PUBLIC PAVILION

Jack London Square
Oakland, California

Material Amendment Request for Permanent Outdoor Structures at Scott's Jack London Seafood Restaurant

RUBIO BOWDEN Design
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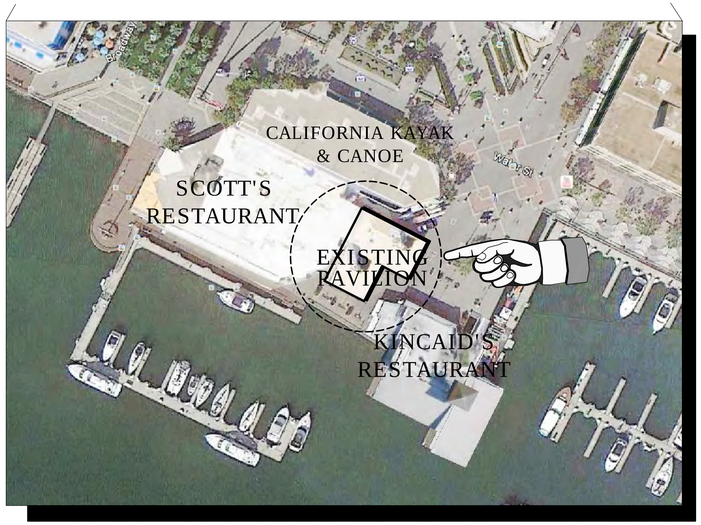
REGIONAL MAP

VICINITY MAP



SCOPE OF WORK

The items included in this amendment application are divided in two(2) groups in accordance with the permits previously submitted as follows:

A. BCDC Permit Application No 1985.019.021A
B. BCDC Permit Application No 1985.019.011B

MATERIAL AMENDMENT SCHEDULE

BCDC Permit Application No 1985.019.021A

ITEM	DESCRIPTION	STATUS
A-I	255 SQ.FT. STORAGE, ATTACHED TO SCOTT'S RESTAURANT EASTERN WALL. SEE ENLARGED PLAN 1/A.3.1	EXISTING / CONSTRUCTED / IN PLACE. NON-AUTHORIZED
A-II	122 SQ.FT. BREEZEWAY AREA BETWEEN SCOTT'S RESTAURANT AND PAVILION. SEE ENLARGED PLAN 1/A.3.1	PENDING CONSTRUCTION OF ITS NORTHERN WALL & DOOR
A-III	16- 42"Wx30D"x16H METAL PLANTER BOXES (SEE A.1.1, A.1.2, A.2 AND A.3.1)	NOT EXISTING (PROPOSED)

BCDC Permit Application No 1985.019.011B

ITEM	DESCRIPTION	STATUS
B-I	40 FEET LONG NON-RETRACTABLE PANELS WALL AT THE NORTHERN SIDE OF PAVILLION WITH DOUBLE SWING SERVICE DOOR	EXISTING / CONSTRUCTED / IN PLACE. NON-AUTHORIZED
B-II	PERMANENT METAL DOOR FRAME ON THE EAST WALL OF THE PAVILLION WITH METAL FRAME GLASS DOORS	EXISTING / CONSTRUCTED / IN PLACE. GLASS DOORS ARE NOT INSLALLED. NON-AUTHORIZED
B-III	APROX. 10 FEET LONG RETRACTABLE PANELS AT THE WESTERN SIDE OF PAVILLION (SOUTH OF THE STORAGE AREA) SEE 3/A.2	NON EXISTING / NON-AUTHORIZED
B-IV	METAL FRAME GLASS DOOR IN THE WESTERN PAVILLION WALL (SOUTH OF THE STORAGE AREA)	NOT EXISTING (PROPOSED)
B-V	ROLL-UP DOOR, WOOD CURTAINS AND AWNING IN THE WESTERN PAVILLION WALL (STORAGE EASTERN SIDE)	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED
B-VI	14'-10" LONG NON RETRACTABLE PANELS WALL AT THE WESTERN SIDE OF PAVILLION (NORTH OF STORAGE AREA) - SEE 3/A.2	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED
B-VII	ILLUMINATED EXIT SIGN NEAR THE METAL DOOR FRAMES	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED
B-VIII	RETRACTABLE PANELS ALL AROUND PAVILLION PERIMETER	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED

KEY

EXISTING - AUTHORIZED

EXISTING - NOT AUTHORIZED

PROPOSED - NOT AUTHORIZED

DRAWING INDEX

A.0.1	VICINITY MAP	A.2.1	PAVILION ELEVATIONS
A.0.2	PUBLIC ACCESS PLAN	A.2.2	PAVILION NORTH ELEVATION
A.1.1	PAVILION FLOOR PLAN PRIVATE USE		PICTURES (SOUTH & EAST)
A.1.2	PAVILION FLOOR PLAN PUBLIC USE		VIEW CORRIDOR PLAN
A.1.3	TABLE LAYOUT PLAN	A.3.1	ENLARGED PLAN ELEVATIONS PLANTER BOXES
		A.3.2	ELEVATION SECTION

