ALAMEDA POINT REDEVELOPMENT PLANS: BUILDING 9 - 707 W. TOWER AVENUE

PROPOSED PROJECT

PROJECT DIRECTORY

DEVELOPER:

SRMERNST DEVELOPMENT PARTNERS
2220 LIVINGSTON STREET
SUITE 208
OAKLAND, CA 94606

CONTACT: JOE ERNST
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BRENNAN GERAGHTY
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BGERAGHTY@SRMERNST.COM

ARCHITECT:

FME ARCHITECTURE + DESIGN
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SAN FRANCISCO, CA 94111

CONTACT: TERRI EMERY
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STRUCTURAL ENGINEER:

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SAN FRANCSICO, CA 94101

CONTACT: RICHARD DREYER
TEL: (415) 693-1600
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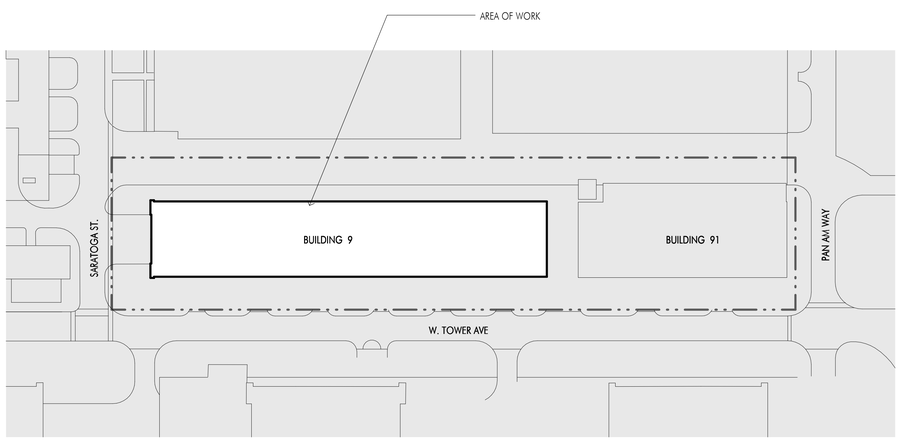
DDREYER@HOLMESCULLEY.COM

HUGO GOMEZ
TEL: (415) 693-1600
HGOMEZ@HOLMESCULLEY.COM

EXISTING CONDITIONS

VICINITY MAP

KEY PLAN



DRAWING INDEX

☒ ISSUED WITH REVISIONS
■ ISSUED
R=REFERENCE DRAWING

		HISTORIC ADVISORY BOARD 02/29/16	PLANNING SUBMITTAL 02/29/16	PLANNING SUBMITTAL REV. 01 03/07/16	PLANNING SUBMITTAL REV. 02 03/16/16	PLANNING SUBMITTAL REV. 03 04/12/16	PLANNING SUBMITTAL REV. 04 04/26/16	PLANNING SUBMITTAL REV. 05 05/10/16	PLANNING SUBMITTAL REV. 06 05/18/16
GENERAL INFORMATION									
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A0.1	MASTER INFRASTRUCTURE PLAN (MIP) DRAWINGS							R	R
	ALAMEDA POINT - TRACT 8315 TENTATIVE MAP	R	R	R	R			R	R
SITE DESIGN DRAWINGS									
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A1.0-a	PRELIMINARY MASTER SITE PLAN WITH EXISTING SITE CONDITIONS								■
A1.1	SITE PLAN			■	■		■	☒	☒
C1	UTILITY AND STORMWATER MANAGEMENT PLAN				■		■	☒	☒
C2	SITE DISTURBANCE AREA							■	■
BUILDING DESIGN DRAWINGS									
A2.0	BUILDING PLANS	■	■	■	■		■	☒	☒
A3.0	BUILDING ELEVATIONS	■	■	■	■	■	■	☒	☒
A3.1	BUILDING ELEVATIONS	■	■	■	■	■	■	☒	☒
A3.2	BUILDING ELEVATIONS - ALTERNATE								■
A4.0	BUILDING PERSPECTIVES	■	■	■	■	■	■	☒	☒
A4.1	BUILDING PERSPECTIVES - ALTERNATE								■

F | M | E ARCHITECTURE + DESIGN

SRMERNST development partners

ALAMEDA POINT - BUILDINGS 9
COVER SHEET
SCHEMATIC DESIGN

05/18/16
As indicated
SD A0.0

FOR REFERENCE ONLY

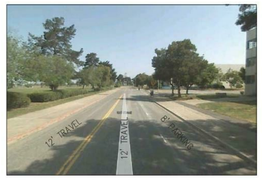
Carlson, Barbee & Gibson, Inc.

STREET CLASSIFICATIONS

- LOCAL STREET
- SECONDARY/OTHER TRANSIT STREET (VARIES)
- CLASS 2A BIKE FACILITY

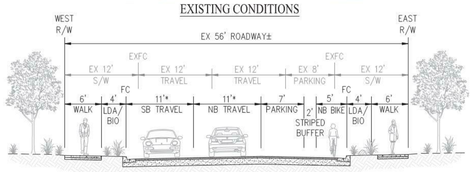
TRAVEL LANE NOTE:

TRAVEL LANES SHALL BE INCREASED TO 13' FOR STREETS ADJACENT TO BUILDINGS GREATER THAN 30' HIGH (OR AS APPROVED BY FIRE DEPT) AND SHALL BE STRIPED AS 11' LANES.



EXISTING CONDITIONS

KEY MAP
NOT TO SCALE



RETROFITTED CROSS-SECTION

ALAMEDA POINT
MASTER INFRASTRUCTURE PLAN
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MARCH, 2014 NOT TO SCALE
Carlson, Barbee, & Gibson, Inc.

FIGURE 24
SARATOGA STREET
REUSE AREAS

G:\1087-10\ACAD-10\EXHIBITS\BASE CASE ALT - FIGURES\XB_24_STREET SECTIONS (REUSE AREAS).DWG

ALAMEDA POINT MASTER INFRASTRUCTURE PLAN

March 31, 2014

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FOR REFERENCE ONLY

Carlson, Barbee & Gibson, Inc.

STREET CLASSIFICATIONS

- LOCAL STREET
- PRIMARY/OTHER TRANSIT STREET (VARIES)
- TRUCK ROUTE (VARIES)
- CLASS 2A BIKE FACILITY

TRAVEL LANE NOTE:

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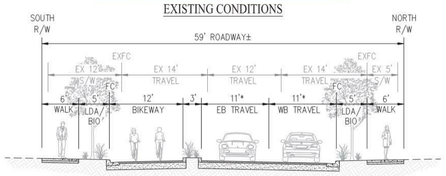
EXISTING CONDITIONS

KEY MAP
NOT TO SCALE



RETROFITTED CROSS-SECTION

ALAMEDA POINT
MASTER INFRASTRUCTURE PLAN
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MARCH, 2014 NOT TO SCALE
Carlson, Barbee, & Gibson, Inc.

FIGURE 24
TOWER AVENUE
REUSE AREAS

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ALAMEDA POINT MASTER INFRASTRUCTURE PLAN

March 31, 2014

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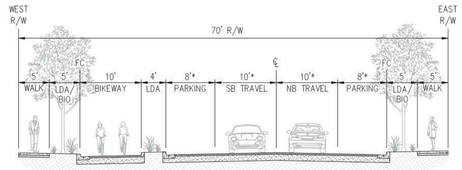
FOR REFERENCE ONLY

Carlson, Barbee & Gibson, Inc.

STREET CLASSIFICATIONS

- ISLAND COLLECTOR
- PRIMARY/SECONDARY TRANSIT (VARIES)
- TRUCK ROUTE (VARIES)
- CLASS 2A BIKE FACILITY

KEY MAP
NOT TO SCALE



PARKING NOTE:

WHEN TRAVEL LANES ARE GREATER THAN 10' WIDE, PARKING MAY BE REDUCED TO 7'.

TRAFFIC CALMING NOTE:

TRAFFIC CALMING MEASURES (I.E. CURB BULB-OUTS) TO BE INCORPORATED.

ISLAND COLLECTOR
BIKEWAY

TRAVEL LANE NOTE:

TRAVEL LANES SHALL BE INCREASED TO 13' FOR STREETS ADJACENT TO BUILDINGS GREATER THAN 30' HIGH (OR AS APPROVED BY FIRE DEPT) AND SHALL BE STRIPED AS 10' LANES.

ALAMEDA POINT
MASTER INFRASTRUCTURE PLAN
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MARCH, 2014 NOT TO SCALE
Carlson, Barbee, & Gibson, Inc.

