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

## PROPOSED PROJECT

## PROJECT DIRECTORY


DEVELOPER:

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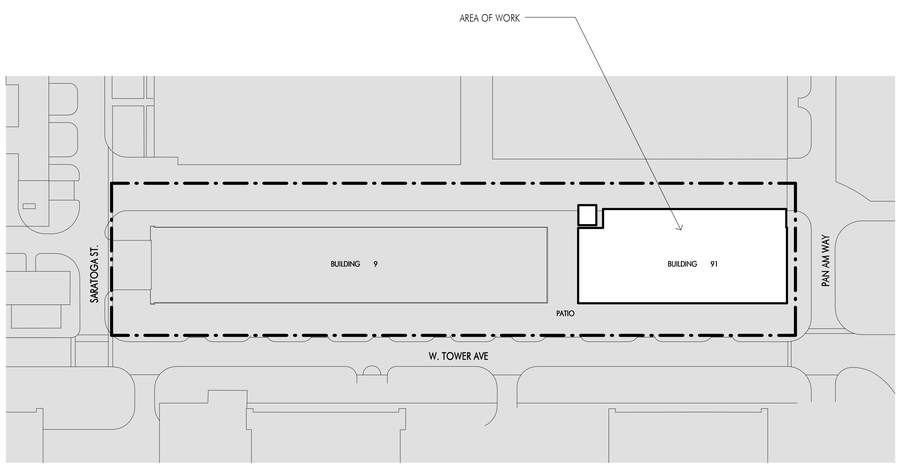
HUGO GOMEZ
TEL: (415) 693-1600
HGOMEZ@HOLMESCULLEY.COM


## 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** | | | | | | | | | |
| A0.0 | COVER SHEET | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| A0.1 | MASTER INFRASTRUCTURE PLAN (MIP) DRAWINGS | | | | | | | R | R |
| | ALAMEDA POINT - TRACT 8315 TENTATIVE MAP | R | R | R | R | | | R | R |
| **SITE DESIGN DRAWINGS** | | | | | | | | | |
| A1.0 | PRELIMINARY MASTER SITE PLAN WITH MIP | ■ | ■ | ■ | ■ | | ■ | ☒ | ☒ |
| 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 | FIRST FLOOR CONSTRUCTION PLAN | ■ | ■ | ■ | ■ | | ■ | ☒ | ☒ |
| A3.0 | BUILDING ELEVATIONS | ■ | ■ | ■ | ■ | ■ | ■ | ☒ | ☒ |
| A3.1 | BUILDING ELEVATIONS | ■ | ■ | ■ | ■ | ■ | ■ | ☒ | ☒ |
| A4.0 | BUILDING PERSPECTIVES | ■ | ■ | ■ | ■ | ■ | ■ | ☒ | |
| A4.1 | BUILDING PERSPECTIVES - ALTERNATE | | | | | | | | ■ |

F | M | E ARCHITECTURE + DESIGN

SRMERNST development partners

ALAMEDA POINT - BUILDING 91
COVER SHEET
SCHEMATIC DESIGN

05/18/16
As indicated
SD A0.0

FOR REFERENCE ONLY

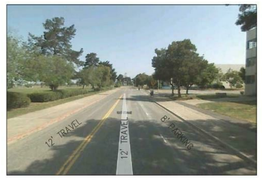
Carlson, Barbee & Gibson, Inc.

## STREET CLASSIFICATIONS

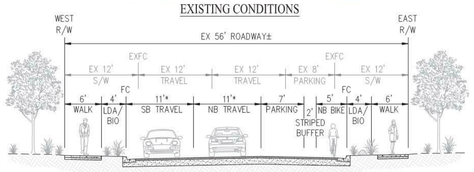
- LOCAL STREET
- SECONDARY/OTHER TRANSIT STREET (VARIES)
- CLASS 2A BIKE FACILITY

**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




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.

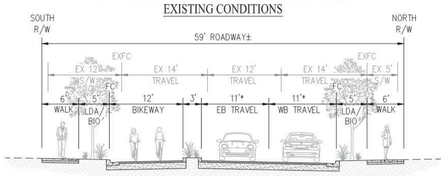
## STREET CLASSIFICATIONS

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

**TRAVEL LANE NOTE:**

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




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

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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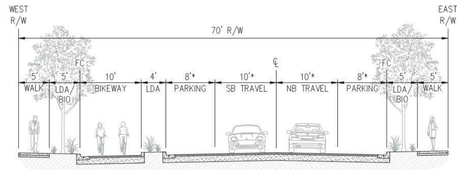
FOR REFERENCE ONLY

Carlson, Barbee & Gibson, Inc.

## STREET CLASSIFICATIONS

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




**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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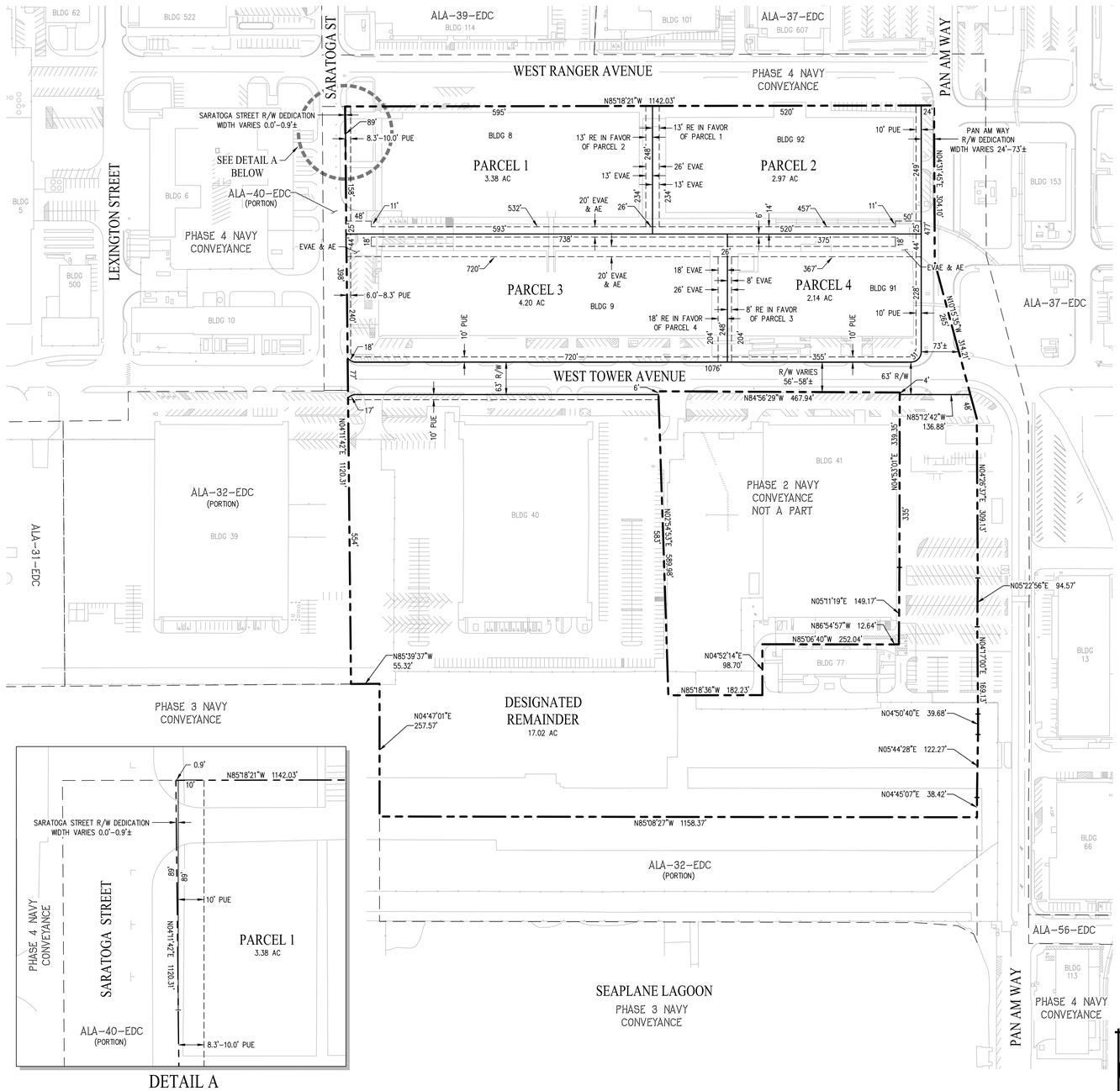
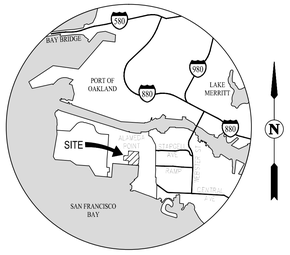
# FOR REFERENCE ONLY




