MCKAY AVE. CONVALESCENT

1245 McKAY AVE. ALAMEDA, CA











PLANNING SUBMITTAL

SEPTEMBER 15, 2021

DEVELOPMENT STANDARDS (ZONING CODE SUMMARY)

LOCATION: 1245 McKAY AVE., ALAMEDA, CA 94501 APN / LOT NUMBER: LOT SIZE / SITE AREA: 158,994 GROSS SQUARE FEET / 3.65 ACRES

ZONING CLASSIFICATION:

MAX LOT COVERAGE ALLOWED: 40% 35% (37,173 SF SENIOR + 18,488 SF RESPITE = 55,661 SF)

PROPOSED LOT COVERAGE: MAX. STORIES ALLOWED: PROPOSED NUMBER OF STORIES: MAX. HEIGHT ALLOWED: MAX HEIGHT PROPOSED:

SETBACKS: 20' FRONT / 20' REAR / SIDE YARD 20% OF LOT WIDTH, NOT LESS THAN 7' NOT MORE THAN 20'

OPEN SPACE CALCULATIONS: NO OPEN SPACE REQUIREMENT AT A-P ZONE

DENSITY CALCULATIONS: 101 UNITS / 3.65 ACRES = 27.7 DUA (DWELLING UNITS PER ACRE)

PARKING CALCULATIONS: 1 SPACE PER 3 BEDS REQUIRED 17 SPACES REQUIRED AT RESPITE CENTER

(UNDER SEPARATE PLANNING SUBMITTAL) TOTAL SPACES REQUIRED = 51 SPACES

= 34 SPACES

= 17 SPACES

= 68 SPACES TOTAL SPACES PROVIDED

BIKE PARKING: 1 SPACE PER 20 EMPLOYEES (2 MIN.) LONG TERM REQUIRED:

LONG TERM SPACES PROVIDED: 35 SPACES SHORT TERM SPACES REQUIRED: 1 PER 25 BEDS = 5 SHORT TERM SPACES PROVIDED: 8 SPACES

TOTAL SPACES PROVIDED 43 SPACES

PROJECT DESCRIPTION

McKAY AVE CONVALESCENT IS A PUBLICLY-FUNDED, 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR SENIORS LOCATED AT 1245 McKAY AVENUE IN ALAMEDA, CA. THE SITE IS BOUNDED BY THE (FUTURE) ALAMEDA RESPITE & WELLNESS CENTER TO THE NORTH, MARINE VIEW APARTMENTS TO THE WEST, CRAB COVE RECREATION AREA TO THE SOUTH AND McKAY AVENUE TO THE EAST. EXISTING STRUCTURES ON-SITE ARE TO BE DEMOLISHED UNDER A SEPARATE PERMIT.

THE DEVELOPMENT IS A 2-STORY WOOD-FRAMED BUILDING, WHICH IS TYPE V-A CONSTRUCTION. AT THE GROUND FLOOR THERE ARE OFFICES, DINING ROOM AND MEAL STAGING AREA, ART ROOM AND MULTIPURPOSE ROOMS AS WELL AS SUPPORTING RESIDENTIAL PROGRAMMED SPACES INCLUDING MAIL, BIKE STORAGE, WITH LAUNDRY ROOMS AND LOUNGES ON BOTH FLOORS. THERE WILL BE 101 RESIDENTIAL DWELLING UNITS CONSISTING OF STUDIOS, AND A 2-BEDROOM MANAGER'S UNIT.

SITE IMPROVEMENTS INCLUDE A LANDSCAPED COURTYARD AND ENTRY COURT AS WELL AS LANDSCAPED SETBACKS WITH PLANTERS FOR STORMWATER MANAGEMENT

ACCESSIBILITY SUMMARY

MOBILITY ACCESSIBLE: REQUIRED: 5% PER CBC, 10% PER TCAC? PROVIDED: 100%, ALL STUDIOS AND 2-BR MANAGER'S UNIT

ALL COMMON AREAS ARE 11B

COMMUNICATIONS: REQUIRED: 2% PER CBC, 5% PER TCAC PROVIDED: 5 UNITS

PROJECT DATA & BLDG CODE SUMMARY

CONSTRUCTION TYPE

OCCUPANCY GROUPS

R-2: RESIDENTIAL AND ACCESSORY USES - LEVELS 1 - 2 A-3: COMMUNITY AMENITIES - LEVELS 1 - 2

B: MANAGEMENT OFFICES - LEVEL 1

40' - 0"

ALLOWABLE HEIGHT

PROPOSED HEIGHT

BUILDING AREA:

LEVEL 2

LEVEL FLOOR AREA LEVEL 1 37173 SF

35248 SF

PARKING TABLE

PARKING SCHEDULE TYPE COUNT

UNIT COUNT:

STANDARD - 9' x 18'

UNIT TYPE	COUNT
ANAGER'S UNIT	1
UDIO	100
TAL: 101	



APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CMC) 2019 CALIFORNIA ENERGY CODE (TITLE 24 - ENERGY) 2019 CALIFORNIA FIRE CODE (CFC)

2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGREEN) 2019 NFPA 13 STD FOR INSTALLATION OF FIRE SPRINKLER SYSTEMS 2019 NFPA 14 STD FOR INSTALLATION OF STANDPIPE SYSTEMS 2019 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE 2010 AMERICANS WITH DISABILITIES ACT GUIDELINES (ADA)

SHEET INDEX

SHEET NUMBER	SHEET NAME	PLANNING
GENERAL		
G0.00	TITLE SHEET	•
G0.02	EXISTING CONDITIONS & SITE PHOTOS	•
G0.50	GREENPOINT CHECKLIST	•
G0.61	PRIVACY/SHADOW STUDY	•

LANDSCAPE		
L1	TREE INVENTORY PLAN	•
L2	LANDSCAPE OVERALL SITE PLAN	•
L3	SHARED PLAZA ENLARGEMENT	•
L4	RESIDENTIAL COURTYARD ENLARGEMENT	•
L5	PLANT LEGEND AND IMAGERY	•
L6	LANDSCAPE AND IRRIGATION NOTES	•

ARCHITECTU	JRE	
A1.00	SITE PLAN - EXISTING •	
A1.01	SITE PLAN - PROPOSED •	
A1.10	AXON VIEWS •	
A2.01	LEVEL 1 PLAN •	
A2.02	LEVEL 2 PLAN •	
A2.03	ROOF PLAN •	
A3.00	BUILDING ELEVATIONS •	
A3.01	BUILDING ELEVATIONS •	
A3.02	BUILDING ELEVATIONS •	
A3.03	BUILDING ELEVATIONS •	
A3.10	BUILDING SECTIONS •	
A3.50	RENDERED PERSPECTIVE • VIEWS	
A3.51	RENDERED PERSPECTIVE • VIEWS	
A3.52	MATERIALS & COLOR BOARD •	
A4.00	UNIT PLANS •	
A9.00	WINDOW SCHEDULE	
A9.30	STOREFRONT SCHEDULE •	
TOTAL SHEE	ETS: 27	_

PROJECT TEAM

DEVELOPER ALAMEDA POINT COLLABORATIVE 677 W. RANGE AVE ALAMEDA, CA 94501

DOUG BIGGS (510) 898-7849 DBIGGS@APCOLLABORATIVE.ORG

ARCHITECT PYATOK ARCHITECTS 1611 TELEGRAPH AVE., STE. 200

OAKLAND, CA 94612 GARY STRUTHERS, AIA (510) 465-7010 x138 GSTRUTHERS@PYATOK.COM

CIVIL ENGINEER 2633 CAMINO RAMON, STE, 350

ASHLEY ALVERNAZ (925) 866-0322 x237 AALVERNAZ@CBANDG.COM OPERATOR

(415) 355-7113 STRUCTURAL ENGINEER

NEWARK, CA 94560

SAN RAMON, CA 94583 ALAMO, CA 94507

DEVELOPER MERCY HOUSING 1256 MARKET ST. SAN FRANCISCO, CA 94102

TIM DUNN TDUNN@MERCYHOUSING.ORG

ELEMENT STRUCTURAL ENGINEERS 39675 CEDAR BLVD., STE. 295C

THUY FONTELERA, S.E. (510) 573-1557 FONTELERA@ELEMENTSE.COM MECHANICAL / PLUMBING ENGINEER LITZENBERGER ENGINEERING, INC. 3000-F DANVILLE BLVD. #209

> SHANE LITZENBERGER, P.E., LEED-AP MIKE VOIGTLANDER, P.E. (925) 899-7462 SHANE@LEI-CA.COM

LIFELONG MEDICAL CARE P.O. BOX 11247 BERKELEY, CA 94712

BRENDA GOLDSTEIN, MPH (510) 981-4100 BGOLDSTEIN@LIFELONGMEDICAL.ORG

SUSTAINABILITY CONSULTANT BEYOND EFFICIENCY 710 CHANNING WAY BERKELEY, CA 94710

ORINDA, CA 94563 JENNIFER LOVE **BRUCE JETT** (415) 236-1333 x103 (925) 254-5422 x101 BRUCEJ@JETT.LAND JEN@BEYONDEFFICIENCY.US ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

2 THEATRE SQUARE

JETT LANDSCAPE ARCHITECTURE + DESIGN

BWF CONSULTING ENGINEERS 220 S. SPRUCE AVE., STE. 203 SOUTH SAN FRANCISO, CA 94080

(650) 871 -0220 MVOIGTLANDER@BWFCE.COM

VICINITY MAP



SUITE 200 OAKLAND, CA 94612 T. 510.465.7010 | F. 510.465.8575 www.pyatok.com

2 Alameda Point years Collaborative

mercy LifeLong

Medical Care

Health Services For All Ages

SCENT CONVALE VE Q **CKAY**

STAMP:

Š

REVISION SCHEDULE

NO. ISSUE

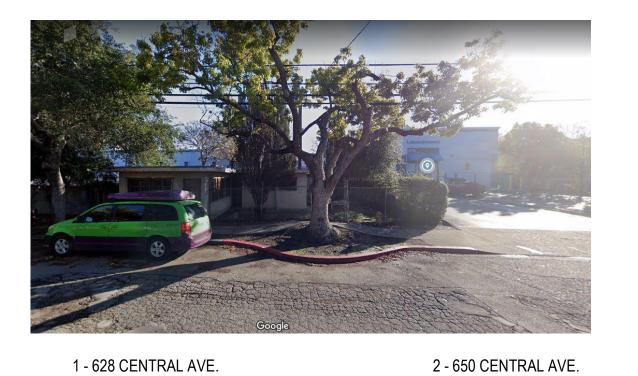
JOB NUMBER: DRAWN BY: KWS, MO CHECKED BY ISSUE DATE:

12" = 1'-0"

SCALE: TITLE: TITLE SHEET

G0.00

PRELIMINARY - Not for Construction -









5 - 1252 McKAY AVE.

Medical Care Health Services For All Ages

CONVALESCENT

A

McK

STAMP:

LifeLong

www.pyatok.com

1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575

2 Alameda Point years Collaborative

mercy

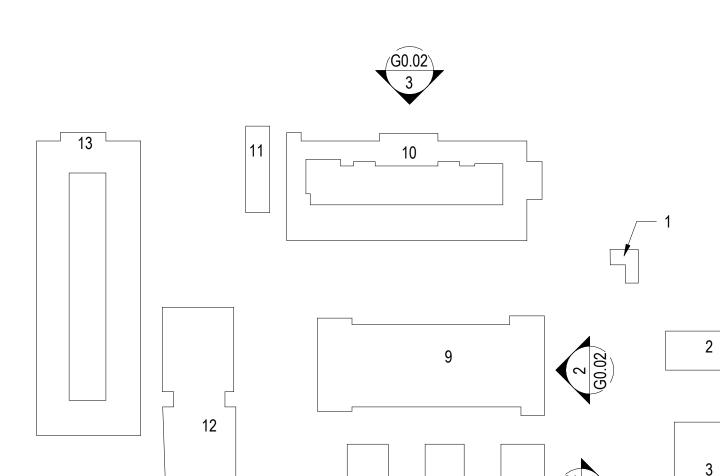
McKAY AVE. - EAST ELEVATION 1

3 - 1321 McKAY AVE.





6 - 1231 McKAY AVE. McKAY AVE. - WEST ELEVATION 2



CENTRAL AVE

REVISION SCHEDULE

Icka EDA,

NO. ISSUE

JOB NUMBER: DRAWN BY: CHECKED BY: ISSUE DATE: 07/13/21 SCALE: 1" = 100'-0" TITLE:

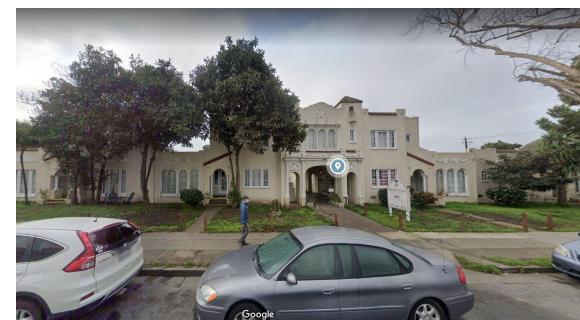
EXISTING CONDITIONS & SITE

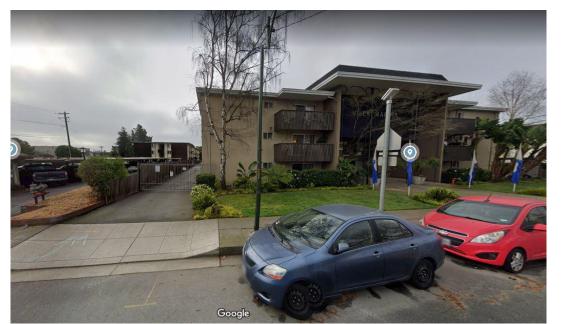
G0.02

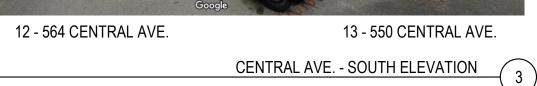
PRELIMINARY - Not for Construction -© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

9 - 1245 McKAY AVE. McKAY AVE. - WEST ELEVATION CONTINUED 2

SITE CONTEXT KEY







8 - 1245 McKAY AVE.

GreenPointRATED	NEW HOME RATING SYSTEM, VERSION 8.2				Pla	anning	Score	esheet		
	MULTIFAMILY	ı	Points Targe	ded:		122.0				
	klist tracks green features incorposated into the home. Green-Point Rated is administered by Build It reside is to promote healthy, emergy and resource efficient buildings.		Certification			Gold				
e minimum requirements o regory: Commuty (2) Ene	of GreenPoint Stated are: verification of 55 or more points; Earn the following minimum points per reg (25), Indoor Ar Quality(Health (6), Resources (6), and Water (6); and meet the prerequisites (fornic: CALGreen Mandatory, ES.2 , Hd. 1, JS.1, JB, CH, O.7. Dutaide California: EC.700 Mandatory		T24 Complia « Winimum R « Points Targ	nce Targeted		Option 2: / 0.0	Ul Electric C Efficiency (I	iompliance IDRI Compliance Margin		
ne information please visi	riding practices listed below are described in the Greenfloint Reted New Home Rating Menuel v6.2. For it www.buildingnes.org/greenpointrated		From tag	et ac						
	o enforcement agency. I Rated if all features are verified by a Certified GroenPoint Rater and submitted through Build II			48.0	115	260				
ver. w Home Bluit/family	Version 8.2		2 15.0		4	4	4 115			
McKay Ave.	Convalescent	Paints	presenty	iG.use	Cheath	81001108	à			
	Measures		°		Possible Peir		8	Notes	Responsible Party	Blue Page
ALGreen								Cartification level trying to achieve:		
								Certified 50-79, Silver 80-199, Gold 110-139, Platinum 148+ COLOR CODE: Yellow OAC input		
Yes	CALGreen (REQUIRED)	4		1	,		,	Orange: BE to do Green: persaing measure and on track Gray: not pensing measure		
SITE No.								Note site screage/soft and floor plan for Project Info.	oc	
NO.	Al. Construction Postprint A2. Job Sits Construction Waste Diversion					-		Note number of buildings for Project Info.	0.0	
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			GC	
190								6/31/21 780 per GC https://www.recyclingcertification.org/certified-facilities/ GA facilities include: San Jose: Zarvier Recycling, Premier Recycling Company Sacramento: Plorin Perkins Public Disposal Site	GC GC	
								San Leandra: Davis Street Transfer Station, Certified Blue Recycling Castant: Commercial Waste & Recycling the BEE Green Recycling		
Yes	A2.2 Recycling Rotes from Third-Party Verified Mixed-Use Waste Facility A3. Recycled Context Base Material	1				,		South Gate: Construction and Demolition Recycling req: Add Call trans class 2 aggregate - recycled to spec and plans - landscape and civil	OWI, Land, GC	
190	A4. Heat Inland Effect Reduction (Non-Roof)							8/31/21 Pending entireent landscape/civil plans req: 50% of total site impensious areas - driveways, walkneys and patios with SRI of 29%	Civil, Land, Arch	
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				1			req: 60 hour flush out	GC	
	A5. Storrewater Control: Prescriptive Path							Given location are there stormwater control metrics that need to be met? Or just standard state 4%		
190 180	A8.1 Permeable Poving Manerial A6.2 Pitration and/or Sto-Retention Features						1	reg: 25% of hardscape	Ovl, Land Ovl	
No	AS 3 Non-Leaching Roofing Materials						1	req: 12% of ence flowing into planting bed	Arch	
TIBD	A8.4 Smort Stammador Street Design		١,					reg: 90% of hardscape runoff flows through landscape area before reaching street. Direct water from street into landscape before reaching storm drains.	OW	
180	A7. Storrewater Control: Performance Path						3	and the same of th	OWI	
FOUNDATION Yes									Civil, Struc, Land,	
Filo	Bi. Riy Ash and/or Stag in Concrete Radon-Resistant Construction (Required for SPA Radon-Zone 1)	0			2			reg. 30% for all concents reg. Look up EPA, Radoot zone - zone 1 required. Zone 2 or 3 may choose NA. Record zone. Say area is zone 2 or 3. https://www.epa.gov/radoo/epa-map-radoo-zones. 63/1121 MA Ansumes SOC.	GC GC	
PAs								req: perimeter drain at all footings, waterproof membrane at find walls, ventilated chainage panel at est of all find	OWI, 80	
No	83. Foundation Drainage System 84. Moleture Controlled Crawlepace				1	2		reg only applies to homes on crantspace find.	oc	
TBD	85. Structural Peak Controls								Arch, Struc, GC	
No	95.1 Territis Shields and Separated Exterior Wood-to-Concrete Connections 95.2 Plant Tranks, Bases, or Stems at Least 36 Inches from the Foundation	۰				1		NVA for MF buildings that are greater than 3 stories. 8/31/21 Typically no	Land	
LANDSCAPE								6/31/21 Assume landscape area less then 15%, confirm		
9.47%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							landscape area Projects with less then 15% landscape rea are capped. C1 7 & 9-11 capped 6 points for single family and 3 for matterity.	Lord	
Yes	Cft. Plants Grouped by Water Needs (Hydroconing)	1					,	req: C31, and C3.3 are prerequisites, must have a low rester core.	Lond	
190	G2. Three inches of Mulch in Planting Beds						,	req: non-organic material such as rock, gravel, shedded rubber, crushed glass, etc. do not qualify	Lond	
Yes	C3. Resource Efficient Landscapes C3.1 No invasive Species According to Cat-IPC	1				,		reg includes turf	Land	
180	C3.1 No Invasive apecies According to CaHPC C3.2 Plants Oresen and Lecaled to Grow to Natural Size					<u> </u>		req: limit the need for shearing or pruning - once per year	Lond	
Yes	C3.3 Drought Tolerant, Native, Meditensmean Species, or Other					,		or less, avoid over planting for instant effect, excludes taif. Note if turf is closupit tolerant for Proj. Info. neg 75% of plants designated as closupit tolerant, CA.	Lond	
	Appropriate Species C4. Minimal Turf in Landacape	-1					3	native or Mediterranean species.		
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Hilde						2		Land	
190% 1940	C4.2 Turf on a Small Percentage of Londscaped Area	0					2	reg: C4.1 is a prerequisite for this measure req: trees that shade 50% or rece of west facing glazing and each out days in Septi at their contains size, reset be	Land	\vdash
100	C5. Trees to Woderste Building Temperature			1	1		,	and walls (at 4pm in Sept) at their nature size, must be deciduous trees, shown on shade study.	Lord	\vdash
	CS. High-Efficiency Irrigation System						2	req: prevent ranoff, oversprey, tre-head drainage that cause water to flow onto non-infigited areas. For non-turf rase sentter flow rate is 1 galfren, terf areas precip rate of 1 infin or less and not esceed 190% head to head coverage.	Lord	
Yes	Ch.1 Strature than Only Low-Pay Dirt Mubbles or Revolution							coverage. rec prof. seeses soil quality, incorp a min of 1-4" to the top 6-12" or enough to bring soil organic matter to 3,5% for turf, 5% for planting beds, loosen all soil to min depth of	Land	
Yes 190	C6.1 System Uses Only Low-Flow Drip. Bubblies or Syninklers G7. One linels of Compast in the Tap Six to Twolve Inches of Soil						2	6".		
	CT. One linch of Compost in the Tay Six to Twelve Inches of Soil	9					2	67. 8/31/21 Given drought conditions is this something the project assaid like to focus on? req: supply at least 10,000 gal semusity. <10 units offset 50% indoor demand; 10-100 25% outdoor demand; 10-100 25%	Lond	
TISD	GT. One linch of Compost in the Tap Six is Twelve Inches of Soil GR. Rainwater Hervesting Dystem						3	C. 3031(21 Oven dought conditions to this scenating the project would like to focus on? executing the project would like to focus on? executing 4.15 units offset new copy at least 10,000 get sensor derived; 15-190 20% control or 20% solder. 30% 105 units of sensor derived to the copy of the	Lond	
79D	CT. One linch of Compost in the Tay Six to Twelve Inches of Soil	0 0					2	67. 67. 67. 69. 111(2) Over drough conditions is this something the project exact like to focus on? 7 rep. supply at least 10,000 gal ensusity. <10 units offset 50% labor dreamed, 10+100 20% unition OR 20% outdoor demand, 10+100 20% indoor or 20% outdoor. 1001-10% indoor or 20% outdoor. 1001(10) No recognition state in Assistant for Impation systems, or putniting for purple pipe in the future use qualifies. They planting for purple pipe for future use qualifies. They are considered to the putniting for purple pipe for future use qualifies. They are considered to the putniting for		
79D 79D	C7. One linch of Composit in the Tap Six to Twoles backes of Soil C8. Reinwaler Herweeling Dystem C9. Recycled Wastewater Irrigation System						3	OT. OT. OT. OT. OT. Division description on the text something the project would like to focus on? The couply at least 10,000 get emusils. ~15 units offset 50% indoor description of 20% outdoor descript. 30% outdoor care to 20% outdoor of 20% outdoor ore; metall in "purple pipe" system for impaired system, per putting for perspect pipe for future use qualifies. Then must be an exhibiting purple pipe in future use qualifies. Then must be an exhibiting purple pipe in the street or plan to loving to street and projectify.	Land	

lcKay Ave.	Convalescent	Points	Community	Evergy	(AQINsus th	Resources	Water		Responsible	Blue
	C12. Environmentally Preferable Materials for Site									_
No	C12.1 Environmentally Professible Materials for T0% of Non-Plant Landscape Elements and Foreing	٠				,		6/31/21 Not typically done, time intensive to track reg ious include YSC certified accet, nepoted centent products, salvaged products, % by you've board feet, applies to hardscapes, pathways, patios, ferces, odging, beaches, planting bads, walls, not intended for permeable paring or decisio governor under other necesses.	Arch, Land	
No	CT2.2 Play Structures and Surfaces Have an Average Recycled Content 42/%	٠				,		0:31(2) Assumes no playstructure due to senior housing and location next to paths nep by vol. or weight, includes all surface area in the immediate play area.	Arch, Land	
Yes	C13. Reduced Light Pollution	1	1					req: shield all fixtures and direct light downward - no light to shine above hericental plane of light source, direct light source not visible from property line, floodlights and up lights do not qualify.	Arch	
160	C14, Large Stature Tree(s)		1					req: min 50' high and/or wide at maturity, landscape less than 15,000 of min 1 free, between 15,000 and 30,000 min 2 trees, trees cannot be located with 25 ft of high voltage line.	Land	
TBD	CtS. Third Party Landscape Program Certification						1	req: receive certification from a local sustainable londscape program - Redicope Colfernia, Celifornia Friendly Landscaping, River Friendlylandscaping, etc.	Lond	
190	C16. Maintenance Contract with Certified Professional						,	reç: include a Bay-Friendly Qualified Professional (BPQP) or oppivalent as primary member of maintenance team reç: min Bathunit, 8 hours of solar access, funcing, water	Owner	\perp
TBD	C07, Community Garden		,					supply, shed for tools, defined planting area, pedestrian access, DG&Pa do not prohibit growingof produce in project area, CSA option	Owner	
STRUCTURAL FRAME AN	D BUILDING ENVELOPE									
	D1. Optimal Value Engineering									
TBD	D1.1 Jolata, Rafters, and Study at 24 Inches on Center			- 1		2			Struc	
Yes	Cri. 2 Non-Load Bearing Door and Window Headers Sized for Load	- 1				1		req: 4"of" or less.	Struc	
No.	C1.3 Advanced Framing Measures					2		reg: 3 strategies that reduce framing and increase insulate 8/31/21 Pending GC input	Struc GC	F
TBD	02. Construction Meterial Efficiencies					1		reg: pre-assembly	GC GC	┺
	03. Engineered Lumber									⊢
TBD	CO.1 Engineered Beams and Headers					1			Strue, GC	╙
TRD	D0.2 C98 for Subfloor					0.6			Struc, GC	⊢
190	D0.3 OSS for Well and Roof Shoething					0.5		We do not recommend OSB for enterior uses	Strue, GC	⊢
TBD	04. Insulated Headers			1						⊢
	DS. F9C-Certified Wood							Not be about the effect the second and another second		⊢
No No	D6.1 Dimensional Lumber, Stude, and Timber					- 6		Not typical for affordable projects and most market rate due to cost Not typical for affordable projects and most market rate	Owner	H
na na	DS.2 Panel Products					3		due to cost	Owner	┡
	DS. Sellid Wall Systems									⊢
No	D6.1 At Least 90% of Ploans					- 1			Struc, Arch	⊢
Pilo	OS 2 At Least 90% of Exterior Walls	- 0		1		1			Struc, Arch	⊢
No	D6.3 At Least 90% of Roofs			1		1		rec; at flat roofs insulation extends over exterior well.	Struc, Arch	\vdash
Yes	CF. Energy Heels on Roof Trusses	- 1		1				doesn't count for high-rise projects	Arch	
TIBD	DR. Overhangs and Butters			1				req: 16" 1 point, 24" 2 points (doesn't count for high tise projects)	Aich	
	D9. Reduced Foliation Entering the Home from the Garage									
Yes	D9.1 Detached Garage	2			2			8/31/21 No garage, surface parking lot	Arch	
No	DR.2 Mitigation Strategies for Attached Garage							reg: completely seal garage walls and ceiling adjacent to building	Arch, GC	
	DV. 2 Mitigation Strategies for Attached Garage D10. Structural Pest and Rot Controls							Long		
No	DRO, 1991/Library Prest and Box Controls CRO,1 All Model Legisted All Least 12 Inches Above the Sail	0						6/31/21 Londise, assume all recot, code requires 6" so probability to Usually yes for multifamily high rise buildings: first Floor generally concerns	Arch	
180	D10.2 Wood Preming Treated With Boneles or Factory-Impregnated, or Wall Materials Other Than Wood					,		8(31(21 loveloe, engourage doing Usually yes for multiferely hightese buildings: First floor generally concerts (i.e. "Wall Materials Other Than Wood")	Arch	
No	D01. Noisture-Resistent Retorials in Wet Areas (such as Nitchen, Befirooms, Utility Spores, and Reservents)				,			Usually not done for MF buildings - shower surrounds 4" above shower bead, shower backer water resistant, drains, in common laundry amilior lead detection that can shall off water, discuss with team.	Arch	

