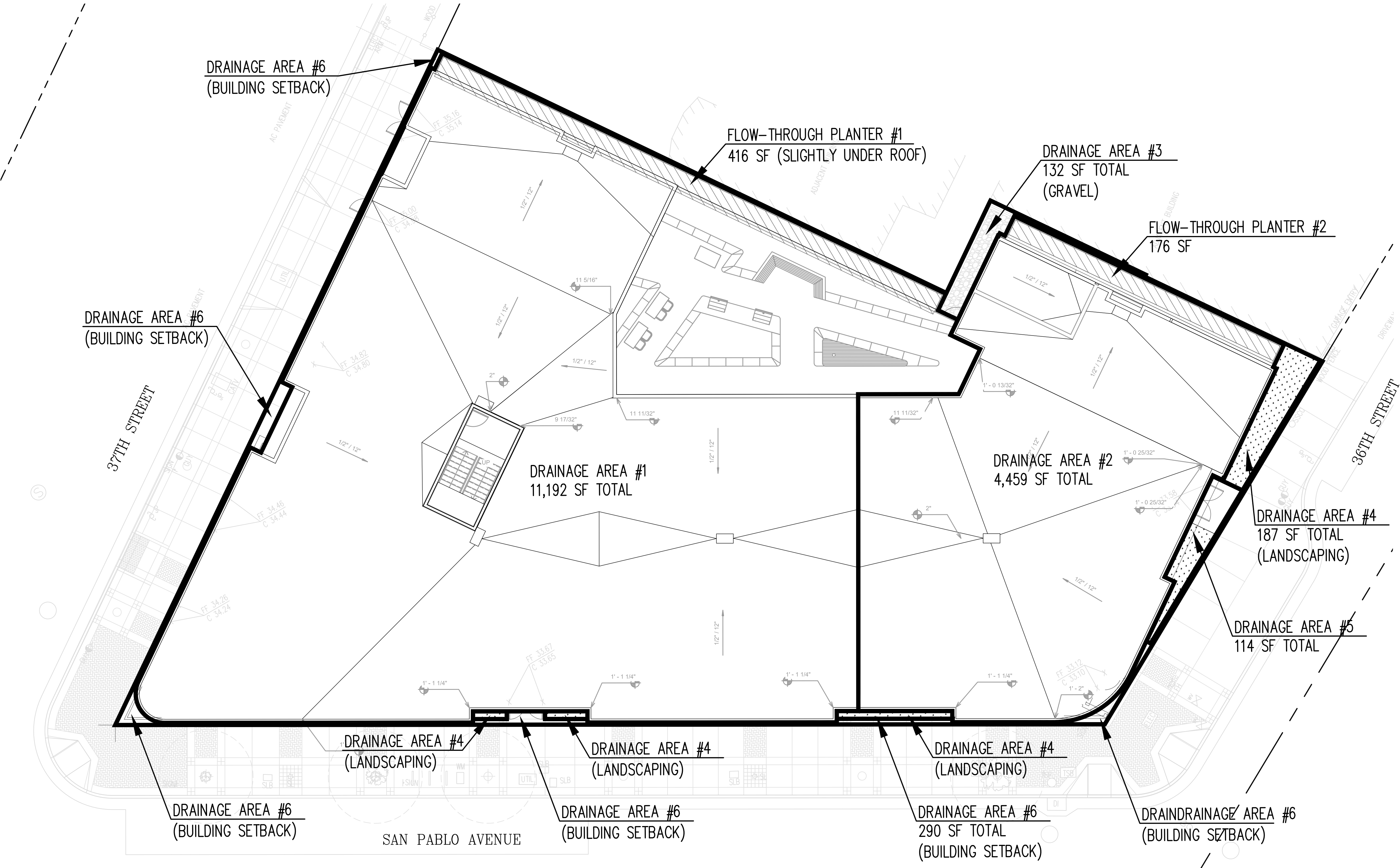
DRAINAGE AREA#	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	PERVIOUS AREA S.F.	PERCENTAGE OF IMPERVIOUS AREA TO TOTAL AREA	RATIO LESS THAN 5%
AREA #3	132	0	132	0%	YES
AREA #4	141	0	187	0%	YES