FIGURE 23
ISLAND COLLECTOR - BIKEWAY
DEVELOPMENT AREAS

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ALAMEDA POINT MASTER INFRASTRUCTURE PLAN

March 31, 2014

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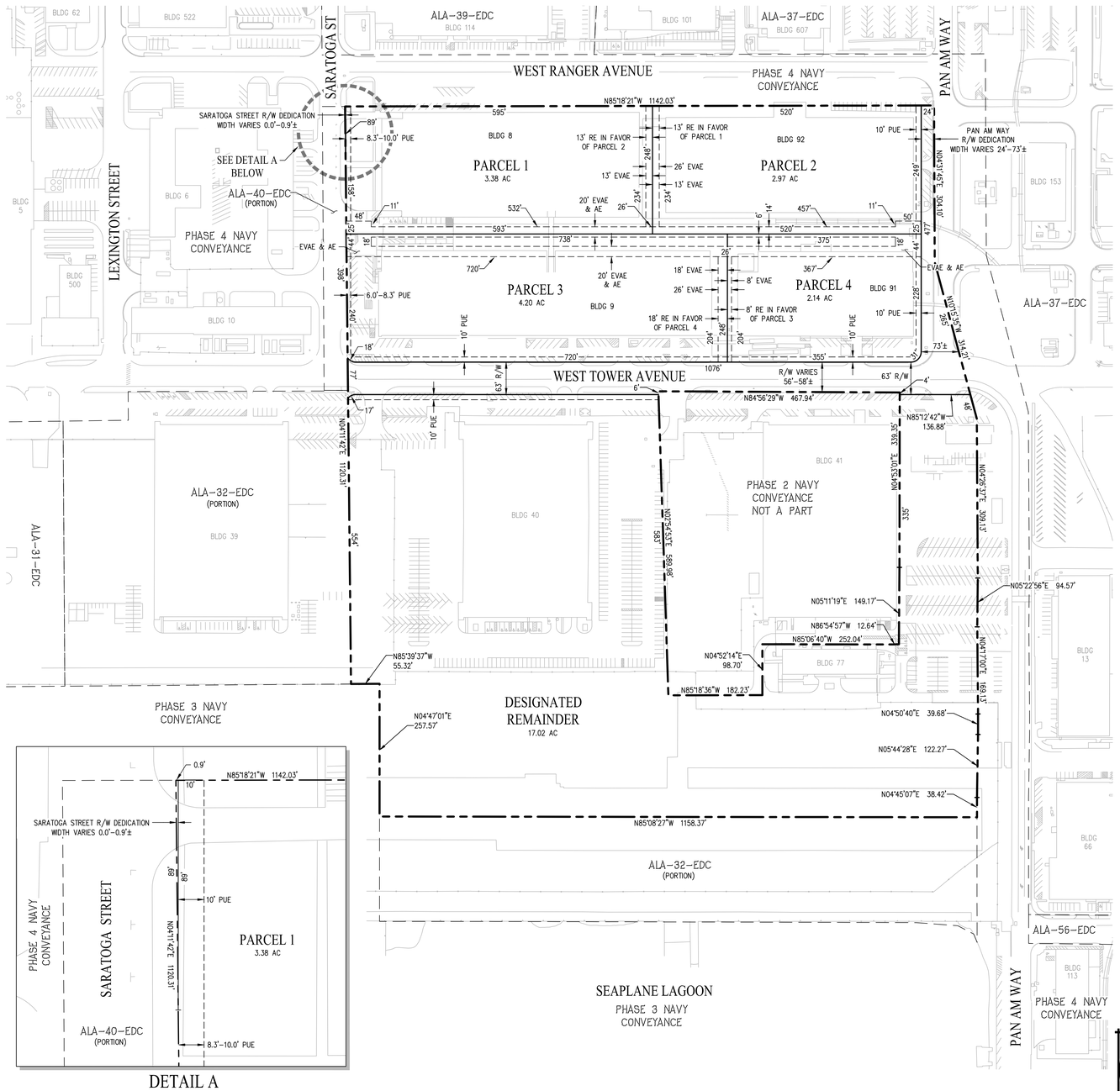
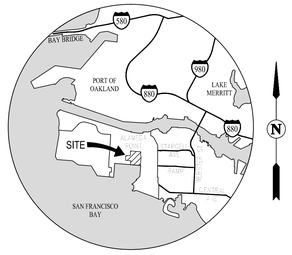
FOR REFERENCE ONLY



GENERAL NOTES:

1. OWNER/PROJECT SPONSOR: CITY OF ALAMEDA, 2263 SANTA CLARA AVENUE, ALAMEDA, CA 94501, JENNIFER OTT
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, ANGELO OBERTELLO, R.C.E. NO. 64345, PHONE: (925) 866-0322
3. LAND AREA: 31.82 AC
4. EXISTING ZONING: AP-WTC (ALAMEDA POINT – WATERFRONT TOWN CENTER) AP-AR (ALAMEDA POINT – ADAPTIVE REUSE)
5. EXISTING GENERAL PLAN: MIXED USE
6. NUMBER OF PARCELS: 4
7. UTILITIES
   - WATER: EAST BAY MUNICIPAL UTILITY DISTRICT & CITY OF ALAMEDA
   - STORM DRAIN: CITY OF ALAMEDA
   - SEWER: EAST BAY MUNICIPAL UTILITY DISTRICT & CITY OF ALAMEDA
   - GAS: PACIFIC GAS & ELECTRIC COMPANY
   - ELECTRIC: ALAMEDA MUNICIPAL POWER
   - TELEPHONE: AT&T
   - CABLE TV: COMCAST
8. APN: 074-1368-002, 074-1368-010, 074-1368-011
9. FLOOD ZONES SHOWN ARE PER FLOOD INSURANCE RATE MAP FM06001C0066G & FM06001C0068G, EFFECTIVE DATE: AUGUST 3, 2009 AND LOMR DATED JULY 23, 2015. ZONE AE & ZONE X.
10. RECIPROCAL UTILITY AND ACCESS EASEMENTS WILL BE EXECUTED CONCURRENTLY WITH RECORDING OF THE FINAL SUBDIVISION MAP.
11. EXISTING UTILITIES ARE LOCATED WITHIN THE PROPOSED PARCELS. A UTILITY MAINTENANCE EASEMENT/AGREEMENT WILL BE EXECUTED CONCURRENTLY WITH THE RECORDING OF THE FINAL SUBDIVISION MAP.
12. THERE ARE NO PROPOSED IMPROVEMENTS THAT ACCOMPANY THIS SUBDIVISION MAP.



VICINITY MAP
NOT TO SCALE

SUBDIVIDER'S STATEMENT:

THIS IS A SUBDIVISION OF PARCELS ALA-32-EDC, ALA-40-EDC AND ALA-41-EDC. THE PROPOSED SUBDIVISION WILL ESTABLISH PARCELS FOR CONVEYANCE PURPOSES WITHIN THE ALAMEDA POINT ADAPTIVE REUSE AREAS. THE PROPOSED PARCELS ENCOMPASS EXISTING BUILDINGS WHICH ARE PROPOSED TO BE ADAPTIVELY REUSED.

THE BACKBONE STREET RIGHTS OF WAYS, AS DEFINED BY THE ALAMEDA POINT MASTER INFRASTRUCTURE PLAN, WITHIN THE PROPOSED SUBDIVISION WILL BE ESTABLISHED.

THERE ARE NO PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS MAP. FUTURE INFRASTRUCTURE REPLACEMENTS WITHIN AND SURROUNDING THIS SUBDIVISION WILL BE COMPLETED EITHER THROUGH THE ALAMEDA POINT DEVELOPMENT IMPACT FEE PROGRAM OR THROUGH FUTURE DEVELOPMENT APPLICATIONS WITHIN THIS SUBDIVISION.

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY BOUNDARY
- PROPOSED EASEMENT

ABBREVIATIONS

AC	ACRE
AE	ACCESS EASEMENT
EX	EXISTING
FU	FUTURE
L	LENGTH
MAX	MAXIMUM
MIN	MINIMUM
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RE	RECIPROCAL ACCESS & PARKING EASEMENT
R/W	RIGHT OF WAY

ALAMEDA POINT - TRACT 8315

TENTATIVE MAP

WEST TOWER AVENUE SUBDIVISION

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 100' 300' 400'

