

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

PROPOSED PROJECT

PROJECT DIRECTORY



DEVELOPER:

SRMERST DEVELOPMENT PARTNERS
2220 LIVINGSTON STREET
SUITE 208
OAKLAND, CA 94606

CONTACT: JOE ERNST
TEL: (510) 219-5376
FAX: (510) 380-7056
JERNST@SRMERNST.COM

BRENNAN GERAGHTY
TEL: (510) 414-3930
BGERAGHTY@SRMERNST.COM

ARCHITECT:

FME ARCHITECTURE + DESIGN
500 MONTGOMERY ST.
SAN FRANCISCO, CA 94111

CONTACT: TERRI EMERY
TEL: (415)434-0320
FAX: (415)434-2409
TERRI.EMERY@FME-ARCH.COM

DEREK CUNHA
TEL: (415)434-0320
DEREK.CUNHA@FME-ARCH.COM

STRUCTURAL ENGINEER:

HOLMES CULLEY
235 MONTGOMERY STREET, SUITE 1250
SAN FRANCISCO, CA 94101

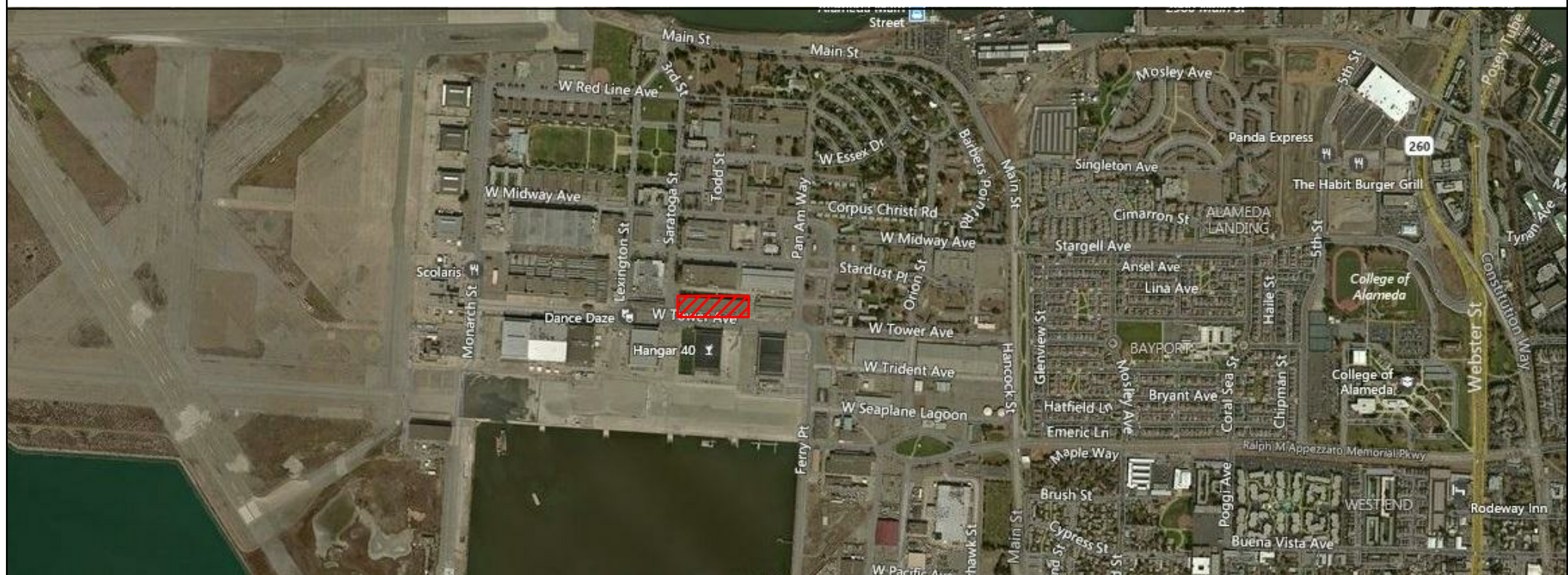
CONTACT: RICHARD DREYER
TEL: (415) 693-1600
FAX: (415) 693-1760
DDREYER@HOLMESCUDDLEY.COM

