

ALAMEDA POINT REDEVELOPMENT PLANS: BUILDING 91 - 651 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

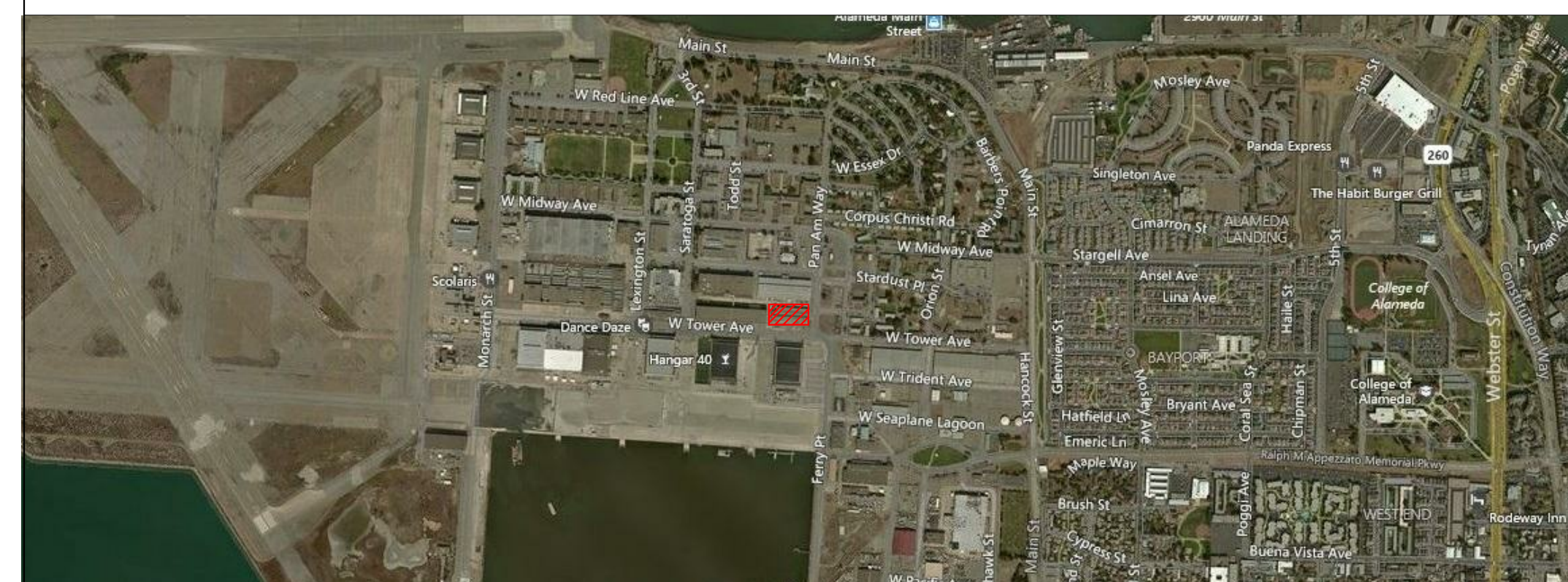
CONTACT: RICHARD DREYER
TEL: (415) 693-1600
FAX: (415) 693-1760
DDREYER@HOLMESCULEY.COM

