ATTACHMENT A

Current Project Drawings
(dated August 30, 2013; received September 3, 2013)

51st & BROADWAY

STORE NO. 3132 OAKLAND, CA

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GENERAL NOTES

1. ALL BUILDINGS SHALL BE FULLY SPRINKLERED AT LIGHT HAZARD PER NFPA 15.
2. ALL OCCUPIED AREAS ARE TO BE HANDICAPPED ACCESSIBLE.
3. ALL EXISTING BUILDINGS AND SITE FEATURES ARE TO BE DEMOLISHED.
4. THE DEMOLITION WORK AND NEW CONSTRUCTION ARE TO BE PHASED.

APPLICABLE CODES & STANDARDS

2010 CALIFORNIA BUILDING CODE (CBC) & TITLE 24

2010 CALIFORNIA FIRE CODE (CBC) & TITLE 24

2010 CALIFORNIA MECHANICAL CODE (CBC) & TITLE 24

2010 CALIFORNIA ELECTRICAL CODE (CBC) & TITLE 24

NFPA NATIONAL FIRE PROTECTION ASSOCIATION 2010

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
US DEPARTMENT OF JUSTICE

ZONING

THE PROJECT SHALL COMPLY WITH GRANDFATHERED ZONING REQUIREMENTS OF THE EXISTING SITE IN ACCORDANCE WITH THE ENVIRONMENTAL IMPACT REPORT (EIR).

BUILDING & CODE ANALYSIS

BUILDING NAME	NUMBER OF LEVEL	OCCUPANCY GROUP	TYPE OF CONSTRUCTION	ALLOWABLE AREA (Inc'd Sprinkler & frontage increase)	BUILDING AREA PROVIDED
BUILDING A	1 LEVEL (RETAIL & ROOFTOP PARKING)	M, & S2	TYPE 2B	LEVEL 1: 70,000 SQ LEVEL 2 PARKING: UNLIMITED	LEVEL 1: 63,128 SF LEVEL 2 PARKING: 68,269 SF
BUILDING B	2 LEVELS (RETAIL)	M	TYPE 2B	LEVEL 1: 70,000 SQ LEVEL 2: 70,000 SQ	LEVEL 1: 8,000 SF LEVEL 2: 1,881 SF
BUILDING C	1 LEVEL (PAD BUILDING)	A2	TYPE 5B	LEVEL 1: 50,000 SQ	LEVEL 1: 3,290 SF
BUILDING D	2 LEVLES (PAD BUILDING)	B	TYPE 5B	LEVEL 1: 49,500 SQ LEVEL 2: 49,500 SQ LEVEL 3: 49,500 SQ	LEVEL 1: 4,828 SF LEVEL 2: 4,828 SF LEVEL 2: 4,734 SF
BUILDING E	1 LEVEL (RESTAURANT)	A2	TYPE 5B	LEVEL 1: 28,800 SQ	LEVEL 1: 2,917 SF
BUILDING F	2 LEVELS (RETAIL)	M	TYPE 2B	LEVEL 1: 50,000 SQ LEVEL 2: 50,000 SQ	LEVEL 1: 20,549 SQ LEVEL 2: 17,909 SQ
BUILDING G	2 LEVELS & BASEMENT (RESTAURANTS & OFFICES)	M, A2, & A3	TYPE 2B	BASEMENT: 30,400 SQ LEVEL 1: 30,875 SQ LEVEL 2: 30,875 SQ	BASEMENT: 29,965 SQ LEVEL 1: 29,255 SQ LEVEL 2: 20,058 SQ
BUILDING H	2 LEVELS (RETAIL & RESTAURANTS)	M & A2	TYPE 2B	LEVEL 1: 30,875 SQ LEVEL 2: 30,875 SQ	LEVEL 1: 12,927 SQ LEVEL 2 - 10,922 SQ
BUILDING J	4 LEVELS (RETAIL & PARKING DECK)	M, & S2	TYPE 2B	LEVEL 1: 40,625 SQ LEVEL 2 - 4 PARKING: UNLIMITED	LEVEL 1: 36,671 SQ LEVEL 2 - 4 PARKING: UNLIMITED
BUILDING K	2 (WITH ROOF-TOP PARKING)	M, B, A2, & S2	TYPE 2B	LEVEL 1: 30,875 SQ LEVEL 2: 30,875 SQ LEVEL 2 PARKING: UNLIMITED	LEVEL 1: 18,458 SQ LEVEL 2: 9,832 SQ

VICINITY MAP

OVERALL VIEW 01
N.T.S.

OVERALL VIEW 02
N.T.S.

OVERALL VIEW 03
N.T.S.

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SCHEMATIC DESIGN SET

51st & BROADWAY
STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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PROJECT NO. 150-101 PDC
DATE: August 30, 2013

COVER SHEET, DRAWING INDEX, & CODE ANALYSIS

G001

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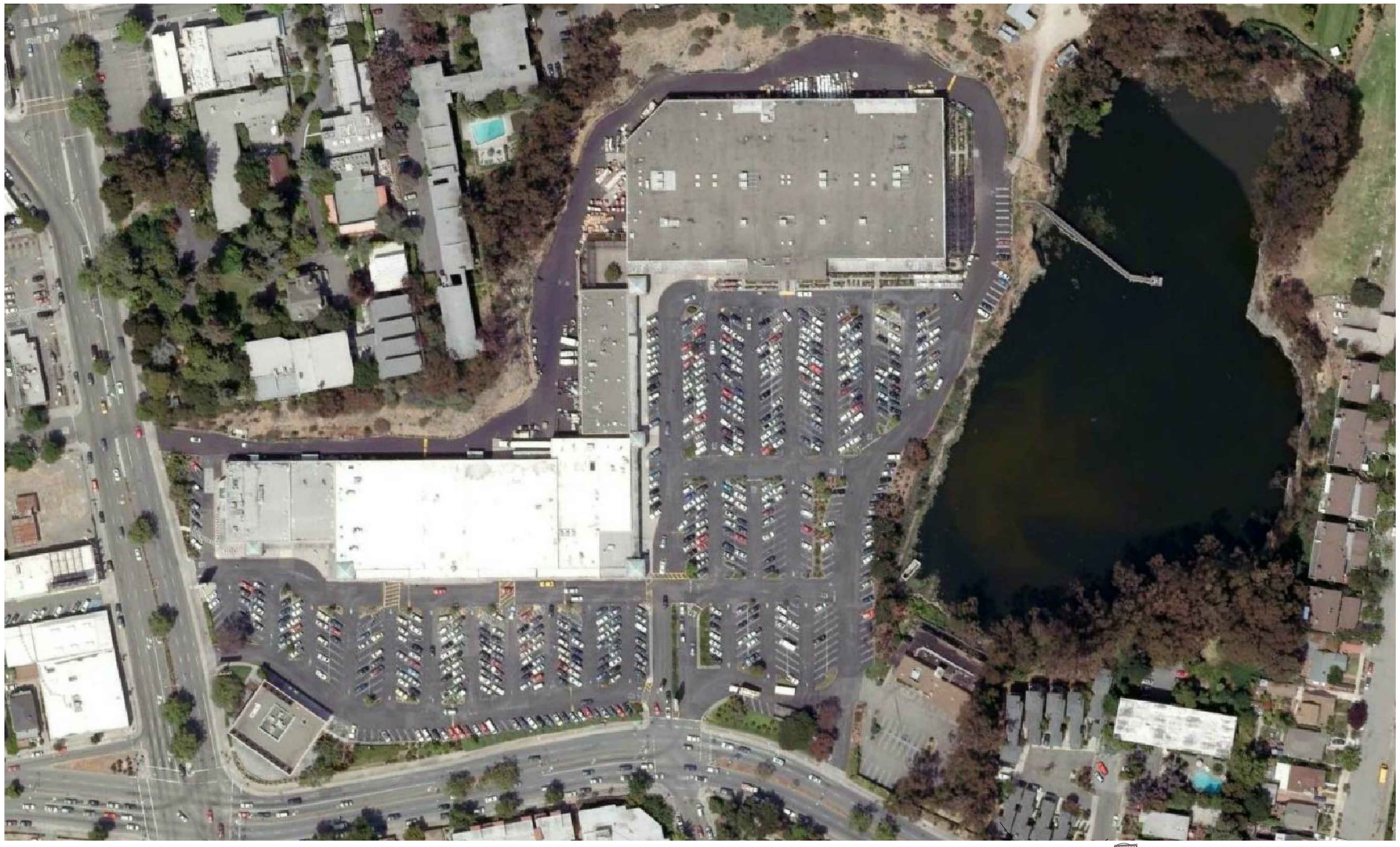
VIEW FROM BROADWAY LOOKING NORTHWEST 01
N.T.S.

VIEW FROM RESERVIOR LOOKING NORTHEAST 02
N.T.S.



NORTH

AERIAL OF EXISTING SITE 03
1" = 60'-0"

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EXISTING CONDITIONS

G011

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VIEW FROM BROADWAY LOOKING SOUTHEAST N.T.S. 01

VIEW FROM PLEASANT VALLEY LOOKING SOUTHWEST N.T.S. 02

VIEW FROM PLEASANT VALLEY LOOKING NORTHEAST N.T.S. 03

VIEW FROM BROADWAY LOOKING NORTHWEST N.T.S. 04

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2 SOUTHWEST VIEW
SCALE: N.T.S.

3 SOUTHWEST VIEW
SCALE: N.T.S.

4 SOUTHWEST VIEW
SCALE: N.T.S.

5 SOUTHWEST VIEW
SCALE: N.T.S.

6 SOUTH VIEW
SCALE: N.T.S.

7 SOUTH VIEW
SCALE: N.T.S.

8 SOUTHWEST VIEW
SCALE: N.T.S.

9 SOUTHWEST VIEW
SCALE: N.T.S.

10 SOUTHWEST VIEW
SCALE: N.T.S.

11 SOUTHWEST VIEW
SCALE: N.T.S.

12 SOUTH VIEW
SCALE: N.T.S.

13 SOUTHWEST VIEW
SCALE: N.T.S.

14 SOUTHWEST VIEW
SCALE: N.T.S.

15 NORTHWEST VIEW
SCALE: N.T.S.

16 NORTHWEST VIEW
SCALE: N.T.S.

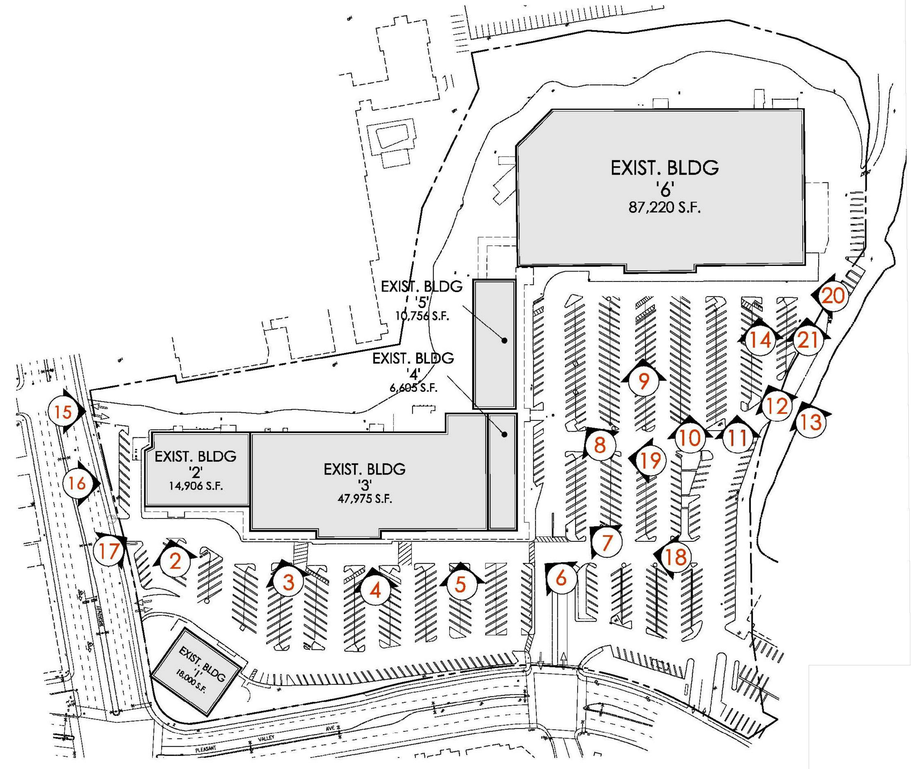
17 WEST VIEW
SCALE: N.T.S.

18 SOUTHWEST VIEW
SCALE: N.T.S.

19 SOUTHWEST VIEW
SCALE: N.T.S.

20 SOUTHWEST VIEW
SCALE: N.T.S.

21 SOUTHWEST VIEW
SCALE: N.T.S.



1 EXISTING SITE PLAN
SCALE: 1" = 60'-0"

NORTH

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PROJECT NO. 150-101 PDC
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EXISTING CONDITIONS

G013

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EXIST. BLDG
'6'
87,220 S.F.

EXIST. BLDG
'5'
10,756 S.F.

EXIST. BLDG
'2'
14,906 S.F.

EXIST. BLDG
'3'
47,975 S.F.

EXIST. BLDG
'4'
6,605 S.F.

EXIST. BLDG
'1'
18,000 S.F.

PLEASANT VALLEY AVE

NORTH

EXISTING SITE PLAN 01
1" = 40'-0"

SITE DATA :

SITE AREA :	15.40 ACRES	670,824 S.F.
EXISTING BLDG '1' 3 STORY		18,000 S.F.
EXISTING BLDG '2'		14,906 S.F.
EXISTING BLDG '3'		47,975 S.F.
EXISTING BLDG '4'		6,605 S.F.
EXISTING BLDG '5'		10,756 S.F.
EXISTING BLDG '6'		87,220 S.F.
TOTAL BUILDING AREA :		185,462 S.F.
STANDARD PARKING PROVIDED :		650 SPACES
COMPACT PARKING PROVIDED :	0%	0 SPACES
* HANDICAP PARKING PROVIDED :		17 SPACES
TOTAL PARKING PROVIDED :		667 SPACES
PARKING RATIO :		3.60 SPACES / 1000 S.F.
SITE COVERAGE :		28%

OWNER

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51st & BROADWAY

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PROJECT NO. 100-101 PDC
DATE: August 30, 2013

EXISTING SITE PLAN

A001-EX

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KEYED NOTES

1. NEW ASPHALT PAVING.
2. NEW CONCRETE PAVING, SEE LANDSCAPING.
3. NEW RETAINING WALL, SEE LANDSCAPING.
4. TERRACED PLANTER, SEE LANDSCAPING.
5. NOT USED.
6. REMOVABLE BOLLARDS, SEE LANDSCAPING.
7. LOADING DOCK RECESSED 4'-6" BELOW F.F.E. DOCK SHALL INCLUDE AREA DRAIN AND GUARDRAIL ALONG ELEVATED EDGE..
8. 8' CHAINLINK FENCE & GATE WITH VISION SLATS.
9. TENTATIVE TRASH ENCLOSURE LOCATION. ENCLOSURE TO WRAP AROUND (2) DUMPSTERS AND SHALL INCLUDE 8' HIGH SPLIT-FACED CMU WALLS w/ PRECAST CAPS, STEEL GATES, BOLLARDS, AND AREA DRAIN.

UTILITY LEGEND

- T — PROPOSED TRANSFORMER LOCATION
- T UG — PROPOSED UNDERGROUND TRANSFORMER LOCATION

BIORETENTION

TOTAL SITE AREA:
15.28 ACRES 665,409 SF

TOTAL SITE IMPERVIOUS AREA:
549,216 SF

REQUIRED BIORETENTION (1 SF PER 25 SF IMPERVIOUS):
21,969 SF

PROVIDED BIORETENTION:
22,556 SF

EXISTING TREES WITHIN 10 FT OF CONSTRUCTION ACTIVITY

Trees proposed for removal

#	Species	dbh
200	Platanus Racemosa	12.5
201	Platanus Racemosa	9.2
218	Platanus Racemosa	13
581	Ulmus Parvifolia	12
582	Ulmus Parvifolia	11.9
583	Platanus Racemosa	9.1
584	Platanus Racemosa	9.4
587	Pinus Radiata	18.2
588	Pinus Radiata	21.3
590	Eriobotrya Deflexa	16.6
592	Platanus Racemosa	10.3
595	Olea Europaea	14.4

Trees not proposed for removal but located within 10 feet of Construction Activity

#	Species	dbh
575	Schinus Molle	14
583	Platanus Racemosa	9.1
584	Platanus Racemosa	9.4
585	Olea Europaea	14.2
586	Pinus Pinea	41.8
591	Platanus Racemosa	10.9
593	Platanus Racemosa	12
594	Platanus Racemosa	15.8

LEGEND

- + — TREE TO BE PROTECTED PER SITE REVISION
- + 586 — TREE TO REMAIN
- 582 — TREE TO BE REMOVED

NORTH

SITE PLAN 01
1" = 40'-0"

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SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

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PROJECT NO: 150-101 PDC
DATE: August 30, 2013

SITE PLAN

A001

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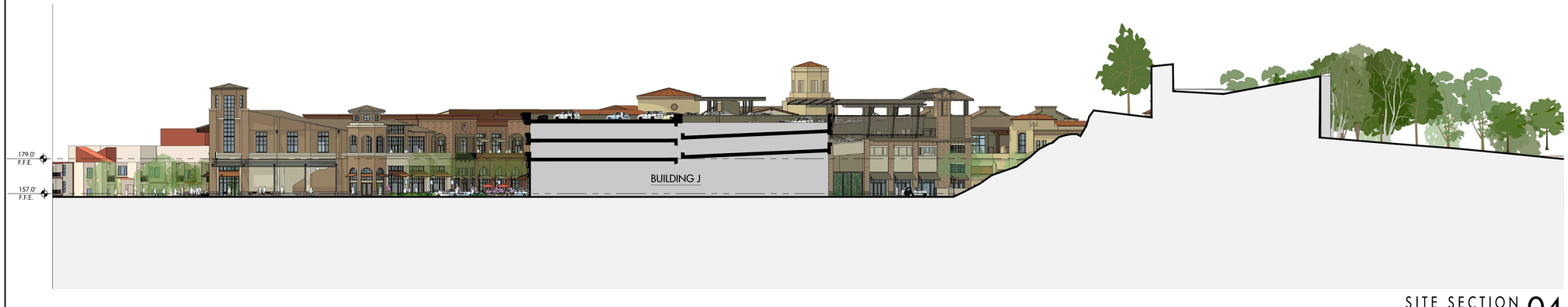
SITE SECTION 01
1" = 30'-0"

SITE SECTION 02
1" = 30'-0"

SITE SECTION 03
1" = 30'-0"



SITE SECTION 04
1" = 30'-0"

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SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
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No	Date	Revision

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PROJECT NO. 150-101 PDC
DATE: August 30, 2013

SITE SECTIONS

A002

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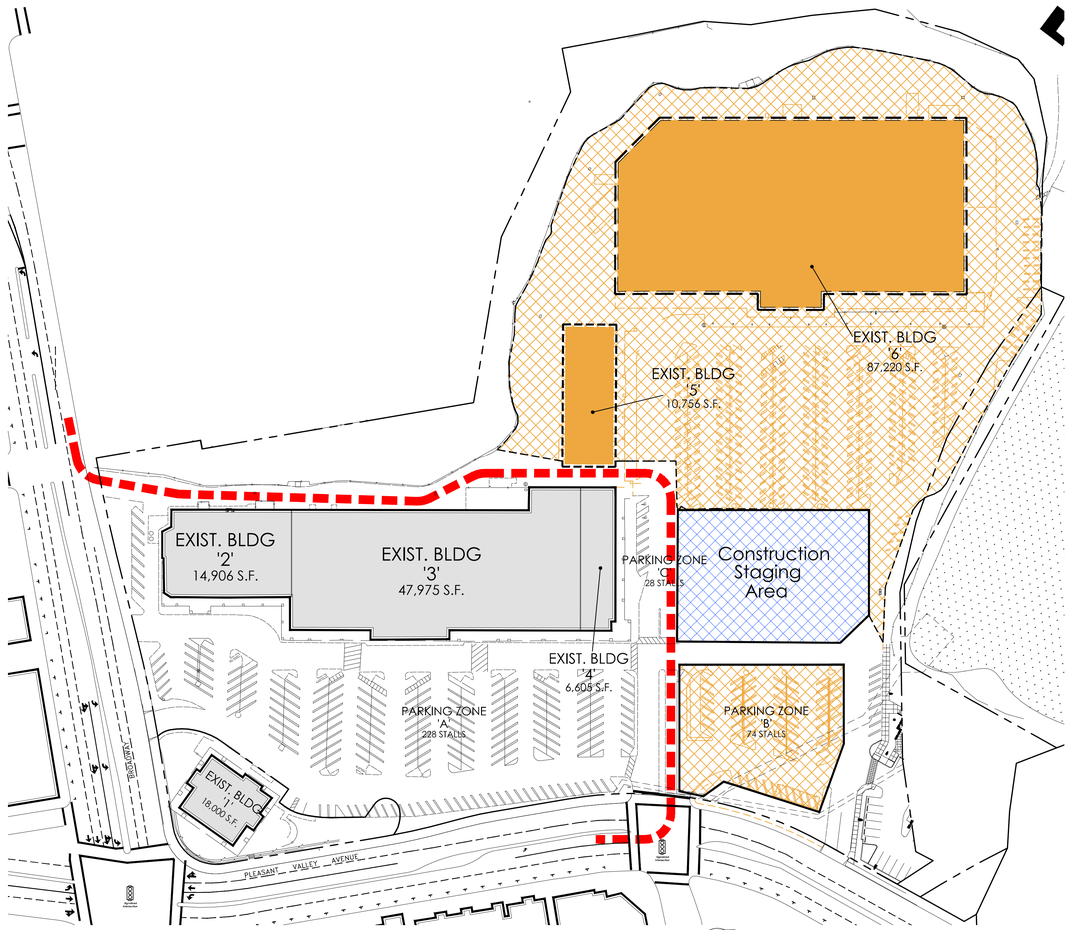
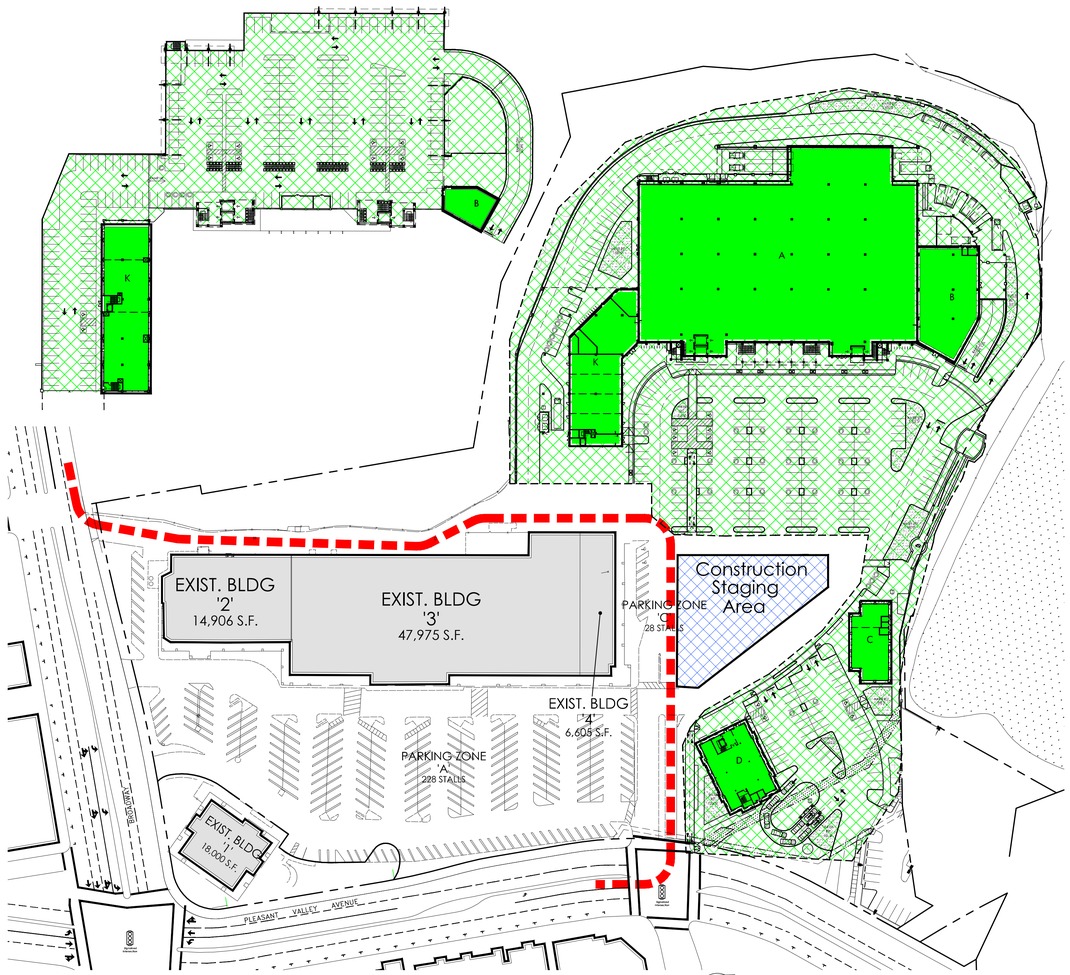


PHASE 1 DEMOLITION PLAN 01

1" = 70'-0"



PHASE 1 CONSTRUCTION PLAN 02

1" = 70'-0"

DEMO

DEMO ZONE

NEW CONST.

NEW CONST. ZONE

EXISTING

STAGING

SERVICE ROUTE

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PROJECT NO. 150-101 PDC
DATE: August 30, 2013

DEMOLITION AND PHASING PLANS

A011

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PHASE 2 DEMOLITION PLAN 01
1" = 70'-0"

PHASE 2 CONSTRUCTION PLAN 02
1" = 70'-0"

DEMO
DEMO ZONE
NEW CONST.
NEW CONST. ZONE
EXISTING
STAGING
SERVICE ROUTE

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OWNER
Property Development Centers
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Pleasanton, CA 94588
Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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PARKING CONSULTANT - INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT - SCD, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT - ALLANA BUICK & BERS, INC., PALO ALTO, CA

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DEMOLITION AND PHASING PLANS

A012

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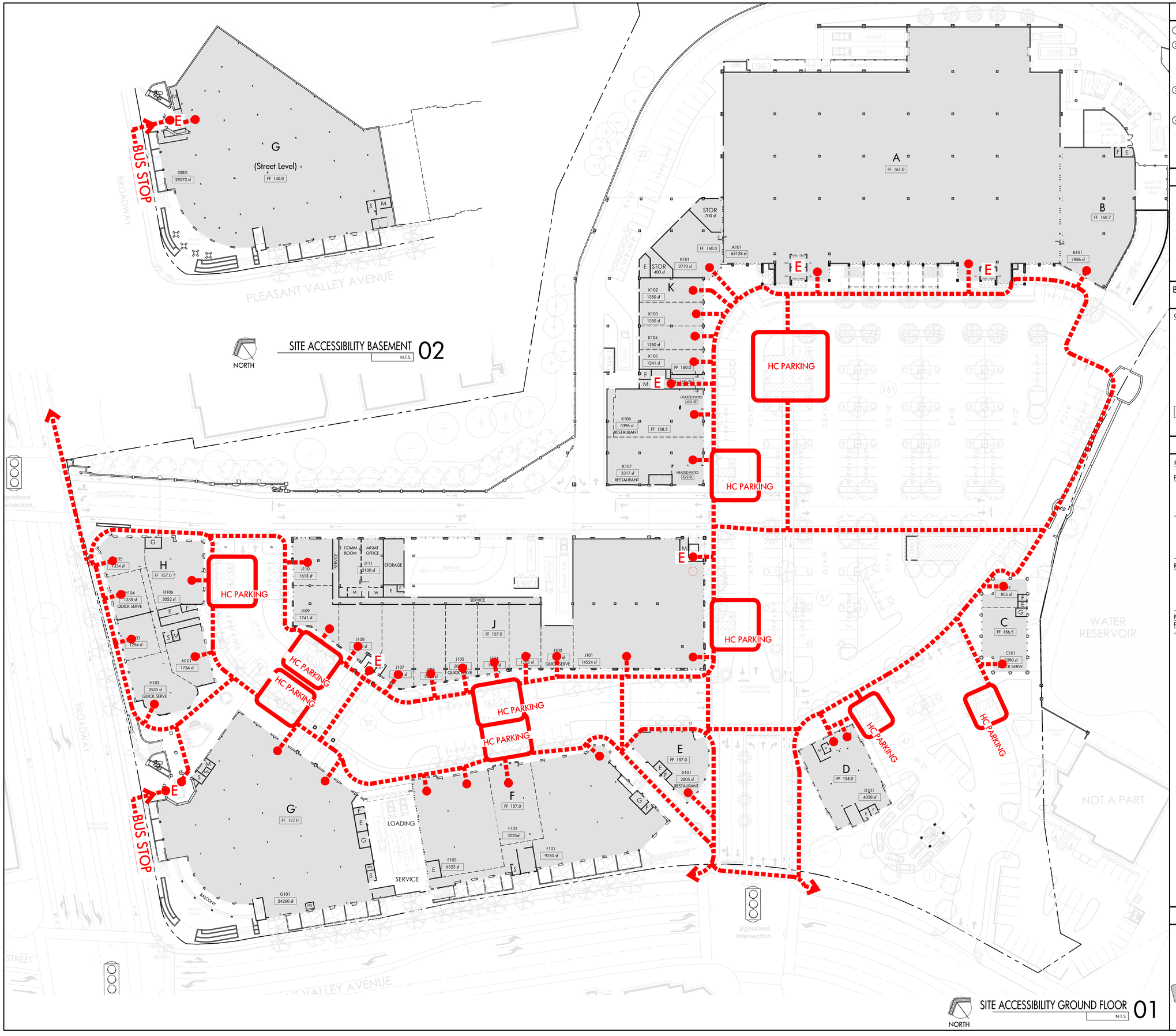


KEYED NOTES

1. PUBLIC ELEVATOR / STAIR LOBBY.
2. EXTERIOR LOADING DOCK WALL. EACH BAY TO BE EQUIPPED w/ AN OVERHEAD COILING DOOR, DOCK BUMPER/SURROUND, BOLLARDS, AND A DOCK LEVELER.
3. PAVED OUTDOOR WALKWAY - STAINED CONCRETE w/ 2'x2' SCORING.
4. PAVED PEDESTRIAN BRIDGE - STAINED CONCRETE w/ 2'x2' SCORING.

