

# McKAY AVE. CONVALESCENT

1245 McKAY AVE. ALAMEDA, CA



**PYATOK**

**20 years** Alameda Point  
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HOUSING

**LifeLong  
Medical  
Care**  
Health Services For All Ages



# PLANNING SUBMITTAL

## SEPTEMBER 15, 2021

### DEVELOPMENT STANDARDS (ZONING CODE SUMMARY)

<b>LOCATION:</b>	1245 MCKAY AVE., ALAMEDA, CA 94501
<b>APN / LOT NUMBER:</b>	074-1305-026-2
<b>LOT SIZE / SITE AREA:</b>	158,994 GROSS SQUARE FEET / 3.65 ACRES
<b>ZONING CLASSIFICATION:</b>	A-P
<b>MAX LOT COVERAGE ALLOWED:</b>	40%
<b>PROPOSED LOT COVERAGE:</b>	35% (37,173 SF SENIOR + 18,488 SF RESPITE = 55,661 SF)
<b>MAX. STORIES ALLOWED:</b>	2
<b>PROPOSED NUMBER OF STORIES:</b>	2
<b>MAX. HEIGHT ALLOWED:</b>	40 FT.
<b>MAX HEIGHT PROPOSED:</b>	28.5 FT.
<b>SETBACKS:</b>	20' FRONT / 20' REAR / SIDE YARD 20% OF LOT WIDTH, NOT LESS THAN 7' NOT MORE THAN 20'
<b>OPEN SPACE CALCULATIONS:</b>	NO OPEN SPACE REQUIREMENT AT A-P ZONE
<b>DENSITY CALCULATIONS:</b>	101 UNITS / 3.65 ACRES = 27.7 DUA (DWELLING UNITS PER ACRE)
<b>PARKING CALCULATIONS:</b>	1 SPACE PER 3 BEDS REQUIRED = 34 SPACES 17 SPACES REQUIRED AT RESPITE CENTER (UNDER SEPARATE PLANNING SUBMITTAL) = 17 SPACES TOTAL SPACES REQUIRED = 51 SPACES TOTAL SPACES PROVIDED = 68 SPACES
<b>BIKE PARKING:</b>	LONG TERM REQUIRED: 1 SPACE PER 20 EMPLOYEES (2 MIN.) 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

<b>CONSTRUCTION TYPE</b> TYPE VA	<b>BUILDING AREA:</b>
	LEVELFLOOR AREA
<b>OCCUPANCY GROUPS</b> R-2: RESIDENTIAL AND ACCESSORY USES - LEVELS 1 - 2 A-3: COMMUNITY AMENITIES - LEVELS 1 - 2 B: MANAGEMENT OFFICES - LEVEL 1	LEVEL 137173 SF LEVEL 235248 SF
<b>ALLOWABLE HEIGHT</b> 40' - 0"	<b>PARKING TABLE</b>
	PARKING SCHEDULE
	TYPECOUNT
<b>PROPOSED HEIGHT</b> 25' - 6"	STANDARD - 9' x 18"66
	<b>UNIT COUNT:</b>
	UNIT TYPECOUNT
	MANAGER'S UNIT1
	STUDIO100
	TOTAL: 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	•

ARCHITECTURE		
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 SHEETS: 27		



### PROJECT TEAM

<b>DEVELOPER</b> ALAMEDA POINT COLLABORATIVE 677 W. RANGE AVE. ALAMEDA, CA 94501  DOUG BIGGS (510) 898-7849 DBIGGS@APCOLLABORATIVE.ORG	<b>DEVELOPER</b> MERCY HOUSING 1256 MARKET ST. SAN FRANCISCO, CA 94102  TIM DUNN (415) 355-7113 TDUNN@MERCYHOUSING.ORG	<b>OPERATOR</b> LIFELONG MEDICAL CARE P.O. BOX 11247 BERKELEY, CA 94712  BRENDA GOLDSTEIN, MPH (510) 981-4100 BGOLDSTEIN@LIFELONGMEDICAL.ORG	
<b>ARCHITECT</b> PYATOK ARCHITECTS 1611 TELEGRAPH AVE., STE. 200 OAKLAND, CA 94612  GARY STRUTHERS, AIA (510) 465-7010 x138 GSTRUTHERS@PYATOK.COM	<b>STRUCTURAL ENGINEER</b> ELEMENT STRUCTURAL ENGINEERS 39675 CEDAR BLVD. STE. 295C NEWARK, CA 94560  THUY FONTELEIRA, S.E. (510) 573-1557 FONTELEIRA@ELEMENTSE.COM	<b>SUSTAINABILITY CONSULTANT</b> BEYOND EFFICIENCY 710 CHANNING WAY BERKELEY, CA 94710  JENNIFER LOVE (415) 236-1333 x103 JEN@BEYONDEFFICIENCY.US	<b>LANDSCAPE ARCHITECT</b> JETT LANDSCAPE ARCHITECTURE + DESIGN 2 THEATRE SQUARE ORINDA, CA 94563  BRUCE JETT (925) 254-5422 x101 BRUCEJ@JETT.LAND
<b>CIVIL ENGINEER</b> CB&G 2633 CAMINO RAMON, STE. 350 SAN RAMON, CA 94583  ASHLEY ALVERNAZ (925) 866-0322 x237 AALVERNAZ@CBANDG.COM	<b>MECHANICAL / PLUMBING ENGINEER</b> LITZENBERGER ENGINEERING, INC. 3000-F DANVILLE BLVD. #209 ALAMO, CA 94507  SHANE LITZENBERGER, P.E., LEED-AP (925) 899-7462 SHANE@LEI-CA.COM	<b>ELECTRICAL ENGINEER</b> BWF CONSULTING ENGINEERS 220 S. SPRUCE AVE., STE. 203 SOUTH SAN FRANCISCO, CA 94080  MIKE VOIGTLANDER, P.E. (650) 871 -0220 MVOIGTLANDER@BWFCE.COM	

### VICINITY MAP



## MCKAY AVE CONVALESCENT

1245 MCKAY AVENUE  
ALAMEDA, CA 94501

STAMP:

REVISION SCHEDULE  
NO. | ISSUE | DATE

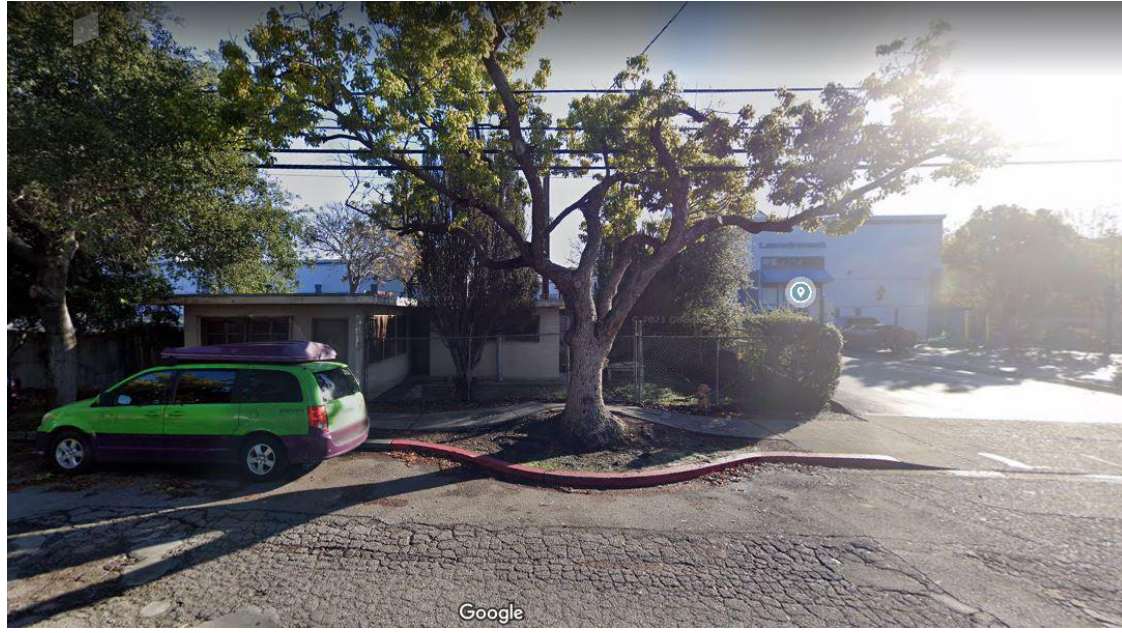
JOB NUMBER: 2103  
DRAWN BY: KWS, MO  
CHECKED BY: GS  
ISSUE DATE: 07/13/21  
SCALE: 12" = 1'-0"

TITLE:  
TITLE SHEET

SHEET:  
**G0.00**

PRELIMINARY - Not for Construction -

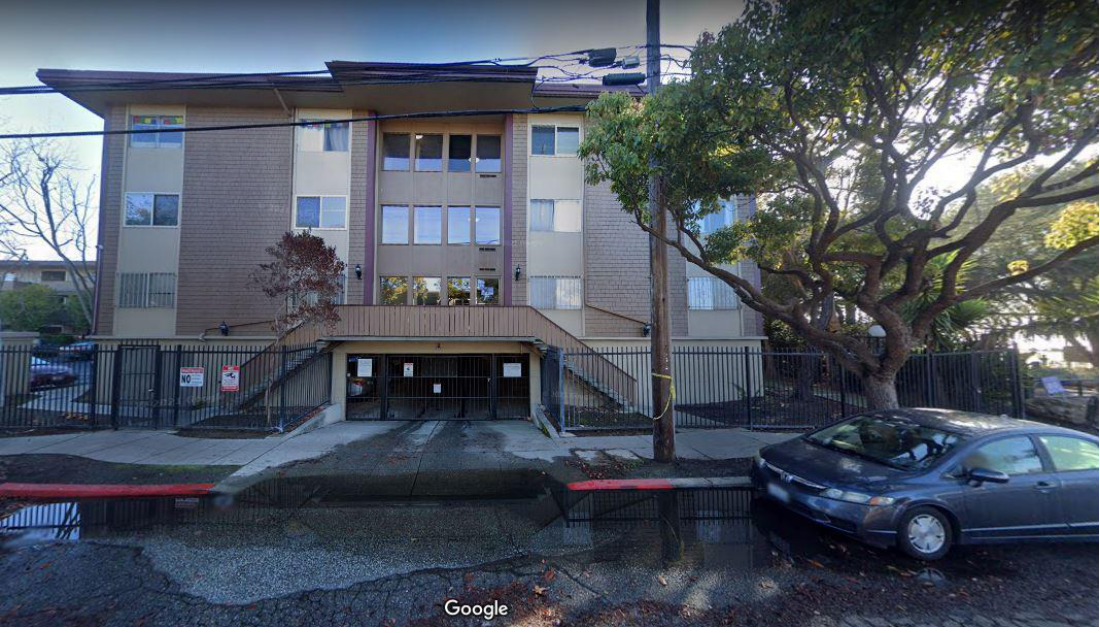




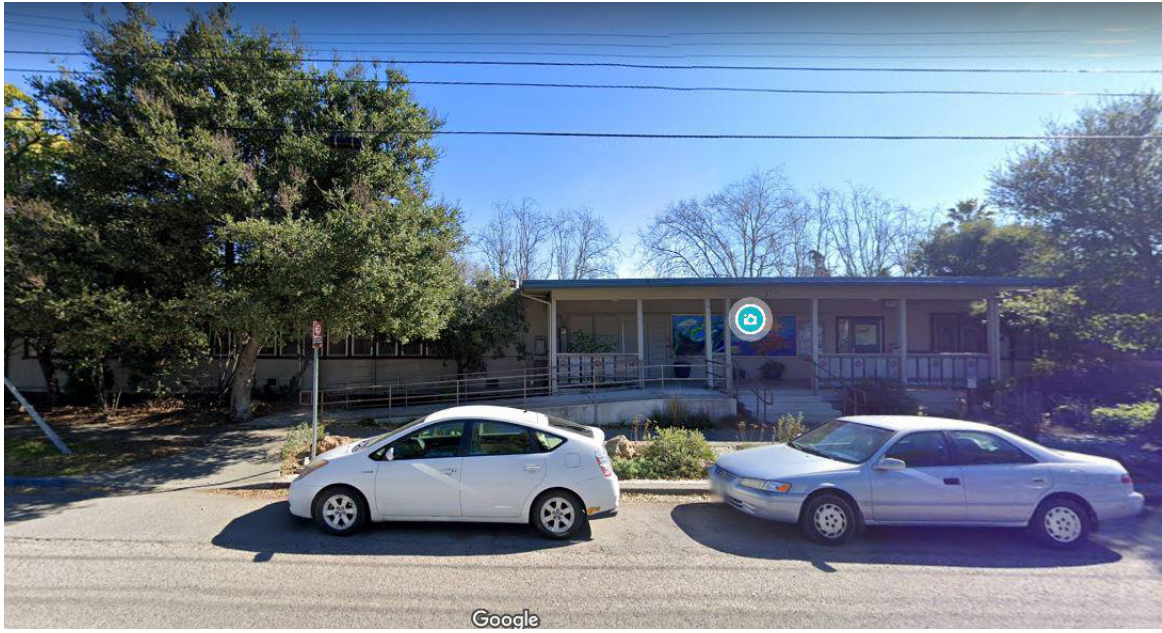
1 - 628 CENTRAL AVE.



2 - 650 CENTRAL AVE.



3 - 1321 MCKAY AVE.

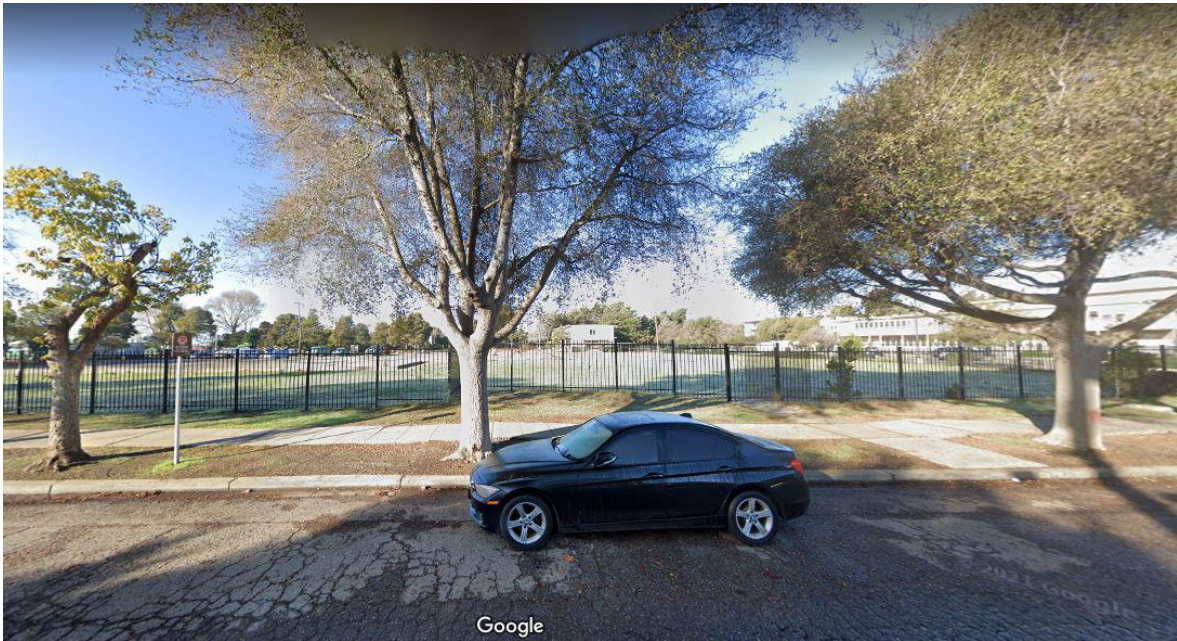


4 - 1327 MCKAY AVE.

5 - 1252 MCKAY AVE.

MCKAY AVE. - EAST ELEVATION

1



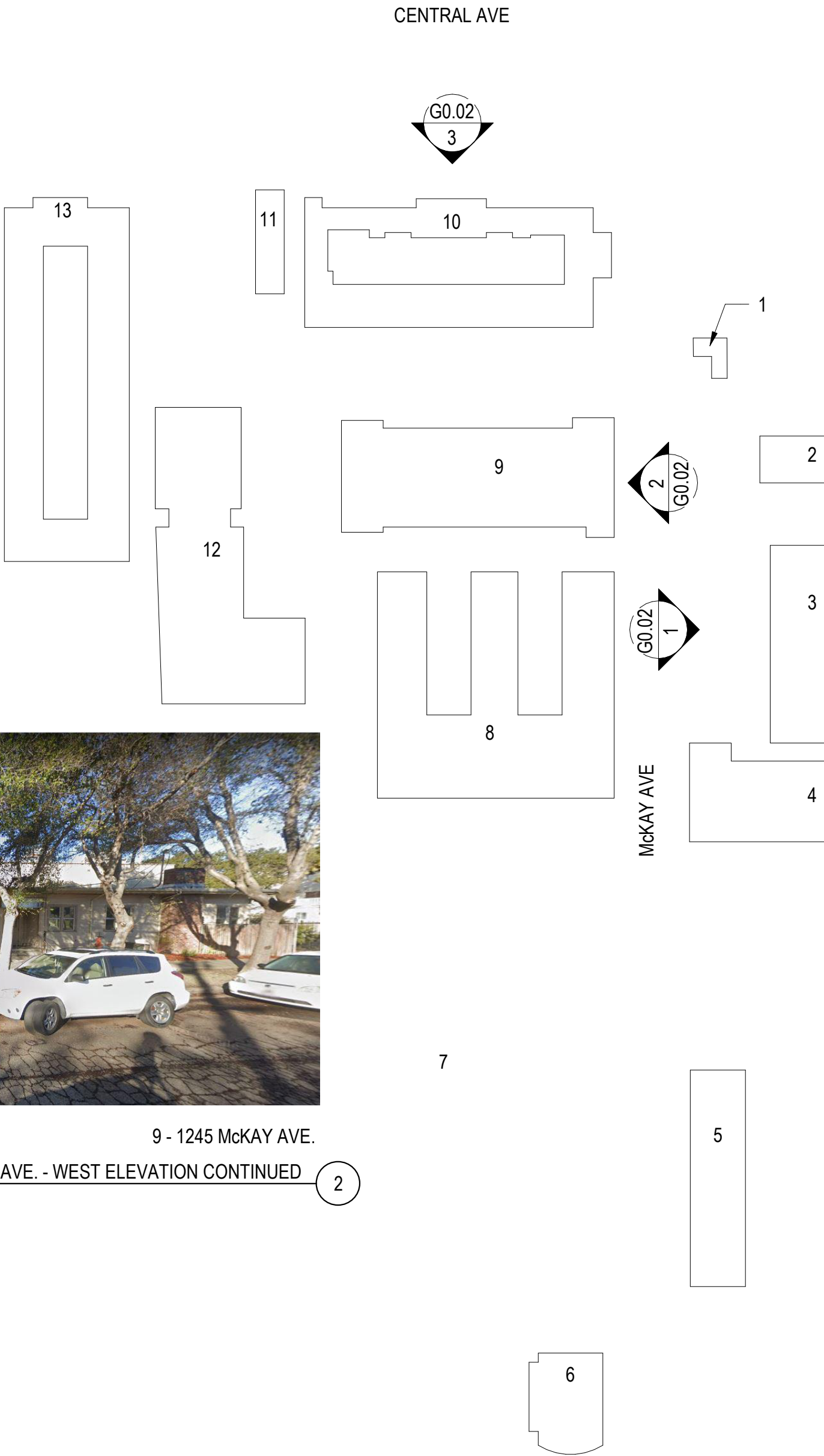
7 - FIELD NEIGHBORING SITE



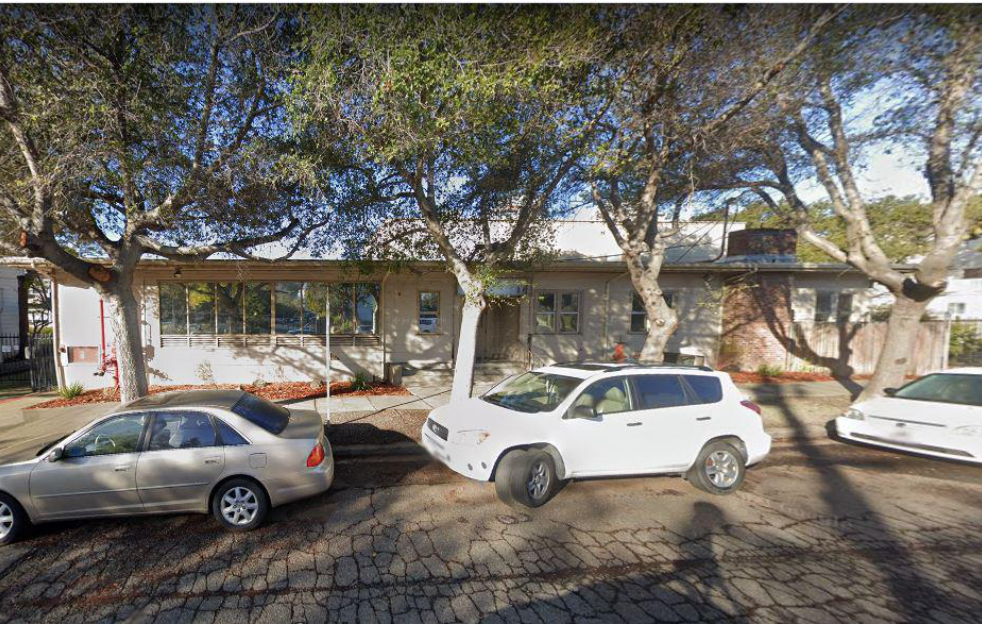
6 - 1231 MCKAY AVE.

MCKAY AVE. - WEST ELEVATION

2



8 - 1245 MCKAY AVE.



9 - 1245 MCKAY AVE.

MCKAY AVE. - WEST ELEVATION CONTINUED

2



10 - 600 CENTRAL AVE.



11 - 568 CENTRAL AVE.



12 - 564 CENTRAL AVE.

13 - 550 CENTRAL AVE.

CENTRAL AVE. - SOUTH ELEVATION

3

SITE CONTEXT KEY

PYATOK

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DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 07/13/21  
SCALE: 1" = 100'-0"

TITLE:  
EXISTING CONDITIONS & SITE PHOTOS

SHEET:

G0.02

PRELIMINARY - Not for Construction -

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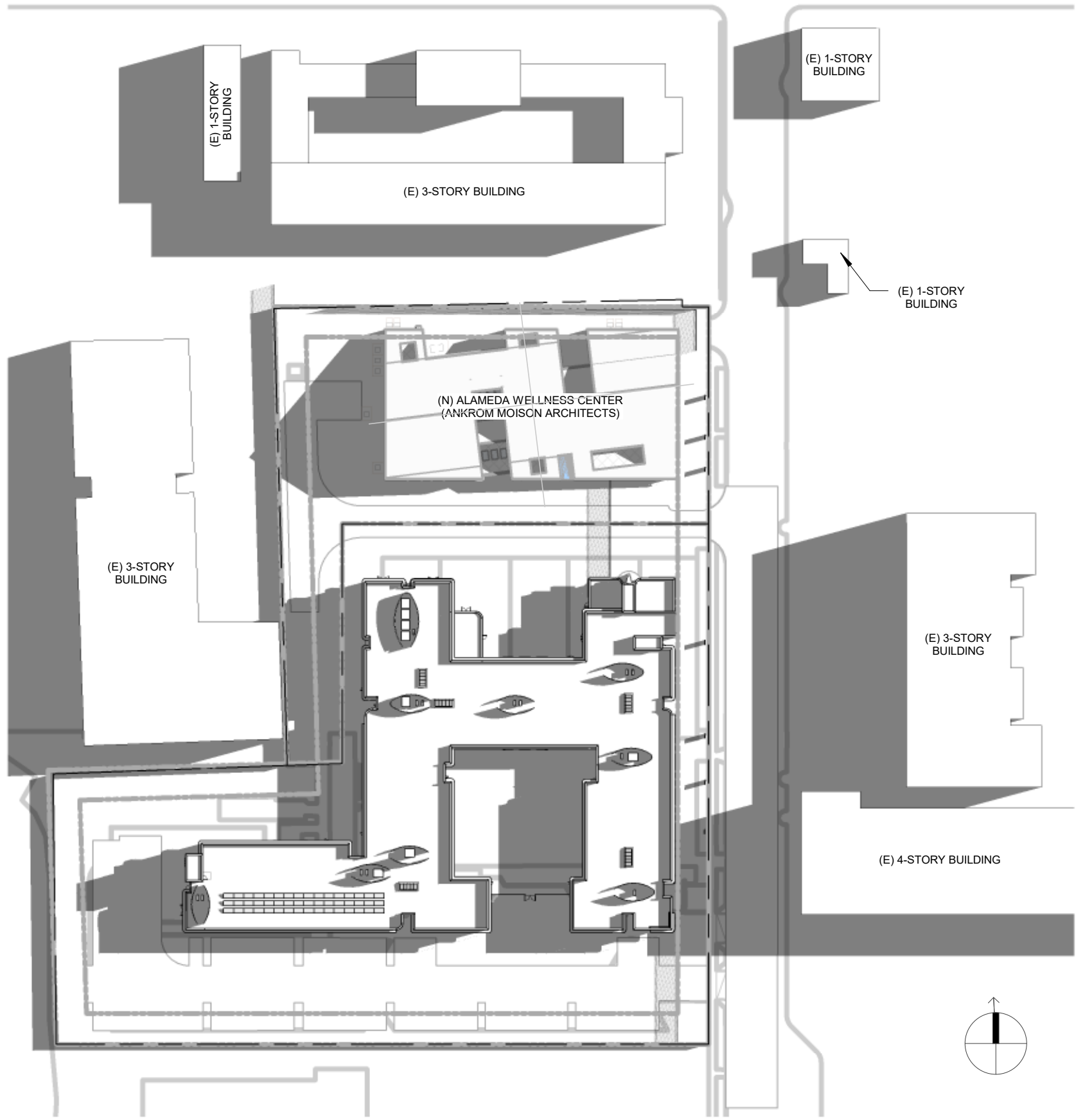
Craft GreenPoint® Ruled New Home Multi Family Version G.D.

