

GOLDEN GATE LOFTS

5630 SAN PABLO AVE
OAKLAND, CA



APPLICANT

Mehrdad Dokhanchy &
Ed Hemmat
P.O. Box 11390
Oakland, CA 94611
Phone: (510) 773-7100
Contact: Ed Hemmat
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ARCHITECT

FCGA Architecture
301 Hartz Ave. Suite 213
Danville, CA 94526
Phone: (925) 678-2038
Contact: Matthew Mead
Email: matt@fcgainc.com

CIVIL ENGINEER

TBD

LANDSCAPE ARCHITECT

TBD

PROPOSED USE

Mixed Use Including Ground Level
Retail and 4-Stories of Apartments
Above

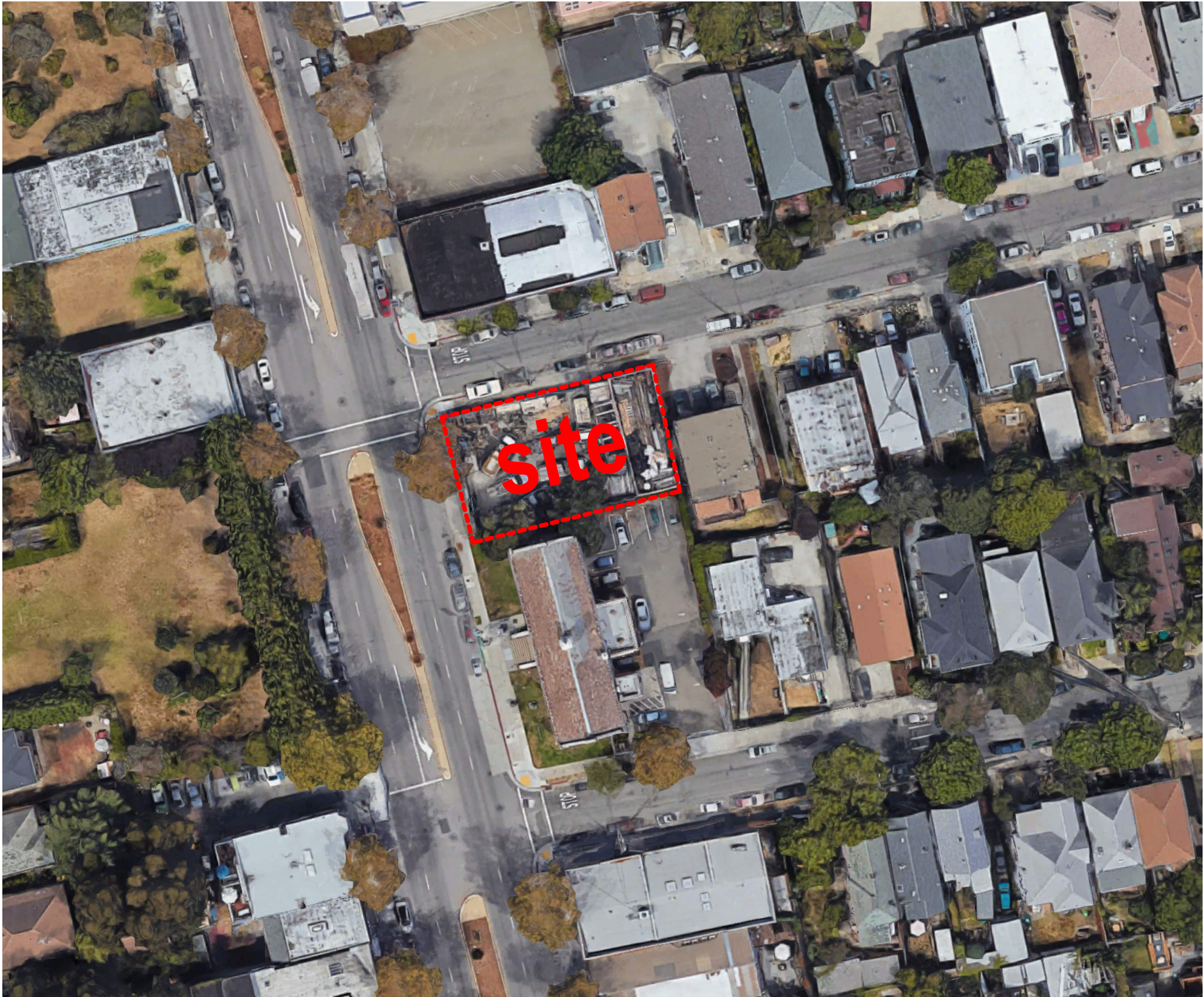
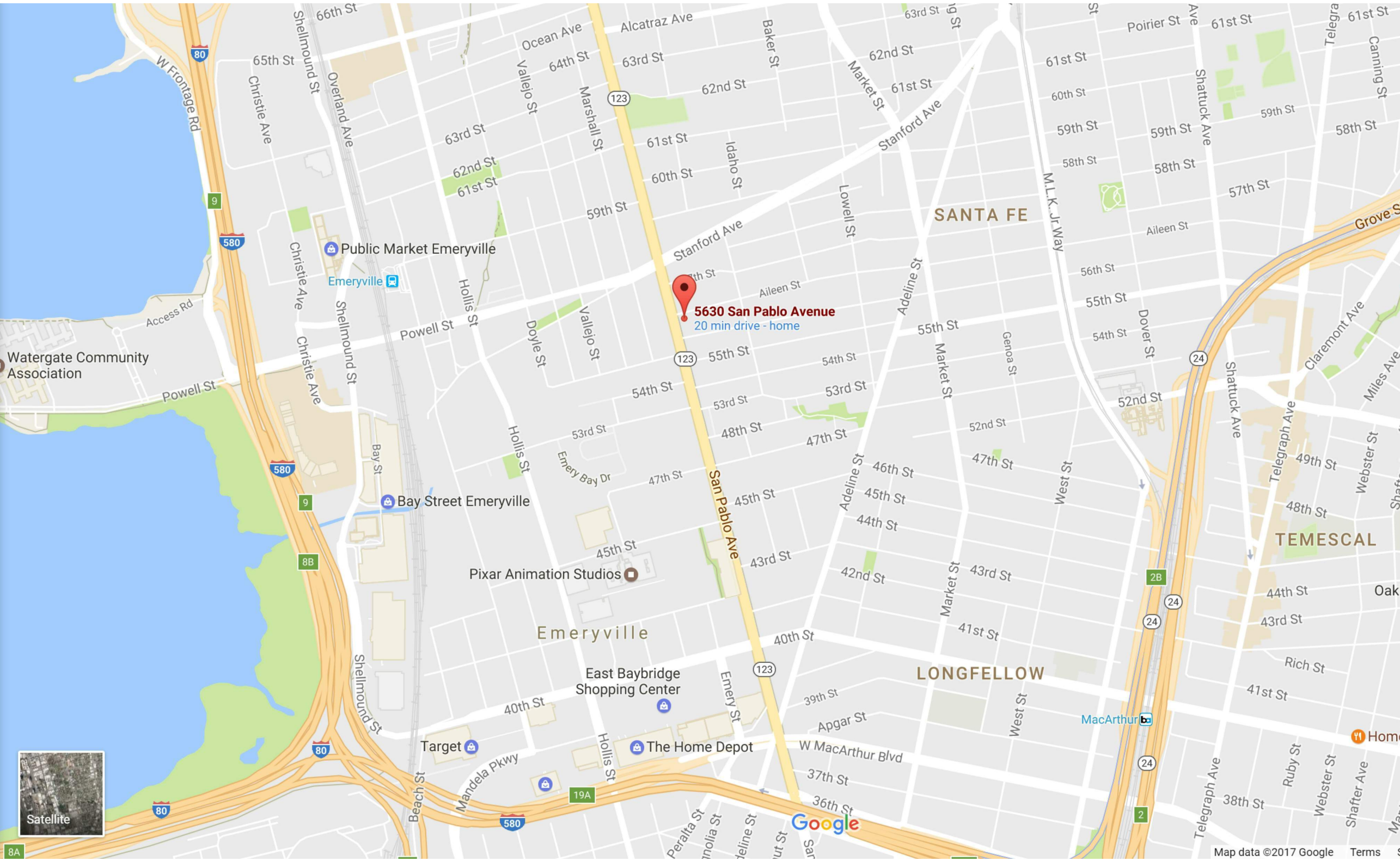
NOTE

These Drawings Are Preliminary.
Some Revisions May Occur Due
To Tenant Requirements.

