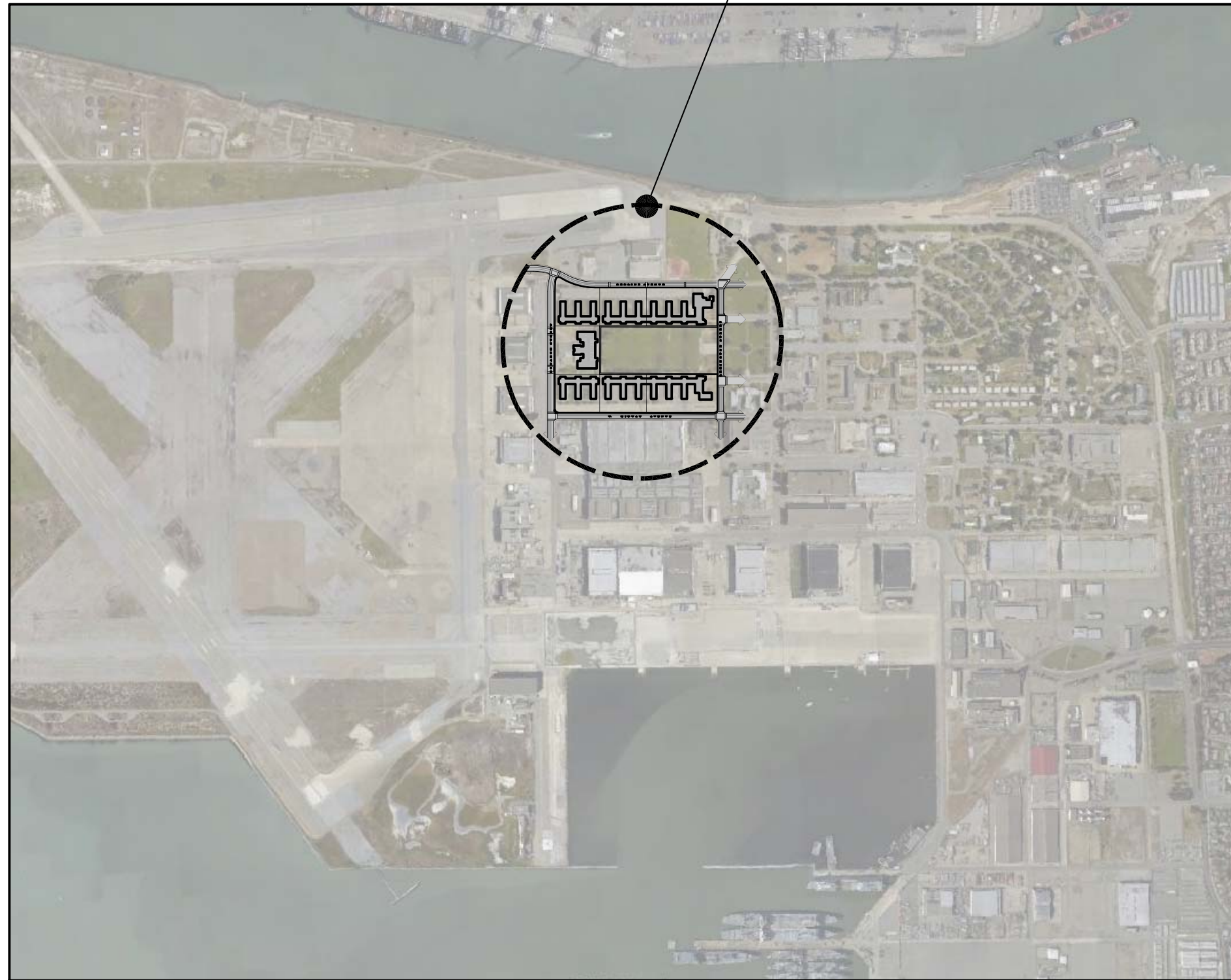


Bachelor Enlisted Quarters (BEQ)



BEQ SHEET INDEX

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BEQ-2	SITE PLAN
BEQ-3	PEDESTRIAN CIRCULATION PLAN
BEQ-4	BICYCLE CIRCULATION PLAN
BEQ-5	STREET MASTER PLAN
BEQ-6	STREET SECTIONS
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CW1.02	PRELIMINARY STORMWATER CONTROL PLAN SOUTH
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 DESIGN CORPORATION

PROJECT DEVELOPMENT PLAN **ALAMEDA POINT**

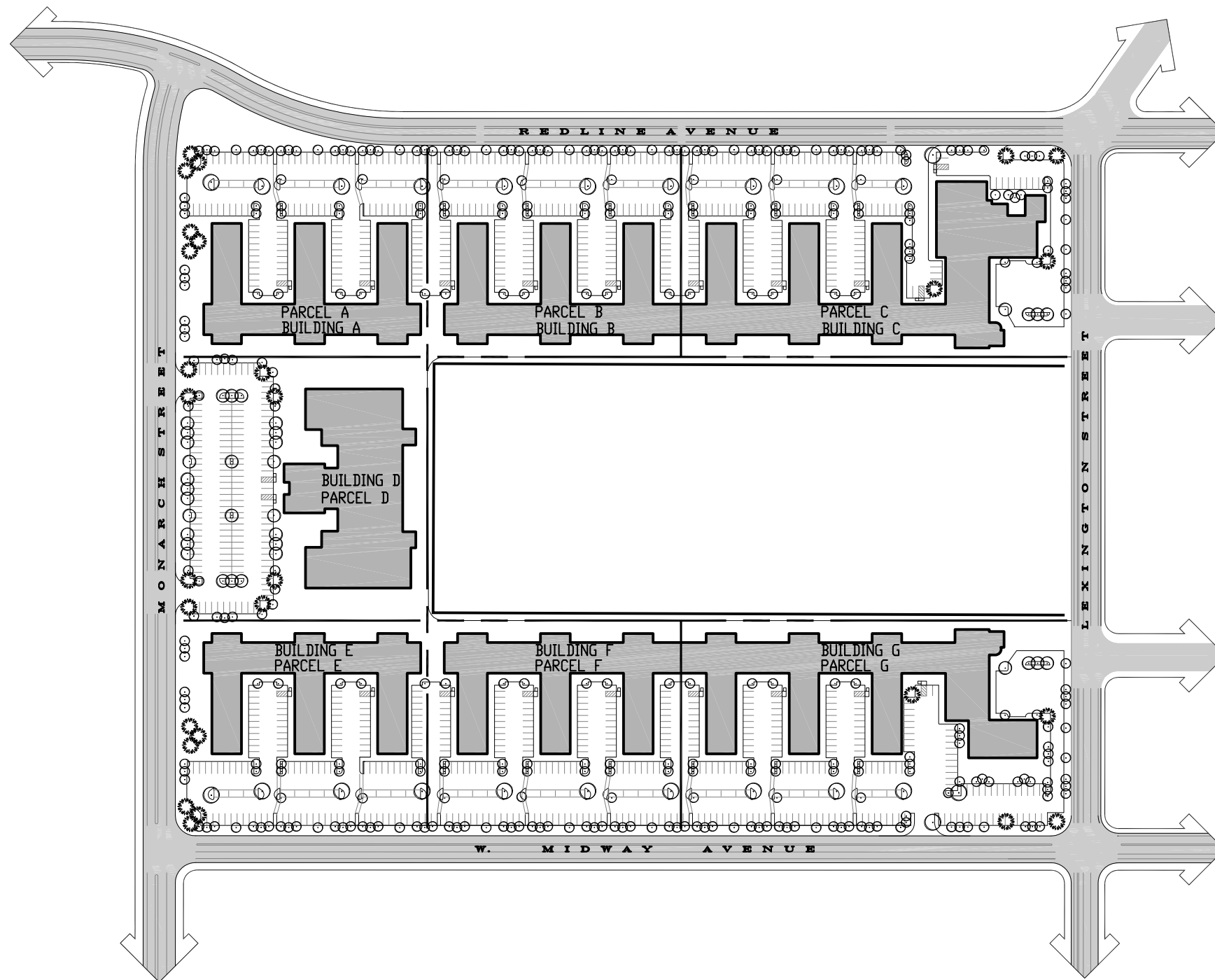
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Bachelor Enlisted Quarters (BEQ)
 Alameda, CA

Sheet #: **BEQ-1**

Salvatore Caruso Design Corp.
 Project #: 14.09.01





	BLDG SF	Parcel Area	Proposed BLDG use
Building A	64,724 SF	20,774 SF	International School (K-12) and Boarding School for junior high school and up only
Building B	67,268 SF	114,782 SF	
Building C	111,818 SF	173,469 SF	
Building D	52,286 SF	142,349 SF	
Building E	64,724 SF	112,206 SF	
Total for Buildings A, B, C, D & E	360,820 SF	663,580 SF	
Building F	67,268 SF	116,849 SF	Senior Facility
Building G	90,131 SF	176,614 SF	Offices and/or Additional Senior Facility
Total Building Area:	518,219 SF		
Total Site Area:	957,043 SF		

Total provided parking spaces is approximately 1,000 spaces

Note: These Areas are Estimates



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SITE PLAN
 Bachelor Enlisted Quarters (BEQ)
 Alameda, CA

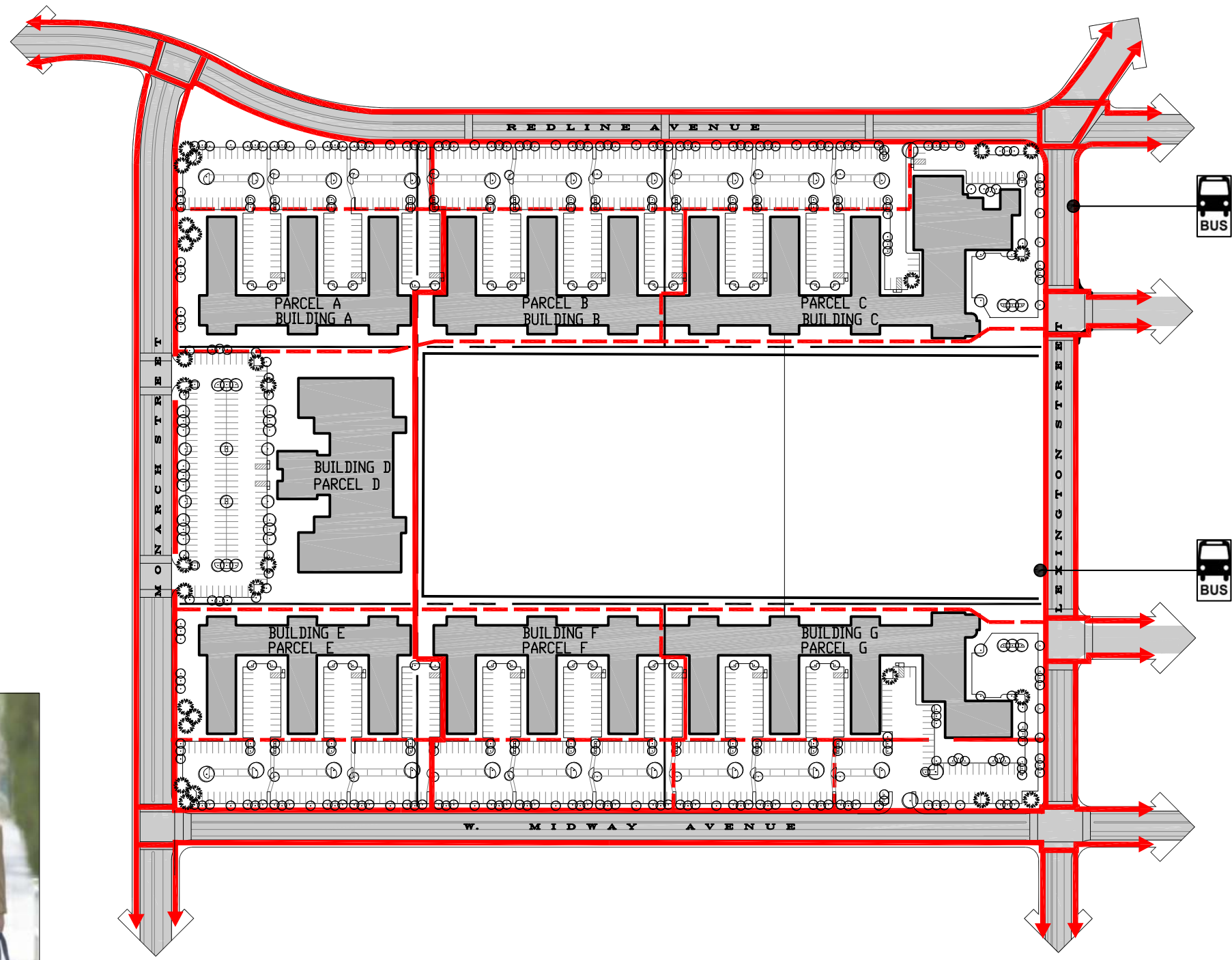
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Date: 11/24/2014




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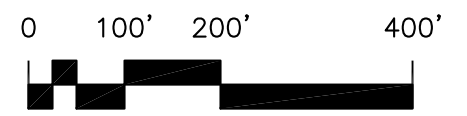
Salvatore Caruso Design Corp.
 Project #: 14.09.01





