

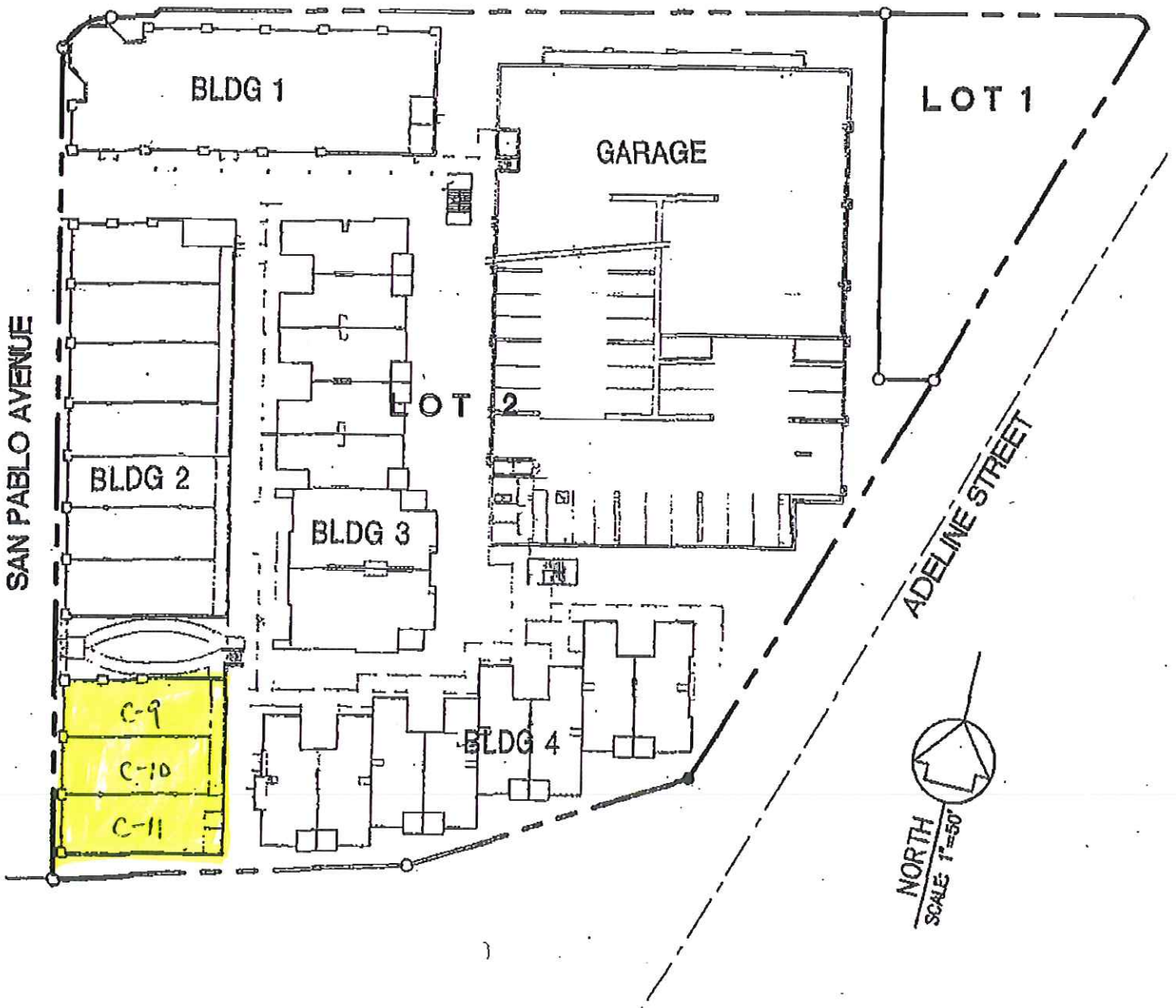
CONDOMINIUM PLAN FOR ANDANTE

EMERYVILLE, CALIFORNIA

EXHIBIT "A"

