

30
25
20
15
10
5

Design Intent Drawings

CONTENTS

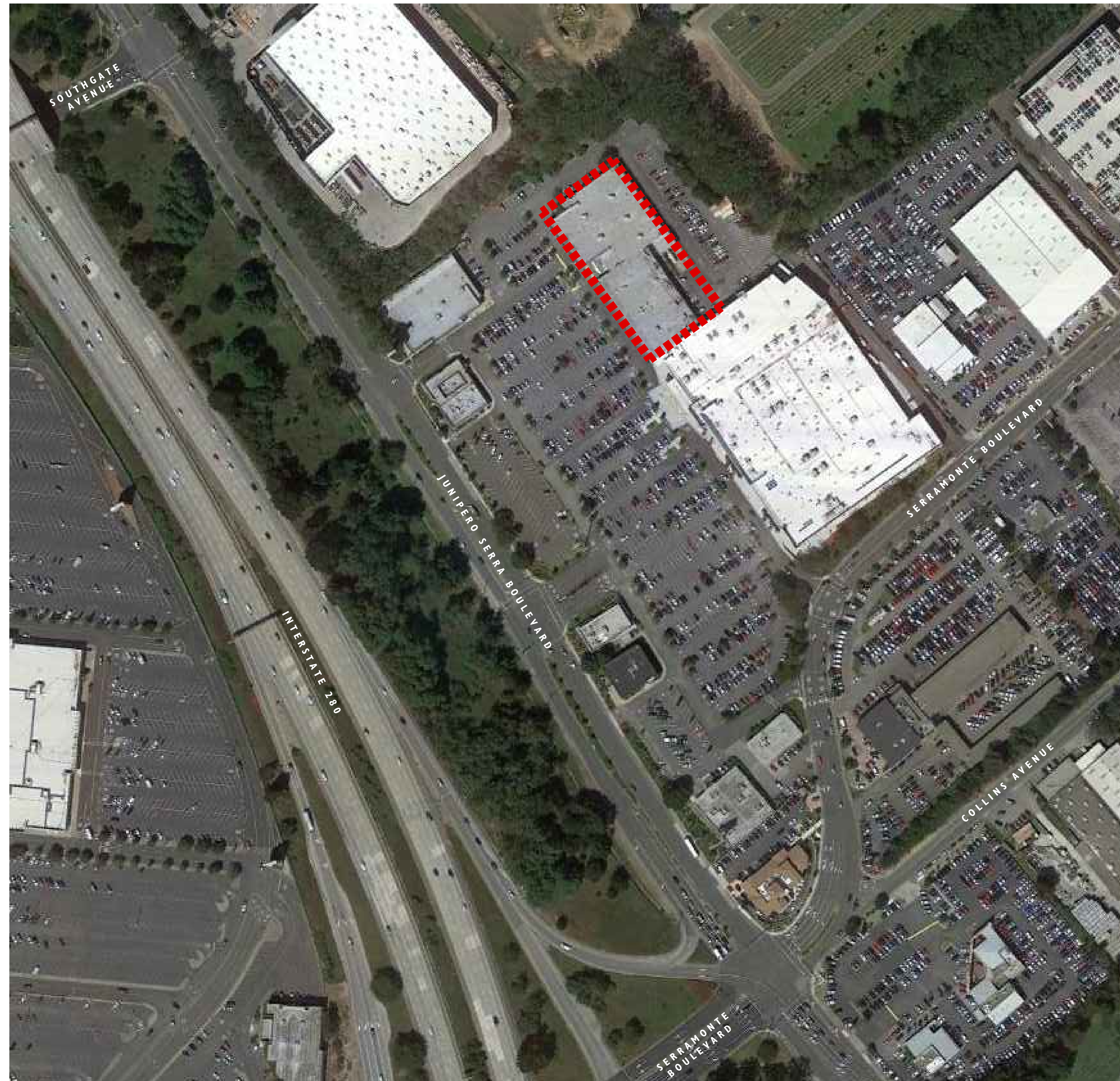
- A0.0 Sheet Contents and Vicinity Map
- A1.1 Existing Conditions
- A1.2 Existing Site Plan
- A2.1 Partial Existing and Proposed Plans and Proposed Reflected Ceiling Plan
- A2.2 Partial Existing and Proposed Plans and Proposed Reflected Ceiling Plan
- A3.1 Existing and Proposed Elevations
- A3.2 Enlarged Existing Elevations
- A3.3 Enlarged Proposed Elevations
- A4.1 Existing and Proposed Sections
- A5.1 Paint Patterns @ Michaels
- A5.2 Paint Patterns @ Multi-Tenant Building
- A5.3 Lighting and Site Furniture Specifications

DESIGN INTENT DRAWING PACKAGE/CONTRACTOR DESIGN BUILD DRAWINGS

It is expected that the Contractor, shall execute the project on a Design Build basis and shall be responsible for any additional information or engineering not shown in this Design Build Drawing Intent Package required for Building Permit. It should be understood that Design Intent Documents are not Construction Documents or Permit Documents. The Contractor's Engineers and other Consultants will prepare the necessary documents to be submitted by the Contractor to the Building Department for permits as required. Such documents may include, but not be limited to:

- Title 24 Report
- Electrical drawings
- Demolition drawings
- Landscape drawings
- Civil Engineering drawings

The contractor shall submit all shop and permit drawings, including awning, trellis structure, and storefront shop drawings to SZFM for review and approval prior to submittal for building permit.



VICINITY MAP

APN: 008-373-210
008-373-520
008-373-480

PROJECT

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

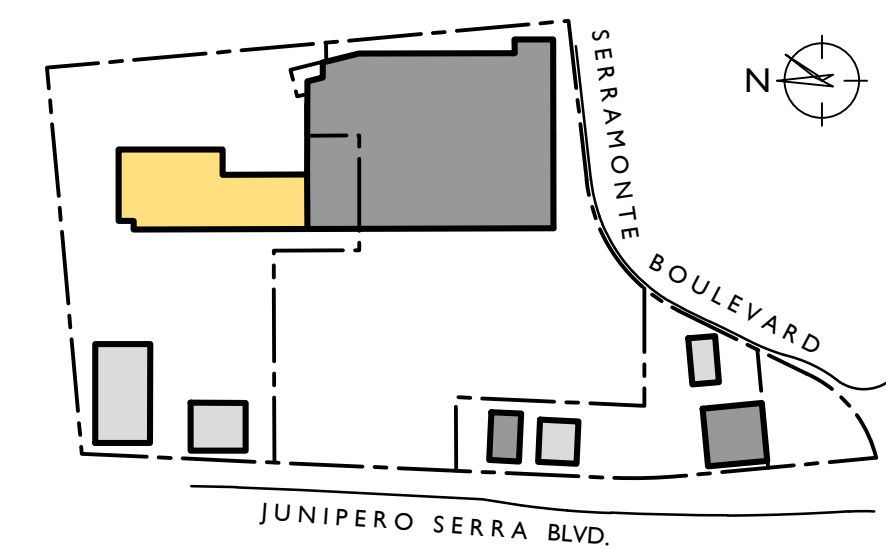
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107, 415-956-5515

KEY PLAN



ISSUE	DATE
Planning Submittal	2/2/17

PROJECT NUMBER 1529.04

SHEET TITLE

Sheet Contents and Vicinity Map

A0.0

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

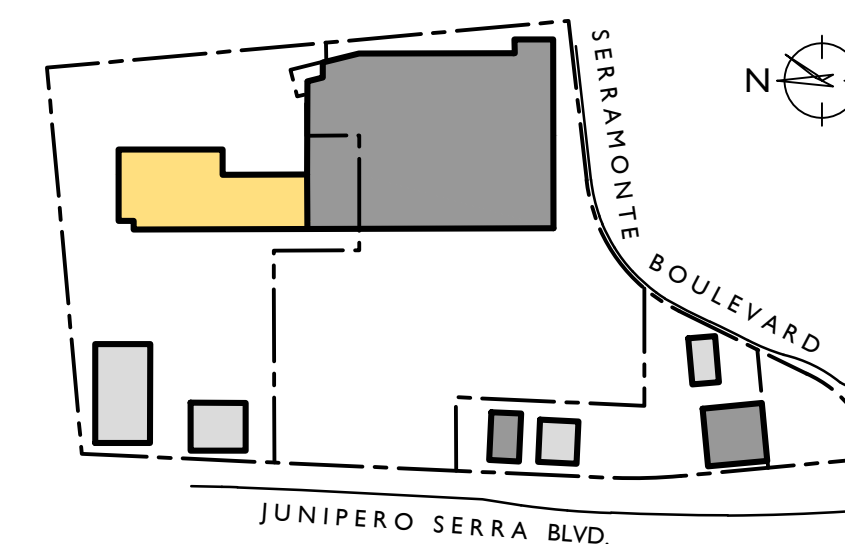
CLIENT
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107, 415-956-5515

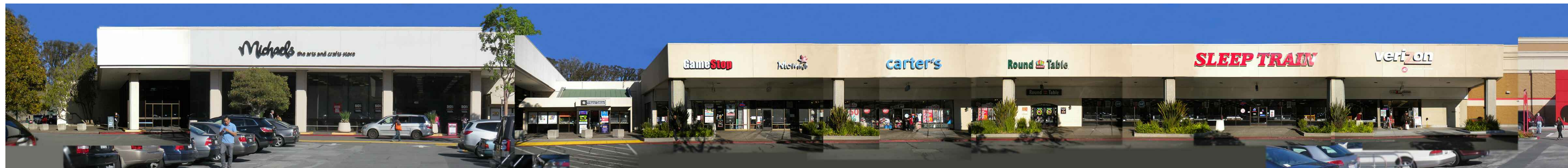
KEY PLAN



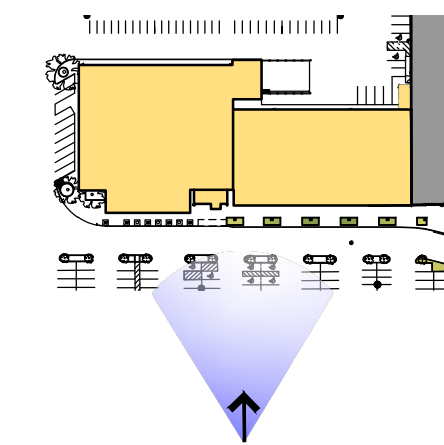
ISSUE DATE
Planning Submittal 2/2/17

PROJECT NUMBER 1529.04

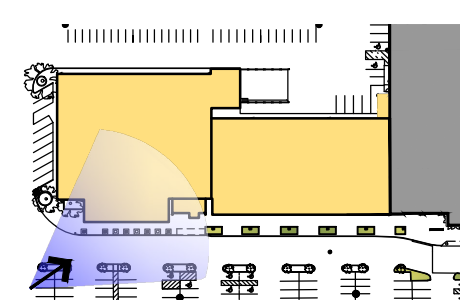
SHEET TITLE
Existing Conditions



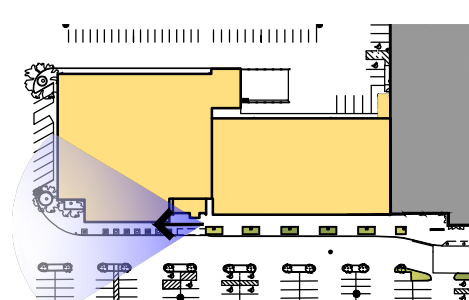
EXISTING CONDITIONS - WEST ELEVATION



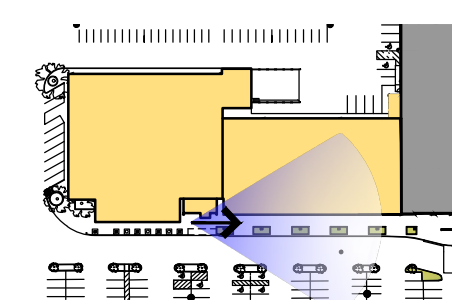
EXISTING CONDITIONS
MICHAELS



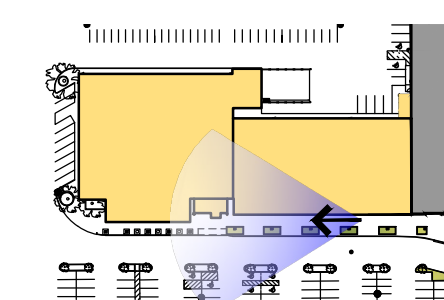
EXISTING CONDITIONS
MICHAELS ARCADE



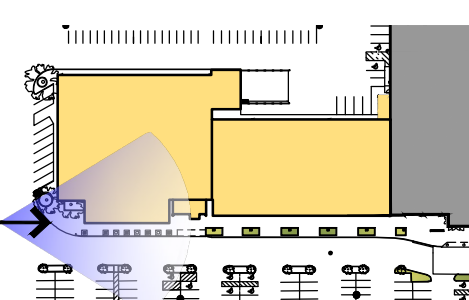
EXISTING CONDITIONS
MULTI-TENANT ARCADE



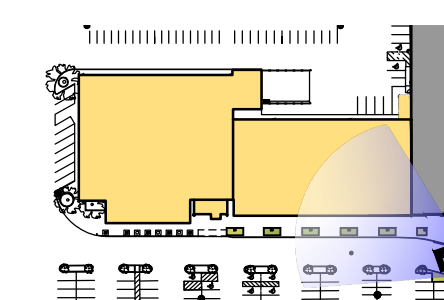
EXISTING CONDITIONS
MULTI-TENANT ARCADE



EXISTING CONDITIONS - MICHAELS NORTH ELEVATION



EXISTING CONDITIONS - MULTI-TENANT BUILDING PERSPECTIVE



30
25
20
15
10
5
SZFM Design Studio © 2015

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

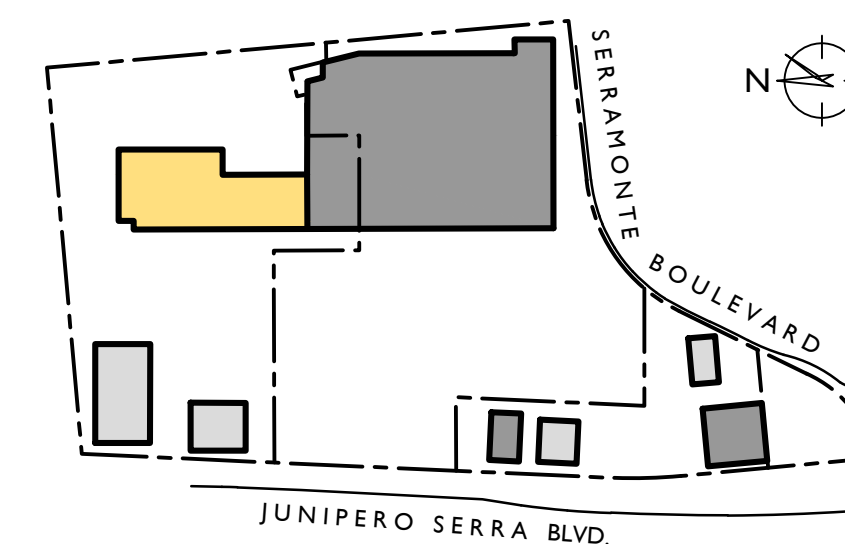
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107, 415-956-5515

