



# BLOCK 11 DESIGN REVIEW BLOCK 11 AND SHARED PLAZA DECEMBER 1, 2015

**VICINITY MAP**

**ZONING & OPEN SPACE**

<b>ZONING DATA:</b> ALAMEDA POINT DEVELOPMENT PLAN	<b>SITE AREA CALCULATIONS:</b> GROSS SITE AREA: 2.58 ACRES OPEN SPACE AREA: 1.29 ACRES	<b>BUILDING OPEN SPACE:</b> RESI. COMMON SPACE (COURTYARD/ROOF DECK): 35,035 SF RESI. PRIVATE SPACE (PATIOS/BALCONIES): 21,710 SF
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**PROJECT TEAM**

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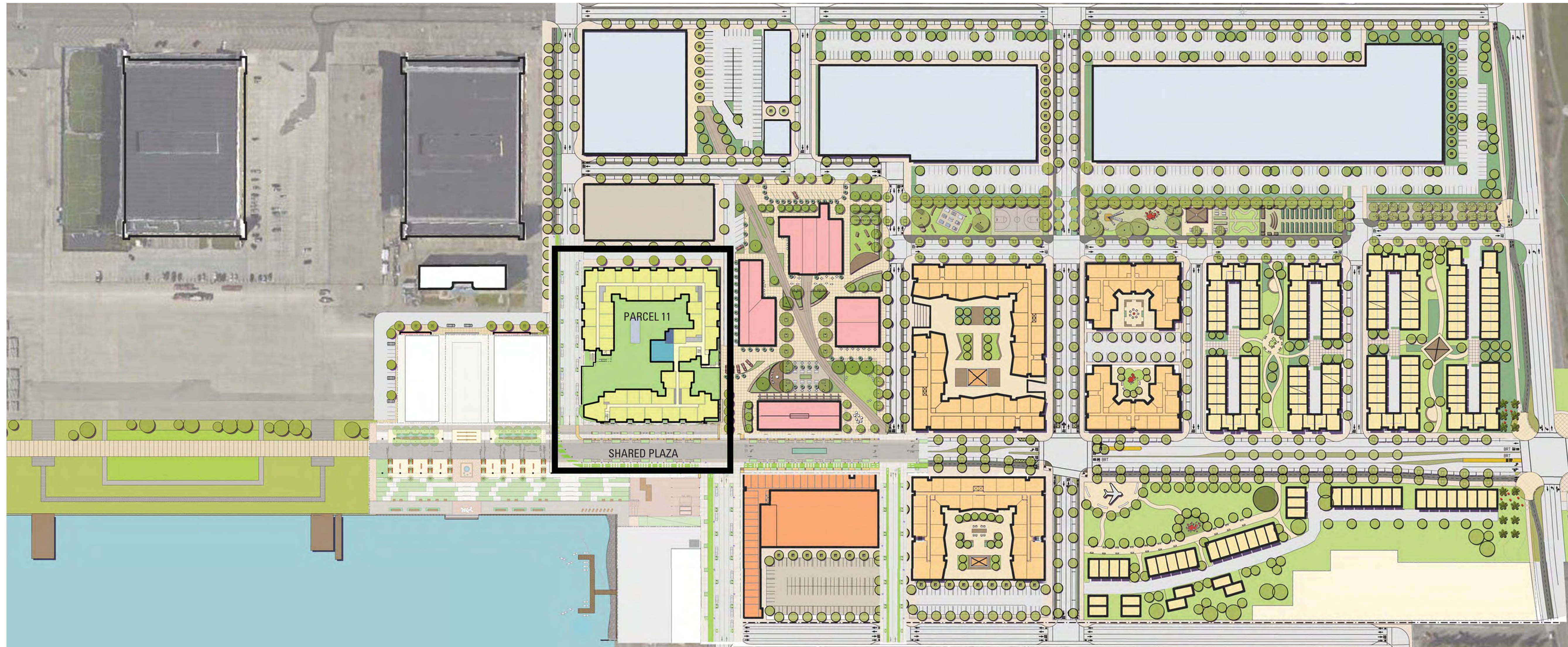
**BUILDING & PARKING STATISTICS**

UNIT COUNT	UNIT TYPE				FUNCTION	AREA (GSF)							TOTALS
	1 BR, 1 BA	2 BR, 2 BA	2 BR, 2 BA TH	3 BR, 3 BA		L1	L2	L3	L4	L5	L6	L7	
AVERAGE GSF/D.U.	750	1067	1474	1697	RES. UNITS	4256	4594	47445	48825	50209	50209	46911	252449
LEVEL 1			6		RES. LOBBY	2602							2602
LEVEL 2					RES. TRASH	799	299	689	689	689	689	689	4543
LEVEL 3	12	23		7	RES. AMENITY	309		2728				1011	4048
LEVEL 4	12	23		8	LEASING / CAFE	1407							1407
LEVEL 5	12	23		9	RETAIL	22157							22157
LEVEL 6	12	23		9	RETAIL TRASH	333							333
LEVEL 7	12	22		8	STORAGE	2580	361	288	288	288	288	288	4381
TOTAL	60	114	6	41	LOADING	1919	718	487	487	487	487	487	4994
% TOTAL MIX	27%	51%	3%	19%	BIKE STORAGE	3287							3287
					MEP	1841							1841
					PARKING	47346	52885						100231
					CIRCULATION	4104	2355	7821	7956	7956	7956	7956	46104
<b>PARKING</b>	<b>STANDARD</b>	<b>COMPACT</b>	<b>ACCESSIBLE</b>	<b>TANDEM</b>	<b>TOTAL</b>	<b>92940</b>	<b>61212</b>	<b>59458</b>	<b>58245</b>	<b>59629</b>	<b>59629</b>	<b>57342</b>	<b>448455</b>
LEVEL 1	84	6	8										98
LEVEL 2	167	21		10									198
TOTAL	251	27	8	10									296
<b>BIKE PARKING</b>					RETAIL SPACES 60								
LONG-TERM RES.					RESIDENTIAL SPACES 236								
					RES. SPACES/D.U. 1.07								
					QTY.								
					240 BIKES								

**DRAWING INDEX**

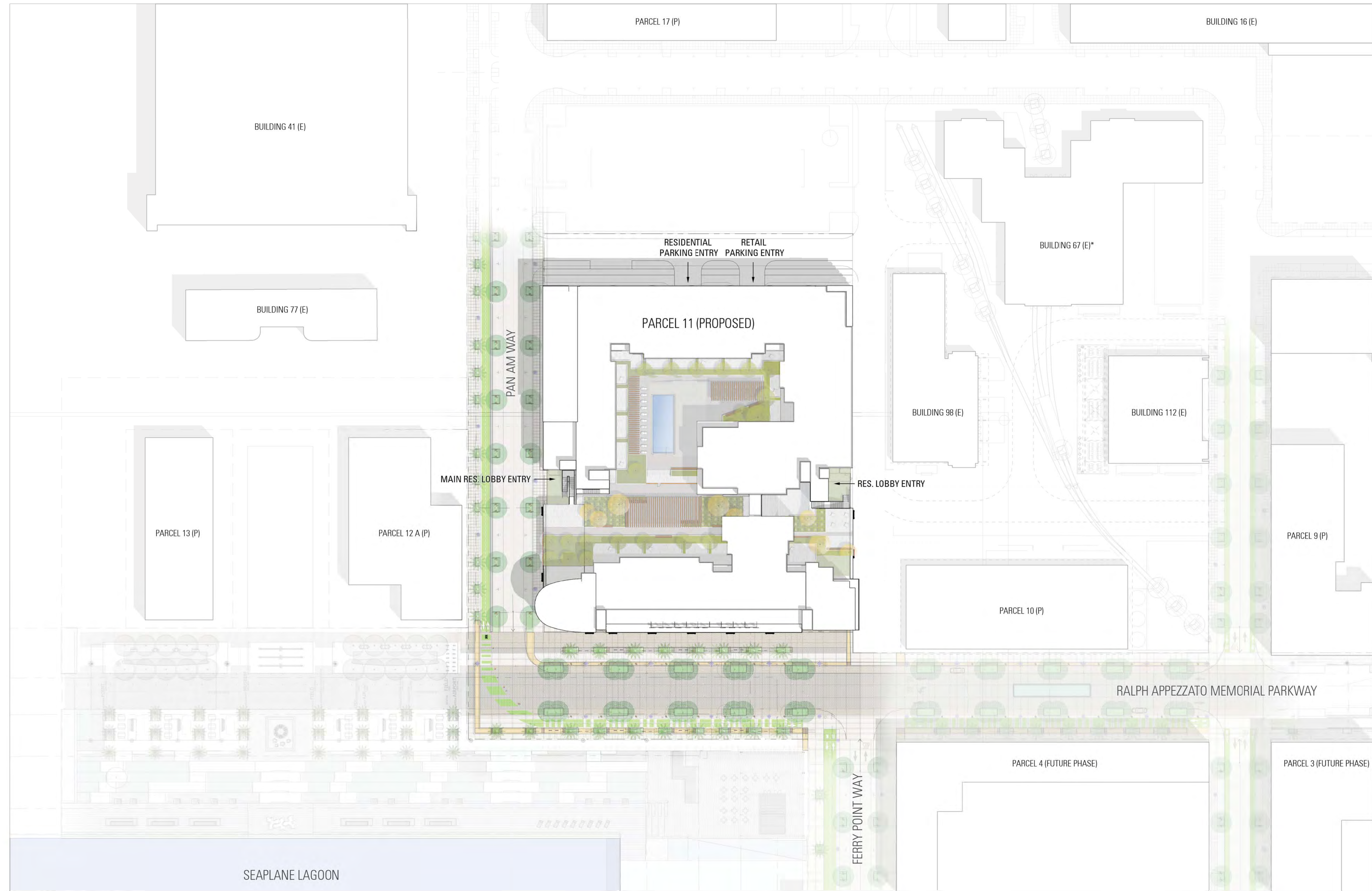
1	COVER SHEET
2	SITE A MAP
3	SITE PLAN
4	VIEW FROM WATERFRONT
5	SHARED PLAZA KEY PLAN
6	SITE PLAN WITH SECTION-ELEVATION
7	SHARED PLAZA PRECEDENT IMAGES
8	SITE PLAN WITH SECTION-ELEVATION
9	SHARED PLAZA MATERIAL PALETTE
10	VIEW FROM WATERFRONT (ARCH. ONLY)
11	VIEW FROM SOUTHEAST
12	VIEW FROM SOUTHEAST (ARCH. ONLY)
13	RETAIL STREET VIEW
14	RETAIL ELEVATION AND WALL SECTION
15	EXTERIOR ELEVATION - SOUTH WITH LANDSCAPE
16	EXTERIOR ELEVATION - SOUTH
17	EXTERIOR ELEVATION - WEST
18	EXTERIOR ELEVATION - NORTH
19	EXTERIOR ELEVATION - EAST
20	FLOOR PLANS
21	FLOOR PLANS
22	FLOOR PLANS
23	UNIT PLANS
24	UNIT PLANS
25	UNIT PLANS
26	PAN AM WAY KEY PLAN
27	PAN AM WAY WITH SECTION-ELEVATION

## ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA COVER SHEET



ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

SITE A MAP



1 SITE PLAN  
2

# ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

# SITE PLAN



ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

VIEW FROM WATERFRONT

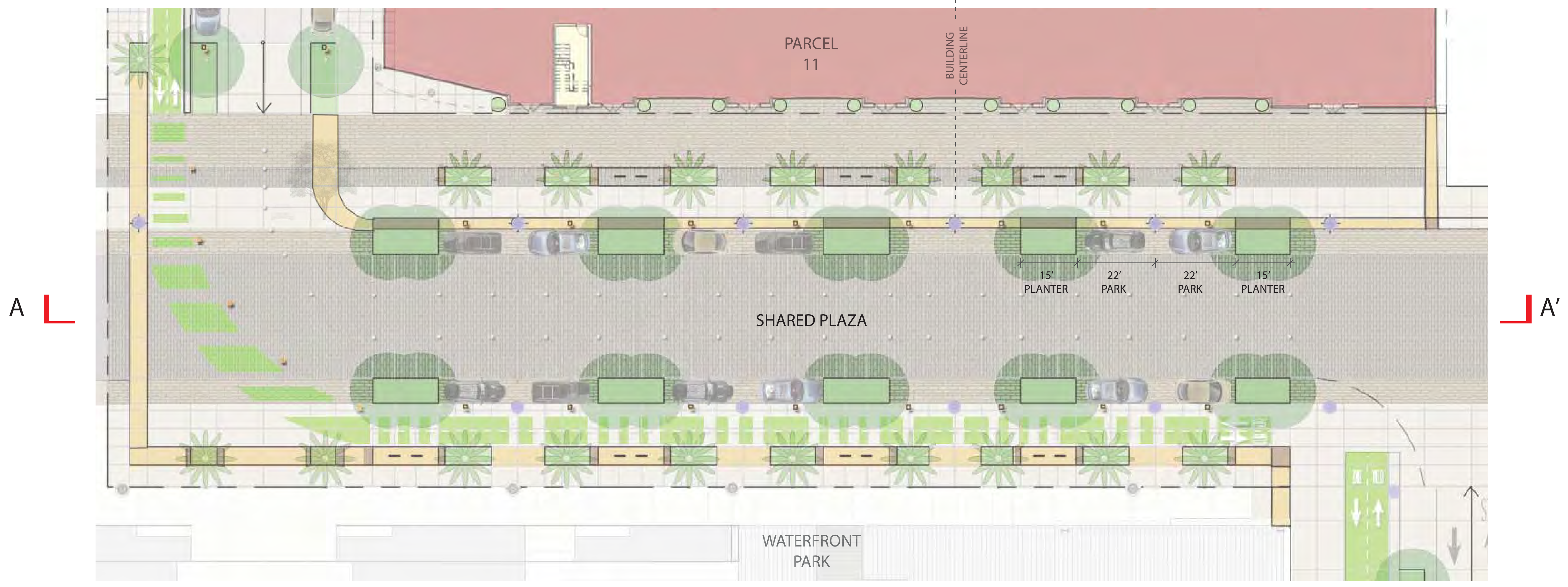


- ACACIA MELANOXYLON OR LYONOTHAMNUS FLORIBUNDUS
- WASHINGTONIA ROBUSTA
- UNIT PAVERS TYPE I
- UNIT PAVERS TYPE II
- CONCRETE
- STONE COBBLES WITH PLANTING
- WARNING PAVERS
- DRIVE AISLE MEDALLIONS
- STREET LIGHT TYPE I
- STREET LIGHT TYPE II
- BOLLARD
- BENCH TYPE I
- BENCH TYPE II
- BIKE RACKS
- SHARED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

# ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

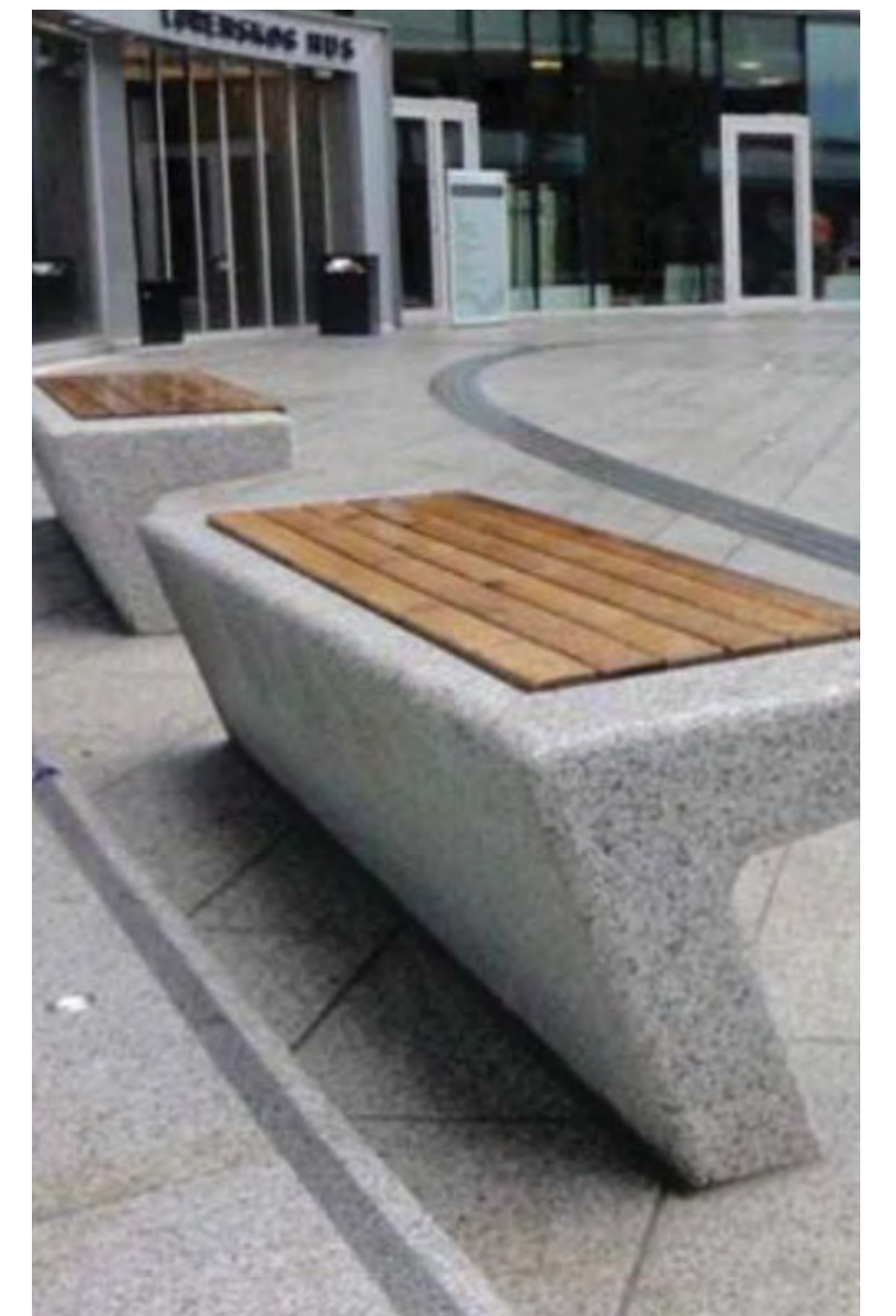
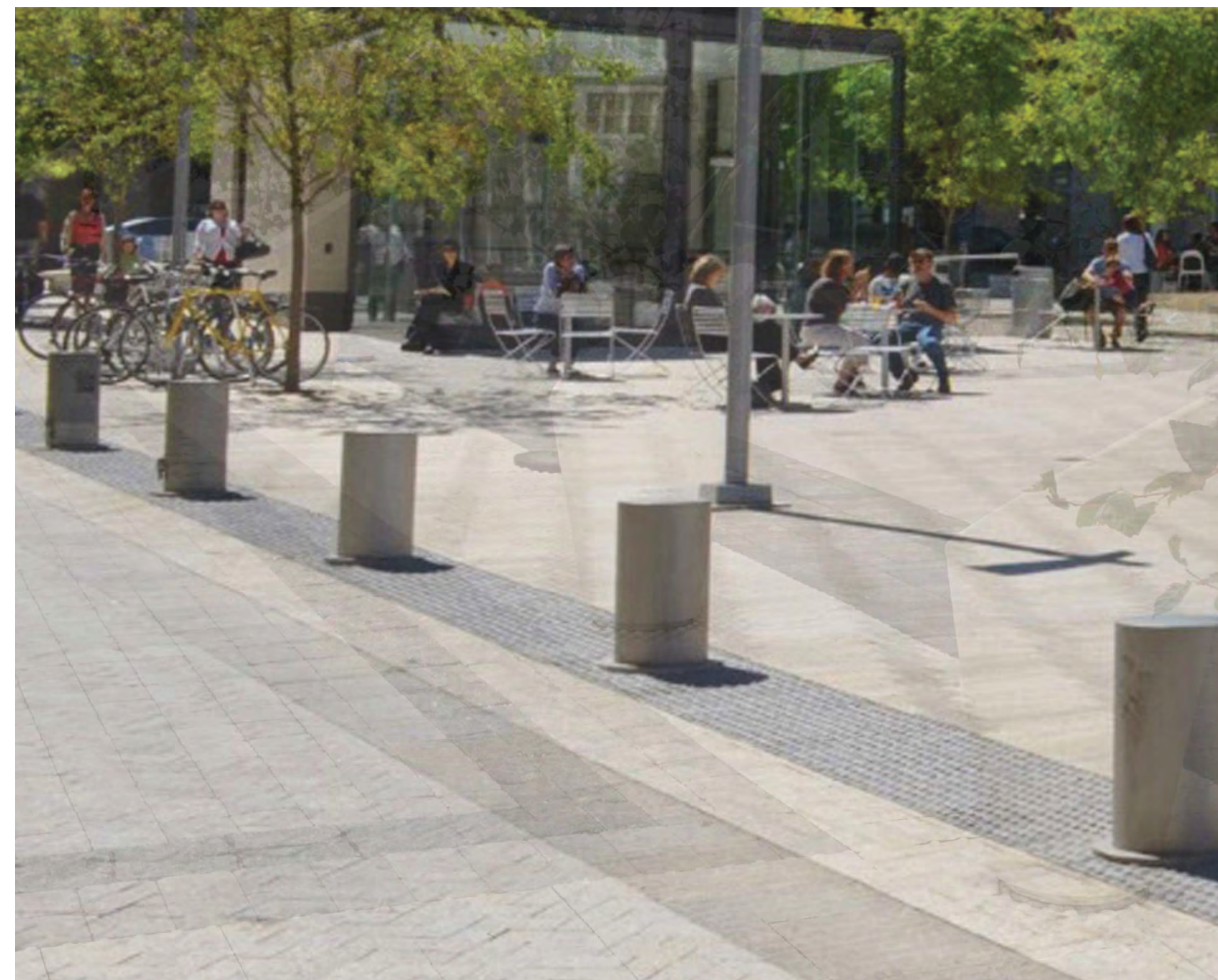
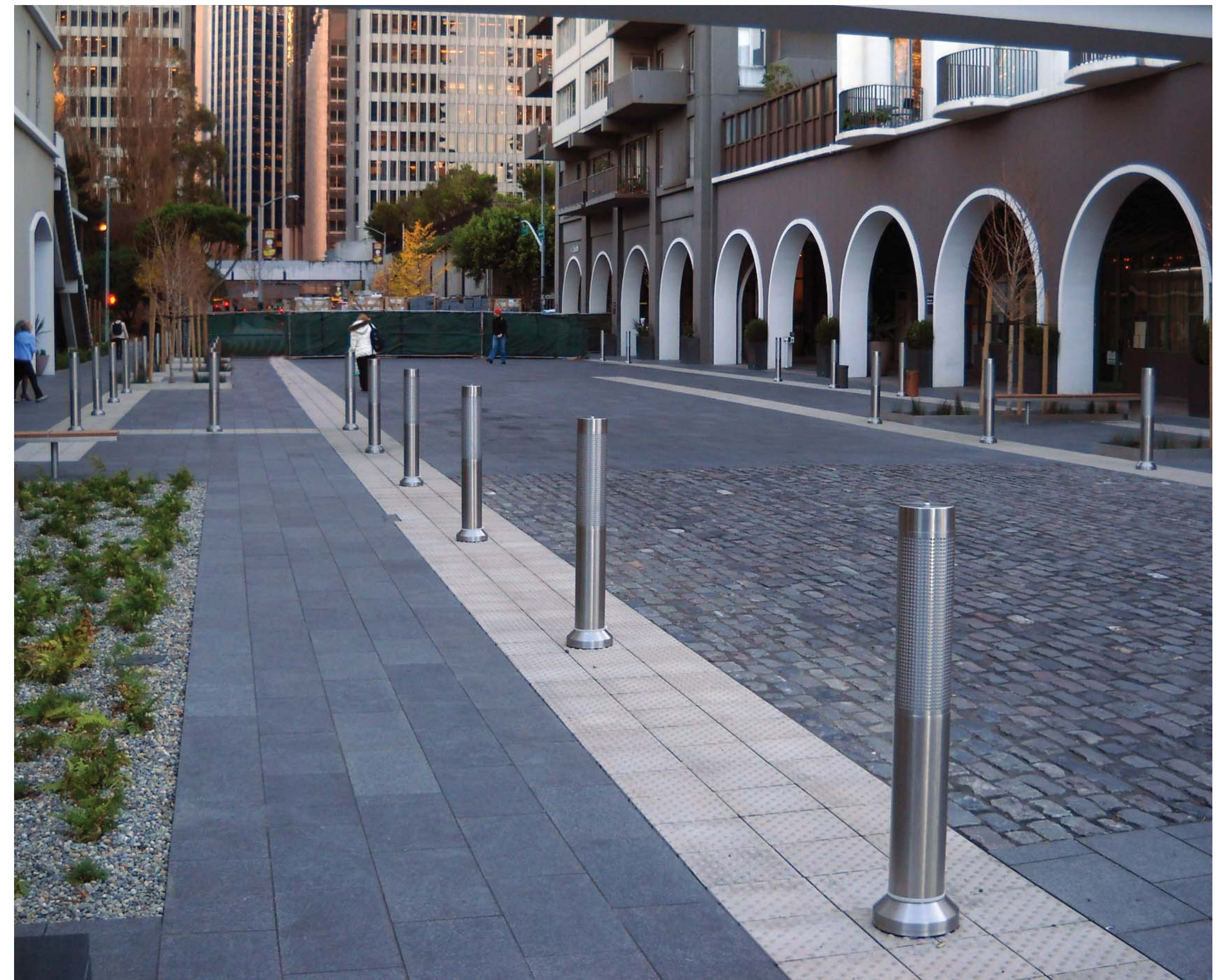
# SHARED PLAZA KEY PLAN