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PROJECT INFORMATION

A.P.N.:	015-130701400
GENERAL PLAN:	NEIGH. CENTER MIXED USE
CURRENT ZONING DISTRICT:	CN-3
HEIGHT RESTRICTION:	60' COMMERCIAL CORRIDOR
MAXIMUM BUILDING STORIES:	5 STORIES
BUILDING USE:	
1ST FLOOR:	RETAIL/ PARKING GARAGE
2ND-5TH FLOOR:	RESIDENTIAL

PROPOSED BUILDING DATA

BUILDING HEIGHT	
PARAPET:	60'-0"
W/ ELEVATOR/ STAIR TOWER:	±68'-0"
LOT DIMENSIONS:	105' X 60'
LOT AREA:	6,300 SF
BUILDING FOOTPRINT:	6,300 SF
LOT COVERAGE:	100%

FLOOR AREA:	
LEVEL 1	
RETAIL:	±1,995 SF
GARAGE:	±3,534 SF
RESIDENTIAL LOBBY:	±334SF
UTILITY:	±437SF
TOTAL:	6,300 SF

LEVEL 2: RESIDENTIAL	±4,692 SF
LEVEL 3: RESIDENTIAL	±4,447 SF
LEVEL 4: RESIDENTIAL	±4,154 SF
LEVEL 5: RESIDENTIAL	±3,860 SF
TOTAL BUILDING AREA:	±26,009 SF (15-UNITS)

APARTMENT UNIT SUMMARY

1BR/ 1BA UNITS:	2
2BR/ 1BA UNITS:	10
2BR/ 2BA UNITS:	2
3BR/ 2BA UNITS:	1

TOTAL UNITS:	15
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PARKING ANALYSIS

PARKING REQUIRED: (1 SPACE/ UNIT)	15 SPACES
PARKING DEDUCTIONS:TRANSIT AREA: -30%	-4.2 SPACES

TOTAL REQUIRED AFTER DEDUCTIONS:	10 SPACES
PARKING PROVIDED:	10 SPACES

OPEN SPACE

GROUP USABLE OPEN SPACE REQUIRED:	
150SF/ UNIT X 15 UNITS:	±2,250 SF

GROUP USABLE OPEN SPACE PROVIDED:	
GROUND FLOOR:	NONE (SEE NOTE ON A2)
PRIVATE BALCONY:	± 670 SF
SHARED ROOFTOP:	±2,100 SF
TOTAL OPEN SPACE:	±2,770 SF

UNIT ANALYSIS:

ALLOWABLE RESIDENTIAL DENSITY:	
CN-3 ZONE (60' HEIGHT LIMIT)	
350 SF LOT AREA PER UNIT	
UNITS ALLOWED: (6,300SF/ 350SF) =	18 UNITS
UNITS PROPOSED:	15 UNITSF

LIVEABLE FLOOR AREA:

LEVEL 2:	
UNIT 1: 2BR/1BA	±1,126 SF
UNIT 2: 2BR/2BA	±1,107 SF
UNIT 3: 2BR/1BA	±928 SF
UNIT 4: 2BR/1BA	±926 SF

TOTAL AREA:	±3162 SF

LEVEL 3:	
UNIT 1: 2BR/1BA	±1,126 SF
UNIT 2: 2BR/2BA	±1,107 SF
UNIT 3: 2BR/1BA	±928 SF
UNIT 4: 2BR/1BA	±926 SF

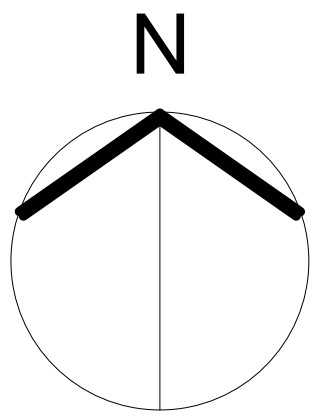
TOTAL AREA:	±4,087 SF

LEVEL 4:	
UNIT 1: 1BR/1BA	±940 SF
UNIT 2: 1BR/1BA	±816 SF
UNIT 3: 2BR/1BA	±928 SF
UNIT 4: 2BR/1BA	±926 SF

TOTAL AREA:	±3,610 SF

LEVEL 5:	
UNIT 1: 3BR/ 2BA	±1,454 SF
UNIT 2: 2BR/ 1BA	±928 SF
UNIT 3: 2BR/ 1BA	±926 SF

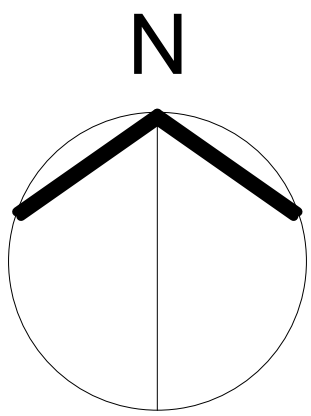
TOTAL AREA	±3,308 SF



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

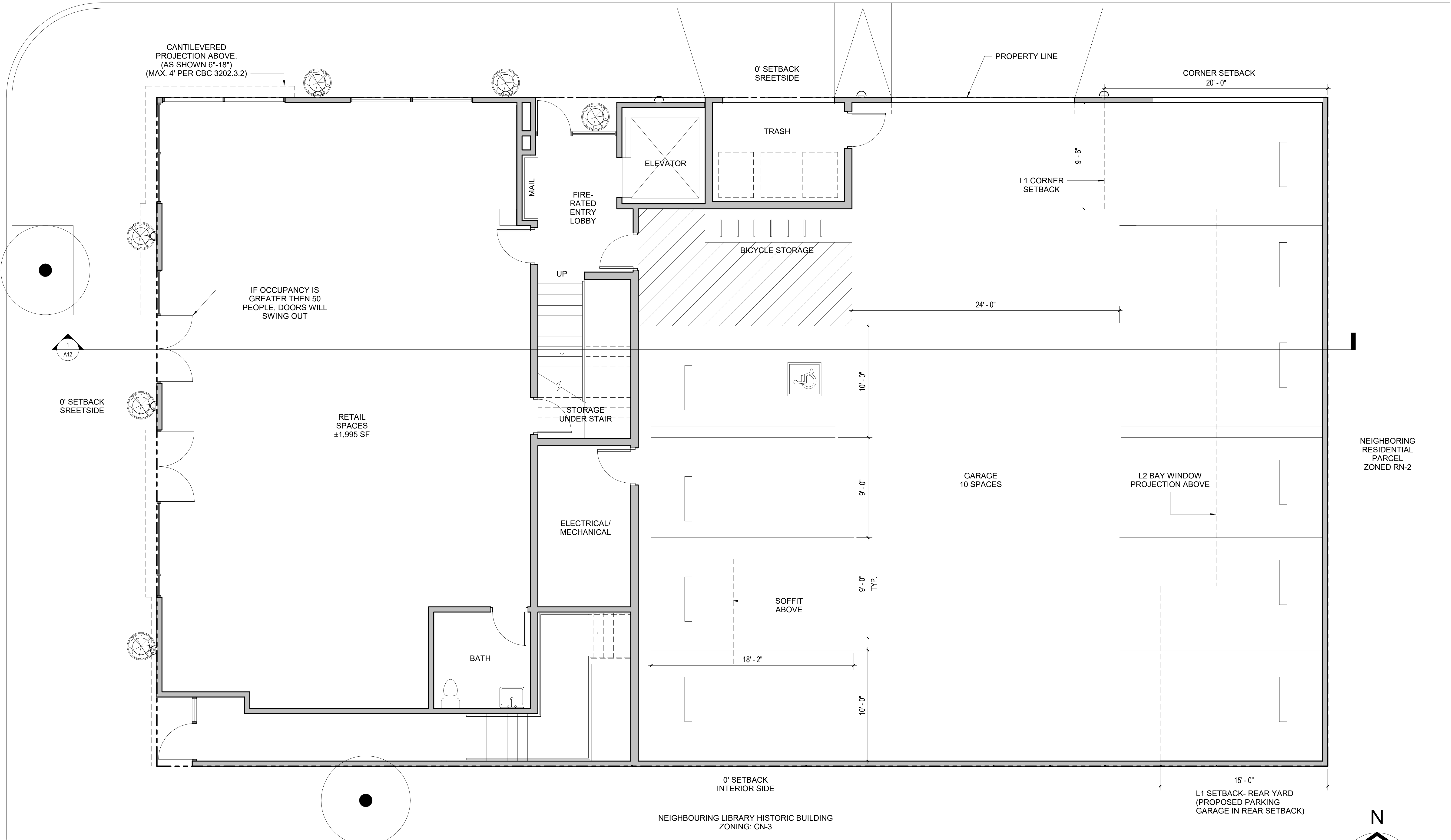


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5630 SAN PABLO AVE
OAKLAND, CA

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

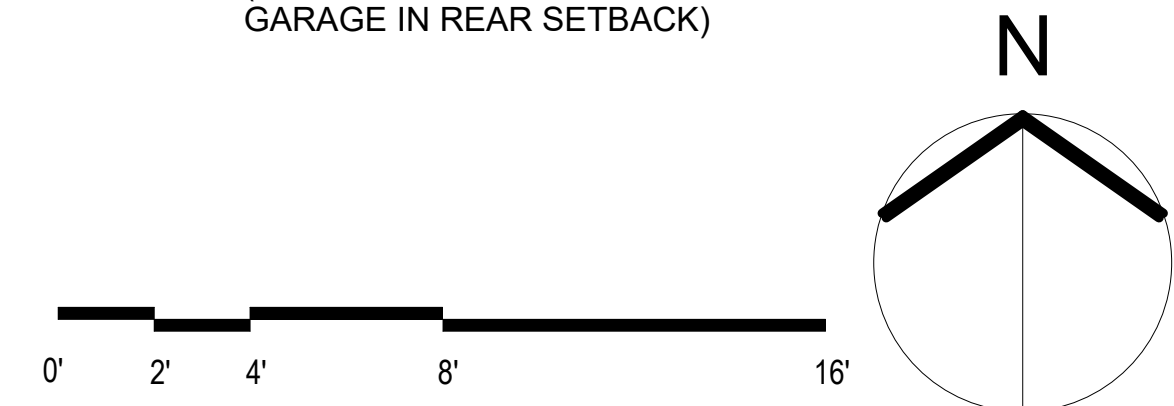
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1 LEVEL 1
1/4" = 1'-0"

NOTE: IN THE LIEU OF PROVIDING 400 S.F. OF GROUND LEVEL OPEN SPACE, WE ARE PROPOSING A 2,100 SF ROOFTOP OPEN SPACE AS IT OFFERS VIEWS OF THE BAY AND THE SURROUNDING ENVIRONMENT

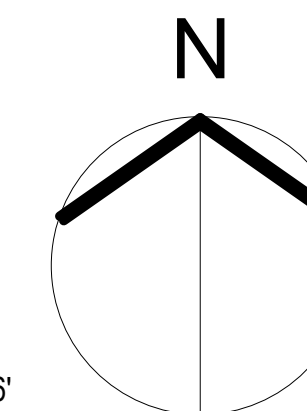


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LEVEL 1 PLAN
1/4" = 1'-0"

