



THE DEL MONTE WAREHOUSE WAREHOUSE 48 ADAPTIVE RE-USE

Design Review Amendment
January 29, 2019

Applicant:
TIM LEWIS COMMUNITIES

Architect:
BAR ARCHITECTS

Exhibit 1
Item 6-A, 2/25/2019
Planning Board Meeting

EXISTING



- Keynote Legend**
- 01 Existing Brick Facade
 - 02 Portland Cement Plaster
 - 03 Cement Board Siding
 - 04 Resin-based simulated wood panels - Parklex or equal
 - 05 Aluminum Nail Fin Window
 - 06 Storefront System
 - 07 Channel Glass
 - 08 Glass Railing
 - 09 Wood Railing with metal mesh panel infill
 - 10 Metal Blade Canopy
 - 11 Corrugated Metal Canopy
 - 12 Existing Window to remain
 - 13 Slated Wood Gate with Glass Infill
 - 14 Rainscreen
 - 15 Board formed concrete

BAY 1 - ENLARGED SOUTH ELEVATION
BAY 4 - SIMILAR, SKEWED AND REVERSE

2
A3.02
1" = 10'

APPROVED



- Keynote Legend**
- 01 Existing Brick Facade
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BAY 4 - SIMILAR, SKEWED AND REVERSE

2
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1" = 10'

DEL MONTE WAREHOUSE

DECEMBER 2018 MODIFICATIONS

ENLARGED SOUTH ELEVATIONS BAYS 1 & 2

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13050

01.28.19



A3.02

EXISTING



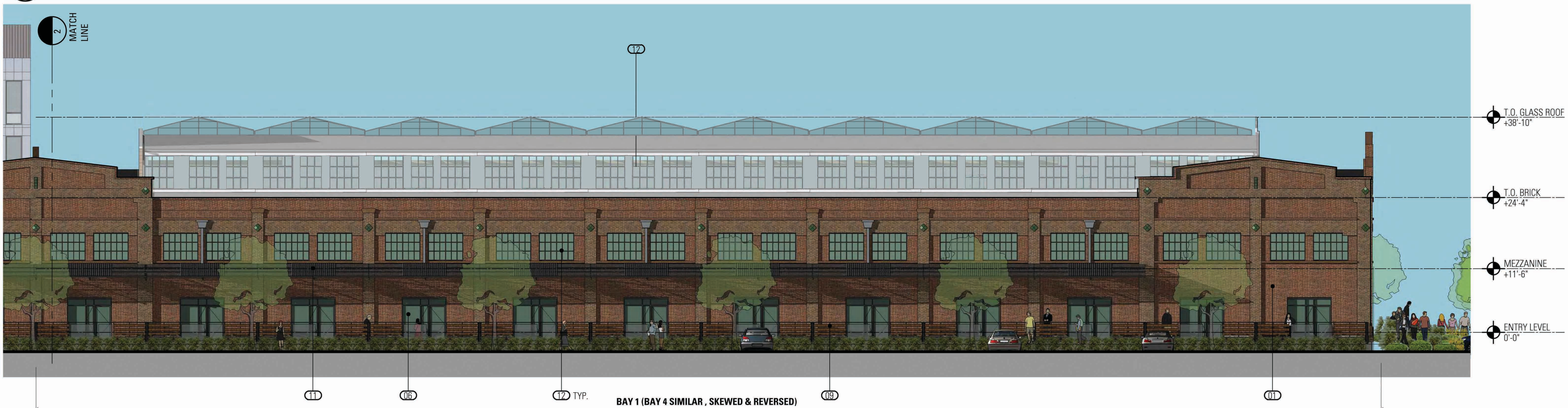
Keynote Legend

- 011 Existing Brick Facade
- 012 Portland Cement Plaster
- 013 Cement Board Siding
- 014 Resin-based simulated wood panels - Parklex or equal
- 015 Aluminum Nail Fin Window
- 016 Storefront System
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BAY 1 - ENLARGED NORTH ELEVATION
BAY 4 - SIMILAR, SKEWED AND REVERSE

1
A3.03
1" = 10'

APPROVED



Keynote Legend

- 011 Existing Brick Facade
- 012 Portland Cement Plaster
- 013 Cement Board Siding
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- 015 Aluminum Nail Fin Window
- 016 Storefront System
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BAY 1 - ENLARGED NORTH ELEVATION
BAY 4 - SIMILAR, SKEWED AND REVERSE

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A3.03
1" = 10'

PROPOSED



Keynote Legend

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BAY 4 - SIMILAR, SKEWED AND REVERSE