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

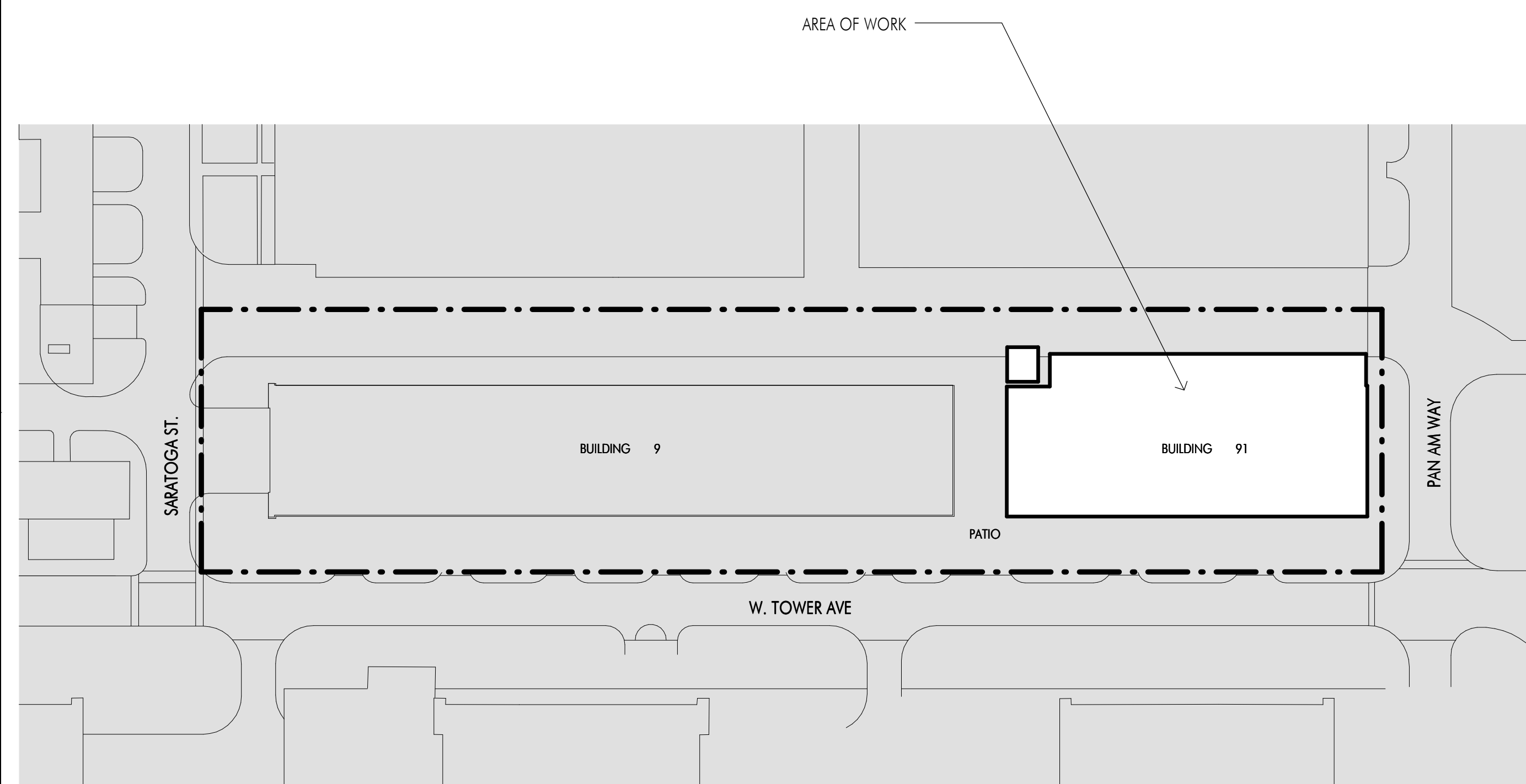
EXISTING CONDITIONS



VICINITY MAP

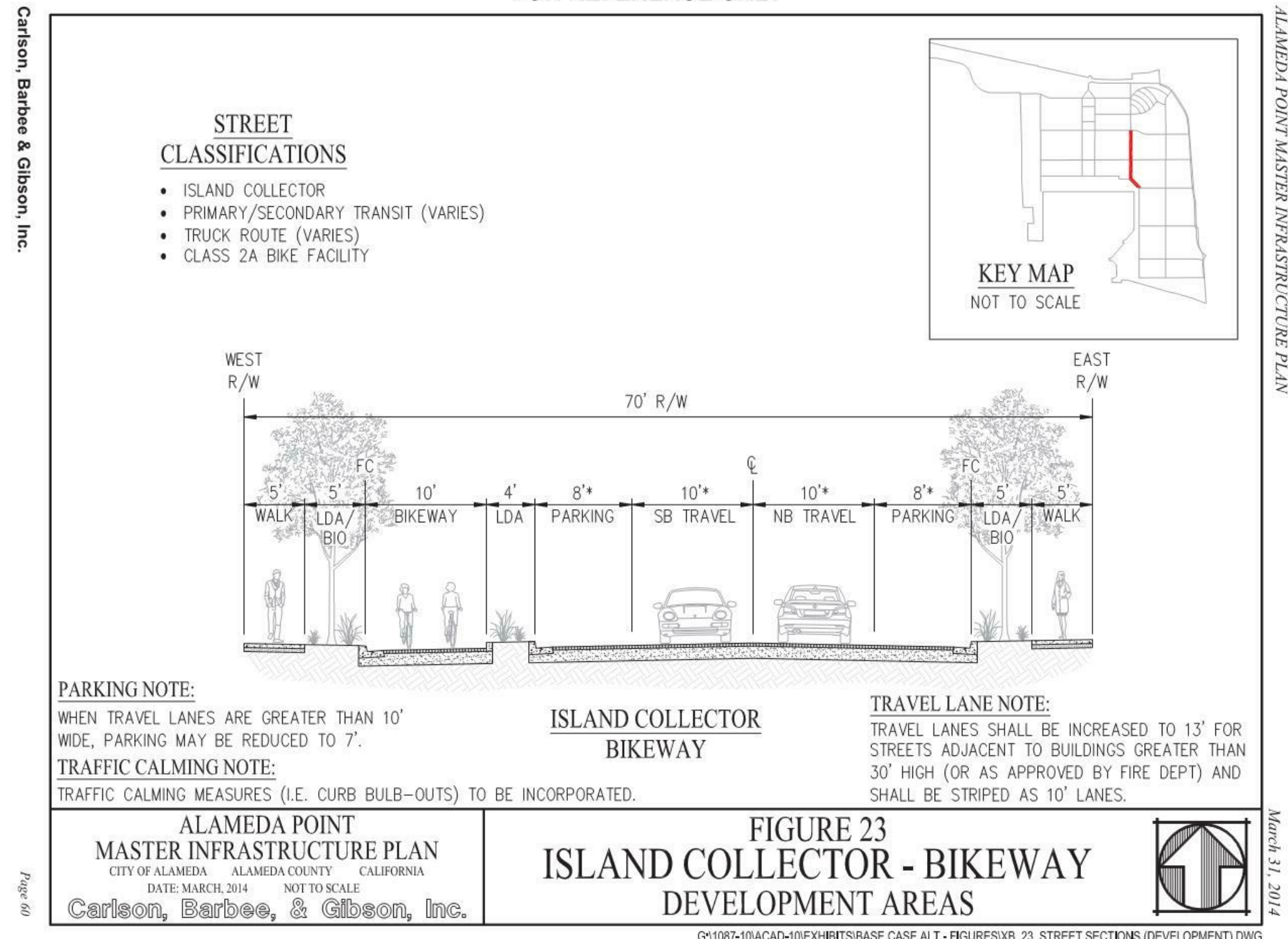
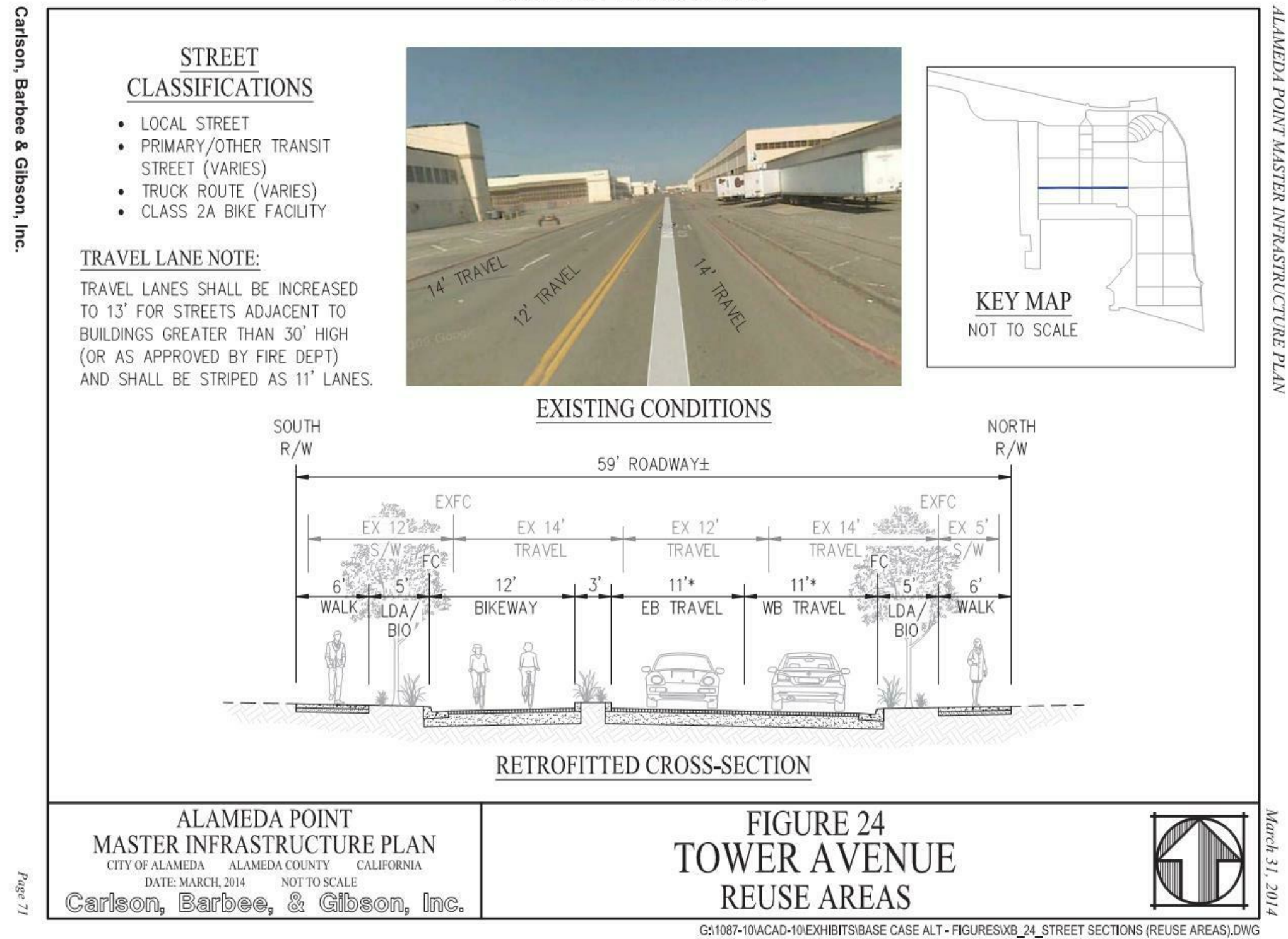
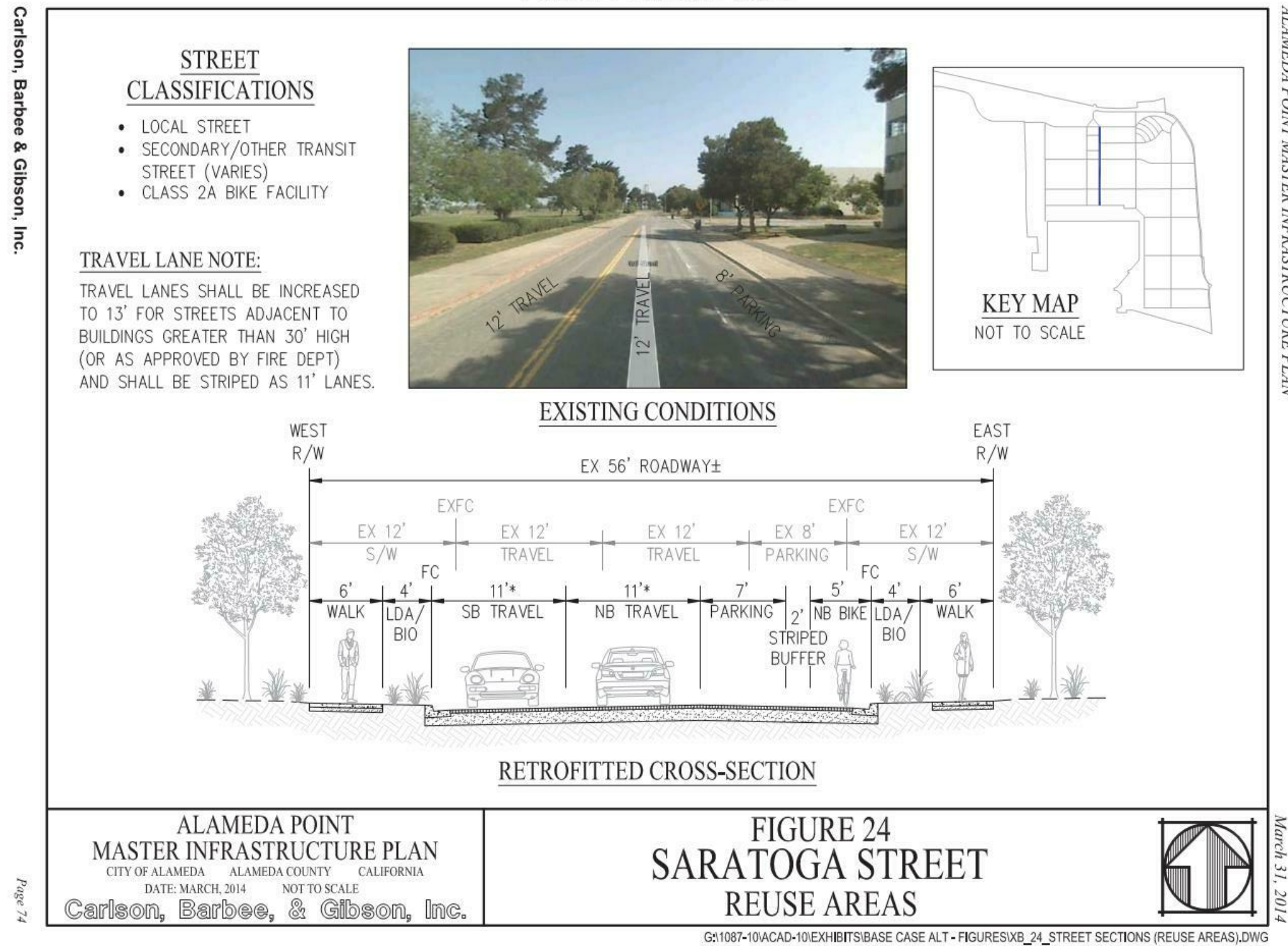