PROJECT TEAM

Presented by:
Steven Hanson, Consultant,
Scott's Seafood Restaurants
Steve Fagalde, President,
Scott's Seafood Restaurants
Prepared by:
Juan Rubio
RUBIO BOWDEN DESIGN

JOB N° : 00152
DATE : 11/20/2013

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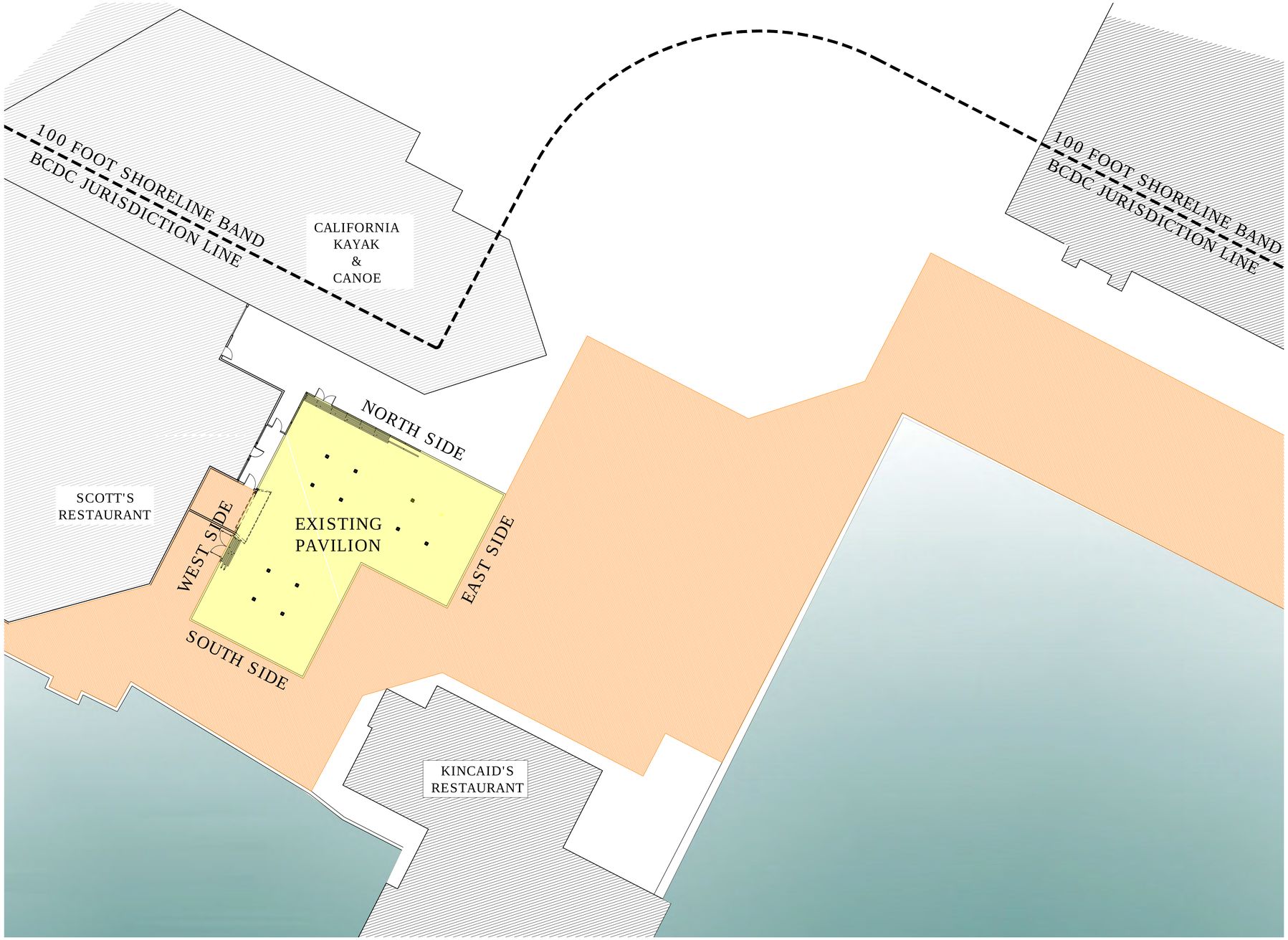
VICINITY MAP
PROJECT DATA
SCOPE OF WORK

SCALE: AS NOTED

SHEET NUMBER: A.0.1



LEGEND

Public Access required by BCDC Permit No. 1985.019.021A

Public Access required by BCDC Permit No. 1985.019.011B

PUBLIC ACCESS PLAN

scale: 1/16 "=1'-0"

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PUBLIC ACCESS PLAN

SCALE: AS NOTED

SHEET NUMBER: A.0.2

RUBIO BOWDEN Design
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PAVILION
JACK LONDON SQUARE

OAKLAND ESTUARY

SCOTT'S RESTAURANT

EXISTING SCOTT'S GARBAGE RECYCLING ROOM

STORAGE

BREEZEWAY

IN GROUND GREASE INTERCEPTORS

SERVICE AREA
DELIVERIES, GARBAGE PICK UP & UTILITIES ROOM ACCESS

IN GROUND GAS UTILITY/GAS VAULT SERVICING SCOTT'S

SEE ENLARGED PLAN FOR THIS AREA ON SHEET A.3.1

A-I | SHEET A.3.1, SHEET A.3.2

B-IV | SHEET A.3.2

B-III | SHEET A.2.1

A-II | SHEET A.3.1

B-V | SHEET A.3.1, SHEET A.2.1

B-VI | SHEET A.3.1

2 / A.2.1

3 / A.2.1

1 / A.2.2

40'-0"

B-1 | SHEET A.2.2

B-VIII | SHEET A.2.1 SEE NOTE

A-III | SHEET A.3.1 (TYP.)