LEGEND

-  PRIMARY PEDESTRIAN CIRCULATION
-  SECONDARY PEDESTRIAN CIRCULATION
-  PROPOSED BUS STOP LOCATIONS



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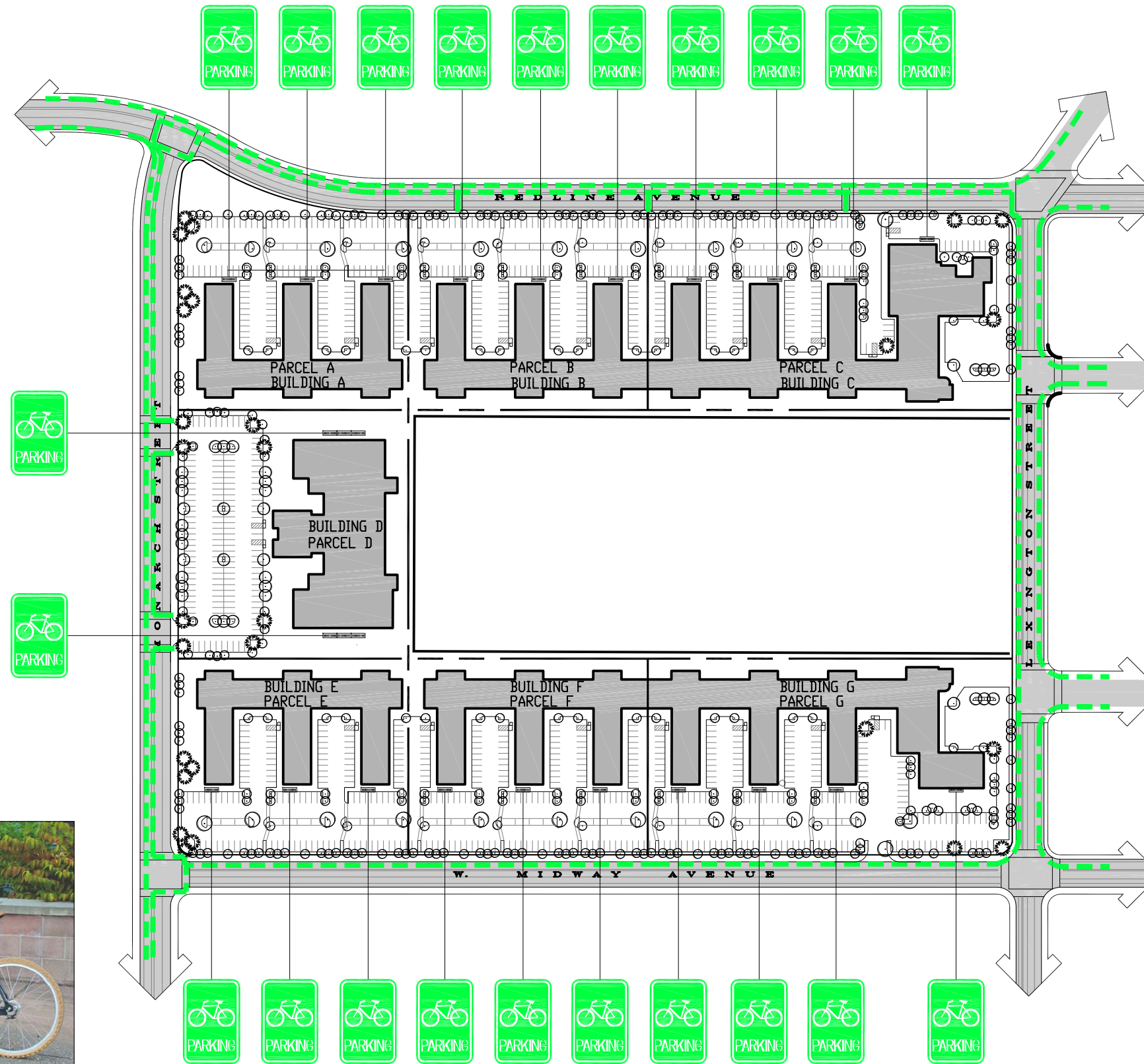
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PEDESTRIAN CIRCULATION PLAN
 Bachelor Enlisted Quarters (BEQ)
 Alameda, CA

ALAMEDA POINT
 Date: 11/24/2014
 Sheet #: **BEQ-3**
 Salvatore Caruso Design Corp.
 Project #: 14.09.01

 NORTH



LEGEND

-  BIKE LANES
-  BIKE RACKS



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BICYCLE CIRCULATION PLAN
 Bachelor Enlisted Quarters (BEQ)
 Alameda, CA

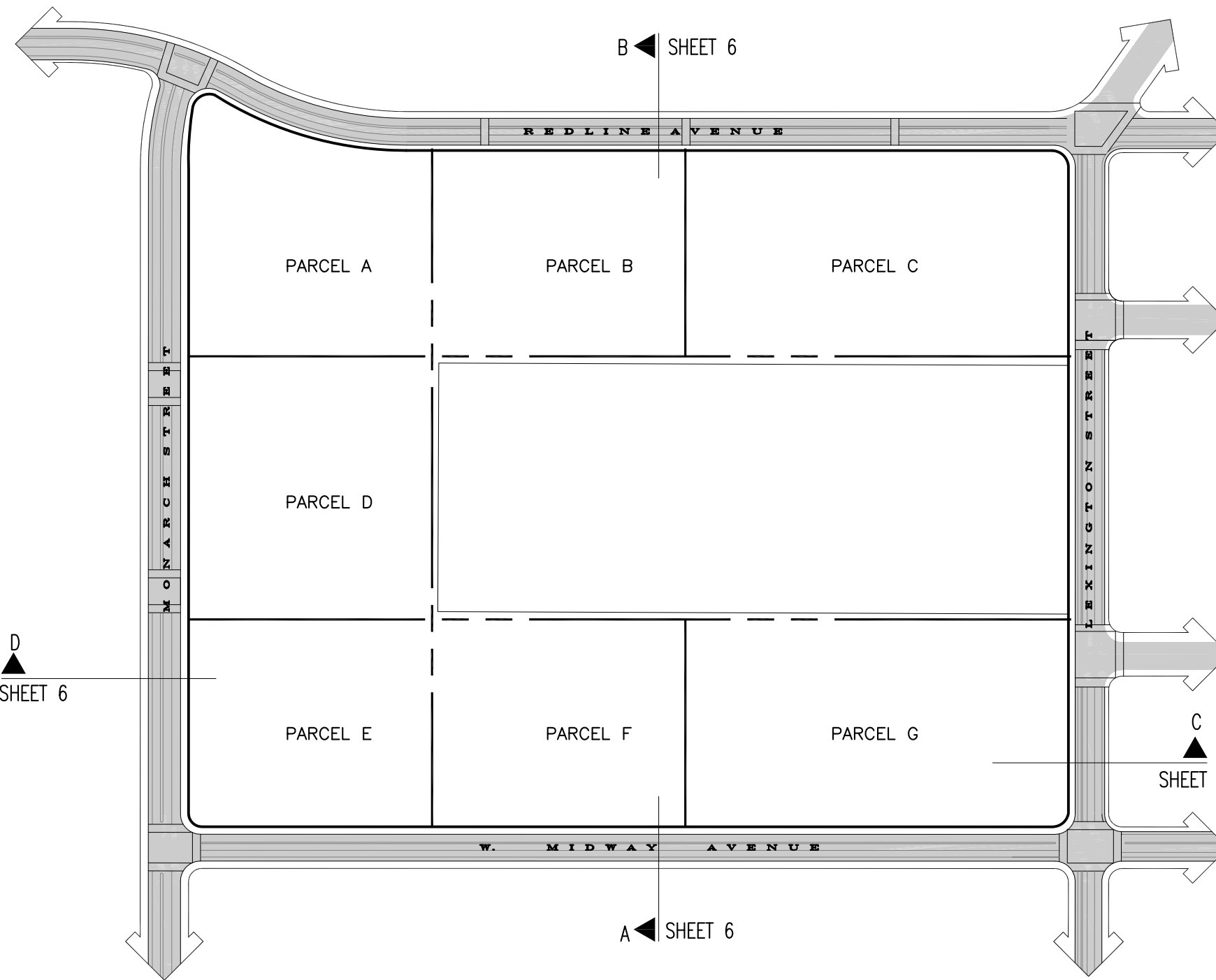
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Date: 11/24/2014

Sheet #: **BEQ-4**

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 Project #: 14.09.01





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STREET MASTER PLAN

Bachelor Enlisted Quarters (BEQ)
 Alameda, CA

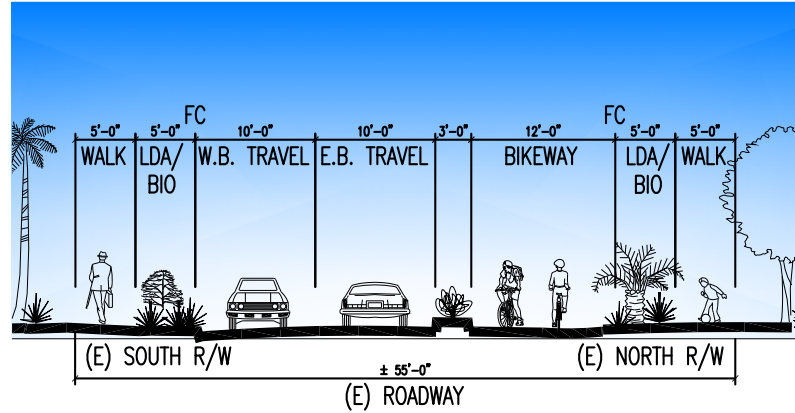
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Date: 11/24/2014

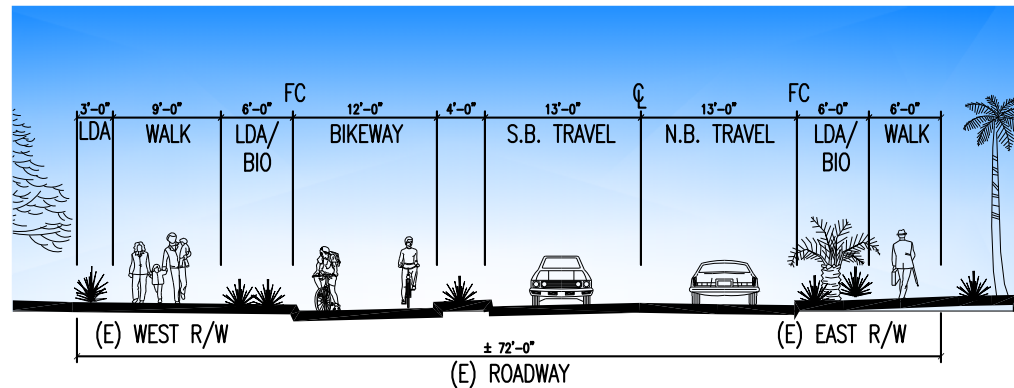
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Salvatore Caruso Design Corp.
 Project #: 14.09.01

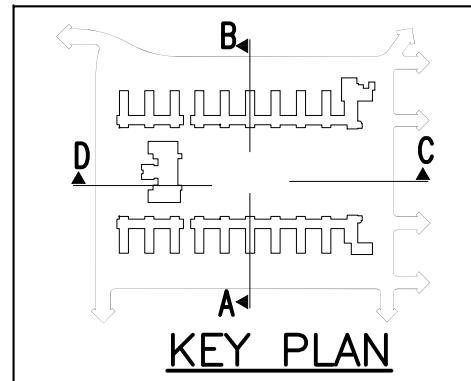




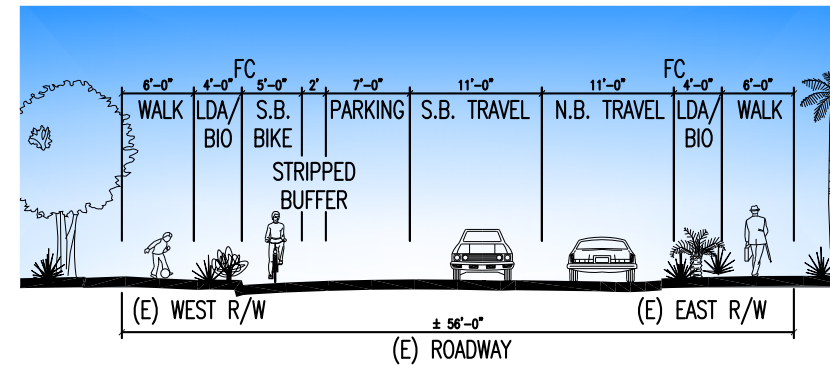
SECTION B – REDLINE AVENUE



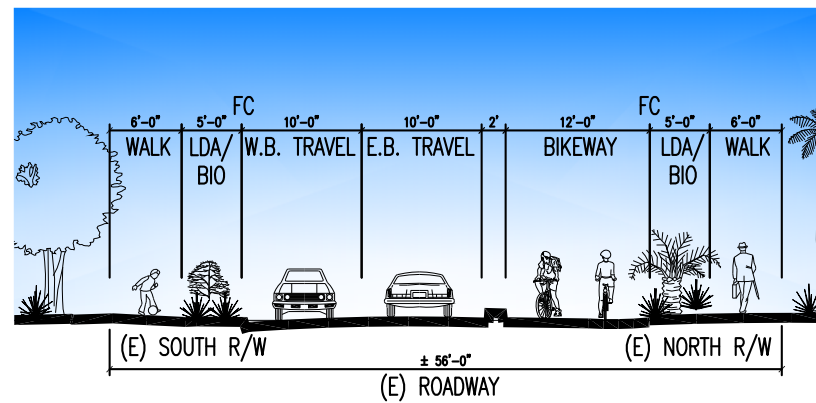
SECTION D – MONARCH STREET



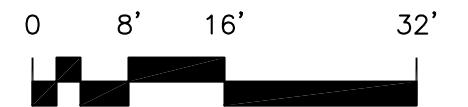
KEY PLAN



SECTION C – LEXINGTON STREET



SECTION A – W MIDWAY AVENUE



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STREET SECTIONS
 Bachelor Enlisted Quarters (BEQ)
 Alameda, CA

