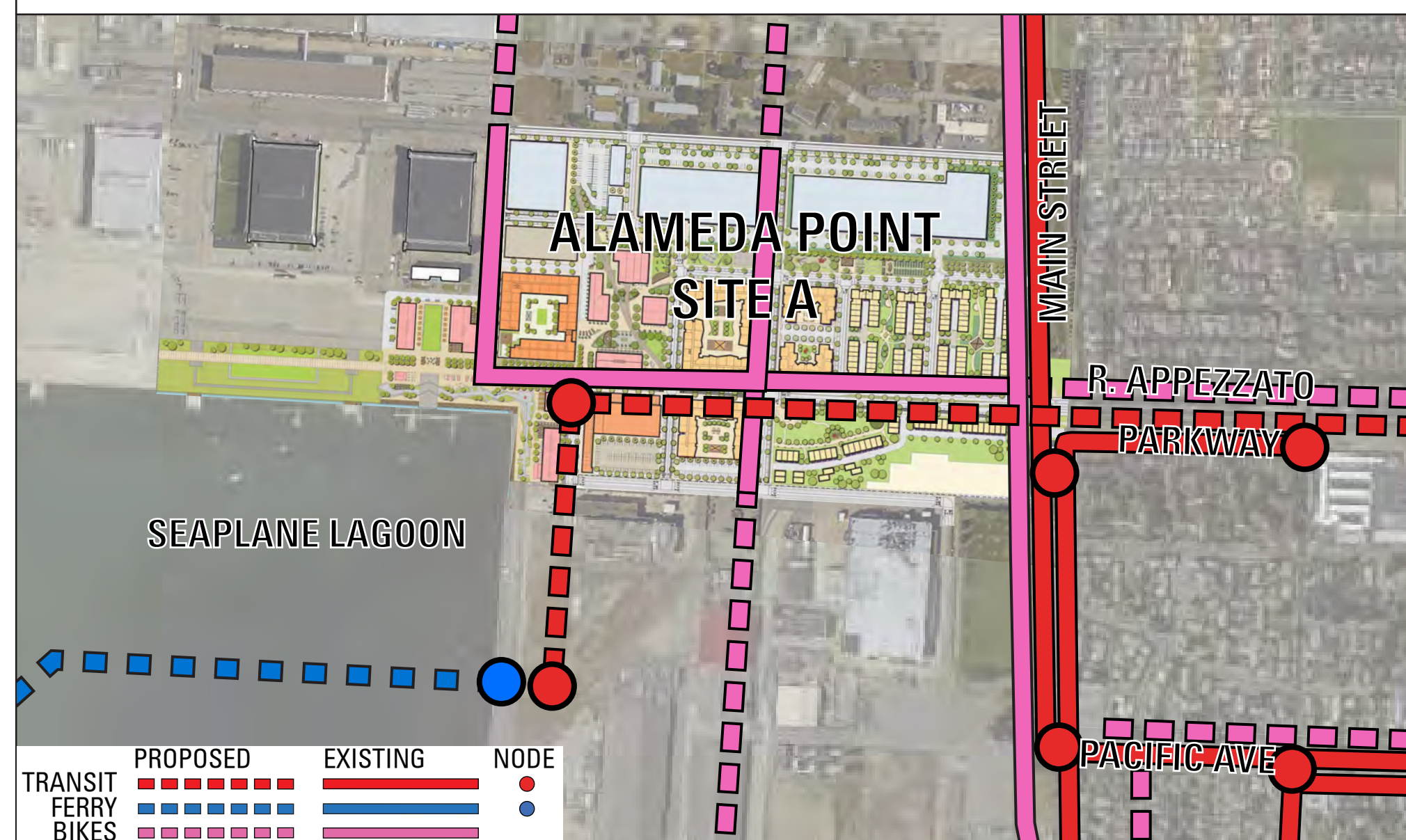


# ALAMEDA POINT - BLOCK 7

PLANNING COMMISSION SUBMITTAL - JUNE 15<sup>TH</sup>, 2016



### VICINITY MAP



### ZONING & OPEN SPACE

ZONING DATA:	SITE AREA CALCULATIONS:	PROJECT OPEN SPACE:
GENERAL PLAN: AP-WTC	TOTAL SITE AREA: 105,800 SQ FT TOTAL BUILDING FOOTPRINT = 24,300 TOTAL LANDSCAPE = 23,100 SQ FT	35,340 SQ FT

### 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: KWAN HENMI ARCHITECTURE & PLANNING 456 MONTGOMERY STREET, SUITE #200 SAN FRANCISCO, CA 94104 T: (415) 777-4770 CONTACT: BRUCE KINNAN EMAIL: BRUCE.KINNAN@KWANHENMI.COM	LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP INC. 181 GREENWICH STREET SAN FRANCISCO, CA 94111 T: (415) 433-4672 CONTACT: PAUL LETTIERI EMAIL: PLETTIERI@TGP-INC.COM	CIVIL ENGINEER: BKF ENGINEERS 1646 N. CALIFORNIA BLVD, #400 WALNUT CREEK, CA 94596 T: (925) 940-2207 CONTACT: CHRIS MILLS EMAIL: CMILLS@BKF.COM
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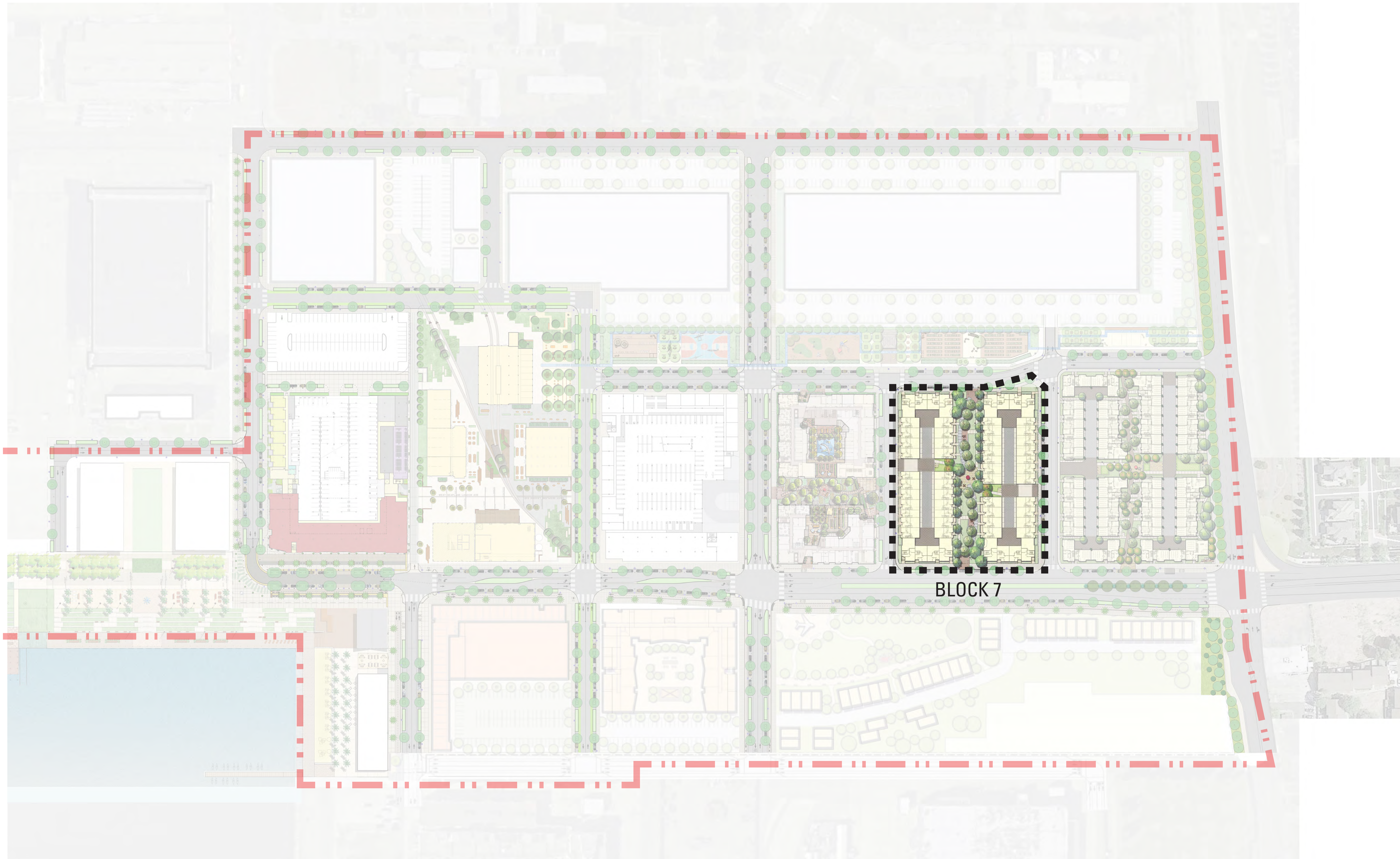
### BUILDING & PARKING STATISTICS

UNIT NAME	TOWNHOUSE 1 3 BR + DEN, 3 1/2 BA	TOWNHOUSE 2 2 BR + DEN, 3 1/2 BA	TOWNHOUSE 3 3 BR + DEN, 3 1/2 BA	TOWNHOUSE 4 3 BR + DEN, 3 1/2 BA	TOTALS
NO. OF UNITS	36	8	8	8	60
FLOOR 1	388 SF	259 SF	600 SF	389 SF	
FLOOR 2	868 SF	631 SF	876 SF	810 SF	
FLOOR 3	868 SF	631 SF	876 SF	810 SF	
	2,124 SF	1,521 SF	2,352 SF	2,009 SF	
GARAGE	398 SF	329 SF	628 SF	378 SF	
NO. OF CARS	2	1	2	1	
PARKING	72	8	16	8	104
TOTAL SF	90,792	14,800	23,840	19,096	148,528

### DRAWING INDEX

0	COVER SHEET
1	SITE "A" OVERALL SITE PLAN
2	CONTEXTUAL INFLUENCES: ROOFLINES + MASSING
3-4	CONTEXTUAL INFLUENCES: HANGAR DOORS
5	BLOCK 7 SITE PLAN
6	FLOOR PLANS
7-8	UNIT PLANS
9-14	PERSPECTIVE VIEWS
15-16	ELEVATIONS + SECTIONS
17	TYPICAL WINDOW DETAIL
18	UNIVERSAL DESIGN
19	SUSTAINABLE DESIGN
20	CONCEPTUAL LANDSCAPE PLAN
21	CONCEPTUAL LANDSCAPE IMAGERY
22	PRELIMINARY STORMWATER TREATMENT MANAGEMENT PLAN
23	STORMWATER MANAGEMENT DETAILS
24	FIRE ACCESS DIAGRAM
25	WASTE COLLECTION DIAGRAMS
26-30	STREET SECTIONS
APPENDIX I -	STORMWATER TREATMENT MEASURE DESIGN CRITERIA CERTIFICATION FORM
APPENDIX II -	STORMWATER REQUIREMENTS CHECKLIST