LEGEND

E	ELECTRICAL ROOM
F	FIRE RISER
G	GAS METER ROOM
M	ELEVATOR MACHINE ROOM
MS	MECHANICAL SHAFT
S	SERVICE ELEVATOR

BUILDING AREA TABULATION

GROSS LEASABLE AREA :

BUILDING A	64,223 SF
BUILDING B	13,113 SF
BUILDING C	4,530 SF
BUILDING D	13,517 SF
BUILDING E	2,998 SF
BUILDING F	36,673 SF
BUILDING G	76,913 SF
BUILDING H	23,110 SF
BUILDING J	34,358 SF
BUILDING K	27,318 SF
TOTAL GLA	296,753 SF

PARKING

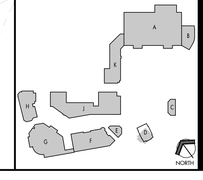
REQUIRED PARKING:	936 SPACES
PROVIDED PARKING:	
STANDARD	725 SPACES
INTERMEDIATE	114 SPACES
HANDICAPPED ACC.	39 SPACES
COMPACT (5%)	89 SPACES
TOTAL PROPOSED PARKING:	967 SPACES
	623 STRUCTURED SPACES
	344 SURFACE SPACES

REQUIRED PARKING RATIO:

SAFEWAY	5 PER 1,000 SF
RESTAURANTS	5 PER 1,000 SF
RETAIL	2.5 PER 1,000 SF
OFFICE	1.66 PER 1,000 SF

PROPOSED PARKING RATIO: 3.26 PER 1,000 SF

KEY PLAN



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SITE ACCESSIBILITY GROUND FLOOR

A021

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KEYED NOTES

1. PUBLIC ELEVATOR / STAIR LOBBY.
2. EXTERIOR LOADING DOCK WALL. EACH BAY TO BE EQUIPPED w/ AN OVERHEAD COILING DOOR, DOCK BUMPER/SURROUND, BOLLARDS, AND A DOCK LEVELER.
3. PAVED OUTDOOR WALKWAY - STAINED CONCRETE w/ 2'x2' SCORING.
4. PAVED PEDESTRIAN BRIDGE - STAINED CONCRETE w/ 2'x2' SCORING.

LEGEND

E	ELECTRICAL ROOM
F	FIRE RISER
G	GAS METER ROOM
M	ELEVATOR MACHINE ROOM
MS	MECHANICAL SHAFT
S	SERVICE ELEVATOR

BUILDING AREA TABULATION

GROSS LEASABLE AREA :

BUILDING A	64,223 SF
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BUILDING J	34,358 SF
BUILDING K	27,318 SF
TOTAL GLA	296,753 SF

PARKING

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PROVIDED PARKING:	
STANDARD	725 SPACES
INTERMEDIATE	114 SPACES
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COMPACT (5%)	89 SPACES
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	623 STRUCTURED SPACES
	344 SURFACE SPACES

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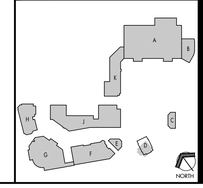
RESTAURANTS	5 PER 1,000 SF
RETAIL	2.5 PER 1,000 SF
OFFICE	1.66 PER 1,000 SF

PROPOSED PARKING RATIO: 3.26 PER 1,000 SF

KEY PLAN



NORTH

OCC. LOAD & EXIT REQUIREMENTS 01

N.T.S.

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SITE ACCESSIBILITY SECOND FLOOR

A022

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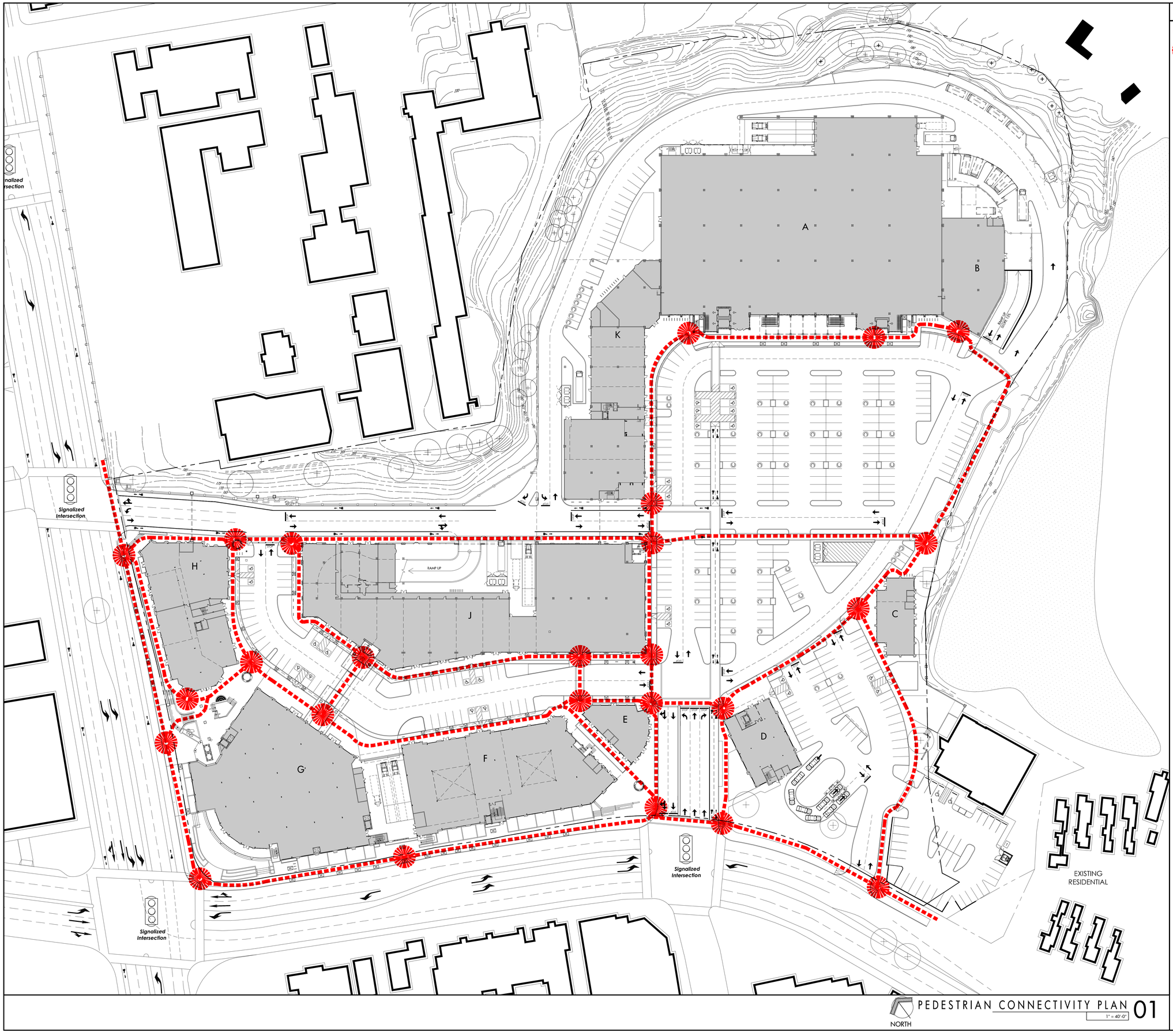

PEDESTRIAN CONNECTIVITY PLAN 01

1" = 40'-0"

LEGEND

- INTERNAL PEDESTRIAN ROUTE
- PEDESTRIAN PATH CONNECTIONS

OWNER

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PEDESTRIAN CONNECTIVITY PLAN

A023

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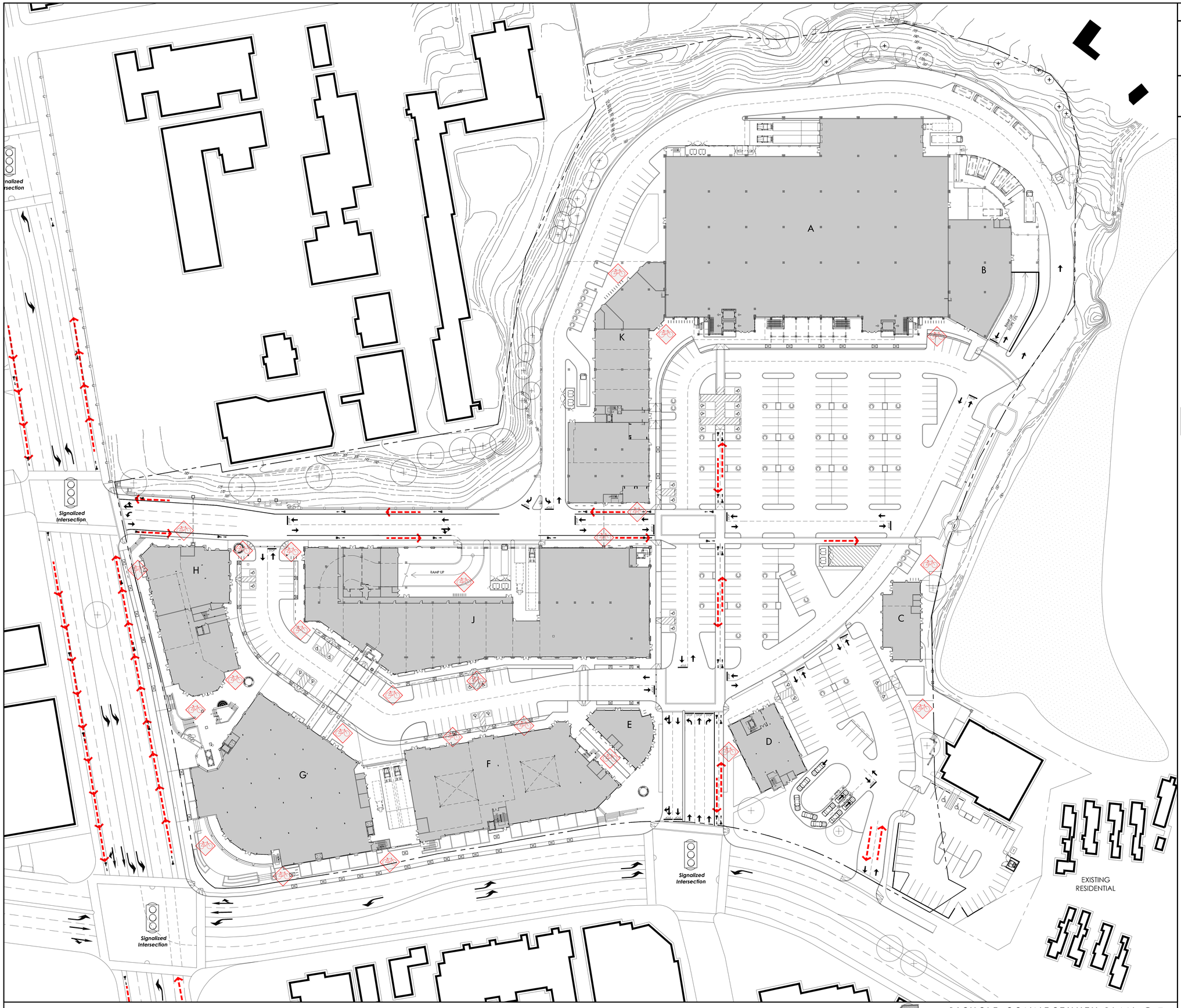

BICYCLE CONNECTIVITY PLAN 01

1" = 40'-0"

LEGEND

- LONG TERM / SHORT TERM BICYCLE PARKING LOCATIONS
- BICYCLE PATHWAY ROUTES & ACCESS POINTS

BICYCLE PARKING TABULATION

BICYCLE PARKING REQUIREMENT:

		LONG	SHORT
BUILDING A			
RETAIL	64,223 SF	6	13
BUILDING B			
RETAIL	13,113 SF	2	3
BUILDING C			
RETAIL	4,530 SF	2	2
BUILDING D			
RETAIL	13,517 SF	2	3
BUILDING E			
FSR	2,998 SF	2	2
BUILDING F			
RETAIL	36,673 SF	4	8
BUILDING G			
RETAIL	61,082 SF	6	13
FSR	15,831 SF	2	8
TOTAL	76,913 SF	8	21
BUILDING H			
RETAIL	12,814 SF	2	3
FSR	10,296 SF	1	6
TOTAL	23,110 SF	3	9
BUILDING J			
RETAIL	34,358 SF	3	7
BUILDING K			
RETAIL	19,679 SF	2	4
FSR	7,639 SF	1	4
TOTAL	27,318 SF	3	8

TOTAL BICYCLE PARKING:	
LONG TERM BIKE PARKING	35
SHORT TERM BIKE PARKING	76

NOTES:
FSR - FULL SERVICE RESTAURANT
RETAIL - GENERAL RETAIL SALES OR QUICK SERVE

MINIMUM BICYCLE PARKING REQUIREMENT PER BUILDING IS TWO (2) LONG TERM SPACES AND TWO (2) SHORT TERM SPACES.

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PARKING CONSULTANT - INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
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WATERPROOFING CONSULTANT - ALLANA BUICK & BERS, INC., PALO ALTO, CA

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BICYCLE CONNECTIVITY PLAN

A024

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SPRING EQUINOX	FALL EQUINOX	SUMMER SOLSTICE	WINTER SOLSTICE
9:00 AM	9:00 AM	9:00 AM	9:00 AM
12:00 PM	12:00 PM	12:00 PM	12:00 PM
3:00 PM	3:00 PM	3:00 PM	3:00 PM

OWNER

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SCHEMATIC DESIGN SET

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SHADOW DIAGRAMS

A041

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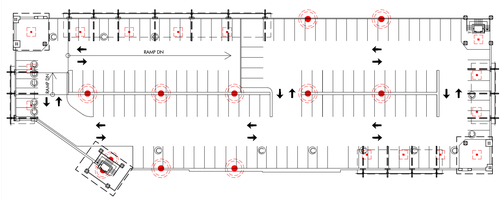
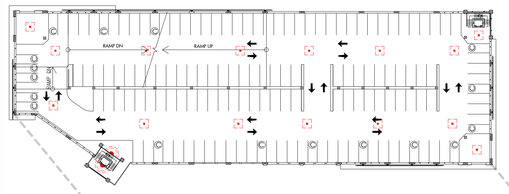


NORTH

FOURTH FLOOR PLAN 04

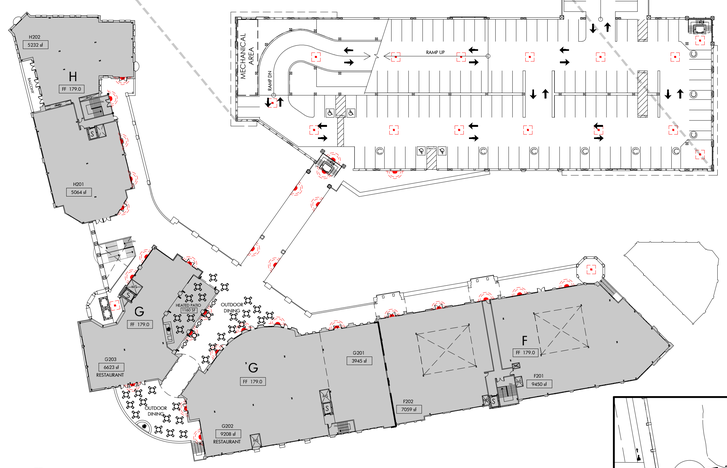
1" = 50'-0"



NORTH

THIRD FLOOR PLAN 03

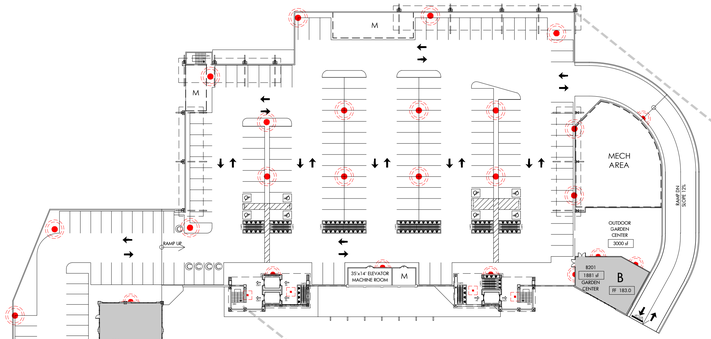
1" = 50'-0"

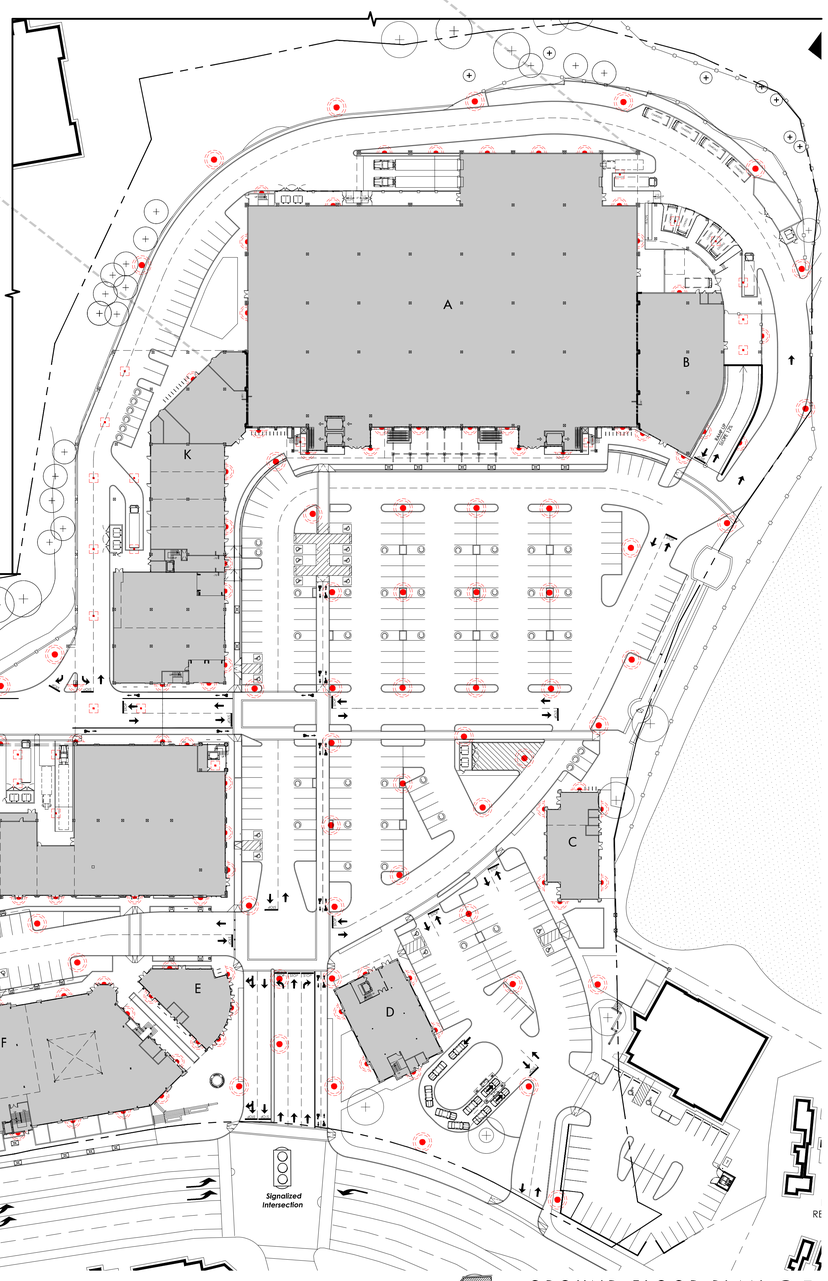


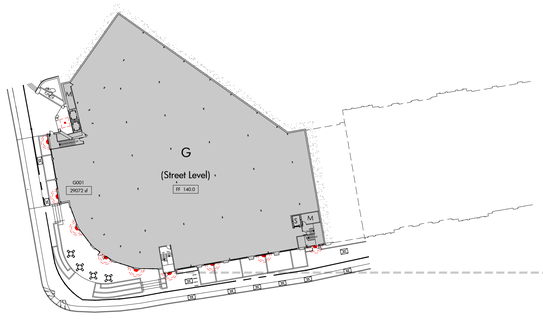
NORTH

SECOND FLOOR PLAN 02

1" = 50'-0"







NORTH

STREET LEVEL PLAN 00

1" = 50'-0"

NORTH

GROUND FLOOR PLAN 01

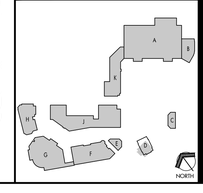
1" = 50'-0"

LEGEND

- PARKING LOT & PLAZA "ORNAMENTAL" LIGHT POLES (15'-25' HEIGHT)
- OVERHEAD / CEILING LIGHT (± 12'-0" A.F.F.)
- "ORNAMENTAL" BUILDING LIGHTING (± 9'-0" A.F.F.)

NOTE:
LIGHTING LOCATIONS ARE PRELIMINARY". FINAL LOCATIONS TBD BY SITE PHOTOMETRIC ANALYSIS REPORT PREPARED BY ELECTRICAL ENGINEER.

KEY PLAN



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SCHEMATIC DESIGN SET

51st & BROADWAY

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PRELIMINARY SITE & BUILDING LIGHTING PLAN

A042

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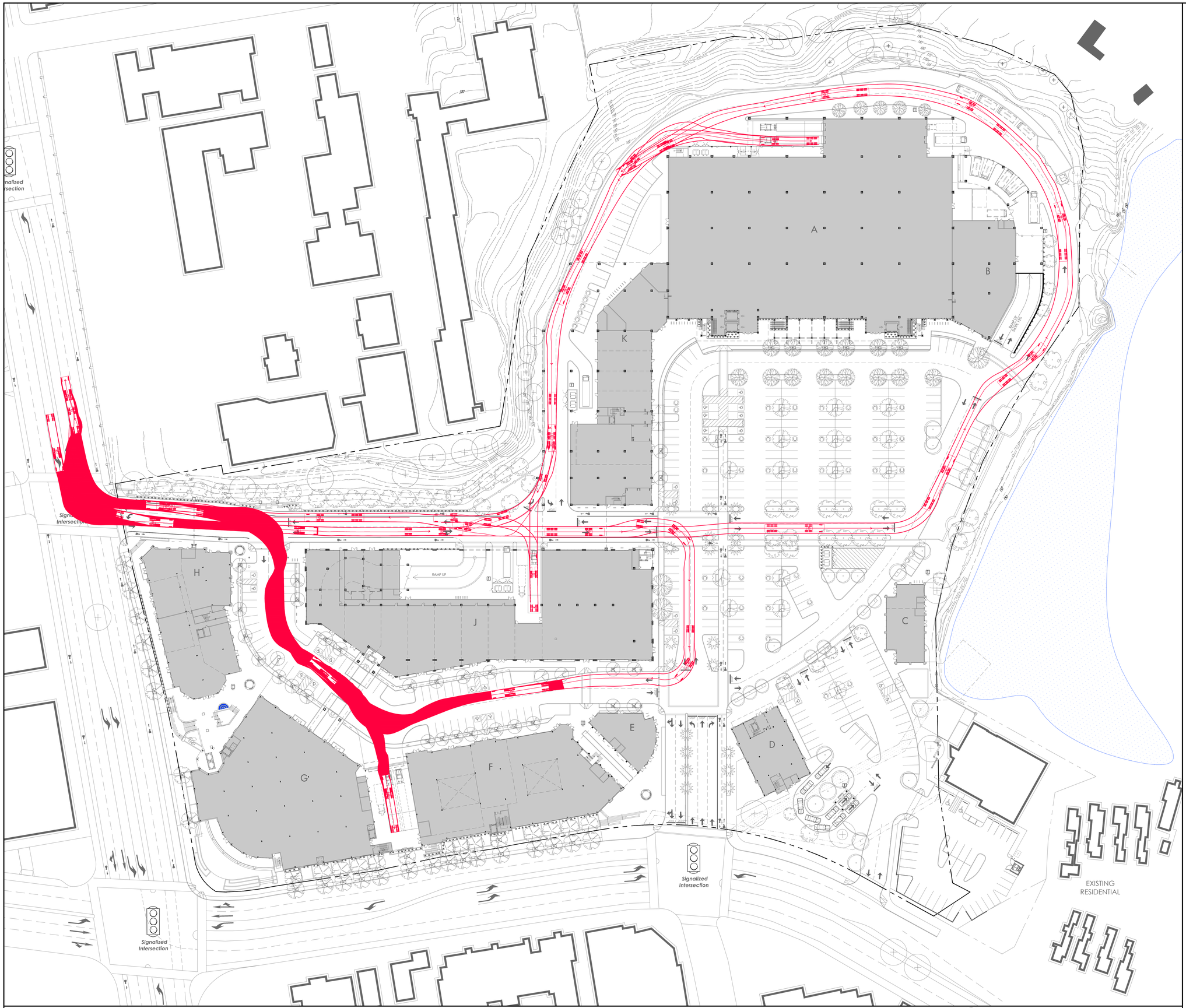

TRUCK SERVICE ROUTES 01

1" = 40'-0"

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TRUCK SERVICE ROUTES

A051

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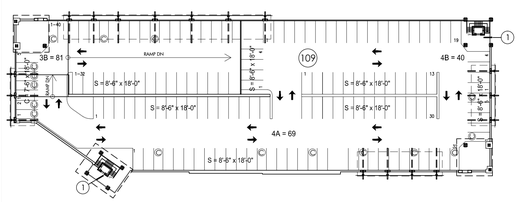
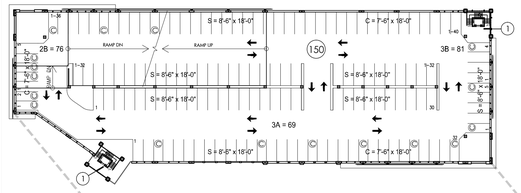


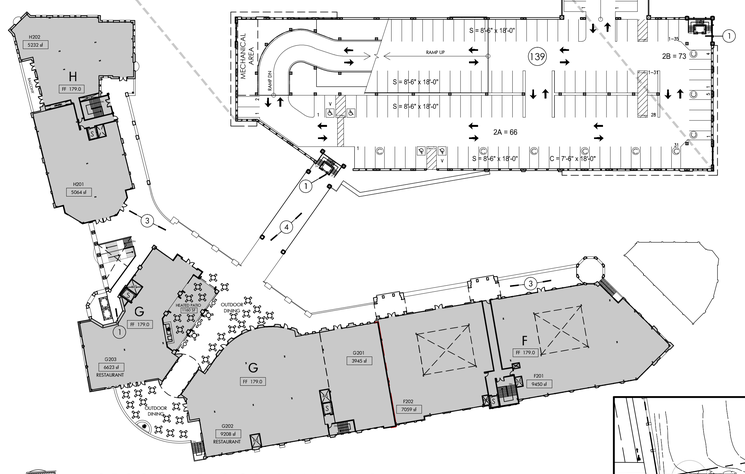
NORTH

FOURTH FLOOR PLAN 04
1" = 50'-0"



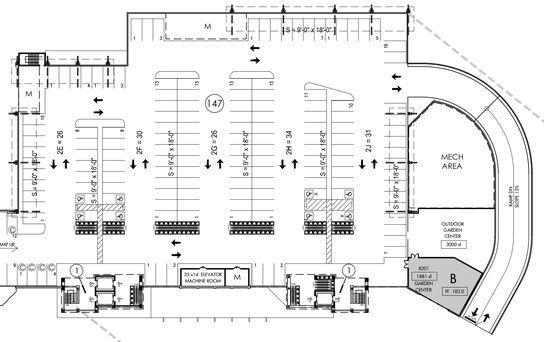
NORTH

THIRD FLOOR PLAN 03
1" = 50'-0"

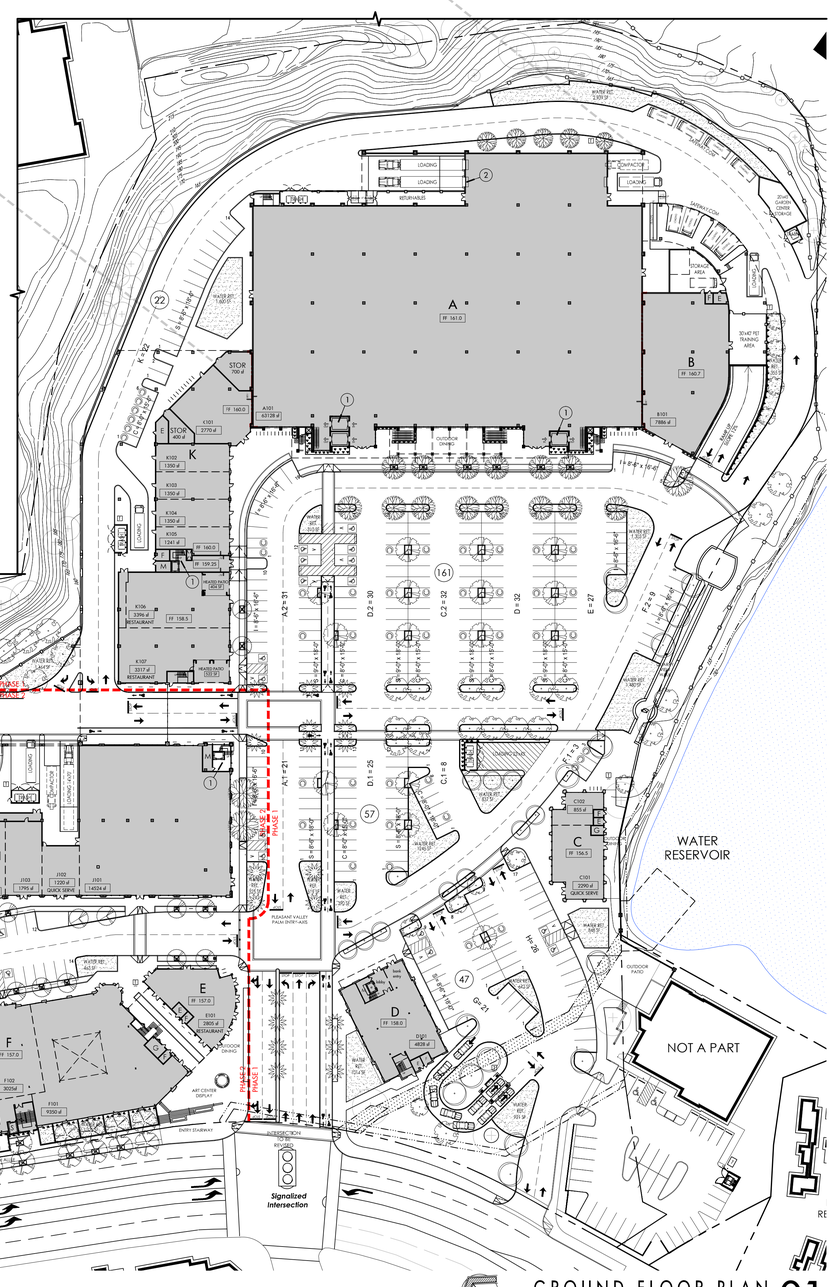


NORTH

SECOND FLOOR PLAN 02
1" = 50'-0"



OVERALL VIEW 05
N.T.S.



NORTH

GROUND FLOOR PLAN 01
1" = 50'-0"

KEYED NOTES

1. PUBLIC ELEVATOR / STAIR LOBBY.
2. EXTERIOR LOADING DOCK WALL. EACH BAY TO BE EQUIPPED w/ AN OVERHEAD COILING DOOR, DOCK BUMPER/SURROUND, BOLLARDS, AND A DOCK LEVELER.
3. PAVED OUTDOOR WALKWAY - STAINED CONCRETE w/ 2'x2' SCORING.
4. PAVED PEDESTRIAN BRIDGE - STAINED CONCRETE w/ 2'x2' SCORING.