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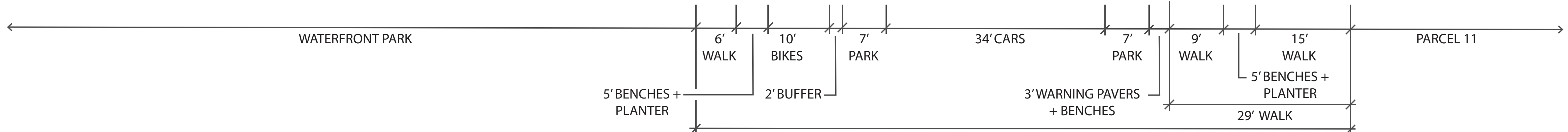
ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

SITE PLAN WITH SECTION-ELEVATION



ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

SHARED PLAZA PRECEDENT IMAGES



ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA | SITE PLAN WITH SECTION-ELEVATION





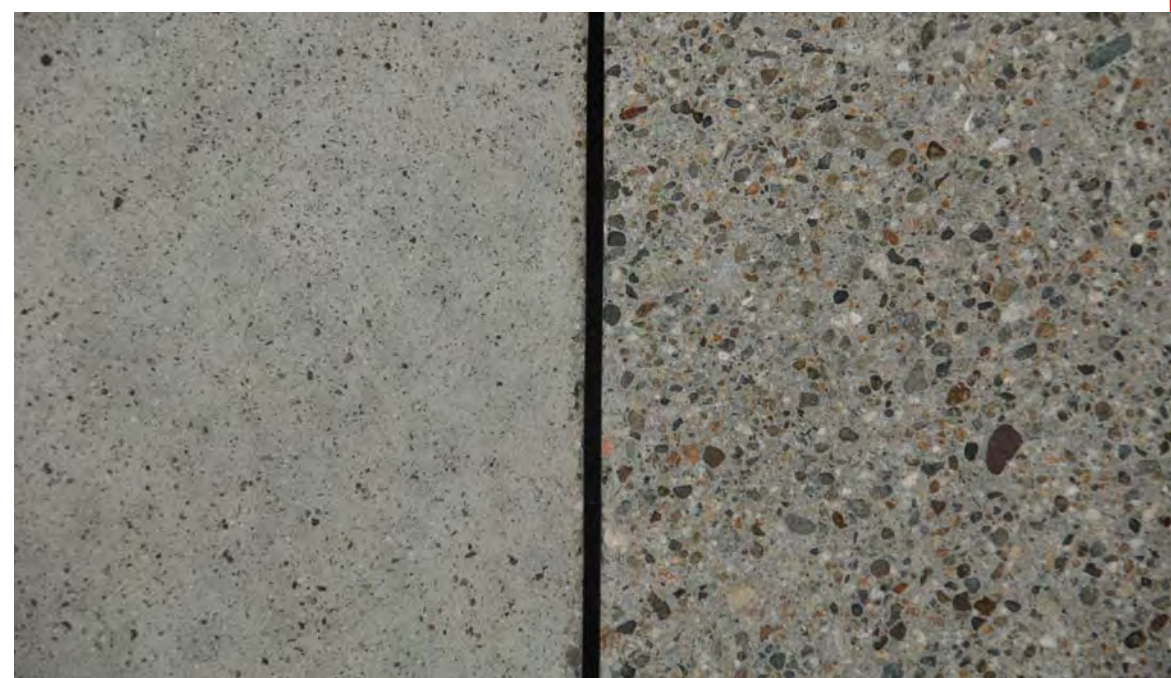
STONE COBBLES AT TREE WELLS



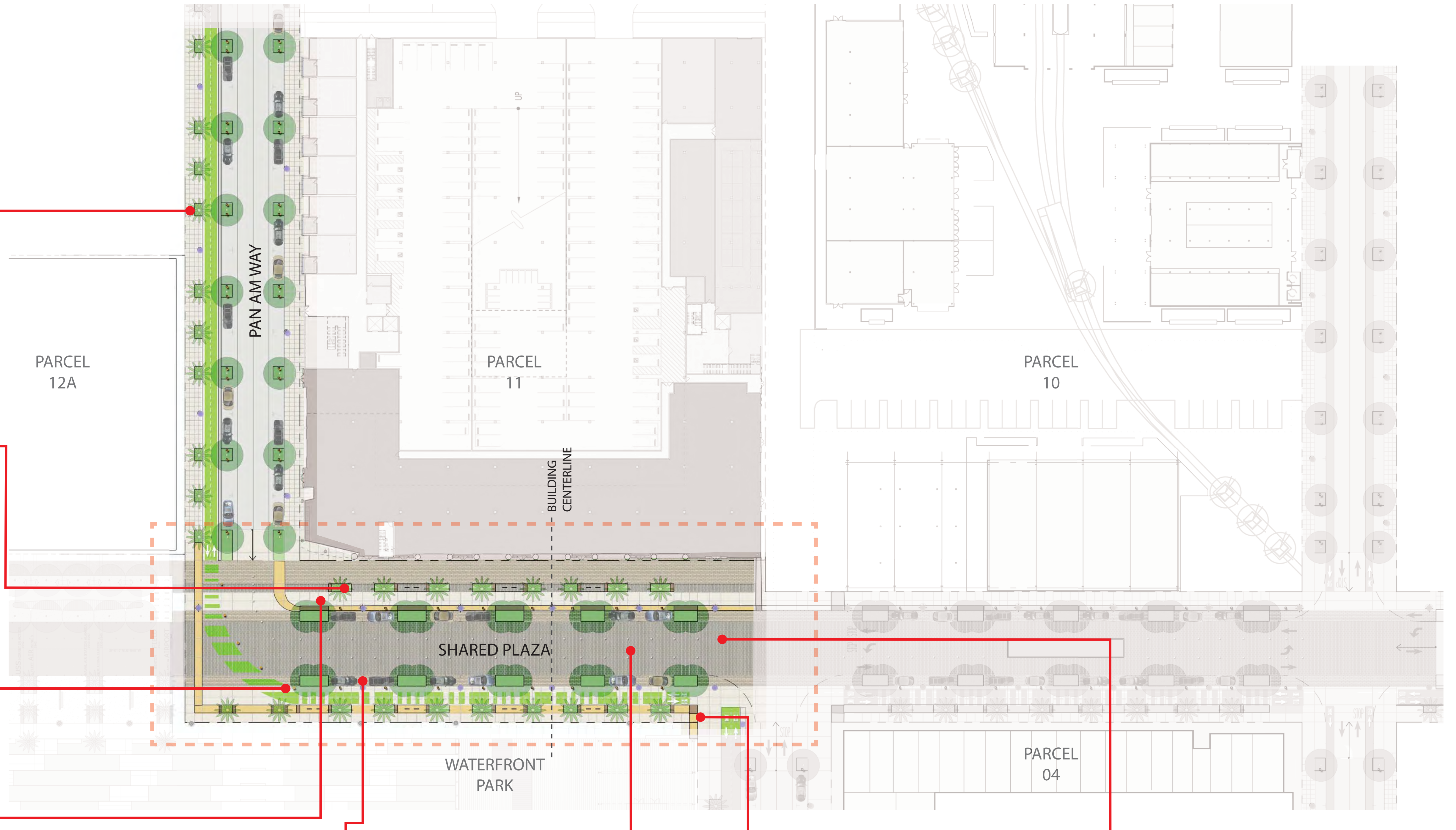
BIKE RACK



BOLLARD



CONCRETE



UNIT PAVERS TYPE I



UNIT PAVERS TYPE II



CAST IRON WARNING PAVER



DRIVE AISLE MEDALLION

# ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

# SHARED PLAZA MATERIAL PALETTE



ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA **VIEW FROM WATERFRONT (ARCH. ONLY)**



ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

VIEW FROM SOUTHEAST



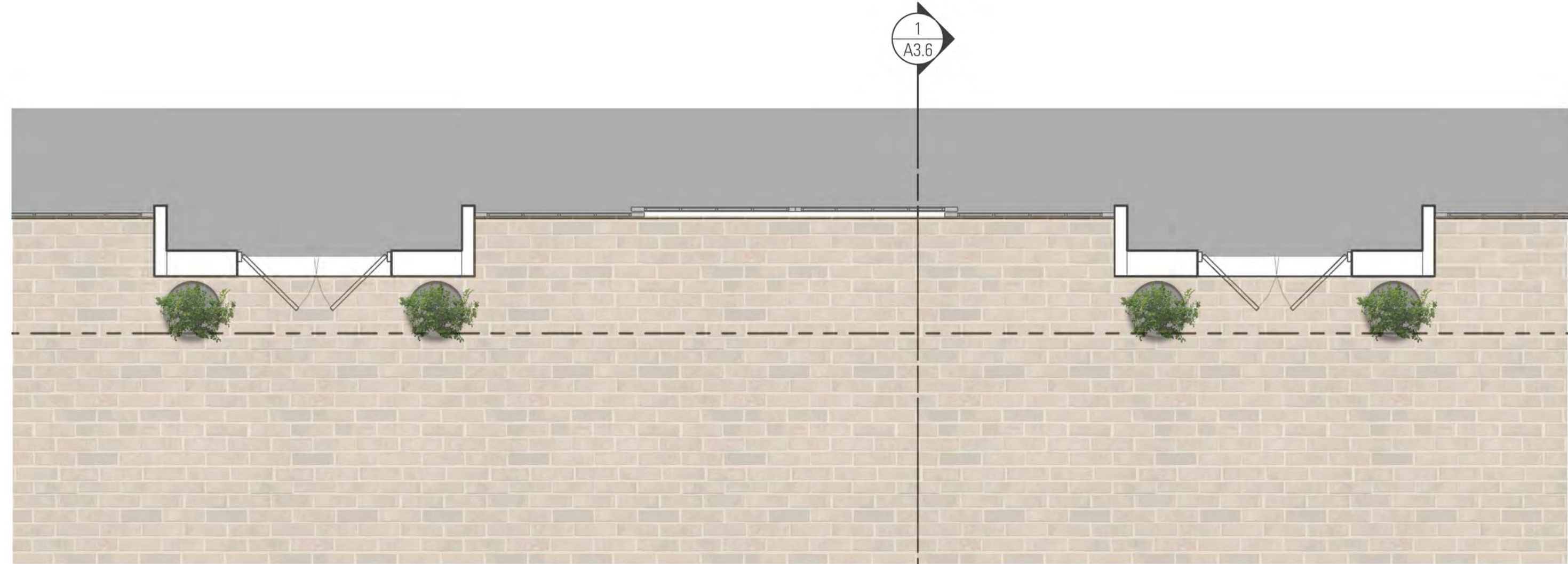
ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

VIEW FROM SOUTHEAST (ARCH. ONLY)



ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

RETAIL STREET VIEW



3 ENLARGED LEVEL 1 @ RETAIL  
11 1/4" = 1'-0"



2 ENLARGED SOUTH ELEVATION @ RETAIL  
11 1/4" = 1'-0"



1 WALL SECTION @ SOUTH ELEVATION  
11 1/4" = 1'-0"

# ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

# RETAIL ELEVATION AND WALL SECTION



**EXTERIOR ELEVATION - SOUTH**

1/16" = 1'-0"

ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

**EXTERIOR ELEVATION - SOUTH  
WITH LANDSCAPE**



**EXTERIOR ELEVATION - SOUTH**

1/16" = 1'-0"

ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

**EXTERIOR ELEVATION - SOUTH**





**EXTERIOR ELEVATION - WEST**  
1/16" = 1'-0"

ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

**EXTERIOR ELEVATION - WEST**



**EXTERIOR ELEVATION - NORTH**  
 1/16" = 1'-0"

ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

**EXTERIOR ELEVATION - NORTH**



**EXTERIOR ELEVATION - EAST**

1/16" = 1'-0"

ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

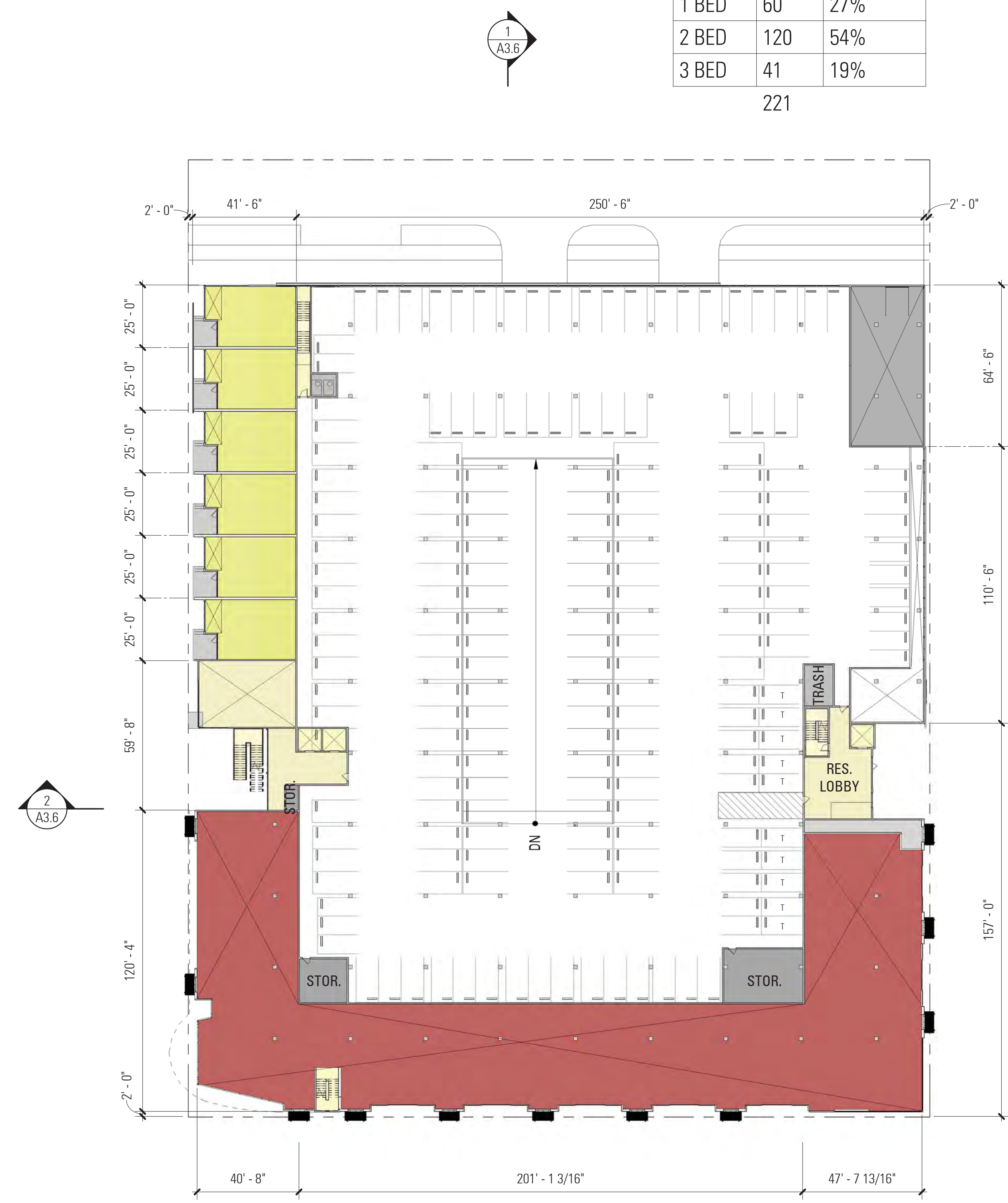
**EXTERIOR ELEVATION - EAST**

TOTAL UNIT MIX		
1 BED	60	27%
2 BED	120	54%
3 BED	41	19%
221		



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

LEVEL 1	2 BED	6
		6



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

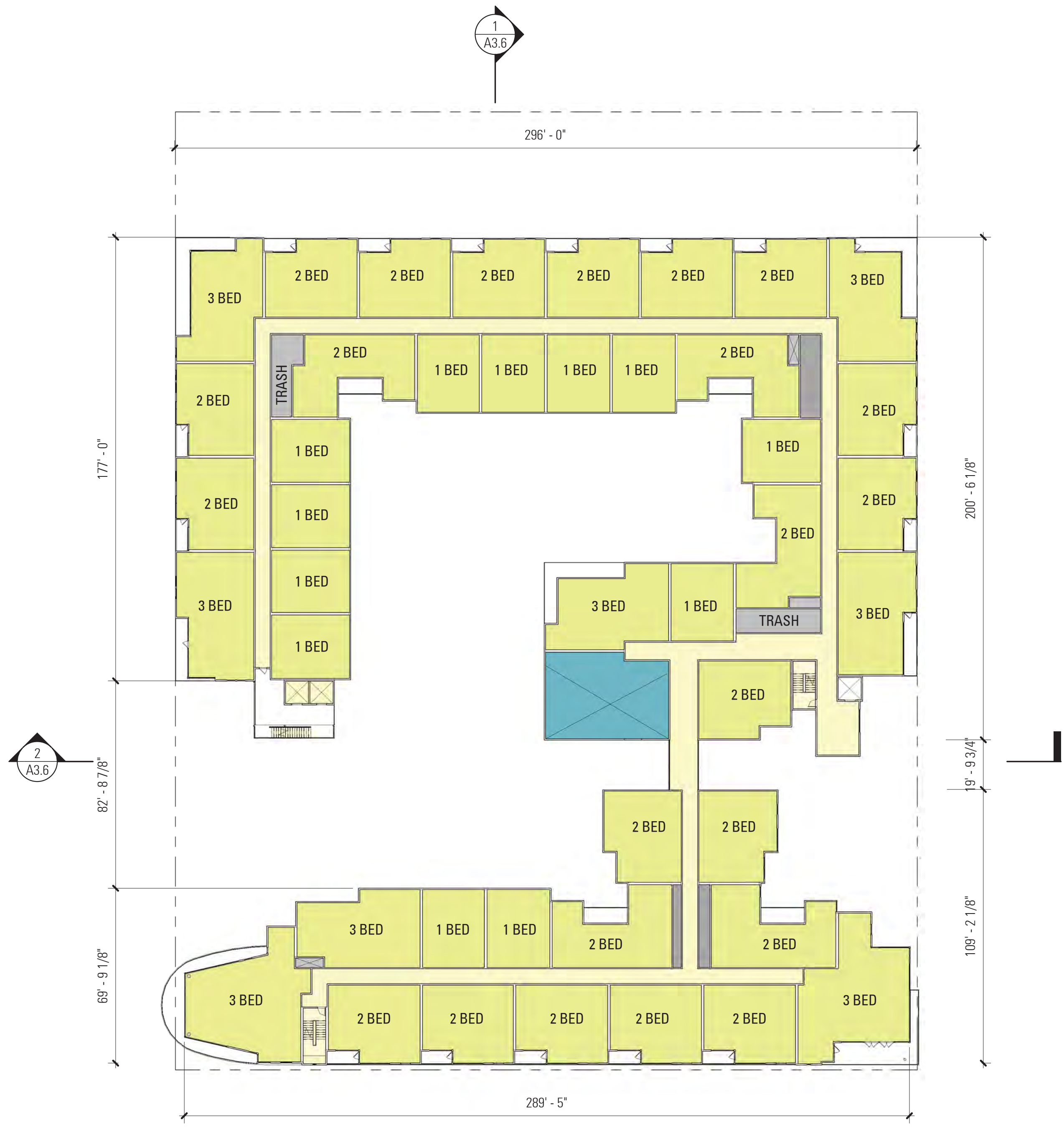
ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