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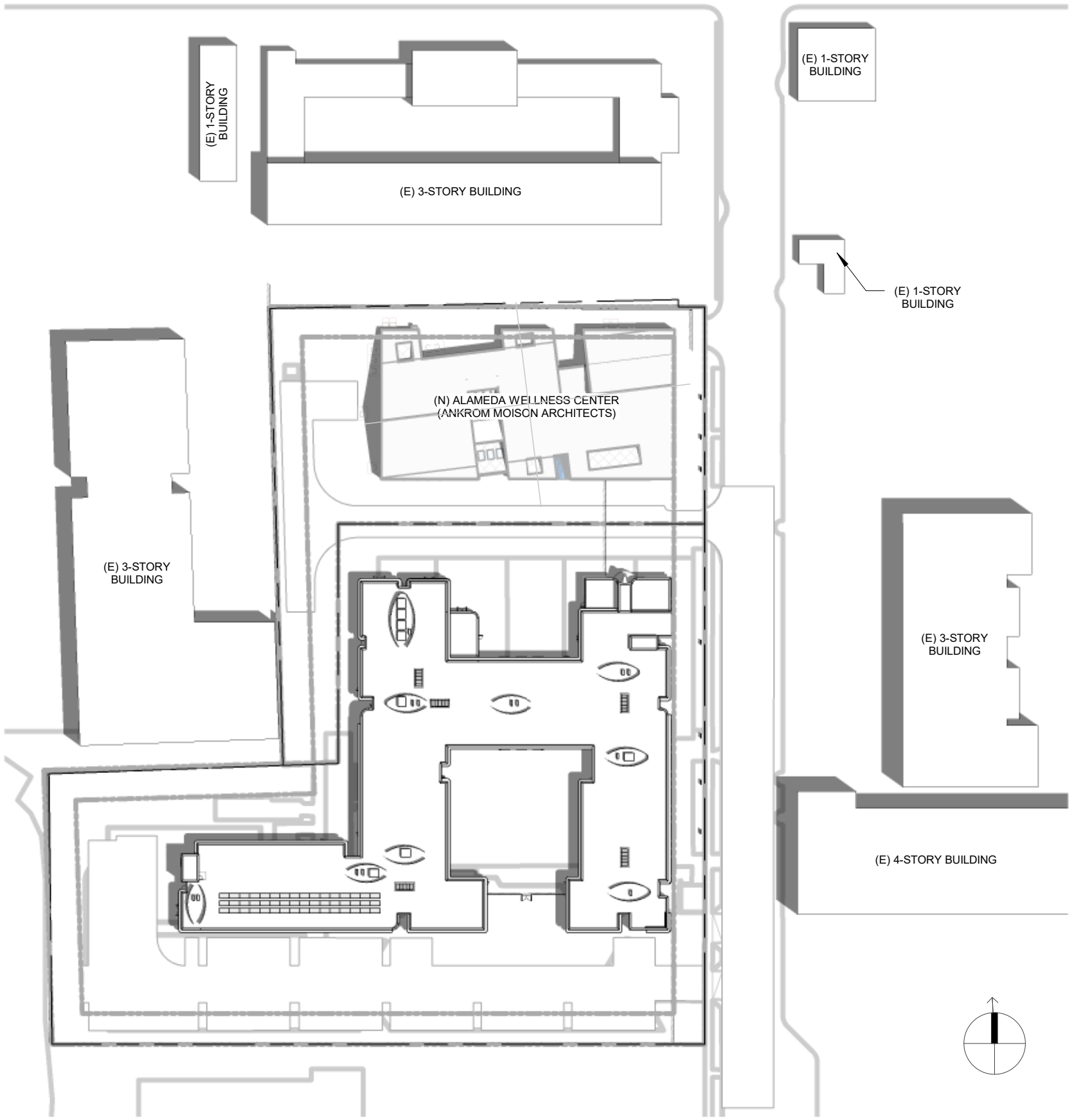
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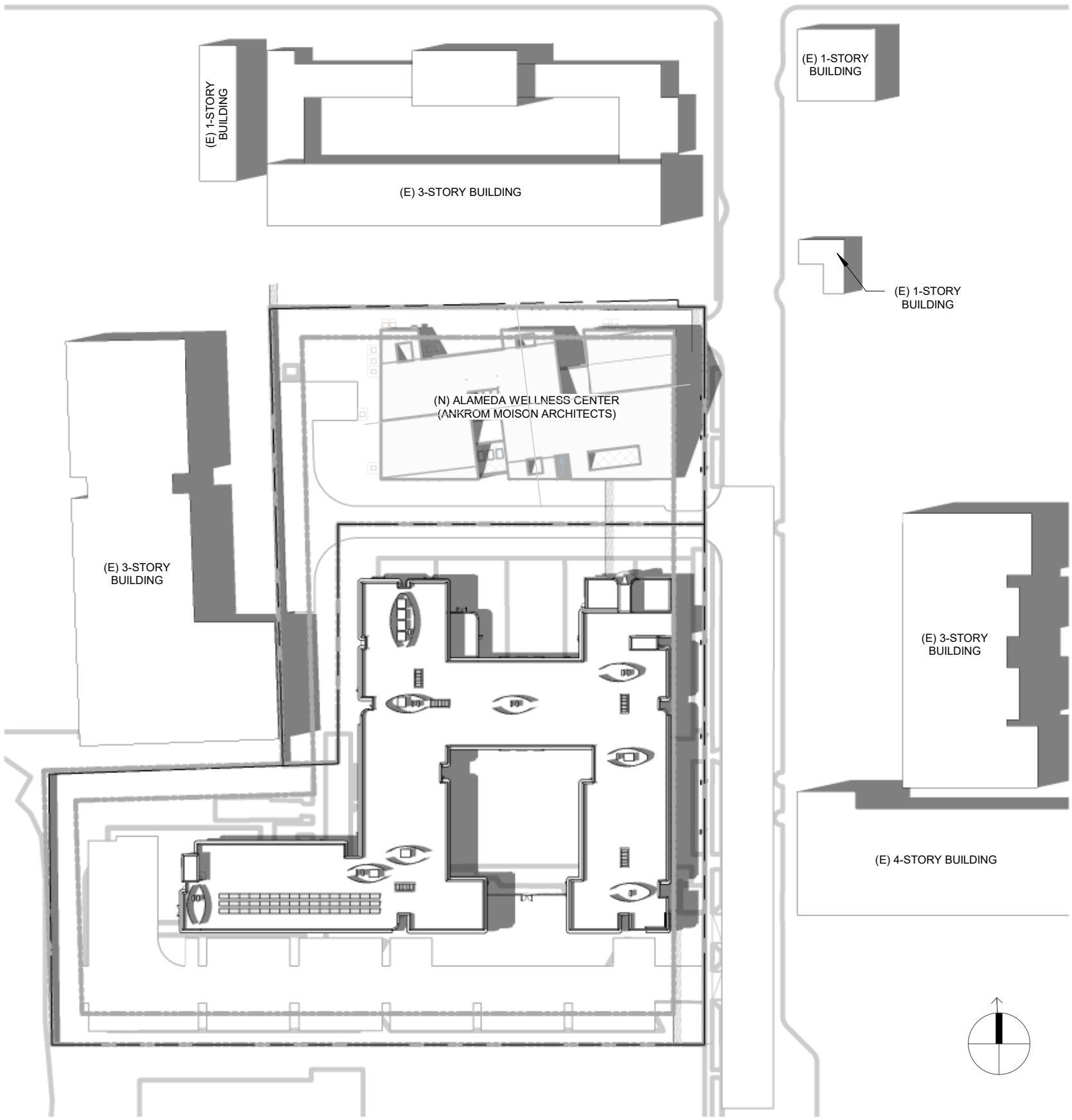




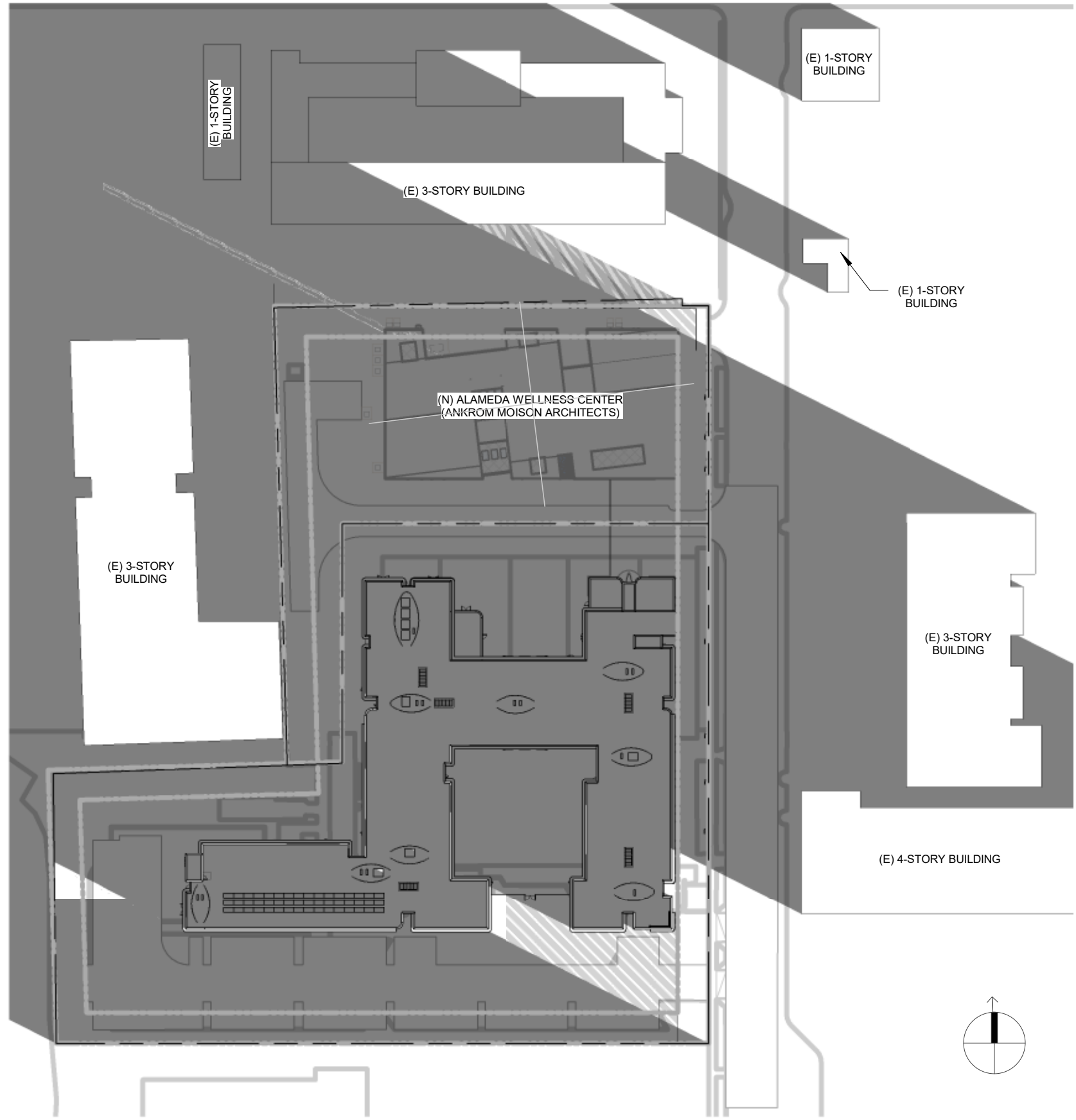
SUMMER SOLSTICE - 8AM ①  
1" = 80'-0"



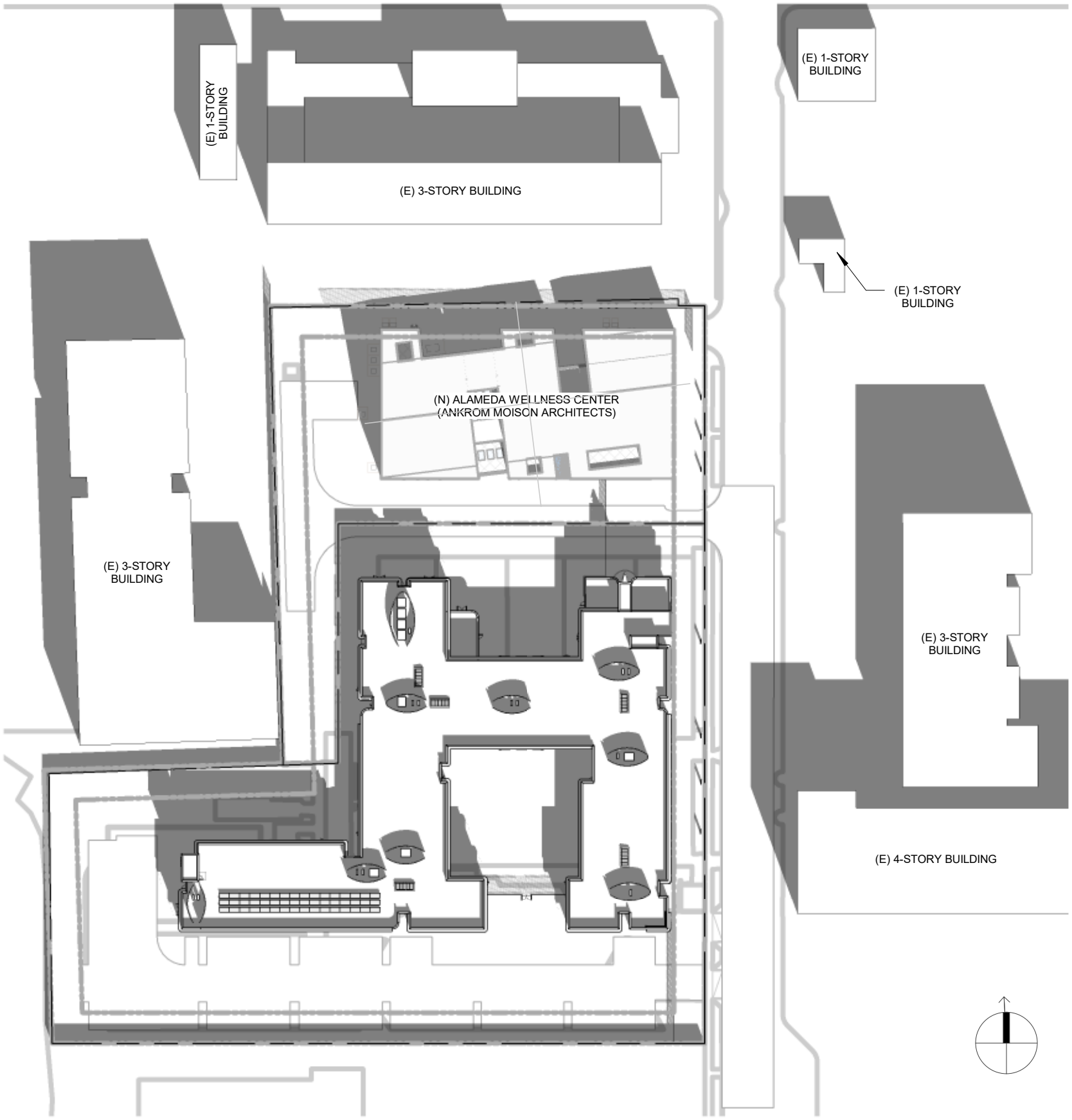
SUMMER SOLSTICE - NOON ②  
1" = 80'-0"



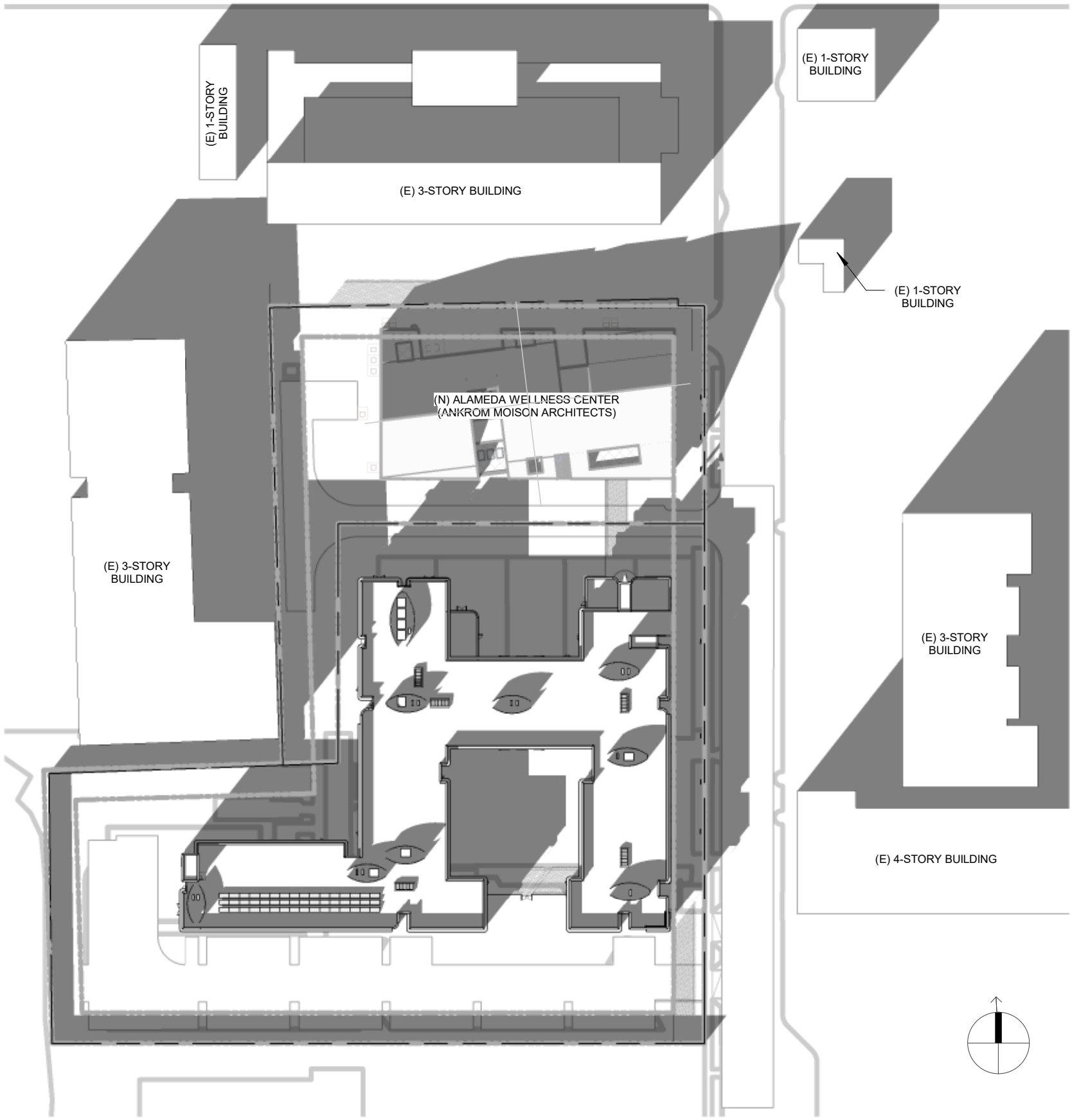
SUMMER SOLSTICE - 4PM ③  
1" = 80'-0"



WINTER SOLSTICE - 8AM ④  
1" = 80'-0"



WINTER SOLSTICE - NOON ⑤  
1" = 80'-0"



WINTER SOLSTICE - 4PM ⑥  
1" = 80'-0"

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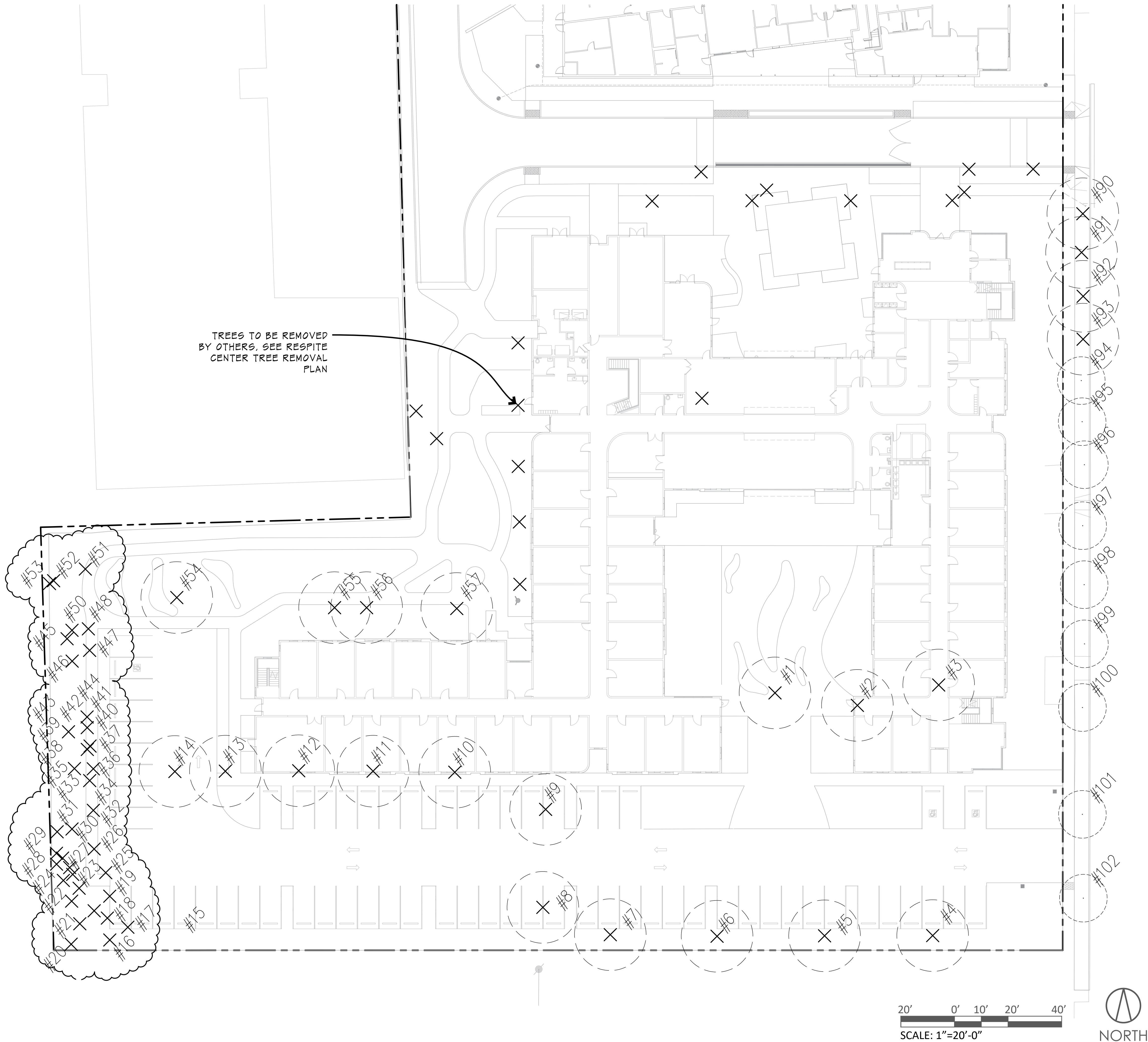
TITLE:  
**PRIVACY/SHADOW STUDY**

SHEET:

**G0.61**

PRELIMINARY - Not for Construction -





EXISTING TREE LIST			
#	SPECIES	TRUNK DIAMETER (IN.)	CONDITION
1	TORREY PINE	7	GOOD
2	TORREY PINE	8	GOOD
3	TORREY PINE	3	GOOD
4	COAST LIVE OAK	6	POOR
5	COAST LIVE OAK	7	POOR
6	COAST LIVE OAK	4	FAIR
7	COAST LIVE OAK	9	GOOD
8	COAST LIVE OAK	5	GOOD
9	COAST LIVE OAK	4	FAIR
10	WHITE ALDER	14	GOOD
11	WHITE ALDER	19	GOOD
12	WHITE ALDER	11	GOOD
13	WHITE ALDER	11	FAIR
14	WHITE ALDER	14	GOOD
15	COAST REDWOOD	4	GOOD
16	BLACKWOOD ACACIA	21	POOR
17	BLACKWOOD ACACIA	6	POOR
18	BLACKWOOD ACACIA	24	POOR
19	BLACKWOOD ACACIA	6	POOR
20	BLACKWOOD ACACIA	4,5,8	POOR
21	BLACKWOOD ACACIA	11	POOR
22	BLACKWOOD ACACIA	6	POOR
23	BLACKWOOD ACACIA	7,7,8	POOR
24	BLACKWOOD ACACIA	8	POOR
25	BLACKWOOD ACACIA	5	POOR
26	BLACKWOOD ACACIA	6	POOR
27	BLACKWOOD ACACIA	7	GOOD
28	BLACKWOOD ACACIA	11	POOR
29	BLACKWOOD ACACIA	5	POOR
30	BLACKWOOD ACACIA	4,5	POOR
31	BLACKWOOD ACACIA	6	POOR
32	BLACKWOOD ACACIA	13	POOR
33	BLACKWOOD ACACIA	5	POOR
34	BLACKWOOD ACACIA	5	POOR
35	BLACKWOOD ACACIA	11	POOR
36	BLACKWOOD ACACIA	6,11	POOR
37	BLACKWOOD ACACIA	3,4	FAIR
38	BLACKWOOD ACACIA	12	FAIR
39	BLACKWOOD ACACIA	6	POOR
40	BLACKWOOD ACACIA	9	FAIR
41	BLACKWOOD ACACIA	4,6,7	POOR
42	BLACKWOOD ACACIA	4	POOR
43	BLACKWOOD ACACIA	20	FAIR
44	COAST LIVE OAK	7	POOR
45	BLACKWOOD ACACIA	10	POOR
46	BLACKWOOD ACACIA	5	POOR
47	BLACKWOOD ACACIA	5,6	POOR
48	BLACKWOOD ACACIA	6	POOR
49	BLACKWOOD ACACIA	4	GOOD
50	BLACKWOOD ACACIA	5	FAIR
51	BLACKWOOD ACACIA	3,4,4,5	FAIR
52	BLACKWOOD ACACIA	3,4,7	FAIR
53	BLACKWOOD ACACIA	3,5	GOOD
54	CRABAPPLE	7,7	FAIR
55	BLACKWOOD ACACIA	4,4	FAIR
56	BLACKWOOD ACACIA	3,4,4	FAIR
57	OLEANDER	4,4,6	FAIR
90	CAMPHOR TREE	11	FAIR
91	COAST LIVE OAK	19	GOOD
92	COAST LIVE OAK	12	GOOD
93	COAST LIVE OAK	18	POOR
94	COAST LIVE OAK	15	GOOD
95	COAST LIVE OAK	15	FAIR
96	CAMPHOR TREE	21	GOOD
97	COAST LIVE OAK	10	FAIR
98	CAMPHOR TREE	25	GOOD
99	CAMPHOR TREE	12	FAIR
100	COAST LIVE OAK	16	GOOD
101	COAST LIVE OAK	9	GOOD
102	COAST LIVE OAK	14	GOOD

