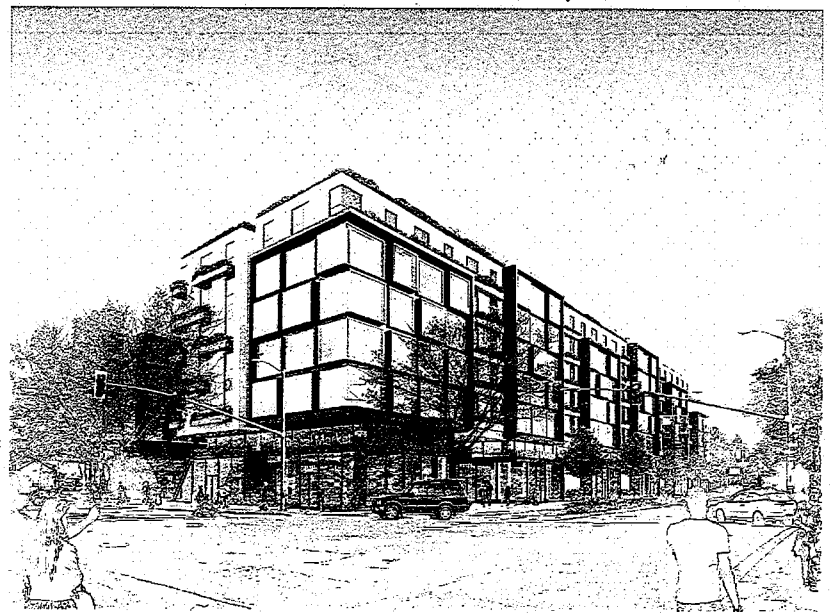
— SEE REVISED PLANS, DATED 06/04/15 —

51ST & TELEGRAPH AVENUE, OAKLAND, CA 94609

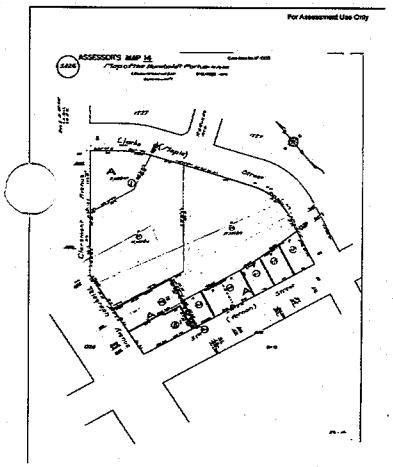


— VOID SET —

MAR 18 2015

City of Oakland
Planning & Zoning Division

ASSESSOR'S PARCEL MAP



PROJECT INFORMATION

A.P.N.: 014-1226-003-03, 014-1226-004-03, 014-1226-005-02, 014-1226-006-02, 014-1226-007-02, 014-1226-008-00, 014-1226-009-01, 014-1226-009-02, 014-1226-013-00, 014-1226-014-00

GENERAL PLAN: NEIGHBORHOOD CENTER, URBAN RESIDENTIAL

ENTITLED ZONING DISTRICT: CN-2 - 45' / CN-2 - 60'

BUILDING USE: MIXED-USE RESIDENTIAL OVER COMMERCIAL

APPLICABLE CODES: CBC. 2013 CMC. 2013 CMC. 2013 CPC. 2013 CFC. 2013 CEC. 2013

ZONING INFORMATION

TYPE OF CONSTRUCTION: II-B (R2 RESIDENTIAL) I-A (M, R2, S)

NUMBER OF STORIES:
EXISTING: 2 STORIES

	PROPOSED
TELEGRAPH AVE.	1-6 STORIES
51ST STREET	4-6 STORIES
CLARKE STREET	1-4 STORIES
NORTH ELEVATION	4-6 STORIES

BUILDING HEIGHT:
EXISTING: 30'-0"

	PROPOSED
TELEGRAPH AVE.	23'-0" - 90'-0"
51ST STREET	53'-0" - 90'-0"
CLARKE ELEVATION	23'-0" - 53'-0"
NORTH ELEVATION	53'-0" - 90'-0"

FLOOR AREA:
EXISTING: 8,753 SF

	PROPOSED
COMMERCIAL	50,500 SF
RESIDENTIAL	185 @ 205,100 SF
TOTAL	255,600 SF

LOT COVERAGE:
LOT AREA: 72,866 SF

EXISTING: 6,565 SF
% LOT COVERAGE: 11.1%

	PROPOSED
MAIN STRUCTURE	50,944 SF
% LOT COVERAGE	69.91%

PARKING:

EXISTING: 134 SPACES
REQUIRED NEW COMMERCIAL: 50,500 SF / 600 SF = 85 SPACES (82 + 3 ADA)
(PER CODE 17.116.080(B))
REQUIRED RESIDENTIAL: 1 x 185 UNITS = 185 SPACES (179 + 6 ADA)
(PER CODE 17.116.060(A))

TOTAL REQUIRED: 236 SPACES (278 + 9 ADA)

PROPOSED:

COMMERCIAL	139 SPACES (134 + 5 ADA)
RESIDENTIAL	192 SPACES (186 + 6 ADA)
TOTAL	331 SPACES (320 + 11 ADA)

BICYCLE PARKING:

	REQUIRED		PROPOSED	
	LONG TERM	SHORT TERM	LONG TERM	SHORT TERM
COMMERCIAL : (PER CODE 17.117.110(9))	4 SPACES (50,300 SF/12,000 SF)	10 SPACES (50,300 SF/5000 SF)	4 SPACES	10 SPACES
RESIDENTIAL: (PER CODE 17.117.090 (4.b))	46 SPACES (1 SPACE PER 4 UNITS)	9 SPACES (1 SPACE PER 20 UNITS)	48 SPACES	10 SPACES
TOTAL	50 SPACES	19 SPACES	52 SPACES	20 SPACES

PROPOSED BUILDING SQFT USE MATRIX:

LEVEL	ELEVATION (FT)	FLR TO FLR HEIGHT (FT)	COMMERCIAL	RESIDENTIAL	AGRICULTURAL	PARKING
GREENHOUSES:	90.00	17.00	-	-	-	-
ROOF LEVEL:	73.00	10.00	-	-	38,762 SF	-
LEVEL 6:	63.00	10.00	-	38,762 SF	900 SF	-
LEVEL 5:	53.00	10.00	-	37,487 SF	5,128 SF	-
LEVEL 4:	43.00	10.00	-	42,615 SF	-	-
LEVEL 3:	33.00	10.00	-	42,615 SF	-	-
LEVEL 2:	23.00	10.00	-	42,615 SF	-	-
MEZZ LEVEL:	11.00	12.00	10,400 SF	-	-	-
LEVEL 1:	00.00	11.00	40,100 SF	7,580 SF	-	-
P LEVEL 1:	-9.83	9.83	-	-	-	205,100 SF
P LEVEL 2:	-19.66	9.83	-	-	-	205,100 SF
P LEVEL 3:	-28.49	8.83	-	-	-	22,460 SF
		TOTAL PER USE:	50,500 SF	209,674 SF	42,790 SF	432,660 SF

DENSITY BONUS CALCULATIONS:

CITY OF OAKLAND MUNICIPAL CODE CHAPTER 17.107; TABLE 17.107.02: DENSITY BONUS FOR PROVIDING UNITS FOR VERY LOW INCOME HOUSEHOLDS.

PERCENTAGE VERY LOW INCOME UNITS	PERCENTAGE DENSITY BONUS
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

DENSITY BONUS CALCULATION:

BASE PROJECT UNIT COUNT	137
PERCENTAGE DENSITY BONUS	35

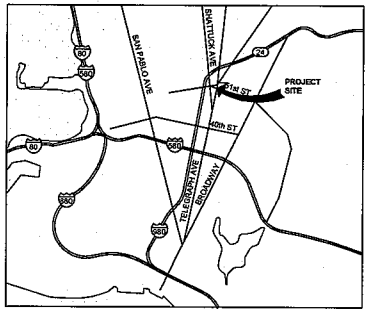
137 (UNITS)
x .135 (PERCENTAGE VLI UNITS)
185 TOTAL ALLOWABLE UNITS PER DENSITY BONUS

REDUCTION OF DEVELOPMENT STANDARDS:

PER 17.107.095 WAIVER OF DEVELOPMENT STANDARDS

ITEM:	DESCRIPTION:
HEIGHT	PROPOSED HEIGHT OF 75'
OPEN SPACE	PROVIDE OPEN SPACE FOR 137 UNITS
ROOF FARM	PROPOSED HEIGHT OF 90'

PROJECT LOCATION



PROJECT TEAM

OWNER: NGI 5110 TELEGRAPH, LLC, 350 FRANK OGAWA PLAZA, SUITE 310, OAKLAND, CA 94612

CONTRACTOR, ARCH.: NAUTILUS GROUP, 350 FRANK OGAWA PLAZA, SUITE 310, OAKLAND, CA 94612

SHEET INDEX

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C2.0	SITE, GRADING AND DRAINAGE, AND UTILITY PLAN
L1.0	LANDSCAPING & LIGHTING PLAN
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A0.2	SITE CONTEXT
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A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS

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- CA Sprinkler
t 800 000 0000

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
501	CUP SUBMITTAL	03/18/2015

5110 Telegraph Ave.
Oakland, CA 94609

Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
Oakland, CA 94612

NEMO Building Systems, LLC
18231 Murphy Pkwy
Lathrop, CA 95330

N

COVER SHEET

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

T0.1

Scale 12" = 1'-0"

3/18/2015 11:33:00 AM

— PLN15074 —

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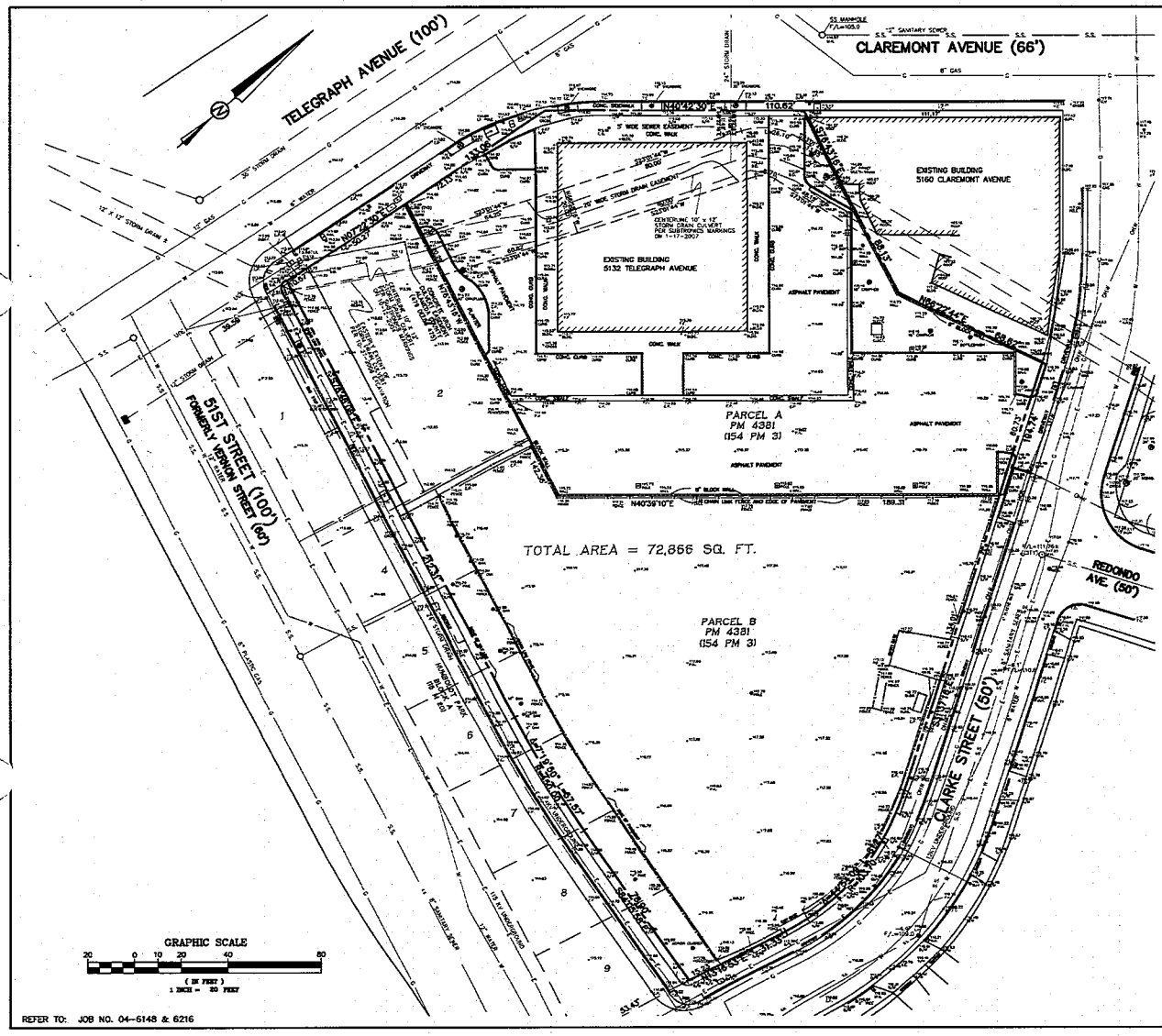

