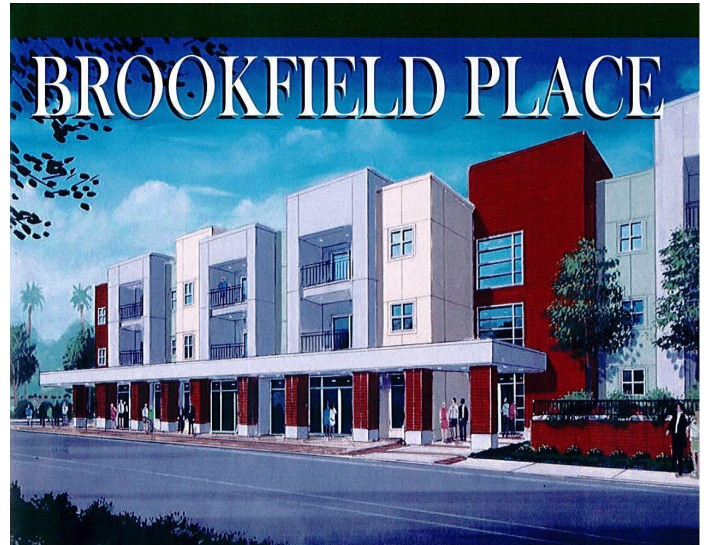


For Lease
555 98th Ave.
Oakland, CA.



Office/Retail

FEATURES:

- **949 s.f. and 691 s.f. Street Front Spaces**
- **\$1.00 /s.f./ month NNN**
- **Onsite Parking**
- **Daily ± 20,000 ADT on 98th Ave.**
- **New Building; 58 Residential Units Above**
- **Close To Public Transportation**



For Appointment: John Jay @ 510.562.9500 or johnjay@jayphares.com

City: Oakland

Address: 555 98th Ave.

Cross St.: Edes St.

COMM: ½ of 6/6/5/4/3

Property Type: Office/Retail

Listing Company: Jay-Phares Corporation

Listing Agent: John Jay

Phone No: 510.562.9500

List Date:

Information Herein Deemed Reliable But Not Guaranteed

Jay-Phares Corporation

Development / Property Management / Brokerage

Jay-Phares Corporation, 10700 MacArthur Blvd., Suite 200, Oakland, CA 94605 Tel: 510.562.9500 Fax: 510.562.9505





PROJECT:
BROOKFIELD PLACE APARTMENTS AT OAKLAND, CA.

BY:
AMCAL MULTI-HOUSING

OCCUPANCY LOAD SUMMARY			
ROOM NAME	OCCUPANCY GROUP	SQUARE FOOTAGE	OCCUPANCY LOAD
RETAIL AREA 'A'	B	1,099 S.F.	37 OCC.
RETAIL AREA 'B'	B	949 S.F.	30 OCC.
RETAIL AREA 'C'	B	694 S.F.	23 OCC.
OCCUPANCY TOTAL			90

ONE (1) EXIT REQUIRED PER TABLE 10-A OF THE 2004 I.B.C.

