ALAMEDA FOOD BANK

PRELIMINARY DEVELOPMENT PLANS

Alameda, California 94501

NOVEMBER 2, 2023

Exhibit 2
Item 5-A, November 13, 2023
Planning Board Meeting

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

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ALAMEDA FOOD BANK

677 W RANGER AVENUE, ALAMEDA, CA

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Project 58581
Scale
Drawing Title COVER SHEET

Drawing No.
A0.0.0

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VICINITY MAP

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
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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
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A3.1.3 PROPOSED EXTERIOR ELEVATIONS - NORTH & WEST
A3.2.0 EXTERIOR PERSPECTIVES

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, N/A

OPEN AREA
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

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
ALAMEDA FOOD BANK
CONTACT: STEVEN CAMPBELL
ADDRESS: 650 W RANGER AVE, ALAMEDA, CA 94501
PHONE: (650) 430-5900
E-MAIL: iamscampbell@yahoo.com

ARCHITECT
MBH ARCHITECTS
CONTACT: TAMMY NG
ADDRESS: 960 ATLANTIC AVE ALAMEDA, CA 94501
PHONE: (510) 814-3479
E-MAIL: tammyn@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

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Drawing No.: A0.1.0

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1 SOUTHWEST CORNER OF KAIROS POWER

2 SOUTHEAST CORBER OF ALMANAC BEER

3 INTERSECTION AT PAN AM WAY AND W TOWER AVE

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4 BUILDINGS ON SAME SIDE OF STREET

5 BUILDINGS ON OPPOSITE SIDE OF STREET

6 PHOTOGRAPHS OF ADJACENT PROPERTY & STREET

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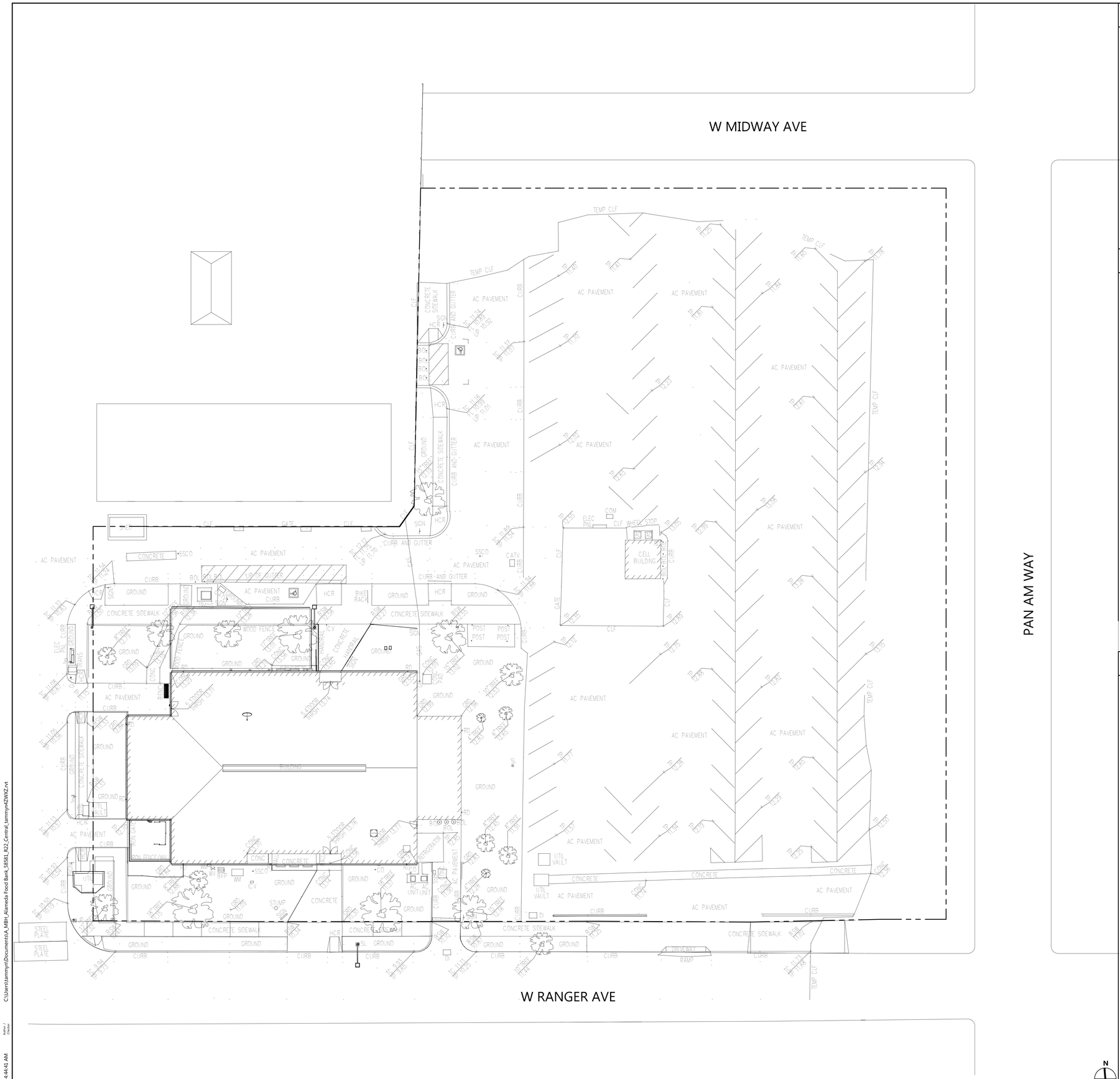