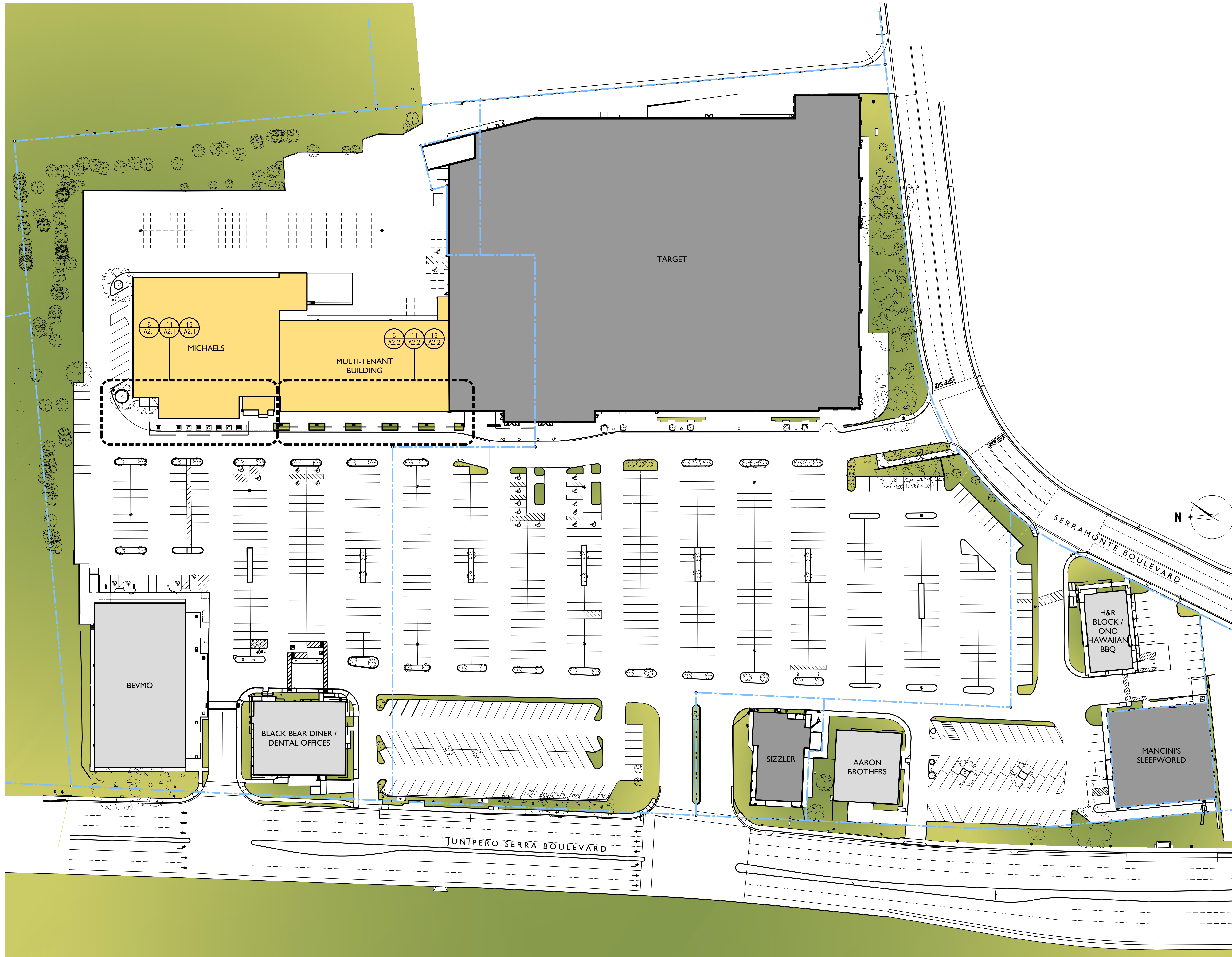
KEY PLAN



ISSUE: Planning Submittal
DATE: 2/2/17

PROJECT NUMBER: 1529.04

SHEET TITLE
Existing Site Plan



30
25
20
15
10
5

SZFM Design Studio © 2015

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

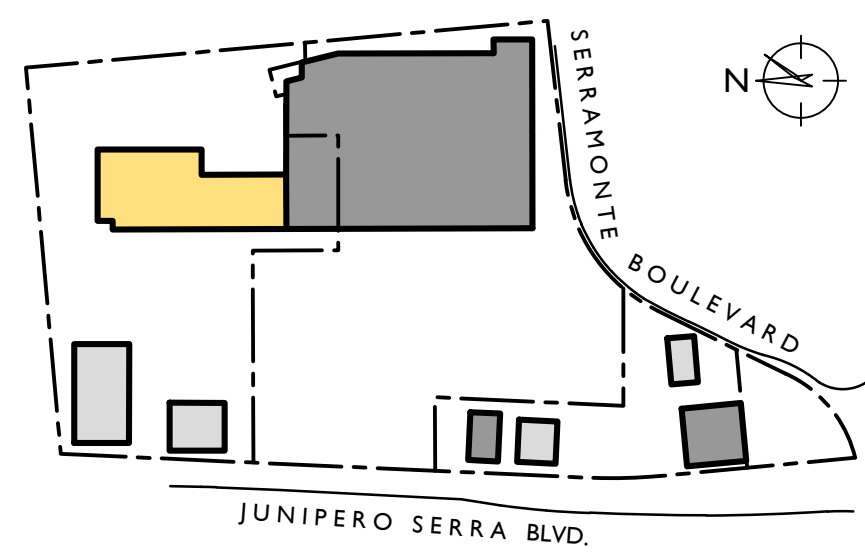
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107 415-956-5515

KEY PLAN



ISSUE DATE

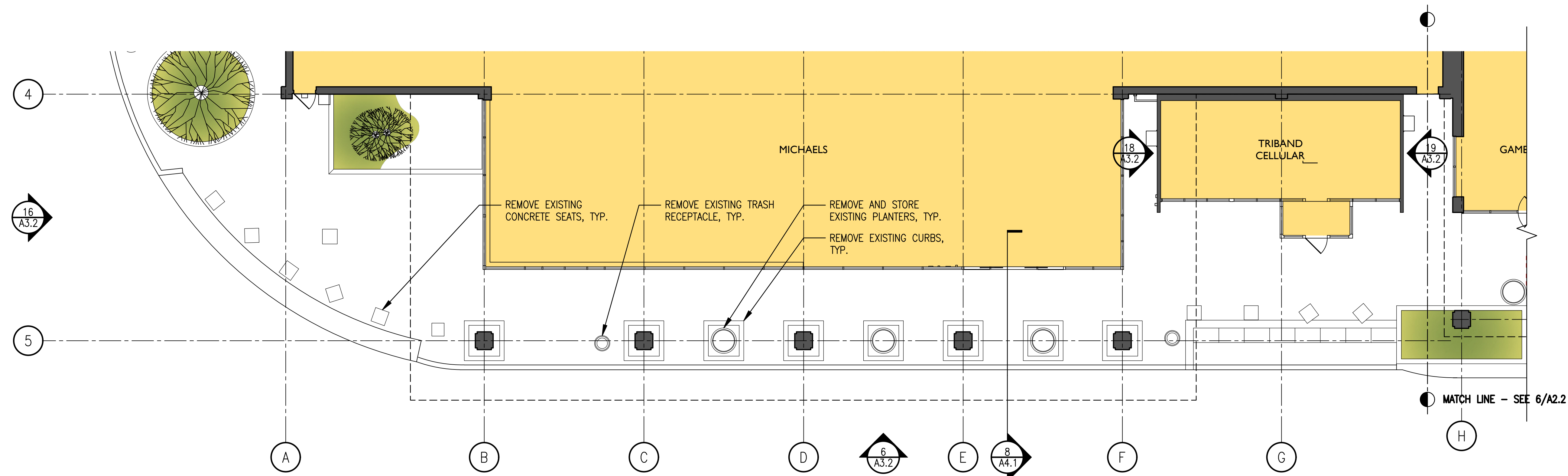
Planning Submittal 2/2/17

PROJECT NUMBER 1529.04

SHEET TITLE

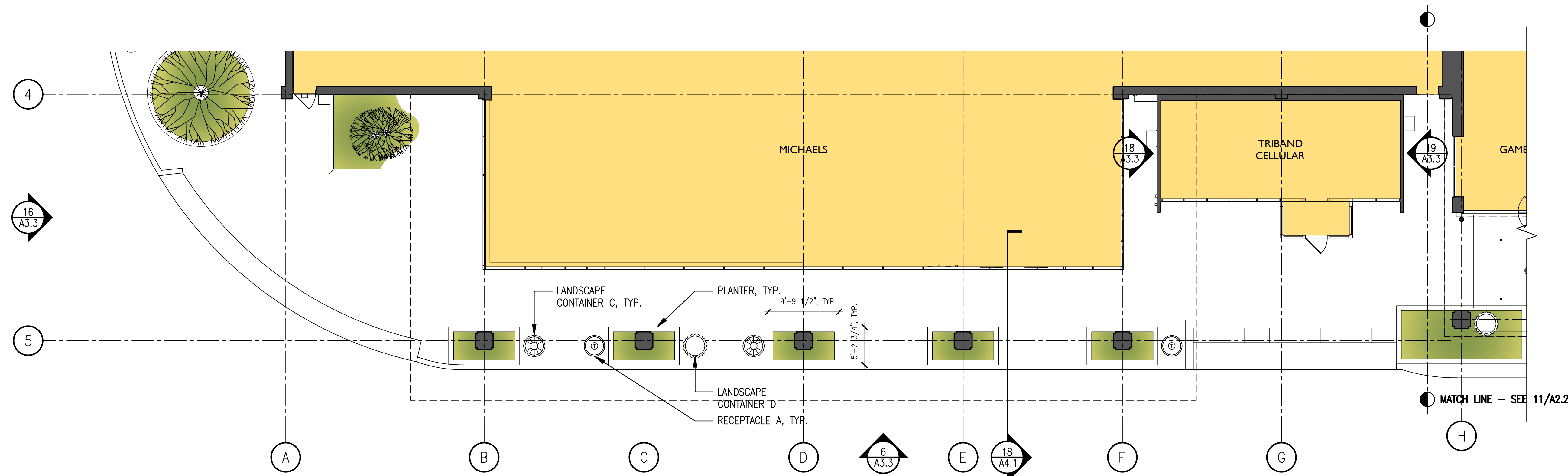
Partial Existing and Proposed Plans and Proposed Reflected Ceiling Plan