FIRE ASSEMBLY LEGEND	
[Symbol]	2-HR. RATED AREA SEPARATION WALL
[Symbol]	1-HR. RATED OCCUPANCY SEPARATION WALL

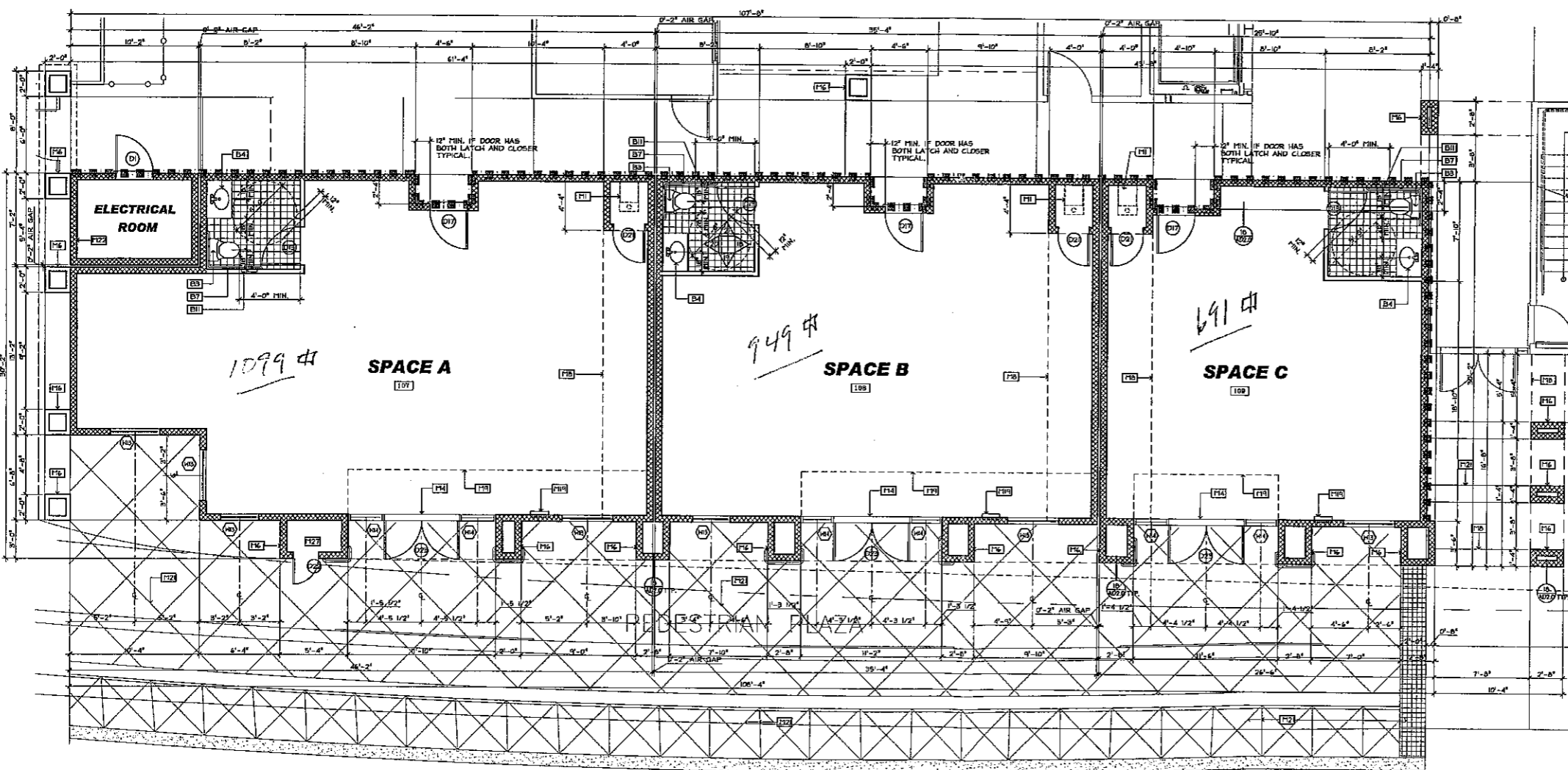
FLOOR PLAN LEGEND	
[Symbol]	MARK UNLESS OTHERWISE NOTED
[Symbol]	4" WIDE D.F. FRAMING - SEE STRUCTURAL (1-HR AT EXIT ENCLOSURES)
[Symbol]	6" WIDE D.F. FRAMING - SEE STRUCTURAL (1-HR AT EXIT ENCLOSURES)
[Symbol]	8" WIDE D.F. FRAMING - SEE STRUCTURAL
[Symbol]	WOOD POST

INSULATION SCHEDULE:	
ALL WALLS, FLOORS AND CEILING SHALL BE INSULATED AS NOTED BELOW, UNLESS OTHERWISE NOTED.	
2x4 EXTERIOR WALLS	R-13 BATT INSULATION
2x6 EXTERIOR WALLS	R-19 BATT INSULATION
INTERIOR PARTY WALLS	R-13 BATT INSULATION
FLOOR FRAMING CAVITY	R-9 BATT INSULATION
FLAT CEILING	R-30 LOOSE FILL INSULATION

- BATT INSULATION SHALL BE FIBERGLASS PAPER BACKED
- CLUBHOUSE KEYNOTES:**
- [K1] REMOVABLE FACE PANEL
 - [K2] KITCHEN PRE-FINISHED BASE CABINET W/ TOP @ 3/4" W/ PLASTIC LAMINATE COUNTERTOP WITH 4" BACK SPLASH & 4" TOE SPACE
 - [K3] KITCHEN PRE-FINISHED UPPER WOOD CABINETS W/ ADJUSTABLE HOOD SHELVES
 - [K4] REFRIGERATOR SPACE (PROVIDE PLUMBING STUB FOR ICE-MAKER)
 - [K5] PANTRY - FACE FRAME W/ 3 FIXED SHELVES
 - [K6] DISHWASHER SPACE
 - [K7] SINK W/ GARBAGE DISPOSAL ACCESSIBLE
 - [K8] PROVIDE (2) - 18" MINIMUM CUTTING BOARD
 - [K9] HALF HALL - SEE DETAIL [Symbol]
 - [K10] KITCHEN COUNTER HEIGHT - SEE DETAIL [Symbol]

