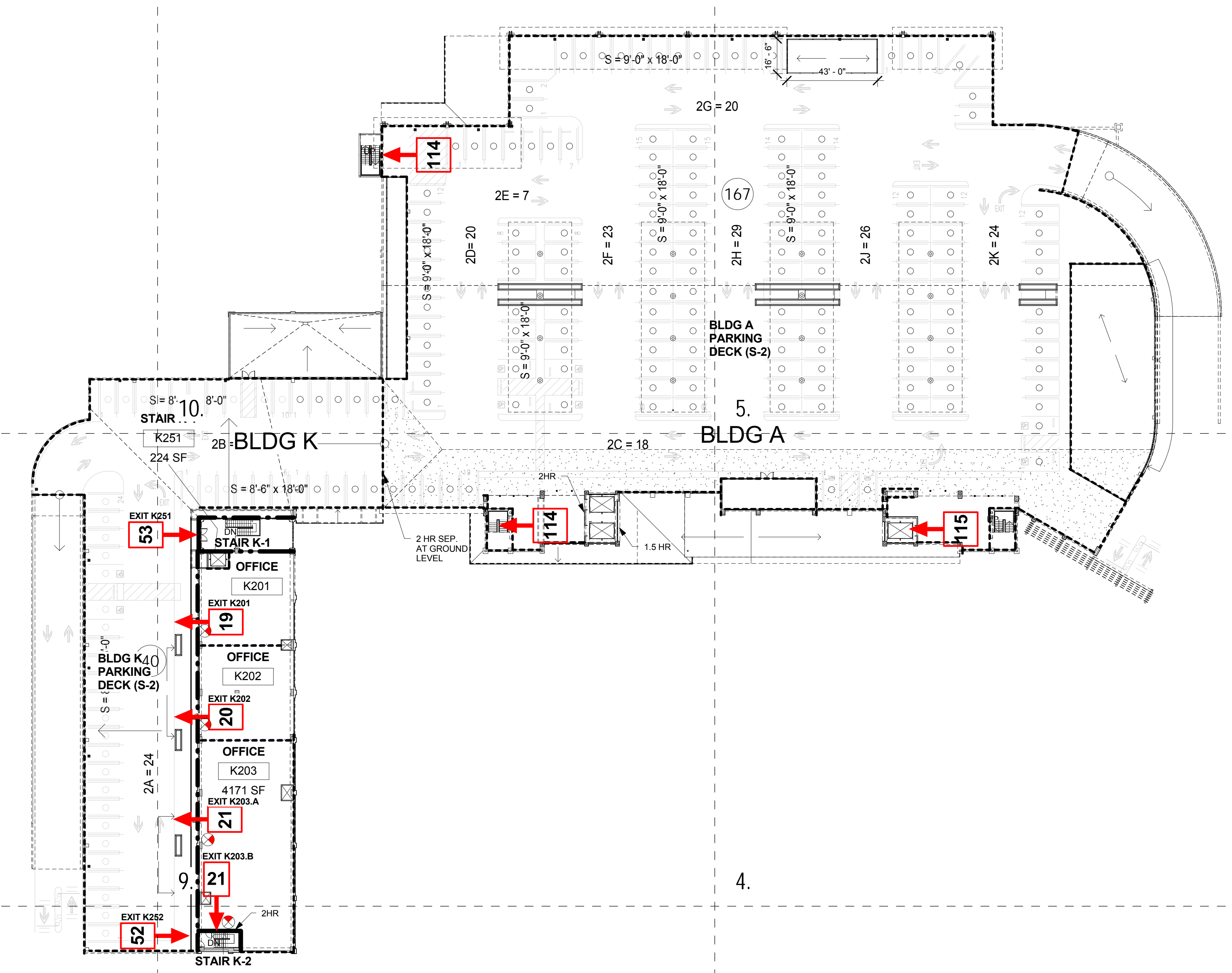


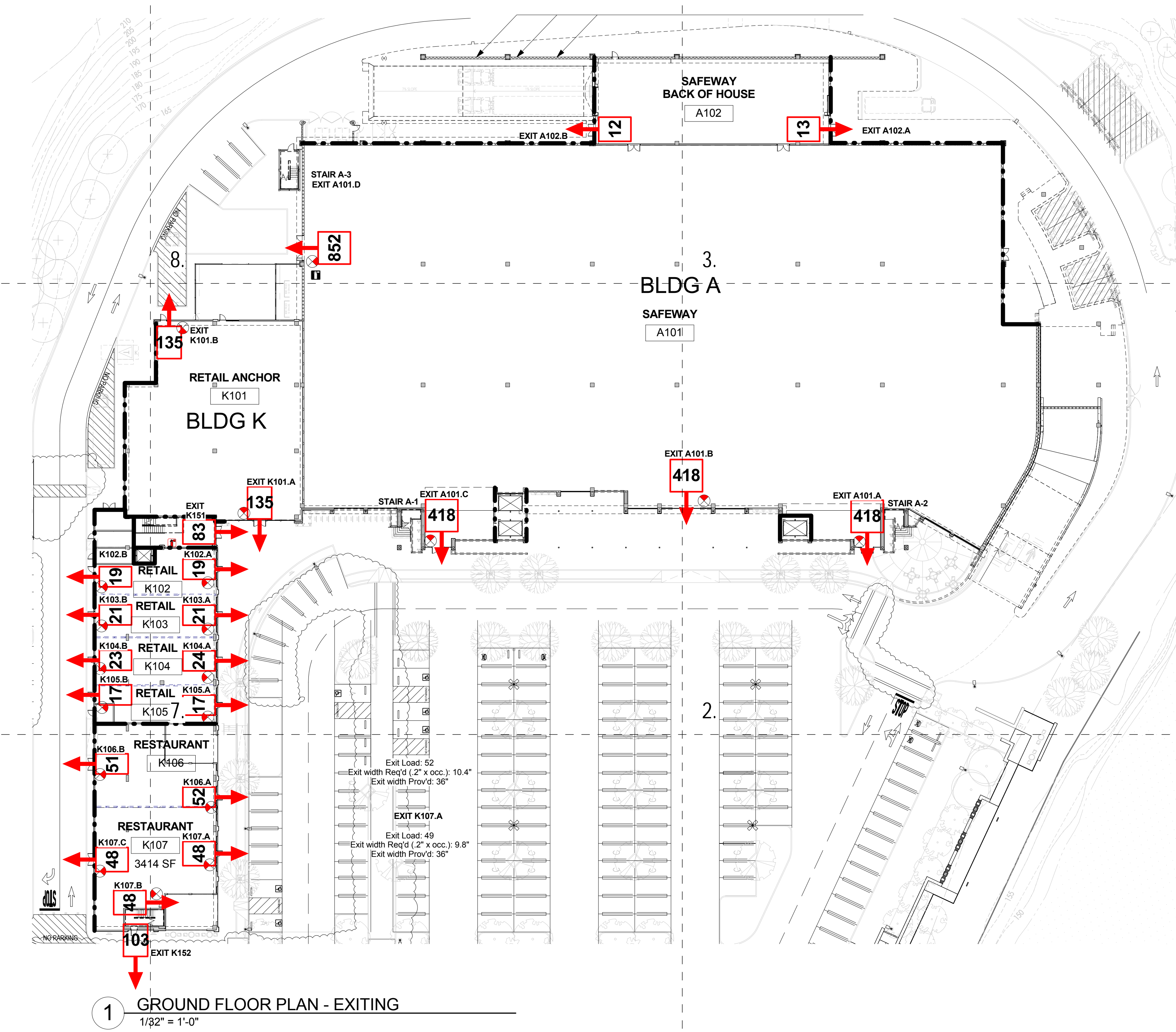
No.	Date	Description

1 CODE ANALYSIS: BUILDINGS A & K										
ALLOWABLE BUILDING HEIGHT & AREA										
BUILDING NAME	CONSTRUCTION TYPE	OCCUPANCY GROUP	SEPARATED OCCUPANCIES	NUMBER OF STORIES ALLOWABLE	NUMBER OF STORIES - ACTUAL	BUILDING HEIGHT ALLOWABLE	BUILDING HEIGHT ACTUAL	ALLOWABLE AREA PER FLOOR (INCL. SPRINKLER & FRONTAGE INCREASE)	ACTUAL AREA PER FLOOR	
BUILDING A	TYPE 1B	SECOND FLOOR - S-2	S-2 IHR SEP M, B	12STORIES	1STORY	180 FT	43'-7"	85,900 SF	78,235 SF	
		FIRST FLOOR - S-2	S-2 IHR SEP M, B	12STORIES	1STORY	180 FT	43'-7"	85,900 SF	10,529 SF	
		FIRST FLOOR - M	M IHR SEP S-2, A-2	12STORIES	1STORY	180 FT	43'-7"	85,900 SF	75,919 SF	
BUILDING K	TYPE 1B	SECOND FLOOR - S-2	S-2 IHR SEP M, B	12STORIES	2STORIES	180 FT	45'-8"	142,200 SF	22,074 SF	
		SECOND FLOOR - B	B IHR SEP S-2, A-2	12STORIES	2STORIES	180 FT	45'-8"	142,200 SF	10,516 SF	
		FIRST FLOOR - S-2	S-2 IHR SEP M, B	12STORIES	2STORIES	180 FT	45'-8"	142,200 SF	14,938 SF	
		FIRST FLOOR - M	M IHR SEP S-2, A-2	12STORIES	2STORIES	180 FT	45'-8"	142,200 SF	14,963 SF	
		FIRST FLOOR - A-2	A-2 IHR SEP S-2, M	12STORIES	2STORIES	180 FT	45'-8"	79,000 (NO INCREASE TAKEN)	6,335 SF	
SECTION 506 BUILDING AREA MODIFICATIONS										
BUILDING A					BUILDING K					
ALLOWABLE AREA FOR MOST RESTRICTIVE OCCUP. (S-2) = Aa					ALLOWABLE AREA FOR MOST RESTRICTIVE OCCUP. (S-2) = Aa					
Aa = [79,000 + [79,000 x .6] + [79,000 x .5]]					Aa = [79,000 + [79,000 x .3] + [79,000 x .5]]					
Aa = [79,000 + [47,400] + [39,500]]					Aa = [79,000 + [23,700] + [39,500]]					
Aa = 165,900 SF					Aa = 142,200 SF					
FRONTAGE INCREASE FACTOR										
IF = [F / P - 0.25] W / 30					IF = [F / P - 0.25] W / 30					
Weighted Average for W = 27					Weighted Average for W = 21					
