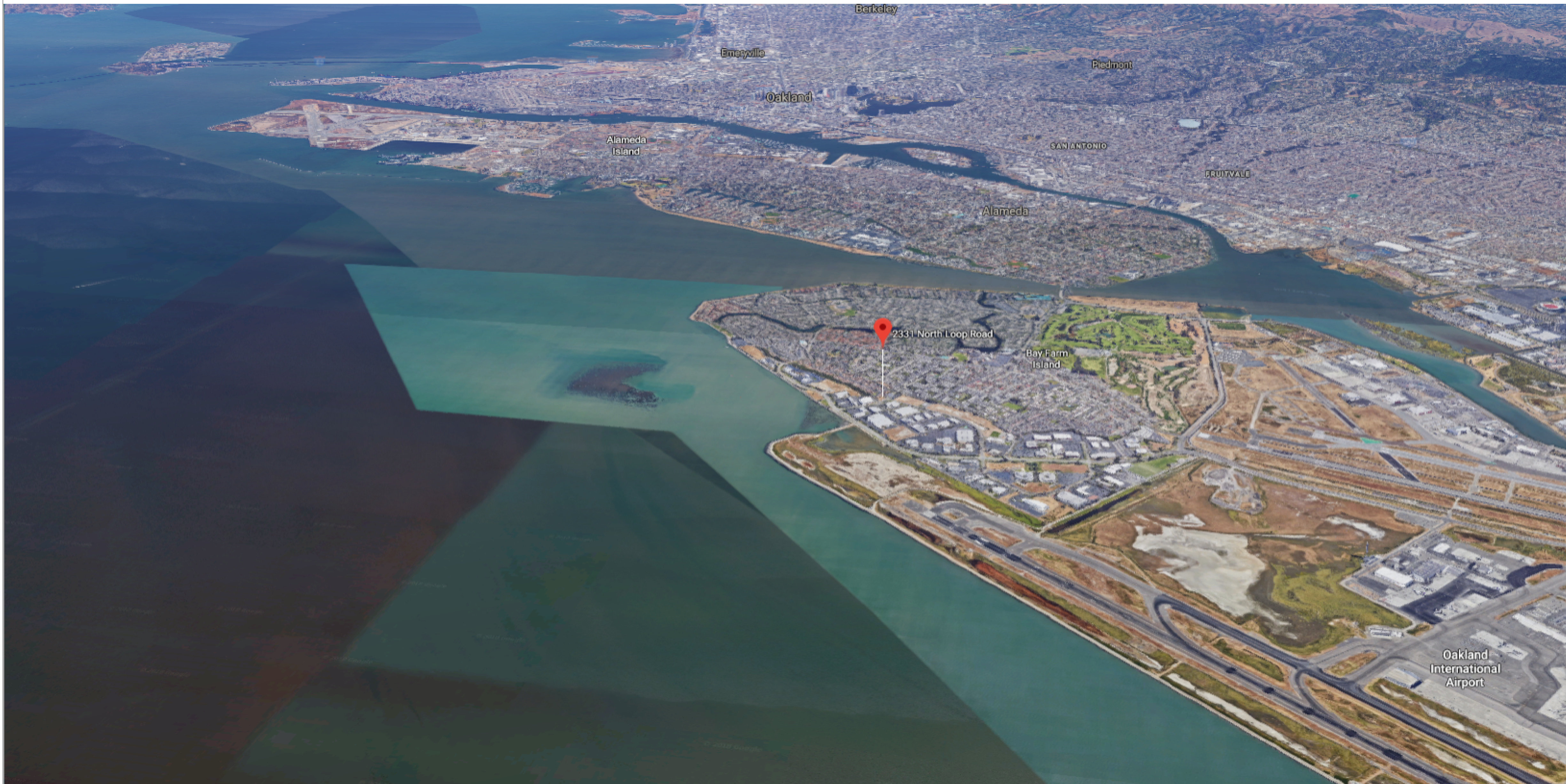
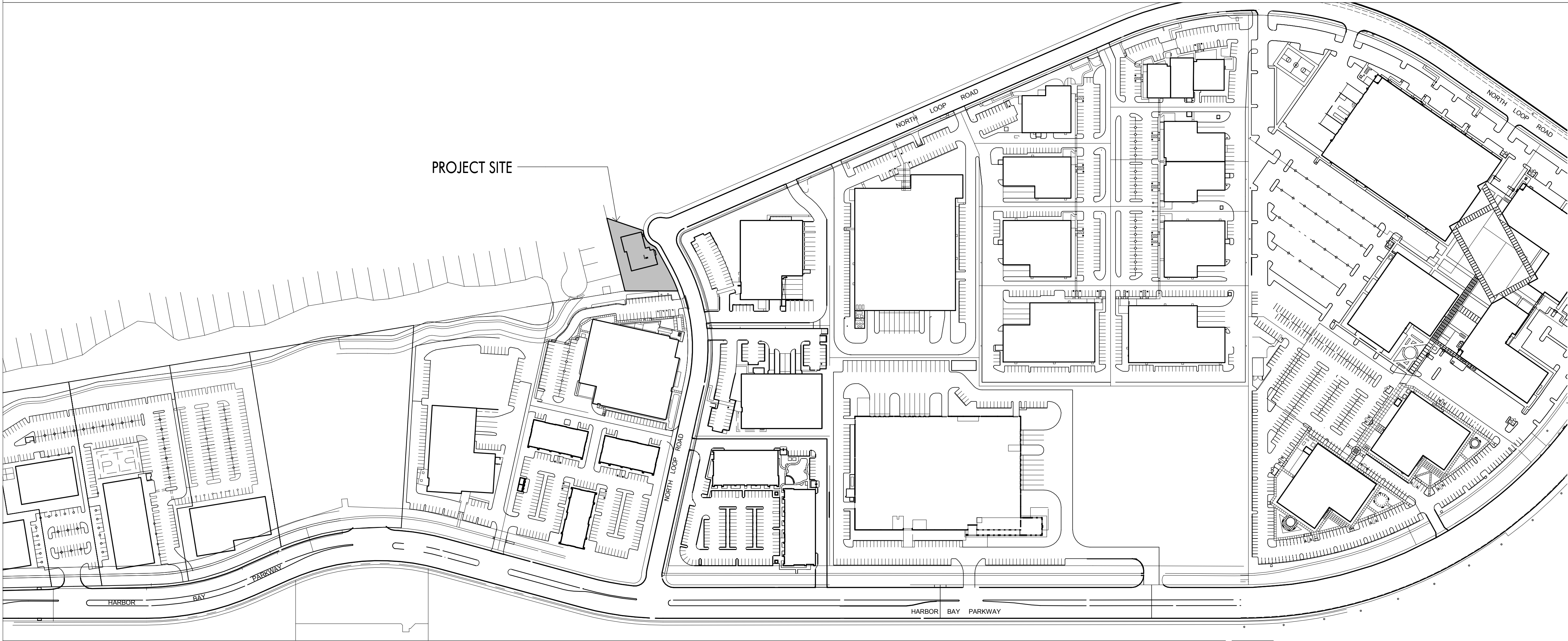


# FAAS COMMUNITY CENTER - DEVELOPMENT PLAN / DESIGN REVIEW



VICINITY MAP & KEY PLAN



SAN FRANCISCO BAY

## PROJECT DIRECTORY

### OWNER

FRIENDS OF THE ALAMEDA ANIMAL SHELTER  
1590 FORTMANN WAY  
ALAMEDA, CA 94501  
  
CONTACT: JOHN L. LIPP  
PHONE: (510) 337-8560  
EMAIL: JLIPP@ALAMEDAANIMALSHELTER.ORG



### ARCHITECT:

FORGE  
500 MONTGOMERY ST.  
SAN FRANCISCO, CA 94111  
  
CONTACT: MARIECA TYE  
PHONE: (415) 434-0320 X240  
EMAIL: MARIECA@FORGE-SF.COM



### CIVIL:

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
2850 COLLIER CANYON ROAD  
LIVERMORE, CA 94551  
  
CONTACT: GARRETT READLER  
PHONE: (925) 245-8788  
EMAIL: GREADLER@KIERWRIGHT.COM



### LANDSCAPE ARCHITECT:

APRIL PHILIPS DESIGN WORKS, INC.  
819 FIFTH AVENUE  
SAN RAFAEL, CA 94901  
  
CONTACT: APRIL PHILIPS  
PHONE: (415) 457-2774  
EMAIL: APHILIPS@APDW.COM



## DRAWING INDEX

- ISSUED
- ISSUED WITH REVISIONS
- R=REFERENCE DRAWING

GENERAL											
G0-0	COVER SHEET										
CIVIL											
C1-0	PRELIMINARY STORMWATER QUALITY CONTROL PLAN										
LANDSCAPE											
L1-0	LANDSCAPE MATERIAL PLAN, LEGENDS, AND NOTES										
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12/19/2018  
01/31/2019  
04/17/2019

PLANNING SUBMITTAL  
PLANNING SUBMITTAL REV. 01  
DRI RESPONSE

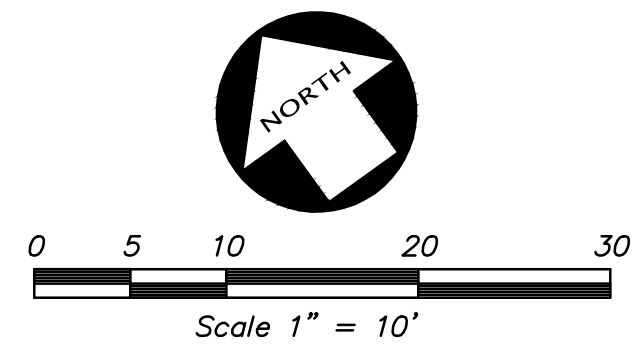
FORGE

Exhibit 1  
Item 7-A, June 10, 2019  
Planning Board Meeting



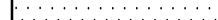
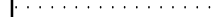



COVER SHEET  
FAAS COMMUNITY CENTER | 2331 NORTH LOOP ROAD

01/31/2019  
PL G0-0



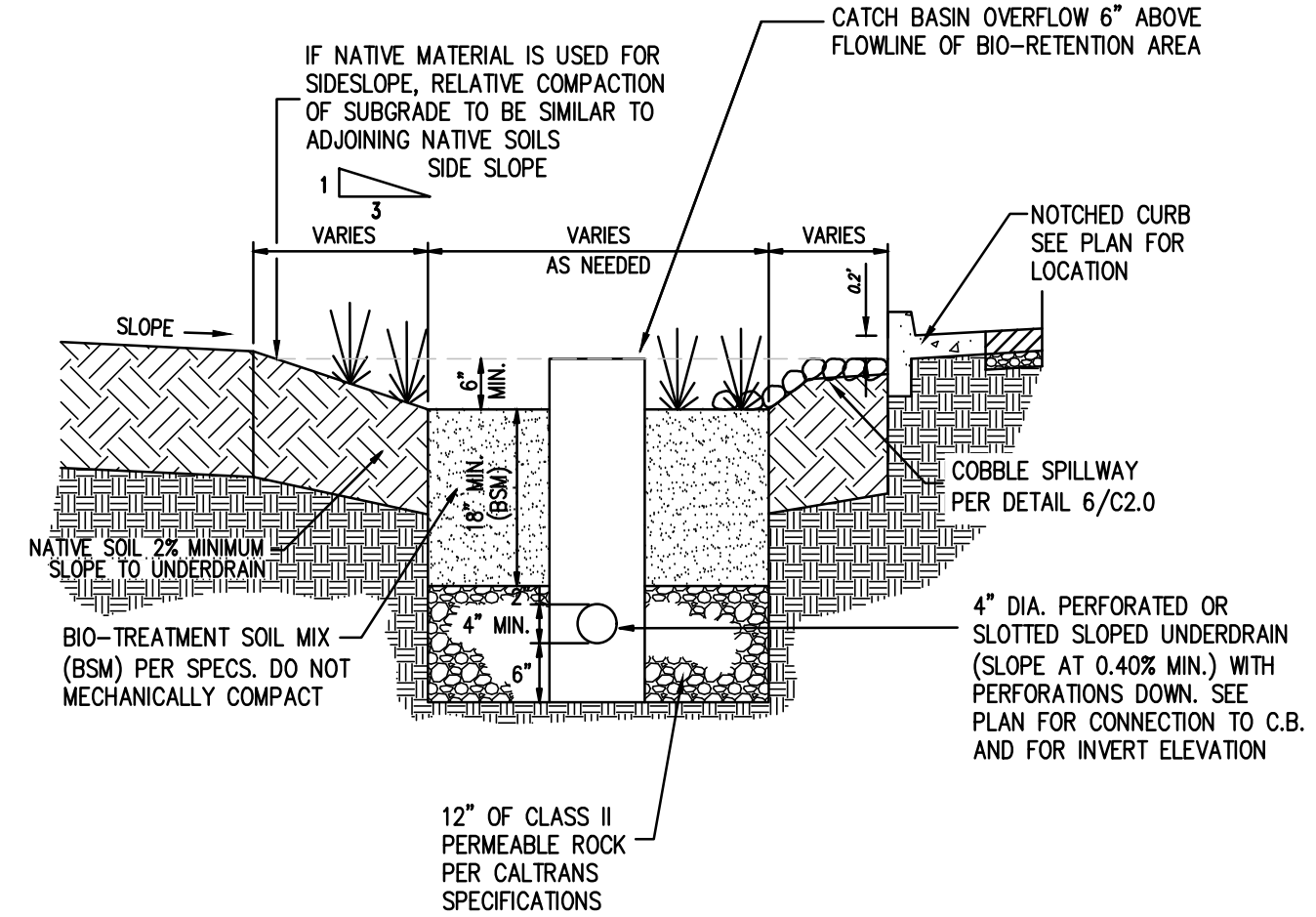
### LEGEND

	TRIBUTARY AREA LIMITS
	LANDSCAPE AREA
	PERVIOUS PAVERS
	IMPERVIOUS ROOFTOP DRAINING TO BIO-RETENTION PLANTER
	IMPERVIOUS PAVEMENT DRAINING TO BIO-RETENTION PLANTER

### BIO-RETENTION SIZING CALCULATIONS

Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Pervious Pavers (SF)	Pervious Pavers (AC)	Imperv. (SF)	Imperv. (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
1	19,638	0.45	5,803	0.133	3,978	0.091	9,420	0.22	10,398	437	4.2%	Bio-Retention Planter

\*: Total Treatment Area is equal to Impervious Area + 0.10 \* ( Landscape Area + Pervious Pavers).