GENERAL LOCATION PLAN
BUILDINGS 1,2,3,4 AND GARAGE

40TH STREET

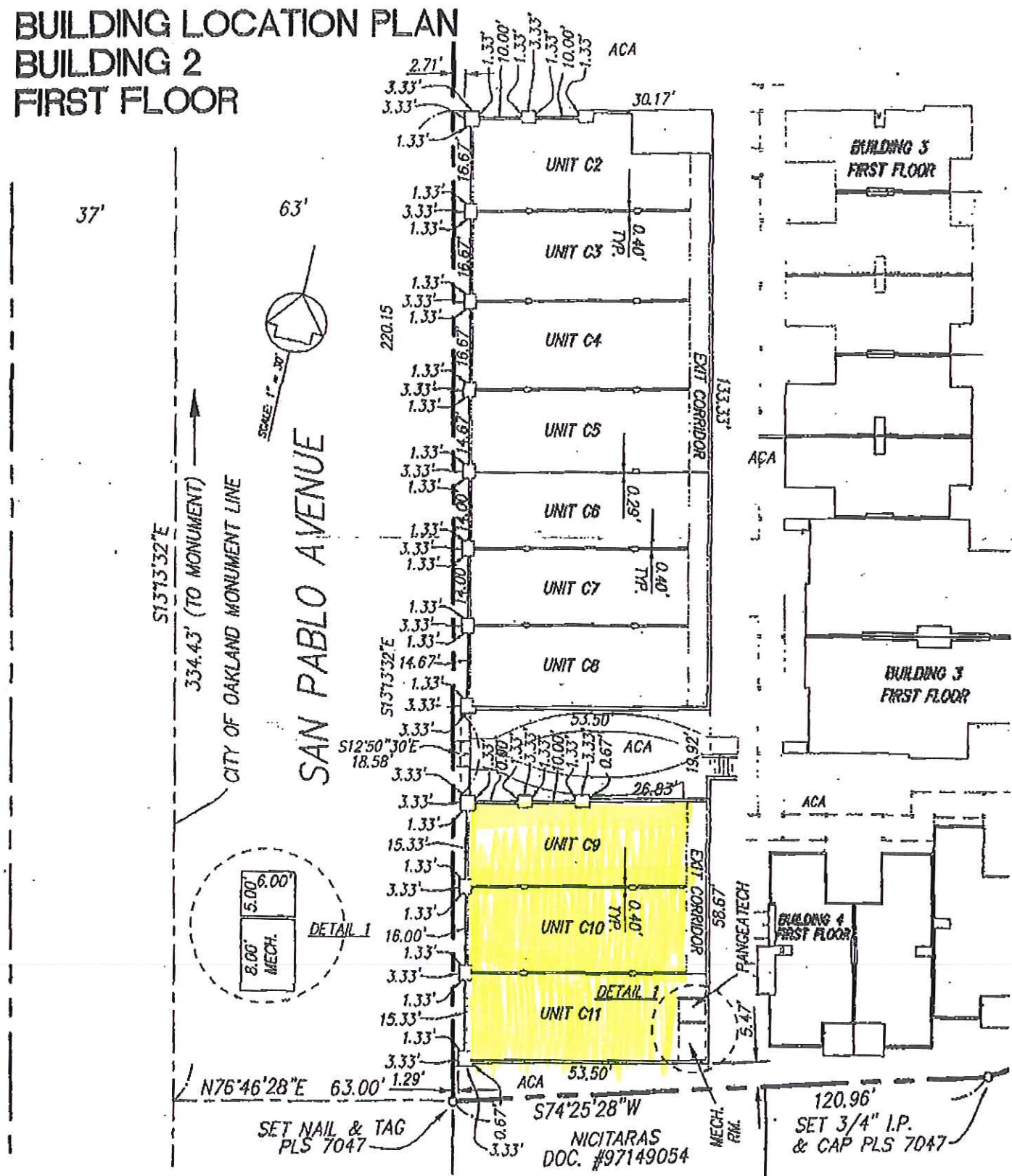


CONDOMINIUM PLAN FOR ANDANTE

EMERYVILLE, CALIFORNIA

EXHIBIT "A"

BUILDING LOCATION PLAN BUILDING 2 FIRST FLOOR



CONDOMINIUM PLAN FOR ANDANTE

EMERYVILLE, CALIFORNIA

EXHIBIT "A"

