

NEW COFFEE SHOP

WITH DRIVE-THROUGH
980 ISLAND DRIVE
ALAMEDA, CA 94502



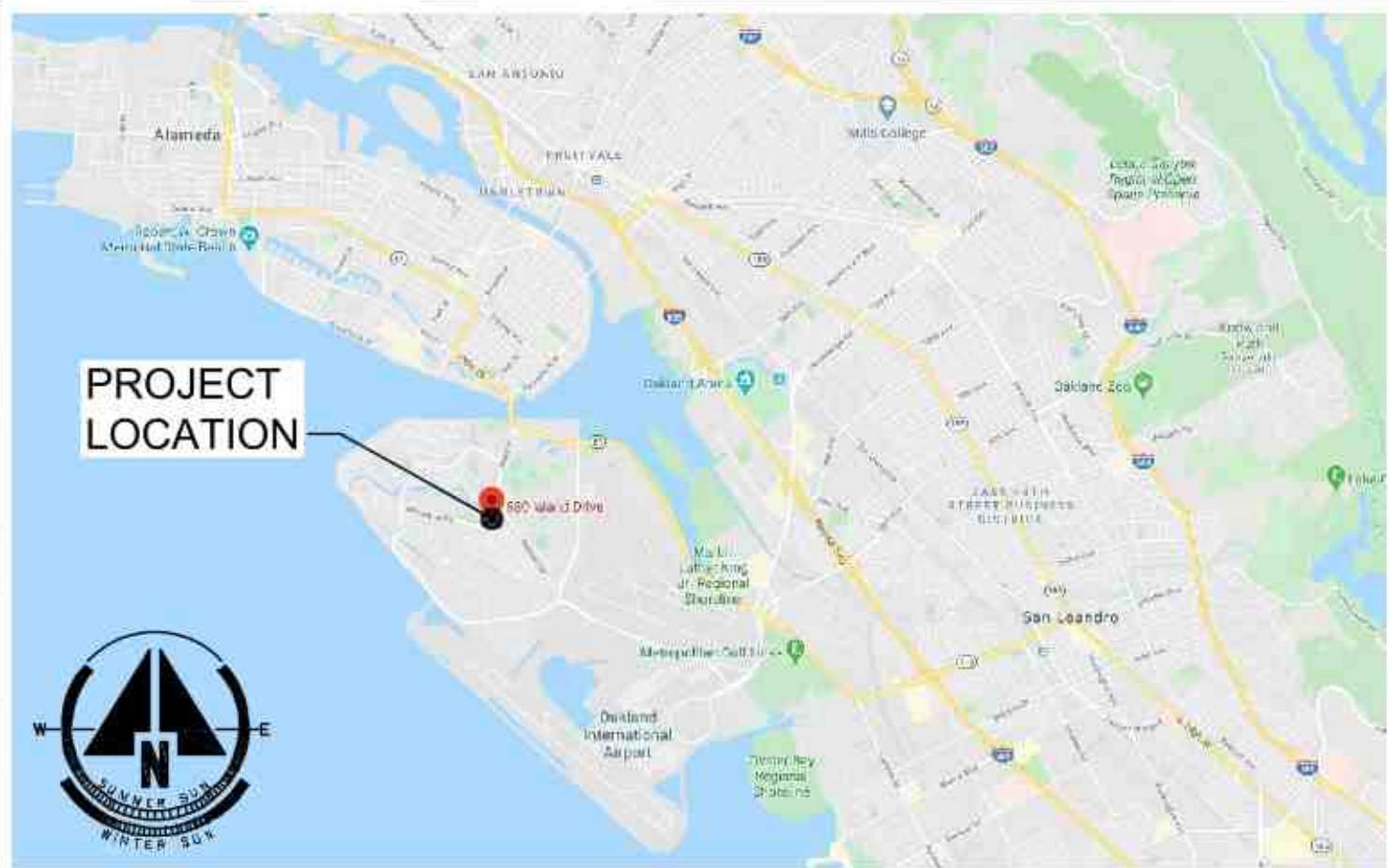
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Telephone: (925) 939-3010

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VICINITY MAP



OWNER

US BANK NATIONAL ASSOCIATION
c/o RUBICON PROPERTY GROUP, LLC
1840 SAN MIGUEL DRIVE, SUITE 206
WALNUT CREEK, CA 94596
TEL: (925) 787-5910
jeff@rubiconpg.com

SUBMITTED TO

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SUBMITTED FOR

DESIGN REVIEW & USE PERMIT
AUGUST 2020

DRAWING INDEX

- DR0.1 COVER SHEET
- DR1.0 EXISTING SITE PLAN
- DR1.1 PROPOSED SITE PLAN
- DR1.2 TRASH ENCLOSURE DETAILS
- DR2.0 EXISTING FLOOR PLAN
- DR2.1 PROPOSED FLOOR PLAN
- DR5.0 EXISTING EXTERIOR ELEVATIONS
- DR5.1 PROPOSED EXTERIOR ELEVATIONS
- L-1 CONCEPTUAL LANDSCAPE PLAN