SITE PLAN - EXISTING

SCALE 1/16" = 1'-0"

1

N

SITE PLAN NOTES

SHEET NOTES

SITE PLAN LEGEND

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Project **58581**

Scale **As Indicated**

Drawing Title **EXISTING SITE PLAN**

Drawing No.

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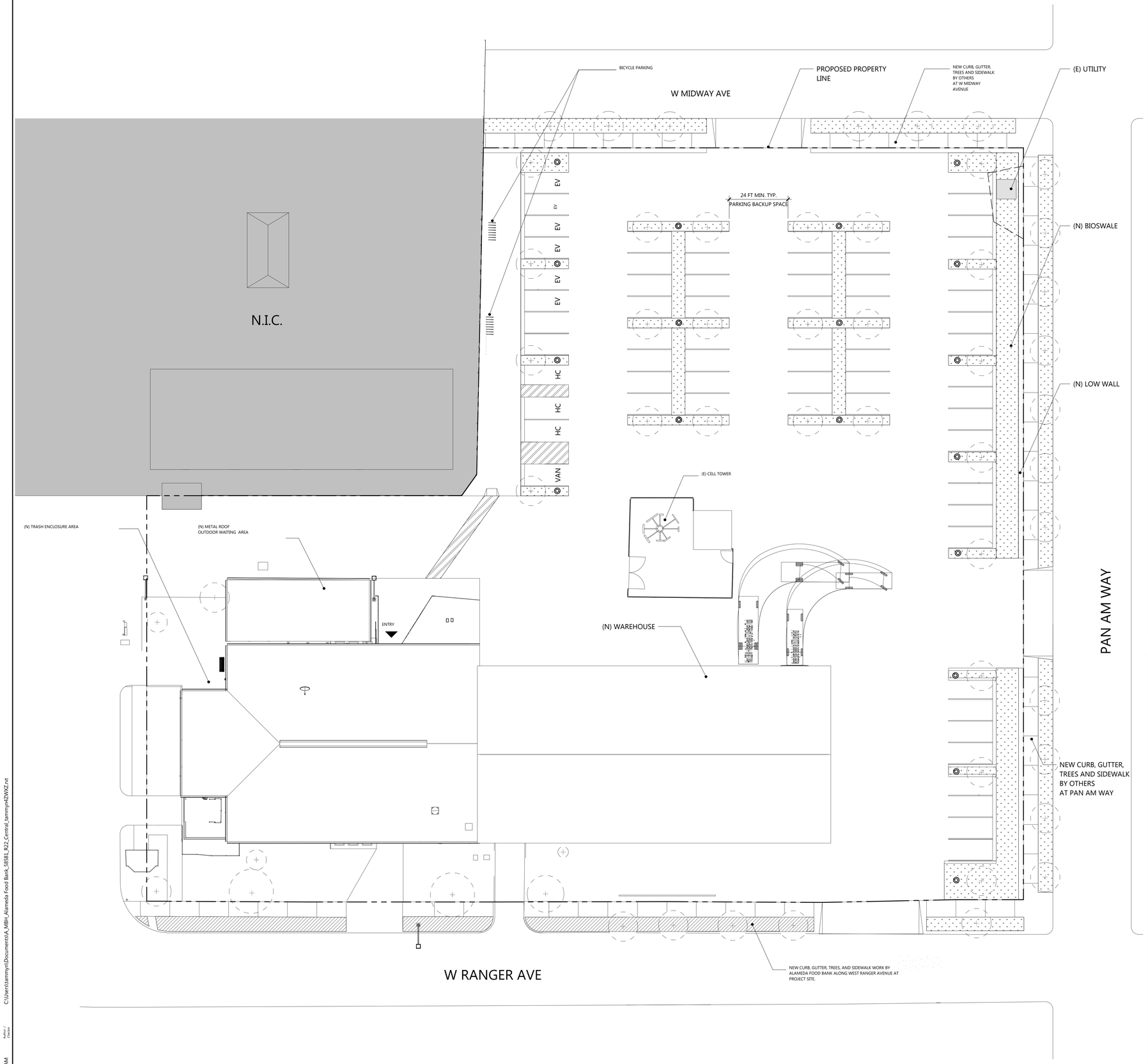