SELF-RETAINING AREAS

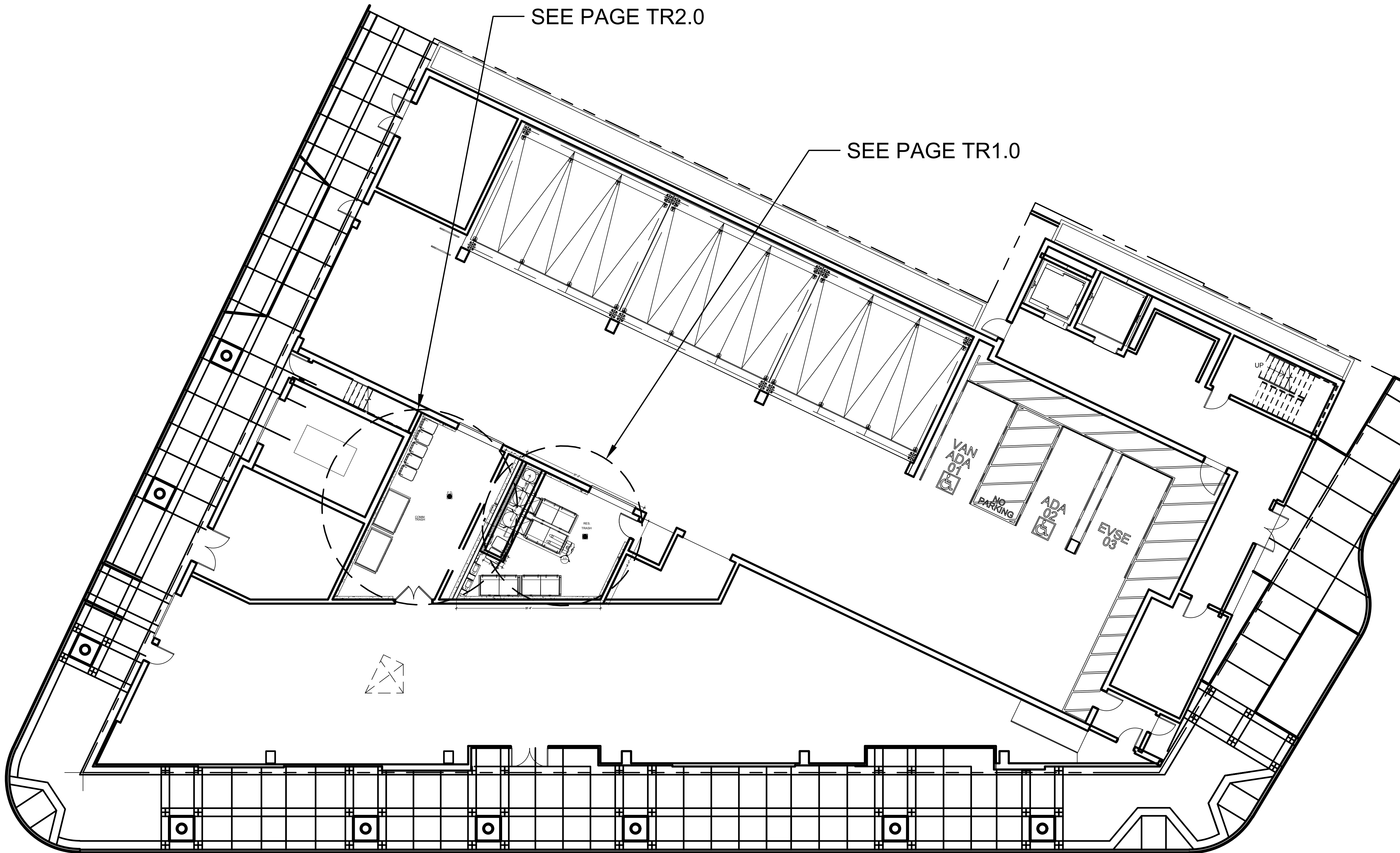
DRAINAGE AREA#	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	PERVIOUS AREA S.F.	RATIO OF IMPERVIOUS TO PERVIOUS AREA	RATIO LESS THAN 2:1?
AREA #5	115	65	50	1.30:1	YES