REFER TO: JOB NO. 04-6148 & 6216

LEGEND

B/W	BASE OF WALL
BLDG.	BUILDING
CATV	CABLE TELEVISION
C.O.	CLEAN OUT
CONC.	CONCRETE
D.I.	DRAIN INLET
D/W	DRIVEWAY
E	ELECTRIC
ELECT.	ELECTRIC
E.P.	EDGE OF PAVEMENT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
F/L	FLOW LINE
G.M.	GAS METER
G.V.	GAS VALVE
HCR	HANDICAP RAMP
J.P.	JOINT POLE
L.H.	LAMP HOLE
LT.	LIGHT
M.H.	MANHOLE
M.W.	MONITORING WELL
OHW	OVERHEAD WIRES
ORN.	ORNAMENTAL
P.B.	PIPE BOLLARD
S.D.	STORM DRAIN
S.S.	SANITARY SEWER
ST.LT.	STREET LIGHT
S/W	SIDEWALK
T.C.	TOP OF CURB
T.S.	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UGE	UNDERGROUND ELECTRIC
W.M.	WATER METER
W.V.	WATER VALVE

GENERAL NOTES

ELEVATIONS ARE BASED ON CITY OF OAKLAND DATUM.

HORIZONTAL AND VERTICAL CURVES EXIST WITHIN 300 FEET OF THE EXISTING DRIVEWAYS.

UTILITY LOCATIONS ARE BASED UPON SURFACE STRUCTURES AND UTILITY MAPS. MORE/Y UNDERGROUND UTILITIES.

LICENSED LAND SURVEYOR
M. J. GIANNINI
8361
5/10/15
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCELS A AND B OF PARCEL MAP NO. 4381 (154 PM 3),
LOT 2 AND PORTION OF LOT 1 AND LOTS 4–9
BLOCK A, MAP OF HUMBOLDT PARK (16 M 20)
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
MARCH 2015 SCALE: 1" = 20'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 900.1, 900.2 TELEGRAPH-TOPO.DWG JOB NO. 06-6626.1

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-, CA 95xxx
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AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	CUP SUBMITTAL	03/18/2015

5110 Telegraph Ave.
Oakland, CA 94609

Nautilus Group
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NEMO Building Systems, LLC
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Lathrop, CA 95330

N

BOUNDARY & TOPOGRAPHIC SURVEY

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

C1.0

Scale

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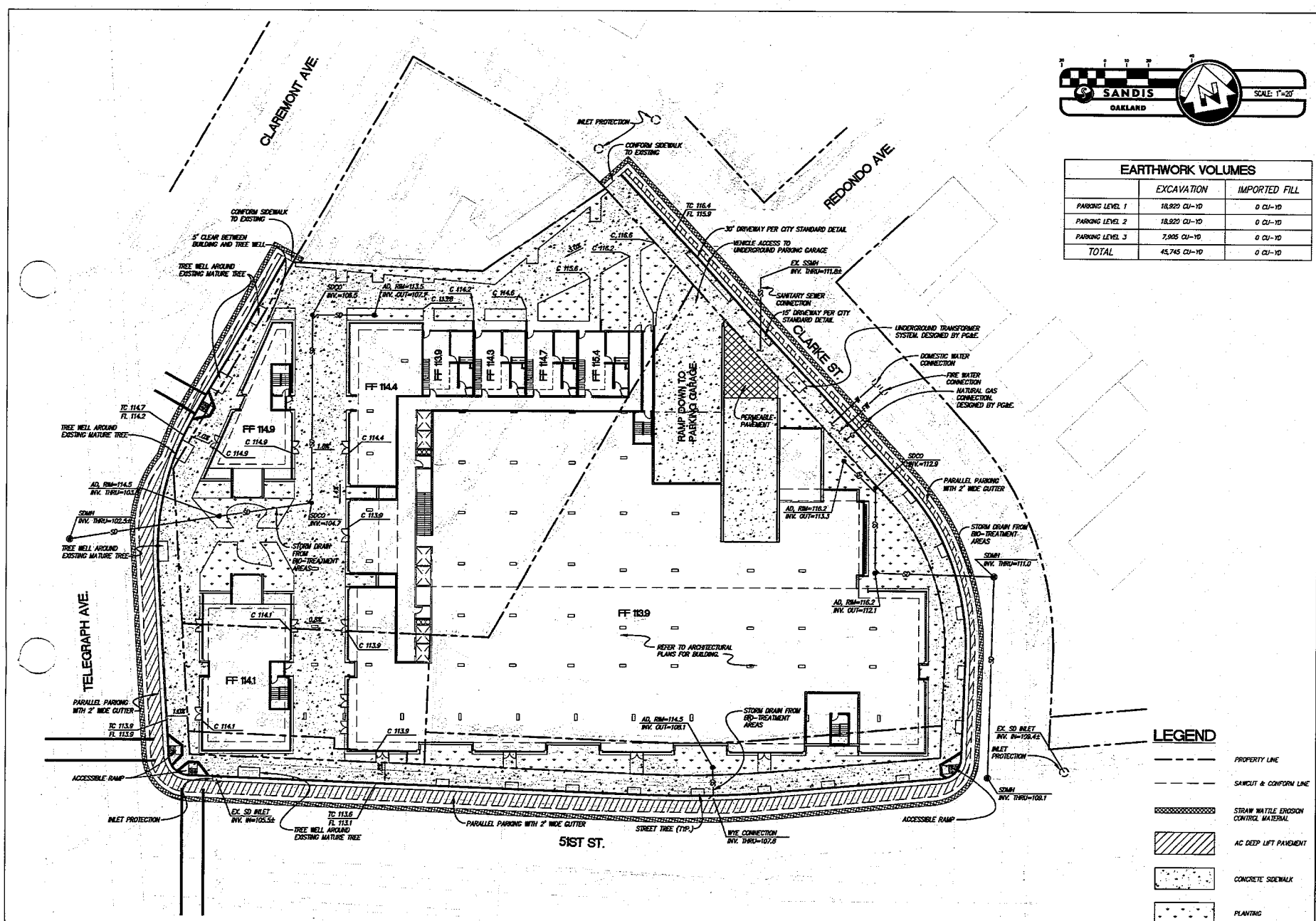

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SANDIS OAKLAND

SCALE: 1"=20'

EARTHWORK VOLUMES

	EXCAVATION	IMPORTED FILL
PARKING LEVEL 1	18,920 CU-YD	0 CU-YD
PARKING LEVEL 2	18,920 CU-YD	0 CU-YD
PARKING LEVEL 3	7,905 CU-YD	0 CU-YD
TOTAL	45,745 CU-YD	0 CU-YD

LEGEND

- PROPERTY LINE
- SAWCUT & CONFORM LINE
- STRAW WATTLE EROSION CONTROL MATERIAL
- AC DEEP LIFT PAVEMENT
- CONCRETE SIDEWALK
- PLANTING

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SITE, GRADING AND DRAINAGE, AND UTILITY PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

C2.0

Scale

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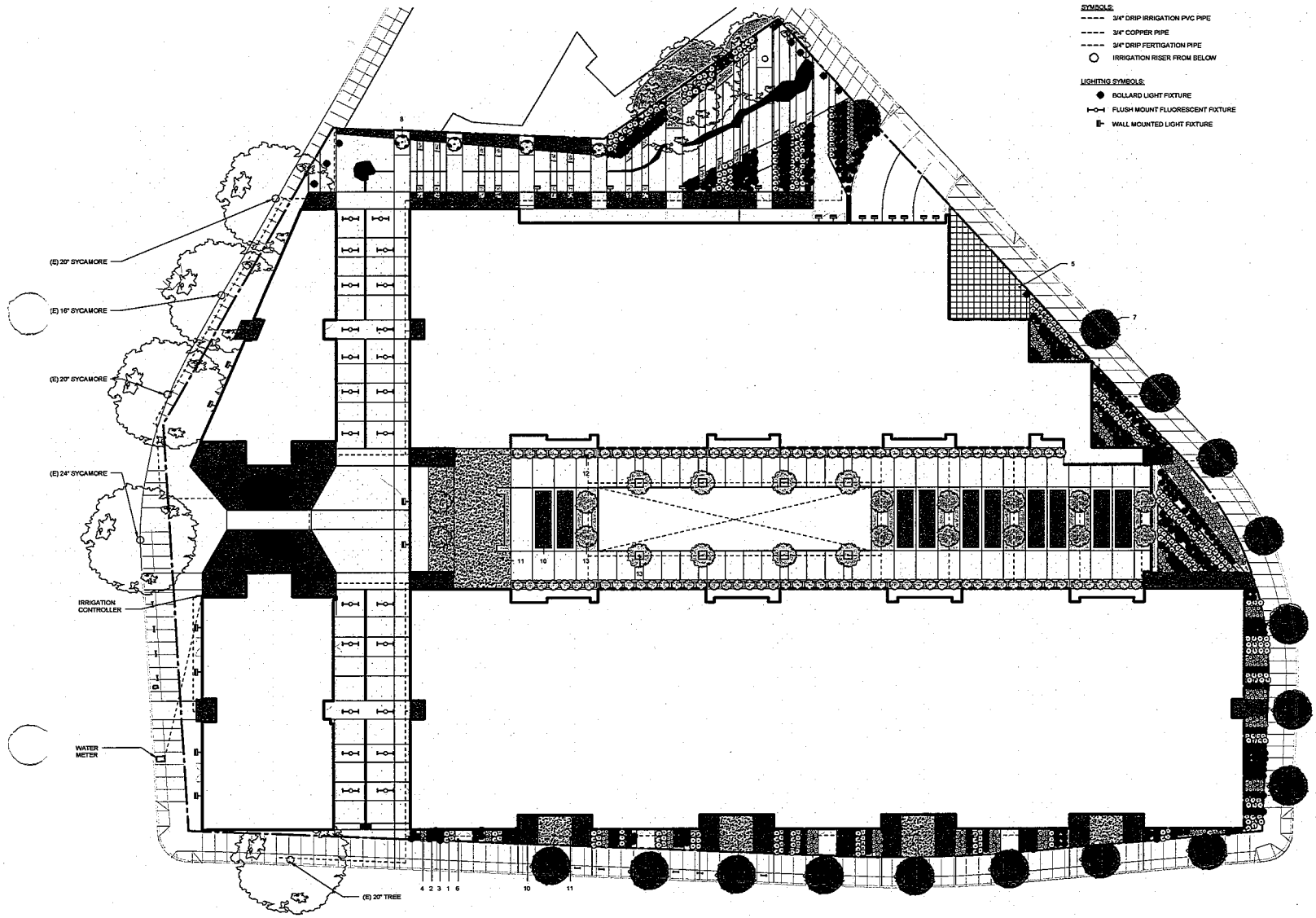


1 LANDSCAPING & LIGHTING FLOOR PLAN
1/16" = 1'-0"

SYMBOLS:
- 3/4" DRIP IRRIGATION PVC PIPE
- 3/4" COPPER PIPE
- 3/4" DRIP FERTIGATION PIPE
- IRRIGATION RISER FROM BELOW

LIGHTING SYMBOLS:
- BOLLARD LIGHT FIXTURE
- FLUSH MOUNT FLUORESCENT FIXTURE
- WALL MOUNTED LIGHT FIXTURE

1 - HAKONECHLOA MACRA - 'GENI KAZE'

12 - ROSEMARY

2 - CAREX DIVULSA

13 - CITRUS TREES

3 - CAREX MARROWII - VARIEGATA

4 - HAKONECHLOA MACRA AUREOLA

5 - TURF BLOCK

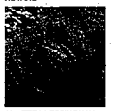
6 - DECOMPOSED GRANITE

7 - CHINESE PISTACHE

8 - CHERRY BLOSSOM

9 - REDWOOD

10 - SORGHASTRUM NUTANS


11 - STIPA LESSINGIANA CAPRICCIO

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LANDSCAPING & LIGHTING PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

L1.0

Scale: As indicated

3/17/2015 11:50 PM

OPEN SPACE CALCULATIONS

MIN. GROUP USABLE OPEN SPACE EQUAL 150 SQ. FT. PER UNIT
PRIVATE USABLE OPEN SPACE MAY BE SUBSTITUTED FOR SUCH GROUP SPACE IN THE RATIO PRESENTED IN SECTION 17.126.020
EXCEPT ACTUAL GROUP SPACE SHALL BE PROVIDED IN THE MIN. AMOUNT OF 30 SQ. FT. PER REGULAR DWELLING UNIT.