IF = [1.053 / 11.54 - 0.25] 27 / 30					IF = [0.643 / 9.26 - 0.25] 21 / 30					
IF = [.91 - 0.25] 27 / 30					IF = [.7 - 0.25] 21 / 30					
IF = [.66] .9					IF = [.45] .7					
IF = .6					IF = .3					
<p>* 602.1 Exception: Noncombustible structural members supporting solar photovoltaic panels are not required to meet the fire resistance rating for the following:</p> <p>3.0 Solar photovoltaic panels supported by a structure over parking stalls where the panels constitute the roof and all the following conditions are met (see Figure 5-1):</p> <p>3.1 The area within the perimeter of the solar photovoltaic array has maximum rectangular dimension of 40 feet by 150 feet.</p> <p>3.2 The distance between solar photovoltaic array structures is a minimum of 10 feet clear.</p> <p>3.3 The driveway aisle separating solar photovoltaic array structures has a minimum width of 25 feet clear.</p> <p>3.4 Solar photovoltaic array structure is used only for parking purposes with no storage.</p> <p>3.5 Completely open on all sides (other than necessary structural supports) with no interior partitions.</p>										
2 BUILDING COMPONENTS FIRE RATING - BUILDINGS A & K										
Component	Fire Rating	Fire Rating								
Exterior Wall - Bearing	3	Per Table 601/ Reduced To 1hr When Supporting Roof Only								
Exterior Wall Non-Bearing	0	Per Table 602/ 1hr - Ext. Wall Less Than 90 Ft/ 1hr At Occupancy Separations - See Detail.								
Interior Wall - Bearing	3	Per Table 601/ Reduced To 2hr When Supporting Roof Only								
Interior Wall Non-Bearing	0	Per Table 601/ But Not Less Than Spec'd By Other Sections Of Code. For 1hr Occupancy Separations - See Detail.								
Floor Construction & Secondary Members	2	Per Table 601								