SITE PLAN - PROPOSED

SCALE 1/16" = 1'-0" | 1

SITE PLAN NOTES

SHEET NOTES

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

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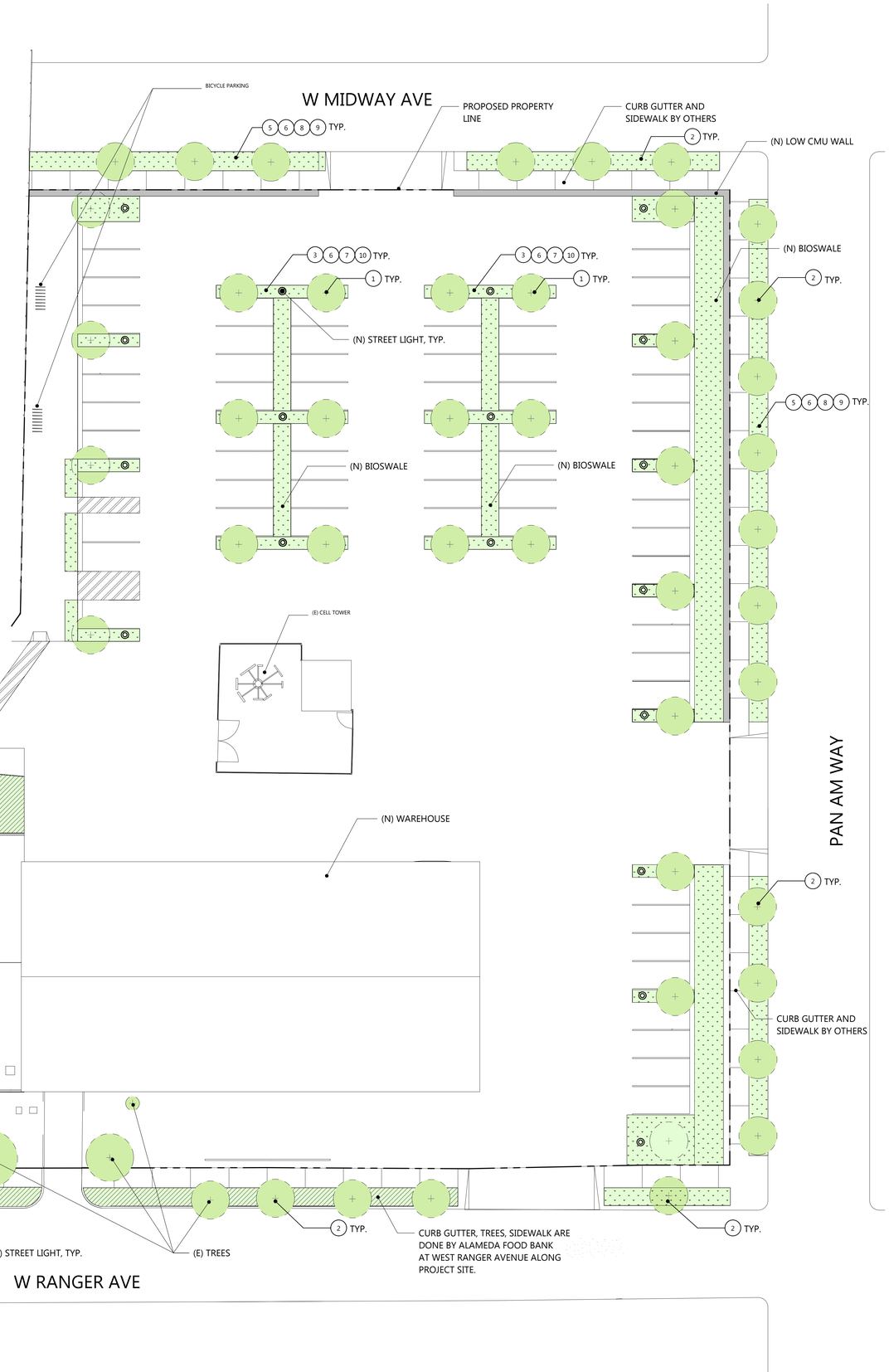

