



EMERYSTATION OVERLAND

Attachment 3

1550 62ND STREET, EMERYVILLE, CALIFORNIA

31 August 2021

G0.00

SUBMISSION SCHEDULE	
2020.12.24	PLANNING APPLICATION
2021.08.31	TRAFFIC ANALYSIS PACKAGE (FOR REFERENCE ONLY)

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G0.04	EXISTING NEIGHBORING BUILDINGS	X	
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G1.02	PROJECT DATA AND ZONING ANALYSIS	X	
G1.03	ZONING DIAGRAMS	X	
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G1.08	BUILDING EGRESS PLAN	X	
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DRAWING INDEX		2020.12.24	2021.08.31
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PROJECT TEAM

OWNER
Wareham Development
 1120 Nye Street, Suite 400
 San Rafael, CA 94901
 415.457.4964
Contact: Geoff Sears
 Gsears@warehamdevelopment.com

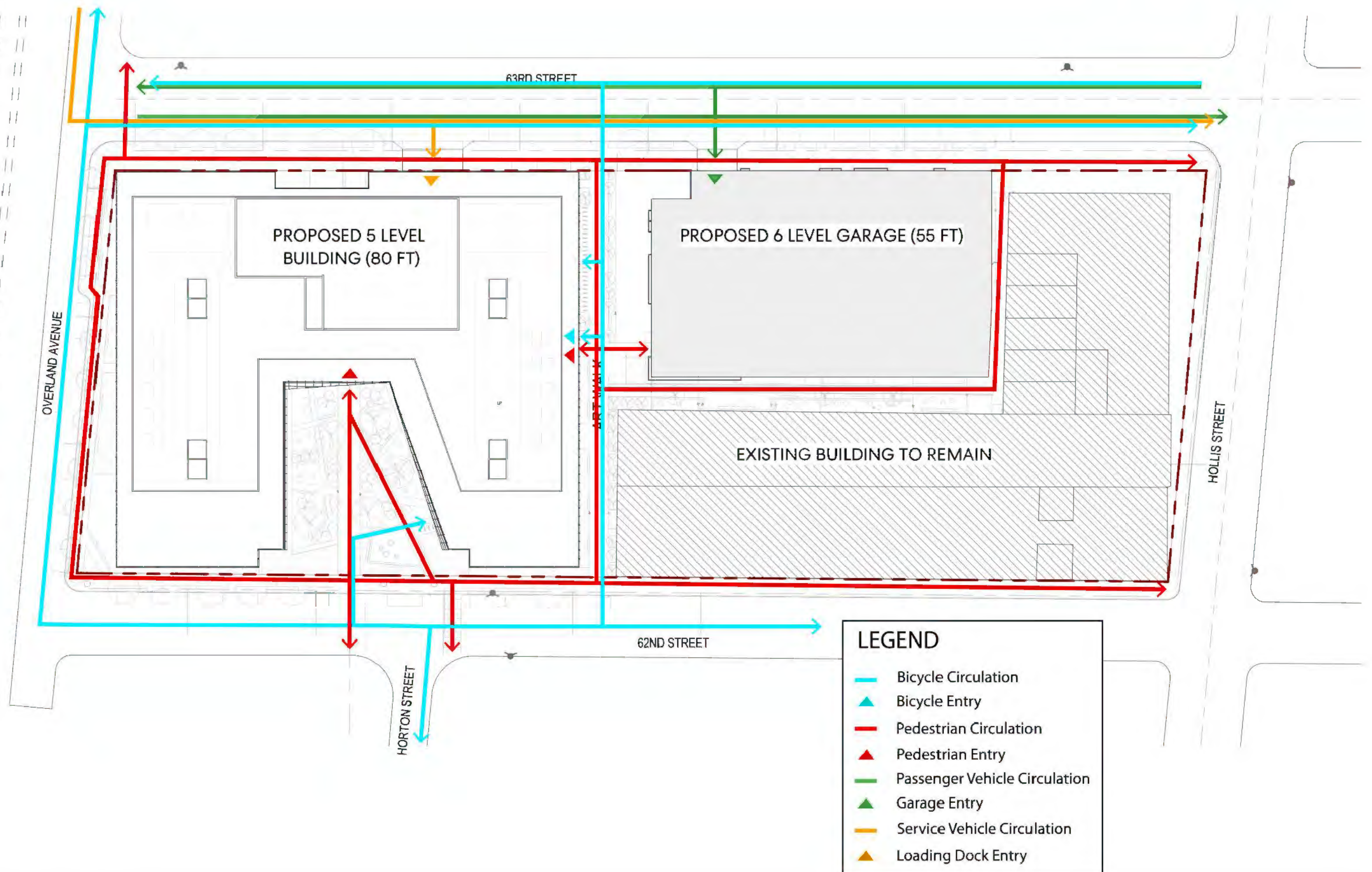
ARCHITECT:
Perkins&Will
 2 Bryant Street, 3rd Floor
 San Francisco, CA 94105
 415.856.3000
Contact: Daniel Lam
 Daniel.lam@perkinswill.com

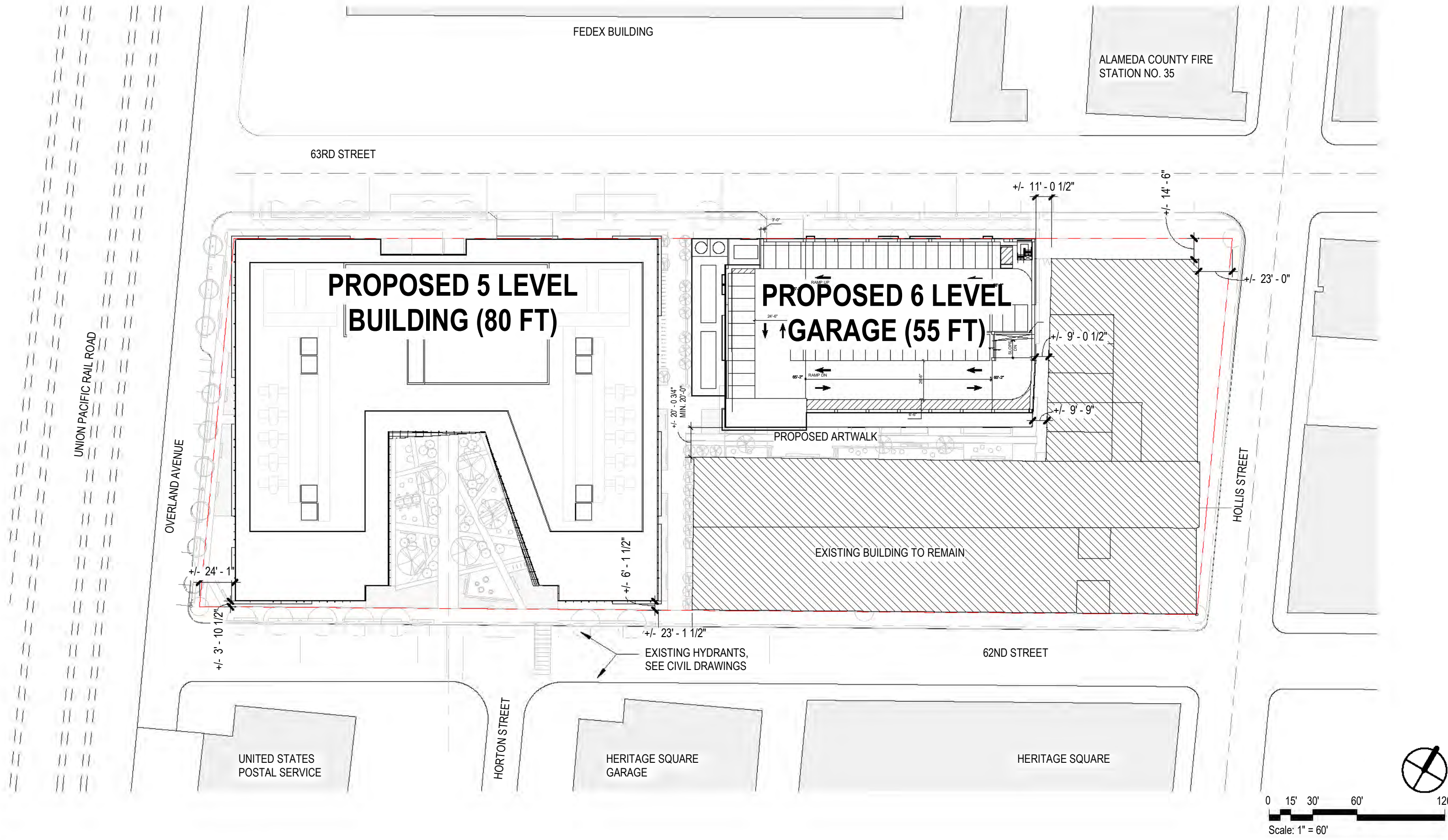
CIVIL ENGINEER
 Kier+Wright
 2850 Collier Canyon Road,
 Livermore, CA 94551

Contact: Anthony Vera
 avera@kierwright.com

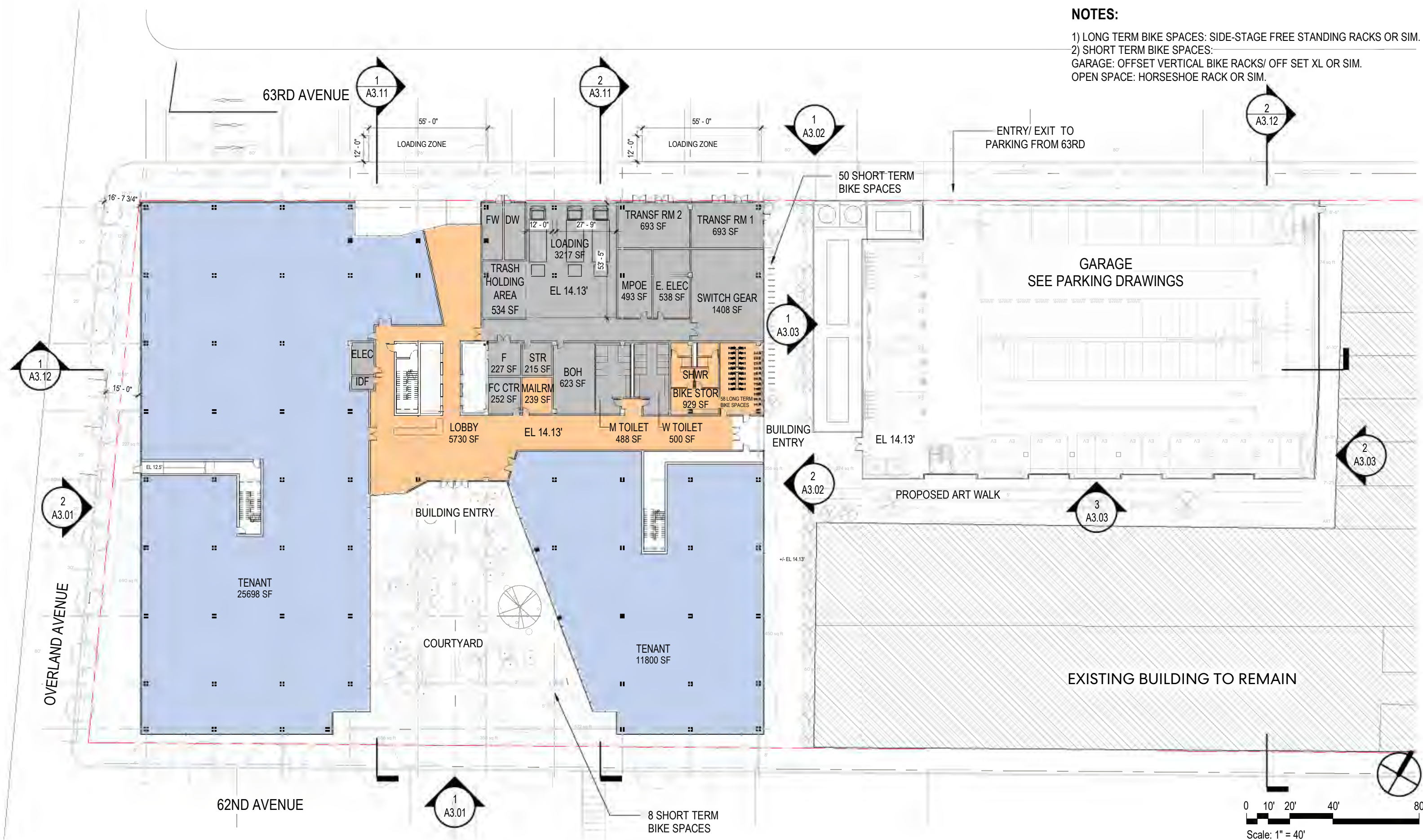
PARKING DESIGN & ENGINEERING
 Watry Design, Inc
Contact: Jess McInerney
 JMcInerney@watrydesign.com
 833.917.7275

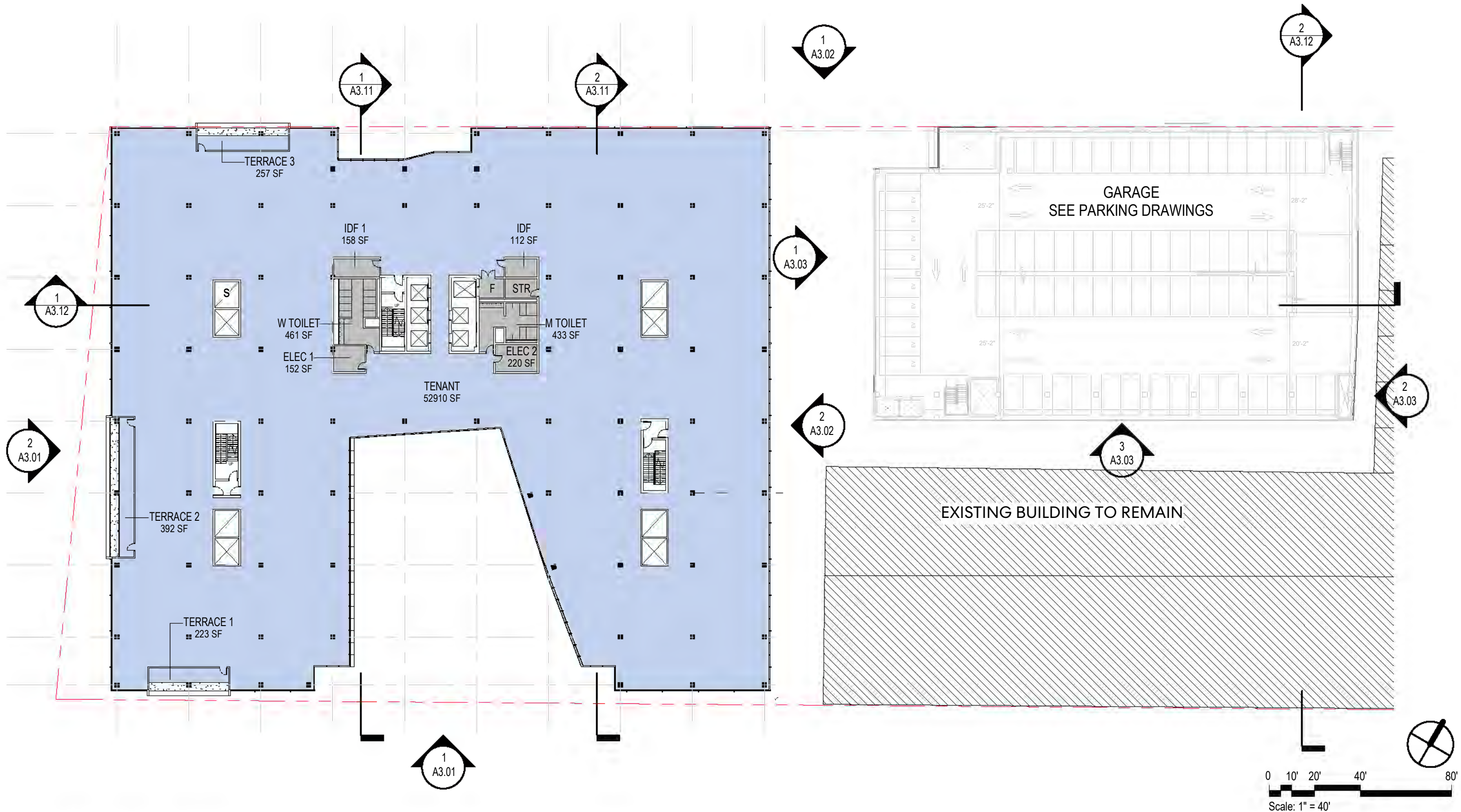
LANDSCAPE DESIGNER
Perkins&Will
 2 Bryant Street, 3rd Floor
 San Francisco, CA 94105
 415.856.3000
Contact: Matt Malone
 matt.malone@perkinswill.com