- BATHROOM**
- [B1] PLASTIC LAMINATE COUNTER @ 24" DEEP & 3/4" HIGH WITH 4" BACKSPLASH
 - [B2] TOILET TISSUE DISPENSER
 - [B3] WATER CLOSET
 - [B4] LAVATORY ACCESSIBLE
 - [B5] PLATE GLASS MIRROR
 - [B6] SOAP DISPENSER
 - [B7] GRAB BAR BACKING - SEE DETAIL [Symbol]
 - [B8] PAPER TOWEL DISPENSER W/ WASTE RECEPTACLE
 - [B9] HAINSCOT
 - [B10] FLOOR DRAIN
 - [B11] TOILET SEAT COVER DISPENSER

- CLOSET**
- [C1] (5) SHELVES - SEE DETAIL [Symbol]
 - [C2] SHELF AND POLE - SEE DETAIL [Symbol]
- MISC.**
- [M1] FORCED AIR UNIT - SEE MECHANICAL
 - [M2] SHEET VINYL TO CARPET, METAL HOLDING SEE DETAIL
 - [M3] TANKLESS WATER HEATERS - SEE MECH. PLANS
 - [M4] PROVIDE TACTILE DOT SIGN PER CBC 117B.5 AND 100B.9.1.B. PROVIDE WALL MNT. "EXIT" SIGNS, (1) IN & (1) LOW. PROVIDE OCCUPANT LOAD SIGN, "NO SMOKING" SIGN, 1 HALL TINT. HANGCLAMP LOGO.
 - [M5] SOFFIT
 - [M6] VOID SPACE - SEE DETAIL [Symbol]
 - [M7] 14" x 4" HEAVY DUTY LOUVER VENT WITHIN 12" FROM FLOOR AND CEILING
 - [M8] INDICATES SOFFIT ABOVE
 - [M9] INDICATES UNITS ABOVE
 - [M10] HEATILATOR FIREPLACE MODEL NO. EC-3 (1000 NO. 3507) CHIMNEYS SHOULD COMPLY WITH SECTION 512.4. FACTORY BUILT FIREPLACES AND CHIMNEYS SHOULD COMPLY WITH SECTION 512.4.
 - [M11] FINISH GRADE - SLOPE AWAY FROM BUILDING. ABOVE-GROUND LEVEL (5) 1/4" PER FOOT SLOPE
 - [M12] WASH/DRYER SPACE (FRONT LOADED AT ADA UNITS) PROVIDE ACCESSIBLE W/D FOR CONVEYOR USE.
 - [M13] HIGH-LOW DRINKING FOUNTAIN H.C. ACCESSIBLE.
 - [M14] 14" x 24" MAKE-UP AIR LOUVER. SET TOP OF LOUVER @ 6'-6" HIGH. PROVIDE STRAPS PER DETAIL [Symbol]
 - [M15] HOLDING TABLE - SEE DETAIL [Symbol]
 - [M16] PATIO COLUMN - SEE DETAIL [Symbol]
 - [M17] PRE-FINISHED BASE CABINET W/ PLASTIC LAMINATE COUNTERTOP @ 3/4" W/ 4" TOE SPACE, UPPER CABINET W/ GLASS DOORS.
 - [M18] PROVIDE ANTI-MICROBIAL CARPET, WALL MIRRORS & BALANCE BAR PER OWNER'S REQUIREMENTS
 - [M19] FIRE EXT. - 55# RECESSED CABINET [Symbol]
 - [M20] COMPUTER DESK & CABINETS W/ LOCKS. PROVIDE SHOP DRAWINGS FOR OWNER'S APPROVAL
 - [M21] EXPANSION CONTROL JOINT
 - [M22] PROVIDE 14"x12" LOUVER WITHIN 12" OF CEILING AND FLOOR
 - [M23] 'GALSBOURY INDUSTRIES' MTL. #3636 MAILBOXES (OR EQUAL) PROVIDE FRN. TO MAILBOXES, 3 OUTSIDE BOXES, AND 3 PARCEL BOXES (COORDINATE SIZE AND LOCATION WITH U.S. POSTAL SERVICE)
 - [M24] DRYER VENT - SEE DETAIL [Symbol]
 - [M25] AIR HANDLER
 - [M26] CONDENSING UNIT
 - [M27] FIRE SPRINKLER RISER