McKay Ave	e. Convalescent	Target at	Community	All Jacob	AGINES	Resources	Make			Blue
EXTERIOR					_				responsible	
No	E1. Environmentally Preferable Decking					1			Arch	
Yes	E2. Rashing Installation Third-Party Verified	2			_	2	_		Owner	\vdash
PAs Yes	E3. Rain Screen Wall System 54. Durable and Non-Combustible Cladding Materials	- 0		_	_	2	_	reg: 3/8" Usually yes due to fine resistance requirements	Aich	-
	65. Durable Roofing Materials	,						Colony yes and to the resistance requirements.		\vdash
Yes								Usually yes for flat roof always yes, for sloped roof harder to meet,	Arth, GC	
	E5.1 Durable and Pire Resistant Roofing Materials or Assembly	- 1				- 1	_	req 40 pr earmenty - 30 pr is typical		⊢
Yes	65.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	req: 3 yr subcontractor and 20 yr manufacturer earmetly	Arch, GC Owner	\vdash
INSULATION	66. Vegetated Roof		2	2					CW III	
THE STATE OF THE S	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							The last of translation for Assessed Address.		
Yes	P1.1 Walls and Floors	0.5				0.5		Note type of insulation for Approxisal Addendum almost always yes unless foem	Arch	$\overline{}$
Yes	P1.2 Ceilings	0.5				0.5		miles meals les cours con .	Arch	-
	F2. Insulation that Weets the CDPH Standard Nethod-Residential for Low Emissions									
Yes	P2.1 Walls and Floors	0.6			0.5			olmost always yes unless foam	Aich	
Yes	F2.2 Cellings	0.5			0.5				Arch	╙
	F3. Insulation That Does Not Contain Fine Retardants					_	_			₩
Yes. Yes	F3.1 Cavity Walls and Roors	1		_	1		_	от у может изовают нас меноделению полительности.	Aich Aich	\vdash
TBD	P3.2 Callings	1			1			coefers	Arch	\vdash
PLUMBING	F3.3 Interior and Exterior Insulation				1			COMPAN	7631	
- LUNGING	G1. Dflictent Distribution of Domestic Hot Water									т
No	G1.1 Insulated Hot Water Pipes			1				9/31/21 v8 requires 1/2" more then code	Plumb, Arch, Struc	
100	G1.2 WaterSense Valume Limit for Hot Water Distribution						1	Discuss at later phase reg. increase of 16 degrees within .6 gal of flow.	Plants.	\perp
No	G1.3 Increased Efficiency in Hot Water Distribution						2	reg, min increse of 10 degrees efter .25 gallons	Plant).	\Box
	G2. Imstall Water-Efficient Fistures				_			BE recommends meeting all of the G2 measures		╙
Yes	G2.1 WaterSense Showerheads ii 1.8 gare with Matching Compensation Valve	2		-	-	-	2	Required per 2019 CALGreen code 1.0 gpm has can be a challenge	Plumb.	\vdash
Yes	GZ.1 WaterSense Sethroom Pacuets 5 1.0 gpm	-					١,	Note MakerWodel and gpm for Project Info and Site Visit	Plumb.	
1.1 get	G2:3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No							https://www.epa.gov/watersense Note MakerWoolel and gpm for Project Info and Site Visit	Plants.	
TBD	Less Than 500 Grams S 1.28 gpf OR S 1.1 gpf G2.4 Urinals with Flush Rate of 5 0.1 gpf	2					2	Hitps://www.eps.gov/welensense Note Make/Wodel and gpm for Project Info and Site Visit	Plumb.	\vdash
TBD							-	req: min indoor plumbing drain assemblies stubbed out to	Owner, Plumb.	$\overline{}$
TIBD	G3. Pro-Plumbing for Graywater System G4. Operational Graywater System						3	esterior laundry to landscape, shower capture	Owner, Plumb.	+
No	GG. Therreastatic Shower Valve or Auto-Diversion Tub Spout						,	Not recommended for rental proposities - needs owner education.	Plumb.	
190	CS. Submeter Mater for Tenority	-					2	Not typical for affordable projects.	Owner, Plumb.	\vdash
HEATING, VENTILATI	ON, AND AIR CONDITIONING							and the second property.		
	H1. Sealed Combustion Units							Note heating feel type for Project Info		
Yes	H1.1 Sealed Combustion Furnace	1			1			Always yes Sectric heatpurp HVAC meets intent	Mech	
								Always: yes. Note type of water heater and where for Project Info and		
Yes	H1.2 Souled Combustion Water Heater	2			١,			Appriatal Addendum high officiency water heater meets criteria	Plumb	1
Pks	H2. High Performing Zored Hydronic Radiant Heating System			1	1			rigo distante data richita citata	Mech	
	HD. Effective Ductwork									
190	H0.1 Duct Mestic on Duct Joints and Seams			1				Recommend if project has ducting		
No								8/31/21 NA for studios reg. only for duoted hooting/cooling, install methods to		
.~	H0.2 Pressure Bolance the Ductwork System			1				provide pressure relief for rooms with closed doors, visual inspection		
	IN. EMERGY STARII Bathroom Fans									
Yes	HL1 ENERGY STARS Betwoon Fore Por HAT Standards	1								\vdash
	HS. Advanced Practices for Cooling							https://www.tvi.org/indox.ofm		\vdash
TBD	HS.1 EMERGY STARR Ceiling Fans in Living Assas and Bedrooms			1					Arch, Hech, Elec	\vdash
No	HS.2 Operable Windows and Skylights Located to Induce Cross Vertilation in At Laset One Room in 80% of Units			1				8/31/21 Only one exterior wall per unit	Arch	\Box
	HS. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality									
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	v	8	R	R	B	В	5/31/21 Per emailed info from mech: central supply, exhaust TBD, assume balanced system	Mech	
180	Ht. 2 Advanced Ventilation Standards				2				Medi	
No	HE.3 Outdoor Air is Filtered and Tempered				,			8/31/21 BE does not recommend tempering on CSAS in the Bay Area req. min MERV 16 filter	Mech	
	H7. Effective Range Design and Installation									
								0/31/21 Difficult to achieve on MF projects		
No								reg. HM cettified airflow of 200 ofm or more and some rating of 4 sones or less, rigid and smooth ducting, 50 or	Mech, Arch	1
	Hf.1 Effective Range Hood Ducting and Design				1			less, frost burner coverage, https://www.tvi.org/index.cfm		╙
No	H7.2 Automatic Range Hood Control				-		_		Mech, Arch	\vdash
TBD	HB. High Efficiency HWAC Filter (MERV 16+)			-	1		_	reg. GWP of 150 or loss, only Sanden water heaters meet.	Mech	\vdash
No	H9. Advanced Refrigerants				- 1			recenting	Mech	╙
ENEWABLE EMERGY				_	_			9/31/21 Assume 60%		-
50.0%	I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	12		26				Note Total Annual kWh generated for Project Info and owned/leased for Appraisal Addendum.	Owner, Elec.	1
	12. Net Zero Energy Home							Over the property of the prope		
190	12.1 Near Zoro Energy Home			,				reg: offest estimated annual site energy use by at least 80%.	Mech. Elec.	Г
180	12.2 Low Carton Home			4				00.0		\vdash
180	13. Energy Storage							reg: on-site starage for a portion of houshold energy use when solar production is not viable.	Owner, Elec.	
								8/31/21 All-electric project, PV only		\Box
No								Note Total Annual therms/k/Mh offset for Project Info reg: on-site starage for a portion of houshold energy use	Owner, Plumb.	
	14. Solar Hot Water Systems to Prohest Domestic Hot Water			4				when splar production is not viable. 8/31/21 Mutually exclusive with I1. Low rise 2019 code.		\vdash
in10% of residences								assumes PV system sized to offset electricity use Note Total Annual kWh generated for Project Info and	Owner, Elec.	
	IS. Photovoltaic System for Multifamily Projects							owned/leased for Appraisal Addendum		\vdash
SUILDING PERFORMA	NOE AND TESTING									
Yes								8t31/21 QII persoriptive requirement in T24, assume project will need to includein performance model	Owner	
	J1. Third-Party Verification of Quality of Invalidion Installation	- 1			1			req: HERS Rater		
								8(3)(2) NA Assumes system without a return (PTAC or ductions minisplit)		
No								req. for decting heating and cooling systems only, calculate supply and return flow rates for spaces, supply	Mech, GC	
								and return rates need to be within 10% of each other, test		1
	J2. Supply and Return Air Flow Testing			1	1	_	_	to confirm within 10% of their targets, requires HERS test		+

Draft GreenPoint Rated New Home Multi Family Version 6.0

IcKay Ave.	Convalescent	Paris	Community	Everge	MQINestin	Resources	Water			
Yes	JA. All Electric or Combustion Appliance Safety Yesting	1			4			8/31/21 AR-Electric, no testing required req: HERS Rater or BPI Professional	Owner	Г
	JS. Building Energy Performance	,			,			TEQ. PERG NORTH OF EPI PROPERTIES		+
	The booking bring a second as									\top
									l	1
									"Note which Energy	1
Option 2: All Electric									Model used and where saved (and went case	
Compliance									scenario) for Project Lefo	1
									Arch, Misch	1
									l	1
	J6.1 Home Outperforms Title 24	25		25+				8/31/21 Assumes Option 2 All Electric, min points		\perp
0.0%								8/31/21 T24 requires 6% or more. BE will provide non-real model, will most likely gain a few points.	Arch, Mech	1
	JS.2 Non-Residential Spaces Outperform Title 24	0.0		15				One Energy Point for Every 1%		\perp
Yes	Jil. Title 36 Prepared and Signed by a CAREC Certified Energy Analyst	- 1		1				Jennifer Love R16-16-20076	Energy	┸
No	37. Perticipation in Utility Program with Third-Party Flan Seview			1				8/31/21 No current programs available		\perp
No	JR. ENERGY STARD for Homes			1				8/31/21 Assume no, good program but high administrative burden, would require an add scepe	Owner	
No	JS. EPA Indoor airPlus Certification				2			bunden, would require an add scape or 31121 Association, good pragram our reprocessorier bunden, would require an add scape	Owner	
No	J18. Blower Door Testing				3			NA - single family projects only	Owner, Arch	Г
	-							9/31/21 With balanced ventilation system not required,		
								Including as an add option in HERS RPP would provide valuable information on construction quality meeting this.	l	
TRD								recesure and potentially provide 2 points	Owner, Arch	
								req. Per 124 2019 if not a balanced ventilation system comparimentalization is required. Includes prescriptive	l	
	J11. Compartmentalization of Units			1	1			requirements and blower door test on sampling of units		┺
RNISHES										-
	H1. Entryways Designed to Recksor Tracked-in Contaminants			_				E3131 4		╄
No								6/31/21 Assume not, per past experience small units can't allocate the space required.	Aich	1
	K1.1 Entryways to Individual Units		-		1			req hard surface, permanently installed shoe storage req. built in permanent walk off mat min. 6 feet at main		₩
180	K1.2 Entryways to Buildings				- 1			entrances	Arch	\perp
	N2. Low-VDC Interior Walt and Ceiling Paints									
Yes								8(31)21 Typically achieved, very double	Arch	
	K2.1 Zero-VOC Interior Mail and Calling Paints. (< 5 gpt)	- 2			2			reg: wall and ceiling paints and primers 5 g/L VOC or less		\vdash
								8/31/21 Difficult to achieve for specialty adhesives, burdensome to document, applies to all caulies and	l	
No								adhesives. Cauks and adhesives do need to meet CALOreen.	Arch	
	K3. Low-VDC Caulks and Adhesives				1			req: 30 g/L VOC or less		
	K4. Environmentally Proferable Materials for Interior Finish									
No								usually don't do reg: PSC, reclaimed or refinished, renewable, recycled or	Aish	
	K4.1 Cabinets					2		locally sourced	7401	\perp
No	K4.2 Interior Trim					2		usually don't de- req: 50% or 60%	Arch	
No	K4.3 Shelving					2		usually don't do	Arch	
No	K4.4 Doors					2		usually don't de	Arch	
No						1		usually don't do	Aich	
	Kit. 6 Countertops	0						reg: 60% Not a lot of options that meet measure		
No	KS. Formaldehyde Emissions in Interior Finish Exceed CARS								Arch	
No.	NS.1 Doors	0			1			usually don't do	Aich	+
No.	HS.2 Cabinets and Countertops	0			2			usually don't do	Ash	-
140	K5.3 Interior Trim and Shelving				2			usually don't de 8/31/21 Pursue if using HPDs to inform selection of	200	+
								healthier products, otherwise just a documentation	I	
190								exercise for a points that sren't usually exceed reg; use 10 products that went HPD or C2C from 5	Aich	
	HS. Products That Comply With the Health Product Declaration Open Standard				2			different reseufactures and 5 different product spec sentines	I	
	no. From the comply with the result Product Section and Open code (MPG)				-			6(31/21 Typically not done, added test.		+
Pilo	N7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2			reg: conduct 5-7 day home test afer finish meterials are installed.	Arch	
No	H3. Comprehensive Inclusion of Low Emitting Finishes	-			1			reg. achieve measure K2-K4 and L2	Aich	+
	The surpression increases a low control rillians				,					+
180								reg: assembled with adhesines and screws, plywood or hardwood, call bearing door slides, dovetall or mortise and	Arch	
	HB. Durable Cobinets					2		tenon joints, metal hinges that attach in two directions.		
								6/31/21 Assume no reg: for non-residential space furniture to be resistanted.		
PAb				1	l .			refurbished, renewable, recycled, locality sourced. FSC or	Owner	1

IcKay Ave.										
	Convalescent	Pales	yimmenty	No. 176	Othersten	Borces	i i			
FLOORING		20	8		5	-	S		Responsible	Blueprint
No								8(31(2) Assumes viryl flooring req: PSC certified, reclaimed or refurbished, researable,	Arch	
275%	L1. Environmentally Preferable Flooring L2. Lov-Emitting Flooring Meets CDFM 2510 Standard Method—Residential	3			3	3		recycled, exposed concrete or locally sourced Note meterials for Site Visit	Arch	
Yes	L3. Durable Rooring	- 1				1		6/31/21 Assumes no carpet	Arch	
Pilo	L4. Thermal Mass Flooring			1				reg: concrete, tile or stane over concrete for 50% of exposed flooring.	Arch	
APPLIANCES AND LIGHT	ING			_	_			9/31/21 Will units have dishweshers?		
190	M1. ENERGY STARD Dishwasher						- 1	Note number of dishwashers for Project Info	Arch	
	NC. Officient Clothee Whething and Drying							8/31/31 Central leandry, assume Energy Star commercial		
Conve	M2.1. CEE-Rated Clothos Washer	2		1			2	weather Note number of clothes washers for Project Info	Owner	
No	M2.2 ENERGY STARR Dryer			1				No commercial Energy Star dryer available: always NO	Owner	
No	M2.3 Solar Dryed Laundry Lines	- 0		0.5				8/31/21 assume so for NF 8/31/21 Assume yes	Arch	
=29 cubic feet	ND. Size-Efficient ENERGY STARI) Refrigerator	2		2				Note number of refrigerators for Project Info	Arch	
	M4. Permanent Centers for Waste Reduction Strategies							8/31/21 Assume not enough room in studios to meet		
No								requirement req: min two bin built into kitchen cabinets. Seperately	Arch	
	M4.1 Built in Recycling Center					,		located do not qualify		
No								8l31(21 Assume not enough room in studios to meet requirement	Arch	
	M4.2 Built-In Composting Center					1		reg: compost bin with built in lid built into kitchen sobinets.		
No	MS. Lighting Efficiency MS.1 High-Difficusy Lighting			2				0/31/21 Requires 80 lumers/watt for all lights	Arch	
								8/31/21 Whe is doing lighting and do they meet exteria? Often in affordable housing electgrical engineer one		
190	M5.2 Lighting System Designed to IESNA Footcandio Standards or Designed by Lighting Consultant			9				lighting and sometimes meet this requirement	Aich	
	-, -,			1				8(31(2) 68 parking spots, 7 EV infrastructure spots required for CAL Opens, for CAM 55.25 spots requires 6		
Tier 2 Infrastructure								required for CALGreen, for CPR 51-75 spots requires 6 spots, will meet infrastrucutre regirement with CALGreen, will the project install full circuit, if so how many?	Dac	
								will the project install full circuit, if so how many? CALGreen requires 10% of spots with EV infrastructure. Note how many for Project Info	200	
	MK. Electric Vehicle Charging Stations and Infrastructure	- 1		2				Note how many for Project Info see chart for # of spots		
Yes	MF. Central Laundry	- 1			-		1	8/31/21 1st and 2nd level	Arch Arch	
OMMUNITY	MR. Gearless Elevator	1		1				8/31/21 Confirm, becoming more common	Alon	
	NI. Smart Development									
								8031(21 Previously developed property req: utility corrections are within 1,000 feet or less of the		
Yes								property. 75% or perimeter boards existing development or at least 90% of land within 1/2 mile of boundary is	Owner	
	NY.1 Infili Site	2	1			1		previously developed. 8/31/21 Assume no. but confirm		
No								reg: site documented as contaminated by ASTM E 1903- 11 Phase II or a local voluntary cleanup program, or	Owner	
.~	NI.2 Designated Brownfield Site		١,			١,		defined as bounfield y a local, state or federal government agency or by local jurisdiction.	-	
×30	THE DESIGNATION OF THE PROPERTY OF THE PROPERT							6031(21 based on: 100 units, 159,500 of site reg, density calculated by dwelling antis divided by	Arch	
	N1.3 Conserve Resources by Increasing Density	3		2		2		acerage to the entire tract.		
No	N1.4 Guster Homos for Land Proservation		1			1		NA for multifamily	Aich	
	N1.5 Home Size Efficiency					10		req: points basid on # of budrooms and soft of home, smaller home and more bedrooms = more points.	Aich	
480	Enter the area of the home, in square feet							8/31/21 Extinuted 8/31/21 Studios per SD plans	Arch	
1	Exter the number of bedrooms							Note number of units and where to find calculations/unit schedule for Project Info	Arch	
	NZ. Home(s)/Development Located Near Transit							9(31)21 Look at hex routes and ferry to coeffee		
TBD	NE.1 Within 1 Mile of a blasior Transit Stop							regor transit stop = 50 transit rides per weekday, 40	Owner	
No			1					regor transit stop = 60 transit rides per weekday, 40	Owner	
	NO. 2. Within 112 mile of a Major Transit Stop NO. Pedestrian and Blayote Access		2					weekend trips		
	NJ.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					reg. 5 service credits = one point, 10 = 2 points	Owner	
7								8/31/21 2+ restaurants, Grocery outlet, 2+ schools, 2+	Owner	
	Exter the number of Tier 1 services							parks, see droptics rec; 1 service credit per tier 1 service		
6	Enter the number of Tier 2 services							8(31(21 bank, 2 church, personal training, dental, laundry reg. 1/2 service credit per feir 2 service	Owner	
Yes	NJ.2 Connection to Pedestrian Pathways	-	,					8(3)(2) Crab cove, see draptice, req : 114 mi of 1 acre park or 25kef rec facility	Owner	
								8(3)(2) Sike path reg: include at least 2 of the following within a 1(d mile:		
TBD								designatiged bike lanes; travel lanes are a max of 10 ft. wide with no parking; street crossings located less then	Ovi	
								300' spart; rumble stripe, bulb-outs, raised crosswalks or refuge islands on streets; posted speed limits of 20 mph		
	NO.3 Traffic Colming Strategios		2					retuge stance on streets; posted speed trists of 20 rips or less in development reg: 5' clear path, 8' for retail, buffer protection zone can		
190	NJ.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1					reg: 9' clear parts, 9' for retail, buffer protection zone can be railing, landscaping.	Civil, Land.	
70.0								8/31/21 100 units = 200 residents, 30 spots required, plan		
190	NO E Grantin Granten for Decide							shows 29 bite racks, confirm if double or single capacity req: easily accessible, covered and secure storage for	Aich	
	NJ. 5 Bioycle Storage for Residents		1					15% of residents; tibed=2residents, 2bed=3residents 6/31(21 Providing covered bike racks for staff?		
180								reg: easily accessible, covered and secure storage for 5% of the max number of visitors and employees or one for	Arch	
4	N0.6 Bioyole Storage for Non-Residents		1					every 1,000 of of non-residential area		
1 space per unit	NO.7 Reduced Parking Capacity	2	2					9(31)(21 69 spots, est. 100 units reg: 1,5 speces per unit="(point, 1 space per unit=2points.)	Owner, Arch	A1.01
	Nil. Outdoor Gathering Places									
	NH.1 Public or Sent-Public Outdoor Gathering Places for Residents							8/31/21 2,500 of seq (25sthunt) countyard and patio reg. For more than 50 units include natural element, is	Arch	A1.55
Yes		1	'					planter bexes, water feature, walketile green reof, frees \$131(21 patio/courtyard outside dining room, activity court		A1.01
	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community							outside multipurpose/art noom. req: at least 2 Tier 1 services adjacent to outdoor	Owner, Arch	
		- 1	1					gefreing speces		A1.01
Yes. Yes	Services							8/31/21 Assume yes for senior/convalescent housing,	žarb.	
Yes					1	1		reg: for occupants of all heights, double peep hole	Arch	
Yes	Services	1	1			_	_			
Yes	Bervices MS. Secial Interaction NS.1 Residence Entries with Views to Callers	1	1					8/31/21 Doubl siding coordor reg: entrances visible from street and/or other from door	Aich	
Yes Yes Yes	Bervices MS. Secial Interaction NS. 1 Residence Entries with Views to Callers NS. 1 Residence Entries with Views to Callers NS. 2 Entrances Visible from Street and/or Other Ford Doors	1	1					8/31/21 Doubl siding coeridor reg: entrances visible from street and/or other frost door and vise sense	Aich	AZ 81, AZ 02
Yes Yes	Bervices NS. Social Interaction NS. 1 Residence Entities with Views to Catters NS. 2 Enternose Visible from Street and/or Other Plant Doors NS. 3 Porches Oriented to Street and Public Space	1 0	1 1					reg: entrances visible from street and/or other frost door		A2 01, A2 02
Yes Yes Yes Yes	Bervices NS. Social Interaction NS. 1 Persidence Graties with Views to Catlers NS. 2 Enteraces Visible from Street and/or Other Pront Doors NS. 3 Porches Oriented to Street and Public Space NS. Passive-Salar Design	0	1 1	3				req entoraces visible from object audior other from door and vise earsa req: implement 4 passive solar heating strategies to		A2.01, A2.02
Yes Yes Yes Yes No	Bervices NS. Social Interaction NS. 1 Residence Graties with Vices to Catlers NS. 2 Enteroces Visible from Street and/or Other Ford Doors NS. 3 Porches Oriented to Street and Public Space NS. Passive Select Design NS. Passive Select Design NS. 1 Hooling Load	0	1 1	2				req entonoses visible from otneed aedian other front door and vite serial req implement 4 passive solar heating strategies to reduce heating load requiresplanned of passive solar passing strategies to reduce	Arch	A2 81, A2 00
Yes Yes Yes Yes No	Bervices NS. Social Interaction NS. 1 Persidence Graties with Views to Catlers NS. 2 Enteraces Visible from Street and/or Other Pront Doors NS. 3 Porches Oriented to Street and Public Space NS. Passive-Salar Design	0	1 1	2 2				req. entonoses visible from street and/or other from door and vise sense req. implement 4 passive solar heating strategies to require feeding load.	Arch Arch	A2 84, A2 00

Draft GreenPoint Rated New Home Multi Family Version G.D.

