



ALAMEDA POINT BLOCK 8 DEVELOPMENT PLAN

PLANNING BOARD - MARCH 14, 2016

APPROVED BY PLANNING BOARD MARCH 14, 2016

VICINITY MAP

ZONING & OPEN SPACE

ZONING DATA:	SITE AREA CALCULATIONS:	BUILDING OPEN SPACE:
ALAMEDA POINT DEVELOPMENT PLAN	GROSS SITE AREA: 1.74 ACRES OPEN SPACE AREA BUILDING A: .21 ACRES OPEN SPACE AREA BUILDING B: .18 ACRES	RESL. COMMON SPACE (COURTYARD/ROOF DECK): BUILDING A: +/- 8,100 SF BUILDING B: +/- 6,800 SF RESL. PRIVATE SPACE (PATIOS/BALCONIES): BUILDING A: 0 SF BUILDING B: +/- 250 SF

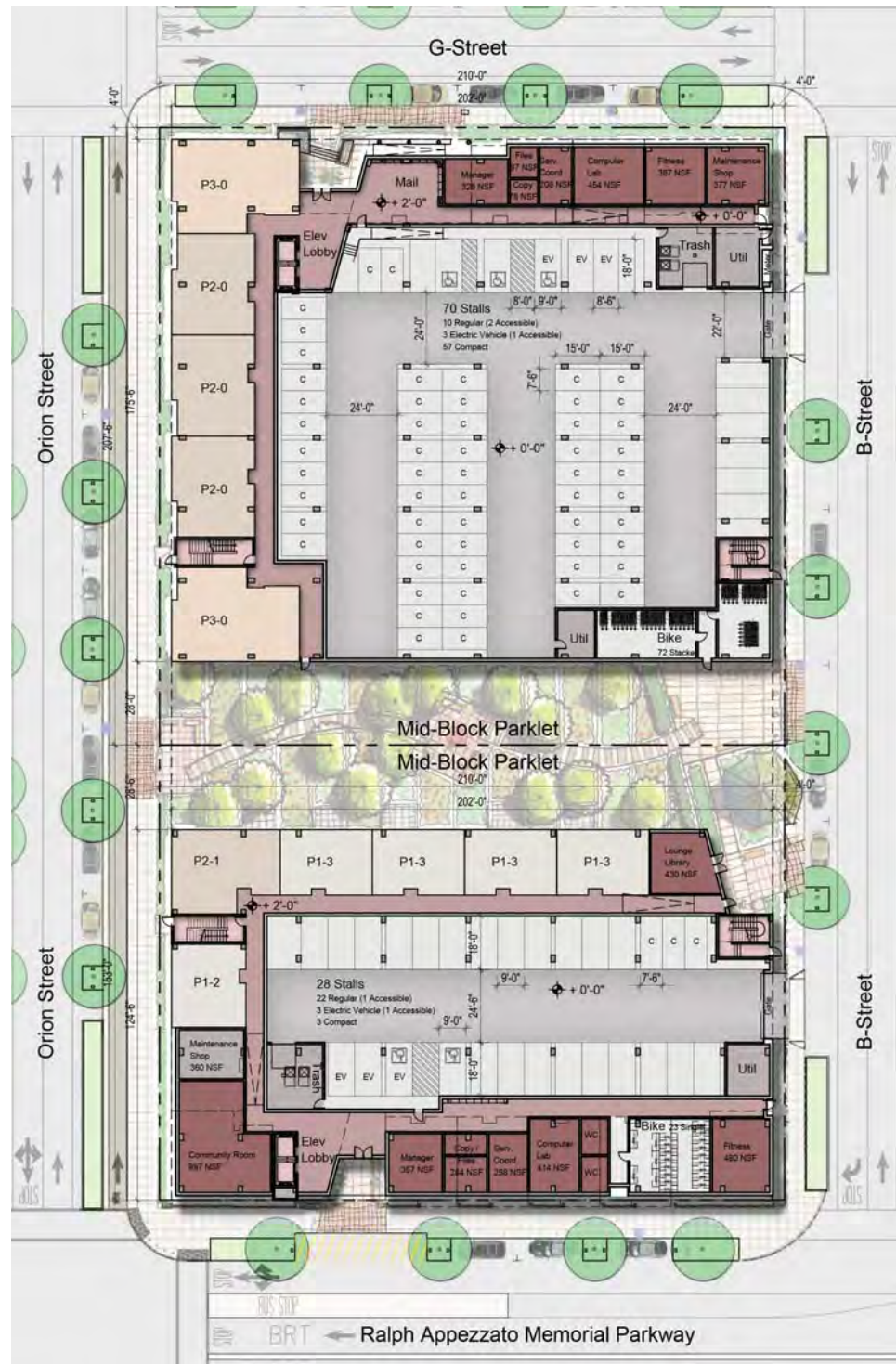
PROJECT TEAM

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: KTGy GROUP, INC. 580 2ND ST., #200 OAKLAND, CA 94607 T: (510) 272-2910 CONTACT: JESSICA MUSICK EMAIL: JTOLER@KTGY.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 150 CALIFORNIA ST. #650 SAN FRANCISCO, CA 94111 T: (415) 930-7900 CONTACT: DANIEL SCHAEFER EMAIL: DSCHAEFER@BKF.COM
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BUILDING A: BUILDING & PARKING STATISTICS	BUILDING B: BUILDING & PARKING STATISTICS																																																																																																																																								
BUILDING A: FAMILY <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>UNIT TYPE</th> <th>1-0</th> <th>1-1</th> <th>2-0</th> <th>2-0a</th> <th>3-0</th> <th>3-1</th> <th></th> </tr> </thead> <tbody> <tr> <td>AVERAGE GSF/D.U.</td> <td>662</td> <td>653</td> <td>917</td> <td>1047</td> <td>1226</td> <td>1148</td> <td></td> </tr> <tr> <td>LEVEL 1</td> <td></td> <td></td> <td>3</td> <td></td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>LEVEL 2</td> <td>2</td> <td>2</td> <td>10</td> <td>1</td> <td>4</td> <td>2</td> <td></td> </tr> <tr> <td>LEVEL 3</td> <td>2</td> <td>2</td> <td>10</td> <td>1</td> <td>4</td> <td>2</td> <td></td> </tr> <tr> <td>LEVEL 4</td> <td>4</td> <td>2</td> <td>10</td> <td>1</td> <td>4</td> <td>2</td> <td></td> </tr> <tr> <td>TOTAL</td> <td>8</td> <td>6</td> <td>33</td> <td>3</td> <td>14</td> <td>6</td> <td>70 (1 MANAGER UNIT)</td> </tr> <tr> <td>% TOTAL MIX</td> <td>11%</td> <td>9%</td> <td>47%</td> <td>4%</td> <td>20%</td> <td>9%</td> <td></td> </tr> </tbody> </table>	UNIT TYPE	1-0	1-1	2-0	2-0a	3-0	3-1		AVERAGE GSF/D.U.	662	653	917	1047	1226	1148		LEVEL 1			3		2			LEVEL 2	2	2	10	1	4	2		LEVEL 3	2	2	10	1	4	2		LEVEL 4	4	2	10	1	4	2		TOTAL	8	6	33	3	14	6	70 (1 MANAGER UNIT)	% TOTAL MIX	11%	9%	47%	4%	20%	9%		BUILDING B: SENIOR <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>UNIT TYPE</th> <th>1-0</th> <th>1-0 a</th> <th>1-1</th> <th>1-2</th> <th>1-3</th> <th>2-1</th> <th>2-2</th> <th></th> </tr> </thead> <tbody> <tr> <td>AVERAGE GSF/D.U.</td> <td>662</td> <td>625</td> <td>653</td> <td>690</td> <td>672</td> <td>933</td> <td>952</td> <td></td> </tr> <tr> <td>LEVEL 1</td> <td></td> <td></td> <td></td> <td>1</td> <td>4</td> <td>1</td> <td></td> <td></td> </tr> <tr> <td>LEVEL 2</td> <td>1</td> <td>4</td> <td>2</td> <td>7</td> <td>1</td> <td>1</td> <td>2</td> <td></td> </tr> <tr> <td>LEVEL 3</td> <td>1</td> <td>4</td> <td>2</td> <td>7</td> <td>1</td> <td>1</td> <td>2</td> <td></td> </tr> <tr> <td>LEVEL 4</td> <td>1</td> <td>4</td> <td>2</td> <td>7</td> <td>1</td> <td>1</td> <td>2</td> <td></td> </tr> <tr> <td>TOTAL</td> <td>3</td> <td>12</td> <td>6</td> <td>22</td> <td>7</td> <td>4</td> <td>6</td> <td>60 (1 MANAGER UNIT)</td> </tr> <tr> <td>% TOTAL MIX</td> <td>5%</td> <td>20%</td> <td>10%</td> <td>37%</td> <td>12%</td> <td>7%</td> <td>10%</td> <td></td> </tr> </tbody> </table>	UNIT TYPE	1-0	1-0 a	1-1	1-2	1-3	2-1	2-2		AVERAGE GSF/D.U.	662	625	653	690	672	933	952		LEVEL 1				1	4	1			LEVEL 2	1	4	2	7	1	1	2		LEVEL 3	1	4	2	7	1	1	2		LEVEL 4	1	4	2	7	1	1	2		TOTAL	3	12	6	22	7	4	6	60 (1 MANAGER UNIT)	% TOTAL MIX	5%	20%	10%	37%	12%	7%	10%	
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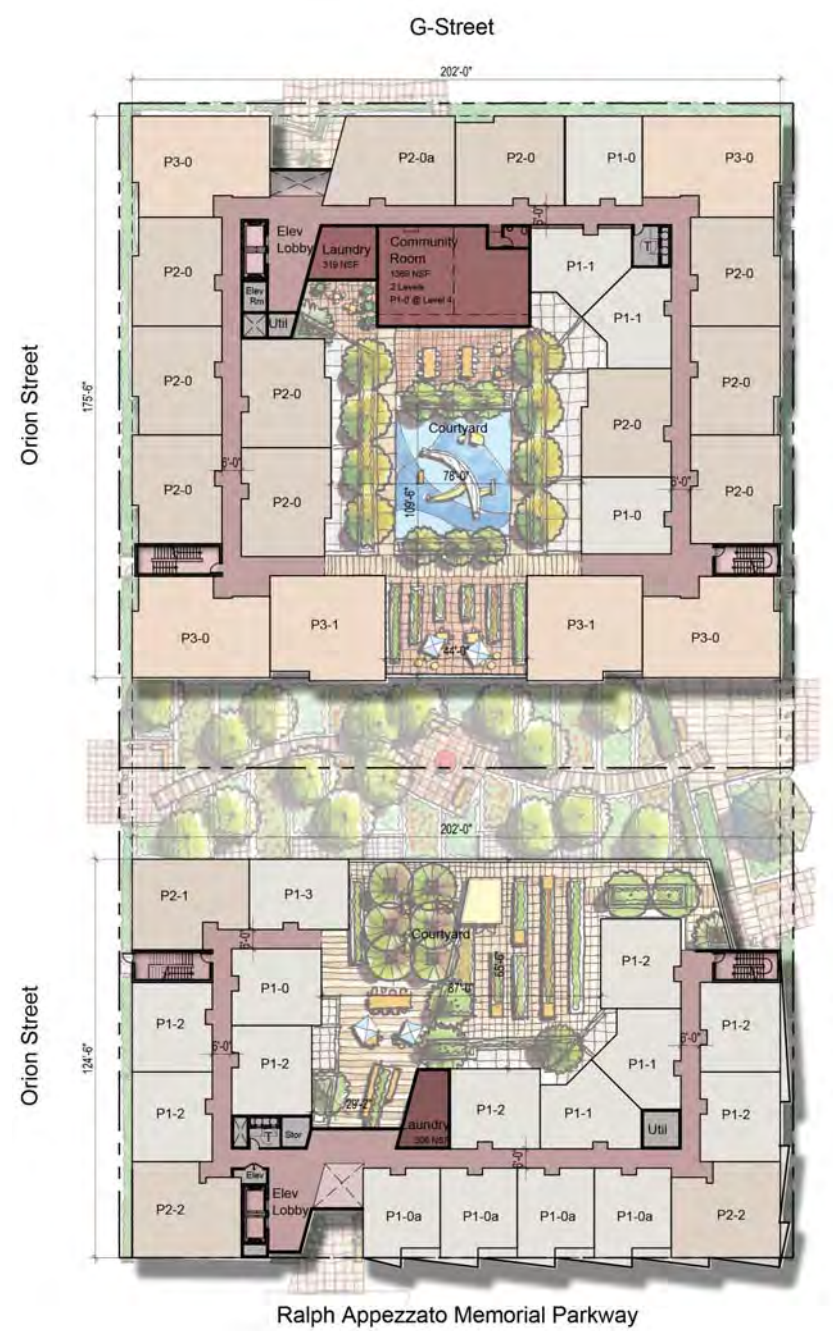
DRAWING INDEX

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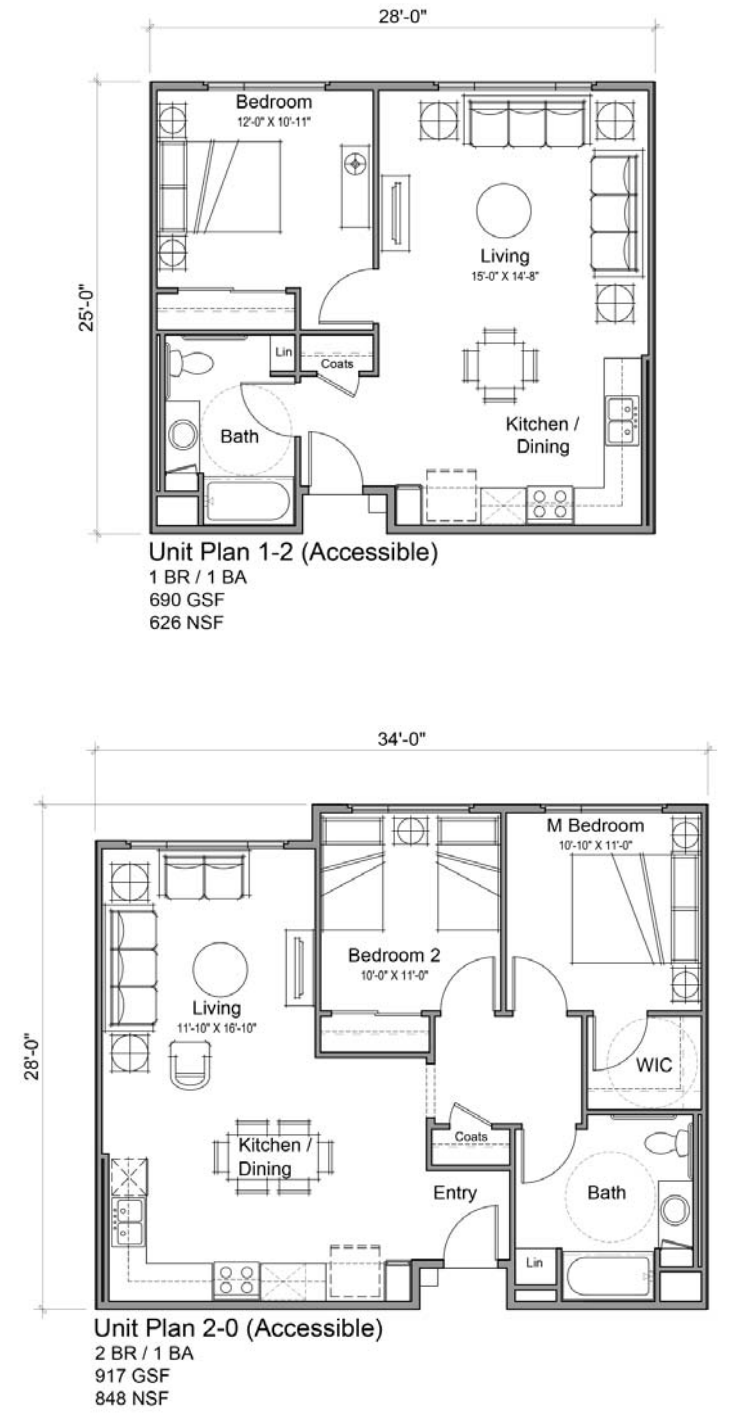
SITE PLAN

Block 8 will be designed with careful consideration to universal design principles to ensure accessibility is maximized for all residents. The block will have accessible routes into and through the buildings for the residents. The on-grade amenities and units on the ground floor will all be on accessible paths of travel and accommodate for wheelchair access. The mid-block parklet will also be accessible to persons with disabilities.