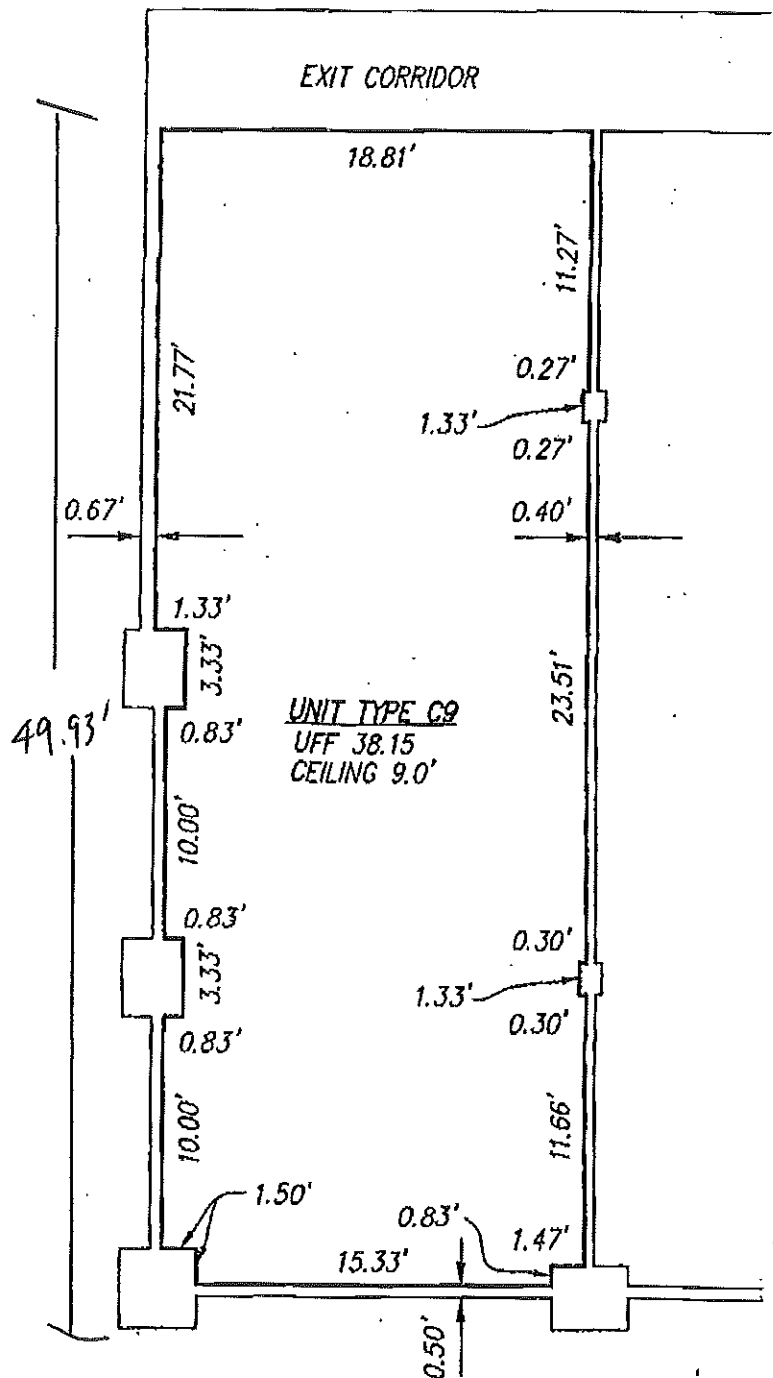
UNIT TYPE "C9"
BUILDING 2

LEGEND

UFF 42.5

INDICATES
UNFINISHED
FLOOR ELEVATION

939 sf



CONDOMINIUM PLAN FOR ANDANTE

EMERYVILLE, CALIFORNIA

EXHIBIT "A"

