

**SCOPE OF WORK:**

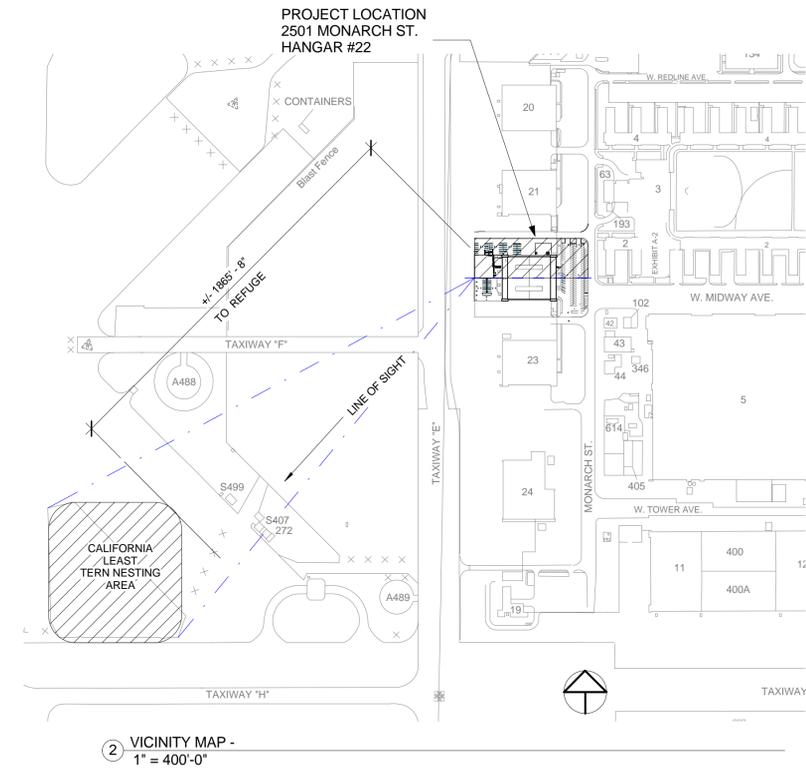
PROPOSED IMPROVEMENTS TO BE LIMITED TO EXPANSION OF EXISTING OUTDOOR PATIO AREA AND RELOCATION OF PARKING LOT STRIPING TO NORTH SIDE OF BUILDING.

THE PROJECT IS MIXED USE. OCCUPANCIES ARE F2, S2, A2 & B. PROJECT CONSISTS OF AN EXISTING BREWERY, OUTDOOR SEATING, TASTING ROOM, OFFICES AND STORAGE.

PROJECT IS LOCATED IN THE HANGAR #22, ON ALAMEDA POINT. EXISTING GROSS AREA OF PROPOSED BUSINESS IS +/- 31,115 SQ. FT. THE F2 OCCUPANCY ENCOMPASS APPROX 21,258 SQ. FT. OF WHICH 17,252 IS THE PRINCIPAL AREA AND 2,466 IS ELEVATED WORK AREA. NO CHANGE IN THESE AREAS ARE PROPOSED.

**APN#:** 74-891-1  
**JURISDICTION:** CITY OF ALAMEDA  
**COUNTY:** COUNTY OF ALAMEDA  
**BUILDING TYPE:** ISO C CLASS 3, IBC IIB  
**PLANNING AREA:** ALAMEDA POINT  
**LOT AREA:** +/- 5 ACRES  
**ZONING DISTRICT:** M-2: GENERAL INDUSTRIAL  
**OCCUPANCY:** MIXED USE:F2, S2, A2, B.  
**STORIES:** 2 (NO CHANGE)  
**SLOPE:** 2%  
**SIDEYARD SETBACK:** +/- 90'-0" (NO CHANGE)  
**BUILDING HEIGHT:** +/- 48' (NO CHANGE)  
**FIRE SPRINKLER:** EXISTING AUTOMATIC NFPA-13  
**EXISTING PATIO AREA:** 1,378 SQ. FT.  
**PROPOSED PATIO AREA:** 13,896 SQ. FT. (INCLUDES EXISTING PATIO)