A2
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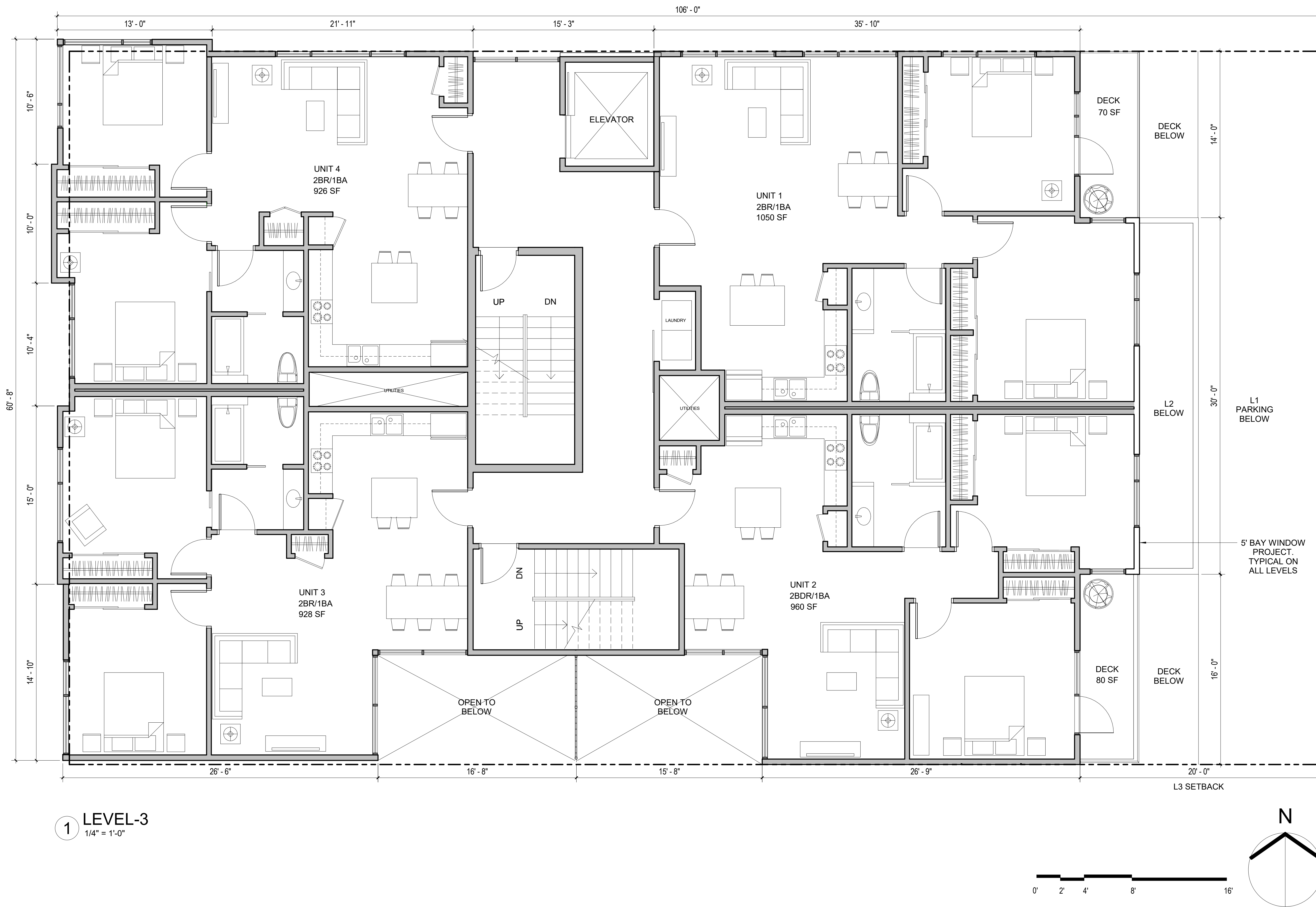


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$$1/4'' = 1'-0''$$

A3
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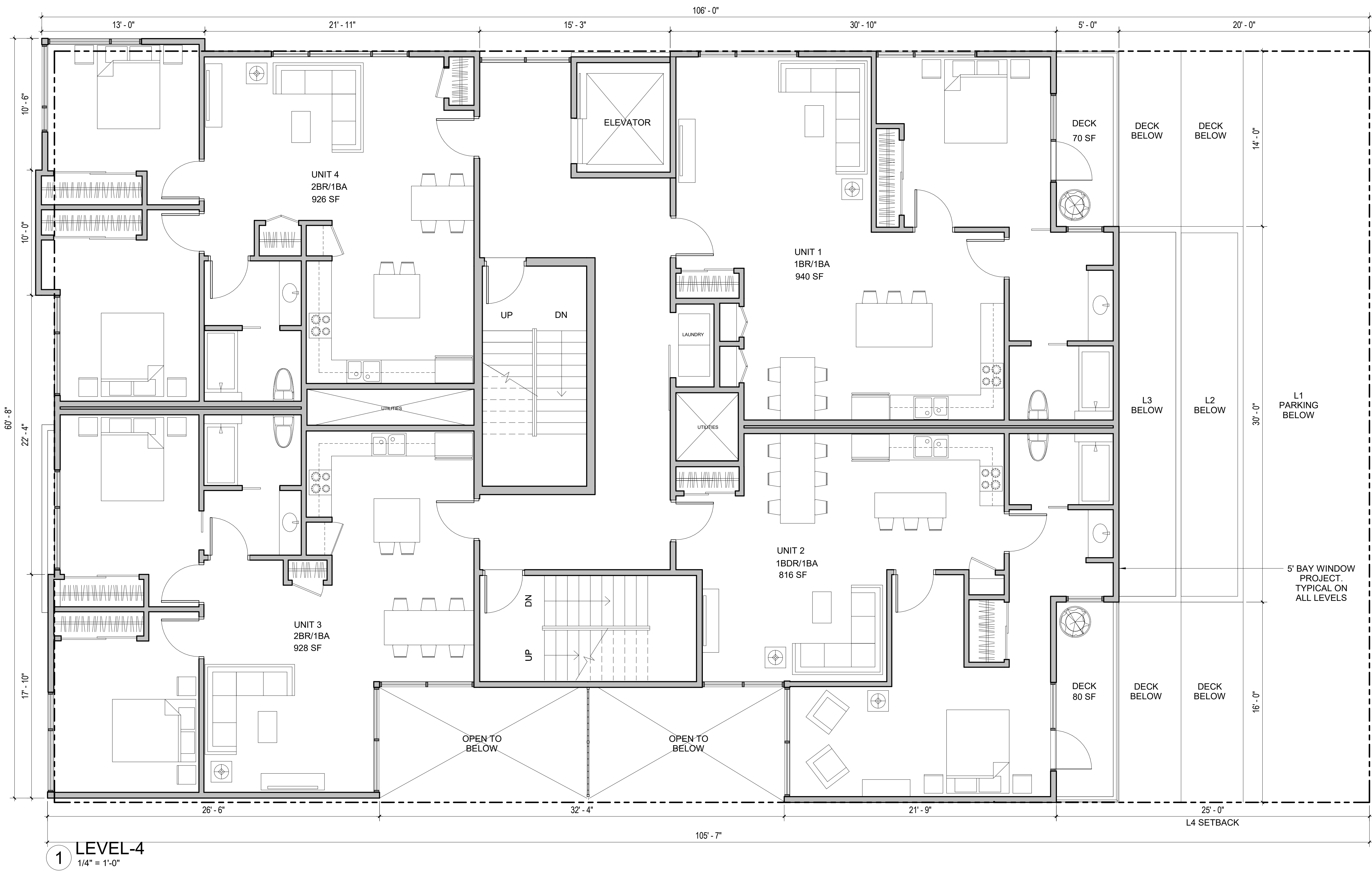
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LEVEL 3 PLAN
1/4" = 1'-0"

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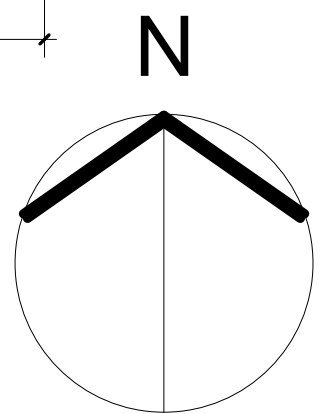
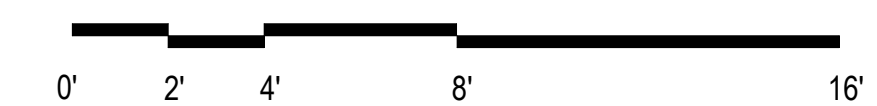


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LEVEL 4 PLAN
1/4" = 1'-0"

