

Miklyn Development Corporation (Lic: 484650)  
P.O. Box 2768, Danville, CA 94526  
Ofc: 925-831-1834 Jana Mobile: 916-417-7001 Fax: 209-833-9871  
janablau@sbcglobal.net

March 21, 2017

**RE: RFI/Development Concept Response for  
3295 Castro Valley Boulevard, Castro Valley, CA  
A.P.N. #: 084-A-0040-018-04**

Alameda County Community Development Agency  
Economic & Civic Development Department  
224 W. Winton Avenue, Room 110  
Hayward, CA 94544-1215  
Attn: Susan McCue, Economic Development Manager  
Susan.mccue@acgov.org

Dear Susan McCue,

Please consider the enclosed RFI/Development Concept Response for 3295 Castro Valley Boulevard, Castro Valley, Ca. From Miklyn Development Corporation (est. 1983).

The primary point of contact on this Project will be:

Jana Blau-Betzold  
916-417-7001  
janablau@sbcglobal.net

We will be working on this project along with our Architect, Tim Alatorre from Domum.

We appreciate the opportunity, and hope to partner with the County in achieving the communities goals for the site.

Sincerely,

Jana Blau-Betzold

**RFI/Development Concept Response**  
**for**  
**3295 Castro Valley Boulevard, Castro Valley, CA**  
**A.P.N. #: 084-A-0040-018-04**

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**Development Team**

**Miklyn Development Corp:**

**Micheal H. Blau – President** (see Appendix A for resume)

Roles: Project design, governmental processing, accounting, contract review & execution, construction consultation

**Jana Blau-Betzold – Project Manager** (see Appendix A for resume)

Roles: Project design, governmental processing, purchasing & procurement, writing contracts, site development and construction management, leasing, warranty management

Description of Core Business: General Contractor – Land Acquisition and Development. Residential and Commercial Construction. Commercial Property Management.

Number of years in business: 34

Number of full time employees: 0

**Outside Consultants or Advisors:**

**Architect: Domum - Tim Alatorre**

6532 Lonetree Blvd. Suite 102  
Rocklin, California 95765

# Relevant Experience in Past 5 Years

## Vasco Plaza: Kiddie Academy

Location: 1400 North Vasco Rd. Livermore, CA 94551

SQ Footage of Commercial Space: 9,000 SF building with 12,000 SF playground

Description: Ground up infill project. Built to Suit Private facility for Educational Child Care. Project amenities included 8 classrooms and 6 restrooms tailored to each age group from infants to 12 years old, kitchen, offices, and 3 separate playgrounds. 15 year lease market.

Photos & Site Plans: See Appendix B

Current Status of Project: Completed and occupied June 2016

Summary of Development Cost and Financing: Cost of Construction \$1,423,638.62. Built for cash – no financing.

Lenders: N/A

Did project involve a ground lease or purchase?: Purchase

## Scenic Plaza: Retail Building

Location: 1601-1695 North Vasco Rd. Livermore, CA 94551

SQ Footage of Commercial Space: 5,600 SF and site development

Description: Ground up infill project. Retail Vanilla Shell building to be divided into up to 5 units for lease. Project amenities include Building shell, demising walls, finished restrooms, parking lot, landscaping, and trash enclosure.

Photos & Site Plans: See Appendix C

Current Status of Project: Raw shell completed December 2016. Vanilla shell currently under construction.

Summary of Development Cost and Financing: Cost of Construction \$807,429.26. Built for cash – no financing.

Lenders: N/A

Did project involve a ground lease or purchase?: Purchase

# Financial Capacity

1. Financial statements - see Appendix D for Current Bank Statements submitted under separate cover labeled confidential
2. Most recent annual reports – N/A
3. Corrent non-performing or loan defaults in the past five years: none
4. Bankruptcy filings or projects lost to foreclosure: none

## Preliminary Development Concept

Miklyn Development will redesign and renovate the existing building to convert the former Daughtrey’s Department Store into an upscale, high quality restaurant related use with outdoor seating on the first floor, with 6 condominiums above. Our intention is to build, keep, and rent the property, as we have done with our prior projects.

The first floor will be divided into two units – approximately 5,719 SF to be leased as a Hop DeVine or equivilent style Craft Beer and Wine establishment serving food, and approximately 7,489 SF to be leased as a Sauced BBQ & Spirits or equivilent style Restaurant. Both establishments will offer **outdoor dining and live entertainment**, bringing life to the new paseo.

(See attached photos of proposed establishment types) – Appendix E

The second floor will consist of 6 condominiums ranging from approximately 1,538 to 1,925 SF each.

The basement will be subdivided to provide storage units for both the residential and commercial tenants.

The entire building exterior will be updated with stucco and elastameric paint finish. The front and right side return (to the first colum) that are currently wood siding will be replaced with storefront glass. A red tile mansard roof will be added to the front and partial returns on the sides to match surrounding buildings and cover mechanical equipment. Exterior overhang will be removed and replaced with canopies. 2 parking stalls and one planter area at right front corner will be changed to concrete patio for additional outdoor seating. Existing entryway alcove will be converted to solid storefront glass and used to enlargen outdoor seating capacity. A sound wall will be built separating the parking lot from the existing residences on the right side and in the rear.

(See attached architectural renderings) – Appendix F & enclosed set.

Note: The developer has existing relationships with the Owners of both of the successful establishments listed above. One is an existing tenant, and one is a personal friend. We have not sought a commitment out of either business on this project. This is our vision of the type of establishment that we expect would thrive in and bring life to the location. Existing locations may be visited at the following addresses for further evaluation of establishment type/atmosphere:

Sauced BBQ & Spirits  
2300 First St. #120  
Livermore, CA 94550

Hop Devine Craft Beer & Wine  
1708 North Vasco Rd.  
Livermore, CA 94551

**Estimated Development Schedule (Continuous – not Phased):**

Plan design: to begin immediately following project approval and site acquisition and is estimated to take approximately 6 months

Permitting: Timeframe dependent on County

Contracting: 3 months

Construction: 12 months

Estimated Project completion: 21-24 months from beginning plan design

## Market Overview of Proposed Use and Land Value Estimates

Our view of market conditions and trends affecting the proposed use for the site: The current market conditions for this area excellent at the current time. The job market in Northern California is robust. The demographics of the site are favorable. Mixed use development is a growing trend because it helps create a walkable and vibrant community, establishes an immediate “home grown” customer base, puts retail and jobs within walking distance, takes advantage of shared parking principles, and is used in revitalization of suburban hubs.

Estimate or range of land values that may be associated with the proposed use for the site: The developer desires to make an initial 10% ROI. ROI would be calculated by dividing the total initial annual rent by all costs including the land and fees.

$$\text{Initial Net Annual Rent}/(\text{Constuction Cost Soft \& Hard} + \text{Fees} + \text{Land}) = 10\%$$

# References

## Financial Sources –

Chase Bank  
Rico Rodriguez  
Private Client Banker  
661 San Ramon Valley Blvd.  
Danville, CA 94526  
Ph: (925)743-1639  
Fax: (855) 666-1135  
ricorodriguez@chase.com

Fidelity Investments  
Jordan Meek  
High Net Worth Operations  
P.O. Box 770001  
Cincinnati, OH 45277-0045  
Ph: (800) 397-9945 ext. 10739

## Public or Governmental –

Brent C. Smith  
Permit Center Manager  
Community & Economic Development  
City of Livermore  
bcsmith@cityoflivermore.net  
(925) 960-4414

Ben Murray  
Senior Planner  
City of Livermore  
bjmurray@cityoflivermore.net  
(925 )960-4472

John Caldwell  
Building Inspector  
City of Livermore  
jwcardwell@cityoflivermore.net  
(925) 525-8184

Debbie Salgado  
Project Engineer  
City of Livermore  
desalgado@cityoflivermore.net  
(925) 960-4558

# Jana Blau-Betzold

(916)417-7001  
janablau@sbcglobal.net

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## EDUCATION

- **MBA:** California Polytechnic State University, San Luis Obispo, California – 2002
- **BA Communication:** University of California, Santa Barbara, California – 2000
- Six years of Spanish courses plus 5 years of active Spanish communication in the Construction Industry
- Proprietary Industry, Technical, Sales, and Management Training

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## PROFESSIONAL EXPERIENCE

### Construction Project Manager & Property Manager; Miklyn Development Corp. - Danville, CA; June 2008 – Present

Manage all aspects of the construction process, including land acquisition, project design, governmental processing, bidding process, contracting and purchasing, and ground up construction management. Maintain commercial and residential properties - currently 44 units including grocery and drug stores, gas stations, restaurants, general retail and office spaces, and rental houses. Responsible for leasing, contracting work for site maintenance, facilitating tenant repair requests. Some recent projects include:

- Vasco Plaza – Kiddie Academy: A ground up, built to suit, private facility for educational child care, consisting of a 9,000 SF building and 12,000 SF playground.
- Scenic Plaza – Retail Building: A 5,600 SF ground up retail shell, including site development and vanilla improvements.

### Construction Manager; Paul Davis Restoration of the East Bay - Rodeo, CA; August 2009 – March 2010

Commercial and residential insurance reconstruction and remodel management. Met with clients, processed plans with municipalities, built estimates using xactware, scheduled and supervised in house and contract workers, maintained budgets and quality standards.

- Received awards for customer surveys scores, ahead of schedule project completions, and exceeding budget expectations.

### Purchasing Manager & Design Gallery Manager; Kimball Hill Homes - Elk Grove, CA; April 2007 – June 2009

Managed a staff of up to 10 associates across 2 functional departments, servicing up to 12 communities that encompassed over 1,400 home sites at various stages and over 20 additional communities under warranty coverage. Oversaw all functions of budgeting, forecasting, bidding, contracting, subcontractor commitments, and cost reduction initiatives. Some specific contributions included:

- Conducted material take-offs maintenance.
- Determined project specifications and wrote scopes of work.
- Conducted product research and determined vendor selection.
- Created and managed budgets of up to \$62 million.
- Maintained a variance between project budgets and actual cost of less than 1.5%.
- Reduced Direct Construction Cost per SF by 6% in 11 months through negotiation and strong vendor relations.
- Built, trained, and managed 8 regional teams across the U.S. in the setup of a virtual design center.
- Conducted plan reviews as well as necessary plan revisions and value engineering.
- Managed the 2,000 SF Design Gallery and all associated customer experiences.
- Analyzed options offered and sales volumes, and determined pricing in order to maximize profit.
- Developed and implemented policy and procedures to maximize efficiency and achieve corporate objectives.
- Compiled data, created, and conducted analysis of various business reports, including Annual Business Plans, Direct Construction Costs, and Variance and Reconciliation.
- All Quality Assurance, Customer Care, Accounts Payable functions.

### Construction Manager; Kimball Hill Homes - Elk Grove, CA; August 2003 – April 2007

Managed up to 8 superintendents across multiple jobsites, overseeing the production of over 300 homes, encompassing over \$146,050,000 in revenue. Directed the startup of new projects, including redlining of plans, plan approval and permitting,

vendor selection, and model home production. Motivated superintendents and subcontractors to meet or exceed goals for quality and build time, and ensured that projects completed on time and within budget. Responsibilities and awards included:

- Field supervisor for summer internship program and training of new superintendents.
- Developed and implemented policies, procedures and training programs to align Construction Superintendents, Purchasing Staff, Project Coordinators and Subcontractors, resulting in the successful transition to a web-based construction scheduling system.
- Consecutive awards for fastest home construction, least defects, least warranty call-backs, and highest customer survey scores compared to all CMs.
- Achieved record build times of 43 days for a 2-story and 45 days for a 3 story home.

**Construction Superintendent; Kimball Hill Homes – Elk Grove, CA; January 2003 – August 2003**

Scheduled and supervised up to 40 subcontractors in new home production from groundbreaking to homeowner walk.

Tasked with building up to 25 units at one time, and completed over 120 homes, generating revenues of over \$67,700,000.

Reviewed trade work to guarantee quality and prevent extra costs at completion or warranty issues after occupancy. Acted as a liaison for Subcontractors, City Inspectors, Architects and Engineers to effectively meet deadlines and budget requirements.

Additional functions:

- Met with buyers to review progress and secure confidence in purchase as well as company's systems/programs.
- Maintained OSHA, CALOSHA, SWPPP, and other governmental safety and environmental BMPs.
- Signed off on completed work orders, authorizing vendor payments.
- Quick and satisfying resolution to post close customer service requests.

**Large Appliance Sales Associate; SEARS - Santa Barbara, San Luis Obispo, and Pleasanton, CA; July 1996 – Jan. 2003**

Conducted commissioned sales of laundry products and installed kitchen appliances, including delivery and installation services and Maintenance Agreement options.