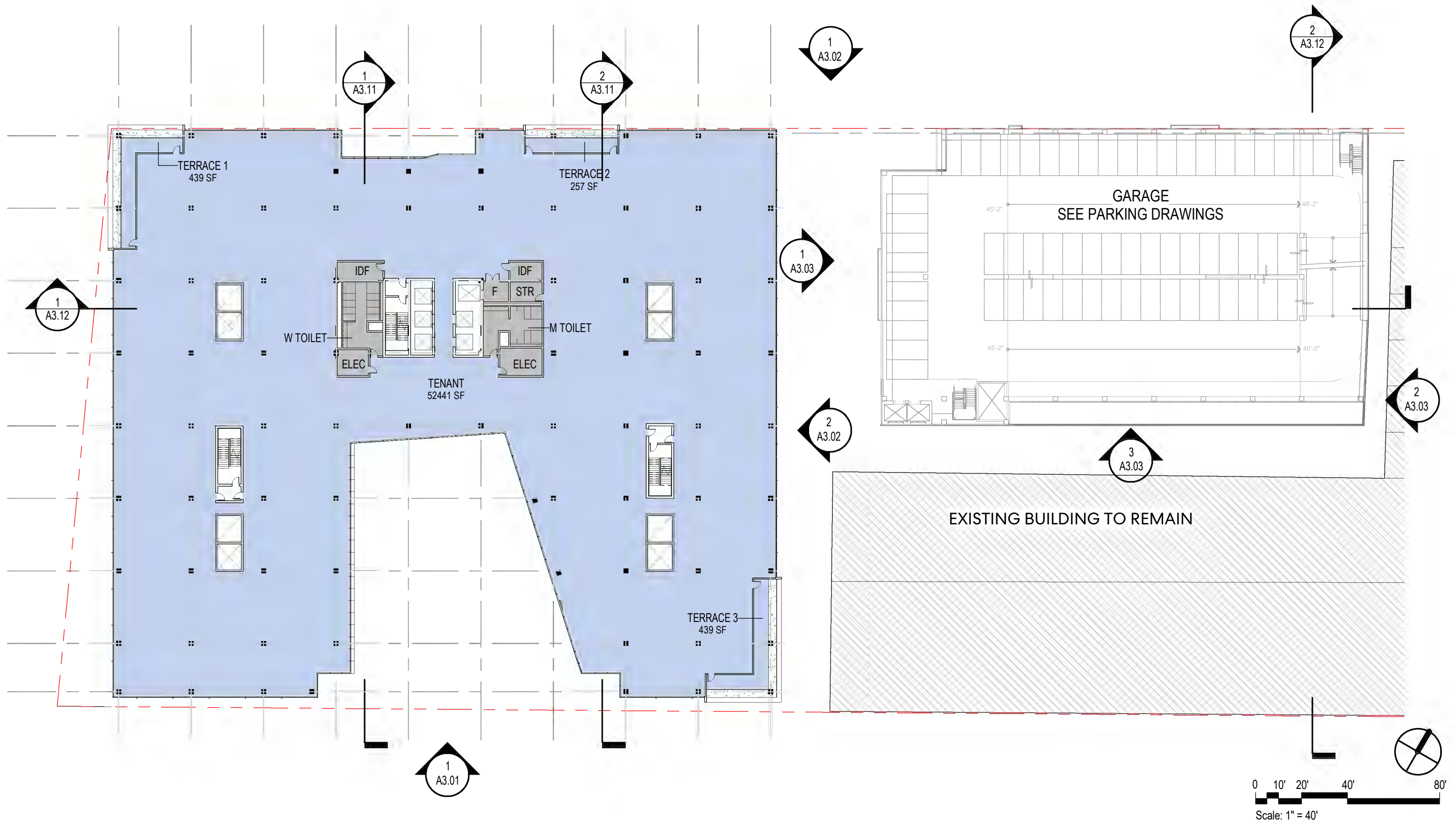


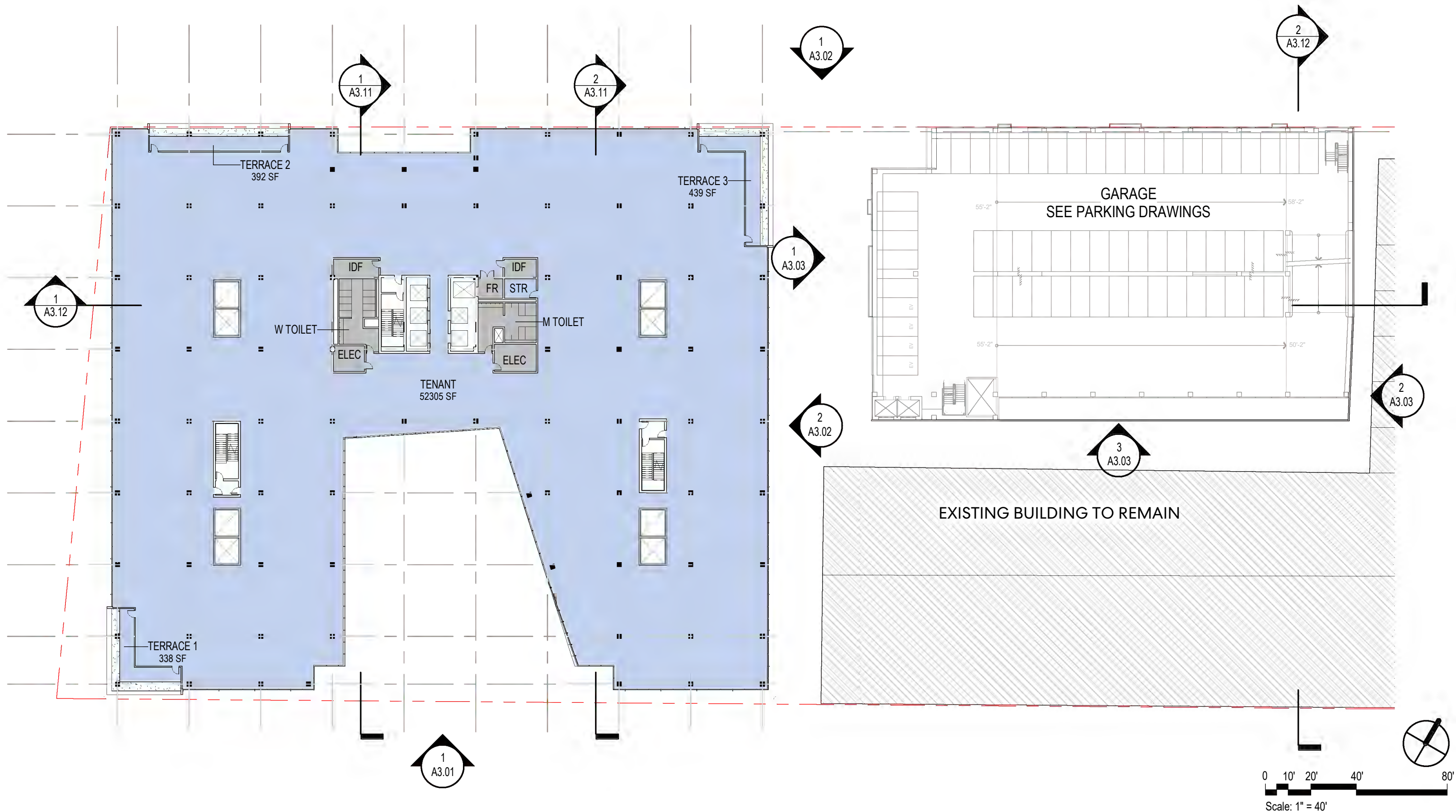


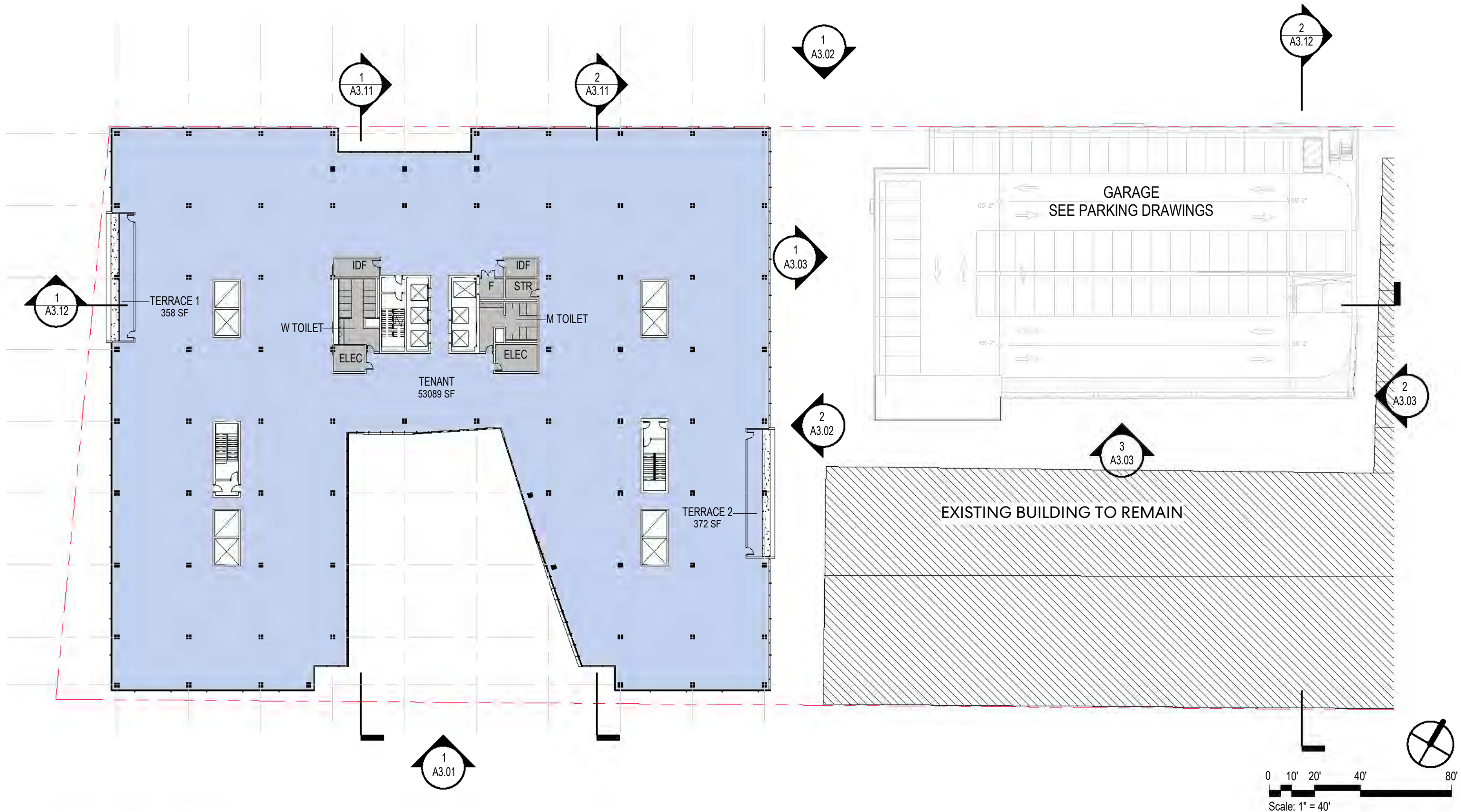
- NOTES:**
- 1) LONG TERM BIKE SPACES: SIDE-STAGE FREE STANDING RACKS OR SIM.
 - 2) SHORT TERM BIKE SPACES: GARAGE: OFFSET VERTICAL BIKE RACKS/ OFF SET XL OR SIM. OPEN SPACE: HORSESHOE RACK OR SIM.

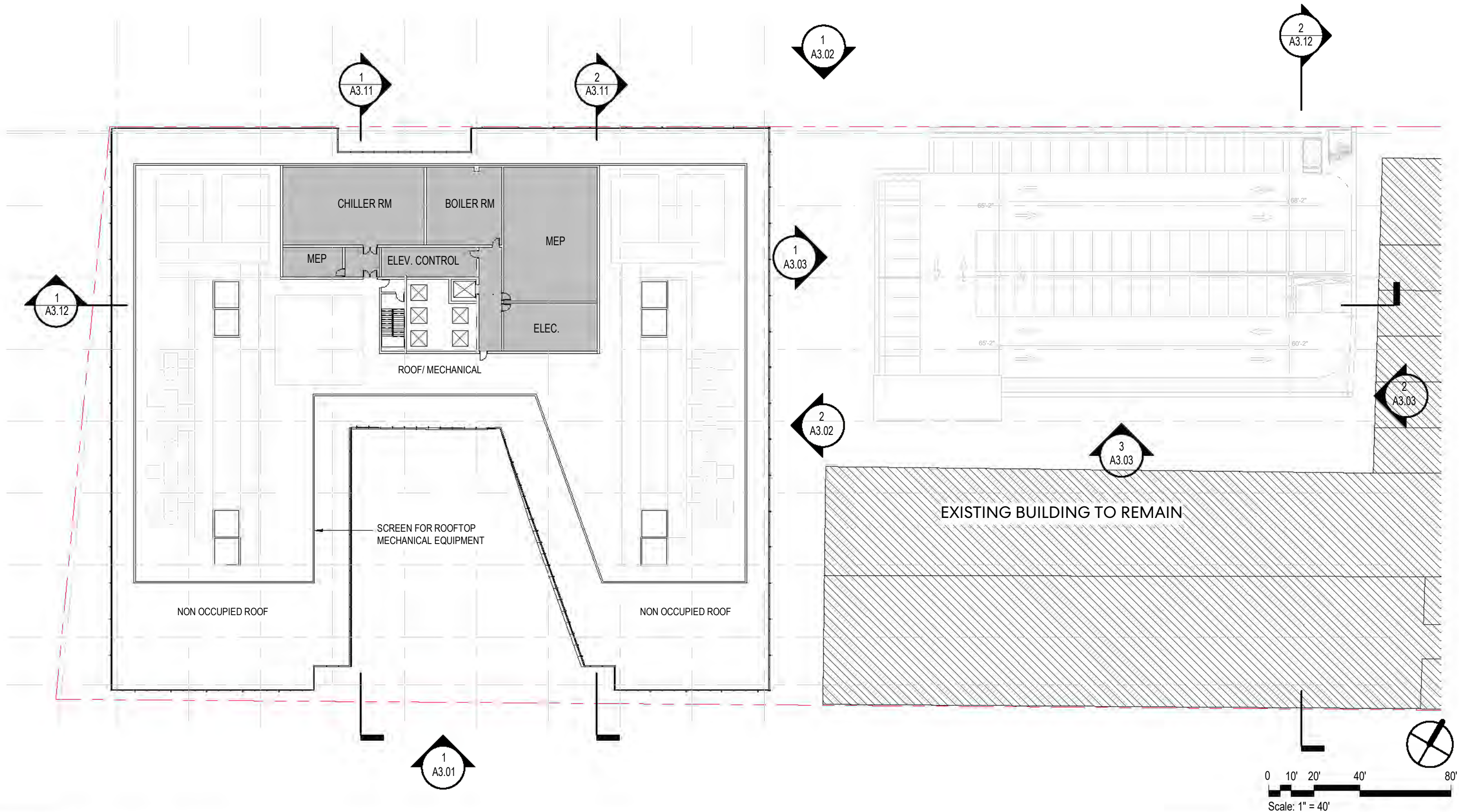




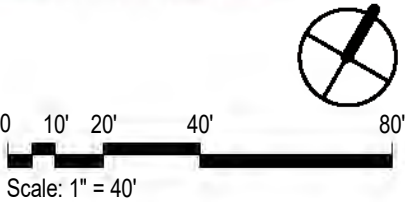
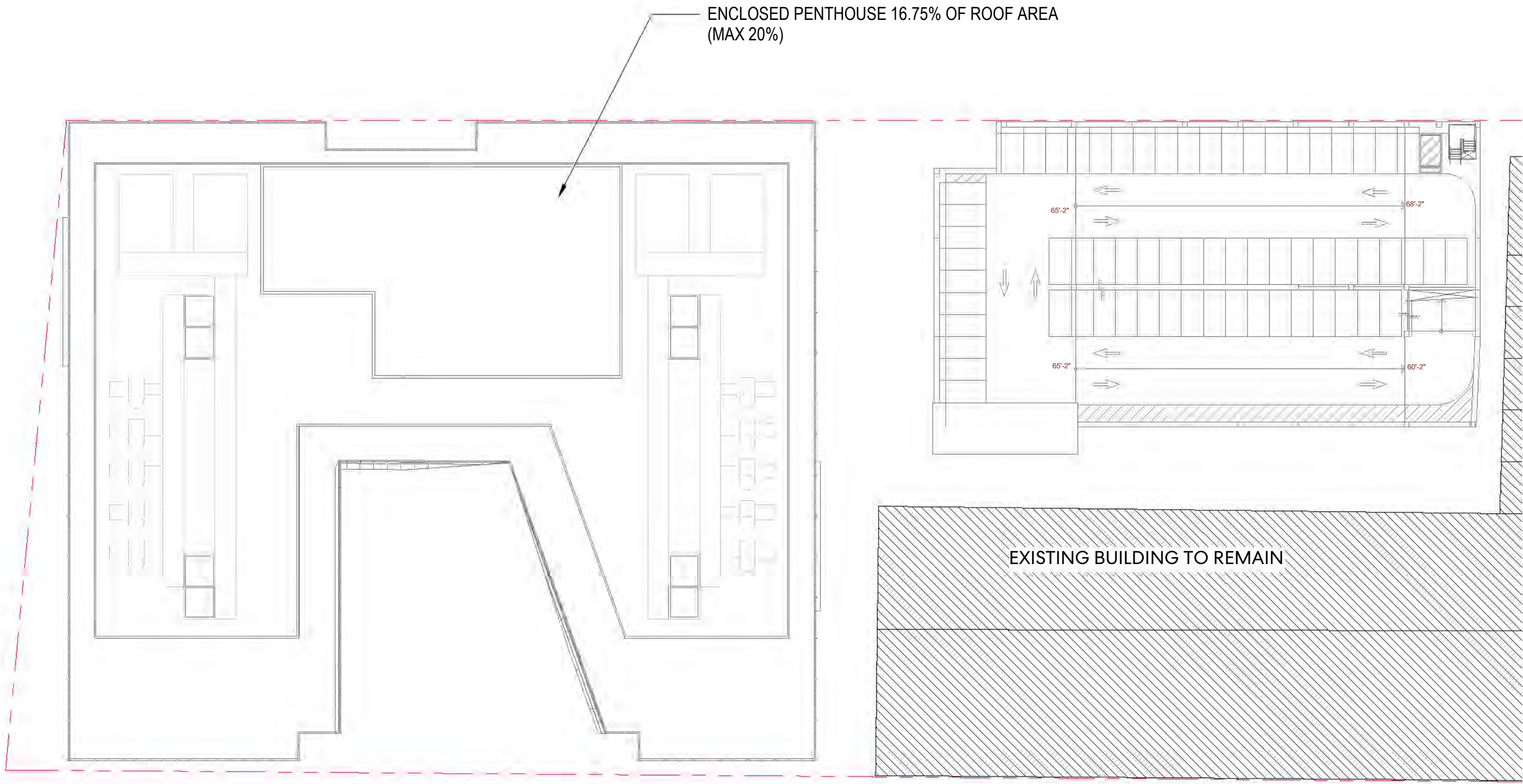