EXISTING PAVILION

DELIVERY TRUCK
SERVICE TRUCK

B-VIII | SHEET A.2.1 SEE NOTE

B-II | SHEET A.3.1

PAVILION FLOOR PLAN

WITH PANELS IN PRIVATE USE POSITION

SCALE 3/16"=1'-0"

NOTE:
FOR MOVABLE PANELS, FIXED PANELS AND TRACKING SYSTEM CONSTRUCTION DETAILS AND SPECIFICATIONS, SEE PLANS SUBMITTED TO THE CITY OF OAKLAND, CASE FILE ZP13-0024

KINCAID'S RESTAURANT

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PAVILION FLOOR PLAN

WITH PANELS IN PRIVATE USE POSITION

SCALE: AS NOTED

SHEET NUMBER: A.1.1

OAKLAND ESTUARY

SCOTT'S RESTAURANT

GARBAGE RECYCLING ROOM

GAS & UTILI WATE

CALIF KAYAI SHOP

EXIST RECYC WATE

C KA

STORAGE

BREEZEWAY

IN-GROUND GREASE INTERCEPTORS

SERVICE AREA
DELIVERIES, GARBAGE PICK-UP & UTILITIES ROOM ACCESS

IN GROUND GAS UTILITY/GAS VAULT SERVICING SCOTT'S

A-I SHEET A.3.1
SHEET A.3.2

B-IV SHEET A.3.2

B-III SHEET A.2.1

A-II SHEET A.3.1

B-III SHEET A.2.1

B-V SHEET A.3.1
SHEET A.2.1

B-VI SHEET A.3.1

B-VIII SHEET A.2.1
SEE NOTE

B-1 SHEET A.2.1

A-III SHEET A.3.1
(TYP.)

B-II SHEET A.3.1

2'-0"

6"

2'-4"

10'-10"

40'-0"

SEE ENLARGED PLAN FOR THIS AREA ON SHEET A.3.1

2 A.2.1

3 A.2.1

1 A.2.2

EXISTING PAVILION

DELIVERY TRUCK
SERVICE TRUCK

KINCAID'S RESTAURANT

PAVILION FLOOR PLAN

WITH PANELS IN PUBLIC USE POSITION

SCALE 1/4"=1'-0"

NOTE:
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PAVILION FLOOR PLAN

WITH PANELS IN PUBLIC USE POSITION

SCALE: AS NOTED

SHEET NUMBER: A.1.2

OAKLAND ESTUARY

SCOTT'S RESTAURANT

OUTDOOR ALUMINUM ARM CHAIR (TYP)-35 TOTAL

32" DIA. "EMUAMERICAS DIAMETER KISS SOLID TOP TABLE (TYP)-15

EXISTING PAVILION

IN GROUND GREASE INTERCEPTORS

SERVICE AREA

DELIVERIES, GARBAGE PICK UP & UTILITIES ROOM ACCESS

IN GROUND GAS UTILITY/GAS VAULT SERVICING SCOTT'S

GAS & UTILI WATE

CALIF KAYAI SHOP

EXIST RECY(WATE

C KA'

DELIVERY TRUCK

SERVICE TRUCK

PAVILION PLAN VIEW - TABLE LAYOUT

WITH PANELS IN PUBLIC USE POSITION

SCALE 1/4"=1'-0"

KINCAID'S RESTAURANT

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PAVILION
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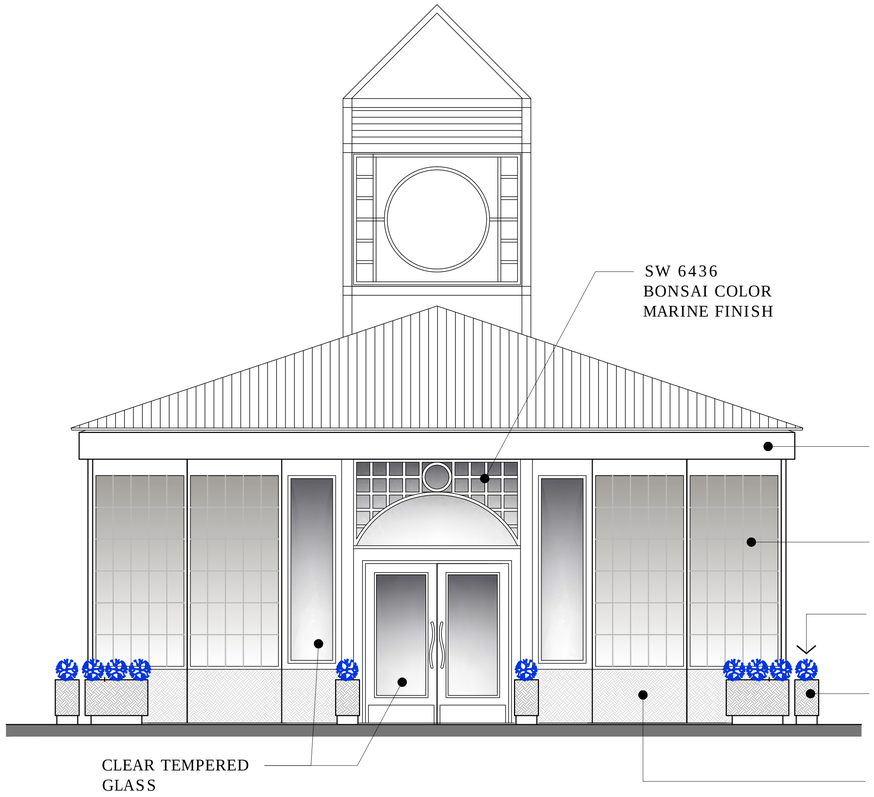
PAVILION FLOOR PLAN TABLE LAYOUT