SECTION 17.126.020: SUBSTITUTIONS OF PRIVATE SPACE FOR GROUP OPEN SPACE
EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING WITH THE PROVISIONS OF SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED, SUBJECT TO ANY MIN. REQUIREMENTS FOR ACTUAL GROUP SPACE PRESCRIBED IN THE APPLICABLE INDIVIDUAL ZONE REGULATION.

USABLE OPEN SPACE ANALYSIS:

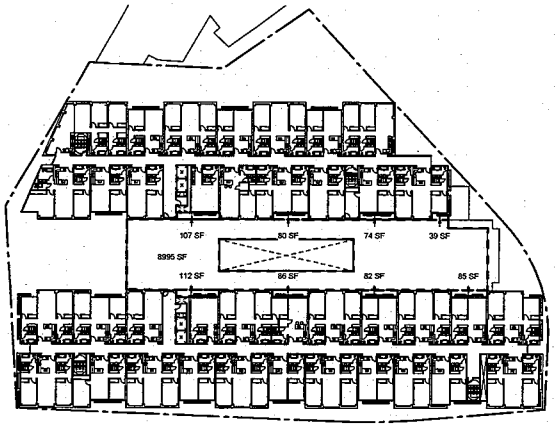
TOTAL REQ'D OPEN SPACE: 137 UNITS x 150 SF/UNIT = 20,550 SF
MIN. REQ'D GROUP OPEN SPACE: 137 UNITS x 30 SF/UNIT= 5,550 SF

	PROVIDED		
	GROUP	PRIVATE	TOTAL (= GROUP + 2xPRIVATE)
1st FLOOR	8,786 SF	817 SF	10,420 SF
2nd FLOOR	8,995 SF	665 SF	10,325 SF
TOTAL	17,781 SF	1,482 SF	20,745 SF

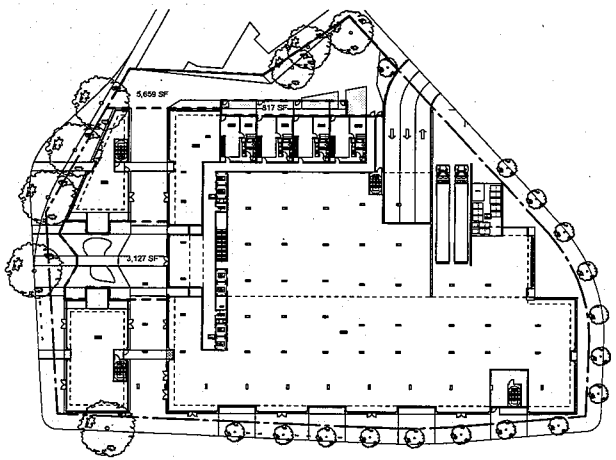
LEGEND:

PS — PRIVATE OPEN SPACE

GS — GROUP OPEN SPACE



2 2ND FLOOR PLAN - USABLE OPEN SPACE CALCS
1" = 40'-0"



1 1ST FLOOR PLAN - USABLE OPEN SPACE CALCS
1" = 40'-0"

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AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

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USABLE OPEN SPACE CALCULATIONS

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A0.1

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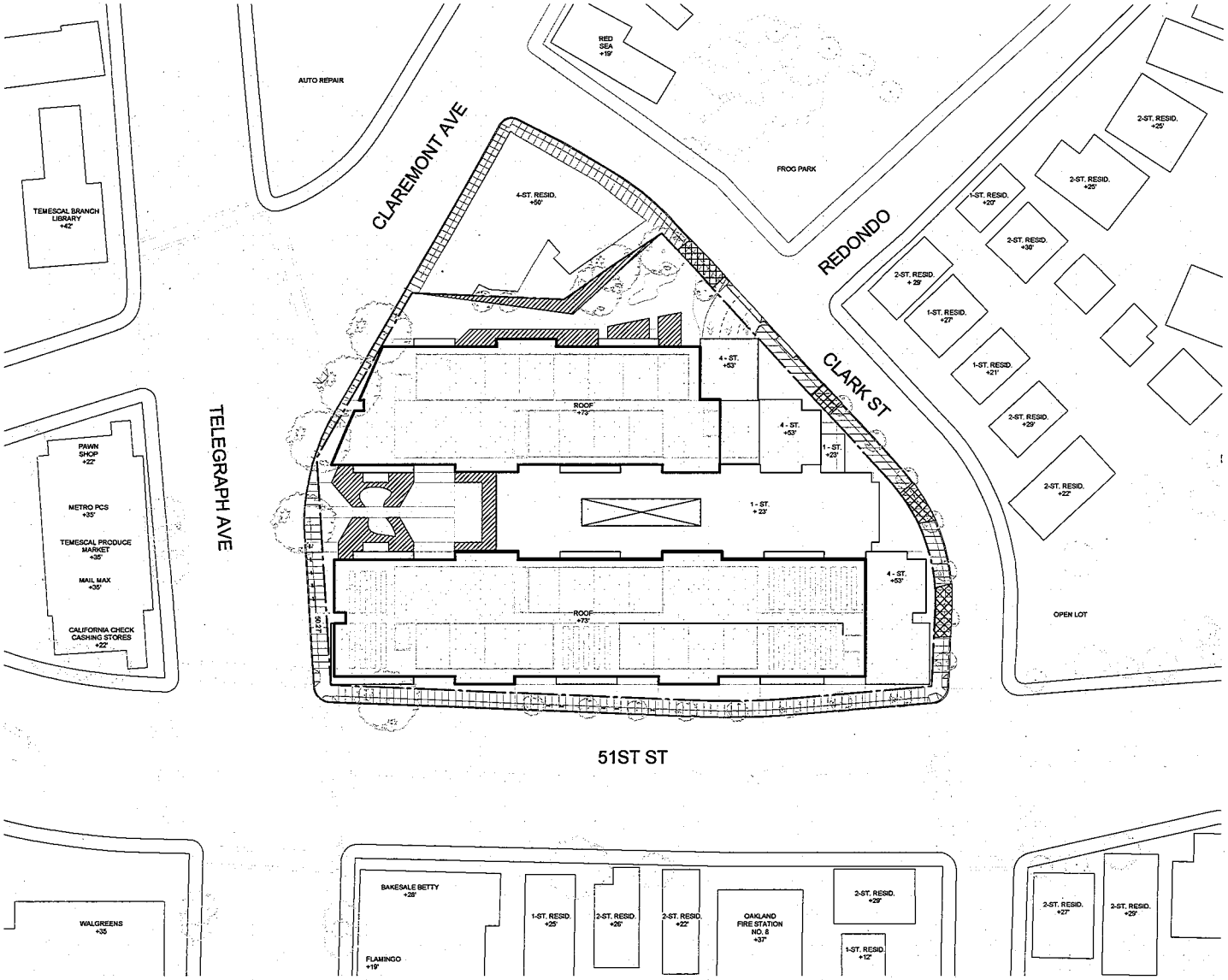

SITE PLAN KEY

- ROOF
- 4TH FLOOR
- GRASS
- NEW SIDEWALK

1 SITE PLAN
1" = 30'-0"

nautilus group

Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
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Tel: 510.343.5593

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t. 510 873 8866

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t. 999 XXX 9999

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	CUP SUBMITTAL	03/18/2015

5110 Telegraph Ave.
Oakland, CA 94609

Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
Oakland, CA 94612

NEMO Building Systems, LLC
18231 Murphy Pkwy
Lathrop, CA 95330

N

SITE CONTEXT

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A0.2

Scale As indicated

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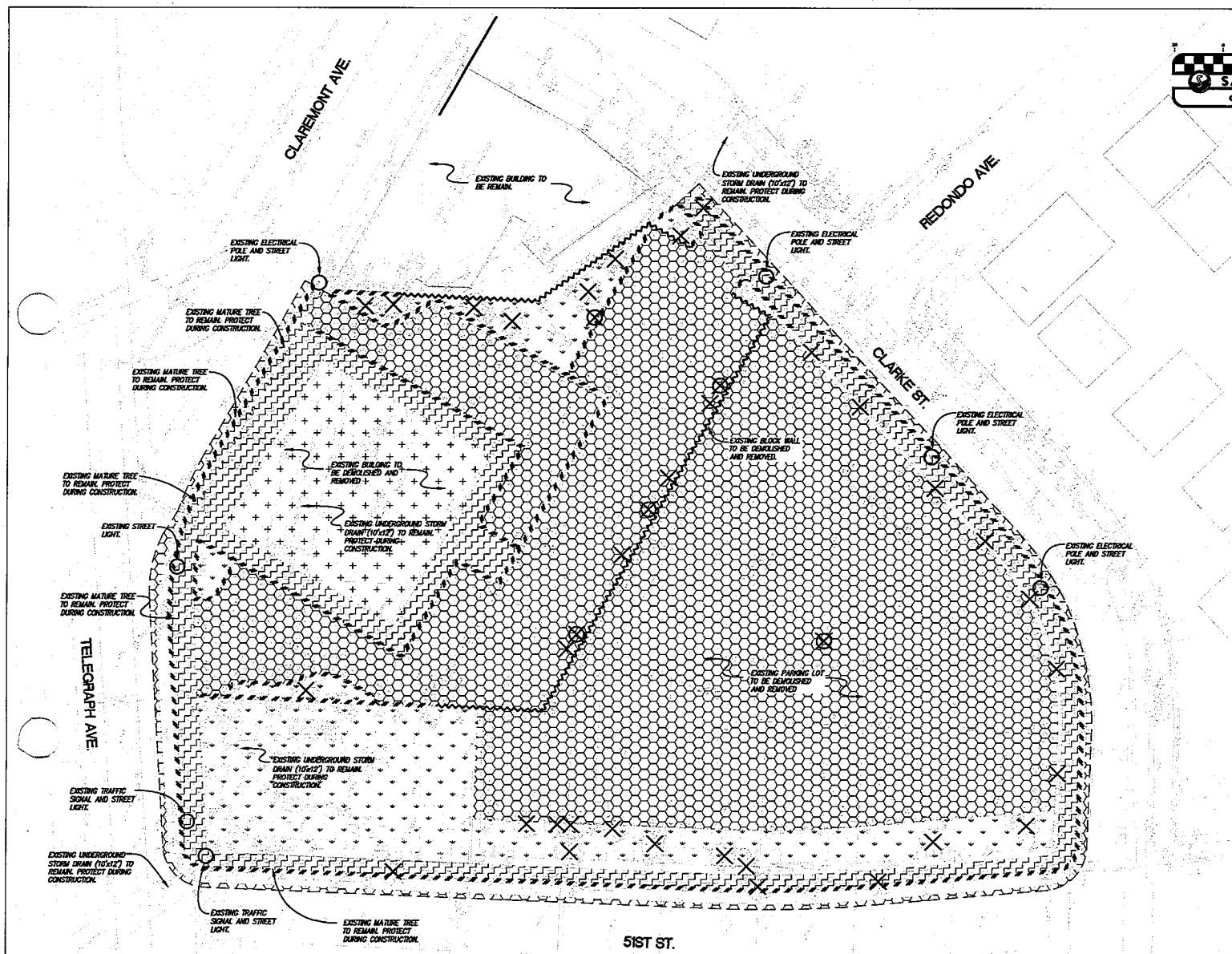