HUGO GOMEZ
TEL: (415) 693-1600
HGOMEZ@HOLMESCULEY.COM

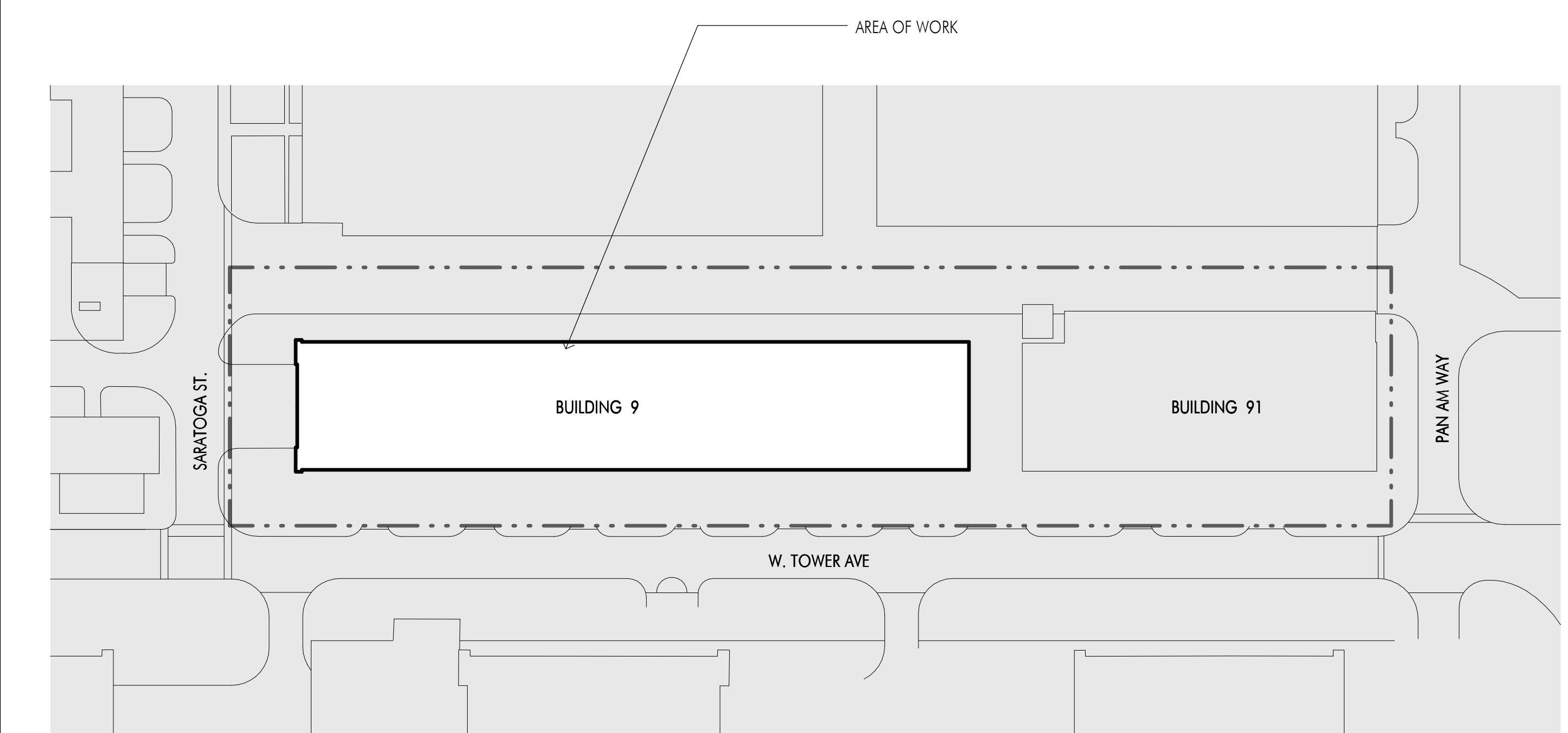
EXISTING CONDITIONS



VICINITY MAP



KEY PLAN



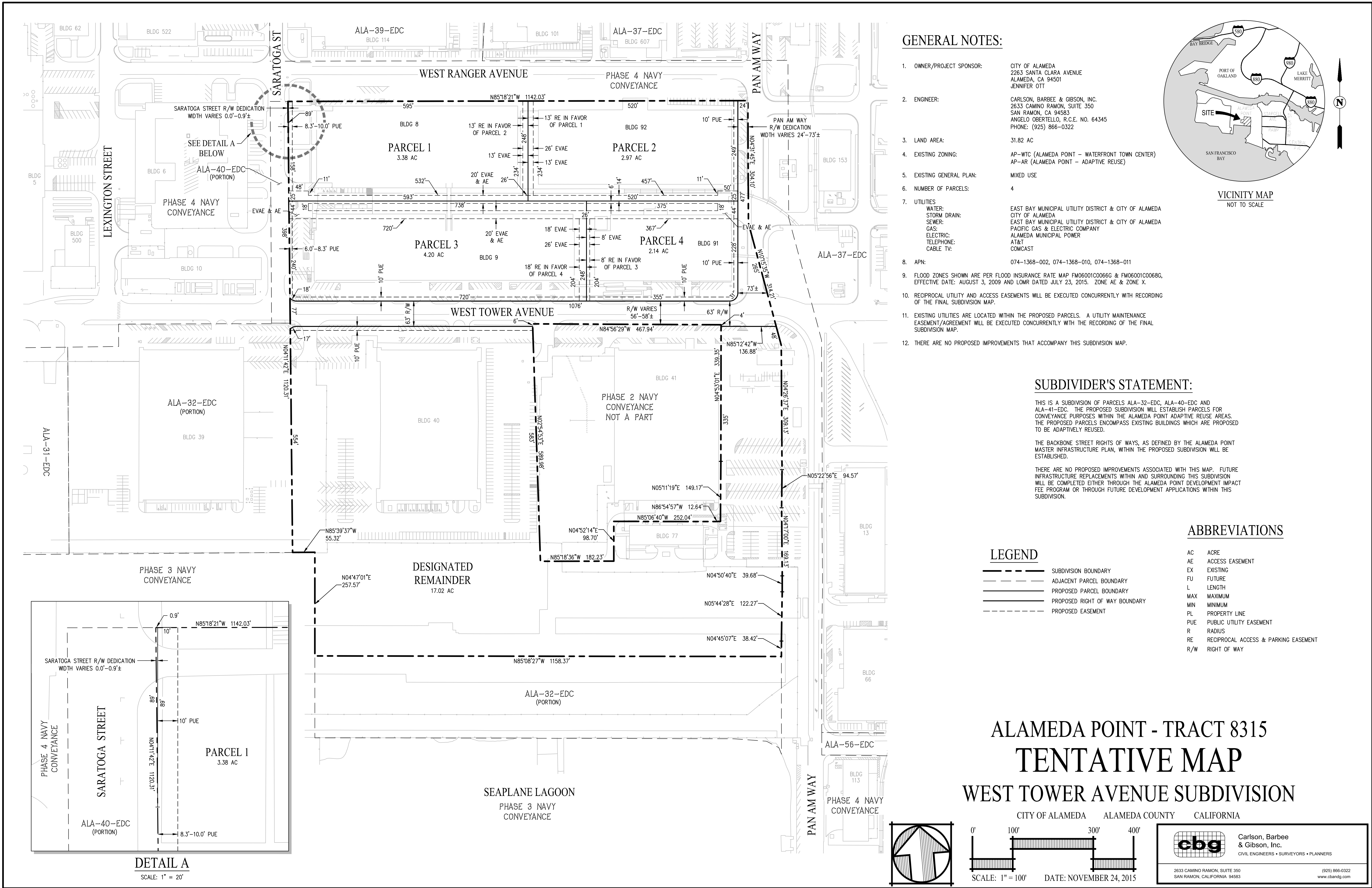
DRAWING INDEX	
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☐ ISSUED WITH REVISIONS
☒ ISSUED
 R=REFERENCE DRAWING

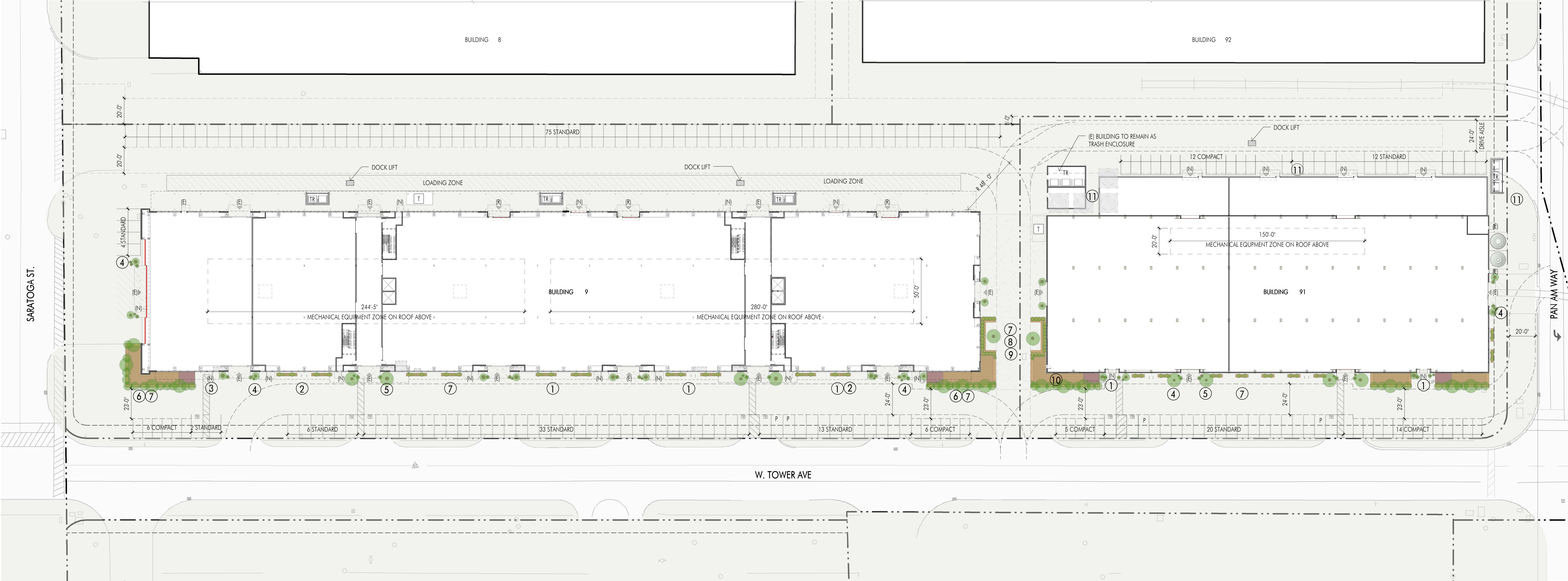
GENERAL INFORMATION									
A0.0	COVER SHEET								
	ALAMEDA POINT - TRACT 8315 TENTATIVE MAP	R	R	R	R				

[illegible][illegible][illegible]

FOR REFERENCE ONLY



CONCEPT IMAGERY



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

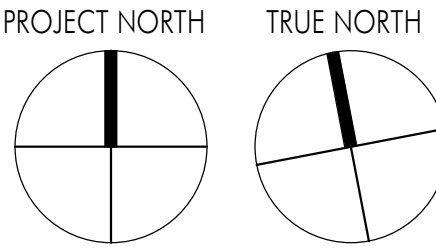
19 LONG TERM (1/8000 SF)	
4 SHORT TERM (2/ENTRY)	
*LONG TERM BIKE PARKING TO BE LOCATED INSIDE THE BUILDING. EXACT LOCATION TBD, TO BE COORDINATED WITH INTERIOR BUILDOUTS.	