LEGEND

TREES

1. AESCULUS CALIFORNICA CALIFORNIA BUCKEYE
2. CERCOCARPUS BETULOIDES MOUNTAIN MAHOGANY

SHRUBS

3. MALACOTHAMNUS SPP. BUSH MALLOW
4. MIMULUS AURANTIACUS STICKY MONKEYFLOWER
5. RHAMNUS CALIFORNICA COFFEEBERRY
6. MAHONIA SPP. MAHONIA, OREGON GRAPE

PERENNIALS

7. MUHLENBERGIA RIGENS DEER GRASS
8. ACHILLEA MILLEFOLIUM YARROW
9. CALAMAGROSTIS FOLIOSA REED GRASS
10. SISYRINCHIUM BELLUM BLUE-EYED GRASS

(N) STREET LIGHT

NEW SIDEWALK

NEW PLANTING AREA

(E) LANDSCAPING AREA

AREA OF ADJACENT PROPERTY, N . I . C .

STREET TREE

N

PLANTING LANDSCAPE PLAN

SCALE 1/16" = 1'-0"

1

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Drawing Title PLANTING LANDSCAPE PLAN

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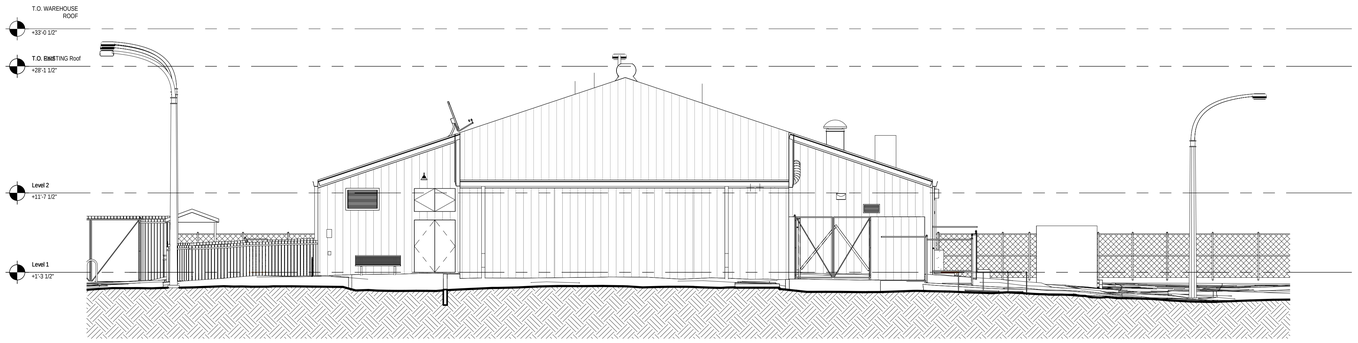

