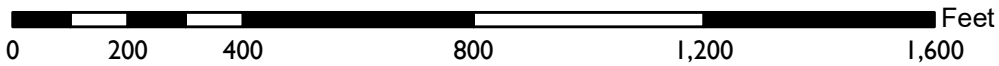
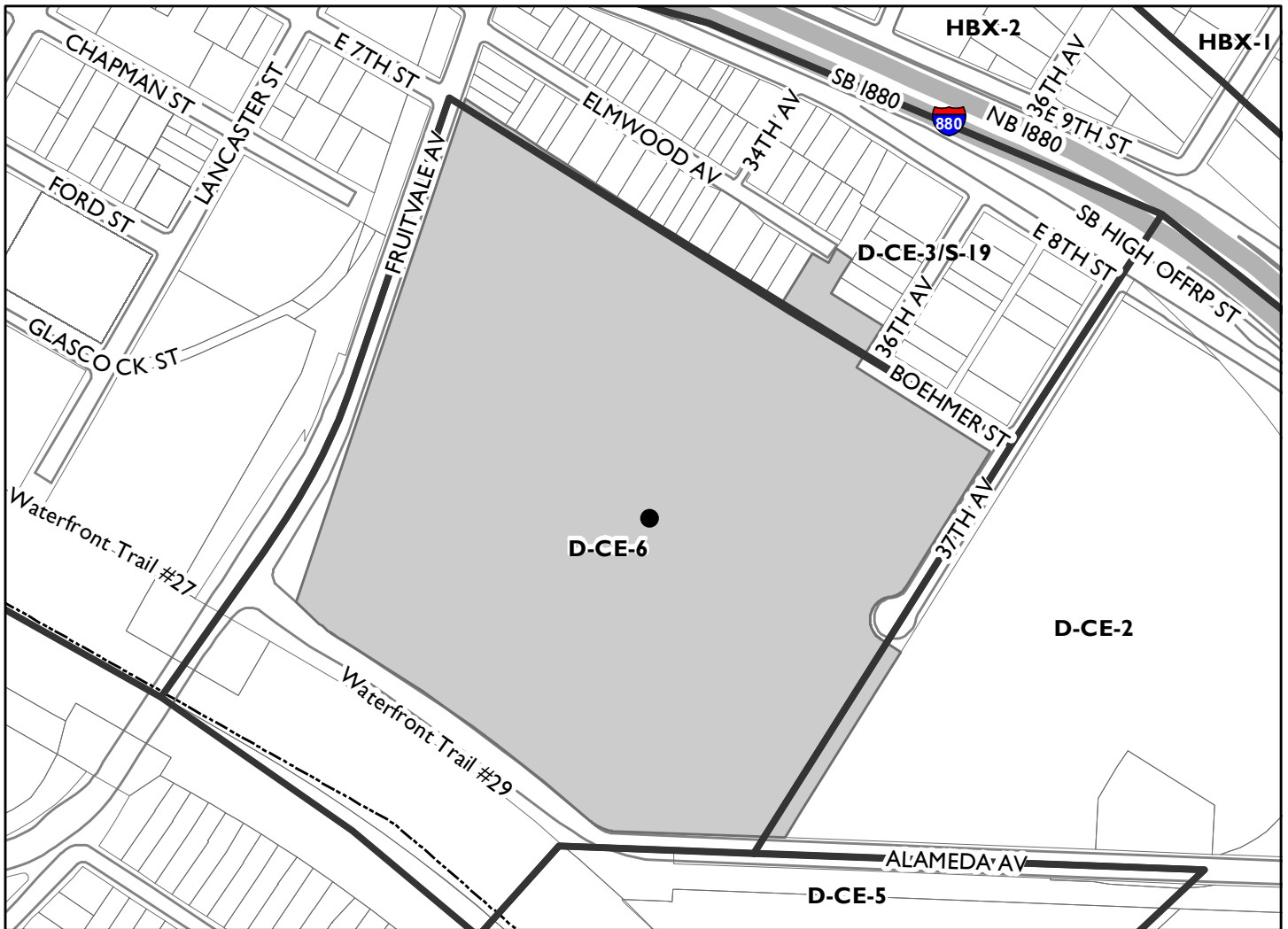


Location:	3600 Alameda Avenue
Assessor's Parcel Number:	033 -2250-011-04
Proposal:	Scoping session for a proposal to demolish all existing structures on the approximately 23.9-acre site and construct an approximately 426,022 square foot, 56-foot-tall industrial warehouse facility including approximately 30,000 square feet of accessory office. The site would include an employee parking lot on the northern side of the proposed building and truck loading docks and parking on the southern side of the building. The proposal includes extending E. 7 th Street east across Fruitvale Avenue to connect to 37 th Avenue, extending 37 th Avenue to connect to Alameda Avenue, and a realignment of Alameda Avenue to provide opportunity for expanded open space adjacent to the estuary shoreline. The proposal also includes creation of a separate parcel at the southeastern portion of the site at the intersection of 37 th & Alameda Avenues to potentially accommodate a future commercial development for a retail/restaurant building.
Applicant:	Duke Realty Limited Partnership, Jason Bernstein
Phone Number:	415-298-3325
Owner:	Owens-Brockway Glass Container Inc.
Planning Permits Required:	Request for Environmental Review. Separate development applications have been filed under case file number PLN21223 and will be reviewed concurrently with the required environmental review application.
General Plan:	EPP – Heavy Industry
Zoning:	D-CE-6
Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on April 4, 2022. The comment period for the NOP ends on May 3, 2022.
Historic Status:	Potentially Designated Historic Property (PDHP); OCHS Rating: Cb+3
City Council District:	5
Status:	Environmental and development applications are currently under review.
Staff Recommendation:	Receive public and Commission comments about what information and analysis should be included in the EIR.
Finality of Decision:	N/A – No decision to be made at the hearing on any applications.
For further information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN21233-ER01
Applicant: Duke Realty
Address: 3600 Alameda Avenue
Zone: D-CE-6

SUMMARY

Duke Realty Limited Partnership have filed a request for environmental review to begin review and consideration of a proposal to redevelop the former Owens-Brockway glass plant property.

The City has determined that project impacts may be significant and an Environmental Impact Report (EIR) will be prepared. The City will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA). As such, the City has the responsibility to prepare an EIR for the project. The City has not prepared an Initial Study.

The Notice of Preparation (NOP) was published on April 4, 2022. This scoping session is being held to solicit public and Planning Commission comments on what information and analysis should be contained in the EIR. Specifically, comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors. In addition to the oral and written comments received at the scoping meeting, written comments will be accepted until May 3, 2022 at 4 PM. Written comments are encouraged in order to provide an accurate record of public comments and the City prefers written comments to be submitted electronically via e-mail to the case planner at pvollmann@oaklandca.gov. If necessary, written comments may also be mailed to: Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612.

SITE DESCRIPTION

The project site is an approximately 23.9-acre lot located at 3600 Alameda Avenue generally between Fruitvale Avenue to the west and 37th Avenue to the east in Oakland. The site is bordered by Alameda Avenue and the Oakland Estuary to the south, Fruitvale Avenue and commercial/industrial uses to the west, a Home Depot with associated surface parking to the east, and a mixed-use residential neighborhood and I-880 to the north. The project site is currently occupied by Plant 20 of the Oakland Owens-Brockway, formerly Owens-Illinois Pacific Coast Company, a container glass and cardboard packaging material manufacturing facility, which ceased operations and has been vacant since 2015. The site contains multiple vacant manufacturing structures totaling approximately 1.24 million square feet. The project site is predominantly flat and is mostly covered by existing structures and paving with little existing vegetation.

The project site is included in the list of Hazardous Waste and Substances sites in the Department of Toxic Substances Control (DTSC) EnviroStor database. The applicant has entered into a Voluntary Remedial Action Agreement with Alameda County Department of Environmental Health (ACDEH). In addition, the site is subject to the Toxics and Substance Control Act (TSCA) with oversight by the US Environmental Protection Agency (EPA).

The site was reviewed by Oakland Cultural Heritage Survey (OCHS) and was identified as a Potentially Designated Historic Property (PDHP), and was given a survey rating of Cb, which

represents a property of secondary importance (“C”), with a contingency rating (“b”) that the property could be of Major Importance if restored. A “B” rating would also qualify the property as a local register property and thus a historic resource under CEQA. Given the contingency rating, staff required the preparation of a Historic Resource Evaluation (HRE), which was prepared by Page & Turnbull, and peer reviewed by the City’s CEQA consultant and OCHS staff for acceptance.

The HRE evaluated the property for eligibility for listing in the California Register and for designation as a historical resource at the local level. In summary, while the property was found to be significant as a district for its design as an industrial facility, comprising 11 contributing buildings built between 1936 and 1938, the buildings lack sufficient integrity of setting, design, materials, workmanship, feeling, and association to be eligible for listing in the California Register. Further, the property does not retain the level of integrity necessary for designation as a City of Oakland Landmark. The HRE also advised that the current OCHS rating of Cb was appropriate. The subject property is therefore not a historical resource for the purposes of CEQA.

PROJECT DESCRIPTION

The Project Applicant is proposing to demolish all existing structures on the project site and construct an approximately 426,022 square-foot, 56-foot-tall industrial building with a floor area ratio (FAR) of 0.42. The applicant proposes the Project on a speculative basis as the end-user and nature of the use are unknown at this time. However, for the purposes of a conservative analyses, the end use is assumed to be a distribution warehouse.

The main building entrance and employee amenity space would be located at the corner of Fruitvale Avenue and E. 7th Street (to be extended east across Fruitvale Ave as part of the Project proposal). The new facility would include up to 30,000 square feet of accessory office space likely distributed in three spaces along E. 7th and Boehmer Streets at the northwest and northeast corners, and in the central-northern portion of the new building. The Project would include an employee parking lot to the north of the building, as well as a loading dock and associated parking areas in the southern part of the project site. A portion of the southeast corner of the site (intersection of Alameda Avenue and the proposed extension of 37th Avenue) would be left open for future development as retail use or a restaurant. For the purposes of the analyses, an approximately 4,000 square-foot café/restaurant is assumed to be located at that location as a part of future project operations.

As noted above, the Project would also include an extension of E 7th Street east of Fruitvale Avenue to 37th Avenue, an extension of 37th Avenue to connect with Alameda Avenue, and a re-alignment of Alameda Avenue. The Alameda Avenue re-alignment would include widened sidewalks and a bike path.

GENERAL PLAN

The General Plan's Estuary Policy Plan (EPP) classifies the project site as located in the Heavy Industrial General Plan land use designation, which identifies the continued heavy industrial character of the area, and the EPP sets forth the following specific policies regarding the Owens-Brockway site.

EPP Policy SAF5: Retain the existing industrial use of the Owens-Brockway site.

SAF5.1: Improve the compatibility between industrial and residential uses and enhance the relationship of the plant with the waterfront.

The site is also located within the Central Estuary Specific Plan Area, which recites the specific policy statements regarding the subject property as in the EPP. The Central Estuary Plan also includes recommendations for long term transportation infrastructure improvement goals for better connecting the areas along the waterfront by making additional street connections as larger sites redevelop. The connections include the extension of 37th Avenue to Alameda Avenue, as proposed by the project. Also included is an enhanced east-west connection across Fruitvale Avenue, identified in the Plan by extending Ford Street east to and across Fruitvale Avenue and through the subject property to connect to 37th Avenue. The Project proposes that east-west connection instead at E.7th Street due to fact that it already intersects with Fruitvale Avenue on the west side whereas Ford Street does not. Acquisition and demolition of other private properties not under the applicant or City's control would be necessary in order to extend Ford Street eastward to intersect with Fruitvale Avenue.

ZONING DISTRICT

The project site is in the Central Estuary Plan Area's Central Estuary Industrial Zone-6 (D-CE-6) zoning district. The D-CE-6 Zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts, such as noise, light/glare, odor, and traffic. This zone allows industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

The D-CE-6 Zone permits the proposed warehousing and distribution warehouse activities proposed by the project, and allows a floor area ratio (FAR) of 2.0.

ENVIRONMENTAL REVIEW PROCESS

Staff has determined that an EIR is required. The main purpose of this scoping session is to solicit comments from both the Planning Commission and the public on what types of

information and analysis should be considered in the EIR. Specifically, comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments related to policy considerations and the merits of the project will be the subject of future, duly noticed public meetings.

Staff published the Notice of Preparation (NOP) on April 4, 2022. The public comment period lasts until May 3, 2022. Staff expects the Draft EIR (DEIR) will be available in the fall of 2022. Once the DEIR is published, staff will continue to work with the project sponsor to refine their project, respond to the information and analysis contained in the DEIR, and move ahead toward the final consideration of the project once the Final EIR (FEIR) is completed. As with previous projects, and as permitted by CEQA (Section 15004), the EIR process and project review, to the maximum extent feasible, should be coordinated and run concurrently. The EIR will address potential environmental impacts associated with construction and operation of the project including construction of the proposed project and obtainment of all necessary zoning, grading and building permits, and any other discretionary actions required by the City of Oakland and other governmental agencies.

It is anticipated that the project may have the potential for significant environmental impacts related to the following environmental topic areas, which will be evaluated in the Draft EIR: **air quality and health risk, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation and traffic.** The project is not anticipated to have significant environmental impacts related to **aesthetics, wind and shadow, agriculture and forestry resources, biological resources, cultural resources, energy, geology and soils, hydrology and water quality, land use and planning, mineral resources, population and housing, public services and recreation facilities, tribal resources, utilities and service systems, and wildfire.** A brief discussion of these topics, and documentation as to why impacts related to this topic will not be significant, will be provided in the Draft EIR. The level of analysis and discussion for these topics is anticipated to be similar to what would typically be included in an Initial Study. The City's Standard Conditions of Approval will be referenced where applicable.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable or reducing or avoiding potential environmental effects.

CONCLUSION

Staff requests the public and the Planning Commission provide comments on what types of information and analysis, including alternatives, should be considered in the Draft EIR.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Approved by:



CATHERINE PAYNE
Development Planning Manager
Bureau of Planning

Approved for Forwarding to the City Planning Commission:



ED MANASSE
Deputy Director
Bureau of Planning

Attachments:

- A. Notice of Preparation (NOP)
- B. Preliminary Plans



ATTACHMENT A

CITY OF OAKLAND

Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE 3600 ALAMEDA AVENUE PROJECT

The City of Oakland's Bureau of Planning is preparing an Environmental Impact Report (EIR) for the 3600 Alameda Avenue Project (Project). The City is requesting comments on the scope and content of the EIR. A description of the Project and its location, together with a summary of the probable environmental effects that will be addressed in the EIR are included herein. Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(a), the City has **not** prepared an Initial Study.

The EIR for the Project is being prepared in compliance with CEQA (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). The City of Oakland is the Lead Agency for the Project and is the public agency with the greatest responsibility for considering approval of the Project and/or carrying it out. Pursuant to Guidelines §15082(a), upon deciding to prepare an EIR, the City as the lead agency must issue a Notice of Preparation (NOP) to inform the Governor's Office of Planning and Research, trustee and responsible agencies, and the public of that decision.

The purpose of the NOP is to provide information describing the Project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be included in the EIR. This notice is being sent to responsible or trustee agencies and other interested parties. Responsible and trustee agencies are those public agencies, besides the City of Oakland, that may also have a role in considering approval and/or carrying out the Project. The City encourages responsible and trustee agencies and the Office of Planning and Research to provide this information to the City so that the City can ensure that the EIR meets the needs of those agencies. Once the DEIR is published, it will be sent to all responsible or trustee agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

SUBMITTING COMMENTS IN RESPONSE TO THIS NOP: Comments may be submitted in writing or made at the public scoping meeting described below. **The City encourages written comments to be submitted electronically via e-mail to the case planner at pvollmann@oaklandca.gov.** Written comments may also be mailed to: Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612. Comments should be received via the above e-mail address or mailing address by 4:00 p.m. on **May 3, 2022**. Please reference Case File Number **PLN21223-ER01** in all correspondence.

Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties and should focus on the potential physical environmental impacts of the Project. Commenters are encouraged to identify ways that potential adverse effects resulting from the Project might be minimized and to identify reasonable mitigation measures and alternatives to the Project.

EIR SCOPING MEETINGS:

The **City of Oakland Planning Commission** will conduct a public scoping meeting on the EIR for the 3600 Alameda Avenue Project on **Wednesday, April 20, 2022 at 3:00 p.m.** The meeting will be held on-line via Zoom and you may access the meeting information one week prior to the meeting at the following website: <https://www.oaklandca.gov/boards-commissions/planning-commission>

PROJECT TITLE: 3600 Alameda Avenue Project (Case File No. **PLN21223-ER01**)

PROJECT LOCATION: The project site is an approximately 23.9-acre lot located at 3600 Alameda Avenue generally between Fruitvale Avenue to the west and 37th Avenue to the east in Oakland. The project site is in the Central Estuary Plan Area’s Central Estuary Industrial Zone-6 (D-CE-6) zoning district and has an Estuary Policy Plan (EPP) Heavy Industry General Plan land use designation (Assessor’s Parcel Number [APN] 033 2250-011-04). The site is bordered by Alameda Avenue and the Oakland Estuary to the south, Fruitvale Avenue and commercial/industrial uses to the west, a Home Depot with associated surface parking to the east, and a mixed-use residential neighborhood and I-880 to the north.

PROJECT SPONSOR: Duke Realty

EXISTING CONDITIONS: The project site is currently occupied by the former Owens-Brockway Glass manufacturing facility, which was identified in the Central Estuary Plan EIR as a Potentially Designated Historic Property (PDHP). The facility contains multiple manufacturing structures totaling approximately 1.24 million square feet. The project site is predominantly flat and is mostly covered by existing structures and paving with little existing vegetation. There is one tree in the project site interior and several trees at the existing facility entrance along Alameda Avenue. Street trees line the east side of the existing and proposed extension of 37th Avenue. There are multiple existing curb cuts along Alameda Avenue, Fruitvale Avenue, and 37th Avenue. The project site is included in the list of Hazardous Waste and Substances sites in the Department of Toxic Substances Control (DTSC) EnviroStor database.

PROJECT DESCRIPTION: The Project Applicant is proposing to demolish all existing structures on the project site and construct an approximately 426,022 square foot, 56-foot-tall industrial building with a floor area ratio (FAR) of 0.42. The applicant proposes the Project on a speculative basis as the end-user and nature of the use are unknown at this time. However, for the purposes of the conservative analyses, the end use is assumed to be a distribution warehouse.

The main building entrance and employee amenity space would be located at the corner of Fruitvale Avenue and E. 7th Street. The new facility would include up to 30,000 square feet of accessory office space likely distributed in three spaces along E. 7th and Bohmer Streets at the northwest and northeast corners of the building and in the central-northern portion of the building. The Project would include an employee parking lot to the north of the building as well as a loading dock and associated parking areas in the southern part of the project site. A portion of the southeast corner of the site (intersection of Alameda Avenue and the proposed extension of 37th Avenue) would be left open for future development as retail use or a restaurant. For the purposes of the analyses, an approximately 4,000 square-foot café/restaurant is assumed to be located at that location as a part of project operations.

The Project would also include an extension of E 7th Street east of Fruitvale Avenue to 37th Avenue, an extension of 37th Avenue to connect with Alameda Avenue, and a re-aligned Alameda Avenue. The Alameda Avenue re-alignment would include widened sidewalks and a bike path.

PROBABLE ENVIRONMENTAL EFFECTS AND PROPOSED SCOPE OF THE EIR: Probable environmental effects to be addressed and evaluated in the EIR include: Air Quality and Health Risk, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Transportation and Circulation.

Environmental factors that are expected to have no impact or a less-than-significant impact will be discussed in the EIR, and are expected to include: aesthetics, wind and shadow, agriculture and forestry resources, biological resources, cultural resources, energy, geology and soils, hydrology and water quality, land use and planning, mineral resources, population and housing, public services and recreation facilities, tribal resources, utilities and service systems, and wildfire.

The DEIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives capable of reducing or avoiding potential significant environmental effects.