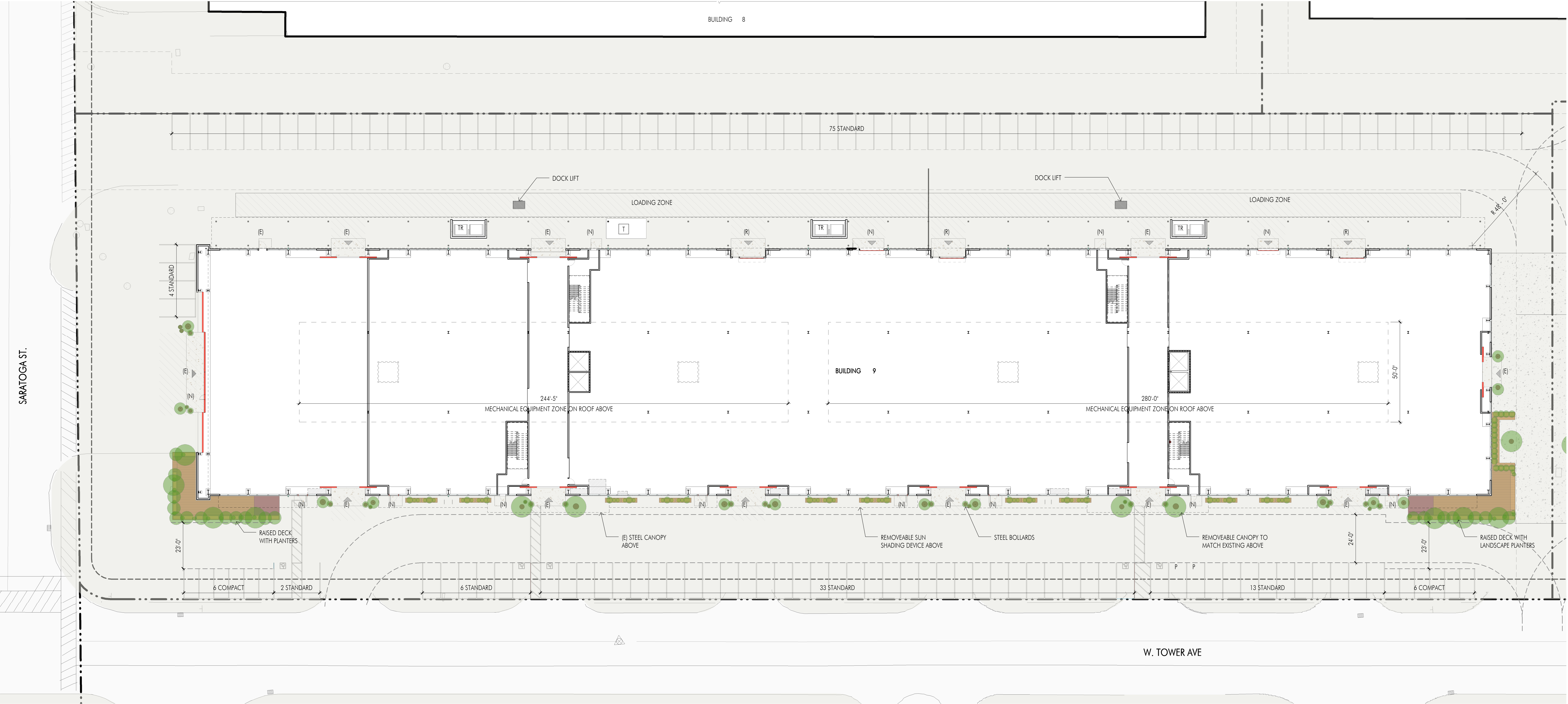
ABBREVIATIONS

(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" = 20'-0"

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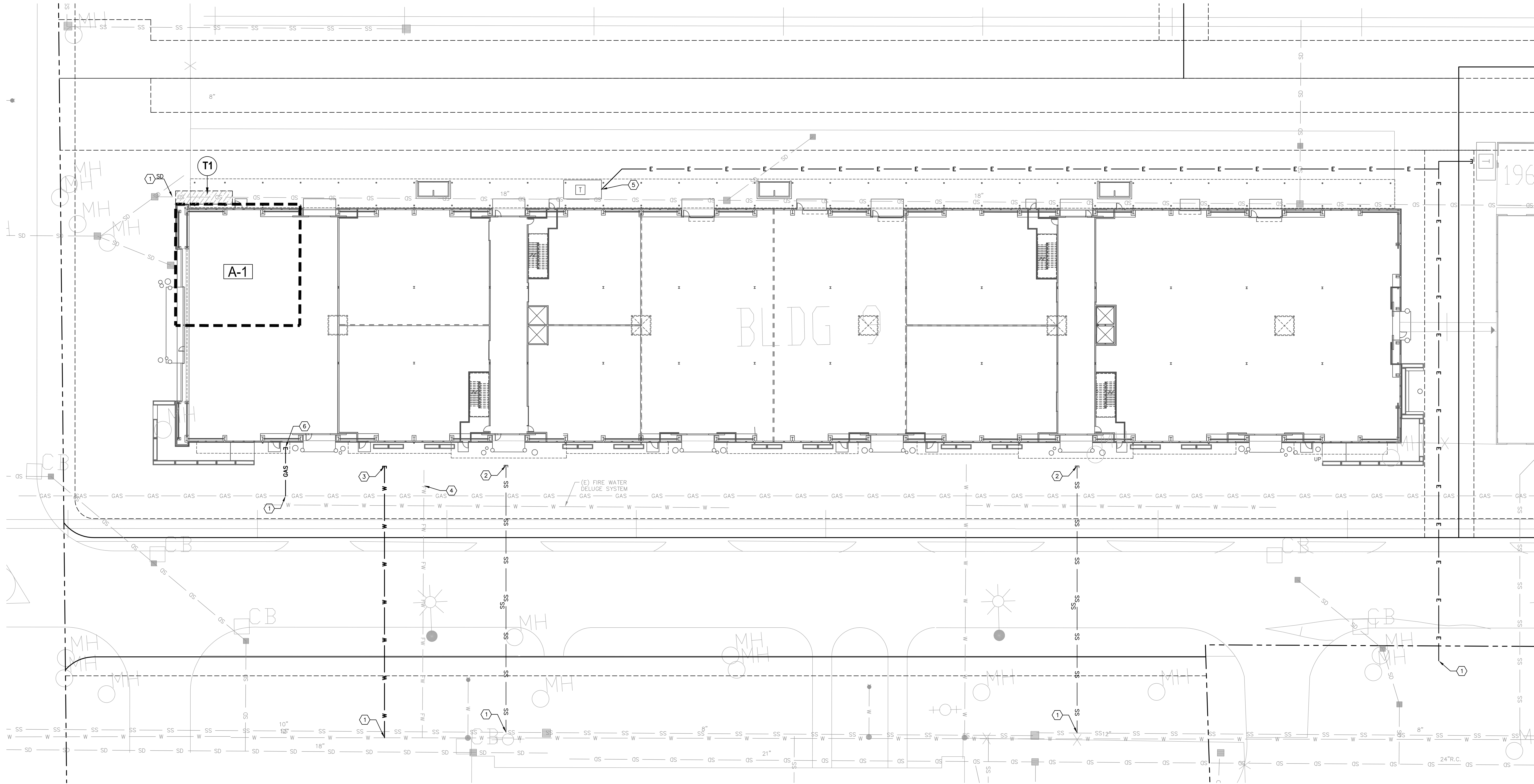
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□	ACCESSIBLE PARKING STALLS		



