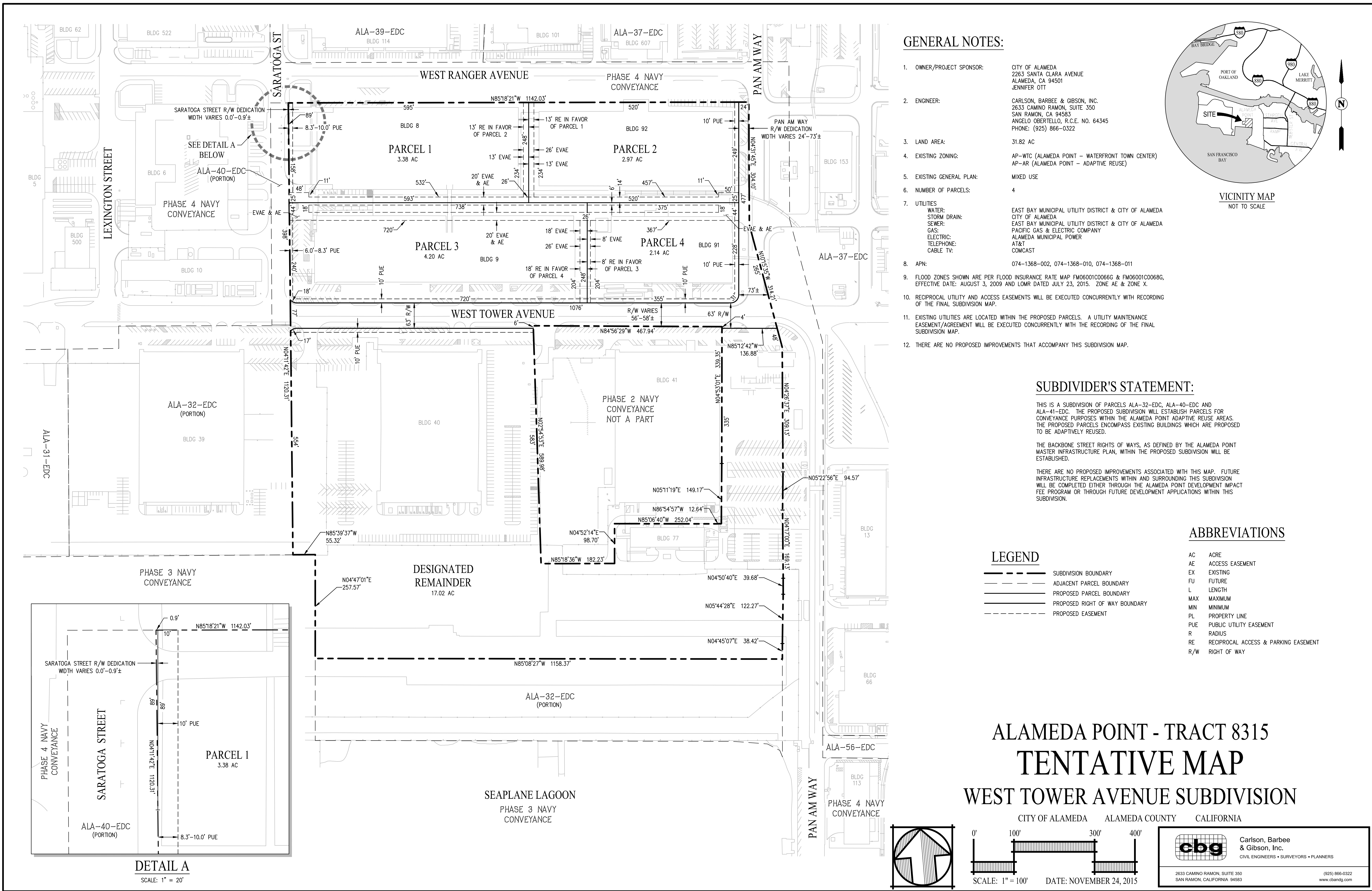


FOR REFERENCE ONLY



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



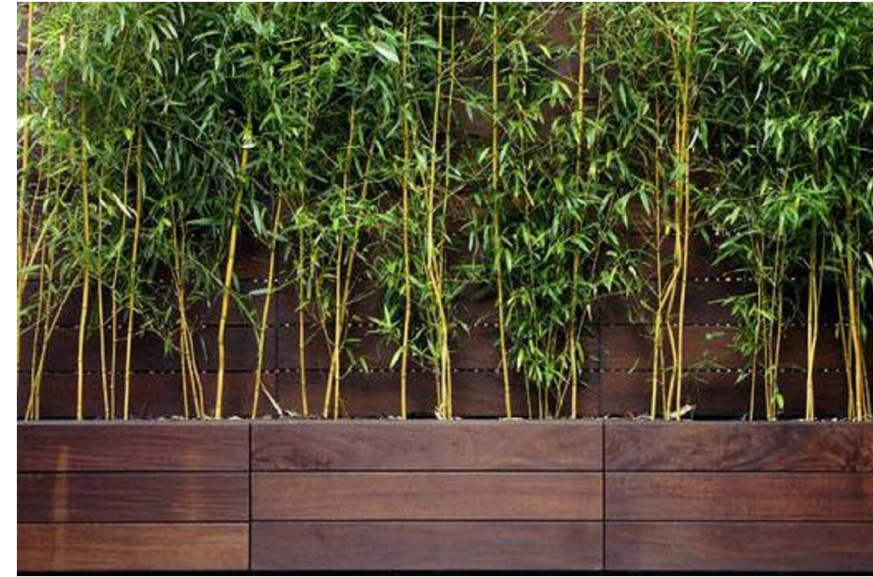
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GRASSES AND WILD FLOWERS



