

# ALAMEDA POINT REDEVELOPMENT PLANS: BUILDING 91 - 651 W. TOWER AVENUE

## PROPOSED PROJECT



## PROJECT DIRECTORY

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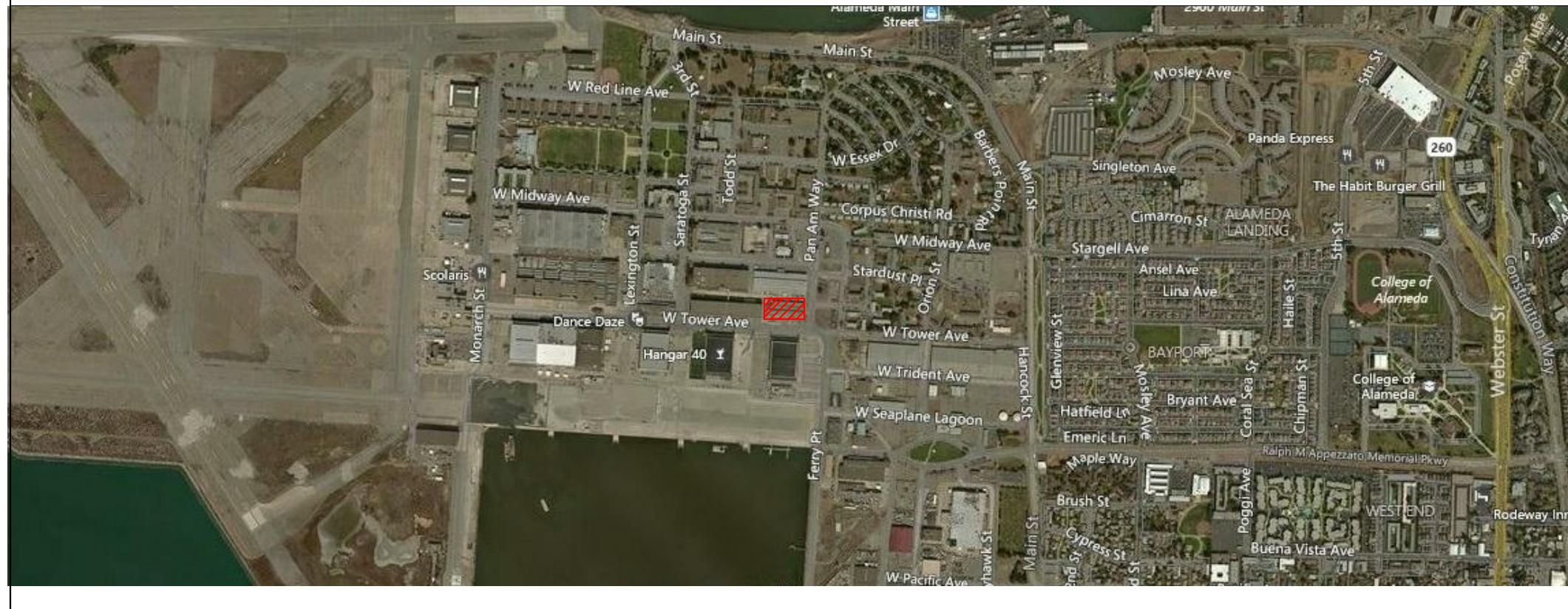
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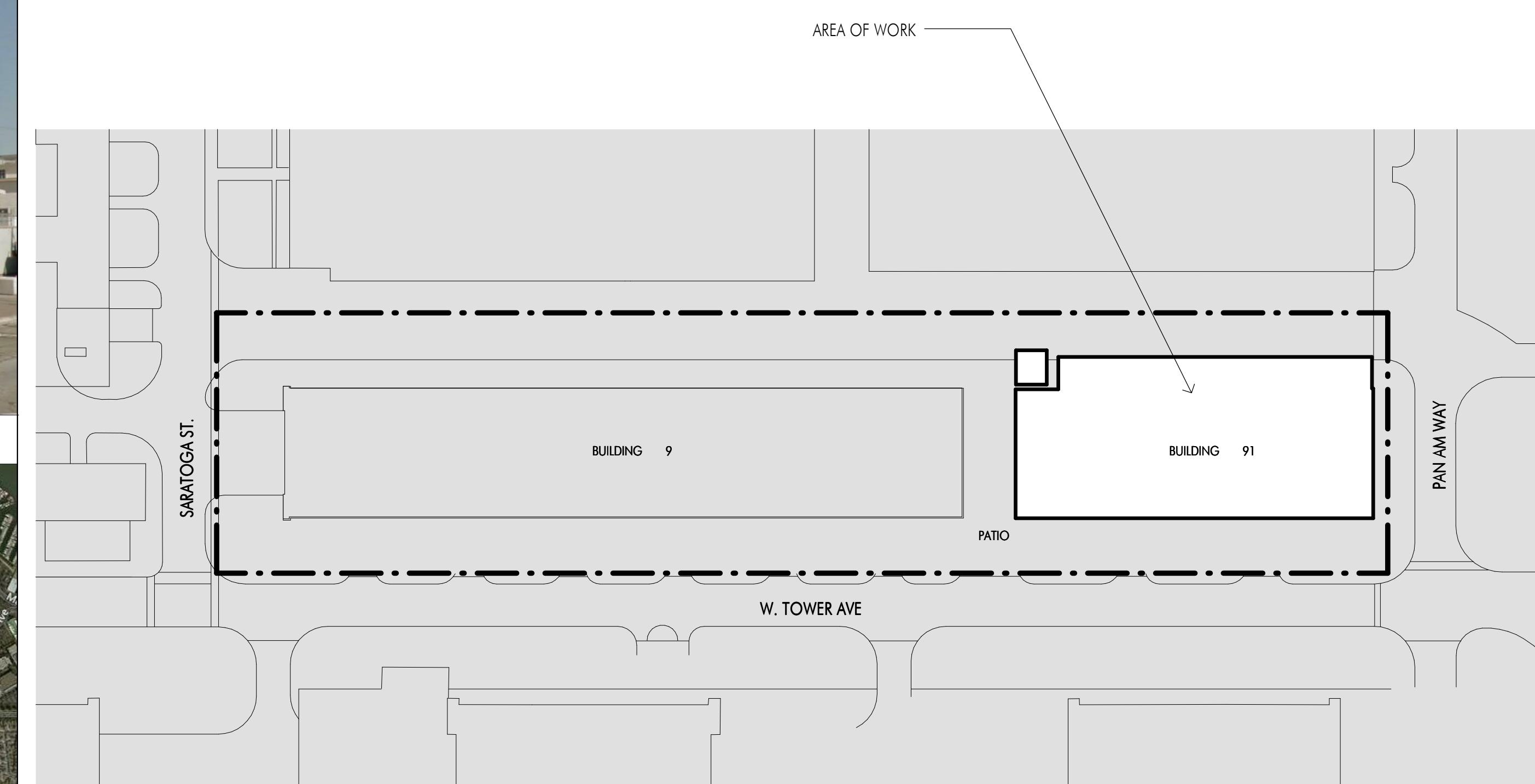
## EXISTING CONDITIONS



## VICINITY MAP



## KEY PLAN



## DRAWING INDEX

HISTORIC ADVISORY BOARD		02/29/16	02/29/16	03/07/16	03/16/16	04/12/16	04/26/16	05/10/16	05/18/16
ISSUED WITH REVISIONS									
ISSUED									
R=REFERENCE DRAWING									
<b>GENERAL INFORMATION</b>									
A0.0	COVER SHEET								
A0.1	MASTER INFRASTRUCTURE PLAN (MIP) DRAWINGS ALAMEDA POINT - TRACT 8315 TENTATIVE MAP								
	R R R R R R R R								
<b>SITE DESIGN DRAWINGS</b>									
A1.0	PRELIMINARY MASTER SITE PLAN WITH MIP								
A1.0-0	PRELIMINARY MASTER SITE PLAN WITH EXISTING SITE CONDITIONS								
A1.1	SITE PLAN								
C1	UTILITY AND STORMWATER MANAGEMENT PLAN								
C2	SITE DISTURBANCE AREA								
<b>BUILDING DESIGN DRAWINGS</b>									
A2.0	FIRST FLOOR CONSTRUCTION PLAN								
A3.0	BUILDING ELEVATIONS								
A3.1	BUILDING ELEVATIONS								
A4.0	BUILDING PERSPECTIVES								
A4.1	BUILDING PERSPECTIVES - ALTERNATE								