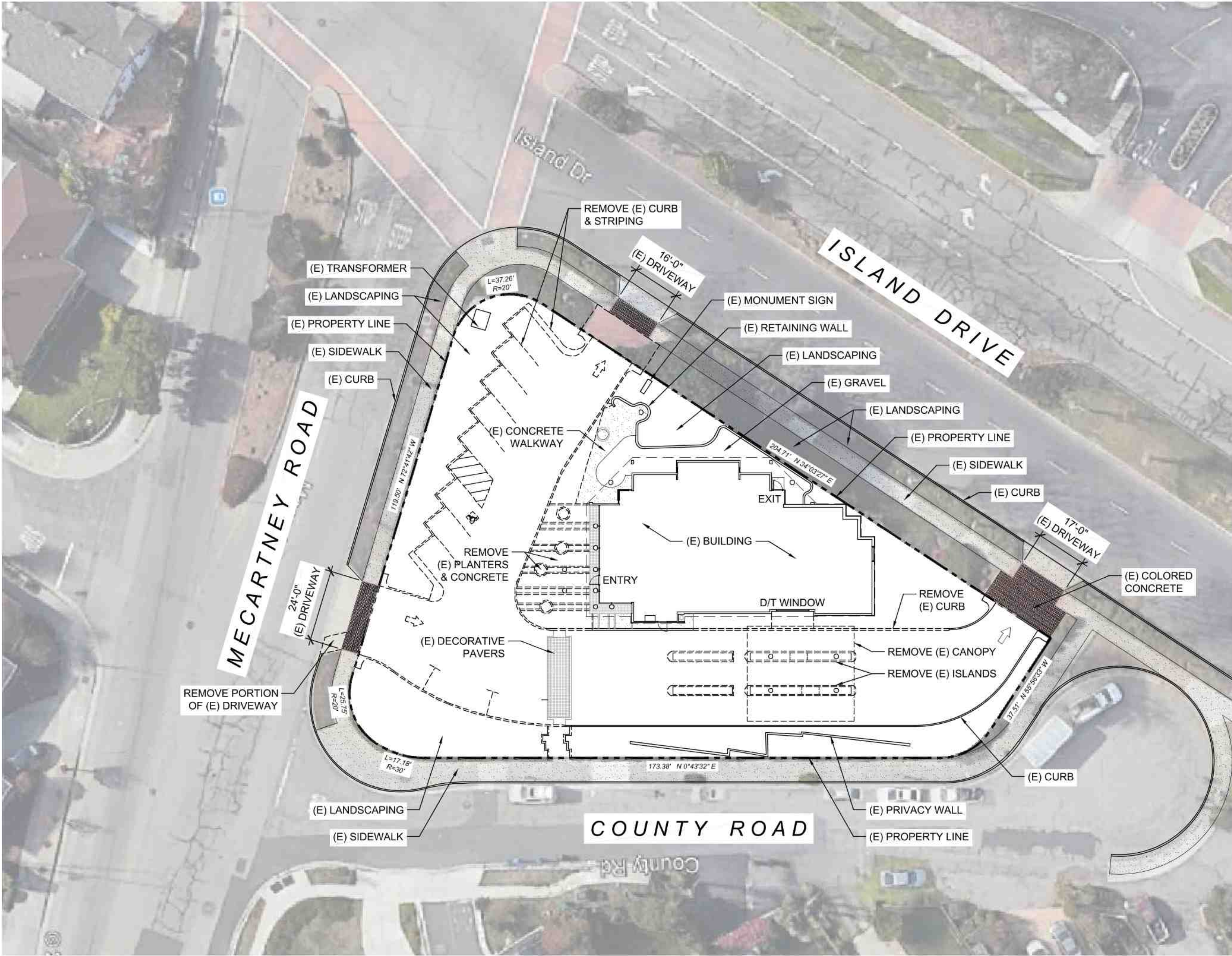
DATE: 05-18-2020

REV. NO.	REV. DATE
1	06-30-2020
2	07-20-2020
3	08-14-2020
4	
5	

COVER SHEET

DR0.1

JOB NO.: PDP18



EXISTING SITE PLAN
SCALE: 1" = 20'-0"

SITE DATA

JURISDICTION:	CITY OF ALAMEDA, CA
A.P.N.	074-1045-012
ZONING:	C-2-PD
GENERAL PLAN:	COMMUNITY COMMERCIAL
SITE AREA:	± 23,382 SF (± 0.54 AC.)
EXISTING BUILDING AREA:	3,995 SF
EXISTING PARKING:	
STANDARD =	7 SPACES
ACCESSIBLE (NON-COMPLIANT) =	1 SPACE
PARALLEL, COMPACT =	2 SPACES
TOTAL EXISTING PARKING =	10 SPACES



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GENERAL NOTES

- A) ITEMS SHOWN DASHED ARE TO BE REMOVED.
- B) SEE SHEET DR1.1 FOR PROPOSED SITE PLAN.
- C) SEE SHEET DR2.0 FOR DEMOLITION FLOOR PLAN.
- D) SEE SHEET DR2.1 FOR PROPOSED FLOOR PLAN.

