

McGUIRE & HESTER - AMENDMENT TO ESPLANADE FINAL DEVELOPMENT PLAN / DESIGN REVIEW



VICINITY MAP & KEY PLAN



PROJECT DIRECTORY

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SRMERNST
development partners

F | M | E
ARCHITECTURE + DESIGN



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE



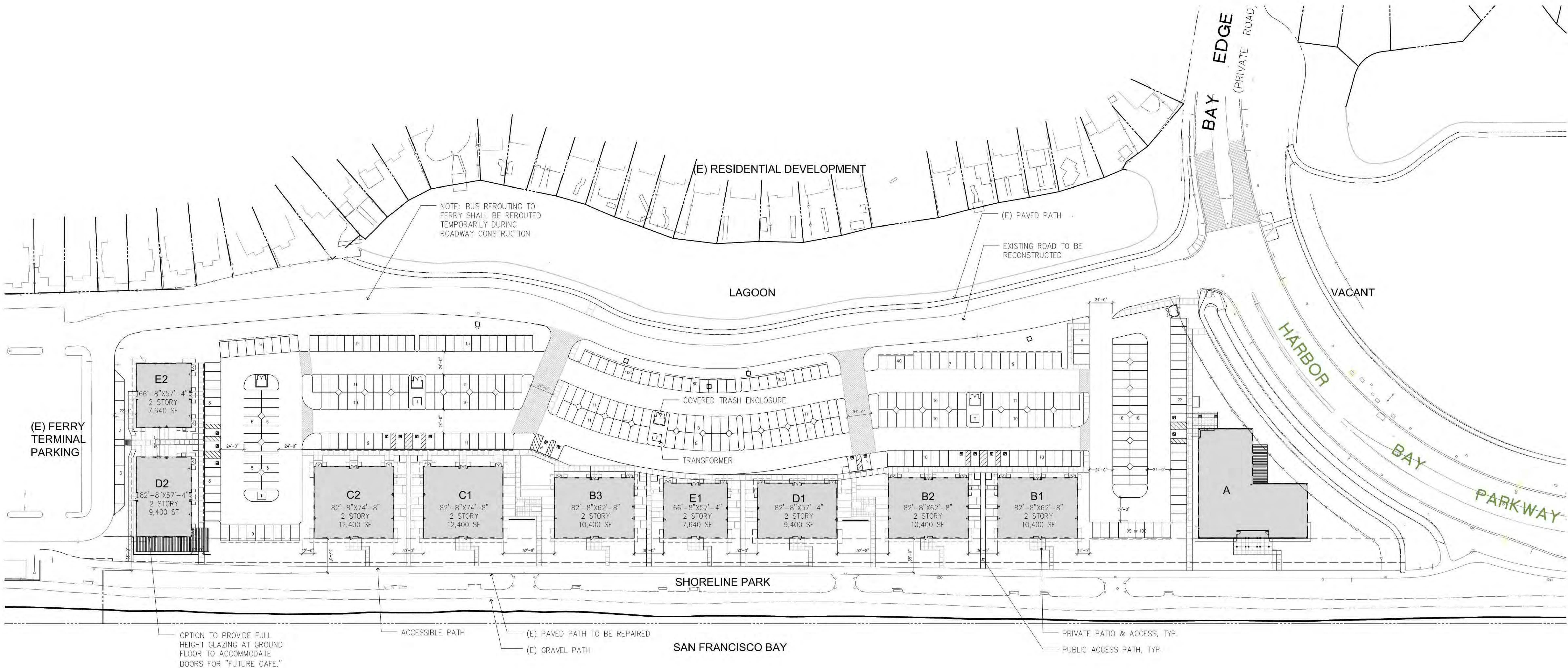
KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Rd. Phone (925) 245-8788
 Livermore, California 94551 Fax (925) 245-8796



SEI STRUCTURAL
ENGINEERS
INCORPORATED

DRAWING INDEX

[illegible]



SITE STATISTICS:

TOTAL BUILDING AREA:	109,280 SF
TOTAL SITE AREA:	402,010 SF / 9.23
TOTAL FAR:	27.18%
TOTAL LANDSCAPE:	176,006 SF / 4.04 ACRES
LANDSCAPE % OF SITE:	43.8%
TOTAL PARKING PROVIDED:	384 STALLS / 3.51 PER 1,000 SF

SITE STATISTICS: BUILDINGS B - E

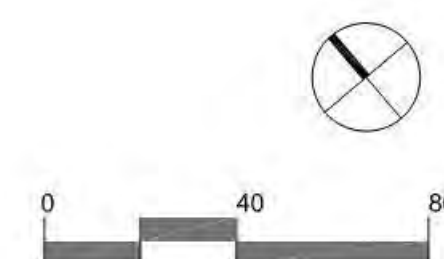
BUILDING AREA:	90,076 SF
SITE AREA:	324,300 SF / 7.44
FAR:	27.77%
LANDSCAPE:	133,939 SF / 3.07 ACRES
LANDSCAPE % OF SITE:	41.3%
PARKING PROVIDED:	316 STALLS / 3.51 PER 1,000 SF

SITE STATISTICS: BUILDING A

BUILDING AREA:	19,264 SF
SITE AREA:	77,710 SF / 1.78 ACRES
FAR:	24.79%
LANDSCAPE:	42,067 SF / .96 ACRES
LANDSCAPE % OF SITE:	54.1%
PARKING PROVIDED:	68 STALLS / 3.53 PER 1,000 SF

SITE PLAN

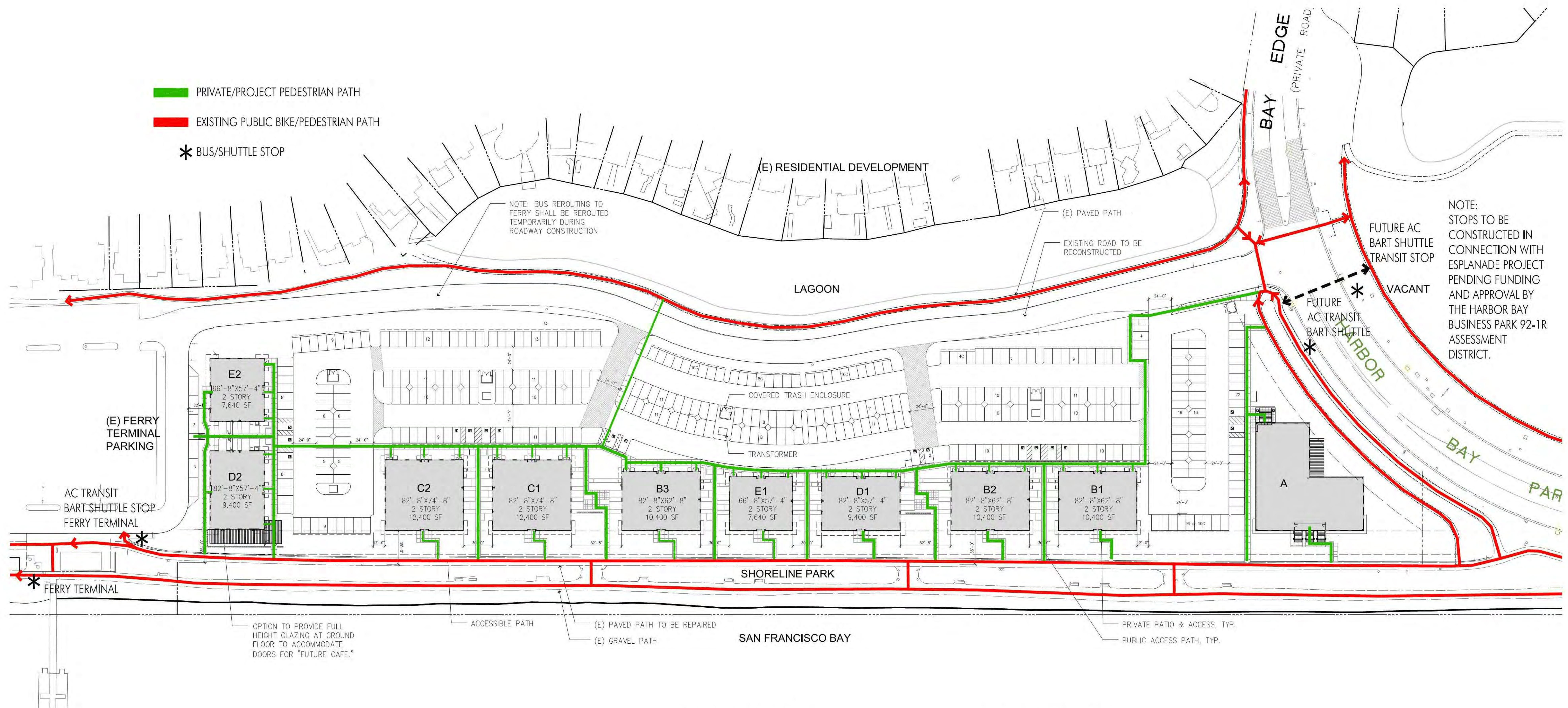
SCALE: 1/8"=40'-0"



A1.1-R

PLANNING SUBMITTAL REV: 11.27.07
PLANNING SUBMITTAL REV2: 02.12.08





SITE STATISTICS: BUILDINGS B - E	
BUILDING AREA:	90,076 SF
SITE AREA:	324,300 SF / 7.44
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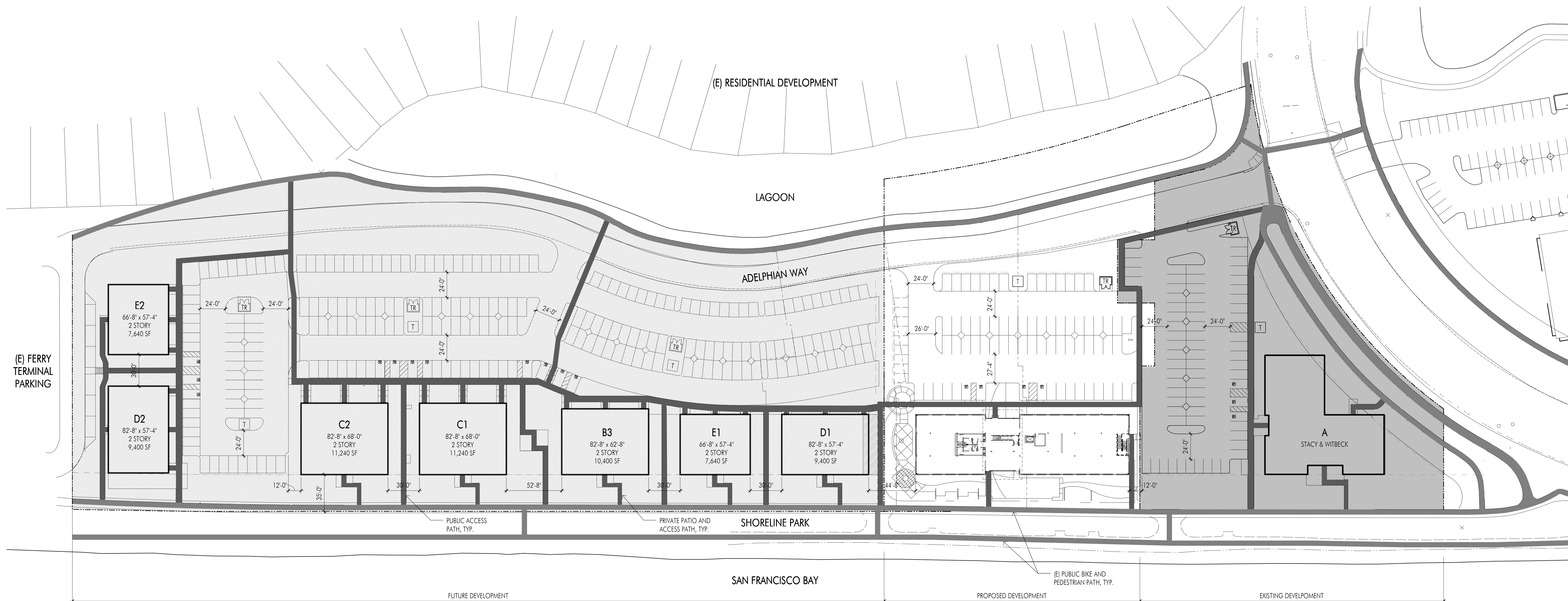
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PEDESTRIAN CIRCULATION PLAN

SCALE: 1/8"=40'-0"

A1.3-R

PLANNING SUBMITTAL REV2: 02.12.08



SITE STATISTICS:

DEVELOPMENT PLAN TOTALS:

TOTAL SITE AREA:	402,010 SF / 9.23 ACRES
TOTAL BUILDING AREA:	109,092 SF
TOTAL SITE COVERAGE:	54,601 SF / 13.6%
TOTAL LANDSCAPE COVERAGE:	197,111 SF / 49.0%
TOTAL FAR:	.271 FAR
TOTAL PARKING PROVIDED:	382 STALLS / 3.50 PER 1,000 SF

FUTURE BUILDINGS B3-E2:

SITE AREA:	234,811 SF / 5.39 ACRES	
BUILDING AREA:	66,960 SF	
<u>DEVELOPMENT STANDARDS:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
SITE COVERAGE:	35% MAX.	33,480 SF / 14.3%
LANDSCAPE COVERAGE:	25% MIN.	110,760 SF / 47.2%
FAR:	.5 TO 1	.285 FAR
BUILDING HEIGHT:	35'-0" MAX.	32'-0" (APPROX.)
SETBACKS:		
FRONT (BAY):	35'-0"	35'-0"
SIDES:	15'-0"	20'-0" (AVERAGE)
REAR:	20'-0"	180'-0" (AVERAGE)
PARKING:	252 SPACES	233 SPACES / 3.48 PER 1,000 SF

McGUIRE AND HESTER DEVELOPMENT:

SITE AREA:	89,489 SF / 2.05 ACRES	
BUILDING AREA:	22,868 SF GROSS / 21,182 SF NET	
<u>DEVELOPMENT STANDARDS:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
SITE COVERAGE:	40% MAX.	11,434 SF / 12.8%
LANDSCAPE COVERAGE:	30% MAX.	44,284 SF / 49.5%
FAR:	.5 TO 1	.256 FAR
BUILDING HEIGHT:	35'-0" MAX.	29'-4" AT PARAPET, 38'-0" AT HIGHEST ROOF
SETBACKS:		
FRONT (BAY):	35'-0"	35'-0"
SIDES:	15'-0"	30'-0" AND 10'-0", 20'-0" (AVERAGE)
REAR:	20'-0"	223'-9"
PARKING PROVIDED:	80 SPACES	80 SPACES * / 3.50 PER 1,000 SF (*71 PARKING SPACES PROPOSED WITH 9 FUTURE)

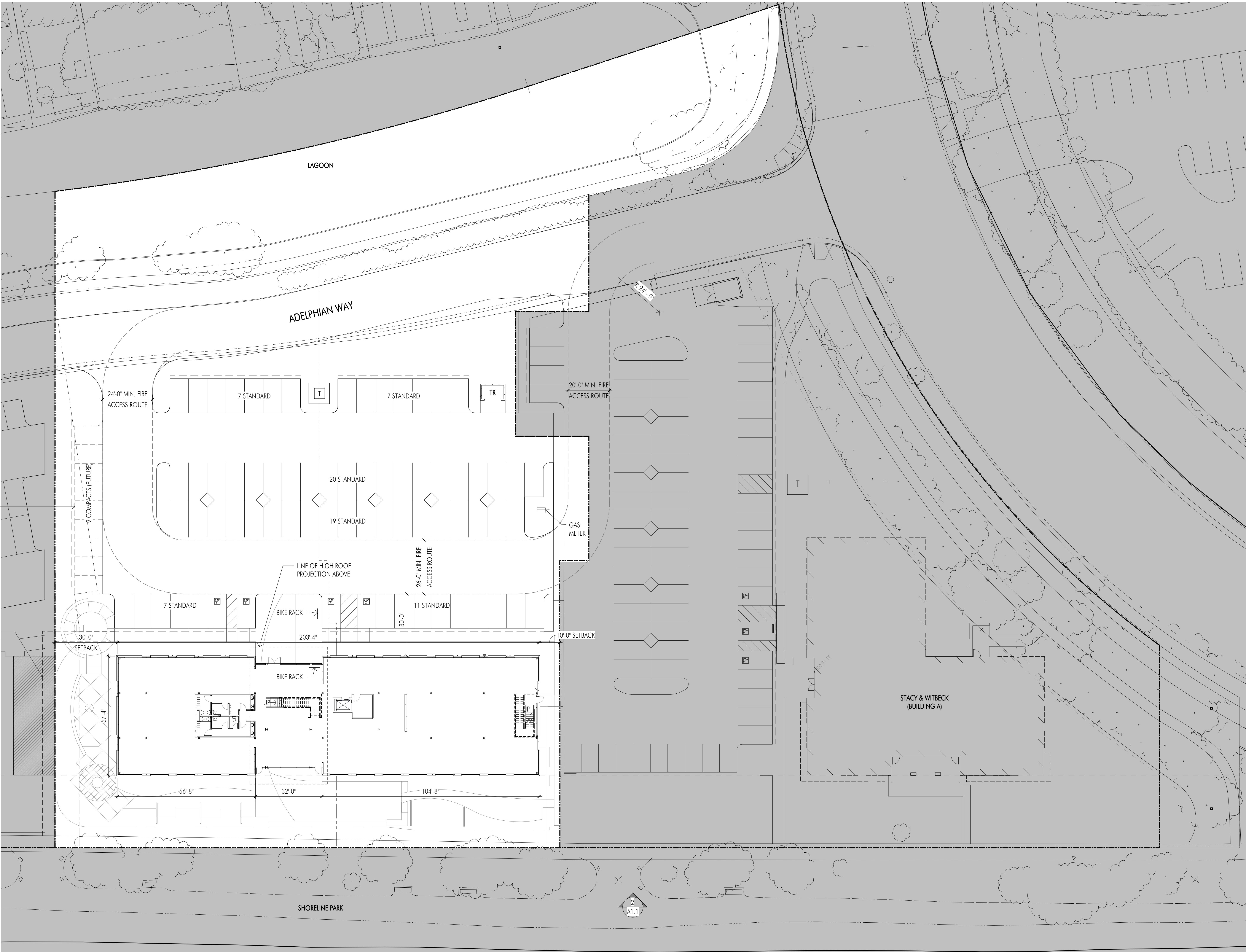
(NOTE: FOR ADDITIONAL INFORMATION, SEE SITE PLAN ON SHEET A1.1.)

EXISTING BUILDING A (STACY & WITBECK):

SITE AREA:	77,710 SF / 1.78 ACRES	
BUILDING AREA:	19,264 SF	
<u>DEVELOPMENT STANDARDS:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
SITE COVERAGE:	40% MAX.	9,632 SF / 12.4%
LANDSCAPE COVERAGE:	30% MIN.	42,067 SF / 54.1%
FAR:	.5 TO 1	.248 FAR
BUILDING HEIGHT:	35'-0" MAX.	32'-0" (APPROX.)
SETBACKS:		
FRONT (BAY):	35'-0"	35'-0"
SIDES:	15'-0"	68'-0" AND 160'-0"
REAR:	20'-0"	120'-0"
PARKING PROVIDED:	72 SPACES	69 SPACES / 3.58 PER 1,000 SF

GRAPHIC LEGEND

- TR TRASH ENCLOSURE
- PROPERTY LINE
- ACCESSIBLE PARKING STALLS
- T TRANSFORMER
- EXISTING PUBLIC BIKE/PEDESTRIAN PATH
- PRIVATE/PROJECT PEDESTRIAN PATH
- EXISTING DEVELOPMENT
- FUTURE DEVELOPMENT

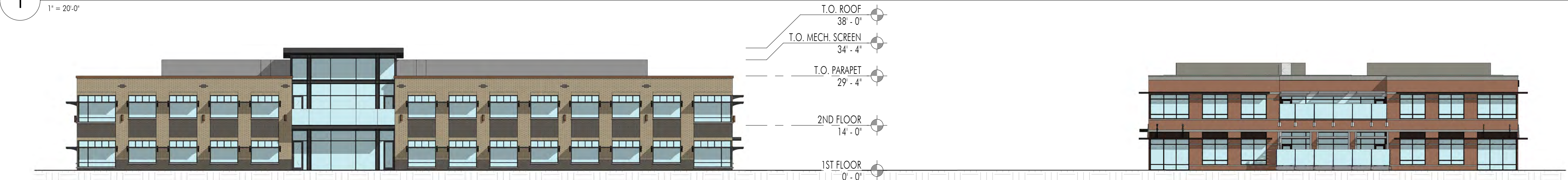


SITE PLAN DATA		
OVERALL SITE:	89,489 SF / 2.05 ACRES	
BLDG. AREA:		
1ST FLOOR	11,434 SF GROSS / 11,064 SF NET	
2ND FLOOR	11,434 SF GROSS / 10,118 SF NET	
TOTAL	22,868 SF GROSS / 21,182 SF NET	
SITE COVERAGE:	REQUIRED	PROPOSED
	40% MAX.	11,434 SF / 12.8%
LANDSCAPE %:	30% MIN.	44,284 SF / 49.5%
BUILDING FAR:	.5 TO 1	.256 FAR
BUILDING HEIGHT:	35'-0" MAX.	29'-4" AT PARAPET 38'-0" AT HIGHEST ROOF
BUILDING SETBACKS:	FRONT (BAY)	35'-0"
	SIDES	15'-0"
	REAR	25'-0"
		35'-0" 10'-0" AND 30'-0", 20'-0" (AVERAGE) 223'-9"
PARKING SETBACKS:	FRONT (BAY)	20'-0"
	SIDES	7'-6" *
	REAR	7'-6" *
		107'-8" 7'-8" MIN. AND 28'-8" MIN. (8'-0" W/ FUTURE PARKING) 88'-9" MIN.
SITE PARKING:	80**	71 TOTAL*** 71 STANDARD
BIKE PARKING:	8****	8 (4 EXTERIOR, 4 INTERIOR)
* MINIMUM 15'-0" LANDSCAPED AREA ALONG COMMON BOUNDARY AT SIDE AND REAR LOT LINES, 7'-6" EACH SIDE OF BOUNDARY.		
** OFFICE: FIRST FLOOR (1/200 SF) = 55 SPACES, 2ND FLOOR (1/400 SF) = 25 SPACES, TOTAL = 80 SPACES		
*** USER REQUIREMENT IS LESS THAN REQUIRED. PROVIDED USER REQUIREMENT WITH FUTURE EXPANSION OF 9 COMPACT SPACES (11.25%).		
**** BIKE PARKING BASED ON PLANNED DEVELOPMENT STANDARDS OF 1 PER 10 PARKING STALLS.		

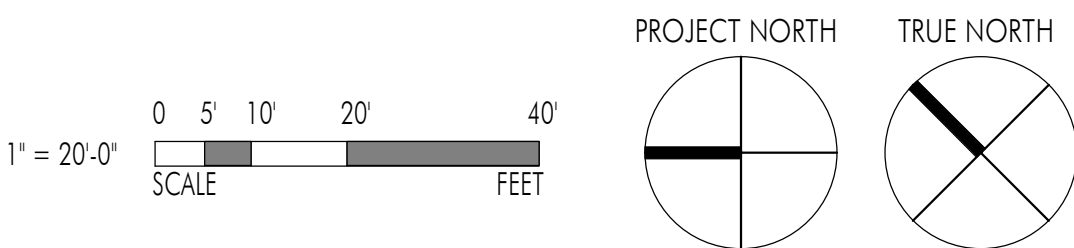
TYPICAL PARKING DIMENSIONS	
DRIVE AISLES:	24'-0" MIN.
STANDARD SPACES:	9'-0" X 18'-0" (16'-6" W/ 1'-6" OVERHANG)
COMPACT SPACES:	8'-6" X 15'-0" (13'-6" W/ 1'-6" OVERHANG)

GRAPHIC LEGEND	
EV	ELECTRIC VEHICLE PARKING - CHARGING STATION PROVIDED BY OWNER
P	PREFERRED PARKING FOR LOW-EMISSION VEHICLES
CP	PREFERRED PARKING FOR CARPOOLS
O.H.	OVERHANG
TR	TRASH ENCLOSURE
---	PROPERTY LINE
---	FIRE ACCESS ROUTE (SEE SHEET E1 - EMERGENCY ACCESS VEHICLE EXHIBIT)
⊠	ACCESSIBLE PARKING STALLS
T	TRANSFORMER
■	NOT IN SCOPE