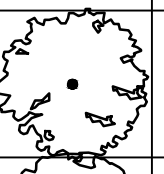
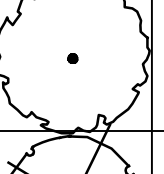
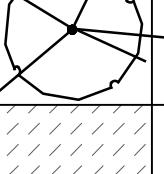
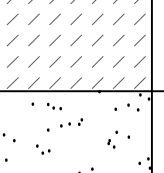
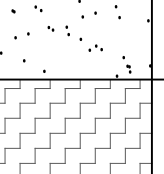
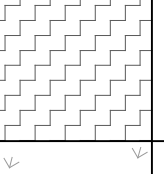
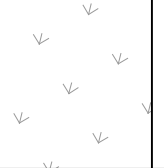


### TYPICAL BIO-RETENTION PLANTER DETAIL

NOT TO SCALE

1



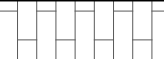
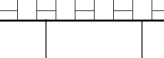



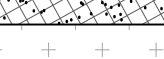
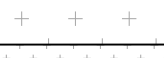

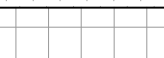
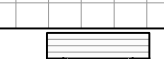
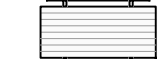


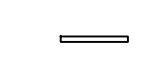
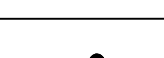



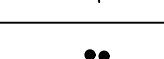
PLANTING LEGEND						
SYMBOL	HYDRO ZONE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS
	ZONE 3	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	5	36" BOX	L
	ZONE 2	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	2	36" BOX	L
	ZONE 2	LAGERSTROEMIA INDICA	CREPE MYRTLE	2	36" BOX	L
	PARKWAY TURF (ZONE 1)	FESTUCA RUBRA 'MOLATE'	RED CREEPING FESCUE	929 SF	SOD	L
	ENTRY PLANTING (ZONE 2)	LOMANDRA LONGIFOLIA 'BREEZE' MIMULUS AURANTIACUS THYMUS VULGARIS	DWARF MAT RUSH MONKEY FLOWER COMMON THYME	2,563 SF	1 GAL 1 GAL 1 GAL	L
	SENSORY GARDEN (ZONE 3)	LAVENDULA ANGUSTIFOLIA ACHILLEA MILLEFOLIUM SALVIA LEUCOPHYLLA THYMUS VULGARIS	LAVENDER YARROW PURPLE SAGE COMMON THYME	1,485 SF	1 GAL 1 GAL 1 GAL 1 GAL	L
	STORMWATER PLANTING (ZONE 4)	CHONDRPETALUM TECTORUM JUNCUS PATENS	CAPE RUSH CALIFORNIA GREY RUSH	437 SF	5 GAL 1 GAL	L

WATER-USE RATING LEGEND

WUCOLS IV CATEGORIES OF WATER NEEDS:

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES BY UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSIONS, CALIFORNIA DEPARTMENT OF RESOURCES, US BUREAU OF RECLAMATION, JANUARY 2014

MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY.
	LINEAR PAVER	3,226 SF
	CONCRETE PAVING	732 SF
	PERMEABLE PAVER / GRASS CRETE	2,374 SF
	GRASS CRETE	1,682 SF
	ARTIFICIAL TURF	1,735 SF
	ARTIFICIAL TURF ON STRUCTURE	975 SF
	PEDESTAL PAVER	922 SF
	PICNIC TABLE	2
	BENCH	10
	BIKE RACK	3
	BOLLARD LIGHTING	22
	PLANTER	4
	LIGHT POLE	2
	ENTRY PLAY FEATURE	6
	PUBLIC ART FEATURE	1
	DOG WATER STATION	3
	6' METAL FENCE AND GATE ON GRADE	80'-8" LF
	6' METAL ROOFTOP FENCE	216'-2" LF
	TRUNCATED DOME	89 SF

Water Efficient Landscape Worksheet								
Page 38.14(d) of 2015 MWELO								
Reference Evapotranspiration (Eto)			41.8					
HydroZone #	Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x AREA	Estimated Total Water Use (ETWU) <sup>1</sup>
1.	Low Water	0.2	Drip	0.81	0.25	929	229	5,945
2.	Low Water	0.2	Drip	0.81	0.25	2,563	633	16,401
3.	Low Water	0.2	Drip	0.81	0.25	1,485	367	9,503
4.	Low Water	0.2	Drip	0.81	0.25	437	108	2,796
SubTotals						5,414	1,337	34,644
Special Landscape Areas								
1								
SubTotals								
ETWU Total							34,644	
Maximum Allowed Water Allowance (MAWA) <sup>2</sup>							63,139	

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x AREA	1,337
Total Area	5,414
Average ETAF	0.25
All Landscape Areas	
Total ETAF x AREA	1,337
Total Area	5,414
Average ETAF	0.25

Formula

$ETWU = (Eto * 0.62 * ETAF_1 * Area)$

$MAWA = (Eto * 0.62 * [(ETAF_2 * LA) + ((1 - ETAF_2) * SLA)])$

ETAF<sub>1</sub> PF/IE from table

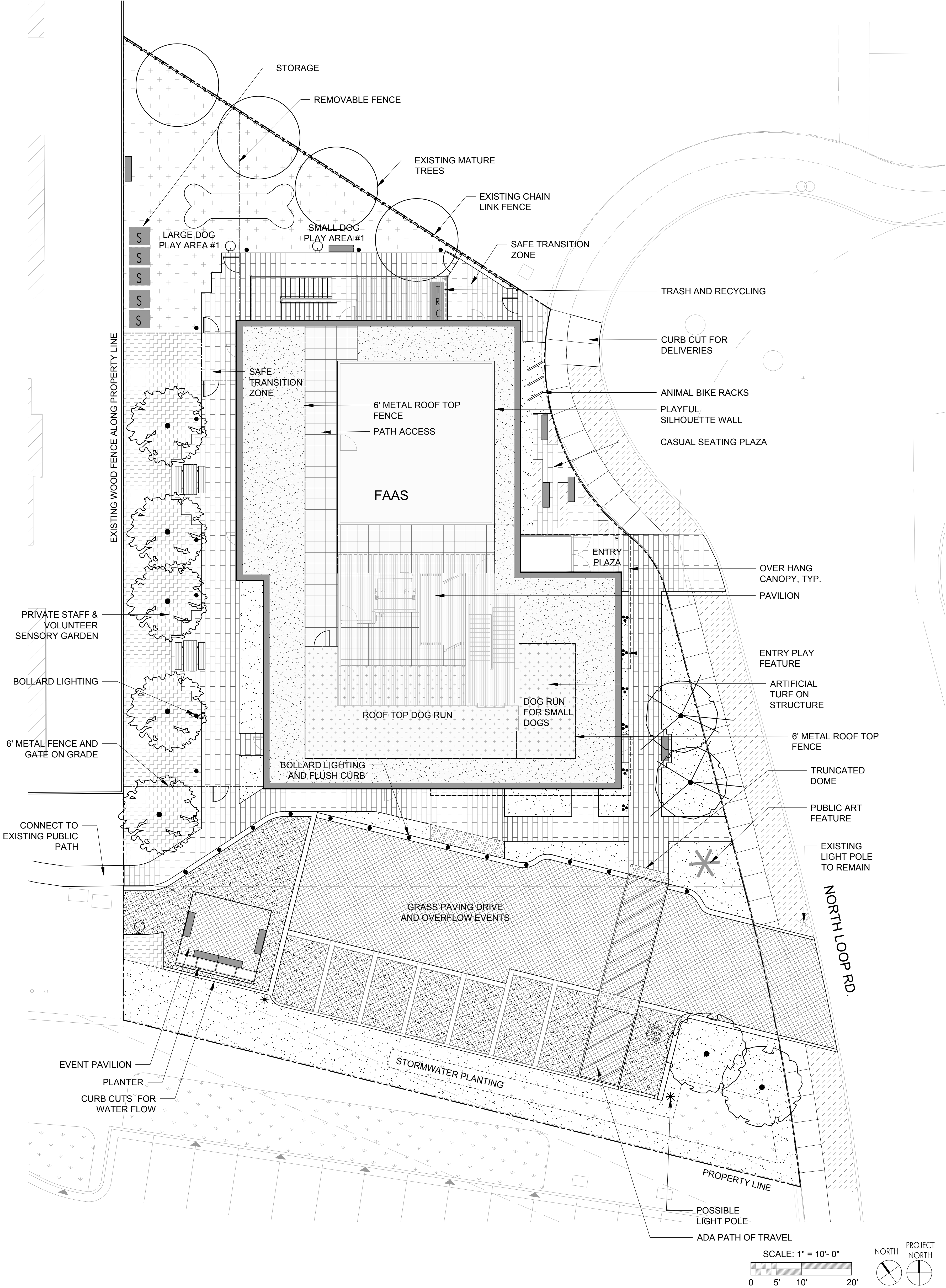
ETAF<sub>2</sub> 0.55 or 0.45 (Res. or Non-Res.)

LA Total Landscape Area

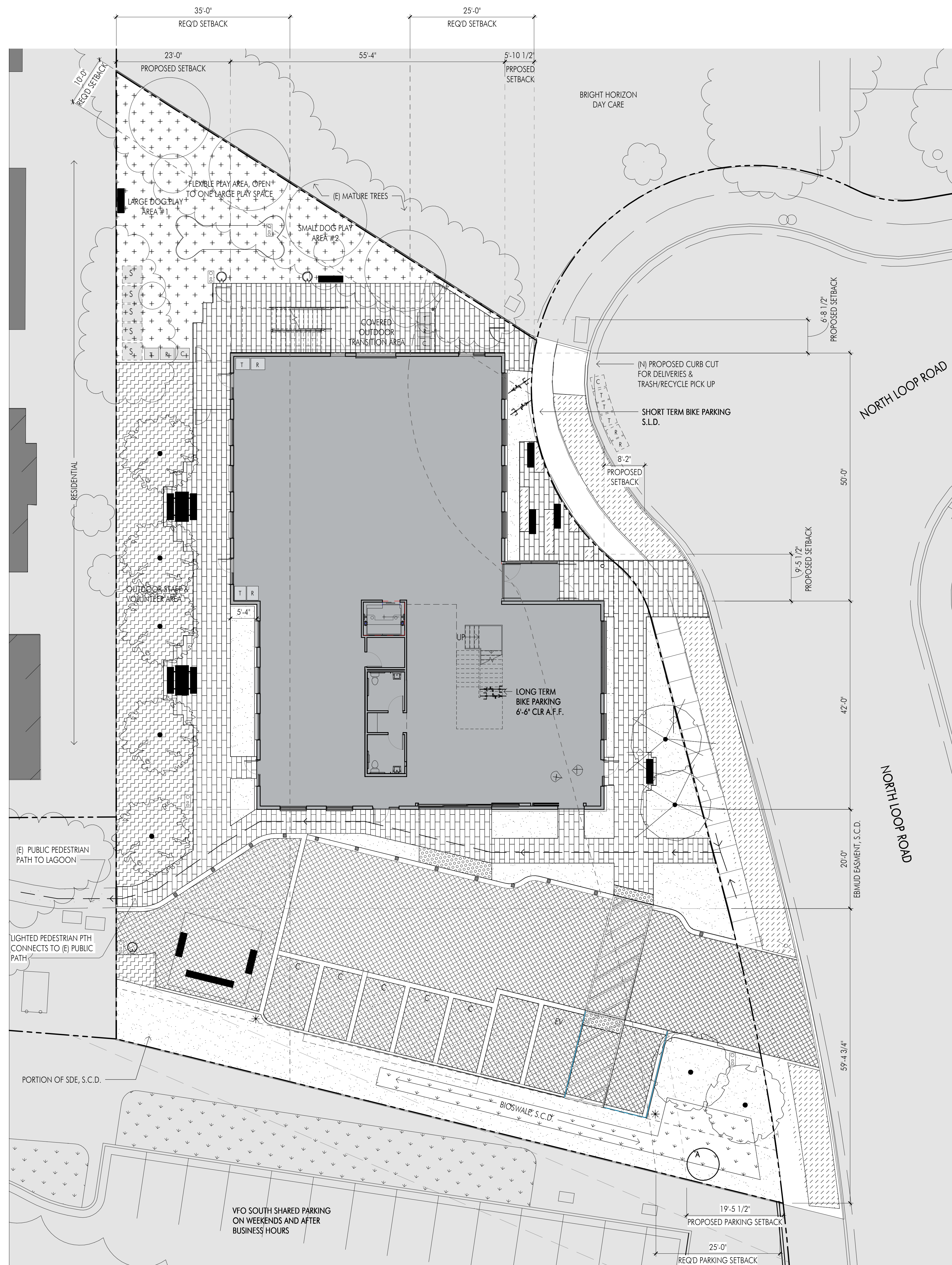
SLA Special Landscape Area

GENERAL NOTES:

- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
- THIS PROJECT WILL BE REQUIRED TO COMPLY WITH THE STANDARDS DESCRIBED IN 'ALAMEDA WATER CONSERVATION IN LANDSCAPING REGULATIONS'.
- THIS PROJECT WILL FOLLOW BAY FRIENDLY GUIDELINES. SEE CHECKLIST ON SHEET L2.0
- SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND PRELIMINARY GRADING.
- LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.
- VERIFY EXISTING SITE INFORMATION, INCLUDING GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.
- MAINTENANCE SPECIFICATION WILL BE PROVIDED AT PERMIT DOCUMENTATION TIME.
- PER CITY OF ALAMEDA, A "CERTIFICATION OF INSTALLATION" FORM WILL BE SUBMITTED TO THE PLANNING DIVISION WITHIN 60 DAYS OF LANDSCAPE INSTALLATION. ONGOING IRRIGATION AUDITS MAY BE REQUIRED BY CITY OF ALAMEDA AFTER PROJECT COMPLETION.







1 SITE PLAN  
1" = 10'-0"

## SITE PLAN DATA

PROJECT ADDRESS:	2331 NORTH LOOP ROAD
APN#:	74-1337-29
OVERALL SITE:	19,637 SF / .45 ACRES
BUILDING AREA PROPOSED:	
1ST FLOOR	5,799 SF GROSS / 5,481 SF NET
2ND FLOOR	5,711 SF GROSS / 4,400 SF NET
*ROOFTOP	+/- 389 SF GROSS / +/- 355 SF NET
TOTAL	11,899 SF GROSS / 10,238 SF NET

\*ROOFTOP SQUARE FOOTAGE INCLUDES ENCLOSED AREAS, ROOFTOP SQUARE FOOTAGE INCLUDING OPEN COVERED AREA 521 SF.

	REQUIRED	PROPOSED
SITE COVERAGE:	40 % MAX / 7,855 SF	5,799 SF / 30 %
LANDSCAPE:	30 % MIN / 5,811 SF MIN.	+/- 6,200 SF / 32 %
BUILDING FAR:	.5 TO 1	.57*
BUILDING HEIGHT:	35'-0" MAX	30'-0" + ROOFTOP PAVILION
BUILDING SETBACKS:		
FRONT	25'-0" MIN.	VARIES 5'-10 1/2" TO 19'-10"
SIDES	10'-0" MIN.	VARIES 6'-8 1/2" TO 10'-0"
BACK	35'-0" MIN.	VARIES 23'-0" TO 28'-4"
PARKING SETBACKS:		
FRONT	20'-0" MIN.	19'-5 1/2"
SIDES	10'-0" MAX**	10'-0" MAX
BACK (RESIDENTIAL)	35'-0" MIN*	35'-0" MIN

\*FAR DOES NOT INCLUDE USEABLE ROOFTOP SPACE

\*\*PARKING TO A SIDE (REAR) LOT LINE IS PERMITTED IF ADJOINING PROPERTY INCORPORATES A MINIMUM 15' WIDE LANDSCAPED AREA ALONG THE COMMON BOUNDARY.