1	McKay Ave	Convalescent	Points Targeted	ytemanity	David.	(Gilleni B)	SPORCS	à			
Marchanger Mar	No	NZ 2 Full-Function Independent Revtal Unit		1	-	3	-	S	NR to Mult Foreity	Reaponsible Owner	Blue
10 10 10 10 10 10 10 10											
1	No	M.1 Circle Imperi Assessment		,		,	٠,			Arch, Owner	
March Conting March Contin	No								req: Implement strategies that address highest potential	Arch, Owner	
100 Miles Strichtung 101 Miles Strichtung 102 Miles Strichtung 103 Miles Strichtung 103 Miles Strichtung 104 Miles Strichtung 105 Miles Strichtung 105 Miles Strichtung 105 Miles Strichtung 106 Miles Strichtung 107 Miles Strichtung 107 Miles Strichtung 107 Miles Strichtung 108 Miles Strichtung 109 Miles Strichtung 109 Miles Strichtung 109 Miles Strichtung 100 Miles Miles Miles Strichtung 100 Miles Miles Miles Strichtung 100 Miles			_	,		,			inpects from assessment rindings		-
No. Community cursine	190			,			,		reset CPUC supplier diversity requirements or local hire - GC participates in subsdiction's Sconanto and Workforce	oc	
Section Comment Comm	No								8/31/21 No. 30-40% reg: score at or above 79th percentile by CaliforiesScreen2.0 or 76-100 Health Dissolventage Index.	Owner	
900 1 Debutied (she for becarding storing of 24 or Less 100 1 of Less 20 or Standard Storing (St.) of AM or Less 101 1 of Less 20 or Standard Storing (St.) of AM or Less 101 1 of Less 20 or Standard Storing (St.) of AM or Less 20 or Standar		N9.2 Community Location		1		1			en-version-20		
Not 1 changed with the Pre-purposes designed of see years (as a place of the Common Co		NTO. Alfordability									
No. 1001 2 May an Anthon Designation Control (Section 2011) of the section of the Control of Section 2011 2 May 1 miles from the Control of Section 2011 2 May 1 miles	150%	Nn0.1 Dedicated Units for Hauseholds Making 80% of AMII or Less	2	2					8/31/21 Affordable project reg: 25% of all units - 1 point, 50% of all units 2 points	Owner	
## 1 1	No								8/31/21 no 3 bedraon units req: 15% of units dedicated for households reaking 80% of	Owner	
Mail	No		-	1						Owner	\vdash
No. Mill Lawrithon Ubbs Incides a Deducted Commons Grasson No. Mill Lawrithon Ubbs Incides A Deducted December Species (See See See See See See See See See Se				,			-	-			
No. 1.1.2 At Least 29-1 Characterist Floor Spent Royal Spent Services No. 1.2.2 At Least 29-1 Characterist Floor Spent Royal Spent	No			1					any live/work units?	Arch	
Mail State The Number of Plant's part of the grown in Decision of Demonstry Service State St	No	N11.2 At Least 2% of Development Ploor Space Supports Moved Use		1					req: businesses, retail stores, offices, neighborhood services, etc. tenants must be committed with lease of 3 years refn.	Aich	
V	No								residents 7 Measure regions community service for residents and neighbors. reg: groony market with produce, day care, restarant, community center, hardware store, garn, salon, dug store,	Arch	
Yes Oi, Consender Revolution for Suppress Y 8 8 8 8 8 8 8 8 8	OTHER	N11.3 Half of the Non-Pasidential Ploar Space is Dedicated to Community Service	-	1					cleaners.		
Visit Oil Pro-Contraction Noted Musting with Near and Substant Wildering (1998) Oil Pro-Contraction Noted Substant of Musting Substant or Profession (National Substant of Mustines) Oil Profession (National Substant of Mustines) Oil Profession (National Substant of Mustines) Oil Profession (National Substant Office		C1. Grandfold Belod Charlifel in Sharesints	v							Arch	-
96. Observed many fracting to Observed many findings to Observed State of Control Ministriceuple 97. Administry Control Ministry Management State or Control Green Burking 98. Observed State or Control Ministry	Yes			- "	0.5	- "				Arch	-
10 0.0 Abstract for Descriptor's Management Staff are Caref Red Green Building Professionals 2 0.5	Yes									Owner	\vdash
10 Professionals 15 15 15 15 15 15 15 1			2		0.5	0.5	0.5	0.5			\vdash
10. Co. Free Note Start of Anti- Start of Anti- Start Start of Anti- Start Sta	190	Professionals			0.5	0.5	0.5	0.5	8/31/21 Confirm	Owner	
Oil. Green Building Searchin Oil. Streaming Green Building Searchin Oil. Streaming Green Building Oil. Green Appraise Addressan V. R.	No	Q5.1. Home Energy Manitoring Systems			1				9/31/21 typically so for multifamily		_
Oil 1 Marketing Creen Dubling Creen Dubling Sprange Vision Vision Vision Oil 2 Dever building Sprange Oil 2 Dever building Sprange Oil 3 Dever building Sprange Vision Oil Creen Approximal Addresses Vision Oil Marketine For Otherses Precises and Vision Presses Vision Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Management Plan Oil Marketine For Otherses Precises and Vision Marketine Management Plan Oil Marketine For Otherses Precises and Vision Marketine Marketin	No	OS.2. Home Water System Monitors						1	8/31/21 typically no for multifamily	Owner	<u> </u>
Yes OC. Ones Building Sprayers OC. Ones Building Sprayers OC. Ones Building Sprayers OC. Ones Building Sprayers OC. Ones Apprisad Authorises OC. Ones Sprayers Authorises OC. Ones Apprisad Authorises OC. Ones A					_		_	_			\vdash
OS.2 Orean Dutkling Styrage) Yes Off, Cream Approxists Addressed Yes R.		Oil. 1 Marketing Green Skalding		2					8/31/21 Often yes, confirm req. permanent and informatistive signage that highlights		
Yes Discrete Reporting Additional Yes Discrete Description		CW 2 Down Builden Streets	٠,					0.4	high-use area,include GPR Cartificate and have the		l
No. Oc. Detailed Duratility Plas and Third Party Varification of Plas Implementation 180 OS. Detailed Duratility Plas and Third Party Varification of Plas Implementation 180 OS. Detailed Duratility Plas and Third Party Varification of Plas Implementation of Security Plas and Security Plas and Security Plas and Security Plas October 11 of Plas Implementation of Control	Yes		v							Owner	-
Sign On Presidents Are Offerred Price or Discounted Transit Passes 2	No			- "		- "		-		Owner	
Visit Control Contro	190			2						Owner	
OH. Brokeline Mousing 2 2	Yes		,	,					0/31/21 Often yes, confirm meeting design practices and	Owner	
O12. Integrated Part Management Flam 1 alternative ball spatiation (plan value of law good example) P. Acoustics: Native and Vibratian Control Elevate the number of Tier 1 practices Elevate the number of Tier 2 practices Arch Arch Arch Arch P. Mand-Like Design Strangers P. Design Finese P. Design Fin	Yes		,			- 2				Owner	\vdash
O12. Integrated Part Management Plan PF. Acoustics: Make and Vibration Control Ester the number of Tier 1 gractices Ester the number of Tier 1 gractices Ester the number of Tier 2 gractices Ester the number of Tier 2 gractices P2. Mand-the Design Biotelegies P3. Teams ingressment Registerants for Build-Cuts P3. Teams ingressment Registerants for Build-Cuts P4. P3. 2 Commencial Loading-Anne Separated for Residencial Anne P3. Design Prisse P3. Design Prisse P3. Design Prisse P4. Estering-Commencial Loading-Anne Separated for Residencial Anne P3. Design Prisse P3. Design Residencial Anne P3. Design Residen	70.0	- Committee incoming							req: eliminate/drastically reduce use of posticides (i.e. use		
P1. Accuration: Notice and Vitoration Control Enter the number of Tier 1 grantices Enter the number of Tier 2 grantices Enter the number of Tier 2 grantices Enter the number of Tier 2 grantices P2. Mand-Use Design Systems P3. Tensor I improvement Requisements for Build-Outs P3. Tensor I improvement Requisements for Build-Outs P3. Commercial Loading Area Separates Mort Residents Area P3. Commercial Loading Prison P3. Commercial Loading Prison P3. Commercial Loading Prison P3. Commercial Loading Prison P3. Design Prison P3. Design Prison P3. Design Prison P3. Design Prison P3. Enter Innovation 1 Commercial Separates Area P3. Design Prison P3. Design Prison P3. Design Prison P3. Enter Innovation 3 description here. Enter up to four points at right. Enter Innovation 3 description here. Enter up to four points at right. Enter Innovation 3 description here. Enter up to four points at right. Enter Innovation 3 description here. Enter up to four points at right. Enter Innovation 3 description here. Enter up to four points at right. Enter Innovation 3 description here. Enter up to four points at right. Enter Innovation 3 description here. Enter up to four points at right. Enter Innovation 3 description here. Enter up to four points at right. Enter Innovation 3 description here. Enter up to four points at right.	190	O12. Integrated Past Management Plan				- 1			service contract (afenvironment.org has good example)	Owner	
Enter the number of Tier 1 gradices Enter the number of Tier 2 gradices Enter the number of Tier 2 gradices ### P2 Minod-Use Design Strategies ### P3 Minod-Use Design Strategies ### P3 Operating Ingression Requirements for Build-Outs ### P3 Operating Ingression Requirements for Build-Outs ### P3 Operating Ingression Requirements for Build-Outs ### P3 Operation Ingression Requirements for Build-Outs ### P3 Operation Ingression Requirements for Residential Area ### P3 Operation Register Report Residential Area ### P3 Operation Register Residential Register Residential Area ### P3 Operation Register Register Residential Area ### P3 Operation Register Register Residential Area ### P3 Operation Register Reg	DESIGN CONSIDERATION	048									
Einer the number of the "gradution of Einer Included Cuts" Auch				1		- 1					\vdash
P2. Manufacture for any processor of the organizes P3. Manufacture being dispersents for Dubb-Outs P3. Tested improvement Requirements for Dubb-Outs P4. Tested improvement Requirements for Dubb-Outs P5. Commercial Loading Area Separated for Residential Area 9 1 1 8 NA.—no setal agains Conner P5. Commercial Loading Area Separated for Residential Area 9 1 1 9 000000000000000000000000000000											\vdash
P3. Texand Improvement Requirements for Dubli-Outs P4. Operation Indexing Area Separated for Residential Area P5. Commercial Loading Area Separated Recursion of Planting Dystome P5. Commercial Loading Area Separated Recursion of Planting Dystome P5. Commercial Indiana Separate Recursion										AGN	\vdash
P3. Commercial Loading Area Separated for Residential Area 8 8 1 1	No		-						NE so saled seems	Owner	-
No. P2.3 Separate Mechanical and Plumbing Dysterie P3. Commissioning P3. Commissioning P3. Commissioning P3.1 Design Phase P3.1 Design Phase P3.2 Commissioning P3.3 Not Commission Phase P3.3 Not Commission Phase P3.3 Not Commission Phase P3.4 Self-ding Enclosure Teating P4. Self-ding Enclosure Teating P5. Commission 1 description have. Sinter up to feer points at right. P5.3 Design Phase Phase P5.3 Not Commission 1 description have. Sinter up to feer points at right. P5.3 Design Phase P5.3 Not Commission 1 description have. Sinter up to feer points at right. P5.3 Design Phase P5.3 Not Commission 1 description have. Sinter up to feer points at right. P5.3 Design Phase P5.3 Not Commission 1 description have. Sinter up to feer points at right. P5.3 Design Phase P5.3 Not Commission P5.3 Not Commission 1 description have. Sinter up to feer points at right. P5.4 Self-ding P5.3 Not Commission 1 description have. Sinter up to feer points at right. P5.5 Design Phase P5.3 Not Commission P5.3 Not Commi						-		,	nov- no star space		\vdash
P3. Commissioning No. P3.1 Design Phase P3.1 Design Phase P3.2 Commission Phase P3.2 Commission Phase P3.3 Phase Commission Phase P3.4 Design Phase P3.5 Phase Commission Phase P3.5 Phase Commission Phase P3.6 Phase Commission Phase P3.6 Phase Commission Phase P3.6 Phase Phase Commission Phase P3.7 Phase Commission Phase P3.6 Phase Phase Commission Phase P3.7 Phase Commission Phase P3.8 Phase Commission Phase P3.8 Phase Commission Phase P3.9 Phase						1					
No. P3.1 Design Prace P3.2 Construction Prace P3.3 Post Construction Prace P3.3 Post Construction Prace P3.3 Post Construction Prace P3.5 Post Construction Prace P3.6 Post Construction Prace P3.7 Post Construction Prace P3.7 Post Construction Prace P3.8 Post Construction Prace P3.9 Post Constru											
P3. 1 Consign Phase R8 P3. 2 Construction Phase R8 P3. 3 Not Construction Phase R8 P3. 3 Not Construction Phase R8 P3. 1 Not Con	No									Owner	
No. P3.3 Plots Construction Places 8 2 1					- 1	-					<u> </u>
73.0 PA. Building Enclosure Treating 1 1 1 1 1 Conner 10.0 PAL Building Enclosure Treating 11 1 1 1 1 1 Conner 10.0 Enter Innovation 1 description here. Enter up to four points at right. 10.0 Enter Innovation 3 description here. Enter up to four points at right. 10.0 Enter Innovation 3 description here. Enter up to four points at right. 10.0 Enter Innovation 4 description here. Enter up to four points at right. 10.0 Enter Innovation 4 description here. Enter up to four points at right. 10.0 Enter Innovation 4 description here. Enter up to four points at right.					2						—
TO Enter Innovation 1 description here. Enter up to four points at right. TO Enter Innovation 2 description here. Enter up to four points at right. TO Enter Innovation 3 description here. Enter up to four points at right. TO Enter Innovation 3 description here. Enter up to four points at right. SUBSTITION Comments Enter Markett Reserves.					2						\vdash
TIED Cates i Innovation 2 description here. Enter up to feer points at right. TIED Sister i Innovation 3 description here. Enter up to feer points at right. TIED Cates i Innovation 3 description here. Enter up to feer points at right. SURITINETY Comments Enter Molimath Reservoir.	160	P4. Sellding Enclosure Testing			1	- 1	-			Owner	
TIED Cates i Innovation 2 description here. Enter up to feer points at right. TIED Sister i Innovation 3 description here. Enter up to feer points at right. TIED Cates i Innovation 3 description here. Enter up to feer points at right. SURITINETY Comments Enter Molimath Reservoir.	TED										
TRD Sister Innovation 3 description here. Enter up to four points at right. The Contract Innovation 4 description here. Enter up to four points at right. Summistry Community Enter Moharth Reserves Male											\vdash
Title Collect Innovation 4 description have. Enter up to four points at right. Summary Community Enter Mathematic Reservoir Materials Asservoir											\vdash
Summary Comments Energy McGreeth Resource Water											\Box
Antonia and and analysis of the		Summary		Community	Energy	MONWER	Respurse	Water			
Total Available Points in Specific Categories 485 47 136 73 51 58 Minimum Points Required in Specific Categories 50 2 25 6 6 6		Total Available Points in Specific Categories	485	47		73	\$1				

1611 TELEGRAPH AVE. SUITE 200 OAKLAND, CA 94612 T. 510.465.7010 | F. 510.465.8575 www.pyatok.com

2 Alameda Point years Collaborative



LifeLong Medical Care

Health Services For All Ages

AVE CONVALESCENT McKAY

Ackay AVENUE EDA, CA 94501

STAMP:

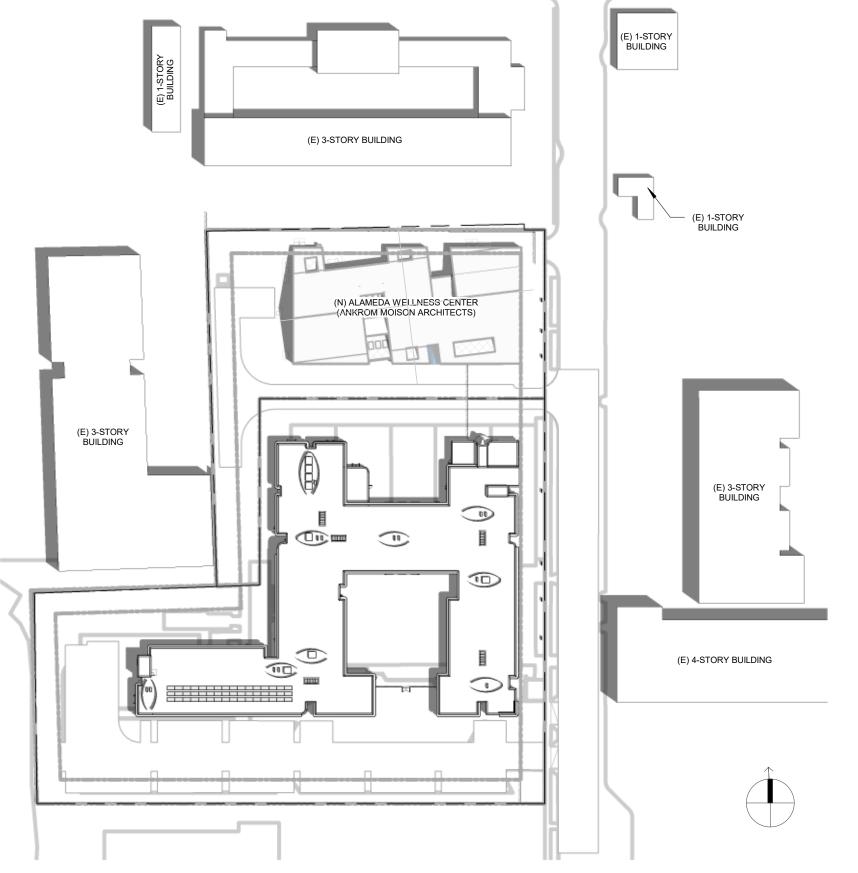
REVISION SCHEDULE NO. ISSUE DATE

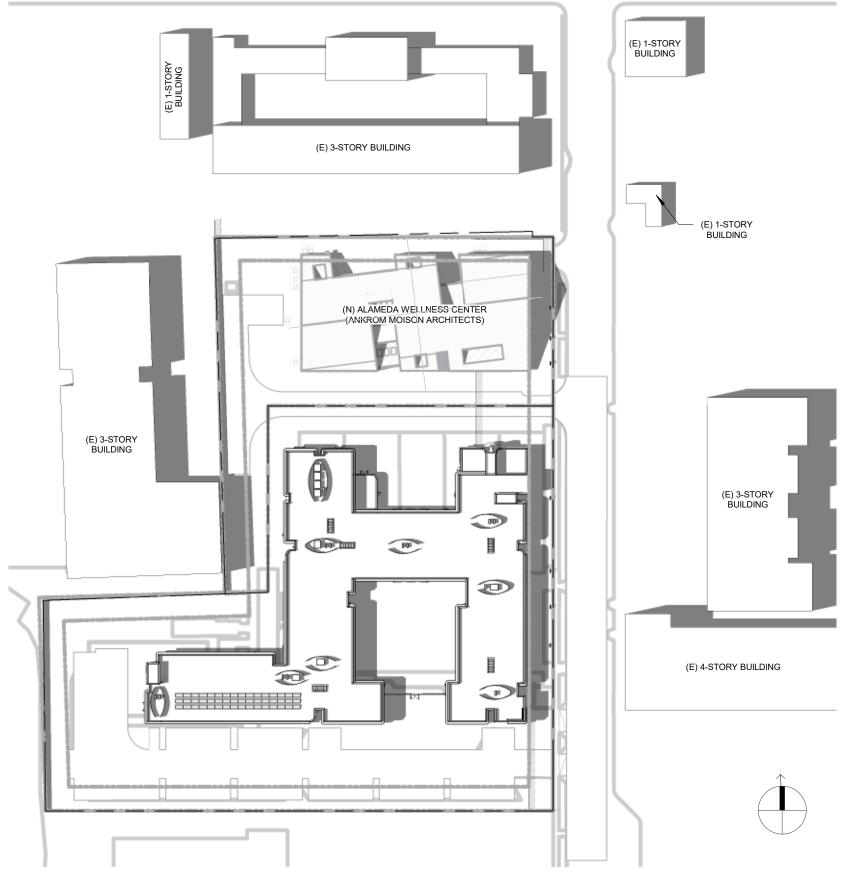
JOB NUMBER: 2103 DRAWN BY: Author ISSUE DATE: 03/07/19

