

MIXED USE RETAIL / APARTMENTS

4134 FOOTHILL BLVD. OAKLAND, CA 94601

MIXED USE RETAIL APARTMENTS

4134 FOOTHILL BLVD
OAKLAND, CA
94601

PROJECT DATA	
PROPERTY DESCRIPTION:	LOTS 4 & 5 IN BLOCK 6 'MAP OF STEINWAY TERRACE, BROOKLYN TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA' FILED DECEMBER 17, 1906. IN BOOK 22 OF MAPSPAGE 14, ALAMEDA COUNTY RECORDS
APN:	032-2079-018
Zone:	R4J 5
SITE AREAS:	
BUILDING:	5,314 S.F.
PAVING:	6,964 S.F.
LANDSCAPING:	934 S.F.
TOTAL SITE:	13,212 S.F. = .3 ACRE
PARKING COVERED:	7
PARKING OPEN:	13
TOTAL PARKING:	20
BUILDING AREAS:	
FIRST FLOOR RETAIL	4,747 S.F.
LOBBY, STAIRS	567 S.F.
SECOND FLOOR APARTMENTS	4,227 S.F.
LOBBY, STAIRS, CORRIDOR	1,056 S.F.
PRIVATE OUTDOOR DECK	365 S.F.
PUBLIC OUTDOOR DECK	1,420 S.F.
THIRD FLOOR APARTMENTS	4,227 S.F.
LOBBY, STAIRS, CORRIDOR	1,056 S.F.
PRIVATE OUTDOOR DECK	365 S.F.
TOTAL BUILDING	15,938 S.F.
TOTAL OUTDOOR SPACE	2,150 S.F.
BUILDING HEIGHT:	34.0 FT
CORNER TOWER HEIGHT	37.5 FT

SHEET INDEX	
ARCHITECTURAL	
A-0.0	COVER SHEET TOPOGRAPHIC SURVEY
A-1.0	SITE ROOF PLAN, PARCEL MAP
A-2.0	FIRST FLOOR PLAN
A-2.1	SECOND FLOOR PLAN
A-2.2	THIRD FLOOR PLAN
A-3.0	SOUTH & NORTH EXTERIOR ELEVATIONS
A-3.1	EAST & WEST EXTERIOR ELEVATIONS
LANDSCAPE ARCHITECTURAL	
L-1	PLANTING PLANS

PROJECT DIRECTORY	
OWNER:	LANDSCAPE ARCHITECT
FUAD ALI	ROBERT LA ROCCA
4100 FOOTHILL BLVD	2434 UNION STREET
OAKLAND, CA 94601	SAN FRANCISCO, CA 94123
T: 510-290-4161	T: 415-777-5363
CIVIL ENGINEER	
ROBERT A. KARN & ASSOC	
707 BECK AVENUE	
FAIRFIELD, CA 94533	
T: 707-435-9999	

PROJECT DESCRIPTION

THE PROJECT IS A NEW THREE STORY MIXED USE BUILDING WITH TWO LEVELS OF SIX APARTMENTS (TWELVE TOTAL) OVER GROUND FLOOR RETAIL. THE PROJECT IS WITHIN THE "CORRIDORS AND COMMERCIAL AREA" OF THE CITY OF OAKLAND'S GENERAL PLAN. FOOTHILL BLVD. IS A SECONDARY CORRIDOR. THIS PROJECT IS THE FIRST MULTISTORY MIXED USE IN THE IMMEDIATE NEIGHBORHOOD.

A COMMON OPEN SPACE PLAZA IS LOCATED ON THE SECOND LEVEL ABOVE THE COVERED PARKING BETWEEN THE STAIR TOWERS.