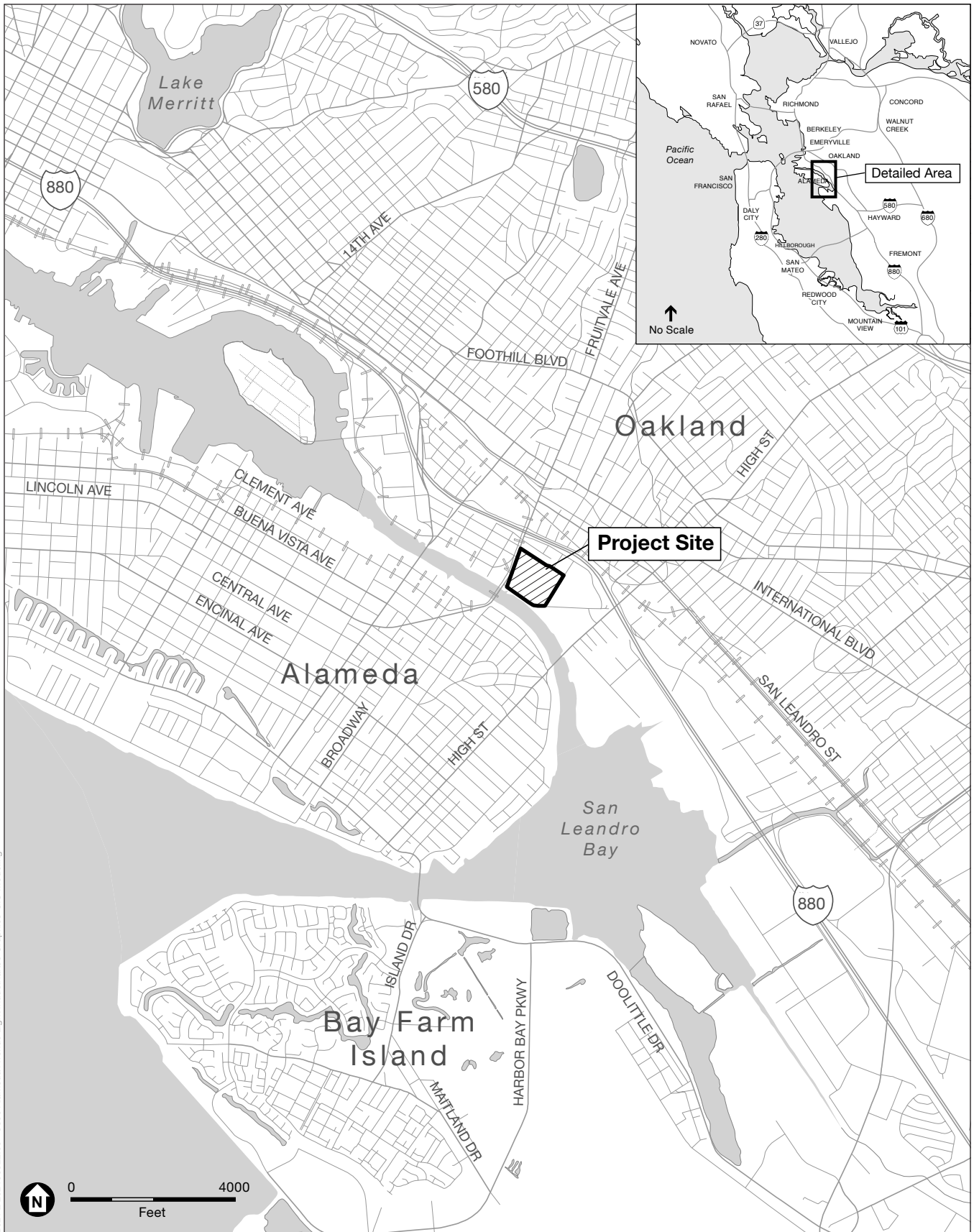


Ed Manasse
Environmental Review Officer
Planning and Building Department

April 4, 2022
Case File Number: **PLN21223-ER01**

Attachments:

Figure 1, Project Location Map
Figure 2, Project Site Plan



2021\1D202\100922\00 - 3600 Alameda Avenue Light Industrial\05_Graphics-GIS-Modeling

SOURCE: ESA, 2022

3600 Alameda Avenue Light Industrial

Figure 1
Project Location





20211202:100922.00 - 3600 Alameda Avenue Light Industrial\05 Graphics-GIS-Modeling

SOURCE: HPA Architecture, 2022

3600 Alameda Avenue Light Industrial



Figure 2
Site Plan

ATTACHMENT B

Preliminary Project Plans

3600 ALAMEDA AVE OAKLAND, CA

NON-CONDITIONED SHELL BUILDING

ARCHITECTURAL
 DAB-A0.1 TITLE SHEET
 DAB-A1.1 OVERALL SITE PLAN
 DAB-A1.2 SITE SIGNAGE PLAN
 DAB-A2.1 OVERALL AND ENLARGED FLOOR PLANS
 DAB-A3.1 ELEVATIONS
 COLOR ELEVATIONS
 MATERIAL BOARD
 FRUITVALE MAIN ENTRANCE EXHIBIT
 CIRCULATION PLAN
 PERSPECTIVE

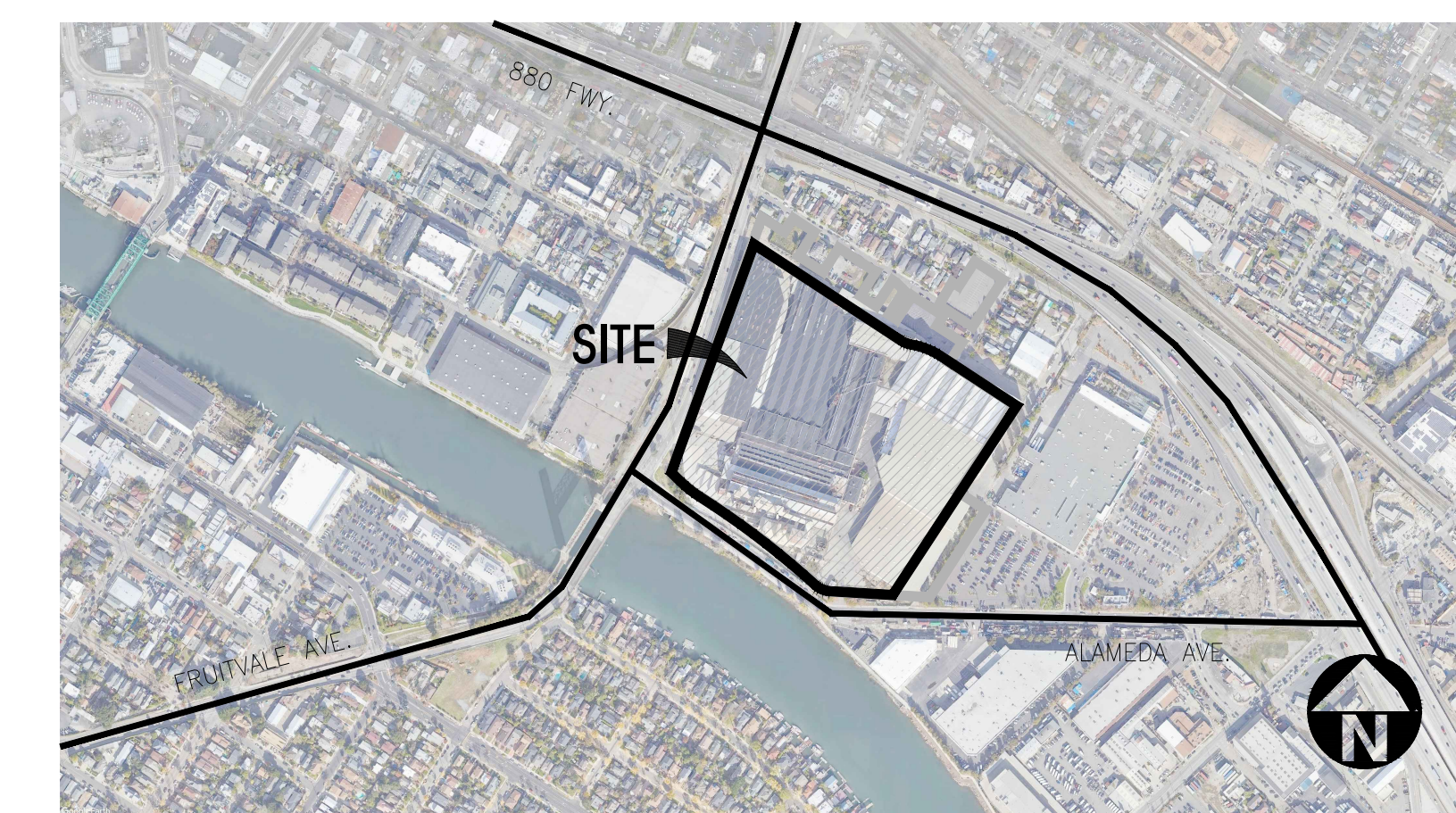
CIVIL

C1.0 COVER SHEET
 C2.0 SECTIONS
 C3.0 TOPOGRAPHIC SURVEY
 C3.1 TOPOGRAPHIC SURVEY
 C3.2 TREE SURVEY PLAN
 C3.3 TREE SURVEY PLAN
 C3.4 DEMOLITION PLAN
 C3.5 DEMOLITION PLAN
 C4.0 PRELIMINARY GRADING & DRAINAGE PLAN
 C4.1 PRELIMINARY GRADING & DRAINAGE PLAN
 C5.0 PRELIMINARY UTILITY PLAN
 C5.1 PRELIMINARY UTILITY PLAN
 C6.0 PRELIMINARY EROSION CONTROL PLAN
 C7.0 PRELIMINARY STORMWATER QUALITY CONTROL PLAN

LANDSCAPE

LC1.1 PRELIMINARY LANDSCAPE PLAN
 LC1.2 PRELIMINARY LANDSCAPE PLAN

SHEET INDEX



VICINITY MAP



hpa, inc.
 600 grand ave, suite 302
 oakland, ca
 94610
 tel: 949-862-2113
 email: hpa@hparchs.com

Owner:



409 13TH STREET
 SUITE 1600
 OAKLAND, CA 94612
 TEL: (949) 797-7074

Project:

3600 Alameda Ave

SIGNAGE
 CONCEPTUAL
 DESIGN ONLY
 OAKLAND, CA

Consultants:

- CIVIL -
- STRUCTURAL -
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE -
- FIRE PROTECTION -
- SOILS ENGINEER -

Title: TITLE SHEET

Project Number: 20387
 Drawn by: TSP
 Date: 10/25/2021

Revision:

Sheet:

DAB-A0.1

PROPERTY OWNER

OWEN-BROCKWAY GLASS CONTAINER, INC
 1 MICHAEL OWENS WAY
 PERRYSBURG, OH, 43551-2999
 PHONE: (567)-336-7959

APPLICANT

409 13th Street, Suite 1600
 Oakland, CA 94612
 415.298.3325
 www.dukerealty.com

ATTN: JASON BERNSTEIN
 E-MAIL: JASON.BERNSTEIN@DUKEREALTY.COM

APPLICANT'S REPRESENTATIVE

HPA, INC.
 600 GRAND AVE., STE 302
 OAKLAND, CA 94610
 PHONE: (949) 862-2175
 CONTACT: TYNEISE BEYER
 E-MAIL: TYNEISE.BEYER@HPARCHS.COM

PROJECT REPRESENTATIVES

BUILDING & PLANNING DEPT.

PLANNING :
 BUILDING PLAN CHECK NO.

CODE ANALYSIS:

BUILDING OCCUPANCY: B & S-1

APPLICANT'S REPRESENTATIVE :

HPA, INC.
 600 GRAND AVE., STE # 302
 OAKLAND, CA 94610
 PHONE: (949) 862.2175
 CONTACT:TYNEISE BEYER

ASSESSOR'S PARCEL NO. :

PARCEL NO. SEE CIVIL

BUILDING ADDRESS :

3600 ALAMEDA AVENUE
 OAKLAND, CA

GOVERNING CODE :

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS

PLANNING NOTES:

1. AUTOMATIC FIRE SPRINKLER SYSTEM FOR THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE TO NFPA 13 CONSTRUCTION STANDARD. THE SYSTEM MUST BE SUBMITTED TO THE LATHROP FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. A SEPARATE PLAN REVIEW FEE WILL BE COLLECTED UPON REVIEW OF THESE PLANS.

2. AN APPROVED (MANUAL AND AUTOMATIC) FIRE ALARM IS REQUIRED FOR THIS PROJECT IN ACCORDANCE TO NFPA 72 (2014 EDITION). PLANS SPECIFICATIONS AND OTHER INFORMATION PERTINENT TO THE SYSTEM MUST BE SUBMITTED TO THE RICHMOND FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. A SEPARATE PLAN REVIEW FEE WILL BE COLLECTED UPON REVIEW OF THESE PLANS. FIRE ALARM SYSTEMS SHALL BE U.L. CERTIFICATED. CERTIFICATE OF COMPLETION AND OTHER DOCUMENTATION LISTED THE NATIONAL FIRE ALARM CODE SHALL BE PROVIDED FOR ALL NEW FIRE ALARM SYSTEM INSTALLATIONS.

PROJECT DATA

	BUILDING FUTURE RETAIL	TOTAL
SITE AREA		
In s.f.	1,015,753	22,172
In acres	23.4	0.5
BUILDING AREA		
Office	30,000	sf
Warehouse	396,022	sf
TOTAL	426,022	426,022
FLOOR AREA RATIO (2.0 MAX. NON-RESIDENTIAL)	0.42	
AUTO PARKING REQUIRED		
Office: 1900 s.f.	50	stalls
Warehouse: 10,500 s.f.	114	stalls
TOTAL	164	164
AUTO PARKING PROVIDED		
Standard (8'6" x 18')	252	stalls
Accessible parking (8'6" x 20')	4	stalls
Accessible Van (8'6" x 20') - # of aisle	4	stalls
EV/Clean Air/Vanpool (8% Req'd) including below	24	stalls
EV/Clean Air/Vanpool	6	stalls
Future EV Charging Station (8% Req'd) including below	18	stalls
Future EVCS (Standard Accessible)	1	stalls
Future EVCS (Van)	1	stalls
TOTAL	284	284
TRAILER PARKING PROVIDED		
Trailer (10' x 53')	230	230
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - N/A		
EXISTING ZONING DESIGNATION		
Zoning - D-CE-6		
General Plan/Estuary Policy Plan - EPP Heavy Industry		
Impact Fee Zone - Fee Zone 3		
SETBACKS		
Minimum Front - 5 ft.		
Minimum interior side - 0 ft.		
Minimum street side of a corner lot - 5 ft.		
Rear (Residential Facilities) - N/A		
Rear (Non-Residential Facilities) - N/A		

OFFICIAL USE ONLY

E 7TH STREET

E 7TH STREET

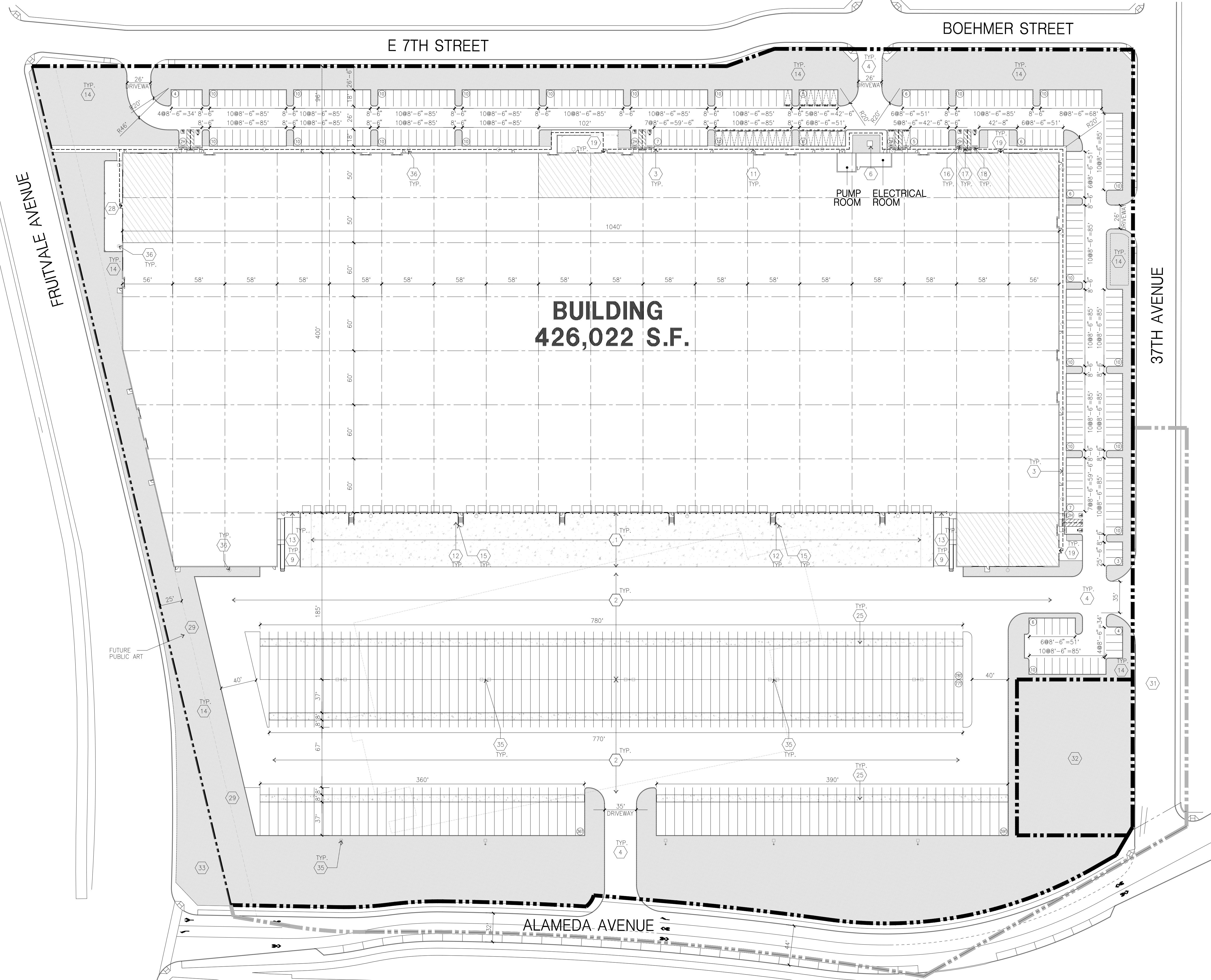
BOEHMER STREET

LANCASTER STREET

CHAPMAN STREET

FORD STREET

GLASCOCK STREET



BUILDING 426,022 S.F.

PUMP ROOM ELECTRICAL ROOM

ALAMEDA AVENUE

37TH AVENUE

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

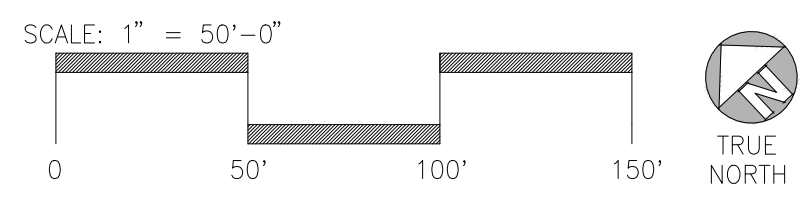
SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 ACCESSIBLE PATH OF TRAVEL
- 4 DRIVEWAY APRONS
- 5 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
- 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY
- 7 NOT USED.
- 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 9 CONCRETE RAMP WITH CONCRETE GUARD WALL.
- 10 BIKE RACK.
- 11 FUTURE ELECTRIC VEHICLE CHARGER.
- 12 EXTERIOR METAL STEEL STAIR.
- 13 12' x 14' DRIVE-IN DOOR
- 14 LANDSCAPE.
- 15 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
- 16 PRE-CAST CONC. WHEEL STOP.
- 17 TRUNCATED DOMES.
- 18 ACCESSIBLE PARKING STALL SIGN.

- 19 HARDSCAPE AT ENTRANCE.
- 20 ACCESSIBLE ENTRY SIGN.
- 21 PUMP ROOM.
- 22 AREA DEDICATED FOR FUTURE ALAMEDA STREET REALIGNMENT AND/OR PUBLIC PARK/ WATERFRONT USE.
- 23 ELECTRICAL ROOM.
- 24 EXTERIOR SEATING AREA.
- 25 CONCRETE DOLLY PAD.
- 26 METAL POST
- 27 NEW TRAFFIC SIGNAL
- 28 PLAZA AND PRIMARY OFFICE ENTRY
- 29 FUTURE PUBLIC ART
- 30 FOOD TRUCK
- 31 DEDICATED RIGHT OF WAY
- 32 FUTURE RETAIL
- 33 OFF SITE LANDSCAPING TO BE PROVIDED
- 34 NOT USED.
- 35 POLE MOUNTED LED LIGHT FIXTURE
- 36 BUILDING MOUNTED LED LIGHT FIXTURE

SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRGWS. FOR THICKNESS
- STANDARD PARKING STALL 8'-6" X 18'
- CLEAN AIR/VANPOOL/EV WITH CHARGER
- CLEAN AIR/ VANPOOL/EV WITHOUT CHARGER
- TRAILER PARKING (10' X 53')
- LANDSCAPED AREA
- EXISTING PROPERTY LINE
- ULTIMATE PROPERTY LINE
- ACCESSIBLE PARKING STALL (8'-6" X 18')
- ACCESSIBLE AISLE SEE DETAIL 11/AD.1
- ACCESSIBLE PARKING (VAN) STALL (8'-6" X 18') + 8' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN.
- NON-ACCESSIBLE PATH



NOTE: SITE LIGHTING LOCATIONS INDICATED ON SITE PLAN. SEE EXTERIOR ELEVATIONS AND FRUITVALE MAIN ENTRANCE EXHIBIT FOR PROPOSED EXTERIOR WALL LIGHTING. IMAGE OF PROPOSED PEDESTRIAN LIGHT CAN ALSO BE FOUND ON FRUITVALE MAIN ENTRANCE EXHIBIT.



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94610
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Owner:



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Project:

3600 Alameda Ave

OAKLAND, CA

Consultants:

- CIVIL K&W
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE GREEN DESIGN
- FIRE PROTECTION
- SOILS ENGINEER

Title: OVERALL SITE PLAN

Project Number: 20387
Drawn by: TSP
Date: 08/18/2021
Revision:

Sheet:

DAB-A1.1

Owner:

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Project:

3600 Alameda Ave

SIGNAGE
CONCEPTUAL
DESIGN ONLY
OAKLAND, CA

Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER

Title: **SITE SIGNAGE PLAN**

Project Number: 20387

Drawn by: TSP

Date: 10/25/2021

Revision:

Sheet:

DAB-A1.2

E 7TH STREET

E 7TH STREET

BOEHMER STREET

LANCASTER STREET

CHAPMAN STREET

FRUITVALE AVENUE

37TH AVENUE

FORD STREET

GLASCOCK STREET

ALAMEDA AVENUE

NOTE: CONTRACTOR SHALL CONTACT COVERING AGENCY TO OBTAIN REQUIRED INFORMATION AND SHALL COMPLETE SIGN TEXT.

SPACES RESERVED FOR HANDICAPPED FACILITIES IN THIS PARKING LOT



UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING CVC SECTION NO. _____

1 1/2" DIA. GALV. STEEL PIPE POST IN CONCRETE FOOTING

- NOTES:
- MIN. 17"x22" SIGN AT EACH ENTRANCE TO OFF STREET PARKING FACILITY PER CBC 11B-502.8 WITH MIN. 1" HIGH TEXT. SIGNS SHALL BE PERMANENTLY AFFIXED REFLECTORIZED SIGN OF PORCELAIN ON STEEL WITH BEADED TEXT OR EQUAL MOUNTED AT A HEIGHT OF 80" ABOVE FINISHED GRADE, TO BOTTOM OF SIGN.
 - SIGNAGE SHALL CONFORM TO SEC. 4.30 OF THE AMERICANS WITH DISABILITIES ACT.
 - BLANK SPACES SHALL BE FILLED WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
 - PROVIDE REFLECTORIZED FINISH.
 - SHALL BE POSTED AT ALL ENTRANCE TO THE PARKING.

ACCESSIBLE ENTRY SIGN

SCALE: N.T.S.

DHC-0003

1

70 SQUARE INCH PAINTED METAL SIGN AT INTERIOR END OF PARKING SPACE PER TITLE 24 SECTION 2-7102(c) WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKGROUND.

NOTE: LOCATE AT END OF STALL AT CENTERLINE. IF POST-MOUNTED, HEIGHT TO BE 80" AFG. TO BOTTOM OF SIGN. IF WALL MOUNTED OR LOCATED IN PLANTER, HEIGHT TO BE 60" AFG. TO BOTTOM OF SIGN.