A2.1



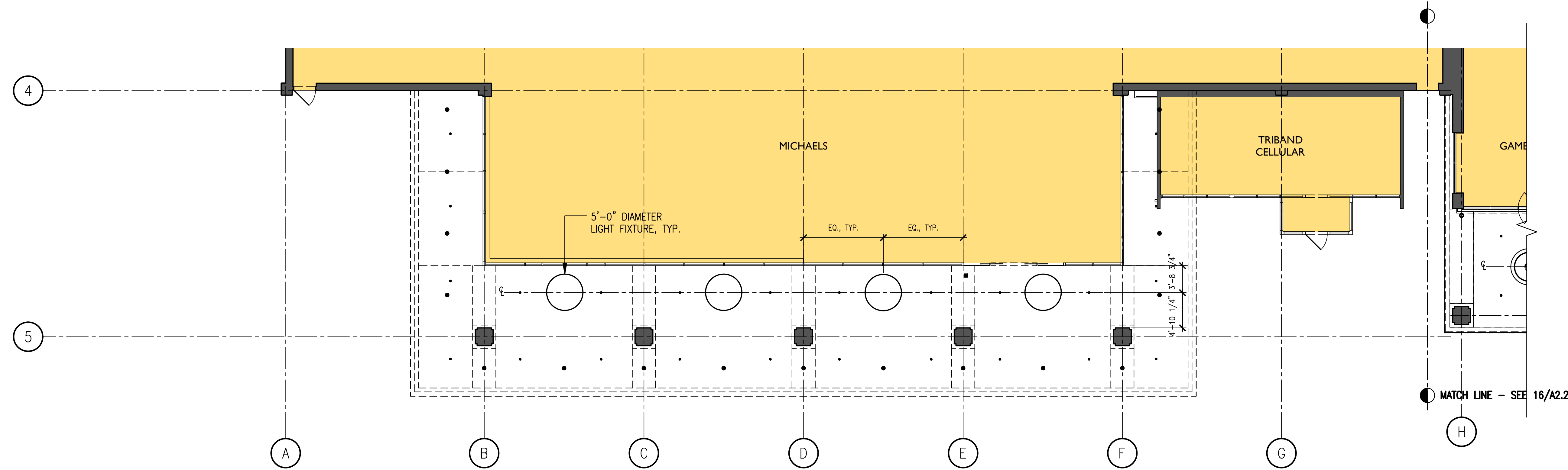
6 Partial Existing Plan
A2.1 SCALE: 1/8" = 1'-0"

xplan-existing.dwg



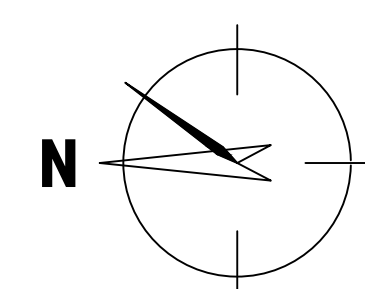
11 Partial Proposed Plan
A2.1 SCALE: 1/8" = 1'-0"

xplan-proposed.dwg



16 Partial Reflected Ceiling Plan
A2.1 SCALE: 1/8" = 1'-0"

xplan-proposed.dwg



30
25
20
15
10
5

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

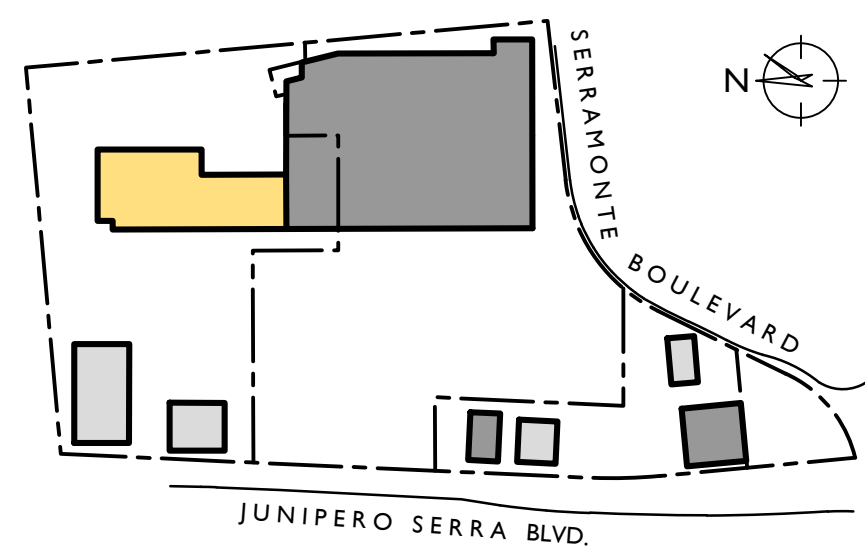
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107, 415-956-5515

KEY PLAN



ISSUE DATE

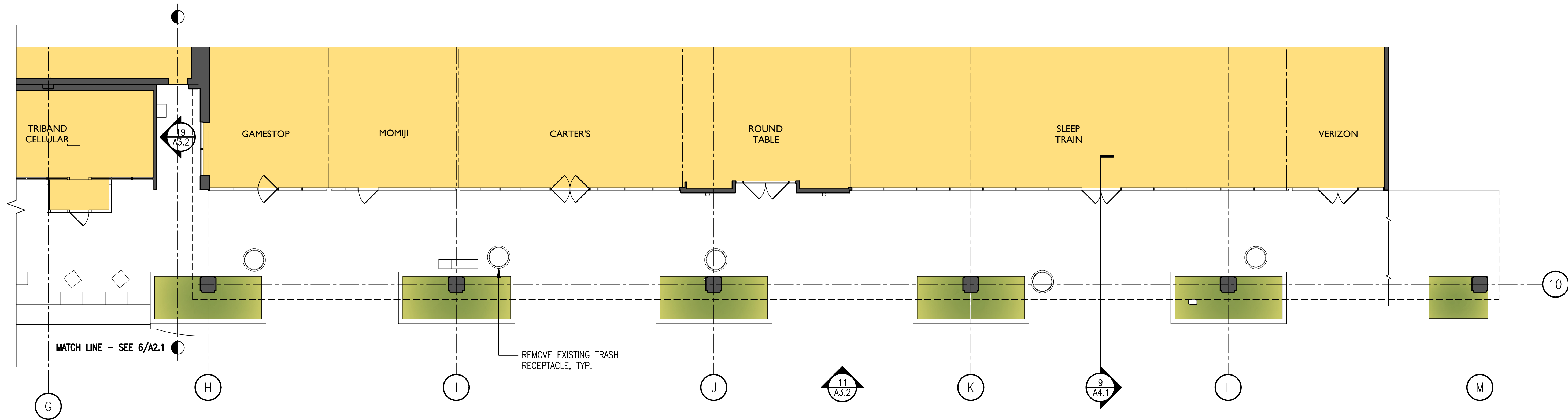
Planning Submittal 2/2/17

PROJECT NUMBER 1529.04

SHEET TITLE

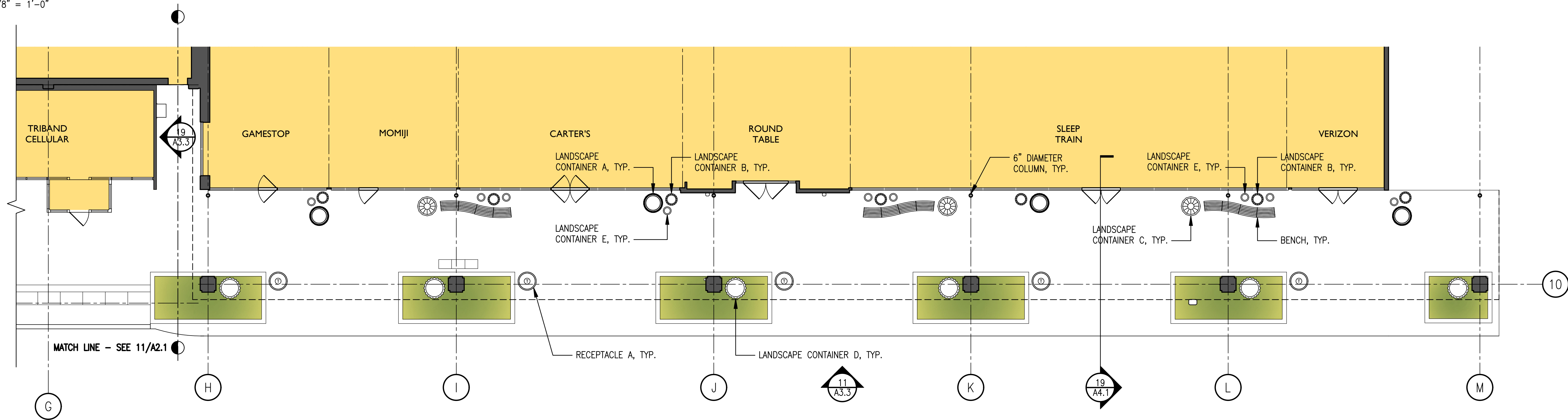
Partial Existing and Proposed Plans and Proposed Reflected Ceiling Plan

A2.2



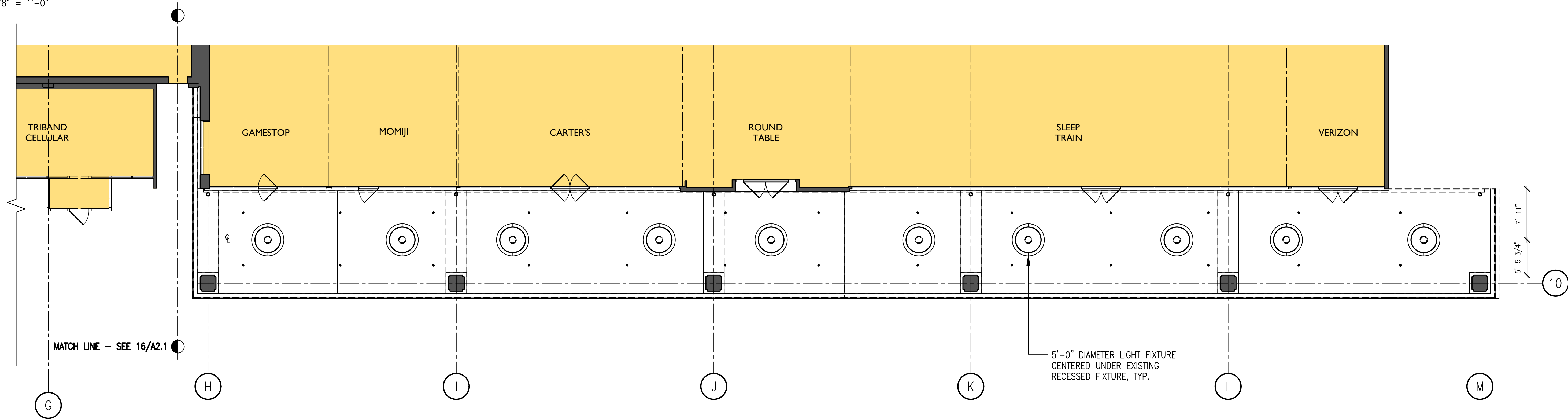
6 Partial Existing Plan
A2.2 SCALE: 1/8" = 1'-0"

xplan-existing.dwg



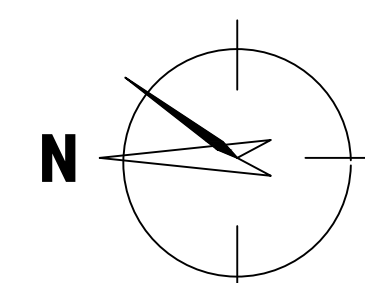
11 Partial Proposed Plan
A2.2 SCALE: 1/8" = 1'-0"

xplan-proposed.dwg



16 Partial Proposed Reflected Ceiling Plan
A2.2 SCALE: 1/8" = 1'-0"

xplan-proposed.dwg



Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

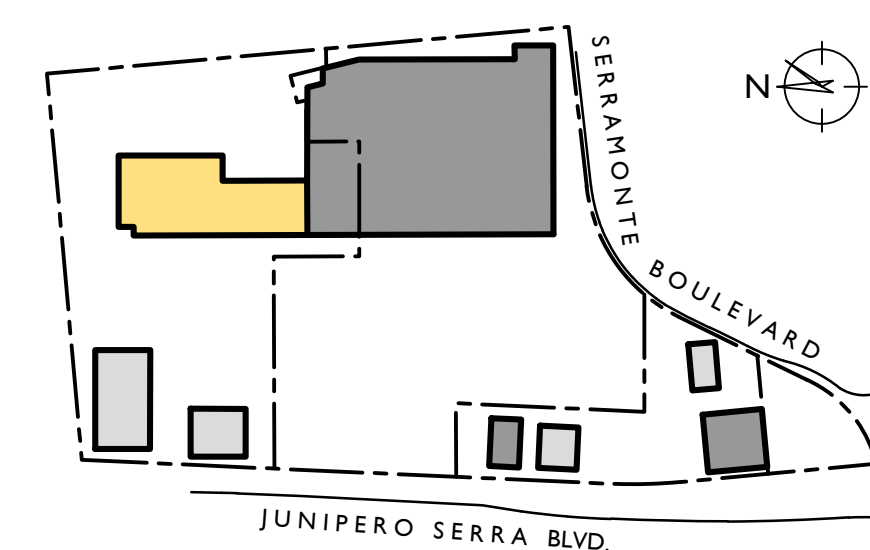
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107, 415-956-5515

KEY PLAN



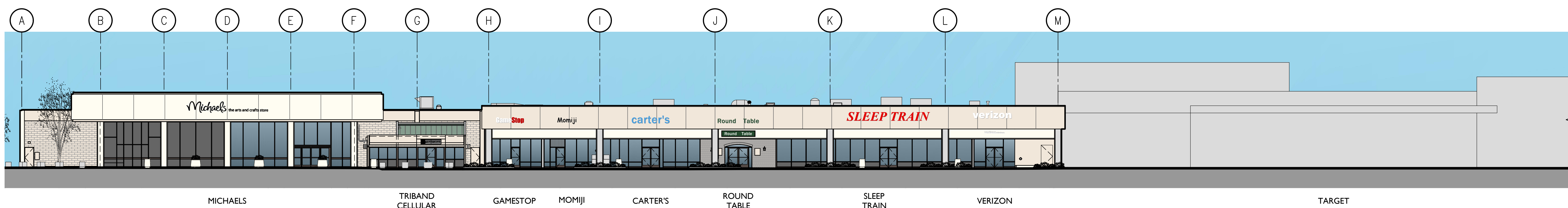
ISSUE	DATE
Planning Submittal	2/2/17

PROJECT NUMBER 1529.04

SHEET TITLE

Existing and Proposed Elevations

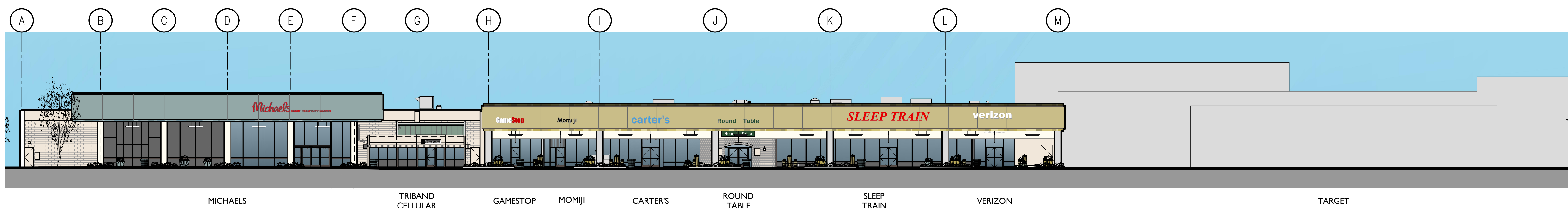
A3.1



11 Existing West Elevation

A3.1 SCALE: 1/16" = 1'-0"

xelevation-existing.dwg



16 Proposed West Elevation

A3.1 SCALE: 1/16" = 1'-0"

xelevation-proposed.dwg

30
25
20
15
10
5

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

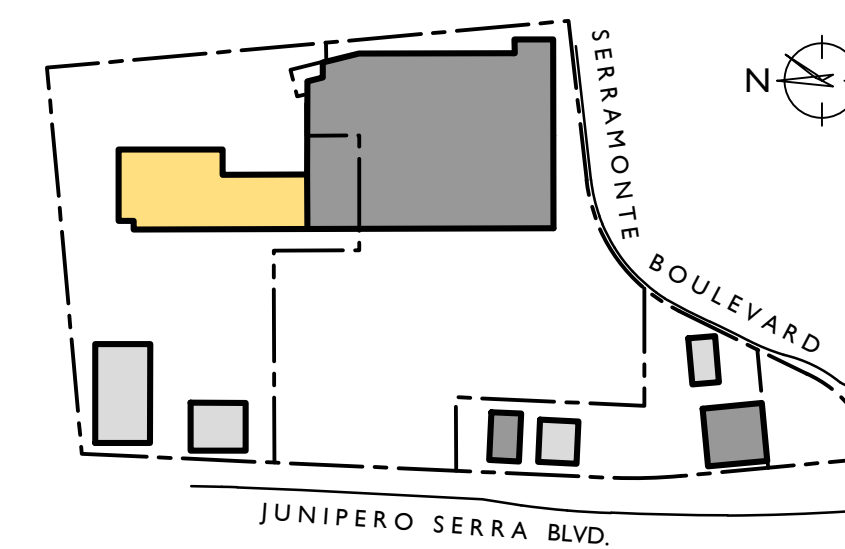
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107, 415-956-5515