EXTERIOR ELEVATION - WEST - EXISTING

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

EXTERIOR ELEVATION - NORTH - EXISTING

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

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Drawing Title	EXISTING EXTERIOR ELEVATIONS - NORTH & WEST
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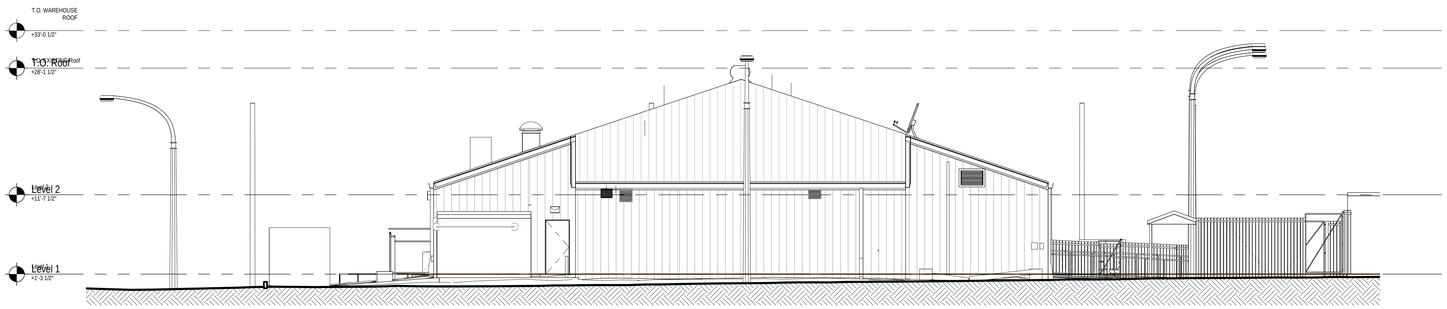

EXTERIOR ELEVATION - EAST- EXISTING

SCALE	
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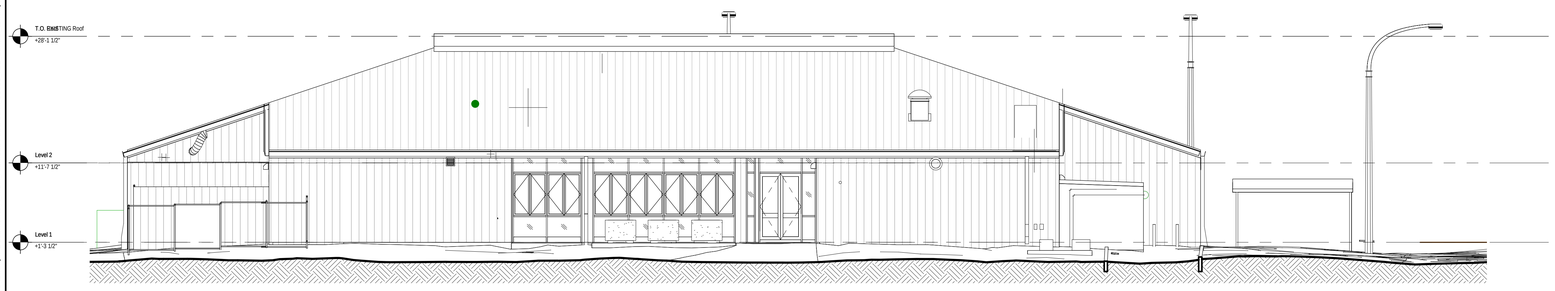

EXTERIOR ELEVATION - SOUTH - EXISTING

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

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Drawing Title	**EXISTING EXTERIOR ELEVATIONS - SOUTH & EAST**
Drawing No.	A3.1.1