**APPLICABLE CODES:**  
 CALIFORNIA HISTORICAL BUILDING CODE 2013  
 CALIFORNIA BUILDING CODE 2013  
 CALIFORNIA ELECTRICAL CODE 2013  
 CALIFORNIA MECHANICAL CODE 2013  
 CALIFORNIA PLUMBING CODE 2013  
 CALIFORNIA ENERGY CODE 2013  
 CALIFORNIA HISTORICAL BUILDING CODE 2013



**FACTION BREWING COMPANY**

2501 MONARCH STREET, HANGAR 22  
 ALAMEDA, CA

JOB # 111112

REVISIONS:  
 07/16/15 PLANNING RESUBMITTAL

COVER SHEET

Scale As indicated

ABC-0

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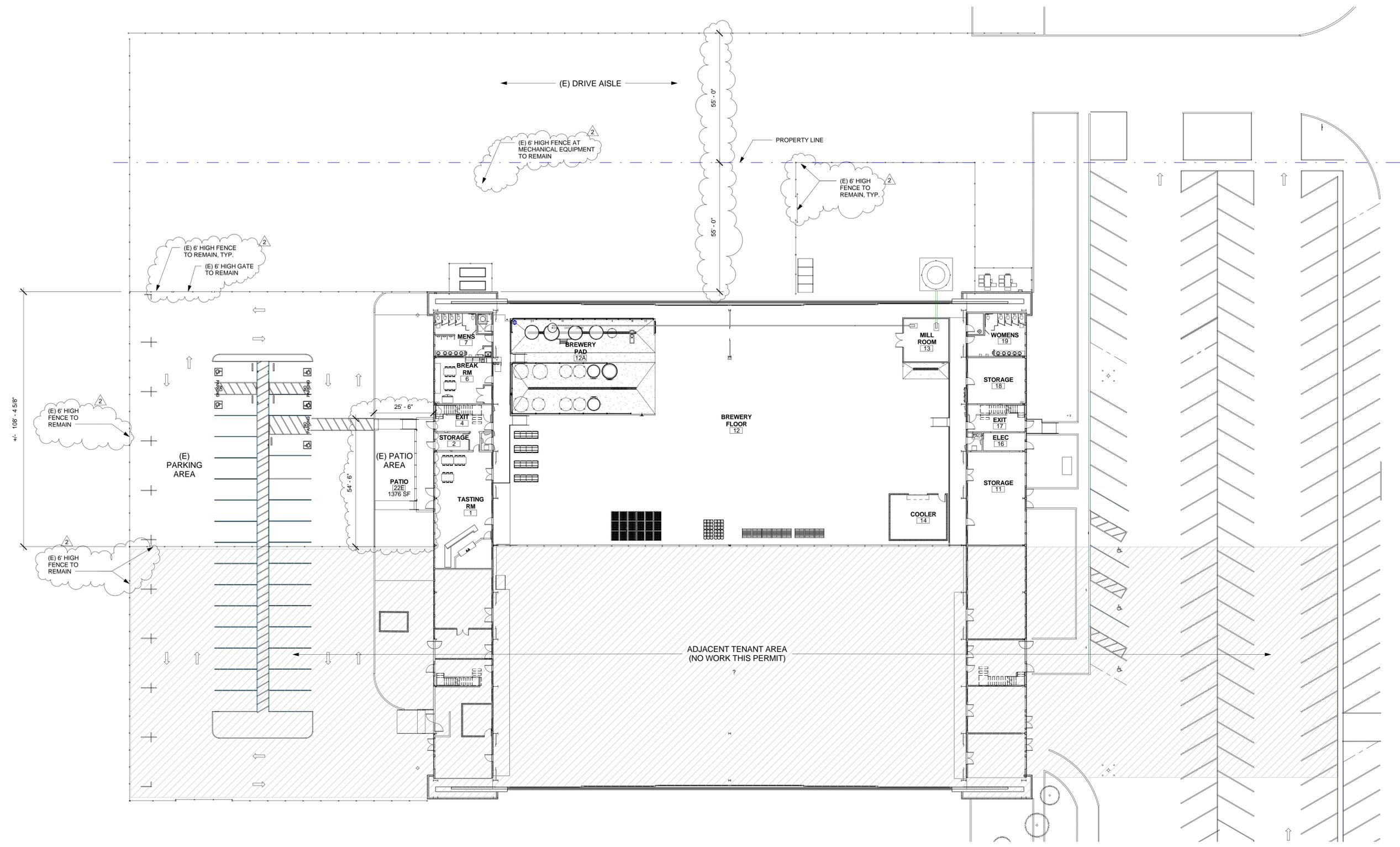
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EXISTING SITE / FLOOR PLAN

