



# ALAMEDA POINT BLOCK 8 DEVELOPMENT PLAN 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**

<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> KTGY GROUP, INC. 580 2ND ST., #200 OAKLAND, CA 94607 T: (510) 272-2910 CONTACT: JESSICA MUSICK EMAIL: JTOLER@KTGY.COM	<b>LANDSCAPE ARCHITECT:</b> THE GUZZARDO PARTNERSHIP INC. 181 GREENWICH STREET SAN FRANCISCO, CA 94111 T: (415) 433 4672 CONTACT: PAUL LETTIERI EMAIL: PLETTIERI@TGP-INC.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
--	---	--	--

BUILDING A: BUILDING & PARKING STATISTICS							BUILDING B: BUILDING & PARKING STATISTICS							
BUILDING A: FAMILY							BUILDING B: SENIOR							
UNIT TYPE	1-0	1-1	2-0	2-0a	3-0	3-1	UNIT TYPE	1-0	1-0 a	1-1	1-2	1-3	2-1	2-2
AVERAGE GSF/D.U.	662	653	917	1047	1226	1148	AVERAGE GSF/D.U.	662	625	653	690	672	933	952
LEVEL 1			3		2		LEVEL 1				1	4	1	
LEVEL 2	2	2	10	1	4	2	LEVEL 2	1	4	2	7	1	1	2
LEVEL 3	2	2	10	1	4	2	LEVEL 3	1	4	2	7	1	1	2
LEVEL 4	4	2	10	1	4	2	LEVEL 4	1	4	2	7	1	1	2
TOTAL	8	6	33	3	14	6	TOTAL	3	12	6	22	7	4	6
% TOTAL MIX	11%	9%	47%	4%	20%	9%	% TOTAL MIX	5%	20%	10%	37%	12%	7%	10%
<b>PARKING</b>							<b>PARKING</b>							
	STANDARD	COMPACT	ACCESSIBLE	EV	TOTAL			STANDARD	COMPACT	ACCESSIBLE	EV	TOTAL		
TOTAL	8	57	2	3 (1 ACCESSIBLE)	70 (3 ACCESSIBLE)		TOTAL	21	3	1	3 (1 ACCESSIBLE)	28 (2 ACCESSIBLE)		
* (3) ELECTRICAL CHARGING STATIONS TO BE INCLUDED							* (3) ELECTRICAL CHARGING STATIONS TO BE INCLUDED							
<b>BIKE PARKING</b>							<b>BIKE PARKING</b>							
	QTY.							QTY.						
LONG-TERM RES.	72 BIKES						LONG-TERM RES.	23 BIKES						
RESIDENTIAL SPACES: 70 RES. SPACES/D.U.: 1.0							RESIDENTIAL SPACES: 28 RES. SPACES/D.U.: .47							

**DRAWING INDEX**

1.1	COVER SHEET
1.2	DESIGN REVIEW GUIDELINES
2	SITE A OVERALL SITE PLAN - BLOCK 8
3	SITE A HISTORY
4	SITE A PHOTOS
5	BLOCK 8 SITE PHOTOS
6	SITE A PUBLIC REALM
7	BLOCK 8 MATERIAL PALETTE
8	BLOCK 8 STREET SECTIONS
9	LANDSCAPE SITE PLAN
10	ARCHITECTURAL SITE PLAN
11	ARCHITECTURAL FLOOR PLANS
12	ELEVATIONS + RENDERINGS - SENIOR
13	ELEVATIONS + RENDERINGS - FAMILY
14	ELEVATIONS - STREETSCAPE
15	SECTION
16	TYPICAL UNIT PLANS
17	TYPICAL WINDOW DETAILS
18	COLOR AND MATERIALS BOARD
19	PRELIMINARY STORMWATER MANAGEMENT PLAN

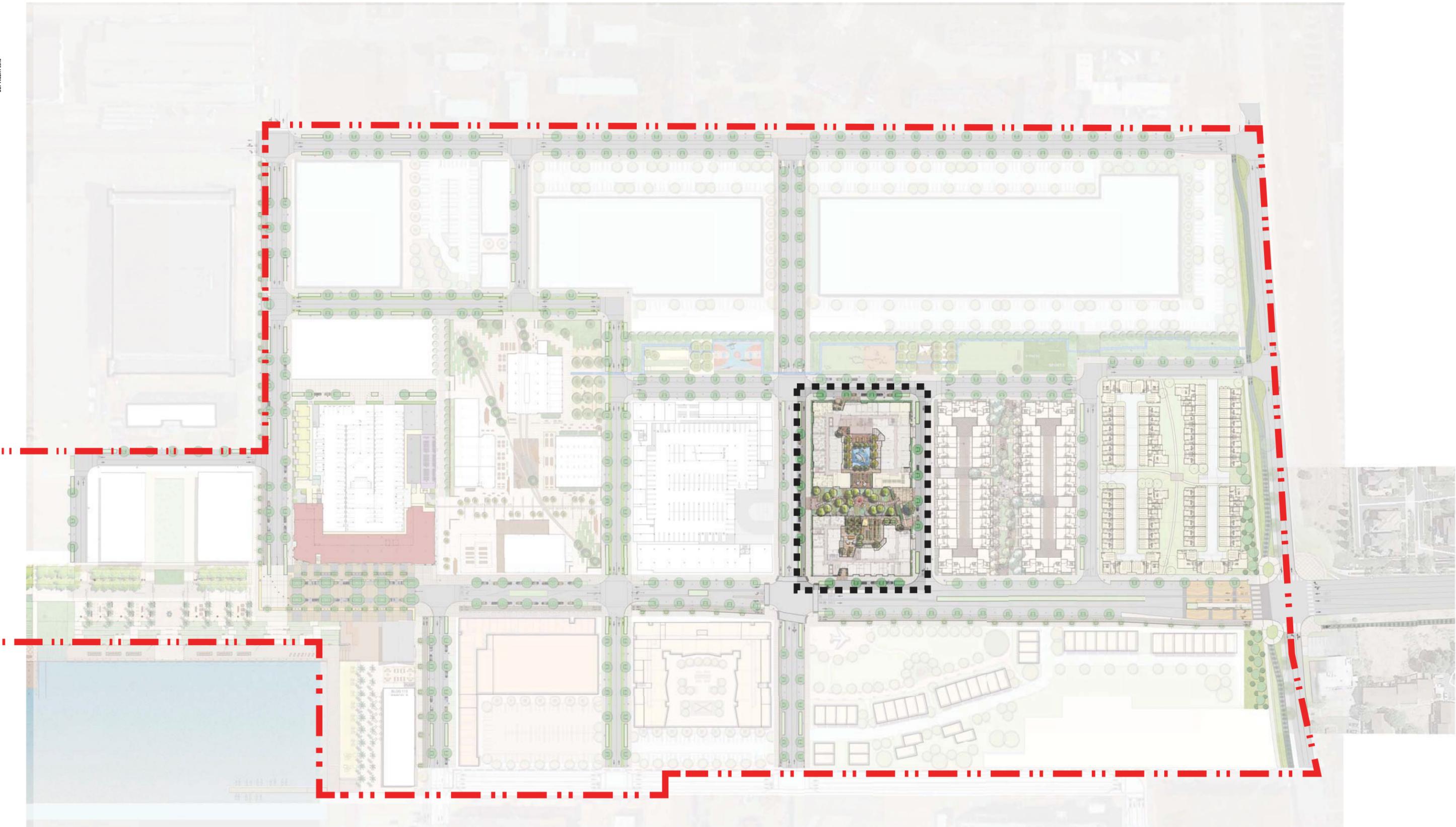
## UNIVERSAL DESIGN

Block 8 will be designed with careful consideration to universal design principles to ensure accessibility is maximized for all residents. 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 that can easily be used by people in wheelchairs. Additionally, public and common areas will be accessible to persons with disabilities with doors and hallways that will be wide enough for wheelchairs. In addition 2% of the units will be fully accessible to hearing and/or visually impaired persons.

