



NOT FOR CONSTRUCTION

ALAMEDA FOOD BANK

677 W RANGER AVENUE, ALAMEDA, CA

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No.	Date	Issue

PROGRESS
11/2/2023
4:41:18 AM

Project 58581

Scale

Drawing Title COVER SHEET

Drawing No.

A0.0.0

Author Checker

ALAMEDA FOOD BANK

PRELIMINARY DEVELOPMENT PLANS

Alameda, California 94501

NOVEMBER 2, 2023

Exhibit 4
Item 5-A, July 22, 2024
Planning Board Meeting

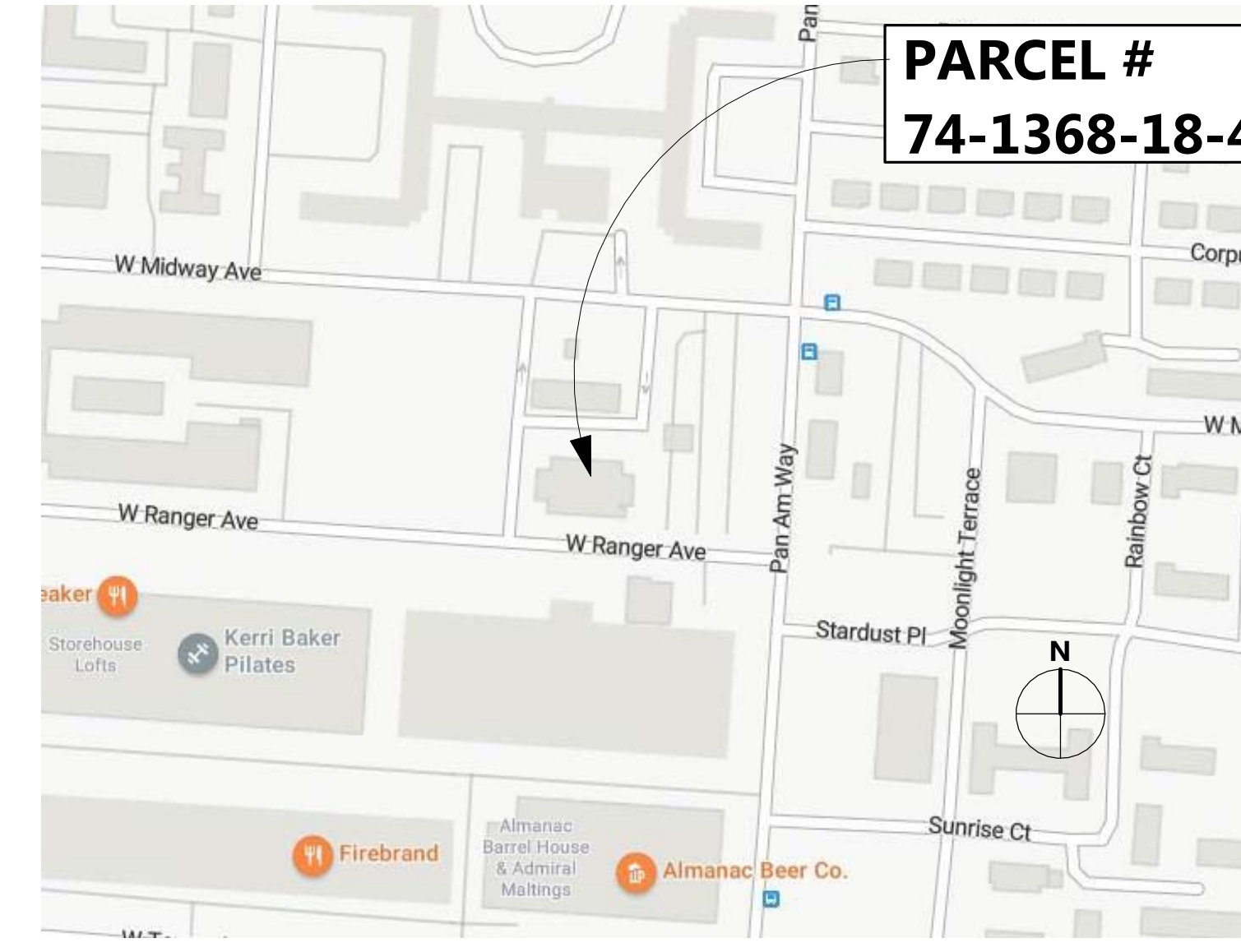
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VICINITY MAP



PROJECT LOCATION

PLAT MAP



SHEET SCHEDULE

- A0.1.0 PROJECT INFORMATION BUILDING CODE ANALYSIS
- A0.2.0 SURROUNDING HISTORIC BUILDING PHOTOS
- A0.3.0 EXISTING SITE PHOTOS
- A1.0.0 EXISTING SITE PLAN
- A1.0.1 PROPOSED SITE PLAN
- A1.2.1 PLANTING LANDSCAPE PLAN
- A3.1.0 EXISTING EXTERIOR ELEVATIONS - SOUTH & EAST
- A3.1.1 EXISTING EXTERIOR ELEVATIONS - NORTH & WEST
- A3.1.2 PROPOSED EXTERIOR ELEVATIONS - SOUTH & EAST
- A3.1.3 PROPOSED EXTERIOR ELEVATIONS - NORTH & WEST
- A3.2.0 EXTERIOR PERSPECTIVES

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

SITE ZONING ANALYSIS

APN:	74-1368-18-4
SIZE OF PROPERTY:	74,052 SF
GENERAL PLAN / SITE ZONING:	AP-AR
PROJECT FOOTPRINT AREA	
SITE AREA	
GROUND FLOOR BUILDING AREA	
PERCENTAGE OF LOT COVERAGE	18,715 SF
OPEN AREA	N/A
TOTAL SITE AREA (LOT SIZE)	
TOTAL PROJECT FOOTPRINT AREA	
TOTAL OPEN AREA	18,715 SF

PARKING
UP TO 3.4 CAR FOR EACH 1,000 SQUARE FEET OF OCCUPIED FLOOR AREA.
PROJECT TOTAL OCCUPIED FLOOR AREA = 18,715 SF

18,715 SF x 3.4/ 1000 = 64 SPACES REQUIRED (OFF-STREET)
ACCESSIBLE SPACES REQUIRED = 3

PARKING SPACES PROVIDED:

OFF-STREET	
STANDARD SPACES	58 SPACES
ACCESSIBLE SPACES	4 SPACES
COMPACT SPACES	0 SPACES
EV SPACES	6 SPACES

TOTAL 68 SPACES

APPLICABLE CODES

ALL NEW CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA FIRE CODE
- CALIFORNIA DISABLED ACCESS REQUIREMENTS
- 2016 ADA STANDARDS FOR ACCESSIBLE DESIGN
- ALAMEDA MUNICIPAL CODES

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PROJECT DESCRIPTION

THE ADDRESS FOR THIS PROJECT IS AS STATED BELOW:
677 WEST RANGER AVE.,
ALAMEDA, CA 94501
APN # 74-1368-18-4
ALL PORTIONS OF THIS PROJECT ARE PRIVATELY FUNDED.