A5
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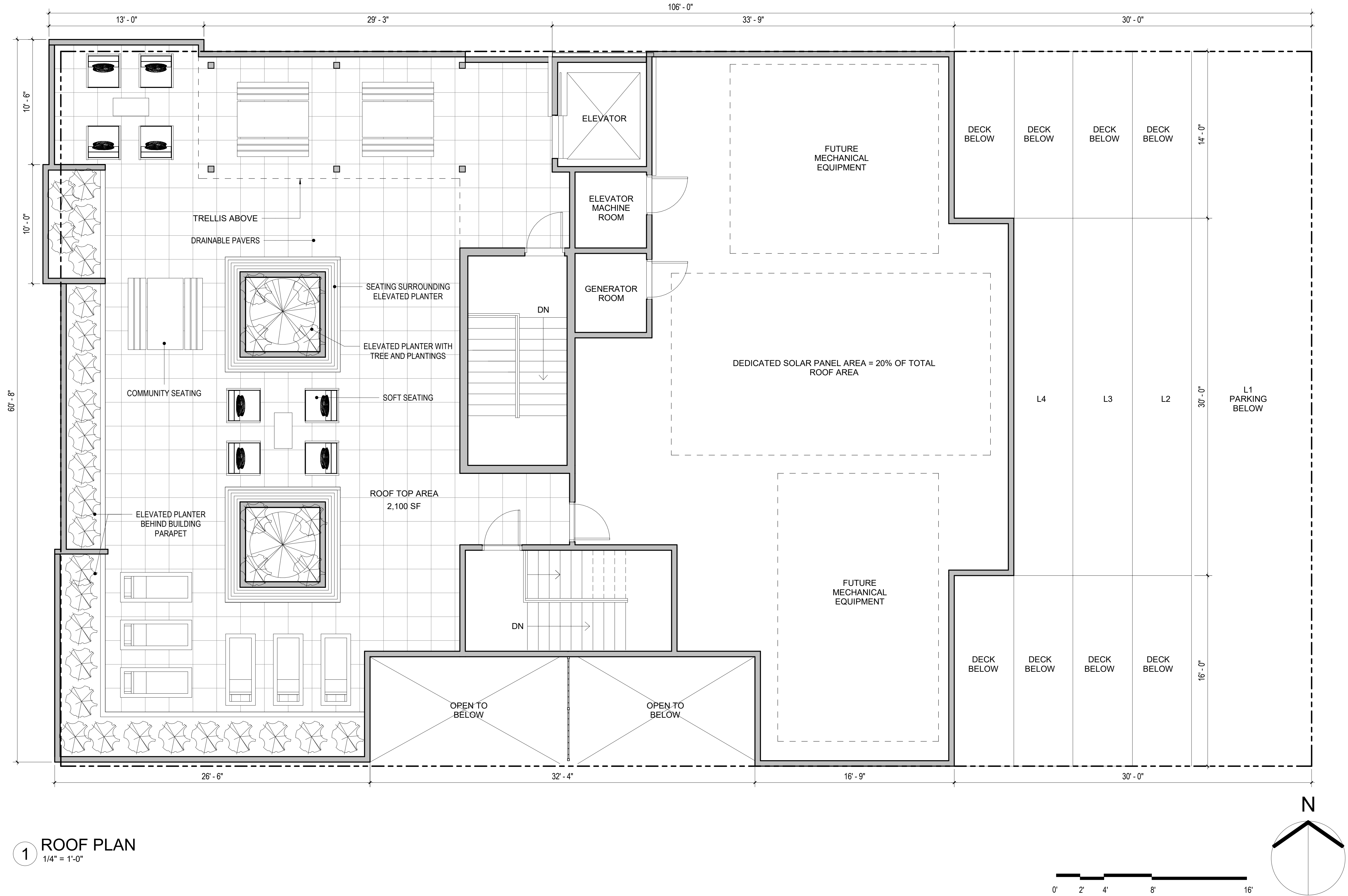


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$$1/4'' = 1'-0''$$

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ROOF PLAN

1/4" = 1'-0"

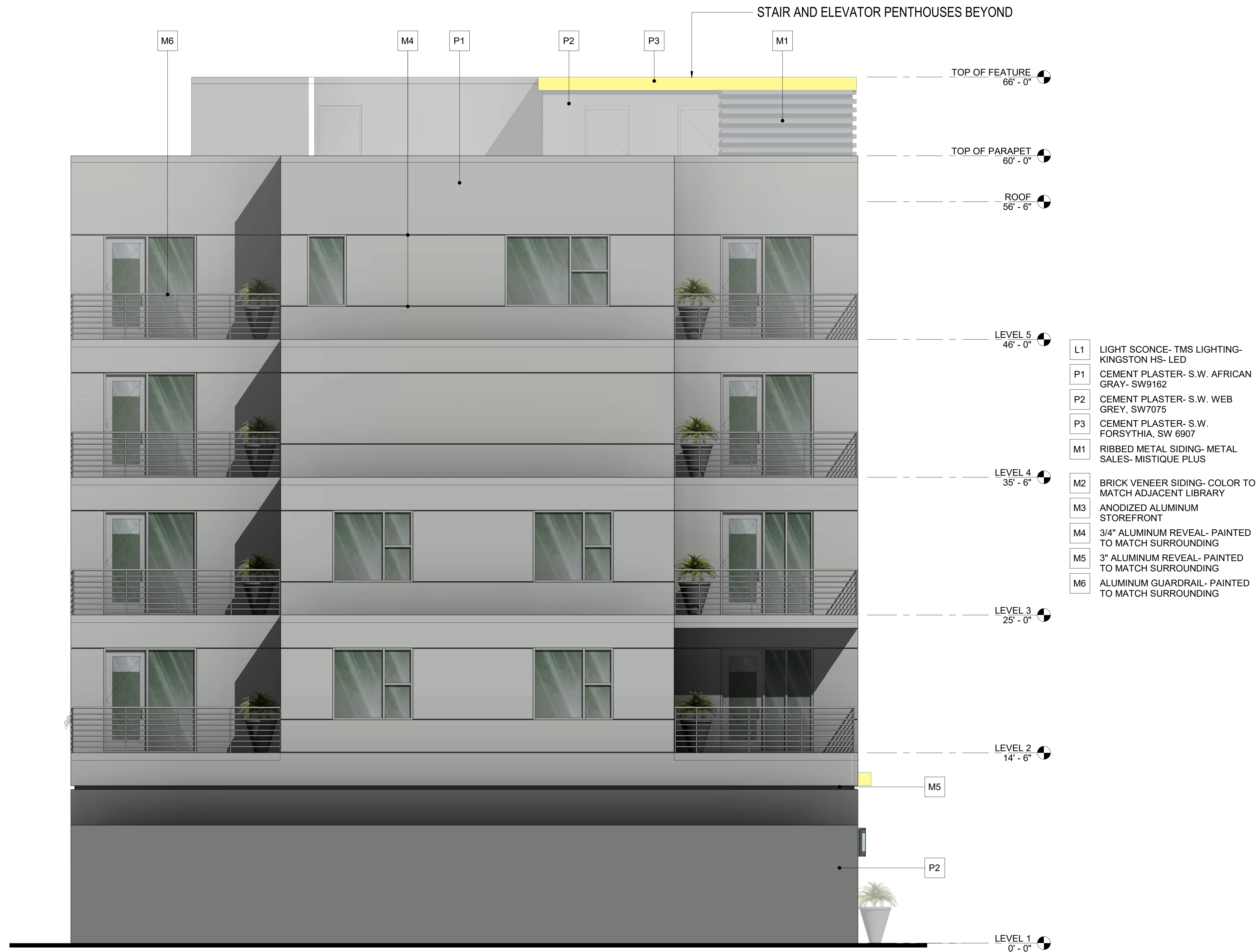
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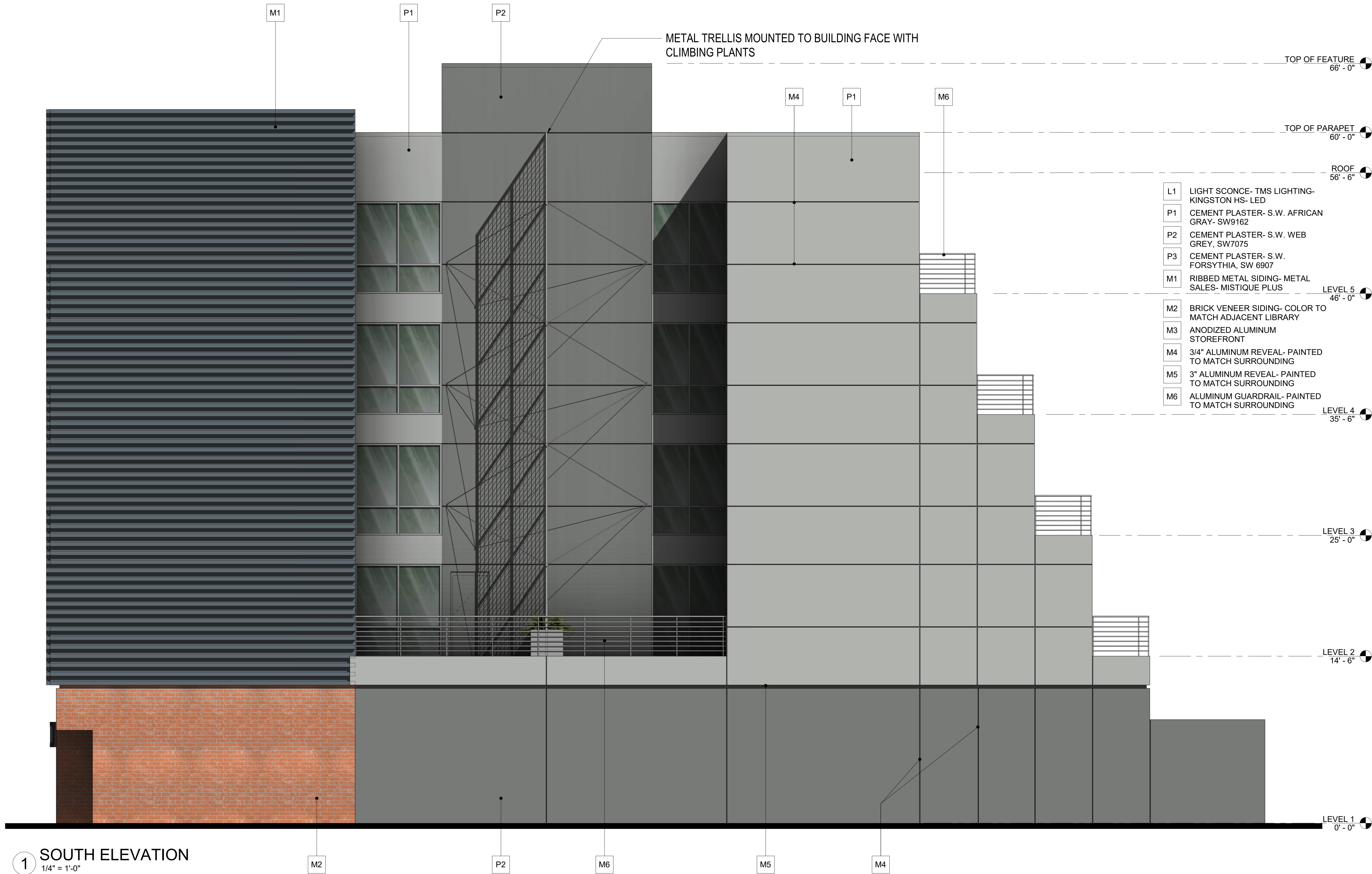
1 EAST ELEVATION
1/4" = 1'-0"