LEGEND

E	ELECTRICAL ROOM
F	FIRE RISER
G	GAS METER ROOM
M	ELEVATOR MACHINE ROOM
MS	MECHANICAL SHAFT
S	SERVICE ELEVATOR

BUILDING AREA TABULATION

GROSS LEASABLE AREA :

BUILDING A	64,223 SF
BUILDING B	13,113 SF
BUILDING C	4,530 SF
BUILDING D	13,517 SF
BUILDING E	2,998 SF
BUILDING F	36,673 SF
BUILDING G	76,913 SF
BUILDING H	23,110 SF
BUILDING J	34,358 SF
BUILDING K	27,318 SF
TOTAL GLA	296,753 SF

PARKING

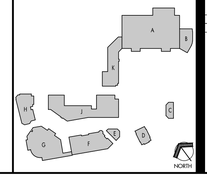
REQUIRED PARKING:	936 SPACES
PROVIDED PARKING:	
STANDARD	725 SPACES
INTERMEDIATE	114 SPACES
HANDICAPPED ACC.	39 SPACES
COMPACT (5%)	89 SPACES
TOTAL PROPOSED PARKING:	967 SPACES
	623 STRUCTURED SPACES
	344 SURFACE SPACES

REQUIRED PARKING RATIO:

SAFEWAY	5 PER 1,000 SF
RESTAURANTS	5 PER 1,000 SF
RETAIL	2.5 PER 1,000 SF
OFFICE	1.66 PER 1,000 SF

PROPOSED PARKING RATIO: 3.26 PER 1,000 SF

KEY PLAN



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SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

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OVERALL PLAN

A101

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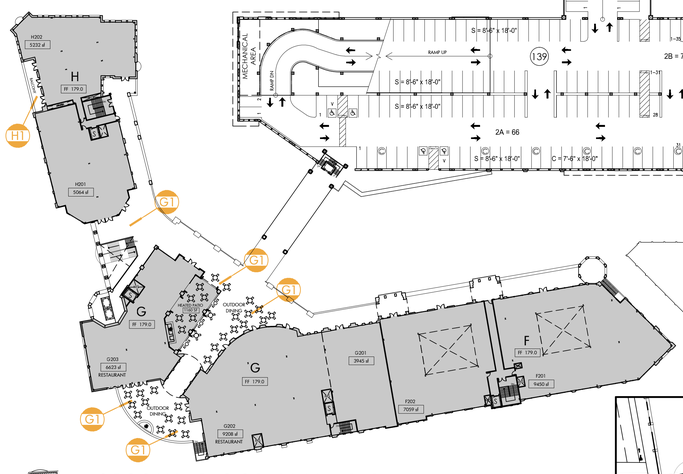
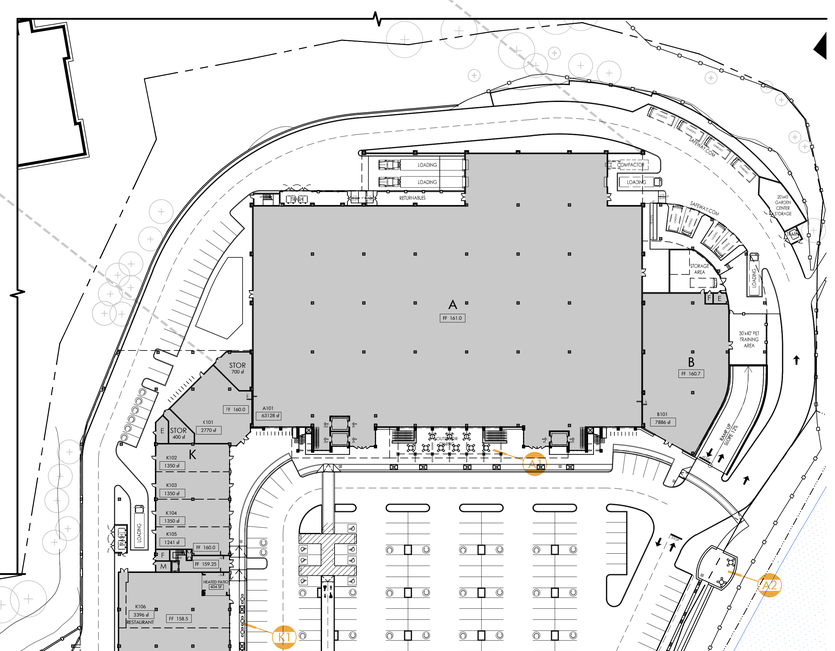
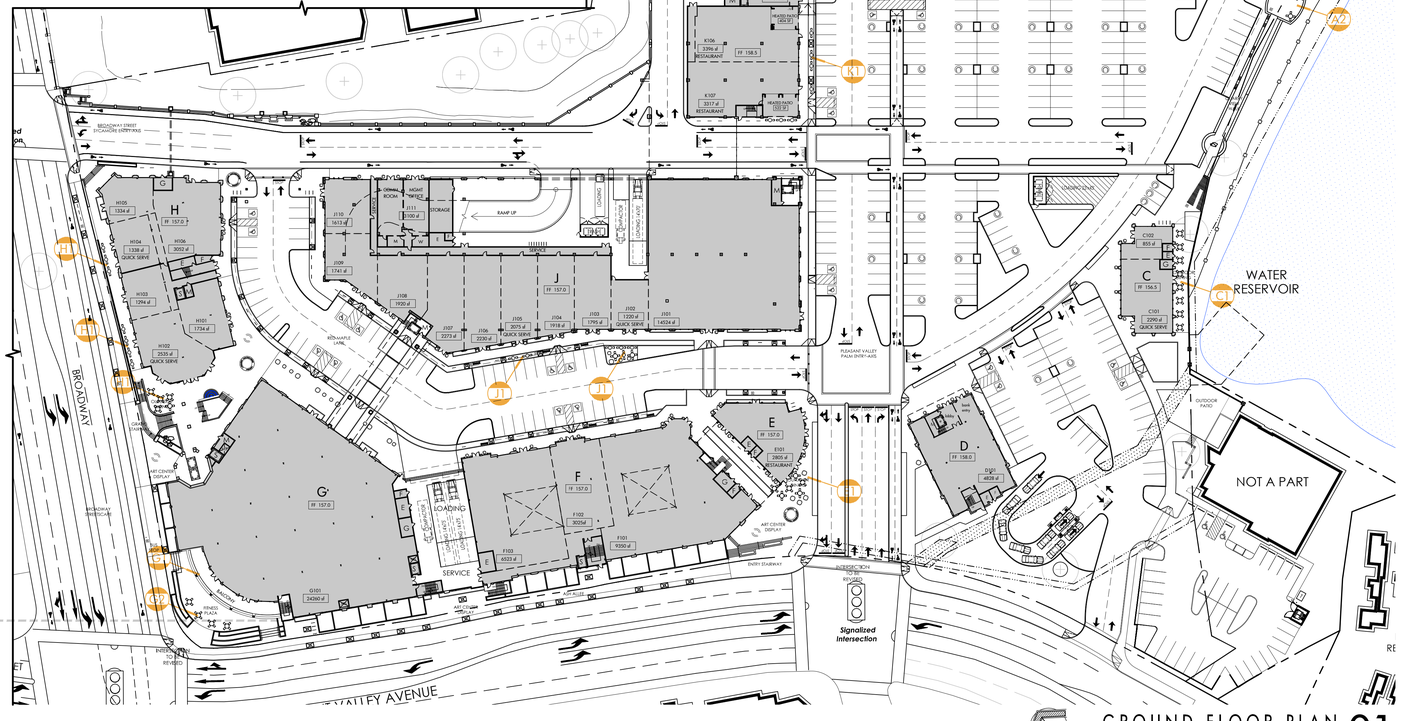


SECOND FLOOR PLAN 02

1" = 50'-0"

NORTH

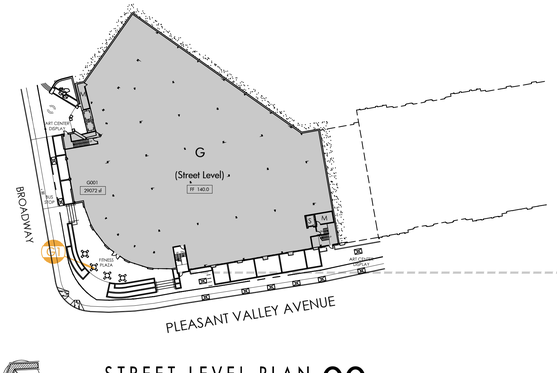




GROUND FLOOR PLAN 01

1" = 50'-0"

NORTH



STREET LEVEL PLAN 00

1" = 50'-0"

NORTH

OUTDOOR SEATING LEGEND

BUILDING A:
- OUTDOOR DINING
- COMMON AREA SEATING

BUILDING C:
- OUTDOOR DINING

BUILDING E:
- OUTDOOR DINING

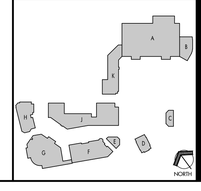
BUILDING G:
- OUTDOOR DINING
- FITNESS PLAZA

BUILDING H:
- QUICK SERVICE
- OUTDOOR DINING

BUILDING J:
- OUTDOOR DINING

BUILDING K:
- OUTDOOR DINING

KEY PLAN



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OUTDOOR SEATING PLAN

A102

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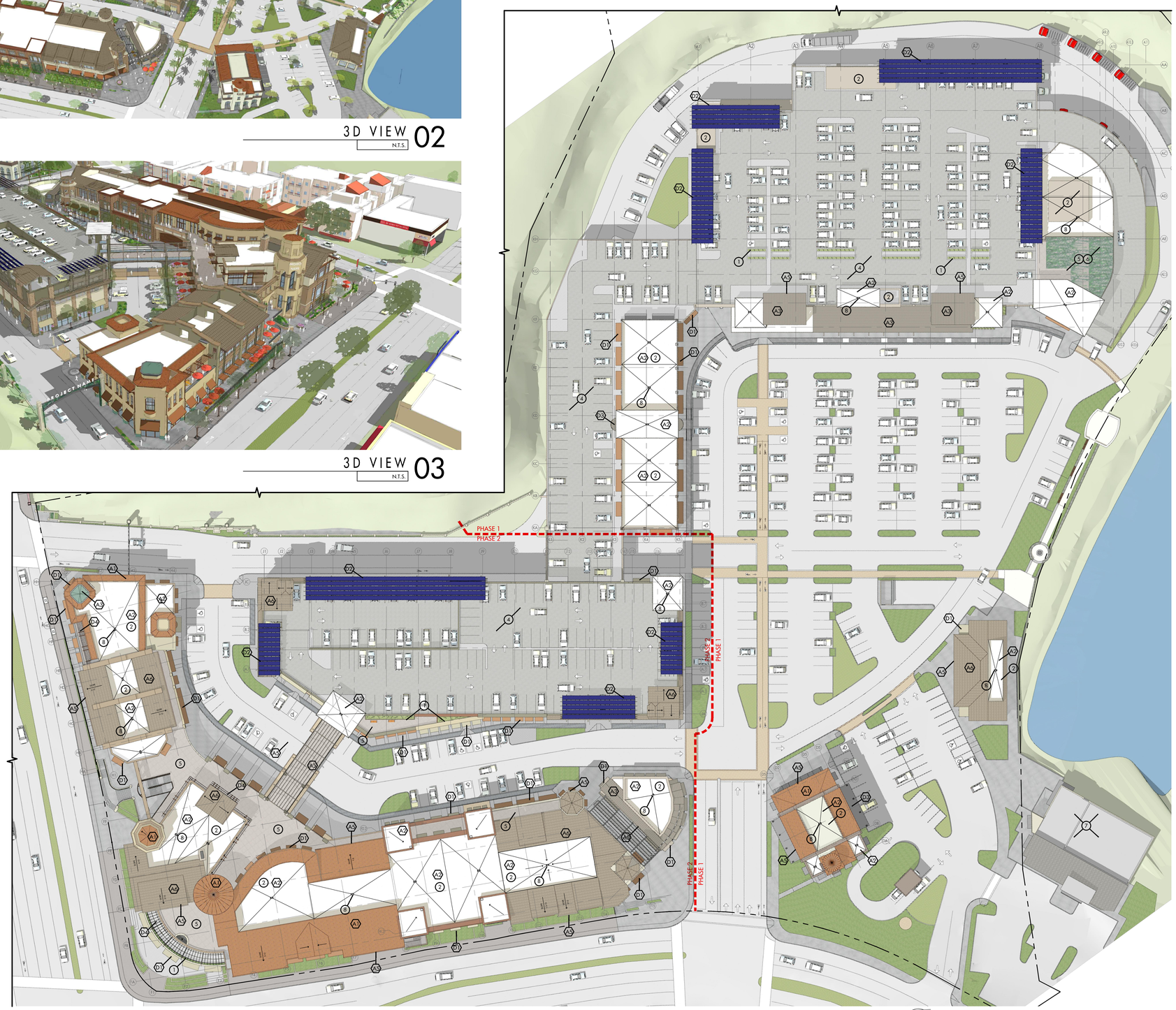
3D VIEW 02
N.T.S.

3D VIEW 03
N.T.S.



NORTH

ROOF PLAN 01
1" = 40'-0"

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING - SLOPE TO DRAIN 2% MINIMUM
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS, TYP. AT PITCHED ROOFS
- A6 SIMULATED CONCRETE TILES

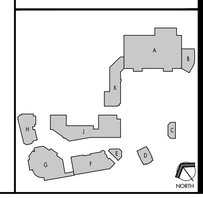
AWNINGS/CANOPIES

- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

KEYED NOTES

1. PLANTER.
2. MECHANICAL AREA.
3. AESS (EXPOSED STEEL) TRELLIS.
4. CONCRETE PARKING DECK.
5. WALKWAY - STAINED CONCRETE w/2'x2' SCORING
6. GARDEN CENTER.
7. EXISTING AAA BUILDING (NOT A PART)
8. ROOF DRAIN & OVERFLOW

KEY PLAN



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ROOF PLAN

A111

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		COLOR
	AA	'DUNN EDWARDS' 1546 GARGOYLE
	BB	'DUNN EDWARDS' DEC-760 DESERT GREY
	CC	'DUNN EDWARDS' DE-6172 BUNGALOW TAUPE
	DD	'DUNN EDWARDS' HC-83 GRANITE BEIGE
	EE	'DUNN EDWARDS' DEA-187 BLACK
	FF	'ICI' A1824 CAMEL TAN
	GG	'ICI' A1679 SQUARE DANCE
	HH	'ICI' A0483 CORDOVAN
	JJ	'ICI' A1763 AFTERNOON TEA
	KK	'ICI' A2006 CHARCOAL SLATE
	LL	'ICI' A1943 WEST COAST GREY
	MM	'ICI' A1784 ARROW WOOD
	NN	'ICI' A1666 BLACK BORDEAUX
	PP	'ICI' A2014 OBSIDIAN GLASS
	QQ	'BASALITE' D375 SPLIT FACE
	RR	'BASALITE' D375 GROUND FACE
	SS	'BASALITE' D113 SPLIT FACE
	TT	'BASALITE' D113 GROUND FACE
	UU	'BASALITE' D390 SPLIT FACE
	VV	'BASALITE' D389 SPLIT FACE
	WW	'H.C. MUDDOX' 1183 BURNT ROSE
	XX	'ROCK-IT LEDGESTONE 'Safeway Lifestyle' Standard
	YY	'ELDORADO' MOUNTAIN LEDGE – DURANGO
	ZZ	'CUSTOM-BILT' METAL ROOF KYNAR 500 – STORM GREY
	AZ	'CUSTOM-BILT' METAL AWNINGS KYNAR 500 MIDNIGHT BRONZE
	BZ	BLACK ANODIZED

NOTE: SEE EXTERIOR ELEVATION SHEETS FOR FULL SPECTRUM OF COLORS & MATERIALS. ELEVATIONS SHOW EXTENT OF EACH MATERIAL AREA AS WELL AS COLOR VARIATIONS.

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DATE: August 30, 2013

PRELIMINARY MATERIAL & COLOR SCHEDULE

A112

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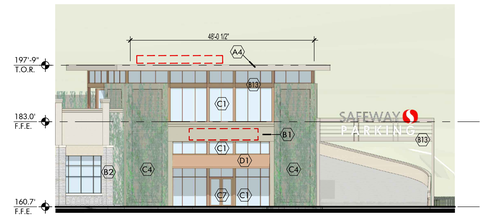
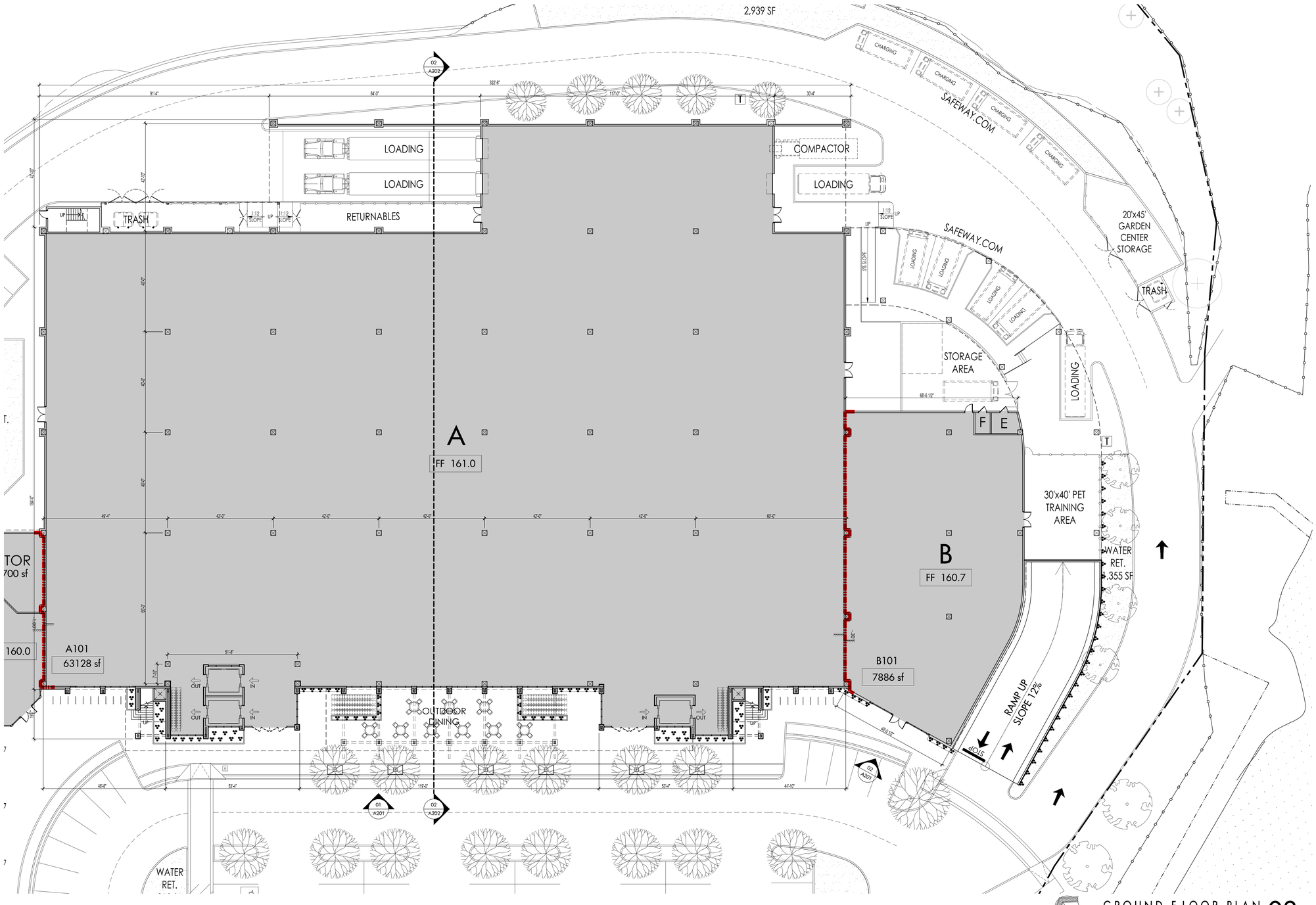
SOUTH ELEVATION 01

BUILDING A | 1/16" = 1'-0"



SOUTH ELEVATION 02

BUILDING B | 1/16" = 1'-0"



GROUND FLOOR PLAN 03

BUILDINGS A & B | 1/16" = 1'-0"

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS

- B1 TEXTURED PLASTER
- B2 STONE VENEER
- B3 BRICK VENEER
- B4 FOAM / PLASTER TRIM
- B5 METAL TRIM / SOFFIT
- B6 CAST STONE / GFRC / PRECAST CONCRETE
- B7 CERAMIC TILE
- B8 ALUMINUM LOUVERS
- B9 FIBER CEMENT PANELS
- B10 SPLIT-FACED CMU
- B11 METAL RAILING / ORNAMENTAL METAL
- B12 ARCHITECTURAL CONCRETE
- B13 AESS (EXPOSED STEEL)

OPENINGS

- C1 ALUMINUM STOREFRONT - PAINTED
- C2 NOT USED
- C3 CLAD WOOD WINDOWS
- C4 PAINTED WWM VINE SUPPORT SYSTEM
- C5 HOLLOW METAL DOOR & FRAME
- C6 OVERHEAD SECTIONAL DOOR w/ GLASS PANELS
- C7 ALUMINUM STOREFRONT DOOR (MEDIUM RAIL)
- C8 OVERHEAD COILING DOOR
- C9 METAL FABRIC

AWNINGS/CANOPIES

- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

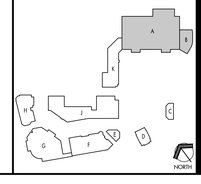
TENANT SIGNAGE

APPROXIMATE SIZE & LOCATION OF TENANT SIGNS. ALL SIGNAGE SHALL BE DEVELOPED IN A MASTER SIGNAGE PLAN TO BE APPROVED BY THE CITY OF OAKLAND PLANNING DEPARTMENT

PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



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DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDINGS A & B

A201

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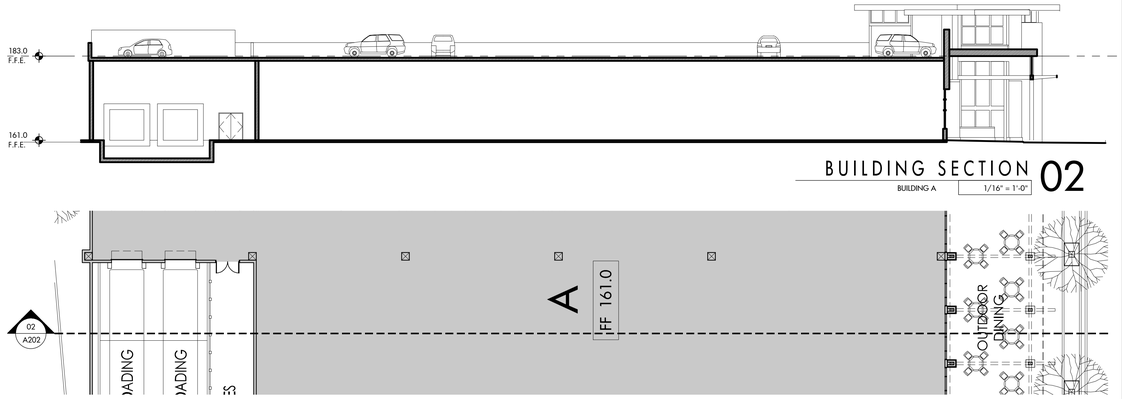
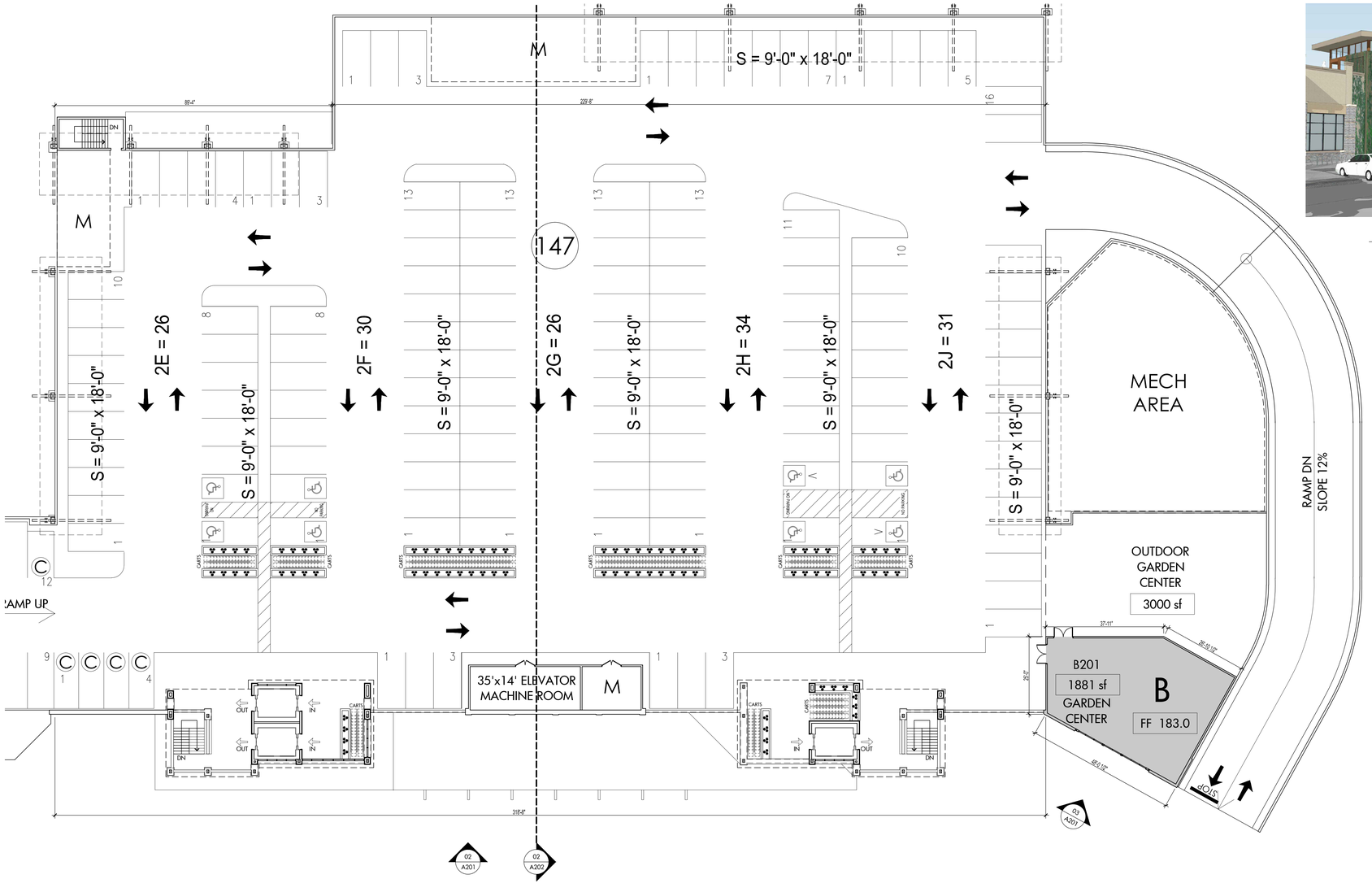
3D VIEW 01
BUILDING A | N.T.S.



BUILDING SECTION 02
BUILDING A | 1/16" = 1'-0"

GROUND FLOOR PLAN SECTION 03
BUILDING A | 1/16" = 1'-0"

3D VIEW 04
BUILDING B | N.T.S.