UNTREATED AREAS

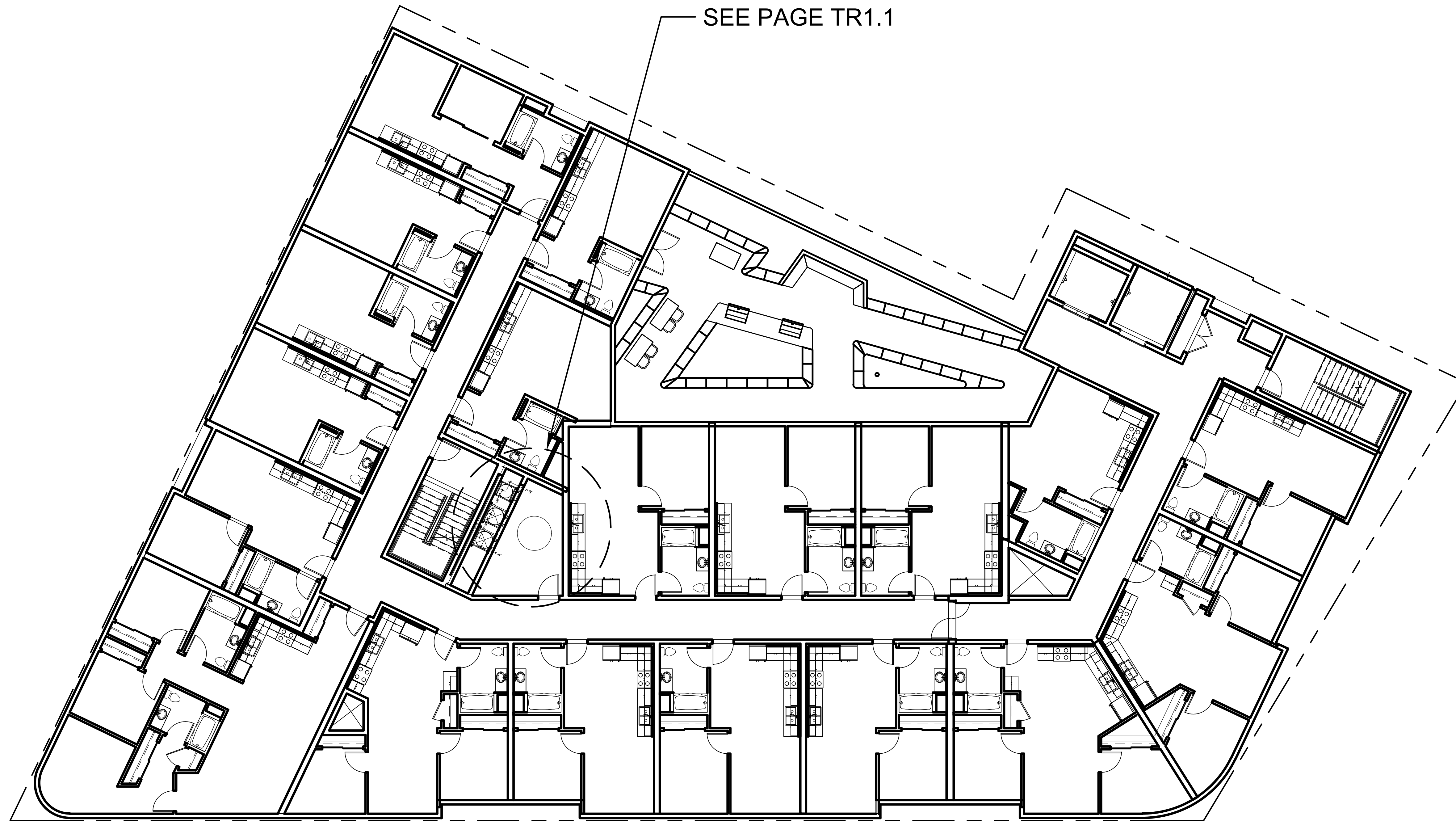
DRAINAGE AREA#	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	PERVIOUS AREA S.F.
AREA #6	244	244	0