PROVIDE @ VAN PARKING ACCESSIBLE PARKING. SEE SITE PLAN.
1 1/2" DIA. GALV. STEEL PIPE IN CONCRETE FOOTING

- NOTES:
- SEE SITE PLAN FOR ACCESSIBLE PARKING LOCATIONS.

ACCESSIBLE PARKING STALL

SCALE: 1/8"=1'-0"



MINIMUM FINE #250

VAN ACCESSIBLE

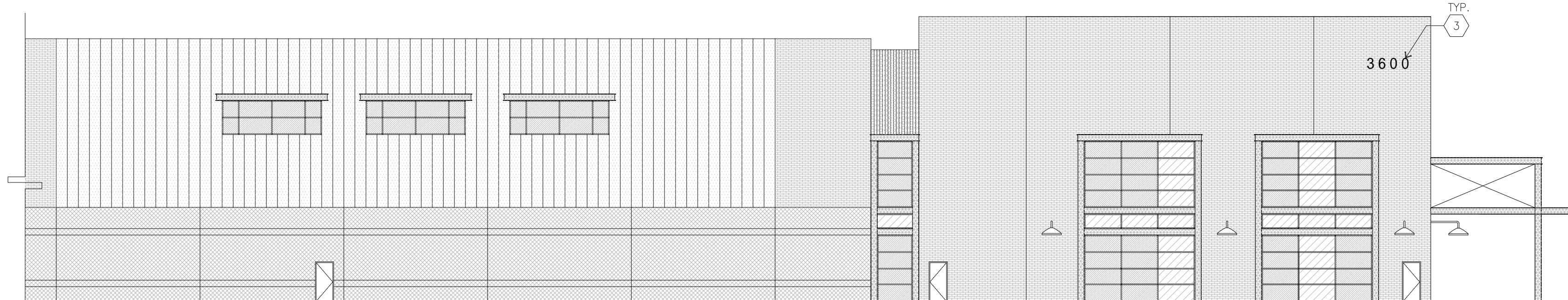
80" MIN.

HC-PARK4

2

SITE PLAN KEYNOTES

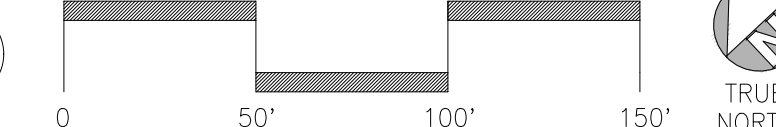
- ACCESSIBLE ENTRY SIGN. SEE 1/-.
- ACCESSIBLE PARKING STALL SIGN. SEE 2/-.
- APPROXIMATE LOCATION OF BUILDING ADDRESS SIGN, 24" HIGH WITH 2" STROKE.



OVERALL SITE PLAN

SCALE: 1"=50'-0"

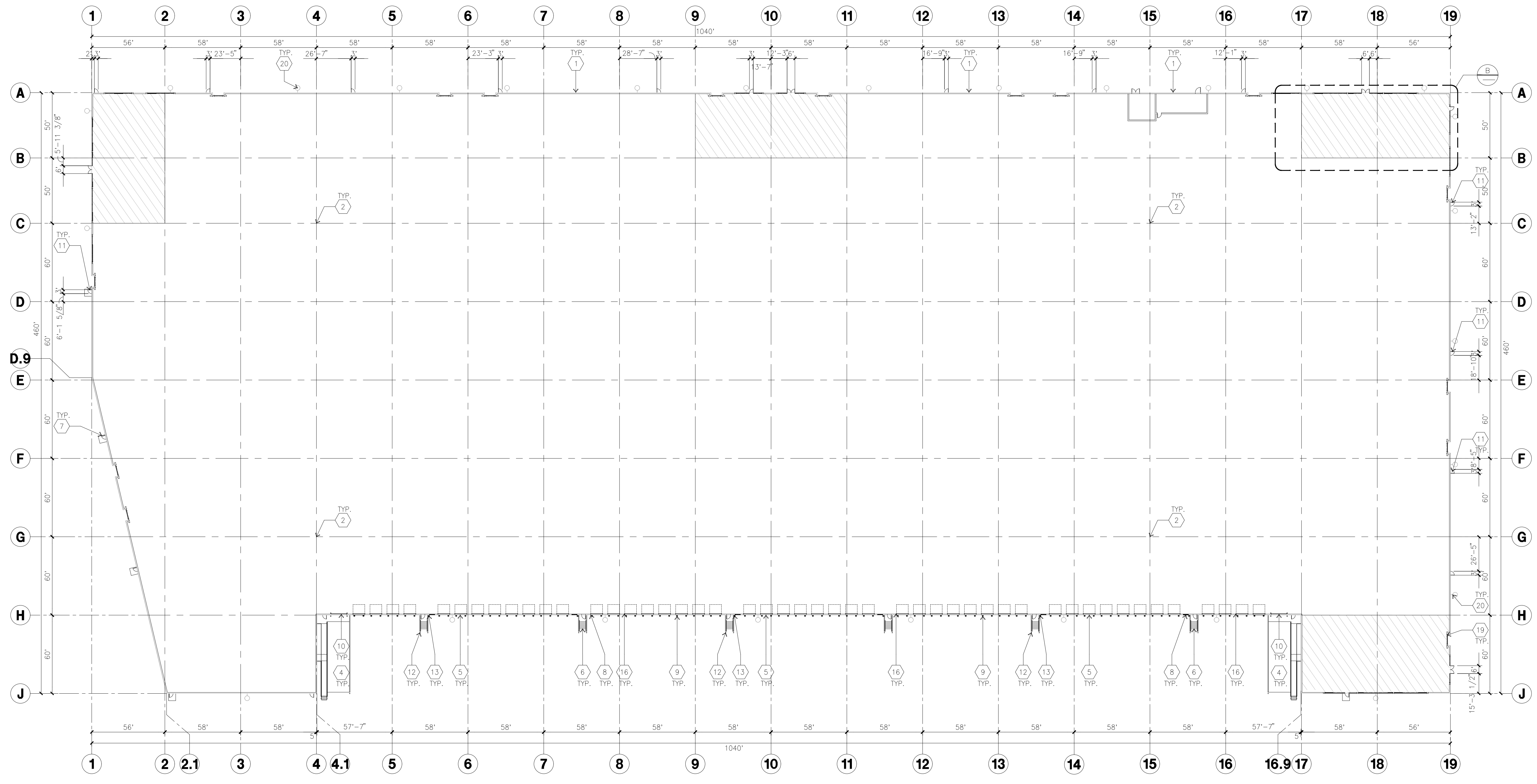
SCALE: 1" = 50'-0"



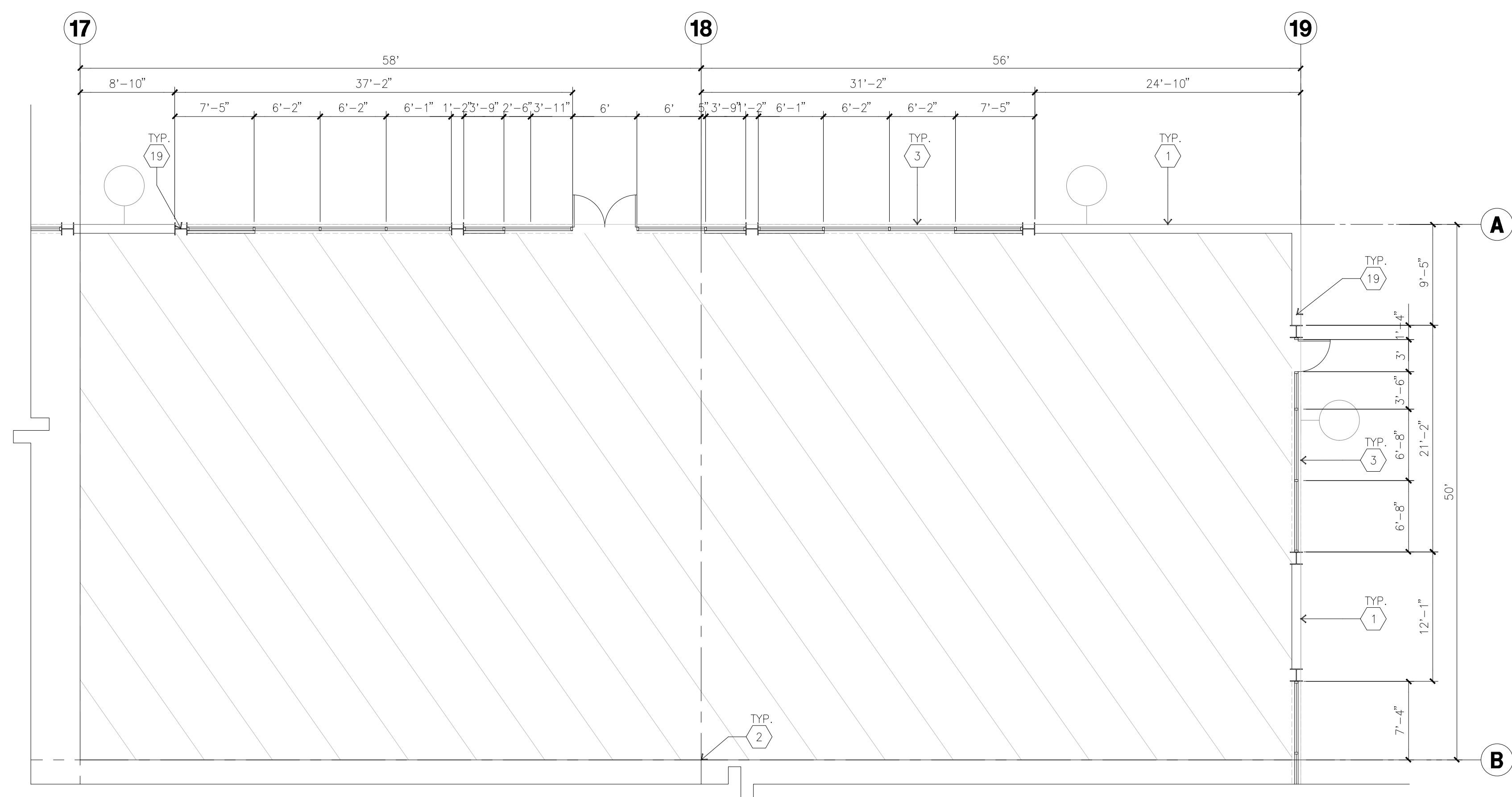
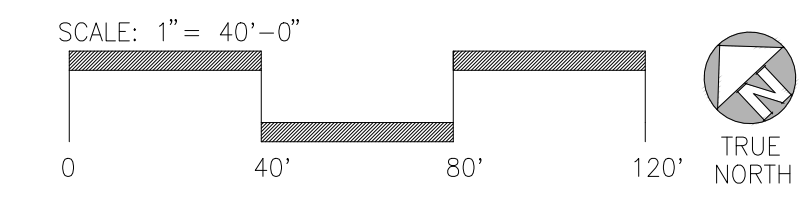
ENLARGED NORTH ELEVATION

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

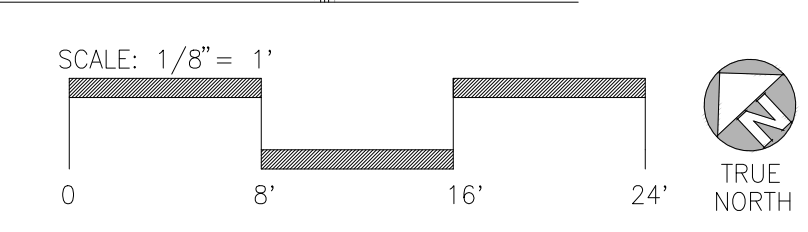
3



OVERALL FLOOR PLAN
scale: 1" = 40'-0"



ENLARGED FLOOR PLAN
scale: 1/8" = 1'



KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STONEFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 5 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE, DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 6 EXTERIOR METAL STEEL STAIR.
- 7 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
- 8 4' X 8' METAL LOUVER.
- 9 DOCK DOOR BUMPER.
- 10 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE, DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR, DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 12 CONC. FILLED GUARD POST, 6" DIA. U.N.O., 48" H.
- 13 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 14 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER.
- 15 INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN.
- 16 Z GUARD.
- 17 NOT USED.
- 18 ELECTRICAL ROOM.
- 19 PAINTED "I" BEAM
- 20 BUILDING MOUNTED LED LIGHT FIXTURE

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED. SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.



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email: hpa@hparchs.com

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Project:

3600 Alameda Ave

OAKLAND, CA

Consultants:

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL FLOOR PLAN

Project Number: 20387
Drawn by: TSP
Date: 08/18/2021
Revision:

Sheet:

DAB-A2.1

Owner:

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Consultants:

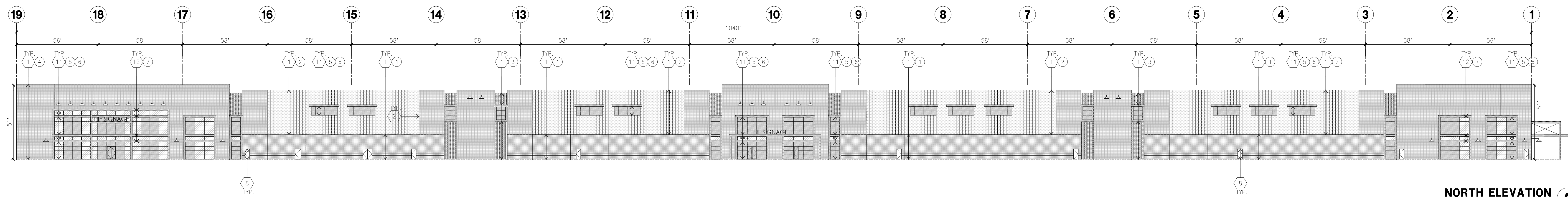
CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: ELEVATIONS

Project Number: 20387
Drawn by: TSP
Date: 08/18/2021
Revision:

Sheet:

DAB-A3.1

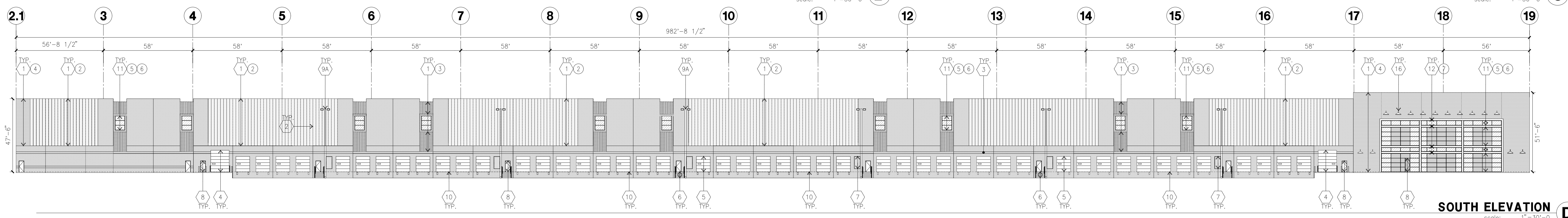


NORTH ELEVATION
scale: 1"=30'-0"

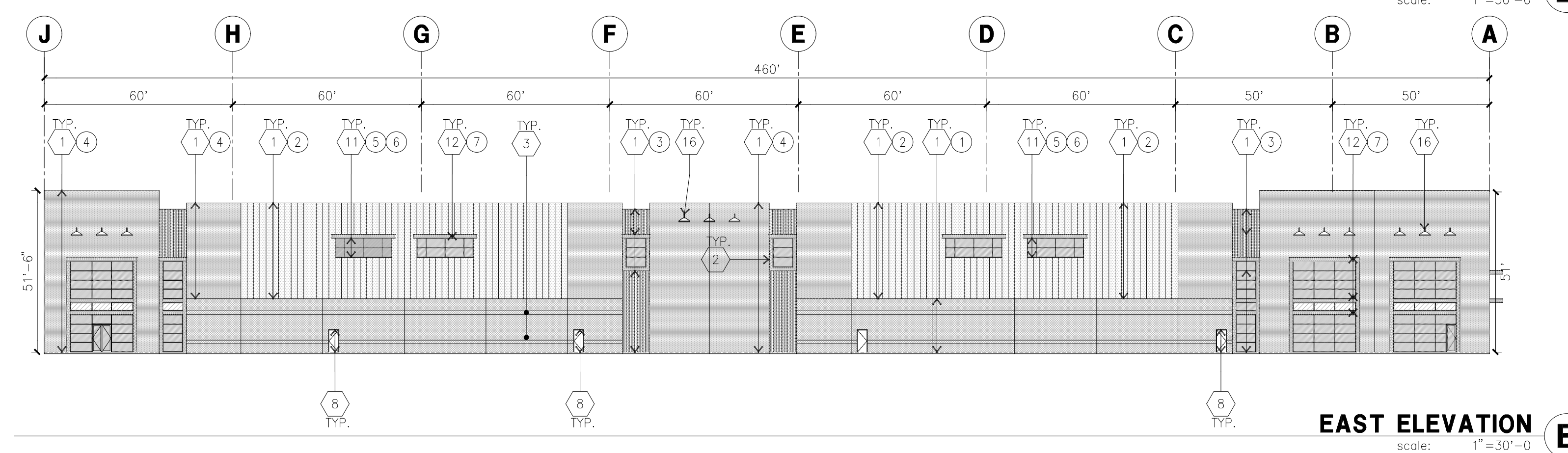


WEST ELEVATION
scale: 1"=30'-0"

SOUTHWEST ELEVATION
scale: 1"=30'-0"



SOUTH ELEVATION
scale: 1"=30'-0"



EAST ELEVATION
scale: 1"=30'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 5" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 EXTERIOR METAL STEEL STAIR.
- 6 METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- 7 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 8A EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- 8B INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER.
- 8C INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN.
- 9 DOCK BUMPER.
- 10 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- 11 PAINTED METAL "C" BEAMS/C CHANNEL.
- 12 NOT USED.
- 13 ROOF LINE BEYOND.
- 14 NOT USED.
- 15 DECORATIVE LIGHTS.

GENERAL NOTES - ELEVATIONS

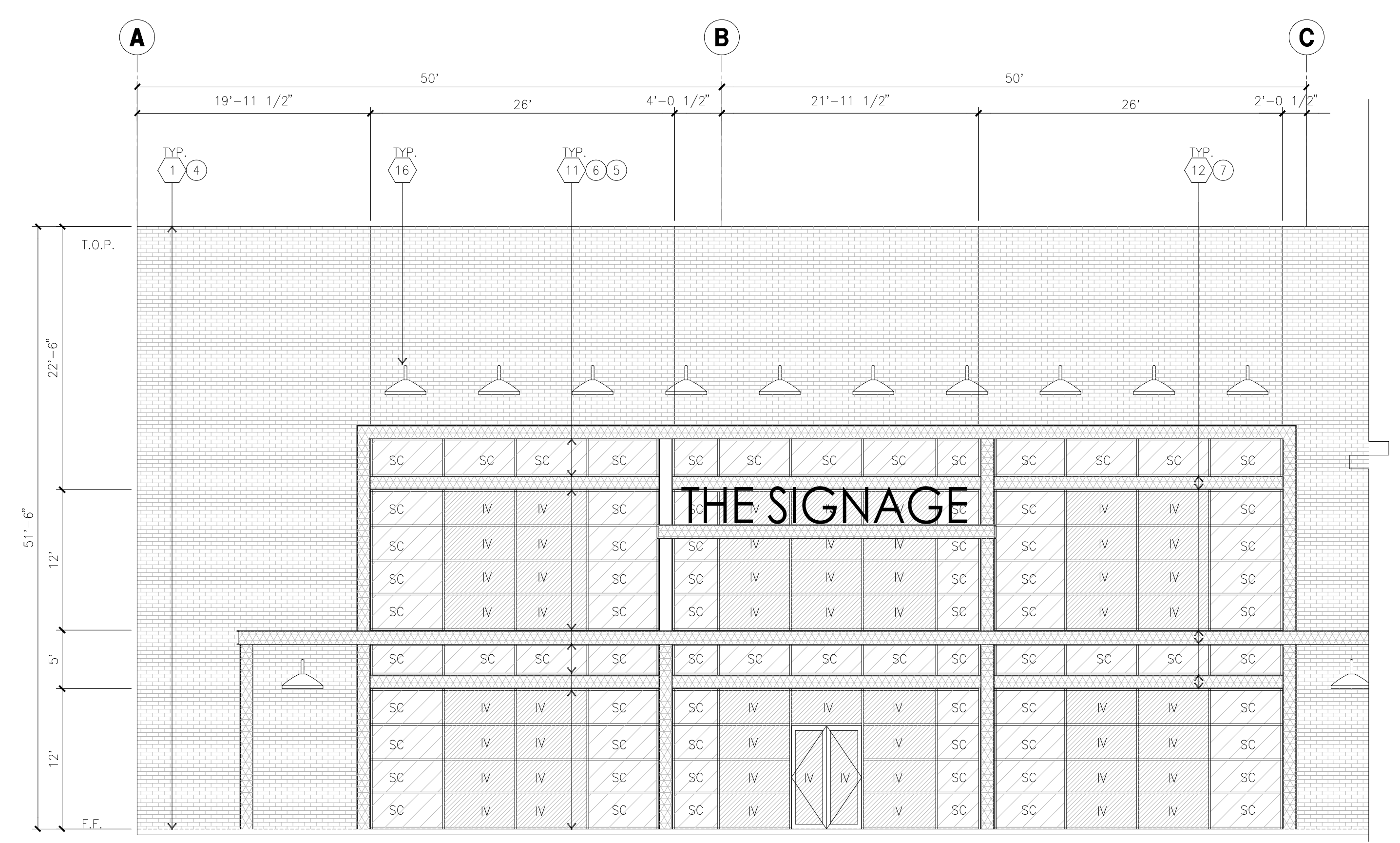
1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE SLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F.= FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

- 1 CONCRETE TILT-UP PANEL. COLOR : SW 6254 LAZY GRAY
- 2 CONCRETE TILT-UP PANEL. COLOR : SW 7674 PEPPERCORN
- 3 METAL RAINSCREEN: POCO BUILDING SUPPLIES. STYLE: WESTPORT METALS. DIAMOND RIB WITH RAINSCREEN 10MM. COLORS : ALUMINUM.
- 4 CORONADO STONE. STYLE: SICILIAN BRICK. COLORS : FERRARA BLEND.
- 5 MULLIONS COLOR : BLACK
- 6 GLAZING COLOR : BLUE GLAZING
- 7 CANOPY MATERIAL : BLACK PAINT ON STEEL BEAMS.
- 8 DOOR COLORS : MATCH BUILDING COLOR
- 9 OVERHEAD DOOR COLORS : FACTORY FINISHED WHITE

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- | | | |
|----|--------------------------|-------------------------------------|
| IV | INSULATED VISION GLASS | SPANDREL GLASS WITH CONCRETE BEHIND |
| V | SINGLE LITE VISION GLASS | |
- IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 20%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
- SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICAT PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.
- V : VISION GLASS
1/4" VISTACOOL PACIFICA
- MULLIONS : BLACK.



