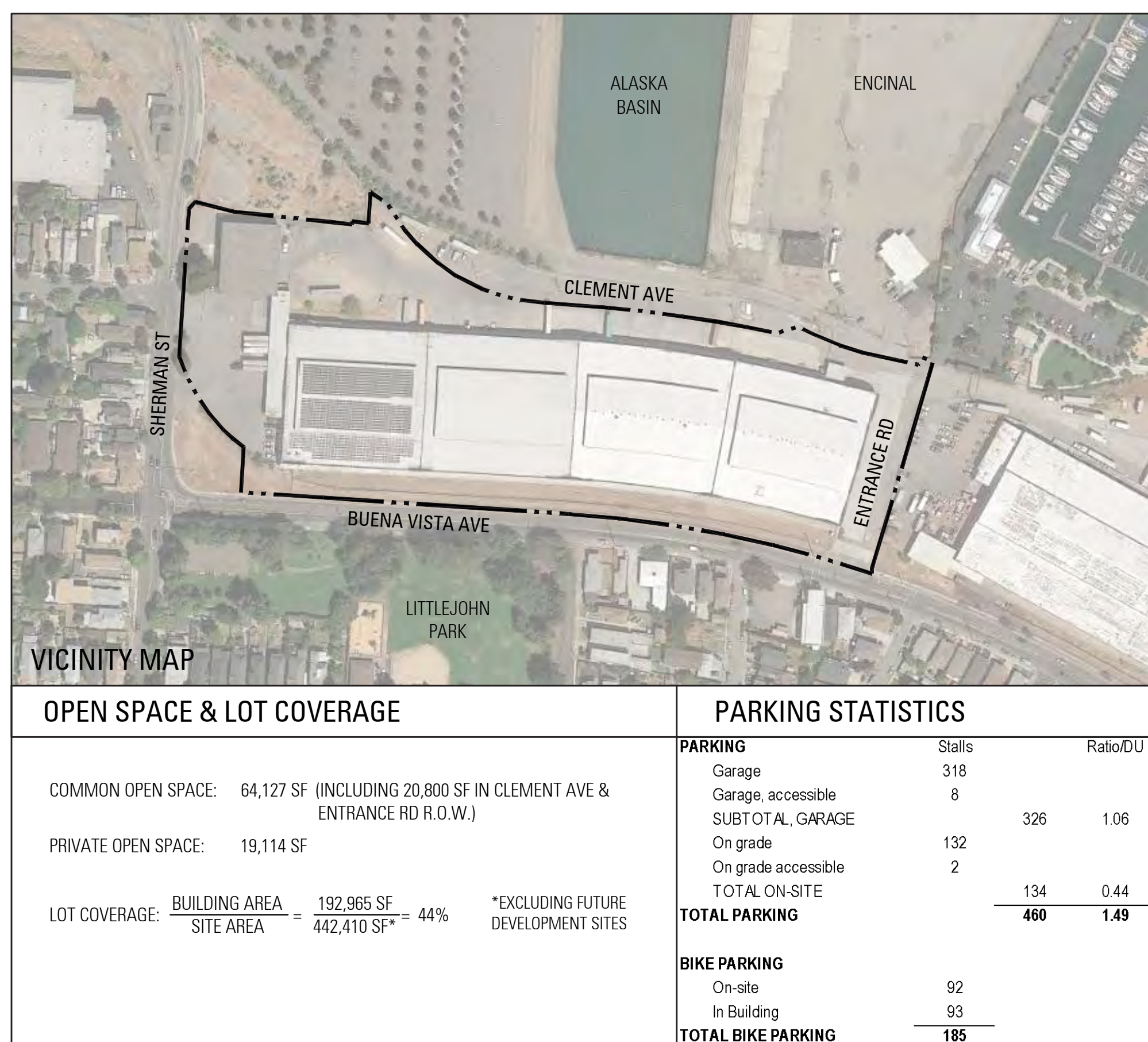




DEL MONTE DEVELOPMENT PLAN HISTORICAL ADVISORY BOARD - JUNE 5, 2014



PROJECT TEAM

OWNER:
TIM LEWIS COMMUNITIES
12667 ALCOSTA BLVD., SUITE 170
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TEL: 925.866.0322
CONTACT: ANGELO OBERTELLO
EMAIL: AOBERTELLO@CBANDG.COM

BUILDING & PARKING STATISTICS

UNIT COUNT											BUILDING AREA						
Unit type (Note 1)	A0*	A1	A2	A3*	B1**	B2**	B3*	B4*	B5*	C1**	Gross square feet - Note 2						
# of Bedrooms/Baths	STUDIO	1 BR, 1 BA	N/A	1 BR, 1 BA	2BR+LOFT, 2 BA	1BR+LOFT, 2 BA	2 BR, 2 BA	2 BR, 2 BA	2 BR, 2 BA	3 BR, 2.5 BA	Residential	Common/ Amenity	Residential Circulation	Parking / Service	Commercial	Total Area per Floor	Occupiable Podium
Description	Studio in new const	Flat	N/A	Flat in new const	Loft	Loft	Live/Work Loft	Flat in new const	Flat in new const	Town house							
Floor																	
1	-	21	-	-	48	-	13	-	-	-	64,314	5,280	49,372	108,188	9,138	236,292	-
2	4	25	-	16	**	21	**	16	4	20	123,553	-	23,441	-	-	146,994	4,924
3	4	-	-	16	-	**	-	16	4	**	72,259	-	6,027	-	-	78,286	-
4	4	-	-	16	-	-	-	16	4	-	39,814	-	6,027	-	-	45,841	-
5	4	-	-	16	-	-	-	16	4	-	39,814	-	6,027	-	-	45,841	-
TOTAL # OF UNITS											TOTAL	5,280	90,894	108,188	9,138	553,254	4,924
UNIT MIX	5%	15%	-	21%	16%	7%	4%	21%	5%	6%							
UNIT AREA (GSF)	crosscheck 553,254																
Average, Note 3	504	799	-	788	1,315	1,300	1,356	1,275	1,311	1,694	339,754 crosscheck						
Unit areas	8,064	36,754	-	50,432	63,120	27,300	17,628	81,600	20,976	33,880	339,754						
	1103 gsf																

NOTES

- 1 Single asterisk (*) indicates location in the new construction; Double asterisk (**) indicates a two-level unit
- 2 Conditioned space measured to outside face of wall
- 3 Conditioned space measured to outside face of exterior wall or corridor wall; measured to centerline of party wall

DRAWING INDEX

H0	TITLE SHEET
H1	SITE PLAN
H2	EXISTING PERSPECTIVE VIEWS
H3	EXISTING & PROPOSED - PERSPECTIVE VIEWS
H4	EXISTING & PROPOSED - PERSPECTIVE VIEWS
H5	SECTION PERSPECTIVE - BAY 1 - EXISTING STRUCTURE
H6	SECTION PERSPECTIVE - BAY 2 - NEW CONSTRUCTION
H7	SECTION PERSPECTIVE - BAY 2 - COURTYARD
H8	OVERALL ELEVATIONS
H9	ENLARGED SOUTH ELEVATIONS
H10	ENLARGED NORTH ELEVATIONS
H11	ENLARGED EAST/WEST ELEVATIONS
H12	ENLARGED ELEVATION - NEW CONSTRUCTION
H13	ENLARGED ELEVATION - EXISTING BRICK FACADE
H14	ENLARGED ELEVATION - EXISTING BRICK FACADE
H15	ELEVATION - MAIN ENTRANCE W/ NEW CANOPY
H16	PERSPECTIVE - MAIN ENTRANCE W/ NEW CANOPY
H17	MAIN ENTRANCE CANOPY
H18	ENLARGED ELEVATION - SECONDARY ACCESS
H19	FIRST FLOOR PLAN
H20	SECOND FLOOR PLAN
H21	THIRD FLOOR PLAN
H22	FOURTH FLOOR PLAN
H23	FIFTH FLOOR PLAN
H24	ROOF PLAN
H25	UNIT PLANS
H26	ENLARGED PARKING LAYOUT PLAN
H27	ENLARGED PARKING LAYOUT PLAN
H28	ENLARGED PLAN
H29	ENLARGED PLANS
H30	LANDSCAPE PLANTING & MATERIALS

DEL MONTE WAREHOUSE | ALAMEDA, CA

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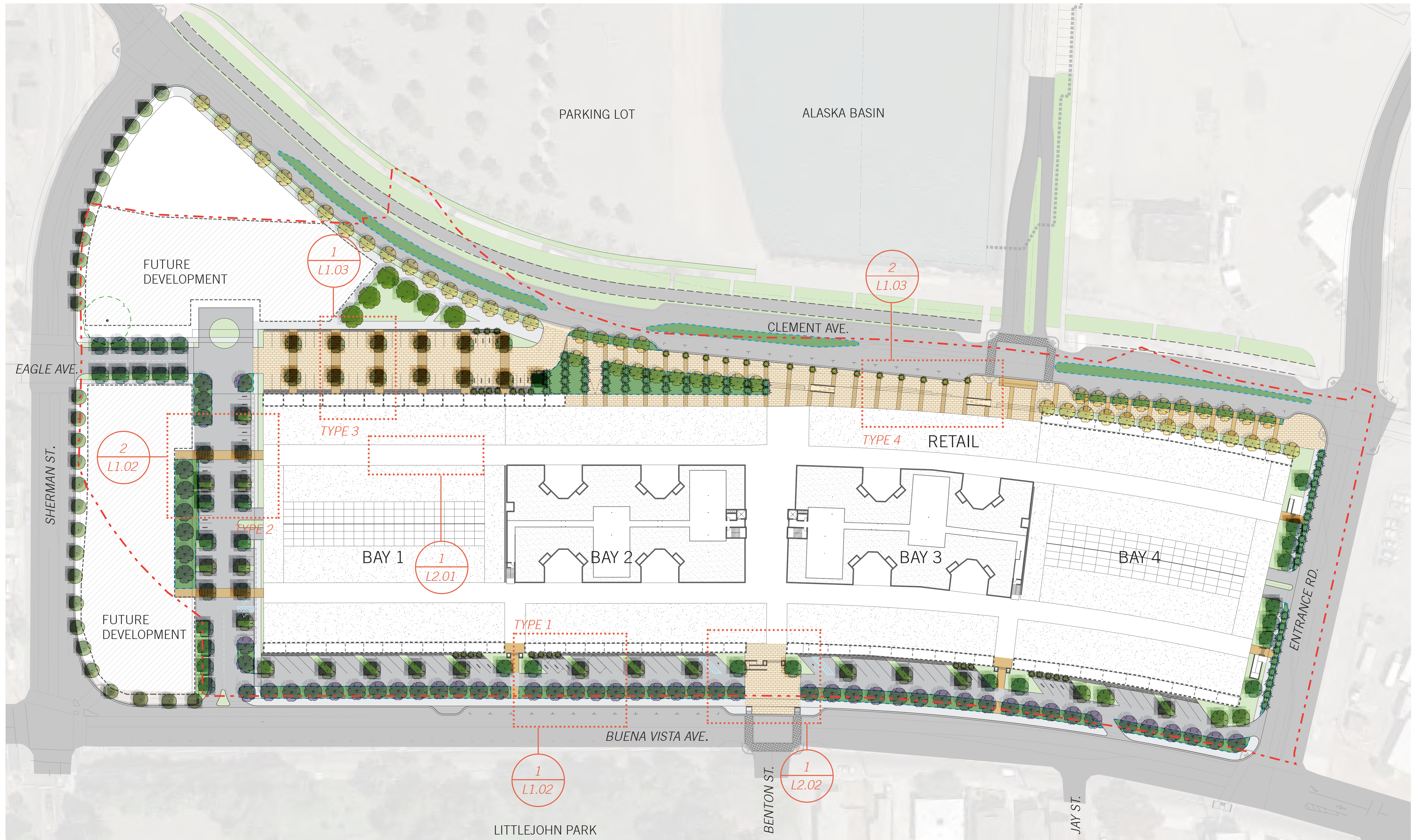
H0

MATERIAL AND PLANTING LEGEND

-  CLUMP GRASSES AND GROUNDCOVER PLANTING
-  BIOSWALE PLANTING
-  UNIT PAVER TYPE 1
-  UNIT PAVER TYPE 2
-  ASPHALT
-  CONCRETE PAVING
-  ORNAMENTAL STONE
-  BIOSWALE TREE - *Populus nigra 'italica'* Black Poplar
-  EVERGREEN TREE TYPE 1 - *Lyonothamnus floribundus* Catalina Ironwood
-  EVERGREEN TREE TYPE 2 - *Cupressus macrocarpa* Monterey Cypress
-  DECIDUOUS TREE TYPE 1 - *Ginkgo Biloba* Ginkgo
-  EVERGREEN TREE TYPE 3 - *Quercus agrifolia* Coast Live Oak
-  EXISTING TREE
-  SHRUB TYPE 1
-  SHRUB TYPE 2

SITE PARKING COUNT

COMPACT = 44
STANDARD = 90
TOTAL ON-SITE = 134
PARALLEL STREET PARKING = 36



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SITE PLAN

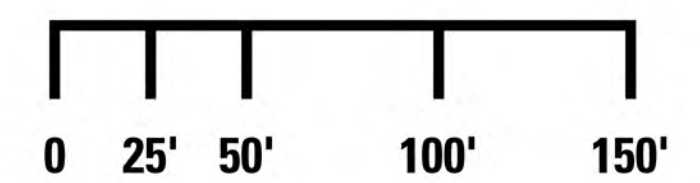
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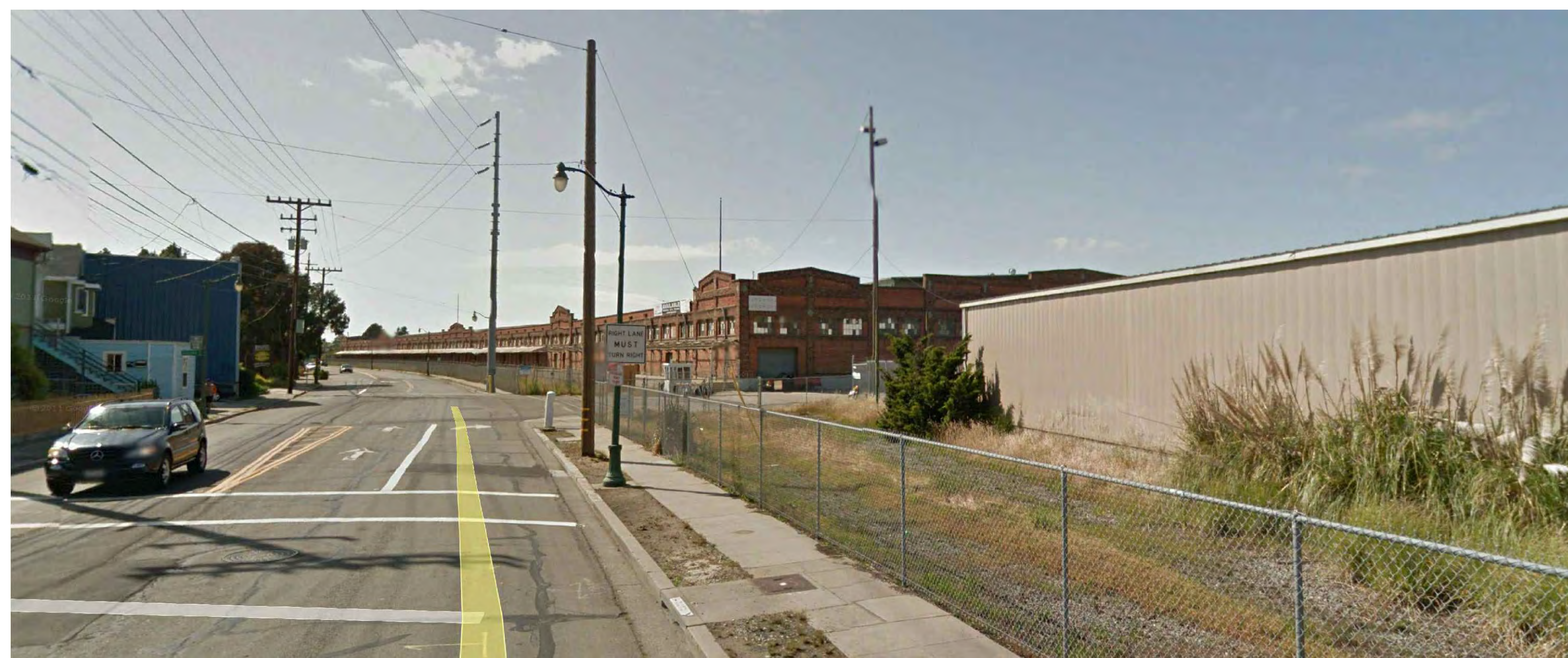