Roof Construction & Secondary Members*	1, 2	Per Table 601/ Unrated, If All Parts Of Roof Higher Than 20 Ft Above Floor Below & If Supporting Photovoltaic Panels. Note Below.								
Shaft Enclosures	2	Per Section 708.4								
3 FIRE PROTECTION - BUILDINGS A & K										
<p>A. The automatic fire sprinkler system shall be in compliance with NFPA 13 and the Oakland Fire Code.</p> <p>B. Construction permit is required for all fire protection systems. Shop drawings with material submittals shall be submitted by a licensed contractor to the City for approval prior to construction.</p> <p>C. The fire sprinkler system discharge density for the building shall be: 15 GPM/SF over 1500 SF, OR as required by NFPA 13 for Ordinary Hazard Areas.</p> <p>D. Fire sprinklers shall be installed in fire sprinkler shall be installed above all ceiling spaces that are accessible and/or considered combustible. Ref. SMC 16.52.250.</p> <p>E. A fire alarm system or sprinkler monitoring system with connections to an approved Central Station shall be provided.</p> <p>F. Valved 2 1/2" fire hose outlets shall be provided at the exterior of the building for fire department use. (Note: the requirement applies to all parts of exterior walls that are over 150 feet from a street or access road that has fire hydrants).</p> <p>G. Per Section 715.3 glass at fire barrier/ occupancy separation wall, will meet testing requirements of alternative means and methods for determining protection ratings.</p> <p>H. Per Section 3002.7, 2HR fire rated protective smoke curtain meeting UL listing FC240 is required to separate the elevator from the stair enclosure.</p>										
4 ELEVATOR STRETCHER SIZING REQUIREMENTS										
Elevator specified meets CBC Section 3002.4A and 3002.4.3A, with clear inside dimensions: 5'-3 1/4" deep at rear panel x 80" wide with 3'-6" door.										



