

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

PROPOSED PROJECT

PROJECT DIRECTORY



DEVELOPER:

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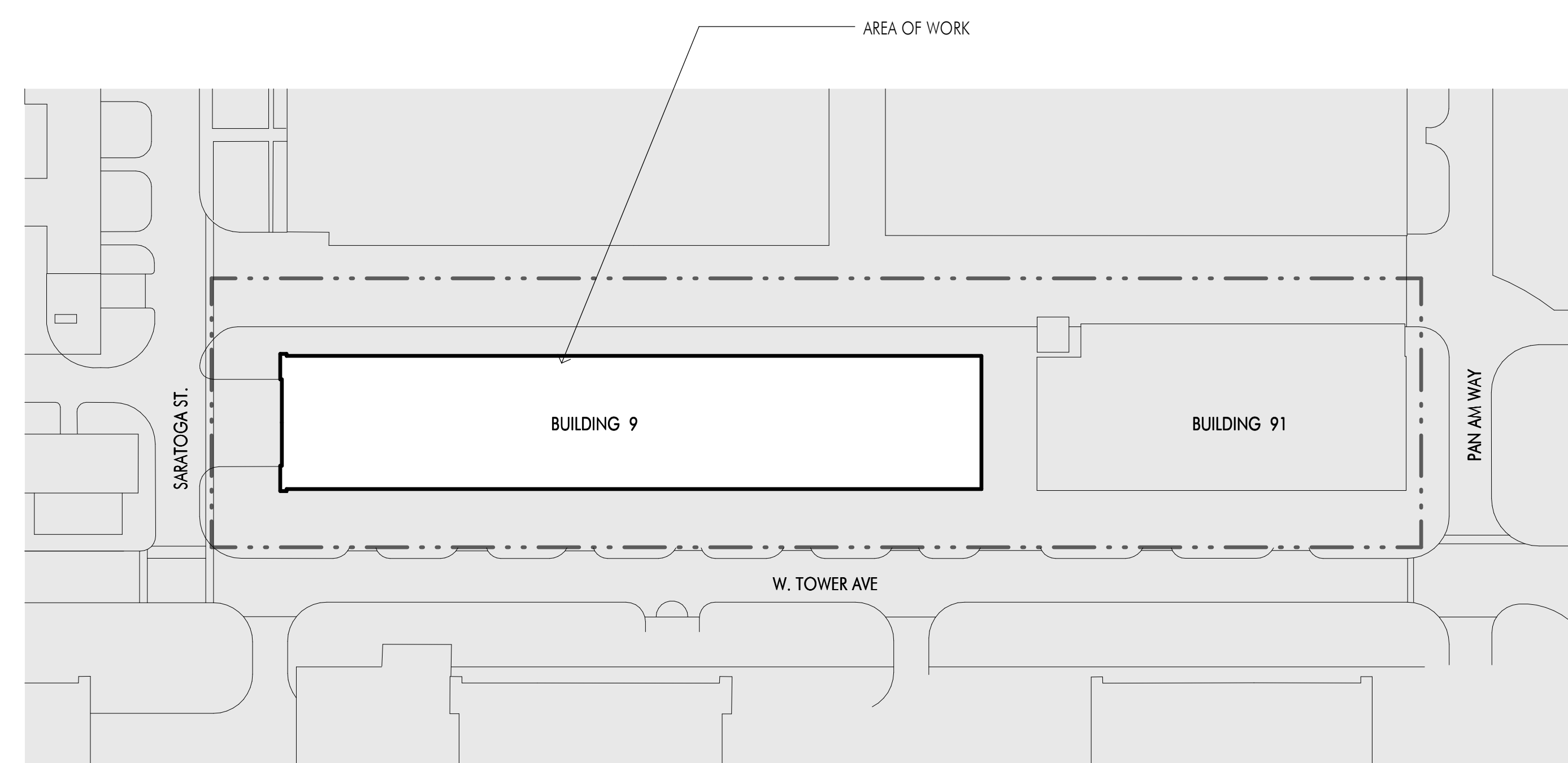
EXISTING CONDITIONS



VICINITY MAP

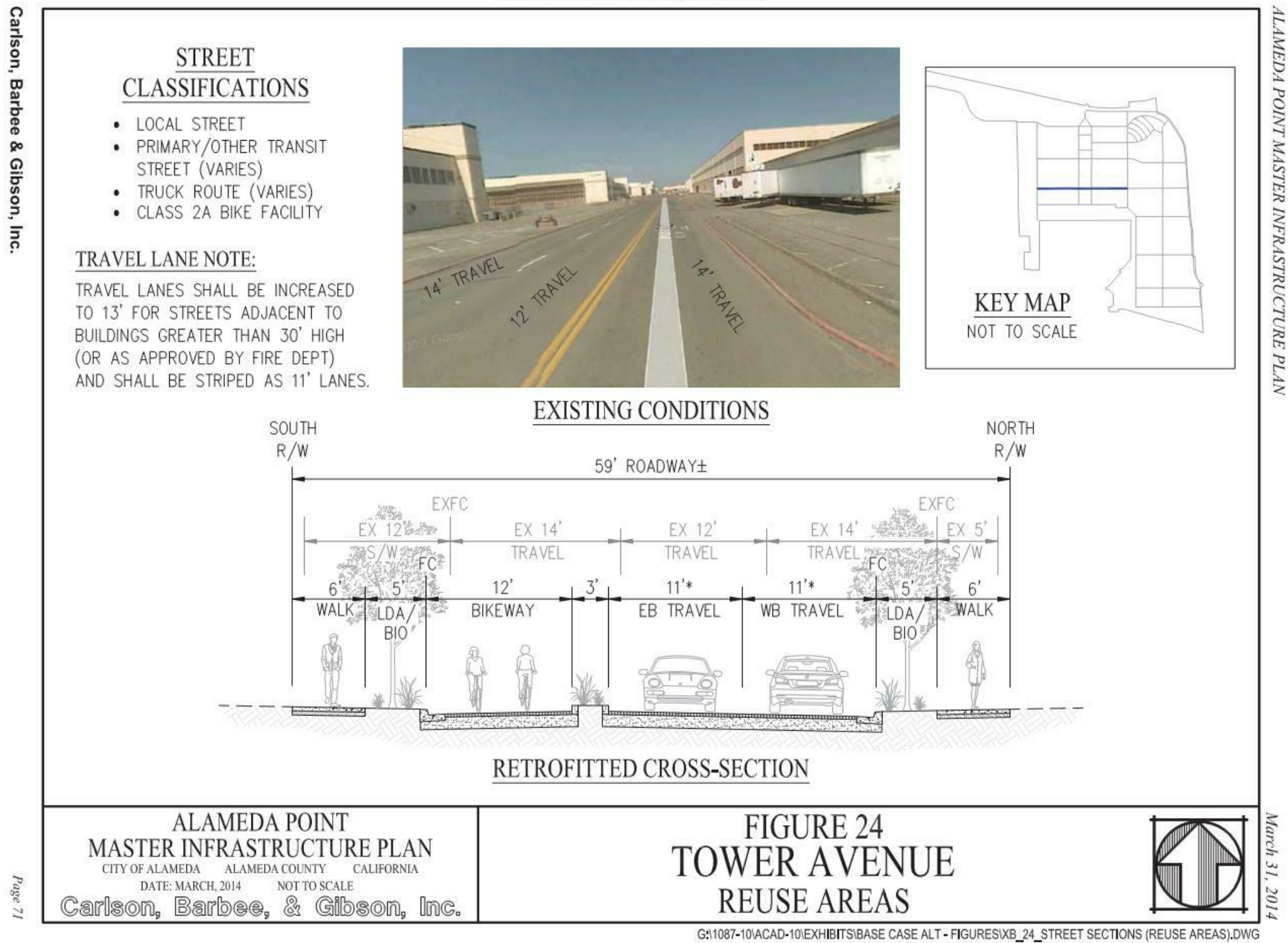
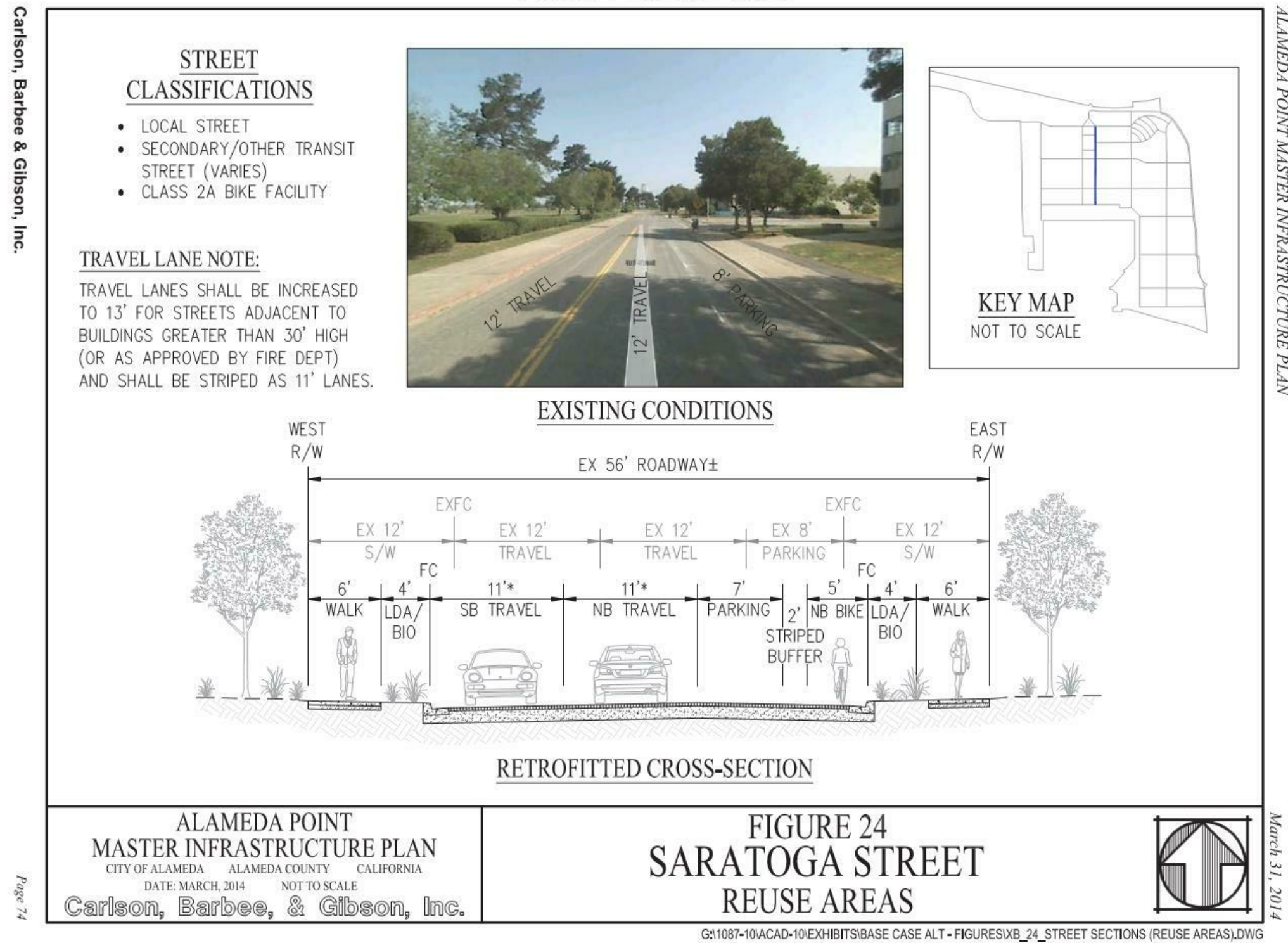


KEY PLAN



	DRAWING INDEX
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[illegible]



SOUTH R/W

59' ROADWAY±

NORTH R/W

RETROFITTED CROSS-SECTION

ALAMEDA POINT MASTER INFRASTRUCTURE PLAN

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: MARCH 2014 NOT TO SCALE

Carlson, Barbee, & Gibson, Inc.