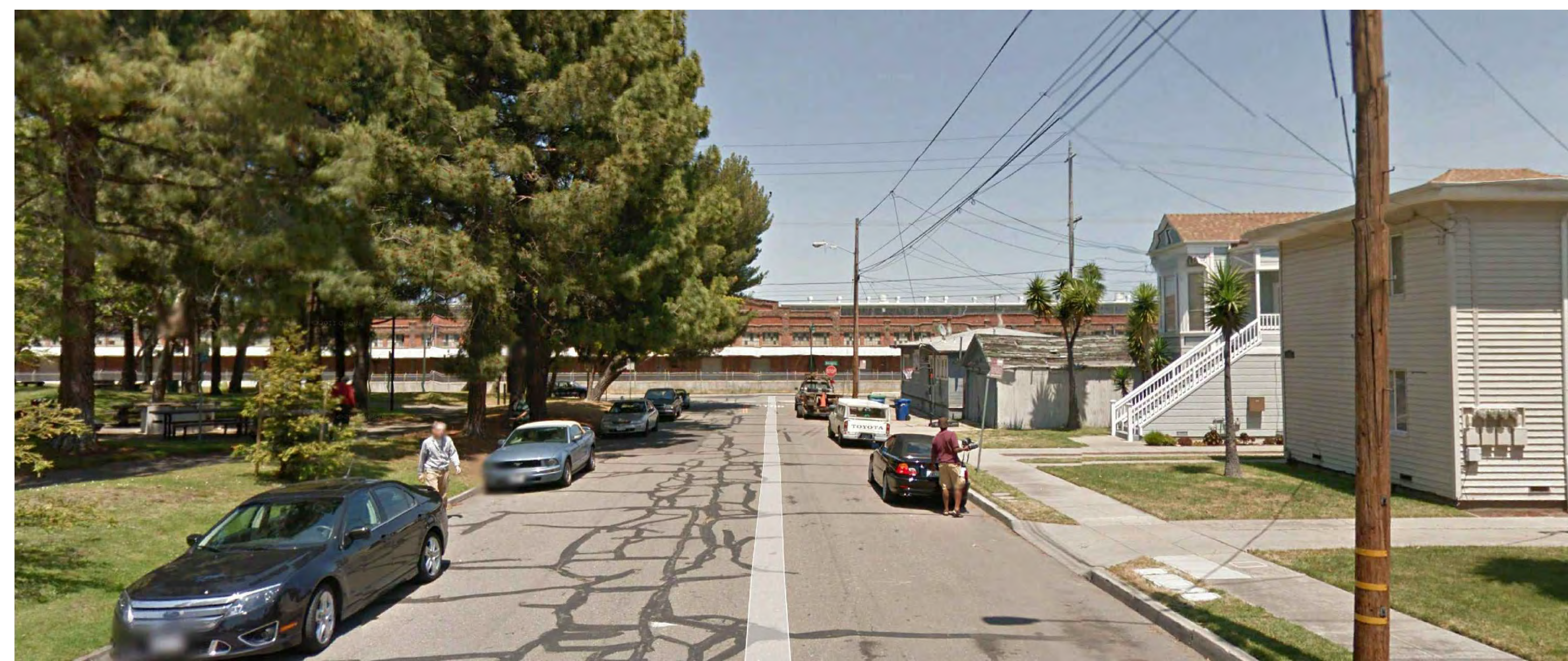
VIEW 3
VIEW FROM BUENA VISTA AVE LOOKING EAST



VIEW 4
VIEW FROM EAGLE AVE



VIEW 1
VIEW FROM BUENA VISTA AVE LOOKING WEST



VIEW 2
VIEW FROM BENTON ST



KEY MAP

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EXISTING PERSPECTIVE VIEWS

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VIEW 1 - EXISTING CONDITION
VIEW FROM SHERMAN ST AND EAGLE AVE



VIEW 2 - EXISTING CONDITION
VIEW FROM ENTRANCE RD AND CLEMENT ALONG BUILDING FACADE



VIEW 1 - PROPOSED
VIEW FROM SHERMAN ST AND EAGLE AVE



VIEW 2 - PROPOSED
VIEW FROM ENTRANCE RD AND CLEMENT ALONG BUILDING FACADE



KEY MAP

DEL MONTE WAREHOUSE | ALAMEDA, CA

EXISTING & PROPOSED PERSPECTIVE VIEWS



VIEW 3 - EXISTING CONDITION
VIEW FROM BUENA VISTA AVE AND ENTRANCE RD



VIEW 4 - EXISTING CONDITION
VIEW OF ENTRY ALONG BUENA VISTA AVE



VIEW 3 - PROPOSED
VIEW FROM BUENA VISTA AVE AND ENTRANCE RD



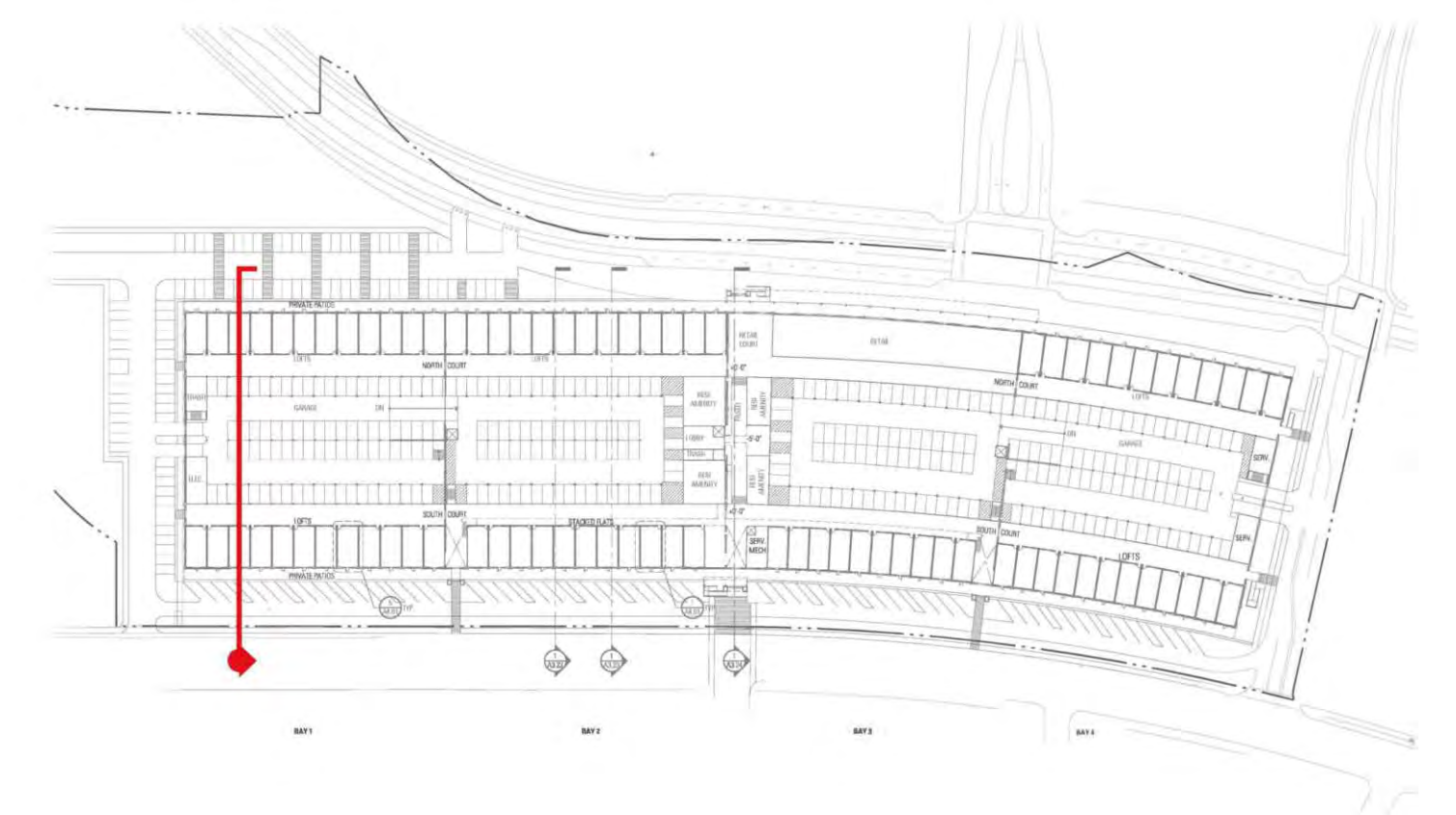
VIEW 4 - PROPOSED
VIEW OF ENTRY ALONG BUENA VISTA AVE



KEY MAP

DEL MONTE WAREHOUSE | ALAMEDA, CA

EXISTING & PROPOSED PERSPECTIVE VIEWS



DEL MONTE WAREHOUSE | ALAMEDA, CA

**SECTION PERSPECTIVE
BAY 1 - EXISTING STRUCTURE**

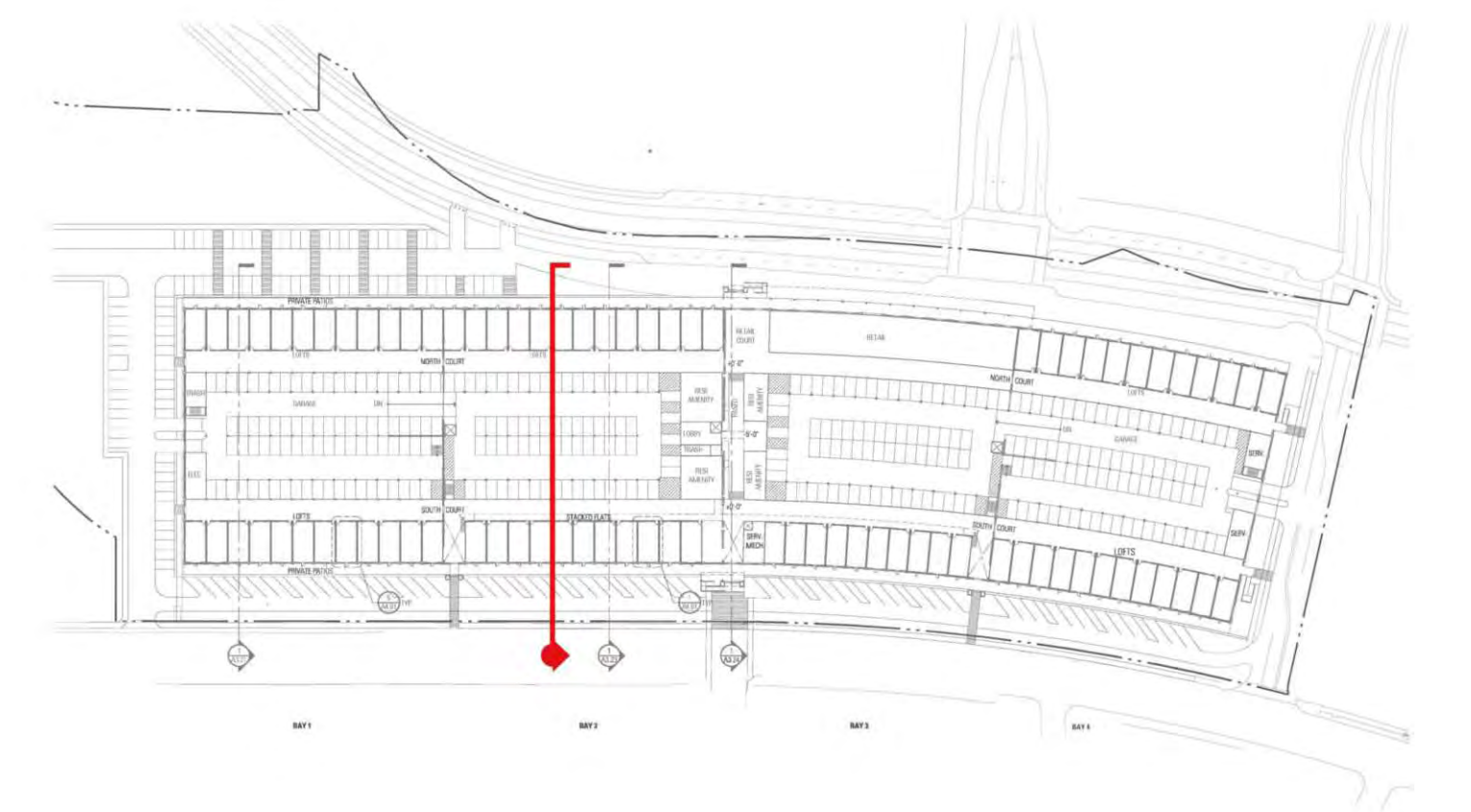
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H5



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**SECTION PERSPECTIVE
BAY 2 - NEW CONSTRUCTION**

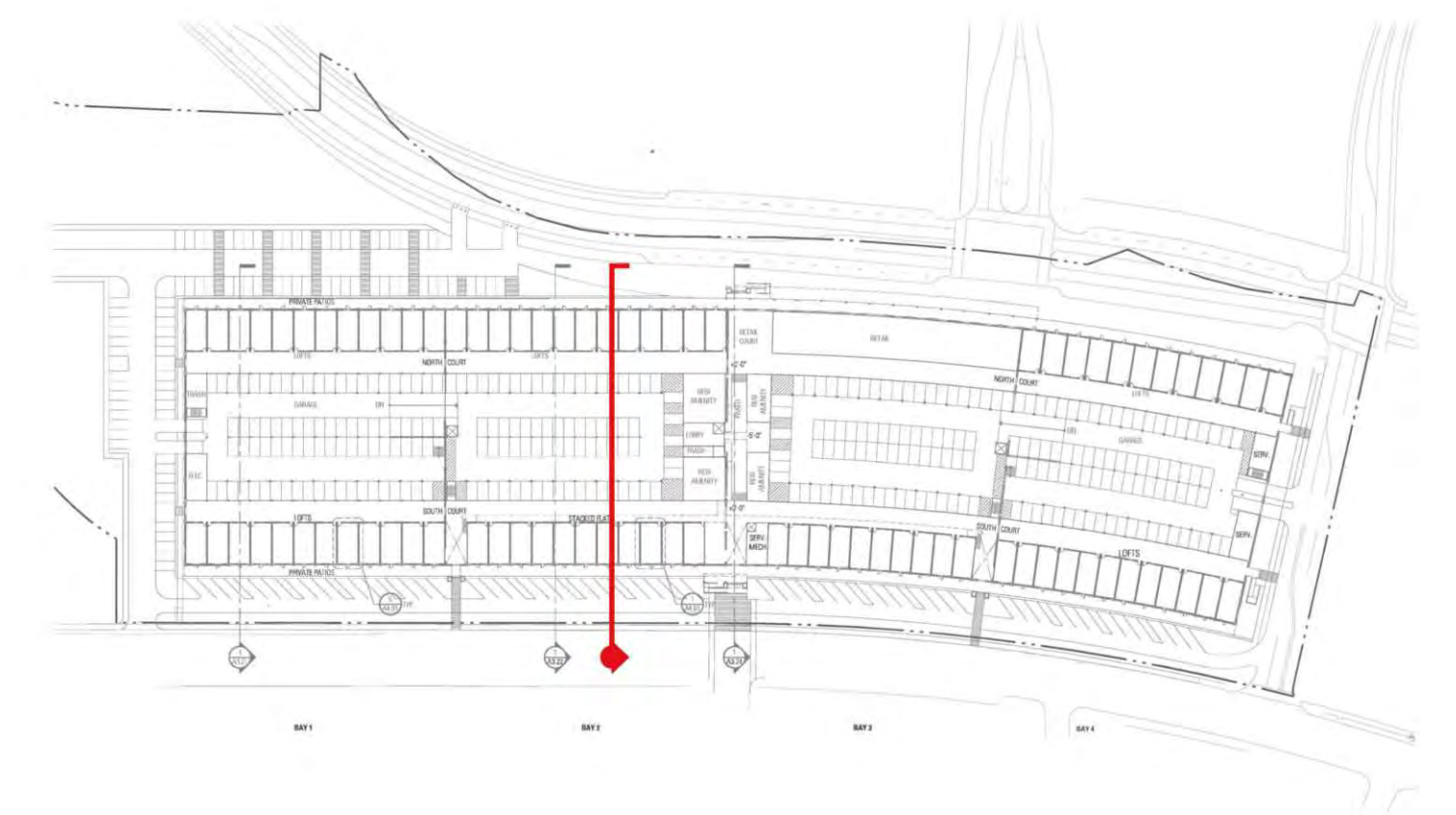
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**SECTION PERSPECTIVE
BAY 2 - NEW CONSTRUCTION AT COURTYARD**