Scale 1" = 20'-0"

ABC-1



1 EXISTING FLOOR / SITE PLAN  
 1" = 20'-0"

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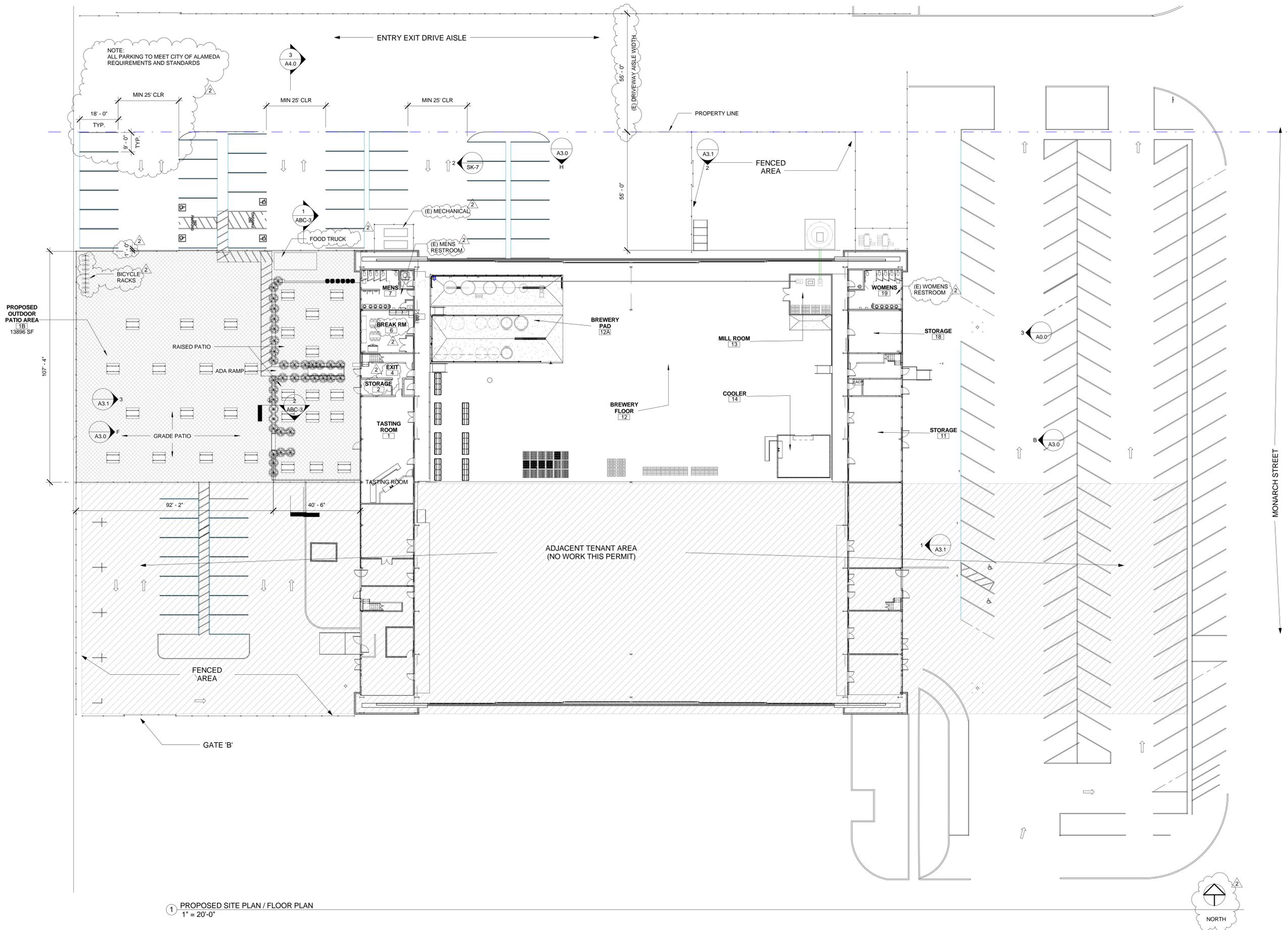
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REVISIONS:  
 2-07/16/15 PLANNING RESUBMITTAL