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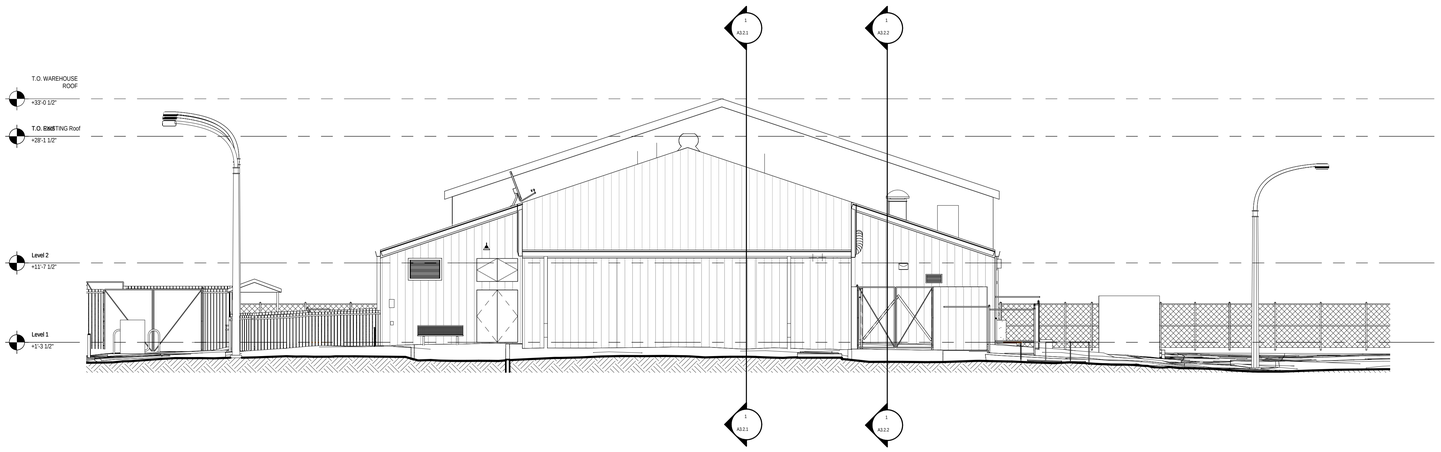
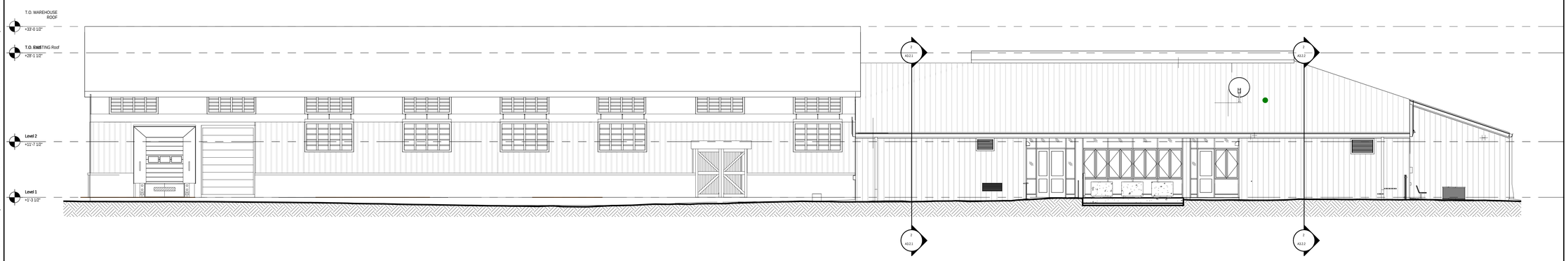