## GREEN DESIGN 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 recycle 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 Photovoltaic panels to offset the common area electrical load.
- Solar thermal system.
- Drought resistant landscaping that meets Bay Friendly landscaping standards, thereby reducing the water needed for irrigation.
- Irrigation systems that are controlled by smart timers which prevent over watering of plants.
- Bioswales which enhance natural drainage of water on-site rather than into the storm water system.
- Shading systems for natural cooling.
- Low VOC paints for indoor air quality.
- High efficiency light fixtures and Energy Star appliances.
- Low flow toilets and showerheads.
- Three electric charging stations per building.



ALAMEDA POINT BLOCK 8

ALAMEDA, CA

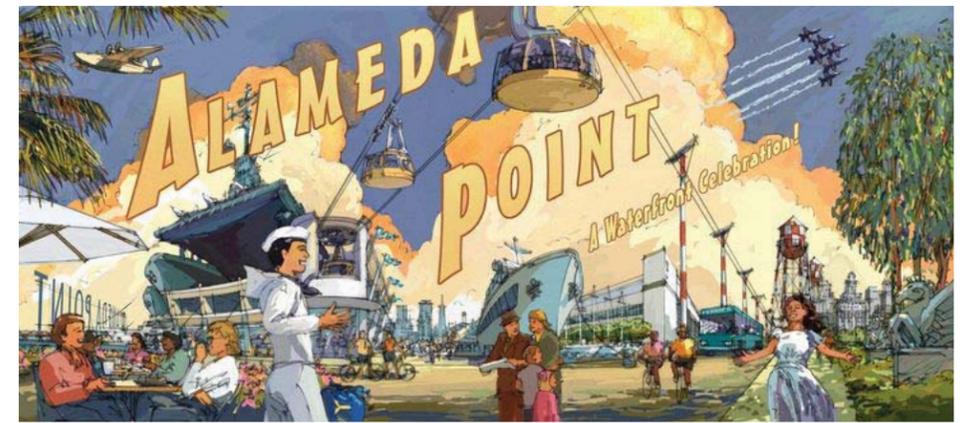
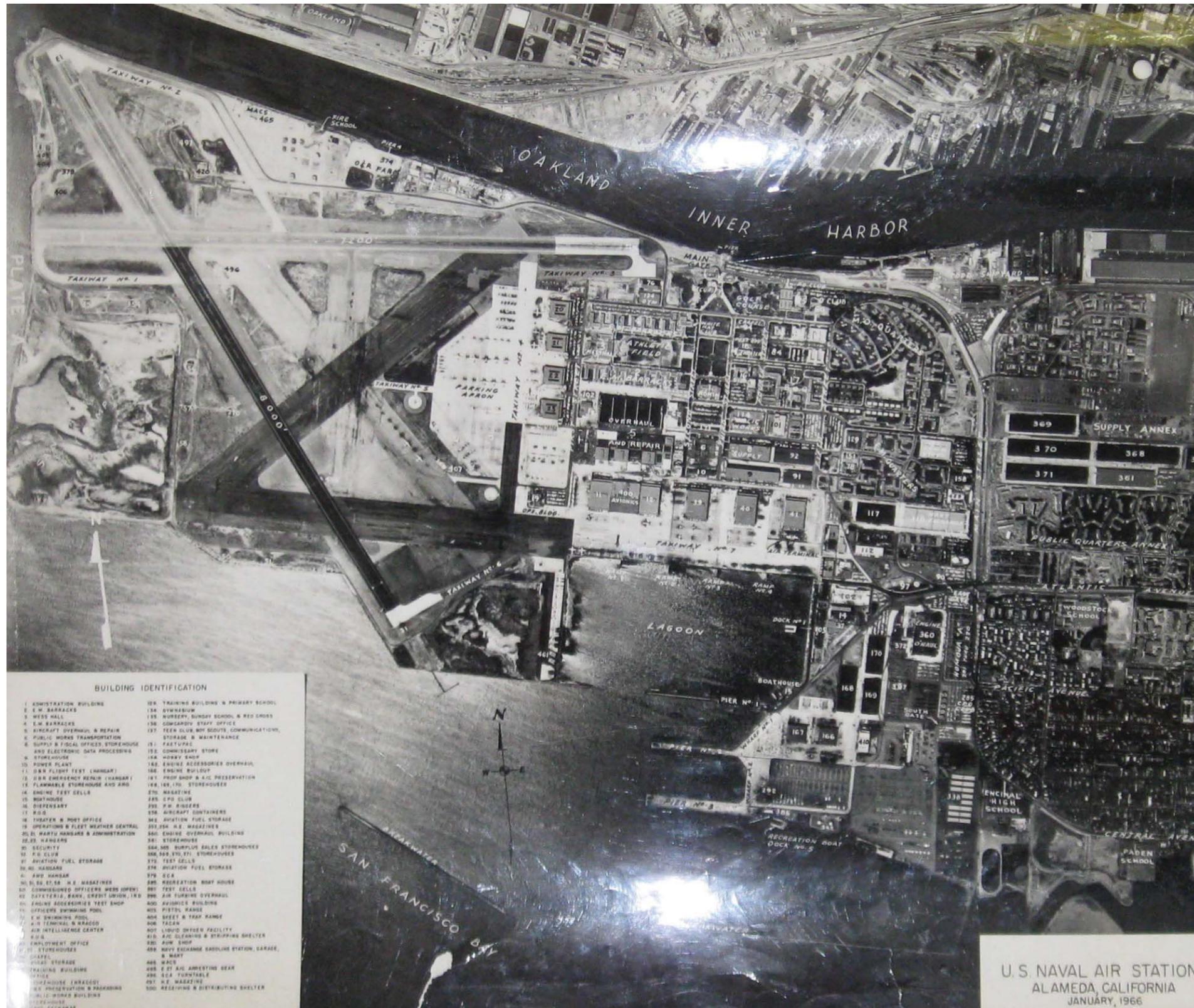
**SITE A OVERALL SITE PLAN - BLOCK 8**