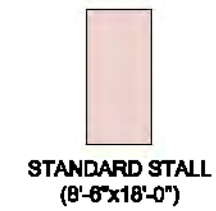
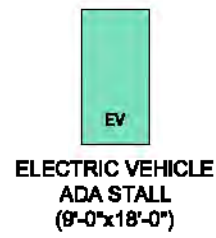
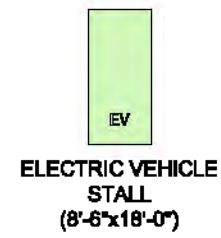






NOTES:
ROOF AREA: 60,515 SF
ENCLOSED PENTHOUSE AREA: 10,140 SF
% OF ENCLOSED PENTHOUSE: 10,140/60,515 = 16.75 %



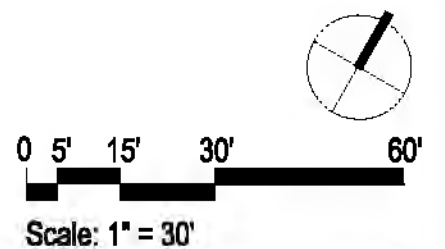
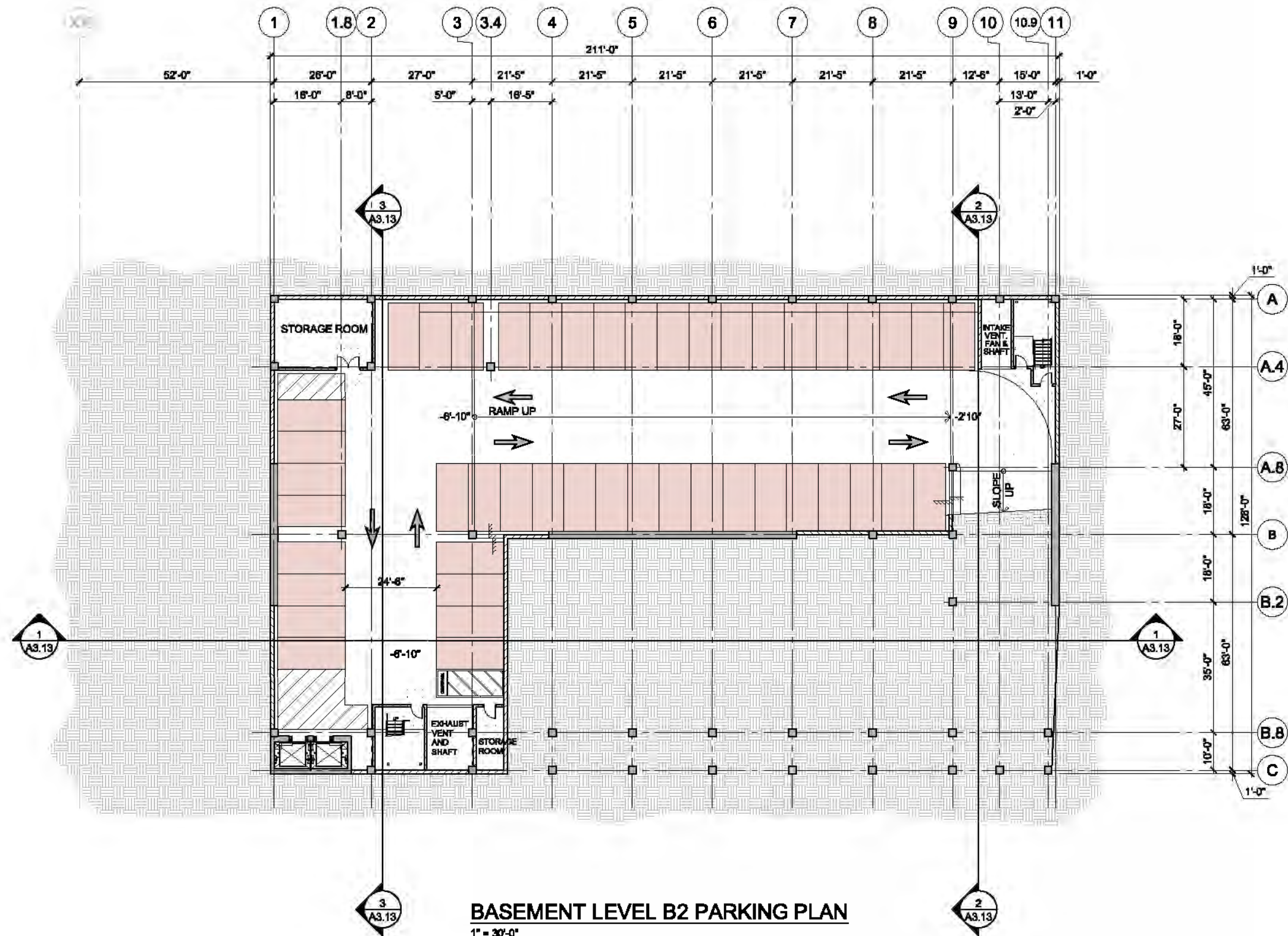


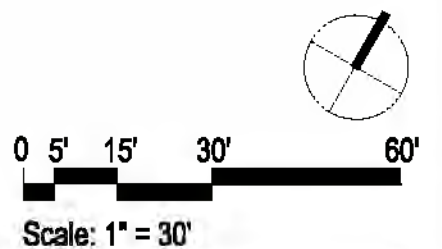
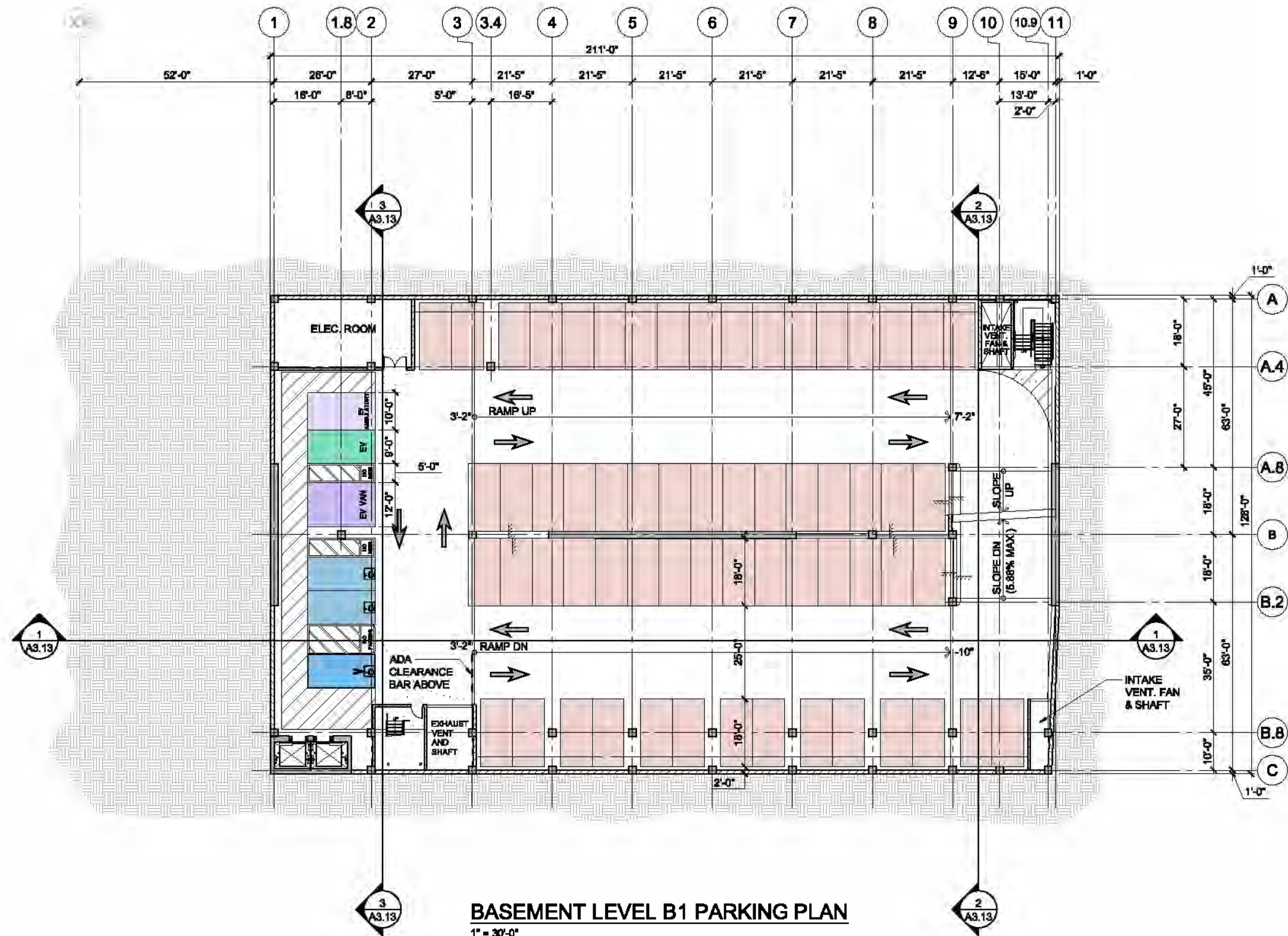
SUMMATION CHART (PARKING GARAGE)

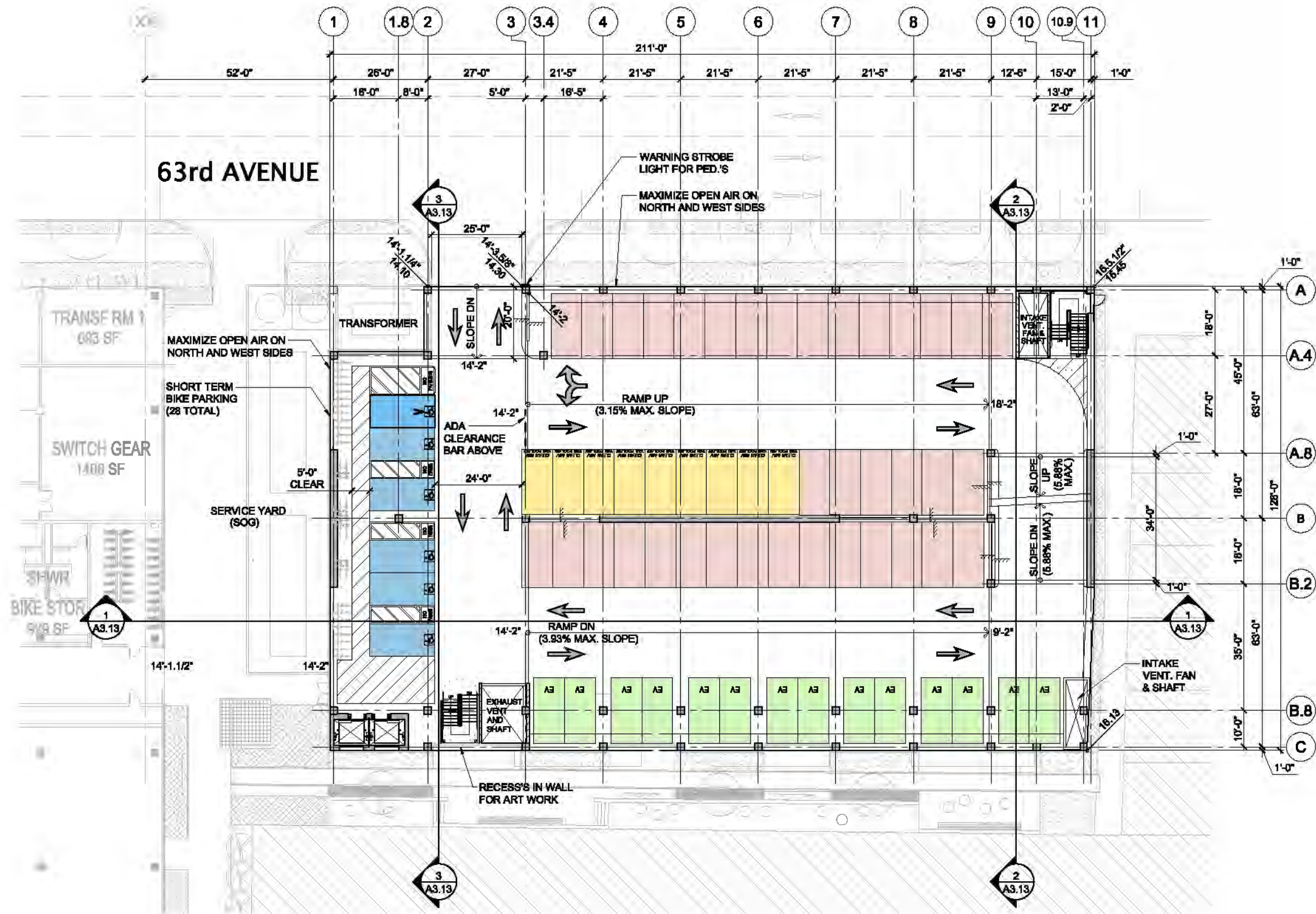
LEVEL	VAN ACCESSIBLE (9'-0" x 18'-0")	ACCESSIBLE (9'-0" x 18'-0")	EV (8'-6" x 18'-0")	EV (9'-0" x 18'-0")	EV AMBULATORY (10'-0" x 18'-0")	EV VAN (12'-0" x 18'-0")	CLEAN AIR/ VANPOOL/ EV (8'-6" x 18'-0")	STANDARD (8'-6" x 18'-0")	TOTAL	SQ. FOOTAGE	SQ. FEET PER STALL
LEVEL 06	0	0	0	0	0	0	0	64	64	24,720	386
LEVEL 05	0	0	4	0	0	0	0	57	61	24,709	405
LEVEL 04	0	0	9	0	0	0	0	52	61	24,709	405
LEVEL 03	0	0	9	0	0	0	0	52	61	24,714 (WITH PLANTER)	405
LEVEL 02	0	0	9	0	0	0	0	62	71	25,700	362
LEVEL 01	1	5	14	0	0	0	9	38	65	25,853	398
BASEMENT B1	1	2	0	1	1	1	0	61	67	28,520	398
BASEMENT B2	0	0	0	0	0	0	0	46	46	17,469	380
TOTAL:	2	7	45	1	1	1	9	430	496	194,394	392

EV DATA:

1. Cal Green design spaces - 12%
2. EV chargers - 10%







LEVEL 01 PARKING PLAN

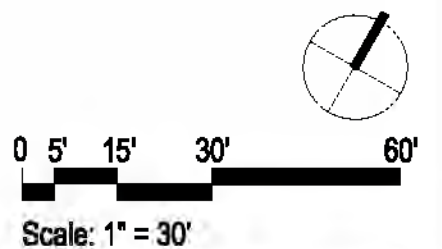
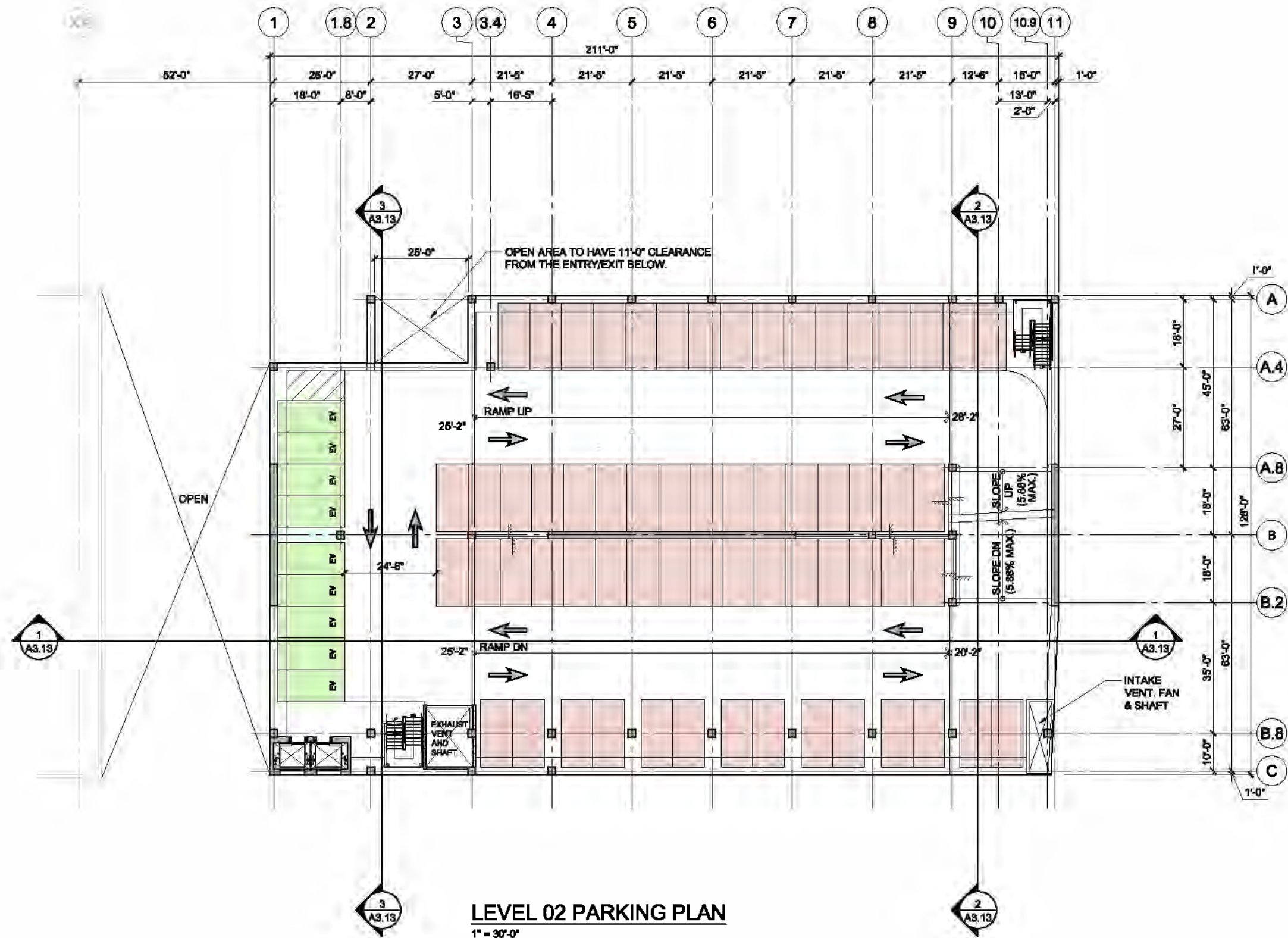
1" = 30'-0"

