

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

PROPOSED PROJECT

PROJECT DIRECTORY



DEVELOPER:

SRMERNST 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@HOLMESCULEY.COM

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

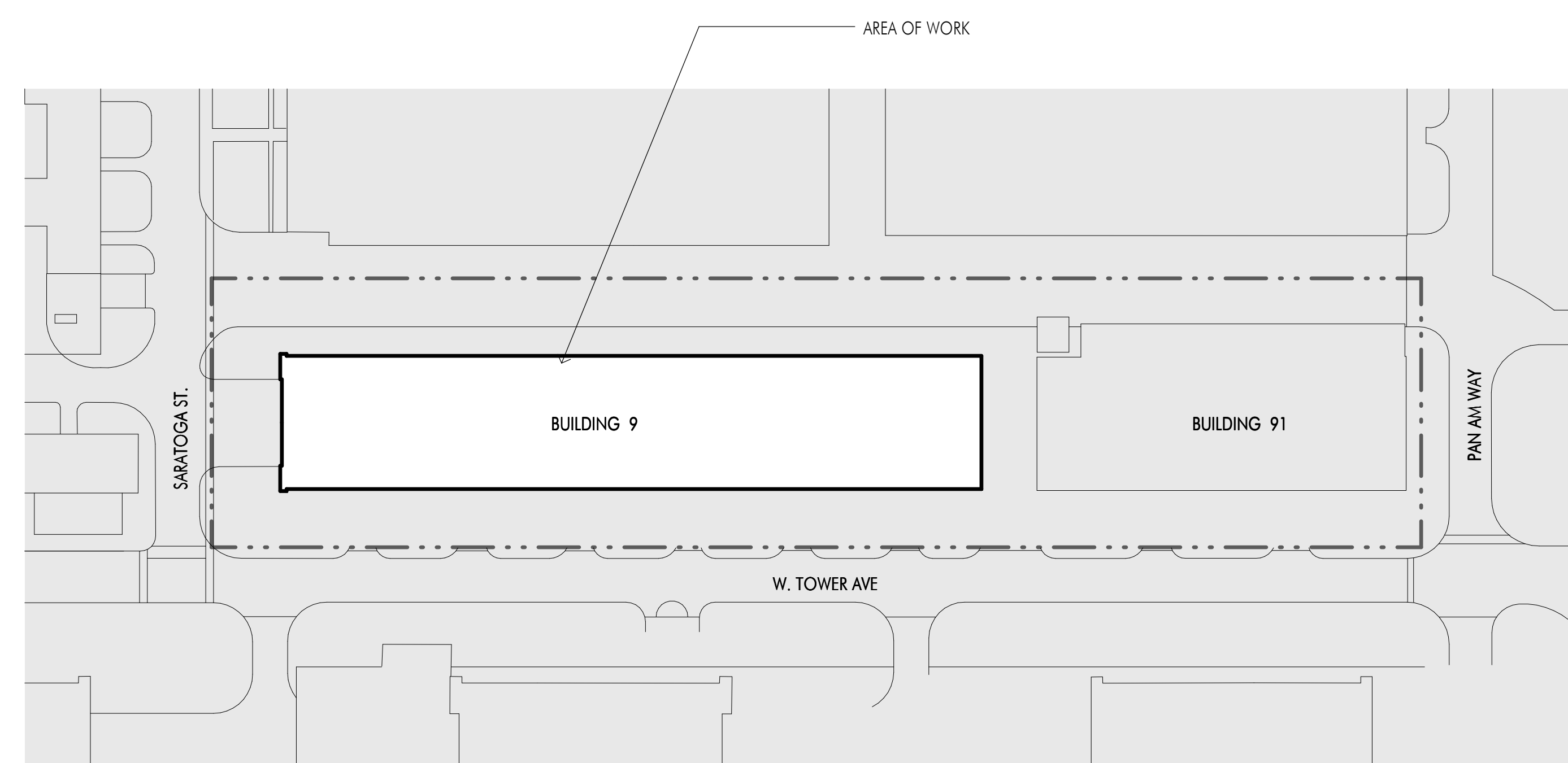
EXISTING CONDITIONS



VICINITY MAP

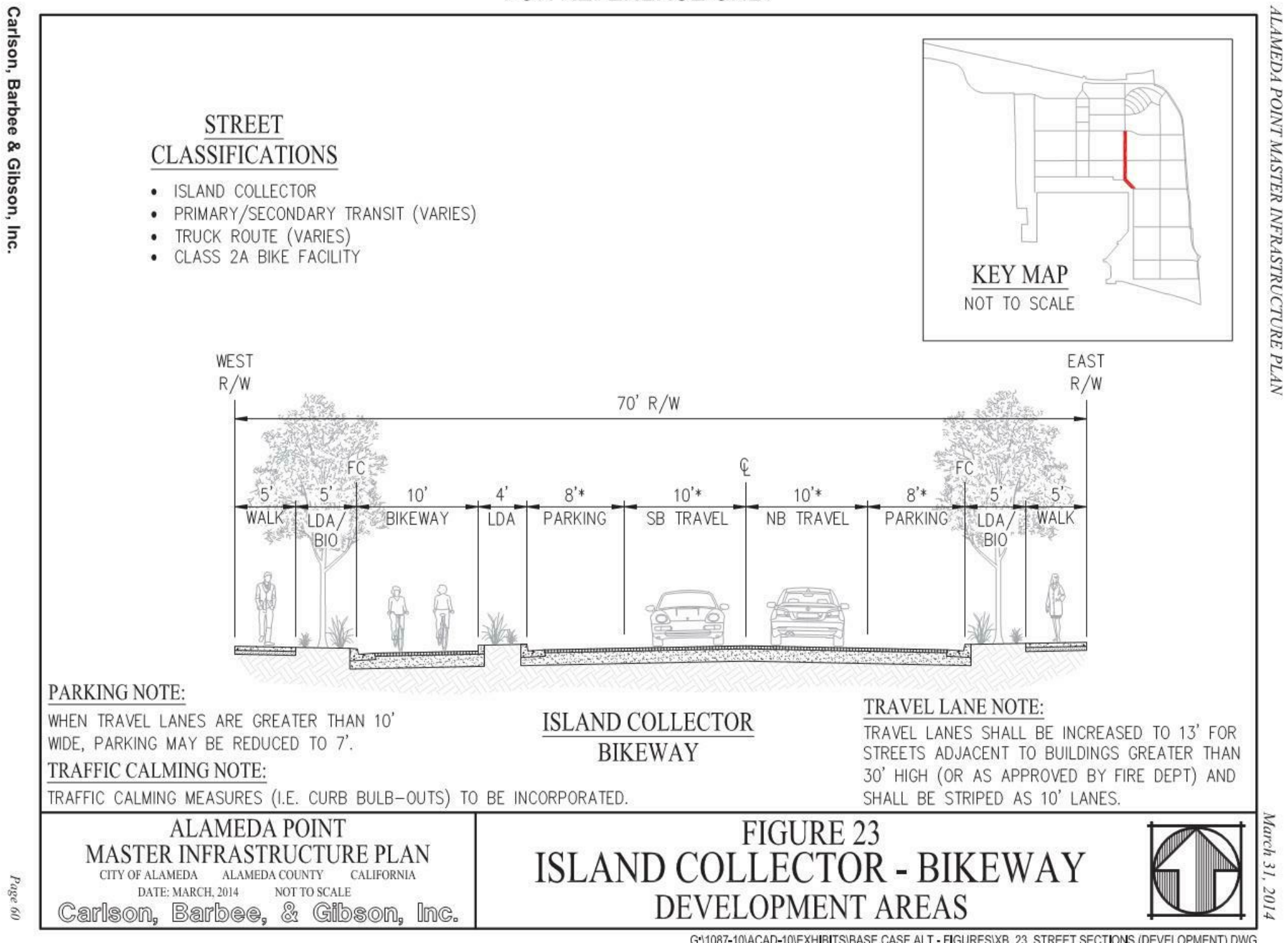
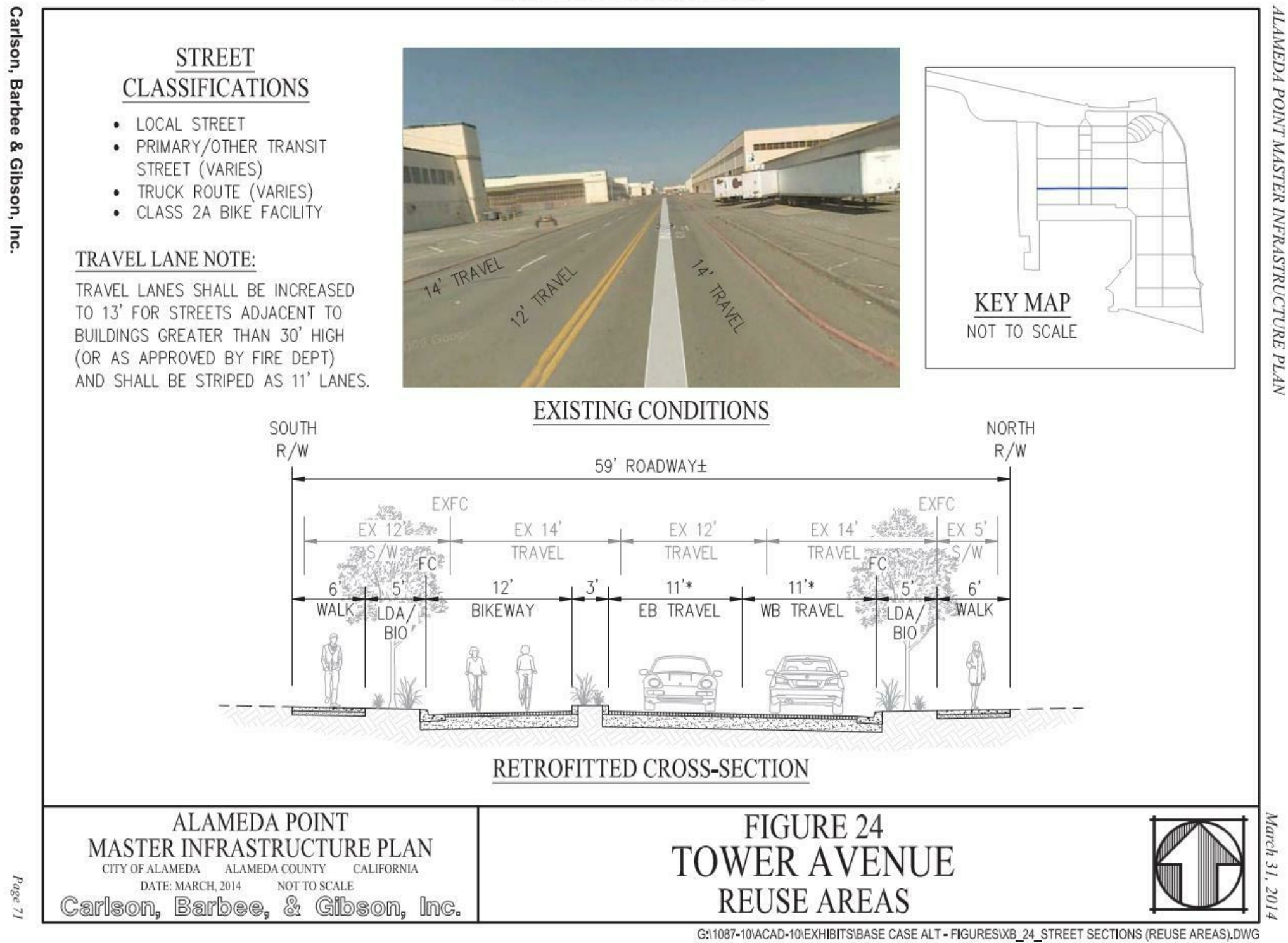
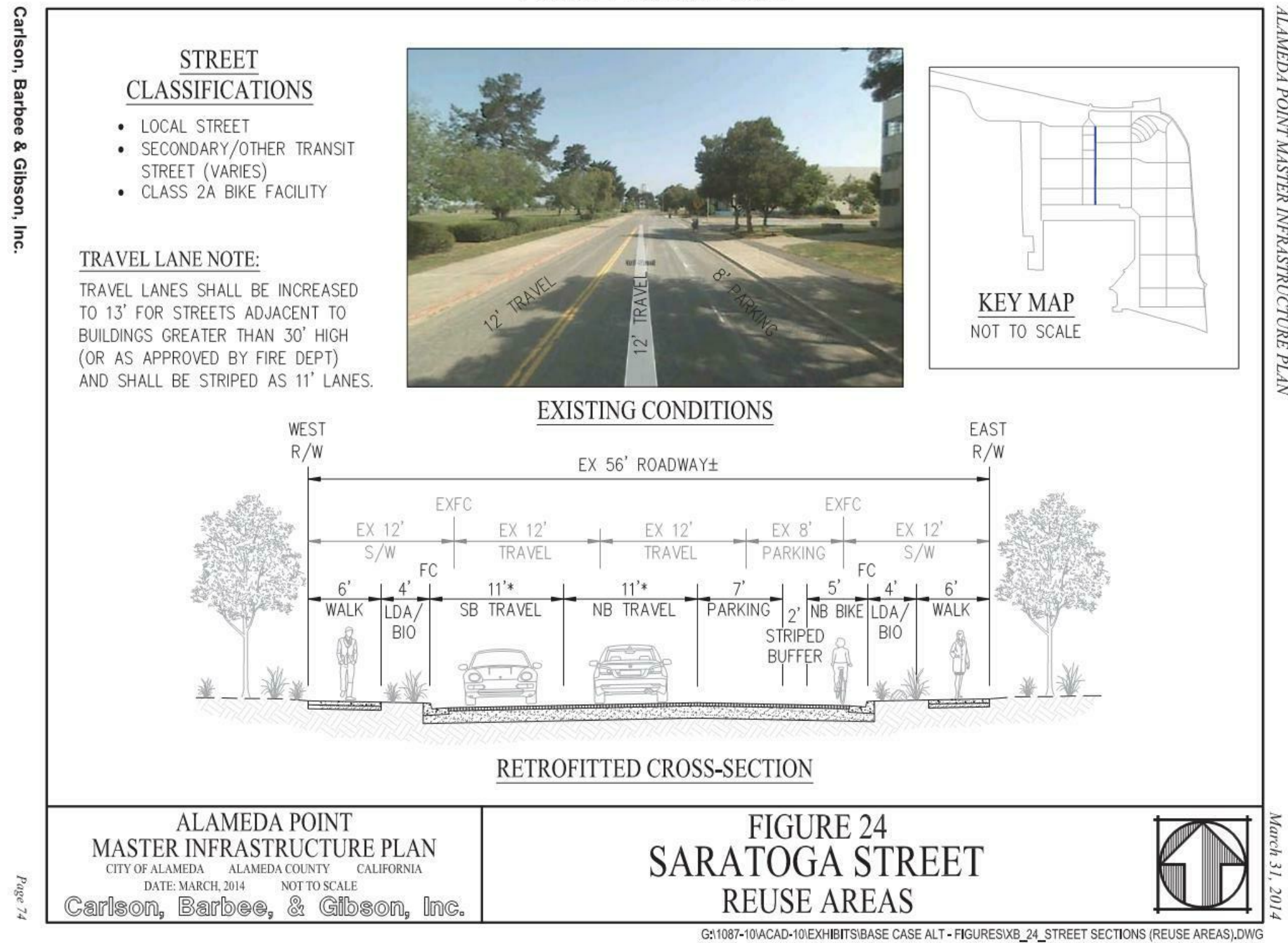