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EAST ELEVATION
1/4" = 1'-0"

A9
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SOUTH ELEVATION
1/4" = 1'-0"

A10
10.15.2018

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1 WEST ELEVATION
1/4" = 1'-0"



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WEST ELEVATION
1/4" = 1'-0"

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10.15.2018



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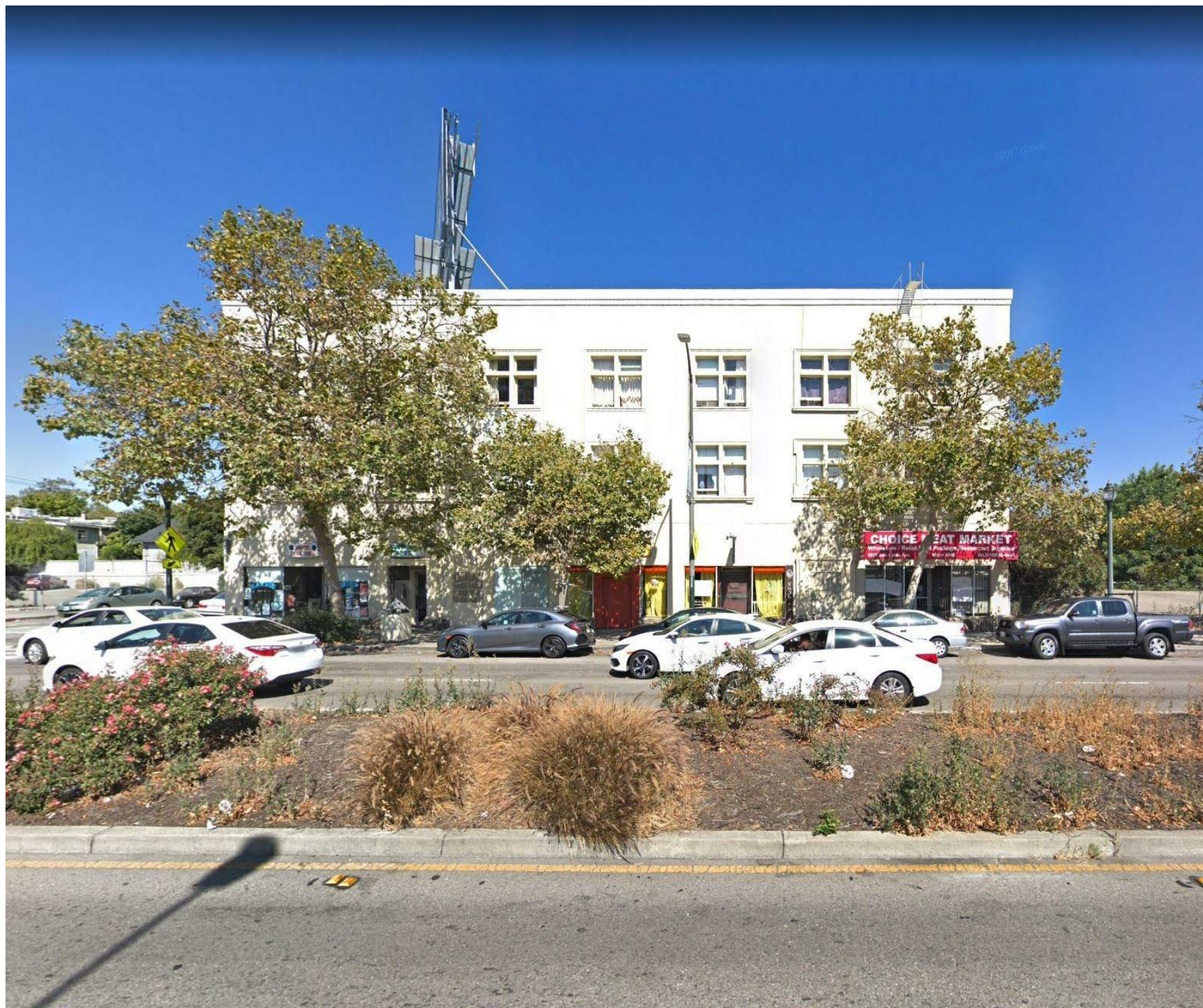
PERSPECTIVE 2



PERSPECTIVE 1



SITE PLAN



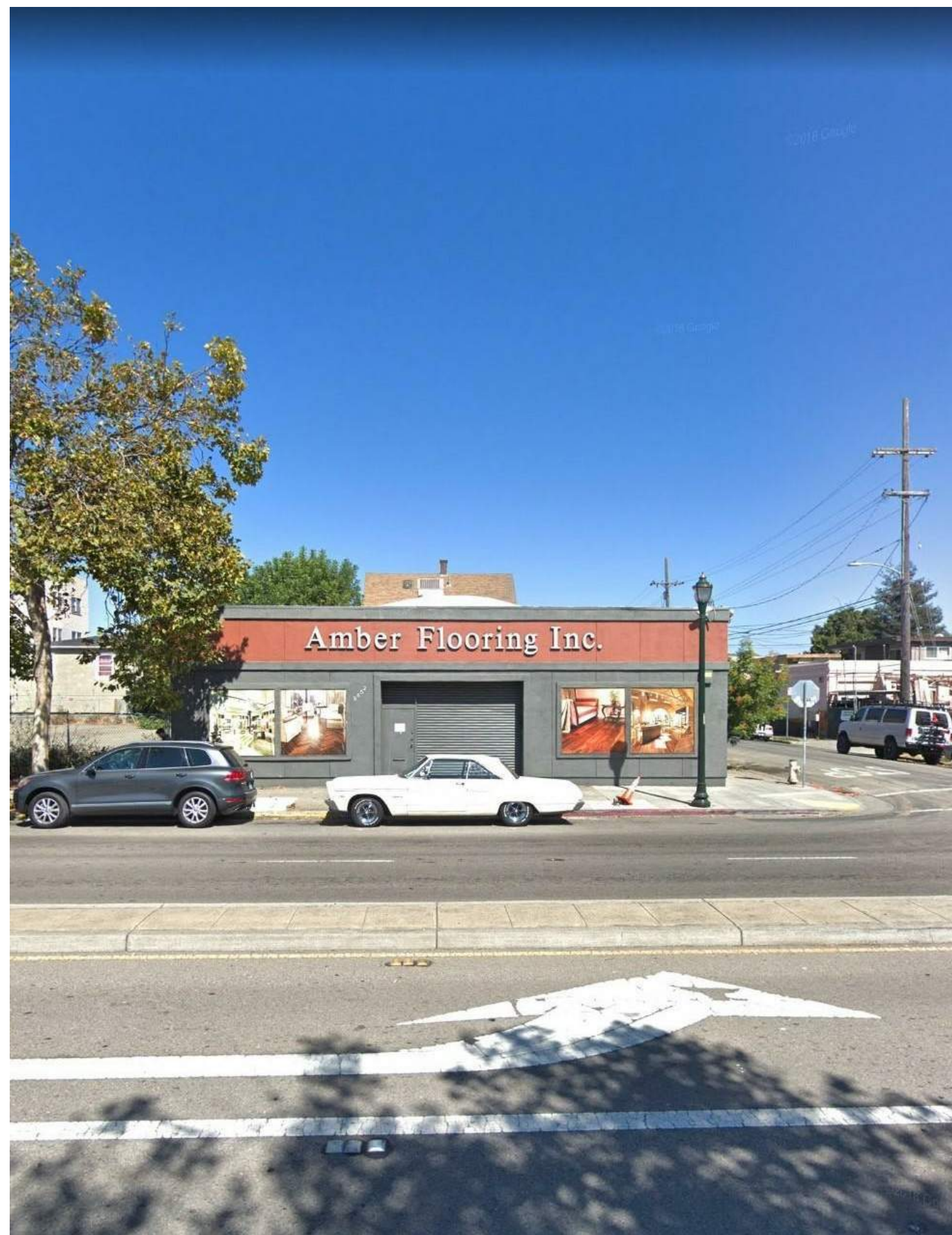
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2