2 SECOND FLOOR PLAN - OCCUPANCY SEPARATION & EXITING
 1/32" = 1'-0"

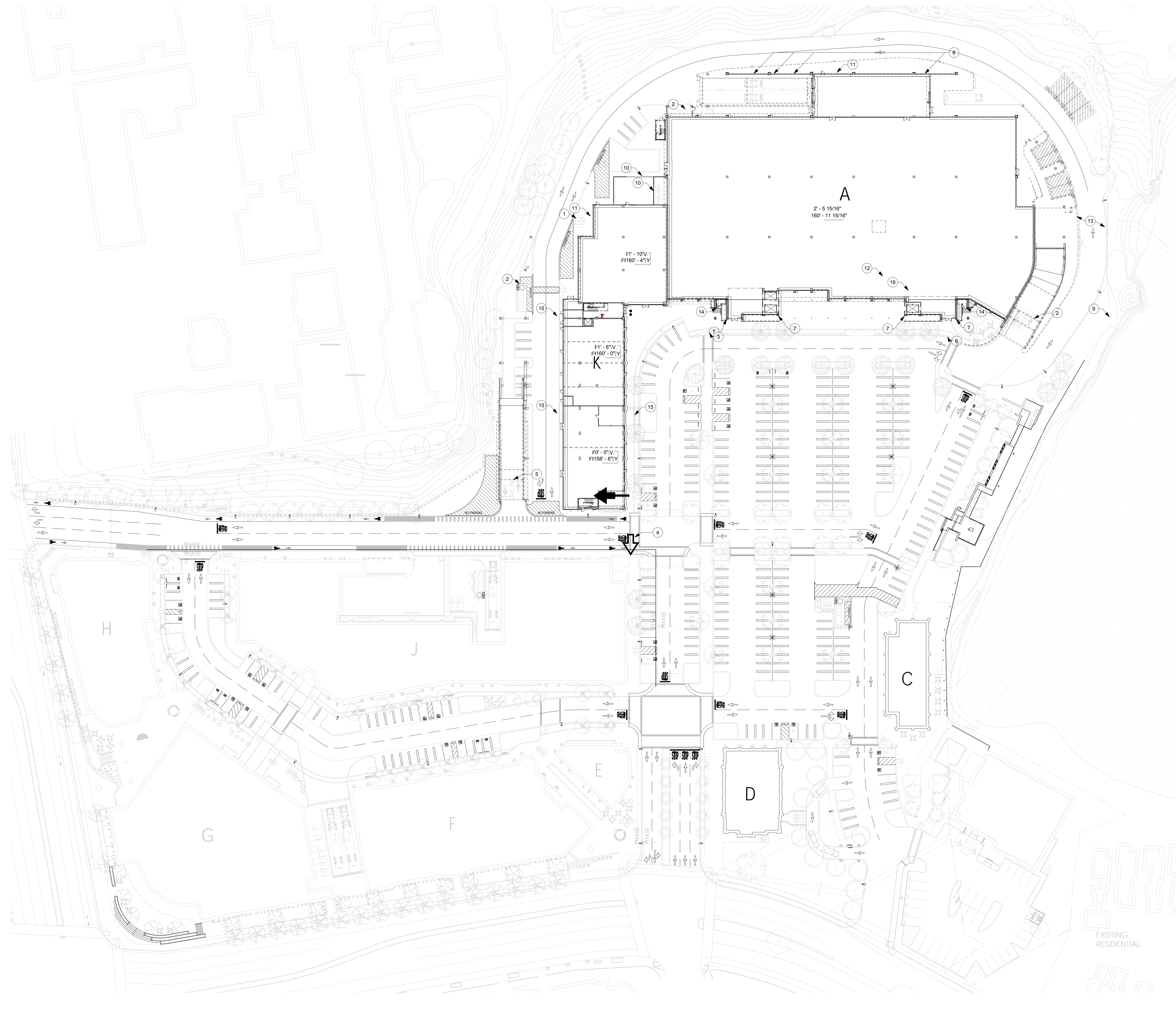
EXIT & STAIR WIDTH CALCULATIONS - BUILDINGS A & K										
RM NO.	ROOM NAME	OCCUPANT LOAD	EXIT NO.	DOOR WIDTH			STAIR WIDTH & STAIR EXIT DOOR WIDTH			
				LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)	STAIR & STAIR EXIT NO.	LOAD FACTOR	REQ'D. WIDTH	PROV'D WIDTH
BUILDING A EXITS/ GROUND FLOOR										
A101	RETAIL (M)	AREA: 63151 SF OCCUP. LOAD = 63151/30SF = 2106 OCCUPANTS	426	0.15	64	68	BLDG A STAIRS: GROUND FLOOR & SECOND FLOOR			
			426	0.15	64	68	S-2 PK'G DECK/ OCCUPANT LOAD: 68530/200 = 343 OCC./3=114.33 OCC.			
			426	0.15	64	68	STAIR A-1	0.3	44	60
			853	0.15	128	136	STAIR A-2	0.3	44	60
							STAIR A-3	0.3	44	56
A102	BACK OF HOUSE (S-1)	AREA: 63151 SF OCCUP. LOAD = 4946/200 SF = 25 OCCUPANTS	13	0.2	28	68				
			12	0.2	28	68				
		25 OCCUPANTS								
BUILDING K EXITS/ GROUND FLOOR										
K101	RETAIL (M)	AREA: 8089 SF OCCUP. LOAD = 8089 SF/30=270 OCC.	135	0.2	28	68	BLDG K: GROUND FLOOR & SECOND FLOOR			
			135	0.2	28	68	OCC. LOAD: STAIR K-1 BLDG 'K' PK'G DECK (S-2)			
		270 OCCUPANTS								
K102	RETAIL (M)	AREA: 1126 SF OCCUP. LOAD = 1126 SF/30=38 OCC.	19	0.2	28	34	STAIR K-1			
			19	0.2	28	34	EXIT K251			
		38 OCCUPANTS								
K103	RETAIL (M)	AREA: 1239 SF OCCUP. LOAD = 1239 SF/30=42 OCC.	21	0.2	28	34	OCC. LOAD: STAIR K-2 BLDG 'K' PK'G DECK (S-2)			
			21	0.2	28	34	20,935 SF (AREA)/ 200SF = 105/2 = 52 OCC.			
		42 OCCUPANTS								
K104	RETAIL (M)	AREA: 1389 SF OCCUP. LOAD = 1389 SF/30=47 OCC.	24	0.2	28	34	PLUS OCC. LOAD FROM EXIT K103.B = 19 OCC.			
			23	0.2	28	34	TOTAL OCC. LOAD = 71 OCC.			
		47 OCCUPANTS								
K105	RETAIL (M)	AREA: 1011 SF OCCUP. LOAD = 1011 SF/30=34 OCC.	17	0.2	28	34	STAIR K-2			
			17	0.2	28	34	EXIT K151			
		34 OCCUPANTS								
K106	RESTAURANT (A-2)	KITCHEN AREA: 979 SF OCC. LOAD = 979 SF/200=5 OCC. DINING AREA: 1468 SF OCC. LOAD: 1468 SF/15= 98 OCC./TOT: 103 OCC.	52	0.2	28	34	EXIT K152			
			51	0.2	28	34	EXIT K152			
		103 OCCUPANTS								
K107	RESTAURANT (A-2)	KITCHEN AREA: 1366 SF OCC. LOAD = 1366 SF/200=7 OCC. DINING AREA: 2048 SF OCC. LOAD: 2048 SF/15= 137 OCC./TOT: 144 OCC.	48	0.2	28	34	EXIT K152			
			48	0.2	28	34	EXIT K152			
			48	0.2	28	34	EXIT K152			
		144 OCCUPANTS								
BUILDING K EXITS/ SECOND FLOOR										
K201	OFFICE (B)	AREA: 1825 SF OCC. LOAD = 1825 SF/100 = 19 OCC.	19	0.2	28	34				
			20	0.2	28	34				
		19 OCCUPANTS								
K202	OFFICE (B)	AREA: 1961 SF OCC. LOAD = 1961 SF/100 = 20 OCC.	20	0.2	28	34				
			21	0.2	28	34				
		20 OCCUPANTS								
K203	OFFICE (B)	AREA: 4171 SF OCC. LOAD = 4171 SF/100 = 42 OCC.	21	0.2	28	34				
			21	0.2	28	34				
		42 OCCUPANTS								