KEY PLAN

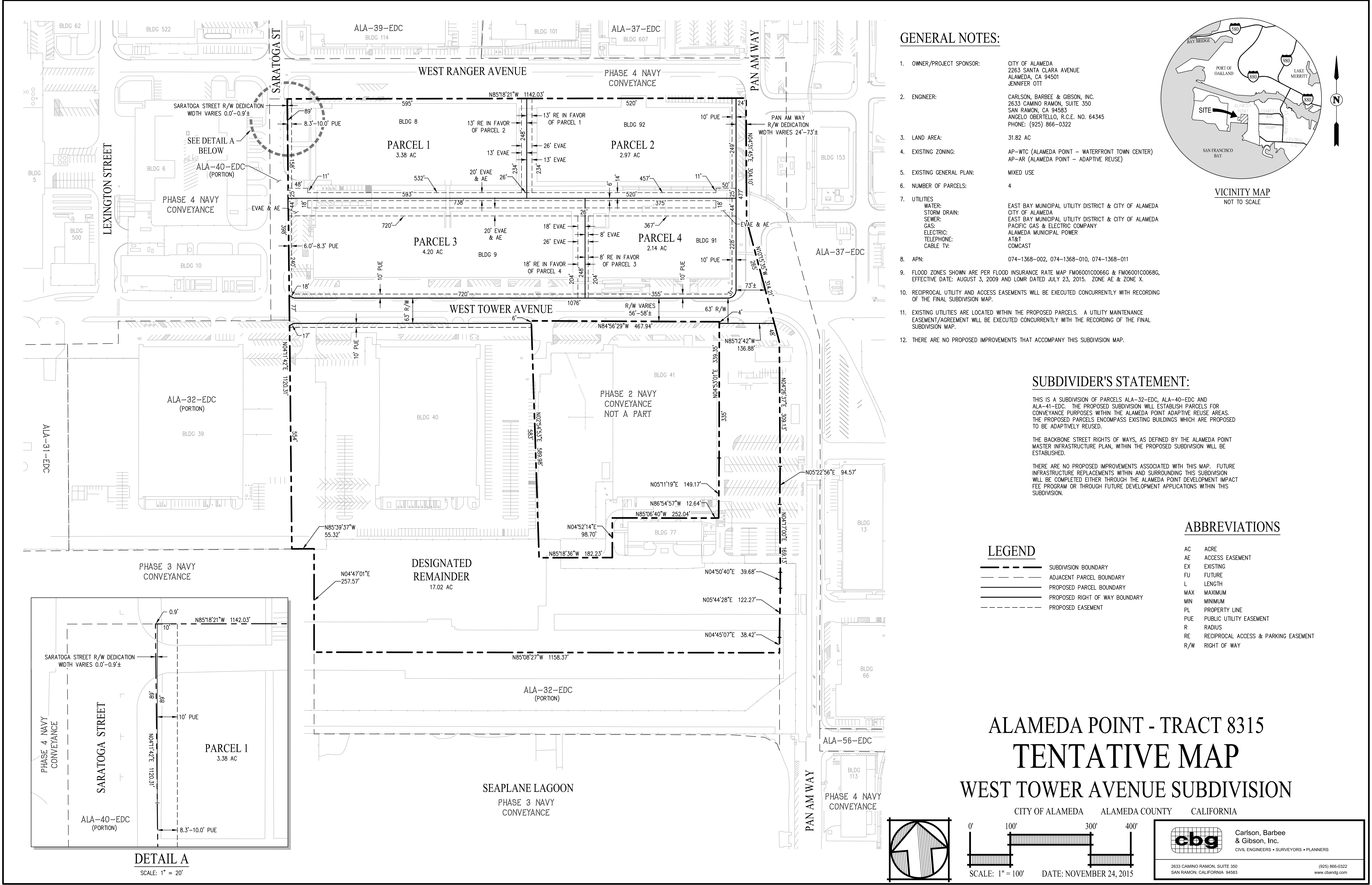


	DRAWING INDEX
--	---------------

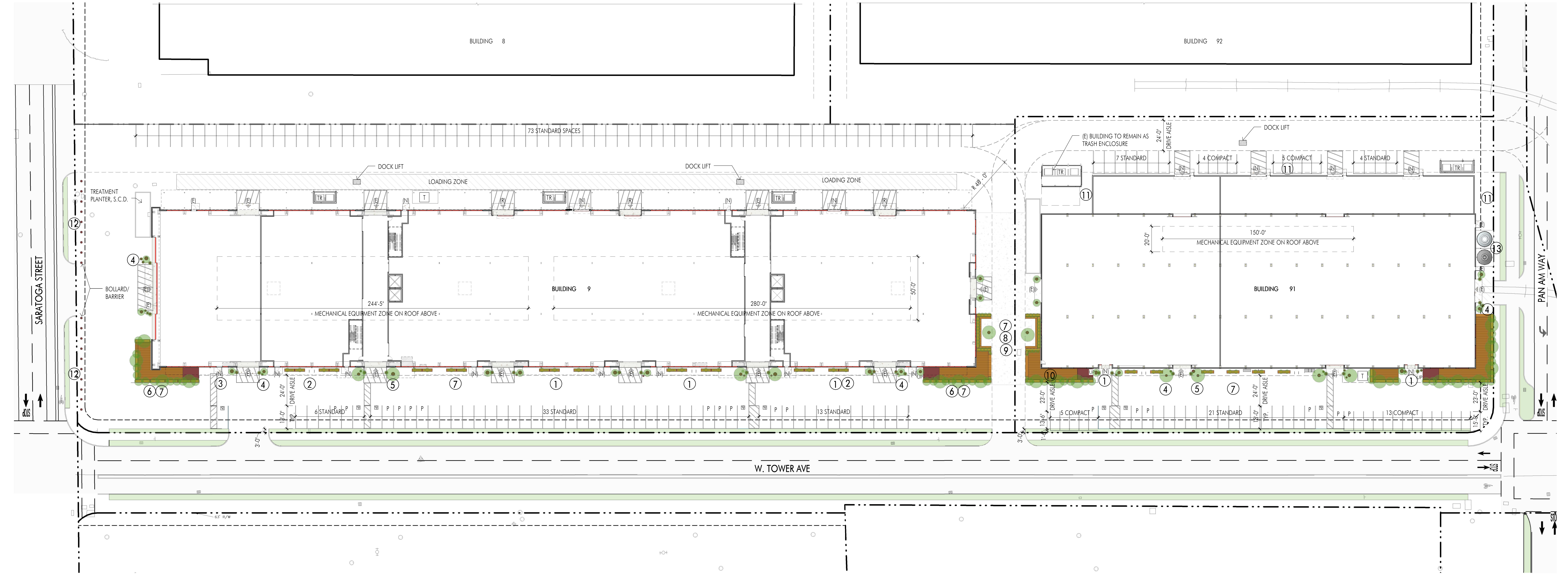
[illegible]



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	SITE PARKING	BUILDING 9	BUILDING 91
OVERALL SITE	183,520 SF / 4.22 AC	93,000 / 2.14 AC	PROPOSED	126 TOTAL 126 STANDARD 0 COMPACT 5 ACCESSIBLE 11 DESIGNATED	59 TOTAL 32 STANDARD 27 COMPACT 3 ACCESSIBLE 6 DESIGNATED
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)				
			REQUIRED MAX.	(^{0.65} /1000) X 143,614 = 93.35 (^{06.9} /1000) X 1,400 = 9.66 (^{03.4} /1000) X 6,800 = 23.12 TOTAL MAX = 126.13	(^{0.65} /1000) X 46,200 = 30.03 (^{06.9} /1000) X 6,000 = 41.40 TOTAL MAX = 71.43
			TYPICAL PARKING DIMENSION	ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION **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
19' LONG TERM (1/8000 SF)
4 SHORT TERM (2@ EACH ENTRY MIN.)