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**REFERENCES AVAILABLE UPON REQUEST**

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# MICHAEL H. BLAU

460 EDINBURGH CIRCLE, DANVILLE, CA 94526 \* 925-854-8130 \* MHBHOMES@AOL.COM

## SUMMARY OF QUALIFICATIONS

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- Experienced professional with background that includes all aspects of construction from land acquisition thru warranty of finished product
- General Contractor "B"
- Real Estate Broker

## RELEVANT EXPERIENCE

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1983-Current	<b>President Miklyn Development Corp.</b>	Danville, CA
	<ul style="list-style-type: none"><li>▪ Land Acquisitions</li><li>▪ Governmental Processing</li><li>▪ Site Development Management</li><li>▪ Construction Management</li><li>▪ Project Accounting</li><li>▪ Warranty Management</li></ul>	
1978-1983	<b>Controller Kaufman &amp; Broad – No. Cal. Div.</b>	Dublin, CA
	<ul style="list-style-type: none"><li>▪ Construction Law Firm liaison</li><li>▪ Warranty Law Firm liaison</li><li>▪ Land Acquisition Law Firm liaison</li><li>▪ Supervised accounting staff, decor center staff &amp; door shop staff</li></ul>	

## EDUCATION

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<b>Kansas University</b>	Lawrence, KS
Degree: Business	
Graduation: June 1971	
<b>Kansas University</b>	Lawrence, KS
Degree: Masters in Accounting	
Graduation: June 1973	
<b>Arizona State University</b>	Tempe, AZ
Degree: Business	
Graduation: June 1978	

**PARTITION PLAN**

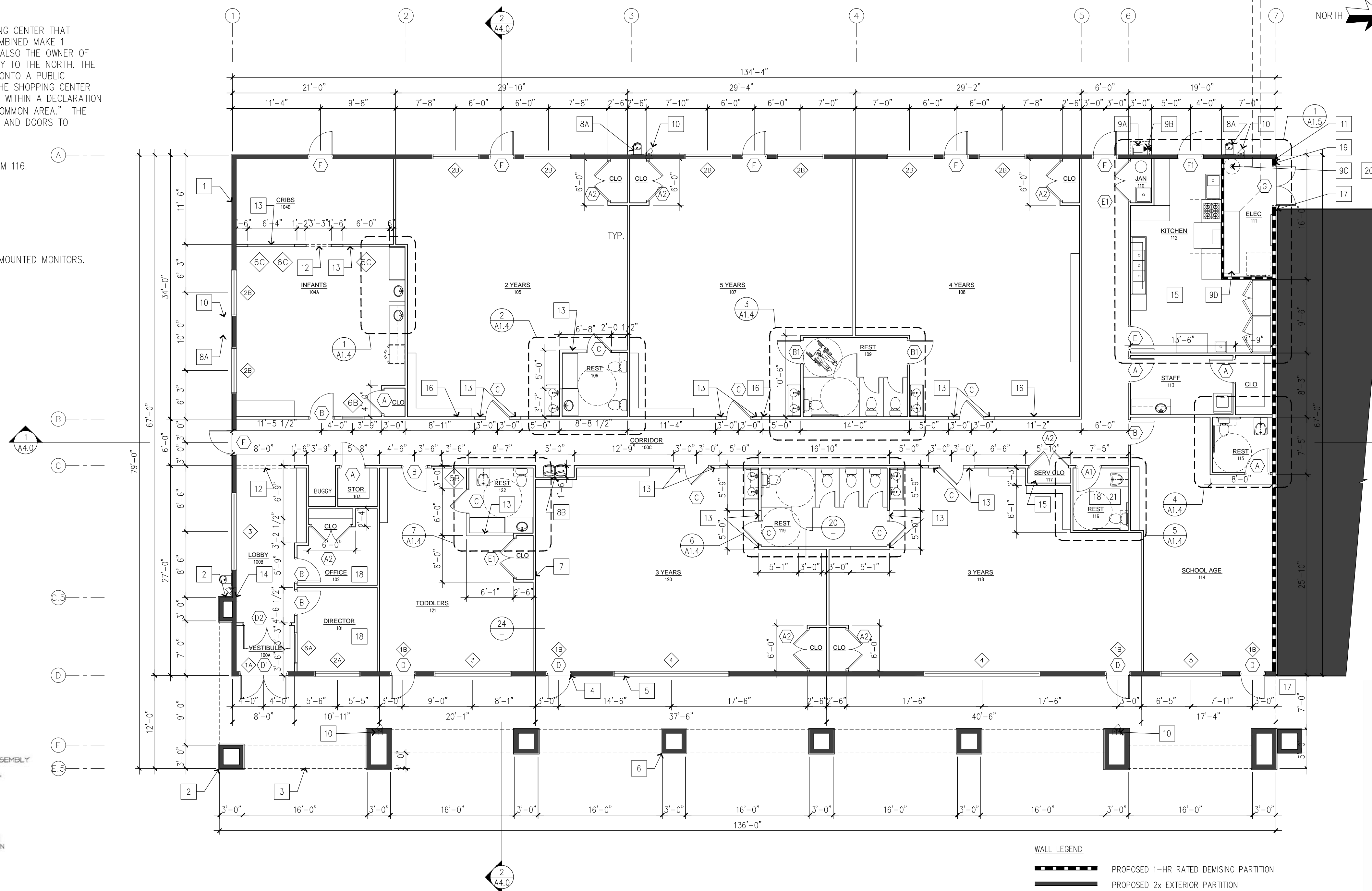
1/8" = 1'-0"

KEYNOTES CONTINUED:

20 THIS BUILDING IS IN AN EXISTING SHOPPING CENTER THAT CONSISTS OF SEVERAL PARCELS, BUT COMBINED MAKE 1 SHOPPING CENTER. FERRERI & BLAU IS ALSO THE OWNER OF THE ADJACENT RETAIL BUILDING PROPERTY TO THE NORTH. THE ELECTRICAL ROOM DOORS ARE SWINGING ONTO A PUBLIC SIDEWALK IN THE REAR PARKING LOT. THE SHOPPING CENTER HAS A SHARED PARKING LOT AGREEMENT WITHIN A DECLARATION OF RESTRICTIONS THAT DEEMS THIS A "COMMON AREA." THE AGREEMENT ALSO ALLOWS FOR CANOPIES AND DOORS TO PROJECT INTO THE COMMON AREA.

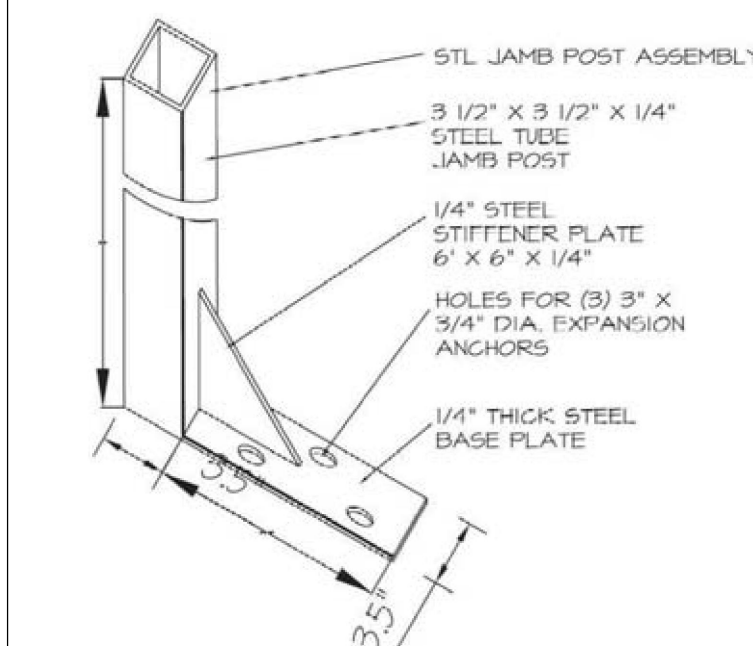
21 ACCESSIBLE STALLS REQUIRED: 1  
ACCESSIBLE STALLS PROVIDED: 1 AT ROOM 116.

NOTES:  
1. PROVIDE BLOCKING FOR SHELVING AND WALL MOUNTED MONITORS.

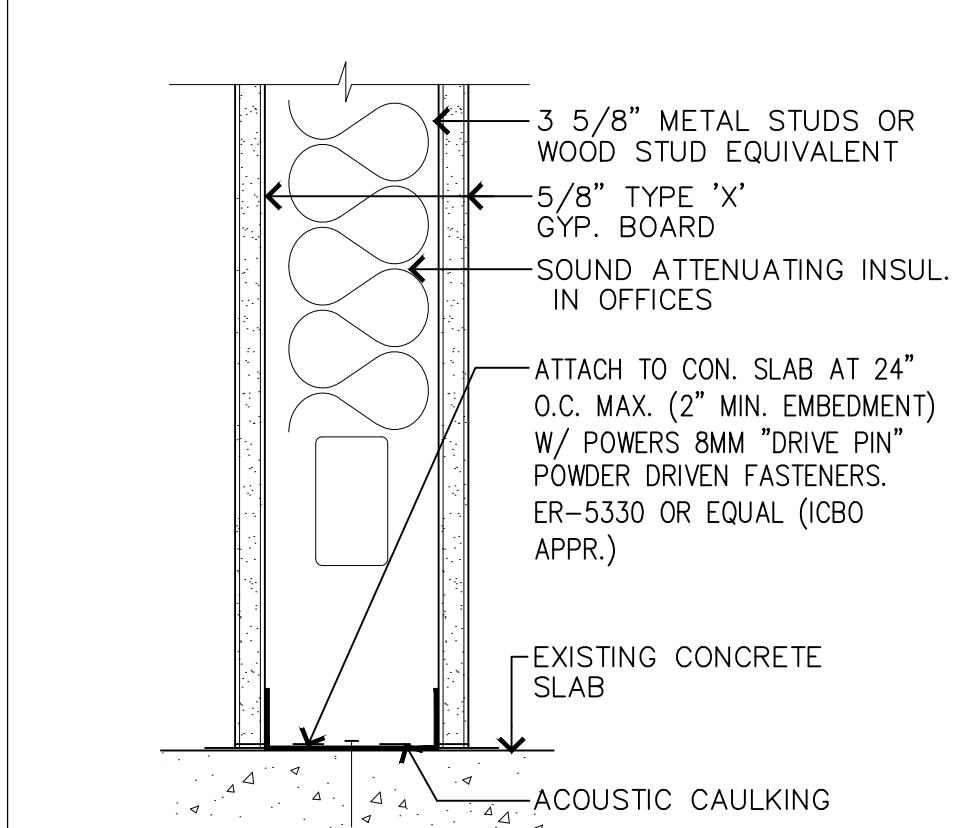


**PARTITION KEYNOTES**

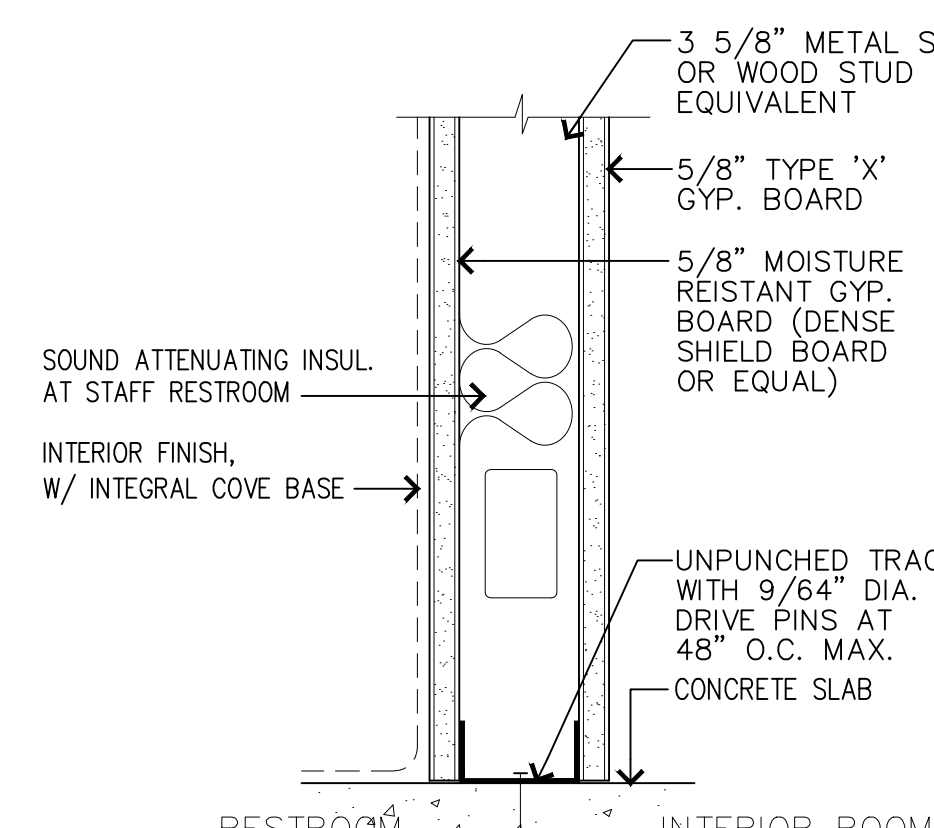
- 1 EXTERIOR WALL FINISH, MATCH (E) SHOPPING CENTER: 7/8" CEMENT PLASTER o/ WIRE MESH o/ 2 LAYERS TYPE 'D' PAPER o/ SHEATHING o/ 2x FRAMING (S.S.D.). ELASTOMERIC PAINT TO MATCH LA HABRA "SAND STONE" (X-86).
- 2 BUILT COLUMN OR PILASTER. SEE SHEET A3.0 FOR MORE INFO.
- 3 EXTERIOR STUCCO SOFFIT LINE. SEE EXTERIOR ELEVATIONS, SHEET A3.0 FOR MORE INFO.
- 4 ALUMINUM/GLASS DOOR. SEE SHEET A1.0.1 FOR MORE INFO.
- 5 ALUMINUM/GLASS WINDOW. SEE SHEET A1.0.1 FOR MORE INFO.
- 6 BRICK WAINSCOT w/ CAP, MATCH (E) SHOPPING CENTER: MUDDOX "MONTEREY BAY FLASH" FULL CUT TEXTURE, VERIFY BRICK COLOR, STYLE, HEIGHT OF WAINSCOT AND ROWLOCK CAP DETAIL.
- 7 INTERIOR PARTITION. 5/8" GYP. BD. EACH SIDE. DRYWALL TEXTURE TO BE SMOOTH FINISH, MAY BE SUBSTITUTED FOR TEXTURED DRYWALL WITH WRITTEN APPROVAL FROM OWNER.
- 8 DRINKING FOUNTAIN  
A: EXTERIOR  
B: INTERIOR
- 9 UTILITY POINT OF ENTRY  
A: GAS } PROVIDE AND INSTALL SECURITY CAGE  
B: POTABLE WATER } WITH LOCKABLE DOOR.  
C: FIRE SPRINKLER RISER  
D: ELECTRICAL PRIMARY PANEL. S.E.D.
- 10 HOSE BIB, LOCKABLE CABINET AND KEY VALVE
- 11 FIRE SPRINKLER TEST WATER DISCHARGE LOCATION. DISCHARGES TO PARKING LOT AND SHEETFLOWS TO BIORETENTION AREA.
- 12 INTERIOR SOFFIT AT +8'-0" A.F.F.
- 13 PARTIAL HEIGHT WALL, SEE INT. ELEV. AND DETAIL 3.
- 14 TWO (2) 48" X 12" BLOCKING FOR MONITOR, ONE ABOVE AND A SECOND BELOW OUTLETS.
- 15 PROVIDE AND INSTALL PLYWD AT BACK WALL (NOT GYP. BD.).
- 16 TS COLUMN. CUT GYP. BD. TO MINIMIZE POP OUT AT ROOM. S.S.D. FOR MORE INFO.
- 17 3" AIR GAP w/ SEISMIC JOINT COVER. SEE DETAIL 4 BELOW.
- 18 SOUND DAMPERING INSULATION IN THIS ROOM.
- 19 KEY BOX BY KNOX COMPANY.