GREENPOINT CHECKLIST

G0.50

PRELIMINARY - Not for Construction -

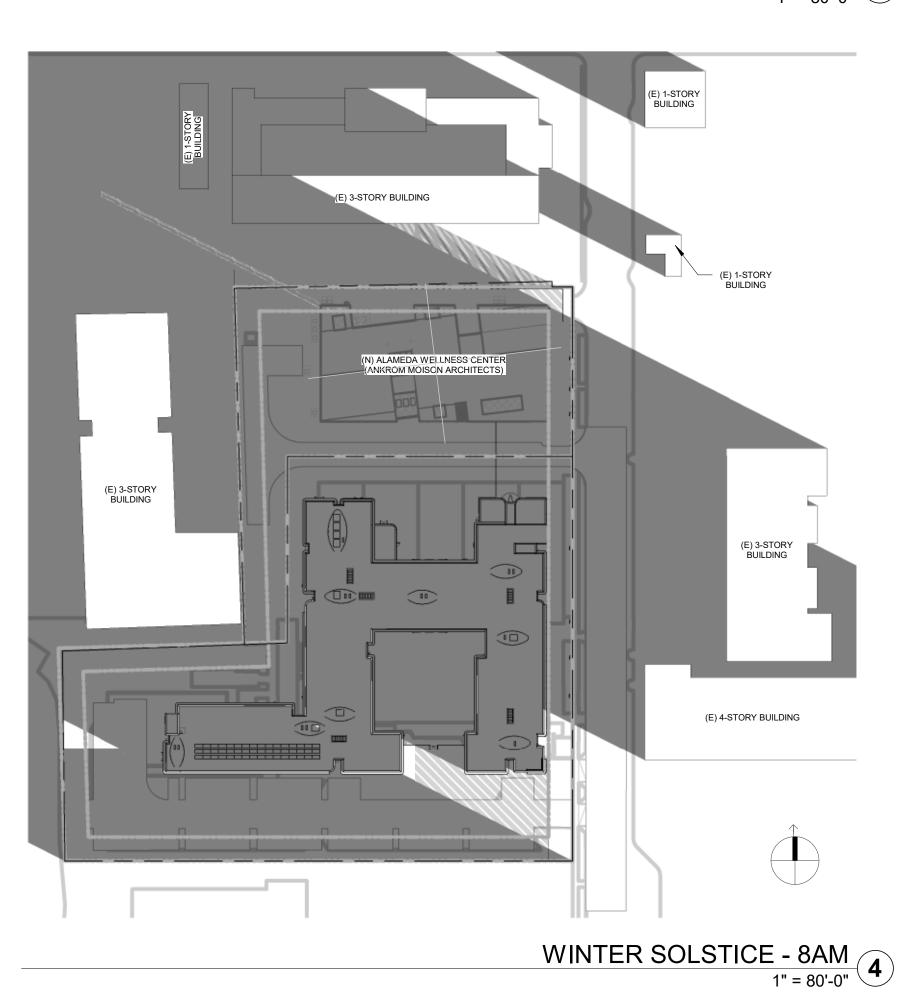


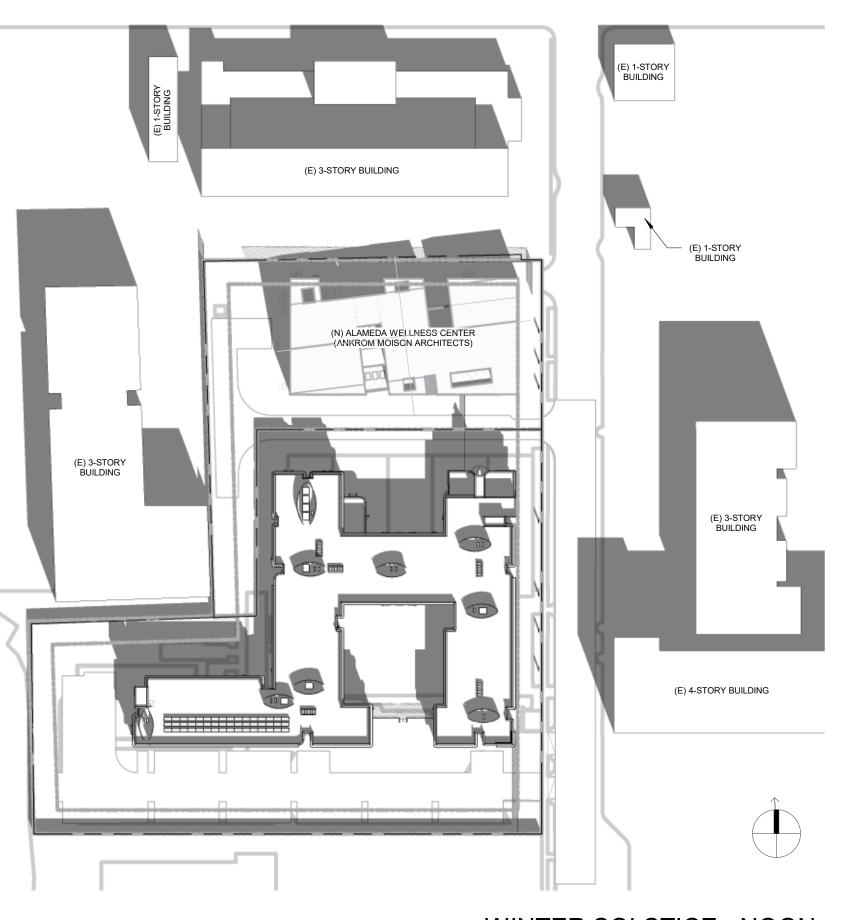


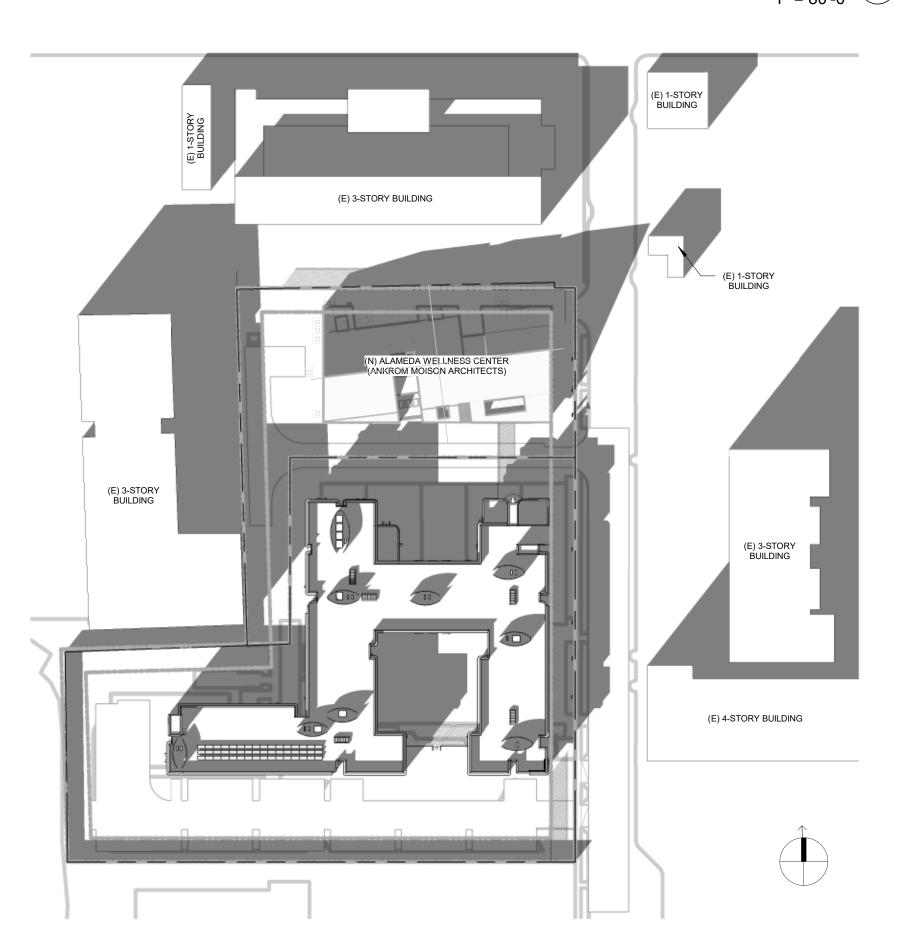












WINTER SOLSTICE - NOON
1" = 80'-0"

5

WINTER SOLSTICE - 4PM
1" = 80'-0"
6

1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575 www.pyatok.com

2 Alameda Point years Collaborative



Health Services For All Ages

VE CONVALESCENT McKAY A

STAMP:

REVISION SCHEDULE NO. ISSUE

1245 McKAY AV ALAMEDA, CA

JOB NUMBER: DRAWN BY: CHECKED BY: ISSUE DATE: 07/13/21

Checker

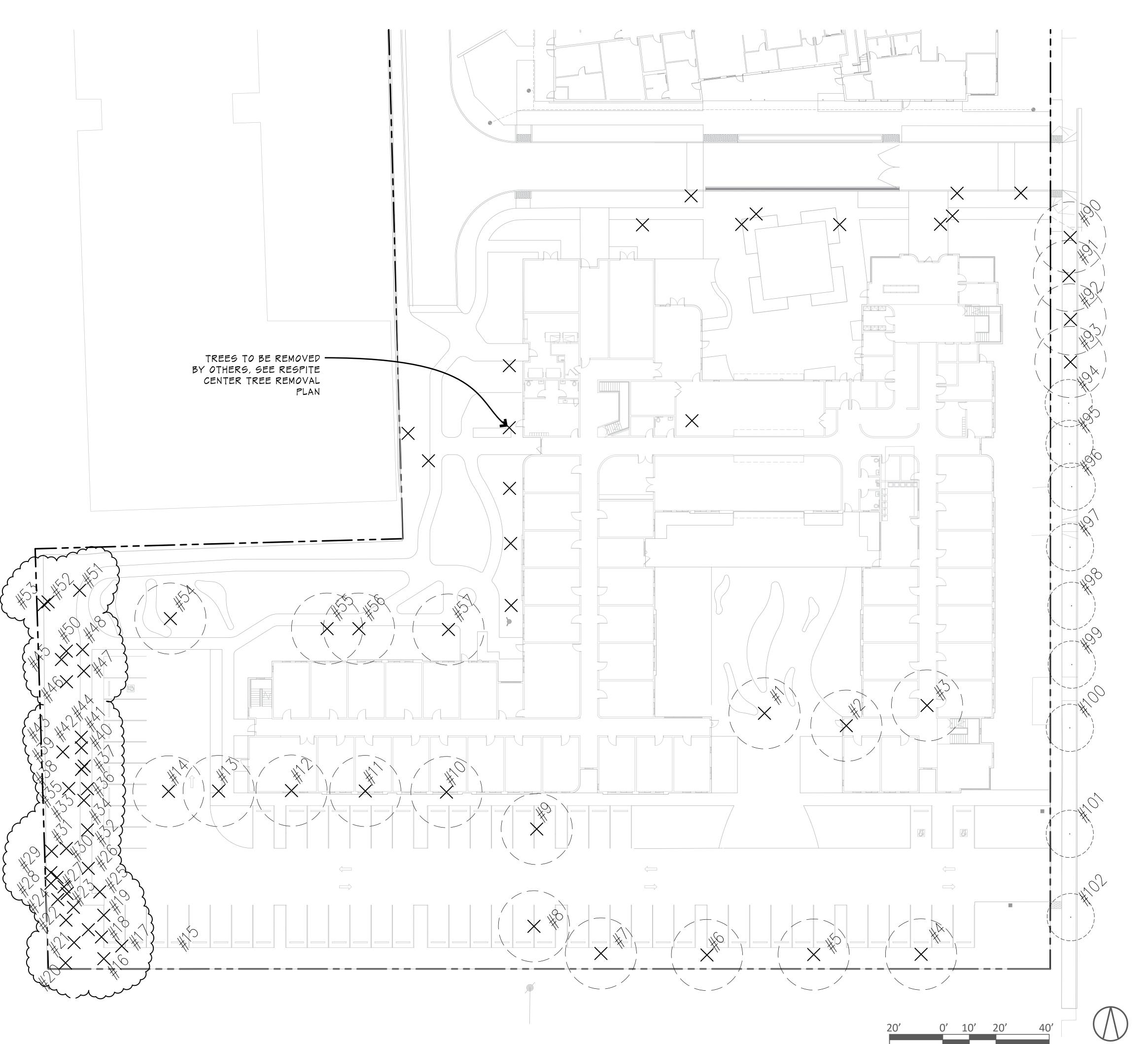
1" = 80'-0"

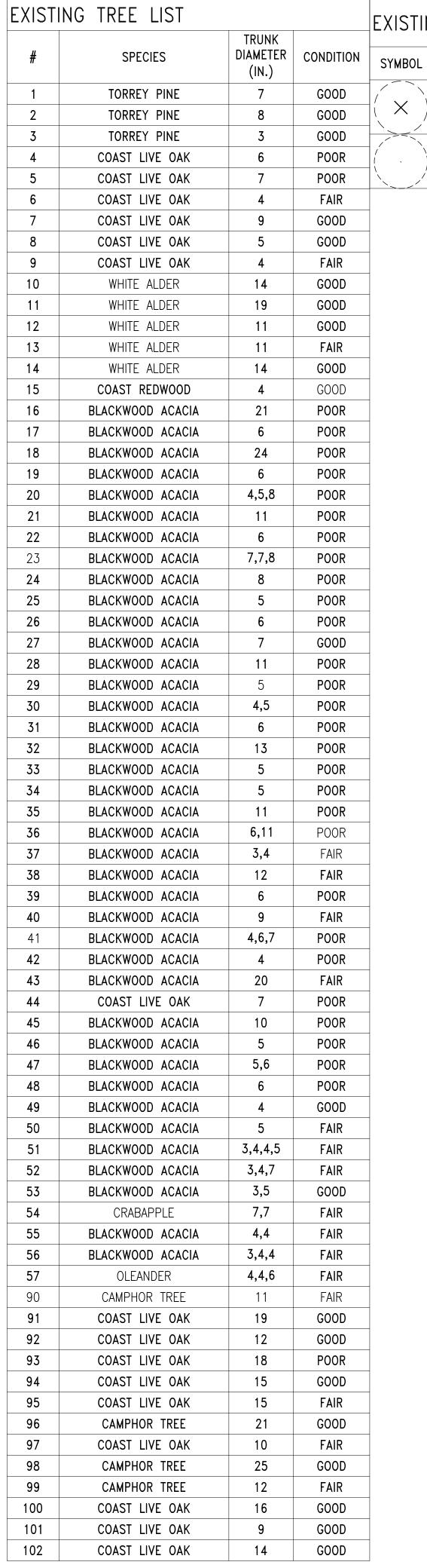
SCALE:

TITLE:

PRIVACY/SHADOW STUDY

G0.61





	WITTE ALDER	+ , , ,	ОООБ	
	WHITE ALDER	11	GOOD	
	WHITE ALDER	11	FAIR	
	WHITE ALDER	14	GOOD	
	COAST REDWOOD	4	GOOD	
	BLACKWOOD ACACIA	21	POOR	
	BLACKWOOD ACACIA	6	POOR	
	BLACKWOOD ACACIA	24	POOR	
	BLACKWOOD ACACIA	6	POOR	
	BLACKWOOD ACACIA	4,5,8	POOR	
	BLACKWOOD ACACIA	11	POOR	
	BLACKWOOD ACACIA	6	POOR	
	BLACKWOOD ACACIA	7,7,8	POOR	
	BLACKWOOD ACACIA	8	POOR	
)	BLACKWOOD ACACIA	5	POOR	
	BLACKWOOD ACACIA	6	POOR	
,	BLACKWOOD ACACIA	7	GOOD	
	BLACKWOOD ACACIA	11	POOR	
	BLACKWOOD ACACIA	5	POOR	
)	BLACKWOOD ACACIA	4,5	POOR	
	BLACKWOOD ACACIA	6	POOR	
	BLACKWOOD ACACIA	13	POOR	
	BLACKWOOD ACACIA	5	POOR	
•	BLACKWOOD ACACIA BLACKWOOD ACACIA	5		
			POOR	
	BLACKWOOD ACACIA	6.11	POOR	
	BLACKWOOD ACACIA	6,11	POOR	
	BLACKWOOD ACACIA	3,4	FAIR	
1	BLACKWOOD ACACIA	12	FAIR	
	BLACKWOOD ACACIA	6	POOR	
	BLACKWOOD ACACIA	9	FAIR	
	BLACKWOOD ACACIA	4,6,7	POOR	
	BLACKWOOD ACACIA	4	POOR	
	BLACKWOOD ACACIA	20	FAIR	
	COAST LIVE OAK	7	POOR	
)	BLACKWOOD ACACIA	10	POOR	
	BLACKWOOD ACACIA	5	POOR	
,	BLACKWOOD ACACIA	5,6	POOR	
ı	BLACKWOOD ACACIA	6	POOR	
	BLACKWOOD ACACIA	4	GOOD	
	BLACKWOOD ACACIA	5	FAIR	
	BLACKWOOD ACACIA	3,4,4,5	FAIR	
	BLACKWOOD ACACIA	3,4,7	FAIR	
	BLACKWOOD ACACIA	3,5	GOOD	
	CRABAPPLE CRABAPPLE	7,7	FAIR	
1	BLACKWOOD ACACIA	4,4	FAIR	
,	BLACKWOOD ACACIA	3,4,4	FAIR	
	OLEANDER	4,4,6	FAIR	
	CAMPHOR TREE	11	FAIR	
	COAST LIVE OAK	19	GOOD	
	COAST LIVE OAK	12	GOOD	
	COAST LIVE OAK	18	POOR	
•	COAST LIVE OAK	15	GOOD	
	COAST LIVE OAK	15	FAIR	
	CAMPHOR TREE	21	GOOD	
	COAST LIVE OAK	10	FAIR	
	CAMPHOR TREE	25	GOOD	
	CAMPHOR TREE	12	FAIR	
)	COAST LIVE OAK	16	GOOD	
1	COAST LIVE OAK	9	GOOD	
_				

*FOR COMPLETE TREE LIST, SEE ARBURISI KEPURI

NORTH

SCALE: 1"=20'-0"

PYATOK EXISTING TREE LEGEND 1611 TELEGRAPH AVE. SUITE 200 OAKLAND, CA 94612 TYPE

TREES TO BE REMOVED

EXISTING TREES TO REMAIN

T. 510.465.7010 | F. 510.465.8575 www.pyatok.com 2 Alameda Point years Collaborative







E CONVALESCENT :NUE 1501 **McKAY**

STAMP:

REVISION SCHEDULE NO. ISSUE

JOB NUMBER: DRAWN BY: CHECKED BY: ISSUE DATE: SCALE:

SEE PLAN TITLE:

TREE INVENTORY PLAN

SHEET:





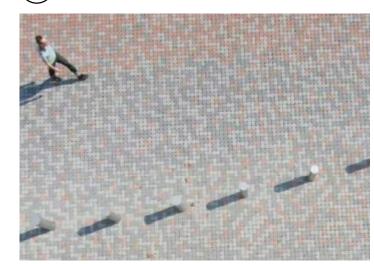
1 VEHICULAR GATE AND FENCE







(3) ENHANCED CONCRETE PAVING



(4) PERMEABLE PAVERS (VEHICULAR AND PEDESTRIAN)



(5) STABILIZED DECOMPOSED GRANITE PAVING

0' 10' 20'

SCALE: 1"=20'-0"

STAMP:

REVISION SCHEDULE NO. ISSUE DATE

mercy

LifeLong

Health Services For All Ages

Medical

Care

ESCENT

ONVAL

McKAY

:NUE 1501

Y AVE CA 94

1245 McKA) ALAMEDA,

JOB NUMBER: DRAWN BY: CHECKED BY: ISSUE DATE:

2103

Author

Checker

09/15/21

SEE PLAN

LANDSCAPE OVERALL SITE PLAN

SHEET:



3 GAME TABLES

PYATOK SUITE 200 OAKLAND, CA 94612 T. 510.465.7010 | F. 510.465.8575 www.pyatok.com

2 Alameda Point Collaborative



LifeLong Medical Care

Health Services For All Ages



CONVALESCENT

McKAY

STAMP:

NUE 1501

1245 McKAY AVEN ALAMEDA, CA 948









JOB NUMBER: DRAWN BY: CHECKED BY: ISSUE DATE:

REVISION SCHEDULE

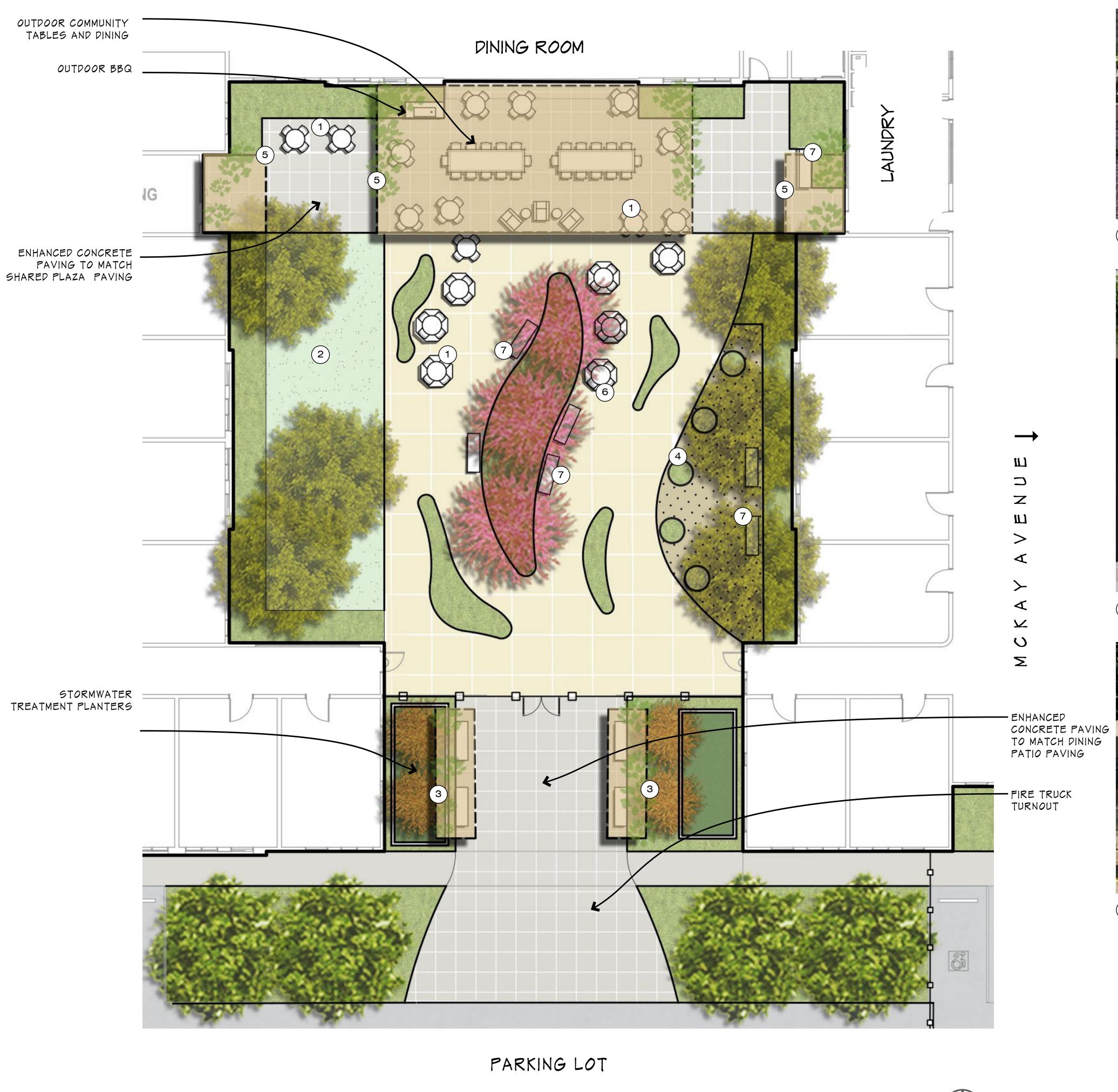
NO. ISSUE

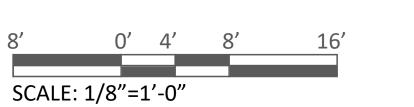
SEE PLAN

SHARED PLAZA ENLARGEMENT

L-3

SCALE:

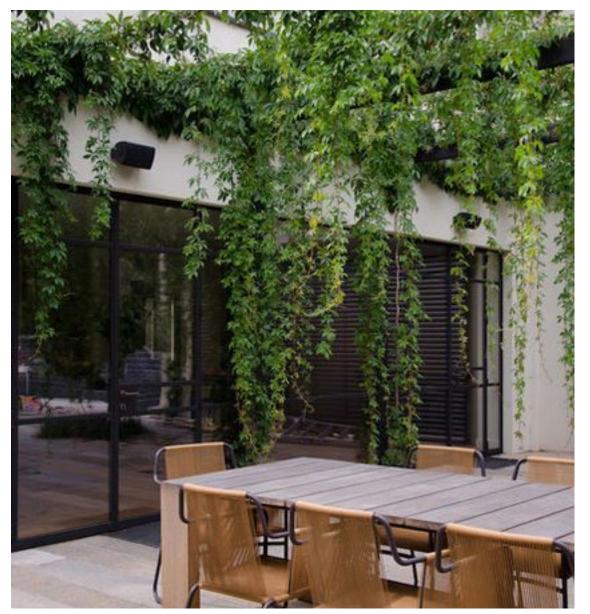








4 COMMUNITY GARDEN PLANTERS OVER DG PAVING



(5) OVERHEAD SHADE STRUCTURE WITH VINES



6 GAME TABLES



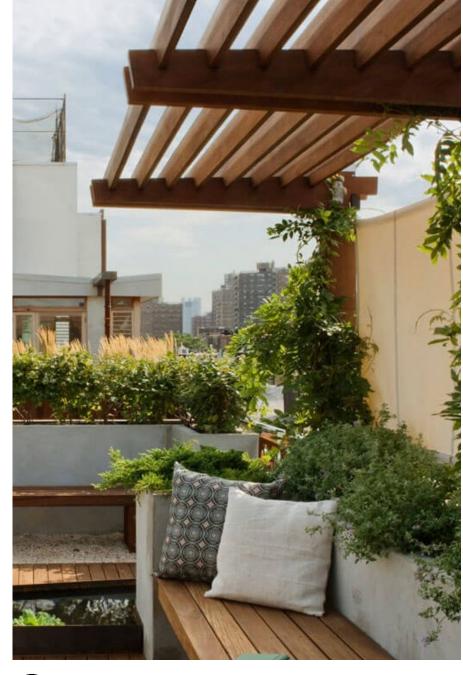
7 BENCH SEATING



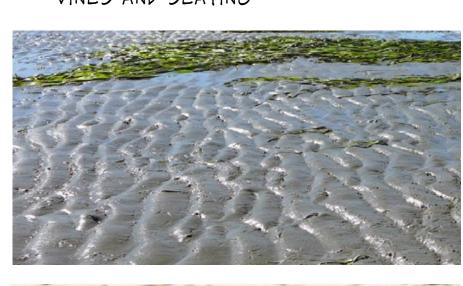
1 CAFE TABLES AND CHAIRS



2 SYNTHETIC LAWN FOR MIXED USE



3 OVERHEAD SHADE STRUCTURE WITH VINES AND SEATING



REVISION SCHEDULE NO. ISSUE



SEE PLAN

RESIDENTIAL COURTYARD ENLARGEMENT

PRELIMINARY - Not for Construction -

LifeLong Medical Care Health Services For All Ages

> ESCENT. **McKAY**

:NUE 4501

1245 McKAY AVEN ALAMEDA, CA 945

mercy

STAMP:

ARBUTUS UNEDO MARINA / STRAWBERRY TREE

ACCENT TREES



GINGKO BILOBA 'AUTUMN GOLD' / MAIDENHAIR TREE



QUERCUS AGRIFOLIA / COAST LIVE OAK



SMALL FRUIT TREES

CITRUS LIMON MEYER IMPROVED1/ MEYER LEMON



PUNICA GRANATUM 'SMITH' / ANGEL RED POMEGRANITE



BOUGAINVILLEA SP.