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.
**PER CITY OF ALAMEDA BICYCLE FACILITY DESIGN STANDARDS

GRAPHIC LEGEND

TR TRASH ENCLOSURE

T TRANSFORMER

P DESIGNATED PARKING FOR LOW-EMITTING, FUEL EFFICIENT AND CARPOOL/VANPOOL VEHICLES

EVAE EMERGENCY VEHICLE ACCESS EASEMENT

ACCESSIBLE PARKING STALLS

PROPERTY LINE

BIKE PARKING SHORT TERM - EXTERIOR

FIRE ACCESS ROUTE
20'-0" MIN. WIDTH W/28'-0" MIN TURNING RADIUS
26'-0" MIN. WIDTH WHERE SPECIFIED

DESIGNATED LANDSCAPE/GREEN ZONE

ABBREVIATIONS

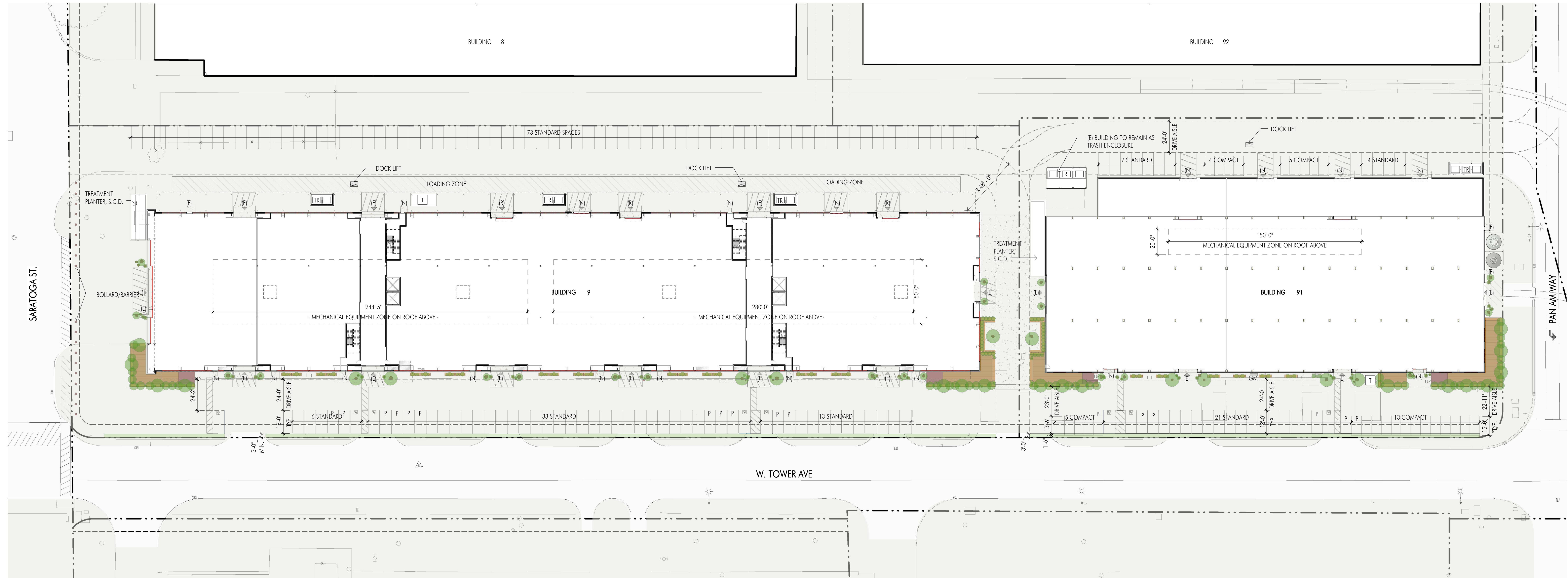
(E) EXISTING

(R) REPLACE (E) SLIDING DOOR

(N) NEW

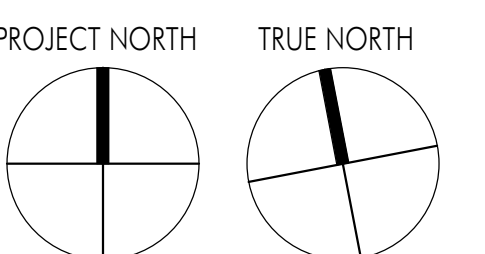
PROJECT NORTH

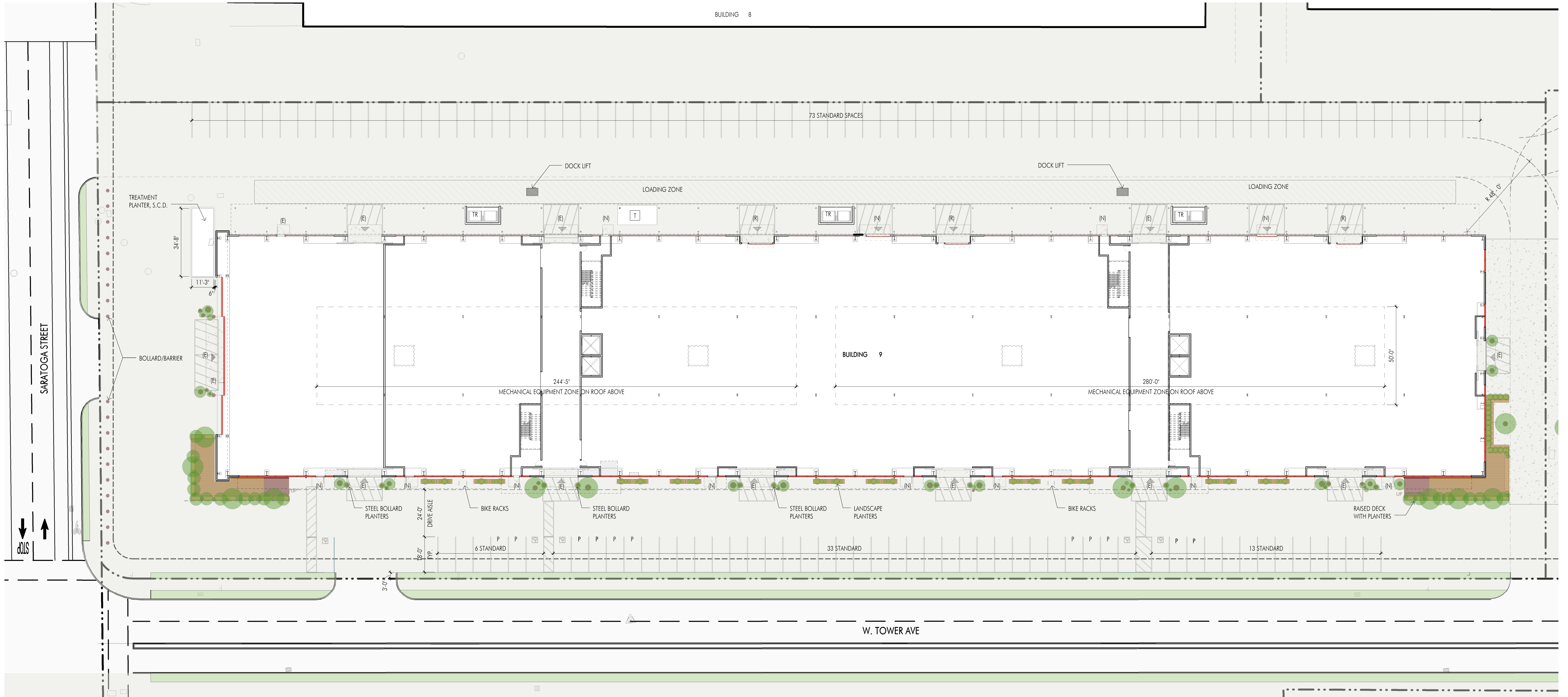
TRUE NORTH



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"

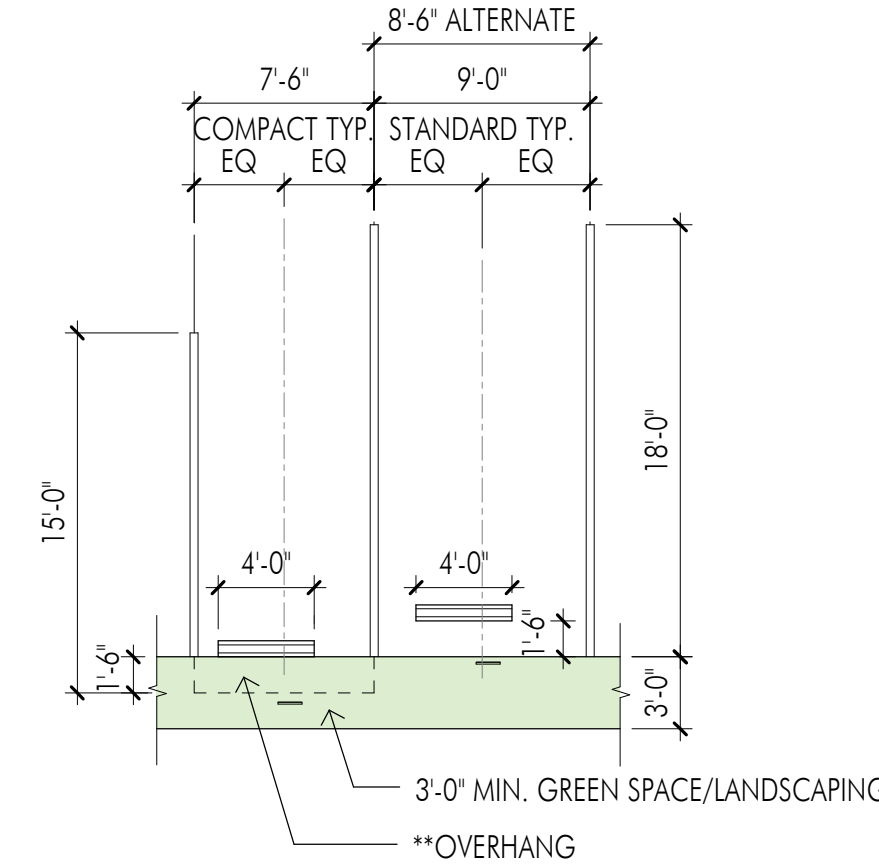
SITE PLAN DATA

OVERALL SITE	BUILDING 9
BUILDING - EXISTING	183,520 SF / 4.22 AC
BUILDING - NEW	+/- 80,907 SF
BUILDING - TOTAL	+/- 70,907 SF
BUILDING - TOTAL	+/- 151,814 SF
ZONING	ALAMEDA POINT ZONING SUB-DISTRICT VII ADAPTIVE REUSE (AR)

SITE PARKING

PROPOSED	BUILDING 9
REQUIRED MAX.	126 TOTAL 126 STANDARD 0 COMPACT 5 ACCESSIBLE 11 DESIGNATED 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. 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" **11'-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	

TYPICAL PARKING DIMENSION



BIKE PARKING

REQUIRED/PROPOSED	BUILDING 9
	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	+	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
■	ACCESSIBLE PARKING STALLS		
ABBREVIATIONS			
(E)	EXISTING		
(R)	REPLACE (E) SLIDING DOOR		
(N)	NEW		

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.