KEY PLAN

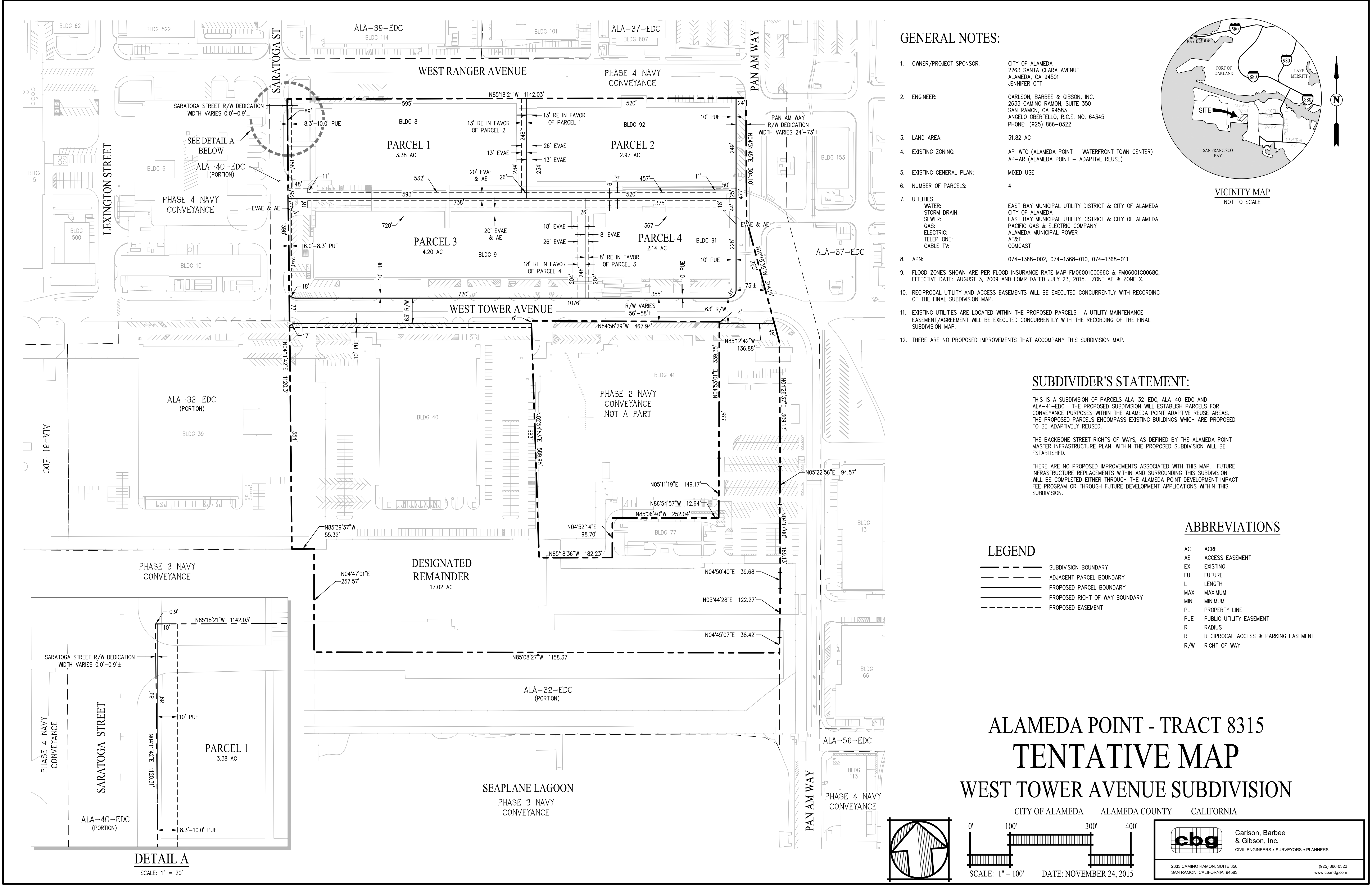


	DRAWING INDEX
--	---------------

[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.	(¹ 0.65/1000) X 143,614 = 93.35 (² 06.9/1000) X 1,400 = 9.66 (³ 03.4/1000) X 6,800 = 23.12 TOTAL MAX = 126.13	(¹ 0.65/1000) X 46,200 = 30.03 (² 06.9/1000) X 6,000 = 41.40 TOTAL MAX = 71.43
			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, 26'-0" MIN WHERE SPECIFIED 90 DEGREE PARKING, STANDARD 24'-0" MIN, COMPACT 23'-0"	
				** PER CITY OF ALAMEDA ORDINANCE NO. 3088, XI TABLE B, PARKING RESERVE	
				** 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
19' LONG TERM (1/8000 SF) 4 SHORT TERM (2@ EACH ENTRY MIN.)	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

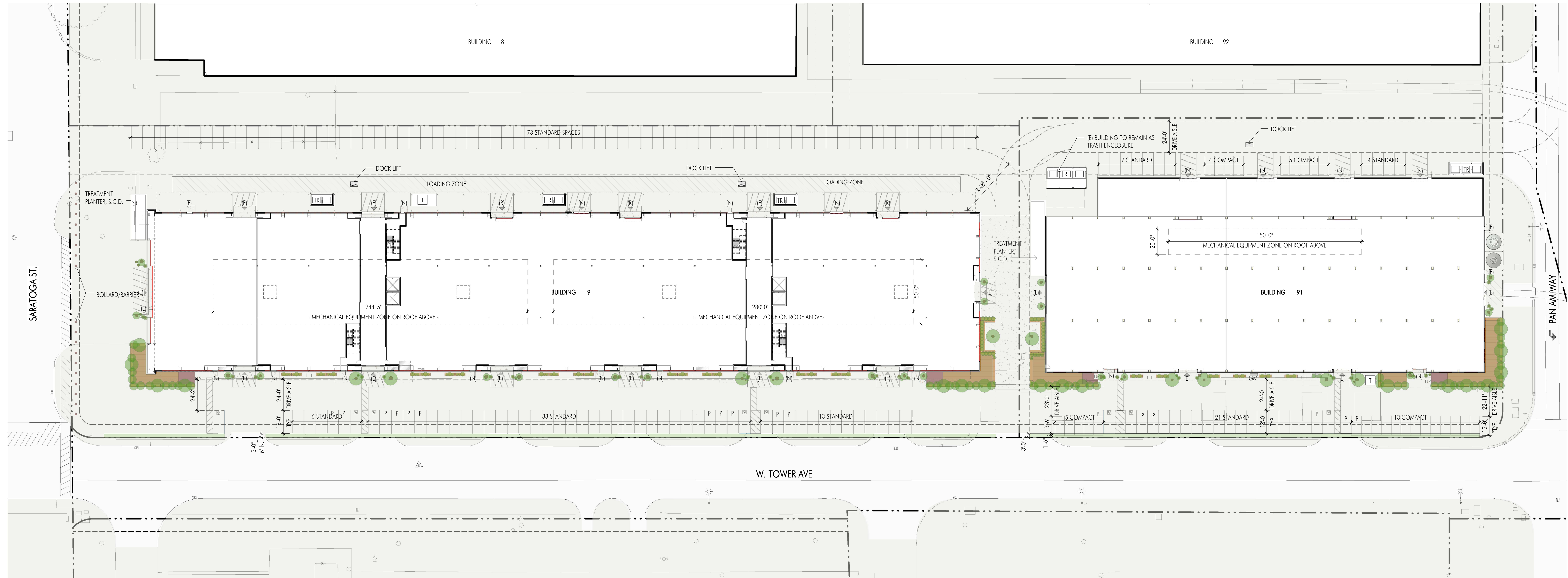
TR	TRASH ENCLOSURE	- - - -	PROPERTY LINE
T	TRANSFORMER		BIKE PARKING SHORT TERM - EXTERIOR
P	DESIGNATED PARKING FOR LOW-EMITTING, FUEL EFFICIENT AND CARPOOL/VANPOOL VEHICLES	- - - -	FIRE ACCESS ROUTE 20'-0" MIN. WIDTH W/28'-0" MIN TURNING RADIUS 26'-0" MIN. WIDTH WHERE SPECIFIED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT		DESIGNATED LANDSCAPE/GREEN ZONE
AS	ACCESSIBLE PARKING STALLS		

ABBREVIATIONS

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

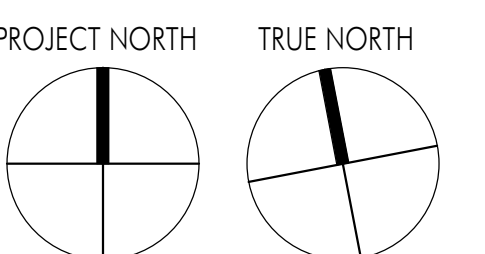
PROJECT NORTH

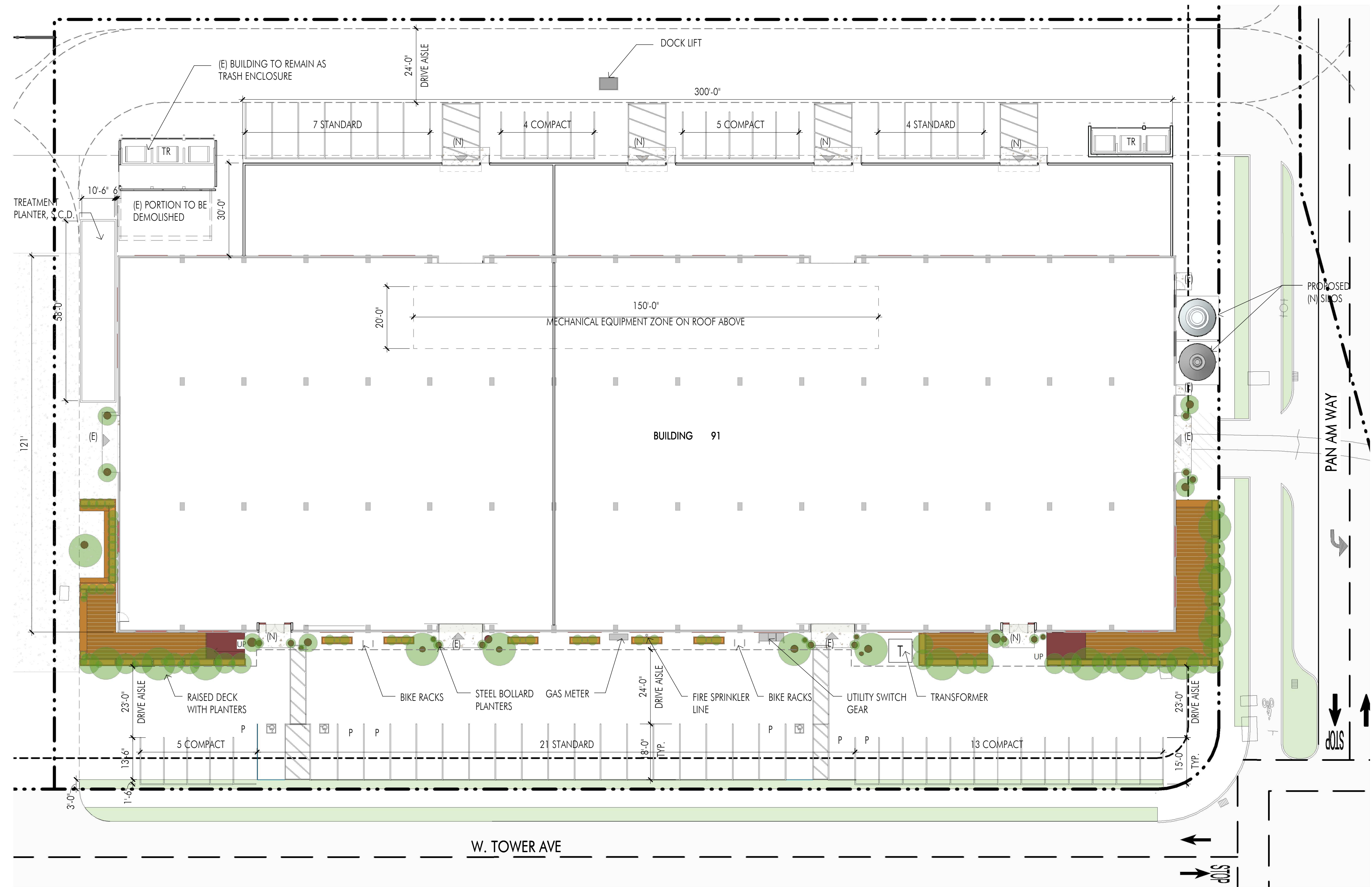
TRUE NORTH



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"