SCALE: AS NOTED

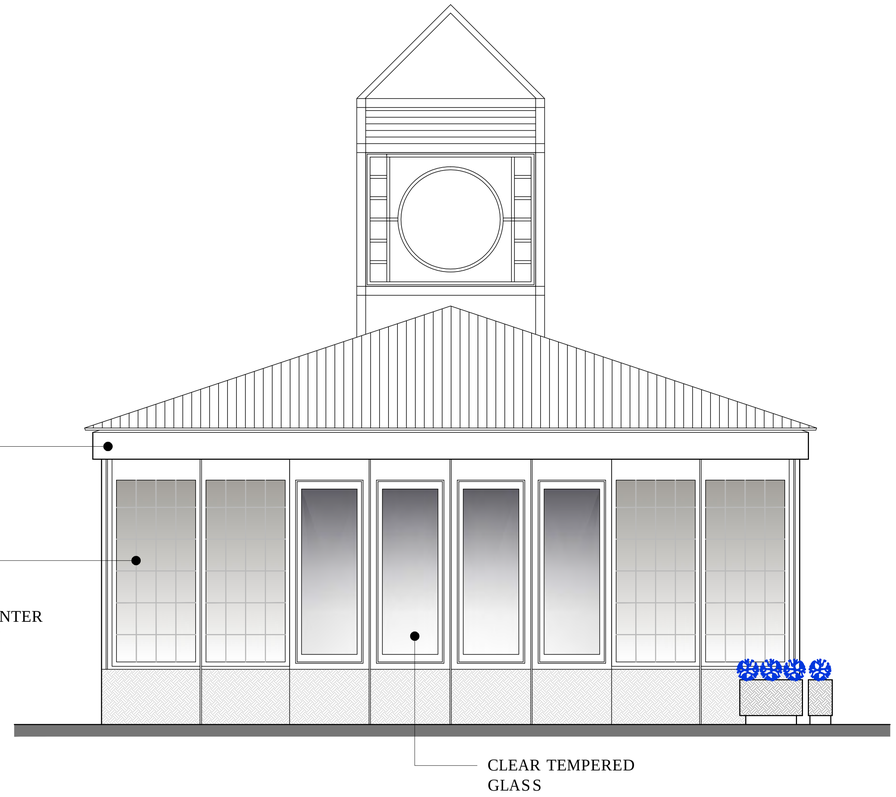
SHEET NUMBER: A.1.3



1 PAVILION MAIN ENTRANCE SIDE

IN PRIVATE EVENT USE - EAST ELEVATION

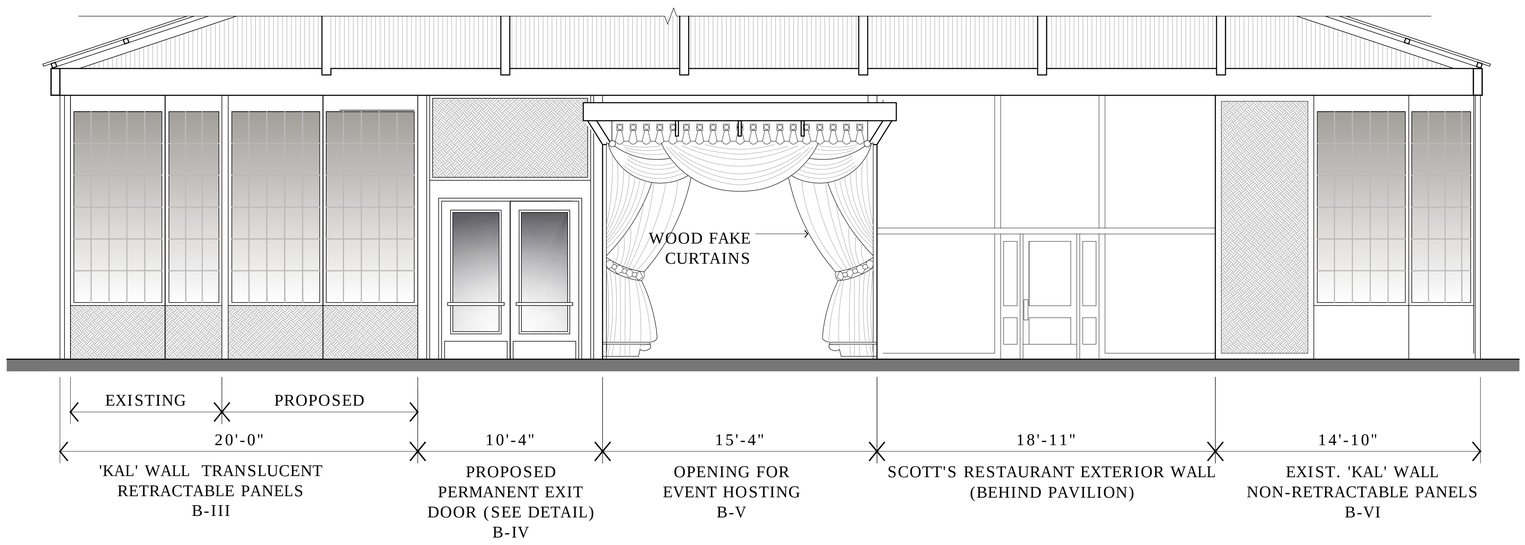
SCALE 1/4"=1'-0"