ALAMEDA POINT

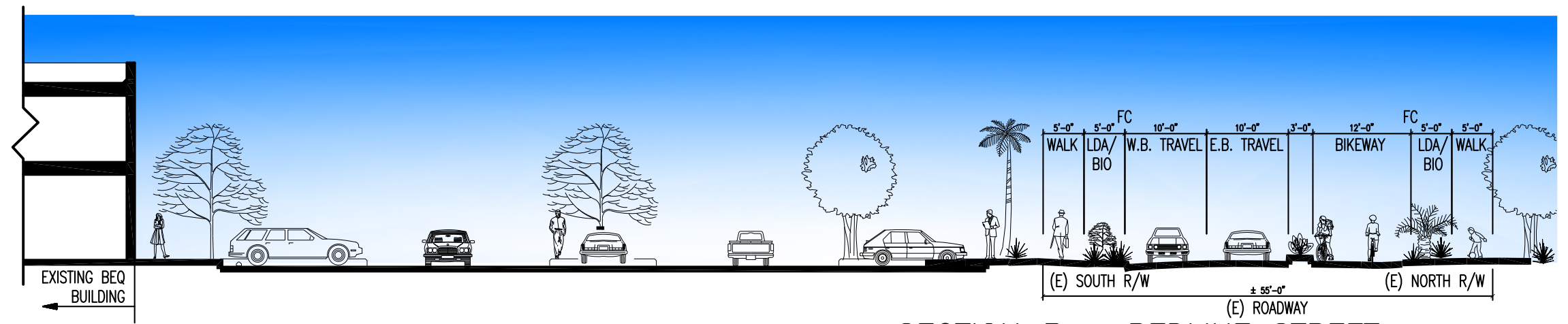
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 Project #: 14.09.01



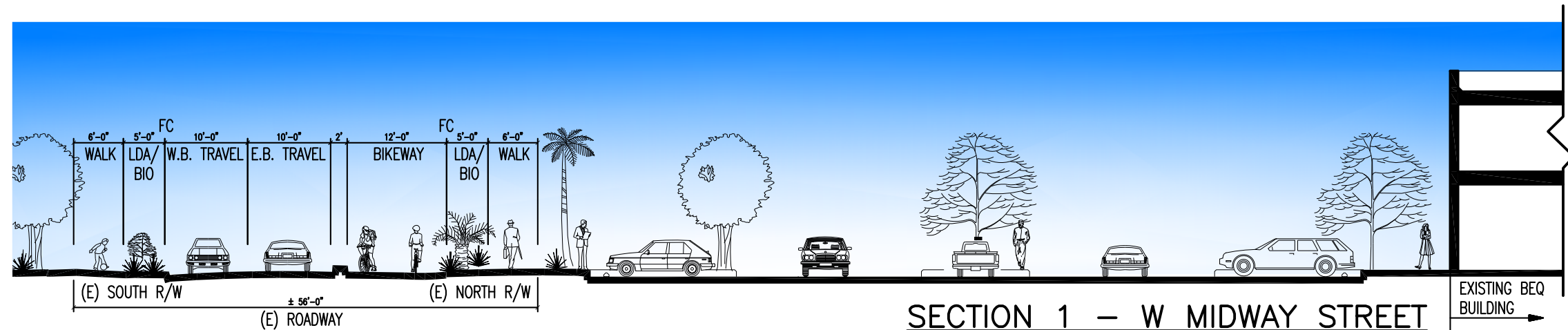
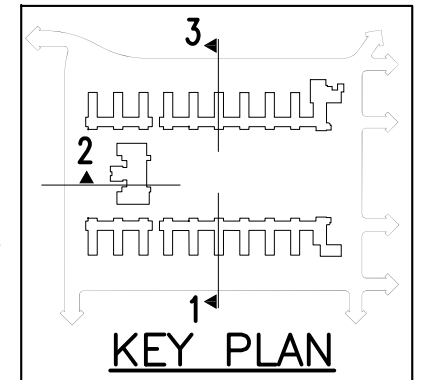
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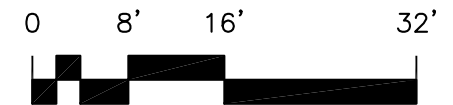
SECTION 3 – REDLINE STREET



SECTION 2 – MONARCH STREET



SECTION 1 – W MIDWAY STREET



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STREET SECTIONS WITH BUILDINGS
Bachelor Enlisted Quarters (BEQ)
Alameda, CA

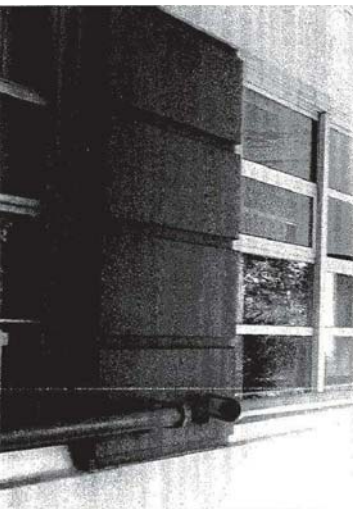
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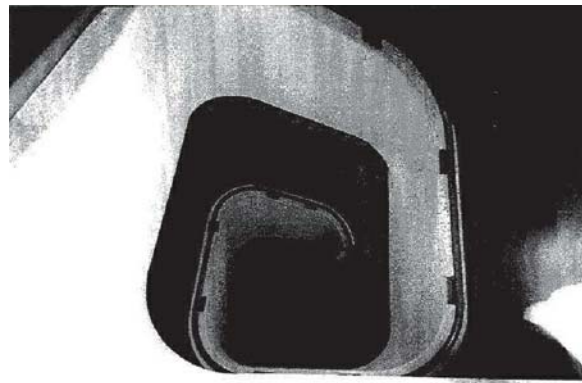
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Project #: 14.09.01

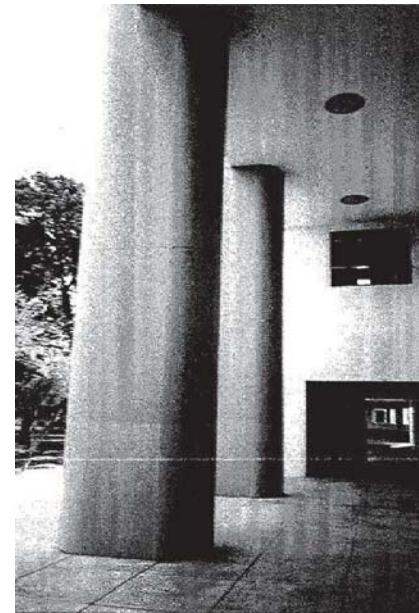




QUOIN-LIKE FEATURES IN BUILDING 4



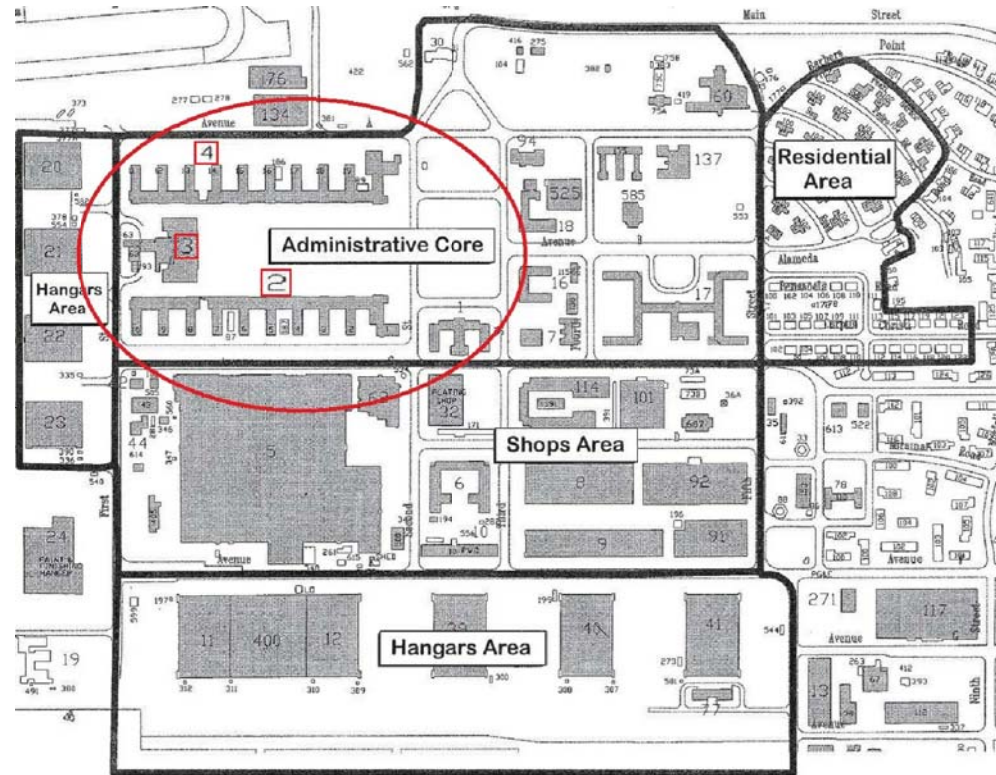
INTERNAL SPIRAL STAIRCASE



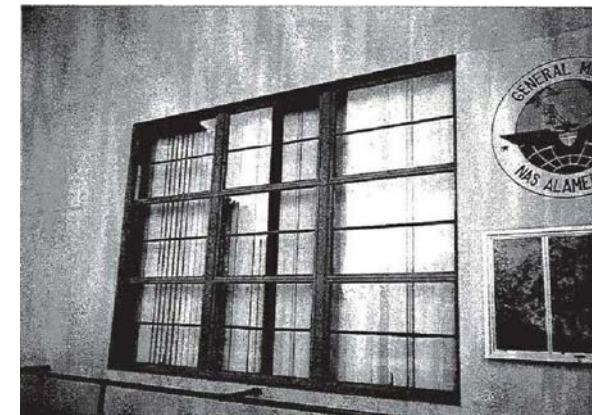
MASSIVE COLUMNS IN BUILDING 3



EAGLE FIGURE IN BUILDING 3



MAP OF NAS ALAMEDA HISTORIC DISTRICT



STEEL AWNING WINDOWS IN BUILDING 3



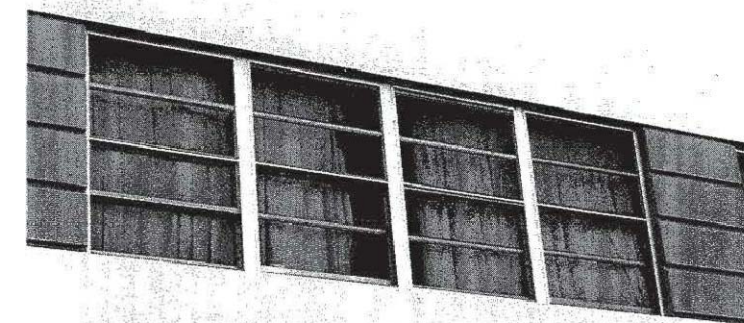
OVAL COLUMNS ARCADE IN BUILDING 2



PEGASUS CAST STONE ORNAMENTAL FIGURE IN BUILDING 4



HORIZONTAL CONCRETE BANDS AND QUOIN ELEMENTS



ORIGINAL TWO-OVER-TWO DOUBLE-HUNG WOODEN SASH IN BUILDING 2

ALAMEDA HISTORIC DISTRICT

ADMINISTRATIVE CORE BUILDINGS 2, 3 & 4

MAJOR HISTORICAL CHARACTER-DEFINING ELEMENTS:

- Strong horizontal orientation with vertical elements for emphasis. The key vertical elements include the stairwells at the eastern end of building 2 and 4, and the tall columns at the façade of building 3.
- Quoin-like features.
- Cast stone figures, including the Pegasus figures at building 2 and 4 and the Eagle figure at the entrance of building 3.
- Original two-over-two double-hung wooden sash on the second story of building 2.
- Steel sash in building 3.
- Oval columns and long arcade.
- Concrete planters and seating area.