1 SITE PLAN
1" = 20'-0"



2 SITE ELEVATION (INCLUDING STACY & WITBECK BUILDING)
1" = 20'-0"







TREES



Acer circinatum
Hedge Maple



Acer rubrum 'Red October'
Red Maple



Arbutus 'Marina'
Strawberry Tree



Betula nigra
River Birch



Cercis canadensis 'Forest Pansy'
Purple-Leafed Eastern Redbud



Lagerstroemia indica 'Tuscarora'
Crape Myrtle



Platanus acerfolia
London Plane Tree



Pyrus calleryana 'Aristocrat'
Callery Pear



Tristania conferta
Brisbane Box

SHRUBS



Abelia grandiflora 'Kaleidoscope'
Dwarf Variegated Abelia



Agapanthus 'Peter Pan'
Dwarf Lily of the Nile



Berberis thunbergii 'Rose Glow'
Rose Glow Barberry



Chondropetalum tectorum
Cape Rush



Cornus alba 'Elegantissima'
Red Twig Dogwood



Correa pulchrum
Australian Fuschia



Diets vegeta
Fortnight Lily



Erigeron karvinskianus
Mexican Fleabane



Euphorbia 'Blackbird'
Blackbird Euphorbia



Gardenia jaminoides 'Radicans Variegeta'
Gardenia Radicans



Gaura 'Siskiyou Pink'
Rose Glow Barberry



Hemerocallis spp.
Evergreen Daylily



Hesperaloe parviflora
Red Yucca



Leucadendron 'Safari Sunset'
Safari Sunset Leucadendron



Limonium perezii
Sea Lavender



Myrtus communis 'Compacta'
Compact Myrtle

GRASSES & GROUNDCOVERS



Nandina domestica 'Fire Power'
Fire Power Nandina



Phormium tenax 'Apricot Queen'
New Zealand Flax



Phormium tenax 'Jack Spratt'
Dwarf New Zealand Flax



Arctostaphylos 'Emeral Carpet'
Prostrate Manzanita



Carex divulsa
Grassland Sedge



Carex oshimensis 'Evergold Variegated'
Evergold Japanese Sedge



Carex testeacea
New Zealand Hair Sedge



Carex tumulicola
Berkeley Sedge



Deschampsia cespitosa 'Northern Lights'
Northern Lights Hair Grass



Hakonechloa macra 'Aureola'
New Zealand Flax



Juncus patens
California Gray Rush



Lantana montevidensis
Lantana



Liriope spicata 'Silver Dragon'
Lily Turf

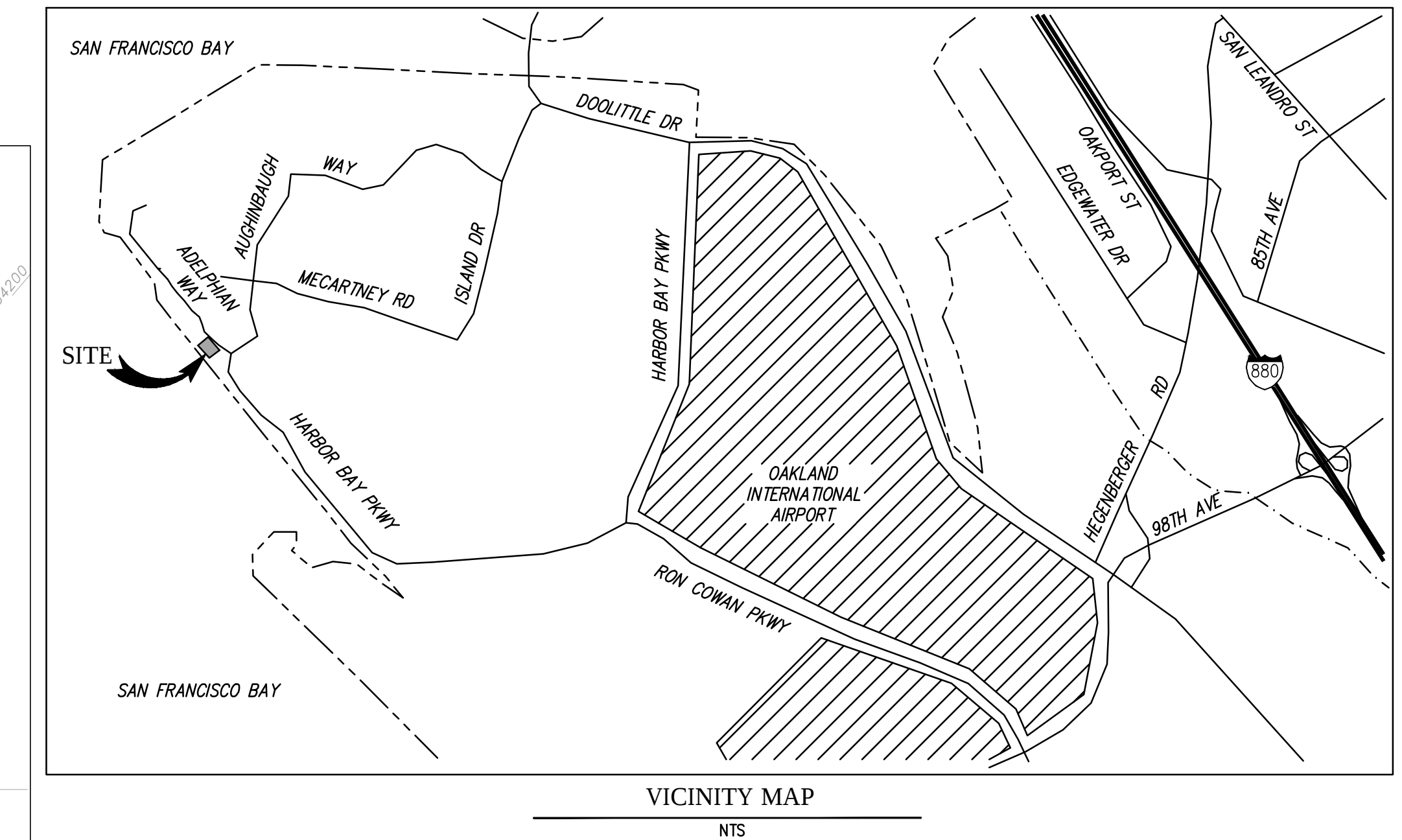


Muhlenbergia rigens
Deer Grass



Myoporum parvifolium
NCN

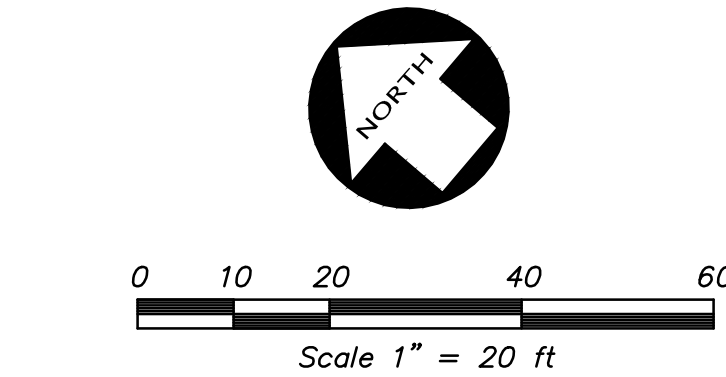
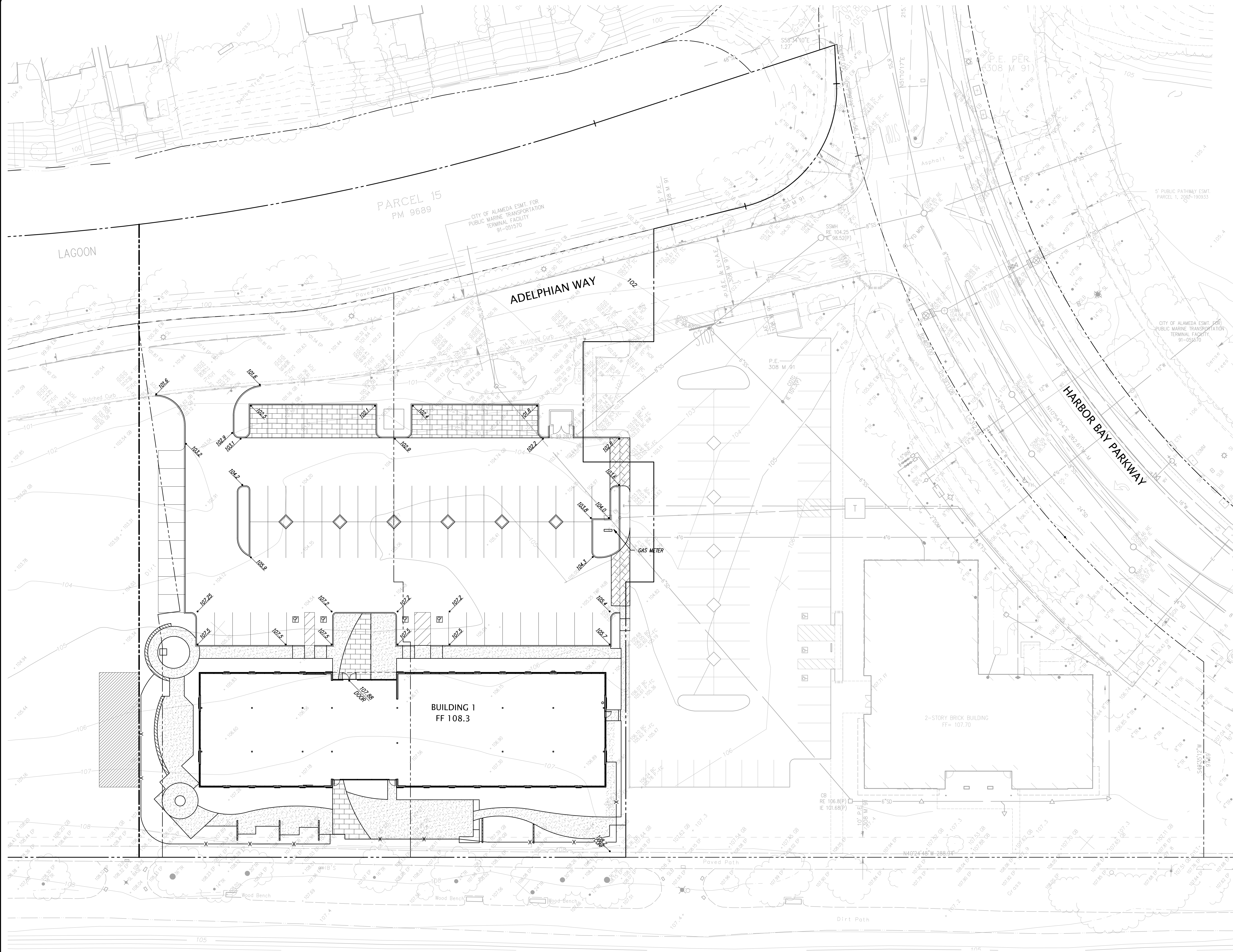
CALIFORNIA



<u>SHEET</u>	<u>DESCRIPTION</u>
<i>C0</i>	COVER SHEET
<i>C1</i>	TOPOGRAPHIC MAP
<i>C2</i>	PRELIMINARY GRADING PLAN
<i>C3</i>	PRELIMINARY UTILITY PLAN
<i>C4</i>	PRELIMINARY EROSION CONTROL PLAN
<i>C5</i>	PRELIMINARY STORM WATER QUALITY PLAN

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LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- XSD STORM DRAIN LINE
- TC TOP OF CURB