FLOOR PLANS



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

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

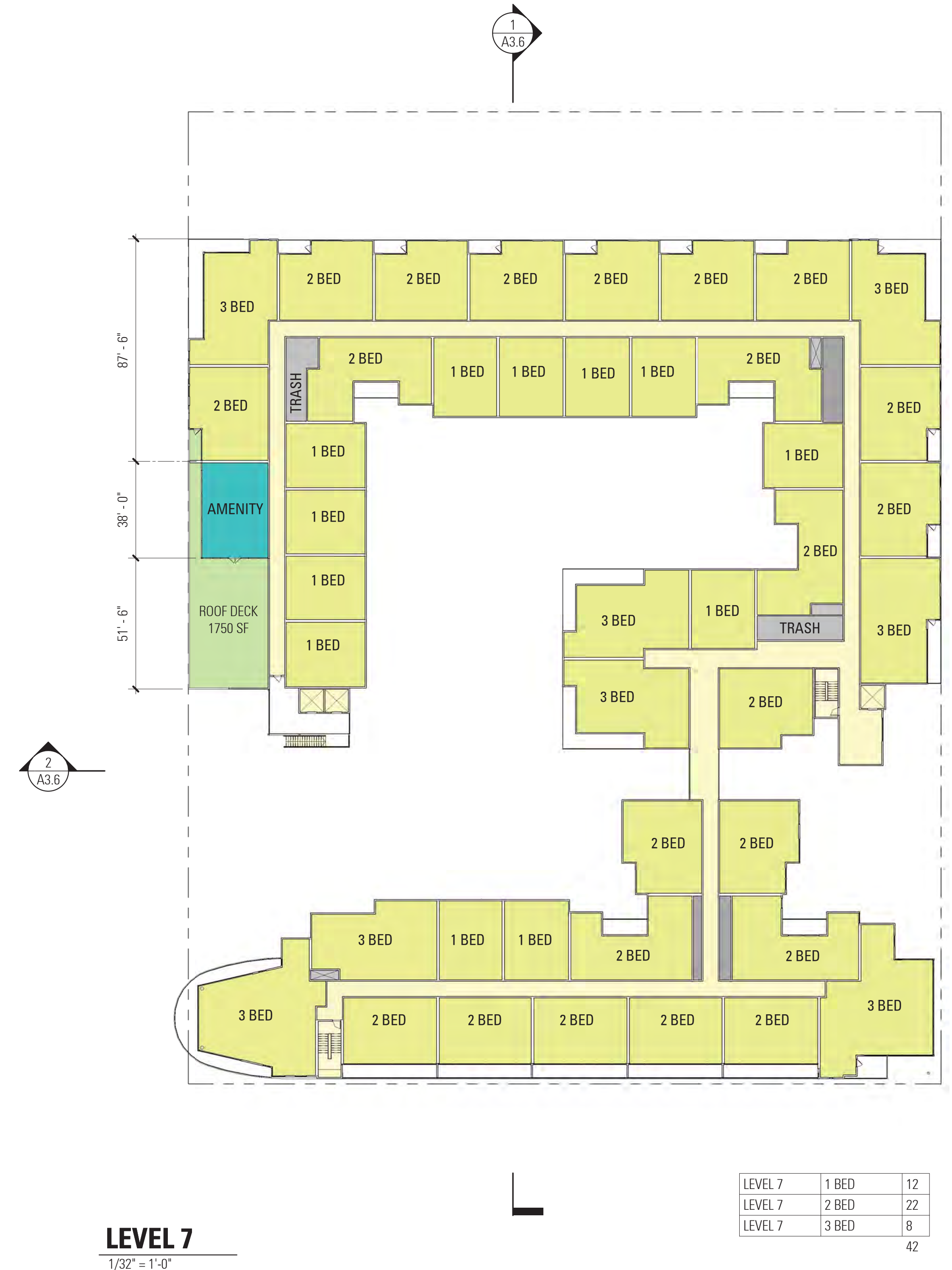


**LEVEL 4**  
1/32" = 1'-0"

LEVEL 4	1 BED	12
LEVEL 4	2 BED	23
LEVEL 4	3 BED	8
		43

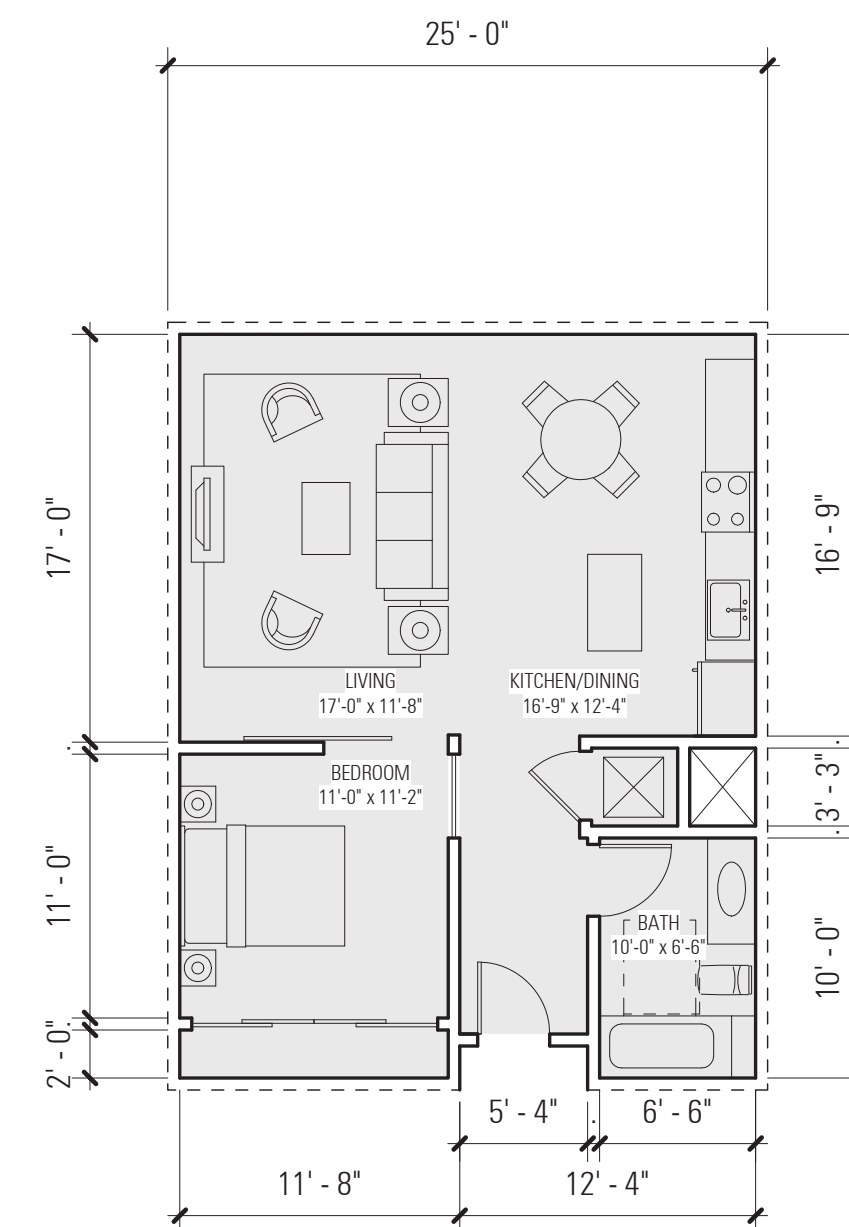
ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

**FLOOR PLANS**



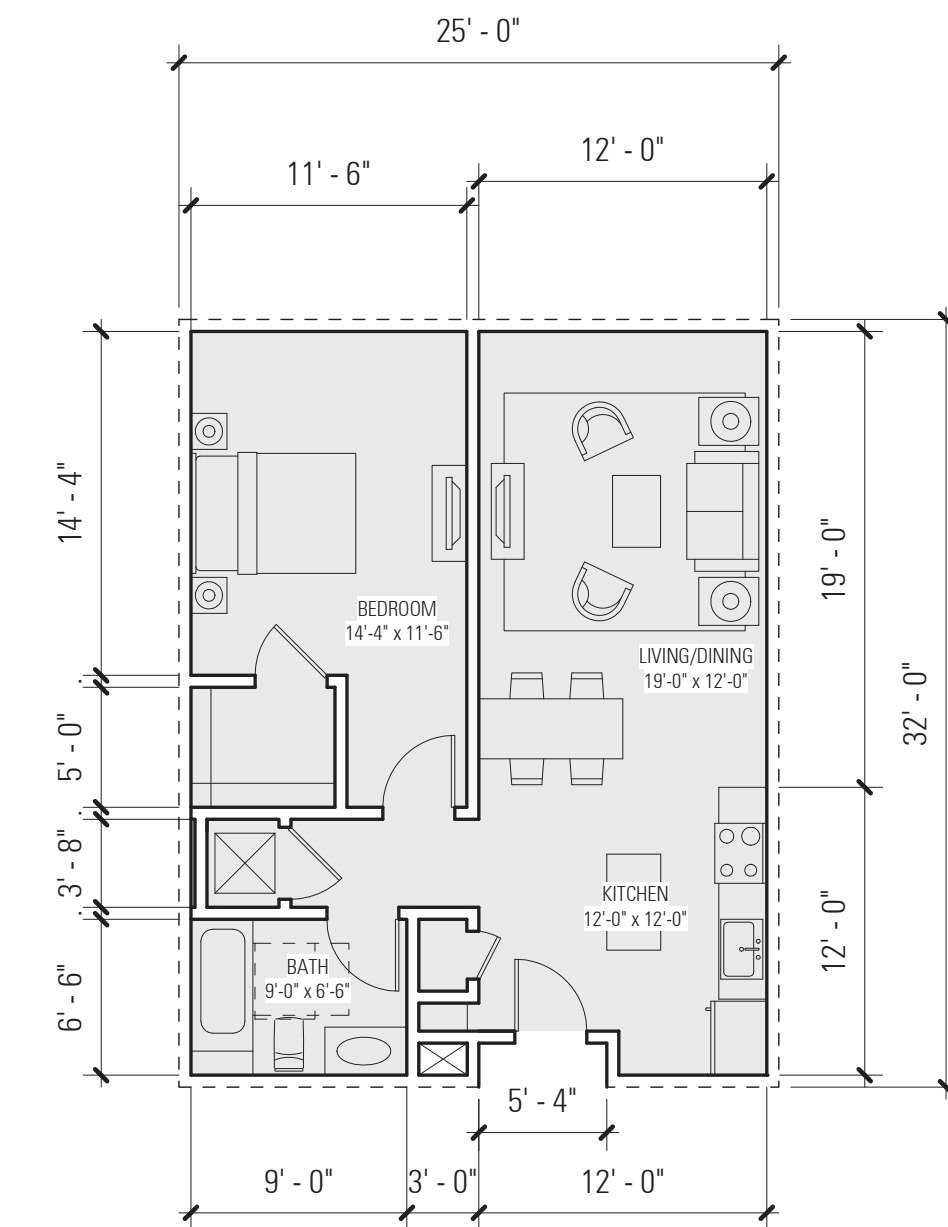
ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