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EXISTING
SITE PLAN

DR1.0

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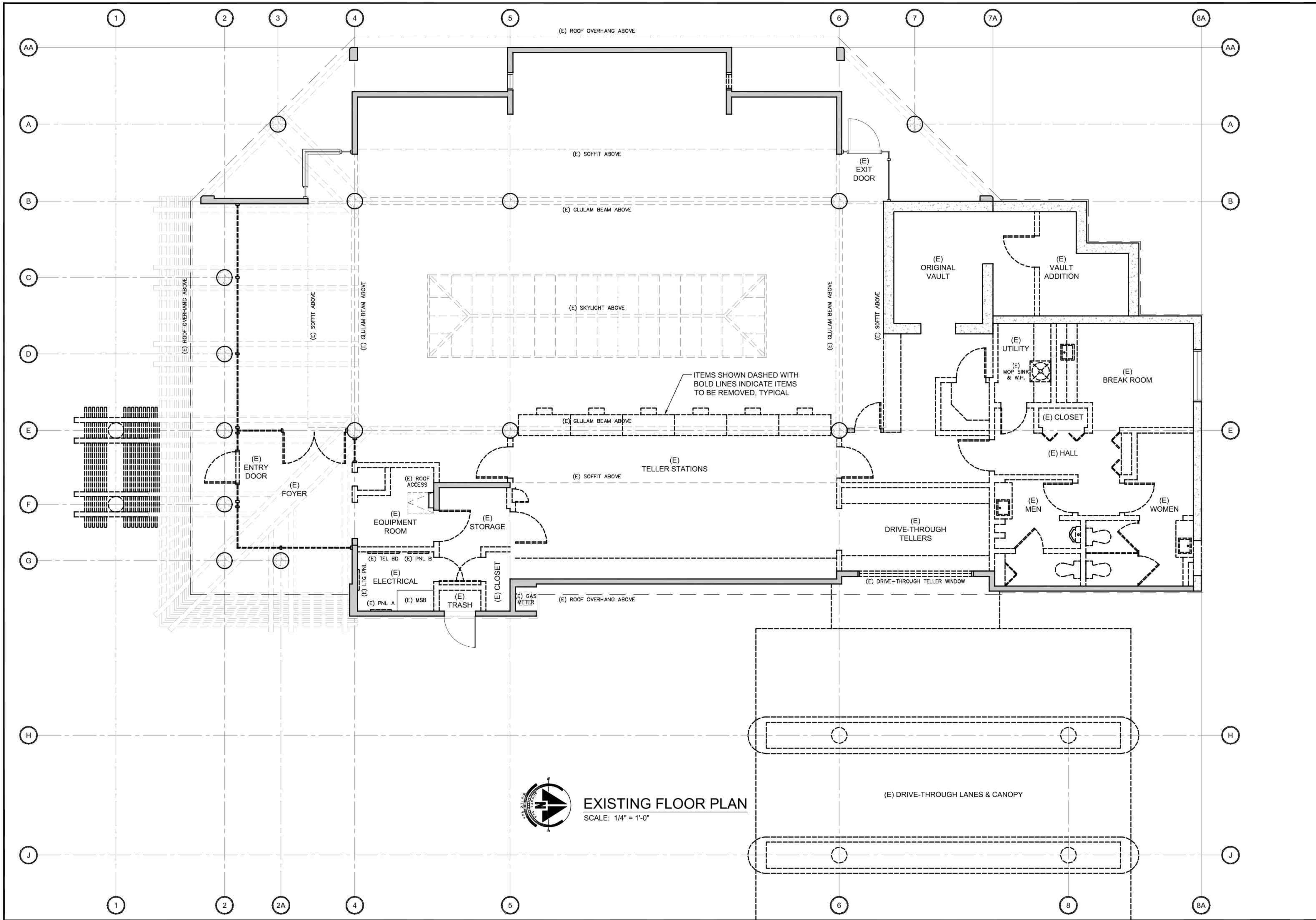


SCALE: 1" = 20'-0"

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Received August 18, 2020





EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

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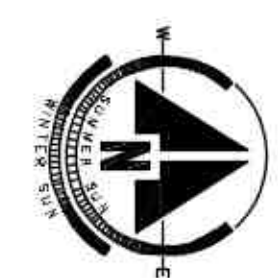
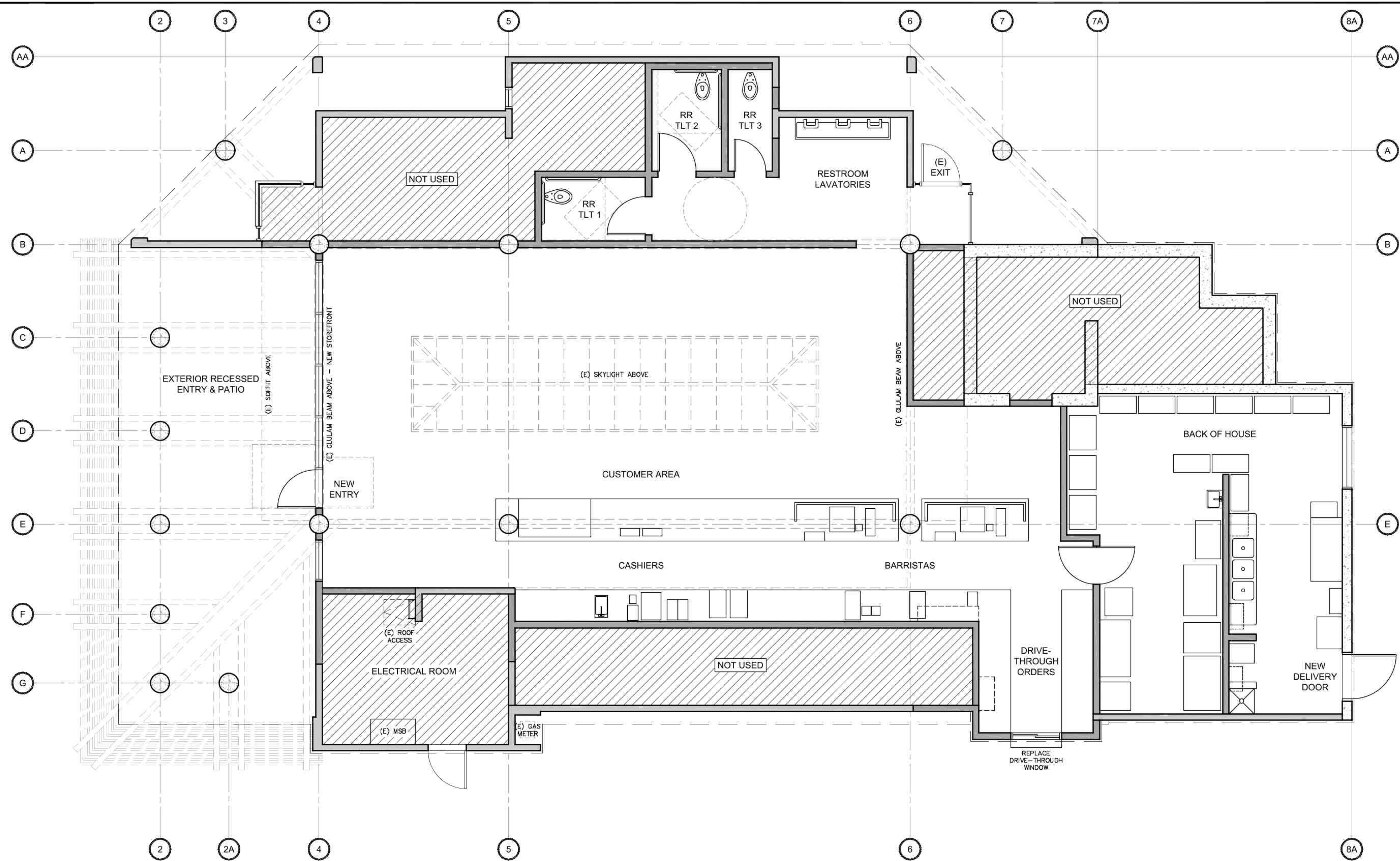
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2	
3	
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EXISTING FLOOR PLAN