**ALAMEDA POINT BLOCK 7**

**ALAMEDA, CA**

**SITE A OVERALL SITE PLAN**





SAWTOOTH ROOFS OCCUR ACROSS THE TOPS OF SURROUNDING HANGARS AND OTHER NEIGHBORING FACILITIES



TYPICAL TOWNHOUSE UNITS ALONG B STREET



BOLD VERTICAL MASSES FRAME AND PUNCTUATE HORIZONTAL RUNS OF WINDOWS WITH COLOR ACCENTS



TYPICAL TOWNHOUSE UNITS ALONG WEST ATLANTIC AVENUE

# ALAMEDA POINT BLOCK 7

# ALAMEDA, CA

# CONTEXTUAL INFLUENCES: ROOF LINES + MASSING





HANGAR DOORS LAYER AND STEP BACK, WITH REPEATED HORIZONTAL BANDS



TYPICAL TOWNHOUSE UNITS ALONG LANDSCAPE CORRIDOR



HANGARS WITH STRONG VERTICAL BOUNDING MASSES PUNCTUATE THE MAIN ROAD



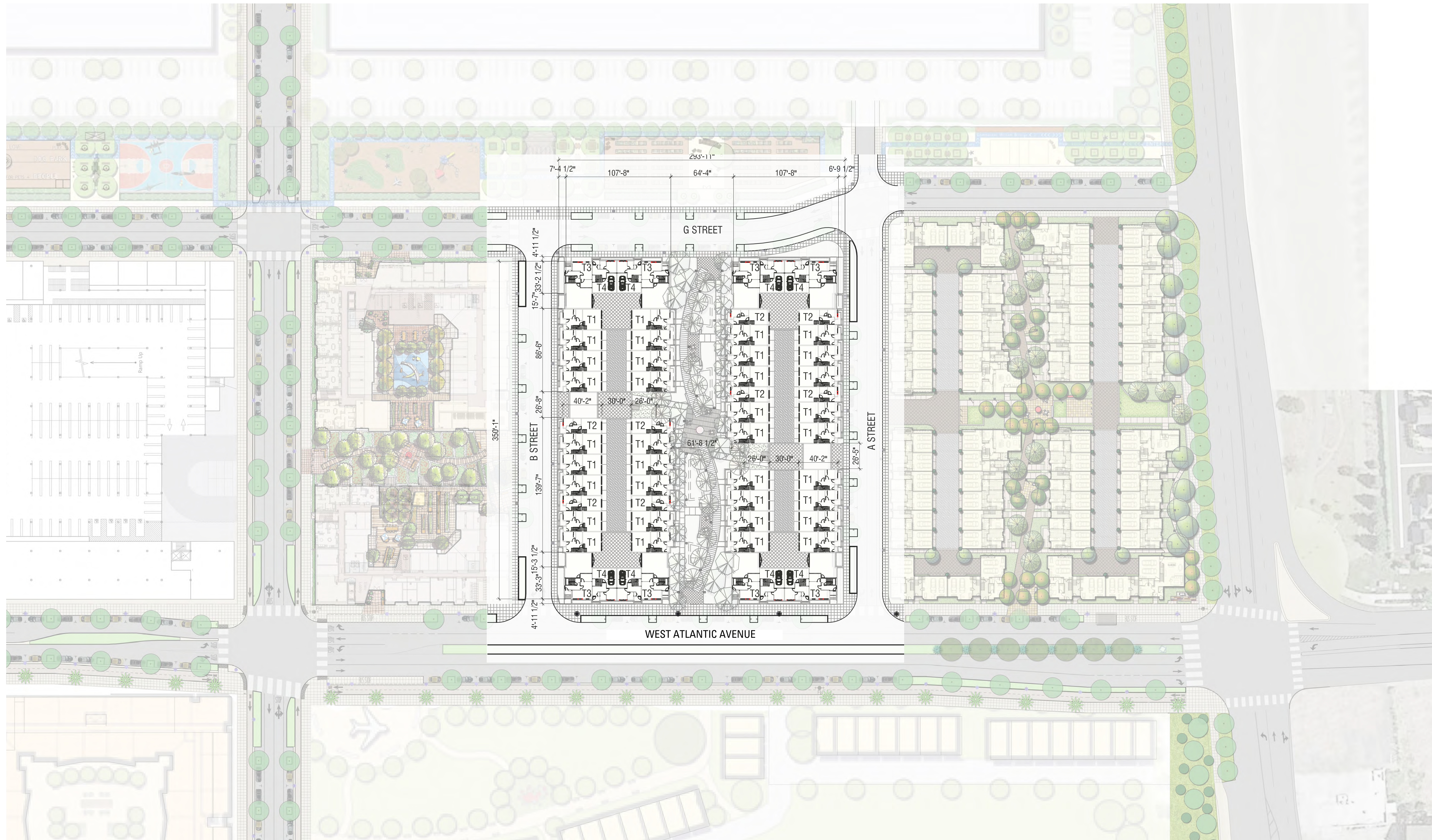
BLOCK 7 CORNER, AT WEST ATLANTIC AVENUE & B STREET

# ALAMEDA POINT BLOCK 7

ALAMEDA, CA

# CONTEXTUAL INFLUENCES: HANGAR DOORS



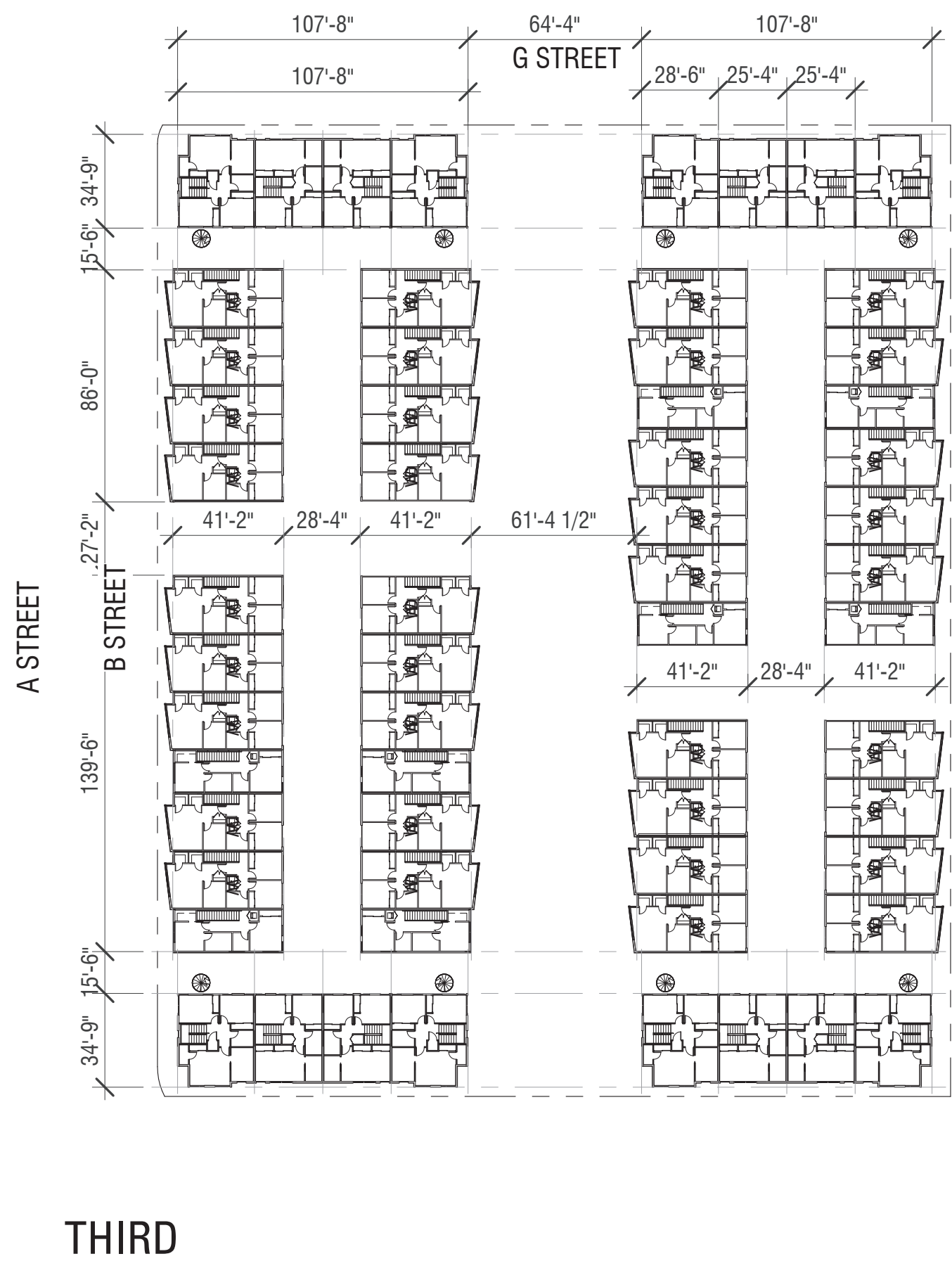
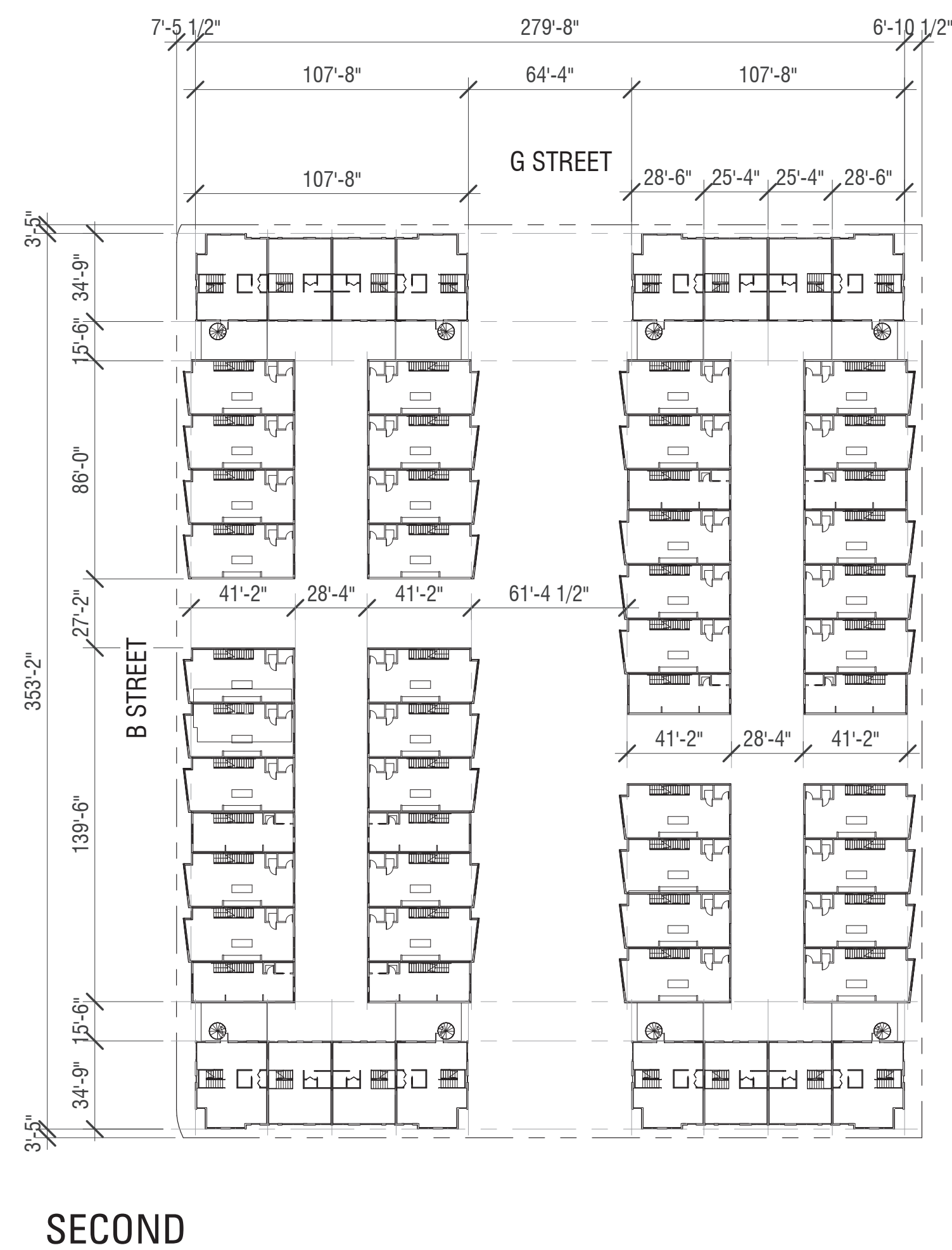
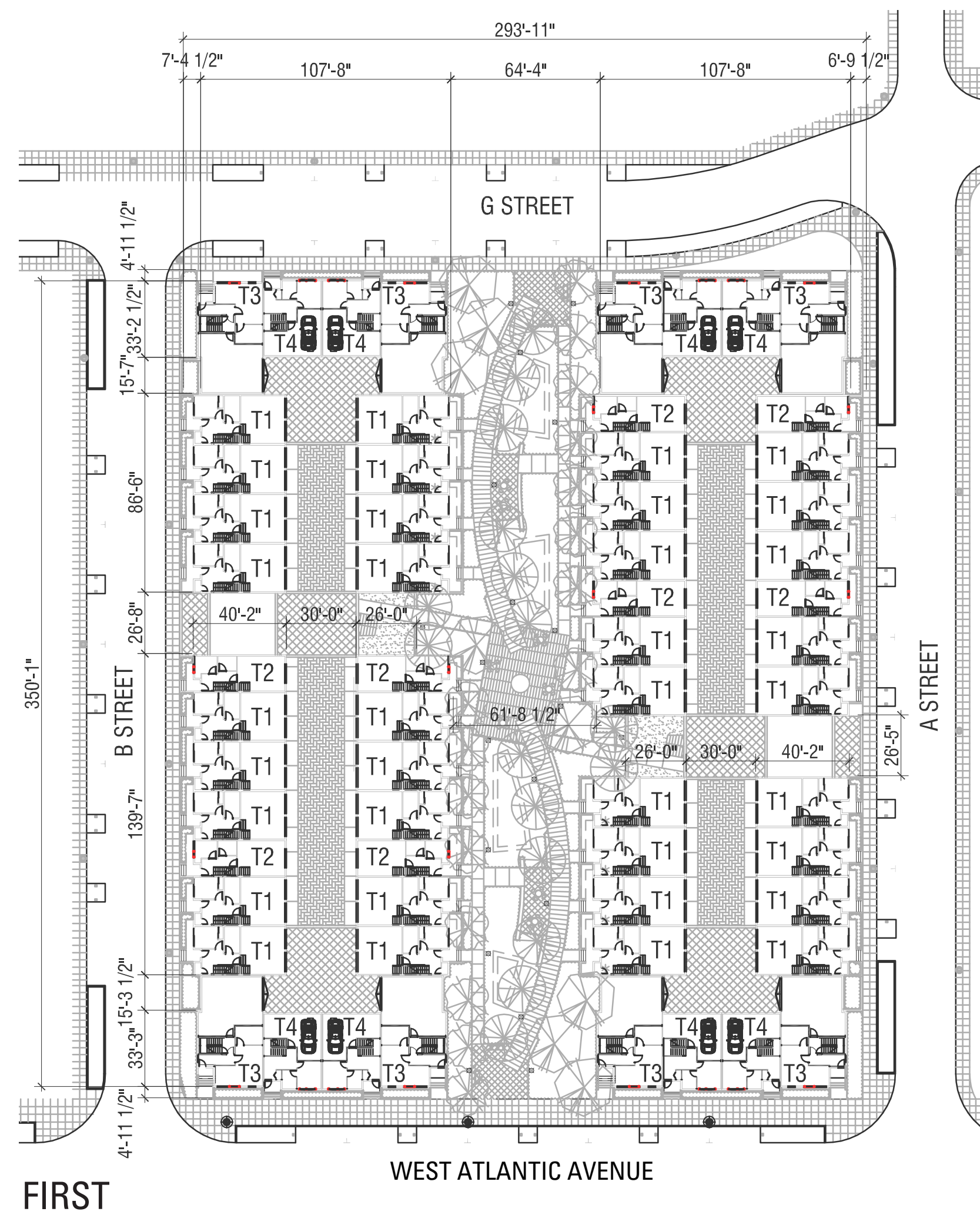


# ALAMEDA POINT BLOCK 7

# ALAMEDA, CA

# ARCHITECTURAL SITE PLAN





**BUILDING & PARKING STATISTICS**

UNIT NAME	TOWNHOUSE 1	TOWNHOUSE 2	TOWNHOUSE 3	TOWNHOUSE 4	TOTALS
	3 BR + DEN, 3 1/2 BA	2 BR + DEN, 3 1/2 BA	3 BR + DEN, 3 1/2 BA	3 BR + DEN, 3 1/2 BA	
NO. OF UNITS	36	8	8	8	<b>60</b>
FLOOR 1	388 SF	259 SF	600 SF	399 SF	
FLOOR 2	868 SF	631 SF	876 SF	810 SF	
FLOOR 3	868 SF	631 SF	876 SF	810 SF	
	2,124 SF	1,521 SF	2,352 SF	2,009 SF	
GARAGE	398 SF	329 SF	628 SF	378 SF	
NO. OF CARS	2	1	2	1	
PARKING	72	8	16	8	<b>104</b>
TOTAL SF	90,792	14,800	23,840	19,096	<b>148,528</b>

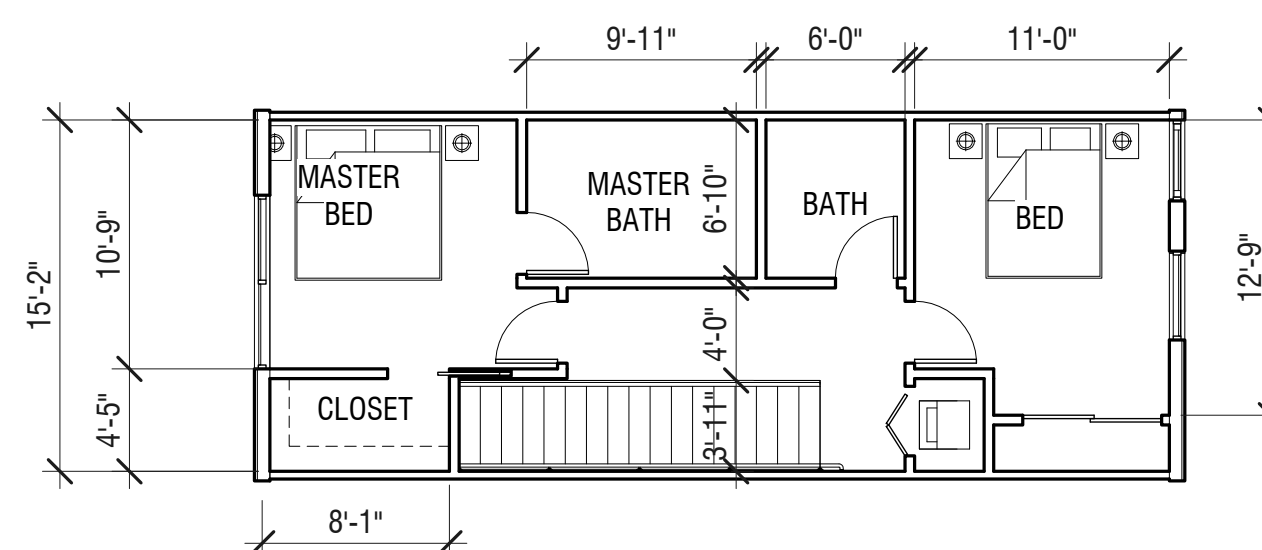
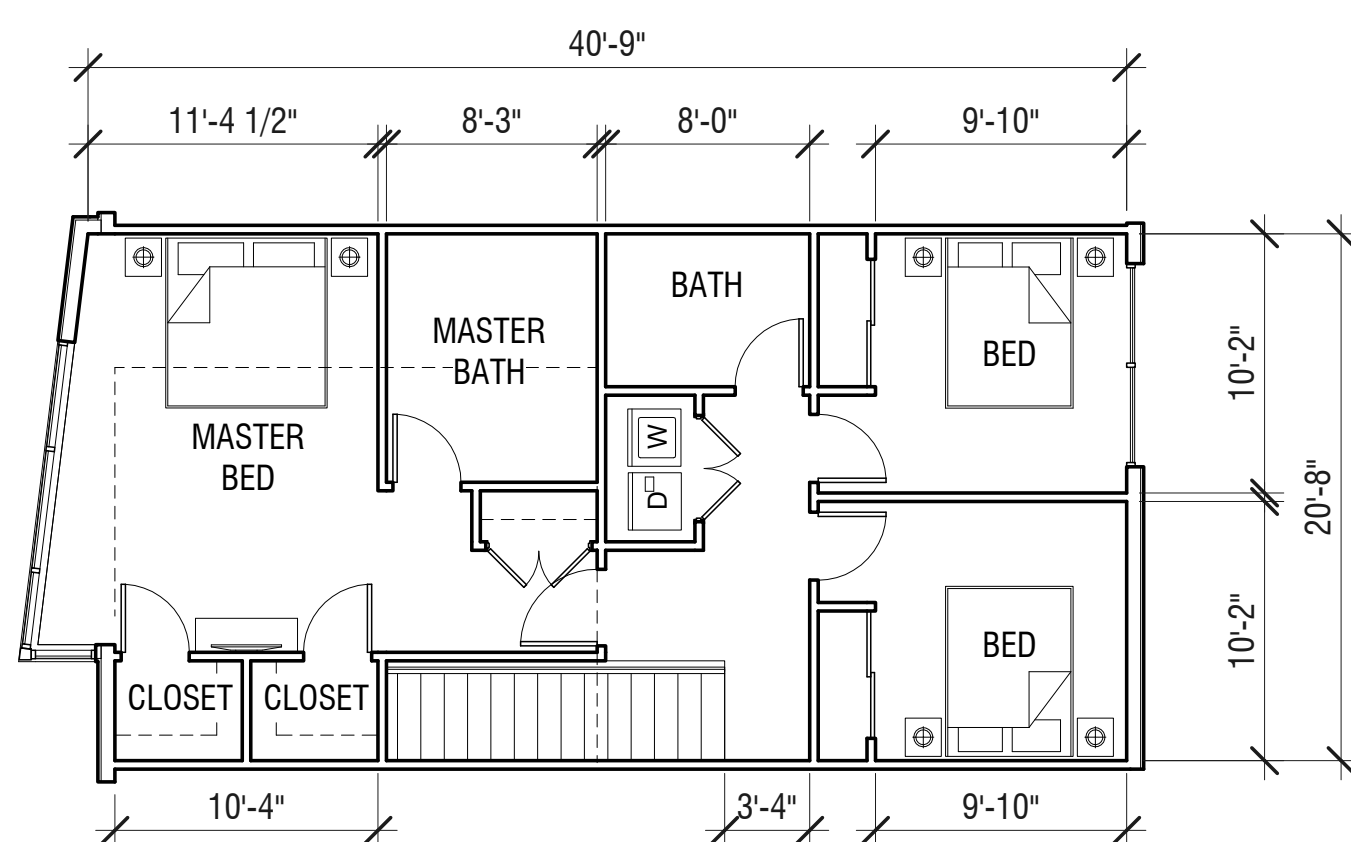
**ALAMEDA POINT BLOCK 7**

**ALAMEDA, CA**

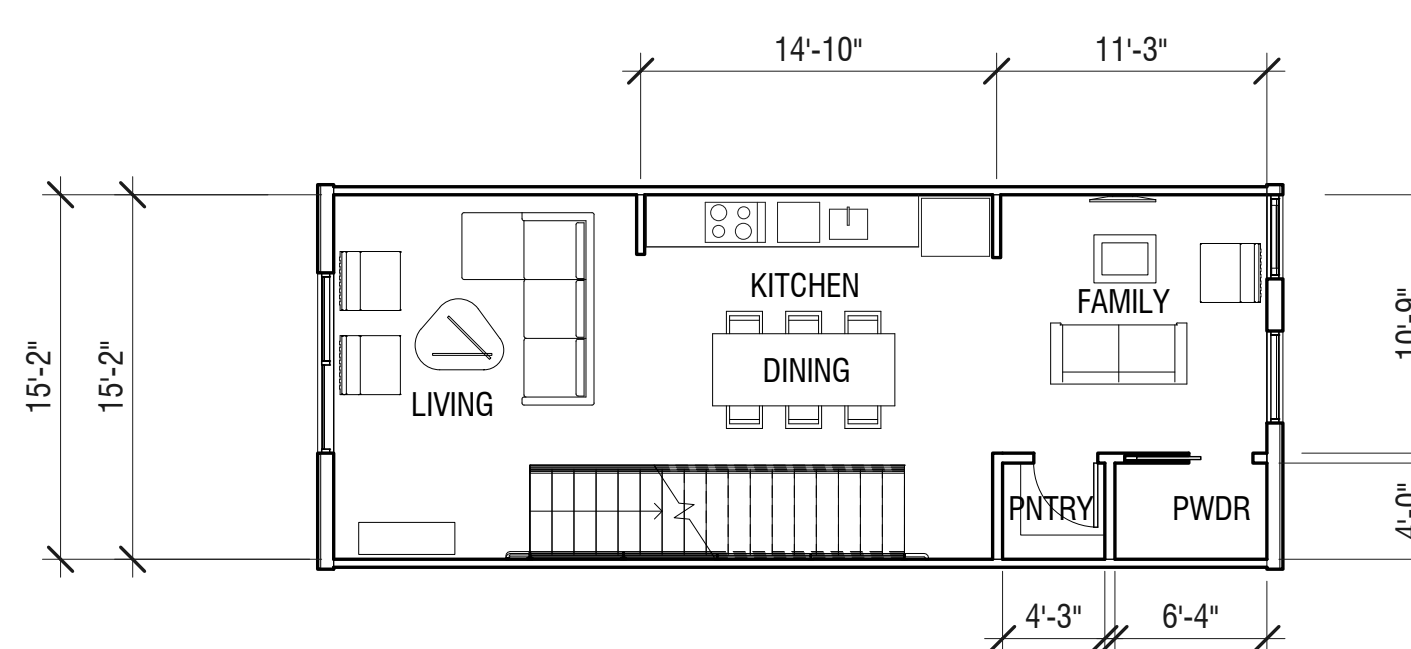
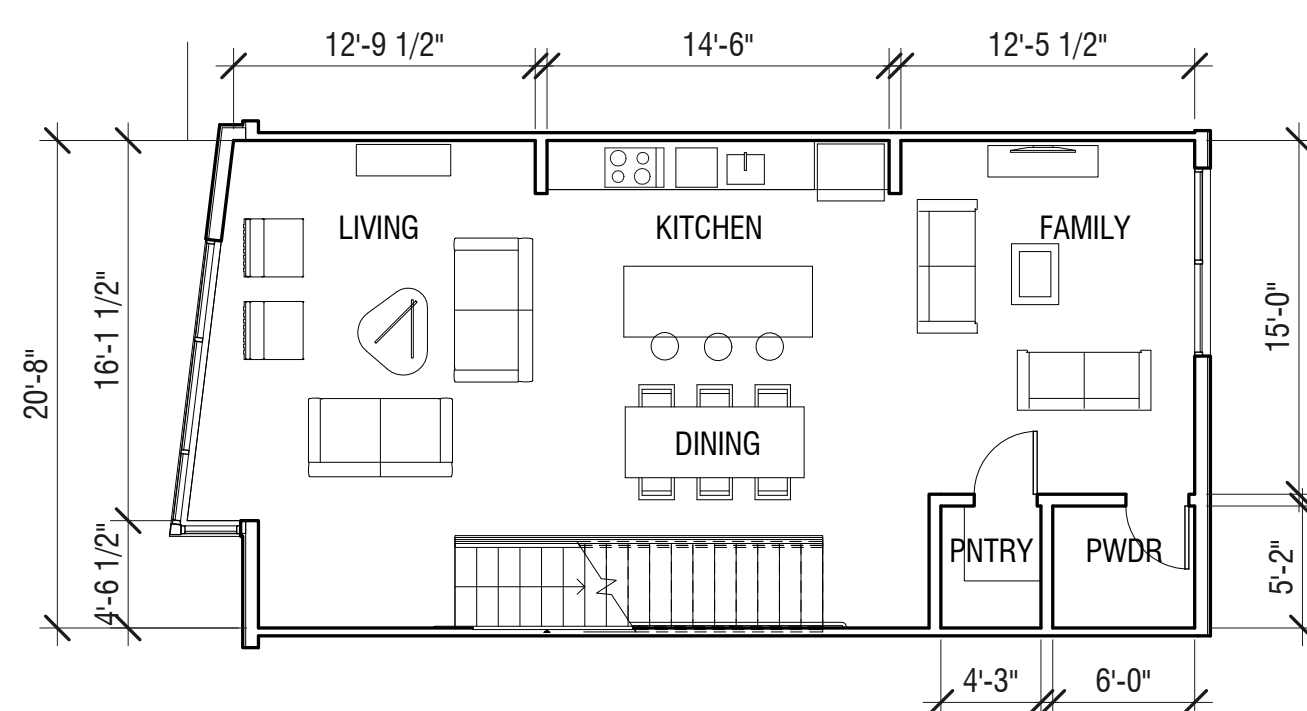
**ARCHITECTURAL FLOOR PLANS**