	REQUIRED	PROPOSED
BUSINESS:	2.5 PER 1,000 SF	0.6 PER 1,000 SF
SITE PARKING TOTAL	29	7
STANDARD		3
COMPACT		4
ACCESSIBLE		1 VAN
EV		1
BIKE PARKING		6 BIKES - 3 BIKE RACKS
SHORT TERM (OUTSIDE)	4	2
LONG TERM (SECURED)	2	

TYPICAL PARKING DIMENSIONS  
DRIVE AISLE: 24'-0" MIN., U.O.N.  
STANDARD SPACES: 9'-0" X 18'-0" (16'-0" W/1'-6" OVERHANG)  
COMPACT SPACES: 9'-0" X 15'-0" (13'-6" W/1'-6" OVERHANG)

ADDITIONAL ALAMEDA MUNICIPAL CODES  
30-7.7 SEPARATE OR COMBINED USE OF FACILITIES  
30-7.13 REDUCTION IN PARKING REQUIREMENTS  
30-7.14 OFF STREET LOADING SPACE

30-7.15 BICYCLE, MOTORCYCLE AND PEDESTRIAN FACILITIES - APPENDIX B, USE - OFFICE

## LEGEND

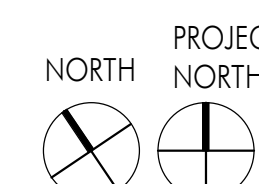
---	PROPERTY LINE
- - -	SETBACKS REQUIRED
- - -	SETBACKS PROPOSED
←	PUBLIC PEDESTRIAN PATH FROM SOUTH LOOP ROAD TO (E) PATH TO LAGOON
---	EASEMENT
■	BUILDING
■	ADJACENT BUILDINGS
■	MOVEABLE GALVANIZED STEEL STORAGE CONTAINER, FACTORY PAINTED MARINE GRADE PAINT, OFF WHITE, 4' X 3.3' X 5' HIGH
■	NOT IN SCOPE
■	PET WASTE STATION
EV	ELECTRIC VEHICLE CHARGING PARKING
■	ACCESSIBLE PARKING

## WASTE MANAGEMENT LEGEND

	CART QUANTITY & TYPE	WEEKLY COLLECTION FREQUENCY
T	TRASH (4) 96 GALLON WHEELED CART - GREY	3 DAYS - CURBSIDE PICK UP
R	RECYCLE (4) 96 GALLON WHEELED CART - BLUE	2 DAYS - CURBSIDE PICK UP
C	COMPOST/ORGANICS (2) 96 GALLON WHEELED CART - GREEN	2 DAYS - CURBSIDE PICK UP

(4) GALLON CARTS, (2) TRASH & (2) RECYCLE, WILL BE LOCATED IN THE INTERIOR, AT THE DOG HOUSING AREA  
WHEELED CART PICK UP LOCATED AT PROPOSED NEW CURB CUT, SEE NOTE ON PLANS. IT IS ANTICIPATED NOT ALL CARTS WILL BE PLACED AT CURB ON EACH PICK UP DAY.

SERVICE PROVIDER: ACI - ALAMEDA COUNTY INDUSTRIES

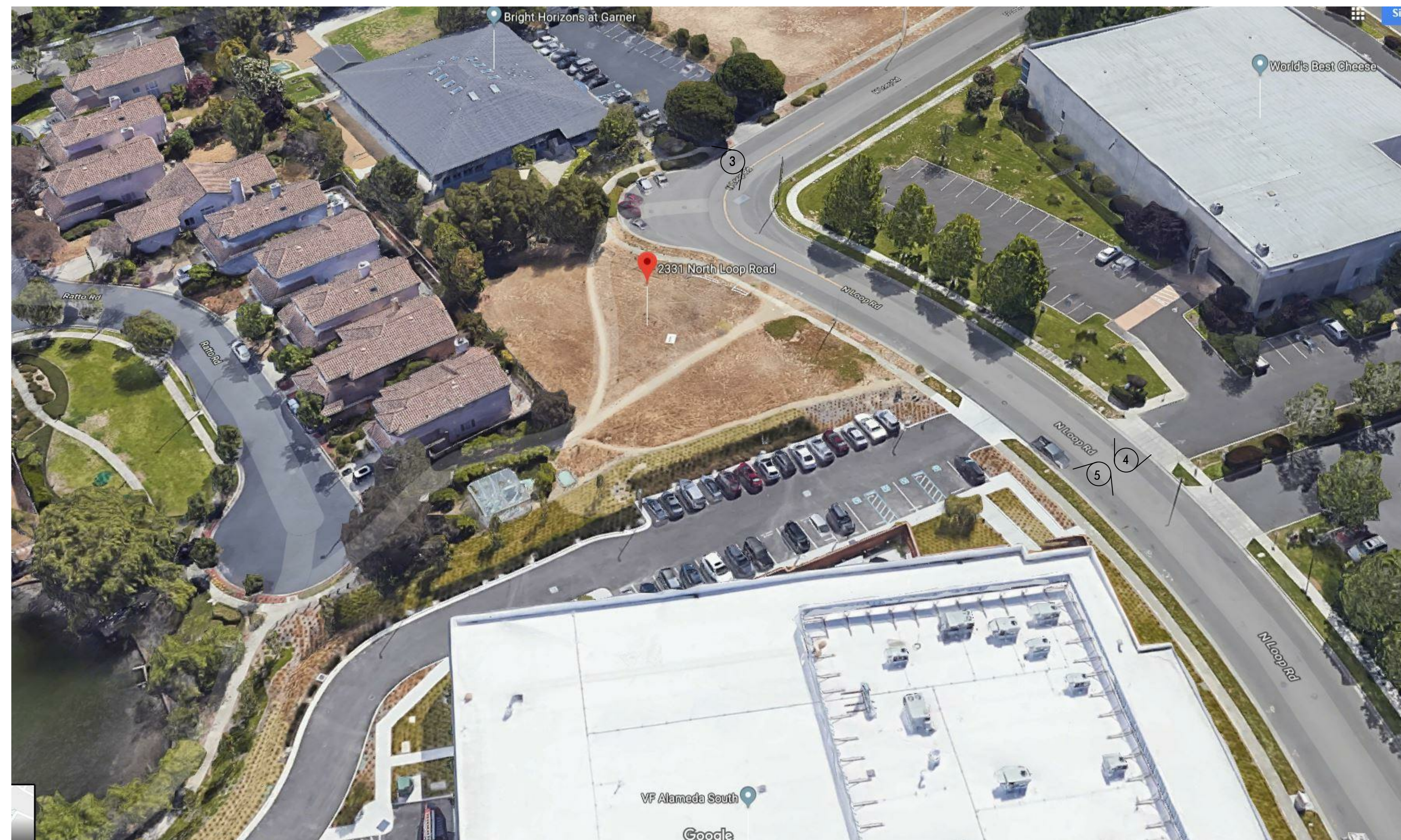




1. VIEW FROM NORTH LOOP ROAD, LOOKING SOUTH TOWARDS VF OUTDOOR SOUTH BUILDING



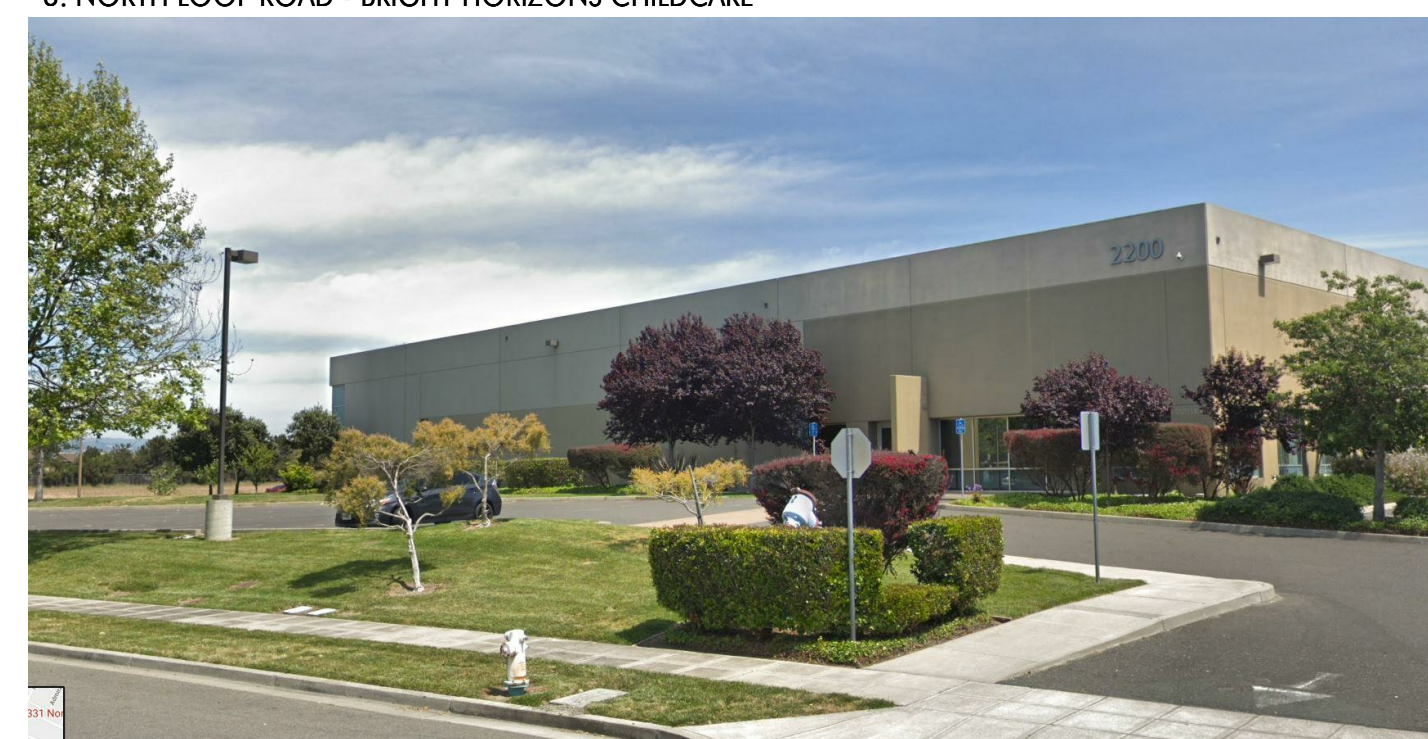
2. VIEW FROM NORTH LOOP ROAD, LOOKING NORTH WEST TOWARDS BRIGHT HORIZONS & RESIDENCE