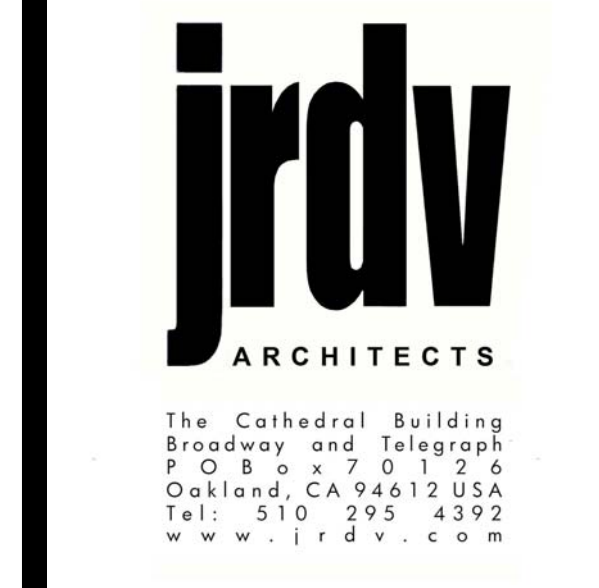
Shops at the Ridge

BROADWAY & PLEASANT VALLEY OAKLAND, CA 94611

BUILDINGS A & K



No.	Date	Description



- CONSULTANTS
- STRUCTURAL & MEP ENGINEERS: ARUP SAN FRANCISCO, CA
 - LANDSCAPE ARCHITECTS: FOSTER, WHEELER, HILLER & LEONG SAN FRANCISCO, CA
 - CIVIL ENGINEERING: SHY ENGINEERS CONSULTANTS PLANNERS PLEASANTON, CA
 - PARKING CONSULTANT: INTERNATIONAL PARKING DESIGN OAKLAND, CA
 - QUALITY CONSULTANT: ENERGY CONSULTING SERVICES PLEASANTON, CA
 - INTERIOR DESIGN CONSULTANT: ALANA BUCK & BIRN, INC. PLEASANTON, CA

STAMP

FOR DESIGN INTENT ONLY
NO FOR CONSTRUCTION

GENERAL NOTES:

1. REFERENCE DRAWINGS INDICATES INFORMATION IN THE ON-SITE PHASE 1 CIVIL AND LANDSCAPE DRAWINGS TO BE PERMITTED SEPARATELY. THE SITE DESIGN SHOWN ON THIS PLAN IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY.