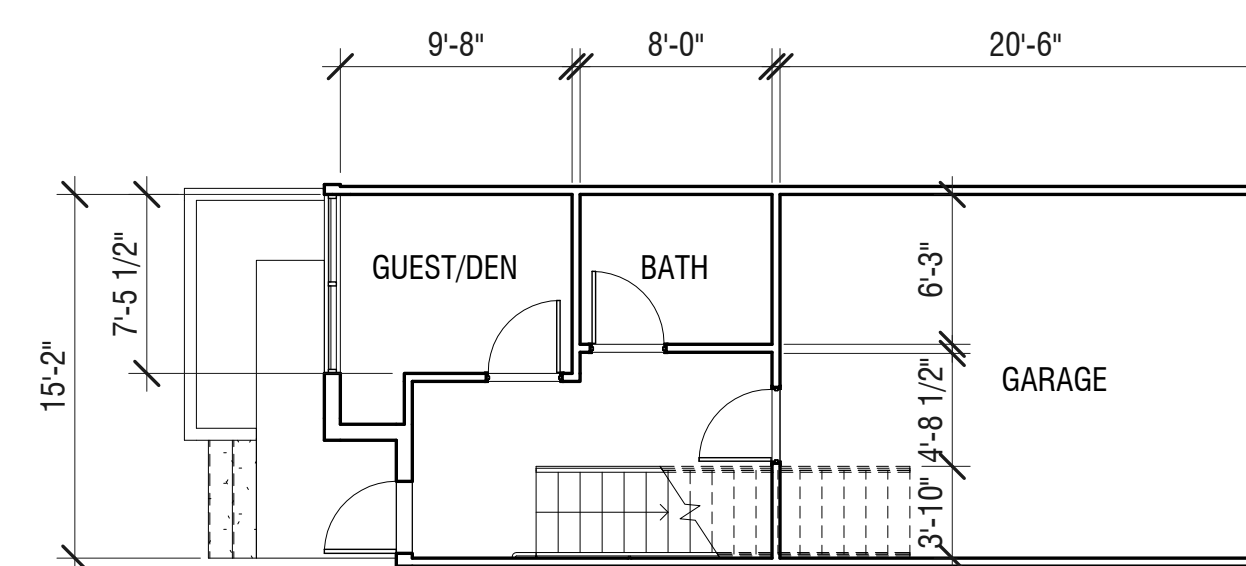
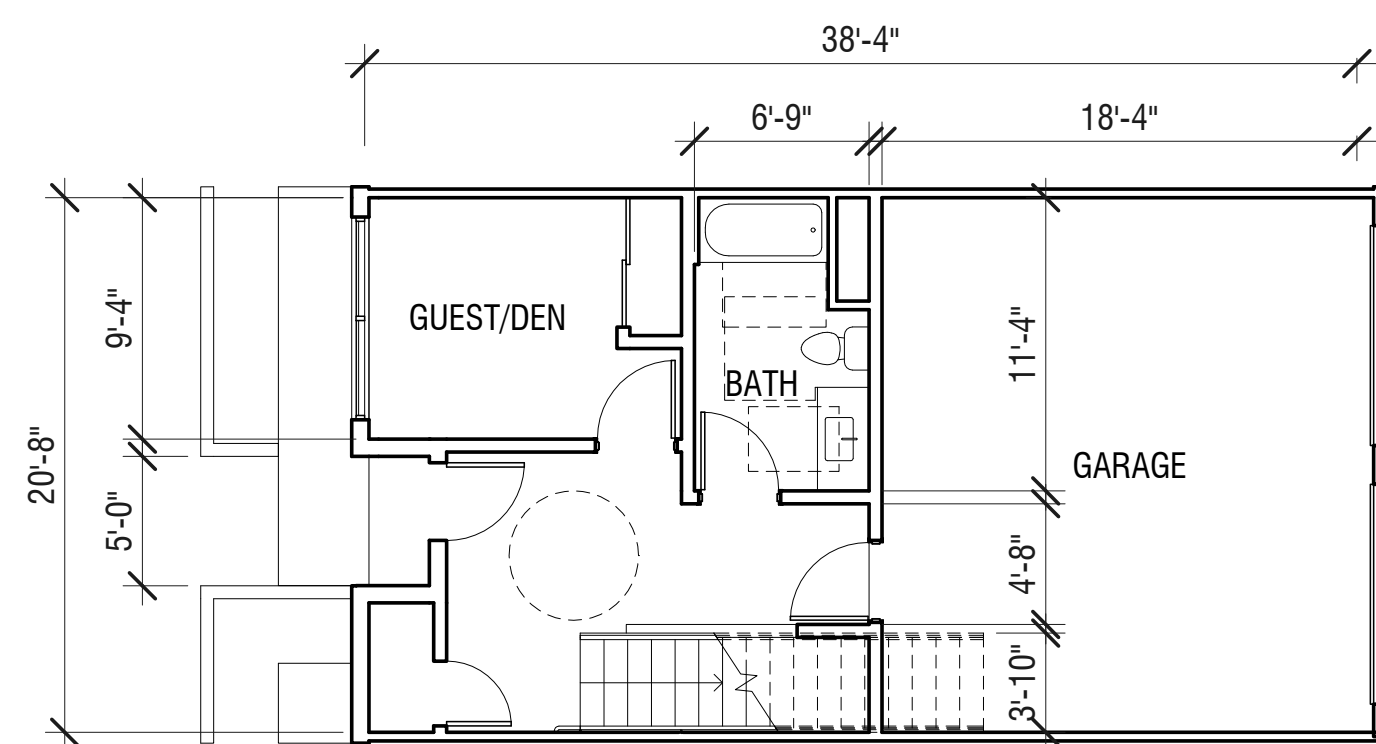
THIRD



SECOND



FIRST



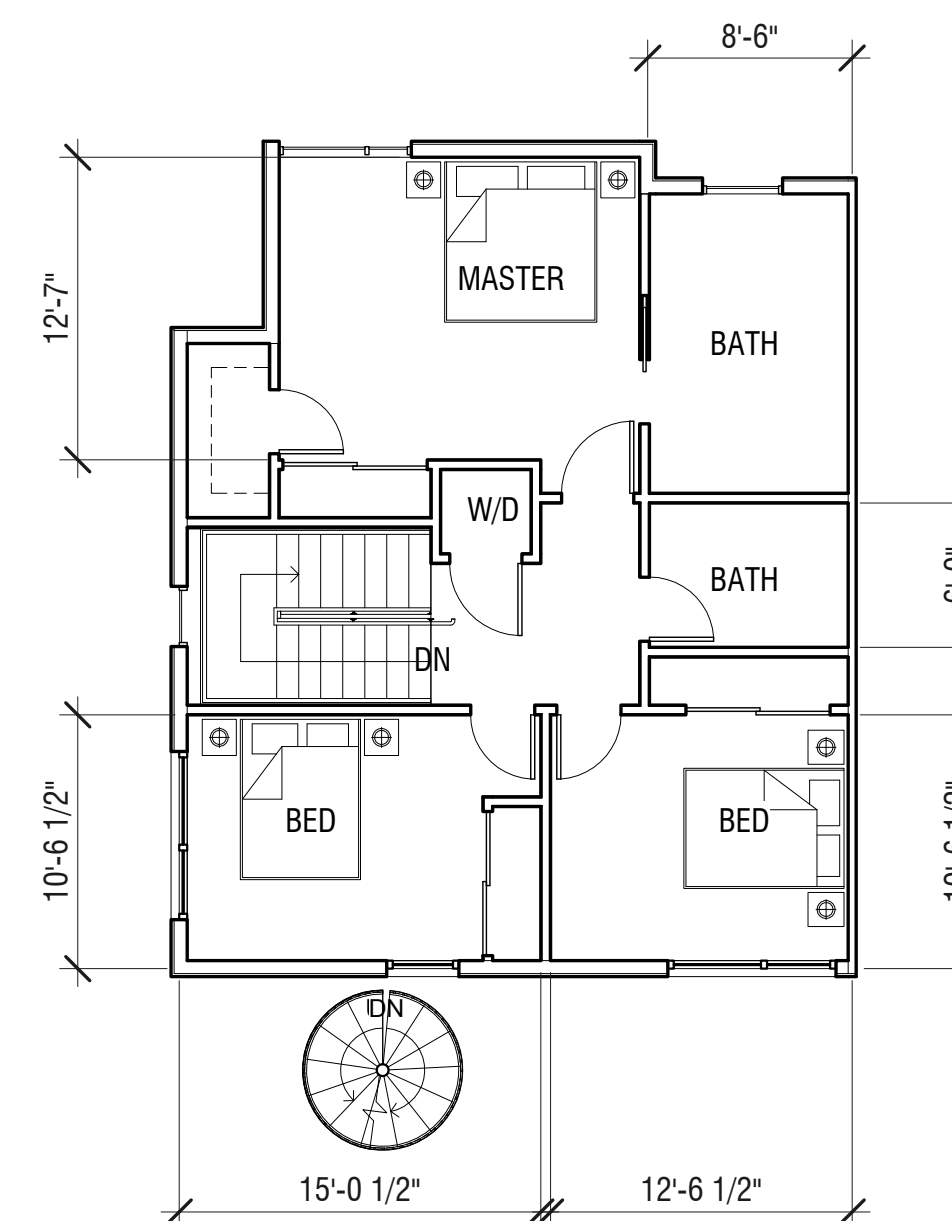
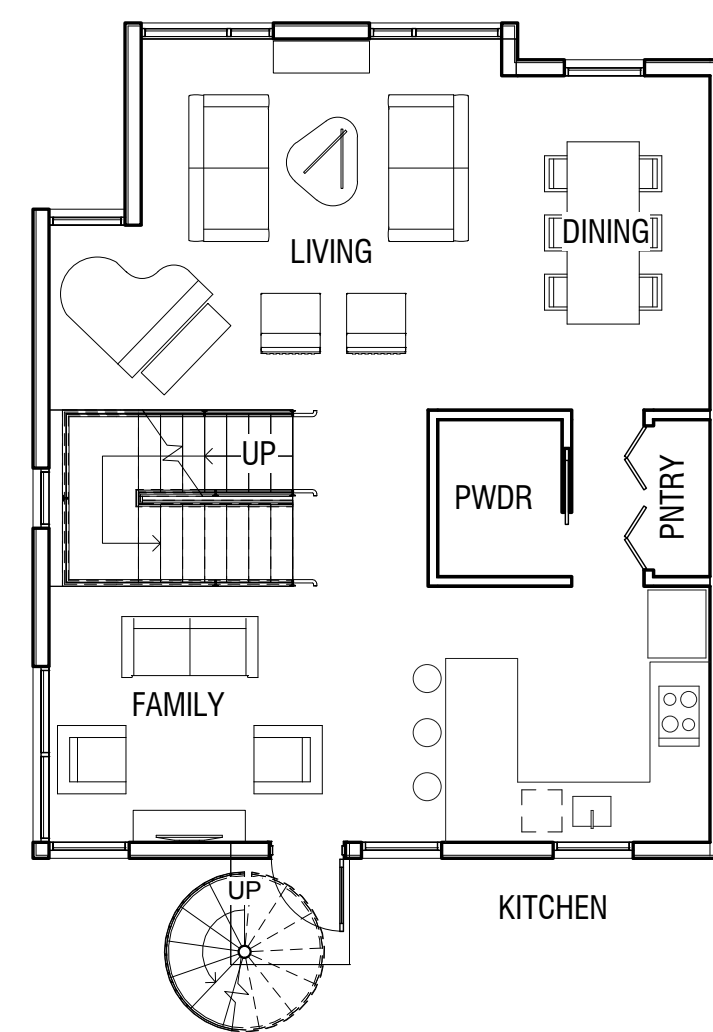
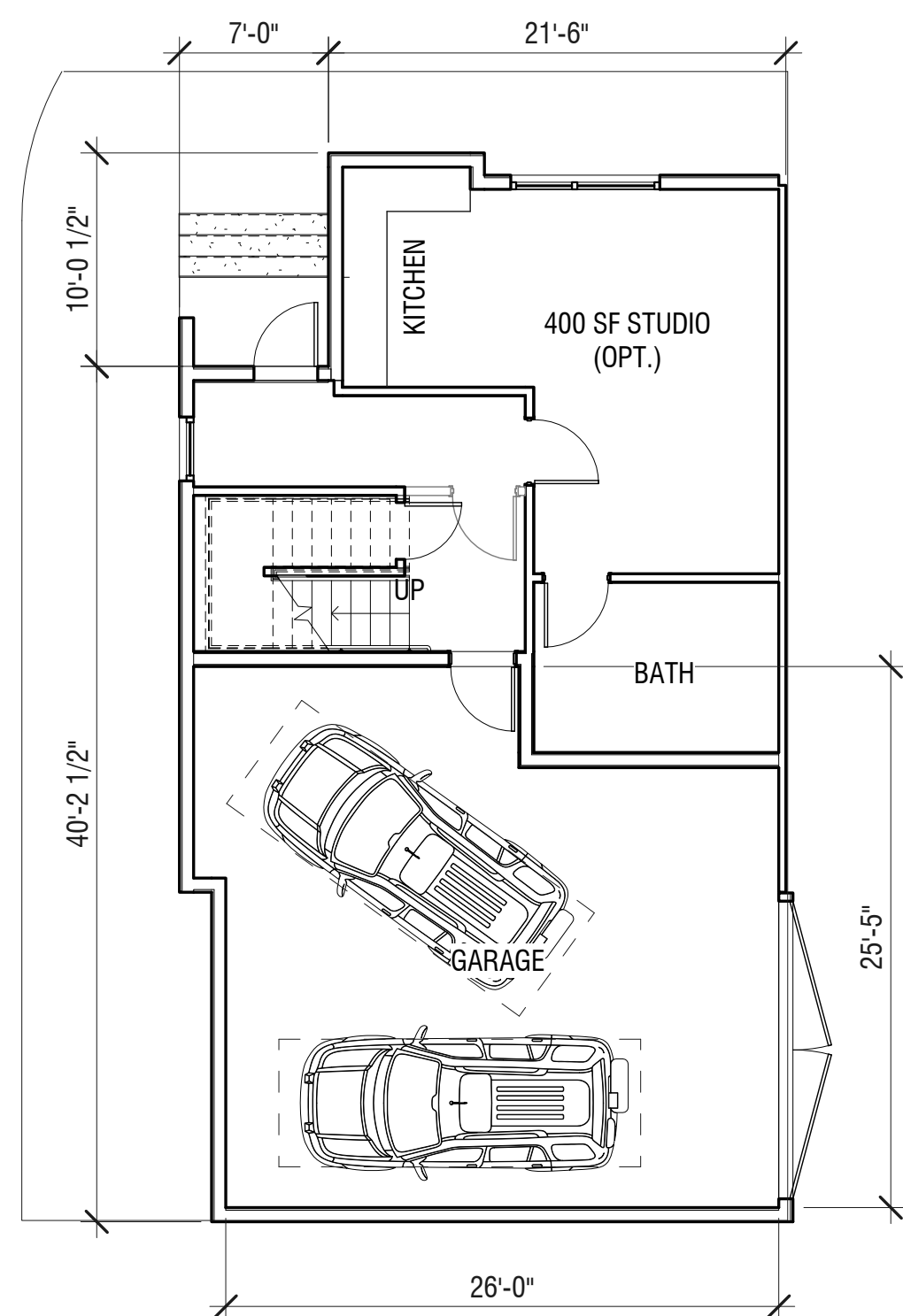
TYPICAL UNIT "T1" (A&B STREET) 1/8" = 1'-0"

TYPICAL UNIT "T2" (A&B STREET) 1/8" = 1'-0"