## 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.
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SAN RAMON, CALIFORNIA 94583
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## CONCEPT IMAGERY

REMOVABLE SUN SHADES

①

NEW RIBBON WINDOWS AT 2ND FLOOR, BUILDING 9

②

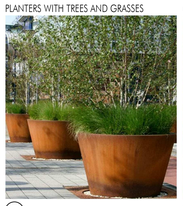
EXTENDED FRAME AT NEW ENTRY, BUILDING 9

③

STEEL BOLLARD PLANTERS

④

PLANTERS WITH TREES AND GRASSES



⑤

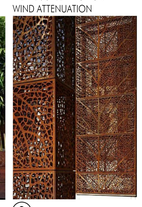
GRASSES AND WILD FLOWERS

⑥

WOOD LANDSCAPE PLANTERS

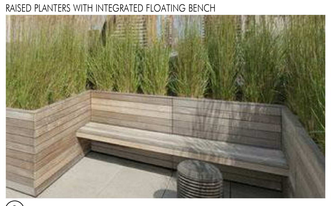
⑦

METAL SCREENING FOR WIND ATTENUATION



⑧

RAISED PLANTERS WITH INTEGRATED FLOATING BENCH



⑨

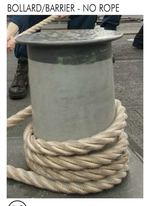
MARKET LIGHTS AT BUILDING 91 RAISED DECK

⑩

BUILDING 91 ADDITION

⑪

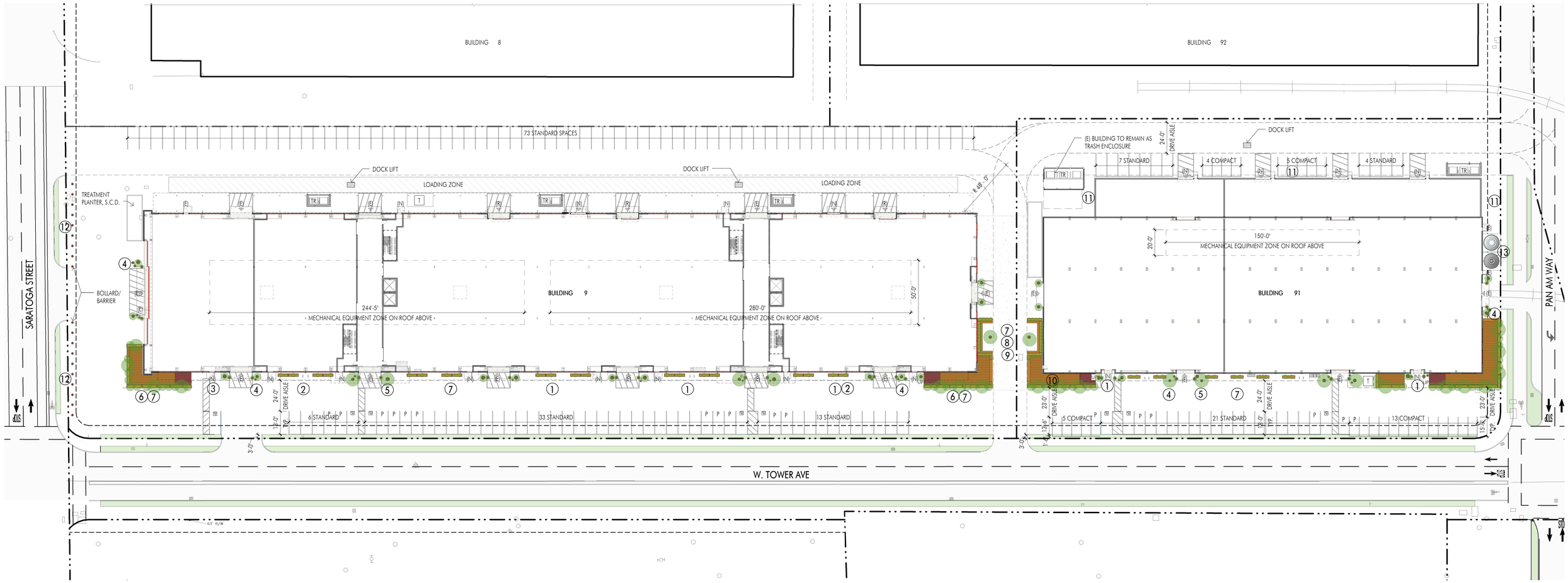
BOLLARD/BARRIER - NO ROPE



⑫

SILOS

⑬




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

1" = 30'-0"

### SITE PLAN DATA

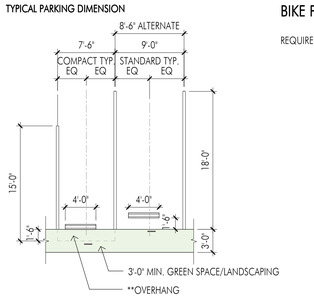
| | BUILDING 9 | BUILDING 91 |
|---|---|---|
| OVERALL SITE | 183,520 SF / 4.22 AC | 93,000 / 2.14 AC |
| BUILDING EXISTING | +/- 80,907 SF | +/- 40,800 SF |
| BUILDING NEW | +/- 70,907 SF | +/- 9,000 SF |
| BUILDING TOTAL | +/- 151,814 SF | +/- 49,800 SF |
| ZONING | ALAMEDA POINT ZONING SUB-DISTRICT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