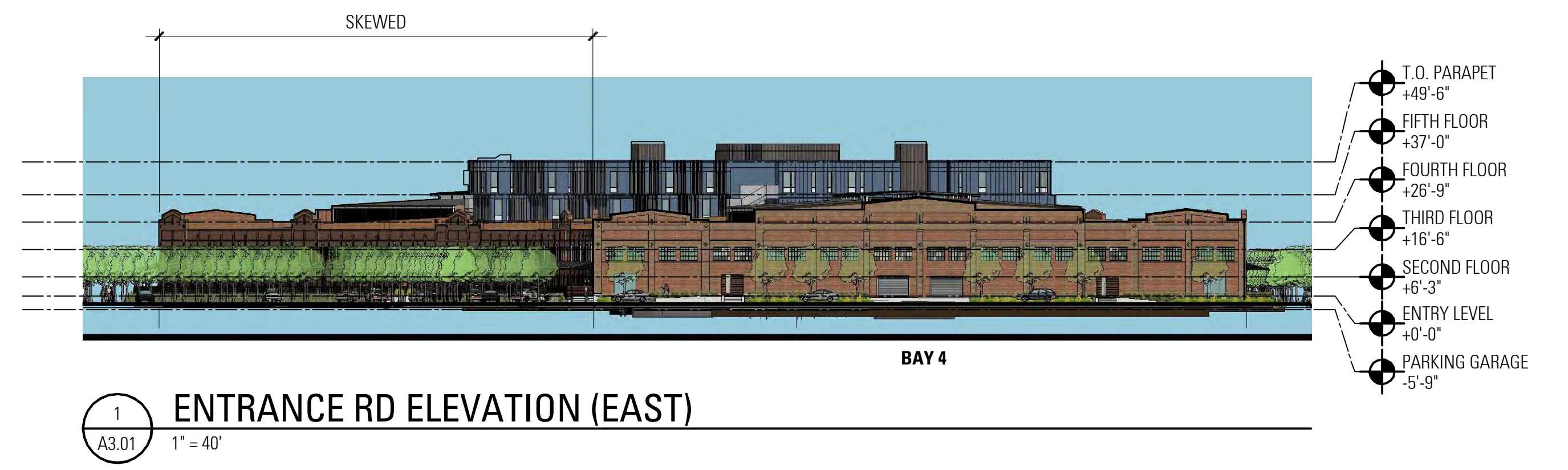
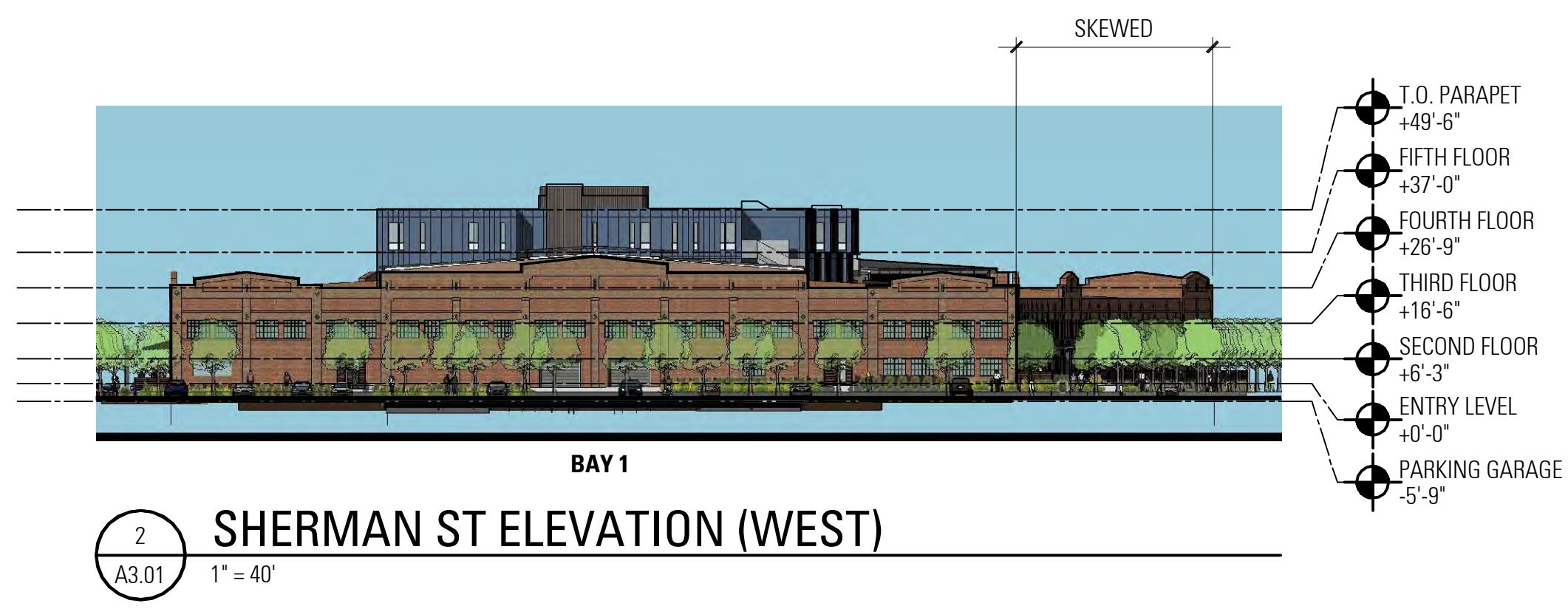
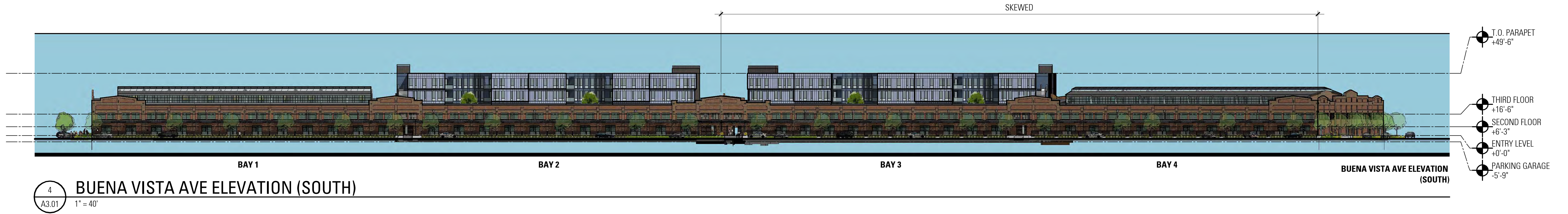
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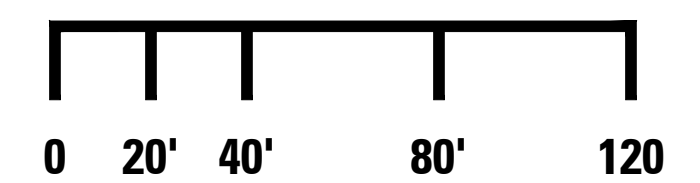
OVERALL ELEVATIONS

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H8



Keynote Legend

- 01 Existing Brick Facade
- 02 Portland Cement Plaster
- 03 Cement Board Siding
- 04 Resin-based simulated wood panels - Parklex or equal
- 05 Aluminum Nail Fin Window
- 06 Storefront System
- 07 Channel Glass
- 08 Glass Railing
- 09 Wood Railing with metal mesh panel infill
- 10 Metal Blade Canopy
- 11 Corrugated Metal Canopy
- 12 Existing Window to remain
- 13 Slated Wood Gate with Glass Infill
- 14 Rainscreen
- 15 Board formed concrete

BAY 1 - ENLARGED SOUTH ELEVATION
BAY 4 - SIMILAR, SKEWED AND REVERSE
 1" = 10'



BAY 2 - ENLARGED SOUTH ELEVATION
BAY 3 - SIMILAR, SKEWED AND REVERSE
 1" = 10'

DEL MONTE WAREHOUSE | ALAMEDA, CA

ENLARGED SOUTH ELEVATIONS BAYS 1 & 2



- ### Keynote Legend
- 01 Existing Brick Facade
 - 02 Portland Cement Plaster
 - 03 Cement Board Siding
 - 04 Resin-based simulated wood panels - Parklex or equal
 - 05 Aluminum Nail Fin Window
 - 06 Storefront System
 - 07 Channel Glass
 - 08 Glass Railing
 - 09 Wood Railing with metal mesh panel infill
 - 10 Metal Blade Canopy
 - 11 Corrugated Metal Canopy
 - 12 Existing Window to remain
 - 13 Slated Wood Gate with Glass Infill
 - 14 Rainscreen
 - 15 Board formed concrete

BAY 2 - ENLARGED NORTH ELEVATION
BAY 3 - SIMILAR, SKEWED AND REVERSE

2
A3.03
1" = 10'



BAY 1 - ENLARGED NORTH ELEVATION
BAY 4 - SIMILAR, SKEWED AND REVERSE

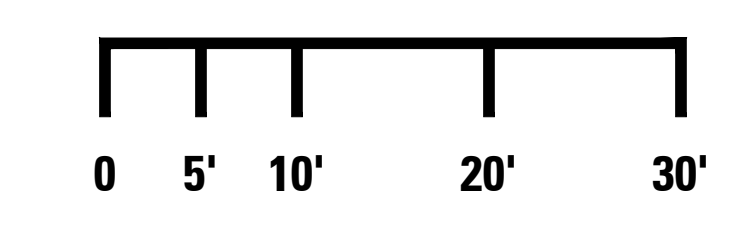
1
A3.03
1" = 10'

ENLARGED NORTH ELEVATIONS BAYS 2 & 1

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- Keynote Legend**
- 01 Existing Brick Facade
 - 02 Portland Cement Plaster
 - 03 Cement Board Siding
 - 04 Resin-based simulated wood panels - Parklex or equal
 - 05 Aluminum Nail Fin Window
 - 06 Storefront System
 - 07 Channel Glass
 - 08 Glass Railing
 - 09 Wood Railing with metal mesh panel infill
 - 10 Metal Blade Canopy
 - 11 Corrugated Metal Canopy
 - 12 Existing Window to remain
 - 13 Slated Wood Gate with Glass Infill
 - 14 Rainscreen
 - 15 Board formed concrete
 - 16 Remove non-historic awning
 - 17 Remove existing non-historic loading dock & shed roof
 - 18 New Overhead Door

2 BAY 1 - ENLARGED WEST ELEVATION
A3.04 1" = 10'



1 BAY 4 - ENLARGED EAST ELEVATION
A3.04 1" = 10'

DEL MONTE WAREHOUSE | ALAMEDA, CA

BAYS 1 & 4 - ENLARGED EAST/WEST ELEVATIONS



Keynote Legend

- 01 Existing Brick Facade
- 02 Portland Cement Plaster
- 03 Cement Board Siding
- 04 Resin-based simulated wood panels - Parklex or equal
- 05 Aluminum Nail Fin Window
- 06 Storefront System
- 07 Channel Glass
- 08 Glass Railing
- 09 Wood Railing with metal mesh panel infill
- 10 Metal Blade Canopy
- 11 Corrugated Metal Canopy
- 12 Existing Window to remain
- 13 Slated Wood Gate with Glass Infill
- 14 Rainscreen
- 15 Board formed concrete
- 16 Remove non-historic awning
- 17 Remove existing non-historic loading dock & shed roof
- 18 New Overhead Door
- 19 Corrugated Metal

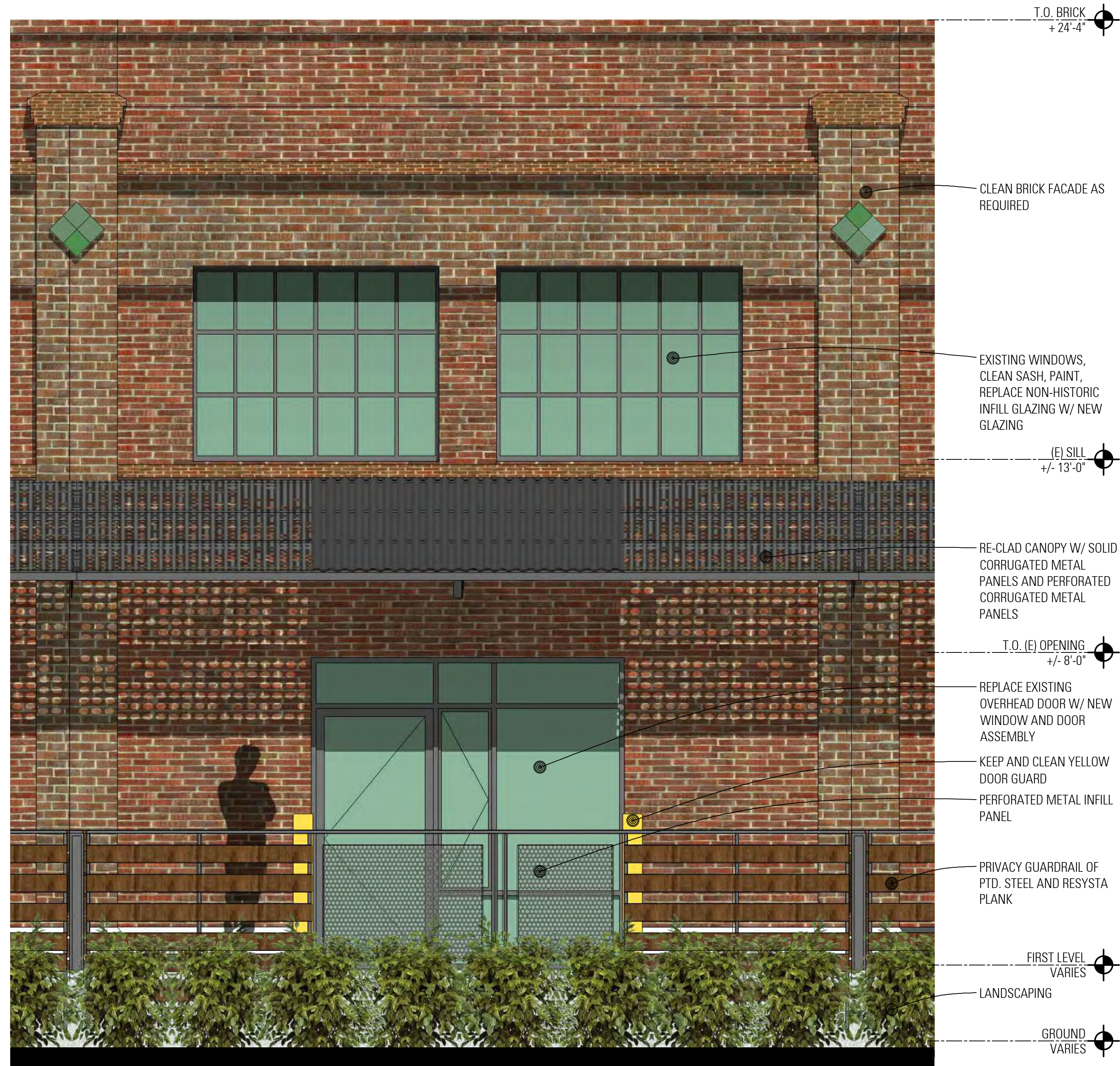
2 BAY 2 - ENLARGED SOUTH ELEVATION
A3.05 1" = 10'