2 PAVILION WATERFRONT SIDE

IN PRIVATE EVENT USE - SOUTH ELEVATION

SCALE 1/4"=1'-0"



3 WEST WALL INTERIOR ELEVATION

WITH PANELS IN PRIVATE EVENT USE

SCALE 1/4"=1'-0"

NOTE:
FOR MOVABLE PANELS, FIXED PANELS AND TRACKING SYSTEM CONSTRUCTION DETAILS AND SPECIFICATIONS, SEE PLANS SUBMITTED TO THE CITY OF OAKLAND, CASE FILE ZP13-0024

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PAVILION
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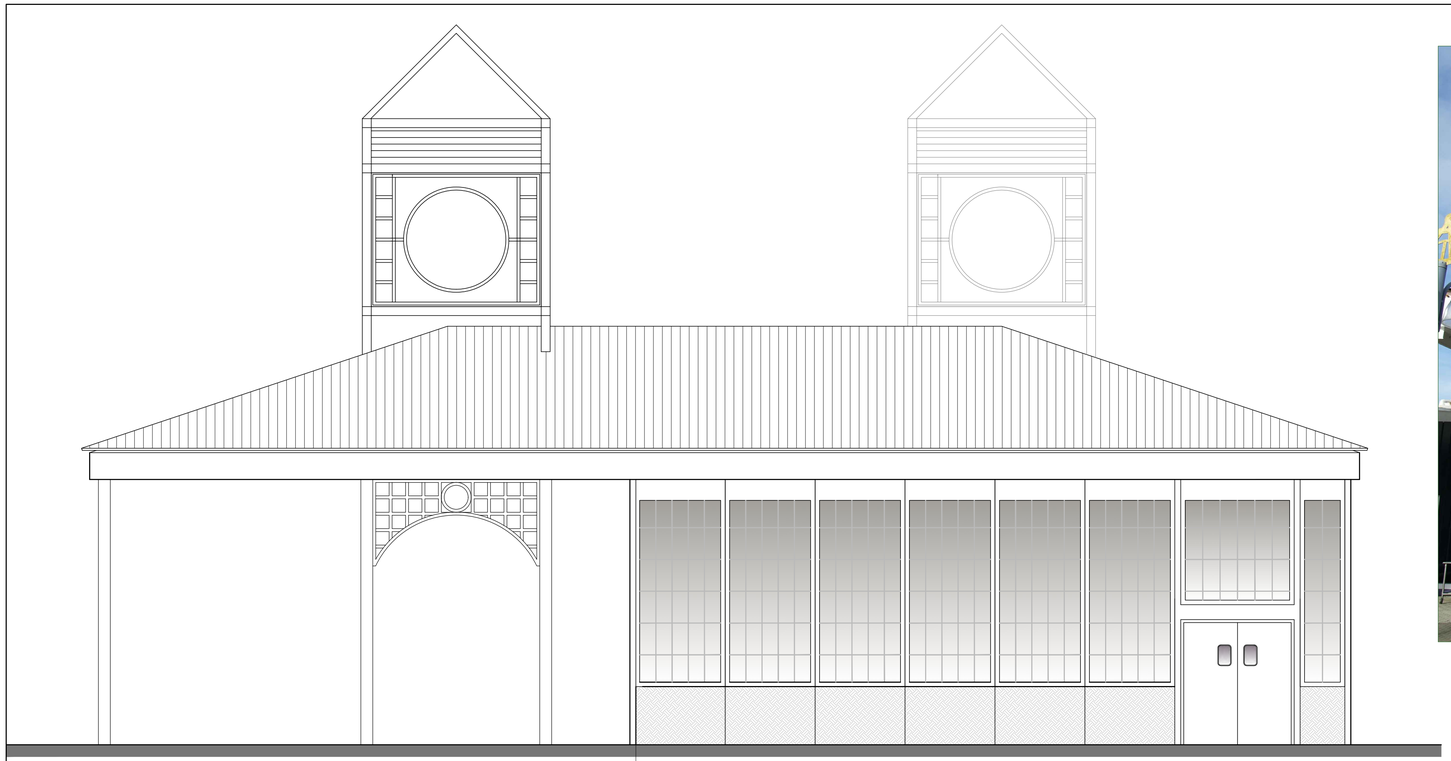
PAVILION ELEVATIONS