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

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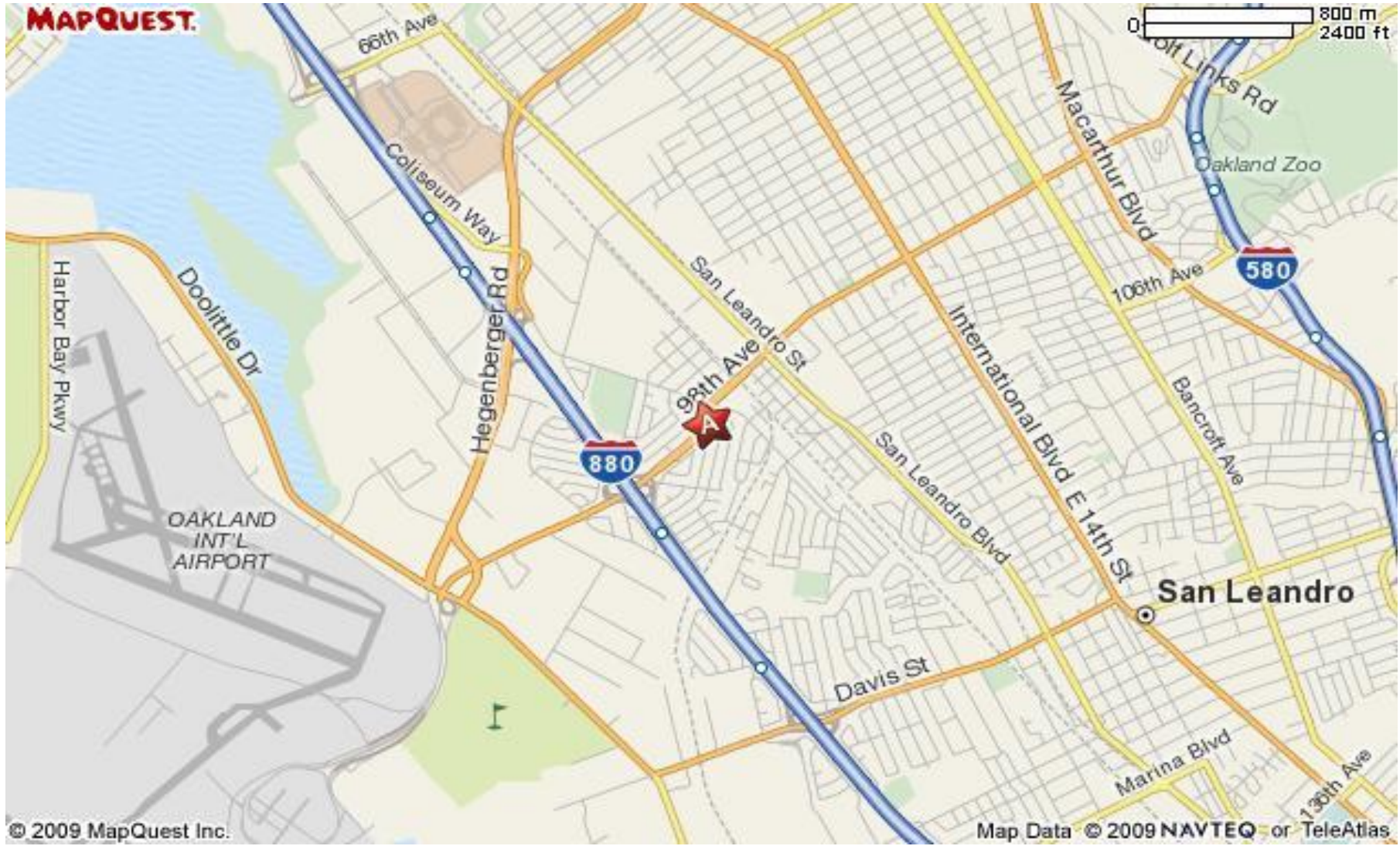
DATE: DECEMBER 21, 2007