SECOND FLOOR PLAN 05
BUILDINGS A & B | 1/16" = 1'-0"

NORTH

MATERIALS LEGEND

ROOFING
- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
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- B12 ARCHITECTURAL CONCRETE
- B13 AESS (EXPOSED STEEL)

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- C1 ALUMINUM STOREFRONT - PAINTED
- C2 NOT USED
- C3 CLAD WOOD WINDOWS
- C4 PAINTED WWM VINE SUPPORT SYSTEM
- C5 HOLLOW METAL DOOR & FRAME
- C6 OVERHEAD SECTIONAL DOOR w/ GLASS PANELS
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- C8 OVERHEAD COILING DOOR
- C9 METAL FABRIC

AWNINGS/CANOPIES
- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

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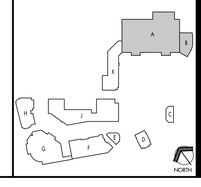
APPROXIMATE SIZE & LOCATION OF TENANT SIGNS. ALL SIGNAGE SHALL BE DEVELOPED IN A MASTER SIGNAGE PLAN TO BE APPROVED BY THE CITY OF OAKLAND PLANNING DEPARTMENT

PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



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ENLARGED PLAN & ELEVATIONS BUILDINGS A & B

A202

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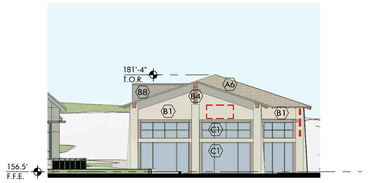
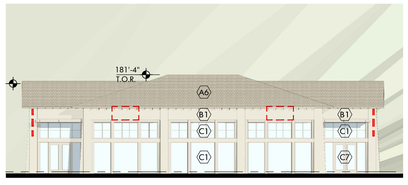
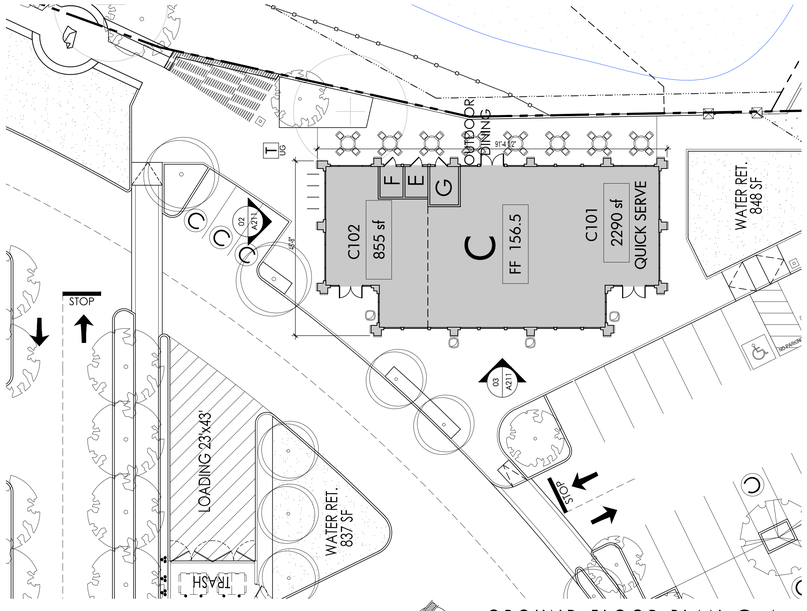
3D VIEW 01
BUILDING C 1/16" = 1'-0"



NORTH ELEVATION 02
BUILDING C 1/16" = 1'-0"



WEST ELEVATION 03
BUILDING C 1/16" = 1'-0"



GROUND FLOOR PLAN 04
BUILDING C 1/16" = 1'-0"

MATERIALS LEGEND

ROOFING
- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS
- B1 TEXTURED PLASTER
- B2 STONE VENEER
- B3 BRICK VENEER
- B4 FOAM / PLASTER TRIM
- B5 METAL TRIM / SOFFIT
- B6 CAST STONE / GFRC / PRECAST CONCRETE
- B7 CERAMIC TILE
- B8 ALUMINUM LOUVERS
- B9 FIBER CEMENT PANELS
- B10 SPLIT-FACED CMU
- B11 METAL RAILING / ORNAMENTAL METAL
- B12 ARCHITECTURAL CONCRETE
- B13 AESS (EXPOSED STEEL)

OPENINGS
- C1 ALUMINUM STOREFRONT - PAINTED
- C2 NOT USED
- C3 CLAD WOOD WINDOWS
- C4 PAINTED WWM VINE SUPPORT SYSTEM
- C5 HOLLOW METAL DOOR & FRAME
- C6 OVERHEAD SECTIONAL DOOR w/ GLASS PANELS
- C7 ALUMINUM STOREFRONT DOOR (MEDIUM RAIL)
- C8 OVERHEAD COILING DOOR
- C9 METAL FABRIC

AWNINGS/CANOPIES
- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

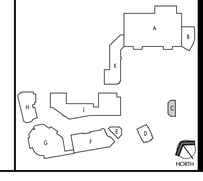
TENANT SIGNAGE

APPROXIMATE SIZE & LOCATION OF TENANT SIGNS. ALL SIGNAGE SHALL BE DEVELOPED IN A MASTER SIGNAGE PLAN TO BE APPROVED BY THE CITY OF OAKLAND PLANNING DEPARTMENT

PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
Property Development Centers
5918 Stoneridge Mall Road
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Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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jrdv Architects, Inc
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Broadway and Telegraph
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Oakland, CA 94612 USA
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CIVIL ENGINEERING – BKF ENGINEERS SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT – SCD, INC. - SAN FRANCISCO, CA
WATERPROOFING CONSULTANT – ALLANA BUICK & BERS, INC., PALO ALTO, CA

FOR DESIGN INTENT ONLY NOT FOR CONSTRUCTION

PROJECT NO.: 150-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING C

A211

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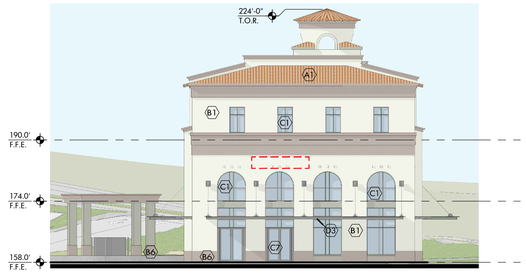
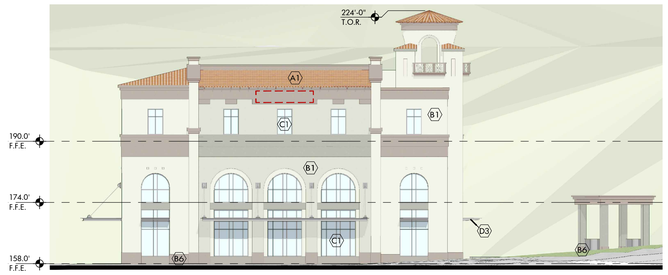


NORTH ELEVATION 01

BUILDING D | 1/16" = 1'-0"



WEST ELEVATION 03

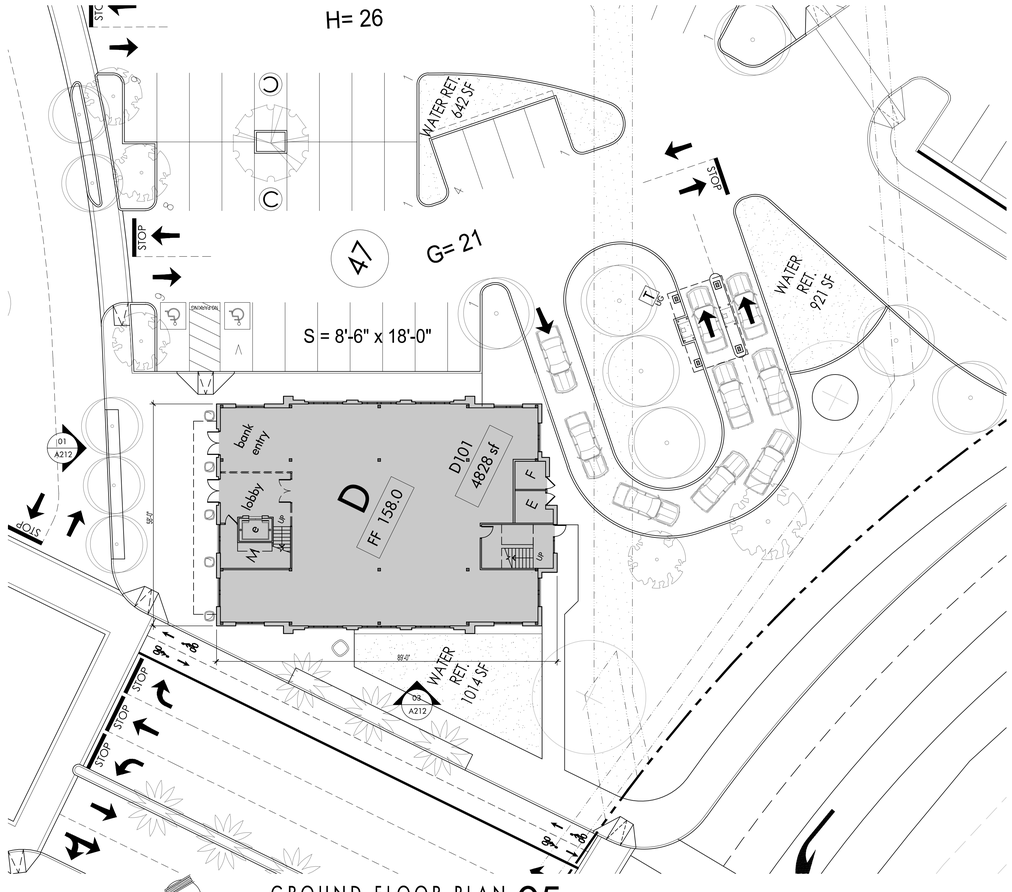
BUILDING D | 1/16" = 1'-0"

3D VIEW 02

BUILDING D | 1/16" = 1'-0"

3D VIEW 04

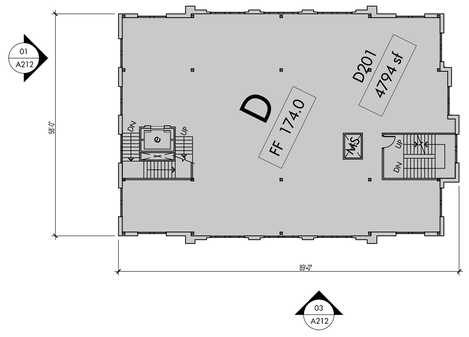
BUILDING D | 1/16" = 1'-0"



GROUND FLOOR PLAN 05

BUILDING D | 1/16" = 1'-0"

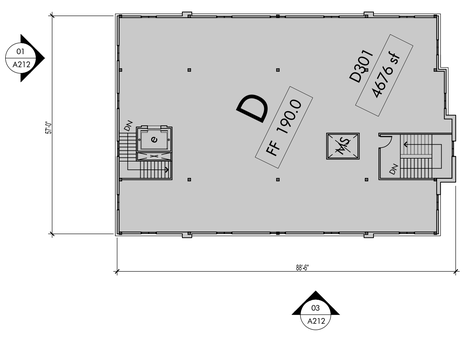
NORTH



SECOND FLOOR PLAN 06

BUILDING D | 1/16" = 1'-0"

NORTH



THIRD FLOOR PLAN 07

BUILDING D | 1/16" = 1'-0"

NORTH

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS

- B1 TEXTURED PLASTER
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- B10 SPLIT-FACED CMU
- B11 METAL RAILING / ORNAMENTAL METAL
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- B13 AESS (EXPOSED STEEL)

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- C7 ALUMINUM STOREFRONT DOOR (MEDIUM RAIL)
- C8 OVERHEAD COILING DOOR
- C9 METAL FABRIC

AWNINGS/CANOPIES

- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

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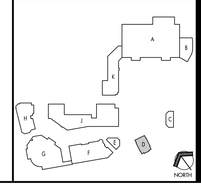
PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
Property Development Centers
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SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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LANDSCAPE ARCHITECT - INTEGRATED PLANNING AND DESIGN, SAN FRANCISCO, CA
CIVIL ENGINEERING - BKF ENGINEERS SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT - INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT - UCD, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT - ALLANA BUICK & BERS, INC., PALO ALTO, CA

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PROJECT NO. 150-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING D

A212

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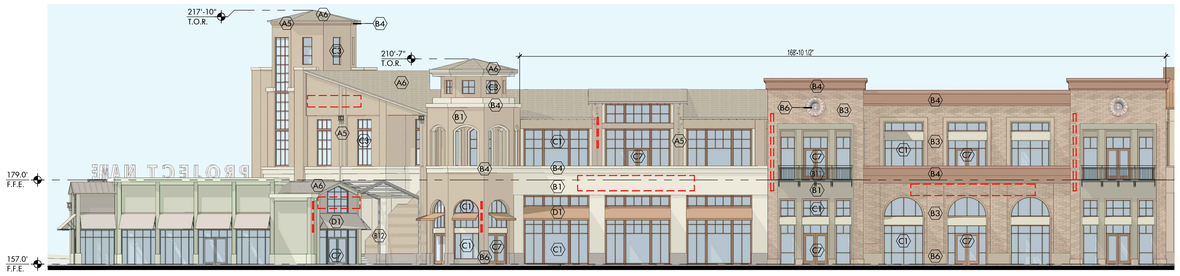


NORTH ELEVATION 01

BUILDINGS E & F | 1/16" = 1'-0"

EAST ELEVATION 02

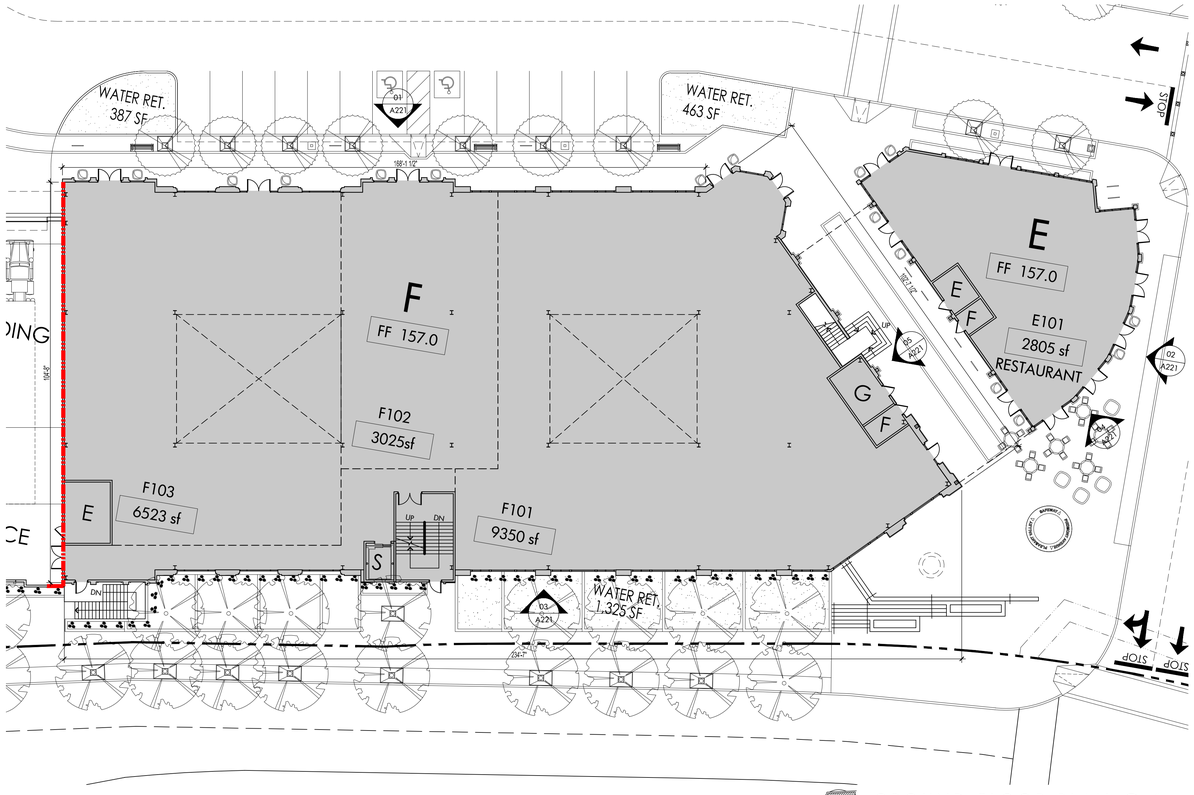
BUILDING E | 1/16" = 1'-0"

SOUTH ELEVATION 03

BUILDINGS E & F | 1/16" = 1'-0"

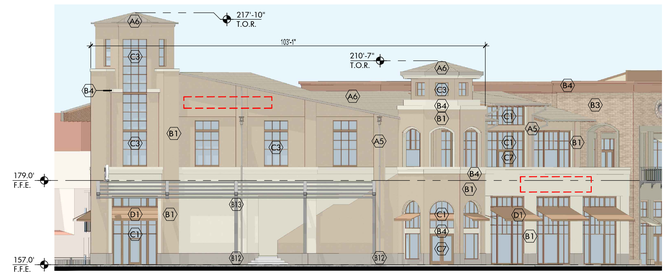
SOUTH ELEVATION 04

BUILDING E | 1/16" = 1'-0"



GROUND FLOOR PLAN 06

BUILDINGS E & F | 1/16" = 1'-0"



EAST ELEVATION 05

BUILDING F | 1/16" = 1'-0"

3D VIEW 07

BUILDING E | N.T.S.

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS

- B1 TEXTURED PLASTER
- B2 STONE VENEER
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- B10 SPLIT-FACED CMU
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- B12 ARCHITECTURAL CONCRETE
- B13 AESS (EXPOSED STEEL)

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- C1 ALUMINUM STOREFRONT - PAINTED
- C2 NOT USED
- C3 CLAD WOOD WINDOWS
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- C5 HOLLOW METAL DOOR & FRAME
- C6 OVERHEAD SECTIONAL DOOR w/ GLASS PANELS
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- C8 OVERHEAD COILING DOOR
- C9 METAL FABRIC

AWNINGS/CANOPIES

- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

TENANT SIGNAGE

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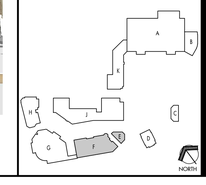
PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
Property Development Centers
5918 Stoneridge Mall Road
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Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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www.jrdv.com

CONSULTANTS
STRUCTURAL & MEP ENGINEERS – ARUP, SAN FRANCISCO, CA
LANDSCAPE ARCHITECT – INTEGRATED PLANNING AND DESIGN, SAN FRANCISCO, CA
CIVIL ENGINEERING – BKF ENGINEERS SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT – ECO, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT – ALLANA BUICK & BERS, INC., PALO ALTO, CA

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PROJECT NO: 150-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDINGS E & F

A221

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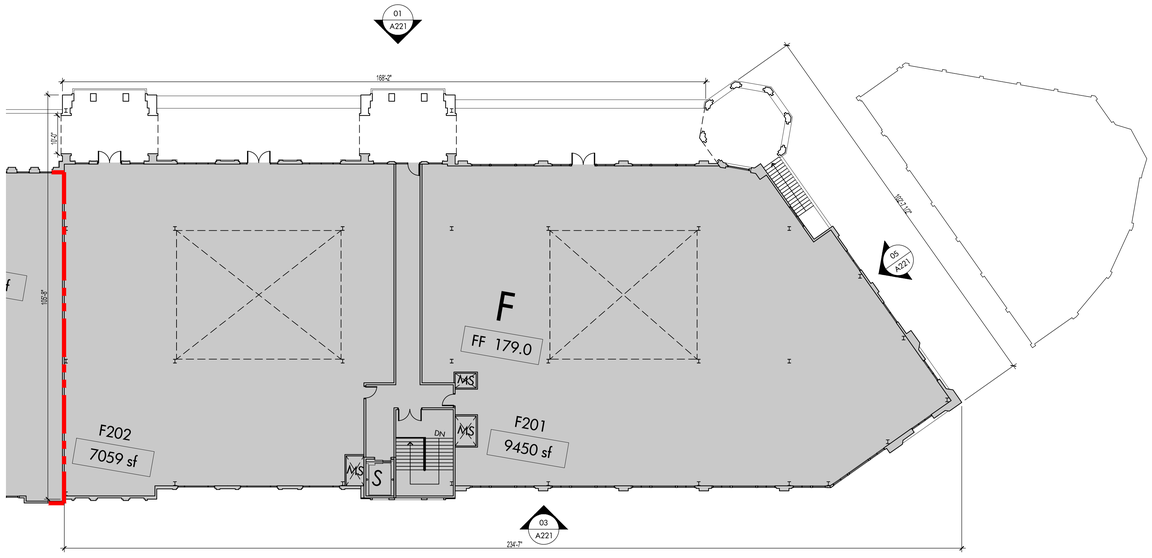
3D VIEW 01
BUILDINGS E & F | N.T.S.

3D VIEW 02
BUILDINGS E & F | N.T.S.



SECOND FLOOR PLAN 03
BUILDING F | 1/16" = 1'-0"

NORTH

3D VIEW 04
BUILDINGS E & F | N.T.S.

3D VIEW 05
BUILDINGS E & F | N.T.S.

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS

- B1 TEXTURED PLASTER
- B2 STONE VENEER
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- B4 FOAM / PLASTER TRIM
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- B13 AESS (EXPOSED STEEL)

OPENINGS

- C1 ALUMINUM STOREFRONT - PAINTED
- C2 NOT USED
- C3 CLAD WOOD WINDOWS
- C4 PAINTED WWM VINE SUPPORT SYSTEM
- C5 HOLLOW METAL DOOR & FRAME
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- C9 METAL FABRIC

AWNINGS/CANOPIES

- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

TENANT SIGNAGE

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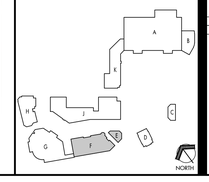
PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
Property Development Centers
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SCHEMATIC DESIGN SET

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PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT – ECO, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT – ALLANA BUICK & BERS, INC., PALO ALTO, CA

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PROJECT NO. 150-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDINGS E & F

A222

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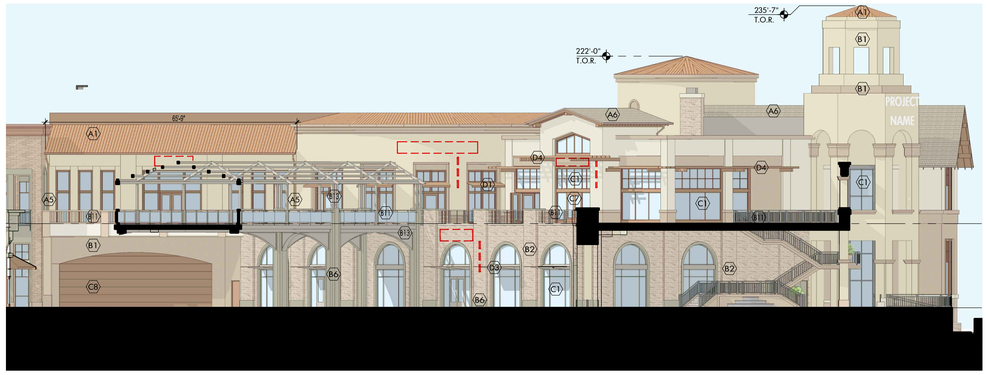
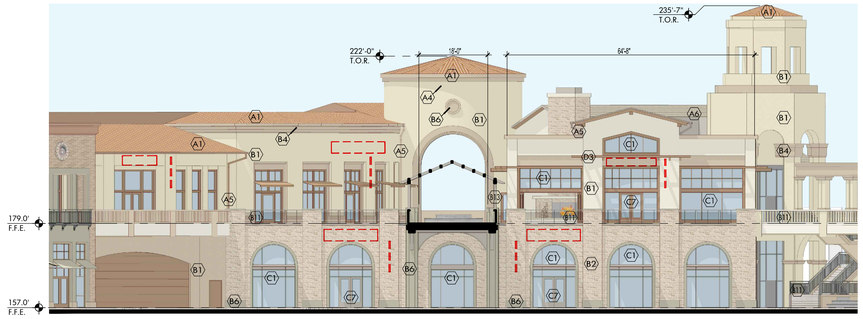


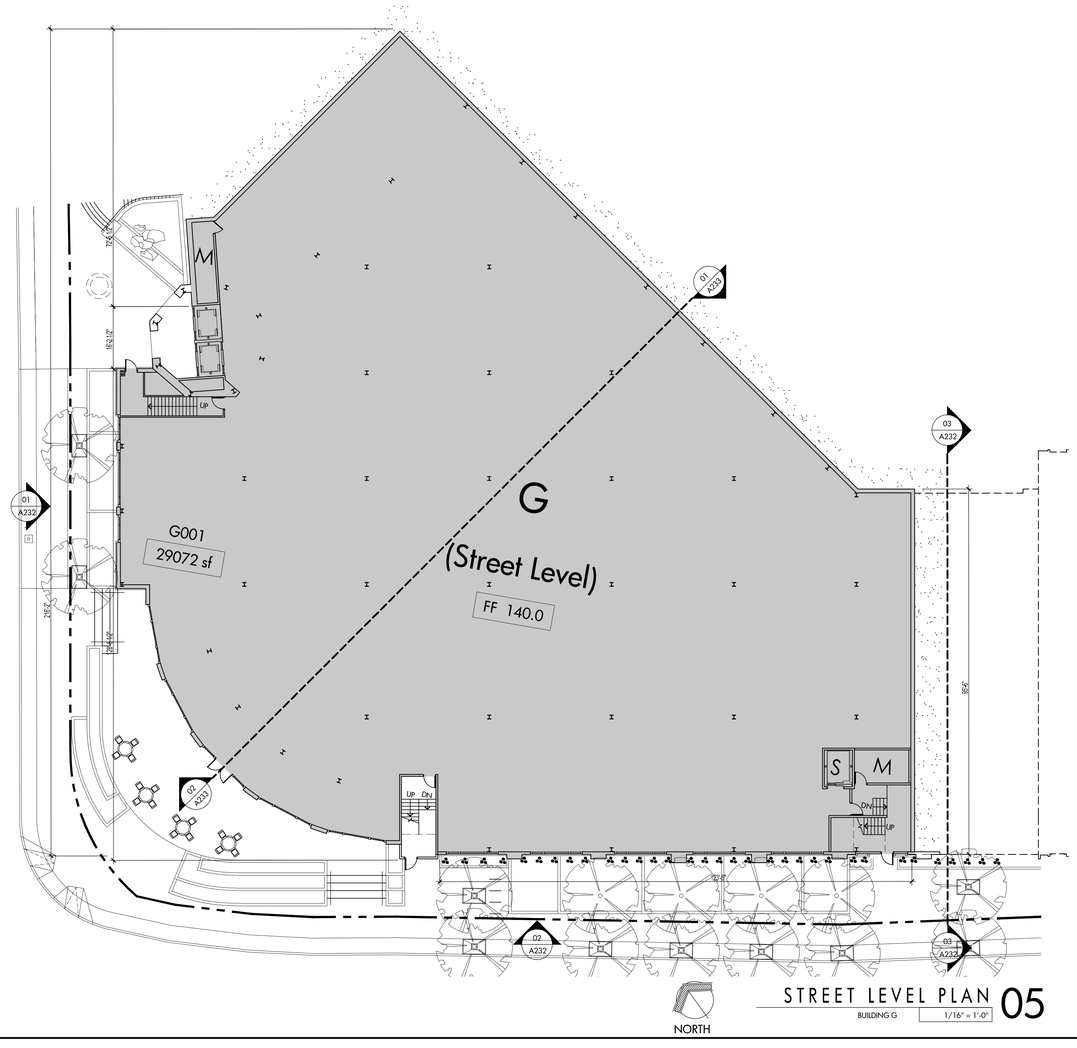
NORTH ELEVATION 01
BUILDING G 1/16" = 1'-0"



EAST ELEVATION 02
BUILDING G 1/16" = 1'-0"

3D VIEW 03
BUILDING G N.T.S.

3D VIEW 04
BUILDING G N.T.S.



STREET LEVEL PLAN 05
BUILDING G 1/16" = 1'-0"

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
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- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
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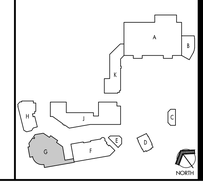
PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



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Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

ARCHITECT
jrdv ARCHITECTS
JRDV Architects, Inc.
The Cathedral Building
965 Mission Street - Telegraph
PO Box 70120
Oakland, CA 94612 USA
510.444.1301
www.jrdv.com

CONSULTANTS
STRUCTURAL & MEP ENGINEERS - ARUP, SAN FRANCISCO, CA
LANDSCAPE ARCHITECT - INTEGRATED PLANNING AND DESIGN, SAN FRANCISCO, CA
CIVIL ENGINEERING - BKF ENGINEERS SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT - INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT - ECO, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT - ALLANA BUICK & BERS, INC., PALO ALTO, CA

FOR DESIGN INTENT ONLY NOT FOR CONSTRUCTION

PROJECT NO. 150-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING G

A231

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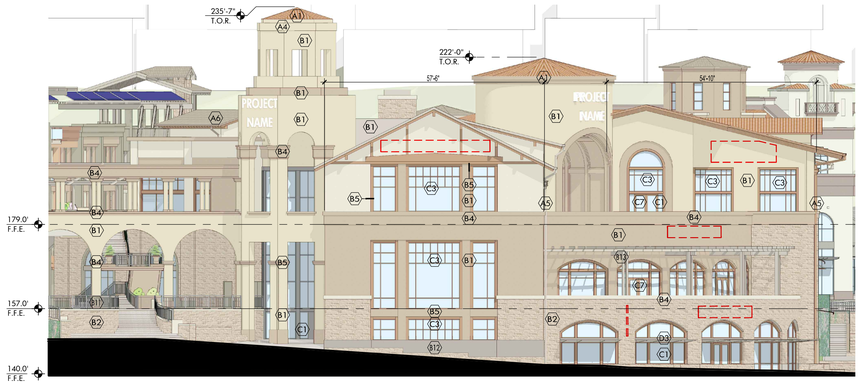
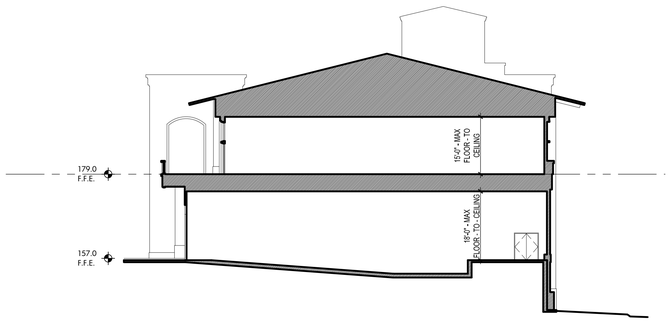
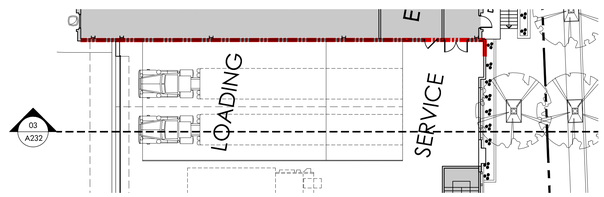


WEST ELEVATION 01
BUILDING G 1/16" = 1'-0"

SOUTH ELEVATION 02
BUILDING G 1/16" = 1'-0"

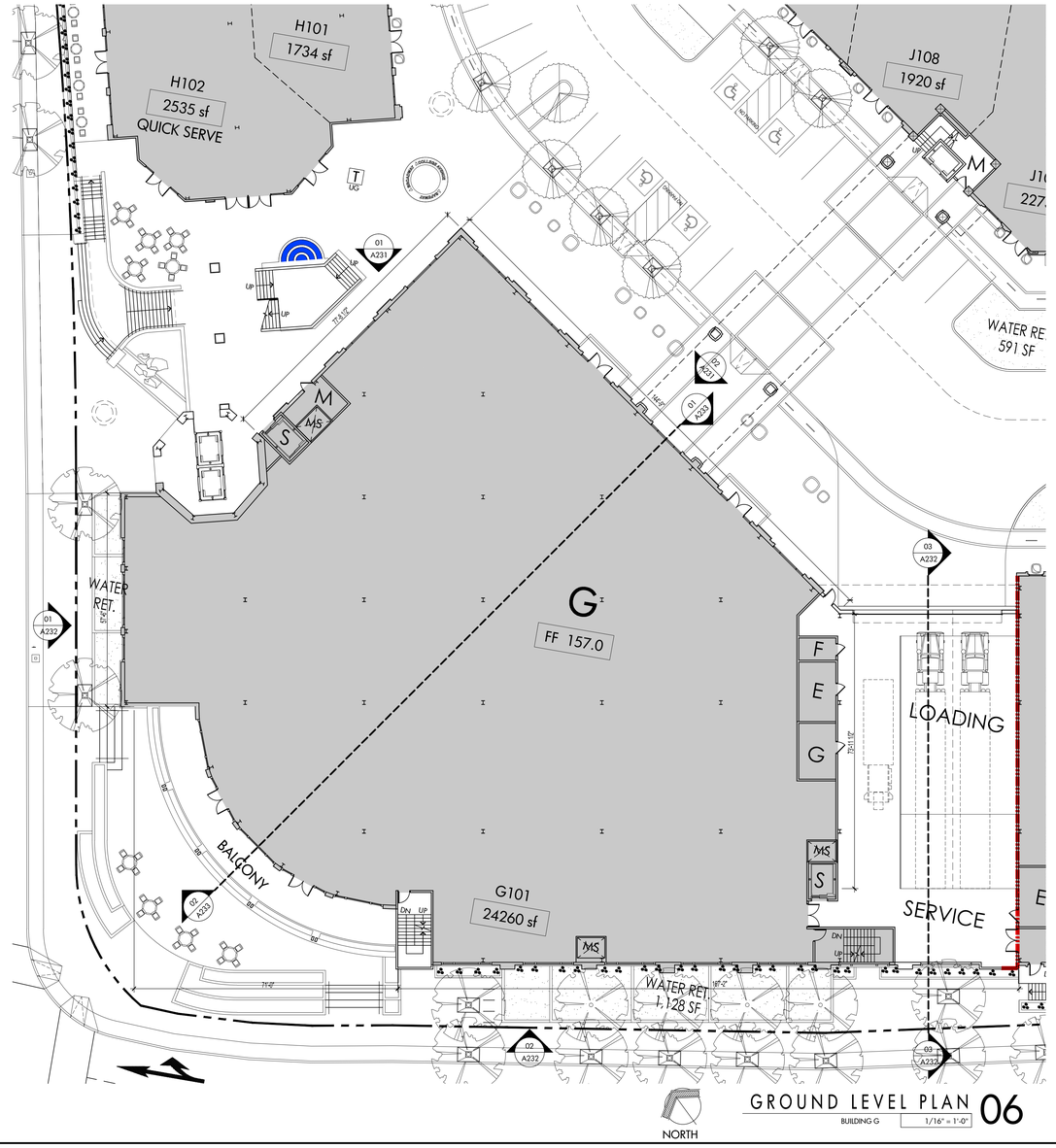


BUILDING SECTION 03
BUILDING A 1/16" = 1'-0"



GROUND FLOOR PLAN SECTION 04
BUILDING A 1/16" = 1'-0"

BROADWAY SITE ENTRANCE 05
BUILDINGS G & H N.T.S.