SANDIS OAKLAND

SCALE: 1"=20'

LEGEND

- SAWCUT
- DEMO AND REMOVE EX. ASPHALT PAVEMENT AND EX. BASE MATERIAL
- DEMO AND REMOVE EX. CONCRETE AND BASE MATERIAL
- CLEAR AND GRUB
- BUILDING DEMOLITION BY OTHERS
- DEMO & REMOVE EX. CURB AND GUTTER
- DEMO AND REMOVE EX. WALL OR FENCE
- DEMO AND REMOVE EX. STREETLIGHT AND FOUNDATION
- DEMO AND REMOVE EX. TREE
- PROTECT EXISTING UTILITY TO REMAIN

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ISSUE RECORD

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DEMOLITION PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

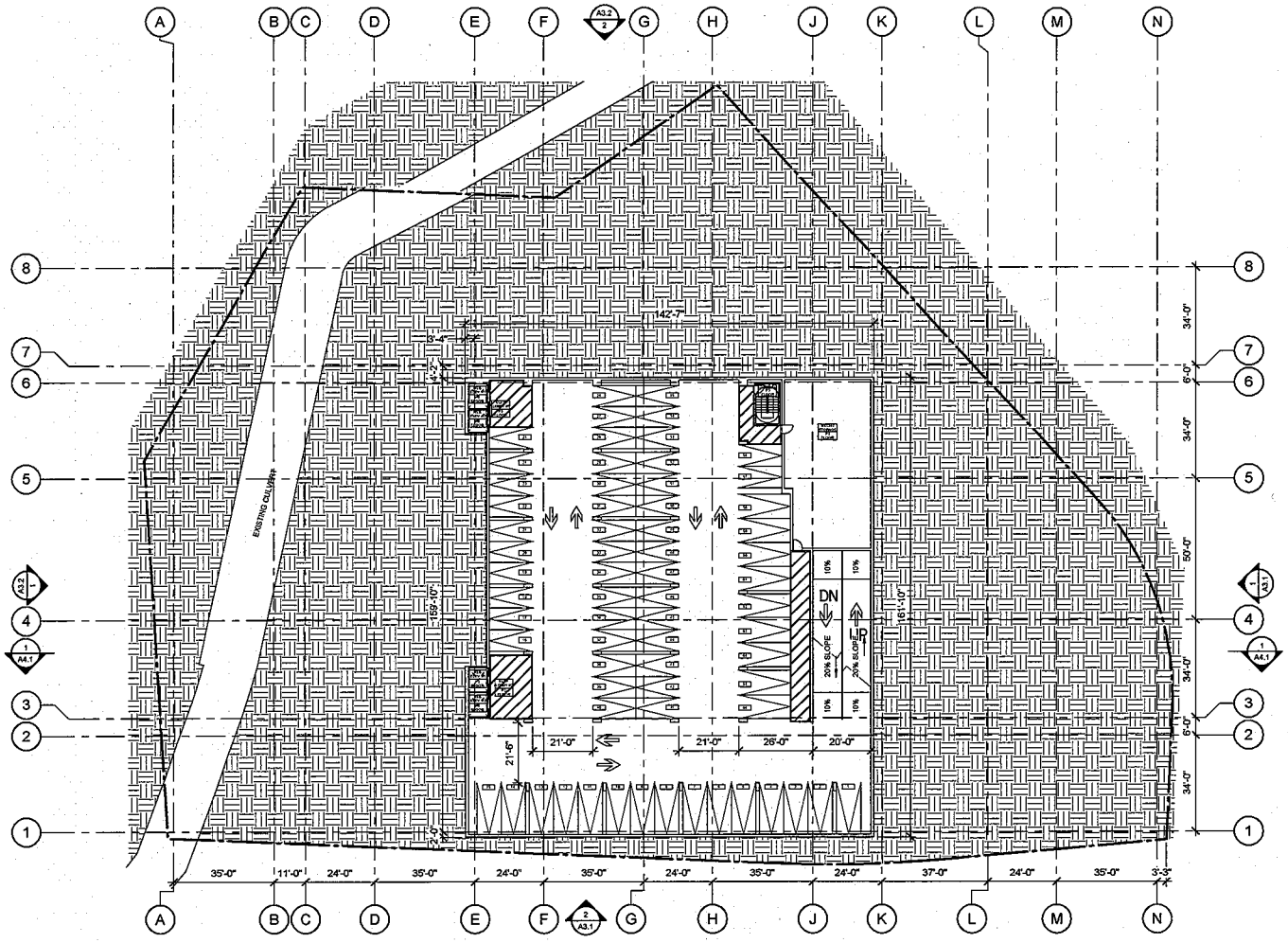
A1.1

Scale

File: X:\P\615017\PLAN SETS\PRELIMINARY\C1.0.dwg Date:Mar 17, 2015 – 1:05pm

PROPOSED RESIDENTIAL PARKING

	PARKING LEVEL 3	PARKING LEVEL 2	TOTAL
ADA	0	6	6
REGULAR	24	67	91
COMPACT	42	53	95
TOTAL	66	126	192



1 PARKING 3RD FLOOR PLAN
1" = 20'-0"

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t. [illegible]

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No.	Description	Date
001	CUP SUBMITTAL	03/18/2015

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Lathrop, CA 95330

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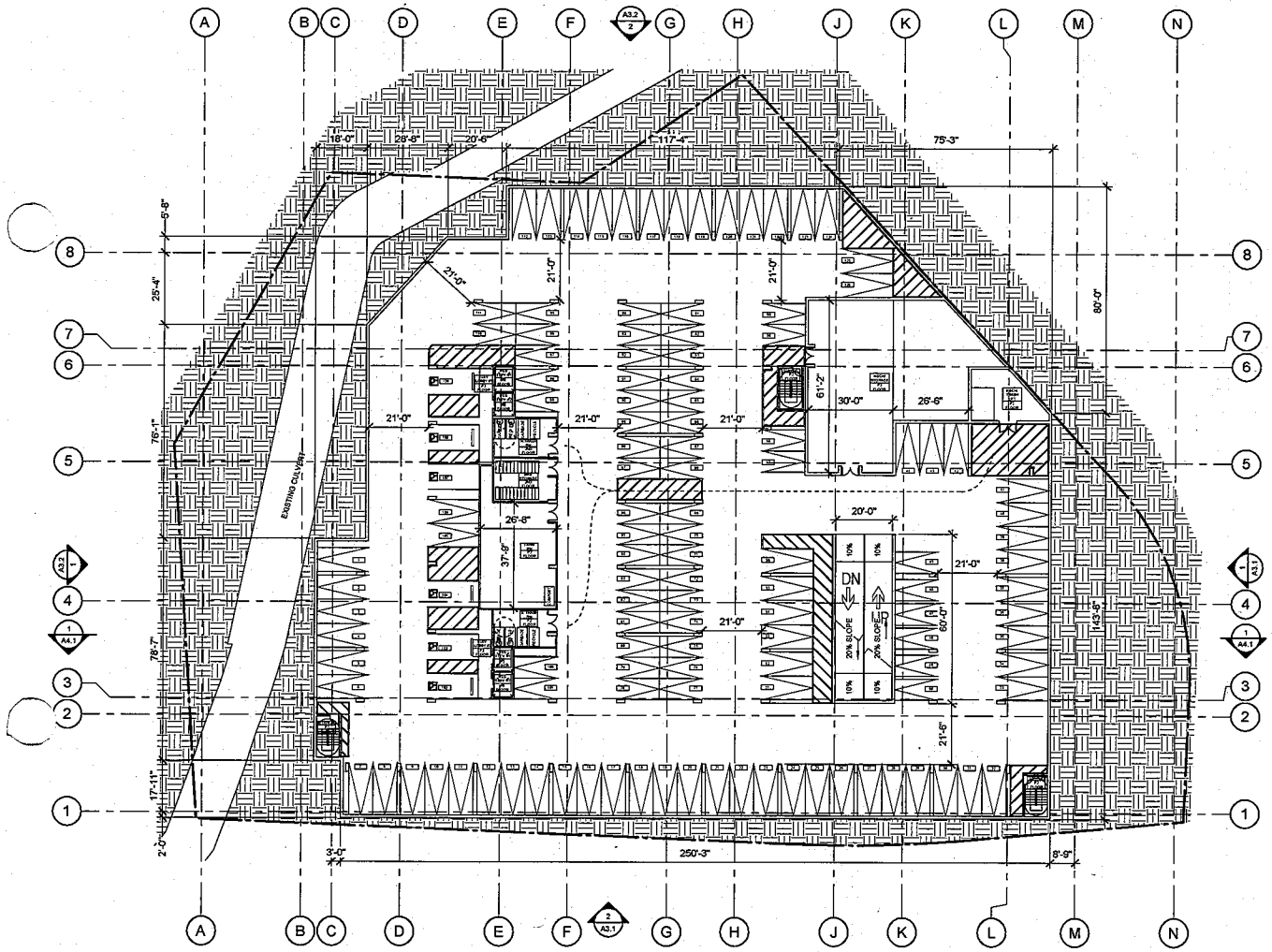
P3 FLOOR PLAN

Nautilus Project Number 13501
Date 18, MARCH 2015
Drawn by JM/AL

A2.1

Scale 1" = 20'-0"

3/17/2015 7:06:06 PM



1 PARKING 2ND FLOOR PLAN
1" = 20'-0"

RECYCLING SPACE ALLOCATION ORDINANCE
*Trash Compactor Ratio - 5:1
*Based on a weekly pick up cycle
*Staff will monitor and bring full loose trash and recyling bins from Level P2 to Level 1 for compacting using the trash lift 1-2 times per day
- - - - Staff path of travel

RECYCLING

RESIDENTIAL REQUIREMENTS: Two cubic feet per unit with a minumum of not less than ten cubic feet
(2 cubic ft = .07 cubic yd) x 185 units = 12.95 cubic yd of loose storage

COMMERCIAL REQUIREMENTS: Two cubic feet of storage and collection space per each one thousand square feet of the total gross building footage, with a min requirement not less than ten cubic feet)
SMALL COMMERCIAL - (2 cubic ft = .07 cubic yd) x (7,200 sqft/1000sqft) = .5 cubic yd
LARGE COMMERCIAL - (2 cubic ft = .07 cubic yd) x (43,300 sqft/1000sqft) = 3.03 cubic yd

Non-Compacted Trash (Storage Rooms on P2)

	LOOSE STORAGE	NORTH TRASH ROOM STORAGE	SOUTH TRASH ROOM STORAGE
RESIDENTIAL	12.95 cubic yd	5.53 cubic yd	7.42 cubic yd
SMALL COMMERCIAL	0.5 cubic yd	0.5 cubic yd	0.00 cubic yd
TOTAL	13.45 cubic yd	6.03 cubic yd	7.42 cubic yd

Compacted Trash (Main Trash Room on L1)

	LOOSE STORAGE	NORTH TRASH ROOM STORAGE	SOUTH TRASH ROOM STORAGE	
LARGE COMMERCIAL	3.03 cubic yd	0.00 cubic yd	0.00 cubic yd	
TRASH FROM P2	0.00 cubic yd	6.03 cubic yd	7.42 cubic yd	
TOTAL	3.03 cubic yd	6.03 cubic yd	7.42 cubic yd	
SUBTOTAL NON-COMPACTED				16.49 cubic yd
SUBTOTAL COMPACTED				3.3 cubic yd
NUM 2.3 CY BINS REQ.				2 bins

Number of Bins Required

	LOOSE STORAGE	NORTH TRASH ROOM STORAGE	SOUTH TRASH ROOM STORAGE
RESIDENTIAL & SMALL COMMERCIAL	13.45 cubic yd	6.03 cubic yd	7.42 cubic yd
NUM 2.3 CY BINS REQ.	6 bins	3 bins	4 bins

WASTE

RESIDENTIAL REQUIREMENTS: 4.3 cubic ft of storage per unit
(4.3 cubic ft = .16 cubic yd) x 185 units = 29.6 cubic yd of loose storage

COMMERCIAL: 0.0010 cubic yd per SF *based off of American Trash Management Internal Audits
SMALL COMMERCIAL - (0.0010 cubic yd x 7,200 SF = 7.2 cubic yds of loose storage)
LARGE COMMERCIAL - (0.0010 cubic yd x 43,300 SF = 43.3 cubic yds of loose storage)