ARIEL VIEW



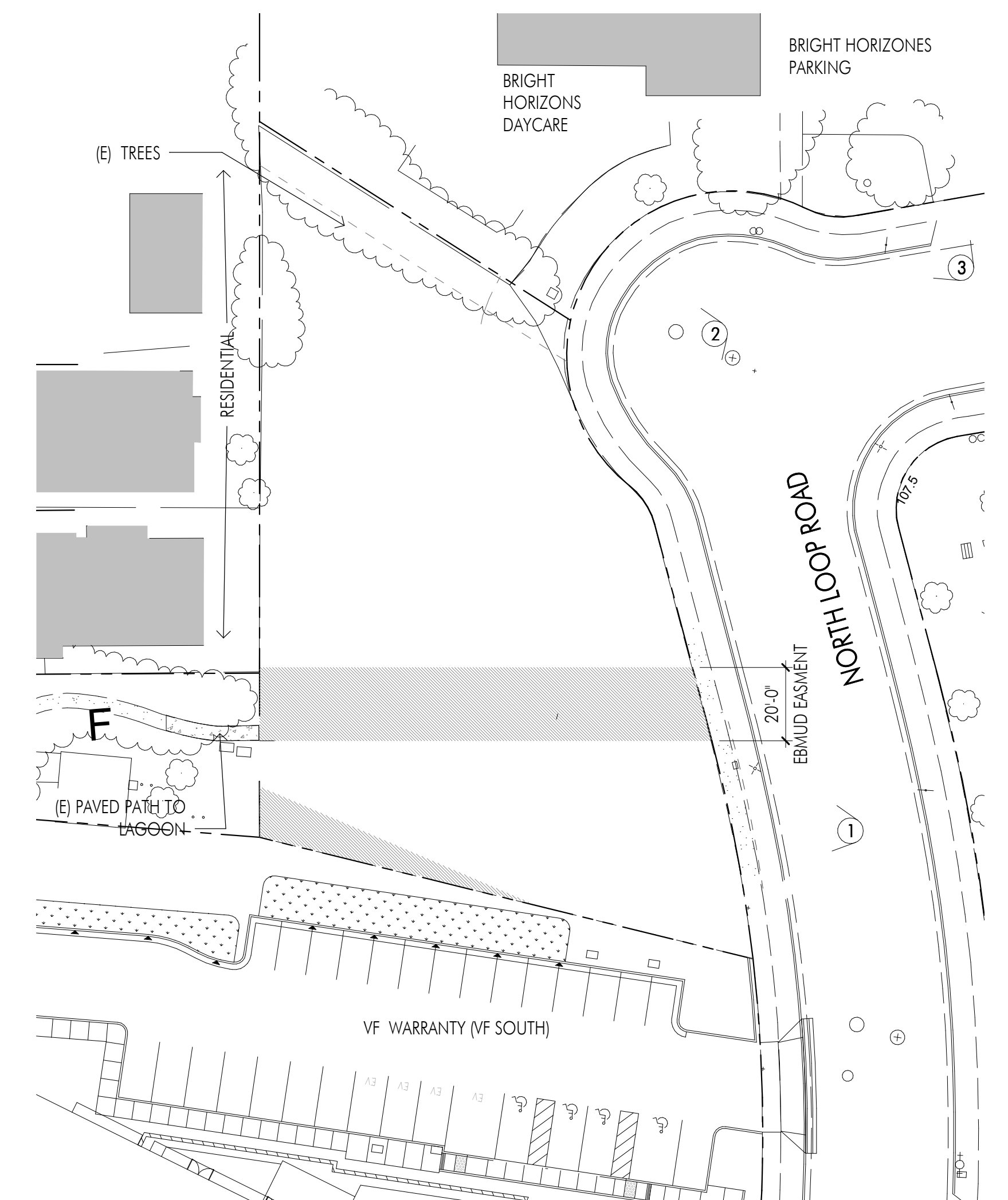
3. NORTH LOOP ROAD - BRIGHT HORIZONS CHILDCARE



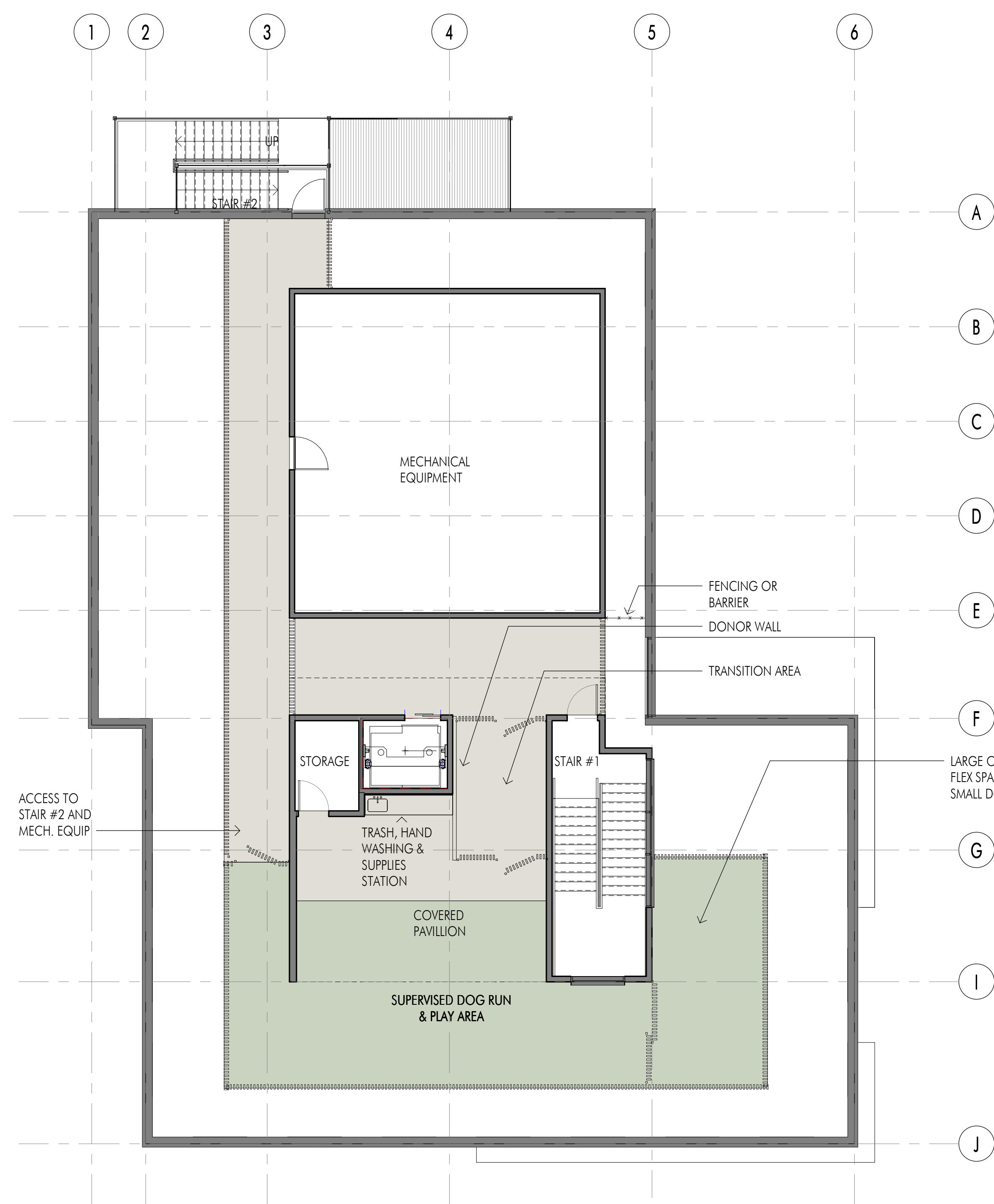
4. 2200 NORTH LOOP ROAD - WORLD BEST CHEESE



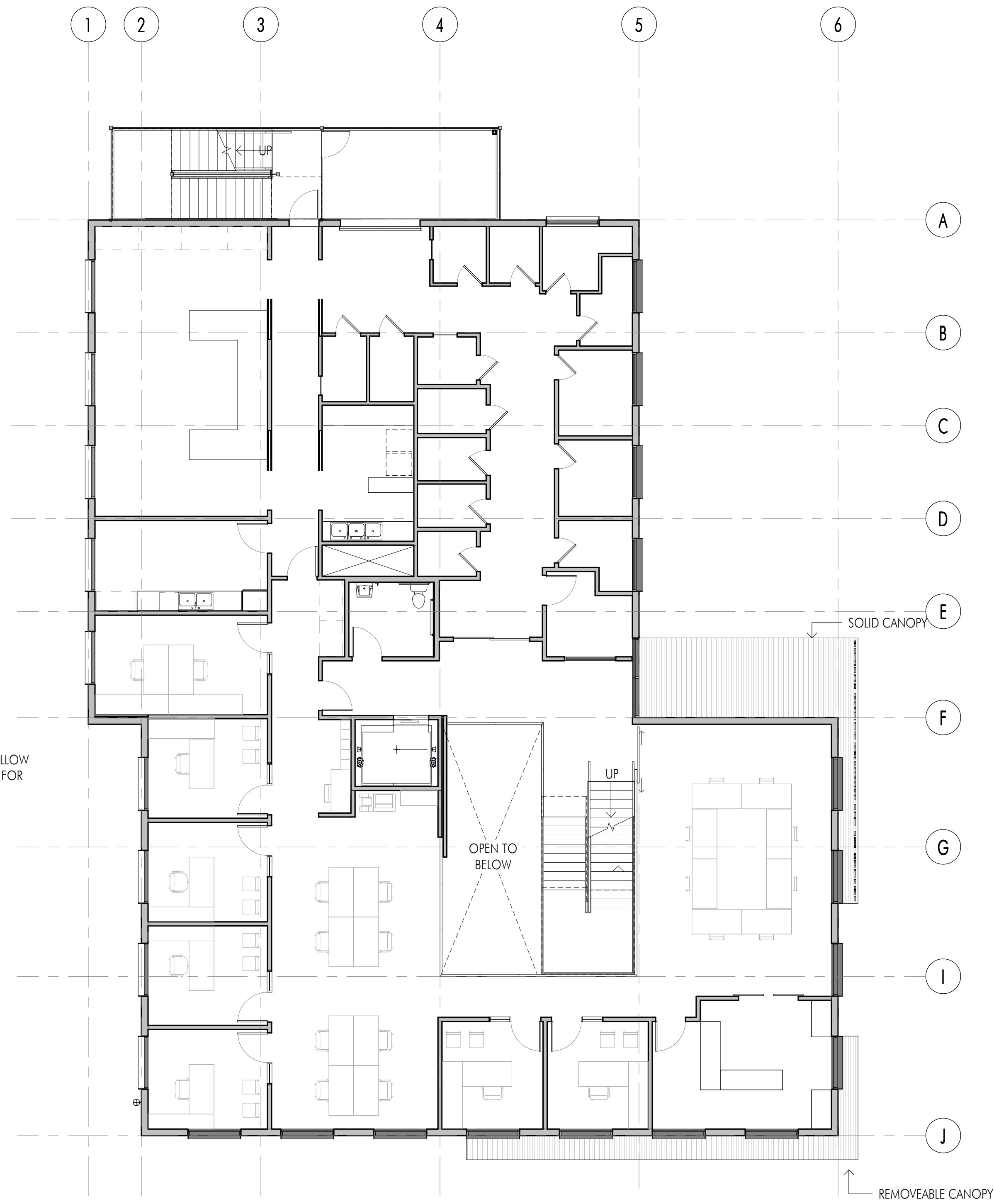
5. 2321 NORTH LOOP ROAD - VF OUTDOOR, SOUTH BUILDING



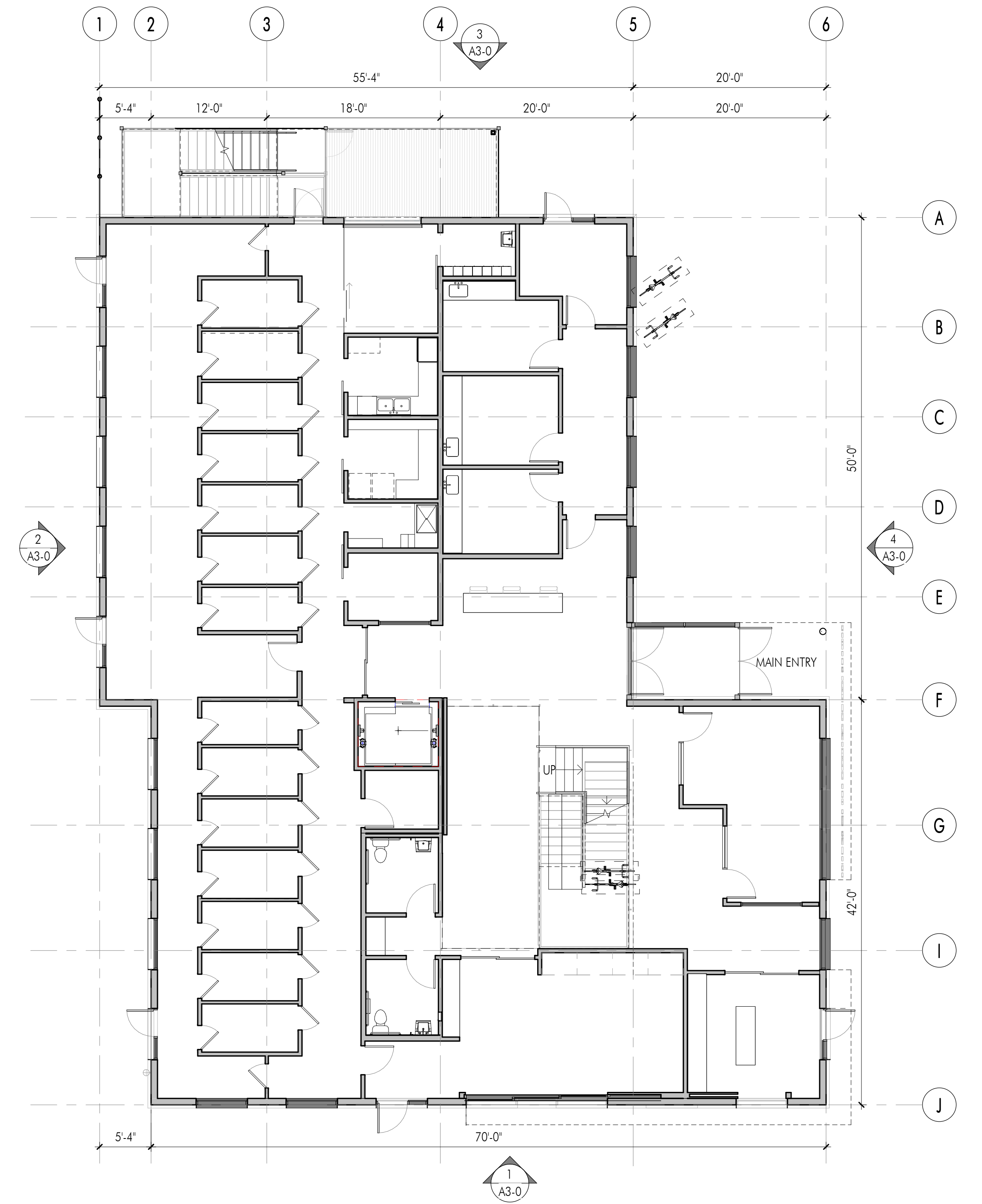
KEY PLAN  
1" = 30'-0"



3 ROOF PLAN  
1/8" = 1'-0"



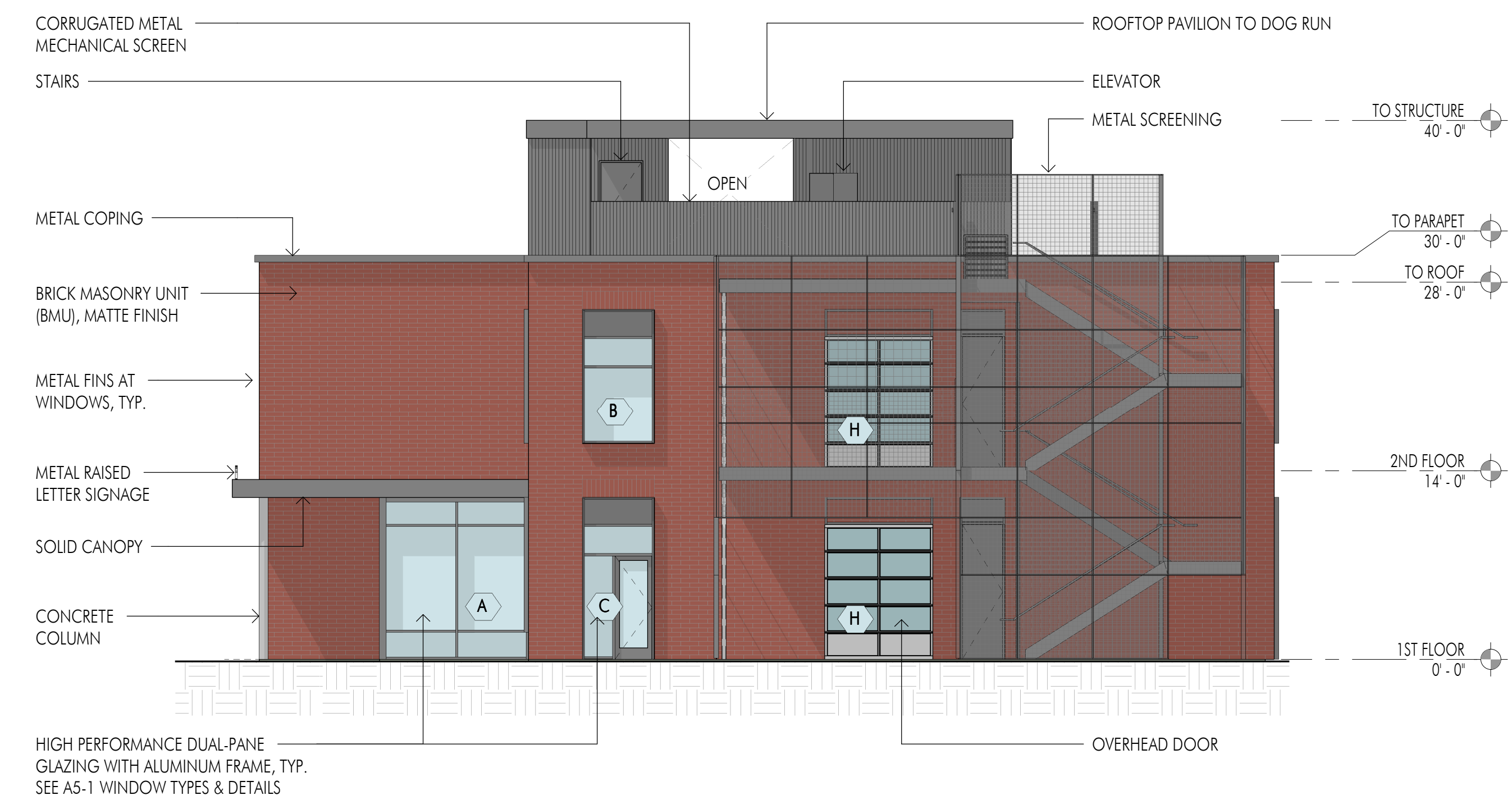
2 2ND FLOOR PLAN  
1/8" = 1'-0"