PHASE 1 VEHICULAR PARKING REQUIREMENTS

REQUIRED PARKING RATIO:	SAFETYWAY	RESTAURANTS	RETAIL	OFFICE
5 PER 1,000 SF	5 PER 1,000 SF	2.5 PER 1,000 SF	1.66 PER 1,000 SF	

BUILDING	AREA	TYPE	SPACES
BUILDING A	71,315 SF	GROCERY	357
BUILDING C	7,883 SF	RETAIL	20
BUILDING D	8,936 SF	OFFICE	15
BUILDING K	13,168 SF	RETAIL	22
	7,640 SF	OFFICE	13
	5,950 SF	RESTAURANT	30
	27,832 SF	TOTAL	65
TOTAL REQUIRED PARKING: 457			

PHASE 1 BICYCLE PARKING REQUIREMENTS

PROVIDED PARKING:	STANDARD & INTERM.	HANDICAPPED	COMPACT (13%)	TOTAL PARKING:
370 SPACES	18 SPACES	60 SPACES	458 SPACES	458 SPACES
207 STRUCTURED SPACES 251 SURFACE SPACES				
PROPOSED PARKING RATIO: 4.07 PER 1,000 SF				

PHASE 1 BICYCLE PARKING REQUIREMENTS

BUILDING	AREA	TYPE	LONG TERM REQ.	SHORT TERM REQ.	PROVIDED
BUILDING A	71,315 SF	GROCERY	6	12	15
BUILDING C	7,883 SF	RETAIL	2	2	2
BUILDING D	8,936 SF	OFFICE	2	2	2
BUILDING K	13,168 SF	RETAIL	2	3	22
	7,640 SF	OFFICE	1	1	13
	5,950 SF	RESTAURANT	1	3	30
	27,832 SF	TOTAL	4	2	7
TOTAL LONG TERM PARKING: 28					
TOTAL SHORT TERM PARKING: 30					

KEYNOTES

- LOADING DOCK RECESSED 4" BELOW F.F.E. DOCK SHALL INCLUDE AREA DRAIN AND GUARDRAIL ALONG ELEVATED EDGE.
- TENTATIVE TRASH ENCLOSURE LOCATION. ENCLOSURE SHALL INCLUDE 8" HIGH SPLIT-FACED CMU WALLS w/ PRECAST CAPS, STEEL GATES, BOLLARDS, AREA DRAIN, AND A CANOPY WHERE NOT COVERED BY THE BUILDING STRUCTURE.

SYMBOLS / LEGENDS

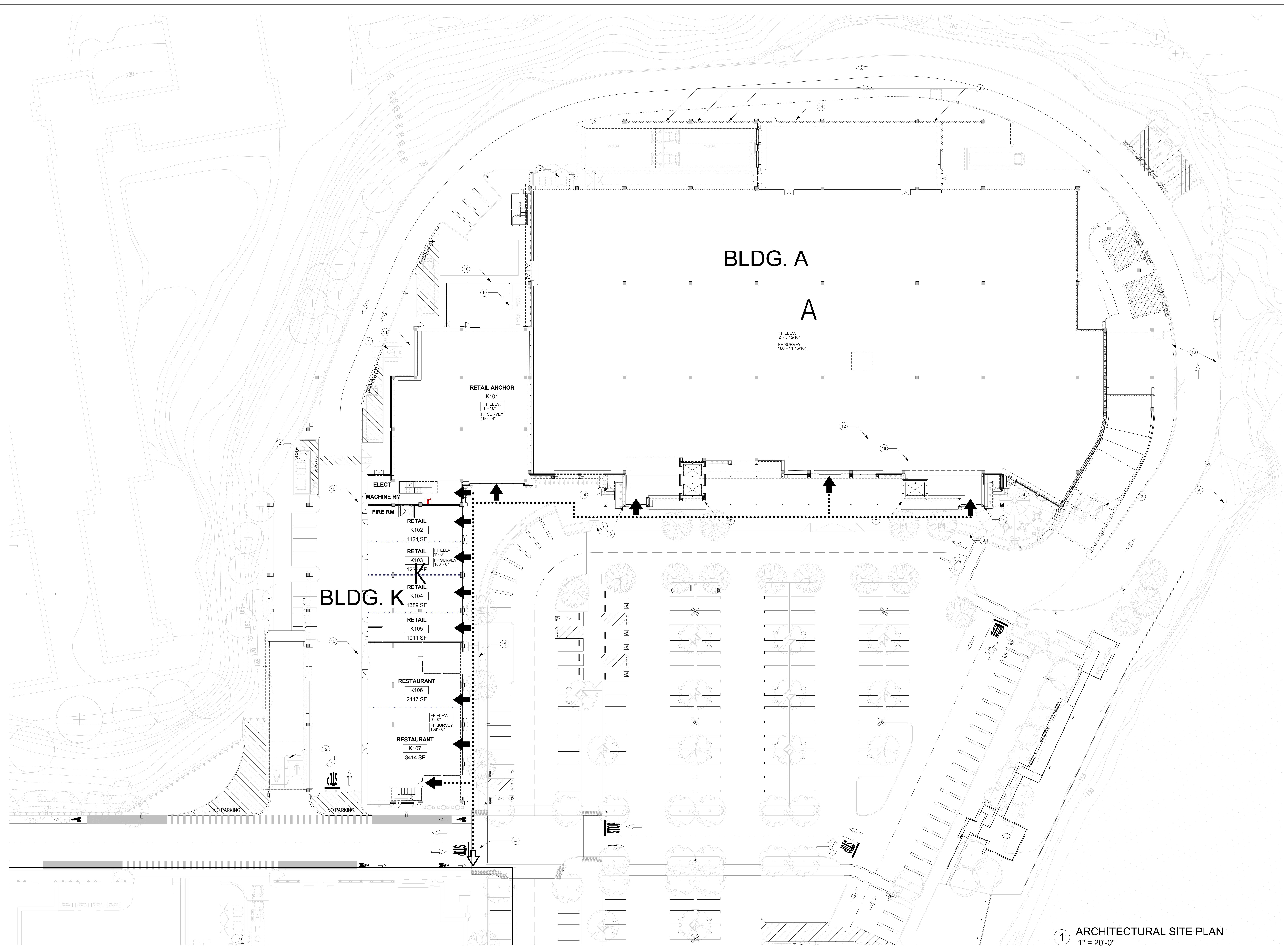
- PROPOSED TRANSFORMER LOCATION
- PROPOSED UNDERGROUND TRANSFORMER LOCATION
- SINGLE BIKE RACK
- SINGLE BIKE LOCKER
- PROPOSED TRANSFORMER LOCATION