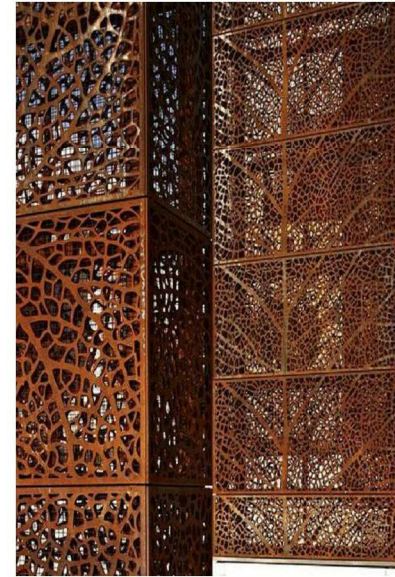
6

WOOD LANDSCAPE PLANTERS



7

METAL SCREENING FOR WIND ATTENUATION



8

RAISED PLANTERS WITH INTEGRATED FLOATING BENCH



9

MARKET LIGHTS AT BUILDING 91 RAISED DECK

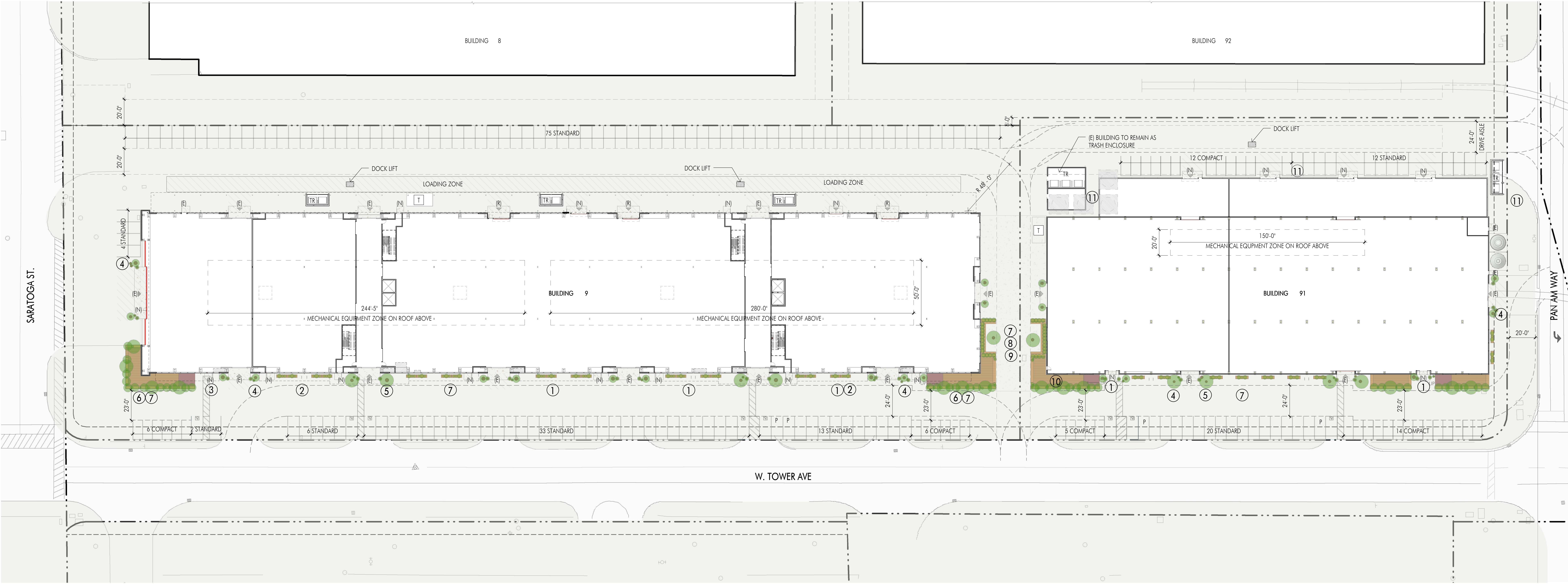


10

FIBER CEMENT PANEL WITH CONTRASTING BASE AT BUILDING 91 ADDITION



11



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

SITE PLAN DATA

OVERALL SITE	BUILDING 9 183,520 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

REQUIRED MAX.

TYPICAL PARKING DIMENSION

BUILDING 9

145 STANDARD TOTAL	
133 STANDARD	
12 COMPACT	
5 ACCESSIBLE	
4 DESIGNATED	
ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION	
(*)0.65/1000 X 144,314 = 93.80	(*)0.65/1000 X 44,800 = 29.12
(*)6.9/1000 X 7,500 = 51.57	(*)6.9/1000 X 5,000 = 34.50
TOTAL MAX = 145.55	TOTAL MAX = 63.62
PER CITY OF ALAMEDA ORDINANCE NO. 3088, XI TABLE B, PARKING RESERVE	
STANDARD SPACE	9'-0" X 18'-0"
COMPACT SPACE	7'-6" X 15'-0"
DRIVE AISLE	20'-0" MIN, 26'-0" MIN WHERE SPECIFIED

BIKE PARKING

REQUIRED/PROPOSED

BUILDING 9

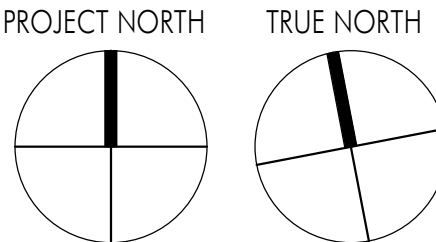
19 LONG TERM (1/8000 SF)	
4 SHORT TERM (2/ENTRY)	
*LONG TERM BIKE PARKING TO BE LOCATED INSIDE THE BUILDING. EXACT LOCATION TBD, TO BE COORDINATED WITH INTERIOR BUILDOUTS.	

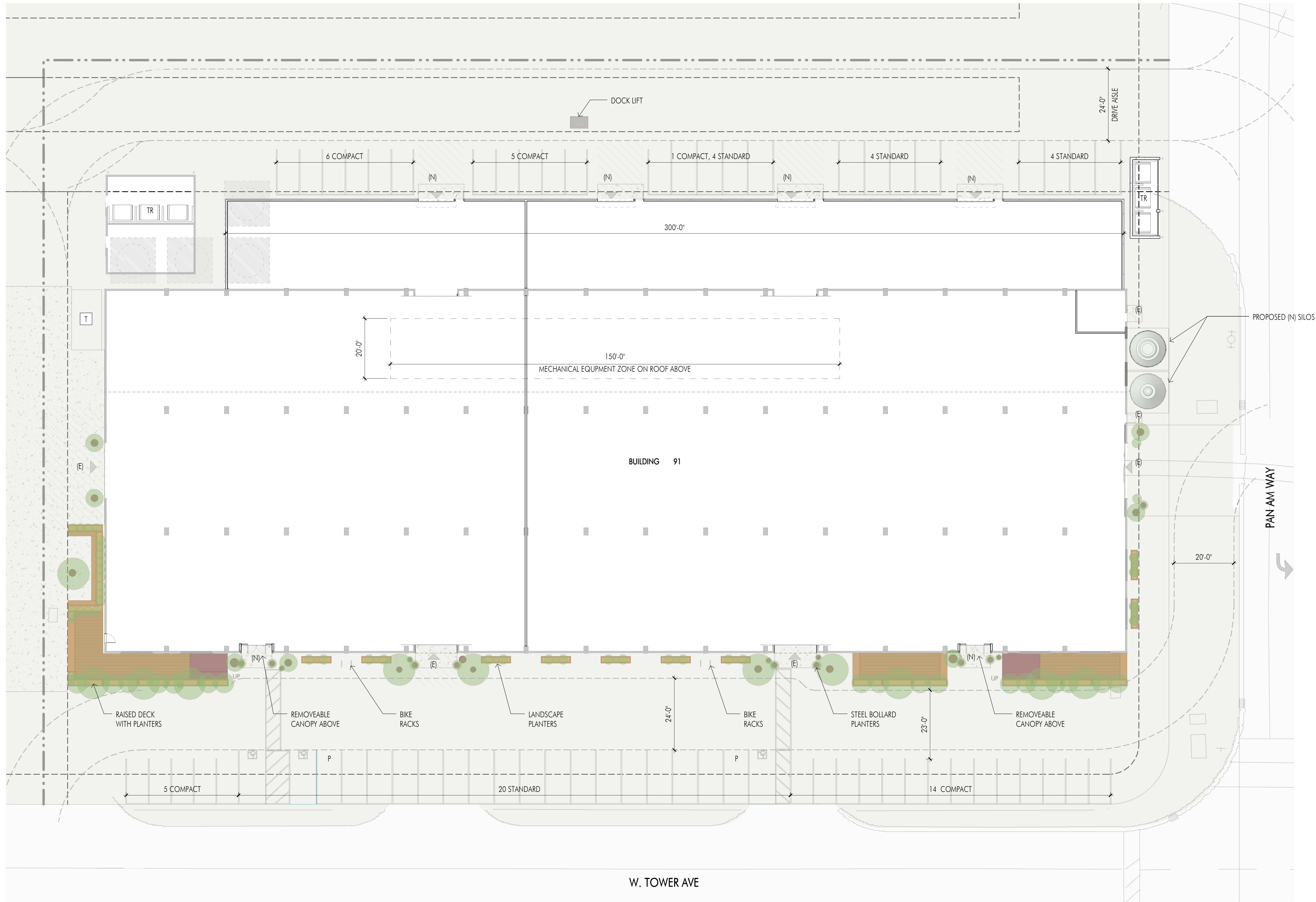
ABBREVIATIONS

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

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 20'-0" MIN. WIDTH W/28'-0" MIN TURNING RADIUS 26'-0" MIN. WIDTH WHERE SPECIFIED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT		FUTURE LOCATION FOR (4) SILOS WITH 15' X 15' BASE
	ACCESSIBLE PARKING STALLS		





1 SITE PLAN
1/16" = 1'-0"

SITE PLAN DATA

OVERALL SITE	BUILDING 91 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

PROPOSED

REQUIRED MAX.