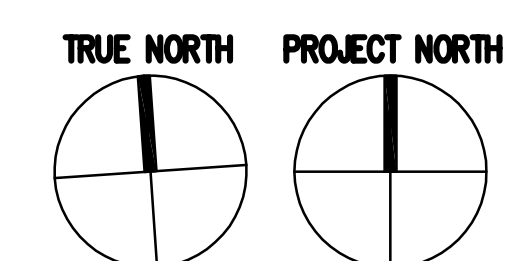
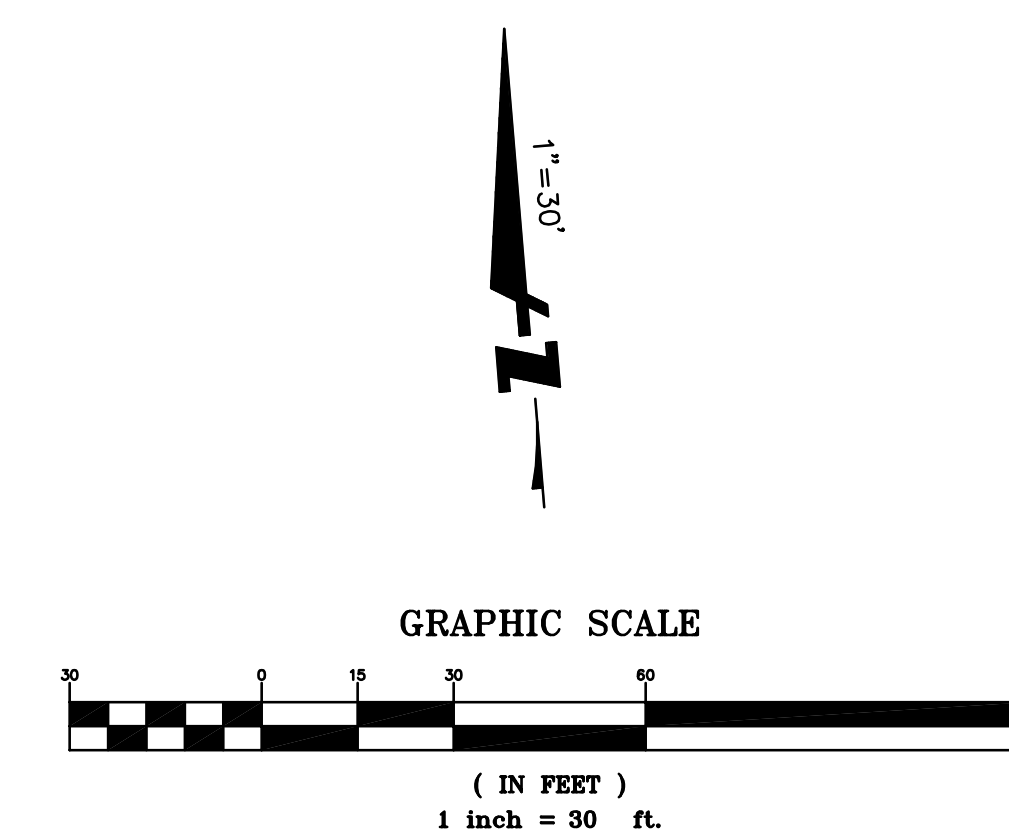
E	ELECTRICAL
(E)	EXISTING
G	GAS
FW	FIRE WATER
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
W	DOMESTIC WATER

— 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

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

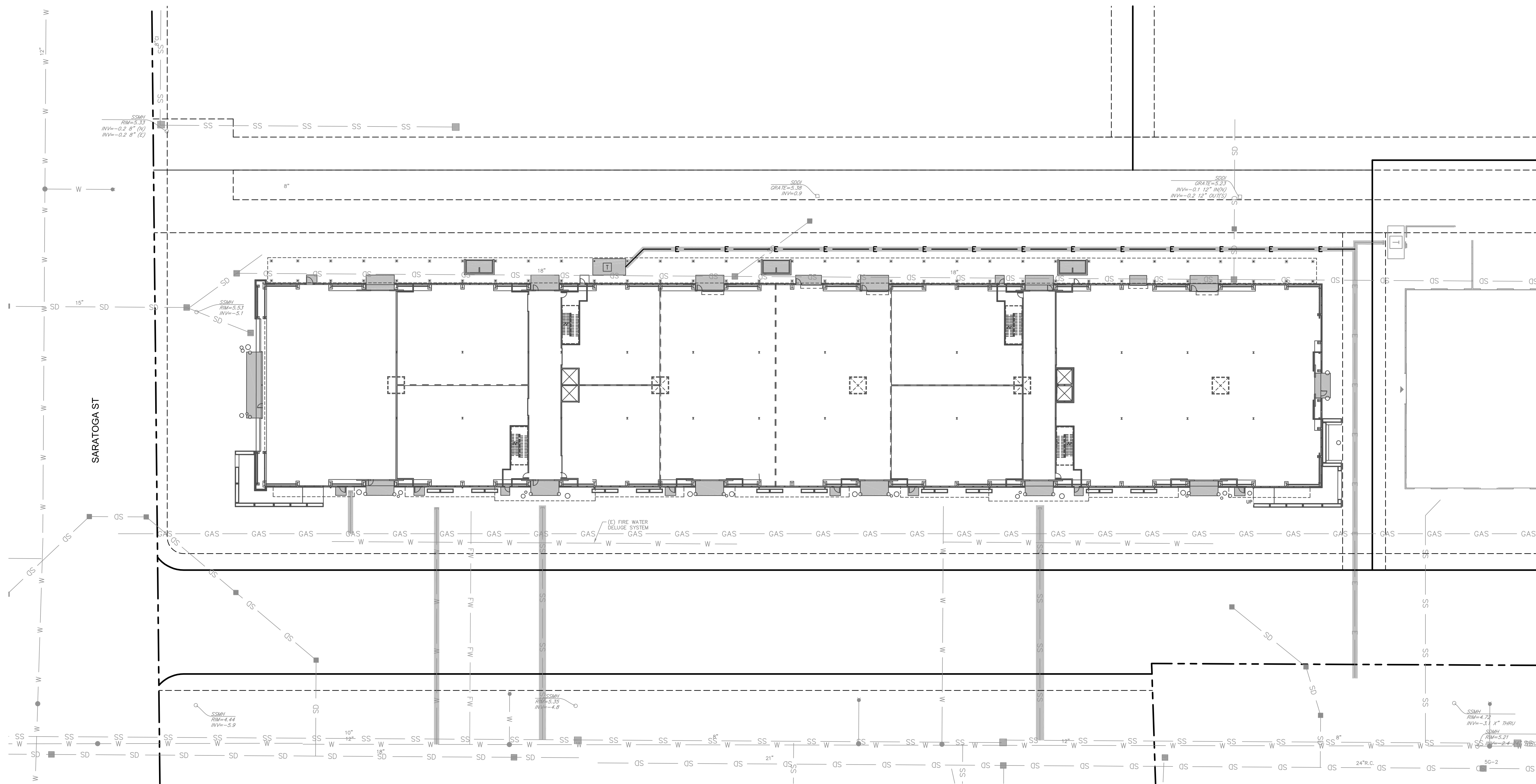
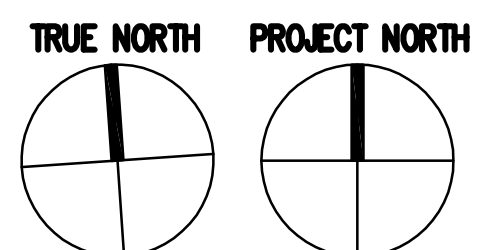
[illegible]

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

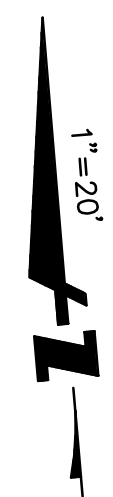


LEGEND

DISTURBED AREA

NOTES

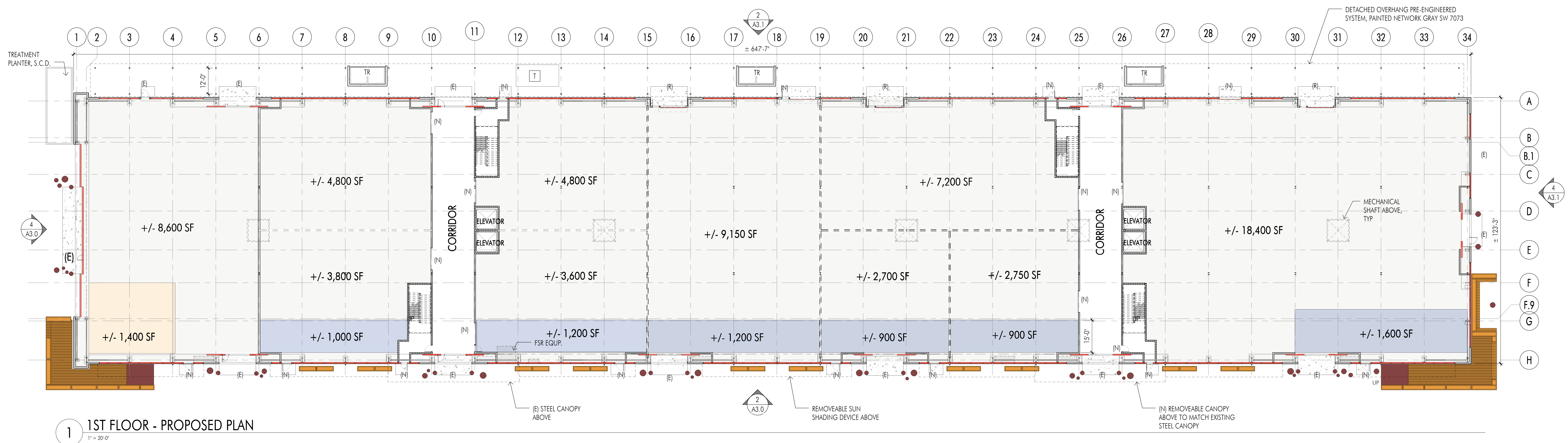
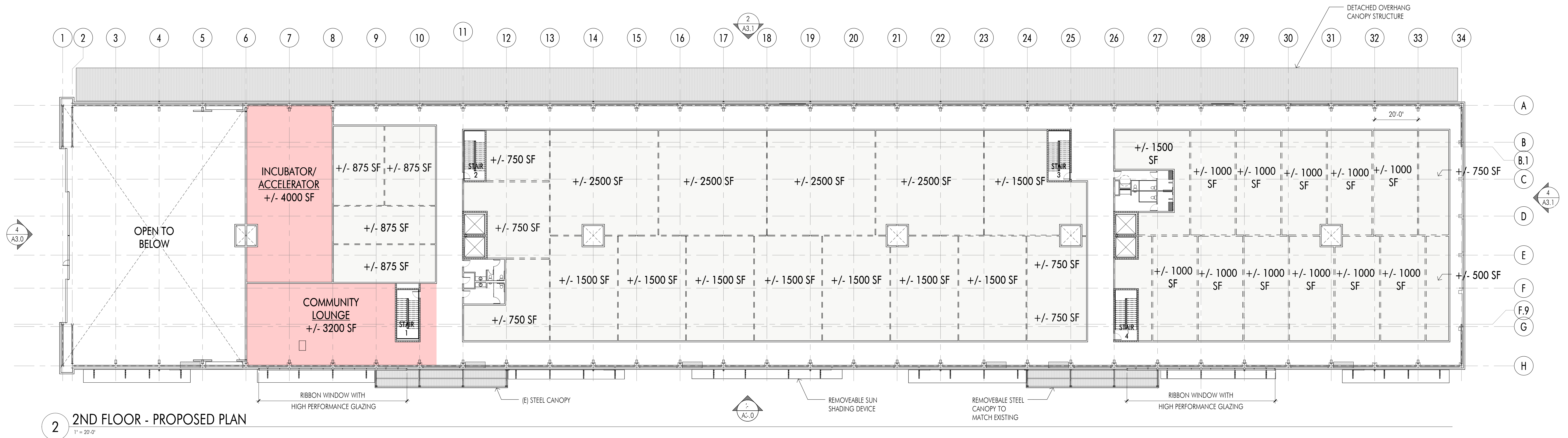
TOTAL DISTURBED AREA: 4,950 SF