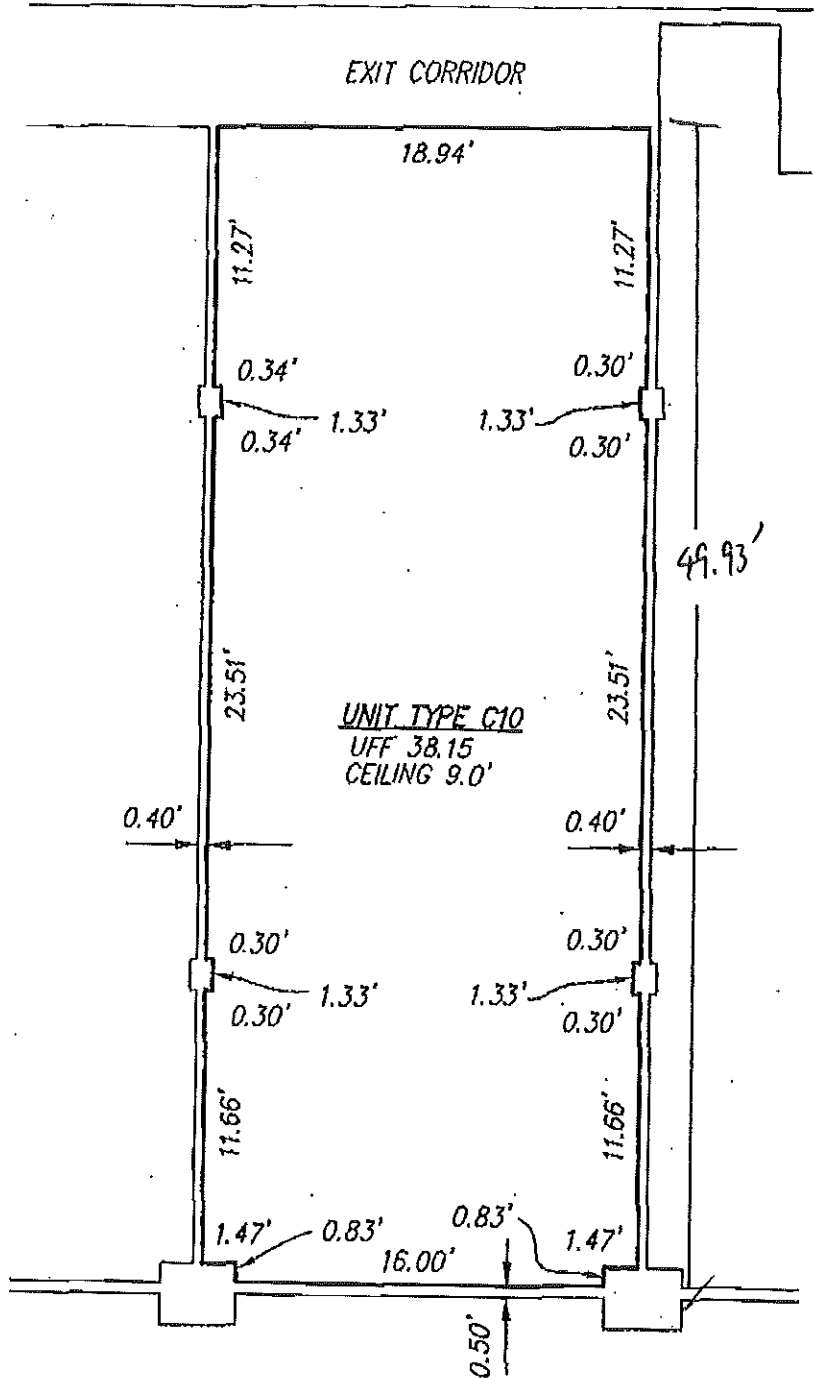
UNIT TYPE "C10"
BUILDING 2

LEGEND

UFF 42.5

INDICATES
UNFINISHED
FLOOR ELEVATION

945 SF



CONDOMINIUM PLAN FOR ANDANTE

EMERYVILLE, CALIFORNIA

EXHIBIT "A"

BUILDING 1 AND 2 SUMMARY

BUILDING 1				BUILDING 2			
UNIT NO.	UNIT TYPE	UNIT AREA	% OF COMMON AREA	UNIT NO.	UNIT TYPE	UNIT AREA	% OF COMMON AREA
C1	C1	4610	4.76%	C2	C2	880	0.91%
201	D	1311	1.35%	C3	C3	976	1.01%
202	A HC	625	0.65%	C4	C4	976	1.01%
203	A (R)	625	0.65%	C5	C5	895	0.92%
204	A	625	0.65%	C6	C6	828	0.85%
205	A (R)	625	0.65%	C7	C7	842	0.87%
206	A-1	673	0.69%	C8	C8	894	0.92%
301	D	1311	1.35%	C9	C9	919	0.94%
302	A	625	0.65%	C10	C10	942	0.97%
303	A (R)	625	0.65%	C11	C11	932	0.96%
304	A	625	0.65%	201	CHC	1161	1.20%
305	A (R)	625	0.65%	202	B (R)	1148	1.18%
306	A-1	673	0.69%	203	B	1148	1.18%
401	D	1311	1.35%	204	B (R)	1148	1.18%
402	A	625	0.65%	205	B	1148	1.18%
403	A (R)	625	0.65%	206	B (R)	1148	1.18%
404	A	625	0.65%	207	B	1148	1.18%
405	A (R) HC	625	0.65%	208	B-1	1313	1.35%
406	A-1	673	0.69%	301	C	1161	1.20%
				302	B (R)	1148	1.18%
				303	B	1148	1.18%
				304	B (R)	1148	1.18%
				305	B	1148	1.18%
				306	B (R)	1148	1.18%
				307	B	1148	1.18%
				308	B-1	1313	1.35%
				401	C	1161	1.20%
				402	B (R)	1148	1.18%
				403	B	1148	1.18%
				404	B (R)	1148	1.18%
				405	B	1148	1.18%
				406	B (R)	1148	1.18%
				407	B	1148	1.18%
				408	B-1	1313	1.35%