ENLARGED WEST ELEVATION
scale: 1/8"=1'-0"



NORTH ELEVATION



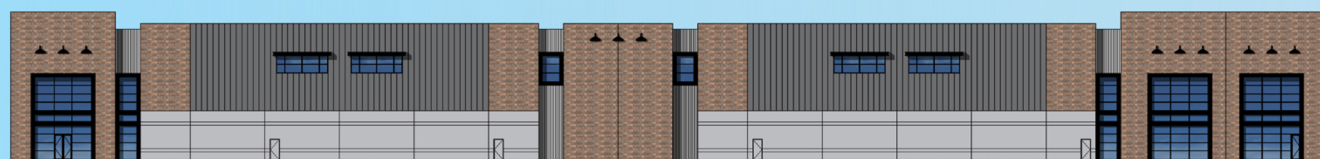
FRUITVALE AVENUE - WEST ELEVATION



SOUTHWEST ELEVATION



SOUTH ELEVATION



37 TH AVENUE - EAST ELEVATION

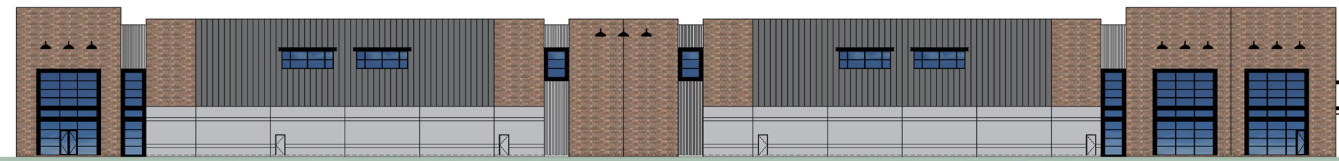


3600 ALAMEDA AVENUE

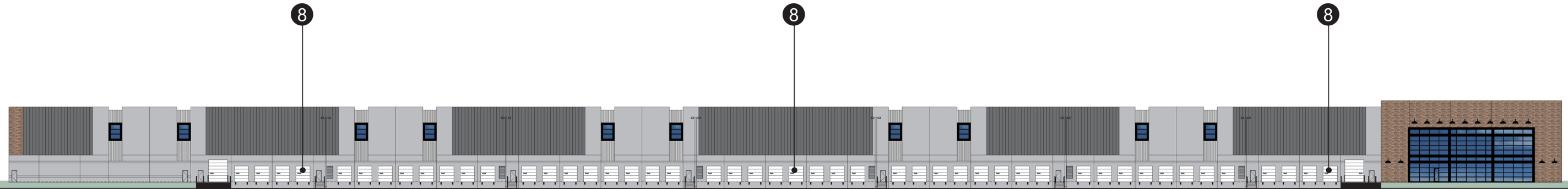
OAKLAND, CALIFORNIA



37 TH AVENUE - EAST ELEVATION



SOUTH ELEVATION



- 1



SHERWIN-WILLIAMS
SW 6254
LAZY GRAY
- 2



SHERWIN-WILLIAMS
SW 7674
PEPPERCORN
- 3



METAL RAINSCREEN: POCO
BUILDING SUPPLIES.
STYLE: WESTFORM METALS.
DIAMOND RIB WITH
RAINSREEN 10MM.
COLORS : ALUMINUM.
- 4



CORONADO STONE.
STYLE: SICILIAN BRICK.
COLORS : FERRARA BLEND.
- 5



CLEAR ANODIZED
MULLIONS
- 6



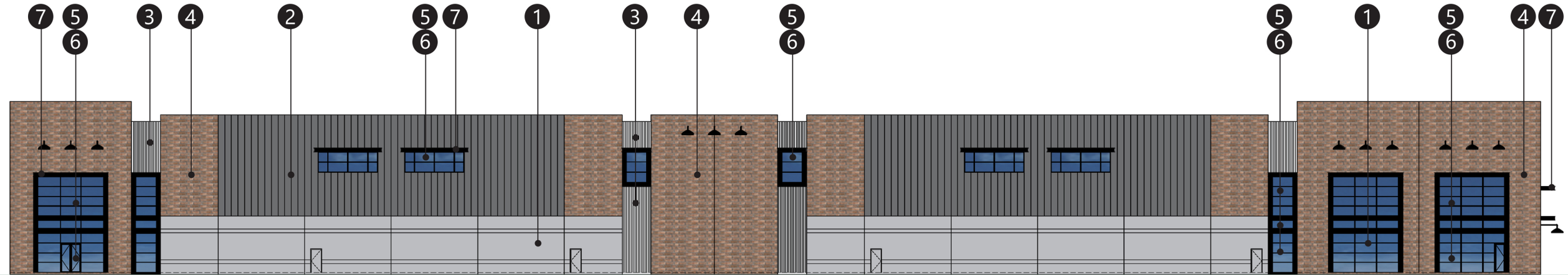
BLUE
GLAZING
- 7



BLACK PAINT ON STEEL BEAMS
@ CANOPY
- 8



FACTORY FINISH WHITE
@ OVERHEAD DOORS



ENLARGED VIEW OF EAST ELEVATION

3600 ALAMEDA AVENUE
OAKLAND, CALIFORNIA





Ligman Lighting
Augusta 6 Large Bollard



Exterior Lighting on Building
ANP Lighting
Warehouse W527



Building Entrance



Outdoor Dining Furniture

3600 ALAMEDA AVENUE

OAKLAND, CALIFORNIA





3600 ALAMEDA AVENUE

OAKLAND, CALIFORNIA





3600 Alameda Ave.

Oakland, CA





3600 Alameda Ave.

Oakland, CA

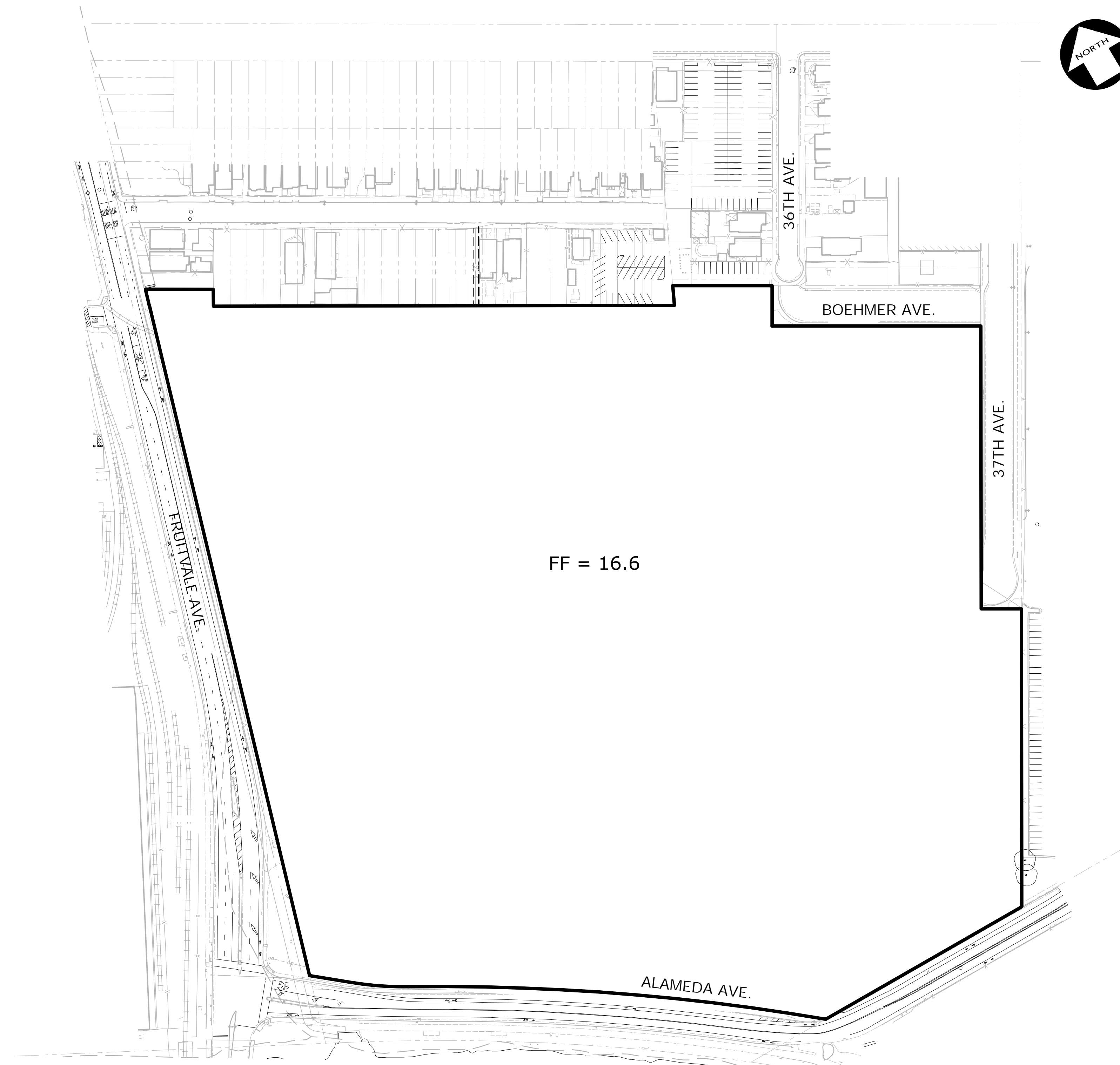


PRELIMINARY SITE IMPROVEMENT PLANS

OF
3600 ALAMEDA AVE.
FOR
DUKE REALTY

Oakland,

CALIFORNIA



PROJECT SITE MAP
1" = 100'

OWNER

OWENS-BROCKWAY GLASS CONTAINER INC.
ATTN: DENNIS PALCISKO
ONE MICHAEL OWENS WAY
PERRYSBURG, OH 43051-299
567-336-7859
DENNIS.PALCISKO@OBI.COM

CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: KRISTINA FLORES
2995 PROSPECT DRIVE, SUITE 100
RANCHO CORDOVA, CA 95670
916-970-5704

SOIL ENGINEER

KLEINFELDER, INC.
ATTN: BRIAN O'NEILL
1512 FRANKLIN ST, STE 100
OAKLAND, CA 94612
510-628-9000

APPLICANT

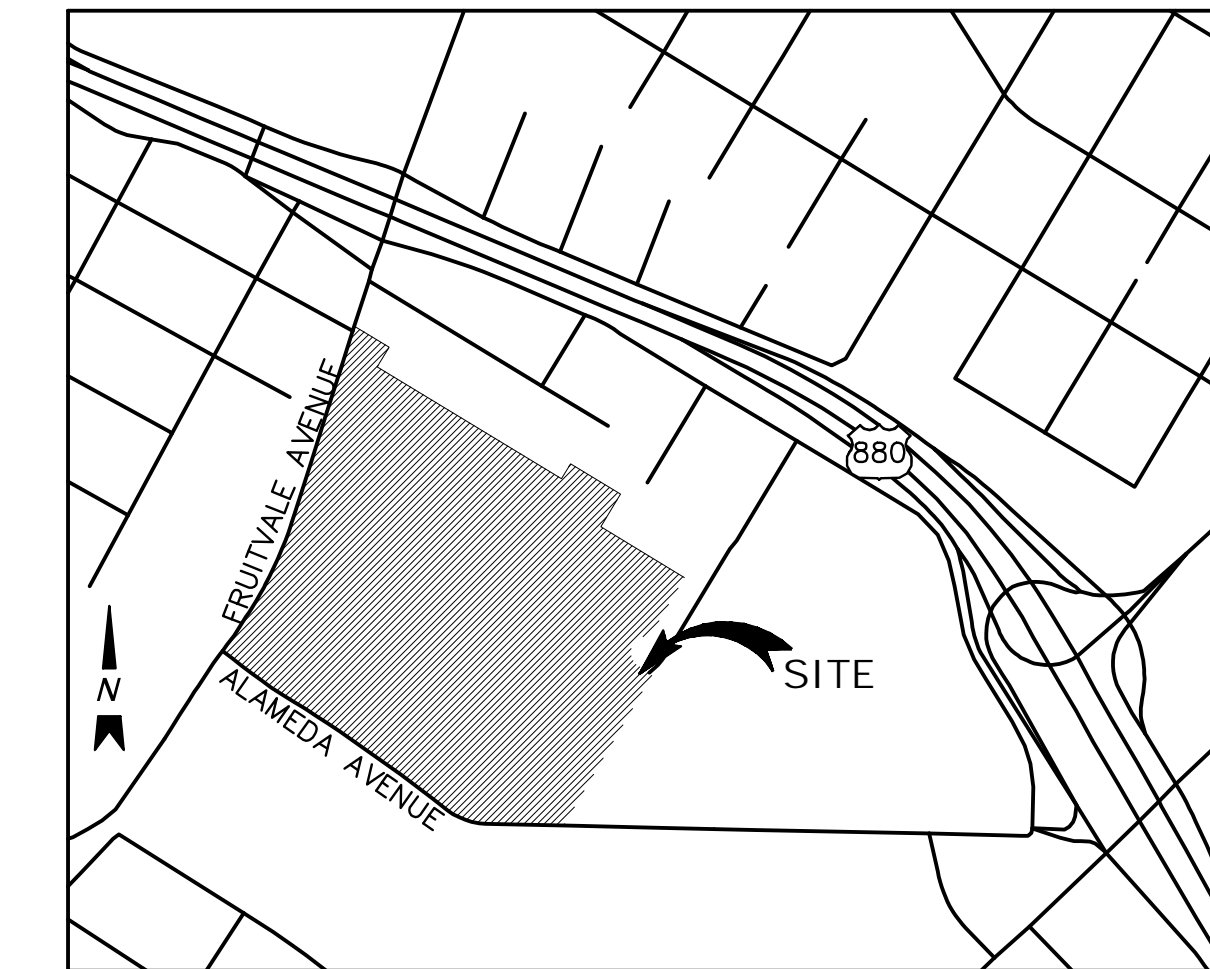
DUKE REALTY LIMITED PARTNERSHIP
ATTN: JASON BERNSTEIN
1804 FRANKLIN ST, 8TH FLOOR
OAKLAND, CA 94612
415-298-3320
JASON.BERNSTEIN@DUKEREALTY.COM

ARCHITECT

HPA, INC.
ATTN: TERESA GOODWIN
600 GRAND AVENUE, SUITE 302
OAKLAND, CA 94610
949-862-2111

LANDSCAPE ARCHITECT

GREEN DESIGN LANDSCAPE ARCHITECTS, INC.
ATTN: BARBARA HATCH
1454 COPPINWAY DRIVE
RENO, NV 89509
775-829-1364



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C1.0	COVER SHEET
C2.0	SECTIONS
C3.0	TOPOGRAPHIC SURVEY
C3.1	TOPOGRAPHIC SURVEY
C3.2	TREE SURVEY PLAN
C3.3	TREE SURVEY PLAN
C3.4	DEMOLITION PLAN
C3.5	DEMOLITION PLAN
C4.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN
C5.1	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY EROSION CONTROL PLAN
C7.0	PRELIMINARY STORMWATER QUALITY CONTROL PLAN

NO.	DATE	BY	REVISION

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

CALIFORNIA
COVER SHEET
OF
3600 ALAMEDA AVENUE
FOR
DUKE REALTY
OAKLAND, CALIFORNIA

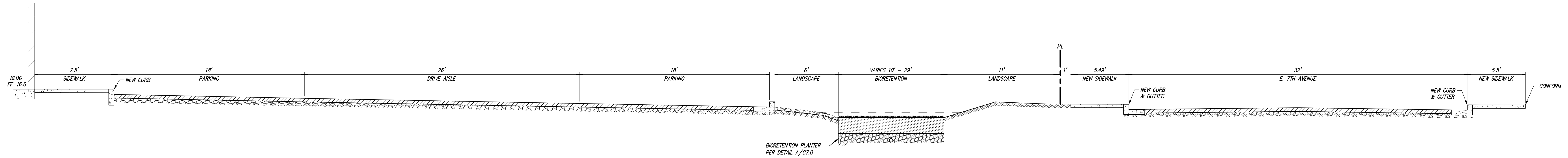
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DESIGNER	DGR
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JOB NO.	A15642-6
SHEET	C1.0
OF	14 SHEETS



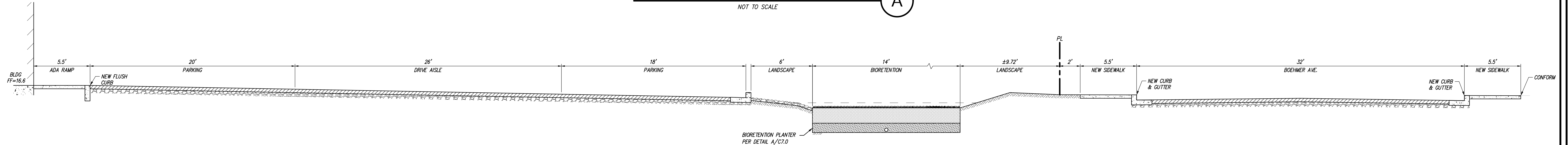
Know what's below.
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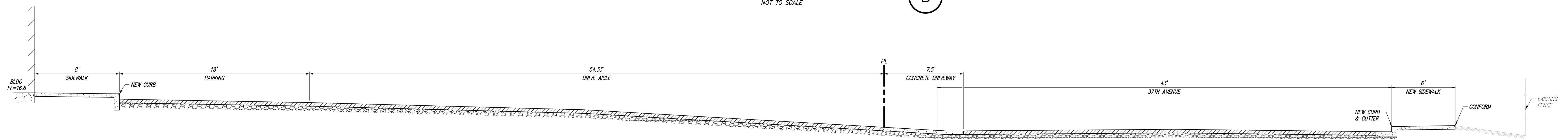
SEE SHEETS C4.0 AND C4.1 FOR SECTION LOCATIONS



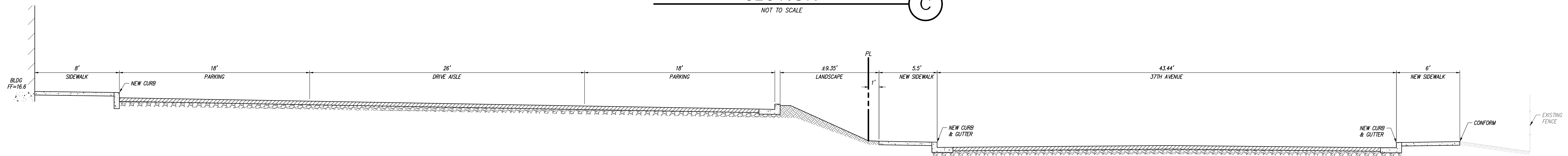
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SECTION B
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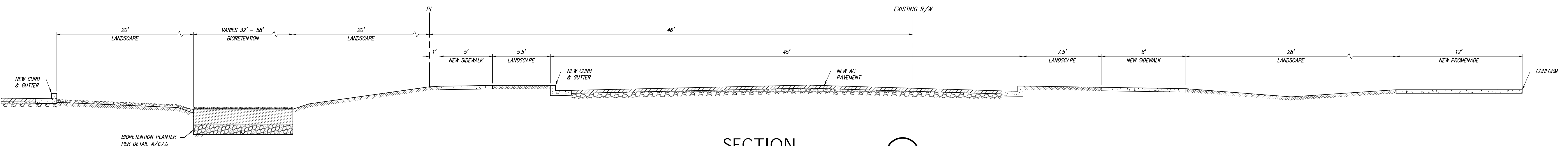
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SECTION D
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SECTION E
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SECTION F
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NO.	DATE	BY	REVISION

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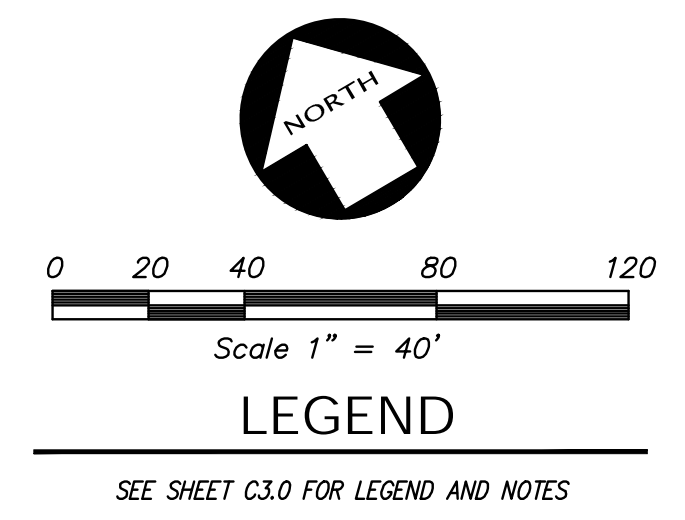
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SECTIONS OF
3600 ALAMEDA AVENUE
 FOR
DUKE REALTY