DESIGN REVIEW CONSIDERATION:

- The cast stone figures should be regarded as objects d'art and protected under any type of re-use.
- The spiral staircase in building 2 and 4 are major elements of the historic district and should be treated appropriately.
- The basic geometry of the windows should be repeated, even when windows are replaced. Three main characters should be taken in consideration: the repeat the two-over-two geometry; they are double-hung and therefore operate in the manner of the originals; and the muntins are about the size and shape of the originals.

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HISTORIC CHARACTERISTIC ELEMENTS

Bachelor Enlisted Quarters (BEQ)
Alameda, CA

ALAMEDA POINT

Date: 11/24/2014

Sheet #: BEQ-7

Salvatore Caruso Design Corp.
Project #: 14.09.01



NORTH



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ILLUSTRATIVE PLAN
Bachelor Enlisted Quarters (BEQ)
Alameda, CA

ALAMEDA POINT

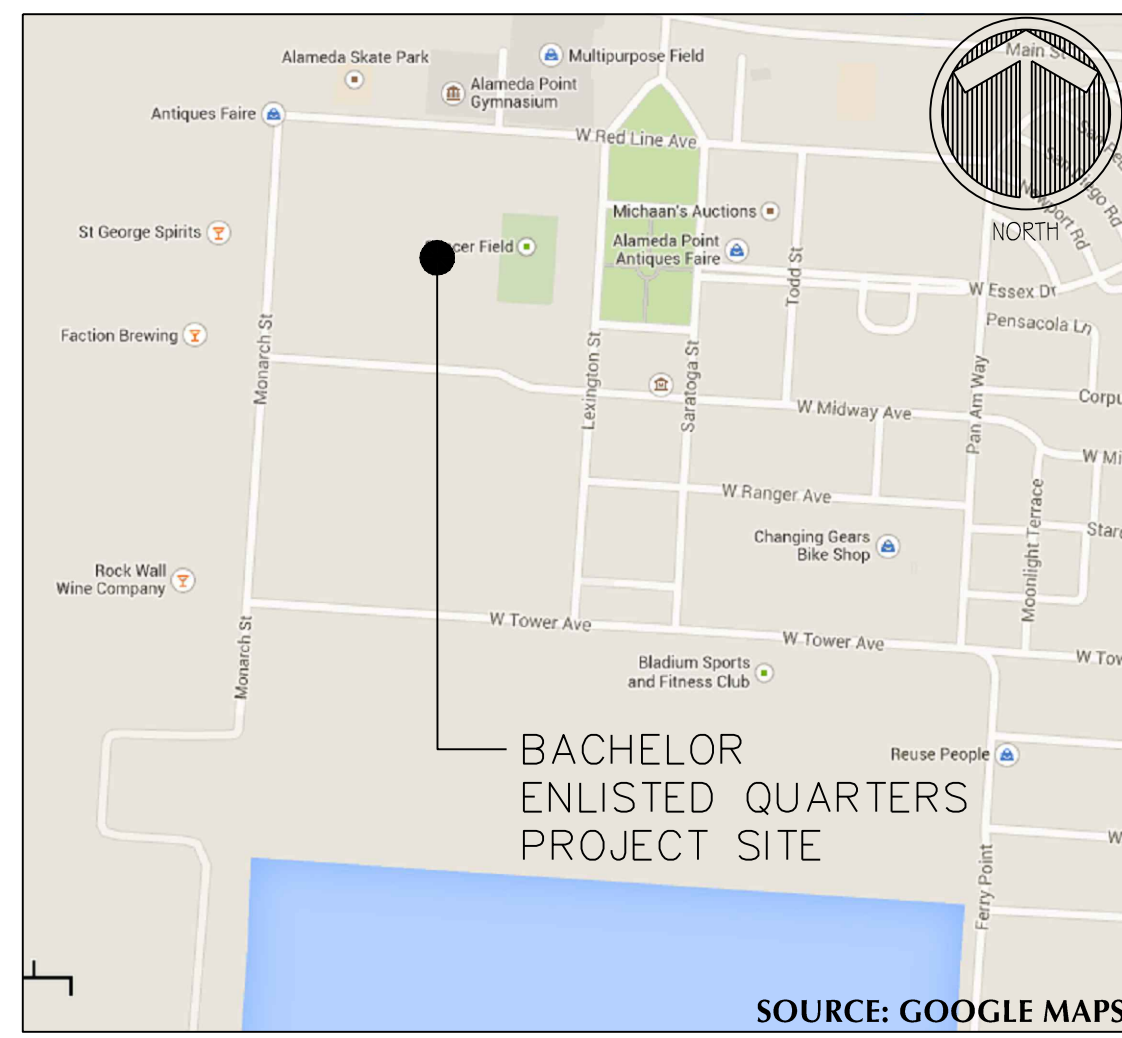
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Sheet #: **BEQ-8**

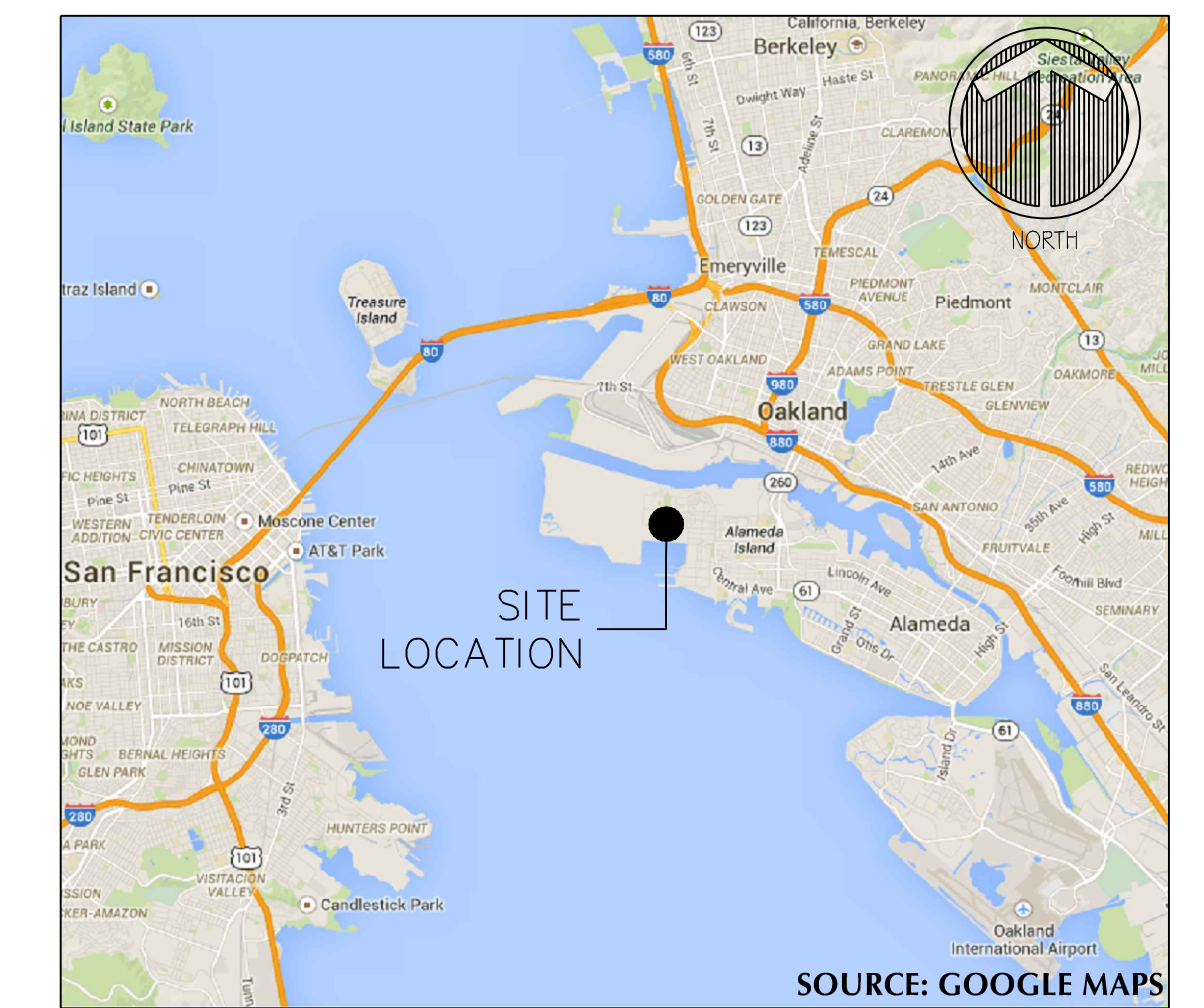
Salvatore Caruso Design Corp.
Project #: 14.09.01



TENTATIVE MAP FOR ADAPTIVE REUSE PURPOSES MAIN STREET ALAMEDA, CALIFORNIA 94501



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

SURVEY NOTE

TOPOGRAPHY DEVELOPED THROUGH AERIAL PHOTOGRAPHY AT FLIGHT ALTITUDE OF 1700 FT ABOVE GROUND DATED 09-14-2007.

NOTES

OWNER: ALAMEDA UNITED COMMERCIAL, LLC
18801 BELLGROVE CIRCLE
SARATOGA, CA 95070

APPLICANT: SALVATORE CARUSO DESIGN CORPORATION
EL CAMINO REAL, SUITE 200
SANTA CLARA, CA 95050

CIVIL ENGINEER: LANGAN TREADWELL ROLLO
CONTACT: ANTHONY PONTERIO
4030 MOORPARK AVENUE, SUITE 210
SAN JOSE, CA 95117
(415) 955 - 5200

APN: 74-1367-23, 74-890-1-24

EXISTING LAND USE: NAVAL AIR STATION

PROPOSED LAND USE: ADAPTIVE REUSE

WATER SYSTEM: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)

STORM DRAIN SYSTEM: CITY OF ALAMEDA

SANITARY SEWER SYSTEM: EBMUD

RECYCLED WATER SERVICE: EBMUD

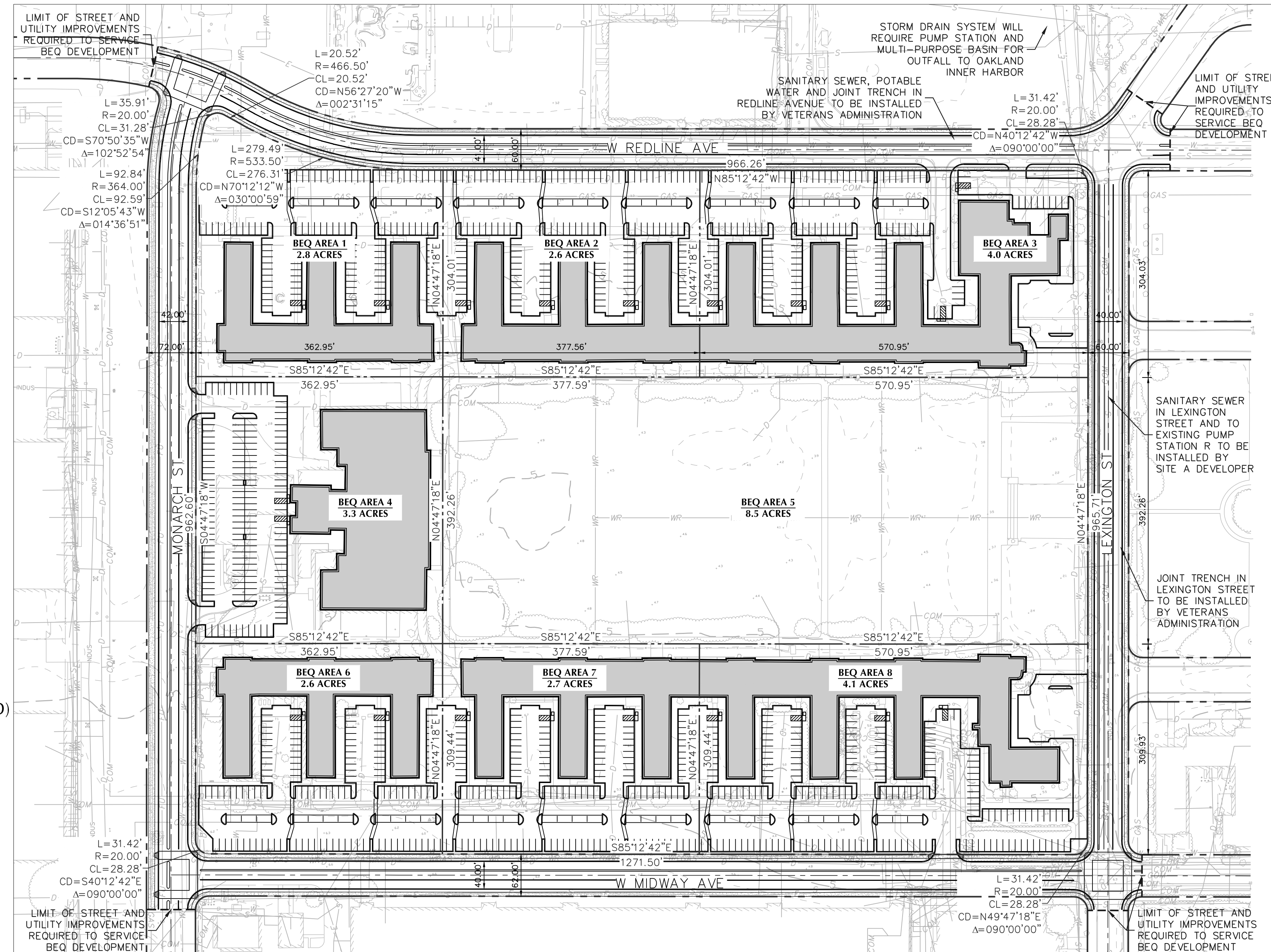
TELECOMMUNICATIONS & CABLE TELEVISION: AT&T, ALAMEDA MUNICIPAL POWER (AMP)
COMCAST