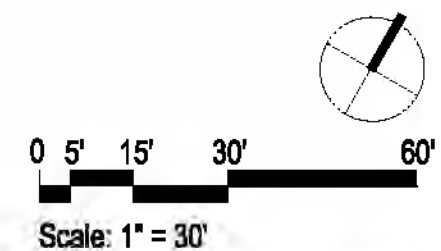
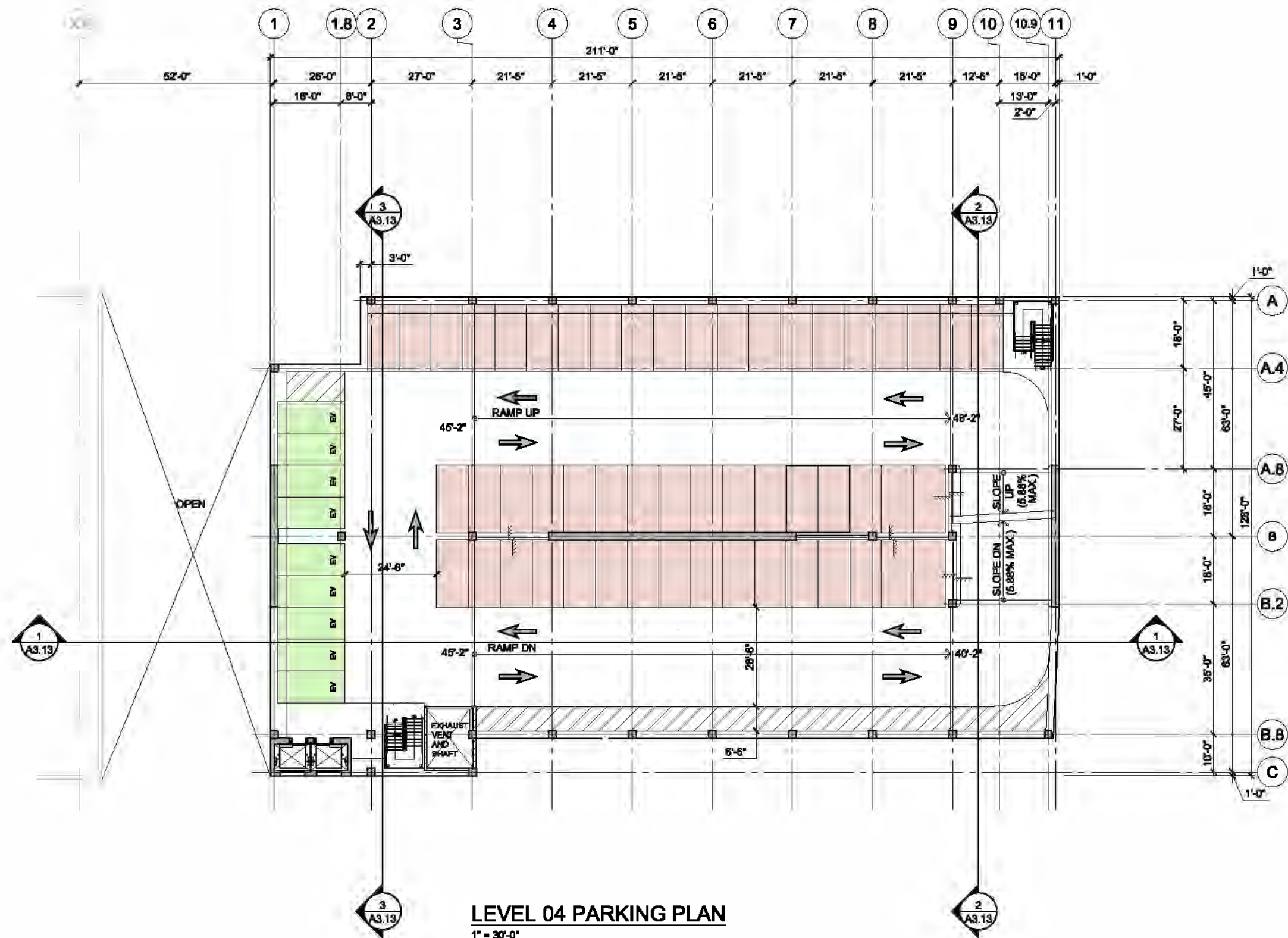
EMERYSTATION OVERLAND

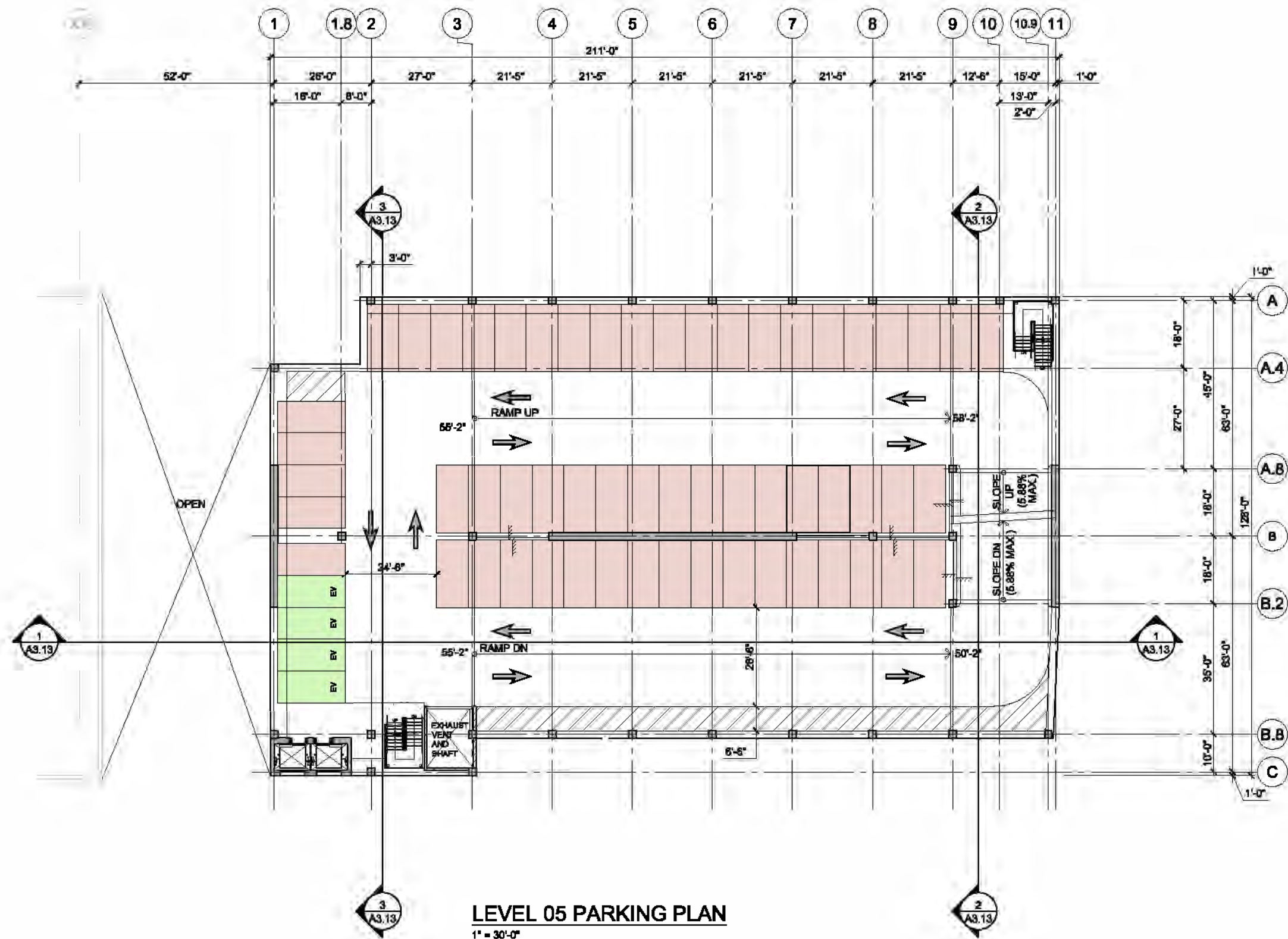
1550 62nd Street, Emeryville, California

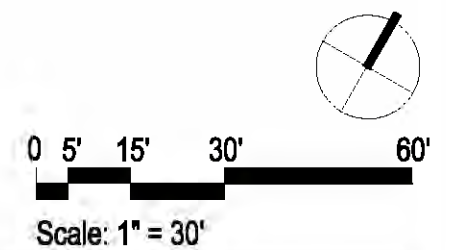
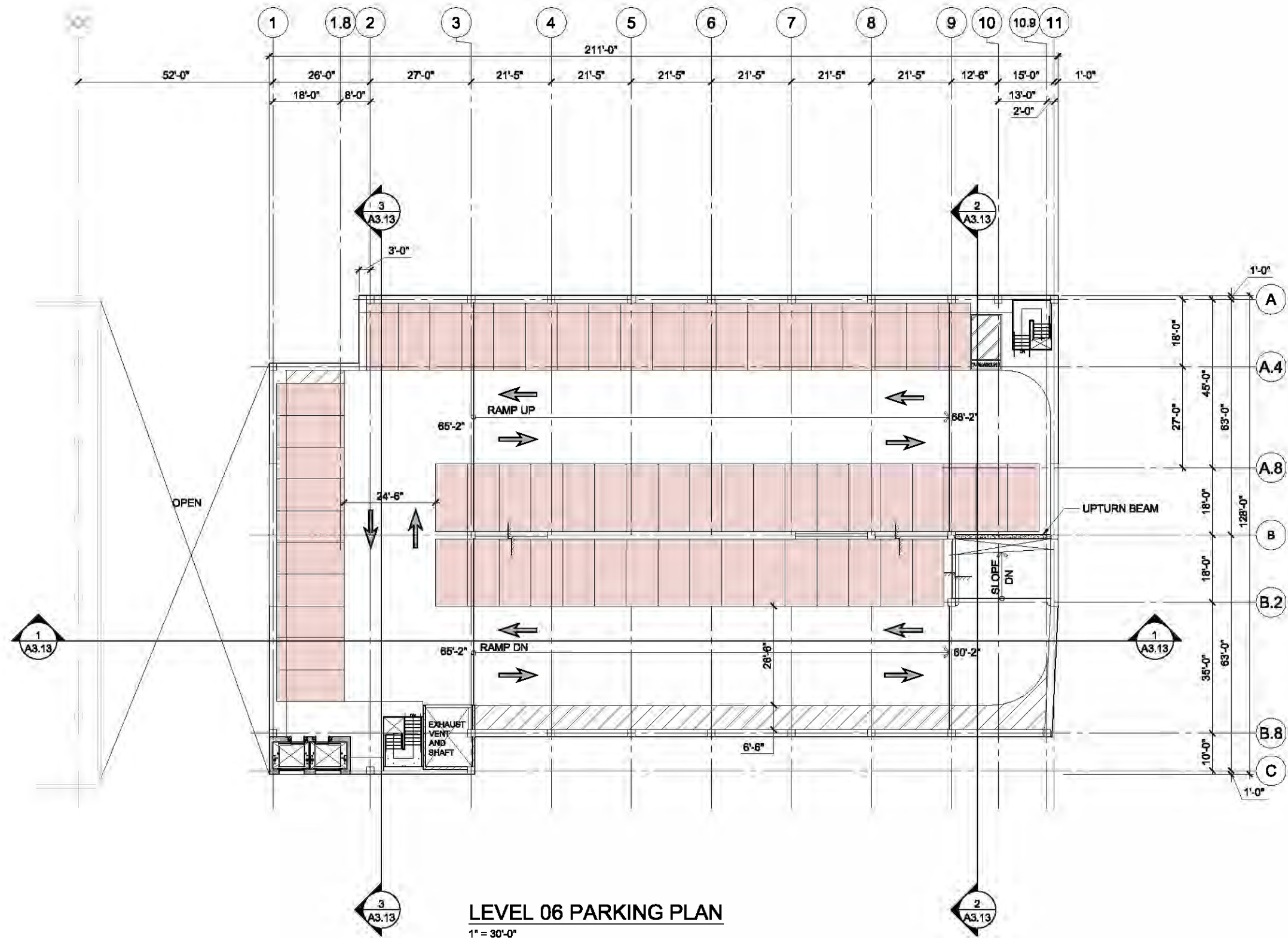
LEVEL 01 PARKING PLAN

08/31/2021 | A2.2



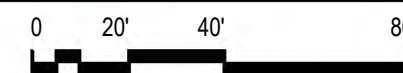








2 WEST ELEVATION
1" = 40'-0"



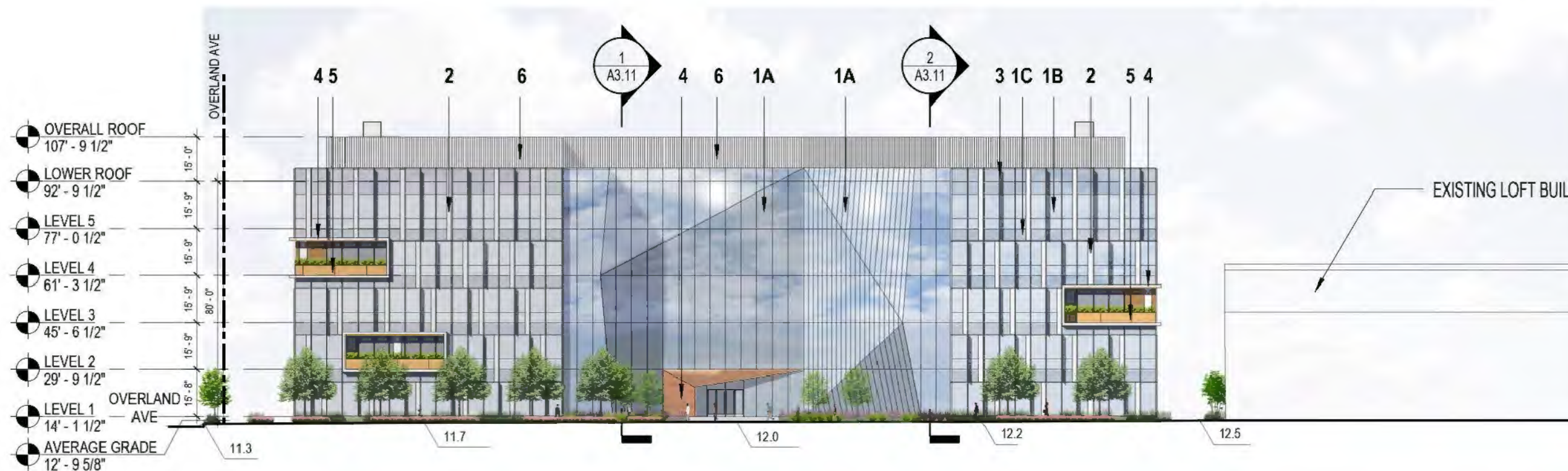
MATERIAL LEGEND

BUILDING FACADE MATERIALS

- 1A** GLASS WITH REFLECTIVE COATING, 4 SIDED SSG
- 1B** TINTED GLASS, FULLY CAPTURED/ 3 OR 2 SIDED SSG
- 1C** BACK PAINTED SPANDREL GLASS
- 2** GLAZED IN METAL PANEL, SILVER GRAY COLOR OR SIM.
- 3** VERTICAL METAL FIN CAP, SILVER GRAY COLOR OR SIM.
- 4** METAL SURROUND WITH PARKLEX OR SIM. WOOD-LIKE EXTERIOR SOFFIT PANEL
- 5** PLANTER
- 6** MORIN MATRIX SERIES OR SIM. METAL SCREEN