1 1ST FLOOR PLAN  
1/8" = 1'-0"



4 EAST ELEVATION  
1/8" = 1'-0"



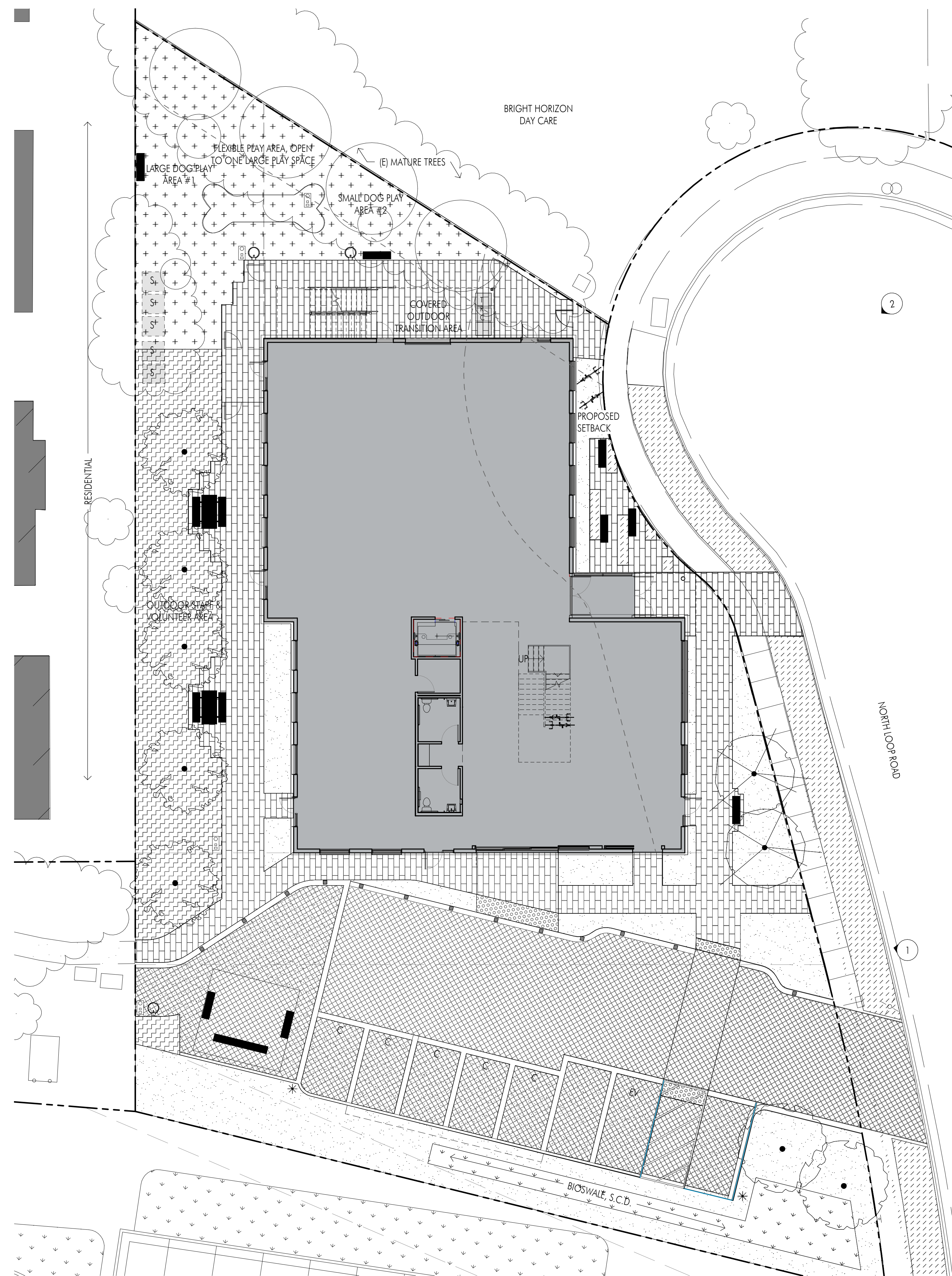
3 NORTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