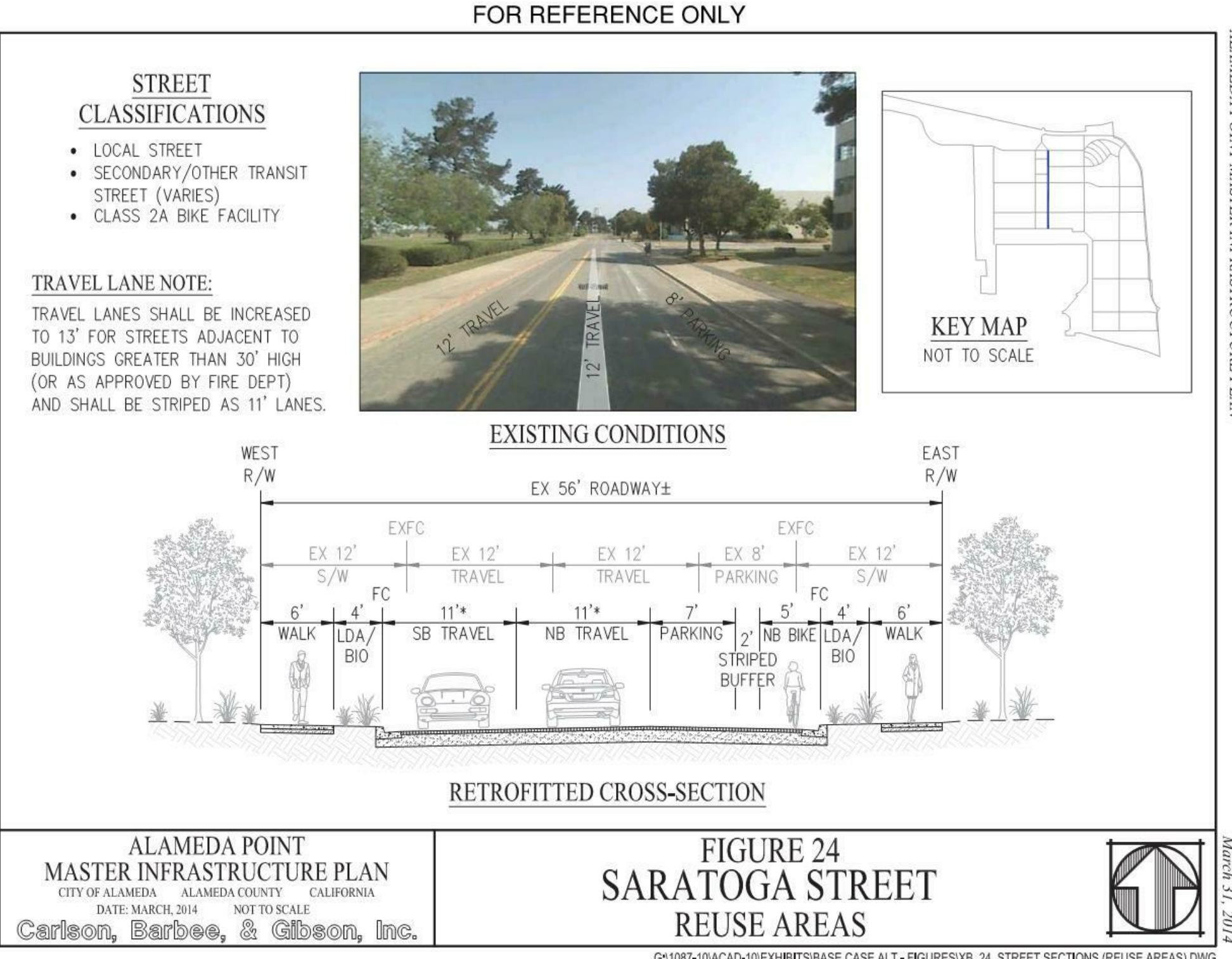


FIGURE 24  
SARATOGA STREET  
REUSE AREAS

March 31, 2014

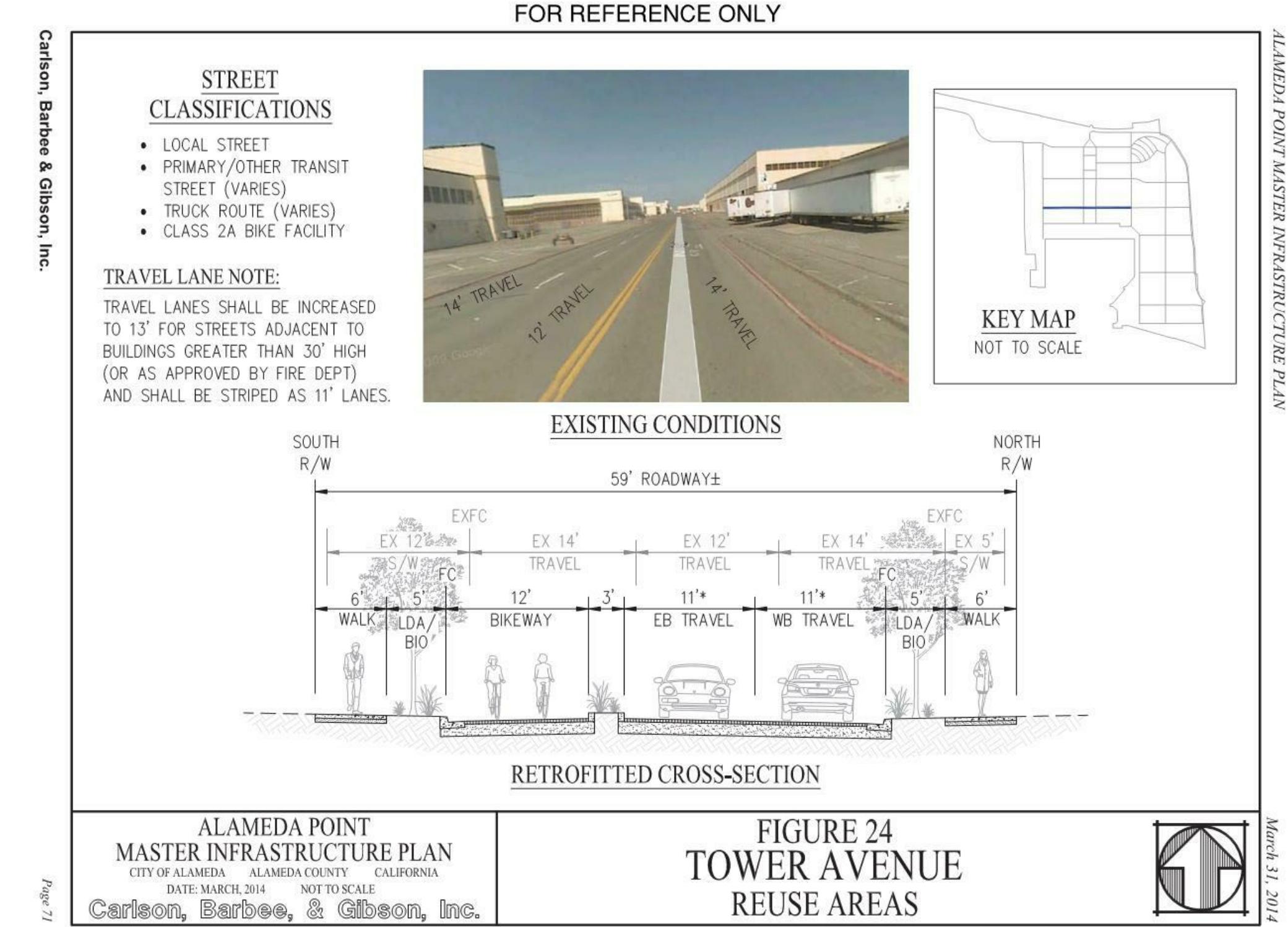
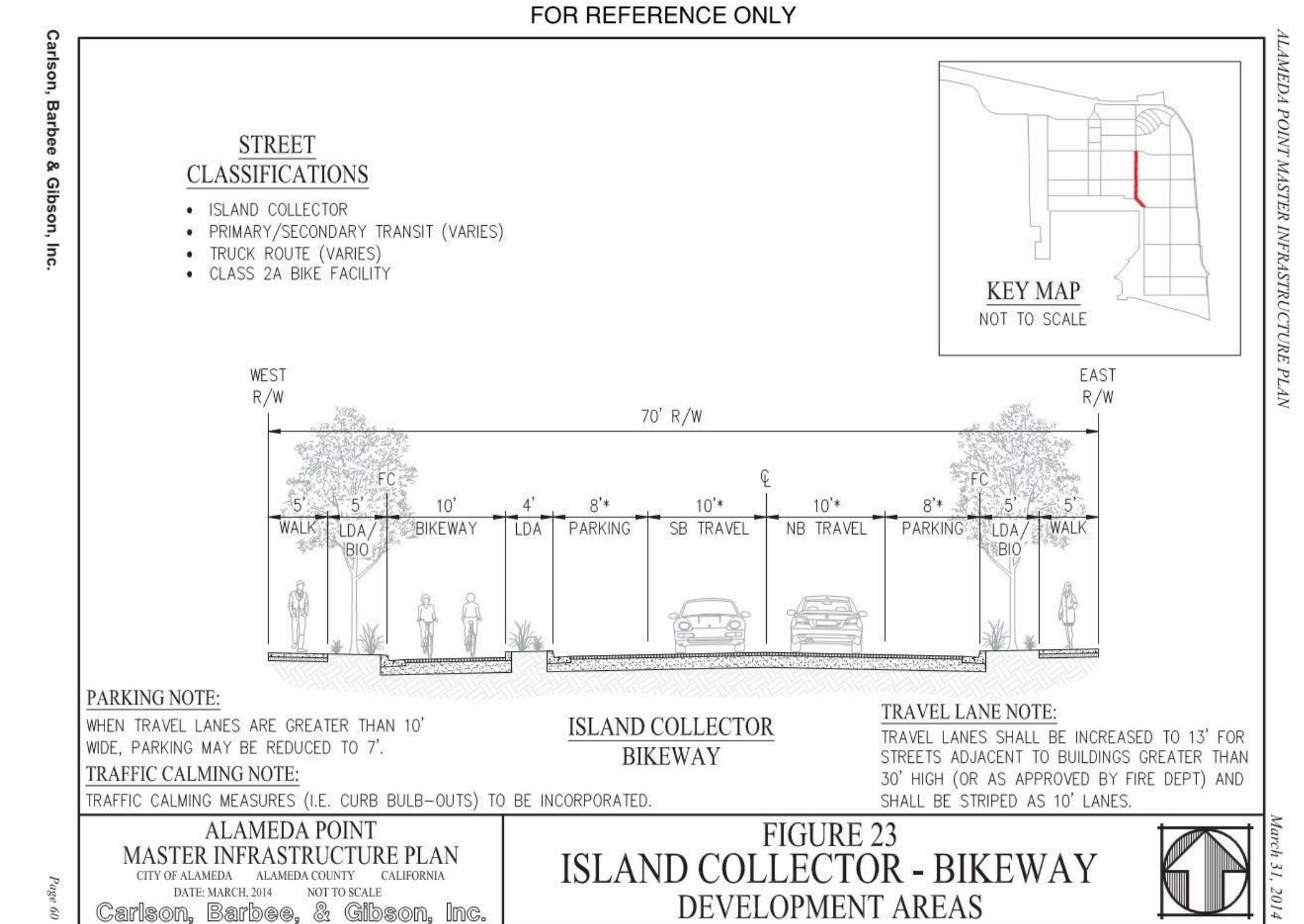
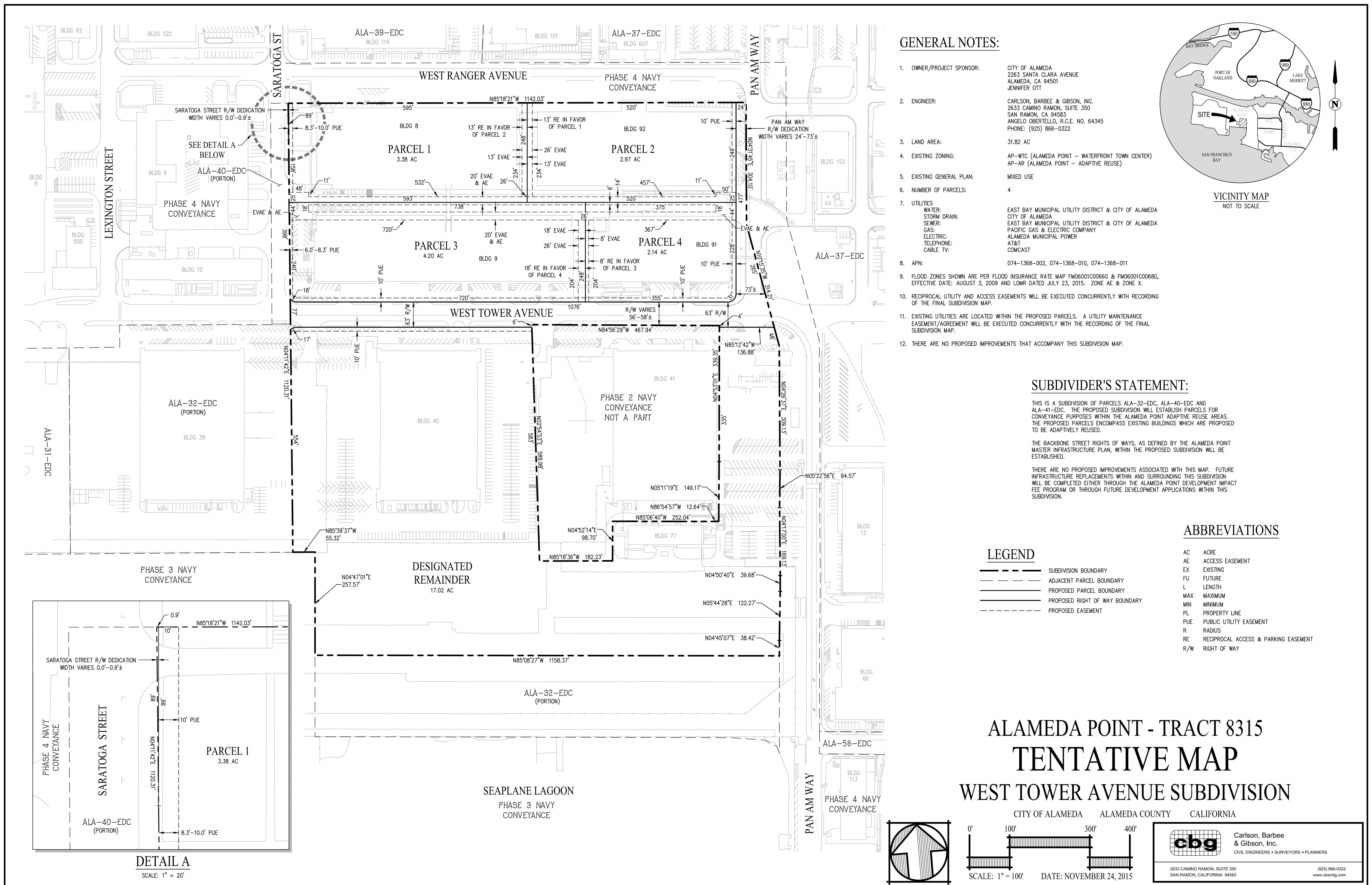


