

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

PROPOSED PROJECT

PROJECT DIRECTORY



DEVELOPER:

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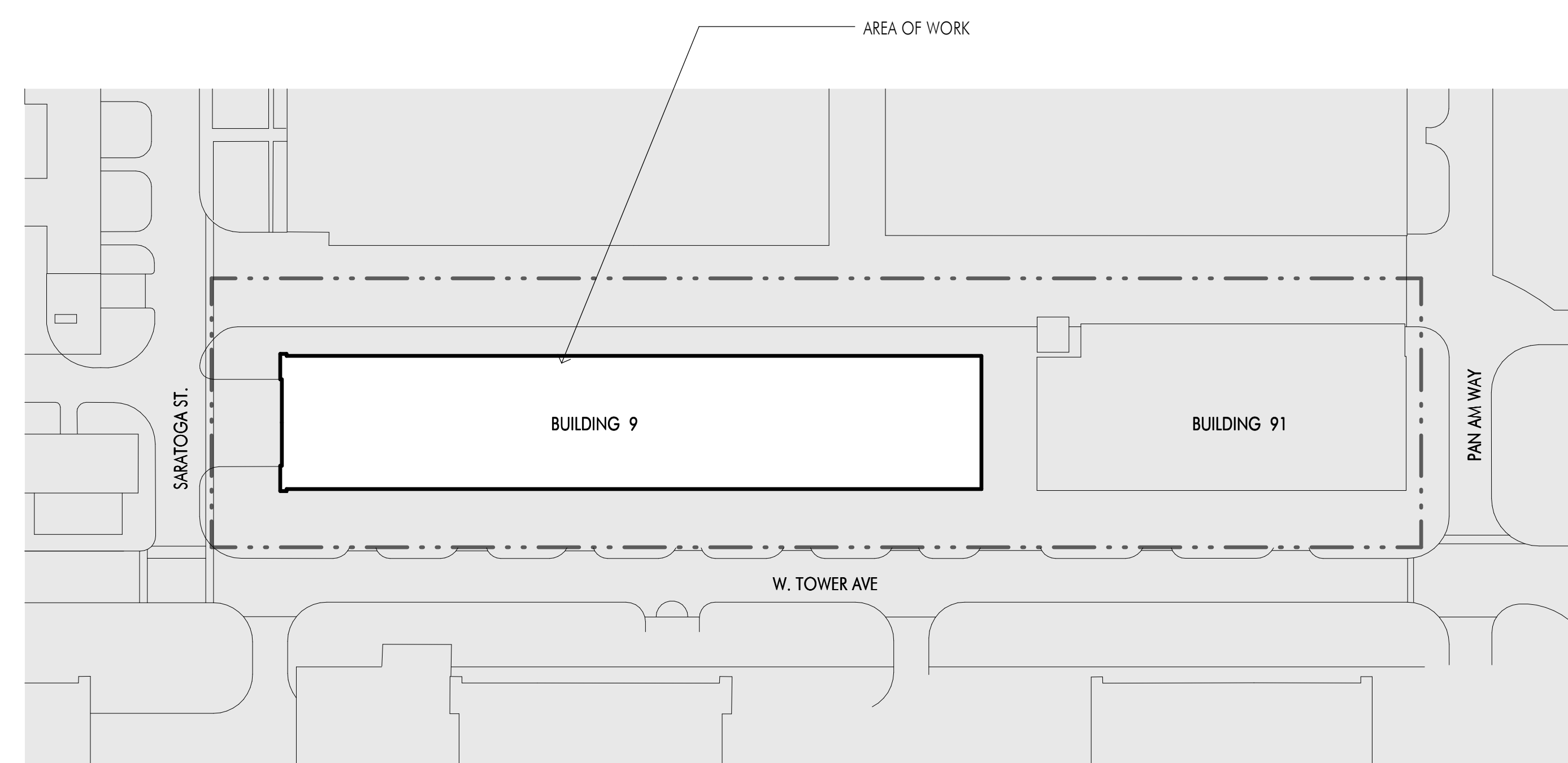
EXISTING CONDITIONS



VICINITY MAP

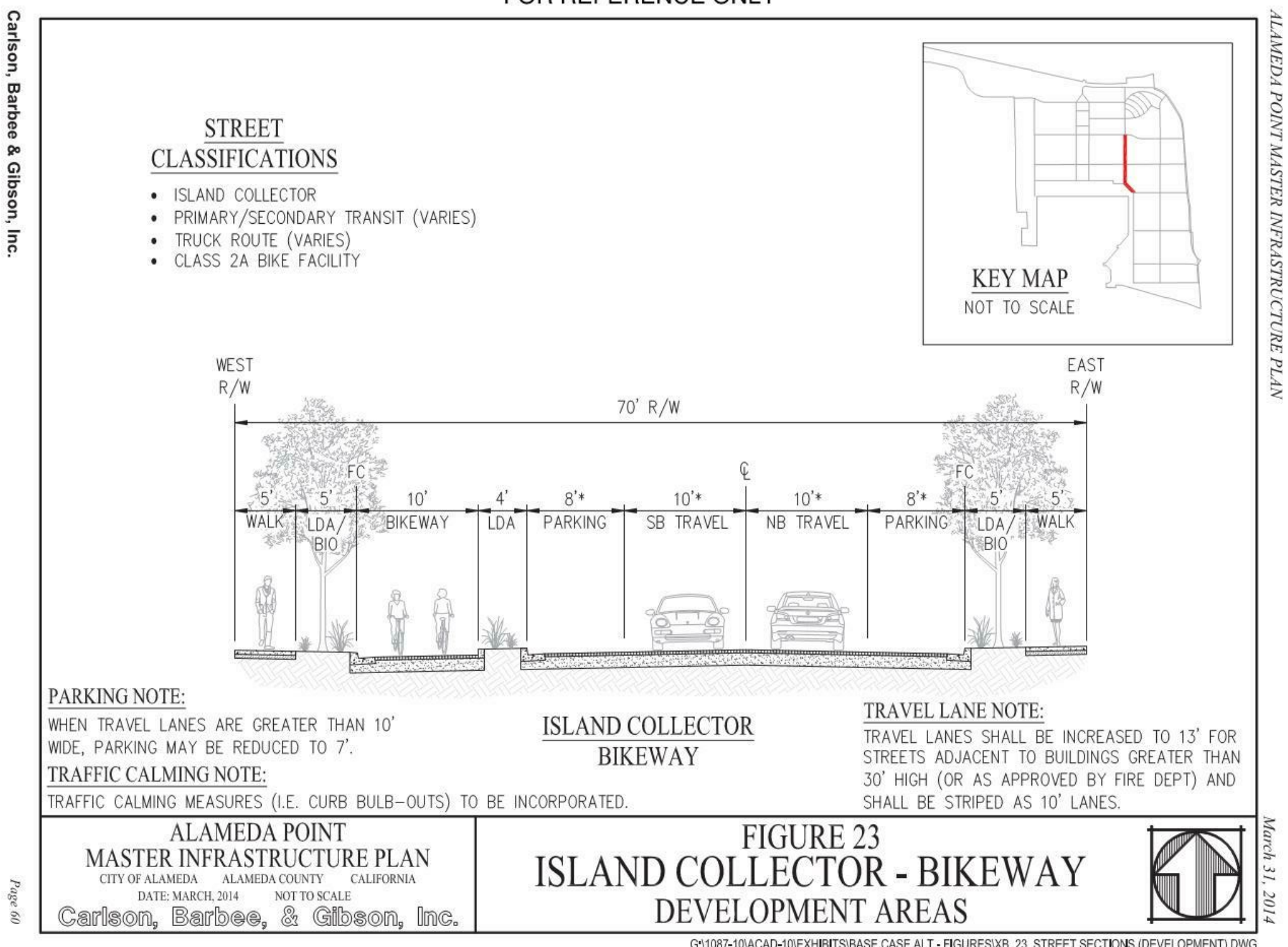
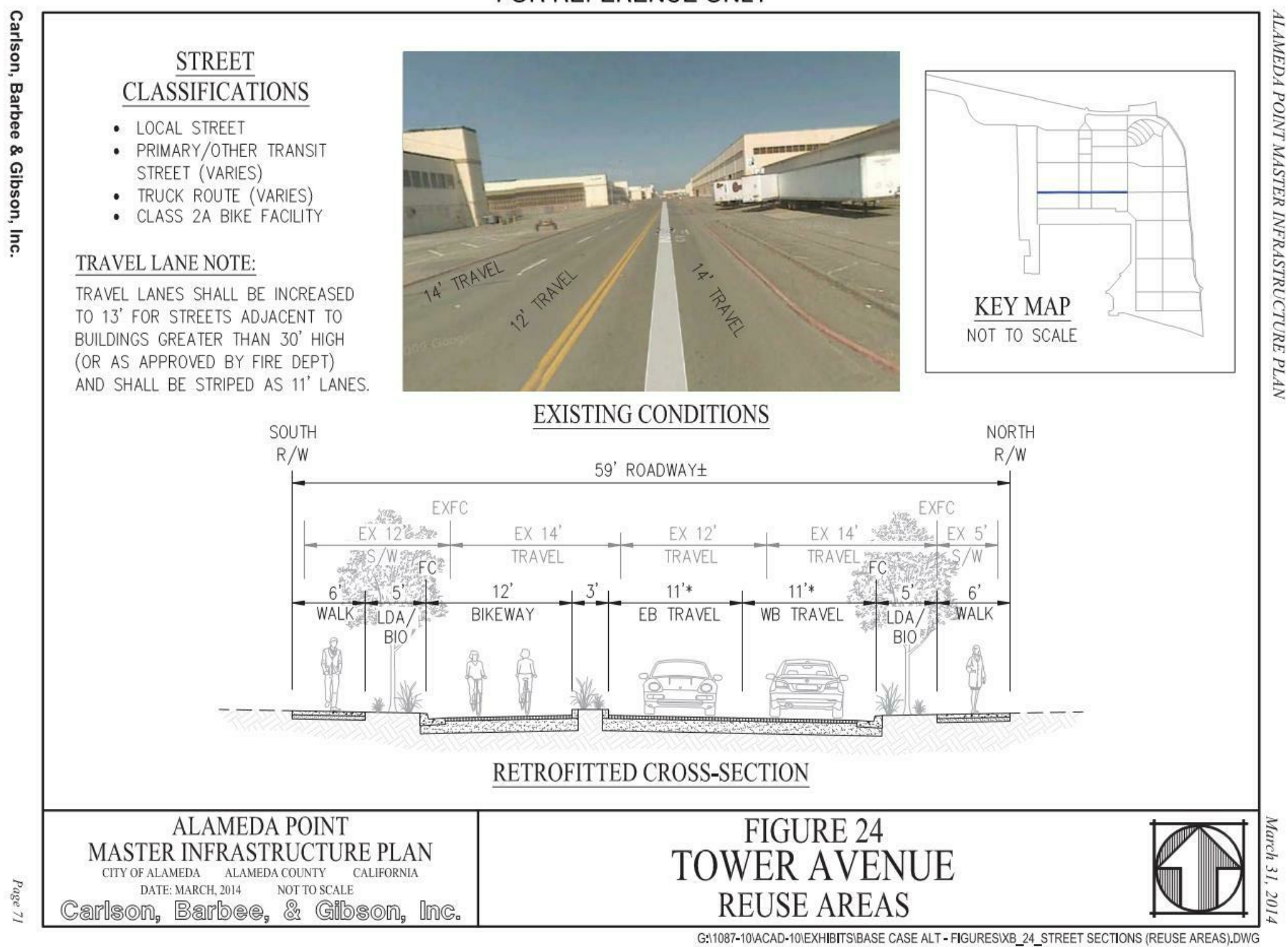
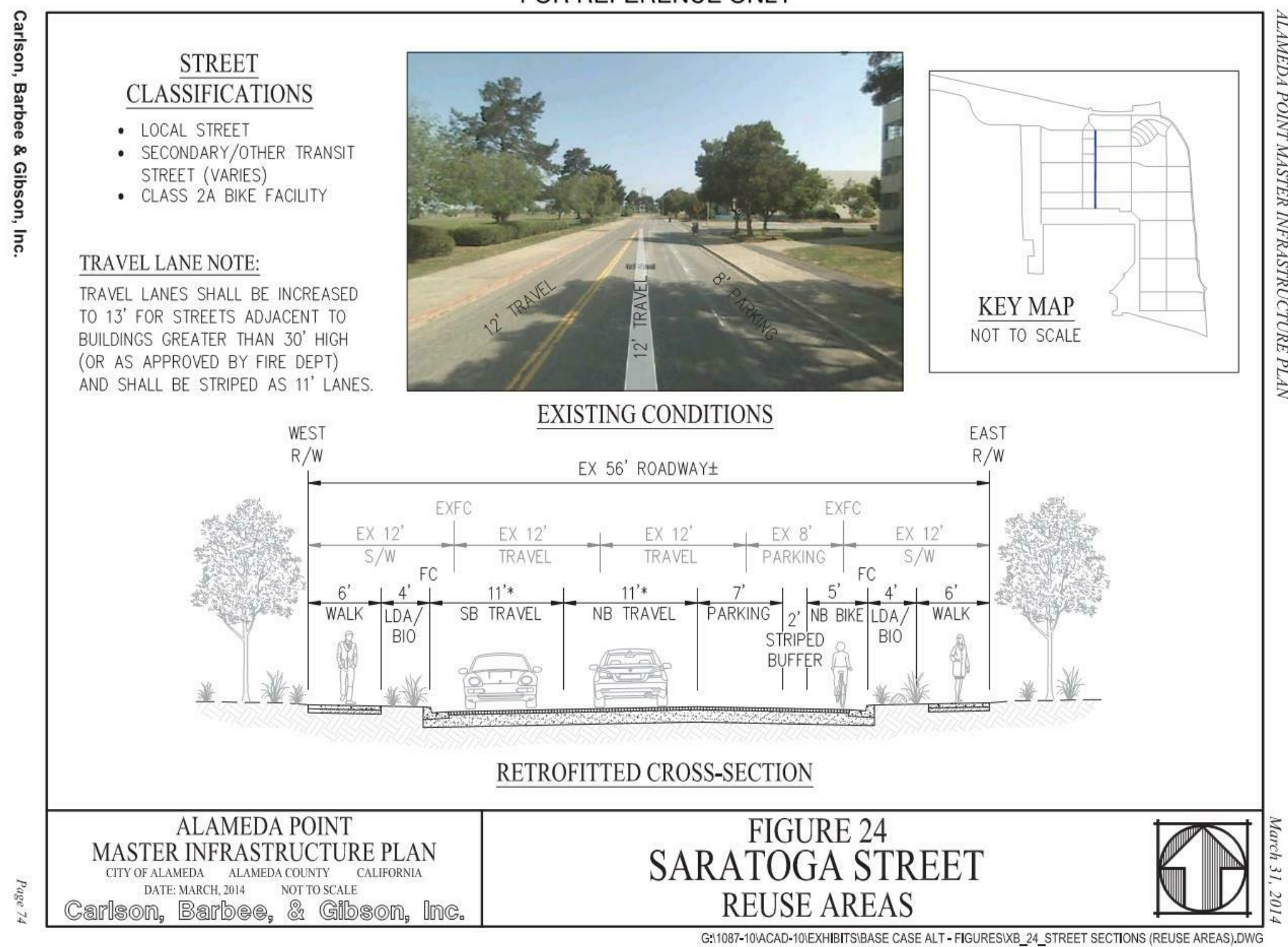