### SITE PARKING

| | BUILDING 9 | BUILDING 91 |
|---|---|---|
| PROPOSED | 126 TOTAL | 59 TOTAL |
| | 126 STANDARD<br>0 COMPACT | 32 STANDARD<br>27 COMPACT |
| | 5 ACCESSIBLE<br>11 DESIGNATED | 3 ACCESSIBLE<br>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'<br>COMPACT SPACE 7'-6' X 15'-0' **1'-6' OVERHANG<br>DRIVE AISLE 20'-0' MIN, 26'-0' MIN WHERE SPECIFIED<br>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)<br>4 SHORT TERM (2@ EACH ENTRY MIN.) | 7 LONG TERM (1/8000 SF)<br>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<br>20'-0' MIN. WIDTH W/28'-0' MIN TURNING RADIUS<br>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 |

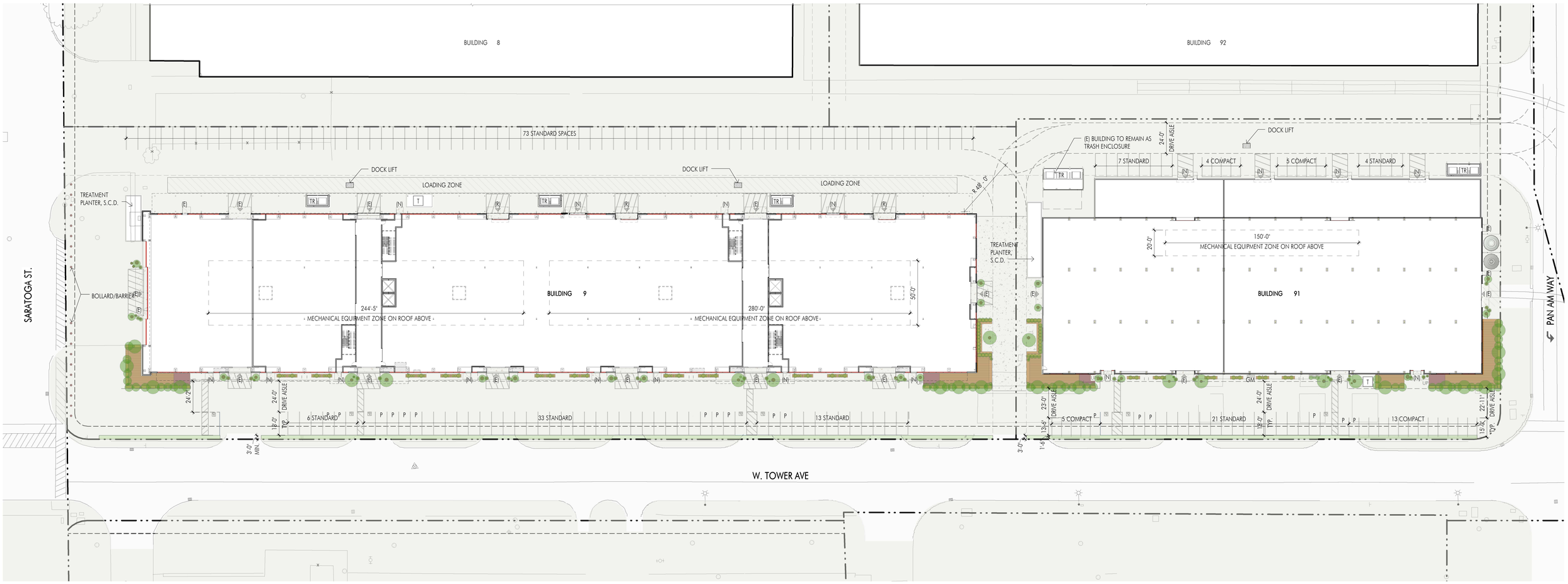
PROJECT NORTH TRUE NORTH

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

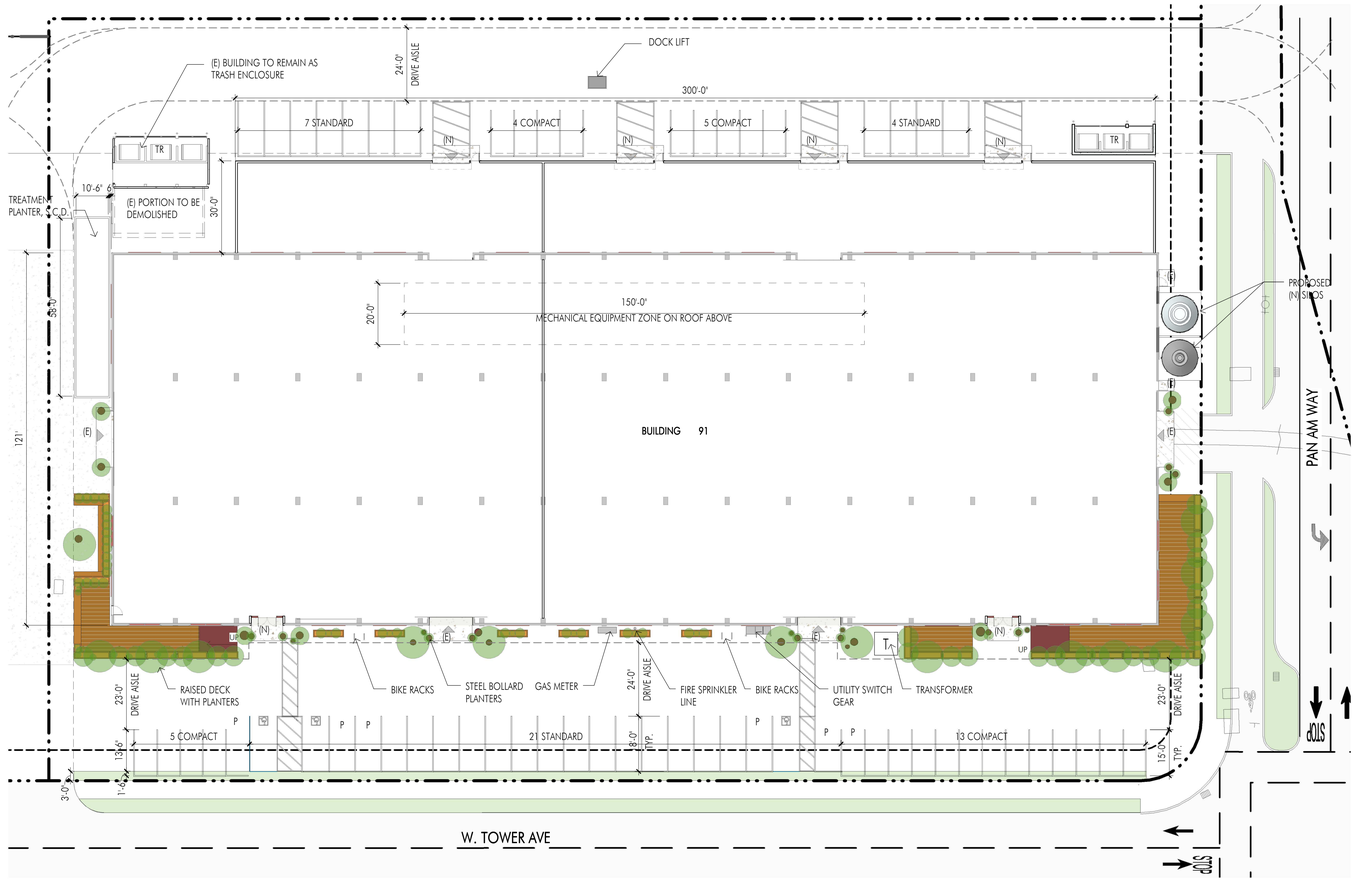
PROJECT NORTH TRUE NORTH

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 91 |
|---|---|
| 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