FIGURE 24  
TOWER AVENUE  
REUSE AREAS



# FIGURE 23 ISLAND COLLECTOR - BIKEWAY DEVELOPMENT AREAS

# FOR REFERENCE ONLY

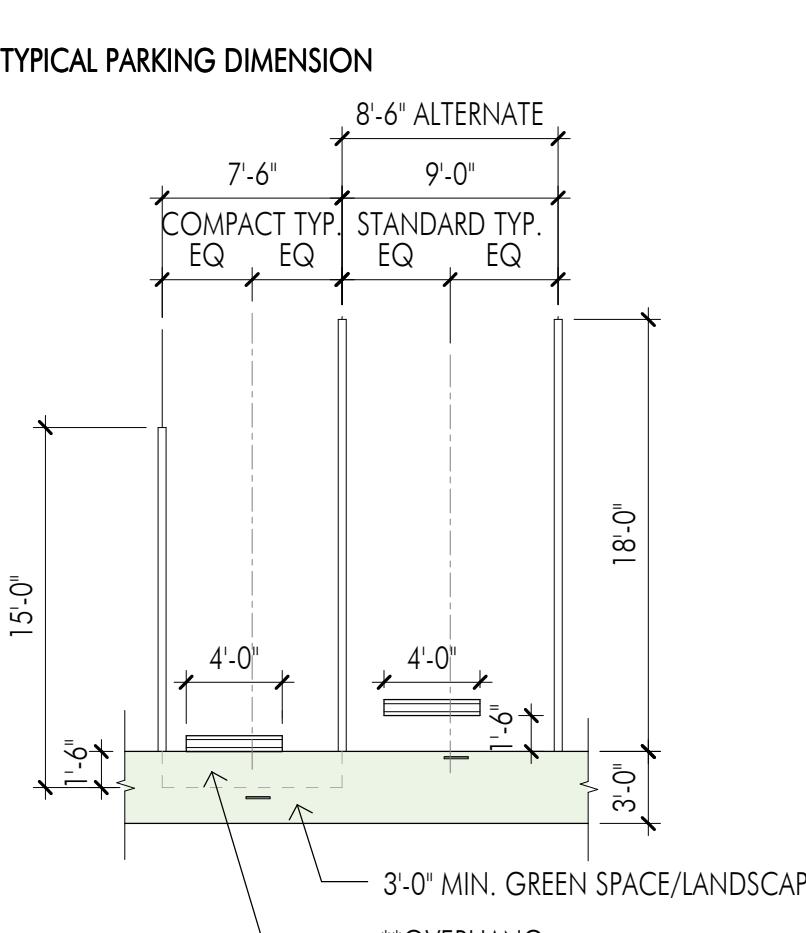


## CONCEPT IMAGERY



## 1 BLDG 9 & BLDG 91 - MASTER SITE PLAN WITH MIP

SITE PLAN DATA		BUILDING 9	BUILDING 91	SITE PARKING	BUILDING 9	BUILDING 91
OVERALL SITE		183,520 SF / 4.22 AC	93,000 / 2.14 AC	PROPOSED	126 TOTAL 126 STANDARD 0 COMPACT	59 TOTAL 32 STANDARD 27 COMPACT
BUILDING EXISTING		+/- 80,907 SF	+/- 40,800 SF		5 ACCESSIBLE 11 DESIGNATED	3 ACCESSIBLE 6 DESIGNATED
BUILDING NEW		+/- 70,907 SF	+/- 9,000 SF		ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION	
BUILDING TOTAL		+/- 151,814 SF	+/- 49,800 SF	REQUIRED MAX.	(0.65/1000) X 143,614 = 93.35 (0.65/1000) X 46,200 = 30.03 (0.65/1000) X 1,400 = 9.66 (0.65/1000) X 6,000 = 41.40 (0.34/1000) X 6,800 = 23.12 TOTAL MAX = 126.13 TOTAL MAX = 71.43	
ZONING		ALAMEDA POINT ZONING SUB-DISTRICT VII ADAPTIVE REUSE (AR)		TYPICAL PARKING DIMENSION	*PER CITY OF ALAMEDA ORDINANCE NO. 3088, XI TABLE B, PARKING RESERVE STANDARD SPACE 9'-0" X 18'-0" **8'-6" X 18'-0" COMPACT SPACE 7'-6" X 15'-0" ***1'-6" OVERHANG DRIVE AISLE 20'-0" MIN, 26'-0" MIN WHERE SPECIFIED 90 DEGREE PARKING, STANDARD 24'-0" MIN, COMPACT 23'-0"	
					** PER CITY OF ALAMEDA CODE OF ORDINANCES 30-7.9 PARKING DIMENSION AND ACCESS, ADJUSTMENT TO PARKING SPACE DIMENSIONS	



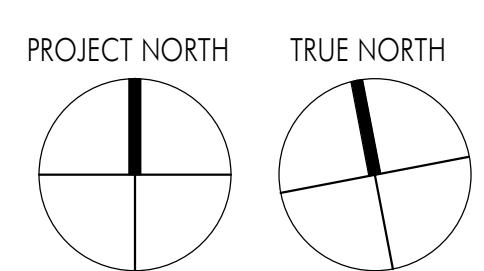
BIKE PARKING	BUILDING 9	BUILDING 91
REQUIRED/PROPOSED	19 LONG TERM (1/8000 SF) 4 SHORT TERM (2@ EACH ENTRY MIN.)	7 LONG TERM (1/8000 SF) 4 SHORT TERM (2/ENTRY)

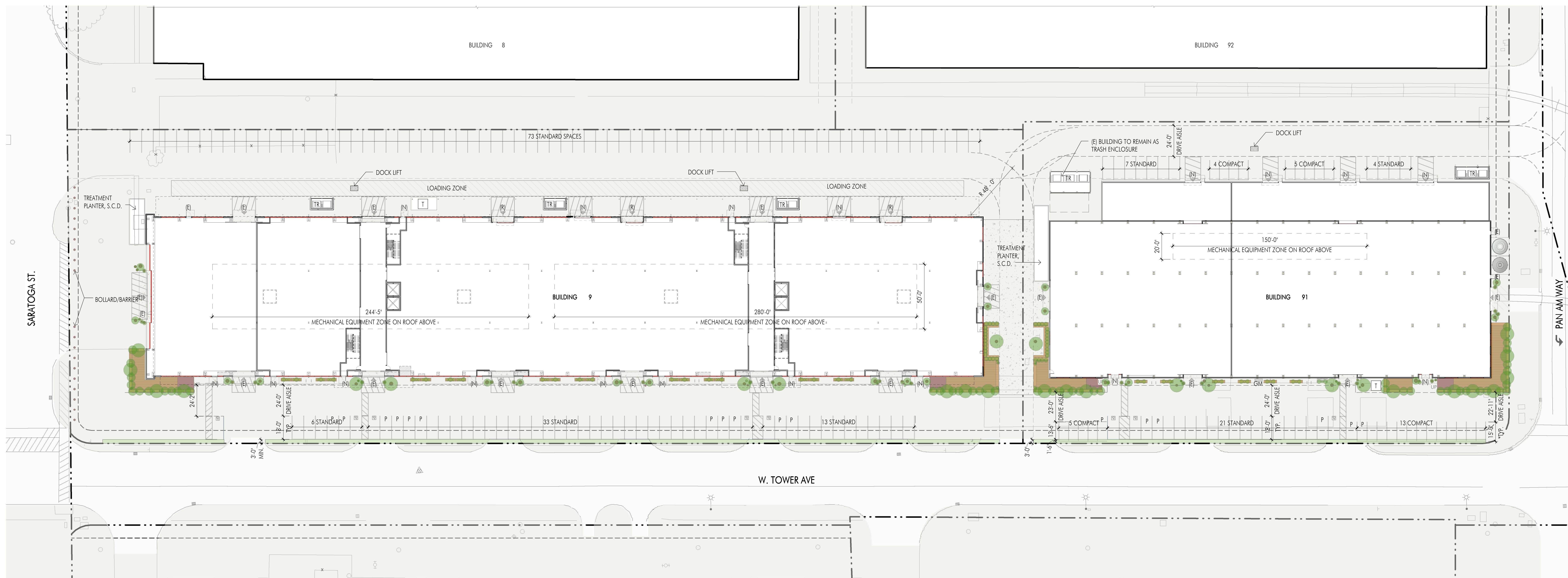
### GRAPHIC LEGEND

- TR TRASH ENCLOSURE
- T TRANSFORMER
- P DESIGNATED PARKING FOR LOW-EMITTING, FUEL EFFICIENT AND CARPOOL/VANPOOL VEHICLES
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- AP ACCESSIBLE PARKING STALLS