DR2.0

JOB NO.: PDP18

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PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING AREAS:	
NEW COFFEE TENANT =	2,550 SF
AREA CONVERTED TO EXTERIOR SPACE =	390 SF
LEFTOVER NON-RENTABLE SPACE =	1,055 SF
TOTAL EXISTING BUILDING AREA =	3,995 SF



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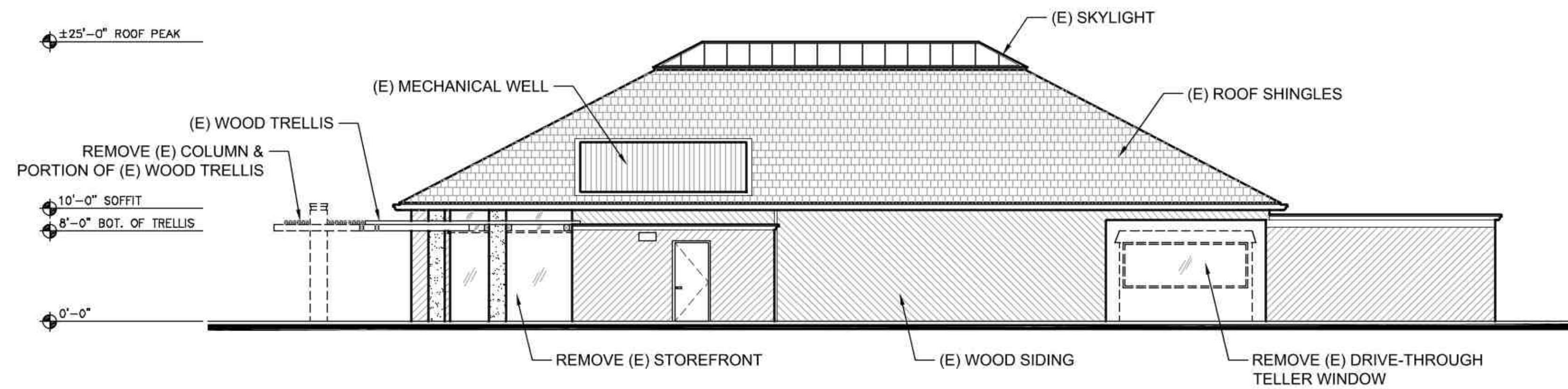
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PROPOSED
FLOOR PLAN