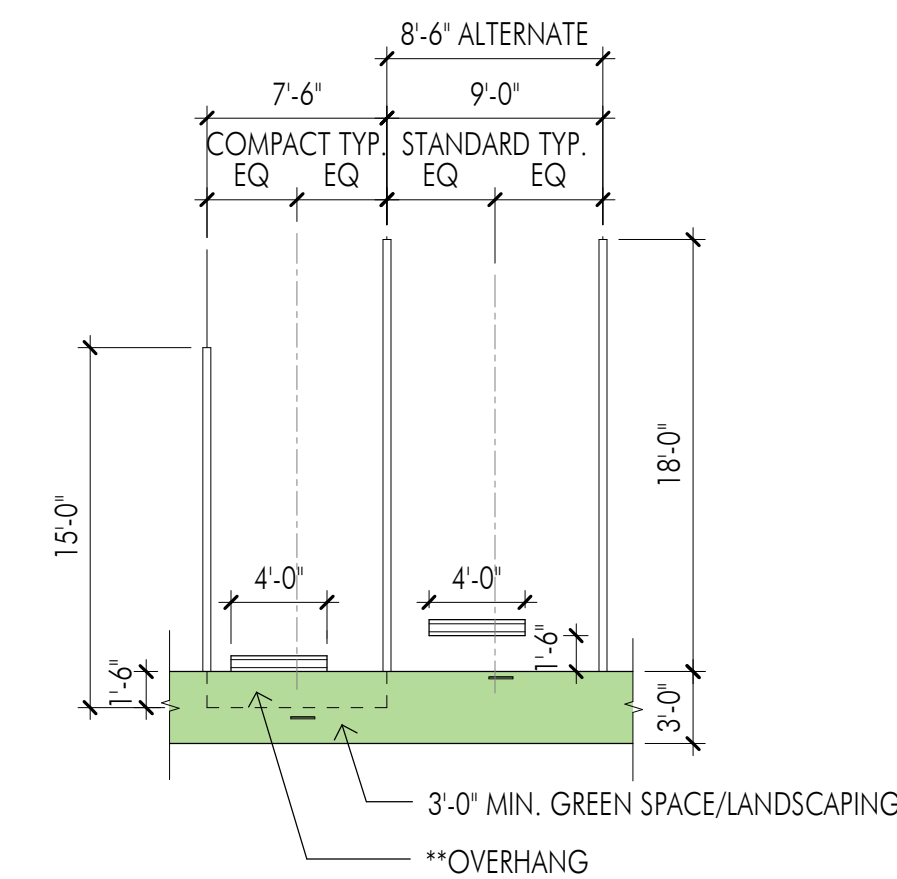
SITE PLAN DATA

OVERALL SITE	BUILDING 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	BUILDING 91 59 TOTAL 32 STANDARD 27 COMPACT 3 ACCESSIBLE 6 DESIGNATED
REQUIRED MAX.	ACCESSIBLE PARKING SPACE LOCATION TO BE REVISED PER TENANT MAIN ENTRY LOCATION ($0.65/1000$) X 46,200 = 30.03 ($0.6/1000$) X 6,000 = 41.40 TOTAL MAX = 71.43 *PER CITY OF ALAMEDA ORDINANCE NO. 3088, 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, 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

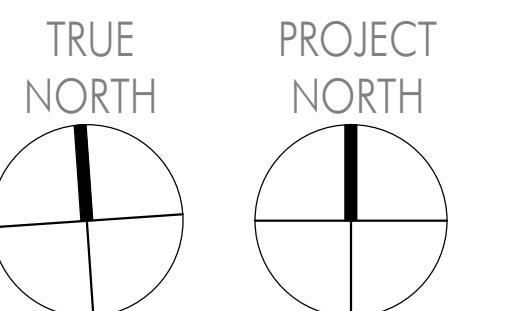


BIKE PARKING

REQUIRED/PROPOSED	BUILDING 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	---	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
AS	ACCESSIBLE PARKING STALLS		
TR	TRASH ENCLOSURE		
ABBREVIATIONS			
(E)	EXISTING		
(R)	REPLACE (E) SLIDING DOOR		
(N)	NEW		



ALAMEDA
POINT
BLDG. 91

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 415-424-2409 WWW.FME-ARCH.COM

BkF 100+
YEARS
ENGINEERS . SURVEYORS . PLANNERS

DELTA # SHEET ISSUE DATE

DESIGN DEVELOPMENT 04-26-16
CLIENT APPROVAL:
SIGNATURE DATE

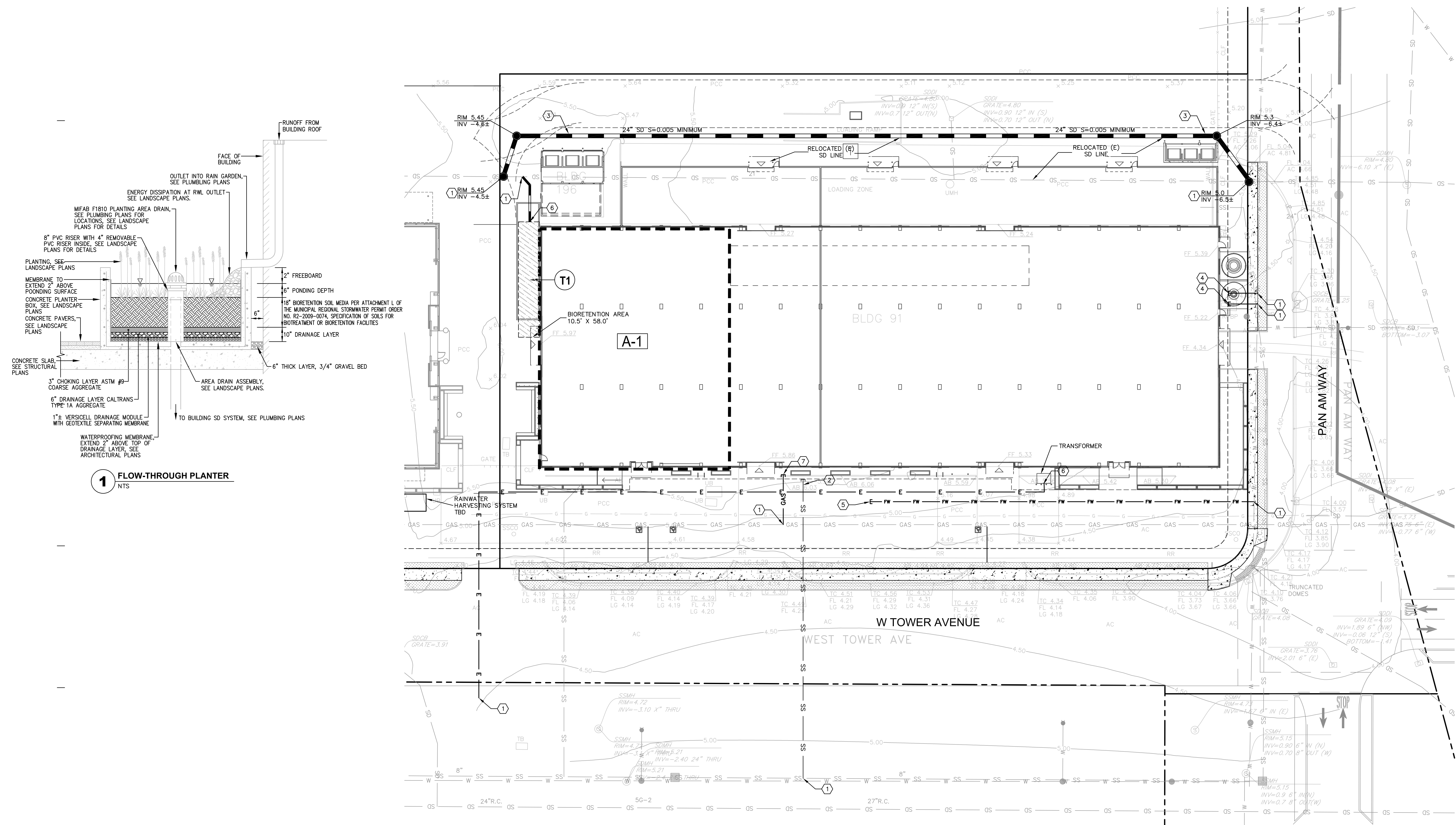
Utility and
Stormwater
Management Plan
DESIGN DEVELOPMENT

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

Sheet
No. C1

Produced on Revit 2011

Fee Munson Ebert © 2012



DMA	Impervious Area of DMA	Treatment Type	Designated Treatment Area	Treatment Area Required (SF)	Treatment Area Provided (SF)
A-1	12,145	Flow Through Planter	T1	607	609

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

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
— PERFORATED PIPE

STORMWATER TREATMENT LEGEND:

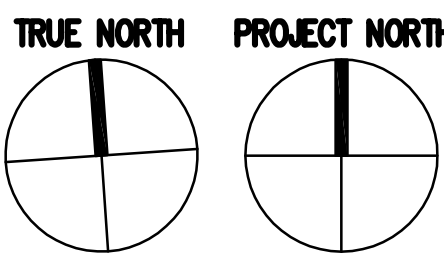
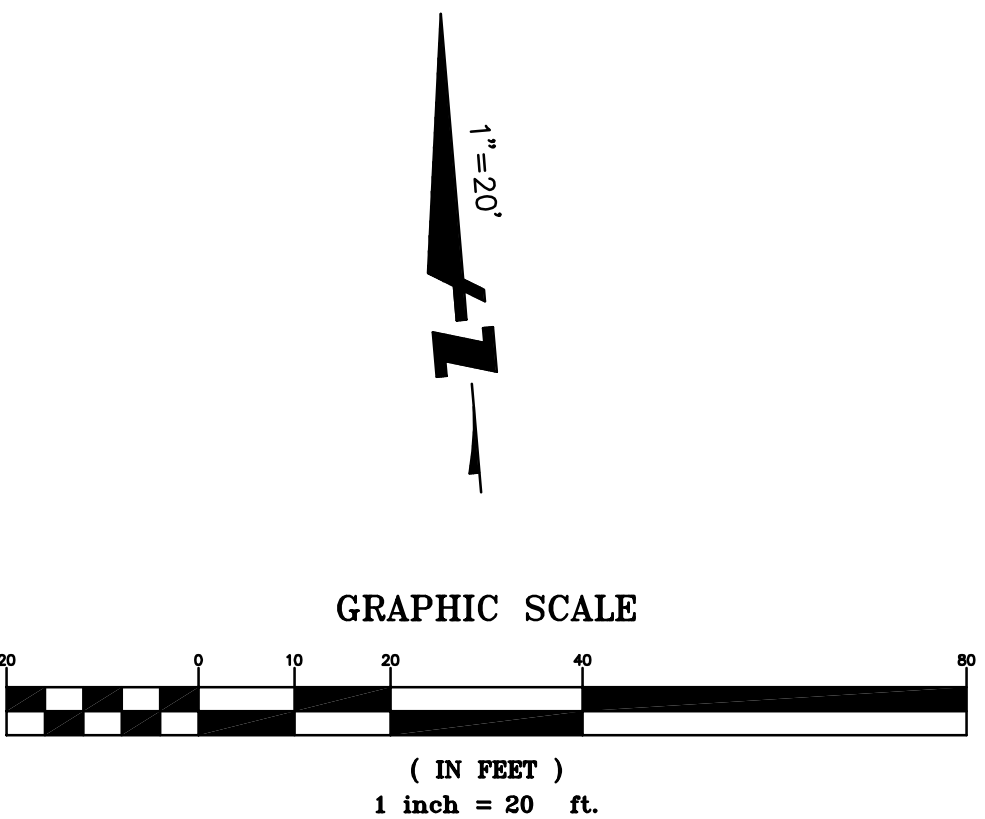
BIORETENTION AREA
SEE DETAIL 1 THIS SHEET.
DRAINAGE AREA BOUNDARY
DRAINAGE AREA LABEL
TREATMENT AREA LABEL