FLOOR PLAN - PODIUM

The Block 8 buildings will also be designed to accommodate for universal design principles. The entries to the units on the ground floor will be on an accessible path of travel meeting universal design principles. The units on the upper levels will have access through the elevator that serves all of the building floors. The podium courtyards will be designed in a way to allow accessibility for wheelchairs and persons with disabilities.



UNIT PLANS (TYP)

All units in both the senior and family buildings will be adaptable, with 50% mobility accessible in the senior building and 5% in the family building to meet California Tax Credit Allocation Committee requirements. This means that units will have an accessible route into and through the unit, flexibility for grab bar installation in showers and bath tubs, and the kitchens and bathrooms can easily be used by people in wheelchairs. In addition 2% of the units will be fully accessible to hearing and/or visually impaired persons.

ALAMEDA POINT BLOCK 8

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DESIGN GUIDELINES - UNIVERSAL DESIGN





GREEN BUILDING ELEMENTS

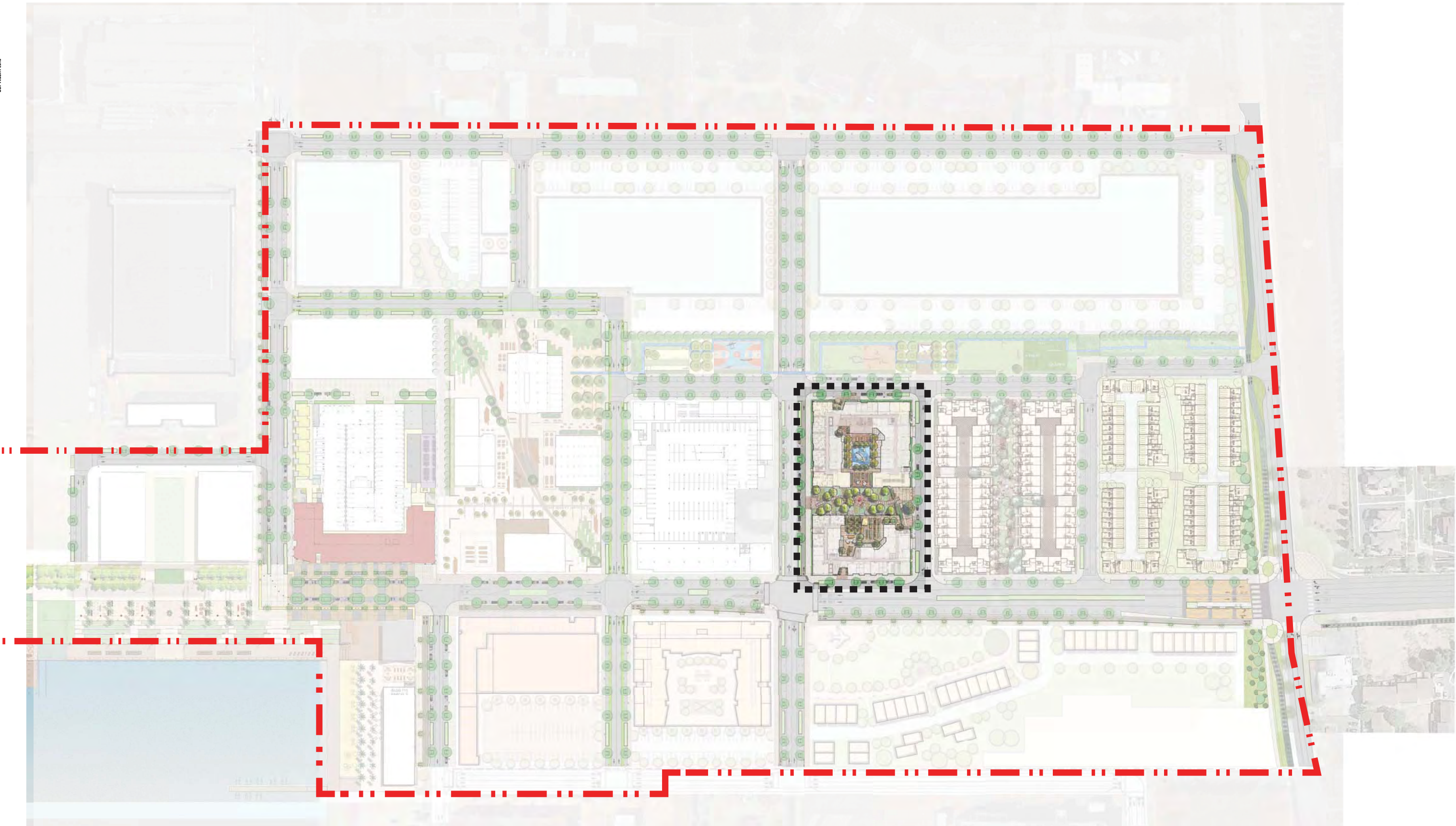
Both the senior and family buildings at Block 8 will incorporate innovative green design elements that maximize energy and water efficiency, and make use of recycled materials. As such the projects will exceed Title 24 energy and resource efficiency thresholds which provides a healthier home for our residents and improves affordability by minimizing resident's utility costs. The project will pursue GreenPoint Rated (GPR) certification through Build It Green. Based on Eden's recent experience with new construction, we expect to exceed a GPR rating of 125 points, or GPR Gold. Specifically the project's design will include the following elements: solar thermal system; shading systems for natural cooling; low VOC paints for indoor air quality; high efficiency light fixtures and Energy Star appliances; and low flow toilets and showerheads.

SUSTAINABLE ENERGY

In addition to the green building elements, both buildings will also integrate sustainable energy systems. The family and senior buildings on Block 8 will include solar photovoltaic panels to offset the common area electrical load. Eden will provide three electric vehicle charging stations in each of the buildings as well.

LANDSCAPE

The landscape component of Block 8 will have green design elements as well. The landscaped areas will utilize drought resistant planting that meets Bay Friendly landscaping standards, thereby reducing the water need for irrigation. The irrigation systems will be equipped with smart timers which prevent over watering of plants. Also part of the green design landscaping element will be bioswales that enhance natural draining of water on-site rather than into the storm water system.



ALAMEDA POINT BLOCK 8

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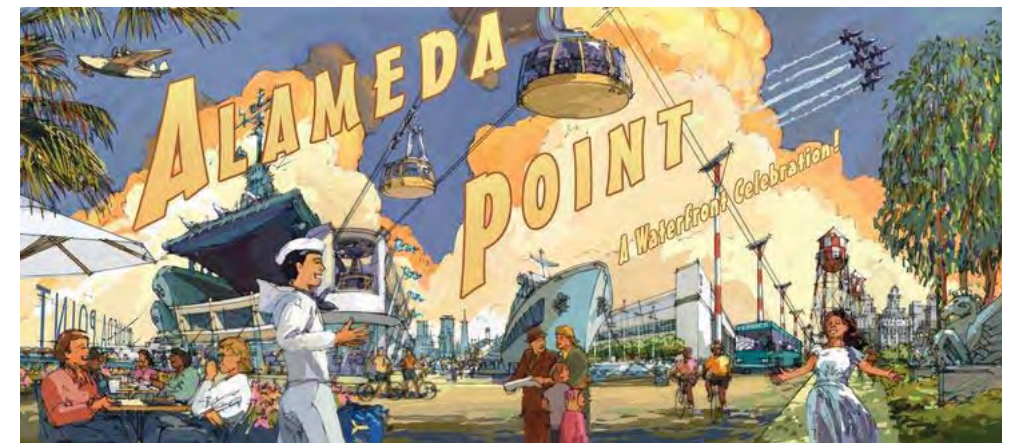
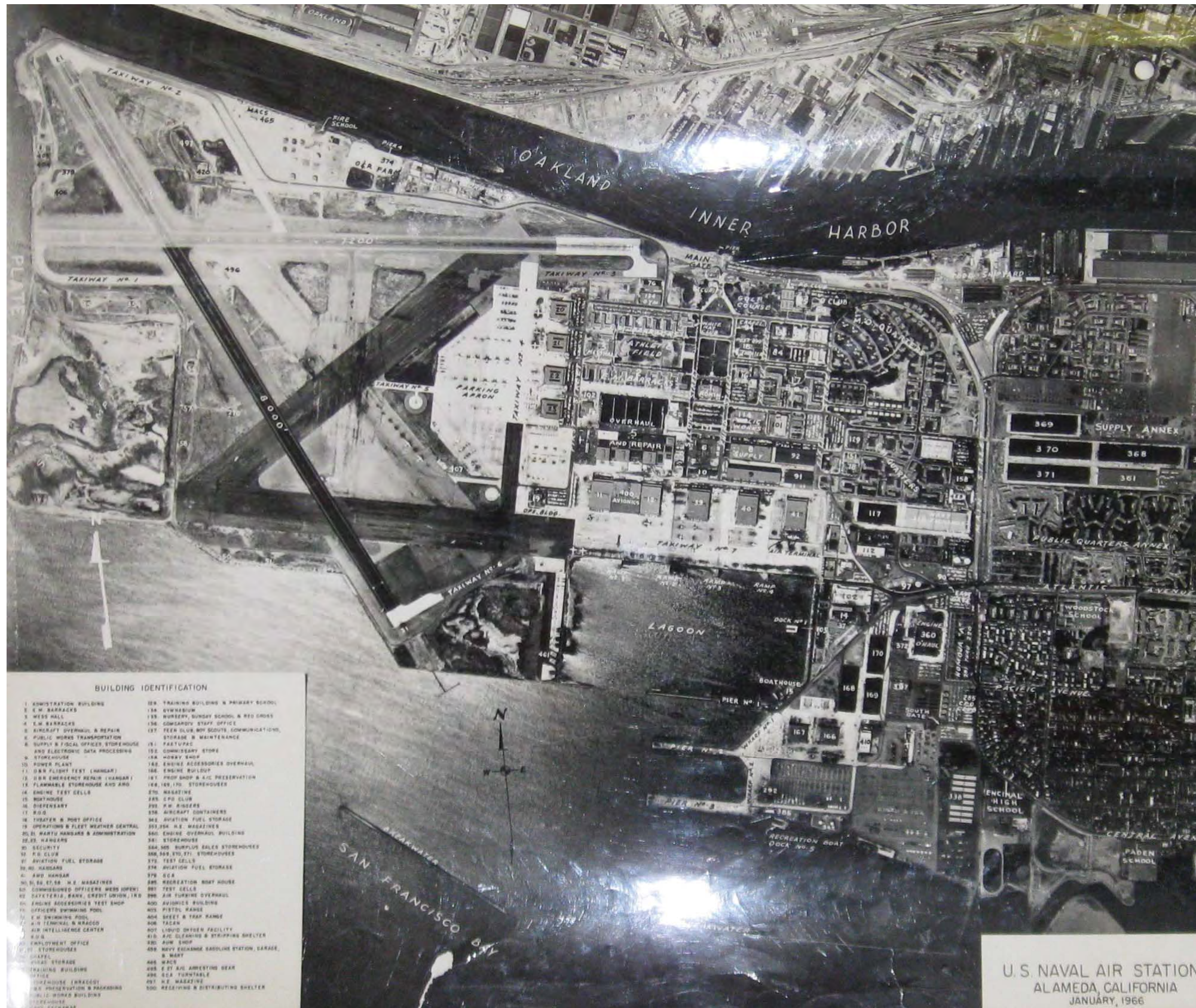
SITE A OVERALL SITE PLAN - BLOCK 8



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SITE A HISTORY

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SITE A PHOTOS



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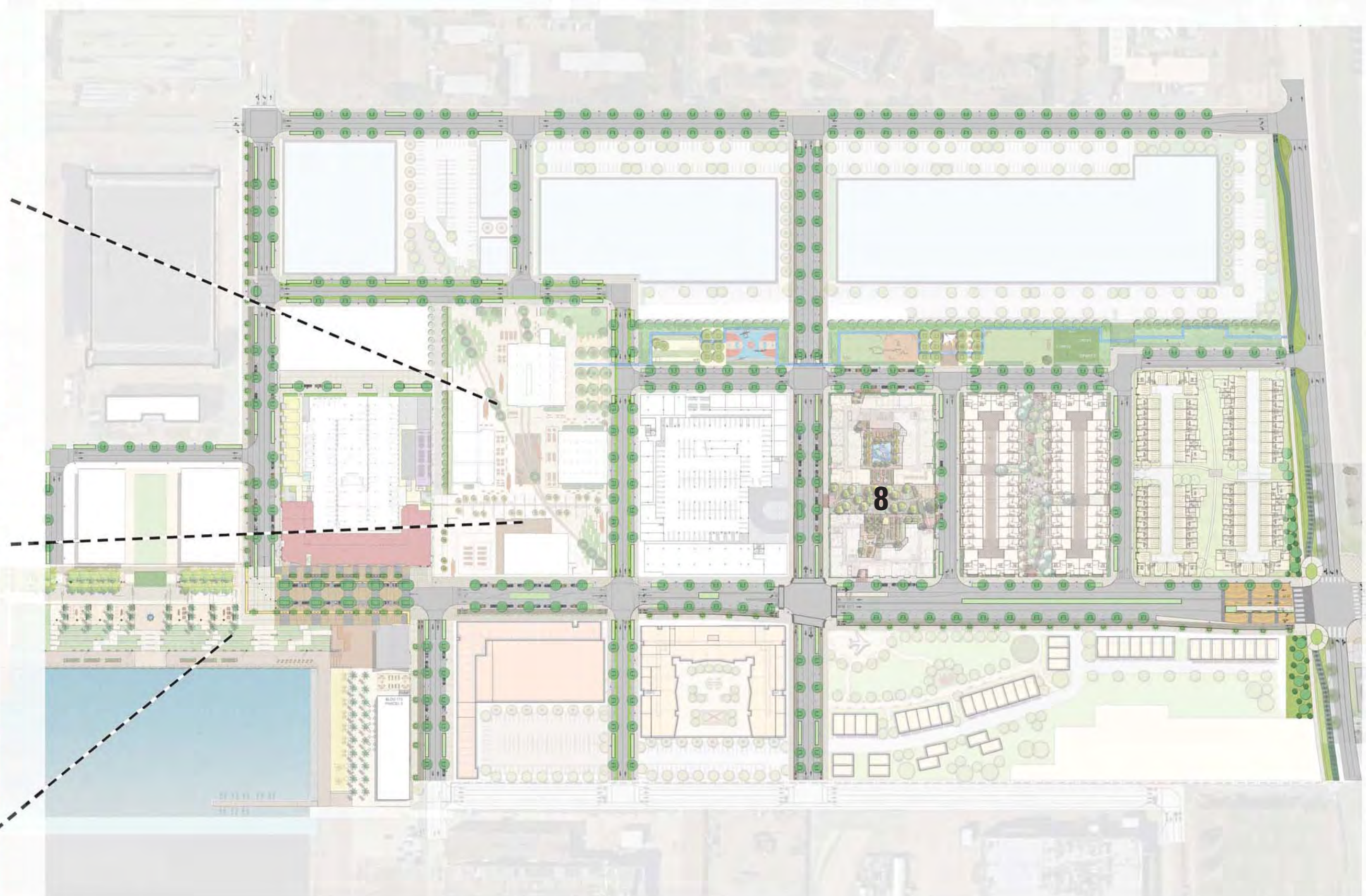
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ALAMEDA, CA