SCALE: 1" = 100' DATE: NOVEMBER 24, 2015

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbandg.com

G:\1087-10\ACAD-10\EXHIBITS\CONVEYANCE DATES\PARCELIZATION\TM\TM_HANGAR ROW & WEST TOWER AVE.DWG

CONCEPT IMAGERY

REMOVABLE SUN SHADES

①

NEW RIBBON WINDOWS AT 2ND FLOOR, BUILDING 9

②

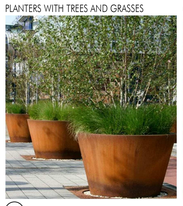
EXTENDED FRAME AT NEW ENTRY, BUILDING 9

③

STEEL BOLLARD PLANTERS

④

PLANTERS WITH TREES AND GRASSES



⑤

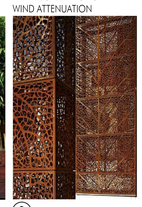
GRASSES AND WILD FLOWERS

⑥

WOOD LANDSCAPE PLANTERS

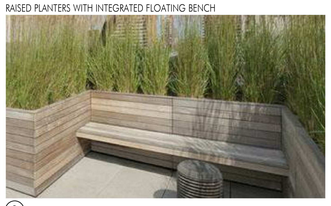
⑦

METAL SCREENING FOR WIND ATTENUATION



⑧

RAISED PLANTERS WITH INTEGRATED FLOATING BENCH



⑨

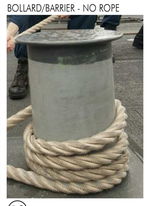
MARKET LIGHTS AT BUILDING 91 RAISED DECK

⑩

BUILDING 91 ADDITION

⑪

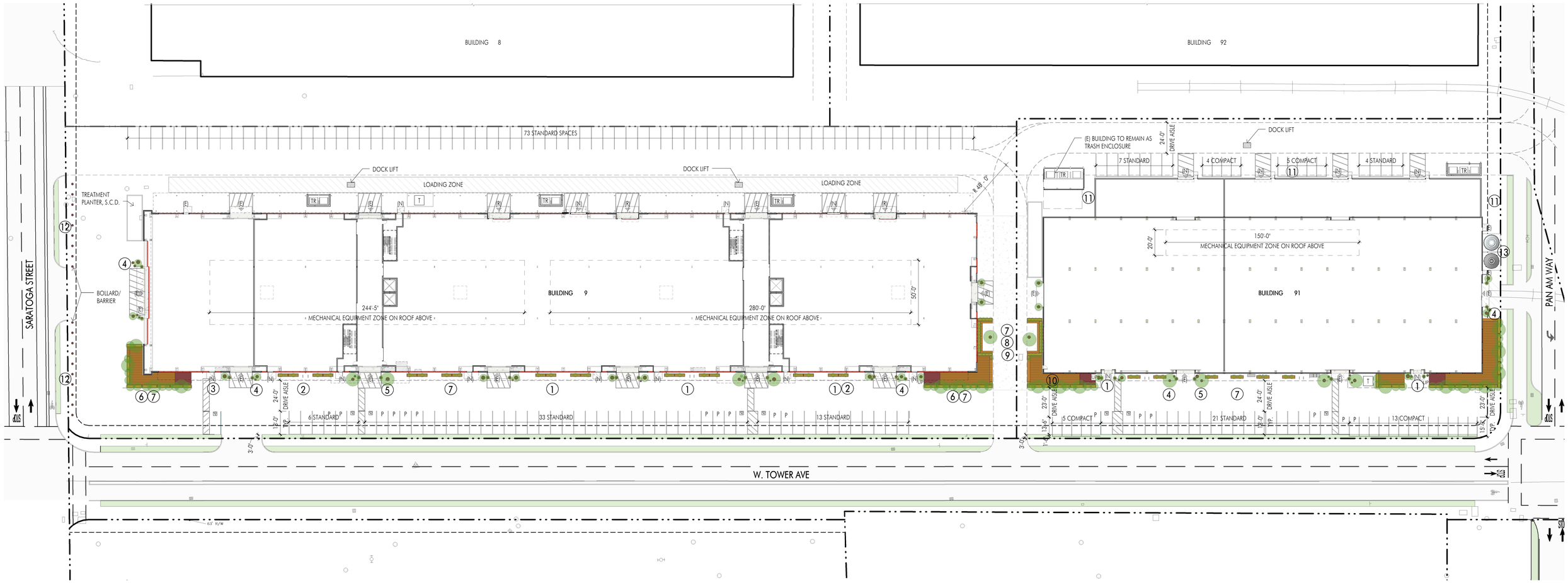
BOLLARD/BARRIER - NO ROPE



⑫

SILOS

⑬



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

1" = 30'-0"

SITE PLAN DATA

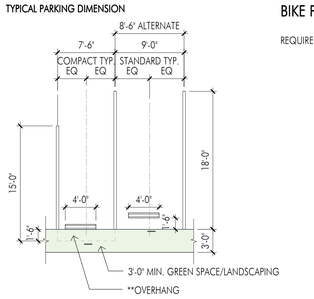
	BUILDING 9	BUILDING 91
OVERALL SITE	183,520 SF / 4.22 AC	93,000 / 2.14 AC
BUILDING EXISTING	+/- 80,907 SF	+/- 40,800 SF
BUILDING NEW	+/- 70,907 SF	+/- 9,000 SF
BUILDING TOTAL	+/- 151,814 SF	+/- 49,800 SF
ZONING	ALAMEDA POINT ZONING SUB-DISTRICT VII ADAPTIVE REUSE (AR)	

SITE PARKING

	BUILDING 9	BUILDING 91
PROPOSED	126 TOTAL	59 TOTAL
	126 STANDARD 0 COMPACT	32 STANDARD 27 COMPACT
	5 ACCESSIBLE 11 DESIGNATED	3 ACCESSIBLE 6 DESIGNATED
	ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION	
REQUIRED MAX.	(*0.65/1000) X 143,614 = 93.35	(*0.65/1000) X 46,200 = 30.03
	(*06.9/1000) X 1,400 = 9.66	(*06.9/1000) X 6,000 = 41.40
	(*03.4/1000) X 6,800 = 23.12	
	TOTAL MAX = 126.13	TOTAL MAX = 71.43
	*PER CITY OF ALAMEDA ORDINANCE NO. 3088, XI TABLE B, PARKING RESERVE	
TYPICAL PARKING DIMENSION	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

	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)

*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' MIN TURNING RADIUS 26'-0' MIN. WIDTH WHERE SPECIFIED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT		DESIGNATED LANDSCAPE/GREEN ZONE
	ACCESSIBLE PARKING STALLS		

