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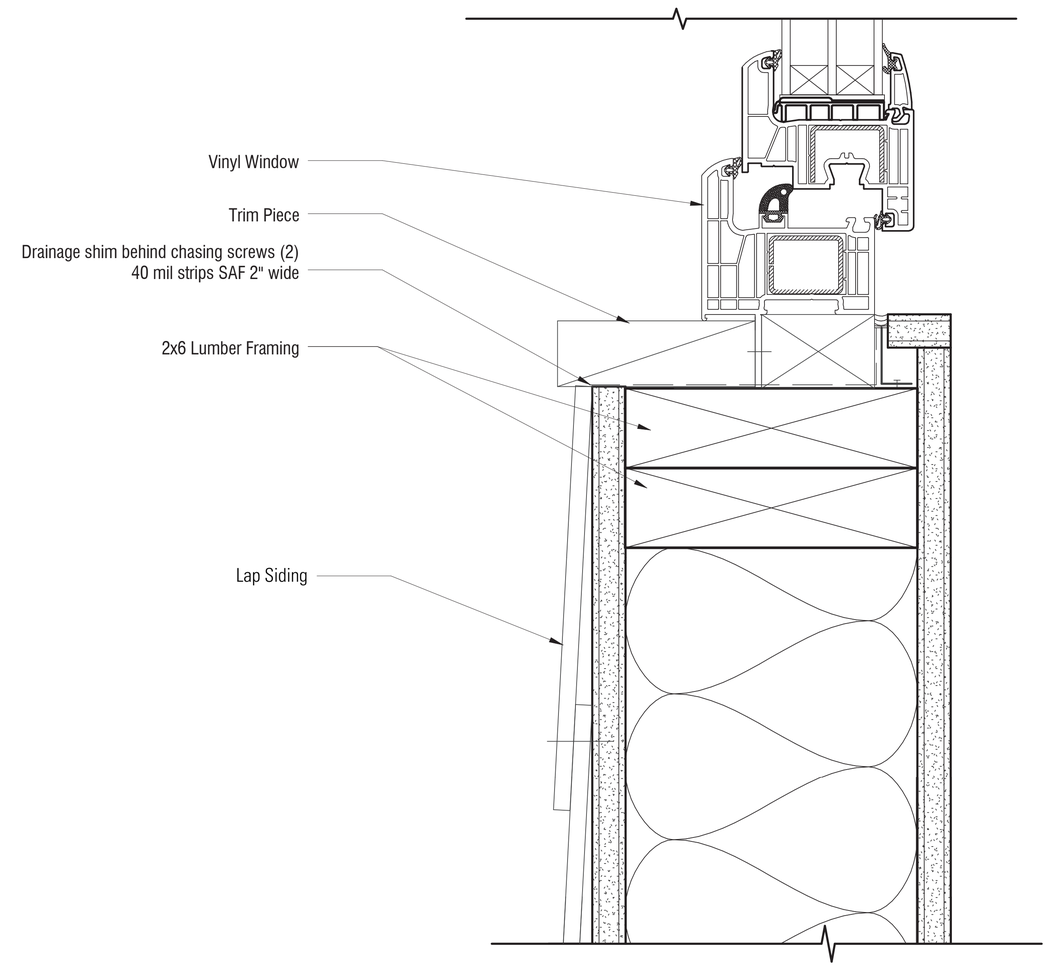