Non-Compacted Trash (Storage Rooms on P2)

	LOOSE STORAGE	NORTH TRASH ROOM STORAGE	SOUTH TRASH ROOM STORAGE
RESIDENTIAL	29.6 cubic yd	12.64 cubic yd	16.96 cubic yd
SMALL COMMERCIAL	7.2 cubic yd	7.2 cubic yd	0.00 cubic yd
TOTAL	36.8 cubic yd	19.84 cubic yd	16.96 cubic yd

Compacted Trash (Main Trash Room on L1)

	LOOSE STORAGE	NORTH TRASH ROOM STORAGE	SOUTH TRASH ROOM STORAGE	
LARGE COMMERCIAL	43.3 cubic yd	0.00 cubic yd	0.00 cubic yd	
TRASH FROM P2	0.00 cubic yd	19.84 cubic yd	16.96 cubic yd	
TOTAL	43.3 cubic yd	19.84 cubic yd	16.96 cubic yd	
SUBTOTAL NON-COMPACTED				60.1 cubic yd
SUBTOTAL COMPACTED				16.02 cubic yd
NUM 2.3 CY BINS REQ.				7 bins

Number of Bins Required

	LOOSE STORAGE	NORTH TRASH ROOM STORAGE	SOUTH TRASH ROOM STORAGE
RESIDENTIAL & SMALL COMMERCIAL	36.8 cubic yd	19.84 cubic yd	16.96 cubic yd
NUM 2.3 CY BINS REQ.	16 bins	9 bins	8 bins

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PLAN CHECK #

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Lathrop, CA 95330

N

P2 LEVEL PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A2.2

Scale As indicated

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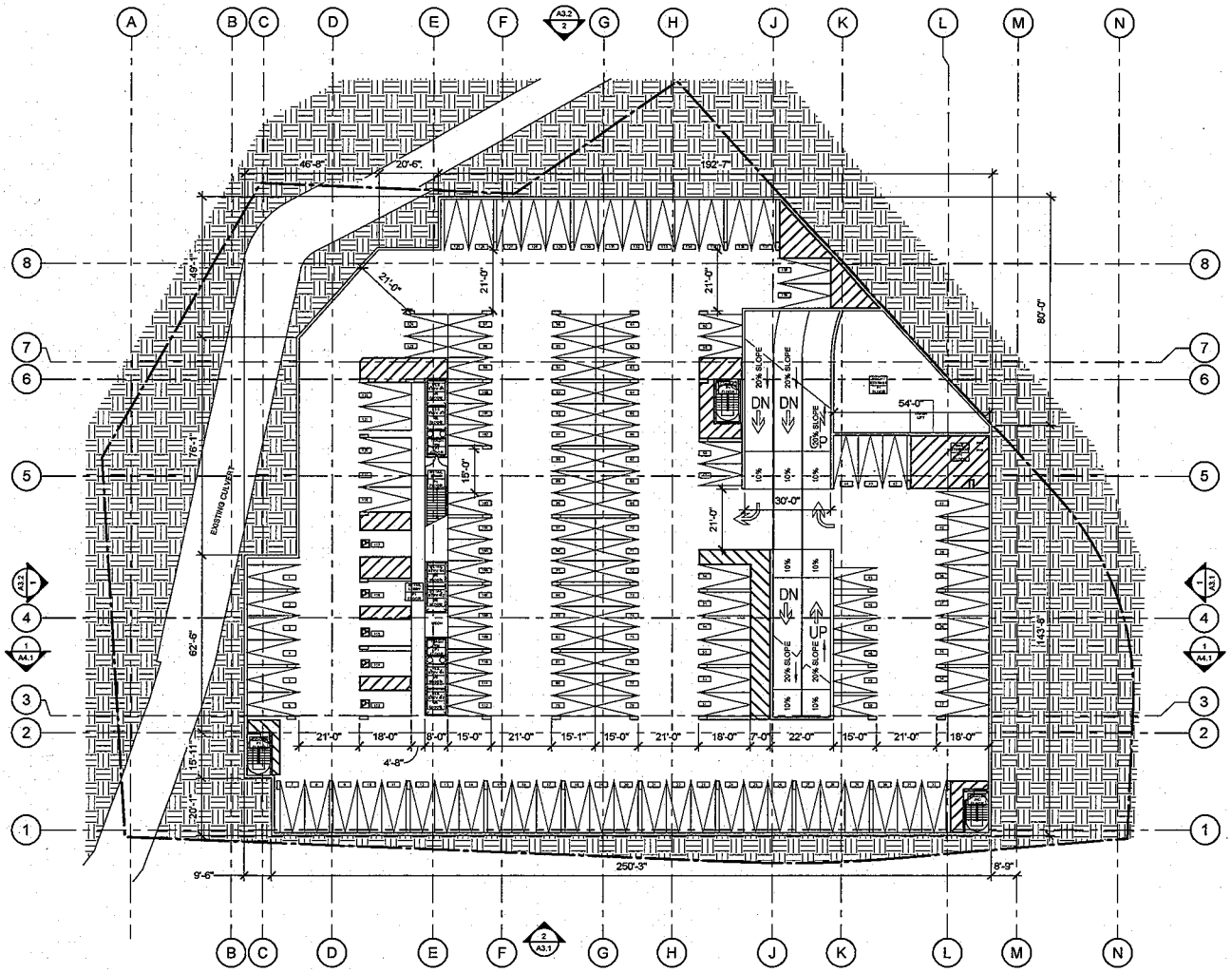
PROPOSED RETAIL PARKING

	PARKING LEVEL 1
ADA	5
REGULAR	70
COMPACT	64
TOTAL	139



1 PARKING 1ST FLOOR PLAN
1" = 20'-0"

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Lathrop, CA 95330

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P1 LEVEL PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A2.3

Scale 1" = 20'-0"

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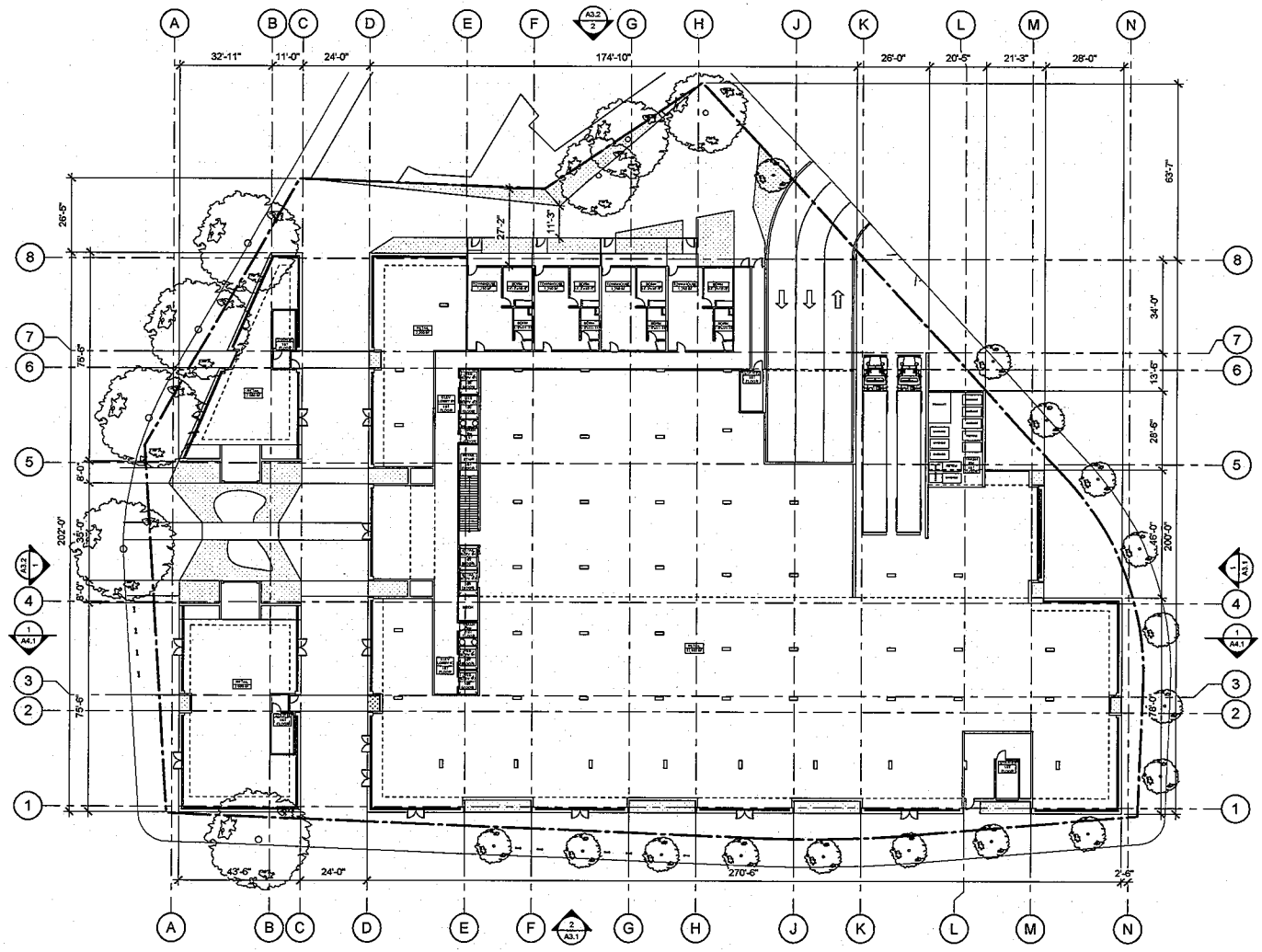

1 FIRST FLOOR PLAN
1" = 20'-0"

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FIRST FLOOR PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A2.4

Scale 1" = 20'-0"

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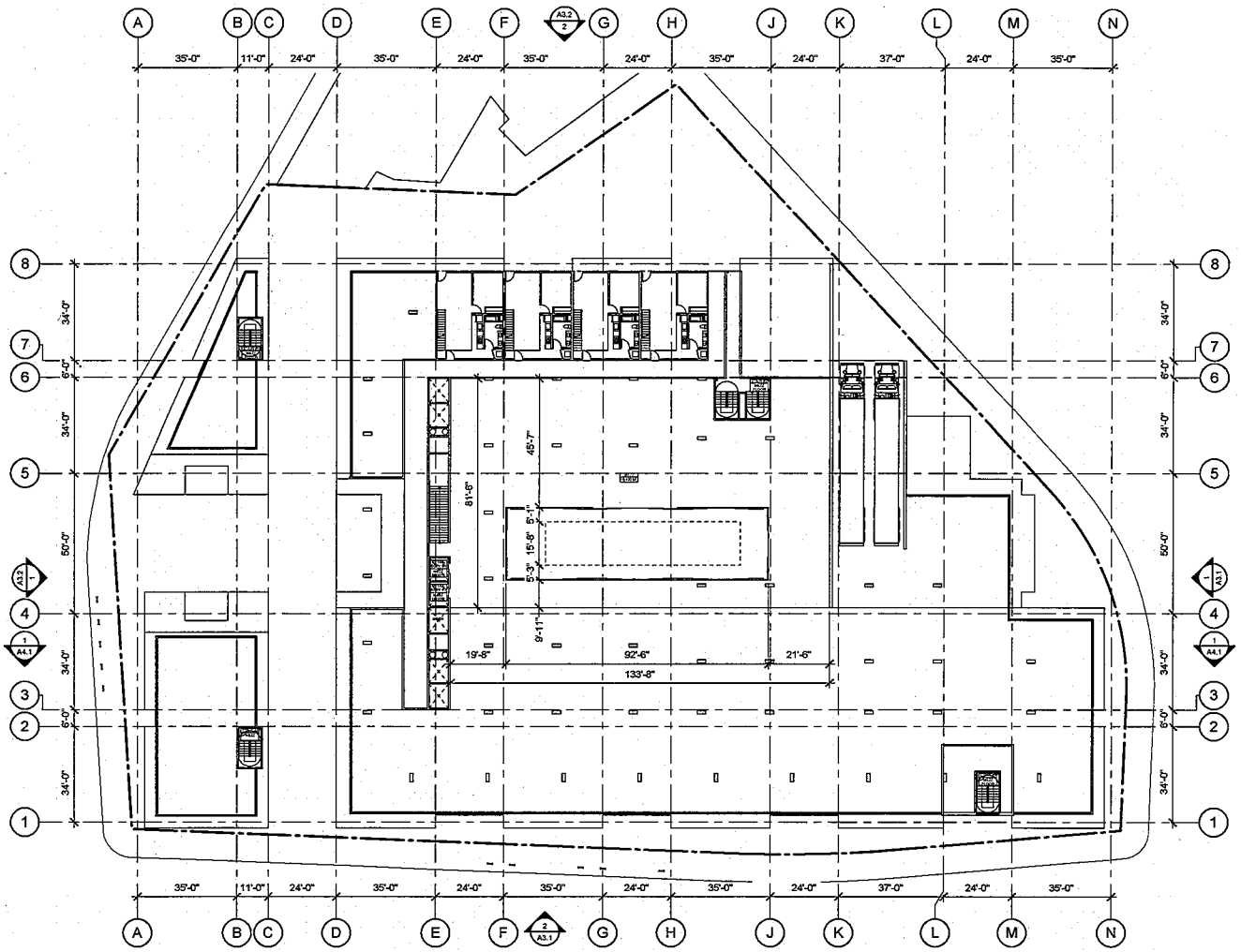