**BUILDING 91**

PROPOSED

59 TOTAL
32 STANDARD
27 COMPACT
3 ACCESSIBLE
6 DESIGNATED

ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION

REQUIRED MAX.

(*0.65/1000) X 46,200 = 30.03
(*06.9/1000) X 6,000 = 41.40

TOTAL MAX = 71.43

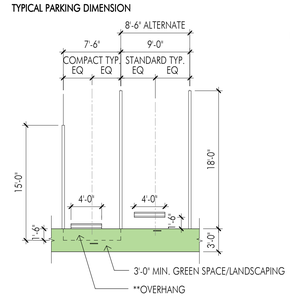
*PER CITY OF ALAMEDA ORDINANCE NO. 3088, XI TABLE B, PARKING RESERVE

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<br>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 91**

REQUIRED/PROPOSED

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<br>20'-0" MIN. WIDTH W/28'-0" MIN TURNING RADIUS<br>26'-0" MIN. WIDTH WHERE SPECIFIED |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT | | DESIGNATED LANDSCAPE/GREEN ZONE |
| | ACCESSIBLE PARKING STALLS | | |
| TR | TRASH ENCLOSURE | | |

## ABBREVIATIONS

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

TRUE NORTH

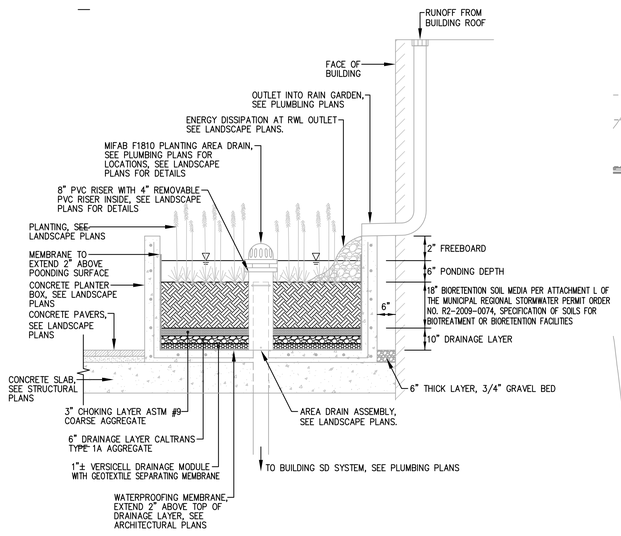
PROJECT NORTH

F | M | E ARCHITECTURE + DESIGN

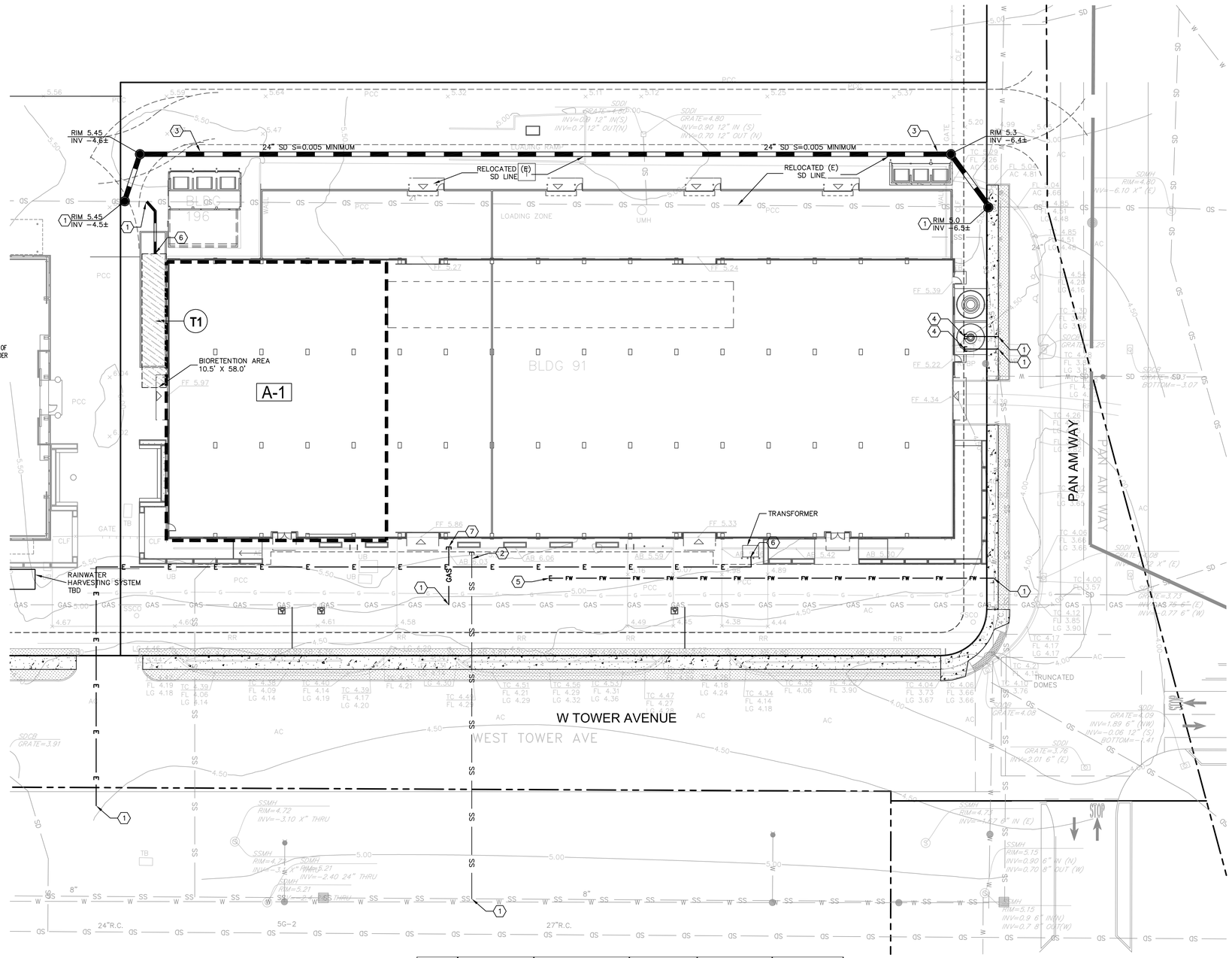
SRMERNST development partners

ALAMEDA POINT - BUILDING 91
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 (SF) | Treatment Area Provided (SF) |
|---|---|---|---|---|---|
| A-1 | 12,145 | Flow Through Planter | T1 | 607 | 609 |