HARDENBERGIA VIOLACEA / PURPLE VINE LILAC



JASMINUM POLYANTHUM / PINK JASMINE



TRACHELOSPERMUM JASMINOIDES / STAR JASMINE VINE

PRELIMINARY PLANT LIST SUITE 200 BOTANICAL NAME SYMBOL COMMON NAME SIZE SPACING NATIVE WUCOLS OAKLAND, CA 94612 MEDIUM / LARGE TREES T. 510.465.7010 | F. 510.465.8575 www.pyatok.com ARBUTUS MARINA 36" BOX PER PLAN Y VL STRAWBERRY TREE 24" BOX PER PLAN つ流 Alameda Point GINKGO BILOBA 'AUTUMN GOLD' MAIDENHAIR TREE



PYATOK

LARGE SHRUBS

CERCIS OCCIDENTALIS /

WESTERN REDBUD



'COMPACTA' / DWARF STRAWBERRY TREE



LAURUS NOBILIS / BAY LAUREL



CORNUS KOUSA

PITTOSPORUM TENUIFOLIUM 'SILVER GRACILIOR / FERN SHEEN'/SILVER SHEEN KOHUHU



OLEA EUROPAEA WILSONII'/

FRUITLESS OLIVE

PODOCARPUS RHAMNUS CALIFORNICA 'EVE CASE' / PODOCARPUS COFFEEBERRY



TIBOUCHINA URVILLEANA /

PRINCESS FLOWER



ROMNEYA COULTERI / MATILIJA POPPY



CHONDROPETALUM TECTORUM / CAPE RUSH

ULMUS P. 'EMERALD

SUNSHINE'/ EMERALD

SUNSHINE ELM



FESTUCA RUBRA IRIS PACIFIC COAST HYBRID'/ PACIFIC COAST



JELLY BEAN GOLD MONKEYFLOWER

MUHLENBERGIA RIGENS / DEER GRASS

STORMWATER PLANTING



'MOLATE' / RED **FESCUE** HYBRID IRIS



MEDIUM SHRUBS, GRASSES, AND PERENNIALS



ACACIA COGNATA COUSIN ITT' / LITTLE RIVER WATTLE



SALVIA CLEVELANDII SALVIA LEUCANTHA 'WINIFRED GILMAN' 'SANTA BARBARA' / DWARF MEXICAN SAGE



BOUTELOUA GRACILIS 'BLONDE AMBITION' / CALIFORNIA 'ELIZABETH' / SEA LAVENDER BLUE GRAMMA



CARPENTERIA ELIZABETH BUSH ANENOME



LIMONIUM PEREZII ,



LOMANDRA LONGIFOLIA BREE DWARF MAT RUS



PEROVSKIA ATRIPLICIFOLIA, DENIM N LACE



PITTOSPORUM VARF MOCK ORANGE RUSSIAN SAGE



POLYSTICHUM MUNITUM/ HEELERS DWARFI / WESTERN SWORD FERN

SMALL SHRUBS, GRASSES, AND PERENNIALS



REED GRASS

CENTRANTHUS RUBER / RED



VALERIAN SILVER SPOONS



SALVIA ROSMARINUS

TUSCAN BLUE /

ROSEMARY



ENGLIGH LAVENDER MARGARITA BOP

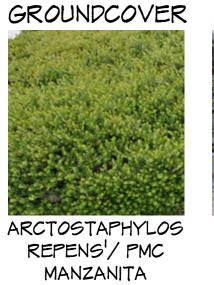
PENSTEMON





WISH SAGE









CEANOTHUS THY. V. SARCOCOCCA GRISEUS YANKEE HOOKERANA HUMILIS POINT / WILD LILAC / HIMALAYAN SWEET BOX

	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	PER PLAN		L	2 Alameda Point
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	PER PLAN	Υ	VL	years Collaborative
SMALL FRUIT TREES							mercy
	CITRUS LIMON 'MEYER IMPROVED'	MEYER LEMON	24" BOX	PER PLAN		М	
	PUNICA GRANATUM 'SMITH'	ANGEL RED POMEGRANITE	15 GAL	PER PLAN		L	HOUSING
SMALL / MEDIUM ACCE	NT TREES						LifeLong 🔑
A Miles	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Υ	L	Medical (
ر الماليكان الما	CORNUS KOUSA	KOUSA DOGWOOD	24" BOX	PER PLAN		М	<u>ا</u> ا
	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE		PER PLAN		L	Care \
	TIBOUCHINA URVILLEANA	PRICESS FLOWER		PER PLAN		M	Health Services For All Ages
ARGE SHRUBS	ULMUS P. 'EMERALD SUNSHINE'	EMERALD SUN. ELM	24 BOX	PER PLAN		L	-
LANGE STINOBS		DWARF STRAWBERRY	5 041	5' 0" 00			
	ARBUTUS UNEDO 'COMPACTA'	TREE	5 GAL	5'-0" OC		L	
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	Υ	L	Landscape Architecture + Design
	LAURUS NOBILIS	BAY LAUREL	15 GAL	6'-0" OC		L	
	PITTOSPORUM TENUIFOLIUM PODOCARPUS GRACILIOR	SILVER SHEEN FERN PODOCARPUS	5 GAL 15 GAL	5'-0" OC 4'-0" OC		M	
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL	7'-0" OC	Y	L	
	ROMNEYA COULTERI	MATILIJA POPPY	5 GAL	6'-0" OC	Y	L	
MEDIUM SHRUBS, GRASS	SES & PERENNIALS		I				
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC		L	Z
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC		L	Ш
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3'-0" OC		L	U
The state of the s	CARPENTERIA CALIFORNICA	ELIZABETH BUSH	5 041				S
	'ELIZABETH'	ANENOME	5 GAL	4'-0" OC	Y	L	
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	2'-0" OC		L	N N
	PEROVSKIA ATRIPLICIFOLIA	'DENIM 'N LACE' RUSSIAN SAGE	1 GAL	2'-6" OC		L	
	PITTOSPORUM 'WHEELERS DWARF'	MOCK ORANGE	5 GAL	4'-0" OC		L	
	POLYSTICHUM MUNITUM	WEST. SWORD FERN	5 GAL	3'-0" OC	Υ	L	Ŭ H ←
	SALVIA CLEVELANDII 'WINIFRED GILMAN'	CLEVELAND SAGE	5 GAL	4'-0" OC	Υ	L	
		DWARF MEXICAN BUSH	1 041	7' 0" 00			AVE AVEN CA 945
	SALVIA LEUCANTHA 'SANTA BARBARA'	SAGE	1 GAL	3'-0" OC		L	4 4 4
CHALL CHIDING CDACC	SALVIA ROSMARINUS 'TUSCAN BLUE'	ROSEMARY	1 GAL	4'-0" OC		L	
SMALL SHRUBS, GRASSI		MENDOCINO REED					MCKA 1245 McKA ALAMEDA,
	CALAMAGROSTIS FOLIOSA	GRASS	1 GAL	2'-0" OC	Υ	М	Į Ž žŲ
	CENTRANTHUS RUBER 'COCCINEUS'	RED VALERIAN	1 GAL	2'-0" OC		L	McF 1245 ALAN
	KALANCHOE BRACTEATA	SILVER SPOONS	5 GAL	3'-0" OC		L	₹ 3 3
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER PENSTEMON	1 GAL	1'-6" OC		L	
	PENSTEMON 'MARGARITA BOP'	MARGARITA BOP	1 GAL	1'-6" OC	Υ	L	
	SALVIA 'WENDY'S WISH'	WENDY'S WISH SAGE	1 GAL	2'-0" OC		L	STAMP:
	STIPA ICHU	PERUVIAN FEATHER GRASS	1 GAL	1'-6" OC		L	
VINES		10.00					
10 mm	BOUGAINVILLEA SP.	BOUGAINVILLEA	5 GAL	PER PLAN		L	
	HARDENBERGIA VIOLACEA	PURPLE VINE LILAC	5 GAL	PER PLAN		L	
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL	PER PLAN		М	
4	PANDOREA JASMINOIDES 'ROSEA SUPERBA'	BOWER VINE	5 GAL	PER PLAN		М	REVISION SCHEDULE NO. ISSUE DATE
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE VINE	5 GAL	PER PLAN		М] No. 11000E DATE
GROUNDCOVER							
	ARCTOSTAPHYLOS X REPENS	PMC MANZANITA	1 GAL	4'-0" OC	Υ	L	
	CAREX DIVULSA CEANOTHUS THYRSIFLORUS VAR.	BERKELEY SEDGE YANKEE POINT WILD	1 GAL	2'-0" OC	Υ	L	
	GRISEUS 'YANKEE POINT'	LILAC	1 GAL	5'-0" OC	Υ	L	
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	5'-0" OC	Υ	L	JOB NUMBER: 2103
	SARCOCOCCA H. VAR HUMILIS	HIMILAYAN SWEET BOX	1 GAL	3'-0" OC		L	DRAWN BY: Author CHECKED BY: Checker
	ZAUSCHNERIA 'SELECT MATTOLE'	HUMBOLDT COUNTY FUCHSIA	1 GAL	2'-0" OC	Υ	L	ISSUE DATE: 09/15/21
STORMWATER PLANTING			I				SCALE: SEE PLAN
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC		L	TITLE:
	FESTUCA RUBRA 'MOLATE'		1 GAL	2'-0" OC	Υ	L	PLANT LEGEND AND IMAGERY
	IRIS PCH SP.	PACIFIC COAST HYBRID IRIS	1 GAL	2'-0" OC	Υ	L	
	MIMULUS 'JELLY BEAN GOLD'	JELLY BEAN GOLD	1 GAL	2'-0" OC	Υ	1	SHEET:
		MONKEYFLOWER			Y	ı	L-5
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	1	L	ן ∟ ־ט

CHECKED BY: ISSUE DATE:	Ch 09/
SCALE:	SEE
TITLE:	
PLANT LEGEND IMAGERY	AND
SHEET:	

LANDSCAPE DESIGN NOTES

- I. THE USE OF INVASIVE PLANT SPECIES, SUCH AS THOSE LISTED BY THE CALIFORNIA INVASIVE PLANT COUNCIL, IS PROHIBITED.
- 2. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEA-
- 3. WHERE AVAILABLE, RECYCLED WATER SHALL BE USED AS A SOURCE FOR DECORATIVE WATER FEATURES.
- 4. SURFACE AREA OF A WATER FEATURE SHALL BE INCLUDED IN THE HIGH WATER USE HYDROZONE AREA OF THE WATER BUDGET CALCULATION.
- 5. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
- 6. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMEN-DATIONS OF THE SOIL REPORT REVIEWED AND APPROVED AS PART OF THE PROJECT'S LANDSCAPE DOCUMENT PACKAGE.
- 7. COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- 8. A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.
- 9. THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.
- IO. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE.

IRRIGATION NOTES

I. LANDSCAPE WATER METERS, DEFINED AS EITHER A DEDICATED WATER SERVICE METER OR PRIVATE SUBMETER SHALL BE INSTALLED FOR ALL NON-RESIDENTIAL IRRIGATED LANDSCAPES OF 1,000 SQUARE FEET BUT NOT MORE THAN 5,000 SQUARE FEET, AND RESIDENTIAL IRRIGATED LANDSCAPES OF 5,000 SQUARE FEET OR GREATER. A LANDSCAPE WATER METER MAY BE EITHER:

- A. A CUSTOMER SERVICE METER DEDEICATED TO LANDSCAPE USE PROVIDED BY THE LOCAL WATER PURVEYOR; OR
- B. A PRIVATELY OWNED METER OR SUBMETER.
- 2. AUTOMATIC IRRIGATION CONTROLLERS UTILIZING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA UTILIZING NON-VOLATILE MEMORY SHALL BE REQUIRED FOR IRRIGATION SCHEDULING IN ALL IRRIGATION SYSTEMS.
- 3. IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES, THE INSTALLATION OF A PRESSURE REGULATING DEVICE IS REQUIRED TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.
 - A. IF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM, PRESSURE-REGULATING DEVICES SUCH AS INLINE PRESSURE REGULATORS, BOOSTER PUMPS, OR OTHER DEVICES SHALL BE INSTALLED TO MEET THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM. B. STATIC WATER PRESSURE, DYNAMIC OR OPERATING PRESSURE, AND FLOW READING OF THE WATER SUPPLY SHALL BE MEASURED AT THE POINT OF CONNECTION. THESE PRESSURE AND FLOW MEASUREMENTS SHALL BE CONDUCTED AT THE DESIGN STAGE. IF THE MEASUREMENTS ARE NOT AVAILABLE AT THE DESIGN STAGE, THE MEASUREMENTS SHALL BE CONDUCTED AT INSTALLATION.
- 4. SENSORS (RAIN, FREEZE, WIND, ETC.), EITHER INTEGRAL OR AUXILIARY, THAT SUSPEND OR ALTER IRRIGATION OPERATION DURING UNFAVORABLE WEATHER CONDITIONS SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS, AS APPROPRIATE FOR LOCAL CLIMATIC CONDITIONS. IRRIGATION SHOULD BE AVOIDED DURING WINDY OR FREEZING WEATHER OR DURING RAIN.
- 5. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY (SUCH AS A MAIN LINE BREAK) OR ROUTINE REPAIR.
- 6. BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM. A PROJECT APPLICANT SHALL REFER TO THE APPLICABLE LOCAL AGENCY CODE (I.E., PUBLIC HEALTH) FOR ADDITIONAL BACKFLOW PREVENTION REQUIREMENTS.
- 7. FLOW SENSORS THAT DETECT HIGH FLOW CONDITIONS CREATED BY SYSTEM DAMAGE OR MALFUNCTION ARE REQUIRED FOR ALL ON NON-RESIDENTIAL LANDSCAPES AND RESIDENTIAL LANDSCAPES OF 5000 SQ. FT. OR LARGER.
- 8. MASTER SHUT-OFF VALVES ARE REQUIRED ON ALL PROJECTS EXCEPT LANDSCAPES THAT MAKE USE OF TECHNOLOGIES THAT ALLOW FOR THE INDIVIDUAL CONTROL OF SPRINKLERS THAT ARE INDIVIDUALLY PRESSURIZED IN A SYSTEM EQUIPPED WITH LOW PRESSURE SHUT DOWN FEATURES.
- 9. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS, SUCH AS ADJACENT PROPERTY. NON-IRRIGATED AREAS, HARDSCAPES, ROADWAYS, OR STRUCTURES.
- 10. RELEVANT INFORMATION FROM THE SOIL MANAGEMENT PLAN, SUCH AS SOIL TYPE AND INFILTRATION RATE, SHALL BE UTILIZED WHEN DESIGNING IRRIGATION SYSTEMS.
- II. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN
- I2. THE IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED TO MEET, AT A MINIMUM, THE IRRIGATION EFFICIENCY CRITERIA AS DEMONSTRATED IN THE SUBMITTED WATER EFFICIENT LANDSCAPE WORKSHEET REGARDING THE MAXIMUM APPLIED WATER ALLOWANCE.
- 13. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD, AMERICAN SOCIETY OF AGRICULTURAL AND BIOLOGICAL ENGINEERS / INTERNATIONAL CODE COUNCIL'S (ASABE/ICC) 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD, ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
- 14. THE PROJECT APPLICANT/DEVELOPER SHOULD INQUIRE WITH THE LOCAL WATER PURVEYOR ABOUT PEAK WATER OPERATING DEMANDS (ON THE WATER SUPPLY SYSTEM) OR WATER RESTRICTIONS THAT MAY IMPACT THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.
 16. IN MULCHED PLANTING AREAS, THE USE OF LOW VOLUME IRRIGATION IS REQUIRED TO MAXIMIZE WATER INFILTRATION INTO THE ROOT ZONE.
- 16. SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL HAVE MATCHED PRECIPITATION RATES, UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS.
- 17. HEAD TO HEAD COVERAGE IS RECOMMENDED. HOWEVER, SPRINKLER SPACING SHALL BE DESIGNED TO ACHIEVE THE HIGHEST POSSIBLE DISTRIBUTION UNIFORMITY USING THE MANUFACTURER'S RECOMMENDATIONS.
- 18. SWING JOINTS OR OTHER RISER-PROTECTION COMPONENTS ARE REQUIRED ON ALL RISERS SUBJECT TO DAMAGE THAT ARE ADJACENT TO HARDSCAPES OR IN HIGH TRAFFIC AREAS OF TURFGRASS.
- 19. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- 20. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- 21. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NONPERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE. OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THESE RESTRICTIONS MAY BE MODIFIED IF:
 - A. THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING; OR B. THE ADJACENT NON-PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING;
- 22. EACH VALVE SHALL IRRIGATE A HYDROZONE WITH SIMILAR SITE, SLOPE, SUN EXPOSURE, SOIL CONDITIONS, AND PLANT MATERIALS WITH SIMILAR WATER USE.
- 23. PLANTS IN BIOTREATMENT SOILS SHALL BE ON A SEPARATE VALVE.
- 24. SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL BE SELECTED BASED ON WHAT IS APPROPRIATE FOR THE PLANT TYPE WITHIN THAT HYDROZONE.
- 25. WHERE FEASIBLE, TREES SHALL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS, AND TURF TO FACILITATE THE APPROPRIATE IRRIGATION OF TREES. THE MATURE SIZE AND EXTENT OF THE ROOT ZONE SHALL BE CONSIDERED WHEN DESIGNING IRRIGATION FOR THE TREE.
- 26. INDIVIDUAL HYDROZONES THAT MIX PLANTS OF MODERATE AND LOW WATER USE, OR MODERATE AND HIGH WATER USE, MAY BE ALLOWED IF:
 - A. PLANT FACTOR CALCULATION IS BASED ON THE PROPORTIONS OF THE RESPECTIVE PLANT WATER USES AND THEIR PLANT FACTOR; OR B. THE PLANT FACTOR OF THE HIGHER WATER USING PLANT IS USED FOR CALCULATIONS.
- 27. INDIVIDUAL HYDROZONES THAT MIX HIGH AND LOW WATER USE PLANTS SHALL NOT BE PERMITTED.
- 28. ON THE LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN, HYDROZONE AREAS SHALL BE DESIGNATED BY NUMBER, LETTER, OR OTHER DESIGNATION. ON THE IRRIGATION DESIGN PLAN, DESIGNATE THE AREAS IRRIGATED BY EACH VALVE, AND ASSIGN A NUMBER TO EACH VALVE. USE THIS VALVE NUMBER IN THE SAMPLE WATER EFFICIENT LANDSCAPE WORKSHEET. (SEE APPENDIX B). THIS TABLE CAN ALSO ASSIST WITH THE IRRIGATION AUDIT AND PROGRAMMING THE CONTROLLER.

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

I. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

2. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO, ROUTINE INSPECTION; AUDITING, ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS; AERATING AND DETHATCHING TURF AREAS; TOPDRESSING WITH COMPOST, REPLENISHING MULCH; FERTILIZING; PRUNING; WEEDING IN ALL LANDSCAPE AREAS, AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.

3. REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS OR WITH COMPONENTS WITH GREATER EFFICIENCY.

4. A PROJECT APPLICANT IS ENCOURAGED TO IMPLEMENT ESTABLISHED LANDSCAPE INDUSTRY SUSTAINABLE BEST PRACTICES FOR ALL LANDSCAPE MAINTENANCE ACTIVITIES.

5. IT IS HIGHLY RECOMMENDED THAT THE BAY-FRIENDLY MAINTENANCE MANUAL IS USED AS AN OFFICIAL REFERENCE DOCUMENT IN THE LANDSCAPE MAINTENANCE CONTRACT AND/OR WITH ON-SITE LANDSCAPE STAFF.

6. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

IRRIGATION SCHEDULING

I. FOR THE EFFICIENT USE OF WATER, ALL IRRIGATION SCHEDULES SHALL BE DEVELOPED, MANAGED, AND EVALUATED TO UTILIZE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN PLANT HEALTH. IRRIGATION SCHEDULES SHALL MEET THE FOLLOWING CRITERIA:

2. (1) IRRIGATION SCHEDULING SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS.

3. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00 P.M. AND 10:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT. IF ALLOWABLE HOURS OF IRRIGATION DIFFER FROM THE LOCAL WATER PURVEYOR, THE STRICTER OF THE TWO SHALL APPLY. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.

4. FOR IMPLEMENTATION OF THE IRRIGATION SCHEDULE, PARTICULAR ATTENTION MUST BE PAID TO IRRIGATION RUN TIMES, EMISSION DEVICE, FLOW RATE, AND CURRENT REFERENCE EVAPOTRANSPIRATION, SO THAT APPLIED WATER MEETS THE ESTIMATED TOTAL WATER USE. TOTAL ANNUAL APPLIED WATER SHALL BE LESS THAN OR EQUAL TO MAXIMUM APPLIED WATER ALLOWANCE (MAWA). ACTUAL IRRIGATION SCHEDULES SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS USING CURRENT REFERENCE EVAPOTRANSPIRATION DATA (E.G., CIMIS) OR SOIL MOISTURE SENSOR DATA.

5. PARAMETERS USED TO SET THE AUTOMATIC CONTROLLER SHALL BE DEVELOPED AND SUBMITTED FOR EACH OF THE FOLLOWING:

- A. THE PLANT ESTABLISHMENT PERIOD;
 - B. THE ESTABLISHED LANDSCAPE; AND
 - C. TEMPORARILY IRRIGATED AREÁS.
 - D. EACH IRRIGATION SCHEDULE SHALL CONSIDER FOR EACH STATION ALL OF THE FOLLOWING THAT APPLY:
 - I. IRRIGATION INTERVAL (DAYS BETWEEN IRRIGATION);
 II. IRRIGATION RUN TIMES (HOURS OR MINUTES PER IRRIGATION EVENT TO AVOID RUNOFF);
 - II. IRRIGATION RUN TIMES (HOURS OR MINUTES PER IRRIGATION EVENT TO AVOID RUNOFF);
 III. NUMBER OF CYCLE STARTS REQUIRED FOR EACH IRRIGATION EVENT TO AVOID RUNOFF;
 - IV. AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED ON A MONTHLY BASIS;
 - V. APPLICATION RATE SETTING; VI. ROOT DEPTH SETTING;
 - VII. PLANT TYPE SETTING
 - VIII. SOIL TYPE;
 - IX. SLOPE FACTOR SETTING; X. SHADE FACTOR SETTING; AND
 - XI. IRRIGATION UNIFORMITY OR EFFICIENCY SETTING.

IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS

I. THE PROJECT APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND ANY OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING;

- A. ALL LANDSCAPE IRRIGATION AUDITS SHALL BE CONDUCTED BY A LOCAL AGENCY LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE.
- 2. THE CITY OF ALAMEDA SHALL ADMINISTER PROGRAMS THAT MAY INCLUDE, BUT NOT BE LIMITED TO, IRRIGATION WATER USE ANALYSIS, IRRIGATION AUDITS, AND IRRIGATION SURVEYS FOR COMPLIANCE WITH THE MAXIMUM APPLIED WATER ALLOWANCE.
- 3. FOR THE PURPOSE OF DETERMINING ESTIMATED TOTAL WATER USE, AVERAGE IRRIGATION EFFICIENCY IS ASSUMED TO BE 0.75 FOR OVERHEAD SPRAY DEVICES AND 0.81 FOR DRIP SYSTEM DEVICES.
- 4. THE INSTALLATION OF RECYCLED WATER IRRIGATION SYSTEMS SHALL ALLOW FOR THE CURRENT AND FUTURE USE OF RECYCLED WATER.
- 5. ALL RECYCLED WATER IRRIGATION SYSTEMS SHALL BE DESIGNED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE LAWS.
- 6. LANDSCAPES USING RECYCLED WATER ARE CONSIDERED SPECIAL LANDSCAPE AREAS. THE ET ADJUSTMENT FACTOR FOR NEW AND EXISTING (NON-REHABILITATED) SPECIAL LANDSCAPE AREAS SHALL NOT EXCEED I.O.
- 7. ALL GRAYWATER SYSTEMS SHALL CONFORM TO THE CALIFORNIA PLUMBING CODE (TITLE 24, PART 5, CHAPTER 16) AND ANY APPLICABLE LOCAL ORDINANCE STANDARDS. REFER TO 400.1 (D) FOR THE APPLICABILITY OF THIS ORDINANCE TO LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET WITH THE ESTIMATED TOTAL WATER USE MET ENTIRELY BY GRAYWATER.