LEGEND:

- A (R) INDICATES REVERSE TYPE A UNIT
- B (R) INDICATES REVERSE TYPE B UNIT
- HC INDICATES HANDICAPPED ACCESS UNIT

EXHIBIT "C"
TO
DECLARATION OF
CONDITIONS, COVENANTS AND RESTRICTIONS
OF
ANDANTE,
A CONDOMINIUM PROJECT

COMMERCIAL USE

MULTI-TENANT STANDARDS.

1. USES. Only the following uses are permitted in the project subject to this Conditional Use Permit and additional review and approval by the following individuals/entities as noted. In all situations, Staff has the discretion to seek review by the Planning Commission and/or the Redevelopment Agency if deemed appropriate.

Building 1

Ground Floor

Eating and
Drinking

Establishments

(Full-Service

Restaurant) Planning Director.

Retail: Planning Director and Economic Development
Director consistent with the Disposition and
Development Agreement (DDA).

Other Uses: Planning Commission and Redevelopment Agency.

Upper Floors

Residential Planning Director

No other uses allowed.

Building 2 (a, b and c)
Ground Floor

Retail: Planning Director

Office *Planning Director and Economic Development*
Director consistent with the Disposition and
Development Agreement (DDA).

Other Uses: *Planning Commission and Redevelopment Agency.*

Upper Floors

Residential: Planning Director

No other uses allowed.

Building 3 and 4

All Floors

Residential Planning Director.

No other uses allowed.

Andante II (formerly Building 5) (PHASE II)

Ground Floor

Leasing Office

Workout Area

Residential Planning Director

No other uses allowed.

Upper Floors

Residential Planning Director

No other uses allowed.

2. DEFINITIONS: The uses allowed for buildings in the project are noted below. The specific definition for each use is contained in the Emeryville zoning ordinance.

Retail (allowed Ground Floor of Buildings 1 and 2 only)

Convenience Sales and Services.

Eating and Drinking Establishments: Convenience - Full Service
(excluding drive-through windows).

Financial Services (excluding check cashing services).

Food and Beverage Retail Sales (excluding alcoholic beverages).

Personal Services (excluding massage services).

Retail Sales and Services (excluding pawn shops, big box retail
fronted by surface parking).

Office (allowed Ground Floor of Building 2)
Administrative and Business Offices.
Professional Services.

3. USES REQUIRING APPROVAL OF THE PLANNING COMMISSION. All other uses shall require Planning Commission approval pursuant to the Emeryville Municipal Code Section 9-4.82.

4. PERFORMANCE STANDARDS AND REVIEW CRITERIA FOR USES. The following performance standards and review criteria shall be used to evaluate uses for the project.

A. Review and written verification shall be provided to confirm that parking and loading areas have been designed and designated to account for the needs of the proposed use without interfering with the parking, access or loading areas of the hotel, theater, residential or any retail uses.

B. Review and written verification shall be provided to confirm that the total number of required parking spaces meets the requirements of these conditions of approval and Emeryville Municipal Code Section 9-4.55.

C. For commercial entertainment or uses involving cabarets or public dances as defined in Chapter 4 of Title V of the Emeryville Municipal Code or any other public events or use of amplified sound, a site security and management plan shall be submitted with the use request, documenting compliance with the overall Site Security and Management Plan of the Project, compliance with the other provisions of Chapter 4 of Title 5 of the Emeryville Municipal Code as applicable; and special acoustical requirements if warranted.

D. For food related uses such as cafes, delicatessens, restaurants and similar activities, the following standards and conditions shall apply:

i. Appropriate provisions shall be made for trash disposal and recycling, following the provisions of the California Uniform Retail Food Facilities Law (Health and Safety Code Sections 37500 et. seq.) as reviewed by the Planning Department or other designated City Staff.

ii. Adequate ventilation, filtration and odor control systems shall be installed for any commercial hoods, along with submittal of provisions for maintenance and inspection of such a system should odor complaints be received.

E. Compatibility of proposed use with current uses with respect to noise, odor, vibrations, glare, number of other similar uses, hours, location to residential uses, security or policing concerns or other potential nuisance conditions.