BLOCK 8 - SITE PHOTOS



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SITE A PUBLIC REALM



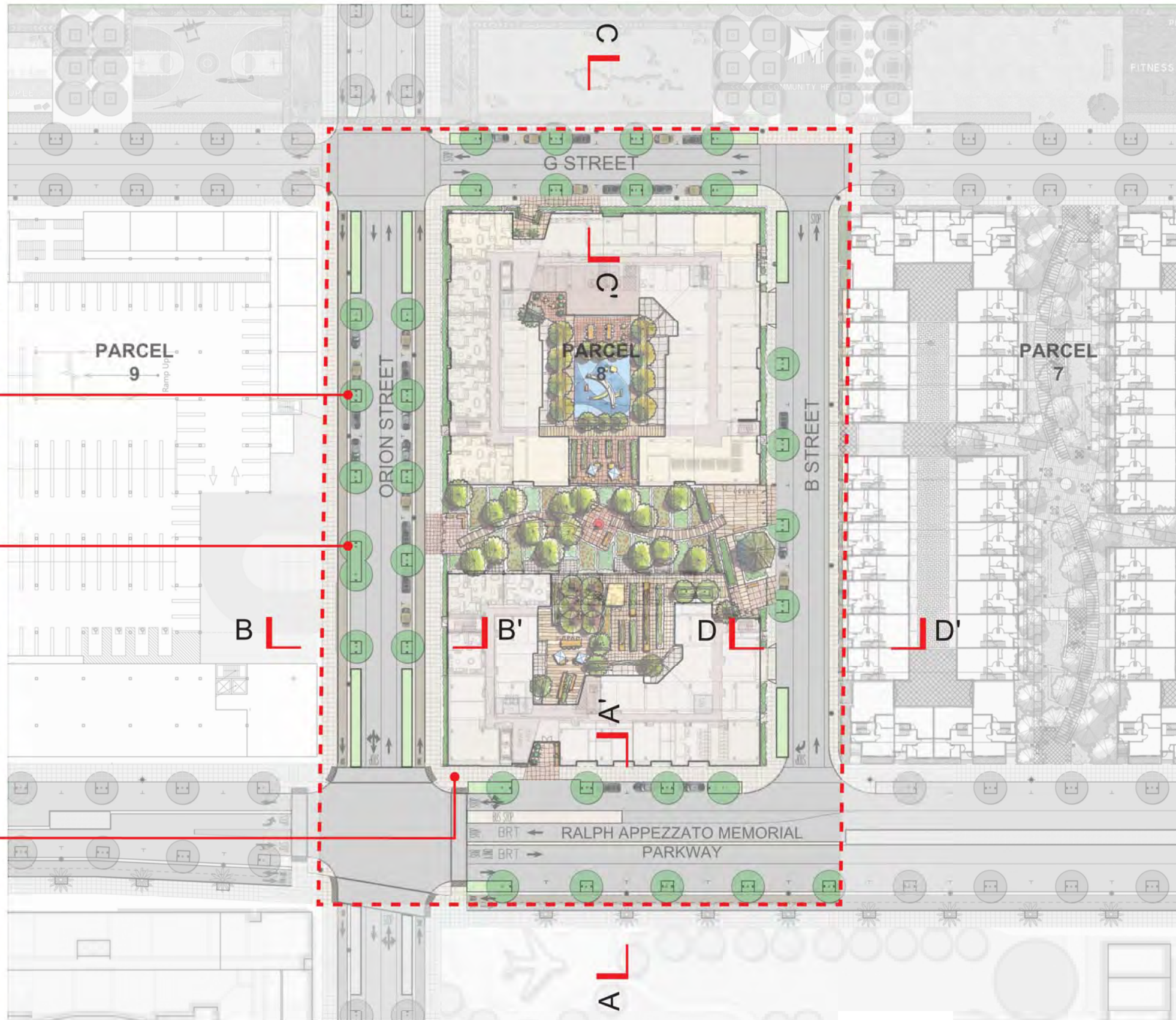
STONE COBBLES AT TREE WELLS



BOLLARD



CONCRETE



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BLOCK 8 MATERIAL PALETTE

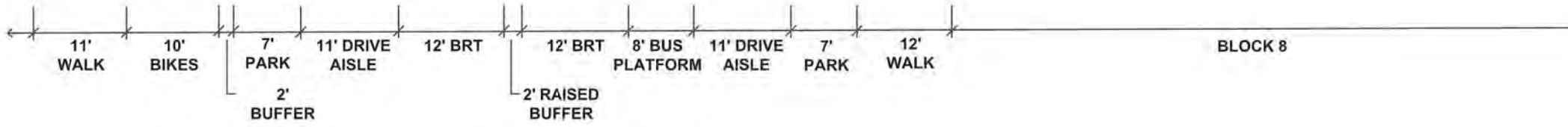
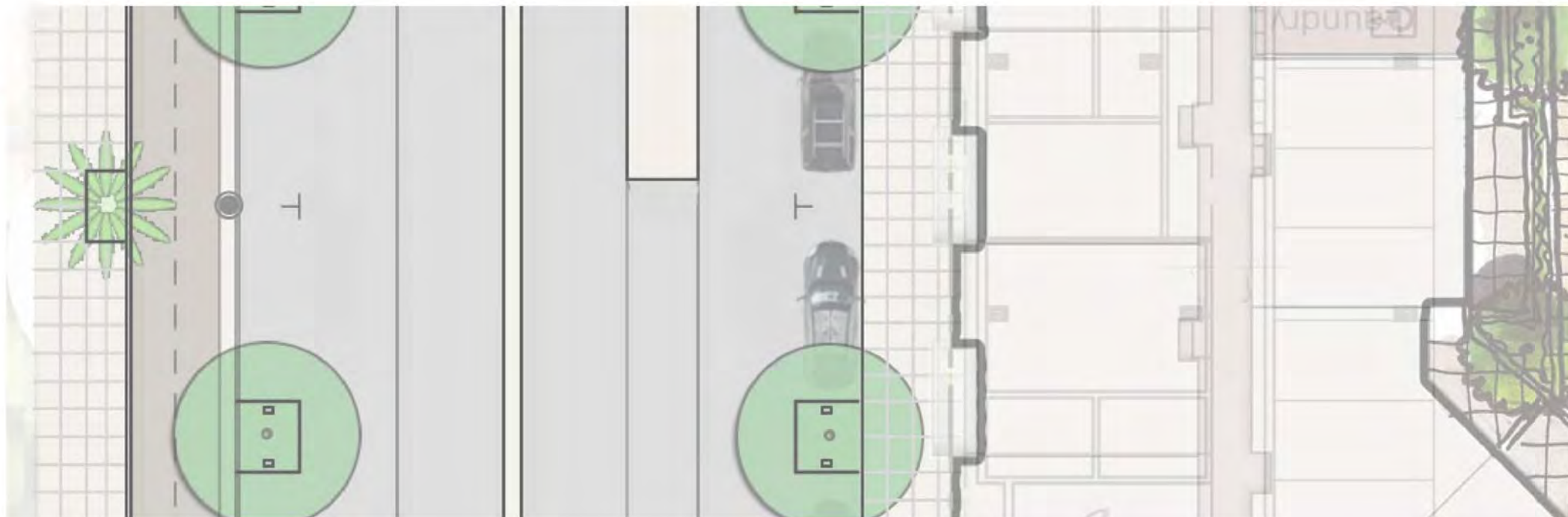


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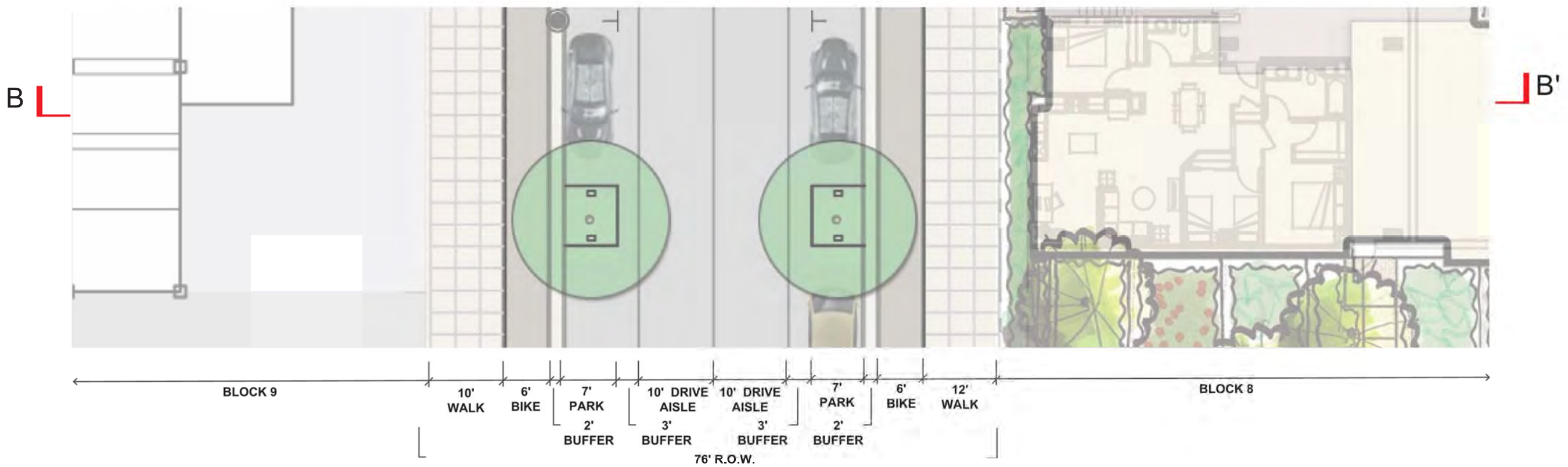
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ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

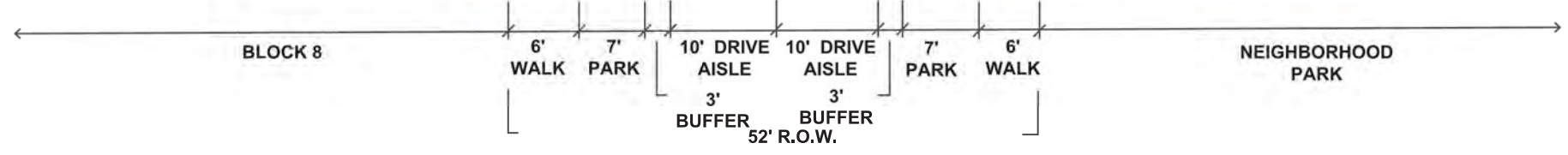
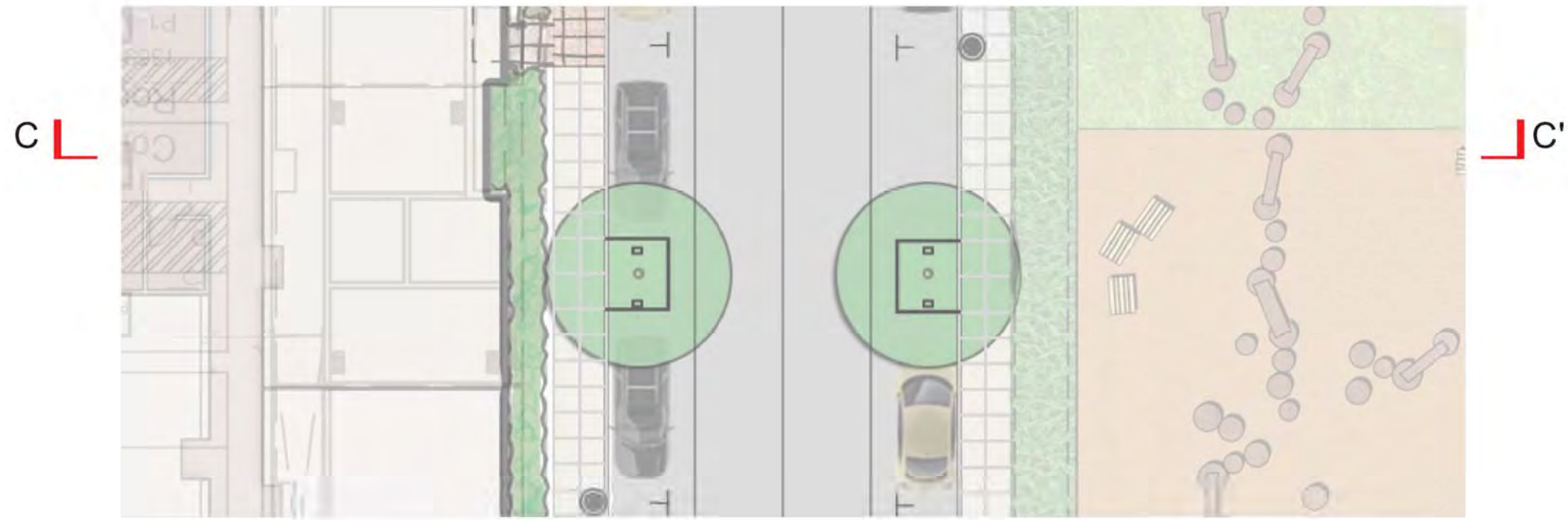
RAMP SECTION AT BLOCK 8



ALAMEDA POINT BLOCK 8

ALAMEDA, CA

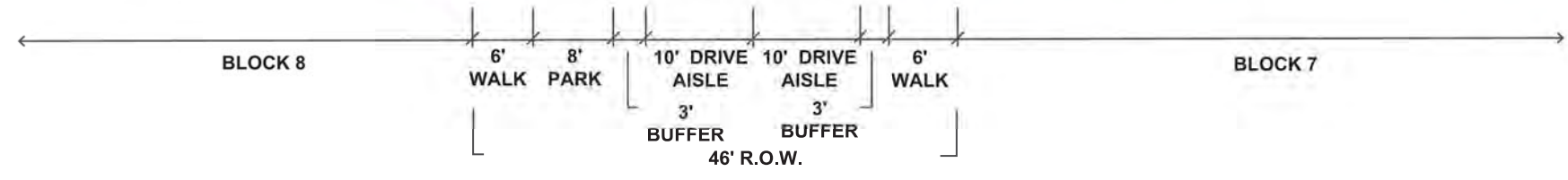
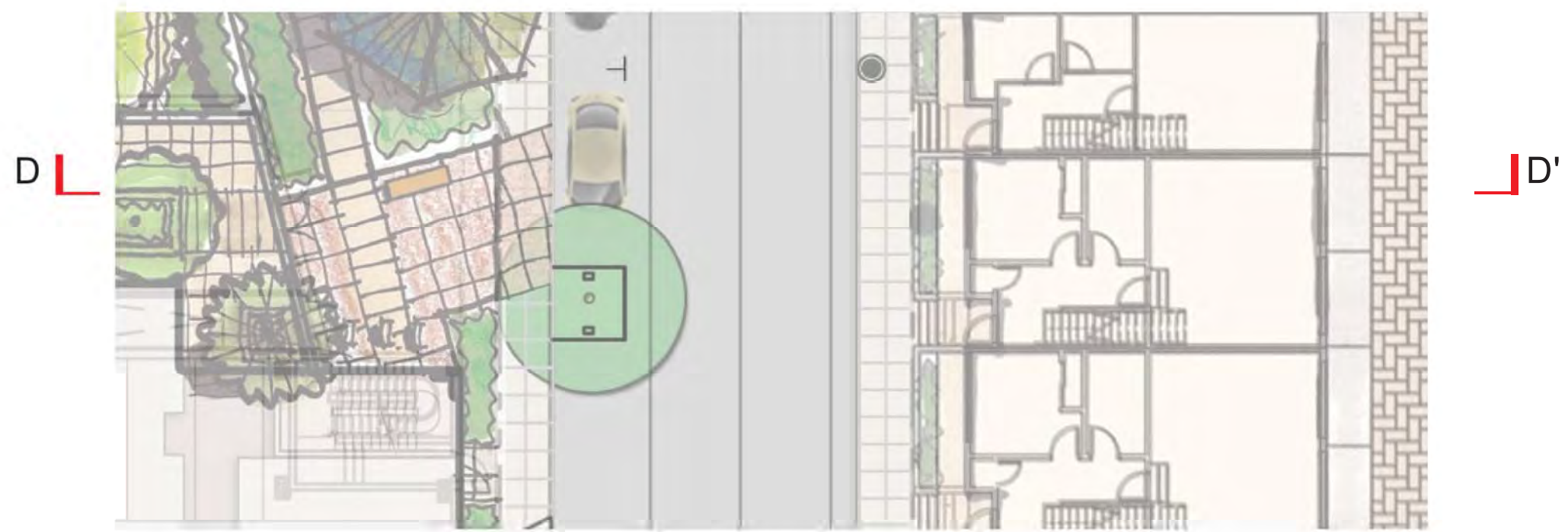
ORION STREET SECTION AT BLOCK 8