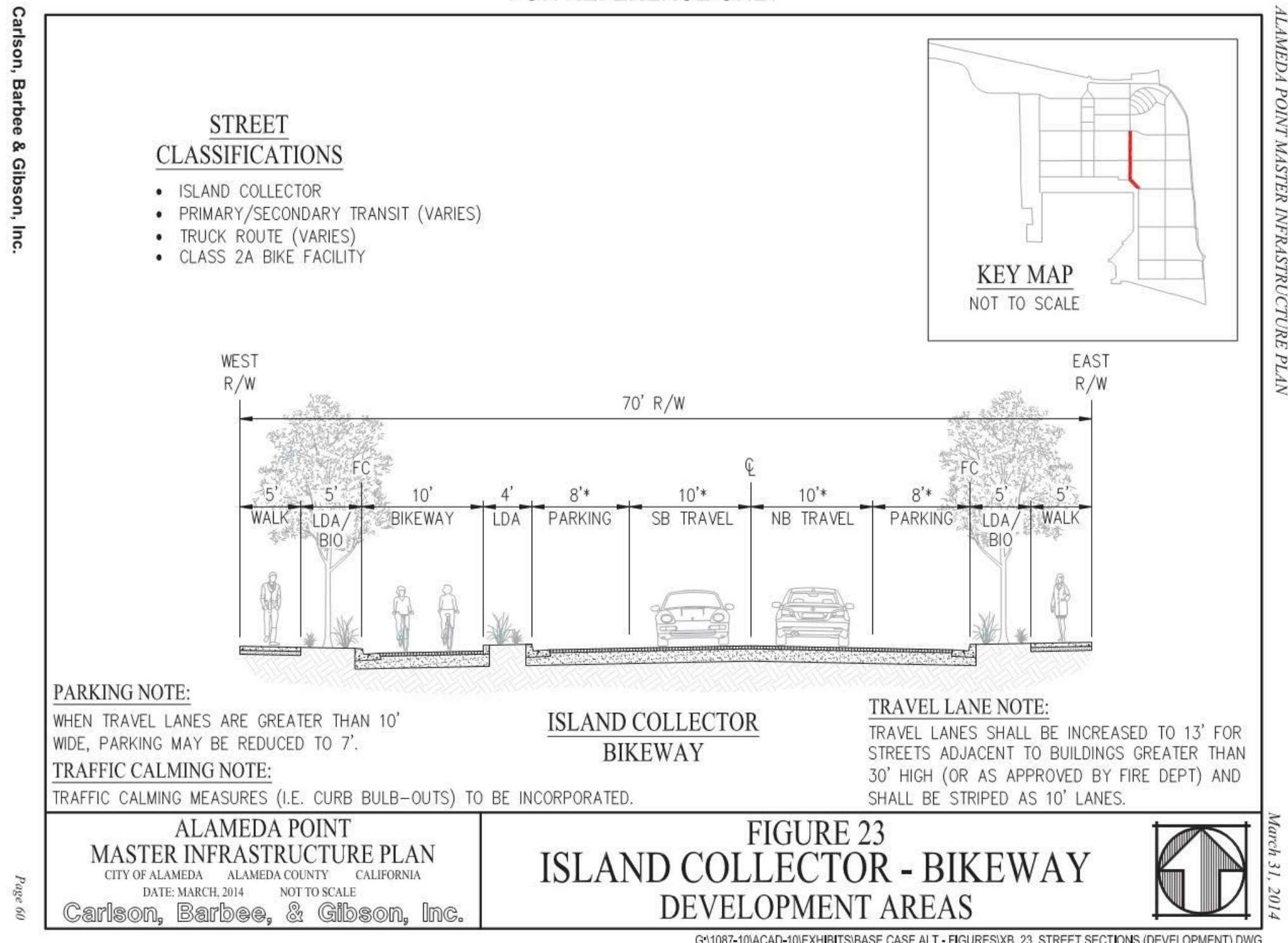
FIGURE 24

TOWER AVENUE

REUSE AREAS

021001-10ACAD-10EX-10BTS-BASE CASE ALT - FIGURES24_24_STREET SECTIONS (REUSE AREAS).DWG

March 31, 2014



WEST R/W

70' R/W

EAST R/W

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 23

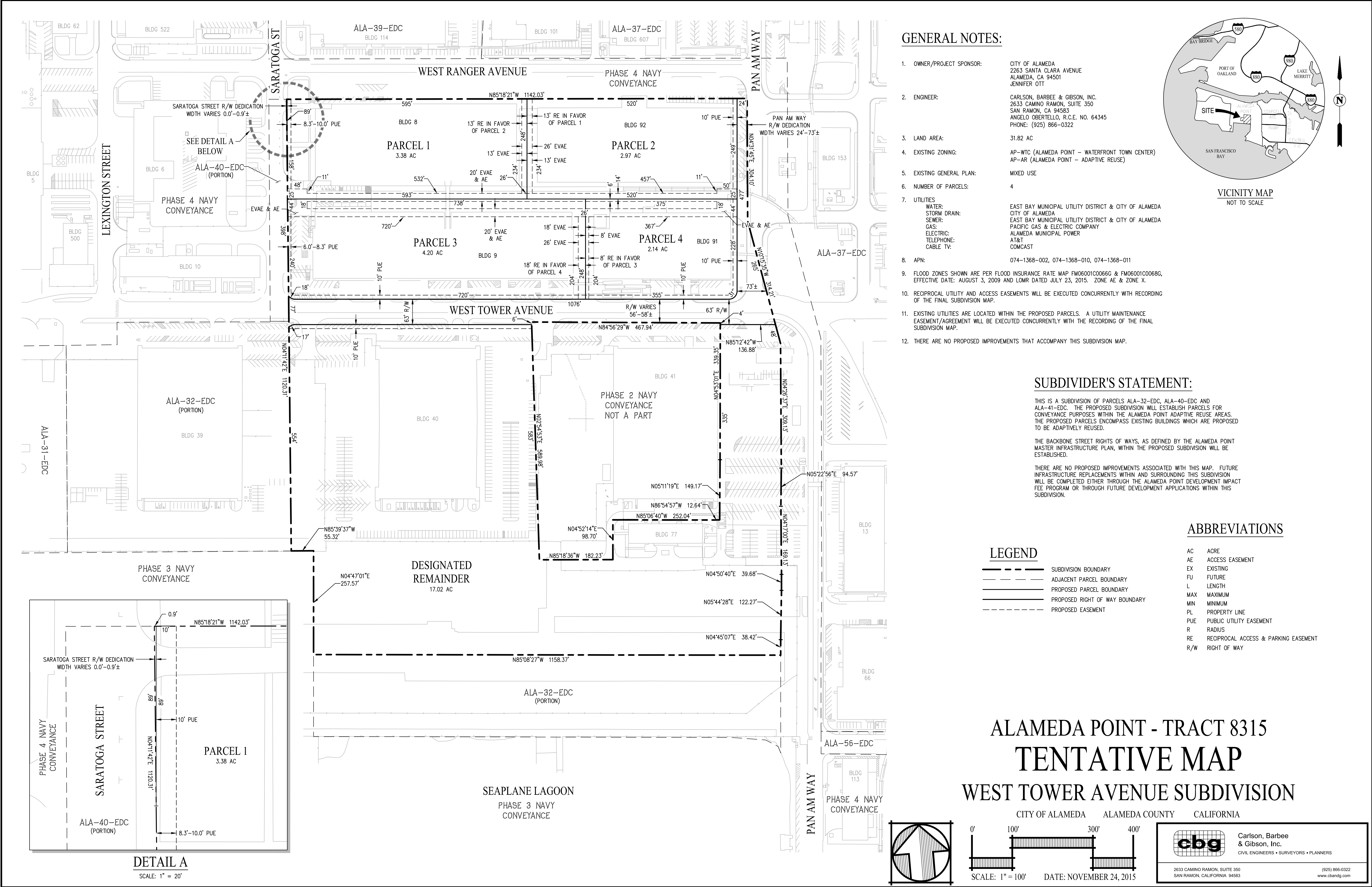
ISLAND COLLECTOR - BIKEWAY

DEVELOPMENT AREAS

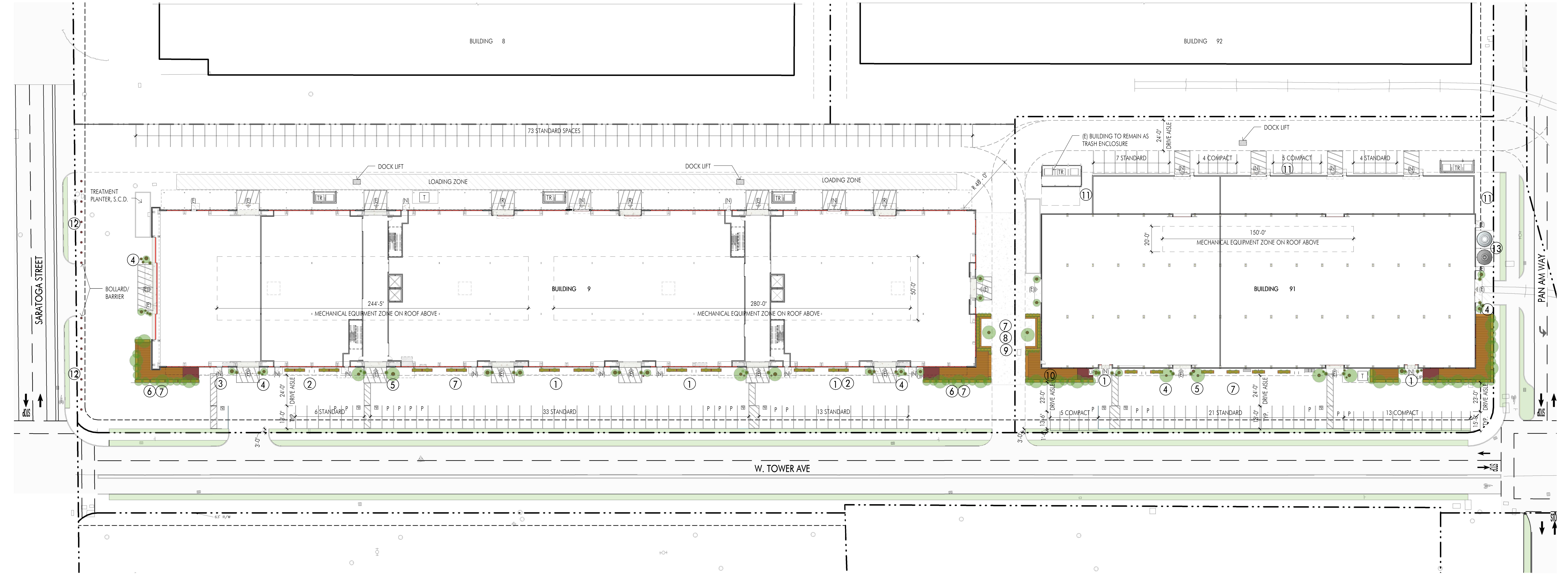
021001-10ACAD-10EX-10BTS-BASE CASE ALT - FIGURES23_23_STREET SECTIONS (DEVELOPMENT).DWG