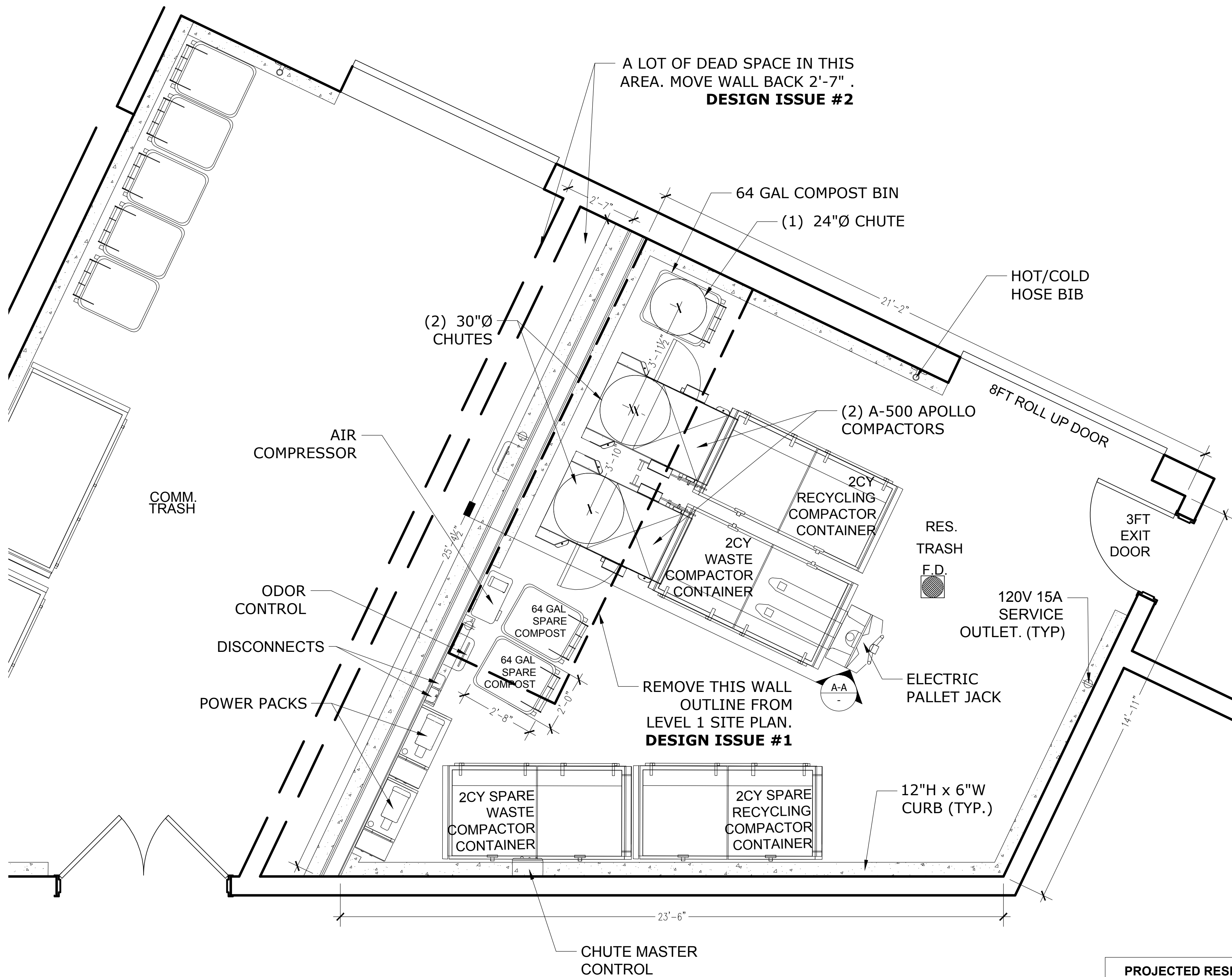












- SHEET NOTES:**
- RESIDENTIAL TRASH TERMINATION ROOM**
1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
  2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN FLOOR LEVEL UNDER COMPACTOR.
  3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
  4. INSTALL WALL PROTECTION: 12"x6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/BISORTER OR POWER PACKS.
  5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
  6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2016 CBC.
  7. (2) 30"Ø GRAVITY CHUTE WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
  8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) SHP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
  9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
  10. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED. REQUIRES 120V 15A SERVICE OUTLETS.
  11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
  12. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
  13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000lb CAPACITY; TURNING RADIUS: 45.5". REQUIRES 120V 15A SERVICE OUTLETS.
  14. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
  15. SHP 3PHASE, 208/230/460V FOR THE POWER PACKS REQUIRED.