1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612

SUITE 200 OAKLAND, CA 94612 T. 510.465.7010 | F. 510.465.8575 www.pyatok.com

2 Alameda Point years Collaborative



LifeLong
Medical
Care

Health Services For All Ages



AVE CONVALESCEN

□E 01

Z S

VE 8

12/A

 \bigcirc

STAMP:

S

REVISION SCHEDULE
NO. ISSUE DAT

JOB NUMBER:
DRAWN BY:
CHECKED BY:
ISSUE DATE:

2103

Author

Checker

09/15/21

SCALE: SEE PLAN
TITLE:

LANDSCAPE AND IRRIGATION NOTES

SHEET:

L-6









Health Services For All Ages

VE CONVALESCENT

4

McKAY

STAMP:

REVISION SCHEDULE NO. ISSUE

JOB NUMBER: DRAWN BY: CHECKED BY: ISSUE DATE:

SCALE:

SITE PLAN - EXISTING

A1.00

Checker

07/13/21

1" = 30'-0"





2 Alameda Point years Collaborative



Care

Health Services For All Ages

McKAY AVE CONVALESCENT 1245 McKAY AVENUE ALAMEDA, CA 94501

STAMP:

REVISION SCHEDULE
NO. ISSUE DATE

JOB NUMBER: DRAWN BY: CHECKED BY: ISSUE DATE:

SCALE:

Checker

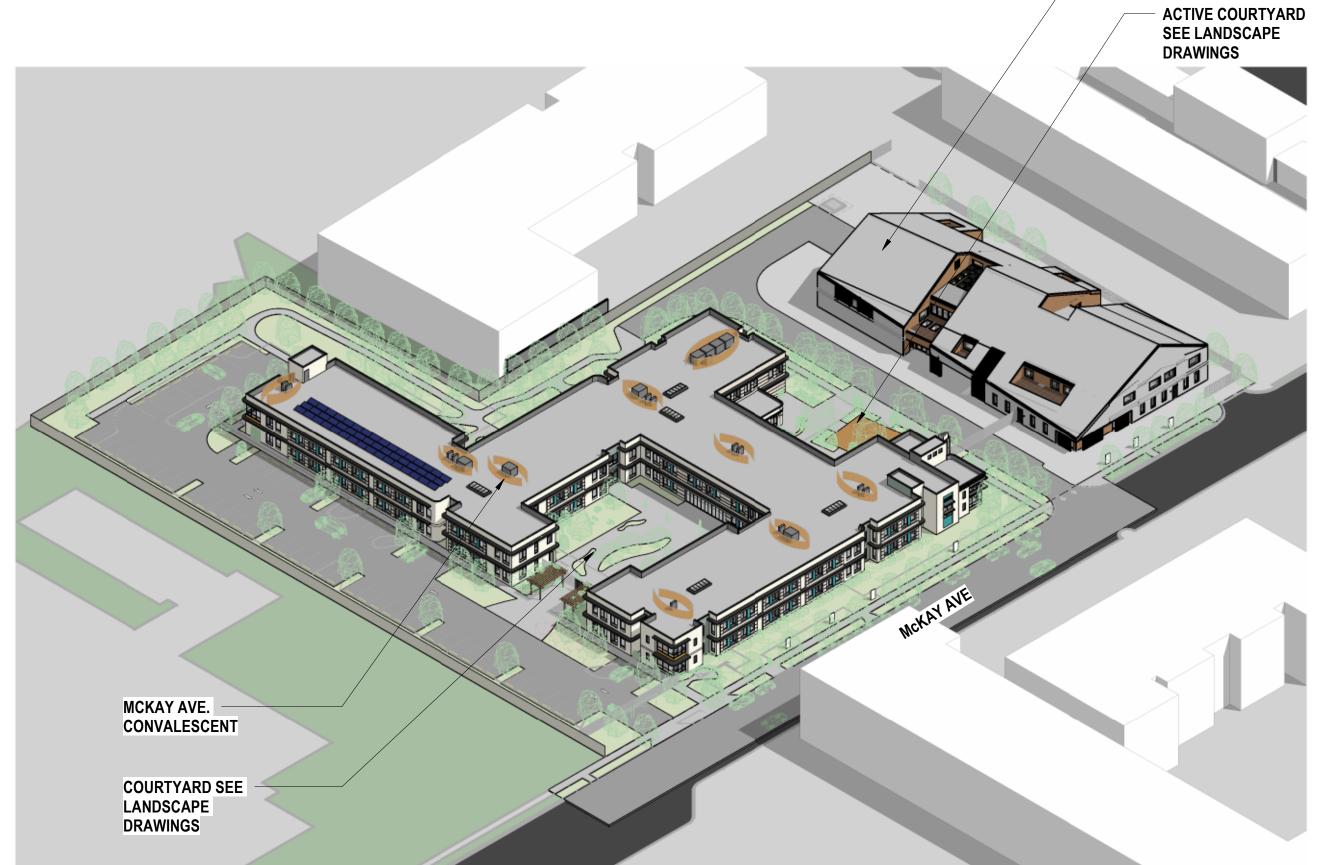
04/09/21

1" = 30'-0"

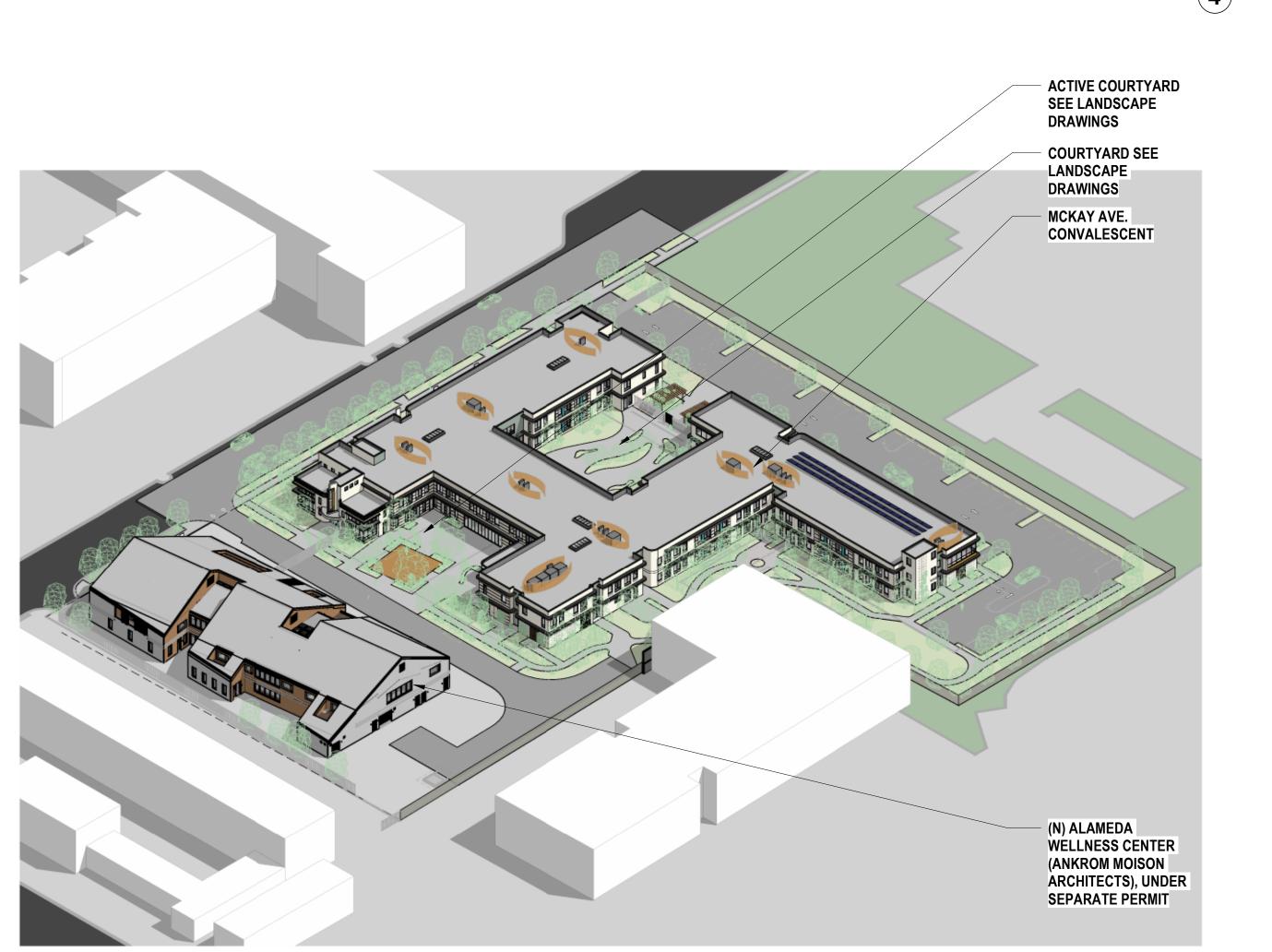
<u>:</u>:

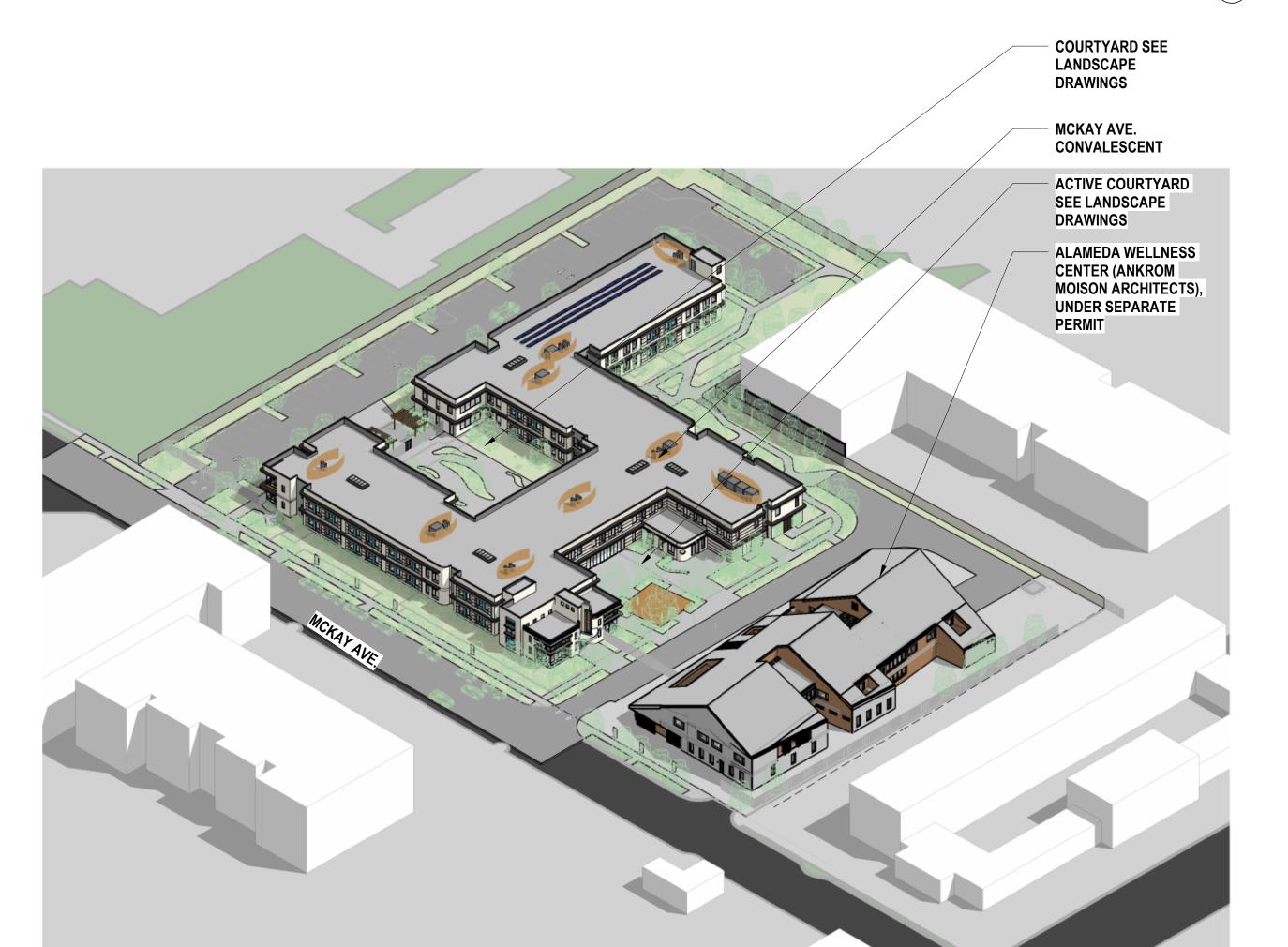
SITE PLAN - PROPOSED

A1.01



AXON VIEW 1 - SW CORNER 4





AXON VIEW 1 - SE CORNER (2)

(N) ALAMEDA
WELLNESS CENTER

(ANKROM MOISON

ARCHITECTS), UNDER SEPARATE PERMIT

1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575

2 Alameda Point years Collaborative

Health Services For All Ages

LifeLong

Medical

Care

mercy HOUSING

www.pyatok.com

STAMP:

CONVALESCENT

VE

McKAY

REVISION SCHEDULE NO. ISSUE

JOB NUMBER:

DRAWN BY: CHECKED BY: ISSUE DATE:

SCALE:

AXON VIEWS

A1.10

07/13/21



2 Alameda Point years Collaborative



Health Services For All Ages

McKAY AVE CONVALESCENT

STAMP:

REVISION SCHEDULE
NO. ISSUE DA

1245 McKAY AV ALAMEDA, CA

JOB NUMBER:
DRAWN BY:
CHECKED BY:
ISSUE DATE:

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

TITLE:

LEVEL 1 PLAN

LEVEL 1

1/16" = 1'-0"

SHEET: **A2.0**1

PRELIMINARY - Not for Construction -







Care

Health Services For All Ages

VE CONVALESCENT

1245 McKAY AV ALAMEDA, CA McKAY A

STAMP:

REVISION SCHEDULE NO. ISSUE

JOB NUMBER: DRAWN BY: CHECKED BY:

ISSUE DATE: SCALE:

LEVEL 2 PLAN

1/16" = 1'-0"

PRELIMINARY - Not for Construction -



2 Alameda Point years Collaborative



Care

Health Services For All Ages

VE CONVALESCENT

STAMP:

McKAY A

REVISION SCHEDULE
NO. ISSUE DATE

JOB NUMBER: DRAWN BY: CHECKED BY:

ISSUE DATE: SCALE:

ROOF PLAN

05/25/21

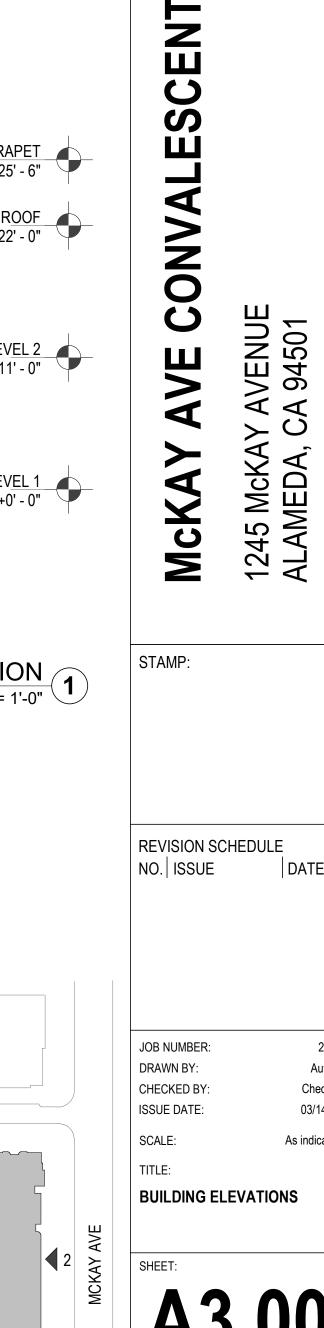
1/16" = 1'-0"

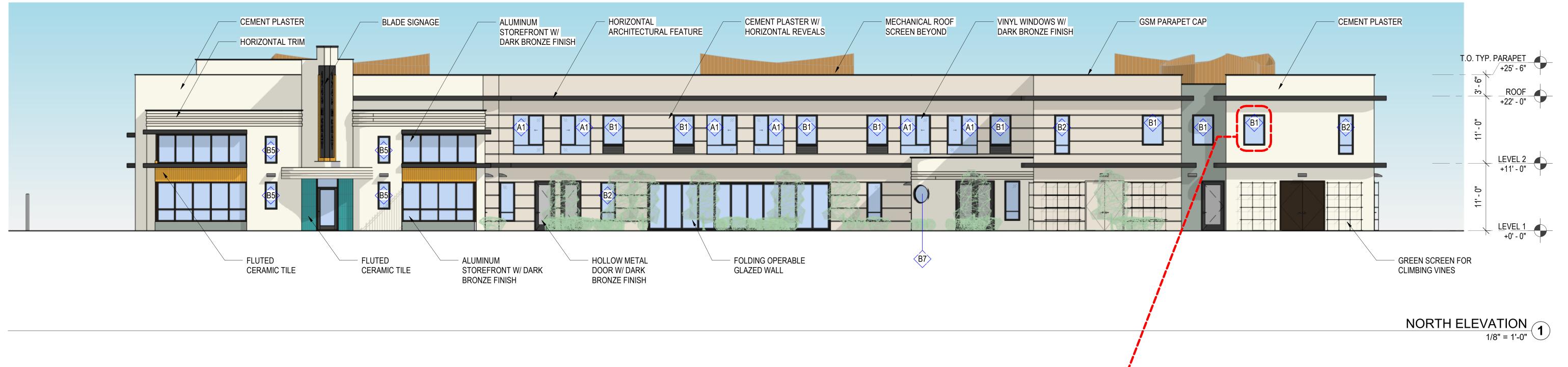
PRELIMINARY - Not for Construction -

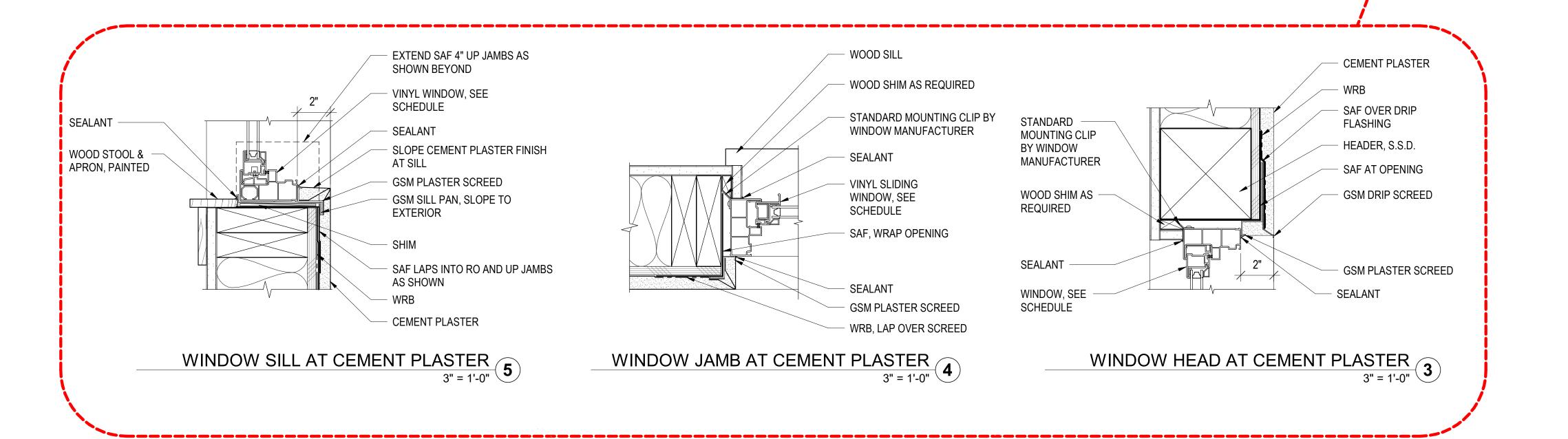
© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

ROOF 1/16" = 1'-0"









2 Alameda Point years Collaborative mercy

LifeLong Medical Care

Health Services For All Ages

EAST ELEVATION

1/8" = 1'-0"

MEDICAL

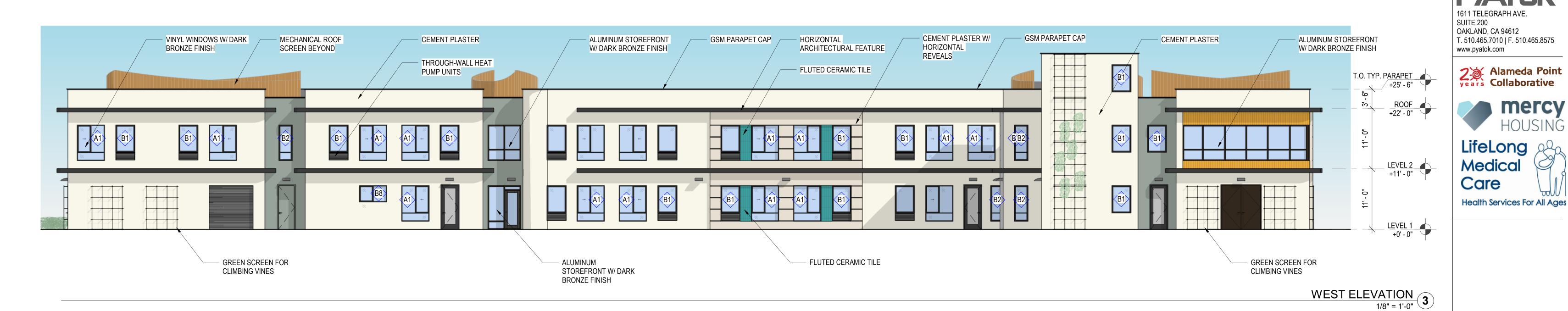
RESPITE

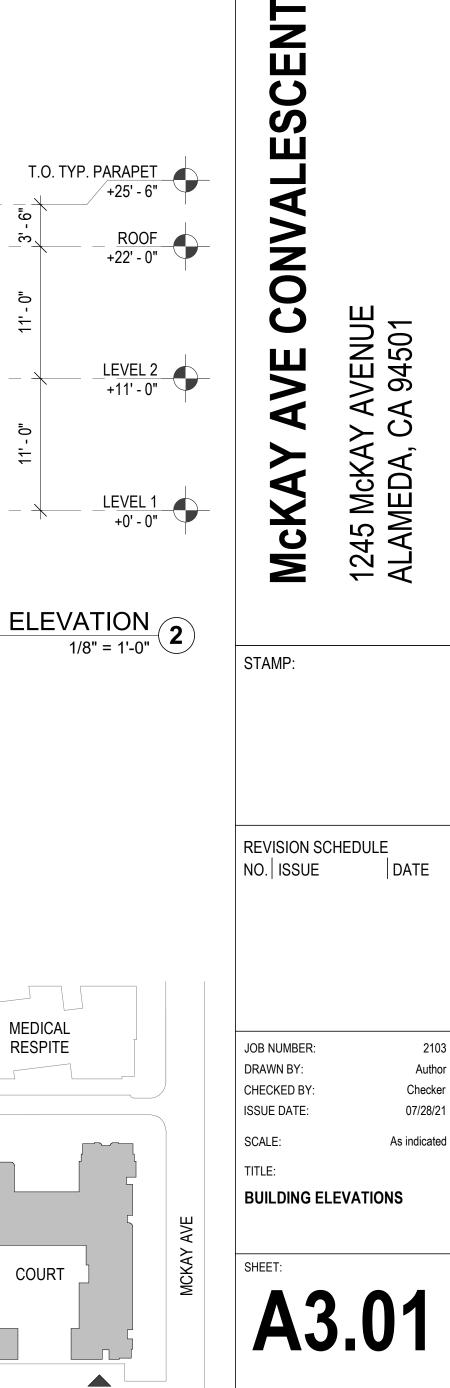
PARKING

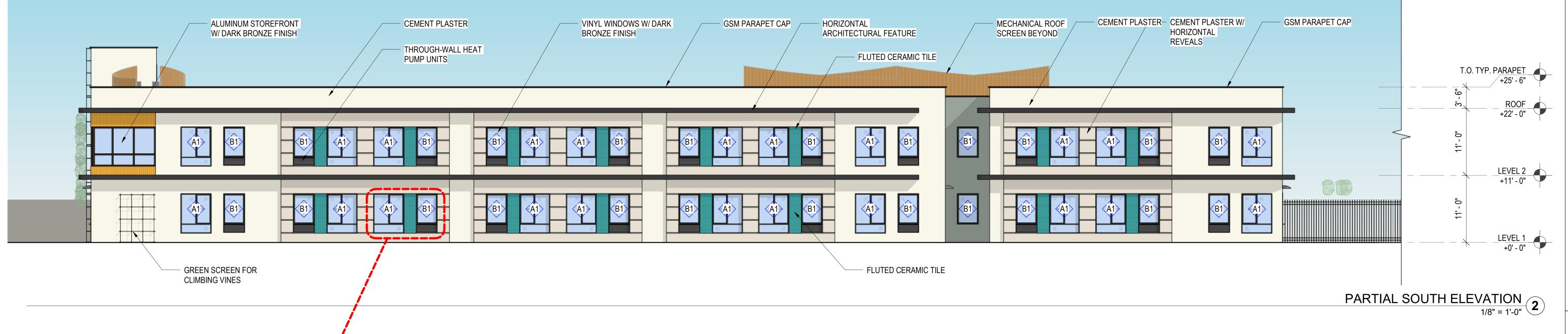
2103 Checker 03/14/19

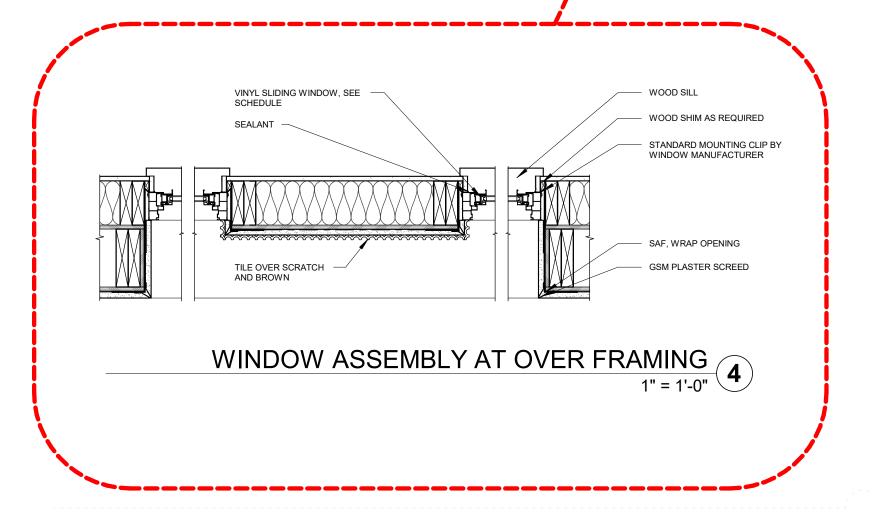
As indicated

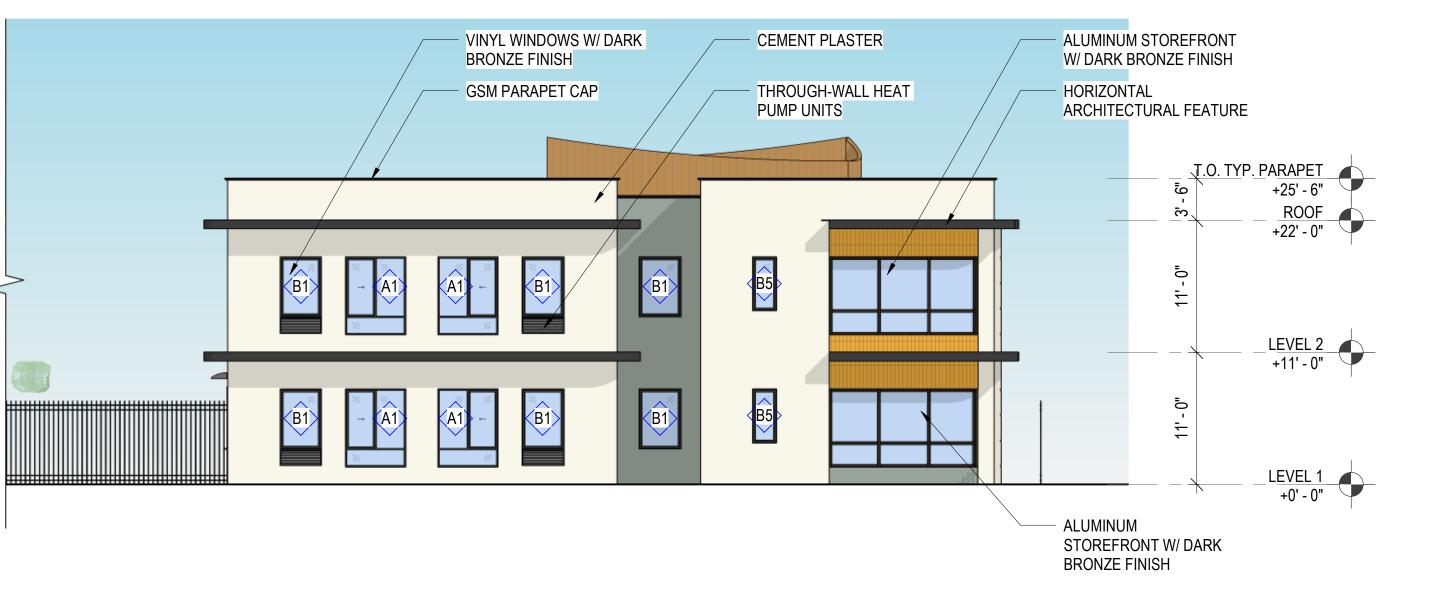
PRELIMINARY - Not for Construction -











PARTIAL SOUTH ELEVATION . 1 1/8" = 1'-0"