KEY PLAN

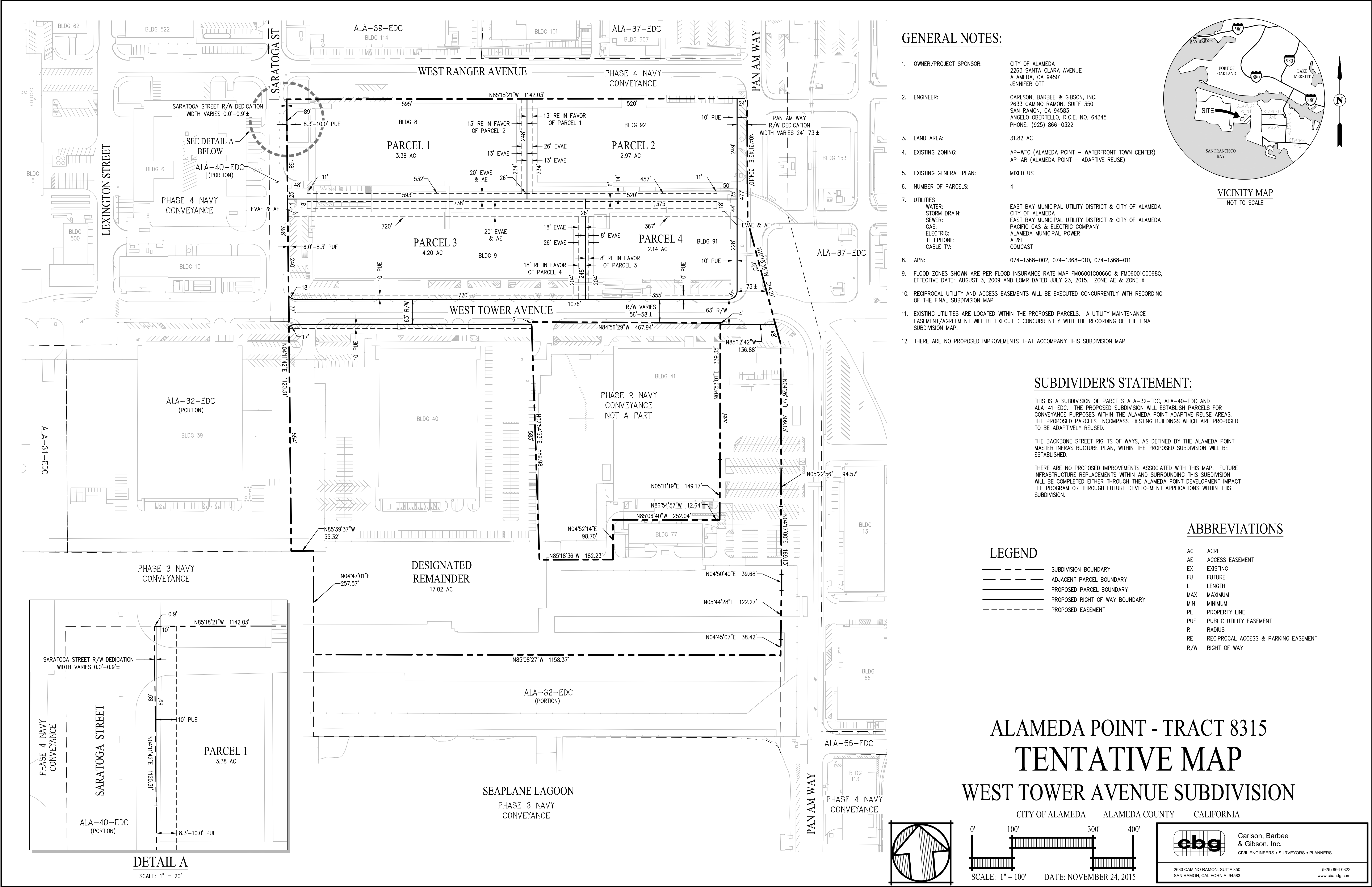


	DRAWING INDEX
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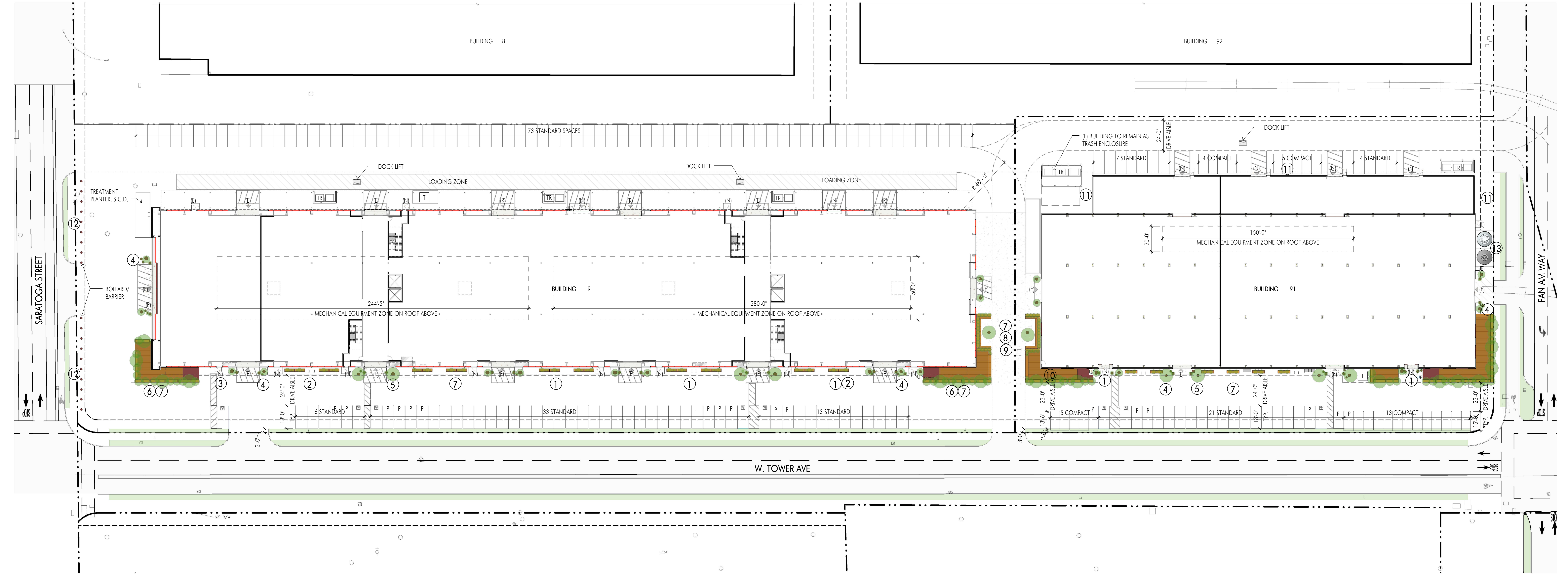
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FOR REFERENCE ONLY



CONCEPT IMAGERY



1

BLDG 9 & BLDG 91 - MASTER SITE PLAN WITH MIP

1" = 30'-0"

SITE PLAN DATA	BUILDING 9	BUILDING 91
OVERALL SITE	183,520 SF / 4.22 AC	93,000 / 2.14 AC
BUILDING EXISTING	+/- 80,907 SF	+/- 40,800 SF
BUILDING NEW	+/- 70,907 SF	+/- 9,000 SF
BUILDING TOTAL	+/- 151,814 SF	+/- 49,800 SF
ZONING	ALAMEDA POINT ZONING SUB-DISTRICT VII ADAPTIVE REUSE (AR)	