### ABBREVIATIONS

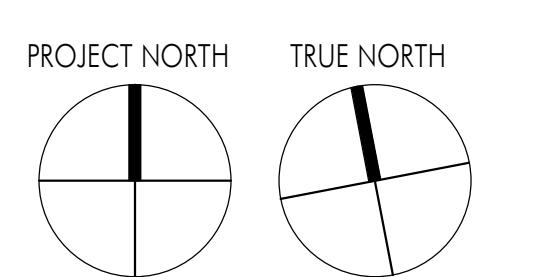
- (E) EXISTING
- (R) REPLACE (E) SLIDING DOOR
- (N) NEW

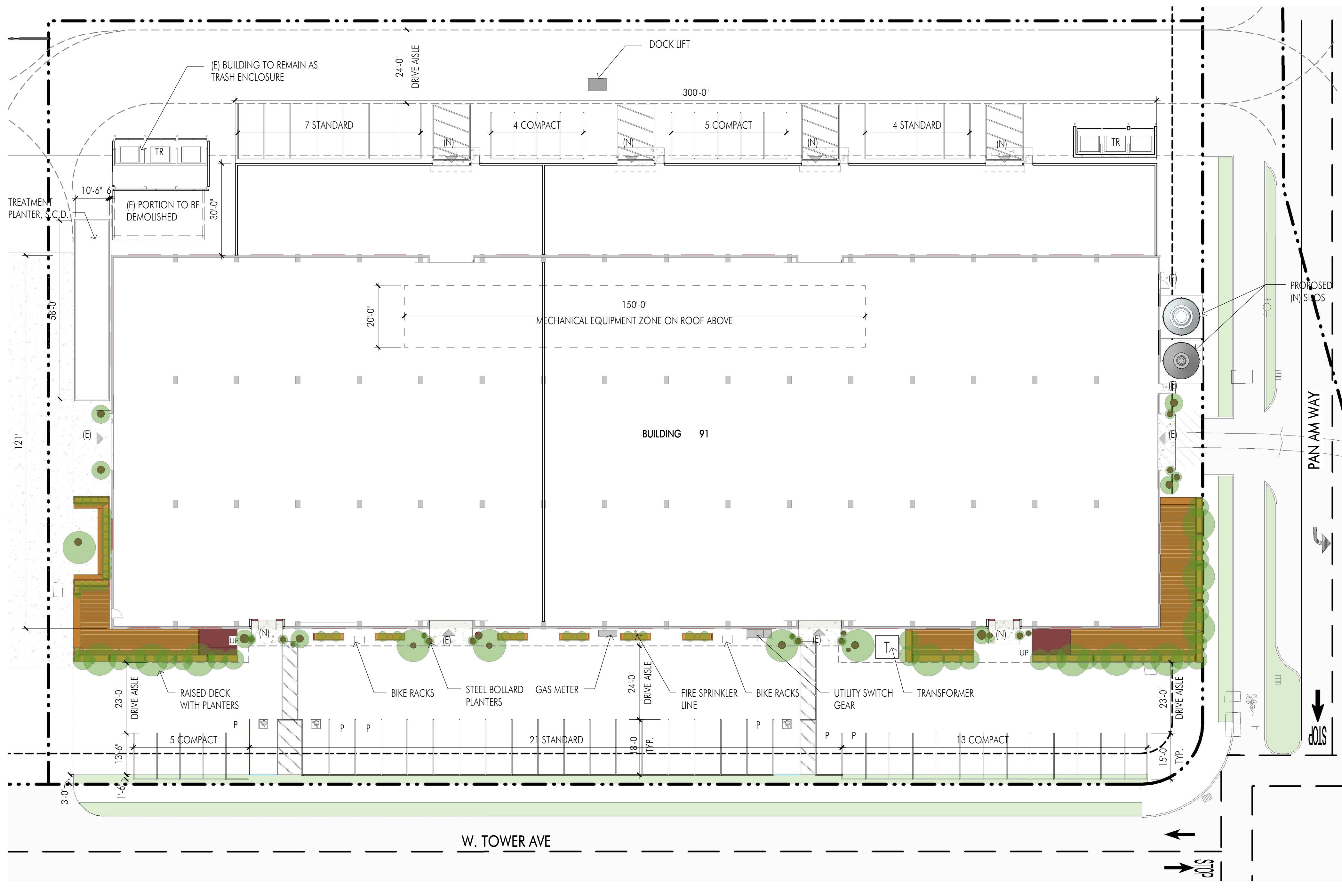




1 BLDG 9 & BLDG 91 - MASTER SITE PLAN  
1" = 30'-0"

SEE SHEET A1.0 FOR SITE PLAN DATA AND ADDITIONAL INFORMATION





**SITE PLAN DATA**

OVERALL SITE 93,000 / 2.14 AC

BUILDING EXISTING +/- 40,800 SF

BUILDING NEW +/- 9,000 SF

BUILDING TOTAL +/- 49,800 SF

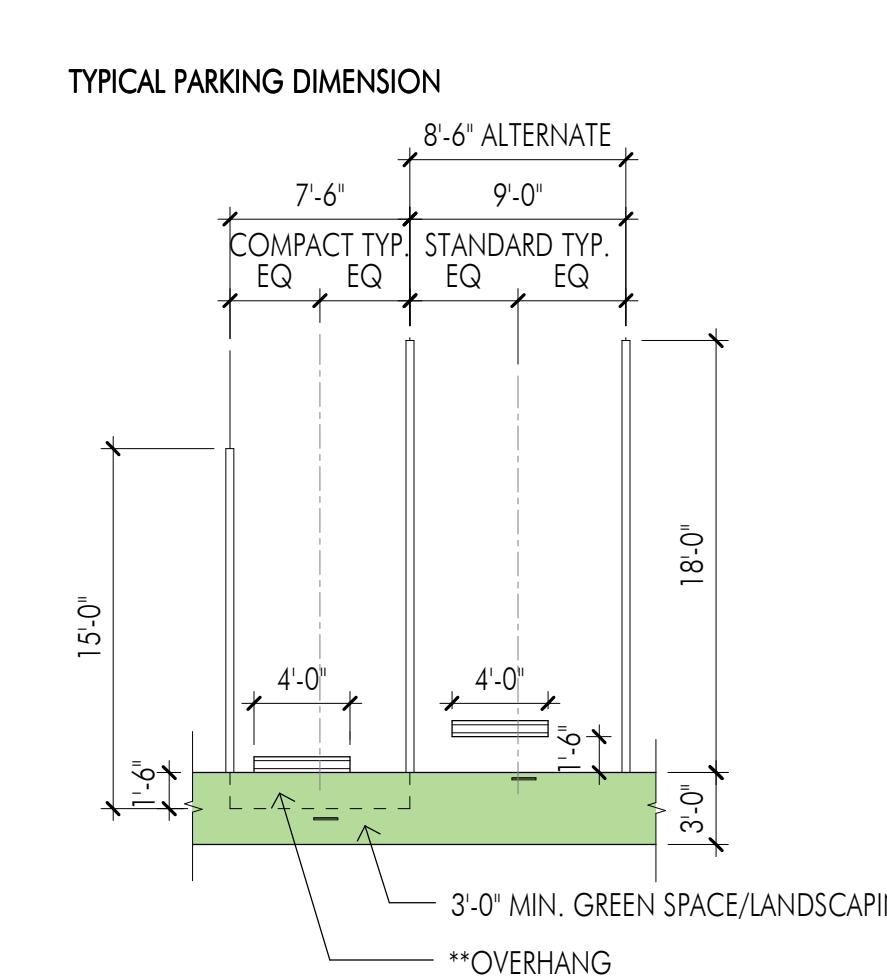
ZONING ALAMEDA POINT ZONING SUB-DISTRICT VII  
ADAPTIVE REUSE (AR)

**SITE PARKING**

PROPOSED

59 TOTAL  
32 STANDARD  
27 COMPACT  
3 ACCESSIBLE  
6 DESIGNATED  
ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION  
(0.65/1000) X 46,200 = 30.03  
(0.69/1000) X 6,000 = 41.40  
TOTAL MAX = 71.43  
\*PER CITY OF ALAMEDA ORDINANCE NO. 3088, XI TABLE B, PARKING RESERVE  
STANDARD SPACE 9'-0" X 18'-0" \*8'-6" X 18'-0"  
COMPACT SPACE 7'-6" X 15'-0" \*\*1'-6" OVERHANG  
DRIVE AISLE 20'-0" MIN, 26'-0" MIN WHERE SPECIFIED  
90 DEGREE PARKING, STANDARD 24'-0" MIN, COMPACT 23'-0"  
\*\* PER CITY OF ALAMEDA CODE OF ORDINANCES 30-7.9 PARKING DIMENSION AND ACCESS, ADJUSTMENT TO PARKING SPACE DIMENSIONS

TYPICAL PARKING DIMENSION



**BIKE PARKING**

REQUIRED/PROPOSED

7 LONG TERM (1/800 SF)  
4 SHORT TERM (2/ENTRY)

\*LONG TERM BIKE PARKING TO BE LOCATED INSIDE THE BUILDING, EXACT LOCATION TBD, TO BE COORDINATED WITH INTERIOR BUILDOUTS.

\*\* PER CITY OF ALAMEDA BICYCLE FACILITY DESIGN STANDARDS

**GRAPHIC LEGEND**

TR TRASH ENCLOSURE

PROPERTY LINE

T TRANSFORMER

BIKE PARKING SHORT TERM - EXTERIOR

P DESIGNATED PARKING FOR LOW-EMITTING, FUEL EFFICIENT AND CARPOOL/VANPOOL VEHICLES

FIRE ACCESS ROUTE  
20'-0" MIN. WIDTH W/28'-0" TURNING RADIUS  
26'-0" MIN. WIDTH WHERE SPECIFIED

EVAE EMERGENCY VEHICLE ACCESS EASEMENT

DESIGNATED LANDSCAPE/GREEN ZONE

AS ACCESSIBLE PARKING STALLS

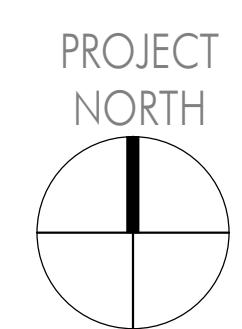
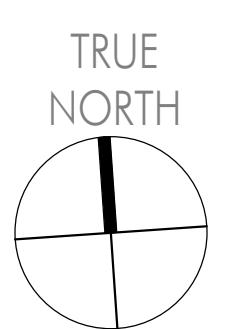
TR TRASH ENCLOSURE