NORTH

GROUND LEVEL PLAN 06
BUILDING G 1/16" = 1'-0"

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS

- B1 TEXTURED PLASTER
- B2 STONE VENEER
- B3 BRICK VENEER
- B4 FOAM / PLASTER TRIM
- B5 METAL TRIM / SOFFIT
- B6 CAST STONE / GFRC / PRECAST CONCRETE
- B7 CERAMIC TILE
- B8 ALUMINUM LOUVERS
- B9 FIBER CEMENT PANELS
- B10 SPLIT-FACED CMU
- B11 METAL RAILING / ORNAMENTAL METAL
- B12 ARCHITECTURAL CONCRETE
- B13 AESS (EXPOSED STEEL)

OPENINGS

- C1 ALUMINUM STOREFRONT - PAINTED
- C2 NOT USED
- C3 CLAD WOOD WINDOWS
- C4 PAINTED WWM VINE SUPPORT SYSTEM
- C5 HOLLOW METAL DOOR & FRAME
- C6 OVERHEAD SECTIONAL DOOR w/ GLASS PANELS
- C7 ALUMINUM STOREFRONT DOOR (MEDIUM RAIL)
- C8 OVERHEAD COILING DOOR
- C9 METAL FABRIC

AWNINGS/CANOPIES

- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

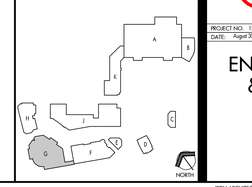
TENANT SIGNAGE

APPROXIMATE SIZE & LOCATION OF TENANT SIGNS. ALL SIGNAGE SHALL BE DEVELOPED IN A MASTER SIGNAGE PLAN TO BE APPROVED BY THE CITY OF OAKLAND PLANNING DEPARTMENT

PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
Property Development Centers
5918 Stoneridge Mall Road
Pleasanton, CA 94588
Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

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OAKLAND, CA

No	Date	Revision

ARCHITECT
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Oakland, CA 94612 USA
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CONSULTANTS
STRUCTURAL & MEP ENGINEERS - ARUP, SAN FRANCISCO, CA
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CIVIL ENGINEERING - BKF ENGINEERS/ SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT - INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT - VCE, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT - ALLANA BUICK & BERS, INC., PALO ALTO, CA

FOR DESIGN INTENT ONLY NOT FOR CONSTRUCTION

PROJECT NO. 150-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING G

A232

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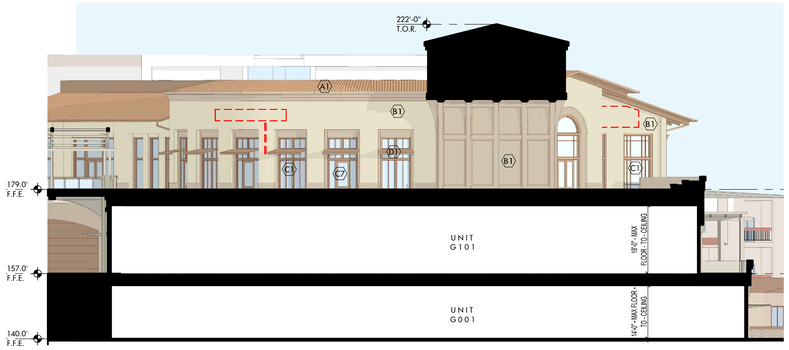
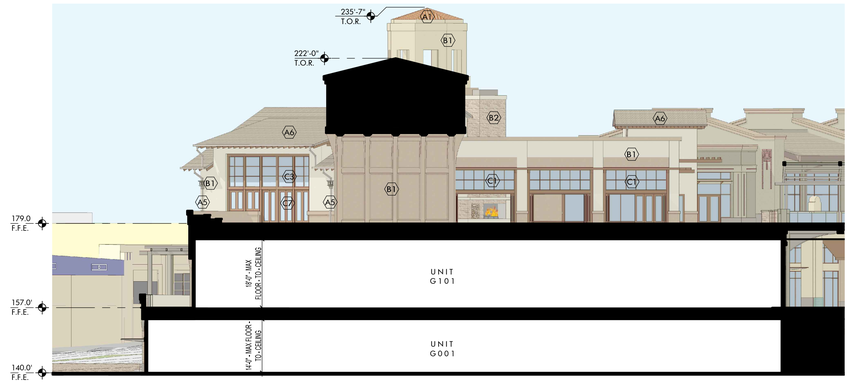


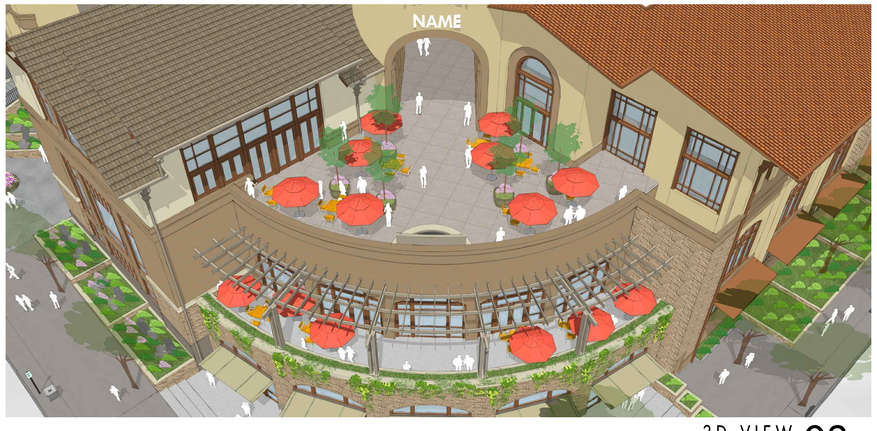
COURTYARD ELEVATION / SECTION-SOUTH 01

BUILDING G 1/16" = 1'-0"



COURTYARD ELEVATION / SECTION-NORTH 02

BUILDING G 1/16" = 1'-0"

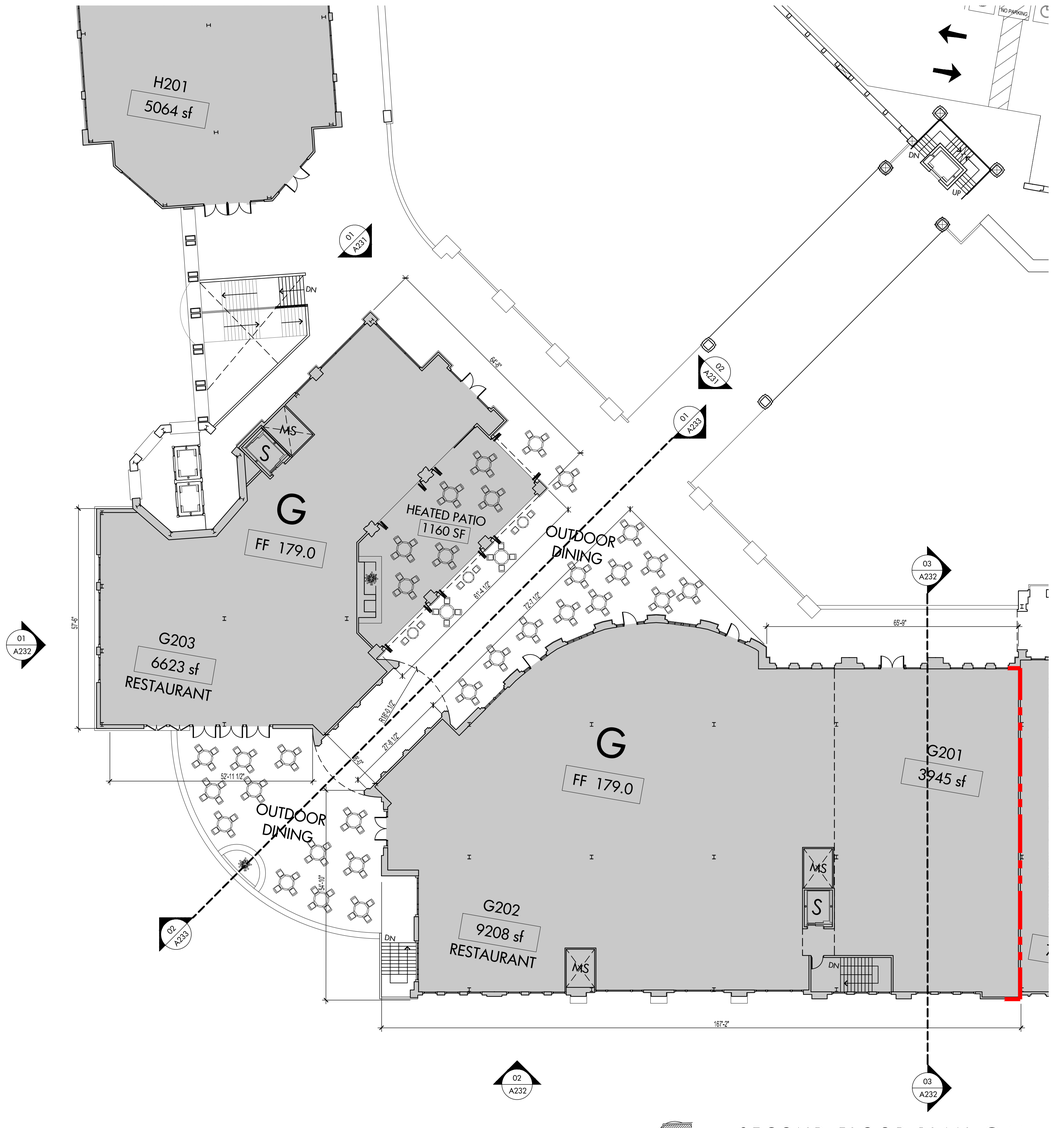


3D VIEW 03

BUILDING G N.T.S.

3D VIEW 04

BUILDING G N.T.S.



SECOND FLOOR PLAN 05

BUILDING G 1/16" = 1'-0"

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS

- B1 TEXTURED PLASTER
- B2 STONE VENEER
- B3 BRICK VENEER
- B4 FOAM / PLASTER TRIM
- B5 METAL TRIM / SOFFIT
- B6 CAST STONE / GFRC / PRECAST CONCRETE
- B7 CERAMIC TILE
- B8 ALUMINUM LOUVERS
- B9 FIBER CEMENT PANELS
- B10 SPLIT-FACED CMU
- B11 METAL RAILING / ORNAMENTAL METAL
- B12 ARCHITECTURAL CONCRETE
- B13 AESS (EXPOSED STEEL)

OPENINGS

- C1 ALUMINUM STOREFRONT - PAINTED
- C2 NOT USED
- C3 CLAD WOOD WINDOWS
- C4 PAINTED WWM VINE SUPPORT SYSTEM
- C5 HOLLOW METAL DOOR & FRAME
- C6 OVERHEAD SECTIONAL DOOR w/ GLASS PANELS
- C7 ALUMINUM STOREFRONT DOOR (MEDIUM RAIL)
- C8 OVERHEAD COILING DOOR
- C9 METAL FABRIC

AWNINGS/CANOPIES

- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

TENANT SIGNAGE

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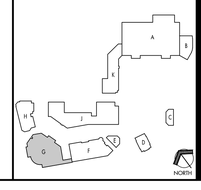
PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
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5918 Stoneridge Mall Road
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SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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CIVIL ENGINEERING - BKF ENGINEERS SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT - INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT - SCD, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT - ALLANA BUICK & BERS, INC., PALO ALTO, CA

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PROJECT NO. 150-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING G

A233

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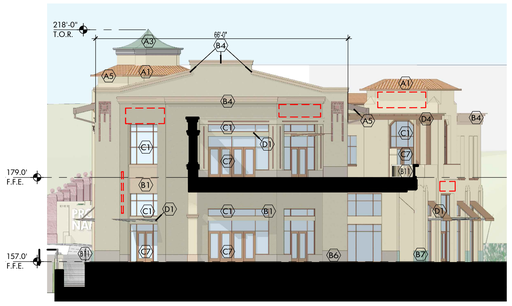
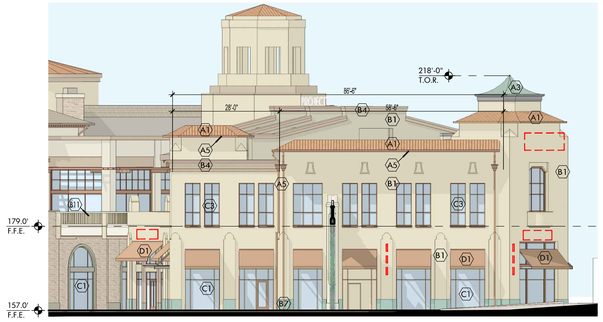
WEST ELEVATION 01
BUILDING H 1/16" = 1'-0"

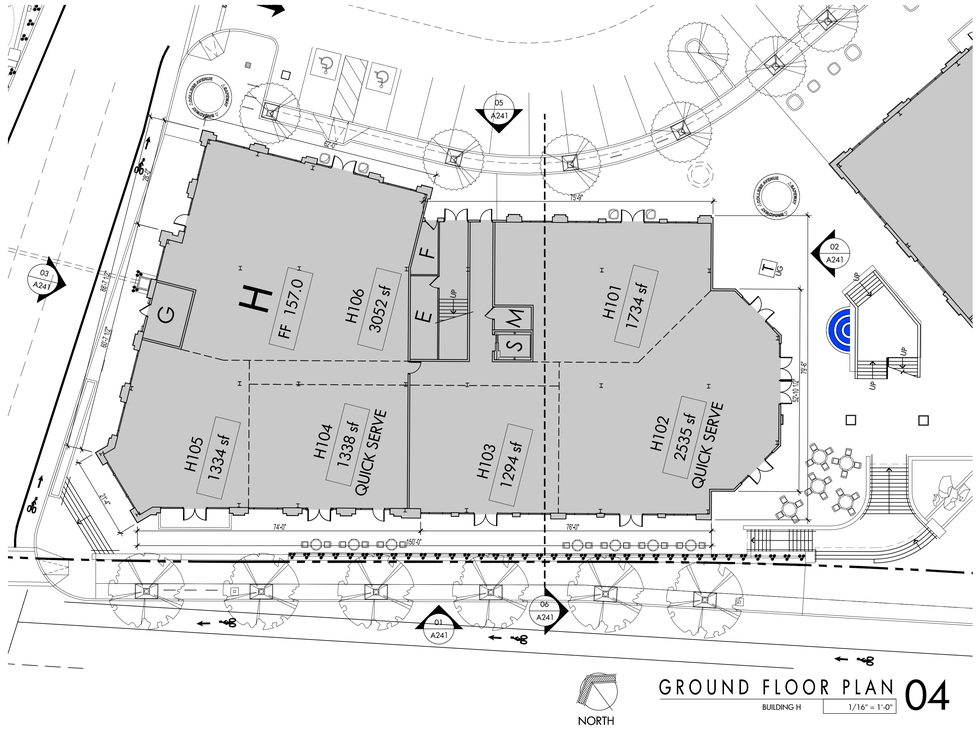


SOUTH ELEVATION 02
BUILDING H 1/16" = 1'-0"

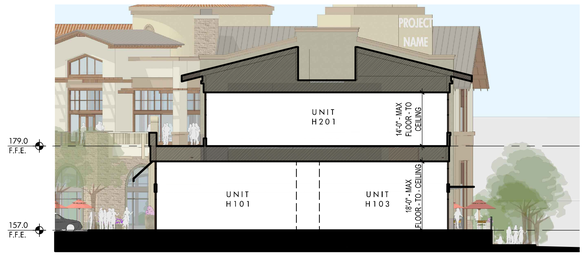


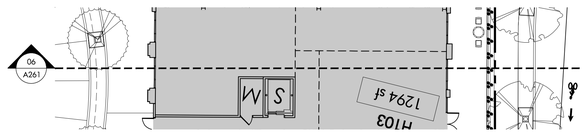
NORTH ELEVATION 03
BUILDING H 1/16" = 1'-0"

EAST ELEVATION 05
BUILDING H 1/16" = 1'-0"

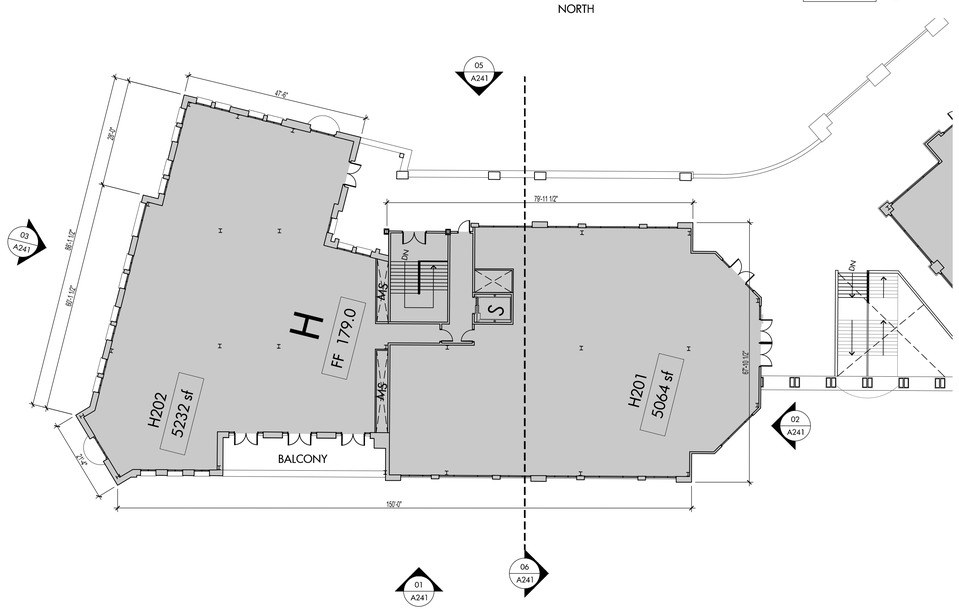


GROUND FLOOR PLAN 04
BUILDING H 1/16" = 1'-0"
NORTH





BUILDING SECTION 06
BUILDING H 1/16" = 1'-0"



SECOND FLOOR PLAN 07
BUILDING H 1/16" = 1'-0"
NORTH

3D VIEW 08
BUILDING H N.T.S.

MATERIALS LEGEND

ROOFING
- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS
- B1 TEXTURED PLASTER
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- B10 SPLIT-FACED CMU
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- B12 ARCHITECTURAL CONCRETE
- B13 AESS (EXPOSED STEEL)

OPENINGS
- C1 ALUMINUM STOREFRONT - PAINTED
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- C3 CLAD WOOD WINDOWS
- C4 PAINTED WWM VINE SUPPORT SYSTEM
- C5 HOLLOW METAL DOOR & FRAME
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- C9 METAL FABRIC

AWNINGS/CANOPIES
- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

TENANT SIGNAGE

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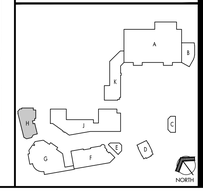
PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
Property Development Centers
5918 Stoneridge Mall Road
Pleasanton, CA 94588
Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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JRDV Architects, Inc
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Oakland, CA 94612 USA
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STRUCTURAL & MEP ENGINEERS – ARUP, SAN FRANCISCO, CA
LANDSCAPE ARCHITECT – INTEGRATED PLANNING AND DESIGN, SAN FRANCISCO, CA
CIVIL ENGINEERING – BKF ENGINEERS SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT – UCD, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT – ALLANA BUICK & BERS, INC., PALO ALTO, CA

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PROJECT NO. 100-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING H

A241

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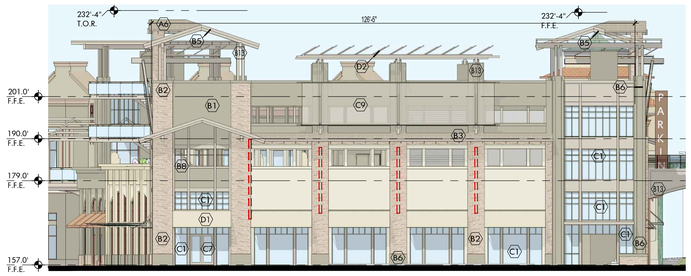
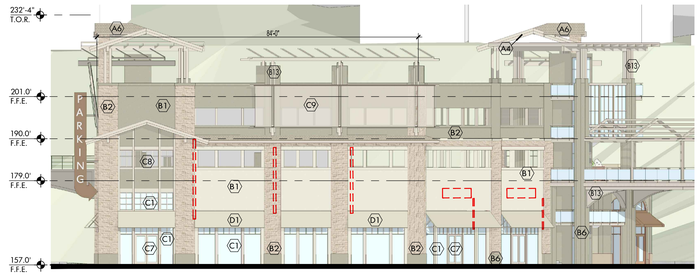
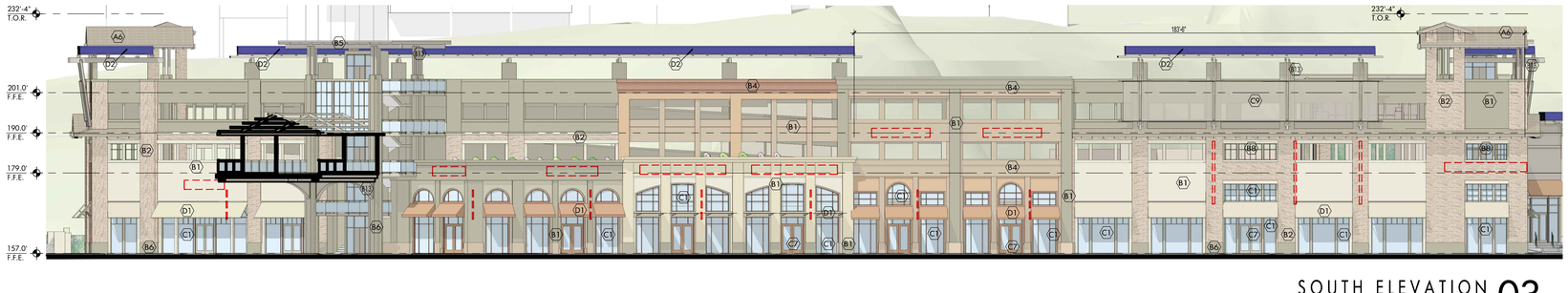


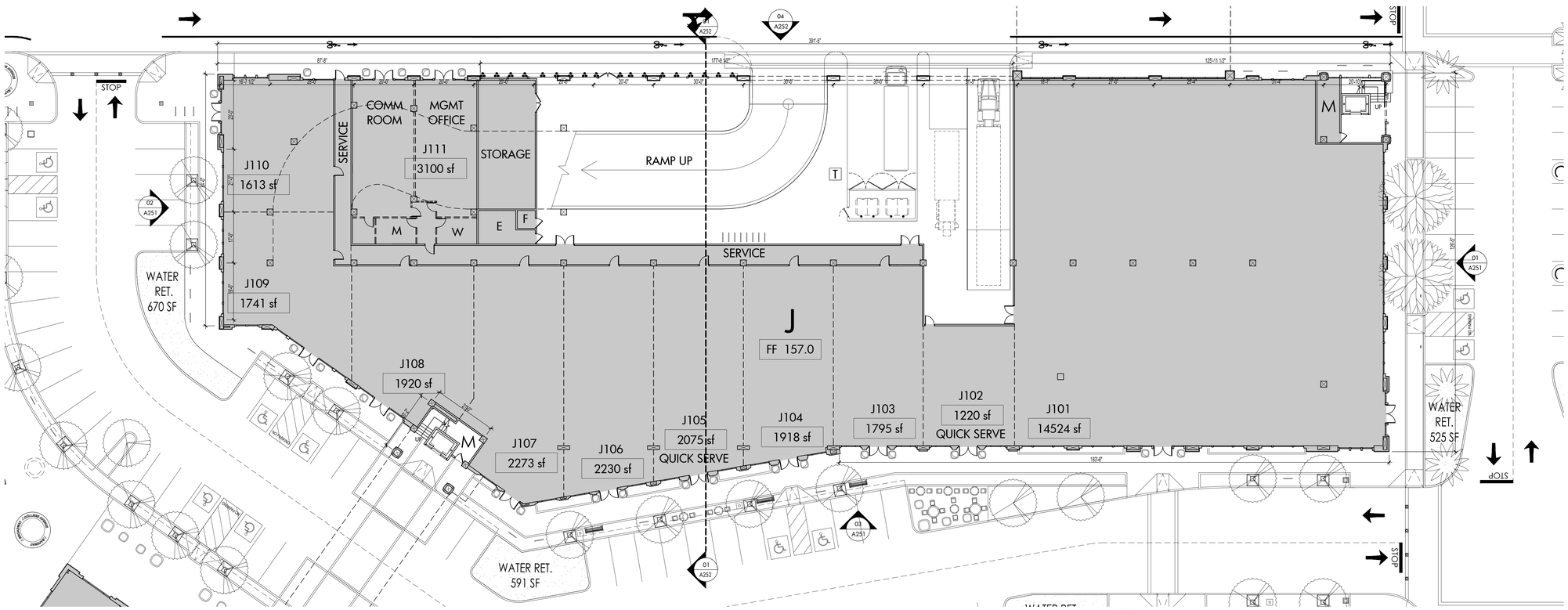
EAST ELEVATION 01
BUILDING J 1/16" = 1'-0"



WEST ELEVATION 02
BUILDING J 1/16" = 1'-0"



SOUTH ELEVATION 03
BUILDING J 1/16" = 1'-0"



GROUND FLOOR PLAN 04
BUILDING J 1/16" = 1'-0"

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
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AWNINGS/CANOPIES

- D1 FABRIC AWNING
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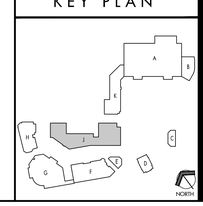
PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



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OAKLAND, CA

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STRUCTURAL & MEP ENGINEERS - ARUP, SAN FRANCISCO, CA
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WATERPROOFING CONSULTANT - ALLANA BUICK & BERS, INC., PALO ALTO, CA

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DATE August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING J

A251

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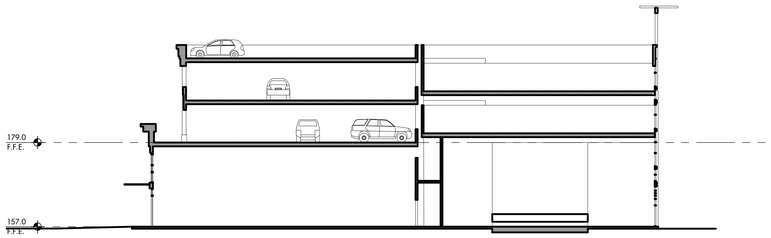
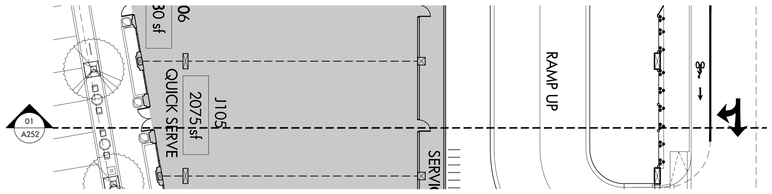
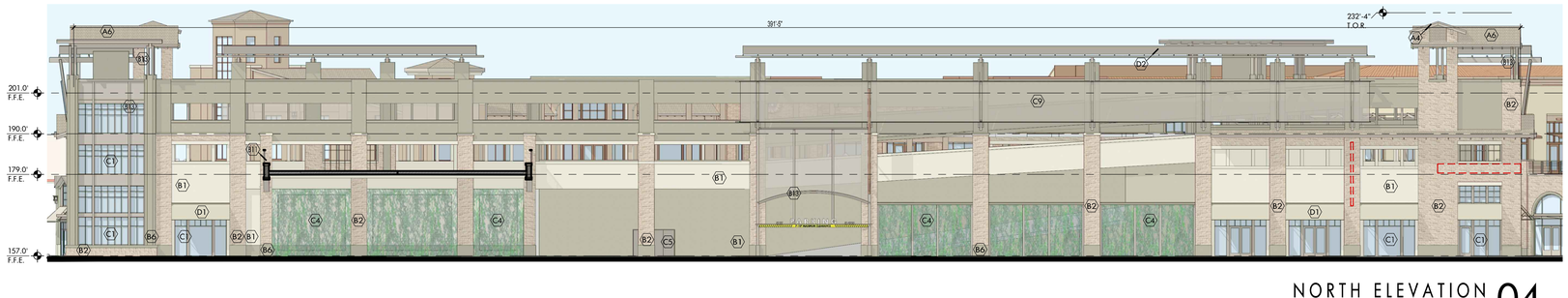


BUILDING SECTION 01
BUILDING J 1/16" = 1'-0"

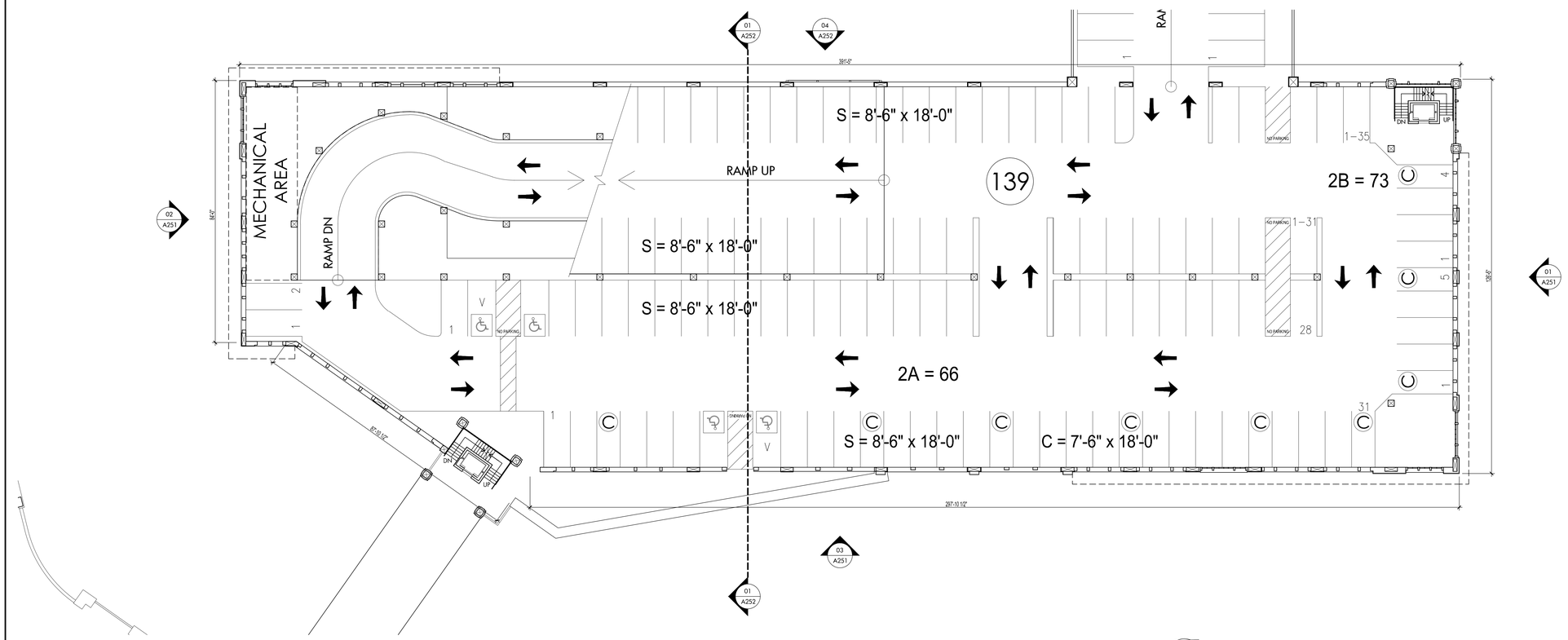


GROUND FLOOR PLAN SECTION 02
BUILDING J 1/16" = 1'-0"

3D VIEW 03
BUILDING J N.T.S.