1 BAY 2 - ENLARGED SOUTH LOFT ELEVATION
A3.05 1" = 10'

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BAY 2 - ENLARGED ELEVATIONS - NEW CONSTRUCTION

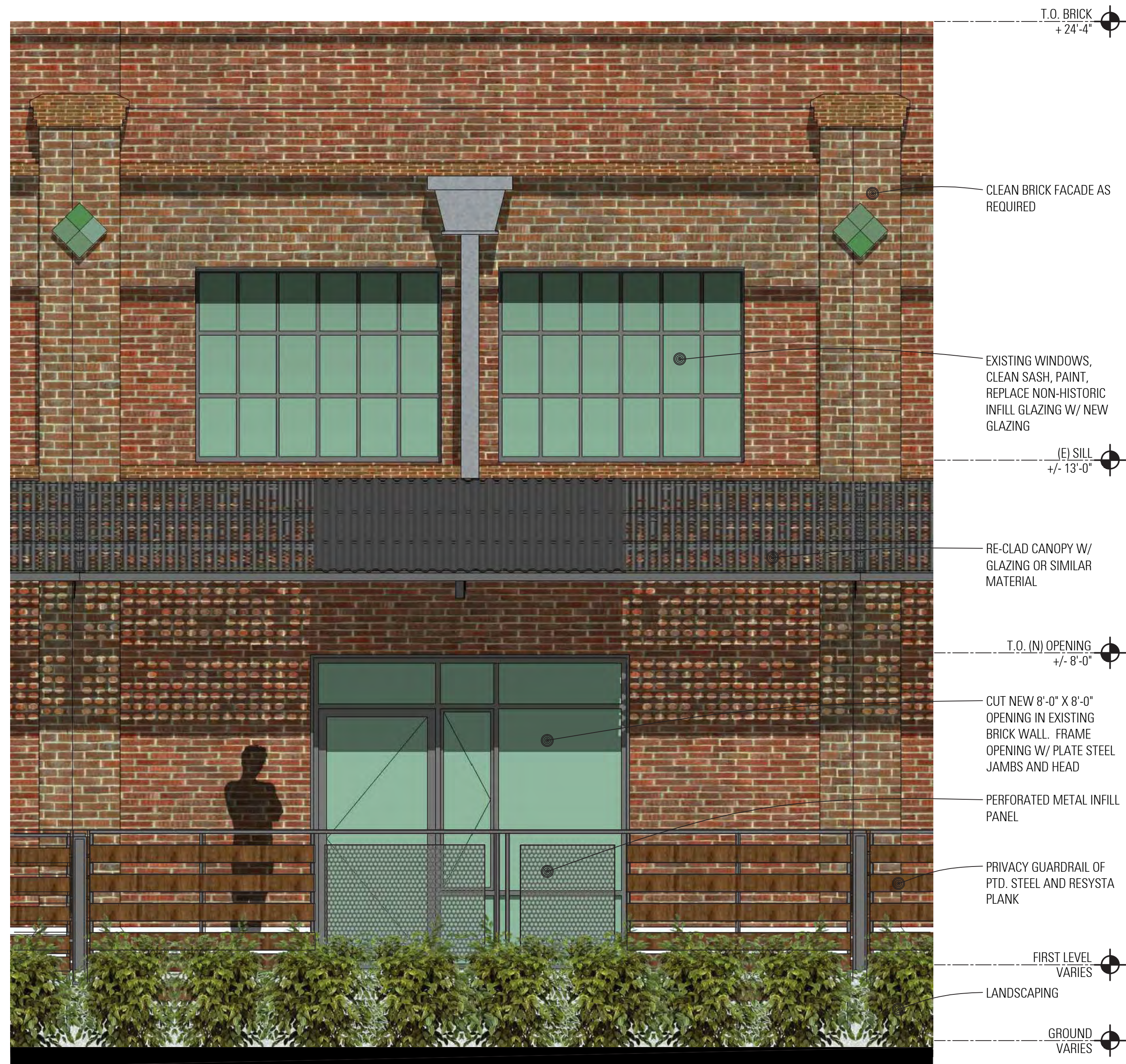


2 EXISTING OPENING IN BRICK FACADE
A3.05 1/2"=1'-0"

1 EXISTING OPENING IN BRICK FACADE
A3.05 N.T.S.

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ENLARGED ELEVATIONS
EXISTING BRICK FACADE



2 NEW OPENING IN BRICK FACADE
A3.06 1/2"=1'-0"



1 NEW OPENING IN BRICK FACADE
A3.06 N.T.S.

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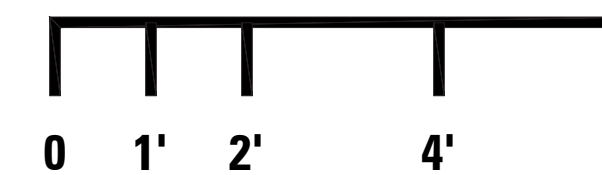
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ENLARGED ELEVATIONS
EXISTING BRICK FACADE

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H14



- T.O. BRICK
+/- 26'-0"
- CLEAN BRICK FACADE AS REQUIRED
- RETAIN EXISTING WINDOWS
- EXISTING WINDOWS, CLEAN SASH PAINT, REPLACE NON-HISTORIC INFILL GLAZING W/ NEW GLAZING
- (E) SILL
+/- 13'-0"
- RE-CLAD CANOPY W/ GLAZING OR SIMILAR MATERIAL
- T.O. (E) OPENING
+/- 8'-0"
- RETAIN EXISTING PAINT
- REPLACE EXISTING OVERHEAD DOOR W/ NEW WINDOW AND DOOR ASSEMBLY
- PERFORATED METAL INFILL PANEL
- PRIVACY GUARDRAIL OF PTD. STEEL AND RESYSTA PLANK
- FIRST LEVEL VARIES
- LANDSCAPING
- GROUND VARIES

1 MAIN ENTRANCE WITH NEW CANOPY
A3.09 3/8" = 1'-0"

DEL MONTE WAREHOUSE | ALAMEDA, CA

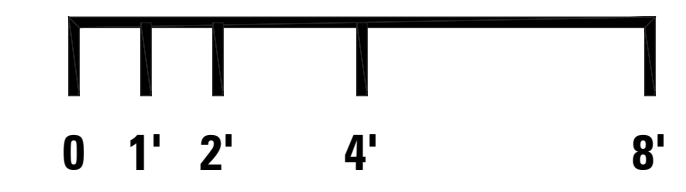
ENLARGED ELEVATIONS MAIN ENTRANCE W/ NEW CANOPY

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H15



1 MAIN ENTRANCE WITH NEW CANOPY
A3.10 N.T.S.

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PERSPECTIVE
MAIN ENTRANCE W/ NEW CANOPY

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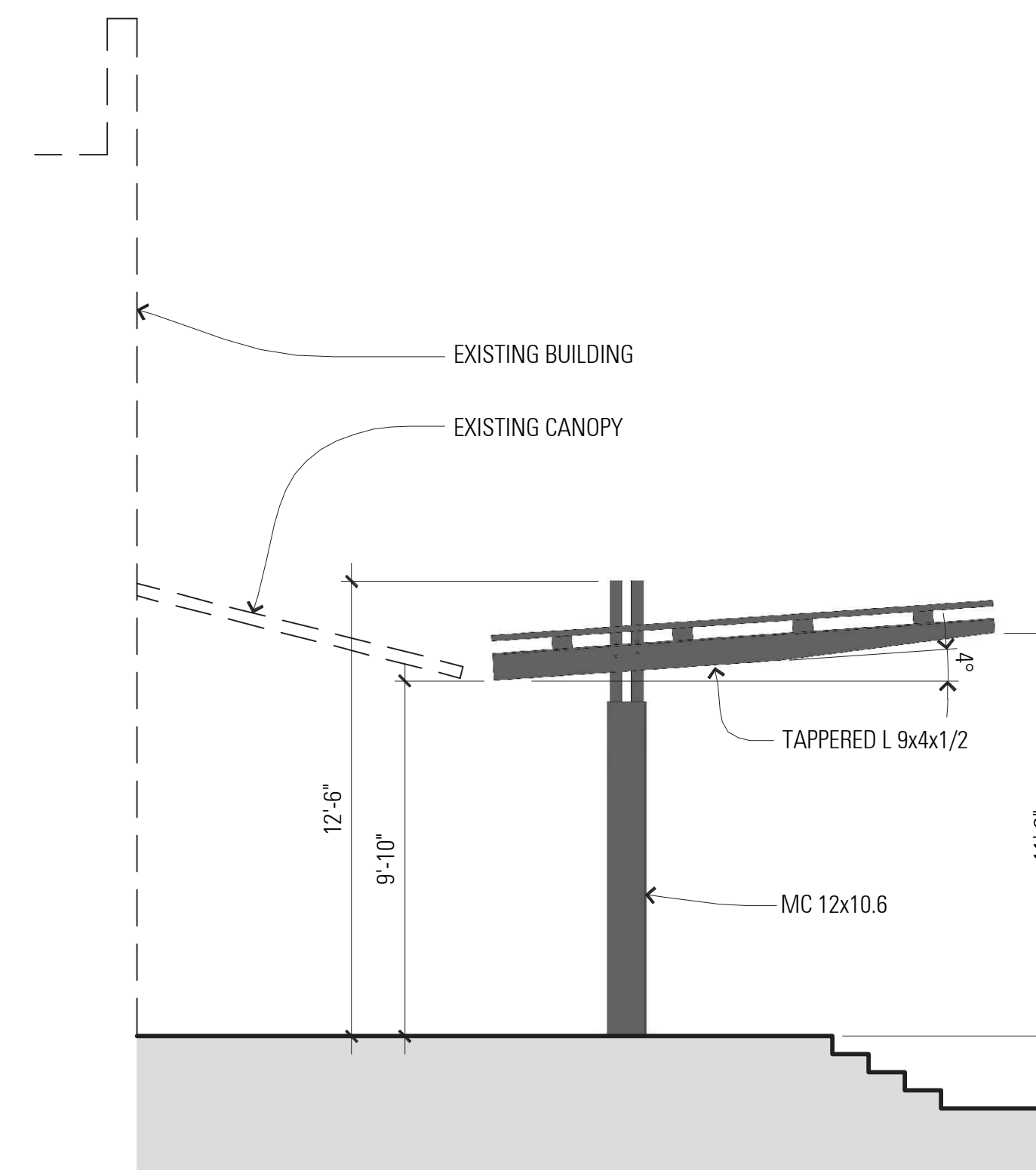
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H16