PROPOSED PROJECT SCOPE OF NEW ALAMEDA FOOD BANK:

- ONE NEW 10,000 +/- SF WAREHOUSE WITH A LOADING DOCK ATTACHED TO EXISTING BUILDING.
- WAREHOUSE TO BE PRE-ENGINEERED STEEL STRUCTURE WITH DECORATIVE AWNINGS AT WINDOWS.
- A PORTION OF THE EAST END OF THE EXISTING BUILDING TO BE DEMOLISHED TO CONNECT NEW WAREHOUSE.
- EXISTING BUILDING WILL BECOME FOOD PANTRY, OFFICES, WAITING AREAS OF THE FOOD BANK.
- 68 PARKING SPACES PARKING LOT WITH NEW CURB CUTS, TREES, SIDEWALKS AND GUTTERS.
- BIOSWALES, TREES, AND NEW LIGHTING AT PARKING LOT.
- NEW LOW CMU WALL AT PARKING LOT AT CORNER OF PAN AM WAY AND W. MIDWAY AVENUE.
- SOLAR PANELS TO BE ADDED TO THE PROJECT SITE.

PROJECT DIRECTORY

CLIENT	ARCHITECT
ALAMEDA FOOD BANK	MBH ARCHITECTS
CONTACT: STEVEN CAMPBELL	CONTACT: TAMMY NG
ADDRESS: 650 W RANGER AVE, ALAMEDA, CA 94501	ADDRESS: 960 ATLANTIC AVE ALAMEDA, CA 94501
PHONE: (650) 430-5900	PHONE: (510) 814-3479
E-MAIL: iamscampbell@yahoo.com	E-MAIL: tammyng@mbharch.com

PROJECT INFORMATION

BUILDING ADDRESS:	677 WEST RANGER AVE., ALAMEDA, CA 94501
EXISTING LAND USE:	WAREHOUSE AND EXISTING PARKING
PROPOSED LAND USE:	FOOD BANK WITH WAREHOUSE LOADING AREA AND PARKING
ZONING:	EMPLOYMENT - ADAPTIVE REUSE (AP-AR)
OCCUPANCY TYPE:	ASSEMBLY GROUP A-2 (DINING FACILITIES) ASSEMBLY GROUP A-3 (WAITING ROOM) BUSINESS GROUP B (OFFICES) MERCHATILE GROUP M (FOOD PANTRY) STORAGE GROUP S-2 (WAREHOUSE)
CONSTRUCTION TYPE:	
BUILDING STORIES:	1 STORY
PROPOSED BUILDING HEIGHT:	33 1/2 FT +/- (ABOVE ADJ GRADE TO TOP OF ROOF)
HIGHEST OCCUPIED FLOOR:	
EXISTING BUILDING AREA:	8715 +/- SF GROSS (EXISTING 1-STORY BUILDING)
AREA OF (N) WAREHOUSE:	10,000 +/- SF
PARKING:	68 PARKING SPACES

2022 CA BUILDING CODE ANALYSIS OF BUILDING & PROPOSED SITE IMPROVEMENTS

STORAGE: GROUP S-2

CONSTRUCTION

BEARING WALLS:	2-HR
EXTERIOR NON-BEARING WALLS:	0-HR
INTERIOR NON-BEARING WALLS:	0-HR
STRUCTURAL FRAME:	2-HR; ≥ 4 STORIES PER 2022 CBC SECTION 713.4
SHAFT ENCLOSURES:	0-HR
FLOOR/CEILING ASSEMBLIES:	NA
ROOF/CEILING ASSEMBLIES:	0-HR; WITH SPRINKLER SYSTEM PER 2022 CBC TABLE 2020.1
CORRIDORS:	0-HR
STAIR ENCLOSURES:	2-HR; ≥ 4 STORIES PER 2022 CBC SECTION 713.4

OFFICE: GROUP B

CONSTRUCTION

BEARING WALLS:	3-HR
EXTERIOR NON-BEARING WALLS:	0-HR
INTERIOR NON-BEARING WALLS:	0-HR
STRUCTURAL FRAME:	2-HR; ≥ 4 STORIES PER 2022 CBC SECTION 713.4
SHAFT ENCLOSURES:	0-HR
FLOOR/CEILING ASSEMBLIES:	2-HR
ROOF/CEILING ASSEMBLIES:	1.5-HR; WITH SPRINKLER SYSTEM PER 2022 CBC TABLE 2020.1
CORRIDORS:	0-HR
STAIR ENCLOSURES:	2-HR; ≥ 4 STORIES PER 2022 CBC SECTION 713.4

PROGRESS
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Project 58581

Scale 1/2" = 1'-0"

Drawing Title PROJECT INFORMATION BUILDING CODE ANALYSIS

Drawing No.

A0.1.0

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Author

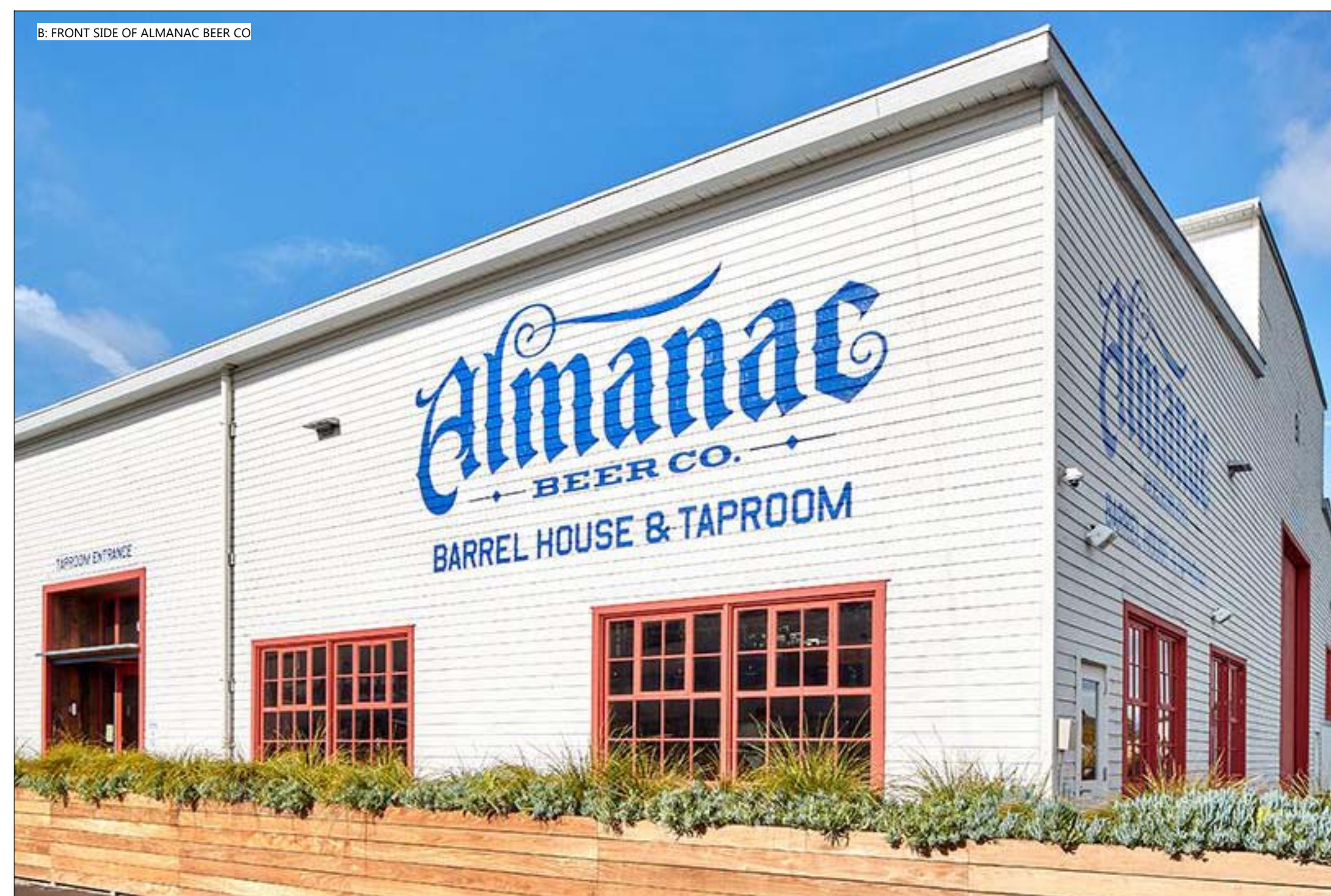
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1 SOUTHWEST CORNER OF KAIROS POWER