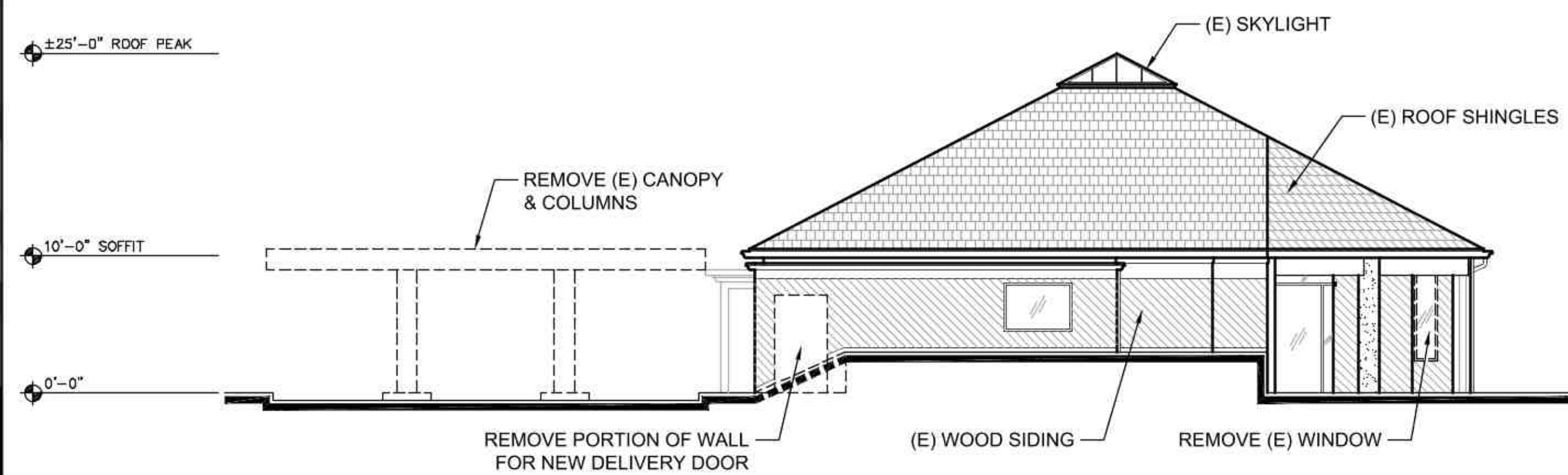
DR2.1

JOB NO.: PDP18

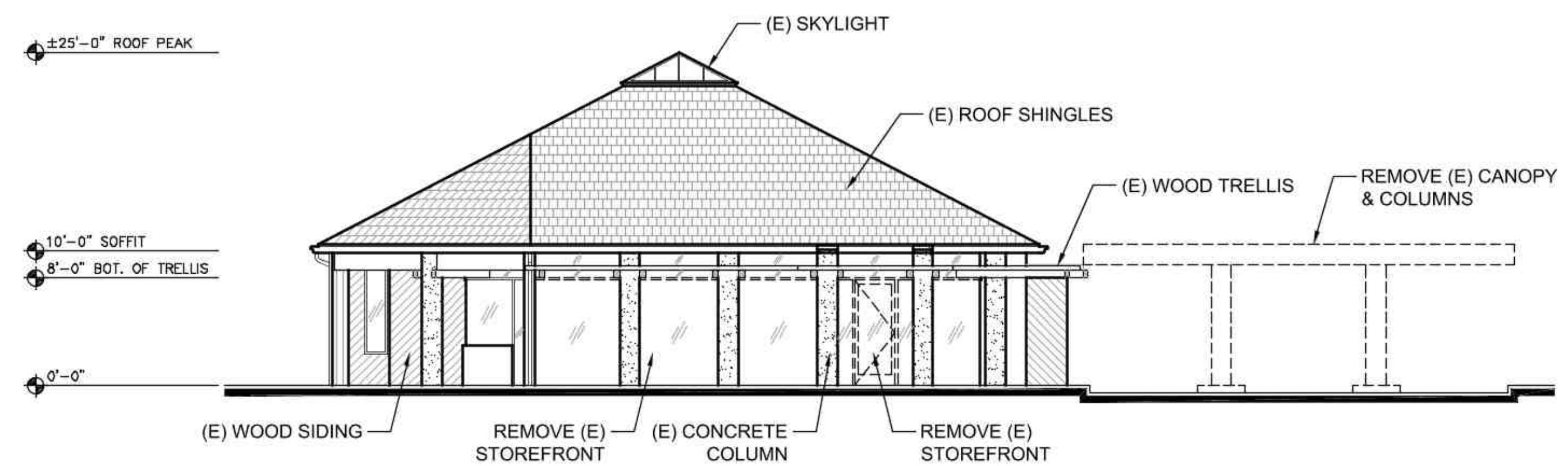
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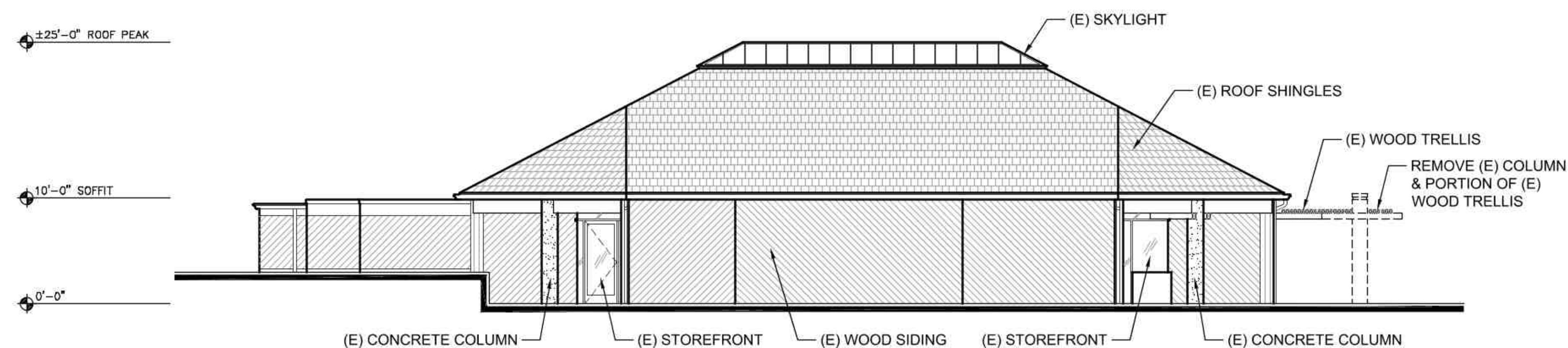
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