NORTH ELEVATION 04
BUILDING J 1/16" = 1'-0"



SECOND FLOOR PLAN 05
BUILDING J 1/16" = 1'-0"

NORTH

MATERIALS LEGEND

ROOFING
- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS
- B1 TEXTURED PLASTER
- B2 STONE VENEER
- B3 BRICK VENEER
- B4 FOAM / PLASTER TRIM
- B5 METAL TRIM / SOFFIT
- B6 CAST STONE / GFRC / PRECAST CONCRETE
- B7 CERAMIC TILE
- B8 ALUMINUM LOUVERS
- B9 FIBER CEMENT PANELS
- B10 SPLIT-FACED CMU
- B11 METAL RAILING / ORNAMENTAL METAL
- B12 ARCHITECTURAL CONCRETE
- B13 AESS (EXPOSED STEEL)

OPENINGS
- C1 ALUMINUM STOREFRONT - PAINTED
- C2 NOT USED
- C3 CLAD WOOD WINDOWS
- C4 PAINTED WWM VINE SUPPORT SYSTEM
- C5 HOLLOW METAL DOOR & FRAME
- C6 OVERHEAD SECTIONAL DOOR w/ GLASS PANELS
- C7 ALUMINUM STOREFRONT DOOR (MEDIUM RAIL)
- C8 OVERHEAD COILING DOOR
- C9 METAL FABRIC

AWNINGS/CANOPIES
- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

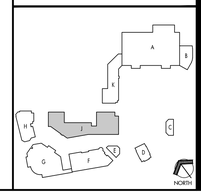
TENANT SIGNAGE

APPROXIMATE SIZE & LOCATION OF TENANT SIGNS. ALL SIGNAGE SHALL BE DEVELOPED IN A MASTER SIGNAGE PLAN TO BE APPROVED BY THE CITY OF OAKLAND PLANNING DEPARTMENT

PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
Property Development Centers
5918 Stoneridge Mall Road
Pleasanton, CA 94588
Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

ARCHITECT
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Broadway and Telegraph
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Oakland, CA 94612 USA
510 295 4362 T
www.jrdv.com

CONSULTANTS
STRUCTURAL & MEP ENGINEERS – ARUP, SAN FRANCISCO, CA
LANDSCAPE ARCHITECT – INTEGRATED PLANNING AND DESIGN, SAN FRANCISCO, CA
CIVIL ENGINEERING – BKF ENGINEERS SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT – UCD, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT – ALLANA BUICK & BERS, INC., PALO ALTO, CA

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PROJECT NO. 150-101 PDC
DATE August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING J

A252

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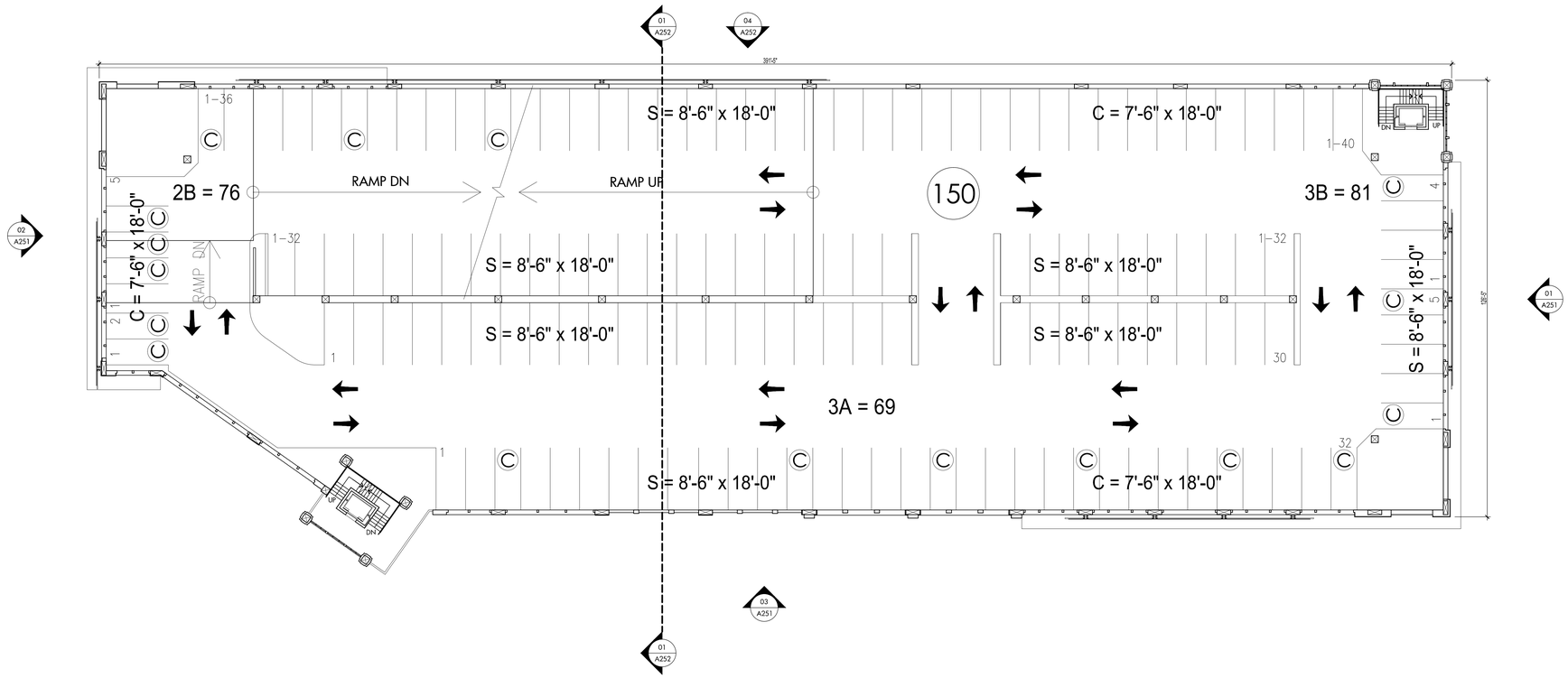
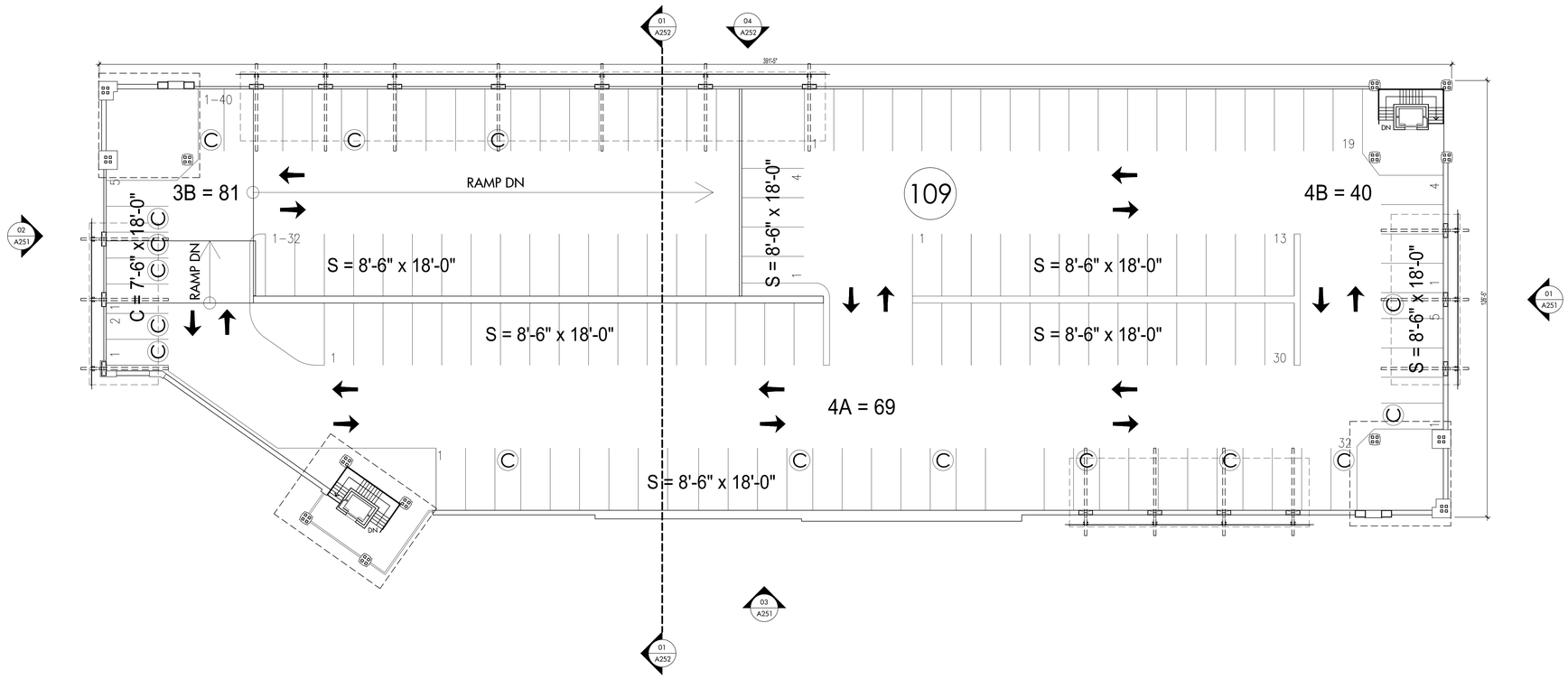


NORTH

THIRD FLOOR PLAN 01

BUILDING J — 1/16" = 1'-0"



NORTH

FOURTH FLOOR PLAN 02

BUILDING J — 1/16" = 1'-0"

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
- A3 STANDING SEAM METAL ROOFING
- A4 SHEET METAL COPING/ FLASHING
- A5 PRE-FINISHED GUTTERS & DOWNSPOUTS
- A6 SIMULATED CONCRETE TILES

WALLS

- B1 TEXTURED PLASTER
- B2 STONE VENEER
- B3 BRICK VENEER
- B4 FOAM / PLASTER TRIM
- B5 METAL TRIM / SOFFIT
- B6 CAST STONE / GFRC / PRECAST CONCRETE
- B7 CERAMIC TILE
- B8 ALUMINUM LOUVERS
- B9 FIBER CEMENT PANELS
- B10 SPLIT-FACED CMU
- B11 METAL RAILING / ORNAMENTAL METAL
- B12 ARCHITECTURAL CONCRETE
- B13 AESS (EXPOSED STEEL)

OPENINGS

- C1 ALUMINUM STOREFRONT - PAINTED
- C2 NOT USED
- C3 CLAD WOOD WINDOWS
- C4 PAINTED WWM VINE SUPPORT SYSTEM
- C5 HOLLOW METAL DOOR & FRAME
- C6 OVERHEAD SECTIONAL DOOR w/ GLASS PANELS
- C7 ALUMINUM STOREFRONT DOOR (MEDIUM RAIL)
- C8 OVERHEAD COILING DOOR
- C9 METAL FABRIC

AWNINGS/CANOPIES

- D1 FABRIC AWNING
- D2 PHOTOVOLTAIC PANELS ON STEEL SUPPORT STRUCTURE
- D3 METAL CANOPY
- D4 METAL TRELLIS

TENANT SIGNAGE

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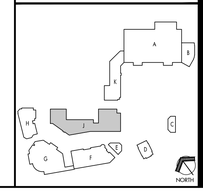
PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
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SCHEMATIC DESIGN SET

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PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT – UCD, INC. - SAN FRANCISCO, CA
WATERPROOFING CONSULTANT – ALLANA BUICK & BERS, INC., PALO ALTO, CA

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PROJECT NO: 150-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING J

A253

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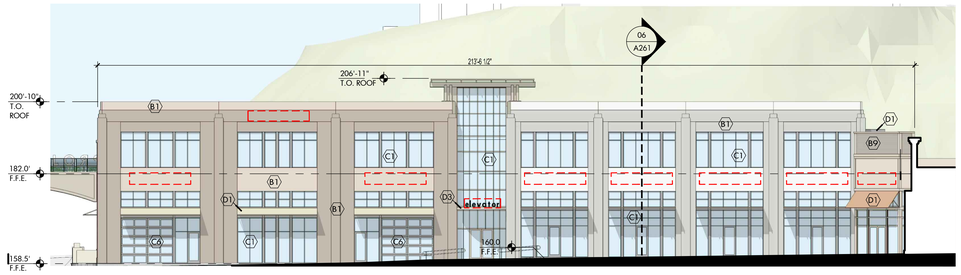
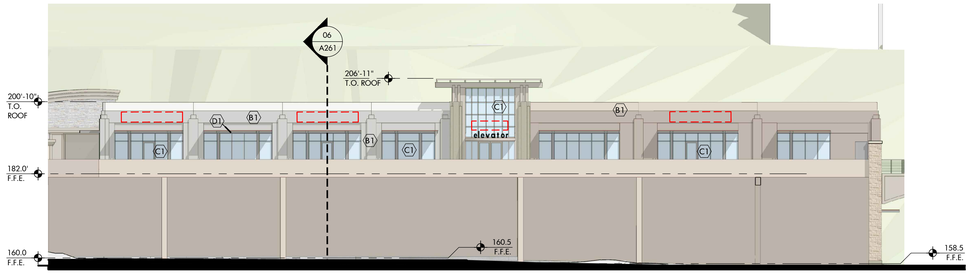
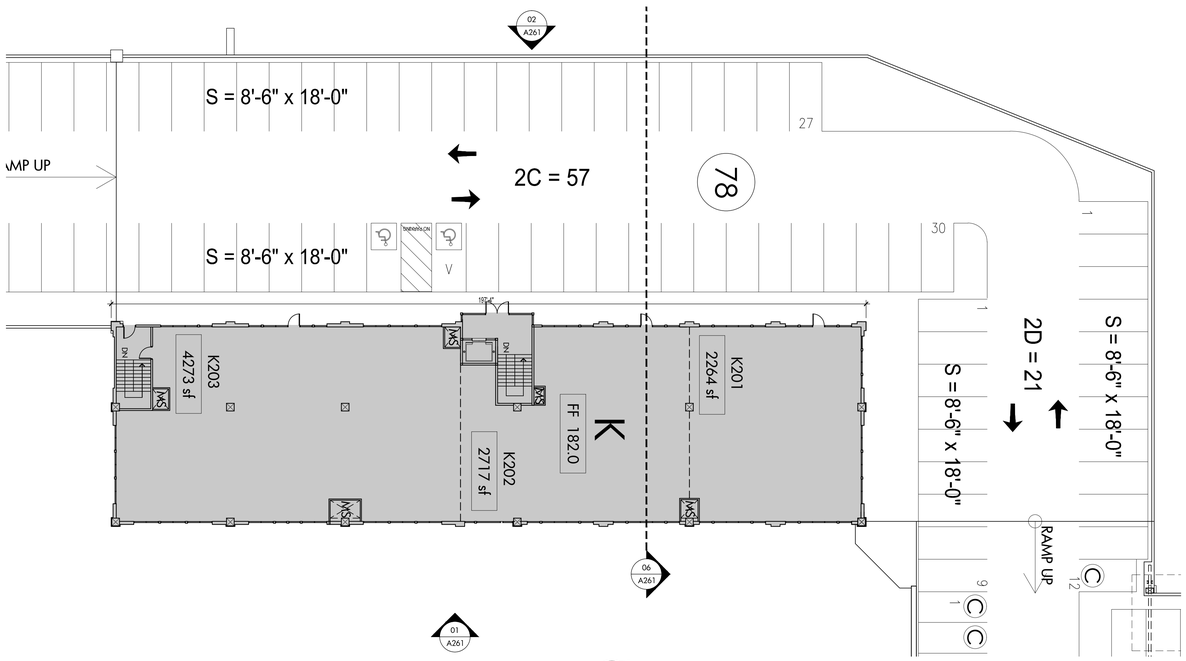


EAST ELEVATION 01
BUILDING K 1/16" = 1'-0"

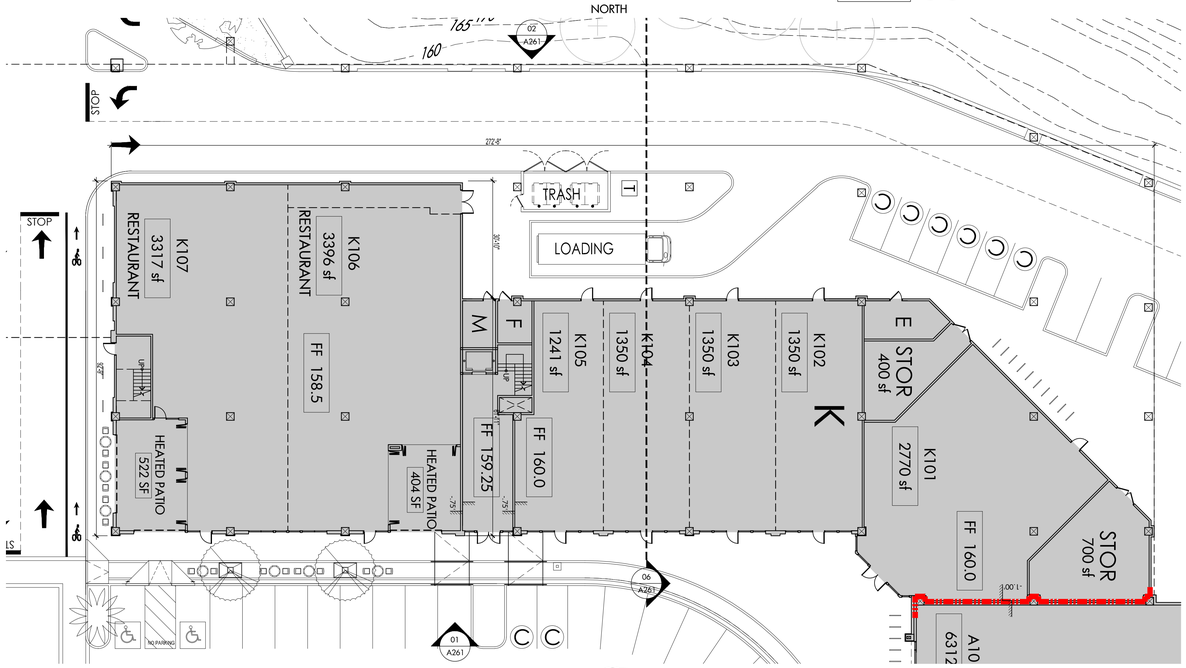


WEST ELEVATION 02
BUILDING K 1/16" = 1'-0"

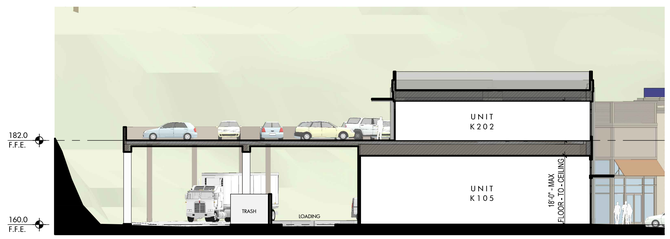


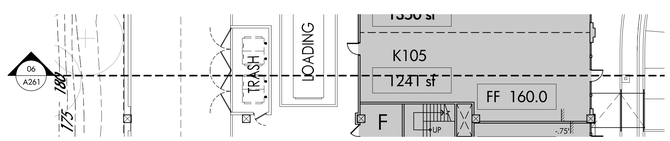
SECOND FLOOR PLAN 03
BUILDING K 1/16" = 1'-0"

3D VIEW 04
BUILDING K N.T.S.



GROUND FLOOR PLAN 05
BUILDING K 1/16" = 1'-0"





BUILDING SECTION 06
BUILDING K 1/16" = 1'-0"

MATERIALS LEGEND

ROOFING

- A1 BARREL TILE ROOFING
- A2 SINGLE-PLY TPO ROOFING
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- A4 SHEET METAL COPING/ FLASHING
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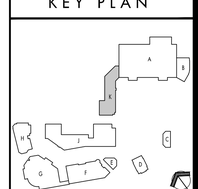
PLAN LEGEND

2-HR RATED AREA SEPARATION WALL

KEY PLAN



OWNER
Property Development Centers
5918 Stoneridge Mall Road
Pleasanton, CA 94588
Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

ARCHITECT
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JRDV Architects, Inc
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Oakland, CA 94612 USA
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CONSULTANTS
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CIVIL ENGINEERING – BKF ENGINEERS SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT – UCD, INC., SAN FRANCISCO, CA
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PROJECT NO. 100-101 PDC
DATE: August 30, 2013

ENLARGED PLAN & ELEVATIONS BUILDING K

A261

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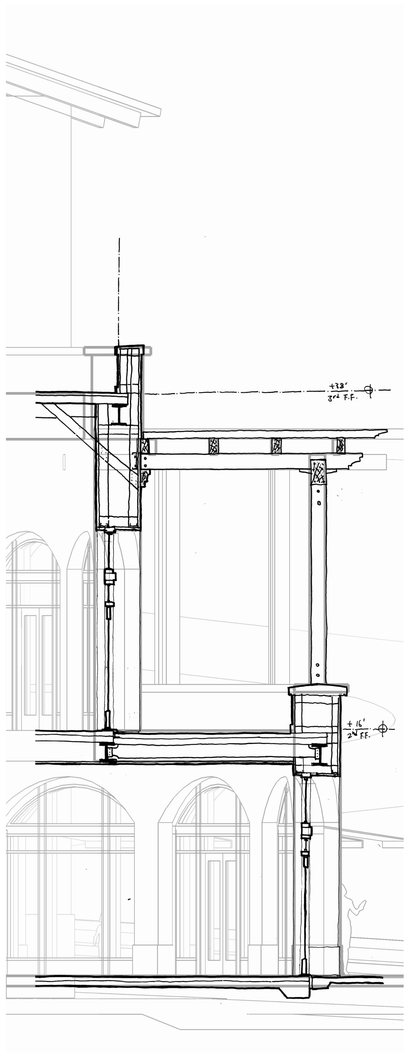
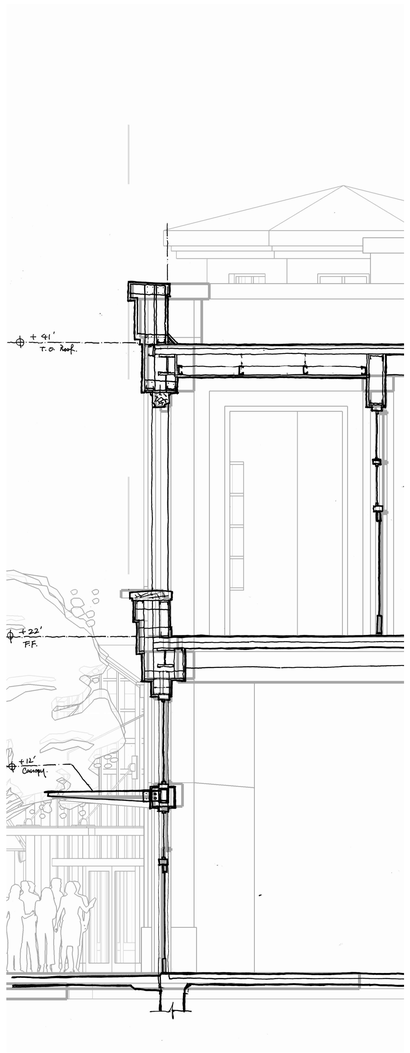
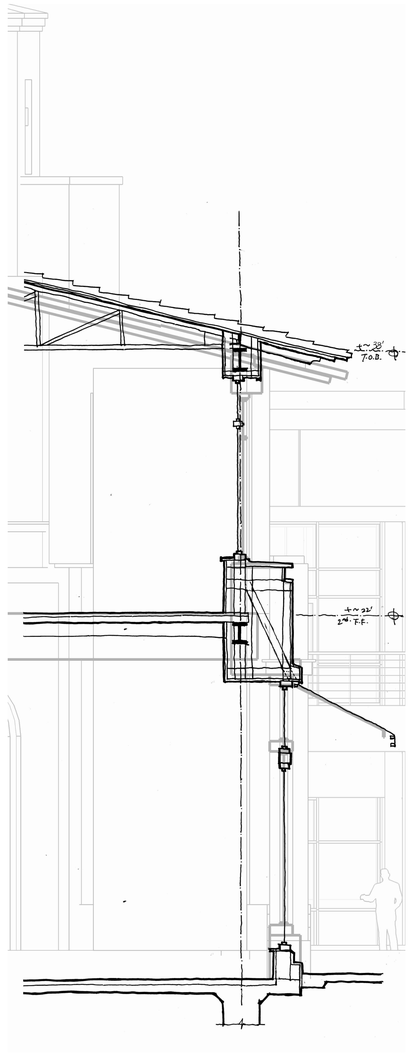


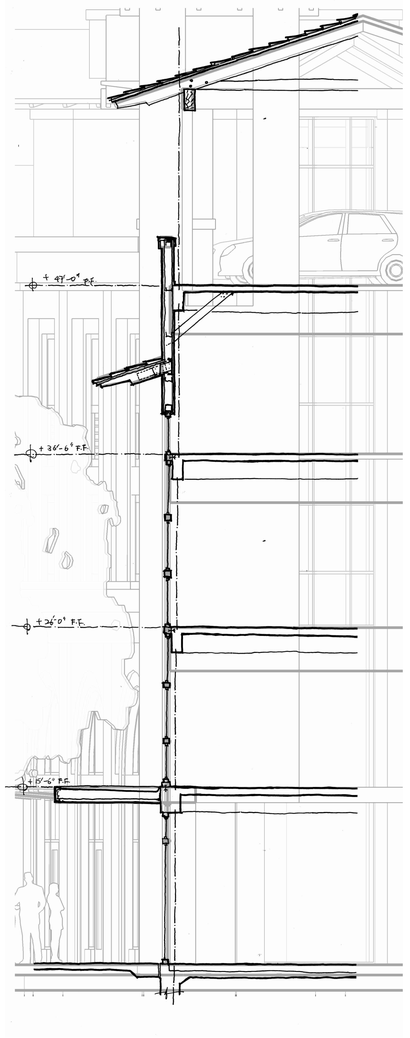
WALL SECTION 01
BUILDING G | 1/4" = 1'-0"



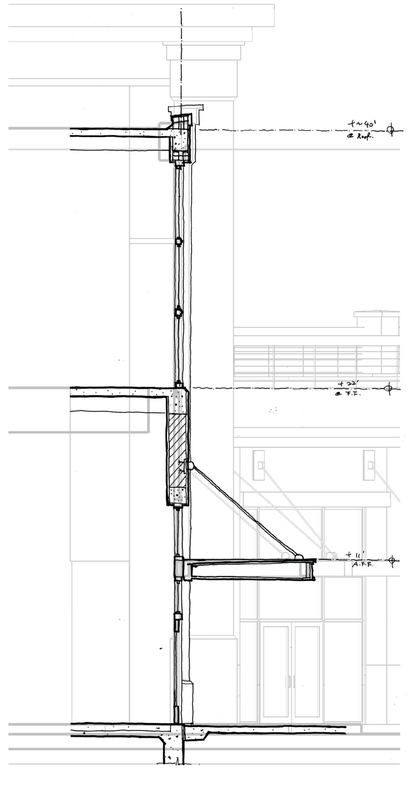
WALL SECTION 02
BUILDING F | 1/4" = 1'-0"



WALL SECTION 03
BUILDING F | 1/4" = 1'-0"



WALL SECTION 04
BUILDING J | 1/4" = 1'-0"



WALL SECTION 05
BUILDING K | 1/4" = 1'-0"

KEY PLAN

OWNER
Property Development Centers
5918 Stoneridge Mall Road
Pleasanton, CA 94588
Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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Mailing Address: Shipping Directions and Telegraph
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www.jrdv.com

CONSULTANTS
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CIVIL ENGINEERING – BKF ENGINEERS SURVEYORS PLANNERS, PLEASANTON, CA
PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT – UCD, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT – ALLANA BUICK & BERS, INC., PALO ALTO, CA

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DATE: August 30, 2013

SCHEMATIC WALL SECTIONS

A301

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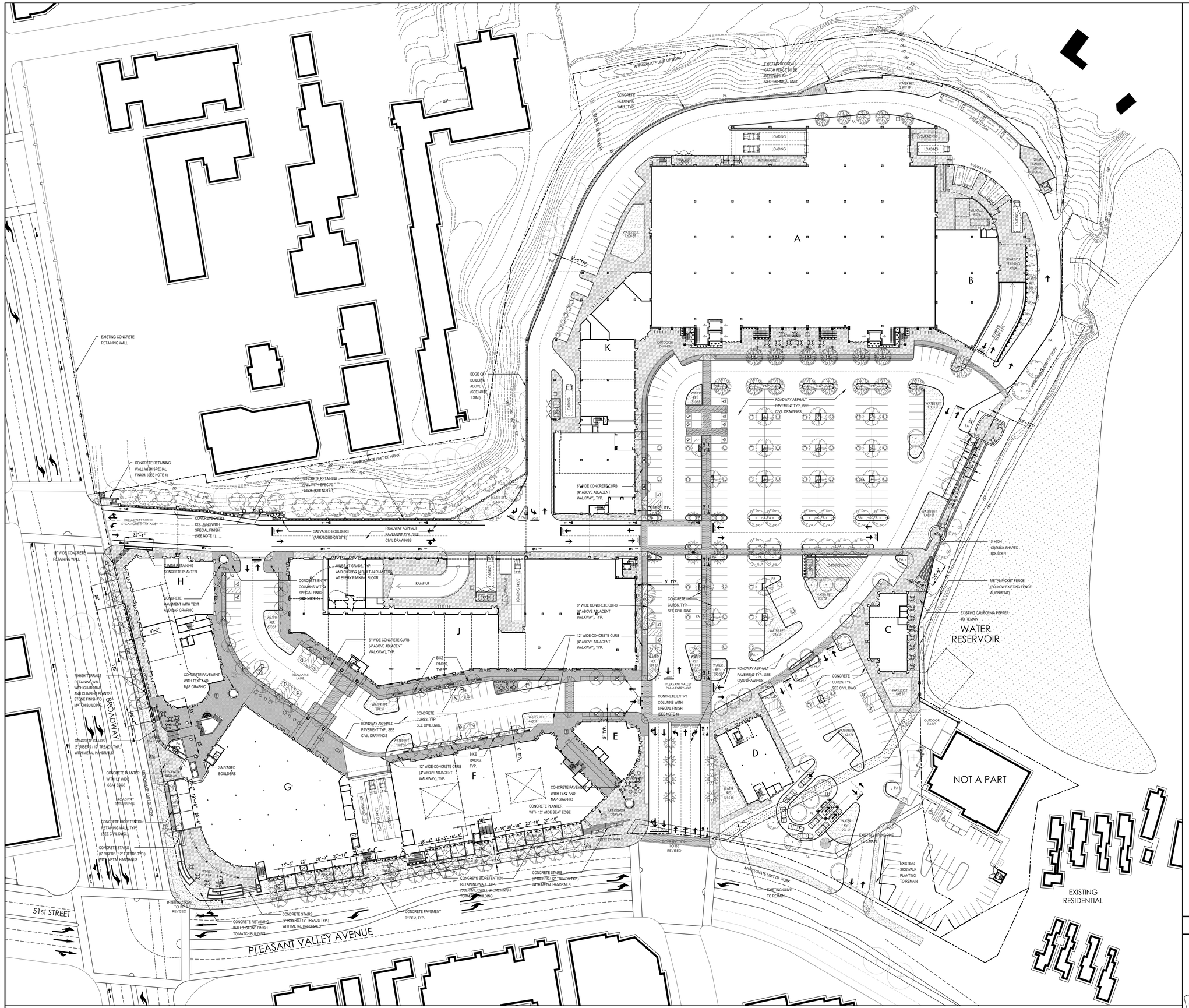