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



3 SITE PLAN  
3/32" = 1'-0"



2 NORTH APPROACH - MAIN ENTRY



1 SOUTH APPROACH - COMMUNITY PLAZA



EXAMPLES OF BRICK MASONRY UNIT CONSTRUCTION, EXISTING BUILDINGS IN HARBOR BAY



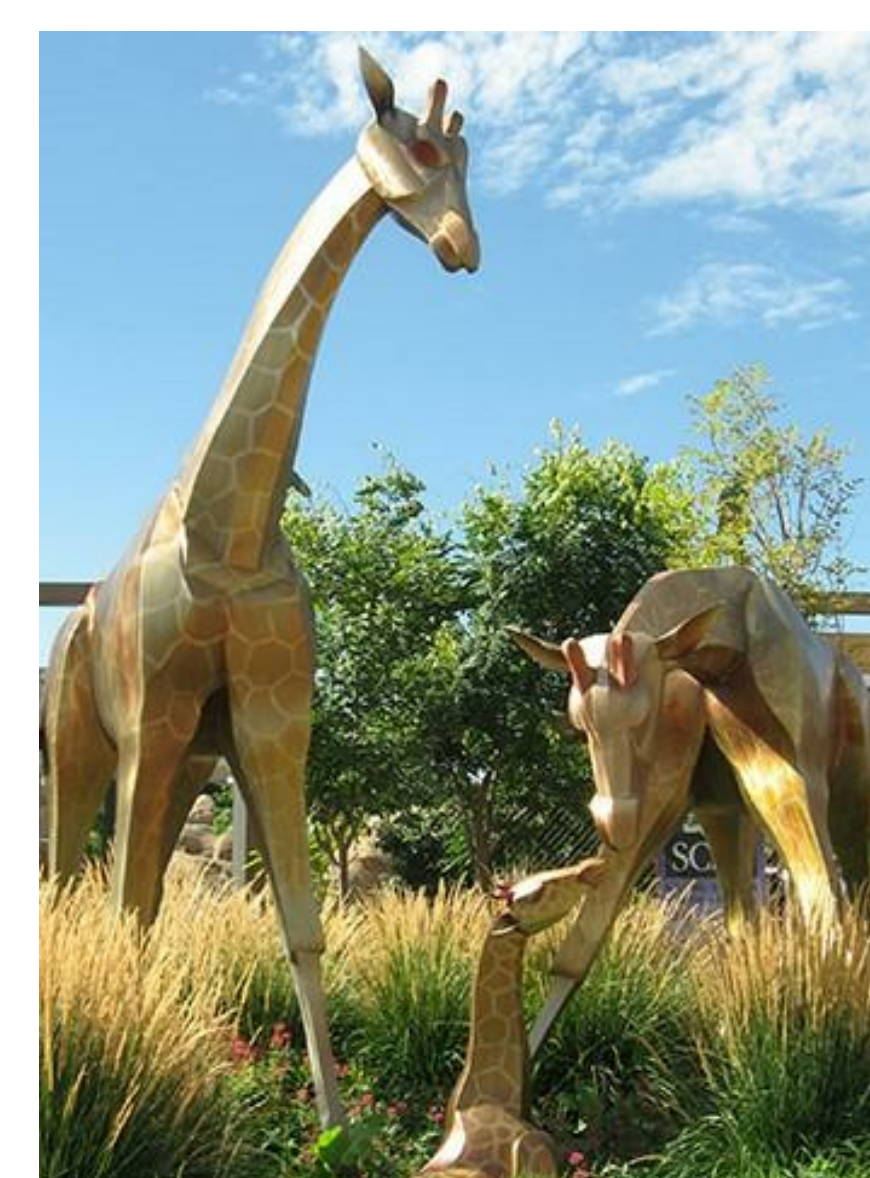
METAL SCREENING WITH PLANTINGS, PROVIDES PRIVACY AND ANIMAL SAFETY



CORRUGATED MECHANICAL ROOF SCREEN AND ROOF TOP PAVILION



PUNCHED WINDOW OPENINGS WITH PROJECTING FIN FRAME



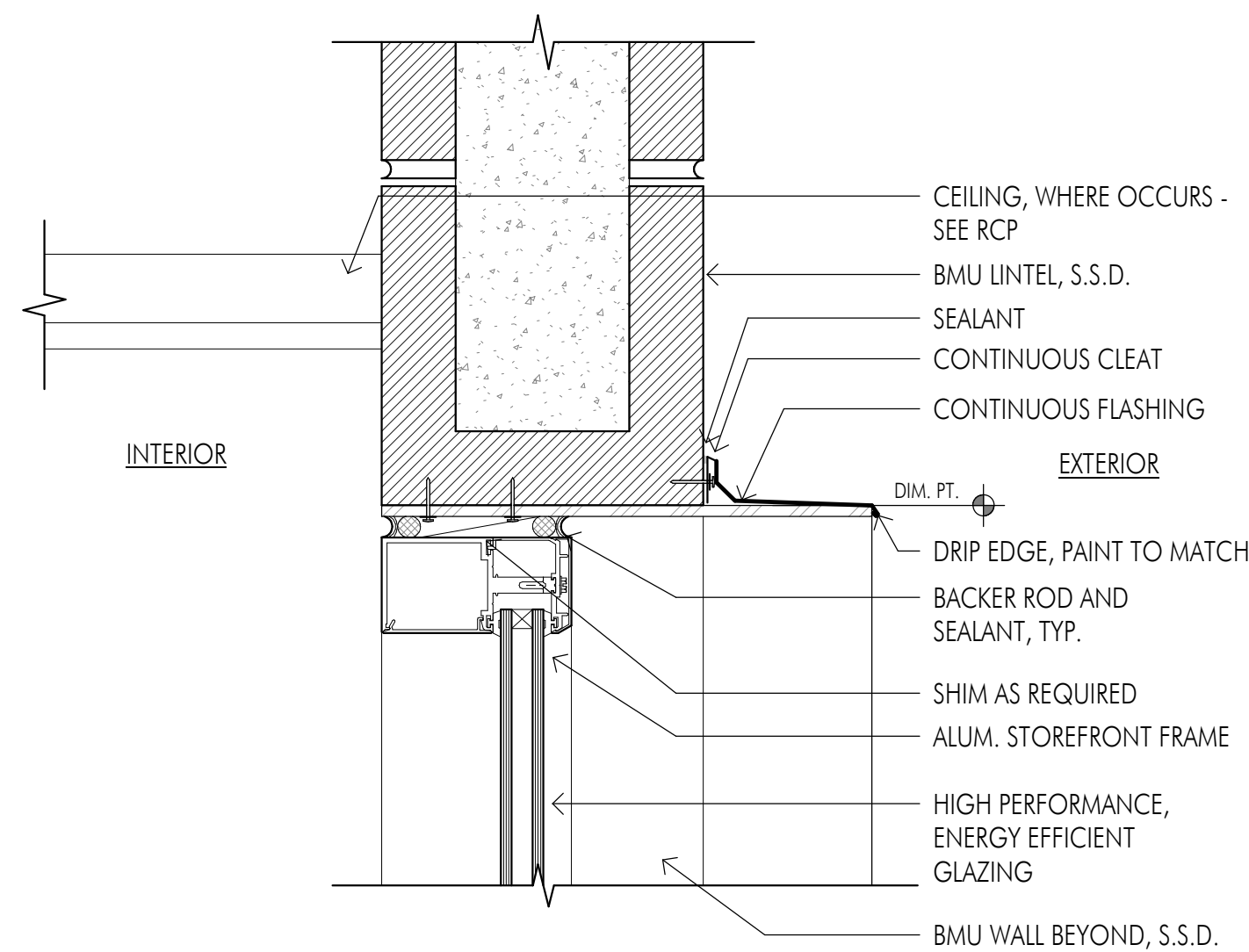
COMMISSIONED ART INSTALLATION



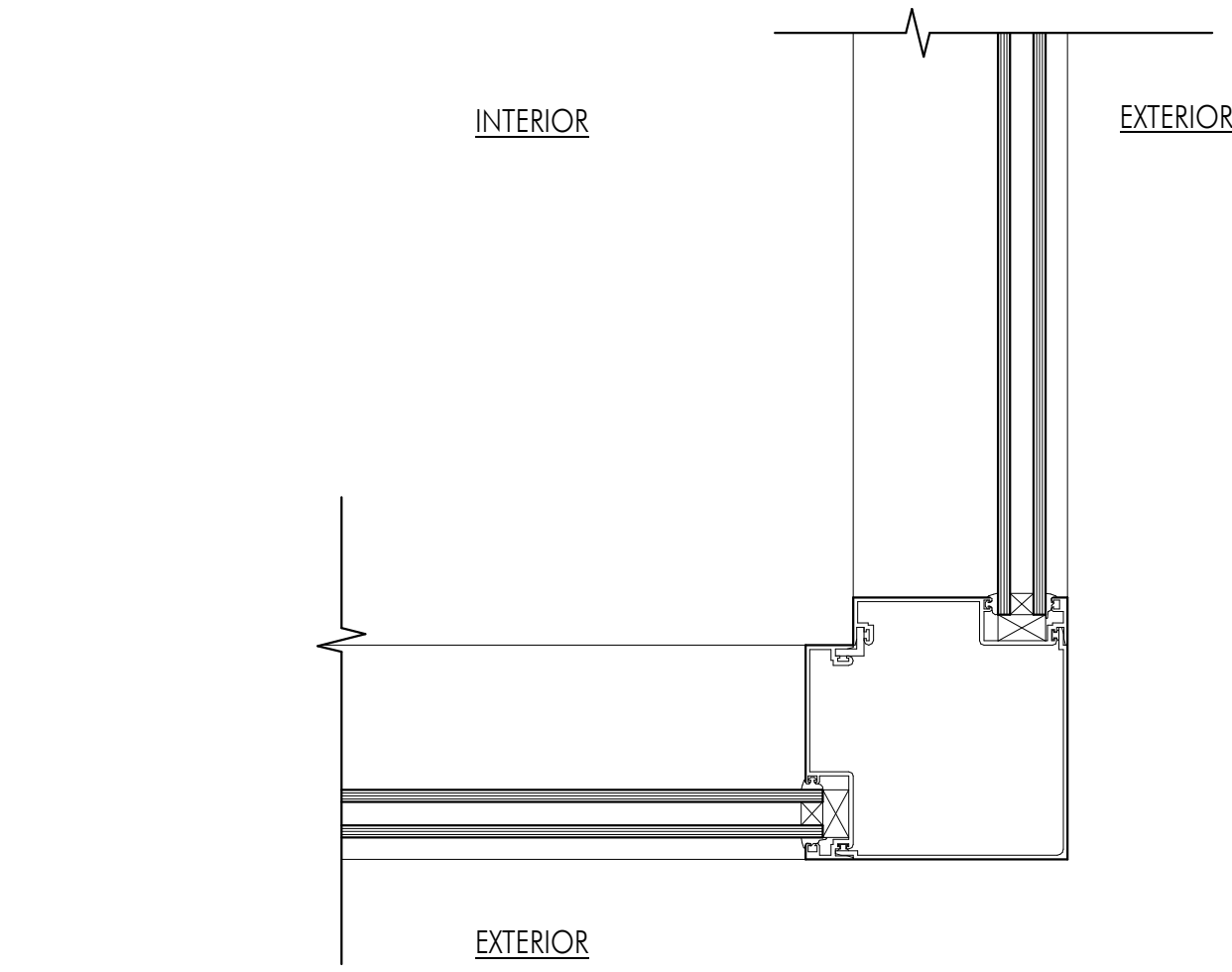
COMMUNITY FOCUSED PLAZA WITH OUTDOOR SEATING & LANDSCAPING



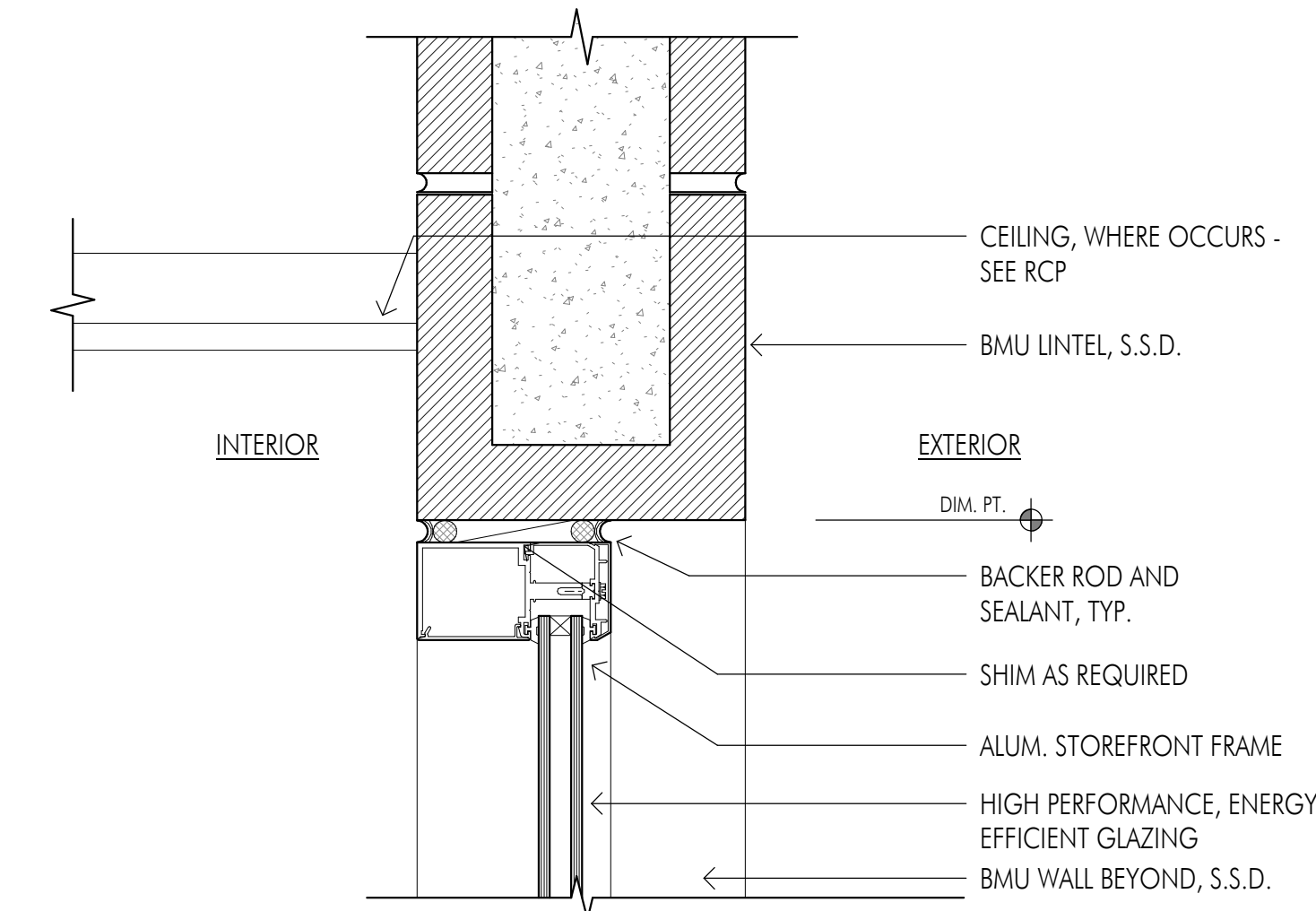
COMMUNITY PAVILION SEATING & GATHERING



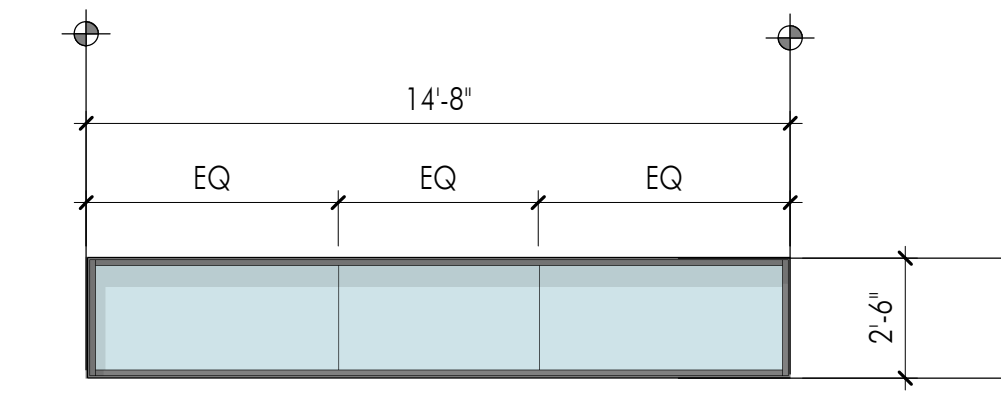
7 TYP. WINDOW HEAD (JAMB SIM.)



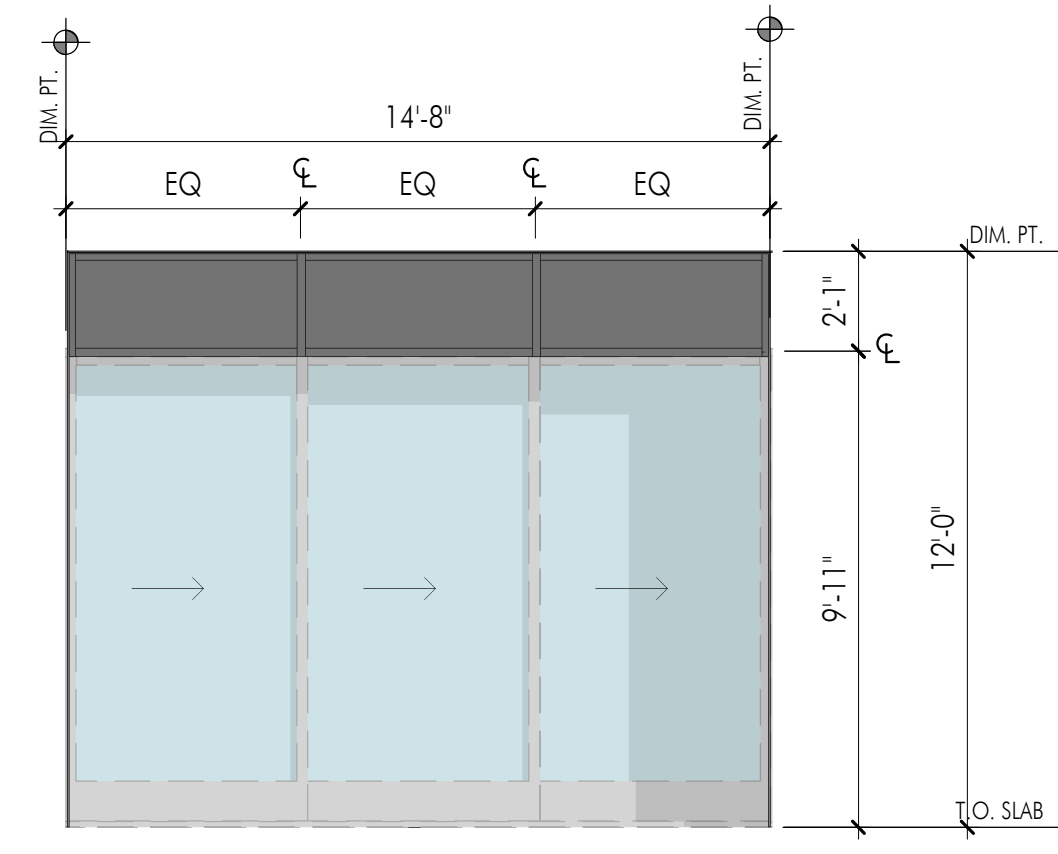
4 TYP. CORNER MULLION



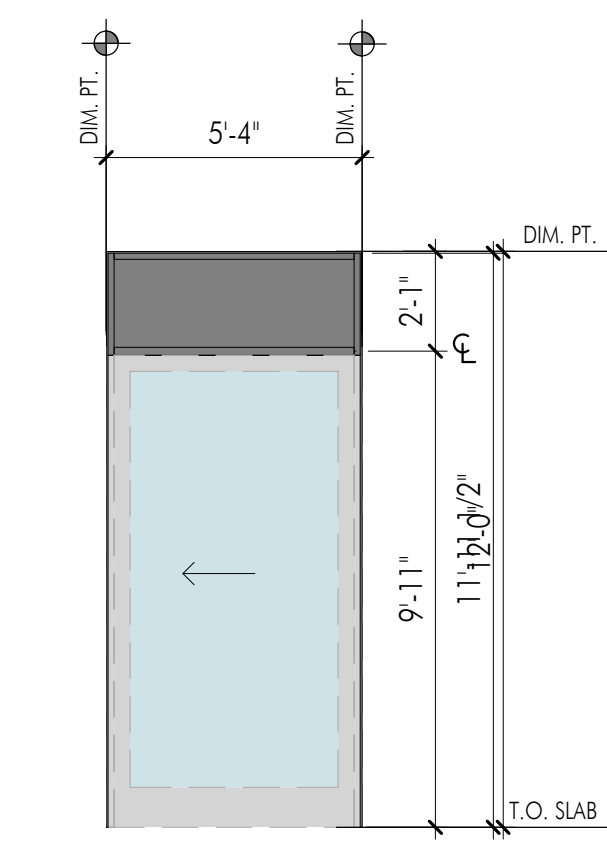
9 TYP. STOREFRONT HEAD (JAMB SIM.)