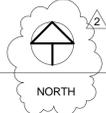
ABC BONDED  
 AREA

Scale 1" = 20'-0"

ABC-2



1 PROPOSED SITE PLAN / FLOOR PLAN  
 1" = 20'-0"



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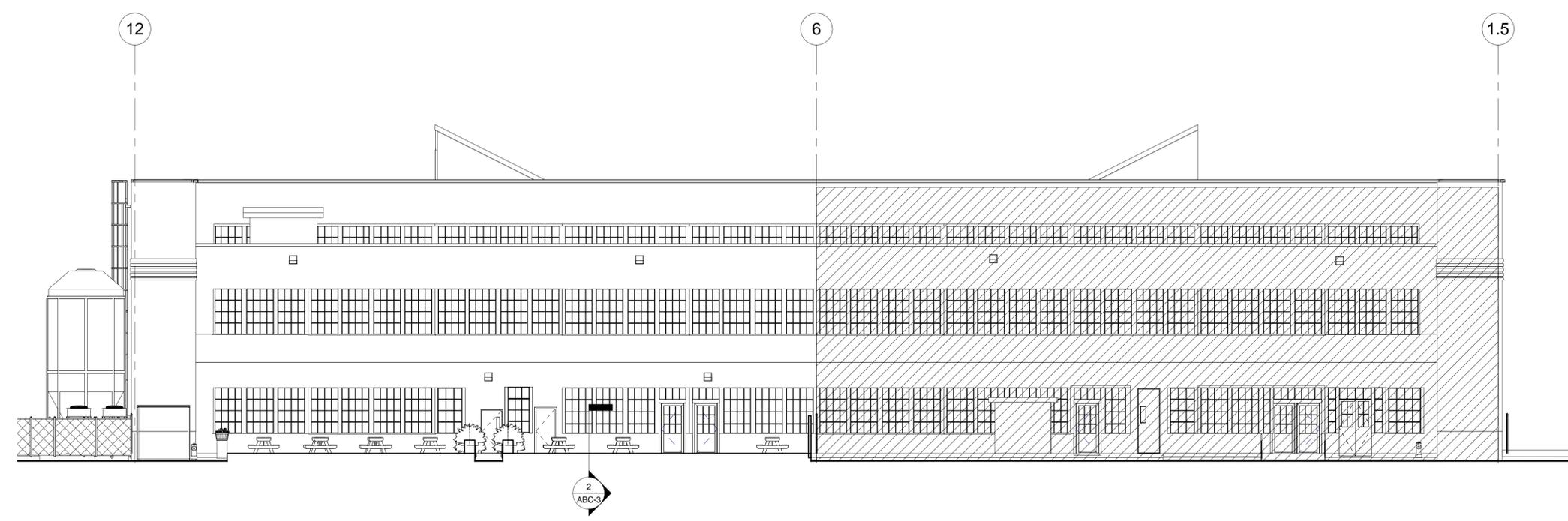
