- PARKING
  AVAILABLE TO ALL ACTIVITY USES (SEE EXHIBIT G0.13)
- BUSINESS
- RETAIL & FOOD SALES
- COMMUNITY ASSEMBLY/EDUCATION
  THESE COMMUNITY EDUCATION AND COMMUNITY ASSEMBLY ACTIVITIES, WHEN OPERATING AT DIFFERENT TIMES, WILL FLEXIBLY SHARE USE OF BUILDING AREA AT 6028 CLAREMONT.
- COMMUNITY EDUCATION
- OUTDOOR USE AREA
  AVAILABLE TO ALL ACTIVITY USES
- LANDSCAPE AREA



SIEGEL & STRAIN Architects

CONDITIONAL USE PERMIT REV 1

JEWISH COMMUNITY CAMPUS

SITE PLAN - LEVEL 1 PROPOSED ACTIVITIES

09/09/24

G0.10

PARKING
AVAILABLE TO ALL ACTIVITY USES (SEE EXHIBIT G0.13)

BUSINESS

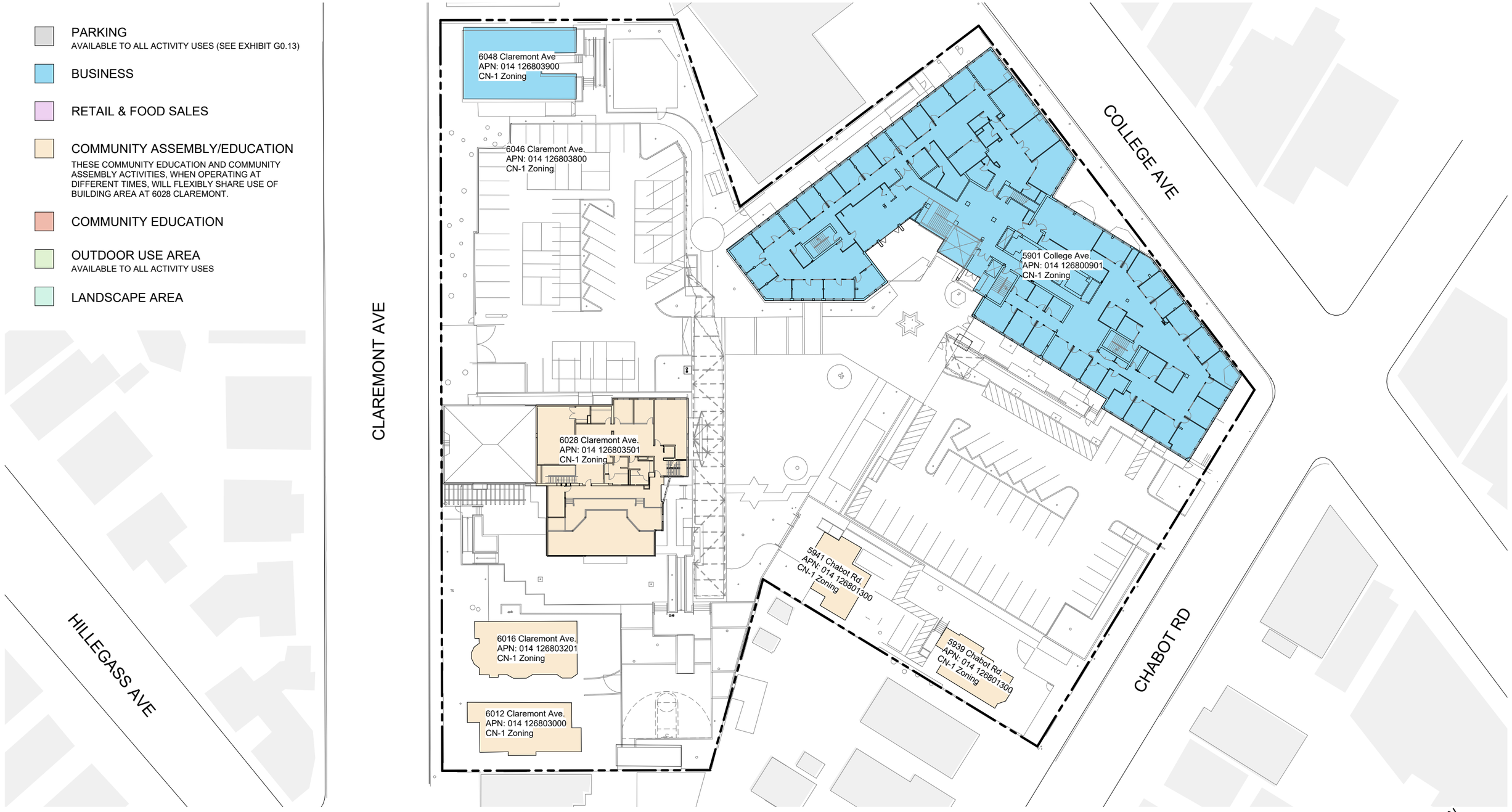
RETAIL & FOOD SALES

COMMUNITY ASSEMBLY/EDUCATION
THESE COMMUNITY EDUCATION AND COMMUNITY ASSEMBLY ACTIVITIES, WHEN OPERATING AT DIFFERENT TIMES, WILL FLEXIBLY SHARE USE OF BUILDING AREA AT 6028 CLAREMONT.

COMMUNITY EDUCATION

OUTDOOR USE AREA
AVAILABLE TO ALL ACTIVITY USES

LANDSCAPE AREA



SIEGEL & STRAIN Architects

CONDITIONAL USE PERMIT REV 1

JEWISH COMMUNITY CAMPUS

SITE PLAN - LEVEL 2 PROPOSED ACTIVITIES

09/09/24

G0.11

PARKING
AVAILABLE TO ALL ACTIVITY USES (SEE EXHIBIT G0.13)

BUSINESS

RETAIL & FOOD SALES

COMMUNITY ASSEMBLY/EDUCATION
THESE COMMUNITY EDUCATION AND COMMUNITY ASSEMBLY ACTIVITIES, WHEN OPERATING AT DIFFERENT TIMES, WILL FLEXIBLY SHARE USE OF BUILDING AREA AT 6028 CLAREMONT.

COMMUNITY EDUCATION

OUTDOOR USE AREA
AVAILABLE TO ALL ACTIVITY USES

LANDSCAPE AREA



SIEGEL & STRAIN Architects

CONDITIONAL USE PERMIT REV 1

JEWISH COMMUNITY CAMPUS

SITE PLAN - LEVEL 3 PROPOSED ACTIVITIES

09/09/24

G0.12

PARKING

VEHICLE PATH OF TRAVEL

VEHICLE ENTRANCE / EXIT

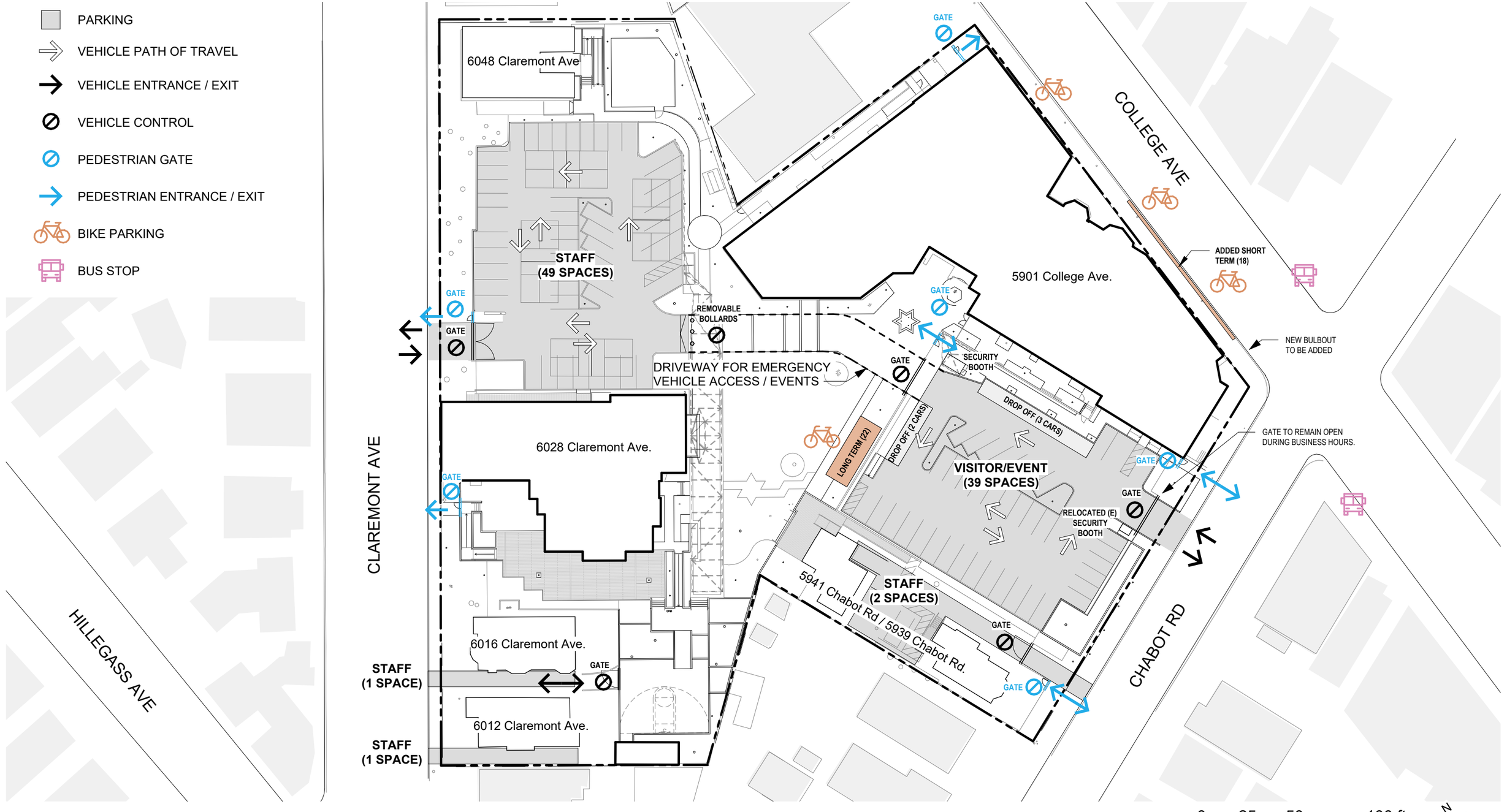
VEHICLE CONTROL

PEDESTRIAN GATE

PEDESTRIAN ENTRANCE / EXIT

BIKE PARKING

BUS STOP



SIEGEL & STRAIN Architects

CONDITIONAL USE PERMIT REV 1

JEWISH COMMUNITY CAMPUS

SITE PLAN - CIRCULATION

09/09/24

G0.13

FH FIRE HYDRANT

FDC (E) FIRE DEPARTMENT CONNECTION (FDC)

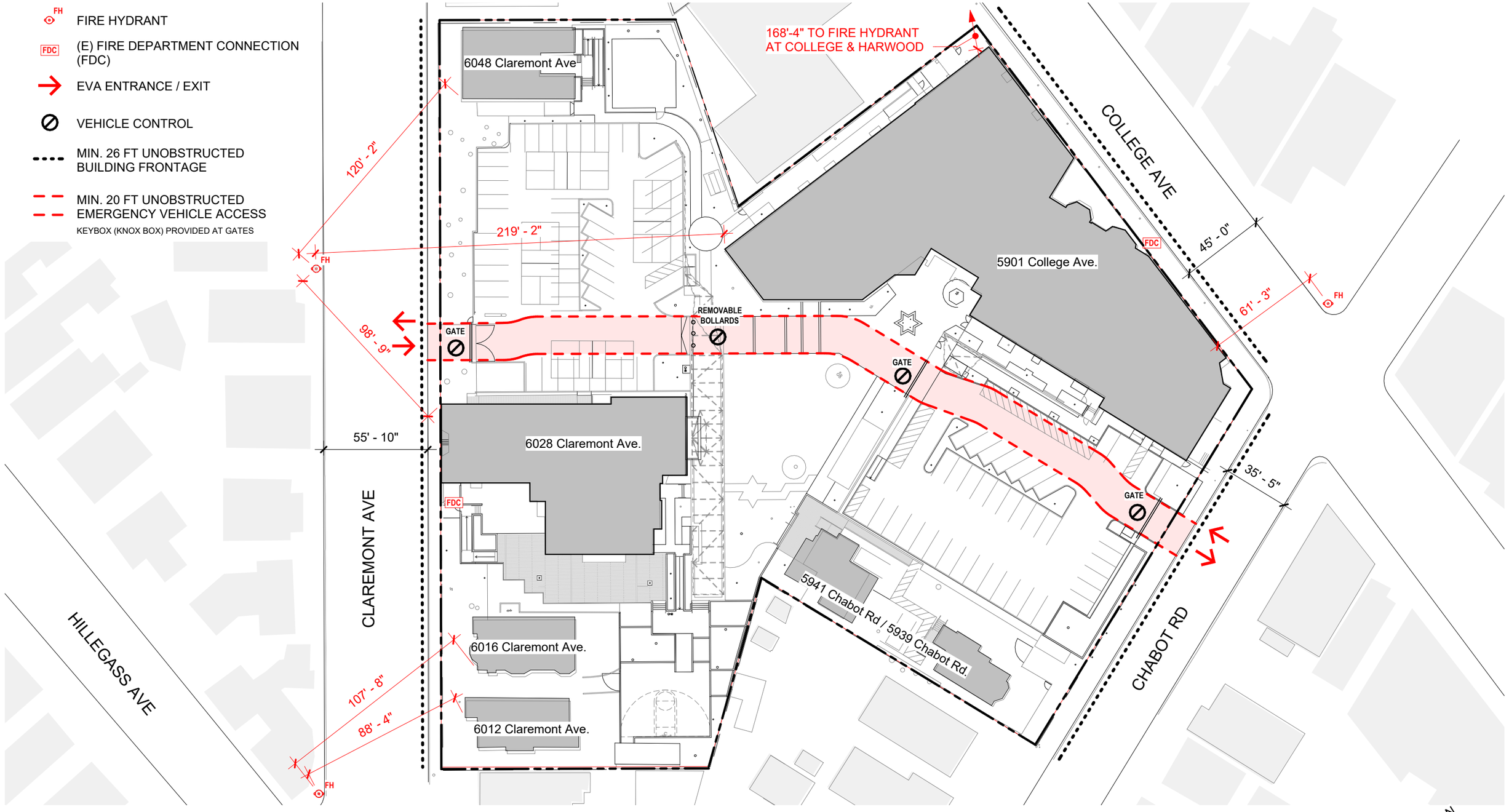
EVA ENTRANCE / EXIT

VEHICLE CONTROL

MIN. 26 FT UNOBSTRUCTED BUILDING FRONTAGE

MIN. 20 FT UNOBSTRUCTED EMERGENCY VEHICLE ACCESS

KEYBOX (KNOX BOX) PROVIDED AT GATES



SIEGEL & STRAIN Architects

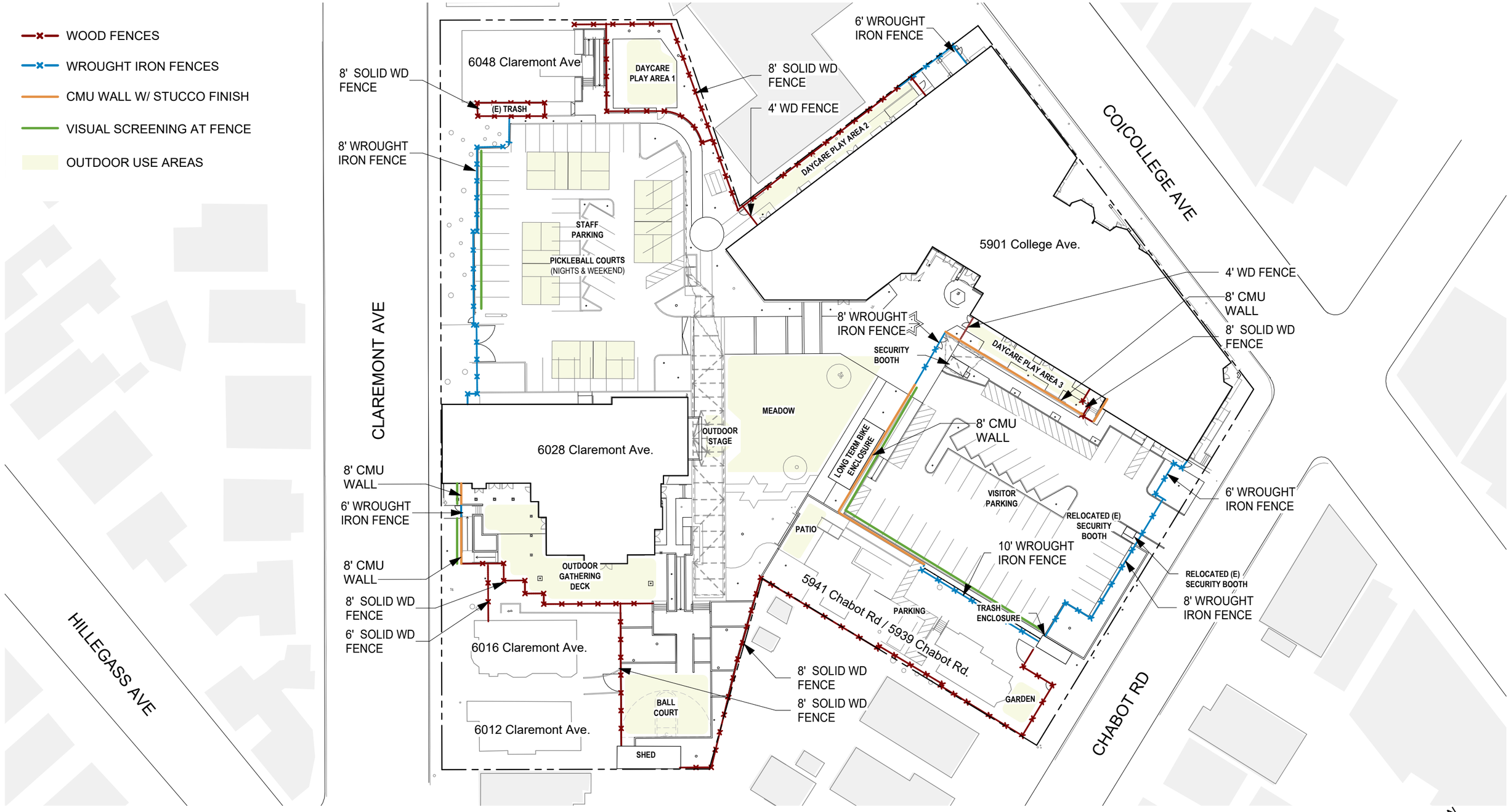
CONDITIONAL USE PERMIT REV 1

JEWISH COMMUNITY CAMPUS

SITE PLAN - FIRE ACCESS

09/09/24

G0.14



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CONDITIONAL USE PERMIT REV 1

JEWISH COMMUNITY CAMPUS

SITE PLAN - FENCES

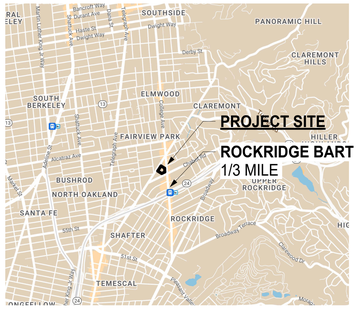
09/09/24

G0.15

JEWISH COMMUNITY CAMPUS



AERIAL PERSPECTIVE VIEW WITH 5901 COLLEGE AVENUE'S NEW GROUND FLOOR ENTRY & SECOND FLOOR TERRACE



VICINITY MAP



SITE/PARCEL MAP

SHEET LIST

		CUP REV 1	BUILDING PERMIT
GENERAL			
G0.01S	COVER SHEET	•	•
G0.02S	SITE ZONING & CODE ANALYSIS	•	•
G0.03S	SITE CODE COMPLIANCE PLAN	•	•
G1.11S	SITE PHOTOS	•	
G1.12S	SITE PHOTOS	•	
G1.13S	SITE PHOTOS	•	
G1.21S	TREE PROTECTION PLAN	•	
G1.22S	TREE INVENTORY	•	
CIVIL			
C2.0S	EXISTING CONDITIONS	•	•
C3.0S	DEMOLITION PLAN	•	•
C4.0S	SITE AND GRADING PLAN	•	•
C6.0S	STORMWATER MANAGEMENT PLAN	•	•
LANDSCAPE			
L0.00S	SITE PLAN	•	
L0.06S	ILLUSTRATIVE SECTIONS	•	•
L2.00S	MATERIALS PLAN	•	
L2.01S	FENCE PLAN	•	
L2.02S	LANDSCAPE MATERIALS IMAGES	•	
L3.10S	PLANTING PLAN	•	
L3.11S	PLANTING PALETTE	•	
L3.12S	PLANTING IMAGES	•	
ARCHITECTURE- SITE			
A1.01S	SITE PLAN - PROPOSED	•	•
A2.01S	SECURITY BOOTHS	•	•
A2.02S	TRASH ENCLOSURE	•	•
A2.03S	BIKE ENCLOSURE	•	•
A2.04S	SHED	•	•
A2.05S	5939 CHABOT WHEELCHAIR LIFT	•	•
A8.01S	ARCHITECTURAL MATERIALS BOARD	•	
ARCHITECTURE - 5901 COLLEGE			
A1.11A	EXISTING / DEMOLITION GROUND FLOOR PLAN	•	•
A1.12A	EXISTING / DEMOLITION SECOND FLOOR PLAN	•	•
A1.13A	EXISTING / DEMOLITION THIRD FLOOR PLAN	•	•
A1.14A	EXISTING / DEMOLITION ROOF PLAN	•	•
A1.30A	EXISTING / DEMO BUILDING ELEVATIONS	•	•
A1.31A	EXISTING / DEMO BUILDING ELEVATIONS	•	•
A2.01A	PROPOSED GROUND FLOOR PLAN	•	•
A2.02A	PROPOSED SECOND FLOOR PLAN	•	•
A2.03A	PROPOSED THIRD FLOOR PLAN	•	•
A2.04A	PROPOSED ROOF PLAN	•	•
A3.10A	PROPOSED BUILDING ELEVATIONS	•	•
A4.10A	PROPOSED BUILDING SECTIONS	•	•
ARCHITECTURE - 6028 CLAREMONT			
A1.11B	EXISTING / DEMOLITION GROUND & SECOND FLOOR PLAN	•	•
A1.12B	EXISTING / DEMOLITION ROOF PLAN	•	•
A1.31B	EXISTING / DEMOLITION BUILDING ELEVATIONS	•	•
A2.01B	PROPOSED GROUND & SECOND FLOOR PLAN	•	•
A2.02B	PROPOSED PENTHOUSE & ROOF PLAN	•	•
A3.10B	PROPOSED BUILDING ELEVATIONS	•	•
A4.01B	PROPOSED BUILDING SECTIONS	•	•
ELECTRICAL			
E0.04S	LUMINAIRE SCHEDULE - EXTERIOR LIGHTING	•	•
E2.00S	SITE PLAN - LIGHTING	•	•

PROJECT DESCRIPTION

THE PROJECT WILL CREATE A JEWISH COMMUNITY CAMPUS--A PLACE FOR THE NON-PROFIT JEWISH COMMUNITY CENTER OF THE EAST BAY TO EXPAND THEIR EDUCATIONAL AND COMMUNITY SERVICES WHILE CREATING A HUB FOR NON-PROFIT JEWISH ORGANIZATIONS. A CUP IS REQUIRED TO USE THE EXISTING BUILDINGS FOR COMMUNITY EDUCATION AND COMMUNITY ASSEMBLY USES WHICH INCLUDE A PRESCHOOL, AFTER SCHOOL PROGRAMS, SUMMER CAMP, AND RELIGIOUS GATHERING SPACE. THE CURRENT USE OF THE 5901 COLLEGE AVENUE BUILDING IS THE NESTLE/DREYER'S HEADQUARTERS OFFICE, WHICH WILL CONTINUE TO OPERATE AS AN OFFICE USE ON THE SITE THROUGH DECEMBER 2024. THE PROJECT RETAINS ALL THE EXISTING GROUND LEVEL RETAIL FACILITIES AT 5901 COLLEGE AVENUE (5 TENANT SPACES). THE JEWISH COMMUNITY CENTER OF THE EAST BAY IS CURRENTLY OPERATING THEIR ADMINISTRATIVE OFFICES AT 6048 CLAREMONT AVENUE. JEWISH NON-PROFIT COMMUNITY ORGANIZATIONS ARE OPERATING AT 6012, 6016 CLAREMONT AVENUE, AND 5941 CHABOT.

USE OF 5901 COLLEGE AVENUE WILL INCLUDE PRESCHOOL, ADMINISTRATIVE OFFICES, CAFé SERVING LIGHT FOOD AND BEVERAGES, AND CONTINUED USE OF RETAIL SPACES ON COLLEGE AVE. USE OF 6028 CLAREMONT WILL INCLUDE AFTERSCHOOL/CAMP, ADULT EDUCATION CLASSES, HEALTH AND WELLNESS ACTIVITIES (YOGA, MEDITATION, DANCE), FAMILY EVENTS, JEWISH HOLIDAY EVENTS, CULTURAL AND ARTS EVENTS, MENTAL HEALTH SERVICES, AND REFUGEE SERVICES. OCCASIONALLY THE PRESCHOOL AND AFTERSCHOOL/CAMP WILL USE EACH OTHER'S PRIMARY SPACE, AND BOTH WILL USE THE OUTDOOR PLAYGROUND AND OPEN SPACE.

THE PROJECT WILL UTILIZE THE EXISTING BUILDINGS AND PARKING ON THE PROPERTY AND WOULD NOT CHANGE THE LOCATION, SIZE, OR DESIGN OF THE BUILDINGS FROM THE STREET. THE PROJECT RETAINS ALL EXISTING GROUND LEVEL RETAIL FACILITIES AND REPLACES EXISTING GROUND LEVEL OFFICE USE WITH PRESCHOOL, AFTER SCHOOL, SUMMER CAMP, AND COMMUNITY CLASS USE.

THE EXISTING SITE WILL BE MODIFIED TO INCREASE THE OUTDOOR SPACE BY REMOVAL OF A SMALL PORTION OF THE 6028 CLAREMONT BUILDING AND DEMOLITION OF PORTIONS OF EXISTING AT-GRADE PARKING LOT PAVING TO CREATE OUTDOOR PLAY AND ASSEMBLY SPACE AT THE CENTER PORTION OF THE SITE.

EXISTING PROPERTY DESCRIPTION
THE EXISTING PROPERTY CONSISTS OF 10 PARCELS, WHICH WILL BE CONVERTED INTO ONE PARCEL AS PART O THIS PROJECT. THE EXISTING ZONING AND USES ARE LISTED IN THE TABLE ON SHEET G0.02S. THE PROPOSED PROJECT INCLUDES MINOR IMPROVEMENTS TO REAR OF THE BUILDINGS AT 5901 COLLEGE AVE (APN: 014 126805901) AND 6028 CLAREMONT AVE (APN: 014 126803501). THERE ARE NO RENOVATIONS PROPOSED FOR THE OTHER BUILDINGS ON THE SITE.

THE THREE-STORY BUILDING AT 5901 COLLEGE AVENUE IS AN EXISTING OFFICE BUILDING WITH DEDICATED, EXISTING PARKING AND SEEKS A CONDITIONAL USE PERMIT FOR A CHANGE OF OCCUPANCY TYPE ON THE GROUND FLOOR PROPOSING DAYCARE (I-4 OCCUPANCY) IN LIEU OF EXISTING OFFICE SPACE (B OCCUPANCY). THE 2ND AND 3RD STORY OF 5901 COLLEGE AVENUE WILL REMAIN OFFICE SPACE. THE PROPOSED SCOPE OF WORK INCLUDES INTERIOR TENANT IMPROVEMENTS TO THE FIRST FLOOR AS WELL AS EXTERIOR RENOVATIONS TO THE ENTRANCE FRONTING THE PARKING LOT, BUILDING AWNINGS, AND BUILDING MATERIAL CHANGES TO THE EXISTING FACADES AND SITE WORK. THE EXTERIOR BUILDING IMPROVEMENTS ARE LIMITED TO THE FAçADE THAT FACES THE REAR INTERIOR PARKING LOT. THERE WILL BE NO CHANGES TO THE COLLEGE AVENUE BUILDING FRONTAGE OR THE CORNER FRONTAGE ON CHABOT ROAD. SITE IMPROVEMENTS INCLUDE PLAYGROUND STRUCTURES, SPORT COURT, FENCING, LANDSCAPING AND RE-STRIPING OF PARKING AREAS.

THE TWO-STORY BUILDING WITH PENTHOUSE LEVEL AT 6028 CLAREMONT IS AN EXISTING ASSEMBLY SPACE AND OFFICE BUILDING WITH DEDICATED, EXISTING PARKING. THE SCOPE OF WORK PROPOSES EXTERIOR RENOVATIONS TO THE REAR OF BUILDING INCLUDING CHANGES TO THE AWNINGS, MATERIAL CHANGES TO THE EXISTING FACADES AND SITE INCLUDING TRELLISES, HARDSCAPE, PLANTINGS, AND PARKING. THERE WILL BE NO CHANGES TO THE CLAREMONT AVENUE BUILDING FRONTAGE.

SITE DEVELOPMENT PROJECT DESCRIPTION
EXISTING USES: PARKING WITH LANDSCAPING AND AREAS OF OUTDOOR USABLE SPACES
PROPOSED USES: PARKING, OUTDOOR PLAY, RECREATION, AND GATHERING
PROPOSED MODIFICATIONS:
SELECT DEMOLITION:
- PAVING
- LANDSCAPING AND TREES
- FENCES

IMPROVEMENTS:
- RESEALING AND MINOR RECONFIGURATION OF PARKING WITH A REDUCTION OF 140 TO 92 TOTAL SPACES
- STORM DRAINAGE SYSTEM
- NEW DECKS, PAVING, CURBS AND GUTTERS
- A NEW ENTRY PLAZA
- SITE LIGHTING
- LANDSCAPING AND IRRIGATION
- PLAY AREAS AND EQUIPMENT
- FENCING AND GATES
- BUILT-IN SITE FURNISHINGS
- OFF-SITE IMPROVEMENTS TO THE COLLEGE AND CHABOT INTERSECTION (UNDER SEPARATE PERMIT)

PROPOSED SITE STRUCTURES:
- NEW PERGOLA/SHADE STRUCTURE
- NEW SECURITY BOOTH WITH PERGOLA/SHADE STRUCTURE
- NEW BIKE ENCLOSURE WITH 22 LONG TERM BIKE PARKING SPACES
- NEW TRASH ENCLOSURE TO SERVE RETAIL TENANTS
- NEW SITE STORAGE SHED ON FOOTPRINT OF EXISTING SHED TO BE REMOVED
- RELOCATION OF THE EXISTING SECURITY BOOTH IN CHABOT PARKING LOT
- ADDITION OF AN EXTERIOR LIFT (BARRIER REMOVAL) TO 5941 CHABOT

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS WILL BE PROVIDED ON A DESIGN/BUILD BASIS. CONTRACTORS ARE RESPONSIBLE FOR PROVIDING COMPLETE DESIGN AND SECURING NECESSARY PERMITS, INSURING SYSTEMS ARE CODE COMPLIANT, FULLY OPERATIONAL AND COMPLETE. DESIGN DOCUMENTS OF THESE PERMITS WILL BE SUBMITTEED SEPARATELY TO THE CITY OF BRISBANE BUILDING DEPARTMENT BY RESPECTIVE CONTRACTORS FOLLOWING ARCHITECTS' AND DESIGN CONSULTANTS' REVIEW FOR COMPLIANCE TO DESIGN INTENT.

1. PX PERMIT FOR OFF-SITE IMPROVEMENTS
2. NEW PRE-FABRICATED SECURITY BOOTH (CONCEPT SHOWN ON SHEET A2.01S FOR REFERENCE)
3. NEW PRE-FABRICATED SHED (CONCEPT SHOWN ON SHEET A2.04S FOR REFERENCE)
4. FIRE SPRINKLER SYSTEM MODIFICATIONS
5. NEW PREFABRICATED WHEELCHAIR LIFT AT 5939 CHABOT RD (CONCEPT SHOWN ON SHEET A2.05S FOR REFERENCE).

PLANNING SUMMARY

CONDITIONAL USE PERMIT APPLICATION NUMBER: PLN23117
TENTATIVE PARCEL MAP APPLICATION NUMBER: TPM 11430
ASSIGNED PLANNER: ALEXIA ROTBERG, PLANNER II
T: 510-418-8534
E: AROTBERG@OAKLANDCA.GOV

PROJECT DIRECTORY

OWNER

LIBITZKY PROPERTY COMPANIES
1475 POWELL STREET, SUITE 201
EMERYVILLE, CA 94608
CONTACT: MOSES LIBITZKY
T: 510-652-4950
E: MOSES@LIBITZKY

OWNER'S AGENT

COMMUNITY EQUITY BUILDERS, LLC
38 KEYES AVENUE
SUITE 209, SOUTH LOBBY
SAN FRANCISCO, CA 94129
CONTACT: SUZANNE BROWN
T: 415-577-3723
E: SUZANNE@ECBSF.COM

ARCHITECT

SIEGEL & STRAIN ARCHITECTS
6201 DOYLE STREET SUITE B
EMERYVILLE, CA 94608
CONTACT: KAREN RICHARDS
T: 510.547.8092
E: KAREN@SIEGELSTRAIN.COM

CIVIL ENGINEER

BKF ENGINEERS
55 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
CONTACT: SIMON NORTH
T: 650-482-6377
E: SNORTH@BKF.COM

SURVEYOR

KIER+WRIGHT
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
CONTACT: JIM VIGIL
T: 925-412-4039
E: JVIGIL@KIERWRIGHT.COM

LANDSCAPE ARCHITECT

EINWILLER KUEHL
318 HARRISON ST #301
OAKLAND, CA 94607
CONTACT: SARAH KUEHL
T: 510-891-1696
E: SARAH@EINWILLERKUEHL.COM

STRUCTURAL ENGINEER

TIPPING STRUCTURAL ENGINEERS
1906 SHATTUCK AVENUE
BERKELEY, CA 94704
CONTACT: MARK STEYER
T: 510-549-1906
E: M.STEYER@TIPPINGSTRUCTURAL.COM

MECHANICAL, PLUMBING, ELECTRICAL, LIGHTING & FIRE PROTECTION ENGINEER

PAE
444 SPEAR STREET, SUITE 213
SAN FRANCISCO, CA 94105
CONTACT: GRANT CRAIG
T: 415-767-2735
E: GRANT.CRAIG@PAE-ENGINEERS.COM

FOOD SERVICE

EDWARD DON & CO
101 LINDEN STREET
OAKLAND CA 94607
CONTACT: MICHAEL SCHEIMAN
T: 510-926-8500
E: MICHAEL@MFSDB.COM

SECURITY

HIGHCOM SECURITY SYSTEMS
1900 WEBSTER STREET, SUITE B
OAKLAND, CA 94612
CONTACT: RODY ROSENBAUM
T: 510-893-7600
E: RODY@HIGHSECURITYSERVICES.COM

SIGNAGE

DONNELLT DESIGN
107 SOUTH 2ND STREET
RIO VISTA, CA 94571
CONTACT: TOM DONNELLY
T: 707-803-1789
E: TOM@DONNELLYDESIGN.COM

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803900; 014 126803900; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801101; 014 126801200; 014 126801300; 014 126803950

Design Firm:

SIEGEL & STRAIN Architects
6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

Stamp:

No.	Description	Date
1	CUP	4/25/23

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:

Project ID:	JCC
Designed by:	
Drawn by:	JBM
Checked by:	KR
Scale:	NTS

Sheet Title:

COVER SHEET

Sheet No.:

G0.01S

10/10/2024 4:39:20 PM

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA CALGREEN CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2010 NATIONAL FIRE PROTECTION ASSOCIATION 1141 & 1144
2016 CALIFORNIA REFERENCE STANDARD CODE

CITY OF OAKLAND MUNICPAL CODES AND OTHER APPLICABLE STATE AND LOCAL ORDINANCES AND REGULATIONS.

SITE BUILDINGS CODE SUMMARY

California Building Code	*CBC Citation*	Site Buildings Existing Security Booth, Relocated	New Security Booth	New Bike Enclosure	New Trash Enclosure	Rebuilt Shed
Occupancy Classification	*CBC Chapter 3*	Business Group B	Business Group B	Utility Group U	Utility Group U	Utility Group U
Building Height - Allowable	*CBC Table 504.3*	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
Building Height - Proposed		7'-10"	9'-0"	11'-8"	11'-9"	9'-4"
Stories - Allowable	*CBC Table 504.4*	2	2	1	1	1
Stories - Proposed		1	1	1	1	1
Building Area - Allowable	*CBC Table 506.2*	9,000 sf	9,000 sf	5,500 sf	5,500 sf	5,500 sf
Building Area - Proposed		24 sf	69 sf	483 sf	131 sf	344 sf
Construction Type	*CBC Section 602.5*	V-B	V-B	V-B	V-B	V-B
Fire-Resistance By Const Type	*CBC Table 601*	0	0	0	0	0
Fire-Resistance By Separation	*CBC Table 705.5*	0 (> 10ft)	0 (> 10ft)	0 (> 10ft)	0 (> 10ft)	1hr @ South wall (< 10ft)
Fire Sprinkler System	*CBC Section 903.2*	Not Required	Not Required	Not Required	Not Required	Not Required
Fire Alarm System	*CBC Section 907.2*	Not Required	Not Required	Not Required	Not Required	Not Required
Occupant Load	*CBC Chapter 1004*	1 (Business, 150 OLF)	1 (Business, 150 OLF)	2 (Accessory, 300 OLF)	1 (Accessory, 300 OLF)	2 (Accessory, 300 OLF)

5 SITE BUILDINGS CODE SUMMARY

Use	Code Sect	Code Req **	M-F 8am-6pm* Qty	Unit	Req'd **	M-F 6-9pm; S-S 8am-9pm* Qty	Unit	Req'd **	Parking Provided
Civic Activities	17.116.070								
Community Education		1/2 space per classroom	*6*	*preschool rooms*	*3.0*		*preschool rooms*	*0.0*	
			10,275	*Classrooms & support spcs*		*10,275*	*Classrooms & support spcs*		
Community Assembly		0							
If Private lodge or Club		0							
If Church or Other		1 space per 100sf of mtg		*Total sf*	*0.0*	*6,173*	*Total sf*	*61.7*	
6028 Claremont MPR 3			*2,046*	*Rm 100*		*2,046*	*Rm 100*		
6028 Claremont MPR 1			*1,523*	*Rm 101*		*1,523*	*Rm 101*		
6028 Claremont MPR 2			*815*	*Rm 102*		*815*	*Rm 102*		
6028 Claremont Mezzanine			*953*	*Rm 200*		*953*	*Rm 200*		
6028 Claremont MPR 4			*836*	*Rm 201*		*836*	*Rm 201*		
Commercial Activities	17.116.080								
All Other (Business UON)									
Ground Floor		1 space per 600 sf	*20,131*	*Total sf*	*33.6*	*12,995*	*Total sf*	*21.7*	
			2,085	*6048 Claremont*		*2,085*	*6048 Claremont*		
			12,995	*5901 College (Café & Retail)*		*12,995*	*5901 College (Café & Retail)*		
			2,201	*5941 Chabot*		*2,201*	*5941 Chabot*		
			1,490	*6016 Claremont*		*1,490*	*6016 Claremont*		
			1,360	*6012 Claremont*		*1,360*	*6012 Claremont*		
Other Floors		1 space per 1,000 sf	*41,760*	*Total sf*	*41.8*	*0*	*Total sf*	*0.0*	
			2,085	*6048 Claremont*		*2,085*	*6048 Claremont*		
			38,501	*5901 College*		*38,501*	*5901 College*		
			1,174	*5941 Chabot*		*1,174*	*5941 Chabot*		
				TOTAL REQUIRED SPACES	**78**		**TOTAL REQUIRED SPACES**	**83**	**TOTAL PROVIDED SPACES** 92

* Per Oakland Municipal Code Section 17.116.110.D, a joint off-street parking area that serves more than one activity may be reduced by not to exceed fifty percent (50%) of the total parking requirement for the sharing activities. Since the Community Assembly use at the JCC site will be staggered in time and day from the preschool and office uses, the parking is proposed to be reduced.

**** Per Section 17.116.020.B of the Oakland Planning Code "Changes of Activity within an Existing Facility," no additional parking and loading spaces are required for a change of activity within an existing facility. If there are more parking spaces on the lot than required, then the number of spaces can be reduced to the minimum required.**

Per Section 17.116.070 and 17.116.080 of the Oakland Planning Code, Community Assembly, Community Education, and Administrative Commercial Activities in the CN-I zone shall not be required to provide minimum parking if located within 1/2 mile of a major transit stop, as defined in Section 21155 of the Public Resources Code. The site is within 1/2 mile of a "major transit stop."

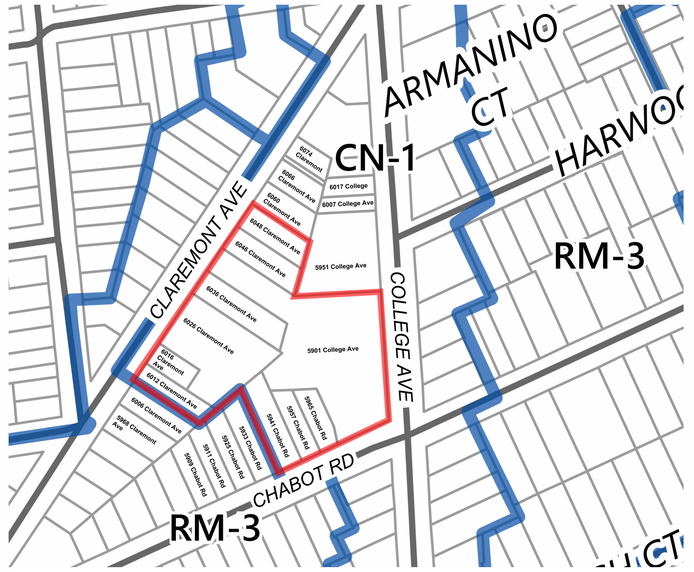
Visitor Lot (Chabot)	39
Staff Lot (Chabot)	2
Staff Lot (Claremont)	49
Staff Lot (6016 Claremont)	1
Staff Lot (6012 Claremont)	1

4 VEHICLE PARKING SUMMARY

Use	Code Sect	Code Req	Bike Parking Requirements Qty	Unit	Req'd*	Provided
BIKE PARKING ON CAMPUS						
Commercial Activities	17.117.110					
Business Use (Remodel at 5901)		*Long Term: 1:10,000sf*	*5,999*	*Building Area*	*1*	
		Short Term: 1:20,000sf	*5,999*	*Building Area*	*1*	
General Food Sales (Accessory to Community/Business Use)						
		Long Term: 1:12,000sf	*950*	*Building Area*	*1*	
		Short Term: 1:2,000sf	*950*	*Building Area*	*1*	
Civic Activities	17.117.100					
Community Education		*Long Term: 1:10 Staff*	*70*	*Preschool Staff*	*7*	
		Short Term: 1:20 Kids	*320*	*Preschool Staff*	*16*	
Community Assembly Other (Does not coincide w/ Community Education or Business Use)		*Per Planning Director*			*0*	
				TOTAL LONG TERM SPACES	**8**	**22****
				TOTAL SHORT TERM SPACES	**18**	**18*****
BIKE PARKING ON COLLEGE FOR RETAIL (EXISTING UNCHANGED - NO WORK)						
Commercial Activities	17.117.110					
General Retail Sales		*Long Term: 1:12,000sf*	*9,324*	*Retain Area*	*0.8*	
		Short Term: 1:5,000sf	*9,324*	*Retain Area*	*2*	
				TOTAL LONG TERM SPACES	**2**	**0**
				TOTAL SHORT TERM SPACES	**2**	**4******

* Minimum of (2) total required spaces
** Proposed new long term bike parking in bike shelter within a secure fenceline
*** Proposed new short term bike parking to be located along the intersection of College and Chabot - exact configuration TBD and submitted as a deferred PX permit
**** Existing bike parking on College Avenue, in front of the retail establishments, are short term, to remain.

