

# MCKAY AVENUE SENIOR/CONVALESCENT HOME

## SCOPE OF WORK

The scope of the work for the project is to renovate the existing structure that was originally built as barracks for Merchant Marine training, and more recently used as office building space for the US Department of Agriculture, into a senior/convalescent home. No site changes other than the renovation of Building 2 are proposed at this time.

The defining elements of the existing building include the following:

- a long horizontal form,
- continuous “ribbon” style windows,
- an overhanging flat roof,
- and a horizontal projecting sunshade feature at the second floor line.

We believe that these features are key elements to the architectural character of the building; it is our goal to maintain and emphasize these features while giving the building a much needed face lift. This renovation seeks to preserve the structural form as a valuable reference to the past, while adding years to the life of the building as an asset to the community.

There are a number of architectural interventions that are required to update the building to fit the current program, to bring the building into code compliance, and to create energy efficiency. We have taken a two-pronged approach to the interventions as represented in this drawing set. The extent of architectural changes fit into one of the following two categories.

Reinforcing existing precedent:

In the first category, we are correcting a deficiency to the building, and making minor adjustments to improve conditions for the proposed program. In these instances, we have strived to create a design that would blend with the original construction. A few examples of this would be:

- All of the existing windows will be replaced with new energy efficient windows. In doing so, we are maintaining the continuous “ribbon” windows along the wings of the building. The new windows will have operable portions in the form of awnings (and this is the configuration of the original window). The existing building has a subtle variation of replacement window sizes on the east façade as you move from the NE wing of the building to the south spine; the proposed design uses the same size window along the entire façade to create a more unified look.
- The existing building is clad with horizontal planks; this skin will need to be removed and replaced (with a more energy-efficient envelope). The proposed design also utilizes a horizontal siding to maintain the character of the building, while also bringing the building into the present day.
- The existing egress stairs at the end of each of the three wings are currently rudimentary open exterior stairs. Also, the horizontal projection along the second floor line abruptly stops at the end of each of the three northern wings of the building (and does not wrap around the building continuously). Our solution is to build new enclosed stairs that will be enclosed and wrapped with the same new skin as the rest of the building. In doing so, the horizontal projection between the two floors can continue unbroken.
- The existing building has a protruding roof monitor over a significant portion of the south building spine, containing north and south facing clerestory windows. Ove the years some of those windows have been covered up and the interior of the building has been divided in a way that undermines the purpose of a roof monitor. The proposed design will restore the monitor’s interior importance, allowing it to bring natural light into both floors in the spine of the building (as it originally was intended to function).
- The south east corner of the existing building has a lengthy deck over stilts on the ground floor. The proposed design fills in the space above, with siding to match to unify the massing in a more appropriate manner that is consistent with the language of the building. These interventions are intended to be subtle; at the end of the day, a passerby should look at the building and believe it was always that way.

Highlighting the modern:

We have other interventions that clearly were not part of the existing building. These architectural gestures intentionally contrast the original form, making a clear statement that something new is taking place. There are two such interventions in the proposed design:

- The main entry to the building is being located on the south façade of the building, away from McKay Avenue and the adjacent residential community. In the proposed entry, we have incorporated a vestibule that functions to emphasize the importance of the entry, and also provides a security checkpoint and protected place that people can sit to wait for transportation. Above the entry, the proposed entry vocabulary extends up to the second floor in the form of a balcony that will have views of the beach line and bay beyond. An undulating canopy at the entry front allows for cover from weather and takes the form of a wave (acknowledging the nautical history of the building). The entry also features wood cladding to create a warmer palette of materials while signifying the formal entrance.
- The second intervention of this nature is the proposed connection between two of the wings along the north façade of the building. This enclosure will allow a potentially frail population to circulate throughout the building without having to travel outdoors in the elements. It also defines an interior courtyard for quiet contemplating, contrasting the more active west courtyard. This enclosure is clearly contrasting the original building. We again use the wave as a form generator and wood cladding to bring architectural continuity, while at the same time respecting the defining features of the building.

It is the dynamic interplay between these two distinct vocabularies that creates excitement on what was otherwise a vanilla form. The handsome horizontal original forms are now accentuated by clear additions that respect the long history of the building on the site. At the same time, functional (but less than ideal) alterations over time are now repaired with enhanced emphasis of those original proportions. The wood soffits and wood screening serve to tie the new and old together, while the ocean colors and wave forms also harmoniously embrace the seaside setting. Energy efficiency improvements (windows, siding, insulation, roofing, new mechanical systems and fixtures) ensure the long life of the building to come.



## PROJECT SUMMARY

Parcel Information:	
APN 74-1305-26-2	
Site Area:	159,509 SF (3.66 acres)
Zoning Summary:	
Zoning Designation:	Administrative-Professional (A-P)
General Plan Designation:	Offices
Previous Use:	Federal Government offices and laboratory
Proposed Use:	Senior/Convalescent Home (Permitted Use)

Primary Structure:	
Existing Building Area:	50,517 SF
Area of Proposed Additions:	8,923 SF
Total Building Area:	59,440 SF
Number of Units:	
Studios:	98
Manager's apartment:	1
Total Units Proposed:	99

Vehicle Parking (None required by zoning):	
Existing Number of Spaces:	116
Proposed Vehicle Parking Spaces to Remain:	62

Bicycle Parking (None required by zoning):	
Secure Spaces for Staff:	8
Visitor Spaces at Building Entry:	2
Total Proposed Bicycle Parking:	10

Open Space (None required by Zoning):	
Private Open Space:	None proposed
Group Open Space:	10,000 SF Proposed

BUILDING CODE SUMMARY	
Construction Type:	VA (1-hour rated construction)
Sprinklers:	Yes, Per NFPA-13
Primary Occupancy:	R-2
Applicable Codes:	2019 California Building Standards Code with all applicable modifications by the City of Alameda

## SHEET INDEX

1 SCOPE OF WORK
2 SITE PLAN
3 EXISTING FLOOR PLAN - LEVEL 1
4 DEMOLITION PLAN - LEVEL 1
5 PROPOSED FLOOR PLAN - LEVEL 1
6 EXISTING FLOOR PLAN - LEVEL 2
7 DEMOLITION PLAN - LEVEL 2
8 PROPOSED FLOOR PLAN - LEVEL 2
9 EXISTING ROOF PLAN
10 PROPOSED ROOF PLAN
11 ELEVATION - SOUTH
12 ELEVATION - NORTH
13 ELEVATION - EAST
14 ELEVATION - WEST
15 NORTHERN PERSPECTIVE
16 ENTRY PERSPECTIVE
17 SOUTHERN PERSPECTIVE
18 WINDOW SCHEDULE
19 WINDOW BROCHURE
20 EXTERIOR LIGHTING BROCURE
21 COLOR PALETTE
22 MATERIAL PRECEDENTS

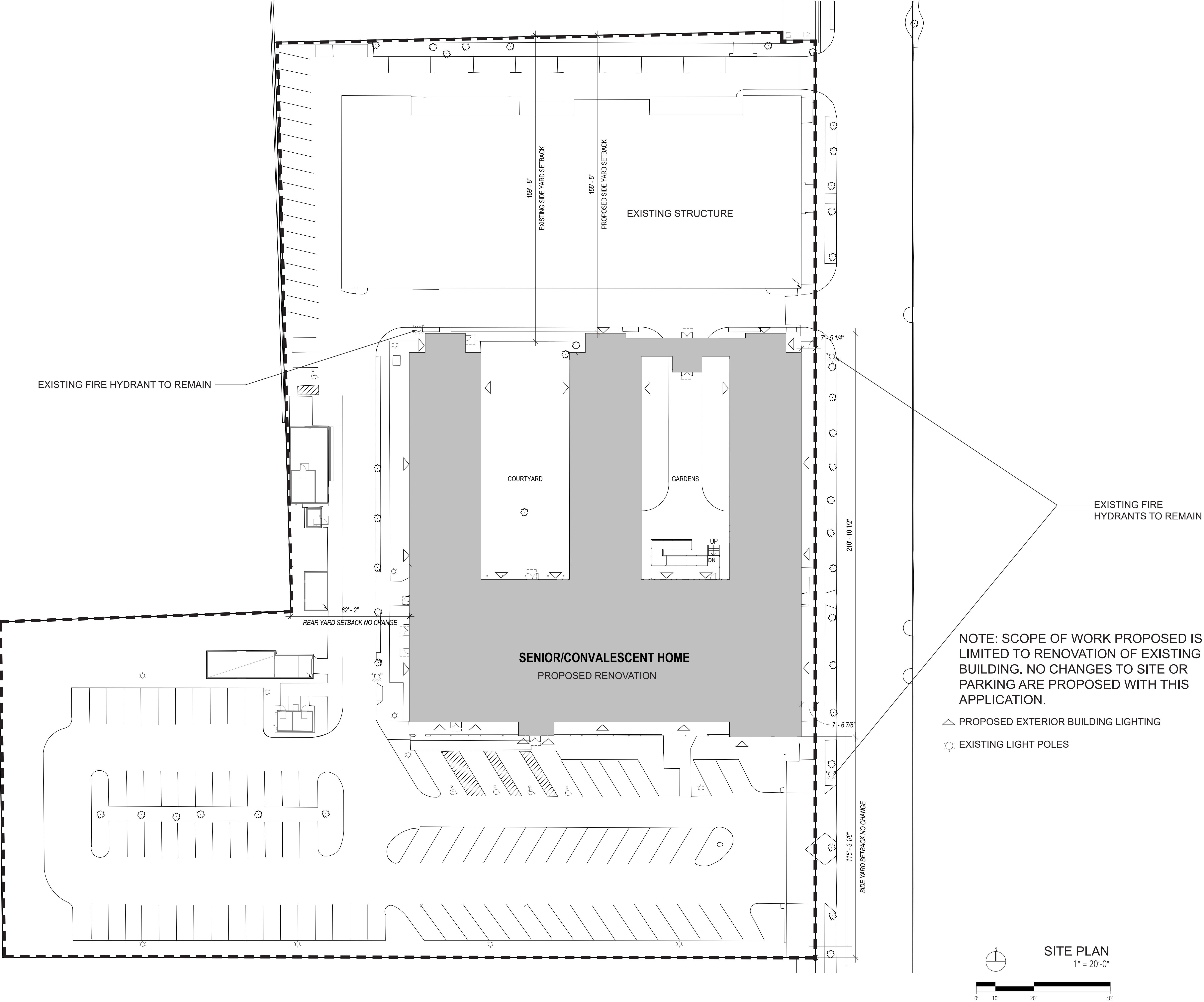
## PROJECT DIRECTORY

Owner/Applicant: Alameda Point Collaborative 677 W. Range Avenue Alameda, CA 94501 Contact: Doug Biggs dbiggs@apcollaborative.org (510)898-7849	Associate Architect: Perkins Eastman 100 Montgomery Street, Suite 2300 San Francisco, CA 9104 Contact: Leslie Moldow, FAIA L.Moldow@perkinseastman.com (415) 926-7917
Development Partner: Mercy Housing 1256 Market St San Francisco, CA 94102 Contact: Tim Dunn tdunn@mercyhousing.org (415) 355-7113	General Contractor: BBI Construction 1155 Third St., Suite 230 Oakland, CA 94607 Contact: William Rogan wrogan@bbiconstruction.com (510) 286-8200
Operator: LifeLong Medical Care 2344 Sixth St. Berkeley, CA 94710 Contact: Brenda Goldstein bgoldstein@lifelongmedical.org (510) 981-4136	Landscape Architect: Mantle Landscape Architecture 930 Carleton St., 2nd Floor Berkeley, CA 94710 Contact: Ramsey Silberberg ramsey@mantlela.com (510) 927-3202
Development Consultant: Equity Community Builders 38 Keyes Ave., Suite 201 San Francisco, CA 94129 Contact: Suzanne Brown suzanne@ecbsf.com (415) 577-3723	Structural Engineer: Element Structural Engineers, Inc. 39675 Cedar Blvd., Suite 295 C Newark, CA 94560 Contact: Thuy Fontelera, S.E. Fontelera@elementse.com (510) 573-1557 x.500
Architect of Record: Pyatok Architects 1611 Telegraph Avenue, Suite 200 Oakland, CA 94612 Contact: Theresa Ballard, AIA tballard@pyatok.com (510) 4657010 x.103	Mechanical/Electrical Engineer: PAE 522 SW 5th Ave., Suite 1500 Portland, OR 97204 Contact: Matt Jones, P.E. matt.jones@pae-engineers.com (503) 542-0507



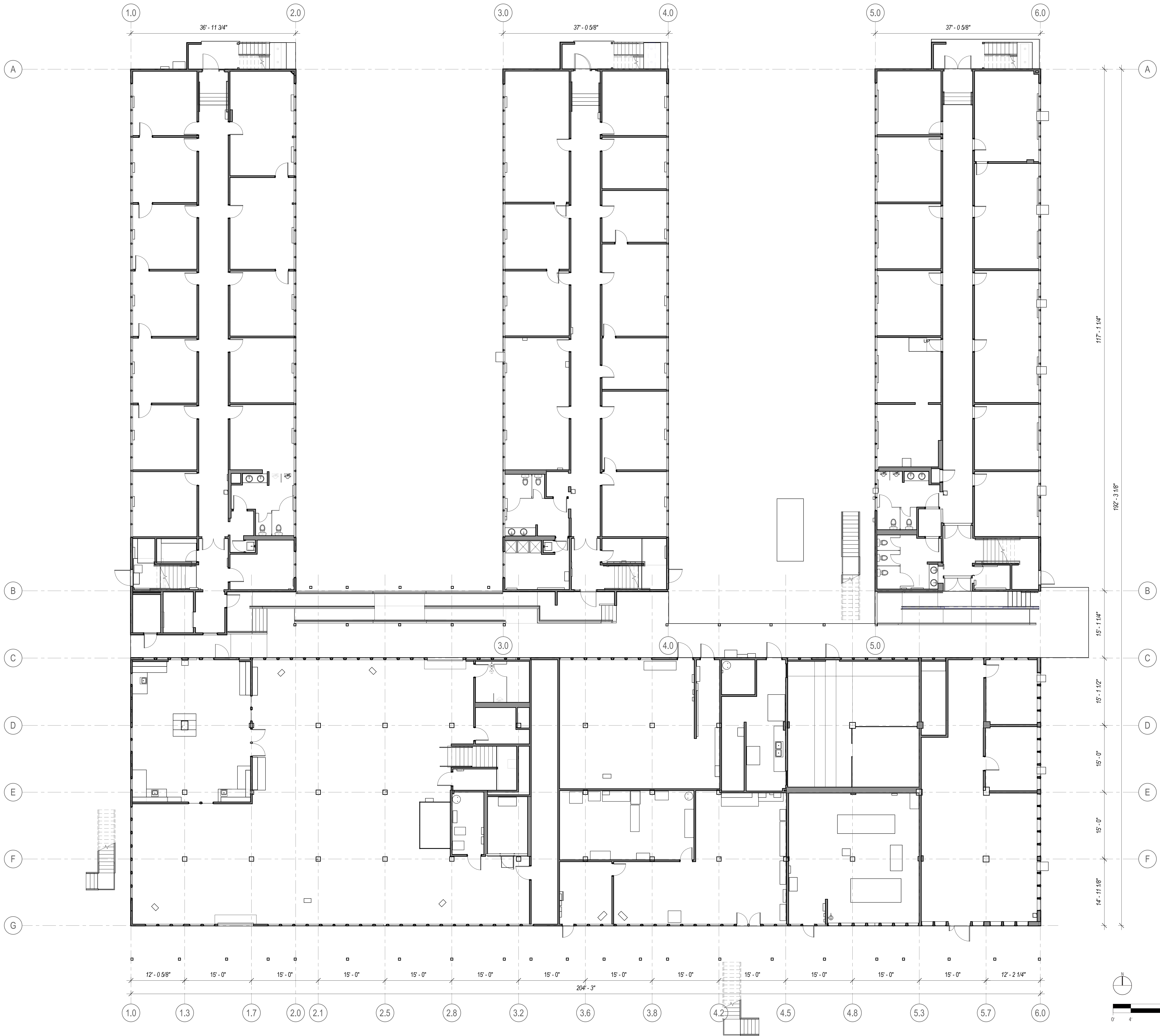
# Site Plan

SHEET 2 OF 22



McKay Avenue  
Alameda, CA  
Design Review Set  
January 28, 2020





EXISTING  
LEVEL 1  
1/8" = 1'-0"