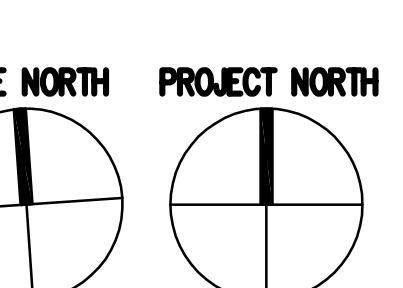
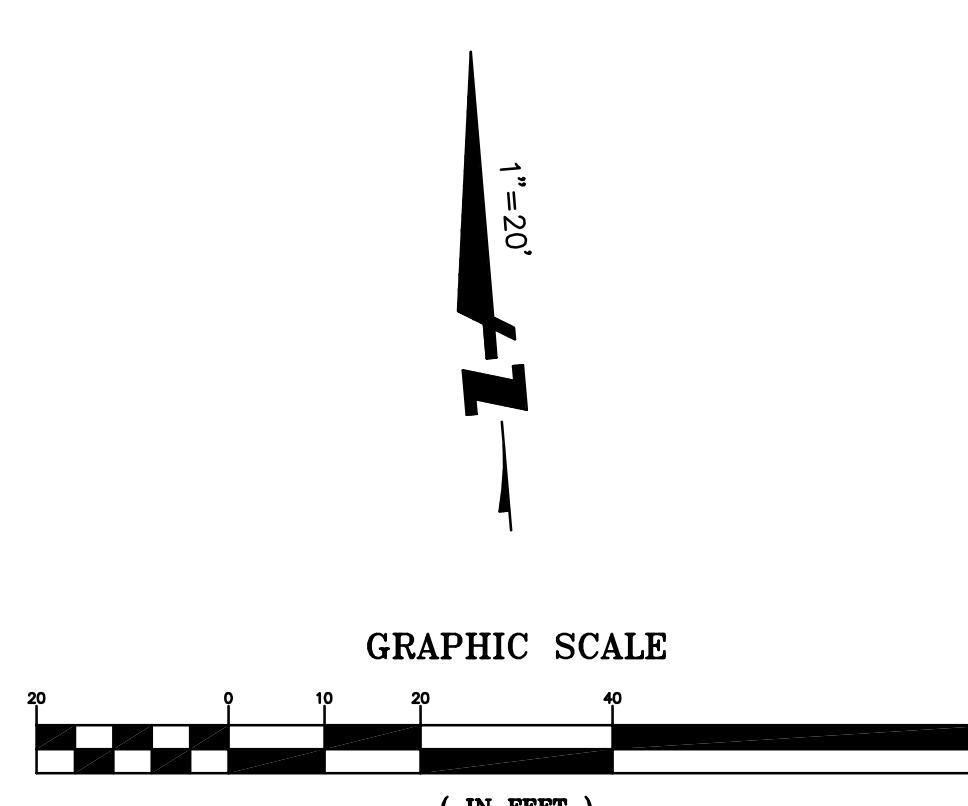
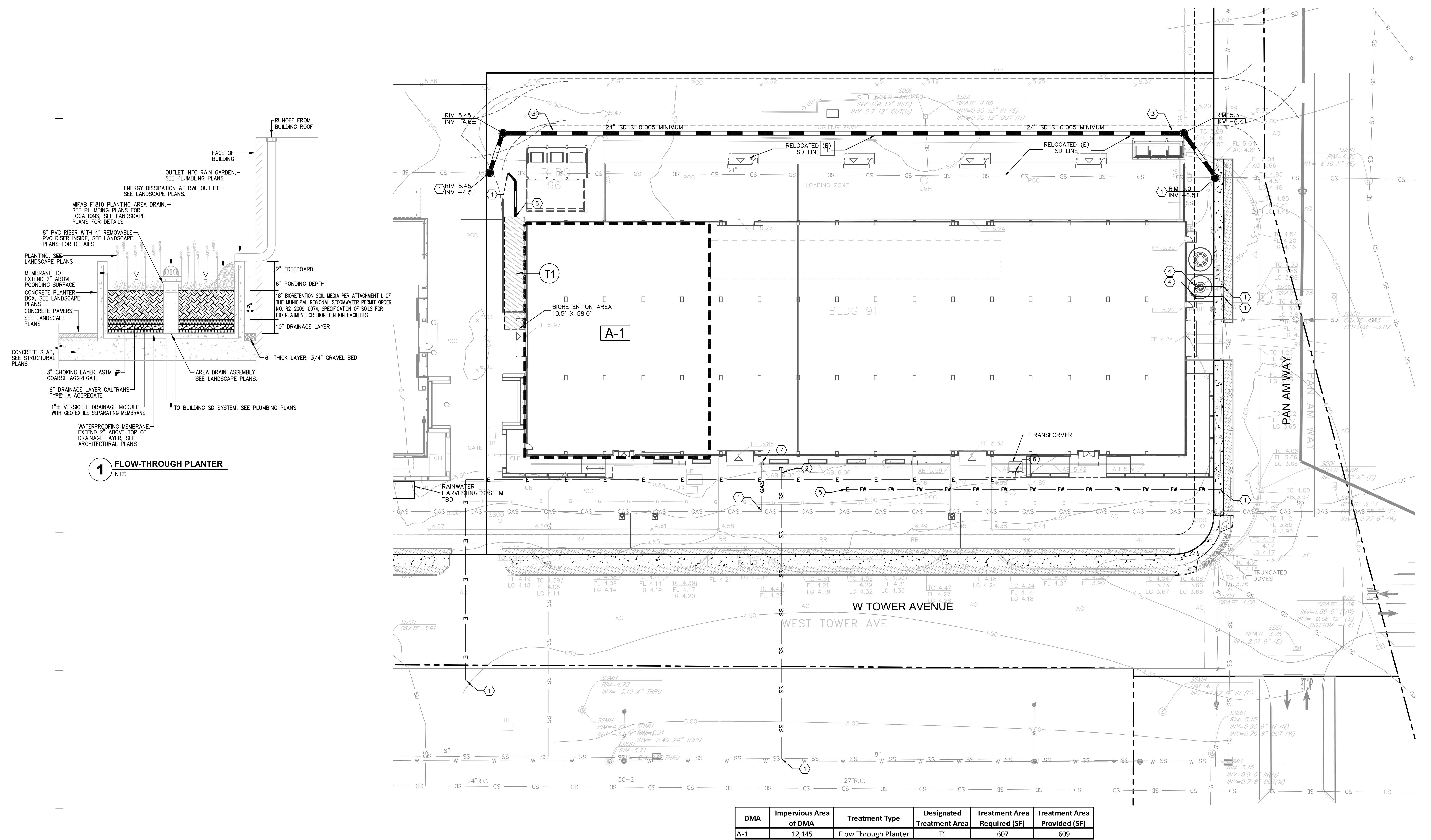
**ABBREVIATIONS**

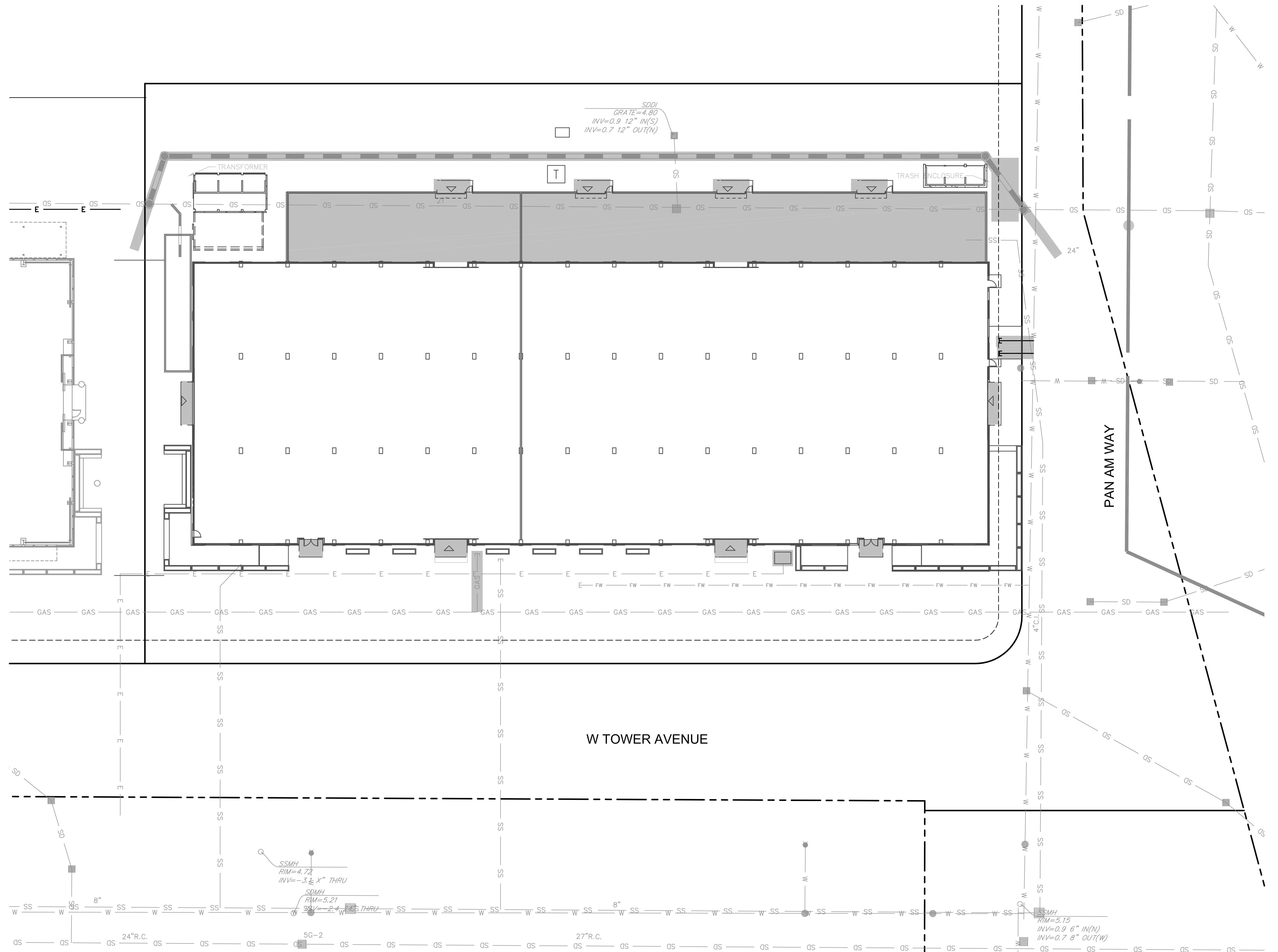
(E) EXISTING

(R) REPLACE (E) SLIDING DOOR

(N) NEW







## LEGEND

DISTURBED AREA

## NOTES

TOTAL DISTURBED AREA: 12,145 SF

1'02" = 1'