SCALE: AS NOTED

SHEET NUMBER: A.2.1



1 NORTH WALL EXTERIOR ELEVATION
WITH PANELS IN PUBLIC USE

SCALE 1/4"=1'-0"

2 SOUTHERN VIEW OF PAVILION
WITH PANELS IN PUBLIC USE

3 EASTERN VIEW OF PAVILION
WITH PANELS IN PUBLIC USE

VIEW CORRIDOR PLAN
WITH PANELS IN PUBLIC USE

SCALE 1"=20'

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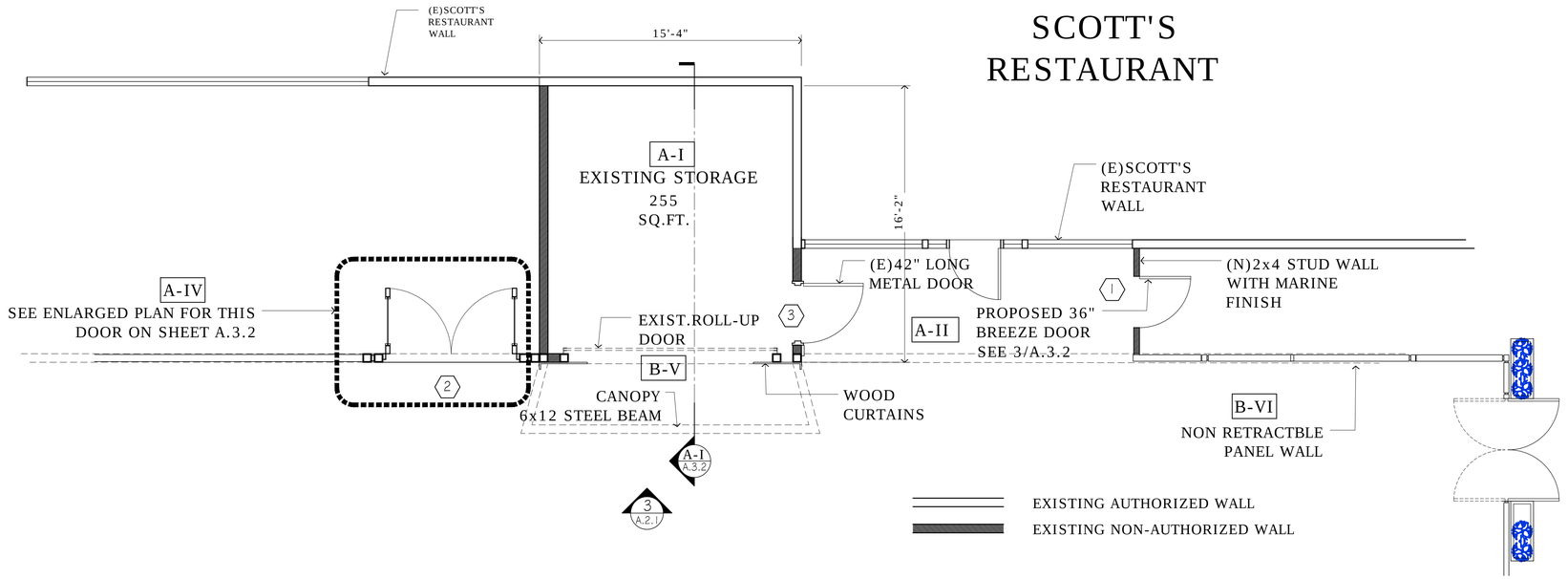
PAVILION ELEVATION

PICTURES (SOUTH & EAST)

VIEW CORRIDOR PLAN

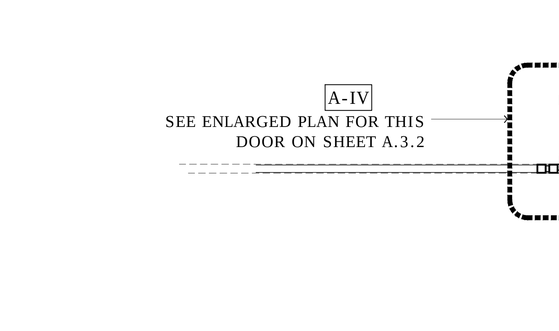
SCALE: AS NOTED

SHEET NUMBER: A.2.2



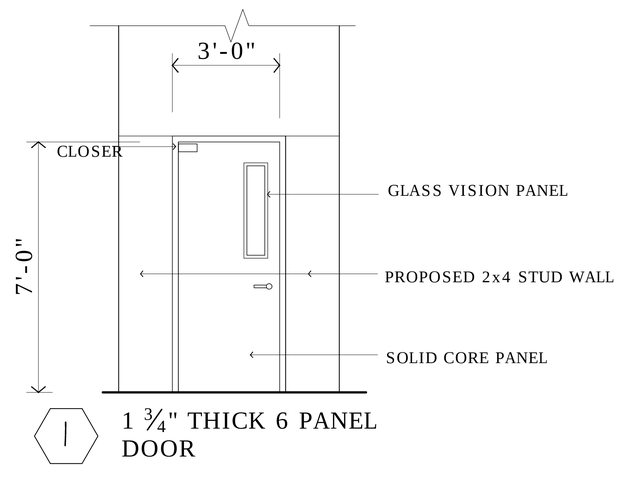
1 ENLARGED PLAN: STORAGE/ BREEZE WAY AREA FLOOR PLAN

SCALE 1/4"=1'-0"