KEY PLAN



ISSUE

Planning Submittal

DATE

2/2/17

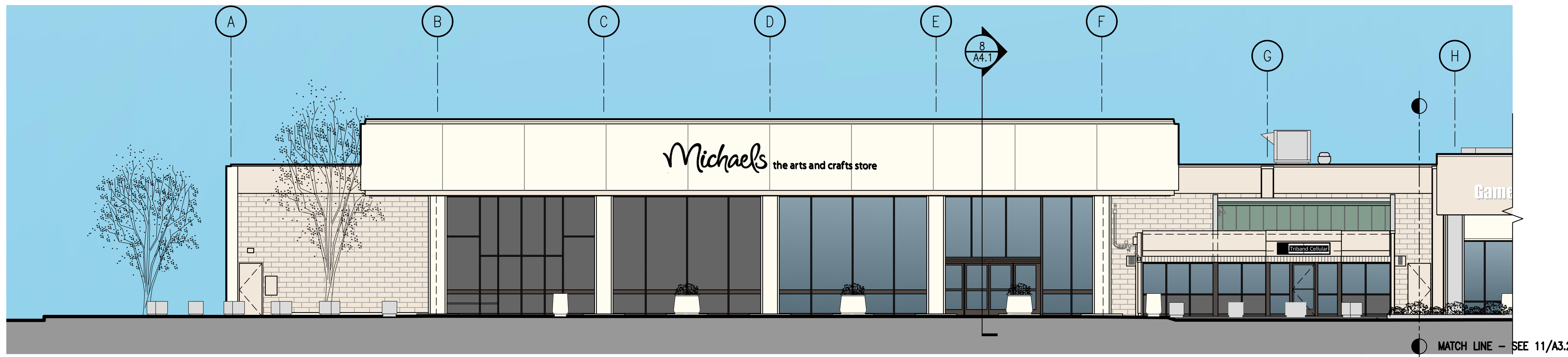
PROJECT NUMBER

1529.04

SHEET TITLE

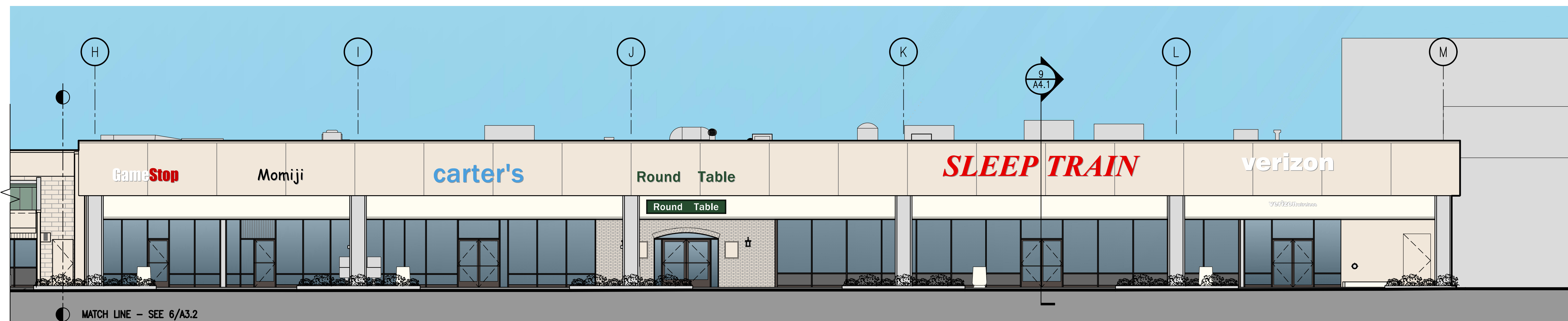
Enlarged Existing Elevations

A3.2



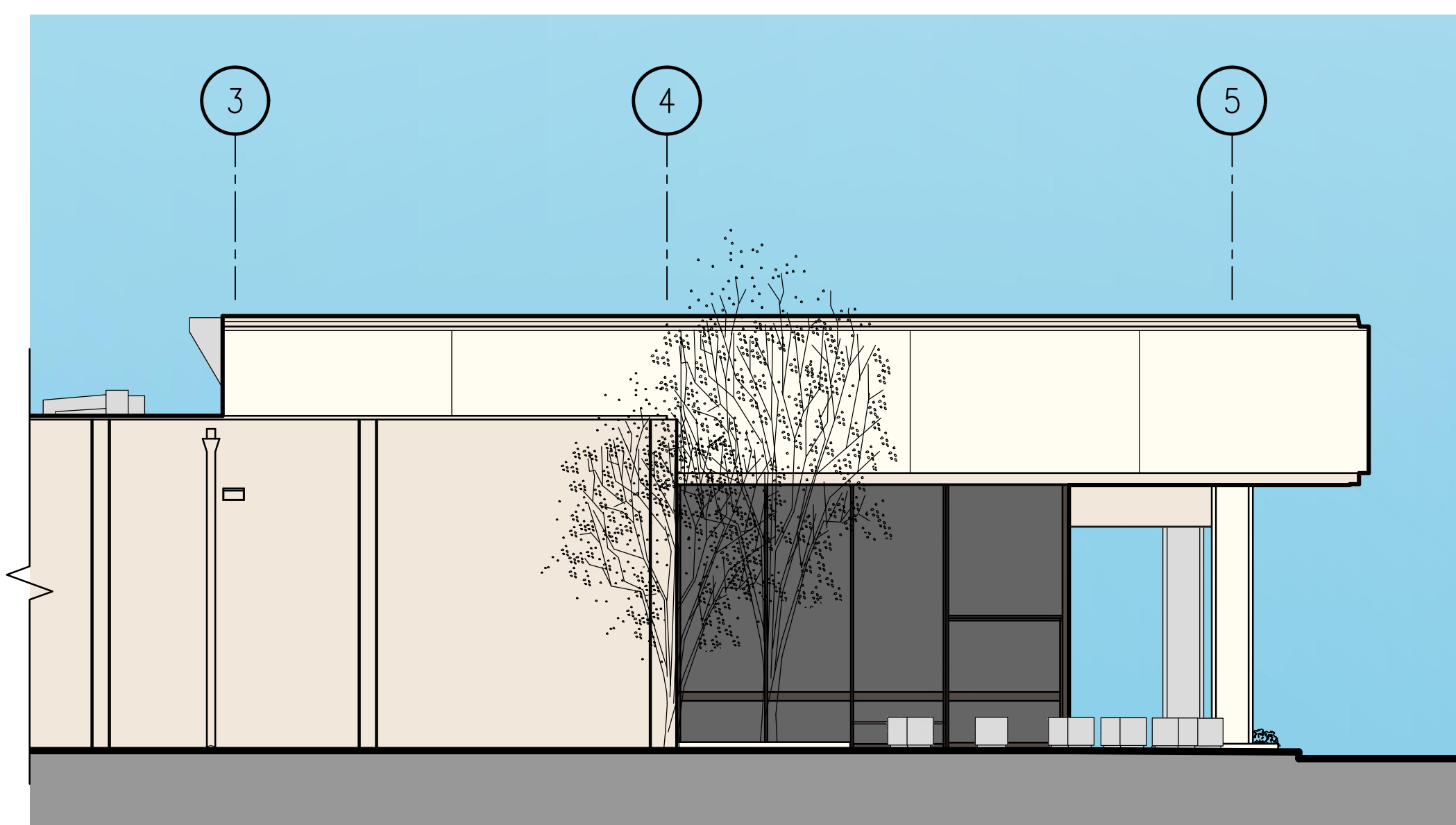
6 Partial Existing West Elevation
A3.2 SCALE: 1/8" = 1'-0"

xelevation-existing.dwg



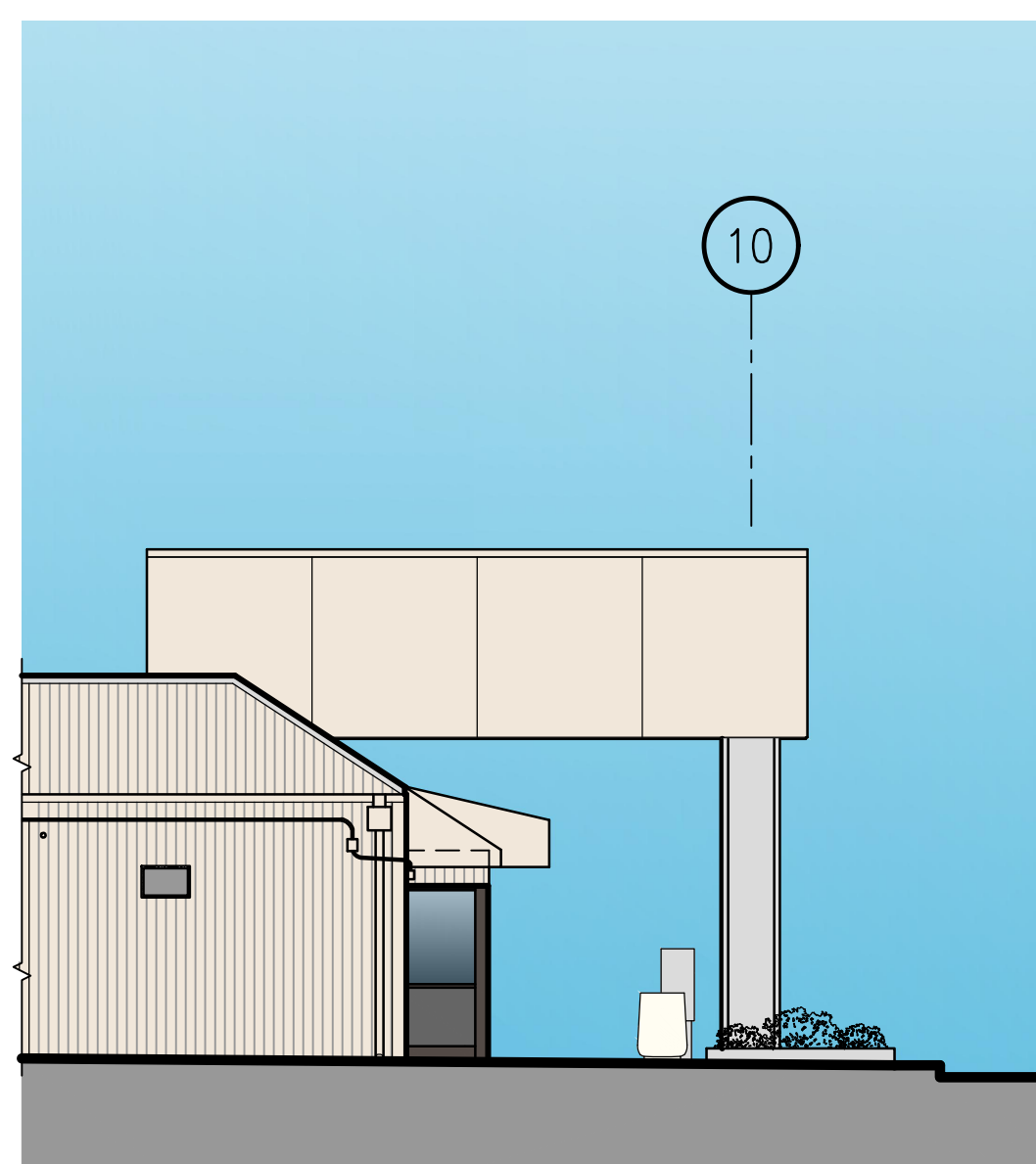
11 Partial Existing West Elevation
A3.2 SCALE: 1/8" = 1'-0"