TYPICAL PARKING DIMENSION

BUILDING 91

63 TOTAL		
32 STANDARD		
31 COMPACT		
3 ACCESSIBLE		
2 DESIGNATED		
ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION		
(*0.65/1000) X 144,314 = 93.80	(*0.65/1000) X 44,800 = 29.12	
(*6.9/1000) X 7,500 = 51.57	(*6.9/1000) X 5,000 = 34.50	
TOTAL MAX = 145.55	TOTAL MAX = 63.62	
PER CITY OF ALAMEDA ORDINANCE NO. 3088, XI TABLE B, PARKING RESERVE		
STANDARD SPACE	9'-0" X 18'-0"	
COMPACT SPACE	7'-6" X 15'-0"	
DRIVE AISLE	20'-0" MIN, 26'-0" MIN WHERE SPECIFIED	

BIKE PARKING

REQUIRED/PROPOSED

BUILDING 91

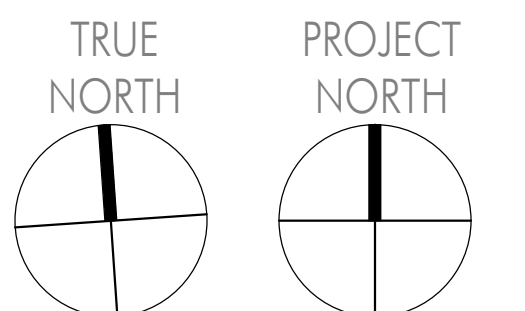
7 LONG TERM (1/8000 SF)
4 SHORT TERM (2/ENTRY)
*LONG TERM BIKE PARKING TO BE LOCATED INSIDE THE BUILDING. EXACT LOCATION TBD, TO BE COORDINATED WITH INTERIOR BUILDOUTS.

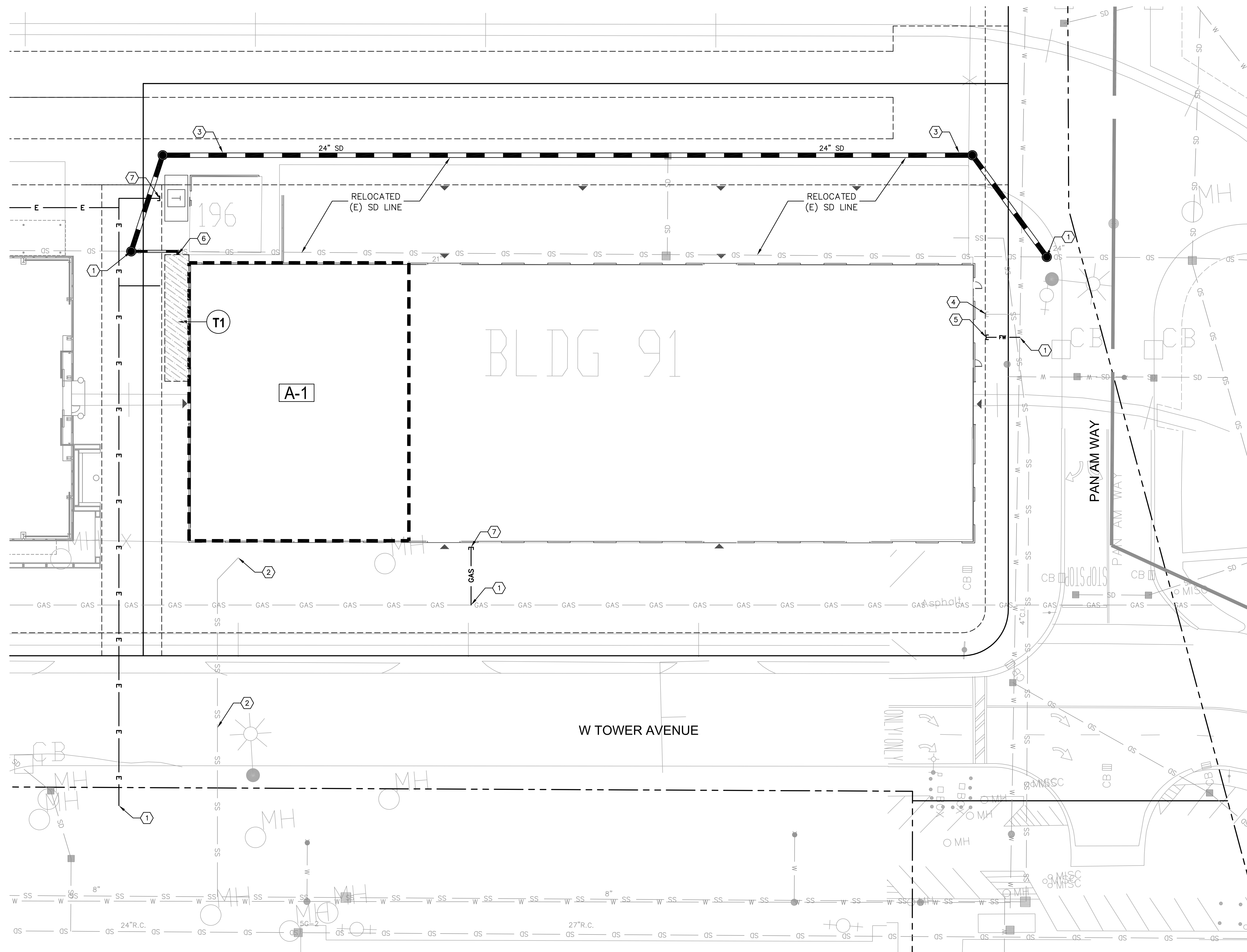
ABBREVIATIONS

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

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	■	FUTURE LOCATION FOR (4) SILOS WITH 15' X 15' BASE
■	ACCESSIBLE PARKING STALLS		





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

STORMWATER TREATMENT LEGEND:

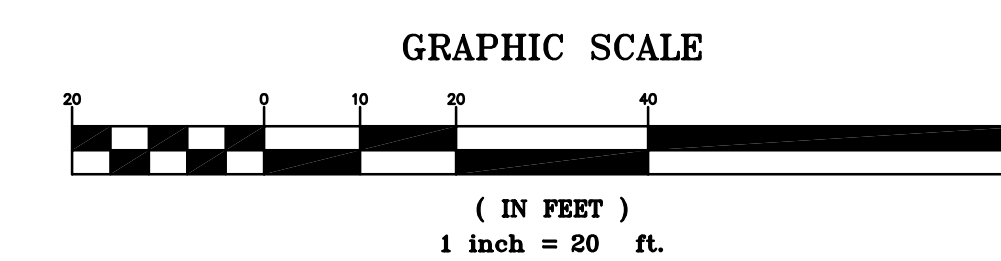
BIORETENTION AREA
DRAINAGE AREA BOUNDARY
A-# DRAINAGE AREA LABEL
T# TREATMENT AREA LABEL

KEYNOTES:

- ① CONNECT TO EXISTING UTILITY LINE
- ② REUSE (E) SANITARY SEWER SERVICE
- ③ (N) STORM DRAIN SERVICE
- ④ REUSE (E) DOMESTIC WATER SERVICE
- ⑤ (N) FIRE WATER LATERAL
- ⑥ (N) ELECTRICAL SERVICE
- ⑦ (N) GAS SERVICE

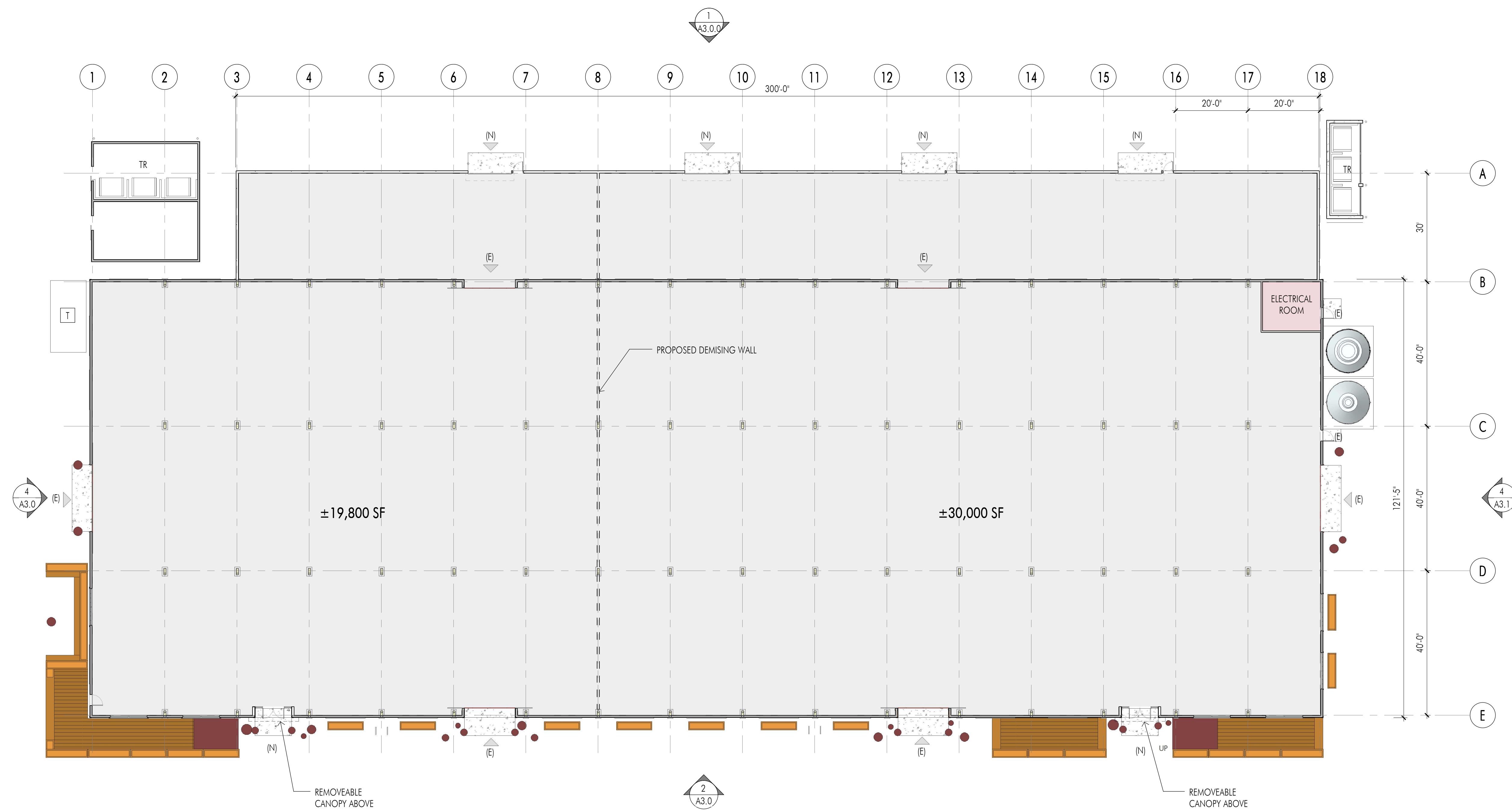
NOTES:

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.



DMA	Impervious Area of DMA	Treatment Type	Designated Treatment Area	Treatment Area (SF)
A-1	11,530	Flow Through Planter	T1	575

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



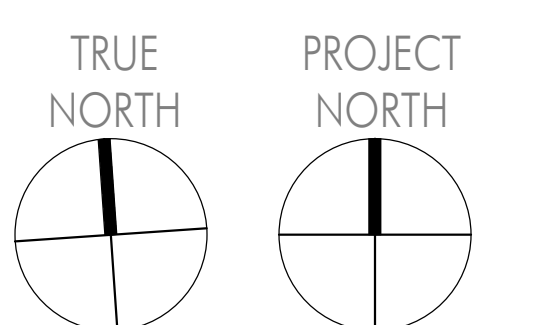
1 1ST FLOOR - PROPOSED PLANS
1/16" = 1'-0"