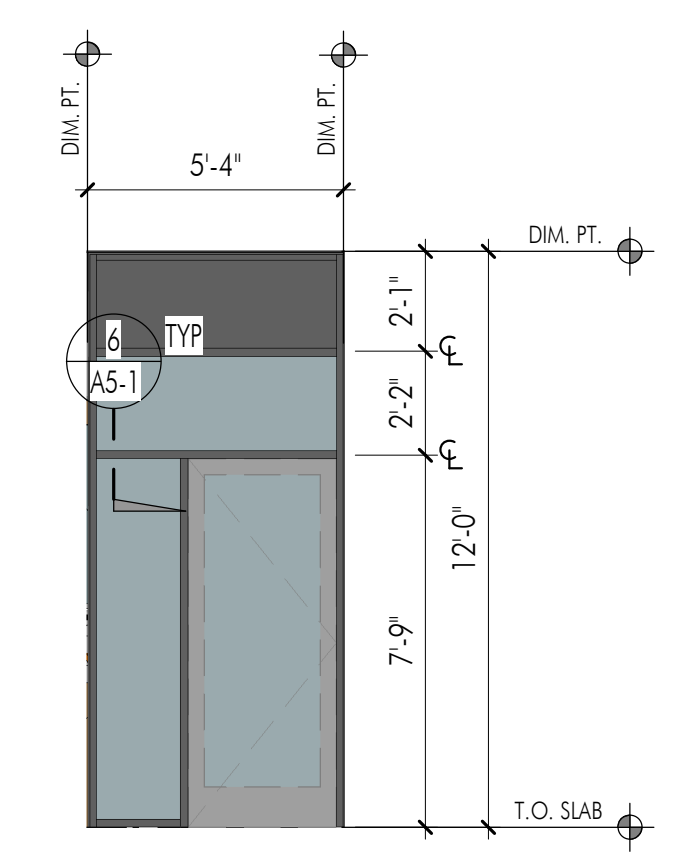
K EXTERIOR WINDOW - TYPE K - CLERESTORY



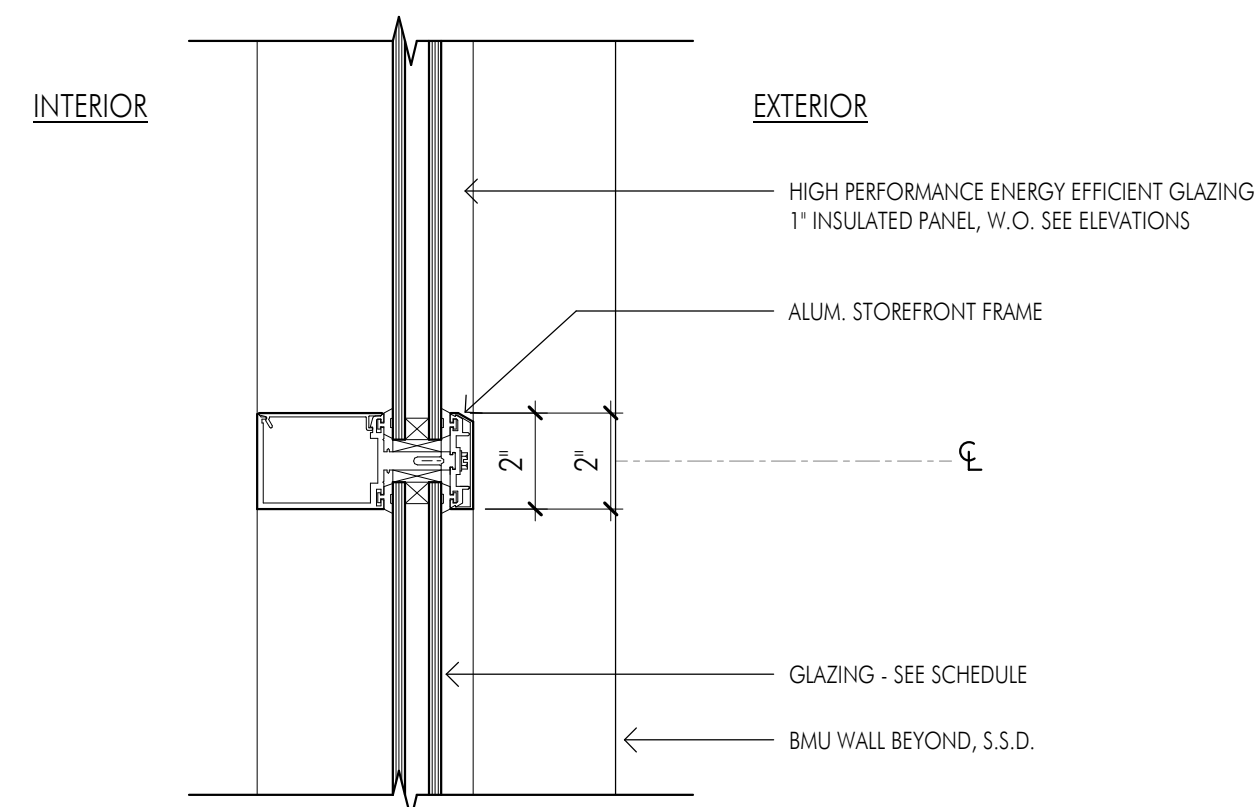
J EXTERIOR WINDOW - TYPE J



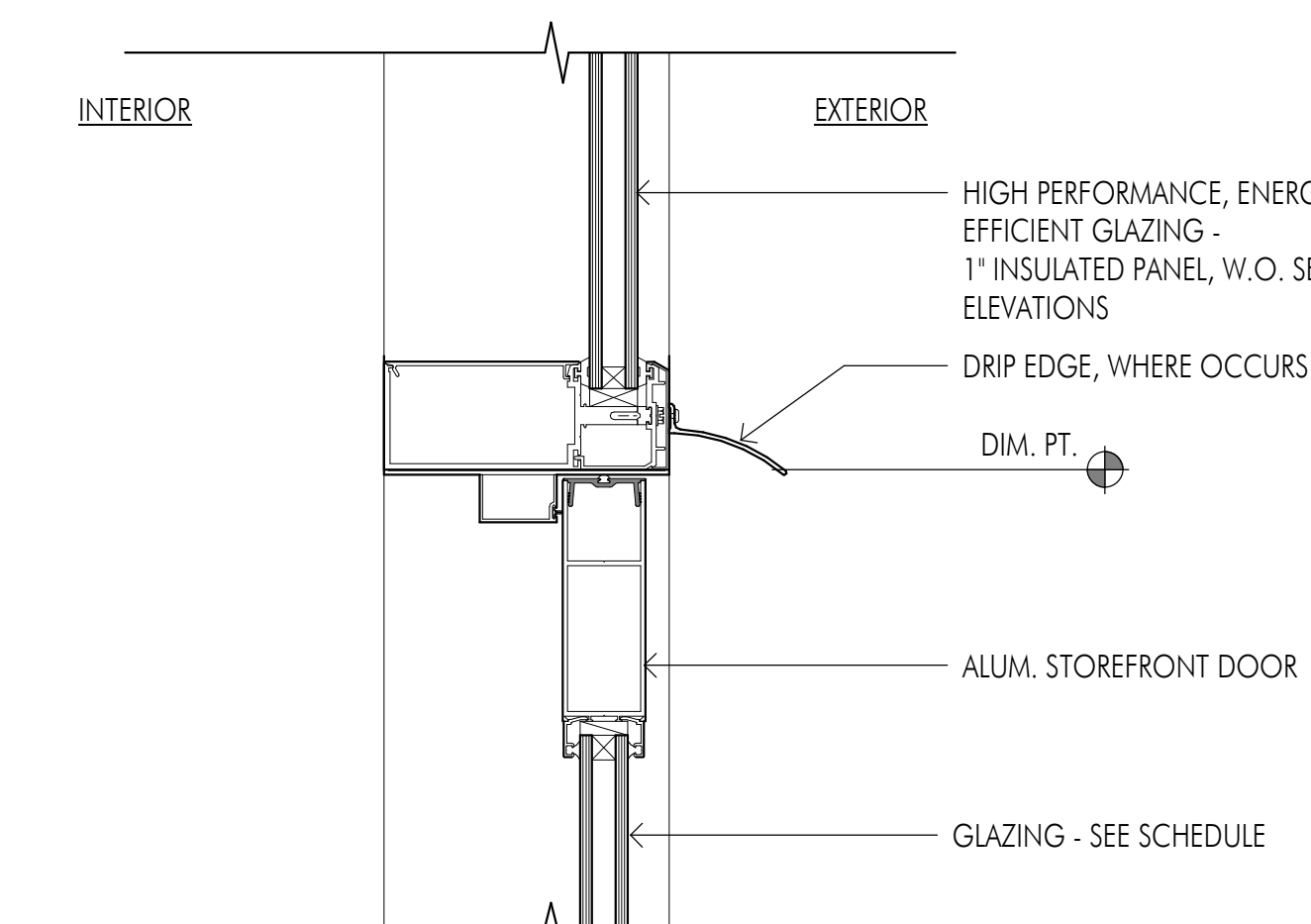
F EXTERIOR WINDOW



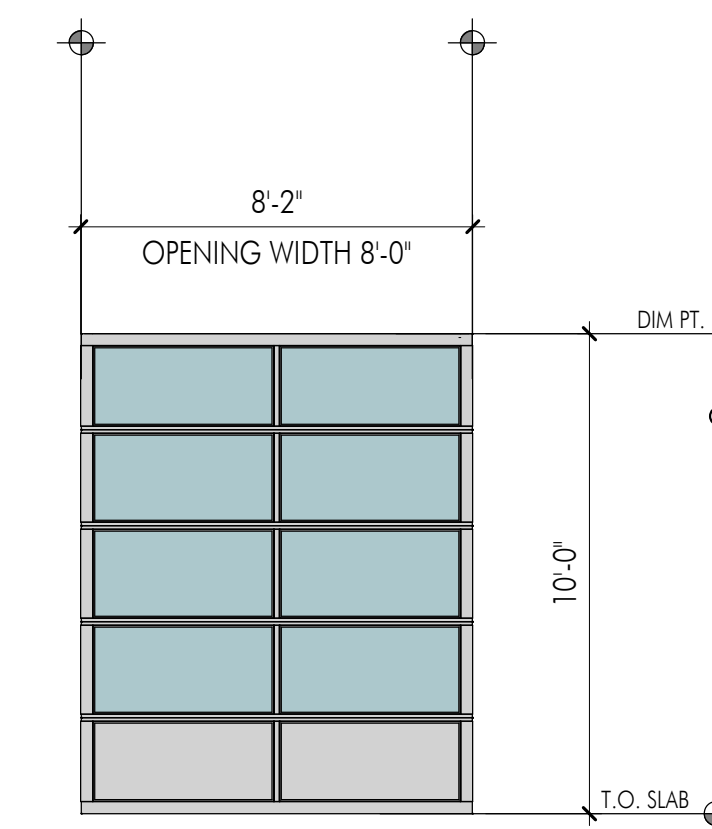
C TYP. EXTERIOR WINDOW - C - O.H. SIM.



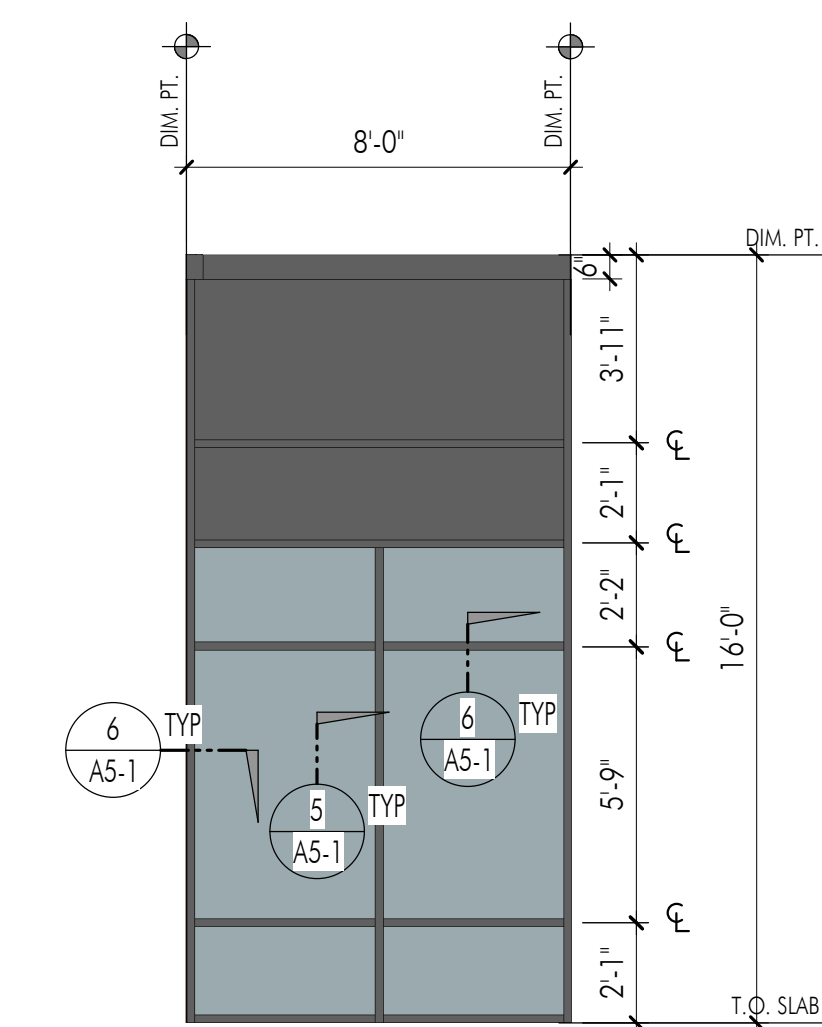
6 TYP. INTERMEDIATE MULLION (VERTICAL SIM.)



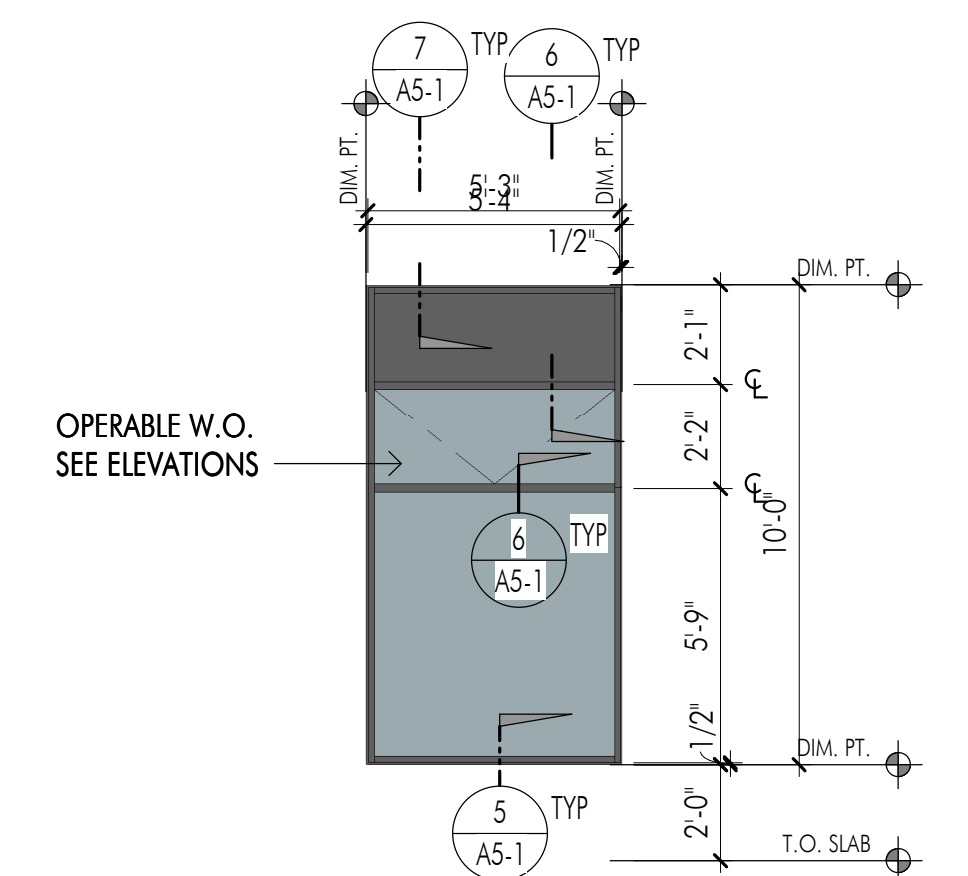
2 TYP. STOREFRONT DOOR HEAD (JAMB SIM.)



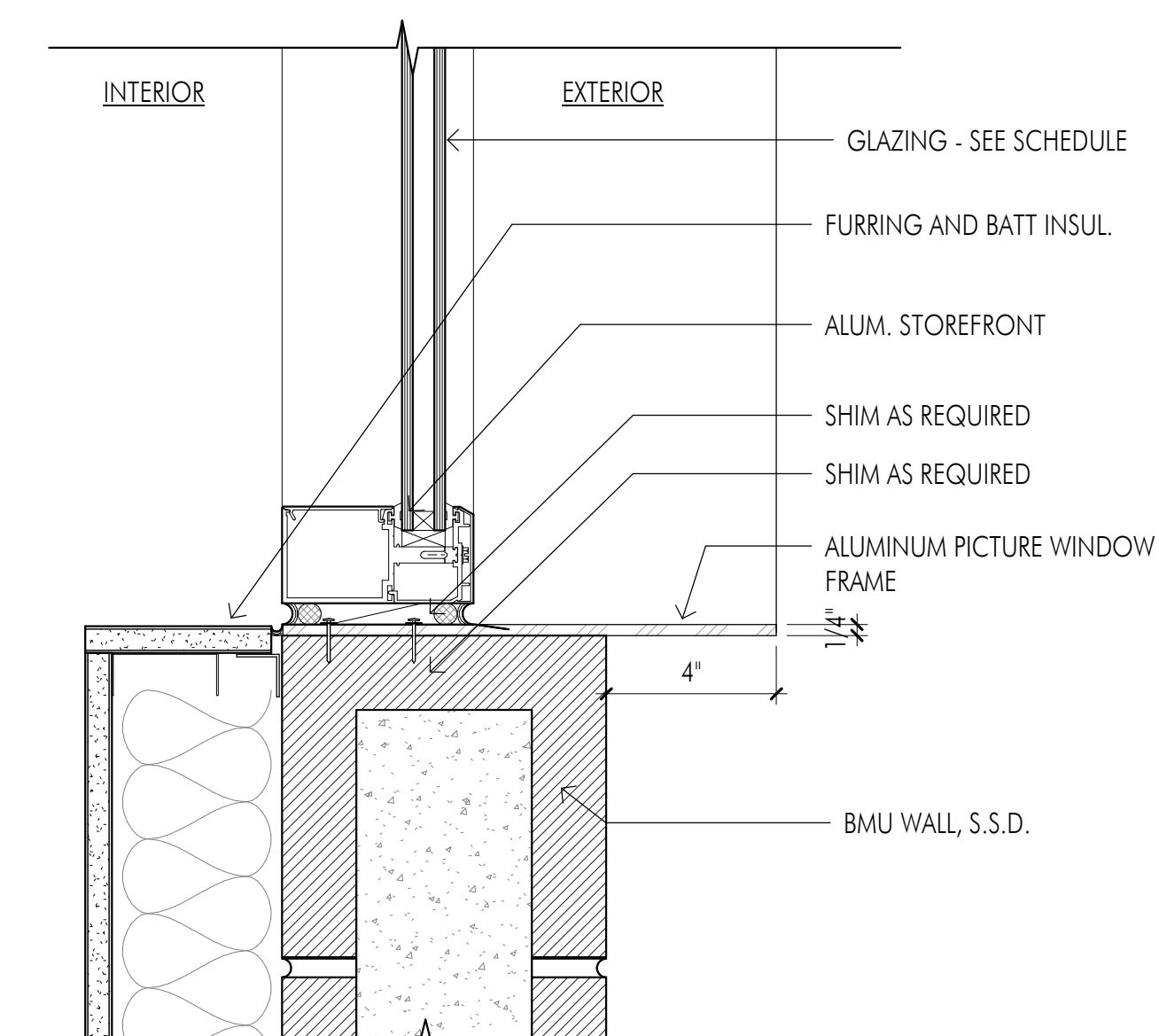
H TYP. EXTERIOR WINDOW/ROLL UP DOOR - LOWER, UPPER SIM.