xelevation-existing.dwg



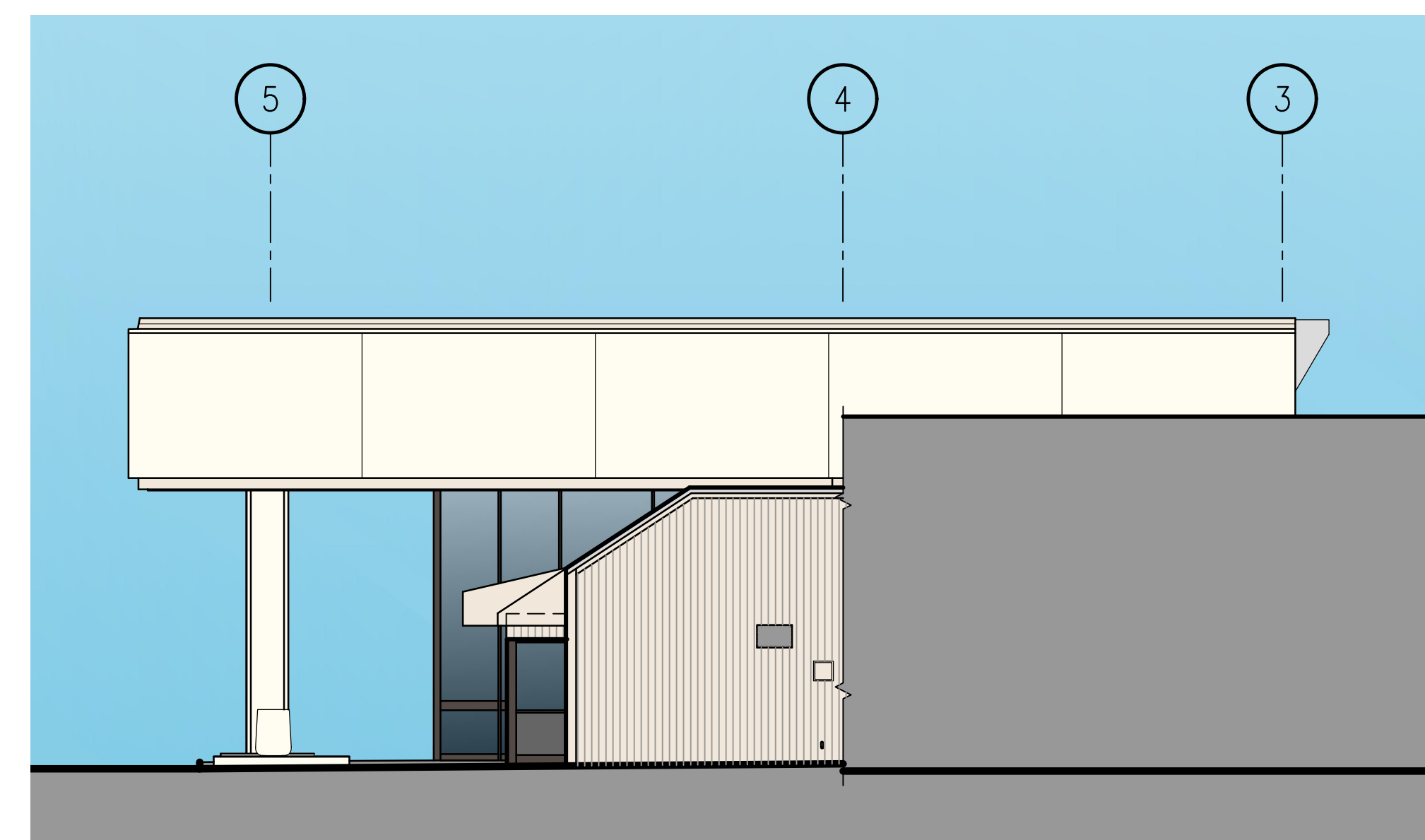
16 Partial Existing North Elevation
A3.2 SCALE: 1/8" = 1'-0"

xelevation-existing.dwg



18 Partial Existing North Elevation
A3.2 SCALE: 1/8" = 1'-0"

xelevation-existing.dwg



19 Partial Existing South Elevation
A3.2 SCALE: 1/8" = 1'-0"

xelevation-existing.dwg

30
25
20
15
10
5

SZFM Design Studio © 2015

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

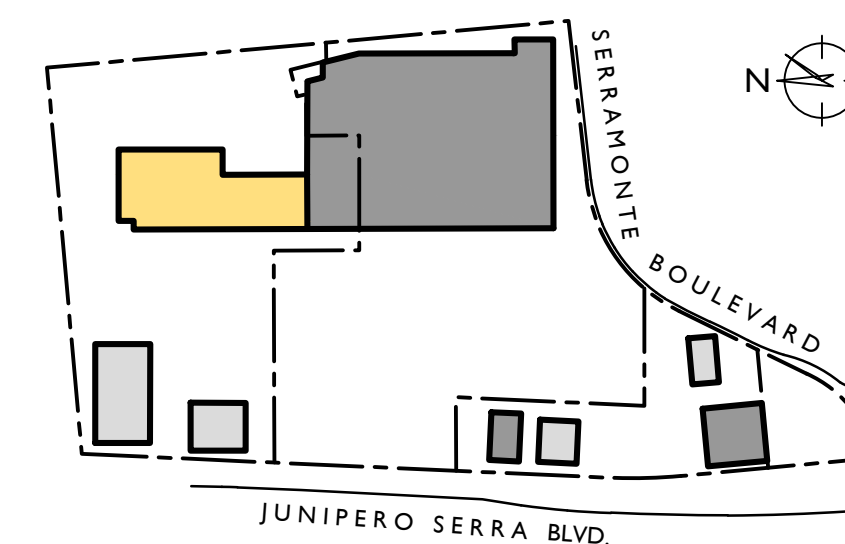
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107, 415-956-5515

KEY PLAN



ISSUE

Planning Submittal

DATE

2/2/17

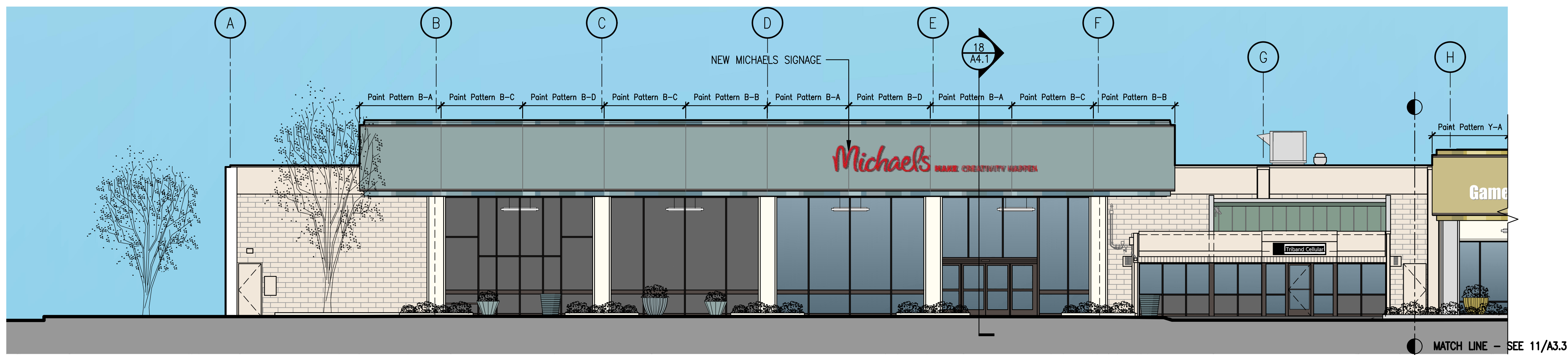
PROJECT NUMBER

1529.04

SHEET TITLE

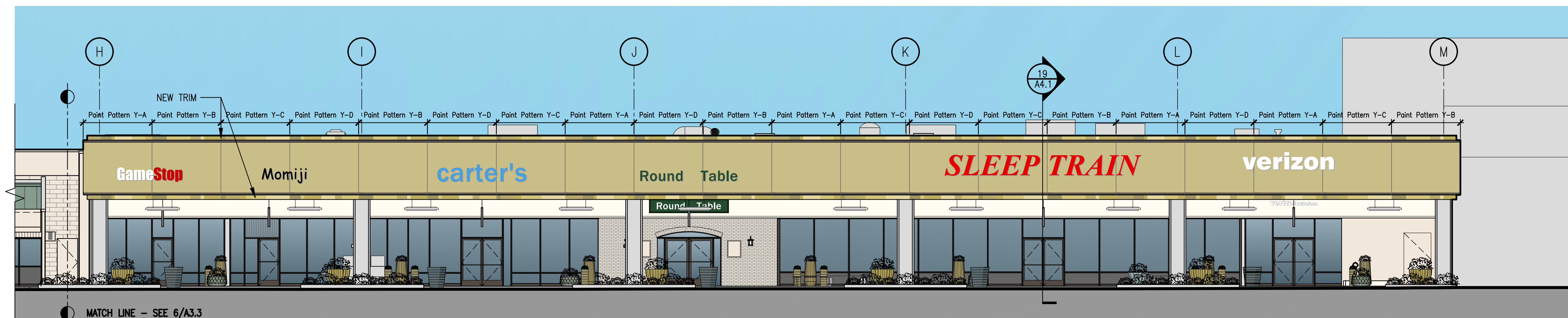
Enlarged Proposed Elevations

A3.3



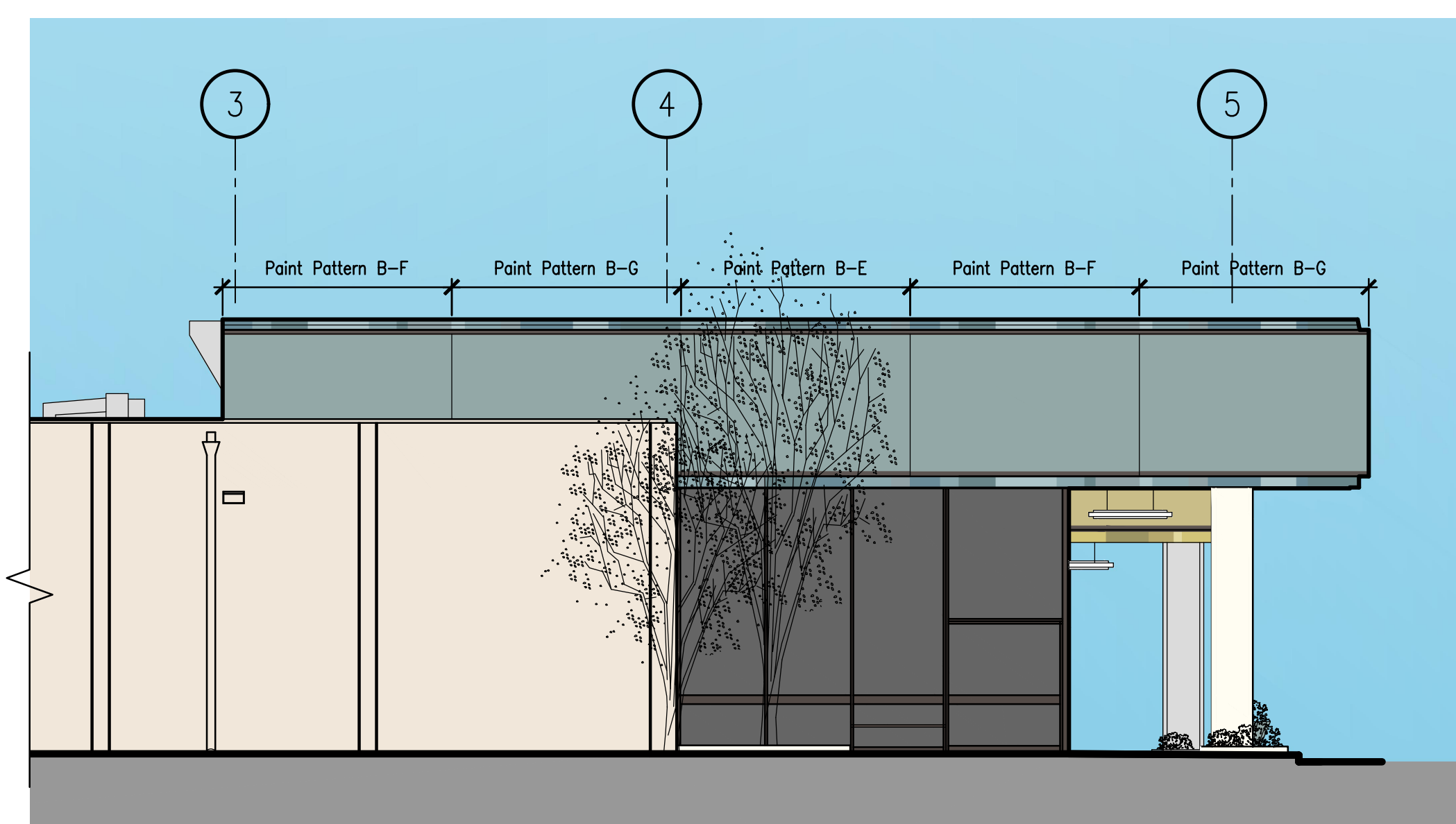
6 Partial Proposed West Elevation
A3.3 SCALE: 1/8" = 1'-0"