GARAGE FACADE MATERIALS

- 11A** BOARD FORM CONCRETE
- 11B** BOARD FORM CONCRETE WITH COLOR ADMIXTURE
- 12** ALUMINUM SLATS
- 13** MASONARY WALL WITH COLOR GLASS INSERTS
- 14** FORMED METAL OR PRECAST PLANTER
- 15** POSSIBLE LOCATION FOR POTENTIAL ART WORK, SHOWN FOR ILLUSTRATIVE PURPOSE ONLY



1 SOUTH ELEVATION
1" = 40'-0"





② EAST ELEVATION
1" = 40'-0"
0 20' 40' 80'

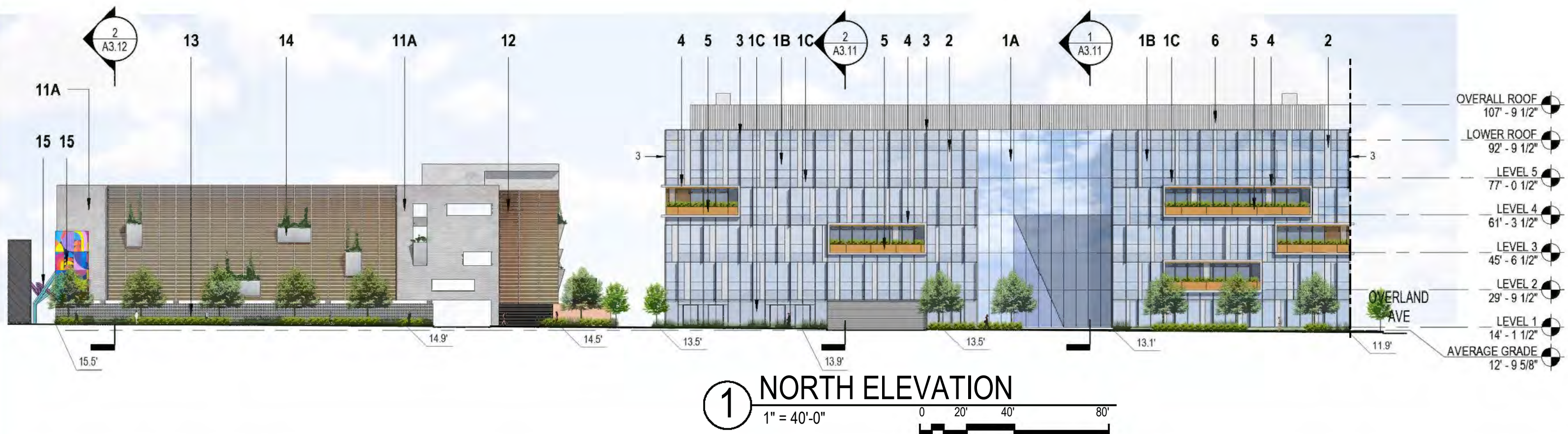
MATERIAL LEGEND

BUILDING FACADE MATERIALS

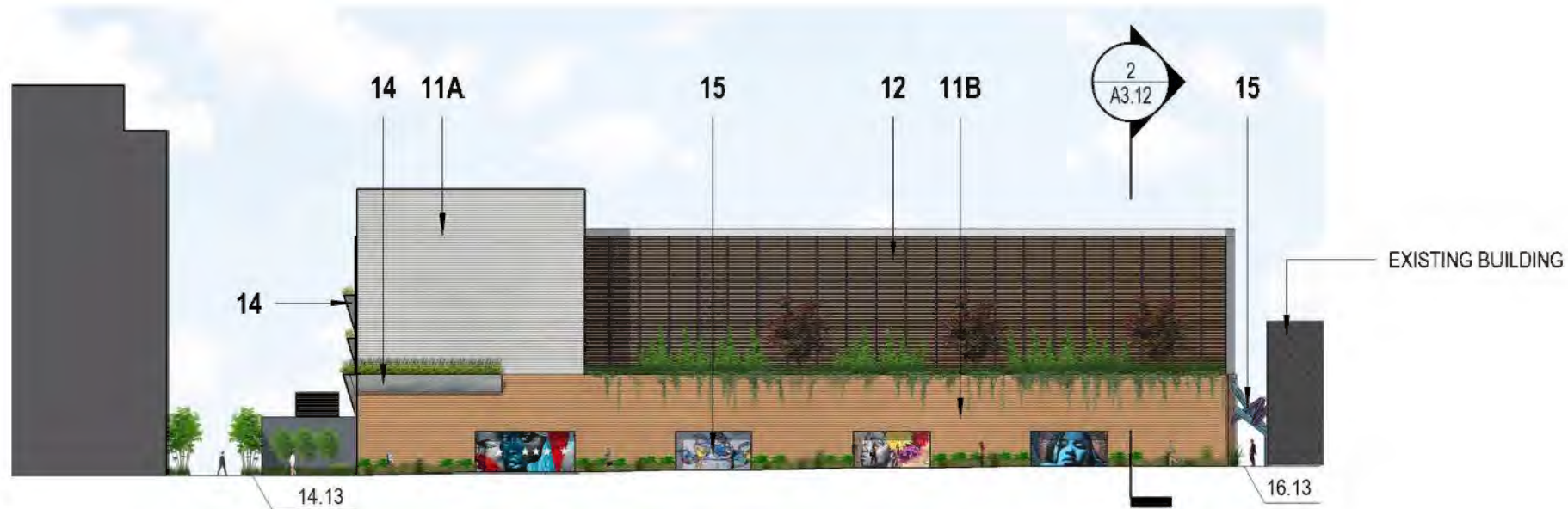
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① NORTH ELEVATION
1" = 40'-0"
0 20' 40' 80'



3 GARAGE SOUTH ELEVATION
1" = 40'-0"

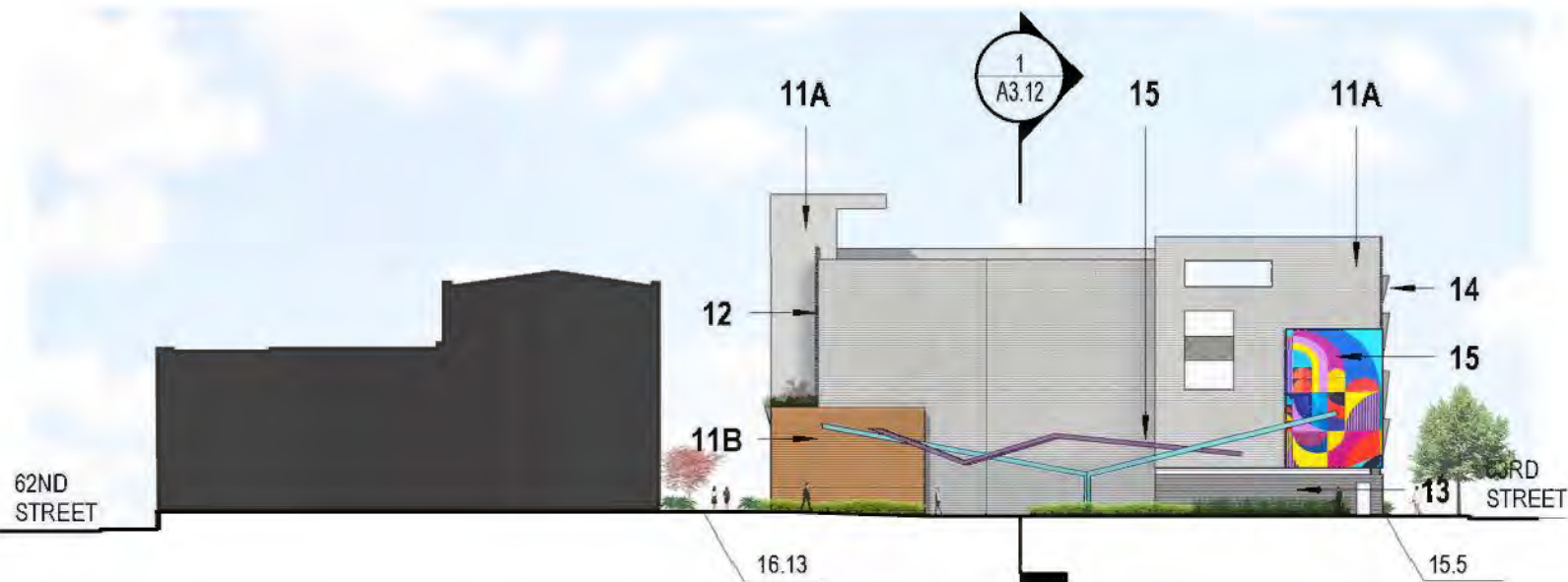
MATERIAL LEGEND

BUILDING FACADE MATERIALS

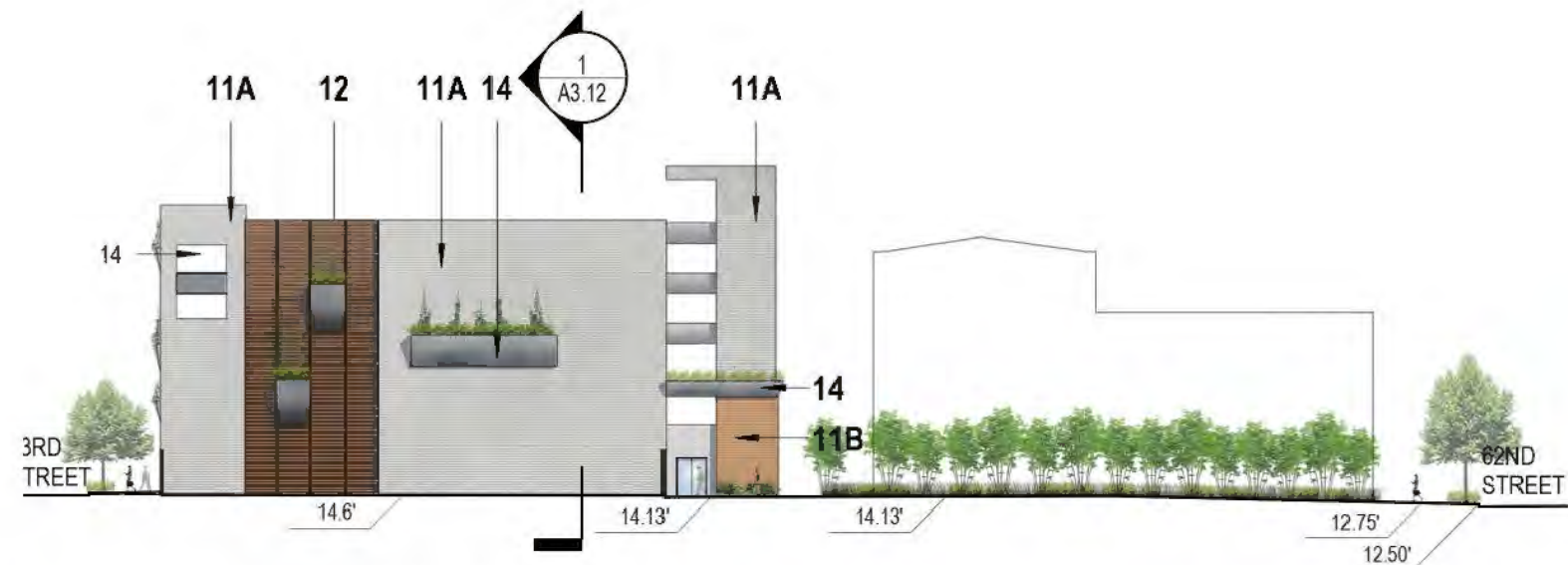
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GARAGE FACADE MATERIALS

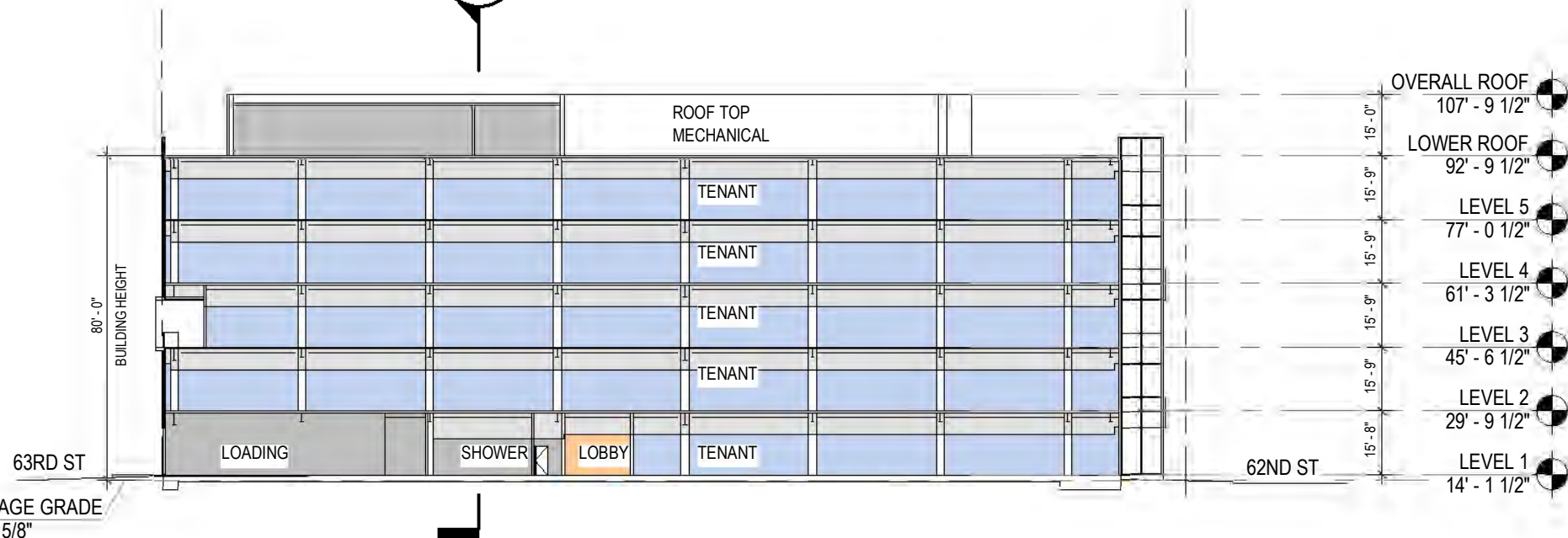
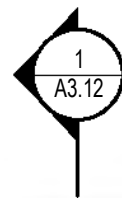
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2 GARAGE EAST ELEVATION
1" = 40'-0"



1 GARAGE WEST ELEVATION
1" = 40'-0"



2 BUILDING SECTION LOOKING EAST
1" = 40'-0"

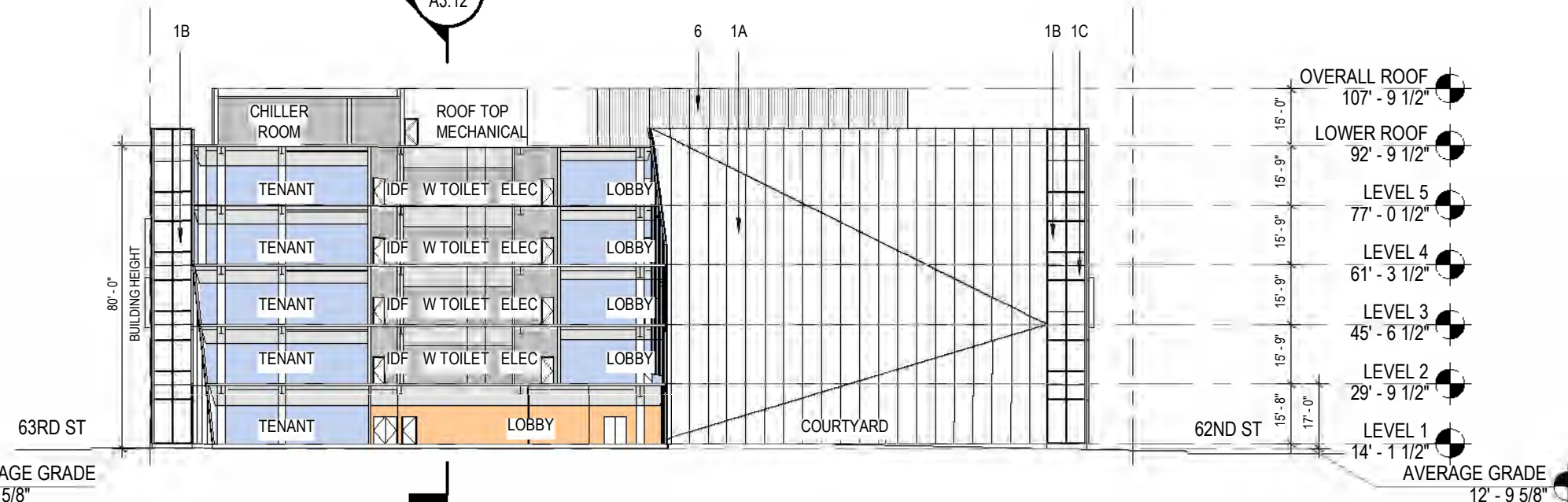
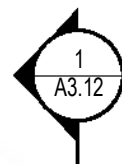
MATERIAL LEGEND