PARKING PRELIMINARY - Not for Construction -

© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

2103

Checker

07/28/21

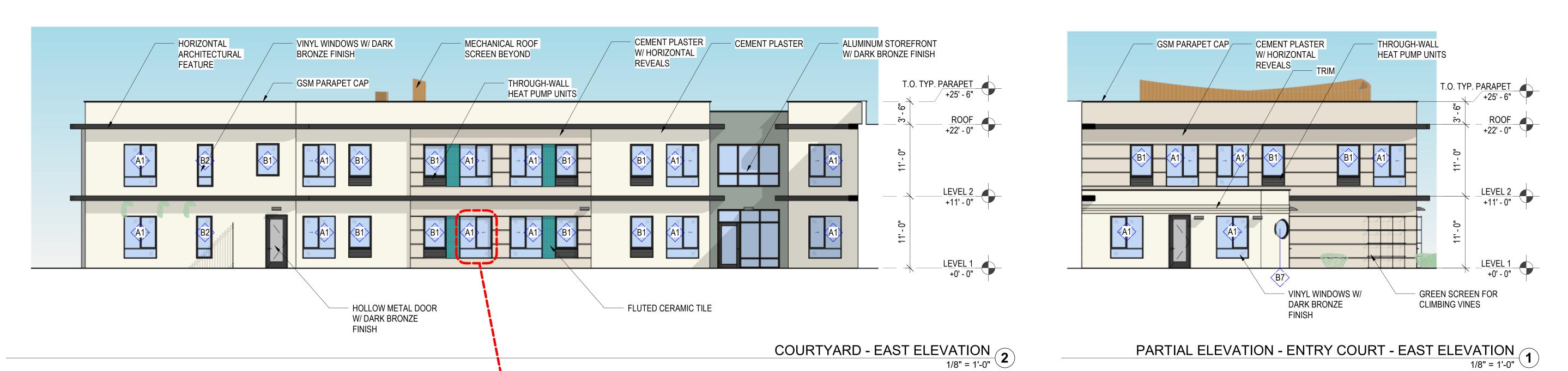
COURT

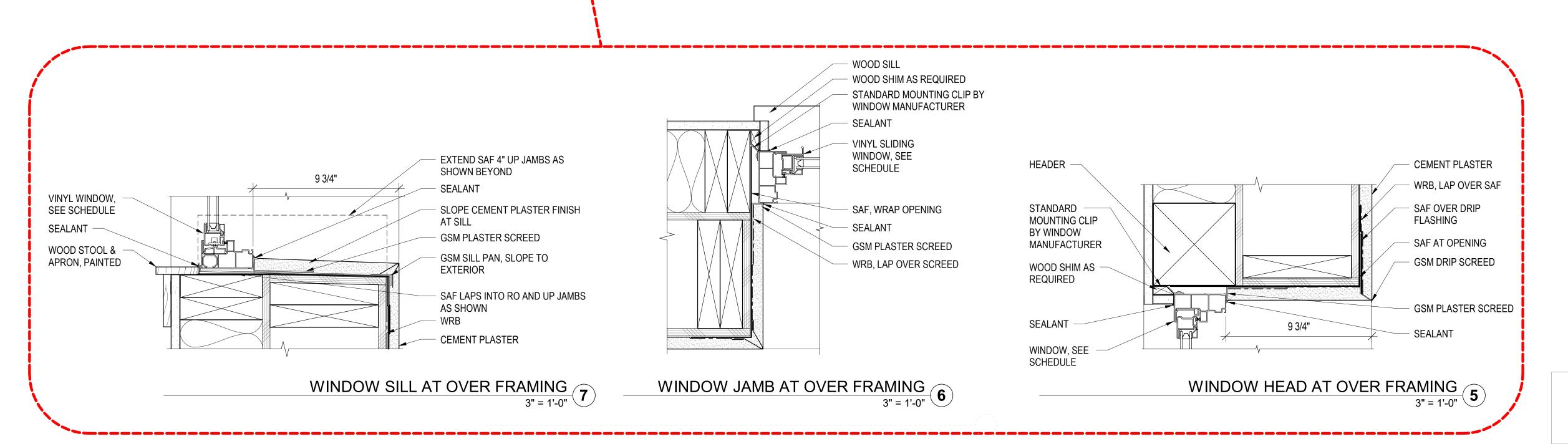
PARTIAL ELEVATION - ENTRY COURT - WEST ELEVATION
1/8" = 1'-0"

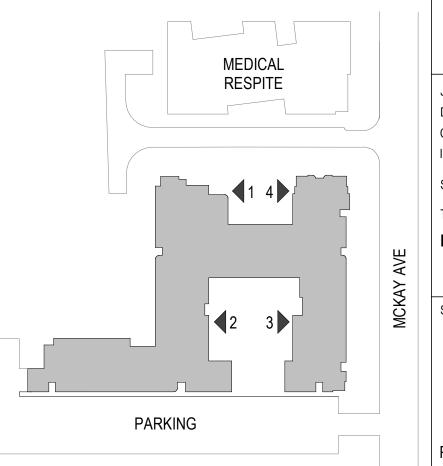
PARTIAL ELEVATION - COURTYARD - WEST ELEVATION

1/8" = 1'-0"

3







1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

CEMENT PLASTER

T.O. TYP. PARAPET

+25' - 6"

ROOF +22' - 0"

LEVEL 2 +11' - 0"

LEVEL 1 +0' - 0" 2 Alameda Point years Collaborative



Health Services For All Ages

McKAY AVE CONVALESCENT

STAMP:

REVISION SCHEDULE
NO. ISSUE DATE

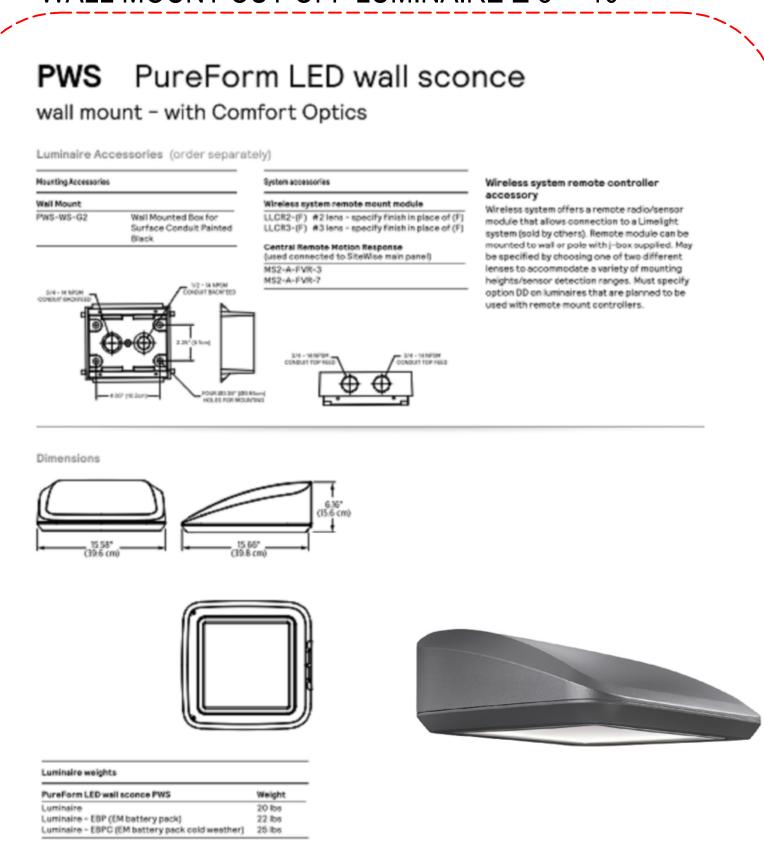
1245 McKAY AN ALAMEDA, CA

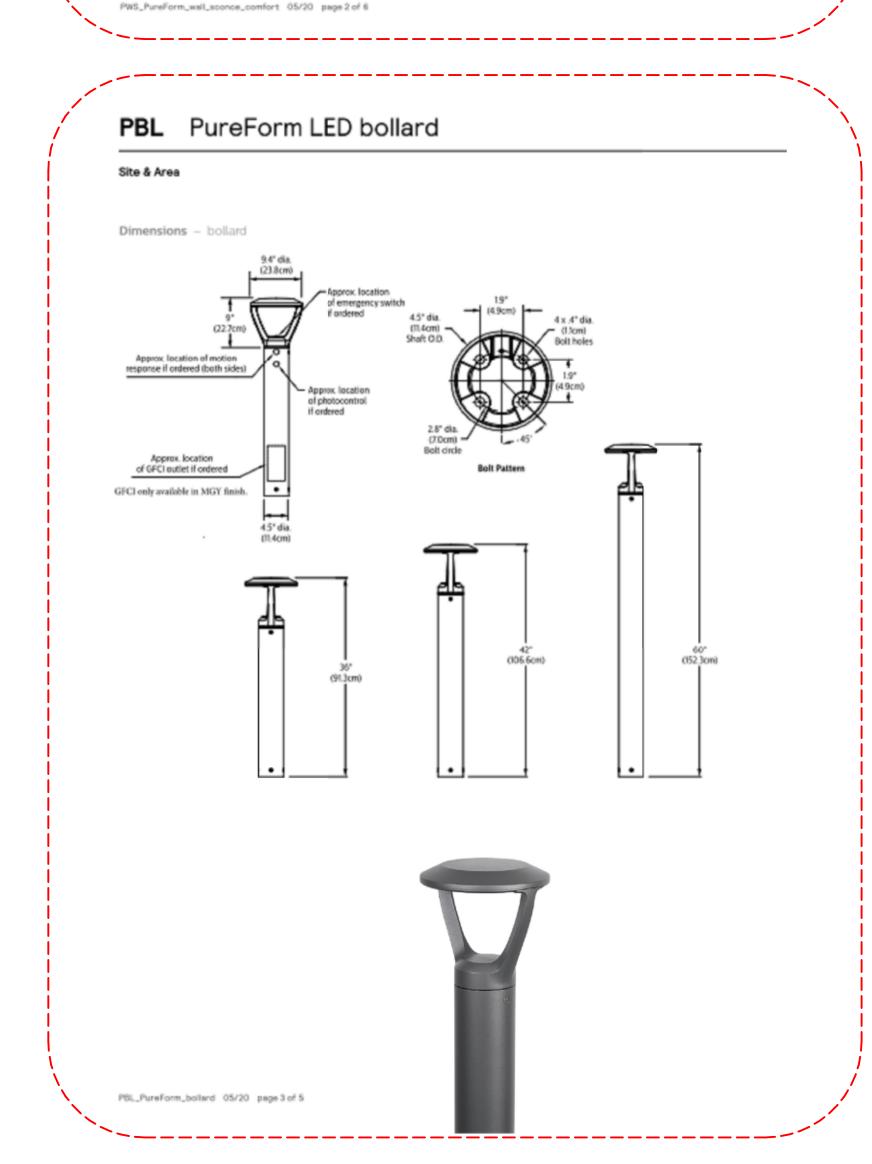
JOB NUMBER: 2103
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 07/02/21
SCALE: As indicated

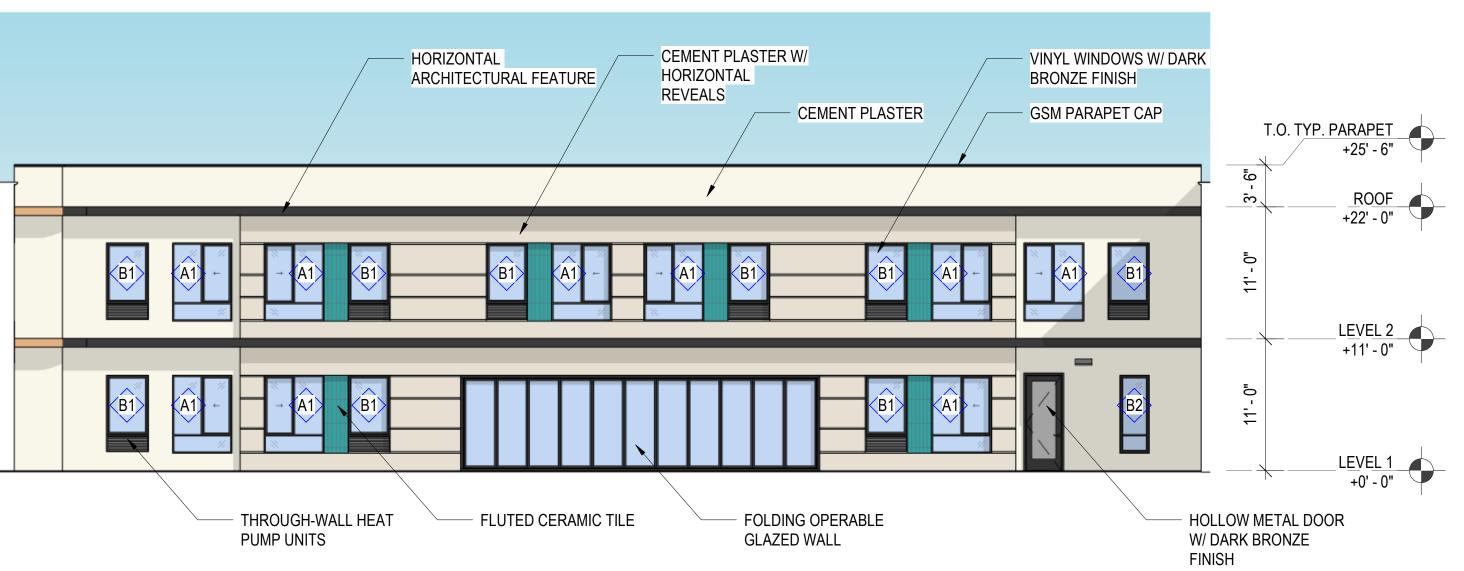
TITLE:
BUILDING ELEVATIONS

A3.02

PRELIMINARY - Not for Construction -



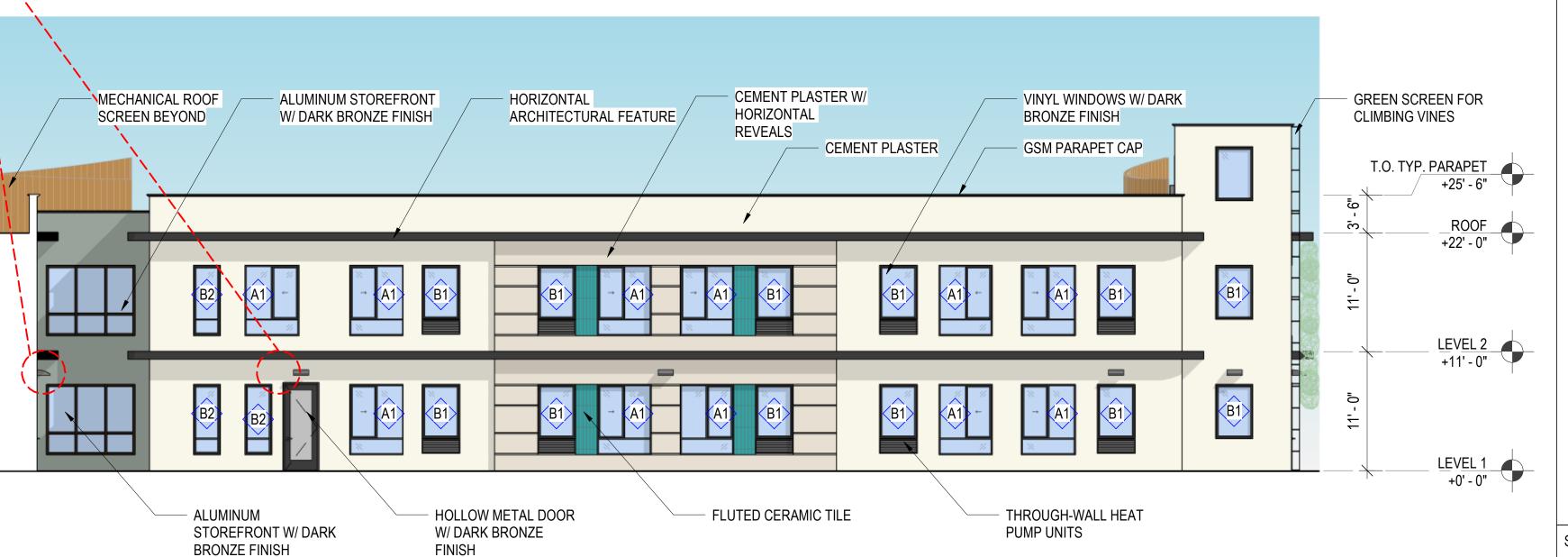




PARTIAL ELEVATION - COURTYARD - SOUTH ELEVATION

1/8" = 1'-0"

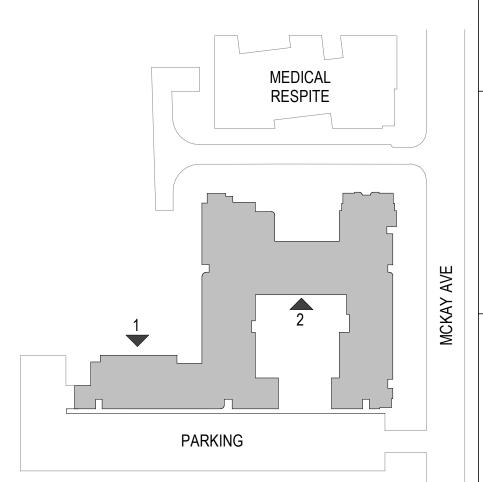
2



PARTIAL ELEVATION - SOUTH WING - NORTH ELEVATION

1/8" = 1'-0"

1



SUITE 200 OAKLAND, CA 94612 T. 510.465.7010 | F. 510.465.8575

www.pyatok.com 2 Alameda Point years Collaborative



Care Health Services For All Ages

CONVALESCENT

4

McKAY

STAMP:

REVISION SCHEDULE NO. ISSUE

JOB NUMBER: DRAWN BY: CHECKED BY: Checker ISSUE DATE: 07/29/21 SCALE: As indicated

BUILDING ELEVATIONS

A3.03

PRELIMINARY - Not for Construction -



1611 TELEGRAPH AVE. SUITE 200 OAKLAND, CA 94612 T. 510.465.7010 | F. 510.465.8575 www.pyatok.com

2 Alameda Point years Collaborative



LifeLong Medical Care

Health Services For All Ages

VE CONVALESCENT

 \triangleleft

1245 McKAY AV ALAMEDA, CA

STAMP:

REVISION SCHEDULE NO. ISSUE

JOB NUMBER: DRAWN BY: CHECKED BY: ISSUE DATE:

As indicated

2103

Checker

07/02/21

BUILDING SECTIONS

PRELIMINARY - Not for Construction -





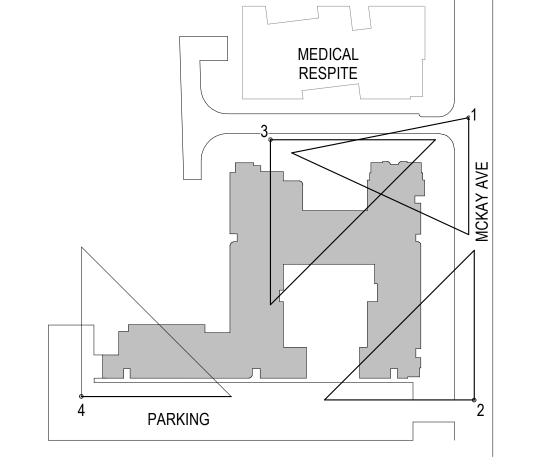
1 - RENDERED PERSPECTIVE - NORTHEAST CORNER



4 - RENDERED PERSPECTIVE - SOUTHWEST CORNER



3 - RENDERED PERSPECTIVE - ENTRY COURT



PYATOK

1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

2 Alameda Point



McKAY AVE CONVALESCENT 1245 McKAY AVENUE ALAMEDA, CA 94501

STAMP:

REVISION SCHEDULE
NO. | ISSUE | DATE

JOB NUMBER: 2103

DRAWN BY: Author

CHECKED BY: Checker

ISSUE DATE: 09/09/21

SCALE: 1" = 100'-0'

TITLE:

RENDERED PERSPECTIVE VIEWS

A3.50

PRELIMINARY - Not for Construction -



2 - RENDERED PERSPECTIVE - LOOKING NORTH

1 - RENDERED PERSPECTIVE - LOOKING SOUTH



1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

2 Alameda Point



Health Services For All Ages

McKAY AVE CONVALESCENT

STAMP:

REVISION SCHEDULE
NO. ISSUE DATE

JOB NUMBER: 2103
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 08/12/21

SCALE: As indicated
TITLE:

RENDERED PERSPECTIVE VIEWS

A3.51

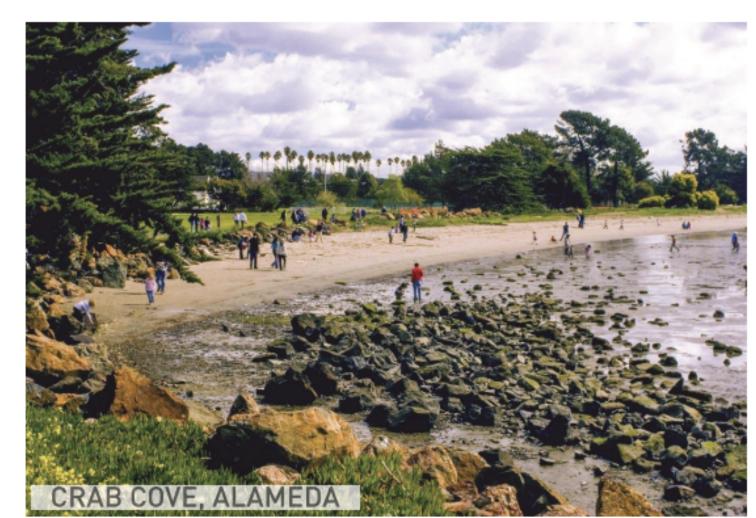
PRELIMINARY - Not for Construction -

EXTERIOR PERSPECTIVES





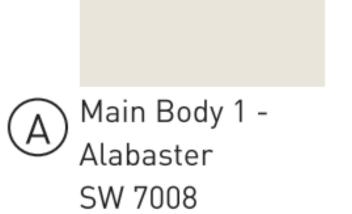
COLORS

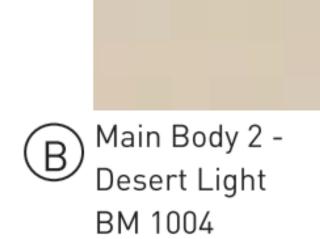


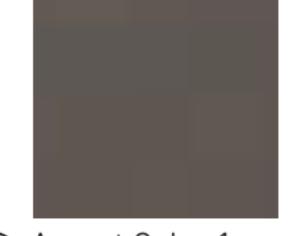




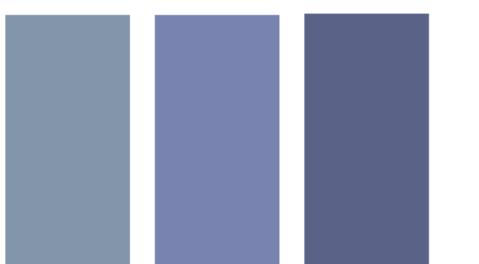


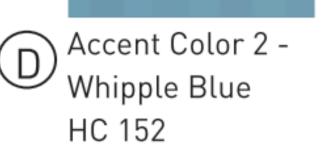






Accent Color 1 -North Creek Brown BM 1001





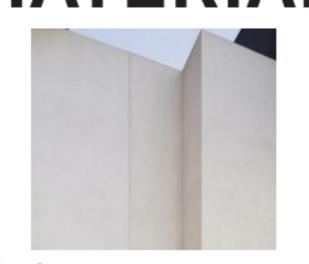


Accent Color 3 -Simple Pleasures BM 1097

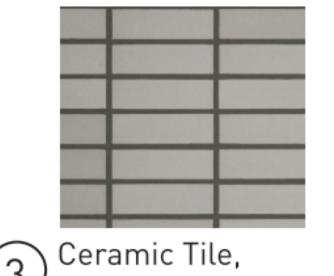


Accent Color 4 -Argos SW 7065

MATERIALS

















7 Aluminium Bi-Fold Glass Wall System

1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575

2 Alameda Point years Collaborative



Care

Health Services For All Ages

CONVALESCENT McKAY A

STAMP:

REVISION SCHEDULE NO. ISSUE

JOB NUMBER:

CHECKED BY ISSUE DATE:

MATERIALS & COLOR BOARD

A3.52

Siding, Painted

Stack Bond

(4) Wood Panel





Care Health Services For All Ages

VE CONVALESCENT 4

STAMP:

McKAY

REVISION SCHEDULE NO. ISSUE

JOB NUMBER: DRAWN BY: CHECKED BY:

Author Checker ISSUE DATE: 04/22/21

2103

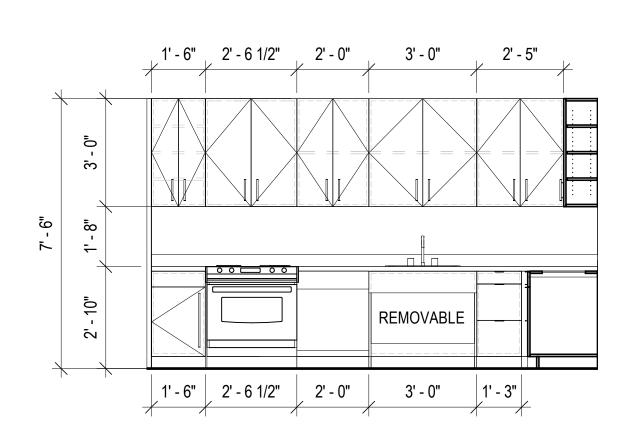
SCALE: As indicated

TITLE:

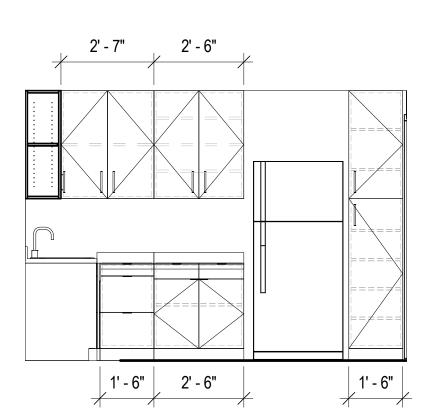
UNIT PLANS

© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

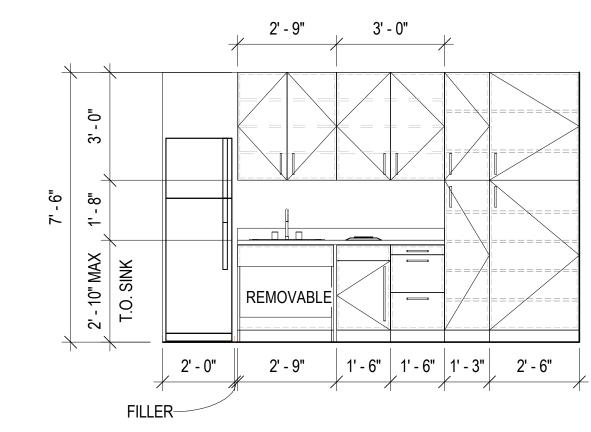
PRELIMINARY - Not for Construction -











STUDIO KITCHENETTE - ELEVATION
3/8" = 1'-0"

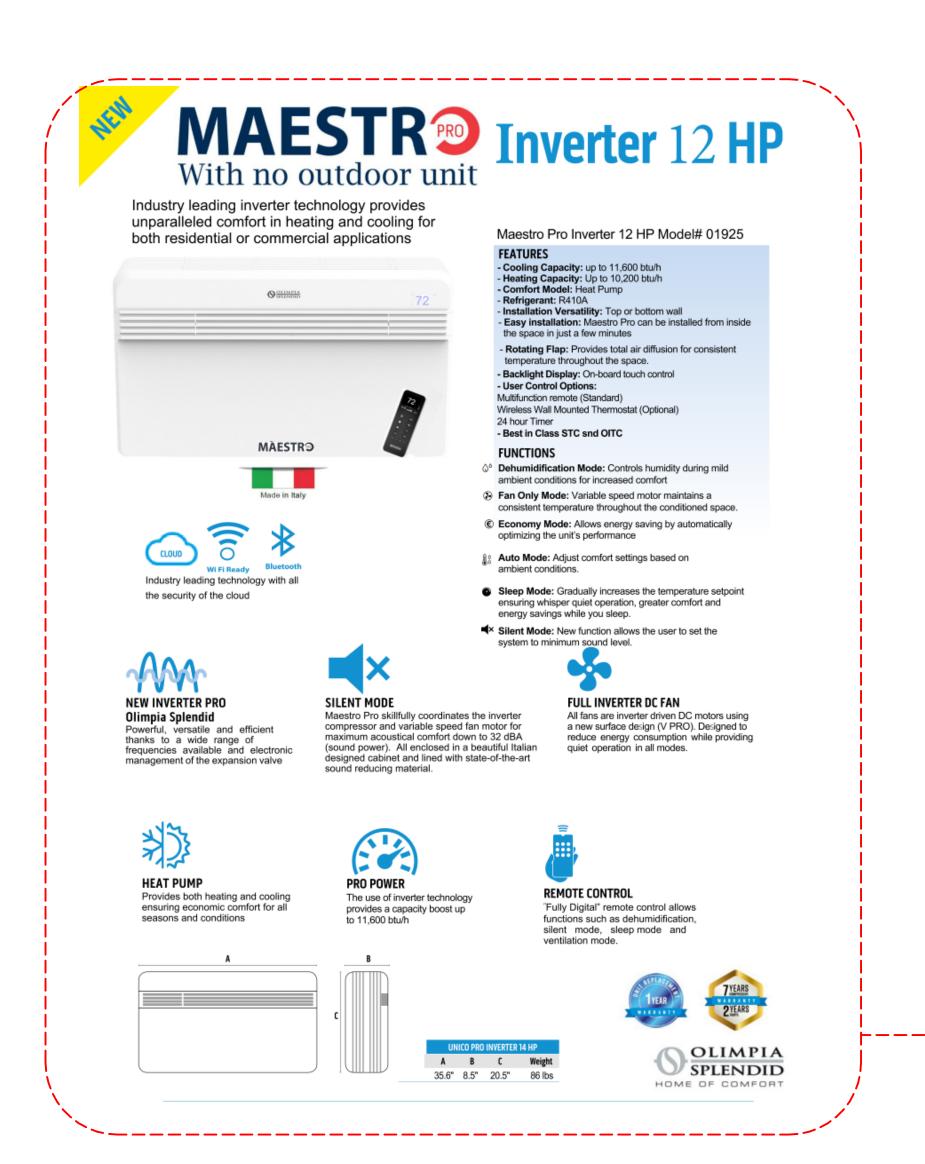
NOTE:

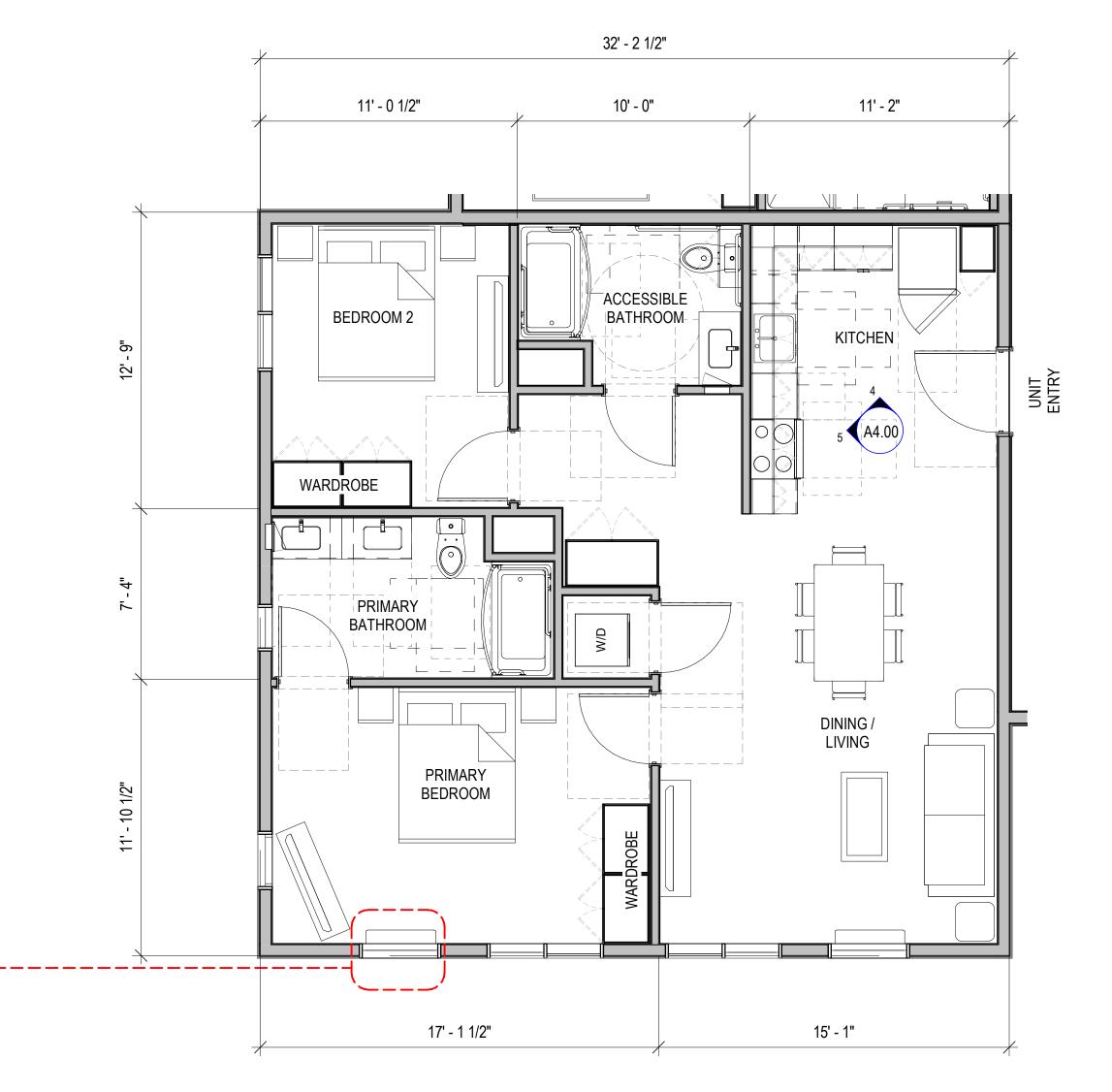
STOVES

ALL STUDIO UNITS TO HAVE A

PLUG IN COOKTOP ONLY; KITCHENNETTES DO NOT

HAVE FULL RESIDENTIAL

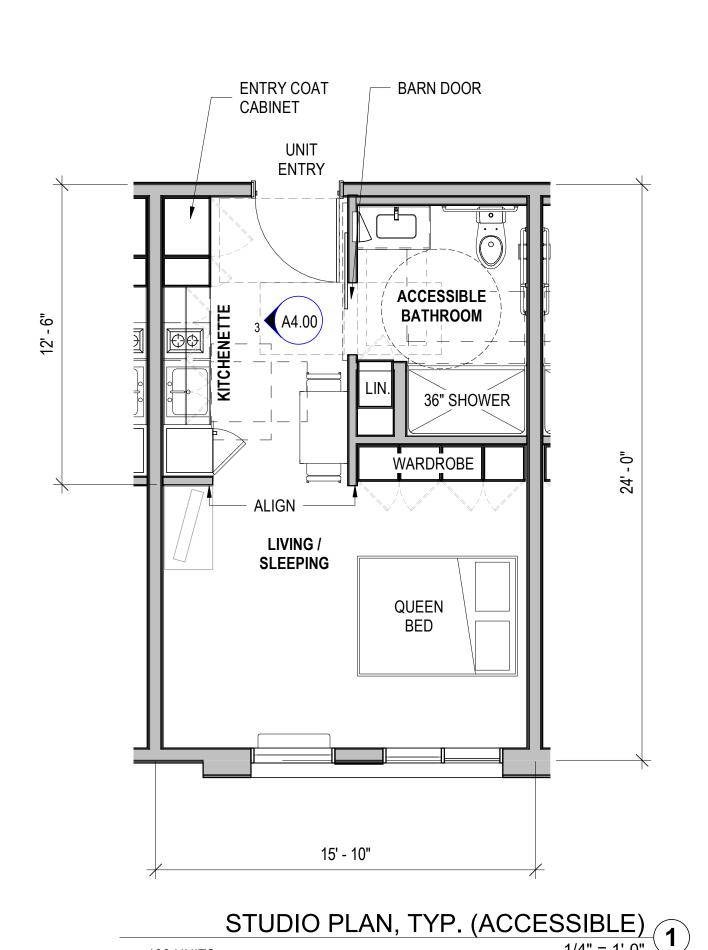




MANAGER'S UNIT (ACCESSIBLE)

1/4" = 1'-0"

2



100 UNITS

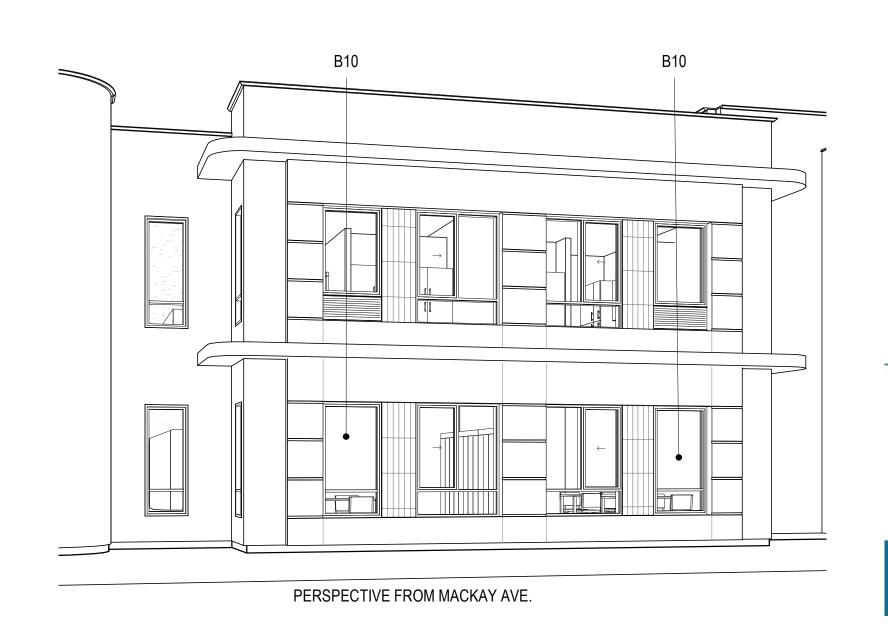
349 SF



WINDOW SCHEDULE							
TYPE	OPERATION	HEIGHT	WIDTH	HEAD HEIGHT	SILL HEIGHT	COUNT	
A1	SLIDER	6' - 6"	5' - 0"	8' - 0"	1' - 6"	114	
B1	FIXED	5' - 0"	3' - 6"	VARIES	VARIES	117	
B2	FIXED	6' - 6"	2' - 6"	VARIES	VARIES	33	
B3	FIXED	6' - 6"	2' - 0"	7' - 6"	1' - 0"	2	
B4	FIXED	2' - 6"	2' - 6"	VARIES	VARIES	11	
B5	FIXED	4' - 6"	2' - 0"	VARIES	VARIES	13	
B6	FIXED	4' - 6"	2' - 6"	7' - 6"	3' - 0"	4	
B7	FIXED	3' - 0"	3' - 0"	7' - 6"	4' - 6"	1	
B8	SLIDER	3' - 0"	5' - 0"	8' - 0"	5' - 0"	1	
B10	SLIDER	6' - 6"	3' - 6"	8' - 0"	1' - 6"	2	

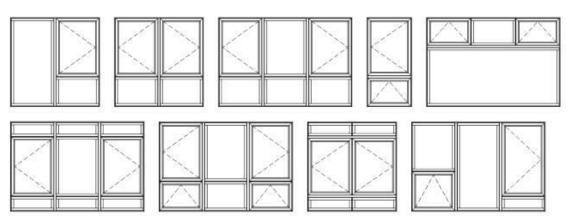
PERSPECTIVE FROM MACKAY AVE.





Commercial-Rated Performance: Engineered for Mid-Rise Construction

Common Configurations:



Options:

- Casement Awning
- Fixed Single Hung
- Horizontal Slider

Care Health Services For All Ages

SCENT

AVE CONVALE

A

McK

LifeLong

Medical

1611 TELEGRAPH AVE.

T. 510.465.7010 | F. 510.465.8575

2 Alameda Point years Collaborative

OAKLAND, CA 94612

www.pyatok.com

SUITE 200

Endurance Window

Commercial Mid-Rise Windows

Strength & Performance

- Superior product performance developed and tested in the lab, proven in the field Commercial grade metal reinforcements interconnected throughout window assembly
- Vinyl frames deliver consistent thermal performance and minimize condensation
- Windows are assembled with continuous frames to avoid risky mulls

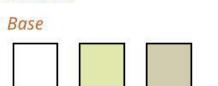
Water Resistance

- Panel level design minimizes water intrusion and air infiltration/ex-filtration
- Fusion welded corners provide environmental comfort and protect against leaks Integral nailfin options for ease of installation and water barrier

Design & Security

- Durable, co-extruded acrylic exterior finishes allow for color diversity Available multiple locking points ensure security and compress the triple
- weather seal for superior air and water resistance
- Easy to operate hardware for egress and fair housing requirements
 Heavily reinforced intersecting "T-Bar" system allows for design freedom with superior structural, air, water, and thermal performance

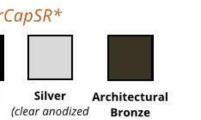








appearance)





*Printing limitations prevent exact color duplication. Contact your VPI representative for color samples.

vpi Quality Windows



STAMP:

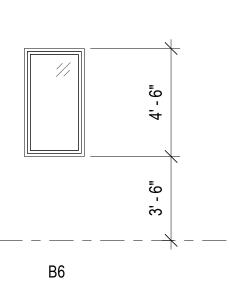
REVISION SCHEDULE NO. ISSUE

cKA DA,

1245 M ALAME

B10

INTERIOR WINDOW T



JOB NUMBER: 2103 CHECKED BY: Checker ISSUE DATE: 03/14/19 SCALE: 1/4" = 1'-0" WINDOW SCHEDULE

PRELIMINARY - Not for Construction -

© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

PERSPECTIVE FROM THE ENTRY COURTYARD



EXTERIOR WINDOW T LEGEND





12' - 5 1/4"

9' - 2 1/8"

7' - 0"

T.O. TYP. PARAPET +25' - 6"

ROOF +22' - 0"

LEVEL 2 +11' - 0"

LEVEL 1 +0' - 0"

T.O. TYP. PARAPET +25' - 6" ROOF +22' - 0"

> LEVEL 2 +11' - 0"

> LEVEL 1 +0' - 0"

ROOF +22' - 0"

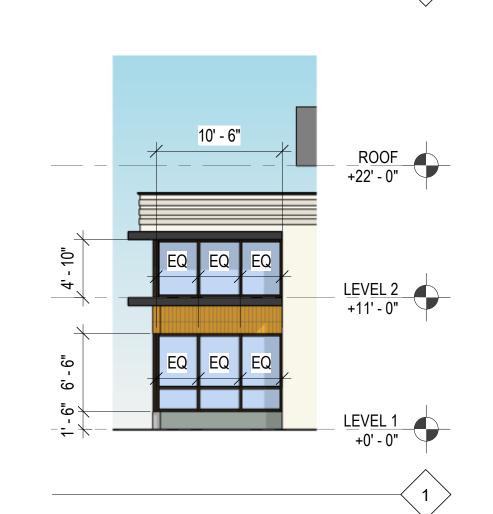
LEVEL 2 +11' - 0"

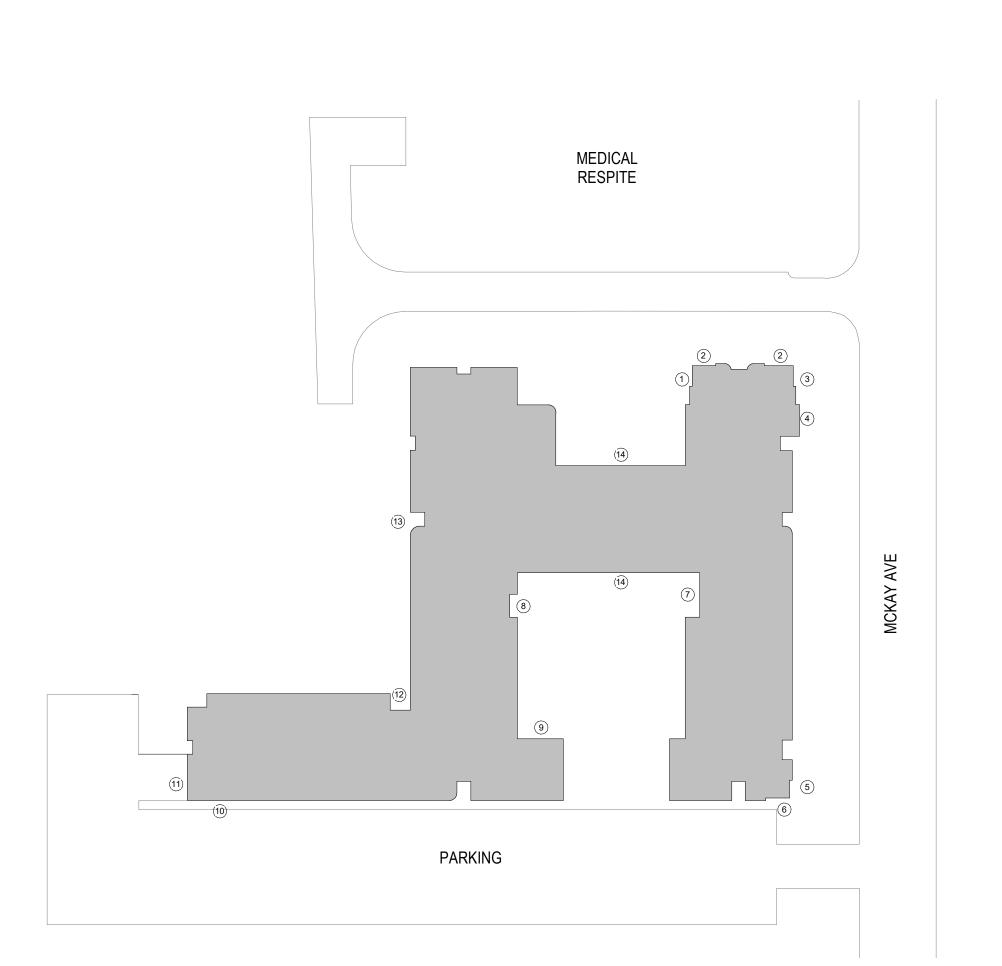
LEVEL 1 +0' - 0"

3

 \langle 4 \rangle

 \langle 5 angle







2 Alameda Point



LifeLong
Medical
Care
Health Services For All Age

Health Services For All Ages

AVE CONVALESCENT

McKAY AVE CON 1245 McKAY AVENUE ALAMEDA, CA 94501

STAMP:

REVISION SCHEDULE
NO. | ISSUE | DATE

JOB NUMBER: 2103
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 08/27/21
SCALE: As indicated

TITLE:

STOREFRONT SCHEDULE

A9.30

PRELIMINARY - Not for Construction -