1
A3.03
1" = 10'

DEL MONTE WAREHOUSE

DECEMBER 2018 MODIFICATIONS

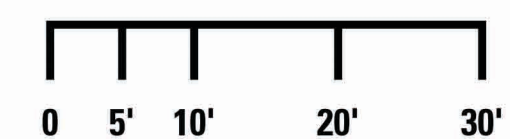
ENLARGED NORTH ELEVATIONS
BAYS 2 & 1

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01.28.19



A3.03

EXISTING

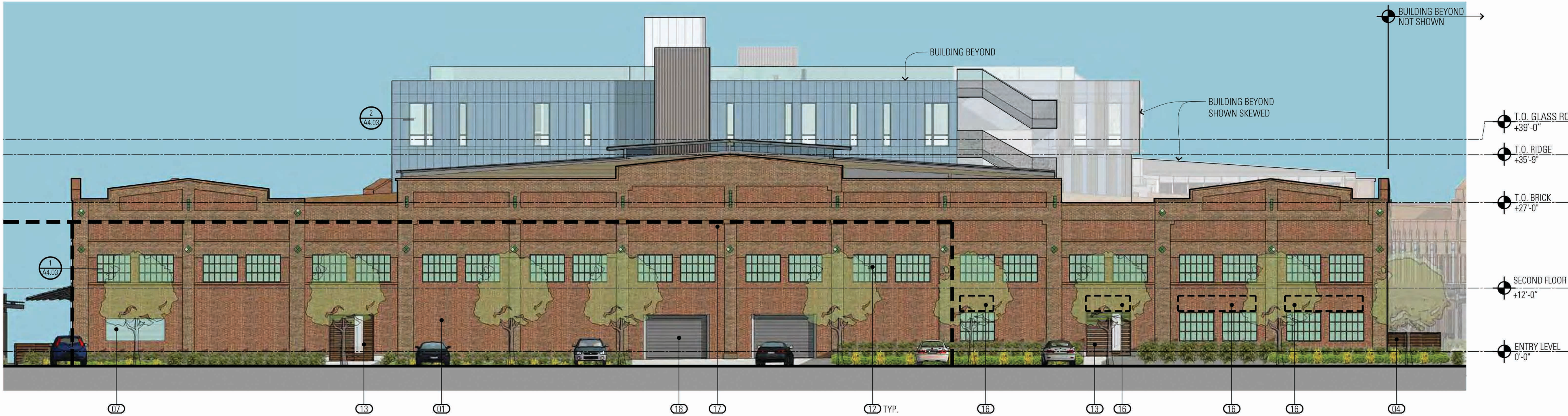


2 BAY 1 - ENLARGED WEST ELEVATION
A3.04 1" = 10'

Keynote Legend

- 001 Existing Brick Facade
- 002 Portland Cement Plaster
- 003 Cement Board Siding
- 004 Resin-based simulated wood panels - Parklex or equal
- 005 Aluminum Nail Fin Window
- 006 Storefront System
- 007 Channel Glass
- 008 Glass Railing
- 009 Wood Railing with metal mesh panel infill
- 010 Metal Blade Canopy
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- 013 Slated Wood Gate with Glass Infill
- 014 Rainscreen
- 015 Board formed concrete
- 016 Remove non-historic awning
- 017 Remove existing non-historic loading dock & shed roof
- 018 New Overhead Door

APPROVED

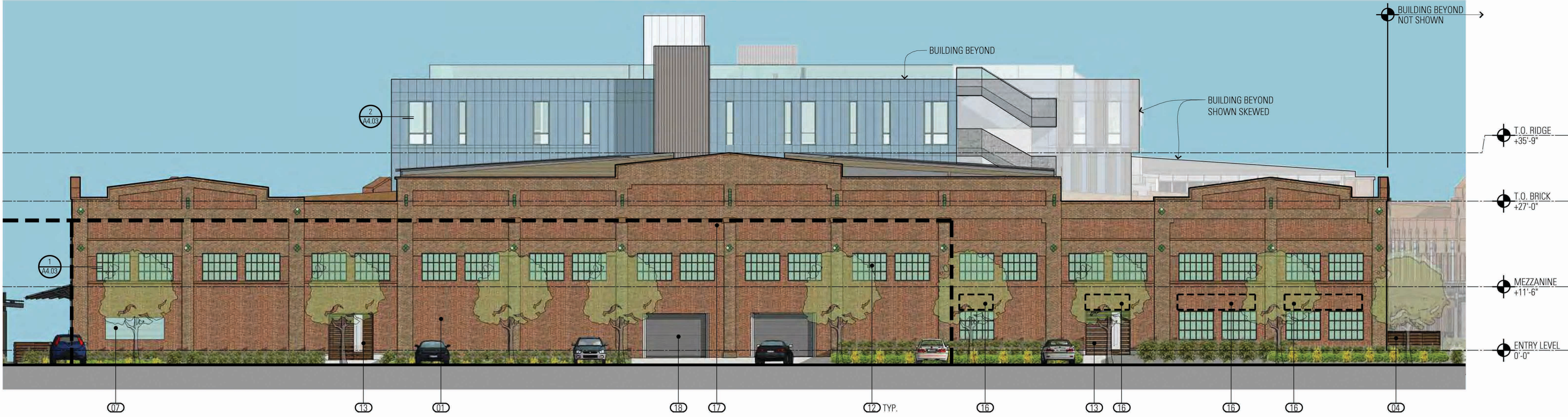


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PROPOSED



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DECEMBER 2018 MODIFICATIONS

BAY 1 - ENLARGED WEST ELEVATIONS

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A3.04

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[XREF FILE NAME: - X3422PR - X3422PR.HIC]