14072  
KTGY#150867

03.14.16





# ALAMEDA POINT BLOCK 8

# ALAMEDA, CA

# SITE A HISTORY

COPYRIGHT 2016



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

SITE A PHOTOS



14072  
KTGY#150867

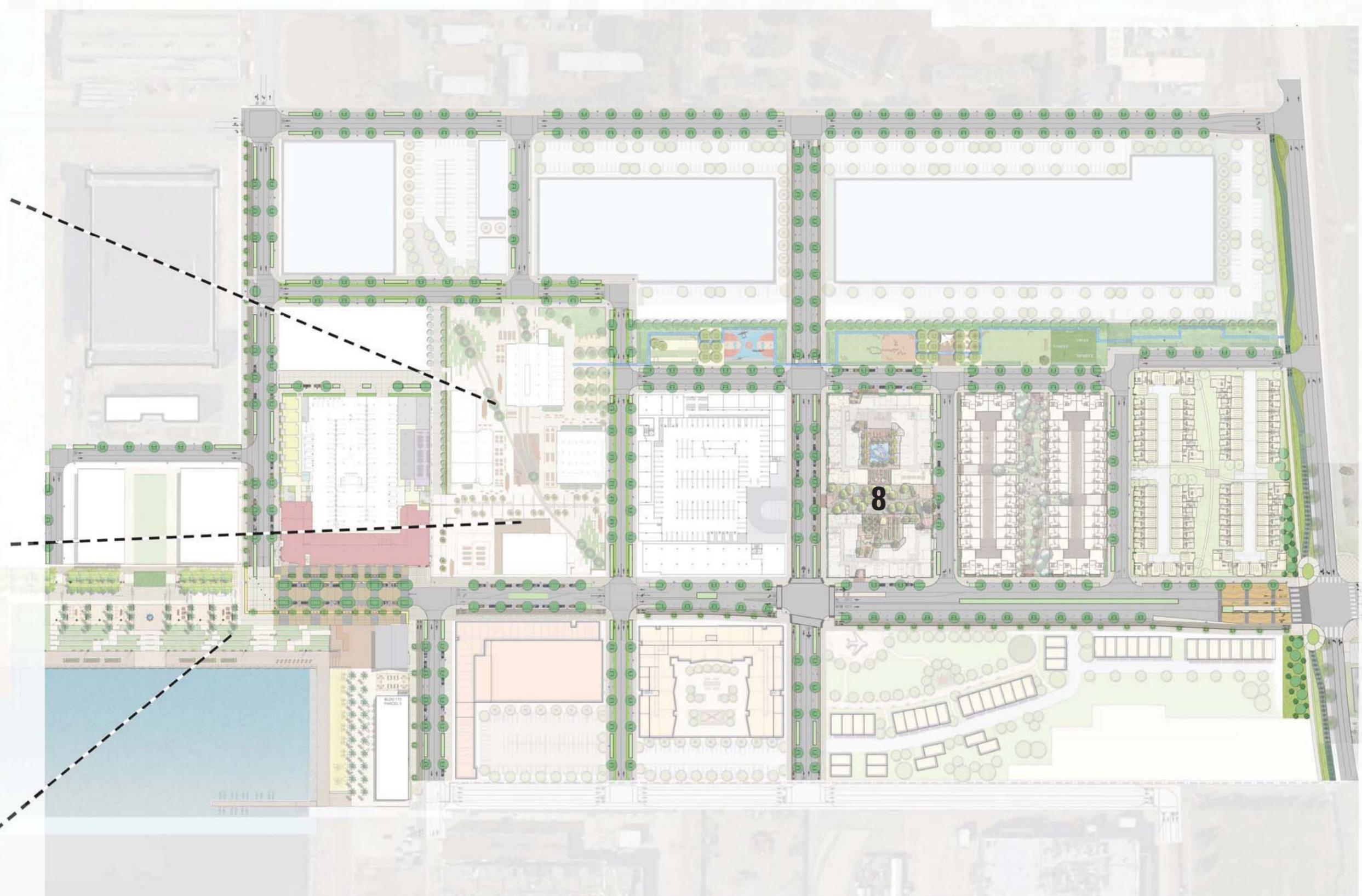
03.14.16



ALAMEDA POINT BLOCK 8

ALAMEDA, CA

BLOCK 8 - SITE PHOTOS



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

SITE A PUBLIC REALM



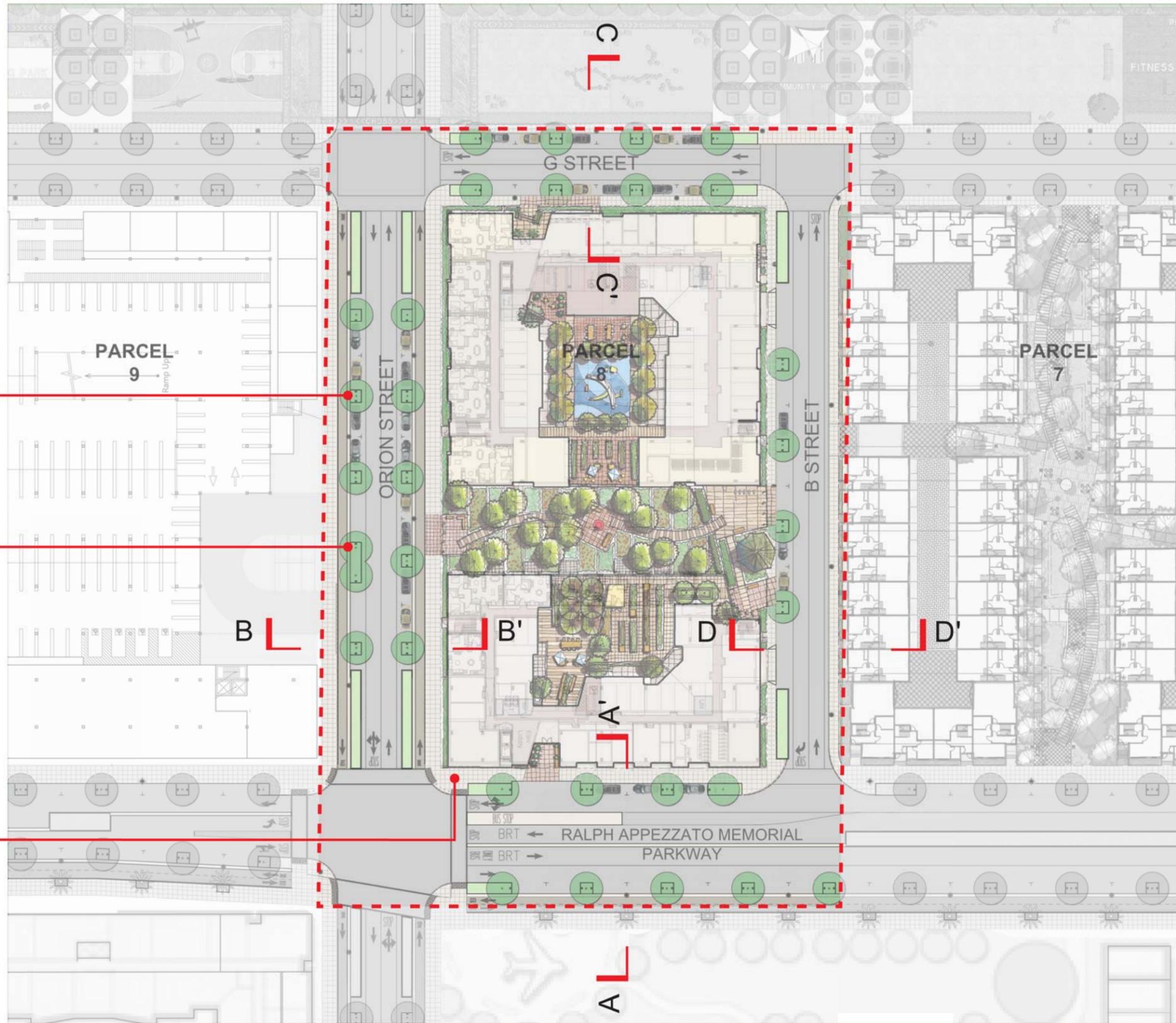
STONE COBBLES AT TREE WELLS



BOLLARD