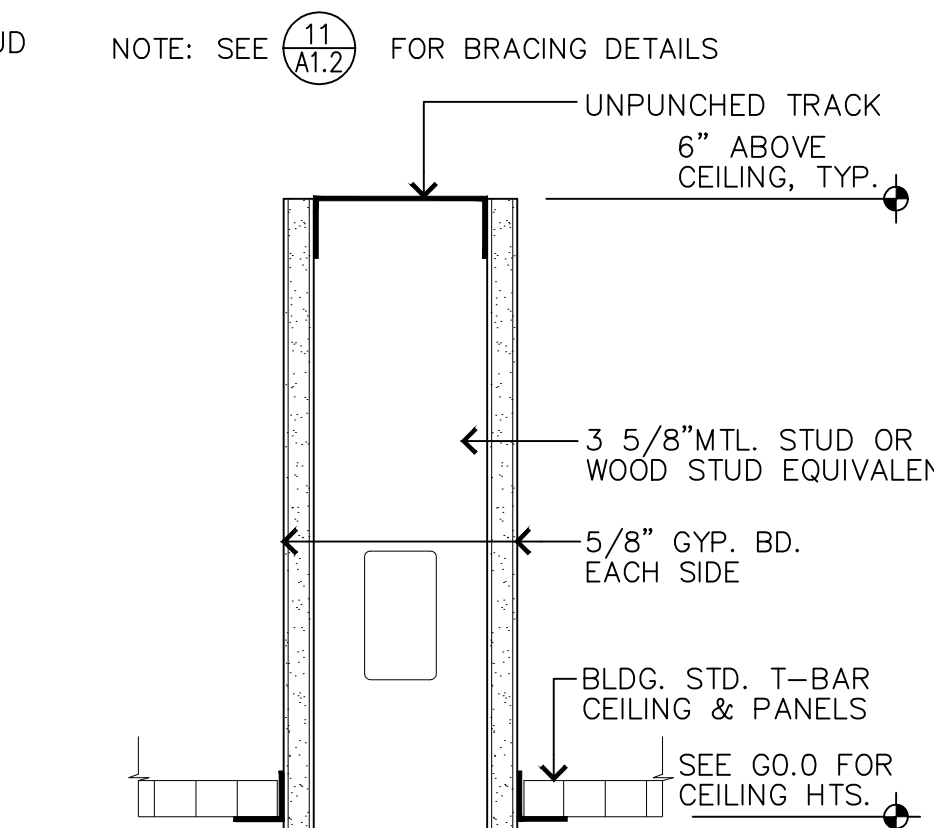
23 1/2 WALL POST  
NTS



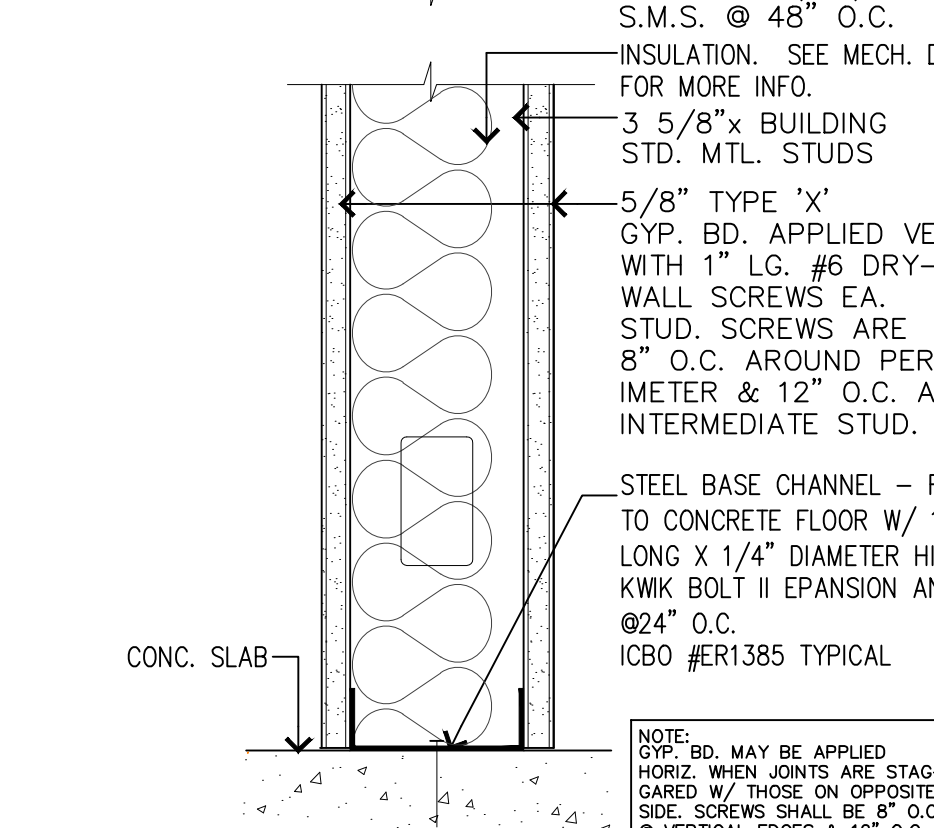
24 FULL-HT. PARTITION BASE  
3\"/>



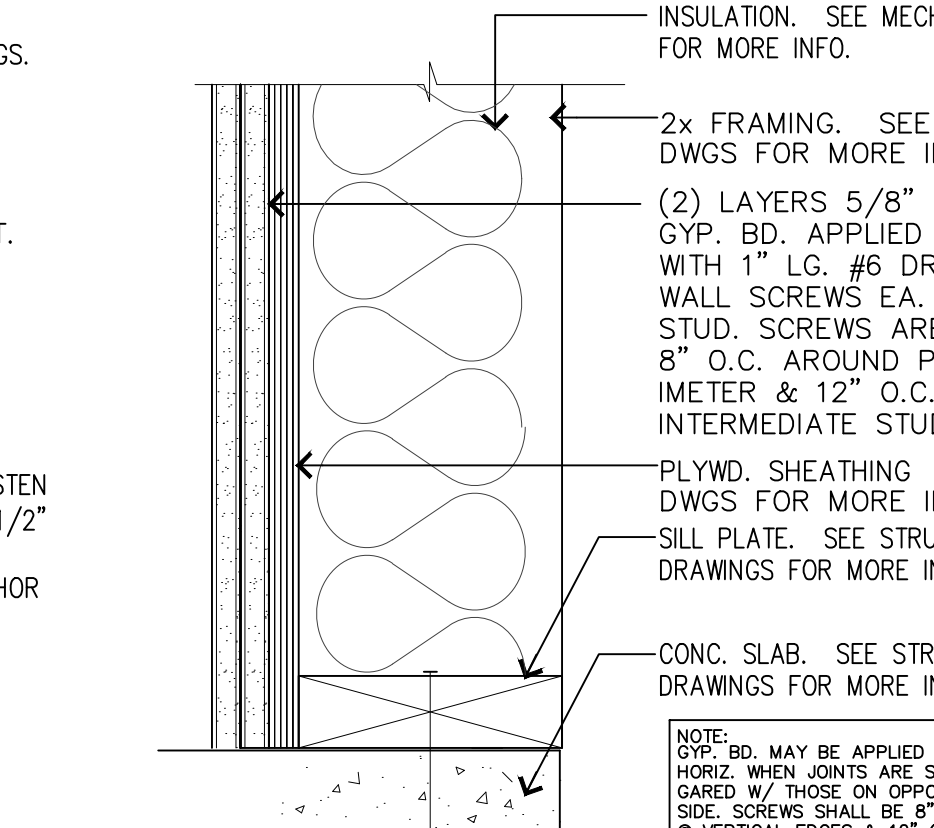
20 PARTITION BASE AT RR  
3\"/>



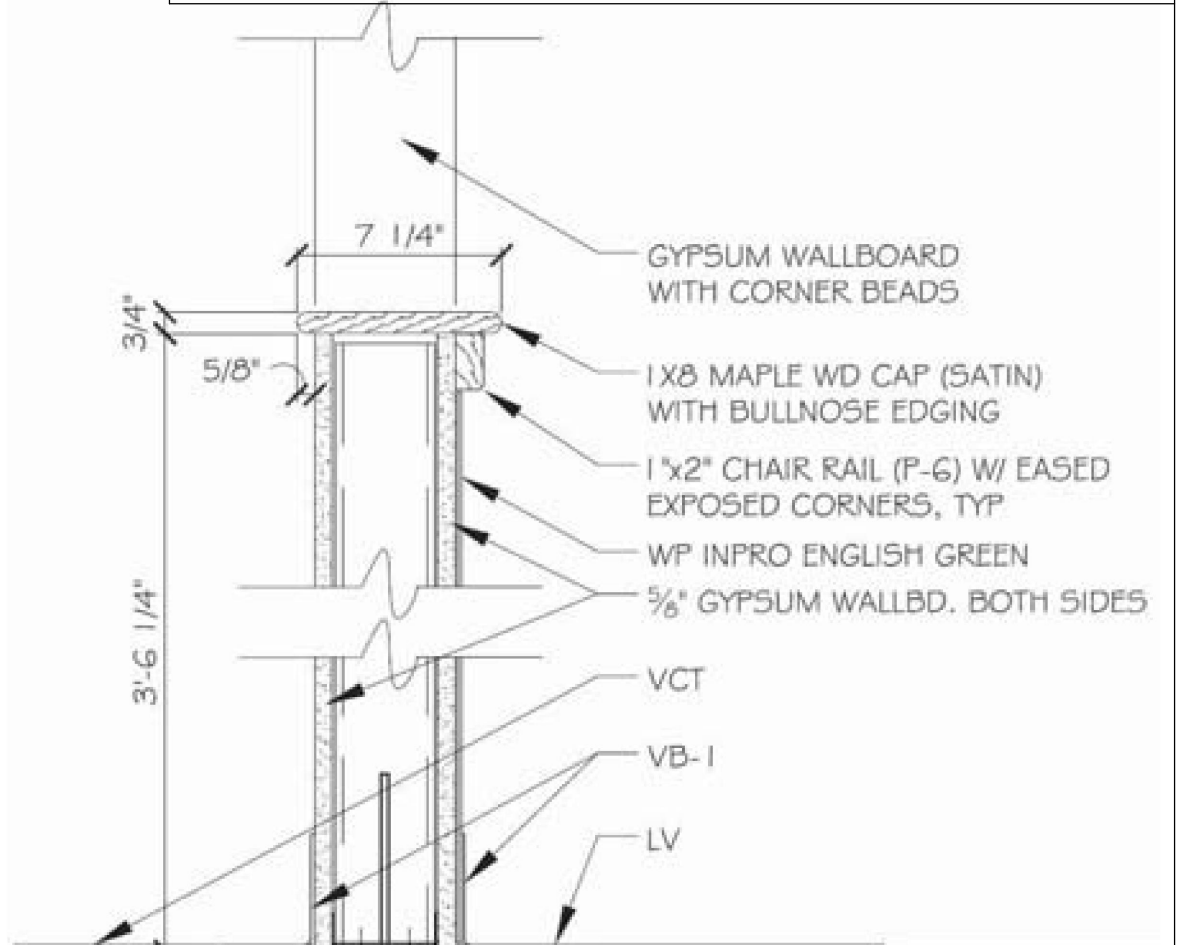
16 PARTITION WALL HEAD  
3\"/>



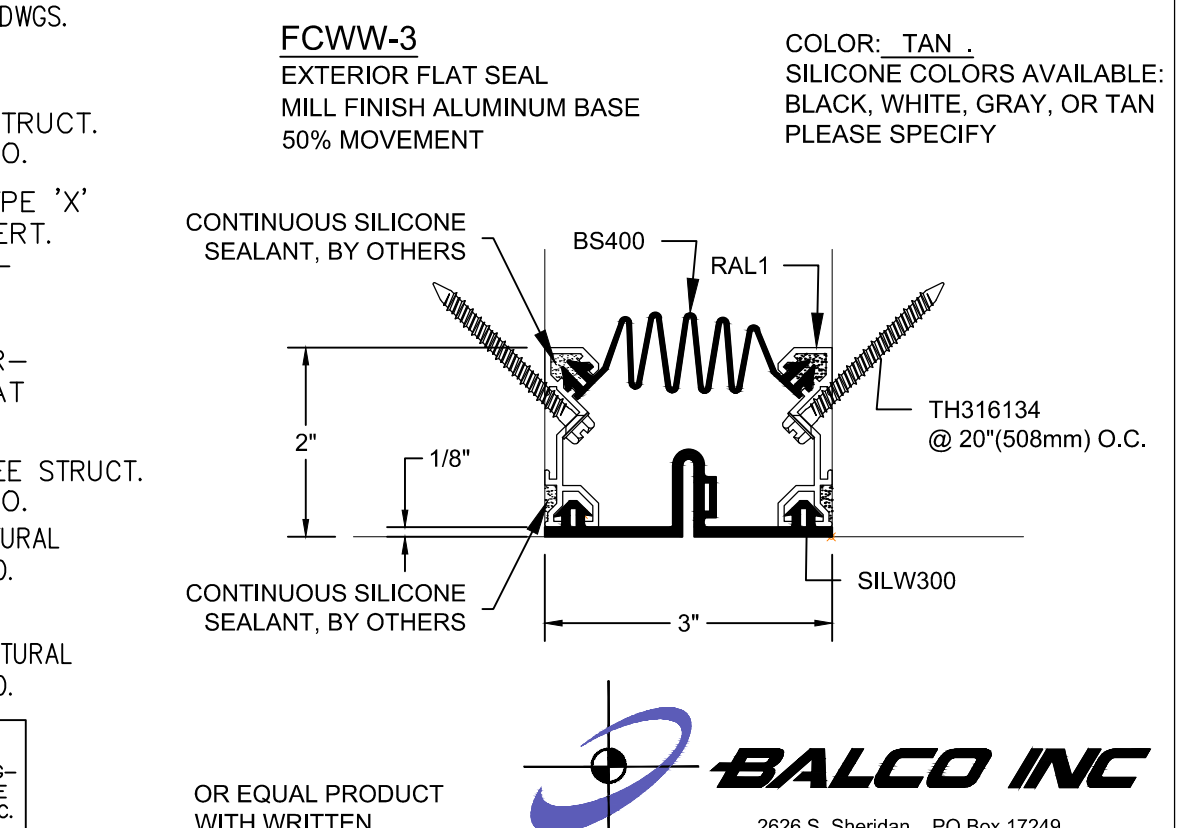
12 ONE HOUR @ ELEC. RM.  
3\"/>



8 ONE-HR. @ DEMISING WALL  
3\"/>



3 PARTIAL HEIGHT WALL CAP



4 SEISMIC JOINT COVER  
NTS

**WALL LEGEND**

	PROPOSED 1-HR RATED DEMISING PARTITION
	PROPOSED 2x EXTERIOR PARTITION
	PROPOSED LIGHT GAUGE INTERIOR PARTITION

**VASCO PLAZA  
KIDDIE ACADEMY  
CORE & SHELL AND  
TENANT IMPROVEMENT**

1400 NORTH VASCO ROAD  
LIVERMORE, CA 94551



**DE JESUS & ALATORRE ARCHITECTS**

Commercial | Planning | Residential  
4415 Cowell Road, Suite 230  
Concord, CA 94518  
888.DJA.ARC1  
info@dja-arc.com  
www.dja-arc.com

Stamp

Consultant

Issue/Revision:

Proj. No.:	No.	Date:	Description
	031215		INITIAL ISSUE
	031415		RESPONSE TO PLAN CHECK

Copyright Statement:  
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Approval Signature: \_\_\_\_\_  
Title: \_\_\_\_\_ Date: \_\_\_\_\_

