

SCOPE OF WORK:

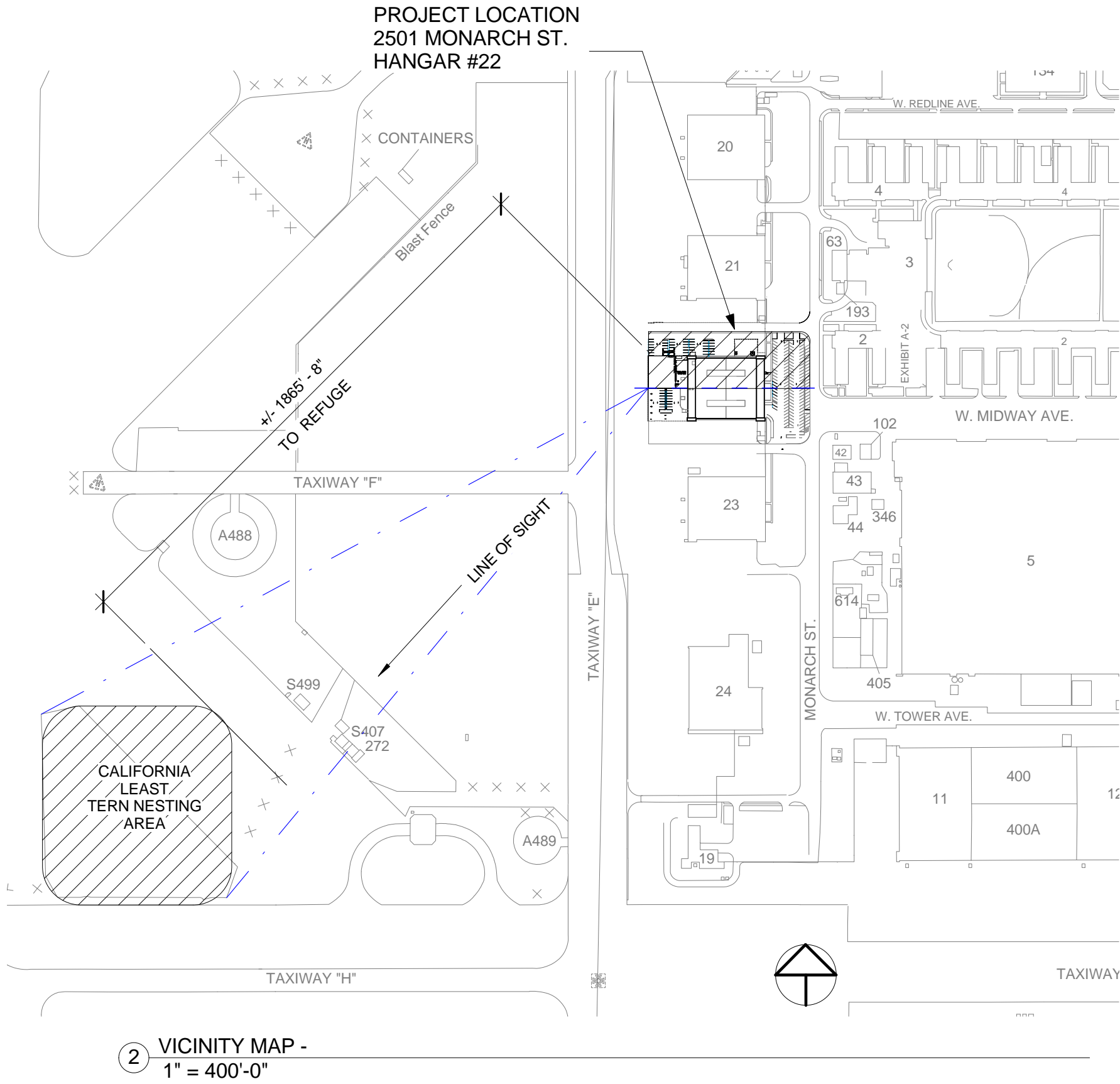
PROPOSED IMPROVEMENTS TO BE LIMITED TO EXPANSION OF EXISTING OUTDOOR PATIO AREA AND RELOCATION OF PARKING LOT STRIPING TO NORTH SIDE OF BUILDING.

THE PROJECT IS MIXED USE. OCCUPANCIES ARE F2, S2, A2 & B. PROJECT CONSISTS OF AN EXISTING BREWERY, OUTDOOR SEATING, TASTING ROOM, OFFICES AND STORAGE.