SITE PARKING	BUILDING 9	BUILDING 91
PROPOSED	126 TOTAL 126 STANDARD 0 COMPACT 5 ACCESSIBLE 11 DESIGNATED	59 TOTAL 32 STANDARD 27 COMPACT 3 ACCESSIBLE 6 DESIGNATED
ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION		
REQUIRED MAX.	($0.65/1000$) X 143,614 = 93.35 ($0.6/9/1000$) X 1,400 = 9.66 ($0.3/4/1000$) X 6,800 = 23.12 TOTAL MAX = 126.13	($0.65/1000$) X 46,200 = 30.03 ($0.6/9/1000$) X 6,000 = 41.40 TOTAL MAX = 71.43
TYPICAL PARKING DIMENSION	*PER CITY OF ALAMEDA ORDINANCE NO. 3088, XI TABLE B, PARKING RESERVE	
	STANDARD SPACE 9'-0" X 18'-0" **8'-6" X 18'-0"	
	COMPACT SPACE 7'-6" X 15'-0" **1'-6" OVERHANG	
	DRIVE AISLE 20'-0" MIN, 26'-0" MIN WHERE SPECIFIED	
	90 DEGREE PARKING, STANDARD 24'-0" MIN, COMPACT 23'-0"	
	** PER CITY OF ALAMEDA CODE OF ORDINANCES 30-7.9 PARKING DIMENSION AND ACCESS, ADJUSTMENT TO PARKING SPACE DIMENSIONS	

TYPICAL PARKING DIMENSION

BIKE PARKING

REQUIRED/PROPOSED

BUILDING 9

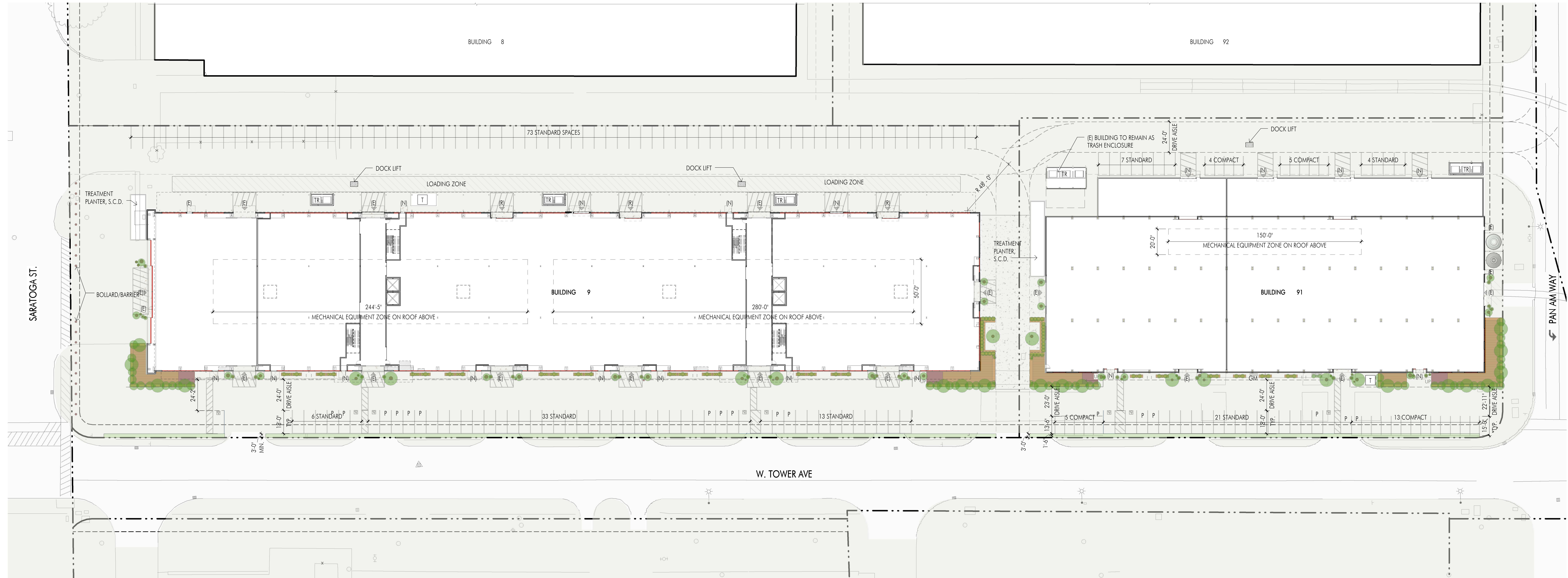
BUILDING 91

GRAPHIC LEGEND

ABBREVIATIONS

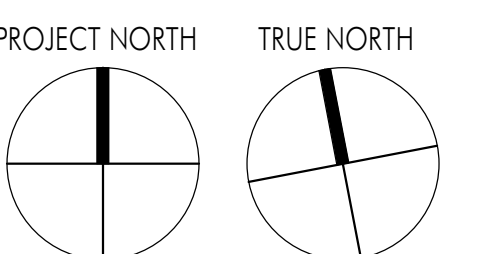
PROJECT NORTH

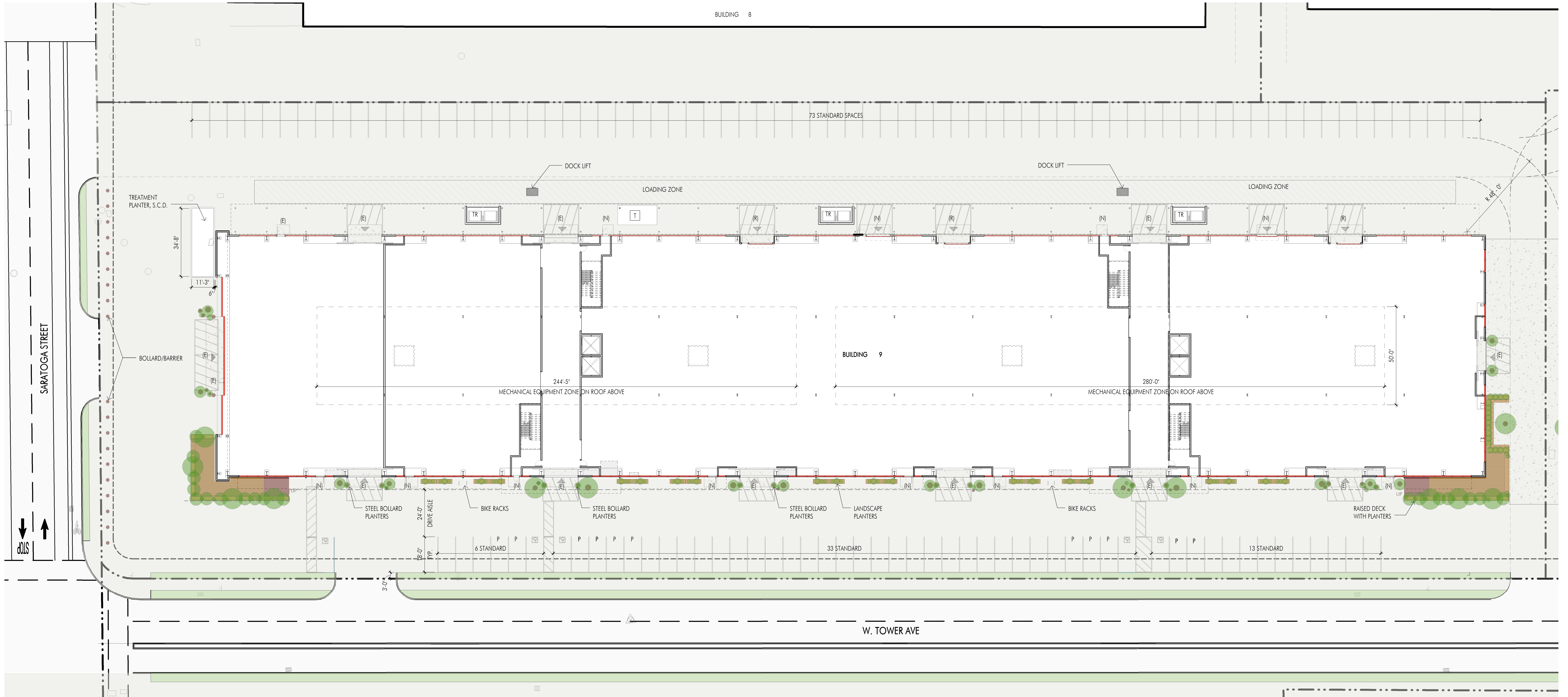
TRUE NORTH



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

SEE SHEET A1.0 FOR SITE PLAN DATA AND ADDITIONAL INFORMATION





1 SITE PLAN

1" = 20'-0"

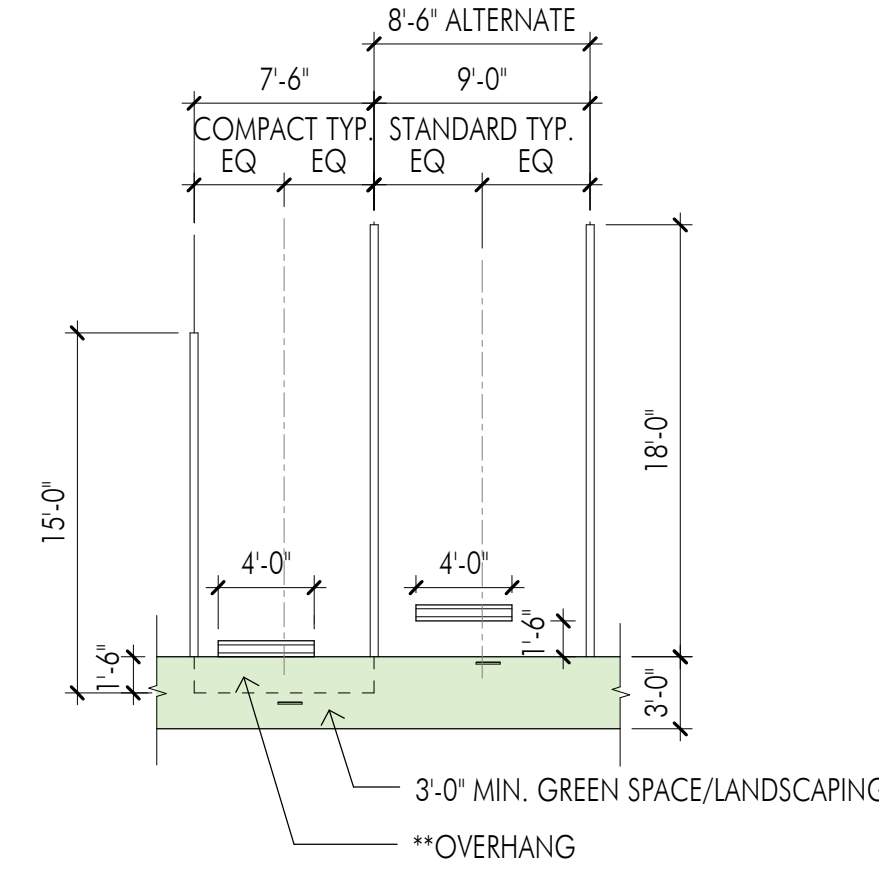
SITE PLAN DATA

OVERALL SITE	BUILDING 9
OVERALL SITE	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	BUILDING 9
PROPOSED	126 TOTAL 126 STANDARD 0 COMPACT 5 ACCESSIBLE 11 DESIGNATED
REQUIRED MAX.	ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION ($0.65/1000$) X 143,614 = 93.35 ($0.6/1000$) X 1,400 = 9.66 ($0.3/1000$) X 6,800 = 23.12 TOTAL MAX = 126.13 *PER CITY OF ALAMEDA ORDINANCE NO. 308B, XI TABLE B, PARKING RESERVE
TYPICAL PARKING DIMENSION	STANDARD SPACE 9'-0" X 18'-0" **8'-6" X 18'-0" COMPACT SPACE 7'-6" X 15'-0" **1'-6" OVERHANG DRIVE AISLE 20'-0" MIN, 24'-0" MIN WHERE SPECIFIED 90 DEGREE PARKING, STANDARD 24'-0" MIN. COMPACT 23'-0" ** PER CITY OF ALAMEDA CODE OF ORDINANCES 30-7.9 PARKING DIMENSION AND ACCESS, ADJUSTMENT TO PARKING SPACE DIMENSIONS

TYPICAL PARKING DIMENSION



BIKE PARKING

REQUIRED/PROPOSED	BUILDING 9
REQUIRED/PROPOSED	19 LONG TERM (11/8000 SF) 4 SHORT TERM (2@ EACH ENTRY MIN.)