GAS: PACIFIC GAS AND ELECTRIC (PG&E)

ELECTRIC: AMP

GARBAGE: ALAMEDA COUNTY INDUSTRIES (ACI)

SITE AREA: 30.5 ACRES



SITE PLAN
SCALE: 1" = 100'

LEGEND

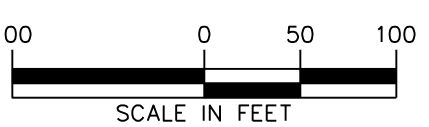
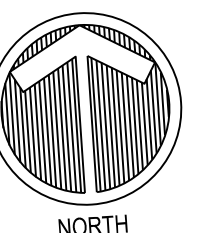
POTABLE WATER LINE	— W — W —
STORM DRAIN	— D — D —
SANITARY SEWER LINE	— S — S —
RECYCLED WATER LINE	— WR — WR —
GAS LINE	— GAS —
FUEL LINE	— FU —
ELECTRIC LINE	— E —
COMMUNICATION LINE	— COM —

UTILITY NOTE:

EXISTING UTILITIES ON SURFACE WERE LOCATED BY FIELD SURVEY. LOCATIONS OF UTILITIES ARE APPROXIMATE AND NOT ALL UTILITIES MAY BE SHOWN. FOR ALL GROUND DISTURBING ACTIVITIES, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT 811 FOR UNDERGROUND CLEARANCE AND MARKING OF FACILITIES.

SHEET INDEX

CB1.01	TENTATIVE MAP
CG1.01	PRELIMINARY GRADING PLAN - NORTH
CG1.02	PRELIMINARY GRADING PLAN - SOUTH
CI1.01	TYPICAL STREET SECTIONS
CU1.01	PRELIMINARY UTILITY PLAN - NORTH
CU1.02	PRELIMINARY UTILITY PLAN - SOUTH
CW1.01	PRELIMINARY STORMWATER CONTROL PLAN - NORTH
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TENTATIVE MAP

Bachelor Enlisted Quarters (BEQ) Site B
Alameda, CA

ALAMEDA POINT

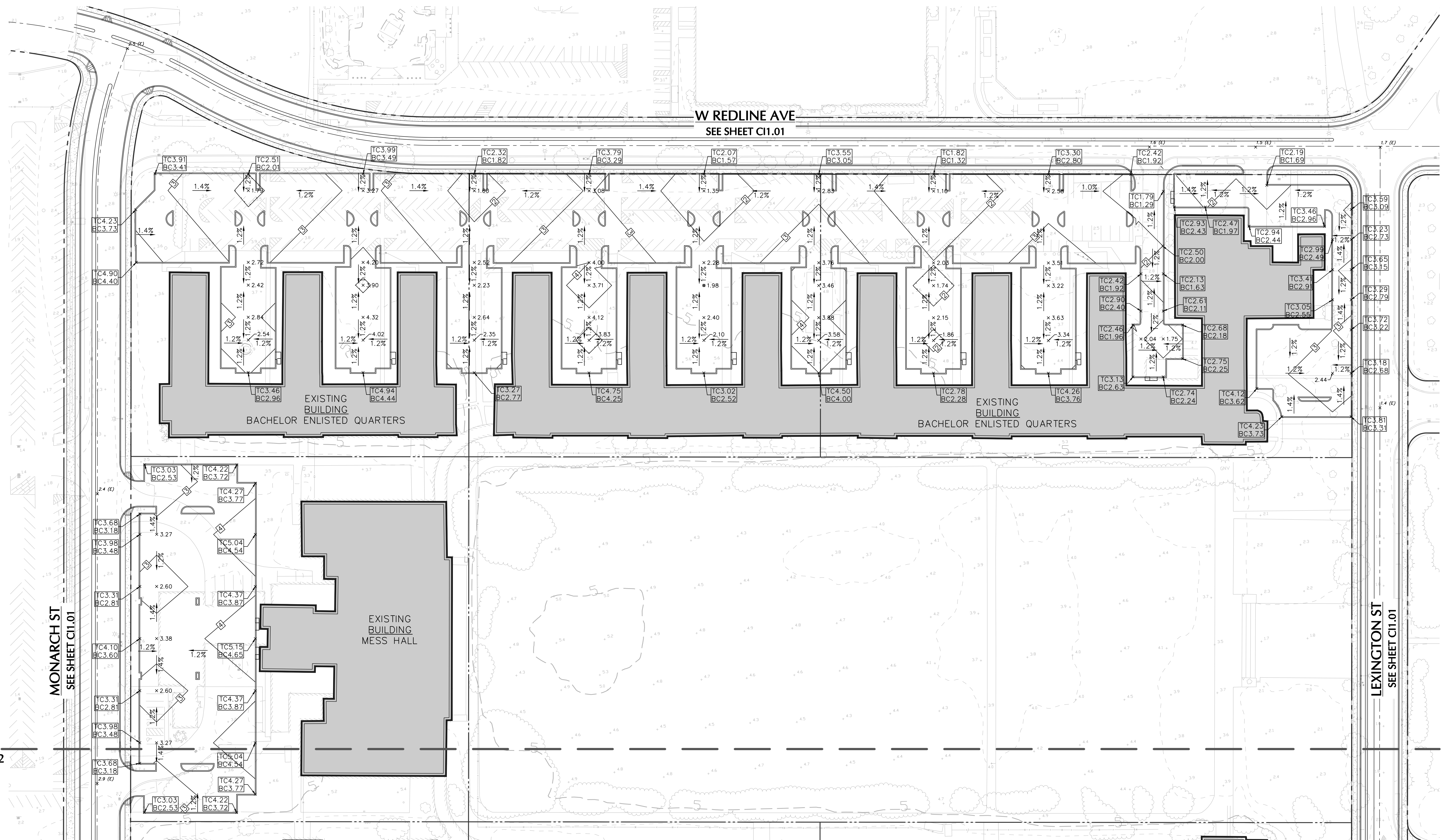
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Project #: 770620201

Sheet #: **CB1.01**

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MATCHLINE A
SEE SHEET CG1.02

MONARCH ST
SEE SHEET C11.01

LEXINGTON ST
SEE SHEET C11.01

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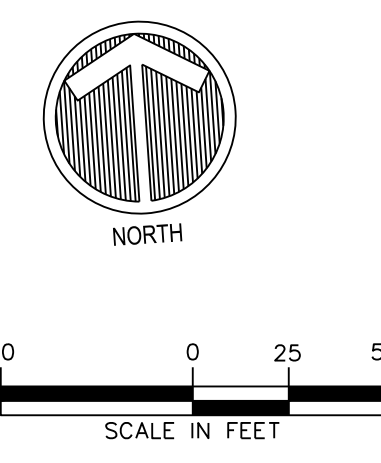
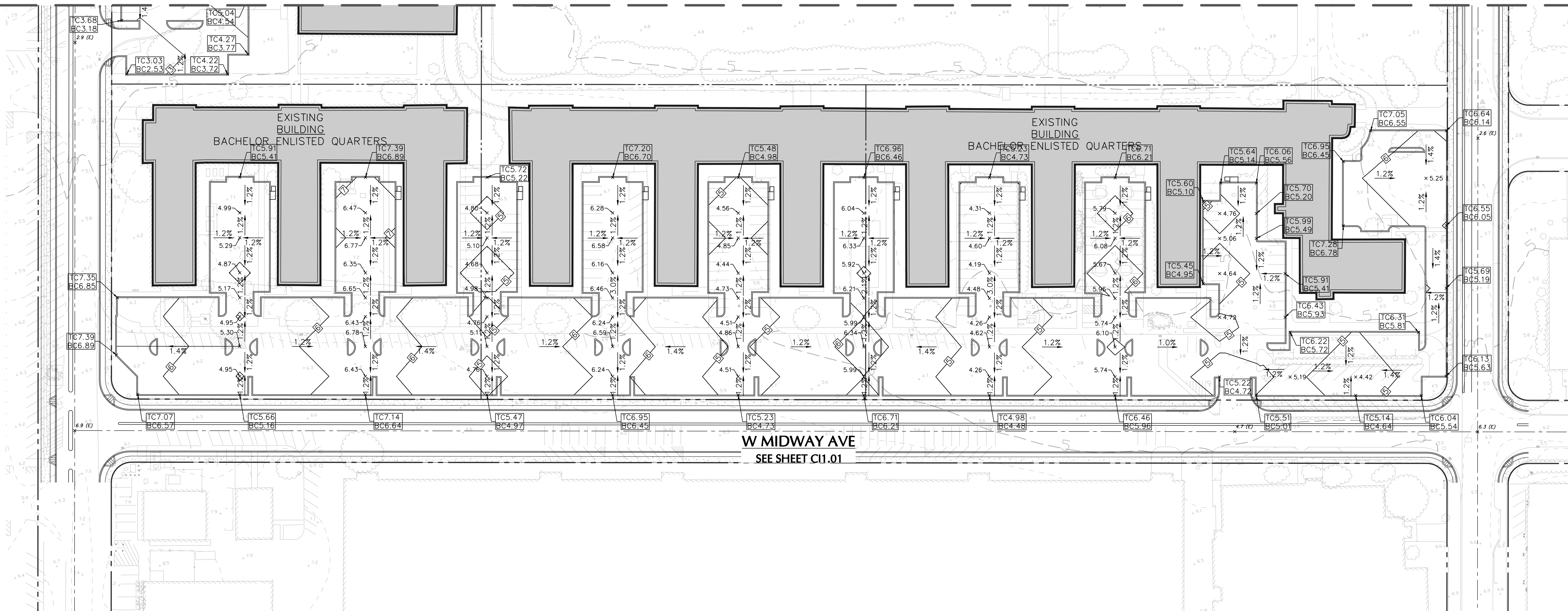
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PRELIMINARY GRADING PLAN
NORTH
Bachelor Enlisted Quarters (BEQ) Site B
Alameda, CA