**PARTITION PLAN  
& DETAILS**

Scale: See Dwg Issue Date:  
Drawn By: CED Reviewed By: CED  
Sheet: of

**A1.0**

1/8" = 1'-0"



# VASCO PLAZA KIDDIE ACADEMY CORE & SHELL AND TENANT IMPROVEMENT

1400 NORTH VASCO ROAD  
LIVERMORE, CA 94551



DE JESUS & ALATORRE ARCHITECTS

Commercial | Planning | Residential

4415 Cowell Road, Suite 230  
Concord, CA 94518  
888.DJA.ARC1  
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www.dja-arc.com

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Issue/Revision:

Proj. No.:

No. Date Description

031215 INITIAL ISSUE

031415 RESPONSE TO PLAN CHECK

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Approval Signature:

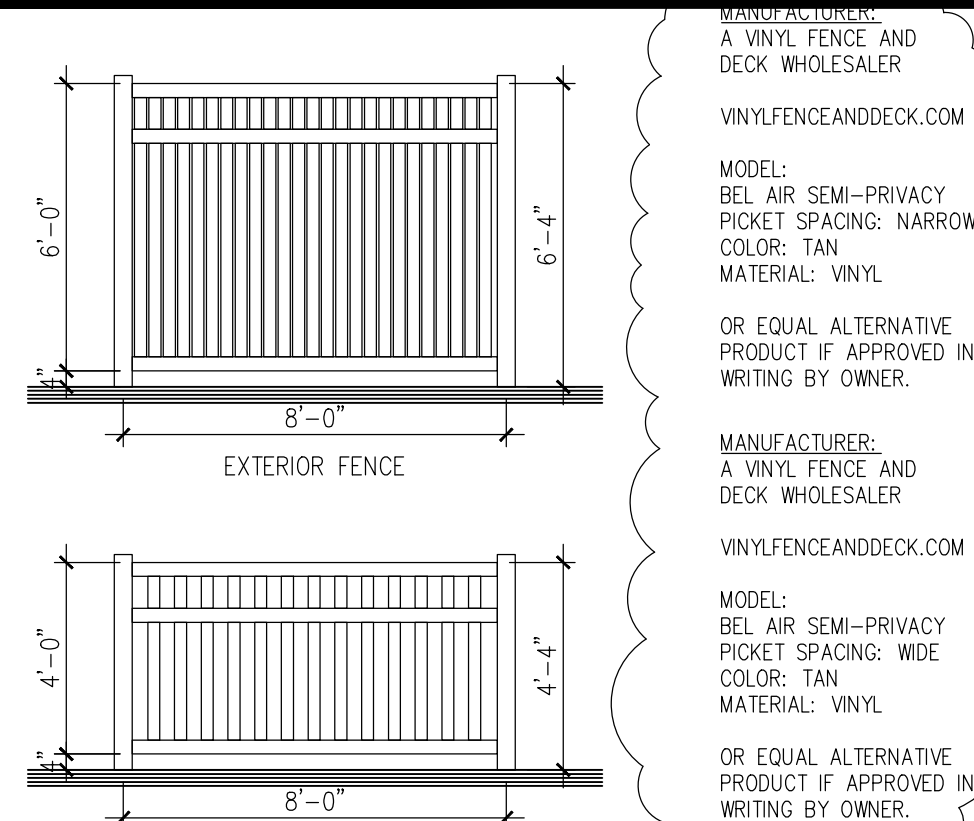
Title: Date:

## PLAYGROUND PLAN & DETAILS

Scale: See Dwg Issue Date:  
Drawn By: CED Reviewed By: CED  
Sheet: of

# AS2.0

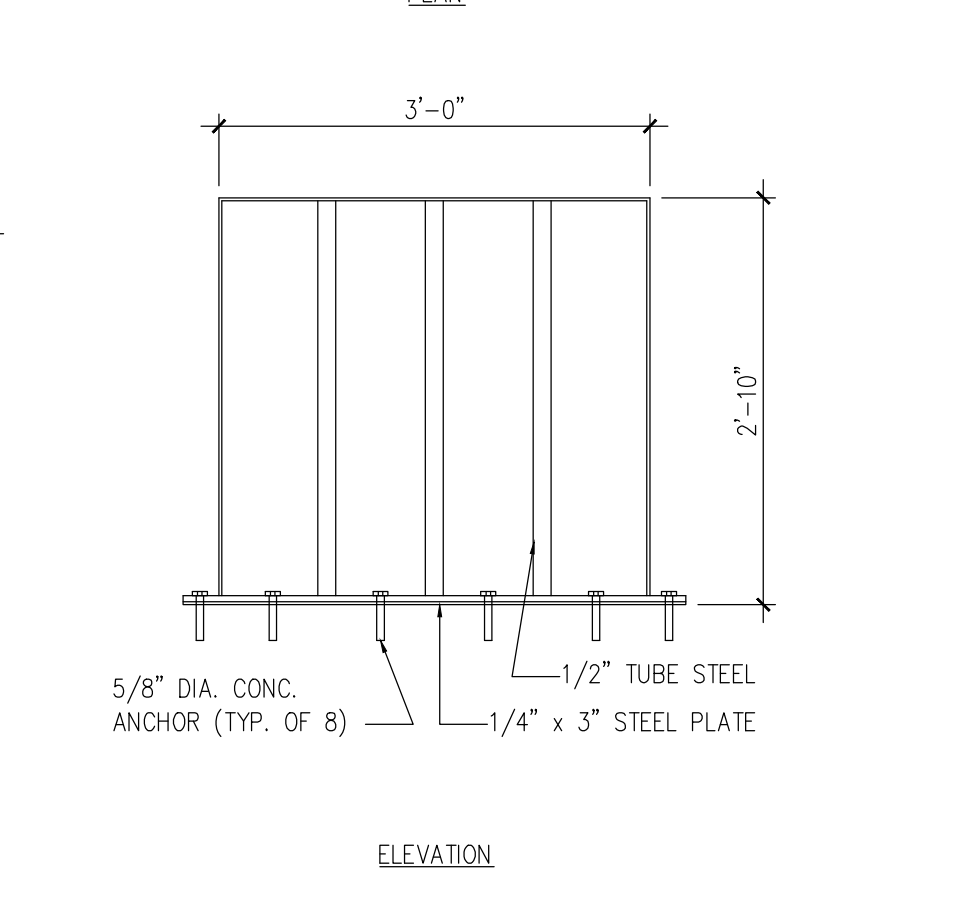
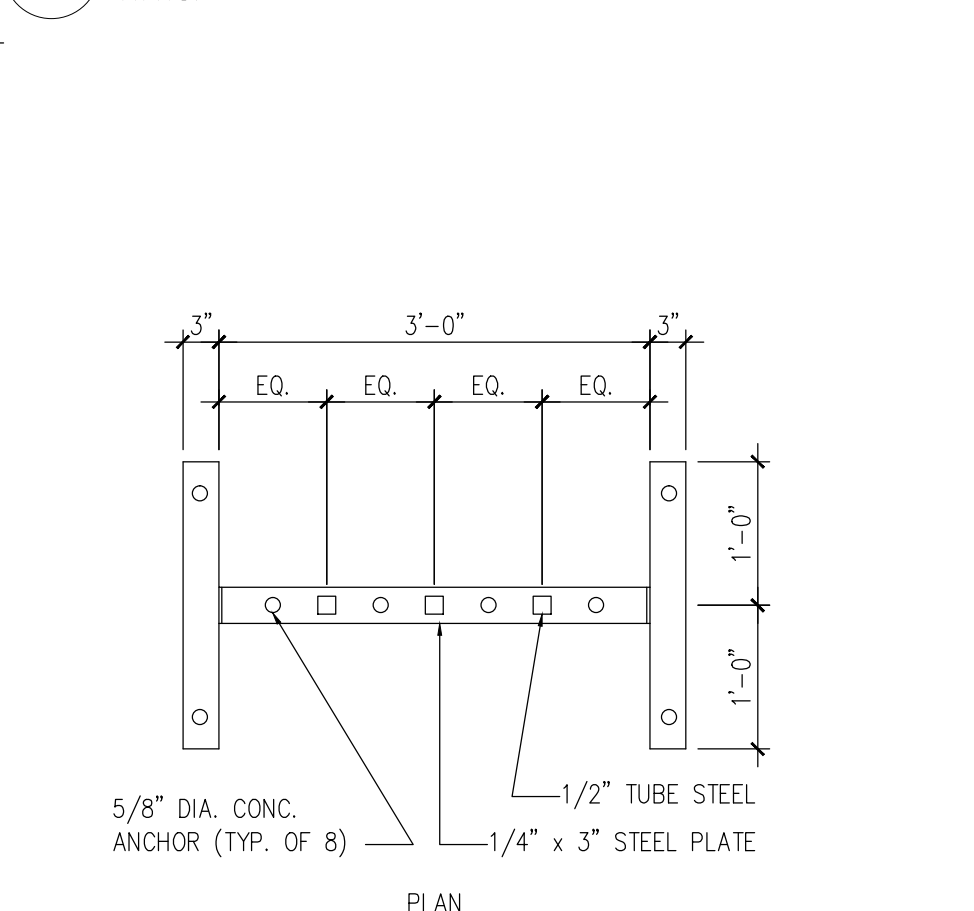
## PLAYGROUND PLAN



MANUFACTURER:  
A VINYL FENCE AND  
DECK WHOLESALER  
VINYL.FENCEANDDECK.COM  
MODEL:  
BEL AIR SEMI-PRIVACY  
PICKET SPACING: NARROW  
COLOR: TAN  
MATERIAL: VINYL  
OR EQUAL ALTERNATIVE  
PRODUCT IF APPROVED IN  
WRITING BY OWNER.