**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
- FW — FIRE WATER LINE
- GAS — GAS LINE
- E — ELECTRICAL LINE
- PERFORATED PIPE

## STORMWATER TREATMENT LEGEND:

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

## KEYNOTES:

1. INTERCEPT EXISTING UTILITY LINE
2. (N) SANITARY SEWER SERVICE
3. (N) STORM DRAIN SERVICE
4. (N) DOMESTIC WATER SERVICE
5. (N) FIRE WATER LATERAL
6. (N) ELECTRICAL SERVICE
7. (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.
7. INVERT AT CONNECTION POINT TO (E) 24" SD LINE TO BE FIELD VERIFIED BY CONTRACTOR. RELOCATED SD LINE SHALL HAVE MINIMUM SLOPE OF 0.5%

1"=20'

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

TRUE NORTH PROJECT NORTH

ALAMEDA POINT

# BLDG. 91

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

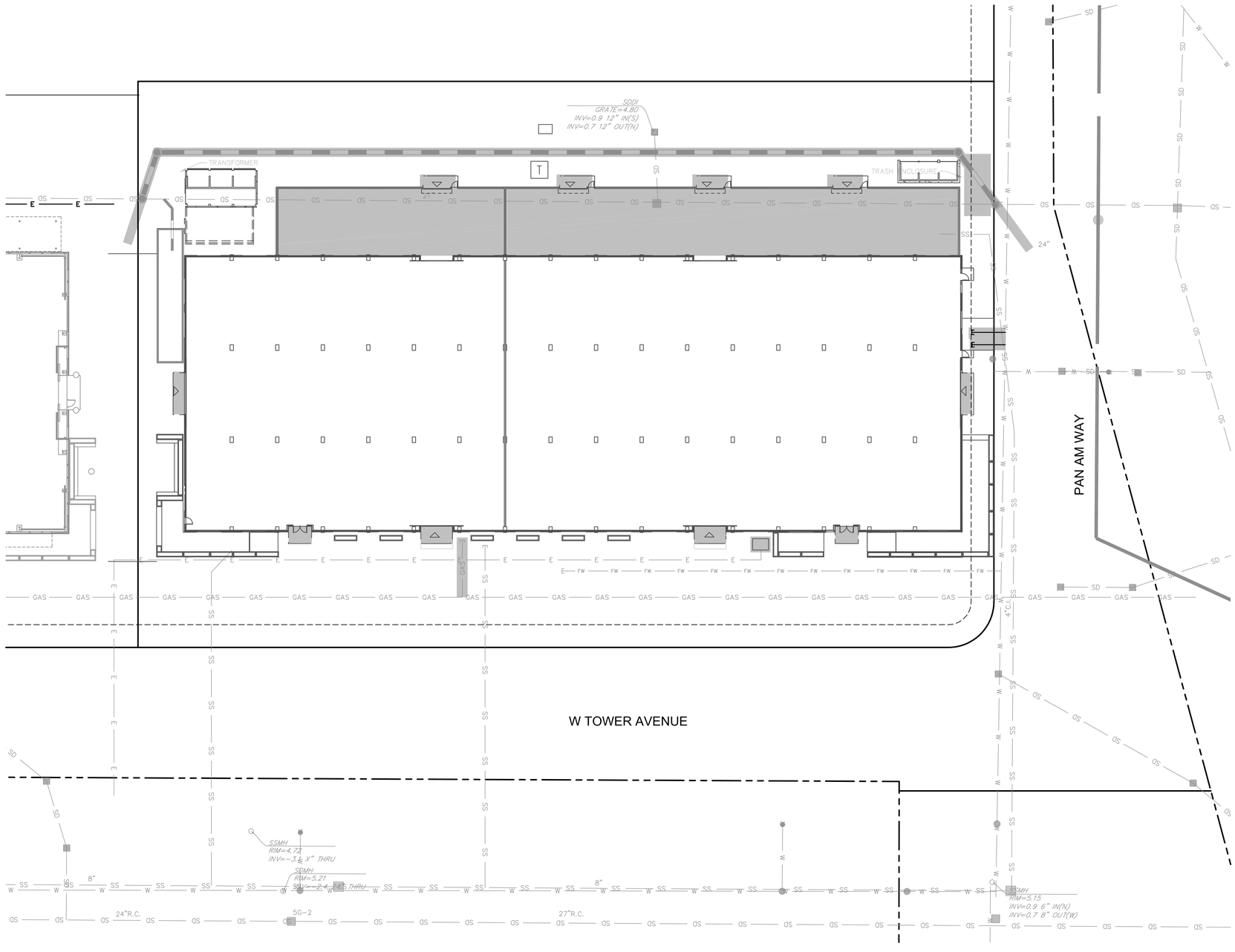
Utility and Stormwater Management Plan
DESIGN DEVELOPMENT

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

Sheet No. C1

Produced on Revit 2011

Fee Munson Ebert © 2012




**LEGEND**

DISTURBED AREA

**NOTES**

TOTAL DISTURBED AREA:12,145 SF

1"=20'

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

TRUE NORTH PROJECT NORTH

ALAMEDA POINT

# BLDG. 91

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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BkF 100+ YEARS
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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