March 31, 2014

FOR REFERENCE ONLY



CONCEPT IMAGERY



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 126 STANDARD 0 COMPACT 5 ACCESSIBLE 11 DESIGNATED	59 TOTAL 32 STANDARD 27 COMPACT 3 ACCESSIBLE 6 DESIGNATED
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	(^{0.65} /1000) X 46,200 = 30.03 (^{06.9} /1000) X 6,000 = 41.40 TOTAL MAX = 71.43
TYPICAL PARKING DIMENSION	ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION *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	

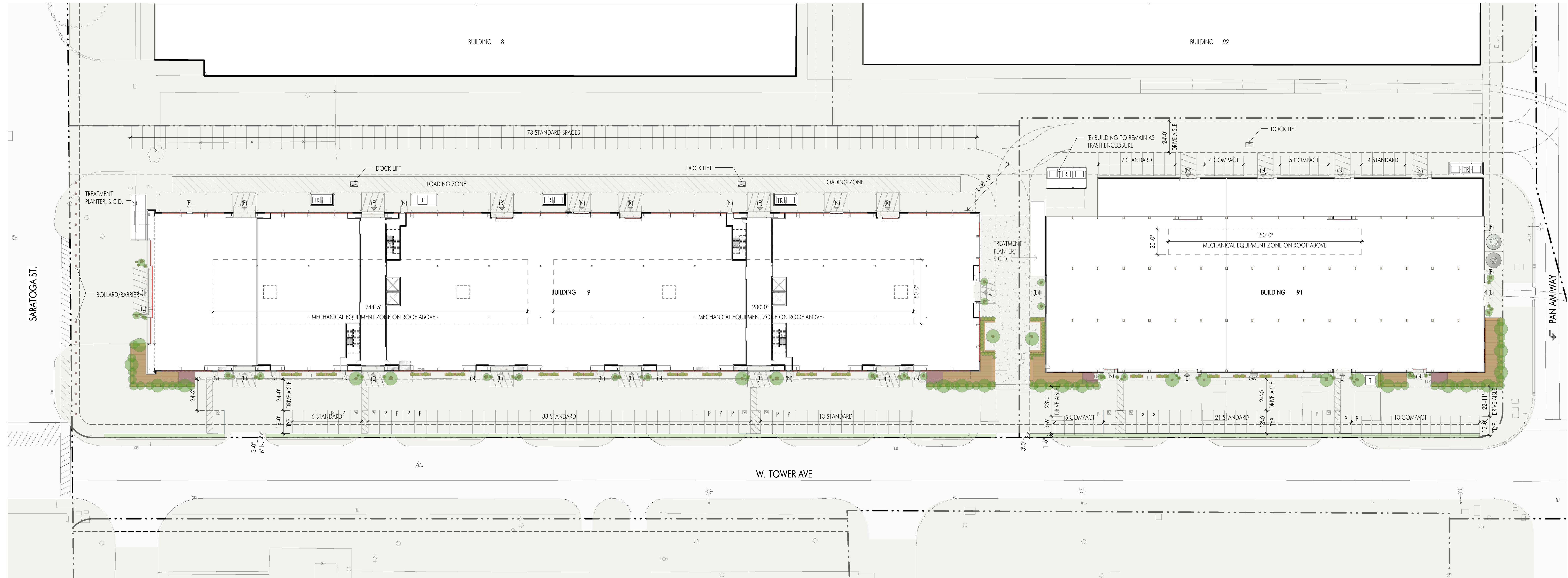
TYPICAL PARKING DIMENSION
15'-0"
7'-6"
8'-6" ALTERNATE
9'-0"
4'-0"
4'-0"
18'-0"
3'-0" MIN. GREEN SPACE/LANDSCAPING
**OVERHANG

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
T TRANSFORMER
P DESIGNATED PARKING FOR LOW-EMITTING, FUEL EFFICIENT AND CARPOOL/VANPOOL VEHICLES
EVAE EMERGENCY VEHICLE ACCESS EASEMENT
ACCESSIBLE PARKING STALLS
PROPERTY LINE
BIKE PARKING SHORT TERM - EXTERIOR
FIRE ACCESS ROUTE 20'-0" MIN. WIDTH W/28'-0" MIN TURNING RADIUS 26'-0" MIN. WIDTH WHERE SPECIFIED
DESIGNATED LANDSCAPE/GREEN ZONE

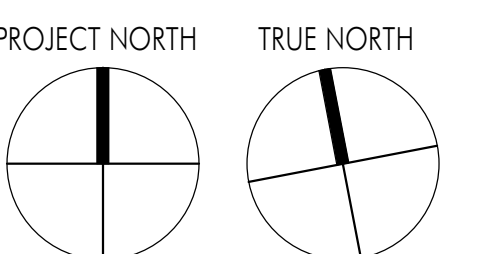
ABBREVIATIONS
(E) EXISTING
(R) REPLACE (E) SLIDING DOOR
(N) NEW

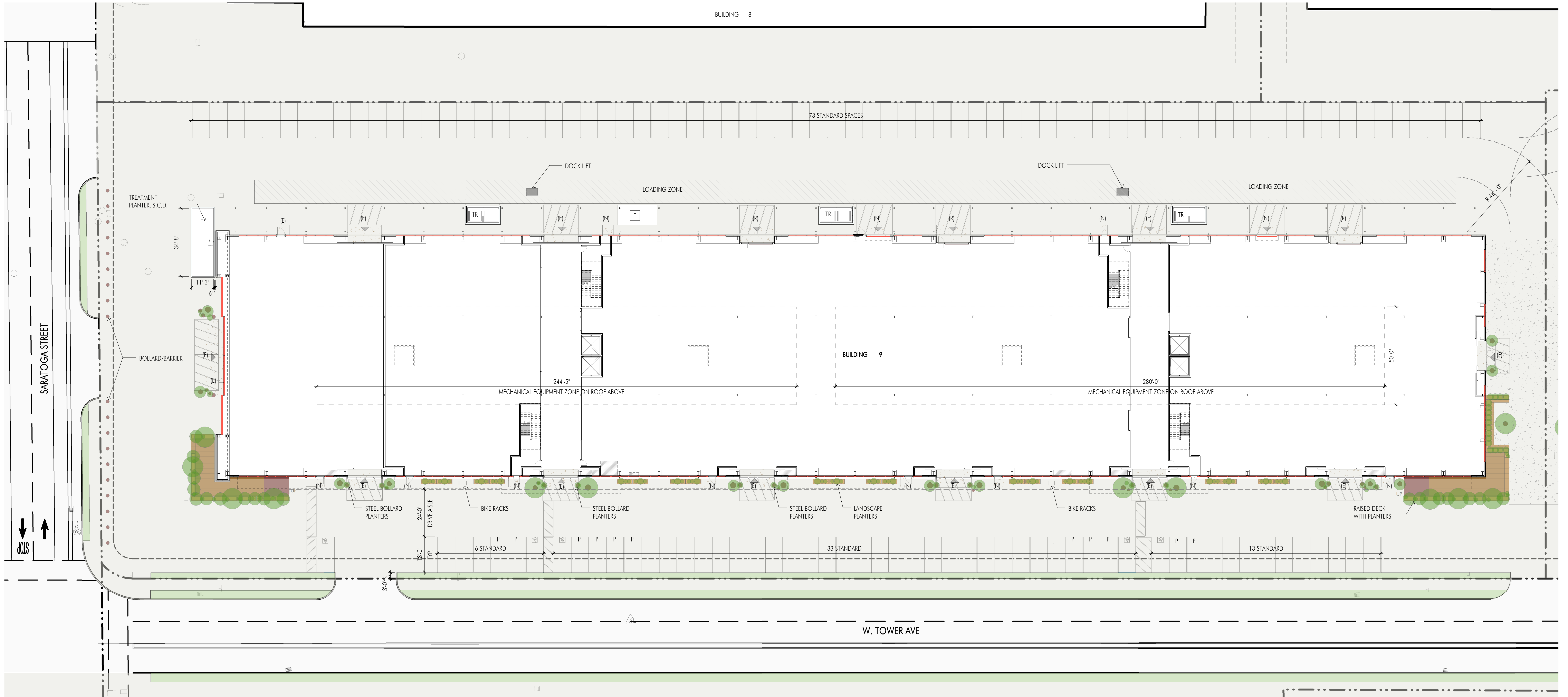
PROJECT NORTH TRUE NORTH



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

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





1 SITE PLAN

1" = 20'-0"

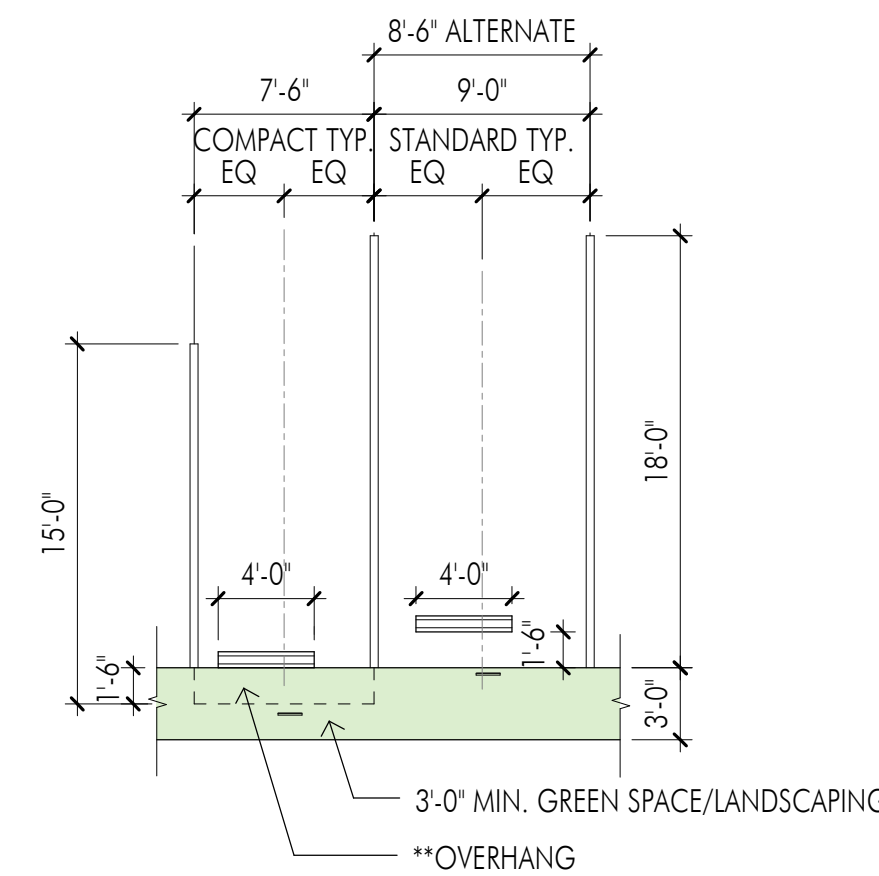
SITE PLAN DATA

OVERALL SITE	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

PROPOSED	BUILDING 9
PROPOSED	126 TOTAL 126 STANDARD 0 COMPACT 5 ACCESSIBLE 11 DESIGNATED
REQUIRED MAX.	ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION ($0.65/1000$) X 143,614 = 93.35 ($0.6/1000$) X 1,400 = 9.66 ($0.3/1000$) X 6,800 = 23.12 TOTAL MAX = 126.13 *PER CITY OF ALAMEDA ORDINANCE NO. 308B, 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, 24'-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	BUILDING 9
REQUIRED/PROPOSED	19 LONG TERM (11/8000 SF) 4 SHORT TERM (2@ EACH ENTRY MIN.)
	*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	I	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		

651 WEST TOWER
AVENUE
ALAMEDA, CA 94501

651 WEST TOWER
AVENUE
ALAMEDA, CA 94501

FEE MUNSON EBERT ARCHITECTURE + DESIGN
500 MONTGOMERY STREET SAN FRANCISCO CA 94111-2579
415-434-0320 FX 415-434-2409 WWW.FME-ARCH.COM



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

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

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

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 PERFORATION 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.