CONCRETE



# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

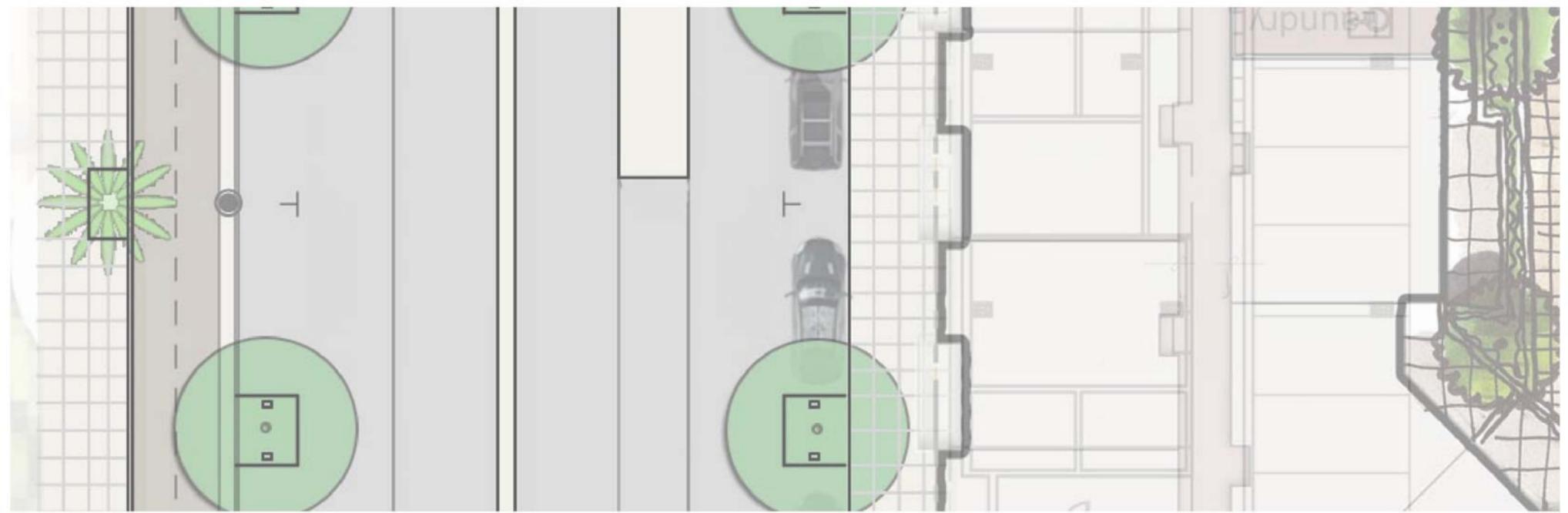
# BLOCK 8 MATERIAL PALETTE

A

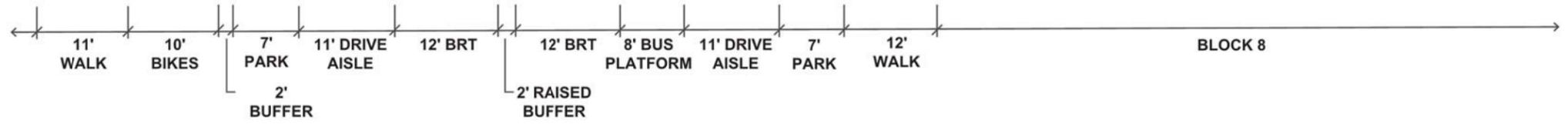


A'

A L



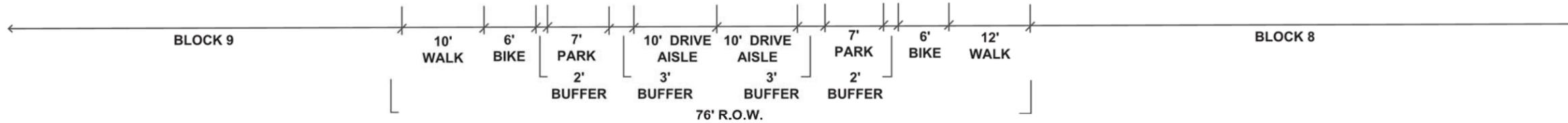
A'



# ALAMEDA POINT BLOCK 8

# ALAMEDA, CA

# RAMP SECTION AT BLOCK 8



# ALAMEDA POINT BLOCK 8

# ALAMEDA, CA

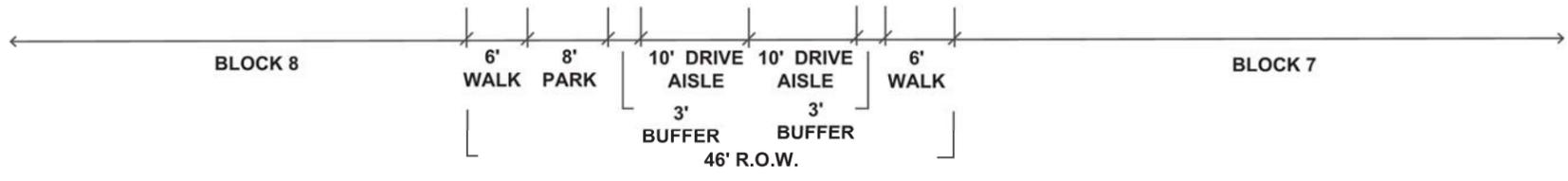
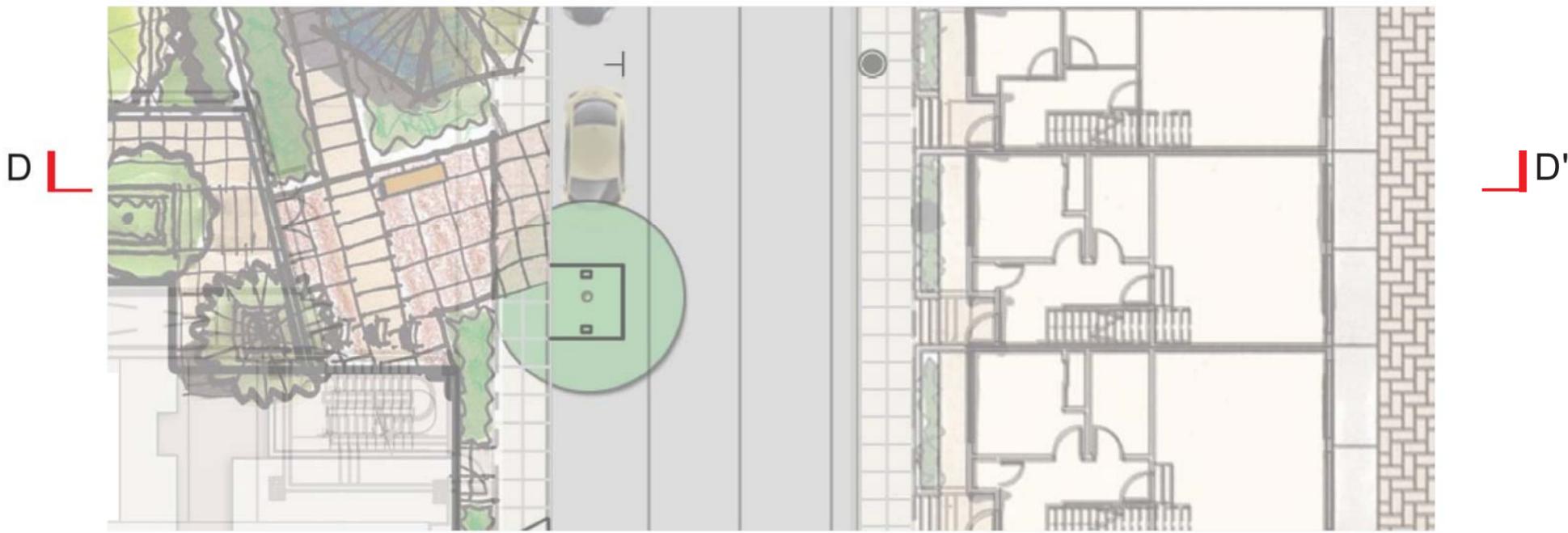
# ORION STREET SECTION AT BLOCK 8