BUILDING FACADE MATERIALS

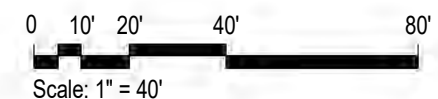
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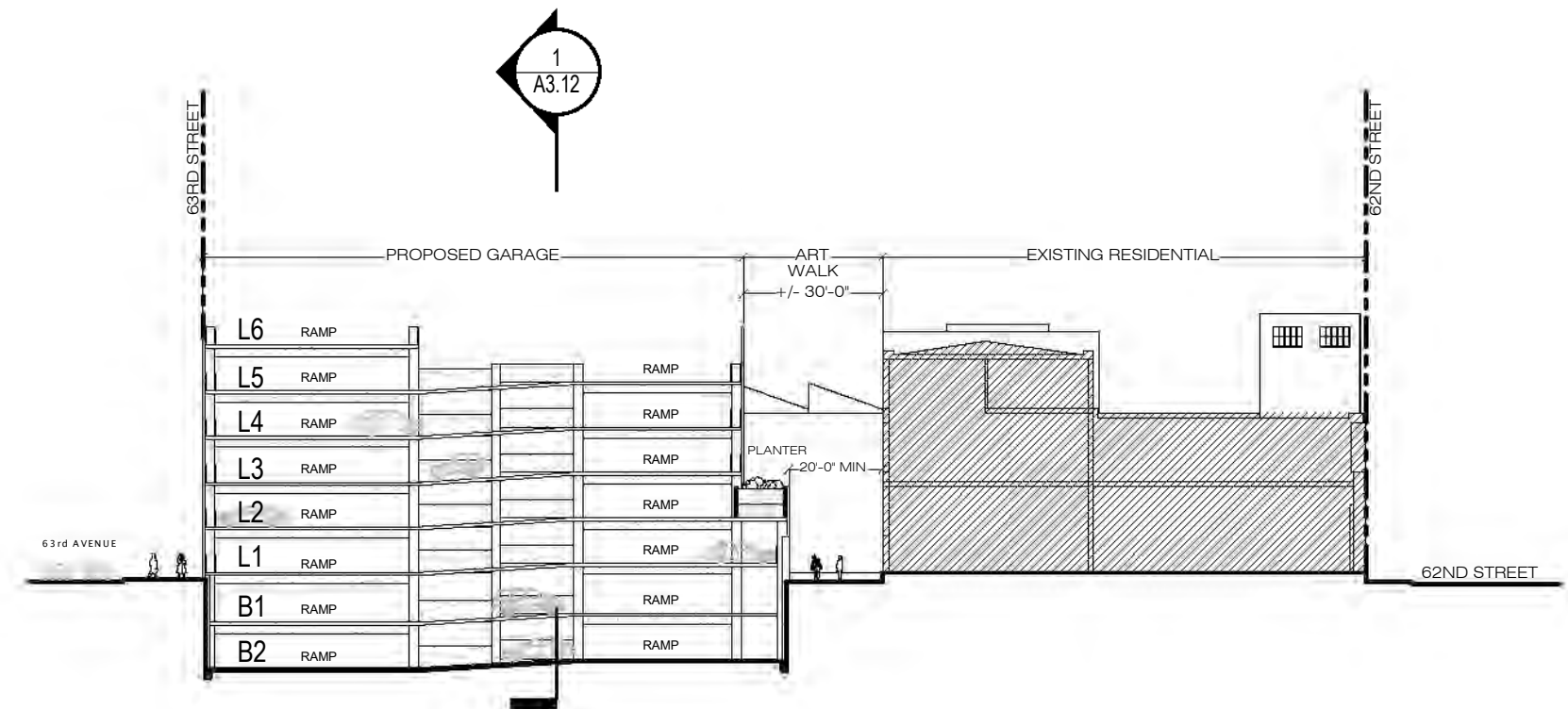
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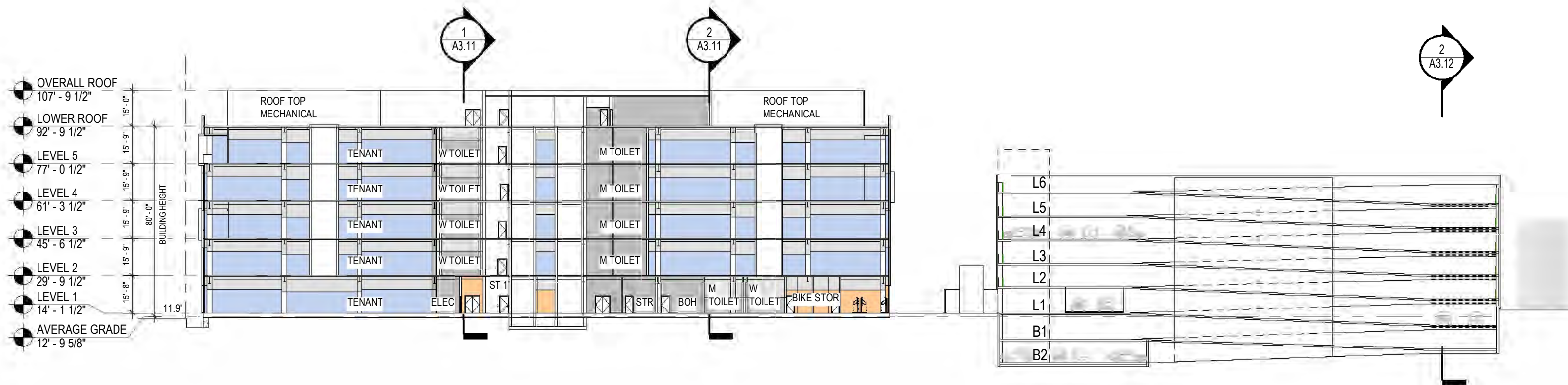


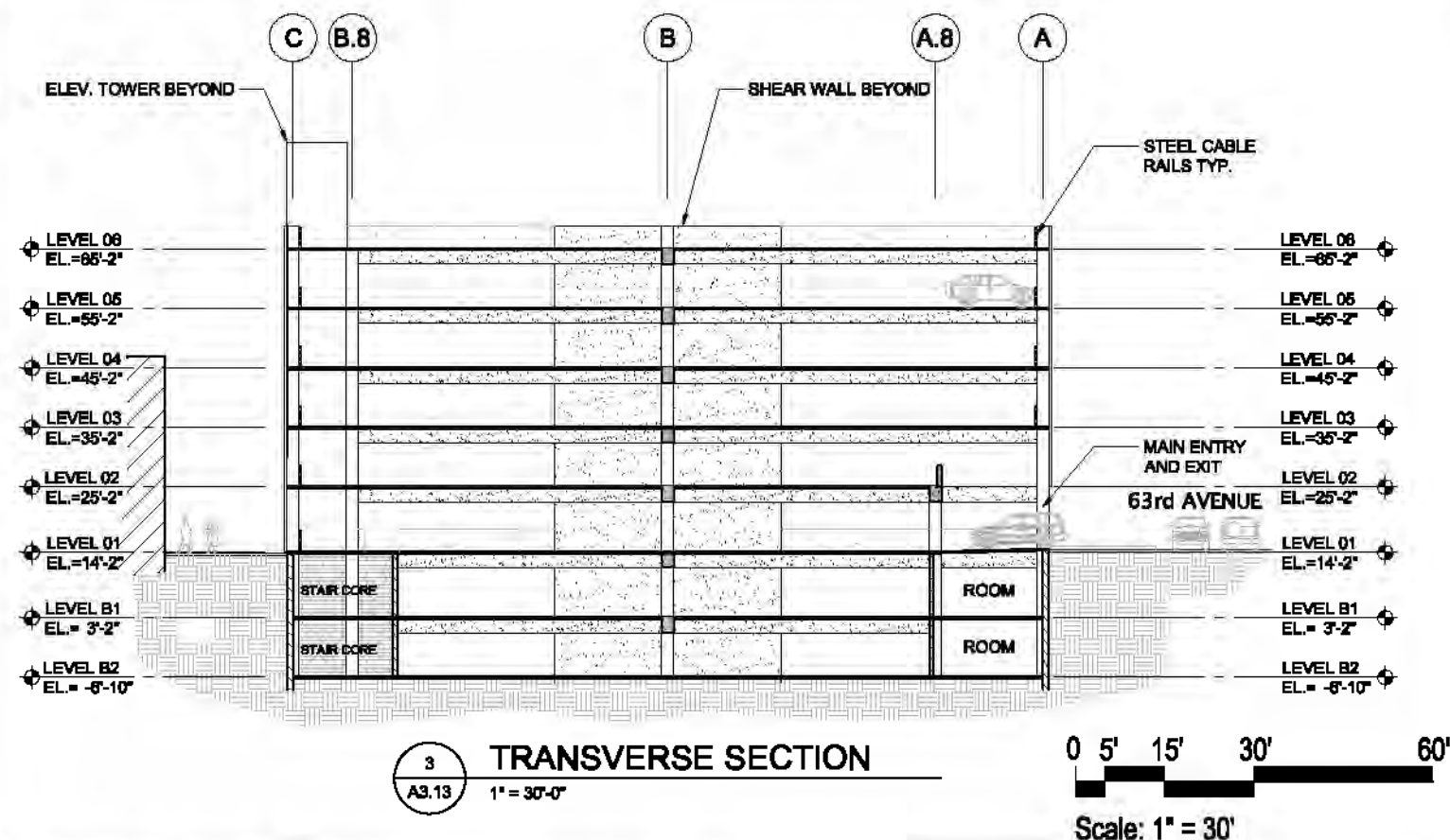
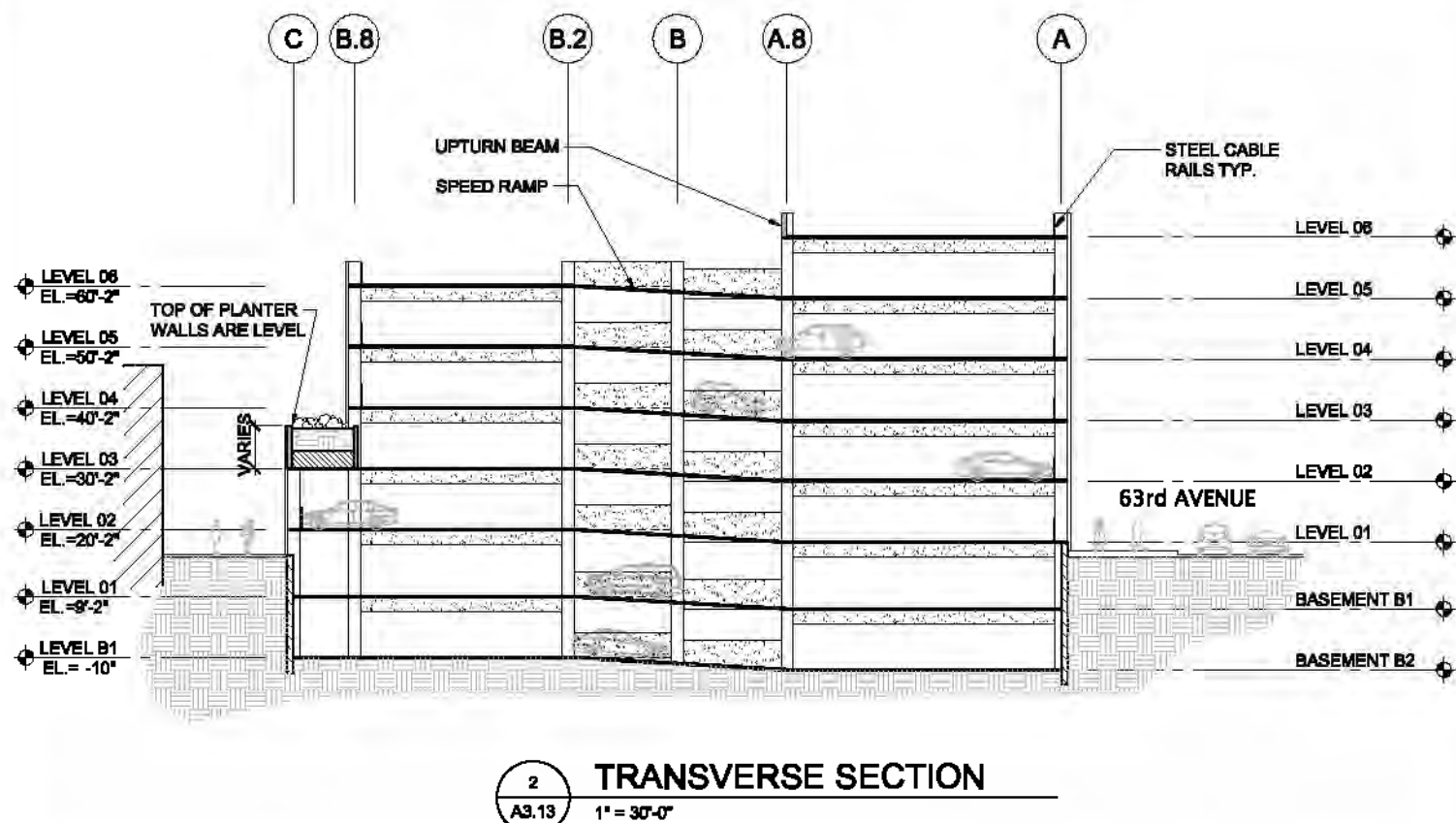
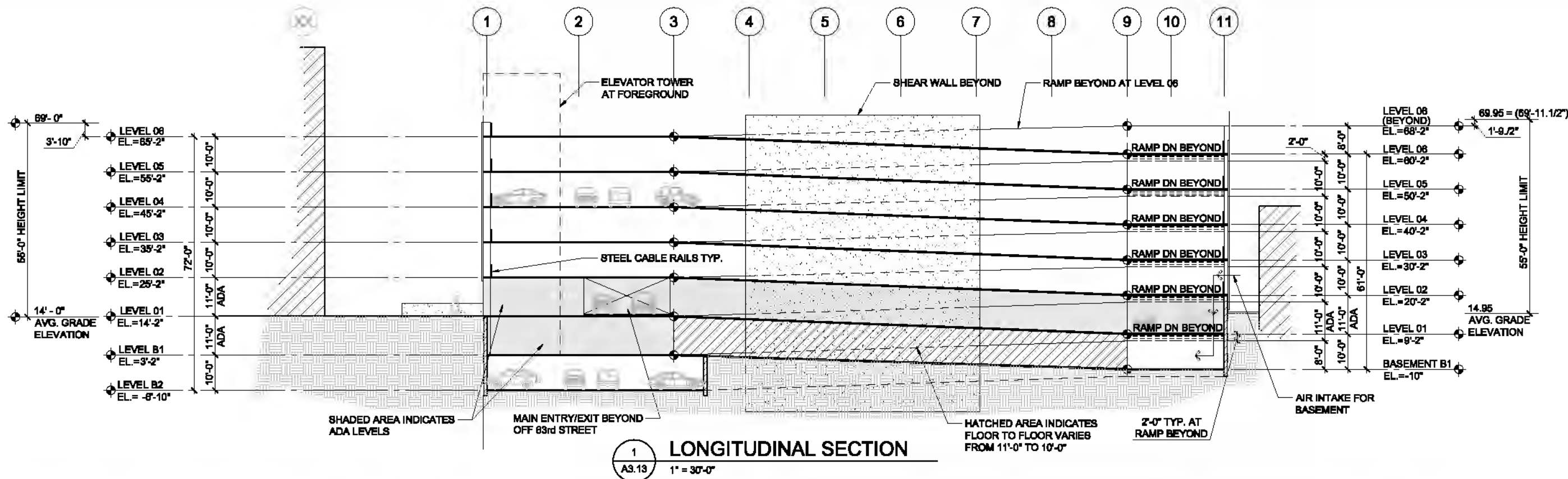
1 BUILDING SECTION LOOKING EAST- COURTYARD
1" = 40'-0"