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
— SS — SANITARY SEWER LINE
— SD — STORM DRAIN LINE
— W — DOMESTIC WATER LINE
— GAS — GAS LINE
— E — ELECTRICAL LINE

STORMWATER TREATMENT LEGEND:

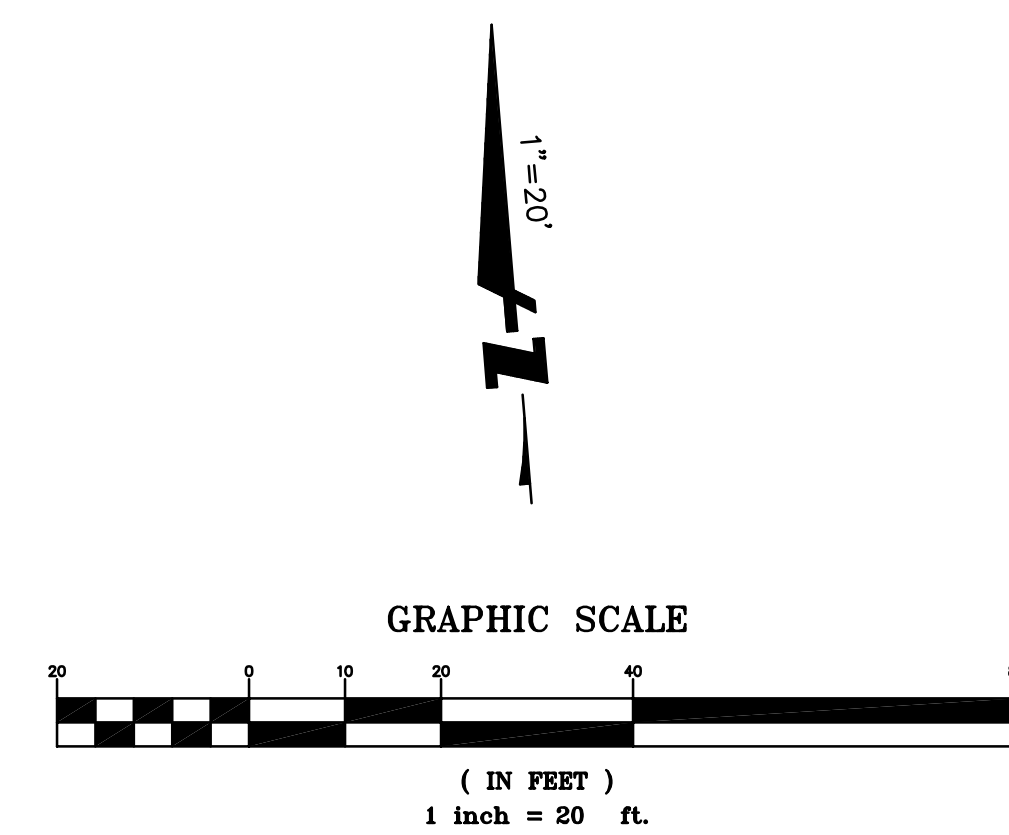
BIORETENTION AREA
 DRAINAGE AREA BOUNDARY
 DRAINAGE AREA LABEL
 TREATMENT AREA LABEL

KEYNOTES:

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

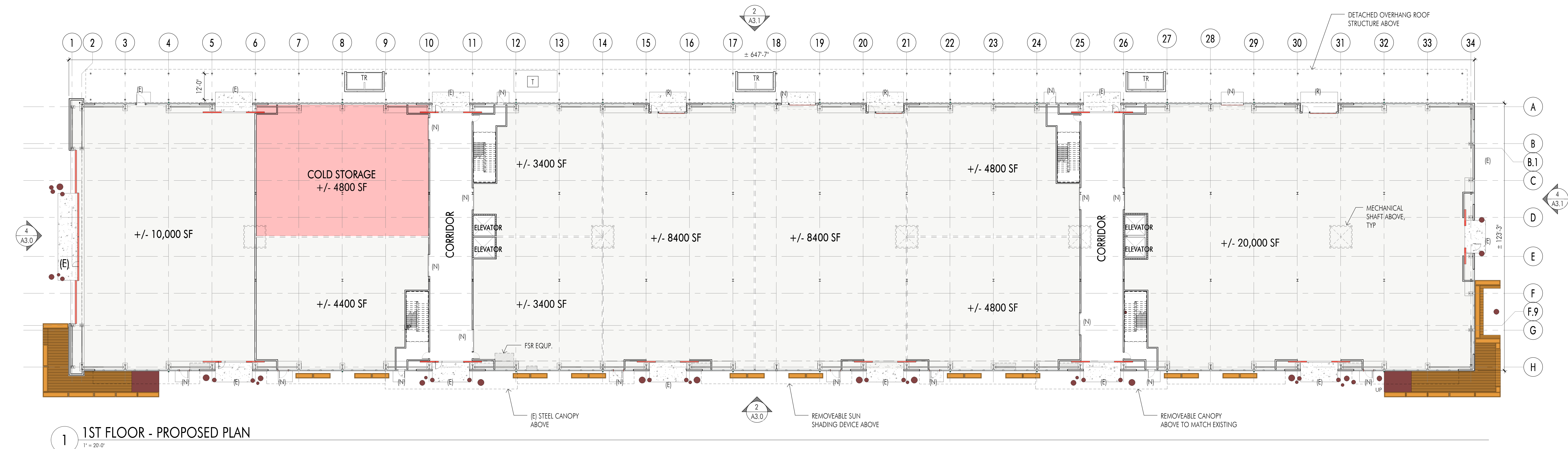
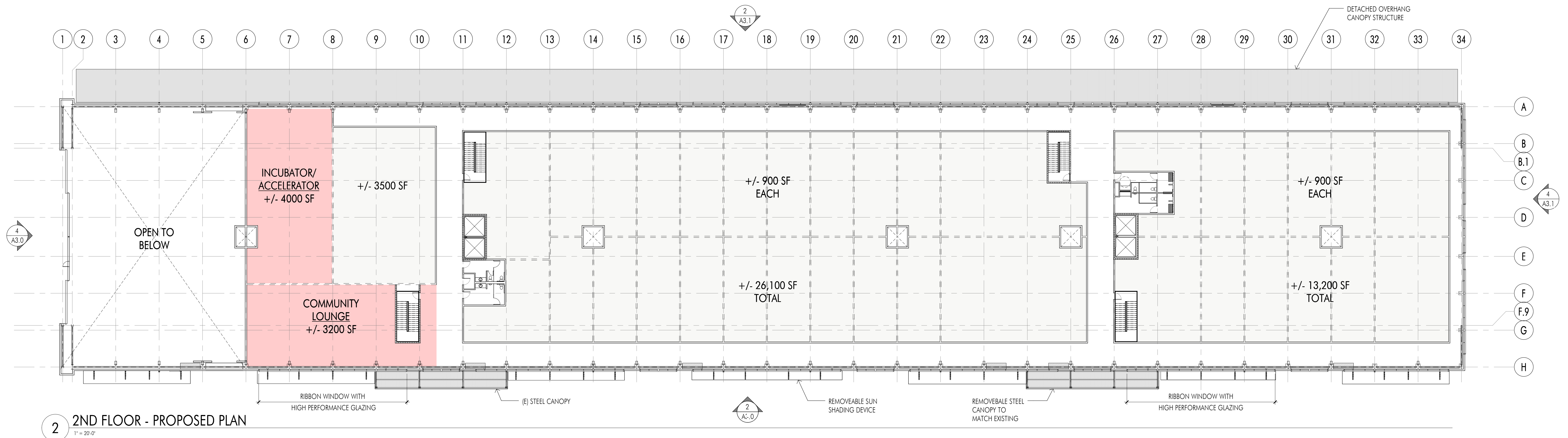
NOTES:

- EXISTING UTILITY INFORMATION IS BASED ON UTILITY RECORD MAPS. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO MOBILIZATION.
- ALL SANITARY SEWER LATERAL PIPES SHALL SLOPE AT A MIN 2% UNLESS OTHERWISE NOTED.
- CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.
- ALL STORM DRAIN PERFORATED AND SOLID PIPES TO SLOPE AT A MIN 0.5% UNLESS OTHERWISE NOTED.
- CONTRACTOR TO POTHOLE (E) UTILITIES TO DETERMINE CONFLICTS WITH GRAVITY SYSTEMS PRIOR TO MOBILIZATION.
- 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	4,210	Flow Through Planter	T1	210

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

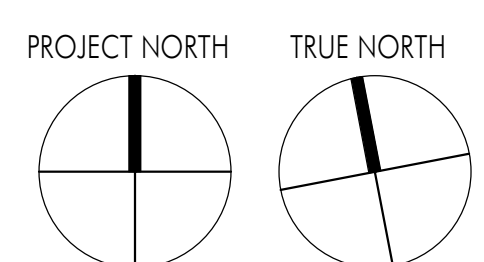


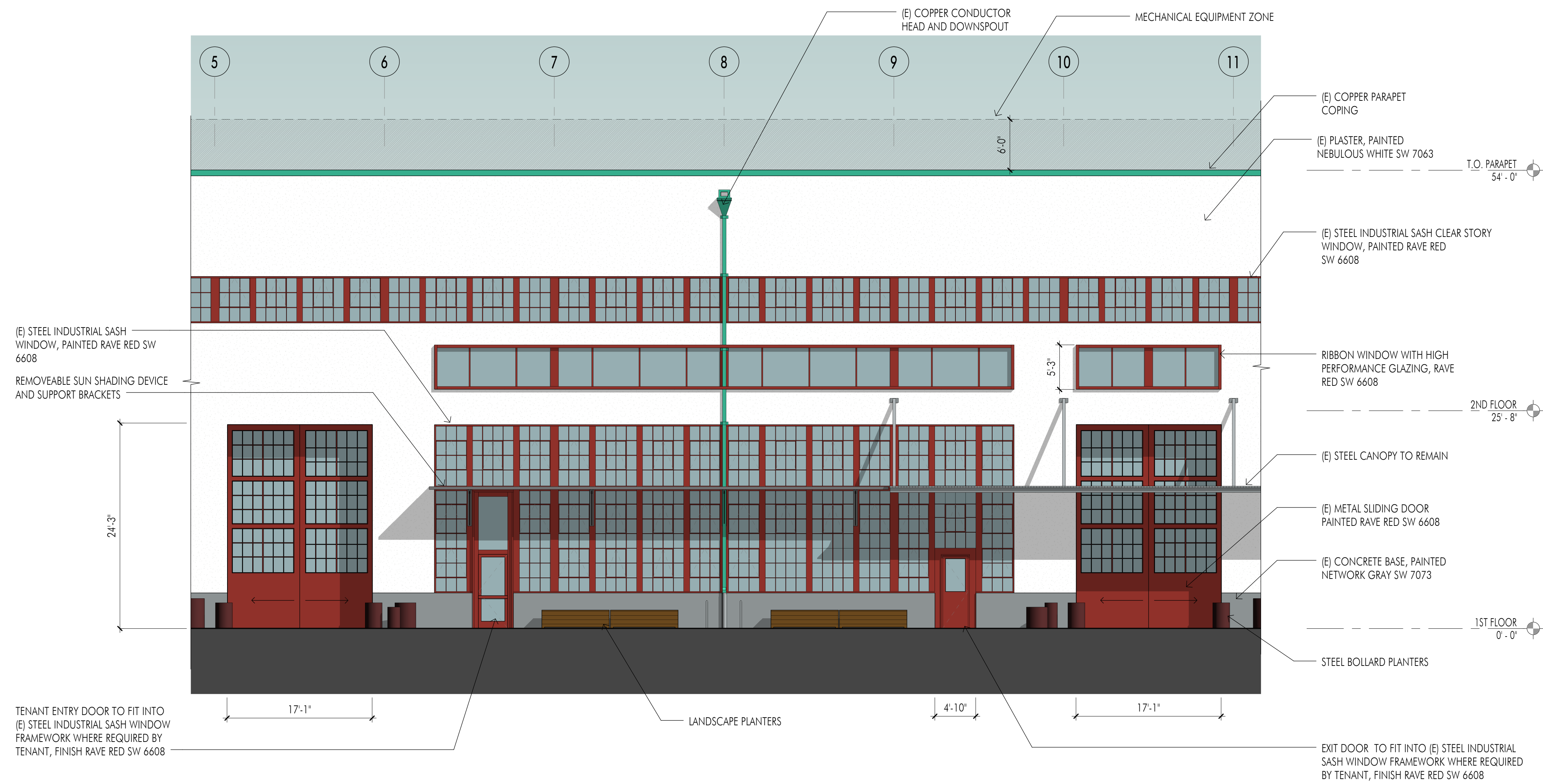
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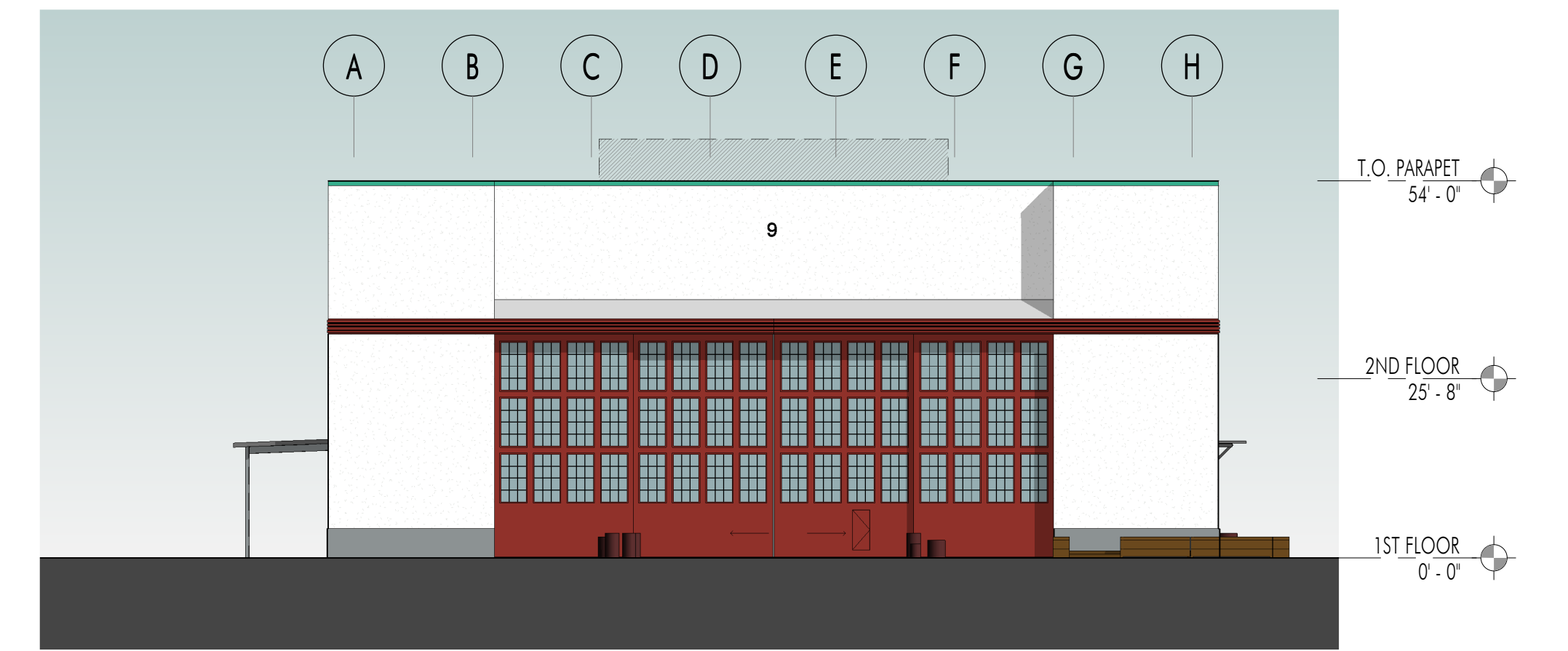
PLAN LEGEND