# ALAMEDA POINT BLOCK 8

# ALAMEDA, CA

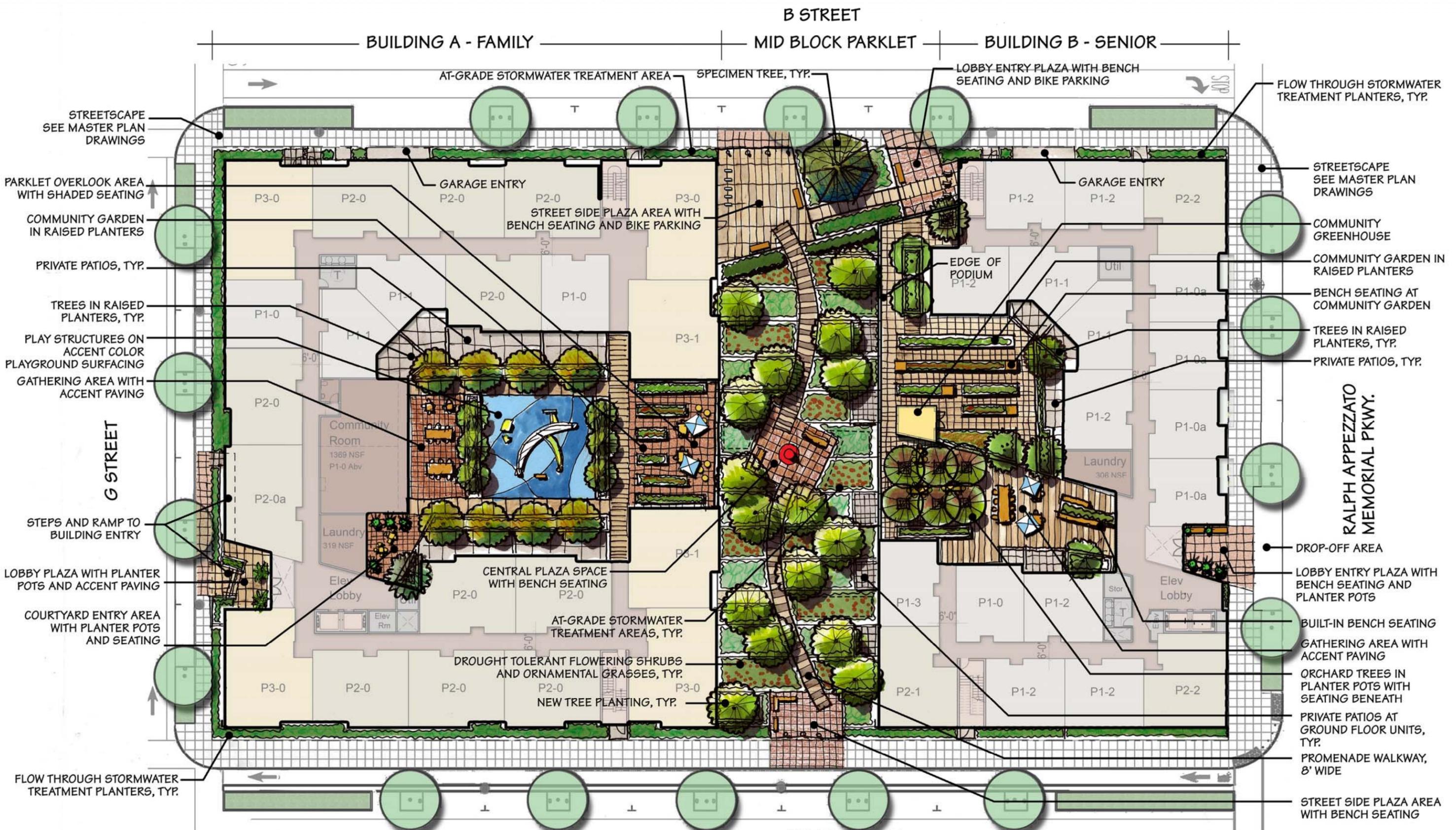
# G STREET SECTION AT BLOCK 8



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

B STREET SECTION AT BLOCK 8

COPYRIGHT 2015

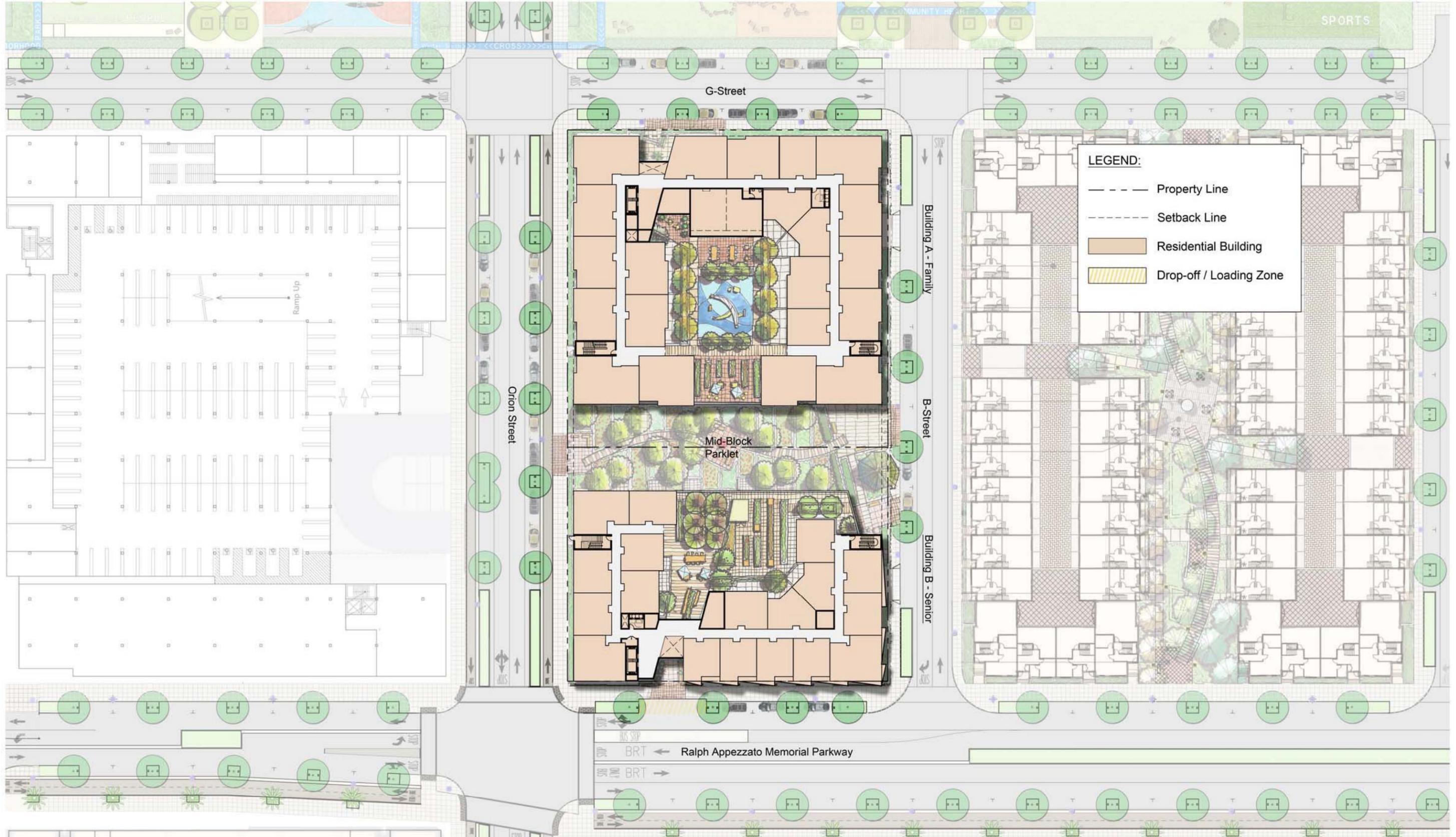


ALAMEDA POINT BLOCK 8

ALAMEDA, CA

ORION STREET

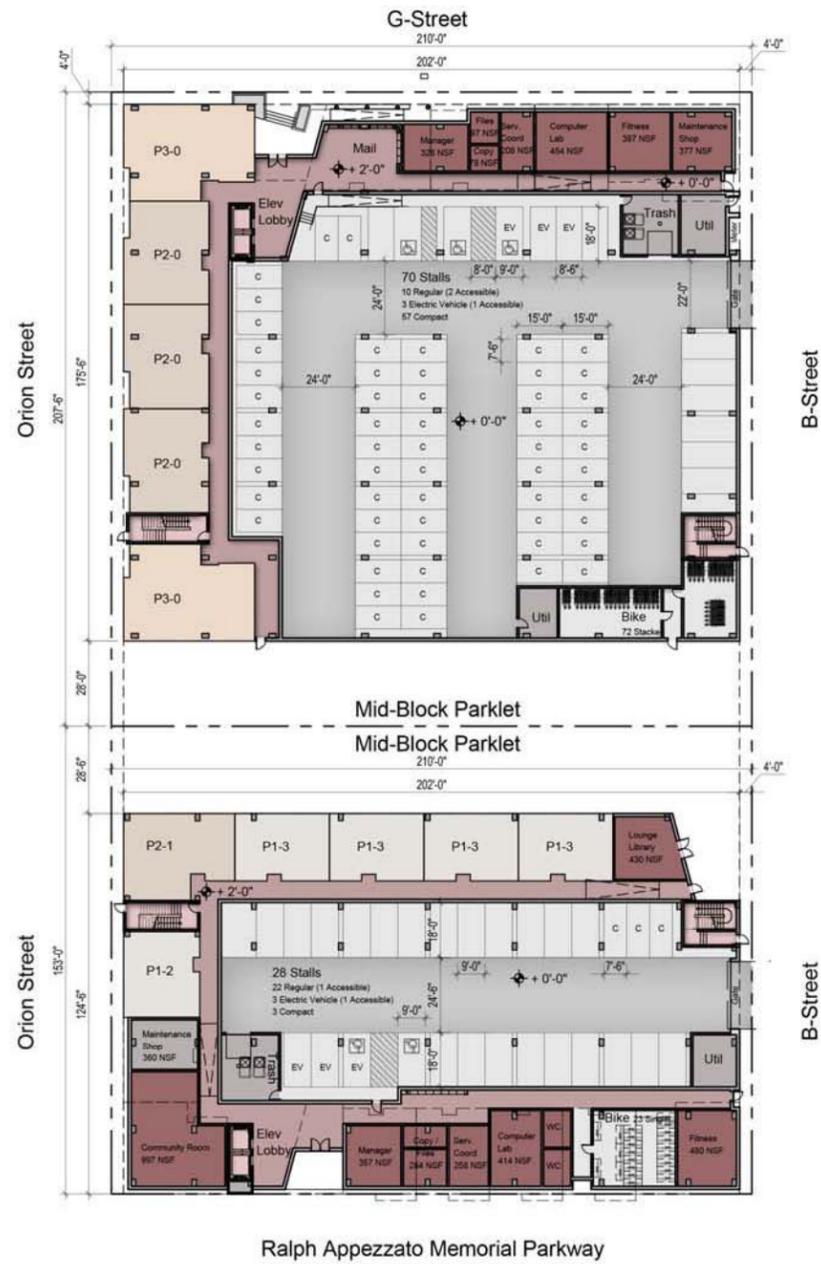
BLOCK 8 CONCEPTUAL LANDSCAPE PLAN



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

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

# ARCHITECTURAL SITE PLAN



**Buildings A + B  
Ground Level 1**



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

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

**ARCHITECTURAL FLOOR PLANS**

Vertical Paneling