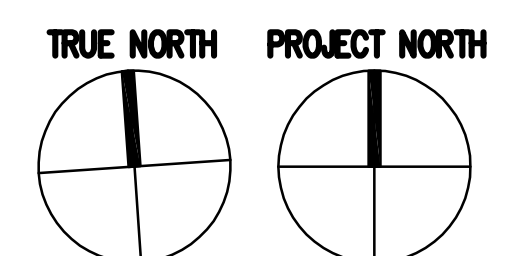
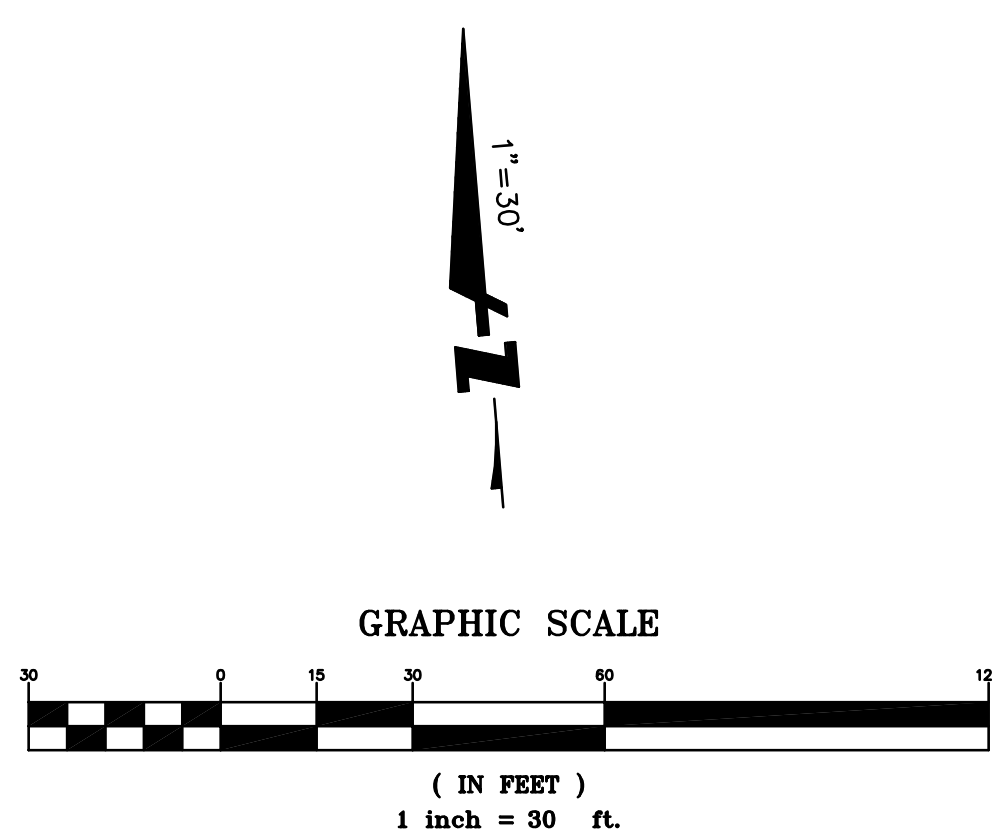
 BIORETENTION AREA
 SEE DETAIL 1 THIS SHEET.

 DRAINAGE AREA BOUNDARY

 DRAINAGE AREA LABEL

 TREATMENT AREA LABEL

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



BLDG. 9

651 WEST TOWER
AVENUE
ALAMEDA, CA 94501



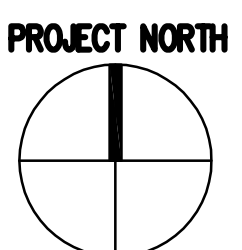
BKF 100+
YEARS
ENGINEERS . SURVEYORS . PLANNERS

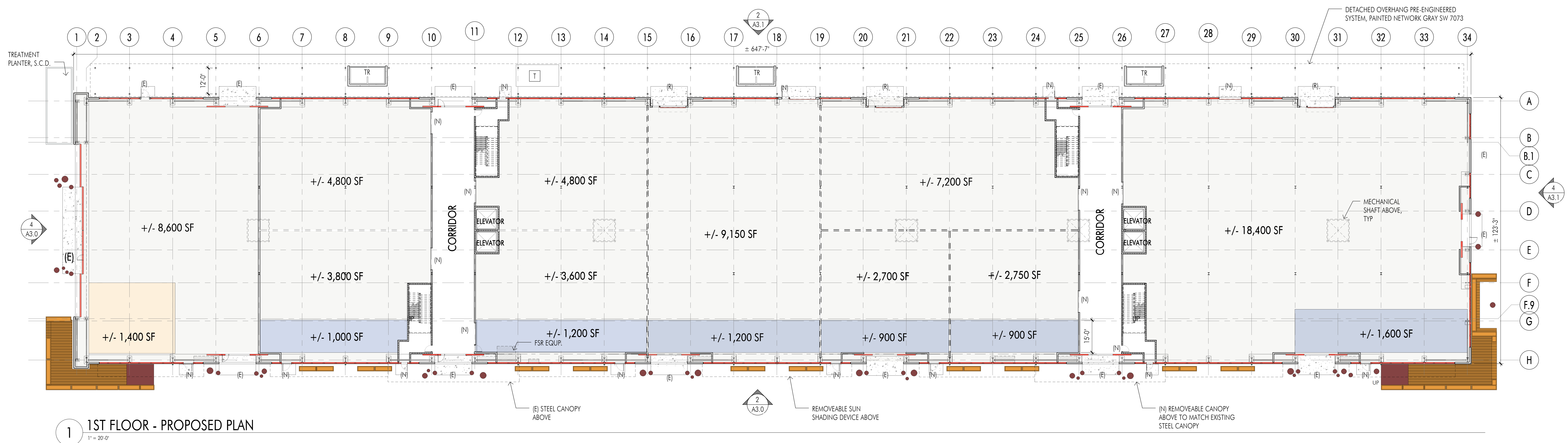
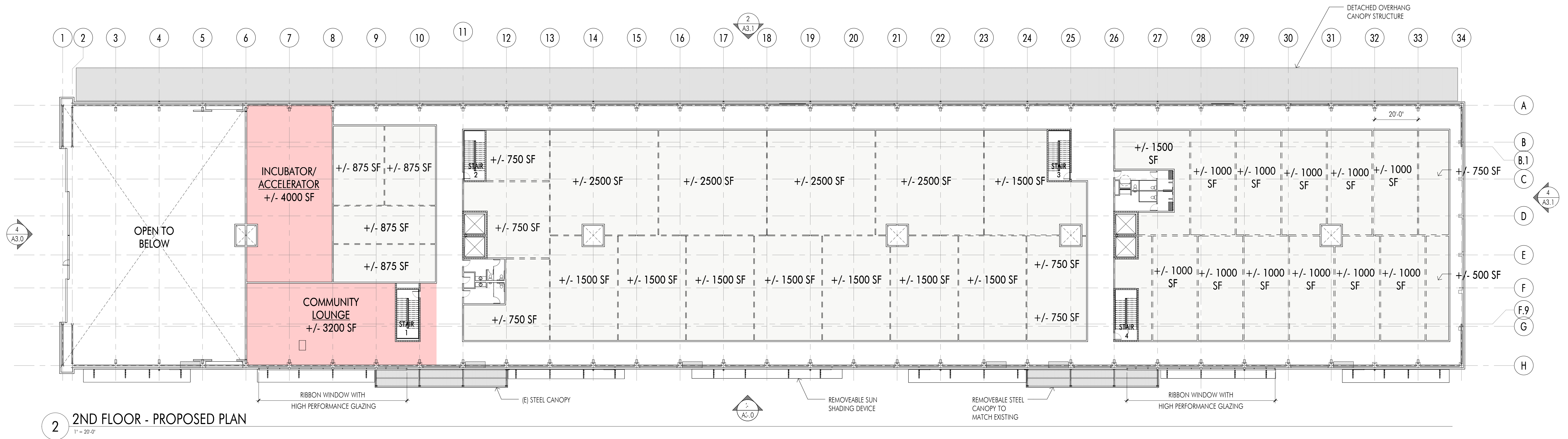
SITE DISTURBANCE AREAS