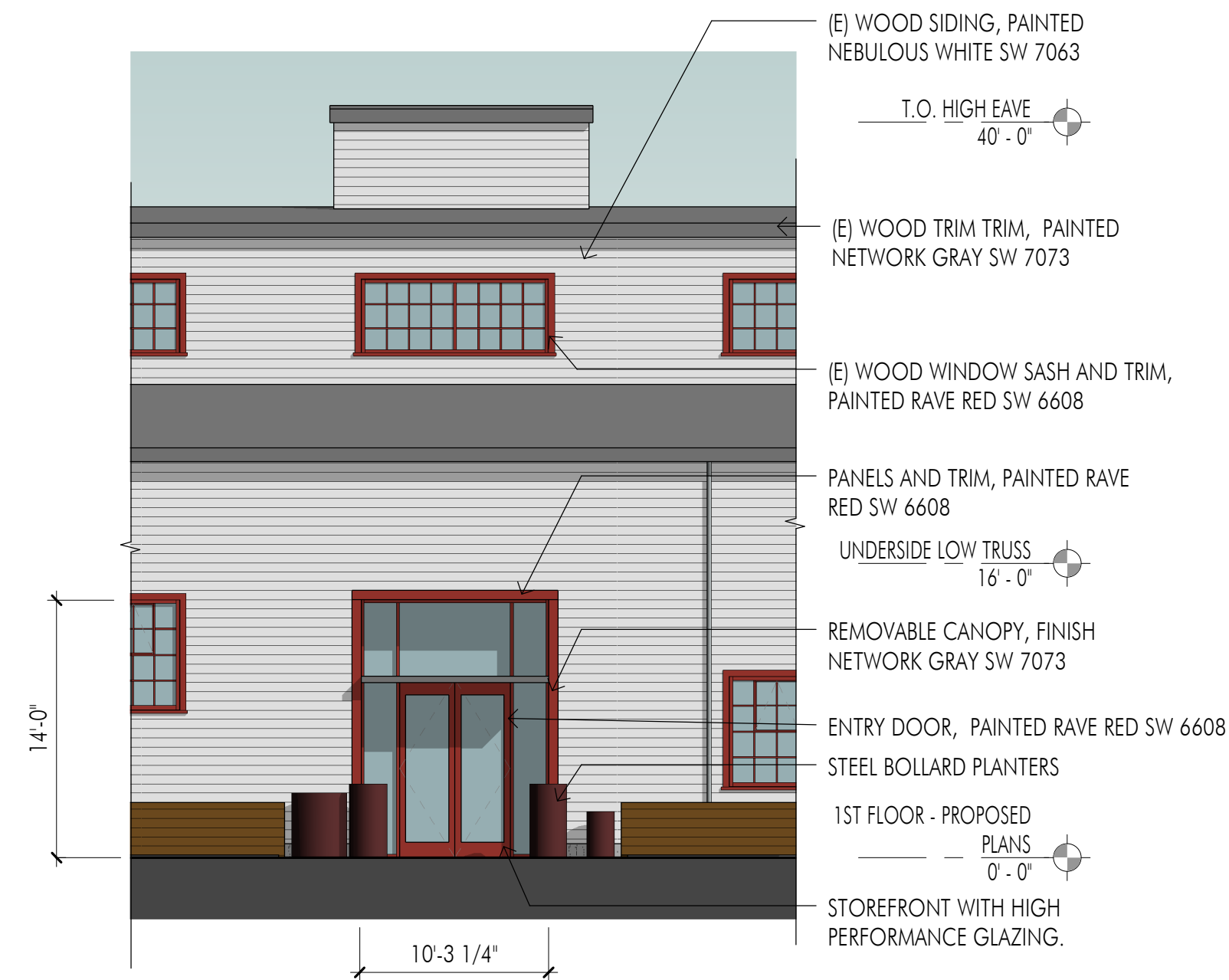
ABBREVIATIONS

(E) EXISTING
(N) NEW

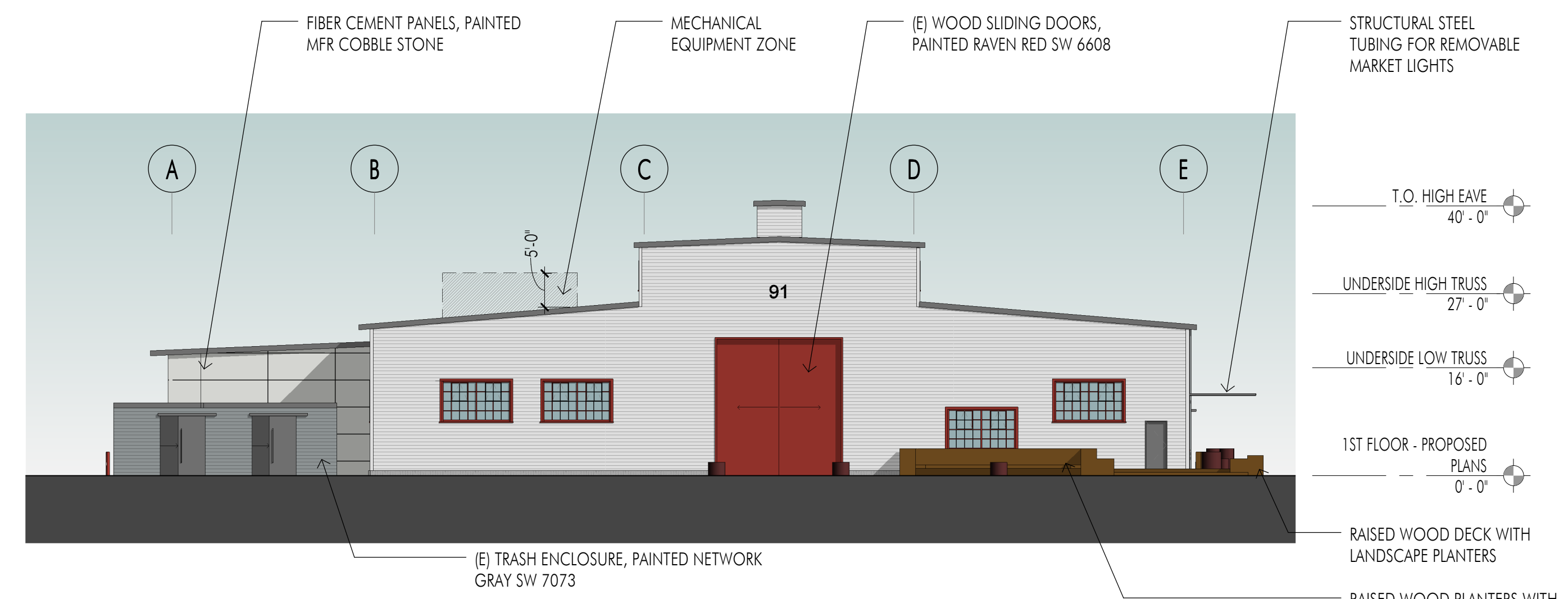
LEGEND

PROPOSED TENANT
SHARED SPACE
FUTURE PARTITION PROPOSED
NEW WALL
1-HR RATED WALL
TR TRASH ENCLOSURE
T TRANSFORMER

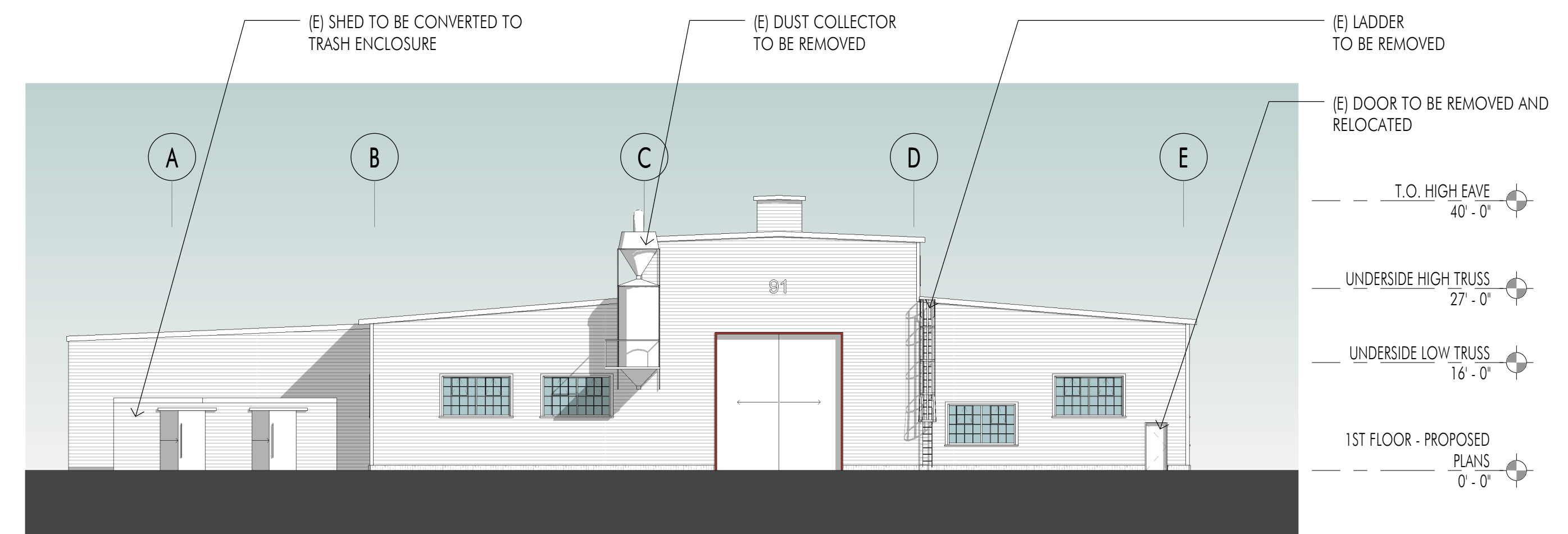