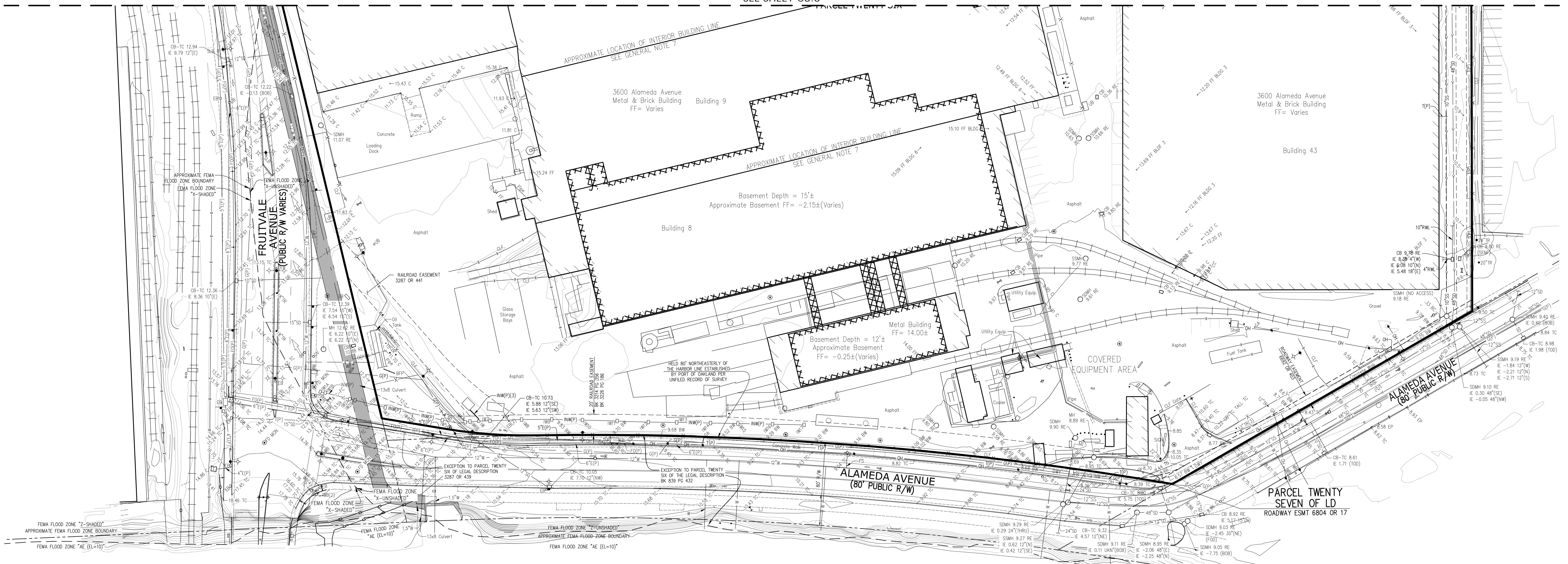
OAKLAND, CALIFORNIA

DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNER	DGR
DRAWN BY	REE
JOB NO.	A15642-6
SHEET	C2.0
OF	14 SHEETS

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SEE SHEET C3.0



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TOPOGRAPHIC SURVEY
 OF
3600 ALAMEDA AVENUE
 FOR
DUKE REALTY

DATE JULY, 2021
 SCALE AS SHOWN
 DESIGNER DGR
 DRAWN BY REE
 JOB NO. A15642-6
 SHEET **C3.1**
 OF 14 SHEETS

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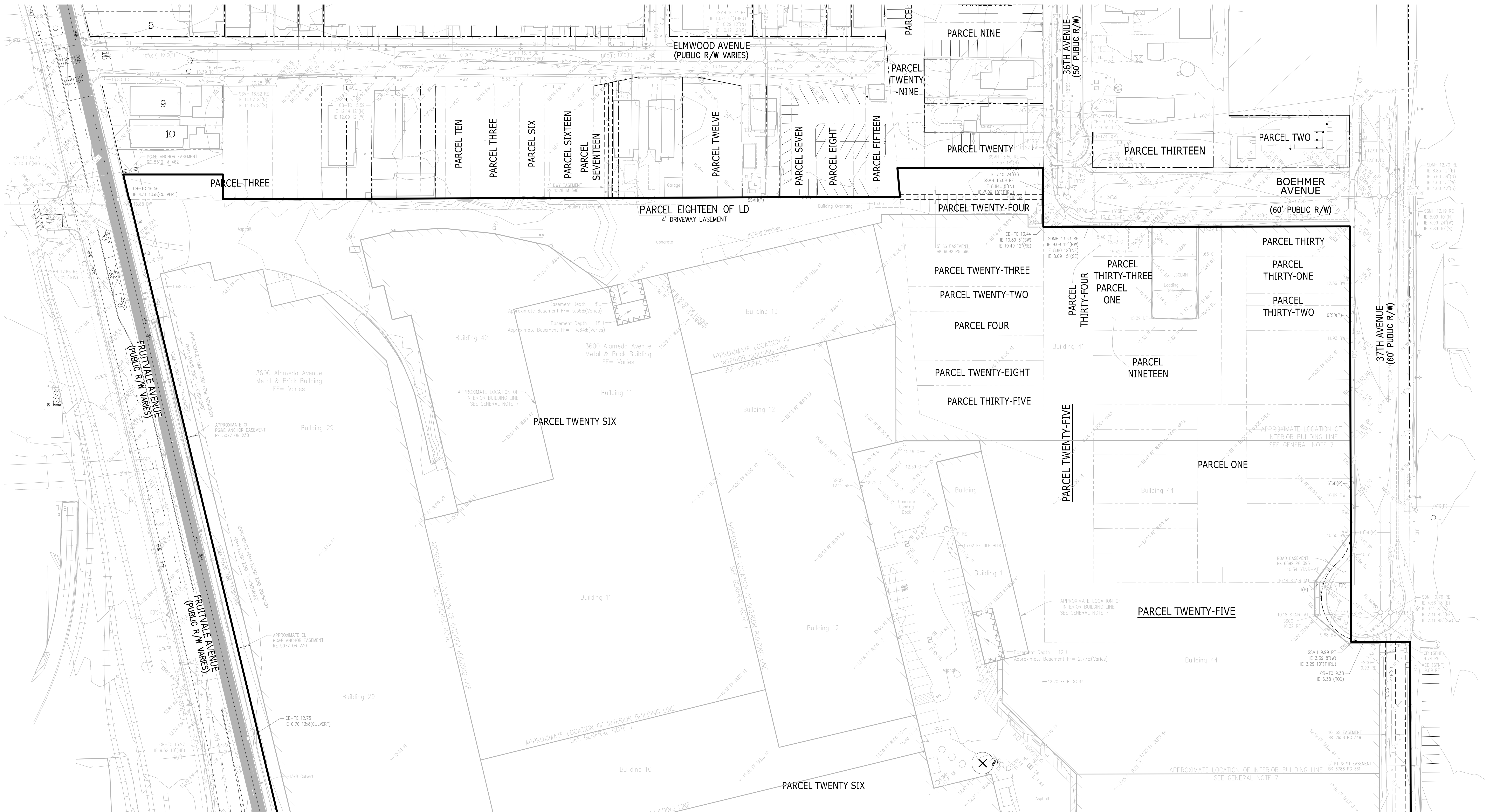


0 20 40 80 120
Scale 1" = 40'

LEGEND

- X ## EXISTING TREE TO BE REMOVED
- ## EXISTING TREE TO BE PROTECTED IN PLACE

TREE NO.	TRUNK DIAMETER (in.)	DEMOLISH OR REMAIN
1	15	DEMOLISH
2	12	DEMOLISH
3	12	DEMOLISH
4	12	DEMOLISH
5	12	DEMOLISH
6	22	DEMOLISH
7	10	DEMOLISH
8	24	REMAIN
9	20	REMAIN



SEE SHEET C3.3

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TREE SURVEY PLAN
OF
3600 ALAMEDA AVENUE
FOR
DUKE REALTY

OAKLAND

DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNER	DGR
DRAWN BY	REE
JOB NO.	A15642-6

SHEET **C3.2**
OF 14 SHEETS

NO.	BT	REVISION
1	△	
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NO.	BT	REVISION
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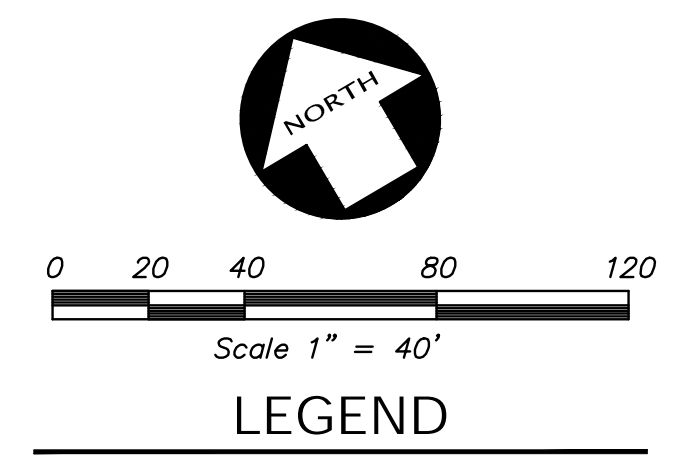
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- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED IN PLACE

TREE NO.	TRUNK DIAMETER (in.)	DEMOLISH OR REMAIN
1	15	DEMOLISH
2	12	DEMOLISH
3	12	DEMOLISH
4	12	DEMOLISH
5	12	DEMOLISH
6	22	DEMOLISH
7	10	DEMOLISH
8	24	REMAIN
9	20	REMAIN

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NO.	REVISION

SEE SHEET C3.2



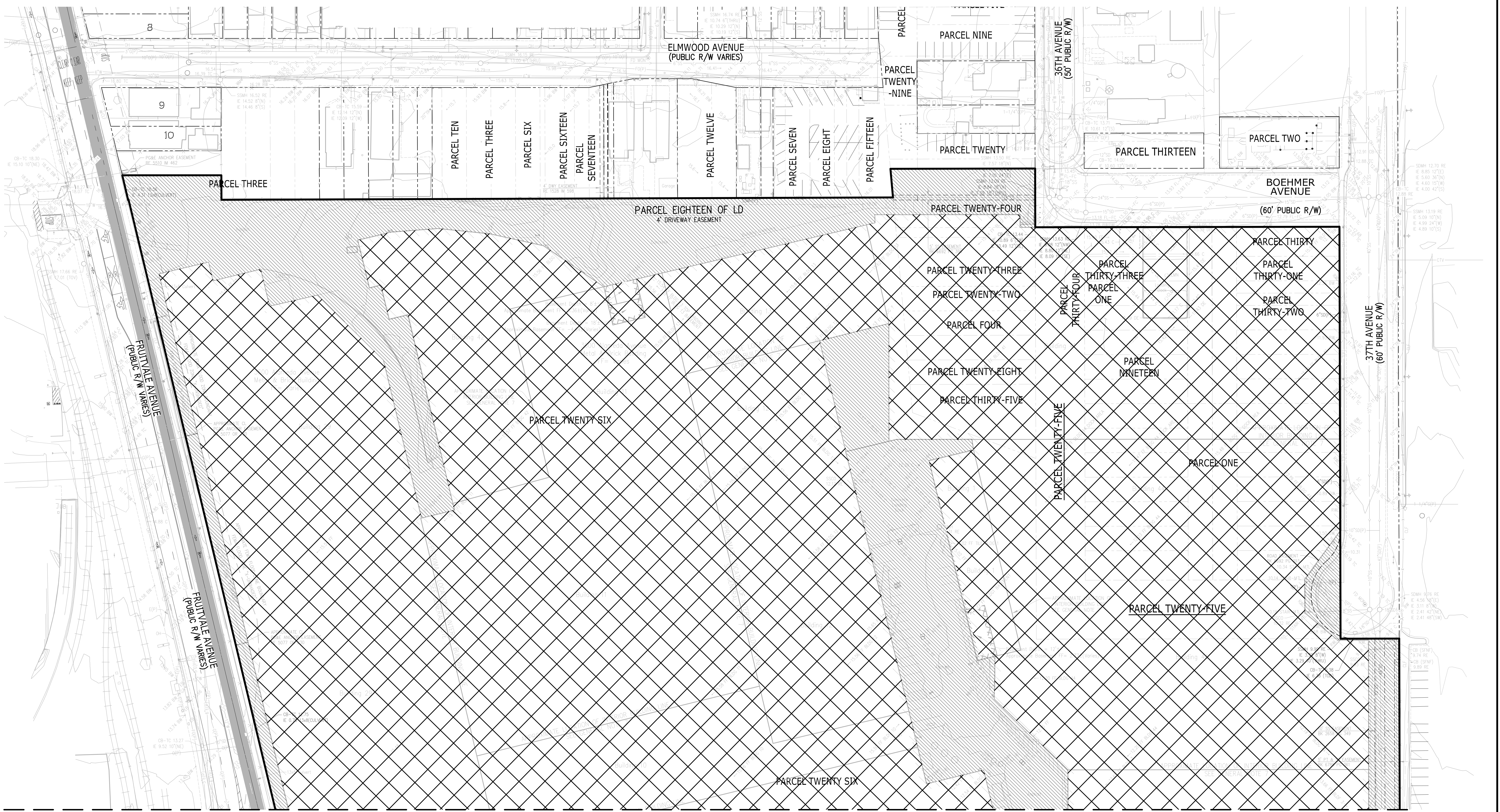
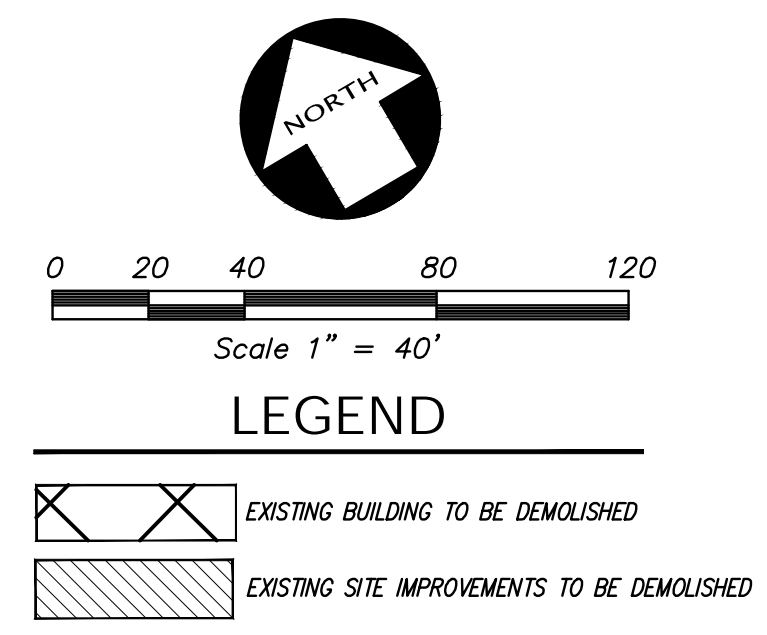
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TREE SURVEY PLAN
 OF
 3600 ALAMEDA AVENUE
 FOR
 DUKE REALTY

DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNER	DGR
DRAWN BY	REE
JOB NO.	A15642-6
SHEET	C3.3
OF	14 SHEETS

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SEE SHEET C3.5

DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNER	DGR
DRAWN BY	REE
JOB NO.	A15642-6
SHEET	C3.4
OF	14 SHEETS
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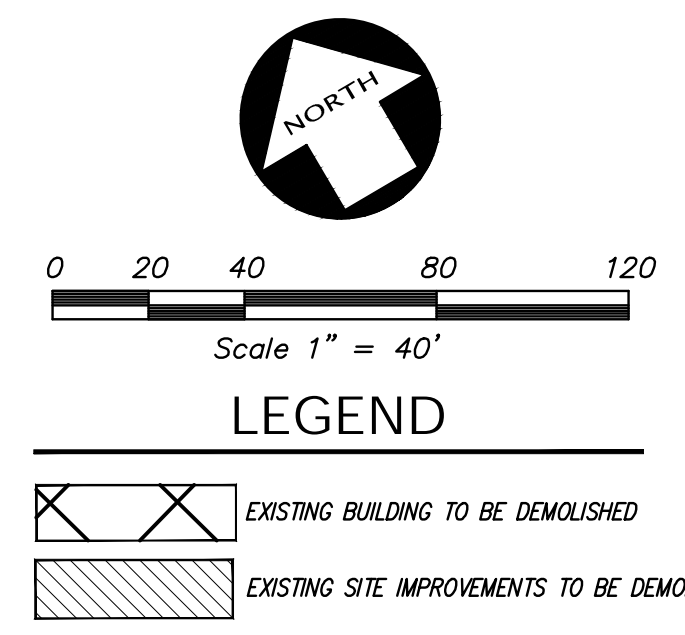
DEMOLITION PLAN
OF
3600 ALAMEDA AVENUE
FOR
DUKE REALTY



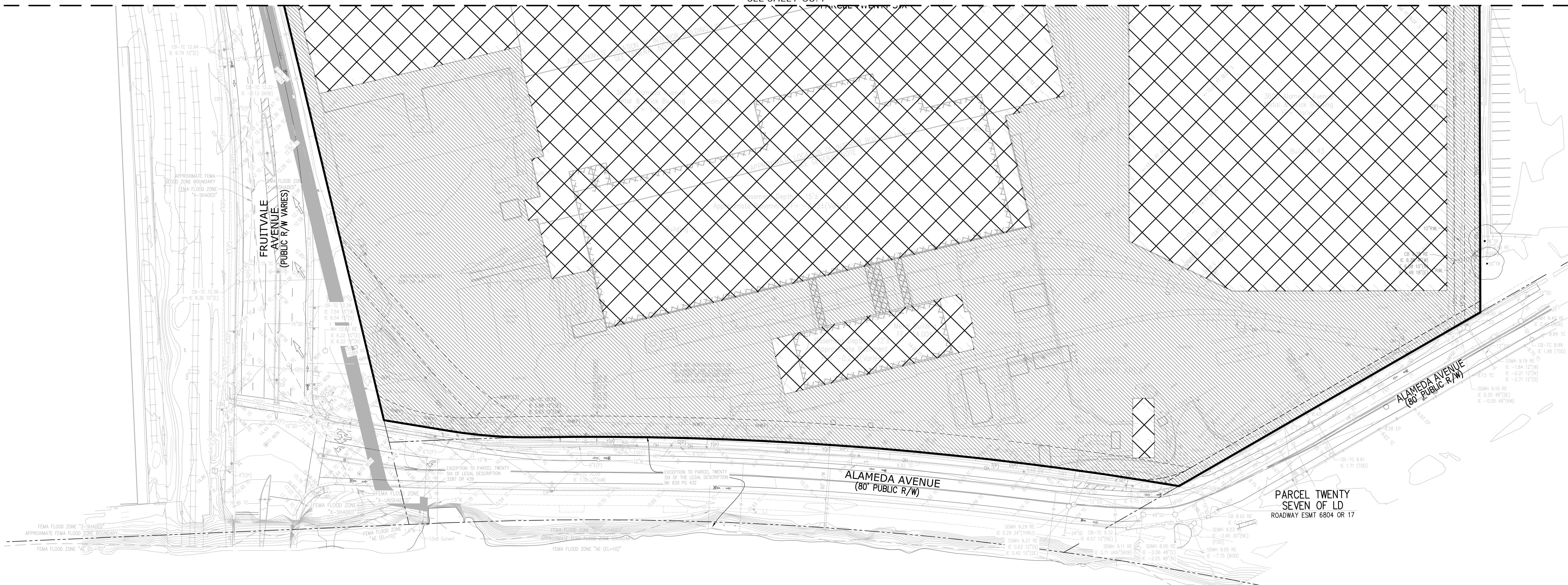
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OAKLAND

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SEE SHEET C3.4



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OAKLAND, CALIFORNIA			
DEMOLITION PLAN OF 3600 ALAMEDA AVENUE FOR DUKE REALTY			
DATE	JULY, 2021	SHEET	
SCALE	AS SHOWN	C3.5	
DESIGNER	DGR	OF	
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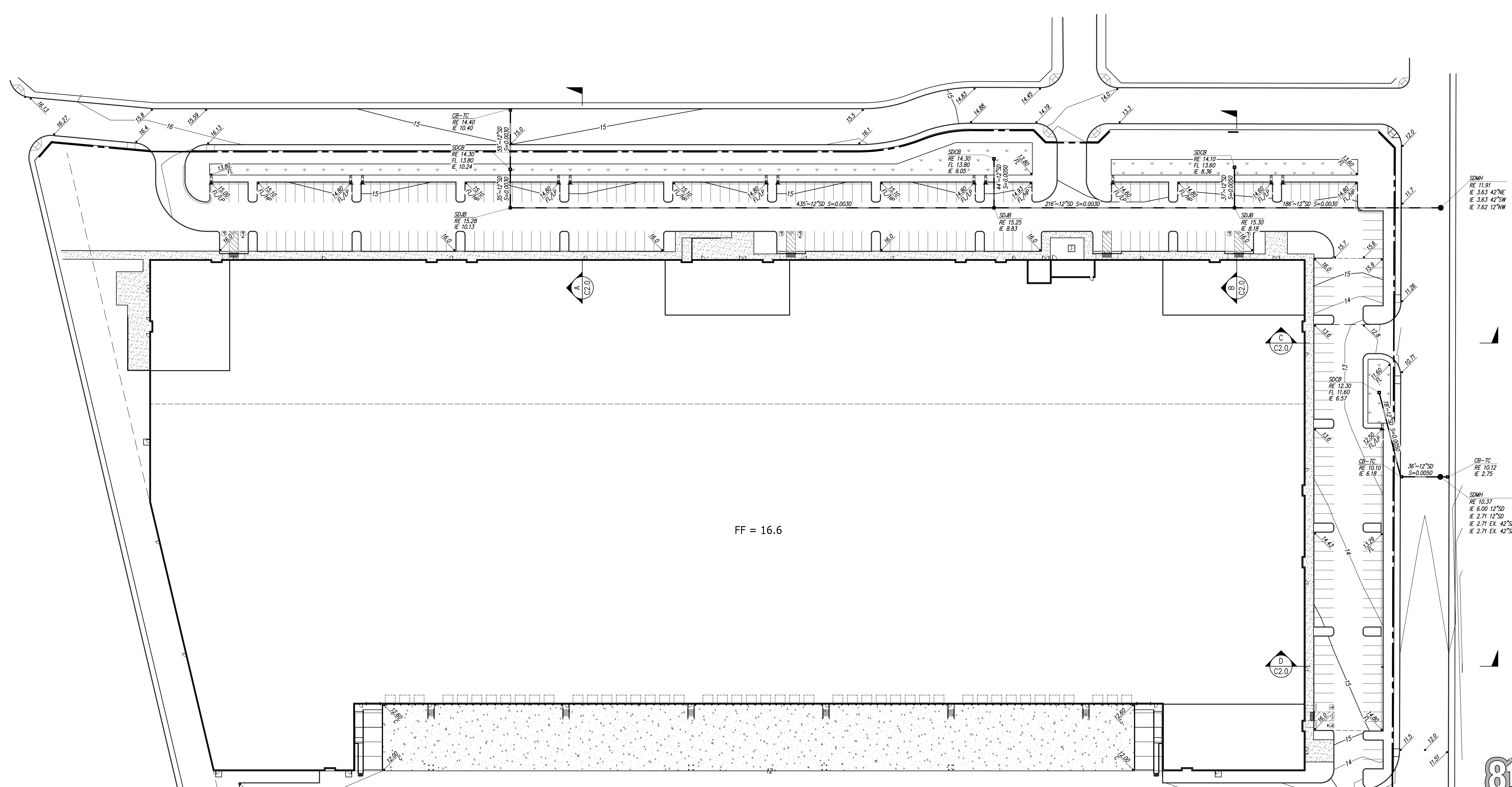
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NORTH