DESIGN DEVELOPMENT

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

Produced on Revit 2011
Lee Munson Ebert © 2012



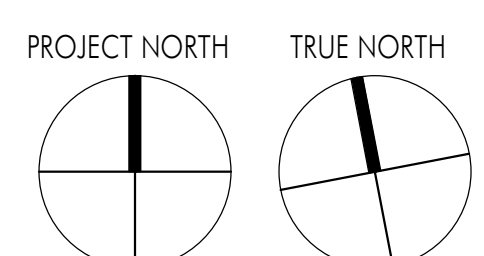


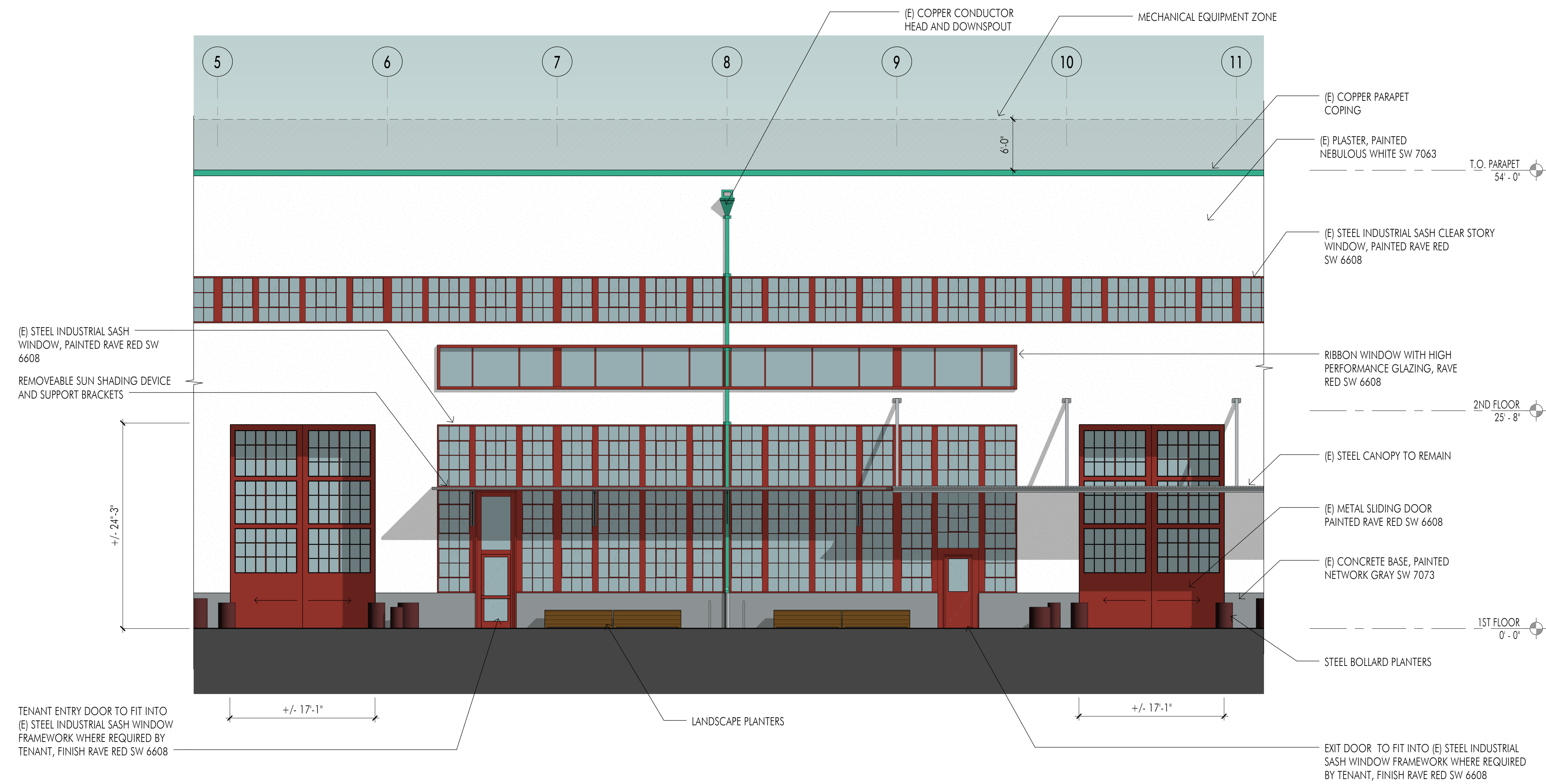
ABBREVIATIONS

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

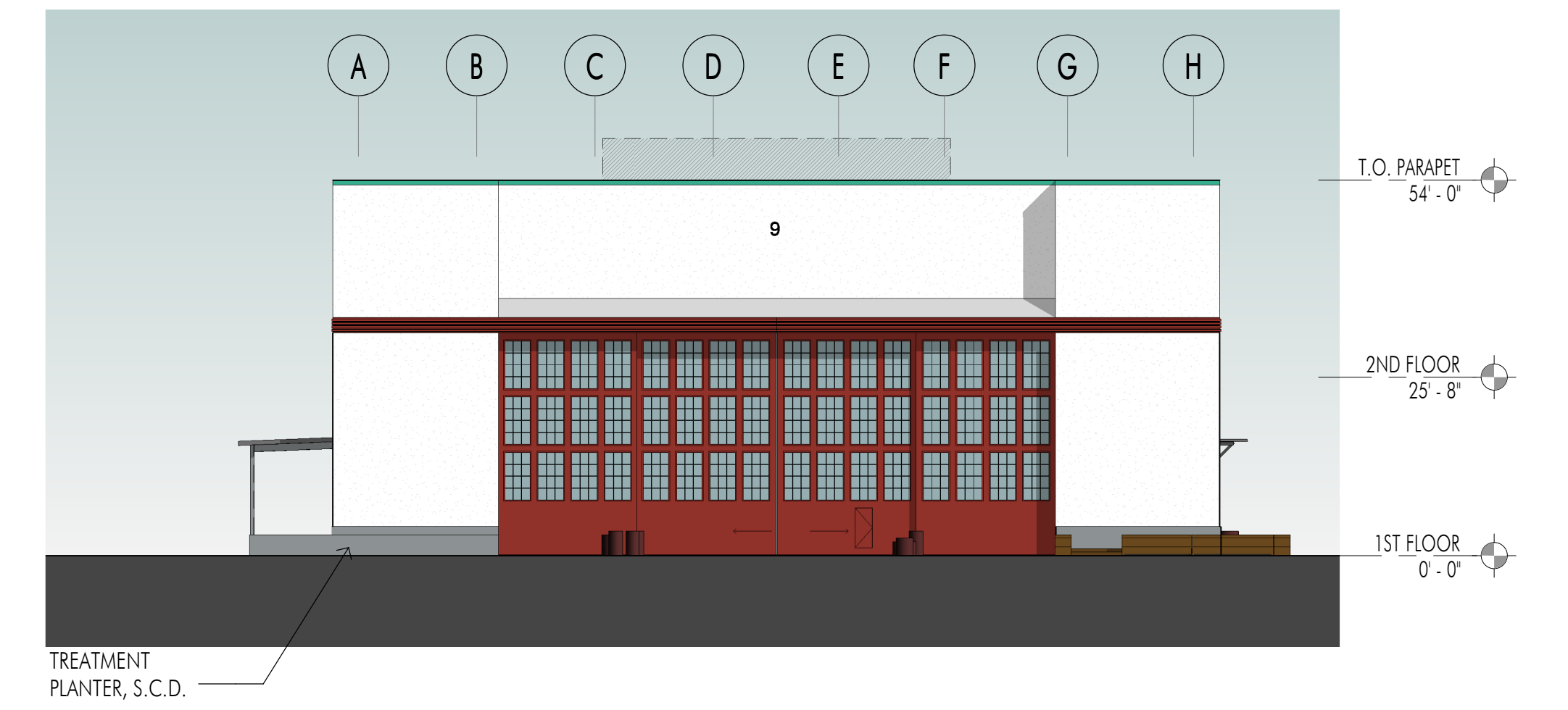
PLAN LEGEND

- == 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

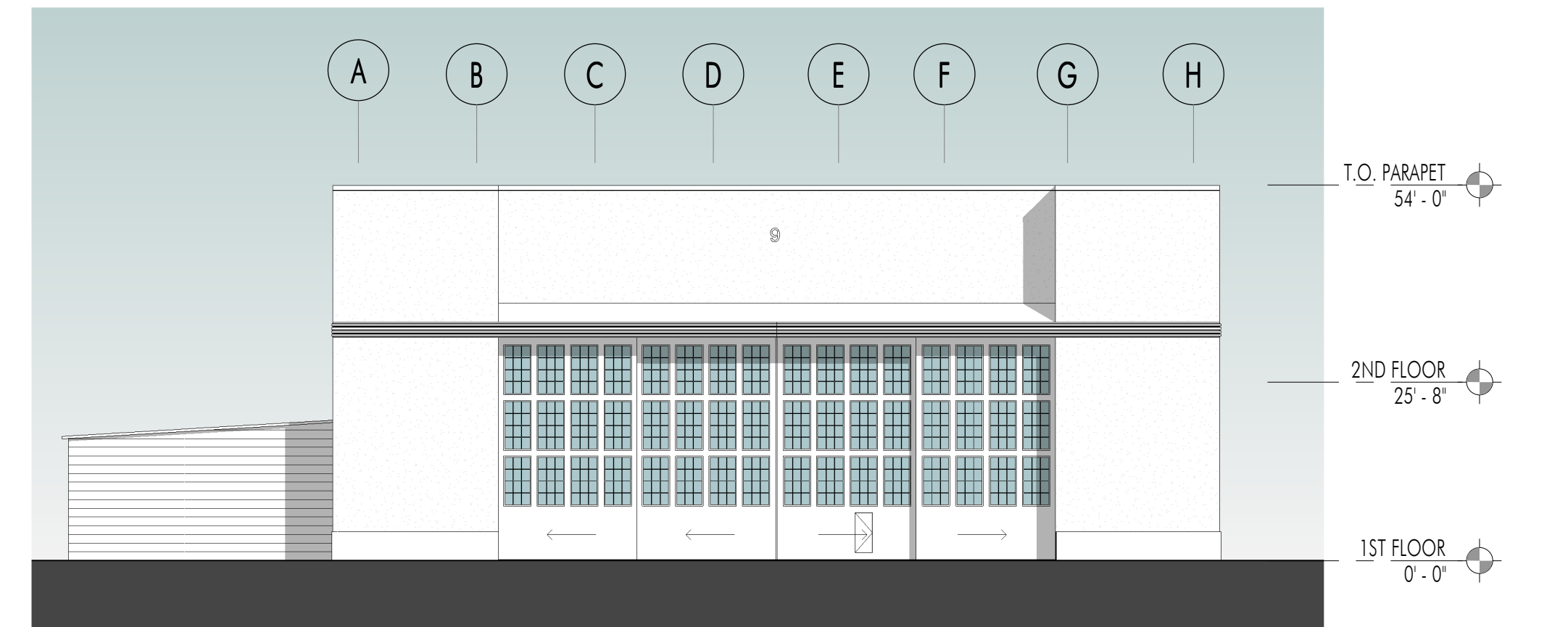




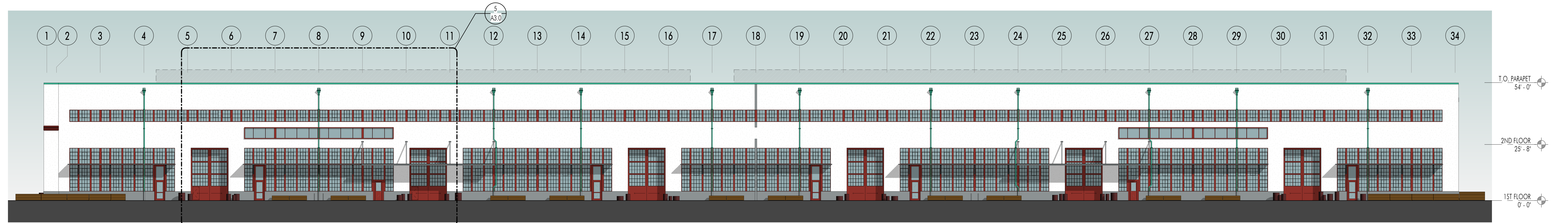
5 SOUTH ELEVATION AT ENTRY AND EXIT DOOR AS REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



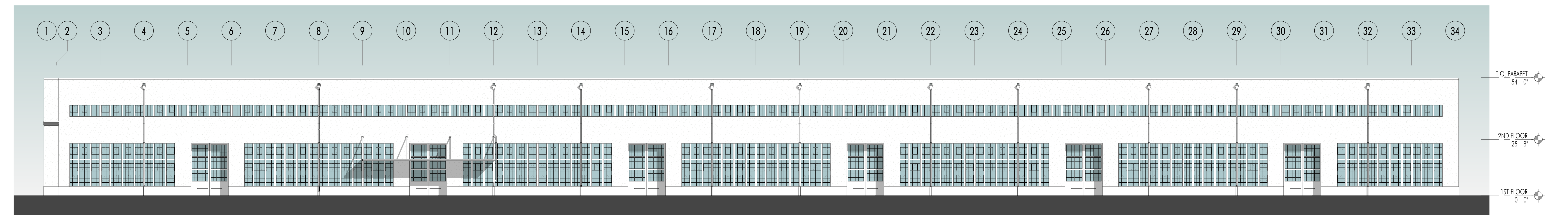
4 WEST ELEVATION - PROPOSED
1" = 20'-0"