*LONG TERM BIKE PARKING TO BE LOCATED INSIDE THE BUILDING. EXACT LOCATION TBD, TO BE COORDINATED WITH INTERIOR BUILDOUTS.
**PER CITY OF ALAMEDA BICYCLE FACILITY DESIGN STANDARDS

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	---	DESIGNATED LANDSCAPE/GREEN ZONE
AP	ACCESSIBLE PARKING STALLS		
(E)	EXISTING		
(R)	REPLACE (E) SLIDING DOOR		
(N)	NEW		

ABBREVIATIONS

651 WEST TOWER
AVENUE
ALAMEDA, CA 94501

651 WEST TOWER
AVENUE
ALAMEDA, CA 94501

FEE MUNSON EBERT ARCHITECTURE + DESIGN
500 MONTGOMERY STREET SAN FRANCISCO CA 94111-2579
415-434-0320 FX 415-434-2409 WWW.FME-ARCH.COM



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

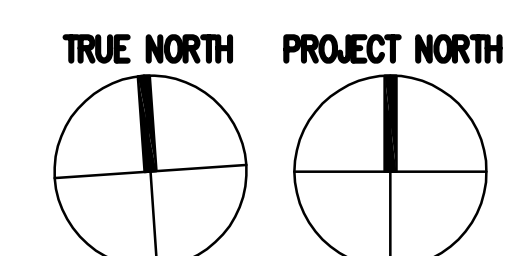
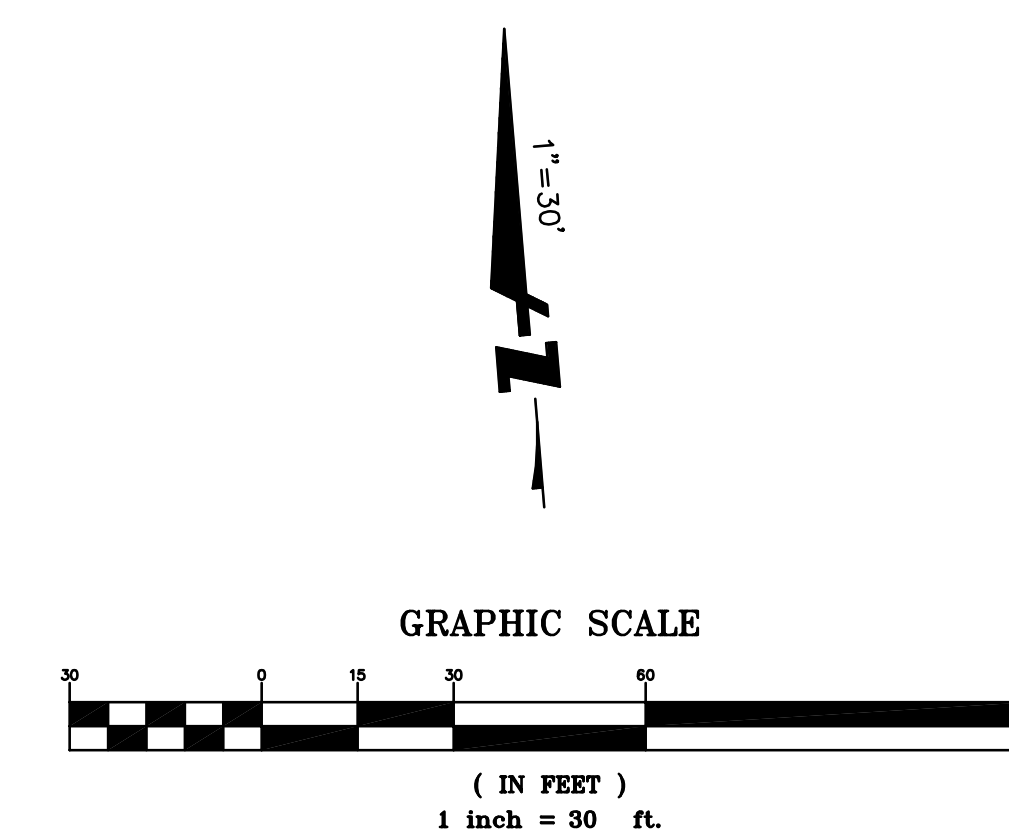
E	ELECTRICAL
(E)	EXISTING
G	GAS
FW	FIRE WATER
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
W	DOMESTIC WATER

— SS — (E) SANITARY SEWER LINE
 — SD — (E) STORM DRAIN LINE
 — W — (E) DOMESTIC WATER LINE
 — FW — (E) FIRE WATER LINE
 — GAS — (E) GAS LINE

 BIORETENTION AREA
 SEE DETAIL 1 THIS SHEET.
 DRAINAGE AREA BOUNDARY
 DRAINAGE AREA LABEL
 TREATMENT AREA LABEL

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

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.



BLDG. 9

651 WEST TOWER
AVENUE
ALAMEDA, CA 94501

F | M | E

FEE MUNSON EBERT ARCHITECTURE + DESIGN
500 MONTGOMERY STREET SAN FRANCISCO CA 94111-2579
415-434-0320 FX 415-434-2409 WWW.FME-ARCH.COM

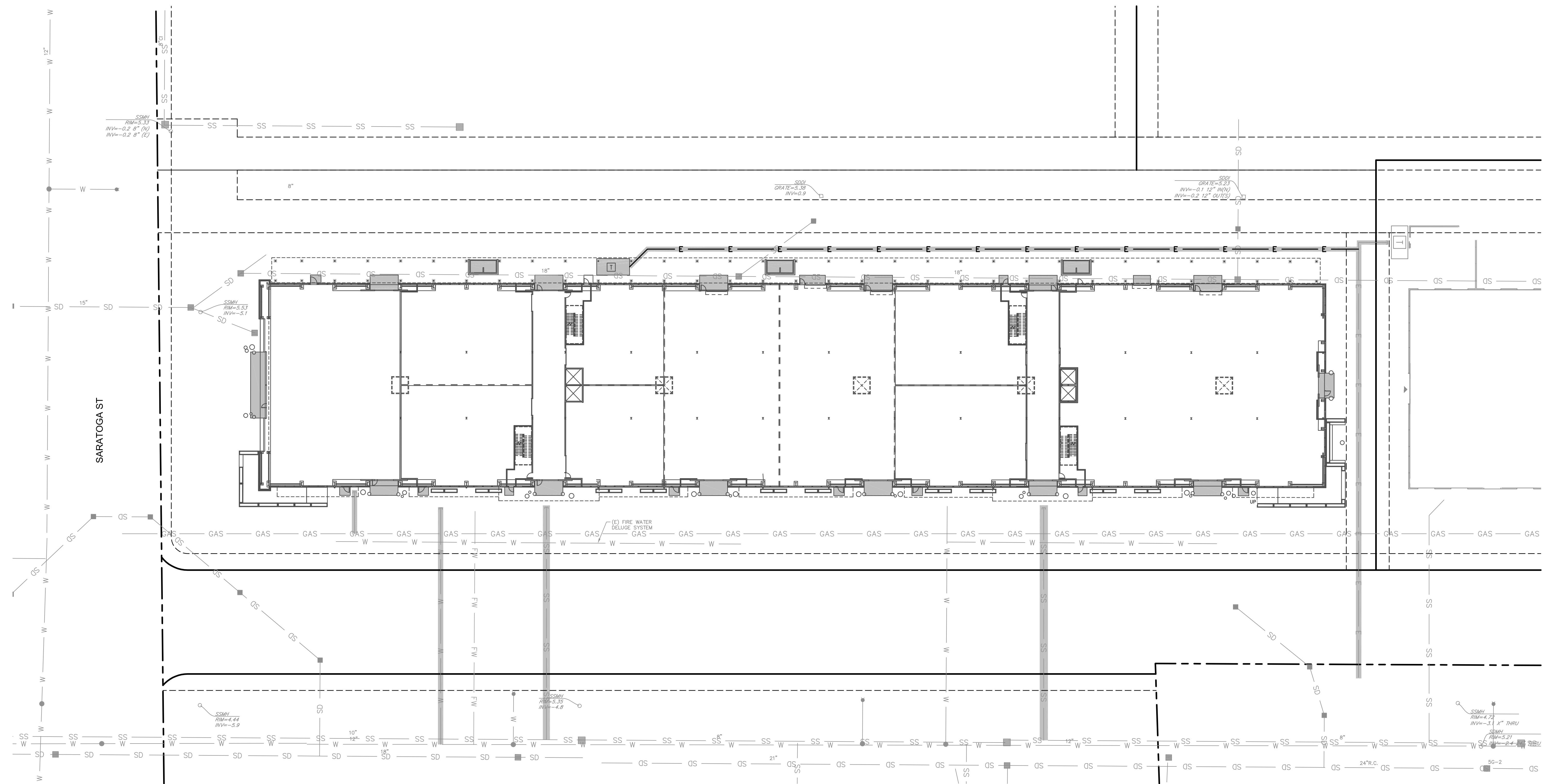
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SITE
DISTURBANCE AREAS
DESIGN DEVELOPMENT

Project No.	2015008.04
Project Path	
Scale	AS SHOWN
Drawn By	CG
Checked By	ES

Sheet
No. C2

Produced on Revit 2011
Fee Munson Ebert © 2012



LEGEND

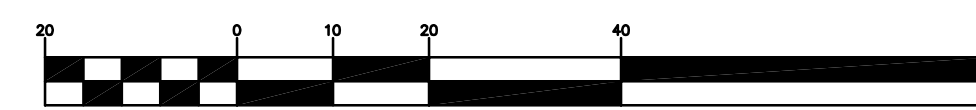
DISTURBED AREA

NOTES

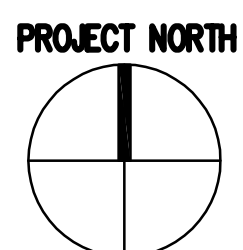
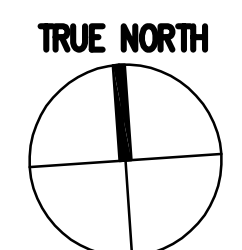
TOTAL DISTURBED AREA: 4,950 SF