1 MEZZANINE FLOOR PLAN
1" = 20'-0"

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MEZZANINE FLOOR PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A2.5

Scale 1" = 20'-0"

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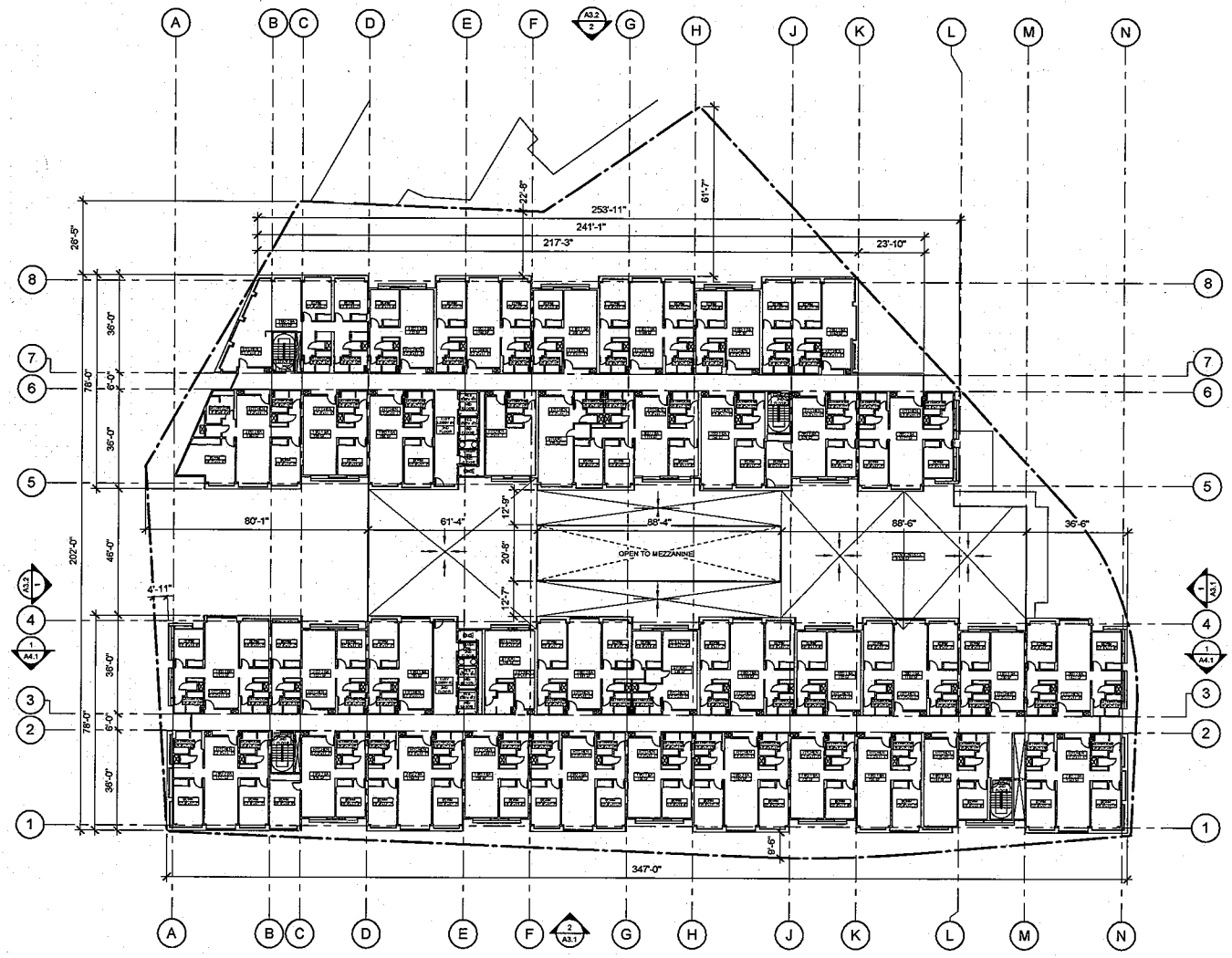

1 SECOND FLOOR PLAN
1" = 20'-0"

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SECOND FLOOR PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A2.6

Scale 1" = 20'-0"

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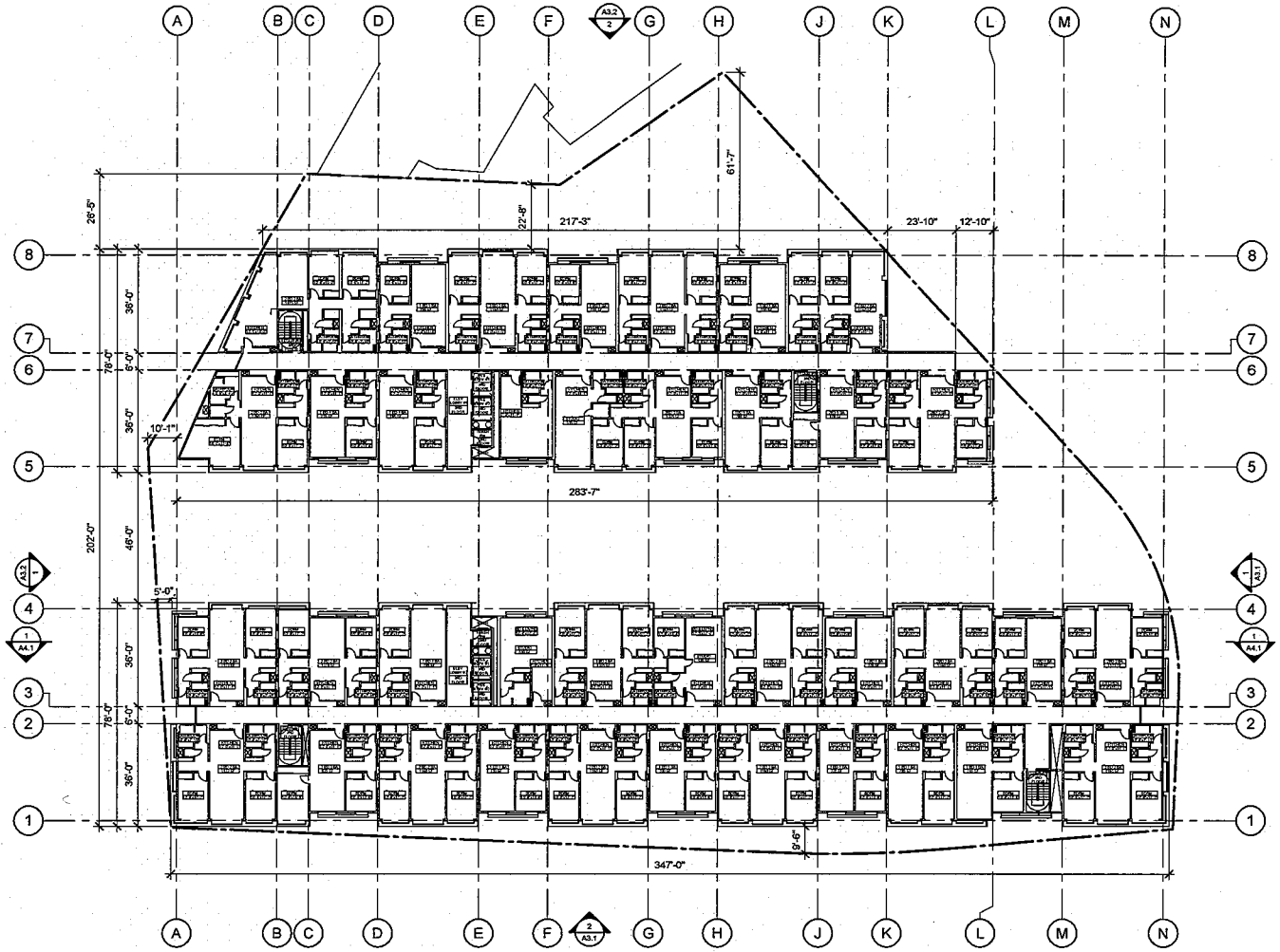

1 THIRD FLOOR PLAN
1" = 20'-0"

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MDH 5110 TELEGRAPH, LLC
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GENERAL CONTRACTOR

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t 888 XXX XXXX

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	CUP SUBMITTAL	03/18/2015

5110 Telegraph Ave.
Oakland, CA 94609

Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
Oakland, CA 94612
NEMO Building Systems, LLC
18231 Murphy Pkwy
Lathrop, CA 95330

N

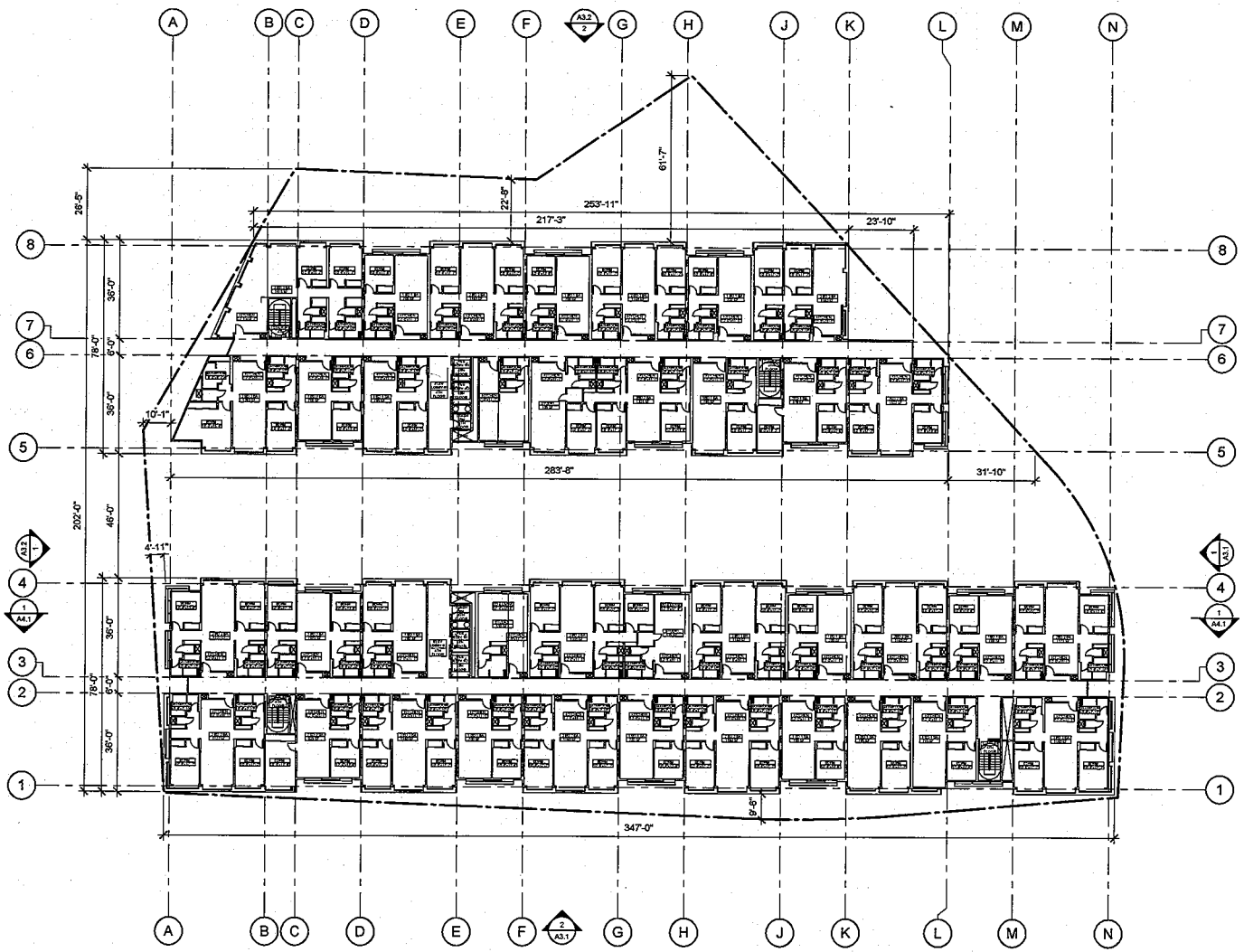
THIRD FLOOR PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A2.7