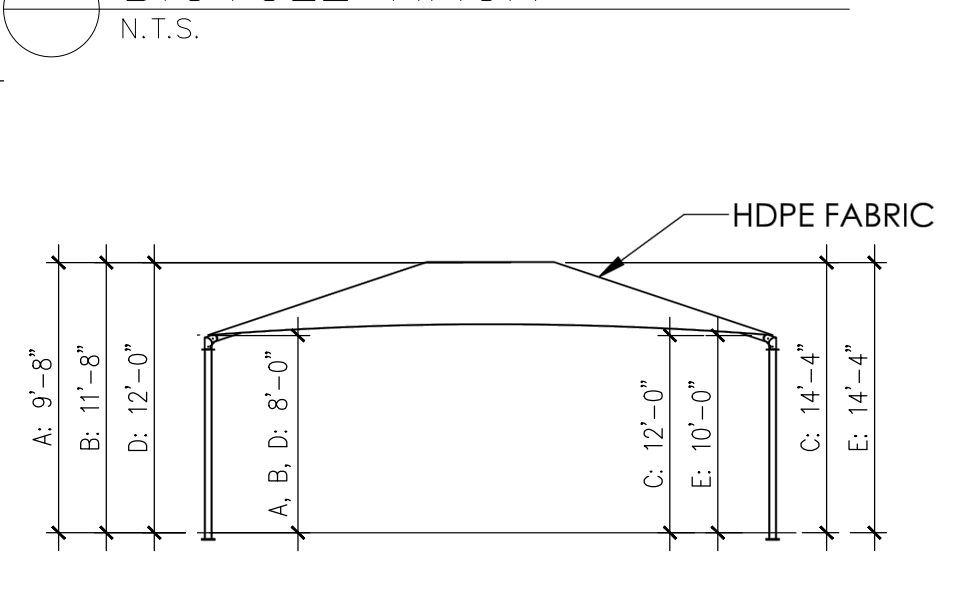
EXTERIOR FENCE GATES TO INCLUDE PANIC HARDWARE. MOUNTING  
PLATE FOR PANIC HARDWARE 24" HIGH, FULL GATE WIDTH AND EXTENDS  
24" BEYOND THE GATE ON THE ADJOINING FENCE SECTIONS- VERIFY  
WITH FENCE MANUFACTURER

### 21 SECURITY FENCE N.T.S.

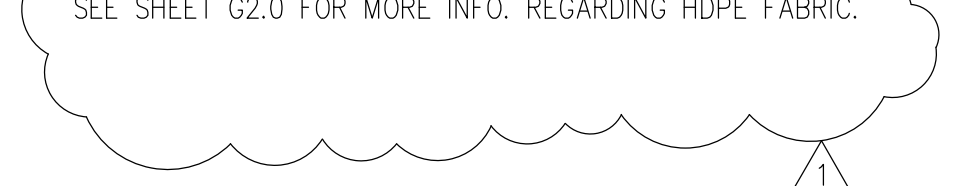


OR ALTERNATE EQUIVALENT  
INSTALL BIKE RACK AS  
APPROVED BY OWNER.  
PAINT TO MATCH STOREFRONT

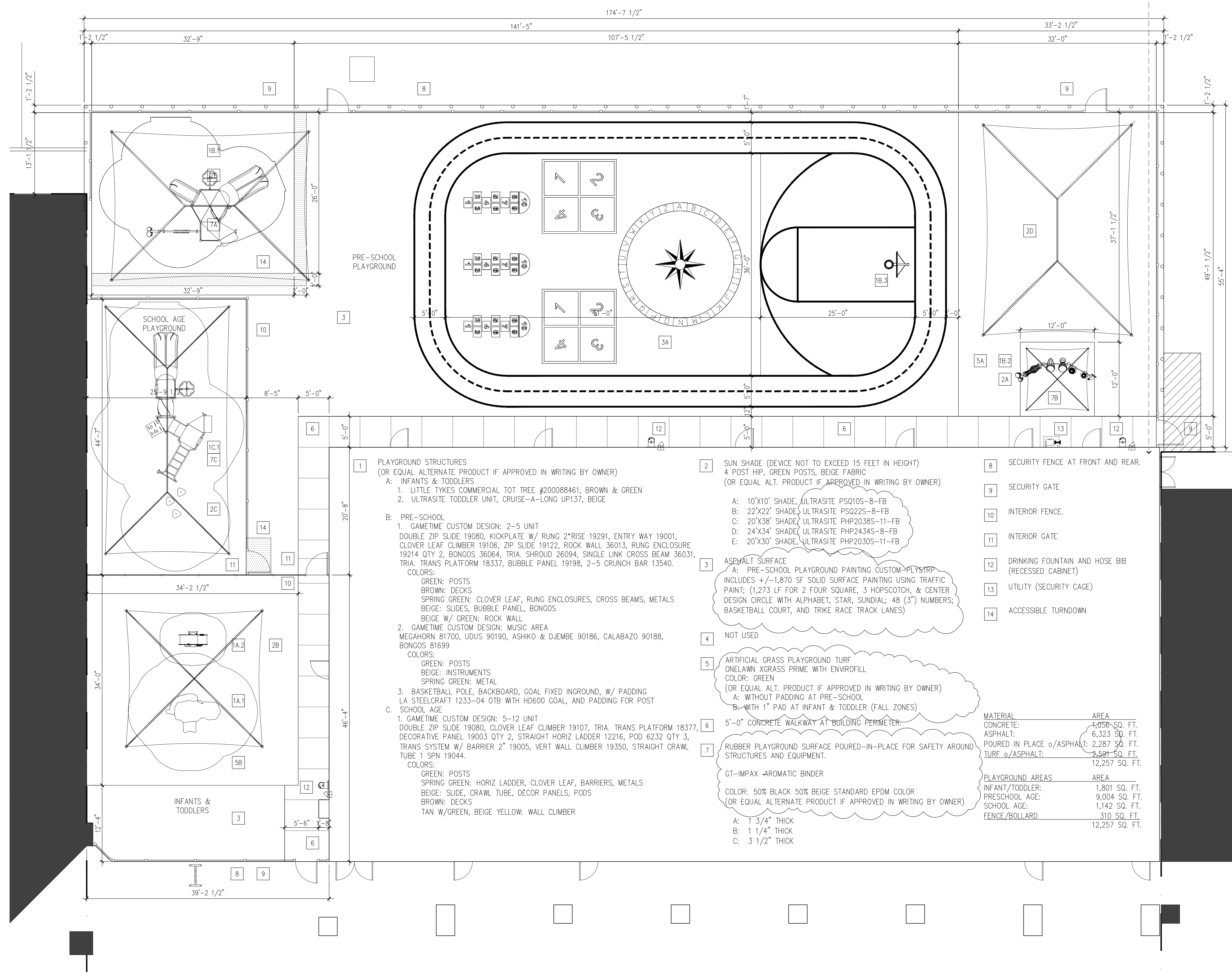
### 23 BICYCLE RACK N.T.S.



SEE PLAYGROUND PLAN, KEYNOTE 2 FOR MORE INFO.  
SEE SHEET G2.0 FOR MORE INFO. REGARDING HDPE FABRIC.



### 24 CANOPY HEIGHTS N.T.S.

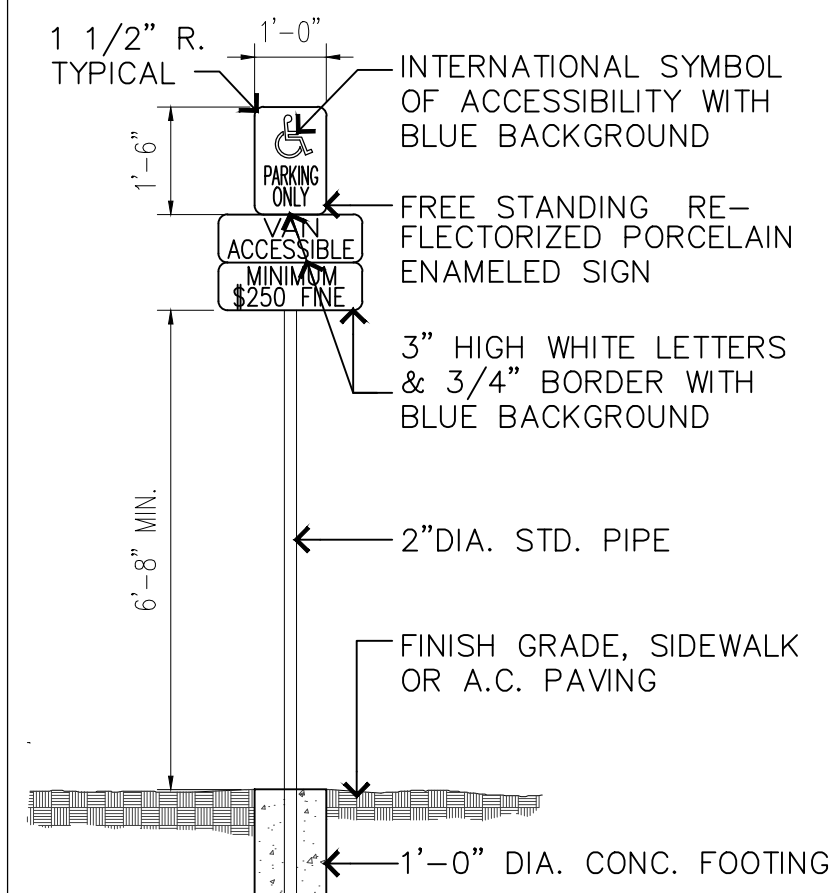
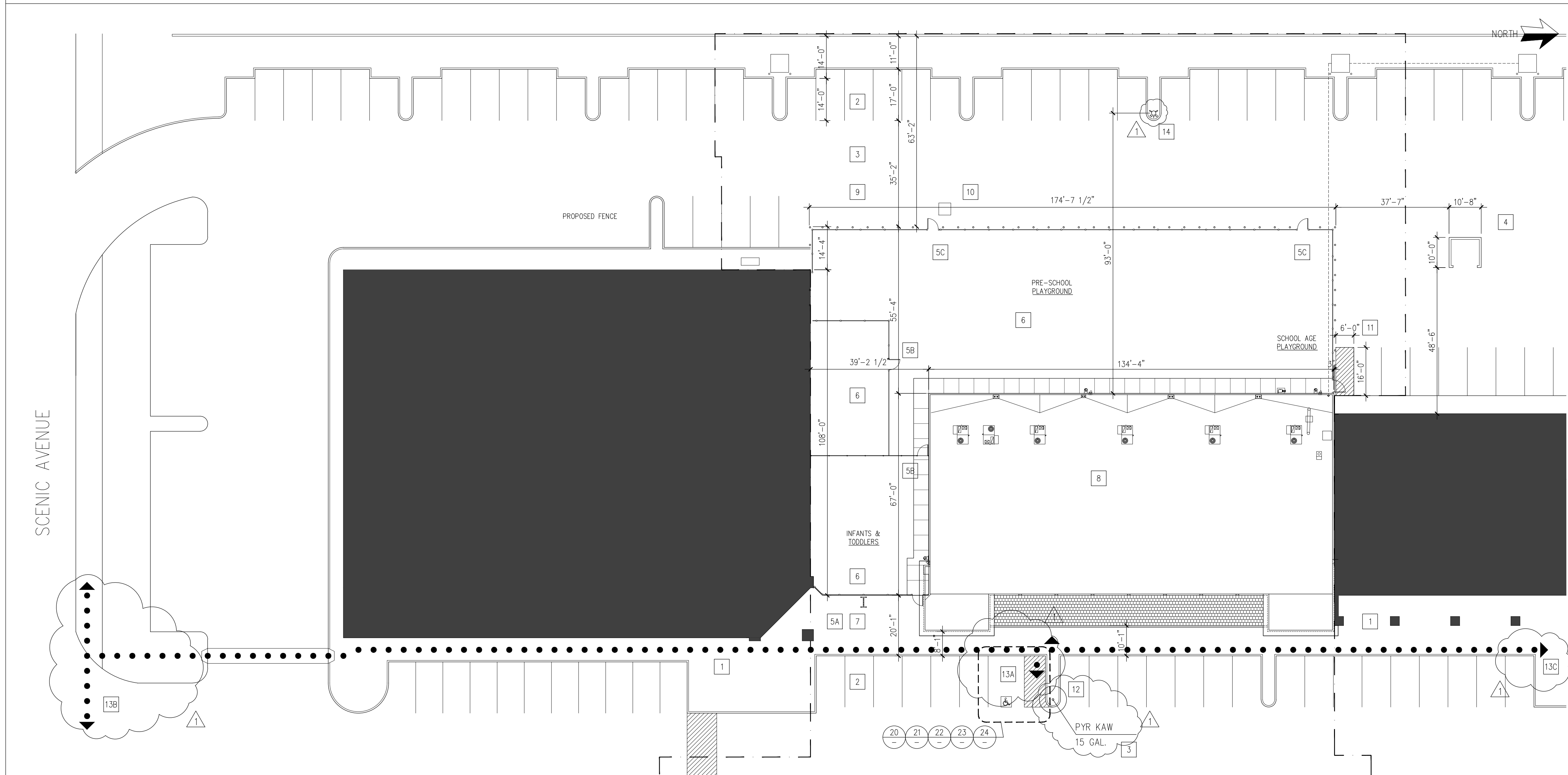