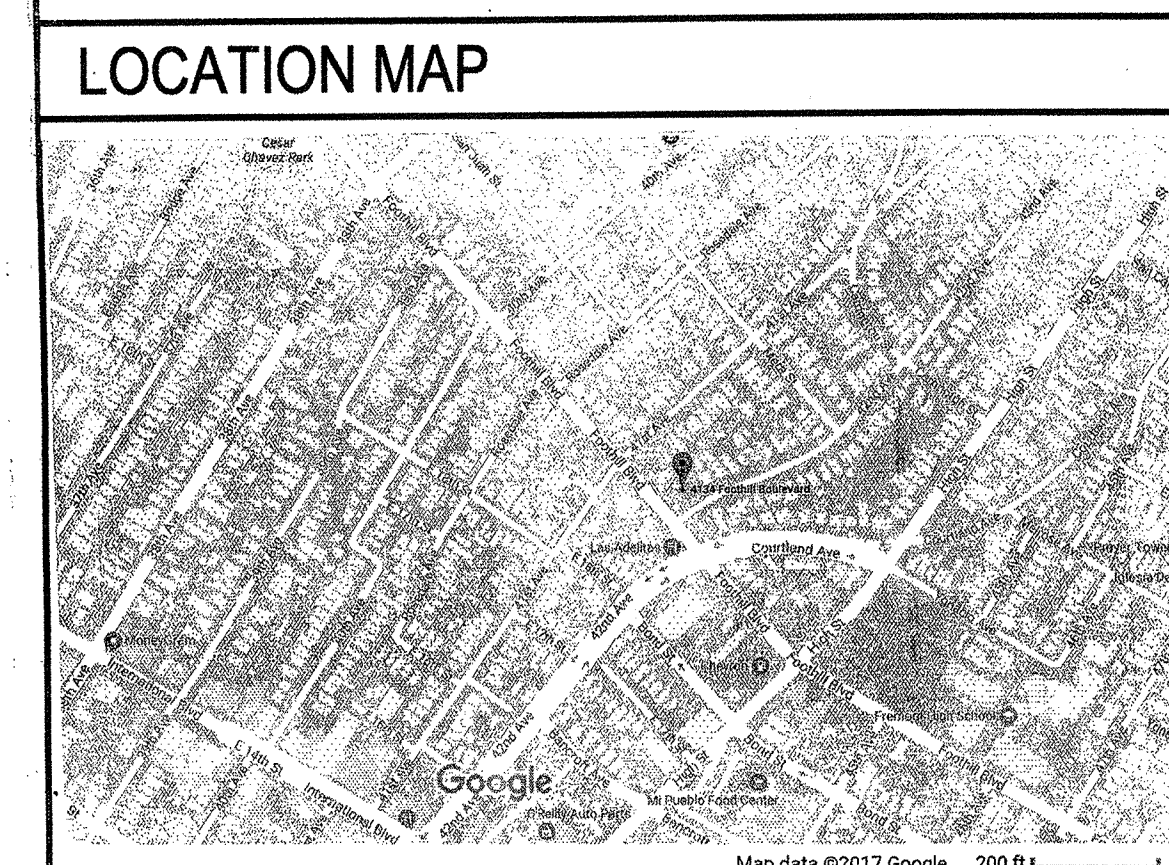
THERE ARE TWO MAIN APARTMENT ENTRIES IN THE LOBBY, ONE OFF THE PARKING AND ONE OFF OF 42ND STREET VISIBLE FROM FOOTHILL BLVD.

TRASH AREA IS WITHIN THE REAR BUILDING, CLOSE TO STREET ACCESS.

THE GROUND FLOOR COMMERCIAL SPACES ARE ACCESSED FROM THE FRONT (FOOTHILL BLVD.) AND REAR (PARKING). THERE IS A HIGH PROPORTION OF FULL HEIGHT GLASS STOREFRONT.

EACH APARTMENT HAS ITS OWN PRIVATE OUTDOOR PATIO DECK. THE APARTMENTS ARE SERVED BY AN INTERNAL CENTRAL CORRIDOR WITH STAIR ACCESS AND EXITS AT EITHER END. THE MAIN LOBBY HAS AN ELEVATOR.

THE EXTERIOR FINISHES INCLUDE A BRICK VENEER BASE, HARDWOOD DECORATIVE PANELS, CEMENT PLASTER WALLS WITH A GENEROUS AMOUNT OF EXPANSION JOINTS AND ACCENT METAL ROOFS AND DECORATIVE CORNICES AT THE FLAT ROOF EDGES.