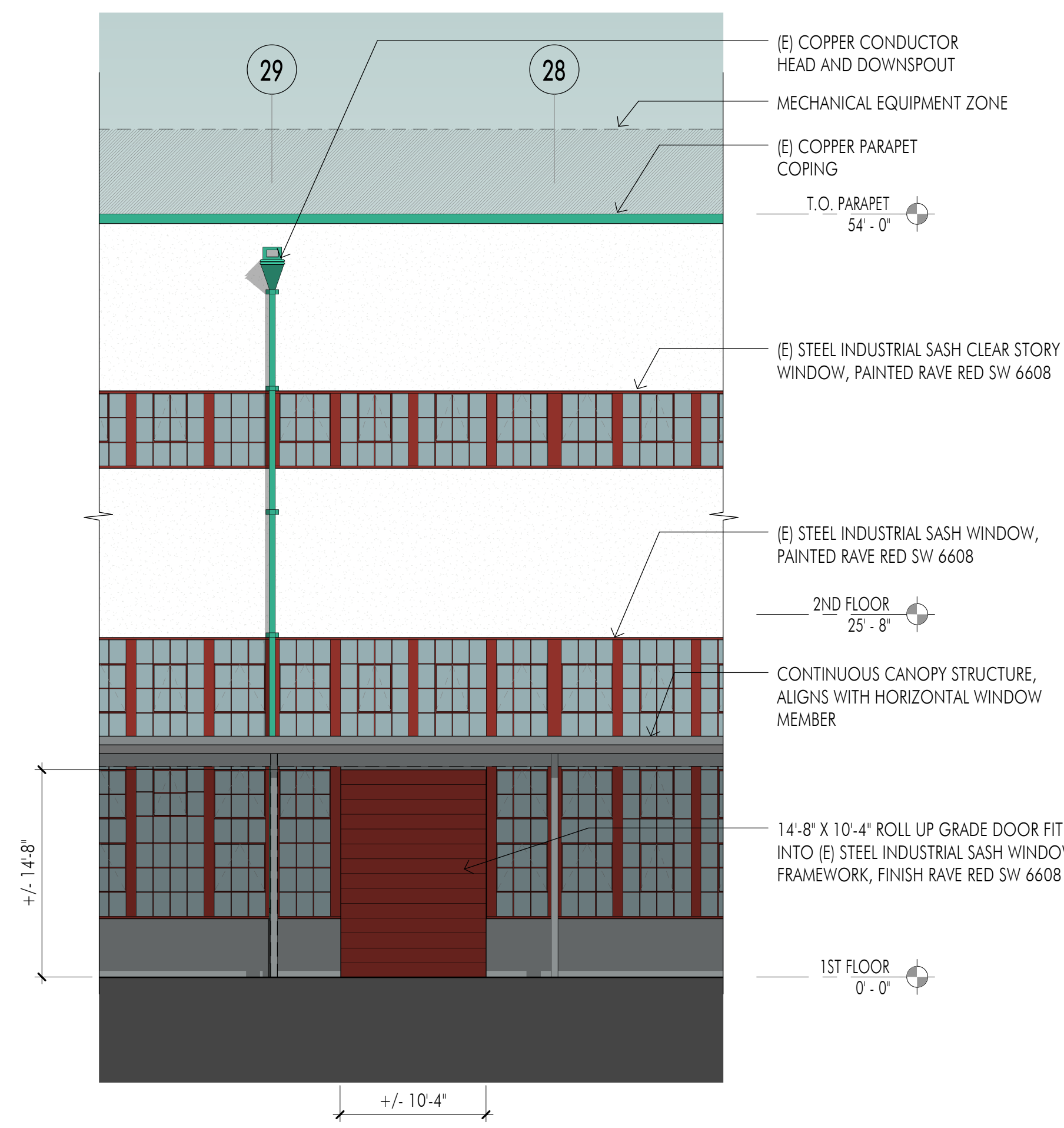
3 WEST ELEVATION - EXISTING
1" = 20'-0"



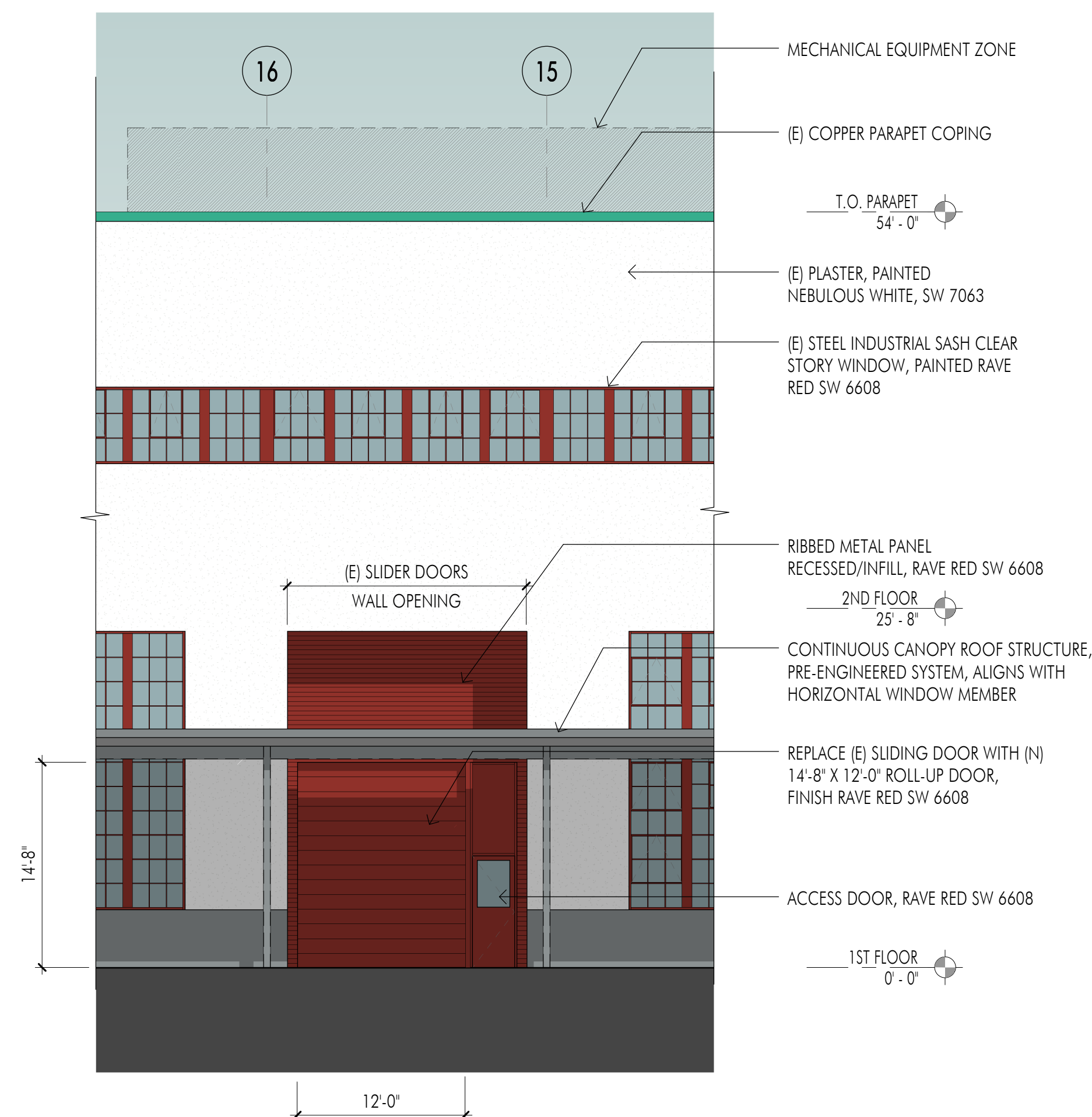
2 SOUTH ELEVATION - PROPOSED
1" = 20'-0"



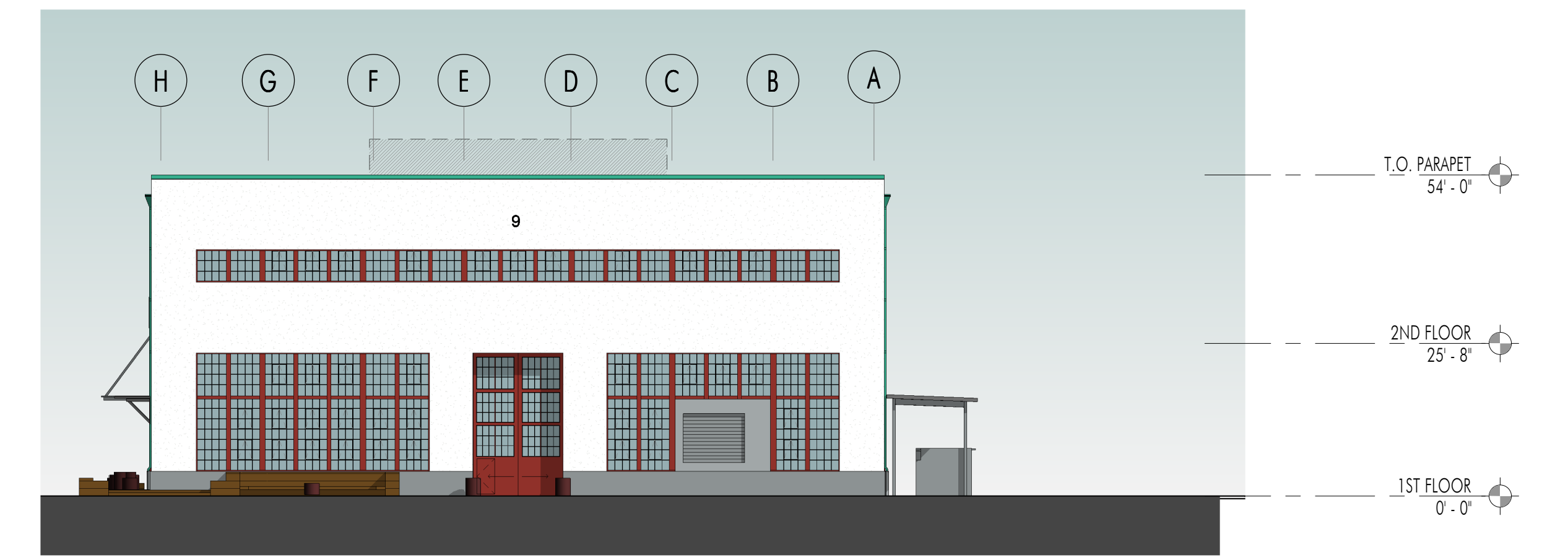
1 SOUTH ELEVATION - EXISTING
1" = 20'-0"