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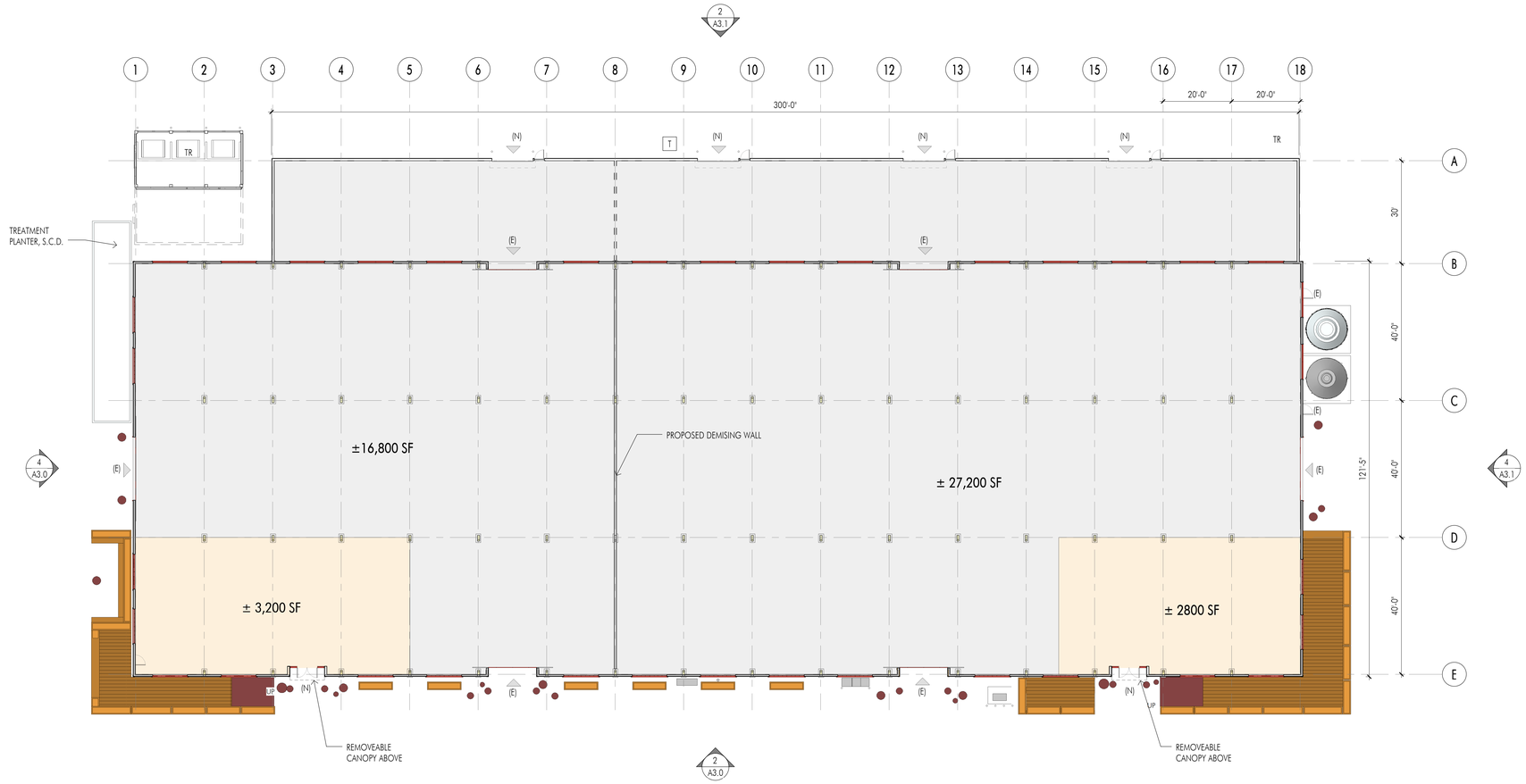



## 1 1ST FLOOR - PROPOSED PLANS

1/16" = 1'-0"

### ABBREVIATIONS

| | |
|---|---|
| (E) | EXISTING |
| (N) | NEW |

### LEGEND

- PROPOSED TENANT
- SHARED SPACE
- BAR/TAVERN ZONE
- FUTURE PARTITION PROPOSED
- NEW WALL
- 1-HR RATED WALL
- DEMO
- TR TRASH ENCLOSURE
- T TRANSFORMER