EXISTING TREE LEGEND	
SYMBOL	TYPE
	TREES TO BE REMOVED
	EXISTING TREES TO REMAIN

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2

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JOB NUMBER: 2103  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 09/15/21  
SCALE: SEE PLAN  
TITLE: TREE INVENTORY PLAN

SHEET: L-1

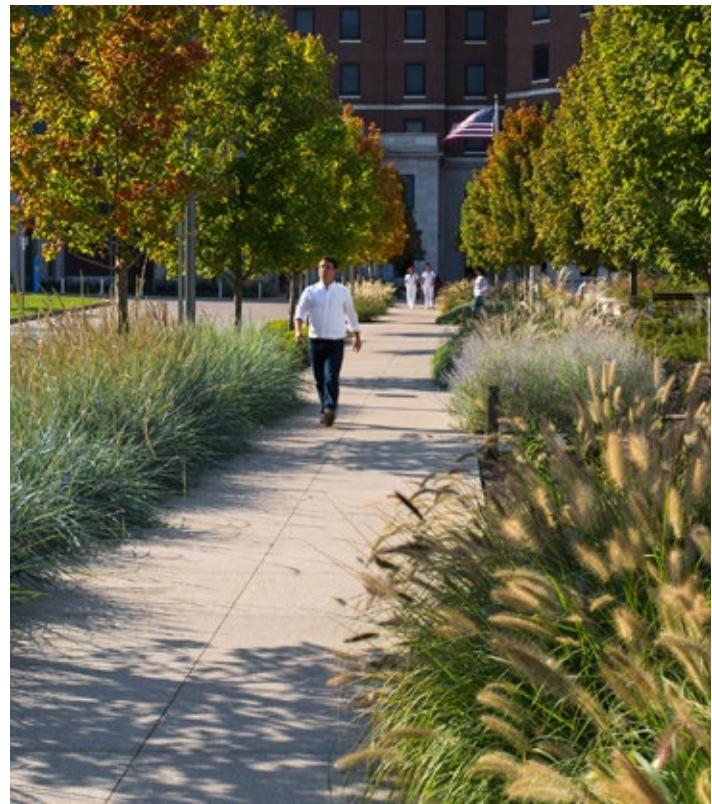
PRELIMINARY - Not for Construction -

\*FOR COMPLETE TREE LIST, SEE ARBORIST REPORT





5 STAFF GARDEN



6 GARDEN PATH

WELLNESS AND RESPITE CENTER



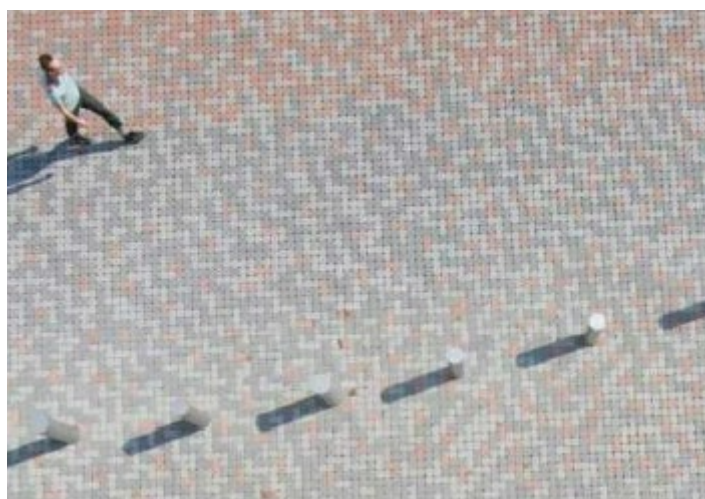
1 VEHICULAR GATE AND FENCE



2 STORMWATER PLANTING



3 ENHANCED CONCRETE PAVING



4 PERMEABLE PAVERS (VEHICULAR AND PEDESTRIAN)



5 STABILIZED DECOMPOSED GRANITE PAVING

- GENERAL PLANTING AND IRRIGATION NOTES:**
1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
  2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL OTHER APPLICABLE CITY CODES AND ORDINANCES.
  3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE.
  4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.
  5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

X PREPARER(S) OF LANDSCAPE PLANS SIGNATURE REQUIRED DATE 9/15/2021

20' 0' 10' 20' 40'  
SCALE: 1"=20'-0"



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SCALE: SEE PLAN

TITLE:  
**LANDSCAPE OVERALL SITE PLAN**

SHEET:  
**L-2**

PRELIMINARY - Not for Construction -



WELLNESS AND RESPITE CENTER



3 GAME TABLES



1 OVERHEAD DECORATIVE SHADE STRUCTURE



GROUP FITNESS ACTIVITY



GROUP YOGA ACTIVITY



2 SITE FURNISHINGS

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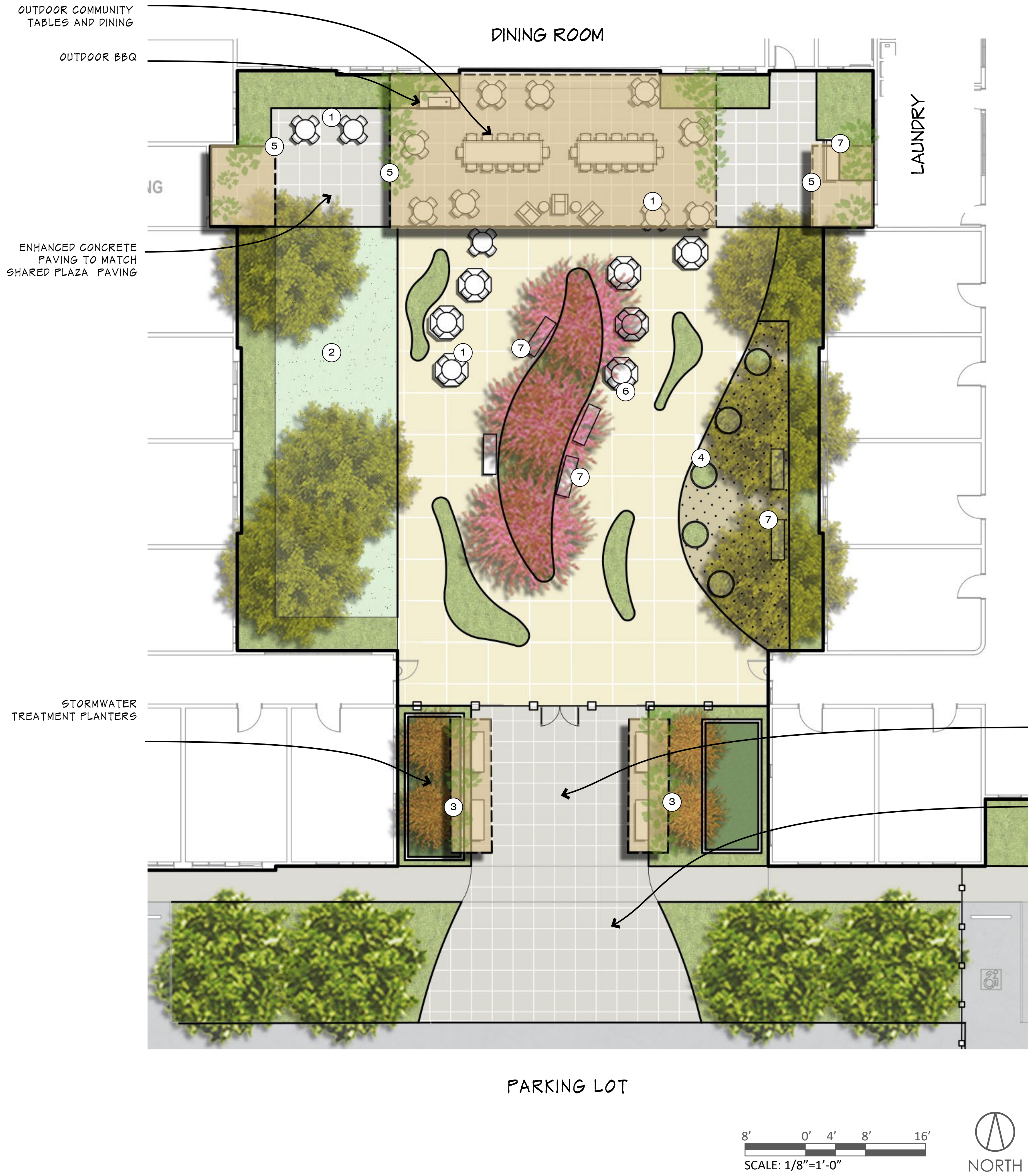
JOB NUMBER: 2103  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 09/15/21  
SCALE: SEE PLAN

TITLE:  
SHARED PLAZA ENLARGEMENT

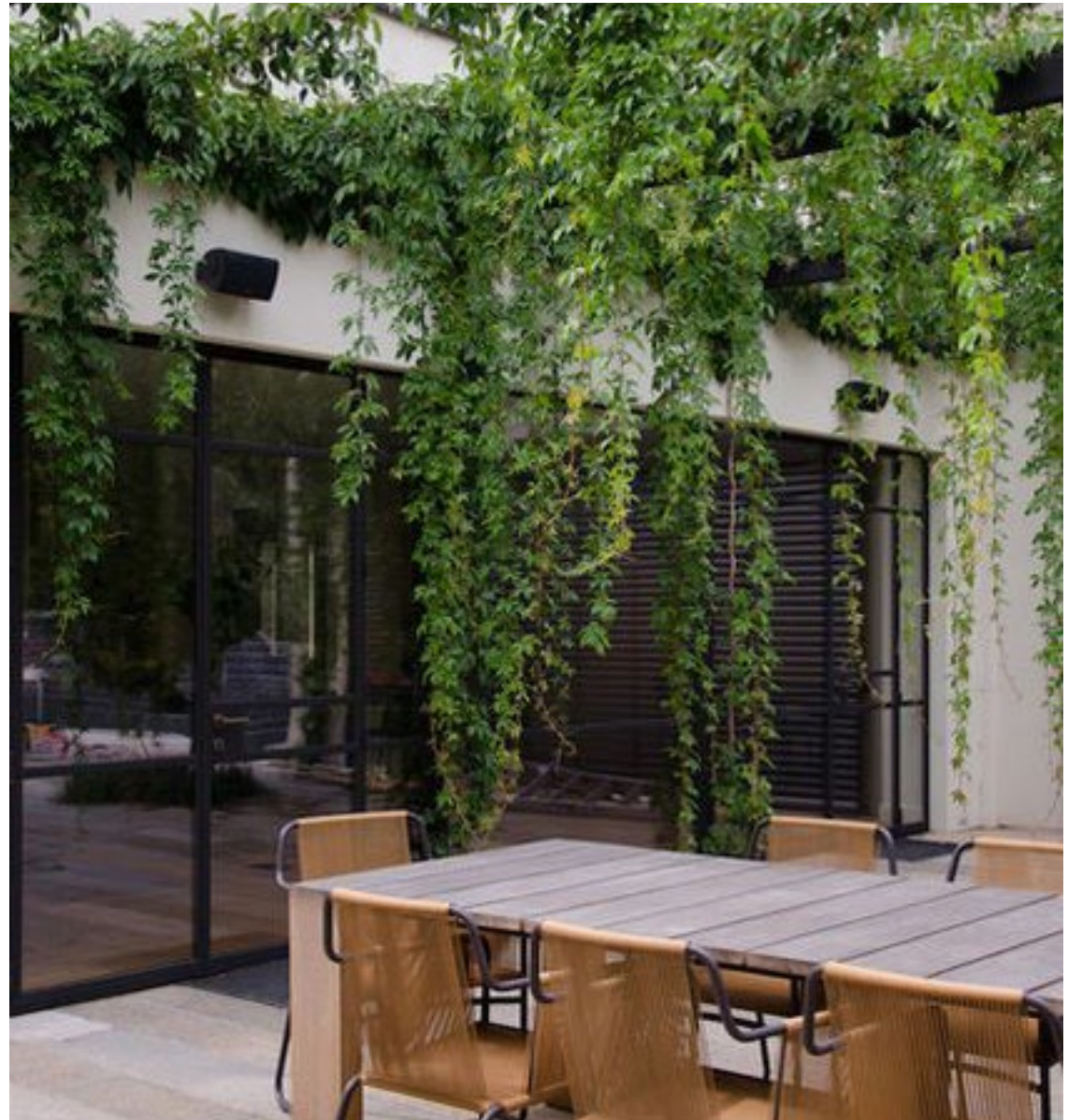
SHEET:  
**L-3**

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④ COMMUNITY GARDEN PLANTERS OVER DG PAVING



⑤ OVERHEAD SHADE STRUCTURE WITH VINES



⑥ GAME TABLES



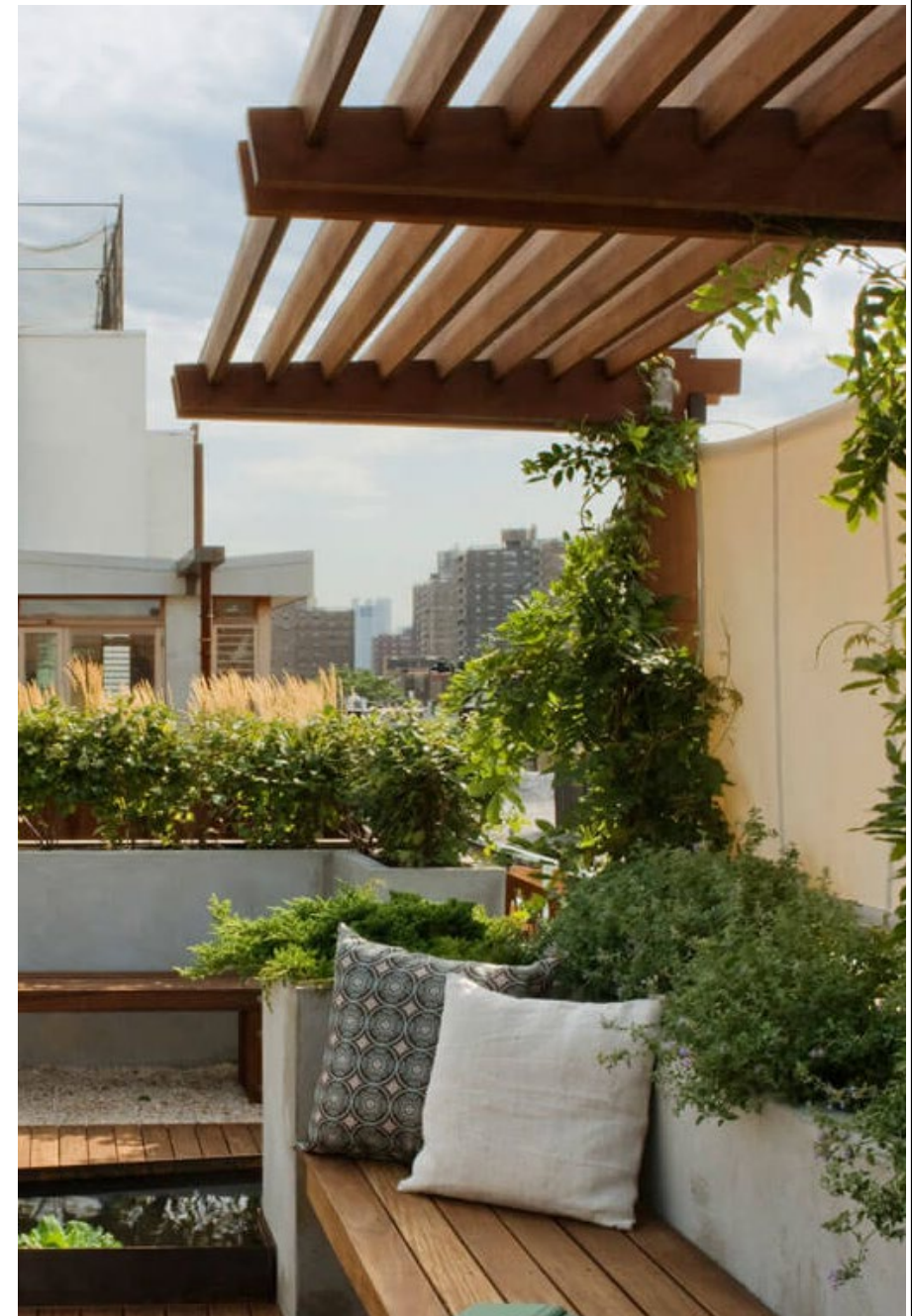
⑦ BENCH SEATING



① CAFE TABLES AND CHAIRS



② SYNTHETIC LAWN FOR MIXED USE



③ OVERHEAD SHADE STRUCTURE WITH VINES AND SEATING



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JOB NUMBER: 2103  
DRAWN BY: Author  
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SCALE: SEE PLAN

TITLE:  
RESIDENTIAL COURTYARD  
ENLARGEMENT

SHEET:

**L-4**

PRELIMINARY - Not for Construction -



TREES



ARBUTUS UNEDO 'MARINA' / STRAWBERRY TREE



GINGKO BILOBA 'AUTUMN GOLD' / MAIDENHAIR TREE



QUERCUS AGRIFOLIA / COAST LIVE OAK



CITRUS LIMON 'MEYER IMPROVED' / MEYER LEMON



PUNICA GRANATUM 'SMITH' / ANGEL RED POMEGRANITE

SMALL FRUIT TREES



BOUGAINVILLEA SP.



HARDENBERGIA VIOLACEA / PURPLE VINE LILAC



JASMINUM POLYANTHUM / PINK JASMINE



TRACHELOSPERMUM JASMINOIDES / STAR JASMINE VINE

VINES

ACCENT TREES



CERCIS OCCIDENTALIS / WESTERN REDBUD



CORNUS KOUSA



OLEA EUROPAEA 'WILSONII' / FRUITLESS OLIVE



TIBOUCHINA URVILLEANA / PRINCESS FLOWER



ULMUS P. 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM

LARGE SHRUBS



ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE



LAURUS NOBILIS / BAY LAUREL



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN KOHUHU



PODOCARPUS GRACILIOR / FERN PODOCARPUS



RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY



ROMNEYA COULTERI / MATILIJA POPPY



CHONDROPETALUM TECTORUM / CAPE RUSH



FESTUCA RUBRA 'MOLATE' / RED FESCUE



IRIS 'PACIFIC COAST HYBRID' / PACIFIC COAST HYBRID IRIS



MIMULUS 'JELLY BEAN GOLD' / JELLY BEAN GOLD MONKEYFLOWER



MUHLENBERGIA RIGENS / DEER GRASS

STORMWATER PLANTING

MEDIUM SHRUBS, GRASSES, AND PERENNIALS



ACACIA COGNATA 'COUSIN ITT' / LITTLE RIVER WATTLE



AGAVE ATTENUATA / FOXTAIL AGAVE



BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMMA



CARPENTERIA CALIFORNICA 'ELIZABETH' / ELIZABETH BUSH



LIMONIUM PEREZII / SEA LAVENDER



LOMANDRA LONGIFOLIA 'BREE' / DWARF MAT RU:



PEROVSKIA ATRIPLICIFOLIA / 'DENIM N LACE' RUSSIAN SAGE



PITTOSPORUM 'HEELERS DWARF' / VARF MOCK ORANGE



POLYSTICHUM MUNITUM / WESTERN SWORD FERN

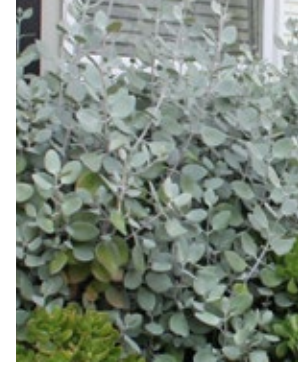
SMALL SHRUBS, GRASSES, AND PERENNIALS



CALAMAGROSTIS FOLIOSA / MENDOCINO REED GRASS



CENTRANTHUS RUBER / RED VALERIAN



KALANCHOE BRACTEATA / SILVER SPOONS



LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / ENGLISH LAVENDER



PENSTEMON 'MARGARITA BOP' / PENSTEMON

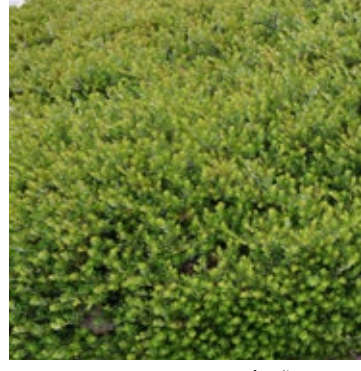


SALVIA 'WENDY'S WISH' / WENDY'S WISH SAGE



STIPA ICHU / PERUVIAN FEATHER GRASS

GROUNDCOVER



ARCTOSTAPHYLOS REPENS / PMC MANZANITA



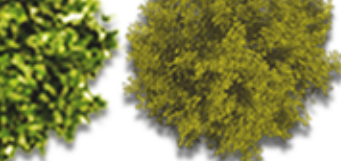

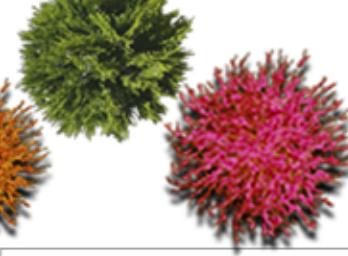
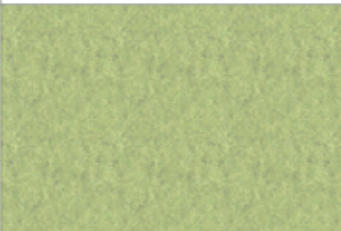



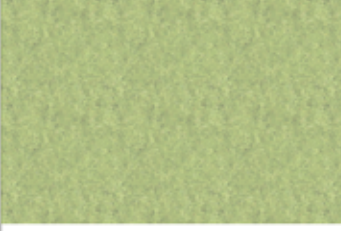






CAREX DIVULSA / BERKELEY SEDGE



CEANOTHUS THY. V. GRISEUS 'YANKEE POINT' / WILD LILAC



SARCOCOCCA HUMILIS / HIMALAYAN SWEET BOX

PRELIMINARY PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS	
MEDIUM / LARGE TREES							
	ARBUTUS MARINA	STRAWBERRY TREE	36" BOX	PER PLAN	Y	VL	
	GINGKO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	PER PLAN		L	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	PER PLAN	Y	VL	
SMALL FRUIT TREES							
	CITRUS LIMON 'MEYER IMPROVED'	MEYER LEMON	24" BOX	PER PLAN		M	
	PUNICA GRANATUM 'SMITH'	ANGEL RED POMEGRANITE	15 GAL	PER PLAN		L	
SMALL / MEDIUM ACCENT TREES							
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L	
	CORNUS KOUSA	KOUSA DOGWOOD	24" BOX	PER PLAN		M	
	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	36" BOX	PER PLAN		L	
	TIBOUCHINA URVILLEANA	PRICESS FLOWER	24" BOX	PER PLAN		M	
	ULMUS P. 'EMERALD SUNSHINE'	EMERALD SUN. ELM	24" BOX	PER PLAN		L	
LARGE SHRUBS							
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	5'-0" OC		L	
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	Y	L	
	LAURUS NOBILIS	BAY LAUREL	15 GAL	6'-0" OC		L	
	PITTOSPORUM TENUIFOLIUM	SILVER SHEEN	5 GAL	5'-0" OC		M	
	PODOCARPUS GRACILIOR	FERN PODOCARPUS	15 GAL	4'-0" OC		L	
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL	7'-0" OC	Y	L	
	ROMNEYA COULTERI	MATILUJA POPPY	5 GAL	6'-0" OC	Y	L	
MEDIUM SHRUBS, GRASSES & PERENNIALS							
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC		L	
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC		L	
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3'-0" OC		L	
	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH 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	
	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	Y	L	
	SALVIA CLEVELANDII 'WINIFRED GILMAN'	CLEVELAND SAGE	5 GAL	4'-0" OC	Y	L	
	SALVIA LEUCANTHA 'SANTA BARBARA'	DWARF MEXICAN BUSH SAGE	1 GAL	3'-0" OC		L	
	SALVIA ROSMARINUS 'TUSCAN BLUE'	ROSEMARY	1 GAL	4'-0" OC		L	
SMALL SHRUBS, GRASSES & PERENNIALS							
	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GAL	2'-0" OC	Y	M	
	CENTRANTHUS RUBER 'COCCINEUS'	RED VALERIAN	1 GAL	2'-0" OC		L	
	KALANCHOE BRACTEATA	SILVER SPOONS	5 GAL	3'-0" OC		L	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	1 GAL	1'-6" OC		L	
	PENSTEMON 'MARGARITA BOP'	PENSTEMON MARGARITA BOP	1 GAL	1'-6" OC	Y	L	
	SALVIA 'WENDY'S WISH'	WENDY'S WISH SAGE	1 GAL	2'-0" OC		L	
	STIPA ICHU	PERUVIAN FEATHER GRASS	1 GAL	1'-6" OC		L	
VINES							
	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		M	
	PANDOREA JASMINOIDES 'ROSEA SUPERBA'	BOWER VINE	5 GAL	PER PLAN		M	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE VINE	5 GAL	PER PLAN		M	
GROUNDCOVER							
	ARCTOSTAPHYLOS X REPENS	PMC MANZANITA	1 GAL	4'-0" OC	Y	L	
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	Y	L	
	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT WILD LILAC	1 GAL	5'-0" OC	Y	L	
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	5'-0" OC	Y	L	
	SARCOCOCCA H. VAR HUMILIS	HIMILAYAN SWEET BOX	1 GAL	3'-0" OC		L	
	ZAUSCHNERIA 'SELECT MATTOLE'	HUMBOLDT COUNTY FUCHSIA	1 GAL	2'-0" OC	Y	L	
STORMWATER PLANTING							
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC		L	
	FESTUCA RUBRA 'MOLATE'	MOLATE RED FESCUE	1 GAL	2'-0" OC	Y	L	
	IRIS PCH SP.	PACIFIC COAST HYBRID IRIS	1 GAL	2'-0" OC	Y	L	
	MIMULUS 'JELLY BEAN GOLD'	JELLY BEAN GOLD MONKEYFLOWER	1 GAL	2'-0" OC	Y	L	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	Y	L	

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ALAMEDA, CA 94501

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ISSUE DATE: 09/15/21

SCALE: SEE PLAN

TITLE:

PLANT LEGEND AND  
IMAGERY

SHEET:

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PRELIMINARY - Not for Construction -



LANDSCAPE DESIGN NOTES

1. 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 FEATURES.
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 RECOMMENDATIONS 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 6% 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.
10. 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

1. 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 6,000 SQUARE FEET, AND RESIDENTIAL IRRIGATED LANDSCAPES OF 6,000 SQUARE FEET OR GREATER. A LANDSCAPE WATER METER MAY BE EITHER:
- A. A CUSTOMER SERVICE METER DEPEGATED 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 6000 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.
11. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.
12. 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) 202-2014 LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.66 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 202-2014.
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.
15. 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 APPENIX B). THIS TABLE CAN ALSO ASSIST WITH THE IRRIGATION AUDIT AND PROGRAMMING THE CONTROLLER.