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

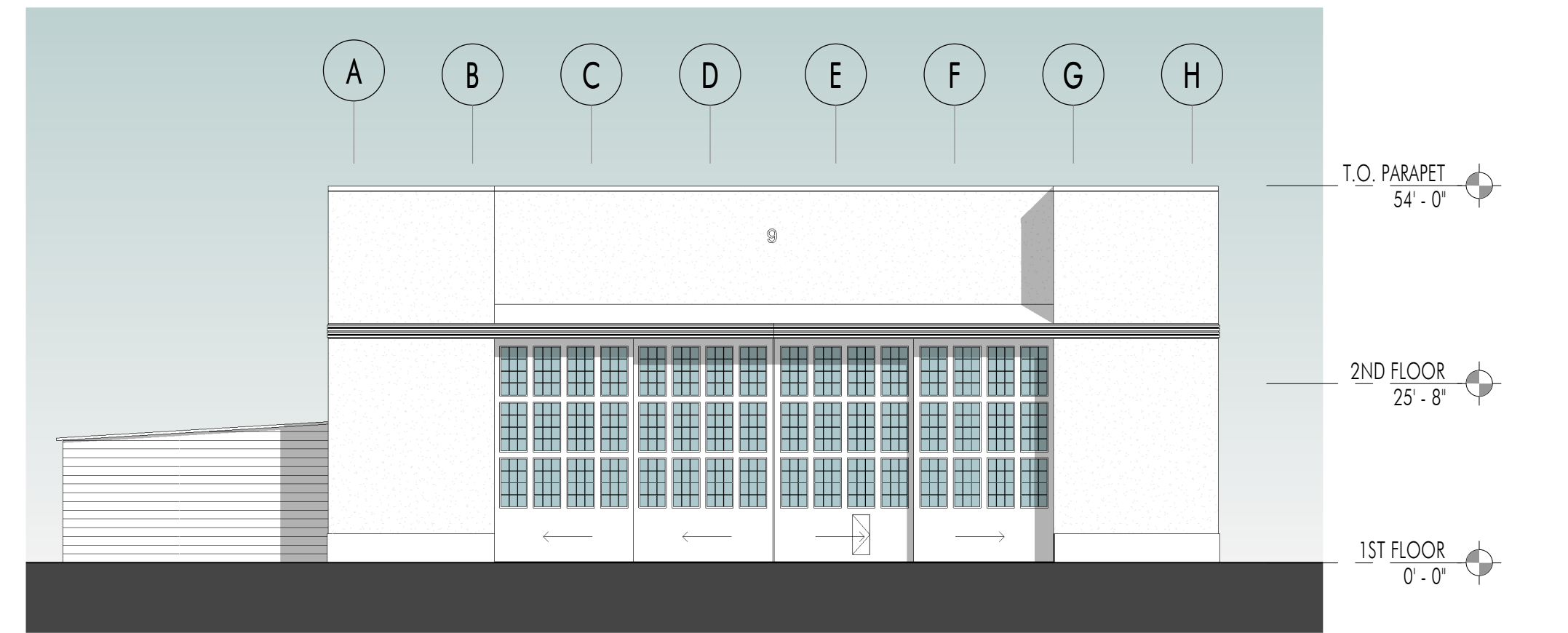




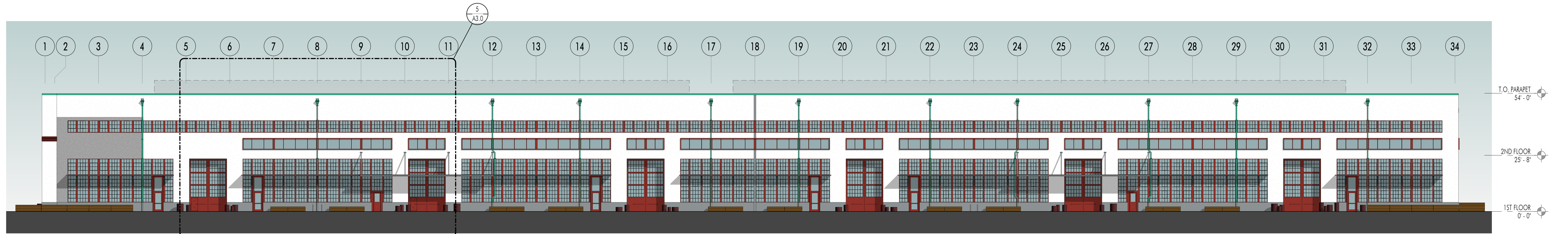
5 SOUTH ELEVATION AT ENTRY AND EXIT DOOR AS REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



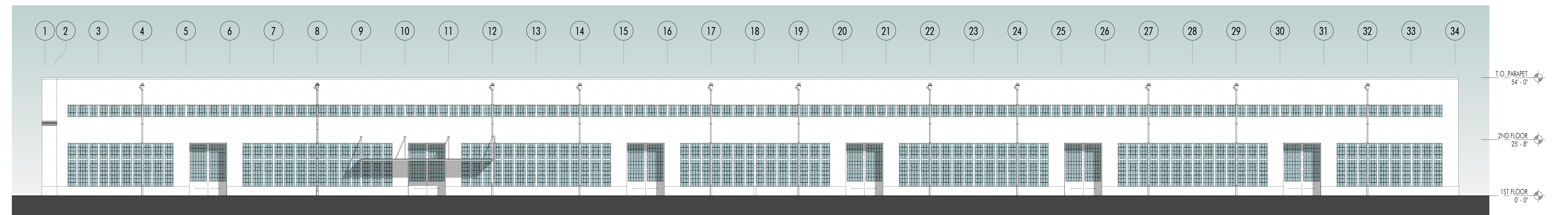
4 WEST ELEVATION - PROPOSED
1" = 20'-0"