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

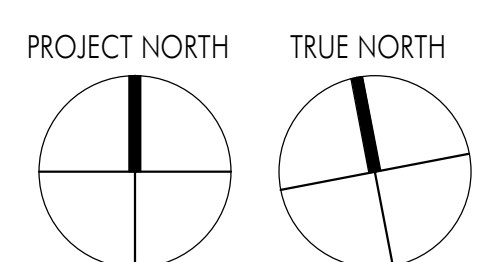


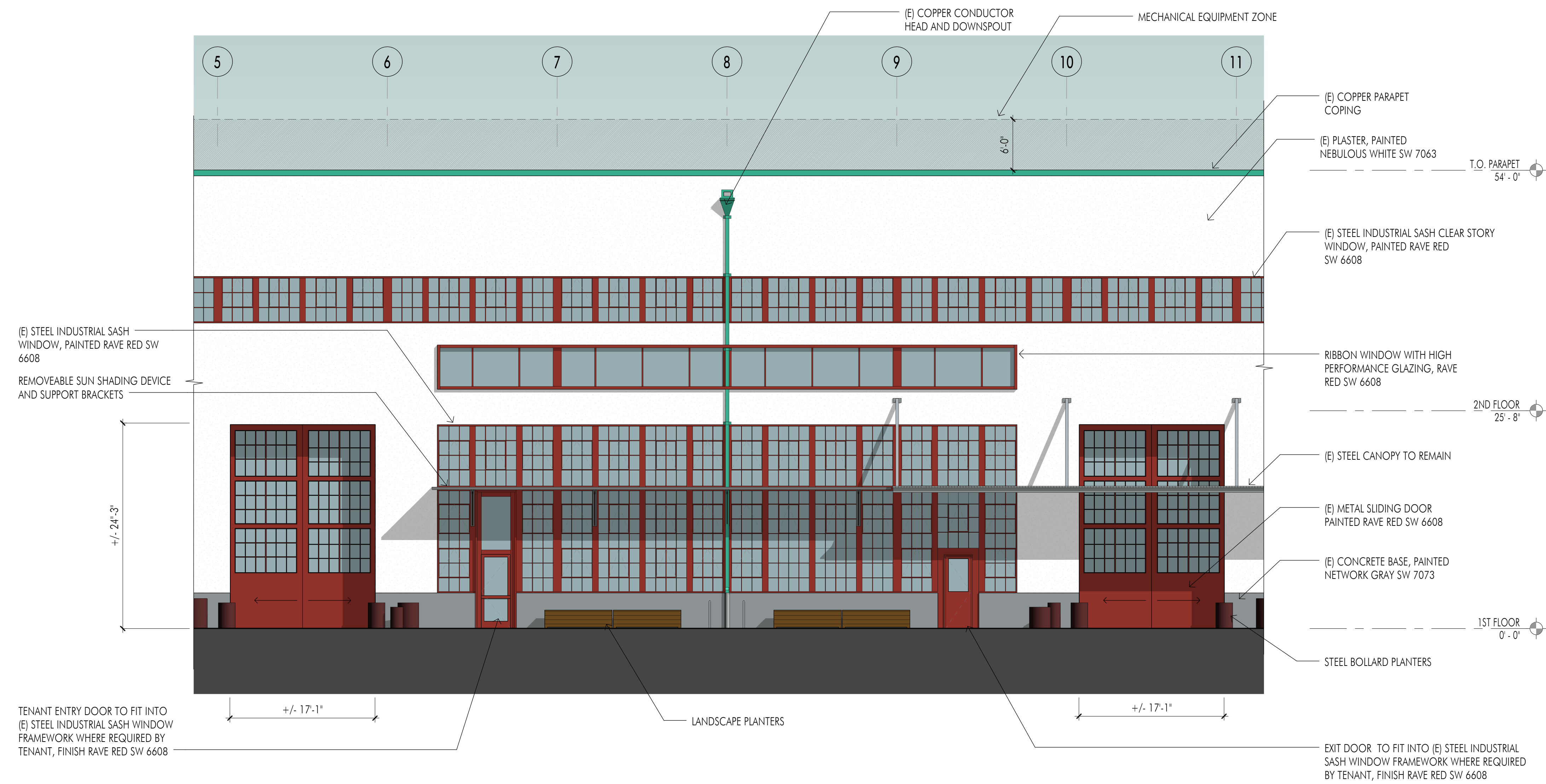
ABBREVIATIONS

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

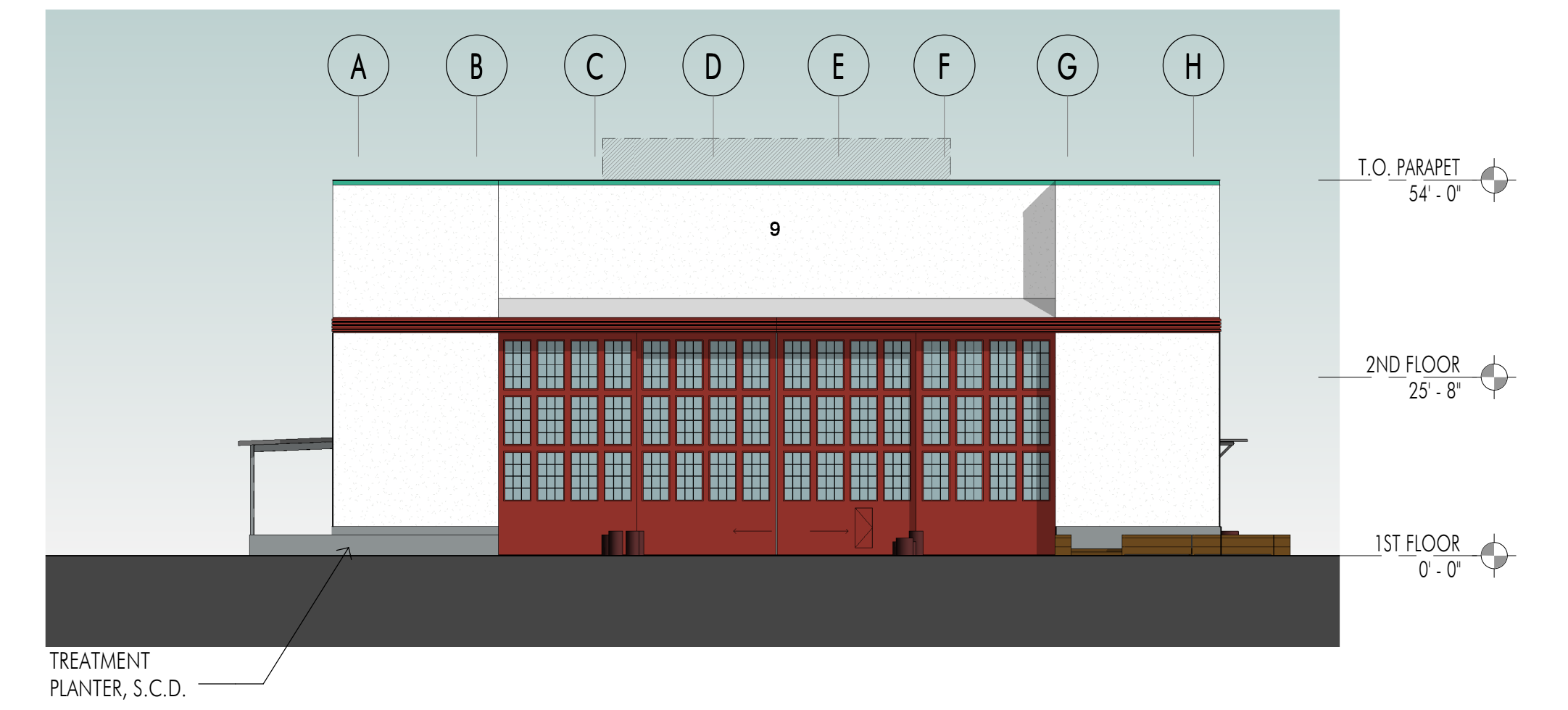
PLAN LEGEND

- == FUTURE PARTITION PROPOSED
- NEW WALL
- 1-HR RATED WALL
- TR TRASH ENCLOSURE
- T TRANSFORMER
- TENANT PRODUCTION AREA
- AMENITIES
- CIRCULATION
- RETAIL ZONE
- BAR/TAVERN/RESTAURANT ZONE

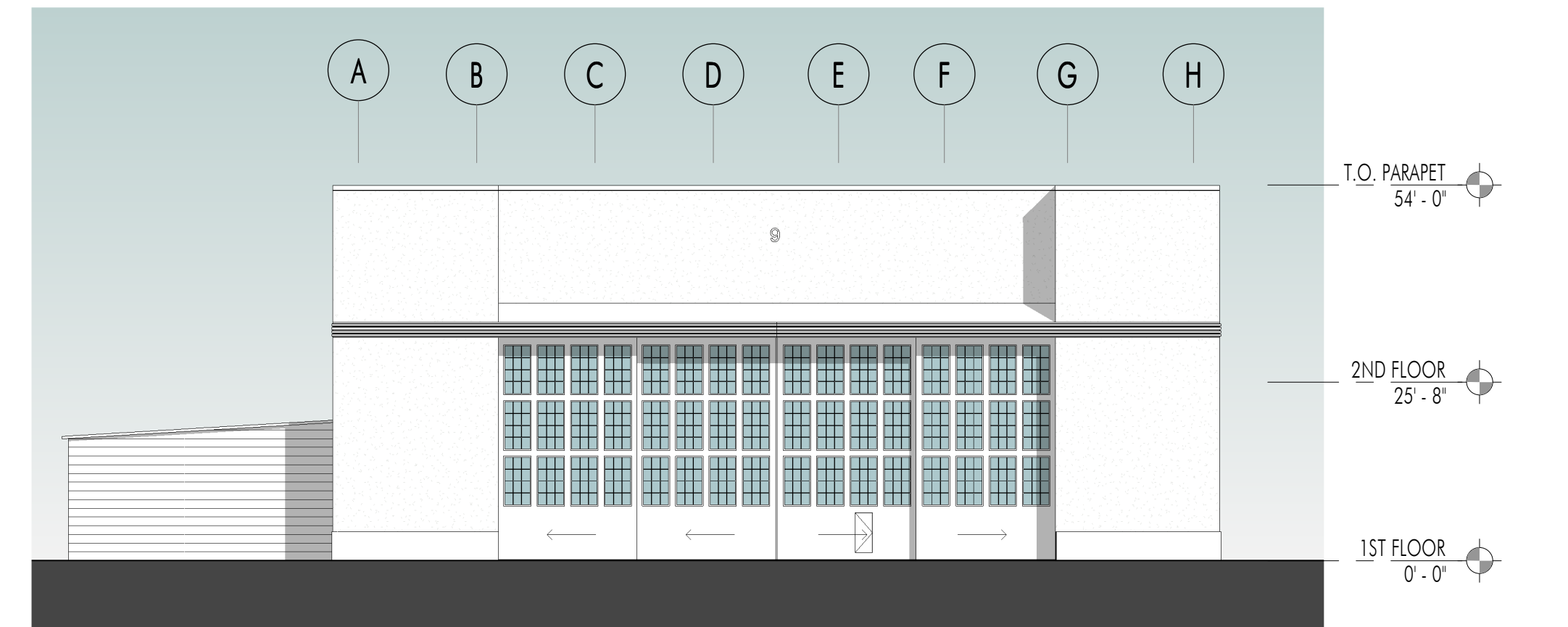




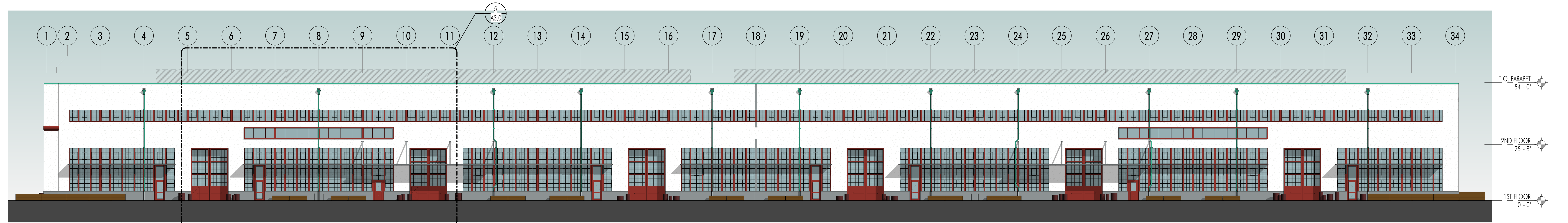
5 SOUTH ELEVATION AT ENTRY AND EXIT DOOR AS REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