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EXISTING



1 BAY 4 - ENLARGED EAST ELEVATION
A3.04 1" = 10'

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APPROVED



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PROPOSED



1 BAY 4 - ENLARGED EAST ELEVATION
A3.04 1" = 10'

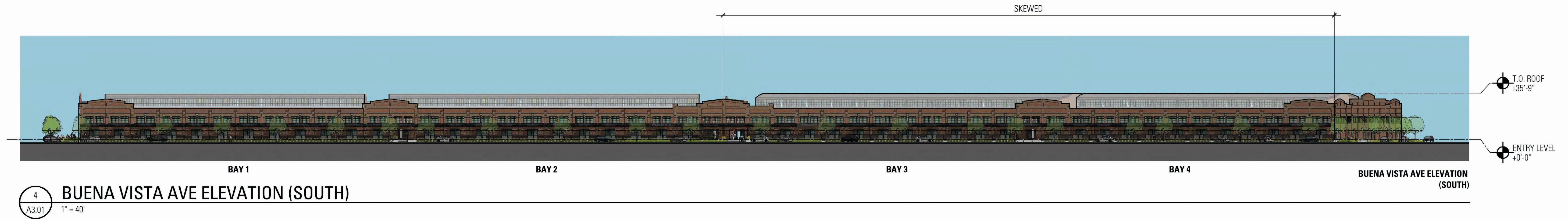
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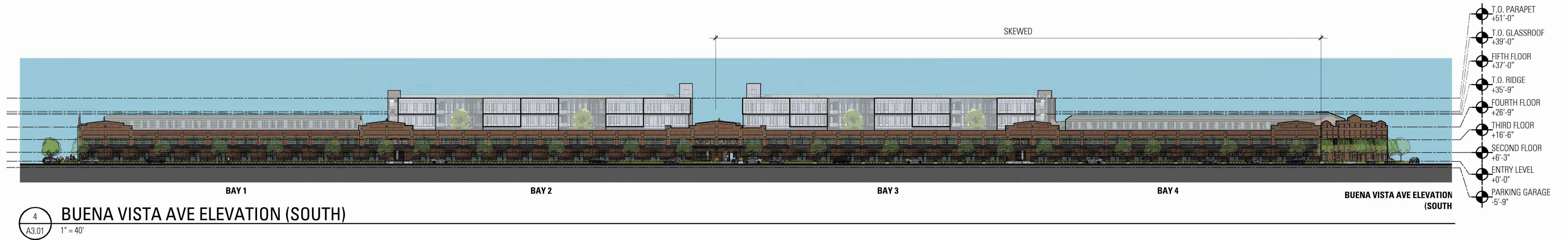
DEL MONTE WAREHOUSE | DECEMBER 2018 MODIFICATIONS