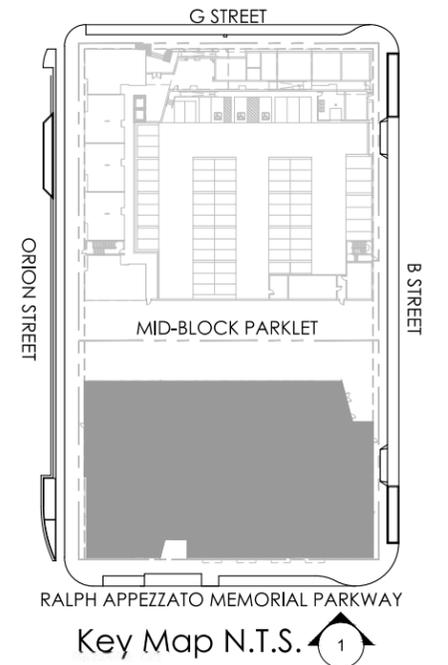
Tower Element



Ribbon Windows



Weathered Concrete



1. Elevation at Ralph Appezato Memorial Parkway

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

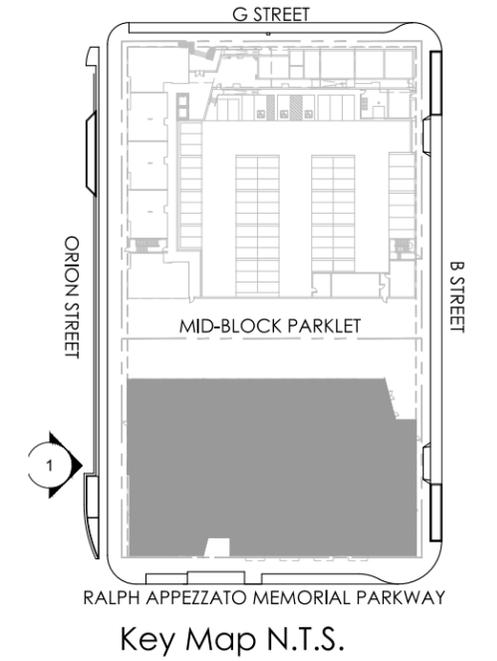
CONCEPTUAL ELEVATIONS - SENIOR



14072  
KTGY#150867

03.14.16





1. Elevation at Orion Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

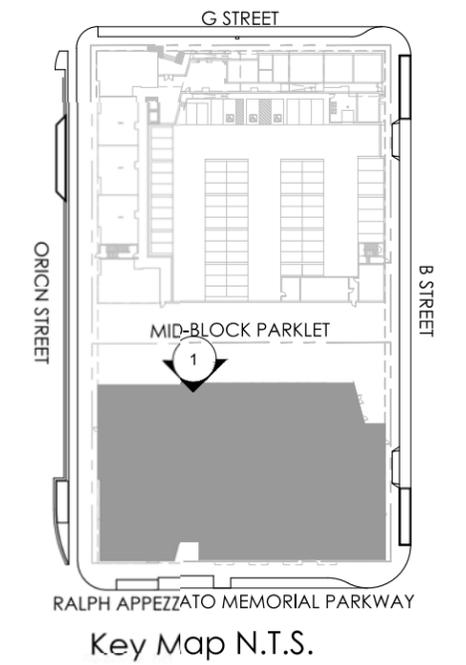
CONCEPTUAL ELEVATIONS - SENIOR



14072  
KTGY#150867

03.14.16





1. Elevation at Mid-Block Parklet

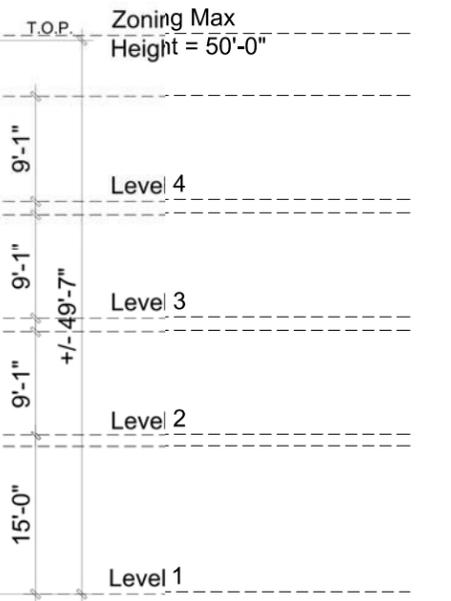
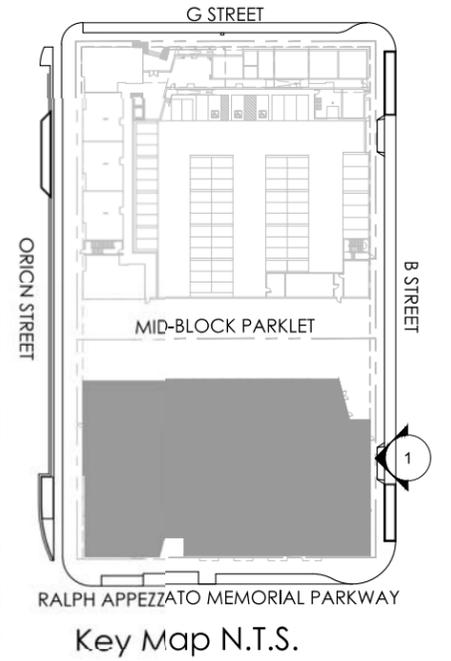
ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - SENIOR