FLOOR PLANS



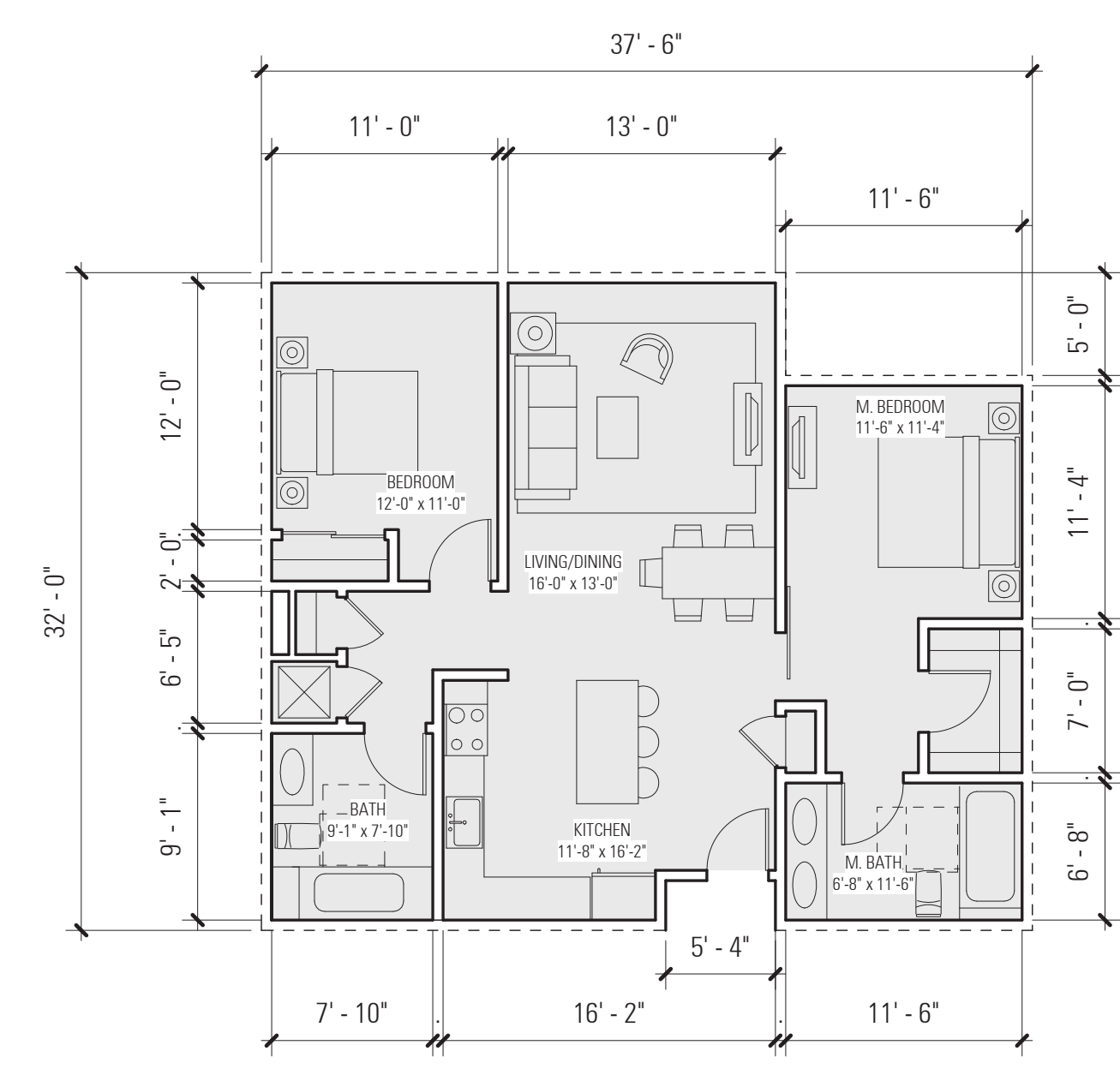
GSF: 765 SF  
 NSF: 678 SF

1  
 19 1/8" = 1'-0"



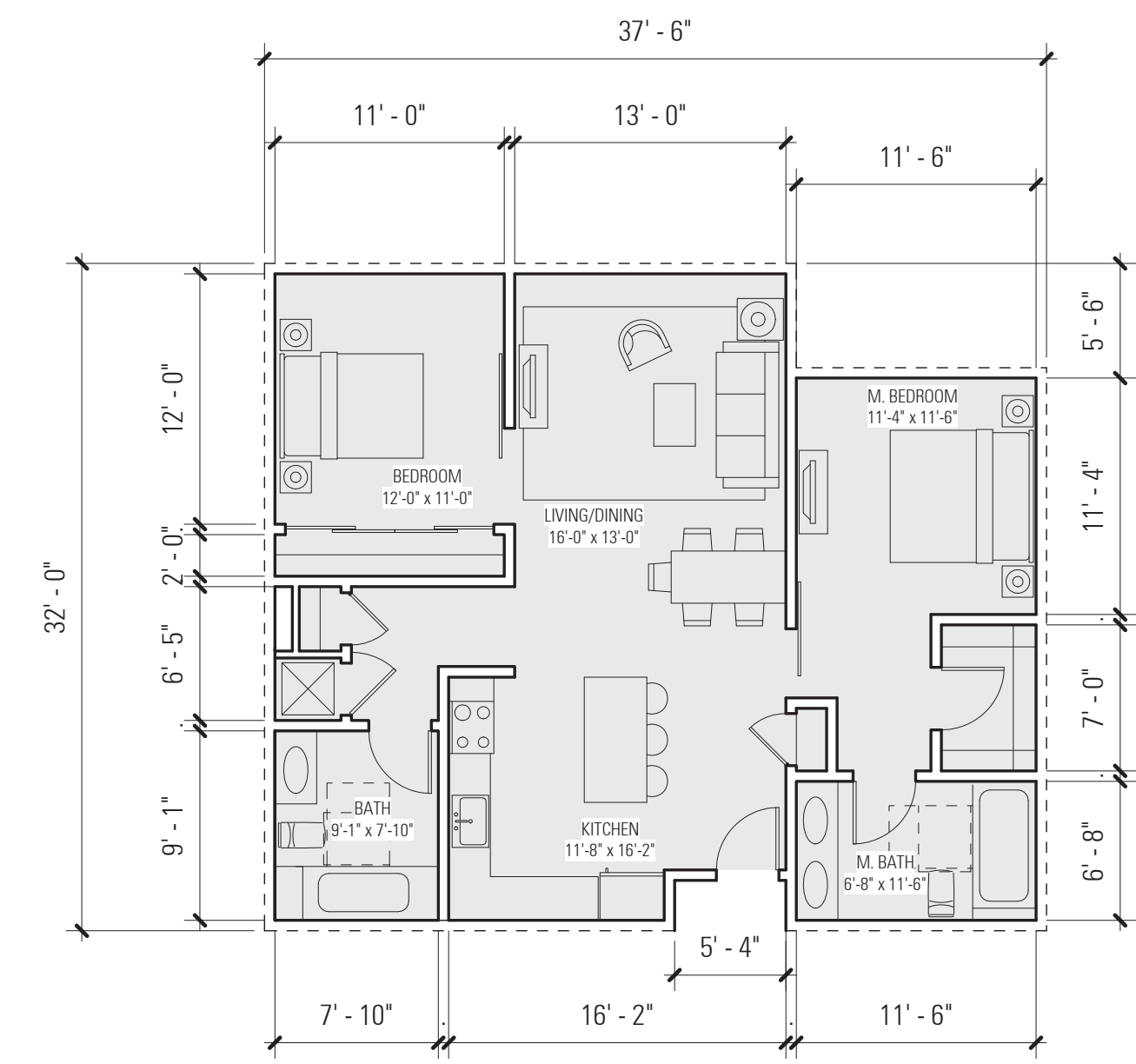
GSF: 765 SF  
 NSF: 675 SF

2  
 19 1/8" = 1'-0"



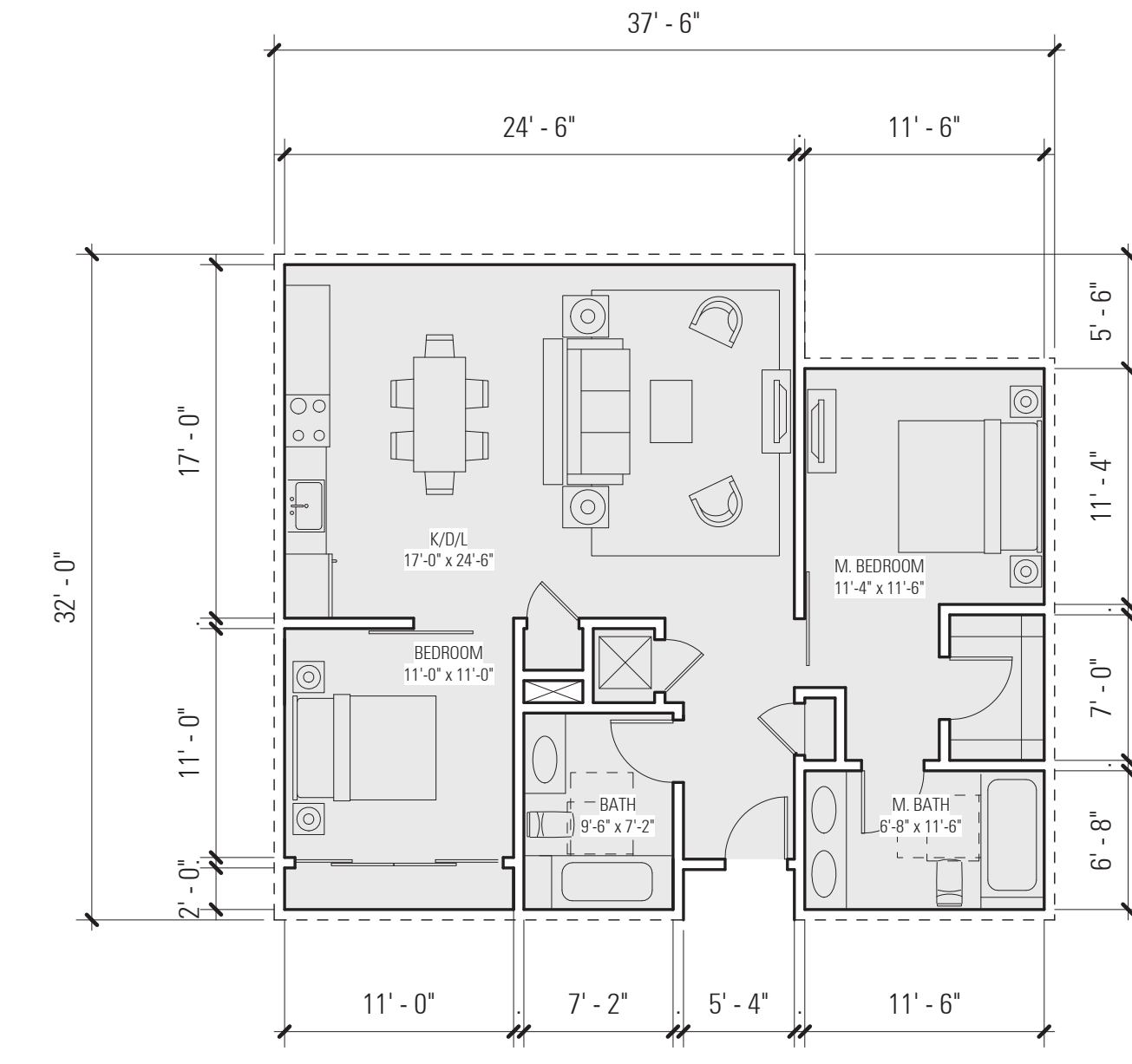
GSF: 1130 SF  
 NSF: 1012 SF

5  
 19 1/8" = 1'-0"



GSF: 1115 SF  
 NSF: 997 SF

4  
 19 1/8" = 1'-0"