- 1. PLAYGROUND STRUCTURES  
(OR EQUAL ALTERNATE PRODUCT IF APPROVED IN WRITING BY OWNER)  
A: INFANTS & TODDLERS  
1. LITTLE TYKES COMMERCIAL TOT TREE #20088461, BROWN & GREEN  
2. ULTRASITE TODDLER UNIT, CRUISE-A-LONG UP137, BEIGE  
B: PRE-SCHOOL  
1. GAMETIME CUSTOM DESIGN: 2-5 UNIT  
DOUBLE ZIP SLIDE 19080, KICKPLATE W/ RUNG 2"RISE 19291, ENTRY WAY 19001,  
CLOVER LEAF CLIMBER 19106, ZIP SLIDE 19122, ROCK WALL 36013, RUNG ENCLOSURE  
19214 QTY 2, BONGOS 36064, TRIA. SHROUD 26094, SINGLE LINK CROSS BEAM 36031,  
TRIA. TRANS PLATFORM 18337, BUBBLE PANEL 19198, 2-5 CRUNCH BAR 13540.  
COLORS:  
GREEN: POSTS  
BROWN: DECKS  
SPRING GREEN: CLOVER LEAF, RUNG ENCLOSURES, CROSS BEAMS, METALS  
BEIGE: SLIDES, BUBBLE PANEL, BONGOS  
BEIGE W/ GREEN: ROCK WALL  
2. GAMETIME CUSTOM DESIGN: MUSIC AREA  
MEGAHORN 81700, UDUS 90190, ASHIKO & DJEMBE 90186, CALABAZO 90188,  
BONGOS 81699  
COLORS:  
GREEN: POSTS  
BEIGE: INSTRUMENTS  
SPRING GREEN: METAL  
3. BASKETBALL POLE, BACKBOARD, GOAL FIXED INGROUND, W/ PADDING  
LA STEELCRAFT 1233-04 OTB WITH HD600 GOAL, AND PADDING FOR POST  
C. SCHOOL AGE  
1. GAMETIME CUSTOM DESIGN: 5-12 UNIT  
DOUBLE ZIP SLIDE 19080, CLOVER LEAF CLIMBER 19107, TRIA. TRANS PLATFORM 18377,  
DECORATIVE PANEL 19003 QTY 2, STRAIGHT HORIZ LADDER 12216, POD 6232 QTY 3,  
TRANS SYSTEM W/ BARRIER 2" 19005, VERT WALL CLIMBER 19350, STRAIGHT CRAWL  
TUBE 1 SPN 19044.  
COLORS:  
GREEN: POSTS  
SPRING GREEN: HORIZ LADDER, CLOVER LEAF, BARRIERS, METALS  
BEIGE: SLIDE, CRAWL TUBE, DÉCOR PANELS, PODS  
BROWN: DECKS  
TAN W/GREEN, BEIGE YELLOW: WALL CLIMBER
- 2. SUN SHADE (DEVICE NOT TO EXCEED 15 FEET IN HEIGHT)  
4 POST HIP, GREEN POSTS, BEIGE FABRIC  
(OR EQUAL ALT. PRODUCT IF APPROVED IN WRITING BY OWNER)  
A: 10'X10' SHADE, ULTRASITE PSQ10S-8-FB  
B: 22'X22' SHADE, ULTRASITE PSQ22S-8-FB  
C: 20'X38' SHADE, ULTRASITE PHP2038S-11-FB  
D: 24'X34' SHADE, ULTRASITE PHP2434S-8-FB  
E: 20'X30' SHADE, ULTRASITE PHP2030S-11-FB
- 3. ASPHALT SURFACE  
A: PRE-SCHOOL PLAYGROUND PAINTING CUSTOM-PLYSTRIP  
INCLUDES +/-1,870 SF SOLID SURFACE PAINTING USING TRAFFIC  
PAINT: (1,273 LF FOR 2 FOUR SQUARE, 3 HOPSCOTCH, & CENTER  
DESIGN CIRCLE WITH ALPHABET, STAR, SUNDIAL; 48 (3") NUMBERS;  
BASKETBALL COURT, AND TRIKE RACE TRACK LANES)
- 4. NOT USED
- 5. ARTIFICIAL GRASS PLAYGROUND TURF  
ONELAWN XGRASS PRIME WITH ENVIROFILL  
COLOR: GREEN  
(OR EQUAL ALT. PRODUCT IF APPROVED IN WRITING BY OWNER)  
A: WITHOUT PADDING AT PRE-SCHOOL  
B: WITH 1" PAD AT INFANT & TODDLER (FALL ZONES)
- 6. 5'-0" CONCRETE WALKWAY AT BUILDING PERIMETER.
- 7. RUBBER PLAYGROUND SURFACE POURED-IN-PLACE FOR SAFETY AROUND  
STRUCTURES AND EQUIPMENT.  
GT-IMPAX -AROMATIC BINDER  
COLOR: 50% BLACK 50% BEIGE STANDARD EPDM COLOR  
(OR EQUAL ALTERNATE PRODUCT IF APPROVED IN WRITING BY OWNER)  
A: 1 3/4" THICK  
B: 1 1/4" THICK  
C: 3 1/2" THICK
- 8. SECURITY FENCE AT FRONT AND REAR.
- 9. SECURITY GATE
- 10. INTERIOR FENCE.
- 11. INTERIOR GATE
- 12. DRINKING FOUNTAIN AND HOSE BIB  
(RECESSED CABINET)
- 13. UTILITY (SECURITY CAGE)
- 14. ACCESSIBLE TURNDOWN

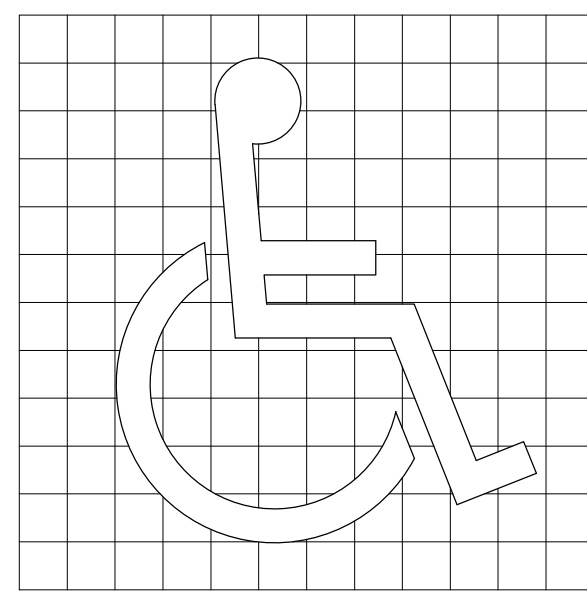
MATERIAL	AREA
CONCRETE:	1,056 SQ. FT.
ASPHALT:	6,323 SQ. FT.
POURED IN PLACE o/ASPHALT:	2,287 SQ. FT.
TURF o/ASPHALT:	8,591 SQ. FT.
PLAYGROUND AREAS	AREA
INFANT/TODDLER:	1,801 SQ. FT.
PRESCHOOL AGE:	9,004 SQ. FT.
SCHOOL AGE:	1,142 SQ. FT.
FENCE/BOLLARD	310 SQ. FT.
	12,257 SQ. FT.

# ARCHITECTURAL SITE PLAN

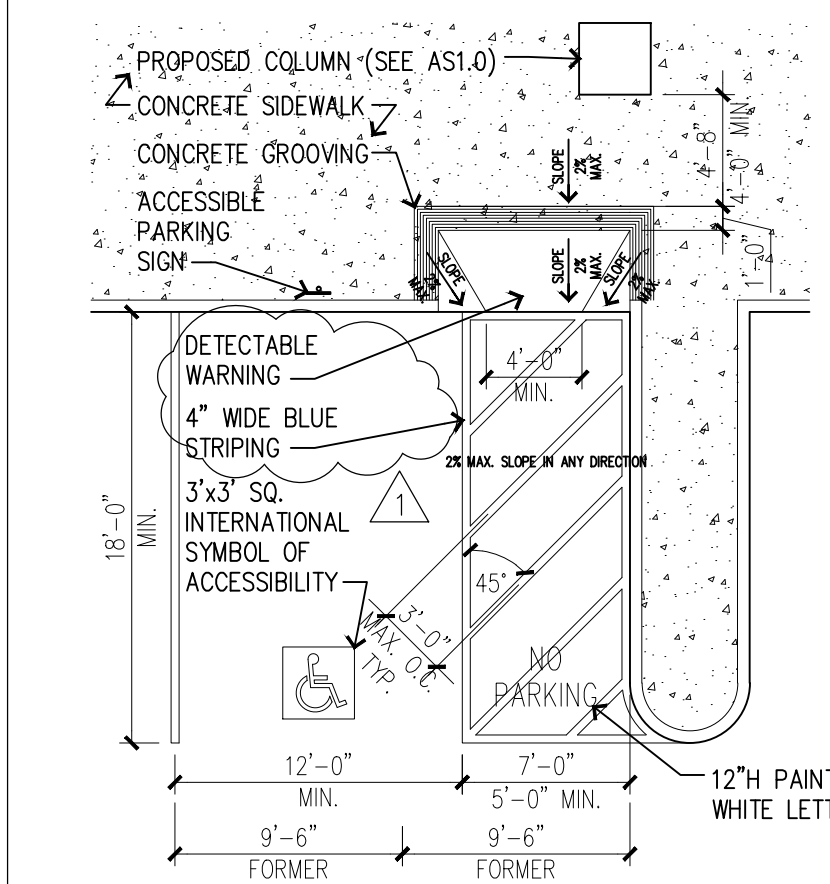
1" = 20'-0"



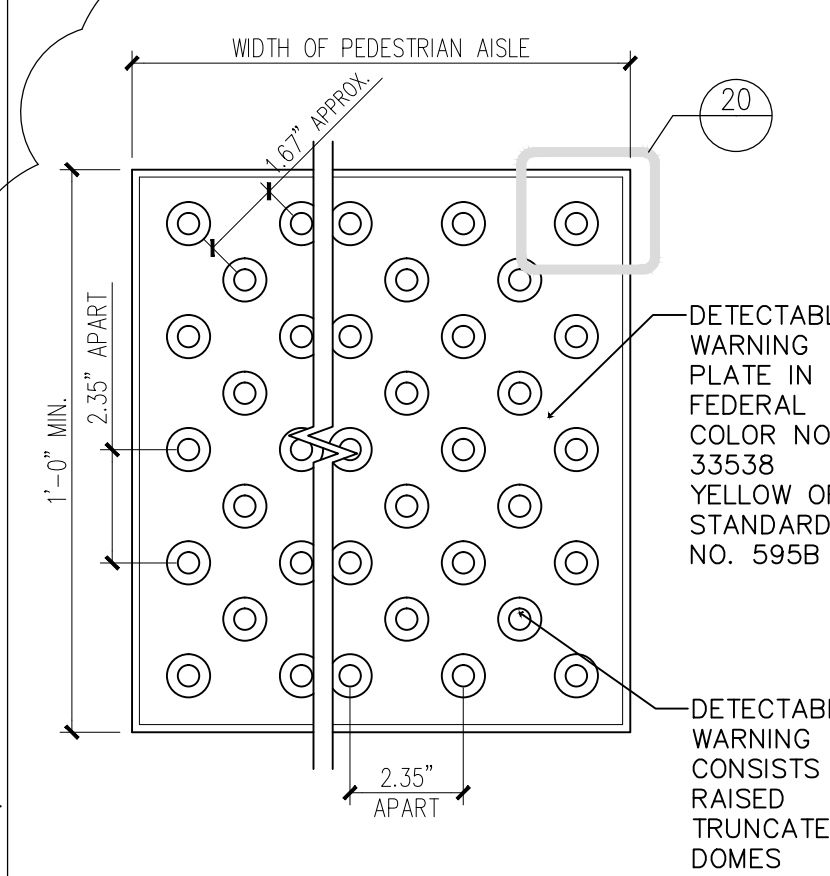
21 VAN ACCESSIBLE SIGN  
3/8" = 1'-0"



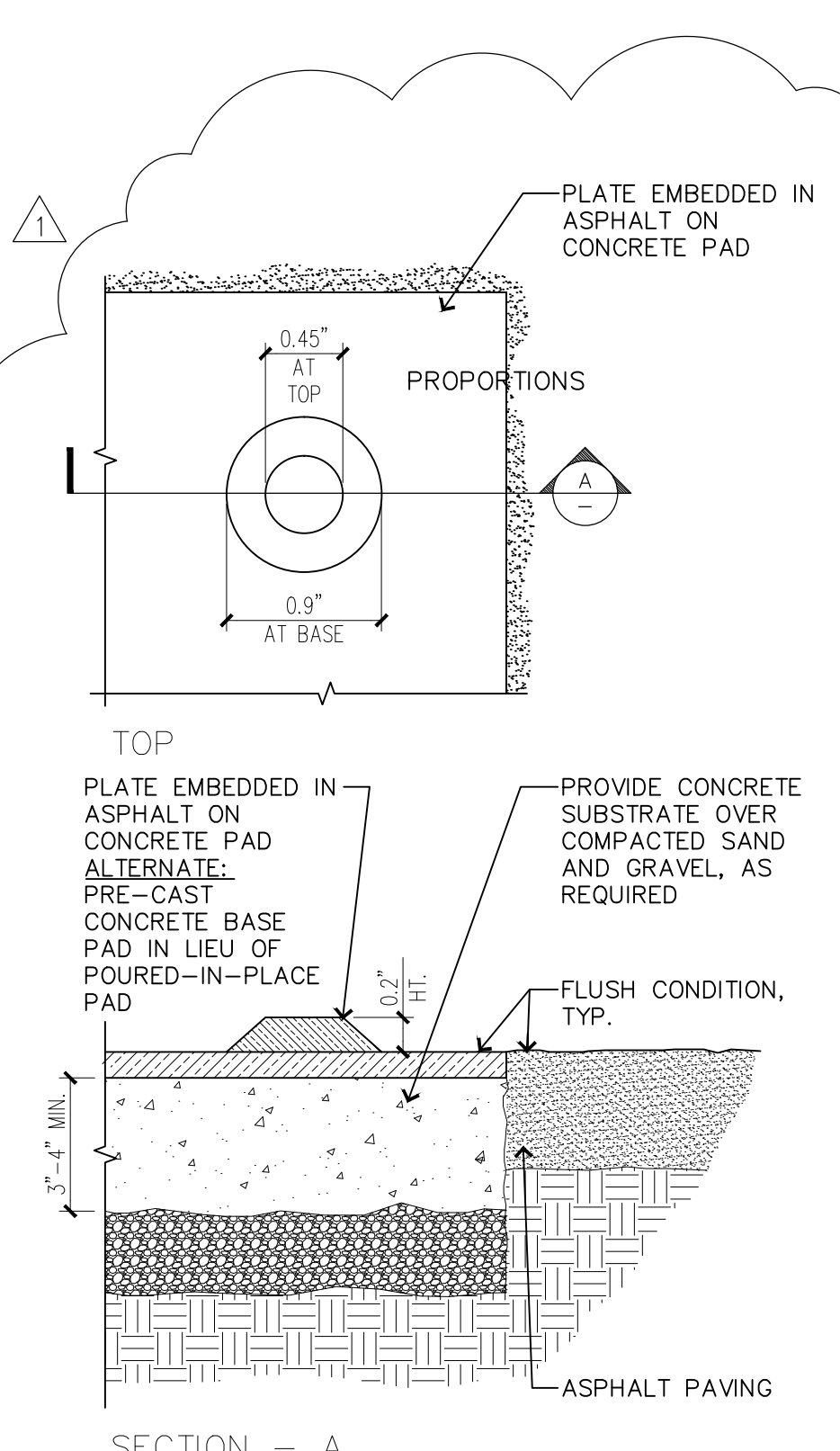
22 H.C. ACCESS. SYMBOL  
N.T.S.