2 SOUTHEAST CORNER OF ALMANAC BEER



3 INTERSECTION AT PAN AM WAY AND W TOWER AVE



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No.	Date	Issue

PROGRESS
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Project	58581
Scale	NO SCALE
Drawing Title	SURROUNDING HISTORIC BUILDING PHOTOS

Drawing No. A0.2.0

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Project	58581
Scale	As Indicated
Drawing Title	EXISTING SITE PHOTOS
Drawing No.	A0.3.0

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4 BUILDINGS ON SAME SIDE OF STREET



5 BUILDINGS ON OPPOSITE SIDE OF STREET



6 PHOTOGRAPHS OF ADJACENT PROPERTY & STREET



SITE PLAN NOTES

SHEET NOTES

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Drawing Title	PROPOSED SITE PLAN

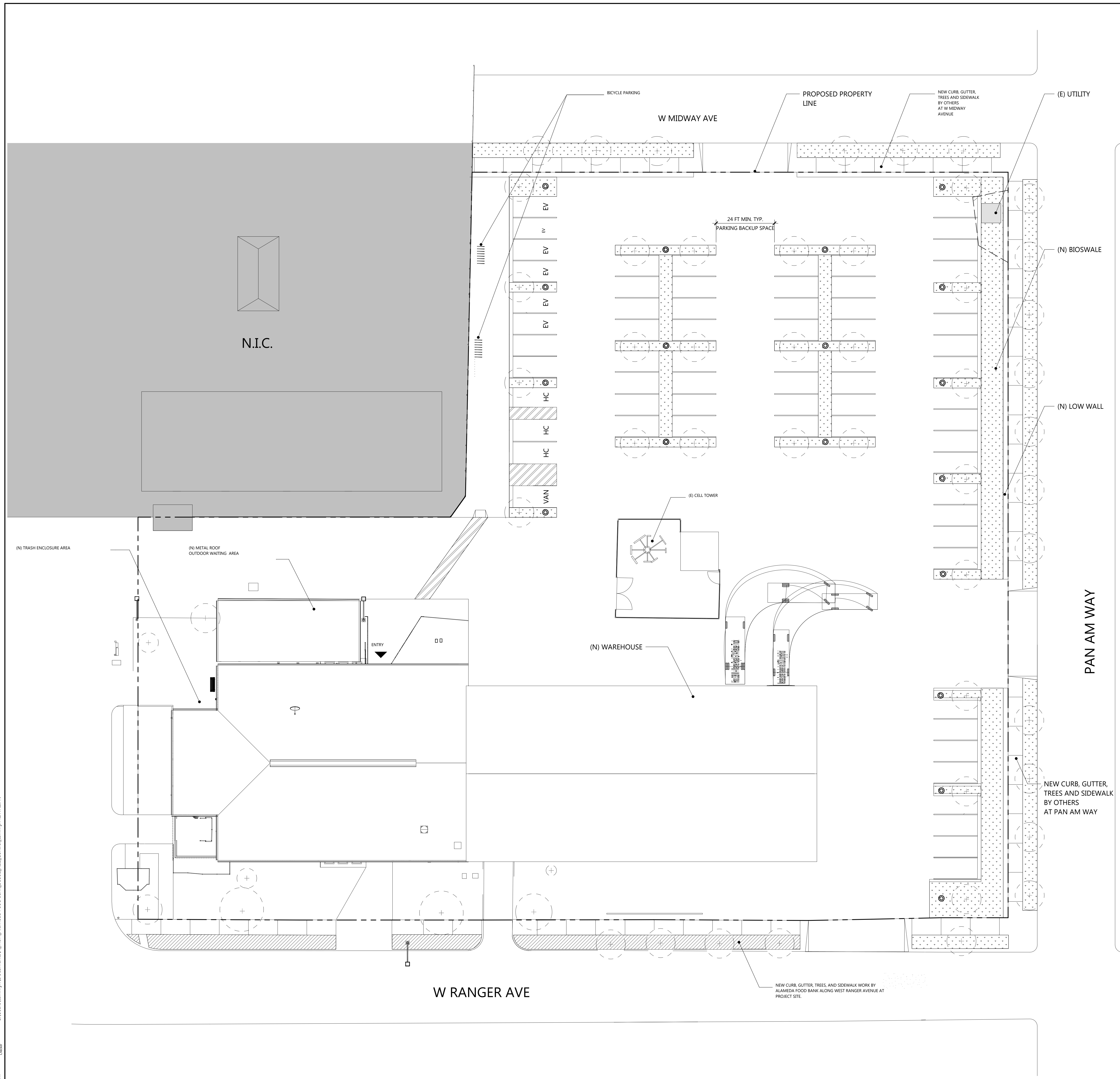
Drawing No.