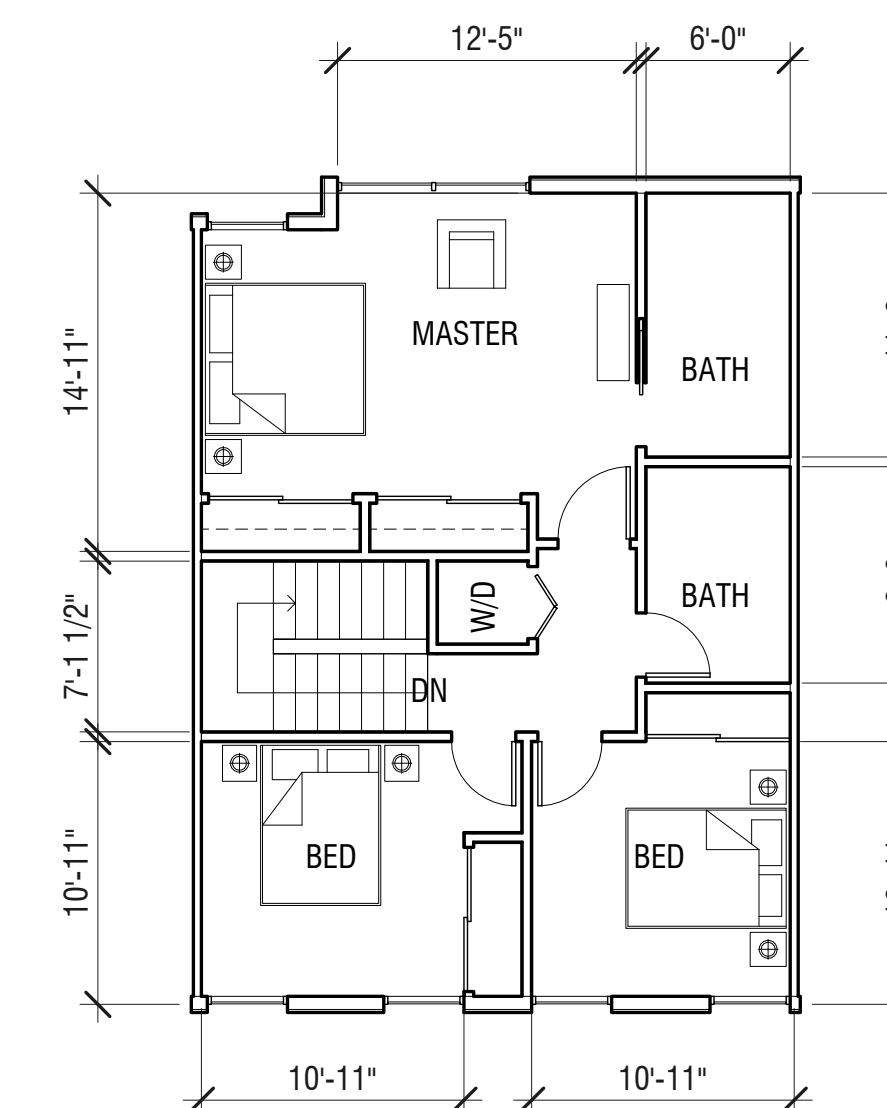
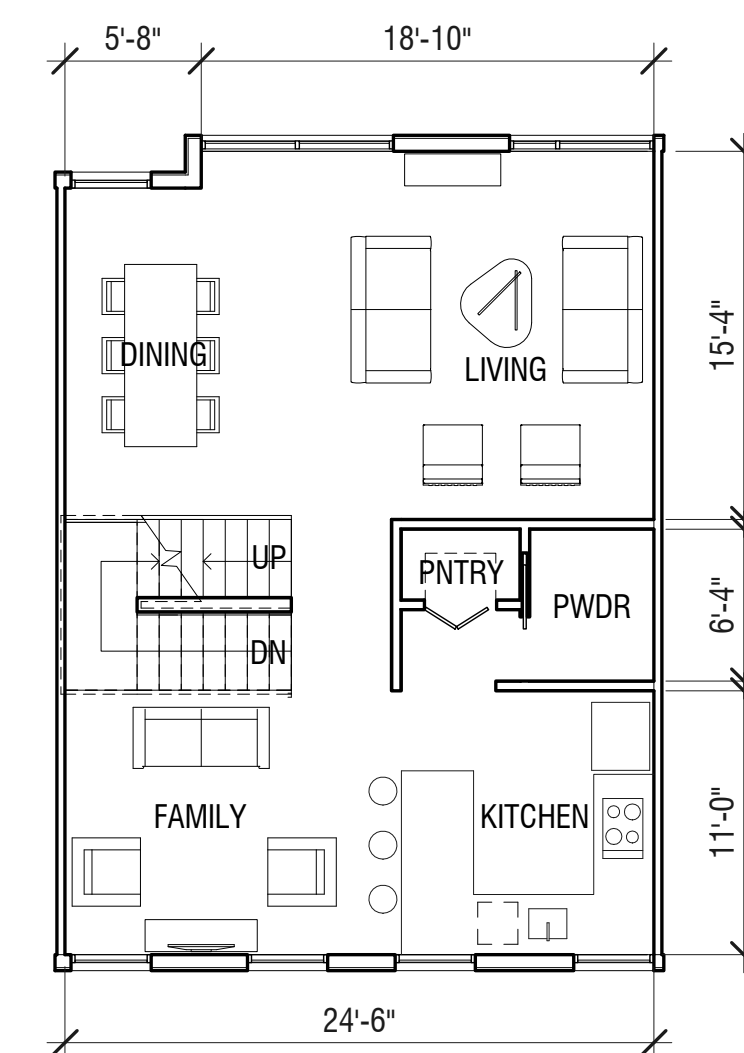
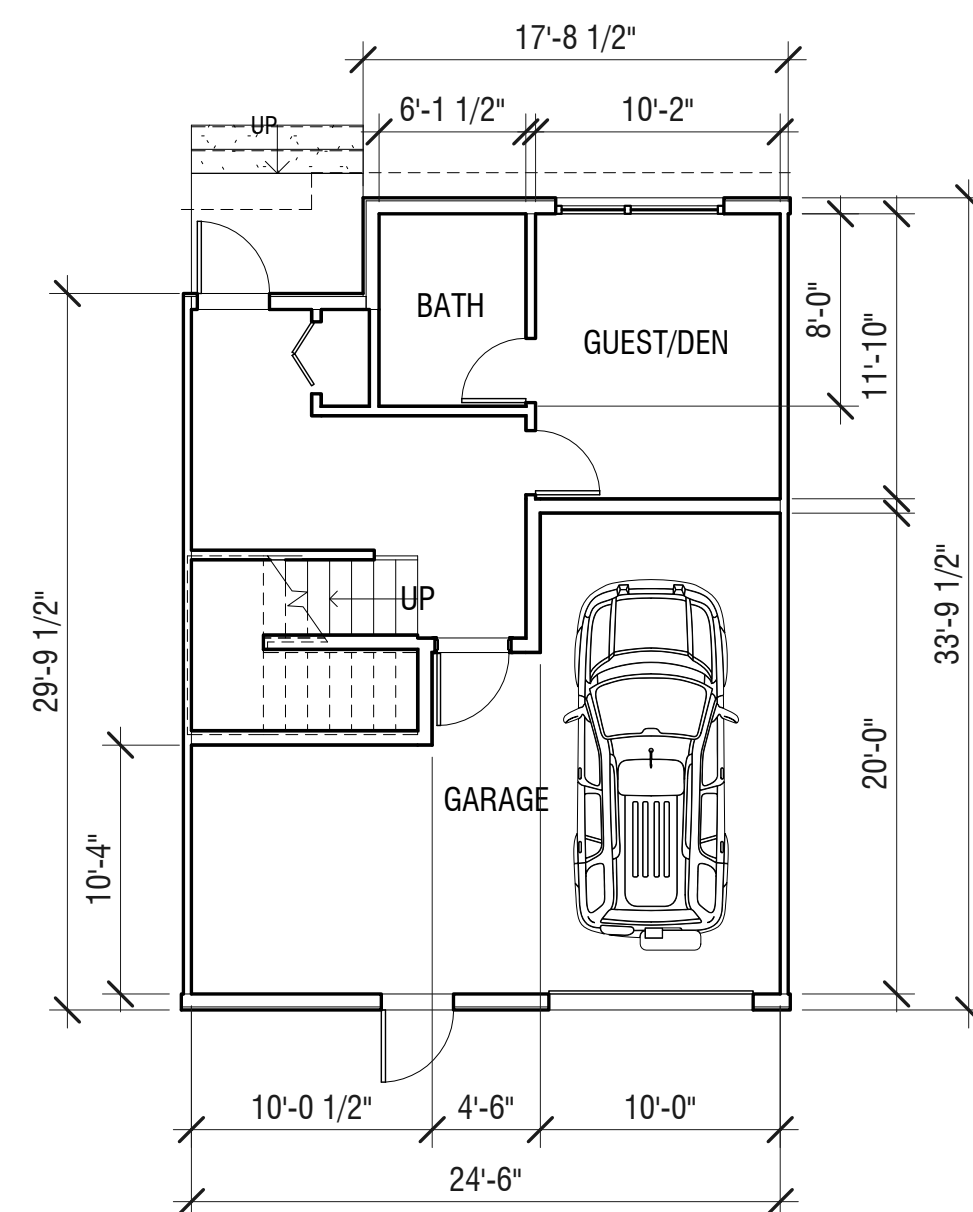
TYPICAL UNIT "T3" (BLOCK CORNERS)

1/8" = 1'-0"



TYPICAL UNIT "T4" (BLOCK ENDS)

1/8" = 1'-0"



FIRST

SECOND

THIRD





BLOCK OVERVIEW ALONG B STREET



B STREET PARKING COURTYARD ENTRY



B STREET BLOCK END

**ALAMEDA POINT BLOCK 7**

**ALAMEDA, CA**

**ARCHITECTURAL PERSPECTIVES**





BLOCK OVERVIEW ALONG WEST ATLANTIC AVENUE

## ALAMEDA POINT BLOCK 7

ALAMEDA, CA

## ARCHITECTURAL PERSPECTIVES





BLOCK OVERVIEW ALONG WEST ATLANTIC AVENUE

## ALAMEDA POINT BLOCK 7

ALAMEDA, CA

## ARCHITECTURAL PERSPECTIVES





LANDSCAPE CORRIDOR OVERVIEW - DAY

## ALAMEDA POINT BLOCK 7

ALAMEDA, CA

## ARCHITECTURAL PERSPECTIVES





LANDSCAPE CORRIDOR OVERVIEW - EVENING

## ALAMEDA POINT BLOCK 7

ALAMEDA, CA

## ARCHITECTURAL PERSPECTIVES





LANDSCAPE CORRIDOR VIEWED FROM THE NORTH

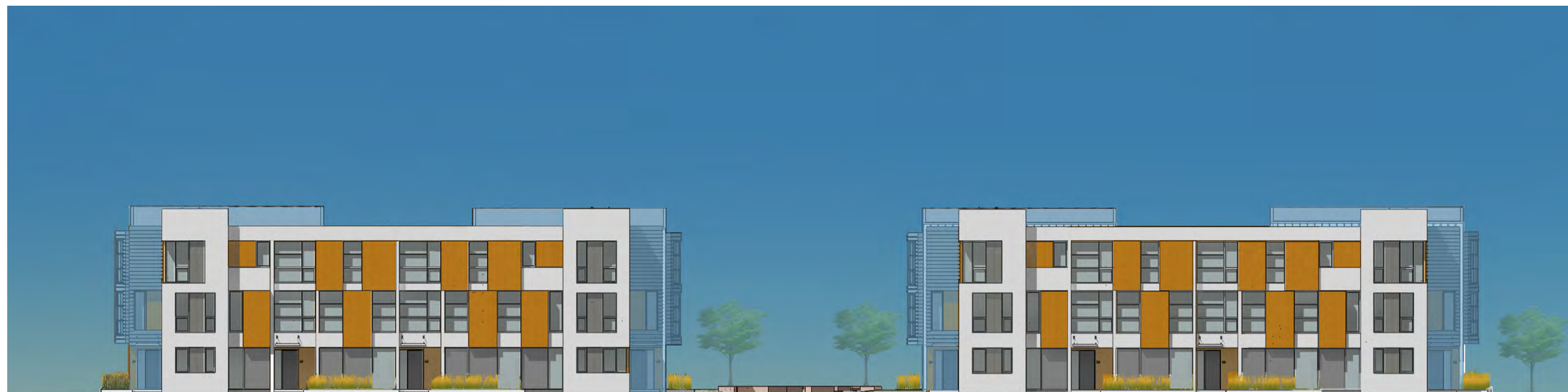
## ALAMEDA POINT BLOCK 7

ALAMEDA, CA

## ARCHITECTURAL PERSPECTIVES



● ROOF  
31'-6"  
 ● 3RD  
21'-6"  
 ● 2ND  
11'-6"  
 ● 1ST  
1'-6"



ELEVATION - BLOCK END

1/16" = 1'-0"

● ROOF  
31'-6"  
 ● 3RD  
21'-6"  
 ● 2ND  
11'-6"  
 ● 1ST  
1'-6"



SECTION - EAST/WEST

1/16" = 1'-0"

● ROOF  
31'-6"  
 ● 3RD  
21'-6"  
 ● 2ND  
11'-6"  
 ● 1ST  
1'-6"



ELEVATION - SIDE STREET (LANDSCAPE CORRIDOR SIMILAR)

1/16" = 1'-0"

# ALAMEDA POINT BLOCK 7

ALAMEDA, CA

# ARCHITECTURAL SECTIONS + ELEVATIONS





ELEVATION - TYPICAL UNITS

1/8" = 1'-0"



ELEVATION - TYPICAL UNITS AT END OF BLOCK

1/8" = 1'-0"



ELEVATION - TYPICAL UNITS AT BLOCK END

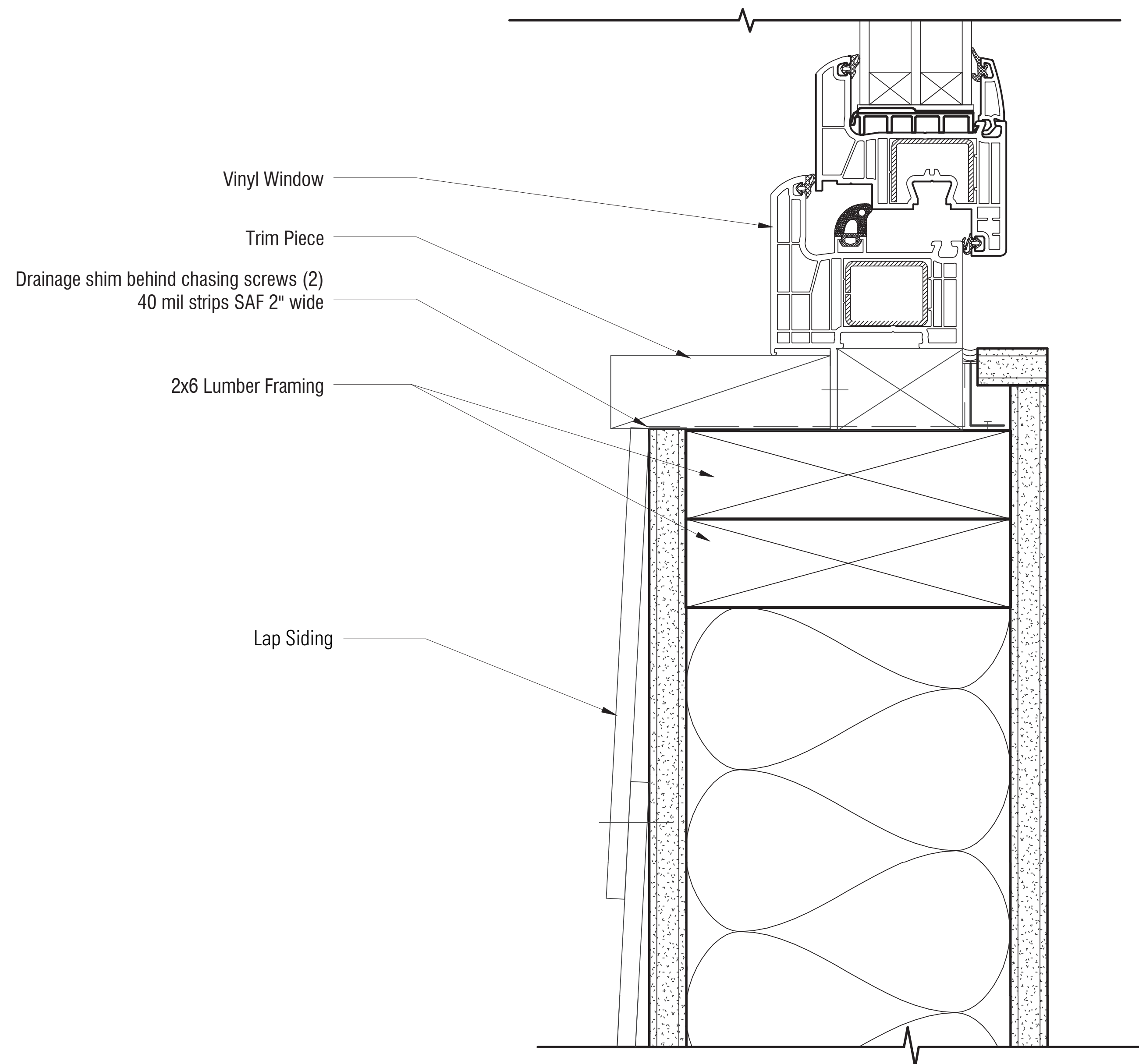
1/8" = 1'-0"