3 BIKE PARKING SUMMARY



2 ZONING MAP

ZONING PARAMETERS: CN-1

			Existing Conditions										*Proposed*
Property Description			***5901 College Ave***	***6048 Claremont***	***6046 Claremont***	***6036 Claremont***	***6028 Claremont***	***6016 Claremont***	***6012 Claremont***	***5965 Chabot Road***	***5957 Chabot Road***	***5941 Chabot Road***	***Tentative Parcel Map (TPM) & CUP***
Assessor Parcel Number			014 126800901	014 126803900	014 126803800	014 126803600	014 126803501	014 126803201	014 126803000	014 126801101	014 126801200	014 126801300	TBD
Year Built			1992	1953	1992	1992	1950	1923	1917	1992	1992	1926	
Historic													
Local Historic Property Category			-	PDHP	-	-	-	PDHP	PDHP	-	-	*PDHP*	
Area of Second Importance			-	-	-	-	-	-	-	*Yes*	*Yes*	*Yes*	
OCHS Rating			X	C3	-	-	X	C3D?	XC3?	X	X	C2+	
Uses	**Permitted**	**Conditionally Permitted**	***5901 College Ave***	***6048 Claremont***	***6046 Claremont***	***6036 Claremont***	***6028 Claremont***	***6016 Claremont***	***6012 Claremont***	***5965 Chabot Road***	***5957 Chabot Road***	***5941 Chabot Road***	
	Business Services, Administrative Consultive and Financial Service General Retail Sales General Food Sales Personal Instruction Services Limited Child-Care Activities Recreational Assembly Nonassembly Cultural	Limited Service Restaurant/Café Full-Service Café Group Assembly Community Assembly Community Education Automotive Fee Parking	*Business* *Retail* *Food sales or café* *Parking (no fee)*	*Parking (no fee)*	*Parking (no fee)*	*Parking (no fee)*	*Business* *Assembly*	*Single Fam Residence* *Business*	*Single Fam Residence* *Business*	*Parking (no fee)*	*Parking (no fee)*	*Fitness Center* *Business*	*Business* *Retail* *Food sales or café* *Parking (no fee)* *Community Assembly* *Community Education* Residential (Accessory)
Minimum Lot Dimensions	**Table 17.33.03**	**Code Req**	***5901 College Ave***	***6048 Claremont***	***6046 Claremont***	***6036 Claremont***	***6028 Claremont***	***6016 Claremont***	***6012 Claremont***	***5965 Chabot Road***	***5957 Chabot Road***	***5941 Chabot Road***	
Min Lot Width/Frontage		25 ft	*244 ft / 100 ft*	*50 ft*	*50 ft*	*50 ft*	*115 ft*	*45 ft*	*40 ft*	*35 ft*	*38 ft*	*50 ft*	*244 ft (College), 223.09 ft (Chabot), 411 sf (Claremont)*
Min Lot Area (Based on City of Oakland Planning Data)		4,000 sf	*52,707 sf*	*6,888 sf*	*7,591 sf*	*9,367 sf*	*24,373 sf*	*4,050 sf*	*5,960 sf*	*4,538 sf*	*5,130 sf*	*8,937 sf*	*128,715.58 sf*
Lot Depth		-	*+/- 400 ft*	*126 - 143 ft*	*143 - 160 ft*	*176 - 193 ft*	*174 - 199 ft*	*90 ft*	*143-154 ft*	*110 - 127 ft*	*127 - 142 ft*	*171 - 185 ft*	*434.66 ft max*
Setbacks:	**Table 17.33.03**	**Code Req**	***5901 College Ave***	***6048 Claremont***	***6046 Claremont***	***6036 Claremont***	***6028 Claremont***	***6016 Claremont***	***6012 Claremont***	***5965 Chabot Road***	***5957 Chabot Road***	***5941 Chabot Road***	
Front Setback													
Minimum/Maximum		0 ft / 10 ft	*0.5 ft (@ College)*	-	-	-	-	-	-	-	-	*27.91 ft (@ Chabot)*	*No Change*
Minimum Setback on Block w/ >50% RM-3	*Additional Reg #2*	7.5 ft	-	*12.25 ft (@ Claremont)*			*0 ft (@ Claremont)*	*15.27 ft (@ Claremont)*	*12.78 ft (@ Claremont)*	-	-	-	*No Change*
Rear Setback													
Minimum at nonresidential		0 ft	*152.73 ft (@ Claremont)*	*55.29 ft*	-	-	*0.45 ft*	*18.28 ft*	*72.57 ft*	-	-	*19.66 ft*	*No Change*
Street Side Setback													
Minimum		0 ft	*10.32 ft (@ Chabot)*	-	-	-	-	-	-	-	-	-	*No Change*
Interior Side Setback													
Minimum at nonresidential		0 ft	*13.48 ft*	*3.86 ft*	-	-	*0.29 ft*	*4.57 ft*	*2.71 ft*	-	-	*7.85 ft*	*No Change*
Min at residential RM		5 ft	-	-	-	-	-	-	*8.73 ft (Main Bldg)* *1.06 ft (Shed)*	-	-	*3.35 ft (5941)* *5.73 ft (5939)*	*No Change*
Area:	**Table 17.33.04**	**Code Req**	***5901 College Ave***	***6048 Claremont***	***6046 Claremont***	***6036 Claremont***	***6028 Claremont***	***6016 Claremont***	***6012 Claremont***	***5965 Chabot Road***	***5957 Chabot Road***	***5941 Chabot Road***	
Building Area:		-	*62,303 sf*	*4,170 sf**	-	-	*14,378 sf*	*1,490 sf**	*1,360 sf**	-	-	*3,375 sf**	*84,661 sf (existing and remodeled buildings)*
* Based on City of Oakland Planning Data													*1,052 sf (new trash enclosure, bike shelter, security booths, shed)*
Max FAR:		3	*1.18*	*0.61*	-	-	*0.59*	*0.37*	*0.23*	-	-	*0.38*	*0.67*
Height:	**Table 17.33.04**	**Code Req**	***5901 College Ave***	***6048 Claremont***	***6046 Claremont***	***6036 Claremont***	***6028 Claremont***	***6016 Claremont***	***6012 Claremont***	***5965 Chabot Road***	***5957 Chabot Road***	***5941 Chabot Road***	
Building Height													
Max Height		60 ft	*45'-9 1/2" (@ penthouse)*	*<30'-0"*	-	-	-	-	-	-	-	-	*No Change*
Max at residential RM-3 @ rear & side setback		30 ft and see Table 17.35.04 (Additional Regulation 2)	-	-	-	-	*32'-0" (@ penthouse)*	*<30'-0"*	*<30'-0"*	-	-	*<30'-0"*	*No Change*
Max Stories		3	*3 (+ penthouse)*	*2*	-	-	*2 (+ penthouse)*	*1*	*1*	-	-	*2*	*No Change*
Penthouses													
Penthouse Max Area		10%	*1,672 sf (7.2%)*	-	-	-	*643 sf (7.1%)*	-	-	-	-	-	*No Change*
Penthouse Max Height (Except w/ CUP)		12 ft	*7'-6"*	-	-	-	*9'-9 1/2"*	-	-	-	-	-	*No Change*
Penthouse Distance from residential		15 ft	*191'-9"*	-	-	-	*69'-6"*	-	-	-	-	-	*No Change*
Fences:	**17.108.140**	**Code Req**	***5901 College Ave***	***6048 Claremont***	***6046 Claremont***	***6036 Claremont***	***6028 Claremont***	***6016 Claremont***	***6012 Claremont***	***5965 Chabot Road***	***5957 Chabot Road***	***5941 Chabot Road***	
Fence w/in 8 ft of Public ROW		8 ft	*6'-0"*	*6'-0"*	*6'-0"*	*6'-0"*	*6'-0"*	*6'-0"*	*6'-0"*	*6'-0"*	*6'-0"*	*6'-0"*	*8'-0"*
Fence more than 10 ft from Public ROW		10 ft	-	-	-	-	-	-	-	-	-	-	*10'-0"*

1 ZONING PARAMETERS

Project Title:

JEWISH COMMUNITY CAMPUS

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6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801101,014 126801200; 014 126801300; 014 126803900

Design Firm:
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Consultant:

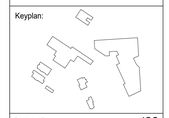
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1	CUP	4/25/23

Issue Note:

CONDITIONAL USE PERMIT REVISION 1 09/09/24

Keyplan:



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Designed by:	Designer
Drawn by:	Author
Checked by:	Checker
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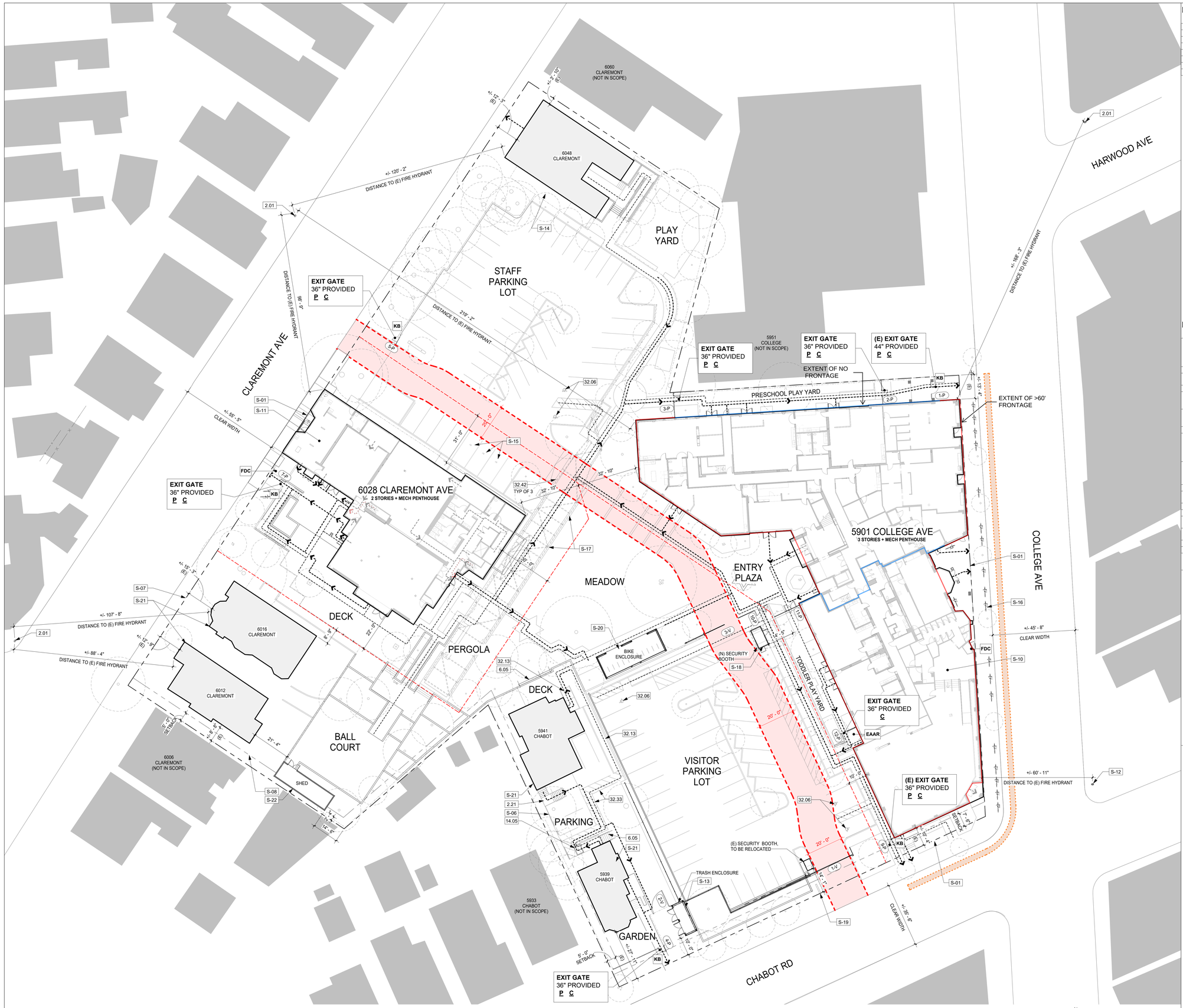
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SITE ZONING & CODE ANALYSIS

Sheet No.:

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1 G0.03S SITE CODE COMPLIANCE PLAN
1" = 20'-0"

N

0 10 20 40 ft.

KEYNOTES

NO.	DESCRIPTION
2.01	(E) FIRE HYDRANT TO REMAIN
2.21	(E) STAIR TO REMAIN
6.05	WOOD STAIR, SLD
14.05	EXTERIOR WHEELCHAIR LIFT
32.06	ACCESSIBLE PARKING STALL, SLD, SCD
32.13	ACCESSIBLE SLOPED WALKWAY, SLD, SCD
32.33	CROSS WALK, SCD
32.42	REMOVABLE BOLLARDS, SLD, SCD

PLANNING NOTES

NO.	DESCRIPTION
S-01	CN-I FRONT SETBACK = 0'-0" MIN. TO 10'-0" MAX. SET BACK, AND ADDITIONAL REGULATION FOR TABLE 17.33.03, CLAUSE 2 FOR COMMERCIAL/RESIDENTIAL FRONTAGE BLOCKS, WHERE SETBACK = 7'-6" D" OF RM-3 FRONT SETBACK)
S-06	RM-1 INTERIOR OR STREET SIDE SETBACK = 5'-0"
S-07	RM-3 FRONT SETBACK (<20% STREET-TO-SETBACK GRADIENT) = 15'-0"
S-08	RM-3 INTERIOR OR STREET SIDE SETBACK = 4'-0"
S-10	SEE A1.11A-A1.14A, A1.30B-A1.31B, A2.01A-A2.04A, A3.10B, AND A4.10B FOR EXTENT OF ARCHITECTURAL SCOPE FOR 5901 COLLEGE AVE BUILDING
S-11	SEE A1.11B, A1.12B, A2.01B, A2.02B, A1.31B, A3.10B, AND A4.10B FOR EXTENT OF ARCHITECTURAL SCOPE FOR ARCHITECTURAL SCOPE FOR 6028 CLAREMONT AVE
S-12	(E) FIRE HYDRANT
S-13	(N) TRASH & RECYCLING ENCLOSURE FOR COLLEGE AVE COMMERCIAL TENANTS: 2 - 3 CY RECYCLING 2 - 3 CY GARBAGE 4 - 96 GAL COMPOST
S-14	(E) TRASH & RECYCLING ENCLOSURE FOR JCC TO REMAIN: 4 - 96 GAL RECYCLING 4 - 96 GAL COMPOST 4 - 96 GAL GARBAGE
S-15	(E) ELECTRIC VEHICLE PARKING/CHARGING STATION
S-16	(E) BIKE RACK FOR COLLEGE AVE COMMERCIAL TENANTS; (2) TOTAL BIKE SPACES ON COLLEGE AVE
S-17	PERGOLA, SEE LANDSCAPE PLANS
S-18	(N) SECURITY BOOTH
S-19	REPLACE (E) MONUMENT SIGN IN KIND; SEE SIGNAGE DRAWINGS FOR ELEVATION
S-20	(N) COVERED BIKE ENCLOSURE WITHIN THE JCC FENCE: (22) TOTAL BIKE SPACES
S-21	(E) BUILDING TO REMAIN - NO WORK
S-22	(E) STORAGE SHED TO BE REPLACED IN KIND

SITE PLAN NOTES:

1. AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.
2. SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES, GRADING, ACCESSIBLE PARKING AND STRIPING DETAILS.
3. SEE LANDSCAPE DRAWINGS FOR PLANTING, PAVING, FENCES AND PEDESTRIAN GATES, NEW TREES AND EXISTING TREES TO BE REMOVED, SITE WALLS, AND OTHER SITE AMENITIES.
4. SEE ELECTRICAL DRAWINGS FOR DRY UTILITIES, POWER DISTRIBUTION, SITE LIGHTING, AND EXTERIOR BUILDING LIGHTING.
5. SEE ACCESSIBILITY DETAILS, G2 SERIES SHEETS FOR TYPICAL SIGNAGE AND STRIPING DETAILS.
6. WALKWAYS AND SIDEWALKS ON ACCESSIBLE ROUTES OF TRAVEL ARE CONTINUOUSLY ACCESSIBLE, HAVE MAX 1/2" CHANGES IN ELEVATION OR PROVIDE CURB RAMPS COMPLYING WITH CBC 11B-406, ARE MINIMUM 48" WIDE, WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11B-405.

LEGEND

- (E) BUILDING TO REMAIN WITHIN PROPERTY BOUNDARIES, NO CHANGE
- (E) NEIGHBORING BUILDING, NOT-IN-SCOPE
- PROPERTY BOUNDARY
- SETBACK
- IMAGINARY PROPERTY LINE
- 1 - P PEDESTRIAN GATE
- 1 - V VEHICULAR GATE
- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- EAAR EXTERIOR AREA OF ASSISTED RESCUE
- FDC EXTERIOR AREA OF ASSISTED RESCUE
- KB KNOX BOX
- EGRESS GATE 0" PROVIDED P C — EXIT GATE LABEL; PANIC HARDWARE PROVIDED; GATE CLOSER PROVIDED
- EMERGENCY VEHICLE ACCESS, 20' MIN CLEAR WIDTH
- AERIAL FIRE APPARATUS ACCESS, 26' MIN CLEAR ROAD WIDTH

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
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Consultant:

Stamp:

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1	CUP	4/25/23

Issue Note:
CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:

Project ID: JCC
Designed by: Designer
Drawn by: JBM
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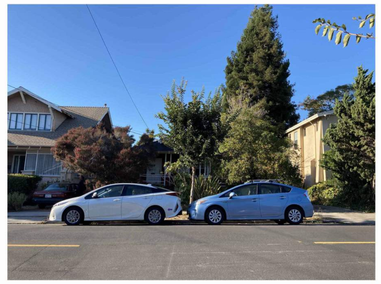
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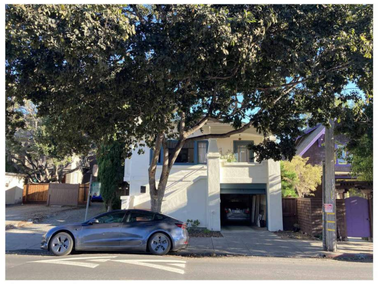
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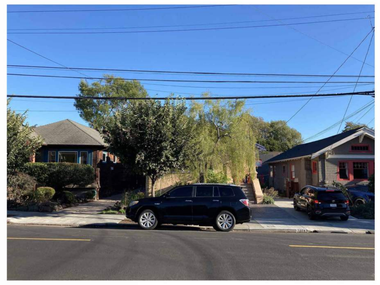
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9 G0.40 5927 CHABOT RD
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6 G0.40 5924 CHABOT RD
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3 G0.40 SW CORNER OF CHABOT RD & CLAREMONT AVE
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13 G0.40 5965 CHABOT RD (PROJECT SITE)
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8 G0.40 5911 & 5917 CHABOT RD
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5 G0.40 5940 & 5932 CHABOT RD
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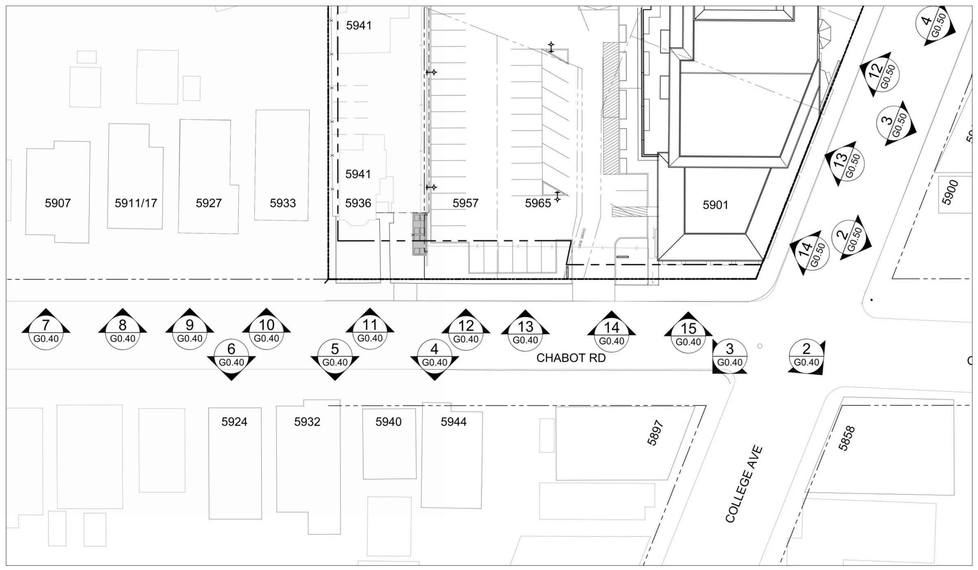
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11 G0.40 5936 CHABOT RD (PROJECT SITE)
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1 G0.40 CHABOT RD PHOTO KEY
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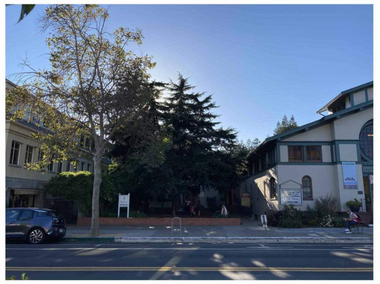
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Drawn by:	Author
Checked by:	Checker
Scale:	

Sheet Title:
SITE PHOTOS

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10 G0.50 5951 COLLEGE AVE
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7 G0.50 NE CORNER OF COLLEGE & HARWOOD AVE
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4 G0.50 5920 COLLEGE AVE
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14 G0.50 5901 COLLEGE AVE (PROJECT SITE)
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9 G0.50 5951 COLLEGE AVE
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6 G0.50 5940 COLLEGE AVE
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3 G0.50 5912 COLLEGE AVE
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13 G0.50 5901 COLLEGE AVE (PROJECT SITE)
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8 G0.50 6007 & 6011 COLLEGE AVE
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5 G0.50 5930 COLLEGE AVE
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2 G0.50 5900 COLLEGE AVE
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12 G0.50 5901 COLLEGE AVE (PROJECT SITE)
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11 G0.50 5901 COLLEGE AVE (PROJECT SITE)
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1 G0.50 COLLEGE AVE PHOTO KEY
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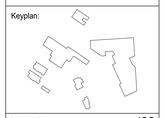
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Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



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Drawn by:	Author
Checked by:	Checker
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SITE PHOTOS

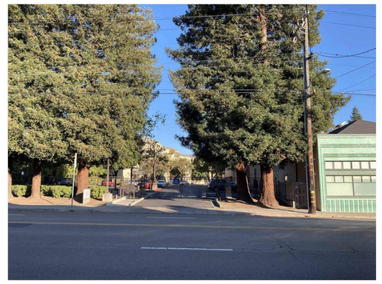
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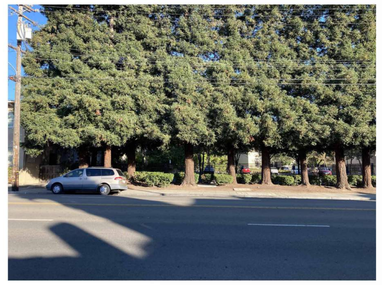
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4 G0.60 6025 CLAREMONT AVE
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19 G0.60 6006 CLAREMONT AVE
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14 G0.60 6046 CLAREMONT AVE (PROJECT SITE)
NO SCALE



9 G0.60 6067, 6069 & 6071 CLAREMONT AVE
NO SCALE



6 G0.60 6037, 6039 & 6045 CLAREMONT AVE
NO SCALE



3 G0.60 6019 CLAREMONT AVE
NO SCALE



18 G0.60 6016 & 6012 CLAREMONT AVE (PROJECT SITE)
NO SCALE



13 G0.60 6048 CLAREMONT AVE (PROJECT SITE)
NO SCALE



8 G0.60 6057 & 6065 CLAREMONT AVE
NO SCALE



5 G0.60 6031 CLAREMONT AVE
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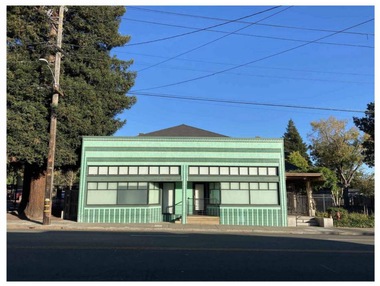
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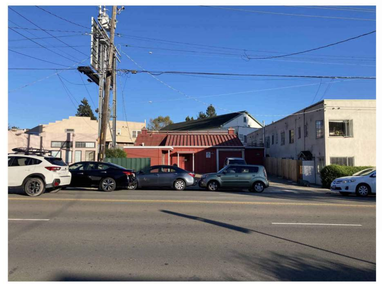
17 G0.60 6028 CLAREMONT AVE (PROJECT SITE)
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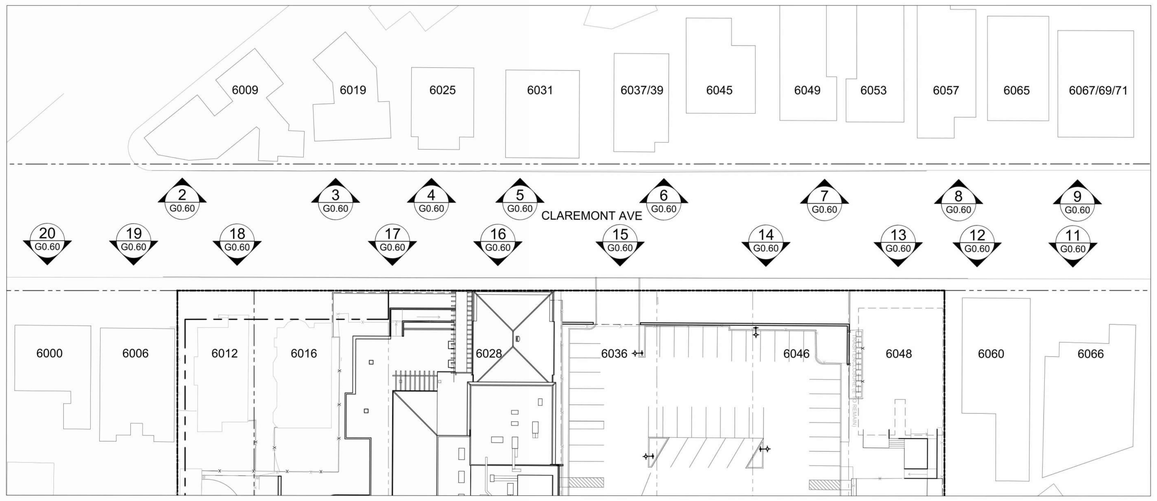
12 G0.60 6060 CLAREMONT AVE
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16 G0.60 6028 CLAREMONT AVE (PROJECT SITE)
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11 G0.60 6066 CLAREMONT AVE
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1 G0.60 CLAREMONT AVE PHOTO KEY
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Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803600; 014 126803501; 014 126803201; 014 126803000014; 126809001; 014 126801101,014 126801200; 014 126801300; 014 126803950

Design Firm:

SIEGEL & STRAIN Architects
6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

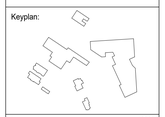
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No.	Description	Date
1	CUP	4/25/23

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	Author
Checked by:	Checker
Scale:	

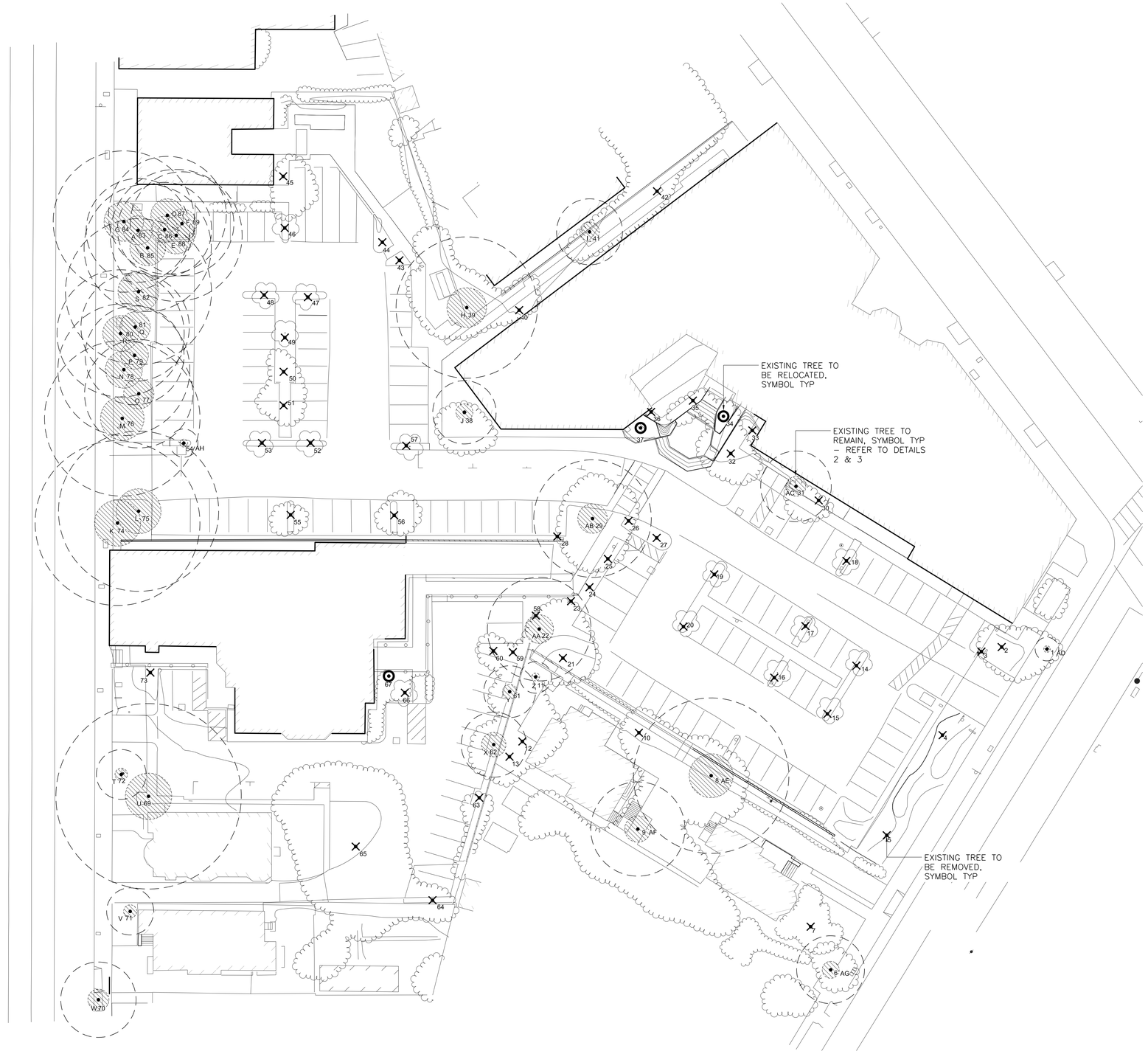
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SITE PHOTOS

Sheet No.:

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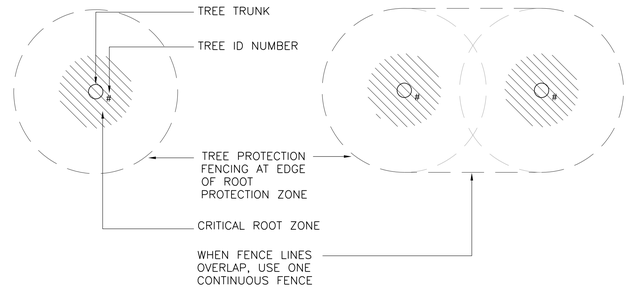


3 TREE PROTECTION PLAN

PLAN

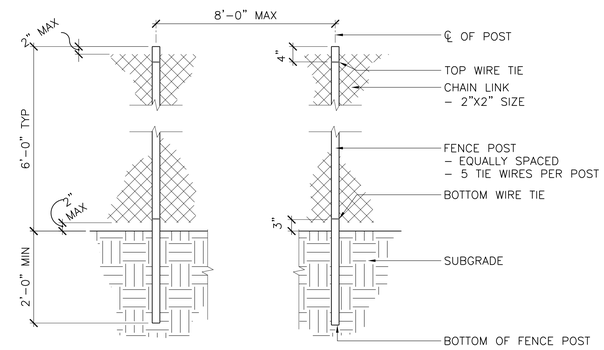
TREE PROTECTION NOTES:

1. ALL TREES TO REMAIN SHALL BE PROTECTED IN PLACE. TREE PROTECTION FENCING SHALL BE PLACED AT EDGE OF TREE PROTECTION ZONES AS SHOWN IN DETAILS 1 AND 2.
2. WORK IN TREE PROTECTION ZONE SHALL BE LIMITED TO HAND WORK – NO HEAVY EQUIPMENT – AND SHALL BE SUPERVISED BY PROJECT ARBORIST.
3. TREE ID NUMBERS AND THE ROOT PROTECTION ZONE FOR EACH TREE ARE DEFINED IN THE ARBORIST REPORT PREPARED BY SBCA TREE CONSULTING, DATED FEBRUARY 17, 2023. REFER TO TREE SURVEY REPORT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



2 TREE PROTECTION FENCING AND CRITICAL ROOT ZONE IDENTIFICATION DIAGRAM

NTS PLAN



NOTES:

1. TREE PROTECTION FENCE SHALL HAVE SIGNAGE EVERY 20'–0" MAX CLEARLY STATING: TREE PROTECTION ZONE, DO NOT ENTER. FOR ACCESS CONTACT PROJECT ARBORIST.

1 TREE PROTECTION FENCE

NTS SECTION

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JEWISH COMMUNITY CAMPUS

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Consultant:

Stamp:

No.	Description	Date
1	CUP PROTOTYPE USE PERMIT REV1	4/25/24

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:

Project ID:	JCC
Designed by:	Designer
Drawn by:	Author
Checked by:	Checker
Scale:	

Sheet Title:

TREE PROTECTION PLAN

Sheet No.:

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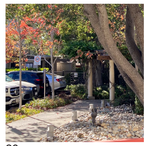

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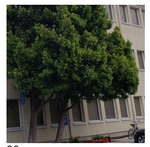

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S, A, G, B, C, D, E, F

TREES PROPOSED FOR REMOVAL

Number	DBH	Remove	Scientific Name	Common Name	Protected	Notes
2	9.5	YES	*Pyrus calleryana*	Callery Pear	YES	fireblight, necessary for parking
3	13	YES	*Pyrus calleryana*	Callery Pear	YES	fireblight
4	6.5	YES	*Pistacia chinensis*	Chinese Pistache		
5	4	YES	*Pistacia chinensis*	Chinese Pistache		
7	3, 3, 3, 3.5, 3, 2, 2, 2, 1.5, 2.5, 2	YES	*Arbutus unedo*	Strawberry Tree		
10	41.5	YES	*Sequoia sempervirens*	Coast Redwood	YES	topped, signs of redwood canker
12	6, 5, 8, 4	YES	*Pittosporum undulatum*	Victorian Box		
13	16	YES	*Pyrus calleryana*	Callery Pear	YES	fireblight
14	3.5	YES	*Acer rubrum*	Red Maple		
15	3	YES	*Acer rubrum*	Red Maple		
16	4	YES	*Acer rubrum*	Red Maple		
17	5	YES	*Acer rubrum*	Red Maple		
18	4	YES	*Acer rubrum*	Red Maple		
19	4	YES	*Acer rubrum*	Red Maple		
20	4	YES	*Acer rubrum*	Red Maple		
21	2.5	YES	*Acer rubrum*	Red Maple		
23	8	YES	*Pyrus calleryana*	Callery Pear		
24	4	YES	*Acer rubrum*	Red Maple		
25	3	YES	*Acer rubrum*	Red Maple		
26	3	YES	*Acer rubrum*	Red Maple		
27	3	YES	*Acer rubrum*	Red Maple		
28	5	YES	*Acer rubrum*	Red Maple		
30	9.5	YES	*Afrocarpus gracilior*	African Fern Pine	YES	accessibility to building entry
32	12, 10.5	YES	*Quercus agrifolia*	Coast Live Oak	YES	declining with embedded bark, accessibility
33	3, 4.5	YES	*Afrocarpus gracilior*	African Fern Pine		
35	4	YES	*Crataegus laevigata*	English Hawthorne		
36	2	YES	*Crataegus laevigata*	English Hawthorne		
40	14	YES	*Afrocarpus gracilior*	African Fern Pine	YES	causing sidewalk displacement, accessibility to new building entry
42	14	YES	*Afrocarpus gracilior*	African Fern Pine	YES	accessibility to building entry
43	4	YES	*Afrocarpus gracilior*	African Fern Pine		
44	6.5	YES	*Afrocarpus gracilior*	African Fern Pine		
45	24	YES	*Afrocarpus gracilior*	African Fern Pine	YES	fair-poor health, accessibility to building
46	5.5	YES	*Platanus hispanica*	London Plane		
47	9	YES	*Platanus hispanica*	London Plane	YES	necessary for parking
48	10	YES	*Platanus hispanica*	London Plane	YES	necessary for parking
49	8	YES	*Pyrus calleryana*	Callery Pear		
50	9	YES	*Pyrus calleryana*	Callery Pear	YES	necessary for parking
51	10	YES	*Pyrus calleryana*	Callery Pear	YES	necessary for parking
52	4.5	YES	*Platanus hispanica*	London Plane		
53	4.5	YES	*Platanus hispanica*	London Plane		
55	6.5	YES	*Platanus hispanica*	London Plane		
56	7	YES	*Platanus hispanica*	London Plane		
57	7	YES	*Platanus hispanica*	London Plane		
58	5	YES	*Pyrus calleryana*	Callery Pear		
59	4.5	YES	*Liquidambar styraciflua*	American Sweet Gum		
60	5.5	YES	*Acer rubrum*	Red Maple		
63	9.5	YES	*Liquidambar styraciflua*	American Sweet Gum	YES	basal wound
64	4, 5, 7	YES	*Prunus cerasifera*	Plum		
65	9, 14, 11, 10	YES	*Sygizium paniculata*	Eugenia	YES	tip dieback, incompatible with stormwater management
66	6	YES	*Acer rubrum*	Red Maple		
68	30	YES	*Dead*	Dead	YES	already removed by owner
73	2	YES	*Crataegus laevigata*	English Hawthorne		

TREES NOT PROPOSED FOR REMOVAL BUT WITHIN 10' OF CONSTRUCTION ACTIVITY

Letter	Number	DBH	Remove	Scientific Name	Common Name	Protected	Notes
AD	1	5	NO	*Lophostemon confertus*	Brisbane Box		
AG	6	11, 6, 8	NO	*Juniperus chinensis*	Chinese Juniper	YES	
AE	8	33	NO	*Eucalyptus nicholii*	Willow Leafed Peppermint	YES	
AF	9	20	NO	*Magnolia grandiflora*	Southern Magnolia	YES	
Z	11	6, 4	NO	*Acer palmatum*	Japanese Maple		
AA	22	22 @ 3'	NO	*Quercus agrifolia*	Coast Live Oak	YES	
AB	29	16.5, 12, 10, 13	NO	*Quercus agrifolia*	Coast Live Oak	YES	
AC	31	15	NO	*Afrocarpus gracilior*	African Fern Pine	YES	
	34	1.5, 1.5, 1.5, 3, 3, 3, 3, 3, 4.5, 3, 4, 3.5	NO	*Lagerstroemia*	Crepe Myrtle		to be relocated
	37	4.5, 3, 2, 5, 2, 2, 2, 2, 1.5, 2	NO	*Lagerstroemia*	Crepe Myrtle		to be relocated
J	38	14 @ 3'	NO	*Quercus agrifolia*	Coast Live Oak	YES	
H	39	30	NO	*Cedrus deodara*	Deodar Cedar	YES	
I	41	14	NO	*Afrocarpus gracilior*	African Fern Pine	YES	
AH	54	6	NO	*Platanus hispanica*	London Plane		
Y	61	11	NO	*Liquidambar styraciflua*	American Sweet Gum	YES	
X	62	14	NO	*Liquidambar styraciflua*	American Sweet Gum	YES	
	67	4, 2, 3, 4, 2.5, 2.5	NO	*Acer palmatum*	Japanese Maple		to be relocated
U	69	32.5, 25	NO	*Quercus agrifolia*	Coast Live Oak	YES	
W	70	16	NO	*Fraxinus oxycarpa 'Raywood'*	Raywood Ash	YES	
V	71	10	NO	*Pinea pungens 'glauca'*	Colorado Blue Spruce	YES	
T	72	5.5, 5.5, 4, 7	NO	*Acer palmatum*	Japanese Maple		
K	74	34.5	NO	*Sequoia sempervirens*	Coast Redwood	YES	
L	75	34	NO	*Sequoia sempervirens*	Coast Redwood	YES	
M	76	33	NO	*Sequoia sempervirens*	Coast Redwood	YES	
O	77	23	NO	*Sequoia sempervirens*	Coast Redwood	YES	
N	78	28	NO	*Sequoia sempervirens*	Coast Redwood	YES	
P	79	21	NO	*Sequoia sempervirens*	Coast Redwood	YES	
R	80	27	NO	*Sequoia sempervirens*	Coast Redwood	YES	
Q	81	23	NO	*Sequoia sempervirens*	Coast Redwood	YES	
S	82	31	NO	*Sequoia sempervirens*	Coast Redwood	YES	
A	83	22	NO	*Sequoia sempervirens*	Coast Redwood	YES	
G	84	29.5	NO	*Sequoia sempervirens*	Coast Redwood	YES	
B	85	27	NO	*Sequoia sempervirens*	Coast Redwood	YES	
C	86	20	NO	*Sequoia sempervirens*	Coast Redwood	YES	
D	87	25	NO	*Sequoia sempervirens*	Coast Redwood	YES	
E	88	28	NO	*Sequoia sempervirens*	Coast Redwood	YES	
F	89	22	NO	*Sequoia sempervirens*	Coast Redwood	YES	

City of Oakland
Tree Ordinance

"Protected tree" means a protected tree for the purpose of this chapter is the following:

1.On any property, Quercus agrifolia (California or Coast Live Oak) measuring four inches dbh or larger, and any other tree measuring nine inches dbh or larger except Eucalyptus and Pinus radiata (Monterey Pine);

2.Pinus radiata (Monterey Pine) trees shall be protected only on city property and in development-related situations where more than five Monterey Pine trees per acre are proposed to be removed. Although Monterey Pine trees are not protected in non-development-related situations, nor in development-related situations involving five or fewer trees per acre, public posting of such trees and written notice of proposed tree removal to the Office of Parks and Recreation is required per Section 12.36.070A and Section 12.36.080A.

3.Except as noted above, Eucalyptus and Monterey Pine trees are not protected by this chapter.