3



4



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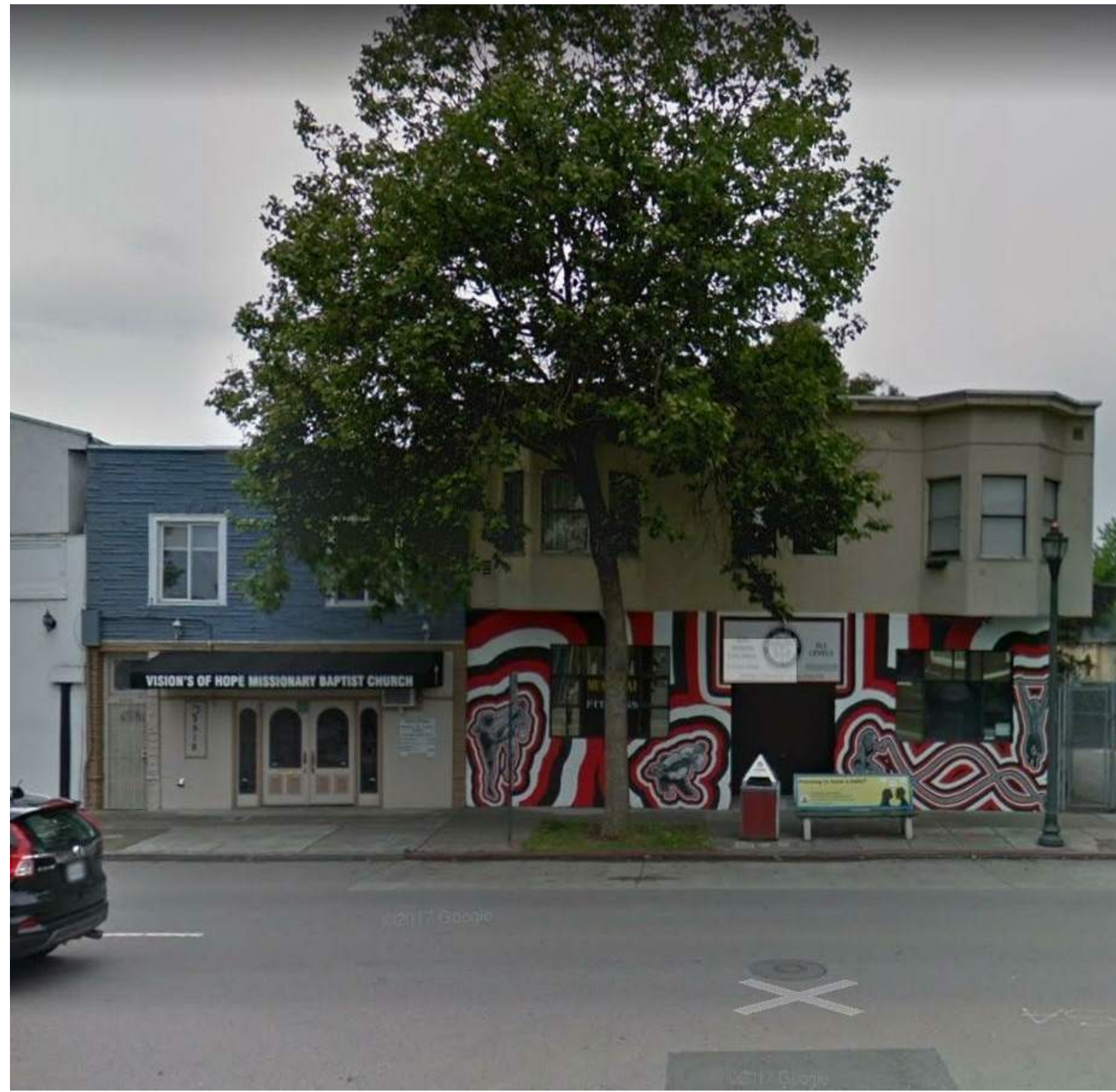