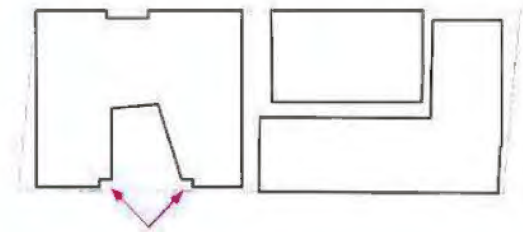




2 GARAGE SECTION LOOKING EAST
1" = 40'-0"

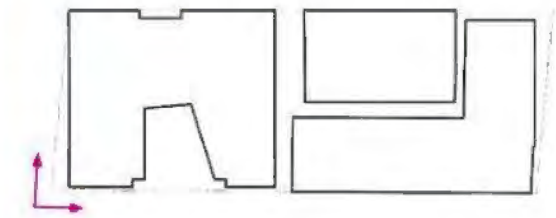






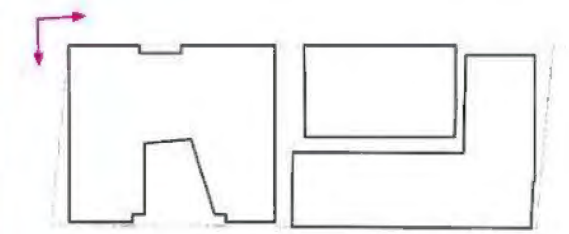
EXISTING STREET VIEW





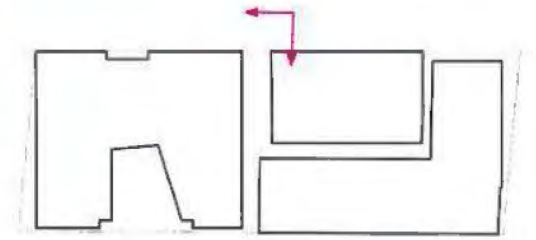
EXISTING STREET VIEW





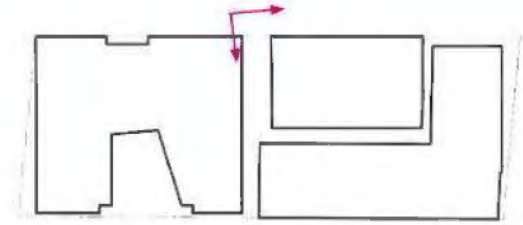
EXISTING STREET VIEW





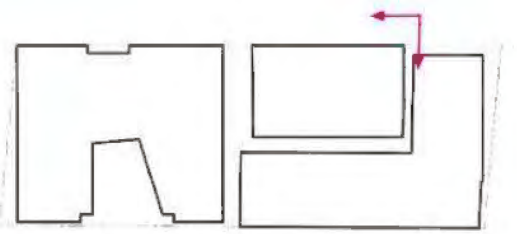
EXISTING STREET VIEW





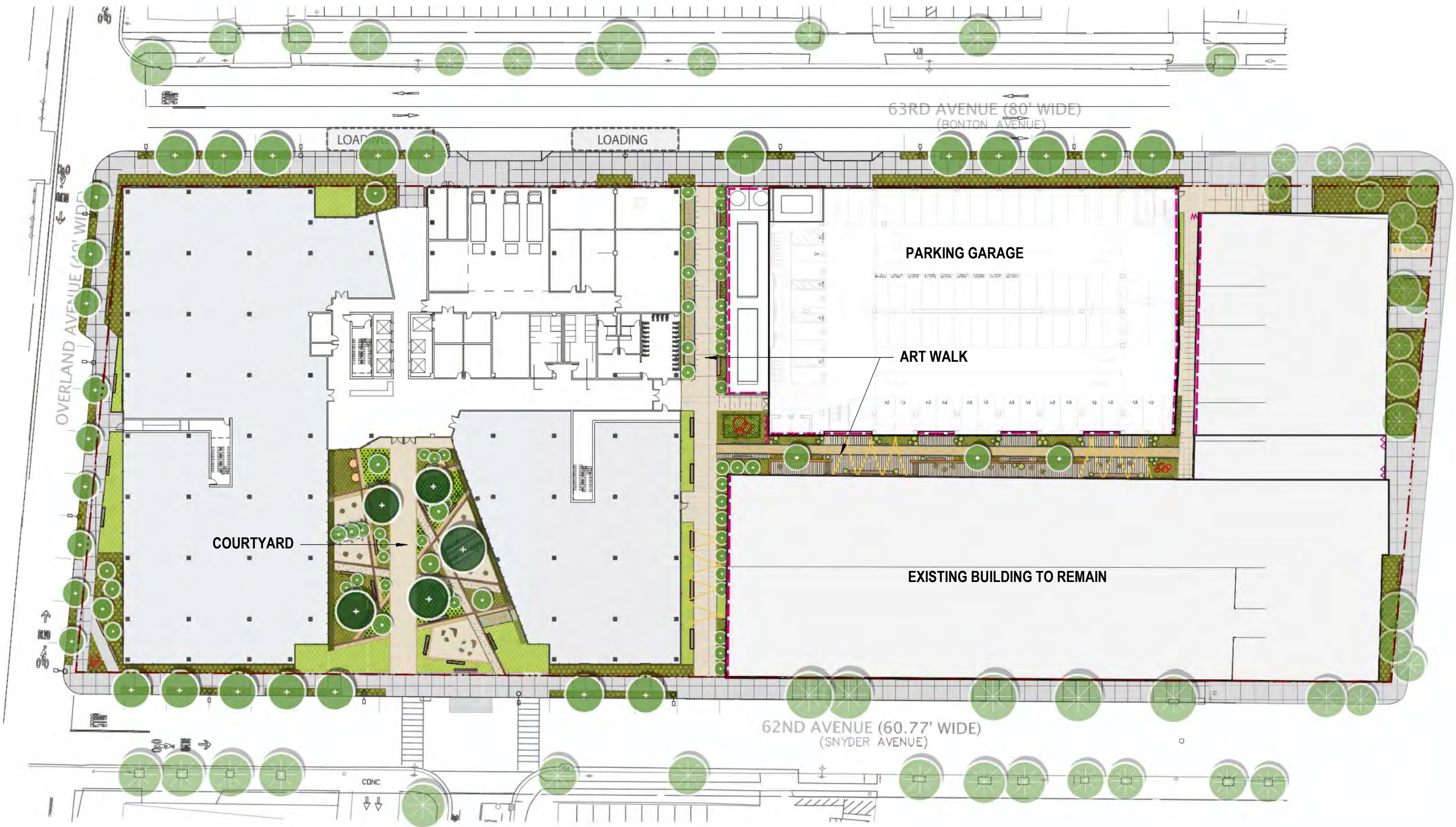
EXISTING STREET VIEW

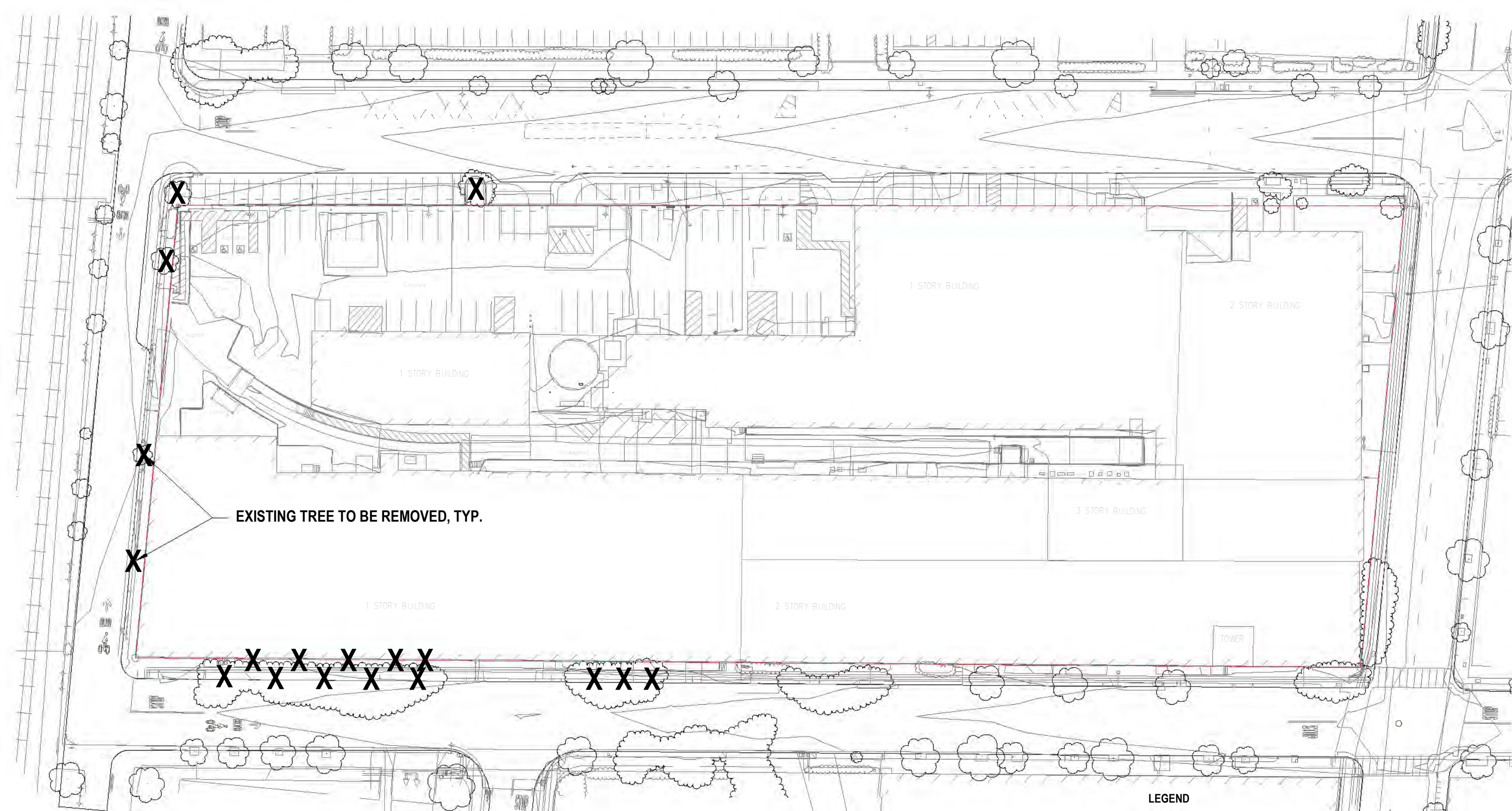




EXISTING STREET VIEW







LEGEND

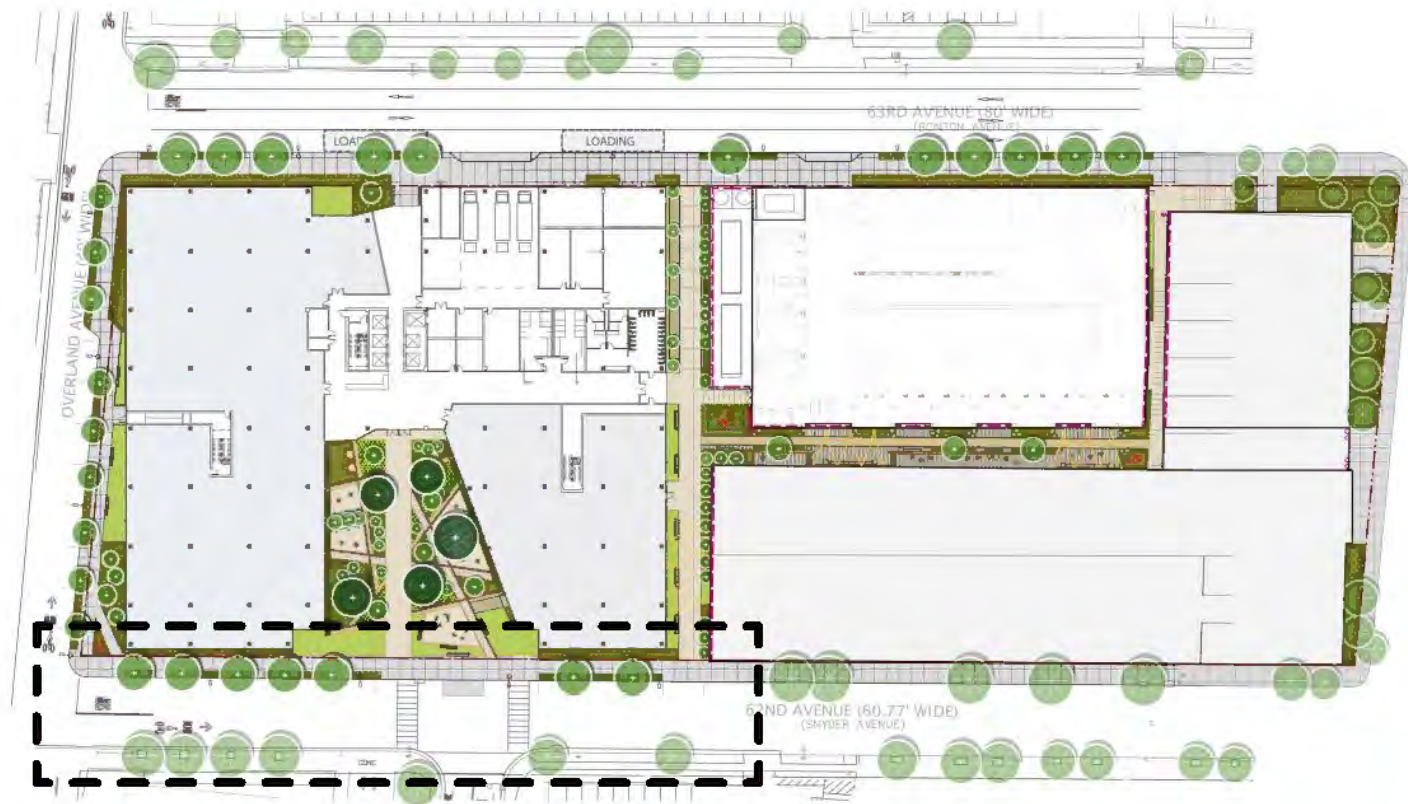
X STREET TREES TO BE REMOVED (18 TOTAL)

NOTE: THE PROJECT WILL REPLACE STREET TREES PROPOSED TO BE REMOVED WITH 27 NEW STREET TREES, SEE L0.01 LANDSCAPE SITE PLAN FOR DETAILS.

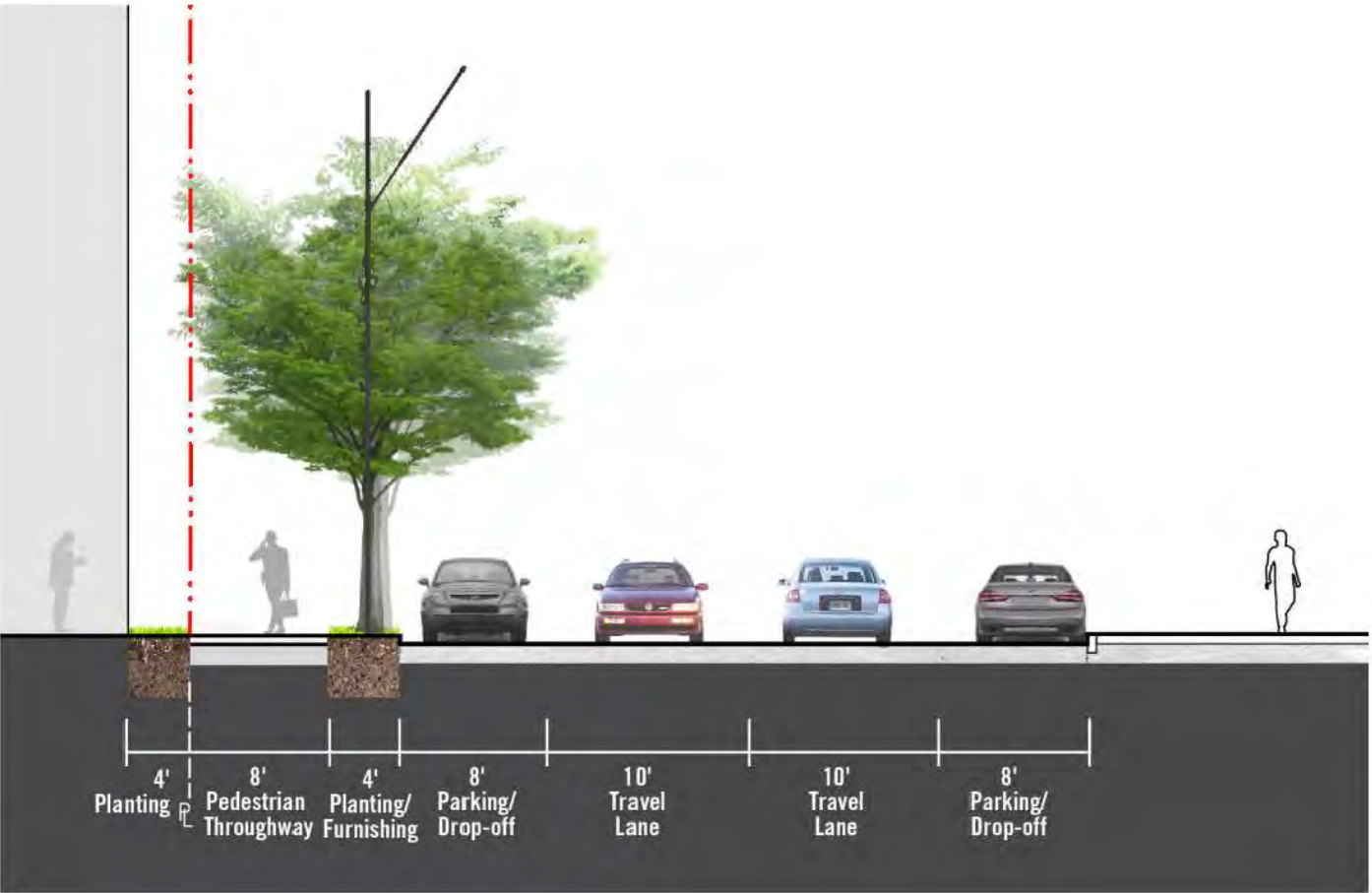
(25) BIKE RACKS
 GENERATOR ENCLOSURE
 DECORATIVE SCREEN WALL
 BENCH SEATING
 WALKWAY
 AFTER HOURS GATE
 POTENTIAL SCULPTURE
 RAIL SPUR WALKWAY
 BENCH SEATING
 DECORATIVE LIGHTING
 POTENTIAL FEATURE WALL
 STORMWATER GARDEN

AFTER HOURS GATE
 POTENTIAL FEATURE WALL
 63RD STREET PORTAL
 POTENTIAL GALLERY WALL
 POTENTIAL SCULPTURE
 AMENITY TERRACE
 CUSTOM FURNISHINGS
 VIEWING ROOM