## GRAPHIC SCALE

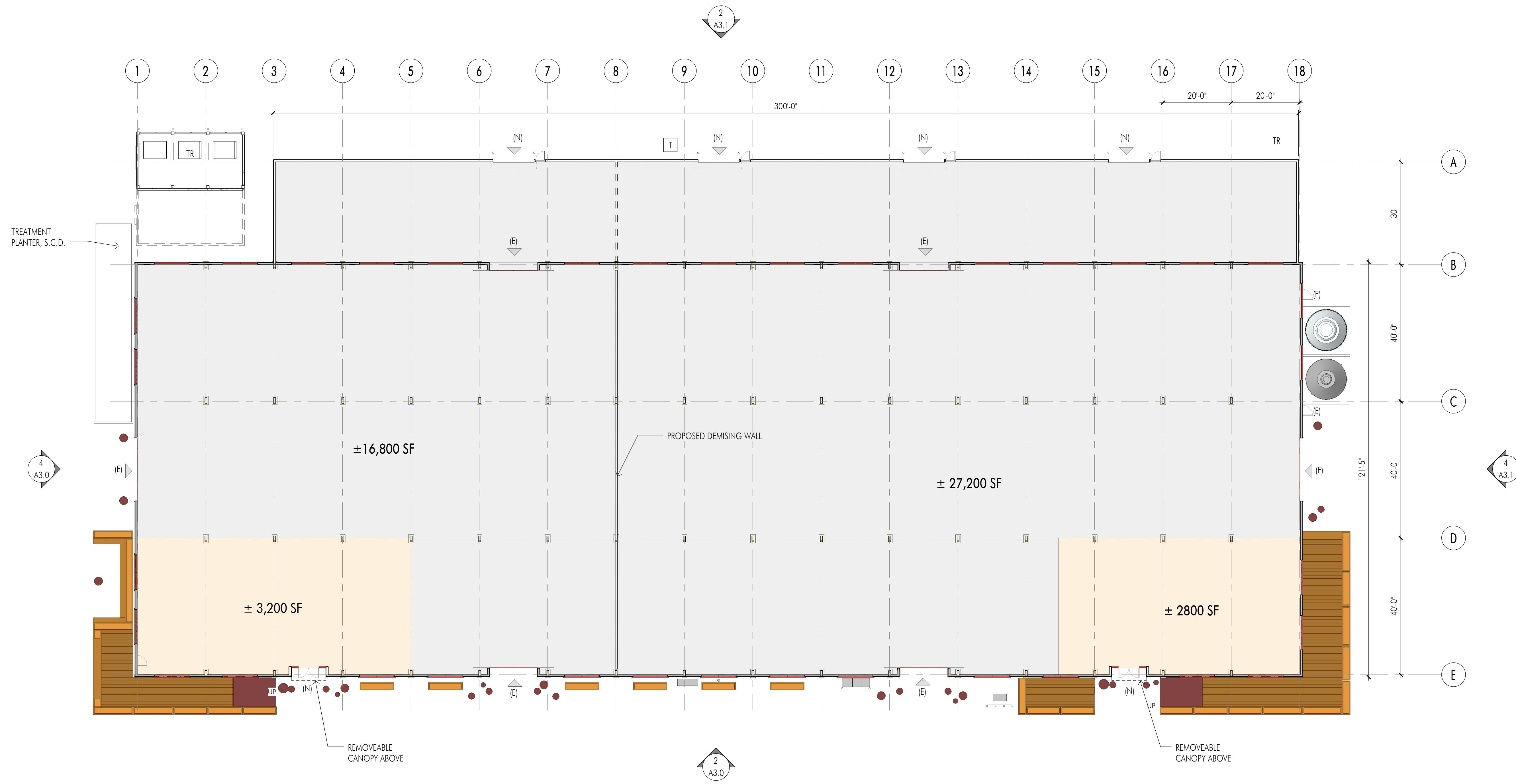
( IN FEET )  
1 inch = 20 ft.TRUE NORTH PROJECT NORTH  
Sheet No. C2

F | M | E

FEE MUNSON EBERT ARCHITECTURE + DESIGN  
500 MONTGOMERY STREET SAN FRANCISCO CA 94111-2579  
415-434-0320 FX 415-434-2409 WWW.FME-ARCH.COM**BKF 100+**  
YEARS  
ENGINEERS . SURVEYORS . PLANNERS

DELTA # SHEET ISSUE DATE

DESIGN DEVELOPMENT 04-26-16  
CLIENT APPROVAL:  
SIGNATURE DATESITE DISTURBANCE AREAS  
DESIGN DEVELOPMENT  
Project No. 201508.04  
Project Path  
Scale AS SHOWN  
Drawn By CG  
Checked By ESProduced on Revit 2011  
Fee Munson Ebert © 2012