ABBREVIATIONS

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

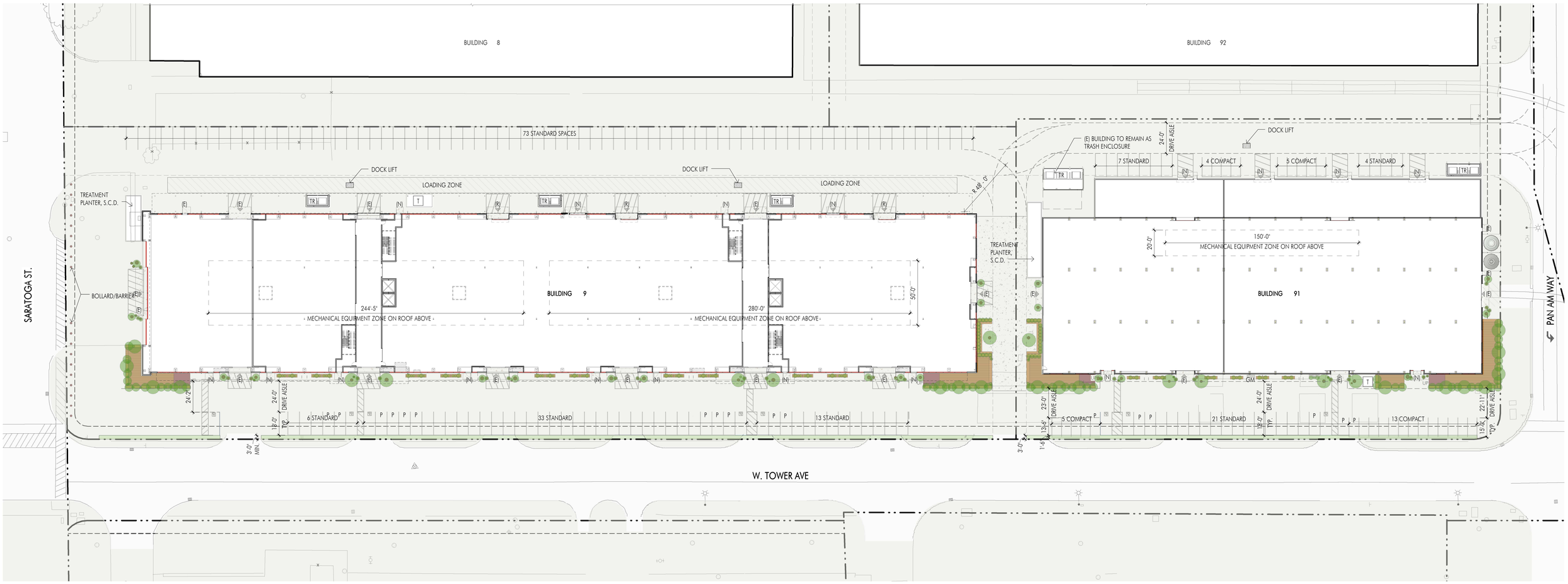
PROJECT NORTH TRUE NORTH

F | M | E ARCHITECTURE + DESIGN

SRMERNST development partners

ALAMEDA POINT - BUILDINGS 9
PRELIMINARY MASTER SITE PLAN WITH MASTER INFRASTRUCTURE PLAN (MIP)
SCHEMATIC DESIGN

05/18/16
As indicated
SD A1.0



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

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

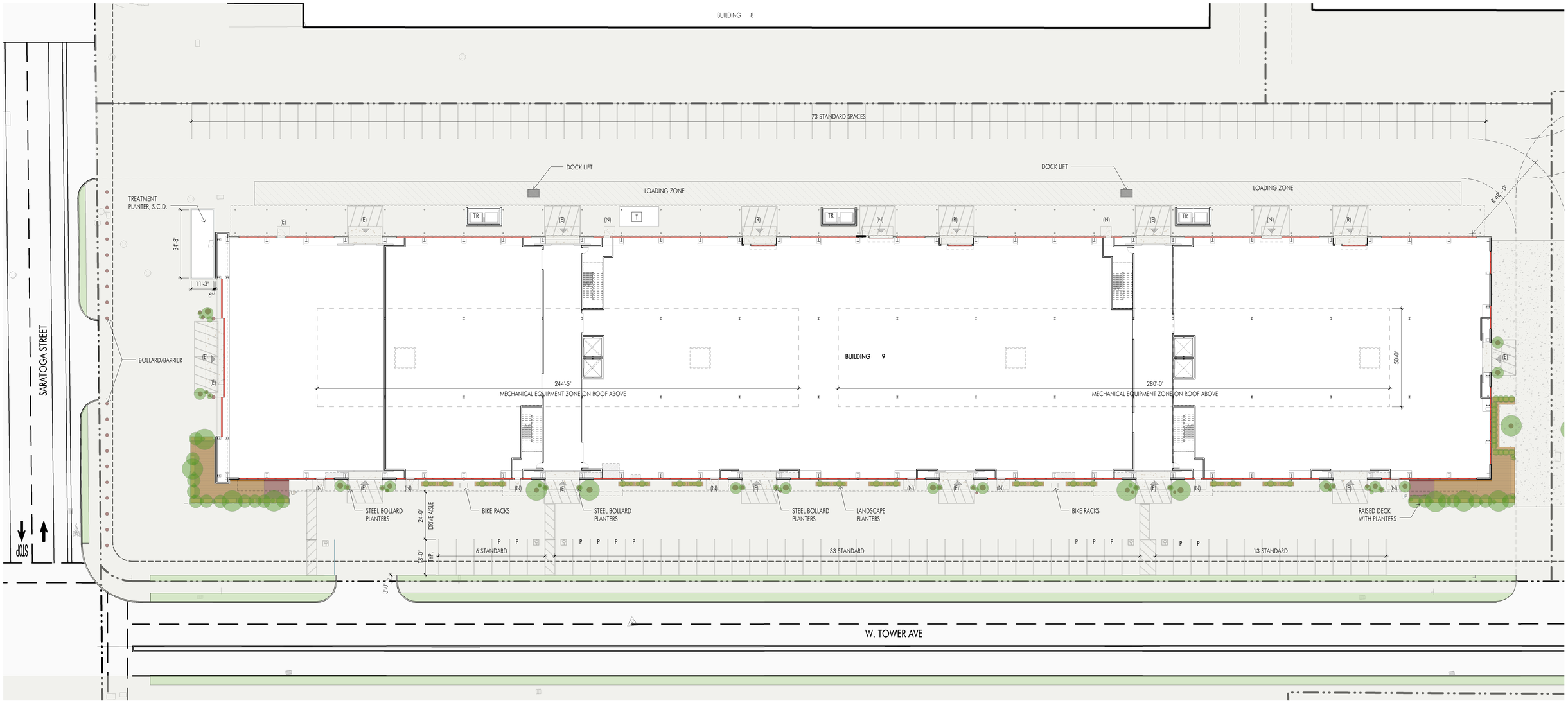
PROJECT NORTH TRUE NORTH

F | M | E ARCHITECTURE + DESIGN

SRMERNST development partners

ALAMEDA POINT - BUILDINGS 9
PRELIMINARY MASTER SITE PLAN WITH EXISTING SITE CONDITIONS
SCHEMATIC DESIGN

05/18/16
1" = 30'-0"
SDA1.0-a



1 SITE PLAN
1" = 20'-0"

SITE PLAN DATA

	BUILDING 9
OVERALL SITE	183,520 SF / 4.22 AC
BUILDING EXISTING	+/- 80,907 SF
BUILDING NEW	+/- 70,907 SF
BUILDING TOTAL	+/- 151,814 SF
ZONING	ALAMEDA POINT ZONING SUB-DISTRICT VII ADAPTIVE REUSE (AR)

SITE PARKING

BUILDING 9

PROPOSED

126 TOTAL
126 STANDARD
0 COMPACT
5 ACCESSIBLE
11 DESIGNATED
ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION

REQUIRED MAX.

(*0.65/1000) X 143,614 = 93.35
(*06.9/1000) X 1,400 = 9.66
(*03.4/1000) X 6,800 = 23.12
TOTAL MAX = 126.13

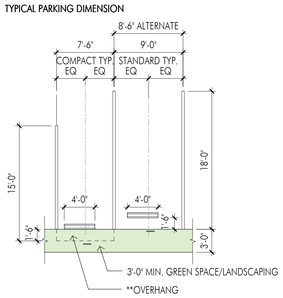
*PER CITY OF ALAMEDA ORDINANCE NO. 3088, XI TABLE B, PARKING RESERVE

TYPICAL PARKING DIMENSION

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

BUILDING 9

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19 LONG TERM (1/8000 SF)
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*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
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	ACCESSIBLE PARKING STALLS		

ABBREVIATIONS

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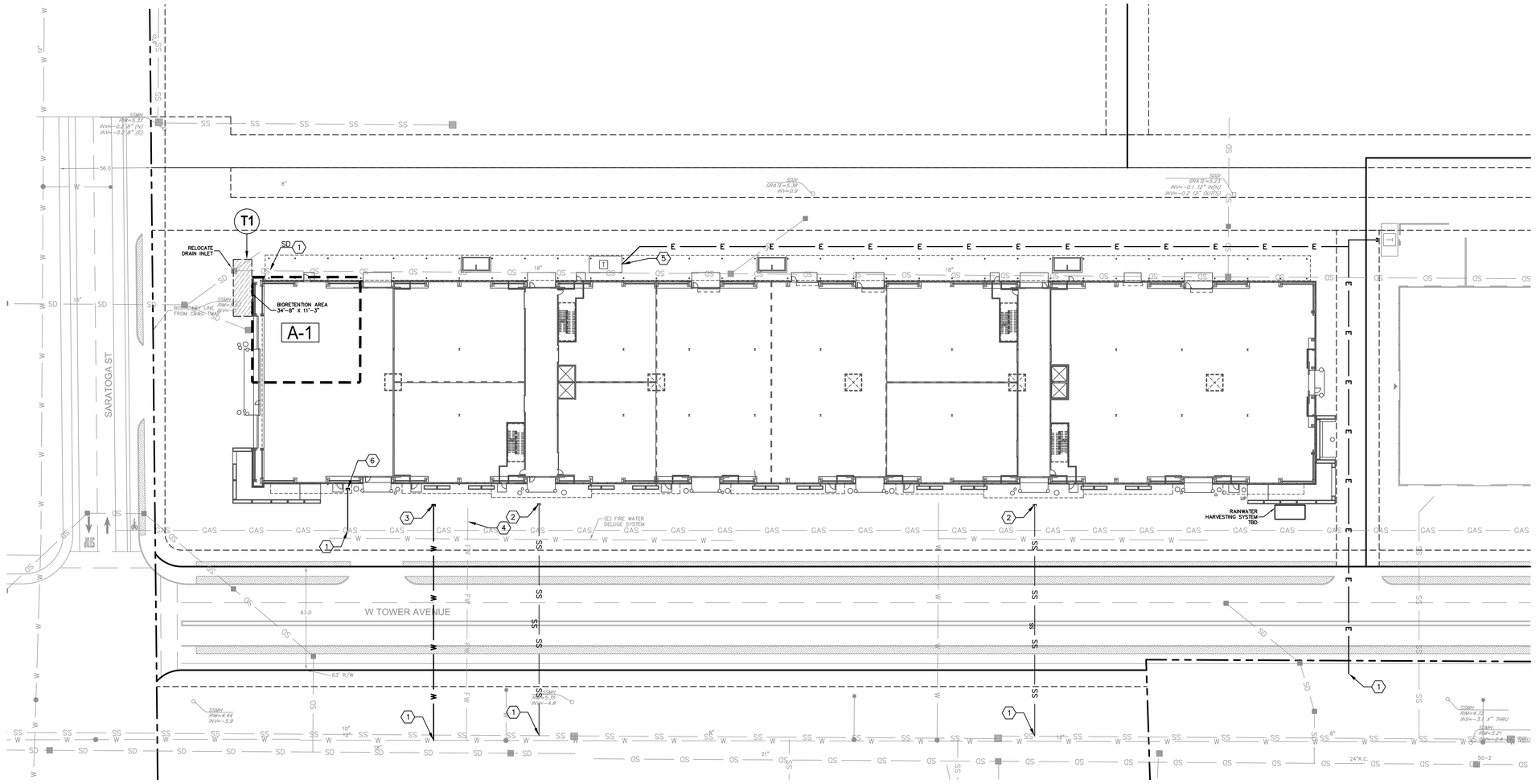
(N)	NEW

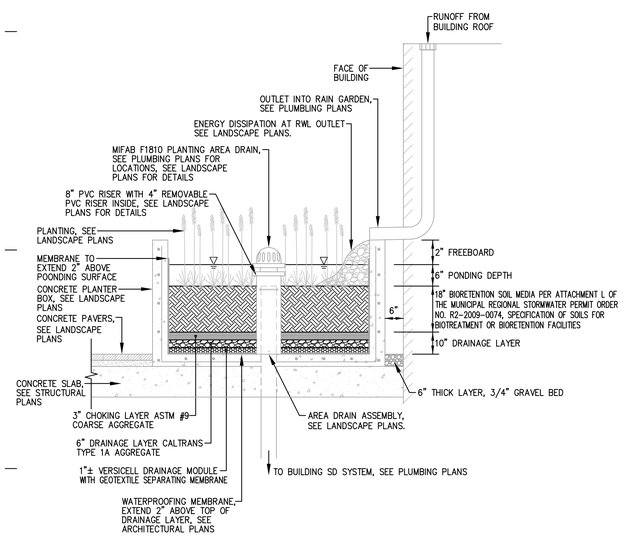
F | M | E ARCHITECTURE + DESIGN

SRMERNST development partners

ALAMEDA POINT - BUILDINGS 9
SITE PLAN
SCHEMATIC DESIGN

05/18/16
As indicated
SD A1.1





1 FLOW-THROUGH PLANTER
NTS

DMA	Impervious Area of DMA	Treatment Type	Designated Treatment Area	Treatment Area Required	Treatment Area Provided(SF)
A-1	7,720	Flow Through Planter	T1	386	390

**Impervious area to be treated is equal to the total new impervious area added to the site.

ABBREVIATIONS:

E	ELECTRICAL
(E)	EXISTING
G	GAS
FW	FIRE WATER
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
W	DOMESTIC WATER

UTILITY LEGEND:

- SS — (E) SANITARY SEWER LINE
- SD — (E) STORM DRAIN LINE
- W — (E) DOMESTIC WATER LINE
- FW — (E) FIRE WATER LINE
- GAS — (E) GAS LINE
- STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — DOMESTIC WATER LINE
- GAS — GAS LINE
- E — ELECTRICAL LINE

STORMWATER TREATMENT LEGEND:

- BIORETENTION AREA SEE DETAIL 1 THIS SHEET.
- DRAINAGE AREA BOUNDARY
- A-# DRAINAGE AREA LABEL
- T# TREATMENT AREA LABEL

KEYNOTES:

1. CONNECT TO EXISTING UTILITY LINE
2. (N) SANITARY SEWER SERVICE
3. (N) DOMESTIC WATER SERVICE
4. REUSE (E) FIRE WATER LATERAL
5. (N) ELECTRICAL SERVICE
6. (N) GAS SERVICE

NOTES:

1. EXISTING UTILITY INFORMATION IS BASED ON UTILITY RECORD MAPS. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO MOBILIZATION.
2. ALL SANITARY SEWER LATERAL PIPES SHALL SLOPE AT A MIN 2% UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.
4. ALL STORM DRAIN PERFORATED AND SOLID PIPES TO SLOPE AT A MIN 0.5% UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO POTHOLE (E) UTILITIES TO DETERMINE CONFLICTS WITH GRAVITY SYSTEMS PRIOR TO MOBILIZATION.
6. PROVIDE 12" MIN VERTICAL CLEARANCE BETWEEN UTILITY LINES UNLESS OTHERWISE NOTED ON PLANS.