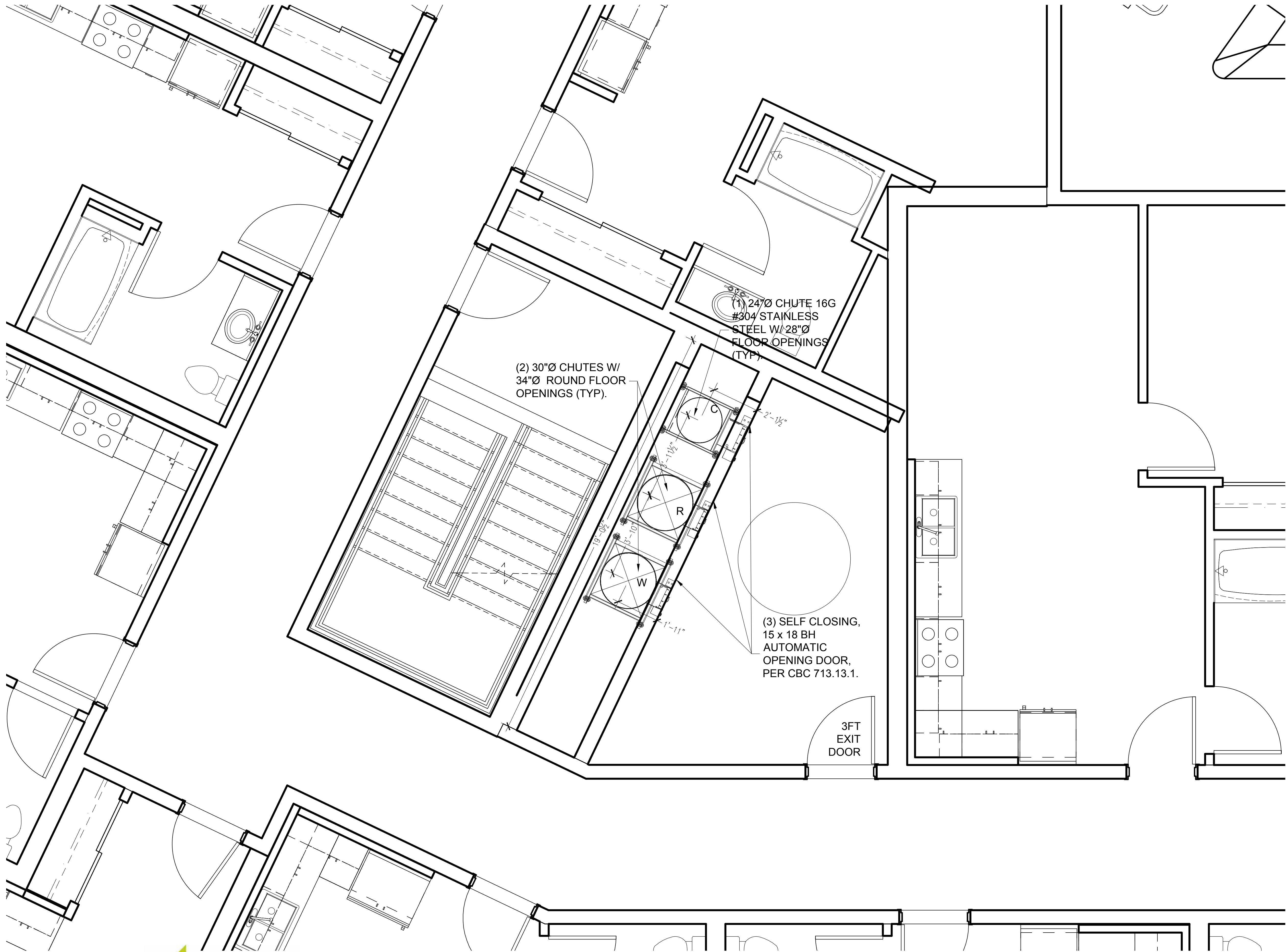
- CHUTE INTAKE VESTIBULES:**
16. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 1T2.0.
  17. 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.
  18. PROVIDE 18X18 "SIDE" HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 2T2.0.
  19. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9T2.0 FOR ANCHORING AND MASON BR-RED SOUND ISOLATION PAD ASSEMBLY. FOUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

- GENERAL NOTES:**
1. 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.
  2. 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.
  3. 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.

- DESIGN ISSUES:**
1. A WALL SEEMS TO BE PRESENT IN TRASH ROOM AT LEVEL 1. PLEASE REMOVE FROM SITE PLAN. ROOMS NEEDS TO BE CLEAR OF OBSTRUCTIONS.
  2. THERE IS DEAD SPACE BEHIND THE COMPACTORS SO WE RECOMMEND CLOSING THIS SPACE OF 2'-7" MAKING THE RETAIL TRASH ROOM BIGGER TO MOVE TRASH AND DELIVERIES THROUGH.

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE (2CY COMPACTED)	1				1		
RECYCLE (2CY COMPACTED)	1				1		
COMPOST (64GAL LOOSE)	2				2		
TOTAL	4	0	0	0	4	0	0







PROJECTED COMMERCIAL TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE (3CY LOOSE)	1	1		1	1		
RECYCLE (3CY LOOSE)	1		1		1		
COMPOST (64GAL LOOSE)	5		4		5		
TOTAL	7	1	5	1	7	0	0

- SHEET NOTES:**
- COMMERCIAL TRASH COLLECTION AREA**
- CENTRAL TRASH COLLECTION AREA IS 1HR FIRE-RATED - RESTRICTED ACCESS.
  - FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
  - WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
  - INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
  - OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
  - HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
- GENERAL NOTES:**
- 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.
  - 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.
  - 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.