1 1ST FLOOR - PROPOSED PLANS

ABBREVIATIONS

(E) EXISTING

(N) NEW

LEGEND

PROPOSED TENANT

SHARED SPACE

BAR/TAVERN ZONE

FUTURE PARTITION PROPOSED

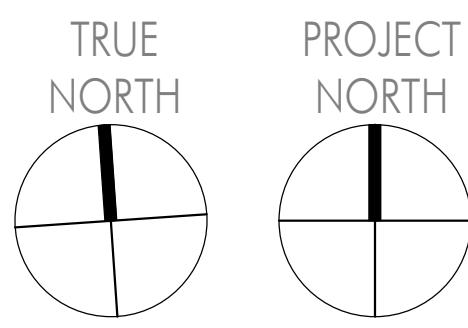
NEW WALL

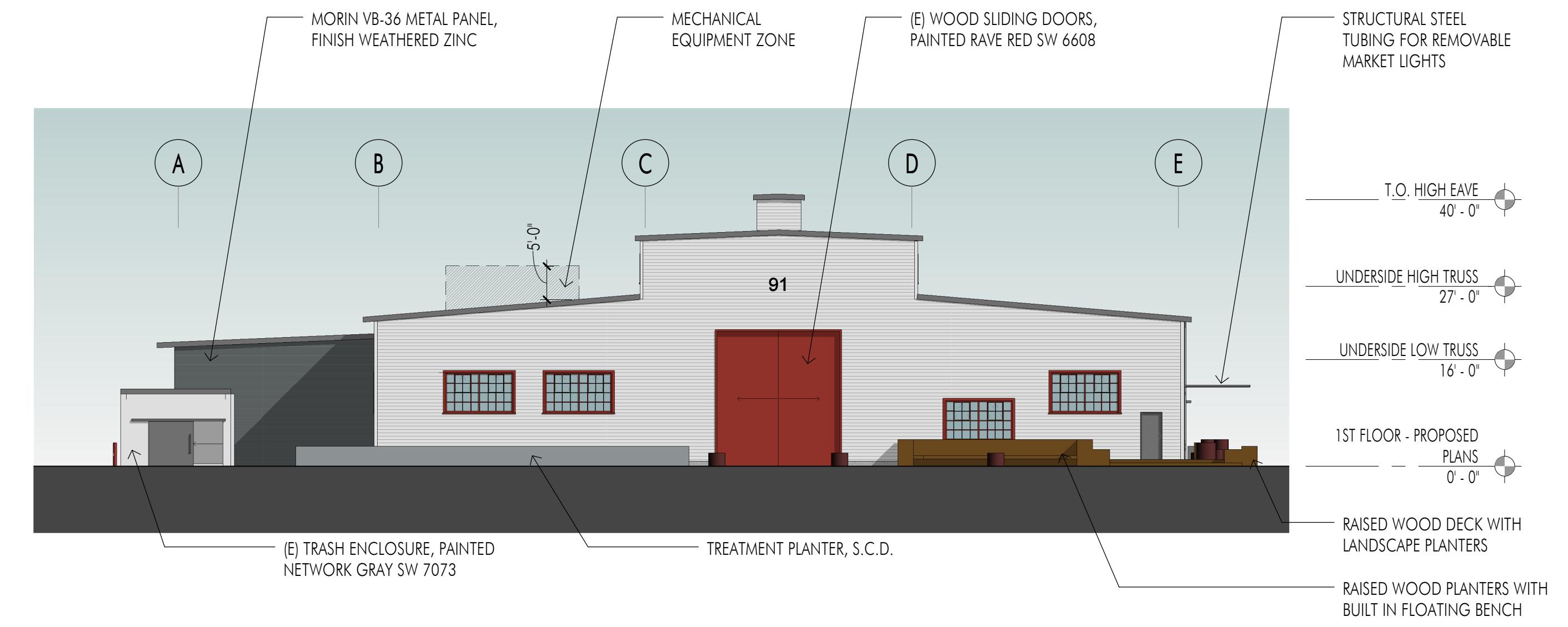
1-HR RATED WALL

DEMO

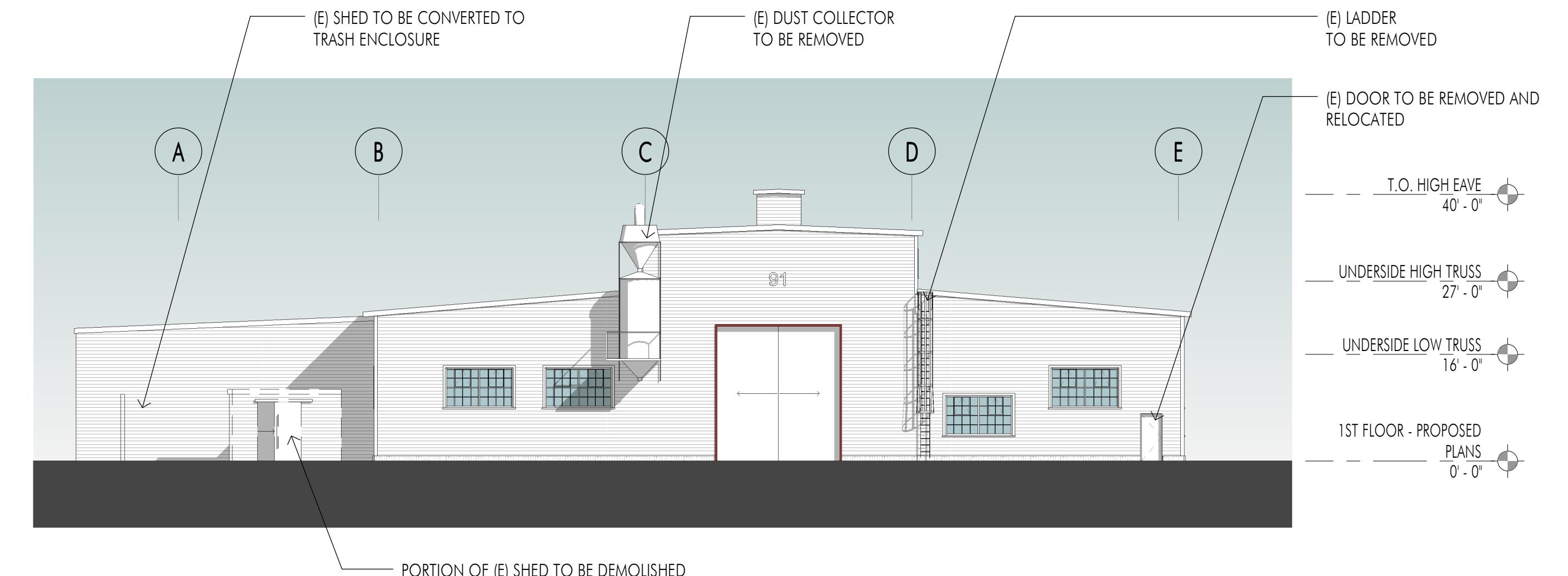
TRASH ENCLOSURE

TRANSFORMER

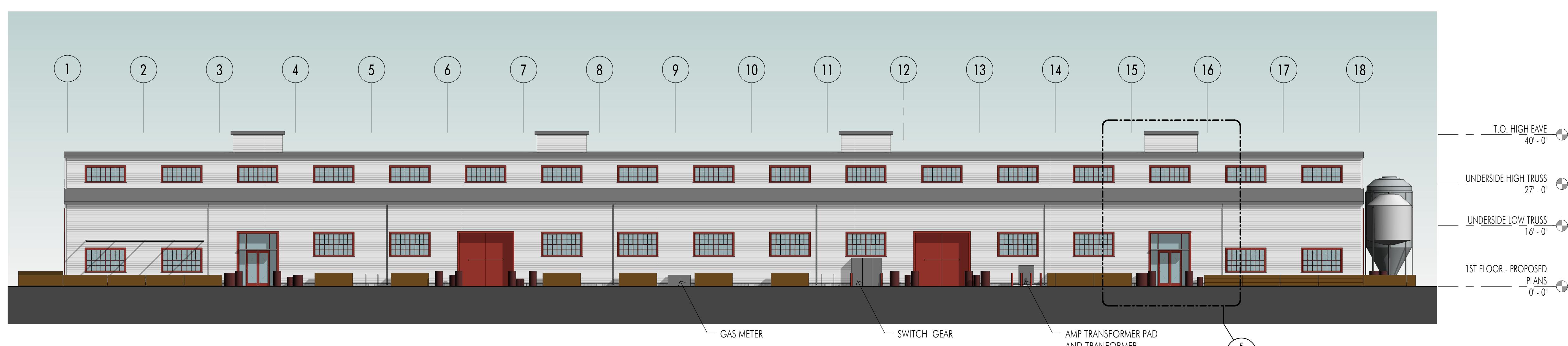




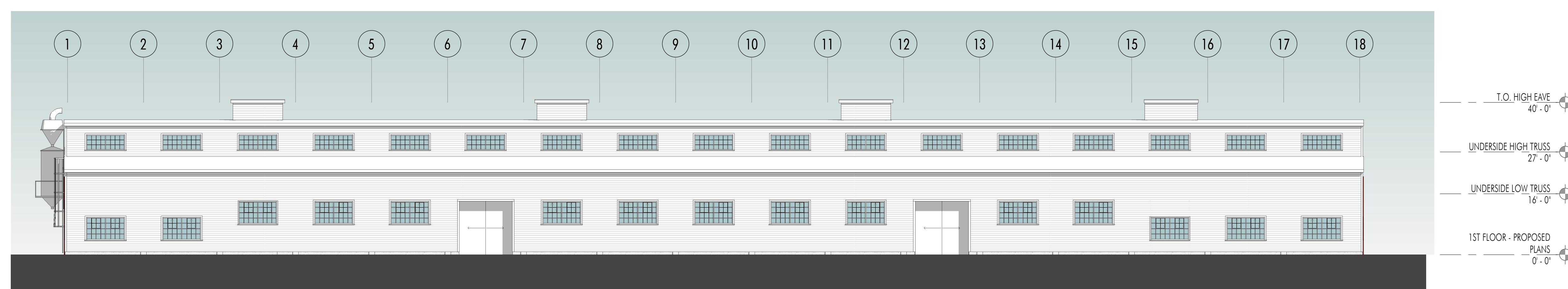
4 WEST ELEVATION - PROPOSED



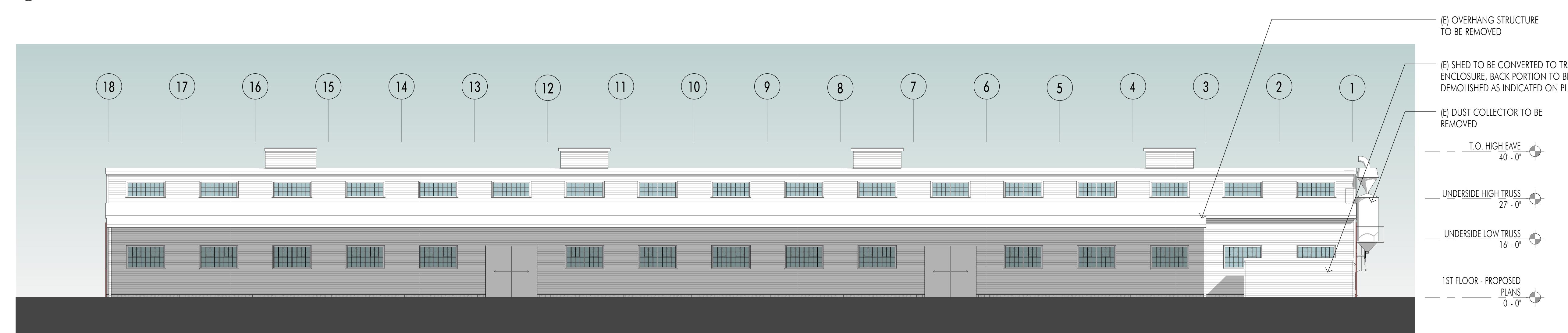
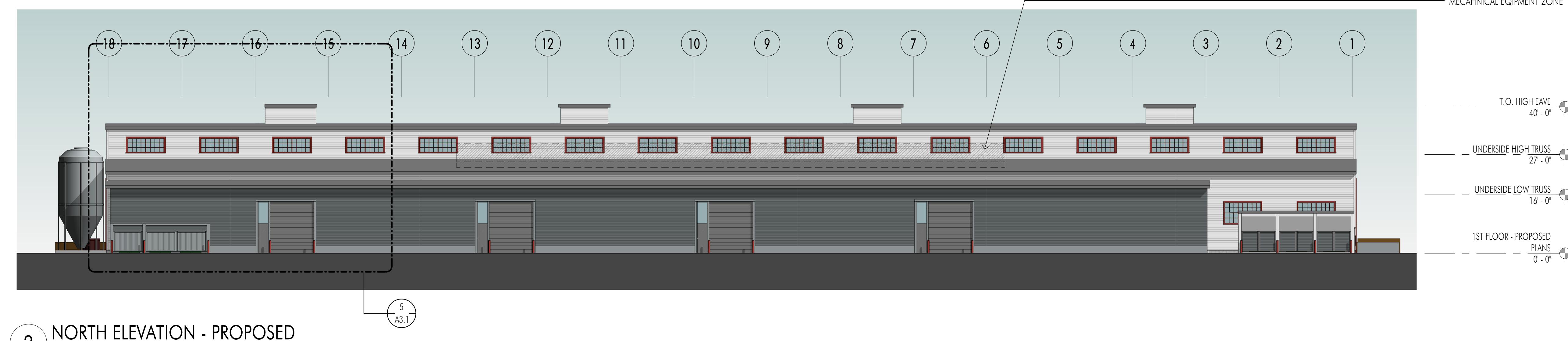
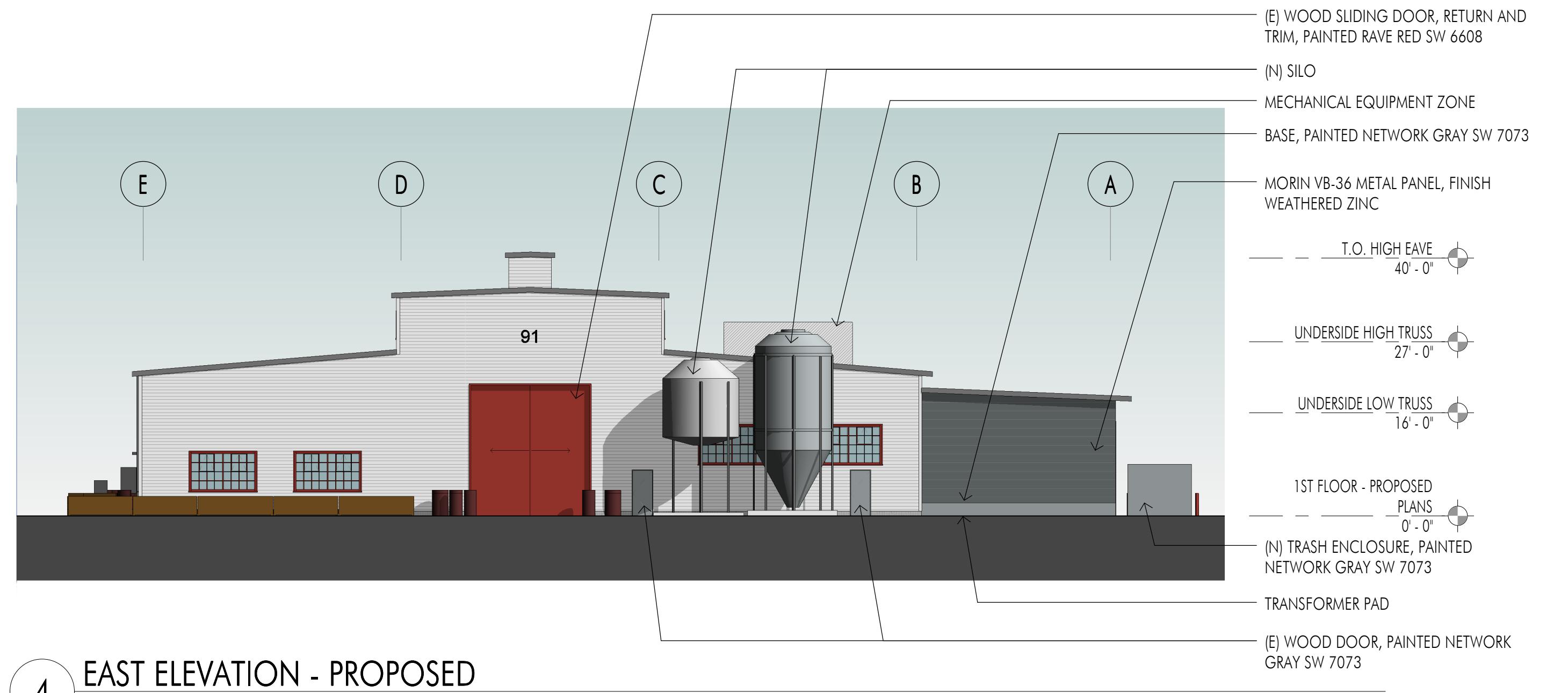
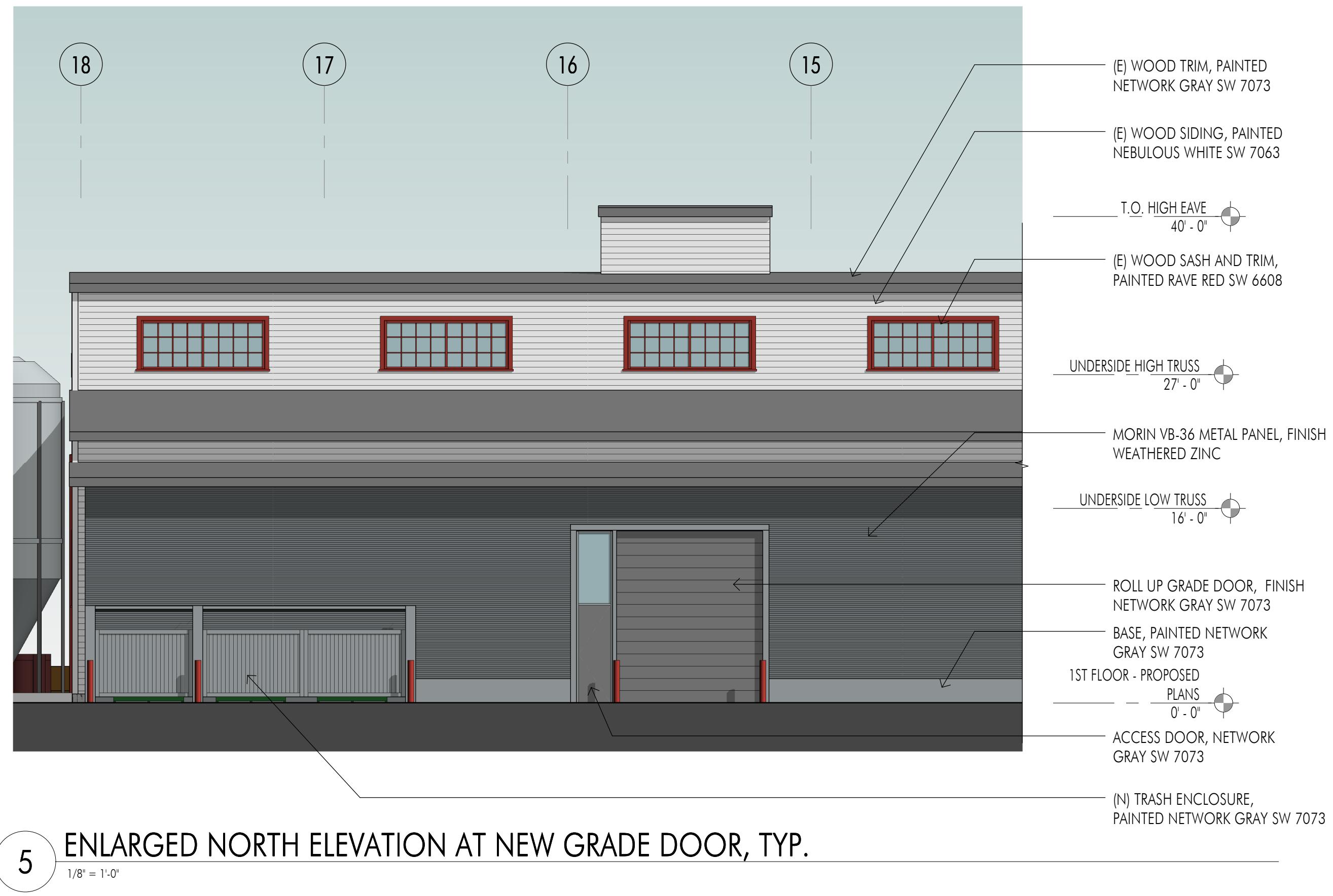
3 WEST ELEVATION - EXISTING