A1.0.1

Author Checker

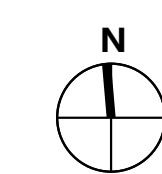
SITE PLAN LEGEND

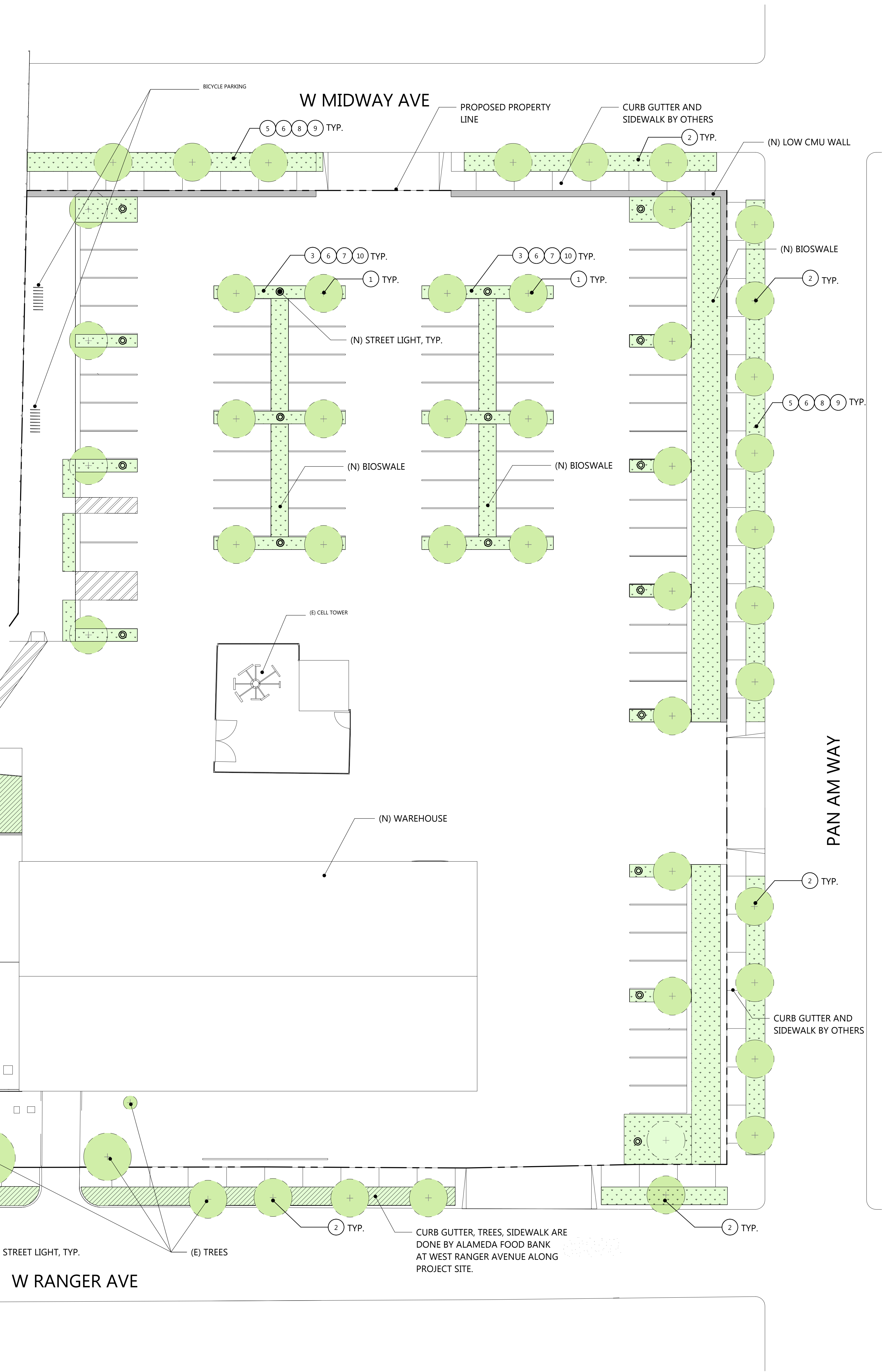
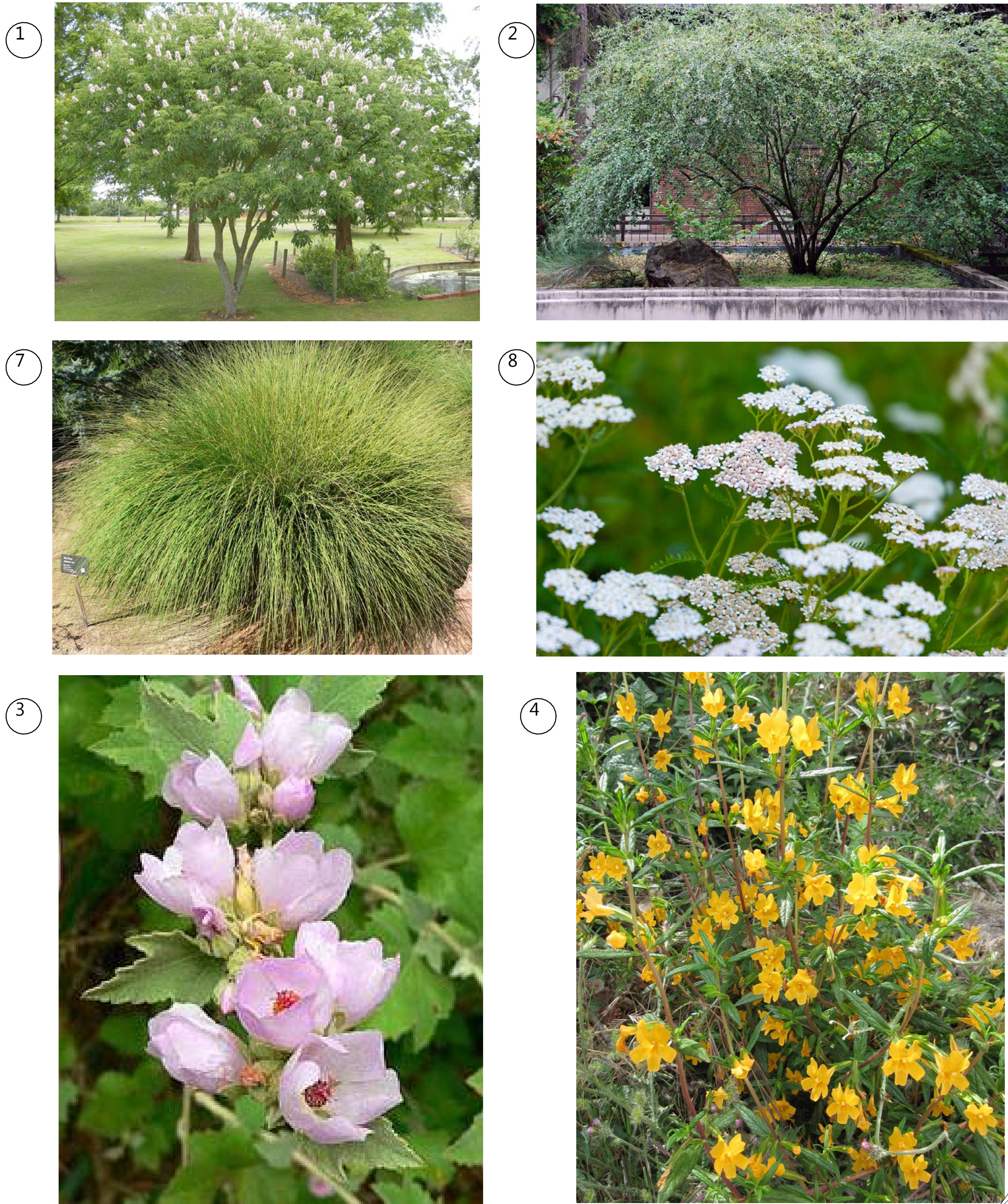
- PROPERTY LINE
- WORK LIMIT
- INGRESS/EGRESS EASEMENT
- ACCESSIBLE PATH OF TRAVEL
- 4" GAS LINE
- OVERPASS
- (E) FENCE AND GATE
- PARKING STRIPING
- ENTRANCE/ EXIT
- (N) STREET LIGHT
- NEW SIDEWALK
- NEW PLANTING AREA
- (E) LANDSCAPING AREA
- AREA OF ADJACENT PROPERTY, N . I . C .
- STREET TREE