EXTERIOR ELEVATION - WEST - PROPOSED

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



EXTERIOR ELEVATION - NORTH - PROPOSED

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

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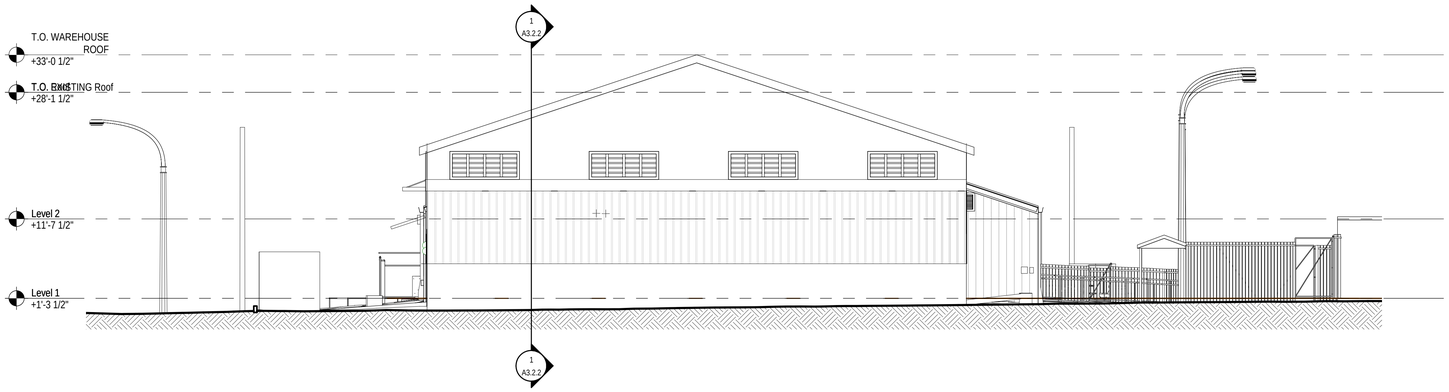

EXTERIOR ELEVATION - EAST - PROPOSED

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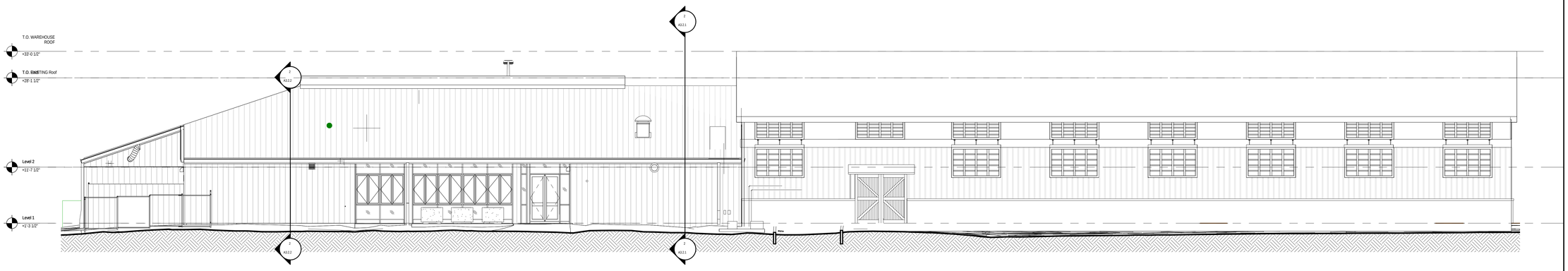

EXTERIOR ELEVATION - SOUTH - PROPOSED

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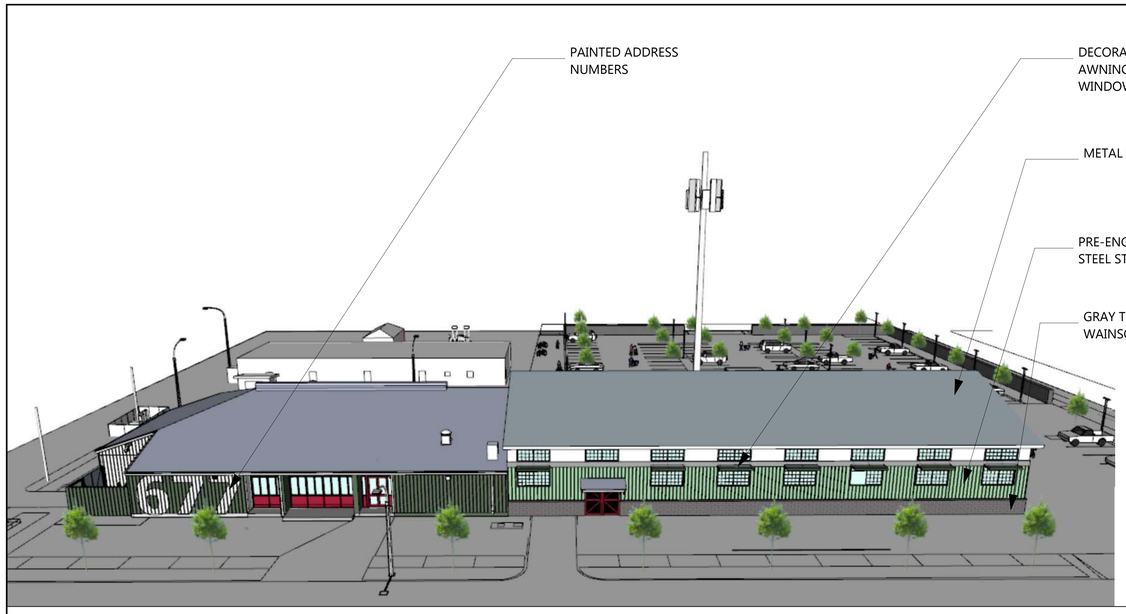