PROJECT IS LOCATED IN THE HANGAR #22, ON ALAMEDA POINT. EXISTING GROSS AREA OF PROPOSED BUSINESS IS +/- 31,115 SQ. FT. THE F2 OCCUPANCY ENCOMPASS APPROX 21,258 SQ. FT. OF WHICH 17,252 IS THE PRINCIPAL AREA AND 2,466 IS ELEVATED WORK AREA. NO CHANGE IN THESE AREAS ARE PROPOSED.

APN#: 74-891-1
JURISDICTION: CITY OF ALAMEDA
COUNTY: COUNTY OF ALAMEDA
BUILDING TYPE: ISO C CLASS 3, IBC IIB
PLANNING AREA: ALAMEDA POINT
LOT AREA: +/- 5 ACRES
ZONING DISTRICT: M-2: GENERAL INDUSTRIAL
OCCUPANCY: MIXED USE:F2, S2, A2, B.
STORIES: 2 (NO CHANGE)
SLOPE: 2%
SIDEYARD SETBACK: +/- 90'-0" (NO CHANGE)
BUILDING HEIGHT: +/- 48' (NO CHANGE)
FIRE SPRINKLER: EXISTING AUTOMATIC NFPA-13
EXISTING PATIO AREA: 1,378 SQ. FT.
PROPOSED PATIO AREA: 13,896 SQ. FT. (INCLUDES EXISTING PATIO)

APPLICABLE CODES:
CALIFORNIA HISTORICAL BUILDING CODE 2013
CALIFORNIA BUILDING CODE 2013
CALIFORNIA ELECTRICAL CODE 2013
CALIFORNIA MECHANICAL CODE 2013
CALIFORNIA PLUMBING CODE 2013
CALIFORNIA ENERGY CODE 2013
CALIFORNIA HISTORICAL BUILDING CODE 2013