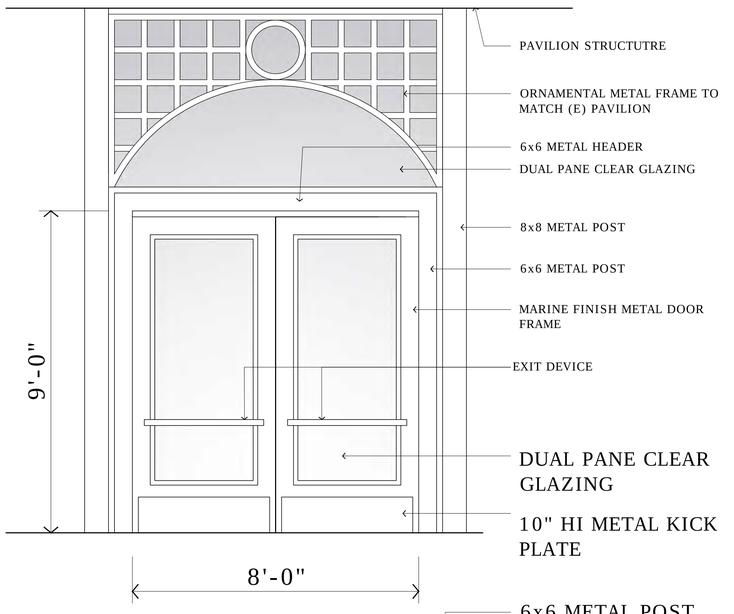
A-III PLANTER BOX

SCALE 1/2"=1'-0"

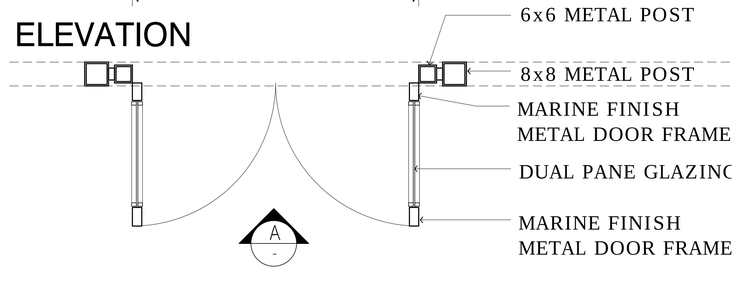


2 NORTH BREEZE WALL & DOOR

SCALE 1/2"=1'-0"



ELEVATION



B-II ENLARGED ENTRY DOOR PLAN

SCALE 1/2"=1'-0"

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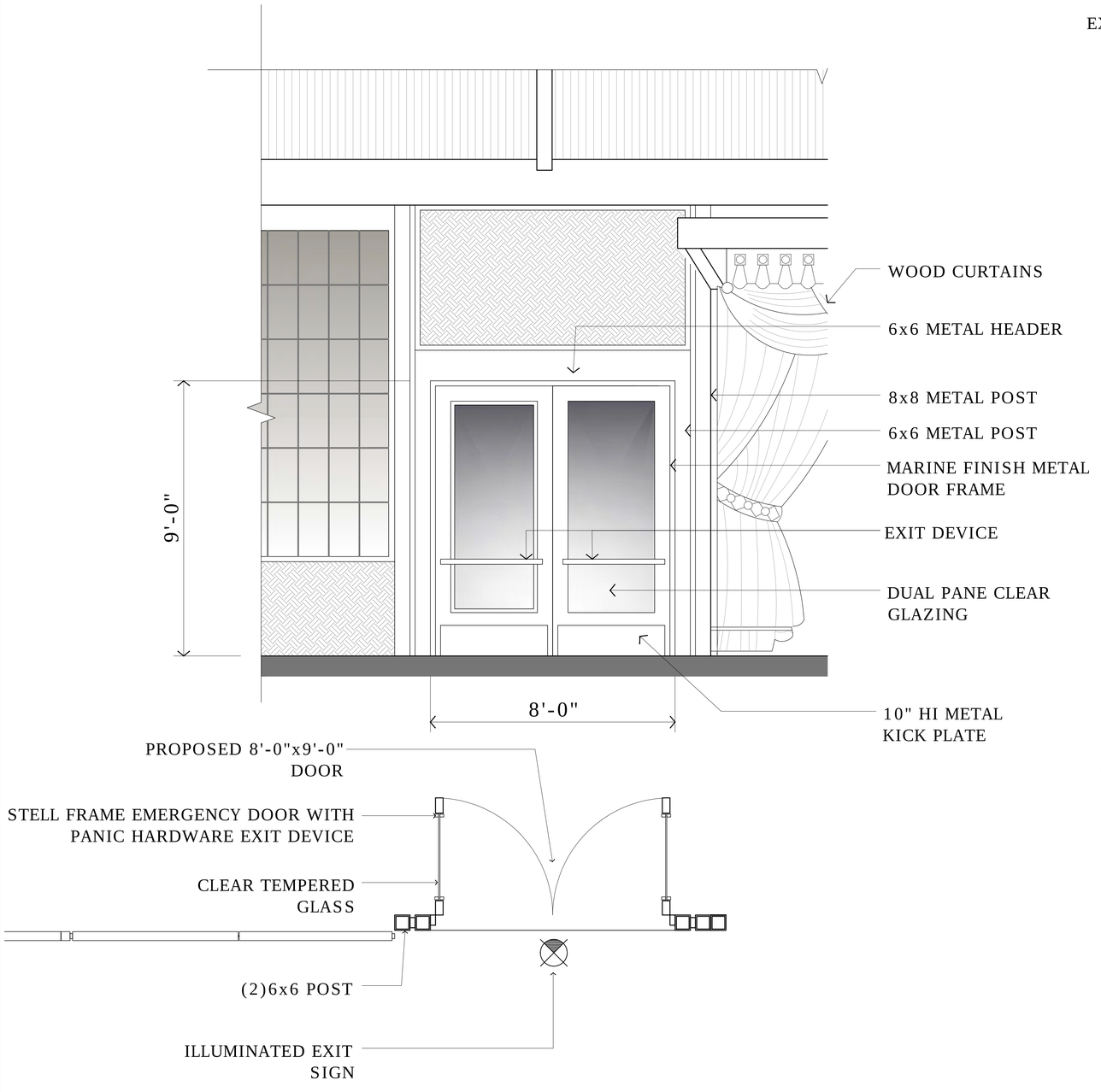
ENLARGED PLAN