SITE PLAN - PROPOSED

SCALE	1
<small>1/16" = 1'-0"</small>	





LEGEND

TREES

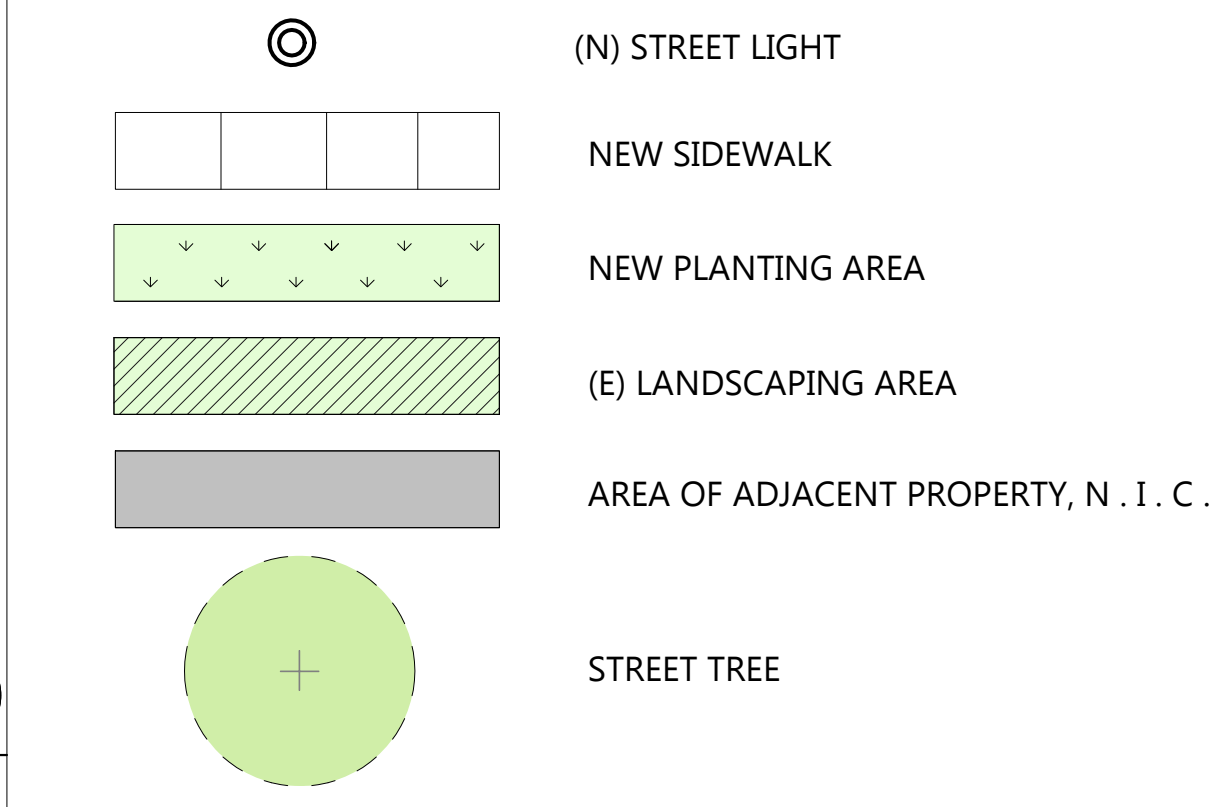
- AESCULUS CALIFORNICA CALIFORNIA BUCKEYE
- CERCOCARPUS BETULOIDES MOUNTAIN MAHOGANY

SHRUBS

- MALACOTHAMNUS SPP. BUSH MALLOW
- MIMULUS AURANTIACUS STICKY MONKEYFLOWER
- RHAMNUS CALIFORNICA COFFEEBERRY
- MAHONIA SPP. MAHONIA, OREGON GRAPE

PERENNIALS

- MUHLENBERGIA RIGENS DEER GRASS
- ACHILLEA MILLEFOLIUM YARROW
- CALAMAGROSTIS FOLIOSA REED GRASS
- SISYRINCHIMUM BELLUM BLUE-EYED GRASS



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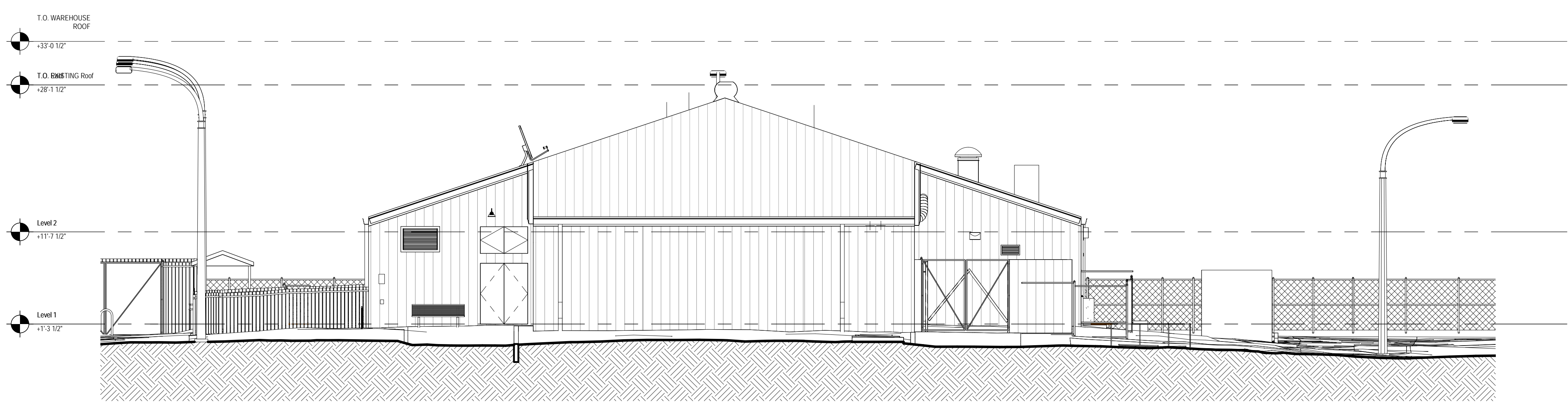
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Project	58581
Scale	As Indicated
Drawing Title	PLANTING LANDSCAPE PLAN

Drawing No. **A1.2.1**

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EXTERIOR ELEVATION - WEST - EXISTING

SCALE
 1/8" = 1'-0"

2

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EXTERIOR ELEVATION - NORTH - EXISTING

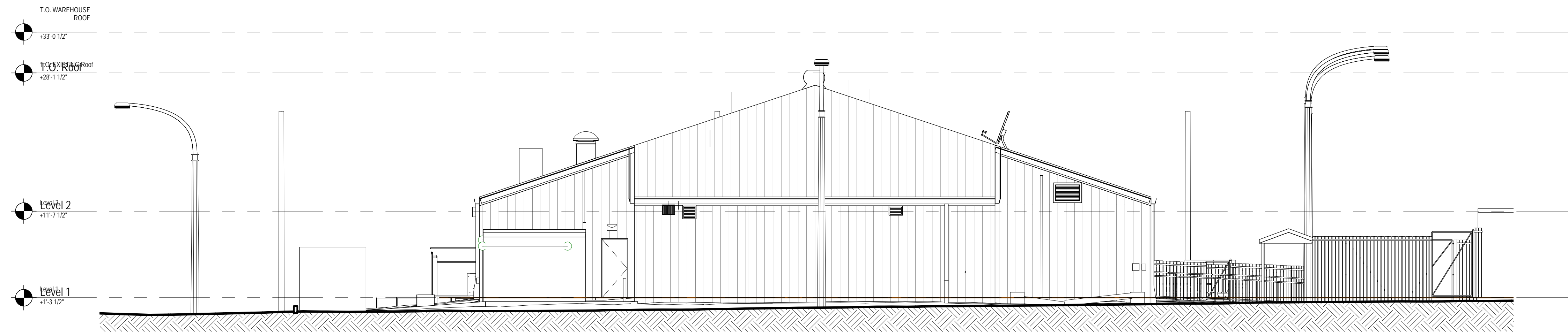
SCALE
 1/8" = 1'-0"