JOB # 111112

REVISIONS:
07/16/15 PLANNING RESUBMITTAL

COVER SHEET

Scale As indicated

ABC-0

FACTION BREWING COMPANY

2501 MONARCH STREET, HANGAR 22
ALAMEDA, CA

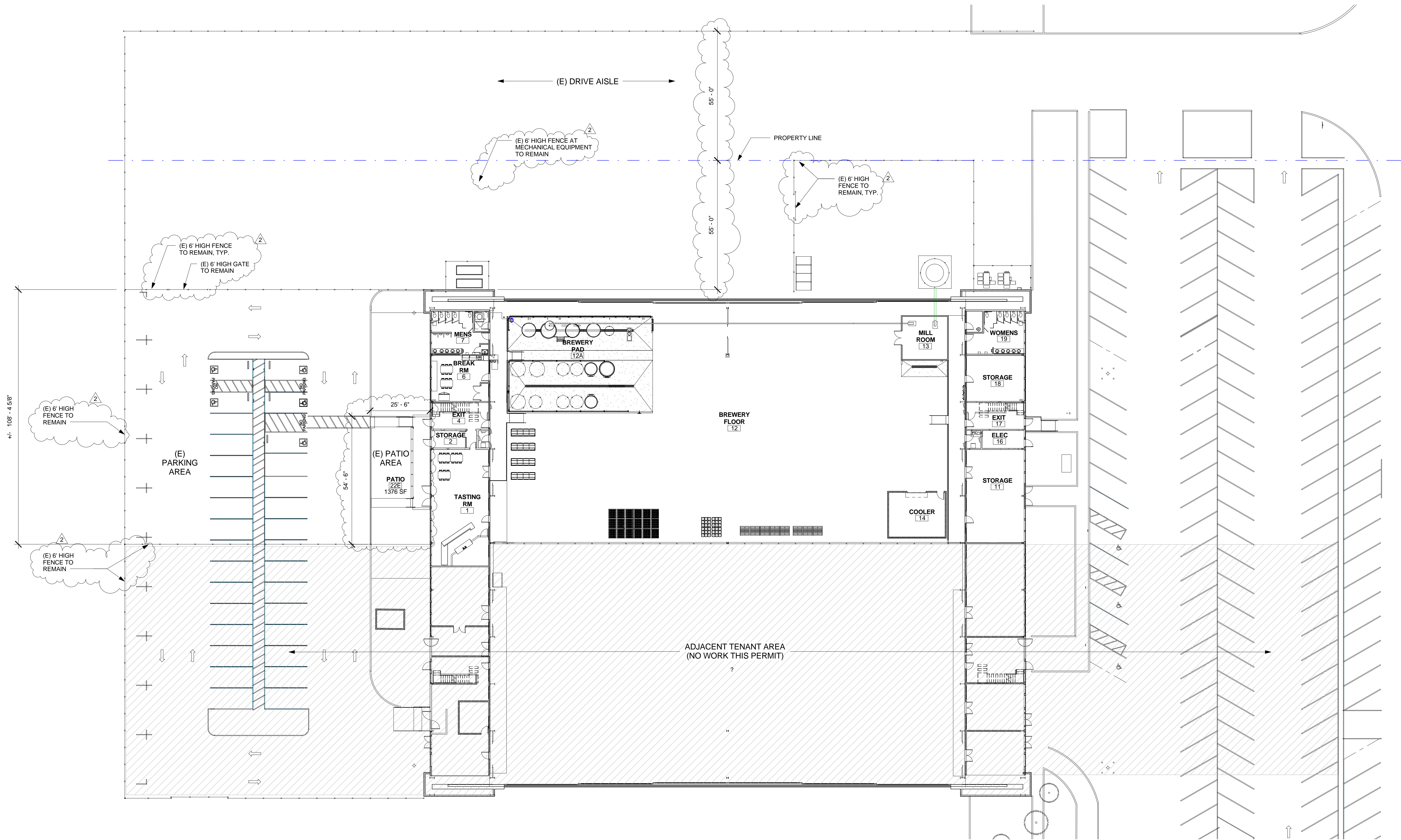
JOB # 111112

REVISIONS:
07/16/15 PLANNING RESUBMITTAL

EXISTING SITE
/ FLOOR PLAN

Scale 1" = 20'-0"

ABC-1



1 EXISTING FLOOR / SITE PLAN
1" = 20'-0"

FACTION BREWING COMPANY

2501 MONARCH STREET, HANGAR 22
ALAMEDA, CA

JOB # 111112

REVISIONS:

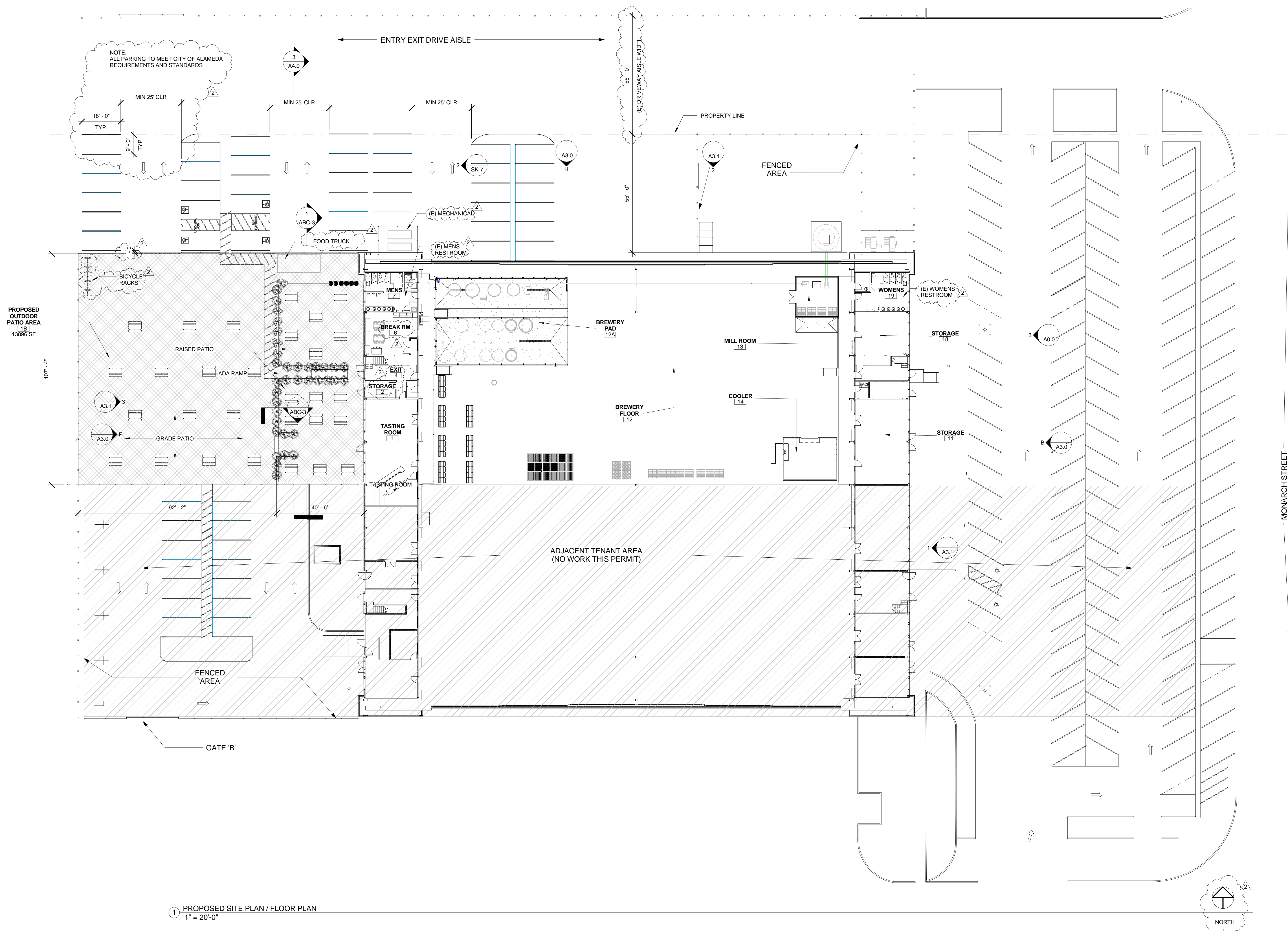
2 07/16/15 PLANNING RESUBMITTAL

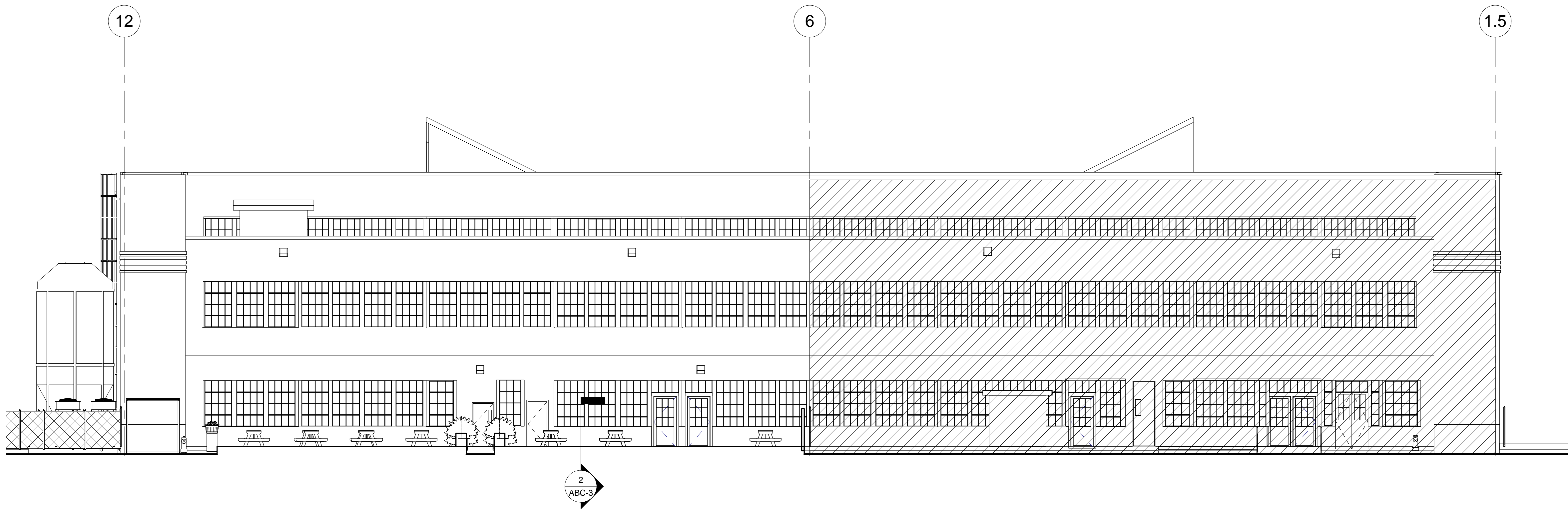
ABC BONDED
AREA

Scale $1'' = 20'-0''$