Scale 1" = 20'-0"

3/17/2015 1:06:11 PM



1 FOURTH FLOOR PLAN
1" = 20'-0"

nautilus group

Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
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ISSUE RECORD

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N

FOURTH FLOOR PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

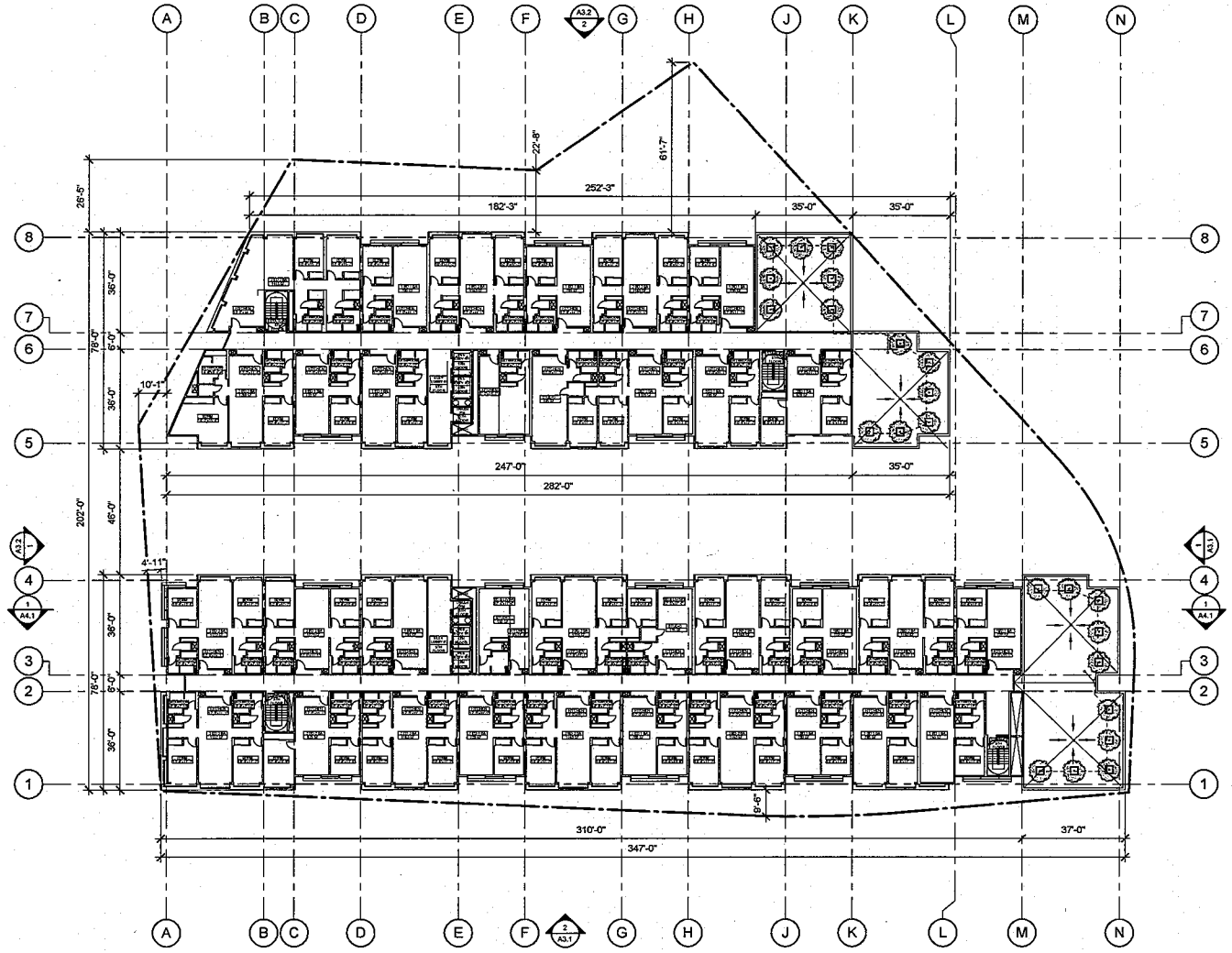
A2.8

Scale 1" = 20'-0"

3/17/2015 7:24:13 PM

SYMBOLS:

- 3/4" DRIP IRRIGATION PVC PIPE
- 3/4" COPPER PIPE
- 3/4" DRIP FERTIGATION PIPE
- IRRIGATION RISER FROM BELOW



1 FIFTH FLOOR PLAN
1" = 20'-0"

nautilus group

Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
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Nautilus Group
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Oakland, CA 94612
NEMO Building Systems, LLC
18231 Murphy Pkwy
Lathrop, CA 95330

N

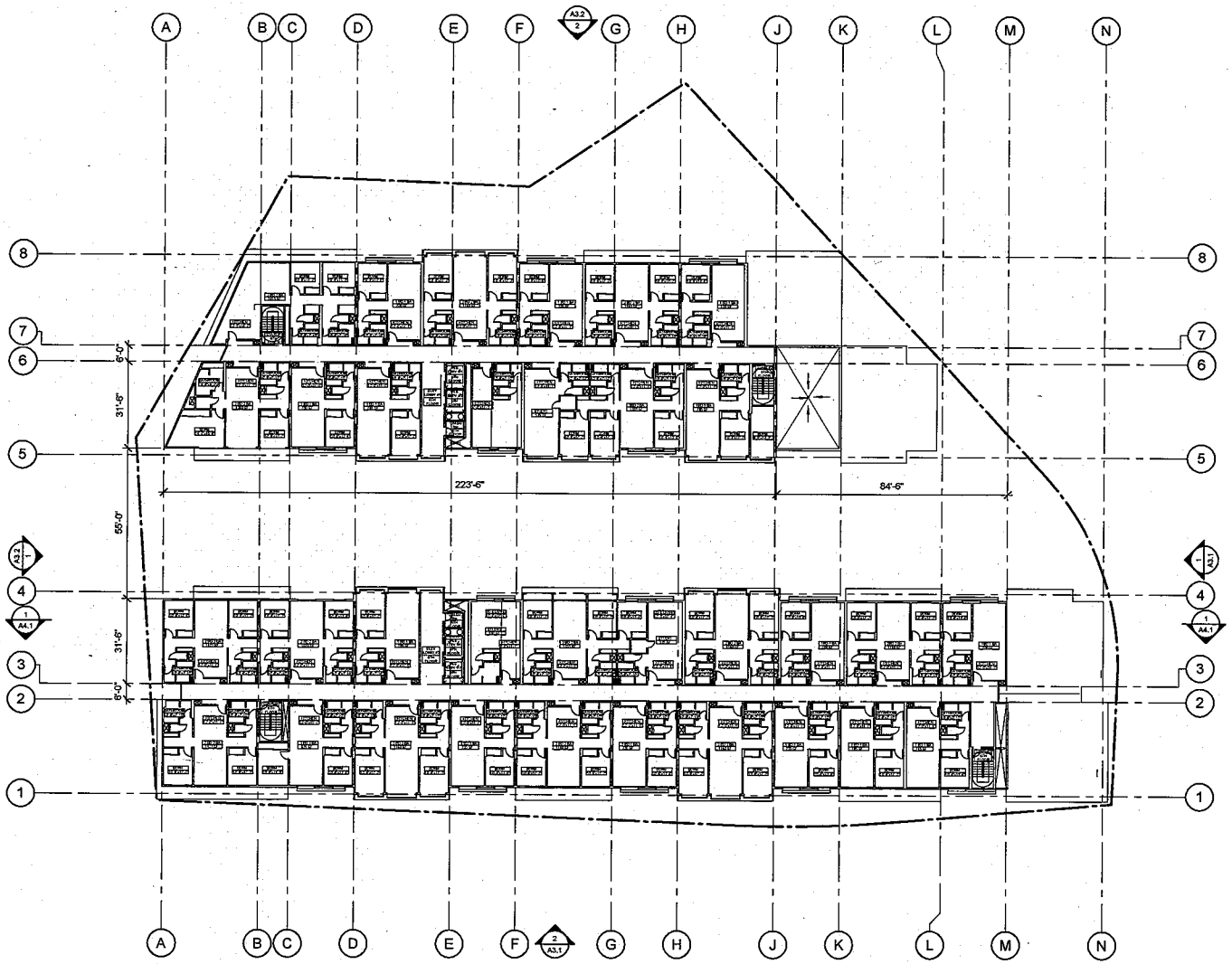
FIFTH FLOOR PLAN

Nautilus Project Number 13501
Date 18, MARCH 2015
Drawn by JM/AL

A2.9

Scale As indicated

PM 6.1.07 - 6/1/2012 1:17



1 SIXTH FLOOR PLAN
1" = 20'-0"

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Tel: 510.343.5593

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ISSUE RECORD

No.	Description	Date
001	CUP SUBMITTAL	03/18/2015

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N

SIXTH FLOOR PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A2.10

Scale 1" = 20'-0"

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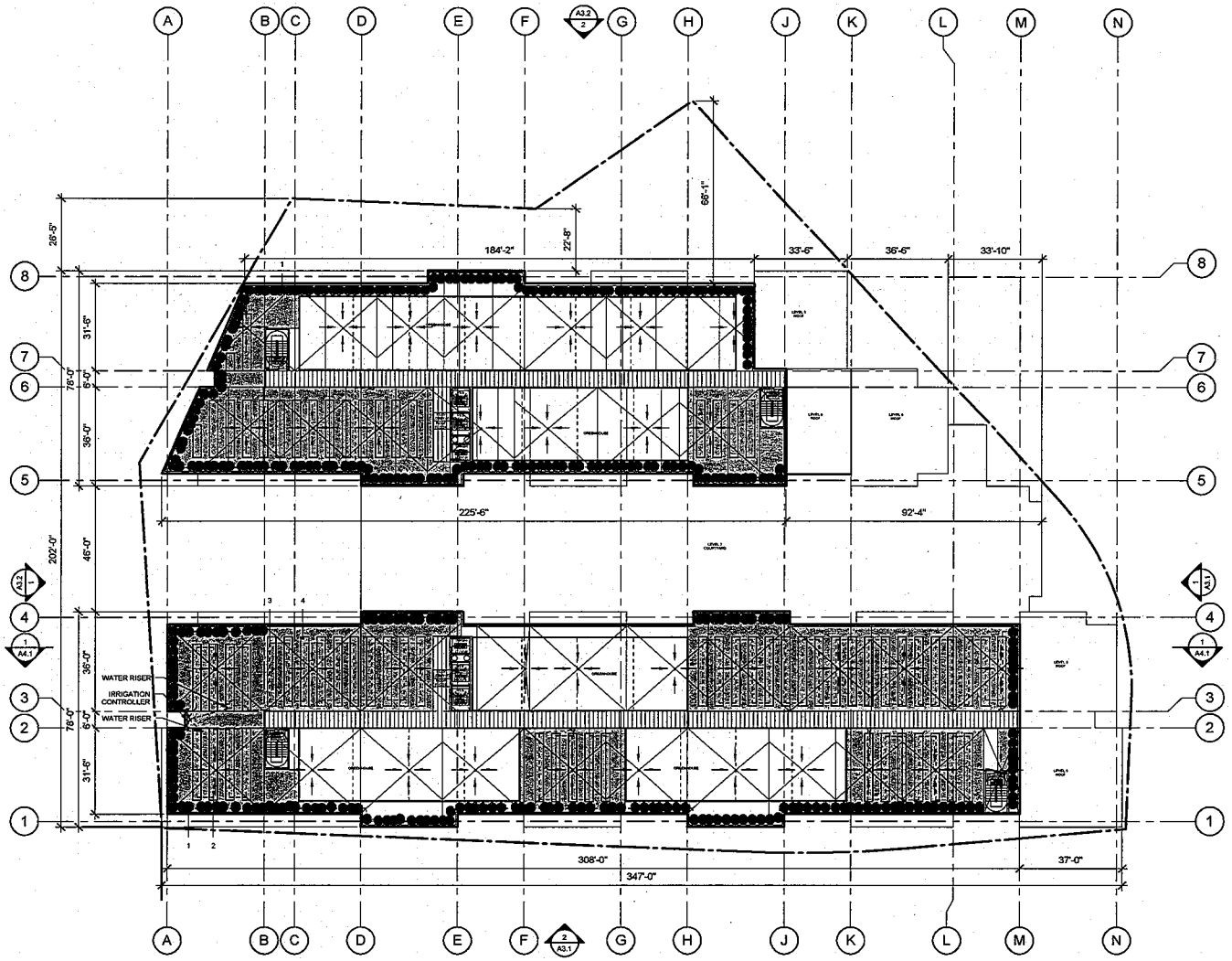