2 SOUTH ELEVATION - PROPOSED



1 SOUTH ELEVATION - EXISTING





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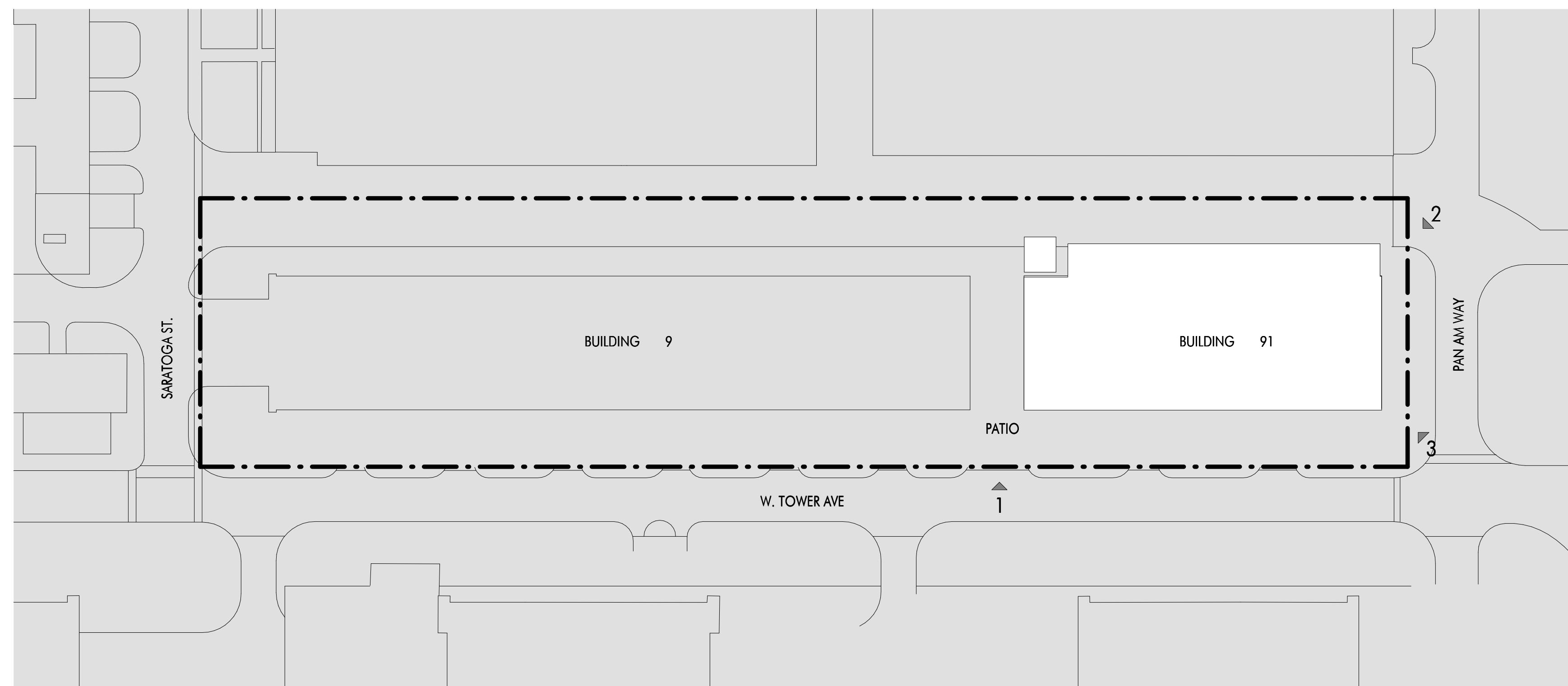
Photo of similar silos to those planned to be set along east end of 651 West Tower Avenue facing Pan Am Way. For City of Alameda Planning Department consideration along with Alameda Point Redevelopment Plans: Building 91 – 651 W. Tower Avenue Planning Submittal Rev 06 dated 5/16/16



3 VIEW FROM SOUTHEAST APPROACH



2 VIEW FROM NORTHEAST APPROACH



4 KEY PLAN - PERSPECTIVES  
1' = 80'-0"



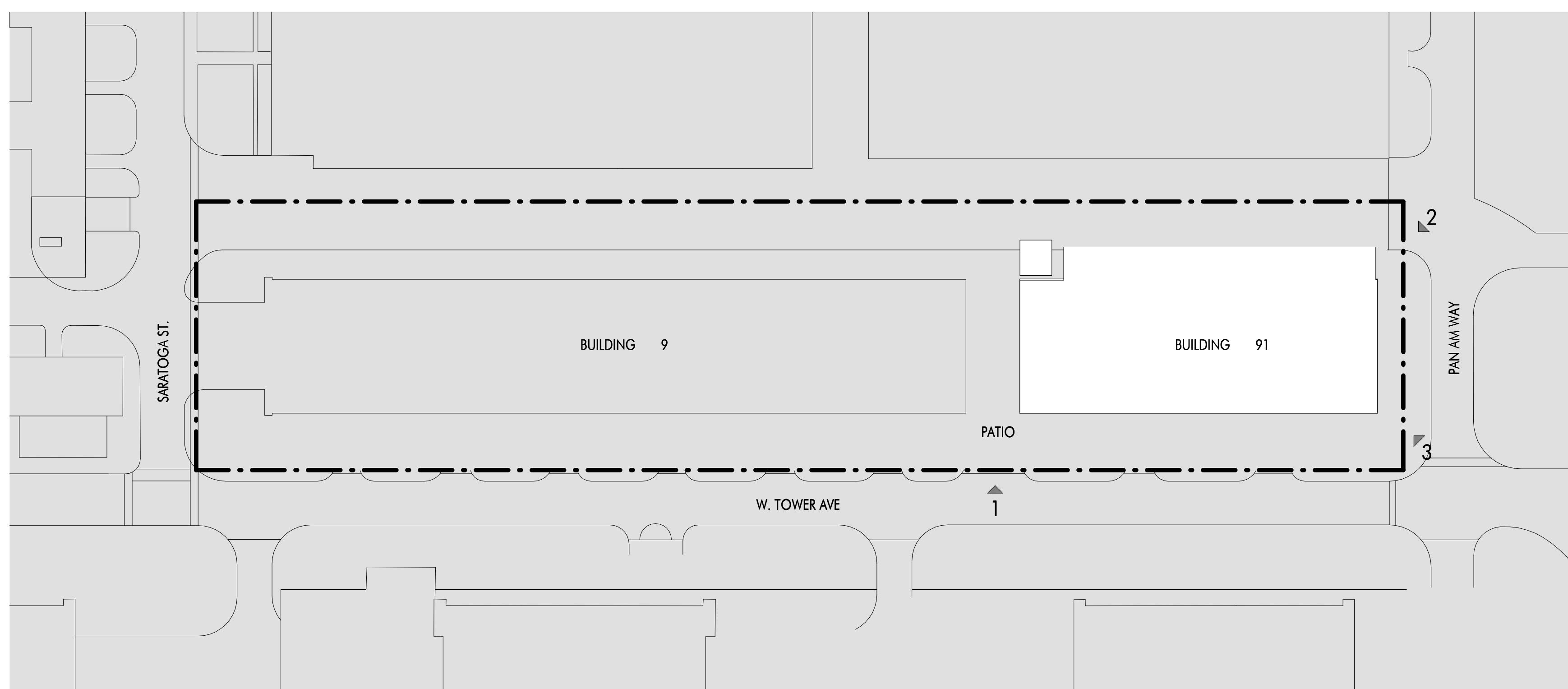
1 VIEW OF PATIO FROM W. TOWER AVENUE



3 VIEW FROM SOUTHEAST APPROACH



2 VIEW FROM NORTHEAST APPROACH



4 KEY PLAN - PERSPECTIVES  
1' = 80'-0"



1 VIEW OF PATIO FROM W. TOWER AVENUE