0 20 40 80 120
Scale 1" = 40'

LEGEND

▲	AREA DRAIN
▣	STORM DRAIN CATCH BASIN
●	STORM DRAIN JUNCTION BOX
○	STORM DRAIN MANHOLE
—	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
X'SD	STORM DRAIN LINE
TC	TOP OF CURB



SEE SHEET C4.1

PRELIMINARY SET 811
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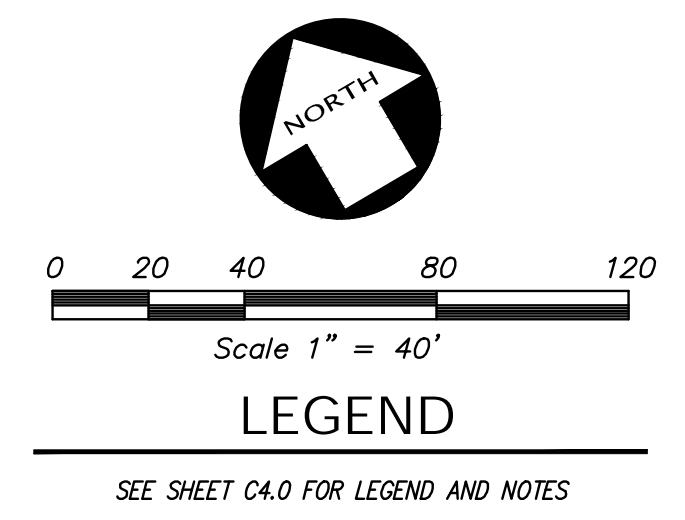
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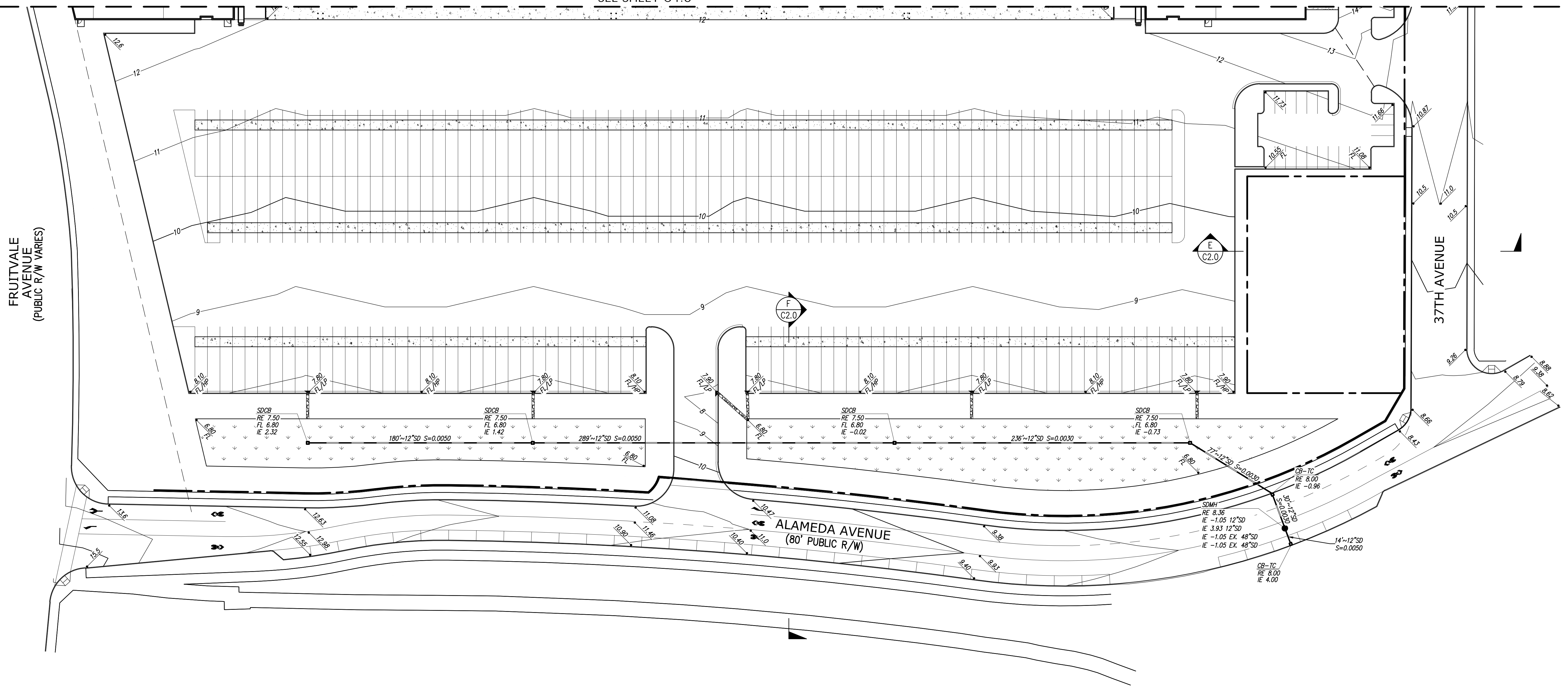
PRELIMINARY GRADING & DRAINAGE PLAN
OF
3600 ALAMEDA AVENUE
FOR
DUKE REALTY
CALIFORNIA
OAKLAND.

DATE: JULY, 2021
SCALE: AS SHOWN
DESIGNER: DGR
DRAWN BY: REE
JOB NO.: A15642-6
SHEET: C4.0
OF 14 SHEETS

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SEE SHEET C4.0



FRUITVALE AVENUE (PUBLIC R/W VARIES)

37TH AVENUE

ALAMEDA AVENUE (80' PUBLIC R/W)

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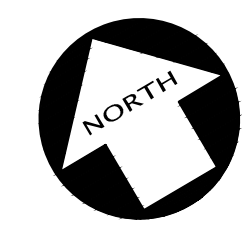
PRELIMINARY GRADING & DRAINAGE PLAN
 OF
3600 ALAMEDA AVENUE
 FOR
DUKE REALTY
 OAKLAND, CALIFORNIA

DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNER	DGR
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JOB NO.	A15642-6
SHEET	C4.1
OF	14 SHEETS

PRELIMINARY SET



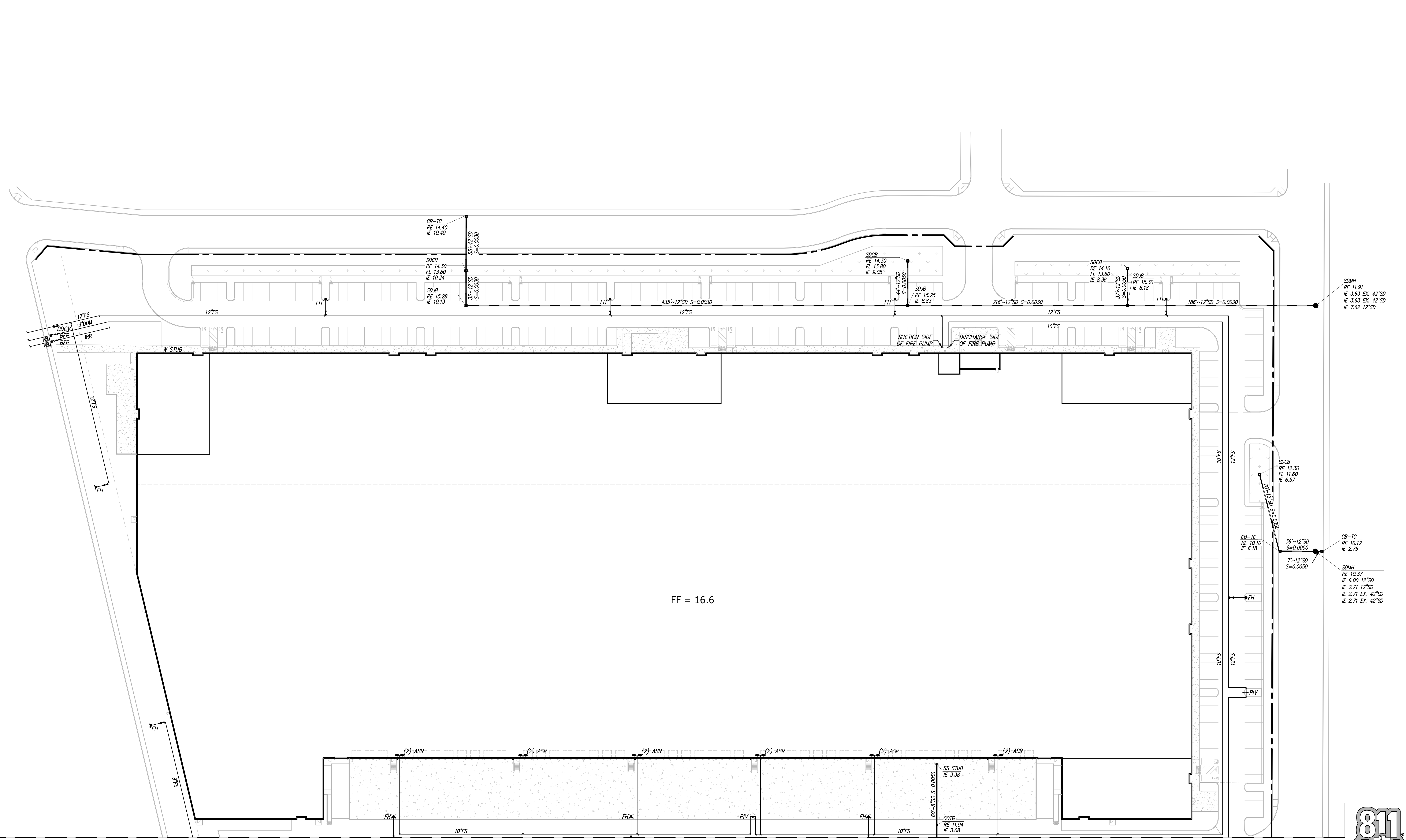
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0 20 40 80 120
Scale 1" = 40'

LEGEND

- ASR AUTOMATIC SPRINKLER RISER
- DOM DOMESTIC WATER LINE
- RE RIM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- SS SANITARY SEWER
- COTG CLEANOUT TO GRADE
- STORM DRAIN LINE
- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- DOUBLE DETECTOR CHECK VALVE
- STORM DRAIN MANHOLE
- WATER METER



SEE SHEET C5.1

PRELIMINARY SET

Know what's below.
Call before you dig.



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	1	JULY, 2021						
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	4	REE						
	5	A15642-6						
	6	C5.0						
	7	14						
	8	SHEETS						

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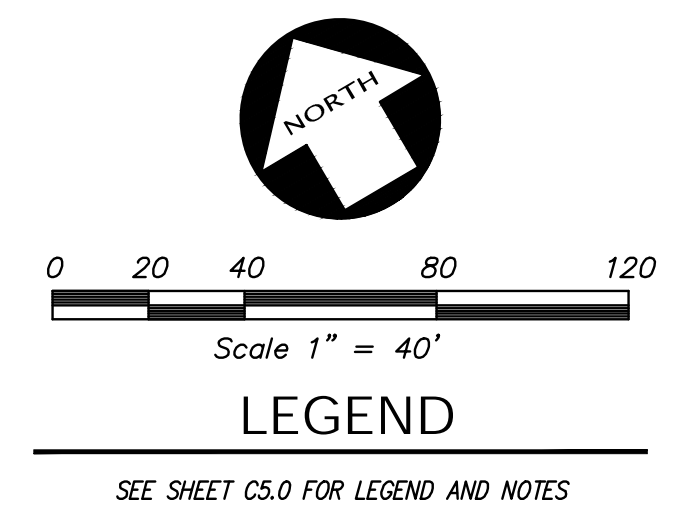
CALIFORNIA

PRELIMINARY UTILITY PLAN
 OF
 3600 ALAMEDA AVENUE
 FOR
 DUKE REALTY

OAKLAND, CALIFORNIA

DATE JULY, 2021
 SCALE AS SHOWN
 DESIGNER DGR
 DRAWN BY REE
 JOB NO. A15642-6
 SHEET C5.0
 OF 14 SHEETS

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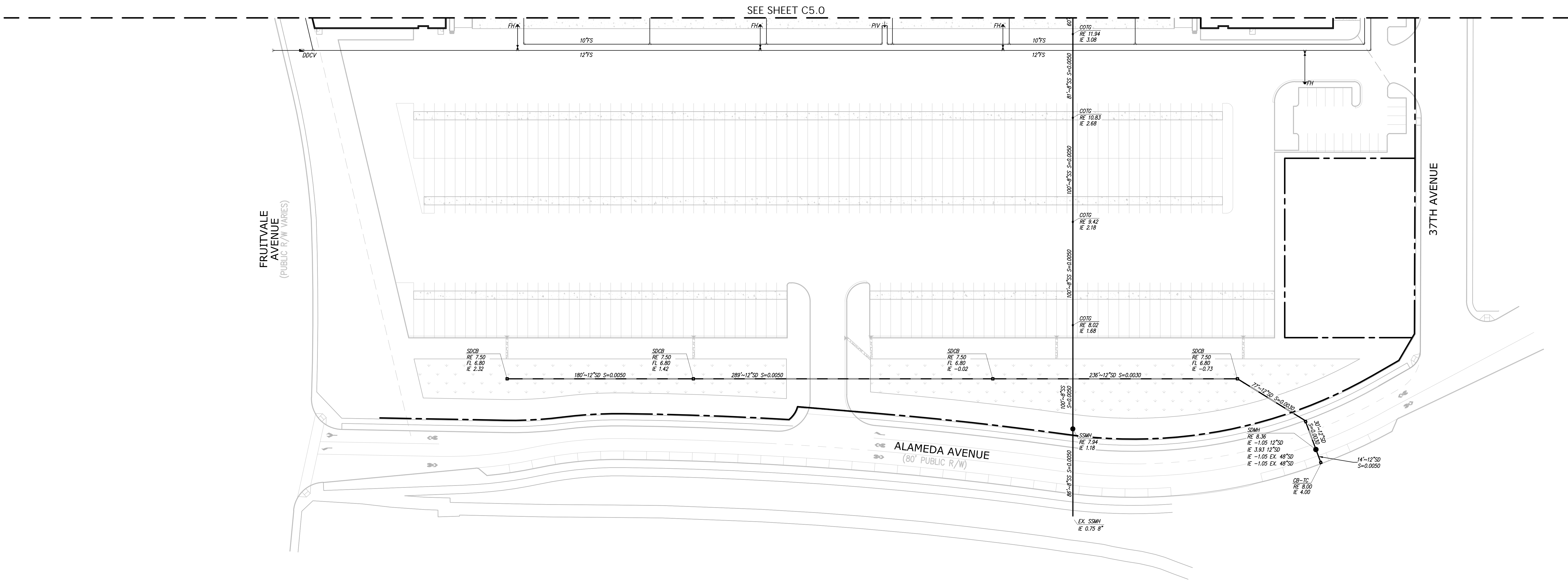
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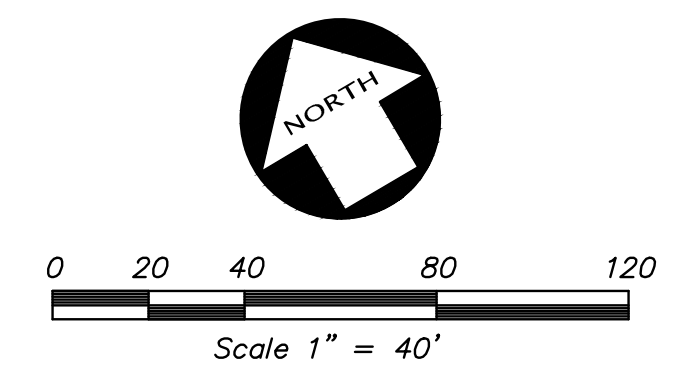
PRELIMINARY UTILITY PLAN
 OF
 3600 ALAMEDA AVENUE
 FOR
 DUKE REALTY

DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNER	DGR
DRAWN BY	REE
JOB NO.	A15642-6
SHEET	C5.1
OF	14 SHEETS

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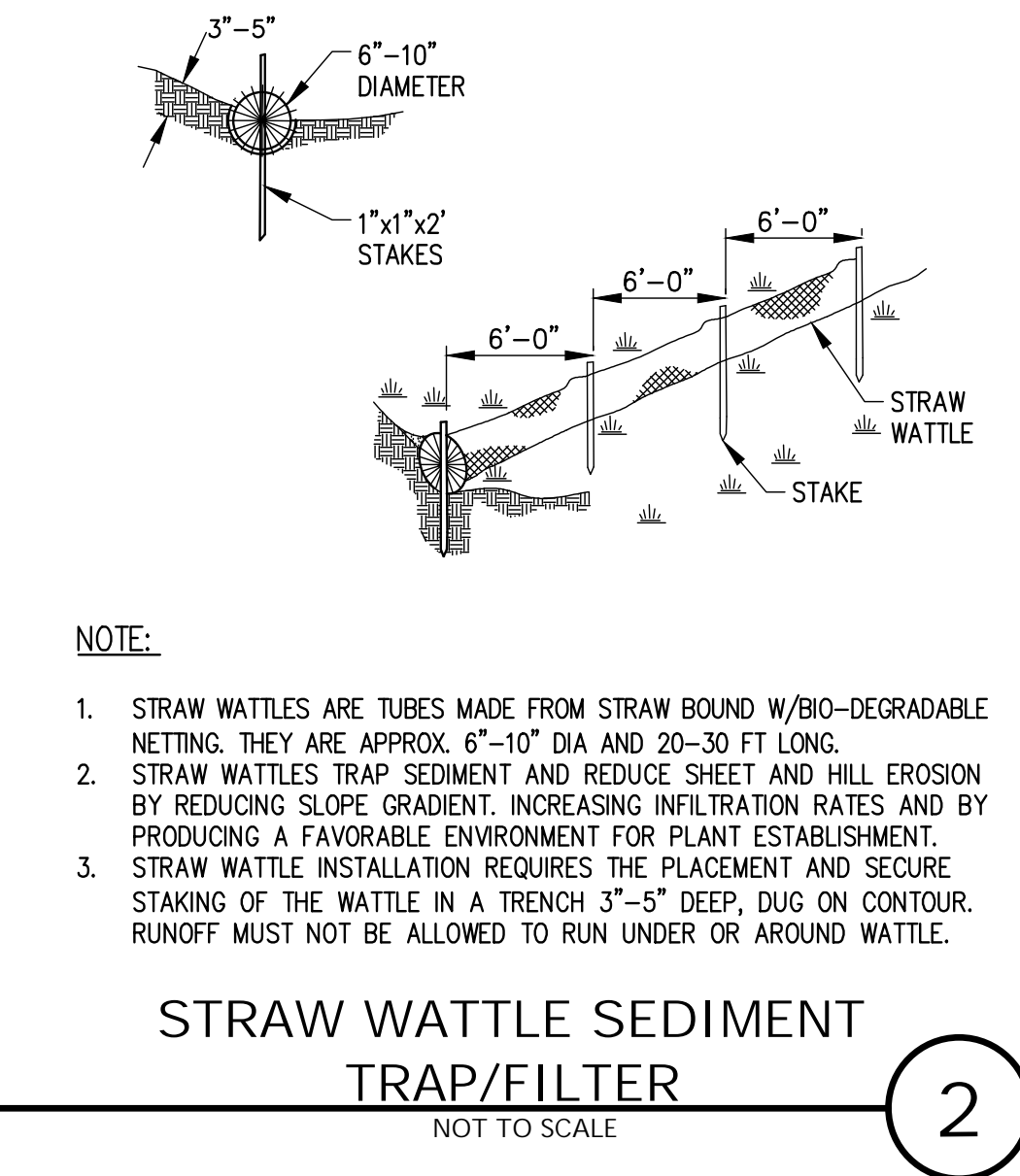
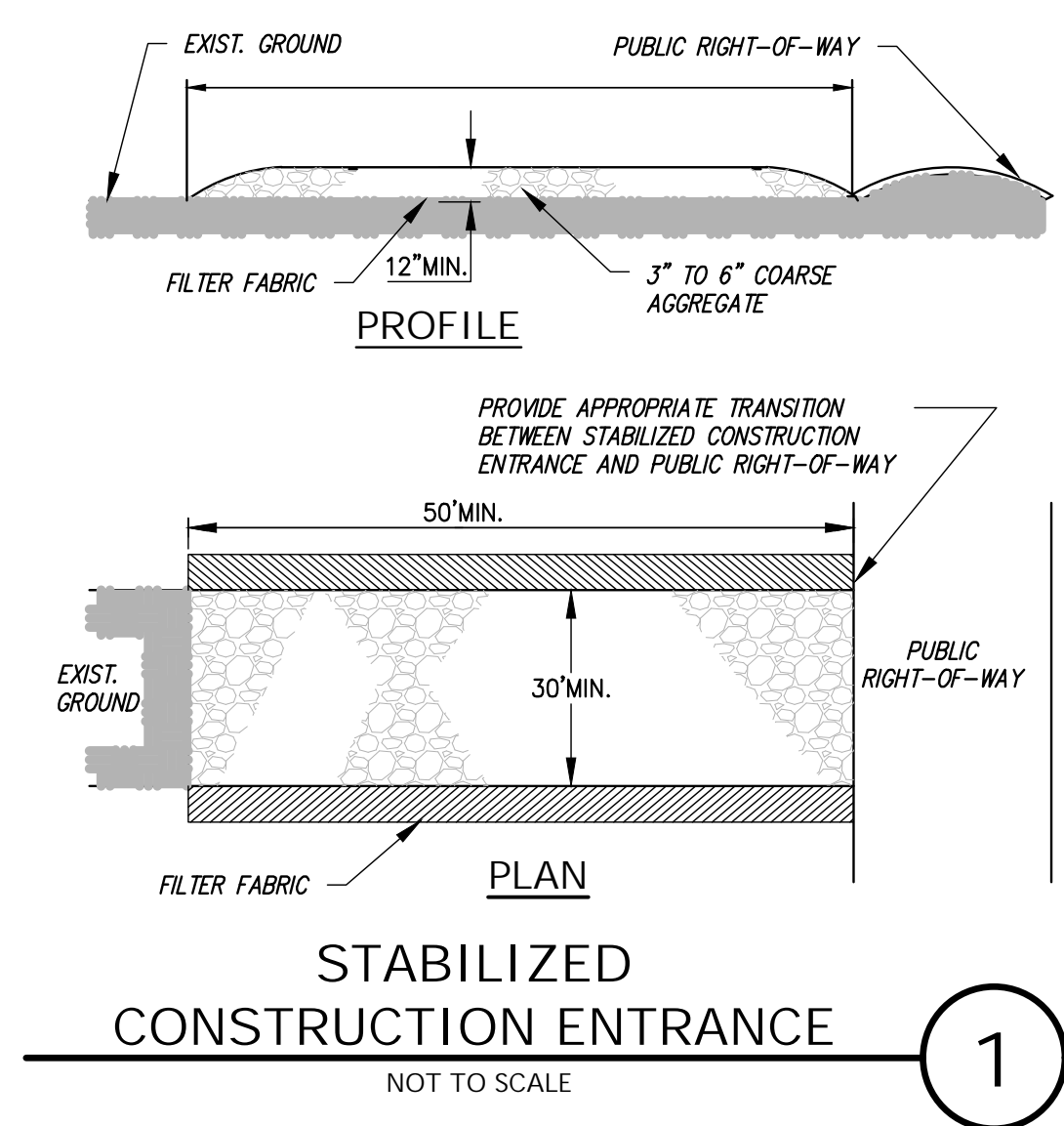