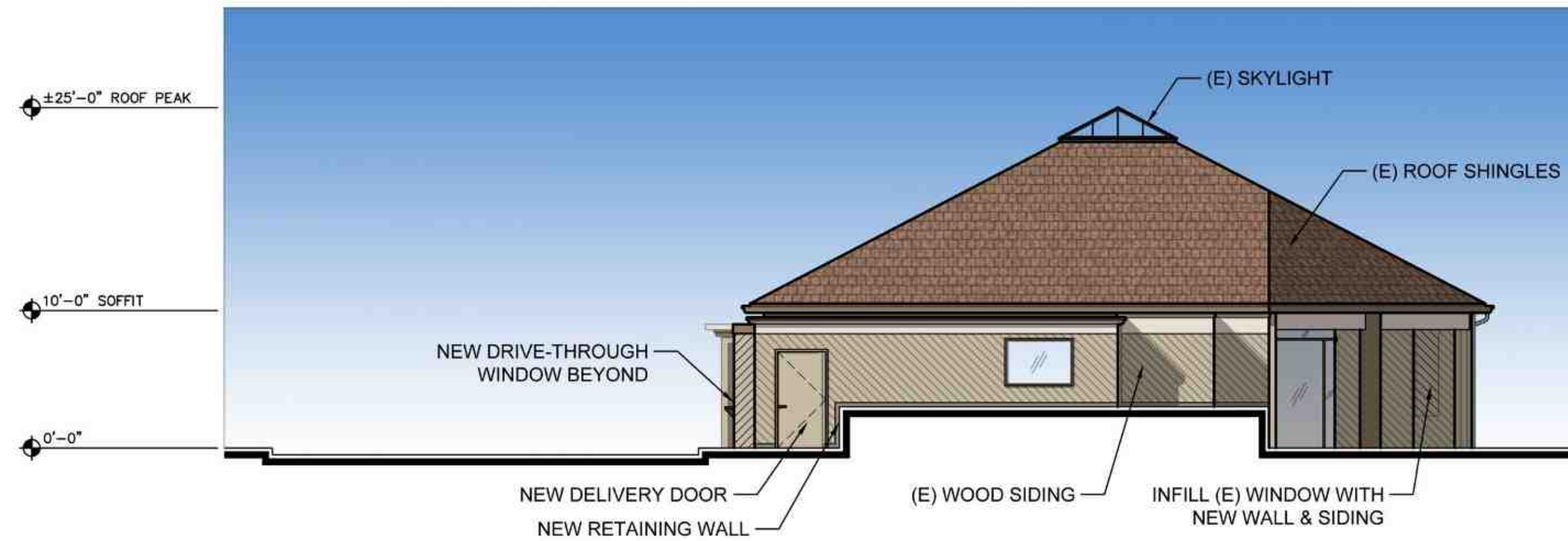
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



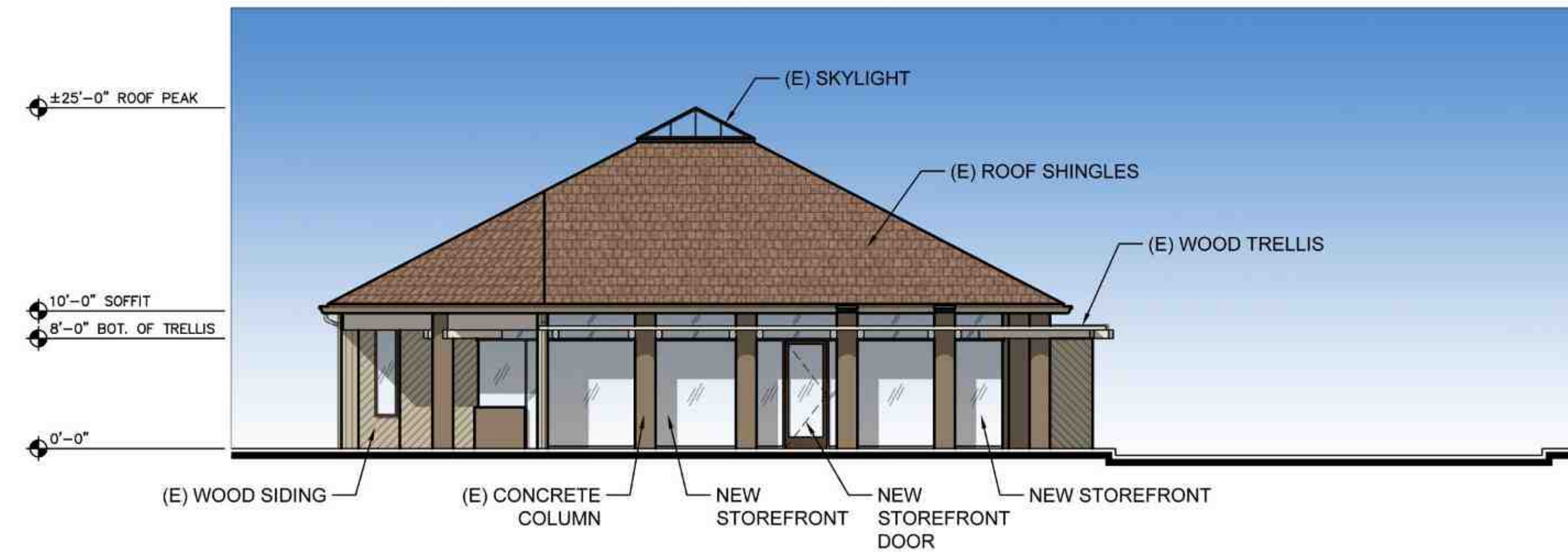
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