Project Title:

JEWISH COMMUNITY CAMPUS

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APN#: 12680390O; 014 12680390O; 014 12680350I; 014 12680320I; 014 12680300O14; 12680090I; 014 12680110I; 014 12680720O; 014 12680130O; 014 12680339O

Design Firm:

SIEGEL & STRAIN Architects

6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

Stamp:

No.	Description	Date
1	CUP CONDITIONAL USE PERMIT REV1	4/25/24

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:

Project ID:	JCC
Designed by:	Designer
Drawn by:	Author
Checked by:	Checker
Scale:	

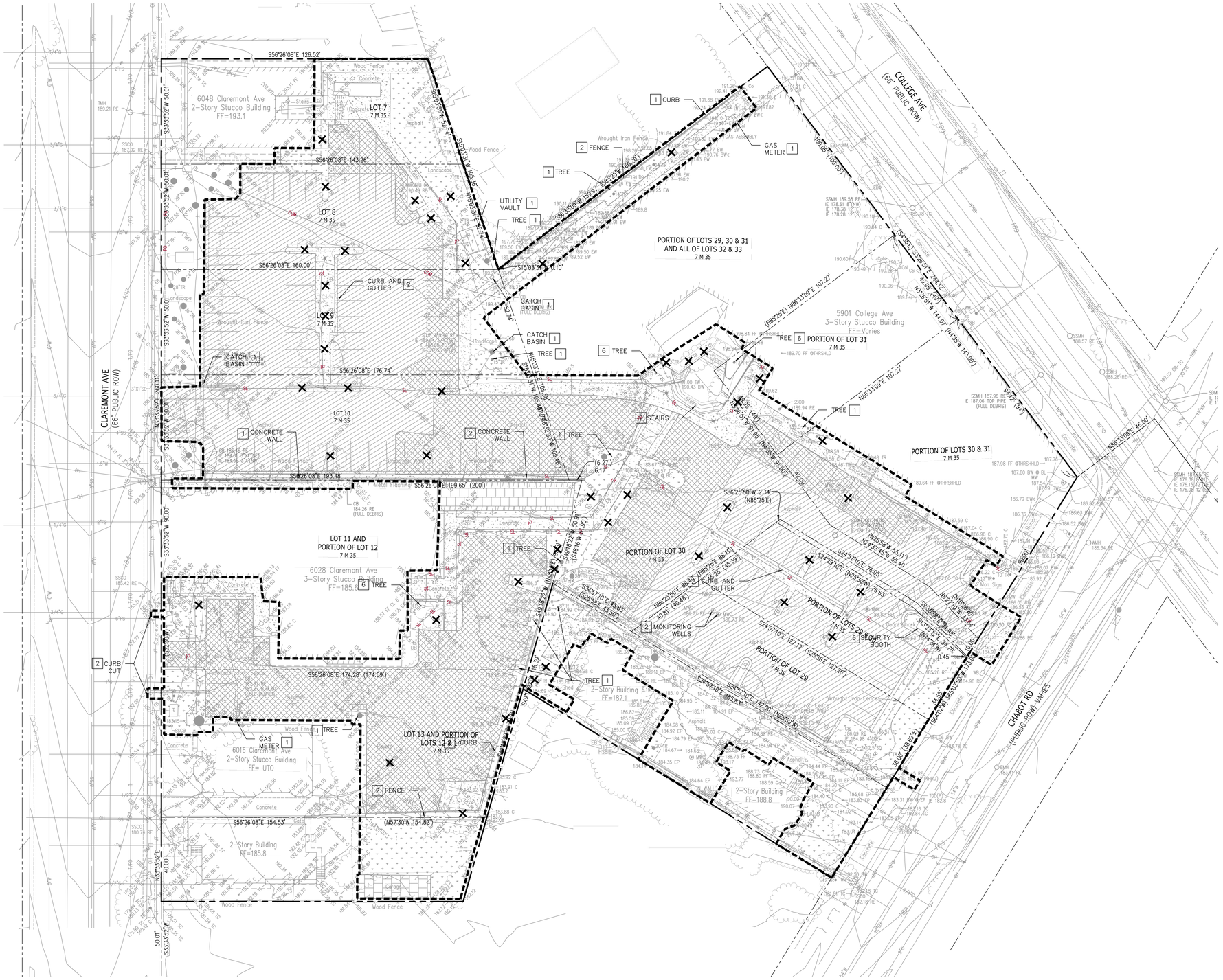
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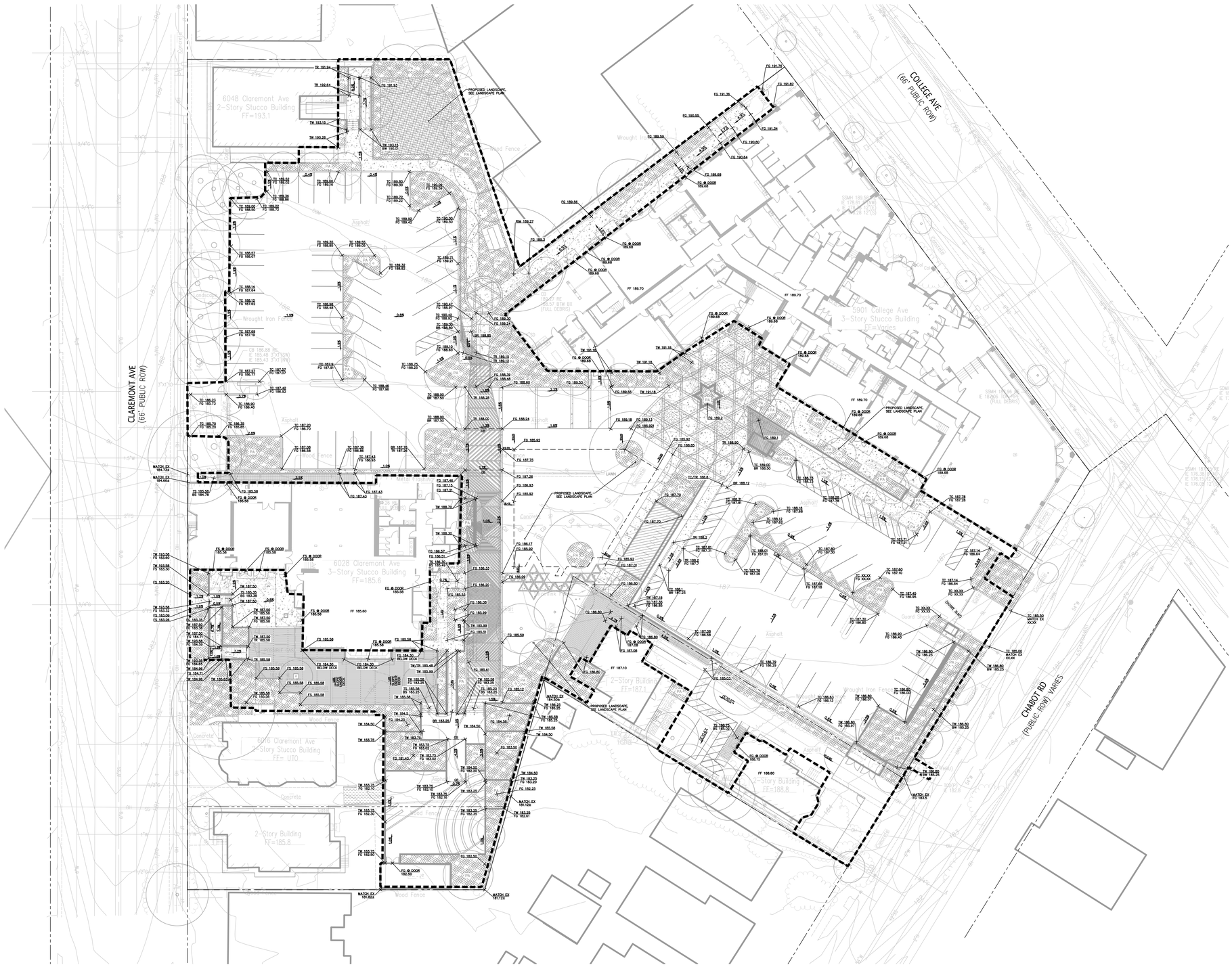
TREE INVENTORY

Sheet No.:

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CLAREMONT AVE
(66' PUBLIC ROW)
COLLEGE AVE
(66' PUBLIC ROW)
CHABOT RD
(PUBLIC ROW) VARIES
6048 Claremont Ave
2-Story Stucco Building
FF=193.1
6028 Claremont Ave
3-Story Stucco Building
FF=185.6
6016 Claremont Ave
2-Story Stucco Building
FF= UTO
5901 College Ave
3-Story Stucco Building
FF=Varies
2-Story Building
FF=185.8
2-Story Building
FF=187.1
2-Story Building
FF=188.8
LOT 7
7 M 35
LOT 8
7 M 35
LOT 9
7 M 35
LOT 10
7 M 35
LOT 11 AND
PORTION OF LOT 12
7 M 35
PORTION OF LOTS 29, 30 & 31
AND ALL OF LOTS 32 & 33
7 M 35
PORTION OF LOT 31
7 M 35
PORTION OF LOTS 30 & 31
7 M 35
PORTION OF LOT 30
7 M 35
PORTION OF LOTS 29
7 M 35
PORTION OF LOT 29
7 M 35
LOT 13 AND PORTION OF
LOTS 12 & 14
7 M 35
S56°26'08"E 126.52'
S33°33'52"W 90.00'
S56°26'08"E 143.26'
S56°26'08"E 160.00'
S56°26'08"E 176.74'
S33°33'52"W 360.01'
S56°26'08"E 193.48'
S56°26'08"E 199.65' (200')
S33°33'52"W 90.00'
S56°26'08"E 174.28' (174.59')
N33°33'52"E 50.01'
S56°26'08"E 154.53'
N33°33'52"E 40.00'
S33°33'52"W 50.01'
N33°33'52"E 52.74'
S15°03'34"W 105.38'
S15°03'34"W 105.10'
S15°03'34"W 105.59'
S15°03'34"W 105.82'
S24°57'10"E 45.83'
S24°57'10"E 142.90' (N25°25'W)
S24°57'10"E 127.12' (S25°58'E 127.28')
S24°57'10"E 76.05'
S24°57'10"E 76.63'
S24°57'10"E 485.03'
S86°25'50"W 2.34' (N85°25'E)
S86°25'50"W 42.00'
S86°25'50"W 60.40'
S86°25'50"W 60.40' (N85°25'E)
S86°25'50"W 60.40' (N85°25'E 60.40')
S86°25'50"W 40.00' (N85°25'E 40.00')
S86°25'50"W 40.00' (N85°25'E 40.00')
S86°25'50"W 40.00' (N85°25'E 40.00



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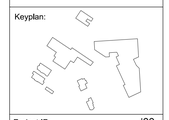
Stamp:

No.	Description	Date
1	CUP	4/25/23

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	DS/SN
Drawn by:	DS/DD
Checked by:	DS/SN
Scale:	1" = 20'

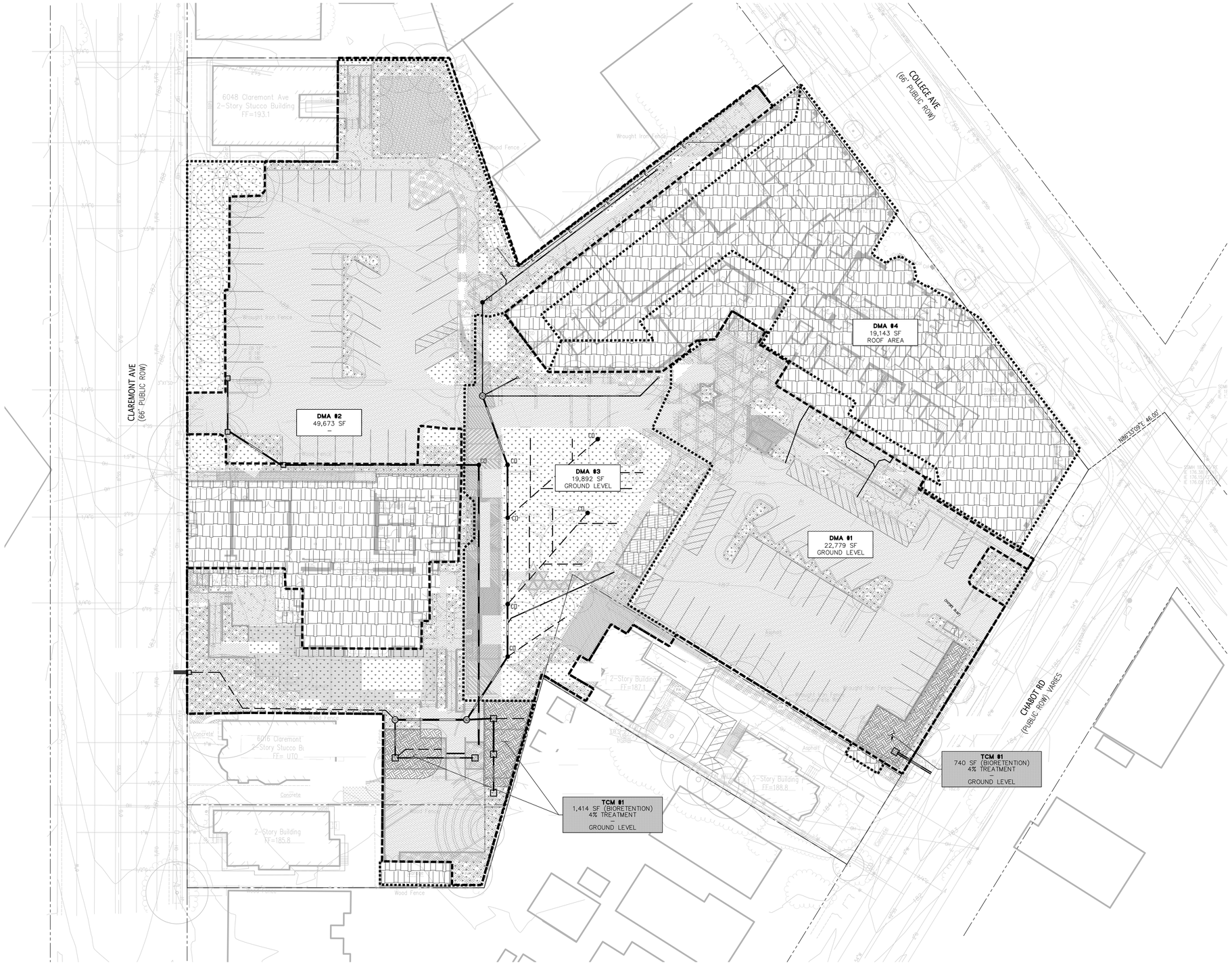
Sheet Title:

GRADING PLAN

Sheet No.:

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LEGEND

- PROPOSED ROOF (IMPERVIOUS)
- PROPOSED ON-SITE PAVEMENT (IMPERVIOUS)
- PROPOSED LANDSCAPING (PERVIOUS)
- PROPOSED BIORETENTION TREATMENT AREA
- LIMIT OF WORK

STORMWATER AREA SUMMARY

THE CITY OF OAKLAND STORM DRAINAGE DESIGN GUIDELINES ESTABLISHES A 25% GOAL FOR PEAK FLOW REDUCTION COMPARED TO EXISTING CONDITIONS, TO THE EXTENT POSSIBLE. THIS PROJECT INCLUDES REMOVAL OF ALMOST 10,000 SF OF IMPERVIOUS AREA AND REPLACES IT WITH PERVIOUS/PERMEABLE PAVING AND LANDSCAPING. BY MAXIMIZING THE OPPORTUNITY TO PROVIDE PERVIOUS SURFACE IN THE PROPOSED CONDITION, THE PROJECT IS ABLE TO ACCOMPLISH A PEAK FLOW REDUCTION OF APPROXMATELY 16%.

EXISTING IMPERVIOUS SURFACE	59,468 SF
EXISTING PERVIOUS SURFACE	10,850 SF
	70,336 SF
PROPOSED IMPERVIOUS SURFACE	47,917 SF
PROPOSED PERVIOUS SURFACE	18,693 SF
	70,336 SF

STORMWATER PEAK FLOW REDUCTION

PEAK FLOW CALCULATED PER CITY OF OAKLAND STORM DRAINAGE DESIGN STANDARDS.

DESIGN STORM = 10-YEAR
MEAN ANNUAL PRECIPITATION (MAP) = 23 INCHES
TIME OF CONCENTRATION = 5 MINUTES

DUE TO CHANGE IN PROPOSED VS EXISTING AREAS:

$Q_{EX-10YR}$ = CIA = (0.81)(3.77 IN/HR)(70,336 SF)
$Q_{EX-10YR}$ = 4.913 CFS

$Q_{PR-10YR}$ = CIA = (0.71)(3.77 IN/HR)(70,336 SF)
$Q_{PR-10YR}$ = 4.311 CFS

PERCENT REDUCTION IN PEAK FLOW
% REDUCTION = 100 - ((4.311/4.913)*100) = 12%

GRAPHIC SCALE
20 0 20 40

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APN#: 126803000; 014 126803600; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801101; 014 126801200; 014 126801300; 014 126803900

Design Firm:
SIEGEL & STRAIN Architects
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TEL 510 / 547-8092
info@siegelstrain.com

Consultant:
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
650 / 482-6300
www.bkf.com

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No.	Description	Date
1	CUP	4/25/23

Issue Note:
CONDITIONAL USE PERMIT REVISION 1
09/09/24

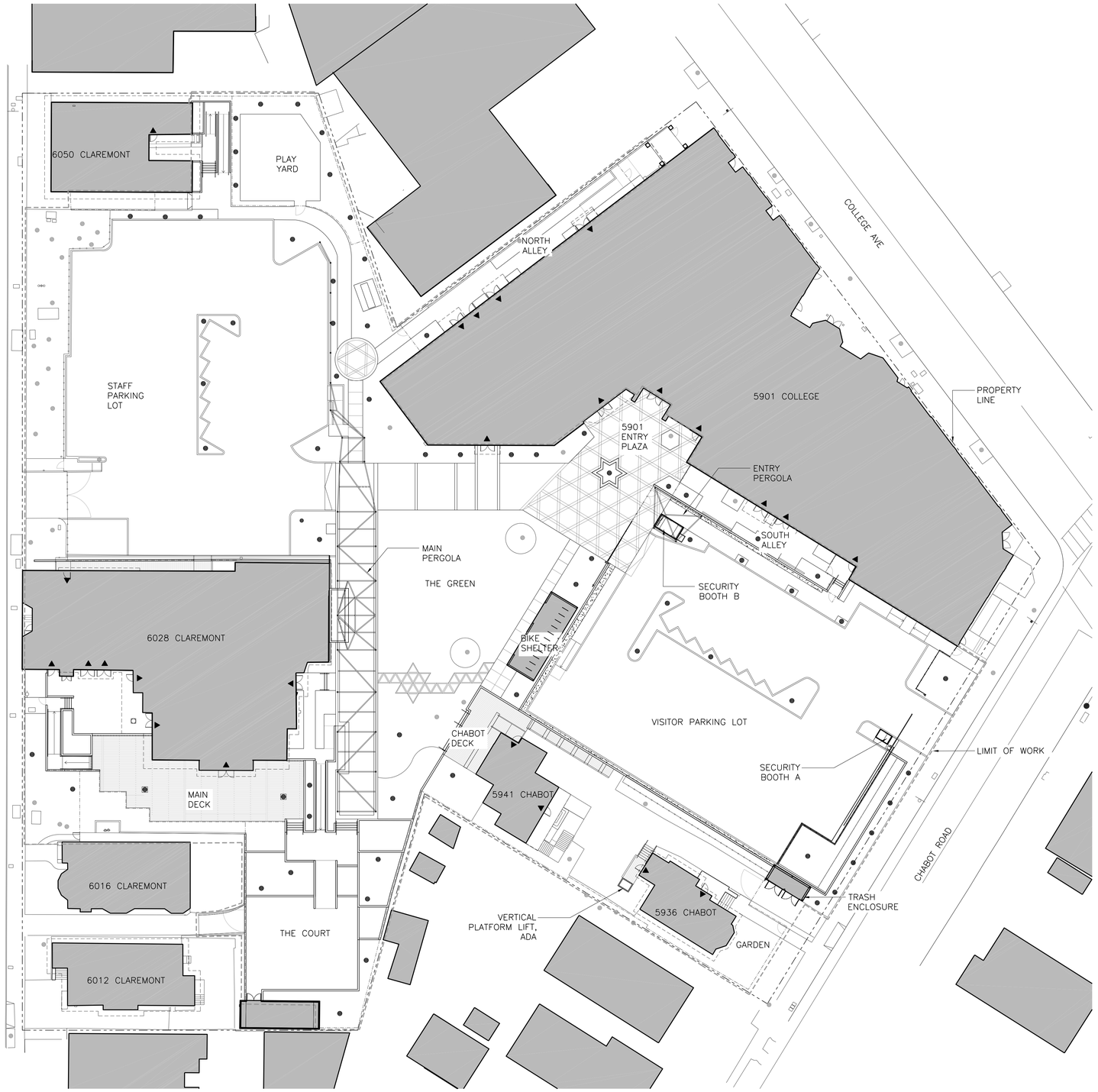
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Sheet Title:
STORMWATER MANAGEMENT PLAN

Sheet No.:
C3.0S

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PROJECT DESCRIPTION

CAMPUS CONVERSION OF DREYERS CORPORATE HEADQUARTERS TO NEW JCC CAMPUS. CENTRAL PARKING AREA CONVERTED TO LANDSCAPE THAT STITCHES THE CAMPUS BUILDINGS TOGETHER. LONG PERGOLA FORMS A SPINE OF CIRCULATION AND PROGRAM THROUGH THE SITE.

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5985 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
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Consultant:

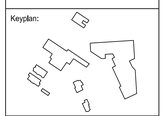
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No.	Description	Date
1	CUP CONDITIONAL USE PERMIT REV1	4/25/24

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



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Checked by:	Checker
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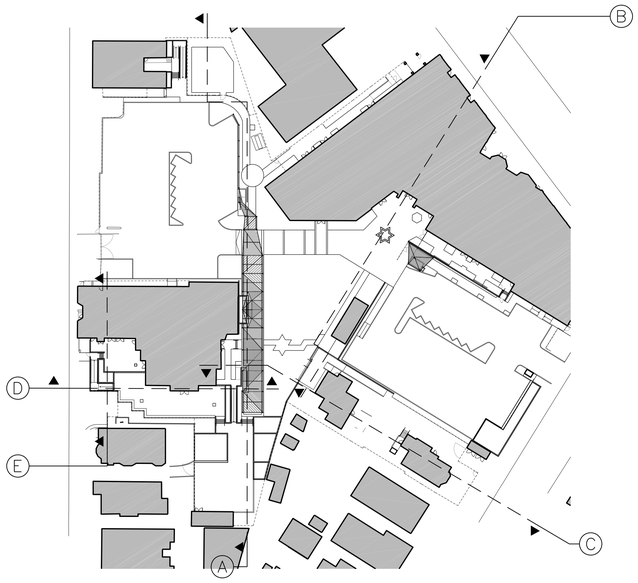
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SITE PLAN

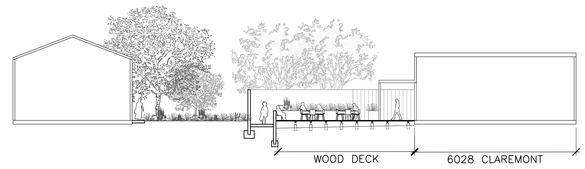
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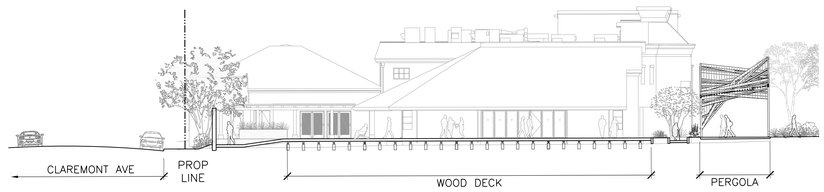
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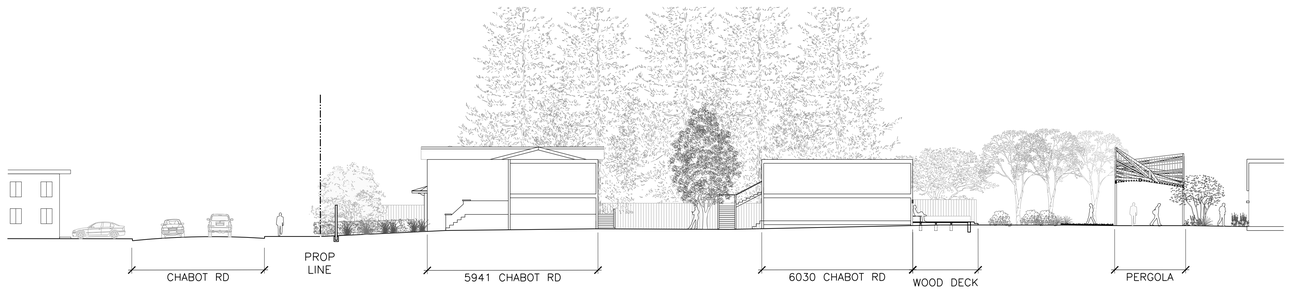
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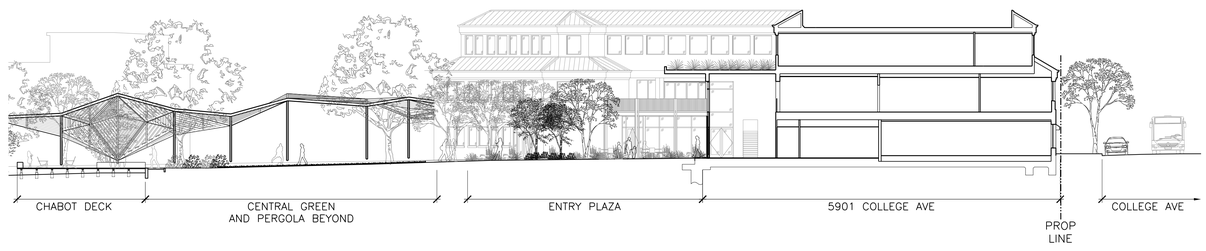
E WOOD DECK AND 6028 CLAREMONT AVE
SCALE: 1/16"=1'-0" 0 16' 32' SECTION



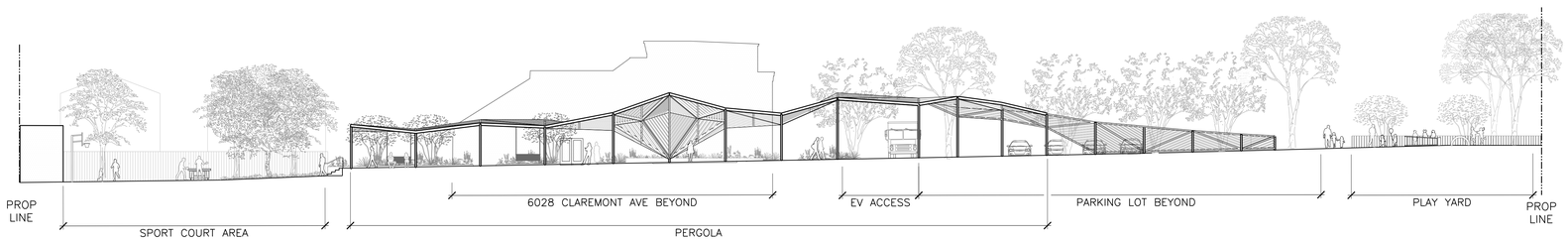
D WOOD DECK AND PERGOLA
SCALE: 1/16"=1'-0" 0 16' 32' SECTION



C CHABOT HOUSES AND PERGOLA
SCALE: 1/16"=1'-0" 0 16' 32' SECTION



B CENTRAL GREEN AND ENTRY PLAZA
SCALE: 1/16"=1'-0" 0 16' 32' SECTION



A SPORT COURT, PERGOLA, AND PLAY YARD
SCALE: 1/16"=1'-0" 0 16' 32' SECTION

Project Title:

JEWISH COMMUNITY CAMPUS

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Design Firm:
SIEGEL & STRAIN Architects
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Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

Stamp:

No.	Description	Date
1	CUP CONDITIONAL USE PERMIT REV1	4/25/24

Issue Note:
CONDITIONAL USE PERMIT REVISION 1
09/09/24

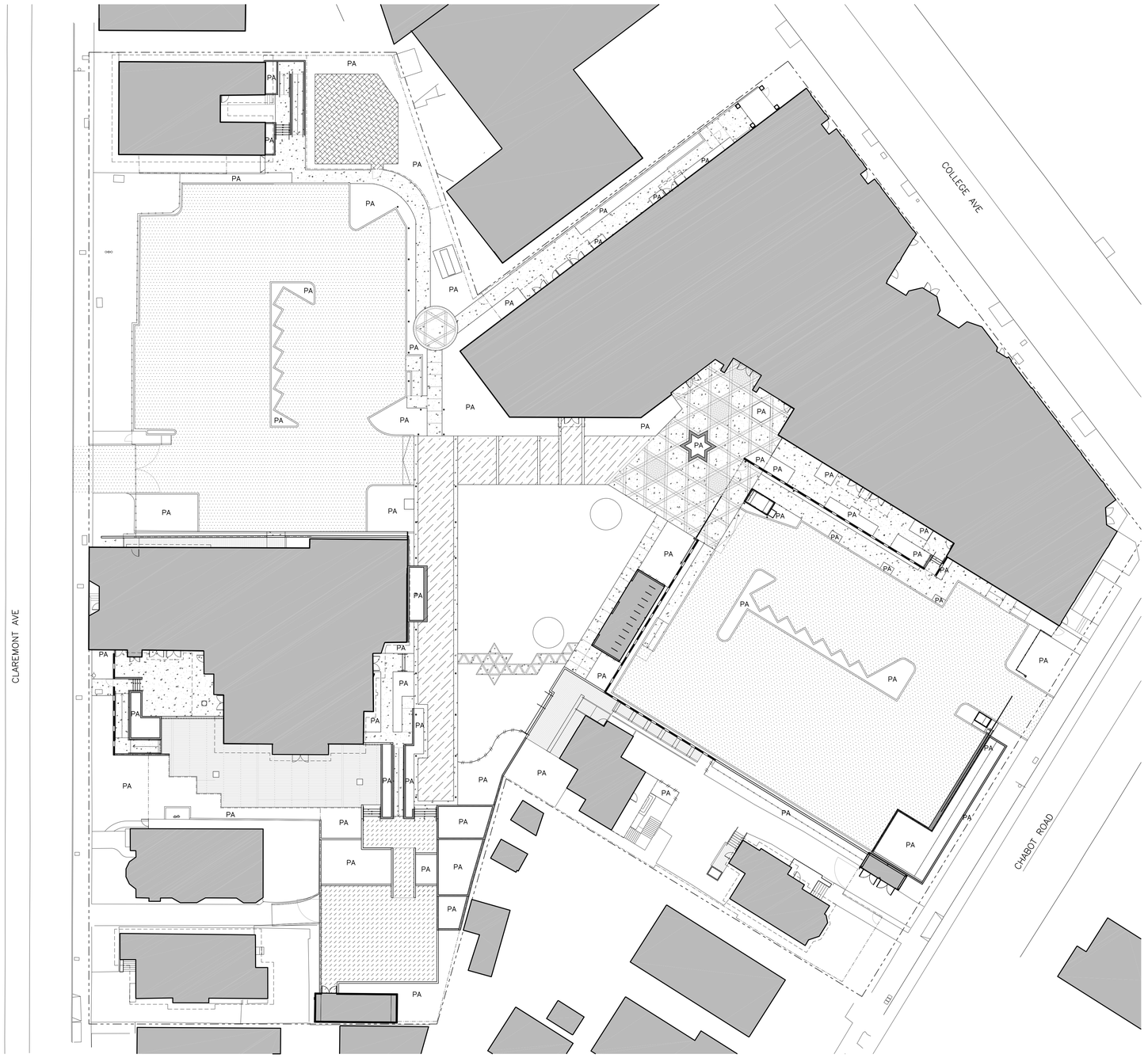
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Sheet Title:
ILLUSTRATIVE SECTIONS

Sheet No.:
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LEGEND

- PEDESTRIAN CONCRETE PAVING – INTEGRAL COLOR
- ASPHALT PAVING – 50% COVERAGE WITH COLORED ASPHALT COATING SYSTEM AND SEALANT, 3 COLORS; REFER TO NOTE #2
- COBBLE PAVING
- WOOD DECKING
- STAMPED ASPHALT
- DECOMPOSED GRANITE PAVING
- ENGINEERED WOOD FIBER PLAY SURFACE
- CONCRETE SEAT WALL OR RETAINING WALL WITH REINFORCING
- CONCRETE STAIRS WITH HANDRAIL
- WOOD STAIRS WITH HANDRAIL
- FLUSH CONCRETE HEADER – 18" DEPTH, REINFORCED – INTEGRAL COLOR – FINISH: TOP-CAST TOP-SURFACE RETARDER, GRADE 05 POWDER BLUE VIOLET
- CMU WALL
- LANDSCAPE HEADER
- PA — PLANTING AREA
- CIVIL SCOPE

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

Project Title:

JEWISH COMMUNITY CAMPUS

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CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:

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Sheet Title:

MATERIALS PLAN

Sheet No.:

L2.00S

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LEGEND

- (E) WROUGHT IRON FENCE – 6' TALL
- WROUGHT IRON FENCE – 6'-0" TALL
- WROUGHT IRON FENCE – 8'-0" TALL, UNO
- SOLID WOOD FENCE – SINGLE SIDED – 8'-0 HEIGHT, UNO
- SOLID WOOD FENCE – DOUBLE SIDED – 8'-0" TALL, UNO
- PLAY AREA WOOD FENCE – DOUBLE SIDED – 4'-0" TALL
- CMU WALL – 10'-0" MAX

NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWNGS FOR ALL FENCES AND GATES.
2. GATES TO BE DESIGNED IN THE DESIGN BUILD MANNER.

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

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09/09/24

Keyplan:

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Sheet Title:

FENCE PLAN

Sheet No.:

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Ameristar Metal Fence



Wood Fence



CMU Wall with Stucco Finish

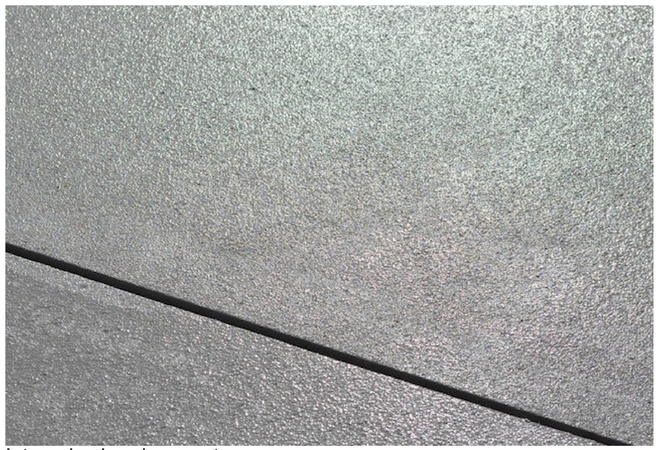


Play yard fencing

Note: Due to security concerns, all perimeter fencing will be 8’-0” minimum



Entry Plaza cobble paving (ADA cobble)



Integral colored concrete



Asphalt with cobble banding



Bark Mulch in play yard



Wood decking



Painted asphalt play area



Wood and Steel Pergola

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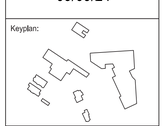
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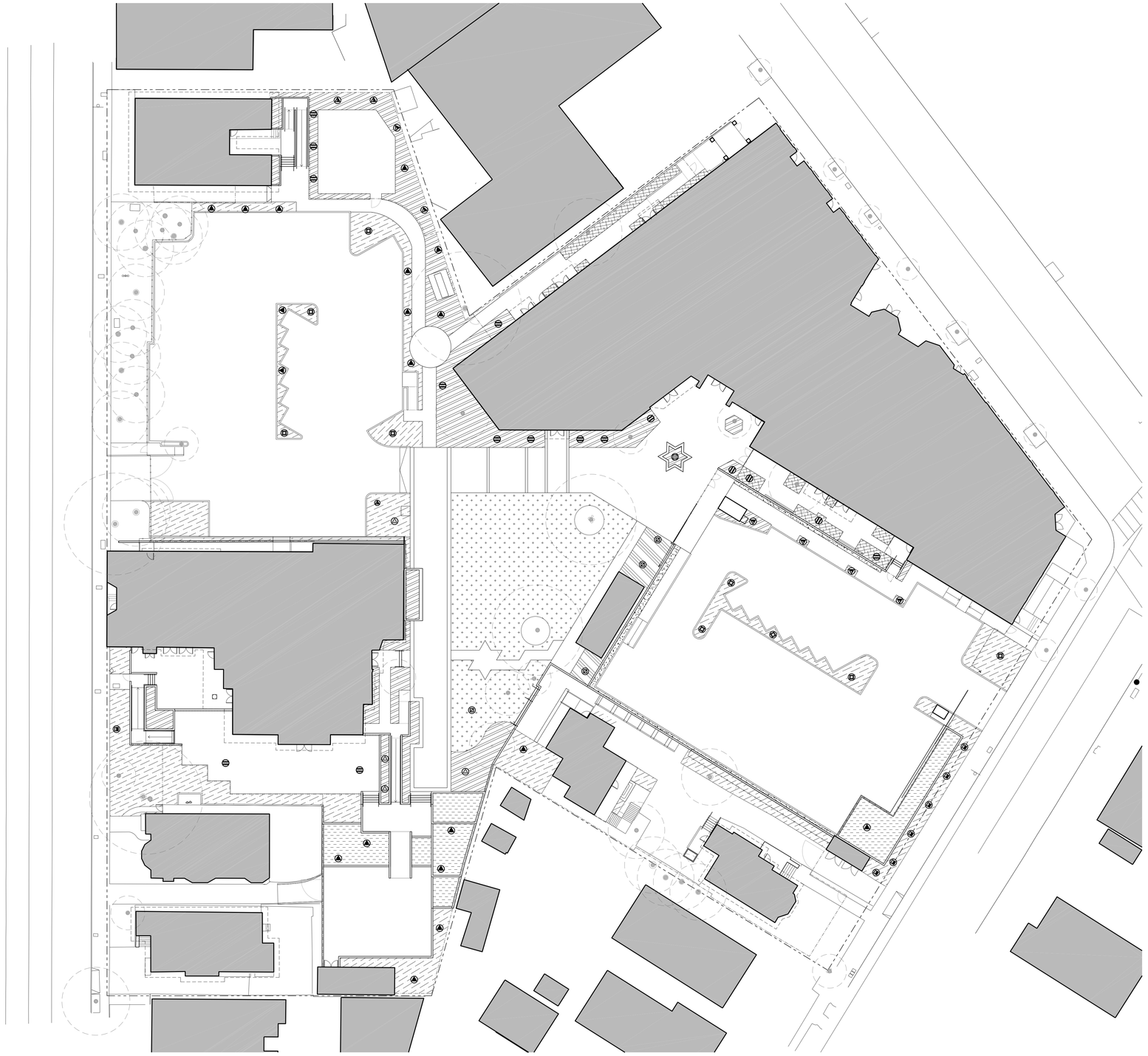
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LANDSCAPE MATERIALS IMAGES

Sheet No.:

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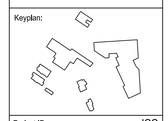
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1	CUP CONDITIONAL USE PERMIT REVI...	9/23/24

Issue Note:

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09/09/24

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Sheet Title:

PLANTING PLAN

Sheet No.:

L3.10S

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PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	NOTES
TREES					
ⓕ	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	36" BOX	M	
Ⓐ	LYONOTHAMNUS FLORIBUNDUS SPP. ASPLENIIFOLIUS	SANTA CRUZ ISLAND IRONWOOD	36" BOX	L	
ⓑ	ARBUTUS MARINA	STRAWBERRY TREE	36" BOX	L	
ⓠ	QURCUS SUBER (OR SIMILAR)	CORK OAK	36" BOX	L	
ⓟ	PUNICA GRANATUM	POMEGRANATE	36" BOX	L	MULTITRUNK, SPECIMEN QUALITY
ⓒ	CORNUS X "EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	36" BOX	M	
Ⓣ	TIBOUCHINA URVILLEANA	PRINCESS FLOWER	36" BOX	M	
Ⓒ	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	VL	
	EXISTING TREE TO REMAIN AND BE PROTECTED				
PLANT MIXES					
	SODDED LAWN MIX				
	BOLERO PLUS				AVAILABLE FROM DELTA BLUEGRASS, WWW.DELTABLUEGRASS.COM
	ARRIVAL MIX				
	20% PITTOSPORUM 'WHEELER'S DWARF'	WHEELER'S DWARF JAPANESE PITTOSPORUM	5 GAL	L	
	19% CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	5 GAL	L	
	19% CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	L	
	8% PHLOMIS RUSSELIANA	TURKISH SAGE	5 GAL	L	
	8% AGAVE 'RAY OF LIGHT'	RAY OF LIGHT FOXTAIL AGAVE	5 GAL	L	
	8% MONARDELLA VILLOSA	COYOTE MINT	1 GAL	L	
	6% LAVANDULA PINNATA	FERNLEAF LAVENDER	5 GAL	L	
	6% VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	1 GAL	L	
	6% ASPHODELINE LUTEA	KING'S SPEAR	1 GAL	L	
	SHADE MIX				
	65% CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	L	
	35% MAHONIA 'SOFT CARESS'	SOFT CARESS CHINESE MAHONIA	1 GAL	UNKNOWN	
	BIORETENTION MIX				
	30% LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	L	
	20% PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5 GAL	L	
	20% JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL	L	
	15% CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	L	
	15% ACHILLEA MILLEFOLIUM	YARROW	1 GAL	L	
	SHRUB MIX				
	30% CEANOTHUS 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	5 GAL	L	
	25% LOROPETALUM 'EMERALD SNOW'	EMERALD SNOW DWARF CHINESE FRINGE FLOWER	5 GAL	L	
	15% RHAMNUS 'LEATHERLEAF'	LEATHERLEAF CALIFORNIA COFFEEBERRY	15 GAL	L	
	15% PITTOSPORUM 'WHEELER'S DWARF'	WHEELER'S DWARF JAPANESE PITTOSPORUM	15 GAL	L	
	15% ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	WAYSIDE MONTEREY MANZANITA	15 GAL	L	

PLANTING LEGEND – CONTINUED

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	NOTES
	PERENNIAL BORDER MIX				
	50% DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	M	
	30% CALAMAGROSTIS 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	5 GAL	M	
	20% GERANIUM 'ROZANNE'	ROZANNE CRANESBILL	1 GAL	M	

NOTES:

1. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS AND DELETIONS IN THE PLANTING SCHEME AS THE WORK PROGRESSES BASED ON SITE CONDITIONS OR THE AVAILABILITY OF SIZES, SPECIES AND VARIETIES OF SPECIFIED PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS SHOWN ON PLANS ARE DIAGRAMMATIC ONLY, CHANGES IN THE FINAL LAYOUT OF THE PLANTING SCHEME SHALL BE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT AND SHALL INCUR NO ADDITIONAL COST TO THE CONTRACT.
3. (E) TREES ADJACENT TO FIRE TRUCK LANE SHALL BE PRUNED TO PROVIDE MIN. 13.5' VERTICAL CLEARANCE WHERE CANOPY EXTENDS OVER FIRE TRUCK LANE.