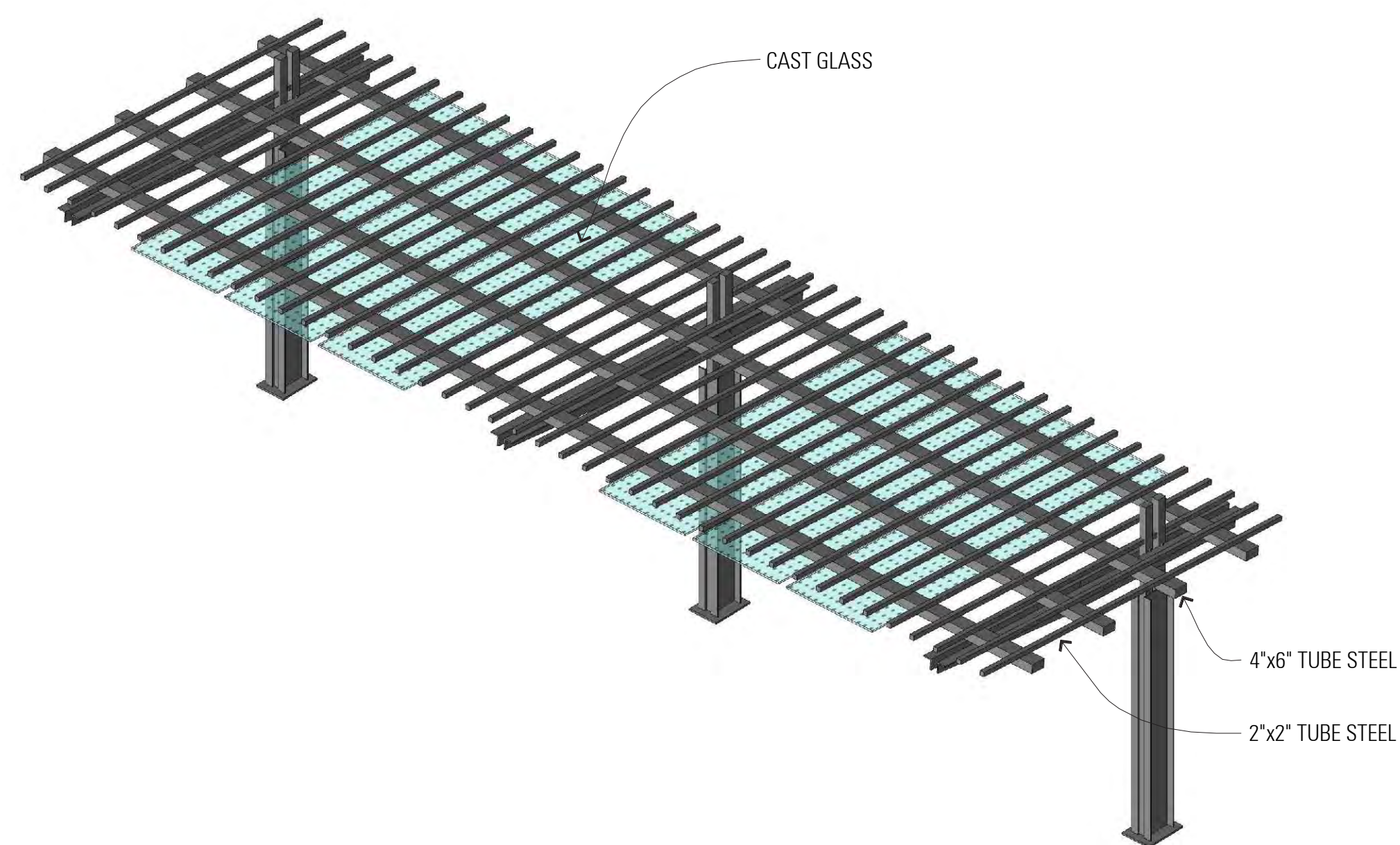


3 CANOPY FRONT ELEVATION
A3.10 1/4" = 1'-0"

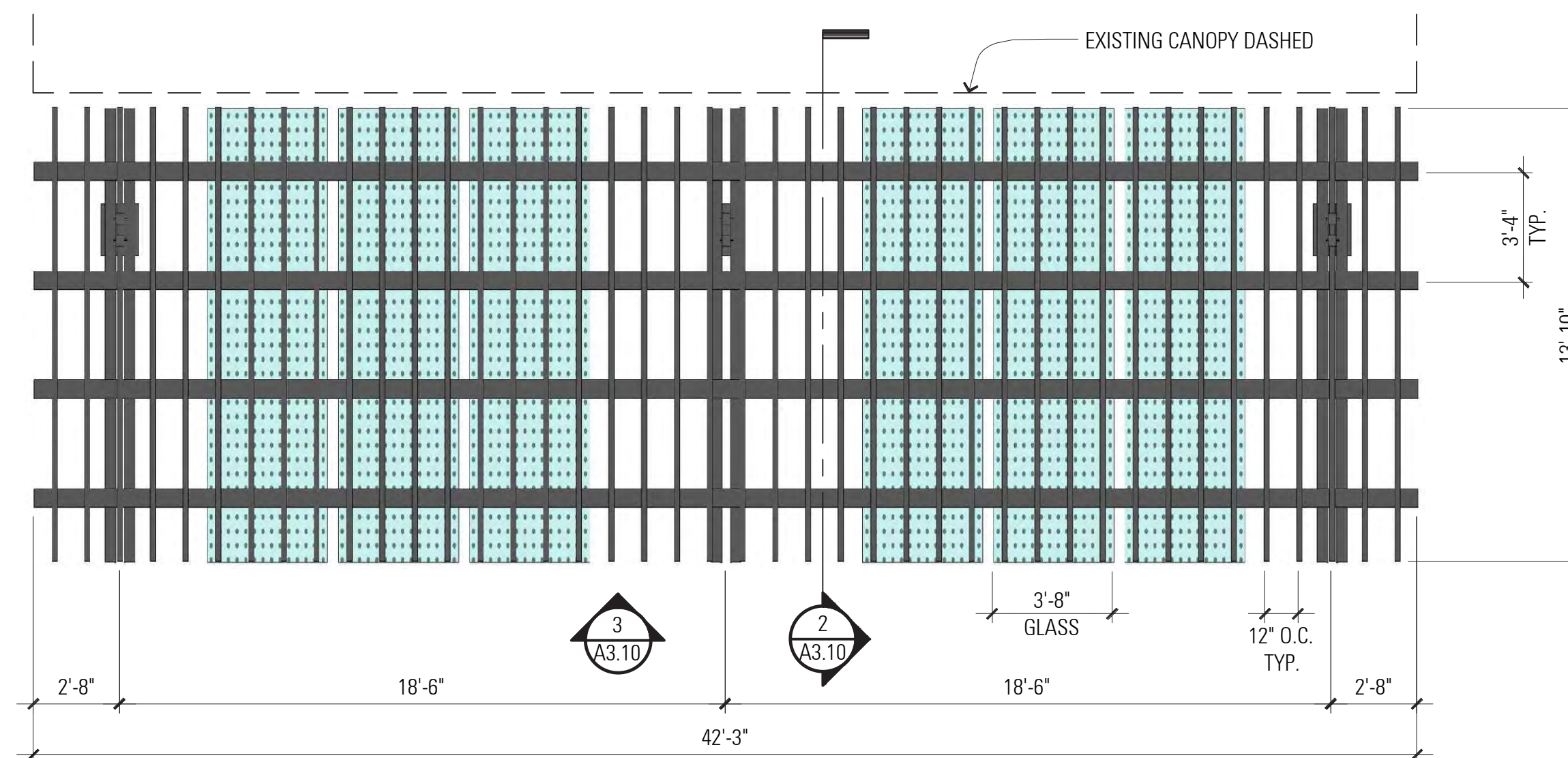
ELEVATION BEYOND GHOSTED FOR CLARITY



2 CANOPY SIDE ELEVATION
A3.10 1/4" = 1'-0"



4 CANOPY ISOMETRIC
A3.10 N.T.S.



1 CANOPY PLAN
A3.10 1/4" = 1'-0"

DEL MONTE WAREHOUSE | ALAMEDA, CA

MAIN ENTRANCE CANOPY



FREESTANDING LIGHT FIXTURE

2 SECONDARY ACCESS PERSPECTIVE
A3.11 N.T.S.



T.O. BRICK +24'-4"

CLEAN BRICK FACADE AS REQUIRED

RETAIN EXISTING WINDOWS

(E) SILL +13'-3"

FREESTANDING LIGHT FIXTURE
RE-CLAD CANOPY W/
GLAZING OR SIMILAR MATERIAL

T.O. (E) OPENING +/- 8'-0"

RETAIN EXISTING PAINT
REPLACE EXISTING OVERHEAD DOOR W/ NEW STEEL-FRAMED, SLATED WOOD DOOR

PRIVACY GUARDRAIL OF PTD. STEEL AND RESYSTA PLANK

NEW STAIRS

FIRST LEVEL VARIES

LANDSCAPING

GROUND VARIES

1 SECONDARY ACCESS ELEVATION
A3.11 1/2"=1'-0"

ENLARGED ELEVATIONS SECONDARY ACCESS

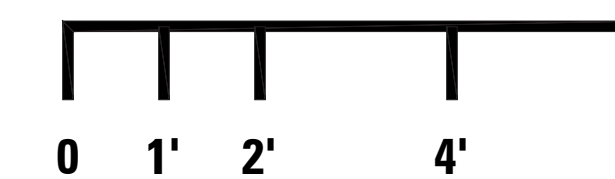
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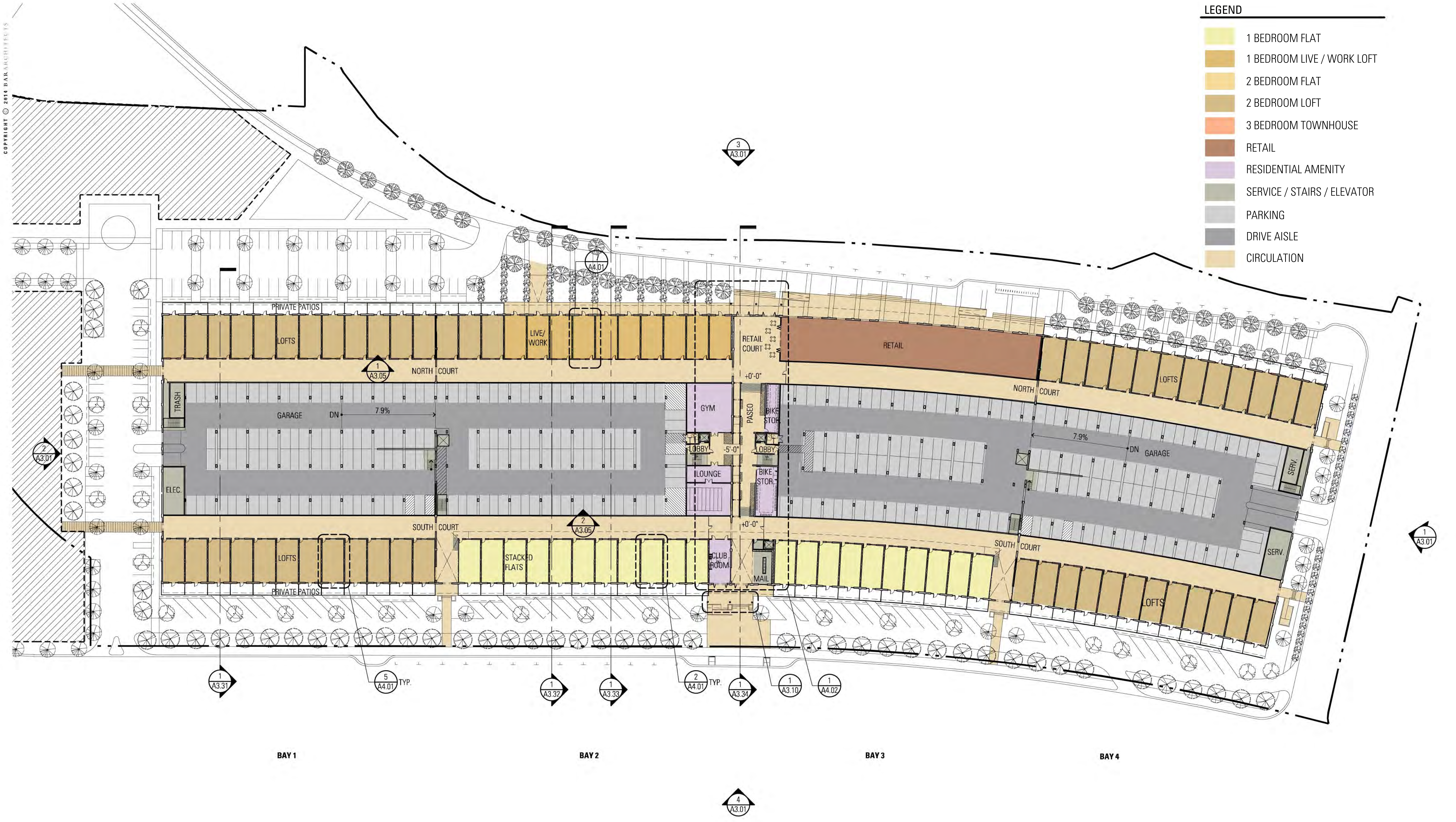
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H18



- LEGEND**
- 1 BEDROOM FLAT
 - 1 BEDROOM LIVE / WORK LOFT
 - 2 BEDROOM FLAT
 - 2 BEDROOM LOFT
 - 3 BEDROOM TOWNHOUSE
 - RETAIL
 - RESIDENTIAL AMENITY
 - SERVICE / STAIRS / ELEVATOR
 - PARKING
 - DRIVE AISLE
 - CIRCULATION

DEL MONTE WAREHOUSE | ALAMEDA, CA **FIRST FLOOR PLAN**

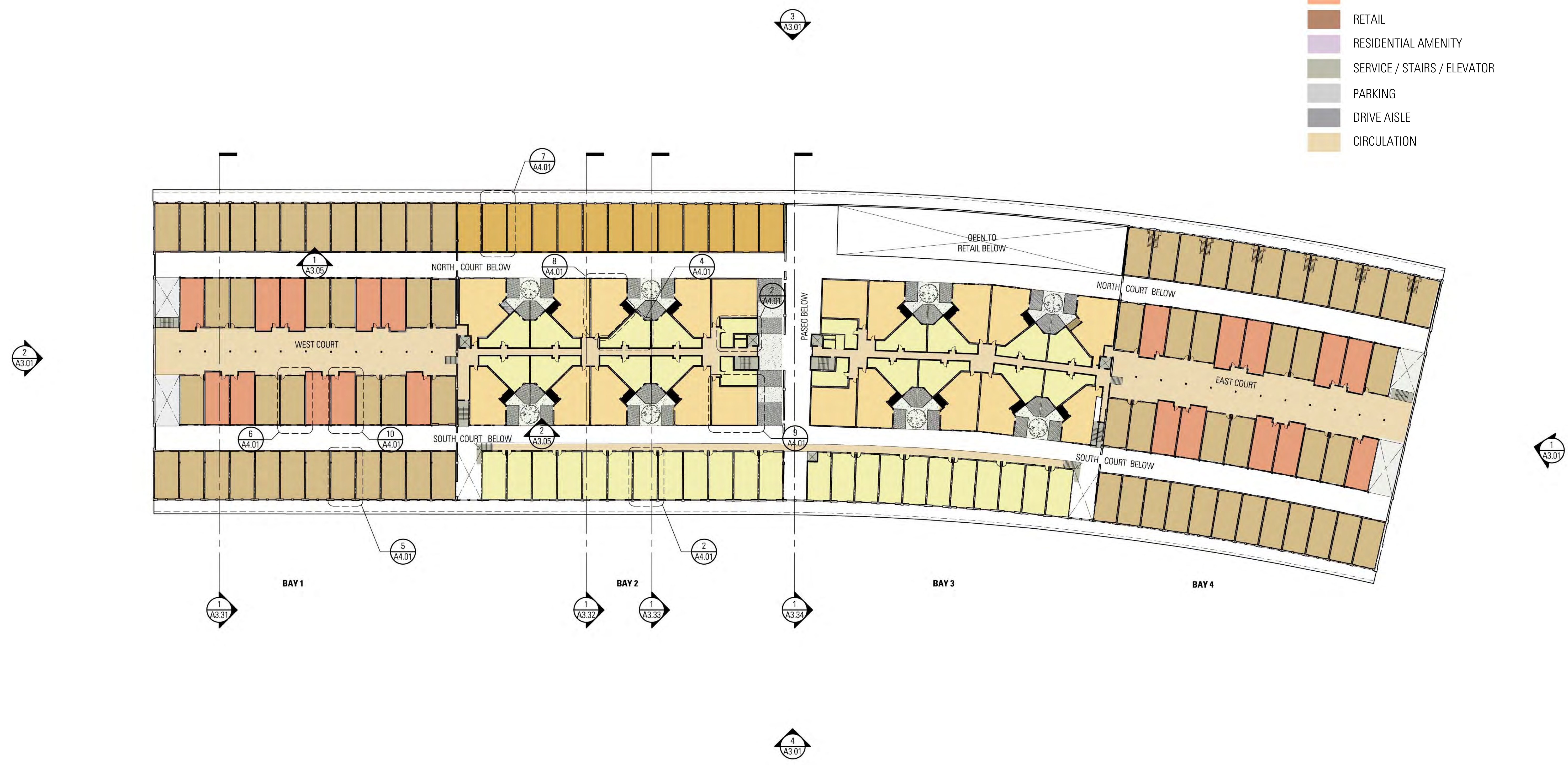
FILE NAME: 211950 DEL MONTE ALAMEDA DRAWINGS AND CURRENT PLOT TELESCOPE DWG [TAG: 34022.R] [1 May 22 - Thursday 2014 - 10:25am] | PROJECT: PHOENIXCOCK (Pine Series, Fall 192)
 PROJECT NAME: DEL MONTE ALAMEDA DRAWINGS AND CURRENT PLOT TELESCOPE DWG [TAG: 34022.R] [1 May 22 - Thursday 2014 - 10:25am] | PROJECT: PHOENIXCOCK (Pine Series, Fall 192)
 PROJECT NUMBER: 211950 DEL MONTE ALAMEDA DRAWINGS AND CURRENT PLOT TELESCOPE DWG [TAG: 34022.R] [1 May 22 - Thursday 2014 - 10:25am] | PROJECT: PHOENIXCOCK (Pine Series, Fall 192)
 PROJECT LOCATION: 1350 DEL MONTE AVENUE, ALAMEDA, CA 94601
 PROJECT ARCHITECT: BARARCHITECTS
 PROJECT ENGINEER: BARARCHITECTS
 PROJECT DATE: 05.27.14
 PROJECT SHEET: H19

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FILE NAME: Z:\1050 DEL MONTE ALAMEDA DRAWINGS 40 CALCOBRENTOTT FRESAZZIZWIG\11 TAB - 38X27 PR\11 May 16 - Friday 2014 - 2:08pm\11 PREFERRED\11 Pen Setting - full 1821
 1 PREP FILE NAME: 1
 1 PREP FILE NAME: 1

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- LEGEND**
- 1 BEDROOM FLAT
 - 1 BEDROOM LIVE / WORK LOFT
 - 2 BEDROOM FLAT
 - 2 BEDROOM LOFT
 - 3 BEDROOM TOWNHOUSE
 - RETAIL
 - RESIDENTIAL AMENITY
 - SERVICE / STAIRS / ELEVATOR
 - PARKING
 - DRIVE AISLE
 - CIRCULATION