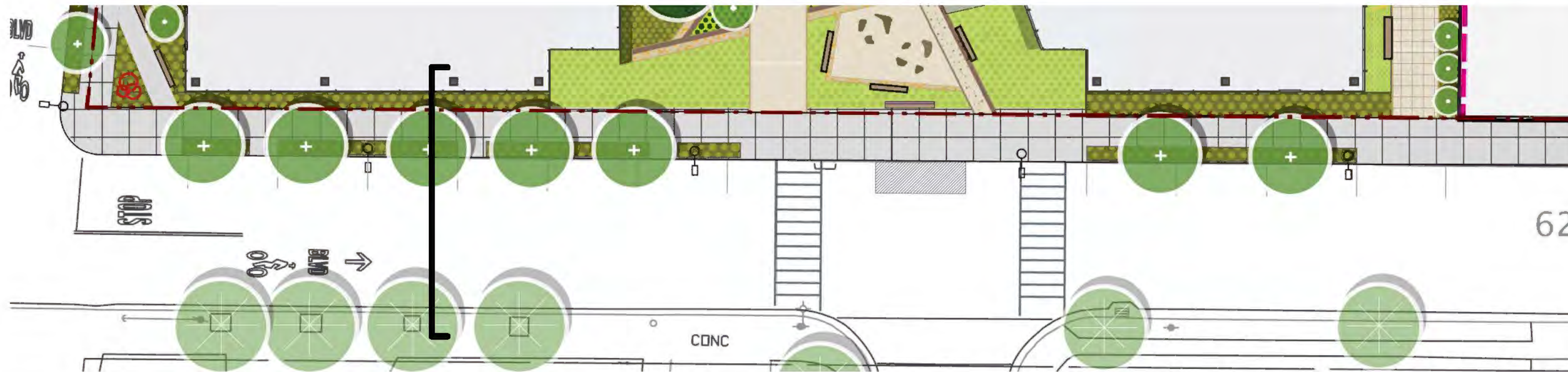




KEY PLAN



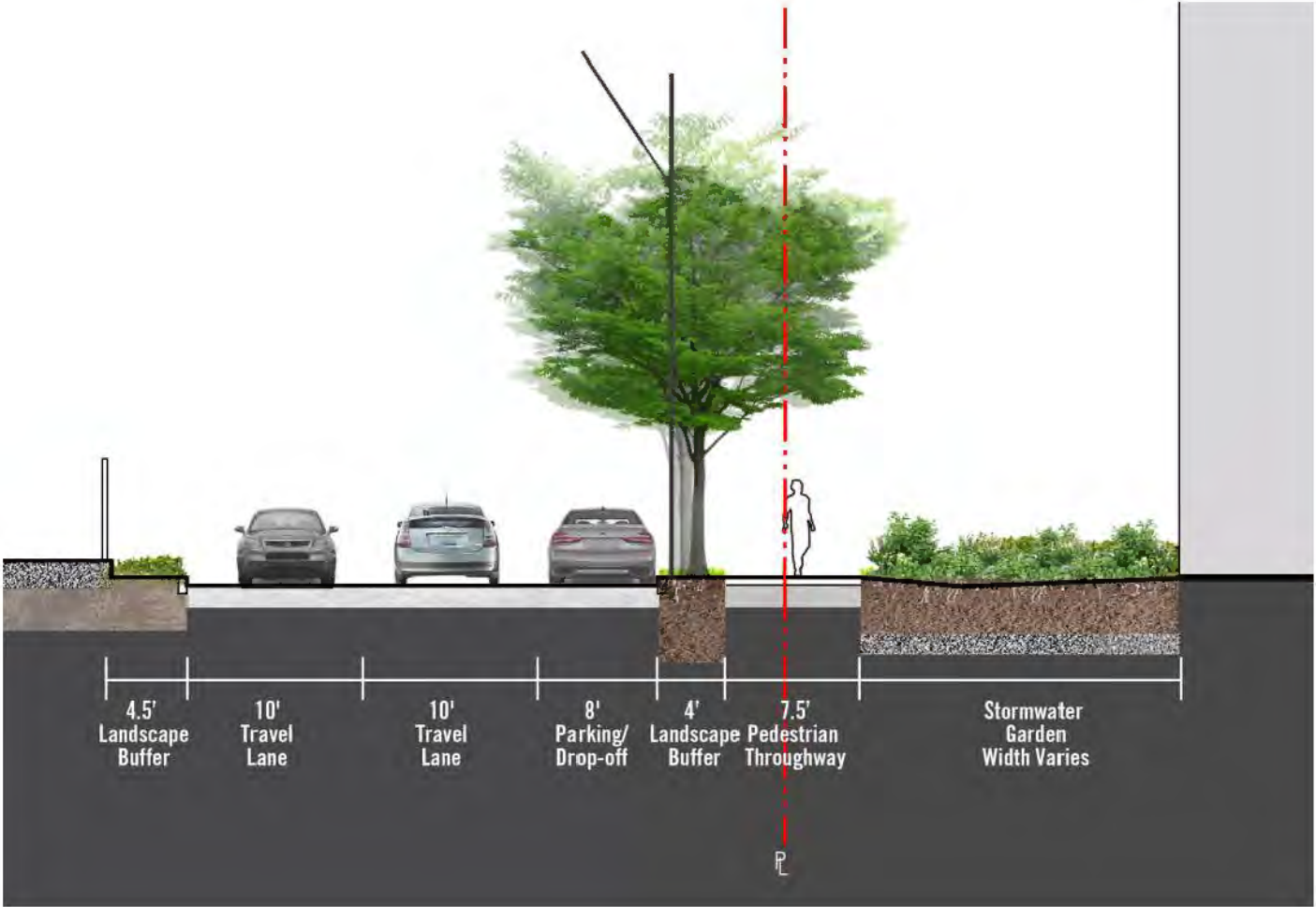
SECTION



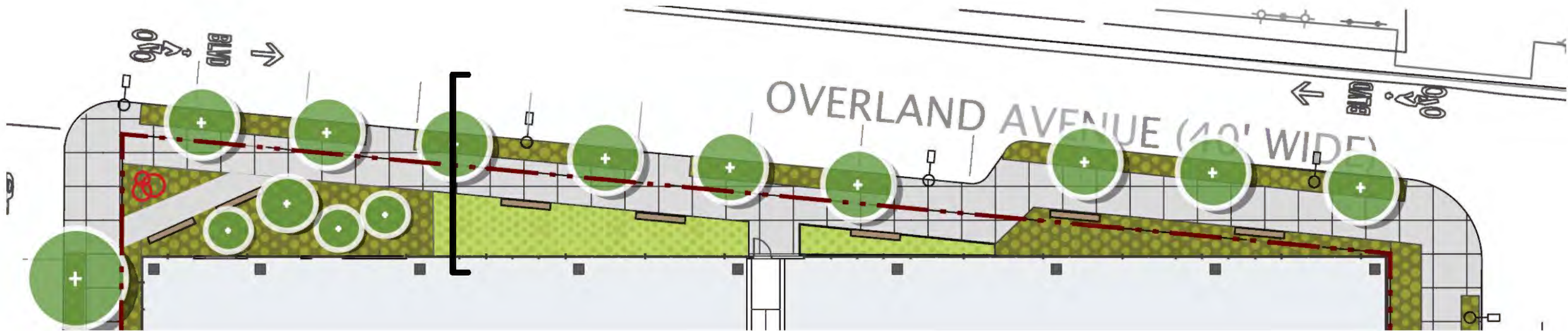
PLAN DETAIL



KEY PLAN



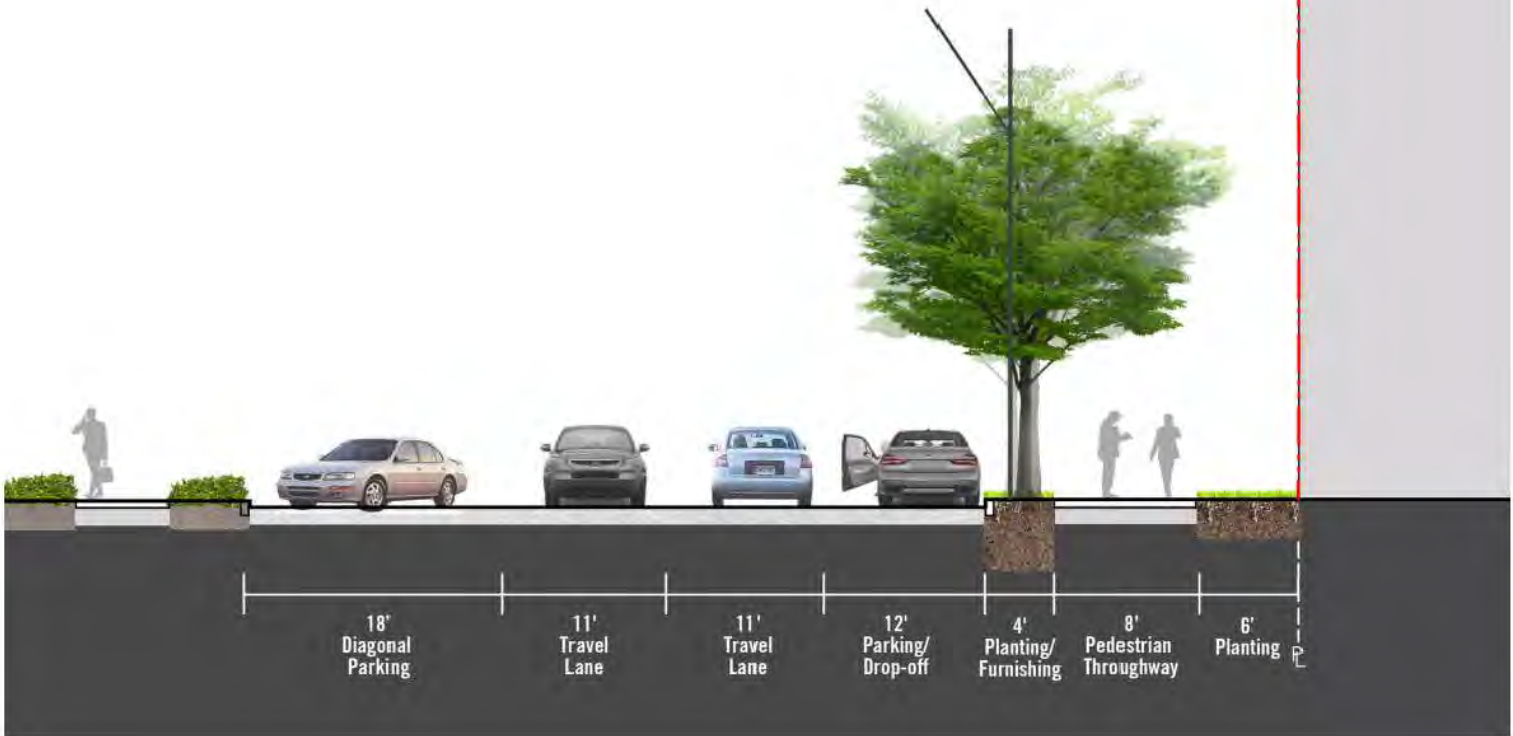
SECTION



PLAN DETAIL



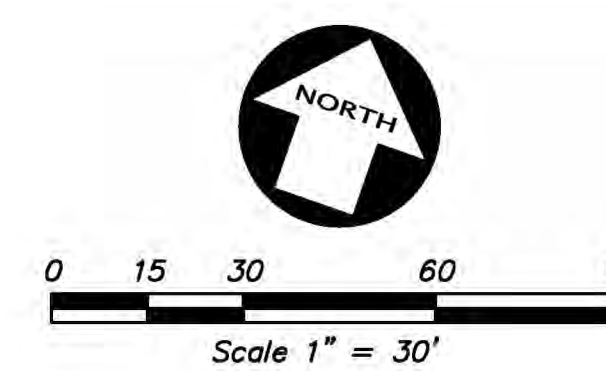
KEY PLAN



SECTION

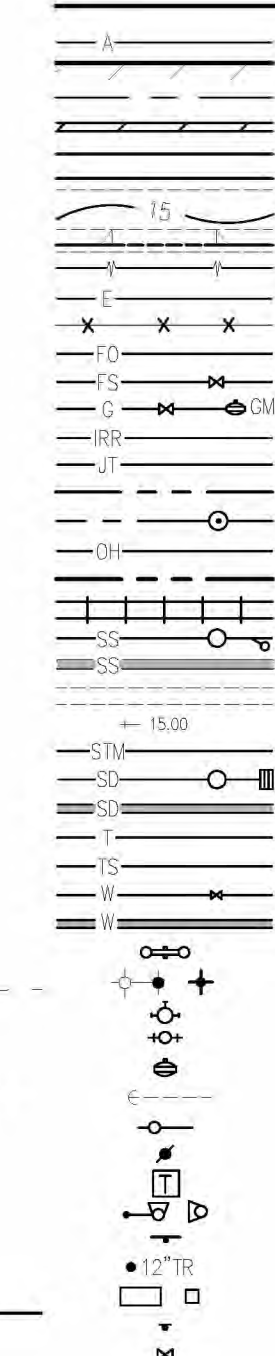


PLAN DETAIL



NOTE: THIS SITE HAS FIBER OPTIC LINES
LOCATED ON OR ADJACENT TO IT.

LEGEND



ABBREVIATIONS

AA	ABANDONED
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AS	AUTO SPRINKLER RISER
BC	BACK OF CURB
BEG	BEGIN
BFF	BACK FLOW PREVENTER
BL	BUILDING LINE
BLRD/BOL	BOLLARD
BT	BOTTOM
BROG	BROOK
BS	BOTTOM OF STAIR
BW	BACK OF WALL
C	CATCH BASIN
C-FC	CATCH BASIN FACE OF CURB
C/AC	UNKNOWN_ABRB
CB	CATCH BASIN
CONC	CONCRETE
CTVB	CABLE TV BOX
DDCV	DOUBLE DETECTOR CHECK VALVE
ED	EDGEWAY
E	ELECTRIC
EB	EAST
EMH	ELECTRICAL MANHOLE
EP	EDGE OF PAVEMENT
EV	ELECTRICAL VAULT
EW	EDGE OF WALL
FC	FACE OF CURB
FD	FIELD
FE	FEED POINT
FH	FIRE HYDRANT
FI	FIBER OPTICS
FOH	FIBER OPTIC MANHOLE
GA	GUTTER ANCHOR
GS	GAS LINE
GB	GRADE BREAK
GL	GAS LINE MARKER
GV	GAS VALVE
ICB	INTERCONNECT BOX
IN	INVERT ELEVATION
IR	IRRIGATION LINE
JP	JOINT POWER POLE
JT	JOINT TRENCH
L	LIP OF GUTTER
LS	LANDSCAPING
MH	MANHOLE
MON	MONUMENT
MTL	METAL
N	NORTH
NE	NORTH EAST
OH	OVERHEAD
P-FC	PAVEMENT AT FACE OF CURB
(P)	PAVEMENT
PV	POST INDICATOR VALVE
POWER	POWER
RE	RIM ELEVATION
RGR	RISER
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SE	SOUTH EAST
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSD	SANITARY SEWER CLEAN OUT
SMH	SANITARY SEWER MANHOLE
SW	SOUTH WEST
T	TOP OF CURB
TE	TRASH ENCLOSURE
TMH	TELEPHONE MANHOLE
TOE	GRADE BREAK LINE TOE
TOE	GRADE BREAK LINE TOE
TS	TOP OF STAIR
TSB	TRAFFIC SIGNAL BOX
TSW	TRAFFIC SIGNAL
UP	TOP OF WALL
UB	UNKNOWN UTILITY BOX
UP	UNKNOWN_ABRB
W	WEST
W	WALK LIGHT
WM	WATER METER
WL	WATER VALVE

INVERT TABLE							
POINT #	DESCRIPTION	RIM ELEVATION	IE 1	IE 2	IE 3	IE 4	IE 5
49455	CB 1	14.83	11.42 10"N	9.90 15"S	8.40 30"E	8.28 30"W	8.09 18"E
49576	SDMH 1	17.03	11.01 12"SE	10.78 18"S	10.19 18"N		
49456	SDMH 2	15.08	10.58 10"S	8.59 15"E	8.55 18"W		
49325	SDMH 3	14.35	9.10 12"SE	7.20 30"THRU			
49438	SDMH 1	15.06		7.78			

NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED AS OF AUGUST 1, 2013, ORDER NUMBER 11-582035389-B-MG, AMENDED, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. BY WAREHAM DEVELOPMENT ON AUGUST 29, 2013. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
 2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
 4. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING ON-SITE UNDERGROUND UTILITIES AS SHOWN ON THE TOPOGRAPHIC SURVEY, OBTAINED BY FIELD EXISTING AND MAPPED BY SAFETZORRE ON 10-12-2019, THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
 5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. RESULTANT STRUCTURES IF ANY, NOT INCLUDING SHADING AND SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
 6. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL REVENUE MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR ALAMEDA COUNTY, CALIFORNIA, MAP NUMBER 06001C0050G FOR COMMUNITY NUMBER 060005 (CITY OF EMERYVILLE), WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, AS BEING LOCATED IN FLOOD ZONE "X UNSHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X UNSHADED" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
- INFORMATION WAS OBTAINED FROM THE CITY OF EMERYVILLE, PLANNING DEPARTMENT ON SEPTEMBER 9, 2013.
- BENCHMARK:**
CITY OF EMERYVILLE BENCHMARK #2A, A BRASS DISC IN TOP OF PLANTER WALL AT NORTHWEST CORNER MINI-PARK AT SOUTHEAST CORNER OF 62ND STREET AND DOYLE STREETS. ELEVATION= 20.65
8. **BASIS OF BEARINGS:**
THE BEARING OF NORTH 70° 40' 00" EAST, TAKEN ON THE SOUTHERLY LINE OF 62ND STREET AS SHOWN ON THAT CERTAIN PAPER MAP NUMBER 5129, FILED FOR RECORD ON AUGUST 14, 1987, IN BOOK 170 OF MAPS AT PAGE 57, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
 9. **CORNER RECORD NOTE:**
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS KNOWN HEREON THAT MAY BE DESTROYED DURING THE COURSE OF THE PROJECT TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(b) OF THE PROFESSIONAL LAND SURVEYORS ACT.

Paul Fager

DRAFT 12/24/2020

10/21/201



TOPOGRAPHIC SURVEY
OF
1550 62nd STREET
FOR
PERKINS & WILFONG

DATE	DEC, 2020
SCALE	AS SHOWN
DESIGNER	AW
DRAWN	RSC
JOB NO.	A19633-1
SHEET	C1.0
OF	4 SHEETS