KEYNOTES:

1 INTERCEPT EXISTING UTILITY LINE
2 (N) SANITARY SEWER SERVICE
3 (N) STORM DRAIN SERVICE
4 (N) DOMESTIC WATER SERVICE
5 (N) FIRE WATER LATERAL
6 (N) ELECTRICAL SERVICE
7 (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.
- INVERT AT CONNECTION POINT TO (E) 24" SD LINE TO BE FIELD VERIFIED BY CONTRACTOR. RELOCATED SD LINE SHALL HAVE MINIMUM SLOPE OF 0.5%



BLDG. 91

F | M | E



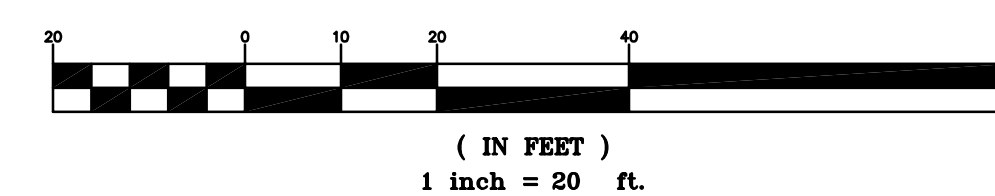
BKF 100+
YEARS
ENGINEERS . SURVEYORS . PLANNERS

[illegible]

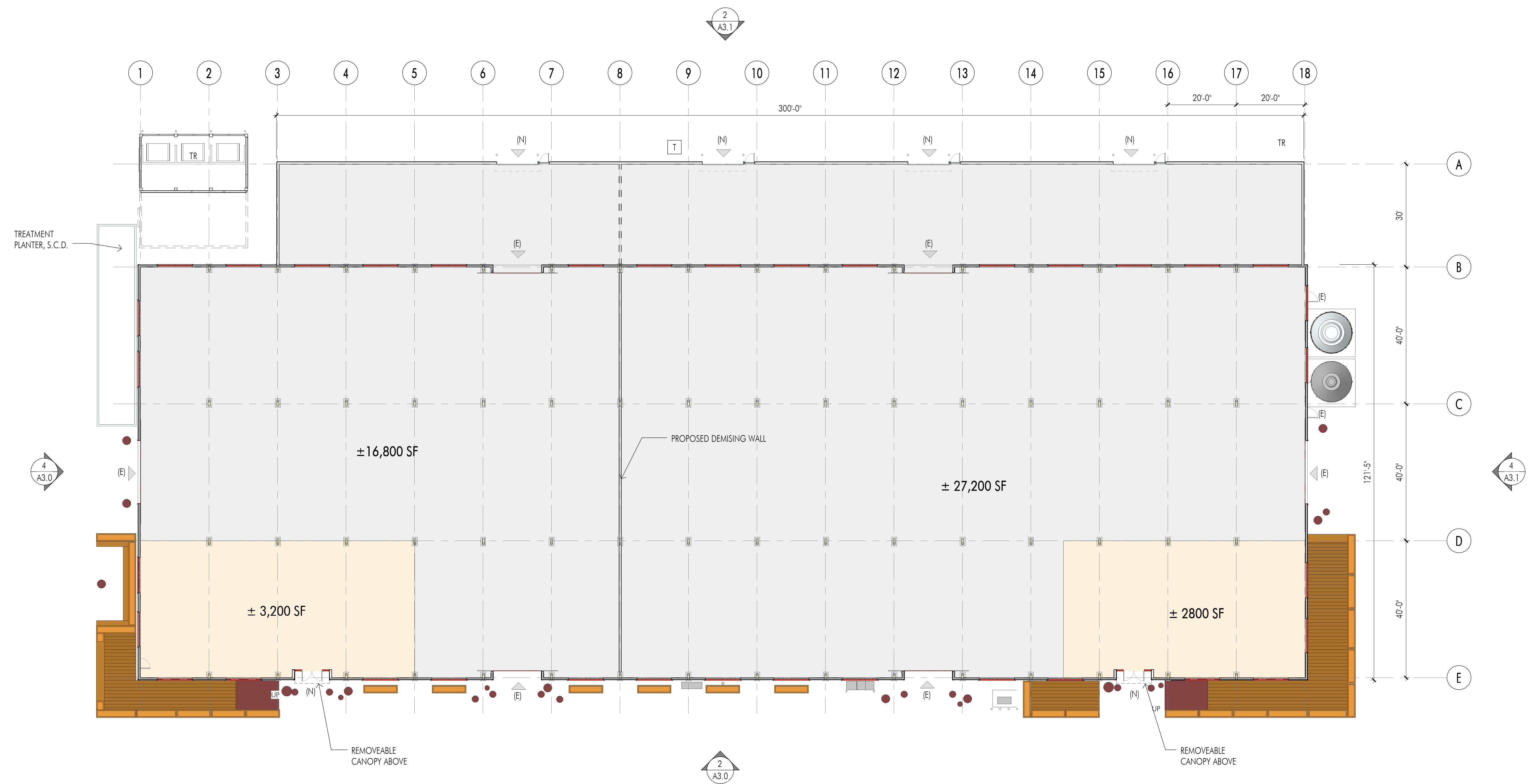
CLIENT APPROVAL:	
SIGNATURE	DATE

DESIGN DEVELOPMENT

Sheet No. C2



(IN FEET)
1 inch = 20 ft.



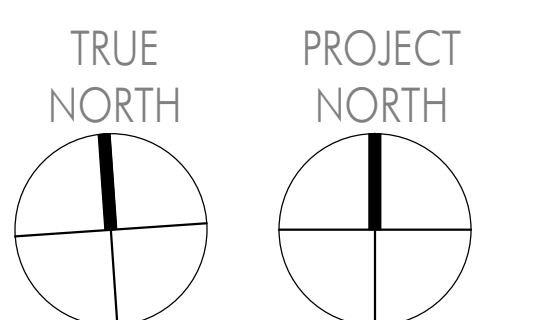
1 1ST FLOOR - PROPOSED PLANS
1/16" = 1'-0"