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A3.1.0

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EXTERIOR ELEVATION - EAST - EXISTING

SCALE	2
1/8" = 1'-0"	

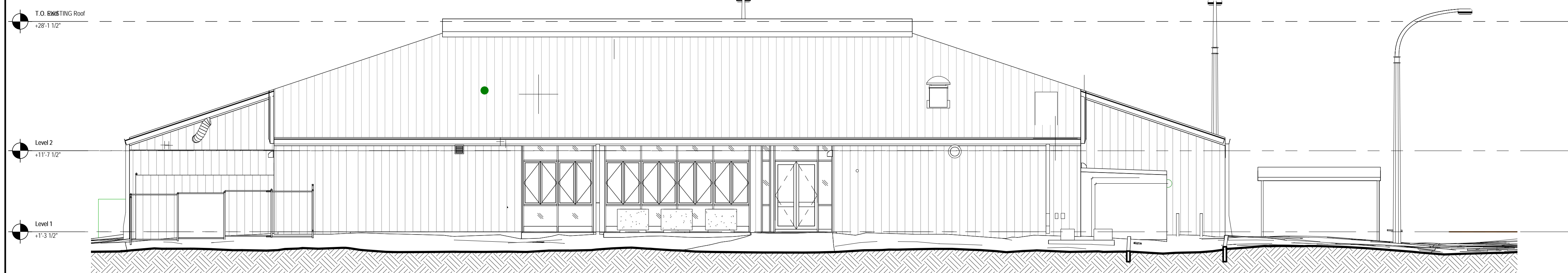
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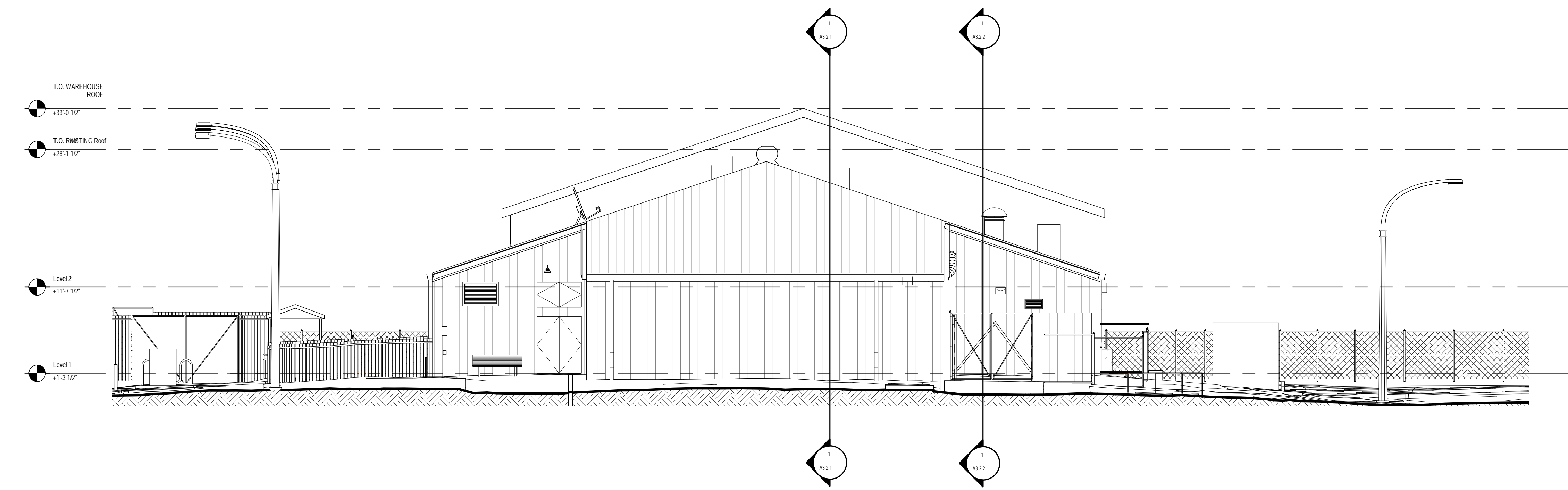
EXTERIOR ELEVATION - SOUTH - EXISTING

SCALE	1
1/8" = 1'-0"	

Project	58581
Scale	1/8" = 1'-0"
Drawing Title	EXISTING EXTERIOR ELEVATIONS - SOUTH & EAST

Drawing No.

A3.1.1



EXTERIOR ELEVATION - WEST - PROPOSED

SCALE	2
1/8" = 1'-0"	

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EXTERIOR ELEVATION - NORTH - PROPOSED

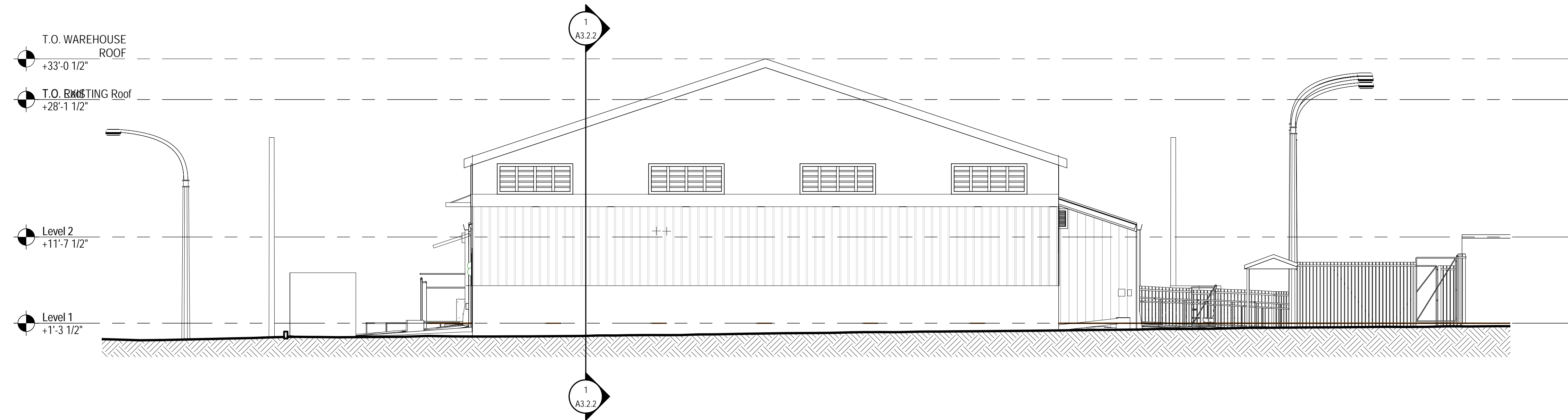
SCALE	1
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Project	58581
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Drawing Title	PROPOSED EXTERIOR ELEVATIONS - NORTH & WEST

Drawing No.