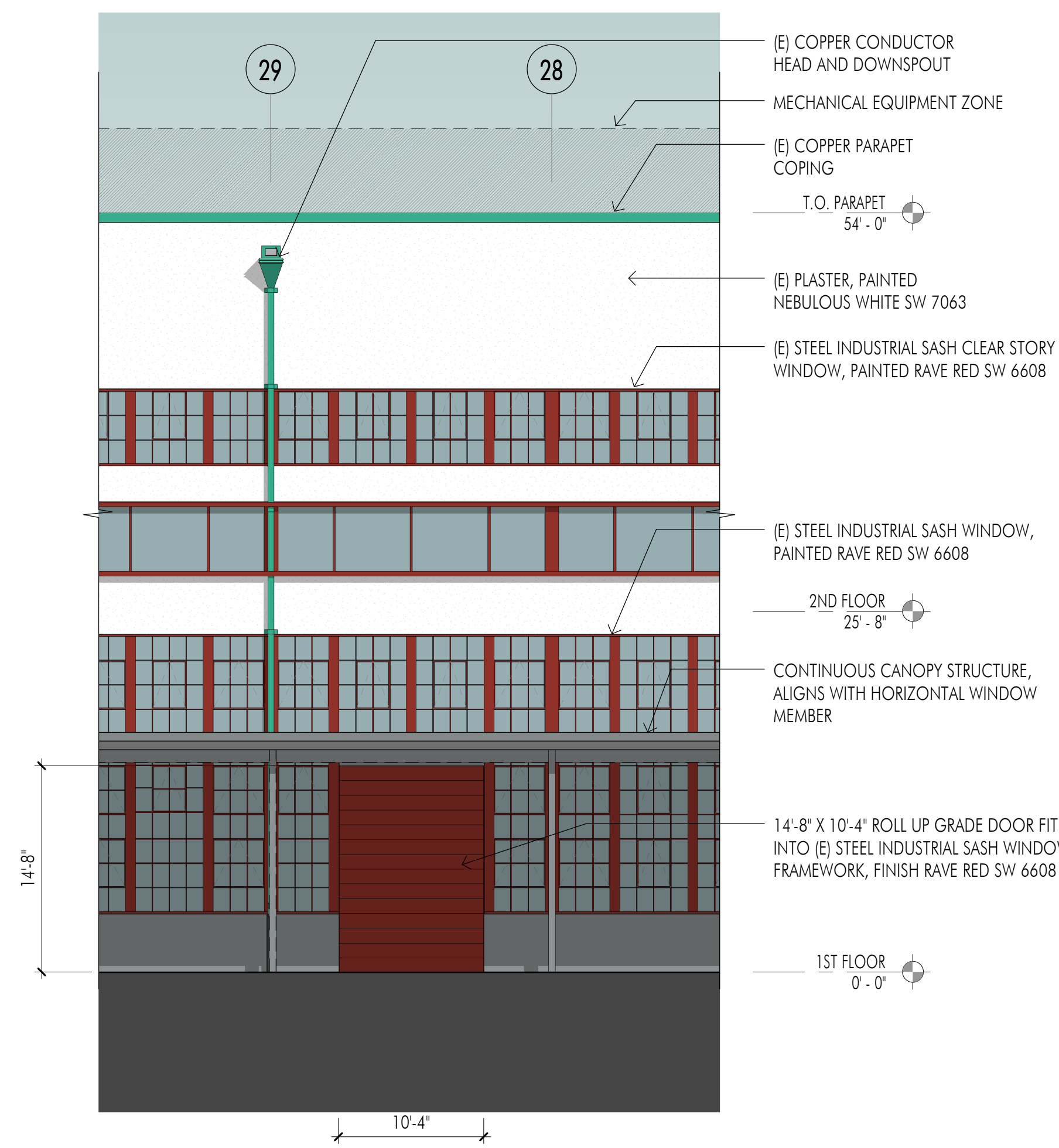
3 WEST ELEVATION - EXISTING
1" = 20'-0"



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



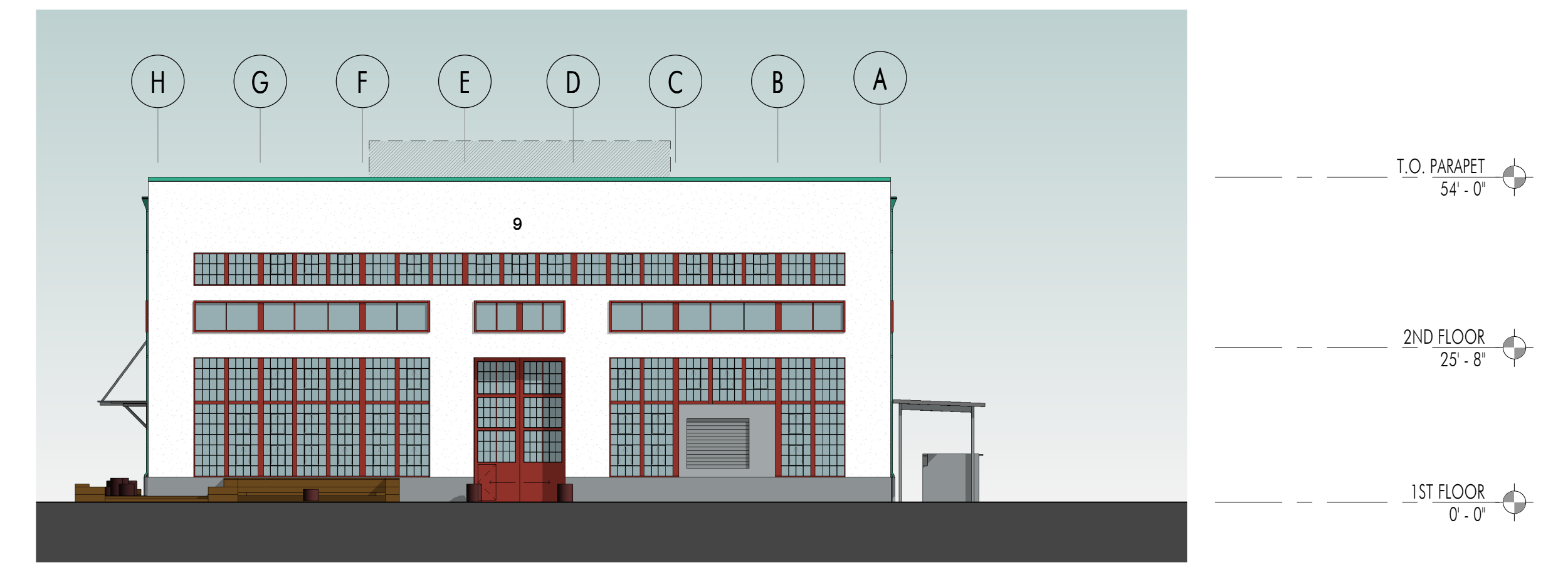
1 SOUTH ELEVATION - EXISTING
1" = 20'-0"



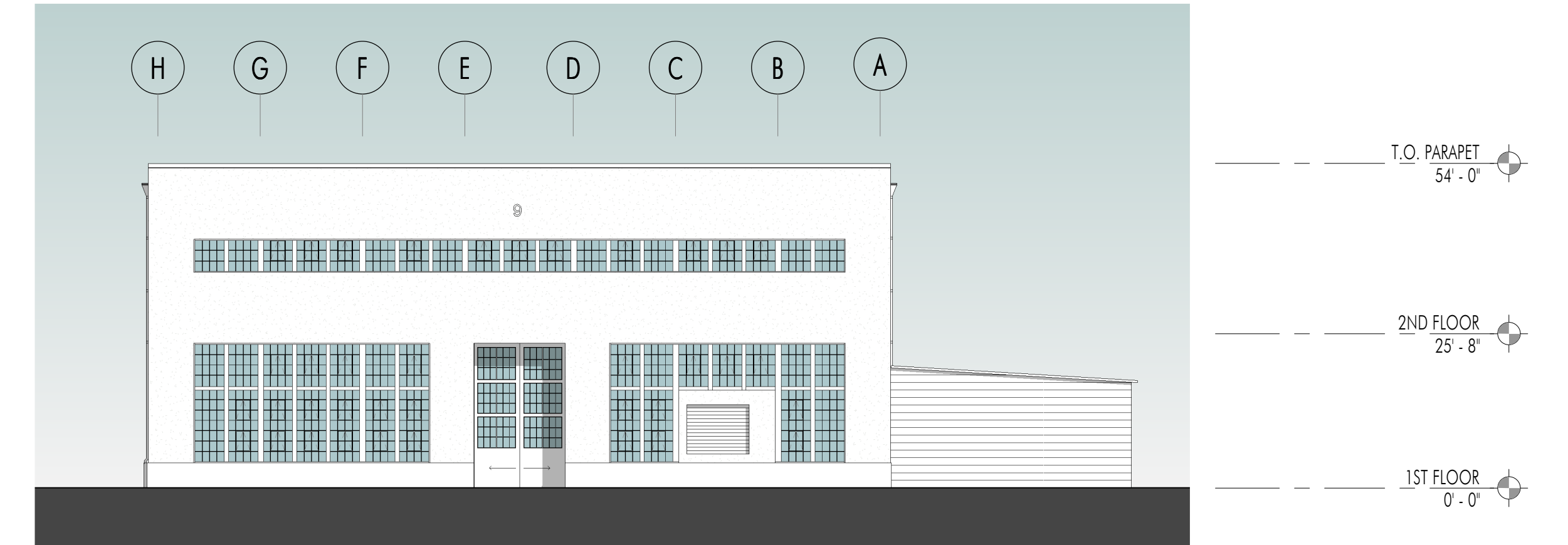
6 STANDARD NEW ROLL-UP DOOR WHERE REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