# ALAMEDA POINT BLOCK 7

ALAMEDA, CA

# ARCHITECTURAL ELEVATIONS



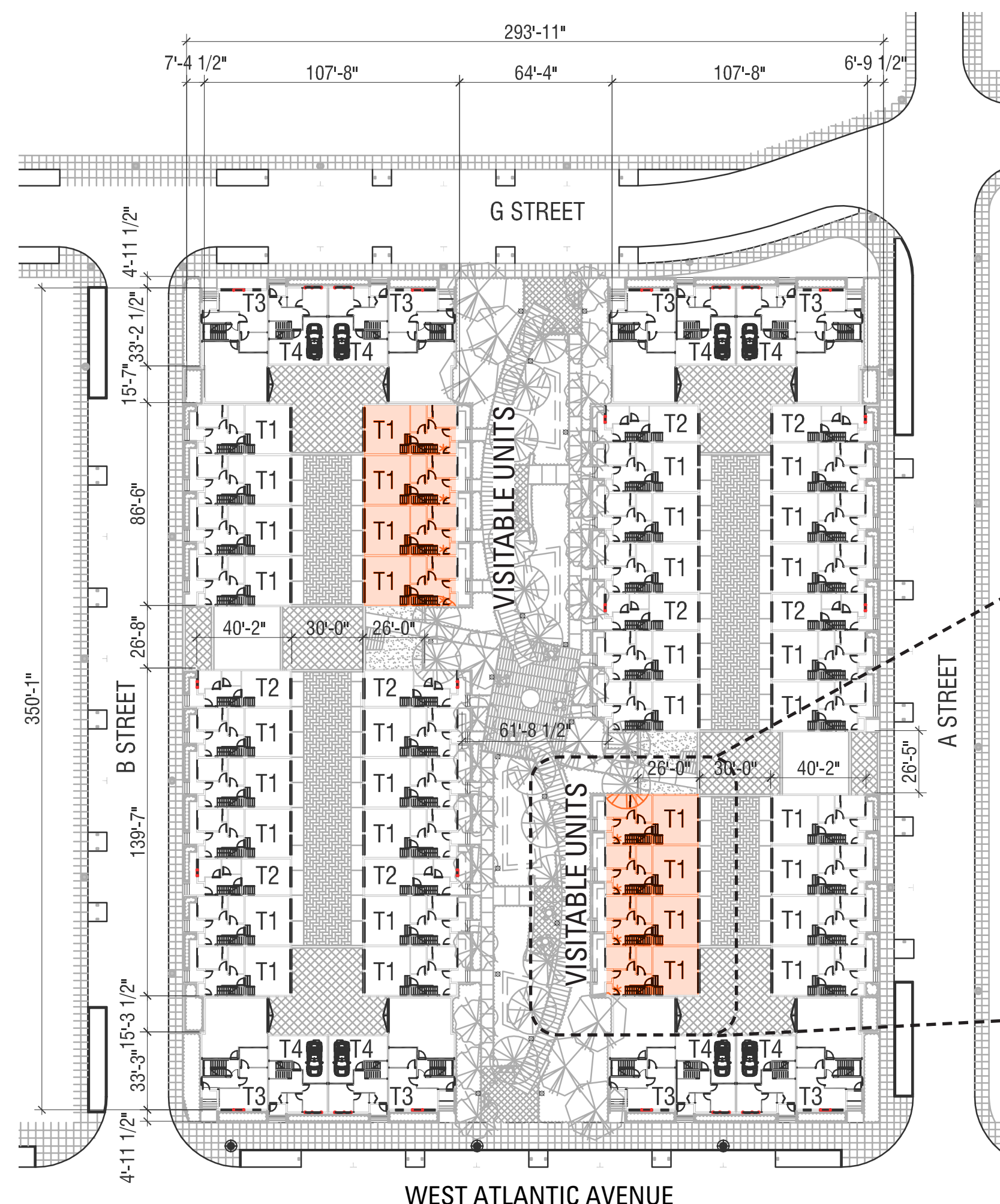


# ALAMEDA POINT BLOCK 7

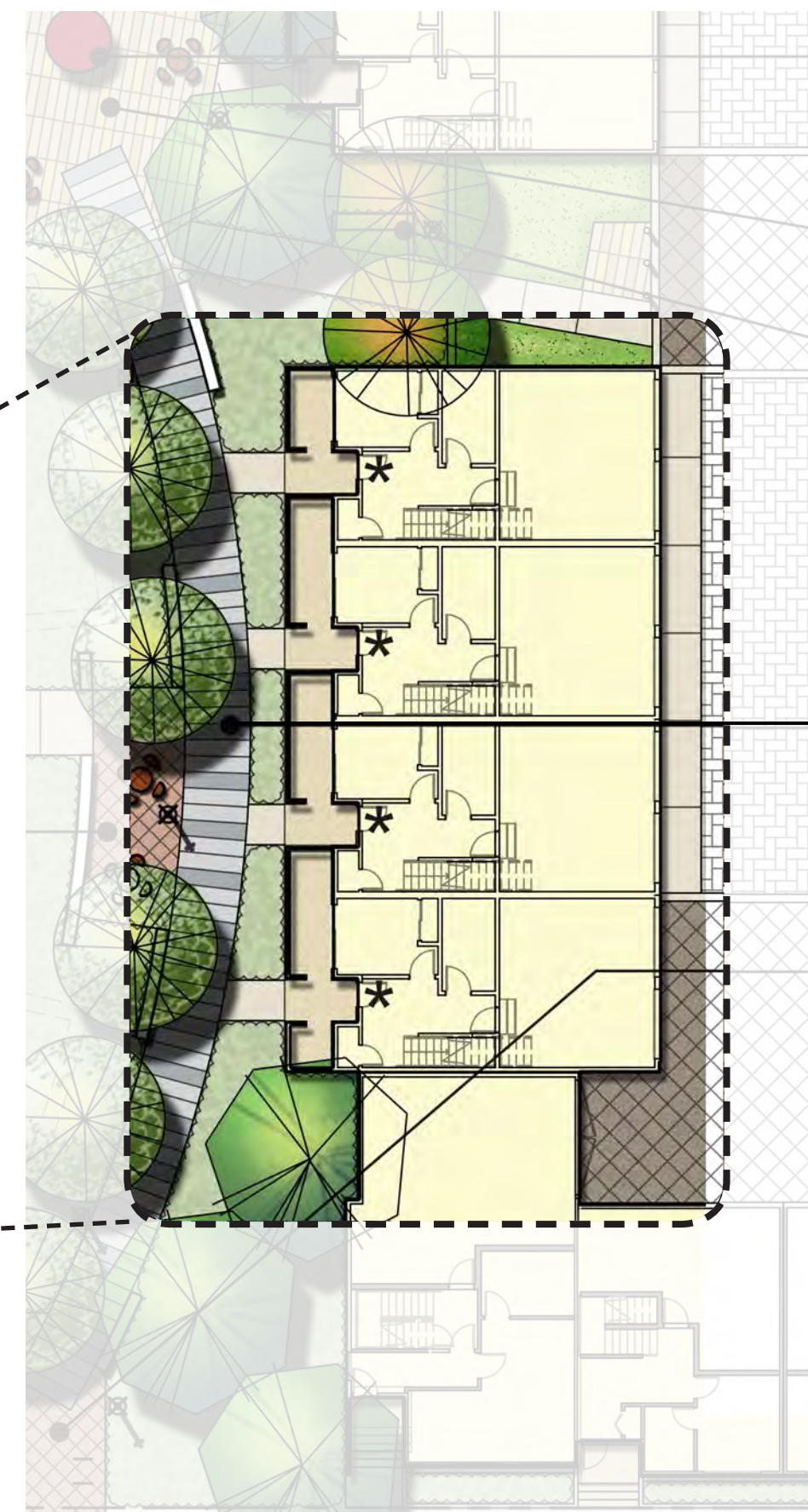
# ALAMEDA, CA

# TYPICAL WINDOW DETAIL

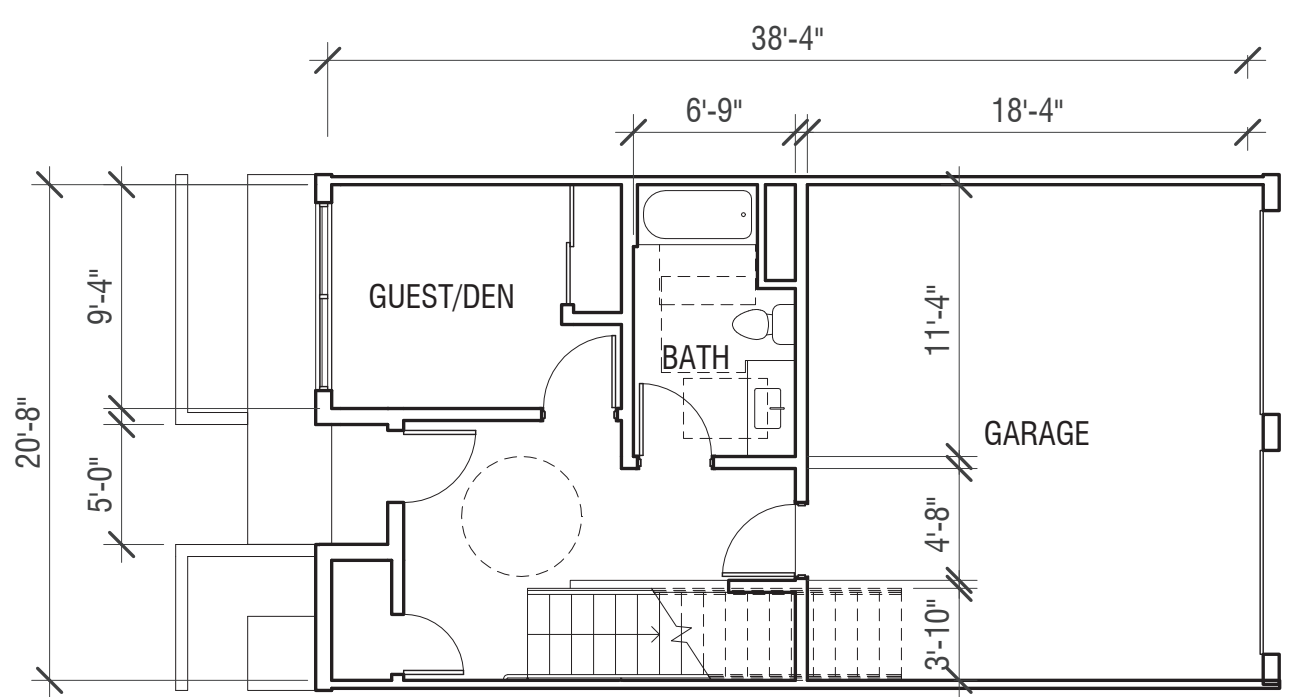




FIRST



8' WIDE PEDESTRIAN WALKWAY, SLOPED UP TO ACCESSIBLE UNIT ENTRIES



Block 7 has a mix of townhouse units on a relatively flat block. There will be accessible routes throughout, and over 13% will have accessible ground floor spaces (8 units). The code minimum is 10%. The midblock park space will also be accessible to the disabled

The accessible units will be integrated into the grading of the park to provide a natural transition between public and private. This transition will be integrated into all users experience.

The accessible ground floor will provide for a guest/den room and accessible bath.

# ALAMEDA POINT BLOCK 7

# ALAMEDA, CA

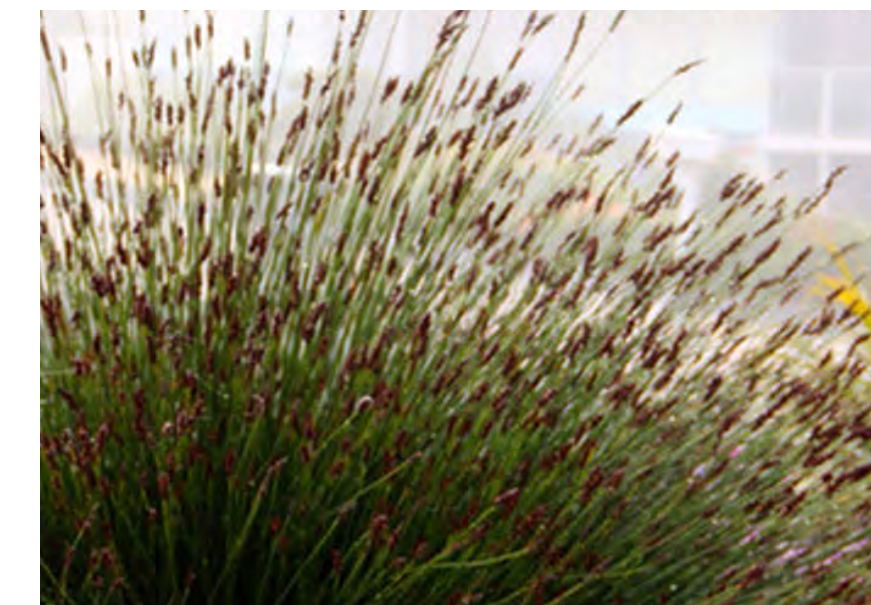
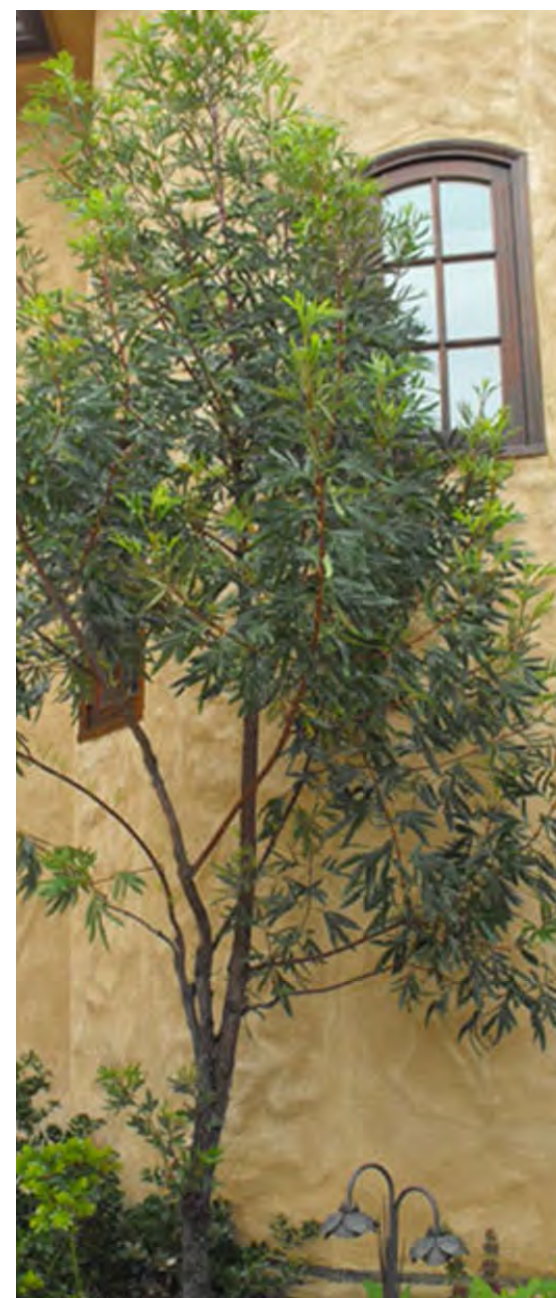
# UNIVERSAL DESIGN





### GREEN BUILDING FEATURES

- through use of high performance building envelopes and optimized daylighting / lighting controls, we will be exceeding Title 24 energy and resource efficiency thresholds, providing healthier homes for residents
- sloped roofs provide opportunity for integrating sustainable energy systems such as solar photovoltaic panels or solar water heating to help offset the total energy load
- low VOC paints for improved indoor air quality
- high efficiency light fixtures and Energy Star appliances
- low flow toilets and showerheads
- through a combination of all of these, we can minimize the utility costs to residents and maximize energy efficiency



### LANDSCAPE DESIGN

- enhances natural draining of water on-site through permeable paving and stormwater treatment planters rather than into the storm water system
- drought resistant planting reduces water usage:

#### PLANT PALETTE

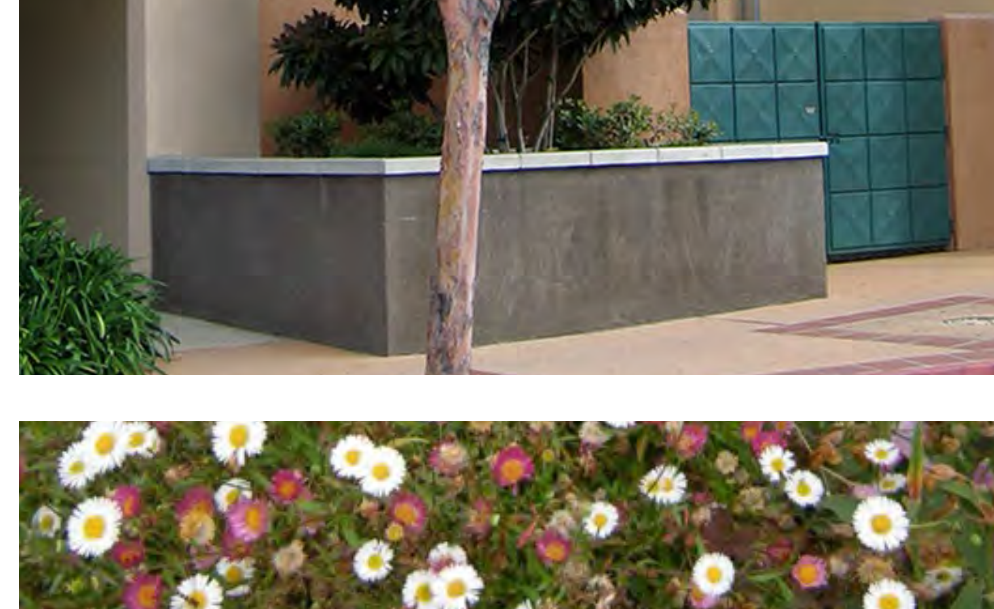
trees, shrubs, perennials/grasses, groundcover

moderate water usage

- Lophostemon confertus
- Hypericum moserianum
- Platanus acerifolia 'Columbia'
- Liriope muscari 'Big Blue'

low water usage

- Arbutus x 'Marina'
- Lythamnus floribundus
- Pistacia chinensis
- Ulmus parvifolia 'Drake'
- Arctostaphylos 'Howard McMinn'
- Asparagus densiflorus
- Chondropetalum tectorum
- Dietes bicolor
- Leonotis leonurus
- Loropetalum chinense 'Suzanne'
- Nandina domestica 'Firepower'
- Erigeron karvinskianus
- Chondropetalum tectorum
- Phormium 'Monrovia Red'
- Muhlenbergia 'Regal Mist'
- Cotoneaster 'Lowfast'



## ALAMEDA POINT BLOCK 7

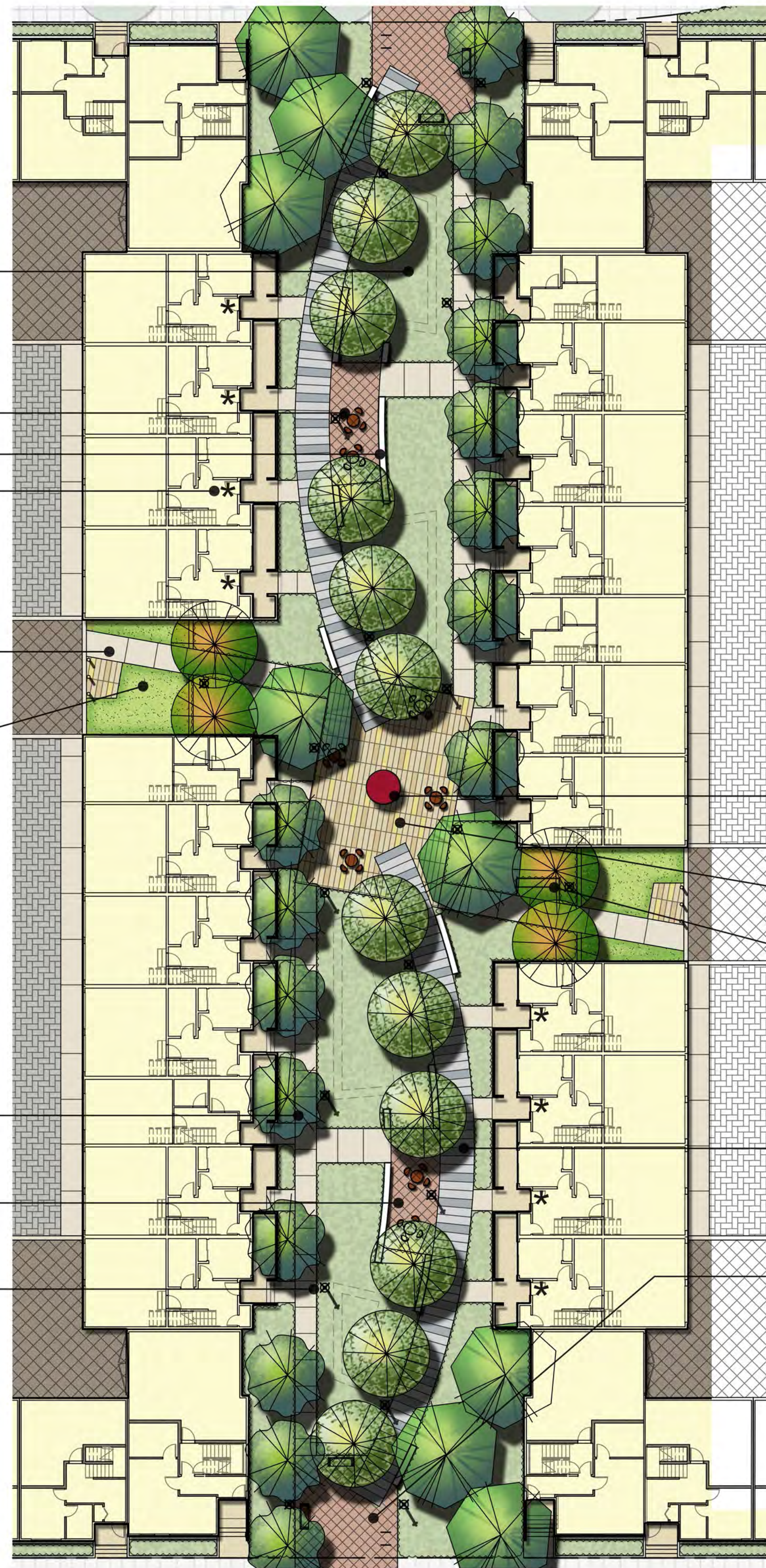
## ALAMEDA, CA

## SUSTAINABLE DESIGN



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- STORMWATER TREATMENT AREA
- INFORMAL SEATING AREA
- LOW SEATWALLS
- ACCESSIBLE UNITS, TYP.
- WALKWAY CONNECTION TO AUTOCOURT
- EMERGENCY VEHICLE SET-UP AREA WITH ROLLED CURBS, REMOVABLE BOLLARDS, AND TURFBLOCK PAVING
- 5' WIDE WALKWAY
- INFORMAL SEATING AREA
- PEDESTRIAN LIGHTING, TYP.