1"=30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TRUE NORTH PROJECT NORTH

ALAMEDA POINT

BLDG. 9

651 WEST TOWER AVENUE
ALAMEDA, CA 94501

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:

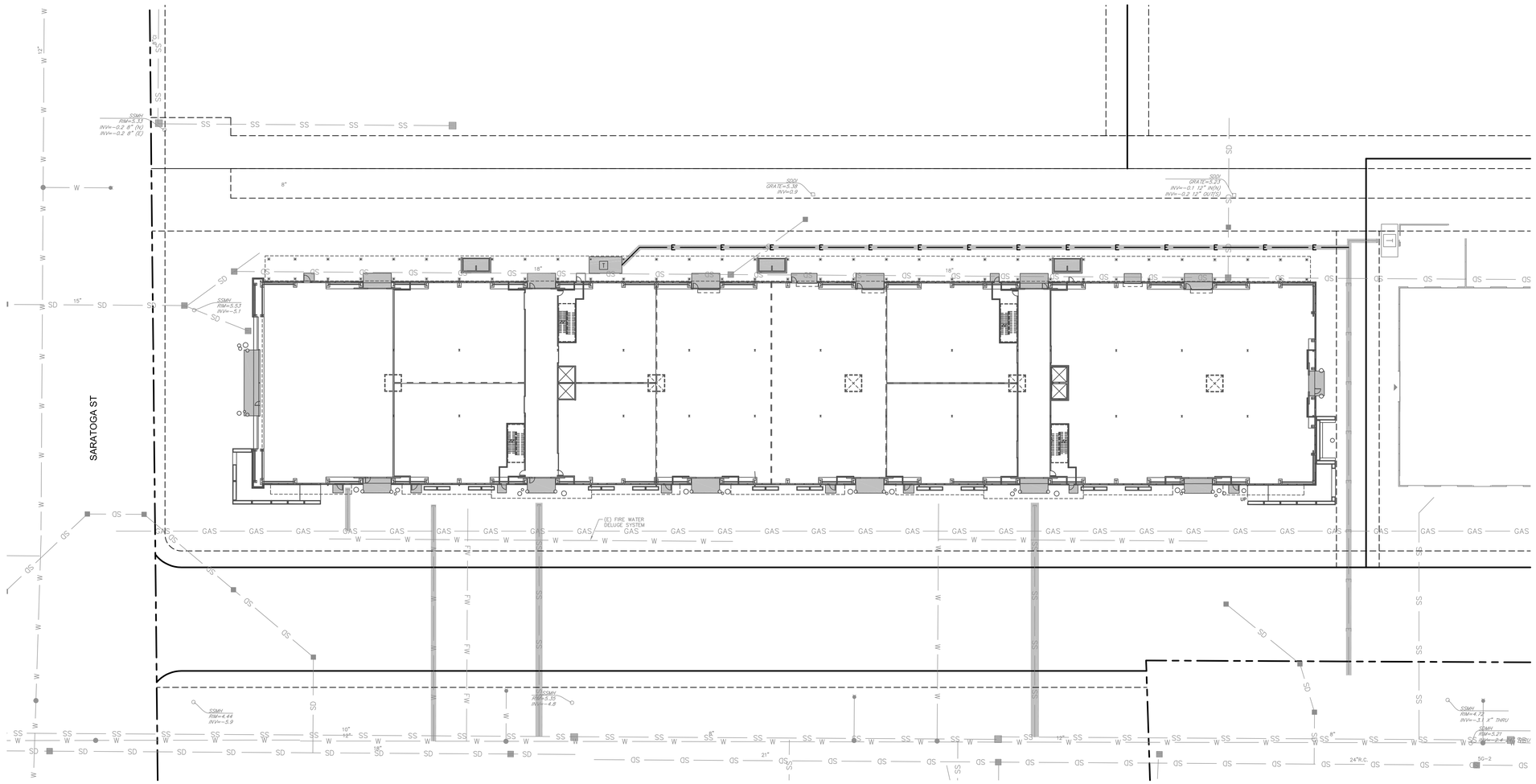
SIGNATURE	DATE

Utility and Stormwater Management Plan
DESIGN DEVELOPMENT

Project No.	2015008.04
Project Path	
Scale	AS SHOWN
Drawn By	CG
Checked By	ES

Sheet No. C1

Produced on Revit 2011



LEGEND

DISTURBED AREA

NOTES

TOTAL DISTURBED AREA: 4,950 SF

1"=20'

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

TRUE NORTH PROJECT NORTH

ALAMEDA POINT

BLDG. 9

651 WEST TOWER AVENUE
ALAMEDA, CA 94501

F | M | E

FEE MUNSON EBERT ARCHITECTURE + DESIGN
500 MONTGOMERY STREET SAN FRANCISCO CA 94111-2579
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DELTA #	SHEET ISSUE	DATE
	DESIGN DEVELOPMENT	04-26-16

CLIENT APPROVAL:

SIGNATURE	DATE

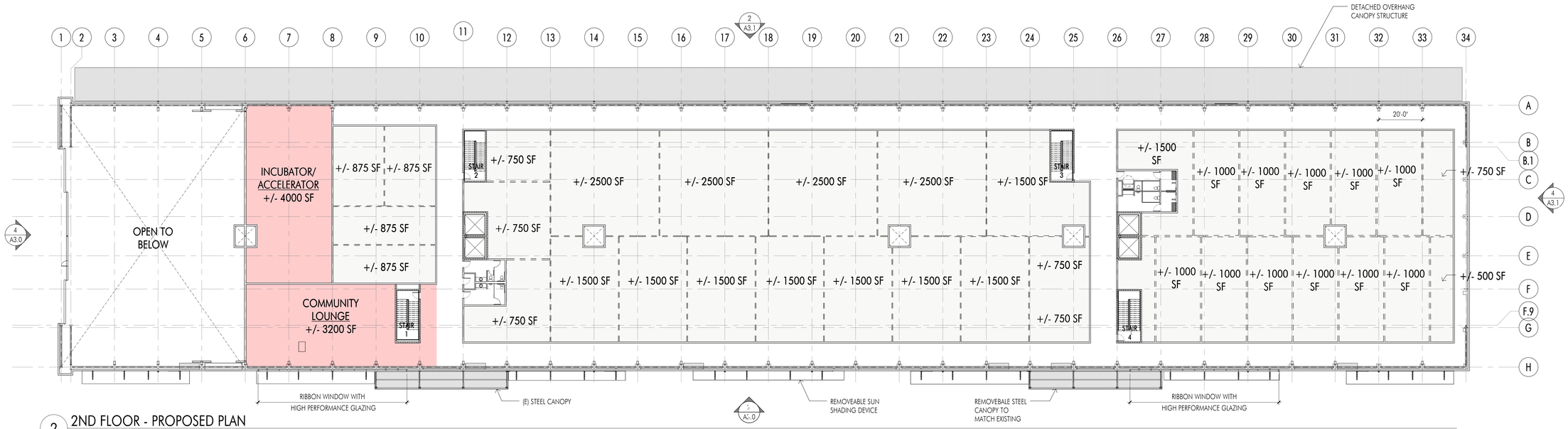
SITE DISTURBANCE AREAS

DESIGN DEVELOPMENT

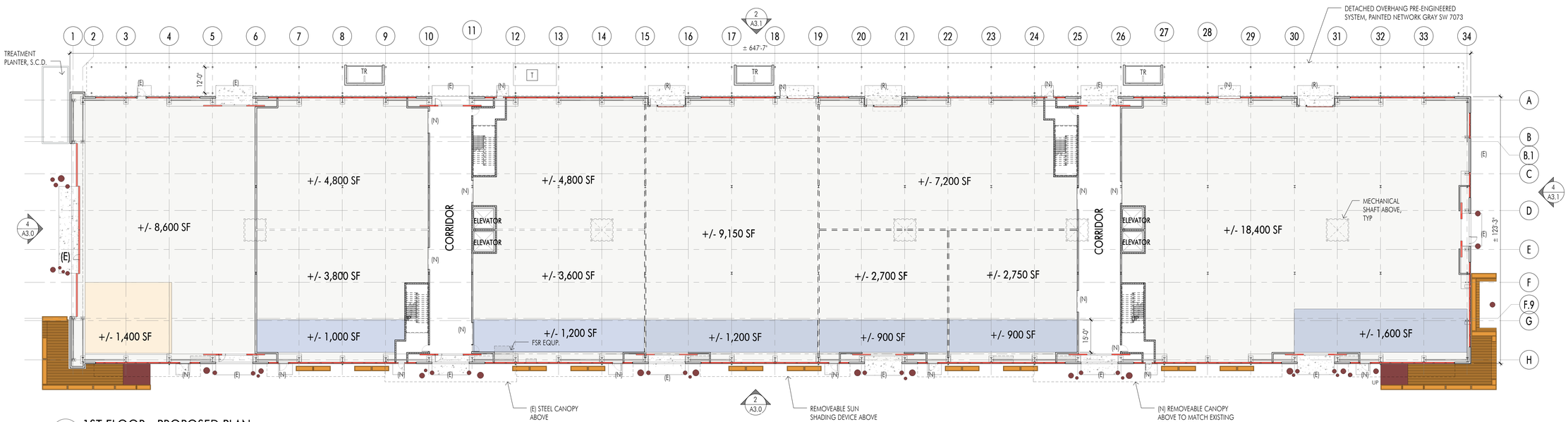
Project No.	2015008.04
Project Path	
Scale	AS SHOWN
Drawn By	CG
Checked By	ES