xelevation-proposed.dwg



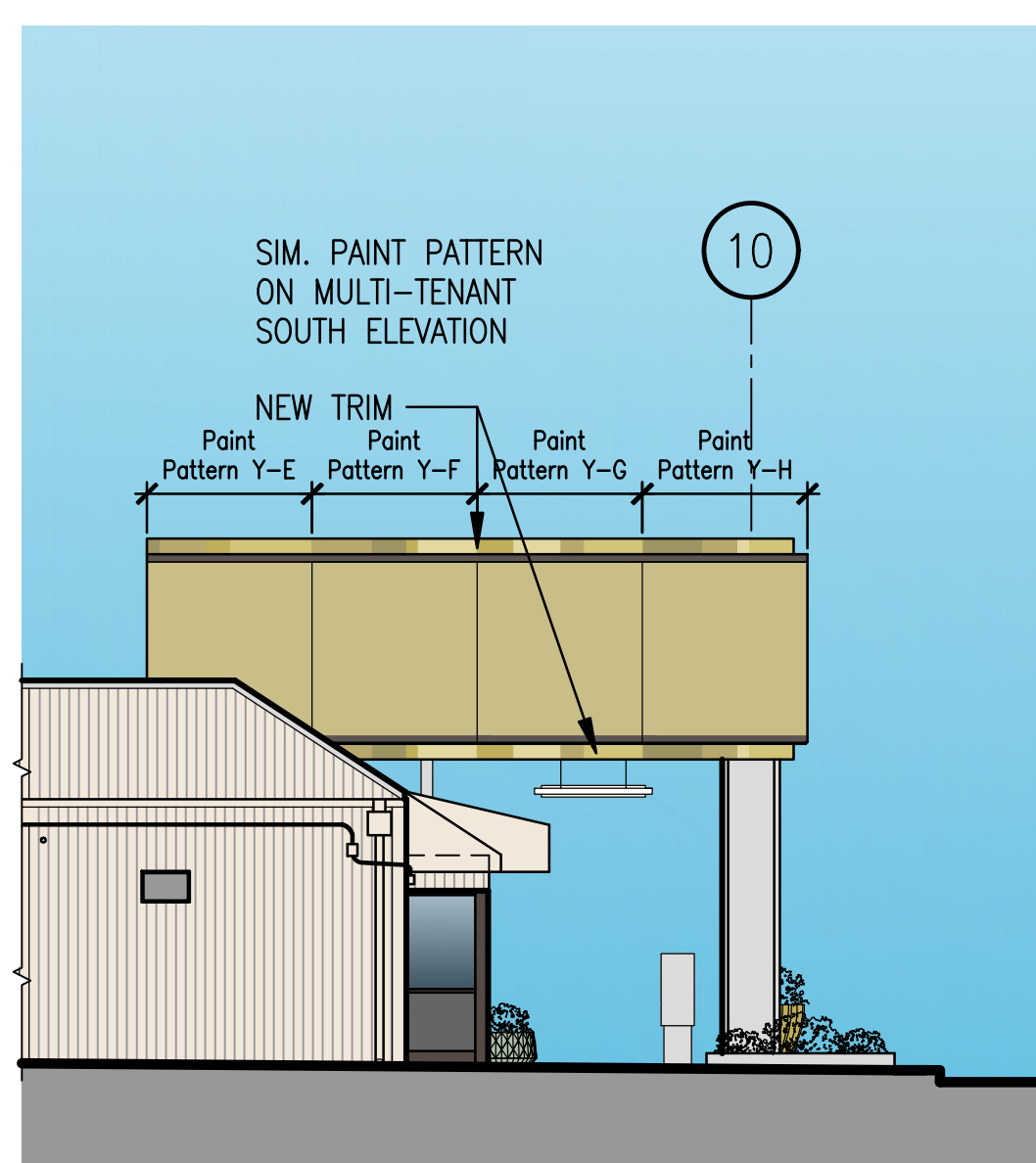
11 Partial Proposed West Elevation
A3.3 SCALE: 1/8" = 1'-0"

xelevation-proposed.dwg



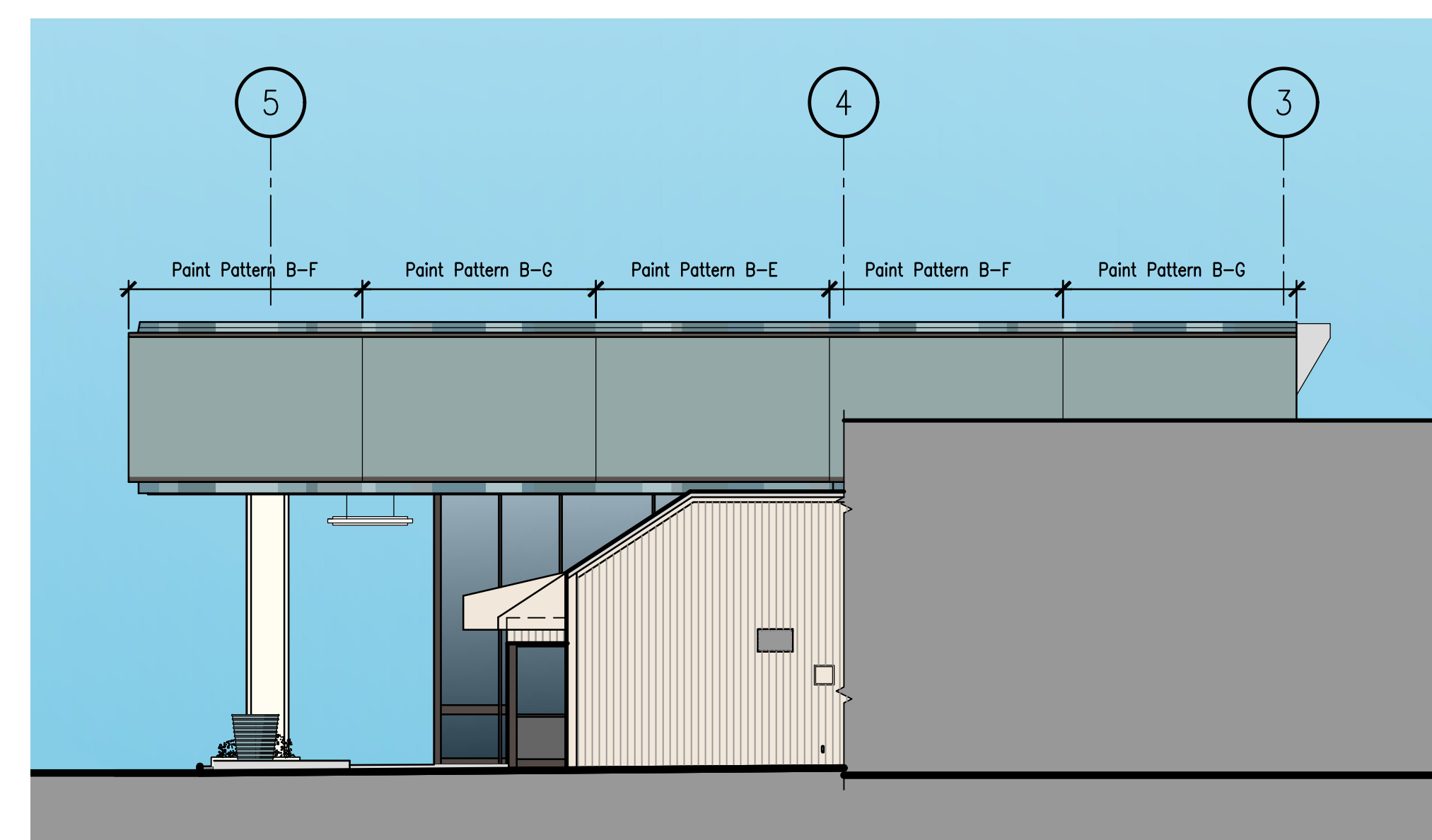
16 Partial Proposed North Elevation
A3.3 SCALE: 1/8" = 1'-0"

xelevation-proposed.dwg



18 Partial Proposed North Elevation
A3.3 SCALE: 1/8" = 1'-0"

xelevation-proposed.dwg



19 Partial Proposed South Elevation
A3.3 SCALE: 1/8" = 1'-0"

xelevation-proposed.dwg

30
25
20
15
10
5

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

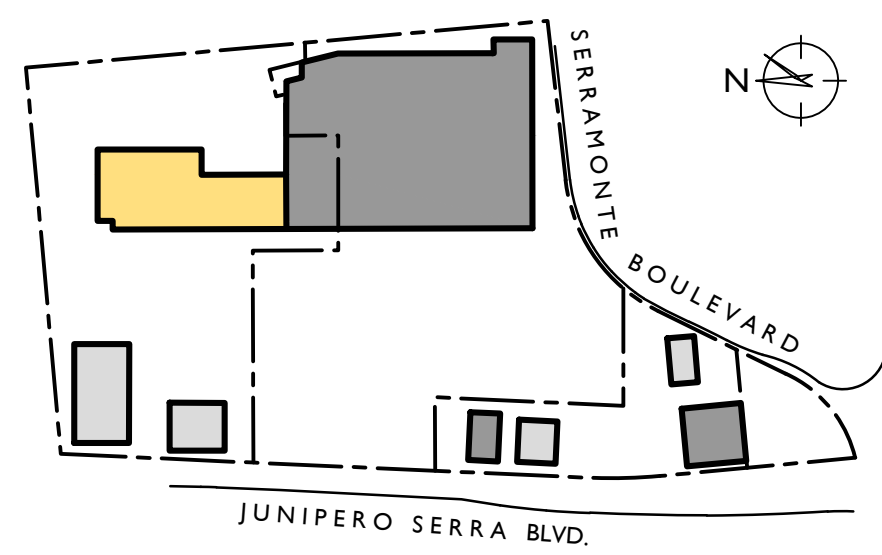
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107, 415-956-5515