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TYPICAL WINDOW DETAIL

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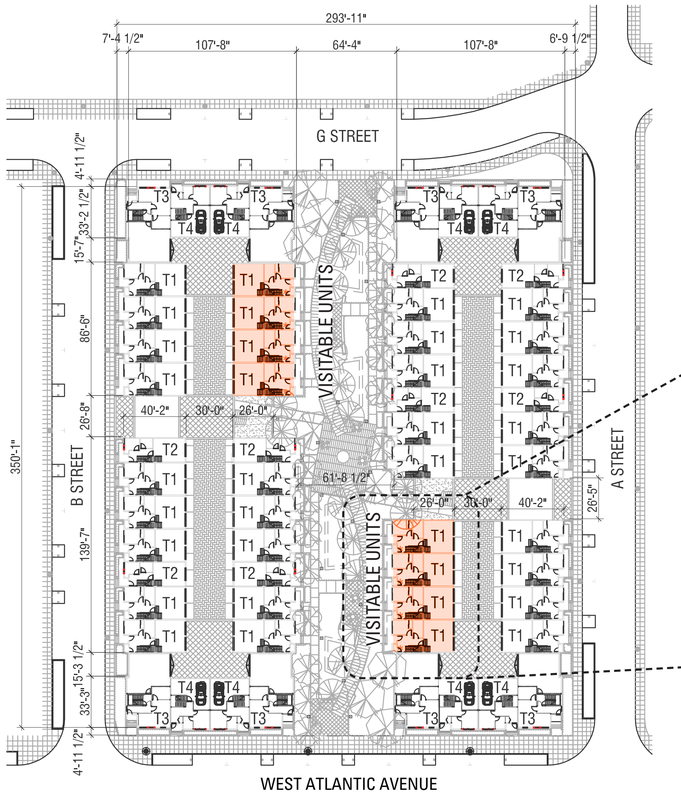
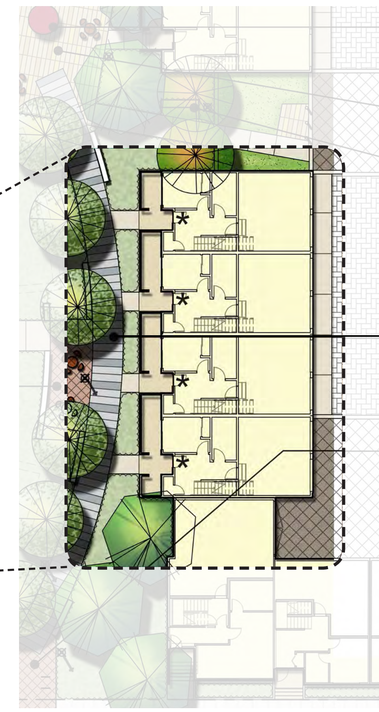
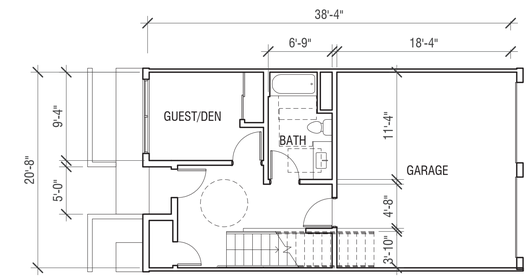


FIRST



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.

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UNIVERSAL DESIGN

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GREEN BUILDING FEATURES

- through use of high performance buidling 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 sytems such as solar photovolatic 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'
- Lyothamnus floribundus
- Pistacia chinensis
- Ulmus parvifolia 'Drake'
- Arctostaphylos 'Howard McMinn'
- Asparagus densiflorus
- Chondropetalum teuctorum
- Dietes bicolor
- Leonotis leonurus
- Loropetalum chinense 'Suzanne'
- Nandina domestica 'Firepower'
- Erigeron karvainskianus
- Chondropetalum tectorum
- Phormium 'Monrovia Red'
- Muhlenbergia 'Regal Mist'
- Cotoneaster 'Lowfast'