BACK CHECK
FEBRUARY 13, 2008
WATER PLUMBING REVISED
MARCH 3, 2008
VALVE ENGINEERING
SEPTEMBER 24, 2008
COMMERCIAL ADA ACCESS
SEPTEMBER 30, 2008
VALVE ENG.-REMOVE ELEC.
OCTOBER 15, 2008
COMMERCIAL ADA ACCESS
OCTOBER 24, 2008

SHEET NO.
A-0.4

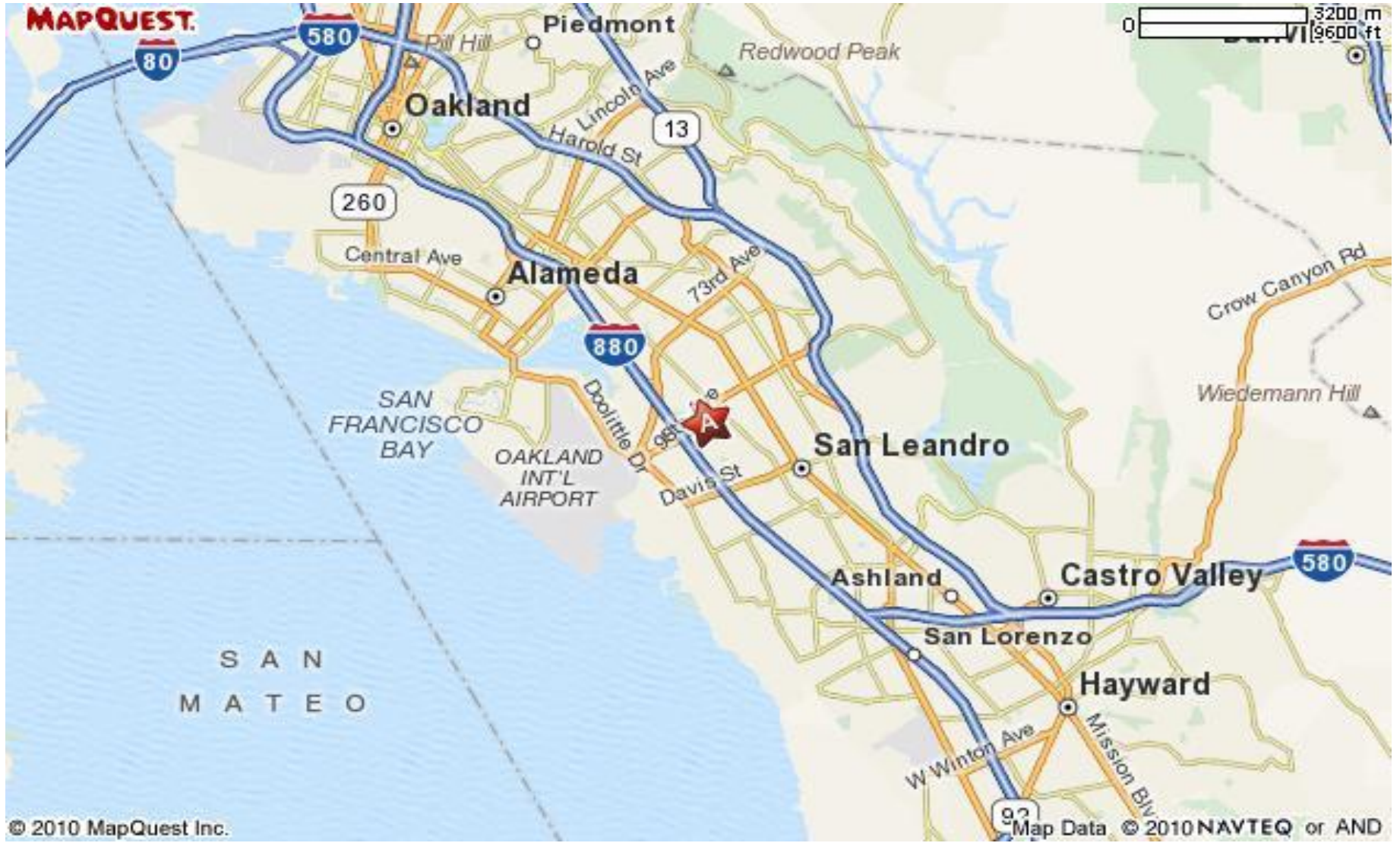
PROJECT NO. 05232

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