PRELIMINARY GRADING AND DRAINAGE PLAN
OF
2810 HARBOR WAY PARKWAY
FOR
MCGUIRE AND HESTER

ALAMEDA

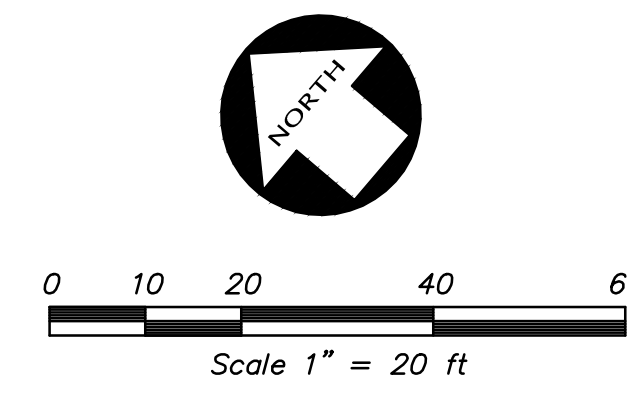
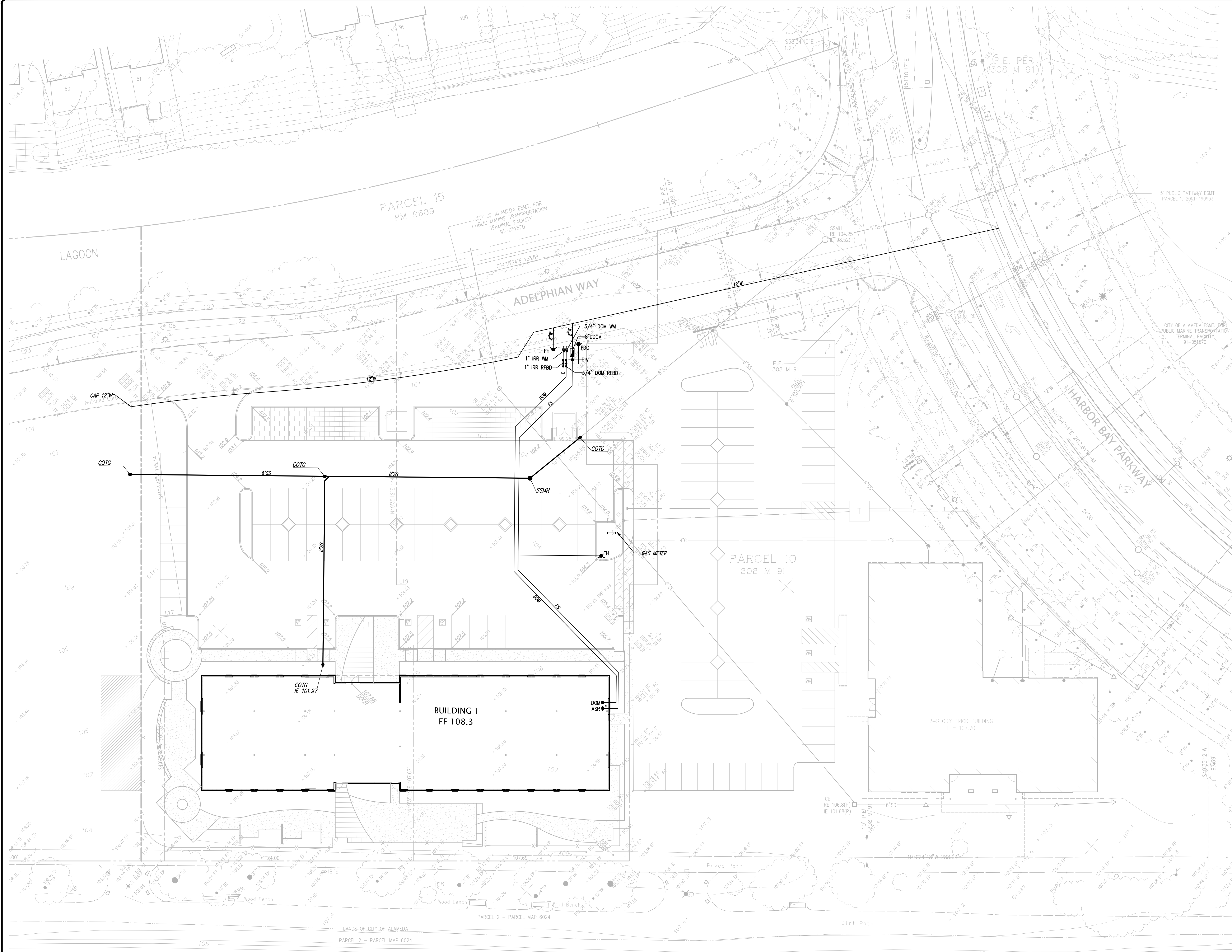
CALIFORNIA

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Livermore, California 94551
Phone (935) 245-8788
Fax (935) 245-8796

NO.	REVISION	BY	NO.	REVISION	BY

DATE	JAN., 2015
SCALE	1" = 20'
DESIGNER	GR
JOB NO.	A10504-9
SHEET	C2
OF	6 SHEETS

PROGRESS SET



LEGEND

- | | |
|------|---|
| ASR | AUTOMATIC SPRINKLER RISER |
| | BACK FLOW PREVENTION DEVICE |
| | EXISTING UTILITY TO BE ABANDONED BY REMOVAL |
| | FIRE DEPARTMENT CONNECTION |
| FS | FIRE HYDRANT & VALVE |
| | FIRE SERVICE |
| PS | POST INDICATOR VALVE |
| SS | SANITARY SEWER |
| COTG | SANITARY SEWER CLEANOUT TO GRADE |
| SSMH | SANITARY SEWER MANHOLE |
| | SINGLE CHECK VALVE |
| | STORM DRAIN CATCH BASIN |
| | STORM DRAIN JUNCTION BOX |
| SDMH | STORM DRAIN MANHOLE |
| X"SD | STORM DRAIN LINE |
| SDMH | STORM DRAIN MANHOLE |
| WS | WATER METER |
| WS | WATER SERVICE |

UTILITY PLAN
OF
2810 HARBOR WAY PARKWAY
FOR
MCGUIRE AND HESTER

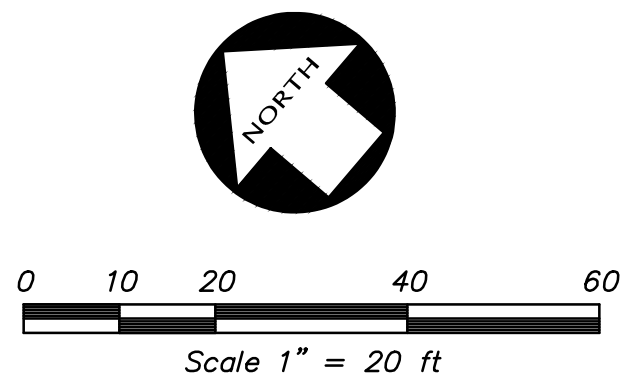
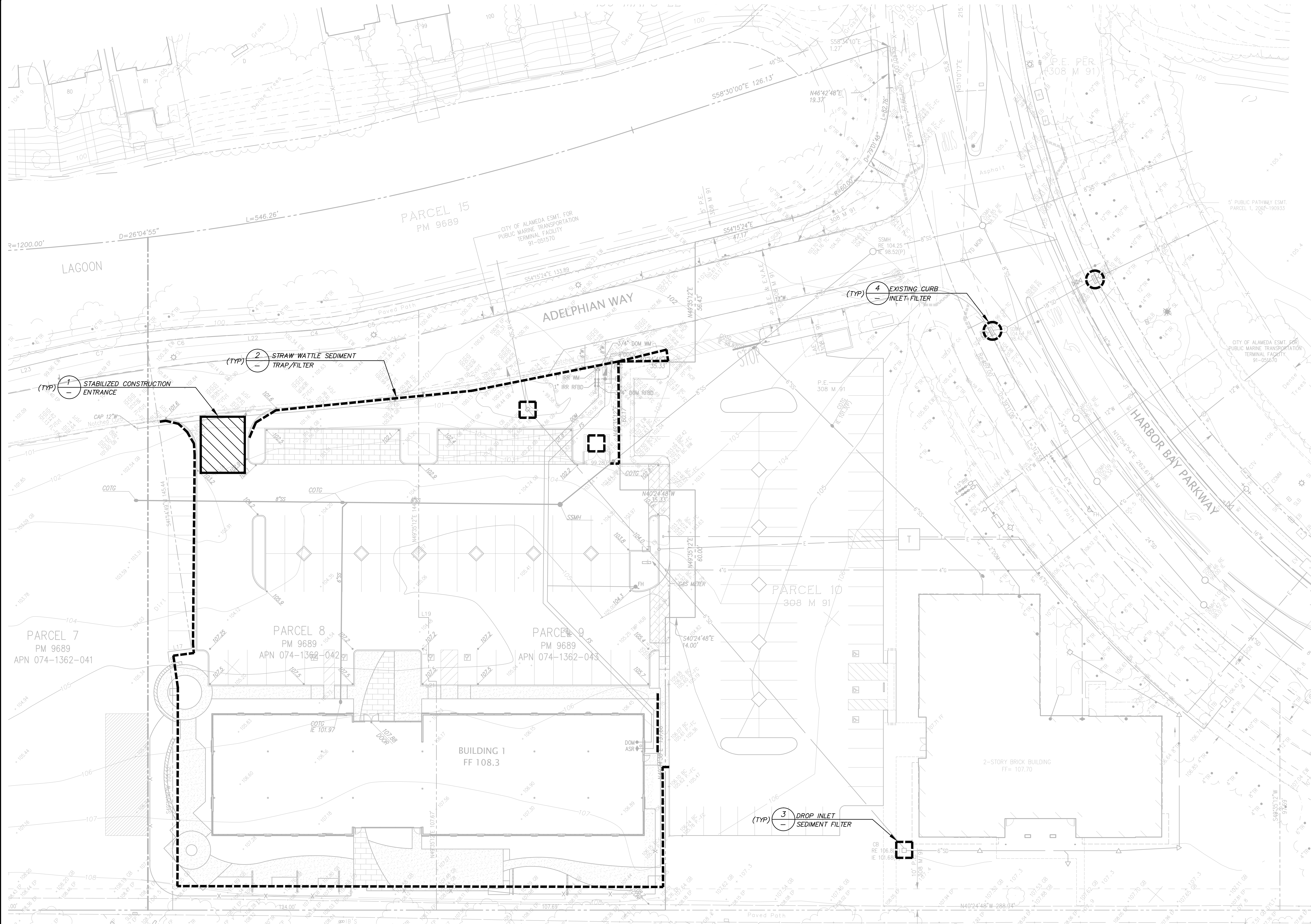
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NO.	REVISION	BY	NO.	REVISION	BY
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DATE	JAN., 2015
SCALE	1" = 20'
DESIGNER	GR
JOB NO.	A10504-9
SHEET	C3
OF	6 SHEETS

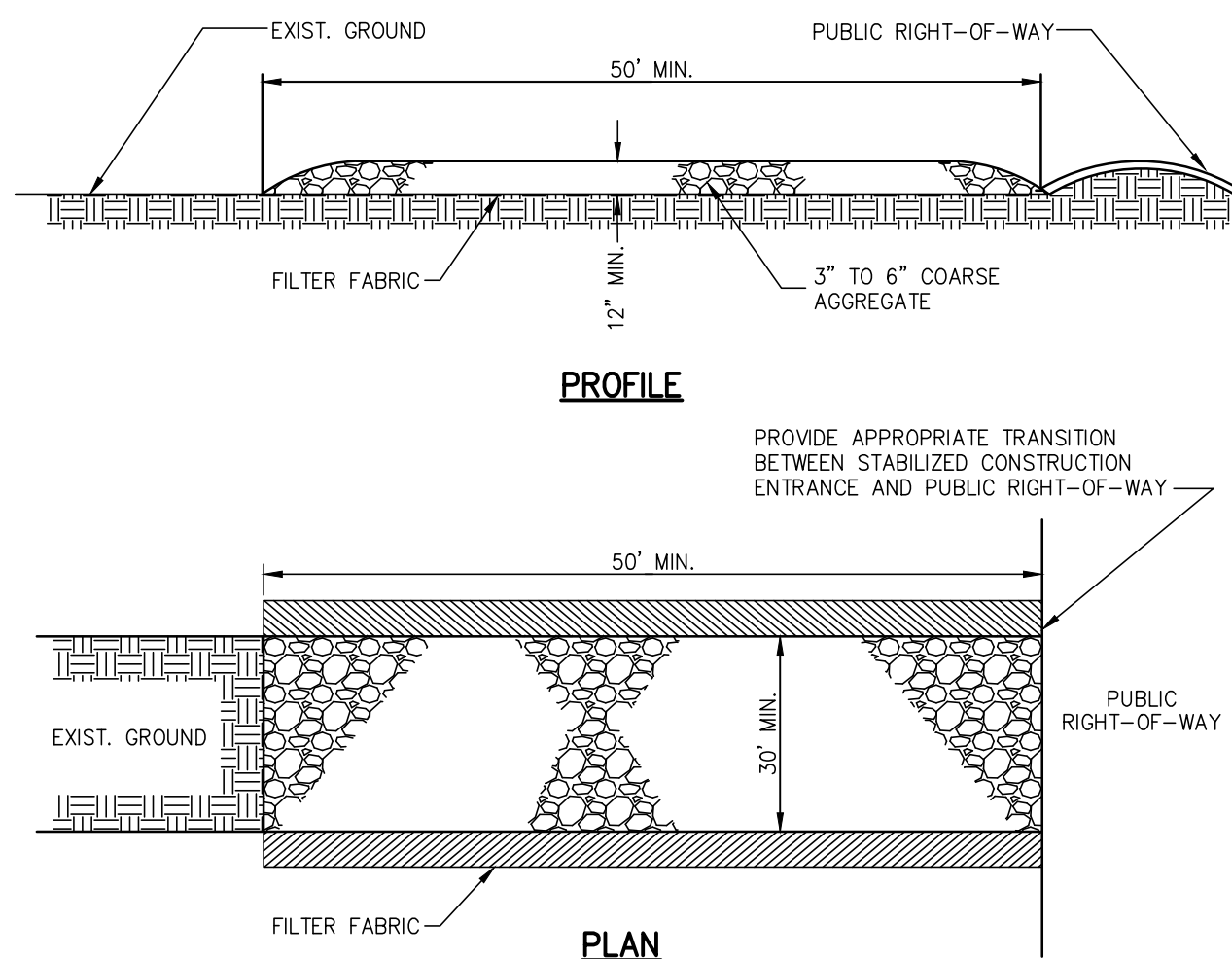
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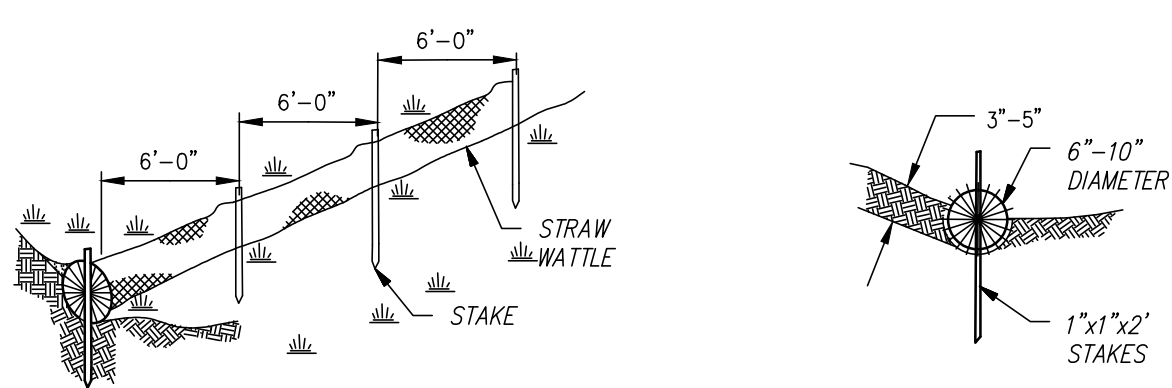
LEGEND