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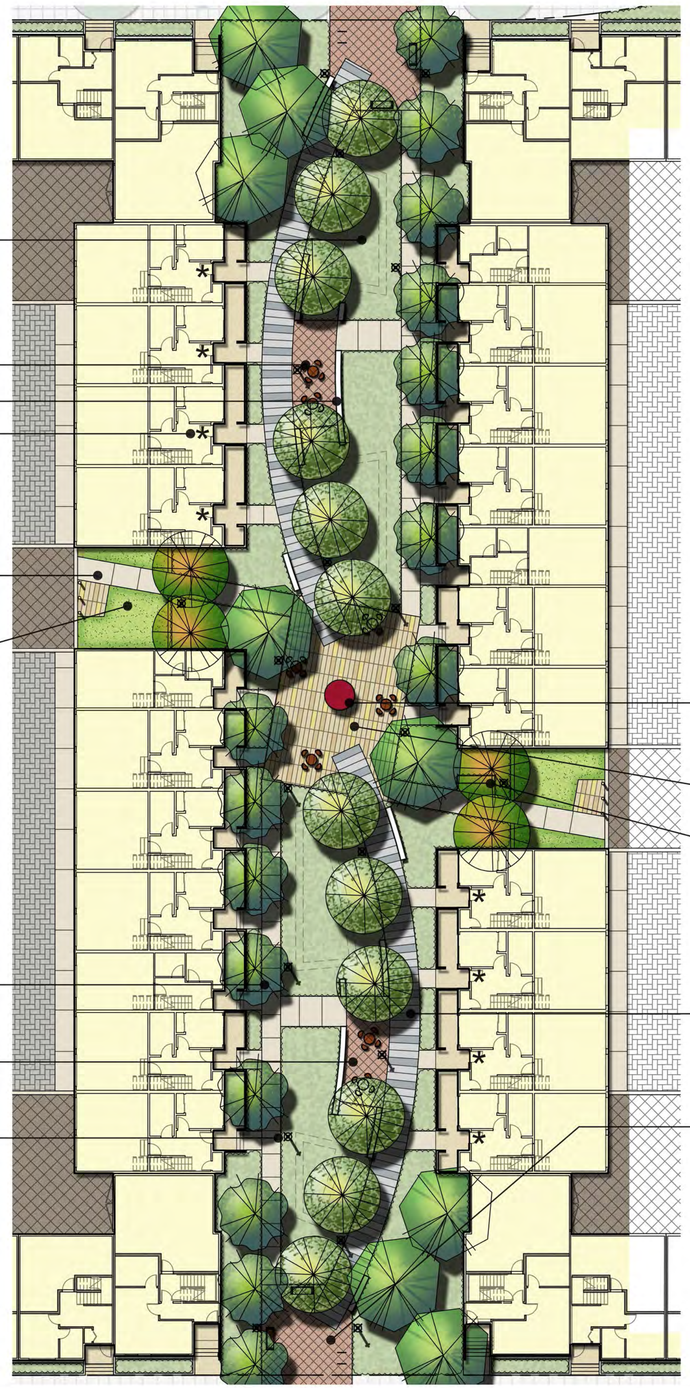

BLOCK 7 - CENTRAL OPEN SPACE ENLARGEMENT
SCALE: 1" = 20'

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

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CONCEPTUAL LANDSCAPE PLAN

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

ALAMEDA POINT PARTNERS

14072 | 06.15.16

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LOPHOSTEMON CONFERTUS

LYOTHAMNUS FLORIBUNDUS

ULMUS PARVIFOLIA

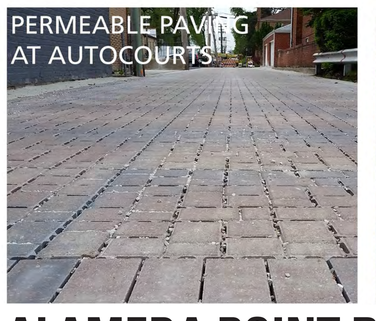
MUHLENBERGIA 'REGAL MIST'

HYPERICUM X MOSERIANUM

CHONDROPETALUM TECTORUM

PHORMIUM 'MONROVIA RED

CURVED SEATWALLS


PERMEABLE PAVING AT AUTOCOURTS

ACCENT PAVING AT WALKWAYS

PEDESTRIAN LIGHTING

WASTE RECEPTACLES

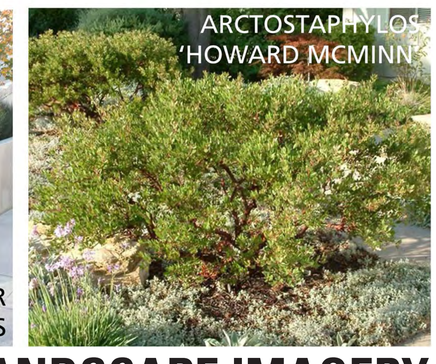
BIKE PARKING

ERIGERON KARVAINSKIANUS

DIETES BICOLOR

PUBLIC SEATING

FLOW THROUGH STORMWATER TREATMENT PLANTERS


ARCTOSTAPHYLOS 'HOWARD MCMINN'

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CONCEPTUAL LANDSCAPE IMAGERY