A3.1.2

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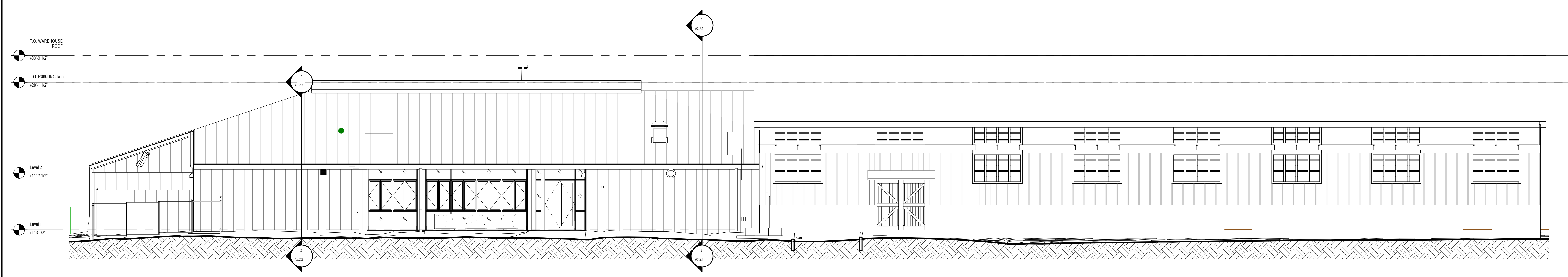


EXTERIOR ELEVATION - EAST - PROPOSED

SCALE	2
<small>1/8" = 1'-0"</small>	

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EXTERIOR ELEVATION - SOUTH - PROPOSED

SCALE	1
<small>1/8" = 1'-0"</small>	

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Project: 58581

Scale:

Drawing Title: PROPOSED EXTERIOR ELEVATIONS - SOUTH & EAST

Drawing No. A3.1.3

Author: Checker:



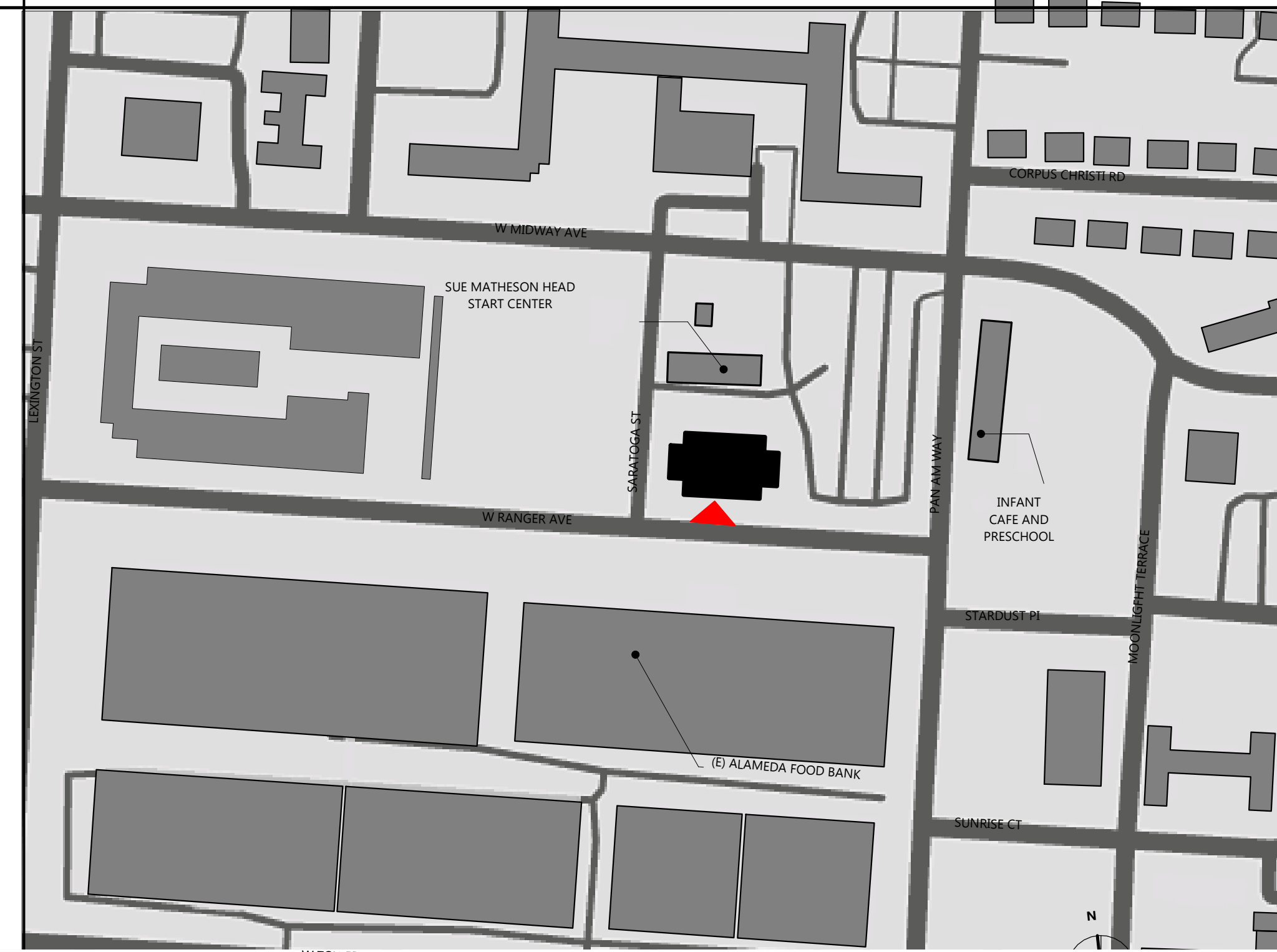
PAINTED ADDRESS NUMBERS

DECORATIVE METAL AWNINGS OVER WINDOWS

METAL ROOF

PRE-ENGINEERED STEEL STRUCTURE

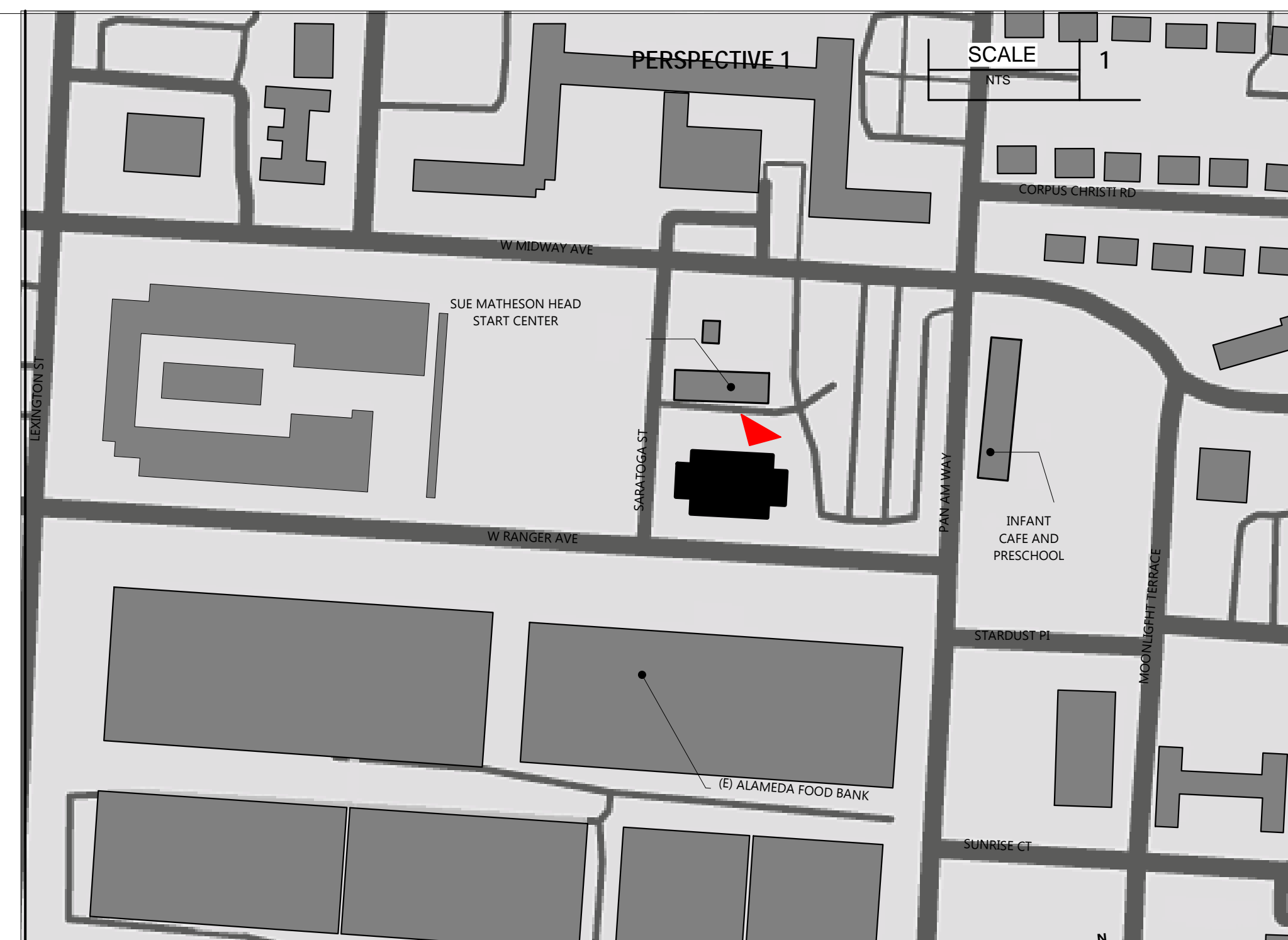
GRAY THIN BRICK WAINSCOT



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METAL ROOF
 OUTDOOR CANOPY



PERSPECTIVE 1

SCALE
 1
 NTS

ALAMEDA FOOD BANK

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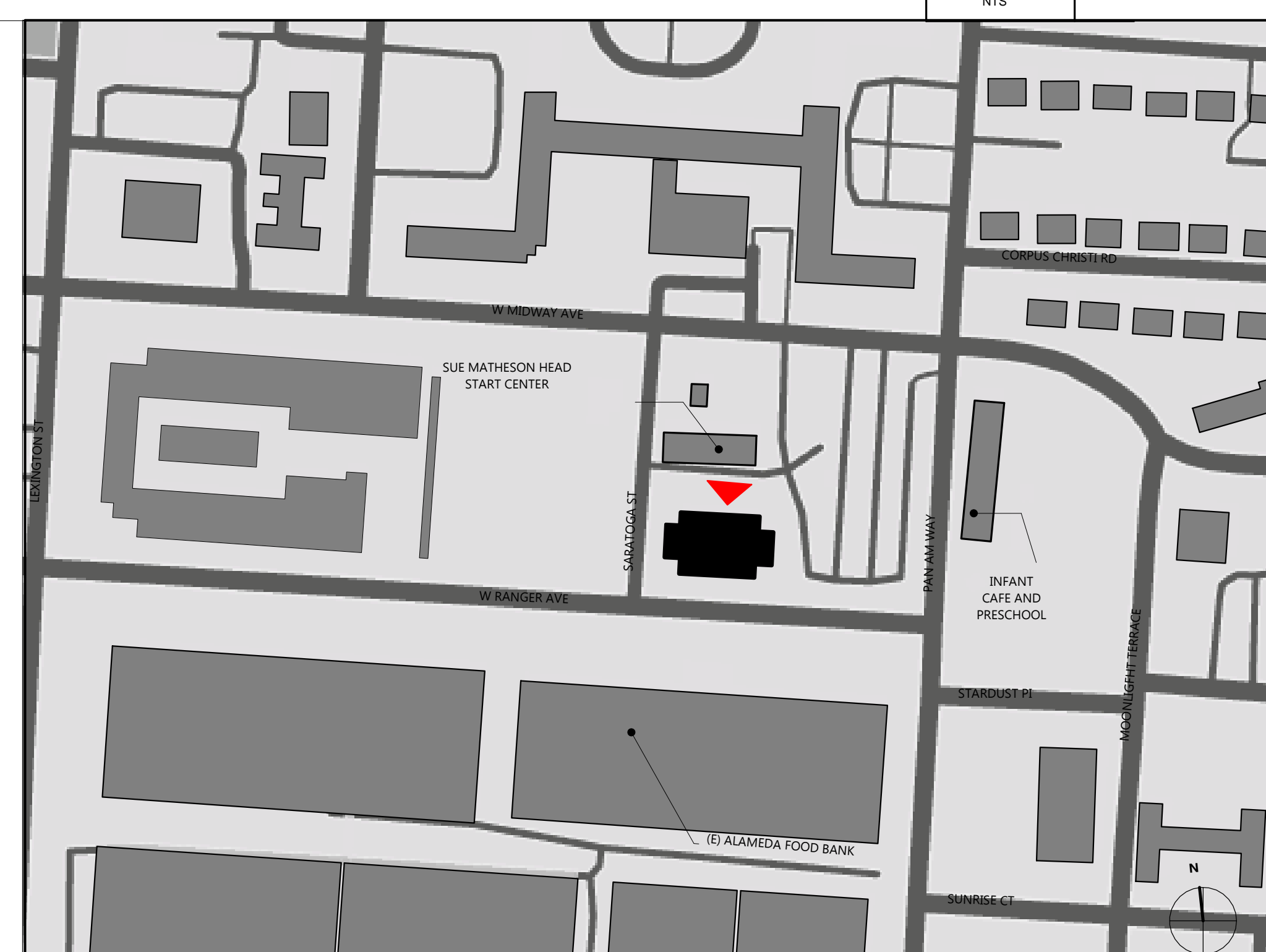
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CMU WALL



PERSPECTIVE 2

SCALE
 2
 NTS

Project 5881

Scale 12" = 1'-0"

Drawing Title EXTERIOR PERSPECTIVES

Drawing No.

A3.2.0

PERSPECTIVE 3

SCALE
 3
 NTS

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