- | | | |
|--|---|-----------------------------------|
| | 1 | STABILIZED CONSTRUCTION ENTRANCE |
| | 2 | STRAW WATTLE SEDIMENT TRAP/FILTER |
| | 3 | DROP INLET SEDIMENT FILTER |
| | 4 | EXISTING CURB INLET FILTER |



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

1

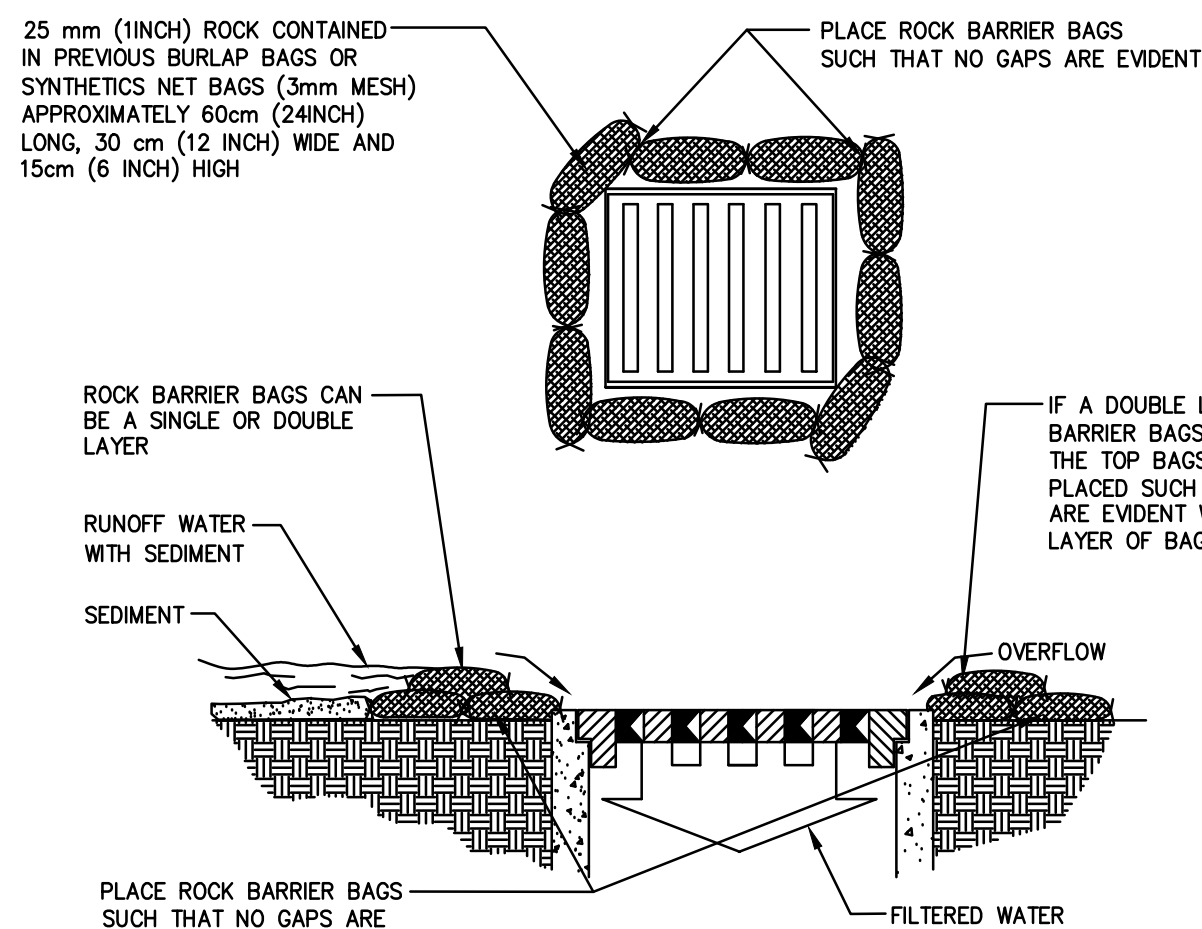


NOTE:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/PLASTIC NETTING. THEY ARE APPROX. 6"-10" DIA AND 20-30 FT LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET AND HILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH 3'-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

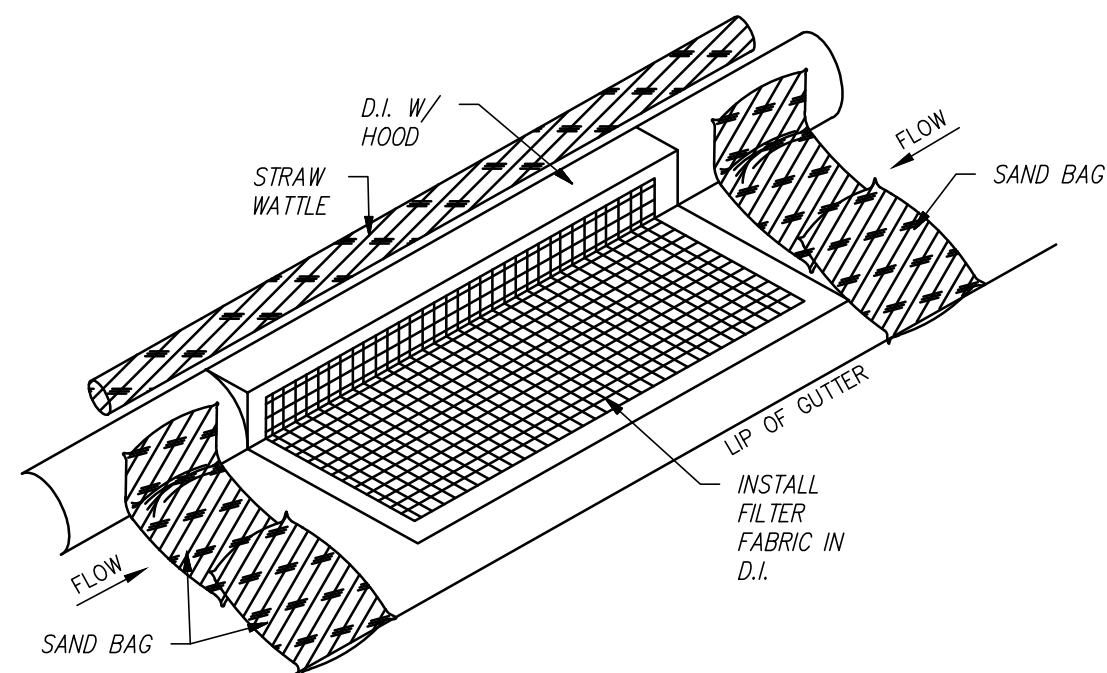
STRAW WATTLE SEDIMENT TRAP/FILTER
NOT TO SCALE

2



DROP INLET SEDIMENT FILTER
UTILIZING ROCK BARRIER BAGS
NOT TO SCALE

3



EXISTING CURB INLET FILTER DETAIL
NOT TO SCALE

4

PROGRESS SET

EROSION CONTROL PLAN
OF
2810 HARBOR WAY PARKWAY
FOR
MCGUIRE AND HESTER

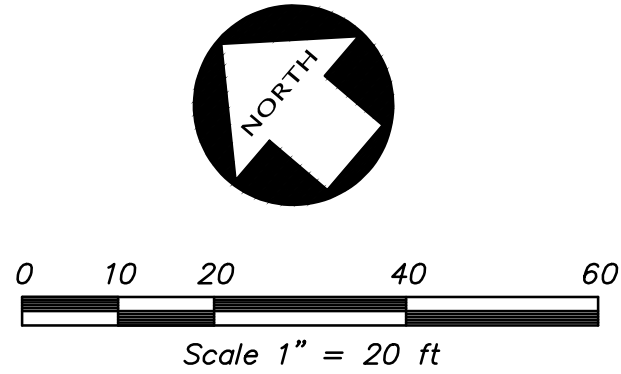
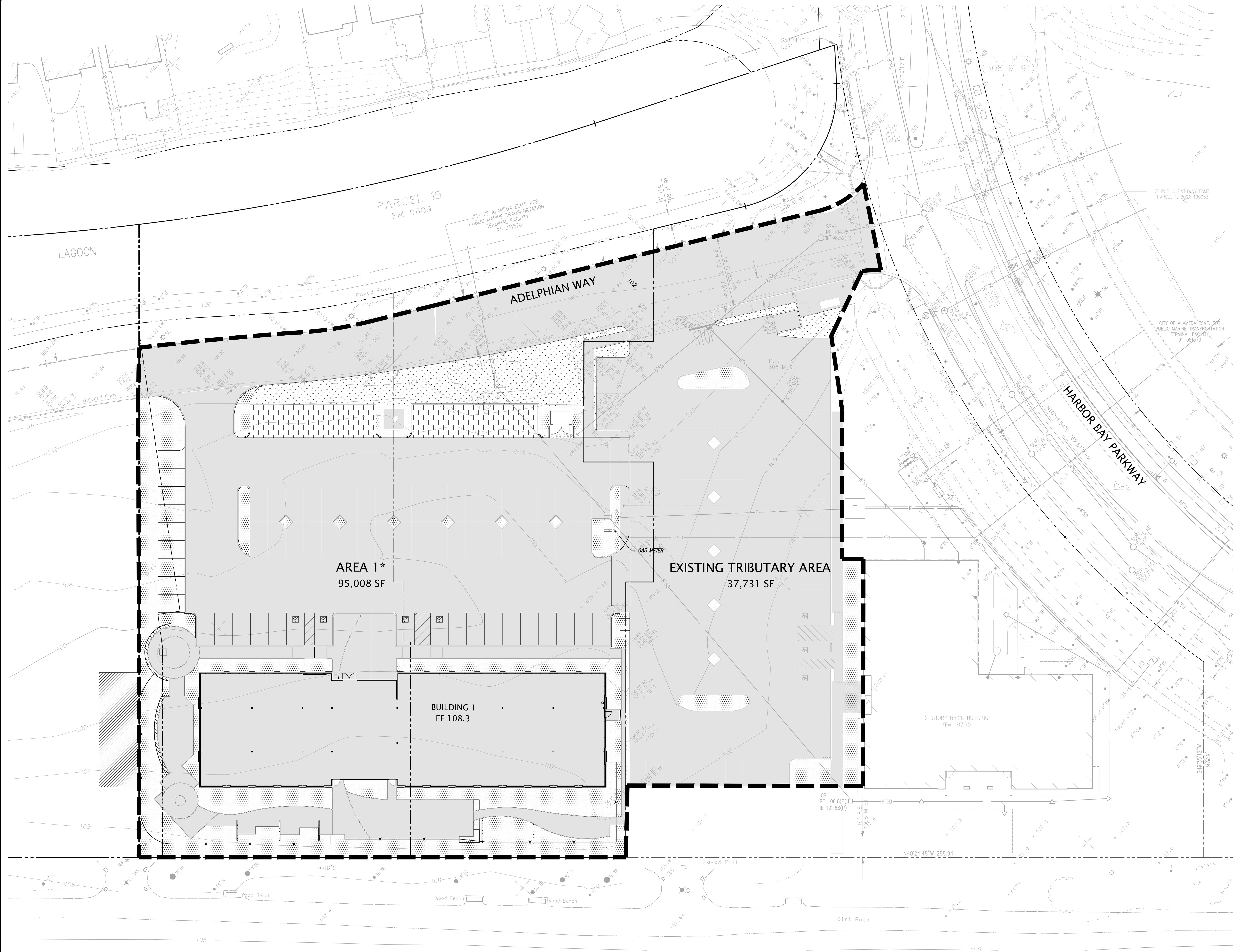
DATE JAN., 2015
SCALE 1" = 20'
DESIGNER GR
JOB NO. A10504-9
SHEET C4
OF 6 SHEETS