Sheet No. C2

Produced on Revit 2011



2 2ND FLOOR - PROPOSED PLAN
1" = 20'-0"



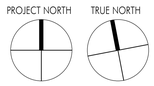
1 1ST FLOOR - PROPOSED PLAN
1" = 20'-0"

ABBREVIATIONS

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

PLAN LEGEND

- FUTURE PARTITION PROPOSED
- NEW WALL
- 1-HR RATED WALL
- TR TRASH ENCLOSURE
- T TRANSFORMER
- TENANT PRODUCTION AREA
- AMENITIES
- CIRCULATION
- RETAIL ZONE
- BAR/TAVERN/RESTAURANT ZONE



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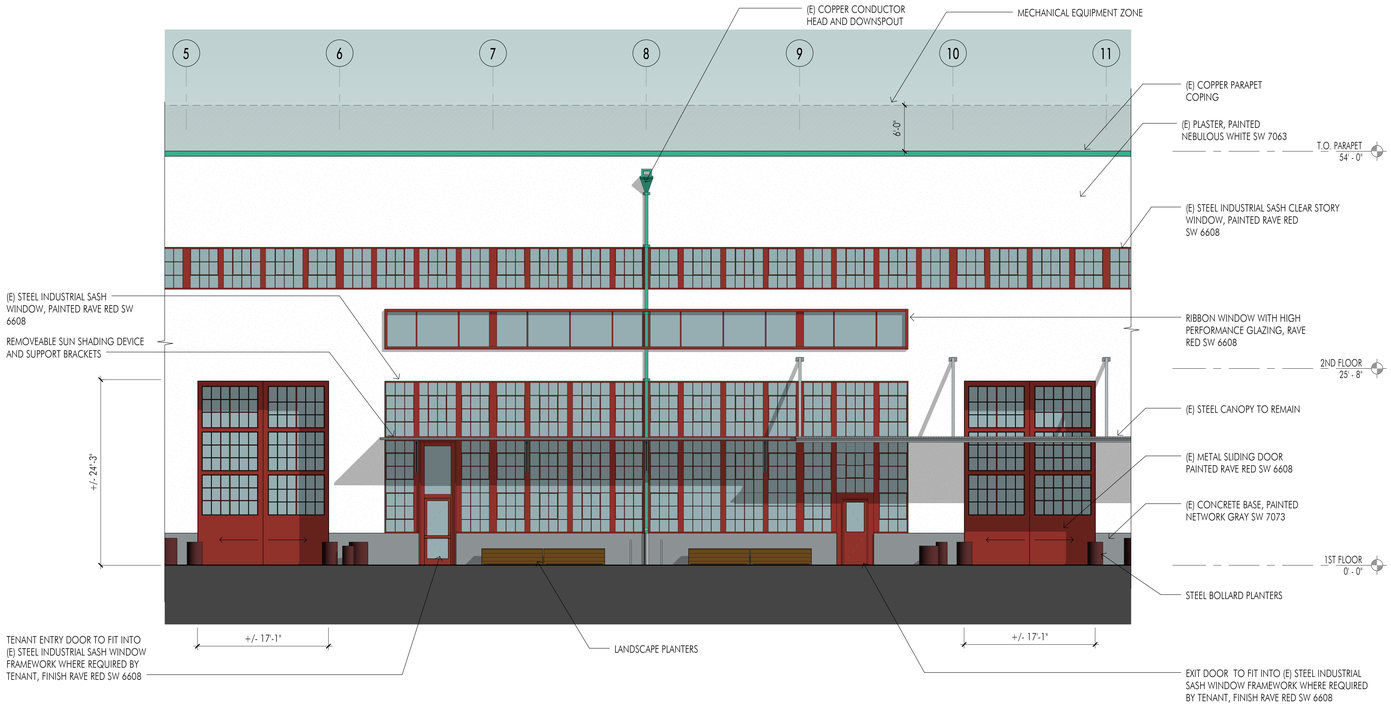
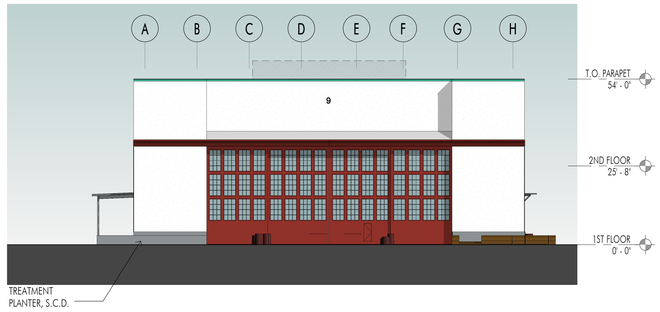
SRMERNST development partners

ALAMEDA POINT - BUILDINGS 9
BUILDING PLANS
SCHEMATIC DESIGN

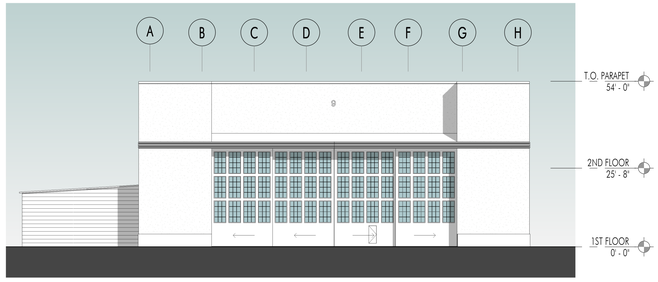
05/18/16
1" = 20'-0"
SD A2.0



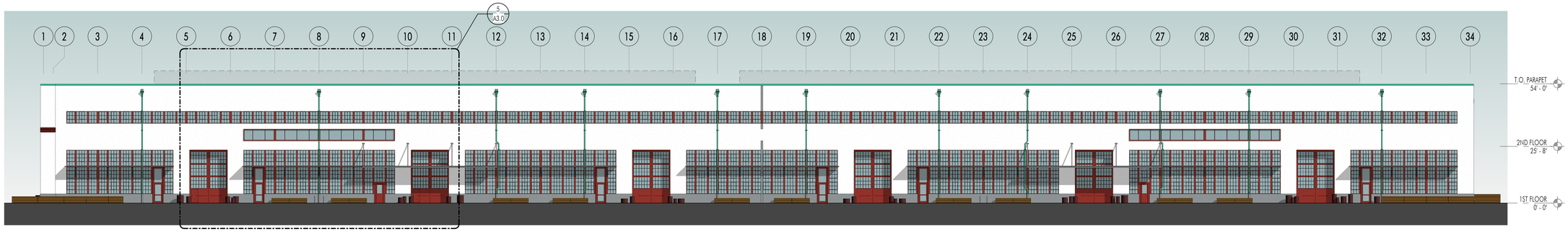
5 SOUTH ELEVATION AT ENTRY AND EXIT DOOR AS REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



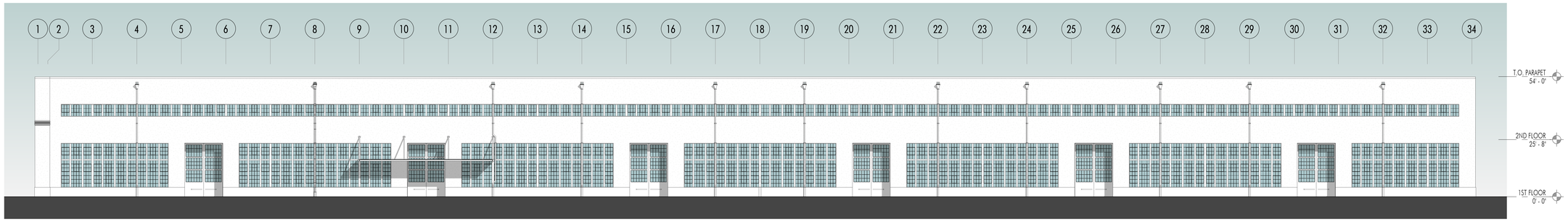
4 WEST ELEVATION - PROPOSED
1" = 20'-0"



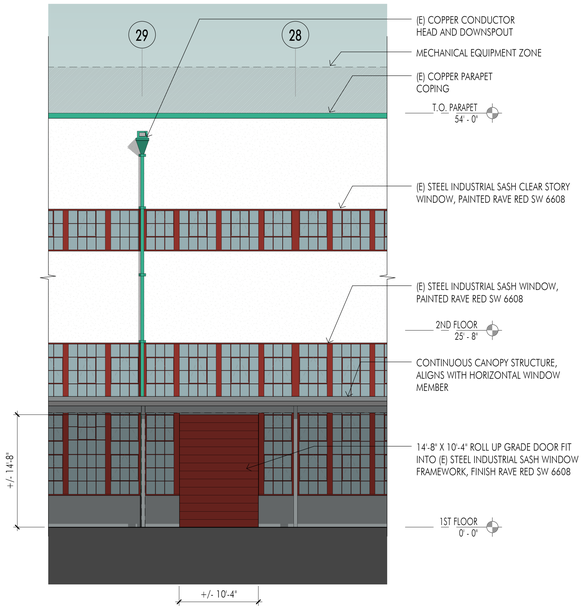
3 WEST ELEVATION - EXISTING
1" = 20'-0"