BAY 4 - ENLARGED EAST ELEVATIONS

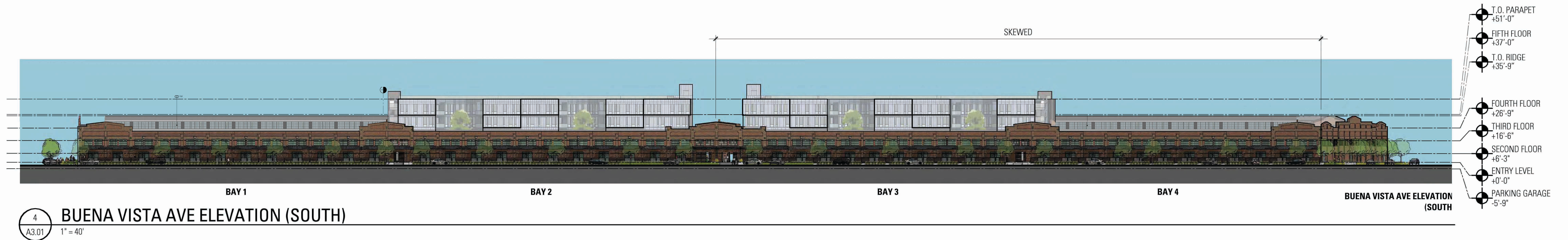
EXISTING



APPROVED



PROPOSED



DEL MONTE WAREHOUSE

DECEMBER 2018 MODIFICATIONS

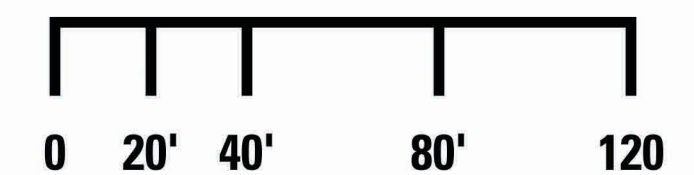
OVERALL ELEVATIONS

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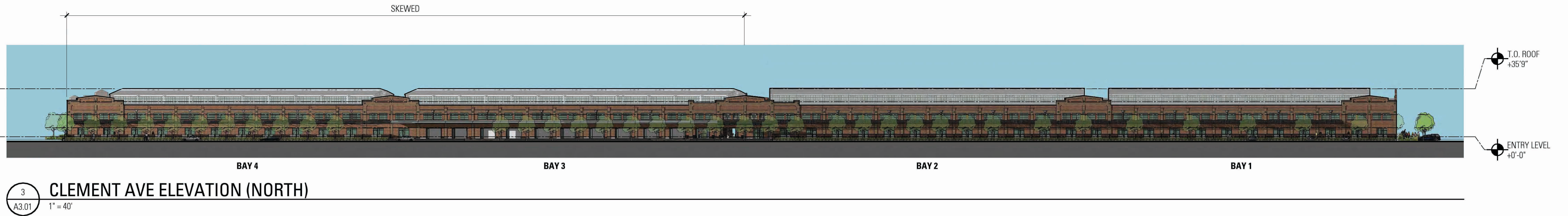
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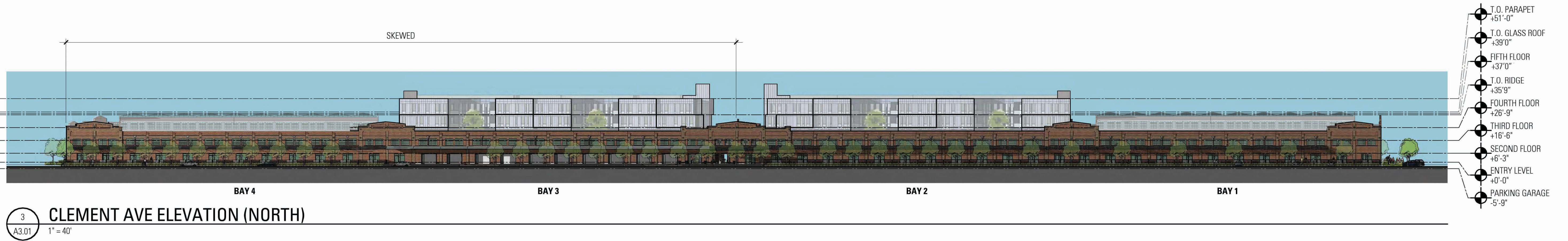


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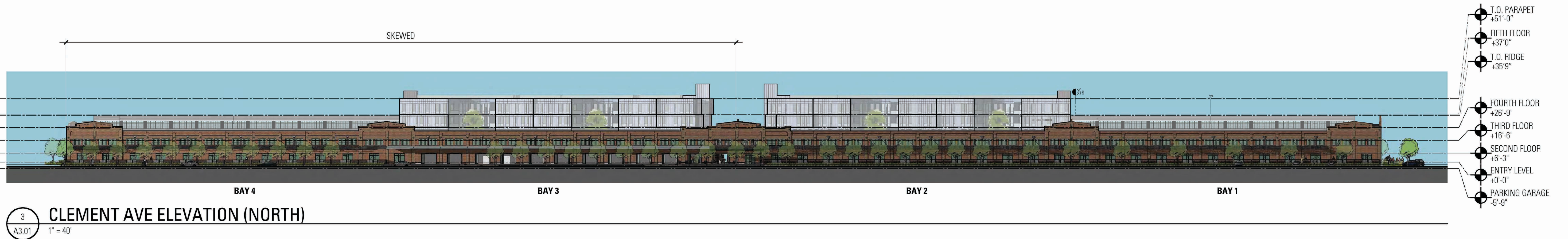
EXISTING



APPROVED



PROPOSED



DEL MONTE WAREHOUSE

DECEMBER 2018 MODIFICATIONS

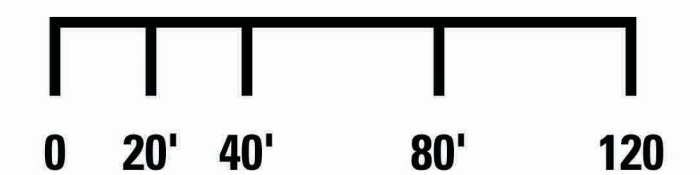
OVERALL ELEVATIONS

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A3.01

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- LEGEND**
- 1 BD FLAT
 - 2 BD FLAT
 - 3 BD FLAT
 - CIRCULATION

1 **BAY 1 - LEVEL 2 - DEC 2018 MODIFICATIONS**
SK-190103A 1/32" = 1'-0"