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CALIFORNIA

ALAMEDA

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LEGEND

- PERVIOUS AREA
- BIO-RETENTION AREA
- IMPERVIOUS AREA
- POROUS PAVEMENT (SELF-RETAINING)
- DRAINAGE AREA BOUNDARY

Sub-Area BMP Summary

Area ID No.	TRIBUTARY AREA (ACRES)	TRIBUTARY AREA (SF)	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	IMPERVIOUS AREA EQUIVALENT (SF)	BMP PROVIDED	BMP SIZE PROVIDED (SF)	SIZING FACTOR (BMP SIZE / IMP. AREA)
1*	2.21	96,094	81,923	11,780	83,101	Infiltration Planter	3,168	0.04

*37,731 SF TRIBUTARY AREA FROM EXISTING ADJOINING PROPERTY

DATEJAN., 2015
SCALE1" = 20'
DESIGNERGR
JOB NO.A10504-9
SHEETC5
OF6 SHEETS

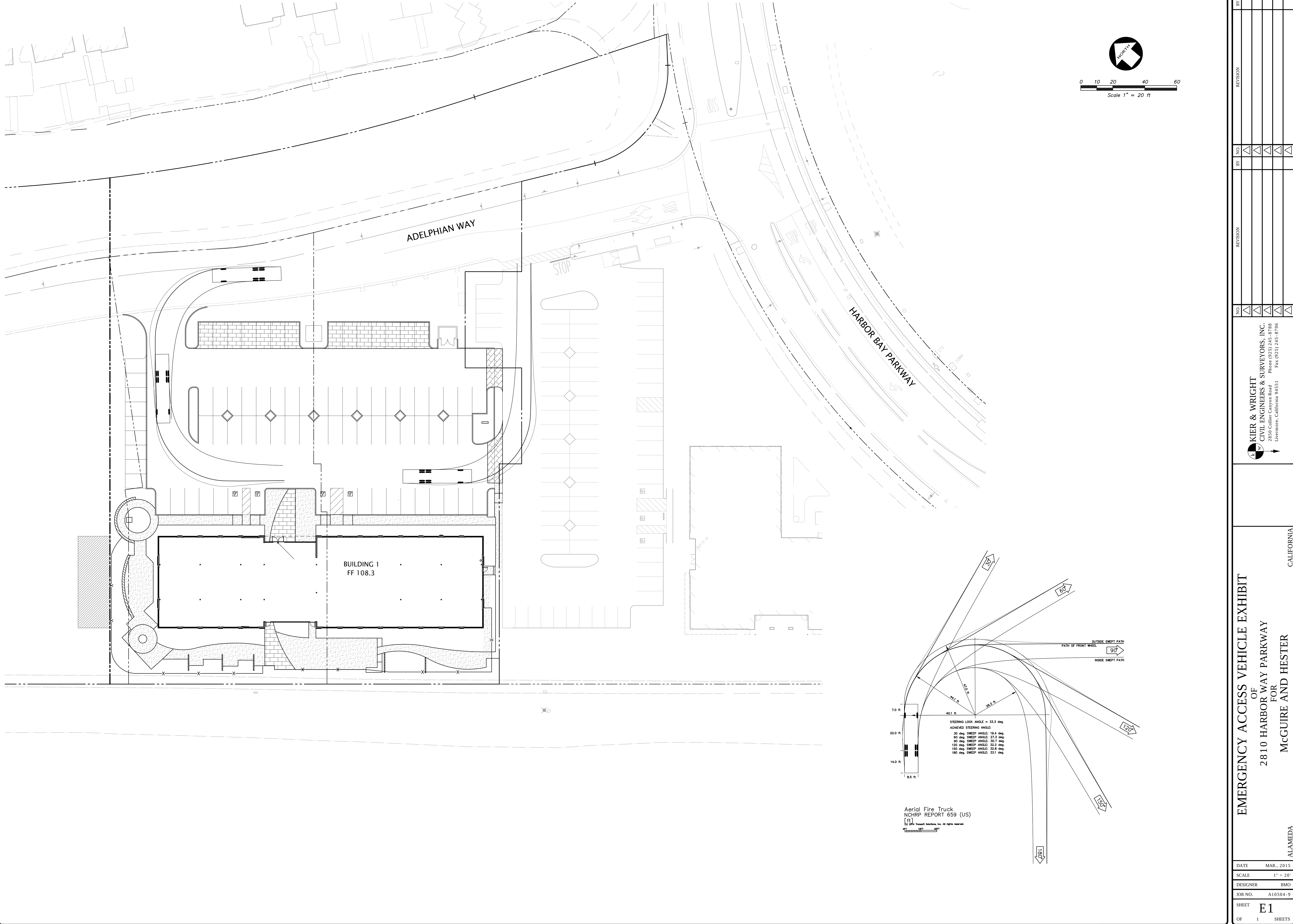
STORM WATER QUALITY CONTROL PLAN
OF
2810 HARBOR WAY PARKWAY
FOR
MCGUIRE AND HESTER
ALAMEDA
CALIFORNIA

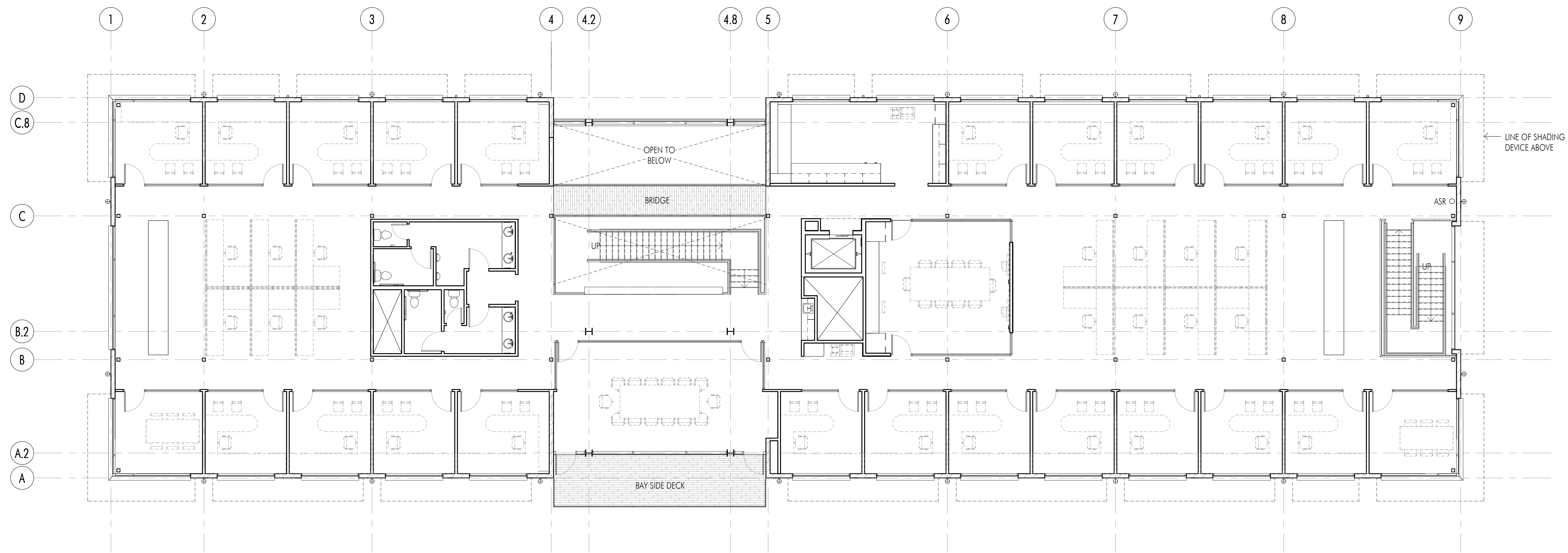
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NO. BY. REVISION

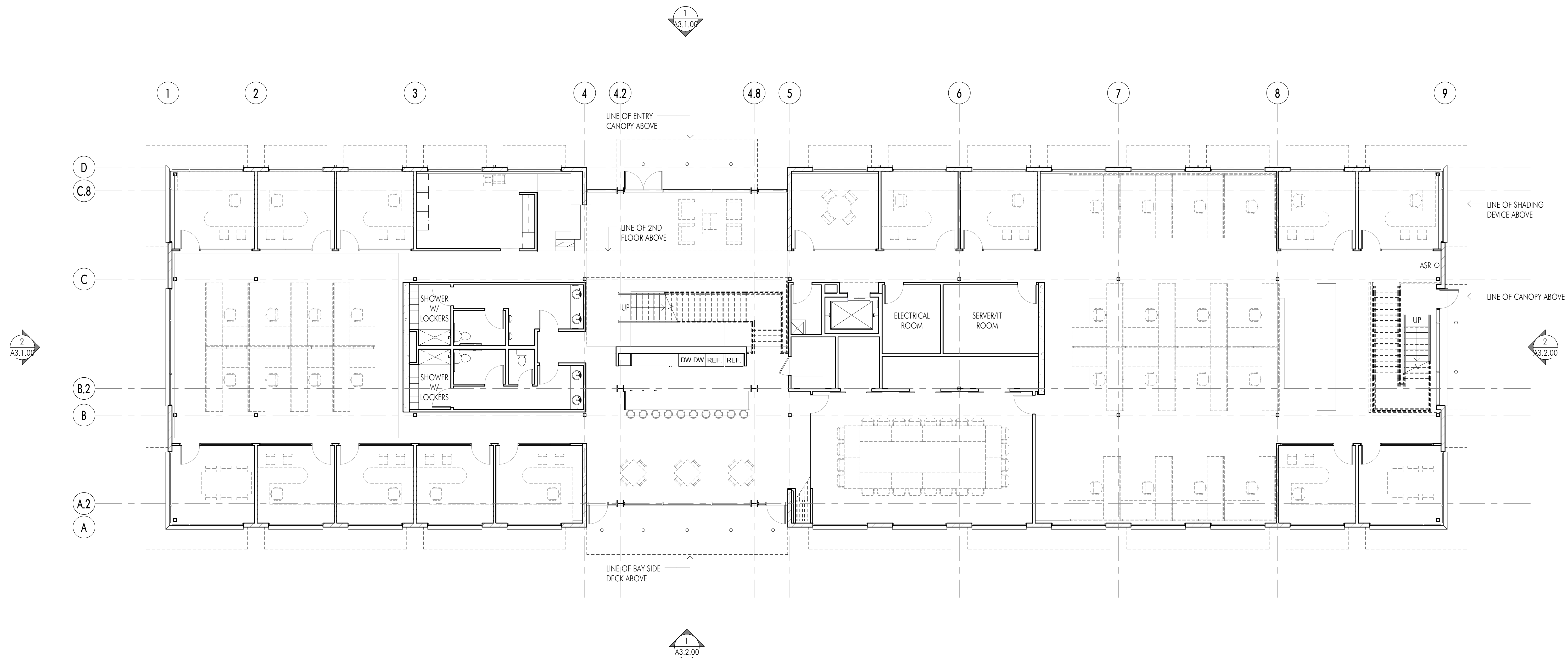
PROGRESS SET

Z:\2010\110504-9\Calista\110504-9-PS Emergency Access Vehicle Exhibit.dwg 3-31-15 10:15:00 AM kachas