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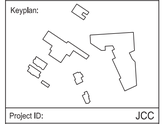
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No.	Description	Date
1	CUP CONDITIONAL USE PERMIT REVI...	4/25/24

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
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Scale:	

Sheet Title:

PLANTING PALETTE

Sheet No.:

L3.11S

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PLANTING CONCEPT STATEMENT

PLANT SELECTION IN THE FRONT ENTRY TO THE DREYER'S BUILDING WILL EMPHASIZE LOW WATER AND NATIVE PLANTS WHICH RELATE TO THE GEOGRAPHIC PLACES IN THE WORLD WHERE THE JEWISH PEOPLE HAVE THRIVED. PROVIDING GREENING AND HEALTHY PLANT MATERIAL WILL BE EDUCATIONAL AS WELL AS PROVIDING EXPERIENCES OF BIOPHILIA. AT THE PROPERTY AND FENCE LINE, EVERGREEN SCREEN PLANTING WILL PROVIDE AN ADDED SENSE OF SECURITY TO THE OCCUPANTS OF THE CAMPUS. MEADOW GRASSES AND FLOWERING POLLINATOR SPECIES WILL DRAW PEDESTRIANS IN FROM CHABOT AND FLANK THE CENTRAL GREEN AND SOCIAL SPACES INSIDE THE CAMPUS. THE CENTRAL GREEN WILL BE A TURF LAWN USING A LOW WATER SOD BLEND. ALL BUNCH GRASSES WILL BE PLANTED FROM 4" PLUGS, AND HERBACEOUS PERENNIALS FROM 1 GALLON POTS, 2' ON CENTER. EVERGREEN SCREENING PLANTS WILL BE PLANTED FROM 5 GALLON POTS. TREES WILL BE PLANTED FROM 36" AND 48" BOXES.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF OAKLAND WATER EFFICIENT LANDSCAPE STANDARDS. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW FLOW IRRIGATION FOR TURF PLANTINGS. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

ARRIVAL MIX


WHEELER'S DWARF JAPANESE PITTOSPORUM
PITTOSPORUM TOBIRA 'WHEELERI'


EUROPEAN GREY SEDGE
CAREX DIVULSA


RED AUSTRALIAN FUCHSIA
CORREA 'DUSKY BELLS'

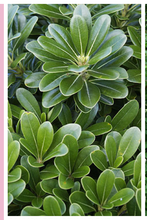

TURKISH SAGE
PHLOMIS RUSSELIANA


RAY OF LIGHT FOXTAIL AGAVE
AGAVE 'RAY OF LIGHT'


COYOTE MINT
MONARDELLA VILLOSA


FERNLEAF LAVENDER
LAVANDULA PINNATA

BIORETENTION MIX


CANYON PRINCE WILD RYE
LEYMUS CONDENSATUS 'CANYON PRINCE'


PACIFIC NINEBARK
PHYSOCARPUS CAPITATUS


CALIFORNIA GREY RUSH
JUNCUS PATENS


EUROPEAN GREY SEDGE
CAREX DIVULSA


YARROW
ACHILLEA MILLEFOLIUM


CEDROS ISLAND VERBENA
VERBENA 'DE LA MINA'


KING'S SPEAR
ASPHODELINE LUTEA

PERENNIAL BORDER MIX


LITTLE REV FLAX LILY
DIANELLA REVOLUTA 'LITTLE REV'

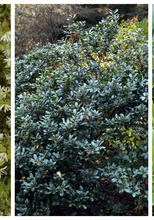

FOERSTER'S FEATHER REED GRASS
CALAMAGROSTIS 'KARL FOERSTER'


ROZANNE CRANESBILL
GERANIUM 'ROZANNE'

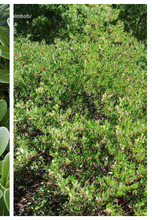
SHURB MIX


YANKEE POINT CALIFORNIA LILAC
CEANOTHUS 'YANKEE POINT'

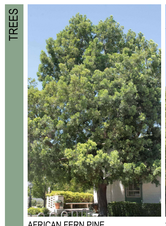

EMERALD SNOW DWARF CHINESE FRINGE FLOWER
LOROPETALUM 'EMERALD SNOW'


LEATHERLEAF CALIFORNIA COFFEEBERRY
RHAMNUS 'LEATHERLEAF'


WHEELER'S DWARF JAPANESE PITTOSPORUM
PITTOSPORUM 'WHEELER'S DWARF'


WAYSIDE MONTEREY MANZANITA
ARCTOSTAPHYLOS HOOKERI ' WAYSIDE'

TREES


AFRICAN FERN PINE
AFROCARPUS GRACILIOR

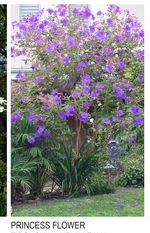

SANTA CRUZ ISLAND IRONWOOD
LYONOTHAMNUS FLORIBUNDUS SPP. ASPLENIIFOLIUS


STRAWBERRY TREE
ARBUTUS MARINA


CORK OAK
QUERCUS SUBER


POMEGRANATE
PUNICA GRANATUM


EDDIE'S WHITE WONDER DOGWOOD
CORNUS X ` EDDIE'S WHITE WONDER'


PRINCESS FLOWER
TIBOUCHINA URVILLEANA

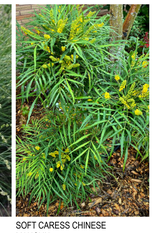

WESTERN REDBUD
CERCIS OCCIDENTALIS

SODDED LAWN MIX


BOLERO PLUS
AVAILABLE FROM *WWW.DELTABLUEGRASS.COM*

SHADE MIX


EUROPEAN GREY SEDGE
CAREX DIVULSA


SOFT CARESS CHINESE MAHONIA
MAHONIA 'SOFT CARESS'

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
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6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803600; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801101; 014 126801200; 014 126801300; 014 126803900

Design Firm:

SIEGEL & STRAIN Architects

6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

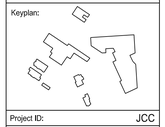
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1	CUP CONDITIONAL USE PERMIT REVI...	4/25/24

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	Author
Checked by:	Checker
Scale:	

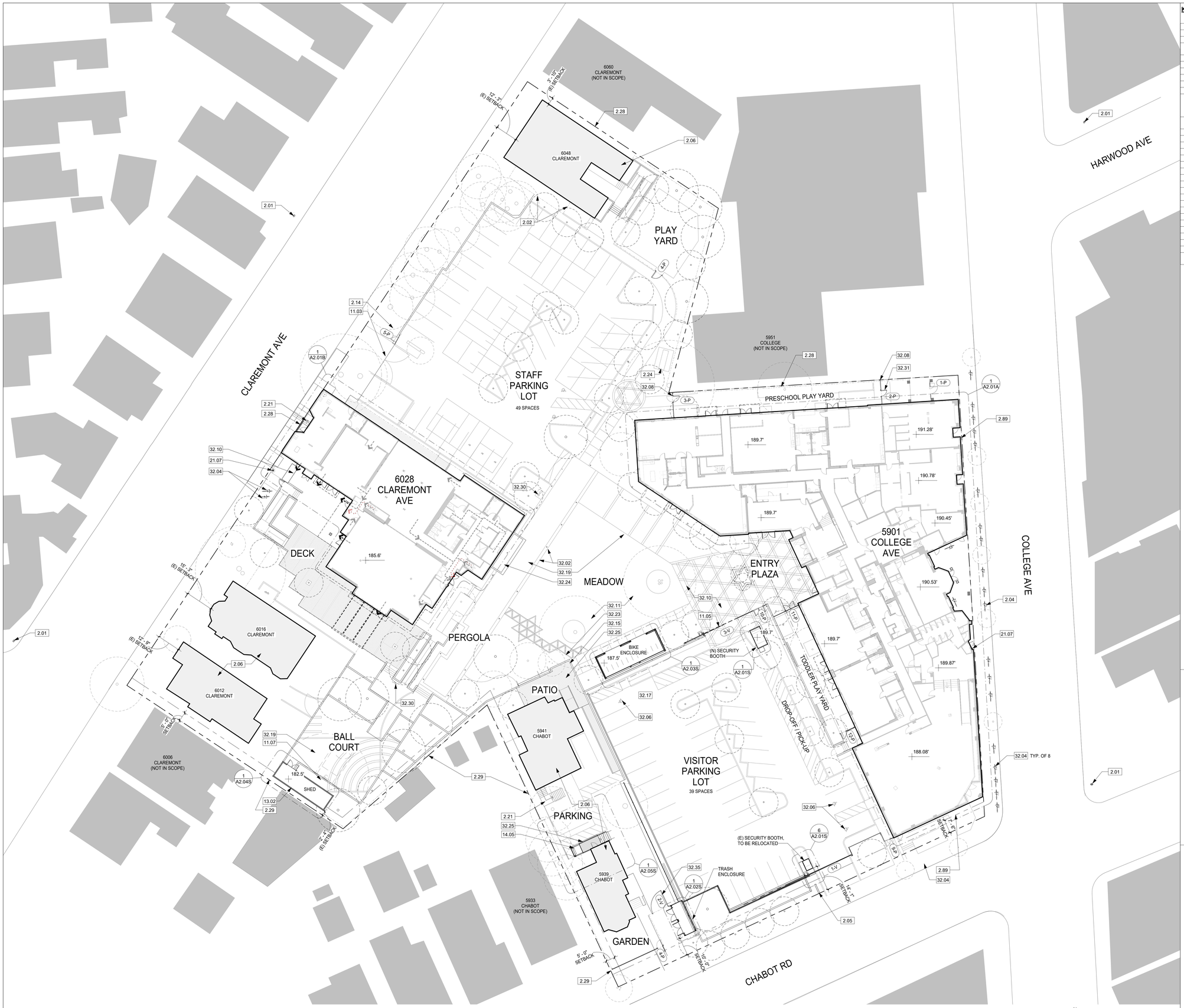
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PLANTING IMAGES

Sheet No.:

L3.12S

8/22/2024 9:30:22 AM



1 A1.01S SITE PLAN - PROPOSED
1" = 20'-0"

KEYNOTES

NO.	DESCRIPTION
2.01	(E) FIRE HYDRANT TO REMAIN
2.02	(E) TRASH & RECYCLING ENCLOSURE TO REMAIN
2.04	(E) BIKE RACK TO REMAIN
2.05	REPLACE (E) MONUMENT SIGN IN KIND, SEE SIGNAGE DRAWINGS
2.06	(E) BUILDING TO REMAIN - NO WORK
2.14	(E) GATE TO REMAIN
2.21	(E) STAIR TO REMAIN
2.24	(E) ELECTRICAL EQUIPMENT TO REMAIN, SED
2.28	CN-1 INTERIOR OR STREETSIDE SETBACK = 0'-0" MIN
2.29	CN-1 INTERIOR SIDE SETBACK AT RM ZONE = 5'-0" MIN
2.89	FRONT SETBACK AT CN-1 = 0'-0" MIN TO 10'-0" MAX. AND ADDITIONAL REGULATION FOR TABLE 17.33.03, CLAUSE 2 FOR COMMERCIAL/RESIDENTIAL FRONTAGE BLOCKS, WHERE SETBACK = 7'-6" (1/2" OF RM-3 FRONT SETBACK)
11.03	(N) SWING GATE OPERATOR ON (E) DOUBLE SWING VEHICULAR GATE
11.05	ANTI-RAM SLIDING VEHICULAR GATE, MOTORIZED
11.07	BASKETBALL HOOP, SLD
13.02	PREFABRICATED WOOD SHED
14.05	EXTERIOR WHEELCHAIR LIFT
21.07	FIRE DEPARTMENT CONNECTION, SFPD
32.02	PERGOLA, SLD
32.04	SHORT TERM BIKE RACKS, SLD
32.06	ACCESSIBLE PARKING STALL, SLD, SCD
32.08	WOOD FENCE, SLD
32.10	CONCRETE PAVING, SLD
32.11	PLANTING AREA, SLD
32.15	RETAINING WALL, SLD, SCD
32.17	LONG TERM BIKE ENCLOSURE, SLD
32.19	DECORATIVE ASPHALT PAVING, SLD
32.23	PATH, SLD
32.24	CONCRETE PLANTER, SLD
32.25	WOOD DECK, SLD
32.30	DRINKING FOUNTAIN, SLD, SCD
32.31	PEDESTRIAN GATE, SLD
32.35	CUSTOM WOOD & PTD, GALV STEEL VEHICULAR GATE, MANUAL

SITE PLAN NOTES:

1. AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.
2. SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES, GRADING, ACCESSIBLE PARKING AND STRIPING DETAILS.
3. SEE LANDSCAPE DRAWINGS FOR PLANTING, PAVING, FENCES AND PEDESTRIAN GATES, NEW TREES AND EXISTING TREES TO BE REMOVED, SITE WALLS, AND OTHER SITE AMENITIES.
4. SEE ELECTRICAL DRAWINGS FOR DRY UTILITIES, POWER DISTRIBUTION, SITE LIGHTING, AND EXTERIOR BUILDING LIGHTING.
5. SEE ACCESSIBILITY DETAILS, G2 SERIES SHEETS FOR TYPICAL SIGNAGE AND STRIPING DETAILS.
6. WALKWAYS AND SIDEWALKS ON ACCESSIBLE ROUTES OF TRAVEL ARE CONTINUOUSLY ACCESSIBLE, HAVE MAX 1/2" CHANGES IN ELEVATION OR PROVIDE CURB RAMPS COMPLYING WITH CBC 11B-406, ARE MINIMUM 48" WIDE, WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11B-405.

LEGEND

- (E) BUILDING TO REMAIN WITHIN PROPERTY BOUNDARIES, NO CHANGE
- (E) BUILDING, NOT-IN-SCOPE
- PROPERTY BOUNDARY
- PLOT LINE
- SETBACK
- (1-P) PEDESTRIAN GATE
- (1-V) VEHICULAR GATE
- EXISTING TREE
- PROPOSED TREE

Project Title:

JEWISH COMMUNITY CAMPUS

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Consultant:

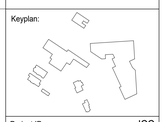
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No.	Description	Date
1	CUP	4/25/23

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



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Designed by:	
Drawn by:	JBM
Checked by:	KR
Scale:	1" = 20'-0"

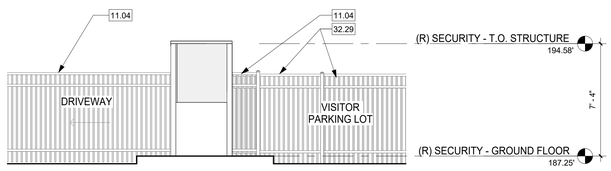
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SITE PLAN - PROPOSED

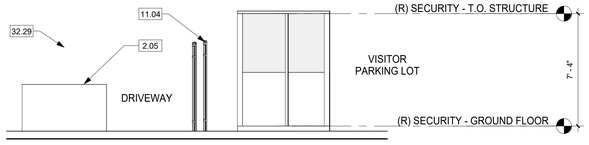
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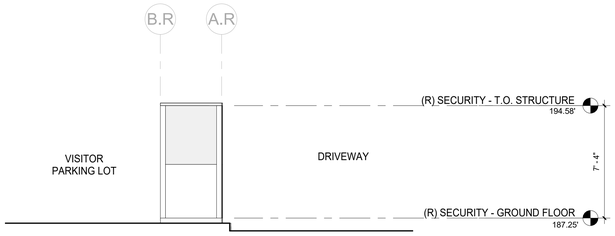
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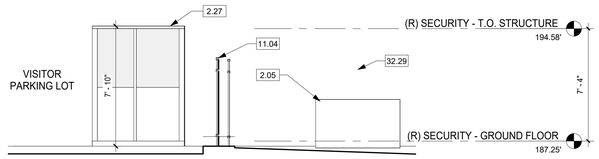


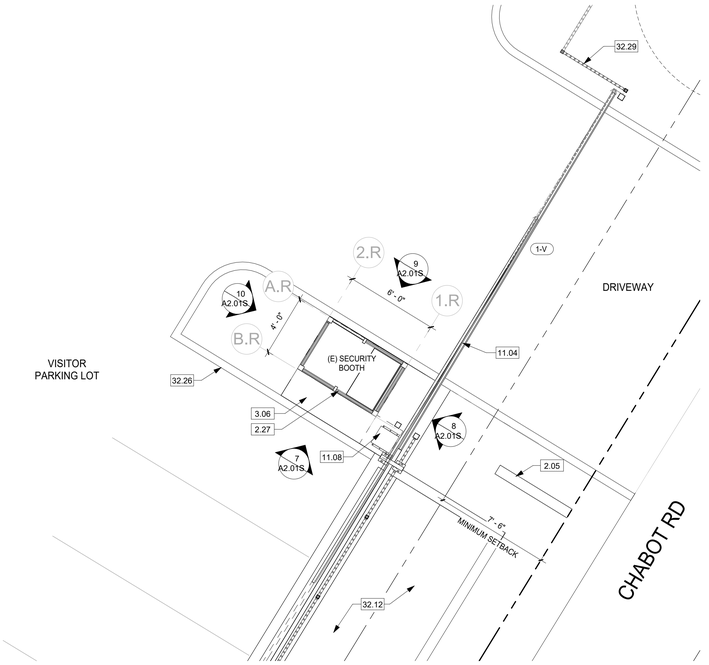
10 A2.01S RELOCATED SECURITY BOOTH - NORTH ELEVATION
1/4" = 1'-0"



9 A2.01S RELOCATED SECURITY BOOTH - EAST ELEVATION
1/4" = 1'-0"



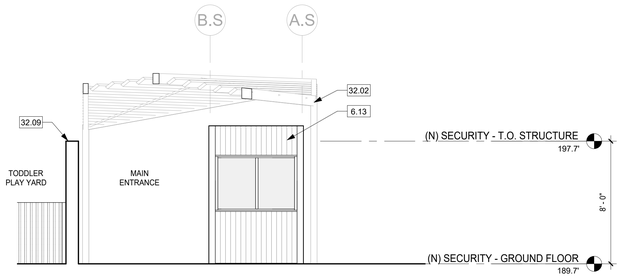




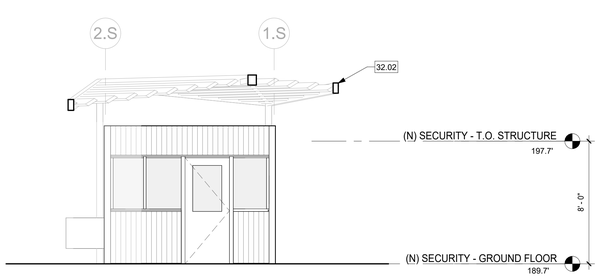
6 A2.01S (E) SECURITY BOOTH, RELOCATED - FLOOR PLAN
1/4" = 1'-0"

N 0 2 4 8 ft.

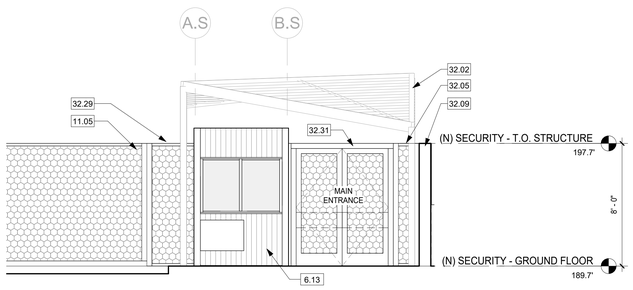
8 A2.01S RELOCATED SECURITY BOOTH - SOUTH ELEVATION
1/4" = 1'-0"



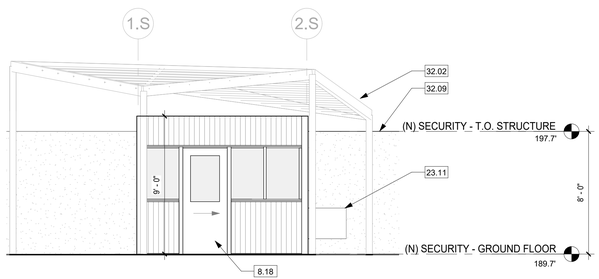
7 A2.01S RELOCATED SECURITY BOOTH - WEST ELEVATION
1/4" = 1'-0"



5 A2.01S (N) SECURITY BOOTH - NORTH ELEVATION
1/4" = 1'-0"

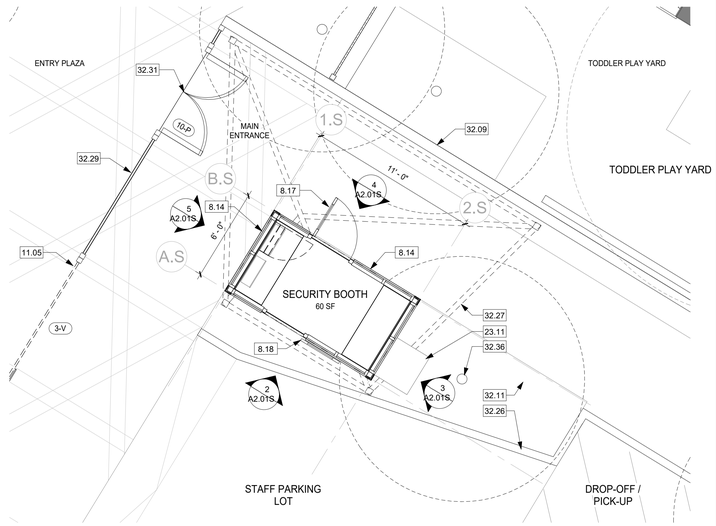


4 A2.01S (N) SECURITY BOOTH - EAST ELEVATION
1/4" = 1'-0"



3 A2.01S (N) SECURITY BOOTH - SOUTH ELEVATION
1/4" = 1'-0"

2 A2.01S (N) SECURITY BOOTH - WEST ELEVATION
1/4" = 1'-0"



1 A2.01S NEW SECURITY BOOTH - FLOOR PLAN
1/4" = 1'-0"

N 0 2 4 8 ft.

KEYNOTES

NO.	DESCRIPTION
2.05	REPLACE (E) MONUMENT SIGN IN KIND, SEE SIGNAGE DRAWINGS
2.27	(E) SECURITY BOOTH TO BE RELOCATED
3.06	CONCRETE SLAB ON GRADE, SSD
6.13	WOOD SIDING, CLR FIN
8.14	SLIDING SERVICE WINDOW, BY SECURITY BOOTH MFR
8.17	STEEL DOOR, BY SECURITY BOOTH MFR
8.18	STEEL SLIDING DOOR, BY SECURITY BOOTH MFR
11.04	SLIDING VEHICULAR GATE, MOTORIZED
11.05	ANTI-RAM SLIDING VEHICULAR GATE, MOTORIZED
11.08	GATE OPERATOR
23.11	AIR CONDITIONER BY SECURITY BOOTH MFR
32.02	PERGOLA, SLD
32.05	WROUGHT IRON FENCE, SLD
32.09	CMU WALL, SLD
32.11	PLANTING AREA, SLD
32.12	BIORETENTION AREA, SLD, SCD
32.26	CONCRETE CURB, SLD & SCD
32.27	PERGOLA ABOVE, SLD
32.29	PERIMETER SECURITY FENCE, SLD
32.31	PEDESTRIAN GATE, SLD
32.36	NEW TREE, SLD

SHEET NOTES:

1. NEW PRE-FABRICATED SECURITY BOOTH. SCHEMATIC DRAWINGS PROVIDED FOR REFERENCE - PERMIT DRAWINGS TO BE A DEFERRED SUBMITTAL
2. GRID LINES LOCATED AT FOS UON.
3. DIMENSIONS ARE TAKEN FROM FOS OR FROM GRIDLINE UON.
4. DIMENSIONS AT DOORS ARE TO FOS, TYP UON.
5. SEE ELEVATIONS/INTERIOR ELEVATIONS FOR REQUIRED SIGNAGE.
6. SEE ACCESSIBILITY DETAILS, G8 SERIES SHEET FOR TYPICAL ACCESSIBLE MOUNTING HEIGHTS, CLEARANCES, AND OTHER REQUIRED DIMENSIONS.
7. PROVIDE BLOCKING AT WALLS & CEILINGS FOR SURFACE MOUNTED EQUIPMENT, TYP.

LEGEND

EXISTING WALL TO REMAIN

NEW WALL

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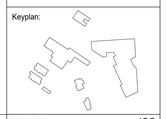
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No.	Description	Date
1	CUP	4/25/23

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	JBM
Checked by:	KR
Scale:	As indicated

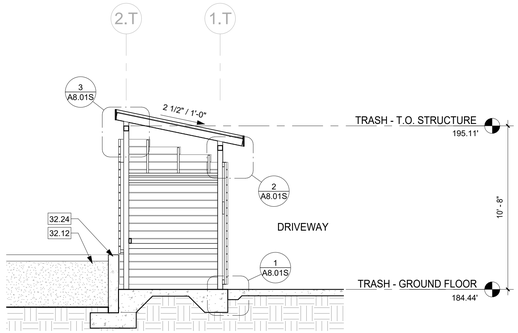
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SECURITY BOOTHS

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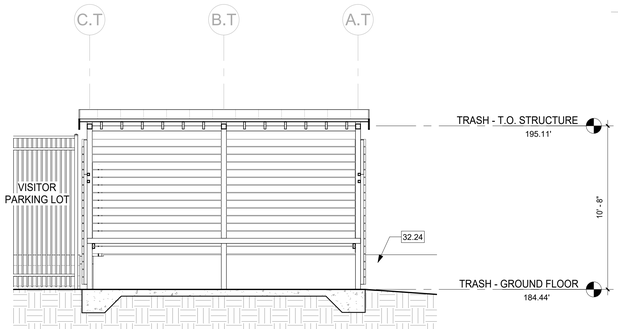
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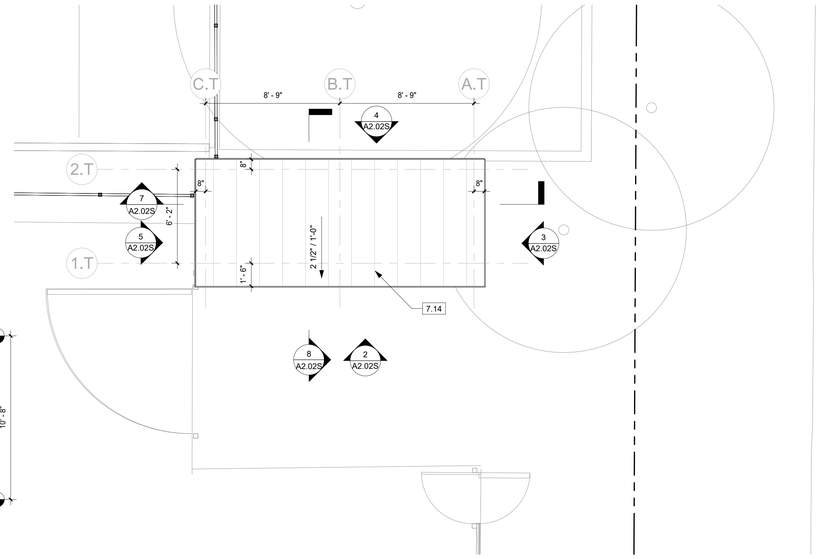
8 A2.02S 1/4" = 1'-0"

TRASH ENCLOSURE - CROSS SECTION



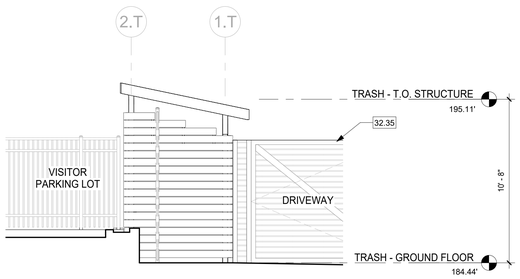
7 A2.02S 1/4" = 1'-0"

TRASH ENCLOSURE - LONGITUDINAL SECTION



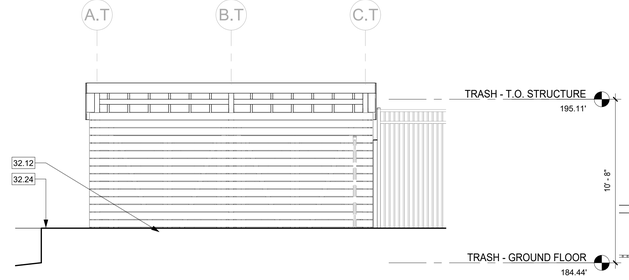
6 A2.02S 1/4" = 1'-0"

TRASH ENLOSURE - ROOF PLAN



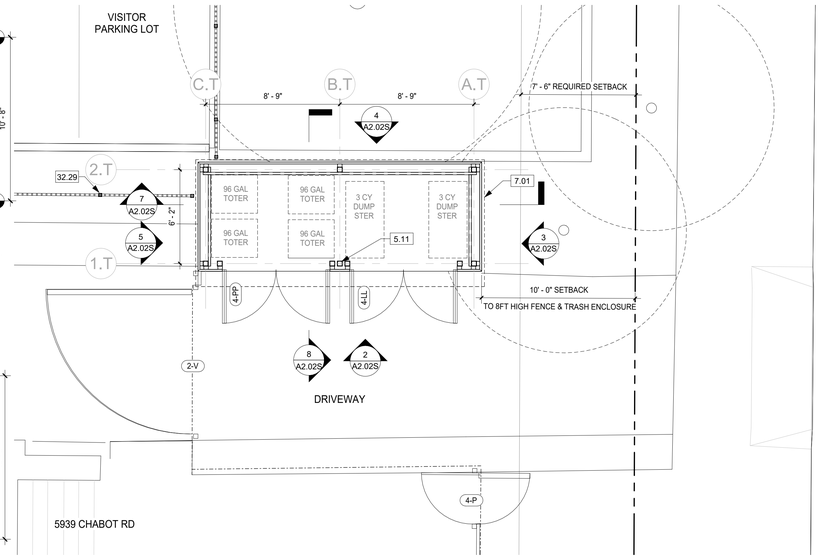
5 A2.02S 1/4" = 1'-0"

TRASH ENCLOSURE - NORTH ELEVATION



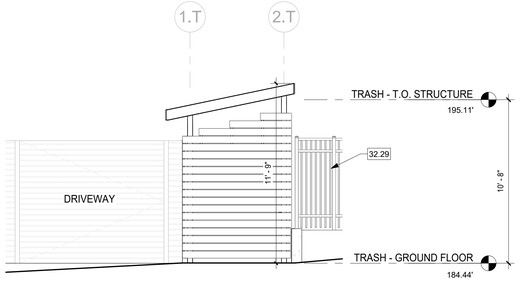
4 A2.02S 1/4" = 1'-0"

TRASH ENCLOSURE - EAST ELEVATION



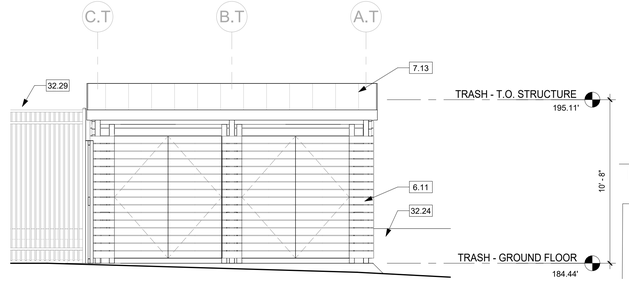
1 A2.02S 1/4" = 1'-0"

TRASH ENLOSURE - FLOOR PLAN



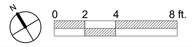
3 A2.02S 1/4" = 1'-0"

TRASH ENCLOSURE - SOUTH ELEVATION



2 A2.02S 1/4" = 1'-0"

TRASH ENCLOSURE - WEST ELEVATION



CHABOT RD

KEYNOTES

NO.	DESCRIPTION
5.11	HSS COLUMN, SSO
6.11	SOLID STOCK WOOD SCREEN, CLR FIN
7.01	LINE OF ROOF ABOVE, TYP
7.13	DOWNSPOUT, PTD
7.14	GSM GUTTER, PTD
32.12	BIORETENTION AREA, SLD, SCD
32.24	CONCRETE PLANTER, SLD
32.29	PERIMETER SECURITY FENCE, SLD
32.35	CUSTOM WOOD & PTD, GALV STEEL VEHICULAR GATE, MANUAL

SHEET NOTES:

1. GRID LINES LOCATED AT FOS UON.
2. DIMENSIONS ARE TAKEN FROM FOS OR FROM GRIDLINE UON.
3. DIMENSIONS AT DOORS ARE TO FOS, TYP UON.
4. SEE ELEVATIONS/INTERIOR ELEVATIONS FOR REQUIRED SIGNAGE.
5. SEE ACCESSIBLITY DETAILS, G8 SERIES SHEET FOR TYPICAL ACCESSIBLE MOUNTING HEIGHTS, CLEARANCES, AND OTHER REQUIRED DIMENSIONS.
6. PROVIDE BLOCKING AT WALLS & CEILINGS FOR SURFACE MOUNTED EQUIPMENT, TYP.

LEGEND

EXISTING WALL TO REMAIN

NEW WALL

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803900; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801101; 014 126801200; 014 126801300; 014 126803950

Design Firm:

SIEGEL & STRAIN Architects

6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

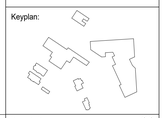
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No.	Description	Date
1	CUP	4/25/23

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	JBM
Checked by:	KR
Scale:	As indicated

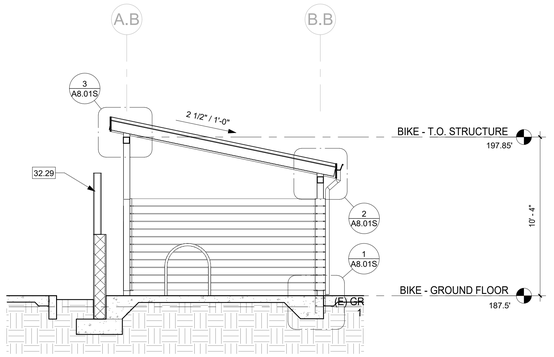
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TRASH ENCLOSURE

Sheet No.:

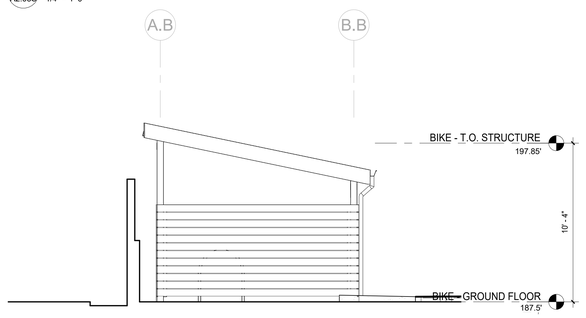
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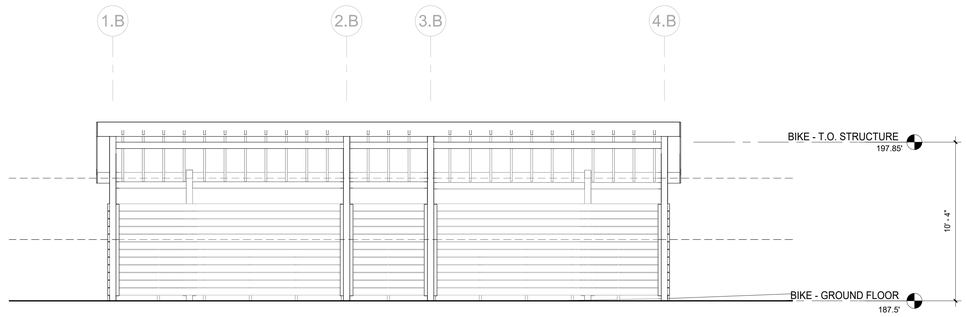
7 A2.03S 1/4" = 1'-0"

BIKE ENCLOSURE - CROSS SECTION



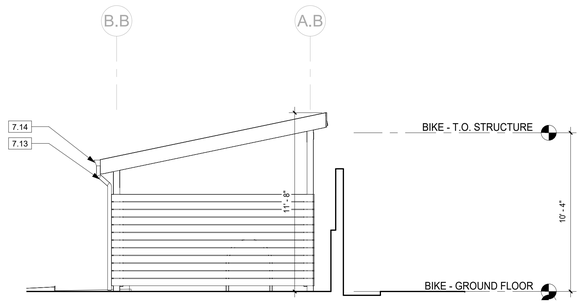
6 A2.03S 1/4" = 1'-0"

BIKE ENCLOSURE - NORTH ELEVATION



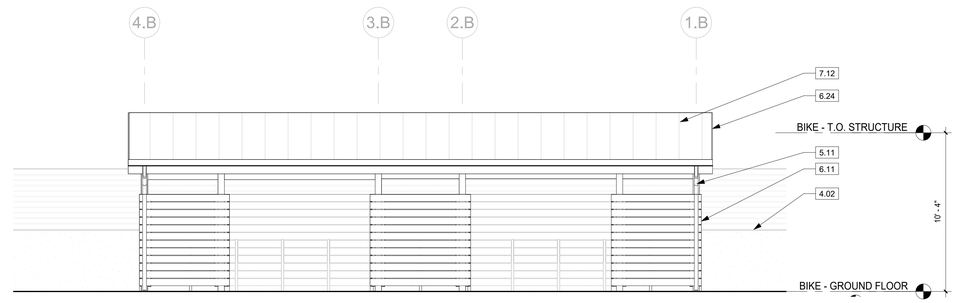
5 A2.03S 1/4" = 1'-0"

BIKE ENCLOSURE - EAST ELEVATION



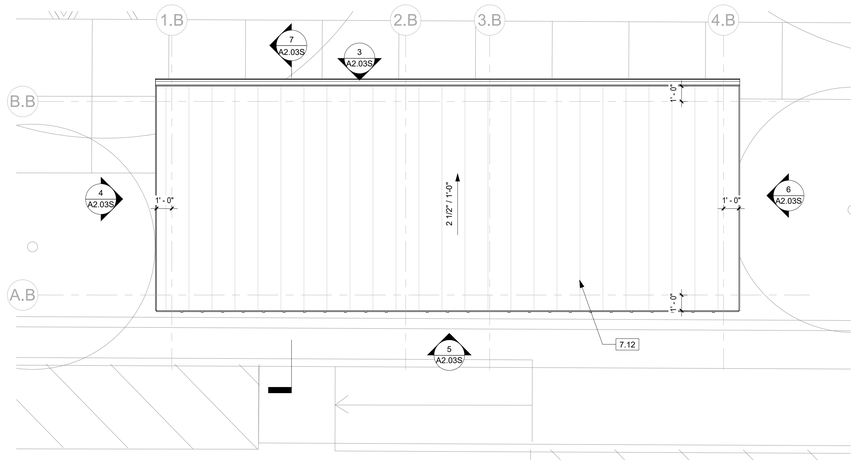
4 A2.03S 1/4" = 1'-0"

BIKE ENCLOSURE - SOUTH ELEVATION



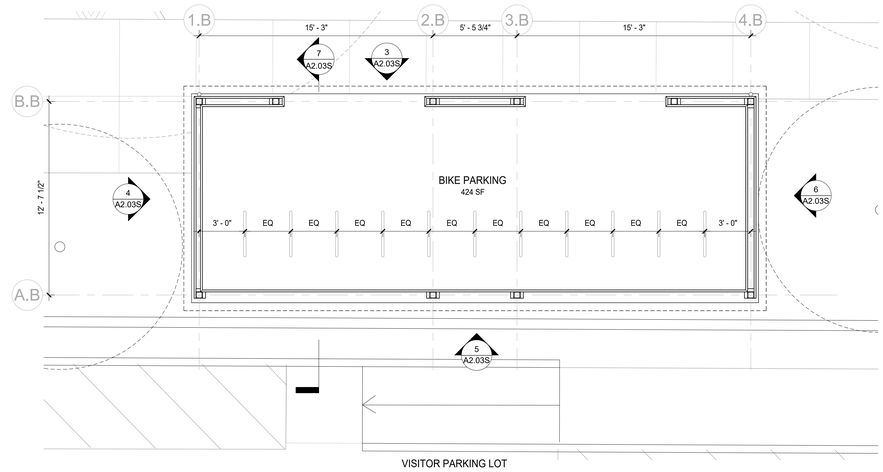
3 A2.03S 1/4" = 1'-0"

BIKE ENCLOSURE - WEST ELEVATION



2 A2.03S 1/4" = 1'-0"

BIKE ENCLOSURE - ROOF PLAN



1 A2.03S 1/4" = 1'-0"

BIKE ENCLOSURE - FLOOR PLAN

0 2 4 8 ft.

KEYNOTES

NO.	DESCRIPTION
4.02	CMU SITE WALL, SCD & SLD
5.11	HSS COLUMN, SSD
6.11	SOLID STOCK WOOD SCREEN, CLR FIN
6.24	WOOD FASCIA, PTD
7.12	STANDING SEAM METAL ROOF
7.13	DOWNSPOUT, PTD
7.14	GSM GUTTER, PTD
32.29	PERIMETER SECURITY FENCE, SLD

SHEET NOTES:

1. GRID LINES LOCATED AT FOS UON.
2. DIMENSIONS ARE TAKEN FROM FOS OR FROM GRIDLINE UON.
3. DIMENSIONS AT DOORS ARE TO FOS, TYP UON.
4. SEE ELEVATIONS/INTERIOR ELEVATIONS FOR REQUIRED SIGNAGE.
5. SEE ACCESSIBLITY DETAILS, G8 SERIES SHEET FOR TYPICAL ACCESSIBLE MOUNTING HEIGHTS, CLEARANCES, AND OTHER REQUIRED DIMENSIONS.
6. PROVIDE BLOCKING AT WALLS & CEILINGS FOR SURFACE MOUNTED EQUIPMENT, TYP.

LEGEND

EXISTING WALL TO REMAIN

NEW WALL

Project Title:

JEWISH COMMUNITY CAMPUS

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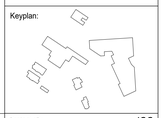
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Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

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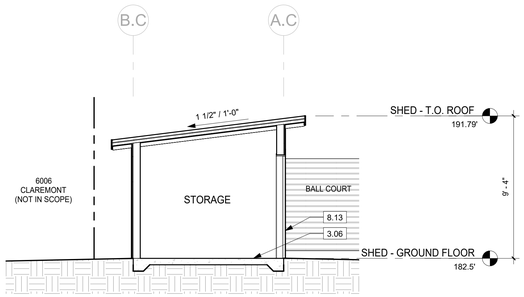
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BIKE ENCLOSURE

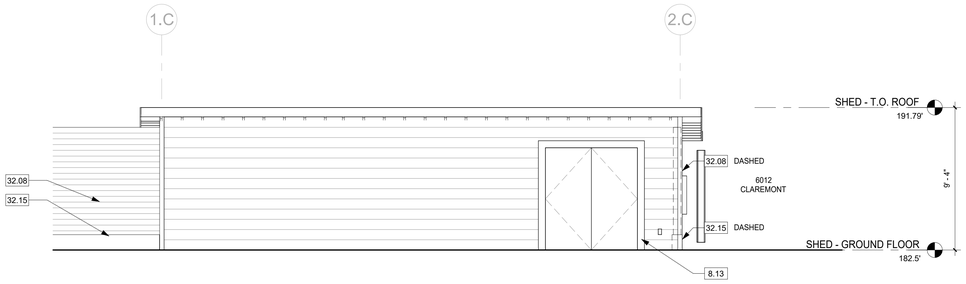
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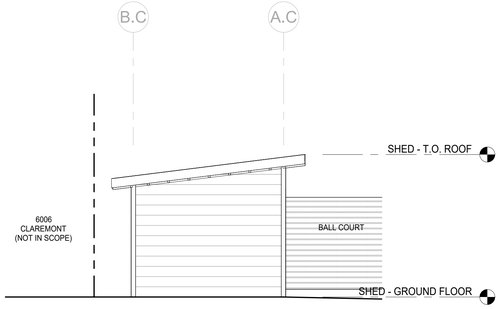
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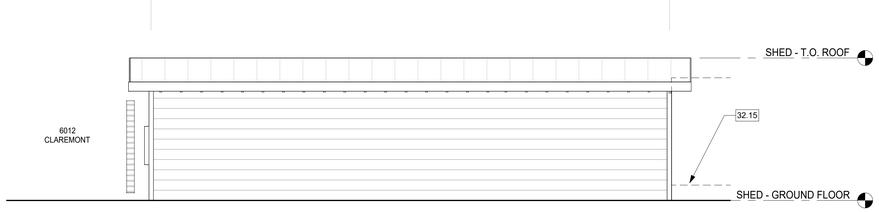
7 A2.04S SHED - CROSS SECTION
1/4" = 1'-0"



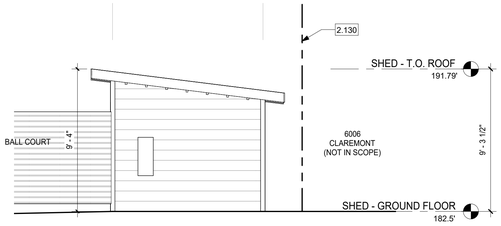
6 A2.04S SHED - NORTH ELEVATION
1/4" = 1'-0"



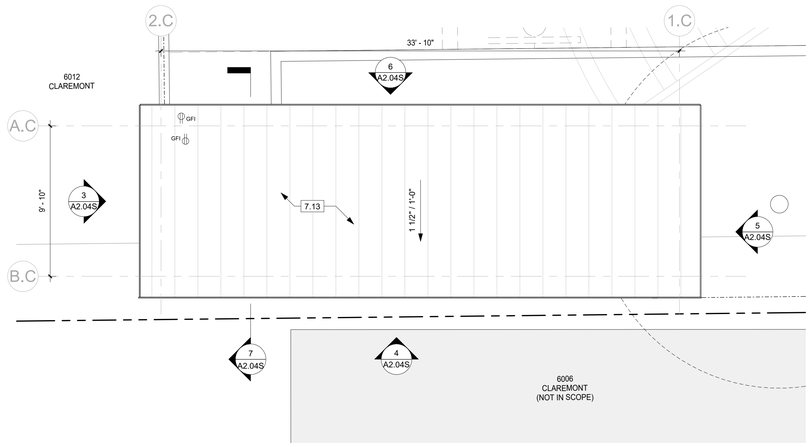
5 A2.04S SHED - EAST ELEVATION
1/4" = 1'-0"



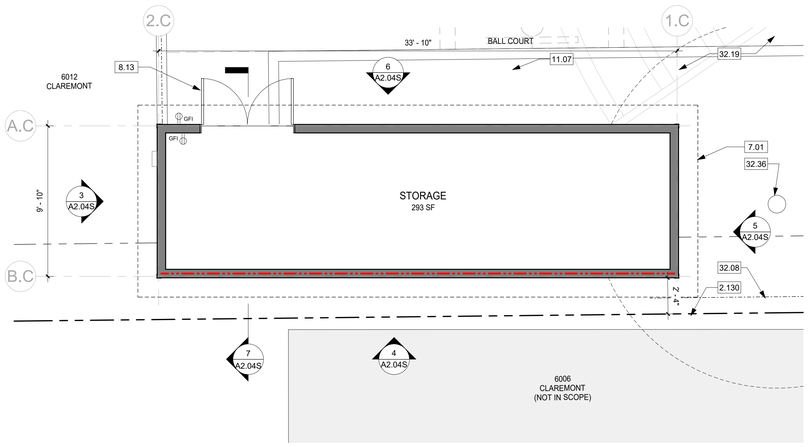
4 A2.04S SHED - SOUTH ELEVATION
1/4" = 1'-0"



3 A2.04S SHED - WEST ELEVATION
1/4" = 1'-0"



2 A2.04S SHED - ROOF PLAN
1/4" = 1'-0"



1 A2.04S SHED - FLOOR PLAN
1/4" = 1'-0"

0 2 4 8 ft.