KEY PLAN



ISSUE DATE

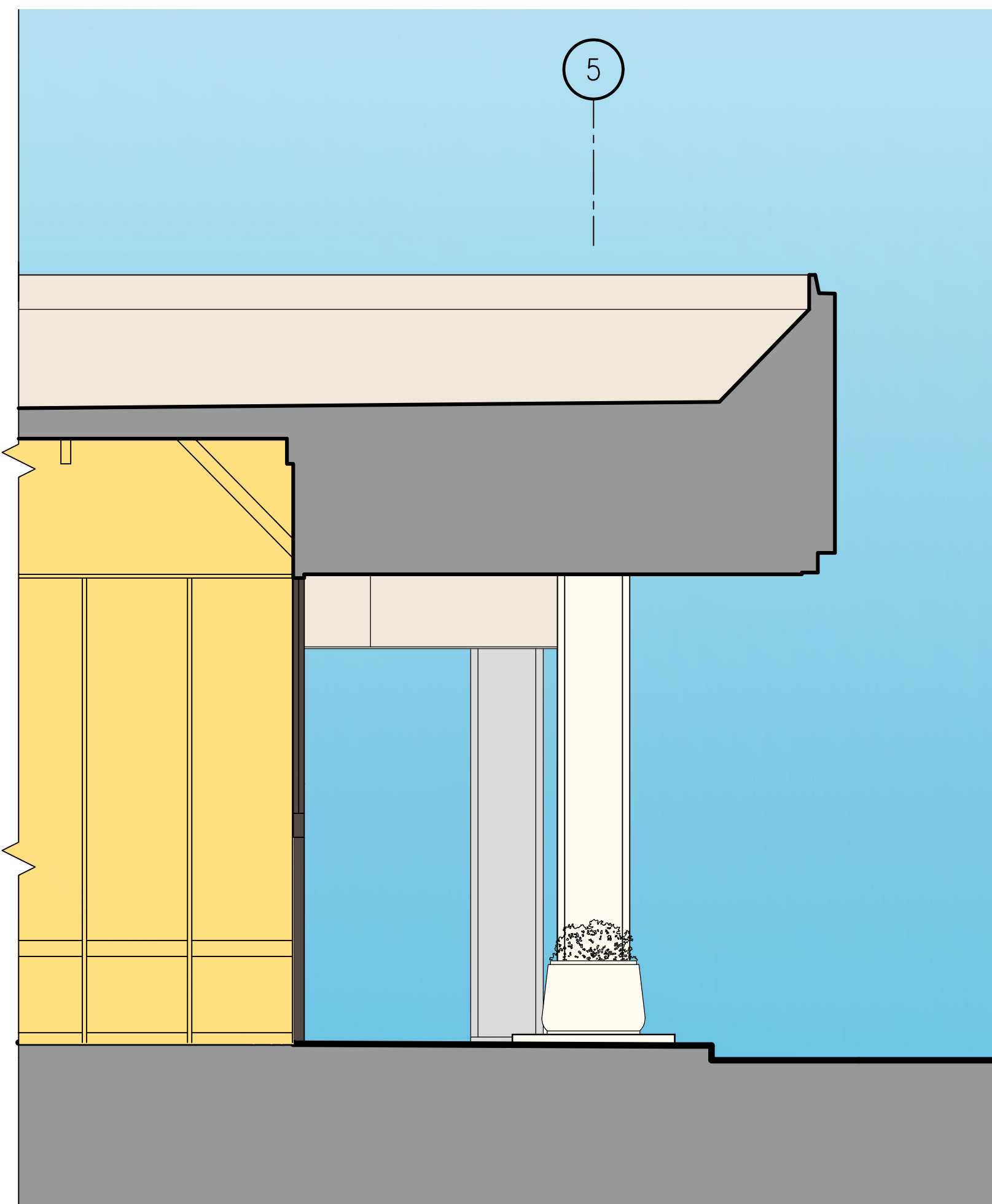
Planning Submittal 2/2/17

PROJECT NUMBER 1529.04

SHEET TITLE

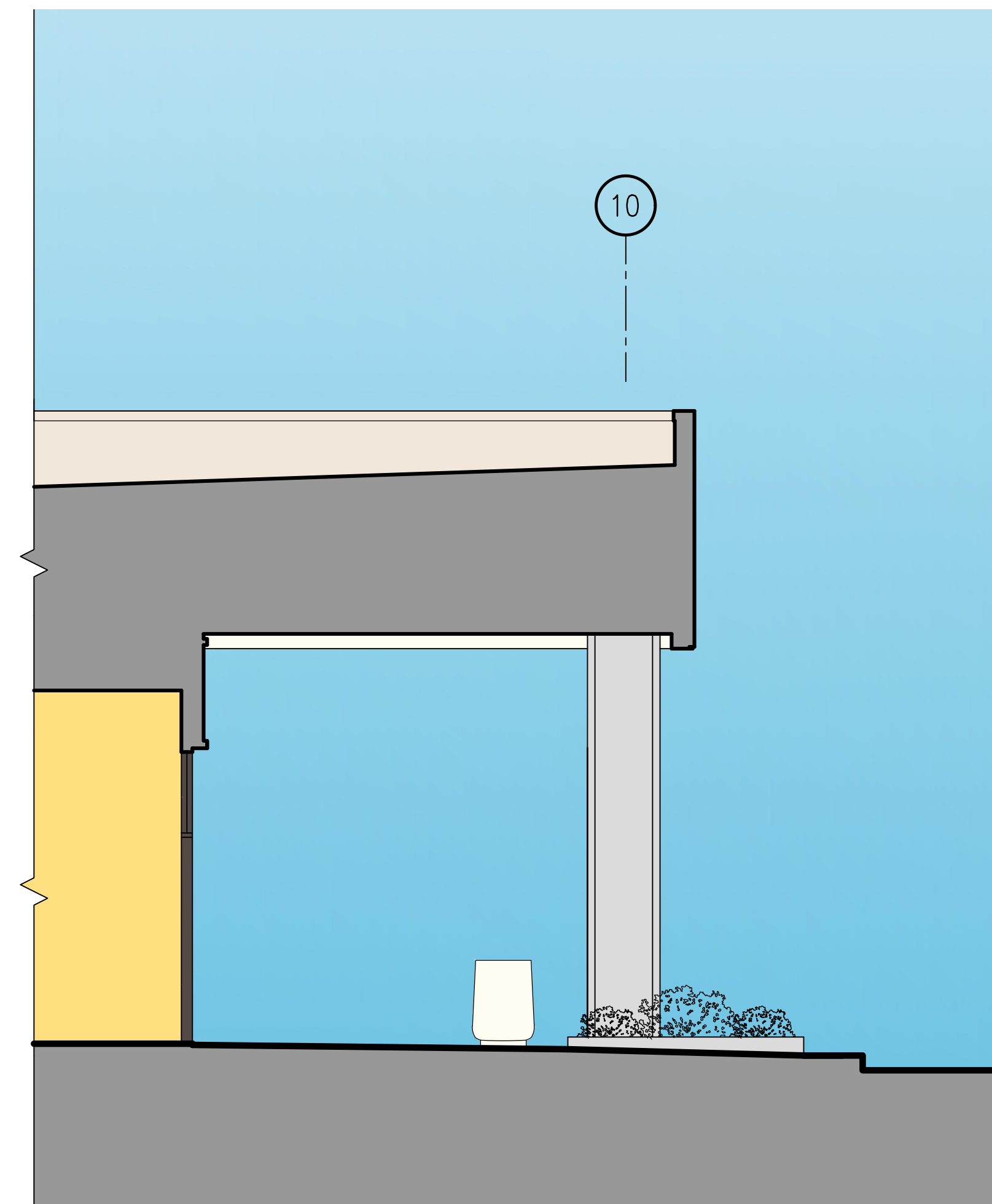
Existing and Proposed Sections

A4.1



8 Existing Section @ Michaels
A4.1 SCALE: 1/4" = 1'-0"

xsection-existing.dwg



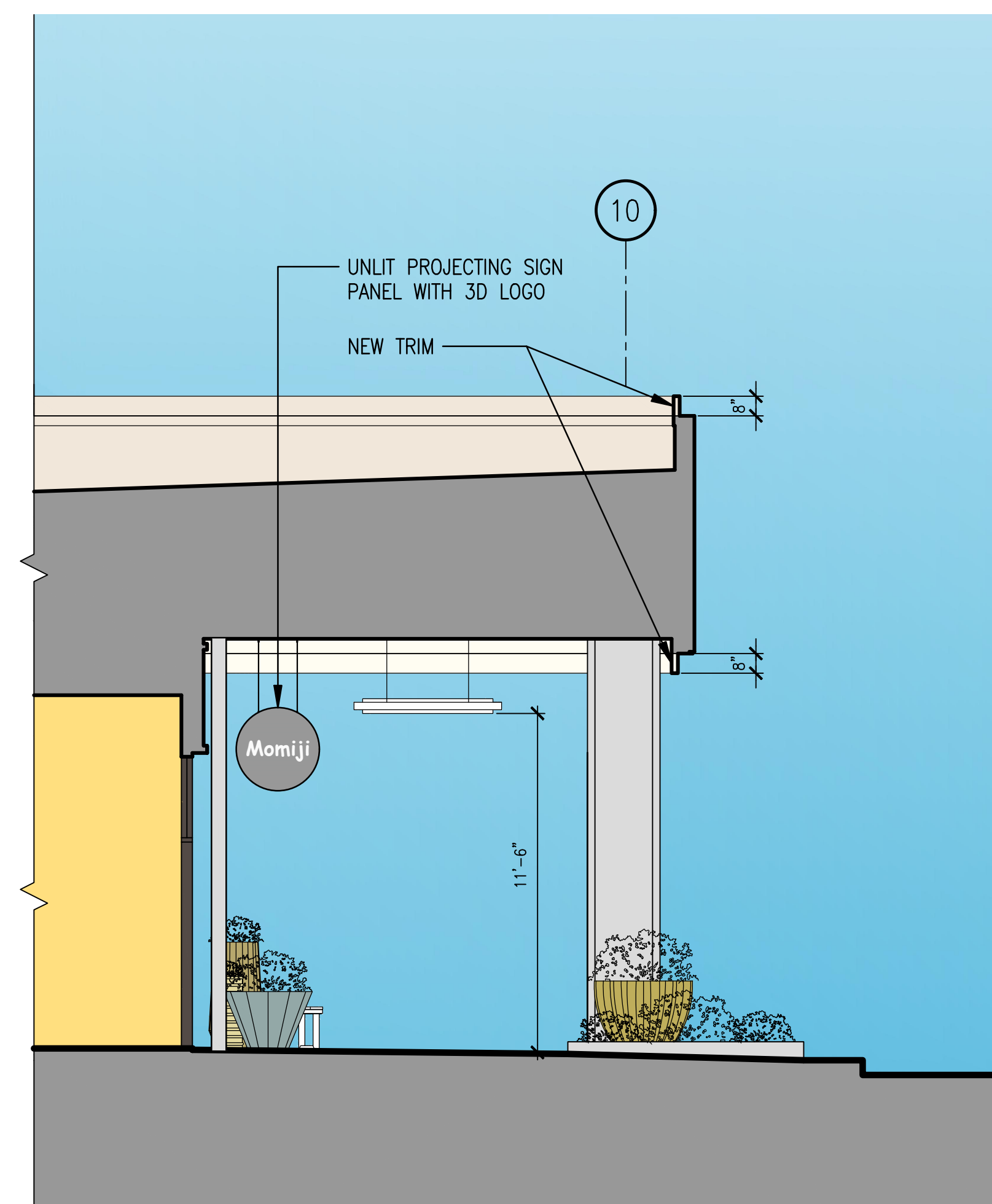
9 Existing Section @ Sleep Train
A4.1 SCALE: 1/4" = 1'-0"

xsection-existing.dwg



18 Proposed Section @ Michaels
A4.1 SCALE: 1/4" = 1'-0"

xsection-proposed.dwg



19 Proposed Section @ Sleep Train
A4.1 SCALE: 1/4" = 1'-0"

xsection-proposed.dwg

30
25
20
15
10
5
SZFM Design Studio © 2015

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

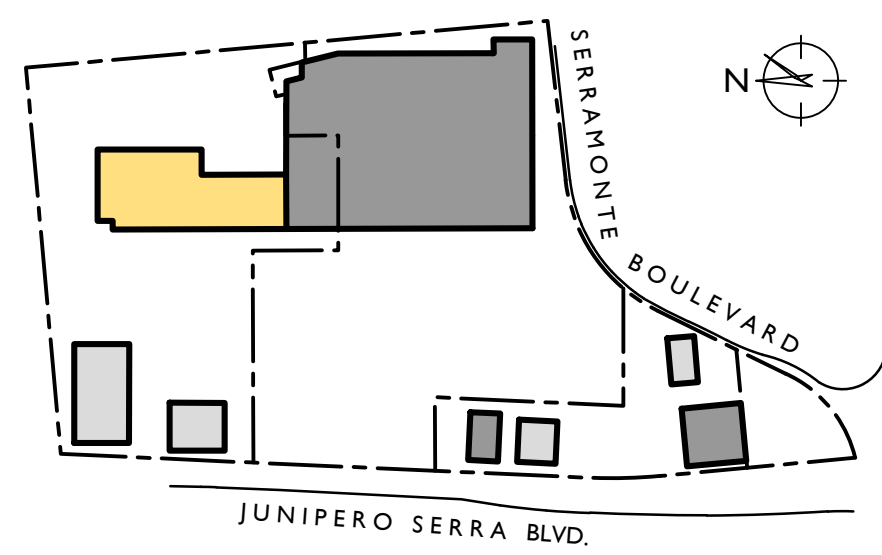
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107, 415-956-5515

KEY PLAN



ISSUE: Planning Submittal DATE: 2/2/17

PROJECT NUMBER: 1529.04

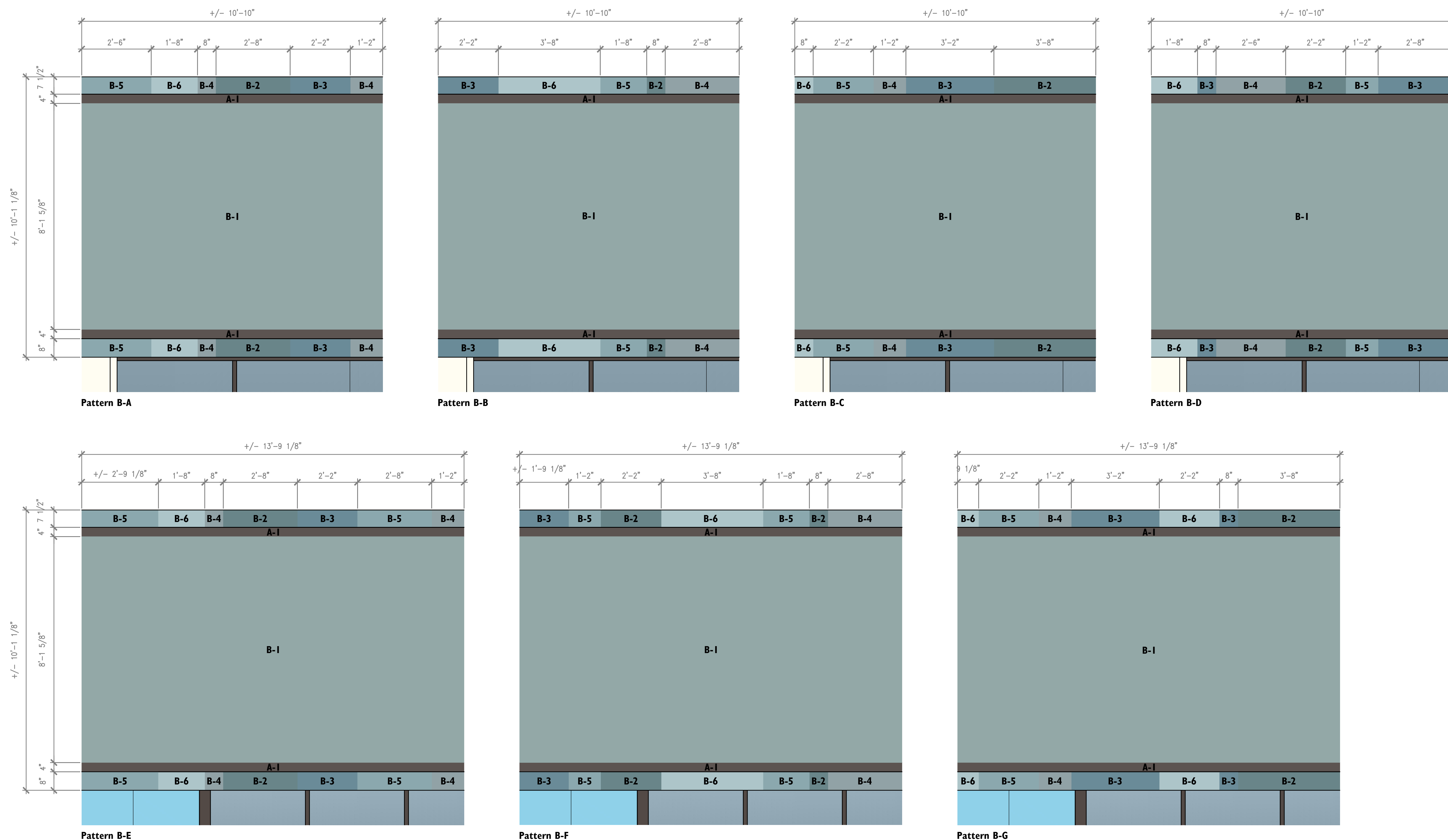
SHEET TITLE

Paint Patterns @ Michaels

Color A-1 Dunn Edwards DE6391 Black Russian	Color A-2 Dunn Edwards DE6197 Modern Ivory	Color B-1 Dunn Edwards DEC787 Mythical Blue	Color B-2 Dunn Edwards DES774 Thundercloud	Color B-3 Dunn Edwards DES795 Spirit Mountain	Color B-4 Dunn Edwards DEC792 Cape Cod Blue	Color B-5 Dunn Edwards DES773 Stone Silver	Color B-6 Dunn Edwards DES772 Blue Spruce

7 Paint Color Specification

A5.1 SCALE: N.T.S.