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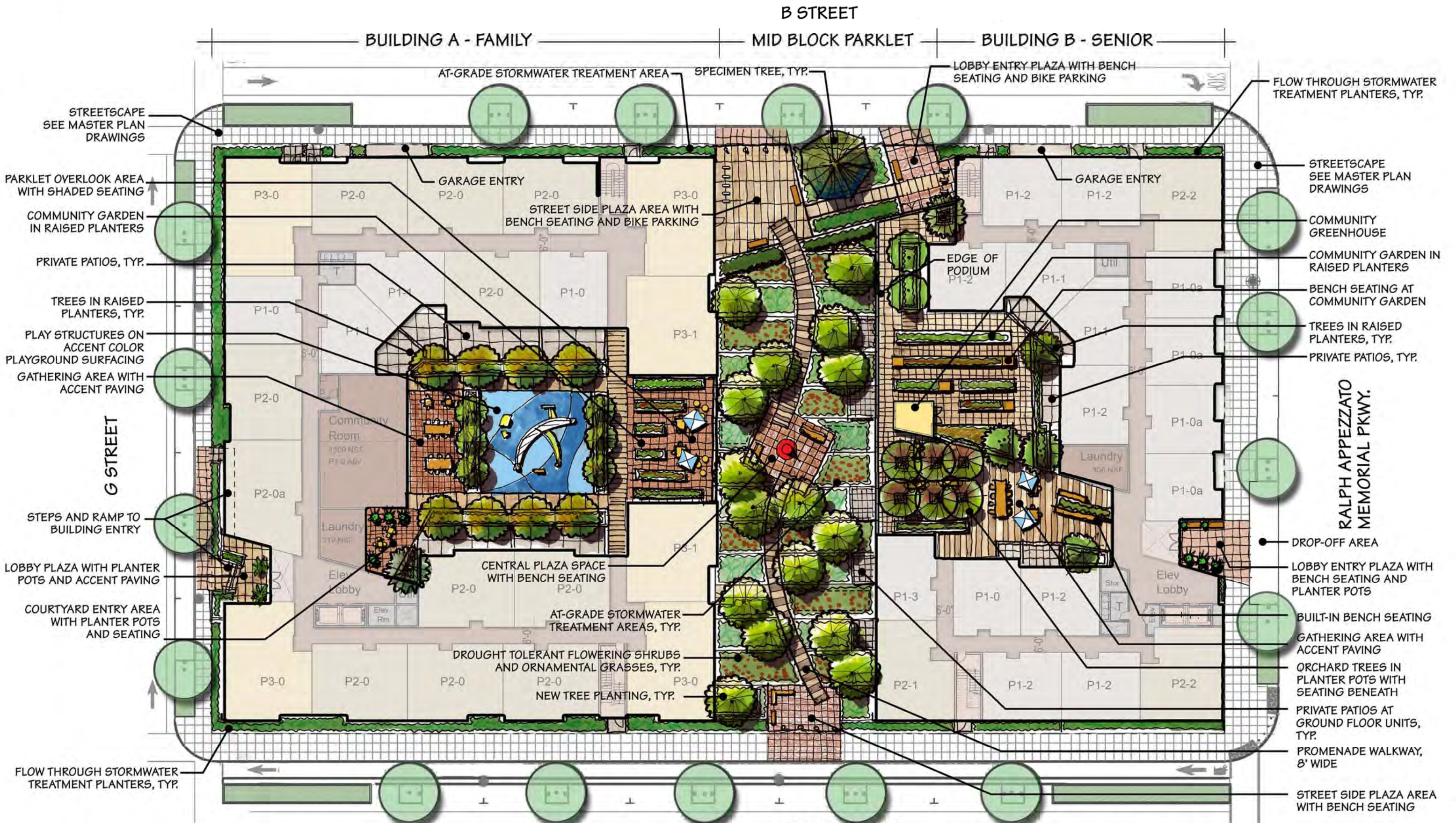
G STREET SECTION AT BLOCK 8



ALAMEDA POINT BLOCK 8

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B STREET SECTION AT BLOCK 8



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ORION STREET

BLOCK 8 CONCEPTUAL LANDSCAPE PLAN



* Refer to Landscape Sheet (9) for Landscape Design.

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ARCHITECTURAL SITE PLAN



**Buildings A + B
Ground Level 1**



**Buildings A + B
Podium Level (3+4 Sim.)**

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ARCHITECTURAL FLOOR PLANS

Vertical Paneling



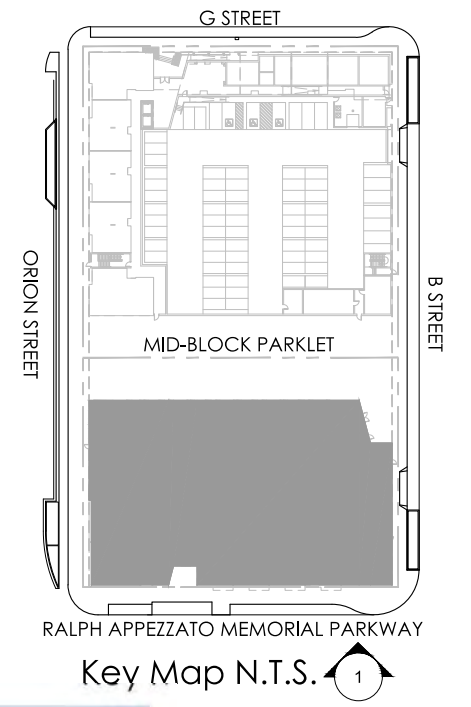
Tower Element



Ribbon Windows



Weathered Concrete



1. Elevation at Ralph Appezato Memorial Parkway

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - SENIOR

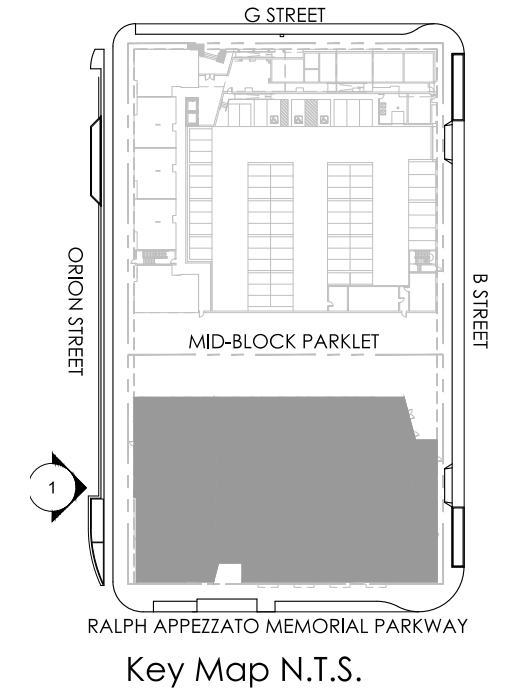


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1. Elevation at Orion Street

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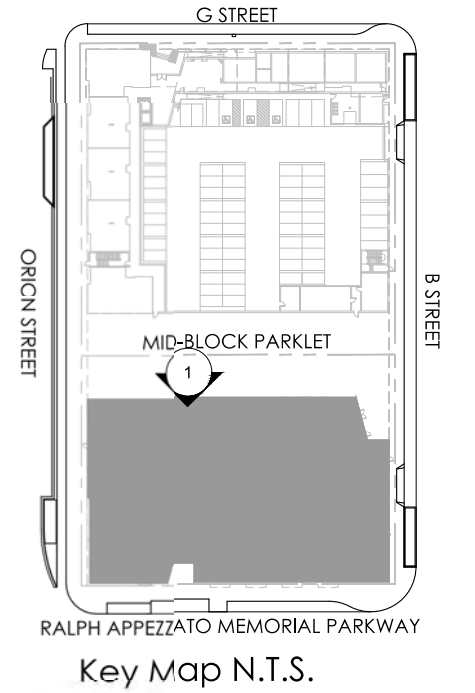
CONCEPTUAL ELEVATIONS - SENIOR



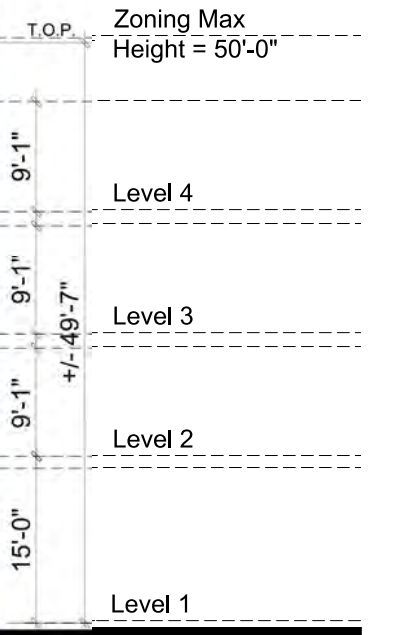
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1. Elevation at Mid-Block Parklet



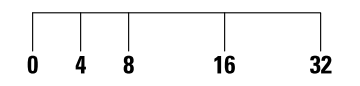
ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

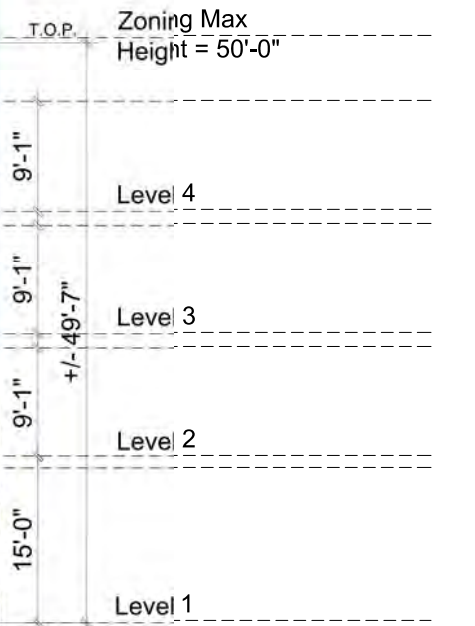
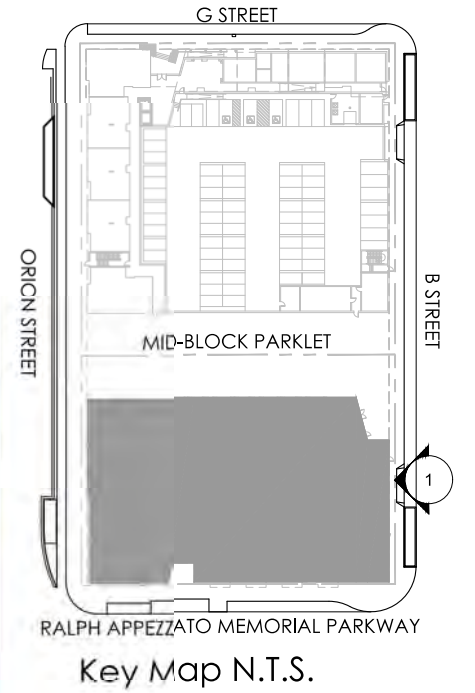
CONCEPTUAL ELEVATIONS - SENIOR



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1. Elevation at B Street

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CONCEPTUAL ELEVATIONS - SENIOR



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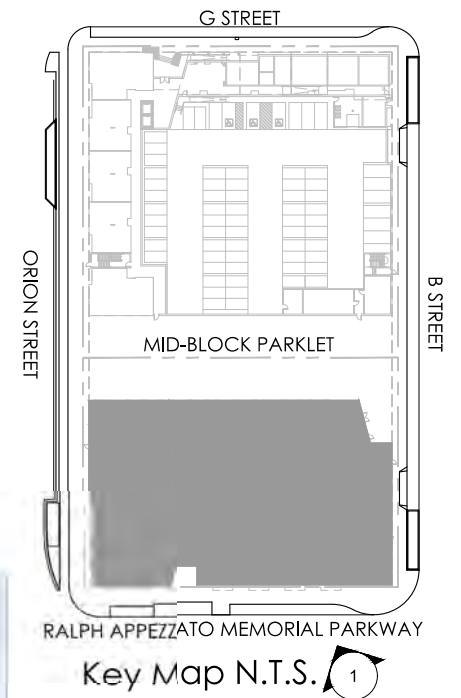
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12.4



1. View from Linear Park and Ralph Appezato Memorial Parkway



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CONCEPTUAL PERSPECTIVES - SENIOR



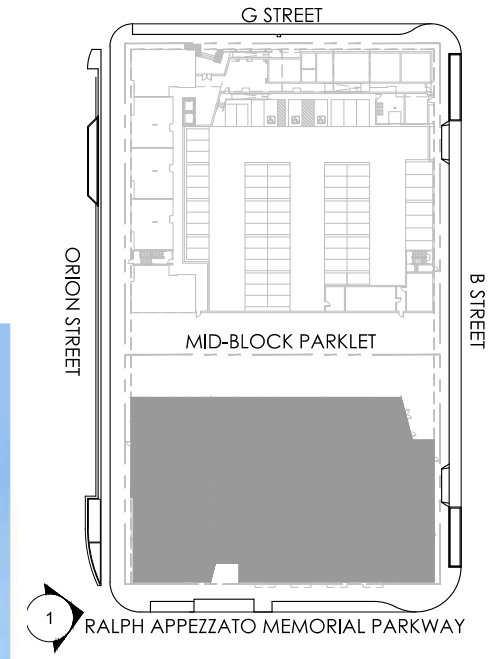
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12.5



1. View from Ralph Appezato Memorial Parkway and Orion Street



Key Map N.T.S.

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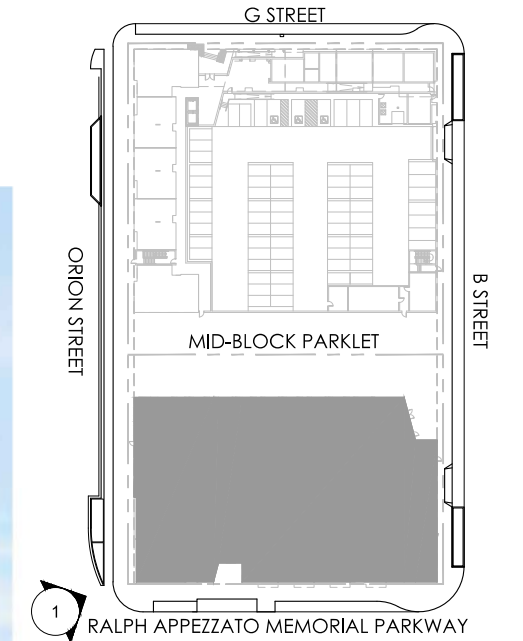
CONCEPTUAL PERSPECTIVES - SENIOR



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12.6



Key Map N.T.S.