LEGEND

- 01 REFERENCE IMAGE (SEE SHEET LP4)
- PROPERTY LINE
- APPROXIMATE LIMIT OF WORK

MATERIALS

- PEDESTRIAN PAVING (T.B.D.)
- VEHICULAR PAVING (T.B.D.)
- STONE MULCH
- CONCRETE TYPE 1
- CONCRETE TYPE 2
- CUSTOM GABION WALL

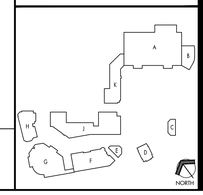
SITE FURNISHINGS

- TREE GRATE ("CHINOOK" BY URBAN ACCESSORIES)
- TRASH ("WASHINGTON SQUARE" BY LANDSCAPE FORMS)
- BIKE RACK (CITY OF OAKLAND STANDARD)
- BENCH ("AUSTIN" BY LANDSCAPE FORMS)
- WOOD BENCH SET INTO GABION WALL
- DINING TABLE AND CHAIR SET
- FLOWER POTS ("LARKSPUR" BY LANDSCAPE FORMS)

NOTES:

1. RETAINING WALL AT BOTTOM OF SLOPE ALONG ENTRY ROADWAY MAY REQUIRE ROCKFALL RESISTANT DESIGN AND/OR ROCKFALL BARRIER FENCE. SEE GEOTECHNICAL REPORT / STRUCTURAL DRAWINGS.
2. SEE CIVIL DRAWINGS FOR PARKING AND ROADWAY LAYOUT AND MATERIALS

KEY PLAN



NORTH

LAYOUT & MATERIALS PLAN 01

1" = 40'-0"

OWNER
Property Development Centers
5918 Stoneridge Mall Road
Pleasanton, CA 94588
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SCHEMATIC DESIGN SET

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UTILITY CONSULTANT - VCD, INC. SAN FRANCISCO, CA
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LP1 LAYOUT AND MATERIALS PLAN

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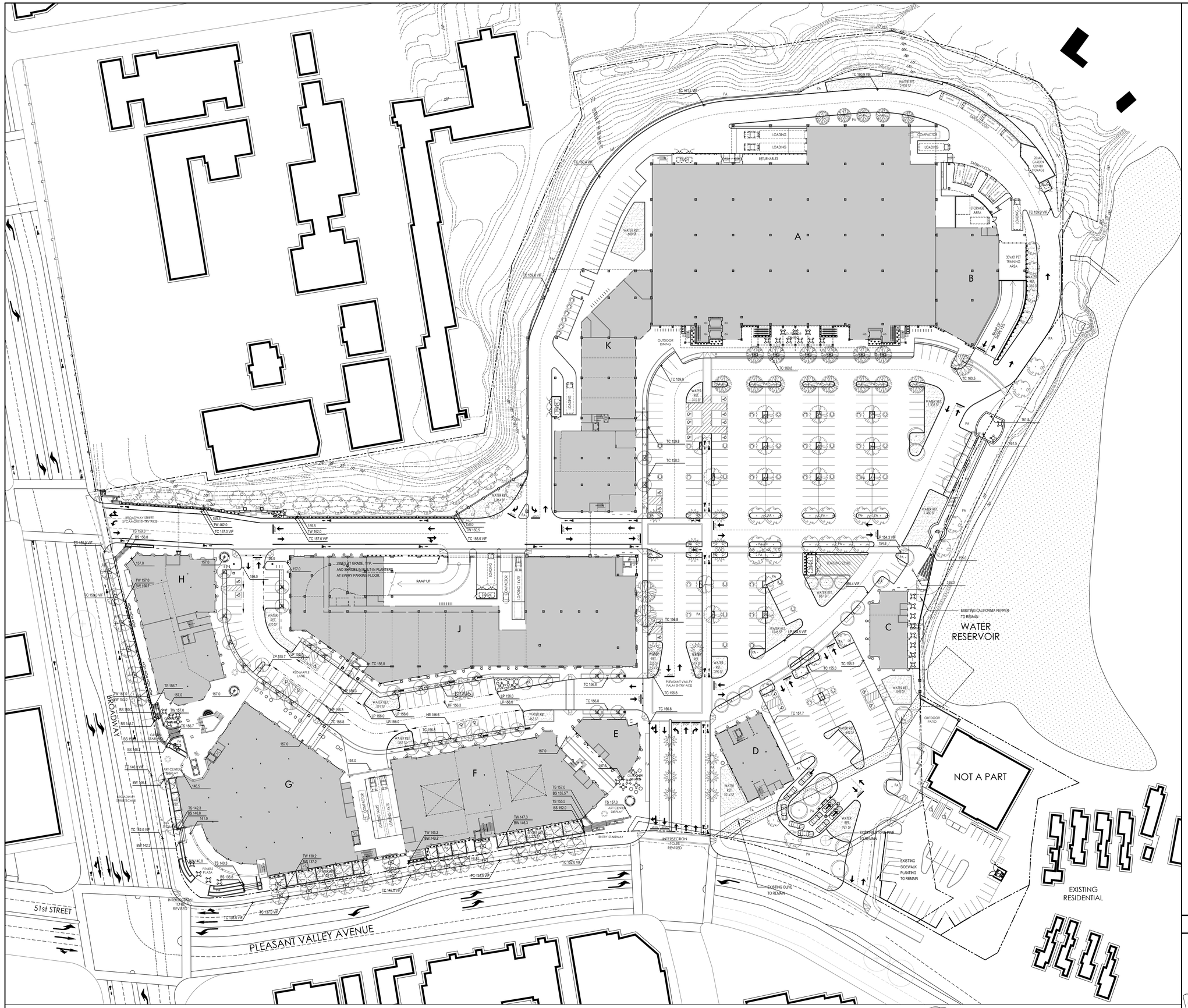

A
B
C
D
E
F
G
H
J
K
BROADWAY
51st STREET
PLEASANT VALLEY AVENUE
EXISTING RESIDENTIAL
NOT A PART
WATER RESERVOIR
EXISTING CALIFORNIA PEPPER TO REMAIN
EXISTING OLIVE TO REMAIN
EXISTING SIDEWALK PLANTING TO REMAIN
EXISTING EUCALYPTUS TO REMAIN
BROADWAY STREET SYCAMORE ENTRY AXIS
PLEASANT VALLEY PALM ENTRY AXIS
RED MAPLE LANE
ENTRY STAIRWAY
RAMP UP
OUTDOOR DINING
OUTDOOR PATIO
ART CENTER DISPLAY
INTERSECTION TO BE REVISED
VINES AT GRADE, TYP. AND SHRUBS IN BUILT-IN PLANTERS AT EVERY PARKING FLOOR.
LOADING
COMPACTOR
RETURNABLES
STORAGE AREA
30'x40' PET TRAINING AREA
20'x40' GARDEN CENTER STORAGE
RAMP UP
RAMP DOWN
WATER RET. 1,600 SF
WATER RET. 2,939 SF
WATER RET. 1,355 SF
WATER RET. 1,305 SF
WATER RET. 1,462 SF
WATER RET. 1,245 SF
WATER RET. 837 SF
WATER RET. 395 SF
WATER RET. 591 SF
WATER RET. 997.5 SF
WATER RET. 443 SF
WATER RET. 1,014 SF
WATER RET. 921 SF
WATER RET. 845 SF
WATER RET. 470 SF
WATER RET. 1,455 SF
WATER RET. 310 SF
TC 160.8 VIF
TC 160.4 VIF
TC 159.6 VIF
TC 159.8
TC 160.8
TC 160.5
TC 159.9 VIF
TC 158.8
TC 158.3
TC 156.8
TC 155.7
TC 155.0
TC 156.2
TC 157.7
TC 154.3 VIF
TC 155.4 VIF
TC 156.8
TC 156.3
TC 155.5 VIF
TC 156.0
TC 156.6
TC 155.3
TC 156.8
TC 156.8
TC 156.8

PLANT PALETTE

TREES - PARKING LOT

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
FRAXINUS OXYCARPA	RAYWOOD ASH	48" BOX	HEAVY
ARBUTUS 'MARINA'	STRAWBERRY TREE	48" BOX	HEAVY
PYRUS CALLERYANA	CALLERY PEAR	48" BOX	HEAVY
-	-	-	-

TREES - ENTRY

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	MATCHED
WASHINGTONIA FILIFERA X ROBUSTA	HYBRID FAN PALM	20' BTH	MATCHED
-	-	-	-
-	-	-	-

TREES - STREET

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ULMUS PARVIFOLIA	CHINESE ELM	48" BOX	MATCHED
ACER RUBRUM	RED MAPLE	48" BOX	MATCHED
-	-	-	-
-	-	-	-

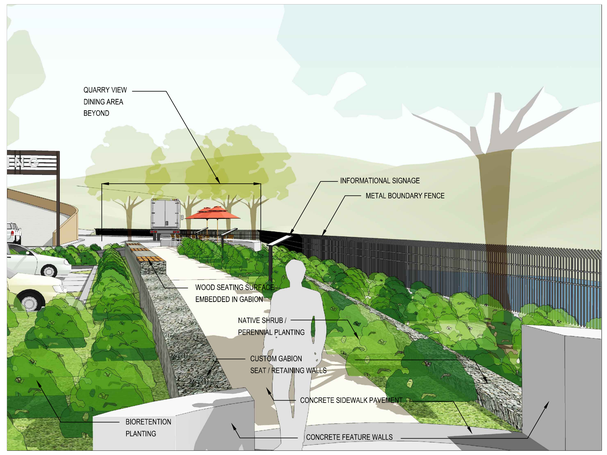
TREES - POTTED

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CITRUS X LIMON	LEMON TREE	24" BOX	STANDARD
CITRUS X SINENSIS	ORANGE TREE	24" BOX	STANDARD
OLEA EUROPAEA	OLIVE TREE	24" BOX	STANDARD

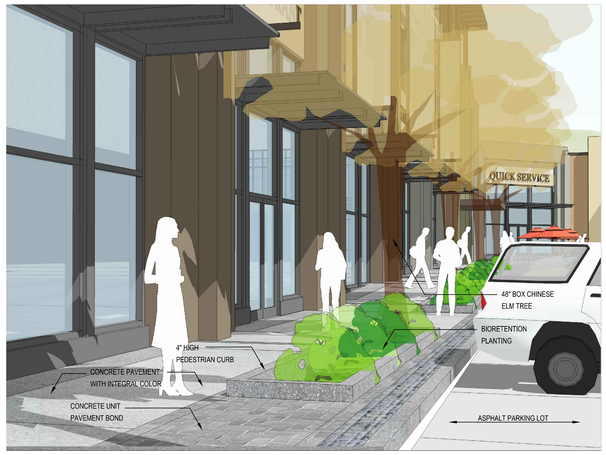
VINE ROWS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
FICUS PUMILA	CREEPING FIG	5 GAL.	3 LEADERS MIN.
DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL.	3 LEADERS MIN.

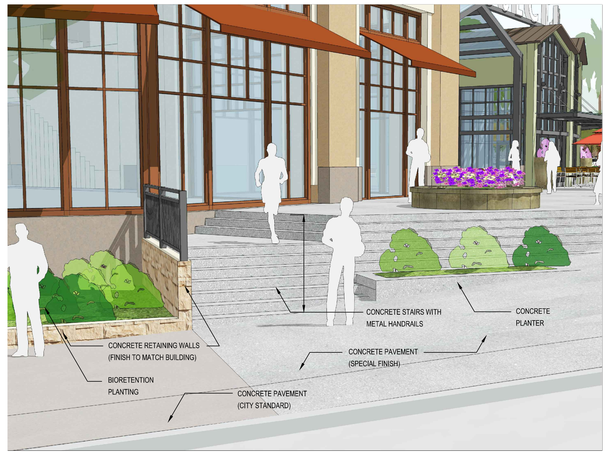
A
B
C
D
E
F
G
H
J
K
LOADING
COMPACTOR
RETURNABLES
TRASH
STORAGE AREA
30'x40' PET TRAINING AREA
20'x65' GARDEN CENTER STORAGE
WATER RET. 1,600 SF
WATER RET. 2,939 SF
WATER RET. 1,355 SF
WATER RET. 1,805 SF
WATER RET. 1,505 SF
WATER RET. 1,445 SF
WATER RET. 704 SF
WATER RET. 395 SF
WATER RET. 591 SF
WATER RET. 665 SF
WATER RET. 1,014 SF
WATER RET. 921 SF
WATER RET. 840 SF
WATER RET. 677 SF
WATER RET. 470 SF
WATER RET. 287 SF
WATER RET. 1,445 SF
WATER RET. 1,505 SF
WATER RET. 1,805 SF
WATER RET. 2,939 SF
WATER RET. 1,600 SF
WATER RET. 1,355 SF
VINES AT GRADE, TYP. AND SHRUBS IN BUILT-IN PLANTERS AT EVERY PARKING FLOOR.
RAMP UP
EXISTING CALIFORNIA PEPPER TO REMAIN
WATER RESERVOIR
EXISTING STONE PINE TO REMAIN
EXISTING OLIVE TO REMAIN
EXISTING SIDEWALK PLANTING TO REMAIN
NOT A PART
EXISTING RESIDENTIAL
OUTDOOR PATIO
ART CENTER DISPLAY
ENTRY STAIRWAY
INTERSECTION TO BE REVISED
PLEASANT VALLEY PALM ENTRY-AXIS
RED MAPLE LANE
BROADWAY STREETSCAPE
BROADWAY STREET SYCAMORE ENTRY-AXIS
BROADWAY
PLEASANT VALLEY AVENUE
51st STREET
FITNESS PLAZA
GRAND STAIR
ENTRY PLAZA
ALLEE
RAMP
LOADING
LOADING 10'6"
LOADING 12'6"
TRASH
COMPACTOR
TRANSFORMER
TRANSFORMER VAULT
TRANSFORMER PAD
TRANSFORMER VAULT
TRANSFORMER PAD
TRANSFORMER VAULT
TRANSFORMER PAD



QUARRY VIEW WALK NTS 01



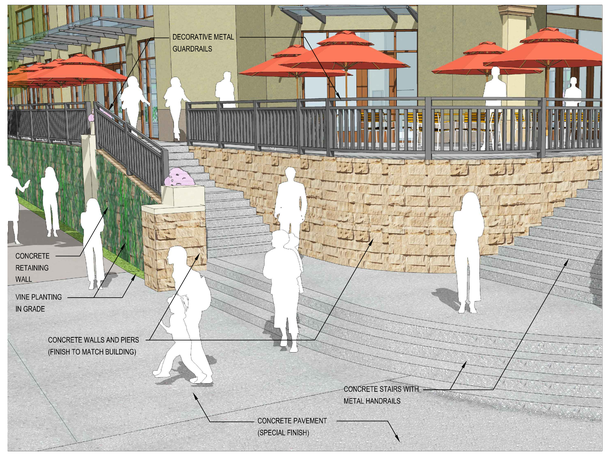
BIORETENTION PLANTERS IN SIDEWALK NTS 02



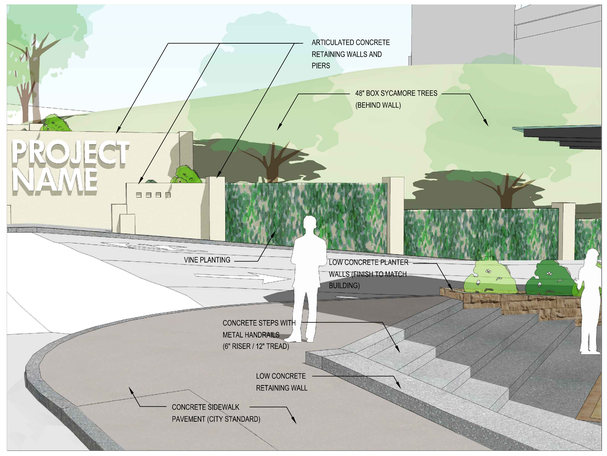
ENTRY STAIRWAY AT PLEASANT VALLEY ROAD NTS 03

ASH ALLEE-PLEASANT VALLEY ROAD NTS 04

FITNESS PLAZA WITH STEPPED PLANTERS NTS 05



GRAND STAIRWAY AT BROADWAY NTS 06

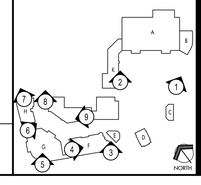


BROADWAY ENTRY DRIVE NTS 07

RED MAPLE LANE NORTH TERMINUS NTS 08

RED MAPLE LANE NTS 09

KEY PLAN



OWNER
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Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT – UCD, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT – ALLANA BUICK & BERS, INC., PALO ALTO, CA

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PROJECT NO. 150-101 PDC
DATE: August 15, 2013

LP4 REFERENCE IMAGES

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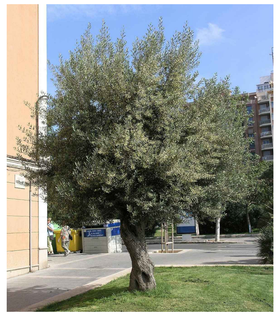
TREE SPECIES

ACER RUBRUM

ARBUTUS MARINA

FRAXINUS OXYCARPA


OLEA EUROPAEA

PINUS PINEA

WASHINGTONIA FILIFERA

PLATANUS RACEMOSA

QUERCUS LOBATA

SALIX LAEVIGATA

ULMUS PARVIFOLIA

PYRUS CALLERYANA

BIORETENTION SPECIES

AGROSTIS PALLENS

ARTEMISIA DOUGLASIANA

CAREX DIVULSA

CAREX PRAEGRACILIS

CYPERUS ERAGROSTIS

DESCHAMPSIA CESPITOSA HOCIFORMIS

DESCHAMPSIA CESPITOSA

ELYMUS GLAUCUS

FESTUCA GLAUCUS GLAUCUS

FESTUCA IDAHOENSIS

FESTUCA LONGIFOLIA

FESTUCA OCCIDENTALIS

FESTUCA OVINA

FESTUCA RUBRA MOLATE

HORDEUM BRACHYANTHERUM

JUNCUS BUFONIUS

JUNCUS EFFUSUS

JUNCUS MICROCARPUS

JUNCUS PATENS

LEYMUS TRITICOIDES

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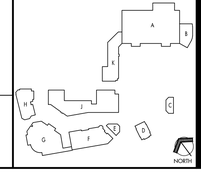
KEY PLAN



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SCHEMATIC DESIGN SET

51st & BROADWAY

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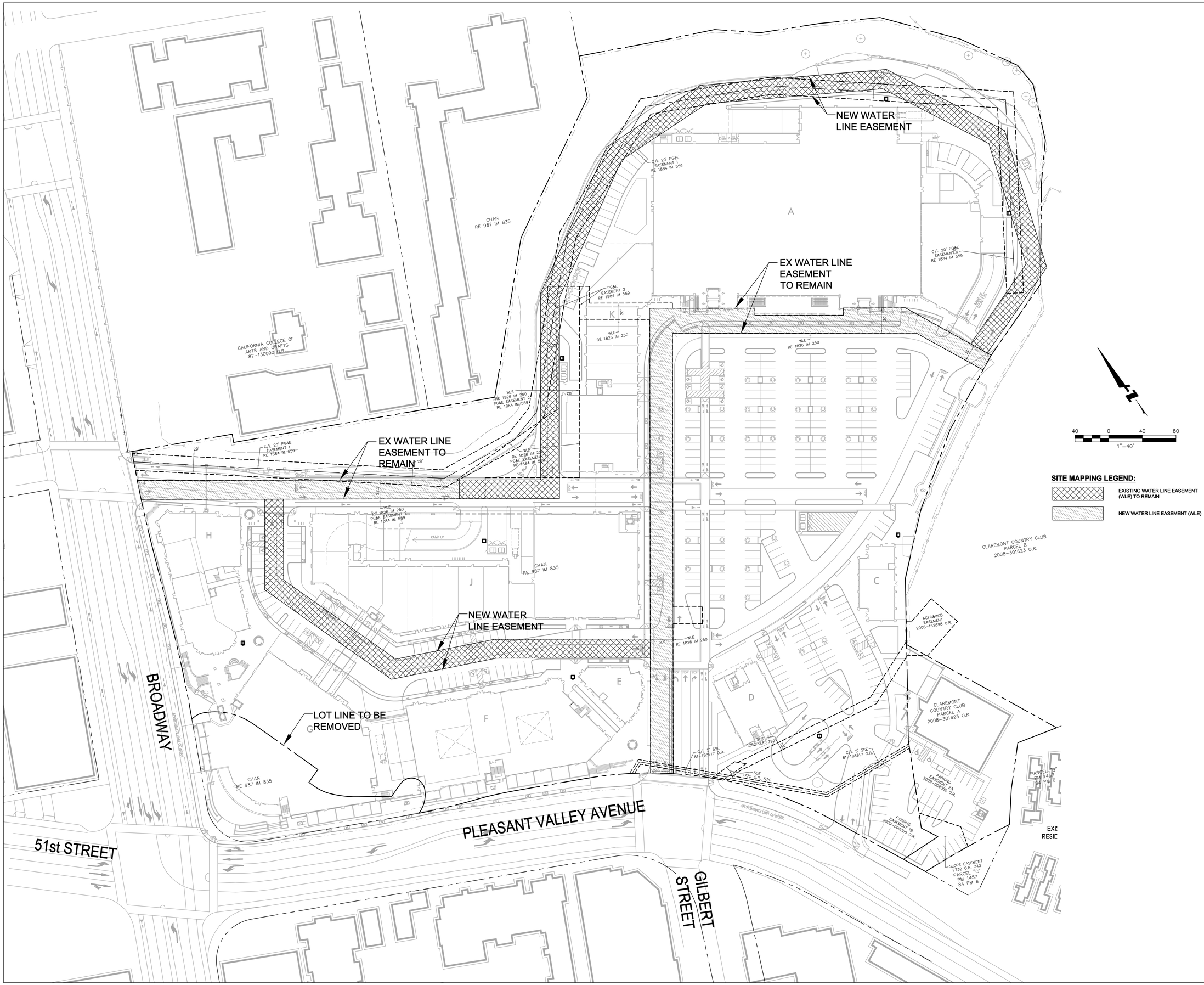

SITE MAPPING LEGEND:

- EXISTING WATER LINE EASEMENT (WLE) TO REMAIN
- NEW WATER LINE EASEMENT (WLE)

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PARKING CONSULTANT - INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA

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DATE: August 15, 2013

SITE MAPPING

C101

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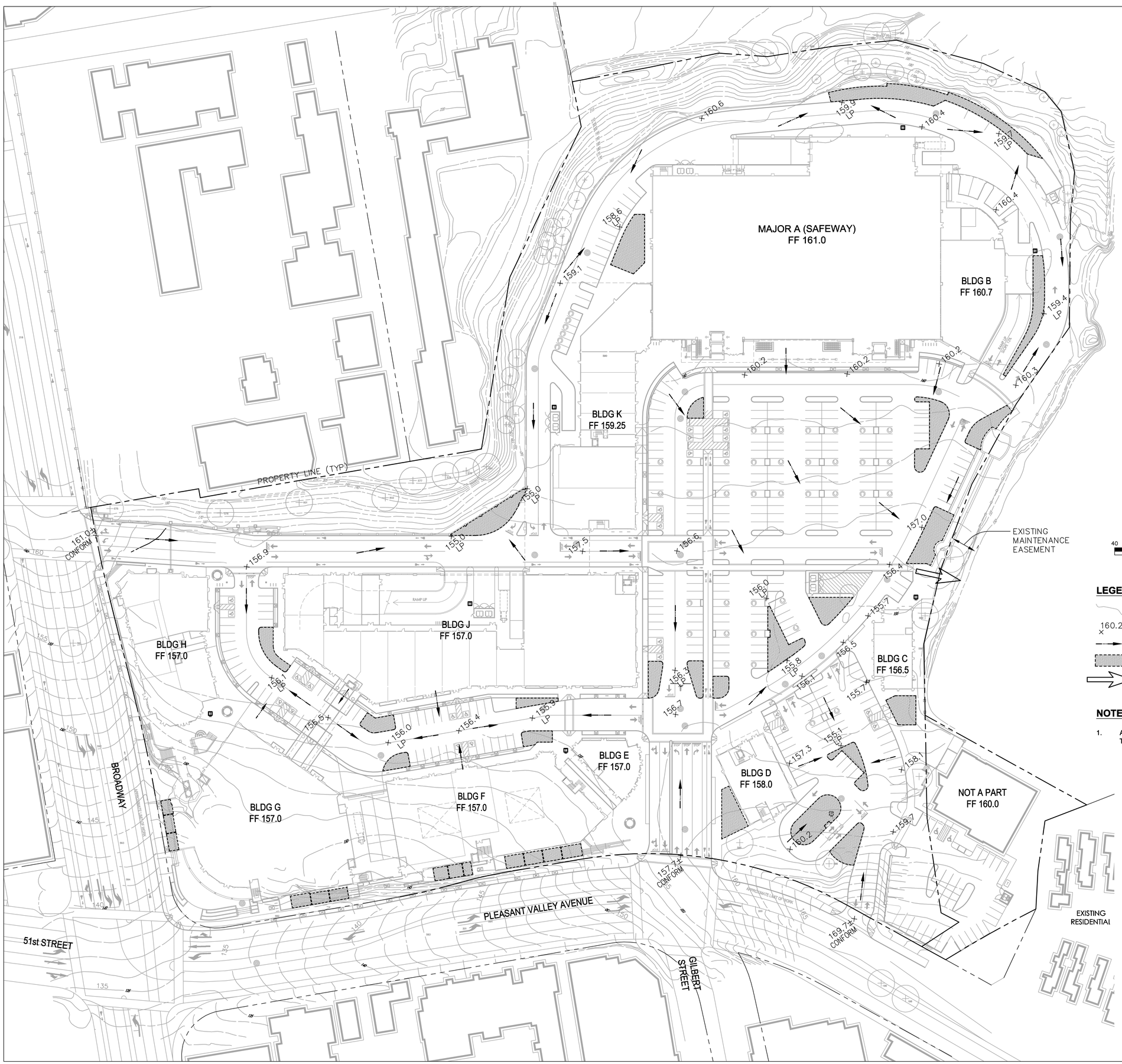

LEGEND:

- EX CONTOUR
- 160.2 PROPOSED SPOT ELEVATION
- DIRECTION OF DRAINAGE
- BIORETENTION AREA
- PATH OF OVERLAND RELEASE

NOTES:

1. ALL PAVEMENT SURFACES SURFACE-FLOW INTO TREATMENT AREAS THROUGH CURB OPENINGS.

OWNER
Property Development Centers
5918 Stoneridge Mall Road
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SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

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DATE: August 15, 2013

GRADING PLAN

C201

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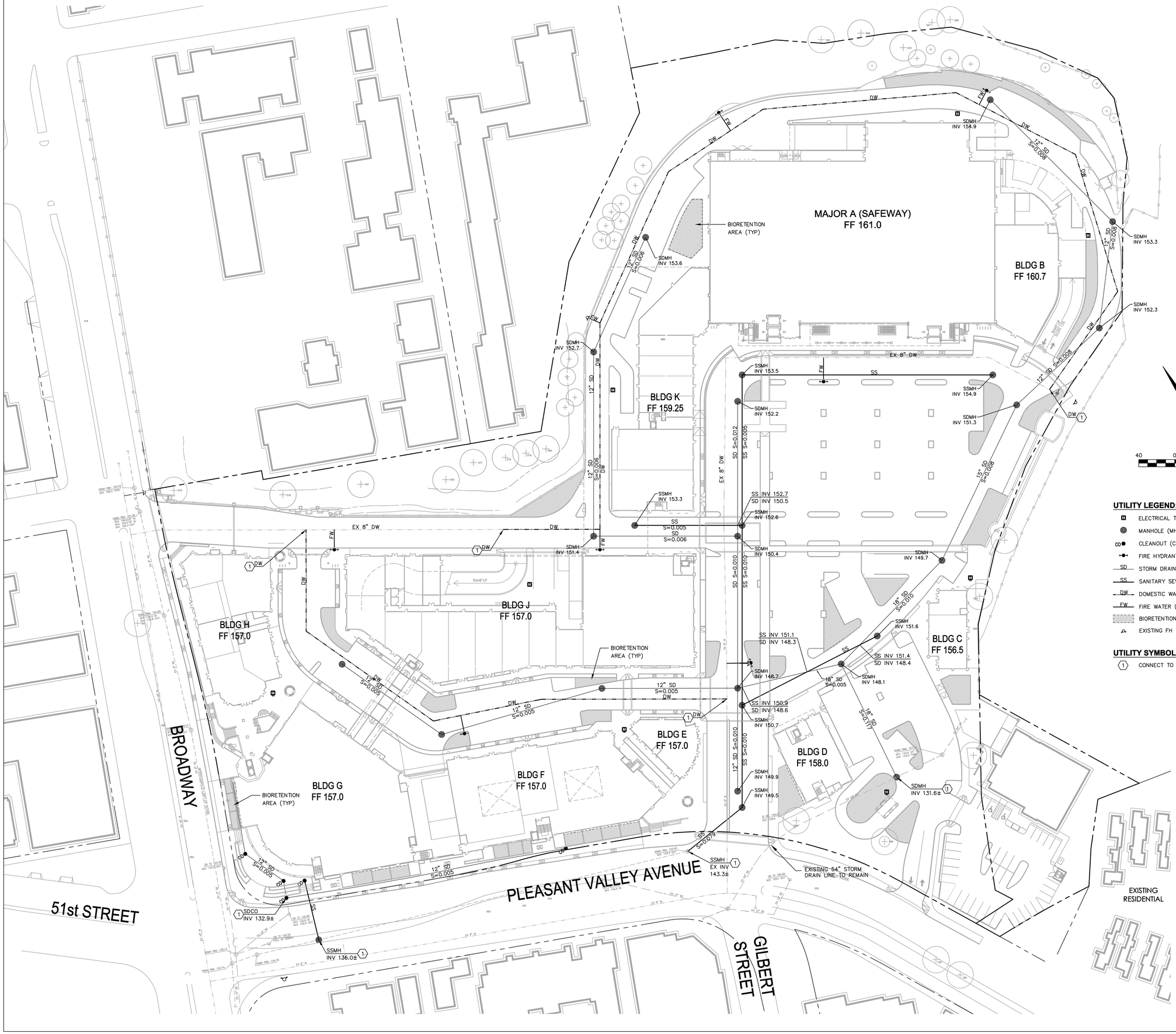

UTILITY LEGEND:

- ELECTRICAL TRANSFORMER (FOR REFERENCE ONLY)
- MANHOLE (MH)
- CLEANOUT (CO)
- FIRE HYDRANT (FH)
- STORM DRAIN (SD) LINE
- SANITARY SEWER (SS) LINE
- DOMESTIC WATER (DW) LINE
- FIRE WATER (FW) LINE
- BIORETENTION AREA
- EXISTING FH