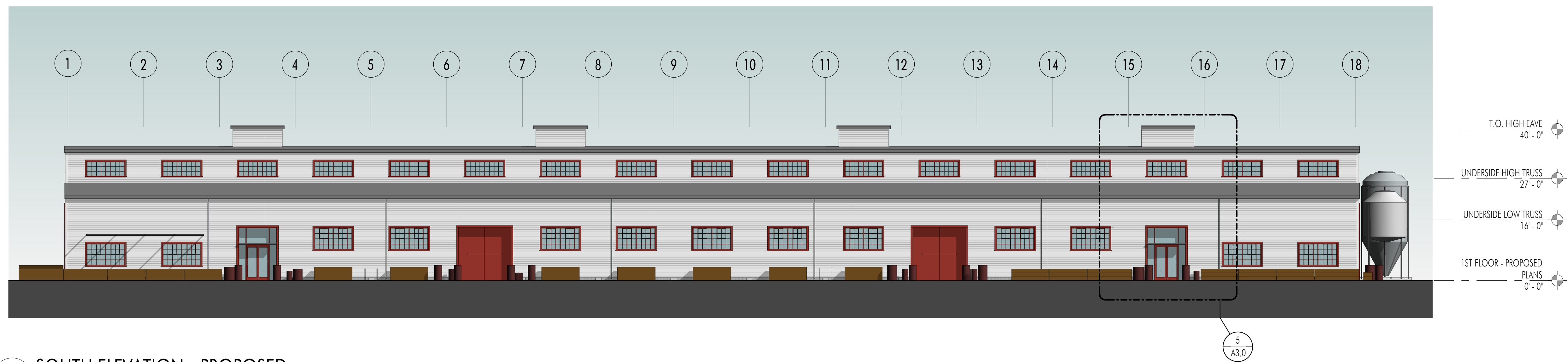
5 SOUTH ELEVATION AT STOREFRONT ENTRY, TYP.
1/8" = 1'-0"



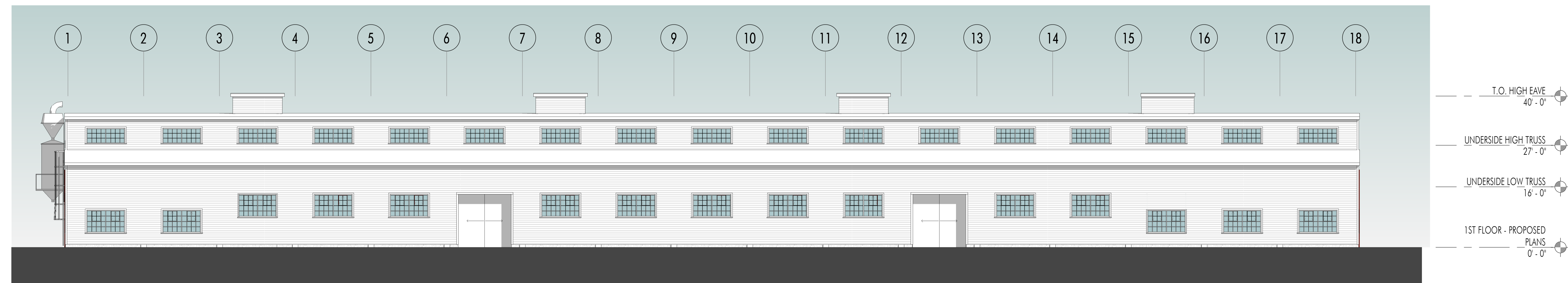
4 WEST ELEVATION - PROPOSED
1/16" = 1'-0"



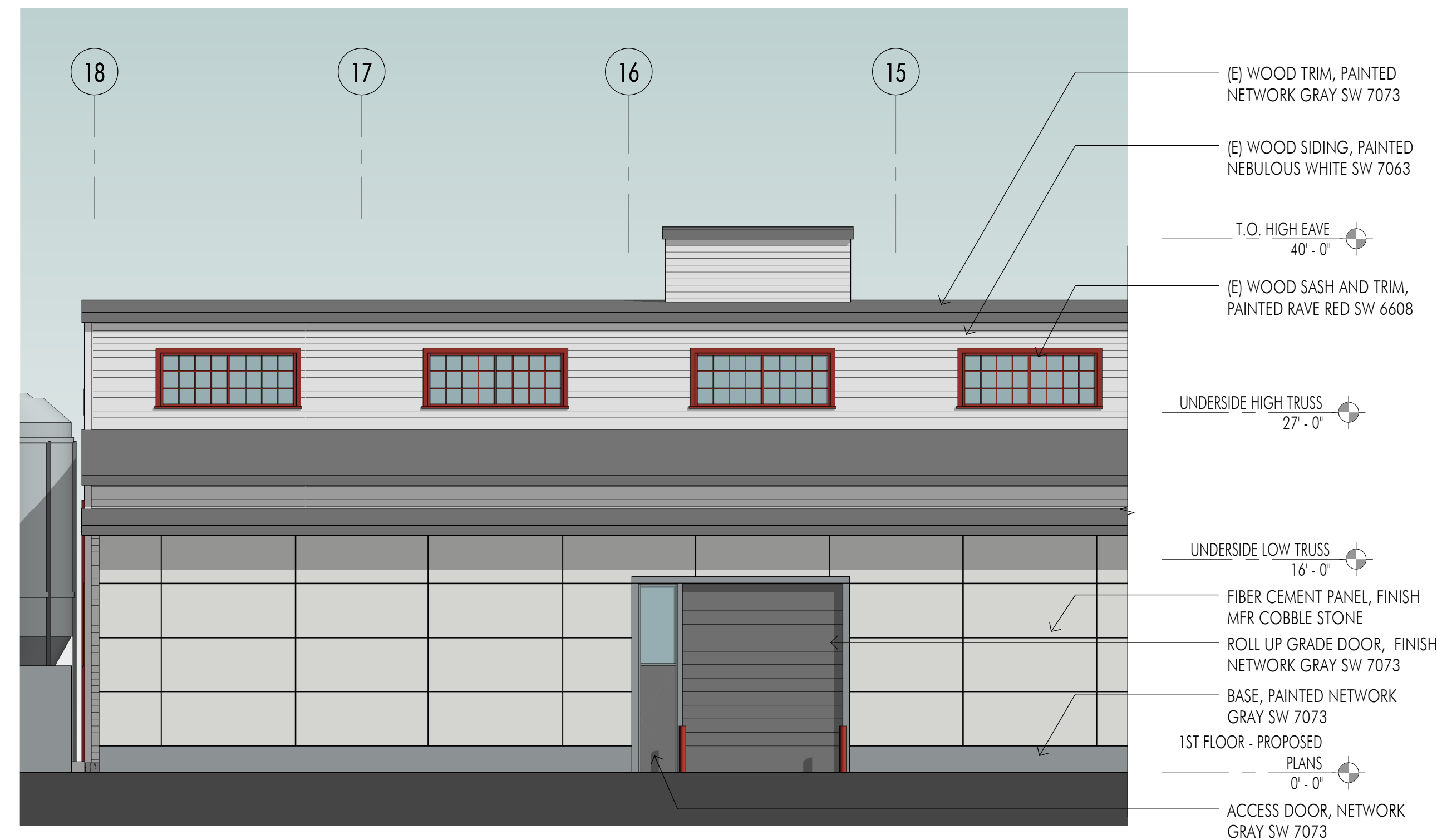
3 WEST ELEVATION - EXISTING
1/16" = 1'-0"