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GOLDEN GATE LOFTS

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SITE IMAGERY



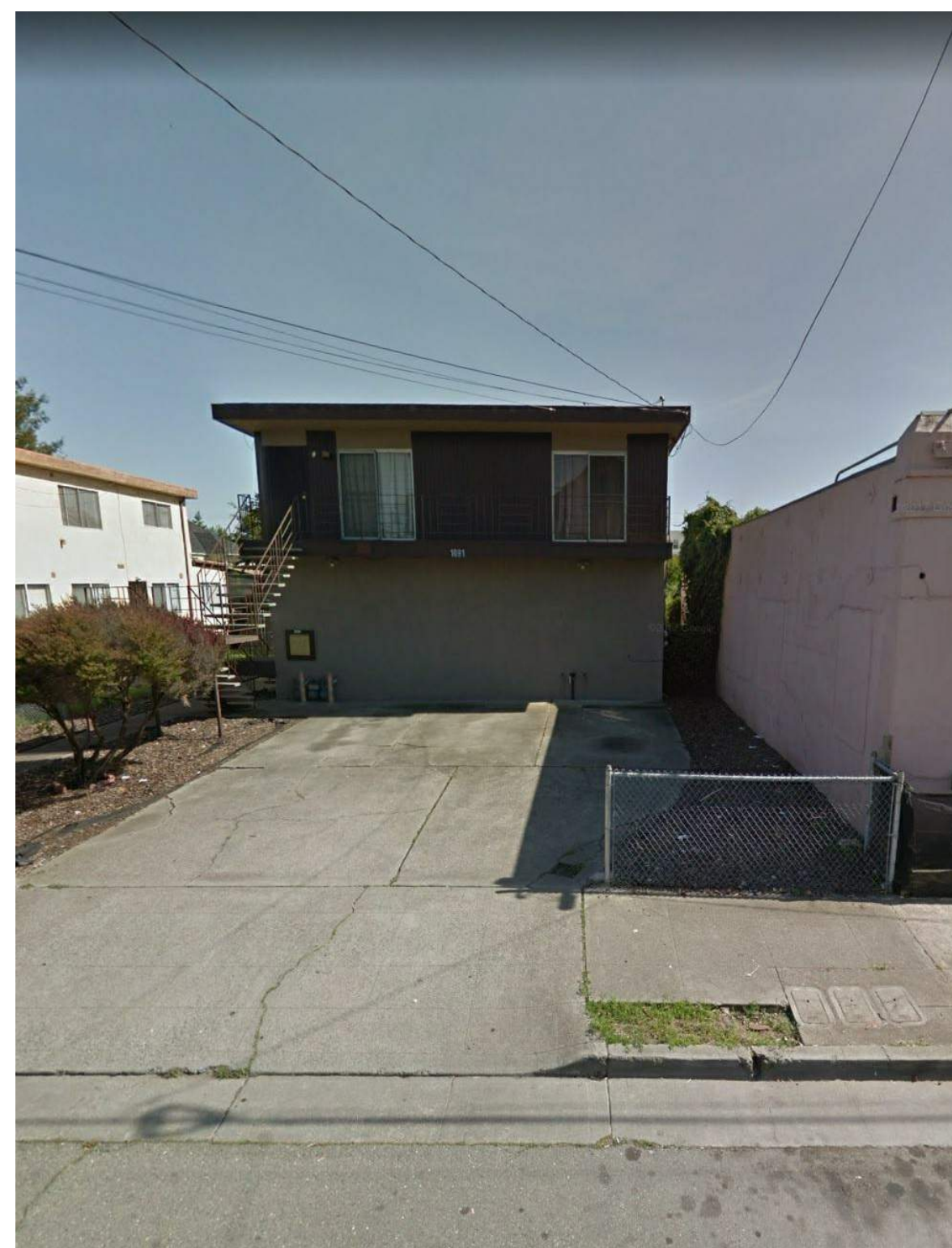
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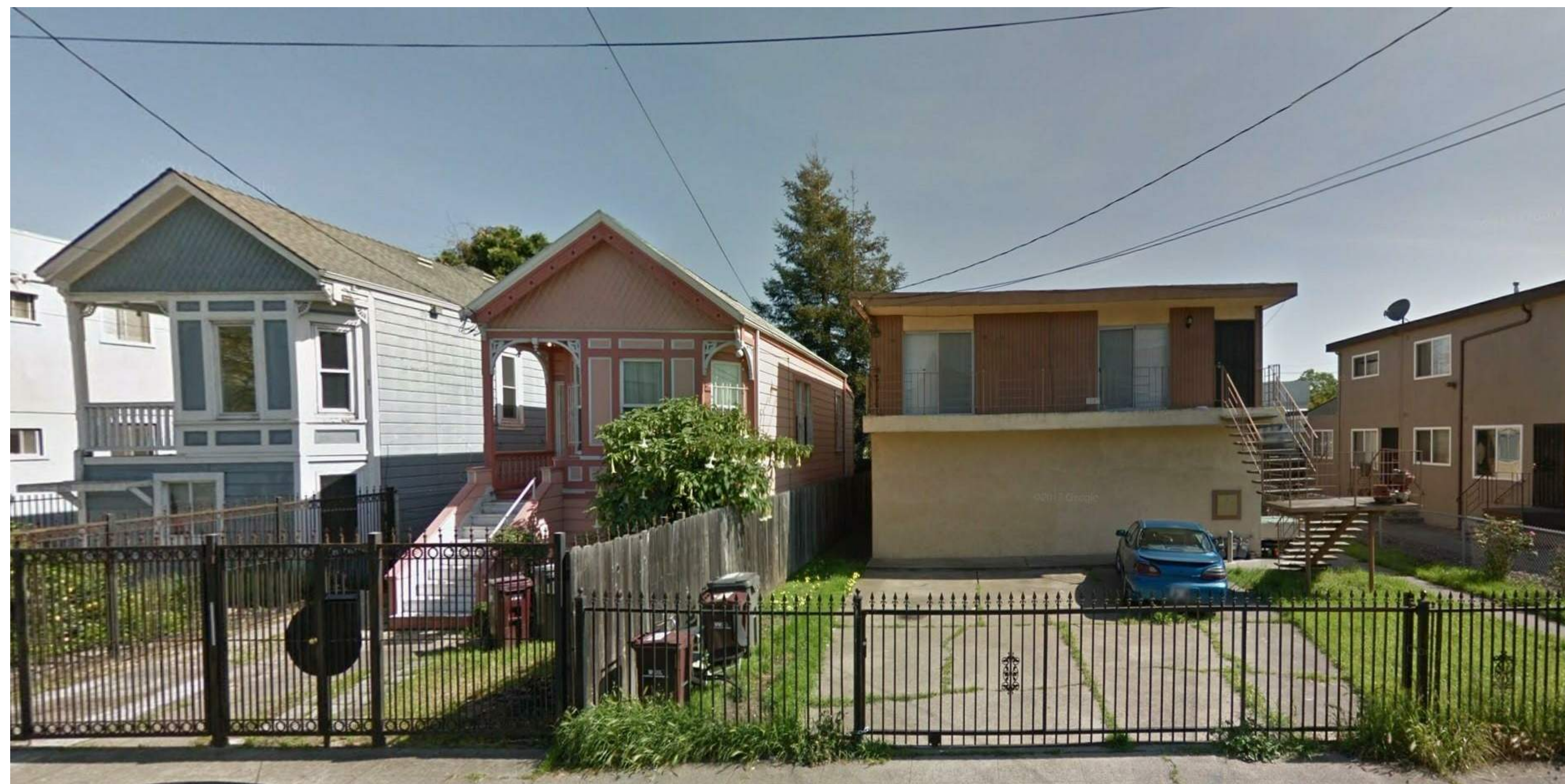
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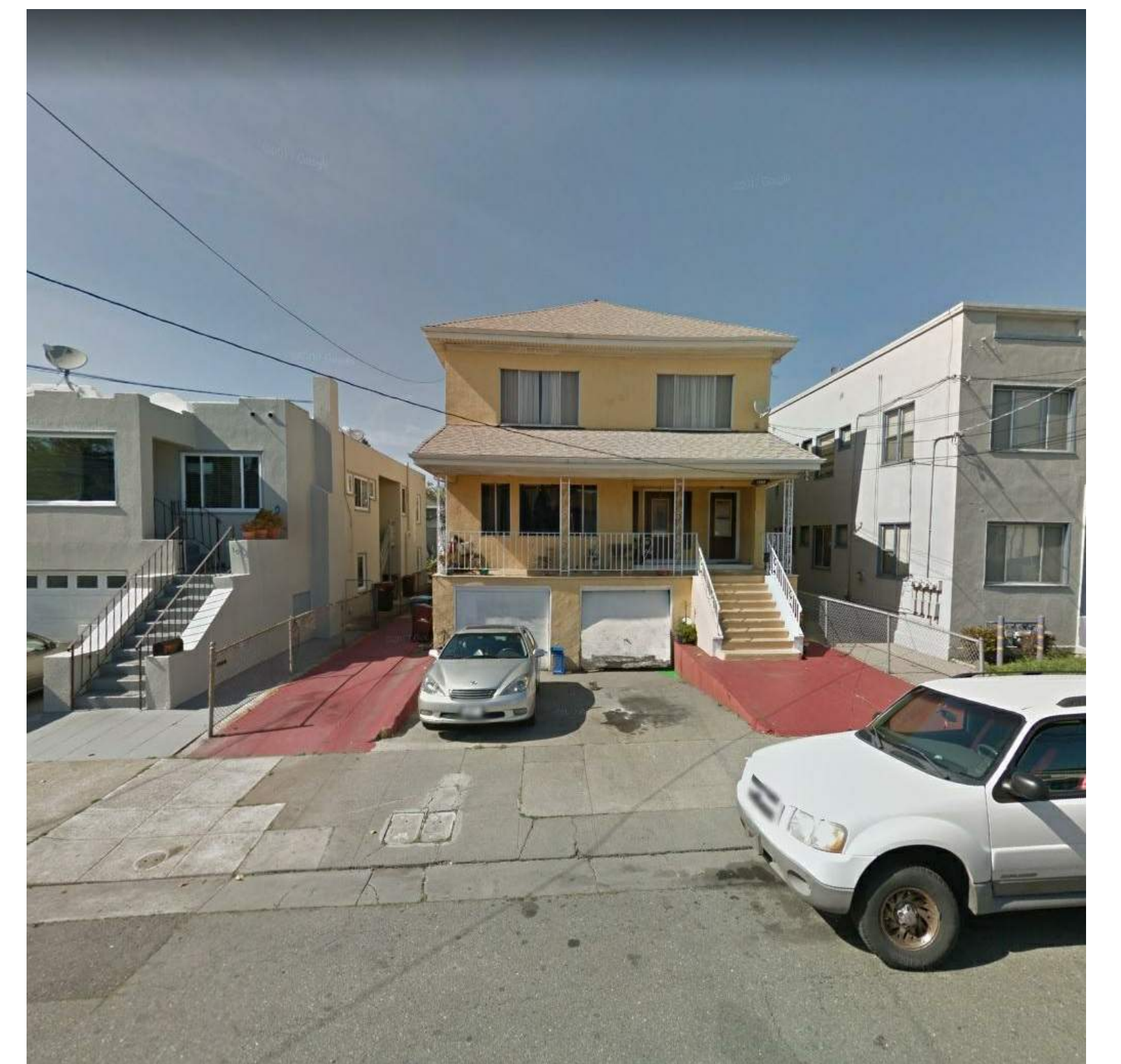
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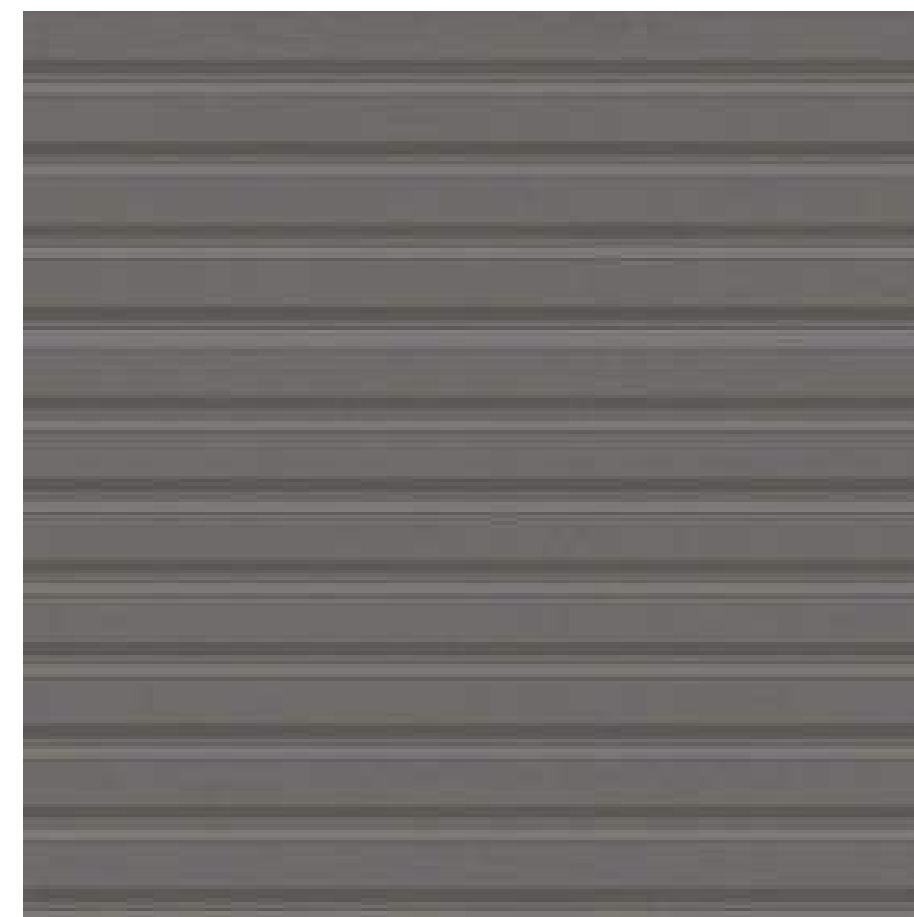
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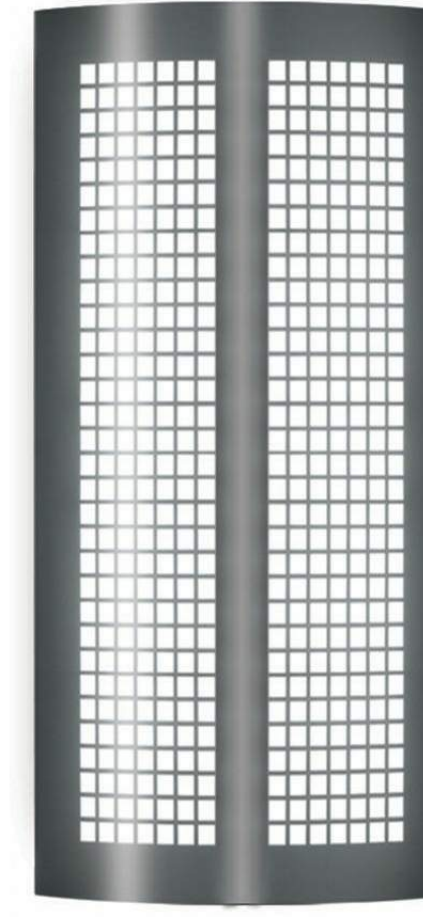
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P1- CEMENT PLASTER- S.W.
AFRICAN GRAY- SW9162