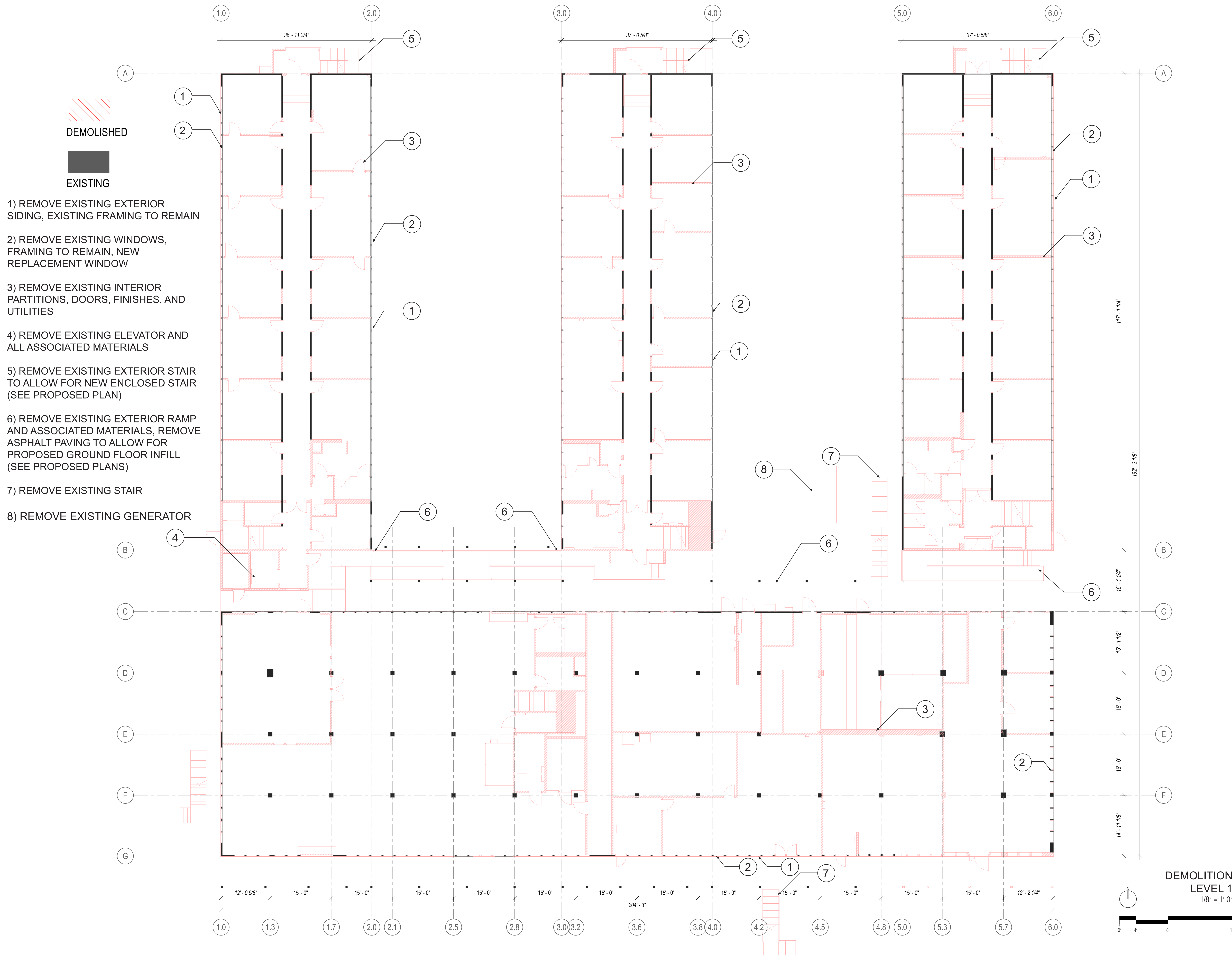
McKay Avenue  
Alameda, CA  
Design Review Set  
January 28, 2020



# Existing Floor Plan - Level 1



# Demolition Plan - Level 1

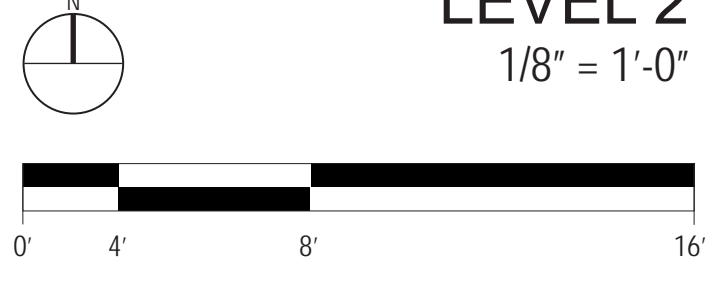
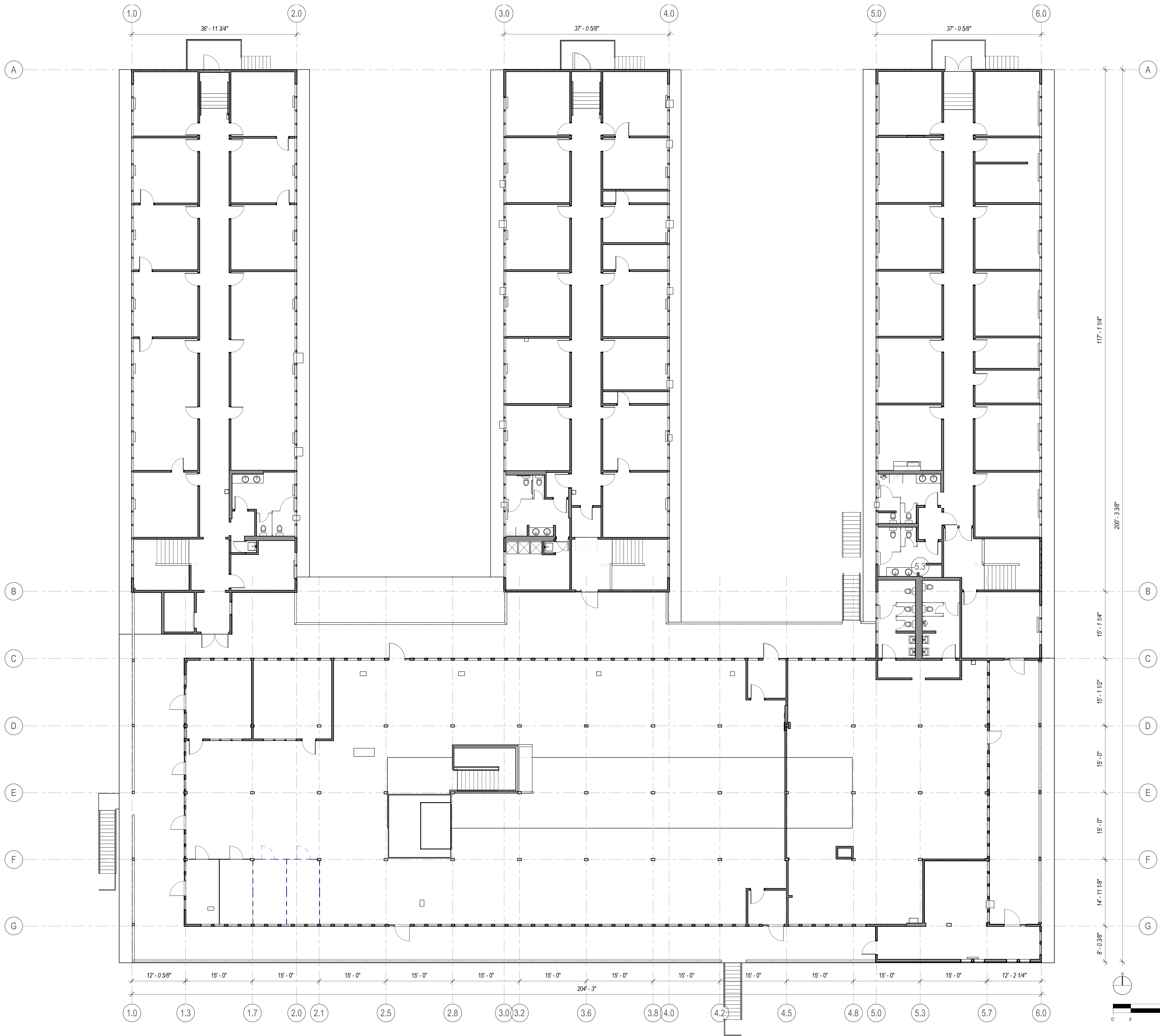




# Proposed Floor Plan - Level 1







EXISTING  
LEVEL 2  
1/8" = 1'-0"

McKay Avenue  
Alameda, CA  
Design Review Set  
January 28, 2020

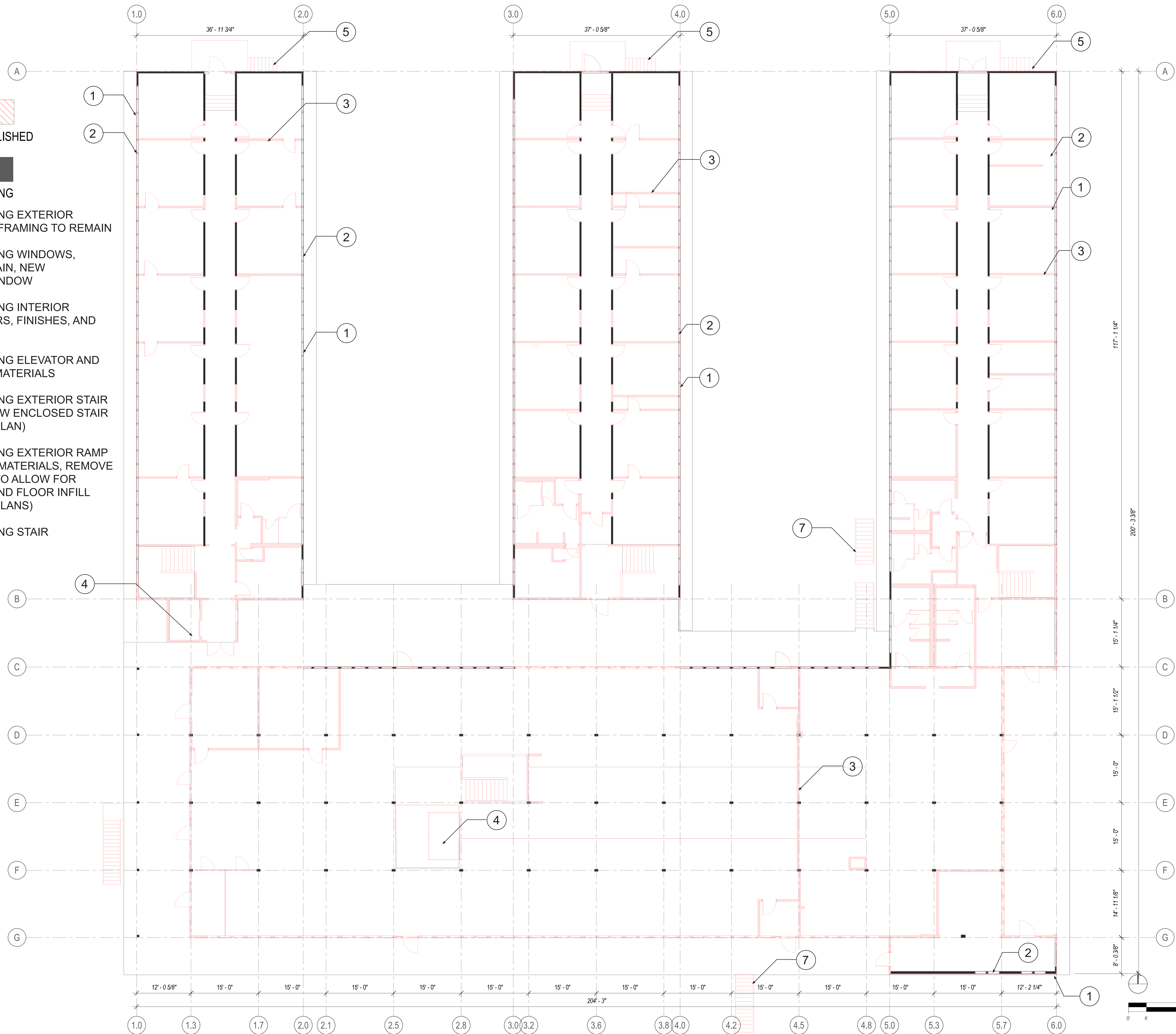


# Existing Floor Plan - Level 2



# Demolition Plan - Level 2

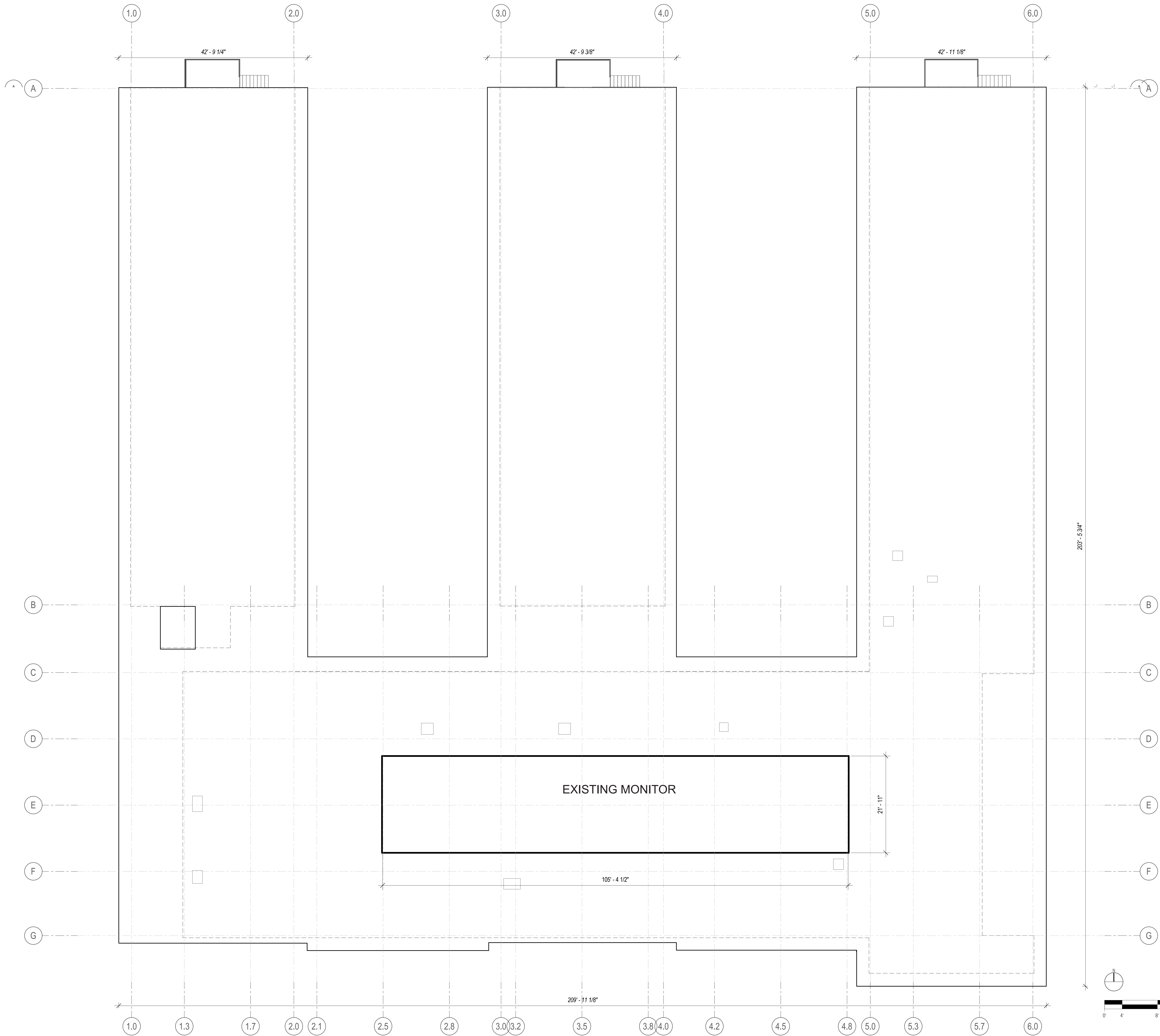
- 1) REMOVE EXISTING EXTERIOR SIDING, EXISTING FRAMING TO REMAIN
- 2) REMOVE EXISTING WINDOWS, FRAMING TO REMAIN, NEW REPLACEMENT WINDOW
- 3) REMOVE EXISTING INTERIOR PARTITIONS, DOORS, FINISHES, AND UTILITIES
- 4) REMOVE EXISTING ELEVATOR AND ALL ASSOCIATED MATERIALS
- 5) REMOVE EXISTING EXTERIOR STAIR TO ALLOW FOR NEW ENCLOSED STAIR (SEE PROPOSED PLAN)
- 6) REMOVE EXISTING EXTERIOR RAMP AND ASSOCIATED MATERIALS, REMOVE ASPHALT PAVING TO ALLOW FOR PROPOSED GROUND FLOOR INFILL (SEE PROPOSED PLANS)
- 7) REMOVE EXISTING STAIR



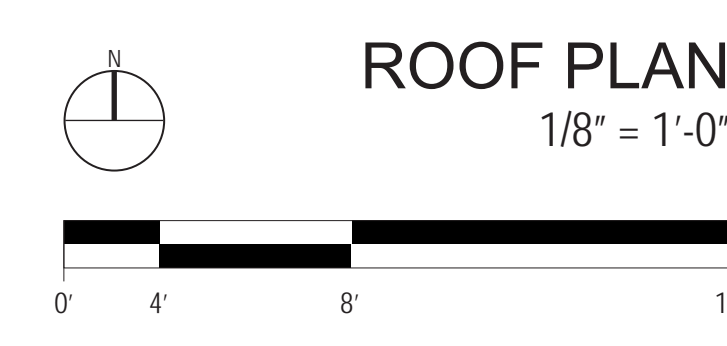
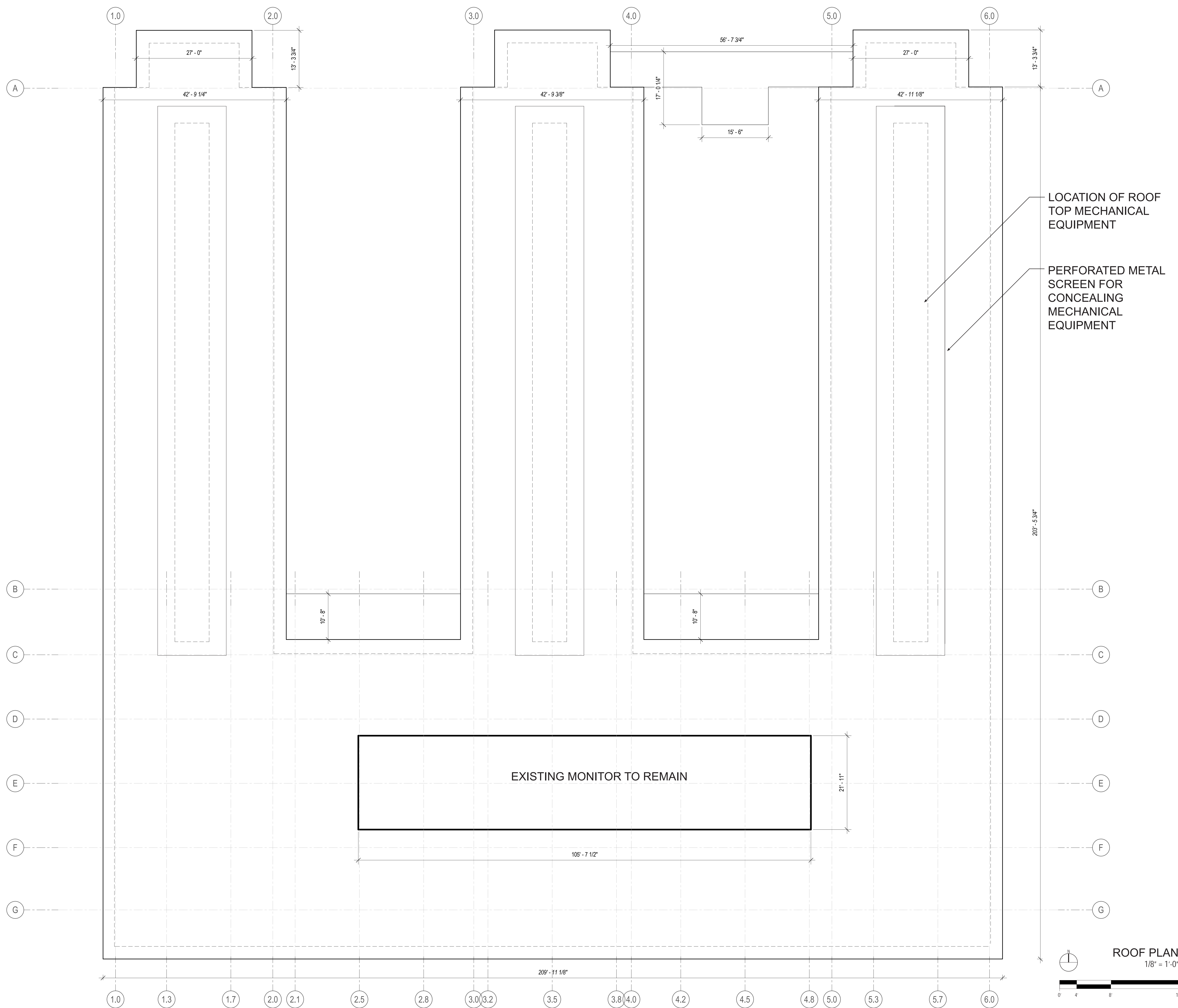




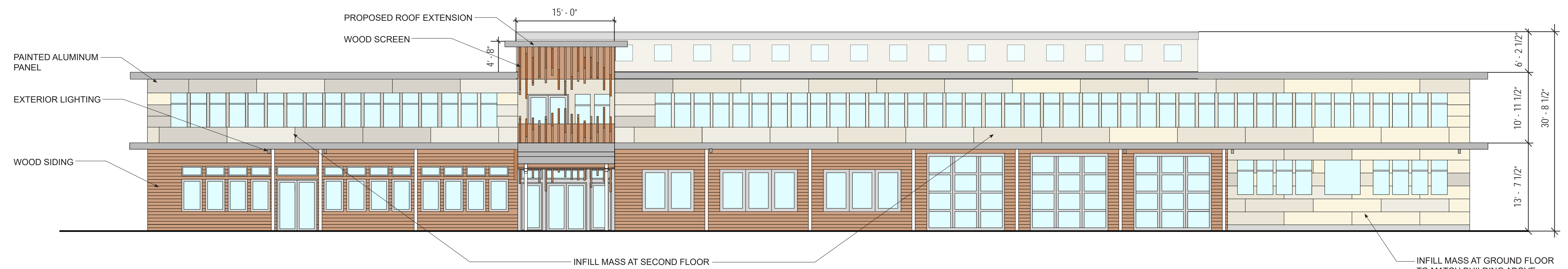




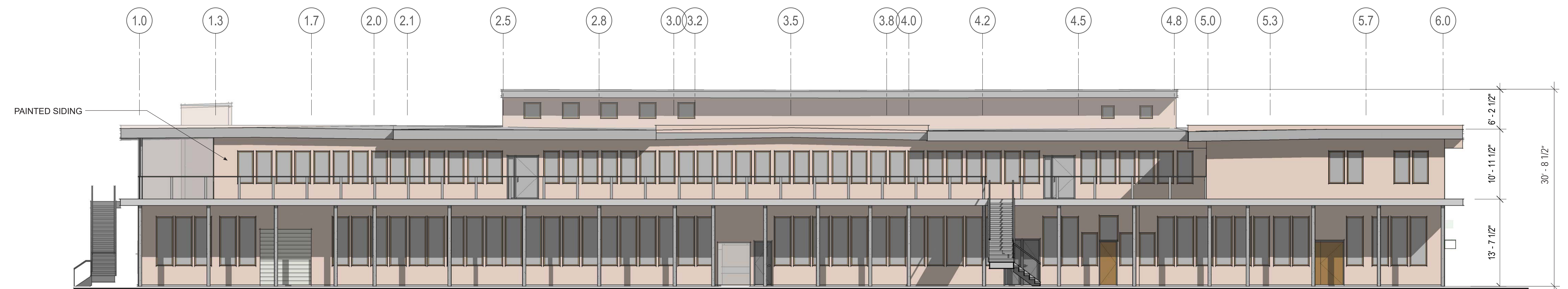




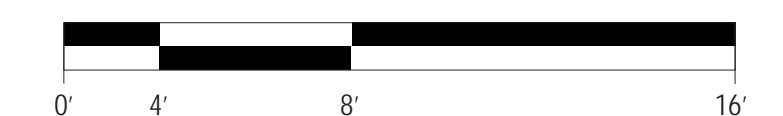




PROPOSED ELEVATION - SOUTH  
1/8" = 1'-0"



EXISTING ELEVATION - SOUTH  
1/8" = 1'-0"



EXISTING BUILDING CONDITIONS

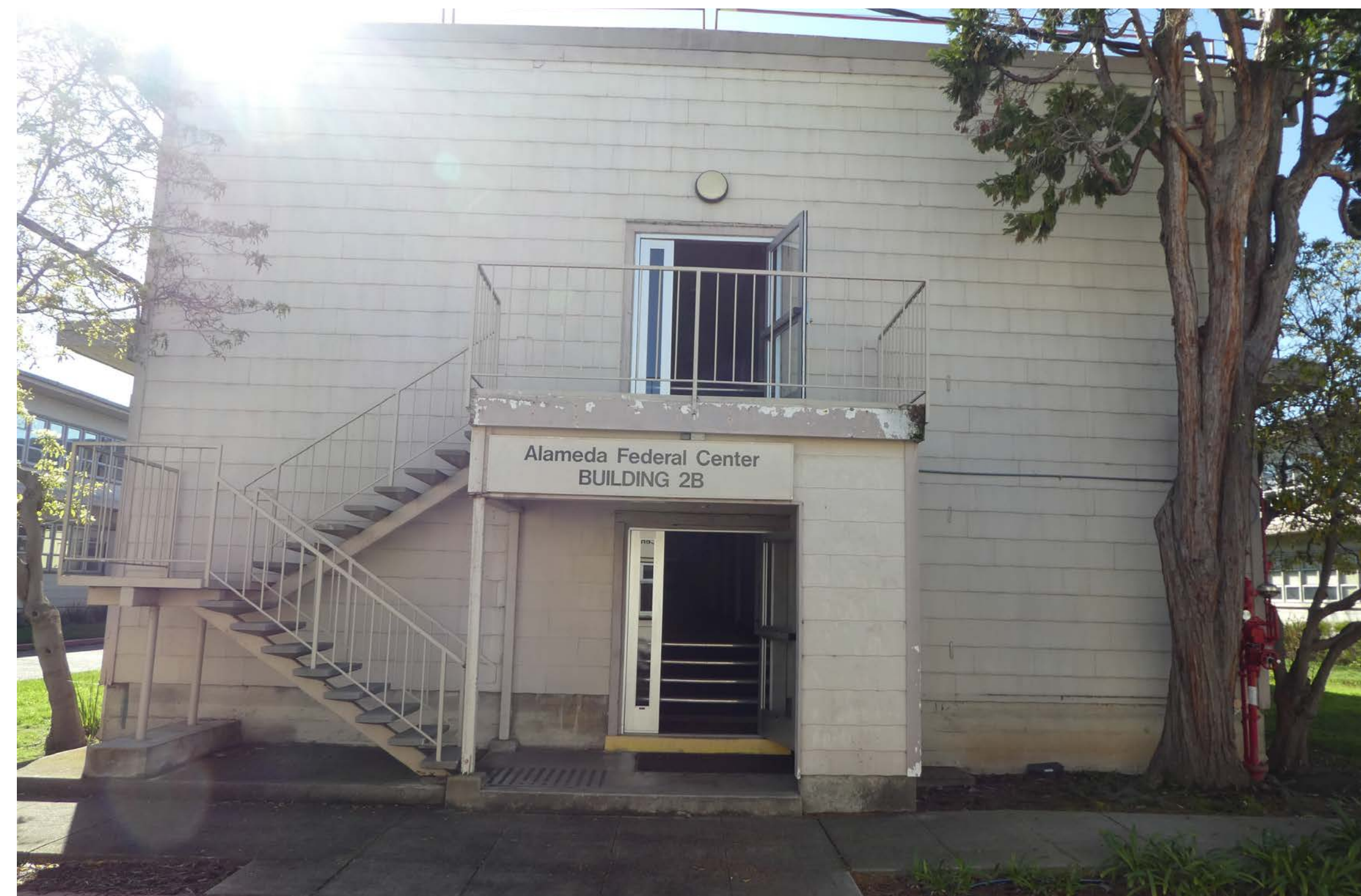
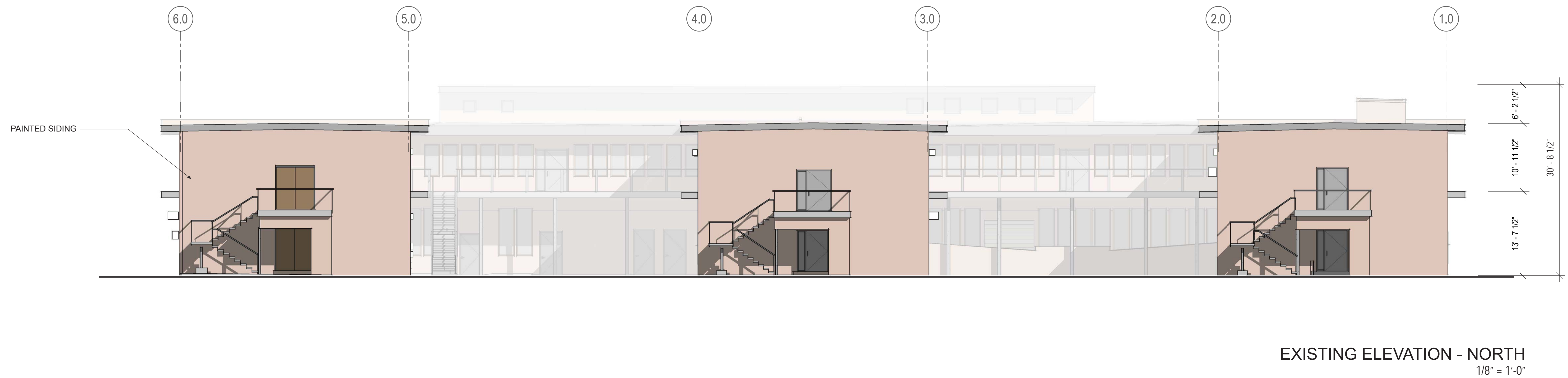
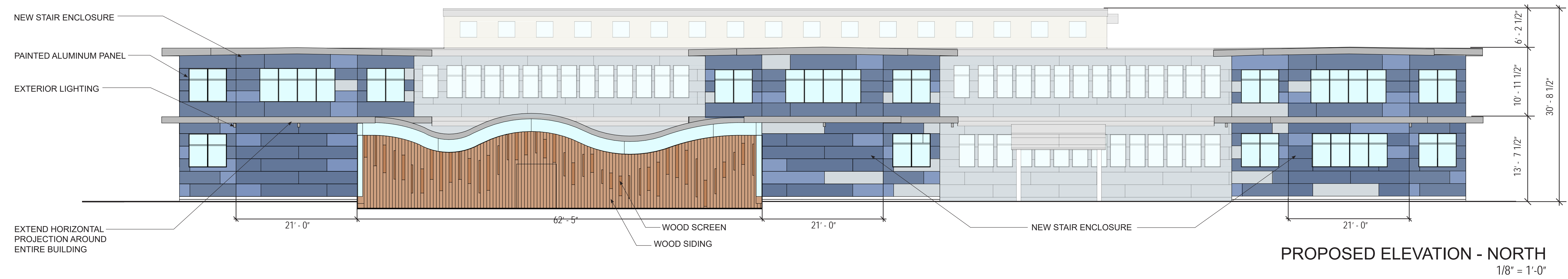
# Elevation - South

SHEET 11 OF 22

McKay Avenue  
Alameda, CA  
Design Review Set  
January 28, 2020







EXISTING BUILDING CONDITIONS

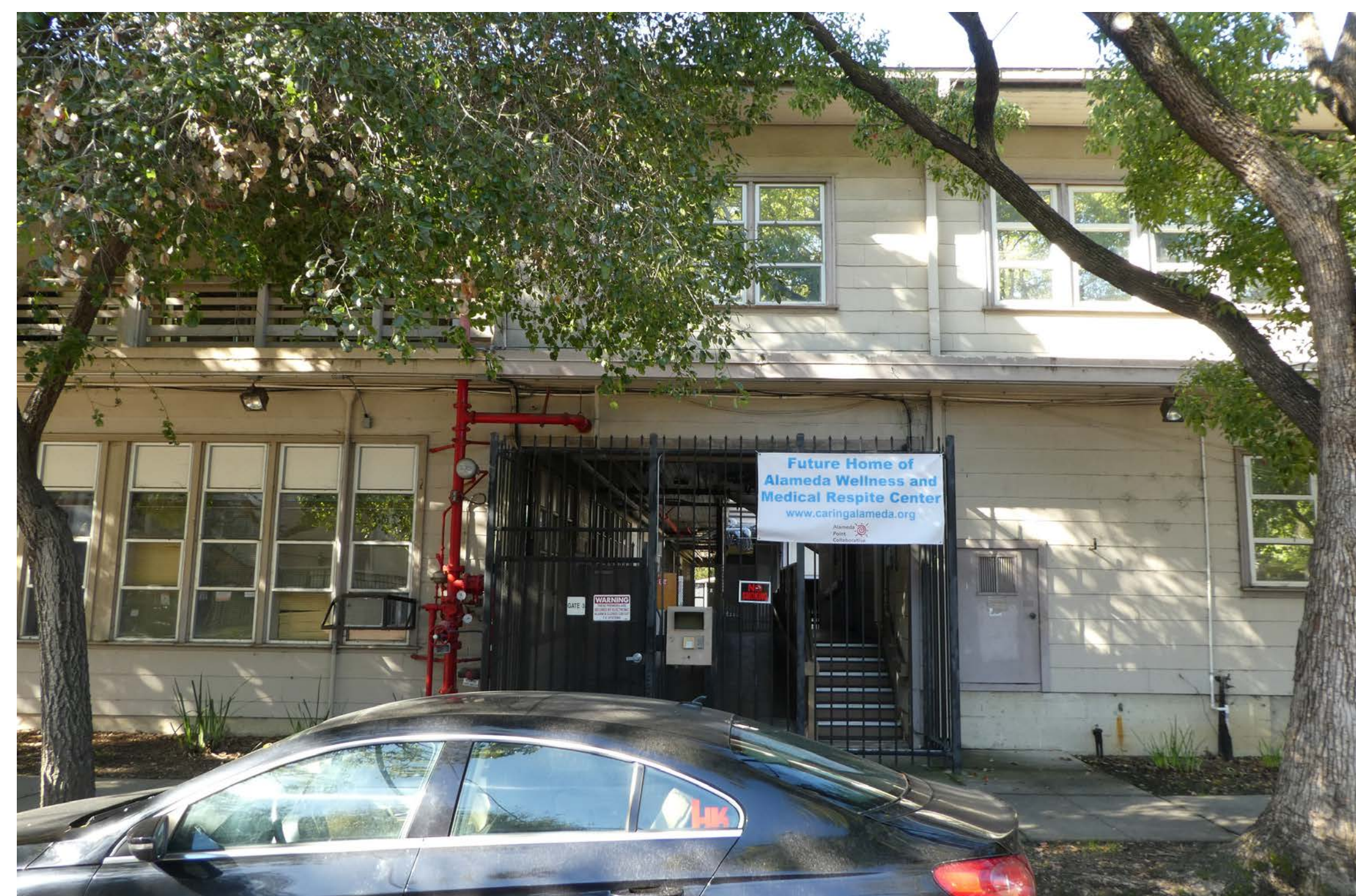
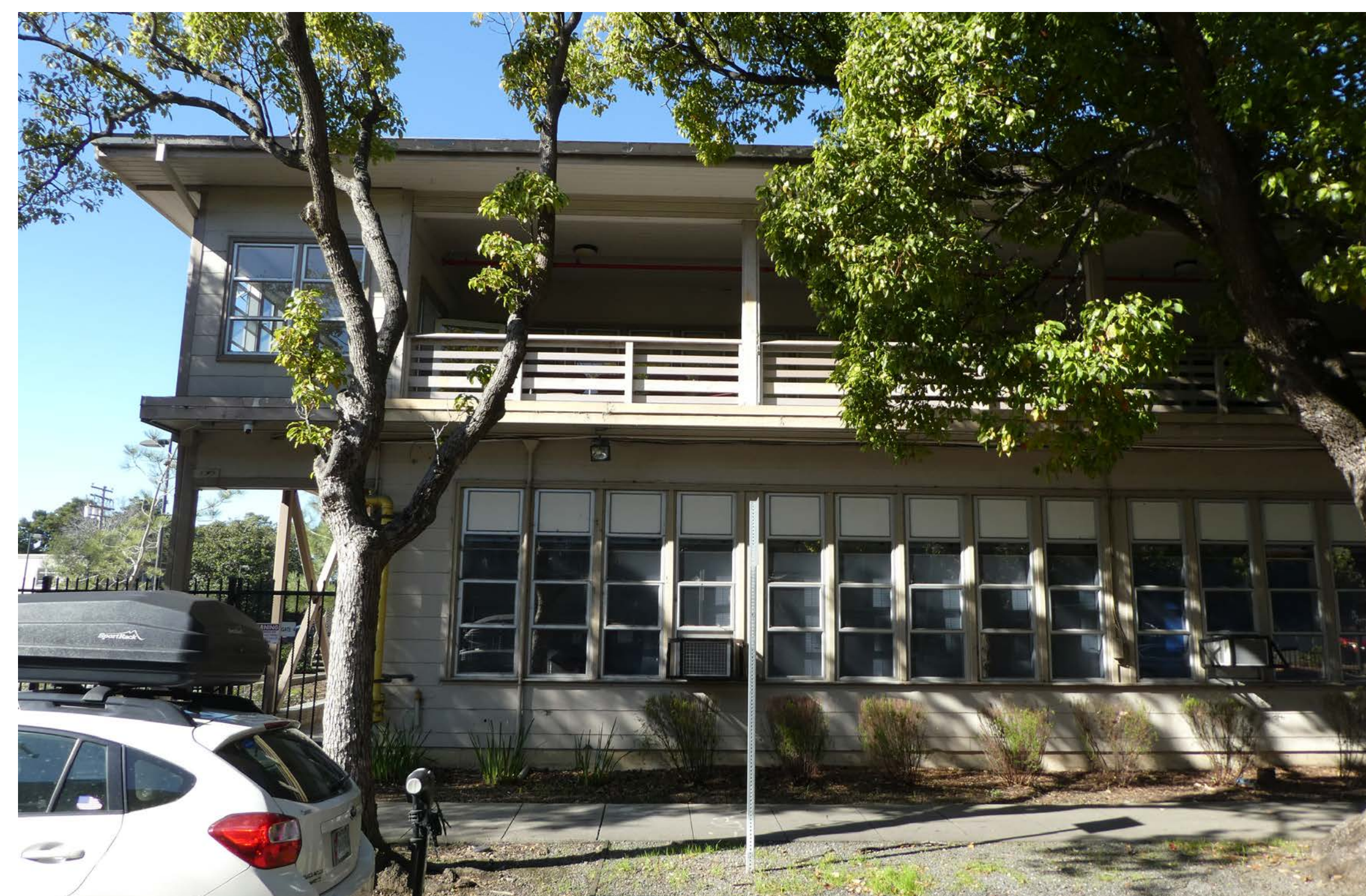
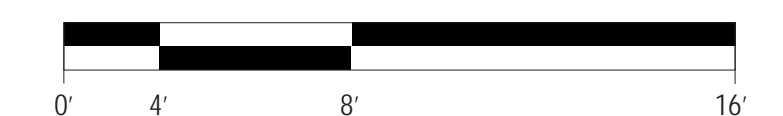
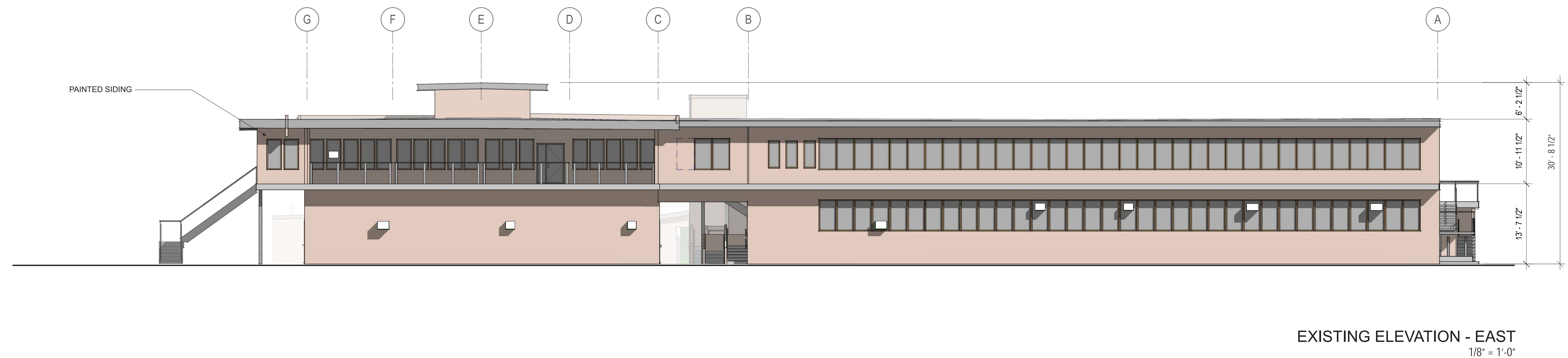
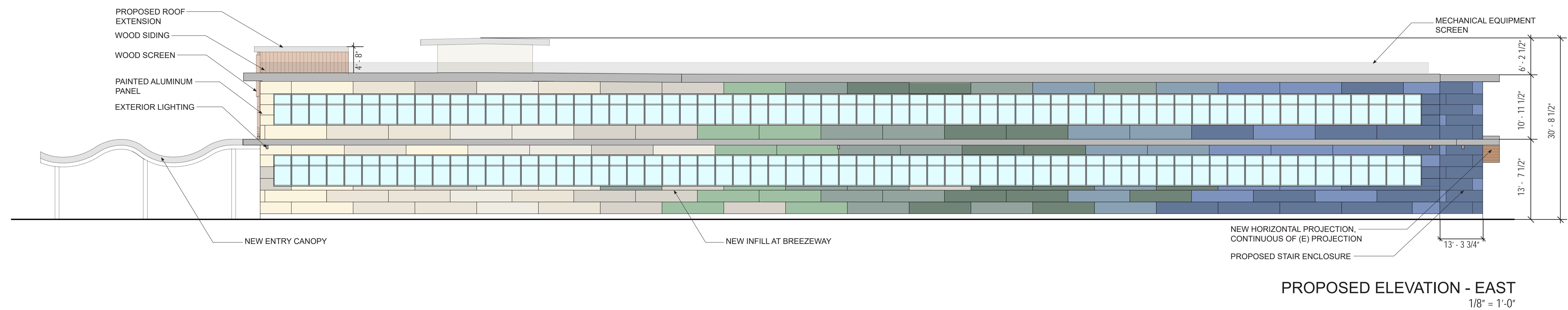
# Elevation - North

SHEET 12 OF 22

McKay Avenue  
Alameda, CA  
Design Review Set  
January 28, 2020







EXISTING BUILDING CONDITIONS

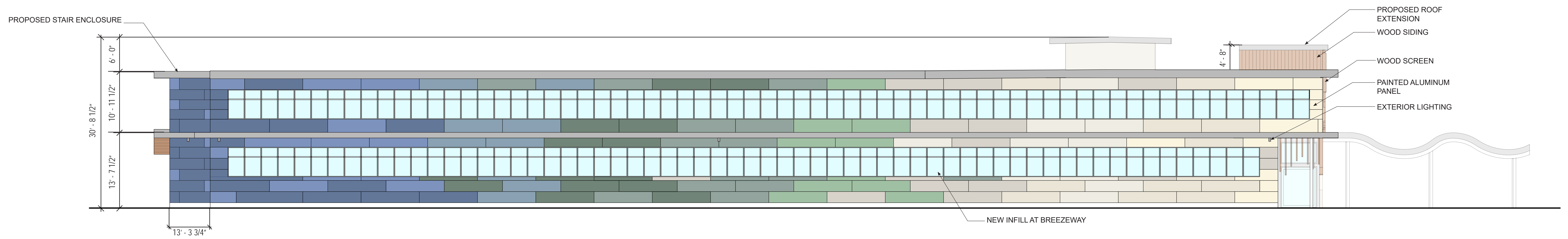
# Elevation - East

SHEET 13 OF 22

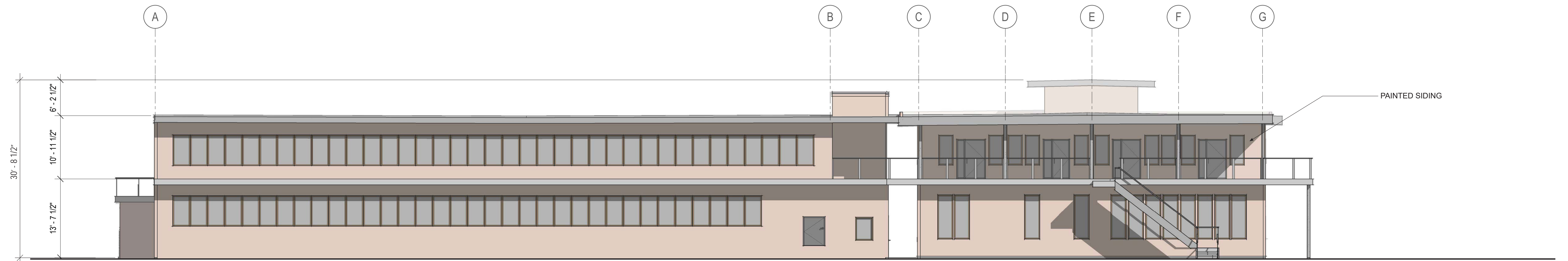
McKay Avenue  
Alameda, CA  
Design Review Set  
January 28, 2020







PROPOSED ELEVATION - WEST  
1/8" = 1'-0"



EXISTING ELEVATION - WEST  
1/8" = 1'-0"



EXISTING BUILDING CONDITIONS

# Elevation - West

SHEET 14 OF 22

McKay Avenue  
Alameda, CA  
Design Review Set  
January 28, 2020



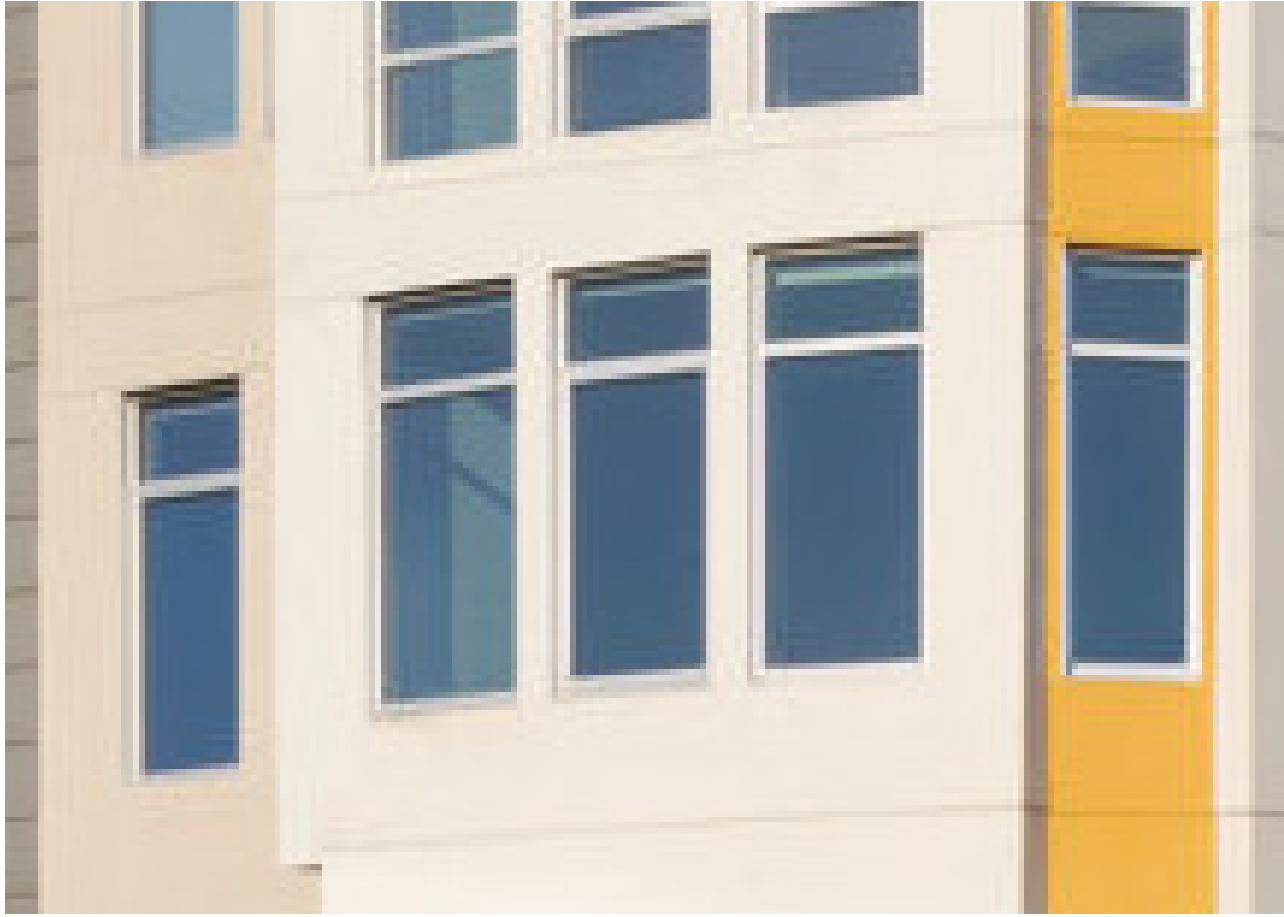




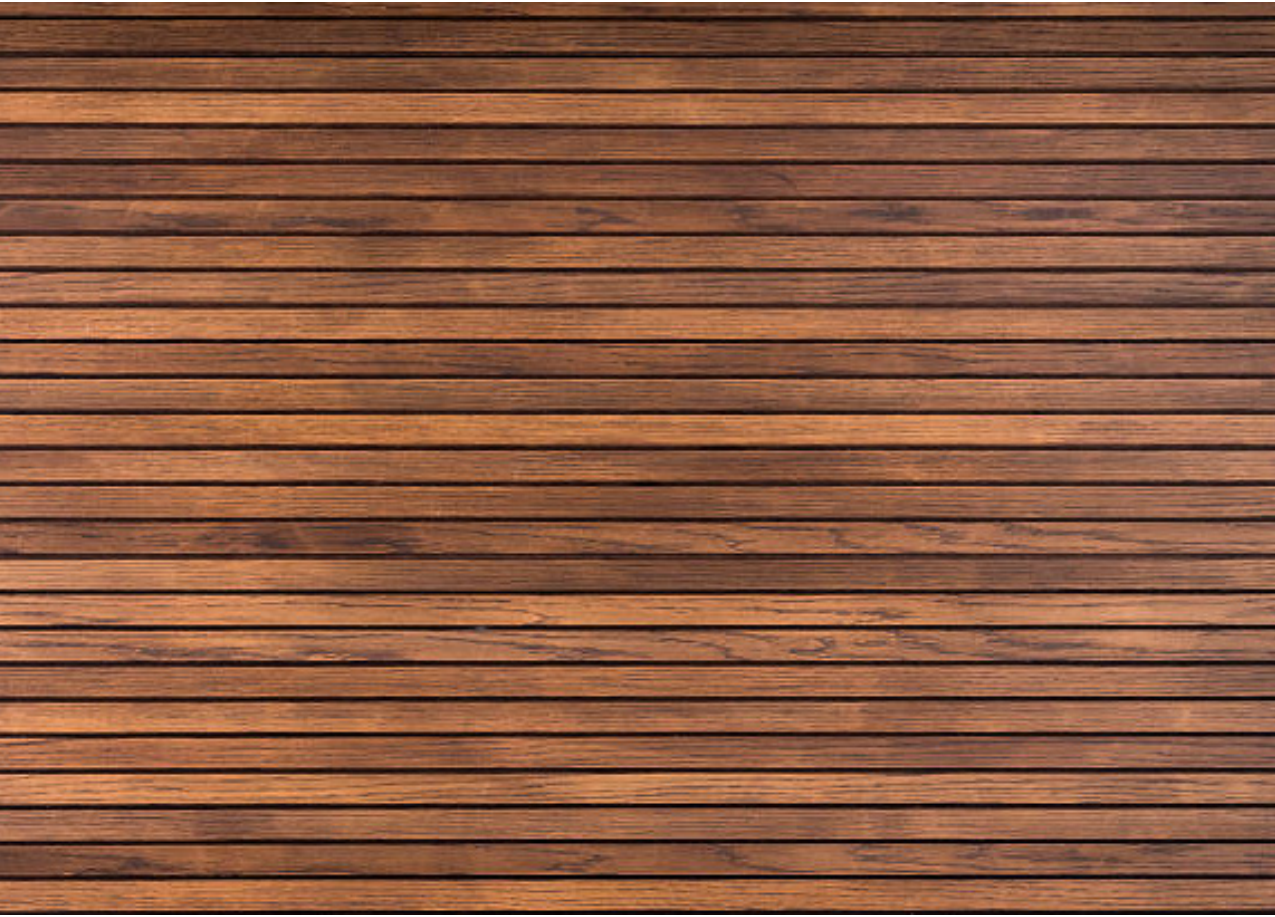
MATERIALS



① PAINTED ALUMINUM PANEL



② ALUMINUM WINDOWS

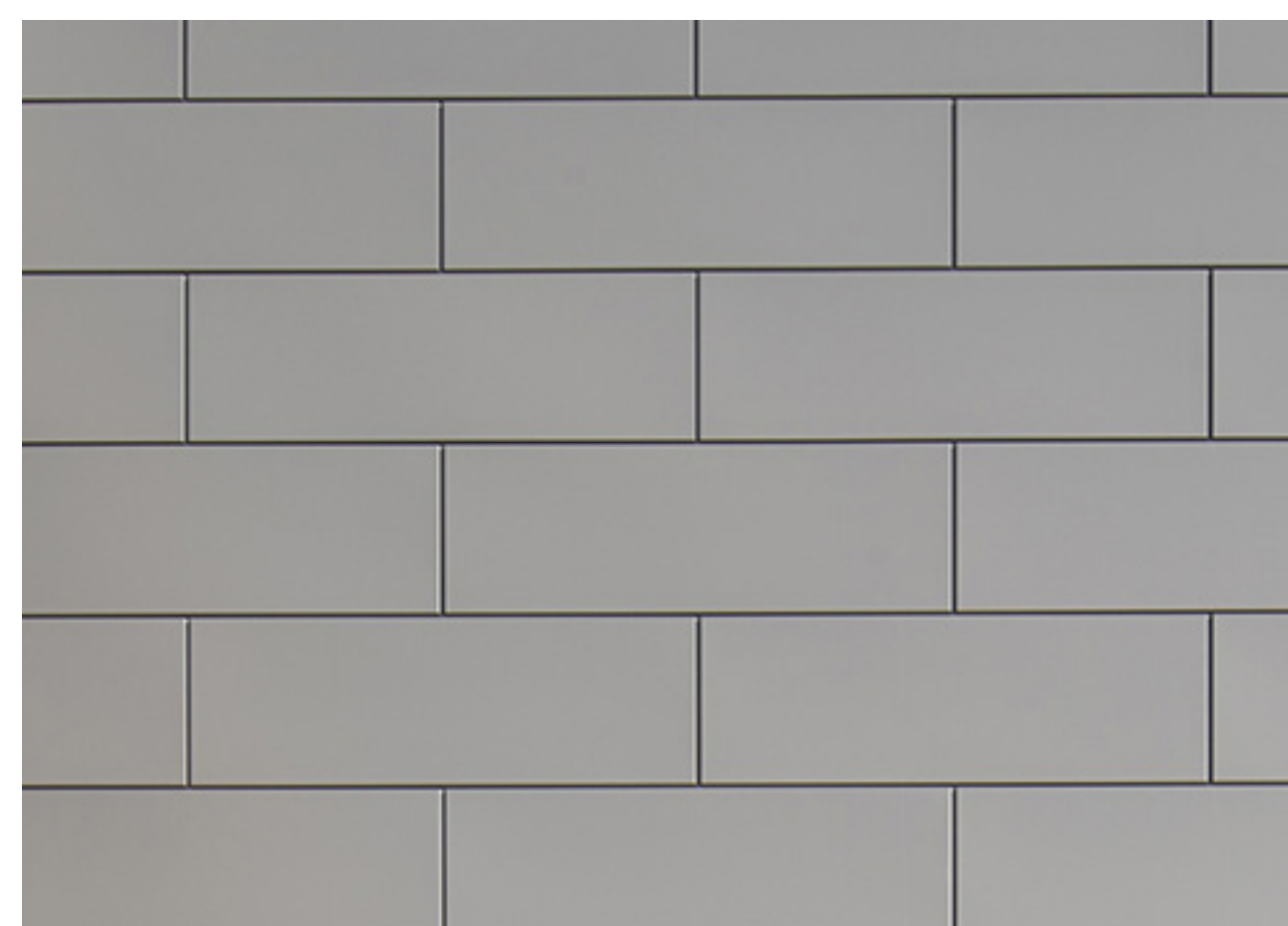


③ WOOD SIDING





## MATERIALS



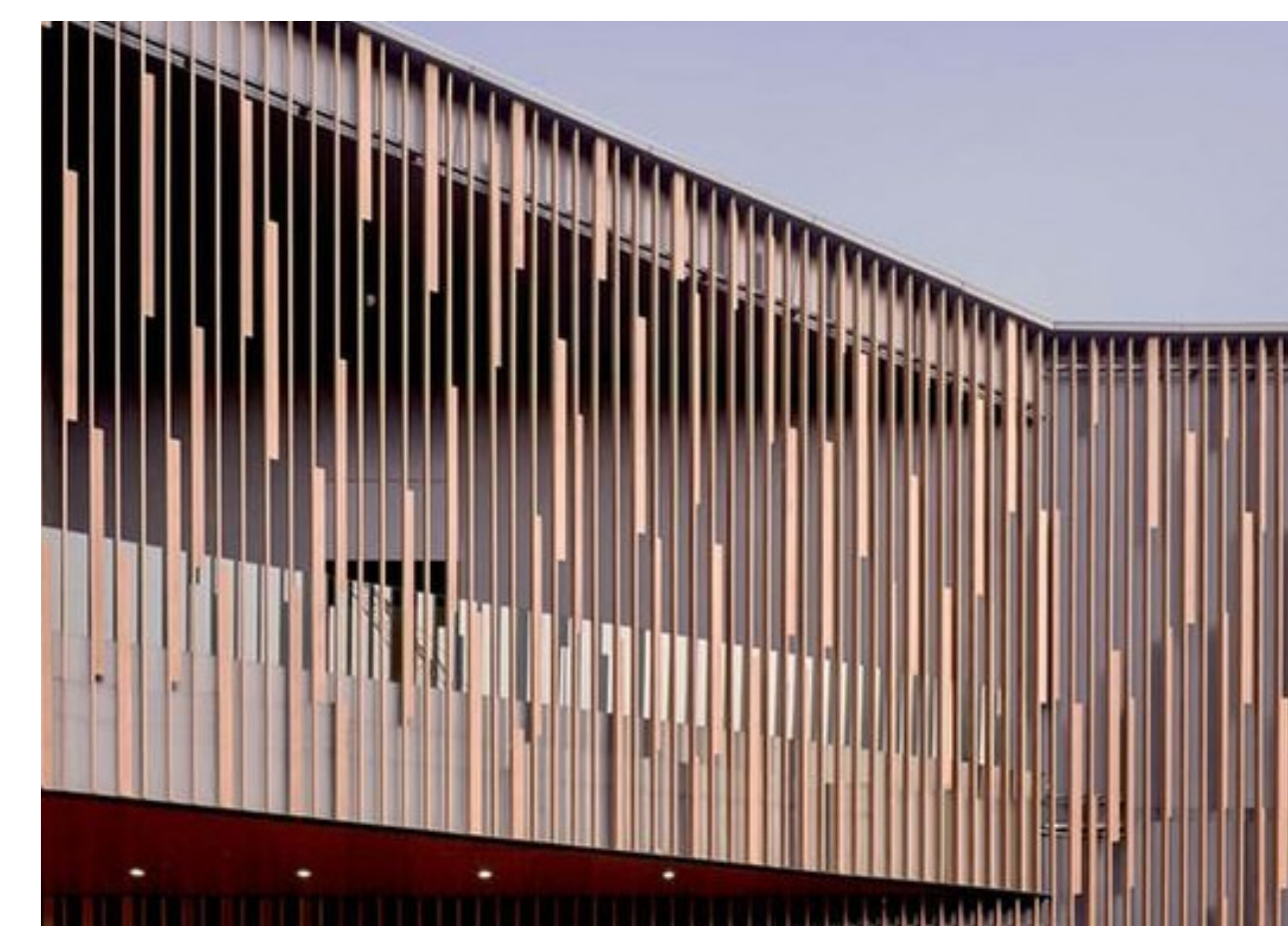
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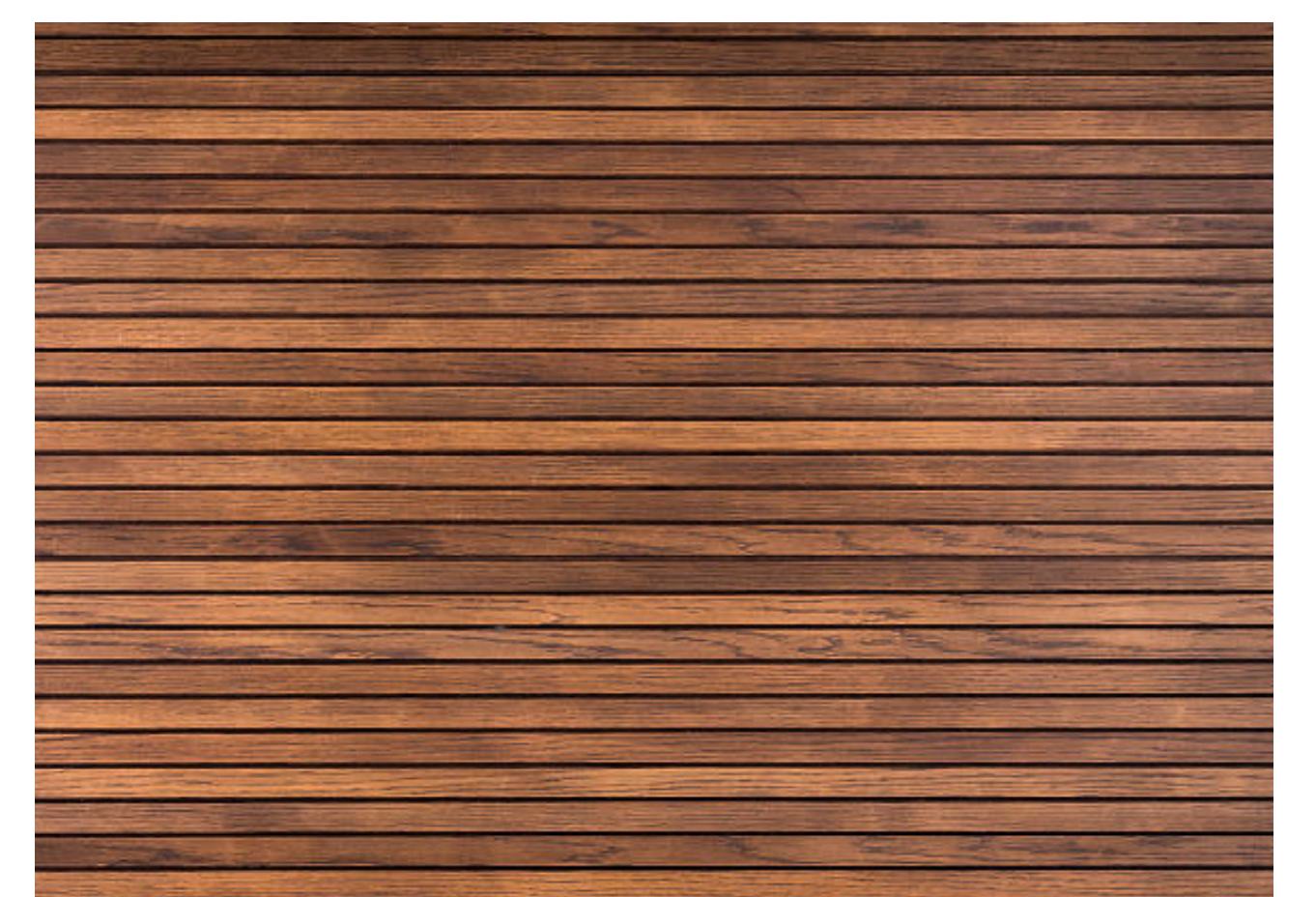
② ALUMINUM WINDOWS



③ ALUMINUM STOREFRONT



④ WOOD SCREEN



⑤ WOOD SIDING

# Entry Perspective

SHEET 16 OF 22

McKay Avenue  
Alameda, CA  
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January 28, 2020



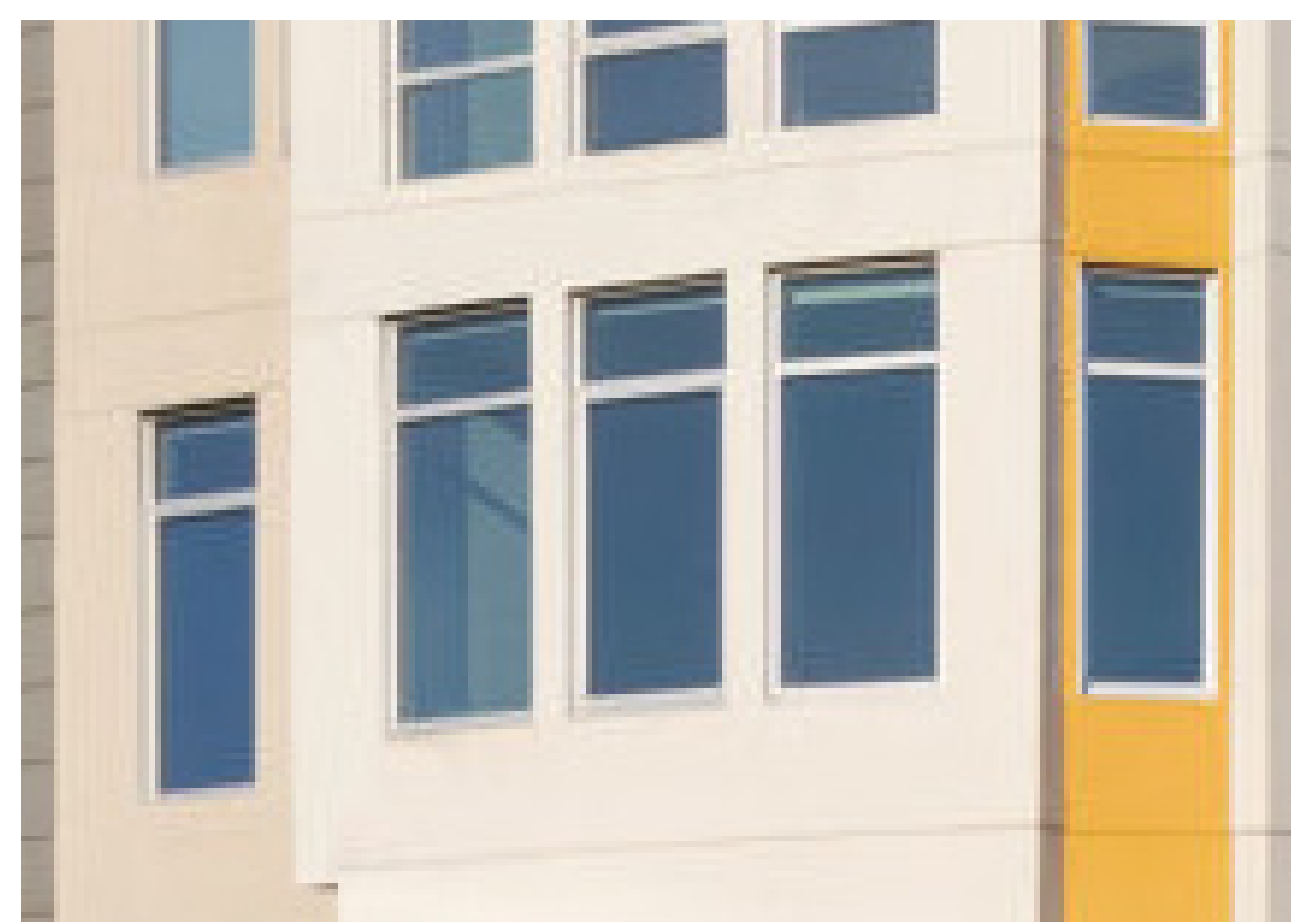




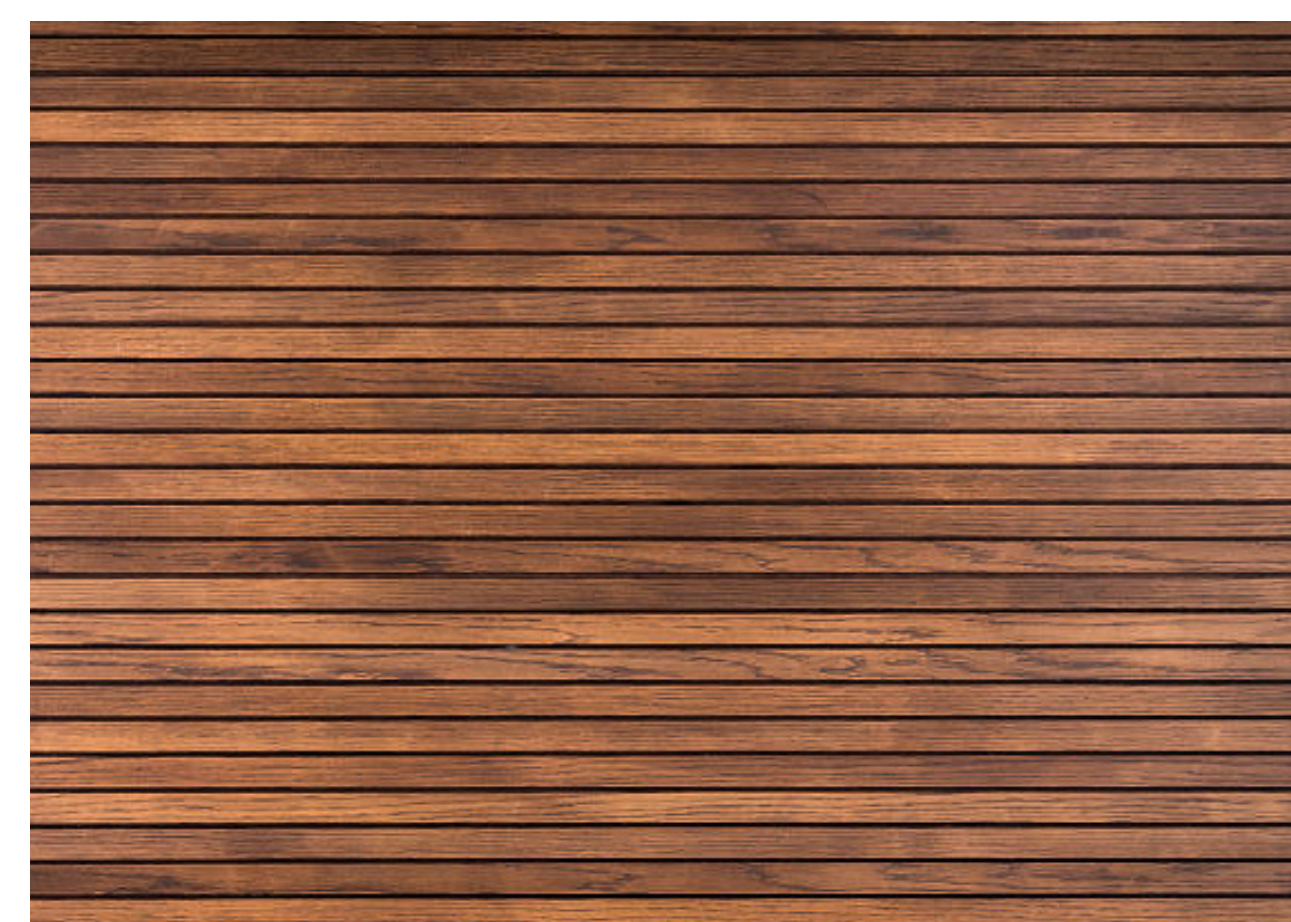
## MATERIALS



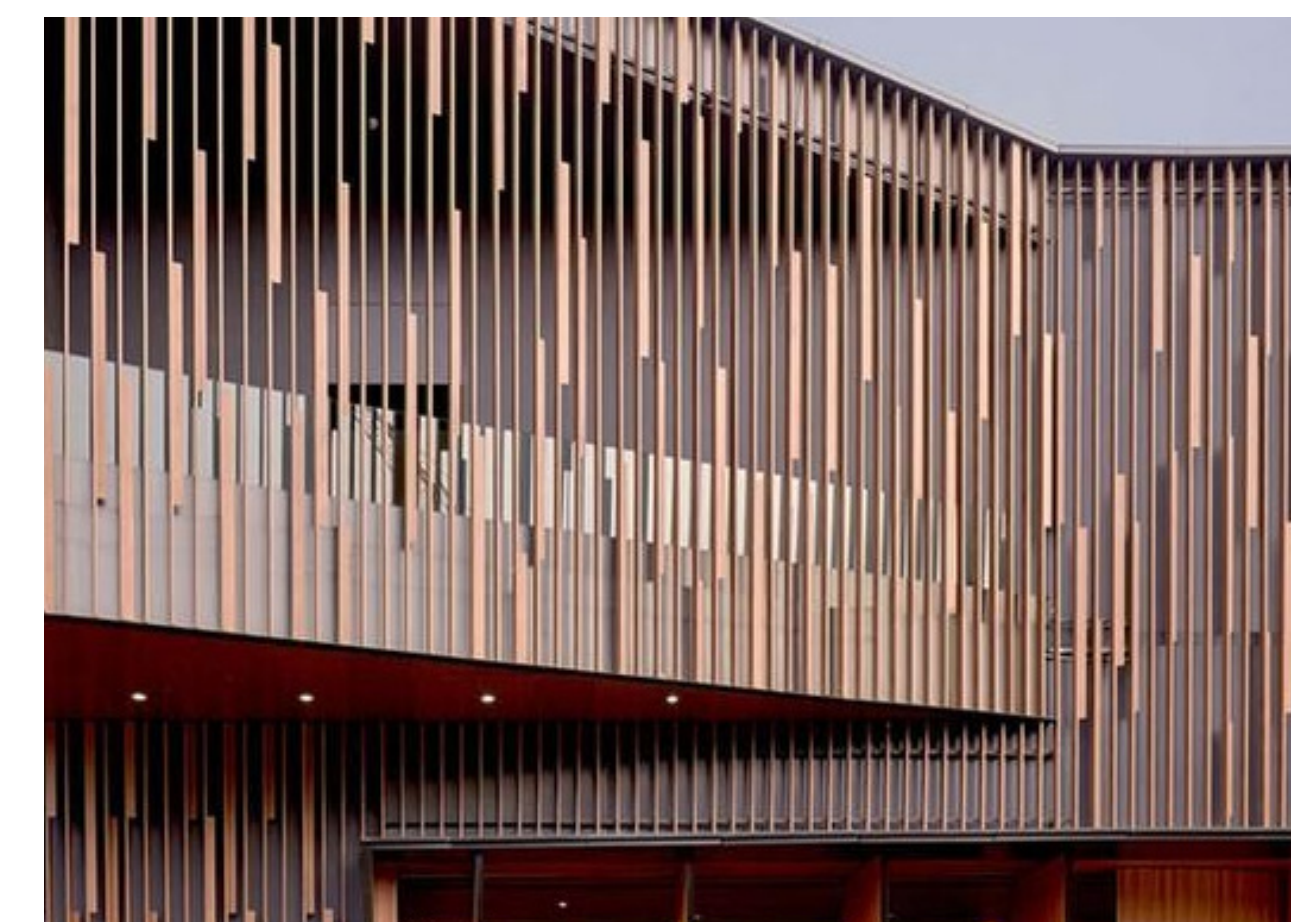
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② ALUMINUM WINDOWS



③ WOOD SIDING



④ WOOD SCREEN

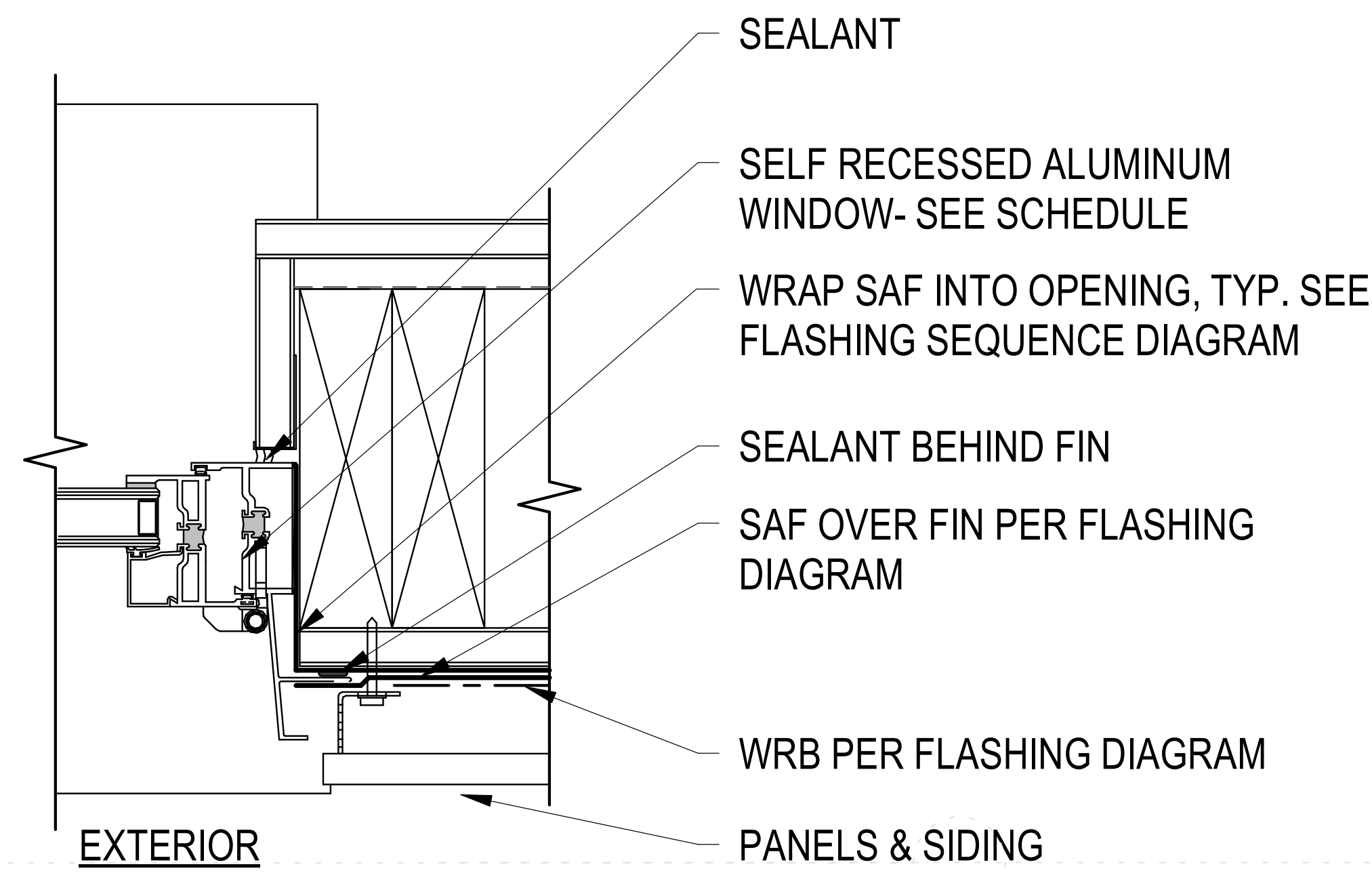
View Looking SW from McKay Ave.

SHEET 17 OF 22

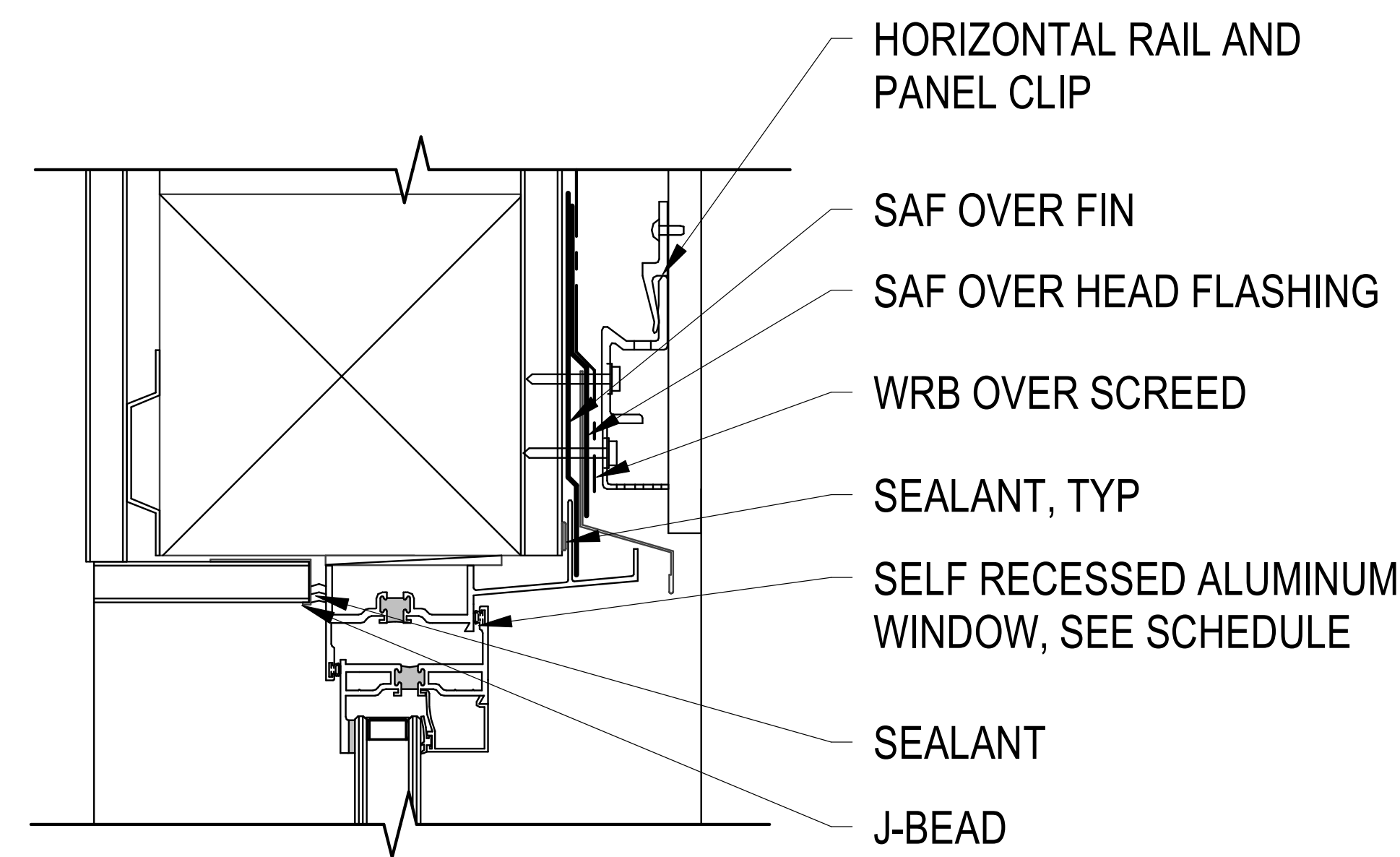
McKay Avenue  
Alameda, CA  
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January 28, 2020



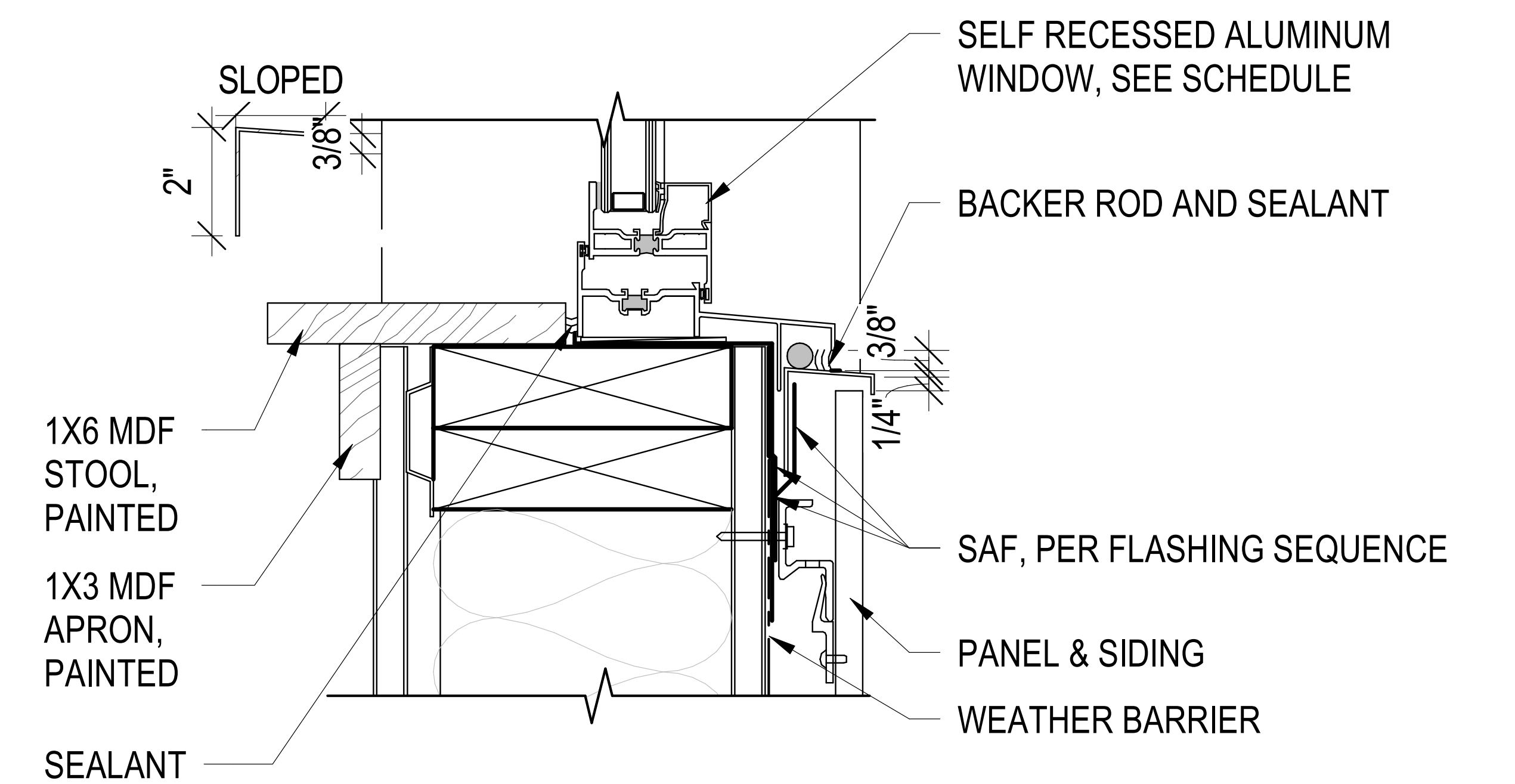




ALUMINUM WINDOW JAMB AT PANELS, TYPICAL 7  
3" = 1'-0"



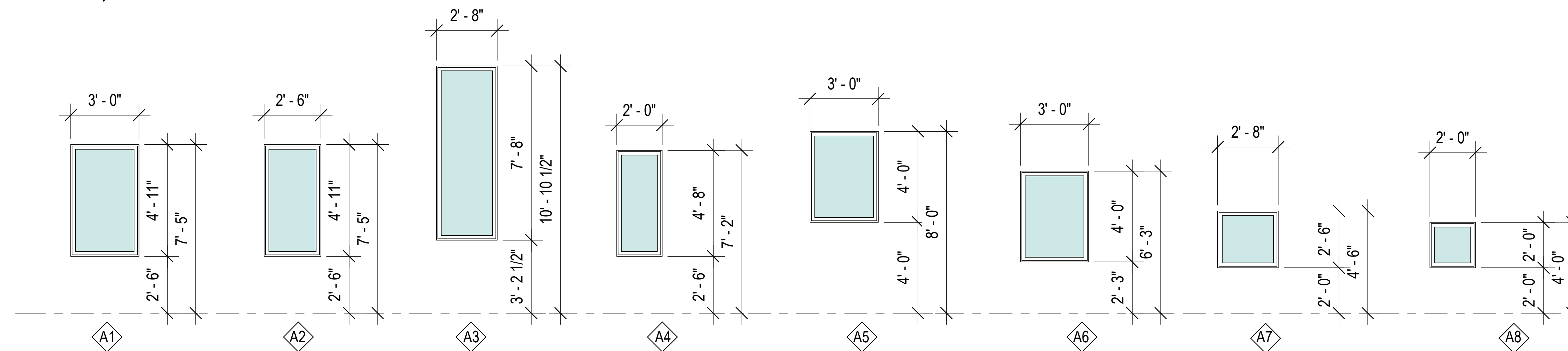
ALUMINUM WINDOW HEAD AT PANELS 6  
3" = 1'-0"



ALUMINUM WINDOW SILL AT PANELS, TYPICAL 5  
3" = 1'-0"

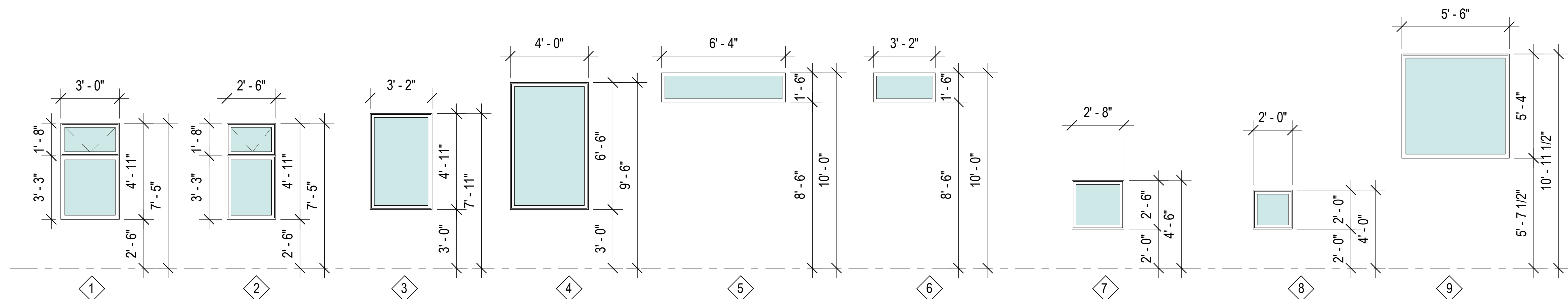
WINDOW TYPES

EXISTING WINDOWS, ALL TO BE REMOVED:



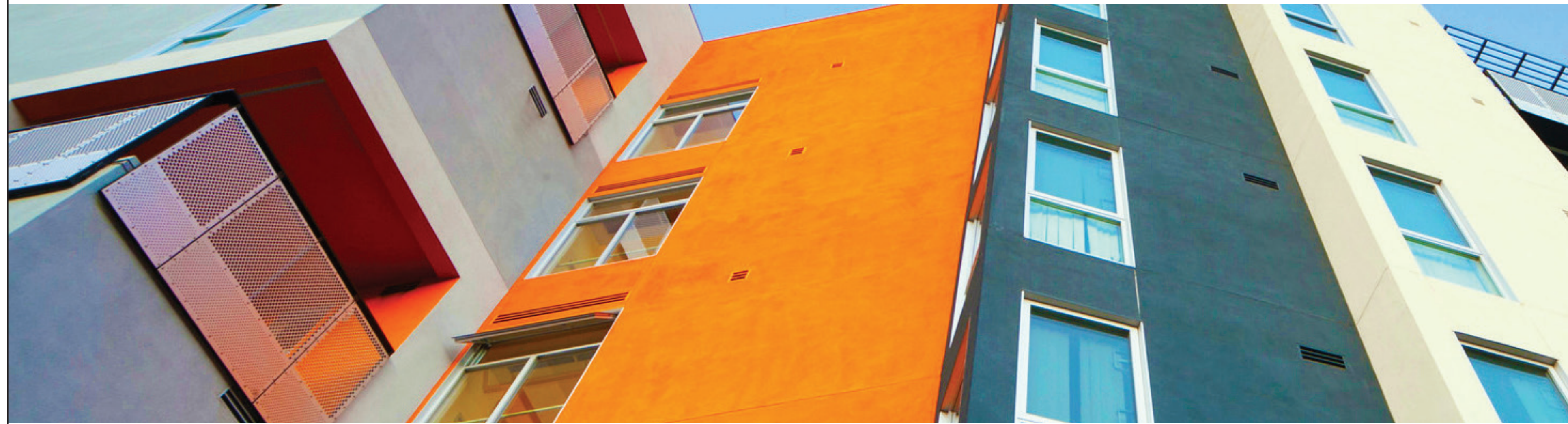
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PROPOSED NEW WINDOWS:

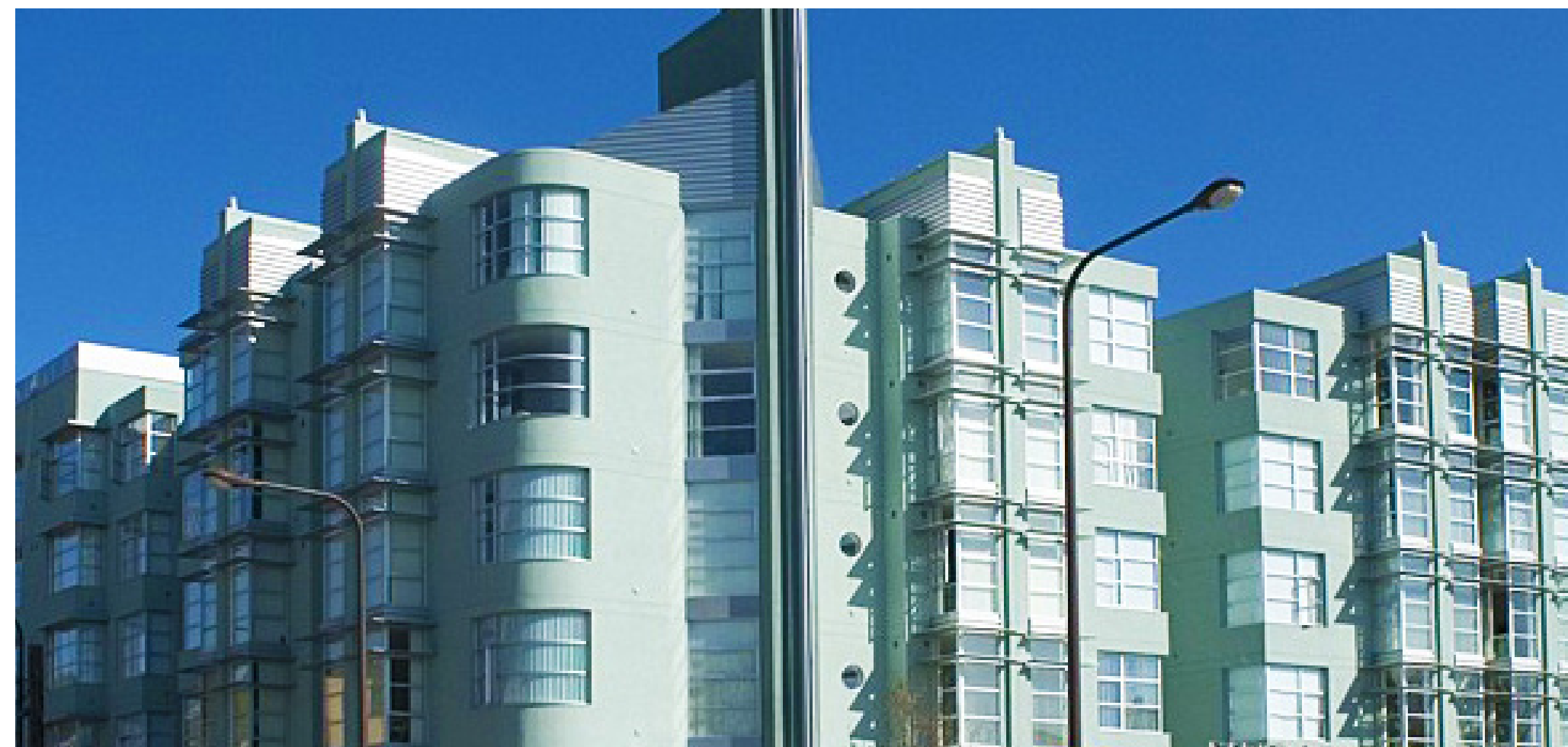


QUANTITY:	591	122	12	8	1	12	1	30	4
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## THE SERIES 3000 WINDOW SYSTEM



## THE SERIES 3000 WINDOW SYSTEM



It's not just any project, it's a chance to make a statement. The All Weather Series 3000 can help turn your vision into reality.

The Series 3000 is extremely adaptable, with countless configuration possibilities, including arch-tops, corner windows, true divided lights and an integral recessed panning frame. 45° mitered and welded corners provide rock solid construction, and dual weather strip technology ensures that your comfort is not compromised by the elements outside.

The 3000 is beautiful, durable, and efficient – our most customizable window product and our most affordable.

### FEATURES

- | Narrow Site Line
- | 1 5/8" Frame
- | Mitered & Welded Corners
- | Non-thermally broken frame
- | Fixed, Casement, Awning & Hopper

### FRAME OPTIONS

- | Standard Nail On
- | Panning Nail On
- | Equal Leg / Comp Channel
- | Z-Bar

### GLAZING OPTIONS

- | 1/2" single glazed and 15/16" insulated units.
- | True divided lites – 1 5/8" or 1 15/16"

### HARDWARE OPTIONS

- | Roto operator with butt hinges
- | Cam handle friction hinge
- | Multi-point lock with Roto operator

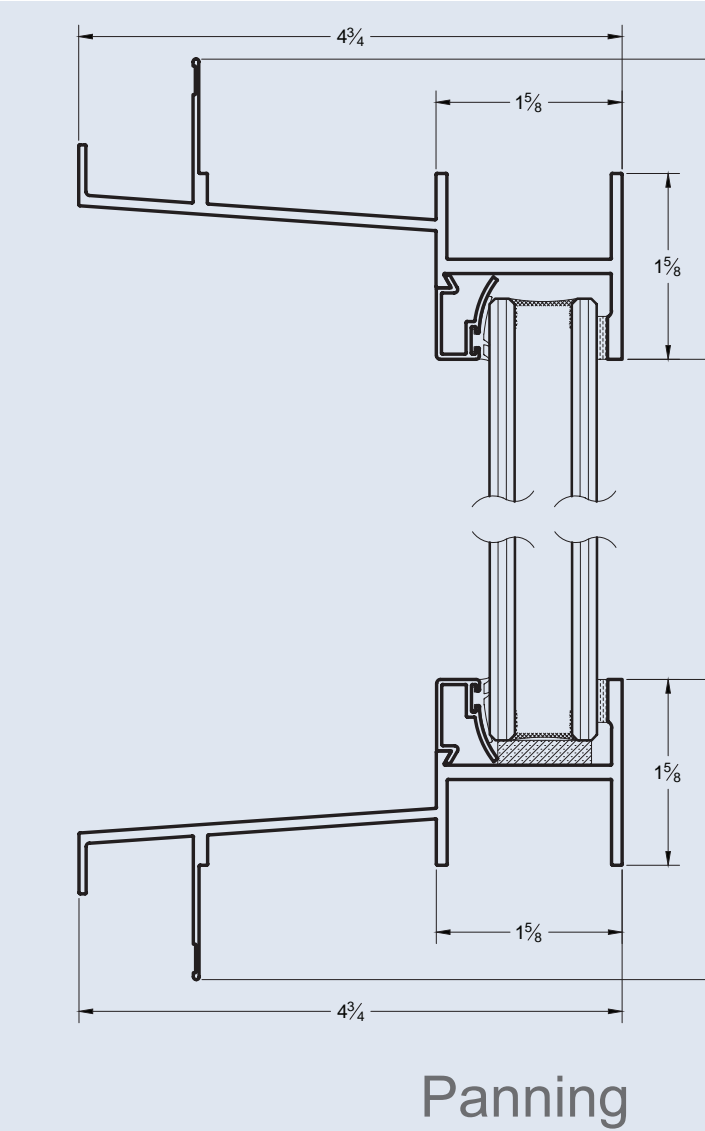
### FINISH OPTIONS

- | Clear Anodized, Class I (standard)
- | Bronze Anodized, Class I (standard)
- | Kynar Paint (Color Matching Available)

### RATINGS & CERTIFICATION

- | NFRC Certified Product
- | Commercial Rating C30
- | Acoustically Rated

### PROPOSED WINDOWS:





LED wall luminaires - directed light

BEGA

**Application**  
LED wall luminaires with directed light distribution designed for general illumination of pathways and building entrances from various mounting heights.

**Materials**  
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy  
Clear safety glass  
Reflector made of pure anodized aluminum  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 64  
Weight: 2.2 lbs

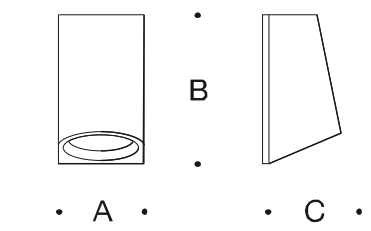
**Electrical**  
Operating voltage 120-277VAC  
Minimum start temperature -40° C  
LED module wattage 14.0W  
System wattage 17.0W  
Controllability 0-10V, TRIAC, and ELV dimmable  
Color rendering index Ra > 80  
Luminaire lumens 1,216 lumens (3000K)  
Lifetime at Ta = 15° C 320,000 h (L70)  
Lifetime at Ta = 40° C 200,000 h (L70)

**LED color temperature**  
☐ 4000K - Product number + **K4**  
☐ 3500K - Product number + **K35**  
☐ 3000K - Product number + **K3**  
☐ 2700K - Product number + **K27**  
☐ 2200K - Product number + **K2**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors    ☐ Black (BLK)    ☐ White (WHT)    ☐ RAL:  
                              ☐ Bronze (BRZ)    ☐ Silver (SLV)    ☐ CUS:



LED wall luminaire · directed light				
	LED	A	B	C
24502	14.0W	4 3⁄8	7 1⁄2	4 3⁄4

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
© copyright BEGA 2018 Updated 02/06/18



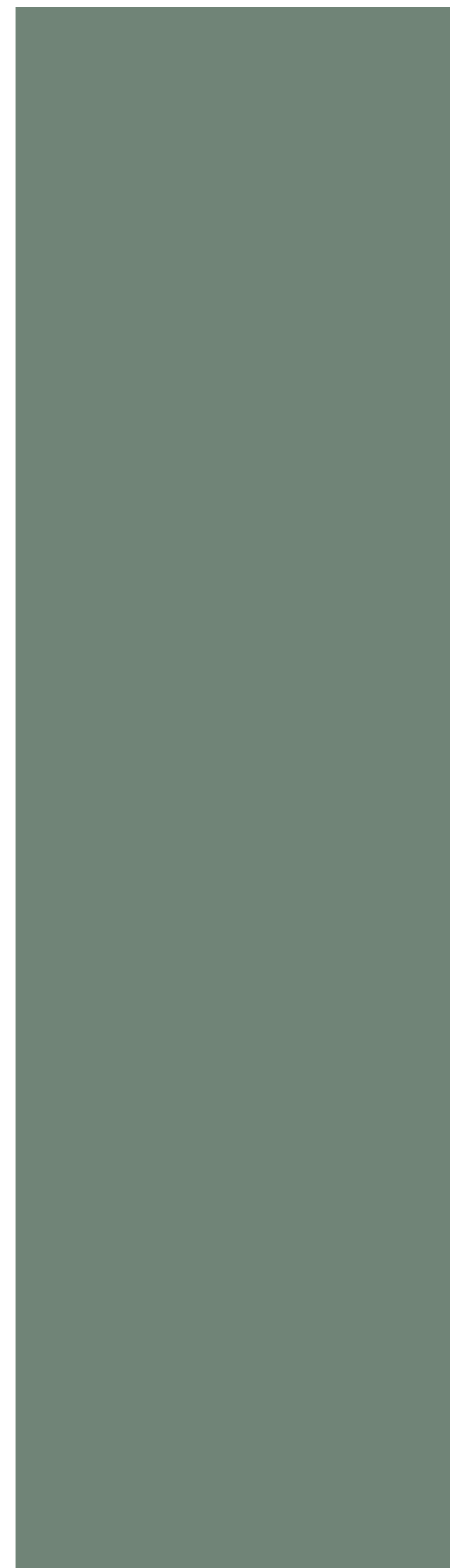
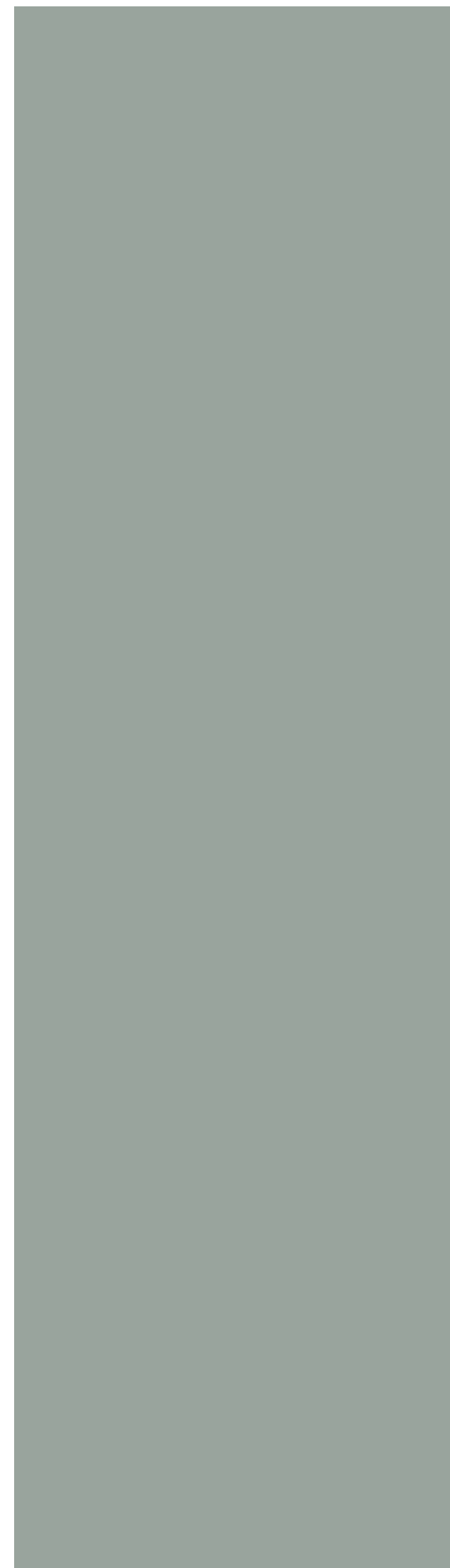
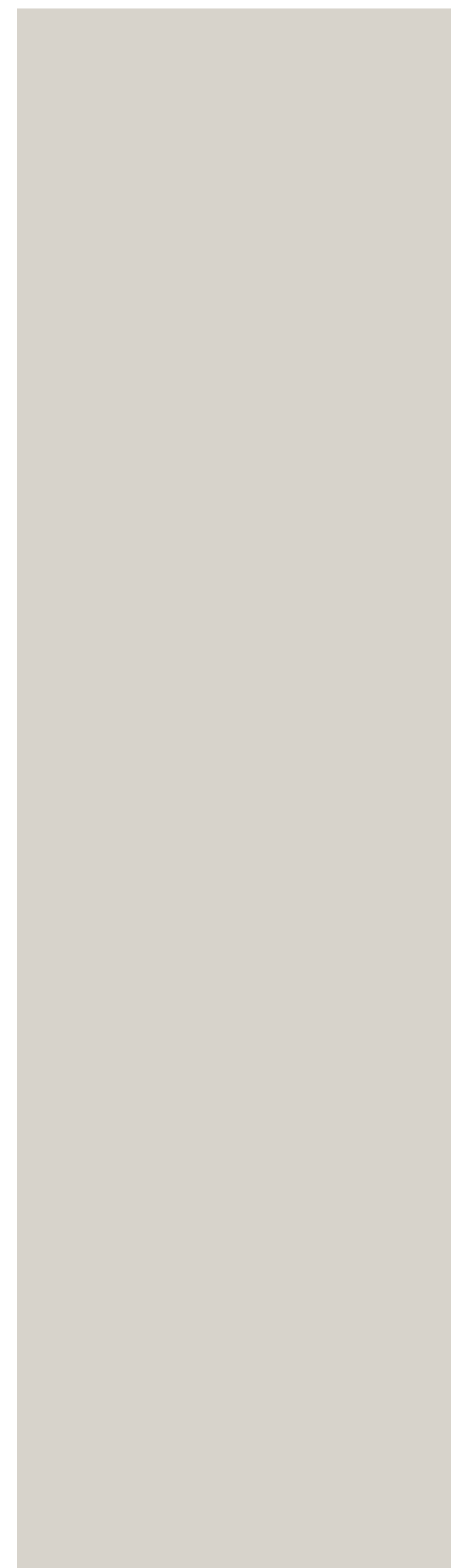
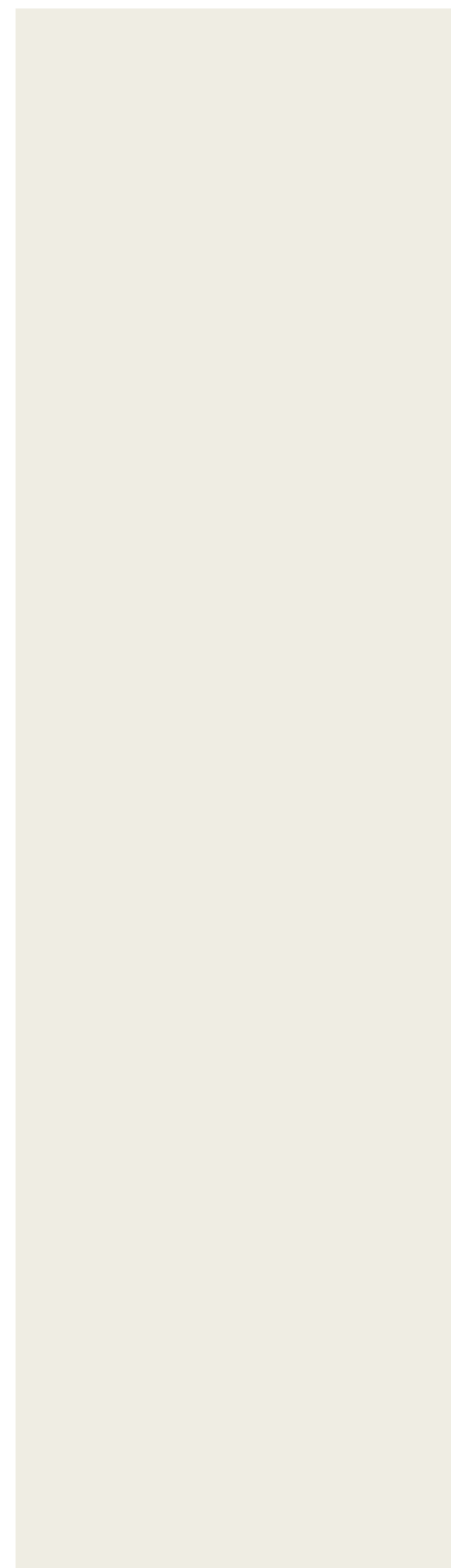
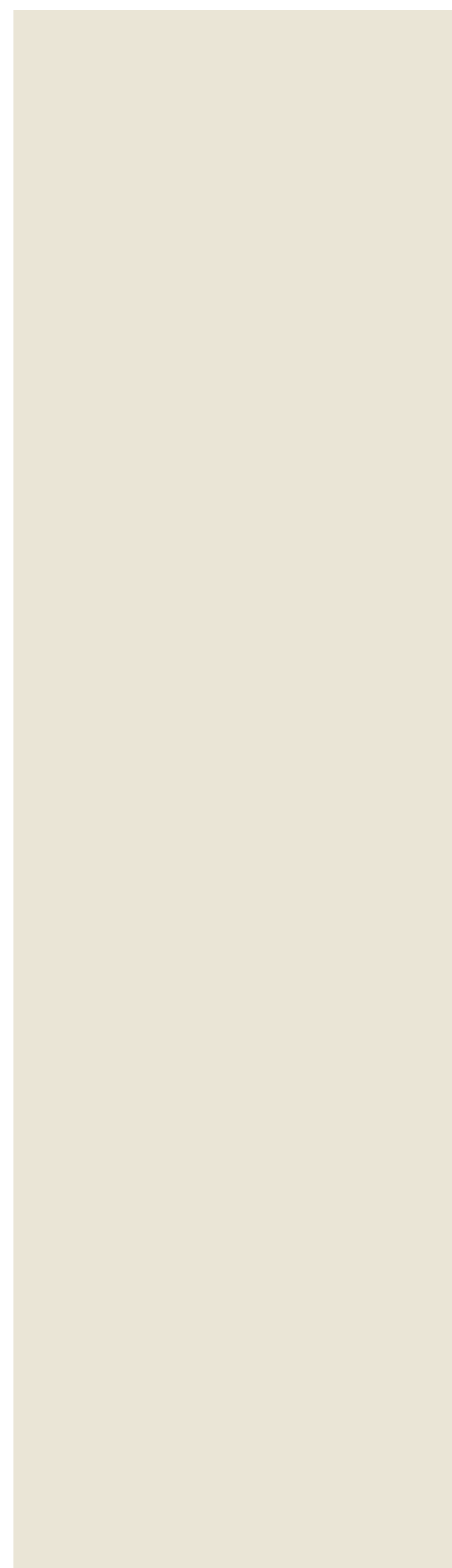
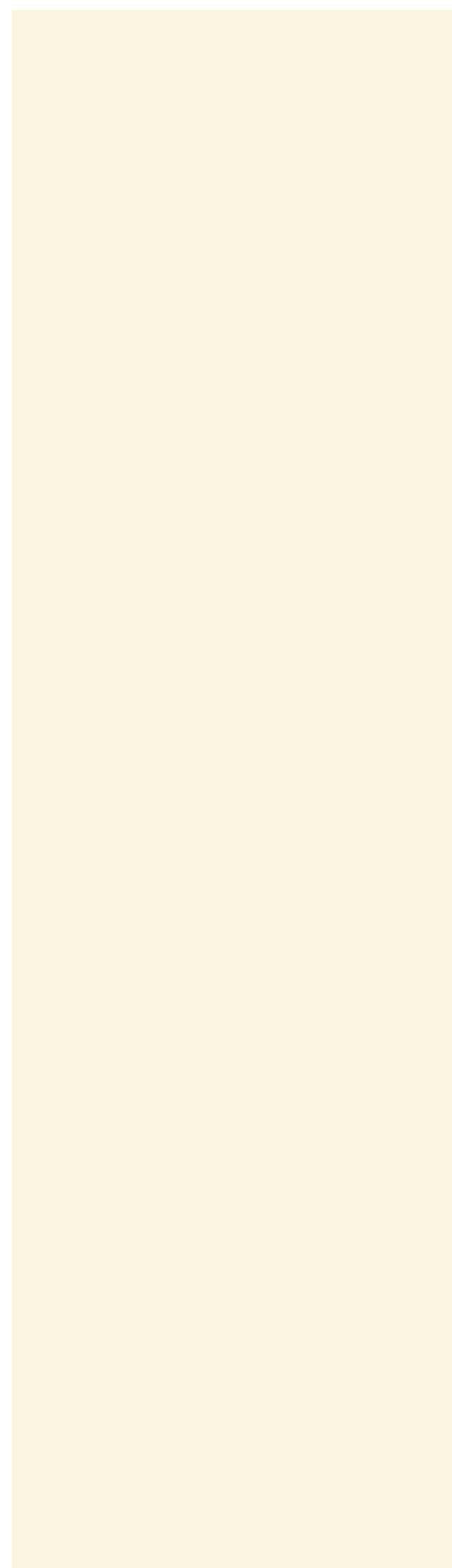




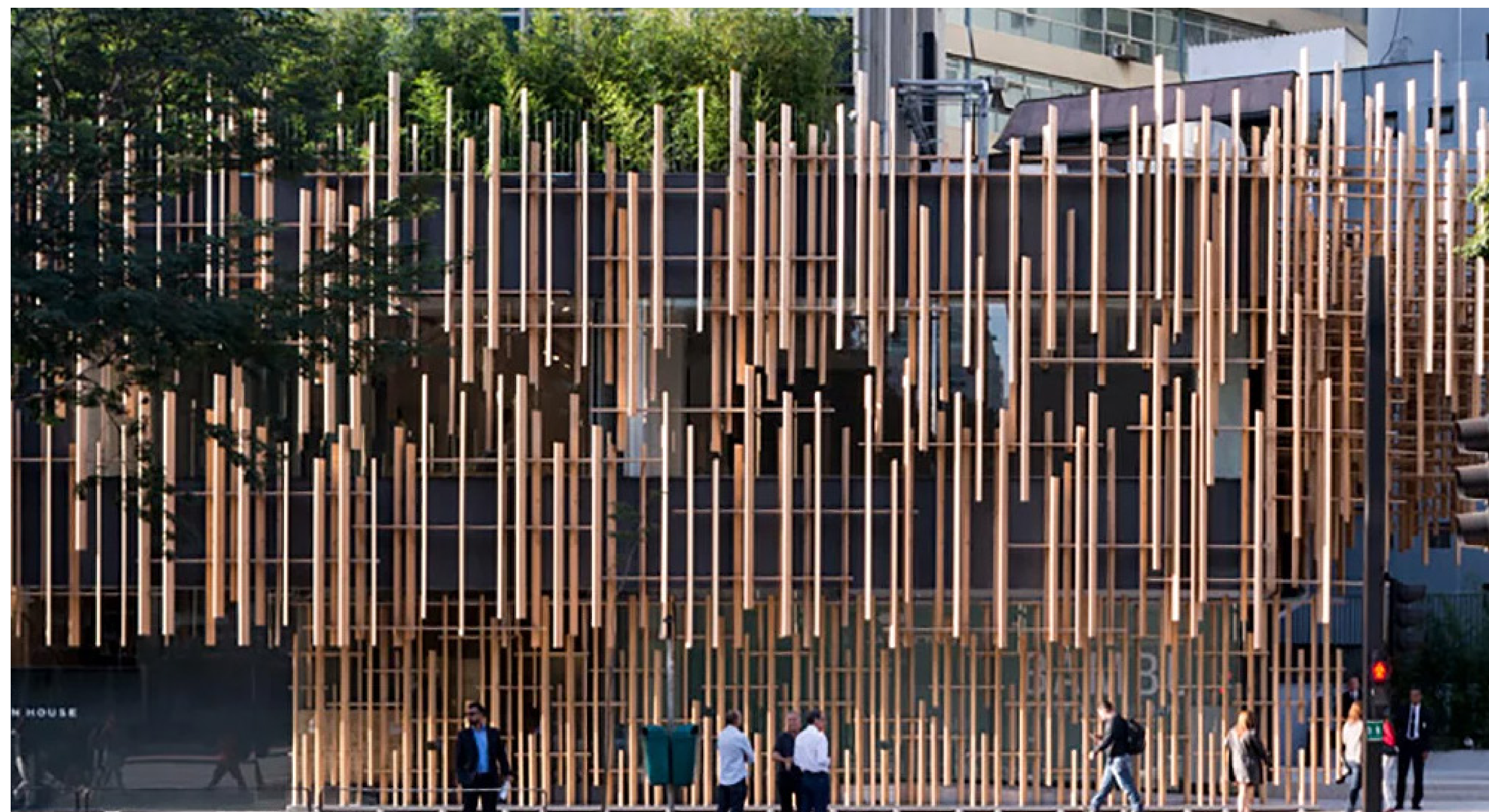
CRAB COVE, ALAMEDA



CRAB COVE, ALAMEDA







# Material Precedents