1 ROOF PLAN
1" = 20'-0"

ROOF LANDSCAPE KEY

1 - HEDGE ROWS
2 - PLANTING BEDS
3 - CITRUS TREE
4 - DECKING

SYMBOLS:

- 3/4" DRIP IRRIGATION PVC PIPE
- 3/4" COPPER PIPE
- 3/4" DRIP FERTIGATION PIPE
- IRRIGATION RISER FROM BELOW

nautilus group

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AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	CLP SUBMITTAL	03/18/2015

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Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
Oakland, CA 94612
NEMO Building Systems, LLC
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Lathrop, CA 95330

N

ROOF FLOOR PLAN

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

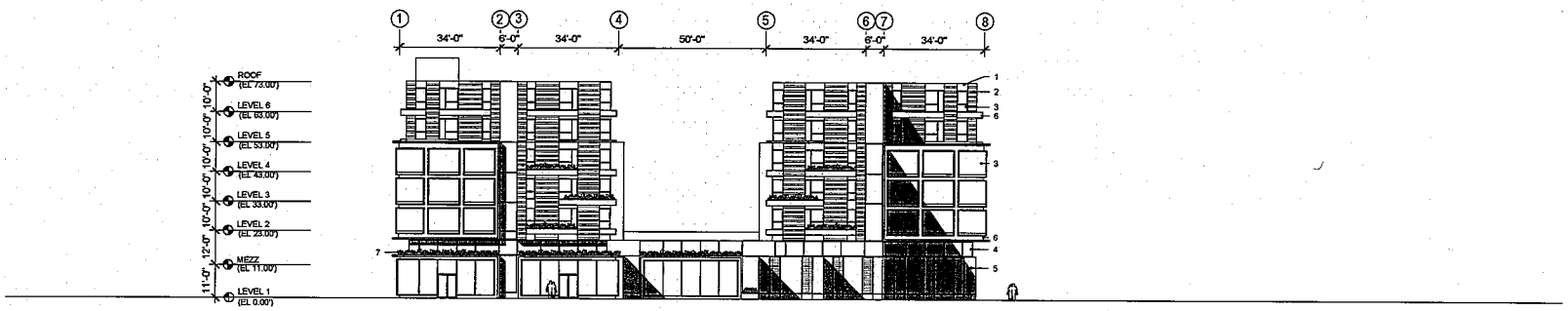
A2.11

Scale: As indicated

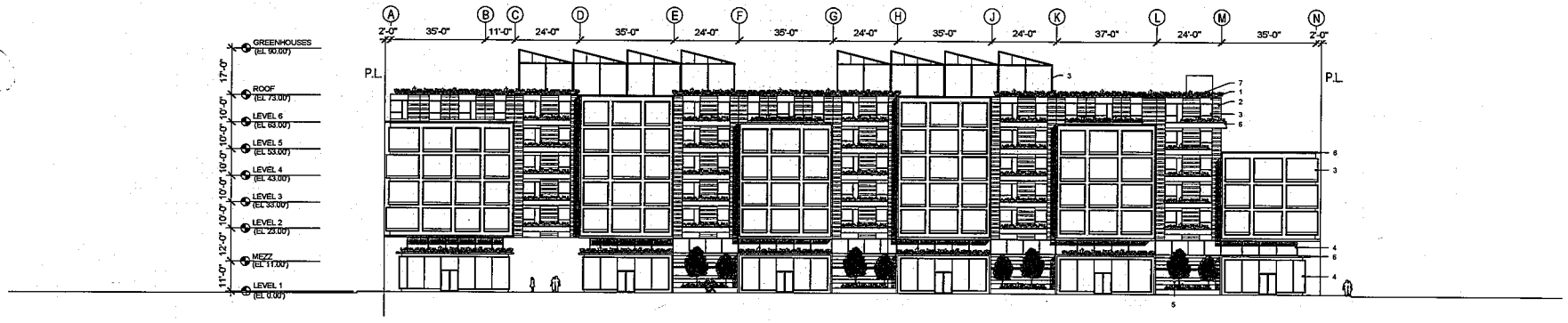
3/17/2015 7:03:34 PM

MATERIALS KEY

1 - EXTERIOR PANEL - DARK GREY
2 - EXTERIOR PANEL - WHITE
3 - GLAZING - CLEAR
4 - GLAZING - CRYSTAL GREY
5 - CONCRETE
6 - WINDOW BOX
7 - GOLDEN JAPANESE GRASS



1 EAST ELEVATION (CLARKE ST.)
1" = 20'-0"



2 SOUTH ELEVATION (51ST ST.)
1" = 20'-0"

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t 510.573.8866

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AGENCY APPROVALS

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No.	Description	Date
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Oakland, CA 94612
NEMO Building Systems, LLC
18231 Murphy Pkwy
Lathrop, CA 95330

EXTERIOR ELEVATIONS

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

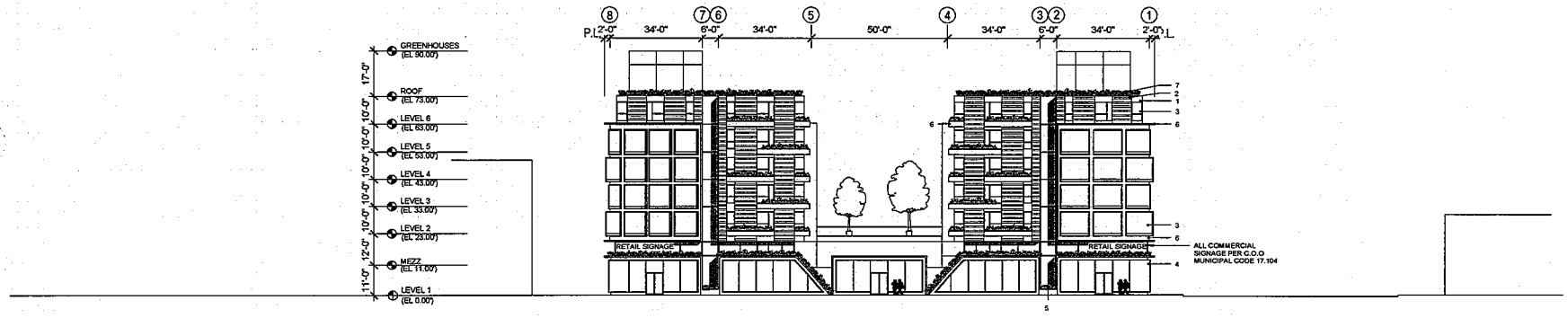
A3.1

Scale As indicated

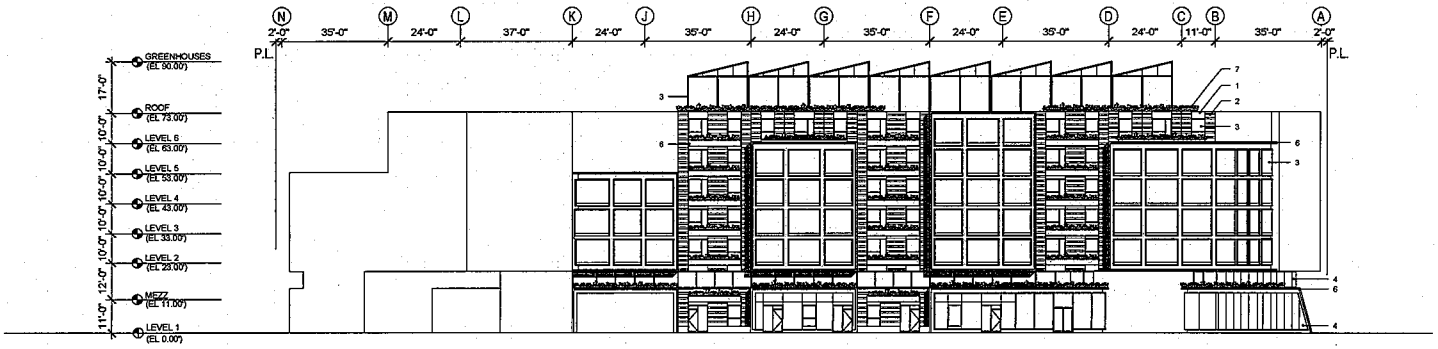
3/17/2015 7:09:51 PM

MATERIALS KEY

1 - EXTERIOR PANEL - DARK GREY
2 - EXTERIOR PANEL - WHITE
3 - GLAZING - CLEAR
4 - GLAZING - CRYSTAL GREY
5 - CONCRETE
6 - WINDOW BOX
7 - GOLDEN JAPANESE GRASS



1 WEST ELEVATION (TELEGRAPH AVE.)
1" = 20'-0"



2 NORTH ELEVATION (CLARKE ST BTW. REDONDO & CLAREMONT)
1" = 20'-0"

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AGENCY APPROVALS

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EXTERIOR ELEVATIONS

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL
Scale	As indicated

A3.2

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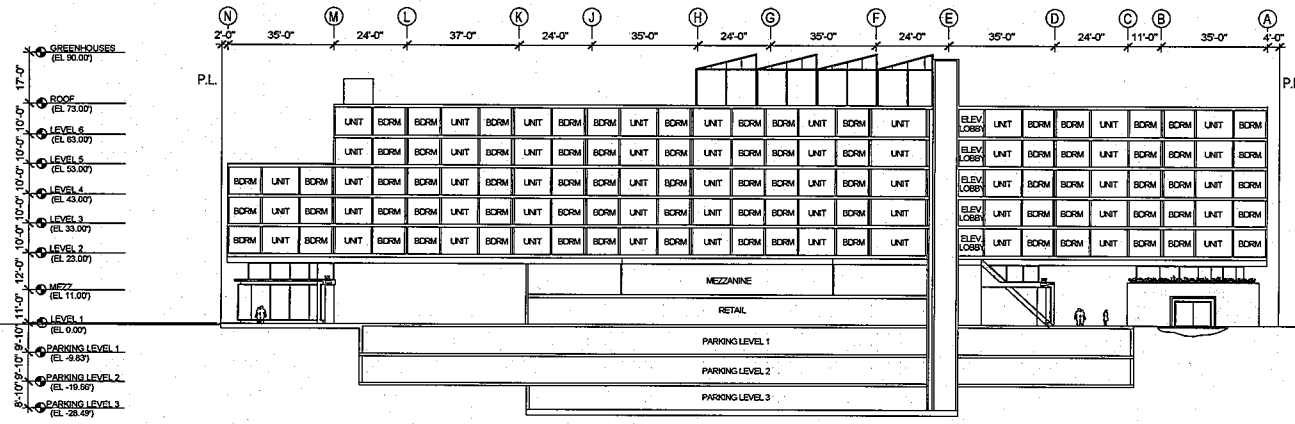

1 LONGITUDINAL SECTION
1" = 20'-0"

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BUILDING SECTIONS

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A4.1

Scale 1" = 20'-0"

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CORNER OF 51ST & TELEGRAPH

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Oakland, CA 94609

Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
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NEMO Building Systems, LLC
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Lathrop, CA 95330

RENDERINGS

Nautilus Project Number	13501
Date	18, MARCH 2015
Drawn by	JM/AL

A11.0

Scale

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