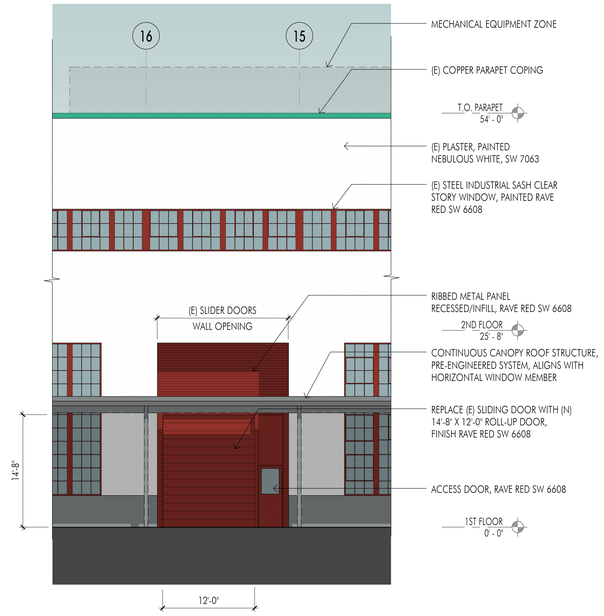
2 SOUTH ELEVATION - PROPOSED
1" = 20'-0"



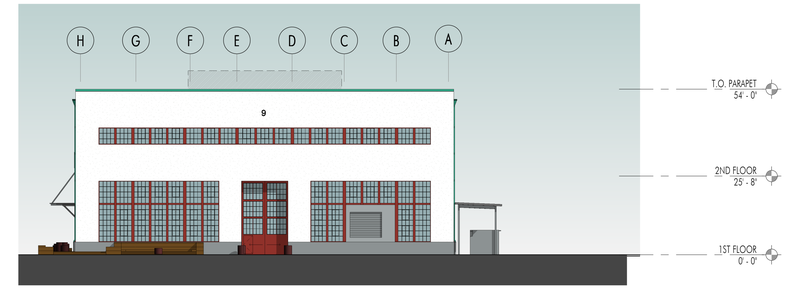
1 SOUTH ELEVATION - EXISTING
1" = 20'-0"



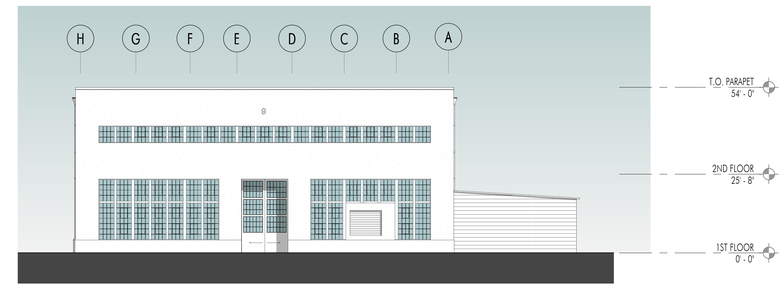
6 STANDARD NEW ROLL-UP DOOR WHERE REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



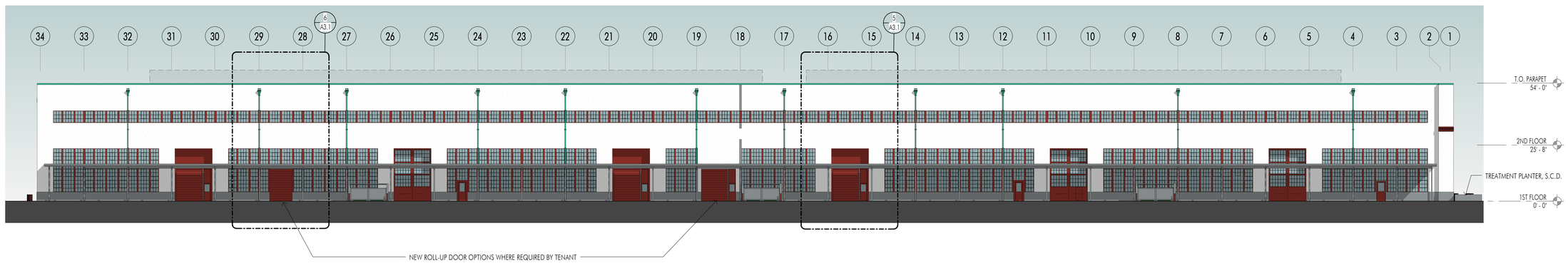
5 NEW ROLL-UP DOOR AT RECESSED GRADE DOOR AT EXISTING DOOR OPENING, TYP.
1/8" = 1'-0"



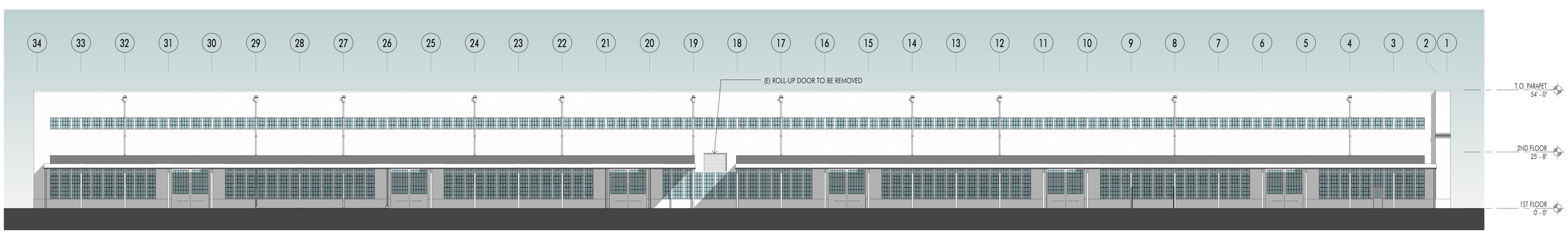
4 EAST ELEVATION - PROPOSED
1" = 20'-0"



3 EAST ELEVATION - EXISTING
1" = 20'-0"



2 NORTH ELEVATION - PROPOSED
1" = 20'-0"



1 NORTH ELEVATION - EXISTING
1" = 20'-0"

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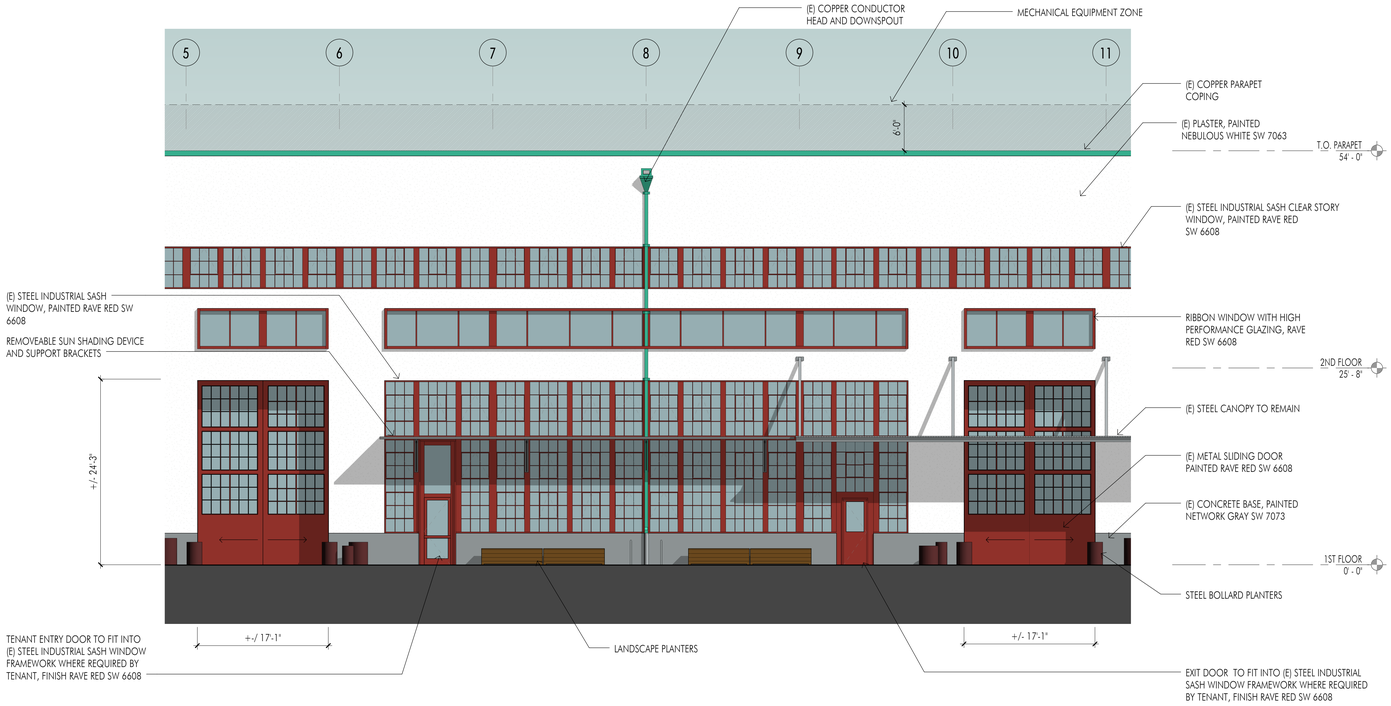
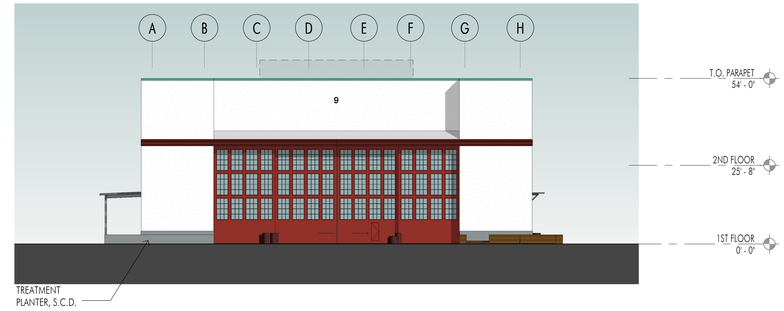
SRMERNST development partners