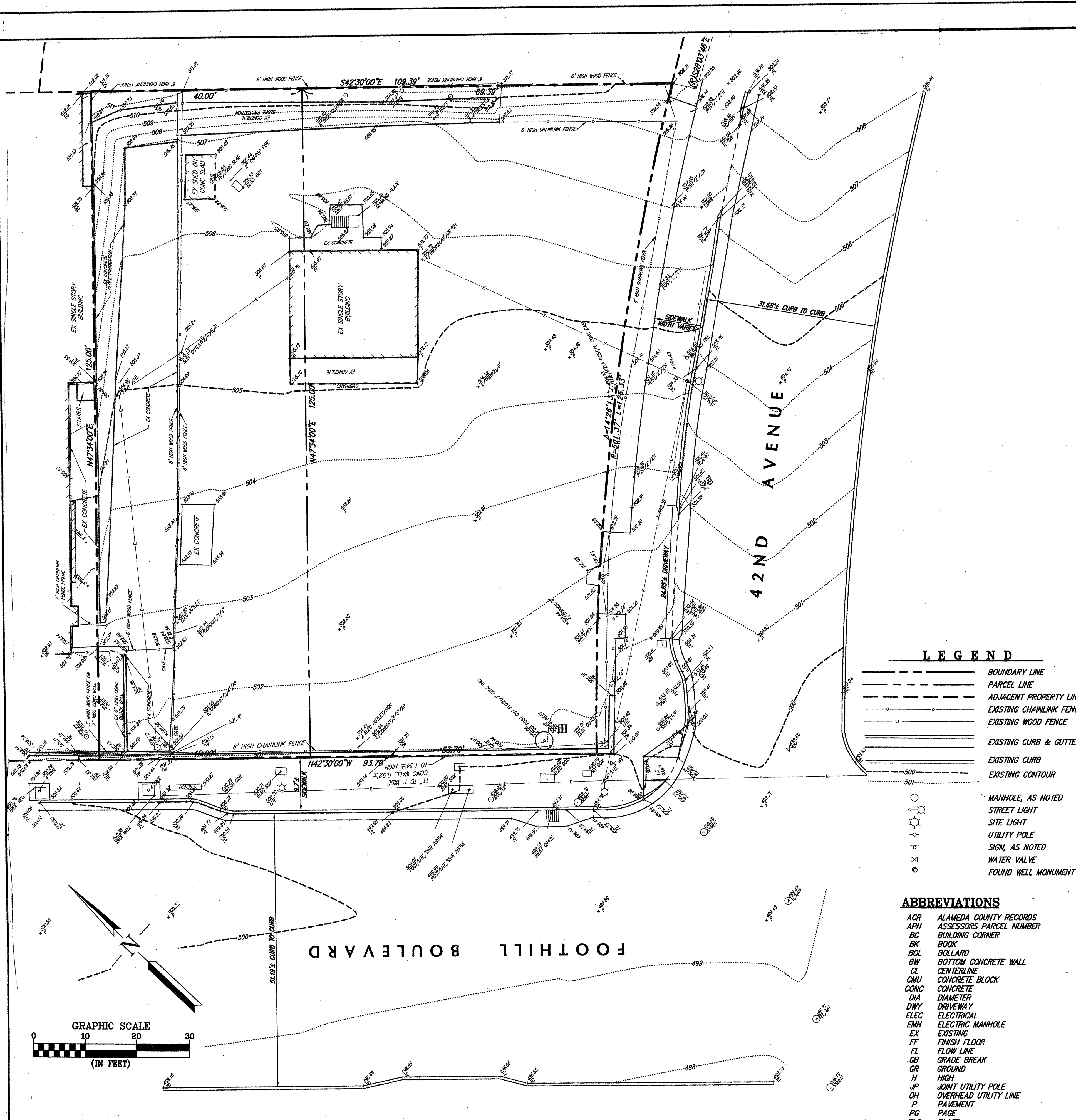
REVISIONS

NO.	DATE	DESCRIPTION
1	1/14/12	ISSUE TO CITY FOR DESIGN APPROVAL
2	5/1/2018	REVISED PER CITY PLANNING

SHEET TITLE

COVER SHEET

JOB NO: 16013
SCALE: NO SCALE DATE: 1-14-18
DRAWN BY: KS
FILE:
DRAWING NO: 1 OF 8
SHEET NO:
A-0.0



LEGEND	
---	BOUNDARY LINE
---	PARCEL LINE
---	ADJACENT PROPERTY LINE
---	EXISTING CHAINLINK FENCE
---	EXISTING WOOD FENCE
---	EXISTING CURB & GUTTER
---	EXISTING CURB
---	EXISTING CONTOUR
○	MANHOLE, AS NOTED
○	STREET LIGHT
○	SITE LIGHT
○	UTILITY POLE
○	SIGN, AS NOTED
○	WATER VALVE
○	FOUND WELL MONUMENT

ABBREVIATIONS	
ACR	ALAMEDA COUNTY RECORDS
APN	ASSESSORS PARCEL NUMBER
BC	BUILDING CORNER
BK	BOOK
BOLL	BOLLARD
BW	BOTTOM CONCRETE WALL
CL	CENTERLINE
CMU	CONCRETE BLOCK
CONC	CONCRETE
DA	DIAMETER
DWY	DRIVEWAY
ELEC	ELECTRICAL
EMW	ELECTRIC MANHOLE
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
GB	GRADE BREAK
GR	GROUND
H	HIGH
JP	JOINT UTILITY POLE
OH	OVERHEAD UTILITY LINE
P	PAVEMENT
PG	PAGE
PLT	PLATE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STR	STEEL
TC	TOP OF CURB
TW	TOP OF WALL
WLK	WALK
WM	WATER METER
WV	WATER VALVE

SCALE: 1"=10'
DATE: MAR. 16, 2017
DRAWN: P.M. & A.B.
CHECKED: R.A.K.
PROJ. MGR.: R.A.K.

BOUNDARY & TOPOGRAPHY MAP
4134 FOOTHILL BLVD., APN: 032-2079-018 BEING
LOTS 4 & 5, BLOCK 6, BK. 22 MAPS PG. 14, ACR
OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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