1. View from Orion Street and Ralph Appezato Memorial Parkway

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CONCEPTUAL PERSPECTIVES - SENIOR



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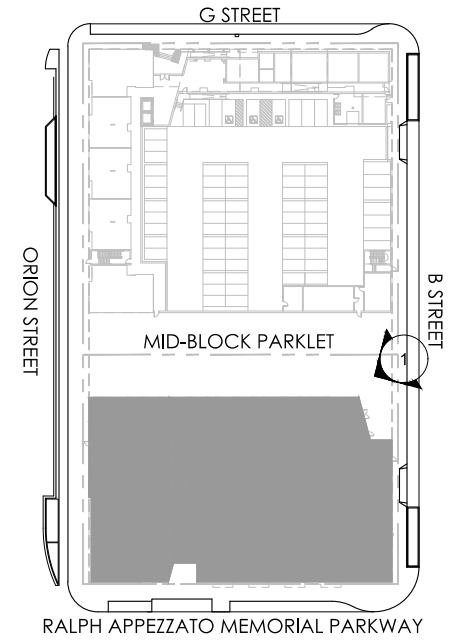
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1. View from Ralph Appezato Memorial Parkway and B Street

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CONCEPTUAL PERSPECTIVES - SENIOR



Key Map N.T.S.

1. View of Mid-Block Parklet from B Street

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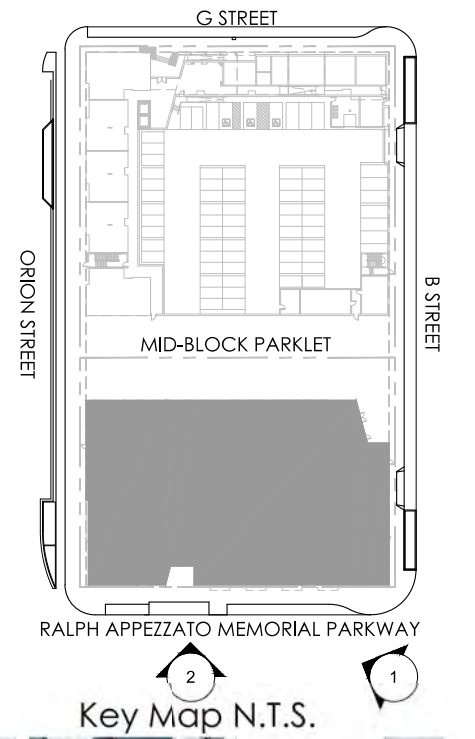
CONCEPTUAL PERSPECTIVES - SENIOR



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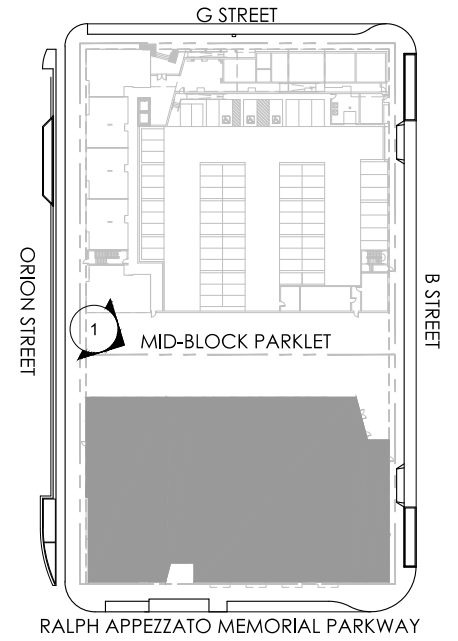
1. View from Ralph Appezzato Memorial Parkway



2. View of Entry from Ralph Appezzato Memorial Parkway

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - SENIOR



Key Map N.T.S.

1. View from Mid-Block Parklet

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - SENIOR

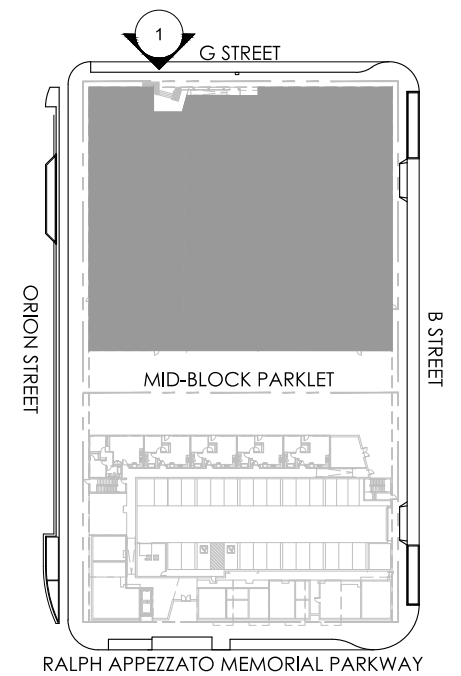
Window Grouping



Window Rhythm



Vertical Paneling



Key Map N.T.S.



1. Elevation at G Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - FAMILY

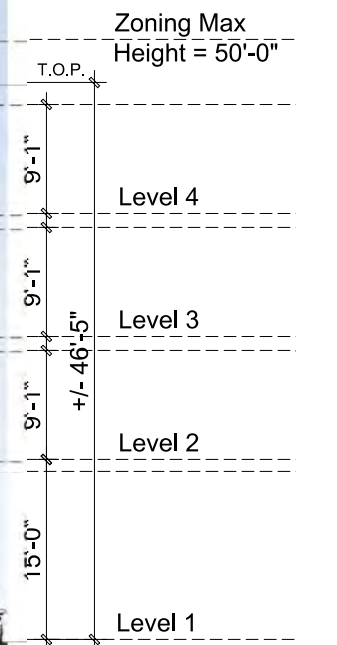
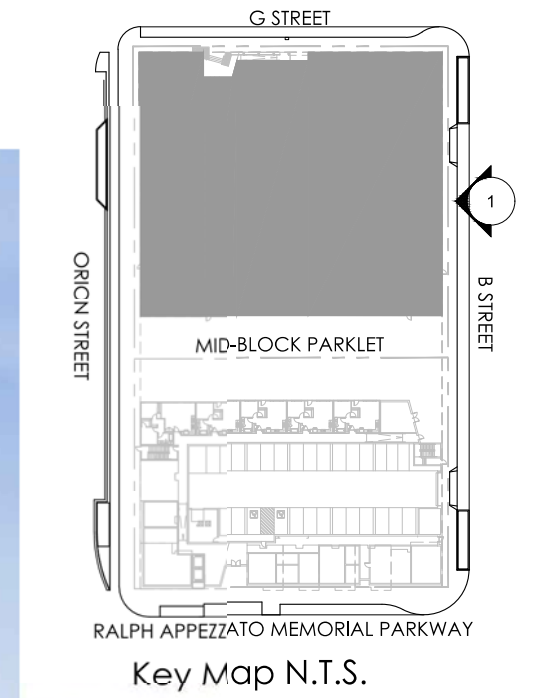


14072
KTGY#150867

03.14.16



13.1



1. Elevation at B Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - FAMILY

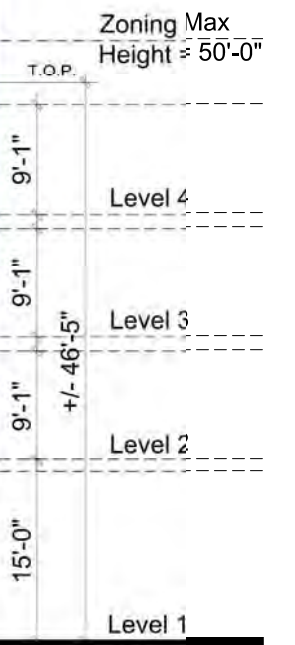
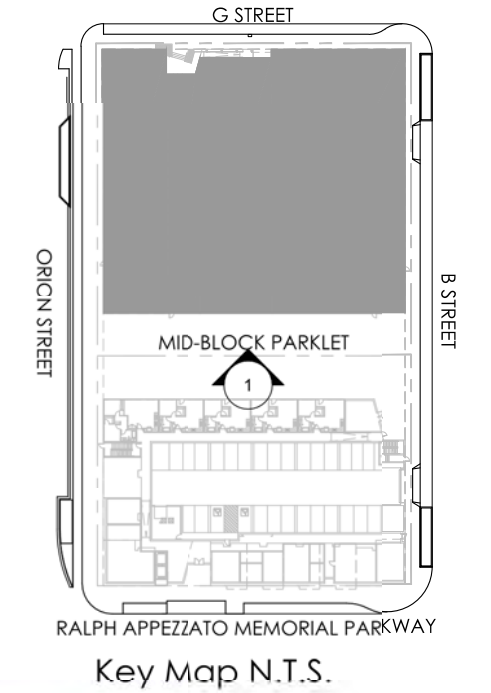


14072
KTGY#150867

03.14.16



13.2



1. Elevation at Mid-Block Parklet

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - FAMILY

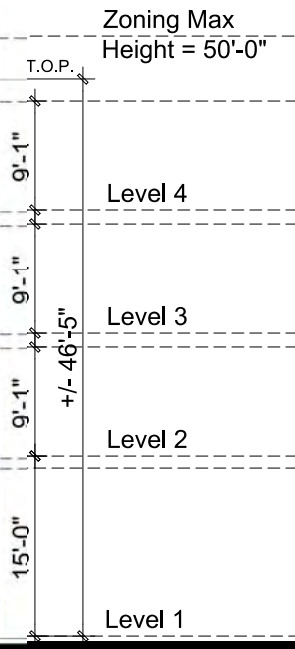
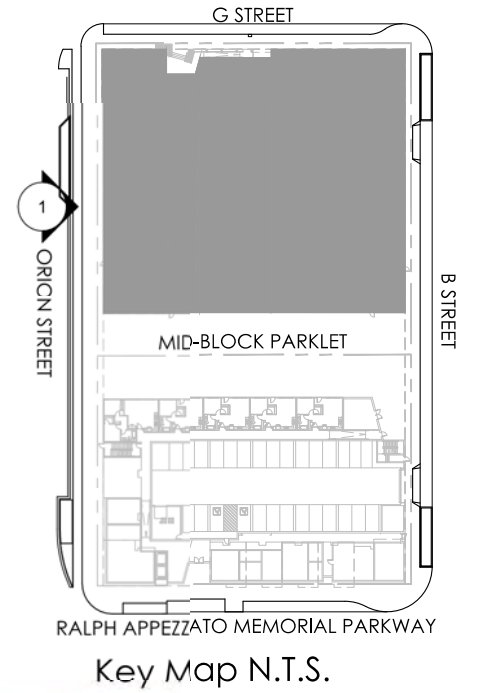


14072
KTGY#150867

03.14.16



13.3



1. Elevation at Orion Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - FAMILY

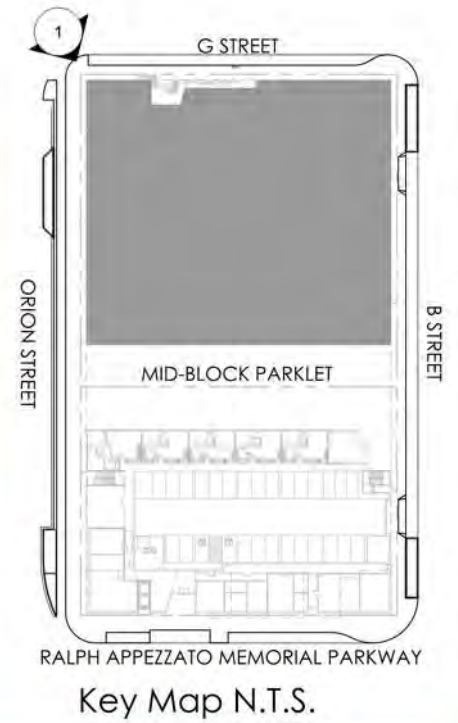


14072
KTGY#150867

03.14.16



13.4



1. View from G Street and Orion Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - FAMILY



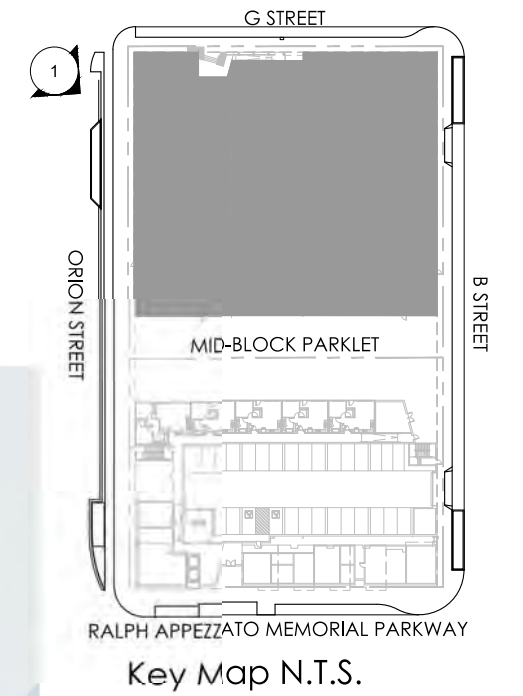
14072
KTGY#150867

03.14.16

13.5



1. View from Orion Street and G Street



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

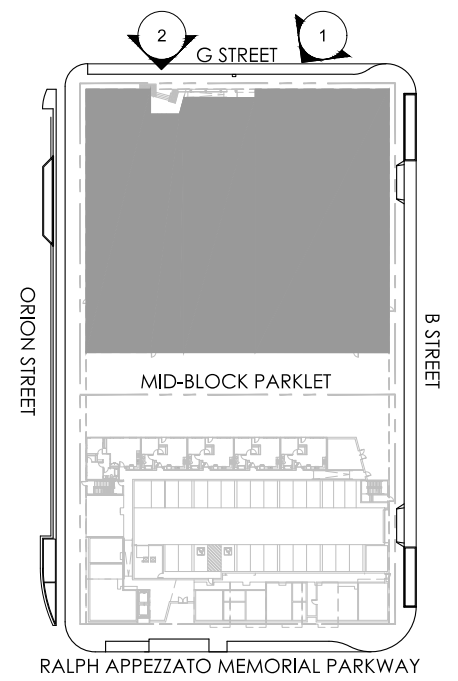
CONCEPTUAL PERSPECTIVES - FAMILY



14072
KTGY#150867

03.14.16

13.6



Key Map N.T.S.