14072  
KTGY#150867

03.14.16  
0 4 8 16 32



1. Elevation at B Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - SENIOR



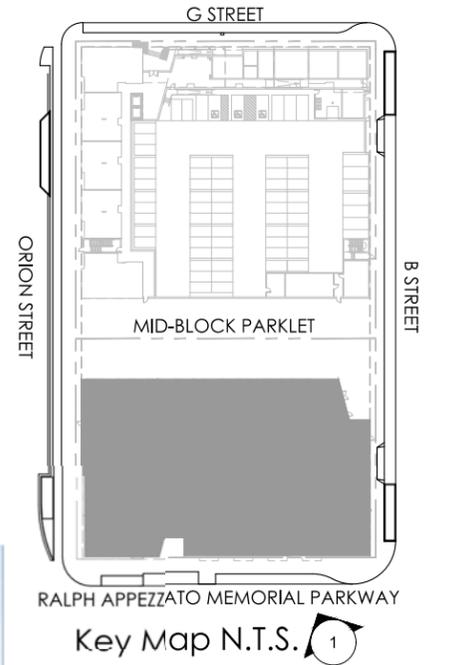
14072  
KTGY#150867

03.14.16





1. View from Linear Park and Ralph Appezato Memorial Parkway

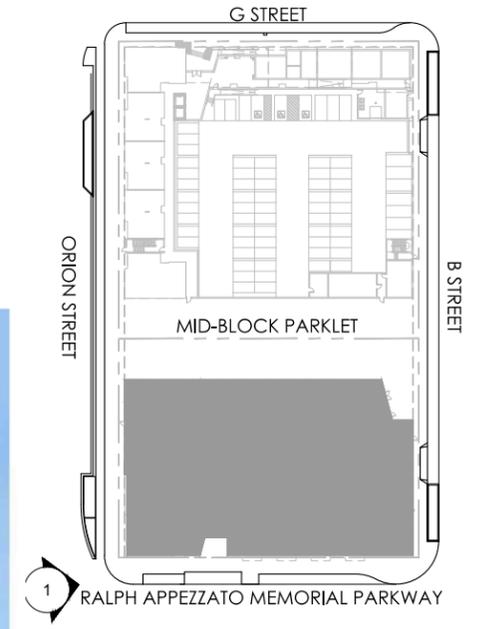


ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - SENIOR



1. View from Ralph Appezato Memorial Parkway and Orion Street



Key Map N.T.S.

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - SENIOR



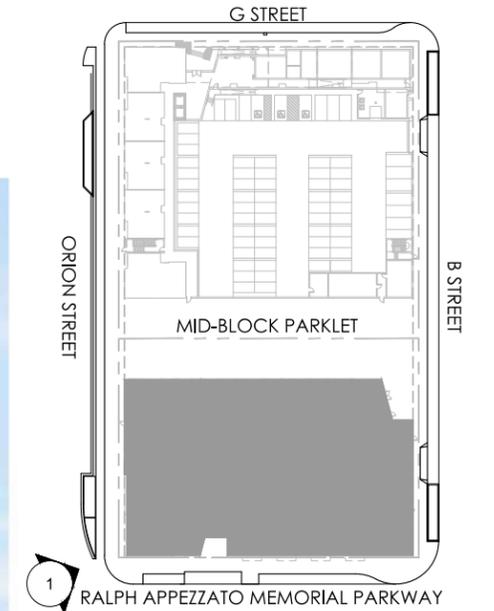
14072  
KTGY#150867

03.14.16

12.6



1. View from Orion Street and Ralph Appezato Memorial Parkway



Key Map N.T.S.

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - SENIOR



14072  
KTGY#150867

03.14.16

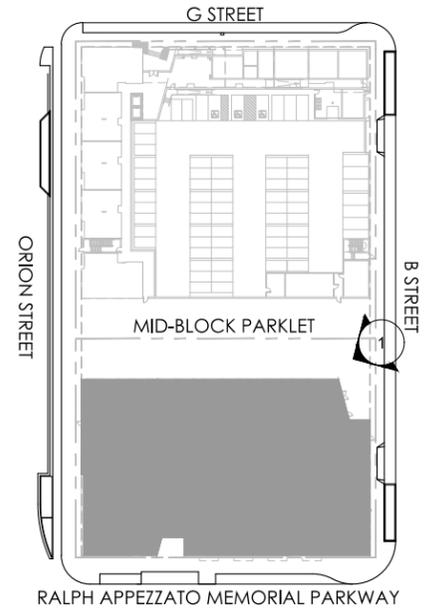
12.7



1. View from Ralph Appezato Memorial Parkway and B Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - SENIOR



Key Map N.T.S.

1. View of Mid-Block Parklet from B Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

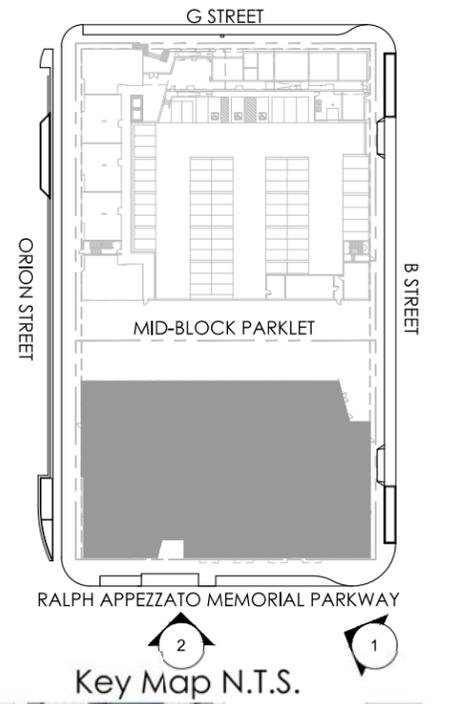
CONCEPTUAL PERSPECTIVES - SENIOR



14072  
KTGY#150867

03.14.16

12.9



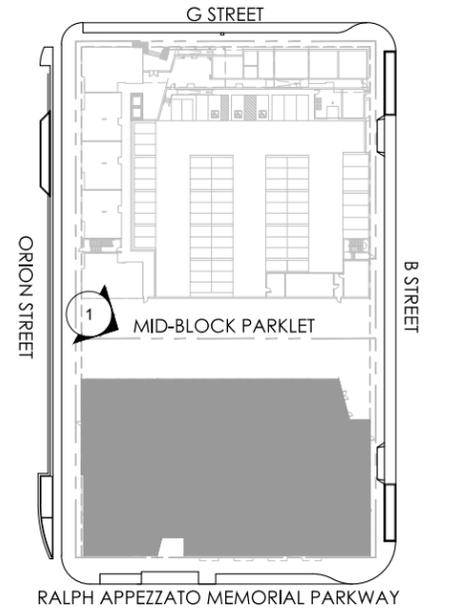
1. View from Ralph Appezato Memorial Parkway



2. View of Entry from Ralph Appezato 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

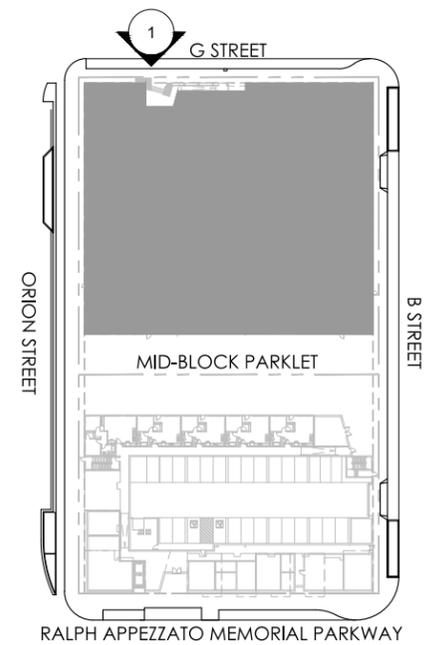
Window Grouping



Window Rhythm



Vertical Paneling



Key Map N.T.S.