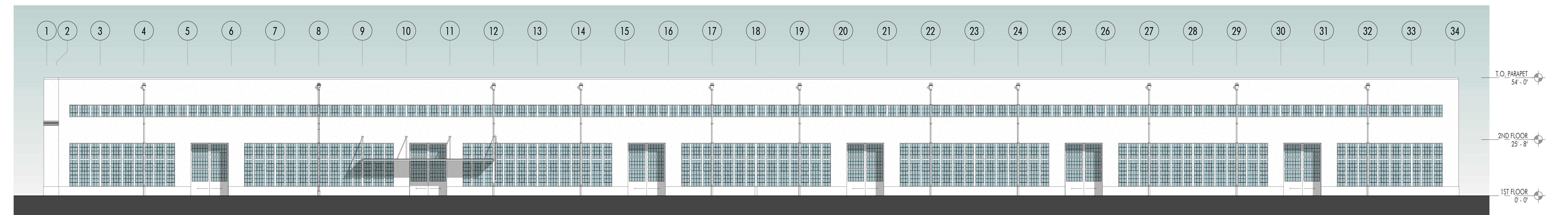
4 WEST ELEVATION - PROPOSED
1" = 20'-0"



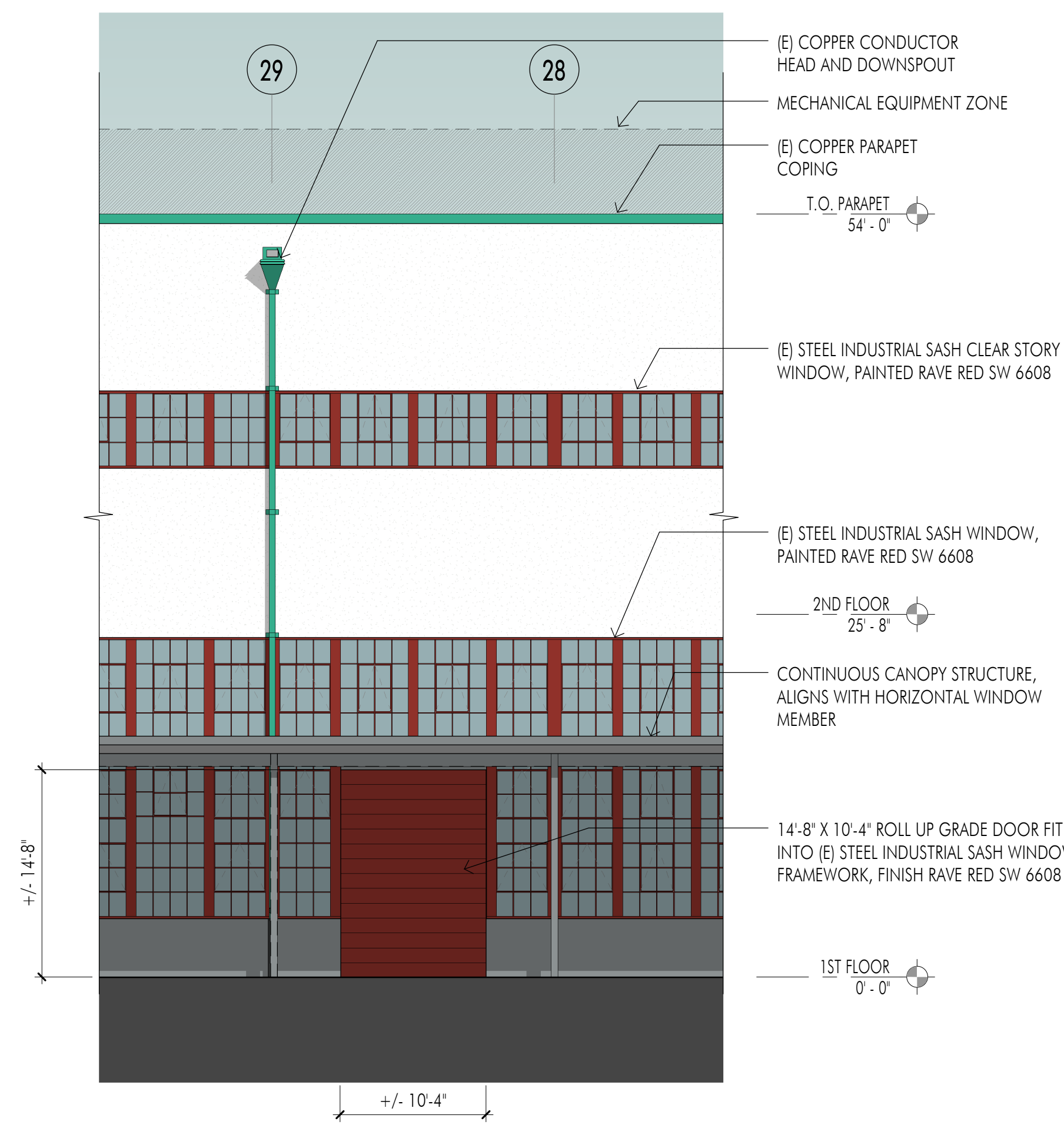
3 WEST ELEVATION - EXISTING
1" = 20'-0"



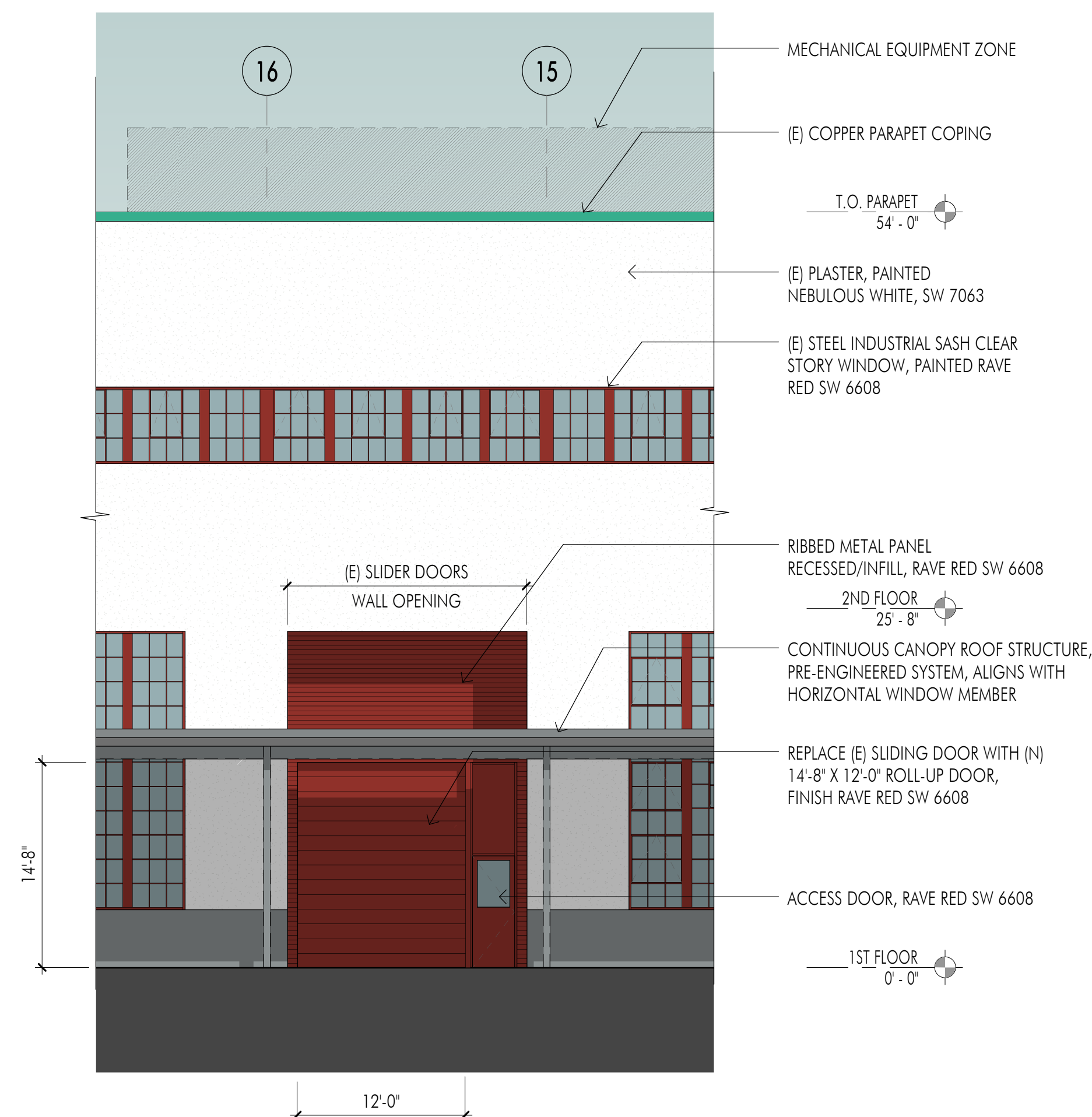
2 SOUTH ELEVATION - PROPOSED
1" = 20'-0"



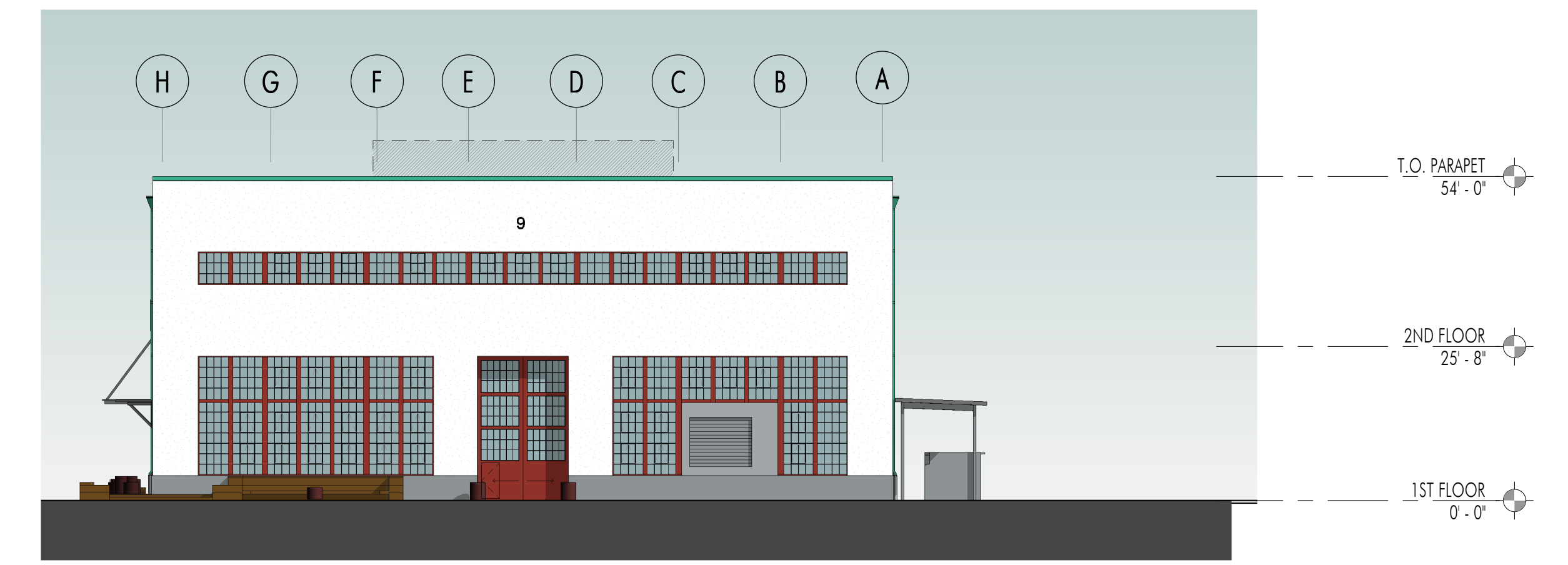
1 SOUTH ELEVATION - EXISTING
1" = 20'-0"