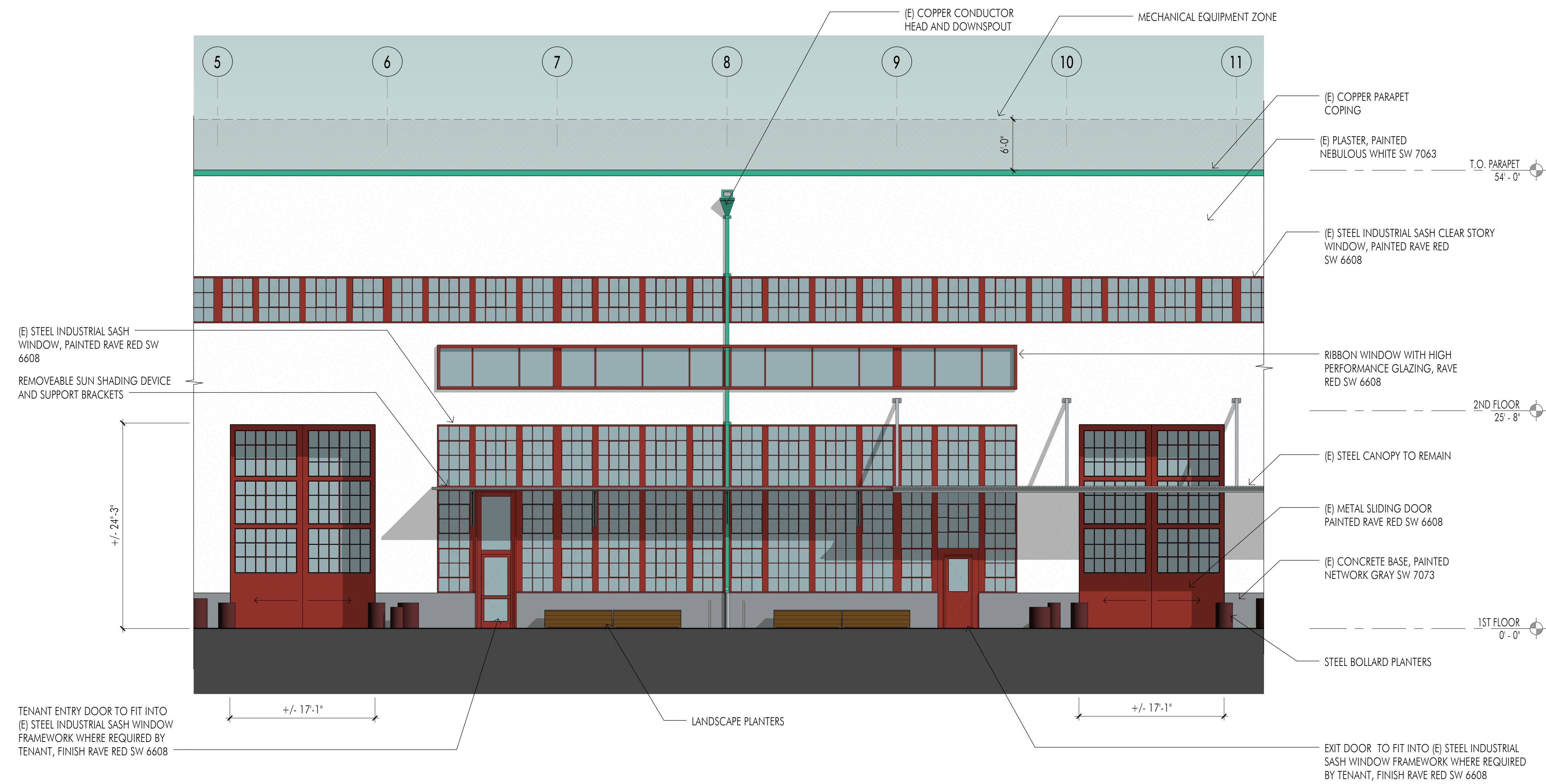
GRAPHIC SCALE



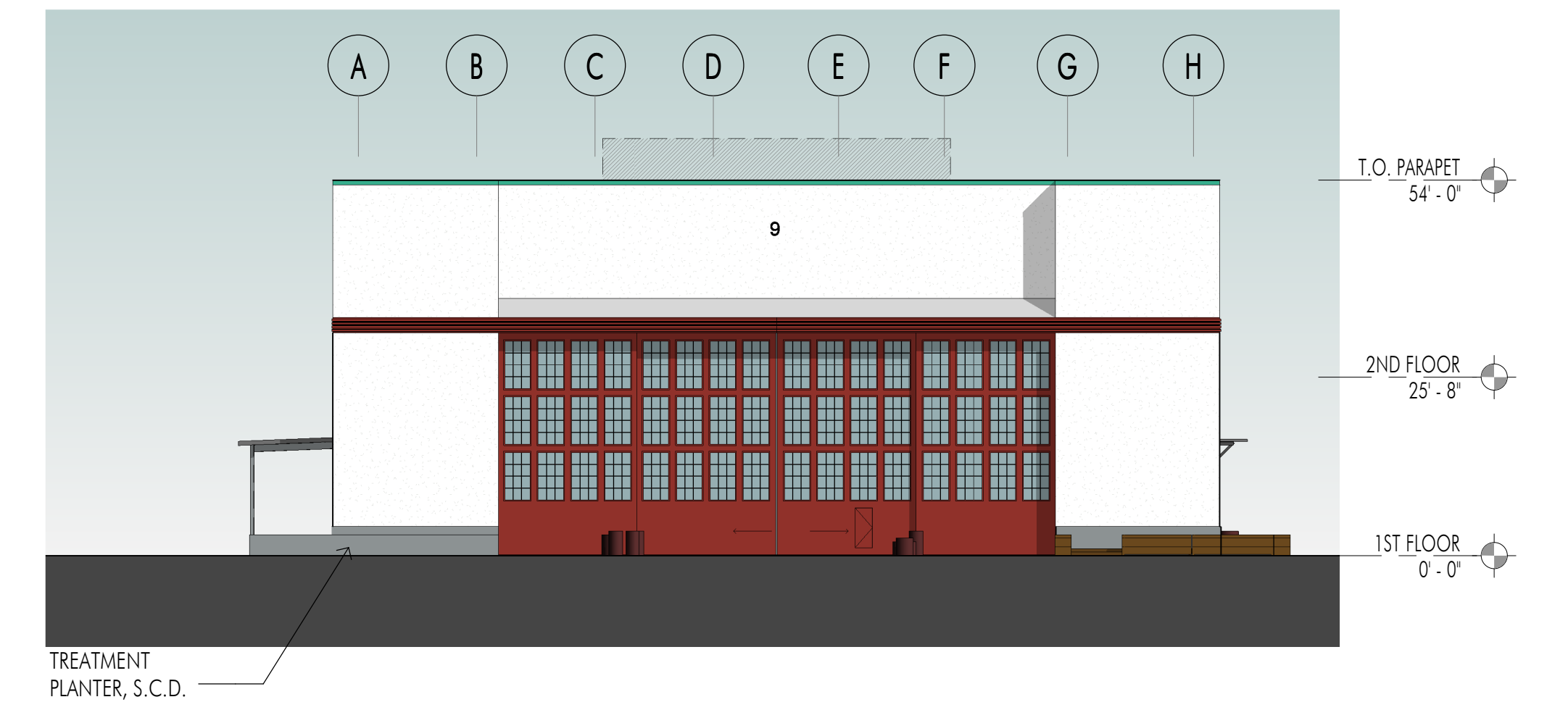
(IN FEET)
1 inch = 20 ft.



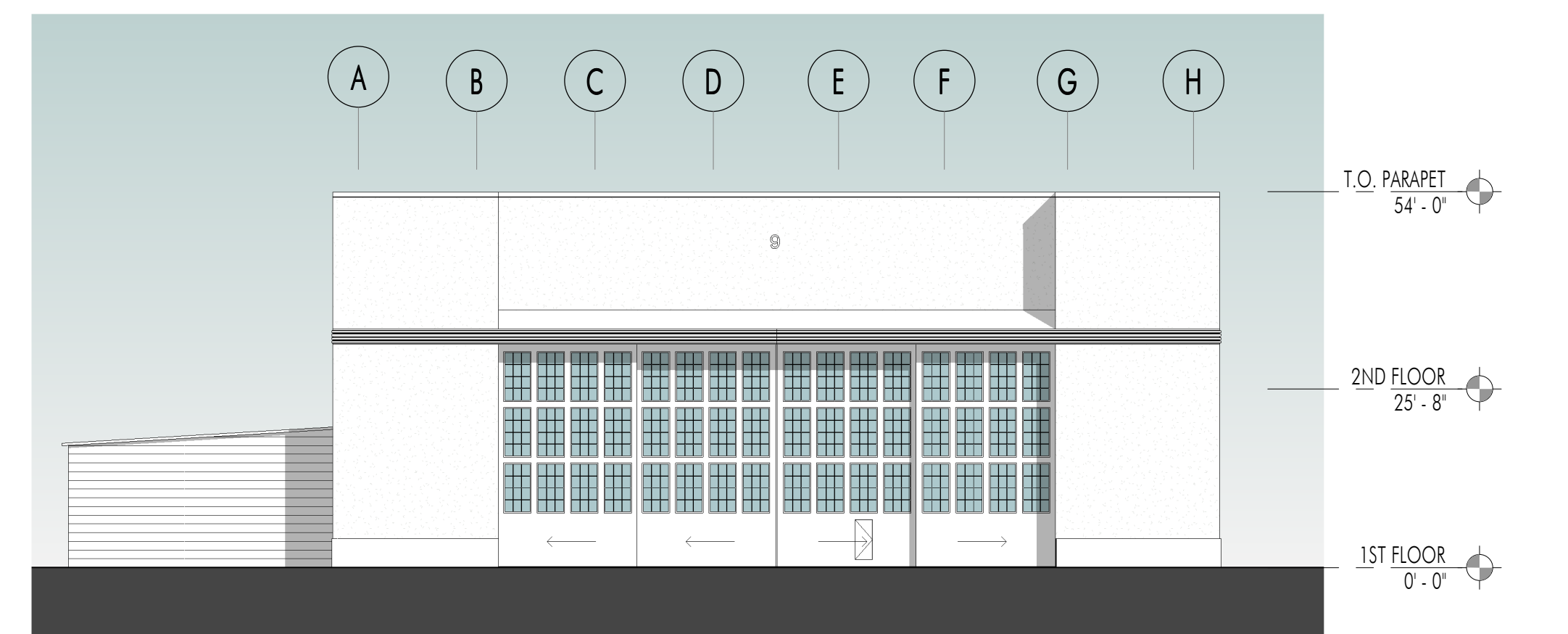




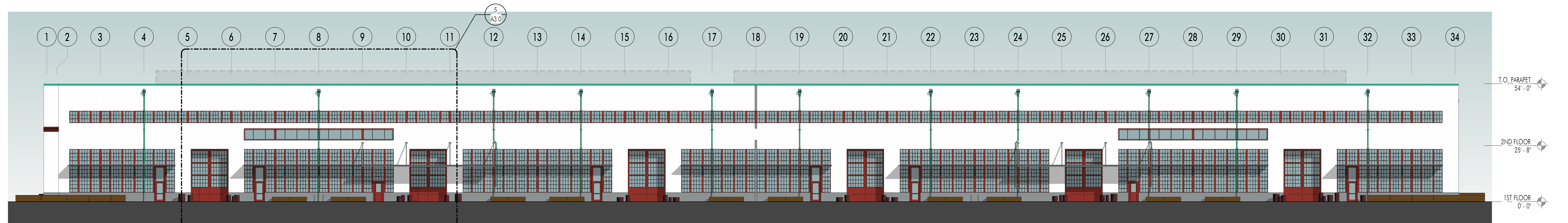
5 SOUTH ELEVATION AT ENTRY AND EXIT DOOR AS REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