TRUE NORTH

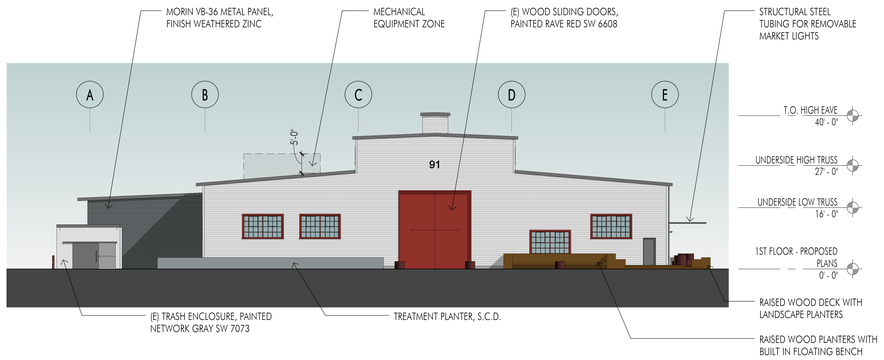
PROJECT NORTH

F | M | E ARCHITECTURE + DESIGN

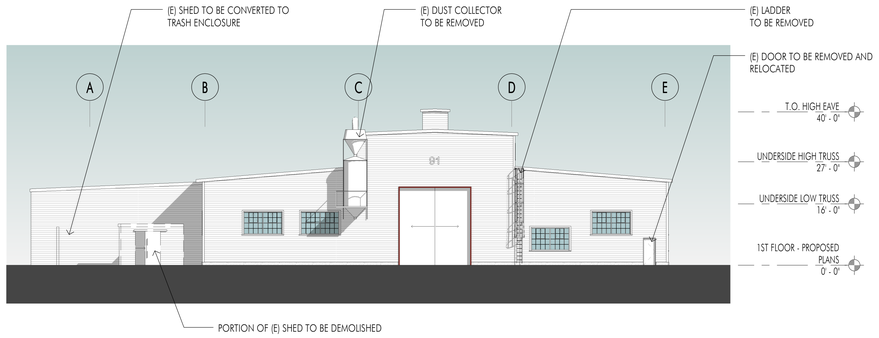
SRMERNST development partners

ALAMEDA POINT - BUILDING 91
FIRST FLOOR CONSTRUCTION PLAN
SCHEMATIC DESIGN

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

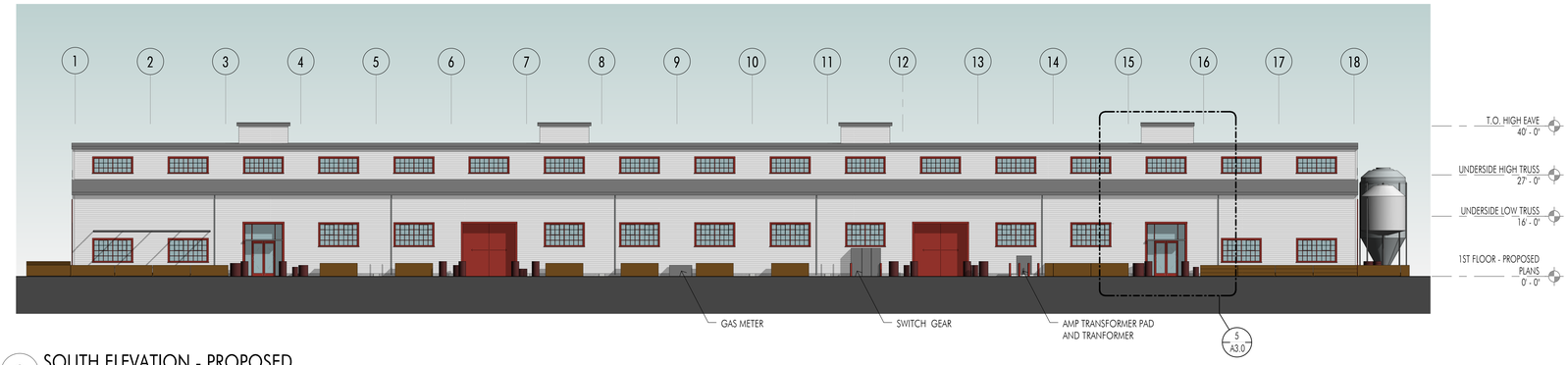



4 WEST ELEVATION - PROPOSED
1/16" = 1'-0"

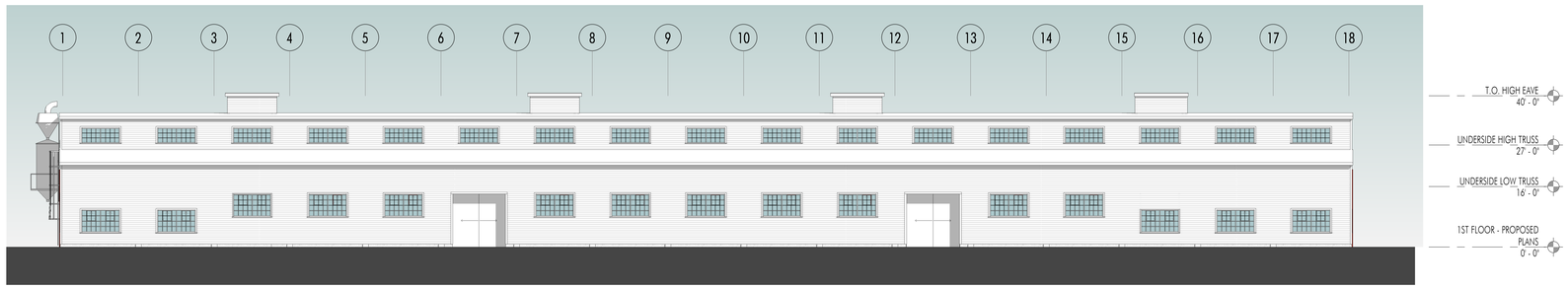



3 WEST ELEVATION - EXISTING
1/16" = 1'-0"

5 SOUTH ELEVATION AT STOREFRONT ENTRY, TYP.
1/8" = 1'-0"




2 SOUTH ELEVATION - PROPOSED
1/16" = 1'-0"




1 SOUTH ELEVATION - EXISTING
1/16" = 1'-0"

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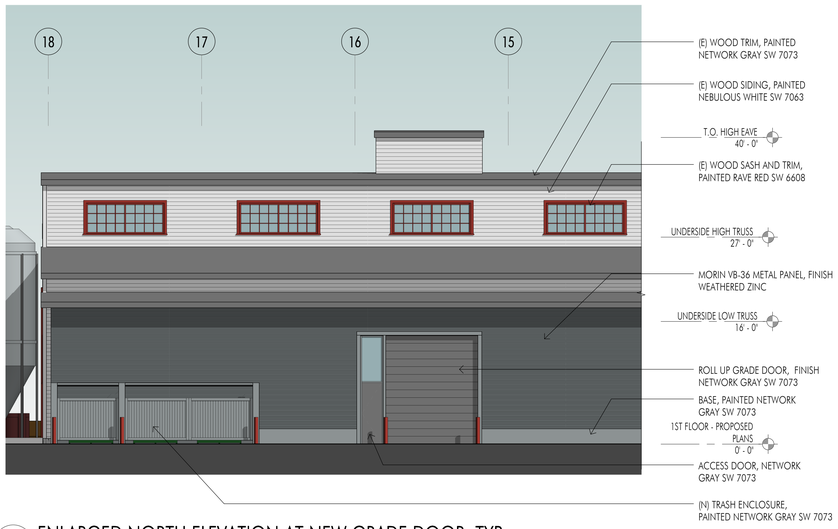
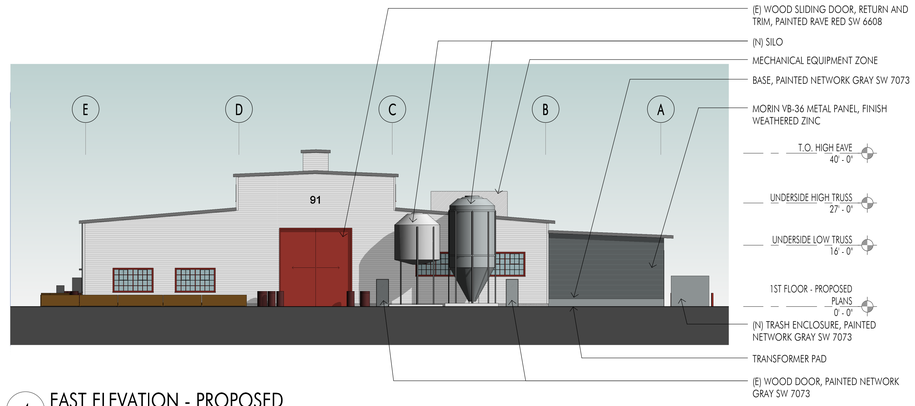
SRMERNST development partners