WAREHOUSE 48
ALAMEDA, CA

PROPOSED PLAN
LEVEL 2 - BAY 1

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LEGEND

- 1 BD FLAT
- 1 BD L/W
- 2 BD FLAT
- 3 BD FLAT
- CIRCULATION
- RETAIL

WAREHOUSE 48
ALAMEDA, CA



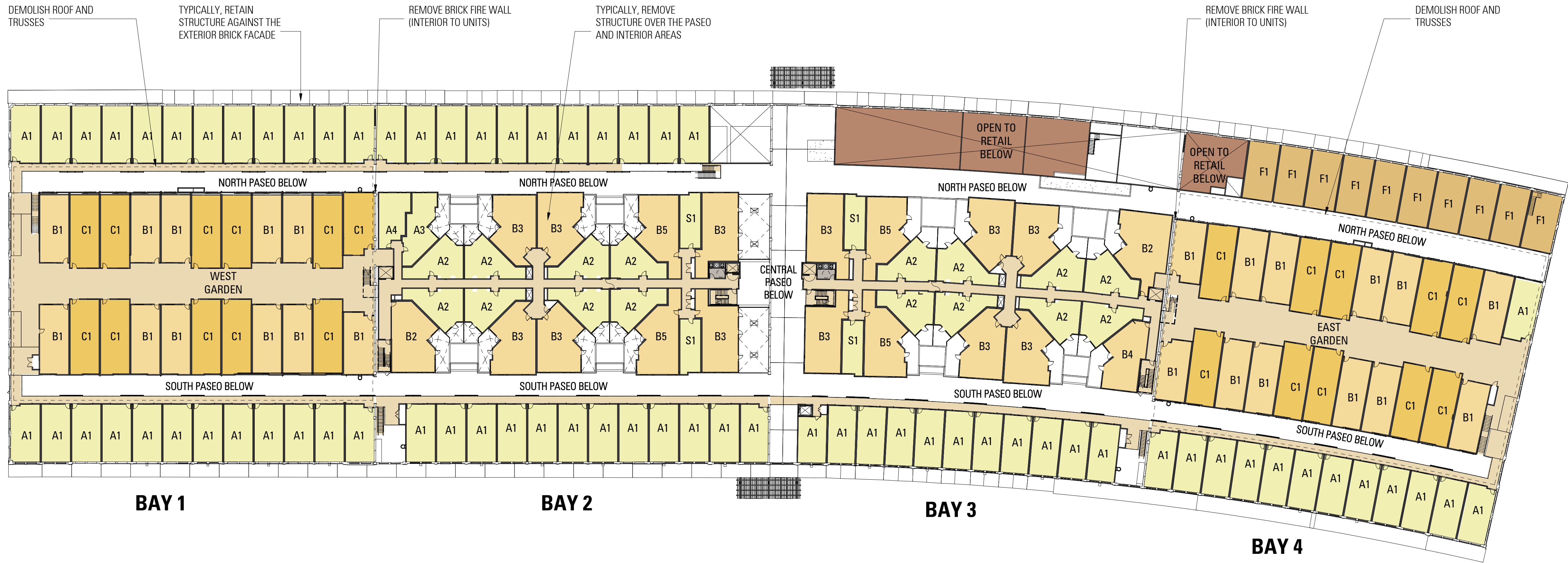
BAY 4 - LEVEL 2, DEC 2018 MODIFICATIONS

SK-190103B 1/32" = 1'-0"

PROPOSED PLAN
LEVEL 2- BAY 4

LEGEND

- 1 BEDROOM FLAT
- 1 BEDROOM LIVE / WORK LOFT
- 2 BEDROOM FLAT
- 3 BEDROOM TOWNHOUSE
- CIRCULATION
- RETAIL / COMMERCIAL
- SERVICE



WAREHOUSE 48

ALAMEDA, CA

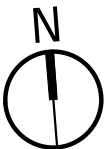
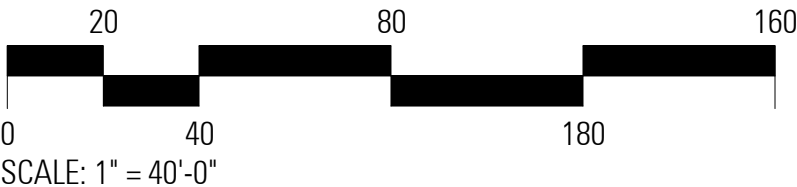
PROPOSED PLAN
SECOND FLOOR PLAN

BAR architects

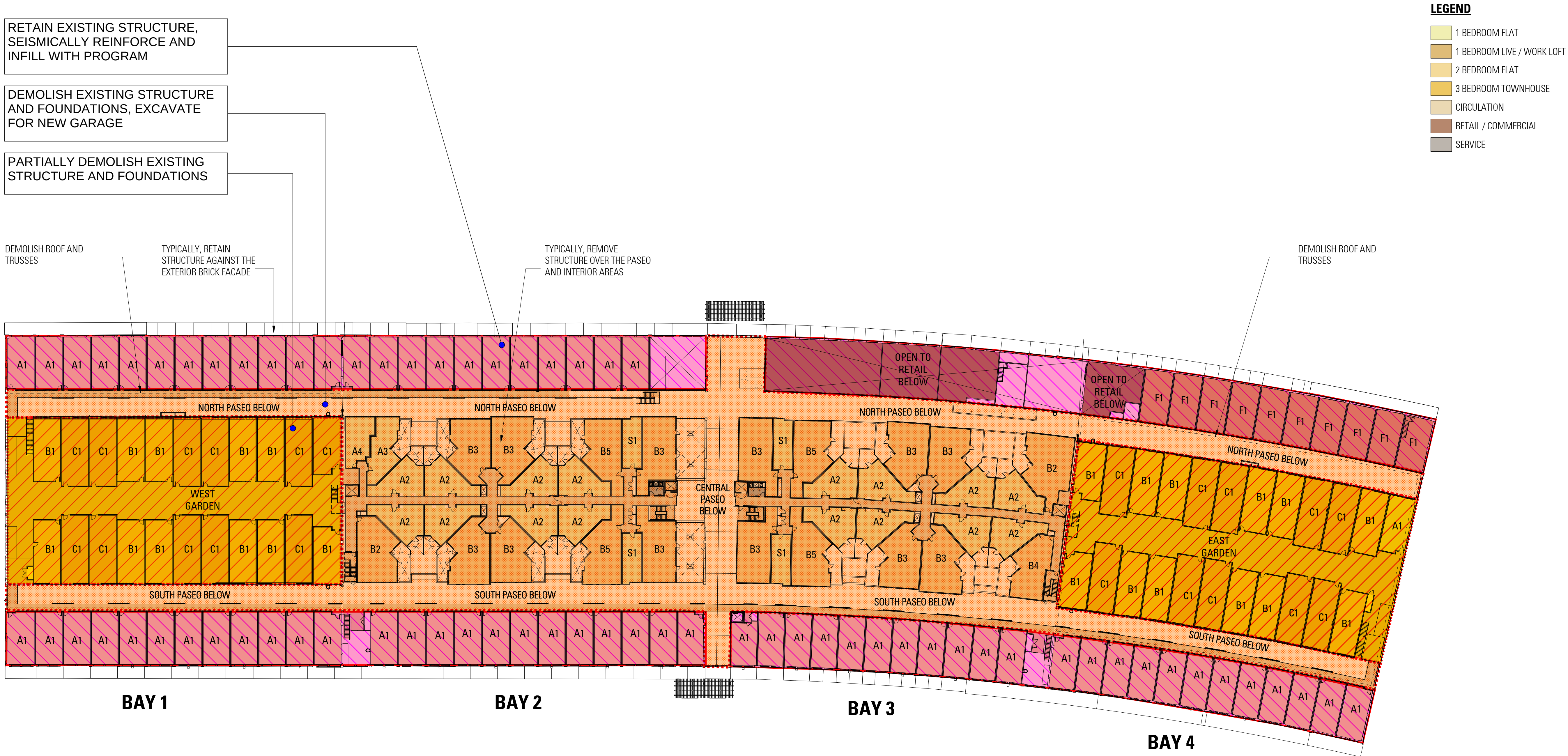
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01/28/19



A 2.02



BAY 1 (SIM. BAY 4)

- 1 LEVEL PARKING PODIUM ON GRADE
- DWELLING UNITS AT EXTERIOR BRICK WALL
- DWELLING UNITS AT CENTRAL SPACE

BAY 2 (SIM. BAY 3)

- BELOW GRADE PARKING
- 4 STORIES OF STICK FRAME OVER PODIUM
- DWELLING UNITS AT EXTERIOR BRICK WALL

BAY 3 (SIM. BAY 2)

- BELOW GRADE PARKING
- 4 STORIES OF STICK FRAME OVER PODIUM
- DWELLING UNITS AT EXTERIOR BRICK WALL

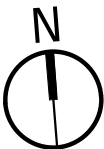
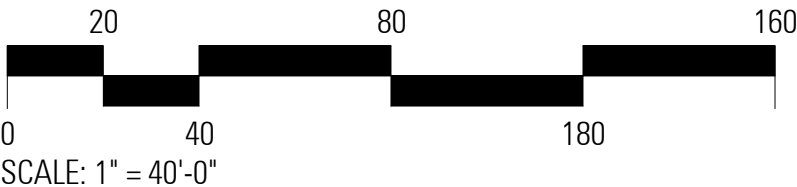
BAY 4 (SIM. BAY 1)

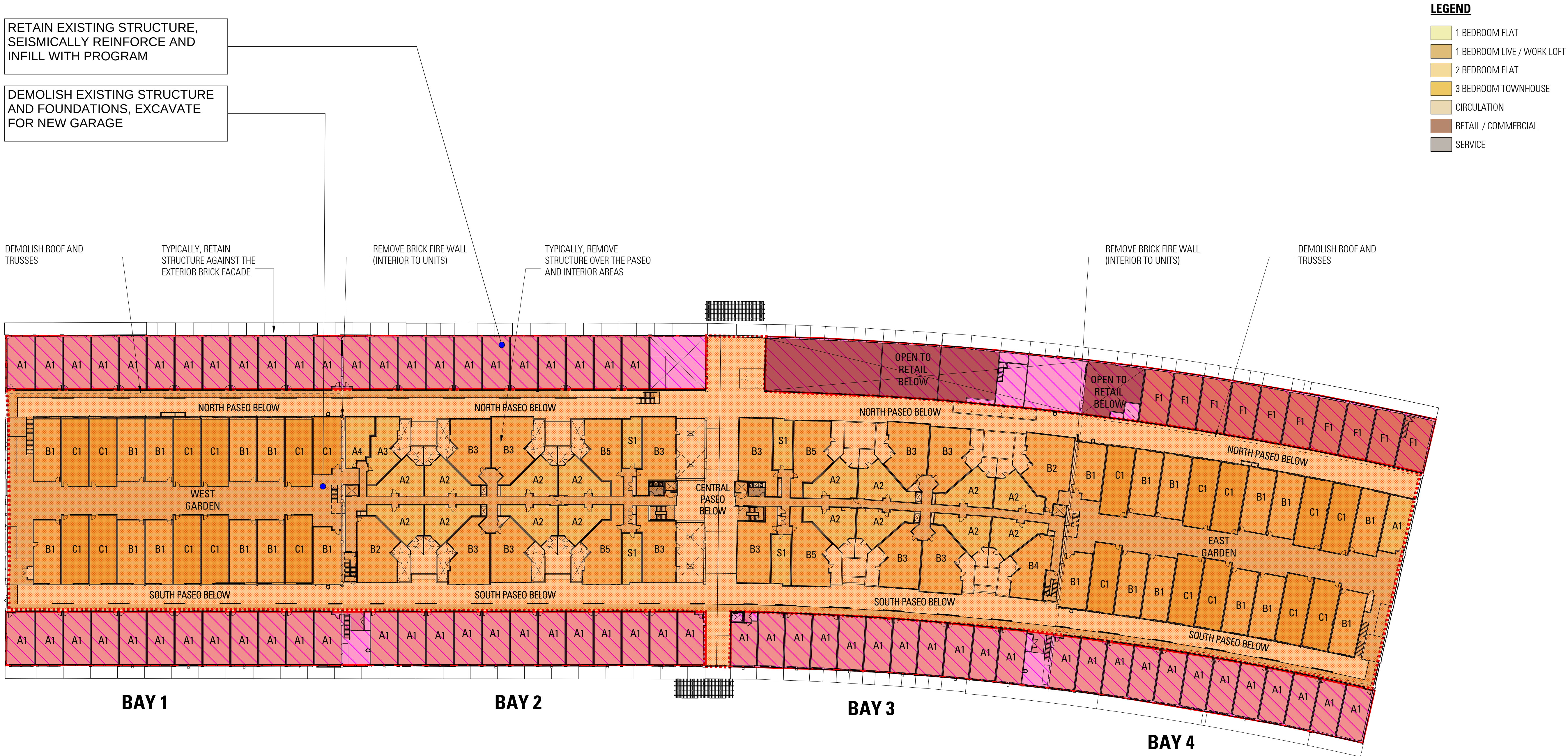
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- DWELLING UNITS AT EXTERIOR BRICK WALL
- DWELLING UNITS AT CENTRAL SPACE