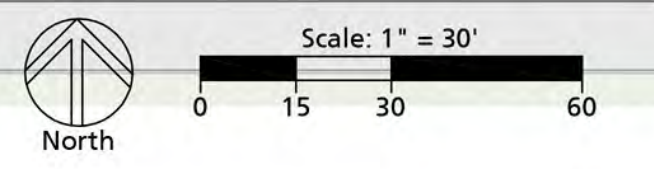


**BLOCK 7 - CENTRAL OPEN SPACE ENLARGEMENT**  
SCALE: 1" = 20'

- SIDEWALK AND STREET TREES NOT IN SCOPE
- STREET SIDE PLAZA AREA WITH BENCH SEATING AND BICYCLE PARKING
- LIMIT OF WORK
- ACCESSIBLE UNITS, TYP.
- PERMEABLE PAVERS AT AUTOCOURTS
- EMERGENCY VEHICLE SET-UP AREA WITH ROLLED CURBS, REMOVABLE BOLLARDS, AND TURFBLOCK PAVING
- LANDSCAPE FOCAL ELEMENT
- PUBLIC PLAZA AREA WITH SEATING
- MAILBOXES
- STORMWATER TREATMENT PLANTERS AT STOOPS
- 8' WIDE PEDESTRIAN WALKWAY, SLOPED UP TO ACCESSIBLE UNIT ENTRIES
- STREET SIDE PLAZA AREA WITH BENCH SEATING AND BICYCLE PARKING



**BLOCK 7 - CONCEPTUAL LANDSCAPE PLAN**  
SCALE: 1" = 30'



**ALAMEDA POINT BLOCK 7**

**ALAMEDA, CA**

**CONCEPTUAL LANDSCAPE PLAN**



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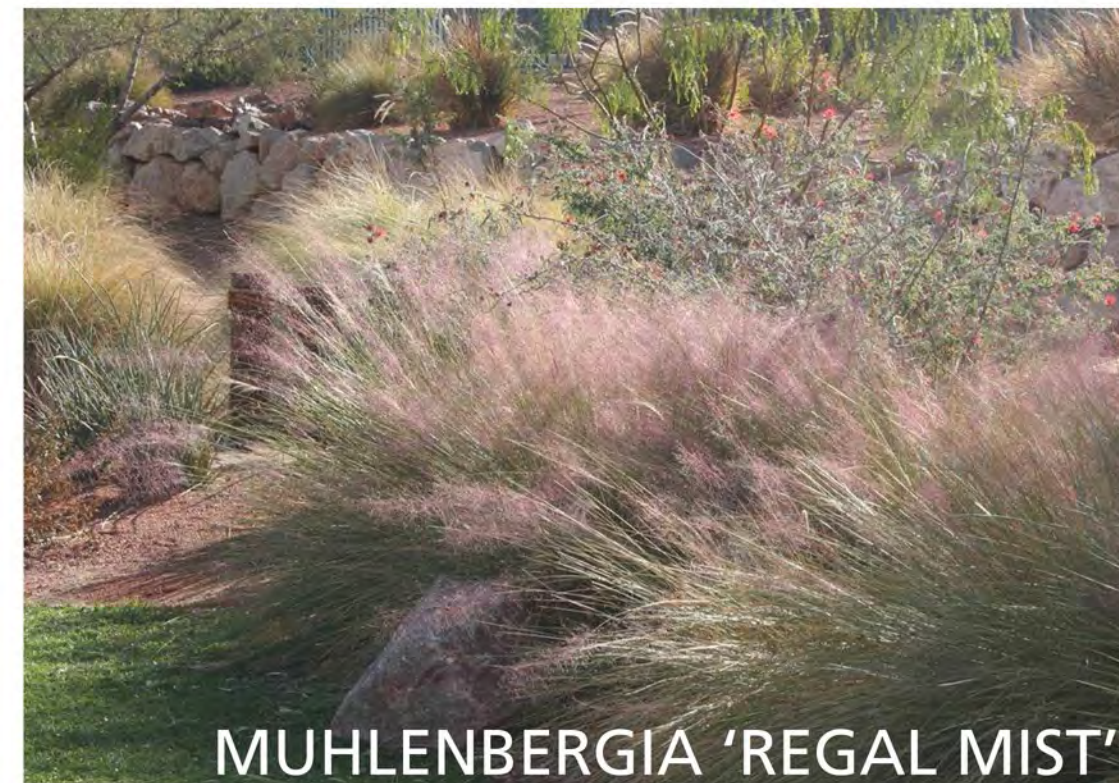
LOPHOSTEMON CONFERTUS



LYOTHAMNUS FLORIBUNDUS



ULMUS PARVIFOLIA



MUHLENBERGIA 'REGAL MIST'



HYPERICUM X MOSERIANUM



CHONDROPETALUM TECTORUM



PHORMIUM 'MONROVIA RED'



CURVED SEATWALLS



PEDESTRIAN LIGHTING



WASTE RECEPTACLES



BIKE PARKING



ERIGERON KARVAINSKIANUS



DIETES BICOLOR



PERMEABLE PAVING AT AUTOCOURTS



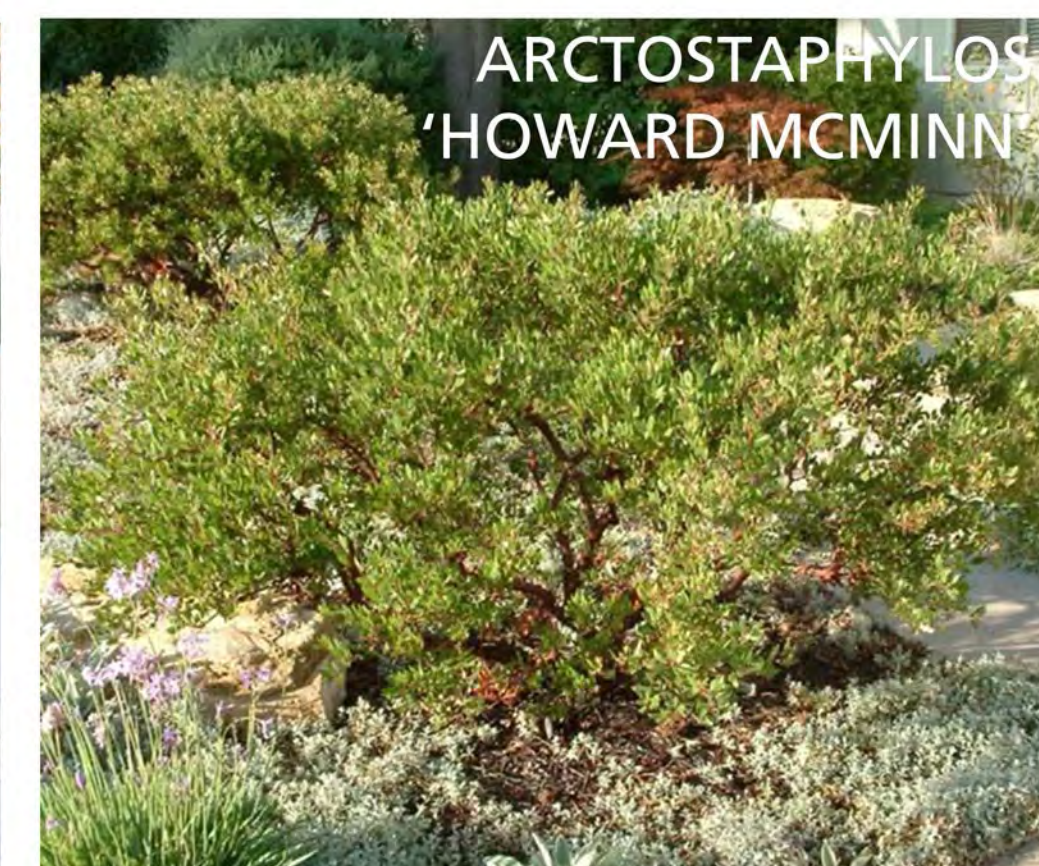
ACCENT PAVING AT WALKWAYS



PUBLIC SEATING



FLOW THROUGH STORMWATER TREATMENT PLANTERS



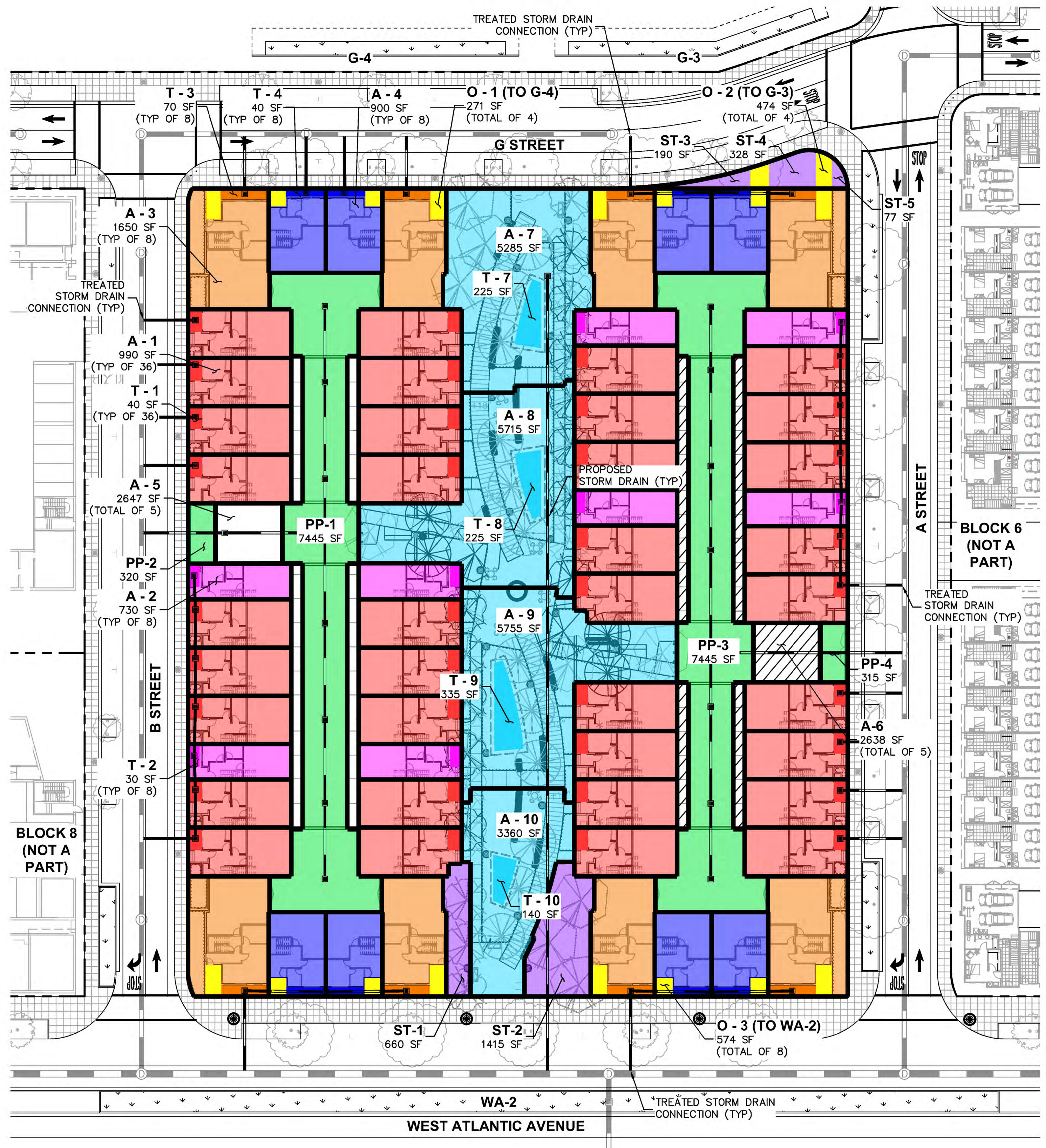
ARCTOSTAPHYLOS 'HOWARD MCMINN'

# ALAMEDA POINT BLOCK 7

# ALAMEDA, CA

# CONCEPTUAL LANDSCAPE IMAGERY





**NOTES**

- TREATMENT AREA PRELIMINARILY SIZED USING 4% OF CORRESPONDING DRAINAGE MANAGEMENT AREA.
  - 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 BUILDINGS.
- \* PERVIOUS PAVERS WILL BE SIZED TO STORE ADDITIONAL RUNOFF.
- \*\* BACKBONE BIORETENTION AREAS WILL BE SIZED TO ACCOMMODATE RUNOFF FROM BLOCK 6 PROJECT.

**ABBREVIATIONS**

- A DRAINAGE MANAGEMENT AREA
- BIO BIORETENTION AREA
- CONC CONCRETE
- FTP FLOW-THROUGH PLANTER
- G G STREET BIORTENTION AREA
- LAND LANDSCAPE
- O AREA TO BE TREATED BY OFFSITE BIORETENTION
- PP PERVIOUS PAVERS
- SF SQUARE FEET
- ST SELF-TREATING
- T TREATMENT AREA
- TYP TYPICAL
- WA WEST ATLANTIC AVENUE BIORTENTION AREA

**LEGEND**

- SHED A-1
- SHED A-2
- SHED A-3
- SHED A-4
- SHED A-5
- SHED A-6
- SHEDS A-7, 8, 9, 10
- OFFSITE TREATMENT SHEDS O-1, 2
- TREATMENT AREA T-1
- TREATMENT AREA T-2
- TREATMENT AREA T-3
- TREATMENT AREA T-4
- TREATMENT AREAS T-7, 8, 9, 10
- PERVIOUS PAVERS PP-1, 2, 3, 4
- SELF-TREATING AREAS

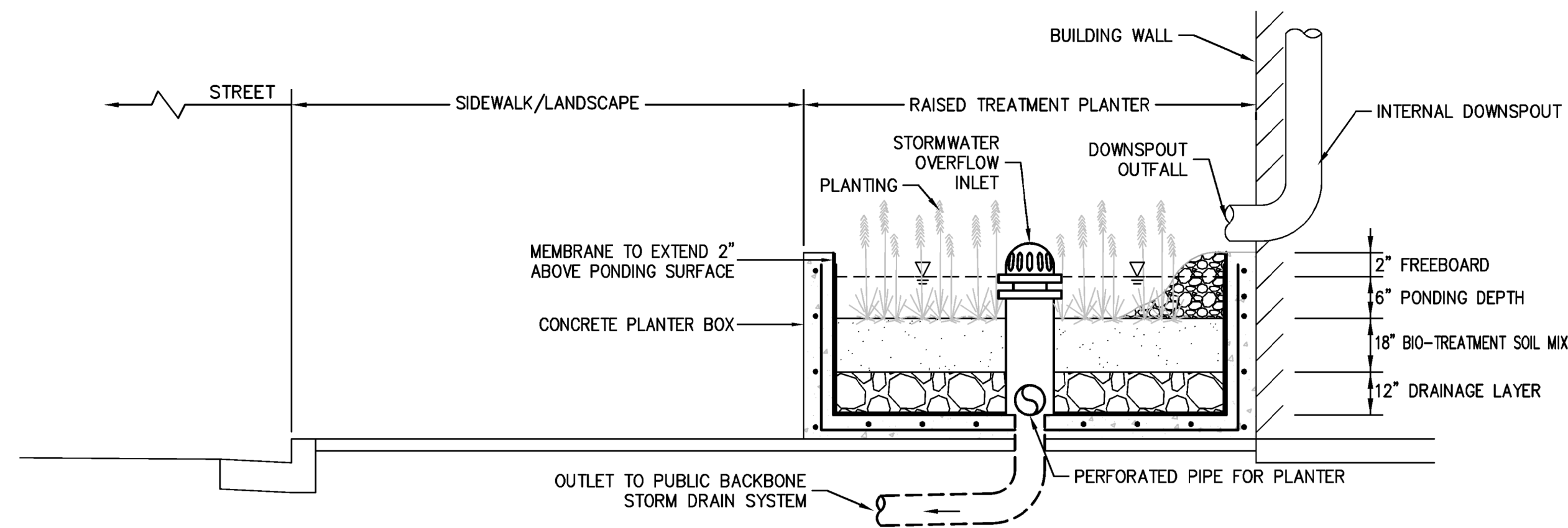
**TABLE 1: BLOCK 7 - SHED/TREATMENT SUMMARY**

SHED	SHED AREA (SF)	ASSUMED IMPERVIOUS COEFFICIENT	TREATMENT AREA REQUIRED (S.F.)	TREATMENT AREA PROVIDED (S.F.)	SURFACE TYPE	TREATMENT NUMBER	TREATMENT MEASURE	COUNT
A-1	990	1.0	40	40	ROOF	T-1	FTP	36
A-2	730	1.0	30	30	ROOF	T-2	FTP	8
A-3	1650	1.0	70	70	ROOF	T-3	FTP	8
A-4	900	1.0	40	40	ROOF	T-4	FTP	8
A-5	2647	1	*	*	CONC PAVING	PP-1	PP	-
A-6	2638	1	*	*	CONC PAVING	PP-3	PP	-
A-7	5285	0.7	220	225	CONC PAVING/LAND	T-7	BIO	-
A-8	5715	0.7	230	225	CONC PAVING/LAND	T-8	BIO	-
A-9	5755	0.7	240	335	CONC PAVING/LAND	T-9	BIO	-
A-10	3360	0.7	140	140	CONC PAVING/LAND	T-10	BIO	-
PP-1	7445	-	*	*	PERVIOUS PAVEMENT	PP-1	PP	-
PP-2	320	-	*	*	PERVIOUS PAVEMENT	PP-2	PP	-
PP-3	7445	-	*	*	PERVIOUS PAVEMENT	PP-3	PP	-
PP-4	315	-	*	*	PERVIOUS PAVEMENT	PP-4	PP	-
O-1	271	1.0	SEE TABLE 2**		ROOF	G-4	BIO	-
O-2	474	1.0	SEE TABLE 2**		ROOF	G-3	BIO	-
O-3	574	1.0	SEE TABLE 2**		ROOF	WA-2	BIO	-
ST	2670	-	-	-	LAND	ST	ST	-