UTILITY SYMBOLS:

- (1) CONNECT TO EXISTING UTILITY

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SCHEMATIC DESIGN SET

51st & BROADWAY

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PARKING CONSULTANT - INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA

UTILITY CONSULTANT - VCEG, INC., SAN FRANCISCO, CA
WASTEWATER ECONSULTANT - ALLAN ROOT'S & BEN, INC., PALO ALTO, CA

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UTILITY PLAN

C301

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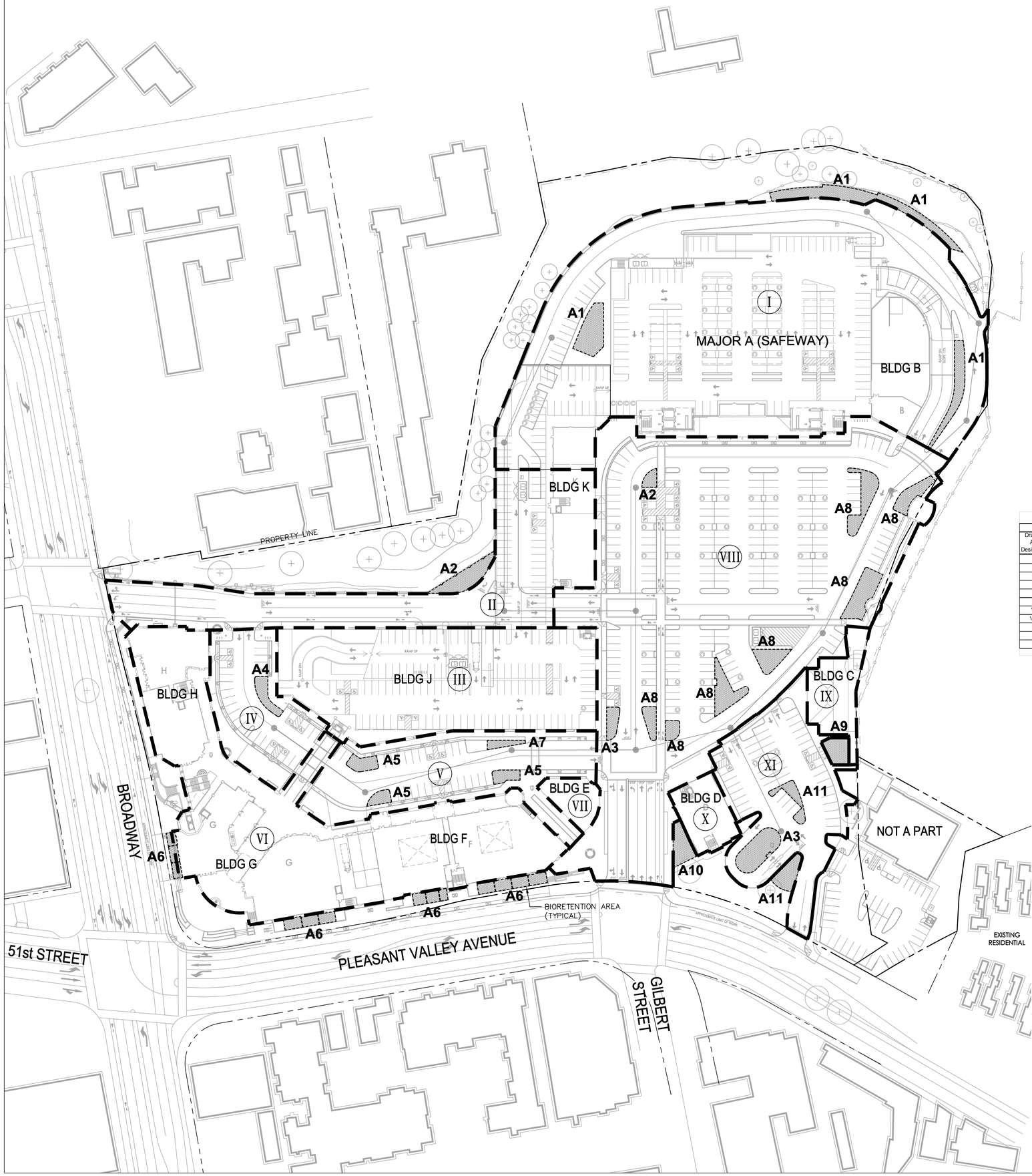


50 0 50 100

1"=50'

LEGEND:

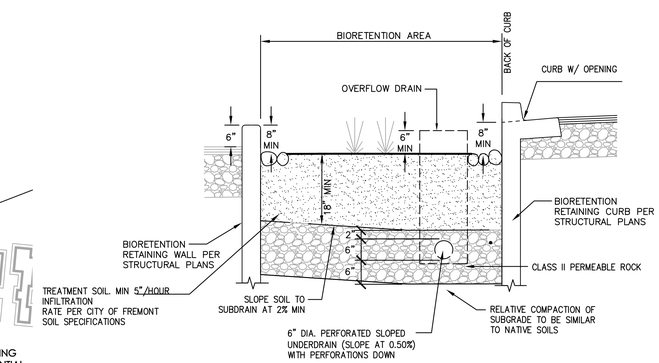
BIORETENTION AREA

NOTES:

1. ON-SITE STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY", OR EQUIVALENT, USING METHODS APPROVED BY THE CITY OF OAKLAND.
2. BIORETENTION AREA IS SIZED TO TREAT 4% OF DRAINAGE AREA.

ON-SITE STORMWATER TREATMENT DATA

DRAINAGE AREA TO BE TREATED			BMP EFFECTIVE TREATMENT AREA				
Drainage Area Designation	Description	Total Area (sf)	Required (sf)	Provided (sf)	Excess (sf)	BMP Designation	BMP Treatment Method
I	Bldgs 'A' & 'B' Roof/Upper Deck & Drive Aisle	145,639	5,826	5,830	4	**A1**	Bioretention Area
II	Bldg 'K' Roof/Drive Aisle	42,479	1,699	1,760	61	**A2**	Bioretention Area
III	Bldg 'J'	48,993	1,960	2,220	260	**A3**	Bioretention Area
IV	Drive Aisle/Parking Lot	16,967	679	670	(9)	**A4**	Bioretention Area
V	Drive Aisle/Parking Lot	27,224	1,089	1,430	341	**A5**	Bioretention Area
VI	Bldg 'H', Bldg 'G', & Bldg 'F'	72,751	2,910	2,980	70	**A6**	Bioretention Area
VII	Bldg 'E'	3,176	127	340	213	**A7**	Bioretention Area
VIII	Parking Lot	137,016	5,481	6,630	1,149	**A8**	Bioretention Area
IX	Sidewalk/Bldg 'C'	6,732	269	840	571	**A9**	Bioretention Area
X	Bldg 'D'	5,265	211	1,010	799	**A10**	Bioretention Area
XI	Parking Lot	26,081	1,043	1,570	527	**A11**	Bioretention Area
	TOTAL		**21,293**	**25,280**			



NOTE: STRUCTURAL BIORETENTION RETAINING WALL REQUIRED AT ALL LOCATIONS WHERE BIORETENTION BASINS ARE LESS THAN 2' FROM CURB OR WALL. SEE STRUCTURAL PLANS FOR BIORETENTION RETAINING WALL DESIGN.

BIORETENTION AREA

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SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

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UTILITY CONSULTANT - VCS, INC., SAN FRANCISCO, CA
WASTEWATER/H2O CONSULTANT - ALLANA BUICK & BERS, INC., PALO ALTO, CA

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DATE: August 15, 2013

STORMWATER MANAGEMENT PLAN

C401

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HUDSON ST, MANILA AVE, & COLLEGE AVE

SHATTUCK AVE & 52ND ST

TELEGRAPH AVE & 51ST ST

COLLEGE AVE STREET RE-ALIGNMENT

BROADWAY & CORONADO AVE

BROADWAY, 51ST ST, & PLEASANT VALLEY AVE

GILBERT & PLEASANT VALLEY AVE

PIEDMONT AVE & PLEASANT VALLEY AVE

LEGEND:

- PROJECT ON-SITE IMPROVEMENTS
- STREET RE-ALIGNMENT
- LOCATION FOR LIMITED MEDIAN, CURB REMOVAL AND REPLACEMENT, RE-STRIPING, AND LANDSCAPE IMPROVEMENTS
- SIGNAL/INTERSECTION IMPROVEMENTS

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PROJECT NO: 150-101 PDC
DATE: August 15, 2013

OFF-SITE IMPROVEMENTS

C501

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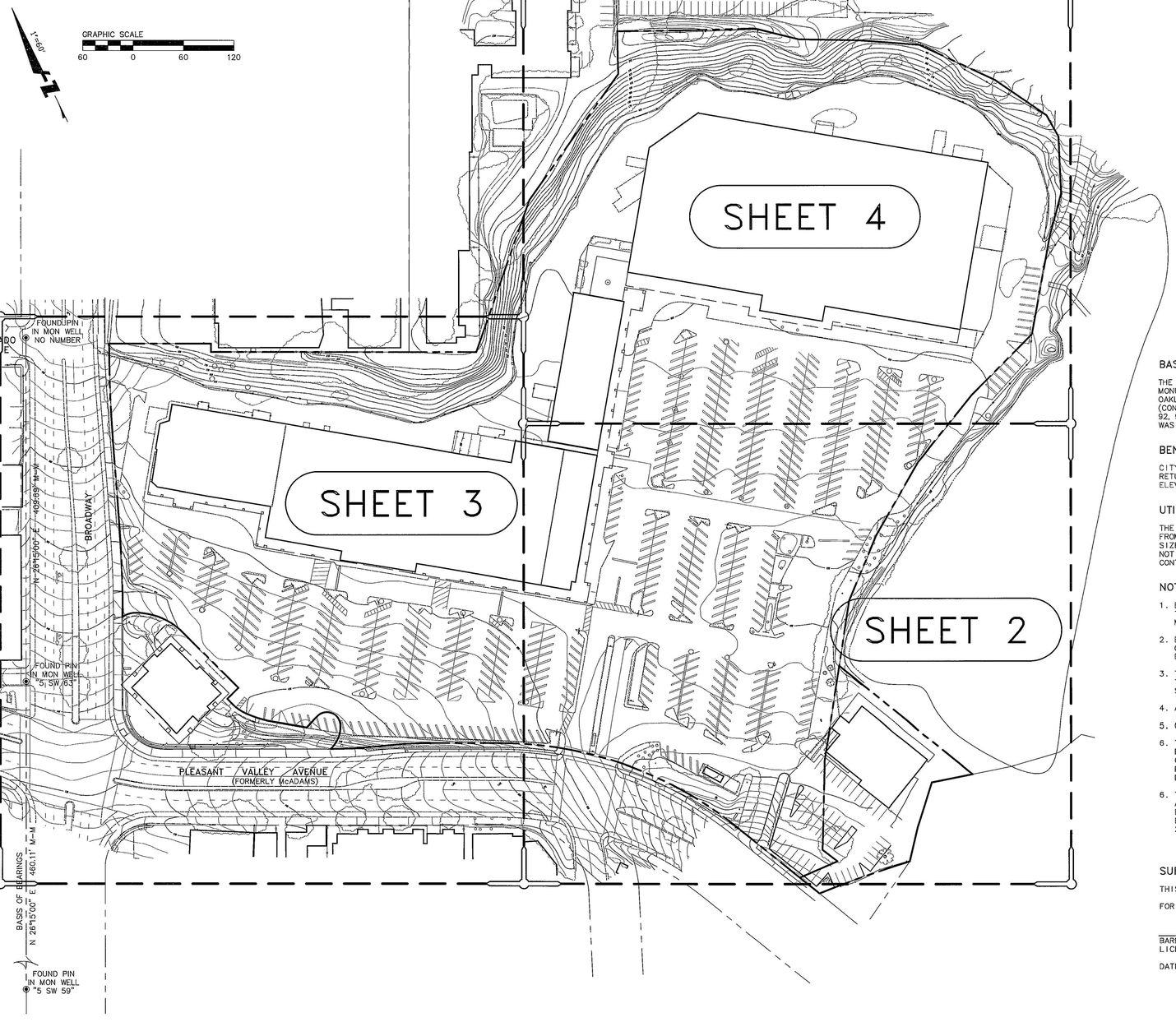

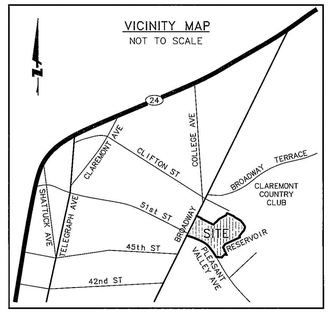

BASIS OF BEARINGS

THE BEARING "NORTH 26°15'00" EAST" ALONG BROADWAY BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 4113, OAKLAND, ALAMEDA COUNTY, CALIFORNIA, FOR CONDOMINIUM PURPOSES (CONVERSION)", FILED JUNE 27, 1979, IN BOOK 110 OF MAPS AT PAGES 92, 93 AND 94, IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

CITY BENCHMARK DESIGNATION 3081: FOUND CUT SQUARE AT THE NORTH RETURN AT NORTHWEST CORNER OF 51st STREET AND BROADWAY. ELEVATION = 142.971 FEET (FIELD BOOK 51, PAGE 1, ORDER iii).

UTILITY NOTE:

THE UTILITY LINES AND STRUCTURES SHOWN ON THIS SURVEY ARE DERIVED FROM RECORD DATA AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS SURVEY SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NOTES:

1. BOUNDARY AND EASEMENT INFORMATION ARE BASED ON A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED AS OF MARCH 27, 2009, ORDER NUMBER 08-59018762-B-MH, AMENDED.
2. BOUNDARY AND EASEMENT INFORMATION FOR RESTAURANT SITE ARE BASED ON A PRELIMINARY TITLE REPORT PREPARED BY PLACER TITLE COMPANY DATED MAY 22, 2009, ORDER NUMBER 804-17086, UPDATE VERSION 2.
3. TOPOGRAPHY SURVEY HEREON WAS COMPLIED USING PHOTOGRAMMETRIC TECHNIQUES FROM AERIAL PHOTOGRAPHY PROVIDED TO BKF, AND SUPPLEMENTED BY A FIELD SURVEY PERFORMED MAY 13, 18, AND 19, 2009.
4. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. CONTOUR INTERVAL IS 1 FOOT.
6. THE EFFECT OF THAT DOCUMENT ENTITLED "MUTUAL GRANTS OF EASEMENT" BY AND BETWEEN SAFEWAY, INC. AND CLAREMONT COUNTRY CLUB THAT GRANTS EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING, AND LANDSCAPING, THE EXACT LOCATIONS OF WHICH ARE NOT DEFINED OF RECORD.
6. THE EFFECT OF AN UNRECORDED LEASE DATED AUGSUT 4, 1961, BY AND ALVIN B. CHAN, INC. AND SAFEWAY STORES, INCORPORATED AS DISCLOSED BY THAT CERTAIN ASSIGNMENT OF LESSOR'S INTEREST IN LEASE BY AND BETWEEN WELLS FARGO BANK AND ALVIN B. CHAN, INC., RECORDED JUNE 26, 1986, AS DOCUMENT NUMBER 86-152240, ALAMEDA COUNTY RECORDS.

SURVEYOR'S STATEMENT:

THIS SURVEY WAS PREPARED UNDER MY SUPERVISION.

FOR BKF ENGINEERS.

BARRY T. WILLIAMS, P.L.S. 6711
LICENSE EXPIRES: 06/30/10

DATED: 6/3/09

LICENSED LAND SURVEYOR
BARRY T. WILLIAMS
EXP. 06/30/2010
No. 6711
STATE OF CALIFORNIA

OWNER
Property Development Centers
5918 Stoneridge Mall Road
Pleasanton, CA 94588
Phone: 925 738 1202
Fax: 925 467 2861

SCHEMATIC DESIGN SET

51st & BROADWAY

STORE NO. 3132
OAKLAND, CA

No	Date	Revision

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PARKING CONSULTANT - INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA
UTILITY CONSULTANT - UCD, INC., SAN FRANCISCO, CA
WATERPROOFING CONSULTANT - ALLANA BUICK & BERS, INC., PALO ALTO, CA

FOR DESIGN INTENT ONLY NOT FOR CONSTRUCTION

PROJECT NO: 150-101 PDC
DATE: August 30, 2013

TOPOGRAPHIC SURVEY

V101

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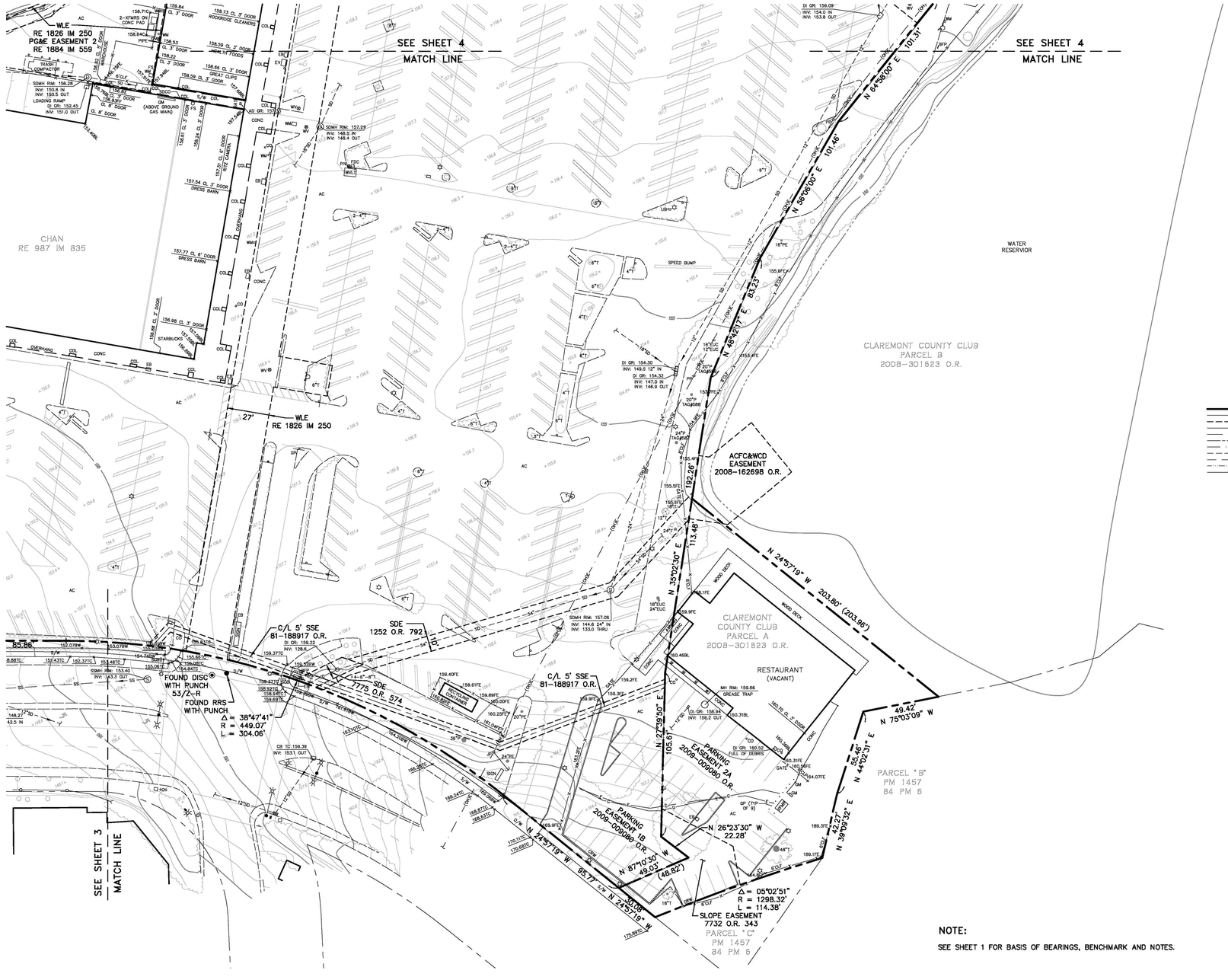

CURVE TABLE

No.	BEARING	RADIUS	LENGTH
C1	05°06'46"	723.09'	64.52'
C2	46°40'15"	37.00'	30.14'
C3	15°00'01"	128.34'	33.60'
C4	20°59'59"	52.67'	19.30'
C5	45°00'11"	79.33'	62.31'
C6	36°52'01"	25.00'	16.09'
C7	04°18'36"	1500.00'	112.84'

NOTE:

SEE SHEET 1 FOR BASIS OF BEARINGS, BENCHMARK AND NOTES.

LEGEND:

	SUBJECT BOUNDARY LINE
	MONUMENT LINE
	EASEMENT LINE
	CENTER LINE
E	ELECTRIC LINE
G	GAS LINE
(OH)E	OVERHEAD ELECTRIC LINE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
X X X	FENCE LINE
	FOUND STANDARD CITY MONUMENT
	FOUND MONUMENT AS NOTED
E	ELECTRIC MANHOLE
E	ELECTROLIER
	FIRE HYDRANT
S	SANITARY SEWER MANHOLE
	SIGN
D	STORM DRAIN MANHOLE
T	TELEPHONE MANHOLE
	TRAFFIC SIGNAL
	VALVE
AC	ASPHALT CONCRETE
ACFC&WCD	ACFC&WCD
XXX	XXX
AD	AREA DRAIN
BFP	BACKFLOW PREVENTOR
BL	BUILDING
BW	BACK OF SIDEWALK
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CL OR C/L	CENTER LINE
CLF	CHAINLINK FENCE
CO	CLEANOUT
COL	COLUMN
CONC OR C	CONCRETE
CRW	CONCRETE RETAINING WALL
DI	DROP INLET
D/W	DRIVEWAY
EB	ELECTRIC BOX
ELEC	ELECTRIC
20"EUC	EUCALYPTUS TREE WITH DIAMETER
EV	ELECTRIC VAULT
FDC	FIRE DEPARTMENT CONNECTION
FE	FENCE
FF	FINISH FLOOR
FS	FIRE SERVICE
GM	GAS METER
GP	GUARD POST
GR:	GRATE ELEVATION
GV	GAS VALVE
GVLT	GAS VAULT
HCR	HANDICAP RAMP
IM	IMAGE
INV:	INVERT ELEVATION
MH	MANHOLE
M-M	MONUMENT TO MONUMENT
MON	MONUMENT
O.R.	OFFICIAL RECORDS
20"P	PINE TREE WITH DIAMETER
20"PE	PEPPER TREE WITH DIAMETER
PG&E	PACIFIC GAS AND ELECTRIC
PIV	POST INDICATOR VALVE
PM	PARCEL MAP
PP	POWER POLE
(R)	RADIAL BEARING
RE	REEL
RIM:	RIM ELEVATION
RRS	RAILROAD SPIKE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SGB	TRAFFIC SIGNAL BOX
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
S/W	SIDEWALK
T	TELEPHONE VAULT
20"T	TREE WITH DIAMETER
TC	TOP OF ROLLED CURB
TYP	TYPICAL
UB	UTILITY BOX
WLE	WATER LINE EASEMENT
WM	WATER METER
WV	WATER VALVE
WVLT	WATER VAULT
XFMR	TRANSFORMER
( )	DENOTES RECORD INFORMATION

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TOPOGRAPHIC SURVEY

V102

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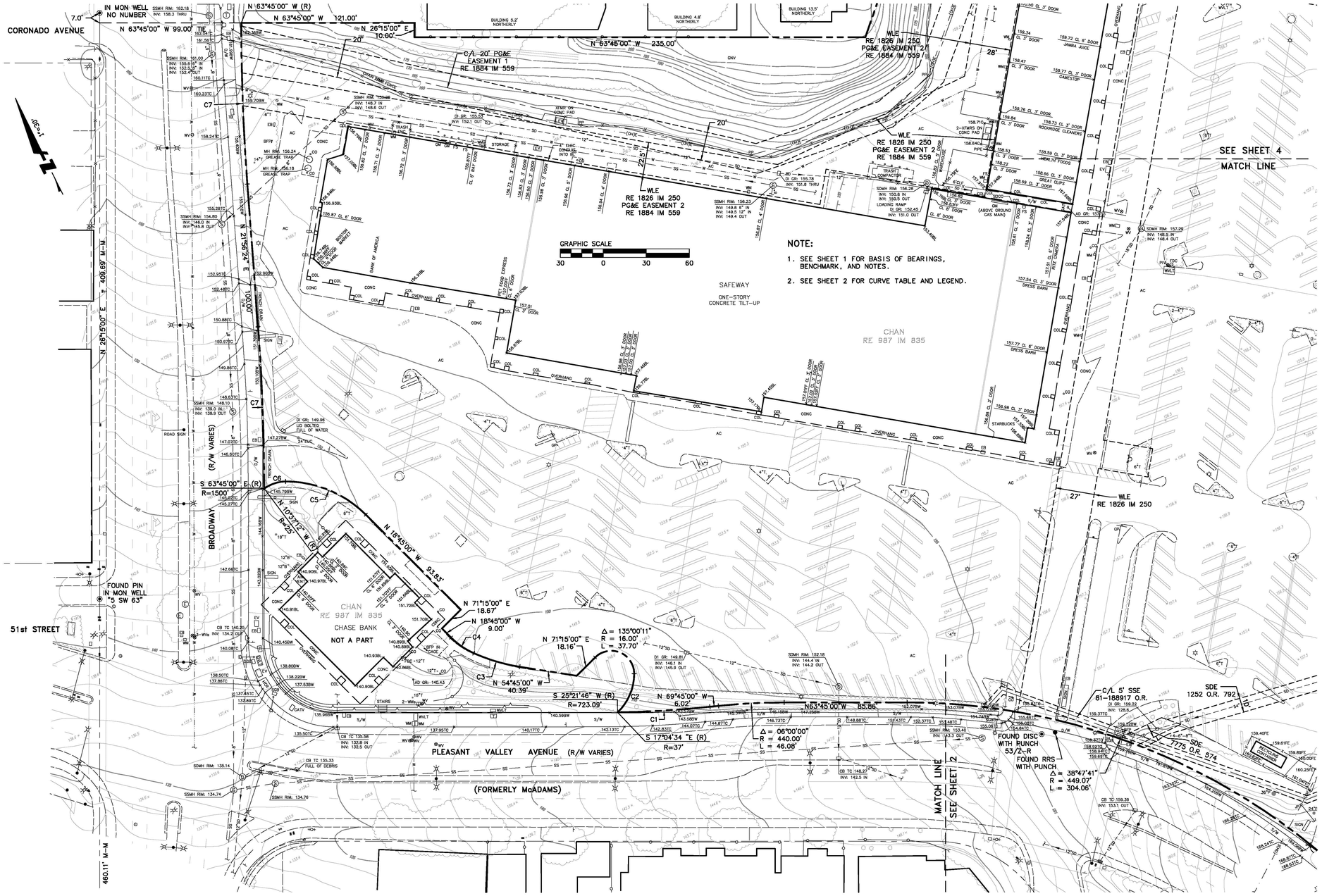

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DATE: August 30, 2013

TOPOGRAPHIC SURVEY

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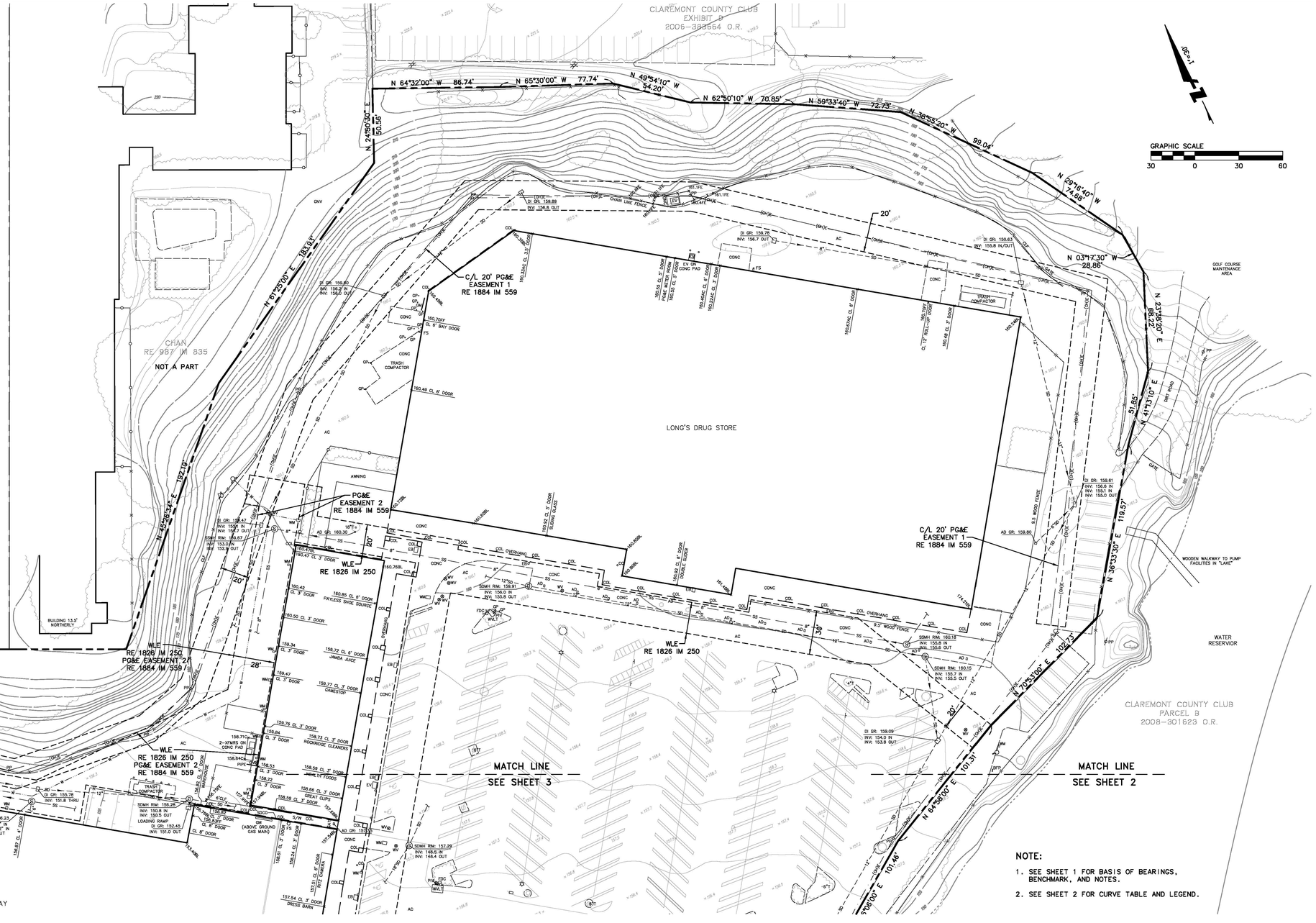

NOTE:

1. SEE SHEET 1 FOR BASIS OF BEARINGS, BENCHMARK, AND NOTES.
2. SEE SHEET 2 FOR CURVE TABLE AND LEGEND.

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PARKING CONSULTANT – INTEGRATED PLANNING AND DESIGN, ALAMEDA, CA — IPD

UTILITY CONSULTANT – UCO, INC., SAN FRANCISCO, CA
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