KEYNOTES

NO.	DESCRIPTION
2.130	PROPERTY LINE
3.06	CONCRETE SLAB ON GRADE, SSD
7.01	LINE OF ROOF ABOVE, TYP
7.13	DOWNSPOUT, PTD
8.13	FIBERGLASS DOOR
11.07	BASKETBALL HOOP, SLD
32.08	WOOD FENCE, SLD
32.15	RETAINING WALL, SLD, SCD
32.19	DECORATIVE ASPHALT PAVING, SLD
32.36	NEW TREE, SLD

DOOR NOTES:

1. DOOR HARDWARE TO BE LEVER TYPE. ALL NEW DOOR HARDWARE SHALL BE ACCESSIBLE PER CBC CHAPTER 11B.
2. THE MAX EFFORT TO OPERATE INTERIOR & EXTERIOR DOORS IS 5 POUNDS AND 15 POUNDS FOR FIRE RATED PER CBC SEC 1010.1.3 AND 11B-404.2.9. THE MAX EFFORT TO OPERATE OTHER SWINGING DOORS, SLIDING DOORS AND FOLDING DOORS.
3. THE DOOR LATCH SHALL RELEASE AT 15 POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15- POUND FORCE. CBC 1010.1.3
4. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL TO 2 UNITS HORIZONTAL PER DETAIL
5. DOORS TO HAVE A 10 INCH HIGH SMOOTH UNINTERRUPTED SURFACE AT THEIR BASE.
6. OPENING HARDWARE SHALL BE LOCATED BETWEEN 34" TO 44" ABOVE THE FLOOR. PER DETAIL
7. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
8. FOR MOUNTING HEIGHTS AND ACCESSIBILITY CLEARANCES SEE SHEETS G2.01S.
9. SEE SPECIFICATIONS FOR HARDWARE SCHEDULE AND DETAILS FOR HARDWARE MOUNTING INFORMATION.
10. SEE DETAILS SHEET FOR TYPICAL FLOOR TRANSITIONS.
11. NET CLEAR WIDTH TO BE 32" MINIMUM, TYPICAL. NET CLEAR WIDTH IS MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES.

SHEET NOTES:

1. PRE-FABRICATED SHED TO BE CONSTRUCTED ON FOOTPRINT OF EXISTING SHED. SCHEMATIC DRAWINGS PROVIDED FOR REFERENCE - PERMIT DRAWINGS TO BE A DEFERRED SUBMITTAL
2. GRID LINES LOCATED AT FOS UON.
3. DIMENSIONS ARE TAKEN FROM FOS OR FROM GRIDLINE UON.
4. DIMENSIONS AT DOORS ARE TO FOS, TYP UON.
5. SEE ELEVATIONS FOR REQUIRED SIGNAGE.
6. SEE ACCESSIBILITY DETAILS, G2 SERIES SHEET FOR TYPICAL ACCESSIBLE MOUNTING HEIGHTS, CLEARANCES, AND OTHER REQUIRED DIMENSIONS.

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 1-HR RATED WALL

Project Title:

JEWISH COMMUNITY CAMPUS

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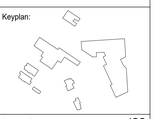
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CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	Author
Checked by:	Checker
Scale:	As indicated

Sheet Title:

SHED

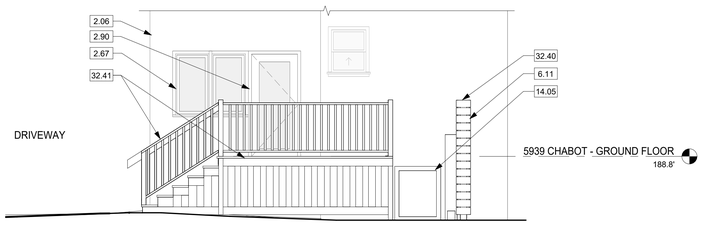
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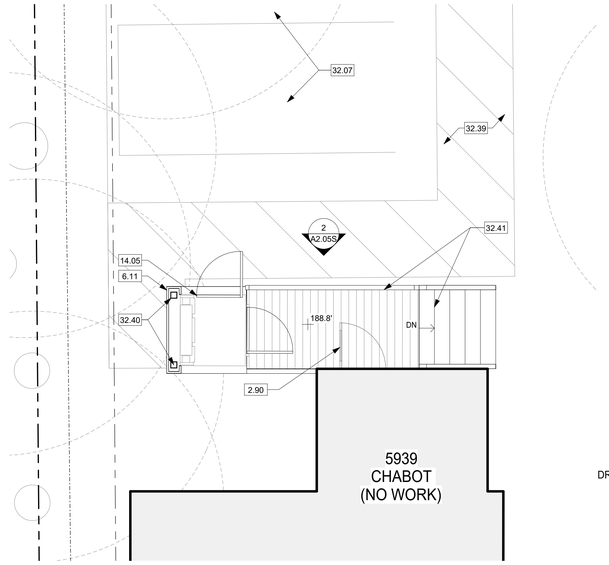
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KEYNOTES

NO.	DESCRIPTION
2.06	(E) BUILDING TO REMAIN - NO WORK
2.67	(E) WINDOW TO REMAIN, TYP. U.O.N.
2.90	(E) DOOR TO REMAIN
6.11	SOLID STOCK WOOD SCREEN, CLR FIN
14.05	EXTERIOR WHEELCHAIR LIFT
32.07	SURFACE PARKING, SCD
32.39	ACCESSIBLE PATH OF TRAVEL, SLD, SCD
32.40	STRUCTURE FOR WHEELCHAIR LIFT MAST
32.41	MODIFY (E) WOOD STAIR, DECK, AND GUARDRAIL FOR INSTALLATION OF WHEELCHAIR LIFT



2 A2.05S 5939 CHABOT RD - WHEELCHAIR LIFT ELEVATION
1/4" = 1'-0"



1 A2.05S 5939 CHABOT RD - WHEELCHAIR LIFT PLAN (BARRIER REMOVAL)
1/4" = 1'-0"

0 2 4 8 ft.

SHEET NOTES:

1. GRID LINES LOCATED AT FOS UON.
2. DIMENSIONS ARE TAKEN FROM FOS OR FROM GRIDLINE UON.
3. DIMENSIONS AT DOORS ARE TO FOS, TYP UON.
4. SEE ELEVATIONS/INTERIOR ELEVATIONS FOR REQUIRED SIGNAGE.
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6. PROVIDE BLOCKING AT WALLS & CEILINGS FOR SURFACE MOUNTED EQUIPMENT, TYP.

LEGEND

(E) BUILDING TO REMAIN WITHIN PROPERTY BOUNDARIES, NO CHANGE

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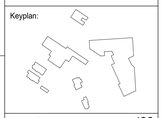
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Checked by:	Checker
Scale:	As indicated

Sheet Title:

5939 CHABOT WHEELCHAIR LIFT

Sheet No.:

A2.05S

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13 6028 CLAREMONT - (N) VERTICAL WOOD SIDING



12 6028 CLAREMONT - (E) CEMENT PLASTER FINISH TO BE MATCHED



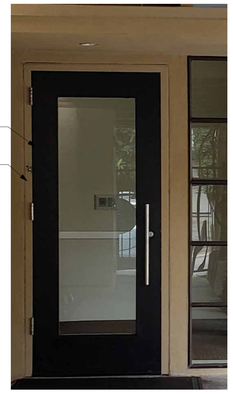
11 6028 CLAREMONT - (E) COMPOSITION SHINGLE ROOFING



10 6028 CLAREMONT - (E) CEMENT PLASTER CORNICE TO BE EXTENDED

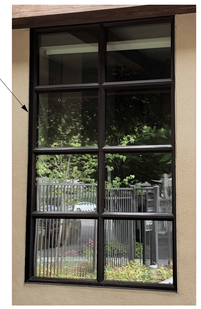
(E) EXTERIOR DOOR W/ FULL LITE IN FACTORY FINISHED LEAF IN BLACK

(E) EXTERIOR DOOR FRAME, PAINTED TO CEMENT PLASTER



9 6028 CLAREMONT - (E) DOORS TO BE MATCHED

(E) FIXED WINDOW WITH SIMULATED DIVIDED LITES IN A BLACK FACTORY FINISH



8 6028 CLAREMONT - (E) WINDOWS TO BE MATCHED

(E) CEMENT PLASTER CORNICE TO BE EXTENDED, SEE 10/A8.01S

(E) COMPOSITION SHINGLES TO BE MATCHED, SEE 11/A8.01S

(E) CEMENT PLASTER TO BE MATCHED, SEE 12/A8.01S

PAINTED FASCIA TO MATCH (N) STOREFRONT AT CEMENT PLASTER, SEE 5/A4.00

(N) VERTICAL WOOD SIDING, SEE 13/A8.01S

(E) WINDOW WITH CEMENT PLASTER HEADER DETAIL TO BE MATCHED, SEE 8/A4.00

(E) EXTERIOR DOOR TO BE MATCHED, SEE 9/A8.01S



7 6028 CLAREMONT - RENDERING OF PROPOSED ADDITION AND MAIN ENTRY

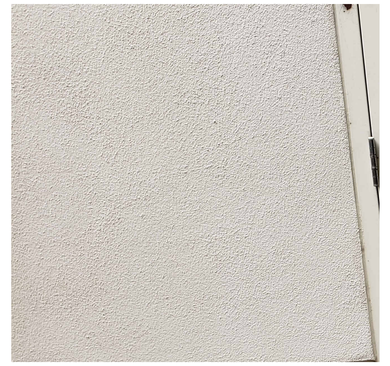


6 5901 COLLEGE AVE - (N) STOREFRONT WITH DARK BRONZE FINISH





5 5901 COLLEGE AVE - (N) HONED & BUSH HAMMERED STONE CLADDING



4 5901 COLLEGE AVE - (E) PAINTED CEMENT PLASTER



(E) GUTTER TO BE EXTENDED WHERE OCCURS

(E) STANDING SEAM ROOF TO BE MATCHED WHERE OCCURS

3 5901 COLLEGE AVE - (E) STANDING SEAM ROOF



(E) CAST STONE WINDOW SILL ONLY OCCURS ON 1ST & 2ND FLOOR WINDOWS

(E) WINDOW FRAME W/ FACTORY FINISH IN WHITE

2 5901 COLLEGE AVE - (E) WINDOW FRAMES ON 1ST & 2ND FLOORS

STANDING SEAM ROOF SEE 3/A8.01S

STONE CLADDING WITH HONED & BUSH HAMMERED STONE PATTERN, SEE 5/A8.01S

(E) PAINTED CEMENT PLASTER SEE 4/A8.01S

(E) PAINTED CEMENT PLASTER SEE 4/A8.01S

(N) 3RD FLOOR WINDOWS TO MATCH (E), SEE 2/A8.01S

FASCIA TO MATCH (E) CEMENT PLASTER FASCIA, SEE 4/A8.01S

GUARDRAIL W/ FINISH TO TO MATCH STOREFRONT, SEE 1/A3.10A

STOREFRONT SYSTEM, SEE 1&3/A3.10A

LANDSCAPE HARDSCAPE & PLANTINGS PER LANDSCAPE PLANS



1 5901 COLLEGE - RENDERING OF PROPOSED MAIN ENTRY

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Design Firm:

SIEGEL & STRAIN Architects

6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

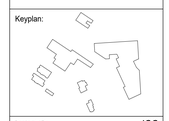
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No.	Description	Date

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	Author
Checked by:	Checker
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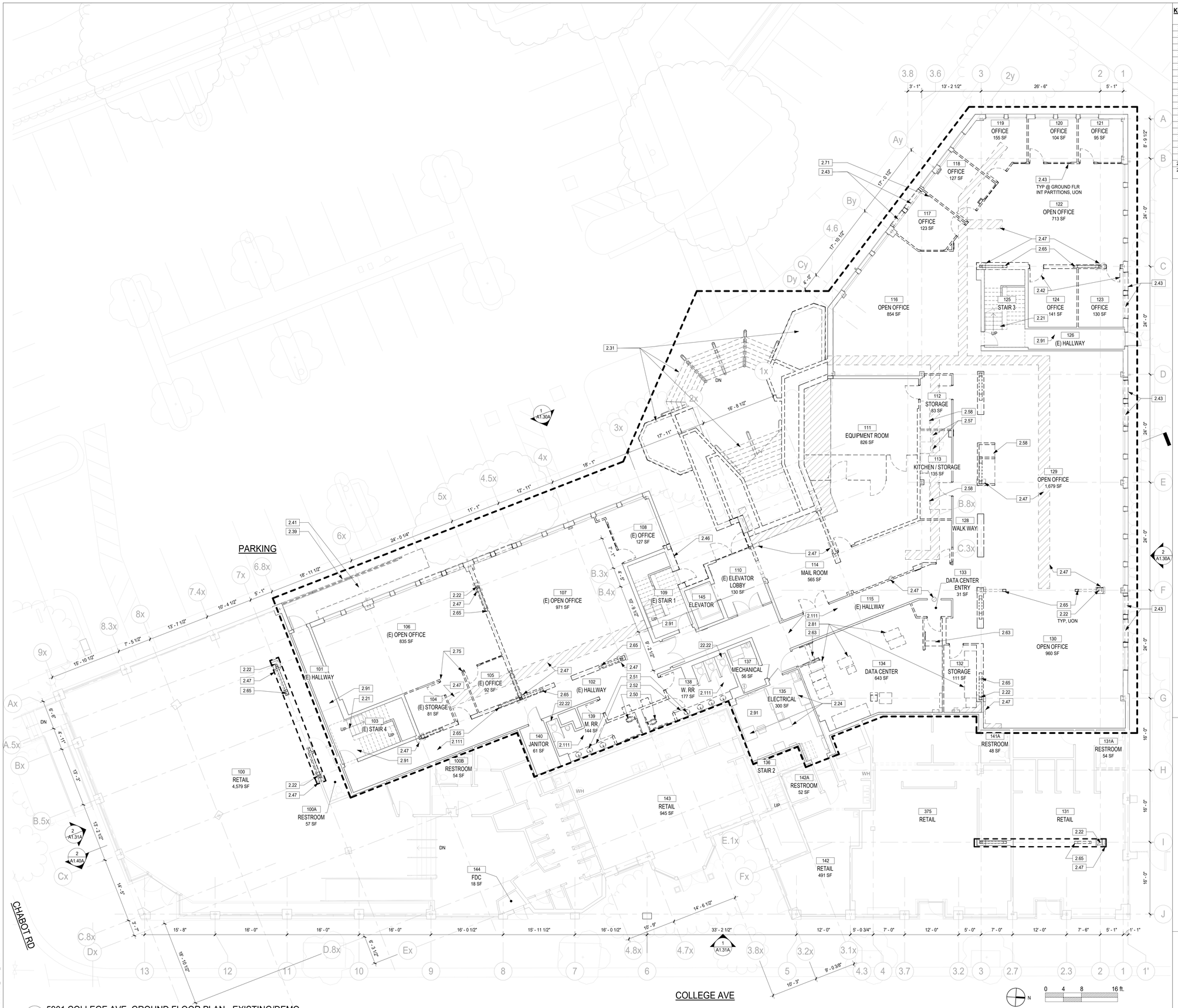
Sheet Title:

ARCHITECTURAL MATERIALS BOARD

Sheet No.:

A8.01S

10/10/2024 4:30:35 PM



1 A1.11A 5901 COLLEGE AVE, GROUND FLOOR PLAN - EXISTING/DEMO
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
2.21	(E) STAIR TO REMAIN
2.22	(E) WIDE FLANGE STEEL COLUMN TO REMAIN, SSD
2.24	(E) ELECTRICAL EQUIPMENT TO REMAIN, SED
2.31	REMOVE (E) PLANTERS, SCD
2.39	REMOVE (E) RAILING
2.41	REMOVE (E) CONCRETE RAMP
2.42	REMOVE (E) DOOR, FRAME, AND THRESHOLD W.O.
2.43	REMOVE (E) WINDOW
2.46	REMOVE (E) CEMENT PLASTER SIDING
2.47	REMOVE (E) CONCRETE SLAB, SSD & SPD
2.50	REMOVE (E) TOILET
2.51	REMOVE (E) SINK
2.52	REMOVE (E) COUNTERTOP
2.57	REMOVE (E) KITCHEN APPLIANCES
2.58	REMOVE (E) CASEWORK
2.63	REMOVE (E) STAIRS
2.65	REMOVE (E) STEEL BEAM OR BRACES, SSD
2.71	REMOVE (E) WALL
2.75	REMOVE (E) INTERIOR PARTITIONS AND DOORS
2.81	REMOVE (E) ELECTRICAL EQUIPMENT, SED
2.91	(E) FLOORING AND BASEBOARD TO REMAIN
2.111	REMOVE (E) FLOOR FINISH
22.22	REMOVE & REPLACE (E) WATER CLOSET AS REQUIRED BY FLOOR REPLACEMENT

DEMOLITION PLAN NOTES:

1. GRID LINES LOCATED AT CENTERLINE OF STRUCTURE, TYP UON. DIMENSIONS ARE TAKEN FROM FACE OF FINISH OR FROM GRIDLINE, TYP UON.
2. REFER TO CIVIL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
3. PRIOR TO PROCEEDING WITH THE DEMOLITION WORK, COORDINATE WITH THE OWNER ITEMS TO BE SALVAGED, SUCH ITEMS SHALL BE CAREFULLY REMOVED, CLEANED AND RETURNED TO THE OWNER.
4. ALL FINISHES, EQUIPMENT, AND DEVICES TO REMAIN SHALL BE PROTECTED IN PLACE OR REMOVED AND RE-INSTALLED.
5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING AREAS.
6. NOTIFY OWNER AND ARCHITECT OF ANY STEPS, SLOPES, AND DAMAGE IN SLABS AND FLOORS DISCOVERED DURING THE COURSE OF DEMOLITION.
7. LEAVE AREAS CLEAN AND ORDERLY AFTER COMPLETION OF DEMOLITION WORK.
8. DEMOLISH ALL (E) FLOORING, WALL BASE/TRIM, INTERIOR DOORS, CASEWORK, WALL FINISHES IN ALL SPACES WITHIN LIMIT OF WORK BOUNDARY, TYP UON.
9. (E) WINDOWS, WINDOW TRIM & WINDOW TREATMENTS TO REMAIN, UON. (E) GYPSUM WALL BOARD AT JAMB AND HEAD TO REMAIN, SEE INT ELEVS.

LEGEND

- EXISTING WALL TO REMAIN
- WALL OR ELEMENT TO BE DEMOLISHED
- AREA OF ROOF OR FLOOR TO BE DEMOLISHED
- LIMIT OF WORK BOUNDARY

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803600; 014 126803501; 014 126803201; 014 126800300014; 126800901; 014 126801101; 014 126801200; 014 126801300; 014 126803500

Design Firm:

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TEL 510 / 547-8092
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Consultant:

Stamp:

No.	Description	Date

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:

Project ID:	JCC
Designed by:	Designer
Drawn by:	JM/AJ
Checked by:	KR
Scale:	1/8" = 1'-0"

Sheet Title:

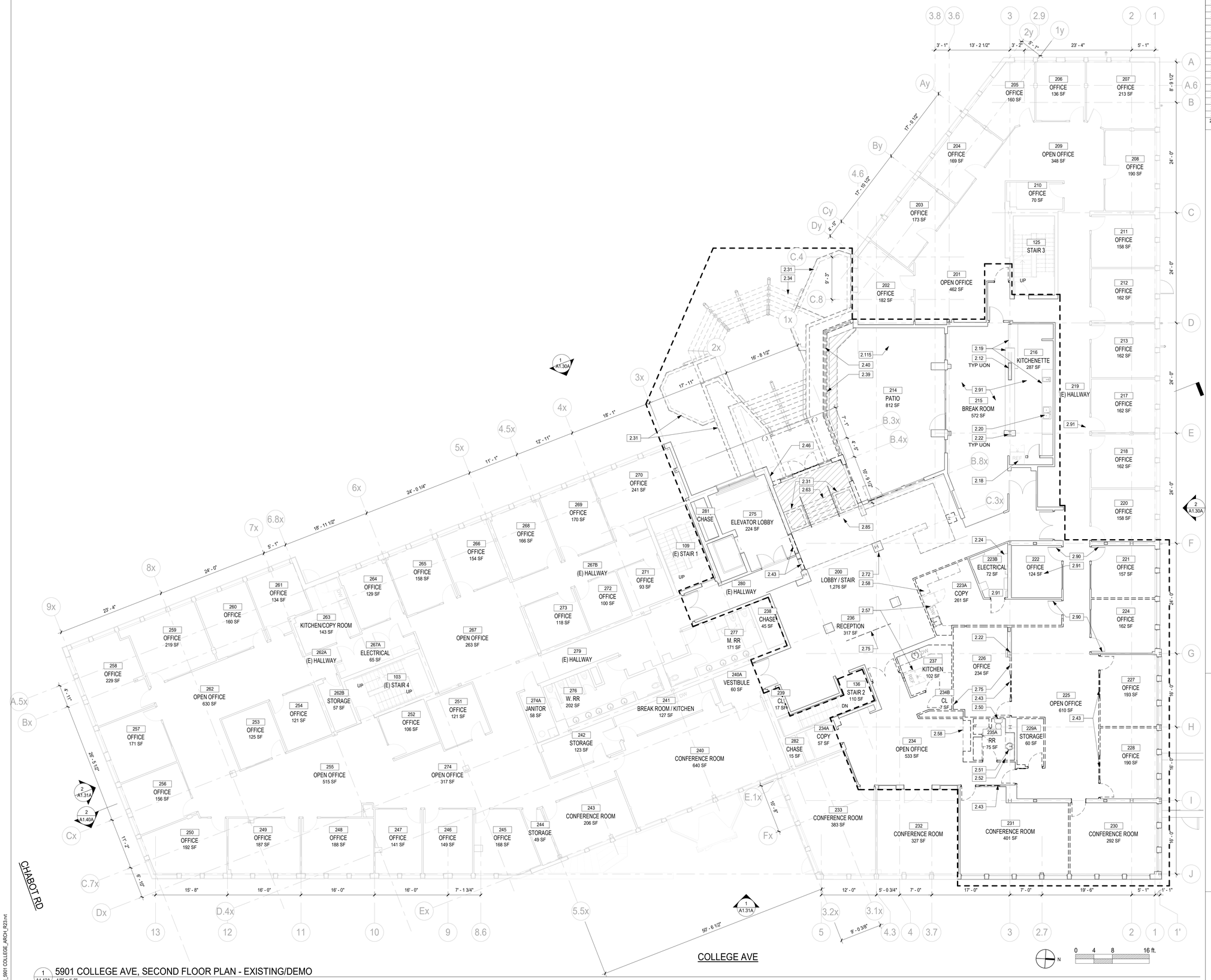
EXISTING / DEMOLITION GROUND FLOOR PLAN

Sheet No.:

A1.11A

JCC_5901 COLLEGE_ARCH_R23.rvt

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1 A1.12A 5901 COLLEGE AVE, SECOND FLOOR PLAN - EXISTING/DEMO
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
2.12	(E) STEEL BEAM OR BRACE TO REMAIN
2.18	(E) KITCHEN APPLIANCES TO REMAIN
2.19	(E) COUNTERTOP & CASEWORK TO REMAIN
2.20	(E) PLUMBING FIXTURE TO REMAIN
2.22	(E) WIDE FLANGE STEEL COLUMN TO REMAIN, SSD
2.24	(E) ELECTRICAL EQUIPMENT TO REMAIN, SED
2.31	REMOVE (E) PLANTERS, SCD
2.34	REMOVE (E) SITE STAIR, SCD
2.39	REMOVE (E) RAILING
2.40	REMOVE PORTION OF (E) PATIO & WALL, SSD
2.43	REMOVE (E) WINDOW
2.46	REMOVE (E) CEMENT PLASTER SIDING
2.50	REMOVE (E) TOILET
2.51	REMOVE (E) SINK
2.52	REMOVE (E) COUNTERTOP
2.57	REMOVE (E) KITCHEN APPLIANCES
2.58	REMOVE (E) CASEWORK
2.63	REMOVE (E) STAIRS
2.72	(E) COLUMN TO REMAIN, SSD
2.75	REMOVE (E) INTERIOR PARTITIONS AND DOORS
2.85	REMOVE PORTION OF (E) FLOOR
2.90	(E) DOOR TO REMAIN
2.91	(E) FLOORING AND BASEBOARD TO REMAIN
2.115	REMOVE & SALVAGE (E) CONCRETE TILES & PEDESTAL PAVER SYSTEM FOR REINSTALL AT THE SAME FFE

DEMOLITION PLAN NOTES:

1. GRID LINES LOCATED AT CENTERLINE OF STRUCTURE, TYP UON. DIMENSIONS ARE TAKEN FROM FACE OF FINISH OR FROM GRIDLINE, TYP UON.
2. REFER TO CIVIL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
3. PRIOR TO PROCEEDING WITH THE DEMOLITION WORK, COORDINATE WITH THE OWNER ITEMS TO BE SALVAGED. SUCH ITEMS SHALL BE CAREFULLY REMOVED, CLEANED AND RETURNED TO THE OWNER.
4. ALL FINISHES, EQUIPMENT, AND DEVICES TO REMAIN SHALL BE PROTECTED IN PLACE OR REMOVED AND RE-INSTALLED.
5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING AREAS.
6. NOTIFY OWNER AND ARCHITECT OF ANY STEPS, SLOPES, AND DAMAGE IN SLABS AND FLOORS DISCOVERED DURING THE COURSE OF DEMOLITION.
7. LEAVE AREAS CLEAN AND ORDERLY AFTER COMPLETION OF DEMOLITION WORK.
8. DEMOLISH ALL (E) FLOORING, WALL BASE/TRIM, INTERIOR DOORS, CASEWORK, WALL FINISHES IN ALL SPACES WITHIN LIMIT OF WORK BOUNDARY, TYP UON.
9. (E) WINDOWS, WINDOW TRIM & WINDOW TREATMENTS TO REMAIN, UON. (E) GYPSUM WALL BOARD AT JAMB AND HEAD TO REMAIN, SEE INT ELEVS.

LEGEND

- EXISTING WALL TO REMAIN
- WALL OR ELEMENT TO BE DEMOLISHED
- AREA OF ROOF OR FLOOR TO BE DEMOLISHED
- LIMIT OF WORK BOUNDARY

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803600; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801107; 014 126801200; 014 126801300; 014 126803500

Design Firm:

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Consultant:

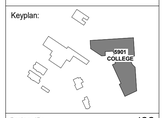
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No.	Description	Date

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	JM/AJ
Checked by:	KR
Scale:	1/8" = 1'-0"

Sheet Title:

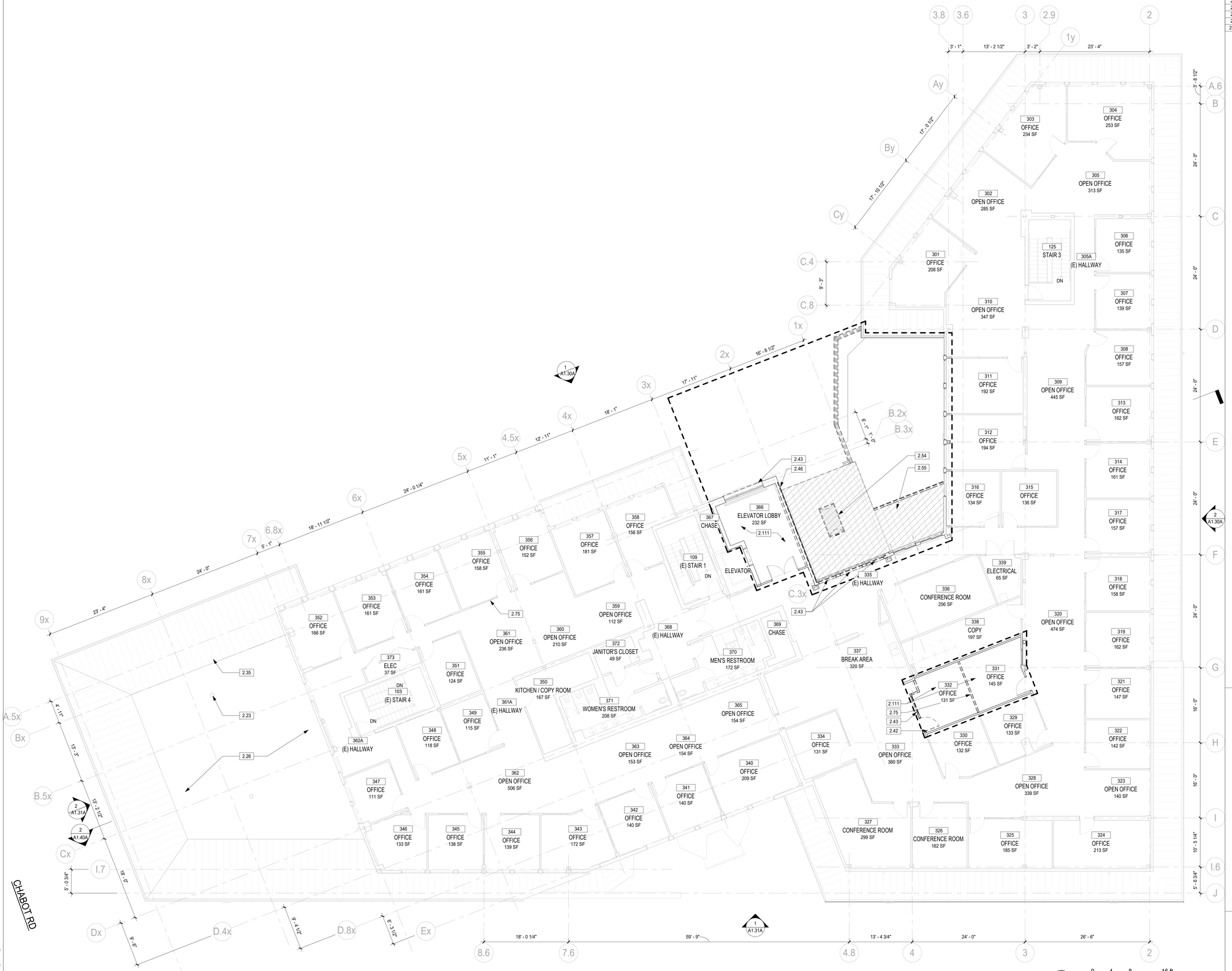
EXISTING / DEMOLITION SECOND FLOOR PLAN

Sheet No.:

A1.12A

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1 A1.13A 5901 COLLEGE AVE, THIRD FLOOR PLAN - EXISTING/DEMO
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
2.23	(E) ROOF DRAIN TO REMAIN, TYP
2.26	(E) TPO ROOF TO REMAIN
2.35	(E) STANDING SEAM METAL ROOFING TO REMAIN
2.42	REMOVE (E) DOOR, FRAME, AND THRESHOLD W.O.
2.43	REMOVE (E) WINDOW
2.46	REMOVE (E) CEMENT PLASTER SIDING
2.54	REMOVE (E) SKYLIGHT
2.55	REMOVE (E) ROOF
2.75	REMOVE (E) INTERIOR PARTITIONS AND DOORS
2.111	REMOVE (E) FLOOR FINISH

DEMOLITION PLAN NOTES:

1. GRID LINES LOCATED AT CENTERLINE OF STRUCTURE, TYP UON. DIMENSIONS ARE TAKEN FROM FACE OF FINISH OR FROM GRIDLINE, TYP UON.
2. REFER TO CIVIL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
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6. NOTIFY OWNER AND ARCHITECT OF ANY STEPS, SLOPES, AND DAMAGE IN SLABS AND FLOORS DISCOVERED DURING THE COURSE OF DEMOLITION.
7. LEAVE AREAS CLEAN AND ORDERLY AFTER COMPLETION OF DEMOLITION WORK.
8. DEMOLISH ALL (E) FLOORING, WALL BASE/TRIM, INTERIOR DCORS, CASEWORK, WALL FINISHES IN ALL SPACES WITHIN LIMIT OF WORK BOUNDARY, TYP UON.
9. (E) WINDOWS, WINDOW TRIM & WINDOW TREATMENTS TO REMAIN, UON. (E) GYPSUM WALL BOARD AT JAMB AND HEAD TO REMAIN, SEE INT ELEVS.

LEGEND

- EXISTING WALL TO REMAIN
- WALL OR ELEMENT TO BE DEMOLISHED
- AREA OF ROOF OR FLOOR TO BE DEMOLISHED
- LIMIT OF WORK BOUNDARY

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801101; 014 126801200; 014 126801300; 014 126803500

Design Firm:
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TEL 510 / 547-8092
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Consultant:

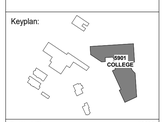
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No.	Description	Date

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	JM/AJ
Checked by:	KR
Scale:	1/8" = 1'-0"

Sheet Title:

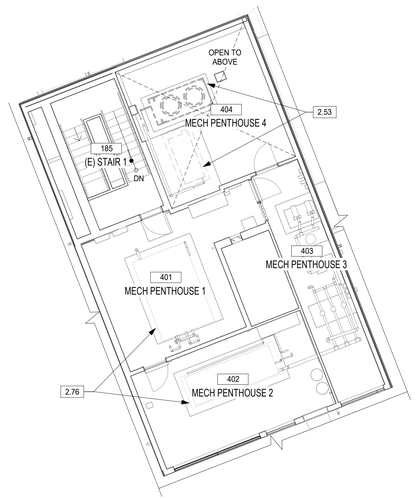
EXISTING / DEMOLITION THIRD FLOOR PLAN

Sheet No.:

A1.13A

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2 A1.14A PENTHOUSE PLAN - EXISTING / DEMO
1/8" = 1'-0"

1 A1.14A 5901 COLLEGE AVE, ROOF PLAN - EXISTING/DEMO
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
2.23	(E) ROOF DRAIN TO REMAIN, TYP
2.26	(E) TPO ROOF TO REMAIN
2.35	(E) STANDING SEAM METAL ROOFING TO REMAIN
2.53	REMOVE (E) MECHANICAL EQUIPMENT, SMD
2.54	REMOVE (E) SKYLIGHT
2.55	REMOVE (E) ROOF
2.76	(E) MECHANICAL EQUIPMENT TO REMAIN

DEMOLITION PLAN NOTES:

1. GRID LINES LOCATED AT CENTERLINE OF STRUCTURE, TYP UON. DIMENSIONS ARE TAKEN FROM FACE OF FINISH OR FROM GRIDLINE, TYP UON.
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6. NOTIFY OWNER AND ARCHITECT OF ANY STEPS, SLOPES, AND DAMAGE IN SLABS AND FLOORS DISCOVERED DURING THE COURSE OF DEMOLITION.
7. LEAVE AREAS CLEAN AND ORDERLY AFTER COMPLETION OF DEMOLITION WORK.

LEGEND

- EXISTING WALL TO REMAIN
- WALL OR ELEMENT TO BE DEMOLISHED
- AREA OF ROOF OR FLOOR TO BE DEMOLISHED
- LIMIT OF WORK BOUNDARY

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803600; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801107; 014 126801200; 014 126801300; 014 126803500

Design Firm:
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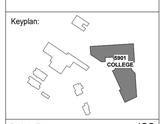
Stamp:

No.	Description	Date

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	JM/AJ
Checked by:	KR
Scale:	1/8" = 1'-0"

Sheet Title:

EXISTING / DEMOLITION ROOF PLAN

Sheet No.:

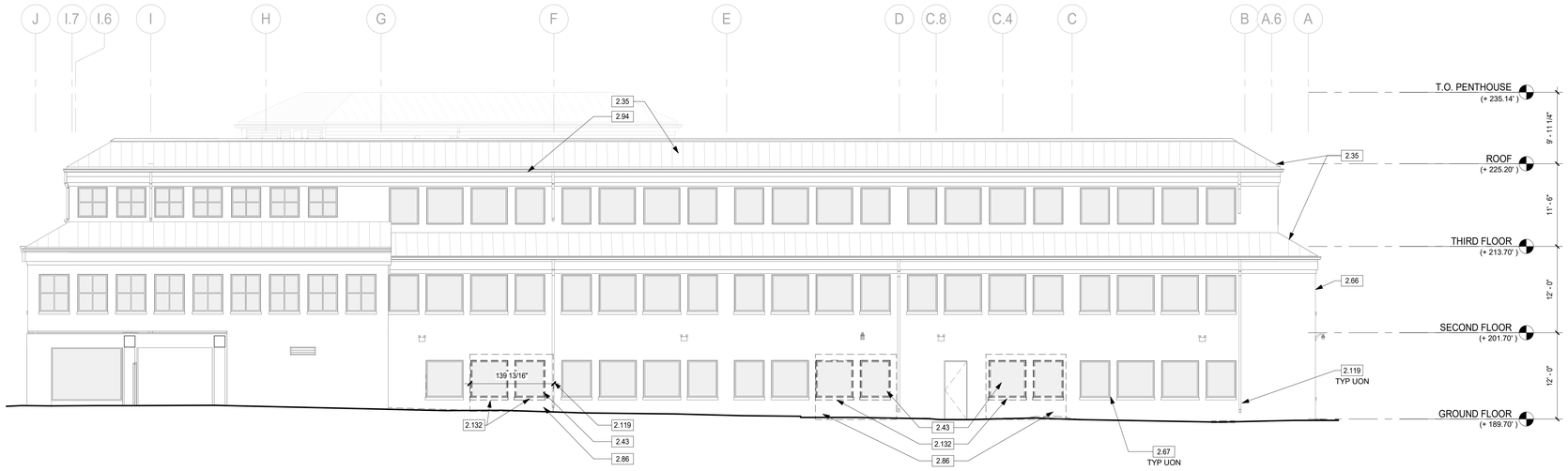
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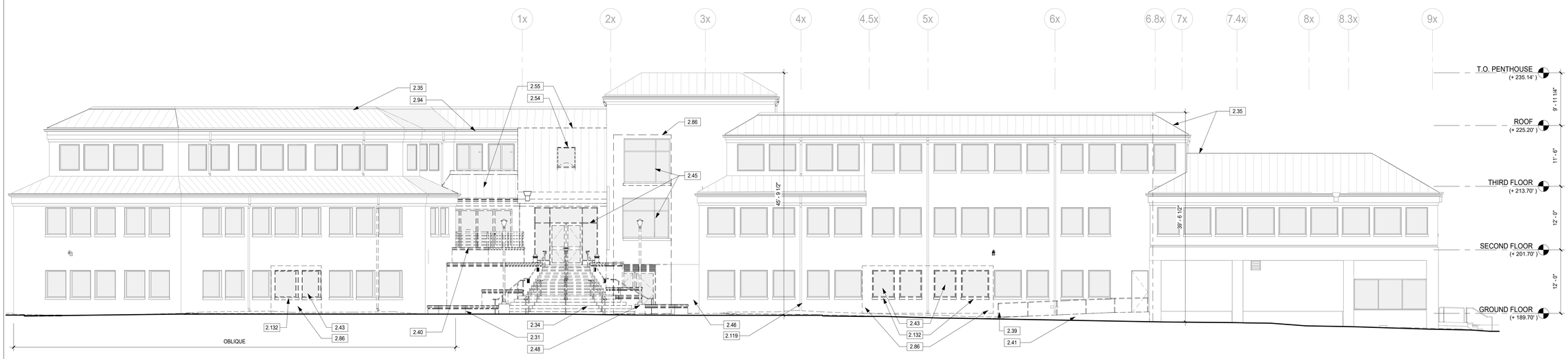
9/9/2024 3:44:08 PM

KEYNOTES

NO.	DESCRIPTION
2.31	REMOVE (E) PLANTERS, SCD
2.34	REMOVE (E) SITE STAIR, SCD
2.35	(E) STANDING SEAM METAL ROOFING TO REMAIN
2.39	REMOVE (E) RAILING
2.40	REMOVE PORTION OF (E) PATIO & WALL, SSD
2.41	REMOVE (E) CONCRETE RAMP
2.43	REMOVE (E) WINDOW
2.45	REMOVE (E) STOREFRONT, TYP
2.46	REMOVE (E) CEMENT PLASTER SIDING
2.48	REMOVE (E) LIGHT POLE, SLD & SCD
2.54	REMOVE (E) SKYLIGHT
2.55	REMOVE (E) ROOF
2.66	(E) CEMENT PLASTER FINISH TO REMAIN
2.67	(E) WINDOW TO REMAIN, TYP U.O.N.
2.86	REMOVE PORTION OF (E) WALL
2.94	(E) GUTTER TO REMAIN
2.119	(E) RAIN WATER LEADER TO REMAIN, SCD FOR NEW CONNECTIONS
2.132	REMOVE (E) CONC. SILLS, STOCKPILE & SAVE FOR REUSE



2 A1.30A 5901 COLLEGE AVE, DEMO NORTH ELEVATION
1/8" = 1'-0"



1 A1.30A 5901 COLLEGE AVE, DEMO WEST ELEVATION
1/8" = 1'-0"

0 4 8 16 ft.

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5985 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
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Keyplan:

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Sheet Title:

EXISTING / DEMO BUILDING ELEVATIONS

Sheet No.:

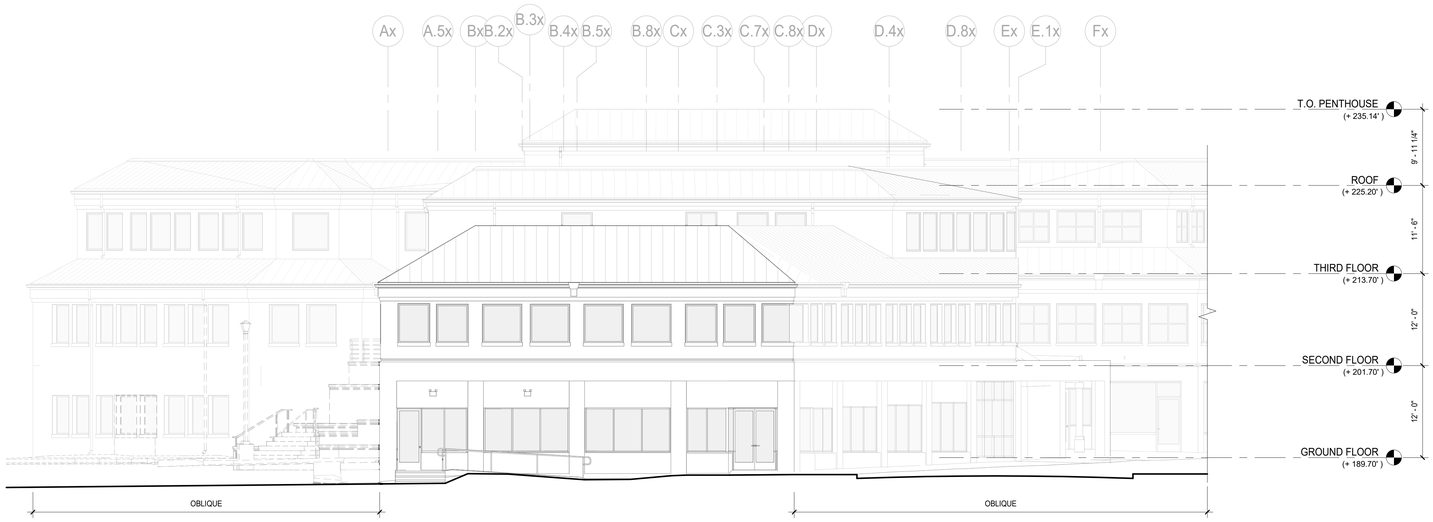
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JCC_5901 COLLEGE_ARCH_R23.rvt

9/9/2024 3:44:24 PM

KEYNOTES

NO.	DESCRIPTION



2 A1.31A 5901 COLLEGE AVE, EXISTING SOUTH CHABOT RD STREET ELEVATION (NO CHANGE)
1/8" = 1'-0"



1 A1.31A 5901 COLLEGE AVE, EXISTING EAST COLLEGE AVE STREET ELEVATION (NO CHANGE)
1/8" = 1'-0"

0 4 8 16 ft.