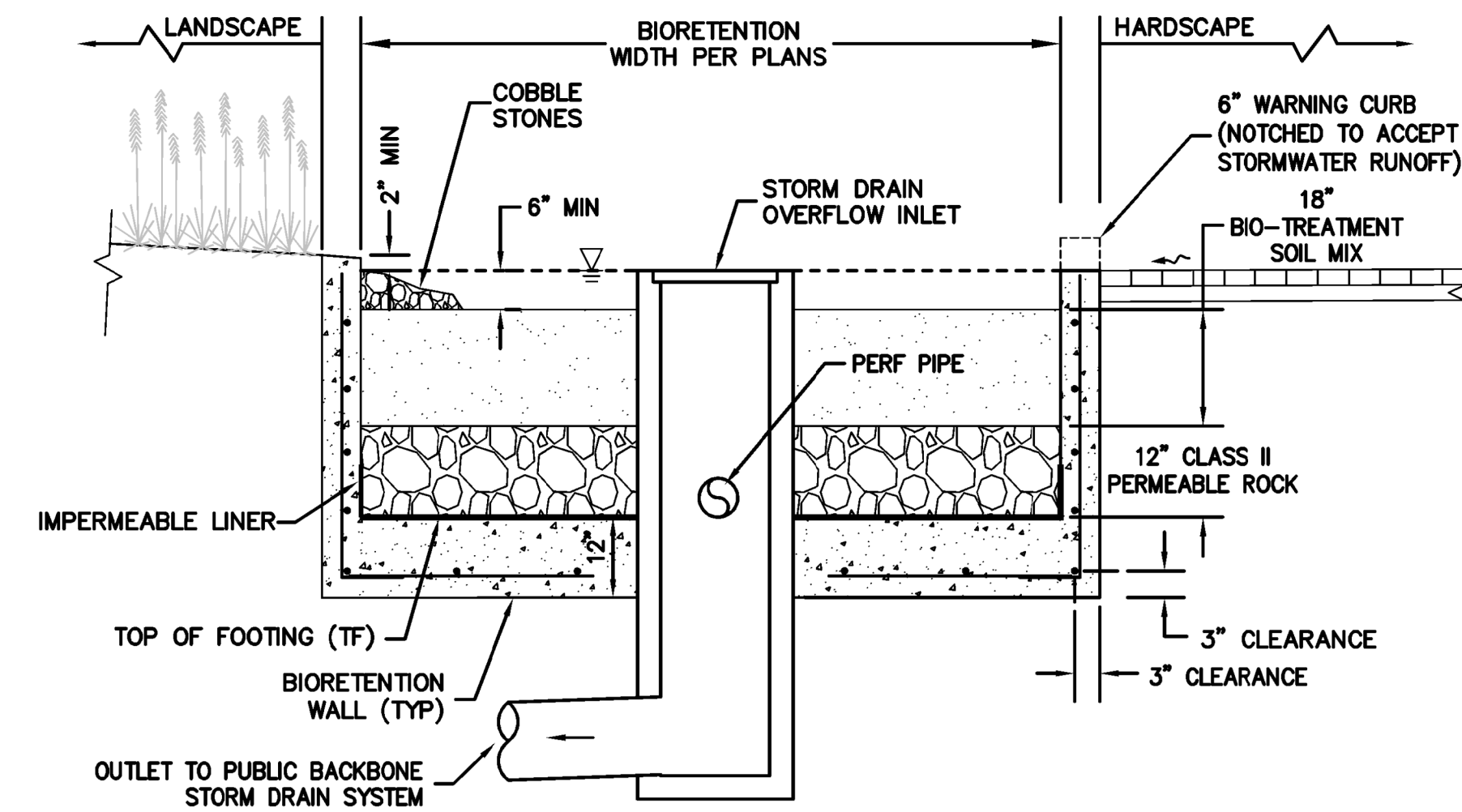
**TABLE 2: ONSITE RUNOFF AREA SUMMARY**

TREATMENT LOCATION	TREATMENT/BIORETENTION AREA	SHED AREA (S.F.)		TREATMENT AREA REQUIRED (S.F.)	TREATMENT AREA PROVIDED (S.F.)	
WEST ATLANTIC AVENUE	WA-1	WA-1	9980	10565	317	
		BLOCK 6	585			
	WA-2	WA-2	90860	91060	2732	
		BLOCK 6	200			
A STREET	A-1	A-1	9480	9647	289	
		BLOCK 6	167			
G STREET	A-2	A-2	8790	8992	270	
		BLOCK 6	202			
	G-3	G-3	11120	11594	348	
		BLOCK 7	474			
		G-4	8840			
	G-4	BLOCK 7	271	9111	273	642

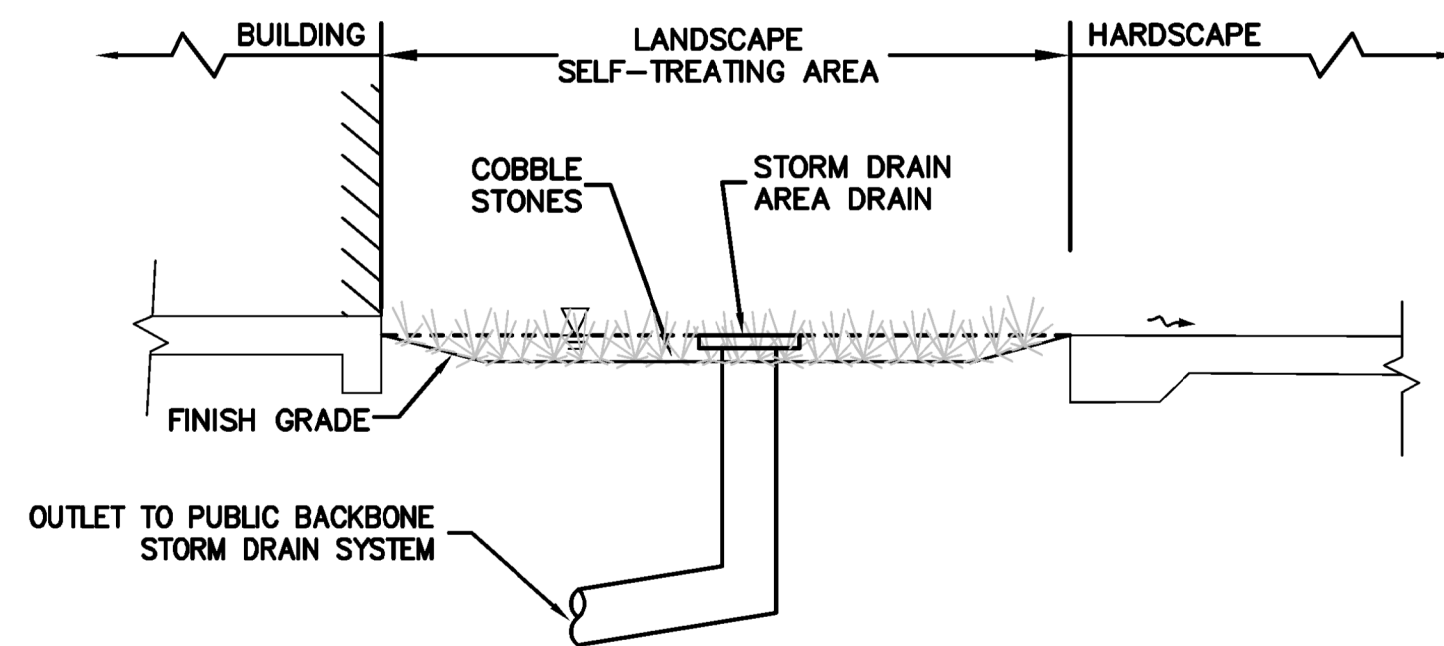




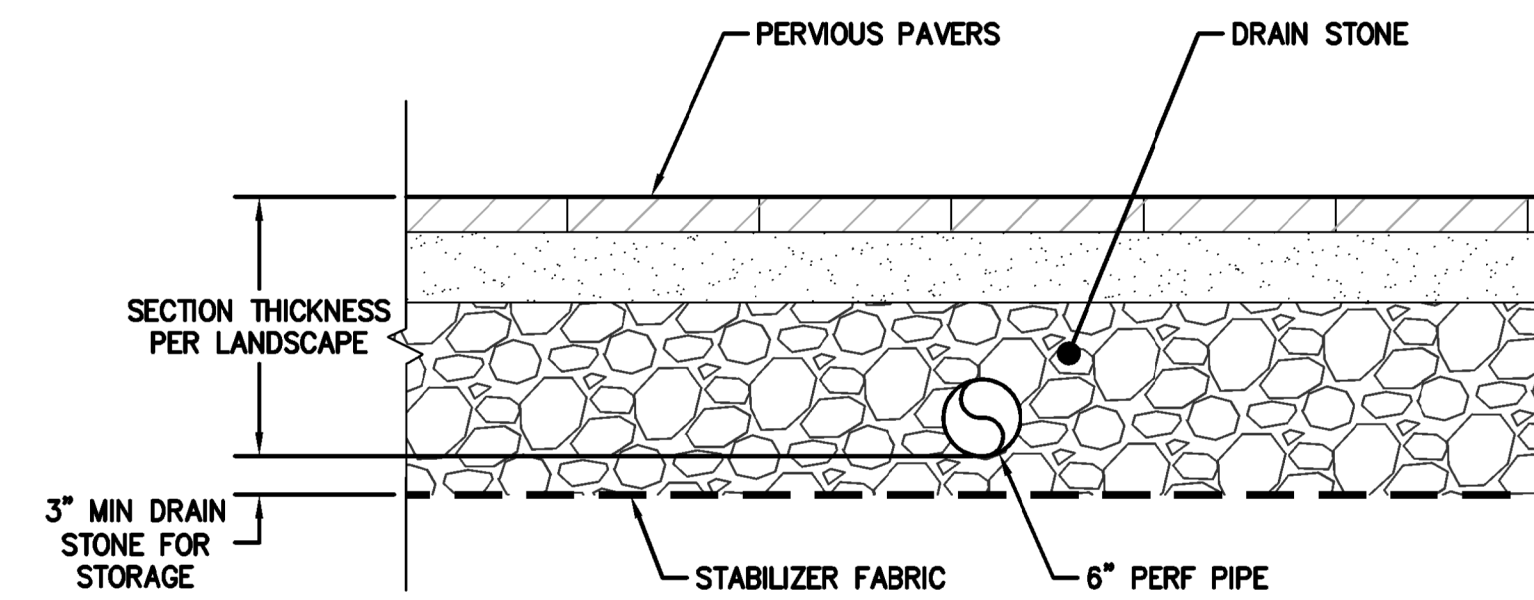
**1 FLOW-THROUGH PLANTER**  
NTS



**2 BIORETENTION AREA (STRUCTURED)**  
NTS



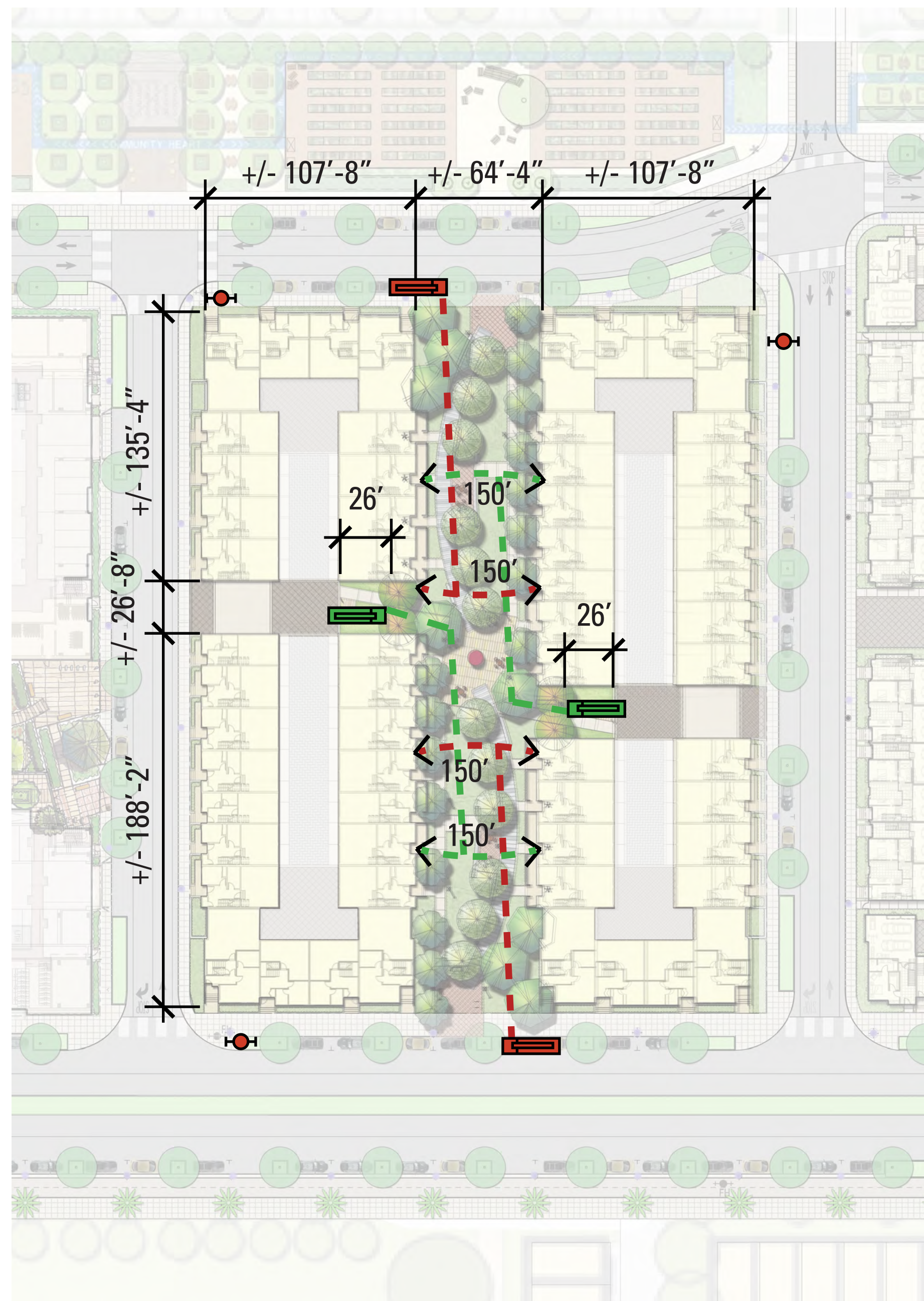
**3 SELF-TREATING AREA**  
NTS





DMA	Area (SF)	C	Effective Impervious Area (SF)	Unit Basin Storage Volume (in)	Capture Volume (CF)	Storage Depth Req'd (ft)	Storage Depth Req'd (in)
PP-1	7445	1	10092	0.69	583.43	0.22	2.69
PP-2	320	1	320	0.69	18.50	0.17	1.98
PP-3	7445	1	10083	0.69	582.91	0.22	2.68
PP-4	315	1	315	0.69	18.21	0.17	1.98