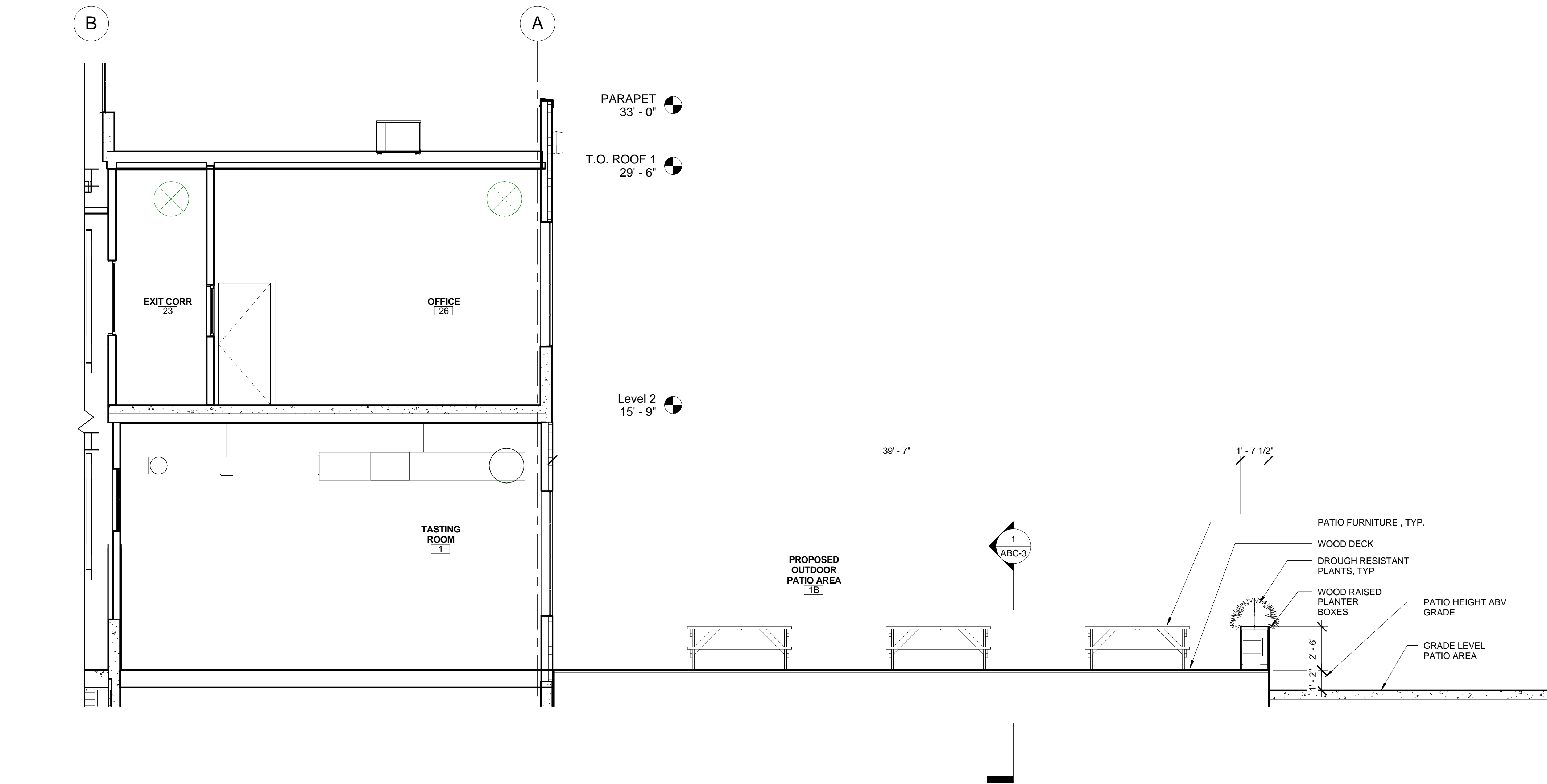
ABC-2

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① OUTDOOR SEATING
1" = 10'-0"



② SECTION AT PLANTER
1/4" = 1'-0"