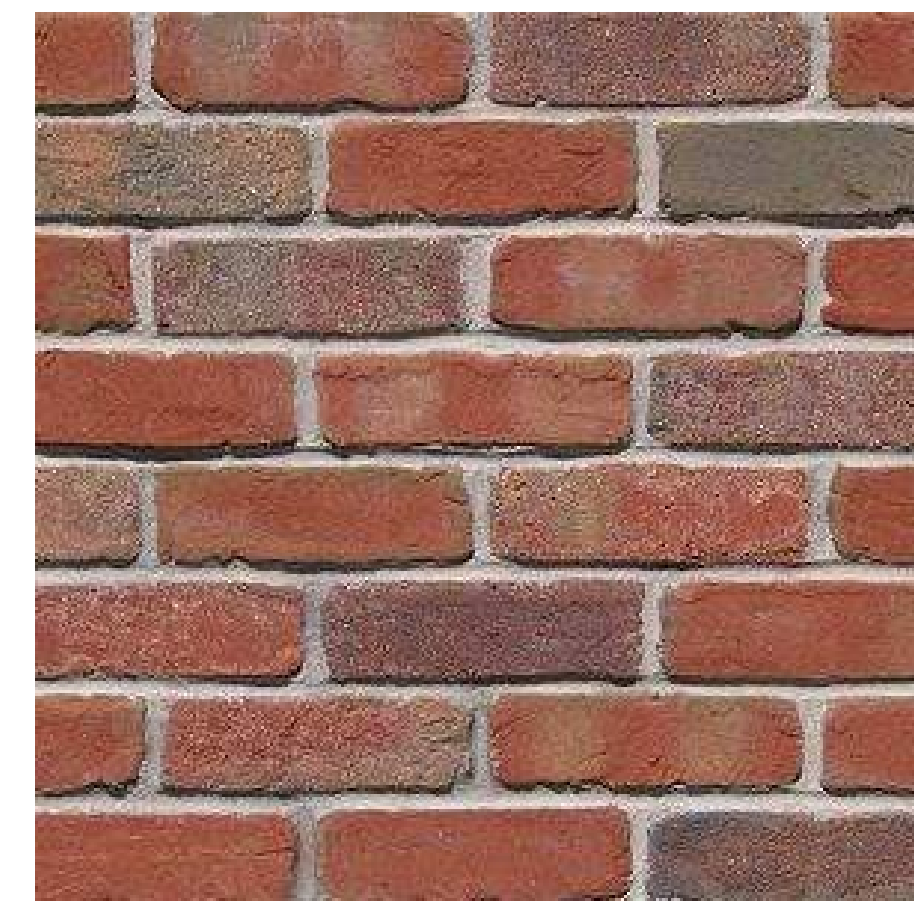
M1- RIBBED METAL SIDING-
METAL SALES- MISTIQUE PLUS



L1- LIGHT SCONE- TMS
LIGHTING- KINGSTON HS- LED



P2- CEMENT PLASTER-
S.W. WEB GREY, SW7075



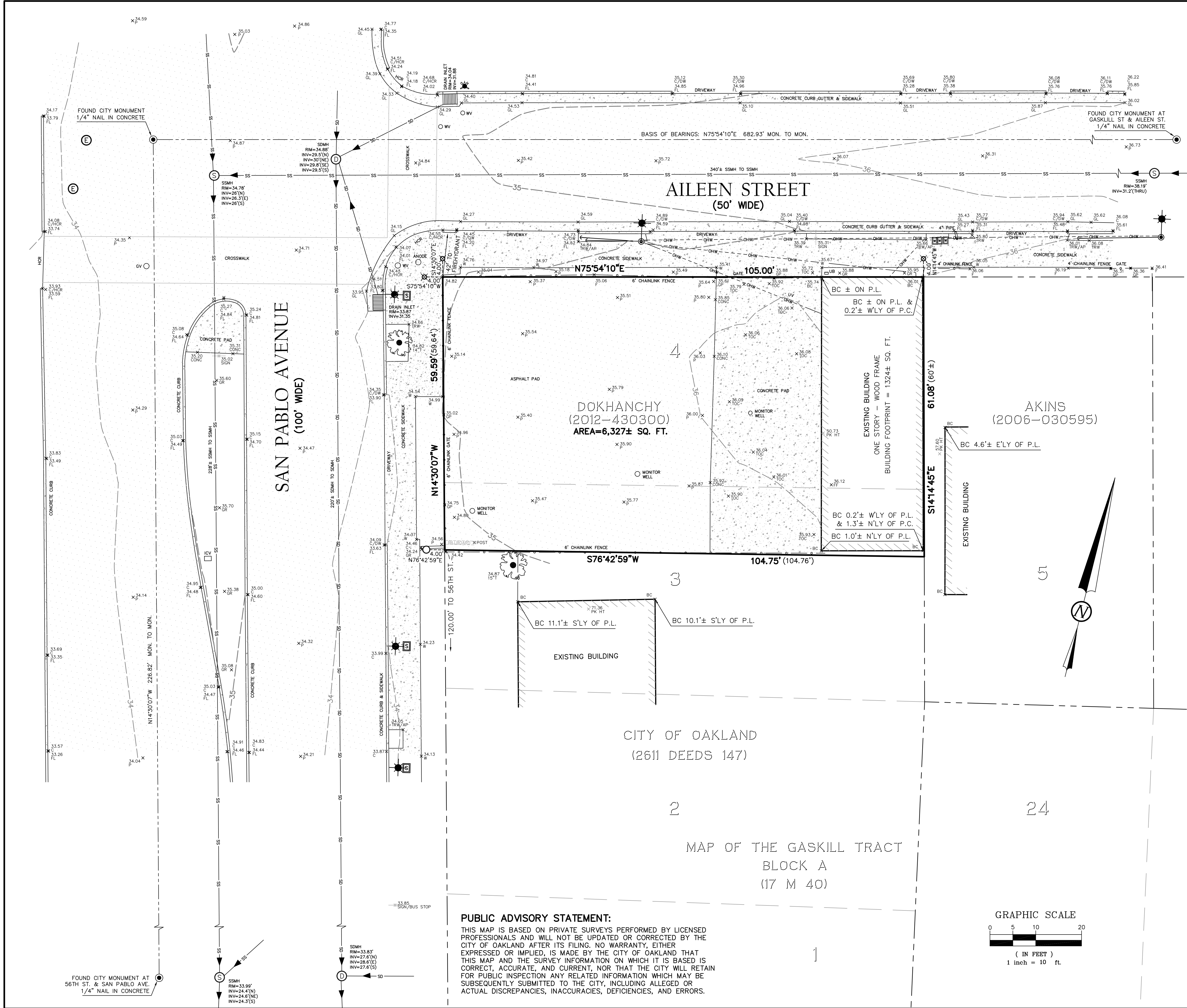
M2- BRICK VENEER SIDING-
MCNEAR, FIRENZE



P3- CEMENT PLASTER-
S.W. FORSYTHIA, SW 6907



M3- ANODIZED ALUMINUM
STOREFRONT



LEGEND	
ASPHALT	
BUILDING EDGE	
CONCRETE	
RECORD DATA	
INCH DIAMETER OF TREE	
BUILDING CORNER	
CURB	
CONCRETE	
DRIVEWAY	
FENCE	
FINISHED FLOOR	
FLOWLINE	
GUTTER	
FENCE GATE	
GROUND ELEVATION	
GAS VALVE	
ADA RAMP	
IRRIGATION CONTROL VALVE	
ASPHALT	
PROPERTY CORNER	
PEAK HEIGHT	
PROPERTY LINE	
STORM DRAIN	
SANITARY SEWER MANHOLE	
CONCRETE ELEVATION	
OVERHEAD WIRE	
TREE WELL	
SIDEWALK	
WATER VALVE	

SYMBOL LEGEND	
ELECTRIC MANHOLE	
SANITARY SEWER MANHOLE	
STORM DRAIN MANHOLE	
TREE	
FIRE HYDRANT	
STREET LAMP	
JOINT POLE W/STREET LAMP	
STREET LAMP BOX	
WATER METER	
FOUND MONUMENT	
SET REBAR AND CAP L.S. 8494	
SET NAIL AND TAG L.S. 8494	

SUBJECT PROPERTY	
ADJACENT PARCEL/LOT LINE	
MONUMENT LINE	
HISTORIC PARCEL/LOT LINE	
TIE LINE	
OVERHEAD WIRE	
SANITARY SEWER LINE	
STORM DRAIN LINE	

OWNER:
MEHRDAD DOKHANCHY
EDWARD K. HEMMAT
5630 SAN PABLO AVE.
OAKLAND, CA 94608

BASIS OF BEARINGS:
EXISTING MONUMENT LINE IN AILEEN
STREET AS SHOWN ON PARCEL MAP 8007
(272 M. 77,78) TAKEN AS N75°54'10"E.

NOTE:
THERE ARE NO VERTICAL CURVES WITHIN
300 FEET OF THE PROPERTY
THERE ARE NO HORIZONTAL CURVES
WITHIN 300 FEET OF THE PROPERTY
THERE ARE NO PROTECTED TREES ON THE
PROPERTY

BENCHMARK:
MONUMENT 6 SE 54 AT INTERSECTION 5'
NORTH OF C/L AILEEN ST. & 5' WEST OF
C/L GASKILL ST.
ELEVATION = 40.688 PER CITY OF
OAKLAND

BASIS OF SURVEY:
THE LOT LOCATION WAS BASED UPON THE
MAP OF THE GLASKILL TRACT OAKLAND
(17 M 40) AND THE MONUMENTS
ESTABLISHING THE RIGHT OF WAYS OF
56TH ST., AILEEN ST., & SAN PABLO AVE.

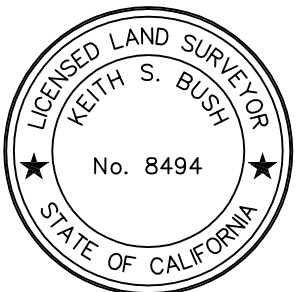
SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND
SURVEYORS ACT AT THE REQUEST OF EDWARD HEMMAT ON JUNE, 2018.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON CITY OF
OAKLAND DATUM, I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL
PROVISIONS OF APPLICABLE STATE LAWS AND ORDINANCES HAVE BEEN FULLY SATISFIED.

I FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS
MAP IS THE SAME AS DESCRIBED IN THAT CERTAIN DEED RECORDED DECEMBER 26, 2012
AS DOCUMENT NUMBER 2012-430300, IN THE OFFICE OF THE ALAMEDA COUNTY
RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE
ALAMEDA COUNTY ASSESSOR AS PARCEL NO. 015-1307-014.

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE PROFESSIONAL LAND
SURVEYORS ACT, THE PERFORMANCE OF THIS SURVEY REQUIRES THAT A RECORD OF
SURVEY BE FILED AND I WILL FILE A RECORD OF SURVEY WITHIN THE TIME LIMITS
PRESCRIBED BY STATE LAW. ONCE FILED BY THE COUNTY SURVEYOR IN OFFICIAL
RECORDS I WILL PROVIDE A COPY TO THE CITY SURVEYORS' OFFICE.

I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE
AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.



KEITH S. BUSH, L.S. 8494
DATE: OCTOBER 5, 2018

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 4 AND A PORTION OF LOT 3, BLOCK A, MAP
OF THE GLASKILL TRACT OAKLAND (17 M 40)
OAKLAND, ALAMEDA COUNTY, CALIFORNIA
OCTOBER, 2018 SCALE 1" = 10'
BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94808
(510) 223-5167