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

1. 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, REFLENISHING 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

1. 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. (I) IRRIGATION SCHEDULING SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS.
3. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 9:00 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 AREAS.
- 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);
- 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

1. 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 1.0.
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 § 4201 (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.

**PYATOK**

1611 TELEGRAPH AVE.  
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NO. | ISSUE | DATE

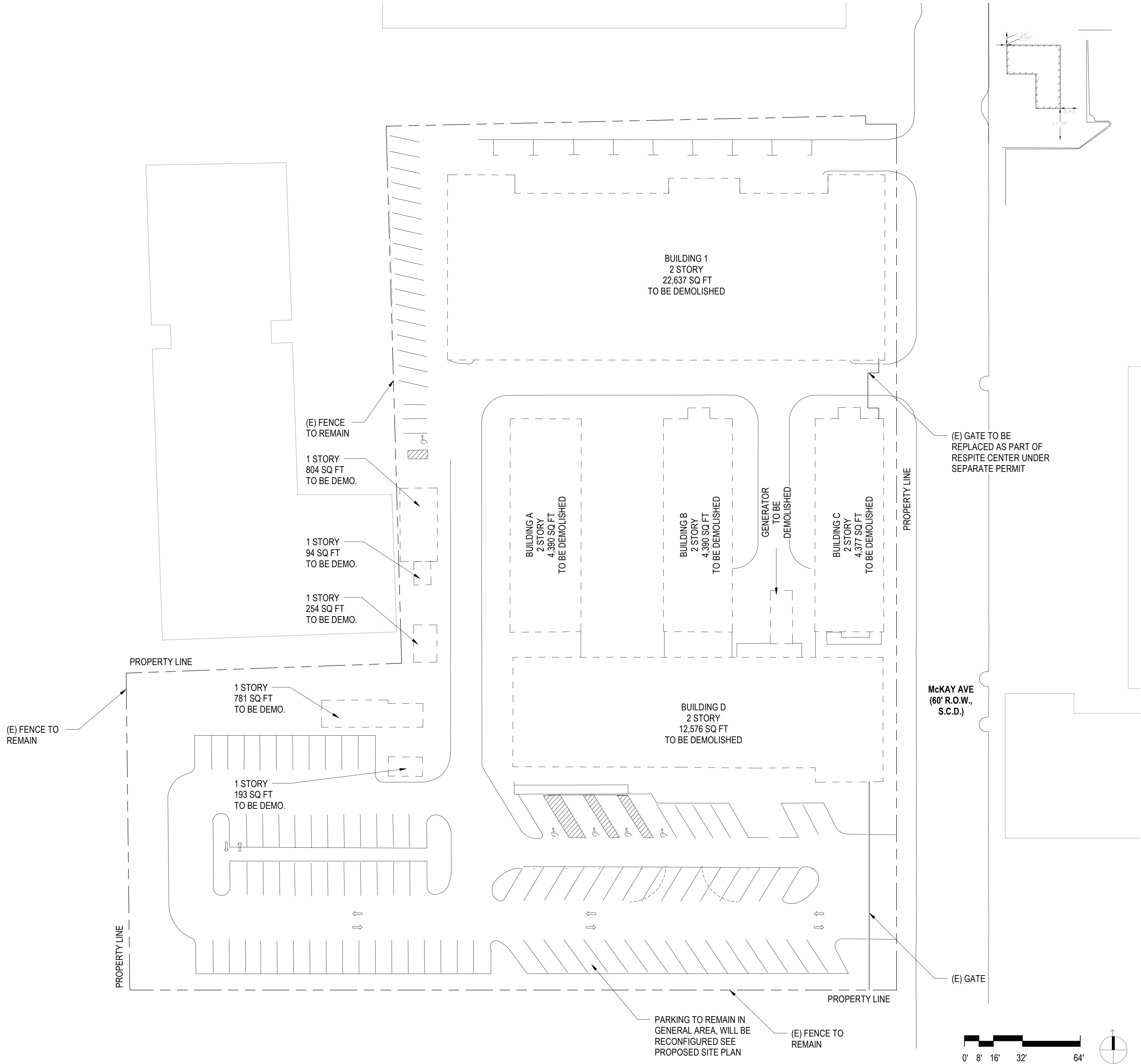
JOB NUMBER: 2103  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 09/15/21  
SCALE: SEE PLAN

TITLE:  
LANDSCAPE AND IRRIGATION NOTES

SHEET:

L-6





SITE PLAN - EXISTING ①  
1" = 30'-0"

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JOB NUMBER: 2103  
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CHECKED BY: Checker  
ISSUE DATE: 07/13/21  
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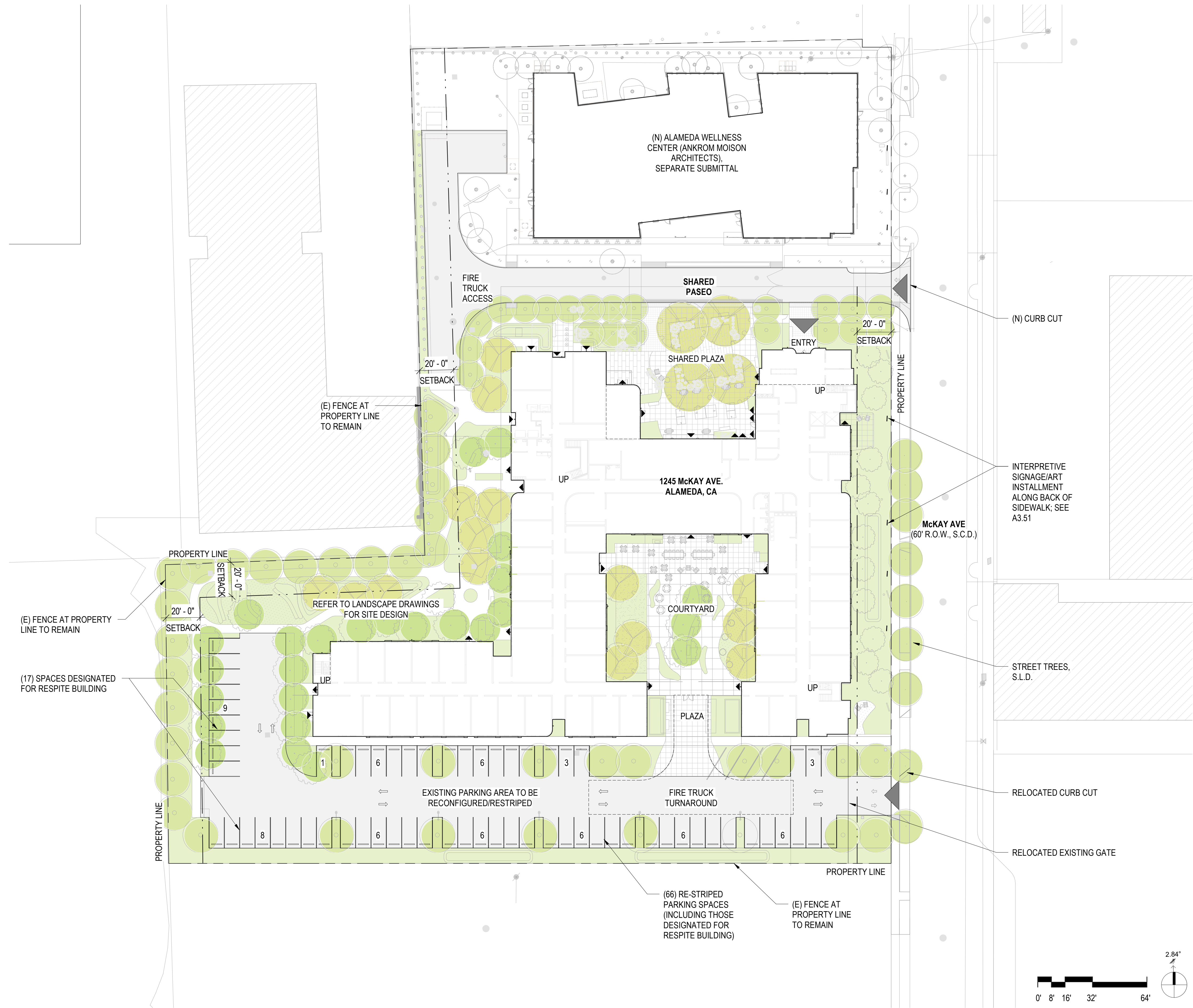
TITLE:  
**SITE PLAN - EXISTING**

SHEET:

**A1.00**

PRELIMINARY - Not for Construction -





SITE PLAN ①  
1" = 30'-0"

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JOB NUMBER: 2103  
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CHECKED BY: Checker  
ISSUE DATE: 04/09/21  
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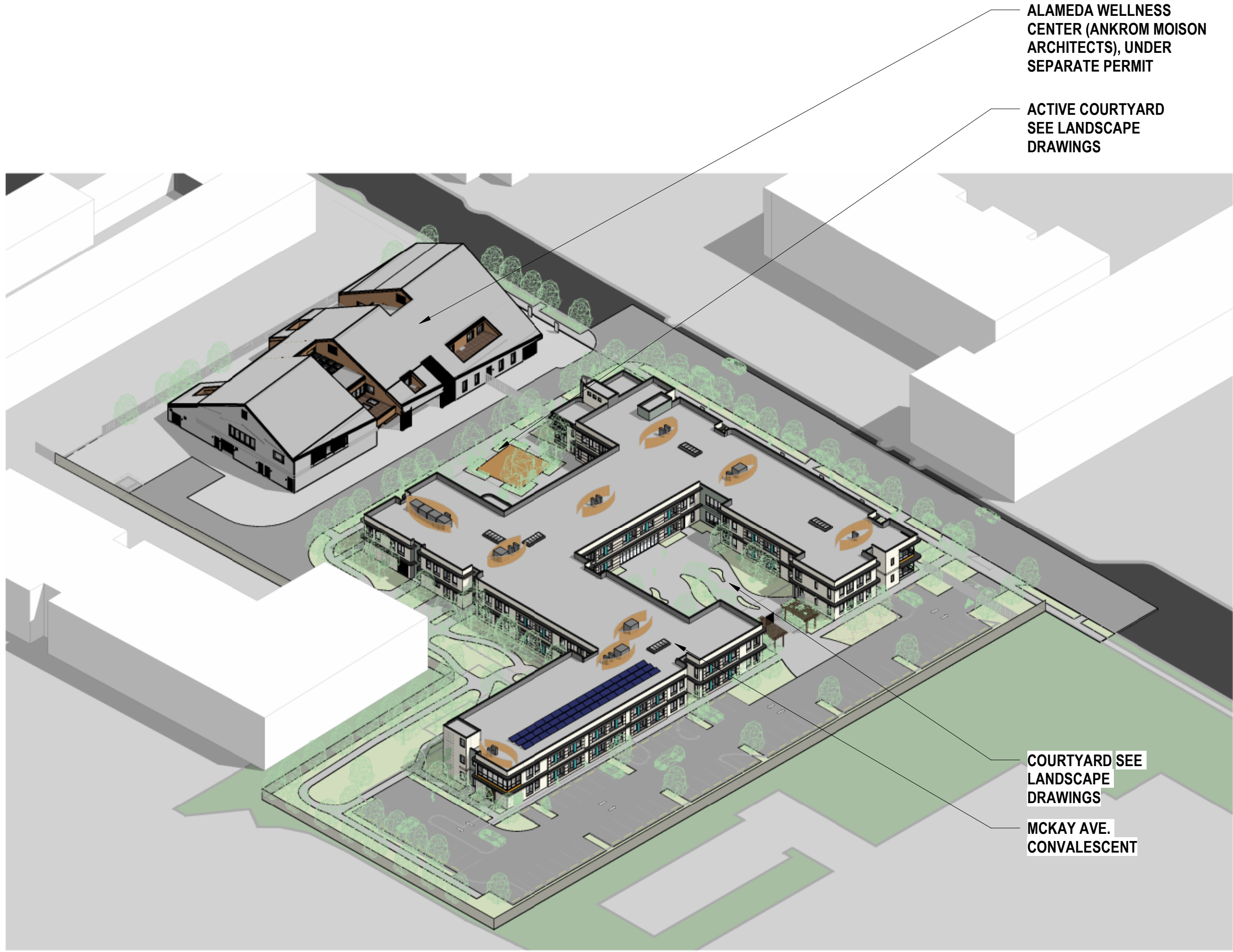
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**SITE PLAN - PROPOSED**

SHEET:

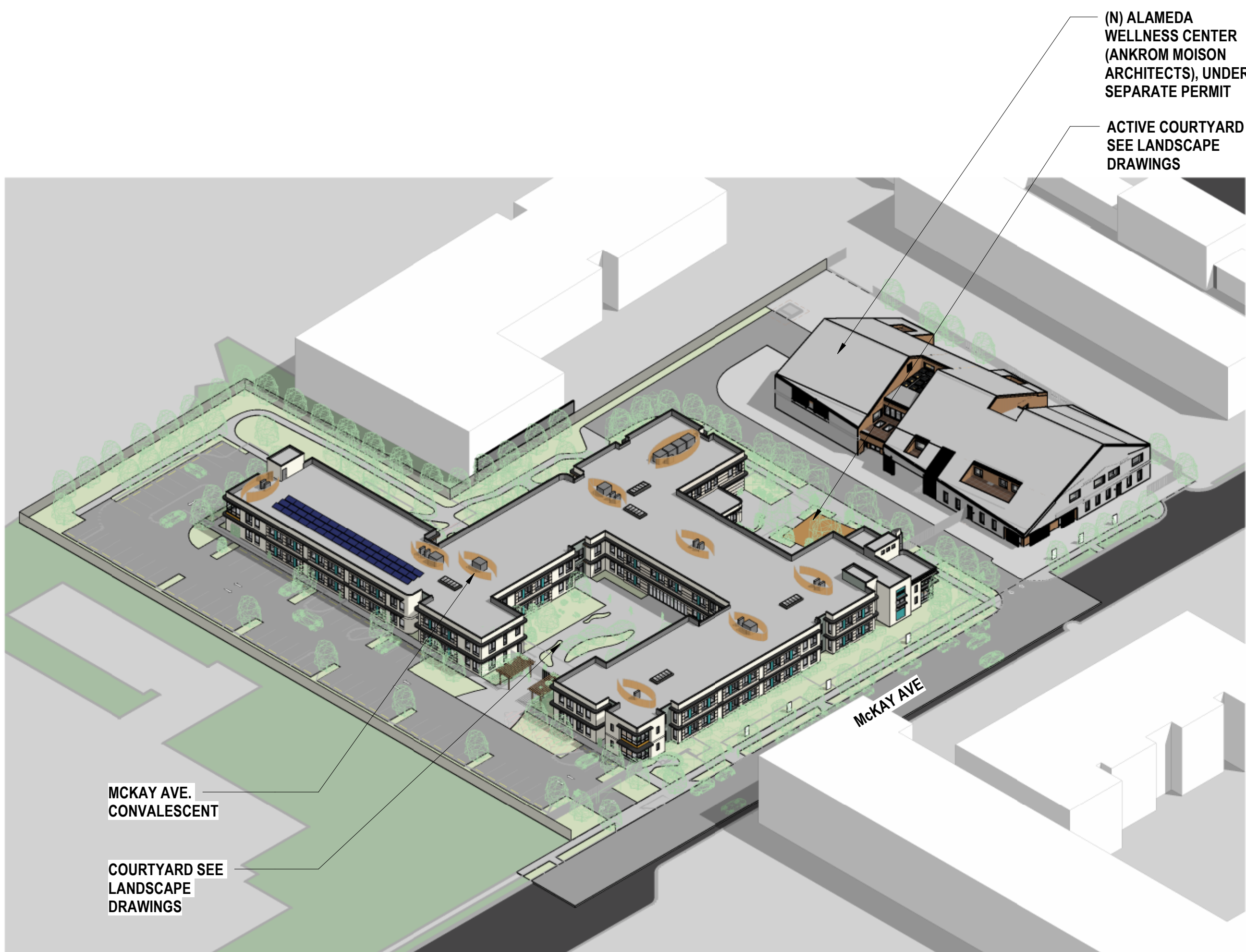
**A1.01**

PRELIMINARY - Not for Construction -

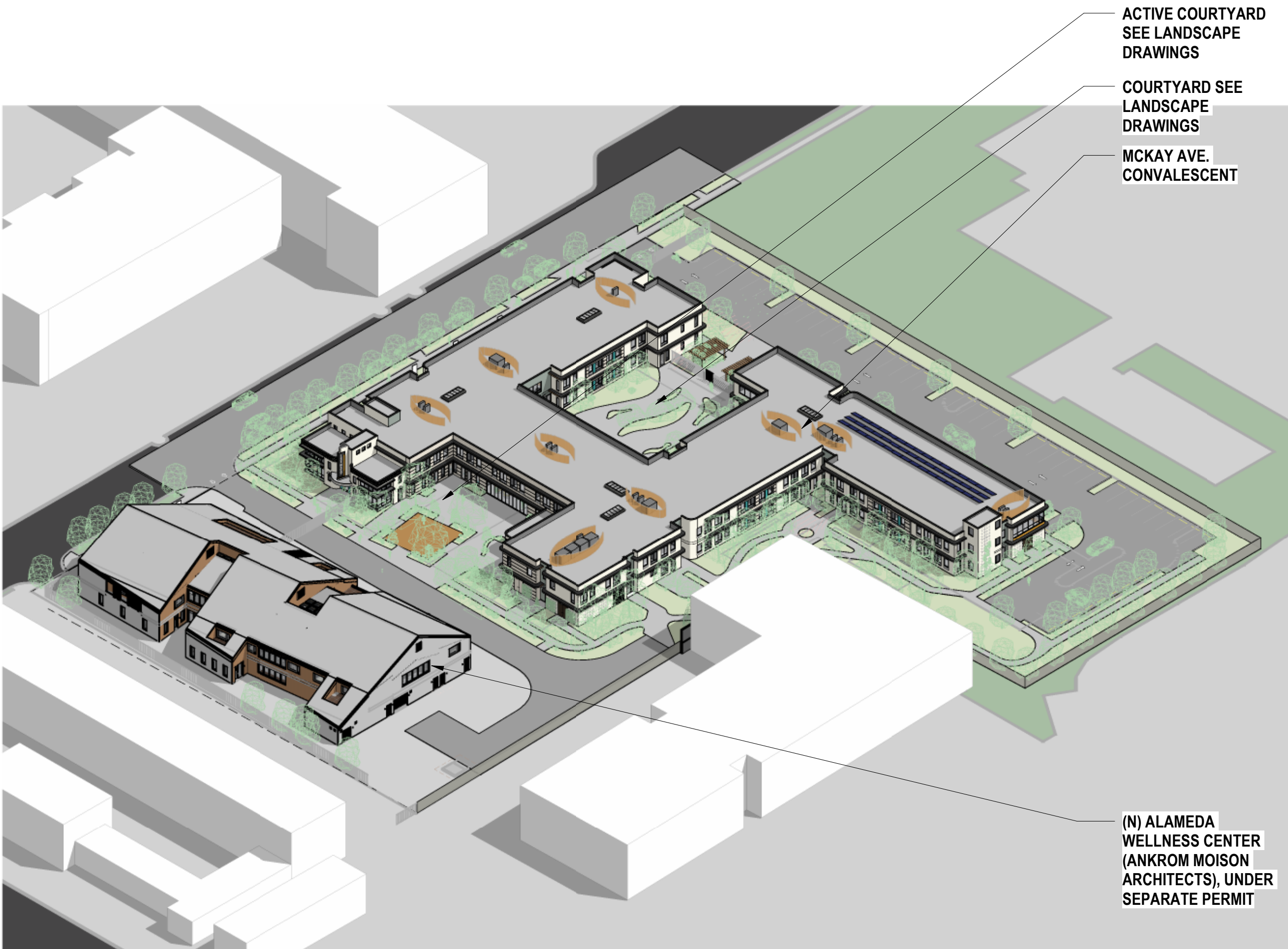




AXON VIEW 1 - SW CORNER ④



AXON VIEW 1 - SE CORNER ②



AXON VIEW 1 - NW CORNER ③



AXON VIEW 1 - NE CORNER ①

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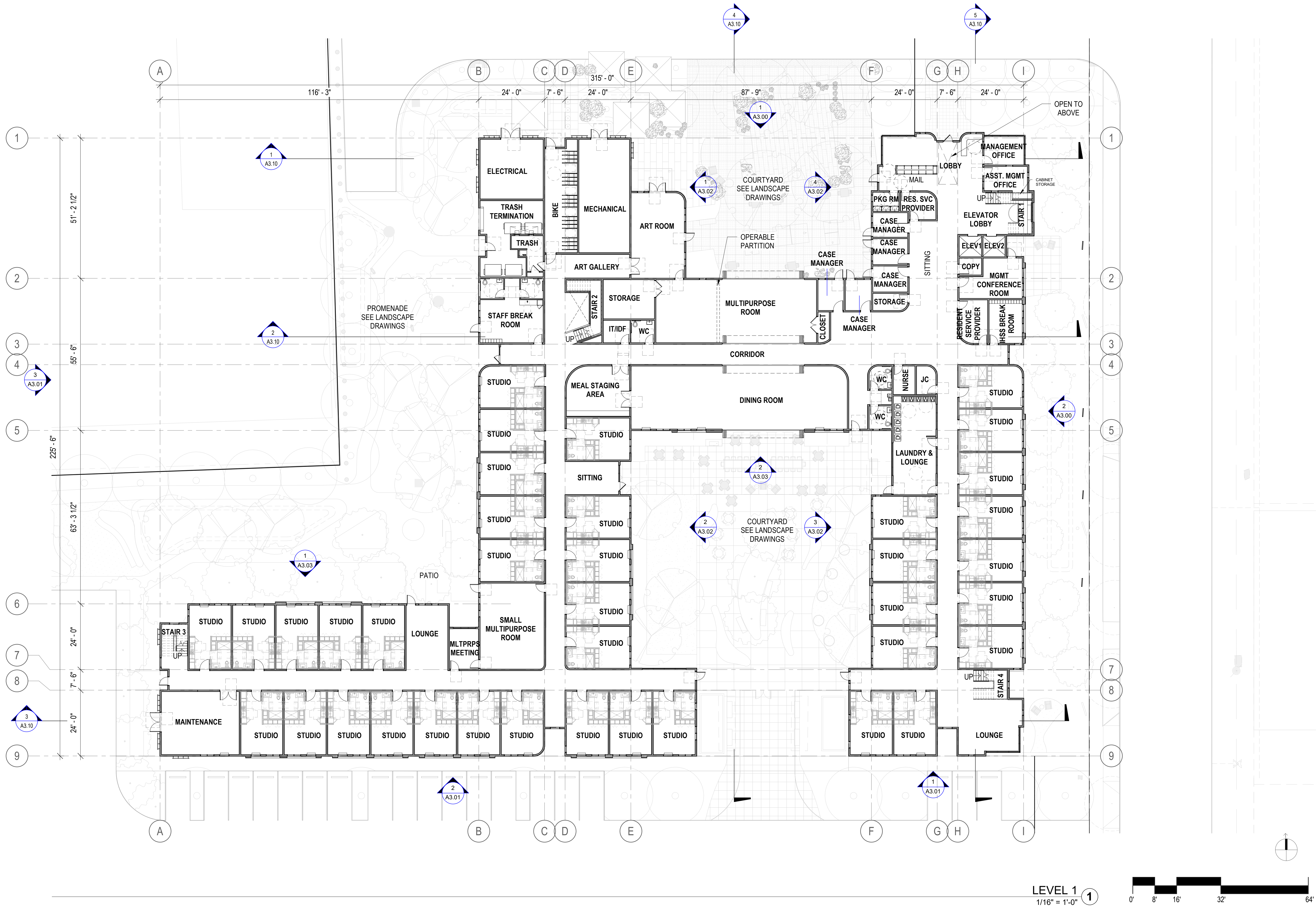
SCALE:  
TITLE:  
**AXON VIEWS**