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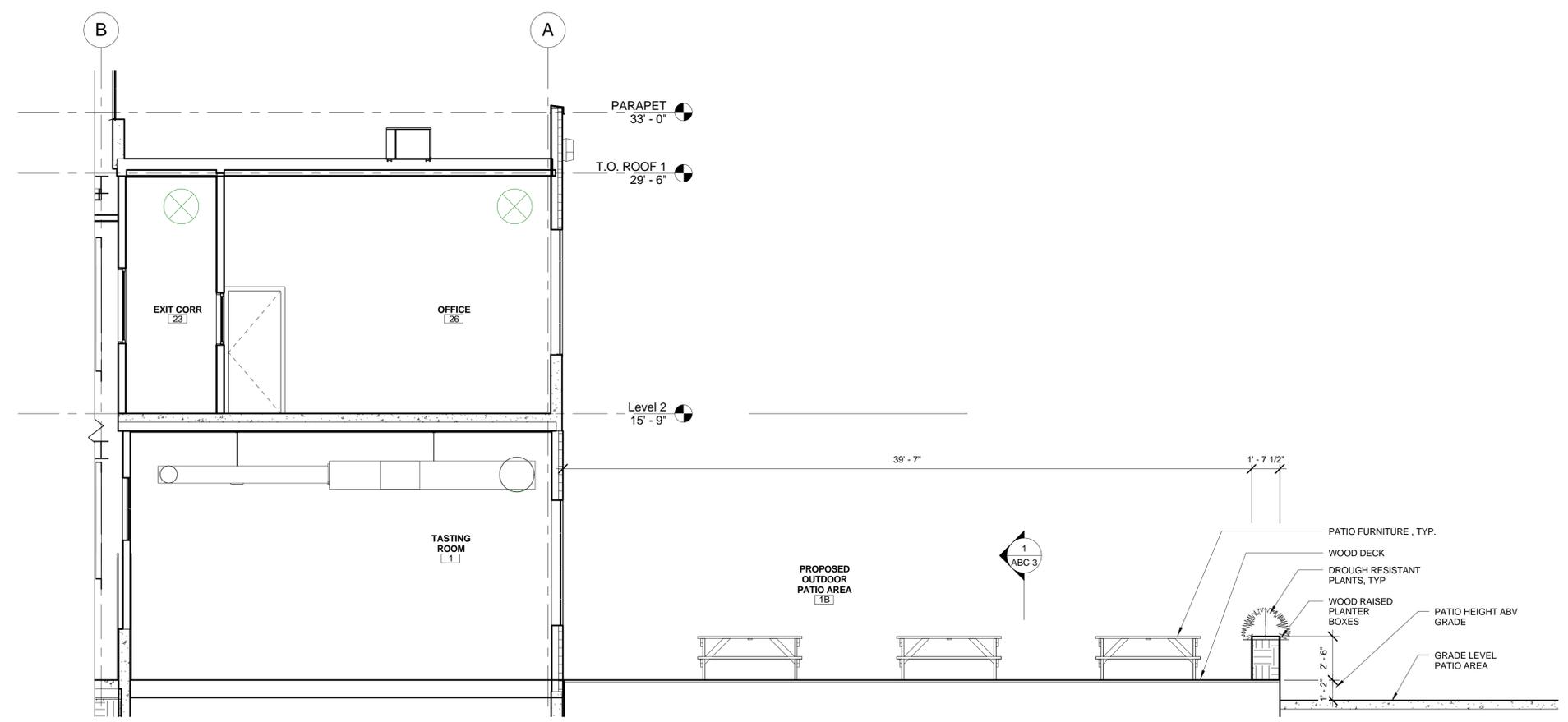
**WEST ELEVATION**

Scale As indicated

**ABC-3**



1 OUTDOOR SEATING  
 1" = 10'-0"



2 SECTION AT PLANTER  
 1/4" = 1'-0"