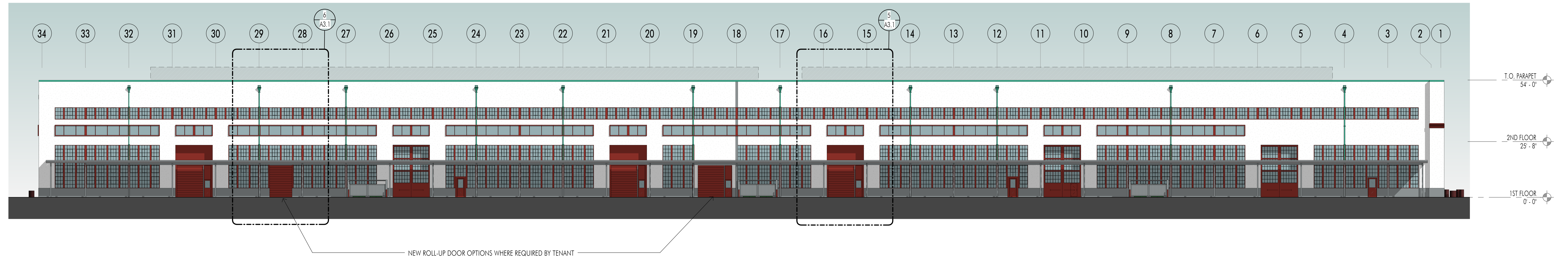
5 NEW ROLL-UP DOOR AT RECESSED GRADE DOOR AT EXISTING DOOR OPENING, TYP.
1/8" = 1'-0"



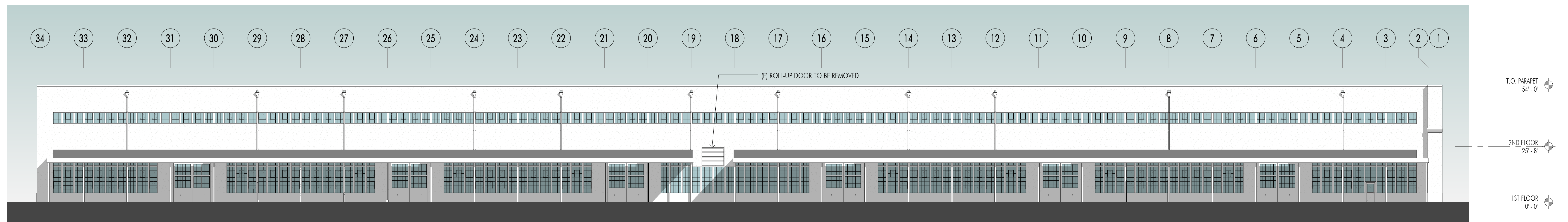
4 EAST ELEVATION - PROPOSED
1" = 20'-0"



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



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



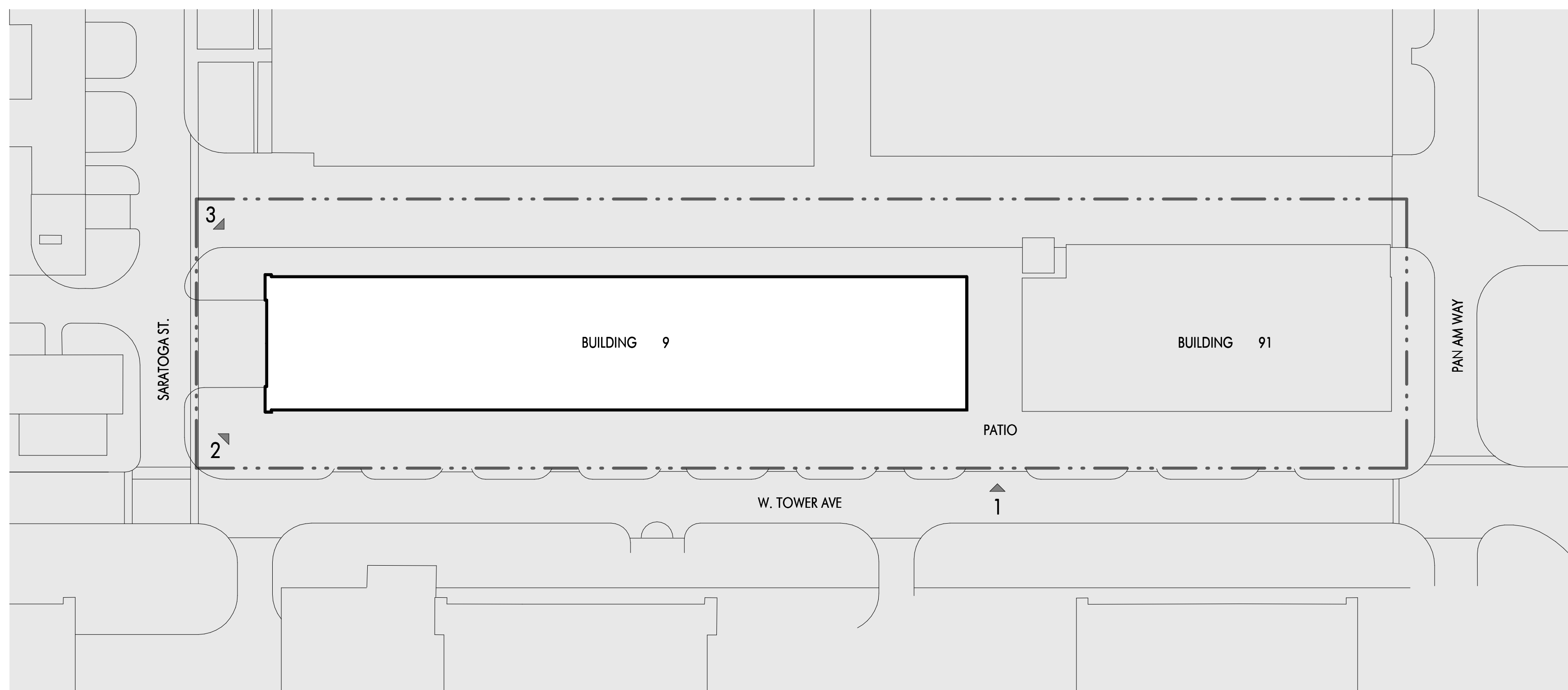
1 NORTH ELEVATION - EXISTING
1" = 20'-0"



3 VIEW OF NORTHWEST APPROACH



2 VIEW OF SOUTHWEST APPROACH



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



1 VIEW OF PATIO FROM W. TOWER AVENUE