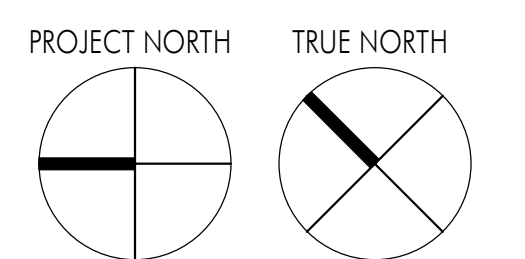
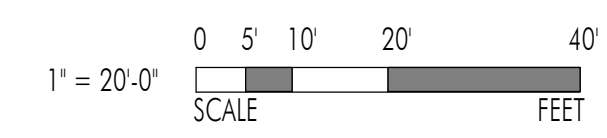




2 2ND FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR PLAN
1/8" = 1'-0"

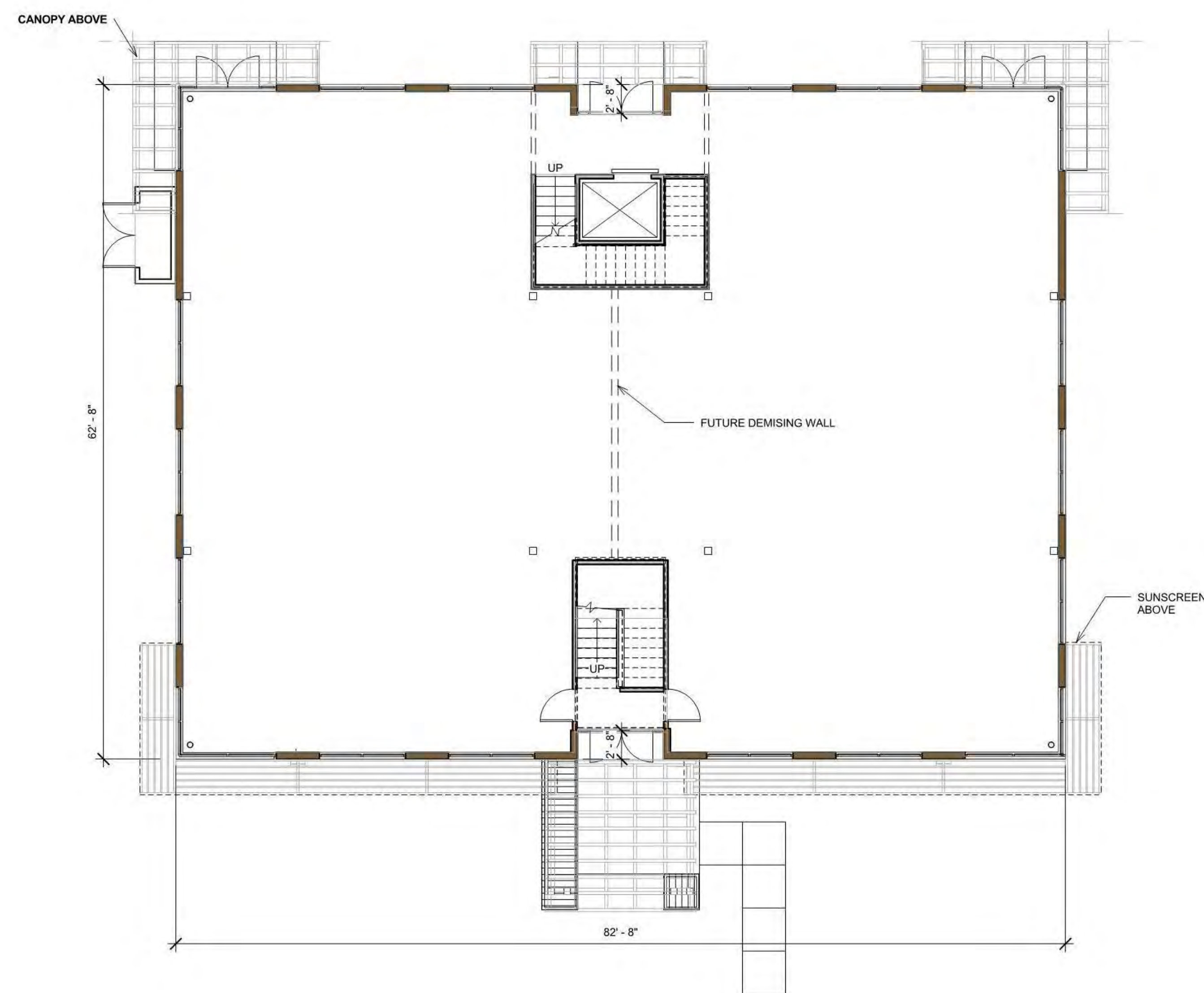




STOOP OPTION



ENTRY CANOPIES



BUILDING B1, B2, B3 - GROUND FLOOR PLAN
1/8" = 1'-0"



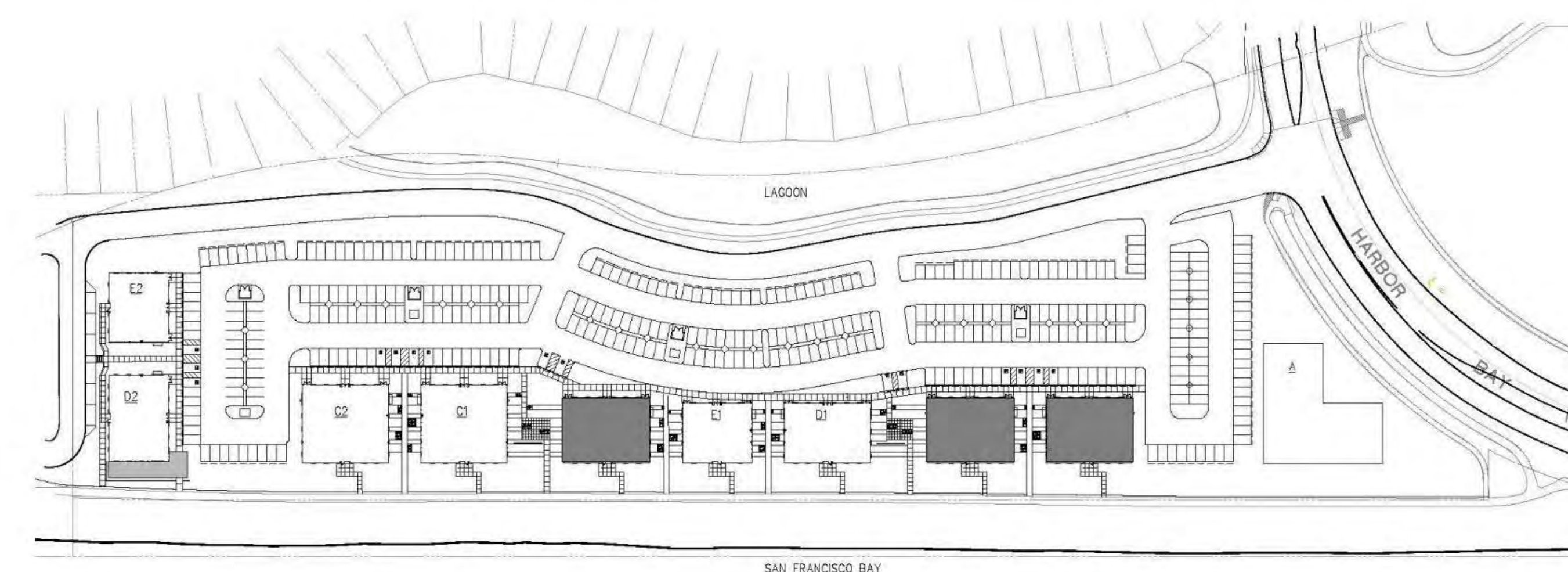
BUILDINGS B1, B2, B3- EAST ELEVATION
1/8" = 1'-0"



BUILDINGS B1, B2, B3- WEST WATERFRONT ELEVATION
1/8" = 1'-0"



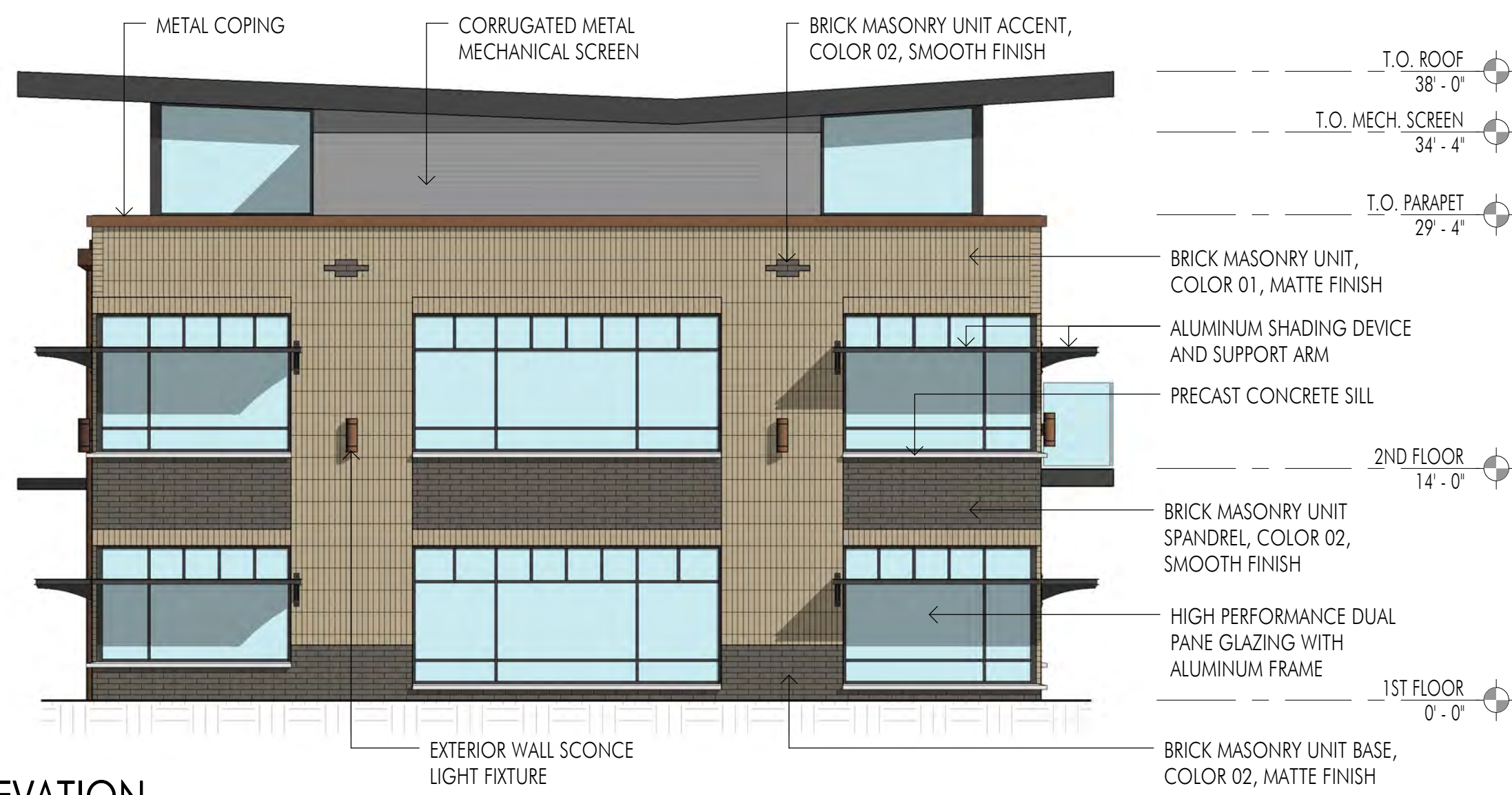
BUILDINGS B1, B2, B3- NORTH ELEVATION
1/8" = 1'-0"