ALAMEDA POINT

Date: 11/24/2014
Project #: 770620201
Sheet #: **CG1.01**

MATCHLINE A
SEE SHEET CG1.01



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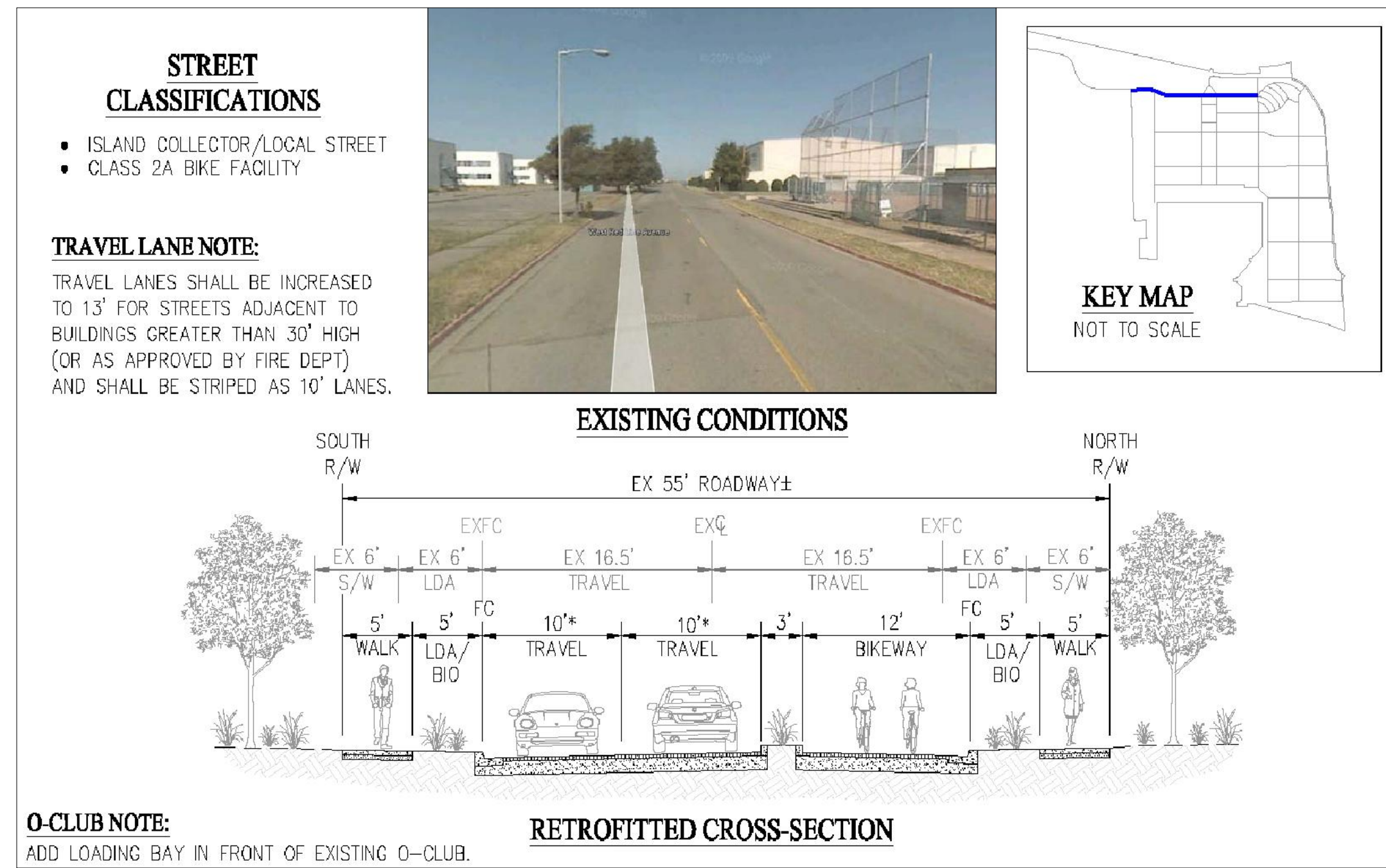
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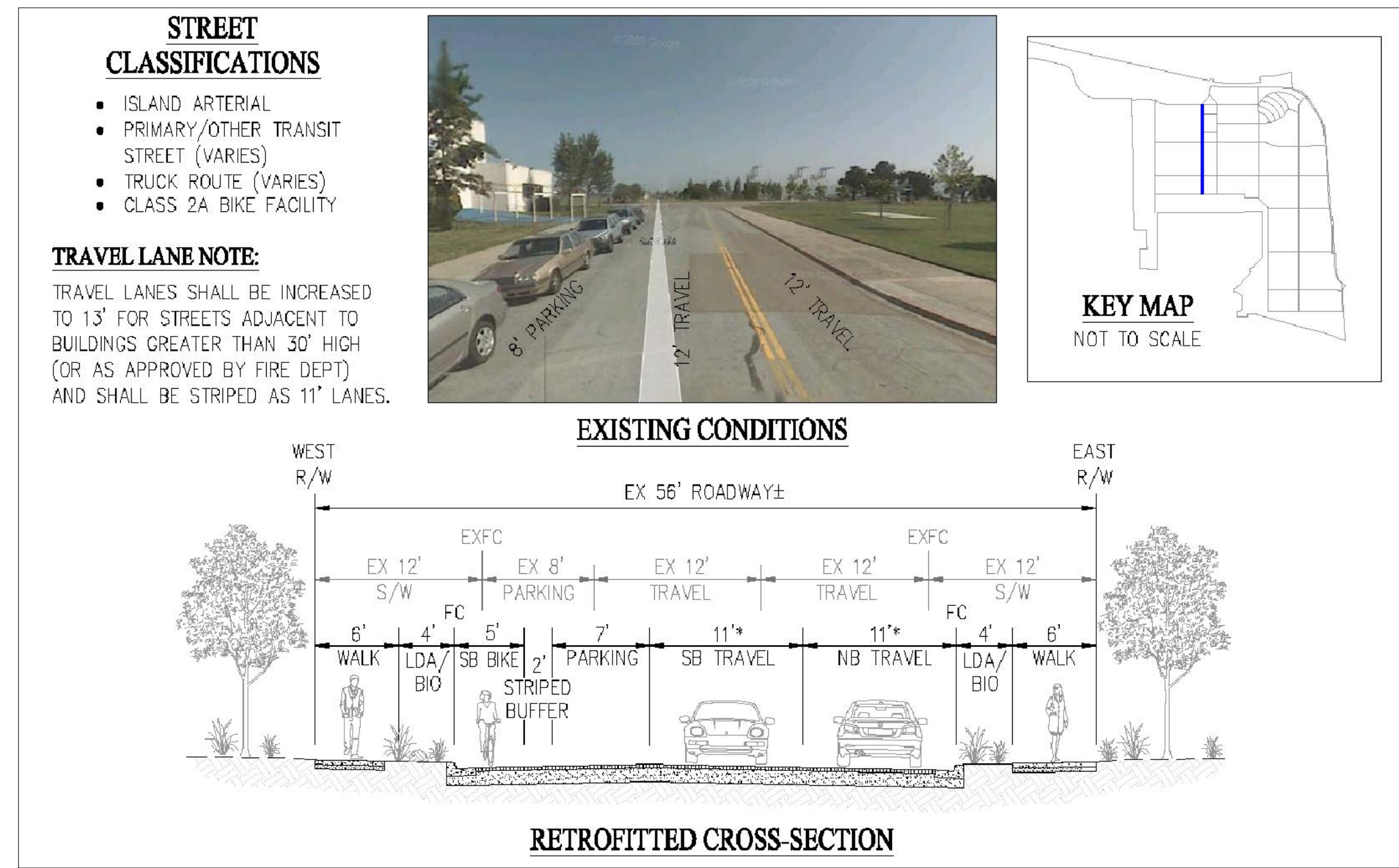
PRELIMINARY GRADING PLAN
SOUTH
 Bachelor Enlisted Quarters (BEQ) Site B
 Alameda, CA

ALAMEDA POINT

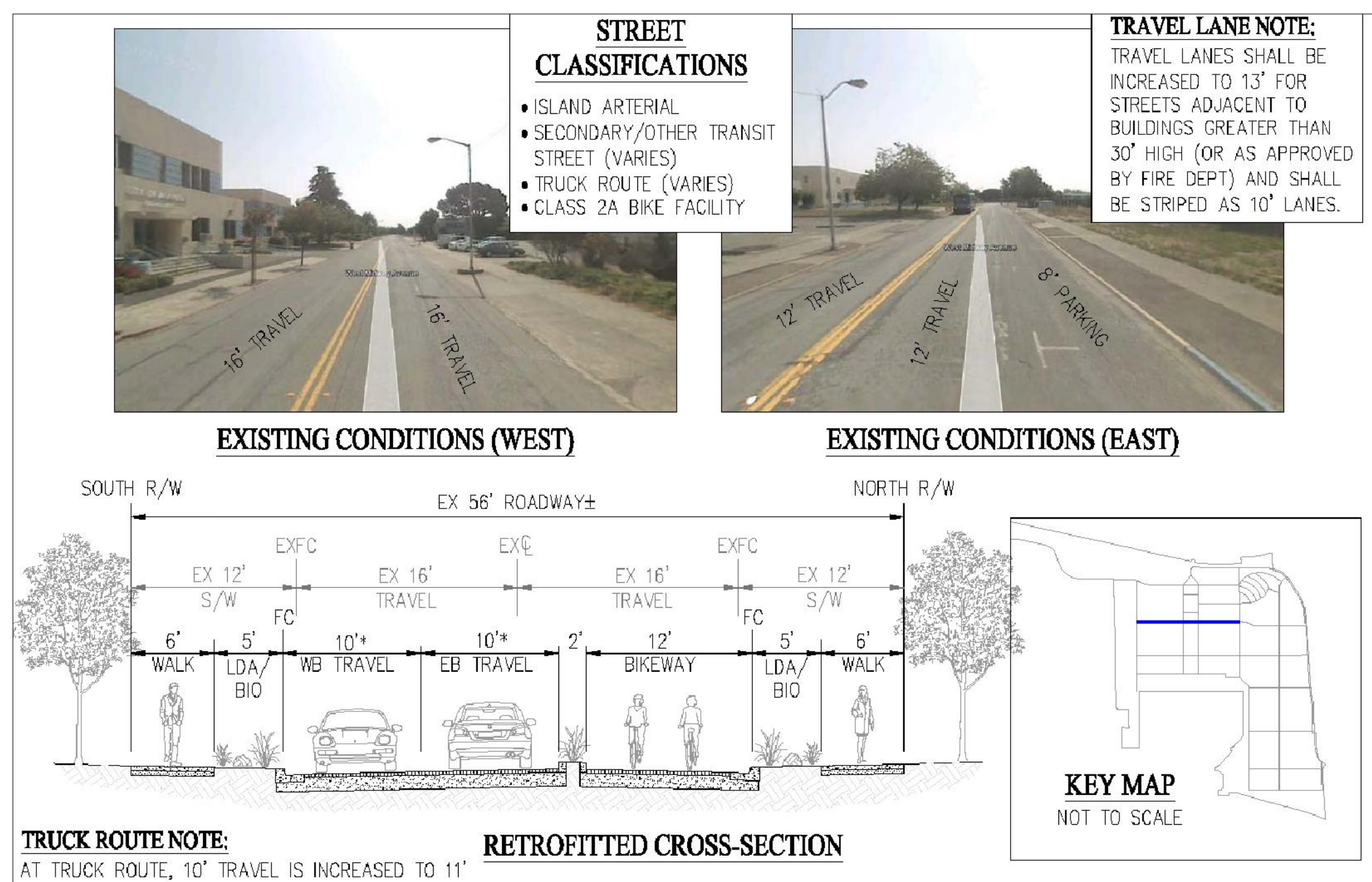
Date: 11/24/2014
 Project #: 770620201
 Sheet #: **CG1.02**



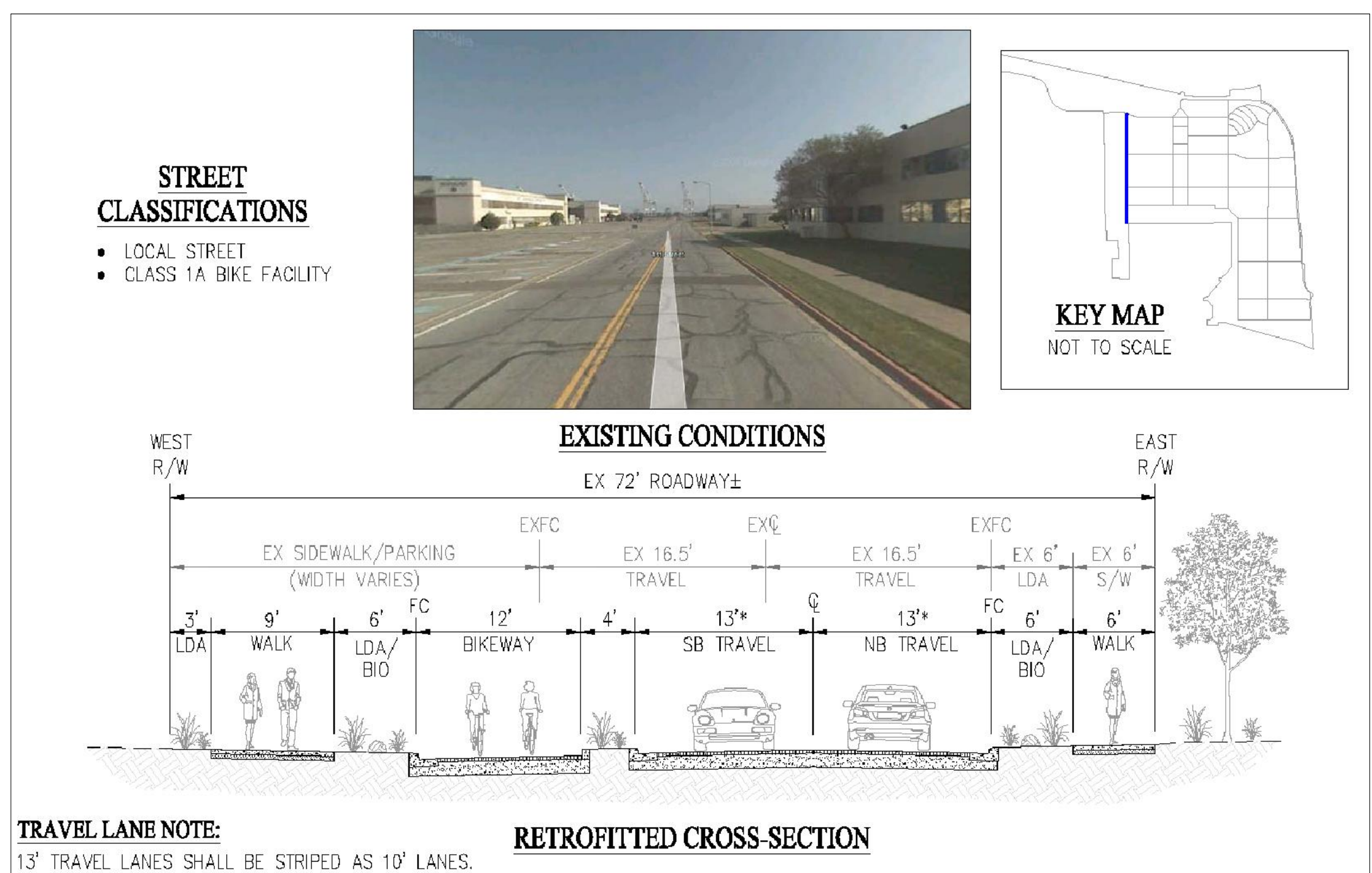
WEST REDLINE AVENUE



LEXINGTON STREET



WEST MIDWAY AVENUE



MONARCH STREET

NOTES

- TYPICAL STREET SECTIONS OBTAINED FROM ALAMEDA POINT MASTER INFRASTRUCTURE PLAN PREPARED BY CARLSON, BARBEE & GIBSON, INC.