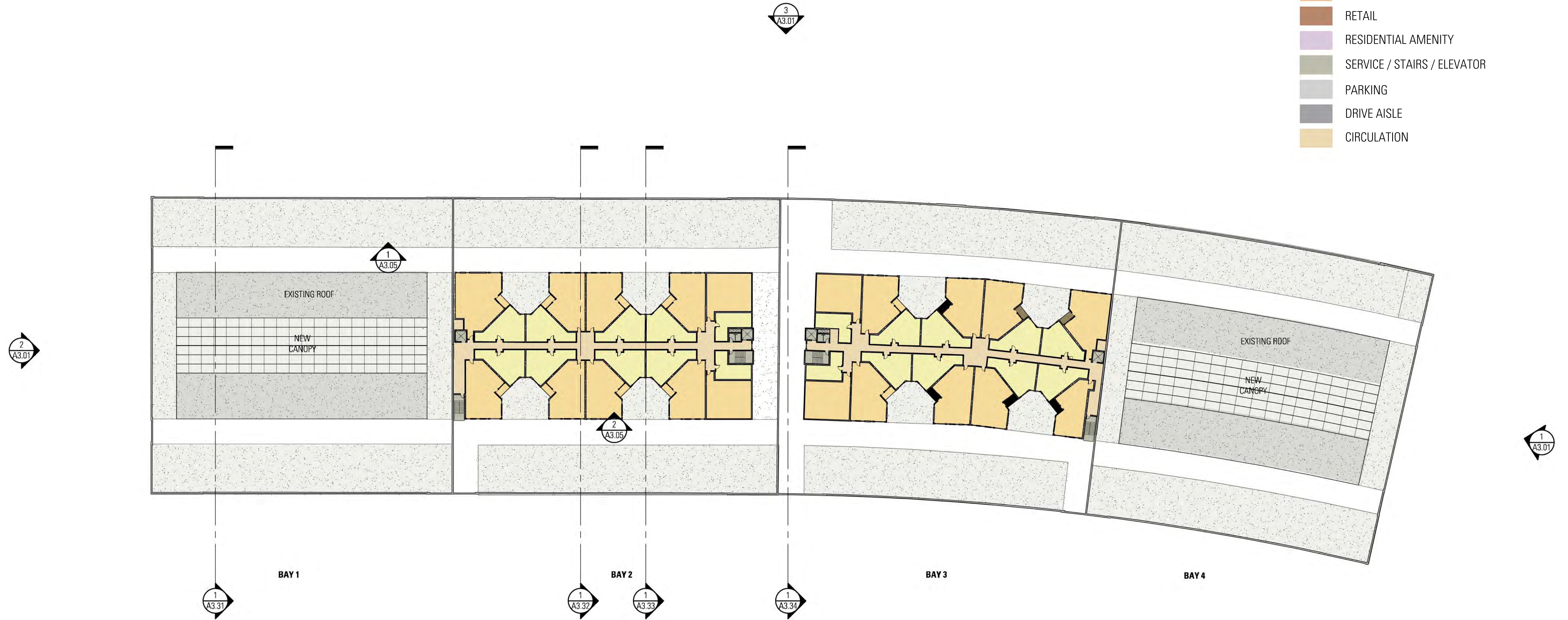


DEL MONTE WAREHOUSE | ALAMEDA, CA

SECOND FLOOR PLAN

LEGEND

- 1 BEDROOM FLAT
- 1 BEDROOM LIVE / WORK LOFT
- 2 BEDROOM FLAT
- 2 BEDROOM LOFT
- 3 BEDROOM TOWNHOUSE
- RETAIL
- RESIDENTIAL AMENITY
- SERVICE / STAIRS / ELEVATOR
- PARKING
- DRIVE AISLE
- CIRCULATION



DEL MONTE WAREHOUSE

ALAMEDA, CA

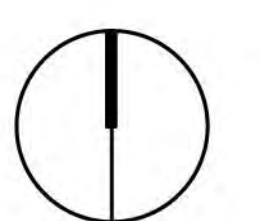
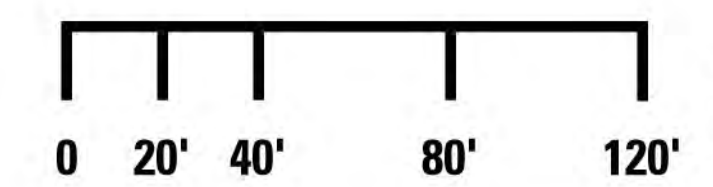
FOURTH FLOOR PLAN

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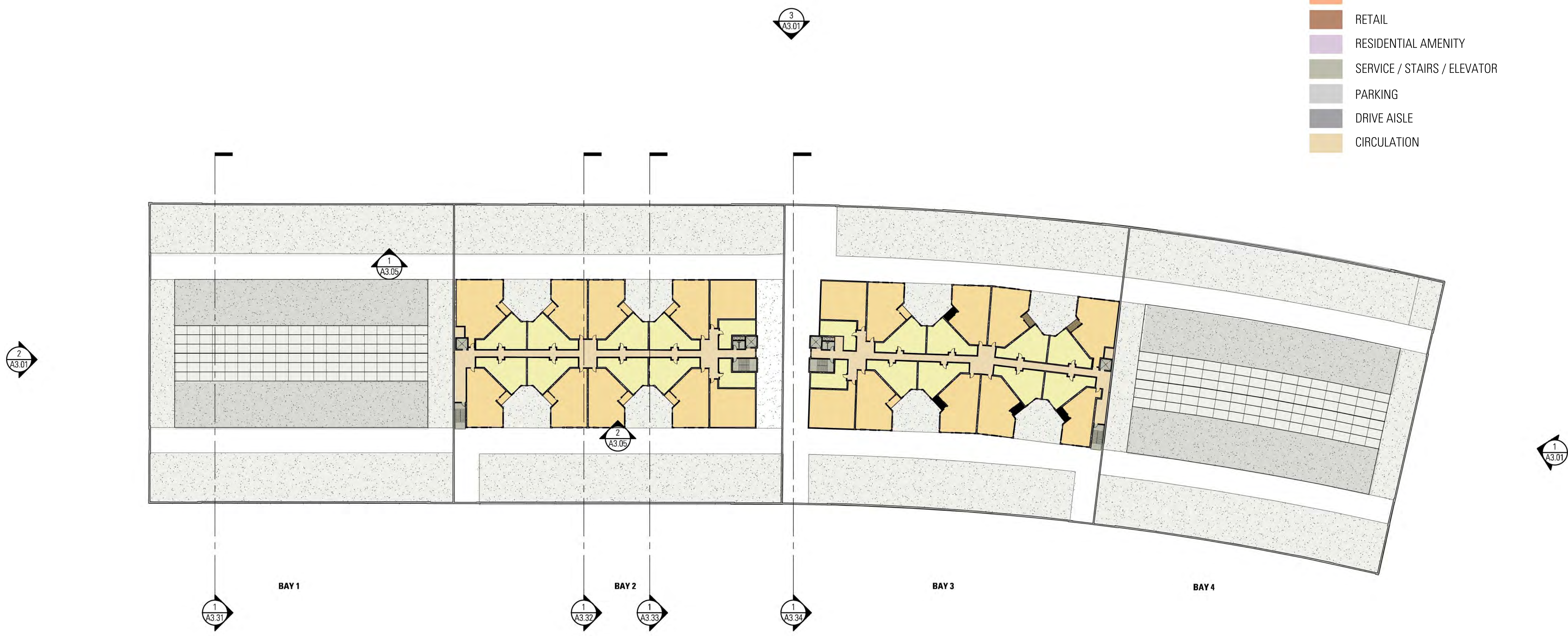


H22

[FILE NAME: Z:\13050\DEL MONTE ALAMEDA\DWG\DRAWINGS\40\40-FOURTH FLOOR\40-FOURTH FLOOR.dwg] [PLOT DATE: 05/27/2014 10:28:00 AM] [PLOT SCALE: 1/8"=1'-0"] [PLOT SHEET: 13 OF 13] [PLOT AREA: 13050-05.27.14-04] [PLOT USER: BARARCH]

LEGEND

- 1 BEDROOM FLAT
- 1 BEDROOM LIVE / WORK LOFT
- 2 BEDROOM FLAT
- 2 BEDROOM LOFT
- 3 BEDROOM TOWNHOUSE
- RETAIL
- RESIDENTIAL AMENITY
- SERVICE / STAIRS / ELEVATOR
- PARKING
- DRIVE AISLE
- CIRCULATION



DEL MONTE WAREHOUSE

ALAMEDA, CA

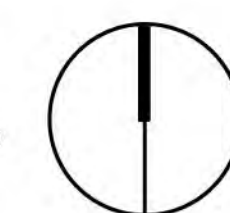
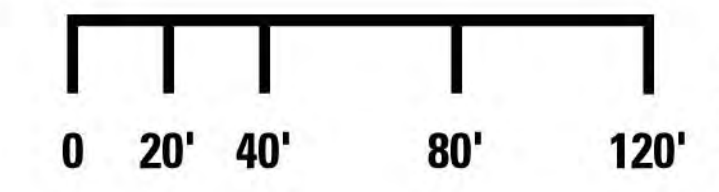
FIFTH FLOOR PLAN

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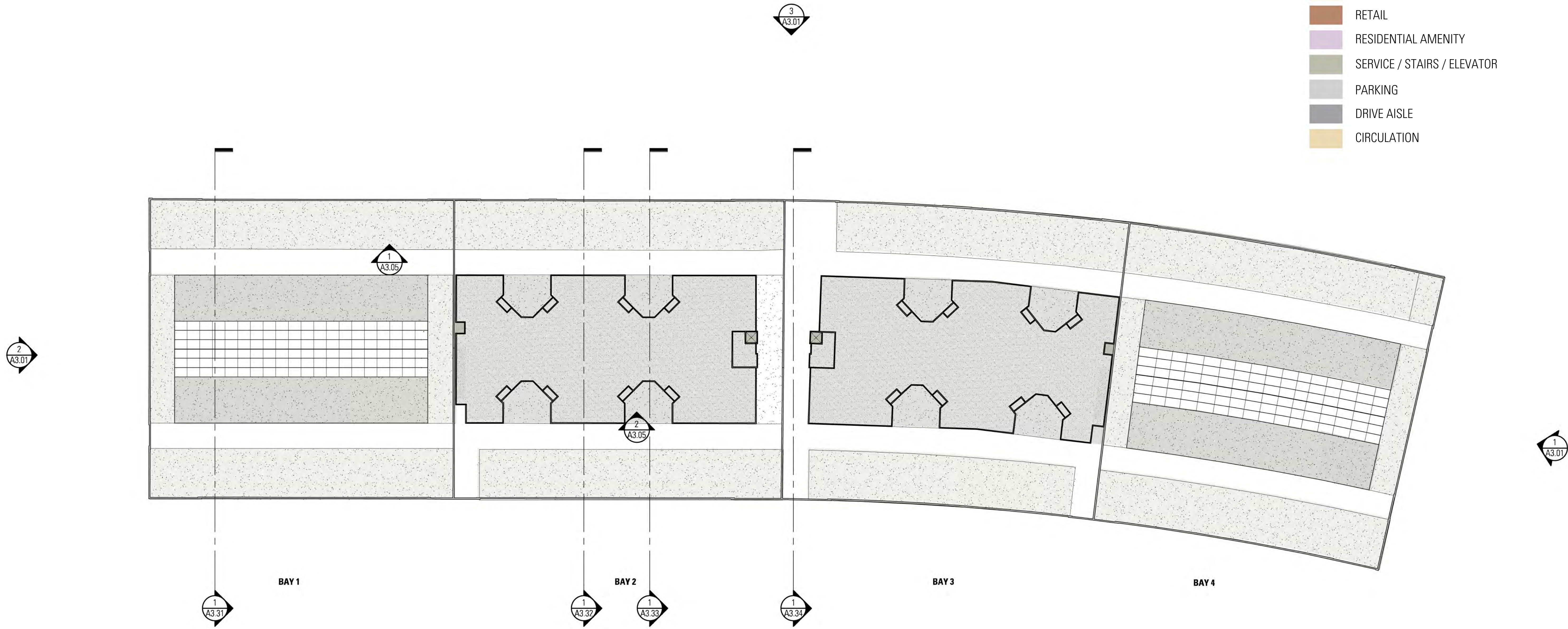
05.27.14



H23

[FILE NAME: Z:\0910\DEL MONTE WAREHOUSE\DRAWINGS\40\DOCUMENT\05\FIFTH FLOOR\DWG\17140 - 30x22 R1 (1) May 16 - Friday 2014 - 2:09pm] [PRINTED BY: PHEDDOCK] [PEN SETTINGS: Full B2] [PLOT FILE NAME: Z:\4150\DWG\P43.DWG] [PLOT DATE: 05/27/14] [PLOT TIME: 10:45:00] [PLOT SCALE: 1/8"=1'-0"] [PLOT ORIGIN: 0,0] [PLOT RANGE: 0,0,13050,9600] [PLOT STATUS: OK] [PLOT MESSAGE: PLOTTING SUCCESSFULLY]

- LEGEND**
- 1 BEDROOM FLAT
 - 1 BEDROOM LIVE / WORK LOFT
 - 2 BEDROOM FLAT
 - 2 BEDROOM LOFT
 - 3 BEDROOM TOWNHOUSE
 - RETAIL
 - RESIDENTIAL AMENITY
 - SERVICE / STAIRS / ELEVATOR
 - PARKING
 - DRIVE AISLE
 - CIRCULATION



DEL MONTE WAREHOUSE | ALAMEDA, CA

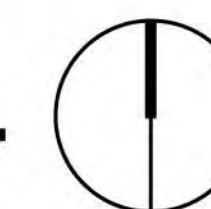
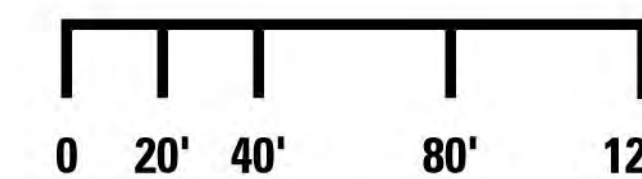
ROOF PLAN