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
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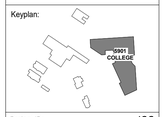
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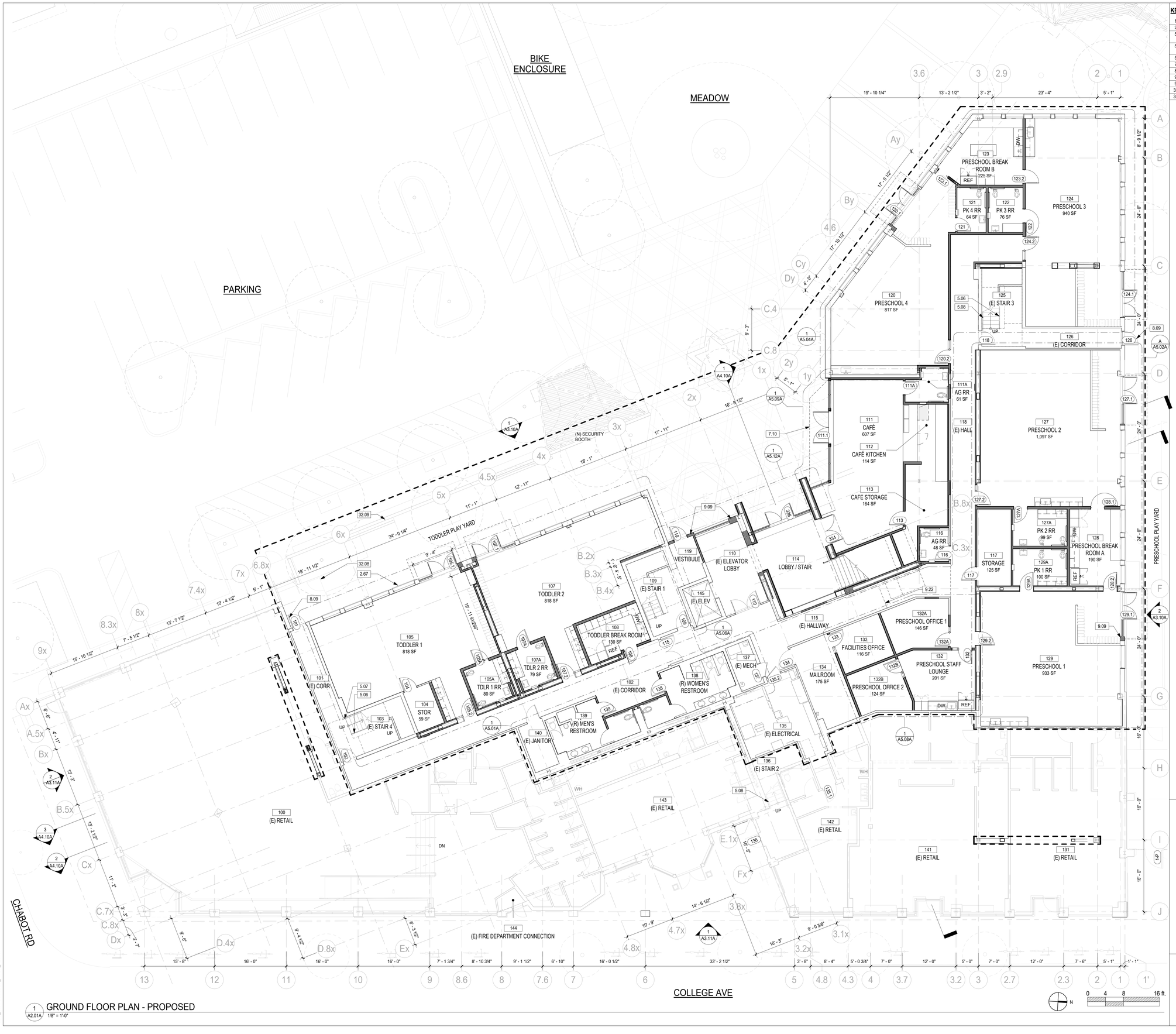
EXISTING / DEMO BUILDING ELEVATIONS

Sheet No.:

A1.31A

JCC_5901 COLLEGE_ARCH_R23.rvt

9/9/2024 3:44:27 PM



1 A2.01A GROUND FLOOR PLAN - PROPOSED
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
2.67	(E) WINDOW TO REMAIN, TYP U.O.N.
5.06	REPLACE (E) GUARDRAIL WITH (N) ADA COMPLIANT GALVANIZED STEEL GUARDRAIL, PTD
5.07	REPLACE (E) HANDRAIL WITH (N) ADA COMPLIANT GALVANIZED STEEL GUARDRAIL, PTD
5.08	REINSTALL (E) HANDRAIL TO ADA COMPLIANT HEIGHT
7.10	LINE OF PATIO ABOVE
8.09	PROVIDE (N) AUTOMATIC DOOR OPERATOR AT (E) DOOR
9.09	INFILL CEMENT PLASTER WALL
9.22	GYP BD SOFFIT, PTD
32.08	WOOD FENCE, SLD
32.09	CMU WALL, SLD

FLOOR PLAN NOTES:

1. GRID LINES LOCATED AT CENTERLINE OF STRUCTURE, TYP UON.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR FROM GRIDLINE, TYP UON.
3. DIMENSIONS NOTED AS CLEAR, MINIMUM, OR ALIGN ARE TO FACE OF FINISH, TYP UON.
4. ALL DOORS ARE LOCATED PER JAMB DETAILS ON SHEET A7.01A, TYP UON.
5. SEE G2 SERIES SHEETS FOR TYPICAL CLEARANCES, MOUNTING HEIGHTS, & ACCESSIBILITY REQUIREMENTS.
6. SEE SHEET A8.01A FOR TYPICAL WALL ASSEMBLIES.
7. PATCH ALL AREAS WHERE EXISTING CONSTRUCTION WAS REMOVED FOR INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
8. PROVIDE BLOCKING AT WALLS & CEILINGS FOR SURFACE MOUNTED EQUIPMENT, TYP.

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LIMIT OF WORK BOUNDARY

Project Title:

JEWISH COMMUNITY CAMPUS

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801107; 014 126801200; 014 126801300; 014 126803500

Design Firm:
SIEGEL & STRAIN Architects
6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

Stamp:

No.	Description	Date

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:

Project ID:	JCC
Designed by:	Designer
Drawn by:	JM/AJ
Checked by:	KR
Scale:	1/8" = 1'-0"

Sheet Title:

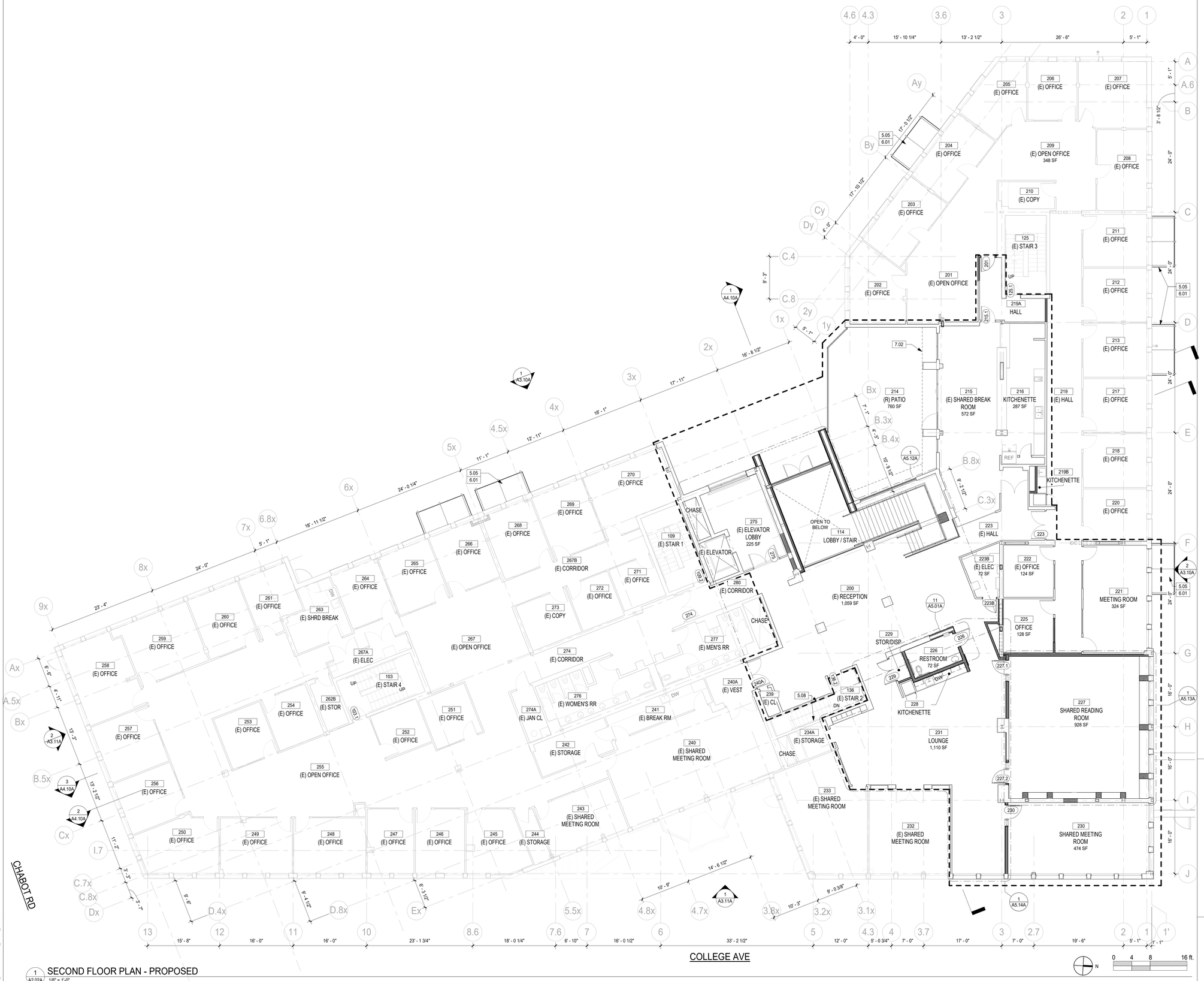
PROPOSED GROUND FLOOR PLAN

Sheet No.:

A2.01A

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KEYNOTES

NO.	DESCRIPTION
5.05	STEEL FRAMED CANOPY, PTD
5.08	REINSTALL (E) HANDRAIL TO ADA COMPLIANT HEIGHT
6.01	WOOD SOFFIT, CLEAR FINISH
7.02	LINE OF BUILDING ABOVE

FLOOR PLAN NOTES:

1. GRID LINES LOCATED AT CENTERLINE OF STRUCTURE, TYP UON.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR FROM GRIDLINE, TYP UON.
3. DIMENSIONS NOTED AS CLEAR, MINIMUM, OR ALIGN ARE TO FACE OF FINISH, TYP UON.
4. ALL DOORS ARE LOCATED PER JAMB DETAILS ON SHEET A7.01A, TYP UON.
5. SEE G2 SERIES SHEETS FOR TYPICAL CLEARANCES, MOUNTING HEIGHTS, & ACCESSIBILITY REQUIREMENTS.
6. SEE SHEET A8.01A FOR TYPICAL WALL ASSEMBLIES.
7. PATCH ALL AREAS WHERE EXISTING CONSTRUCTION WAS REMOVED FOR INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
8. PROVIDE BLOCKING AT WALLS & CEILINGS FOR SURFACE MOUNTED EQUIPMENT, TYP.

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LIMIT OF WORK BOUNDARY

Project Title:

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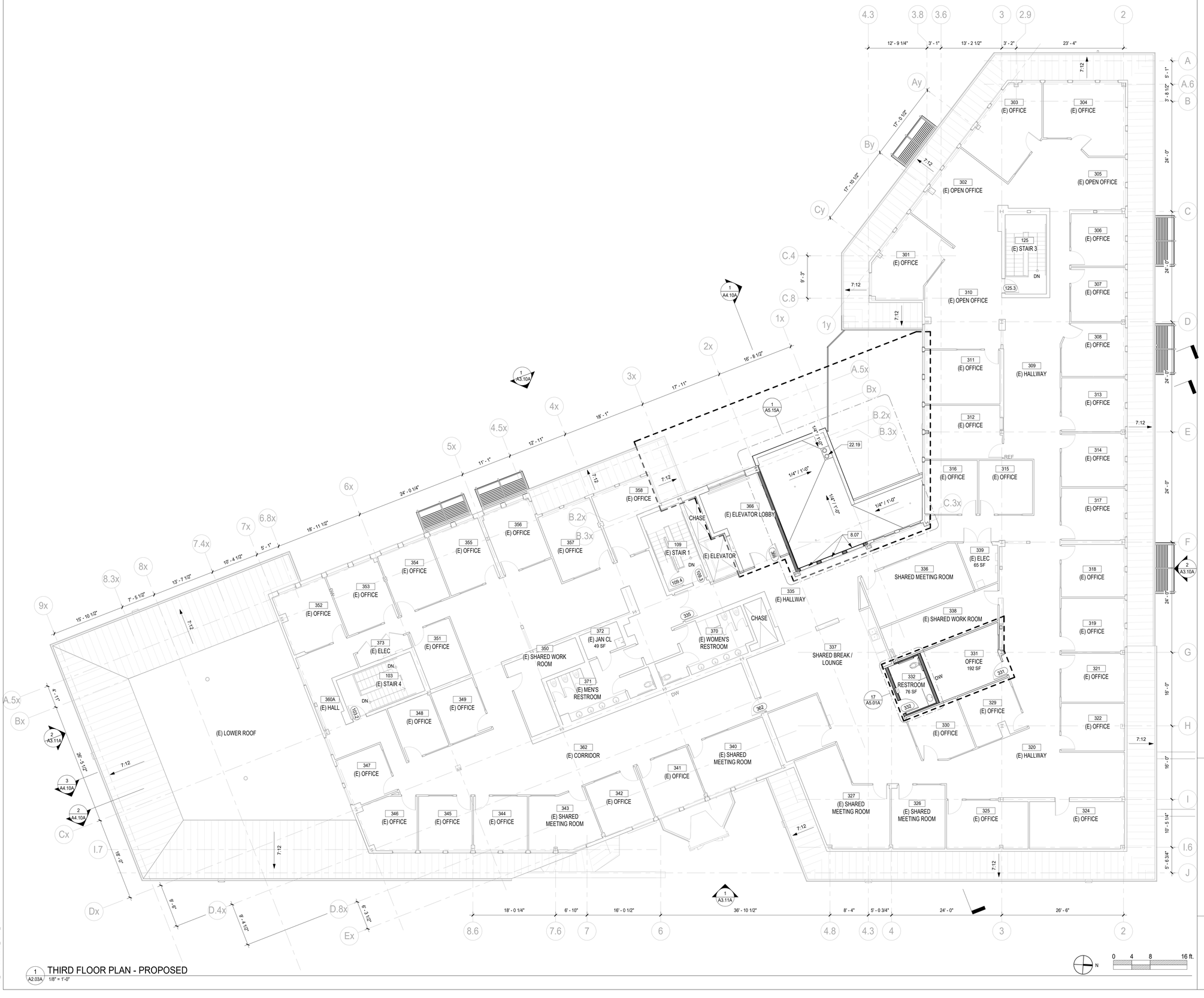
PROPOSED SECOND FLOOR PLAN

Sheet No.:

A2.02A

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1 A2.03A THIRD FLOOR PLAN - PROPOSED
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
8.07	(N) ALUM WINDOW TO MATCH EXISTING
22.19	ROOF DRAIN & OVERFLOW, SPD

FLOOR PLAN NOTES:

1. GRID LINES LOCATED AT CENTERLINE OF STRUCTURE, TYP UON.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR FROM GRIDLINE, TYP UON.
3. DIMENSIONS NOTED AS CLEAR, MINIMUM, OR ALIGN ARE TO FACE OF FINISH, TYP UON.
4. ALL DOORS ARE LOCATED PER JAMB DETAILS ON SHEET A7.01A, TYP UON.
5. SEE G2 SERIES SHEETS FOR TYPICAL CLEARANCES, MOUNTING HEIGHTS, & ACCESSIBILITY REQUIREMENTS.
6. SEE SHEET A8.01A FOR TYPICAL WALL ASSEMBLIES.
7. PATCH ALL AREAS WHERE EXISTING CONSTRUCTION WAS REMOVED FOR INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
8. PROVIDE BLOCKING AT WALLS & CEILINGS FOR SURFACE MOUNTED EQUIPMENT, TYP.

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LIMIT OF WORK BOUNDARY

Project Title:

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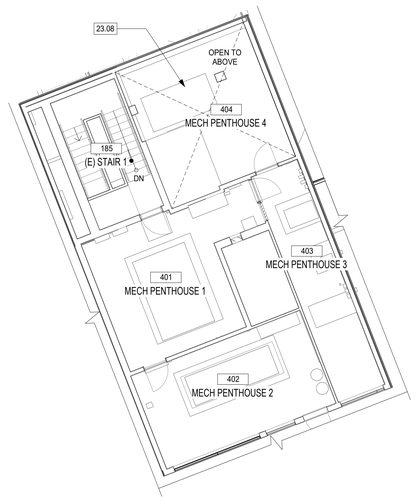
PROPOSED THIRD FLOOR PLAN

Sheet No.:

A2.03A

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2 A2.04A PENTHOUSE PLAN - PROPOSED
1/8" = 1'-0"

1 A2.04A ROOF PLAN - PROPOSED
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
2.23	(E) ROOF DRAIN TO REMAIN, TYP
2.26	(E) TPO ROOF TO REMAIN
2.35	(E) STANDING SEAM METAL ROOFING TO REMAIN
2.76	(E) MECHANICAL EQUIPMENT TO REMAIN
2.94	(E) GUTTER TO REMAIN
7.06	MODIFIED BITUMEN ROOF ASSEMBLY W/ PERIMETER CURB
7.14	GSM GUTTER, PTD
23.08	MECHANICAL EQUIPMENT, SMD

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LIMIT OF WORK BOUNDARY

Project Title:

JEWISH COMMUNITY CAMPUS

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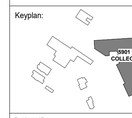
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No.	Description	Date

Issue Note:

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09/09/24

Keyplan:



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Sheet Title:

PROPOSED ROOF PLAN

Sheet No.:

A2.04A

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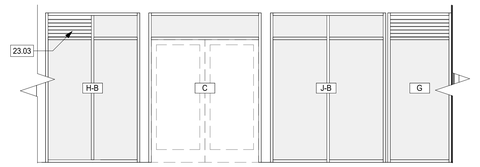
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KEYNOTES

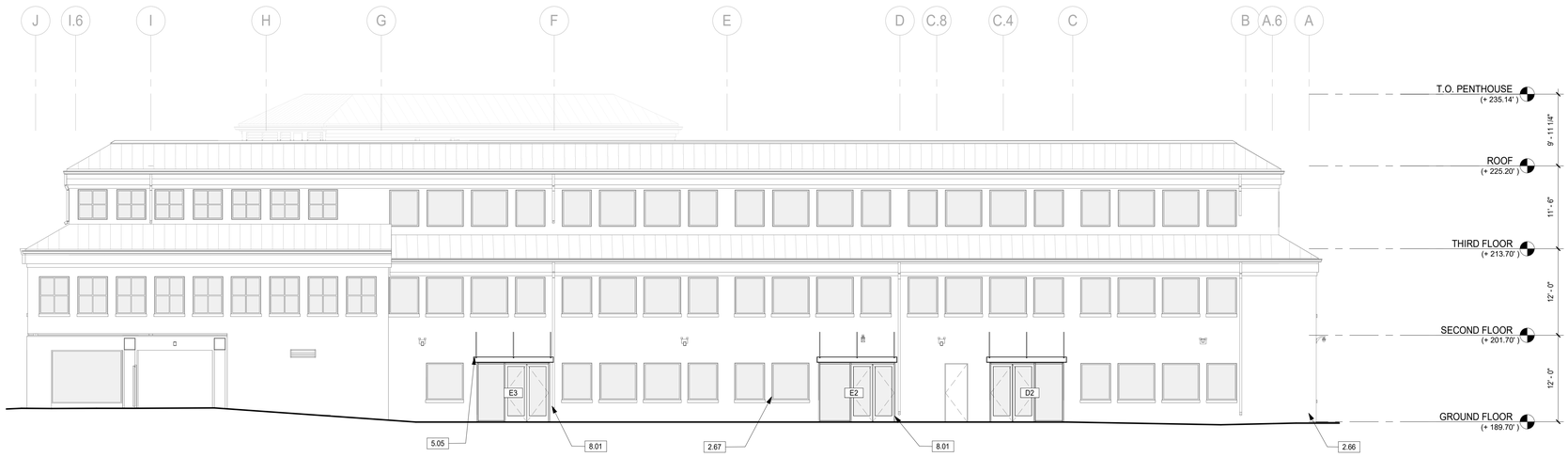
NO.	DESCRIPTION
2.35	(E) STANDING SEAM METAL ROOFING TO REMAIN
2.66	(E) CEMENT PLASTER FINISH TO REMAIN
2.67	(E) WINDOW TO REMAIN, TYP U.O.N.
2.119	(E) RAIN WATER LEADER TO REMAIN, SCD FOR NEW CONNECTIONS, WO
5.05	STEEL FRAMED CANOPY, PTD
7.14	GSM GUTTER, PTD
7.15	COPING TO MATCH
8.01	ALUM STOREFRONT SYSTEM
9.09	INFILL CEMENT PLASTER WALL
9.21	BREAK METAL PANEL, PVDF TO MATCH STOREFRONT
23.03	MECHANICAL LOUVER, SMD
32.08	WOOD FENCE, SLD
32.09	CMU WALL, SLD

BUILDING ELEVATION NOTES:

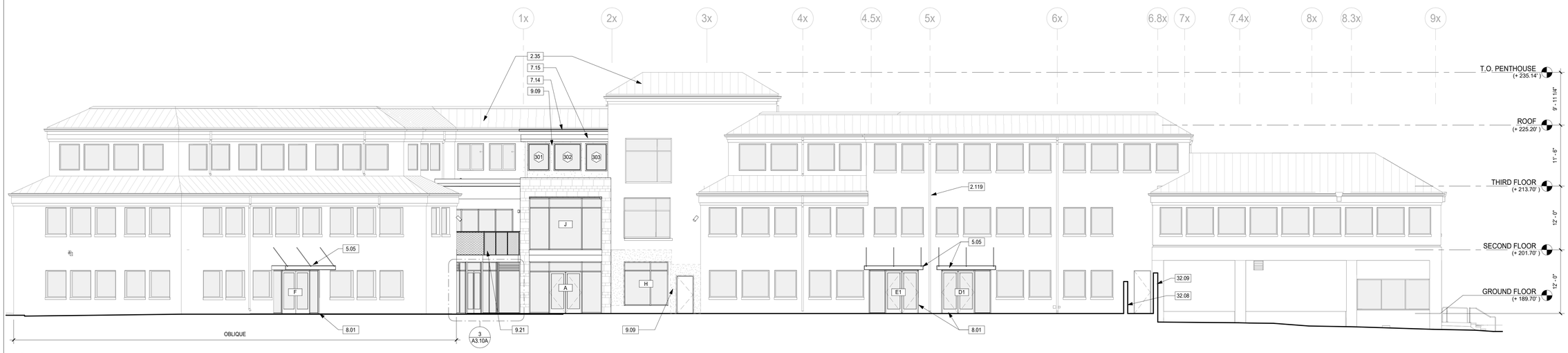
1. ALL EXTERIOR FINISHES SHALL COMPLY WITH LOCAL BUILDING CODES AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
2. REFER TO WINDOW SCHEDULE SHEET A7.02 FOR DETAILS ON WINDOW TYPES AND PLACEMENTS.
3. REFER TO STOREFRONT SCHEDULE SHEET A7.02 FOR DETAILS ON STOREFRONT TYPES.



3 / A3.10A CAFE STOREFRONT - ENLARGED UNROLLED ELEVATION
1/4" = 1'-0"



2 / A3.10A 5901 COLLEGE AVE, DEMO NORTH ELEVATION
1/8" = 1'-0"



1 / A3.10A 5901 COLLEGE AVE, PROPOSED WEST ELEVATION
1/8" = 1'-0"

0 4 8 16 ft.

Project Title:

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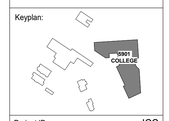
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Scale:	As indicated

Sheet Title:

PROPOSED BUILDING ELEVATIONS

Sheet No.:

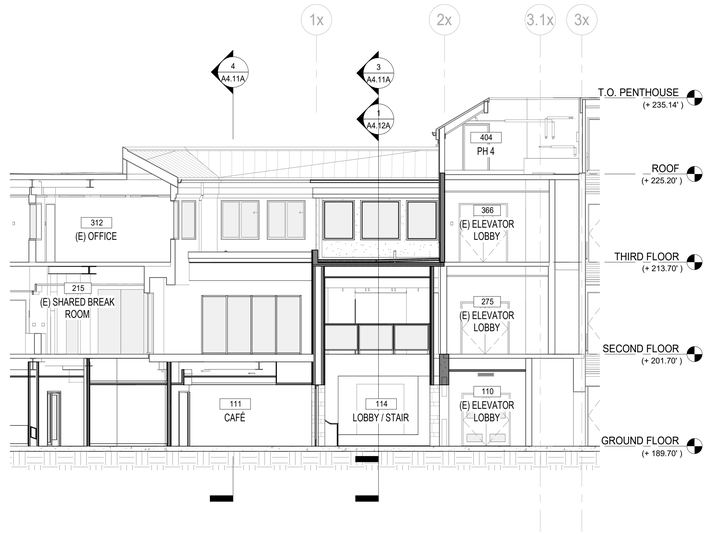
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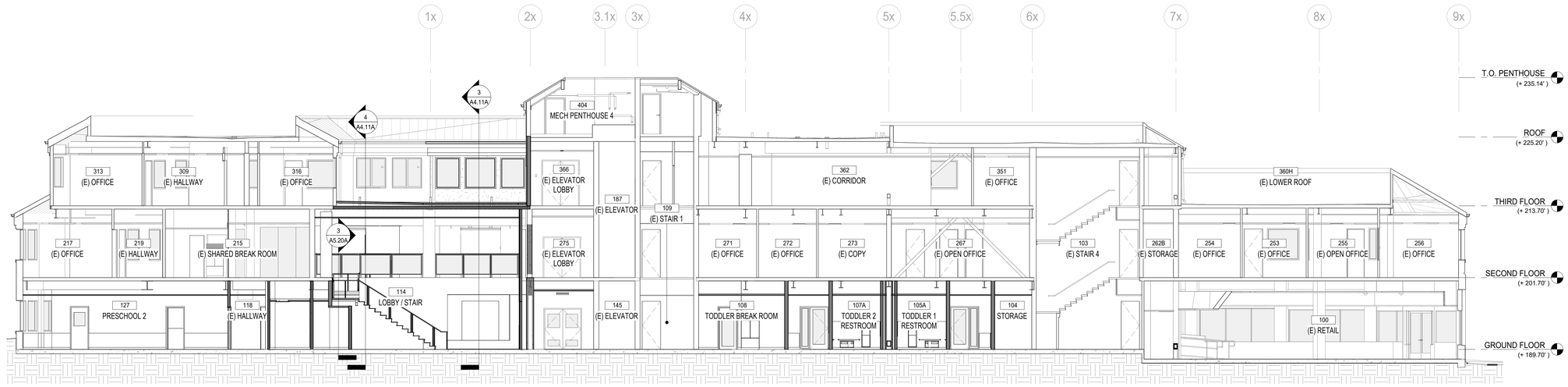
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KEYNOTES

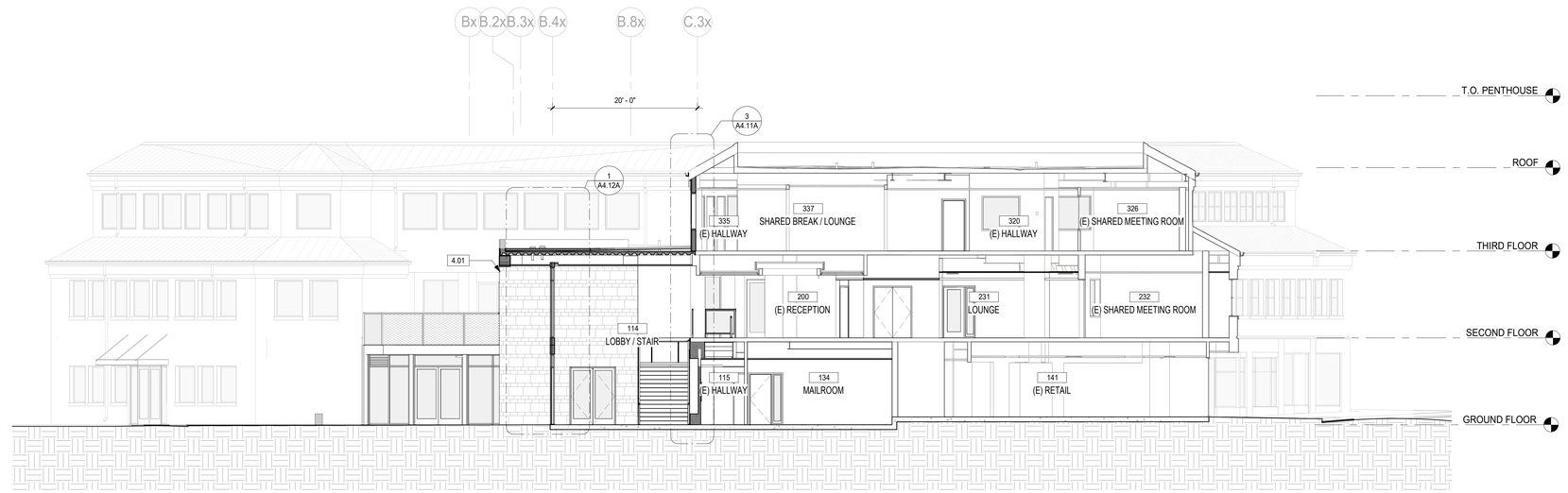
NO.	DESCRIPTION
4.01	JERUSALEM STONE CLADDING



3 A4.10A BUILDING SECTION - LOBBY & CAFE
1/8" = 1'-0"



2 A4.10A 5901 COLLEGE - SECTION THROUGH MAIN ENTRANCE
1/8" = 1'-0"



1 A4.10A 5901 COLLEGE - SECTION THROUGH MAIN ENTRANCE
1/8" = 1'-0"

0 4 8 16 ft.

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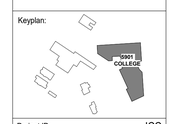
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CONDITIONAL USE PERMIT REVISION 1
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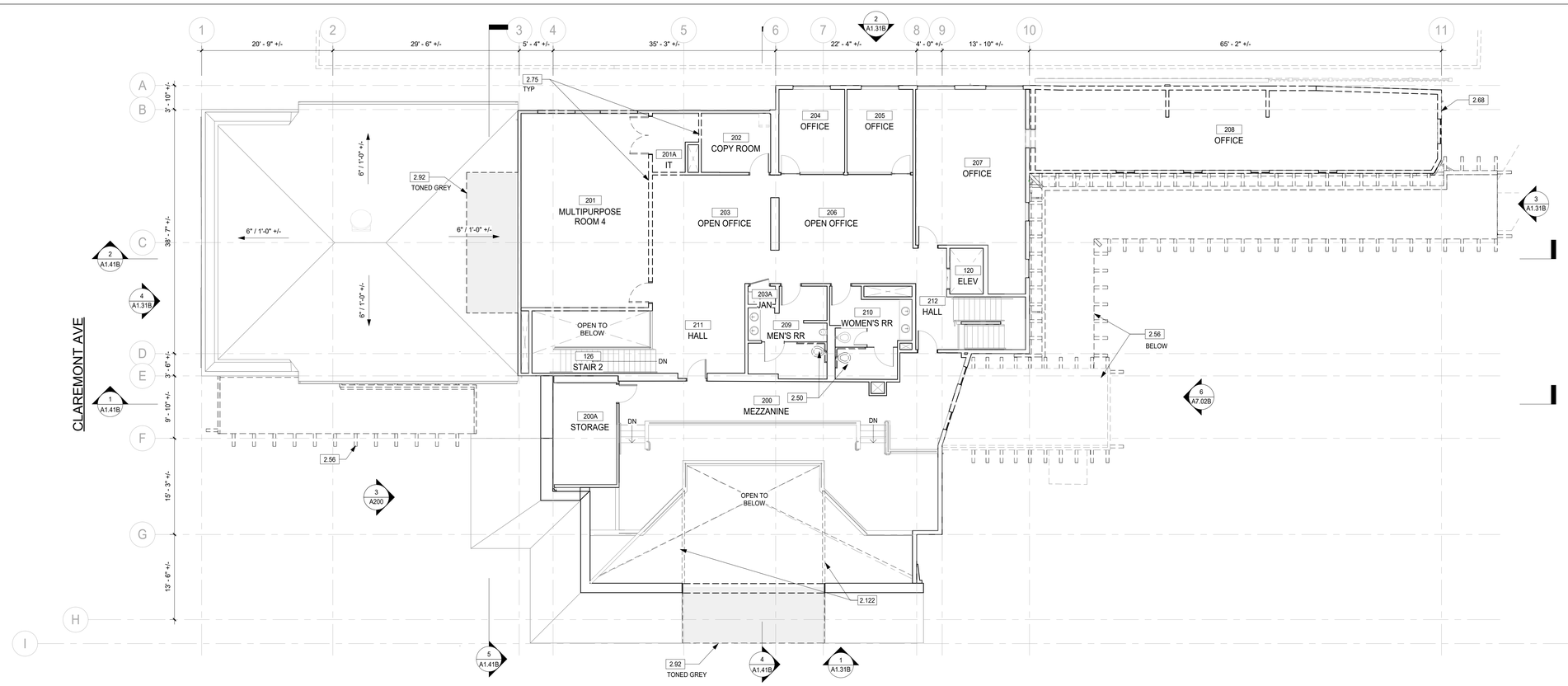
PROPOSED BUILDING SECTIONS

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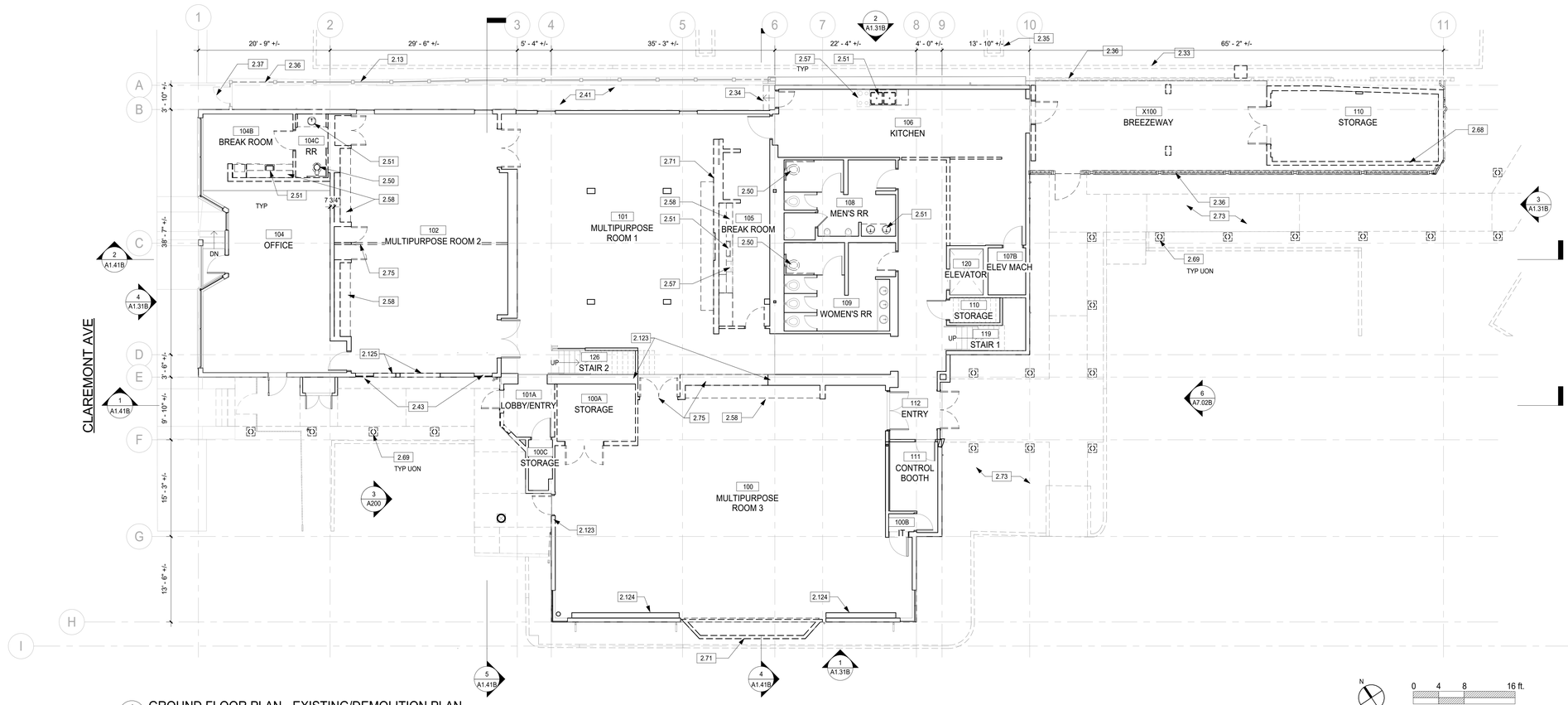
A4.10A

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2 A1.11B SECOND FLOOR PLAN - EXISTING/DEMOLITION PLAN
1/8" = 1'-0"



1 A1.11B GROUND FLOOR PLAN - EXISTING/DEMOLITION PLAN
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
2.13	(E) FENCE TO REMAIN
2.33	REMOVE (E) CURB, SCD
2.34	REMOVE (E) SITE STAIR, SCD
2.35	(E) STANDING SEAM METAL ROOFING TO REMAIN
2.36	REMOVE (E) FENCE, SCD
2.37	REMOVE (E) GATE, SCD
2.41	REMOVE (E) CONCRETE RAMP
2.43	REMOVE (E) WINDOW
2.50	REMOVE (E) TOILET
2.51	REMOVE (E) SINK
2.56	REMOVE (E) TRELLIS
2.57	REMOVE (E) KITCHEN APPLIANCES
2.58	REMOVE (E) CASEWORK
2.68	REMOVE (E) STRUCTURE (WALLS, ROOF, FLOOR)
2.69	REMOVE (E) CONCRETE COLUMN
2.71	REMOVE (E) WALL
2.73	REMOVE (E) PAVING
2.75	REMOVE (E) INTERIOR PARTITIONS AND DOORS
2.92	REMOVE PORTION OF (E) ROOF
2.122	REMOVE (E) BEAM, SSD
2.123	REMOVE & PATCH FINISHES AS NEEDED FOR (N) STRUCTURE
2.124	(E) ACOUSTIC PANEL TO REMAIN WHERE POSSIBLE
2.125	PROVIDE OPENING FOR (N) DOOR

DEMOLITION PLAN NOTES:

1. GRID LINES LOCATED AT FACE OF FINISH, TYP UON. DIMENSIONS ARE TAKEN FROM FACE OF FINISH OR FROM GRIDLINE UON.
2. REFER TO CIVIL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
3. PRIOR TO PROCEEDING WITH THE DEMOLITION WORK, COORDINATE WITH THE OWNER ITEMS TO BE SALVAGED. SUCH ITEMS SHALL BE CAREFULLY REMOVED, CLEANED AND RETURNED TO THE OWNER.
4. ALL FINISHES, EQUIPMENT, AND DEVICES TO REMAIN SHALL BE PROTECTED IN PLACE OR REMOVED AND RE-INSTALLED.
5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING AREAS.
6. NOTIFY OWNER AND ARCHITECT OF ANY STEPS, SLOPES, AND DAMAGE IN SLABS AND FLOORS DISCOVERED DURING THE COURSE OF DEMOLITION.
7. LEAVE AREAS CLEAN AND ORDERLY AFTER COMPLETION OF DEMOLITION WORK.
8. DEMOLISH ALL (E) FLOORING, WALL BASE/ TRIM, INTERIOR DOORS, CASEWORK, WALL FINISHES IN AREAS OF WORK, EXCEPT AS NOTED.
9. (E) WINDOWS, WINDOW TRIM & WINDOW TREATMENTS TO REMAIN; UON. (E) GYPSUM WALL BOARD AT JAMB AND HEAD TO REMAIN, SEE DETAILS ON A8.20B.
10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 5.408.

LEGEND

- EXISTING WALL TO REMAIN
- WALL OR ELEMENT TO BE DEMOLISHED
- AREA OF ROOF TO BE DEMOLISHED

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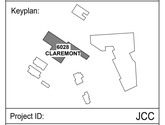
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Stamp:

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Issue Note:

Keyplan:



Project ID:	JCC
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Sheet Title:

EXISTING / DEMOLITION GROUND & SECOND FLOOR PLAN

Sheet No.:

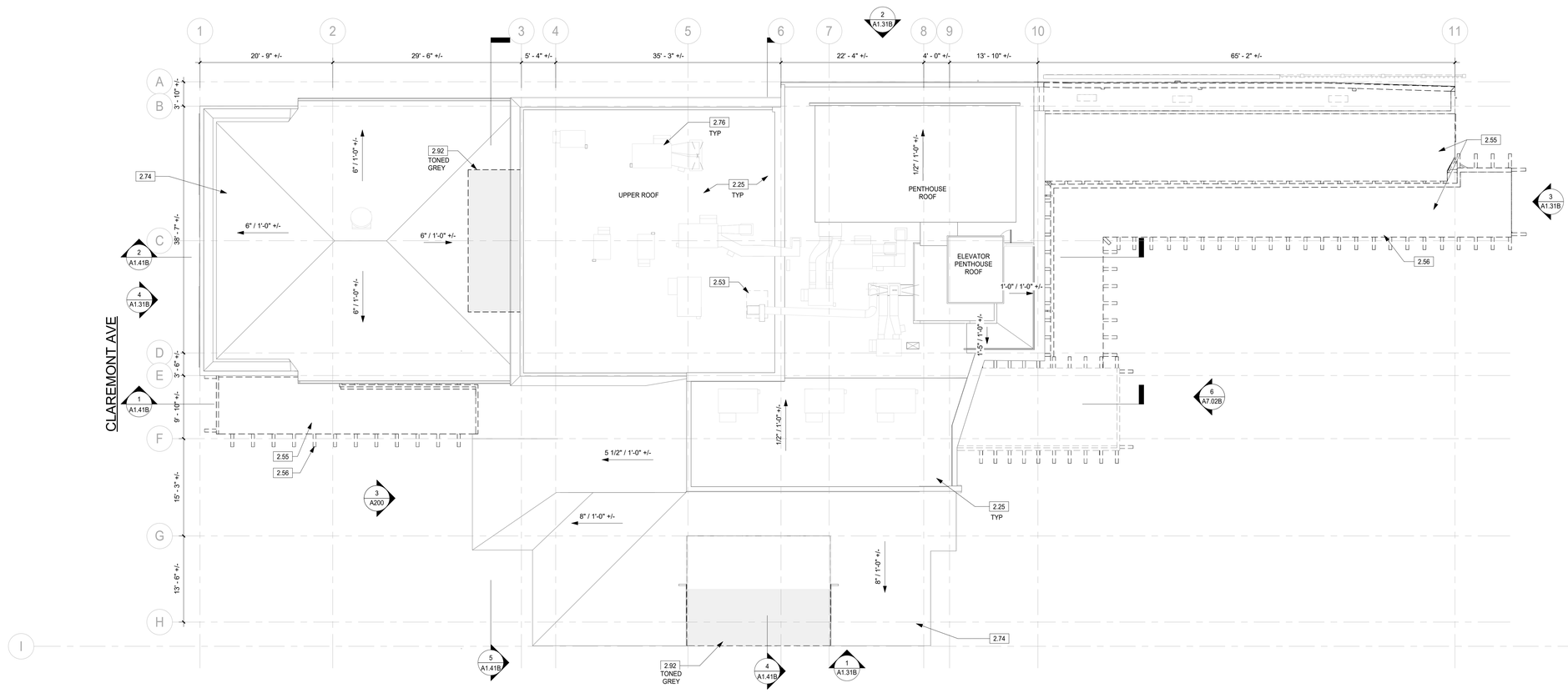
A1.11B

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JCC_6028 CLAREMONT_ARCH_R23.rvt

KEYNOTES

NO.	DESCRIPTION
2.25	(E) BUILT-UP ROOF TO REMAIN
2.53	REMOVE (E) MECHANICAL EQUIPMENT, SMD
2.55	REMOVE (E) ROOF
2.56	REMOVE (E) TRELLIS
2.74	(E) ASPHALT SHINGLE ROOF TO REMAIN
2.76	(E) MECHANICAL EQUIPMENT TO REMAIN
2.92	REMOVE PORTION OF (E) ROOF



2 A1.12B ROOF PLAN - EXISTING/DEMOLITION PLAN
1/8" = 1'-0"

N

0 4 8 16 ft.