ELEVATIONS

PLANTER BOX

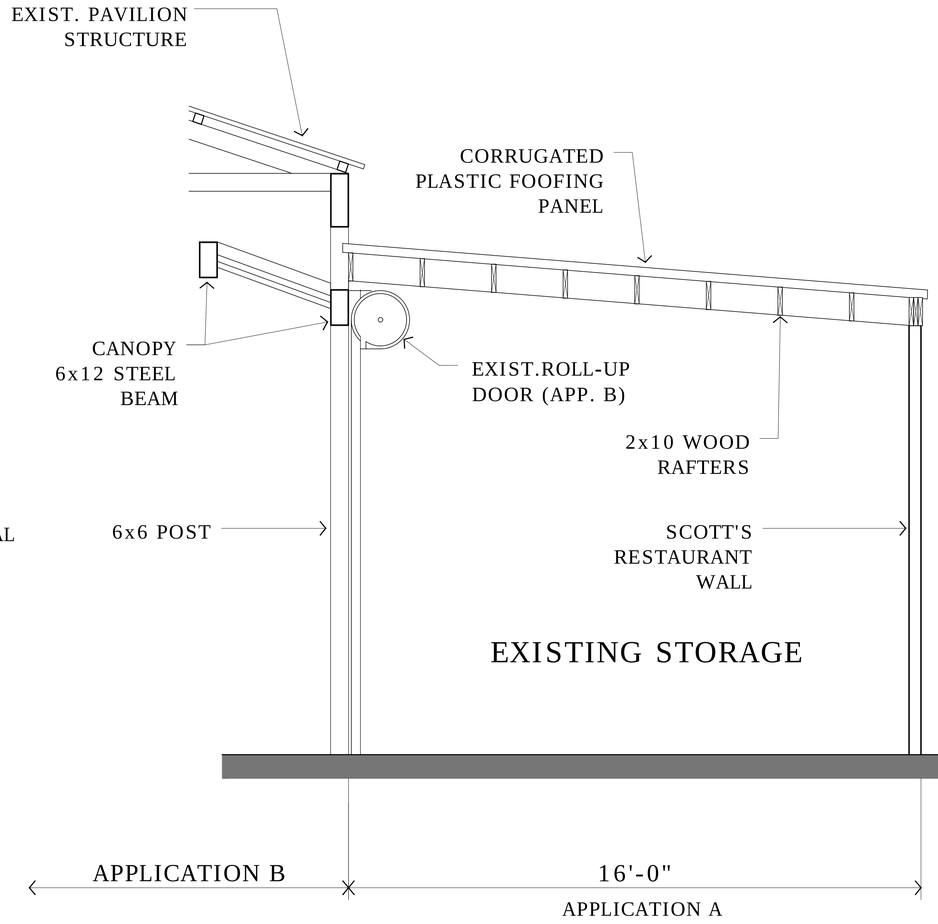
SCALE: AS NOTED

SHEET NUMBER: A.3.1



A-IV METAL DOOR ELEVATION

SCALE 1/4"=1'-0"



A-I STORAGE SECTION

SCALE 1/4"=1'-0"

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PAVILION

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SECTION

ELEVATION

SCALE: AS NOTED

SHEET NUMBER: A.3.2