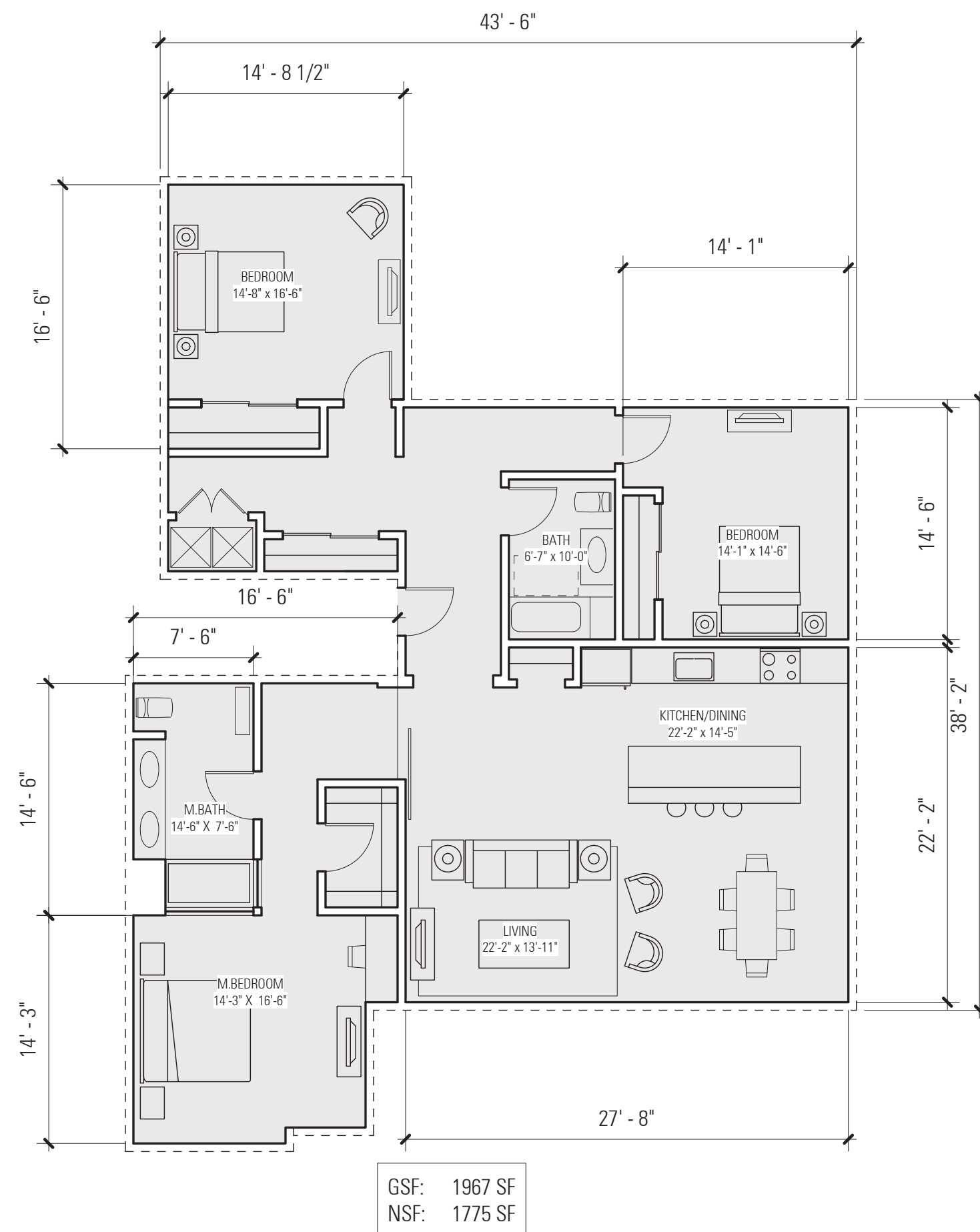


GSF: 1115 SF  
 NSF: 998 SF

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

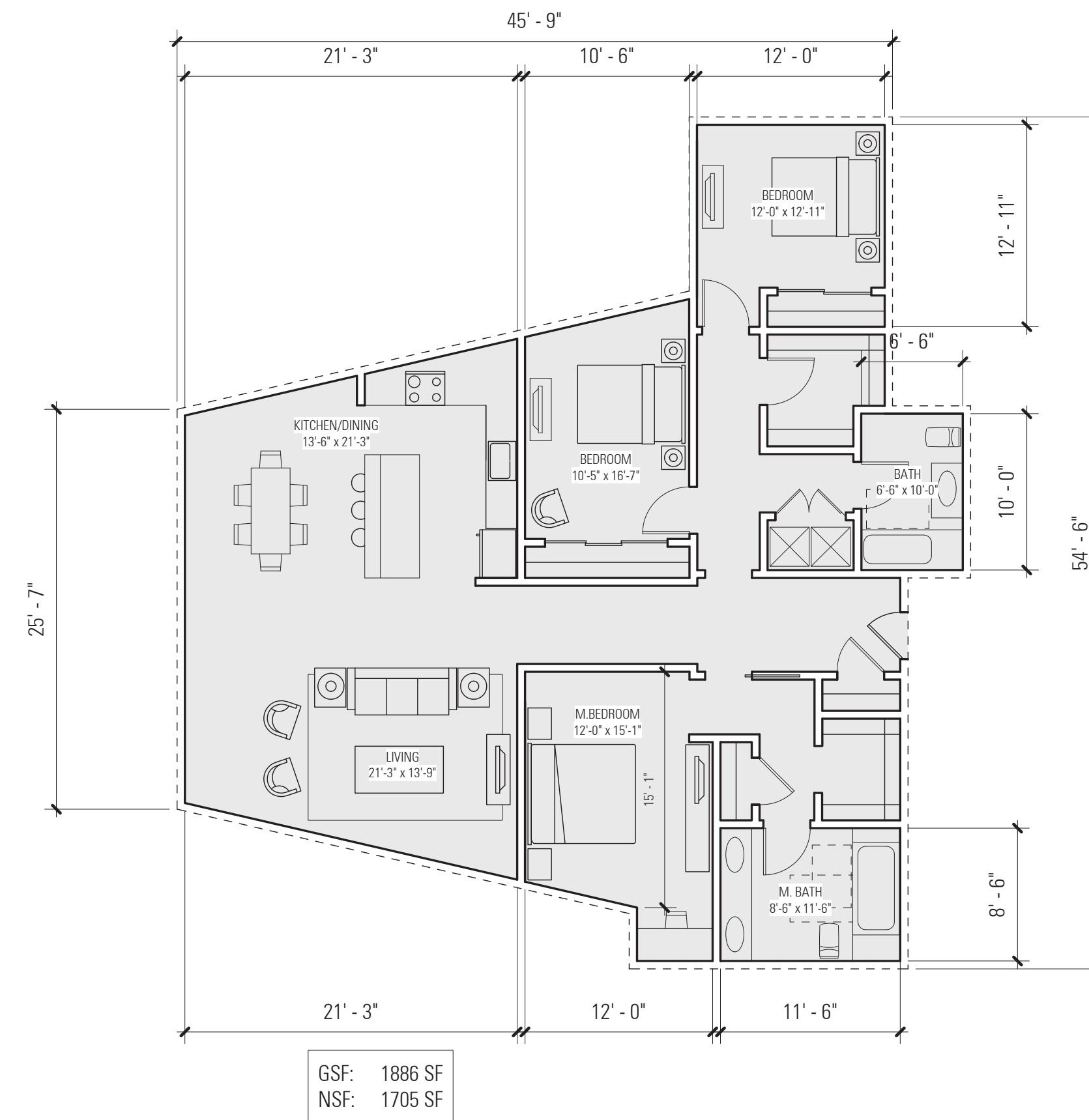
# ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

# UNIT PLANS



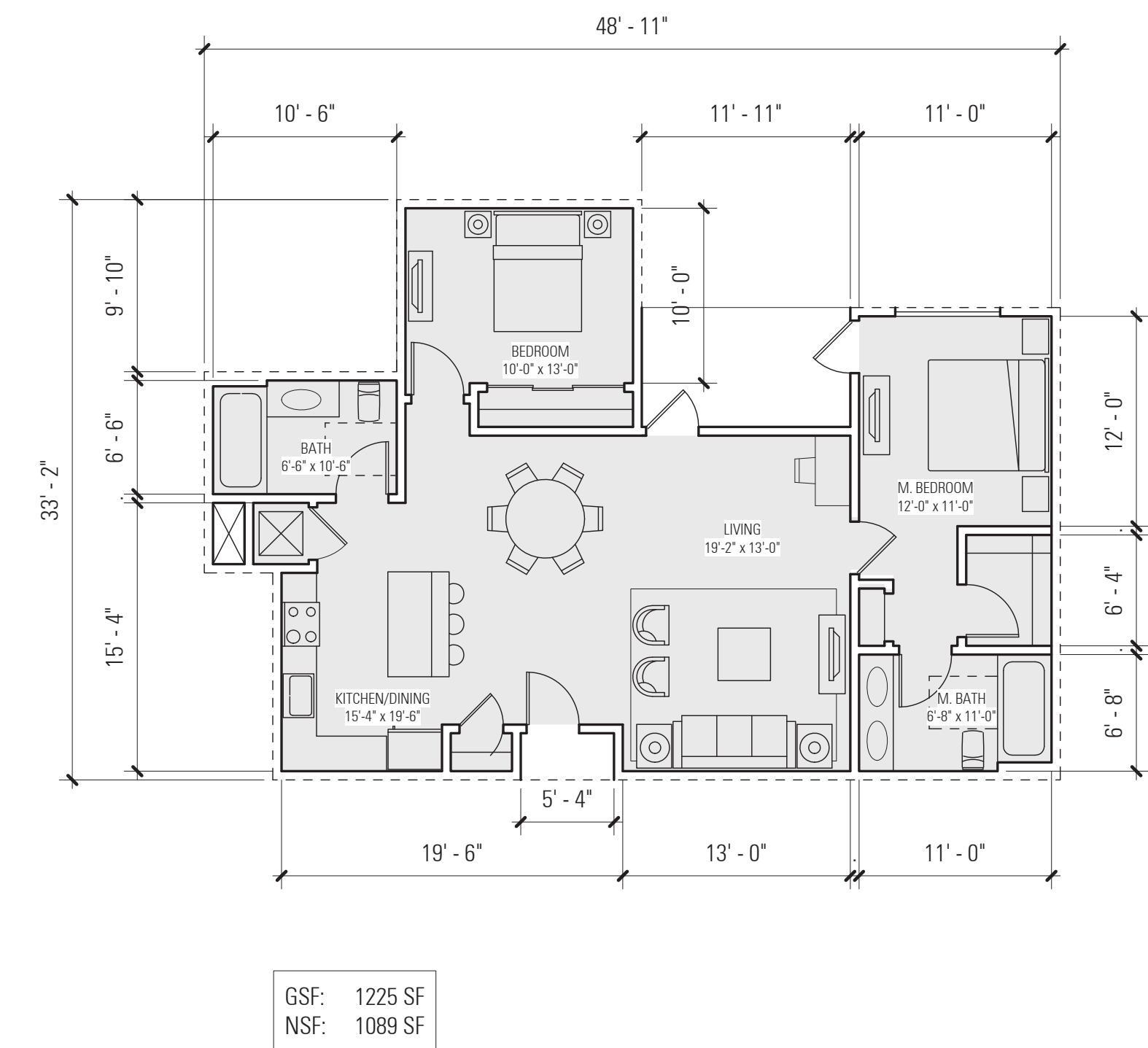
3  
20 1/8" = 1'-0"

**3 BED - SOUTHEAST**



2  
20 1/8" = 1'-0"