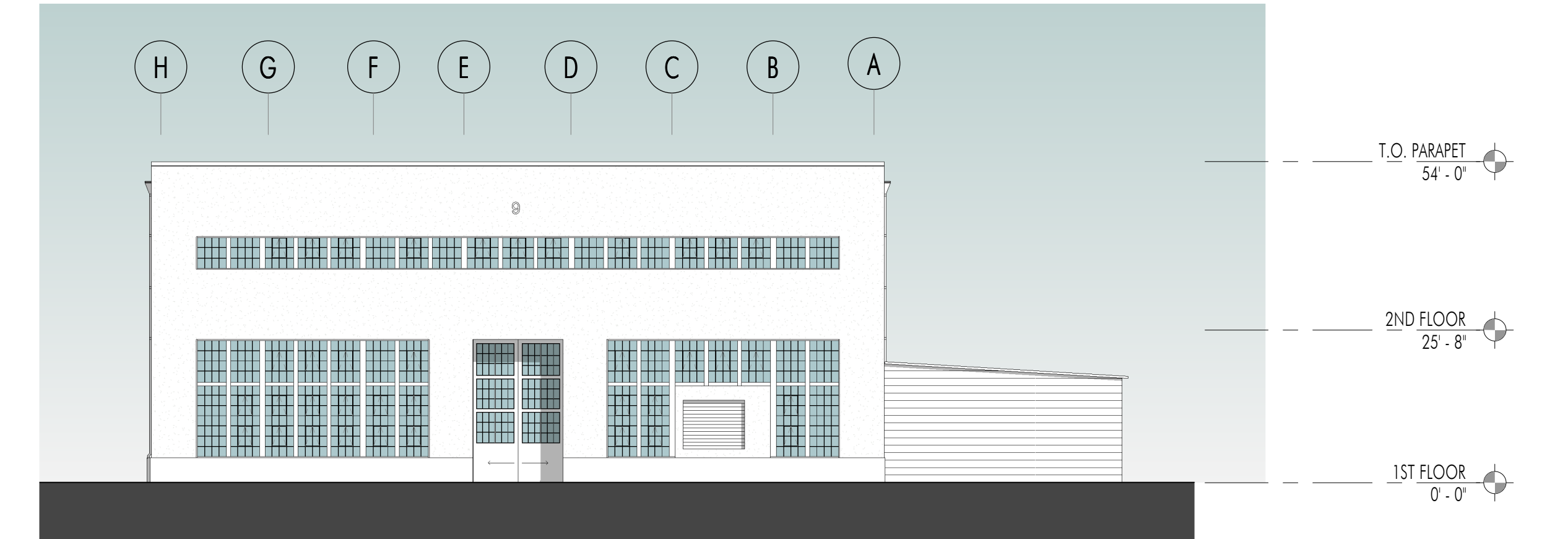
6 STANDARD NEW ROLL-UP DOOR WHERE REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



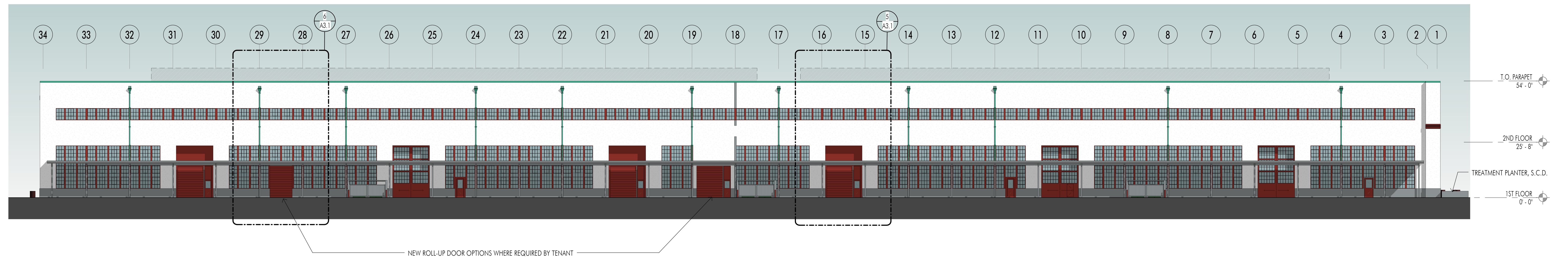
5 NEW ROLL-UP DOOR AT RECESSED GRADE DOOR AT EXISTING DOOR OPENING, TYP.
1/8" = 1'-0"



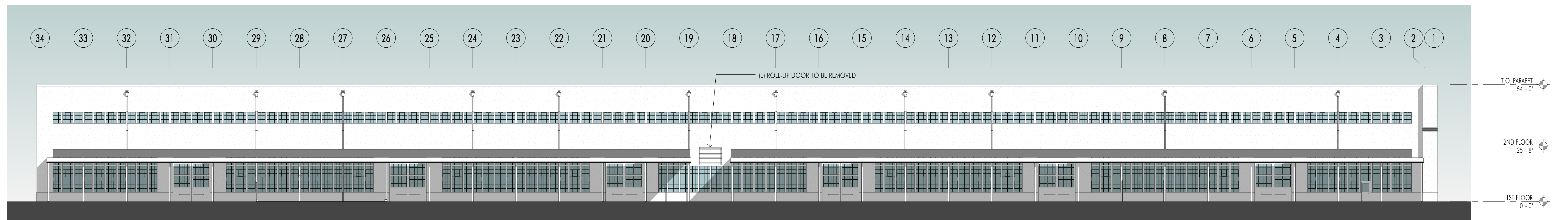
4 EAST ELEVATION - PROPOSED
1" = 20'-0"



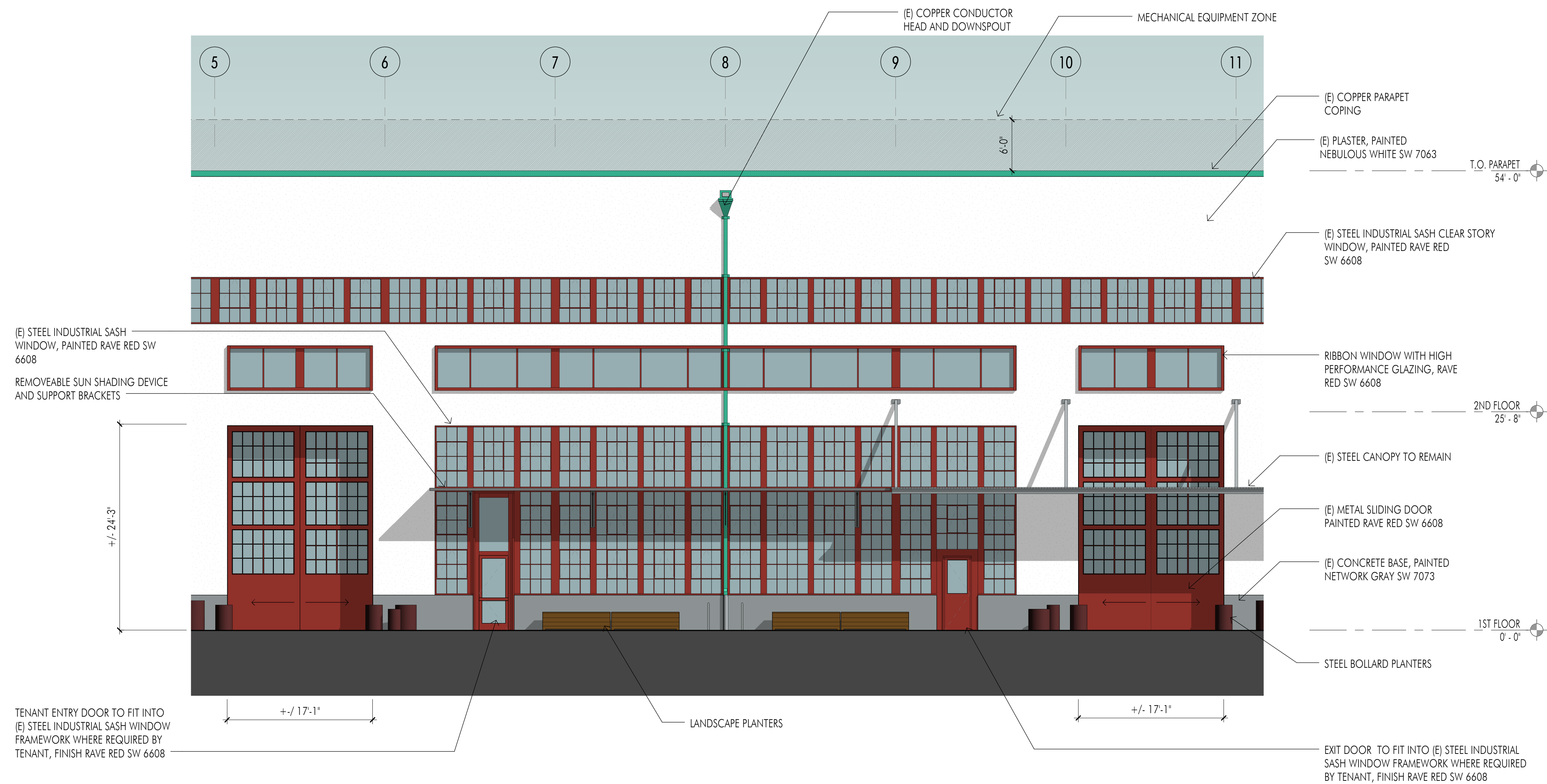
3 EAST ELEVATION - EXISTING
1" = 20'-0"



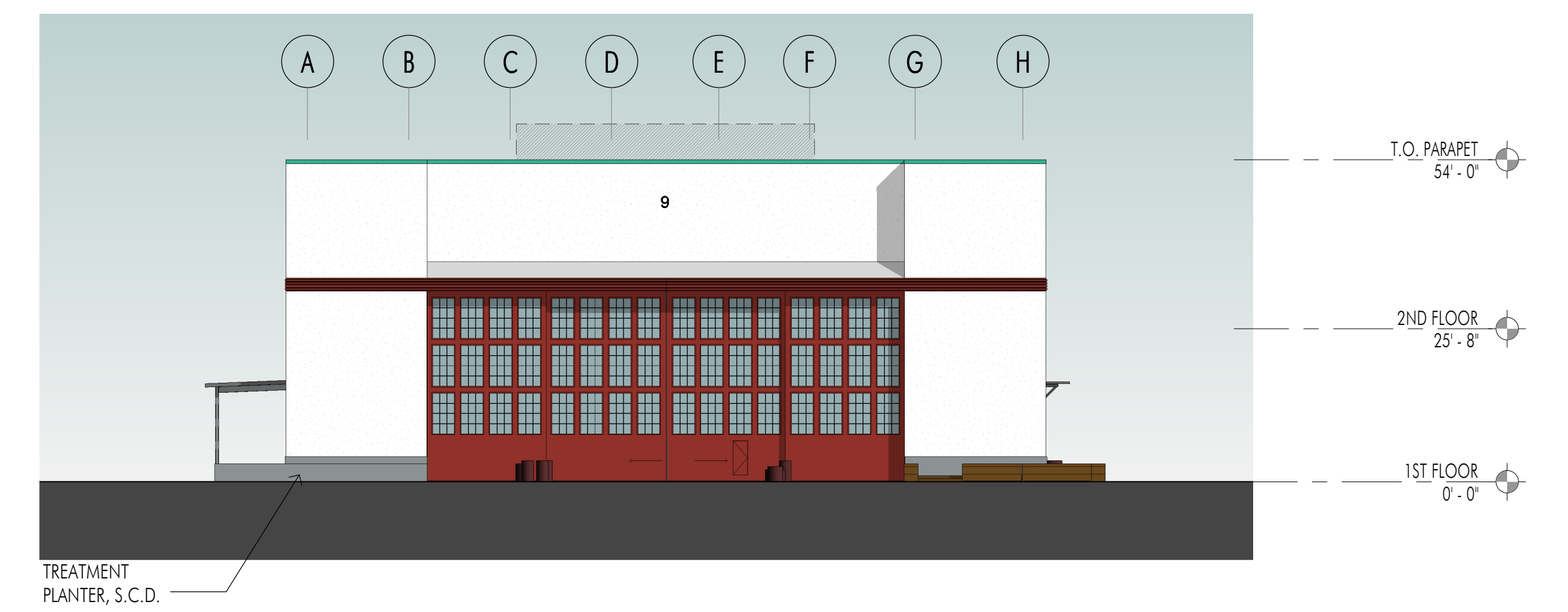
2 NORTH ELEVATION - PROPOSED
1" = 20'-0"