SHEET:  
**A1.10**

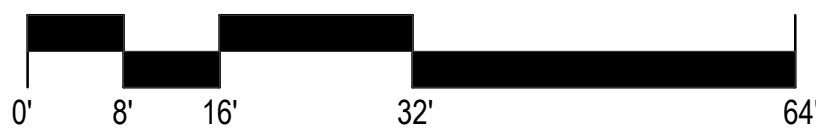
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LEVEL 1  
1/16" = 1'-0" 1



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ISSUE DATE: 05/25/21  
SCALE: 1/16" = 1'-0"  
TITLE:  
**LEVEL 1 PLAN**

SHEET:

**A2.01**

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ISSUE DATE: 05/25/21  
SCALE: 1/16" = 1'-0"  
TITLE:  
**LEVEL 2 PLAN**

SHEET:

**A2.02**

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ISSUE DATE:	05/25/21

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

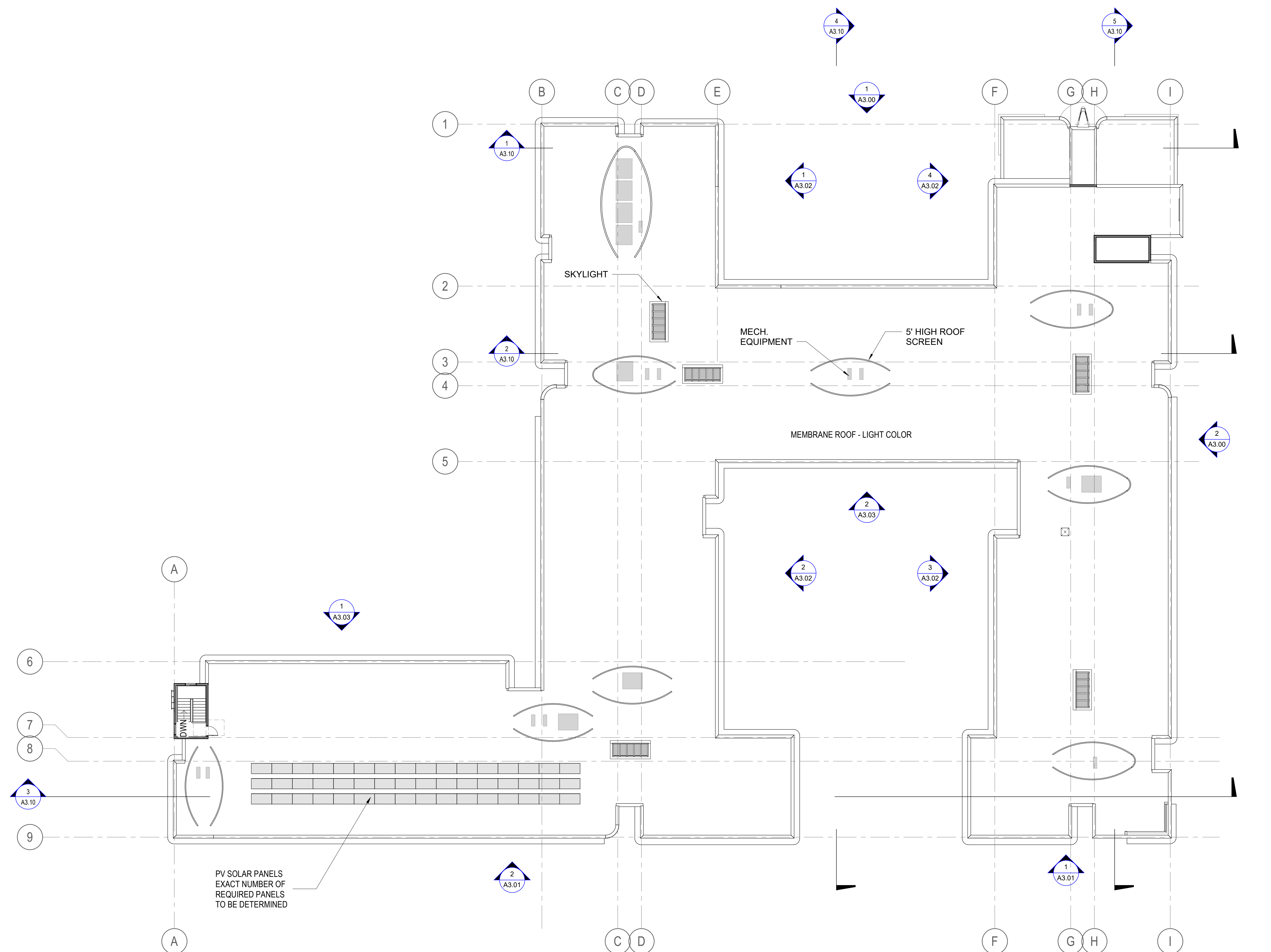
TITLE:  
**ROOF PLAN**

SHEET:

## A2.03

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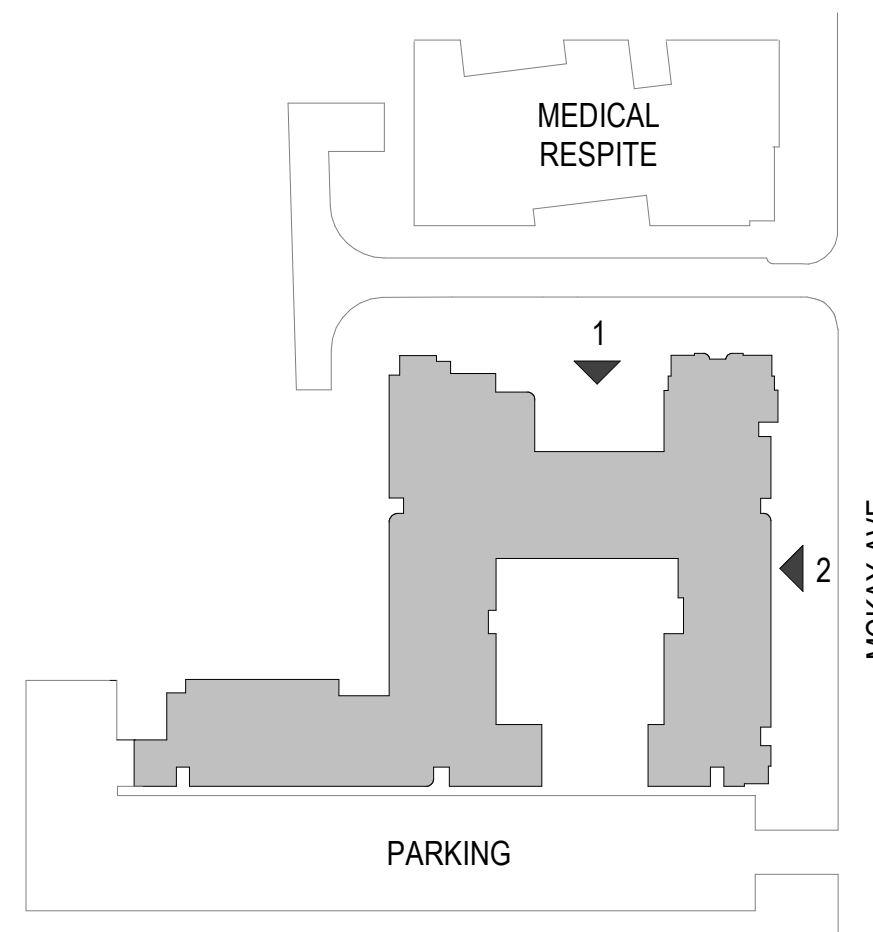
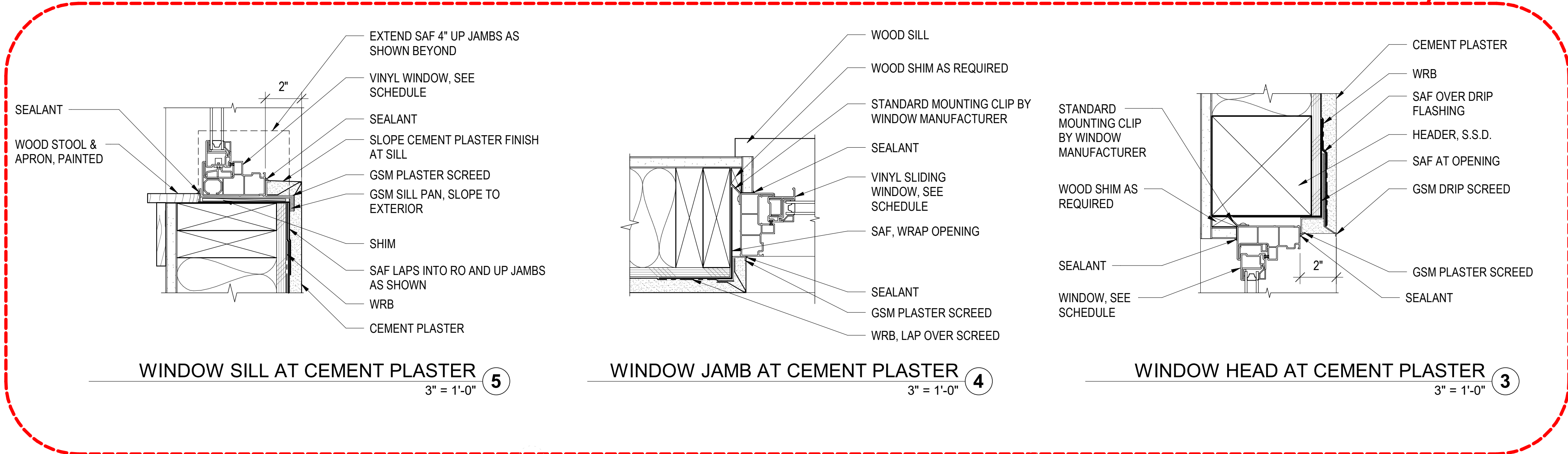
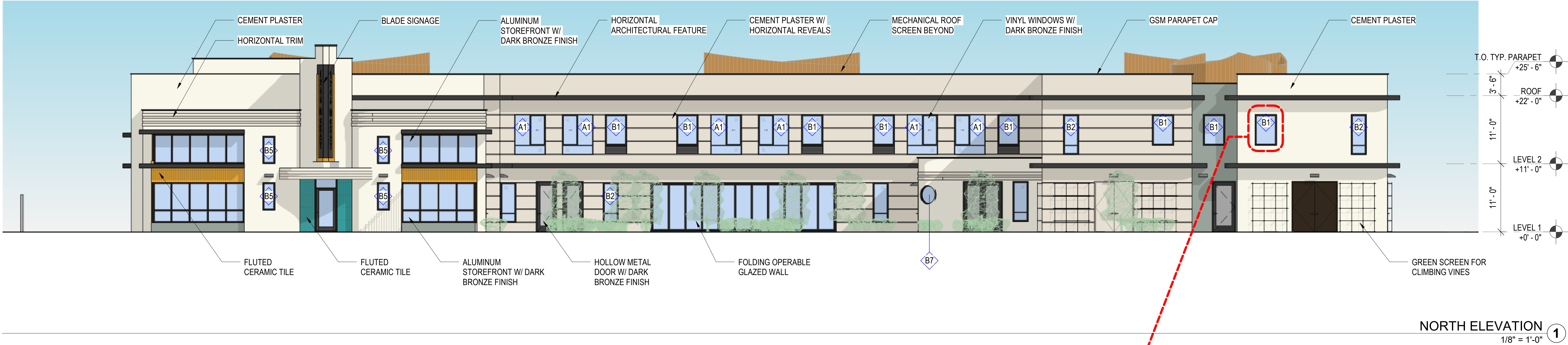
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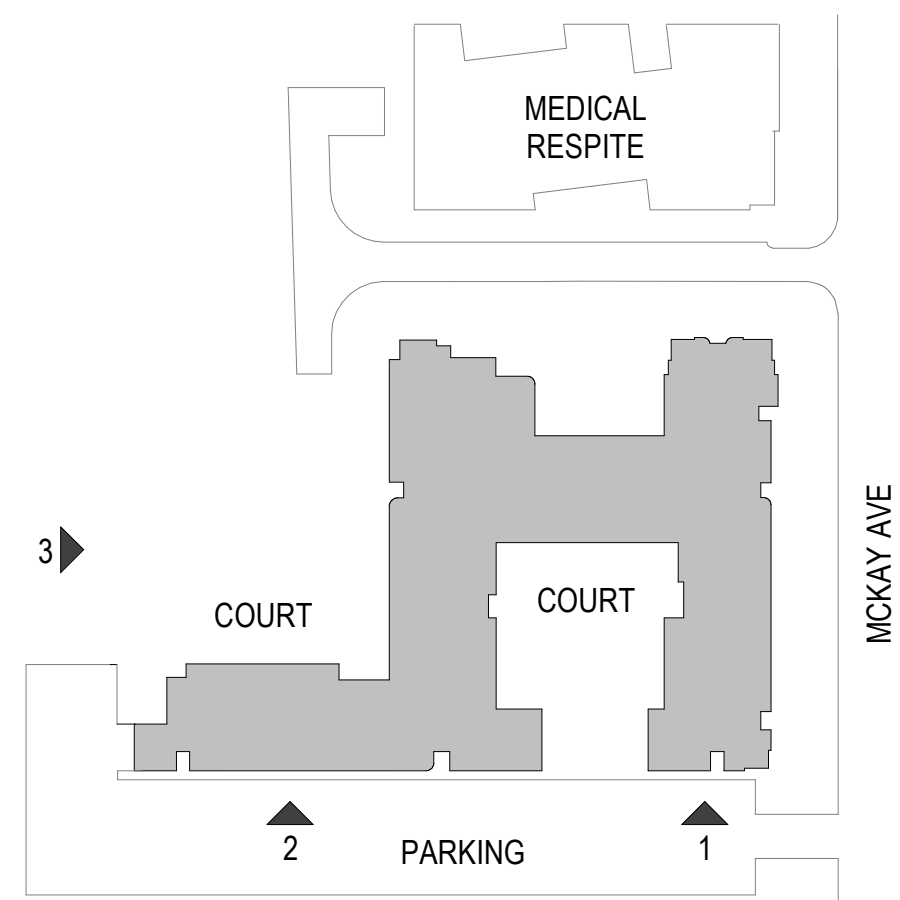
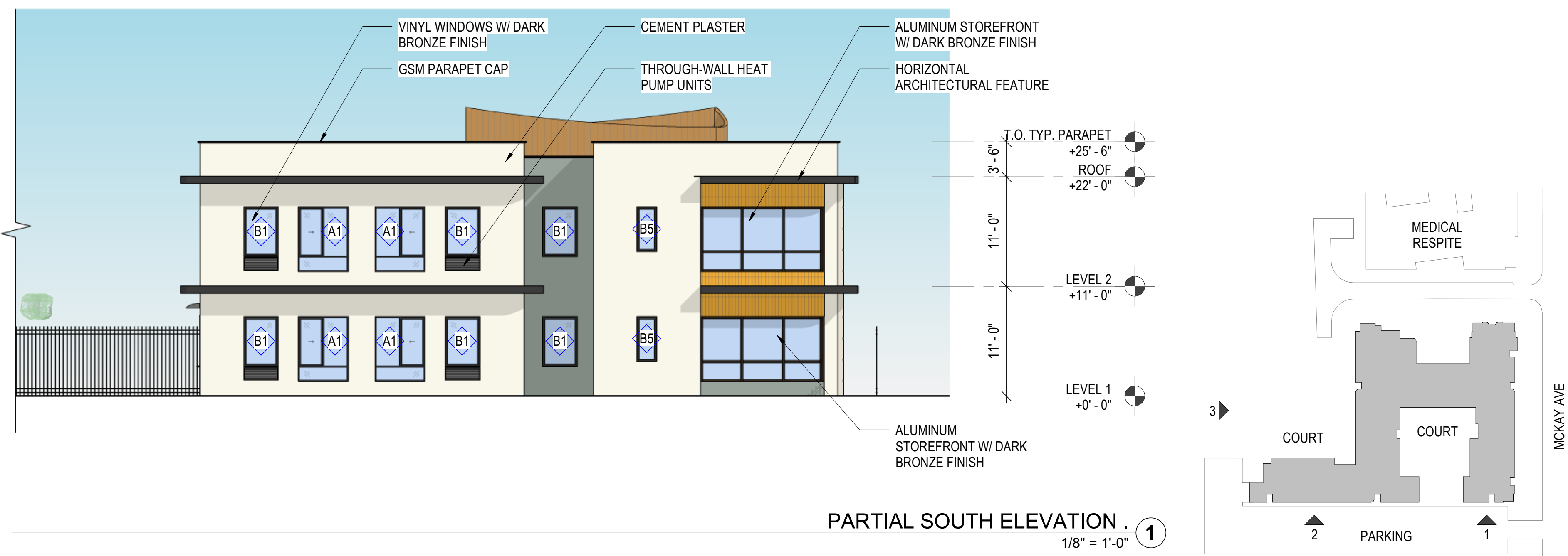
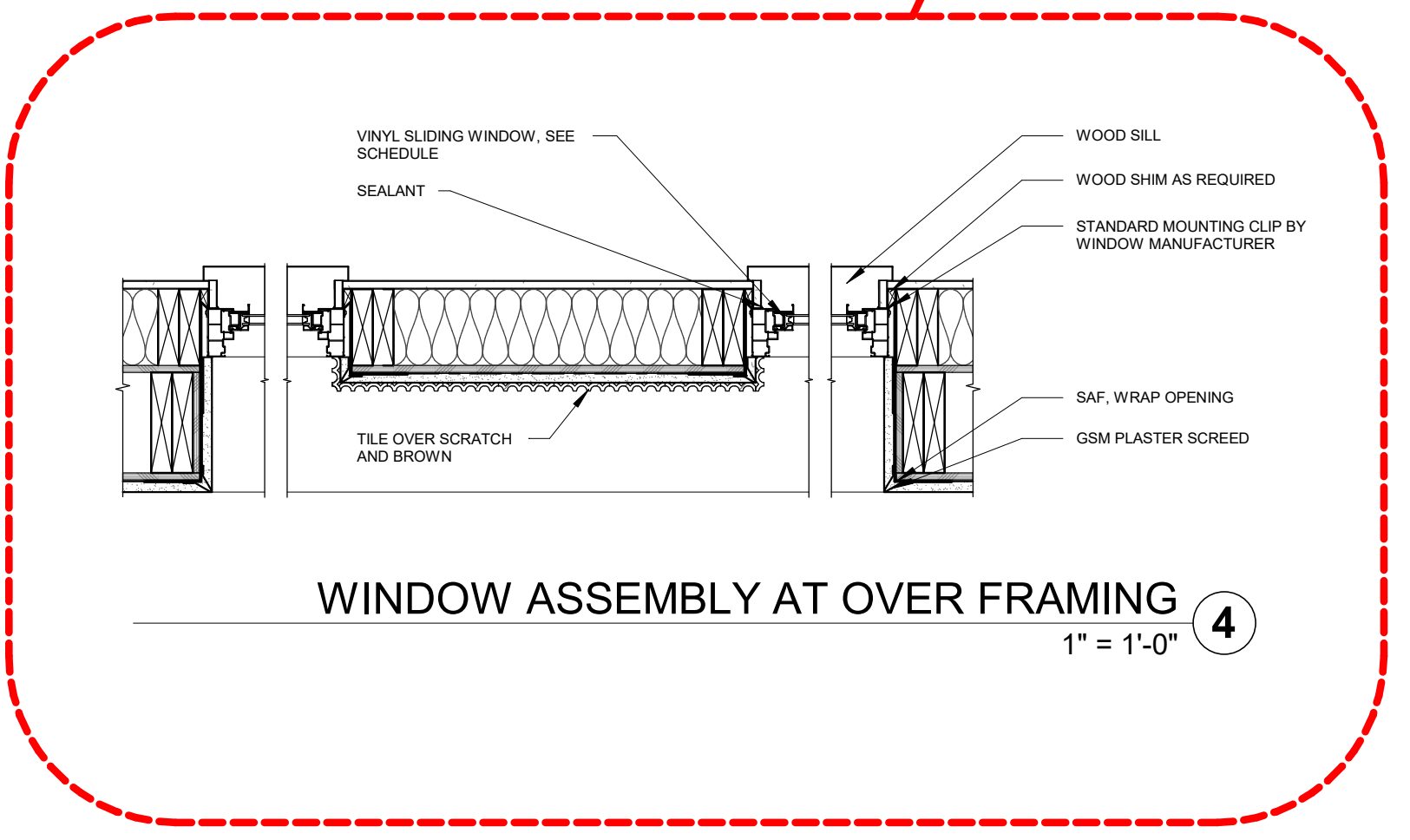
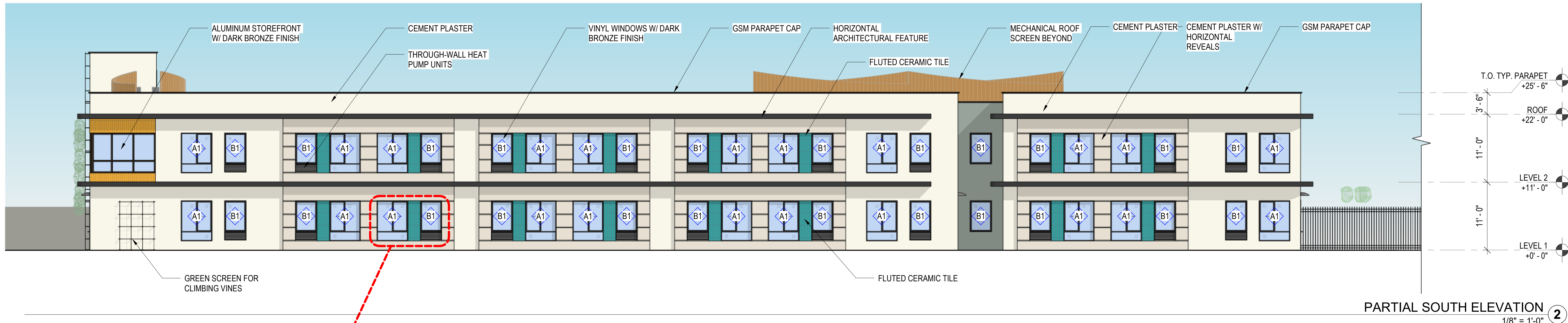
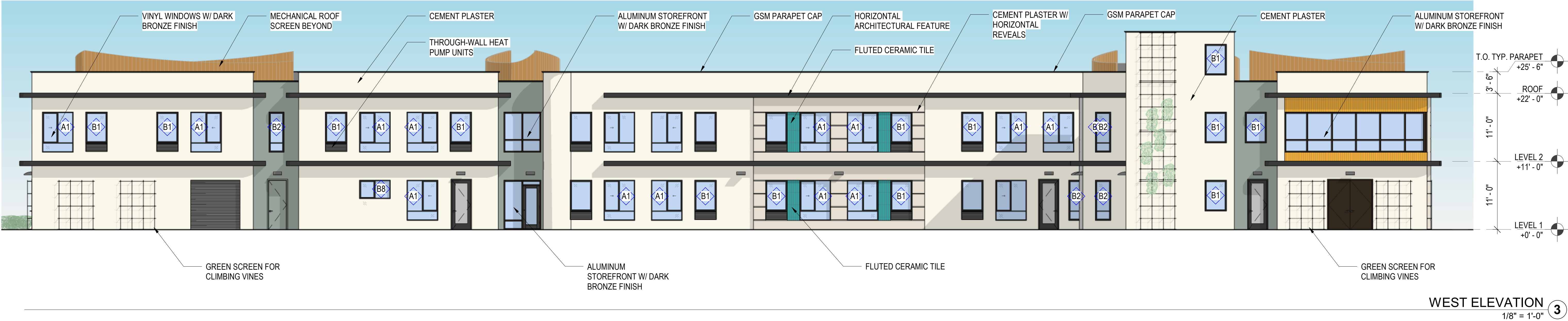
ROOF 1  
1/16" = 1'-0"











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SCALE: As indicated	
TITLE: BUILDING ELEVATIONS	
SHEET: A3.01	
PRELIMINARY - Not for Construction -	