A2.1B-R
PLANNING SUBMITTAL: 11.13.07
PLANNING RESUBMITTAL: 02.12.08



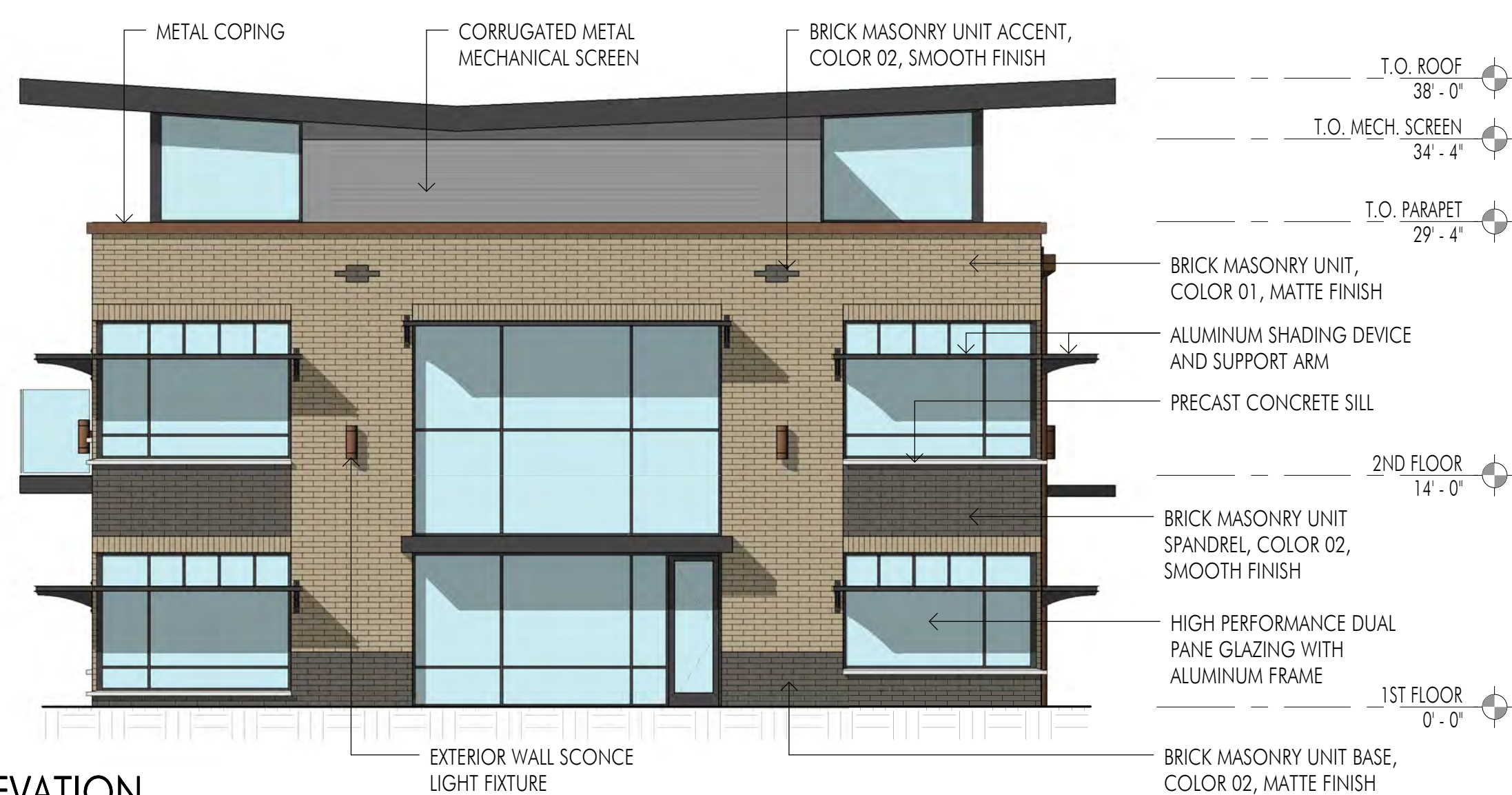
1 EAST ELEVATION
1/8" = 1'-0"



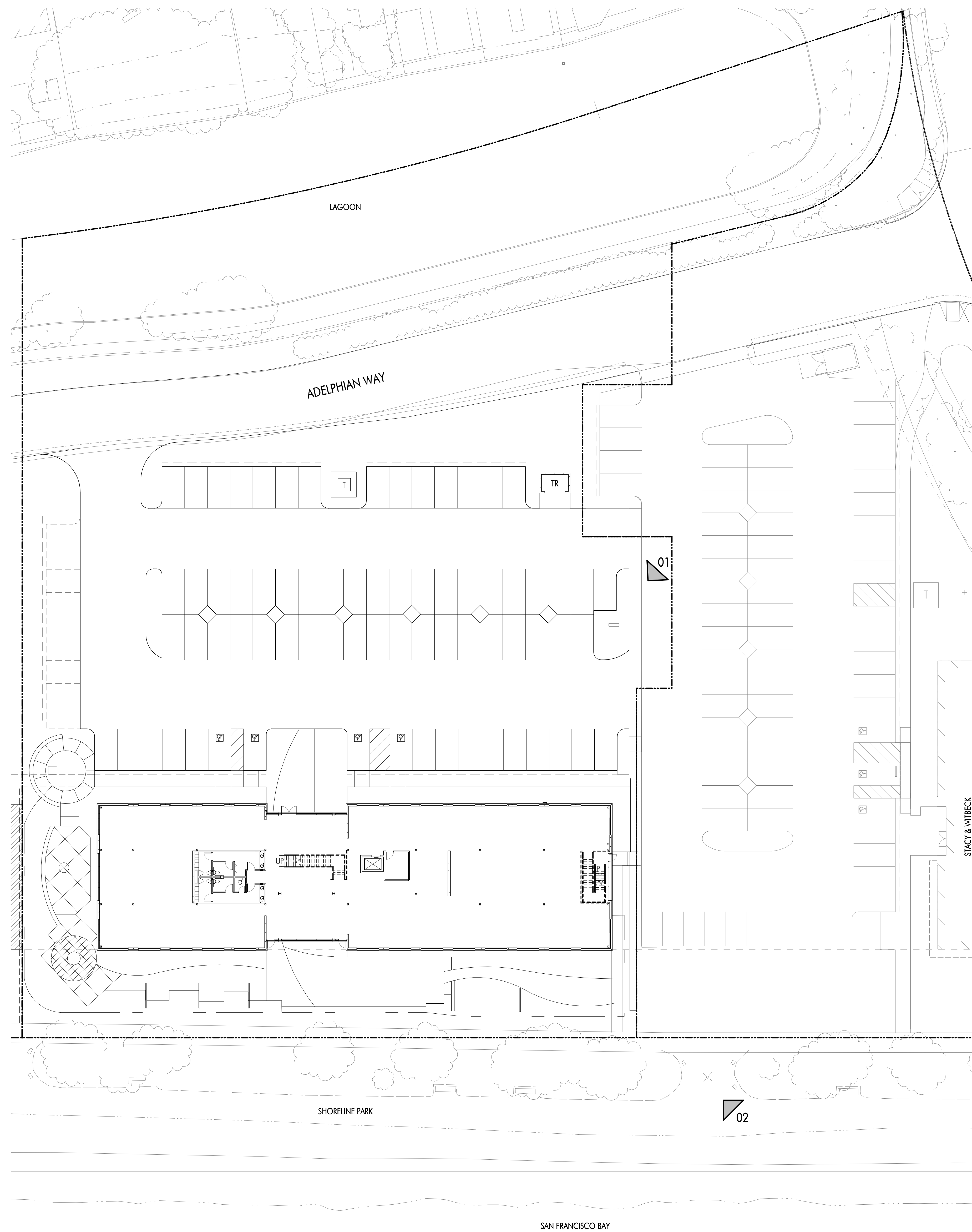
2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



KEY PLAN



PERSPECTIVE 02 - VIEW FROM BAY TRAIL



PERSPECTIVE 01 - SE APPROACH



BRICK MASONRY UNIT CONSTRUCTION WITH ALUMINUM WINDOWS AND ALUMINUM SHADING DEVICES



CORRUGATED METAL MECHANICAL SCREEN



BRICK MASONRY UNIT CONSTRUCTION



(E) STACY & WITBECK BUILDING AT THE ESPLANADE



GLASS ENTRY PAVILLION



GLASS ENTRY AND METAL CANOPY WITH BRICK MASONRY



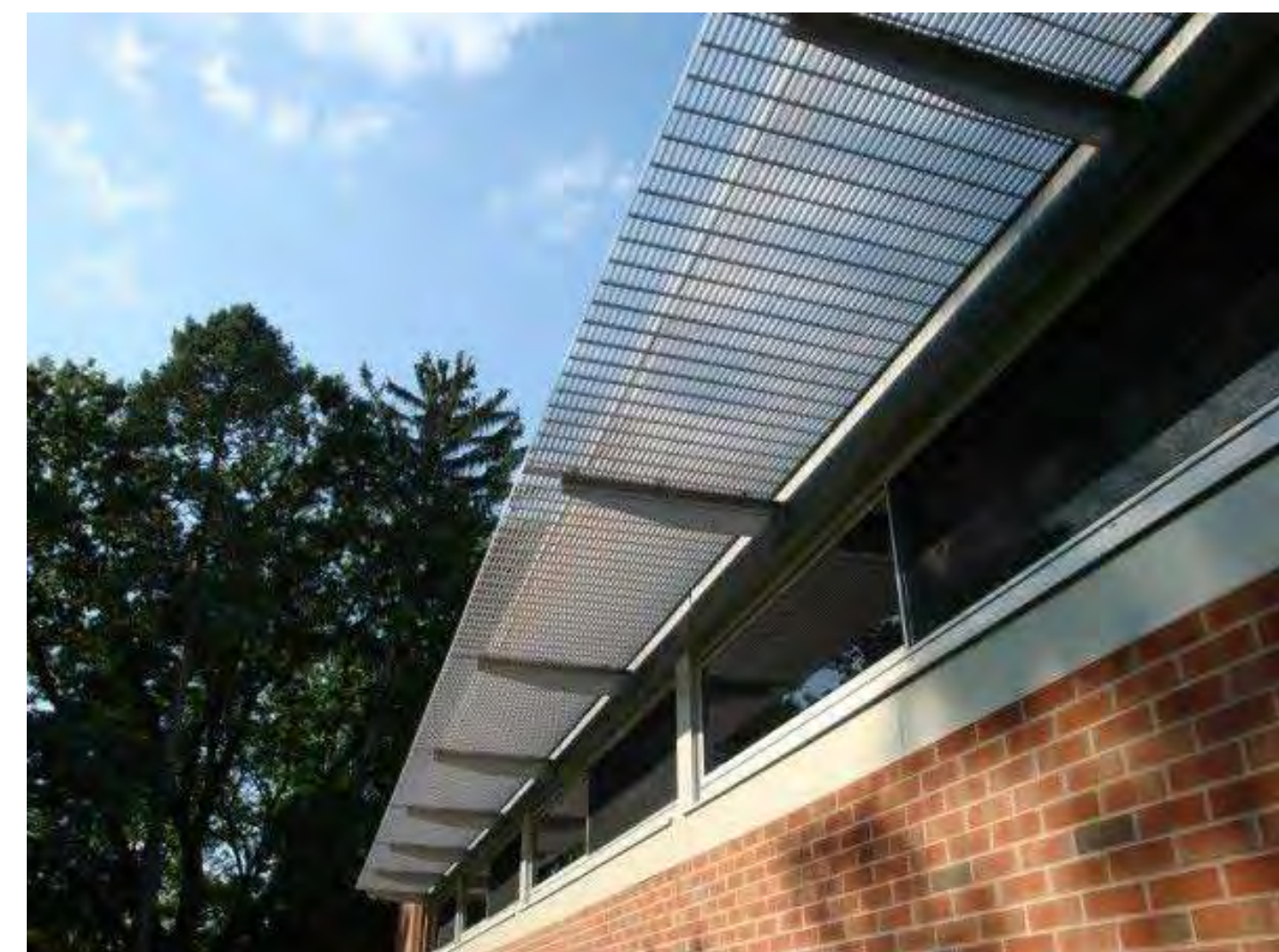
METAL CANOPY



GLASS ENTRY PAVILLION



GLASS ENTRY WITH EXPRESSED STRUCTURE



ALUMINUM SHADING DEVICE WITH SUPPORT ARM



METAL CANOPY WITH BRICK MASONRY