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



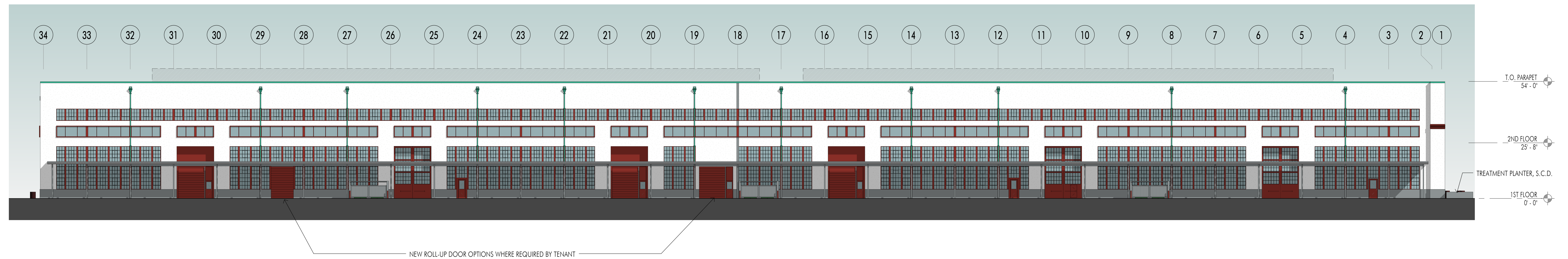
5 SOUTH ELEVATION AT ENTRY & EXIT DOOR AS REQUIRED BY TENANT - ALTERNATE, TYP.
1/8" = 1'-0"



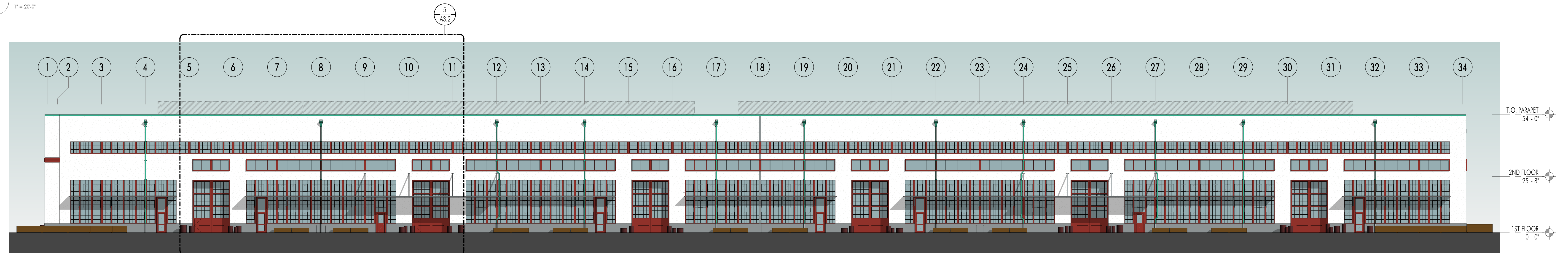
4 WEST ELEVATION - ALTERNATE
1" = 20'-0"



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



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



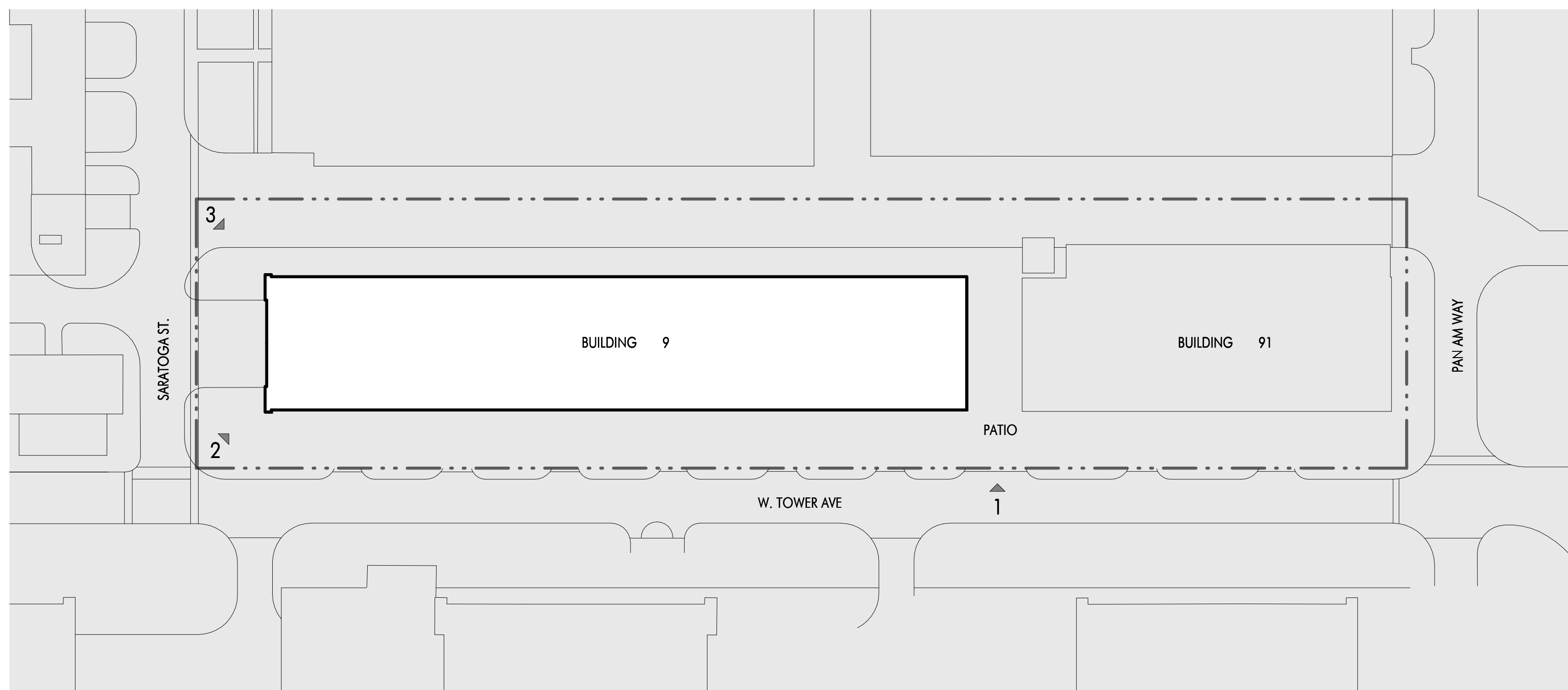
1 SOUTH ELEVATION - ALTERNATE
1" = 20'-0"



3 VIEW OF NORTHWEST APPROACH



2 VIEW OF SOUTHWEST APPROACH



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



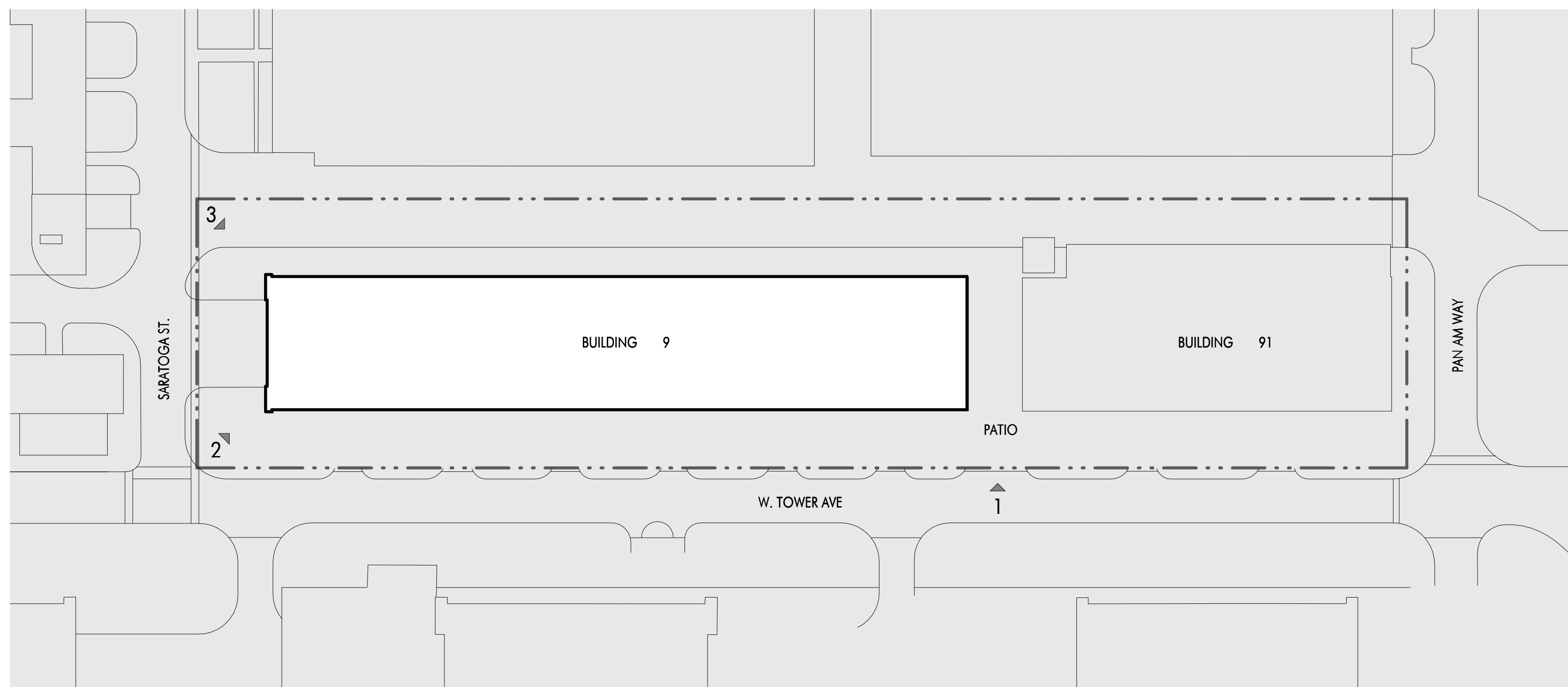
1 VIEW OF PATIO FROM W. TOWER AVENUE



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