23 ACCESSIBLE PARKING AT FORMER STANDARD STALL  
1/8" = 1'-0"



24 TRUNCATED DOME PLATE  
3" = 1'-0"



20 TRUNCATED DOME  
12" = 1'-0"

## ARCHITECTURAL SITE KEYNOTES

- 1 EXISTING ADJACENT BUILDINGS TO REMAIN. NO WORK HERE.
- 2 EXISTING PARKING LOT TO REMAIN. NO WORK HERE.
- 3 EXISTING DRIVE AISLE TO REMAIN. NO WORK HERE.
- 4 EXISTING TRASH ENCLOSURE TO REMAIN. SHARED AGREEMENT BETWEEN 1400 AND 1452 N. VASCO RD.
- 5 SECURITY FENCE, SEE DETAIL 21/AS2.0 AND HARDWARE BELOW.  
A: FRONT  
B: INTERIOR  
C: REAR
- 6 PROPOSED PLAYGROUND
- 7 BICYCLE RACK (4 SPACES). SEE DETAIL 23/AS2.0.
- 8 PROPOSED LOCATION OF KIDDIE ACADEMY BUILDING.
- 9 BOLLARDS. SEE CIVIL DRAWINGS FOR MORE INFO.
- 10 1500 GAL. GREASE TRAP
- 11 STRIPING FOR MAINTENANCE ACCESS, NOT ACCESSIBILITY.
- 12 PROVIDE NEW TREE. SEE PLANT SCHEDULE BELOW.
- 13 ACCESSIBLE PATH OF TRAVEL:  
A: TO ACCESSIBLE VAN PARKING STALL  
B: TO PUBLIC SIDEWALK  
C: TO ADJACENT BUILDING  
ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL ARE CONTINUOUSLY ACCESSIBLE, HAVE MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH, ARE MINIMUM 48" IN WIDTH, A SLOPE NOT EXCEEDING 5% (I.E., NO STEEPER THAN 1:20) AND CROSS SLOPE NO STEEPER THAN 1:48.
- 14 EXISTING FIRE HYDRANT

## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER DEMAND	TYPE	CONDITIONS
PYR KAW	PYRUS KAWAKAMI	EVERGREEN PEAR	15 GAL		1	LOW	TREE	MIN. 10 FT. HIGH / MIN. 2 INCH CALIPER

SEE CIVIL DRAWING FOR ALL IRRIGATION MODIFICATIONS AND PLANTS TO BE ADDED FOR THE NEW BIORETENTION AREA (SPECIES THAT CAN WITHSTAND WATER SATURATION).

**PARKING ANALYSIS**

STANDARD PARKING REQUIRED: 45  
STANDARD PARKING PROVIDED: 107

ACCESSIBLE PARKING (VAN) REQUIRED: 1  
ACCESSIBLE PARKING (VAN) PROVIDED: 1

CROSS PARKING PERMITTED BETWEEN ALL LOTS.

VASCO PLAZA  
KIDDIE ACADEMY  
CORE & SHELL AND  
TENANT IMPROVEMENT

1400 NORTH VASCO ROAD  
LIVERMORE, CA 94551



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Concord, CA 94518  
888.DJA.ARC1  
info@dja-arc.com  
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031215 INITIAL ISSUE  
031415 RESPONSE TO PLAN CHECK

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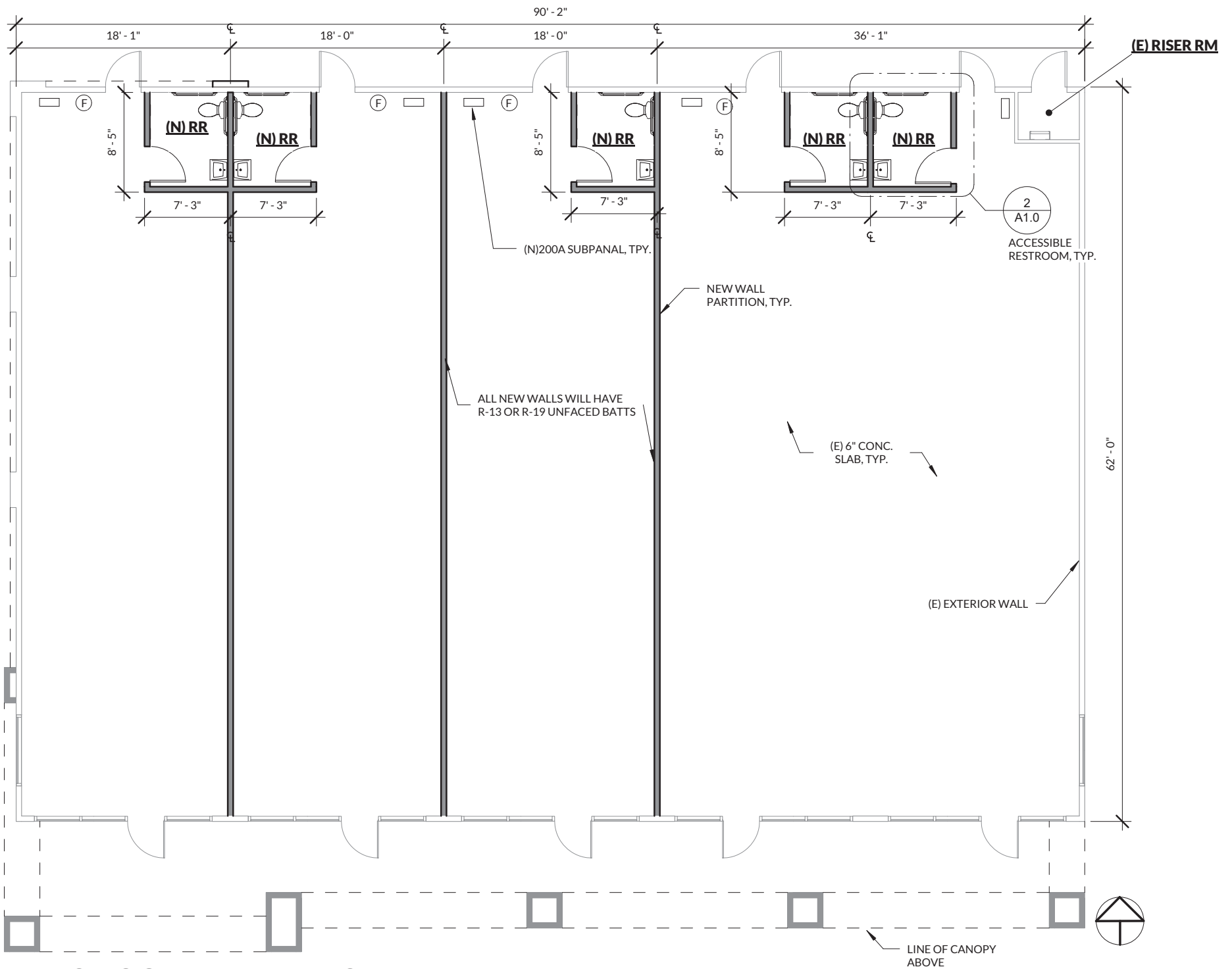
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## ARCHITECTURAL SITE PLAN & DETAILS

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Drawn By: CED Reviewed By: CED  
Sheet: of

AS1.0



# 1 PROPOSED PARTITION PLAN

SCALE: 1/8" = 1'-0"

ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

SCENIC PLAZA  
CORE & SHELL

PARCEL #099B 8122 005  
NORTH VASCO ROAD  
LIVERMORE, CA 94551



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Proj. No.:

No.	Date:	Description
042315		INITIAL ISSUE
061715		RESPONSE TO PLAN CHECK

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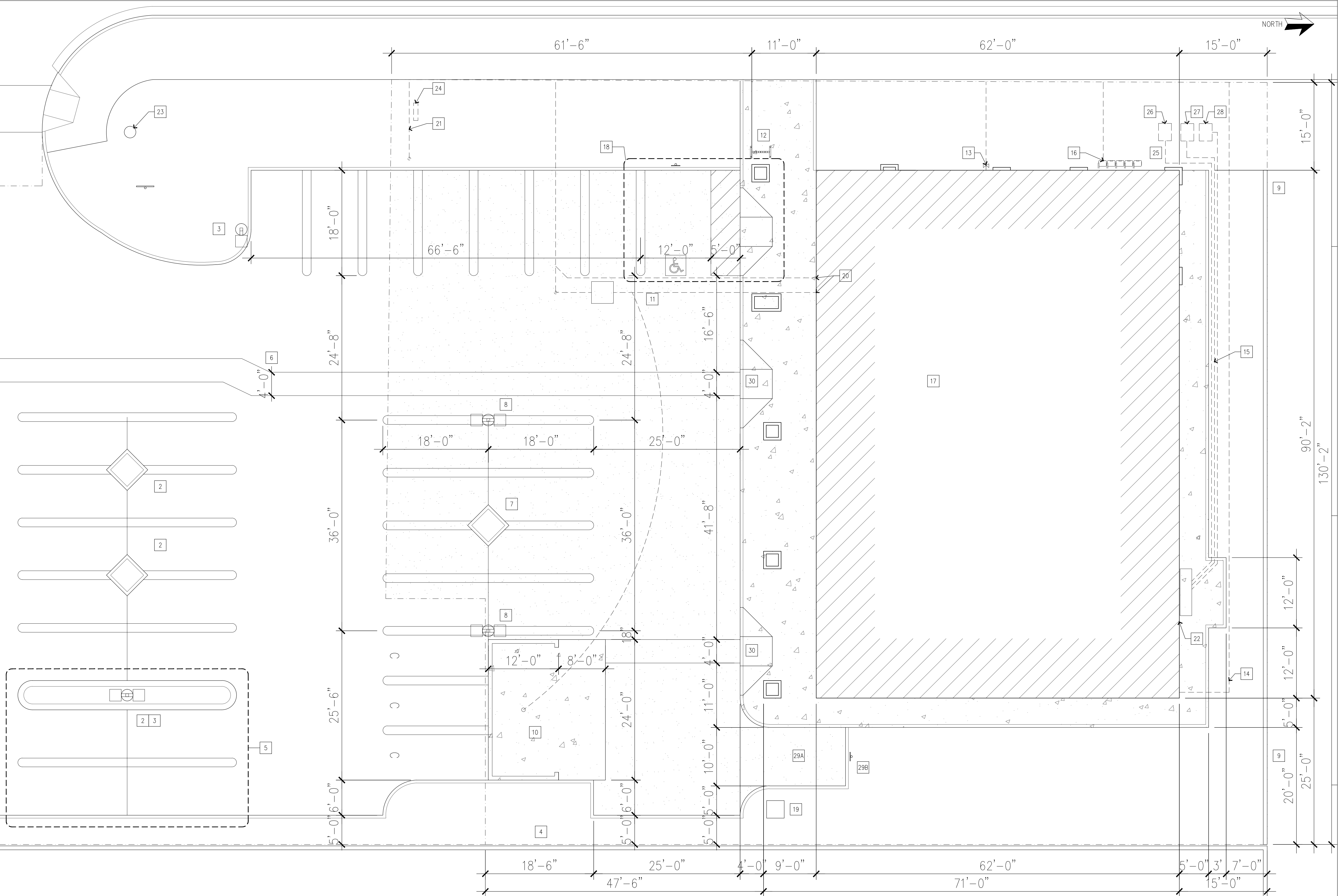
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ARCHITECTURAL  
SITE PLAN

Scale: See Dwg Issue Date:  
Drawn By: CED Reviewed By: CED  
Sheet: of

AS1.0



- 1 EXISTING PARKING LOT TO REMAIN.
- 2 EXISTING PLANTER TO REMAIN.
- 3 EXISTING PARKING LIGHT POST TO REMAIN.
- 4 EXISTING SOUND WALL TO REMAIN.
- 5 RESTRIPE PARKING STALLS AT ADJACENT LOT
- 6 CONTINUE PEDESTRIAN WALK WAY TO NEW BUILDING.