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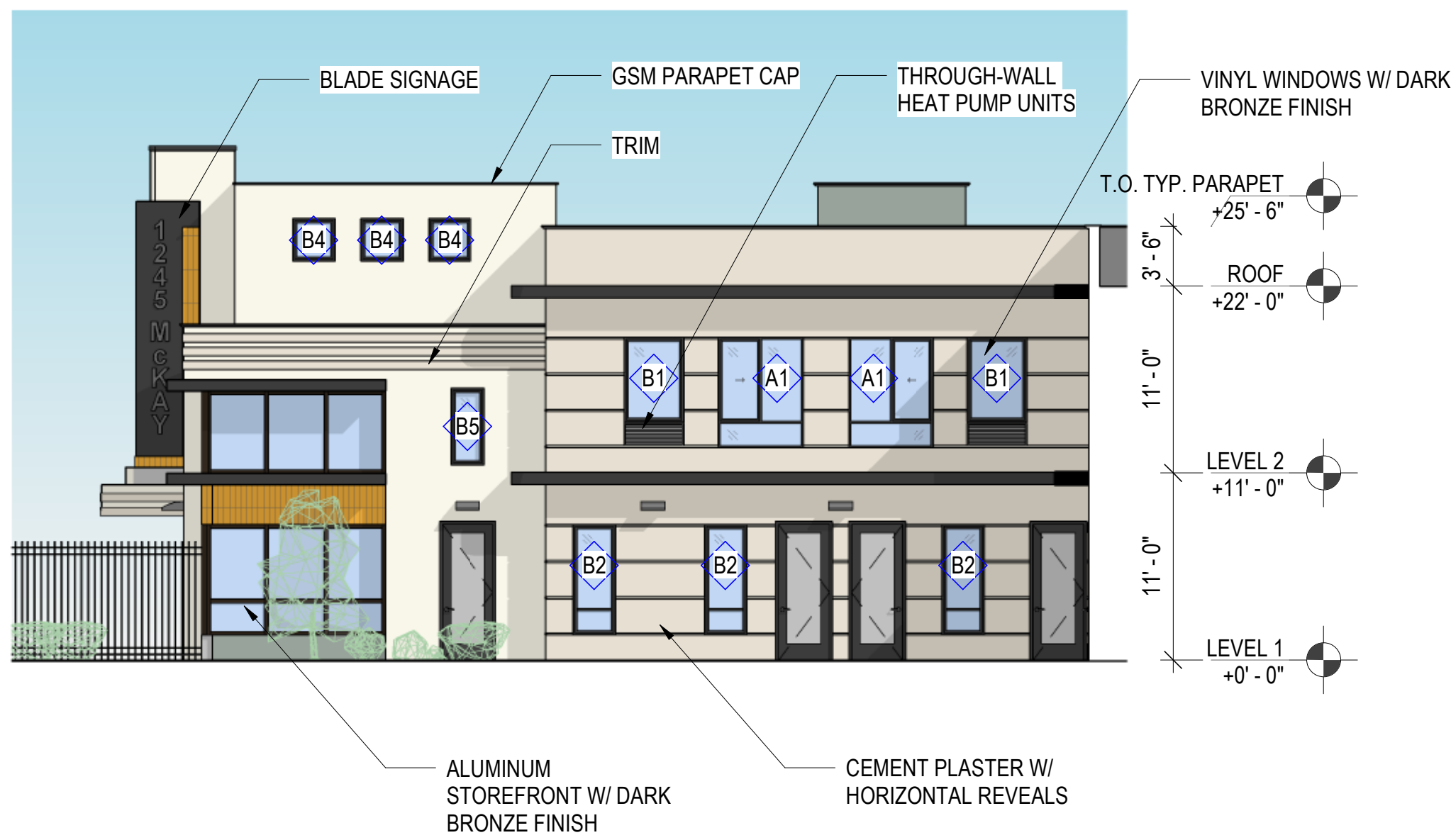
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BUILDING ELEVATIONS

SHEET:

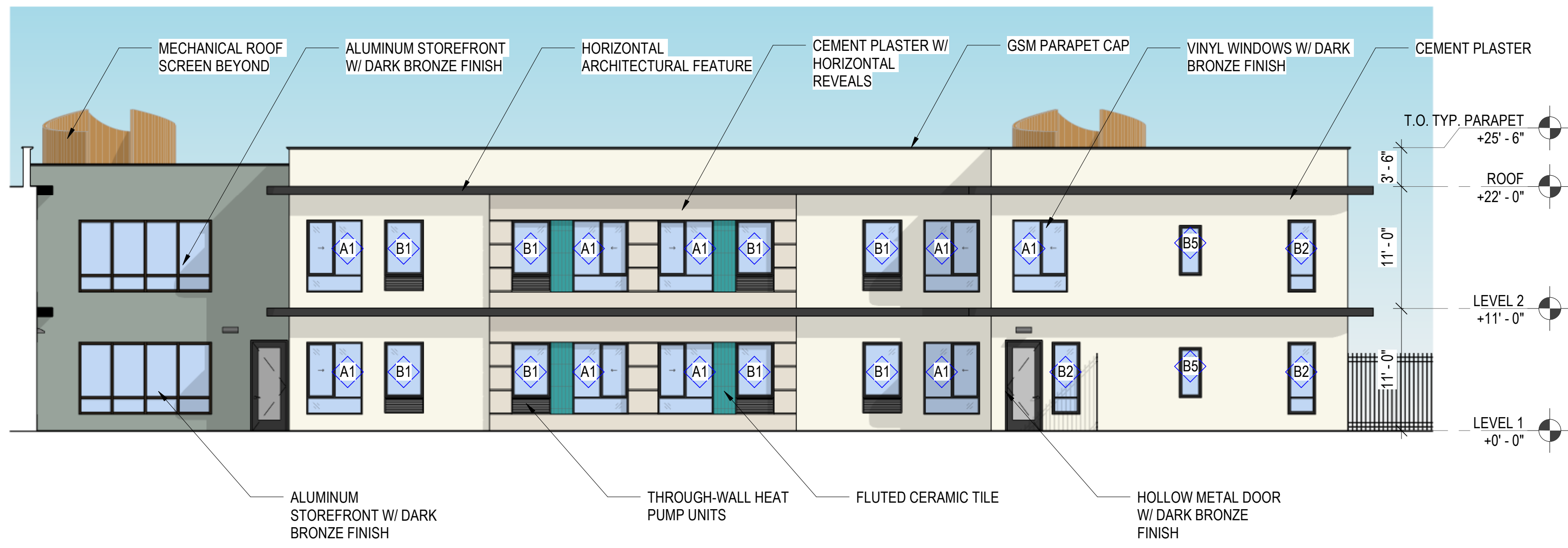
A3.02

PRELIMINARY - Not for Construction -

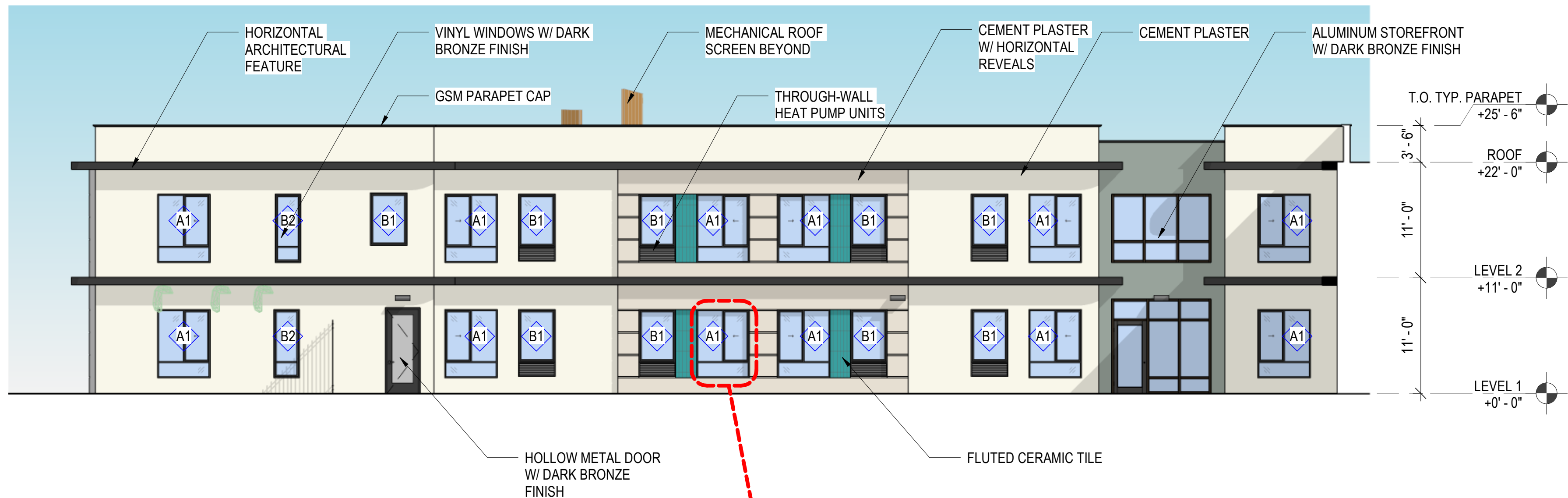
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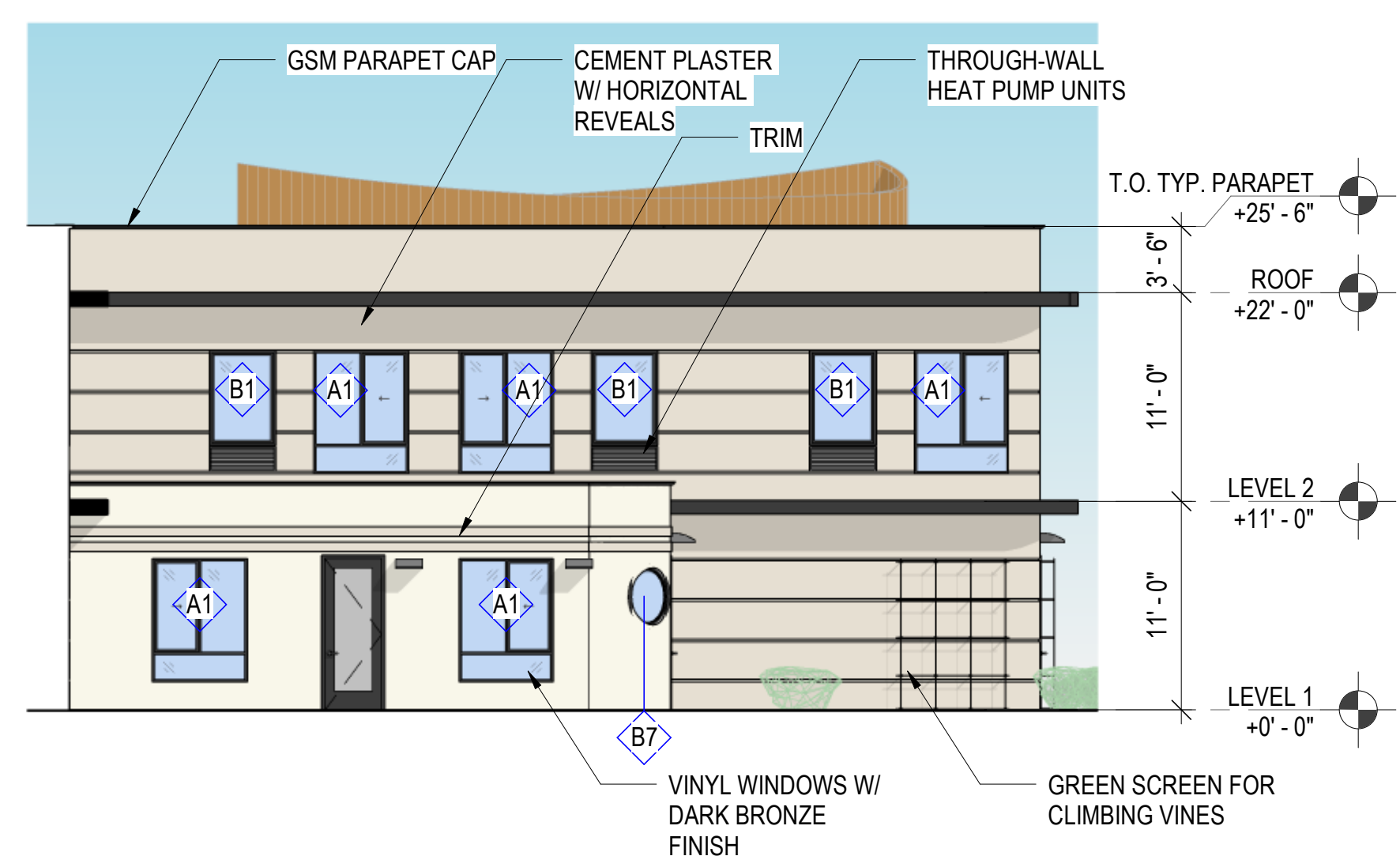
PARTIAL ELEVATION - ENTRY COURT - WEST ELEVATION 4  
1/8" = 1'-0"



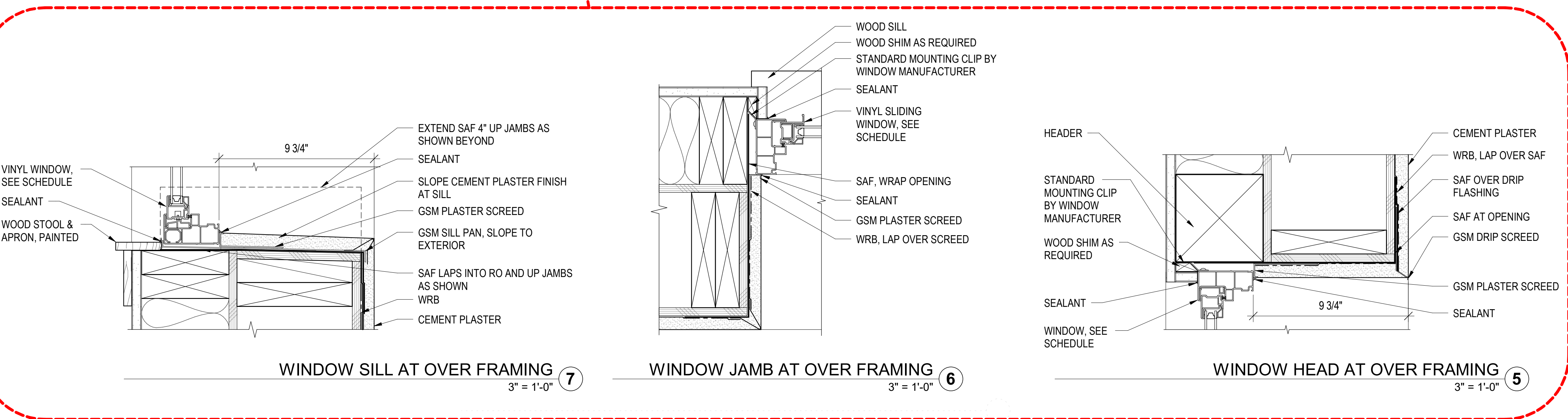
PARTIAL ELEVATION - COURTYARD - WEST ELEVATION 3  
1/8" = 1'-0"



COURTYARD - EAST ELEVATION 2  
1/8" = 1'-0"



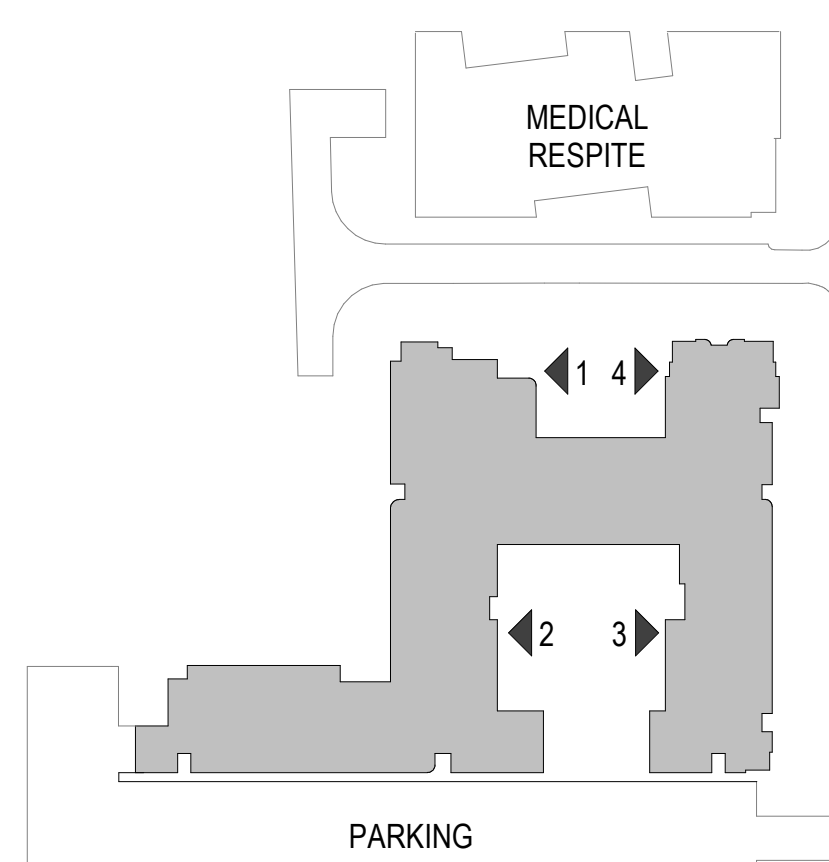
PARTIAL ELEVATION - ENTRY COURT - EAST ELEVATION 1  
1/8" = 1'-0"



WINDOW SILL AT OVER FRAMING 7  
3" = 1'-0"

WINDOW JAMB AT OVER FRAMING 6  
3" = 1'-0"

WINDOW HEAD AT OVER FRAMING 5  
3" = 1'-0"





WALL MOUNT CUT OFF LUMINAIRE ± 8' – 10'

PWS PureForm LED wall sconce  
wall mount – with Comfort Optics

Luminaire Accessories (order separately)

Mounting Accessories

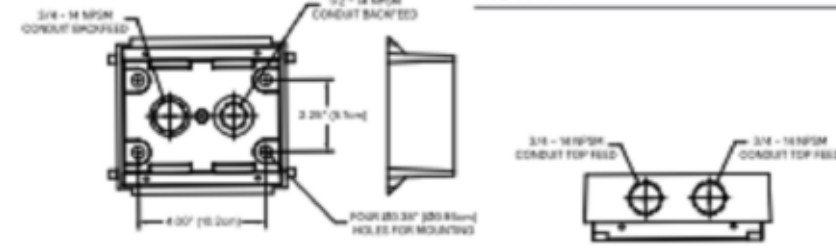
Wall Mount	Wall Mount Box for Surface Conduit Painted Black
PWS-W5-G2	

System accessories

Wireless system remote mount module	Wireless system remote mount module that allows connection to a Lighthouse system (sold by others). Remote module can be mounted to wall or pole with 1/2" size supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers.
Central Remote Motion Response	Used connected to Spectra main panel
M52-A-FV0-3	
M52-A-FV0-7	

Wireless system remote controller accessory

Wireless system offers a remote radio/sensor module that allows connection to a Lighthouse system (sold by others). Remote module can be mounted to wall or pole with 1/2" size supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers.



Dimensions



Luminaire weights

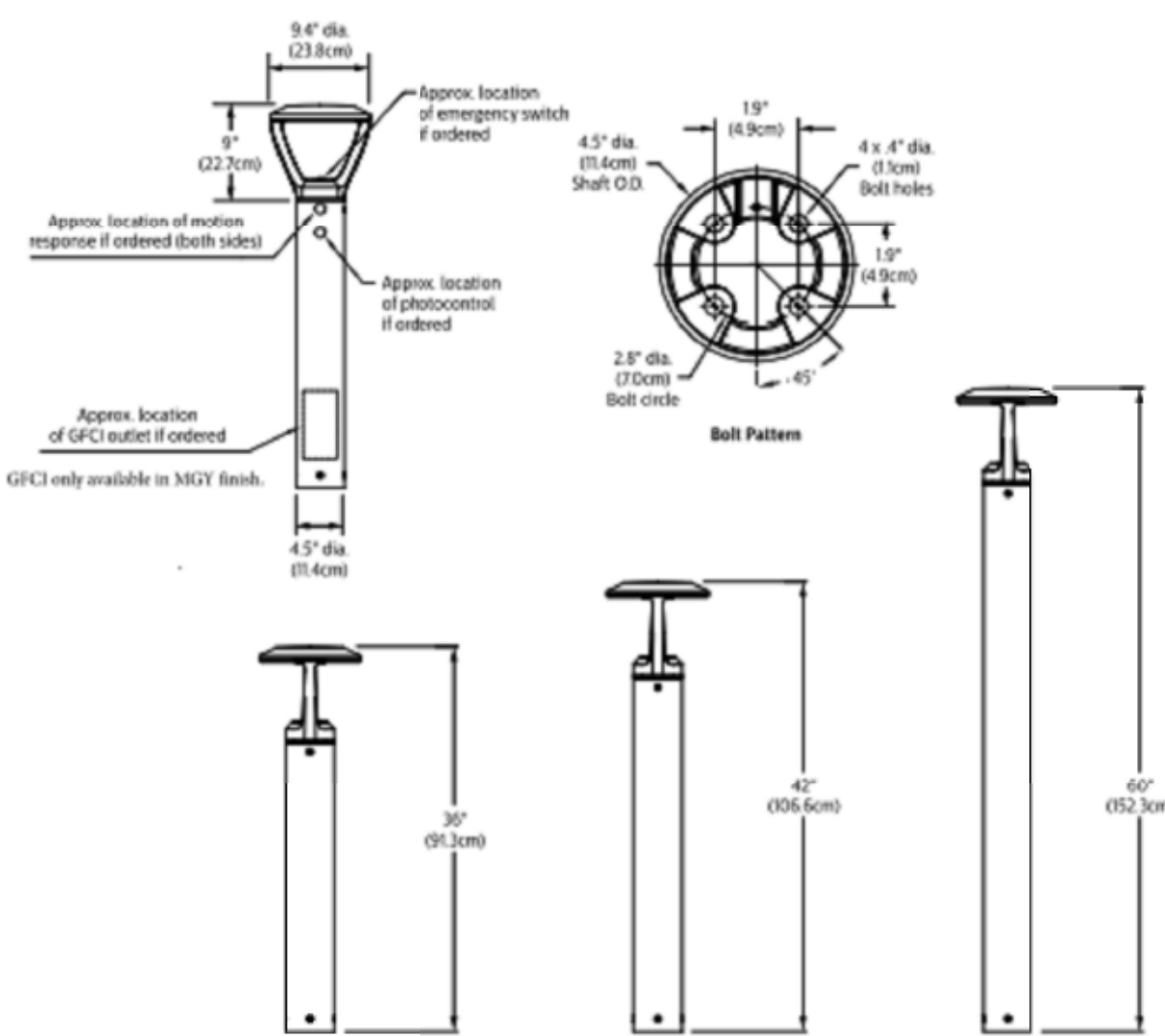
PureForm LED wall sconce PWS	Weight
Luminaire	20 lbs
Luminaire - EBP (EM battery pack)	22 lbs
Luminaire - EBPFC (EM battery pack cold weather)	25 lbs