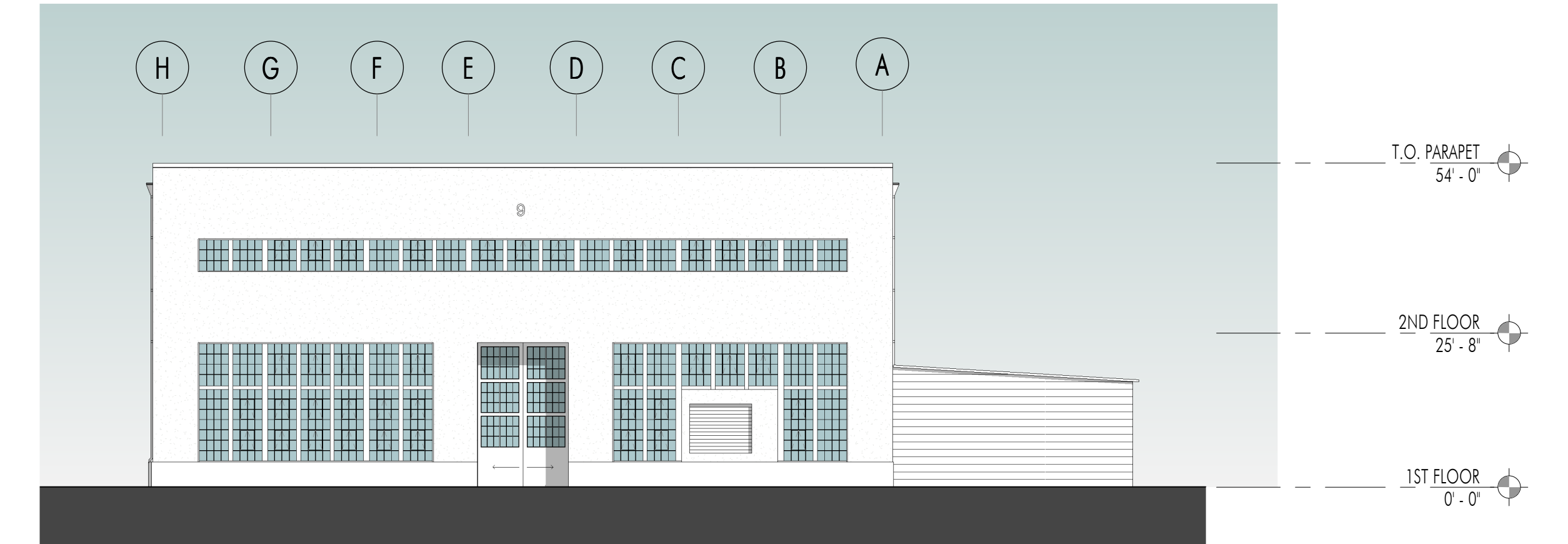
6 STANDARD NEW ROLL-UP DOOR WHERE REQUIRED BY TENANT, TYP.
1/8" = 1'-0"



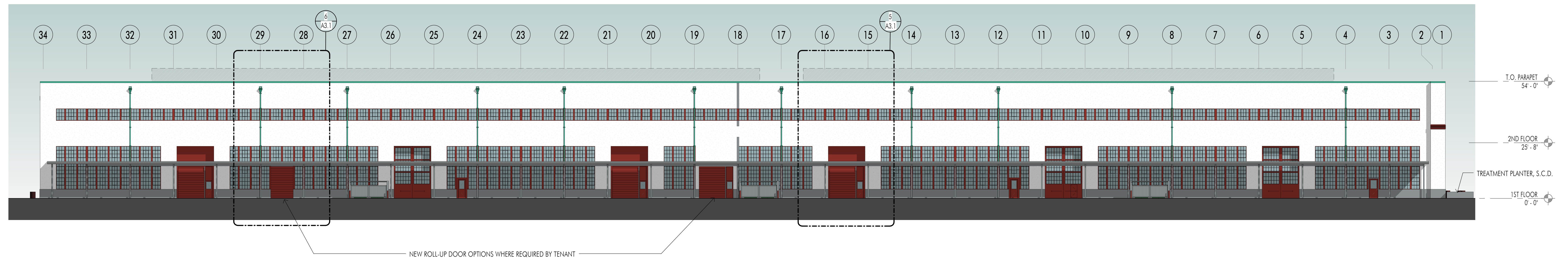
5 NEW ROLL-UP DOOR AT RECESSED GRADE DOOR AT EXISTING DOOR OPENING, TYP.
1/8" = 1'-0"



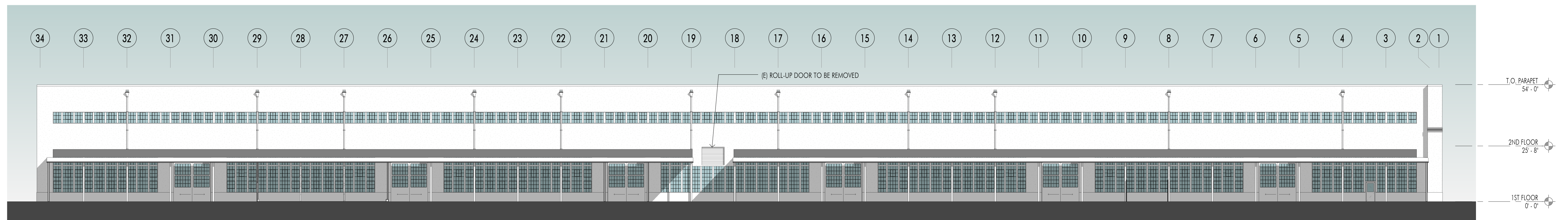
4 EAST ELEVATION - PROPOSED
1" = 20'-0"



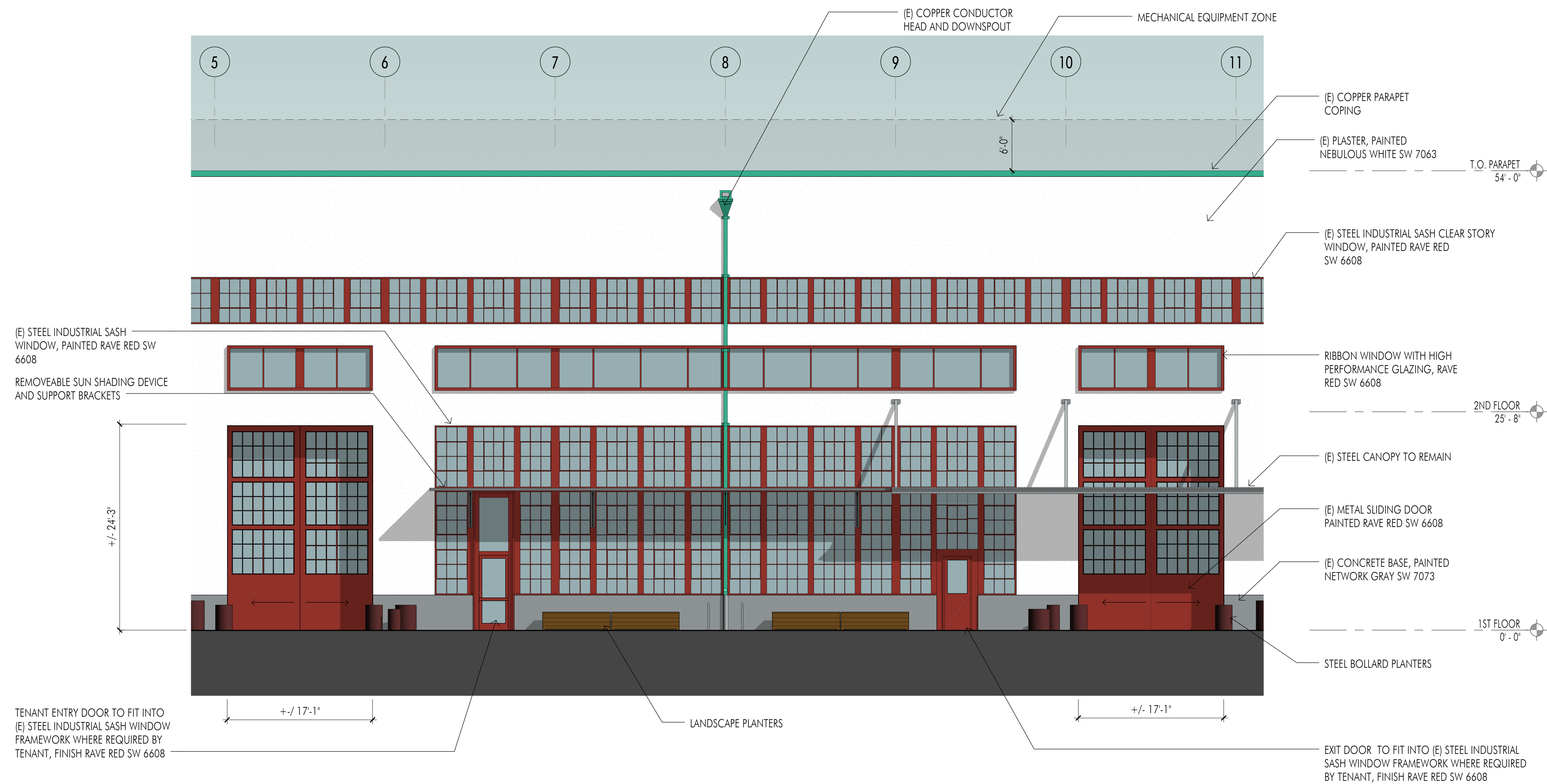
3 EAST ELEVATION - EXISTING
1" = 20'-0"