**3 BED - SOUTHWEST**



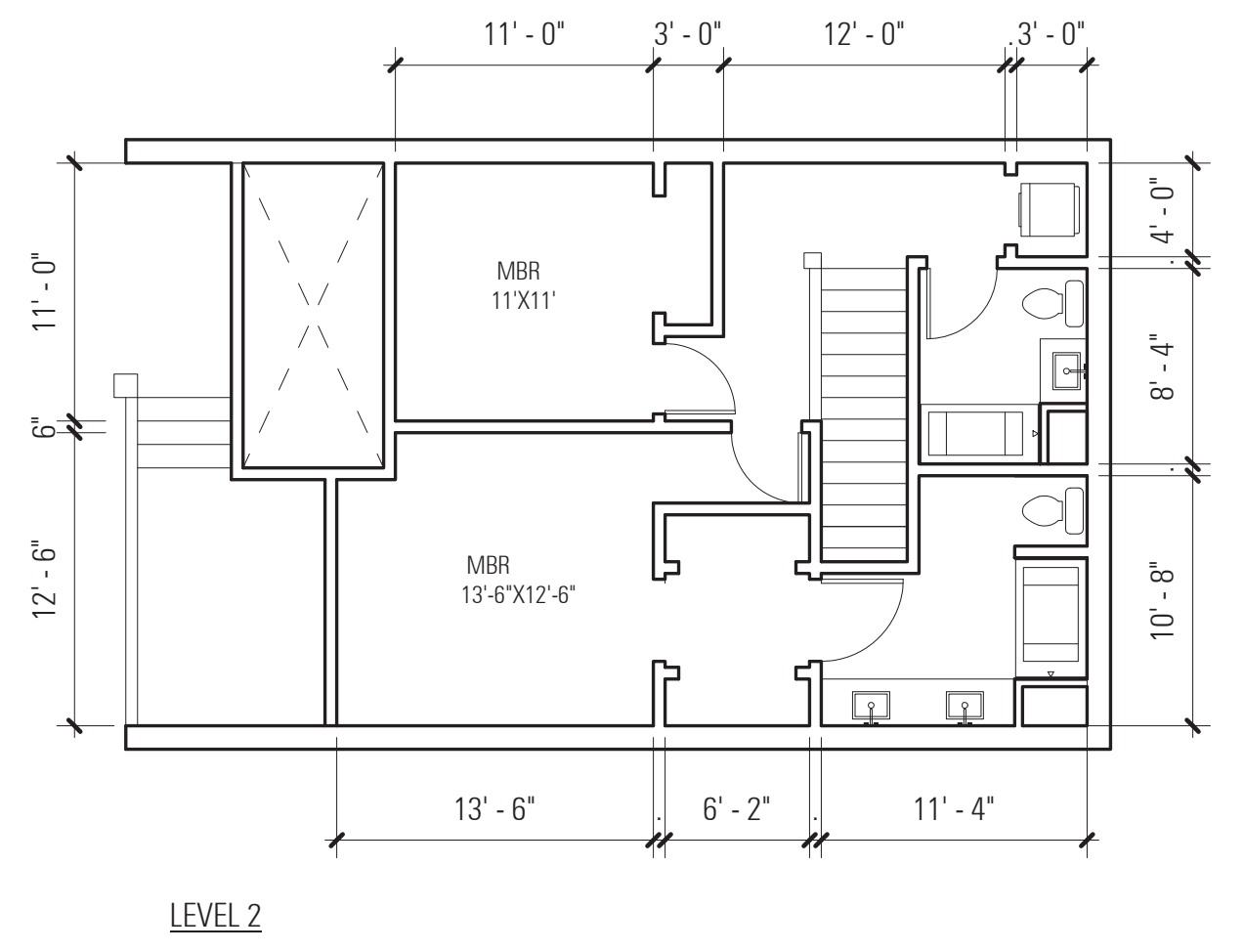
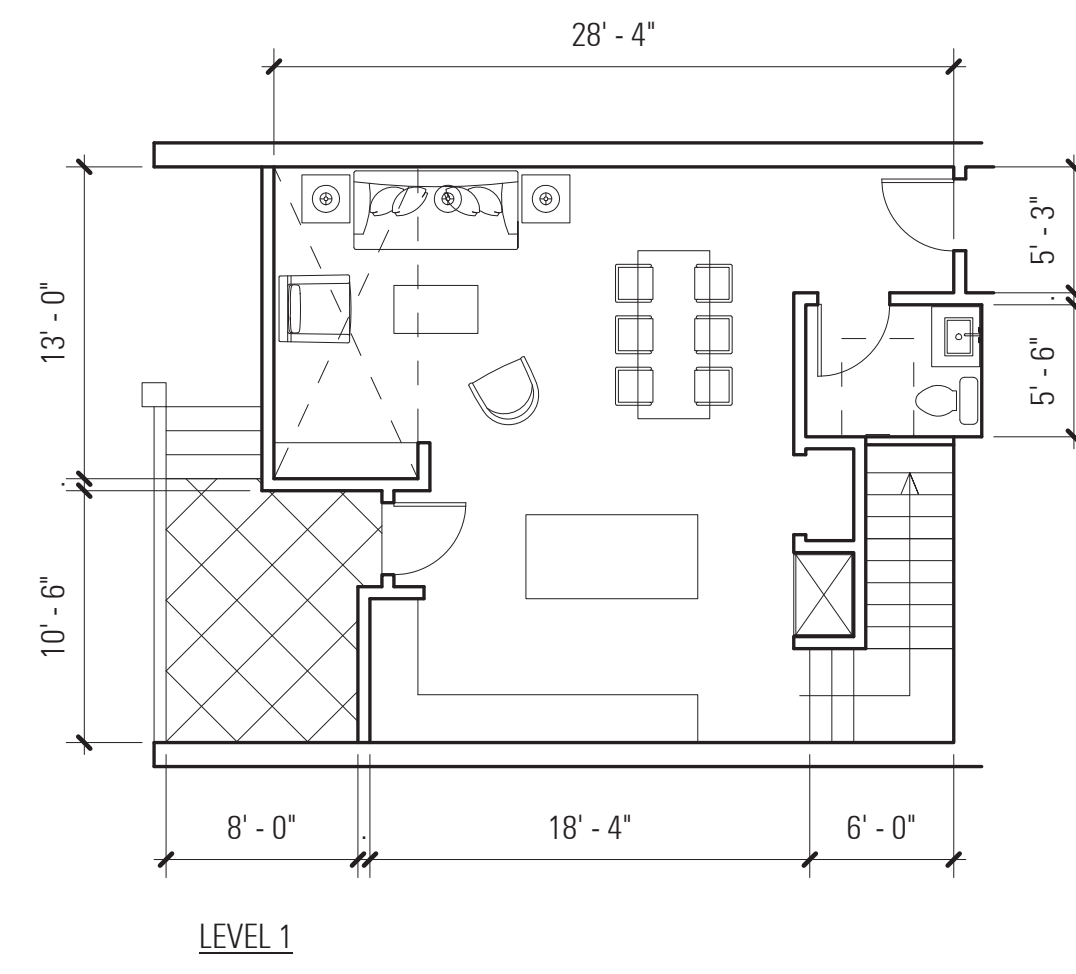
1  
20 1/8" = 1'-0"

**2 BED - CORNER OPT.**

ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

UNIT PLANS









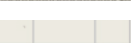
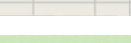









GSF: 1375 SF

1  
21  
2 BED TOWNHOME  
1/8" = 1'-0"

# ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

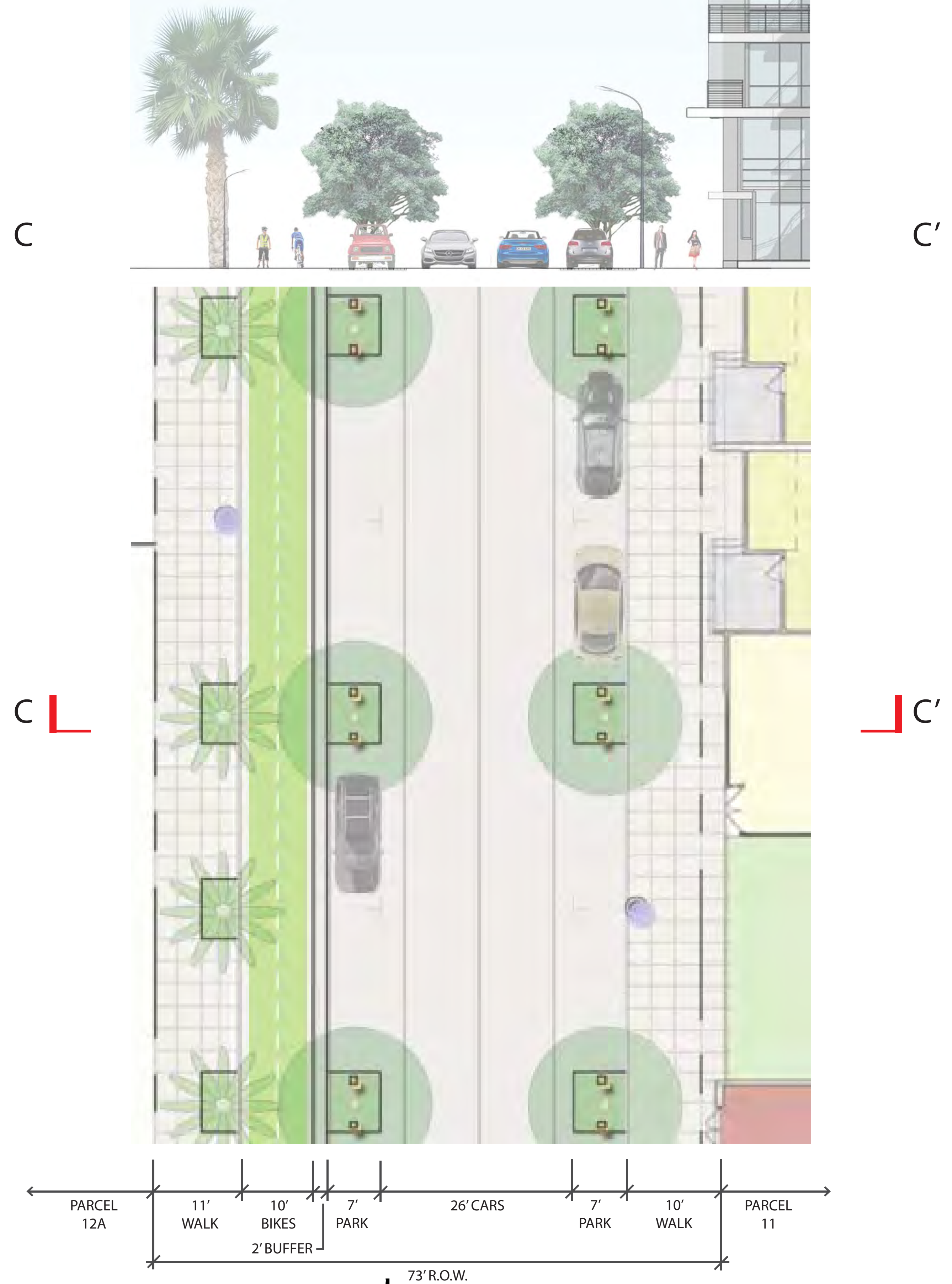
# UNIT PLANS



-  ACACIA MELANOXYLON OR LYONOTHAMNUS FLORIBUNDUS
-  WASHINGTONIA ROBUSTA
-  UNIT PAVERS TYPE I
-  UNIT PAVERS TYPE II
-  CONCRETE
-  STONE COBBLES WITH PLANTING
-  WARNING PAVERS
-  DRIVE AISLE MEDALLIONS
-  STREET LIGHT TYPE I
-  STREET LIGHT TYPE II
-  BOLLARD
-  BENCH TYPE I
-  BENCH TYPE II
-  BIKE RACKS
-  PAN AM WAY

ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

PAN AM WAY KEY PLAN



ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA **PAN AM WAY WITH SECTION-ELEVATION**