1. View from G Street



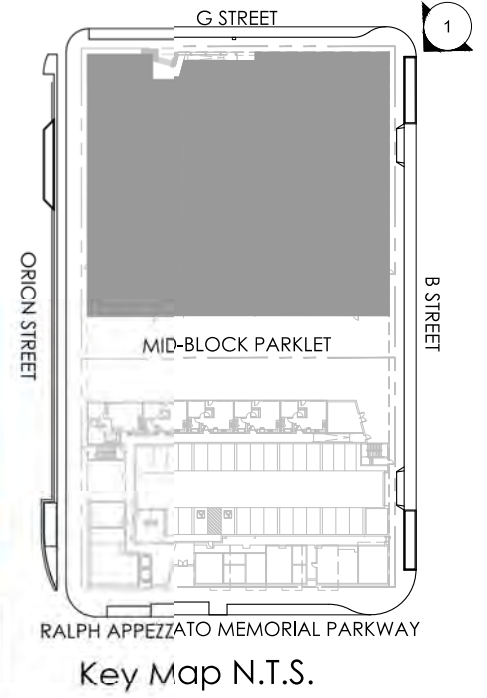
2. View of Entry from G Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - FAMILY

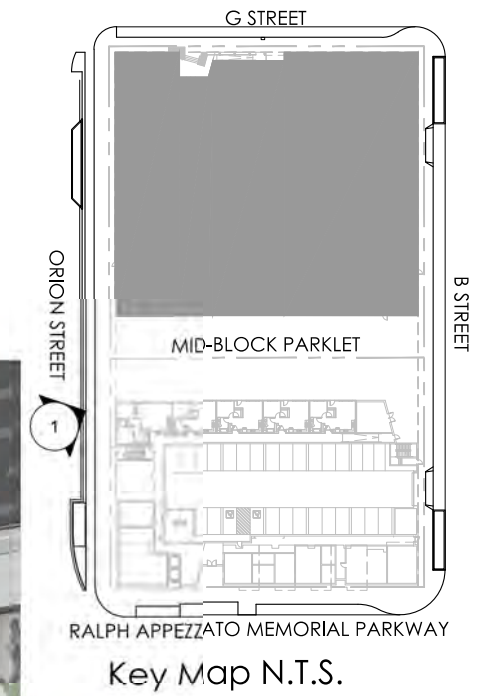


1. View from B Street and G Street



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - FAMILY



1. View of Mid-Block Parklet From Orion Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

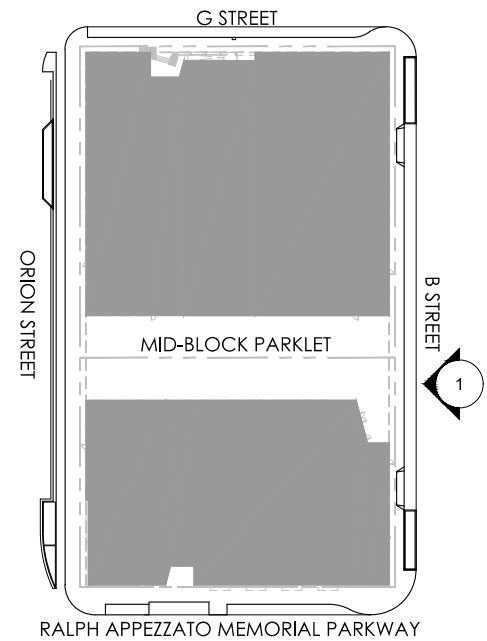
CONCEPTUAL PERSPECTIVES - FAMILY



14072
KTGY#150867

03.14.16

13.9



Key Map N.T.S.



1. Streetscene on B Street

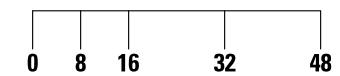
ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

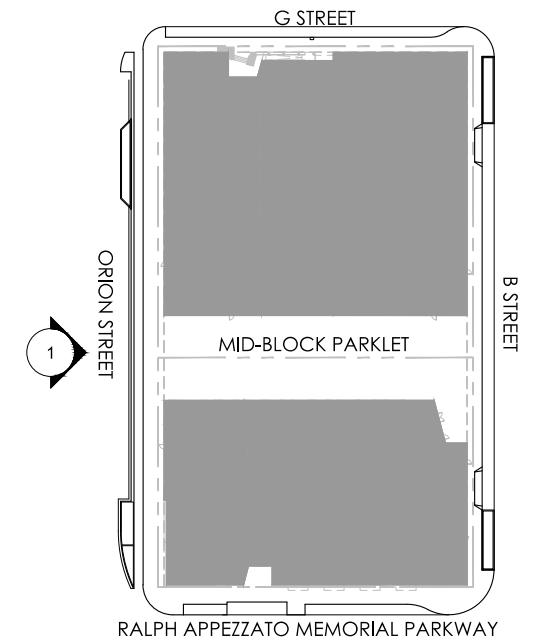
CONCEPTUAL ELEVATIONS



14072
KTGY#150867

03.14.16





Key Map N.T.S.



1. Streetscene on Orion Street

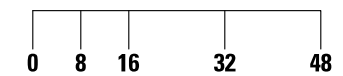
ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

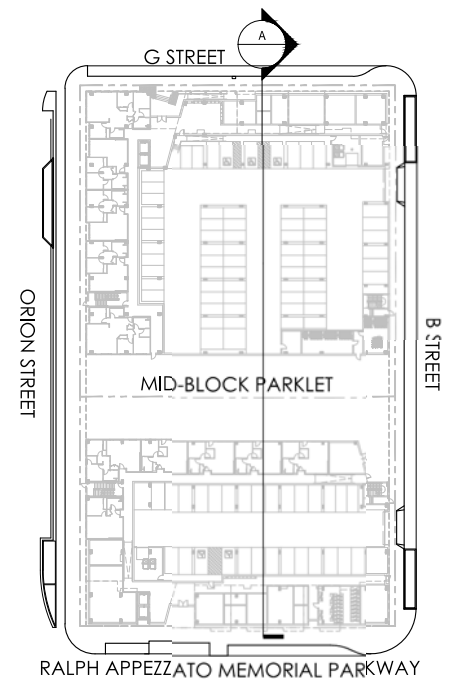
CONCEPTUAL ELEVATIONS



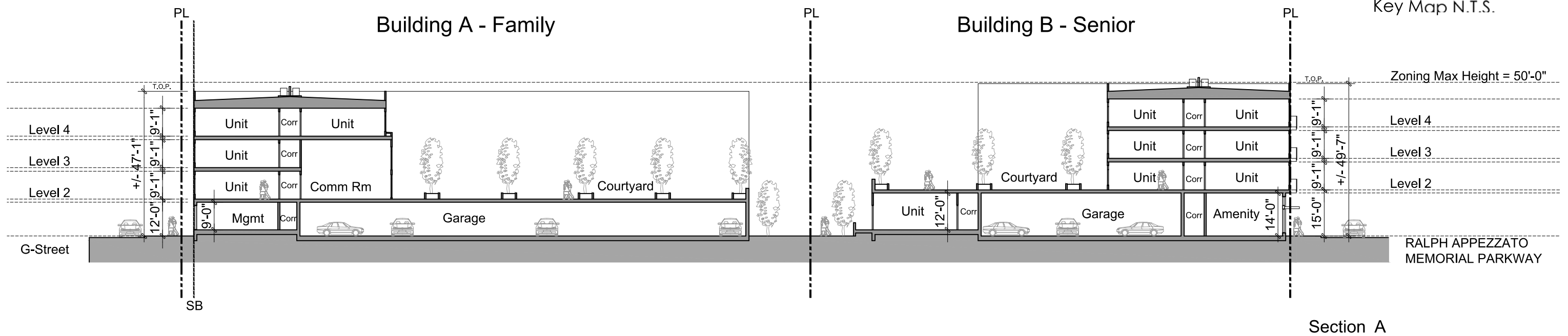
14072
KTGY#150867

03.14.16



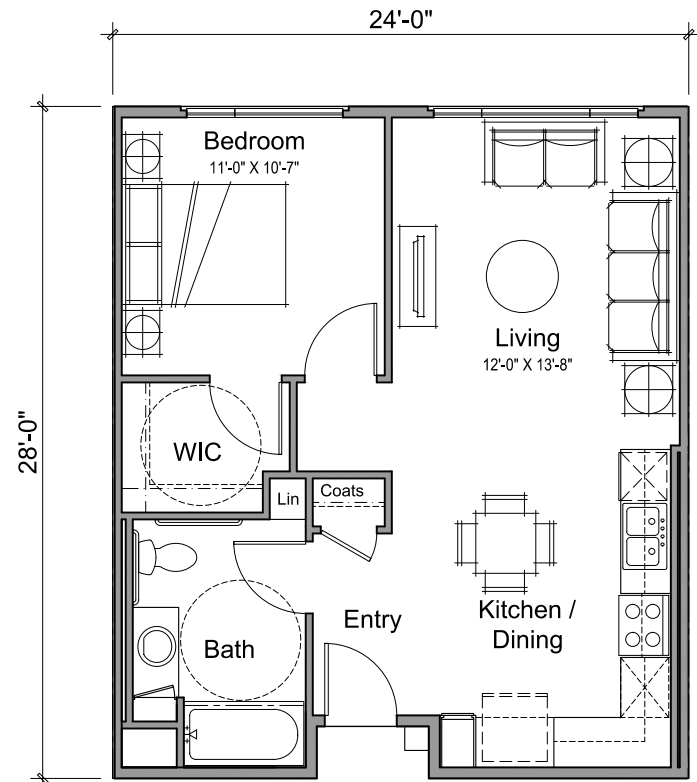


Key Map N.T.S.



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL SECTION

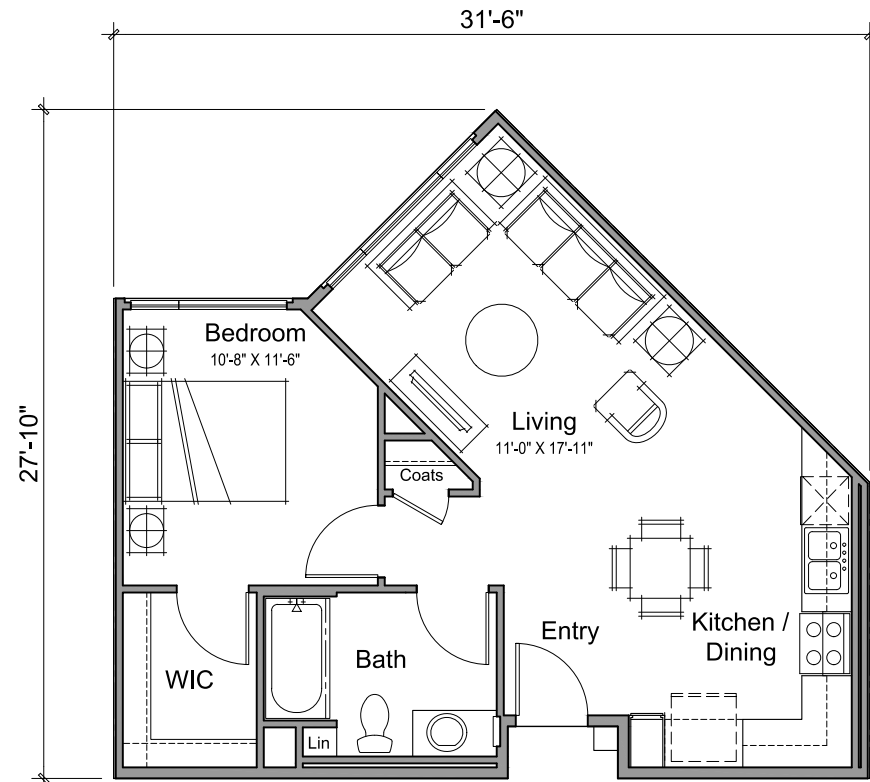


Unit Plan 1-0 (Accessible)

1 BR / 1 BA
662 GSF
604 NSF

Occurrence:

Building A "Family"	8/70	11%
Building B "Senior" (1-0a)	12/60	20%
Total	20/130	15%

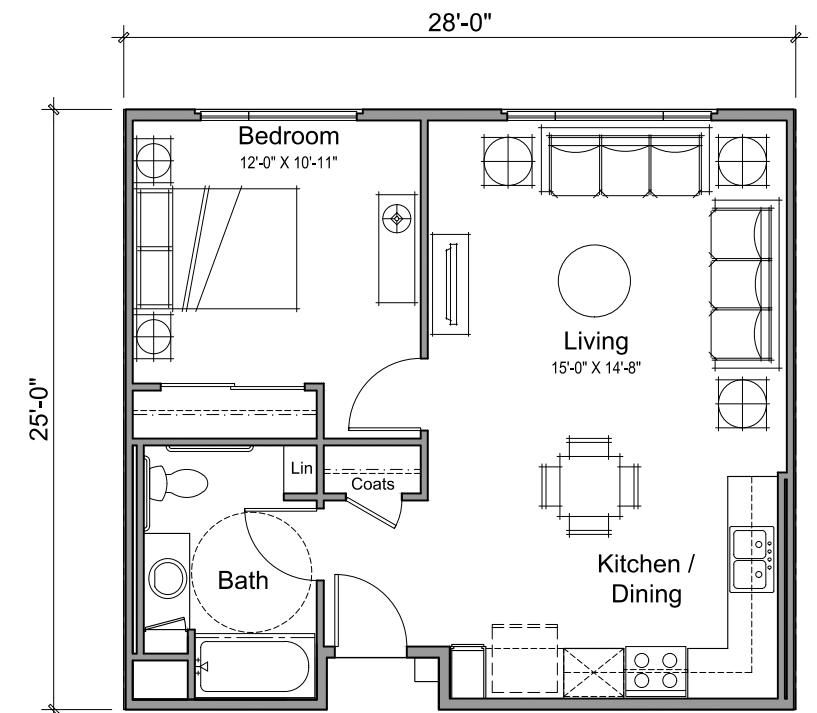


Unit Plan 1-1

1 BR / 1 BA
653 GSF
596 NSF

Occurrence:

Building A "Family"	6/70	9%
Building B "Senior"	6/60	10%
Total	12/130	9%



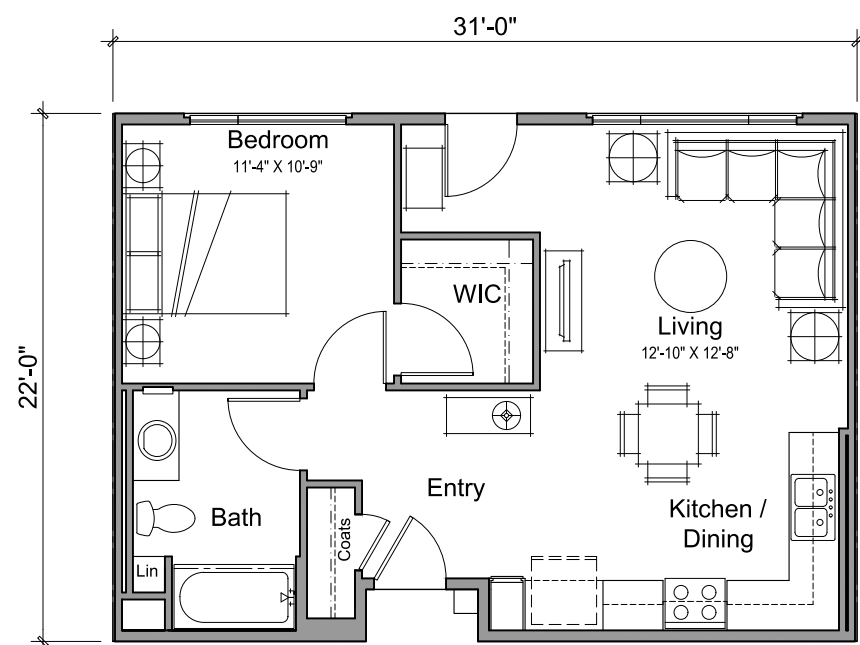
Unit Plan 1-2 (Accessible)

1 BR / 1 BA
690 GSF
626 NSF

Occurrence:

Building A "Family"	0/70	0%
Building B "Senior"	22/60	37%
Total	22/130	17%

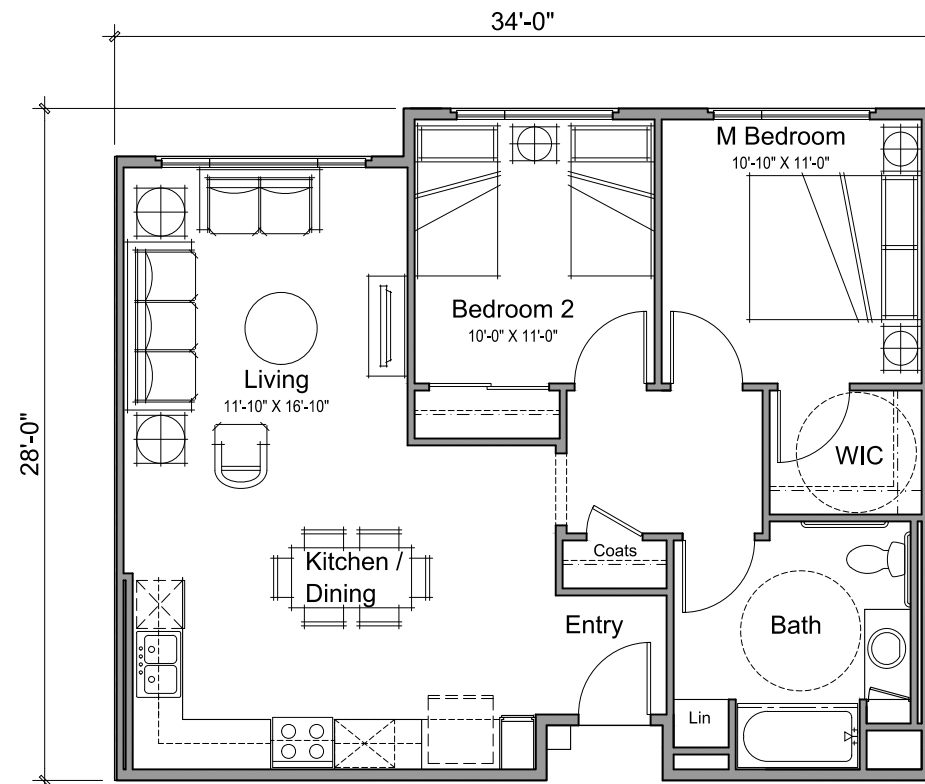
Note: Unit plans displayed are currently shared between Senior and Family building. Senior plans are not to provide a dishwasher.