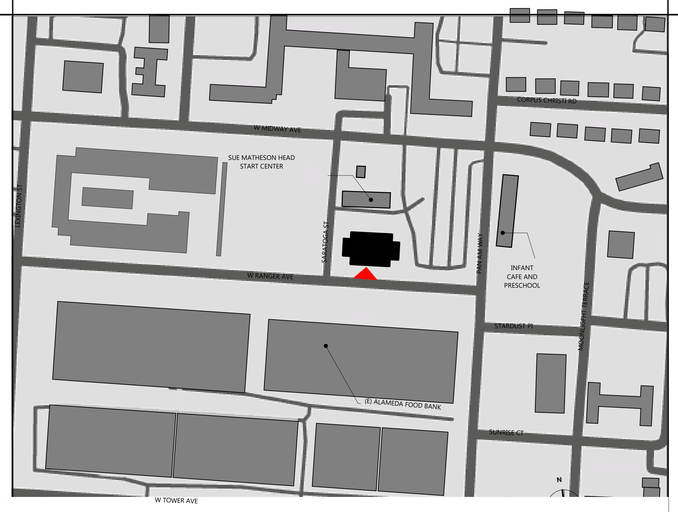

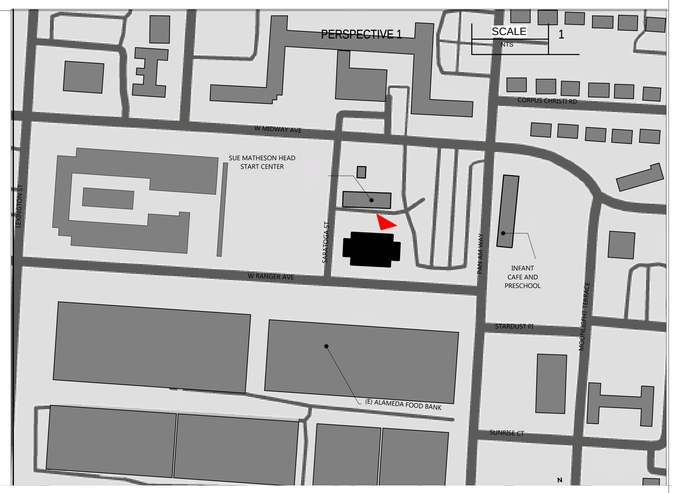

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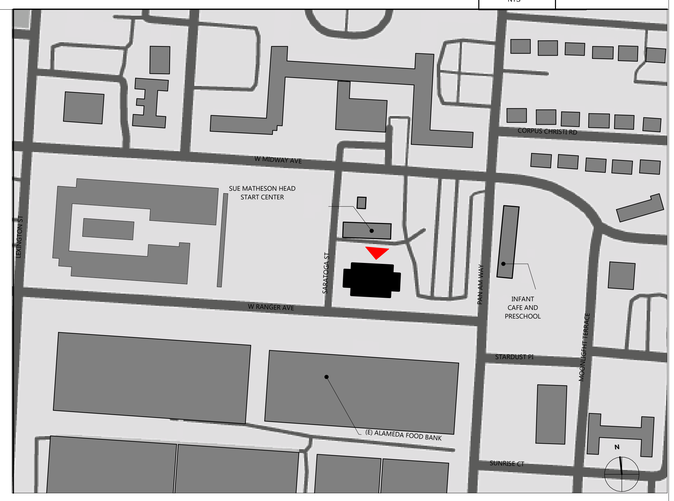

PERSPECTIVE 3 | SCALE NTS | 3

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