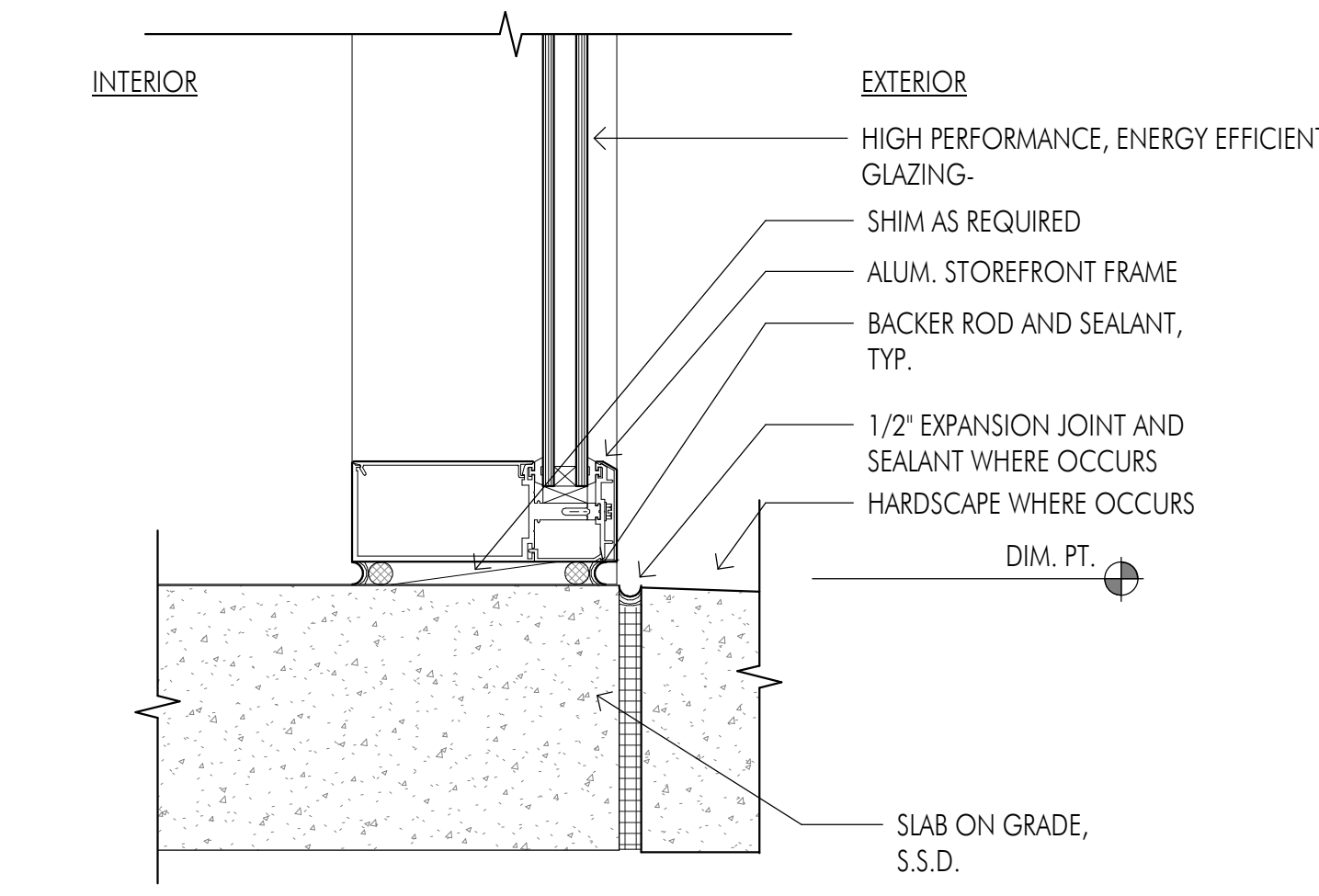
E EXTERIOR WINDOW - MAIN ENTRY



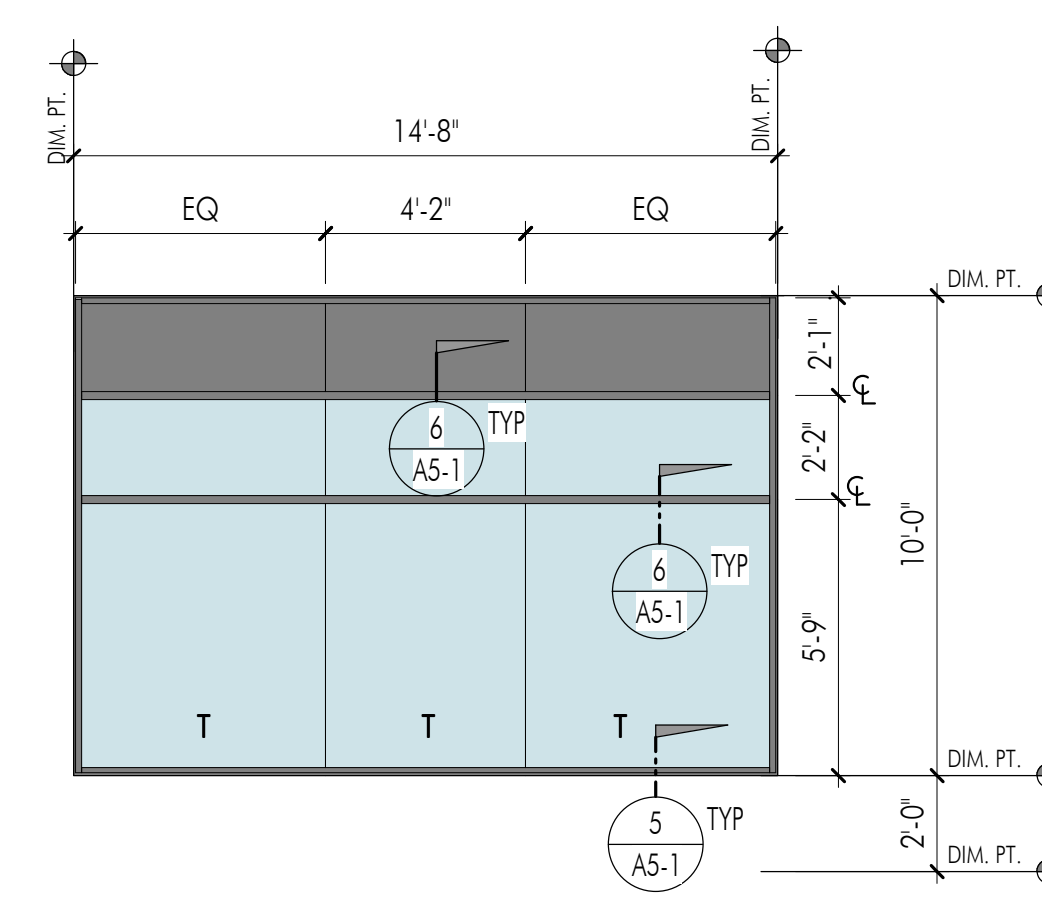
B TYP. EXTERIOR WINDOW B - LOWER, UPPER SIM.



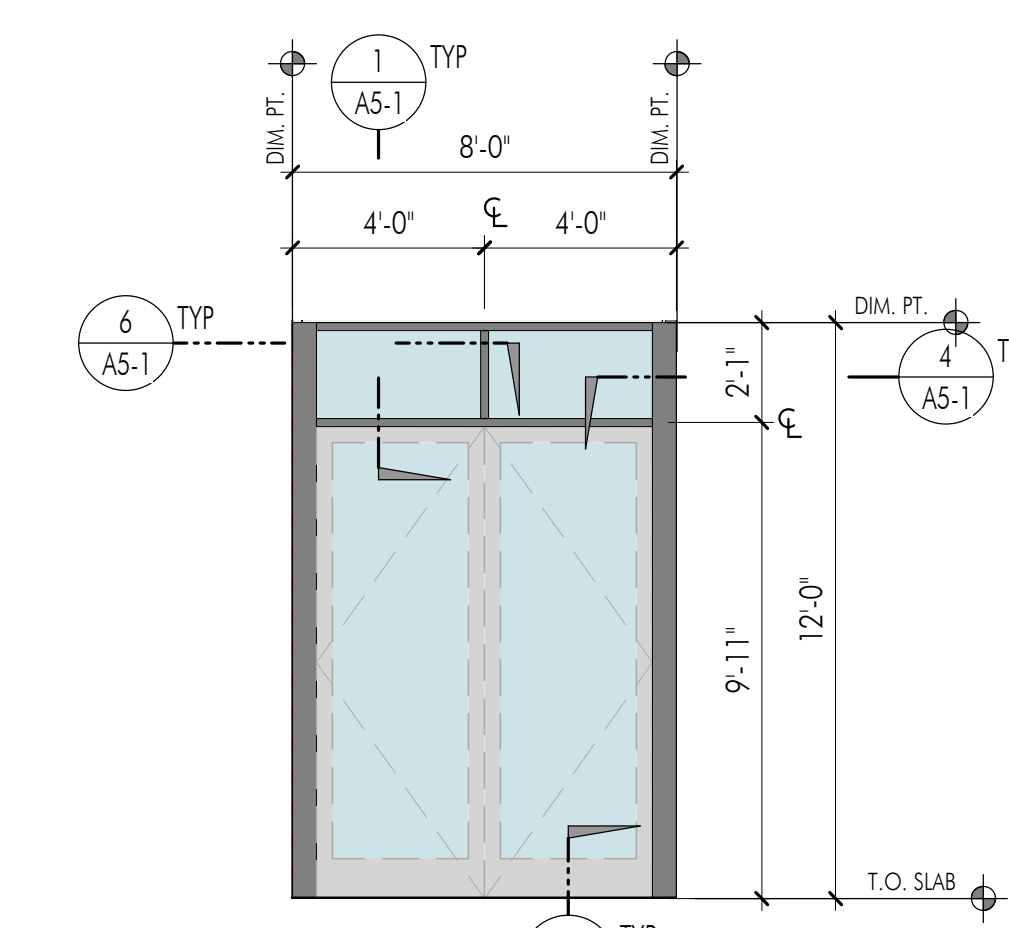
5 TYP. WINDOW SILL



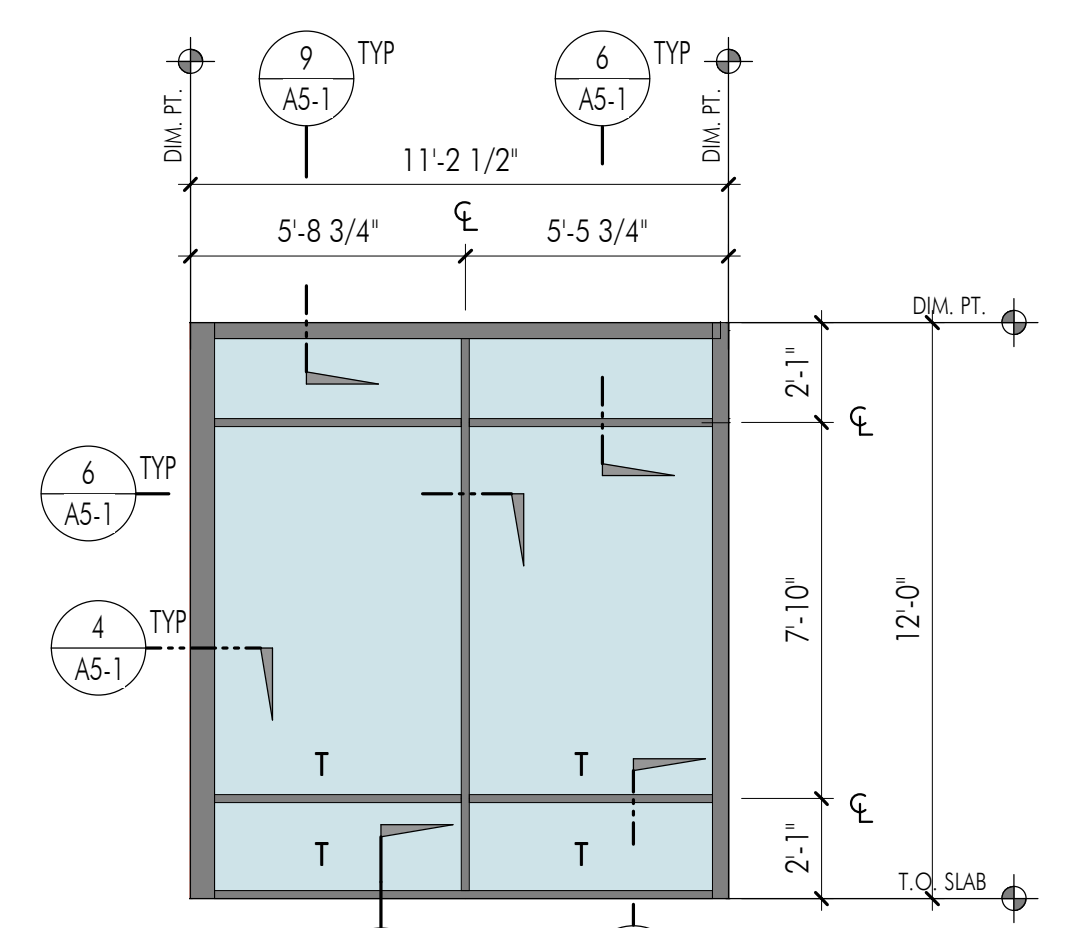
1 TYP. STOREFRONT SILL



G EXTERIOR WINDOW



D EXTERIOR WINDOW - MAIN ENTRY



A TYP. EXTERIOR WINDOW - TYPE A