BARARCHITECTS

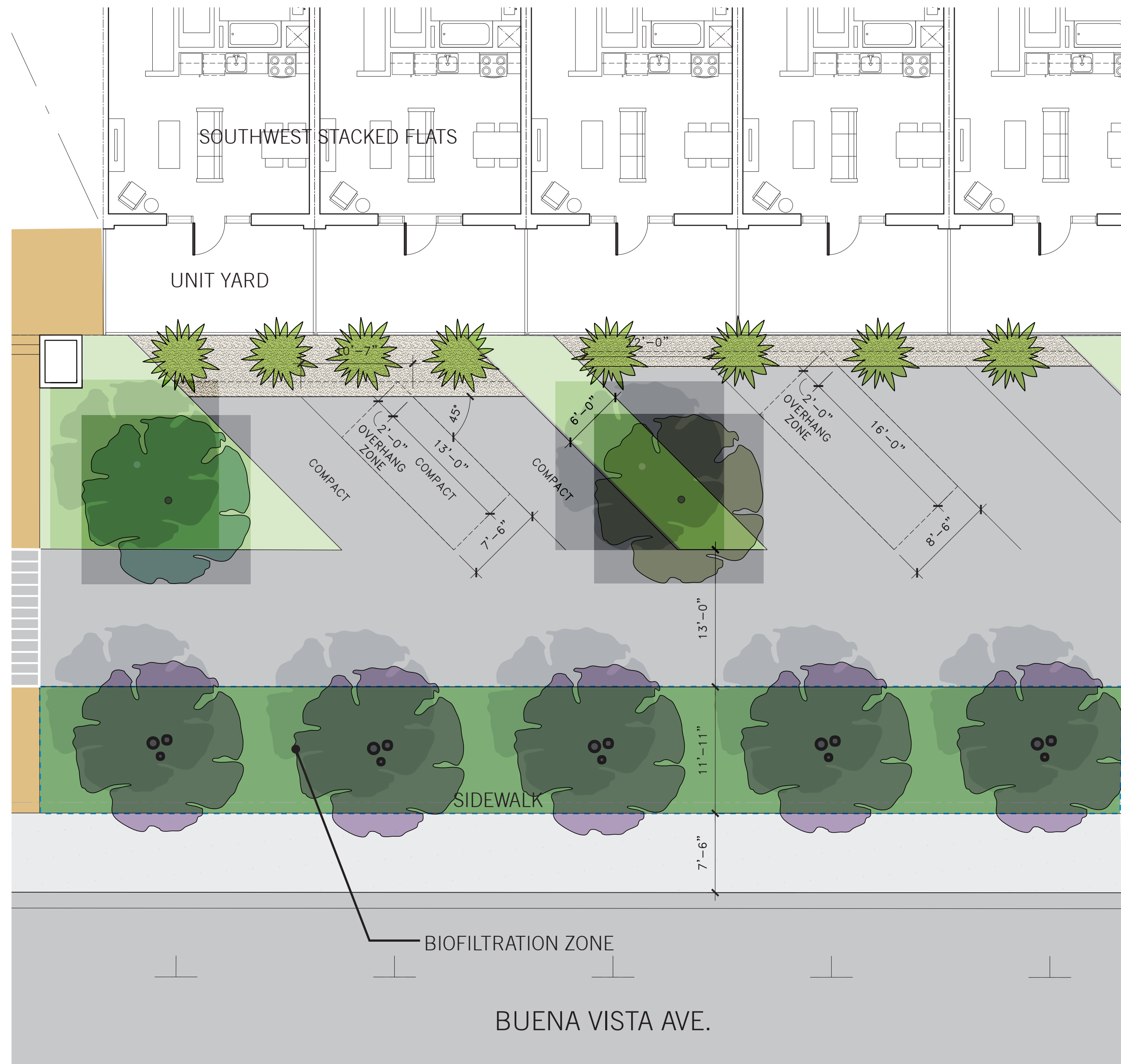
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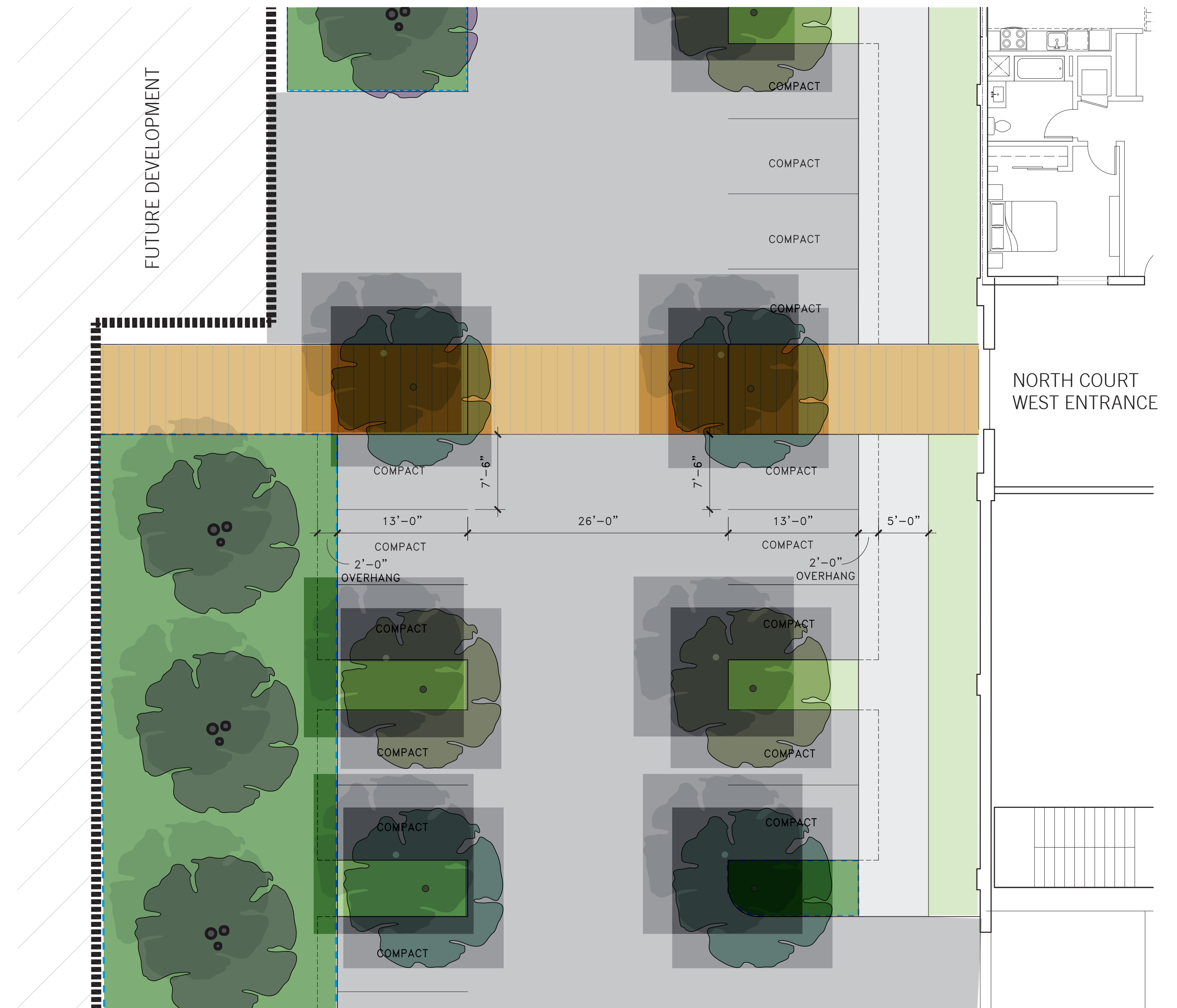


H24



ENLARGED PARKING PLAN - TYPE 1

1



ENLARGED PARKING PLAN - TYPE 2

2

DEL MONTE WAREHOUSE | ALAMEDA, CA

ENLARGED PARKING LAYOUT PLAN

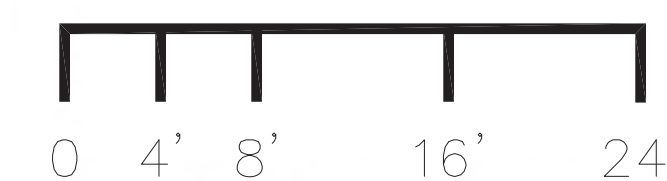
BAR ARCHITECTS

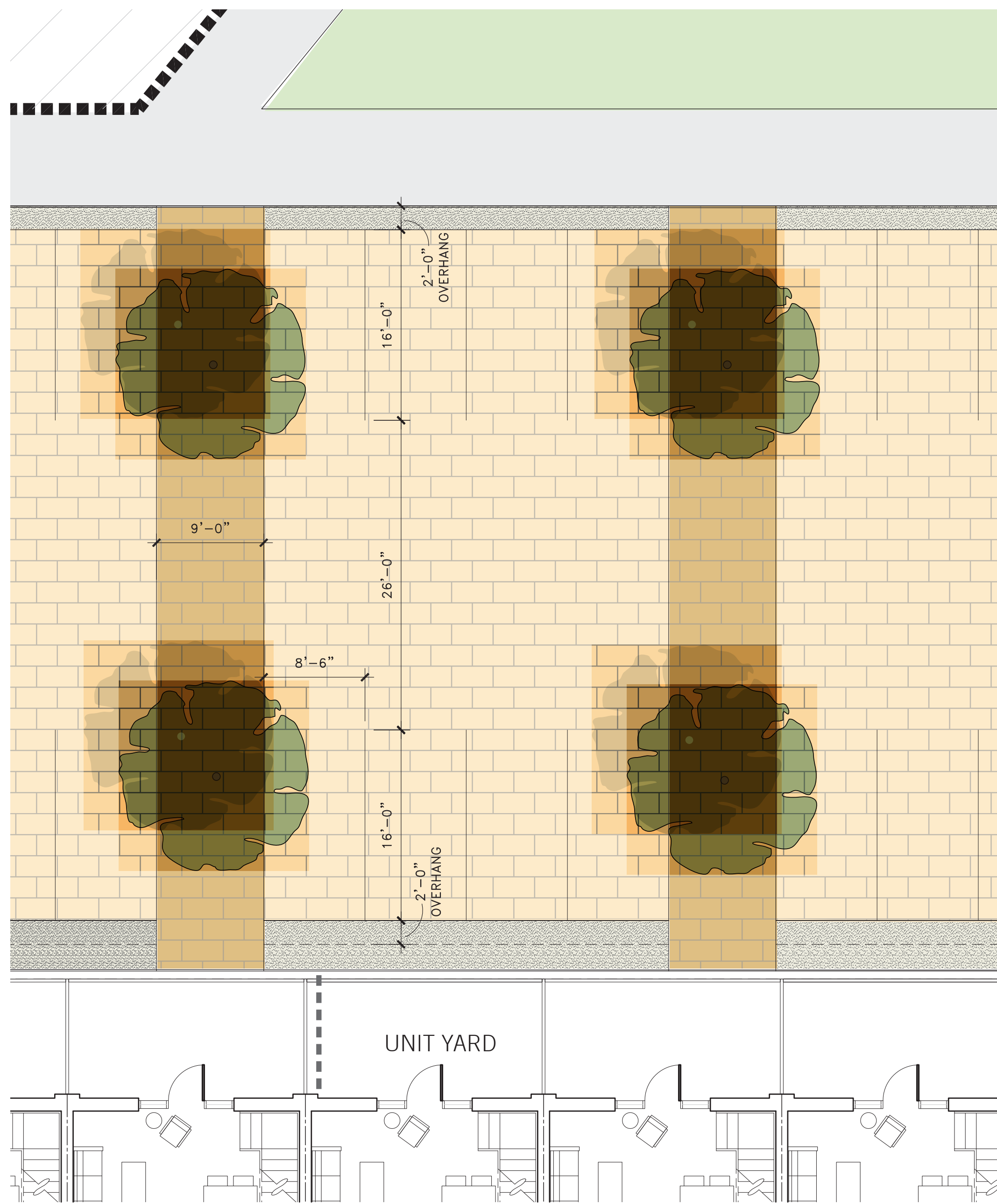
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ENLARGED PARKING PLAN - TYPE 3

1



ENLARGED PARKING PLAN - TYPE 4

2

DEL MONTE WAREHOUSE | ALAMEDA, CA

ENLARGED PARKING LAYOUT PLAN

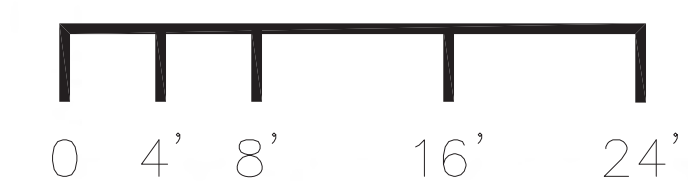
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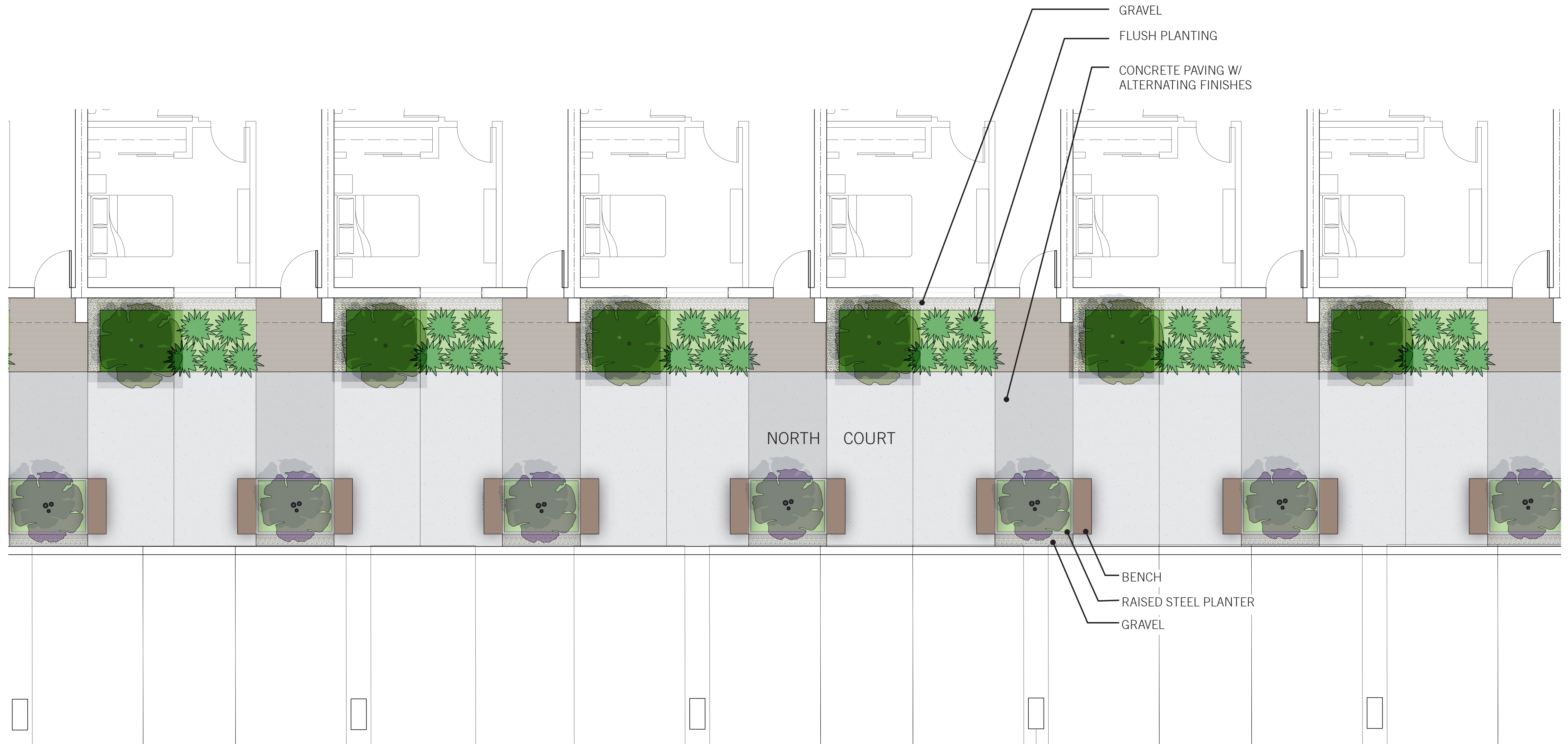
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2577 Mission Street #206, San Francisco, CA 94118
T. 415.285.3614 F. 415.285.3624 gls@glsearch.com

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TYPICAL INTERNAL PASEO ENLARGED PLAN