PRELIMINARY SET Know what's below.
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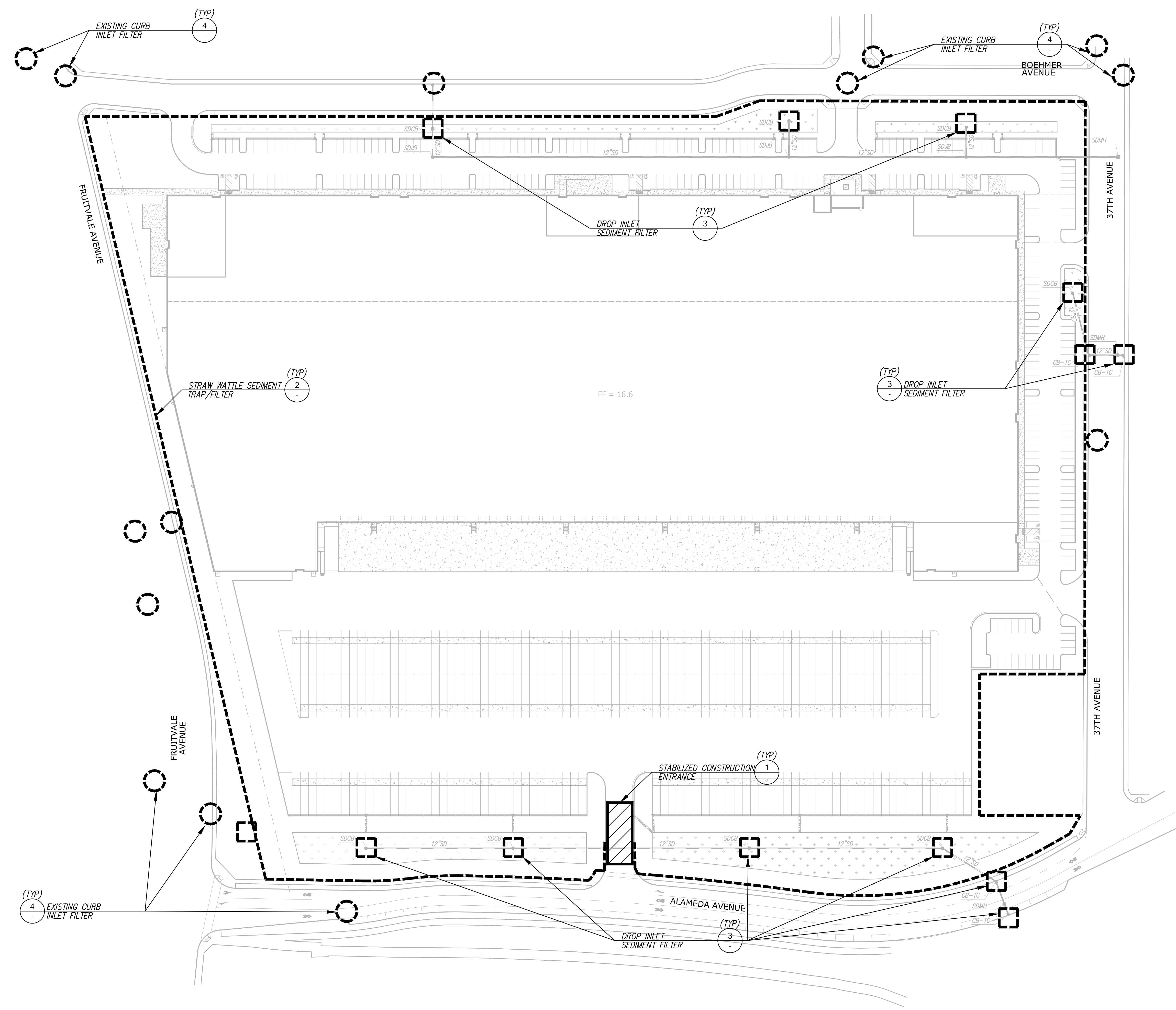
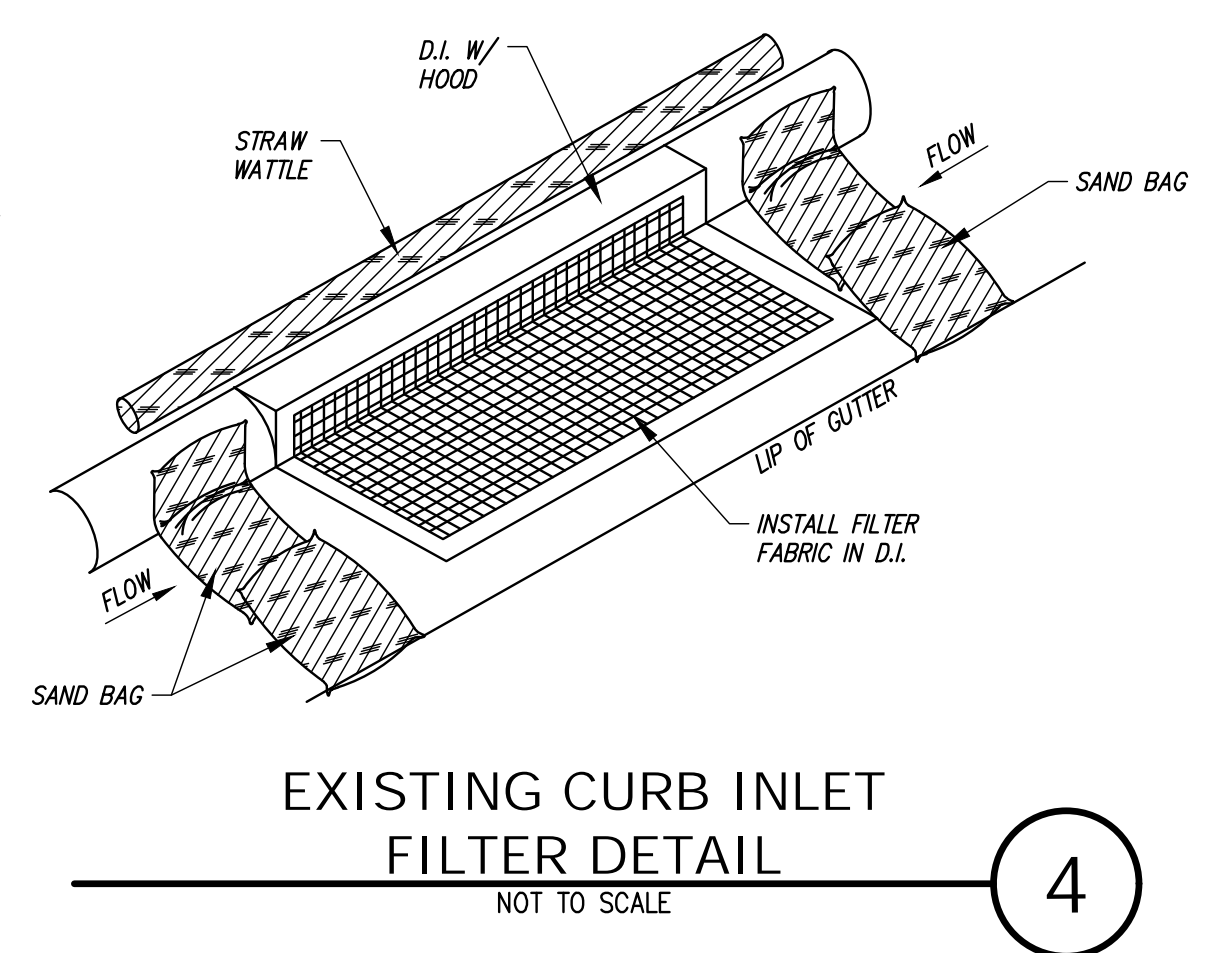
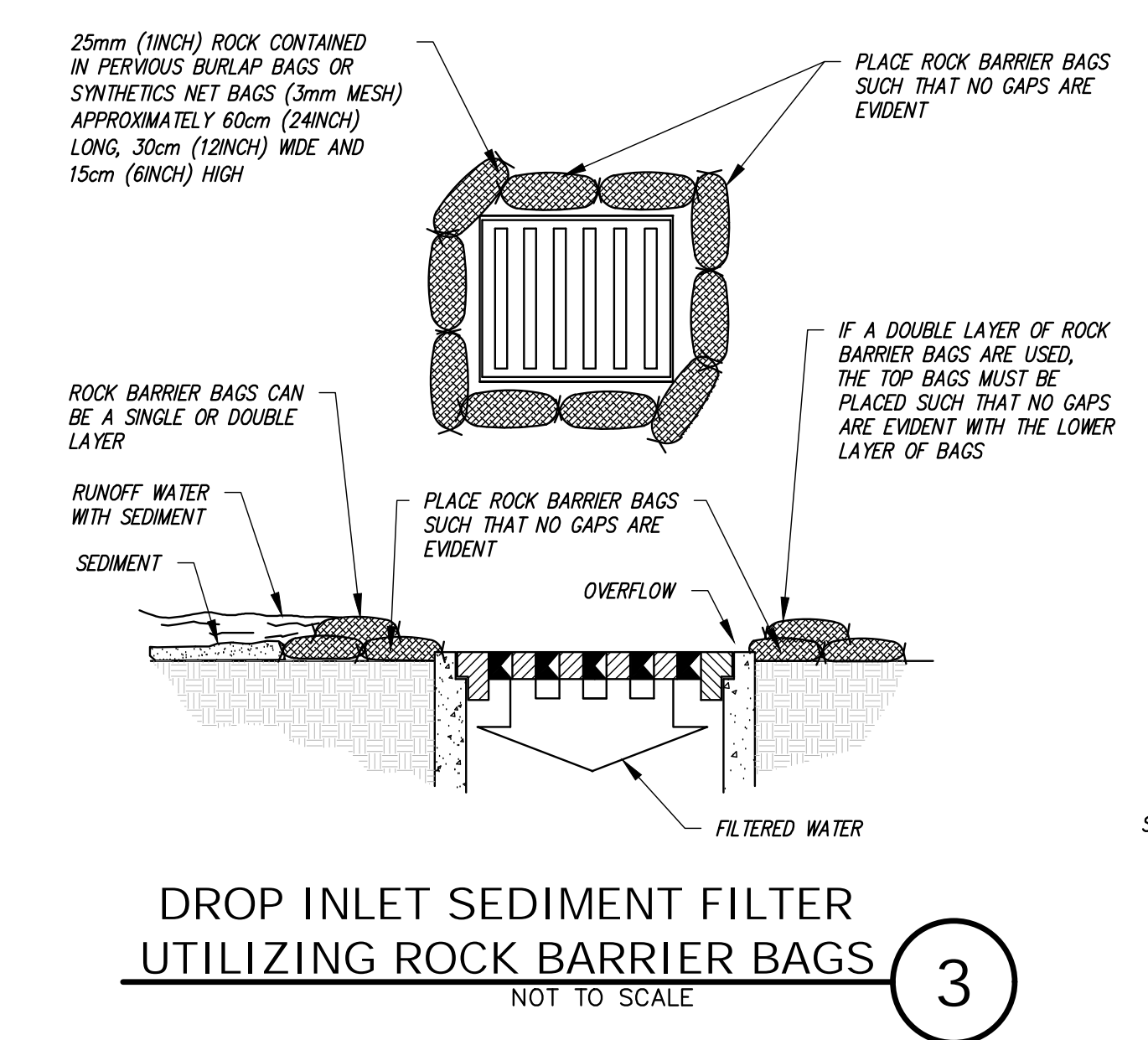
LEGEND

	1	STABILIZED CONSTRUCTION ENTRANCE
	2	STRAW WATTLE SEDIMENT TRAP/FILTER
	3	DROP INLET SEDIMENT FILTER
	4	EXISTING CURB INLET FILTER



NOTE:

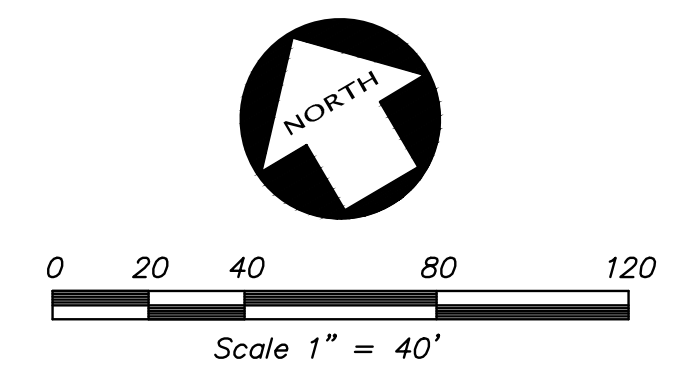
1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/BIO-DEGRADABLE NETTING. THEY ARE APPROX. 6"-10" DIA AND 20-30 FT LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET AND HILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.



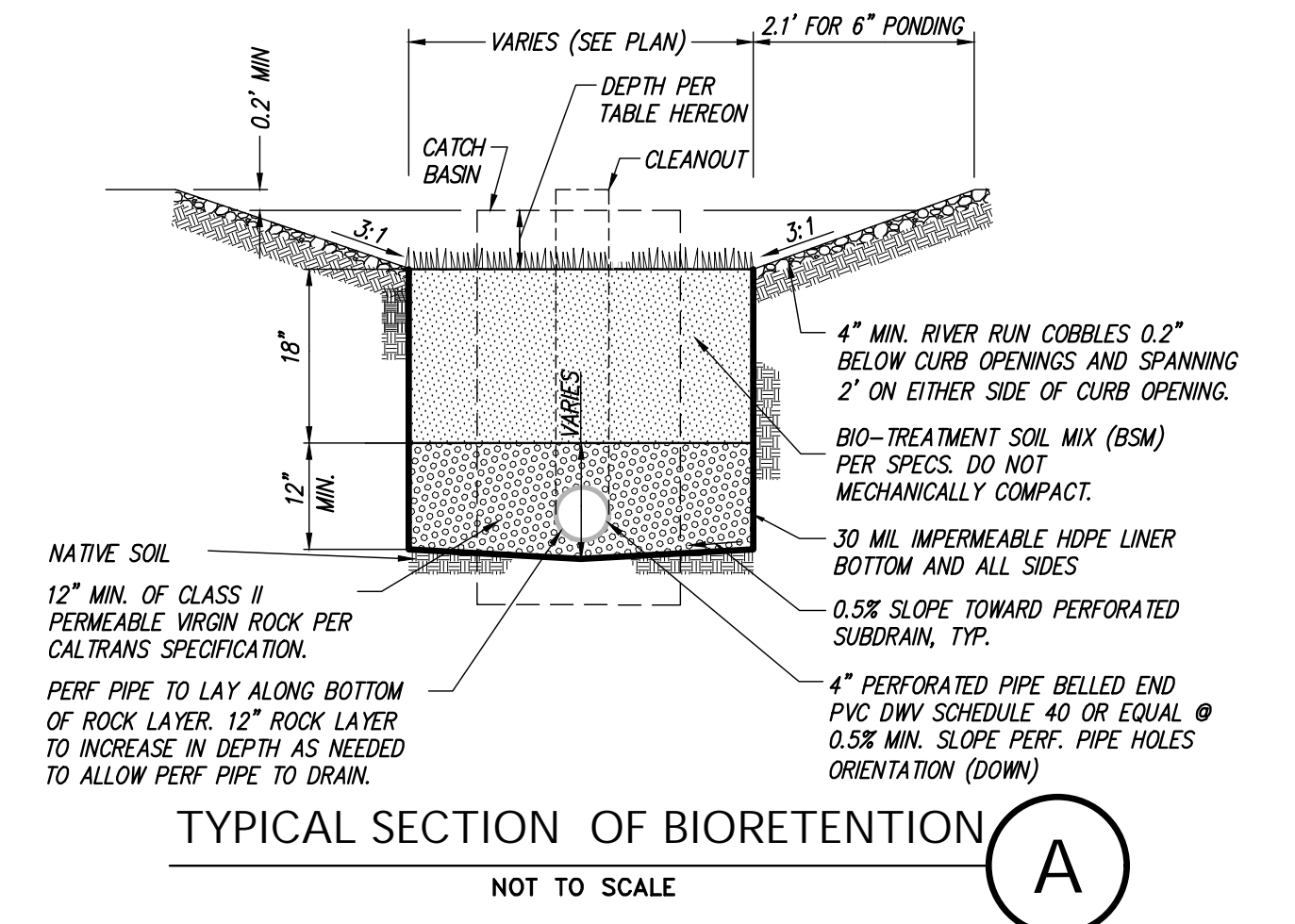
PRELIMINARY SET

NO.	REVISION
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PRELIMINARY EROSION CONTROL PLAN OF 3600 ALAMEDA AVENUE FOR DUKE REALTY	
DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNER	DGR
DRAWN BY	REE
JOB NO.	A15642-6
SHEET	C6.0
OF	14 SHEETS

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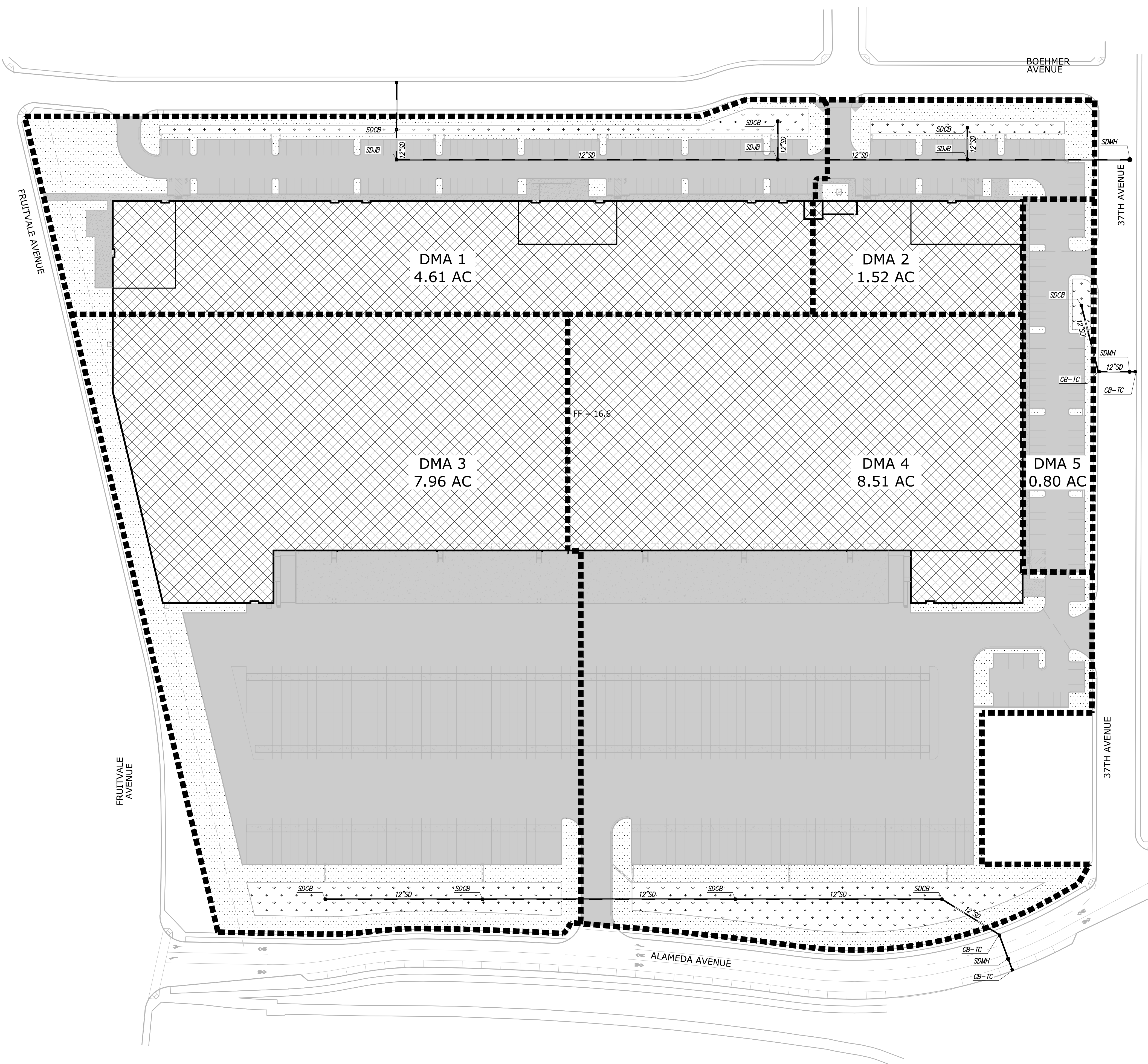
- LEGEND**
- TRIBUTARY AREA LIMITS
 - LANDSCAPE AREA
 - IMPERVIOUS ROOFTOP DRAINING TO BIO-RETENTION
 - IMPERVIOUS PAVEMENT DRAINING TO BIO-RETENTION
 - BIO-RETENTION TREATMENT AREA



STORMWATER TREATMENT MEASURES SUMMARY TABLE

Drainage Management Area (DMA)	Treatment Control Measures (TCM)	Total Drainage Area (SF)	Total Drainage Area (AC)	Pervious Area (SF)	Pervious Area (AC)	Impervious Area (SF)	Impervious Area (AC)	Effective Impervious Area* (SF)	4% Rule (SF)	BMP Provided (SF)	Sizing Ratio	Treatment Type	Sizing Method	Depth of Ponding
1	1	200,899	4.61	32,043	0.74	159,625	3.66	162,829	6,513	9,231	5.67%	Bio-retention Area	4% Method	6"
2	2	66,277	1.52	12,532	0.29	50,632	1.16	51,885	2,075	3,113	6.00%	Bio-retention Area	4% Method	6"
3	3	346,827	7.96	44,316	1.02	289,720	6.65	294,152	11,766	12,791	4.35%	Bio-retention Area	4% Method	6"
4	4	370,840	8.51	31,080	0.71	319,897	7.34	323,006	12,920	19,862	6.15%	Bio-retention Area	4% Method	6"
5	5	34,754	0.80	4,993	0.11	28,585	0.66	29,085	1,163	1,175	4.04%	Bio-retention Area	4% Method	6"
Total:		1,019,597	23.41	124,965	2.87	848,460	19.48	860,956	34,438	46,172	5.36%			

*: Effective Impervious Area is equal to Impervious Area plus 10% of the Pervious Area.



NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

PRELIMINARY STORMWATER QUALITY CONTROL PLAN
 OF
3600 ALAMEDA AVENUE
 FOR
DUKE REALTY

OAKLAND, CALIFORNIA

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DATE	JULY, 2021
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JOB NO.	A15642-6
SHEET	C7.0
OF	14 SHEETS

PRELIMINARY SET

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LANDSCAPE LEGEND

- LARGE DECIDUOUS SHADE TREE
- MEDIUM BROADLEAF EVERGREEN TREE
- STREET TREE
- FLOWERING ACCENT TREE
- PARKING AREA PLANTING - LOW TO MEDIUM FLOWERING SHRUBS w/ ACCENT PERENNIALS PARKING LOT SCREEN SHRUBS WHERE REQUIRED
- FRONTAGE PLANTING - LOW SHRUBS GROUNDCOVER MEANDERING GROUPS OF ORNAMENTAL GRASSES w/ BOULDERS
- PROJECT ACCENT PLANTING - FLOWERING SHRUBS & GROUND-COVERS, PERENNIAL ACCENTS
- FOUNDATION / SCREEN PLANTING - LARGE SCREEN SHRUBS
- SEEDED PER NATIVE BIO-RETENTION GRASSES HYDROSEED MIX
- ROCK MULCH AREA

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 24.5 AC.
TOTAL LANDSCAPE AREA: 168,491 S.F.
ORNAMENTAL LANDSCAPE AREA: 119,236 S.F.
BIO-SWALE LANDSCAPE AREA: 49,255 S.F.
PARKING AREA TREES REQUIRED 1 TREE / 10 SPACES (336 SPACES PROVIDED): 34 TREES
PARKING AREA TREES PROVIDED: 41 TREES
PARKING AREA LANDSCAPE REQUIRED 10% (TOTAL PARKING AREA 116,070 S.F.) : 11,607 S.F.
PARKING AREA LANDSCAPE PROVIDED: 20,912 S.F. (18%)
LANDSCAPE BUFFER PROVIDED AT STREET FRONTAGE 25' MIN

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME HYDROZONE	MATURE HABIT H X W
TREES				
QUERCUS ILEX	HOLLY OAK	24" BOX	VL	40' X 40'
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L	20' X 25'
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	L	50' X 30'
ULMUS 'FRONTIER'	FRONTIER ELM	24" BOX	L	50' X 60'
LAGERSTROEMIA 'DYNAMITE RED'	GRAPE MYRTLE	24" BOX	L	15' X 15'
QUERCUS COCCINEA	SCARLET OAK	24" BOX	L	50' X 40'
LAURUS N. 'SARATOGA'	SWEET BAY	24" BOX	L	25' X 20'
EVERGREEN SCREENING SHRUBS				
DODONEA VISCOSA	HOPBUSH	5 GAL.	L	10' X 10'
HEMEROMELES ARBUTIFOLIA	TOYON	5 GAL.	VL	8' X 12'
CEANOTHUS 'RAY HARTMAN'	CEANOTHUS	5 GAL.	L	6' X 8'
ARBUTUS U. 'COMPACTA'	DW. STRAWBERRY	5 GAL.	L	8' X 10'
GRASSES				
FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	L	2' X 3' PLANT 3' OC
PENNISETUM S. 'HAMMILIN'	DW. FOUNTAIN GRASS	1 GAL.	L	3' X 3'
LOMANDRA L. 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3' PLANT 3' OC
PENNISETUM S. 'EATON CANYON'	DW. FOUNTAIN GRASS	1 GAL.	L	3' X 3' PLANT 3' OC
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'
SHRUBS				
ACACIA REDOLENS	PROSTRATE ACACIA	5 GAL.	L	6' X 6'
OLEA 'LITTLE OLLIE'	DW. FRUITLESS OLIVE	5 GAL.	L	6' X 6'
NERIUM OLEANDER 'PETITE SALMON'	PETITE OLEANDER	5 GAL.	L	5' X 5'
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	4' X 5'
CALLISTEMON 'LITTLE JOHN'	DW. BOTTLEBRUSH	5 GAL.	L	3' X 4'
ROSMARINUS O. 'COLLINGHAM INGRED'	ROSEMARY	5 GAL.	L	4' X 4'
CISTUS X 'SKANBERGII'	SKANBURG ROCKROSE	5 GAL.	L	3' X 5'
SALVIA C. 'POZO BLUE'	CLEVELAND SAGE	5 GAL.	L	3' X 3'
LEUCOPHYLLUM F. 'COMPACTA'	TEXAS RANGER	5 GAL.	L	5' X 5'
MYOPORUM P. 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GAL.	L	1' X 7'
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' X 3'
BACCHARIS P. 'CONSANGUINEA'	COYOTE BRUSH	5 GAL.	L	2' X 6'
LANTANA 'DWARF YELLOW'	DWARF YELLOW LANTANA	1 GAL.	L	2' X 5'
LAVATERA 'BURGUNDY WINE'	TREE MALLOW	5 GAL.	L	4' X 5'
WESTRINGIA F. 'GREY BOX'	DW. COAST ROSEMARY	1 GAL.	L	2' X 3'
SALVIA G. 'FURMAN'S RED'	RED AUTUMN SAGE	5 GAL.	L	3' X 3'
LAGERTROEMIA 'POCOMOKE'	GRAPE MYRTLE	5 GAL.	L	4' X 4'
SALVIA C. 'AROMAS'	CLEVELAND SAGE	5 GAL.	L	4' X 6'
PERENNIALS				
TULBAGHIA V. 'TRICOLOR'	SOCIETY GARLIC	1 GAL.	L	1' X 1.5'
VERBENA LILACINA 'DE LA MINA'	VERBENA	1 GAL.	L	2' X 4'
ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	2' X 2'
DIETES V. 'VARIEGATA'	FORT NIGHT LILY	1 GAL.	L	3' X 3'

MULCH LEGEND

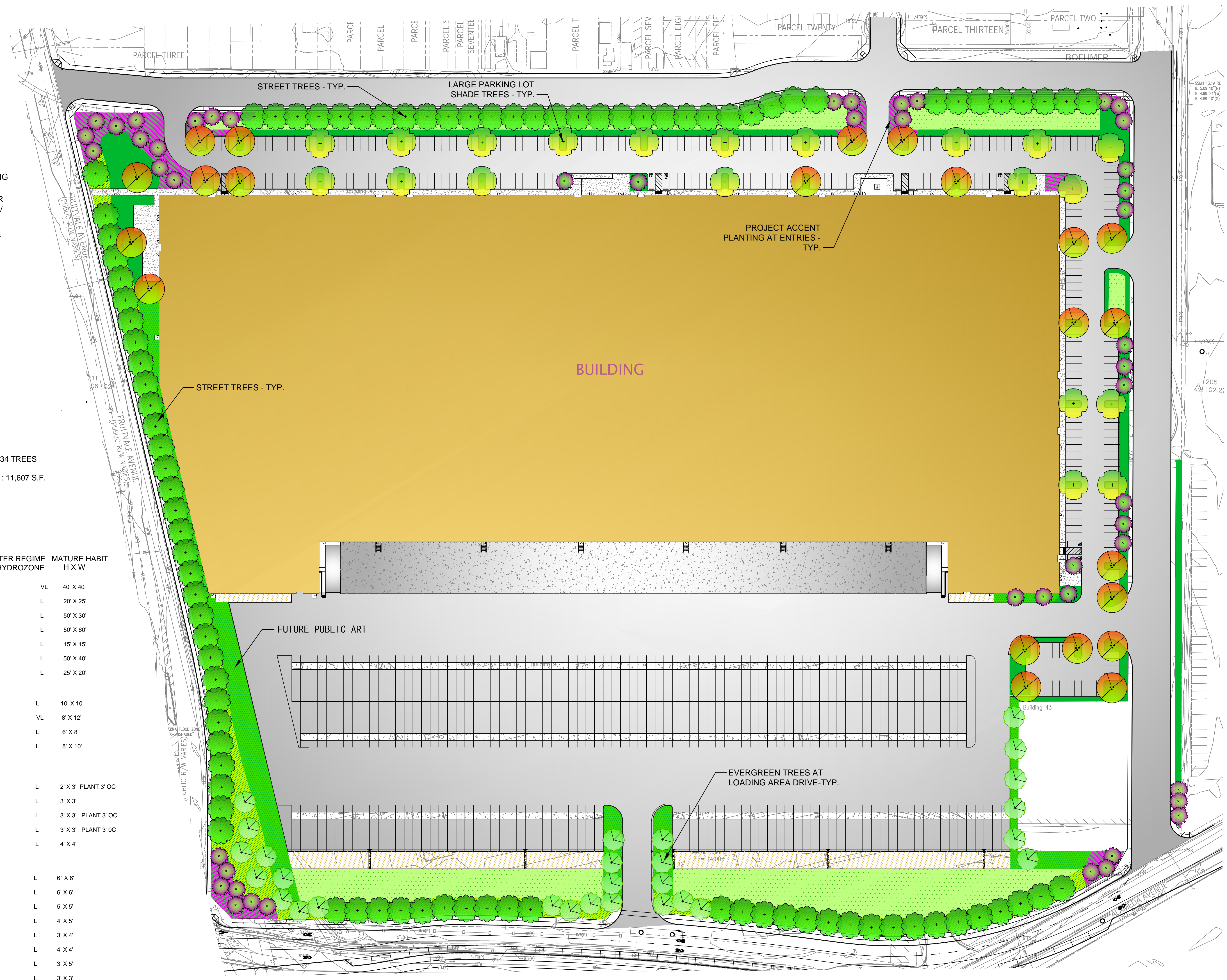
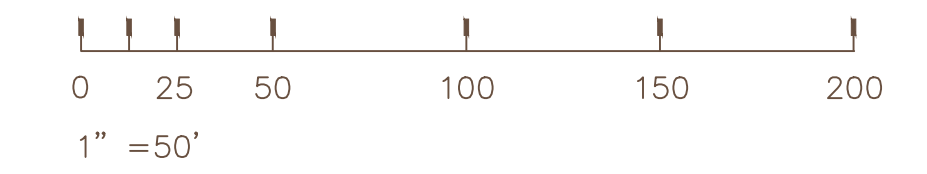
COMBINATION OF MULCHES TO BE UTILIZED IN FINAL DESIGN
3" MINIMUM DEPTH OF DARK BROWN BARK MULCH ALL PLANTERS EXCEPT:
3" MINIMUM DEPTH OF 1" MOCHA ROCK IN PARKING ISLANDS AND TRAILER PARKING PERIMETER

WATER EFFICIENT LANDSCAPE REQUIREMENTS

AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING
IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
RAIN SENSOR SENSOR TO IS SPECIFIED
SOIL AMENDMENTS TO BE INCORPORATED
PLANTER SURFACE AREAS TO BE MULCHED
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 50'



WATER EFFICIENT LANDSCAPE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE 2015 WATER EFFICIENT LANDSCAPE ORDINANCE AND SHALL SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

B. Hatch
BARBARA M. HATCH ASLA

DUKE ALMEDA HYDROZONE INFORMATION TABLE
Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Table reflects irrigated areas only. Rock areas with no plant material and non-irrigated seeded bio-swales, are excluded in the landscape square footage.

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
LW Trees and Shrubs High Density	Parking area planting - Low to medium flowering shrubs w/ accent perennials parking lot screen shrubs where required	Drip/Bubbler	47,177	28%
LW Trees and Shrubs Med Density	Frontage planting - Low shrubs groundcover meandering groups of ornamental grasses w/ boulders	Drip/Bubbler	37,068	22%
LW Trees and Shrubs Low Density	Foundation and screen planting - Large screen shrubs	Drip/Bubbler	33,698	20%
LW Bio-Retention	Seeded native grasses	Spray	49,255	30%
Total			167,198 sq. ft.	100%

Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants
VLW = Very Low Water Use - Non Irrigated
Trees are assumed @ 40 sq. ft. area for watering each.

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name ET_c of City from Appendix A

Item	Value
ET _c (inches/year)	47.00
Overhead Landscape Area (ft ²)	49,255
Drip Landscape Area (ft ²)	117,943
SLA (ft ²)	0
Total Landscape Area	167,198
Results:	
(ET _c × 0.62) × [(0.45 × LA) + (1.0 - 0.45) × SLA]	
Galons	-
Cubic Feet	-
HCF	-
Acres-feet	-
Millions of Gallons	-
MAWA calculation incorporating Effective Precipitation (Optional)	
ET _c of City from Appendix A	47.00
Total Landscape Area	167,198
Special Landscape Area	0
SLA (ft ²)	0
Total annual precipitation (inches/year)	16
Enter Effective Precipitation	4.00
Expct (Hyd)(25% of total annual precipitation)	
Results:	
MAWA = [(ET _c - Expct) × (0.62)] × [(0.45 × LA) + (1.0 - 0.45) × SLA]	
Galons	2,085,874
Cubic Feet	288,147.26
HCF	2,681.47
Acres-feet	6.18
Millions of Gallons	2.01

Estimated Total Water Use

Equation: ETWU = ET_c × 0.62 × (LW + VLW) + MAWA × 0.62

Enter values in Pale Blue Cells

ET_c of City from Appendix A

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.85

Plant Water Use Type

Hydrozone	Plant Water Use Type	Plant Factor (PF)	Hydrozone Area (HA)	Enter Irrigation Efficiency (IE)	PF × HA × IE (GAL)
LW Trees and Shrubs High Density	Drip	0.85	117,943	0.85	1,085,115
LW Trees and Shrubs Med Density	Drip	0.85	37,068	0.85	411,120
LW Trees and Shrubs Low Density	Drip	0.85	33,698	0.85	371,118
LW Bio-Retention	Spray	0.10	49,255	0.10	5,418
Total					1,872,771

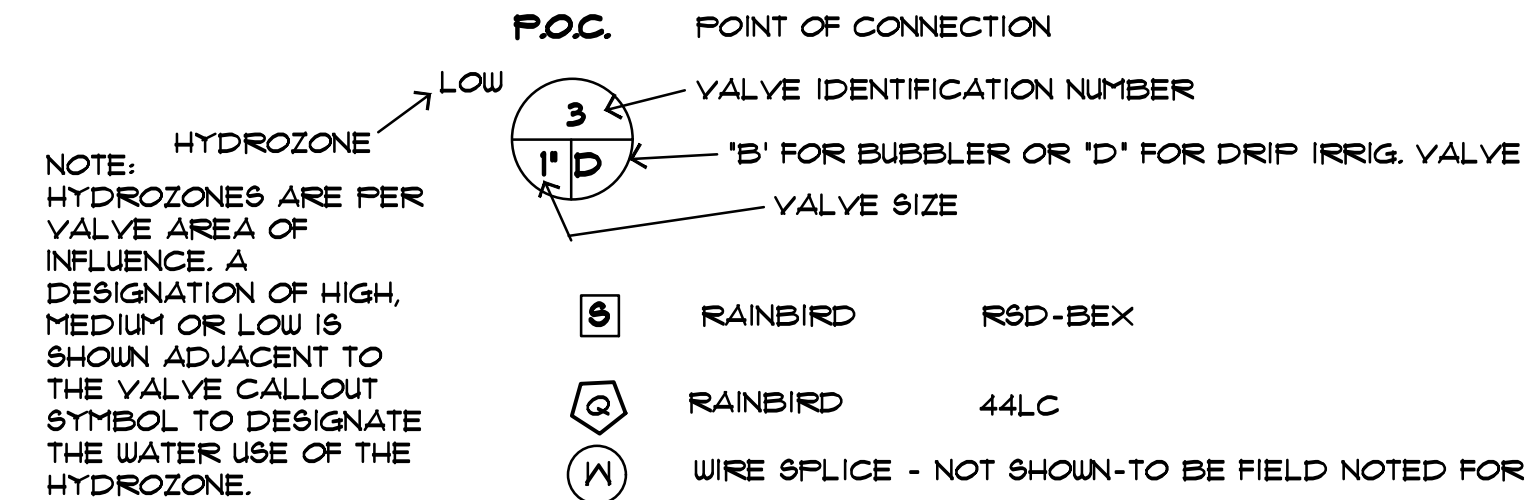
Results: MAWA = 1,881,888

ETWU = 1,881,888

ETWU complies with MAWA

PRELIMINARY IRRIGATION LEGEND:

SYMBOL	MFG.	SERIES/MODEL	DESCRIPTION	P91	RADIUS	GPM
NOT SHOWN	RAINBIRD	5012FCSAMR NOZ. 14	ROTOR 12" POPUP	45	42"	4.0
NOT SHOWN	RAINBIRD	5012FCSAMR NOZ. 9	ROTOR 12" POPUP	45	42"	3.0
NOT SHOWN	HUNTER	MP ROTATOR 2000 PRS40-12	ROTOR 12" POPUP	40	39"	.43,11,10,148
NOT SHOWN	RAINBIRD	RUB(2) WITH (1/40) BUBBLER EA.	PRESS. COMP. BUBBLERS	30	30"	.25 ea. (2 PER TREE)
☉	RAINBIRD	FEB SERIES (W/ PRESSURE REGULATOR ON ALL ZONES)	REMOTE CONTROL VALVE (SIZE AS NOTED) PRESSURE REGULATOR 40 P91			
☐	RAINBIRD	XCZ-100 -FEB-COM W/ PRESS. VALVE	1" DRIP CONTROL VALVE ASSEMBLY 30 psi (W/200 MESH SCREEN)			
☐	NIBCO	T-FF600	FULL PORT BRASS BALL VALVE SIZE PER MAINLINE SEE DETAIL THIS SHEET FOR LOCATION			
⊕	NIBCO	T-113-K	BRONZE GATE SHUT OFF VALVE W/ CROSS HANDLE SIZE PER PIPE			
☐	RAINBIRD	ESP-LXME W/ IQ3G-USA CARTRIDGE	MODULAR SERIES WALL MOUNT CONTROLLER W/MODULES 24 STA.			
⊕	RAINBIRD	F9150P	1 1/2" FLOW SENSOR INSTALL PER MFG. SPECIFICATIONS			
⊕	RAINBIRD	PE9B	1 1/2" MASTER CONTROL VALVE			
NOT SHOWN	LATERAL	8CH 40 (SIZE PER NOTES)	INSTALL 1/2" MIN. BELOW FINISH GRADE RUN A 1" LATERAL TO ALL INDIVIDUAL TREE BUBBLERS PER VALVE. PURPLE PIPE FOR FUTURE			
NOT SHOWN	DRIP LATERAL	1" SCH. 40 PVC	INSTALL 1/2" MIN. BELOW FINISH GRADE (NOT SHOWN) RUN A 1" LATERAL TO ALL INDIVIDUAL PLANTER AREAS PER VALVE. PURPLE PIPE FOR FUTURE			
-----	IRRIG. MAIN	2 1/2" SCH 40 PVC unless noted otherwise	INSTALL 6" MIN. BELOW FINISH GRADE ADD WARNING TAPE 6" DEPTH ABOVE PIPE. PURPLE PIPE FOR FUTURE			
---	DRIP ZONE	3/4" FLEXIBLE TUBING	INSTALL 6" MIN. BELOW FINISH GRADE (NOT SHOWN) SINGLE OUTLET (SELF FLUSHING) PRESSURE COMPENSATING -INSTALL DRIP TO ALL PLANTS (2) 1/2 GPH/1 GAL, 2 GPH/5 GAL, 3 GPH/15 GAL, 4 GPH/24" OR 36" BOX (NOT SHOWN) 2" (MIN.) LARGER THAN IRRIG. PIPE (MIN. 4" DIA.)			
----	PEPCO TORO	TURBO-SC EMITTERS	INSTALL 6" SPECIFIED DEPTH PER MAIN LINE OR LATERAL PIPE. EXTEND 6" 12" BEYOND PAVEMENT, STAKE TO MARK. PURPLE PIPE FOR MAINLINE			
-----	SLEEVE	8CH. 40 PVC				
POC			POINT OF CONNECTION			
3			VALVE IDENTIFICATION NUMBER			
1"			'B' FOR BUBBLER OR 'D' FOR DRIP IRRIG. VALVE			
3"			VALVE SIZE			
☐	RAINBIRD	RSD-BEX	RAIN SENSOR INSTALL PER MFG. DIRECTION. (HARD WIRE TO CONTROLLER PER MFG. DIRECTION)			
☐	RAINBIRD	44LC	1" QUICK COUPLER VALVE, 2 PIECE BODY W/ LOCKING COVER			
(N)			WIRE SPLICE - NOT SHOWN-TO BE FIELD NOTED FOR ASBULT DRAWINGS			
(D)			MAINLINE DRAIN-NOT SHOWN-TO BE FIELD NOTED FOR ASBULT DRAWINGS			



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Consultants:

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STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title:
PRELIMINARY
LANDSCAPE PLAN

Project Number: 20387
Drawn by: TSP
Date: 08/18/2021

Revision:
