

ALAMEDA POINT - SITE A
BLOCK 11 + SHARED PLAZA
APPROVED BY PLANNING BOARD
MARCH 14, 2016

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

COVER SHEET

BARarchitects

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SHERRILL - MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS - TRAMMELL CROW RESIDENTIAL

14095

03.14.16



BLOCK 11 + SHARED PLAZA PLANNING BOARD MEETING MARCH 14, 2016

VICINITY MAP

ZONING & OPEN SPACE

ZONING DATA:	SITE AREA CALCULATIONS:	BUILDING OPEN SPACE:
ALAMEDA POINT DEVELOPMENT PLAN	GROSS SITE AREA: 2.58 ACRES TOTAL OPEN SPACE AREA: 1.26 ACRES	RESI. COMMON SPACE (COURTYARD/ROOF DECK): 36,465 SF PROVIDED 34,100 SF REQUIRED RESI. PRIVATE SPACE (PATIOS/BALCONIES): 18,526 SF

PROJECT TEAM

OWNER: THOMPSON DORFMAN PARTNERS, LLC 39 FORREST STREET, SUITE 201 MILL VALLEY, CA 94941 T: (415) 381-3001 CONTACT: BRUCE DORFMAN EMAIL: BD@THOMPSONDORFMAN.COM	ARCHITECT: BAR ARCHITECTS 901 BATTERY ST., #300 SAN FRANCISCO, CA 94111 T: (415) 293-5700 CONTACT: DAVID ISRAEL EMAIL: DISRAEL@BARARCH.COM	SHARED PLAZA LANDSCAPE ARCHITECT: GLS LANDSCAPE 2677 MISSION ST. #200 SAN FRANCISCO, CA 94110 T: (415) 285-3614 CONTACT: DEAN WILLIAMS EMAIL: DEAN@DLSARCH.COM	BLOCK 11 LANDSCAPE ARCHITECT: FLETCHER STUDIO 2325 3RD ST. SUITE 413 SAN FRANCISCO, CA 94107 T: (415) 230-9144 CONTACT: DAVID FLETCHER EMAIL: DFLETCHER@FLETCHERSTUDIO.COM	CIVIL ENGINEER: BKF ENGINEERS 150 CALIFORNIA ST. #650 SAN FRANCISCO, CA 94111 T: (415) 930-7900 CONTACT: DANIEL SCHAEFER EMAIL: DSCHAEFER@BKF.COM
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BUILDING & PARKING STATISTICS

UNIT COUNT	UNIT TYPE				FUNCTION	AREA (GSF)							TOTALS
	1 BR, 1 BA	2 BR, 2 BA	2 BR, 2 BA TH	3 BR, 2 BA		L1	L2	L3	L4	L5	L6	L7	
AVERAGE GSF/D.U.	775	1092	1397	1520	RES. UNITS	4477	4594	47963	47963	51171	51171	48116	255456
LEVEL 1			6		RES. LOBBY	2220							2220
LEVEL 2					RES. TRASH	664	228	620	296	296		217	2621
LEVEL 3	12	23		7	RES. AMENITY	310		2695	1545			1355	5905
LEVEL 4	12	23		7	LEASING / CAFE	2008							2008
LEVEL 5	12	23		9	RETAIL	21947							21947
LEVEL 6	12	23		9	RETAIL TRASH	134							134
LEVEL 7	13	21		8	STORAGE	2623	1181	497	822	822	822	822	7588
TOTAL	61	113	6	40	LOADING	1677							1677
% TOTAL MIX	27%	52%	3%	18%	BIKE STORAGE	3287							3287
					MEP	2165	375	622	622	622	622	701	5729
					PARKING	46736	54250						100986
					CIRCULATION	4546	2074	7392	7392	7496	7496	7496	43892
						92799	62703	59790	58638	60407	60407	58707	453452

PARKING

RESIDENTIAL	STANDARD	COMPACT	ACCESSIBLE	VAN	TANDEM	TOTAL
LEVEL 1	37	4	4	1		46
LEVEL 2	167	15			11	193
TOTAL	204	19	4	1	11	239

RETAIL

LEVEL 1	STANDARD	COMPACT	ACCESSIBLE	VAN	TANDEM	TOTAL
LEVEL 1	51	4	2	1		58
TOTAL	255	23	6	2	11	297

BIKE PARKING

LONG-TERM	240 STALLS PROVIDED / 210 STALLS REQUIRED
SHORT-TERM	28 STALLS IN SHARED PLAZA / 25 STALLS REQUIRED

DRAWING INDEX

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- LIFE SAFETY DIAGRAMS
- VIEW FROM WATERFRONT
- UNIT PLANS

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

INFO SHEET

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SITE A PHOTOS

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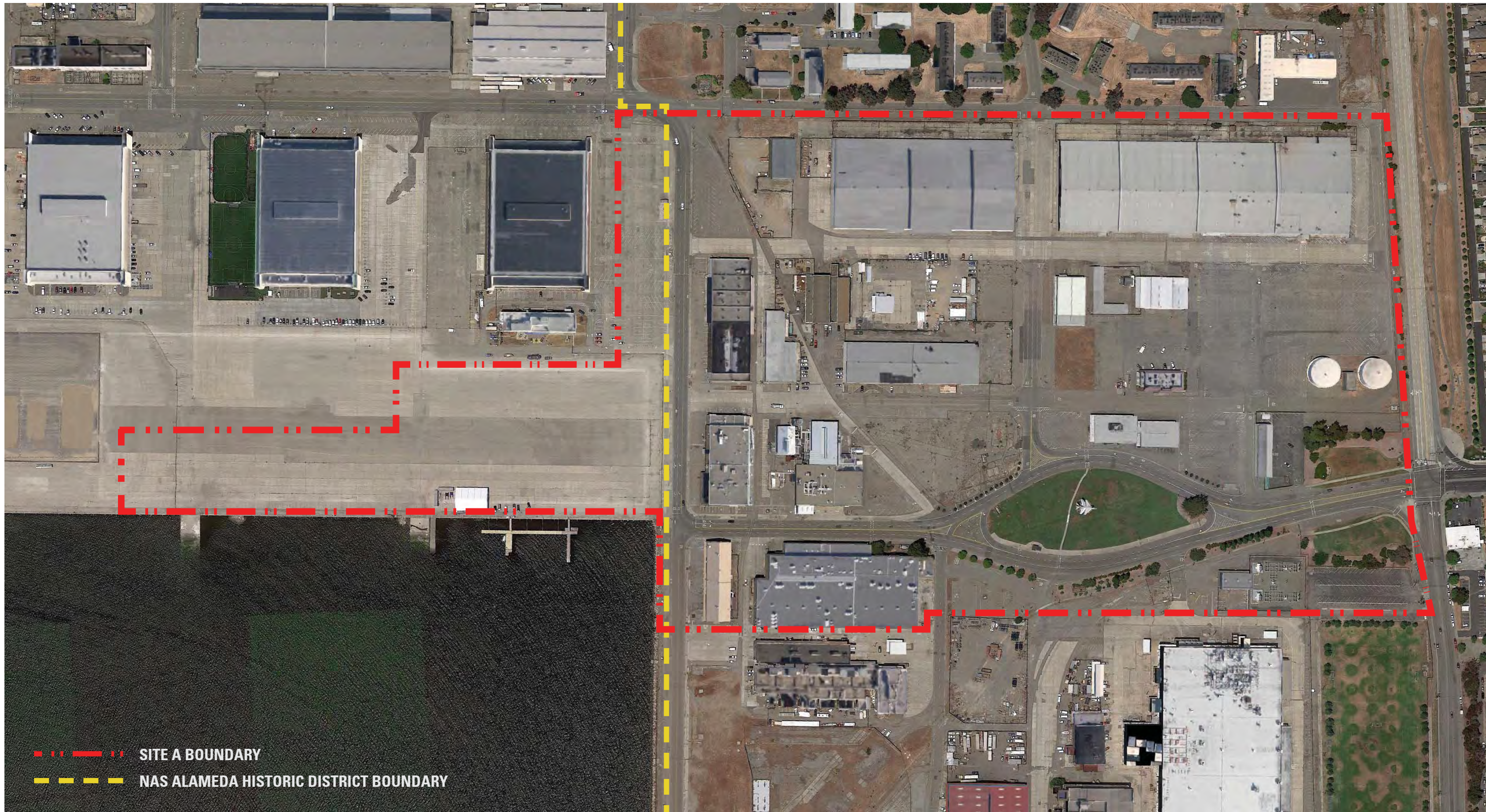
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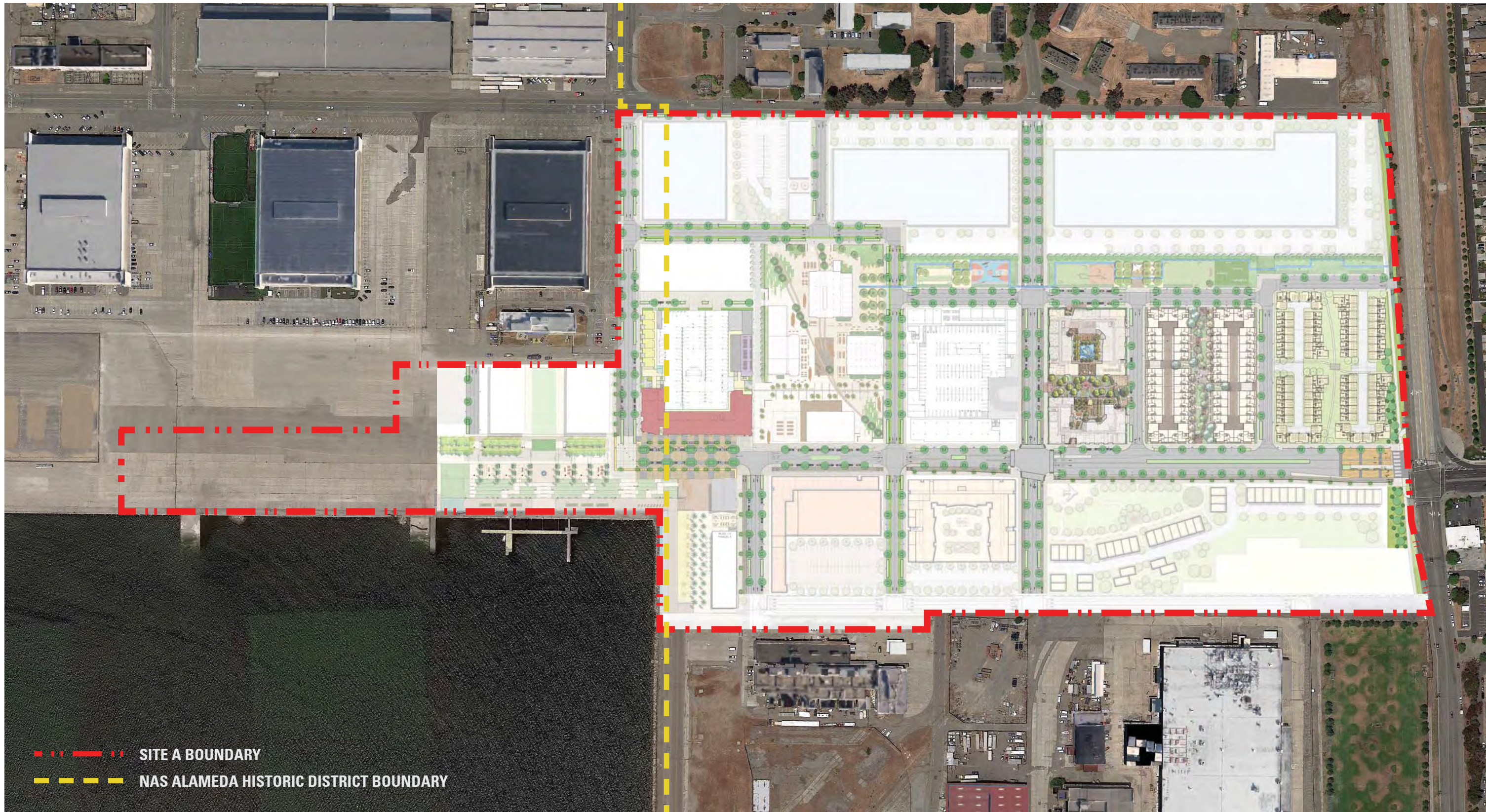
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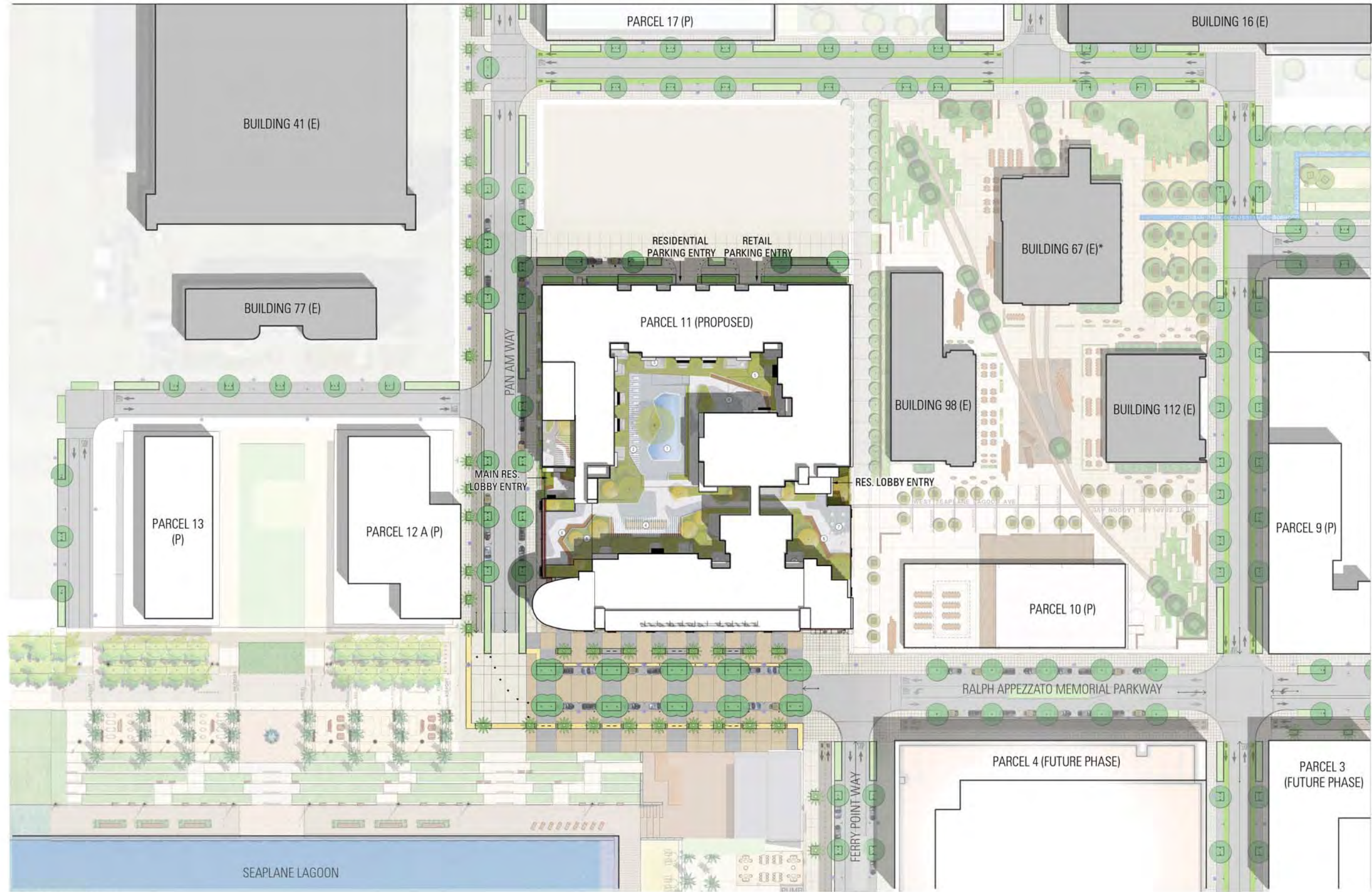
SITE A EXISTING CONDITIONS



- - - - - SITE A BOUNDARY
- - - - - NAS ALAMEDA HISTORIC DISTRICT BOUNDARY

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

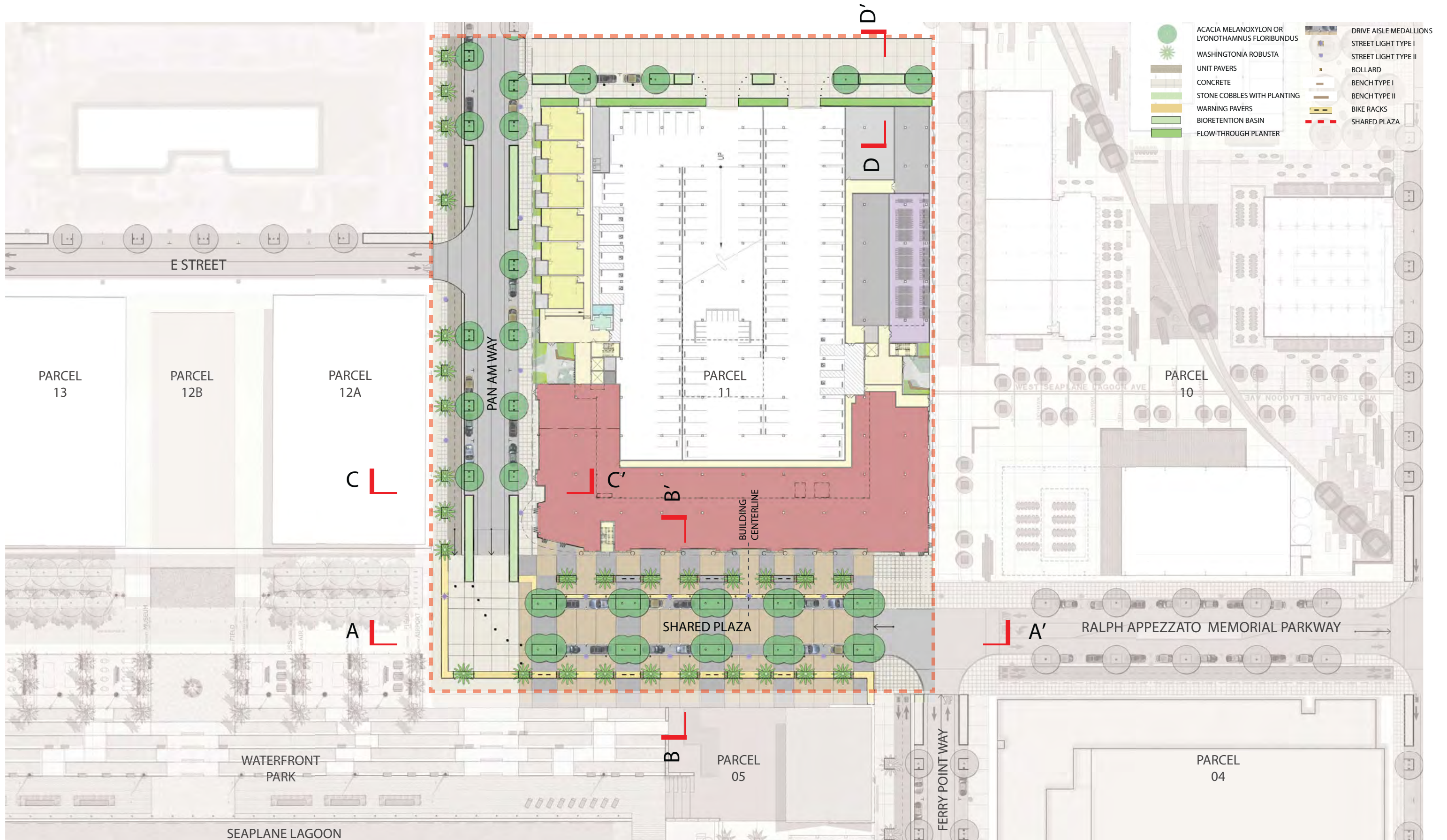
SITE A PROPOSED



1 SITE PLAN
2

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SITE PLAN



ALAMEDA POINT SHARED PLAZA

ALAMEDA, CA

SHARED PLAZA KEY PLAN

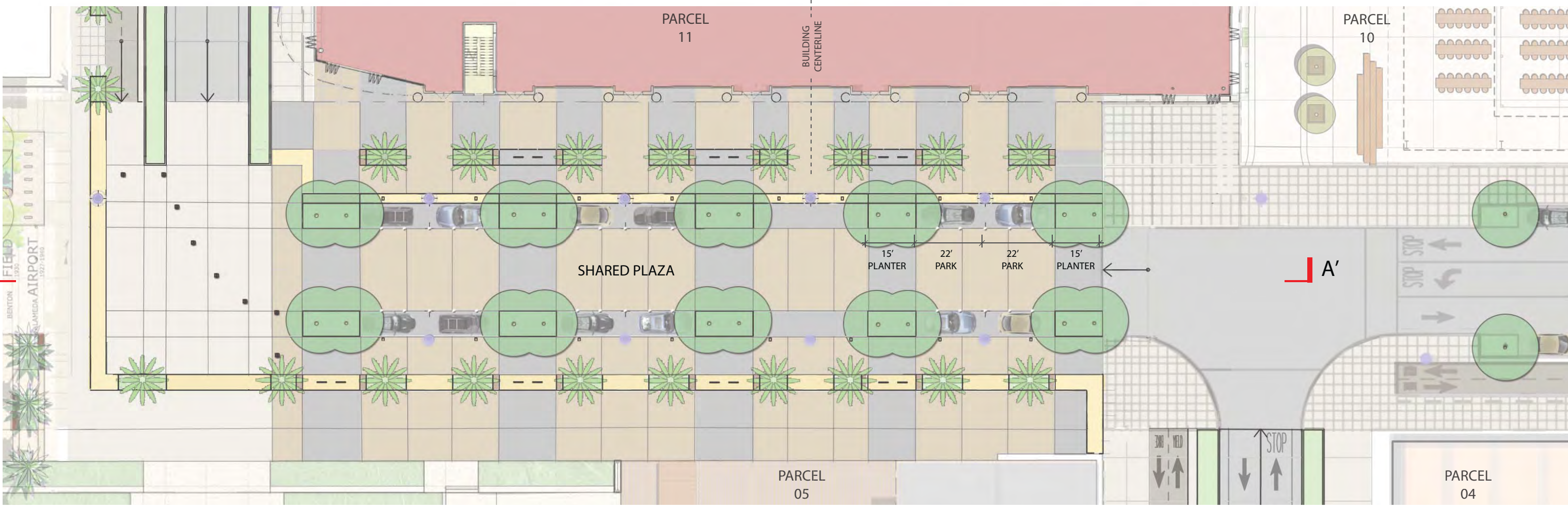
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ALAMEDA POINT



A

A'



A

A'

ALAMEDA POINT SHARED PLAZA | ALAMEDA, CA

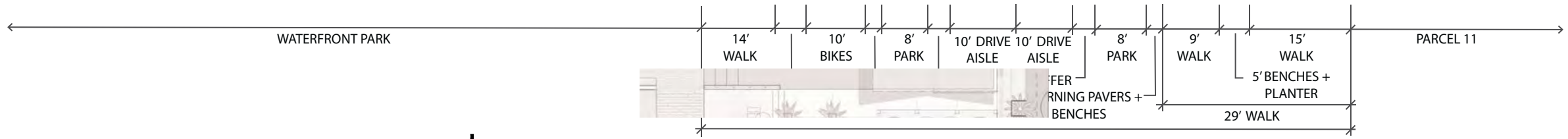
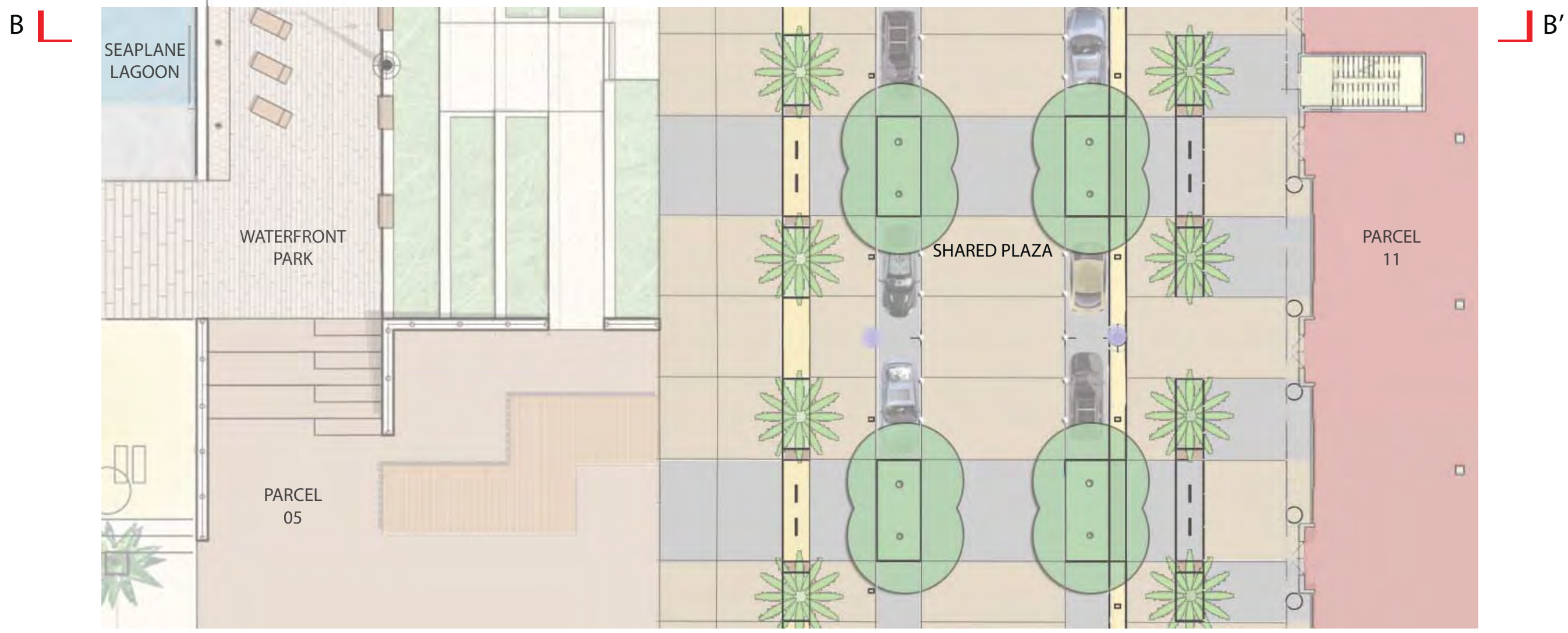
SITE PLAN WITH SECTION - ELEVATION



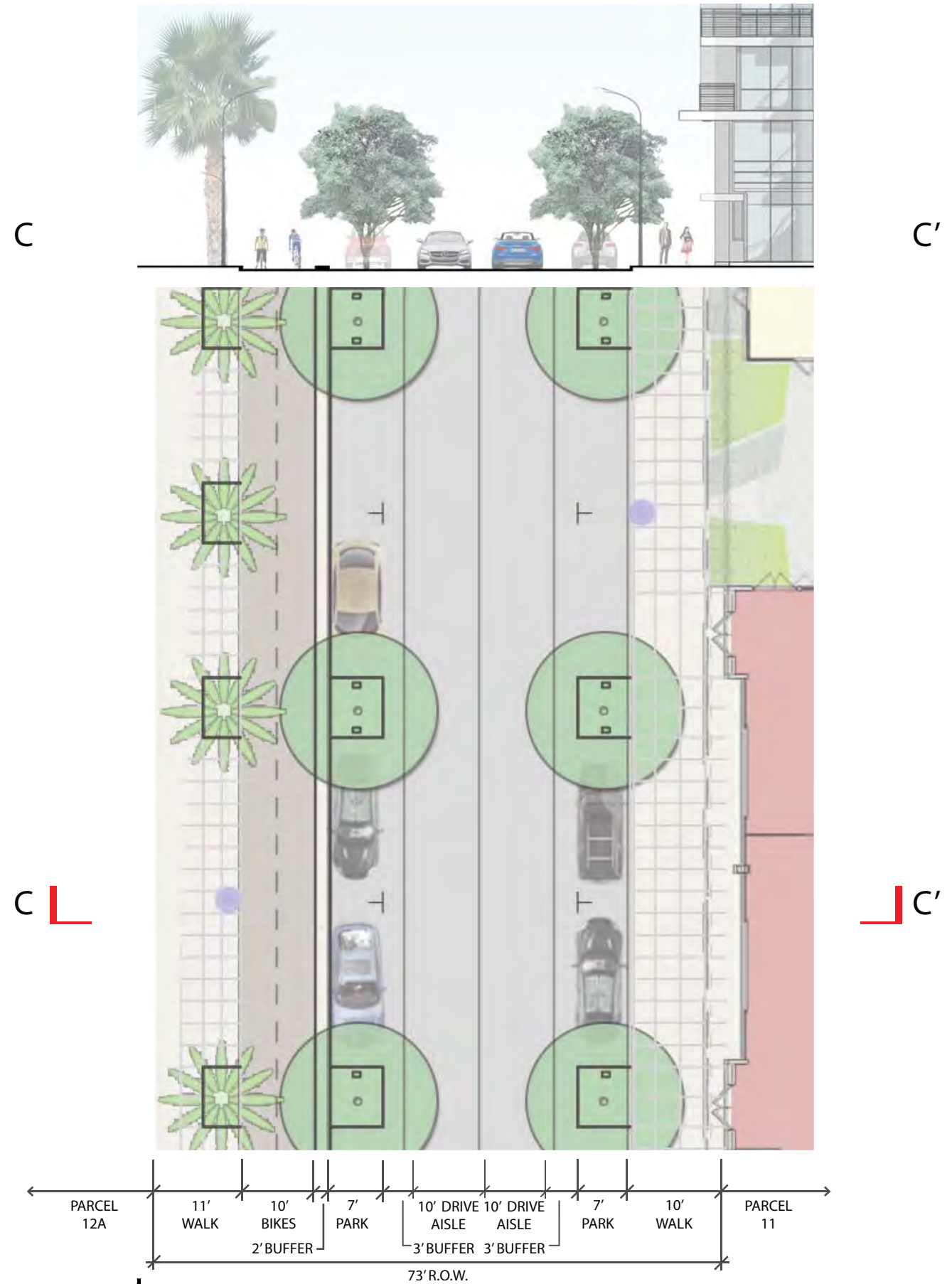
*SHARED PLAZA INFO IS FOR REFERENCE ONLY AND WILL BE SUBMITTED FOR APPROVAL AT A LATER DATE.

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ALAMEDA POINT SHARED PLAZA | ALAMEDA, CA **SITE PLAN WITH SECTION - ELEVATION**



ALAMEDA POINT SHARED PLAZA

ALAMEDA, CA

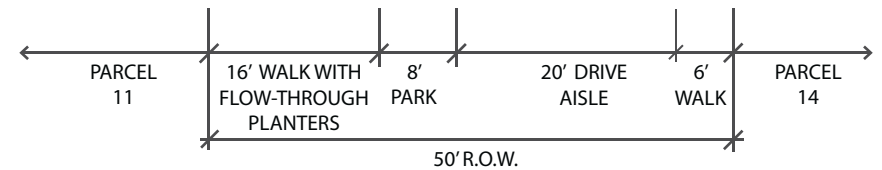
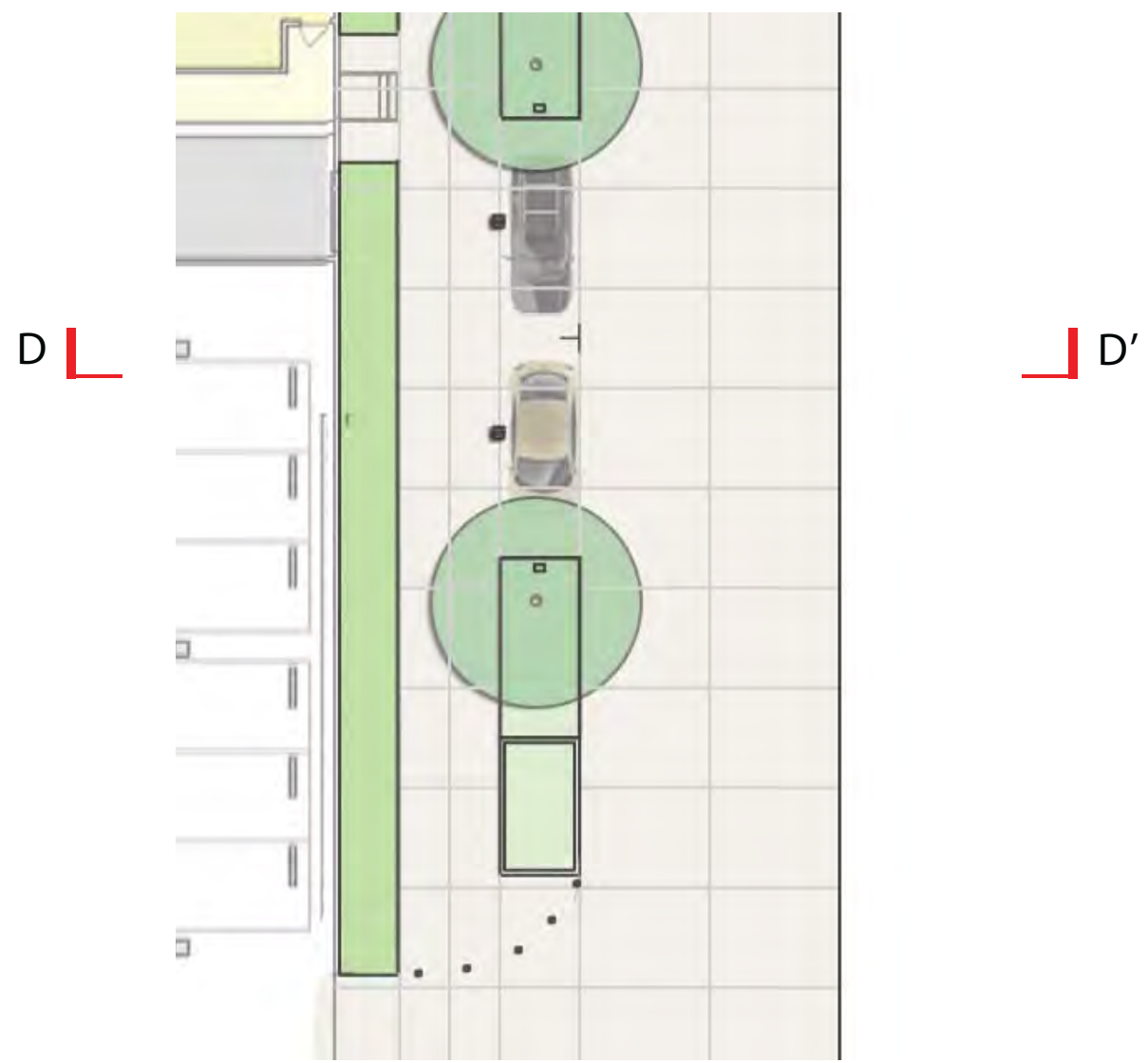
PAN AM WITH SECTION - ELEVATION



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ALAMEDA POINT SHARED PLAZA

ALAMEDA, CA

BLOCK 11 NORTH ALLEY SECTION - ELEVATION



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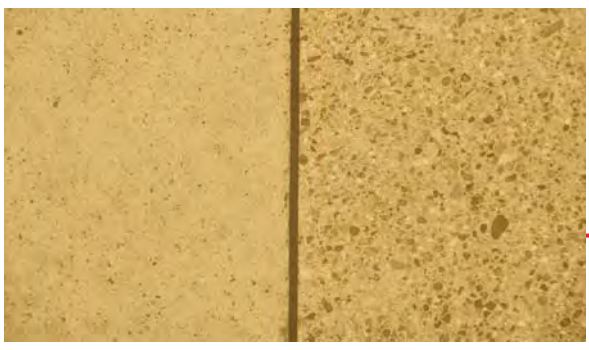
STONE COBBLES AT TREE WELLS



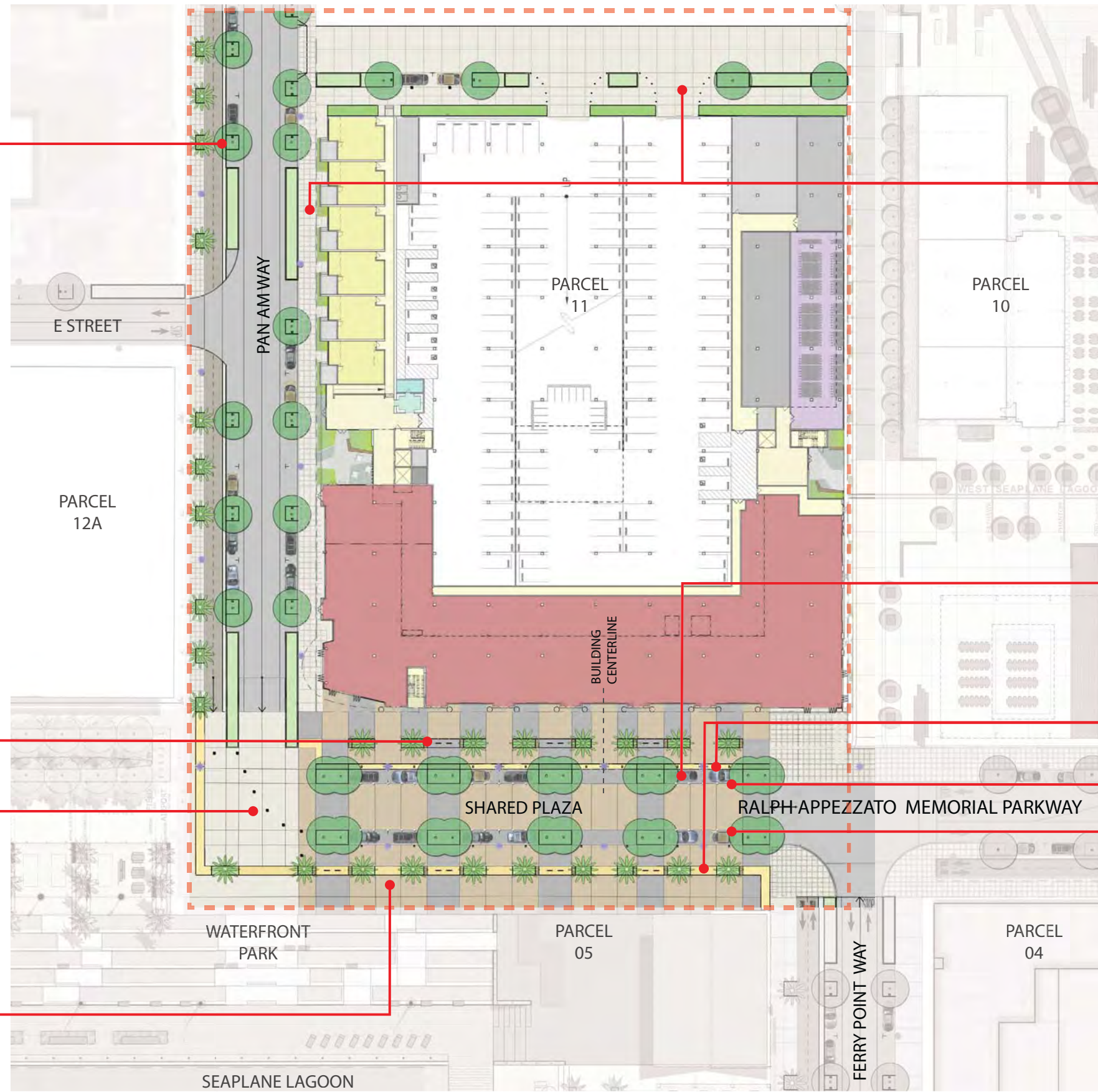
BIKE RACK



BOLLARD



INTEGRAL COLOR CONCRETE



- ACACIA MELANOXYLON OR LYONOTHAMNUS FLORIBUNDUS
- WASHINGTONIA ROBUSTA
- UNIT PAVERS
- CONCRETE
- STONE COBBLES WITH PLANTING
- WARNING PAVERS
- BIORETENTION BASIN
- FLOW-THRU PLANTER
- DRIVE AISLE MEDALLIONS
- STREET LIGHT TYPE I
- STREET LIGHT TYPE II
- BOLLARD
- BENCH TYPE I
- BENCH TYPE II
- BIKE RACKS
- SHARED PLAZA AT BLOCK 11



CONCRETE



UNIT PAVERS



CAST IRON WARNING PAVER



DRIVE AISLE MEDALLION

ALAMEDA POINT SHARED PLAZA | ALAMEDA, CA

SHARED PLAZA KEY PLAN



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ALAMEDA POINT SHARED PLAZA | ALAMEDA, CA

SHARED PLAZA PRECEDENT IMAGES



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ALAMEDA POINT SHARED PLAZA | ALAMEDA, CA

SITE A STORM WATER BASIN FURNISHINGS



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

VIEW FROM WATERFRONT



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

VIEW FROM SOUTHEAST



EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"

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SOUTH ELEVATION



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

SOUTH ELEVATION + DESIGN REFERENCES



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

ENLARGED SOUTH ELEVATION + DESIGN REFERENCES



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

RETAIL STREET VIEW



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

WEST ELEVATION



BUILDING 77



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

ENLARGED WEST ELEVATION + DESIGN REFERENCE



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PERSPECTIVE VIEW ALONG PAN AM WAY



EXTERIOR ELEVATION - NORTH

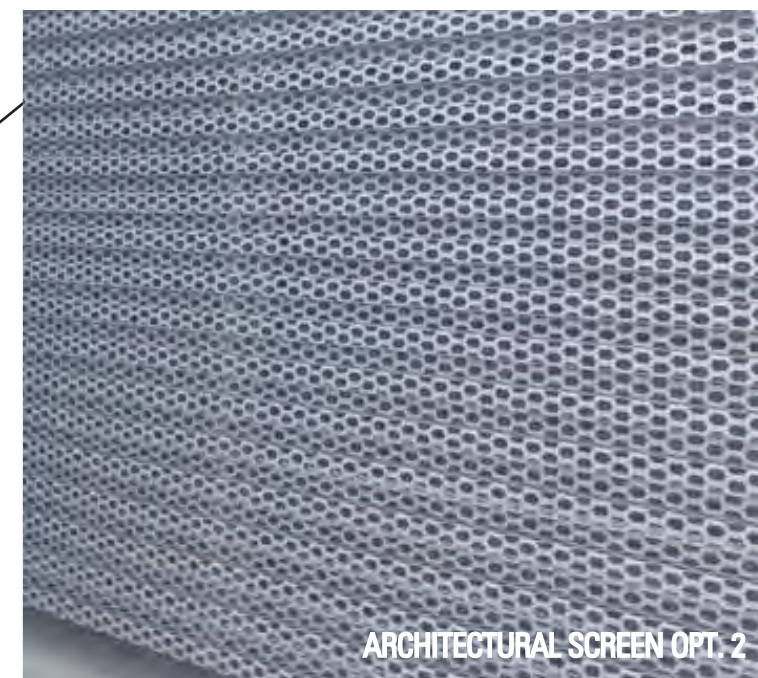
3/32" = 1'-0"

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NORTH ELEVATION



ARCHITECTURAL SCREEN OPT. 1



ARCHITECTURAL SCREEN OPT. 2

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

ENLARGED NORTH ELEVATION + DESIGN REFERENCES



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

EAST ELEVATION



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

ENLARGED EAST ELEVATION + DESIGN REFERENCES



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FERRY POINT WAY STREET VIEW



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING EAST AT COMMUNITY ROOM**

3
A3.4 3/32" = 1'-0"



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING NORTH**

2
A3.4 3/32" = 1'-0"



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING NORTH AT COMMUNITY ROOM**

1
A3.4 3/32" = 1'-0"

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COURTYARD ELEVATIONS



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING WEST**

3
A3.5 3/32" = 1'-0"



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING SOUTH AT COMMUNITY ROOM**

2
A3.5 3/32" = 1'-0"



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING SOUTH**

1
A3.5 3/32" = 1'-0"



**EAST COURTYARD EXTERIOR ELEVATION -
LOOKING SOUTH**

3
32 3/32" = 1'-0"



**EAST COURTYARD EXTERIOR ELEVATION -
LOOKING WEST**

2
32 3/32" = 1'-0"



**EAST COURTYARD EXTERIOR ELEVATION -
LOOKING NORTH**

1
32 3/32" = 1'-0"

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COURTYARD ELEVATIONS



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VIEW OF COURTYARD TOWARD COMMUNITY ROOM



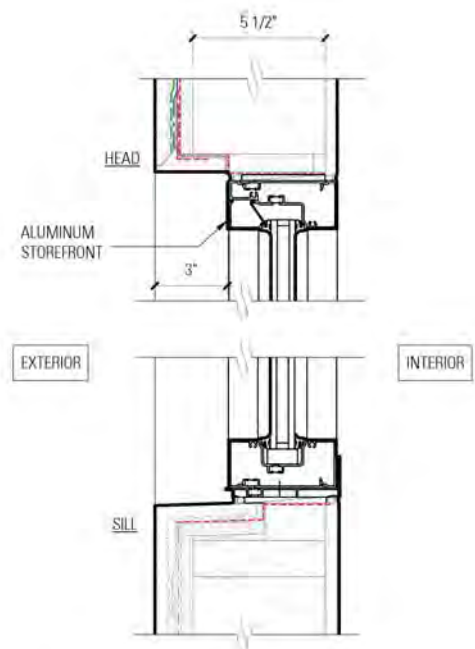
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VIEW FROM NORTHWEST



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

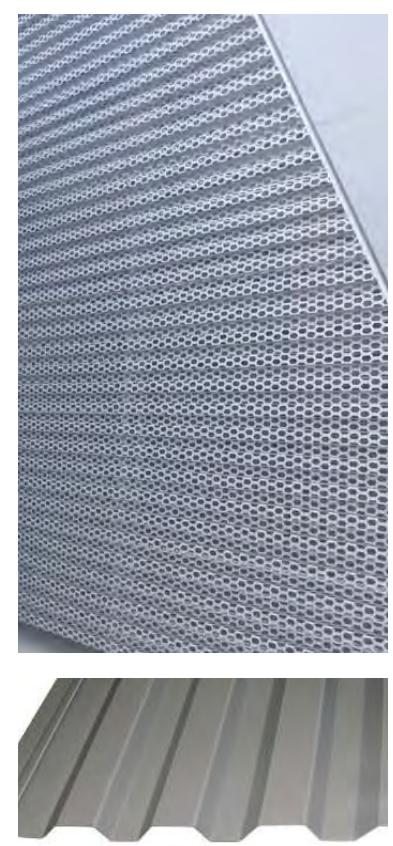
VIEW FROM NORTHEAST



1 STOREFRONT SECTION DETAIL
A5.0 3" = 1'-0"



ALUMINUM STOREFRONT



CORRUGATED METAL



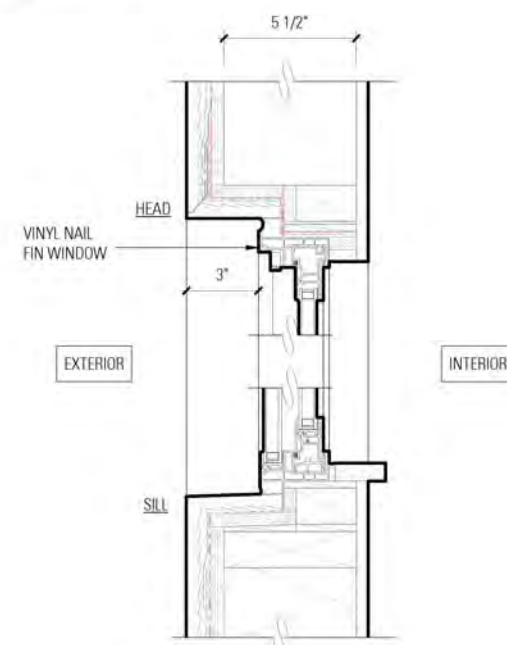
RED ACCENT
-TOWNHOMES DOORS



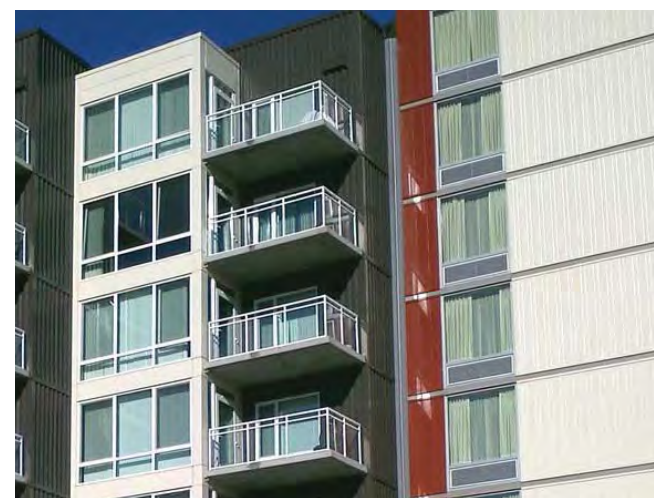
STUCCO -OFF-WHITE



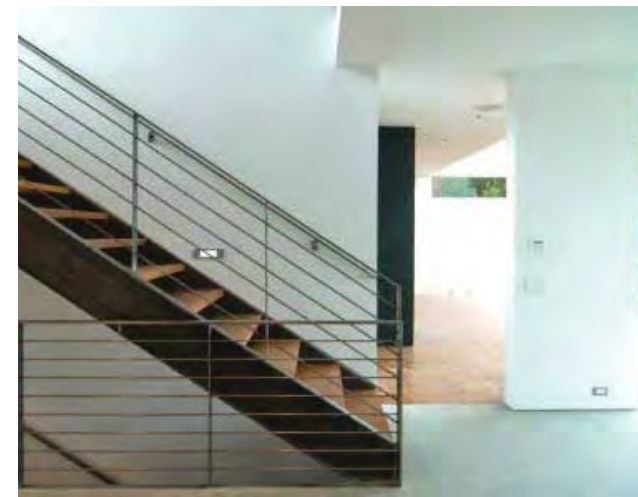
CERAMIC TILE -HISTORICAL YELLOW



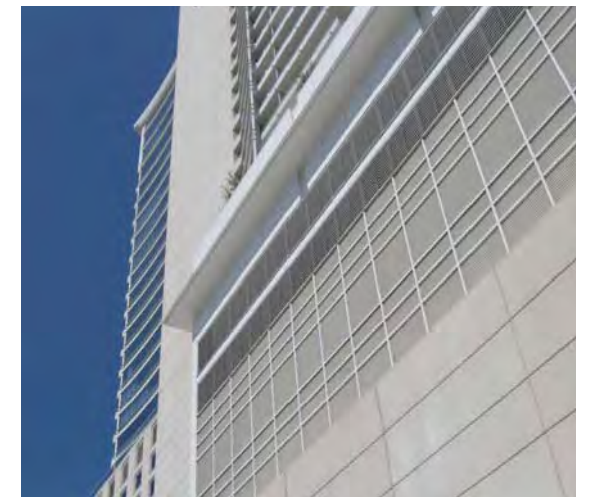
2 RECESSED VINYL WINDOW SECTION AT RESIDENTIAL UNITS
A5.0 3" = 1'-0"



RECESSED VINYL WINDOW



METAL GUARDRAIL



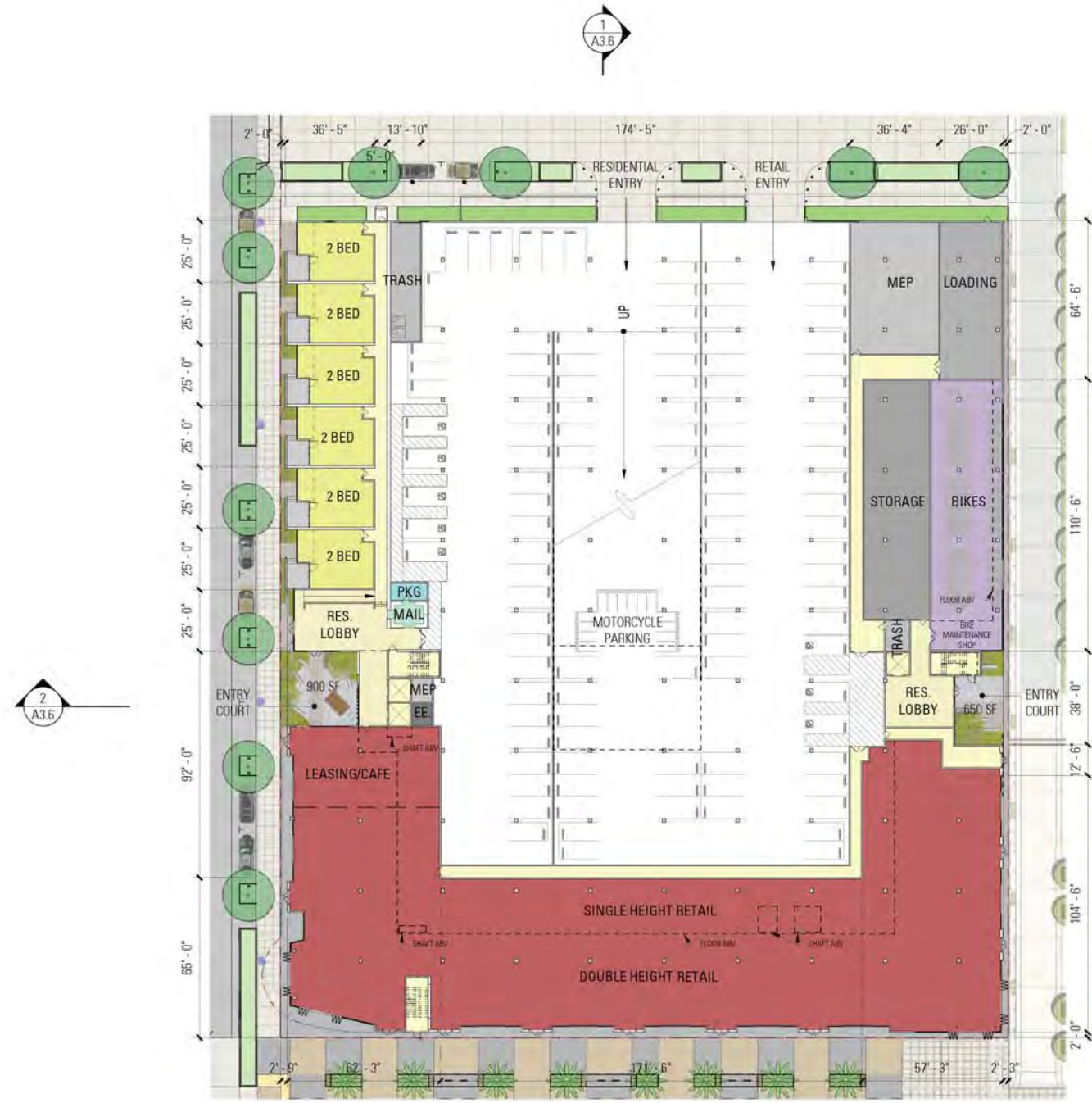
ARCHITECTURAL GRILLE

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MATERIALS BOARD

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TOTAL UNIT MIX		
1 BED	61	28%
2 BED	119	54%
3 BED	40	18%
		220



LEVEL 1
1/32" = 1'-0"

LEVEL 1 2 BED 6
6



LEVEL 2
1/32" = 1'-0"

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FLOOR PLANS

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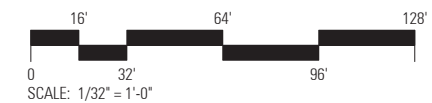
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36



LEVEL 3
1/32" = 1'-0"

LEVEL 3	1 BED	12
LEVEL 3	2 BED	23
LEVEL 3	3 BED	7
		42



LEVEL 4
1/32" = 1'-0"

LEVEL 4	1 BED	12
LEVEL 4	2 BED	23
LEVEL 4	3 BED	7
		42

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FLOOR PLANS



2
A3.6

LEVELS 5-6
1/32" = 1'-0"

LEVEL 5	1 BED	12	LEVEL 6	1 BED	12
LEVEL 5	2 BED	23	LEVEL 6	2 BED	23
LEVEL 5	3 BED	9	LEVEL 6	3 BED	9
		44			44



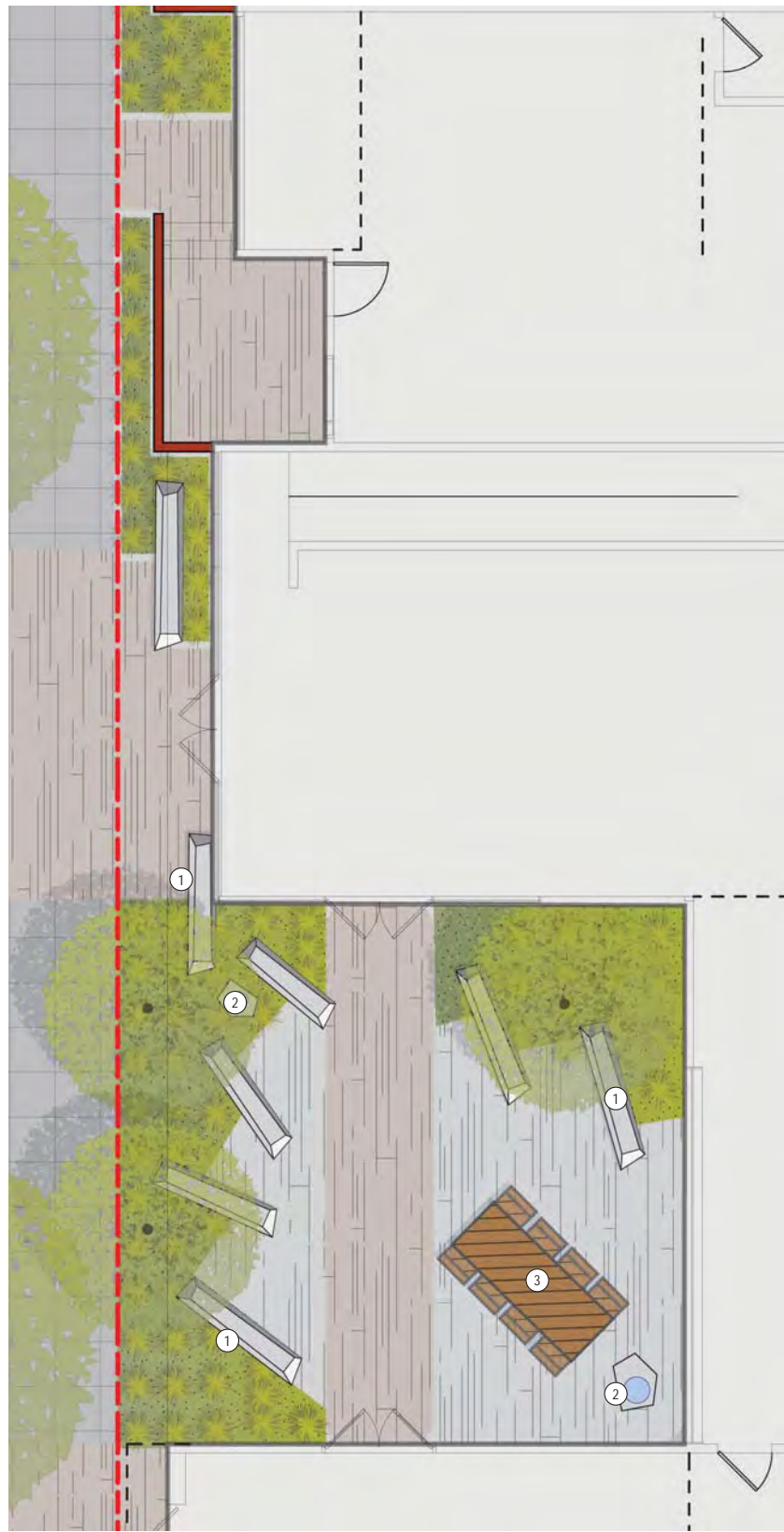
2
A3.6

LEVEL 7
1/32" = 1'-0"

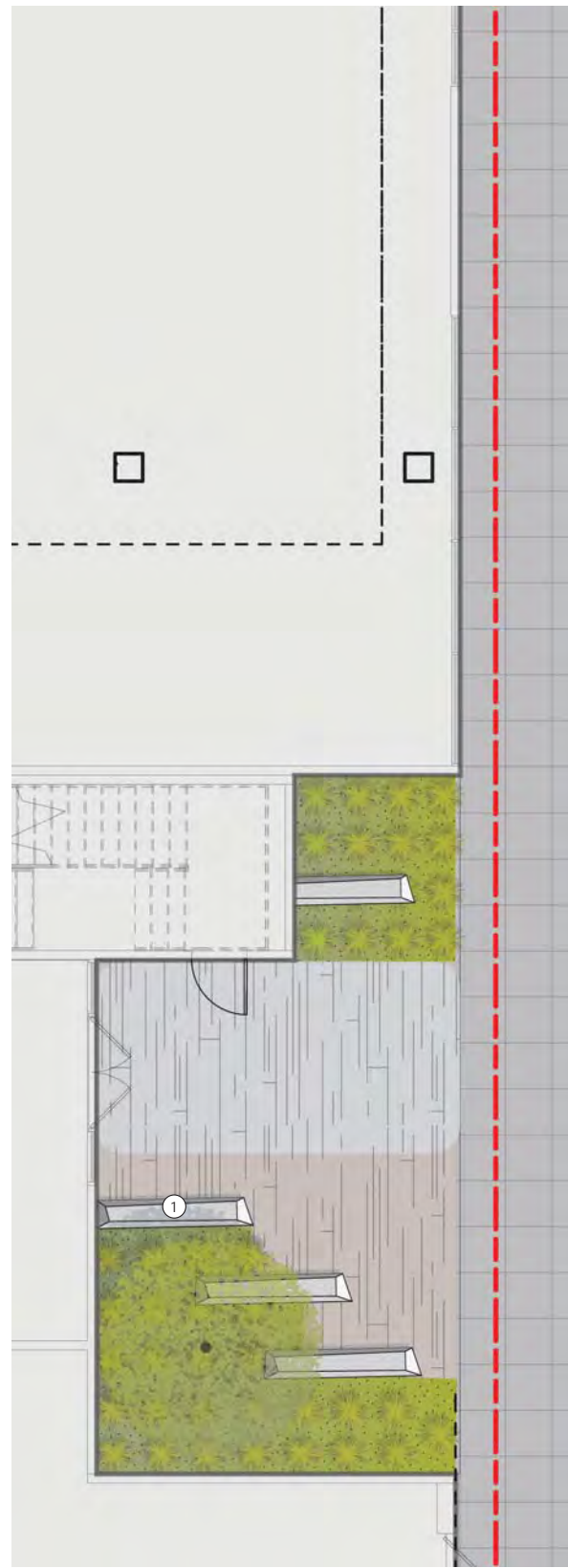
LEVEL 7	1 BED	13
LEVEL 7	2 BED	21
LEVEL 7	3 BED	8
		42

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FLOOR PLANS



WEST COURTYARD



EAST COURTYARD

SPACE



ENTRY GARDENS



VINE TRELLIS ALONG STREETScape



PLANTING EXTENDING FROM LOBBY INTO GARDEN

DETAILS



STACKED BASALT SCULPTURE



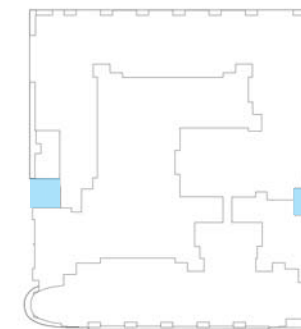
COLUMNAR BASALT SEATING



CUSTOM COMMUNITY TABLE

KEY NOTES

- ① BASALT COLUMN (SEATING)
- ② STACKED BASALT SCULPTURE
- ③ COMMUNITY TABLE



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LANDSCAPE SITE PLAN - LEVEL 1



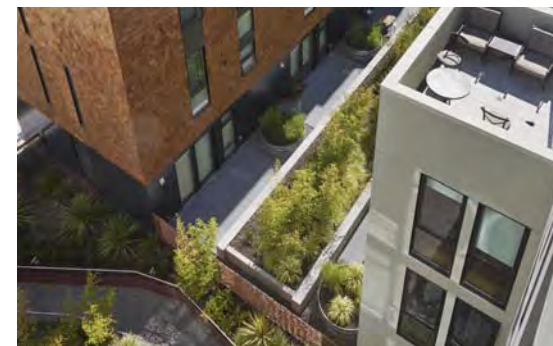
SPACE



COMMUNITY POOL AREA



COMMUNITY KITCHEN & STEEL PERGOLA



PRIVATE UNIT PATIOS & RAISED CONCRETE PLANTERS

DETAILS



FLOWERING TREES AND CABANAS



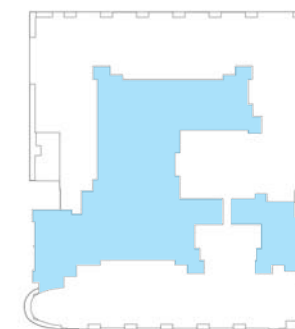
METAL SLAT FENCING

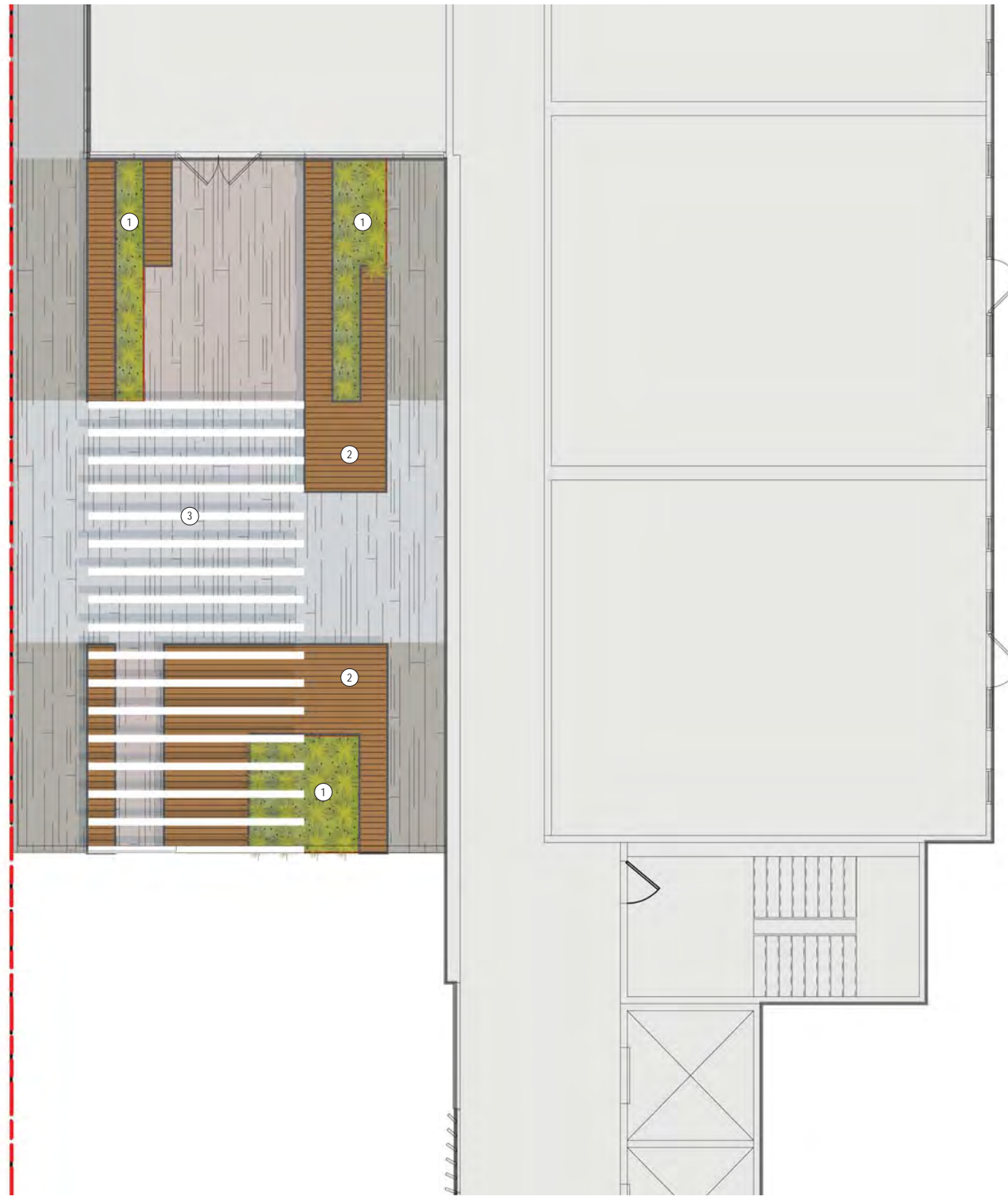


WOOD DECKING

KEY NOTES

- ① SWIMMING POOL ON RAISED POOL DECK
- ② SHADED LOUNGE AREA
- ③ PRIVATE UNIT PATIO
- ④ SHADED PLAZA WITH CUSTOM COMMUNITY TABLE
- ⑤ RAISED CONCRETE PLANTER
- ⑥ WOOD BENCH
- ⑦ SEATING AREA WITH MOVEABLE FURNITURE
- ⑧ COMMUNITY KITCHEN WITH OVERHEAD STRING LIGHTS
- ⑨ VIEW DECK WITH TERRACED SEATING AND FIRE PIT





SPACE



SEATING NOOK

DETAILS



MODULAR BENCH + CORTEN STEEL PLANTER



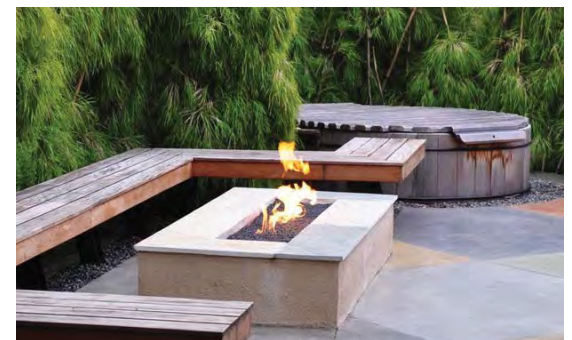
WOOD RECLINER



STEEL PERGOLA



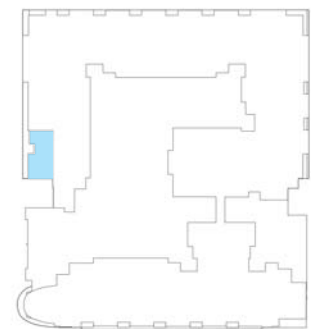
SEATING ALONG VIEW DECK

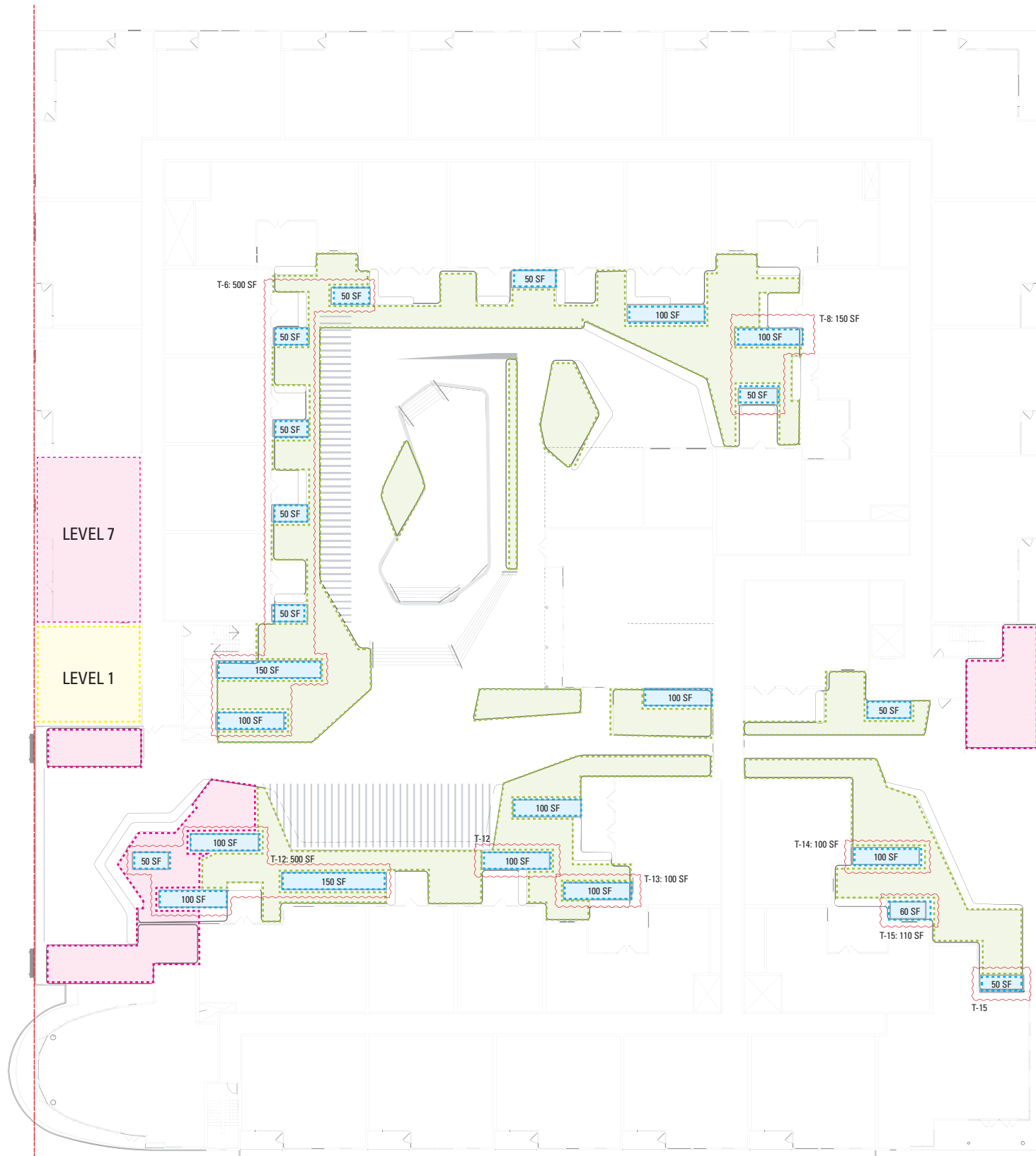


FIRE PIT

KEY NOTES

- ① MODULAR CORTEN PLANTER
- ② MODULAR CORTEN BENCH WITH WOOD FACING
- ③ STEEL PERGOLA





PERIMETER | WIND + DROUGHT TOLERANT, SUN LOVING



- OLEA EUROPAEA 'FRUITLESS' (FRUITLESS OLIVE)
- 36" BOX
- WULCOLS: VL
- CEANOTHUS GLORIOSUS 'ANCHOR BAY' (ANCHOR BAY CEANOTHUS)
- 5 GAL PLANTS @ 5" O.C.
- WULCOLS: VL
- ARTEMISIA PYCNOCEPHALA 'DAVID'S CHOICE' (COASTAL SAGEWORT)
- 1 GAL PLANTS @ 24" O.C.
- WULCOLS: VL
- IRIS DOUGLASIANA (DOUGLAS IRIS)
- 1 GAL PLANTS @ 24" O.C.
- WULCOLS: L

BIORETENTION | WATER + DROUGHT TOLERANT



- MAGNOLIA STELLATA (STAR MAGNOLIA)
- 36" BOX
- WULCOLS: M
- JUNCUS PATENS (CALIFORNIA GREY RUSH)
- 5 GAL PLANTS @ 24" O.C.
- WULCOLS: H
- CAREX TUMULICOLA (FOOTHILL SEDGE)
- 1 GAL PLANTS @ 18" O.C.
- WULCOLS: M
- VERBENA LILACINA (LILAC VERBENA)
- 1 GAL PLANTS @ 24" O.C.
- WULCOLS: L

ENTRY | MIXED LIGHT, CONTAINED, HIGH-TRAFFIC



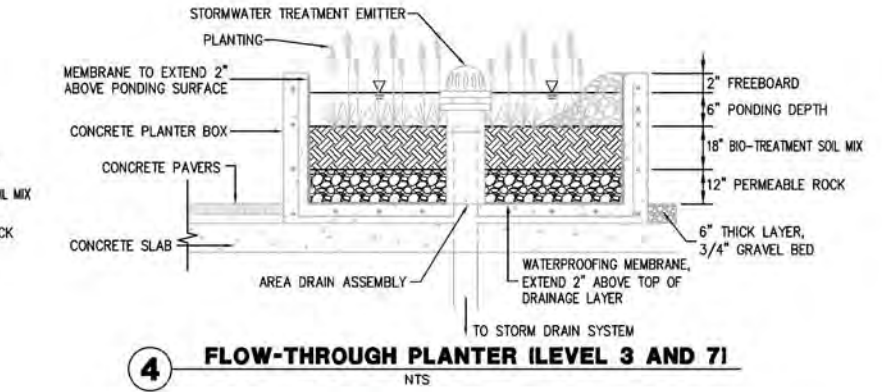
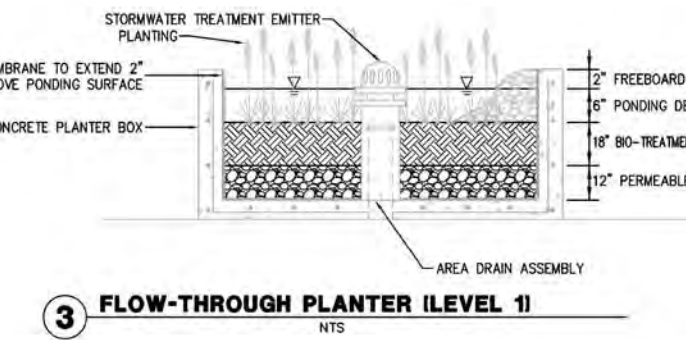
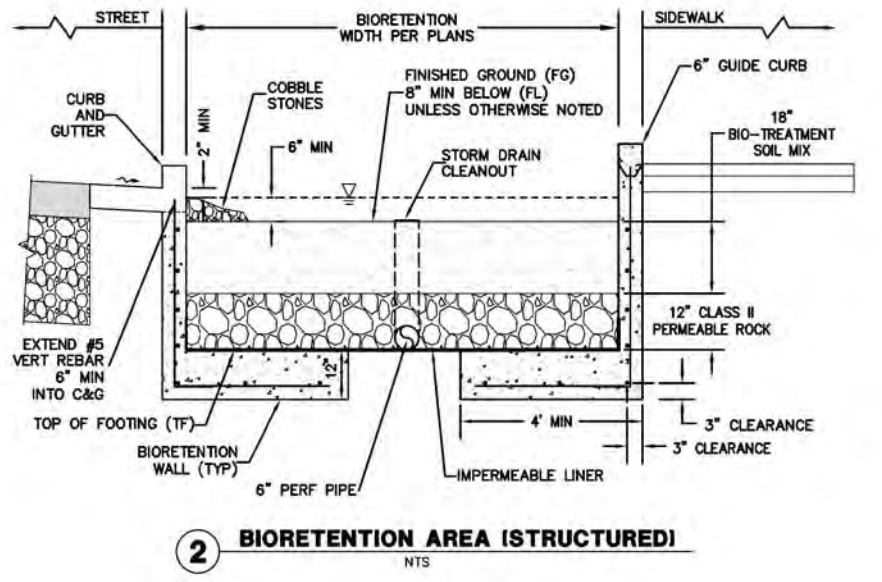
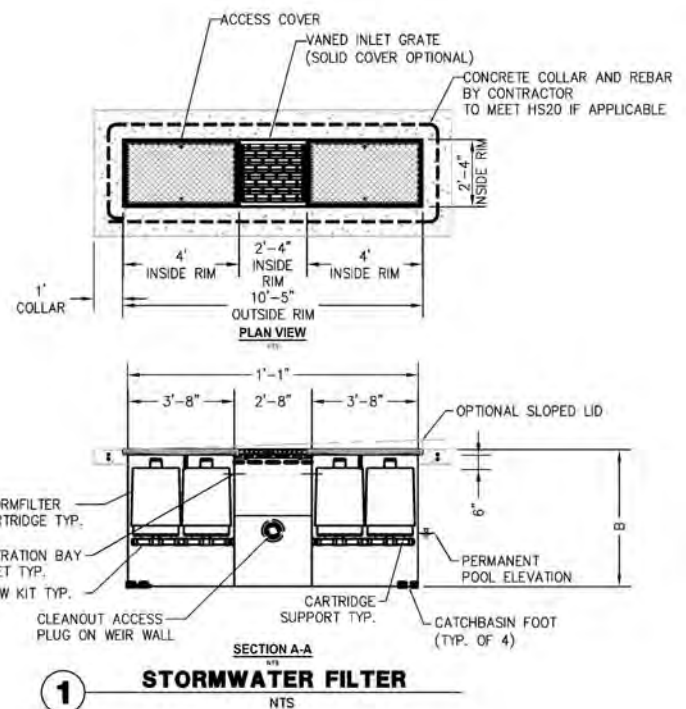
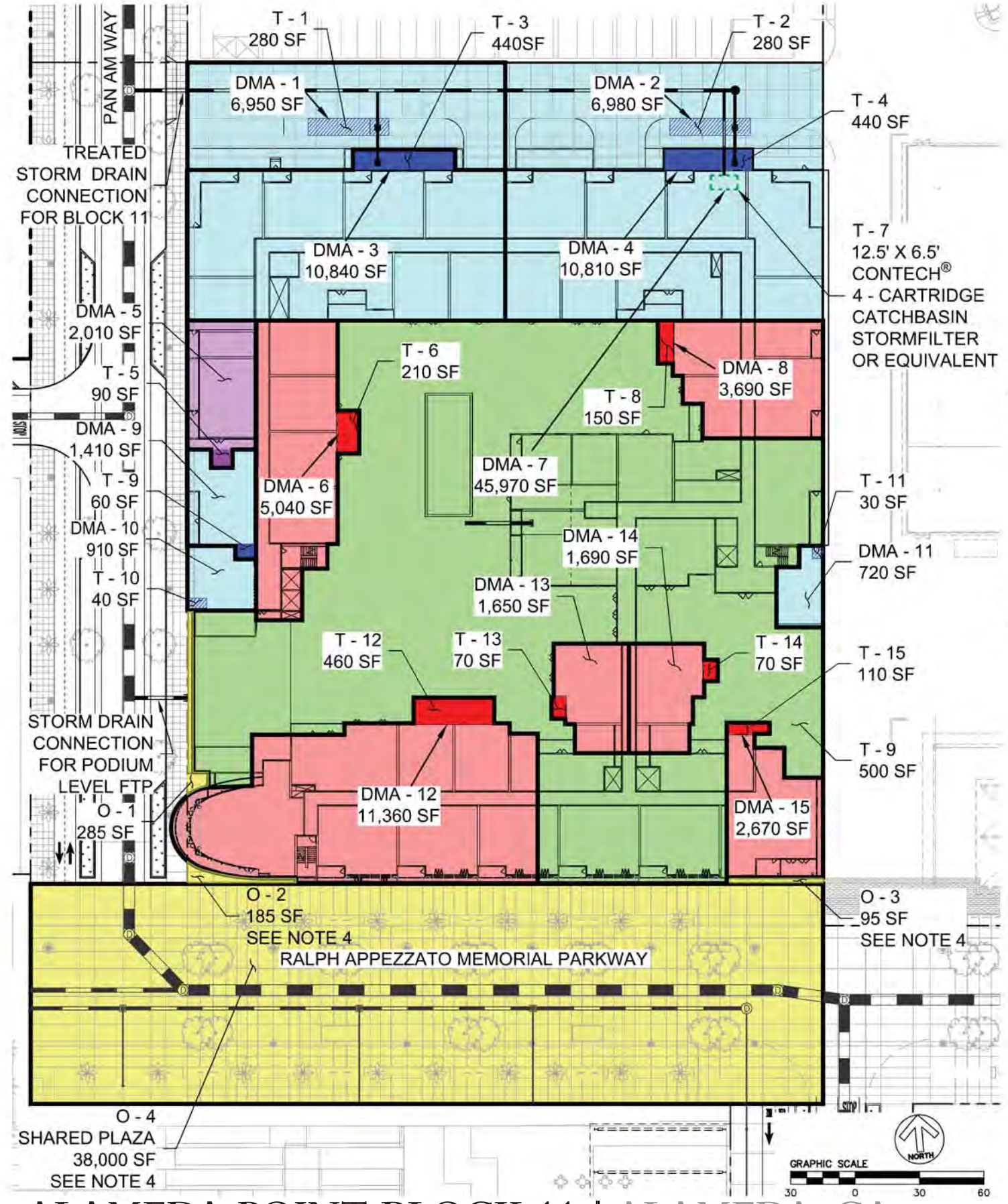
- CERCIS OCCIDENTALIS (WESTERN REDBUD)
- 36" BOX
- WULCOLS: VL
- WESTRINGIA FRUTICOSA 'GREY BOX' (DWARF COAST ROSEMARY)
- 5 GAL PLANTS @ 3" O.C.
- WULCOLS: L
- AGAVE ATTENUATA 'NOVA' (BLUE FOX TAIL AGAVE)
- 1 GAL PLANTS @ 4" O.C.
- WULCOLS: L
- LIRIOPE MUSCARI (BIG BLUE LILYTURF)
- 1 GAL PLANTS @ 24" O.C.
- WULCOLS: M

COURTYARDS | SUNNY, HIGH-TRAFFIC



- ARBUTUS UNEDO (STRAWBERRY TREE)
- 36" BOX
- WULCOLS: L
- LOMANDRA NYALLA (LOMANDRA MAT RUSH)
- 5 GAL PLANTS @ 4" O.C.
- WULCOLS: N/A
- ANIGOZANTHOS SPP. (KANGAROO PAW)
- 1 GAL PLANTS @ 3" O.C.
- WULCOLS: L
- XGRAPTOVERIA 'DEBBIE' (DEBBIE GRAPTOVERIA)
- 1 GAL PLANTS @ 6" O.C.
- WULCOLS: L

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SHED	SHED AREA (SF)	TREATMENT AREA		TREATMENT MEASURE
		REQUIRED (SF)	PROVIDED (SF)	
DMA-1	6950	278	280	BIO
DMA-2	6980	279	280	BIO
DMA-3	10840	434	440	FTP
DMA-4	10810	432	440	FTP
DMA-5	2010	80	90	FTP
DMA-6	5040	202	210	FTP
DMA-7	45970	-	-	MF
DMA-8	3690	148	150	FTP
DMA-9	1410	56	60	FTP
DMA-10	910	36	40	BIO
DMA-11	720	29	30	BIO
DMA-12	11360	454	460	FTP
DMA-13	1650	66	70	FTP
DMA-14	1690	68	70	FTP
DMA-15	2670	107	110	FTP

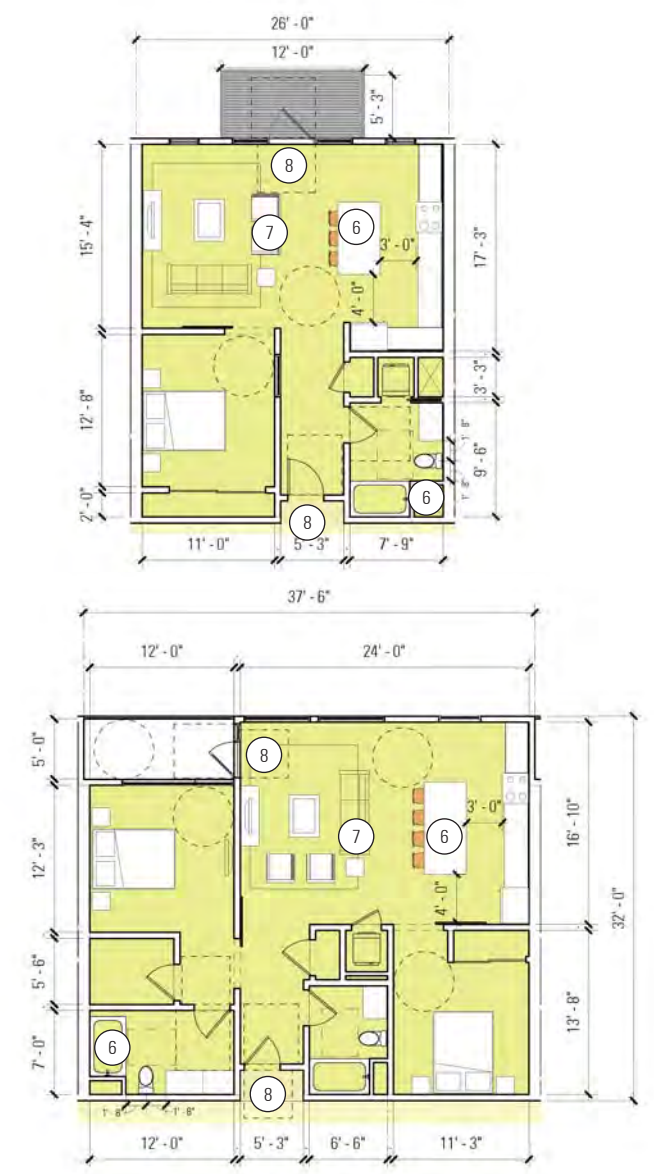
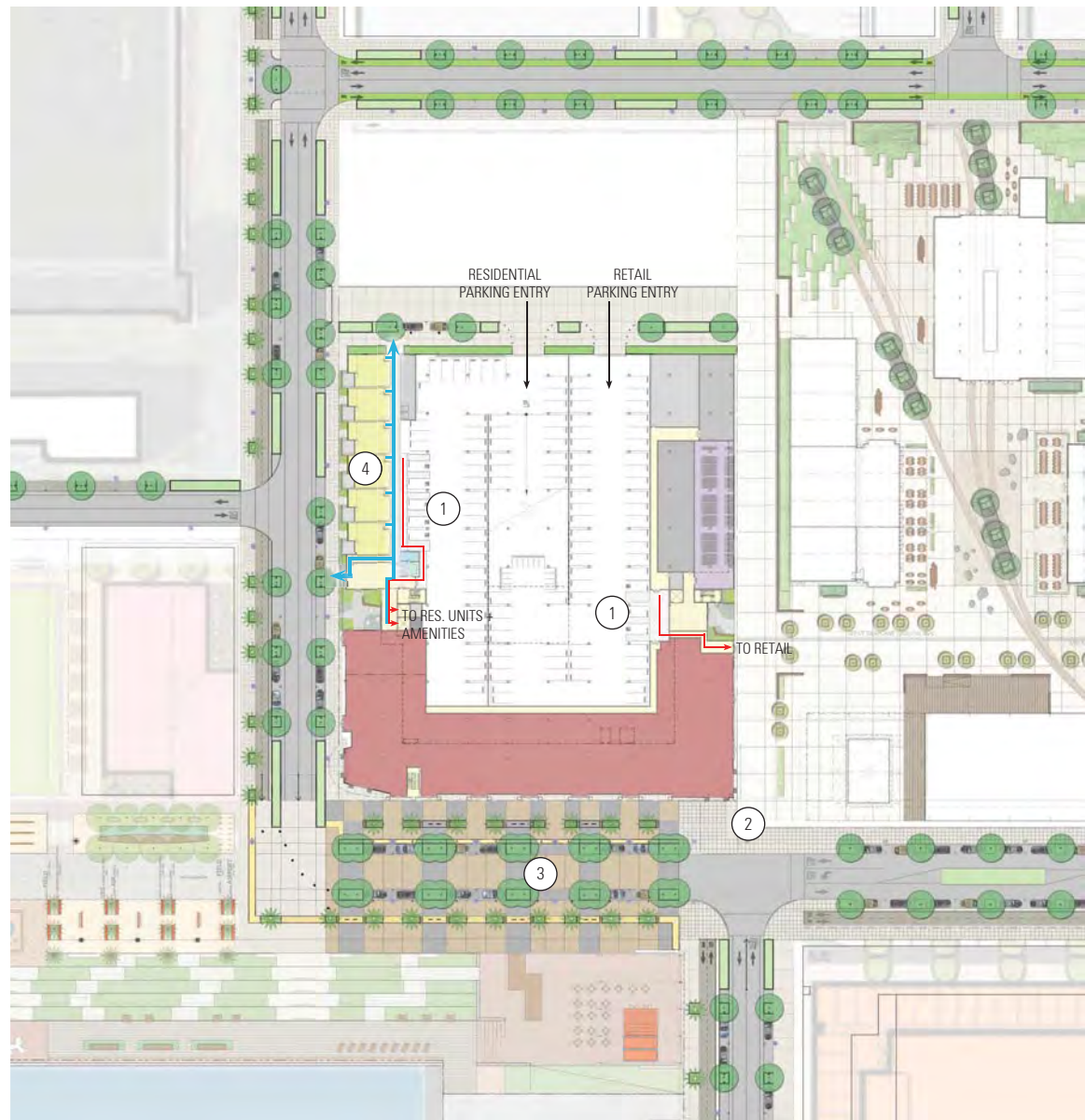
- NOTES:**
- TREATMENT AREA PRELIMINARILY SIZED USING 4% CORRESPONDING DMA.
 - TRASH CAPTURE AND COMPLIANCE WITH C.10 WILL BE PART OF THE ALAMEDA POINT SITE A STORMWATER OUTFALL IMPROVEMENTS.
 - AREA DRAINING TO OFFSITE TREATMENT TO BE TREATED IN BIORETENTION AREAS WITHIN PUBLIC RIGHT-OF-WAY ADJACENT TO BUILDING.
 - THE WATERFRONT PARK HAS DESIGNATED 1070 SQUARE FEET OF TREATMENT AREA TO TREAT PORTIONS OF BLOCK 11 AND THE SHARED PLAZA. SHARED PLAZA IS ASSUMED TO BE 95% IMPERVIOUS AND 5% PERVIOUS. DRAINAGE FROM OF BLOCK 11 (O-2 AND O-3) AND THE SHARED PLAZA (O-4) WILL DRAIN INTO THE UNTREATED STORM DRAIN SYSTEM WITHIN RALPH APPEZZATO MEMORIAL PARKWAY AND BE DIRECTED INTO THE WATERFRONT PARK FOR TREATMENT. SEE WATERFRONT PARK PLANS FOR MORE INFORMATION.

- LEGEND:**
- DMA TO BE TREATED ON LEVEL 1 BY BIORETENTION AREAS/FLOW-THROUGH PLANTERS
 - DMA TO BE TREATED ON LEVEL 1 BY MEDIA FILTER
 - DMA TO BE TREATED ON LEVEL 3 BY FLOW-THROUGH PLANTERS
 - DMA TO BE TREATED ON LEVEL 7 BY FLOW-THROUGH PLANTERS
 - BIORETENTION AREA ON LEVEL 1
 - FLOW-THROUGH PLANTER ON LEVEL 1
 - MEDIA FILTER ON LEVEL 1
 - FLOW-THROUGH PLANTER ON LEVEL 3
 - FLOW-THROUGH PLANTER ON LEVEL 7
 - OFFSITE STREET TREATMENT-X

- ABBREVIATIONS**
- BIO BIORETENTION AREA
 - DMA DRAINAGE MANAGEMENT AREA
 - FTP FLOW-THROUGH PLANTER
 - MF MEDIA FILTER
 - SF SQUARE FEET
 - T TREATMENT AREA
 - O AREA TO BE TREATED BY OFFSITE BIORETENTION

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

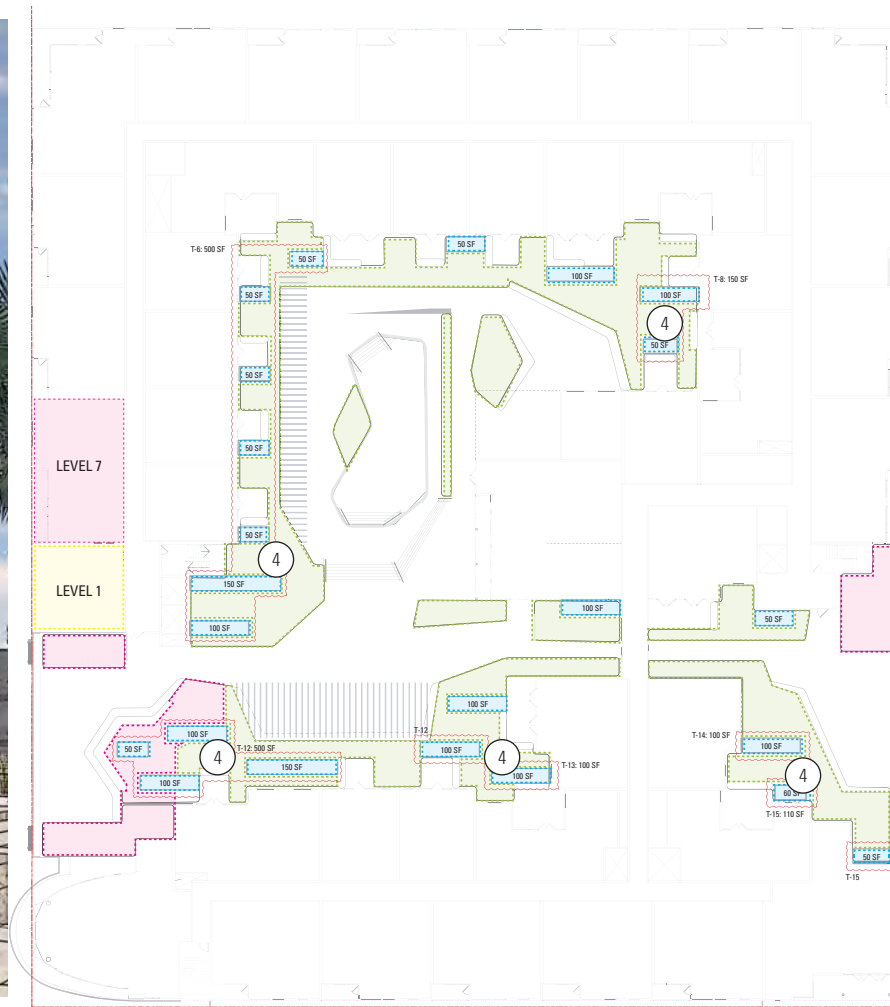
PRELIMINARY STORMWATER MANAGEMENT PLAN



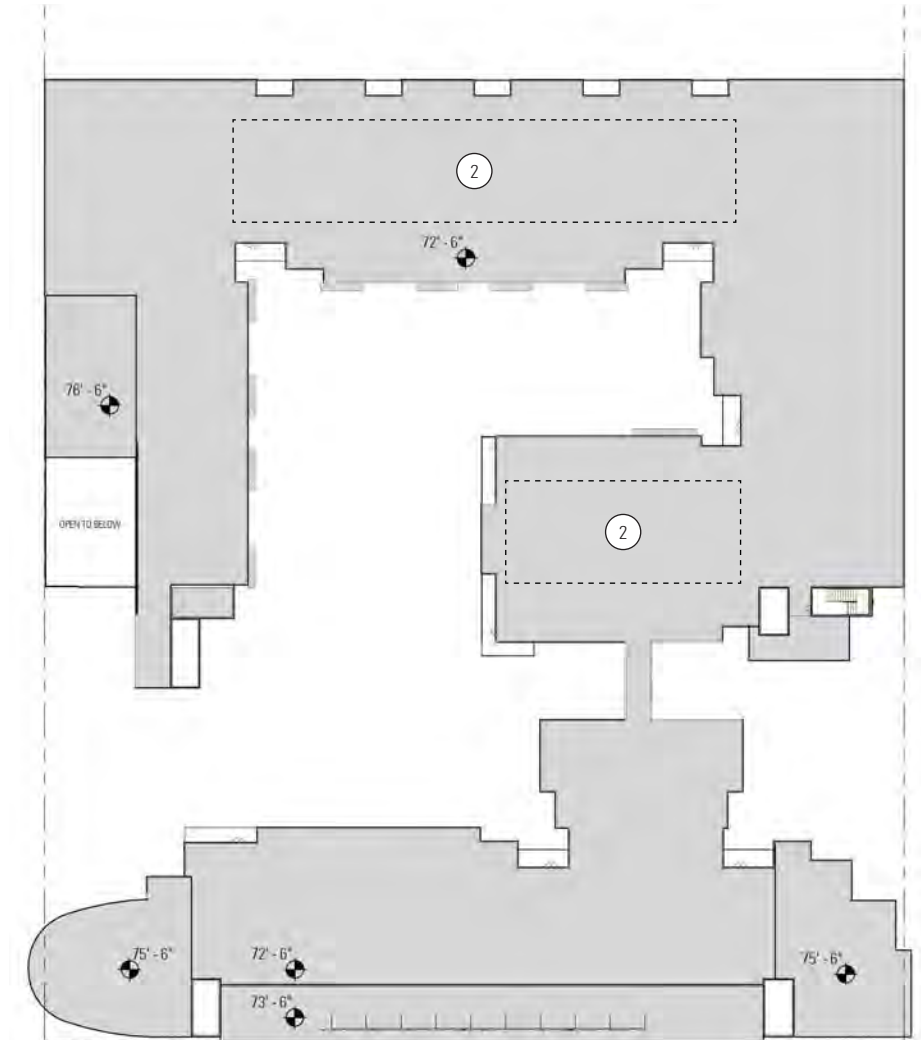
EQUITABLE USE	<p>① Enclosed and secure auto and handicap van accessible parking is provided directly contiguous to primary access/egress points. Accommodations have been provided for the visually and hearing impaired.</p>	<p>④ All 220 units will have direct access from an accessible route with elevator service.</p>	<p>⑥ All 220 units will be constructed with adaptable kitchens and bathrooms with clearances and accommodation for individual accessibility in compliance with state and federal accessibility codes.</p>
FLEXIBILITY IN USE	<p>② The mixed-use, transit oriented nature of the project provides for individuals to engage with the community as they choose.</p>		<p>⑦ A variety of unit types have been provided to accommodate differing lifestyles and preferences. Units have open flexible plans to allow residents to personalize their unit to reflect their personal preferences.</p>
SIMPLE AND INTUITIVE USE	<p>A clear, understandable and identifiable design makes access and use decisions more comprehensible for users.</p>		
PERCEPTIBLE INFORMATION	<p>In addition to the above accommodations, way-finding information is provided for the visually impaired thru the use of contrasting and tactile signage.</p>		
TOLERANCE FOR ERROR	<p>③ The overall design approach minimizes hazards and the adverse consequences of accidental or unintended actions. Most notably, the "naked street" eliminates barriers and provides flexibility but with tactile and visual warning zones to identify potential hazards.</p>		
LOW PHYSICAL EFFORT		<p>⑤ The building, unit and amenity areas are designed to allow for efficient and comfortable use of all facilities. All amenity spaces are accessible via elevator with sufficient clearances for wheelchair use.</p>	<p>⑧ Tenant usable doors and entries shall comply with state and federal standards for ease of use and barrier free thresholds.</p>
SIZE AND SPACE FOR APPROACH AND USE			<p>All spaces within the project have been designed with appropriate size and space for approach, reach, manipulation and use regardless of individual's body size, posture or mobility.</p>

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

UNIVERSAL DESIGN



PODIUM LANDSCAPE PLAN









ROOF PLAN

GREEN BUILDING FEATURES:

- Materials and sourcing of materials responsive to current green building standards.
- ① High performance building envelope
Optimized daylighting and lighting controls
- ② Solar panels for photovoltaic energy and solar hot water
High performance energy conserving systems for resident-controlled and metered mechanical, electrical systems, energy efficient window and roofing systems and water conserving plumbing fixtures
- ③ Drought tolerant landscape with smart controllers to reduce water consumption
- ④ On-site storm water collection, retention and filtration
- ⑤ Fenestration and shading design to minimize risk of bird collisions at windows
- Transit oriented design
- High density site development
- Personal wellness promoted through opportunities for community engagement and fitness
- Attention to Indoor air quality by minimizing usage of materials that contain high levels of VOC and formaldehyde
- Source materials locally where practical

PERIMETER | WIND + DROUGHT TOLERANT, SUN LOVING

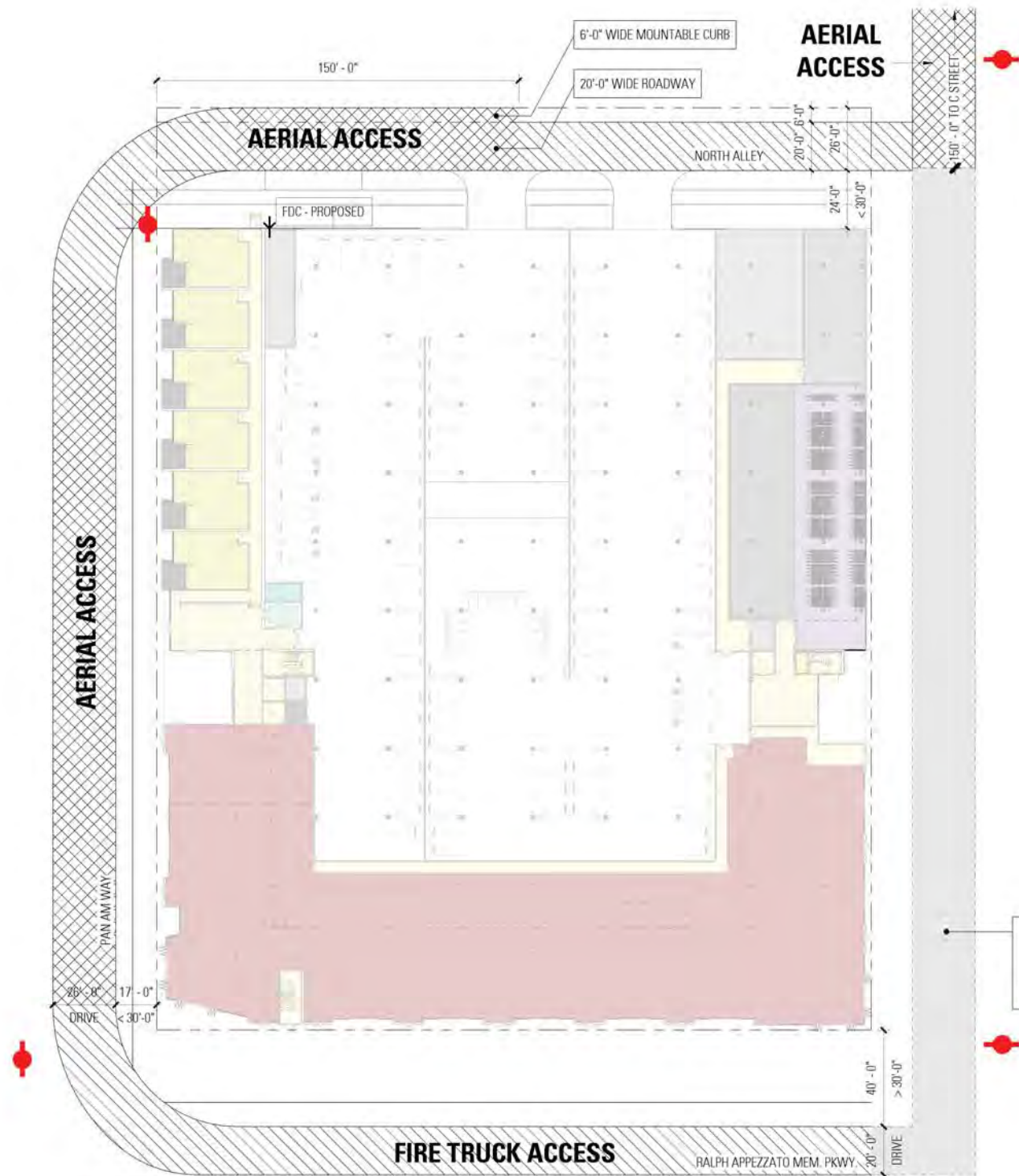
③			OLEA EUROPAEA 'FRUITLESS' (FRUITLESS OLIVE) - 36" BOX - WULCOLS: VL
			CEANOTHUS GLORIOSUS 'ANCHOR BAY' (ANCHOR BAY CEANOTHUS) - 5 GAL PLANTS @ 5' O.C. - WULCOLS: VL
			ARTEMISIA PYCNOCEPHALA 'DAVID'S CHOICE' (COASTAL SAGEWORT) - 1 GAL PLANTS @ 24" O.C. - WULCOLS: VL
			IRIS DOUGLASIANA (DOUGLAS IRIS) - 1 GAL PLANTS @ 24" O.C. - WULCOLS: L

BIORETENTION | WATER + DROUGHT TOLERANT

③ ④			MAGNOLIA STELLATA (STAR MAGNOLIA) - 36" BOX - WULCOLS: M
			JUNCUS PATENS (CALIFORNIA GREY RUSH) - 5 GAL PLANTS @ 24" O.C. - WULCOLS: H
			CAREX TUMULICOLA (FOOTHILL SEDGE) - 1 GAL PLANTS @ 18" O.C. - WULCOLS: M
			VERBENA LILACINA (LILAC VERBENA) - 1 GAL PLANTS @ 24" O.C. - WULCOLS: L

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GREEN BUILDING TECHNOLOGIES



- FULLY SPRINKLERED
 - 2 LEVELS TYPE I CONSTRUCTION PODIUM
 FIRE HYDRANT

1 LEVEL 1 - FIRE ACCESS DIAGRAM
 38 1/32" = 1'-0"



- FULLY SPRINKLERED
 - 5 LEVELS TYPE III-A CONSTRUCTION

2 RESIDENTIAL EGRESS DIAGRAM
 38 1/32" = 1'-0"

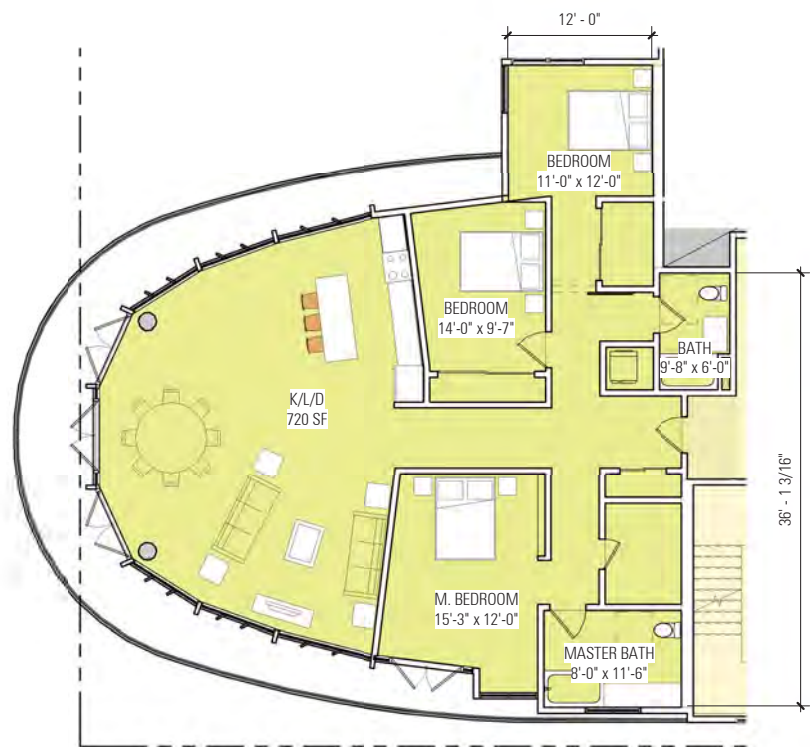
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LIFE SAFETY DIAGRAMS

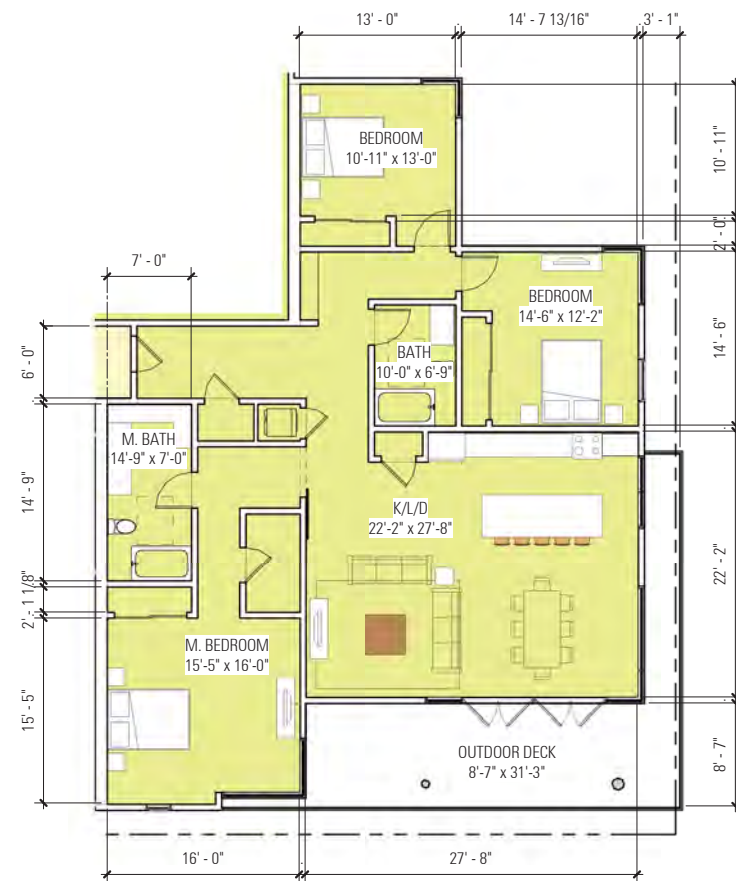


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VIEW FROM WATERFRONT



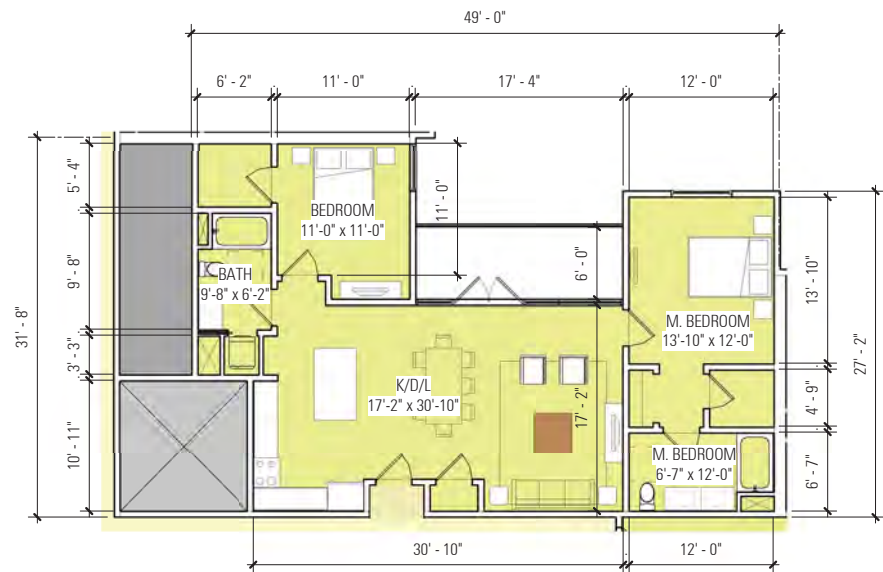
4
19
3 BEDROOM - SOUTHWEST
1/8" = 1'-0"



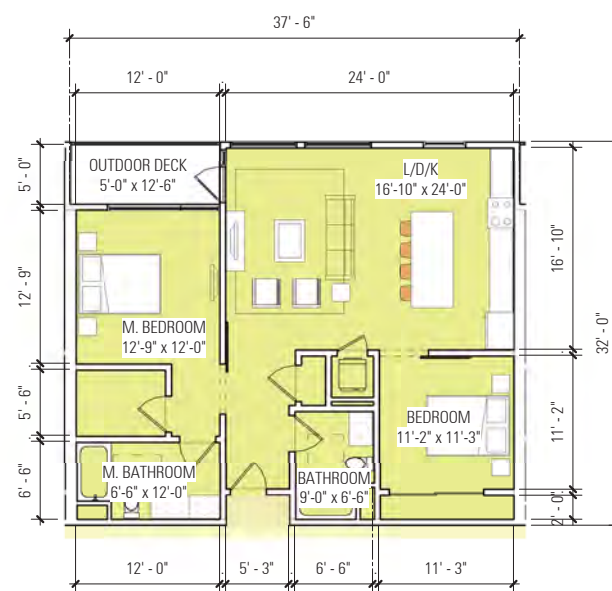
3
19
3 BEDROOM - SOUTHEAST
1/8" = 1'-0"



2
19
3 BEDROOM - TYP.
1/8" = 1'-0"



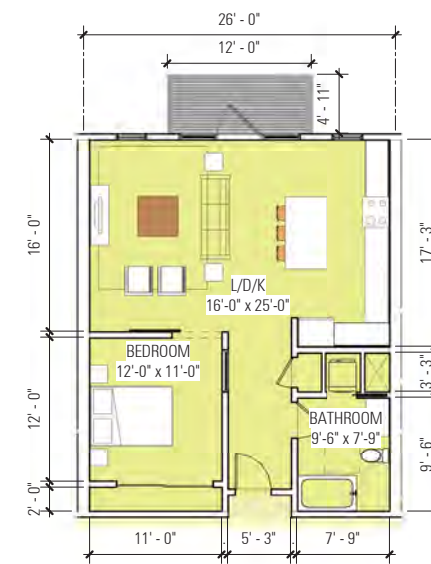
8
19
2 BEDROOM - INSIDE CORNER
1/8" = 1'-0"



7
19
2 BEDROOM - TYP.
1/8" = 1'-0"



1
19
1 BEDROOM - TYP. 2
1/8" = 1'-0"



6
19
1 BEDROOM - TYP.
1/8" = 1'-0"

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UNIT PLANS