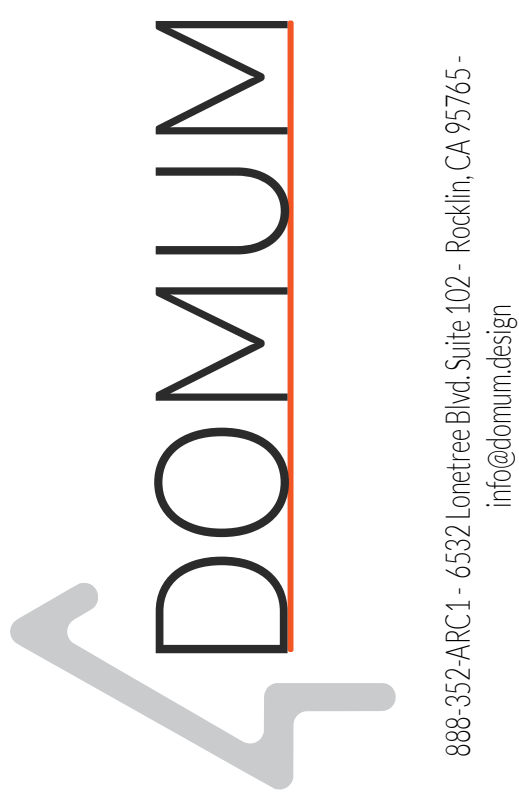
- 7 PROVIDE 5'-0" X 5'-0" LANDSCAPE PLANTER TO MATCH EXISTING.
- 8 PROVIDE LIGHT POST TO MATCH EXISTING IN APPEARANCE. SEE ELECTRICAL DRAWINGS FOR MORE INFO.
- 9 PROVIDE SOUND WALL TO MATCH EXISTING (PAINT TO MATCH EXISTING). SEE DETAIL 11, SHEET G1.0.
- 10 PROVIDE TRASH ENCLOSURE. SEE DETAILS 1-3/G1.0.
- 11 PROVIDE 1500 GAL. GREASE TRAP. SEE MECH. DWGS.
- 12 BICYCLE RACK (4 SPACES). SEE DETAIL 12/G1.0.

- 13 POINT OF ENTRY LOCATION OF POTABLE WATER LINE. SEE CIVIL DRAWINGS.
- 14 POINT OF ENTRY LOCATION OF FIRE SPRINKLER WATER LINE. SEE CIVIL DRAWINGS.
- 15 ELECTRICAL CONDUIT AND POINT OF ENTRY. SEE CIVIL DRAWINGS.
- 16 POINT OF ENTRY LOCATION OF GAS LINE, GAS METERS. GAS METERS SHALL BE SCREENED FROM PUBLIC VIEW. SEE CIVIL DRAWINGS.
- 17 PROPOSED BUILDING LOCATION.
- 18 ACCESSIBLE PARKING LOCATION. DETAILS 5,6 & 7, SHEET G1.0.

- 19 MAILBOX TO MATCH EXISTING SHOPPING CENTER. SEE DETAIL 12, SHEET G1.0.
- 20 POINT OF ENTRY LOCATION OF WASTE LINE. SEE CIVIL & MECH. DRAWINGS.
- 21 LOCATION OF DEDICATED IRRIGATION LINE. SEE CIVIL & LANDSCAPE DRAWINGS.
- 22 IRRIGATION CONTROLLER. PROVIDE POWER, CONDUITS UNDER CONCRETE TO IRRIGATION LINES, AND ALL OTHER REQUIREMENTS.
- 23 FIRE HYDRANT

- 24 BACKFLOW PREVENTER SHALL BE SCREENED FROM PUBLIC VIEW. PROVIDE CONCRETE PAD AS REQUIRED. SEE CIVIL DRAWINGS FOR MORE INFO.
- 25 FIRE SPRINKLER TEST WATER DISCHARGE LOCATION. DISCHARGES TO LANDSCAPE AREA.
- 26 POSSIBLE LOCATION FOR SERVICE PROVIDER TRANSFORMER
- 27 POSSIBLE LOCATION FOR PHONE AND DATA VAULT
- 28 POSSIBLE LOCATION FOR CABLE VAULT

- 29 DESIGNATED PARKING FOR FUEL-EFFICIENT VEHICLES INCLUDING LOW-EMITTING, FUEL-EFFICIENT AND CAR POOL/VAN POOL.  
A: PARKING STALL  
B: SIGN
- 30 DETECTABLE WARNING: TRUNCATED DOME. SEE DETAILS 9 & 10, SHEET G1.0.
- 31 UNAUTHORIZED VEHICLE SIGN. SEE DETAIL 13, SHEET G1.0.



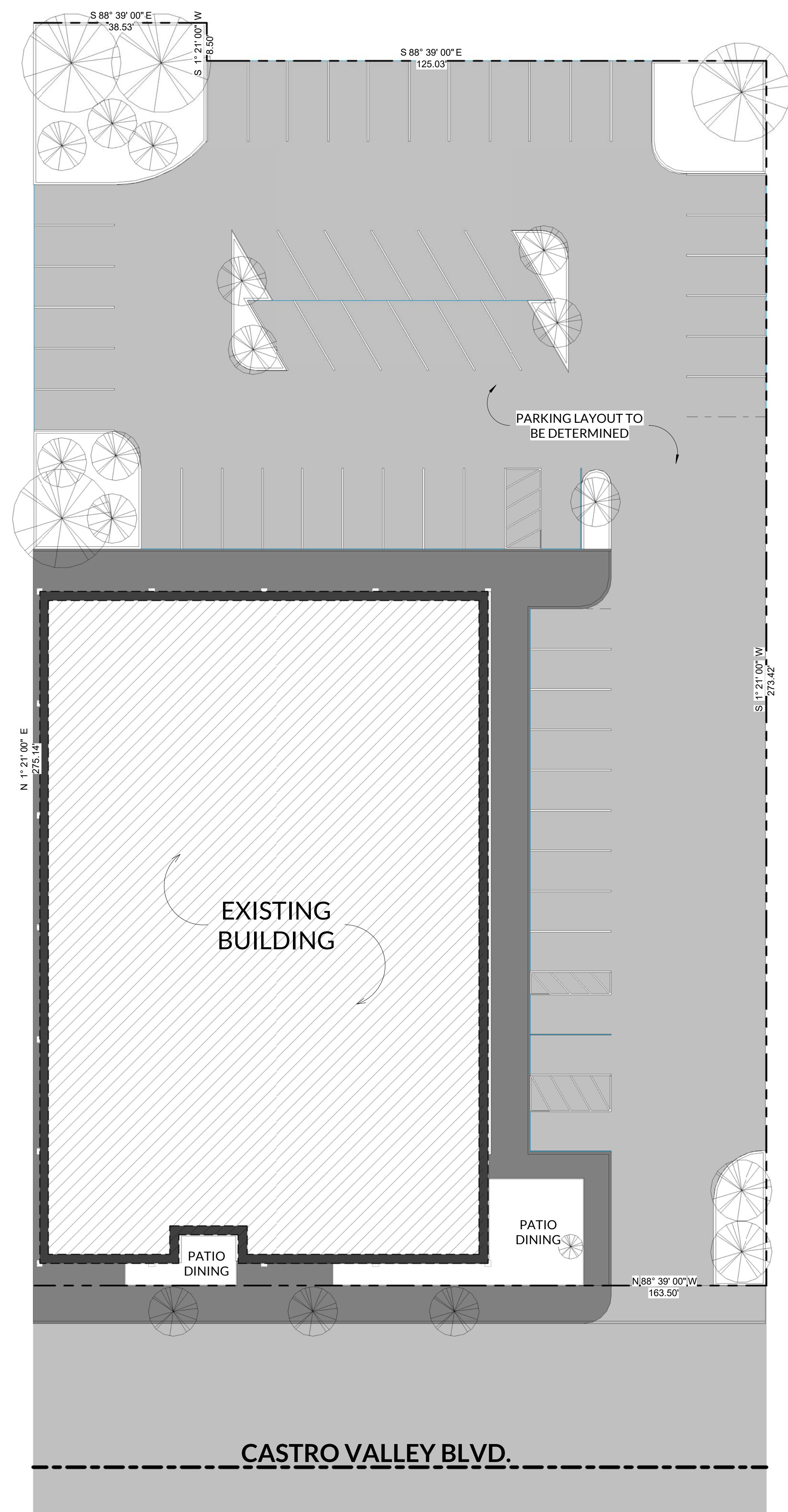
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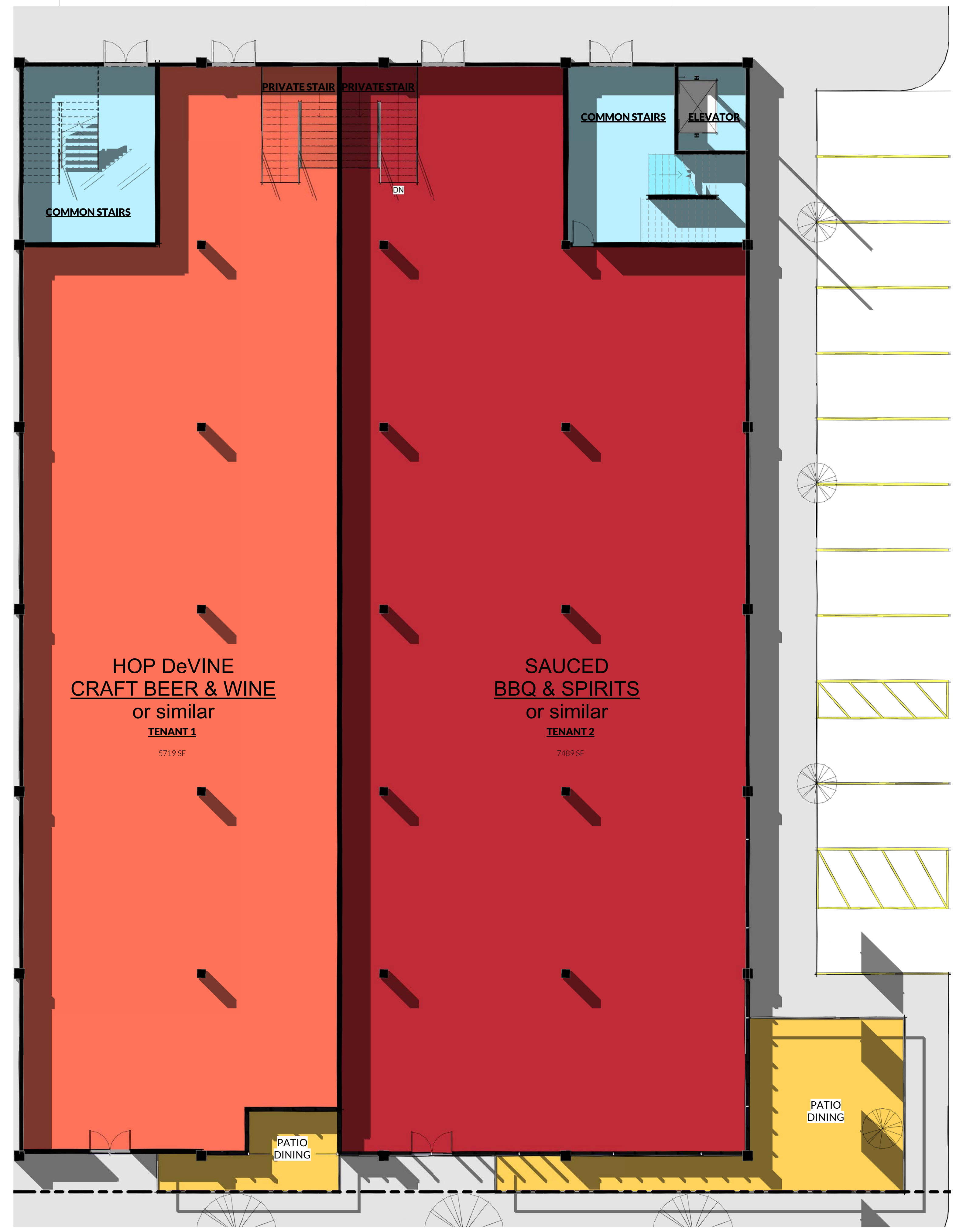
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**SITE AND FIRST FLOOR PLAN**

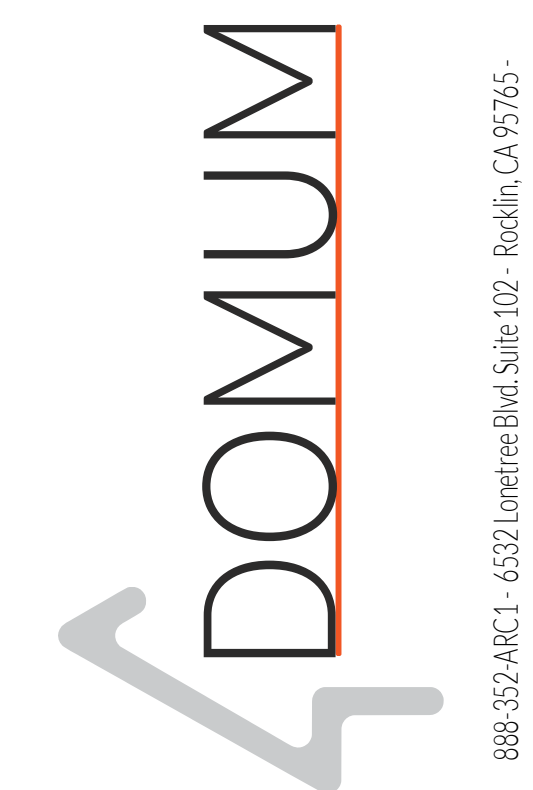


**2 SITE PLAN**  
SCALE: 1/16" = 1'-0"



**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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**BASEMENT AND  
SECOND FLOOR  
PLANS**



**0 BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**2 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



CASTRO VALLEY  
MIXED USE

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Castro Valley, CA 94546  
APN: 84A-40-18-4



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