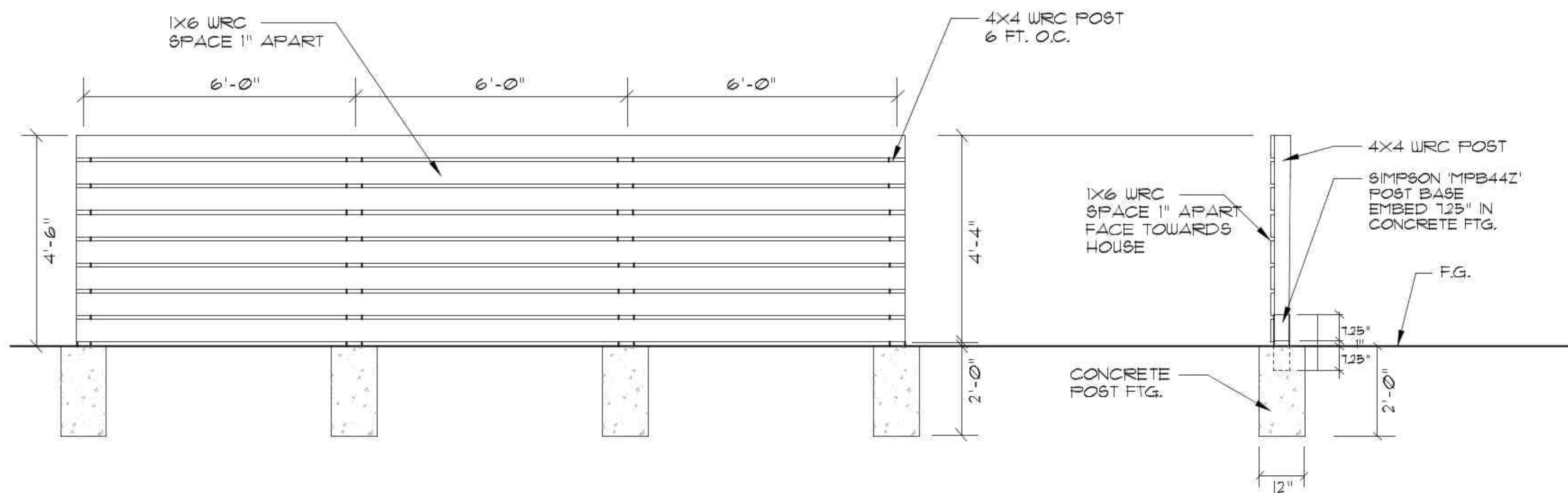


PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
ALL WOOD SHALL BE CLEAR WESTERN RED CEDAR, MIXED GRAIN.
ALL WOOD SHALL BE COATED WITH PRESERVE-A WOOD CLEAR SEALER
OR EQUAL. VERIFY WITH OWNER.



FENCE ELEVATION

FENCE SECTION

PRELIMINARY PLANT LIST

SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SUNSET WESTERN GARDEN TYPICAL HEIGHT x WIDTH	QTY SPACING
24" BOX	ARBUTUS MARINA'	STRAWBERRY MADRONE	3 / LOW	25'-40' x 30'	30' O.C.
24" BOX	LAGERSTROEMIA HYBRID 'MUSKOGEE'	GRAPE MYRTLE	3 / LOW	20' x 20'	21' O.C.
1 GAL	COTONEASTER DAMMERI 'LOUFAST'	BEARBERRY	3 / LOW	1' x 6'	4' O.C.
5 GAL	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	3 / LOW	3'-4'	3'-9" O.C.
1 GAL	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	3 / LOW	2' x 2'	3' O.C.
5 GAL	NANDINA 'LEMON LIME'	GREEN NANDINA	3 / LOW	3'-4' x 3'-4'	3'-6" O.C.
5 GAL	PHORMIUM HYBRID 'ED CARMAN'	DWARF FLAX	3 / LOW	3' x 3'	4' O.C.
5 GAL	PITTOSPORUM TOBIRA 'VARIEGATUM'	MOCK ORANGE	3 / LOW	5' x 5'	4' O.C.

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURIED, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, MFR NOZZLES AND DRIP WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 3" LAYER OF MULCH TOP DRESSING.

ALL TREES SHALL BE INSTALLED AT A MINIMUM OF 24" BOX SIZE. ALL SHRUBS SHALL BE INSTALLED AT A 5 GAL. SIZE, EXCEPT ACCENT AND GROUNDCOVER SHRUBS.

ALL UTILITIES IN THE LANDSCAPE AREAS SHALL BE SCREENED WITH EVERGREEN SHRUBS.