PROJECT NO: 150-101 PDC
 DATE: 05/30/2014

ARCHITECTURAL SITE PLAN

AS111

Shops at the Ridge
 BROADWAY & PLEASANT VALLEY OAKLAND, CA 94611
BUILDINGS A & K



1 ARCHITECTURAL SITE PLAN
 1" = 20'-0"

GENERAL NOTES:

- REFERENCE DRAWINGS INDICATES INFORMATION IN THE ON-SITE PHASE 1 CIVIL AND LANDSCAPE DRAWINGS TO BE PERMITTED SEPARATELY.

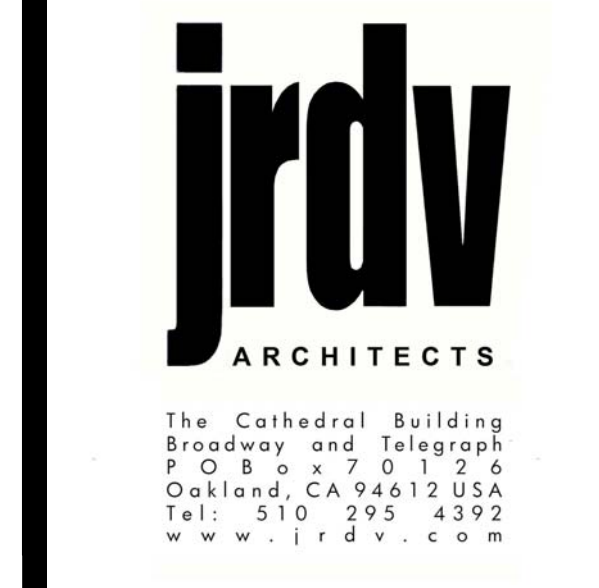
KEY NOTES:

- PAD-MOUNTED UTILITY TRANSFORMER. SEE ELECTRICAL DRAWINGS
- TRASH ENCLOSURE. (SEE DTL AX-XX)
- CURB RAMP WITH TRUNCATED DOMES. SEE SITE REFERENCE DRAWINGS
- PATH OF TRAVEL TO NEARBY PUBLIC TRANSIT. (SEE OVERALL SITE PLAN - AS-111)
- TRAFFIC CONTROL GATE. (SEE DETAIL AX-XX)
- DOWNSPOUT LOCATION
- ROOF DRAIN OVERFLOW LOCATION W/ LAMB'S TONGUE SPOUT. SEE PLUMBING DRAWINGS
- PROPERTY LINE. SEE SITE REFERENCE DRAWINGS
- GAS METER. SEE PLUMBING DRAWINGS
- APPROXIMATE PHASE 1 LIMIT OF WORK. SEE SITE REFERENCE DRAWINGS
- EASEMENT. SEE SITE REFERENCE DRAWINGS
- EXTERIOR STAIR & HANDRAILS. (SEE VERTICAL STAIR PLANS, AX-XX)
- RAMP AT SLOPE 1:12 WITH HANDRAILS. (SEE DTL AX-XX)
- HOSE BIB LOCATION

SYMBOLS / LEGENDS:

- SITE KEYNOTE
- DIRECTION OF PATH
- BUILDING ENTRY
- ACCESSIBLE SIGN
- BIKEWAY
- ACCESSIBLE PATH OF TRAVEL

No.	Date	Description



- CONSULTANTS
- STRUCTURAL & MEP ENGINEERS: ARUP SAN FRANCISCO, CA
 - LANDSCAPE ARCHITECTS: HERRINGTON PLANNING & DESIGN SAN FRANCISCO, CA
 - CIVIL ENGINEERING: CIVIL ENGINEERS ASSOCIATES PLANNERS PLEASANTON, CA
 - PLANNING CONSULTANT: INTERNATIONAL PLANNING DESIGN OAKLAND, CA
 - QUALITY CONSULTANT: ENERGY CONSULTING SERVICES PLEASANTON, CA
 - TRUCKING/LOGISTICS CONSULTANT: ALLIANCE BRUCK & BEAL, INC. PLEASANTON, CA