WAREHOUSE 48

ALAMEDA, CA

**APPROVED DEMOLITION
SECOND FLOOR PLAN**





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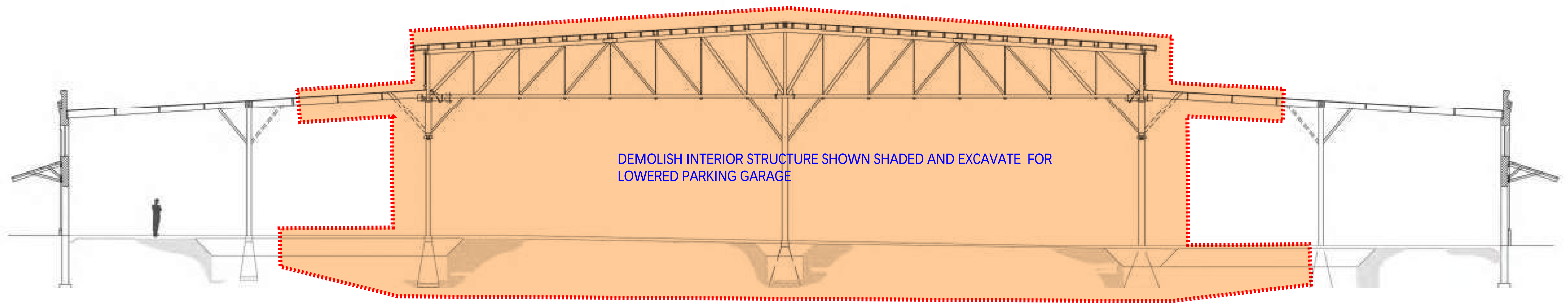
BAY 4 (SIM. BAY 1)

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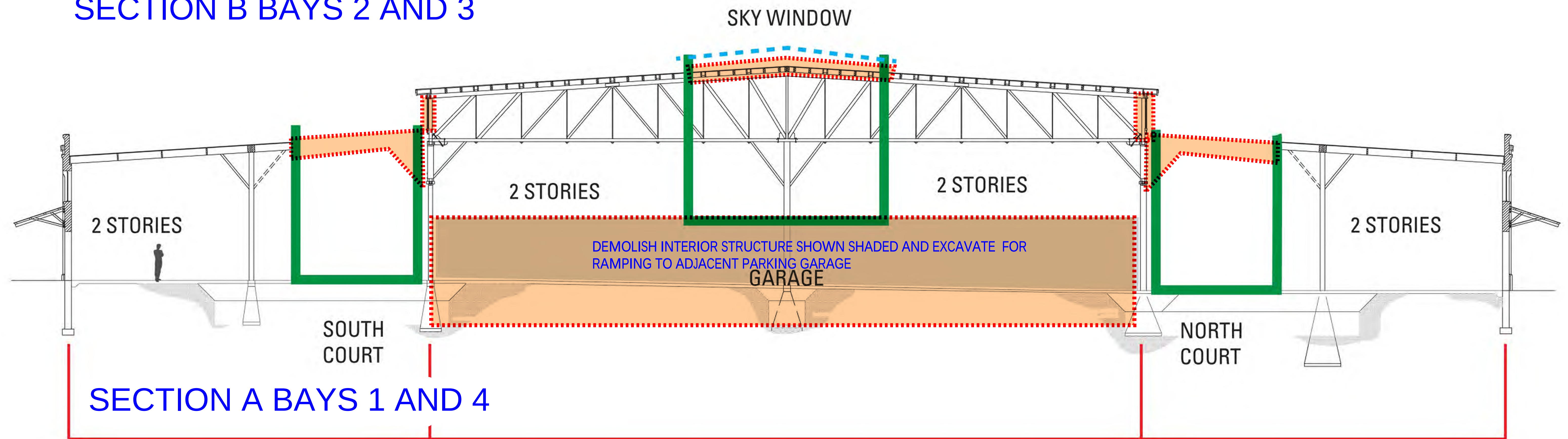
WAREHOUSE 48