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ENLARGED PLAN

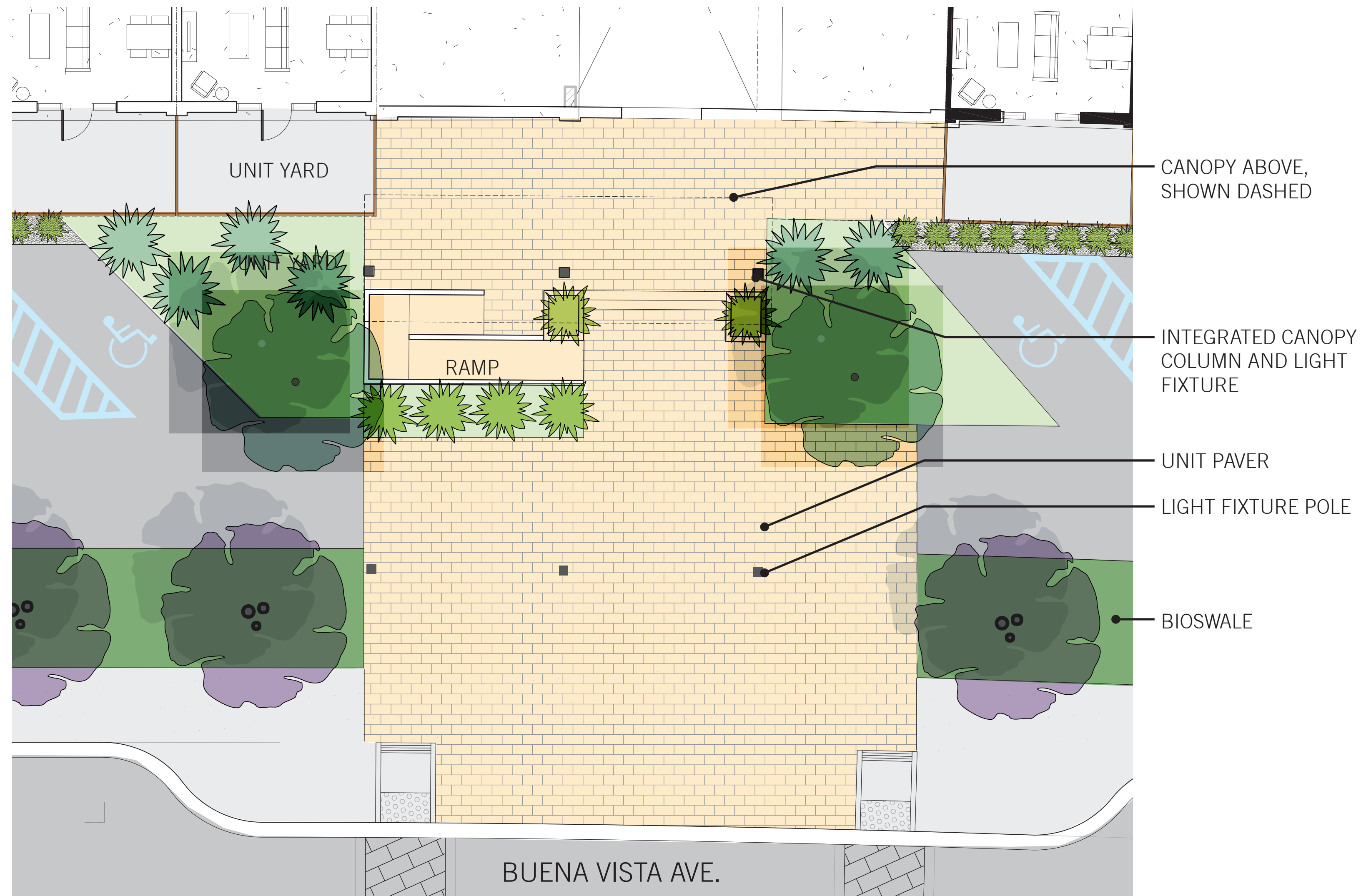
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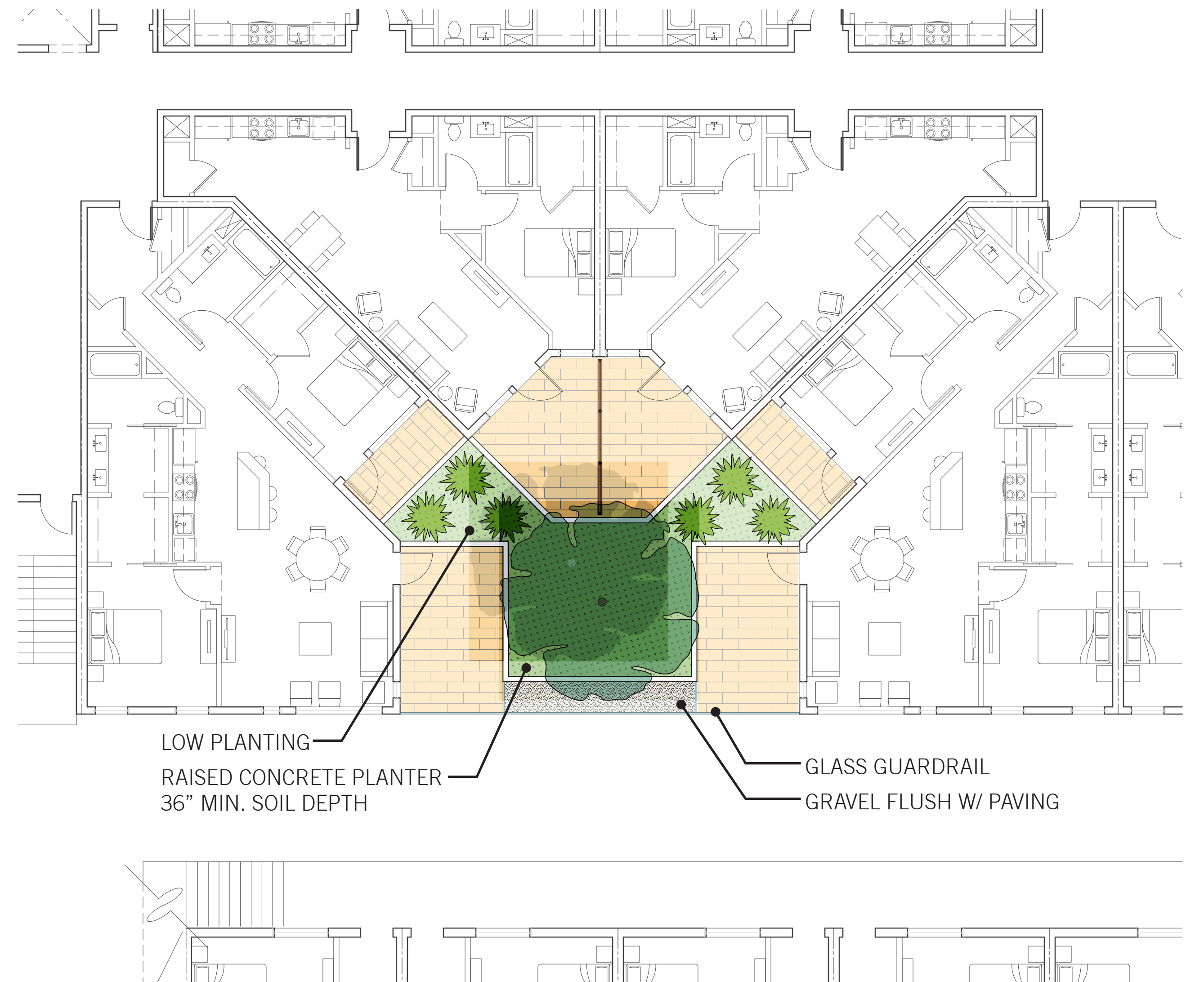
05.27.14





SOUTH PASEO ENTRANCE ENLARGED PLAN

1



TYPICAL SECOND FLOOR RESIDENTIAL COURT ENLARGED PLAN

2

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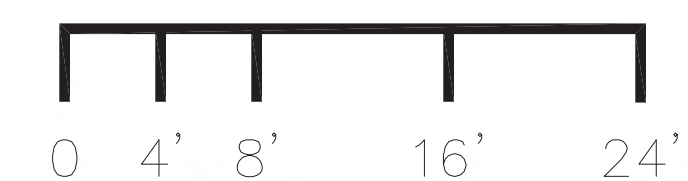
ENLARGED PLANS

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PLANTING

EVERGREEN TREES



Lyonothamnus floribundus
CATALINA IRONWOOD

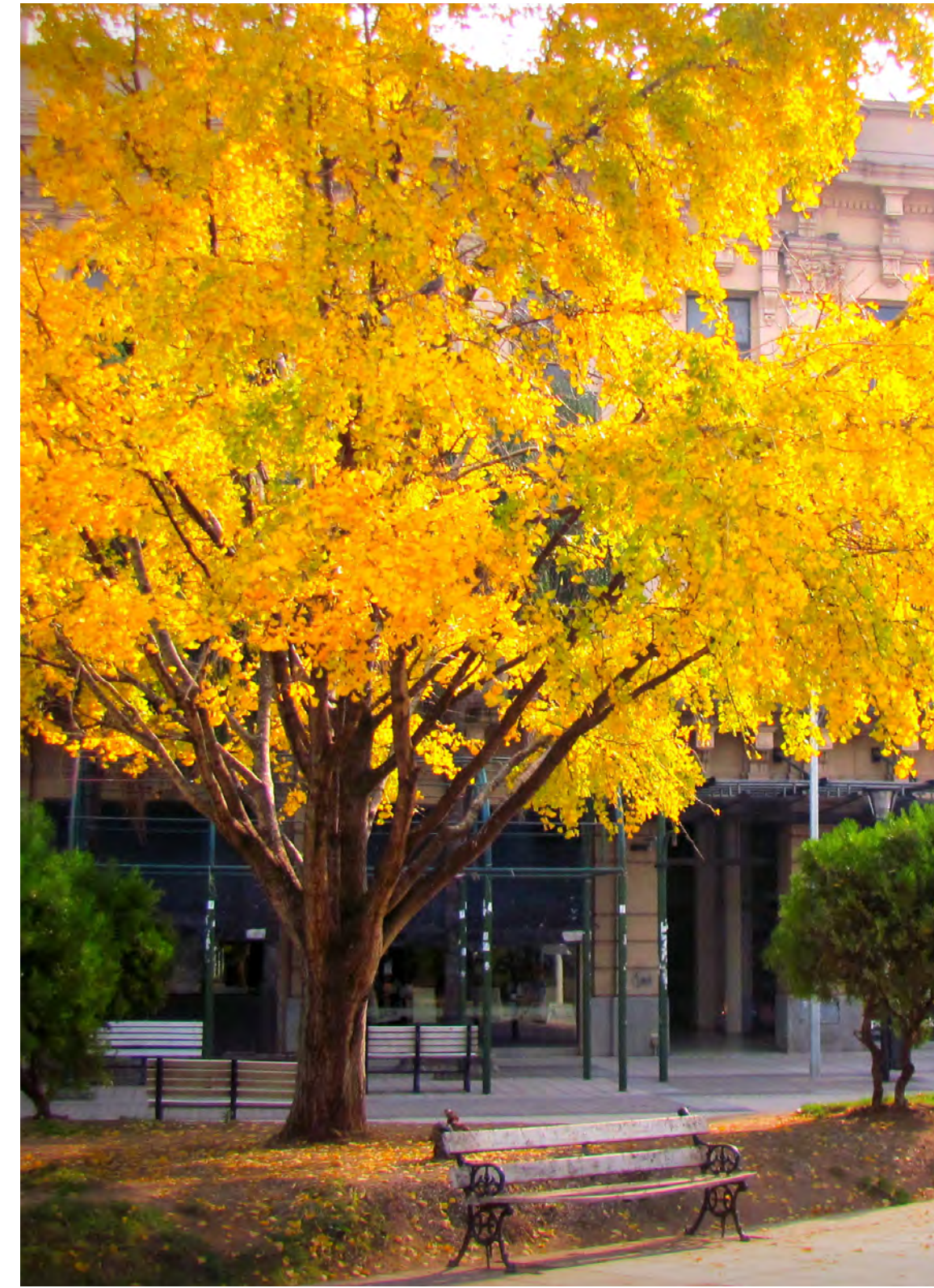


Cupressus macrocarpa
MONTEREY CYPRESS



Quercus agrifolia
COAST LIVE OAK

DECIDUOUS SHADE TREE



Ginkgo biloba
GINKGO

BIOSWALE TREE

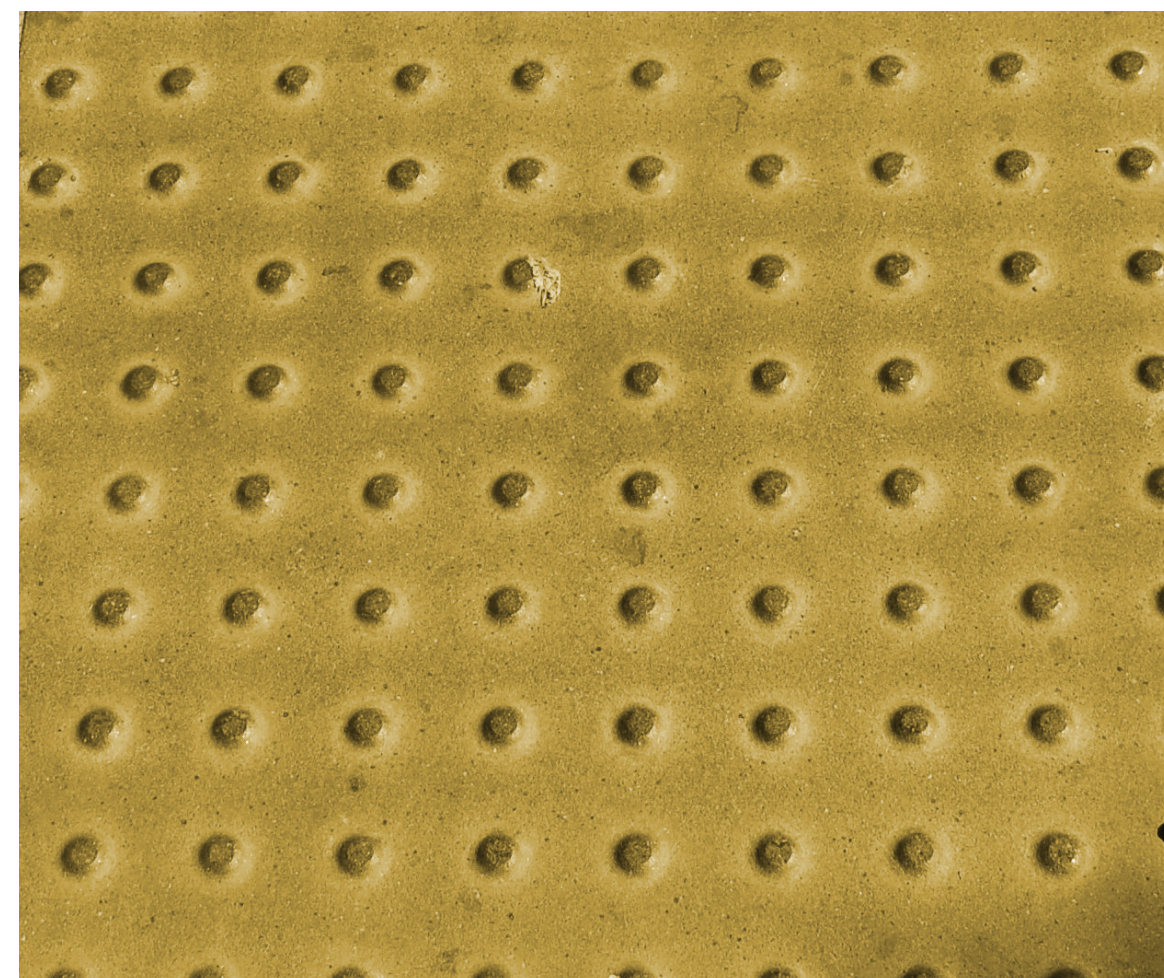


Populus nigra 'italica'
BLACK POPLAR

PAVING



Basalite 4x8 Permeable Pavers, open joints
UNIT PAVERS



Precast concrete, integral color
WARNING PAVERS



Light sandblast finish, integral color, saw-cut joints
CONCRETE



ORNAMENTAL STONE



ASPHALT

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LANDSCAPE PLANTING AND MATERIALS

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