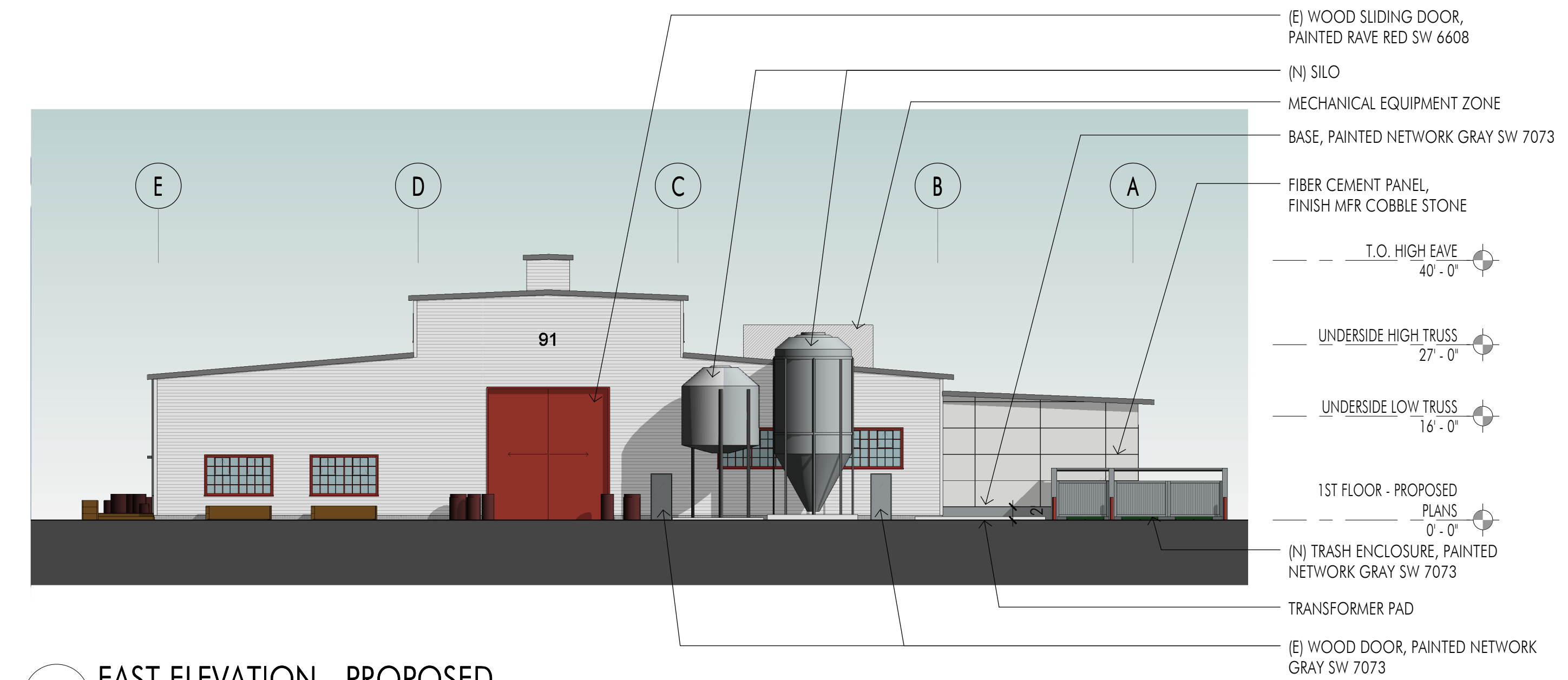
2 SOUTH ELEVATION - PROPOSED
1/16" = 1'-0"



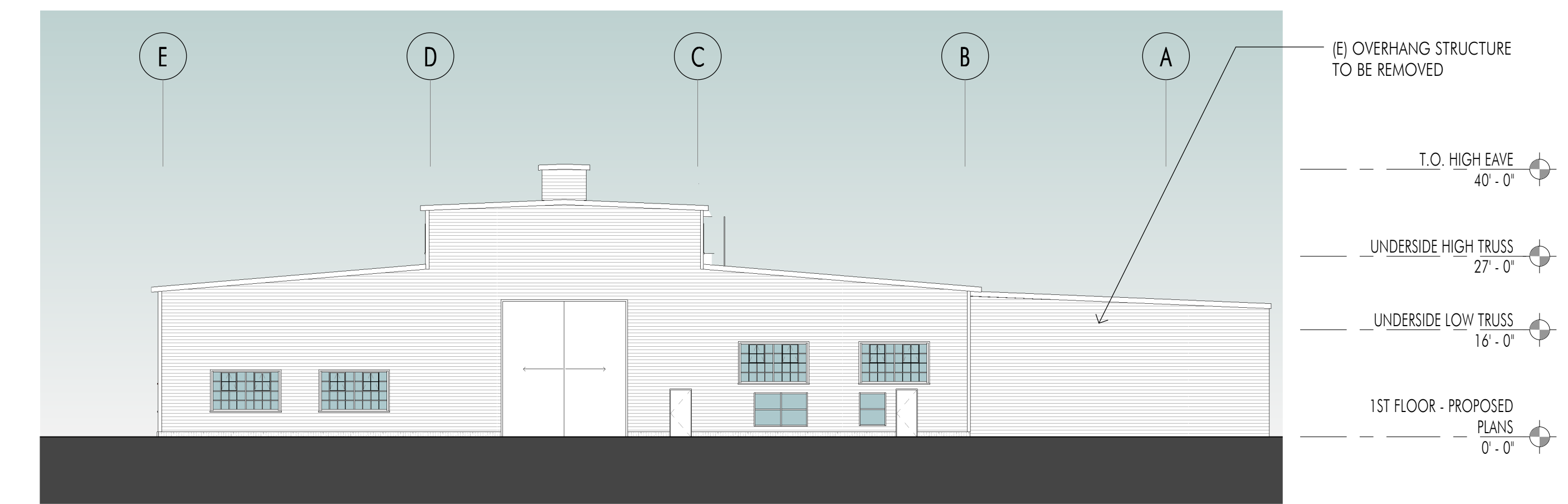
1 SOUTH ELEVATION - EXISTING
1/16" = 1'-0"