DEMOLITION PLAN NOTES:

1. GRID LINES LOCATED AT FACE OF FINISH, TYP UON. DIMENSIONS ARE TAKEN FROM FACE OF FINISH OR FROM GRIDLINE UON.
2. REFER TO CIVIL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
3. PRIOR TO PROCEEDING WITH THE DEMOLITION WORK, COORDINATE WITH THE OWNER ITEMS TO BE SALVAGED. SUCH ITEMS SHALL BE CAREFULLY REMOVED, CLEANED AND RETURNED TO THE OWNER.
4. ALL FINISHES, EQUIPMENT, AND DEVICES TO REMAIN SHALL BE PROTECTED IN PLACE OR REMOVED AND RE-INSTALLED.
5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING AREAS.
6. NOTIFY OWNER AND ARCHITECT OF ANY STEPS, SLOPES, AND DAMAGE IN SLABS AND FLOORS DISCOVERED DURING THE COURSE OF DEMOLITION.
7. LEAVE AREAS CLEAN AND ORDERLY AFTER COMPLETION OF DEMOLITION WORK.
8. DEMOLISH ALL (E) FLOORING, WALL BASE/ TRIM, INTERIOR DOORS, CASEWORK, WALL FINISHES IN AREAS OF WORK, EXCEPT AS NOTED.
9. (E) WINDOWS, WINDOW TRIM & WINDOW TREATMENTS TO REMAIN, UON. (E) GYPSUM WALL BOARD AT JAMB AND HEAD TO REMAIN, SEE DETAILS ON A8.20B.
10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 5.408.

EXISTING WALL TO REMAIN

WALL OR ELEMENT TO BE DEMOLISHED

AREA OF ROOF TO BE DEMOLISHED

Project Title:

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803600; 014 126803900; 014 126803501; 014 126803201; 014 126803000014; 126800901; 014 126801101; 014 126801200; 014 126801300; 014 126803950

Design Firm:

SIEGEL & STRAIN Architects
6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

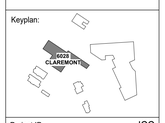
Consultant:

Stamp:

No.	Description	Date

Issue Note:

Keyplan:



Project ID:	JCC
Designed by:	JM
Drawn by:	JM
Checked by:	KR
Scale:	1/8" = 1'-0"

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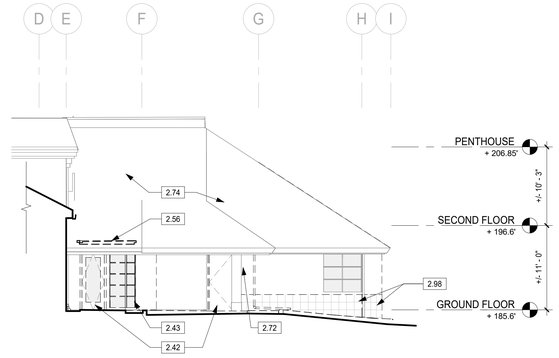
EXISTING / DEMOLITION ROOF PLAN

Sheet No.:

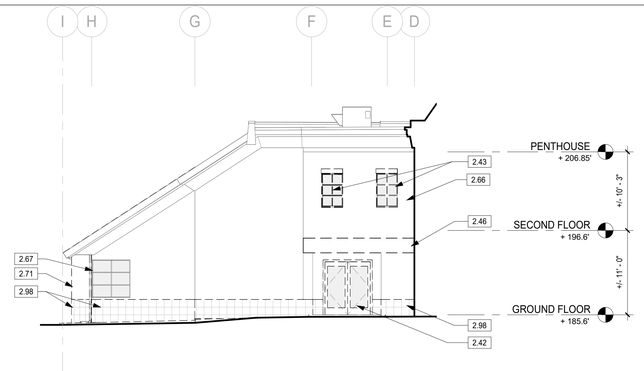
A1.12B

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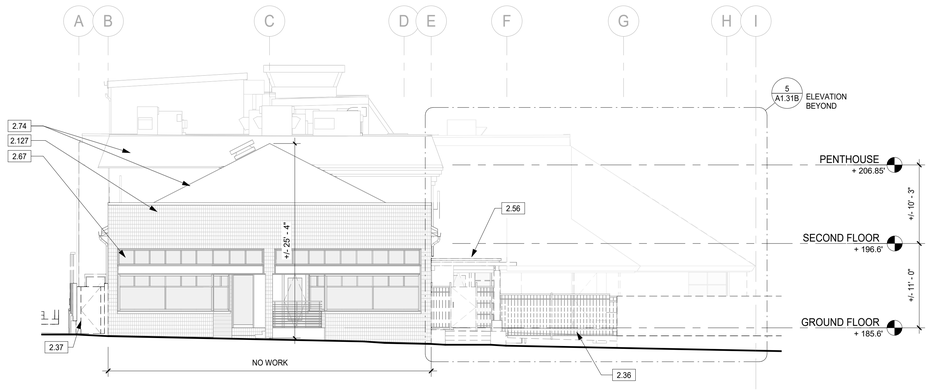
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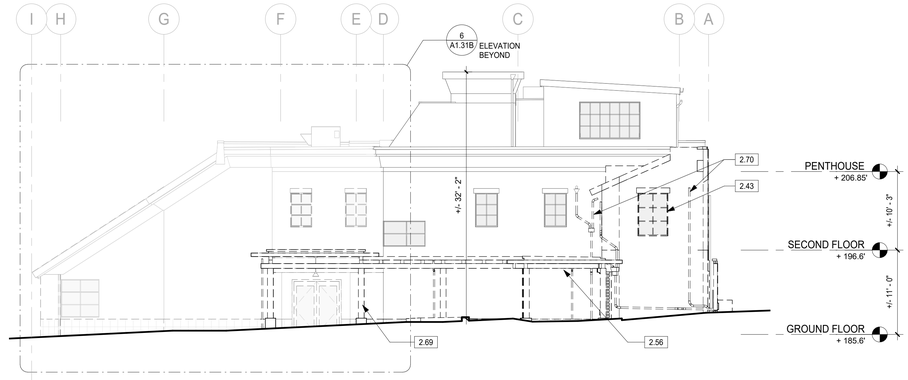
5 A1.31B WEST ELEVATION (SETBACK ELEVATION) - EXISTING/DEMOLITION
1/8" = 1'-0"



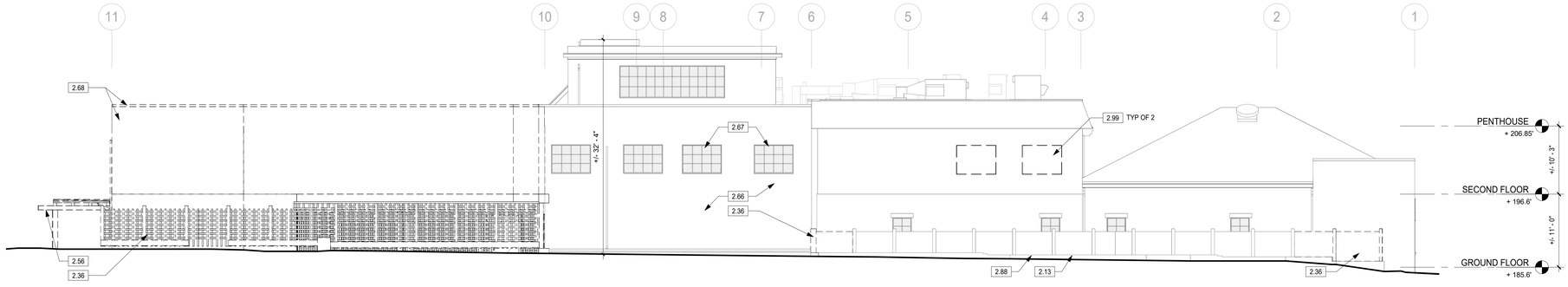
6 A1.31B EAST ELEVATION (SETBACK ELEVATION) - EXISTING/DEMOLITION
1/8" = 1'-0"



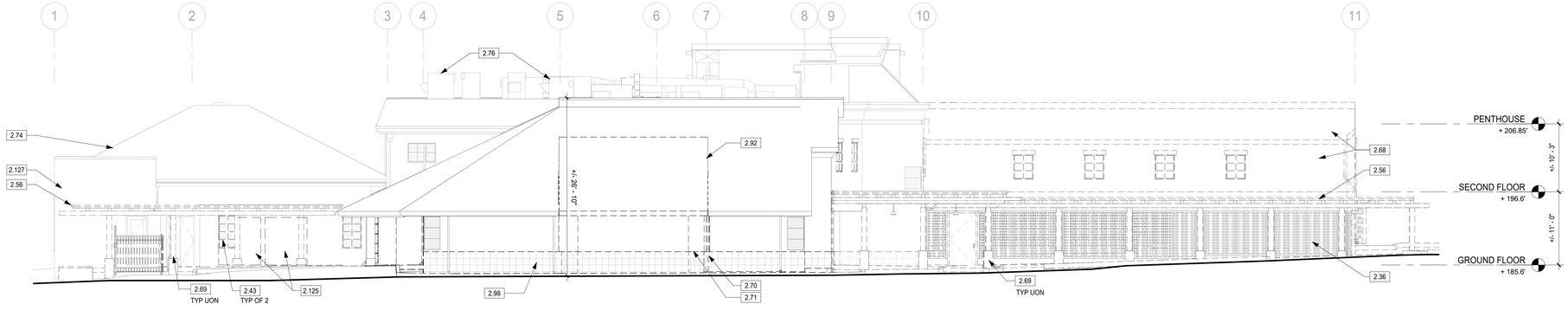
4 A1.31B WEST ELEVATION (STREET ELEVATION) - EXISTING/DEMOLITION
1/8" = 1'-0"



3 A1.31B EAST ELEVATION - EXISTING/DEMOLITION
1/8" = 1'-0"



2 A1.31B NORTH ELEVATION - EXISTING/DEMOLITION
1/8" = 1'-0"



1 A1.31B SOUTH ELEVATION - EXISTING/DEMOLITION
1/8" = 1'-0"

0 4 8 16 ft.

KEYNOTES

NO.	DESCRIPTION
2.13	(E) FENCE TO REMAIN
2.36	REMOVE (E) FENCE, SCD
2.37	REMOVE (E) GATE, SCD
2.42	REMOVE (E) DOOR, FRAME, AND THRESHOLD W.O.
2.43	REMOVE (E) WINDOW
2.46	REMOVE (E) CEMENT PLASTER SIDING
2.56	REMOVE (E) TRELLIS
2.66	(E) CEMENT PLASTER FINISH TO REMAIN
2.67	(E) WINDOW TO REMAIN, TYP U.O.N.
2.68	REMOVE (E) STRUCTURE (WALLS, ROOF, FLOOR)
2.69	REMOVE (E) CONCRETE COLUMN
2.70	REMOVE (E) RAIN WATER LEADER
2.71	REMOVE (E) WALL
2.72	(E) COLUMN TO REMAIN, SSD
2.74	(E) ASPHALT SHINGLE ROOF TO REMAIN
2.76	(E) MECHANICAL EQUIPMENT TO REMAIN
2.88	(E) RETAINING WALL TO REMAIN
2.92	REMOVE PORTION OF (E) ROOF
2.98	REMOVE (E) TILE WAINSCOT
2.99	PROVIDE OPENING FOR (N) WINDOW
2.125	PROVIDE OPENING FOR (N) DOOR
2.127	(E) TILE TO REMAIN

Project Title:

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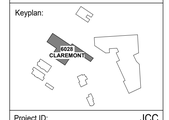
Consultant:

Stamp:

No.	Description	Date

Issue Note:

Keyplan:



Project ID:	JCC
Designed by:	JM
Drawn by:	JM
Checked by:	KR
Scale:	1/8" = 1'-0"

Sheet Title:

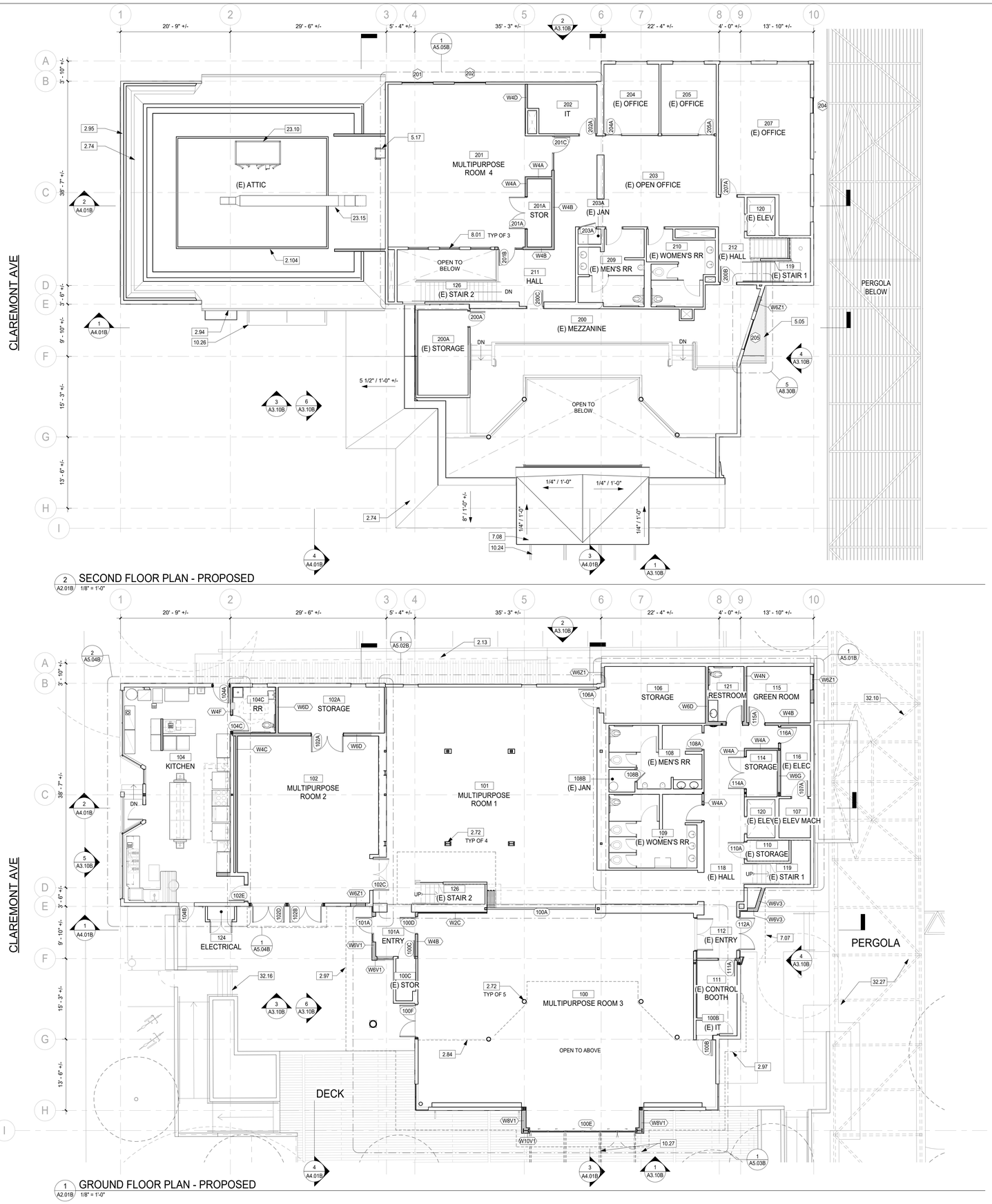
EXISTING / DEMOLITION BUILDING ELEVATIONS

Sheet No.:

A1.31B

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KEYNOTES

NO.	DESCRIPTION
2.13	(E) FENCE TO REMAIN
2.72	(E) COLUMN TO REMAIN, SSD
2.74	(E) ASPHALT SHINGLE ROOF TO REMAIN
2.84	LINE OF (E) BALCONY ABOVE
2.94	(E) GUTTER TO REMAIN
2.95	(E) PARAPET TO REMAIN
2.97	LINE OF (E) ROOF ABOVE
2.104	(E) WALL TO REMAIN
5.05	STEEL FRAMED CANOPY, PTD
5.17	ROOF ACCESS LADDER
7.07	LINE OF CANOPY ABOVE
7.08	TPO ROOF ASSEMBLY
8.01	ALUM STOREFRONT SYSTEM
10.24	OPERABLE FABRIC CANOPY
10.26	PREFABRICATED METAL CANOPY
10.27	LINE OF OPERABLE FABRIC CANOPY, ABOVE
23.10	HVAC UNIT, SMD
23.15	DUCT, SMD
32.10	CONCRETE PAVING, SLD
32.16	SITE STAIR, SLD, SCD
32.27	PERGOLA ABOVE, SLD

FLOOR PLAN SHEET NOTES:

1. GRID LINES LOCATED AT FACE OF FINISH, TYP UON.
2. ALL DIMENSIONS ARE TO FACE OF STUD, TYP UON.
3. DIMENSIONS NOTED AS CLEAR, MINIMUM, OR ALIGN ARE TO FACE OF FINISH, TYP UON.
4. ALL DOORS ARE LOCATED PER JAMB DETAILS ON SHEET A7.01, TYP UON.
5. SEE G2 SERIES SHEETS FOR TYPICAL CLEARANCES, MOUNTING HEIGHTS, & ACCESSIBILITY REQUIREMENTS.
6. SEE SHEET A8.01 FOR TYPICAL WALL ASSEMBLIES.
7. PATCH ALL AREAS WHERE EXISTING CONSTRUCTION WAS REMOVED FOR INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
8. PROVIDE BLOCKING AT WALLS & CEILINGS FOR SURFACE MOUNTED EQUIPMENT, TYP.

LEGEND

EXISTING WALL TO REMAIN

(N) WALL

Project Title:

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6201 Doyle Street, Suite B
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Consultant:

Stamp:

No.	Description	Date

Issue Note:

Keyplan:

Project ID: JCC
Designed by: JM
Drawn by: JM/AJ
Checked by: KR
Scale: 1/8" = 1'-0"

Sheet Title:

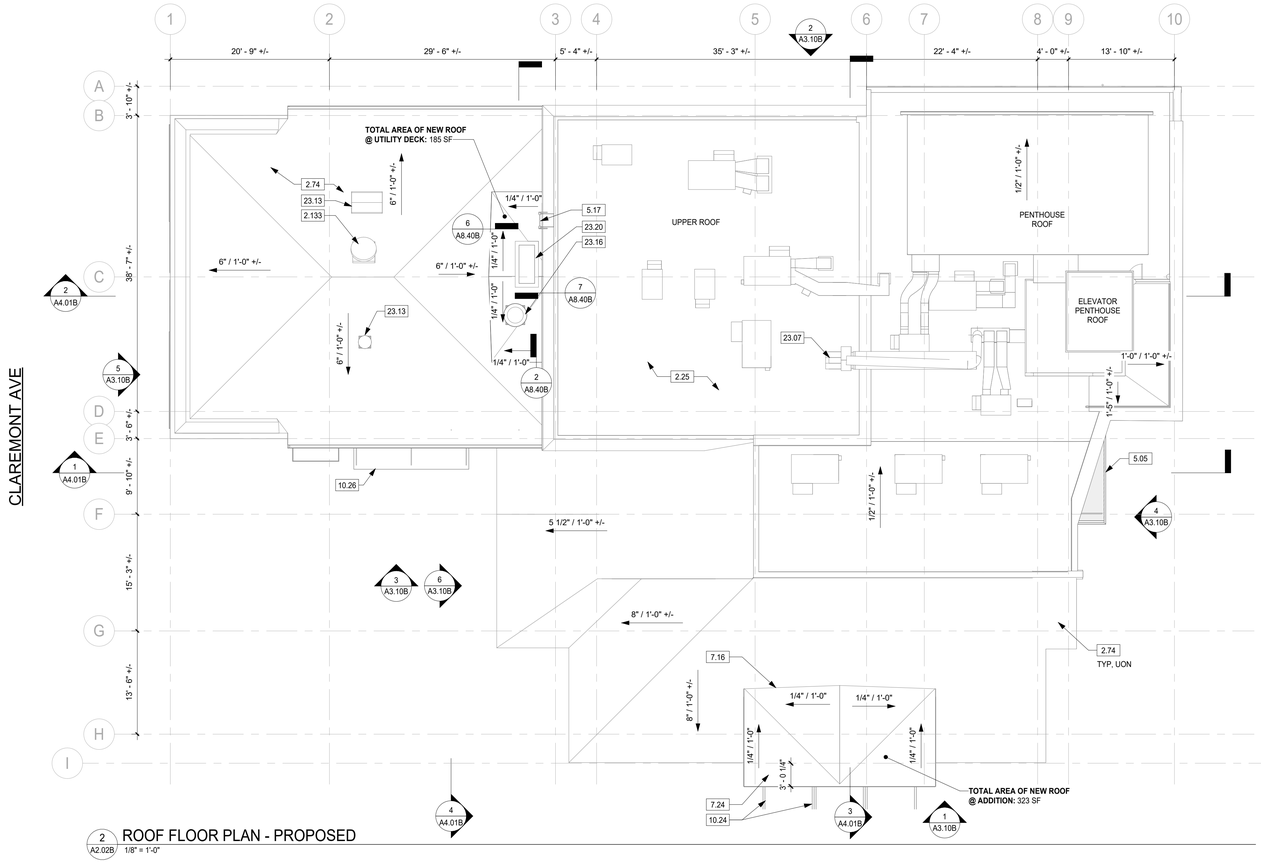
PROPOSED GROUND & SECOND FLOOR PLAN

Sheet No.:

A2.01B

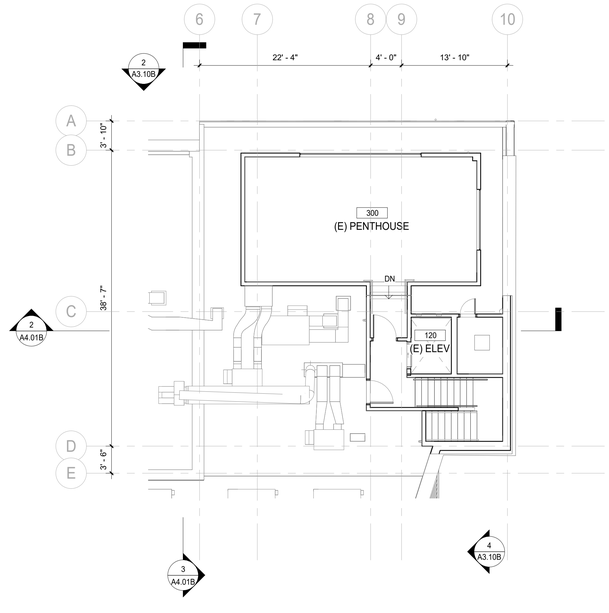
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2 A2.02B 1/8" = 1'-0"

ROOF FLOOR PLAN - PROPOSED



1 A2.02B 1/8" = 1'-0"

PENTHOUSE PLAN - PROPOSED (NO WORK - FOR REFERENCE ONLY)

KEYNOTES

NO.	DESCRIPTION
2.25	(E) BUILT-UP ROOF TO REMAIN
2.74	(E) ASPHALT SHINGLE ROOF TO REMAIN
2.133	(E) ROOF VENT TO REMAIN, SMD
5.05	STEEL FRAMED CANOPY, PTD
5.17	ROOF ACCESS LADDER
7.16	ROOF CRICKET
7.24	CANOPY
10.24	OPERABLE FABRIC CANOPY
10.26	PREFABRICATED METAL CANOPY
23.07	EXHAUST FAN, SMD
23.13	ROOF VENTILATOR, SMD
23.16	KITCHEN EXHAUST HOOD, SMD
23.20	EXTERIOR VRF UNIT, SMD

FLOOR PLAN SHEET NOTES:

1. GRID LINES LOCATED AT FACE OF FINISH, TYP UON.
2. ALL DIMENSIONS ARE TO FACE OF STUD, TYP UON.
3. DIMENSIONS NOTED AS CLEAR, MINIMUM, OR ALIGN ARE TO FACE OF FINISH, TYP UON.
4. ALL DOORS ARE LOCATED PER JAMB DETAILS ON SHEET A7.01, TYP UON.
5. SEE G2 SERIES SHEETS FOR TYPICAL CLEARANCES, MOUNTING HEIGHTS, & ACCESSIBILITY REQUIREMENTS.
6. SEE SHEET A8.01 FOR TYPICAL WALL ASSEMBLIES.
7. PATCH ALL AREAS WHERE EXISTING CONSTRUCTION WAS REMOVED FOR INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
8. PROVIDE BLOCKING AT WALLS & CEILINGS FOR SURFACE MOUNTED EQUIPMENT, TYP.

LEGEND

EXISTING WALL TO REMAIN

(N) WALL

N

0 4 8 16 ft.

Project Title:

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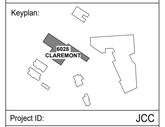
Consultant:

Stamp:

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Issue Note:

Keyplan:



Project ID:	JCC
Designed by:	JM
Drawn by:	JM
Checked by:	KR
Scale:	1/8" = 1'-0"

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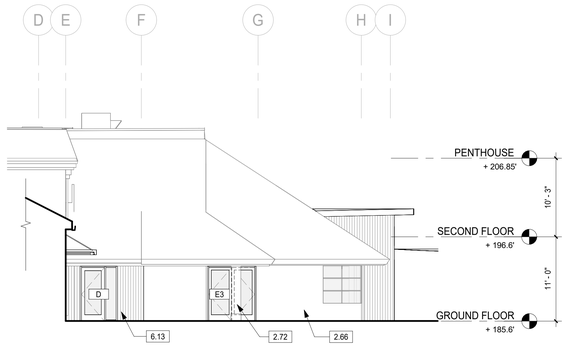
PROPOSED THIRD FLOOR & ROOF PLAN

Sheet No.:

A2.02B

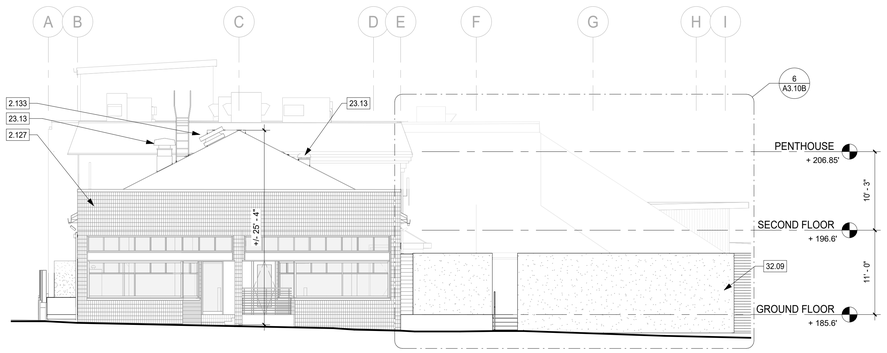
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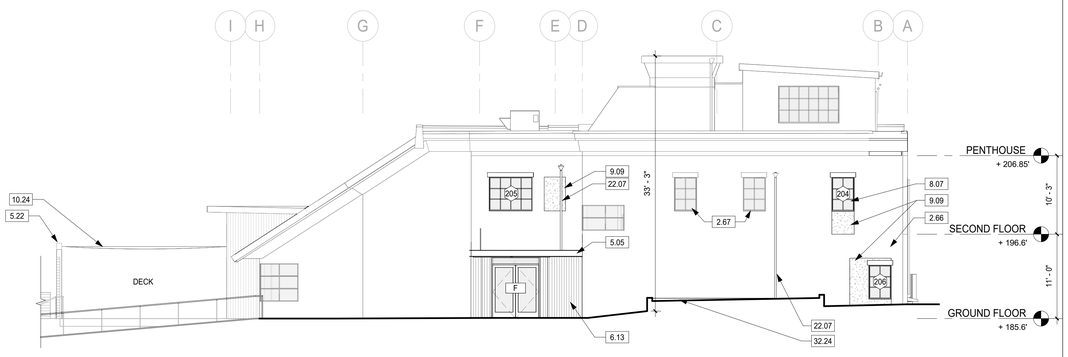
6 A3.10B 1/8" = 1'-0"

WEST ELEVATION (SETBACK ELEVATION) - PROPOSED



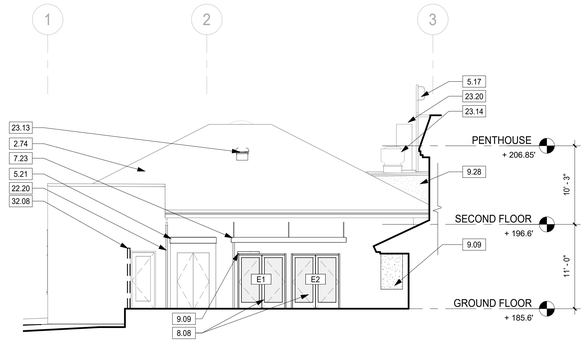
5 A3.10B 1/8" = 1'-0"

WEST ELEVATION (STREET ELEVATION - NO CHANGE) - PROPOSED



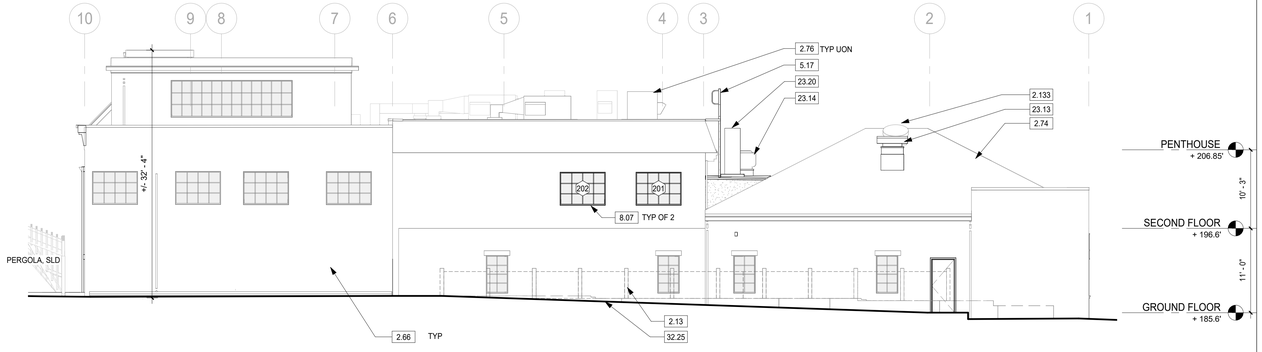
4 A3.10B 1/8" = 1'-0"

EAST ELEVATION - PROPOSED



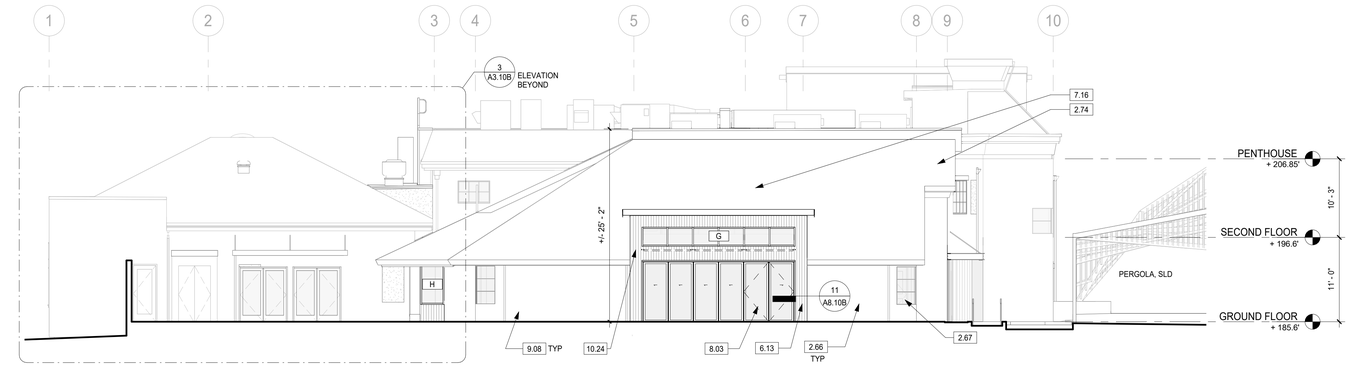
3 A3.10B 1/8" = 1'-0"

SOUTH ELEVATION (SETBACK ELEVATION) - PROPOSED



2 A3.10B 1/8" = 1'-0"

NORTH ELEVATION - PROPOSED



1 A3.10B 1/8" = 1'-0"

SOUTH ELEVATION - PROPOSED

0 4 8 16 ft.

KEYNOTES

NO.	DESCRIPTION
2.13	(E) FENCE TO REMAIN
2.66	(E) CEMENT PLASTER FINISH TO REMAIN
2.67	(E) WINDOW TO REMAIN, TYP U.O.N.
2.72	(E) COLUMN TO REMAIN, SSD
2.74	(E) ASPHALT SHINGLE ROOF TO REMAIN
2.76	(E) MECHANICAL EQUIPMENT TO REMAIN
2.127	(E) TILE TO REMAIN
2.133	(E) ROOF VENT TO REMAIN, SMD
5.05	STEEL FRAMED CANOPY, PTD
5.17	ROOF ACCESS LADDER
5.21	MTL FASCIA, PTD
5.22	STRUCTURAL STEEL FRAMING AT SHADE STRUCTURE, SSD
6.13	WOOD SIDING, CLR FIN
7.16	ROOF CRICKET
7.23	
8.03	ALUM & GLASS FOLDING DOOR
8.07	(N) ALUM WINDOW TO MATCH EXISTING
8.08	(N) ALUM STOREFRONT TO MATCH EXISTING
9.08	PATCH CEMENT PLASTER WHERE TILE REMOVED TO MATCH EXISTING
9.09	INFILL CEMENT PLASTER WALL
9.28	CEMENT PLASTER WALL
10.24	OPERABLE FABRIC CANOPY
22.07	WALL HUNG SINK, SPD
22.20	RAIN WATER LEADER, SPD
23.13	ROOF VENTILATOR, SMD
23.14	KITCHEN EXHAUST FAN, SMD
23.20	EXTERIOR VRF UNIT, SMD
32.08	WOOD FENCE, SLD
32.09	CMU WALL, SLD
32.24	CONCRETE PLANTER, SLD
32.25	WOOD DECK, SLD

BUILDING ELEVATION NOTES:

1. ALL EXTERIOR FINISHES SHALL COMPLY WITH LOCAL BUILDING CODES AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
2. REFER TO WINDOW SCHEDULE SHEET A7.02 FOR DETAILS ON WINDOW TYPES AND PLACEMENTS.
3. REFER TO STOREFRONT SCHEDULE SHEET A7.02 FOR DETAILS ON STOREFRONT TYPES.

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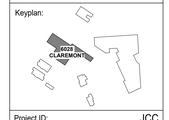
Consultant:

Stamp:

No.	Description	Date

Issue Note:

Keyplan:



Project ID:	JCC
Designed by:	JM
Drawn by:	JM
Checked by:	KR
Scale:	1/8" = 1'-0"

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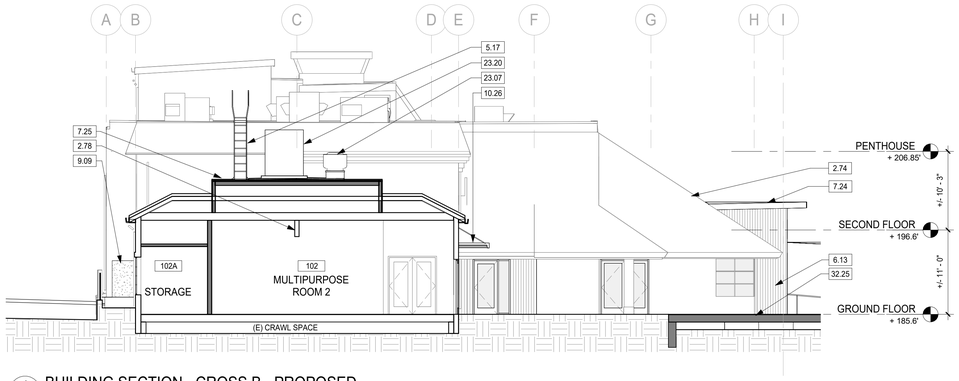
PROPOSED BUILDING ELEVATIONS

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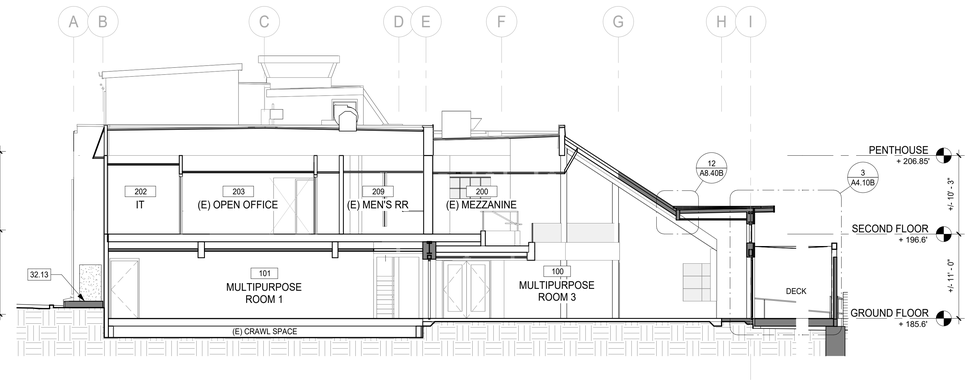
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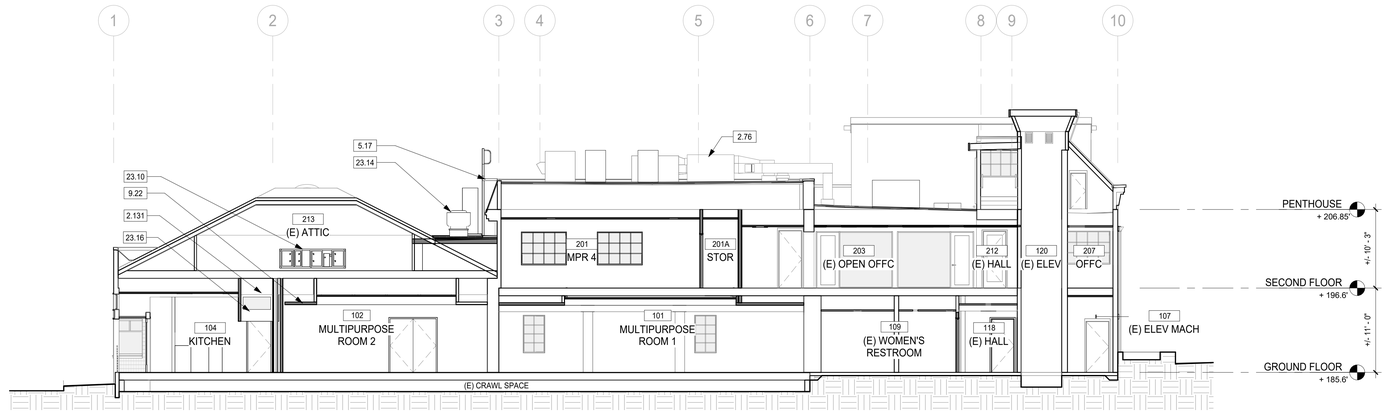
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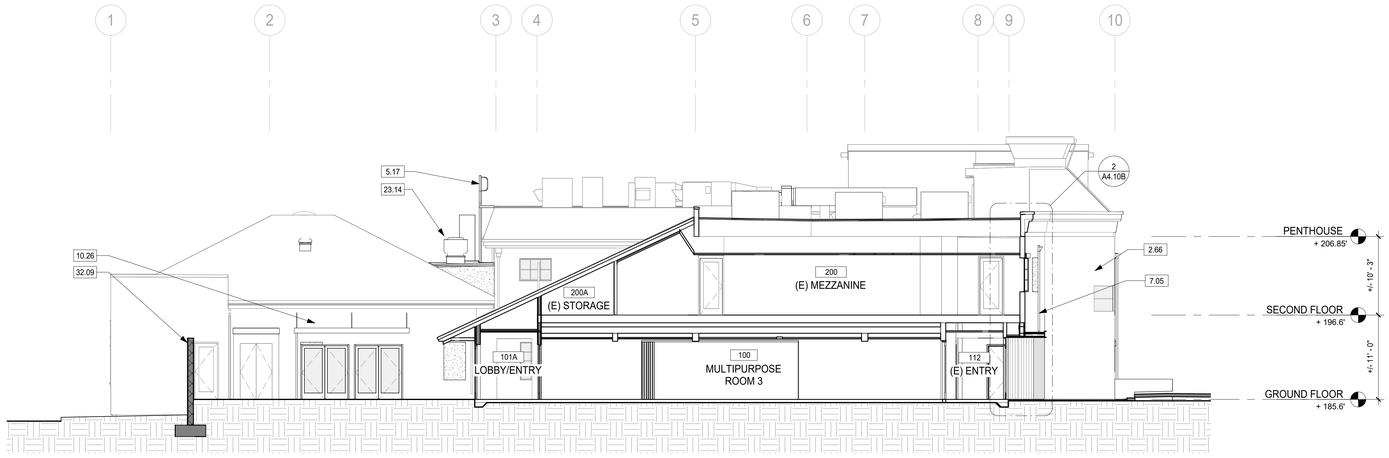
4 A4.01B BUILDING SECTION - CROSS B - PROPOSED
1/8" = 1'-0"



3 A4.01B BUILDING SECTION - CROSS A - PROPOSED
1/8" = 1'-0"



2 A4.01B BUILDING SECTION - LONGITUDINAL B - PROPOSED
1/8" = 1'-0"



1 A4.01B BUILDING SECTION - LONGITUDINAL A - PROPOSED
1/8" = 1'-0"

0 4 8 16 ft.