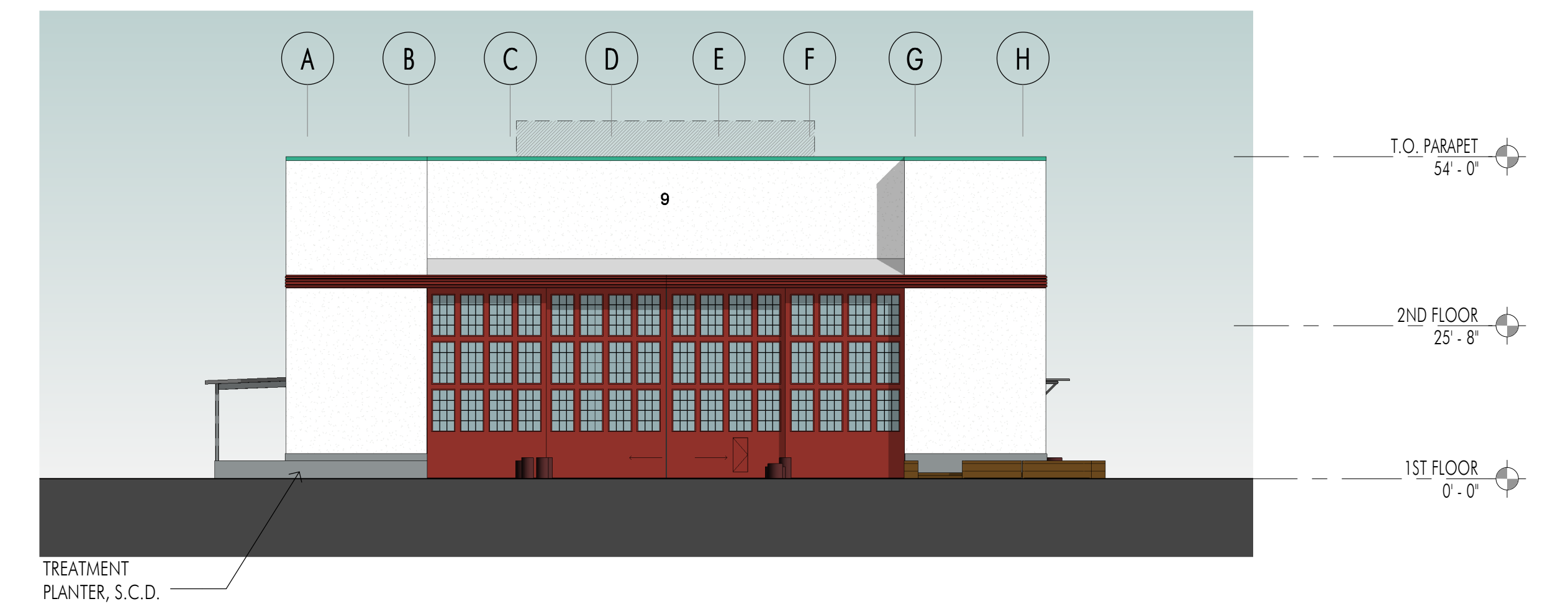
2 NORTH ELEVATION - PROPOSED
1" = 20'-0"



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



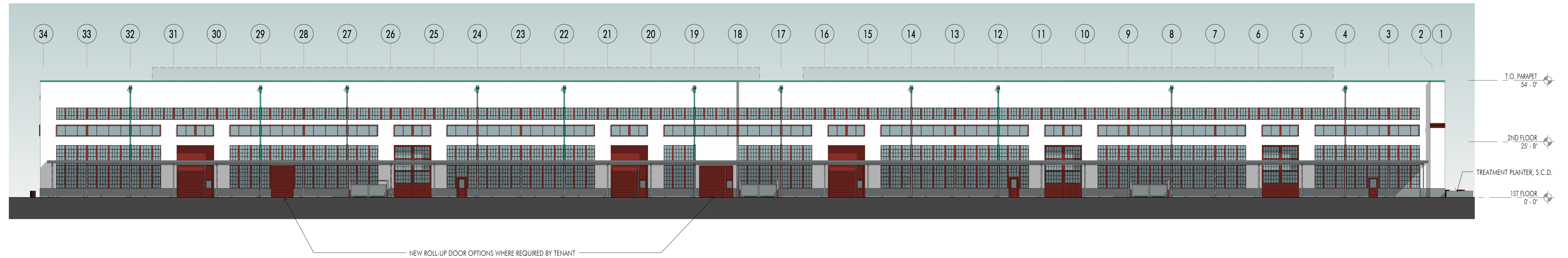
5 SOUTH ELEVATION AT ENTRY & EXIT DOOR AS REQUIRED BY TENANT - ALTERNATE, TYP.
1/8" = 1'-0"



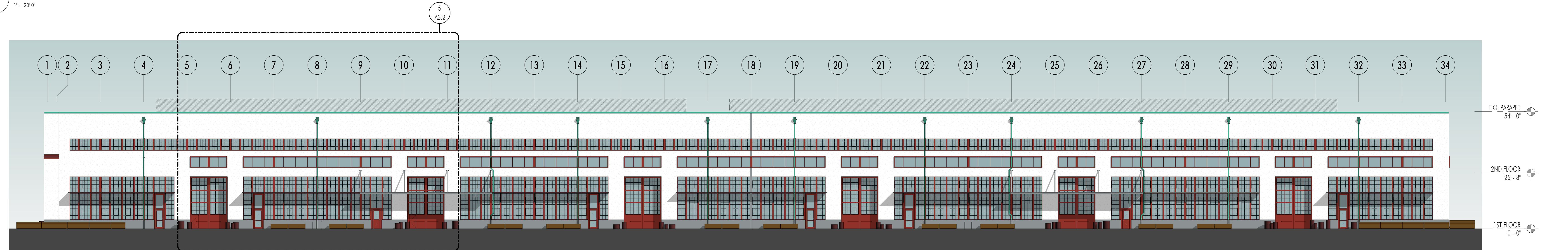
4 WEST ELEVATION - ALTERNATE
1" = 20'-0"



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



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



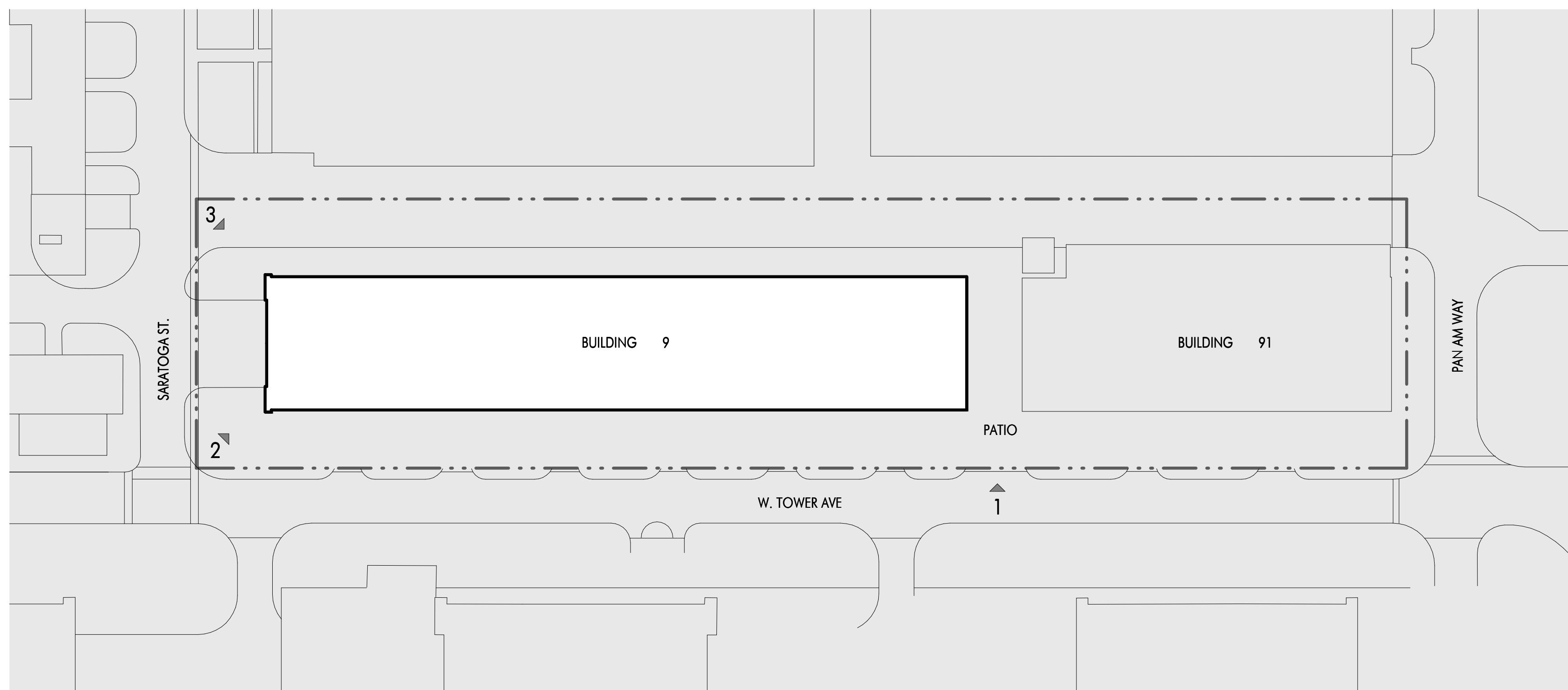
1 SOUTH ELEVATION - ALTERNATE
1" = 20'-0"



3 VIEW OF NORTHWEST APPROACH



2 VIEW OF SOUTHWEST APPROACH



4 KEY PLAN - PERSPECTIVES



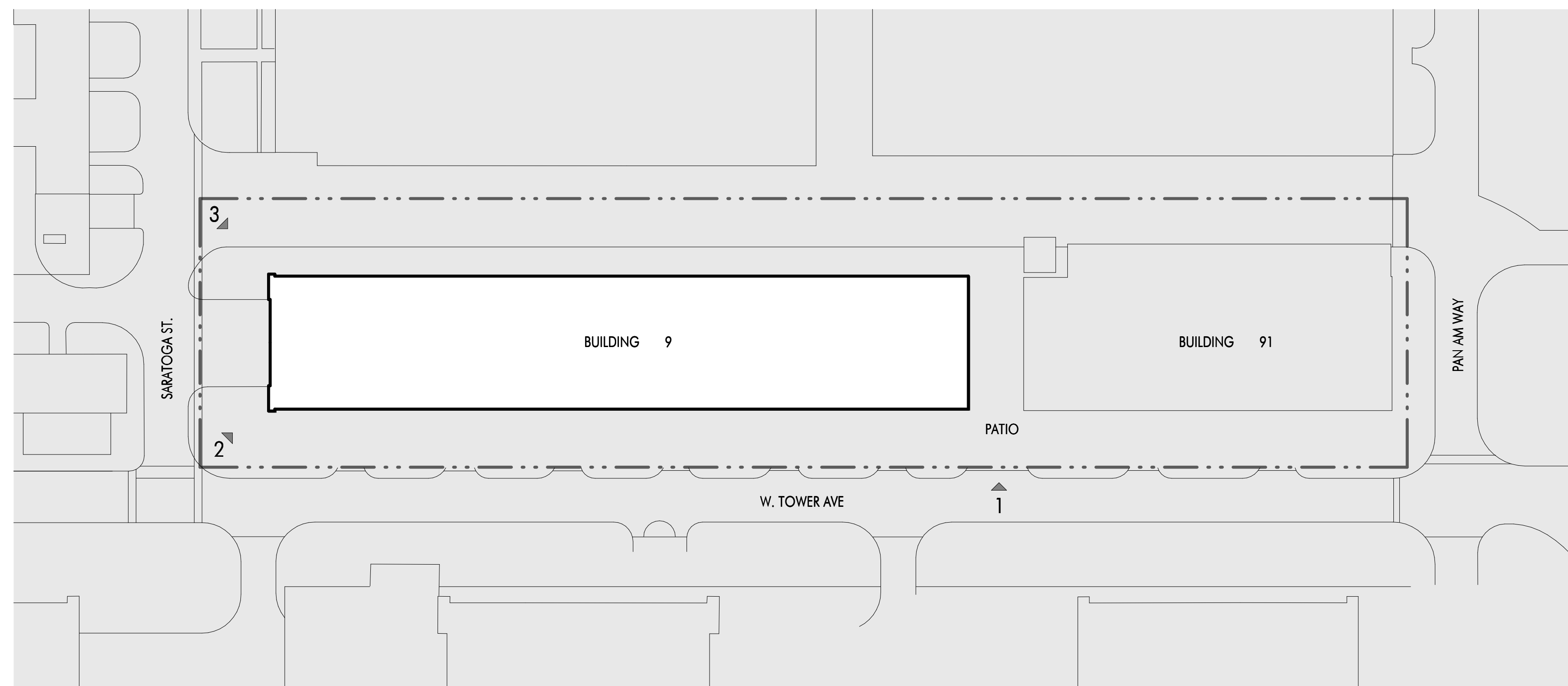
1 VIEW OF PATIO FROM W. TOWER AVENUE



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