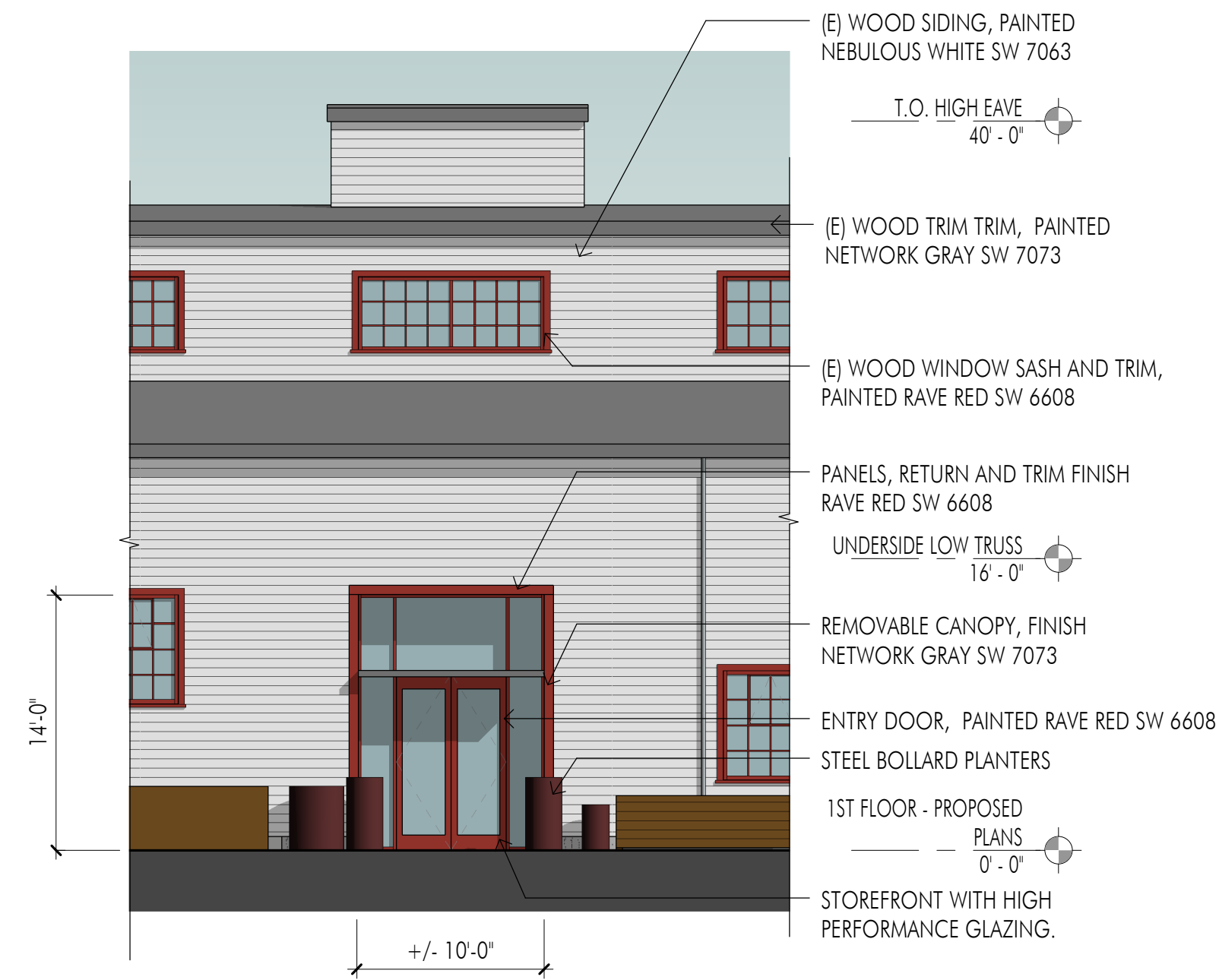
ABBREVIATIONS

(E) EXISTING
(N) NEW

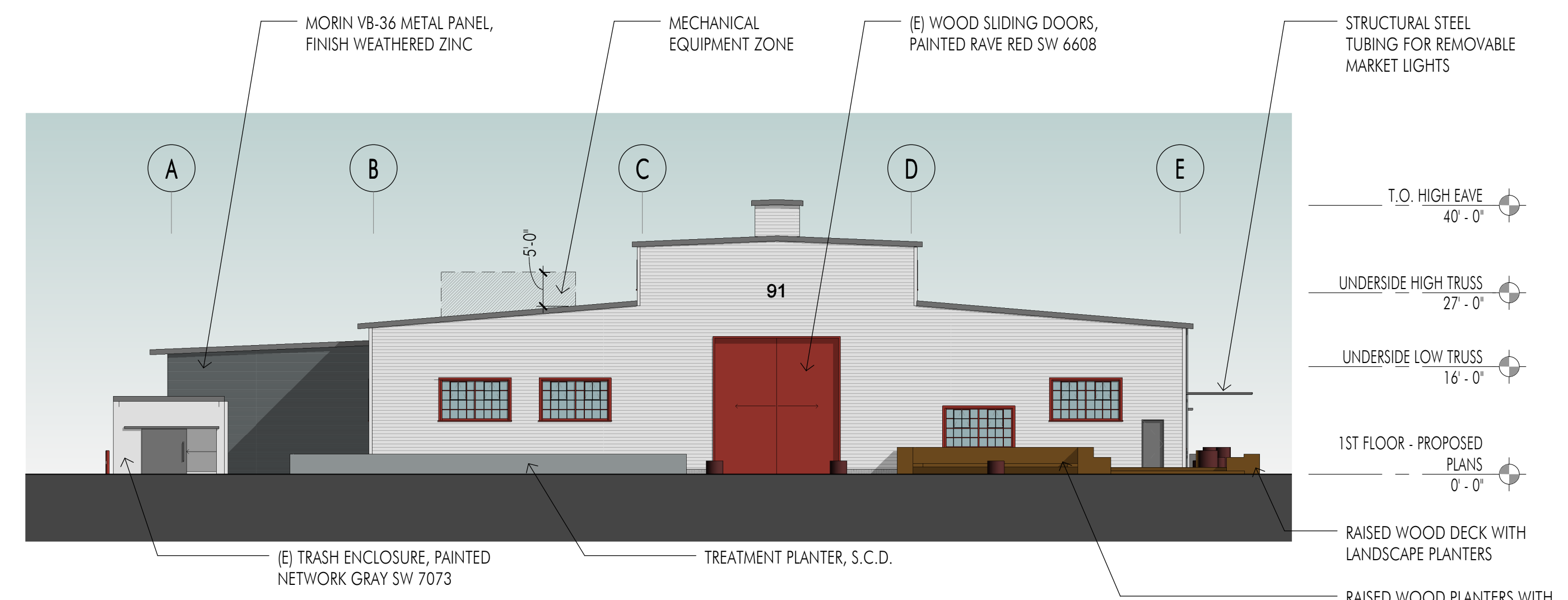
LEGEND

PROPOSED TENANT
SHARED SPACE
BAR/TAVERN ZONE
FUTURE PARTITION PROPOSED
NEW WALL
1-HR RATED WALL
DEMO
TR TRASH ENCLOSURE
T TRANSFORMER

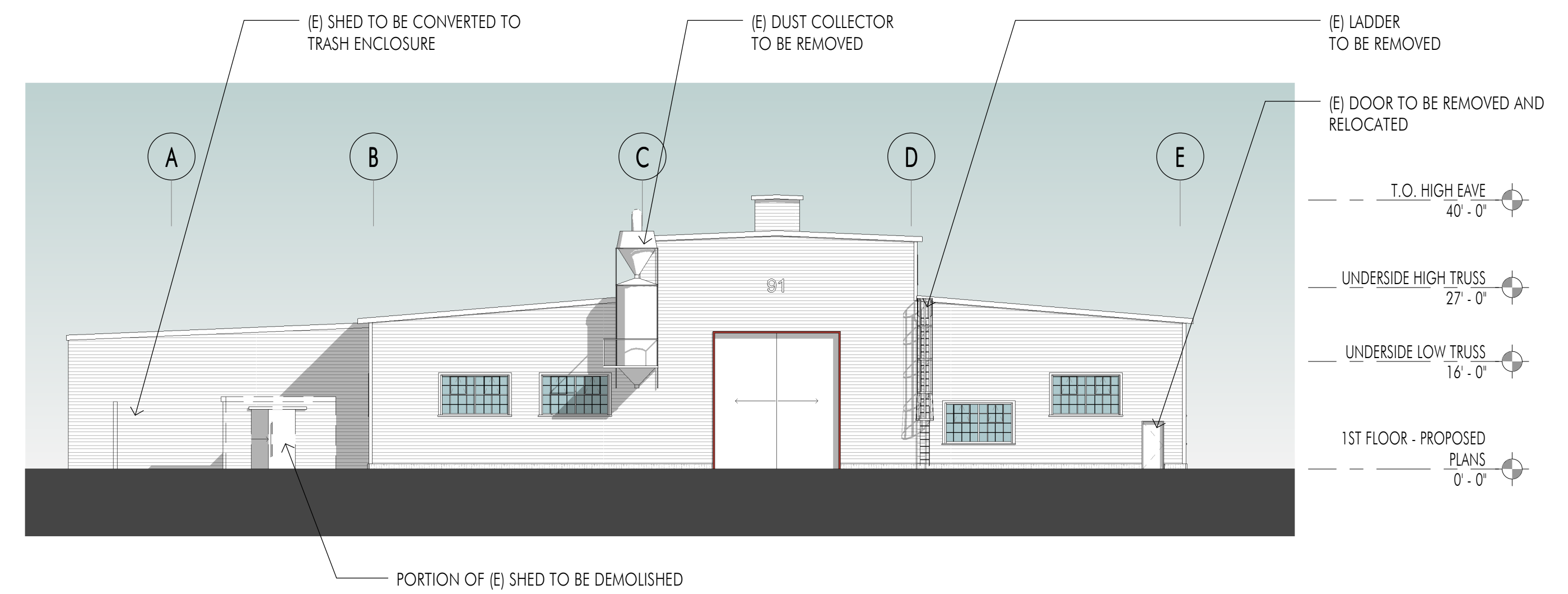




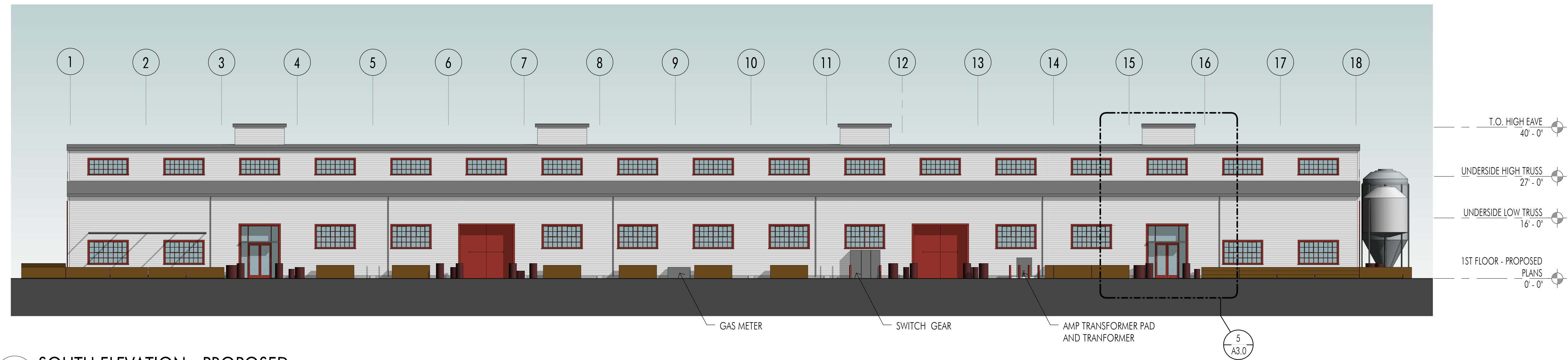
5 SOUTH ELEVATION AT STOREFRONT ENTRY, TYP.
1/8" = 1'-0"



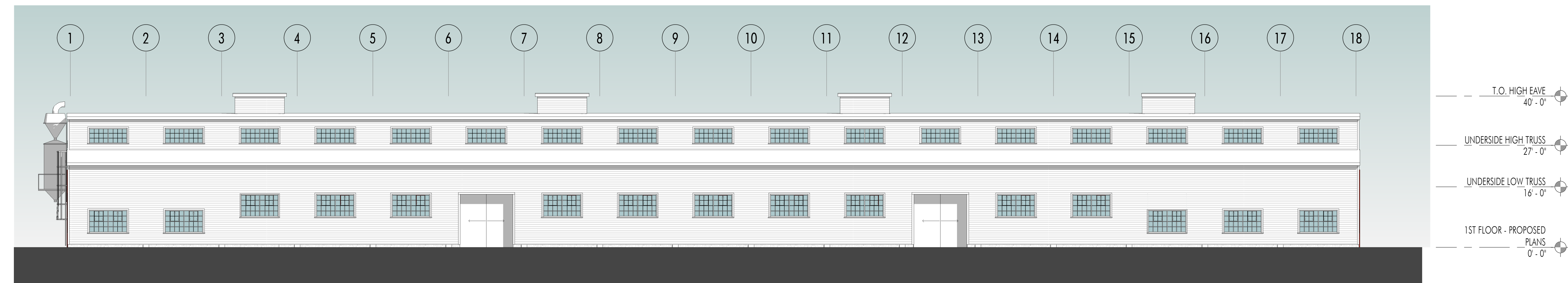
4 WEST ELEVATION - PROPOSED
1/16" = 1'-0"