PWS\_PureForm\_wall\_sconce\_comfort 05/20 page 2 of 6

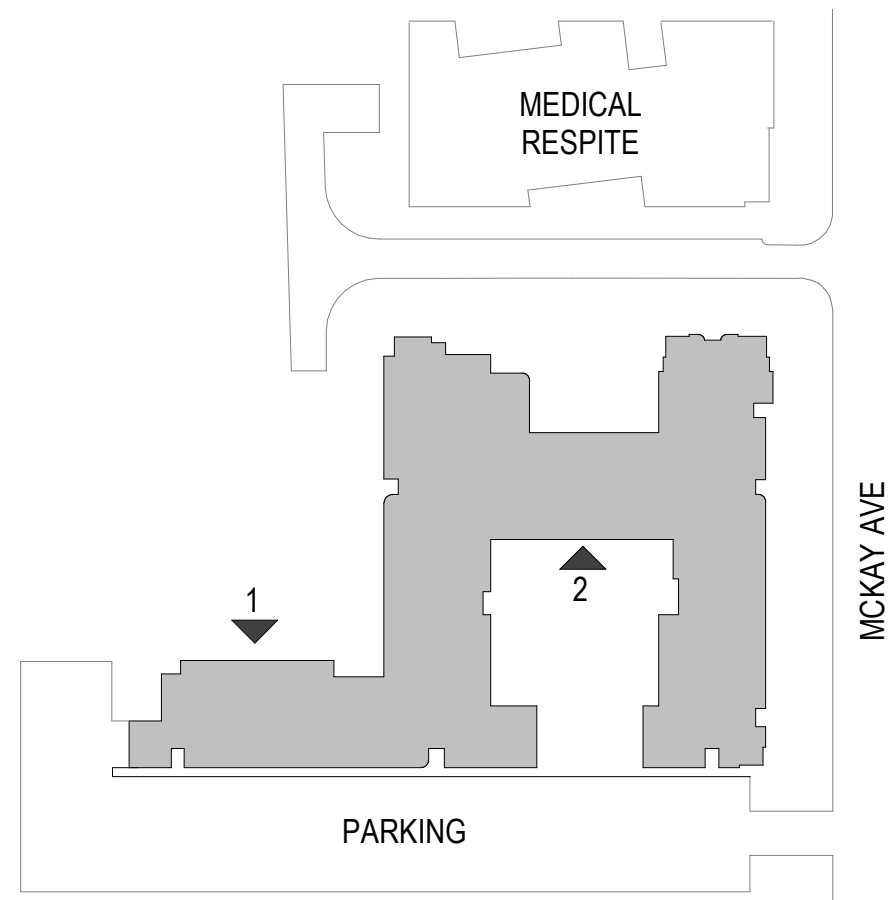
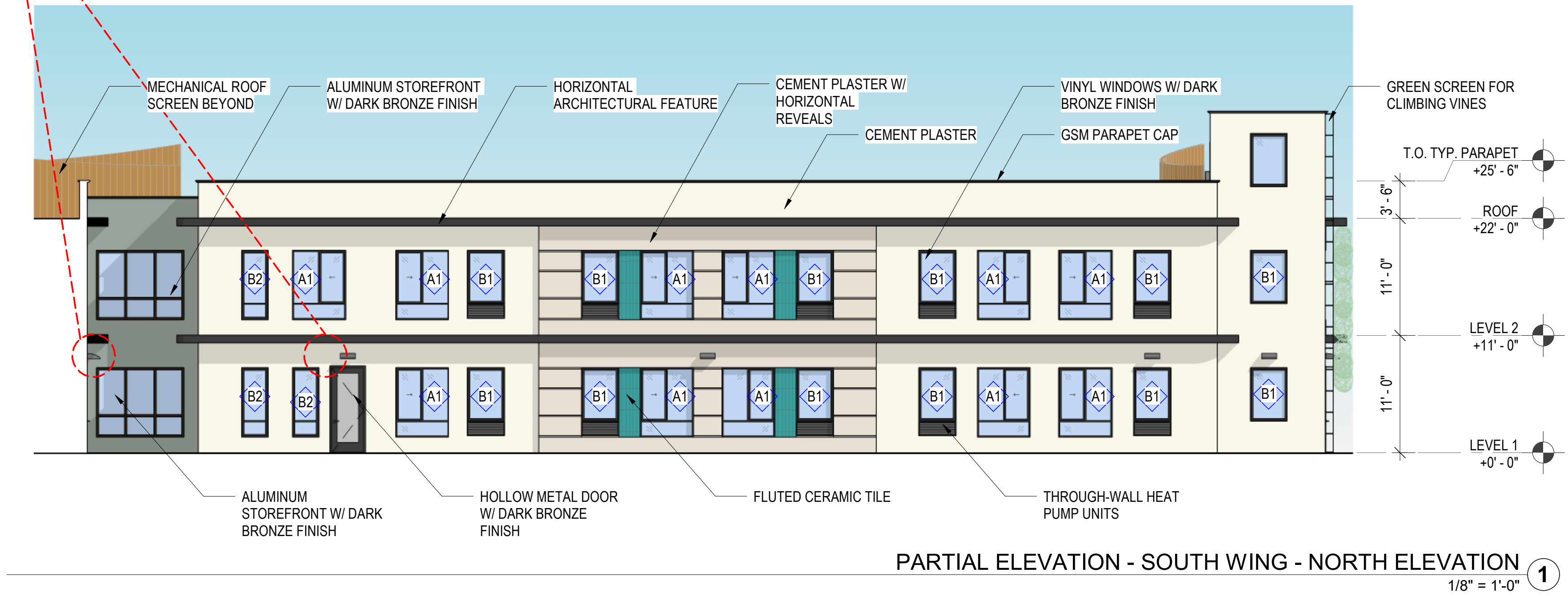
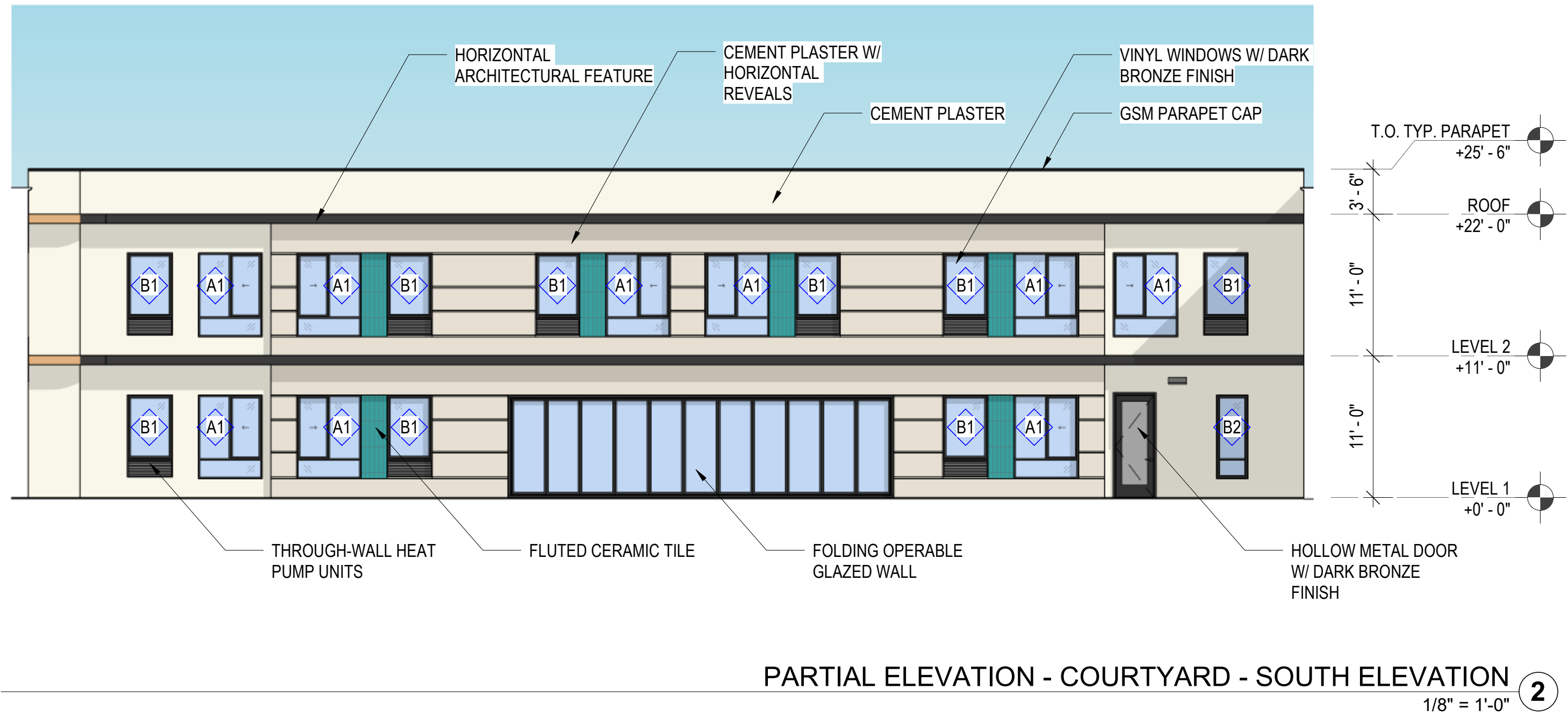
PBL PureForm LED bollard

Site & Area

Dimensions – bollard



PBL\_PureForm\_bollard 05/20 page 3 of 5



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Health Services For All Ages

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SCALE: As indicated

TITLE:  
**BUILDING ELEVATIONS**

SHEET:

**A3.03**

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TITLE:  
**BUILDING SECTIONS**

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**A3.10**

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SCALE: 1" = 100'-0"

TITLE:  
**RENDERED PERSPECTIVE VIEWS**

SHEET:

**A3.50**

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2 - RENDERED PERSPECTIVE - SOUTHEAST CORNER



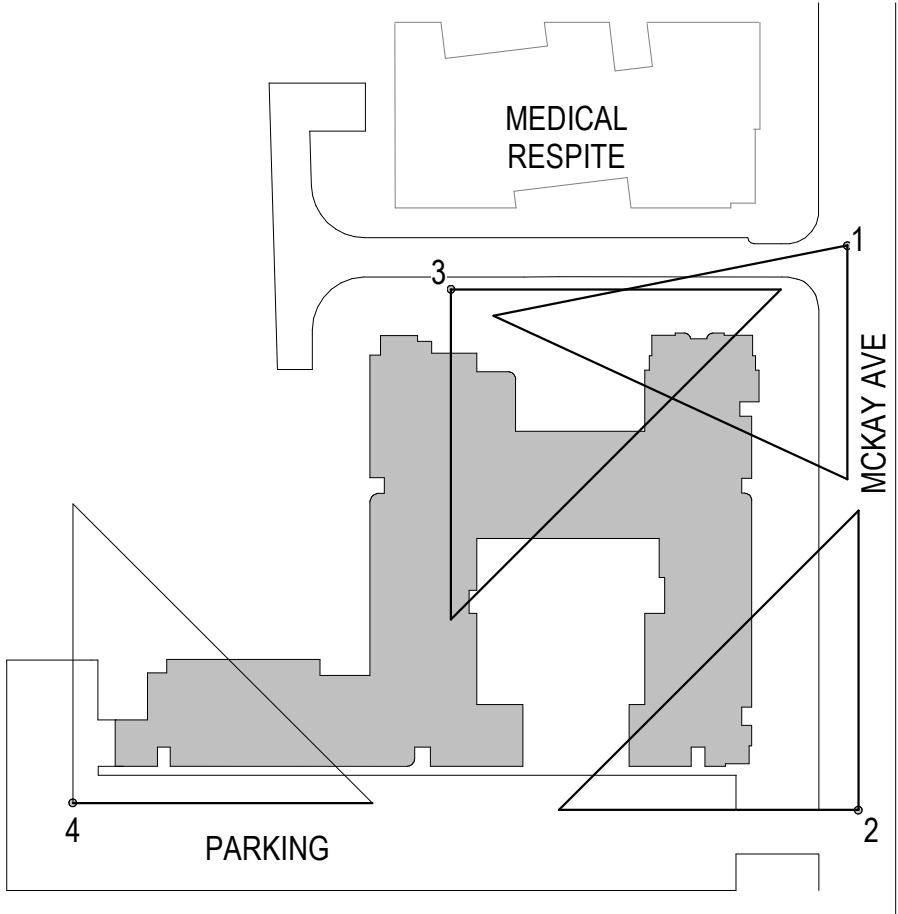
1 - RENDERED PERSPECTIVE - NORTHEAST CORNER



4 - RENDERED PERSPECTIVE - SOUTHWEST CORNER



3 - RENDERED PERSPECTIVE - ENTRY COURT





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DRAWN BY: Author  
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ISSUE DATE: 08/12/21  
SCALE: As indicated

TITLE:  
**RENDERED PERSPECTIVE VIEWS**

SHEET:

**A3.51**

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2 - RENDERED PERSPECTIVE - LOOKING NORTH



1 - RENDERED PERSPECTIVE - LOOKING SOUTH



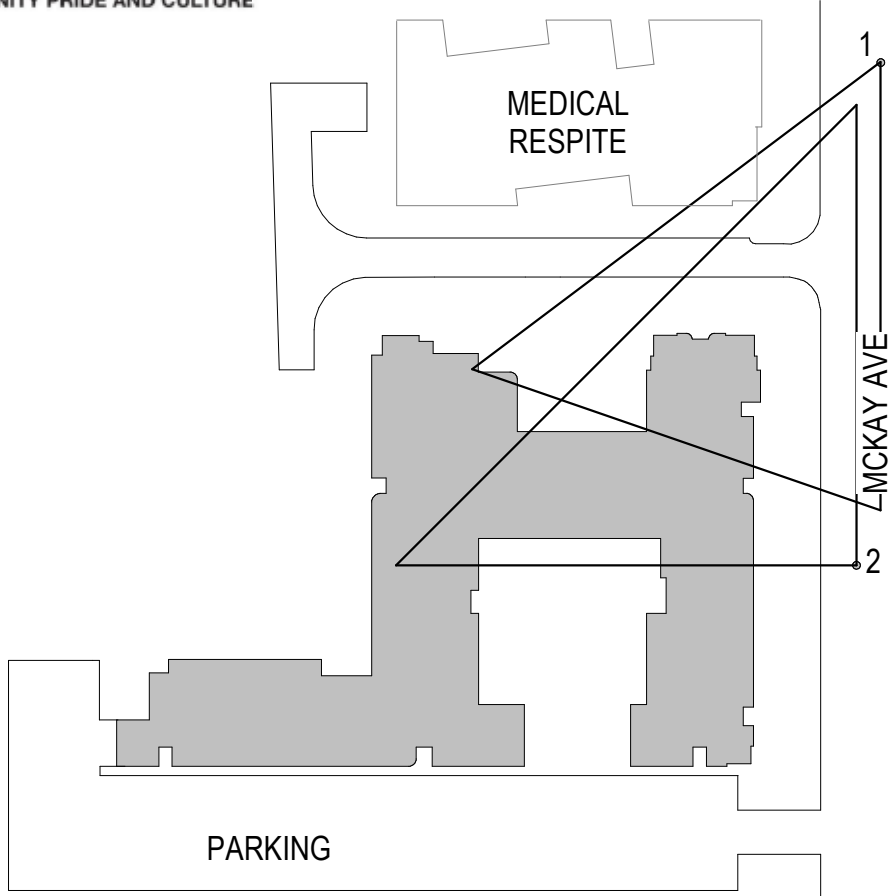
ELEVATION - MCKAY AVE  
1/16" = 1'-0" ①



INTERPRETIVE SIGNAGE AND ART EXAMPLES

INTERPRETATIVE SIGNAGE & ART  
KEY DESIGN & HISTORY ELEMENTS

- HIGHLIGHT and HONOR SIGNIFICANT EVENTS/TIME PERIODS THAT ARE PART OF THE SITE HISTORY
- ALLOW FOR VISITORS/PASSERS BY TO LEARN THE HISTORY
- ENHANCE and REFLECT THE ARTISTIC ELEMENTS OF THE BUILDINGS/SITES DESIGN
- BRING A SCULPTURAL DESIGN ELEMENT TO THE GROUNDS
- UTILIZE THE REQUIREMENT FOR A PUBLIC ART DISPLAY IN NEW CONSTRUCTION IN ALAMEDA
- DRIVE A SENSE OF COMMUNITY PRIDE AND CULTURE

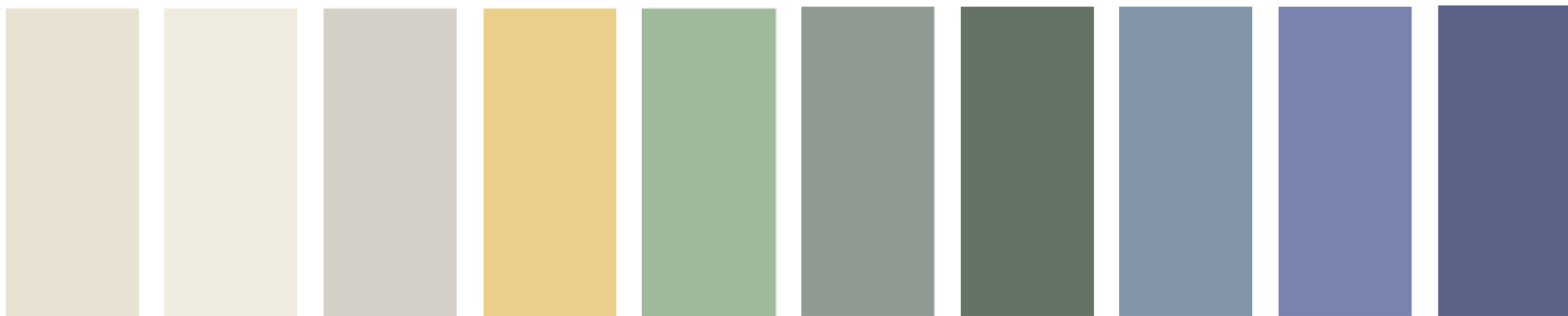




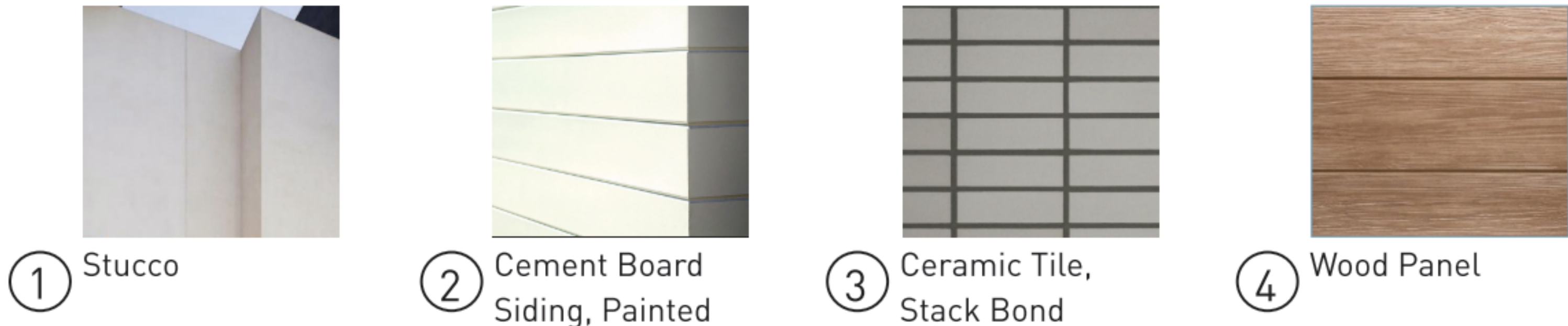
# EXTERIOR PERSPECTIVES



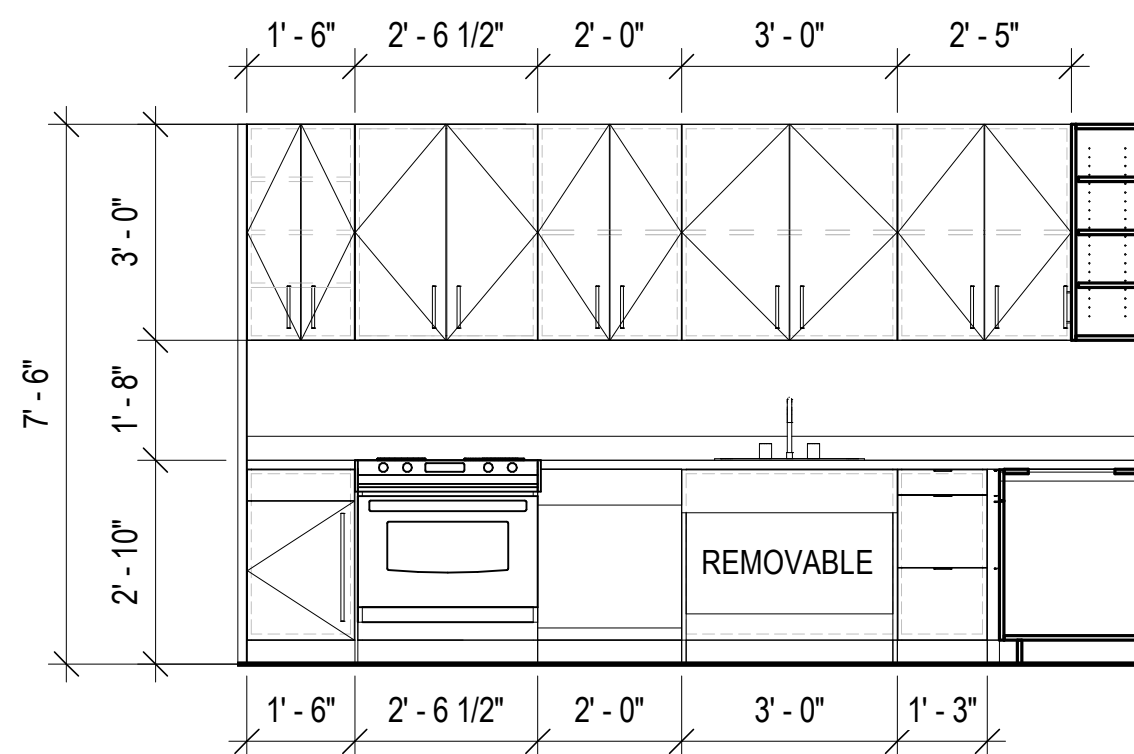
# COLORS



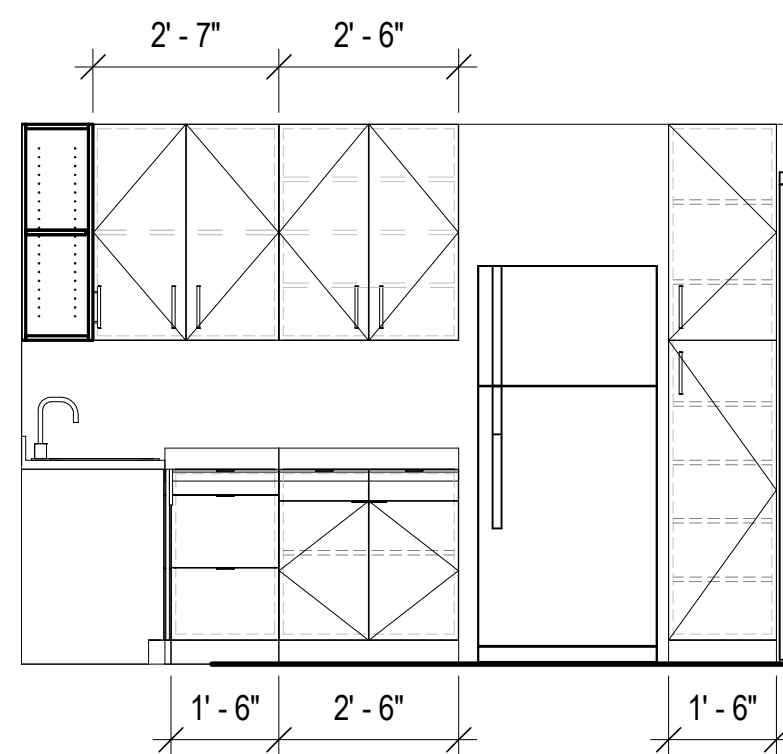
# MATERIALS



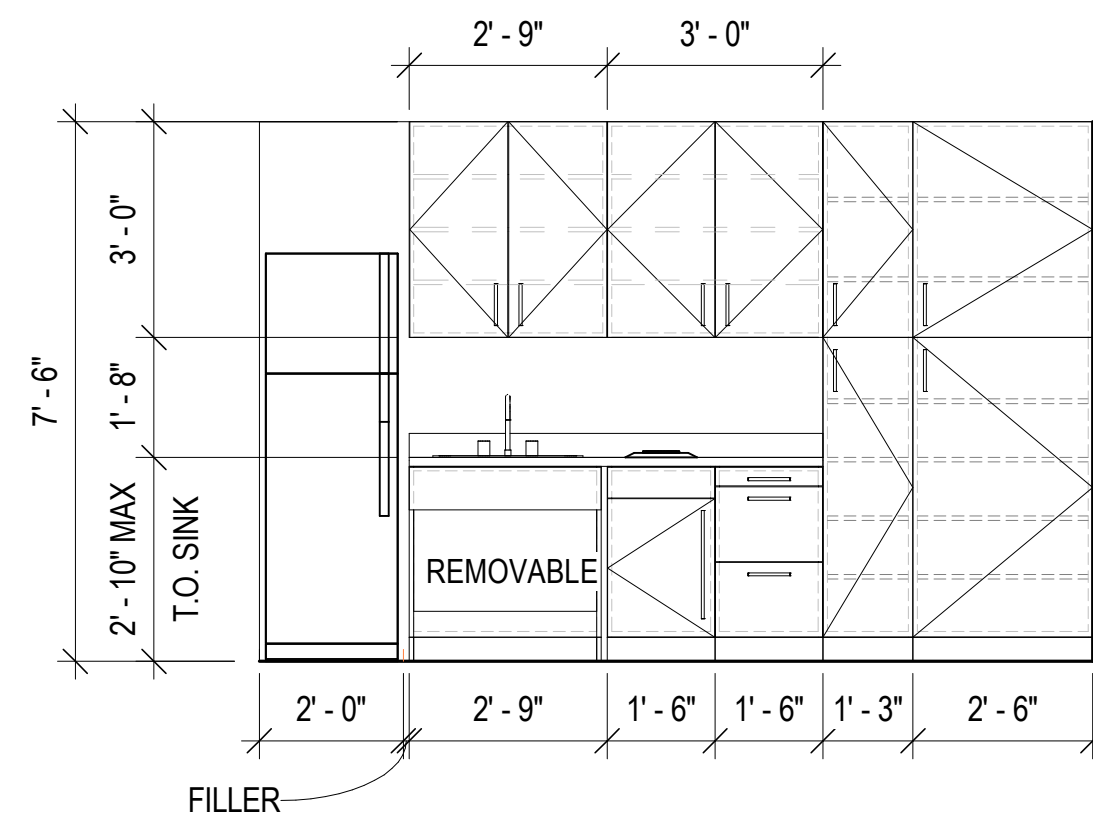




MANAGER'S UNIT KITCHEN - ELEVATION 2  
3/8" = 1'-0" 5



MANAGER'S UNIT KITCHEN - ELEVATION 1  
3/8" = 1'-0" 4



NOTE:  
ALL STUDIO UNITS TO HAVE A  
PLUG IN COOKTOP ONLY;  
KITCHENNETTES DO NOT  
HAVE FULL RESIDENTIAL  
STOVES

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

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TITLE:  
UNIT PLANS

SHEET:

A4.00

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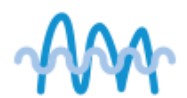
MAESTRO<sup>PRO</sup> Inverter 12 HP  
With no outdoor unit

Industry leading inverter technology provides unparalleled comfort in heating and cooling for both residential or commercial applications



Made in Italy

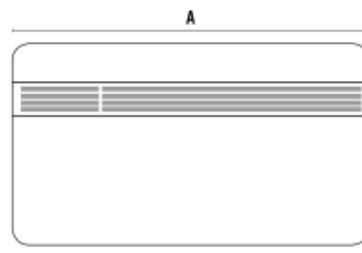
Industry leading technology with all the security of the cloud



**NEW INVERTER PRO**  
**Olimpia Splendid**  
Powerful, versatile and efficient thanks to a wide range of frequencies available and electronic management of the expansion valve



**HEAT PUMP**  
Provides both heating and cooling ensuring economic comfort for all seasons and conditions



**PRO POWER**  
The use of inverter technology provides a capacity boost up to 11,600 btuh



UNICO PRO INVERTER 14 HP			
A	B	C	Weight
35.6"	8.5"	20.5"	86 lbs

Maestro Pro Inverter 12 HP Model# 01925

FEATURES

- Cooling Capacity: up to 11,600 btuh
- Heating Capacity: Up to 10,200 btuh
- Comfort Model: Heat Pump
- Refrigerant: R410A
- Installation Versatility: Top or bottom wall
- Easy Installation: Maestro Pro can be installed from inside the space in just a few minutes
- Rotating Fan: Provides total air diffusion for consistent temperature throughout the space
- Backlight Display: On-board touch control
- User Control Options: Multifunction remote (Standard) Wireless Wall Mounted Thermostat (Optional) 24 hour Timer
- Best in Class STC and QTC