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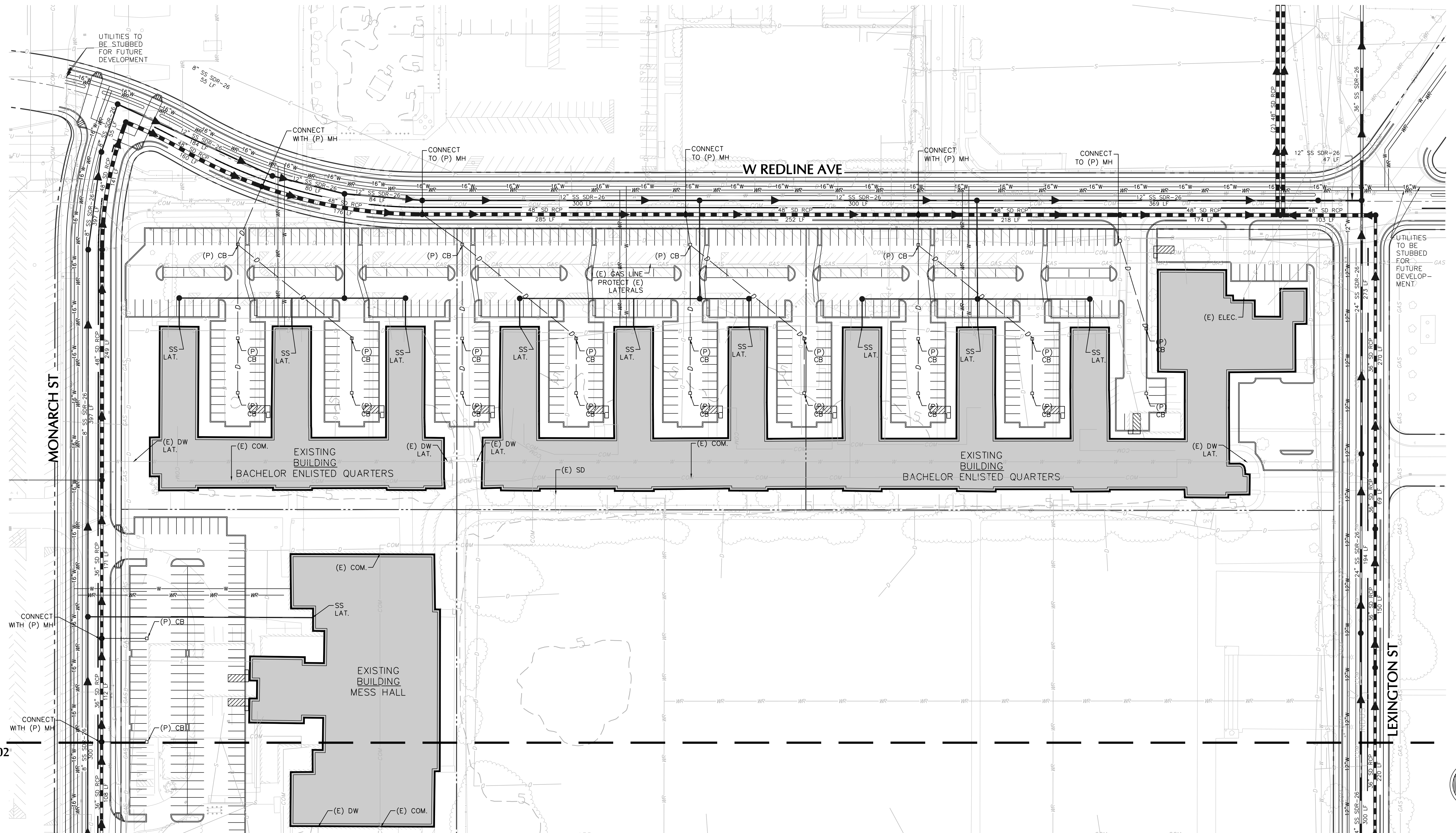
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TYPICAL STREET SECTIONS
Bachelor Enlisted Quarters (BEQ) Site B
Alameda, CA

ALAMEDA POINT

Date: 11/24/2014
Project #: 770620201
Sheet #: **CI1.01**



MATCHLINE B
SEE SHEET CU1.02

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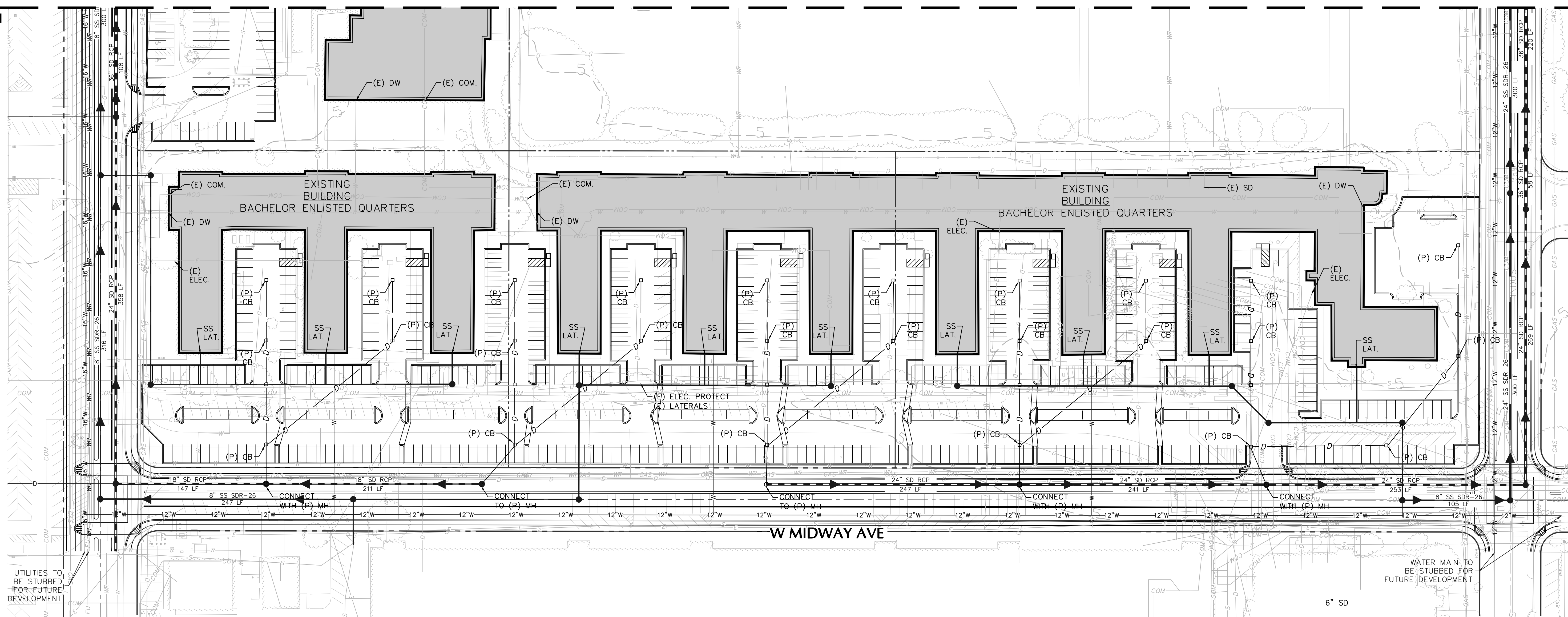
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PRELIMINARY UTILITY PLAN
NORTH
Bachelor Enlisted Quarters (BEQ) Site B
Alameda, CA

ALAMEDA POINT

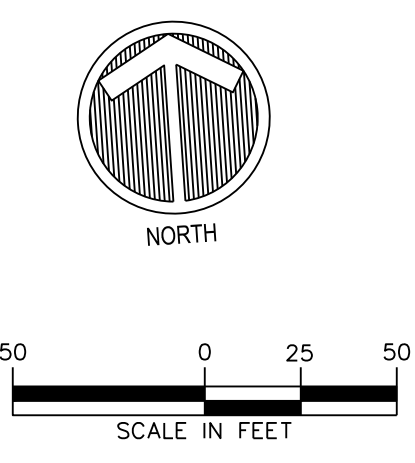
Date: 11/24/2014
Project #: 770620201
Sheet #: **CU1.01**

MATCHLINE B
SEE SHEET CU1.01



UTILITY NOTES:

1. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN CONTINUOUS UTILITY SERVICE FOR ADJACENT PARCELS DURING CONSTRUCTION OF NEW BACKBONE UTILITIES.
2. IF BACKBONE UTILITIES TO BE BUILT BY OTHERS ARE NOT COMPLETED WITHIN TIMEFRAME REQUIRED FOR BEQ DEVELOPMENT, THE DEVELOPER MAY SEEK PRICE SHARING AGREEMENT TO BUILD REQUIRED IMPROVEMENTS.
3. DEVELOPER MAY PAY DEVELOPMENT IMPACT FEE IN LIEU OF IN KIND INFRASTRUCTURE DEVELOPMENT. THIS WILL ALLOW CONNECTION TO EXISTING SYSTEM. THE DEVELOPER WILL BE RESPONSIBLE FOR ENHANCED MAINTENANCE OF EXISTING SYSTEM, INCLUDING BUT NOT LIMITED TO INVESTIGATION AND DOCUMENTATION OF EXISTING DEFICIENCIES AND ADDRESSING DEFICIENCIES AT THE TIME OF DEVELOPMENT TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.