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



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



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

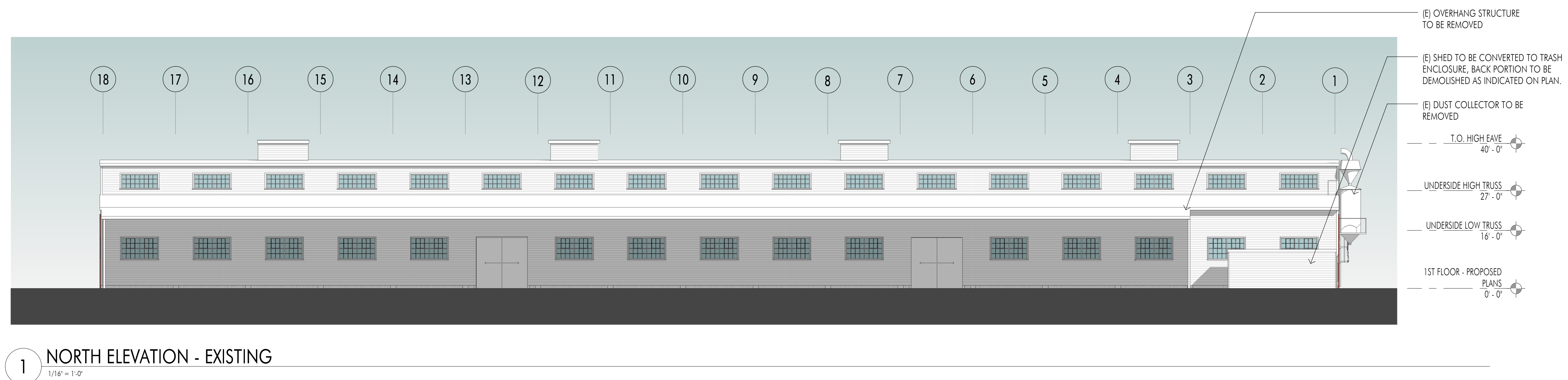
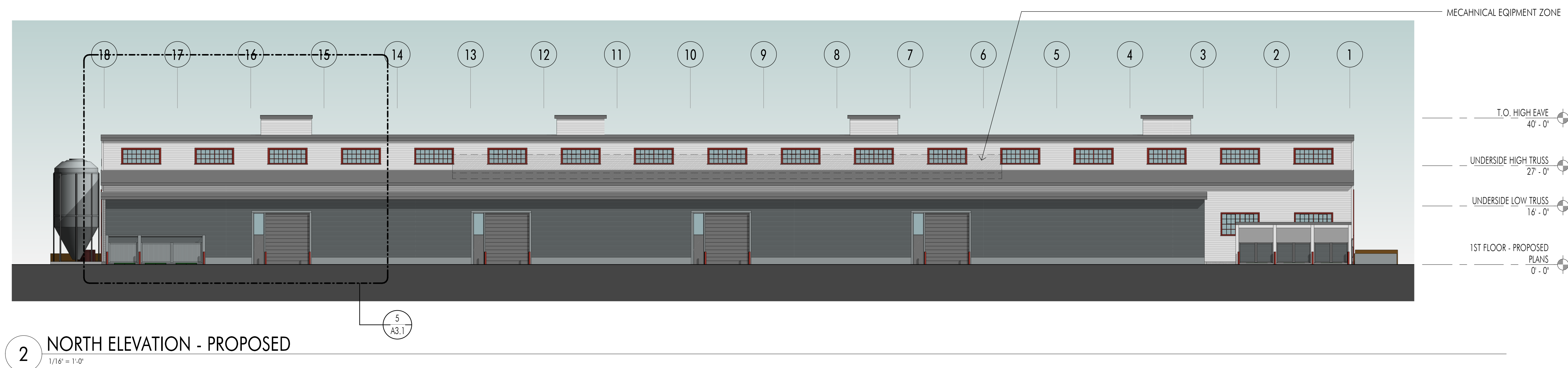
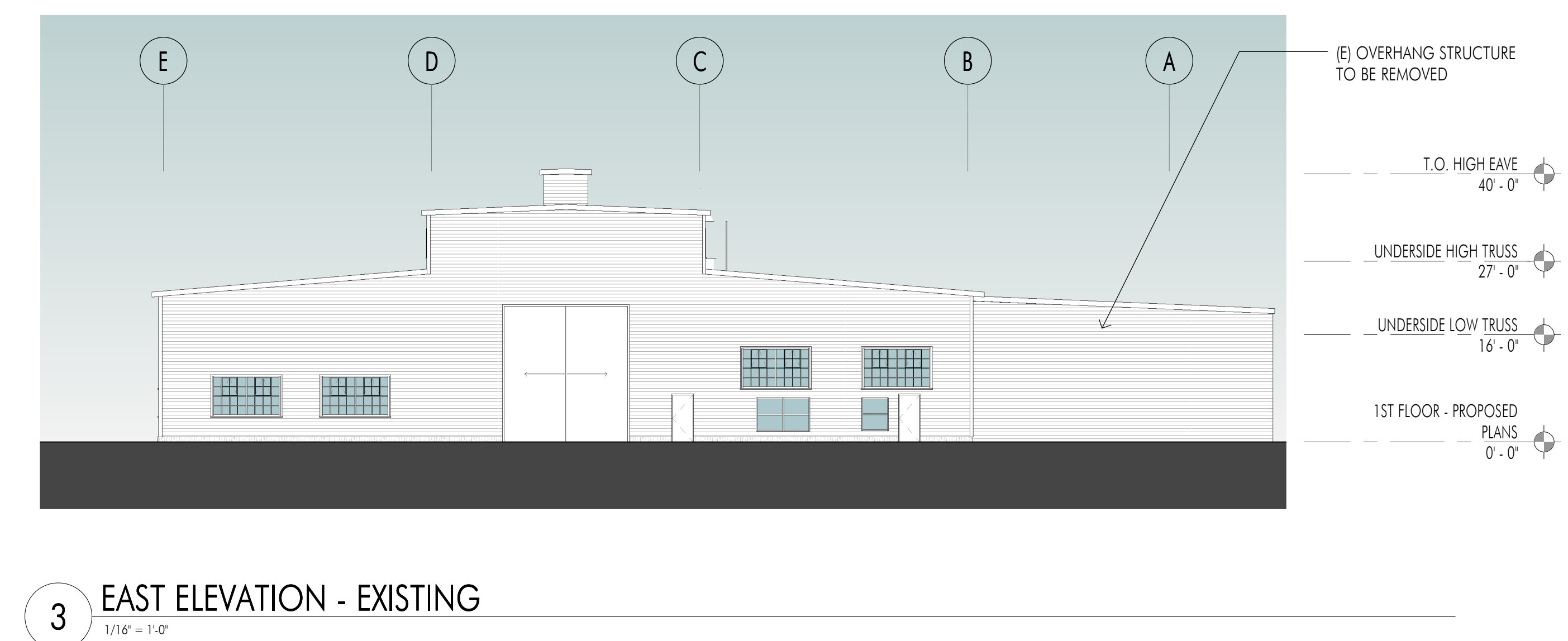
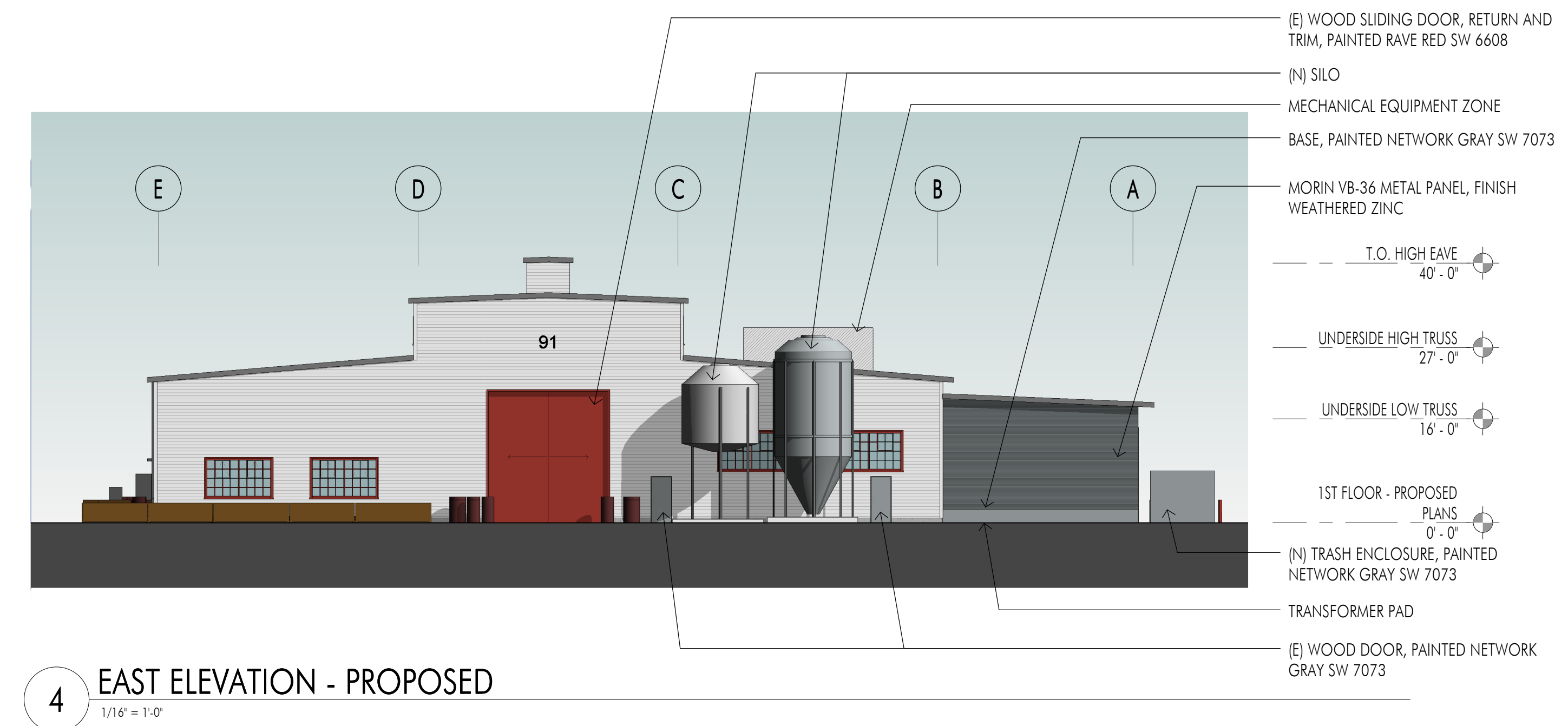
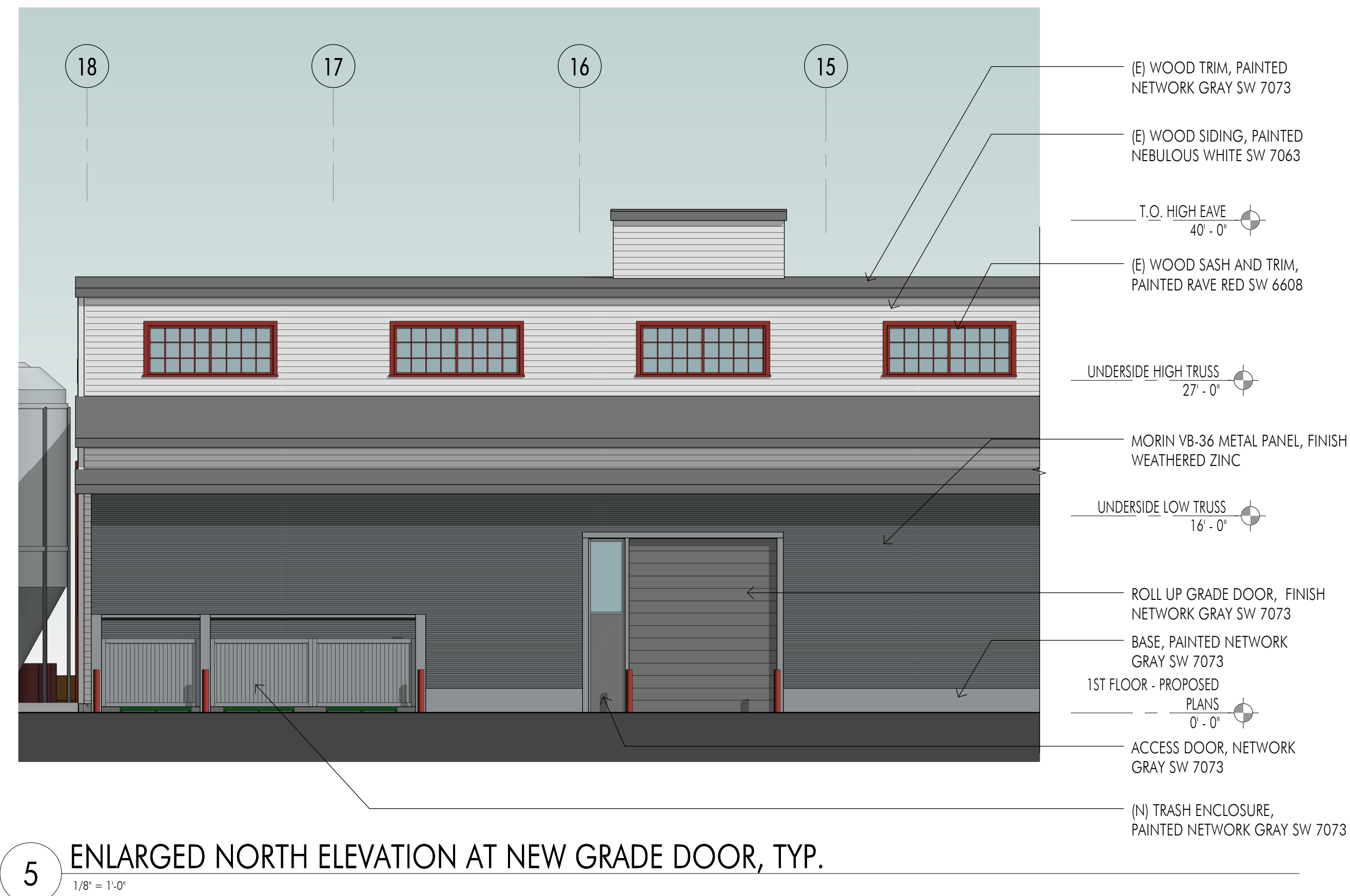