FUNCTIONS

- Dehumidification Mode: Controls humidity during mild ambient conditions for increased comfort
- Fan Only Mode: Variable speed motor maintains a consistent temperature throughout the conditioned space
- Economy Mode: Allows energy saving by automatically optimizing the unit's performance
- Auto Mode: Adjust comfort settings based on ambient conditions
- Sleep Mode: Gradually increases the temperature setpoint ensuring whisper quiet operation, greater comfort and energy savings while you sleep
- Silent Mode: New function allows the user to set the system to minimum sound level



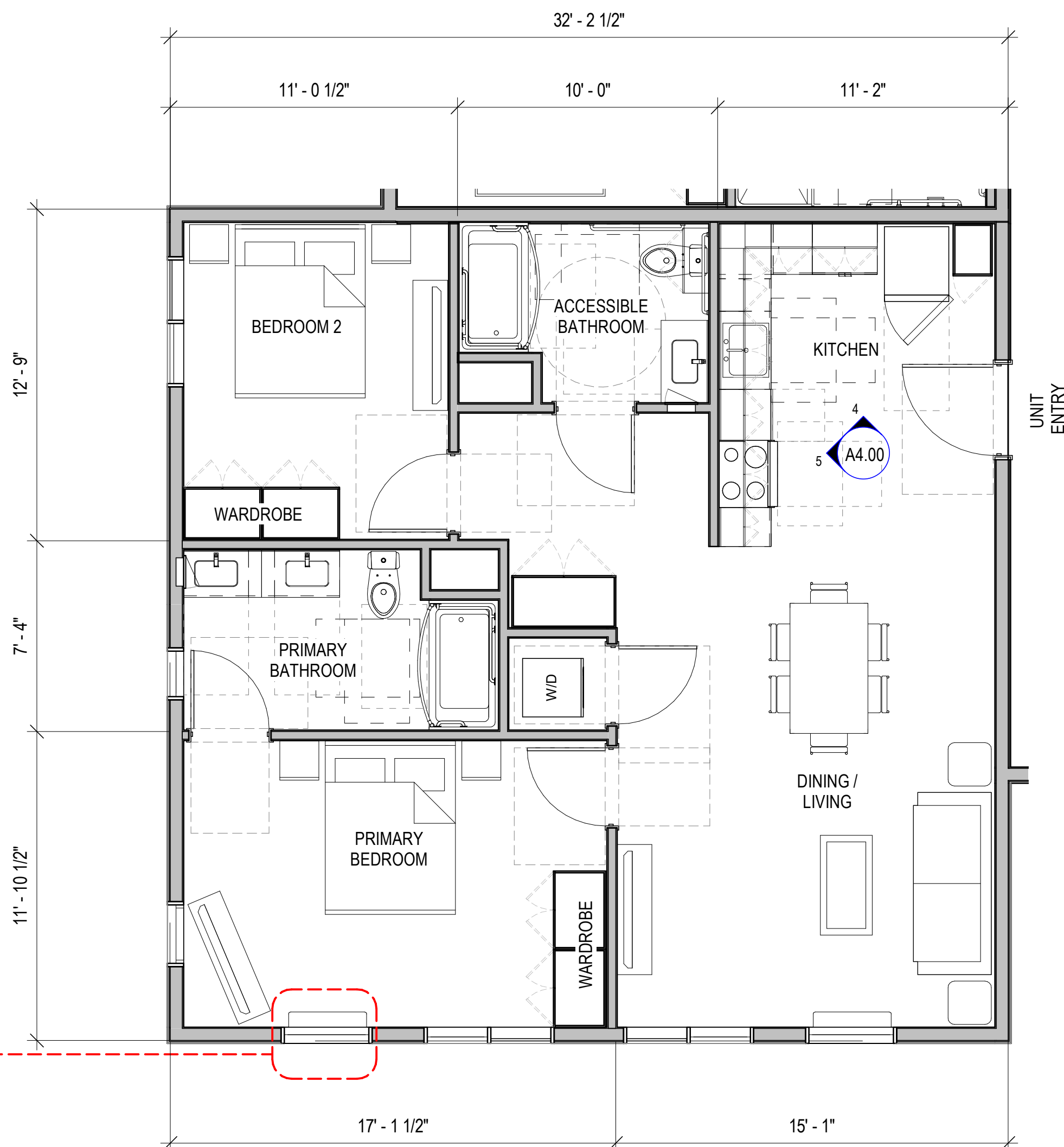
**FULL INVERTER DC FAN**  
All fans are inverter driven DC motors using a new surface design (V PRO). Designed to reduce energy consumption while providing quiet operation in all modes.



**REMOTE CONTROL**  
Fully Digital remote control allows functions such as dehumidification, silent mode, sleep mode and ventilation mode.

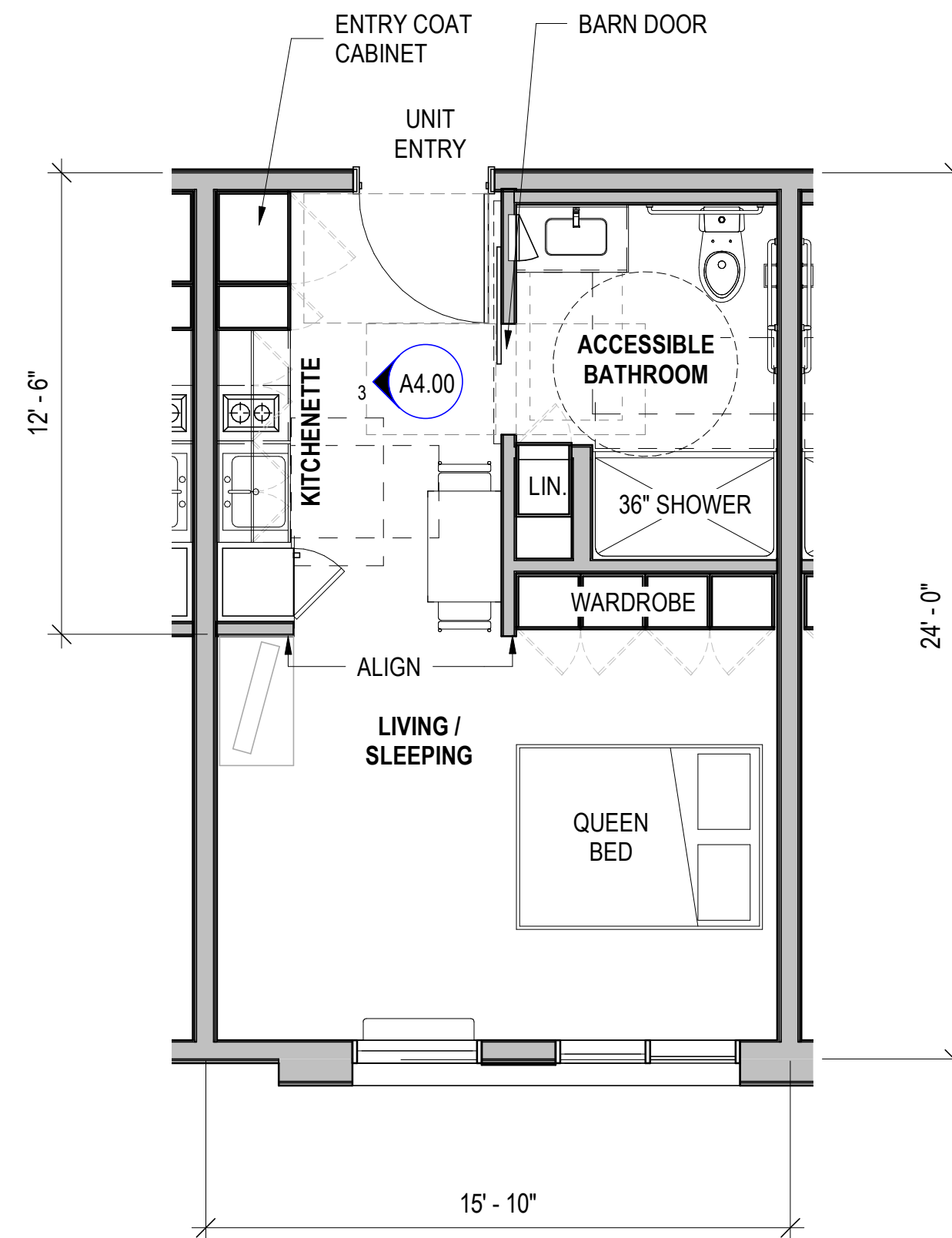


OLIMPIA  
SPLENDID  
HOME OF COMFORT



1 UNIT  
960 SF

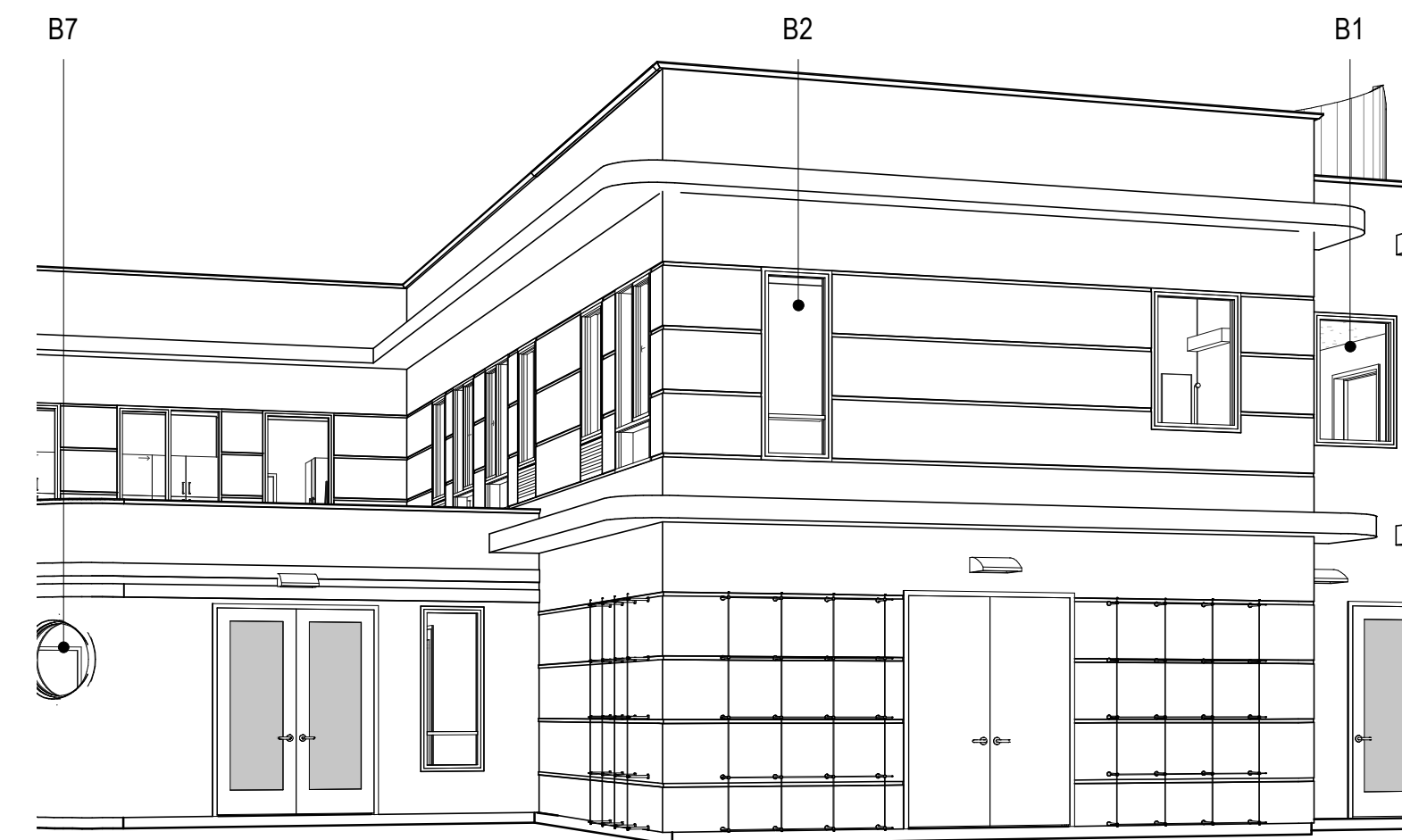
MANAGER'S UNIT (ACCESSIBLE)  
1/4" = 1'-0" 2



100 UNITS  
349 SF

STUDIO PLAN, TYP. (ACCESSIBLE)  
1/4" = 1'-0" 1





PERSPECTIVE FROM THE ENTRY COURTYARD



PERSPECTIVE FROM MAIN ENTRY



PERSPECTIVE FROM MACKAY AVE.



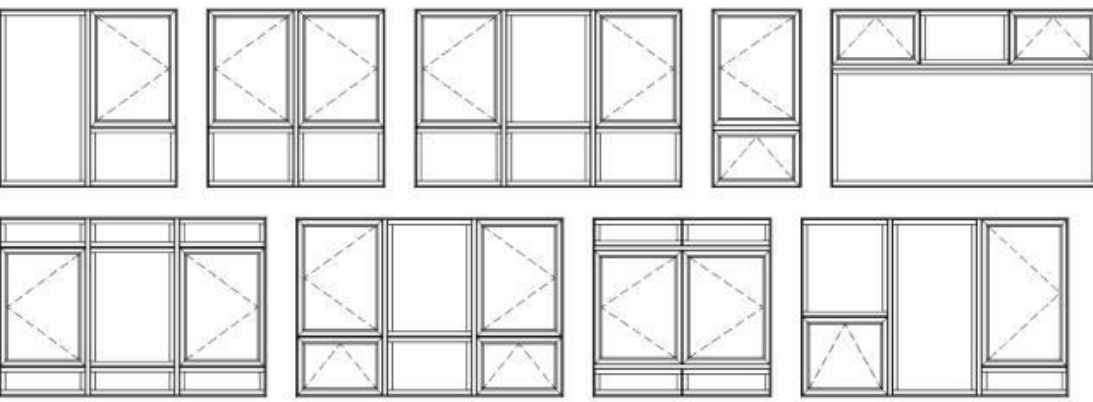
PERSPECTIVE FROM MACKAY AVE.

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

EXTERIOR WINDOW TYPE LEGEND											INTERIOR WINDOW TYPE LEGEND	
	A1	B1	B2	B3	B4	B5	B7	B8	B10	B6		

### Commercial-Rated Performance: Engineered for Mid-Rise Construction

#### Common Configurations:



- Options:**
- Casement
  - Awning
  - Fixed
  - Single Hung
  - Horizontal Slider

## Endurance Window

#### Commercial Mid-Rise Windows

##### Strength & Performance

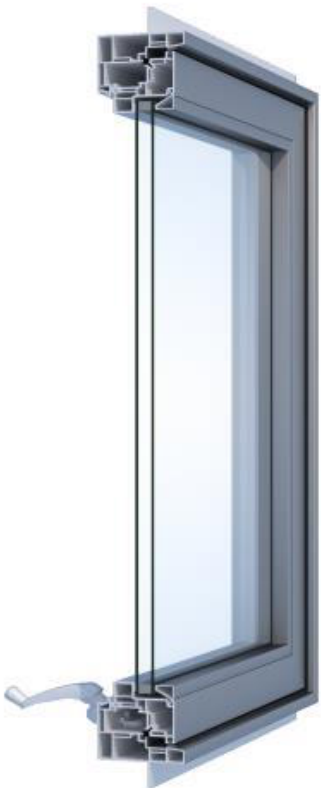
- Superior product performance developed and tested in the lab, proven in the field
- Commercial grade metal reinforcements interconnected throughout window assembly
- Vinyl frames deliver consistent thermal performance and minimize condensation
- Windows are assembled with continuous frames to avoid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



#### Colors:

##### Base



White



Tan



Adobe



Black



Silver



Architectural  
Bronze

(clear anodized  
appearance)

##### SuperCapSR\*



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

vpi Quality Windows

9

ENDURANCE  
SERIES

# PYATOK

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## 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: 03/14/19  
SCALE: 1/4" = 1'-0"  
TITLE:  
WINDOW SCHEDULE

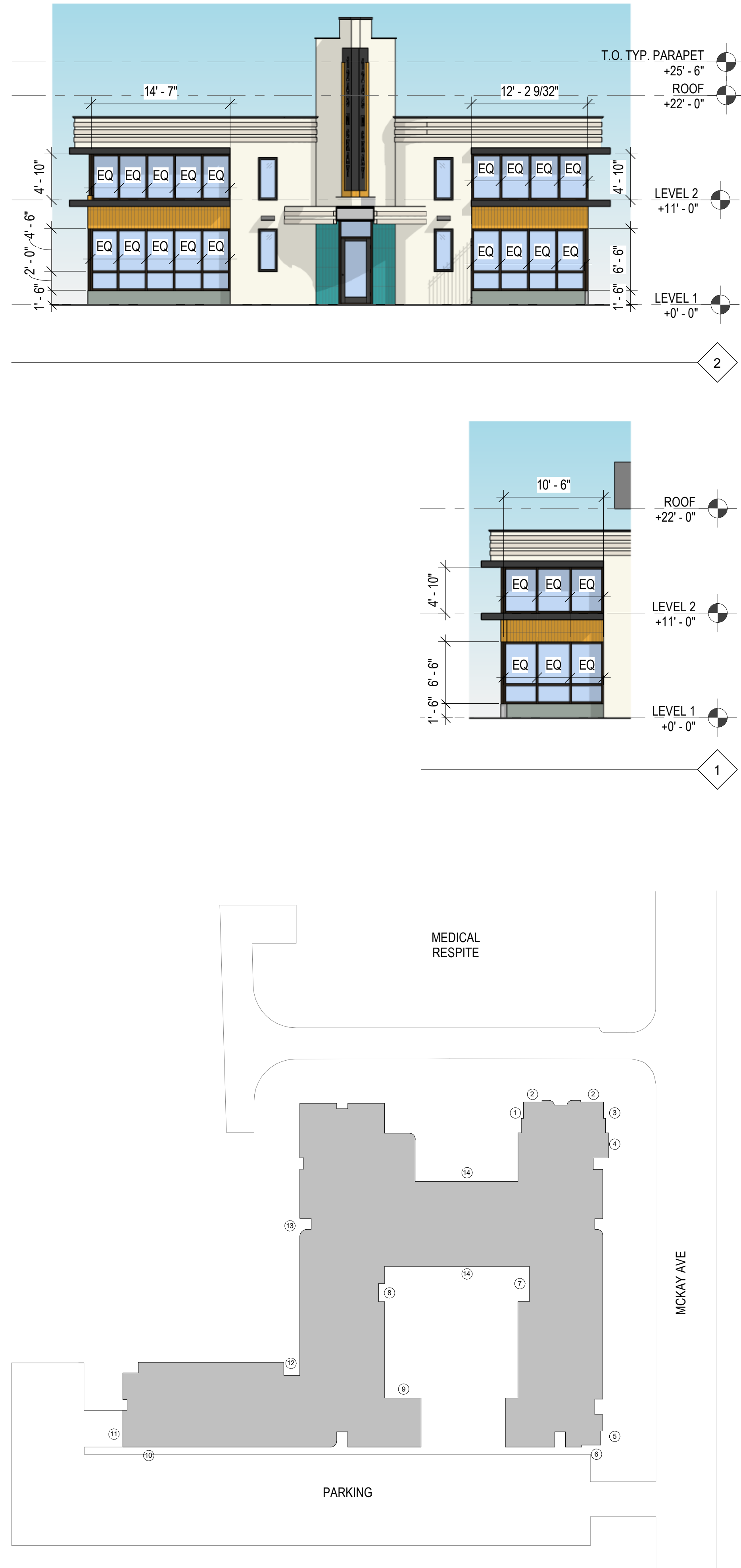
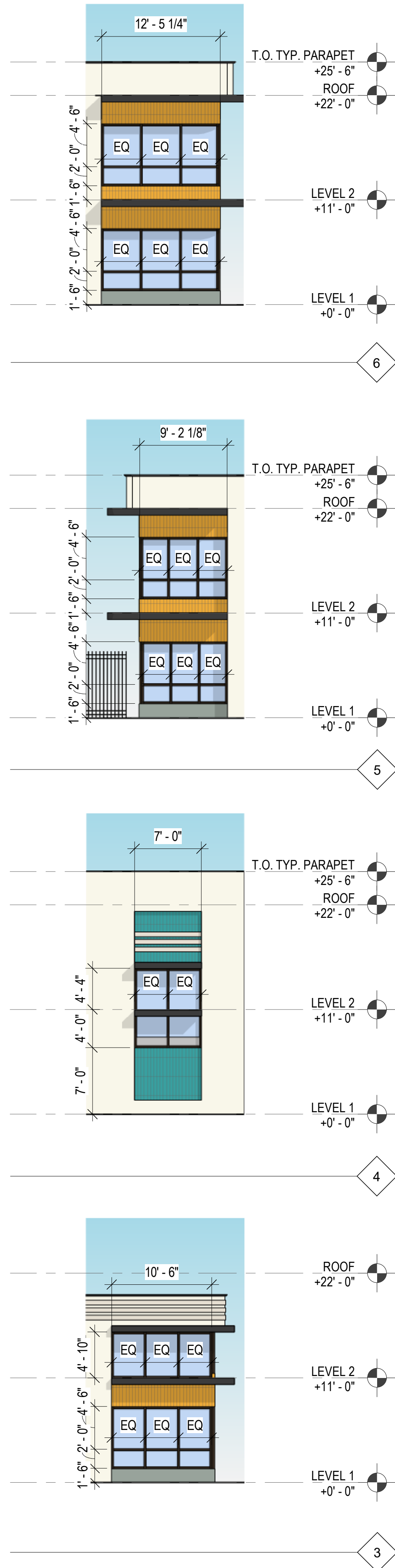
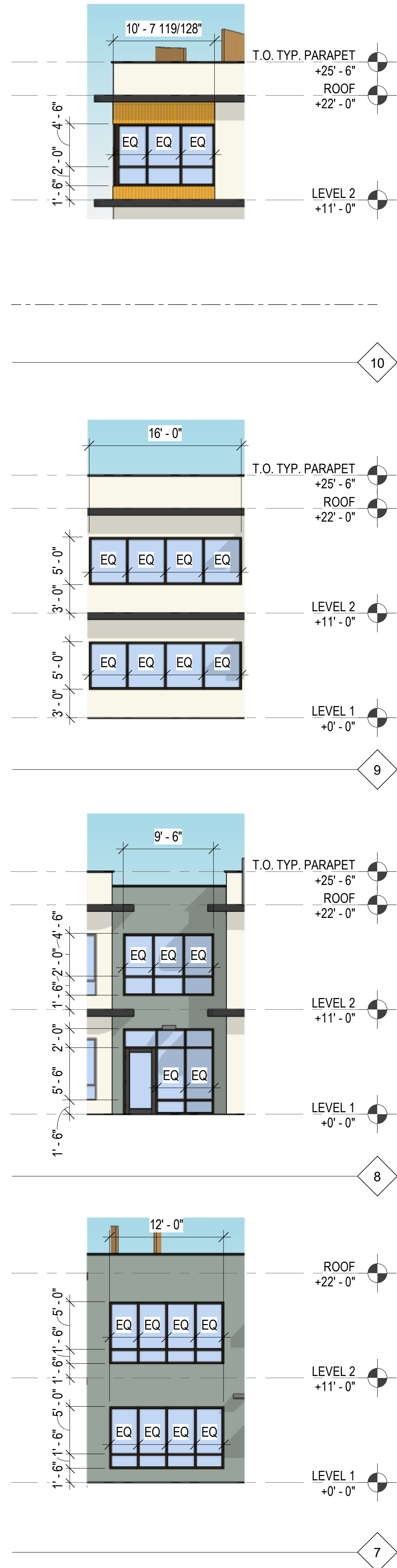
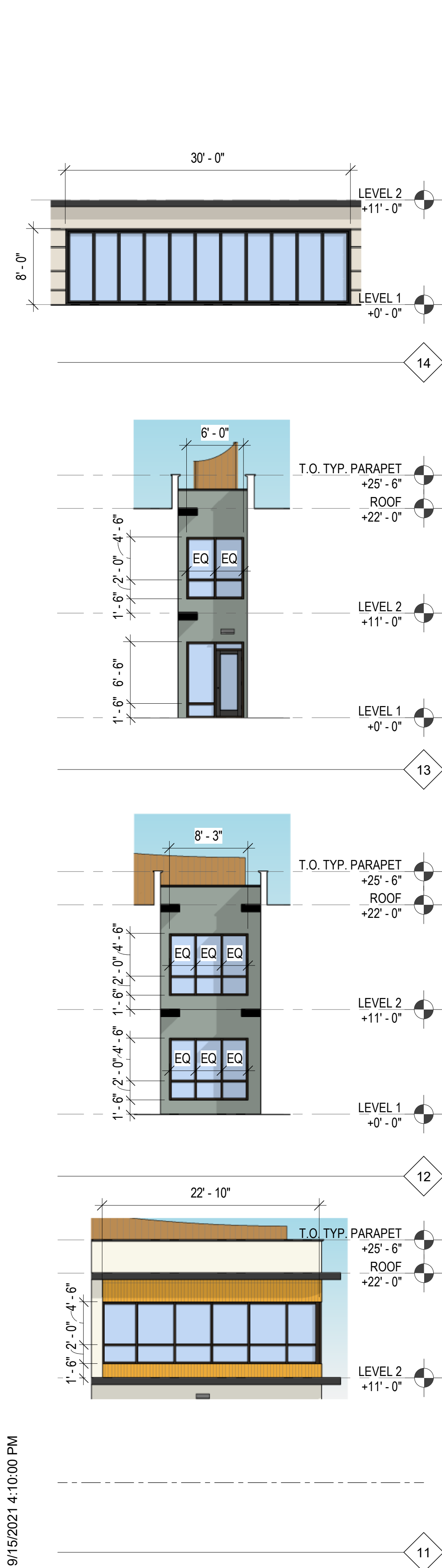
SHEET:

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## MCKAY AVE CONVALESCENT

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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**

SHEET:

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