KEYNOTES

NO.	DESCRIPTION
2.66	(E) CEMENT PLASTER FINISH TO REMAIN
2.74	(E) ASPHALT SHINGLE ROOF TO REMAIN
2.76	(E) MECHANICAL EQUIPMENT TO REMAIN
2.78	(E) BEAM TO REMAIN
2.131	(E) GLULAM BEAM TO REMAIN
5.17	ROOF ACCESS LADDER
6.13	WOOD SIDING, CLR FIN
7.05	GSM RAIN WATER LEADER, PTD
7.24	CANOPY
7.25	SBS MODIFIED BITUMEN LOW SLOPE ROOF ASSEMBLY
9.09	INFILL CEMENT PLASTER WALL
9.22	GYP BD SOFFIT, PTD
10.26	PREFABRICATED METAL CANOPY
23.07	EXHAUST FAN, SMD
23.10	HVAC UNIT, SMD
23.14	KITCHEN EXHAUST FAN, SMD
23.16	KITCHEN EXHAUST HOOD, SMD
23.20	EXTERIOR VRF UNIT, SMD
32.09	CMU WALL, SLD
32.13	ACCESSIBLE SLOPED WALKWAY, SLD, SCD
32.25	WOOD DECK, SLD

LEGEND

EXISTING WALL TO REMAIN

(N) WALL

Project Title:

5901 College Ave; 5965 Chabot Rd; 5957 Chabot Rd; 5941 Chabot Rd; 5936 Chabot Rd
6048 Claremont Ave; 6046 Claremont Ave; 6036 Claremont Ave;
6028 Claremont Ave; 6016 Claremont Ave; 6012 Claremont Ave

APN#: 126803900; 014 126803900; 014 126803501; 014 126803201; 014 126800300014; 126800901; 014 126801101; 014 126801200; 014 126801300; 014 126803950

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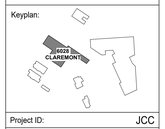
Consultant:

Stamp:

No.	Description	Date

Issue Note:

Keyplan:



Project ID:	JCC
Designed by:	JM
Drawn by:	JM
Checked by:	KR
Scale:	1/8" = 1'-0"

Sheet Title:

PROPOSED BUILDING SECTIONS

Sheet No.:

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LUMINAIRE SCHEDULE

FIXTURE TYPE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER(S)	SIZE	LIGHT SOURCE	INPUT WATTS	POWER SUPPLY	VOLTAGE	FINISH	MOUNTING	MOUNTING HEIGHT	NOTES
S1	13FT PEDESTRIAN SCALE POLE WITH ASYMMETRIC DISTRIBUTION THROUGHOUT	BEGA B84138-BLK-K27-0-10V	5.25" DIA X 14 3/4'	2700K, LED, 90CRI, 2358 lm	24 W	INTEGRAL, 0-10V, 1% DIMMING	120V	BLACK	GRADE	14'-9"	
S2	EXTERIOR RATED LINEAR LED WALL MOUNTED TO AWING. LEVEL 1 AWNINGS	FINELITE - HP4 WET HP-4 WL-WM-D-LENGTH-S-930-F-96-120-SC-FC-10%-MOUNTING-FE-FINISH	4" X 4" X LENGTH	3000K, LED, 90CRI, 260 lm/LF	4 W/LF	INTEGRAL, 0-10V, 1% DIMMING	120V	ARCHITECT TO VERIFY	WALL MOUNTED	AWNING	
S3	EXTERIOR RATED WALL MOUNT SCONCE AREA LIGHT PLAY YARD, CIRCULATION	BEGA B33378-BLK-K27-0-10V	12.5" W X 8 5/8" D X 5" H	2700K, LED, 80CRI, 3676 lm	32 W	INTEGRAL, 0-10V, 1% DIMMING	120V-277V	BLACK	WALL MOUNTED	10'-6" REPLACE EXISTING WALL MOUNT FIXTURE	1. FIXTURE IS TO REPLACE EXISTING WALL PACK FIXTURE. 2. CONTRACTOR TO REVIEW ALL MOUNTING HARDWARE AND ACCESSORIES NEEDED FOR INSTALLATION IN FINAL SPECIFIED MOUNTING LOCATION.
S3A	EXTERIOR RATED WALL MOUNT SCONCE AREA LIGHT PLAY YARD, CIRCULATION	BEGA 22383-BLK-K27-0-10V	9.5" W X 6" D X 4.125" H	2700K, LED, 80CRI, 2187 lm	21 W	INTEGRAL, 0-10V, 1% DIMMING	120V-277V	BLACK	WALL MOUNTED	10'-6" REPLACE EXISTING WALL MOUNT FIXTURE	1. FIXTURE IS TO REPLACE EXISTING WALL PACK FIXTURE. 2. CONTRACTOR TO REVIEW ALL MOUNTING HARDWARE AND ACCESSORIES NEEDED FOR INSTALLATION IN FINAL SPECIFIED MOUNTING LOCATION.
S4	WET REATED LED GRAZER LIGHT, MOUNT ON ADJUSTABLE BRACKET, WITH REMOTE DRIVER PERGOLA	LUMINII - KENDO M WET GRAZE STATIC WHITE KMW-LENGTH-HE48LO-27K-GR-A-BK-POSITION-POWER FEED-GSBK PDCU-W-POWER-24	0.69" W X 0.82" H X LENGTH	2700K, LED, 90CRI, 138 lm/LF	2 W/LF	REMOTE, 0-10V, 1% DIMMING	120V TO 24V	BLACK	SURFACE	PERGOLA	1. FIXTURE TO BE SURFACE MOUNTED TO THE SIDE OF THE METAL FRAME WITH ADJUSTABLE BRACKET TO GRAZE THE WOOD SLATS. 2. REMOTE DRIVER TO BE LOCATED AT AN EXTERIOR RATED WELL VENTILATIED CHRISTY BOX. DRIVER LOCATION TO NOT EXCESS MANUFACTURER'S MAXIMUM RECOMMEDATION.
S5	POLE MOUNTED FLOOD LIGHT WITH WIDE DISTRIBUTION PERGOLA	B-K LIGHTING DE-LED-X58-WFL-BLW-12-90-MOUNTING ACCESSORIES	3" DIA X 8" H	2700K, LED, 80CRI, 623 lm	12 W	INTEGRAL, 10% PHASE DIMMING	120V	BLACK	POLE MOUNT	PERGOLA POLE TOP	
S5A	WALL MOUNTED FLOOD LIGHT WITH WIDE DISTRIBUTION FENCE	B-K LIGHTING DE-LED-X58-WFL-BLW-12-90-MOUNTING ACCESSORIES	3" DIA X 8" H	2700K, LED, 80CRI, 623 lm	12 W	INTEGRAL, 10% PHASE DIMMING	120V	BLACK	POLE MOUNT	PERGOLA POLE TOP	
S5B	FRAME MOUNTED FLOOD LIGHT WITH WIDE DISTRIBUTION PERGOLA	B-K LIGHTING DE-LED-X58-WFL-BLW-12-90-MOUNTING ACCESSORIES	3" DIA X 8" H	2700K, LED, 80CRI, 623 lm	12 W	INTEGRAL, 10% PHASE DIMMING	120V	BLACK	POLE MOUNT	PERGOLA POLE TOP	
S6	DOUBLE-HEADS ADJUSTABLE SURFACE MOUNTED FLOOD LIGHT BUILDING ENTRY	ECOSENSE - RISE F170 DUO F170-2H-LO-27-9-60-S-X-C | LDCM-PL-120-277-010V-GR	10.6" W X 10.6" L X 6.8" H	2700K, LED, 90CRI, 2515 lm	52 W	INTEGRAL, 0-10V, 1% DIMMING	120V	SILVER	SURFACE	18'-0"	1. CONTRACTOR TO CONFIRM FIXTURE ELEVATION WITH ARCHITECT PRIOR TO SET FINAL FIXTURE MOUNTING HEIGHT 2. CONTRACTOR TO REVIEW ALL MOUNTING HARDWARE AND ACCESSORIES NEEDED FOR INSTALLATION IN FINAL SPECIFIED MOUNTING LOCATION. 3. CONTRACTOR TO VERIFY THAT ALL FIXTURE LOCATIONS ARE VERIFIED WITH FIELD CONDITIONS PRIOR TO SETTING FINAL LOCATIONS.
S6A	SINGLE HEADS ADJUSTABLE SURFACE MOUNTED FLOOD LIGHT LEVEL 2 TERRACE	ECOSENSE - RISE F170 F170-1S-MO-27-9-60-S-X-C | LDCM-PL-120-277-010V-GR	5.2" W X 5.2" L X 6.8" H	2700K, LED, 90CRI, 2955 lm	25 W	INTEGRAL, 0-10V, 1% DIMMING	120V	SILVER	SURFACE	11'-0"	1. CONTRACTOR TO CONFIRM FIXTURE ELEVATION WITH ARCHITECT PRIOR TO SET FINAL FIXTURE MOUNTING HEIGHT 2. CONTRACTOR TO REVIEW ALL MOUNTING HARDWARE AND ACCESSORIES NEEDED FOR INSTALLATION IN FINAL SPECIFIED MOUNTING LOCATION. 3. CONTRACTOR TO VERIFY THAT ALL FIXTURE LOCATIONS ARE VERIFIED WITH FIELD CONDITIONS PRIOR TO SETTING FINAL LOCATIONS.
S7	EXTERIOR RATED 3" DIAMETER RECESSED DOWNLIGHT WITH LENS BUILDING SOFFIT	ALPHABET - NU3 LOPRO NU3-RDLP-SW-15LM-27K-90-50D-MC-MC-NC-120-DIM10-EM OPTION	8.5" W X 12" L X 3.25" H	2700K, LED, 90CRI, 1290 lm	13 W	INTEGRAL, 0-10V, 1% DIMMING	120V	MATTE CHROME - ARCHITECT TO VERIFY	RECESSED	CEILING	
S8	WET REATED LED TAP LIGHT IN ALUMINUM EXTRUSION WITH DIFFUSE OPTIC AND REMOTE DRIVER WOOD SEATING WALL	LUMINII - KENDO M WET KMW-LENGTH-72SO-27K-F-A-SA-POWER POSITION	0.69" W X 0.49" H X LENGTH	2700K, LED, 97CRI, 163 lm/LF	3 W/LF	REMOTE, 0-10V, 1% DIMMING	120V TO 24V	SILVER ANODIZED	FIXTURE CONCEALED AT WOODEN SEATING WALL		1. FIXTURE TO BE CONCEALED AT THE TOP OF WOODEN SEATING WALL WITH ADJUSTABLE BRACKET TO GRAZE THE WOOD SLATS. 2. REMOTE DRIVER TO BE LOCATED AT AN EXTERIOR RATED WELL VENTILATIED CHRISTY BOX. DRIVER LOCATION TO NOT EXCESS MANUFACTURER'S MAXIMUM RECOMMEDATION.
S9	WALL MOUNTED RECESSED STEPLIGHT STAIR	BEGA B33054-BLK-K27-0-10V	10.125" W X 5" D X 2.75" H	2700K, LED, 80CRI, 342 lm	8 W	INTEGRAL, 0-10V, 1% DIMMING	100V-277V	BLACK	RECESSED WALL	18" A.F.F.	
S10	EXTERIOR RATED SURFACE MOUNT LINEAR LED WITH FLUSH LENS BIKE ENCLOSURE	FINELITE - HP4 WET HP-4 WL-SM-D-LENGTH-B-927-F-96-120-SC-FC-1%-MOUNTING-FE-SW-EM OPTION	4" W X 4" H X LENGTH	2700K, LED, 90CRI, 330 lm	5 W	INTEGRAL, 0-10V, 1% DIMMING	120V	WHITE	SURFACE	CEILING	
S11	MULTIPLE HEADS TREE MOUNT LANDSCAPE LIGHT FIXTURE TREE	TARGETTI - CATIRPEL CAT-RP-FE-FL-L2-27-E-WIRING-0-10V POWER SUPPLY-TREE BRACKET	2" DIA X 2.17" H	2700K, LED, 90CRI, 366 lm	30 W	INTEGRAL, 0-10V, 1% DIMMING	120V TO 24V	BLACK	SURFACE	TREE STRAP	
S12	EXTERIOR RATED WALL MOUNT SCONCE CMU WALL	BEGA B22360-BLK-K27-0-10V	12.5" W X 4" D X 4 3/8" H	2700K, LED, 80CRI, 1024 lm	21 W	INTEGRAL, 0-10V, 1% DIMMING	120V-277V	BLACK	WALL MOUNTED	6'-0"	
S13	POLE MOUNT FLOODLIGHT, HIGH OUTPUT PLAY YARD, BALL COURT	BEGA B77653-BLK-K27-0-10V	9" DIA X 11 5/8" H	2700K, LED, 80CRI, 4225 lm	48 W	INTEGRAL, 0-10V, 1% DIMMING	120V-277V	BLACK	POLE MOUNT	18'-0"	
S13A	POLE MOUNT FLOODLIGHT, LOW OUTPUT PLAY YARD, BALL COURT	BEGA B77705-BLK-K27-0-10V	6.5" DIA X 8.5" H	2700K, LED, 80CRI, 1782 lm	22 W	INTEGRAL, 0-10V, 1% DIMMING	120V-277V	BLACK	POLE MOUNT	12'-0"	
S14	CATENARY LIGHTING SYSTEM	TEGAN - EXTON POWERSPAN CABLE SYSTEM EX5-27K-C-GEF-BLK | EXTON POWERSPAN CABLE SYSTEM | POWER SUPPLY | POLE	4.125" SPHERE	2700K, LED, 80CRI, 500 lm/LF	5 W/LF	REMOTE, 0-10V, 0.1% DIMMING	120V TO 24V	BLACK	POLE/WALL	9'-9" PENDING FINAL CATENARY SYSTEM HEIGHT	1. CONTRACTOR TO CONFIRM FIXTURE ELEVATION WITH ARCHITECT PRIOR TO SET FINAL FIXTURE MOUNTING HEIGHT 2. CONTRACTOR TO REVIEW ALL MOUNTING HARDWARE AND ACCESSORIES NEEDED FOR INSTALLATION IN FINAL SPECIFIED MOUNTING LOCATION. 3. CONTRACTOR TO VERIFY THAT ALL FIXTURE LOCATIONS ARE VERIFIED WITH FIELD CONDITIONS PRIOR TO SETTING FINAL LOCATIONS.
S15	INGRADE LINEAR UPLIGHT BUILDING ENTRY	BEGA B84159-BLK-K27-0-10V	3.25" W X 21" L X 5.125" H	2700K, LED, 80CRI, 720 lm/LF	9 W/LF	INTEGRAL, 0-10V, 0.1% DIMMING	120V-277V	BRUSHED STAINLESS STEEL	RECESSED	INGRADE	
S16	INGRADE PATHWAY GRAZER ENTRY PLAZA	BEGA B88671-BLK-K27-0-10V	3.5" DIA X 3.75" H	2700K, LED, 80CRI, 24 lm	2 W	REMOTE, NON-DIMMING	120V TO 24V	BLACK	GRADE	INGRADE	
S17	DOUBLE HEAD AREA POLE LIGHT MOUNTED AT 24FT POLE PARKING	BEGA - 77939 DOUBLE HEADS 77939-BLK-2700K-0-10V	12" W X 5" H X 24" L	2700K, LED, 80CRI, 2 X 3195 lm	52 W	INTEGRAL, 1-10V, 1% DIMMING	120V-277V	ARCHITECT TO VERIFY	AREA POLE	24FT	
S17A	SINGLE HEAD AREA POLE LIGHT MOUNTED AT 24FT POLE PARKING	BEGA - 77939 SINGLE HEADS 77939-BLK-2700K-0-10V	12" W X 5" H X 24" L	2700K, LED, 80CRI, 3195 lm	26 W	INTEGRAL, 1-10V, 1% DIMMING	120V-277V	ARCHITECT TO VERIFY	AREA POLE	24FT	

Project Title:

JEWISH COMMUNITY CAMPUS

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LUMA Lumald.com

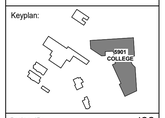
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No.	Description	Date
1	CUP	4/25/23

Issue Note:

CONDITIONAL USE PERMIT REVISION 1
09/09/24

Keyplan:



Project ID:	JCC
Designed by:	Designer
Drawn by:	Author
Checked by:	Checker
Scale:	

Sheet Title:

LUMINAIRE SCHEDULE - EXTERIOR LIGHTING

Sheet No.:

E0.04S

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GENERAL NOTES:

A. REFERENCE ARCHITECTURAL AND CIVIL DRAWINGS FOR EXACT LOCATIONS OF EXTERIOR LUMINAIRES AND EQUIPMENT.

B. REFER TO DRAWING E0.02, E0.03, AND E0.04 FOR LUMINAIRE SCHEDULES AND CONTROLS MATRIX.

C. ZONING FOR EXTERIOR LIGHT WILL BE BY FIXTURE TYPE AND AREA. CONNECT/EXPAND EXISTING LIGHTING CONTROLS SYSTEM WITHIN THE BUILDING TO CONTROL NEW SITE LIGHTING PER TITLE 24 REQUIREMENTS.

⬡ NOTES:

1. S14 CATENARY LIGHTING SYSTEM MOUNTED TO STRUCTURAL POST. STRUCTURAL POST PROVIDED BY OTHERS.
2. PROVIDE (1) 2X4 TROFFER LED LIGHTING FIXTURE WITH ACRYLIC LENS FOR INTERIOR SPACE OF THE GUARD HOUSE.
3. PROVIDE SINGLE-POLE SWITCH MOUNTED ADJACENT TO DOOR TO CONTROL LIGHITNG FIXTURE(S).
4. S4 FIXTURE TO BE SURFACE MOUNTED TO THE SIDE OF THE METAL FRAME WITH ADJUSTABLE BRACKET TO GRAZE THE WOOD SLATS. REMOTE DRIVER TO BE LOCATED AT AN EXTERIOR RATED WELL VENTILATIED CHRISTY BOX. DRIVER LOCATION TO NOT EXCESS MANUFACTURER'S MAXIMUM RECOMMEDATION.
5. S5 TO BE MOUNTED ON POLE TO LIGHT THE PATHWAY BELOW PREGOLA.
6. S5A TO BE MOUNTED TO THE FENCE TO LIGHT THE BALL COURT.
7. S5B TO BE MOUNTED TO THE SIDE OF THE METAL FRMAE TO AIM TO THE STAGE.
8. REFER TO 5901 COLLEGE BUILDING DRAWING SHEET E2.02 FOR EXTERIOR FIXTURES USED FOR FIRE LANE LIGHTING.
9. REUSE EXISTING FIXTURE LOCATION FOR POWER IF POSSIBLE.

1 SITE PLAN - LIGHTING
1/16" = 1'-0"

Project Title:

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1	CUP	4/25/23

Issue Note:
CONDITIONAL USE PERMIT REVISION 1
09/09/24

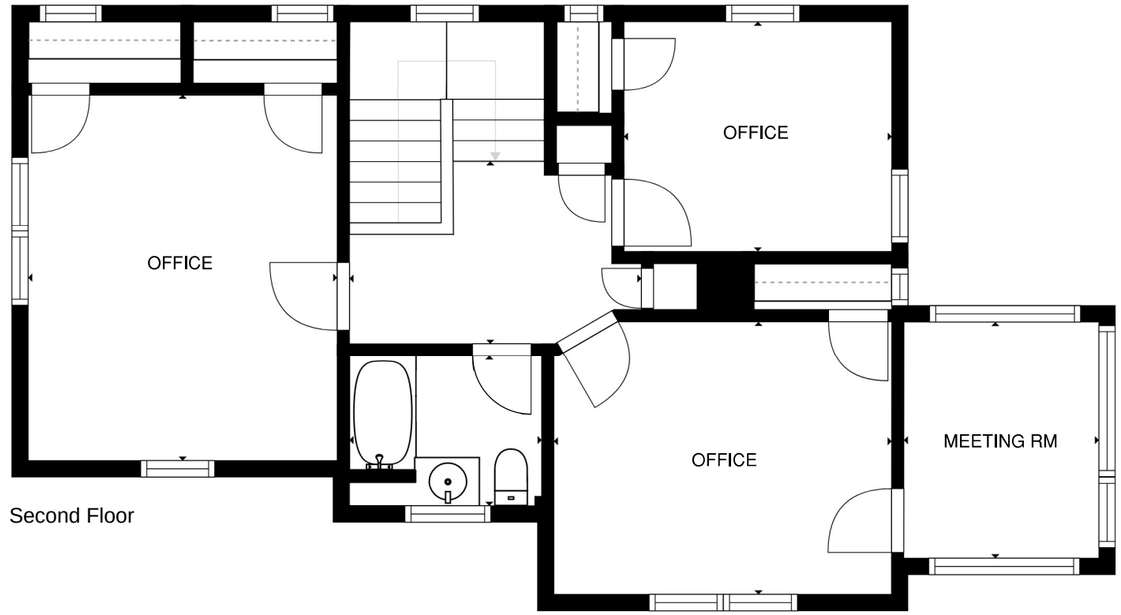
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Designed by:	Designer
Drawn by:	Author
Checked by:	Checker
Scale:	As indicated

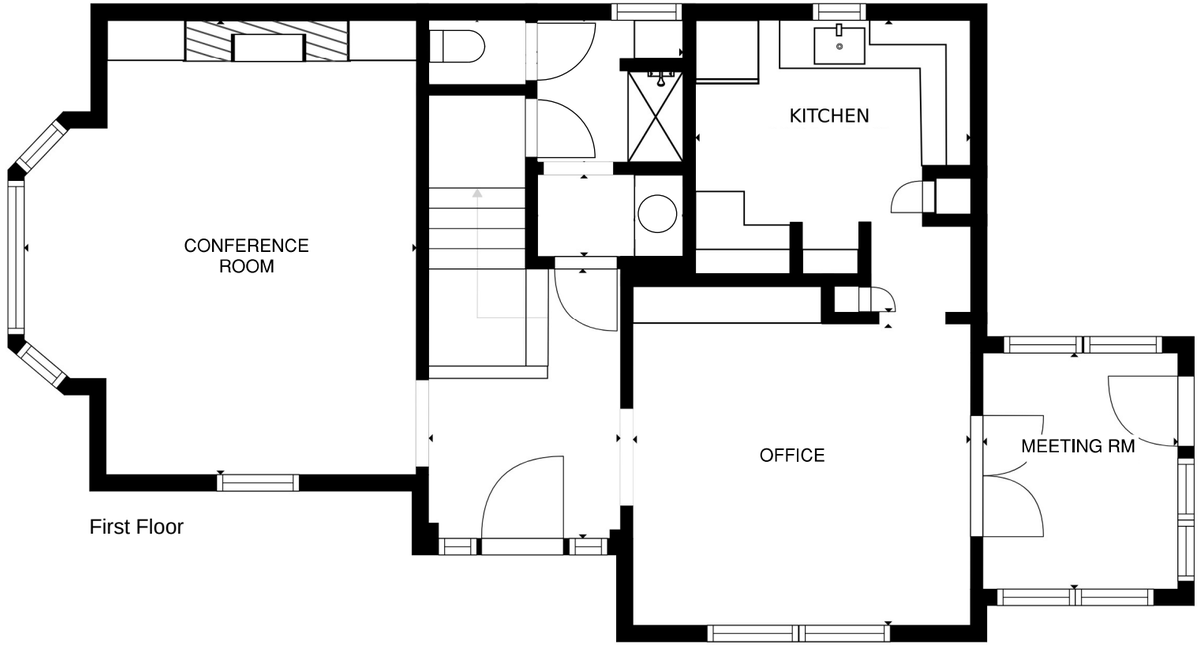
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SITE PLAN - LIGHTING

Sheet No.:
E2.00S

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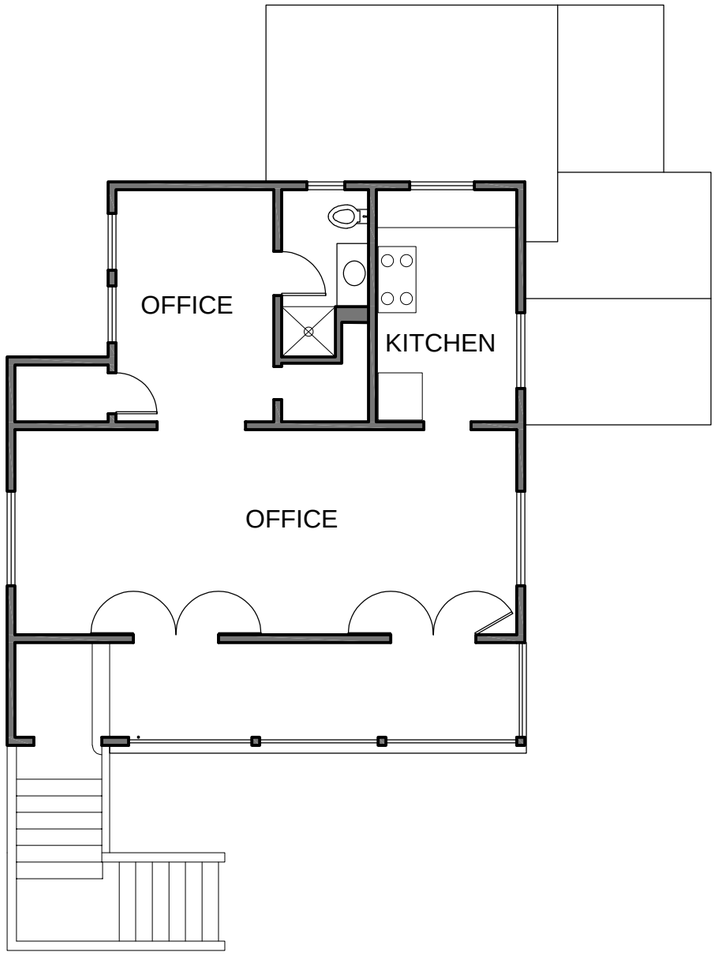
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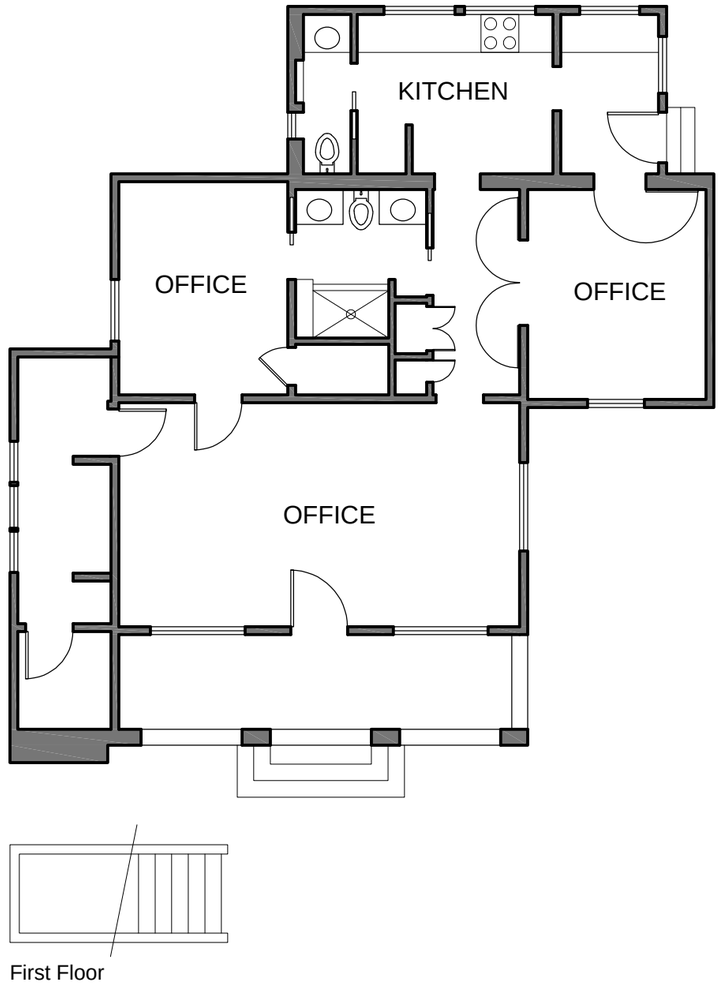
First Floor

5939 Chabot Road, Oakland

(No Work Proposed)



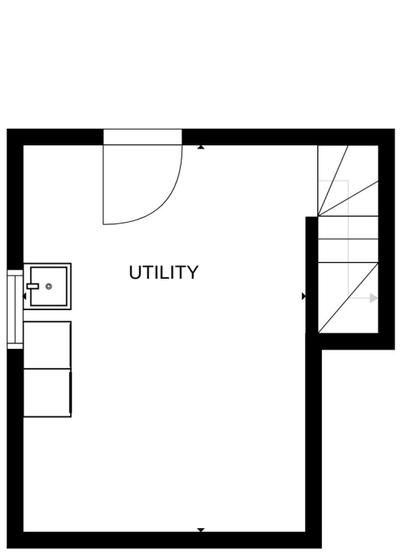
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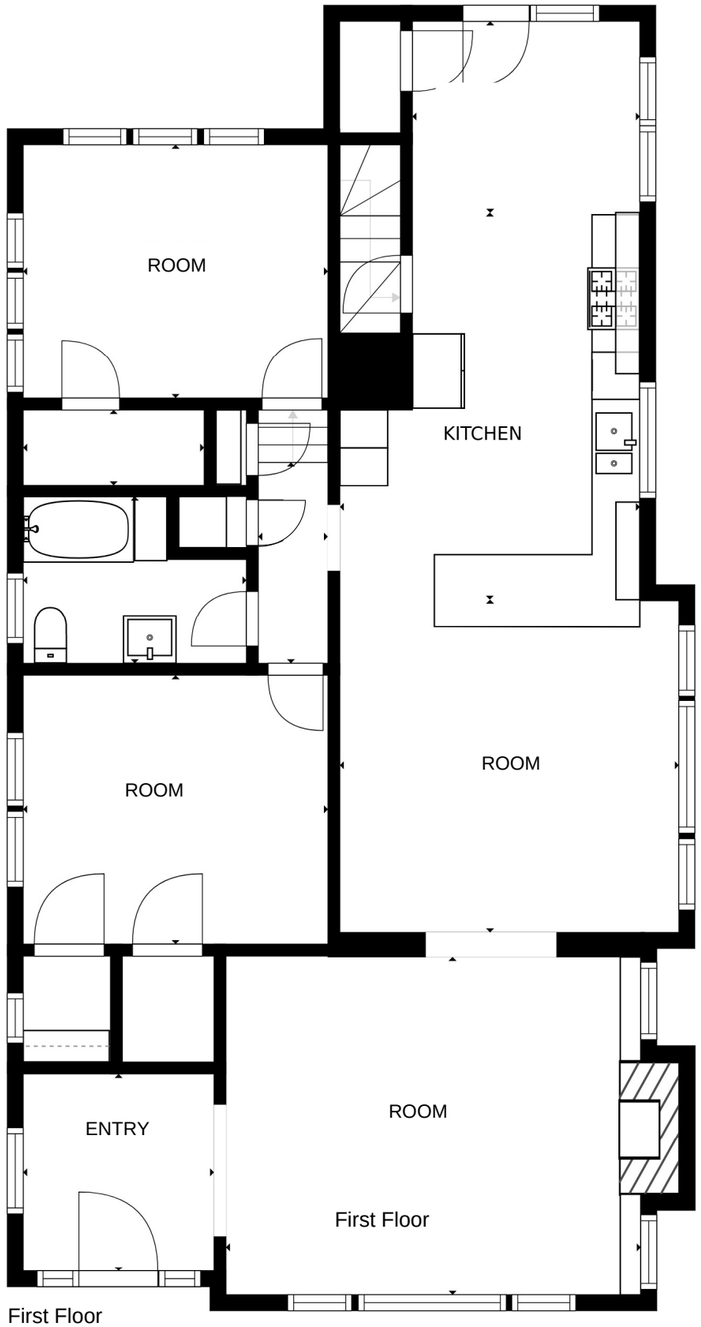
First Floor

5941 Chabot Road, Oakland

(No Work Proposed)



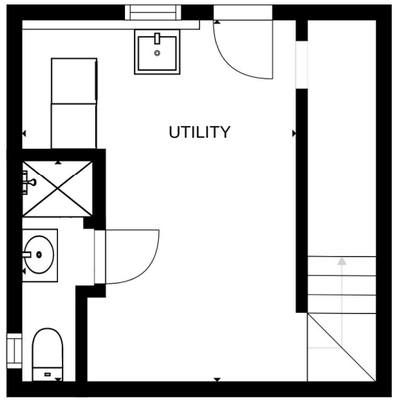
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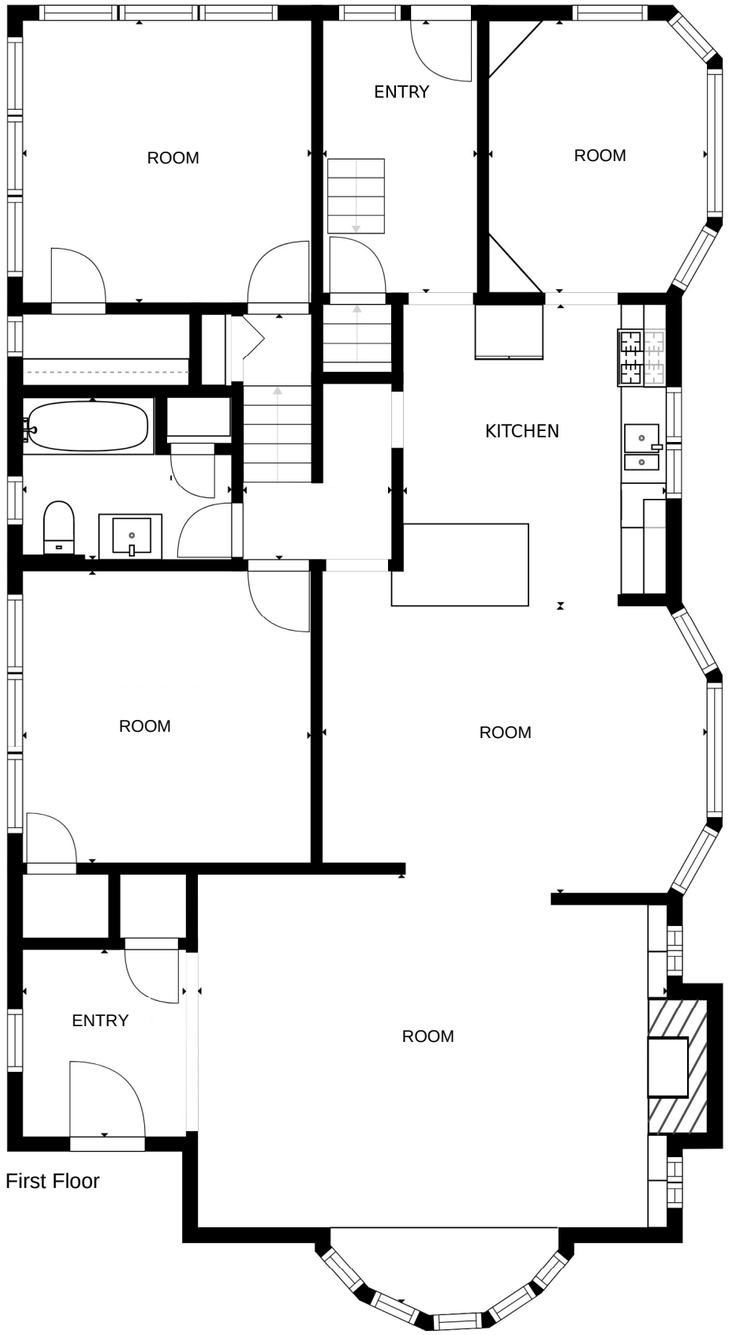
First Floor

6012 Claremont Avenue, Oakland

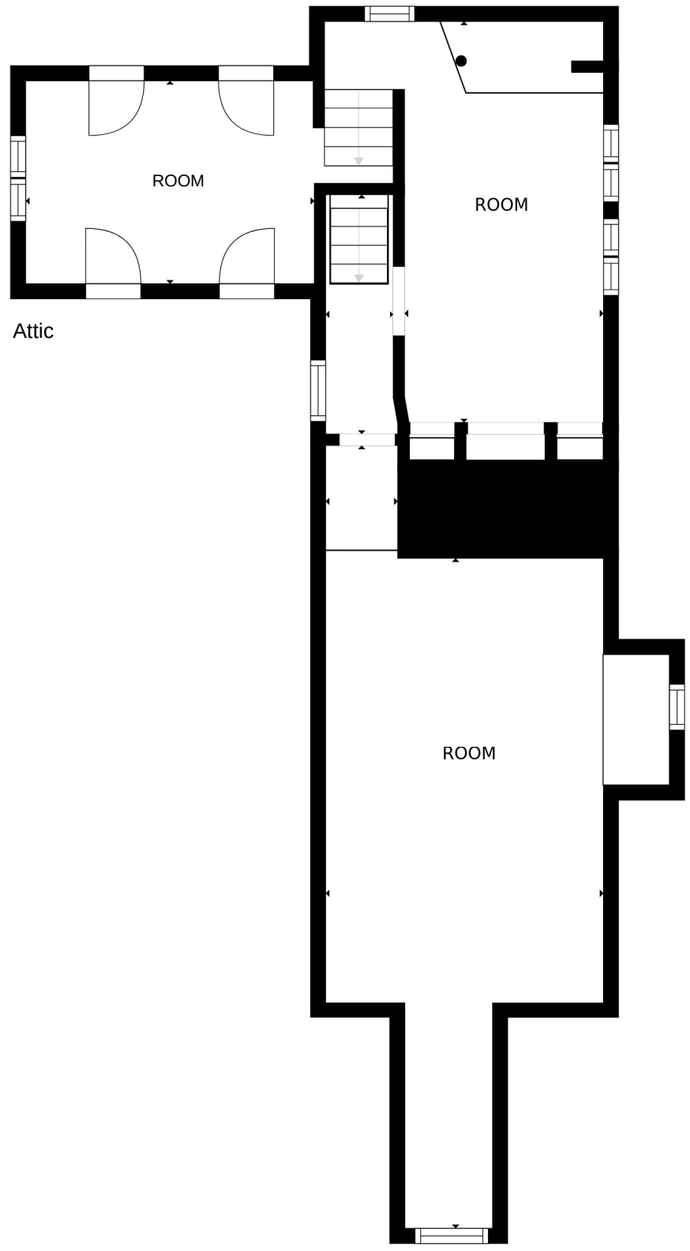
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Basement



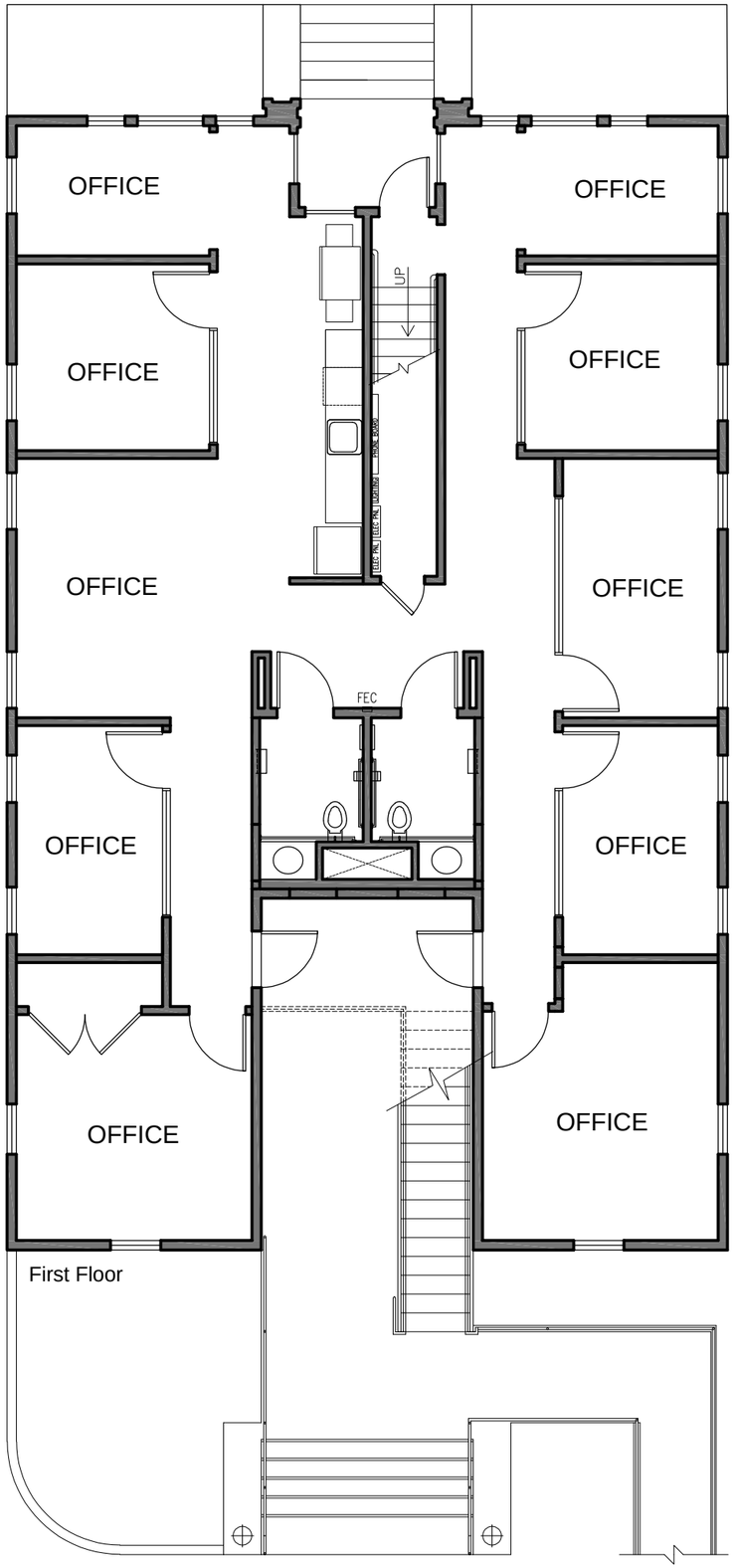
First Floor



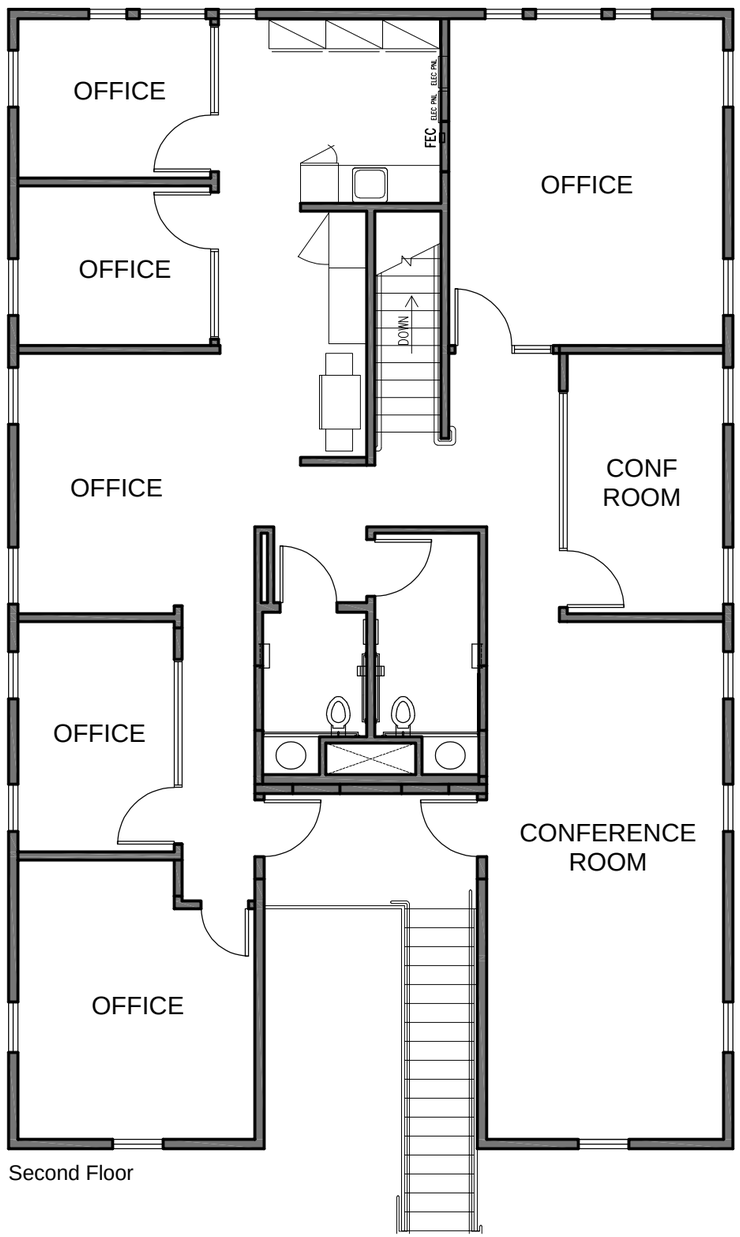
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6016 Claremont Avenue, Oakland

(No Work Proposed)



First Floor



Second Floor

6048 Claremont Avenue, Oakland
(No Work Proposed)

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