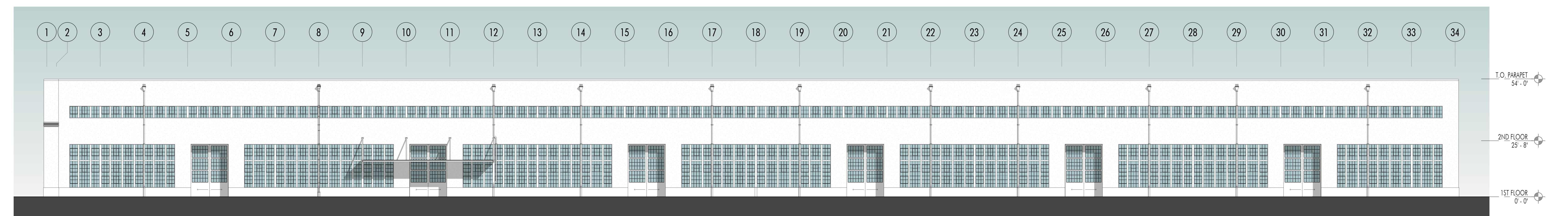
4 WEST ELEVATION - PROPOSED
1" = 20'-0"



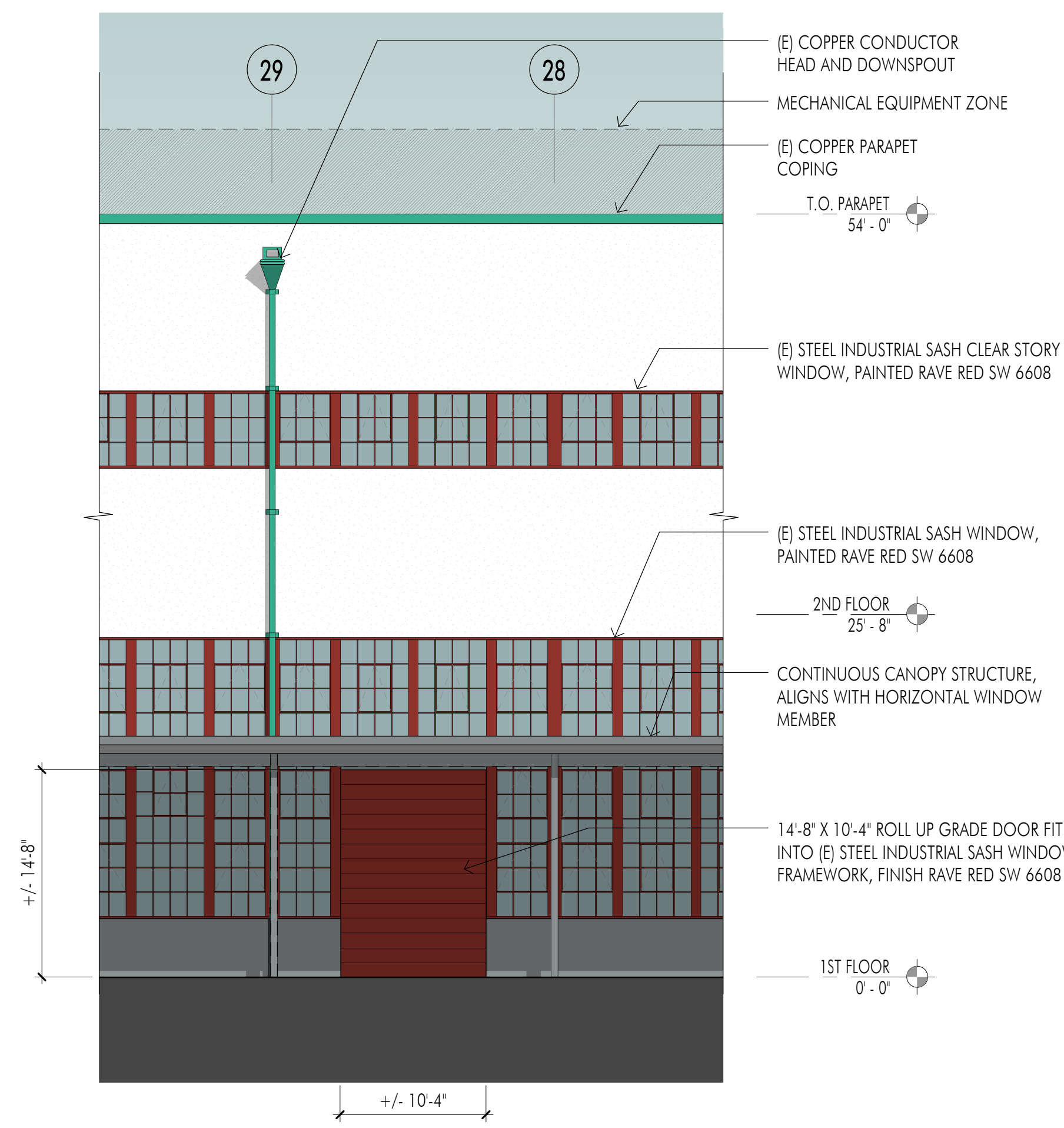
3 WEST ELEVATION - EXISTING
1" = 20'-0"



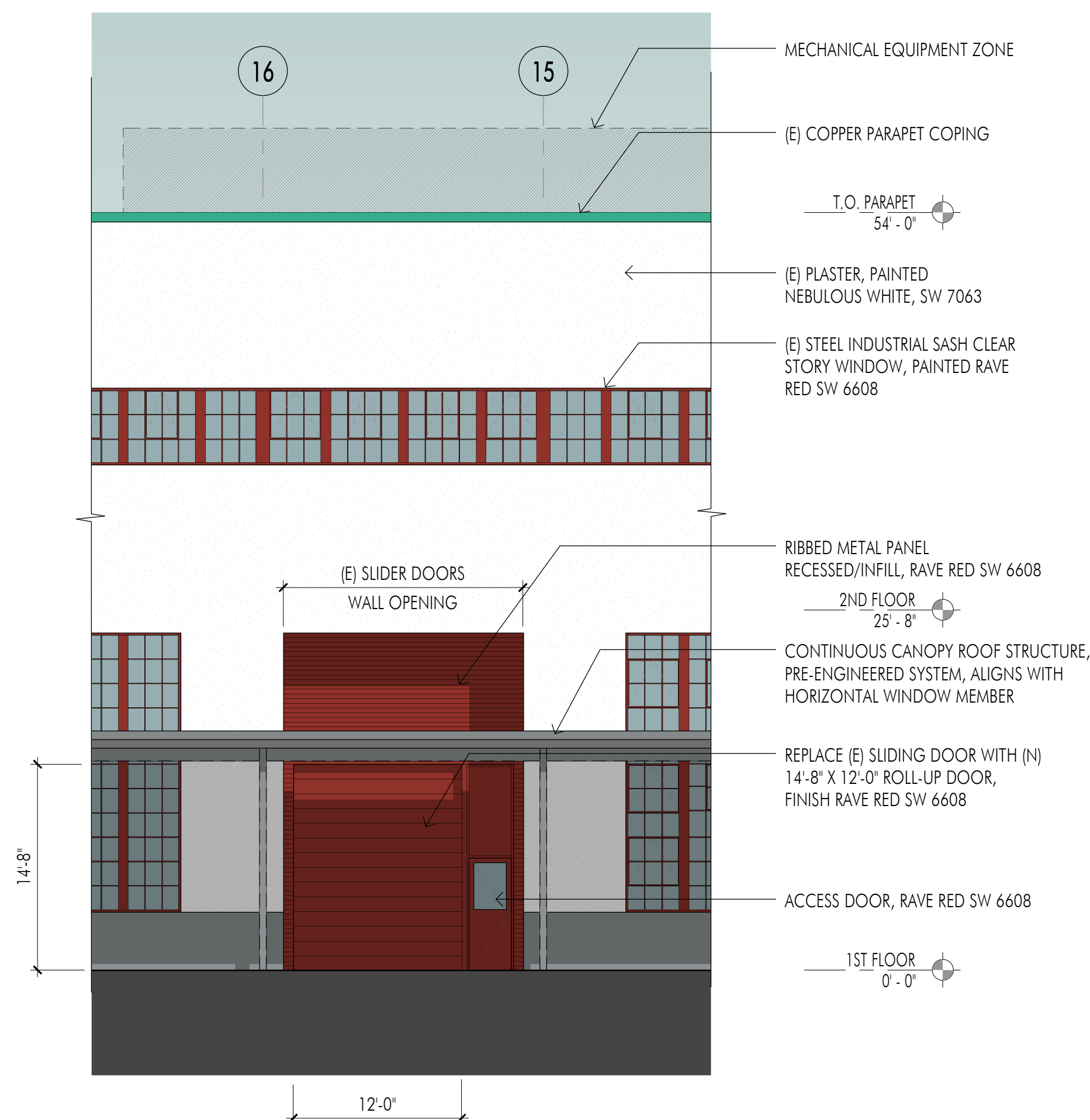
2 SOUTH ELEVATION - PROPOSED
1" = 20'-0"



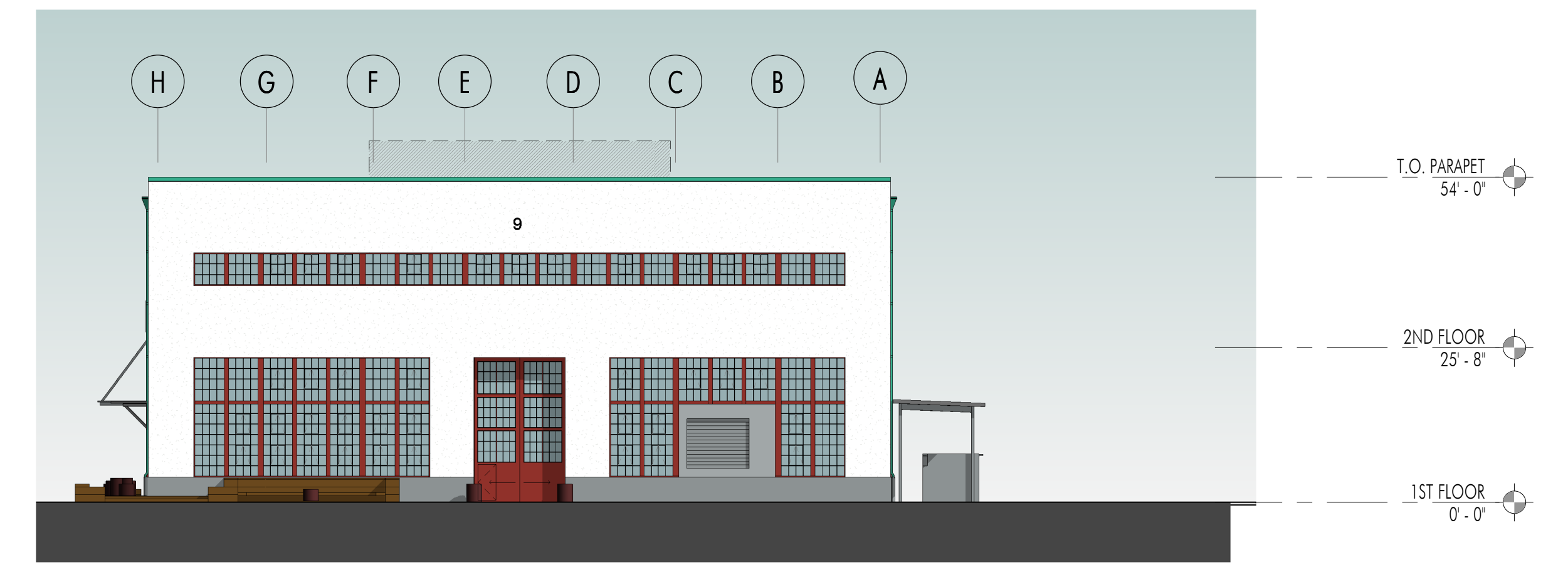
1 SOUTH ELEVATION - EXISTING
1" = 20'-0"