ALAMEDA POINT - BUILDINGS 9
BUILDING ELEVATIONS
SCHEMATIC DESIGN

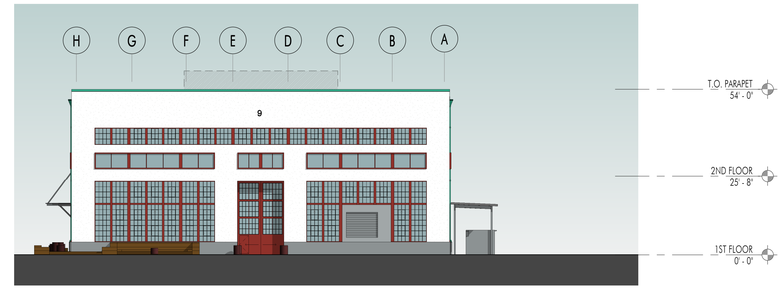
05/18/16
As indicated
SD A3.1



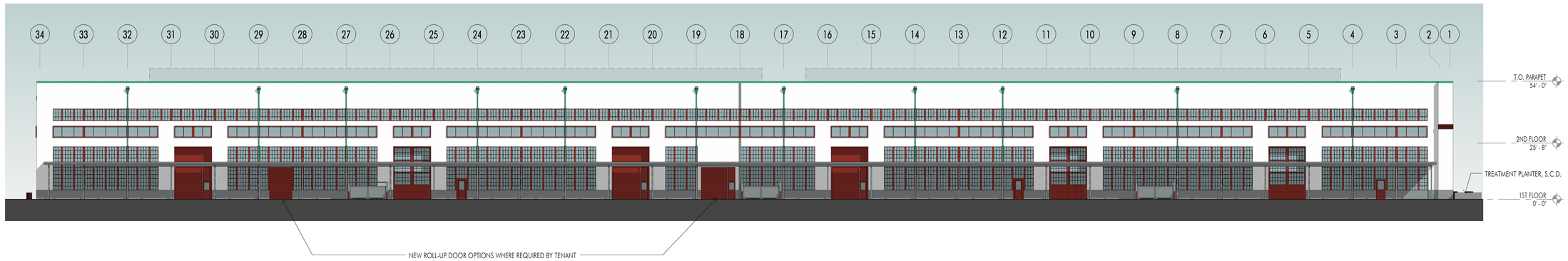
5 SOUTH ELEVATION AT ENTRY & EXIT DOOR AS REQUIRED BY TENANT - ALTERNATE, TYP.
1/8" = 1'-0"



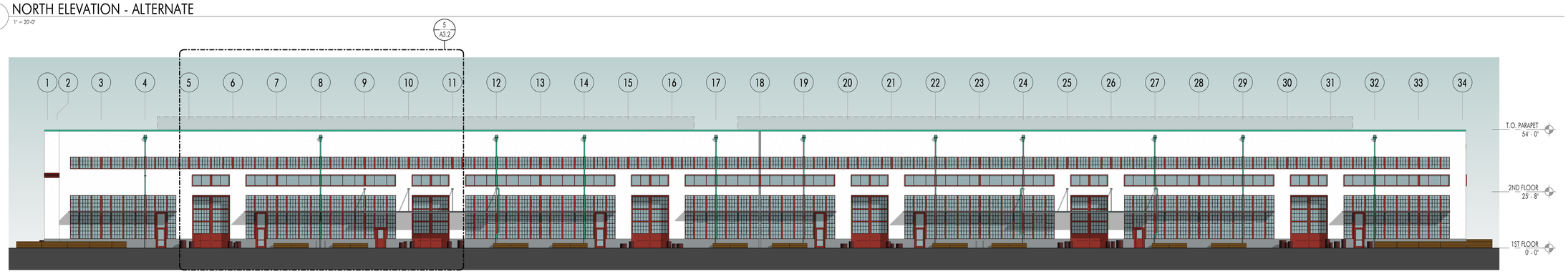
4 WEST ELEVATION - ALTERNATE
1" = 20'-0"



3 EAST ELEVATION - ALTERNATE
1" = 20'-0"



2 NORTH ELEVATION - ALTERNATE
1" = 20'-0"



1 SOUTH ELEVATION - ALTERNATE
1" = 20'-0"

F | M | E ARCHITECTURE + DESIGN

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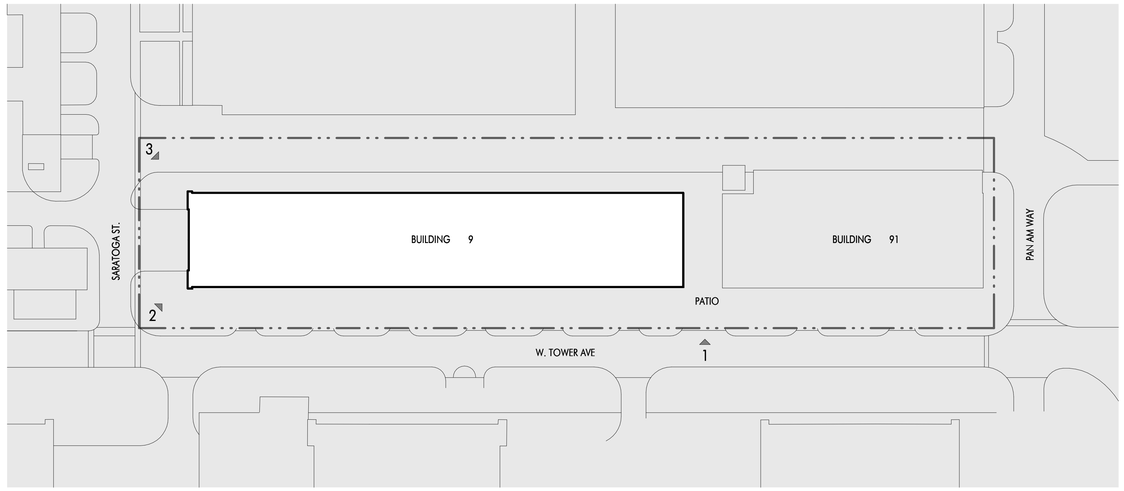
ALAMEDA POINT - BUILDINGS 9
BUILDING ELEVATIONS - ALTERNATE
SCHEMATIC DESIGN

05/18/16
As indicated
SD A3.2

3 VIEW OF NORTHWEST APPROACH

2 VIEW OF SOUTHWEST APPROACH



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

1 VIEW OF PATIO FROM W. TOWER AVENUE

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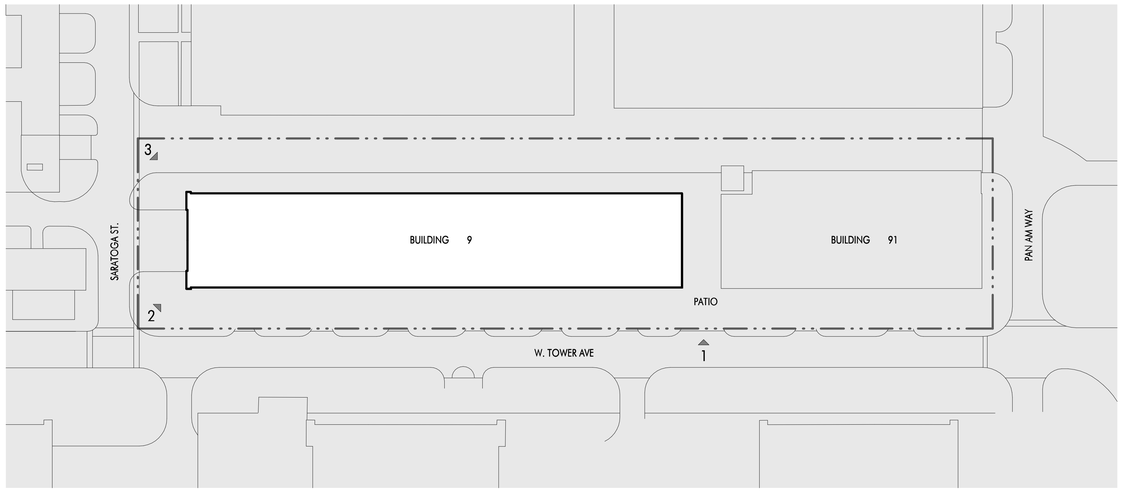
ALAMEDA POINT - BUILDINGS 9
BUILDING PERSPECTIVES
SCHEMATIC DESIGN

05/18/16
1" = 80'-0"
SD A4.0

3 VIEW OF NORTHWEST APPROACH

2 VIEW OF SOUTHWEST APPROACH



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

1 VIEW OF PATIO FROM W. TOWER AVENUE

F | M | E ARCHITECTURE + DESIGN

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ALAMEDA POINT - BUILDINGS 9
BUILDING PERSPECTIVES - ALTERNATE

05/18/16
1" = 80'-0"
SD A4.1