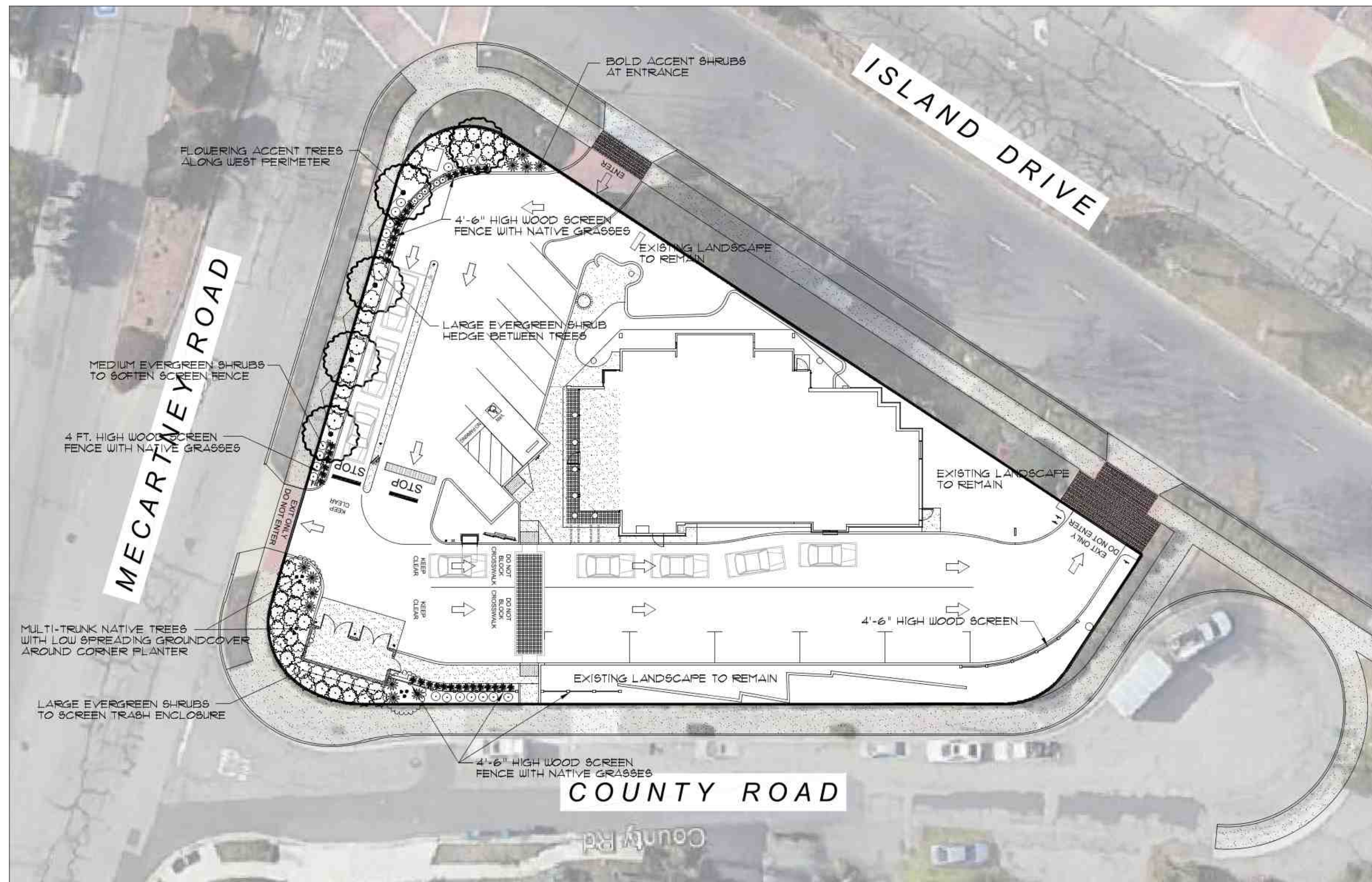
LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AND WILL APPLY SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN. WATER CALCULATIONS SHALL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS.

D. Kilian

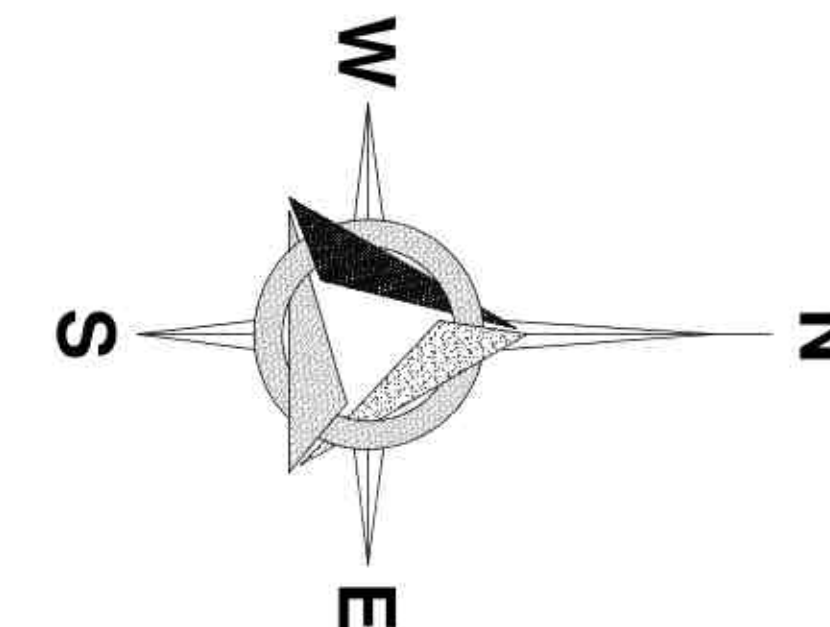
AUGUST 14, 2020

LANDSCAPE ARCHITECT #2359

DATE



CONCEPTUAL LANDSCAPE PLAN



GRAPHIC SCALE