ALAMEDA, CA

**PROPOSED DEMOLITION
SECOND FLOOR PLAN**



SECTION B BAYS 2 AND 3



SECTION A BAYS 1 AND 4

60 +/- FEET

120 +/- FEET

60 +/- FEET

DEL MONTE WAREHOUSE

ALAMEDA, CA

APPROVED DEMOLITION
SECTION - MODIFICATIONS

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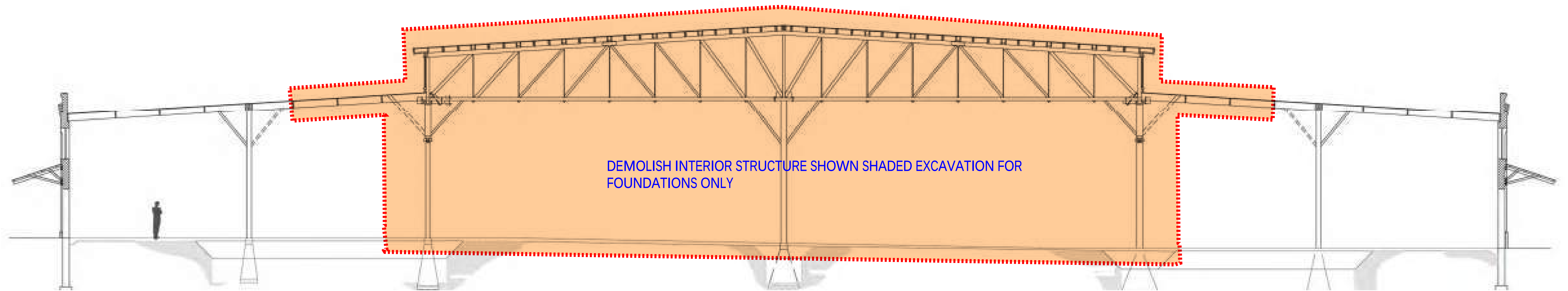
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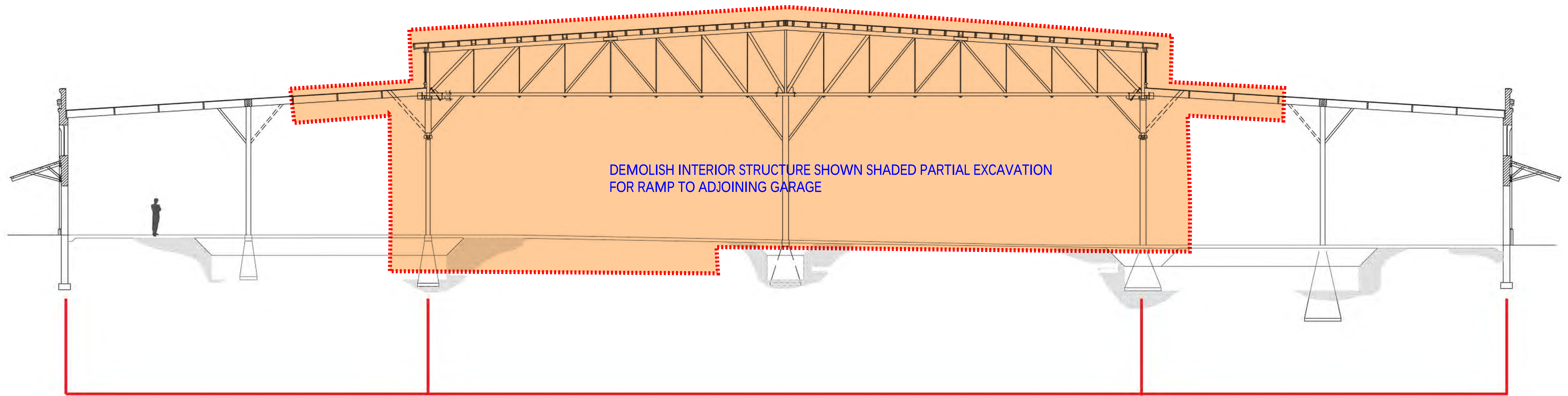
01/28/19

0 4' 8' 16' 24'

A3.30M



SECTION B - BAYS 2 AND 3



SECTION A BAYS 1 AND 4

120 +/- FEET

60 +/- FEET

DEL MONTE WAREHOUSE | ALAMEDA, CA

PROPOSED DEMOLITION
SECTION - EXISTING STRUCTURE

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01/28/19

0 4' 8' 16' 24'

A3.30

[FILE NAME: Z:\1980 DEL MONTE\ALAMEDA\DRAWINGS\4000\CURRENT\SECTION\SECTION A.DWG] [TAG: 34427 PR] [11/14/2015 10:46:00 AM] [PLOT DATE: 11/14/2015] [PLOT TIME: 10:46:00 AM] [PLOT BY: J. BARRETT] [PLOT SCALE: 1/8" = 1'-0"] [PLOT SIZE: 11x17] [PLOT ORIENTATION: LANDSCAPE] [PLOT STATUS: PLOTTED] [PLOT COMMENTS: SECTION A - BAYS 1 AND 4]

Warehouse 48: 1/28/2019
BAR 13050 (R1)

STRIP WINDOWS IN LIEU OF
PUNCHED:

- Requires additional steel/wood post support for line at window header +\$
- Requires approximately 22% more window in bay
- Requires post condition/finish

APPROVED

PROPOSED WINDOW CONDITION

- KEEP
EGRESS
WINDOW
- RESPACE WINDOW
MULLIONS IN
PATTERN-VARIOUS
OPTIONS
- ADD STRUCTURAL POSTS (STEEL T
OR POST TO HOLD UP ROOF
SECTION WITH METAL CAP TO GO
WITH WINDOWS