17 Paint Patterns @ Michaels

A5.1 SCALE: 1/2" = 1'-0"

xdiagram-paintpattern.dwg

A5.1

30 | 25 | 20 | 15 | 10 | 5 | SZFM Design Studio © 2015

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

CLIENT

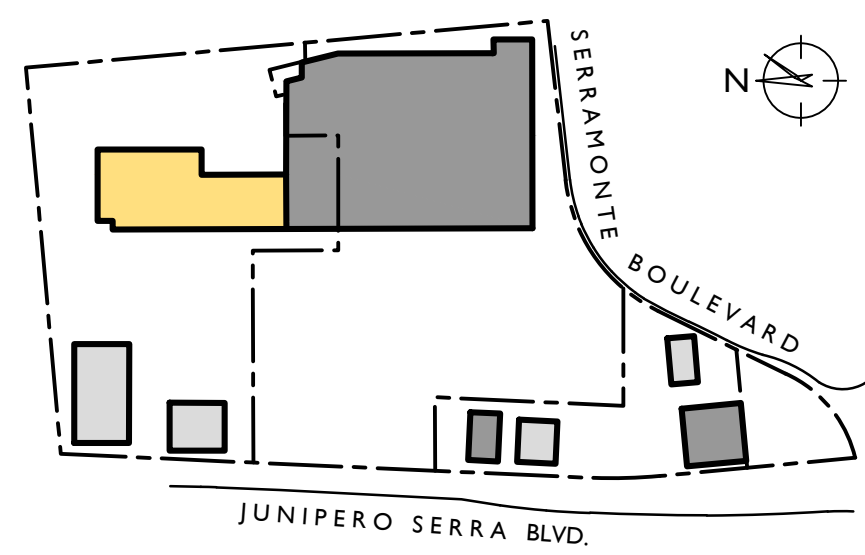
CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211, San Francisco, CA 94107 415-956-5515

KEY PLAN



ISSUE: Planning Submittal DATE: 2/2/17

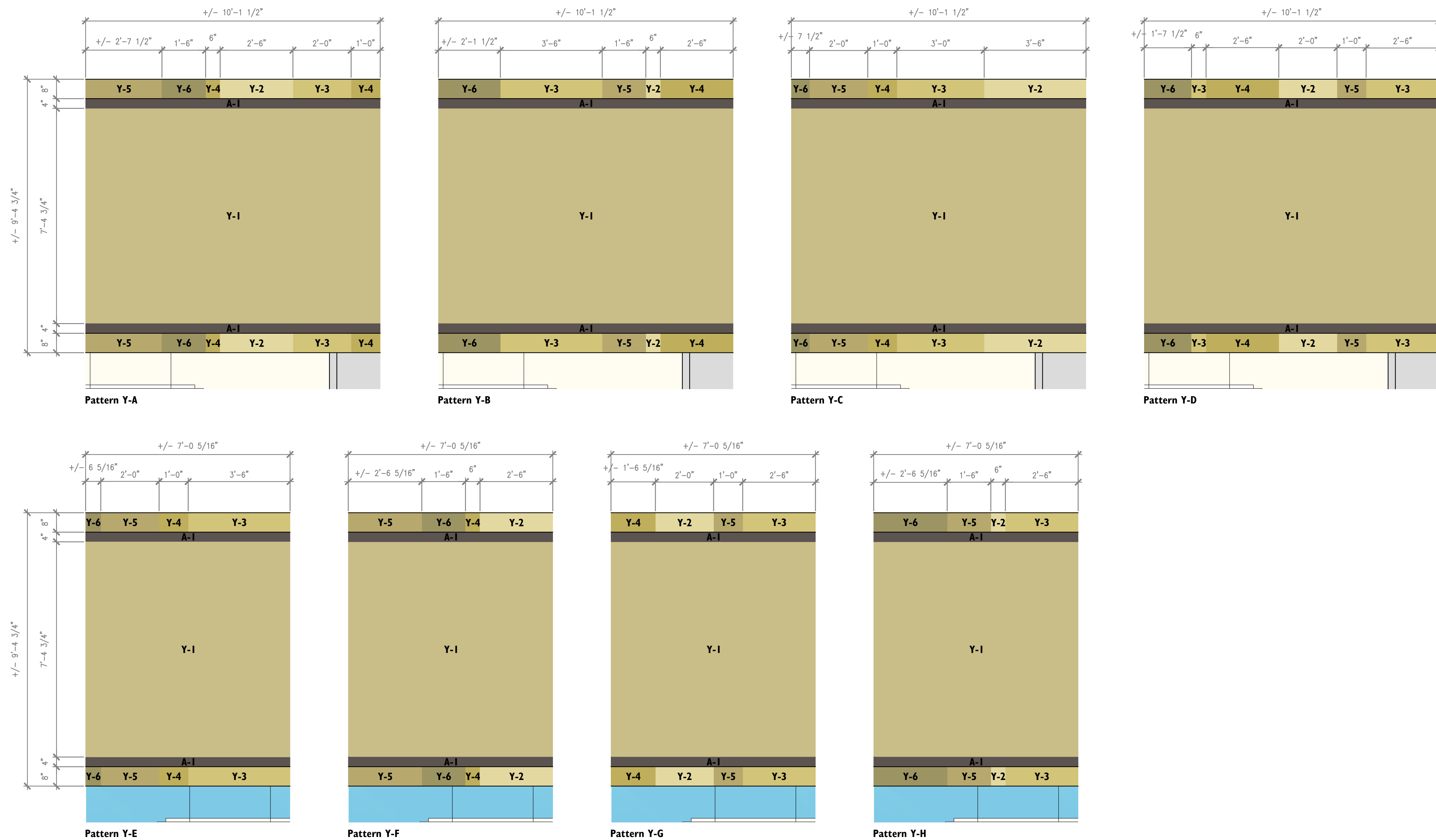
PROJECT NUMBER: 1529.04

SHEET TITLE

Paint Patterns @ Multi-Tenant Building

Color A-1 Dunn Edwards DE6391 Black Russian	Color A-2 Dunn Edwards DE6197 Modern Ivory	Color Y-1 Dunn Edwards DE5500 Olive Hint	Color Y-2 Dunn Edwards DE5485 Russet Green	Color Y-3 Dunn Edwards DE5486 Tropical Moss	Color Y-4 Dunn Edwards DE5459 Mack Creek	Color Y-5 Dunn Edwards DE5501 Twine	Color Y-6 Dunn Edwards DE5495 Grape Leaves

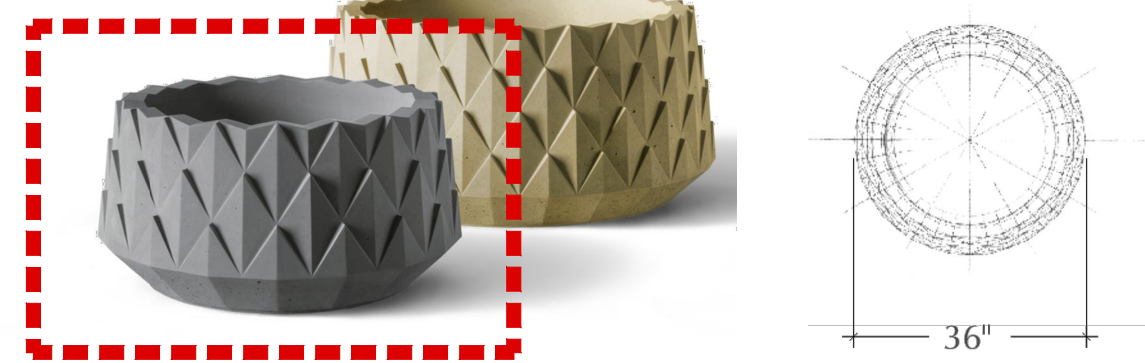
7 Paint Color Specification A5.2 SCALE: N.T.S.



17 Paint Patterns @ Multi-Tenant Building A5.2 SCALE: 1/2" = 1'-0"

30 | 25 | 20 | 15 | 10 | 5 | SZFM Design Studio © 2015

30
25
20
15
10
5



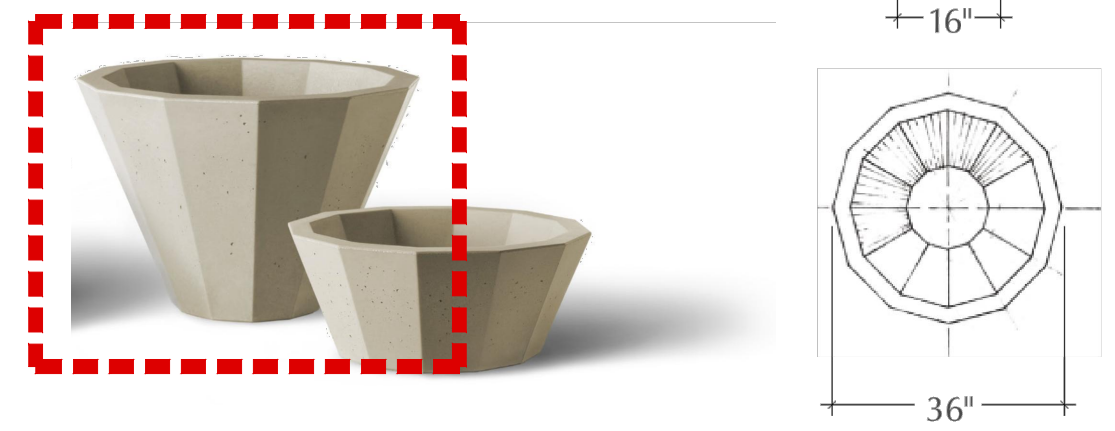
Kornegay Design
Agave Series Landscape Container
AS-18 AS-18
630 lb.

1 Landscape Container A
A5.3 SCALE: N.T.S.



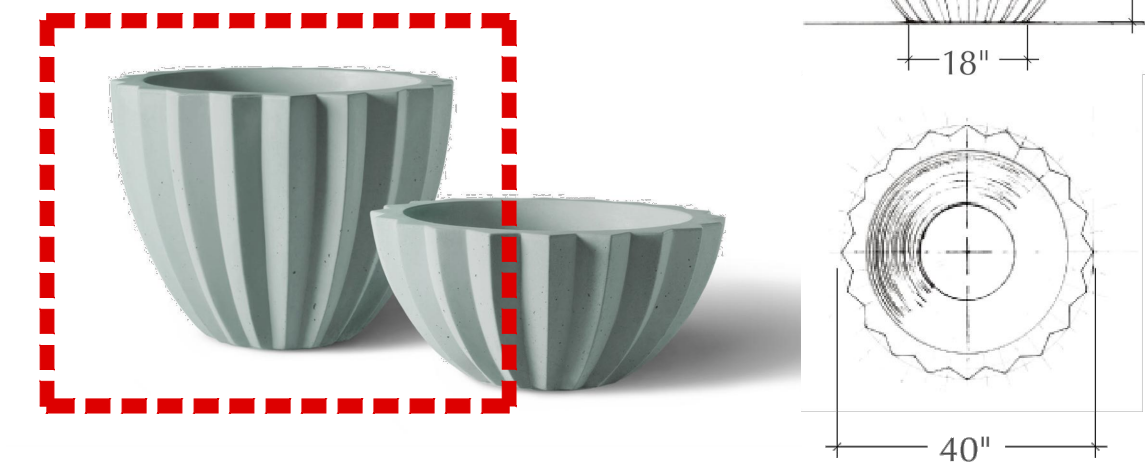
Kornegay Design
Cirque Series Landscape Container
CS-44 CS-44
832 lb.

2 Landscape Container B
A5.3 SCALE: N.T.S.



Kornegay Design
Faceted Series Landscape Container
FS-24 FS-24
400 lb.

3 Landscape Container C
A5.3 SCALE: N.T.S.



Kornegay Design
Mex Bold Series Landscape Container
MSB-30 MBS-30
720 lb.

4 Landscape Container D
A5.3 SCALE: N.T.S.



Kornegay Design
Ribbed Series Landscape Container
RS-30 RS-30
245 lb.

5 Landscape Container E
A5.3 SCALE: N.T.S.



Kornegay Design
Ribbed Series Commercial Receptacles
RS-TR RS-TR
630 lb.

6 Receptacle A
A5.3 SCALE: N.T.S.



Maglin Site Furniture
Ogden Benches

- Layout: OGM1900-00023
- Radius: 22.5 Degree Radius
- Seat Material: Ipe
- Seat Layout: Left to Right
- Leg Mount Option: Square
- Powdercoat Color: Silver/4 Gloss OR Standard RAL color, Gloss

7 Benches
A5.3 SCALE: N.T.S.



Borden Lighting
Custom Fixtures

8 Light Fixtures
A5.3 SCALE: N.T.S.

PROJECT

Serra Center Michaels and Multi-Tenant Building

4923-4945 Junipero Serra Boulevard
Colma, CA 94014

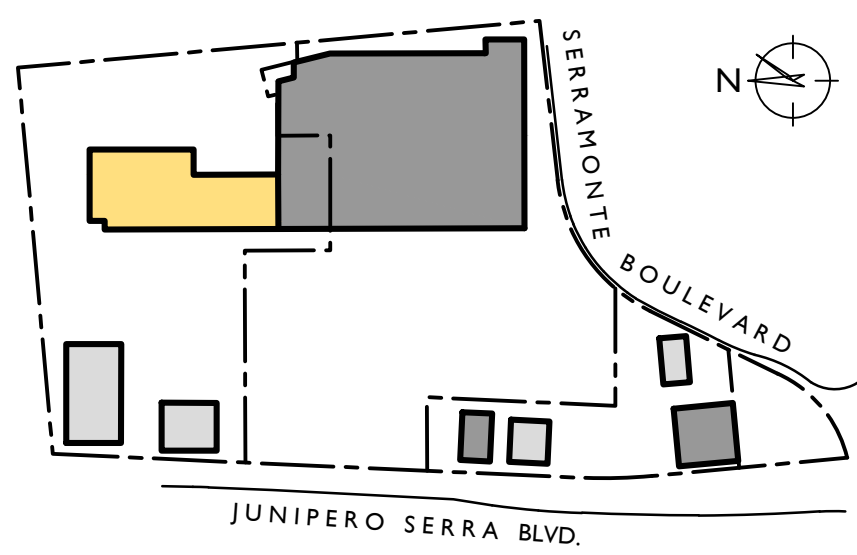
CLIENT

CRES Management Company, LLC
2000 Powell Street, Suite 1280
Emeryville, CA 94608

ARCHITECT



601 Fourth Street, Loft 211 San Francisco, CA 94107 415-956-5515
KEY PLAN



ISSUE DATE
Planning Submittal 2/2/17

PROJECT NUMBER 1529.04
SHEET TITLE

Lighting and Site Furniture Specifications

A5.3