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PRELIMINARY UTILITY PLAN

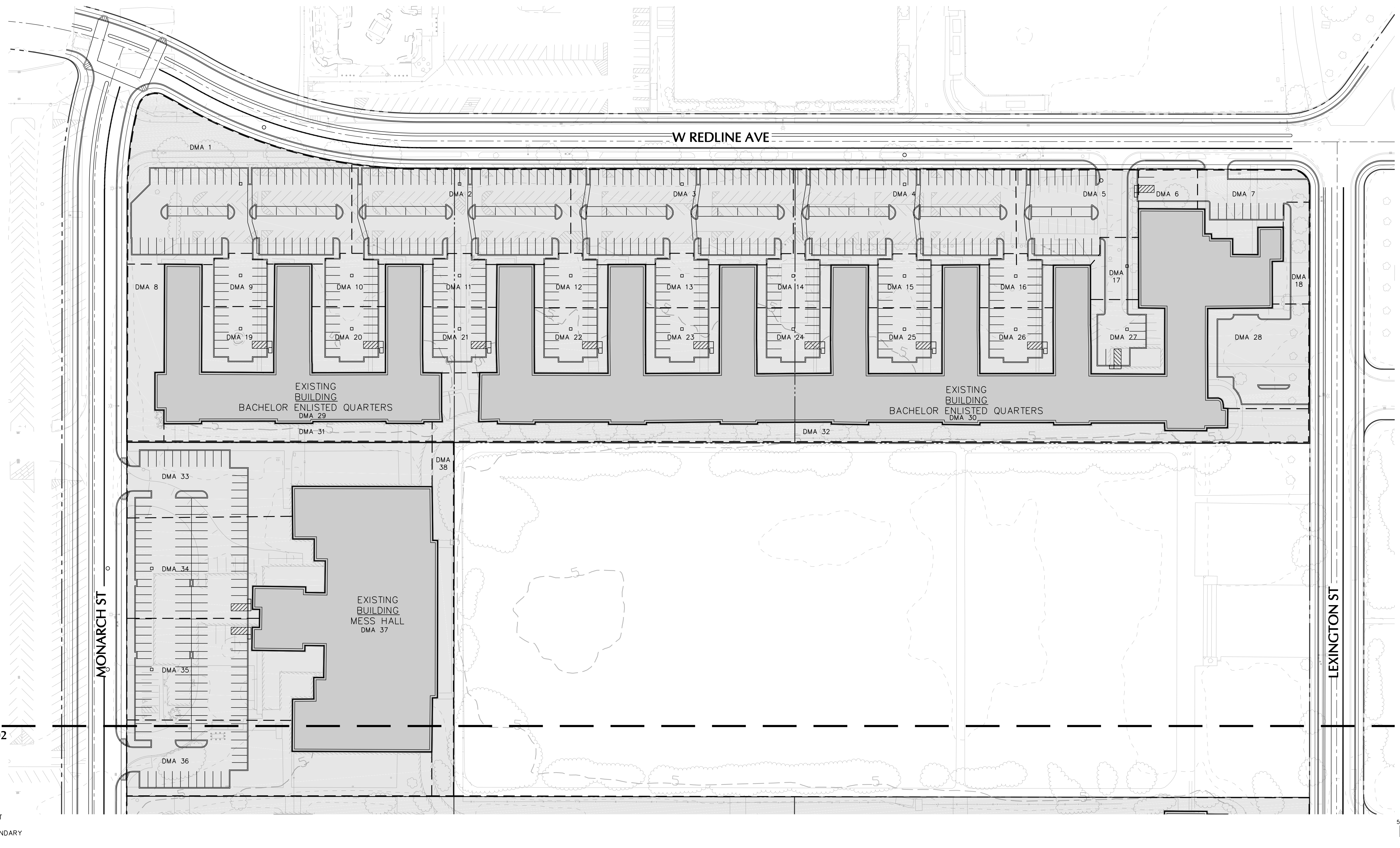
SOUTH

Bachelor Enlisted Quarters (BEQ) Site B

Alameda, CA

ALAMEDA POINT

Date: 11/24/2014
Project #: 770620201
Sheet #: **CU1.02**



MATCHLINE C
SEE SHEET CW1.02

LEGEND
 (P) BUILDING
 (P) PAVEMENT
 (P) DMA BOUNDARY

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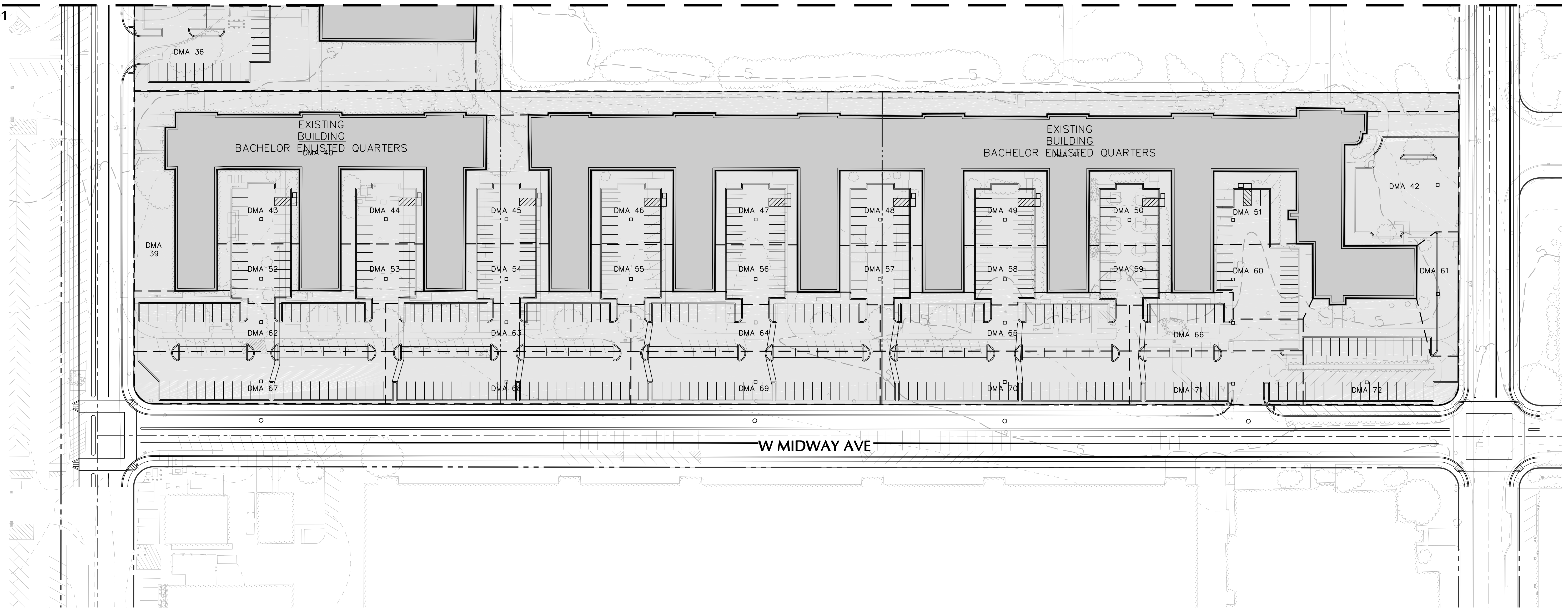


**PRELIMINARY STORMWATER
 CONTROL PLAN - NORTH**
 Bachelor Enlisted Quarters (BEQ) Site B
 Alameda, CA

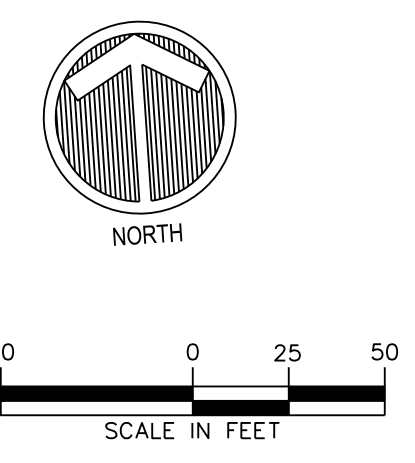
ALAMEDA POINT

Date: 11/24/2014
 Project #: 770620201
 Sheet #: **CW1.01**

MATCHLINE C
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 (P) PAVEMENT
 (P) DMA BOUNDARY



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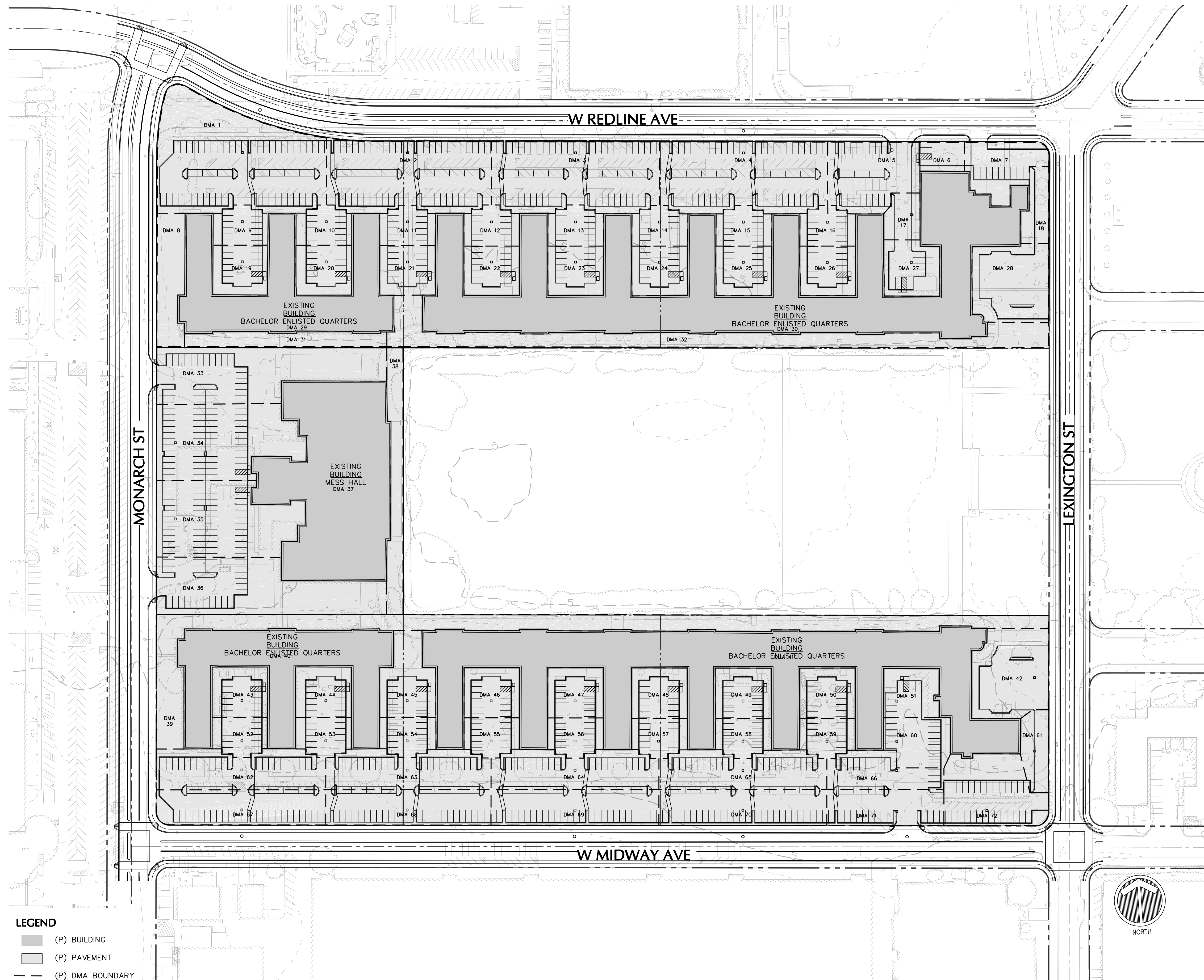
PRELIMINARY STORMWATER CONTROL PLAN - SOUTH
 Bachelor Enlisted Quarters (BEQ) Site B
 Alameda, CA

ALAMEDA POINT

Date: 11/24/2014
 Project #: 770620201

Sheet #: **CW1.02**

DMA	DESCRIPTION	EXISTING AREAS (SF)		PROPOSED IMPERVIOUS (SF)	ESTIMATED REQ. TREATMENT AREA (4% OF PROPOSED IMPERVIOUS)
		IMPERVIOUS	PERVIOUS		
1	PARKING LOT	19645	15829	35474	1419
2	PARKING LOT	21124	3546	24670	987
3	PARKING LOT	21558	3386	24944	998
4	PARKING LOT	21555	3445	25000	1000
5	PARKING LOT	9652	3019	12671	507
6	PARKING LOT	2820	0	2820	113
7	PARKING LOT	5258	2748	8006	320
8	HARDSCAPE	3504	7352	10856	434
9	PARKING LOT	353	3928	4281	171
10	PARKING LOT	406	3942	4348	174
11	PARKING LOT	606	3783	4389	176
12	PARKING LOT	633	3811	4444	178
13	PARKING LOT	640	3819	4459	178
14	PARKING LOT	1700	2734	4434	177
15	PARKING LOT	528	3883	4411	176
16	PARKING LOT	310	4109	4419	177
17	PARKING LOT	2079	1347	3426	137
18	PARKING LOT	1683	2125	3808	152
19	PARKING LOT	534	5297	5831	233
20	PARKING LOT	534	5451	5985	239
21	PARKING LOT	648	5317	5965	239
22	PARKING LOT	987	4937	5924	237
23	PARKING LOT	921	5038	5959	238
24	PARKING LOT	957	5038	5995	240
25	PARKING LOT	832	5161	5993	240
26	PARKING LOT	469	5501	5970	239
27	PARKING LOT	6190	322	6512	260
28	PARKING LOT	591	11899	12490	500
29	EXISTING BUILDING	33749	0	33749	1350
30	EXISTING BUILDING	96647	0	96647	3866
31	HARDSCAPE	1046	5190	6236	249
32	HARDSCAPE	3693	19687	23380	935
33	PARKING LOT AND HARDSCAPE	7115	15556	22671	907
34	PARKING LOT AND HARDSCAPE	9960	10910	20870	835
35	PARKING LOT AND HARDSCAPE	18980	1938	20918	837
36	PARKING LOT AND HARDSCAPE	9956	12992	22948	918
37	EXISTING BUILDING	47258	0	47258	1890
38	HARDSCAPE	522	7697	8219	329
39	HARDSCAPE	3451	32043	35494	1420
40	EXISTING BUILDING	33652	0	33652	1346
41	EXISTING BUILDING	87632	0	87632	3505
42	PARKING LOT AND HARDSCAPE	2329	11568	13897	556
43	PARKING LOT	399	5619	6018	241
44	PARKING LOT	398	5683	6081	243
45	PARKING LOT AND HARDSCAPE	4961	3353	8314	333
46	PARKING LOT	4556	1459	6015	241
47	PARKING LOT	4095	1934	6029	241
48	PARKING LOT	702	5350	6052	242
49	PARKING LOT	3650	2443	6093	244
50	PARKING LOT	3983	2068	6051	242
51	PARKING LOT	3771	2090	5861	234
52	PARKING LOT	411	3900	4311	172
53	PARKING LOT	578	3781	4359	174
54	PARKING LOT	3424	971	4395	176
55	PARKING LOT	3636	656	4292	172
56	PARKING LOT	3432	894	4326	173
57	PARKING LOT	424	3903	4327	173
58	PARKING LOT	3404	939	4343	174
59	PARKING LOT	3375	949	4324	173
60	PARKING LOT	6186	511	6697	268
61	PARKING LOT	931	3615	4546	182
62	PARKING LOT	7310	6832	14142	566
63	PARKING LOT	7651	5764	13415	537
64	PARKING LOT	7234	6244	13478	539
65	PARKING LOT	8368	4955	13323	533
66	PARKING LOT	5837	2031	7868	315
67	PARKING LOT	12739	0	12739	510
68	PARKING LOT	12602	0	12602	504
69	PARKING LOT	12902	0	12902	516
70	PARKING LOT	13001	0	13001	520
71	PARKING LOT	8578	545	9123	365
72	PARKING LOT	10092	3839	13931	557
TOTALS		641337	324676	966013	38641



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PRELIMINARY STORMWATER CONTROL PLAN - SUMMARY
 Bachelor Enlisted Quarters (BEQ) Site B
 Alameda, CA

ALAMEDA POINT

Date: 11/24/2014
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 Sheet #: **CW1.03**