ALAMEDA POINT - BUILDING 91
BUILDING ELEVATIONS
SCHEMATIC DESIGN

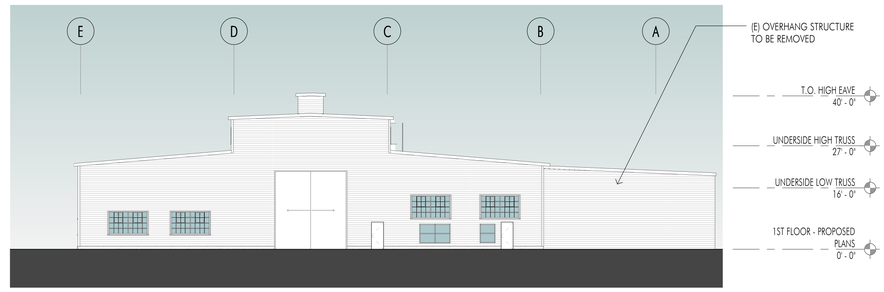
05/18/16
As indicated
SD A3.0



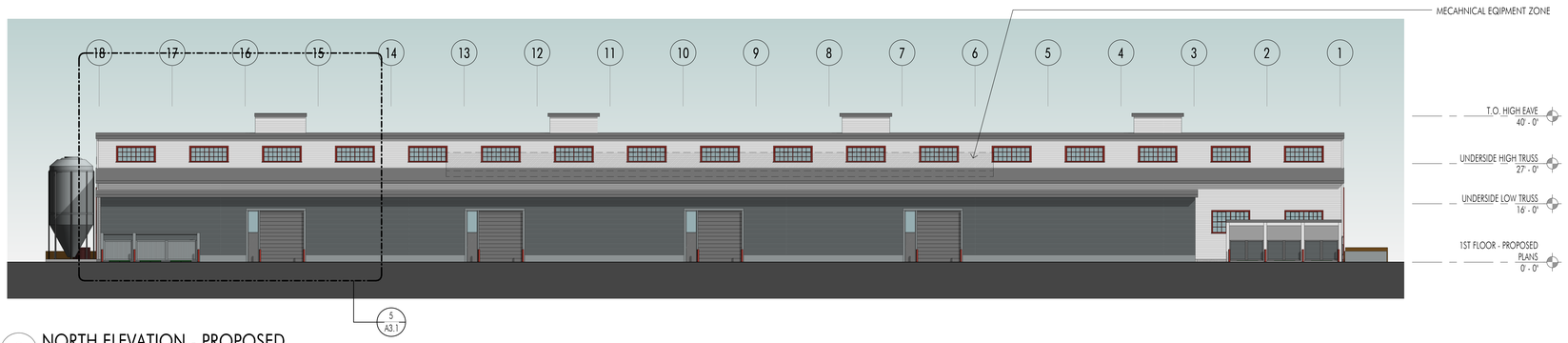

5 ENLARGED NORTH ELEVATION AT NEW GRADE DOOR, TYP.
1/8" = 1'-0"



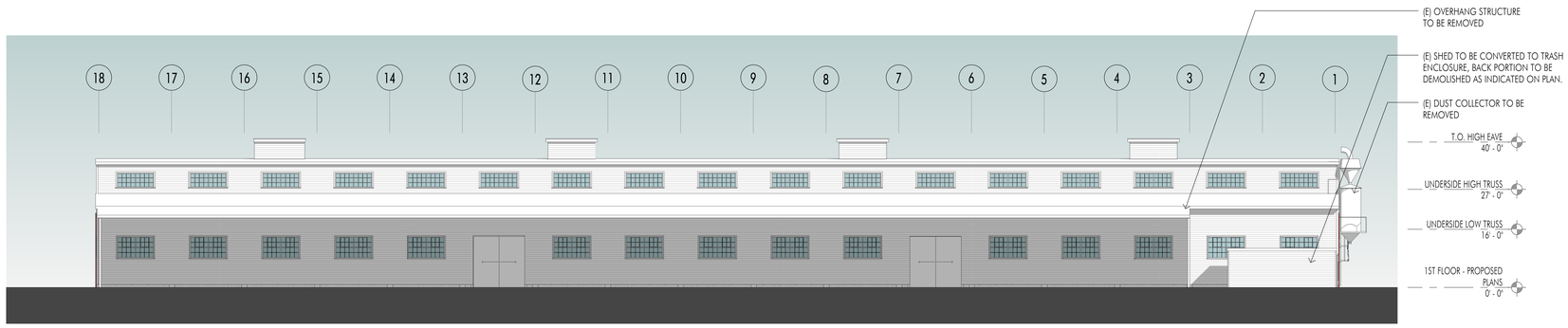

4 EAST ELEVATION - PROPOSED
1/16" = 1'-0"




3 EAST ELEVATION - EXISTING
1/16" = 1'-0"




2 NORTH ELEVATION - PROPOSED
1/16" = 1'-0"

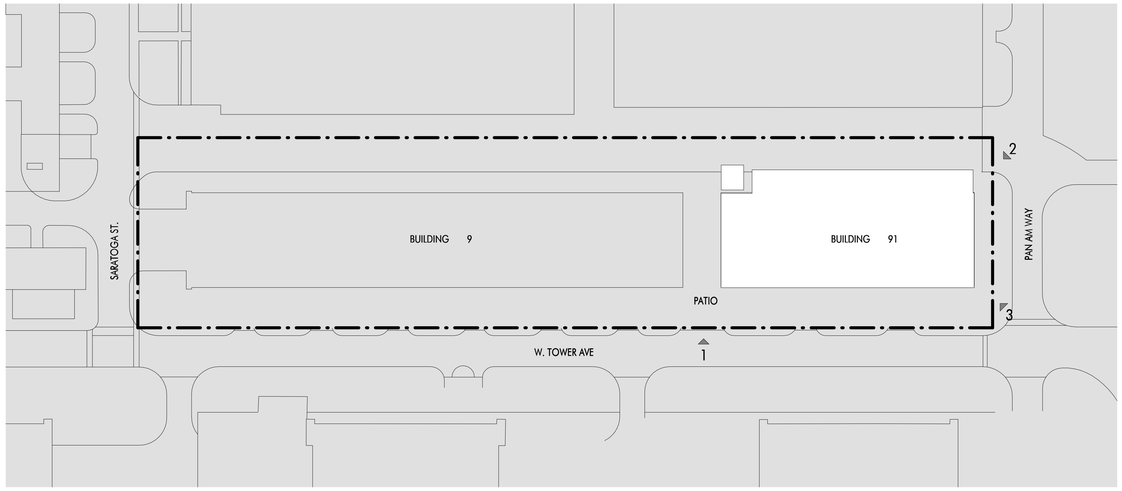



1 NORTH ELEVATION - EXISTING
1/16" = 1'-0"

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

F | M | E ARCHITECTURE + DESIGN

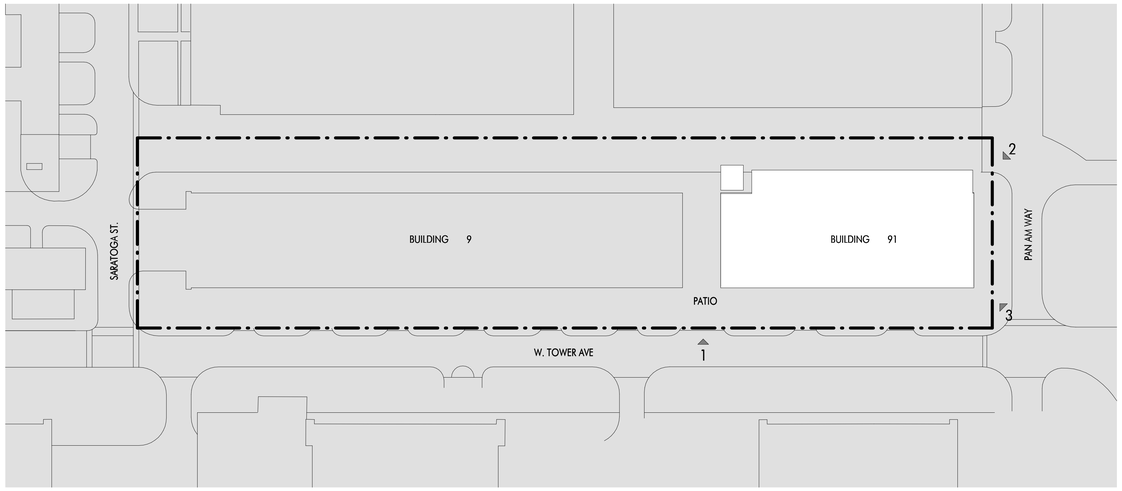
SRMERNST development partners

ALAMEDA POINT - BUILDING 91
BUILDING PERSPECTIVES
SCHEMATIC DESIGN

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

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

F | M | E ARCHITECTURE + DESIGN

SRMERNST development partners

ALAMEDA POINT - BUILDING 91
BUILDING PERSPECTIVES - ALTERNATE

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