**4 PERVIOUS PAVERS**  
NTS

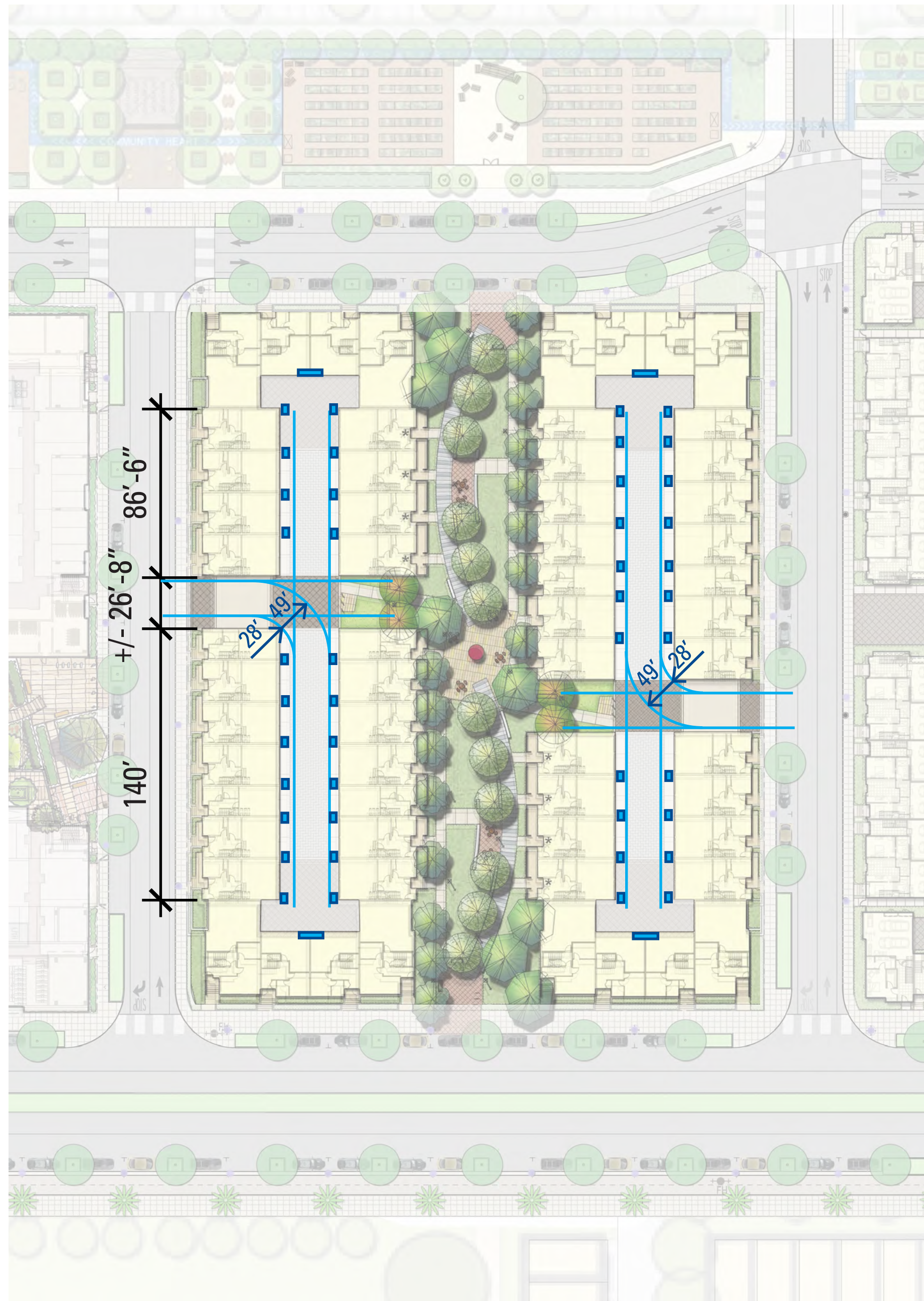




**LEGEND**

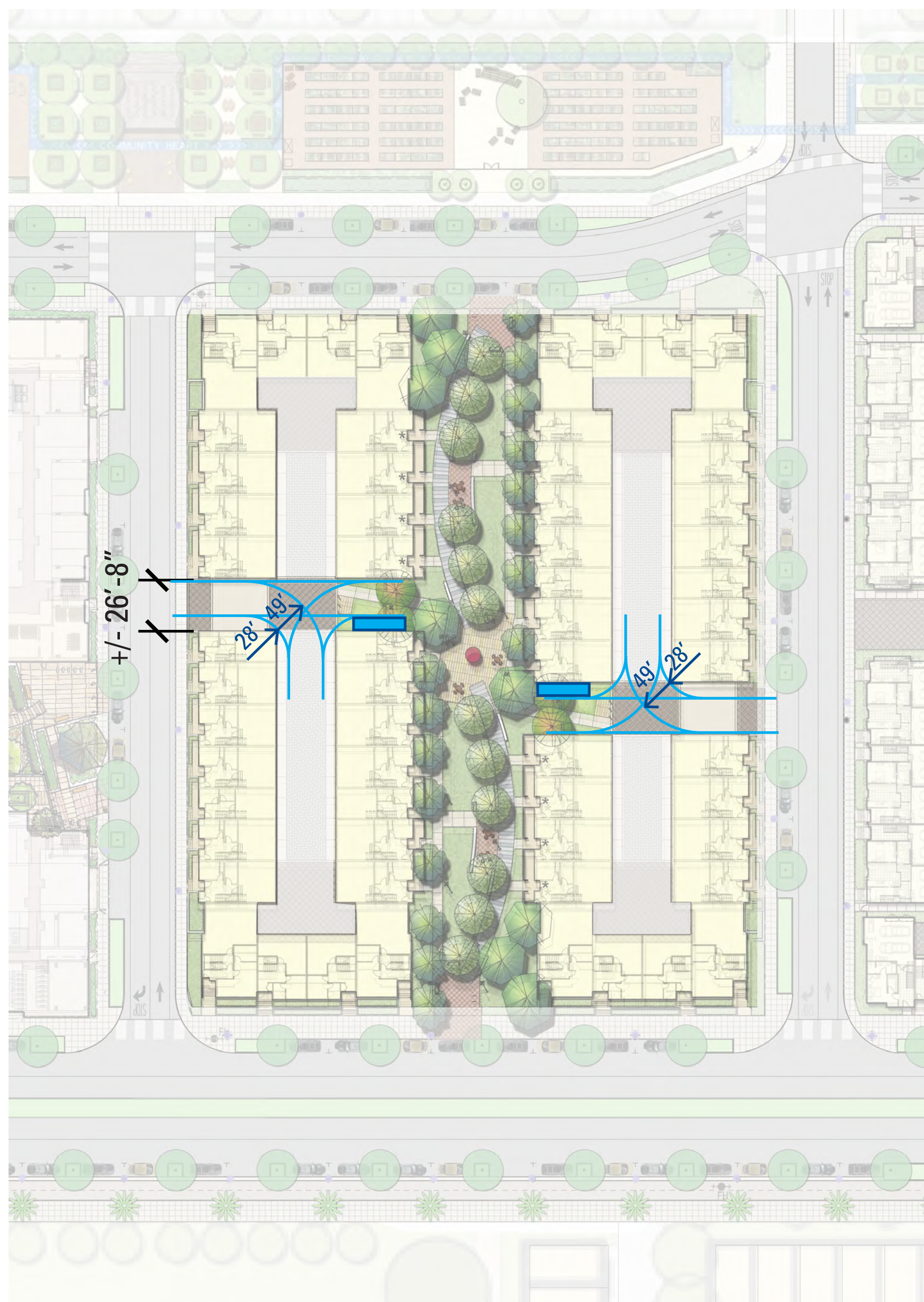
-  PROPOSED FIRE HYDRANT
-  150' HOSE MAX PULL W/ FIRE TRUCK





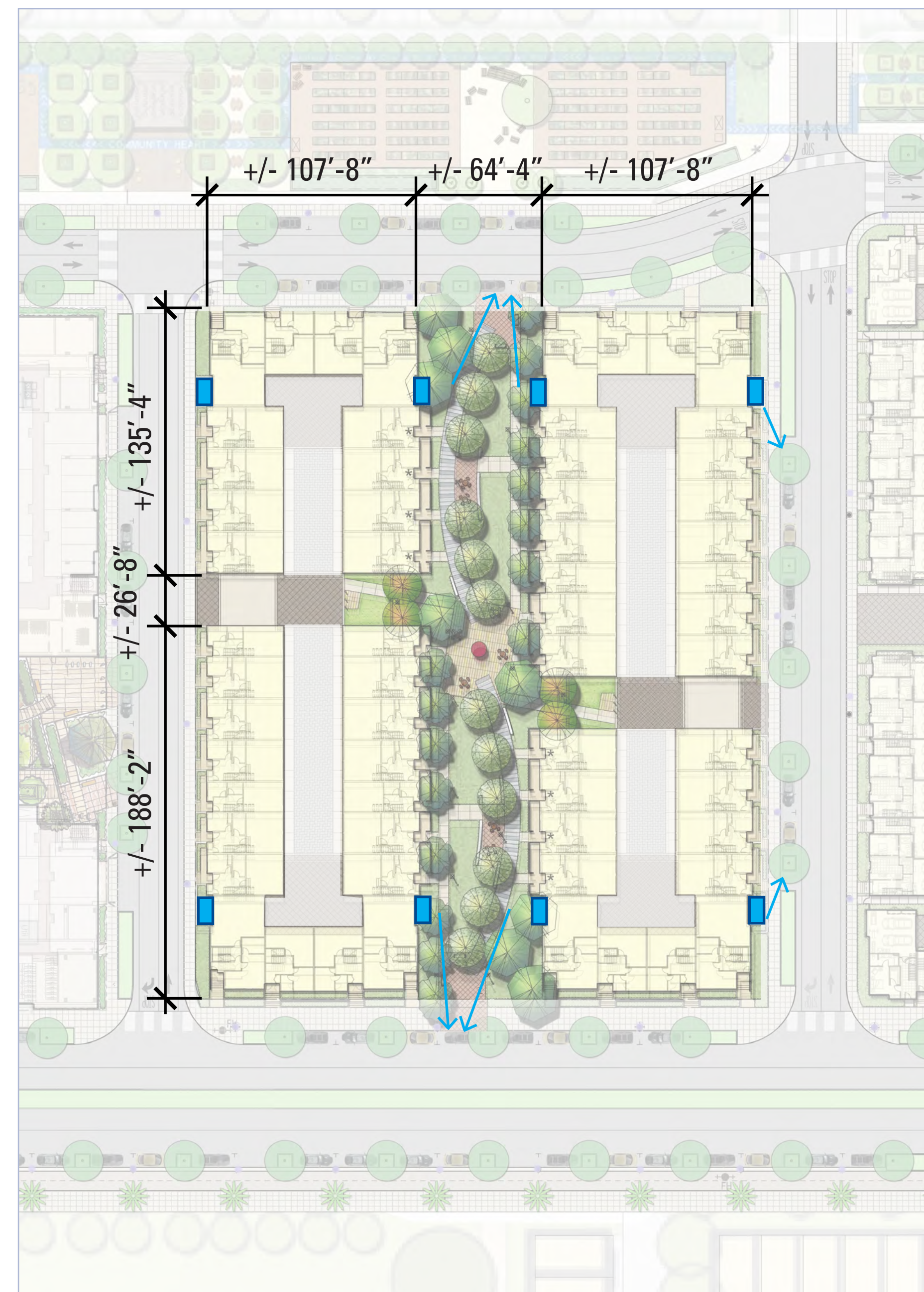
**OPTION 1: INDIVIDUAL UNIT COLLECTION @ COURTYARD**

INDIVIDUAL WASTE BINS ARE BROUGHT OUT ALONG UNIT GARAGES, WITH CONSOLIDATED TRASH BIN AREA FOR BLOCK END UNITS. THIS APPROACH WOULD PROVE PROBLEMATIC FROM THE STANDPOINT OF COLLECTION TRUCK BACKUP AS WELL AS CONGESTION ASSOCIATED WITH INDIVIDUAL BINS BEING LEFT OUT IN THE PARKING CORRIDOR FOR COLLECTION.



**OPTION 2: CONSOLIDATED COLLECTION @ COURTYARD**

A WOOD SLAT SCREENED, CONSOLIDATED WASTE COLLECTION ENCLOSURE WITH COMPACTOR BINS IS PROVIDED ACROSS FROM EACH PARKING COURTYARD ENTRY. THIS WOULD SIGNIFICANTLY REDUCE COLLECTION TRUCK BACKUP.



**OPTION 3: CONSOLIDATED COLLECTION @ PERIMETER**

A WOOD SLAT SCREENED, CONSOLIDATED WASTE COLLECTION ENCLOSURE IS PROVIDED ALONGSIDE UTILITY SHEDS SERVING THE BLOCK. DURING WEEKLY COLLECTIONS, WASTE COLLECTION BINS ARE ROLLED OUT TO THE STREET FOR PICKUP. THIS WOULD ELIMINATE TRUCK BACKUP FROM THE COLLECTION ROUTE.

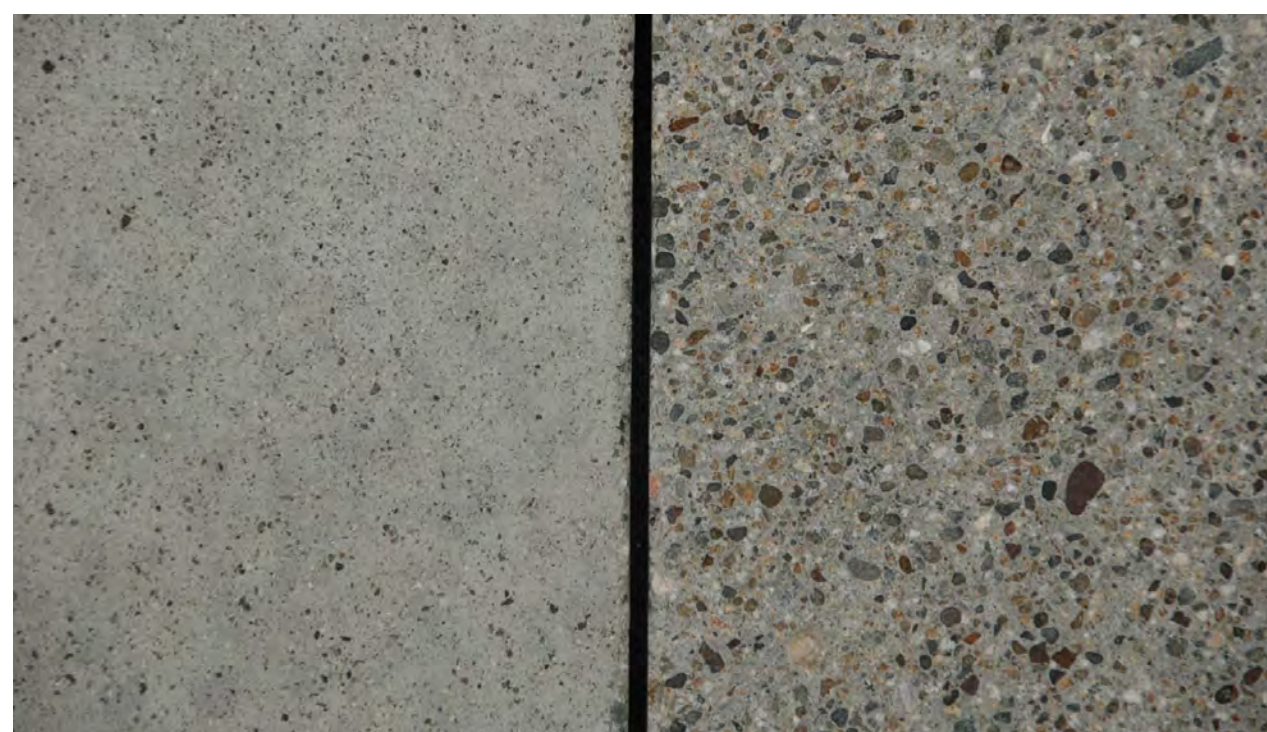
**LEGEND**

■ WASTE COLLECTION REGION (INDIVIDUAL OR MASS)

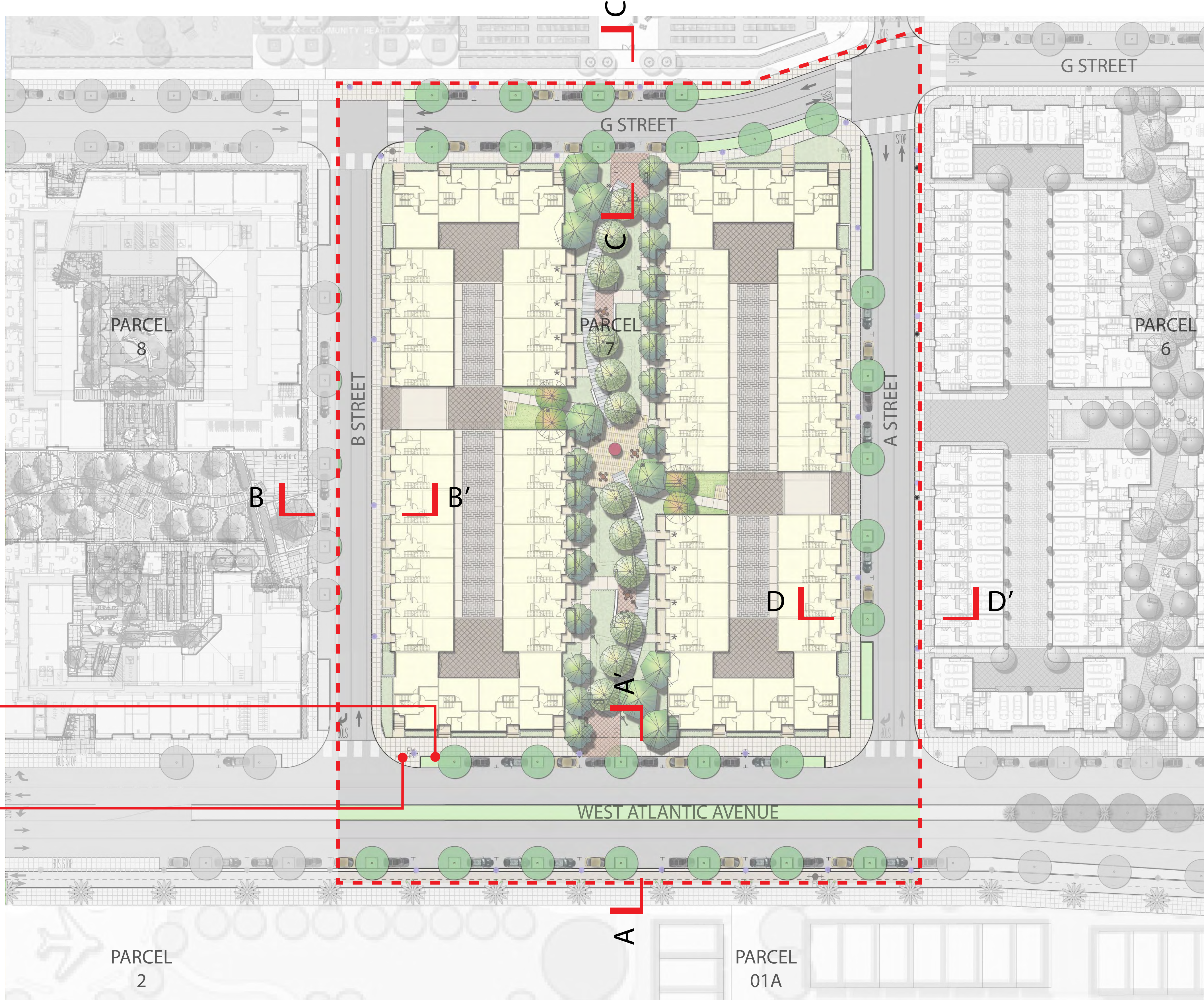




STONE COBBLES AT TREE WELLS



CONCRETE



# ALAMEDA POINT BLOCK 7

# ALAMEDA, CA

# STREET SECTIONS OVERVIEW

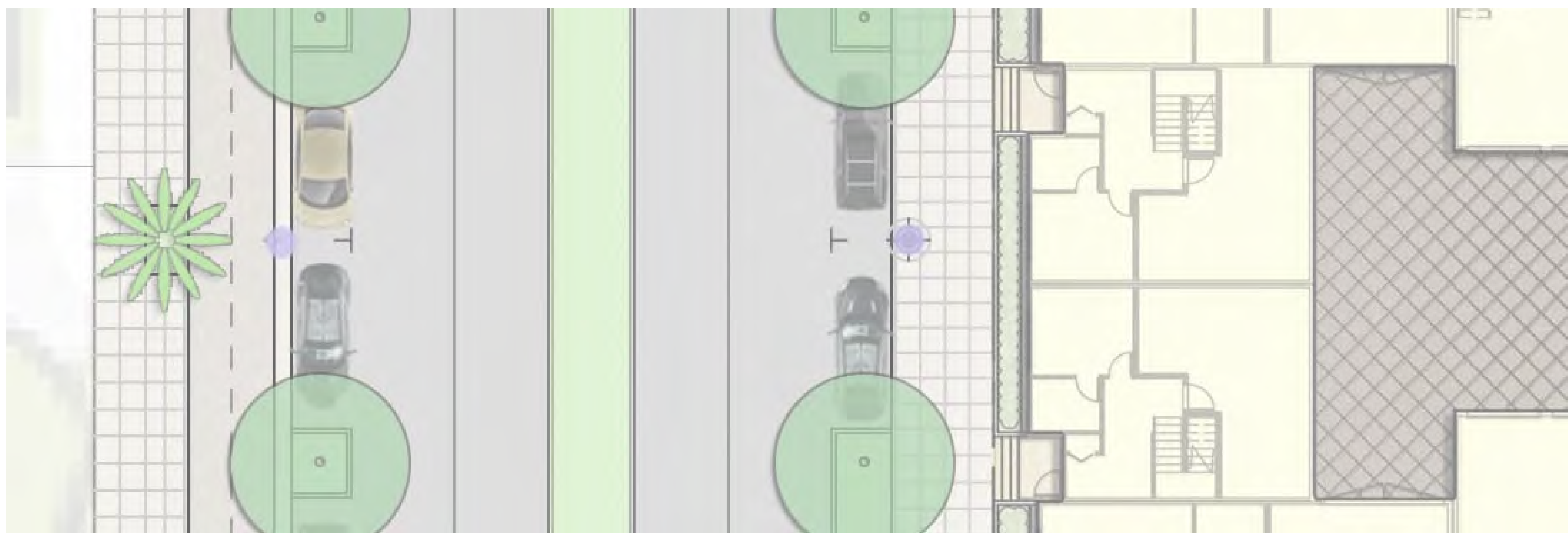


A

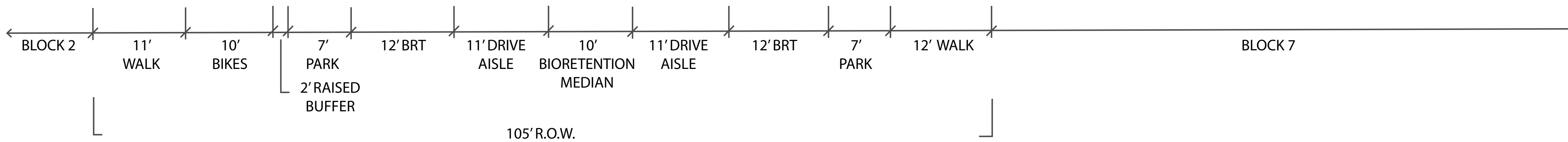


A'

A L



A'

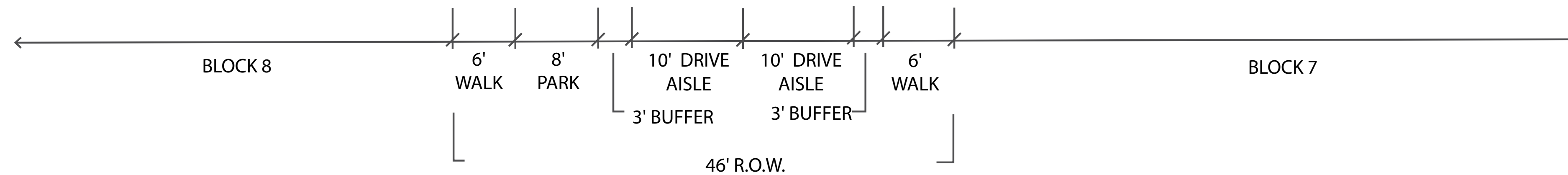


# ALAMEDA POINT BLOCK 7

# ALAMEDA, CA

# WEST ATLANTIC AVENUE SECTION





# ALAMEDA POINT BLOCK 7

# ALAMEDA, CA

# B STREET SECTION



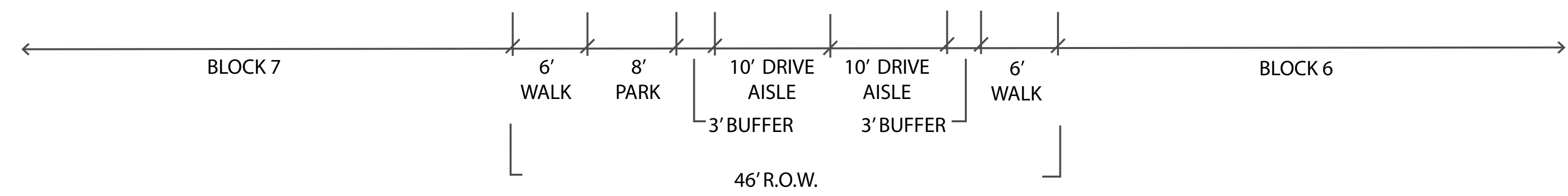


# ALAMEDA POINT BLOCK 7

# ALAMEDA, CA

# G STREET SECTION





# ALAMEDA POINT BLOCK 7

# ALAMEDA, CA

# A STREET SECTION