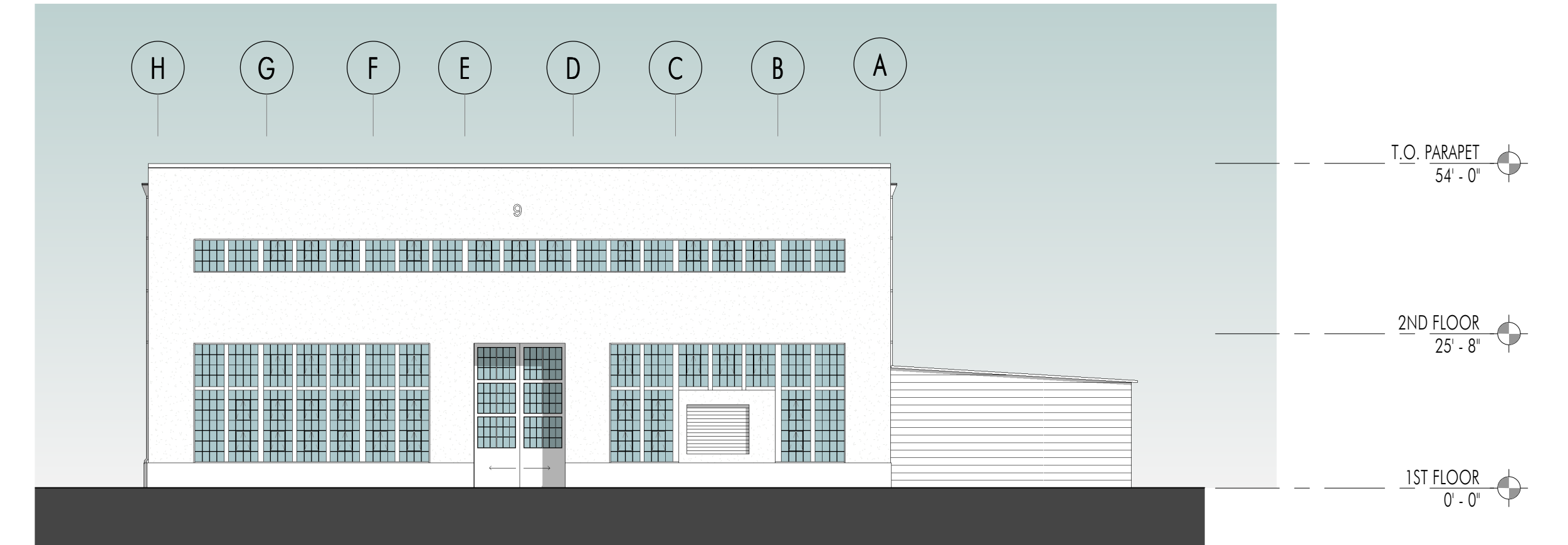
6 STANDARD NEW ROLL-UP DOOR WHERE REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



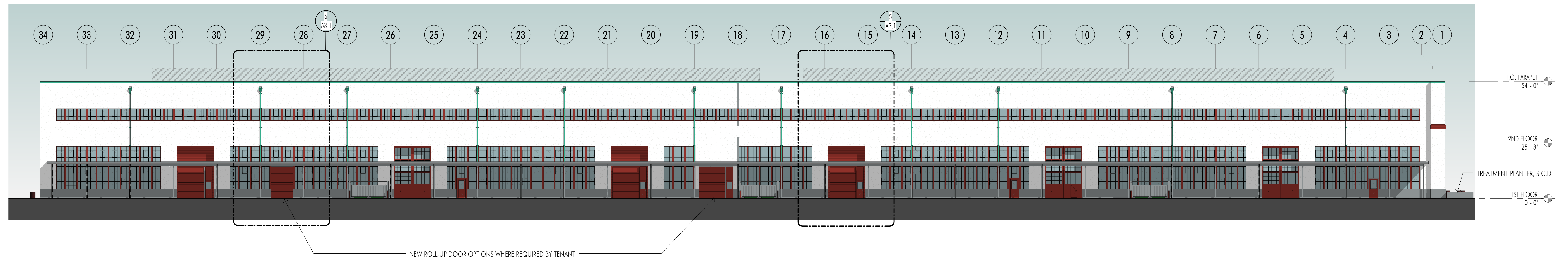
5 NEW ROLL-UP DOOR AT RECESSED GRADE DOOR AT EXISTING DOOR OPENING, TYP.
1/8" = 1'-0"



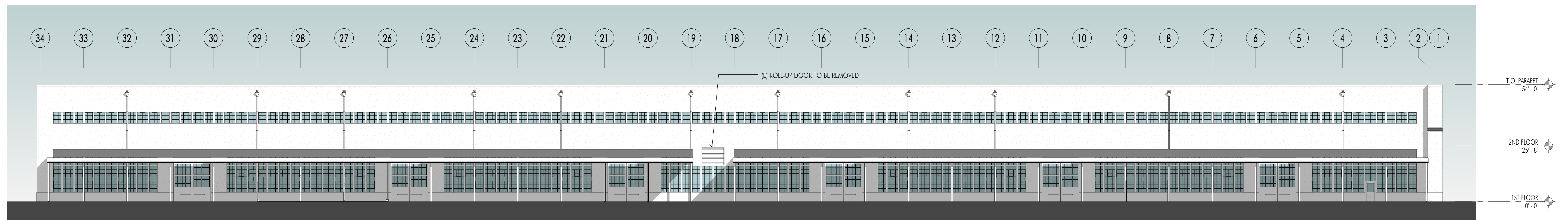
4 EAST ELEVATION - PROPOSED
1" = 20'-0"



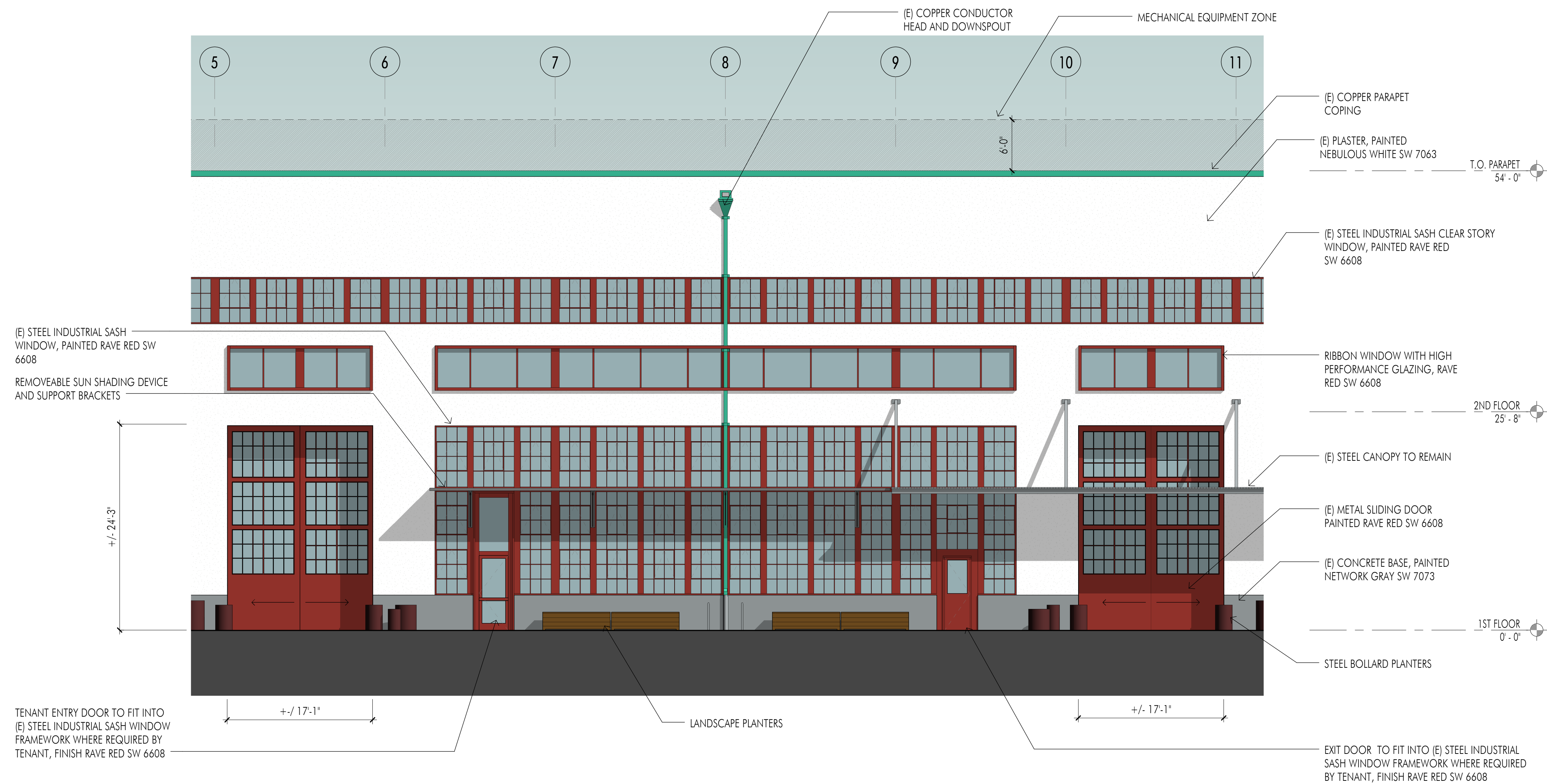
3 EAST ELEVATION - EXISTING
1" = 20'-0"



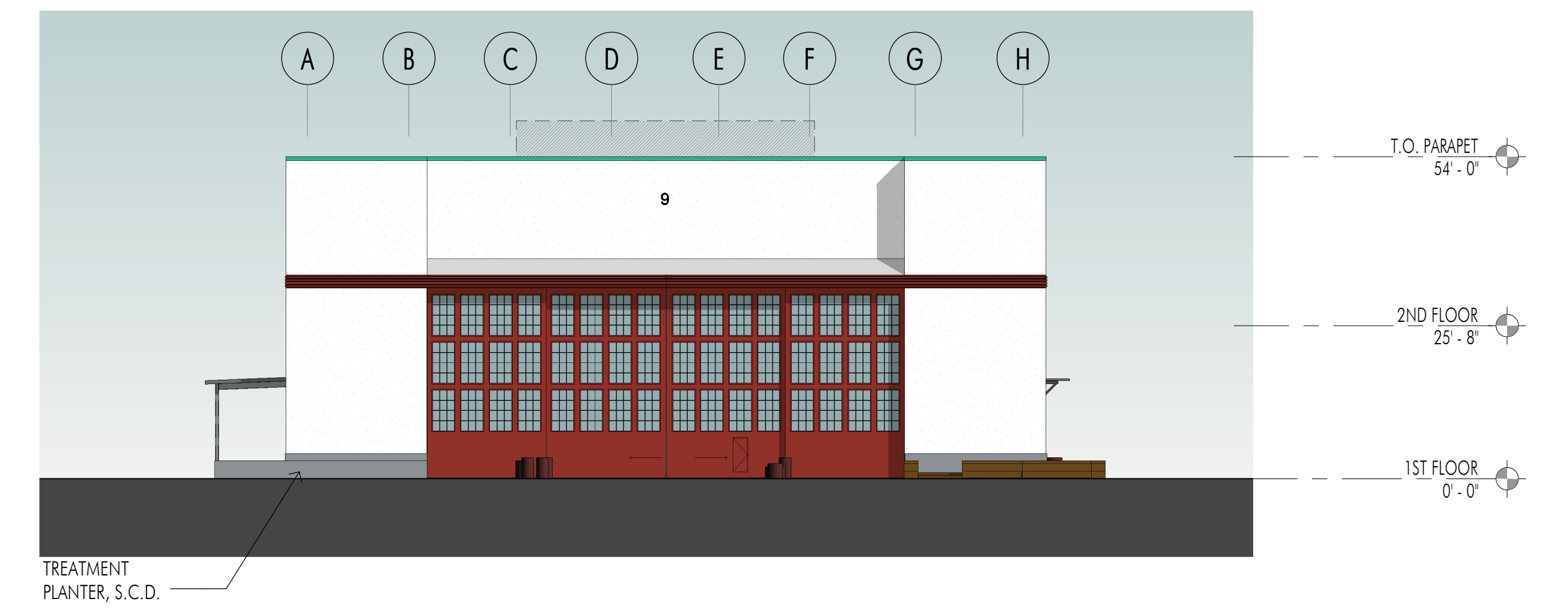
2 NORTH ELEVATION - PROPOSED
1" = 20'-0"