Unit Plan 1-3
 1 BR / 1 BA
 672 GSF
 618 NSF

Occurrence:

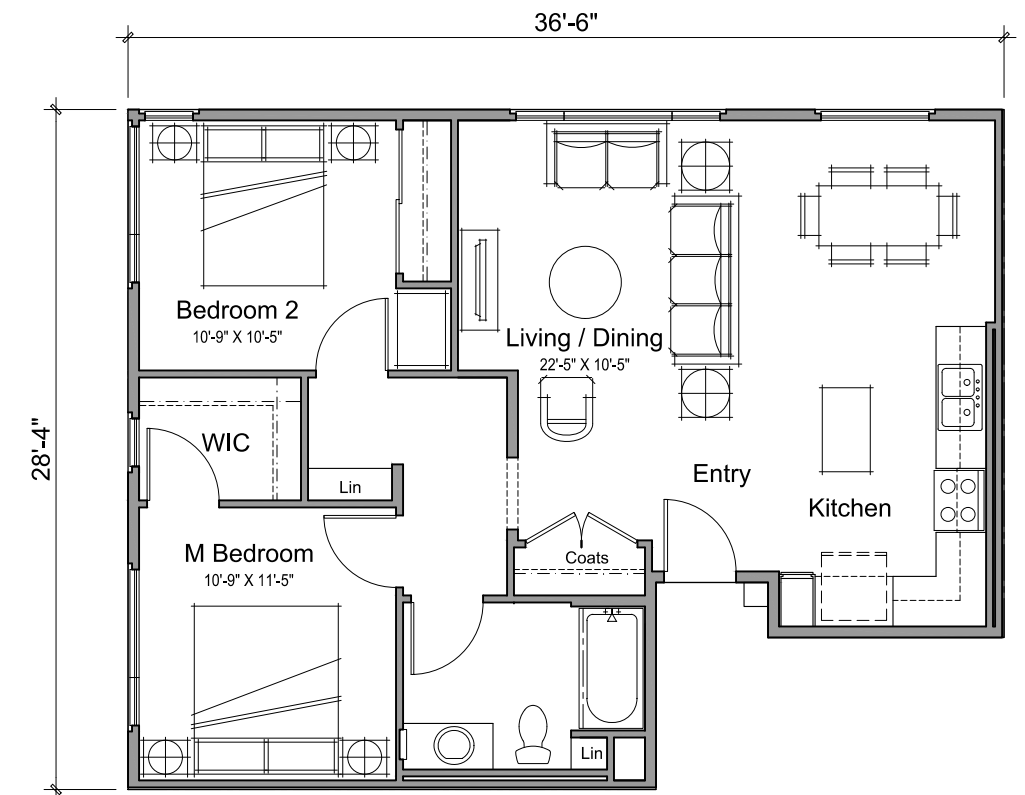
Building A "Family"	0/70	0%
Building B "Senior"	7/60	12%
Total	7/130	5%



Unit Plan 2-0 (Accessible)
 2 BR / 1 BA
 917 GSF
 848 NSF

Occurrence:

Building A "Family" (2-0 + 2-0a)	36/70	51%
Building B "Senior"	0/60	0%
Total	36/130	27%

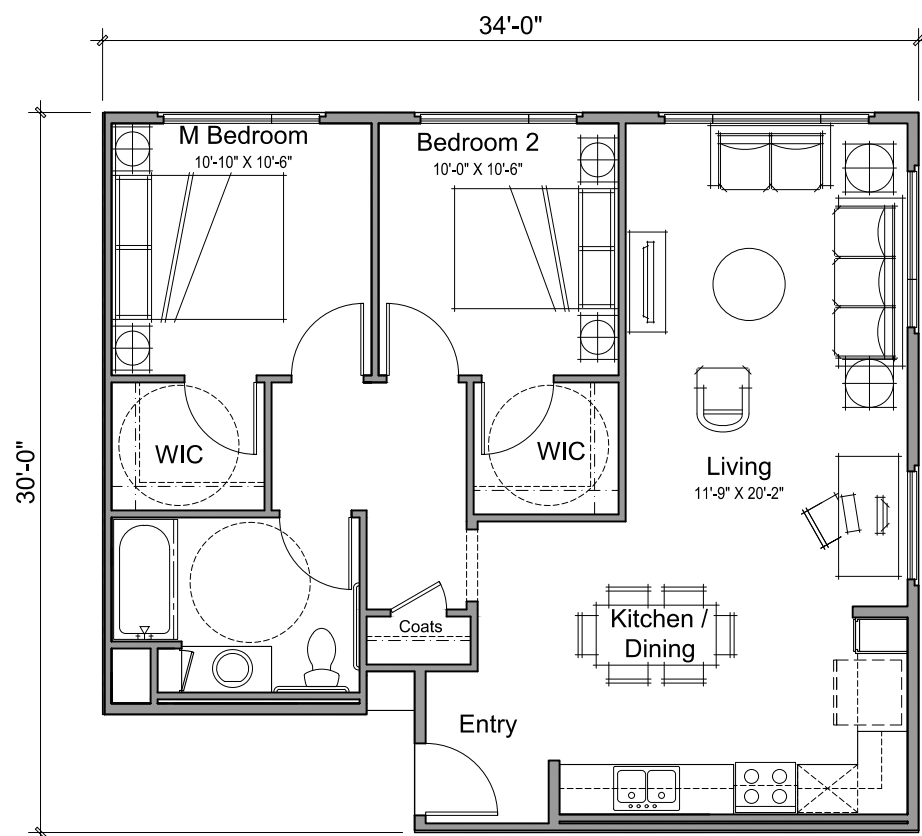


Unit Plan 2-1
 2 BR / 1 BA
 932 GSF
 862 NSF

Occurrence:

Building A "Family"	0/70	0%
Building B "Senior"	4/60	7%
Total	4/130	3%

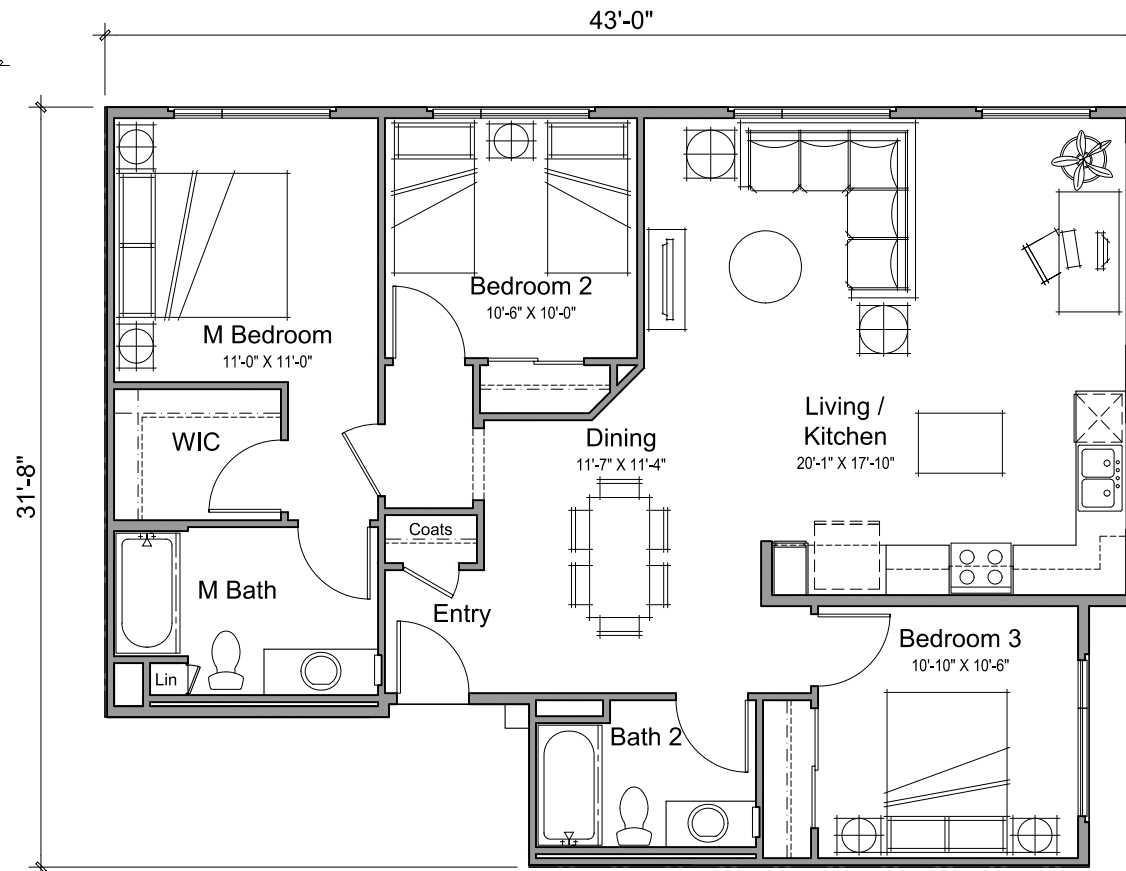
Note: Unit plans displayed are currently shared between Senior and Family building. Senior plans are not to provide a dishwasher.



Unit Plan 2-2 (Accessible)
 2 BR / 1 BA
 952 GSF
 883 NSF

Occurrence:

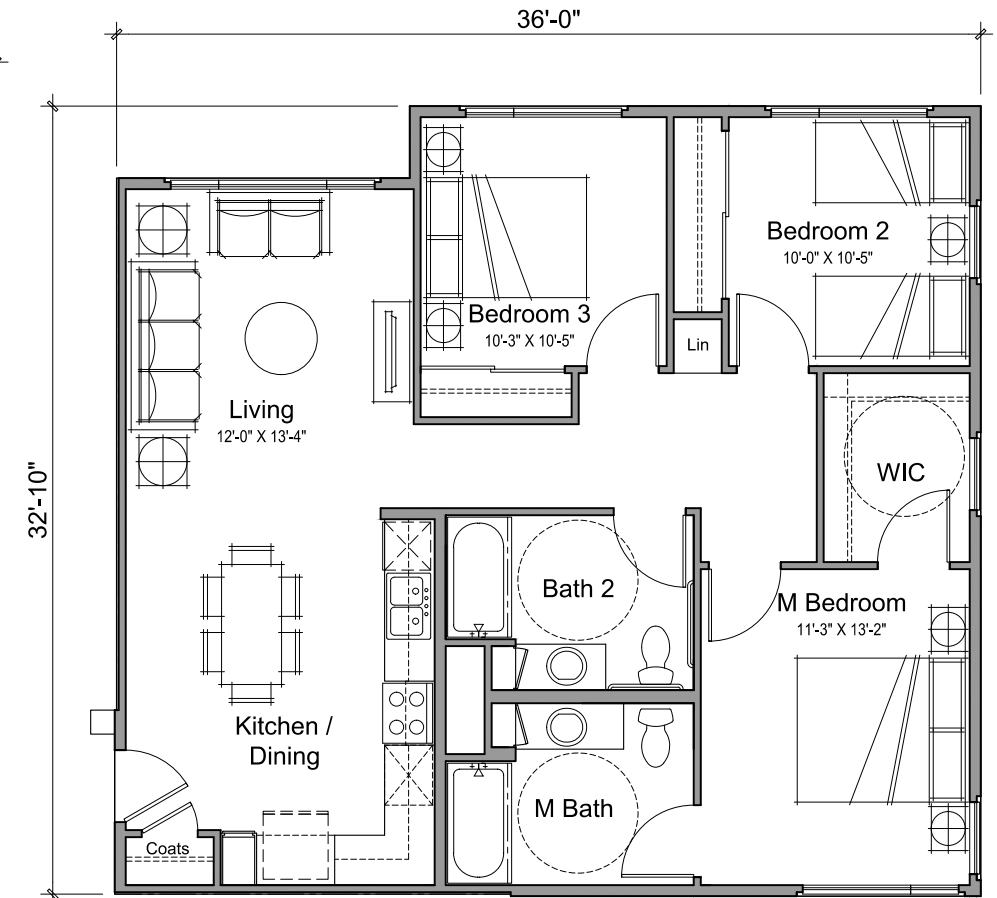
Building A "Family"	0/70	0%
Building B "Senior"	6/60	10%
Total	6/130	5%



Unit Plan 3-0
 3 BR / 2 BA
 1226 GSF
 1148 NSF

Occurrence:

Building A "Family"	14/70	20%
Building B "Senior"	0/60	0%
Total	14/130	11%



Unit Plan 3-1 (Accessible)
 3 BR / 2 BA
 1148 GSF
 1088 NSF

Occurrence:

Building A "Family"	6/70	9%
Building B "Senior"	0/60	0%
Total	6/130	5%

Note: Unit plans displayed are currently shared between Senior and Family building. Senior plans are not to provide a dishwasher.