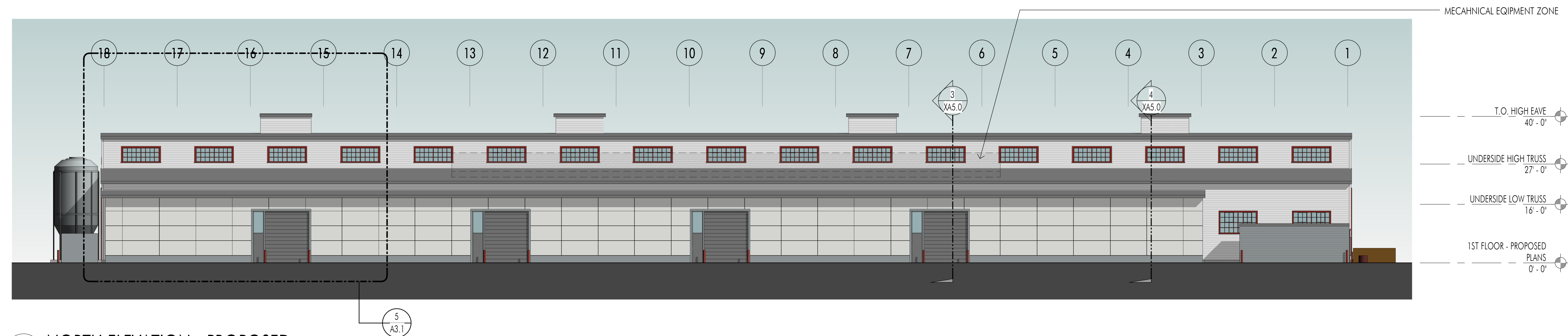
5 ENLARGED NORTH ELEVATION AT NEW GRADE DOOR, TYP.
1/8" = 1'-0"



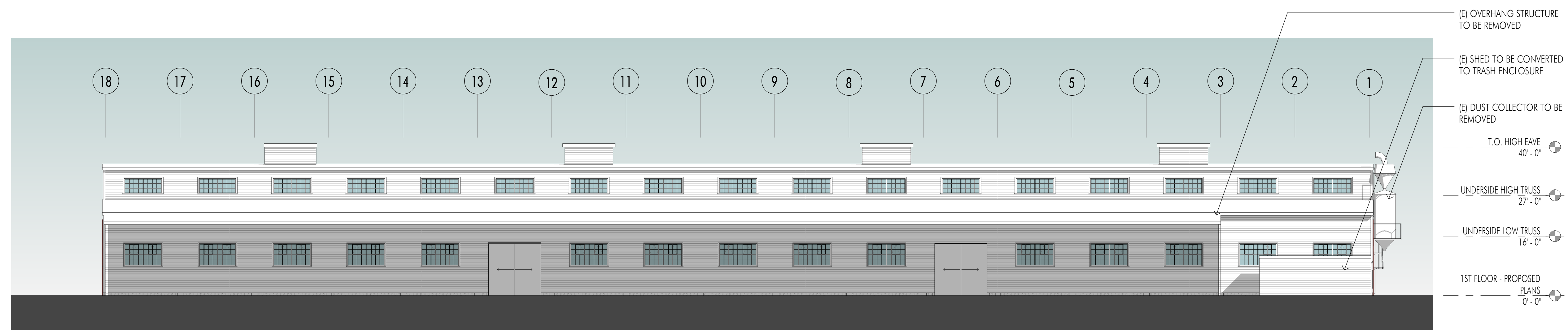
4 EAST ELEVATION - PROPOSED
1/16" = 1'-0"



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



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



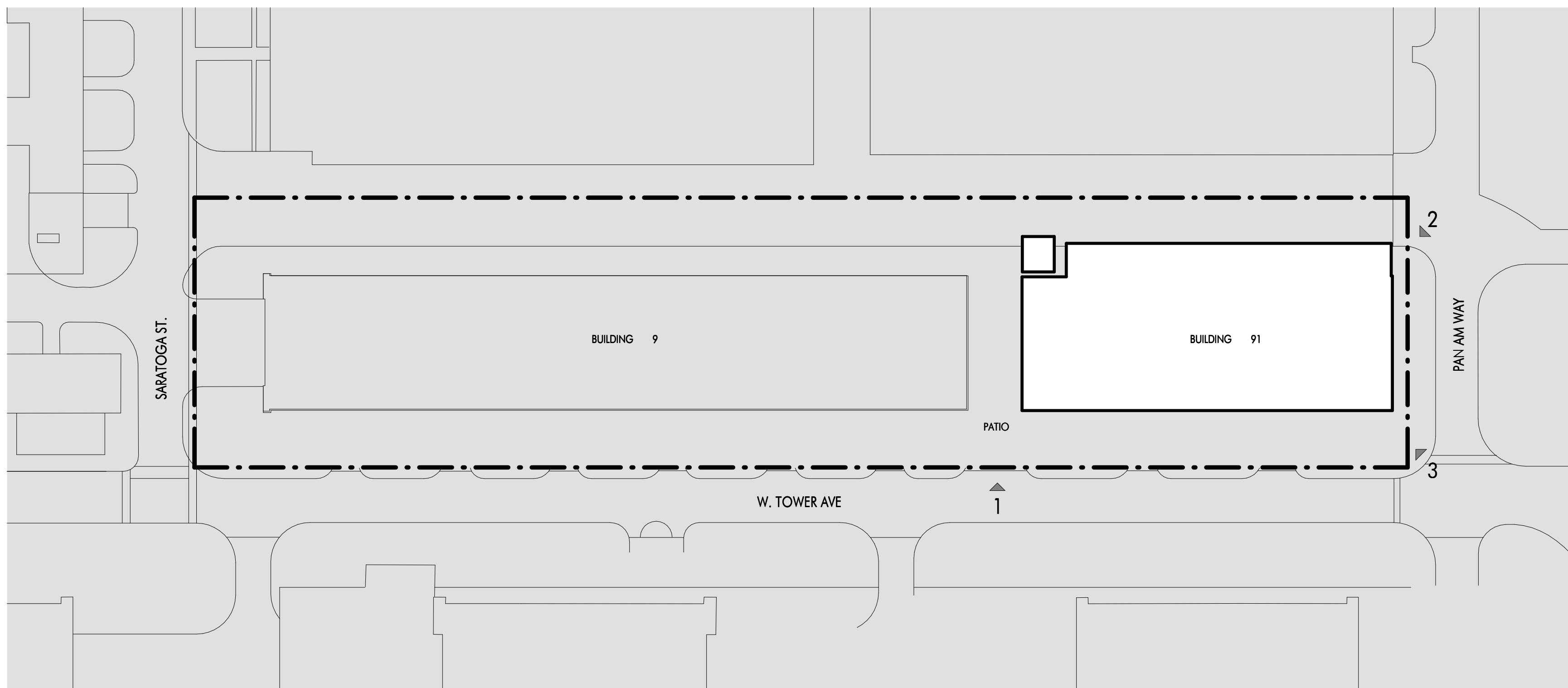
1 NORTH ELEVATION - EXISTING
1/16" = 1'-0"



3 VIEW FROM SOUTHEAST APPROACH - IN PROGRESS



2 VIEW FROM NORTHEAST APPROACH - IN PROGRESS



3 BLDG 9 & 91 KEY PLAN PERSPECTIVES
1" = 80'-0"



1 VIEW OF PATIO FROM W. TOWER AVENUE