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



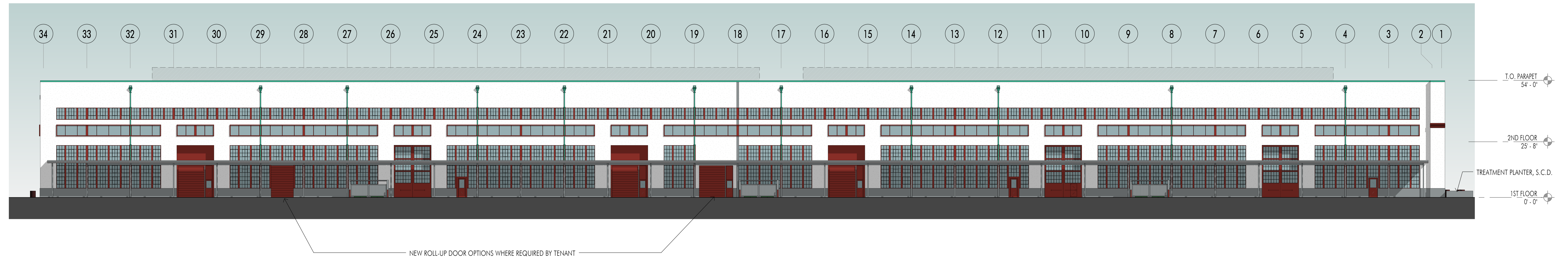
5 SOUTH ELEVATION AT ENTRY & EXIT DOOR AS REQUIRED BY TENANT - ALTERNATE, TYP.
1/8" = 1'-0"



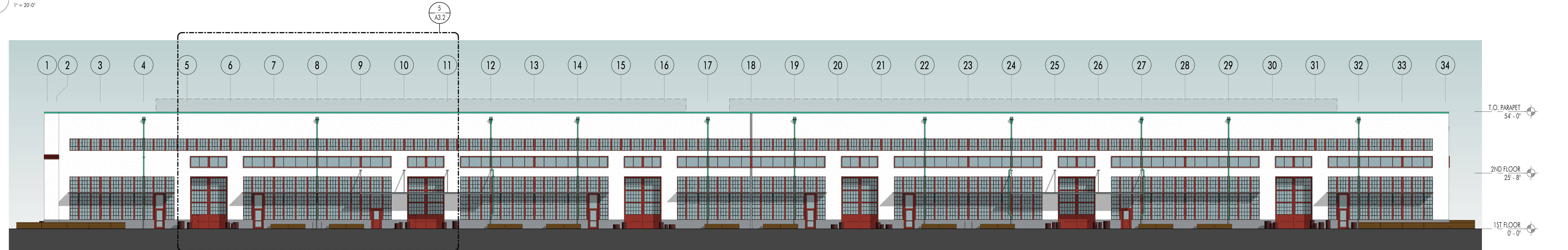
4 WEST ELEVATION - ALTERNATE
1" = 20'-0"



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



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



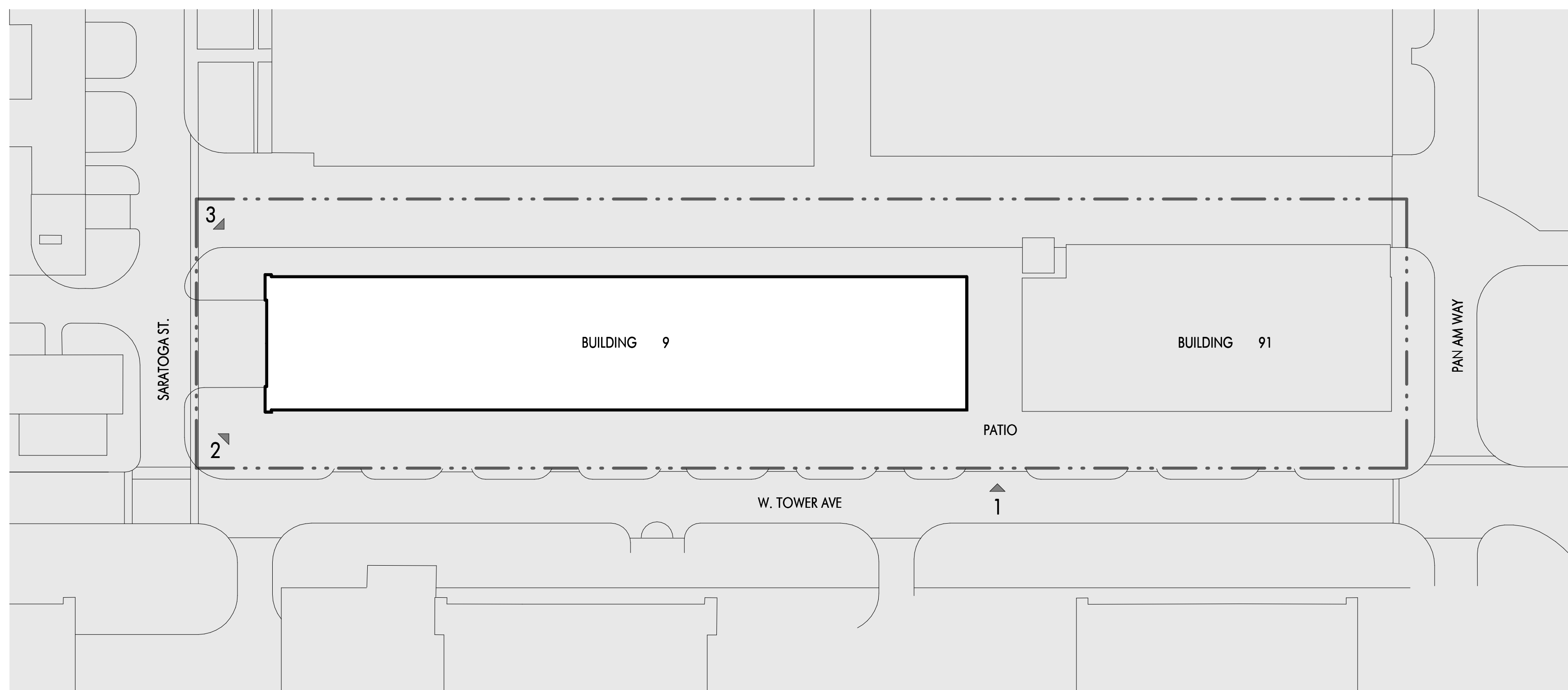
1 SOUTH ELEVATION - ALTERNATE
1" = 20'-0"



3 VIEW OF NORTHWEST APPROACH



2 VIEW OF SOUTHWEST APPROACH



4 KEY PLAN - PERSPECTIVES



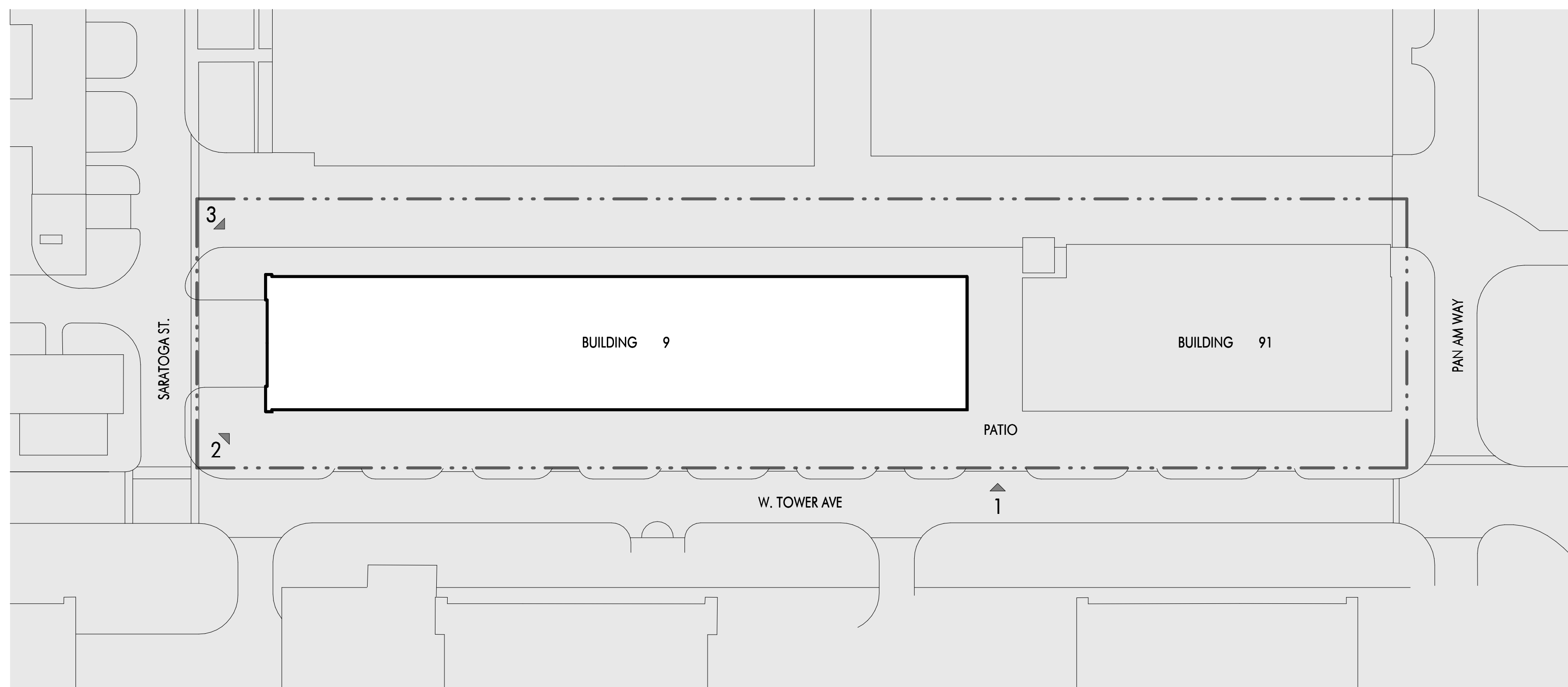
1 VIEW OF PATIO FROM W. TOWER AVENUE



3 VIEW OF NORTHWEST APPROACH



2 VIEW OF SOUTHWEST APPROACH



4 KEY PLAN - PERSPECTIVES
1" = 80'-0"



1 VIEW OF PATIO FROM W. TOWER AVENUE