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

TYPICAL UNIT PLANS



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 KTG#150867

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TYPICAL RECESSED WINDOW @ STUCCO

FOR ADDITIONAL INFORMATION SEE DETAIL 2



TYPICAL NON-RECESSED WINDOW @ STUCCO IN COURTYARD

FOR ADDITIONAL INFORMATION SEE DETAIL 1

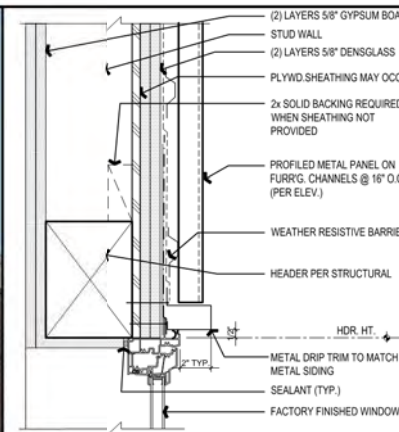


TYPICAL WINDOW @ PROFILED METAL PANEL

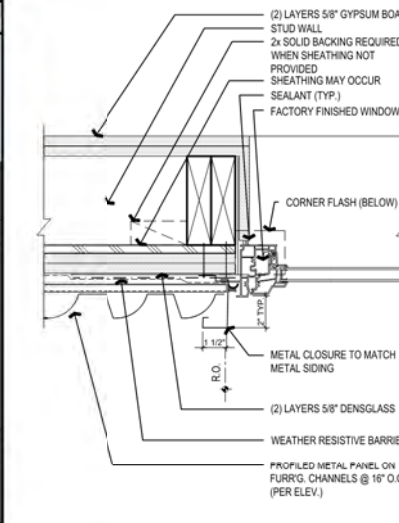
FOR ADDITIONAL INFORMATION SEE DETAIL 3

NOTES:
1. THESE TYPICAL WINDOW DETAILS ARE FOR SCHEMATIC DESIGN PURPOSES ONLY AND NOT MEANT FOR CONSTRUCTION PURPOSES.
2. ATTACHMENT OF THE WINDOW IN THE OPENING SHALL AS APPROVED BY WINDOW MANUFACTURER

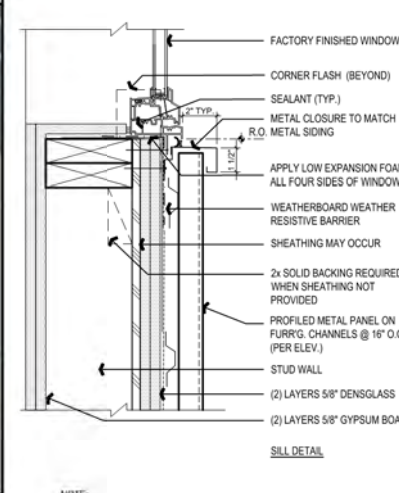
NOTES



HEAD DETAIL



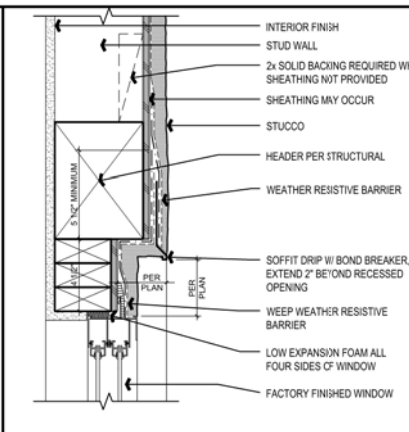
JAMB DETAIL



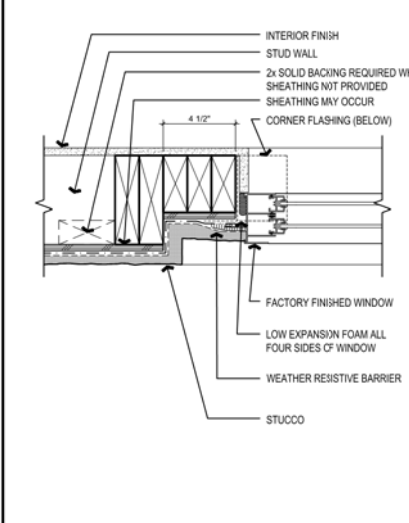
SILL DETAIL

NOTE:
-TWO (2) LAYERS GYPSUM BOARD & DENS GLASS SHEATHING ARE REQUIRED FOR TWO HOUR RATED WALLS (BEARING WALLS)
-SINGLE LAYER OF GYPSUM BOARD & DENS-GLASS SHEATHING ARE REQUIRED FOR ONE HOUR RATED WALLS (NON-BEARING WALLS)

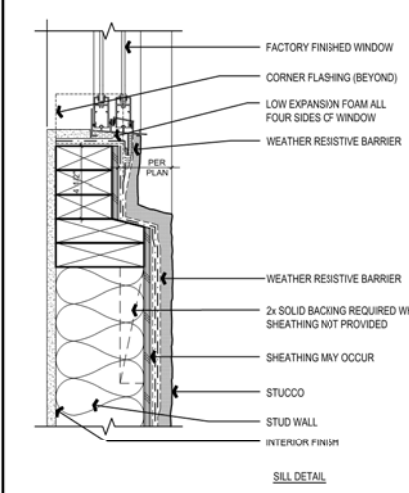
PROFILED METAL PANEL



HEAD DETAIL



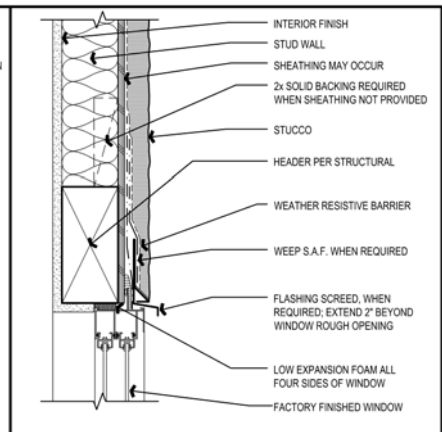
JAMB DETAIL



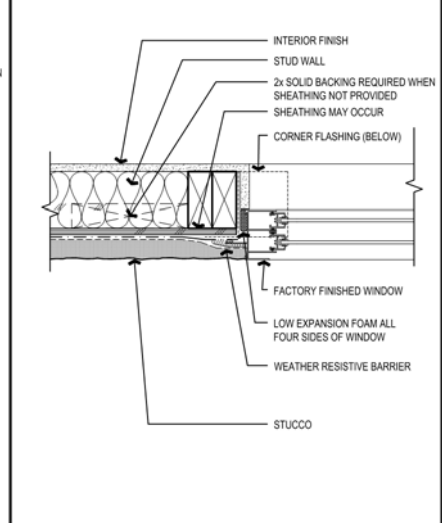
SILL DETAIL

NOTES:
1. THESE TYPICAL WINDOW DETAILS ONLY OCCUR AT STUCCO @ PERMETER STREET & MID-BLOCK PARKLET ELEVATIONS

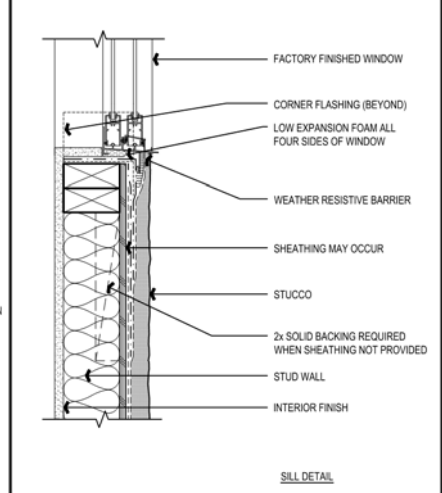
RECESSED WINDOW (2\"/>



HEAD DETAIL



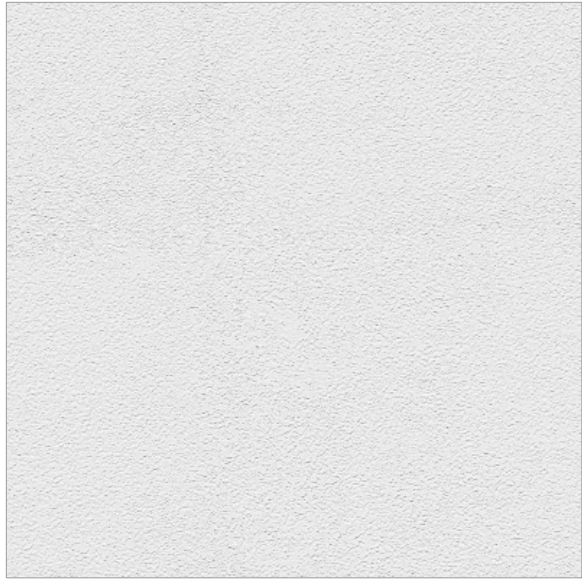
JAMB DETAIL



SILL DETAIL

NOTES:
1. NON-RECESSED WINDOWS ONLY OCCUR AT DECKS AND INTERIOR COURTYARD LOCATIONS.
2. THESE TYPICAL WINDOW DETAILS ONLY OCCUR AT STUCCO LOCATIONS.

NON-RECESSED WINDOW



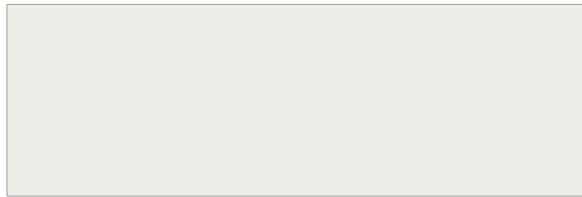
A1. STUCCO
(TEXTURE PURPOSE ONLY)



A2. STUCCO
(TEXTURE PURPOSE ONLY)



G. WALL PANEL / SCREEN
(FINAL SELECTION TO BE SIMILAR OR EQUAL)



B. STUCCO BODY 1



E. STOREFRONT



C. STUCCO BODY 2



F. VINYL WINDOWS



D. STUCCO BODY 3



H. METAL PANEL



I. ACCENT METAL



J. PROFILED METAL PANEL



K. PROFILED METAL PANEL



L. STONE VENEER



RALPH APPEZZATO MEMORIAL PARKWAY ELEVATION

ALAMEDA POINT BLOCK 8

ALAMEDA, CA

COLOR AND MATERIALS BOARD - SENIOR BUILDING



A1. STUCCO
(TEXTURE PURPOSE ONLY)



A2. STUCCO
(TEXTURE PURPOSE ONLY)



B. STUCCO BODY 1



C. STUCCO BODY 2



D. STUCCO BODY 3



E. STUCCO BODY 4



F. STUCCO BODY 5



G. STUCCO BODY 6



H. STONE VENEER



I. STOREFRONT



J. VINYL WINDOWS



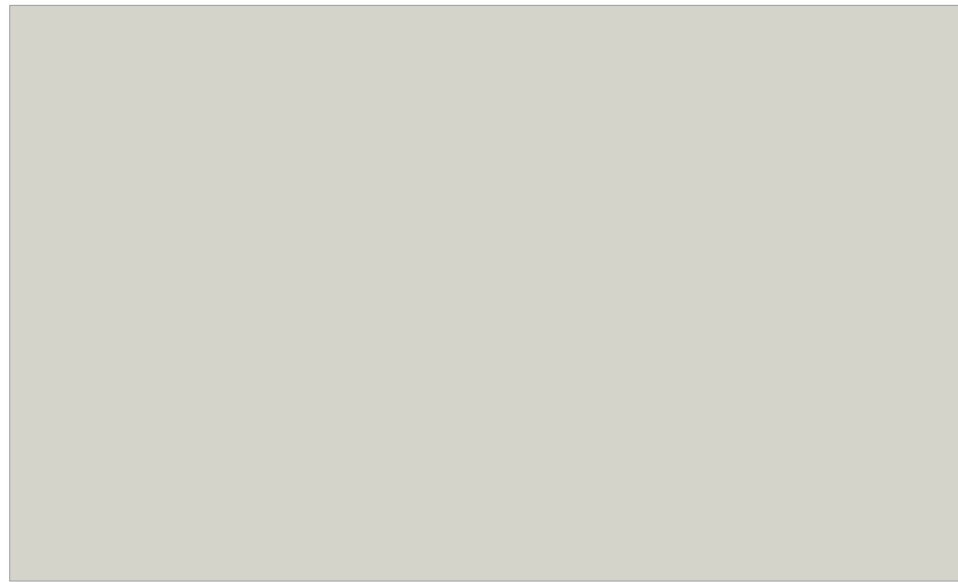
K. ACCENT METAL



L. PROFILED METAL PANEL



M. PROFILED METAL PANEL



N. PROFILED METAL PANEL / FLAT METAL PANEL



O. METAL PANEL / SCREEN
(FINAL SELECTION TO BE SIMILAR OR EQUAL)



G STREET ELEVATION

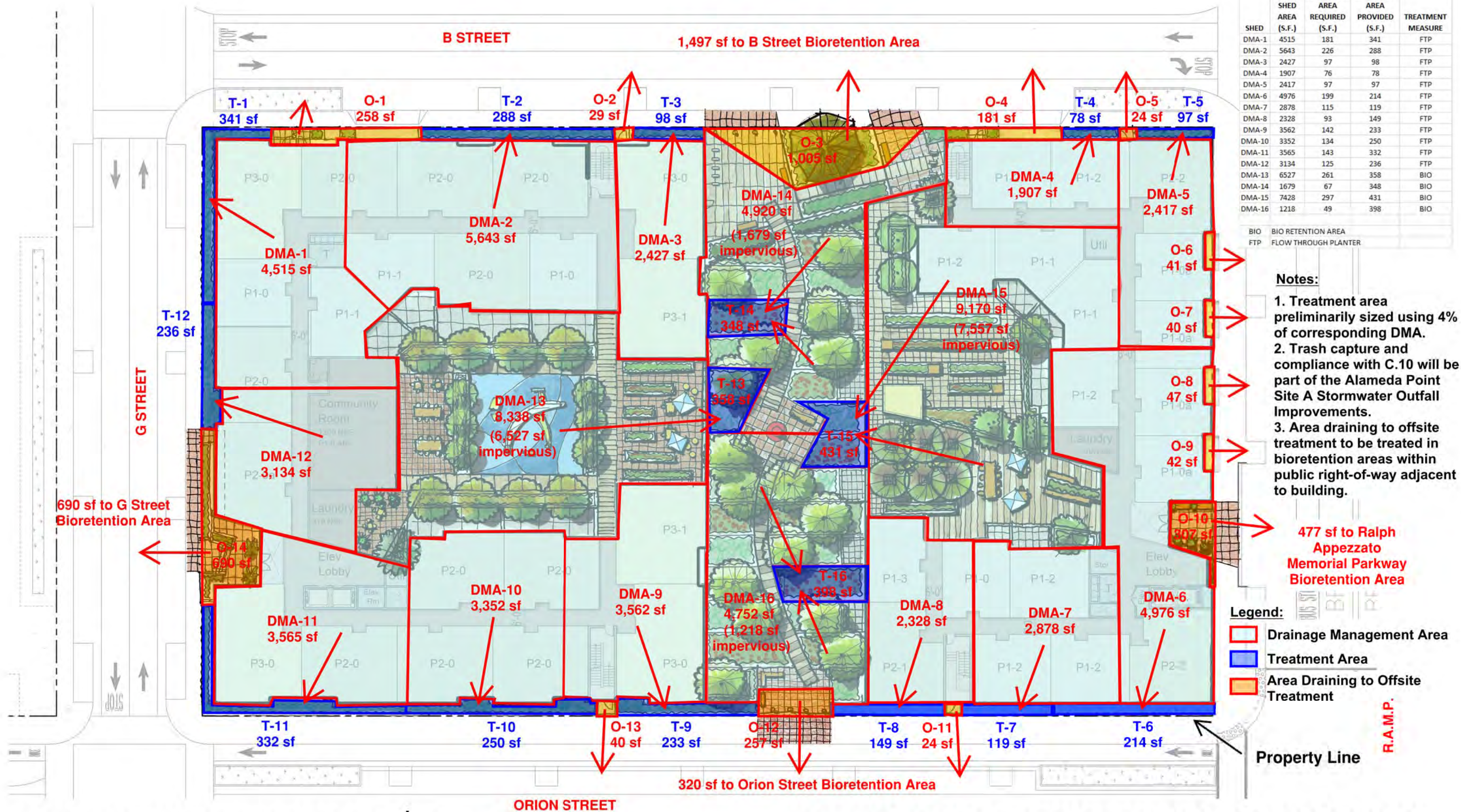


B STREET ELEVATION



ORION STREET ELEVATION

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ALAMEDA POINT BLOCK 8

ALAMEDA, CA

PRELIMINARY STORMWATER MANAGEMENT PLAN