STAMP

FOR DESIGN INTENT ONLY
 NOT FOR CONSTRUCTION

PROJECT NO: 150-101 PDC
 DATE: 05/30/2014

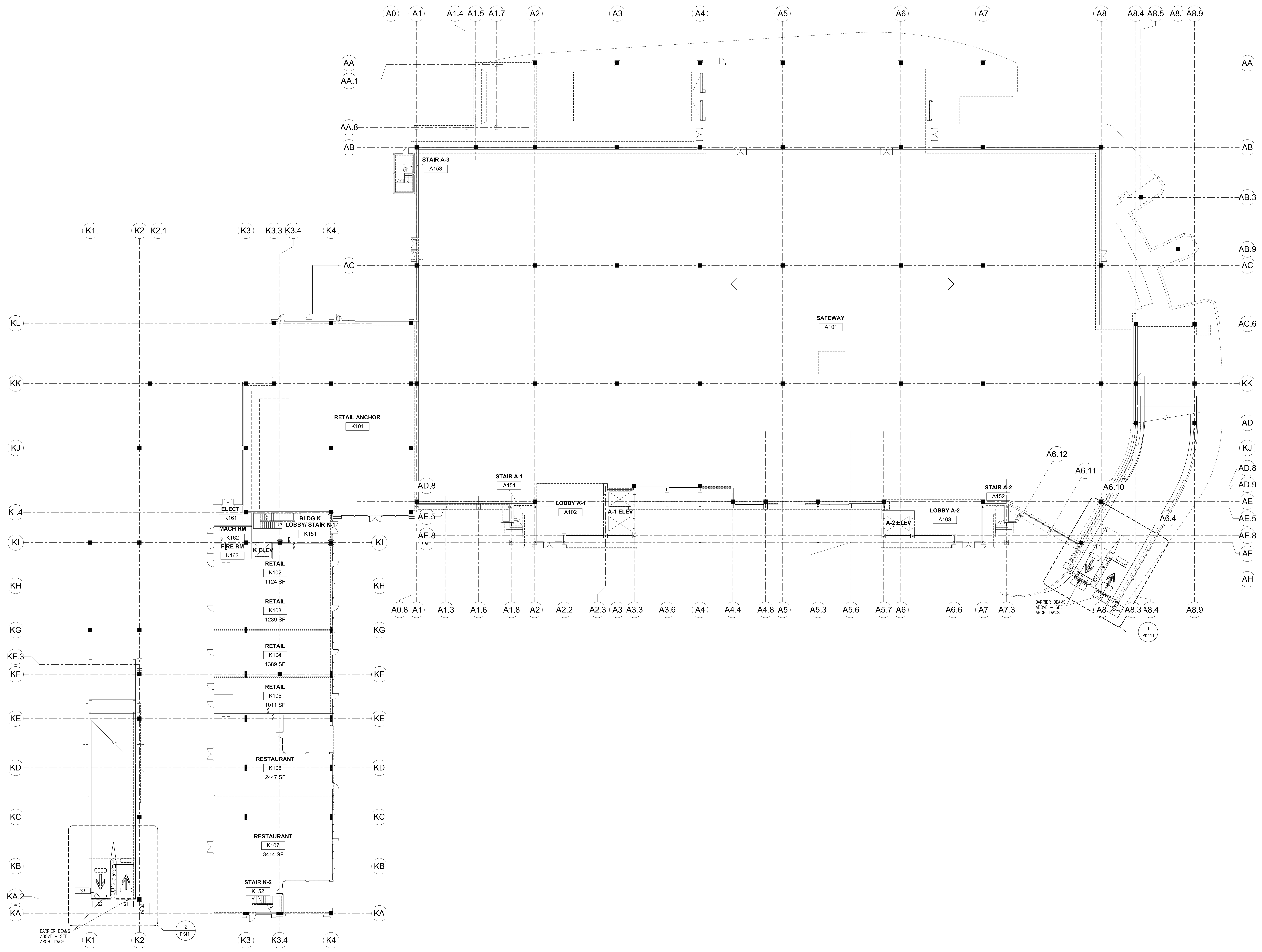
ENLARGED ARCHITECTURAL SITE PLAN

AS112

Shops at the Ridge

BROADWAY & PLEASANT VALLEY OAKLAND, CA 94611

BUILDINGS A & K



No.	Date	Description



- CONSULTANTS
- STRUCTURAL & MEP ENGINEERS - ARUP SAN FRANCISCO, CA
 - LANDSCAPE ARCHITECTS - PETERSEN PLANNING & DESIGN SAN FRANCISCO, CA
 - CIVIL ENGINEERING - SAN FRANCISCO ENGINEERS PLANNERS PLEASANTON, CA
 - MARKING CONSULTANT - INTERNATIONAL PARTNERS DESIGN OAKLAND, CA
 - LEEDY CONSULTANT - LEEDY CONSULTANT FINE ENERGY CONSULTING SERVICES PLEASANTON, CA
 - INTERIOR DESIGN CONSULTANT - ALLIANCE BUCK & BUCK INC. PLEASANTON, CA

STAMP

FOR DESIGN INTENT ONLY
 NOT FOR CONSTRUCTION

PROJECT NO: 150-101 PDC
 DATE: 05/20/2014

GROUND LEVEL
 PLAN

PK111