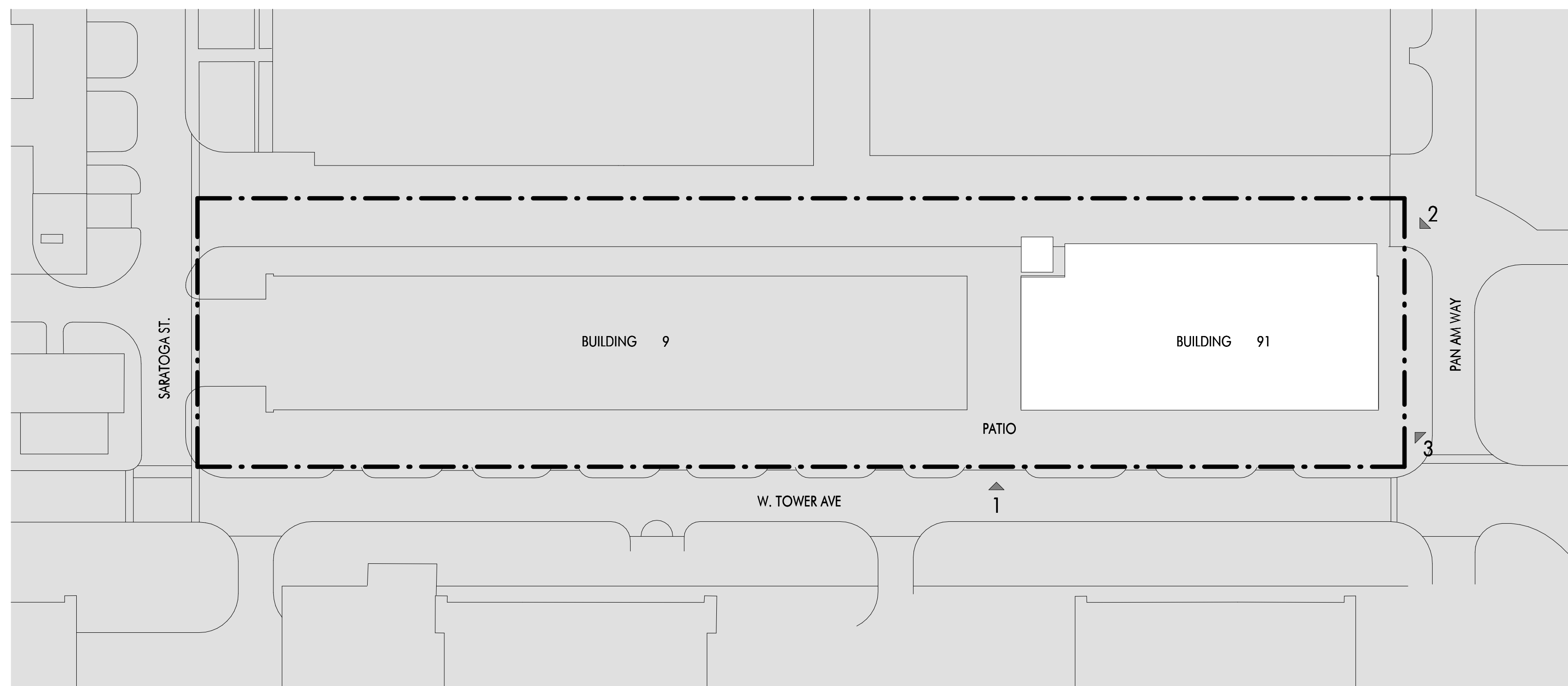
Photo of similar silos to those planned to be set along east end of 651 West Tower Avenue facing Pan Am Way. For City of Alameda Planning Department consideration along with Alameda Point Redevelopment Plans: Building 91 – 651 W. Tower Avenue Planning Submittal Rev 06 dated 5/16/16



3 VIEW FROM SOUTHEAST APPROACH



2 VIEW FROM NORTHEAST APPROACH



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



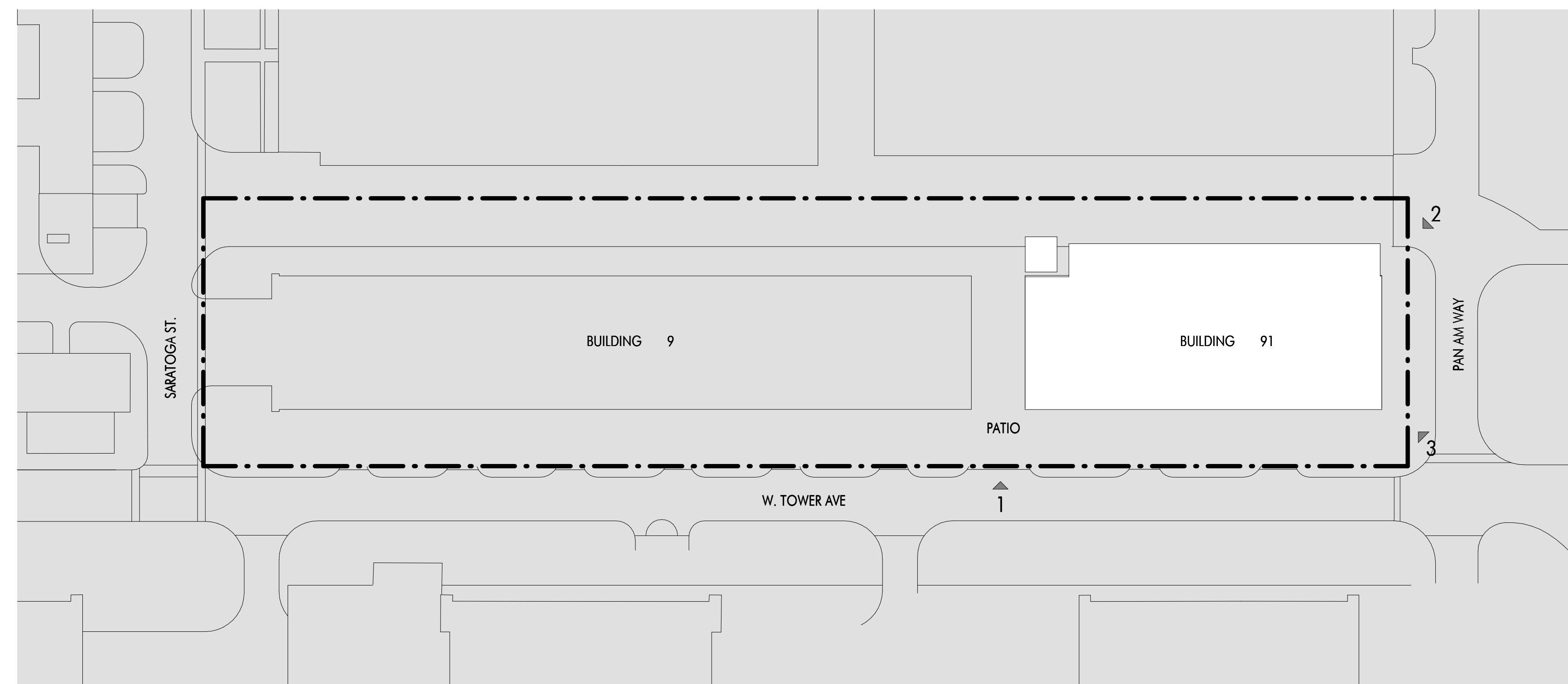
1 VIEW OF PATIO FROM W. TOWER AVENUE



3 VIEW FROM SOUTHEAST APPROACH



2 VIEW FROM NORTHEAST APPROACH



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



1 VIEW OF PATIO FROM W. TOWER AVENUE