1. Elevation at G Street

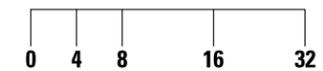
ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - FAMILY

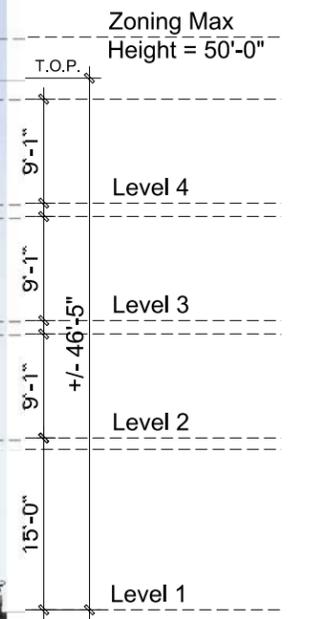
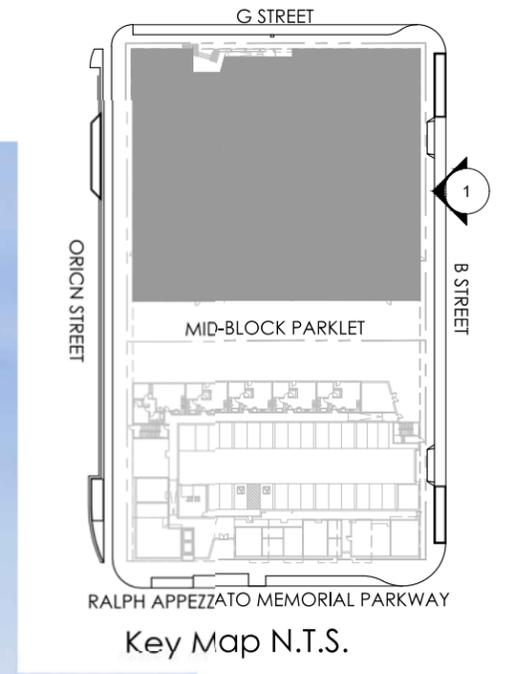


14072  
KTGY#150867

03.14.16



13.1



1. Elevation at B Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - FAMILY

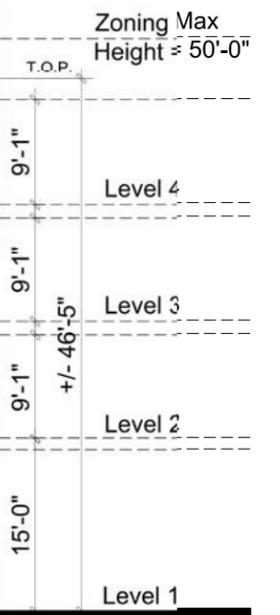
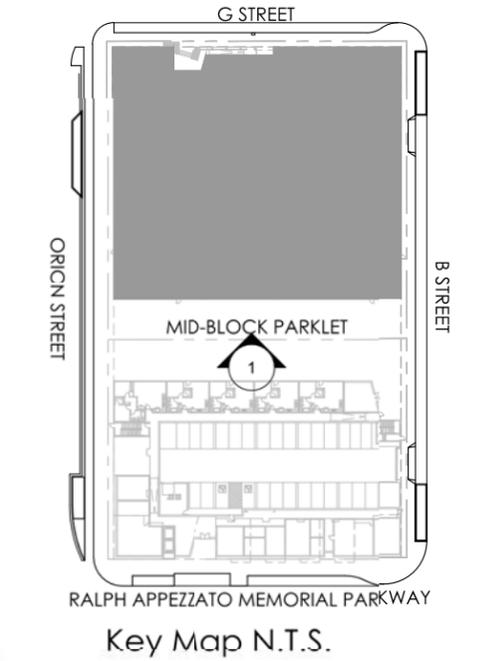


14072  
KTGY#150867

03.14.16



13.2



1. Elevation at Mid-Block Parklet

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

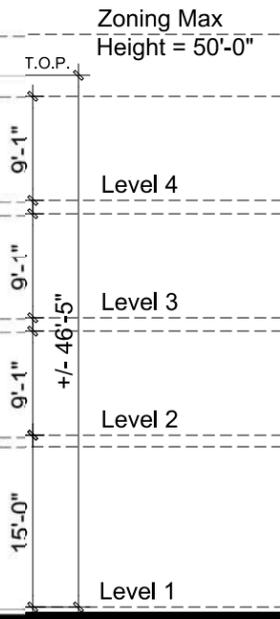
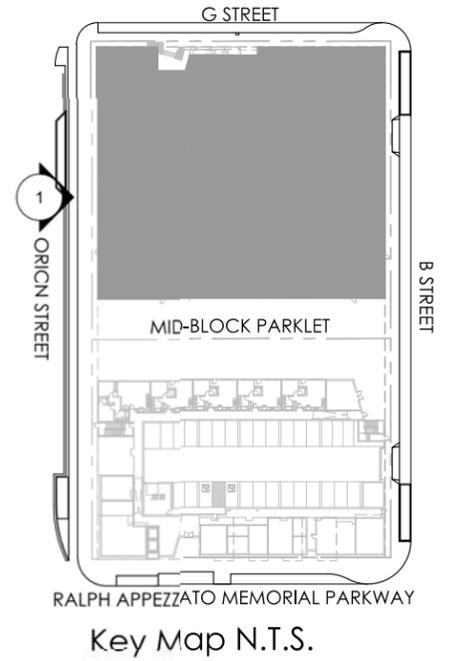
CONCEPTUAL ELEVATIONS - FAMILY



14072  
KTGY#150867

03.14.16





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



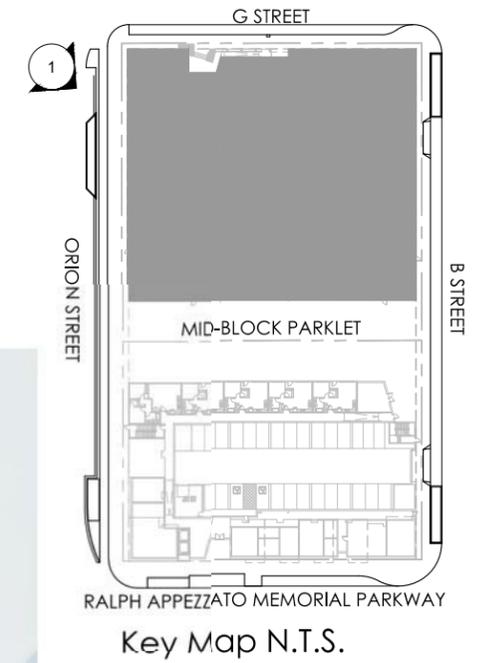
14072  
KTGY#150867

03.14.16

13.5



1. View from Orion Street and G Street



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

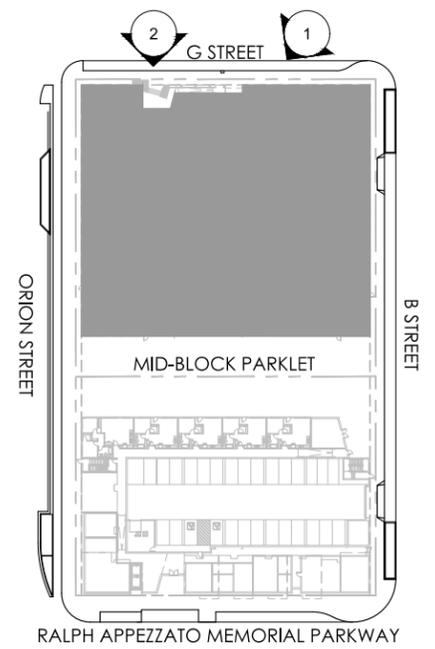
**CONCEPTUAL PERSPECTIVES - FAMILY**



14072  
KTGY#150867

03.14.16

13.6



RALPH APPEZZATO MEMORIAL PARKWAY

Key Map N.T.S.



1. View from G Street



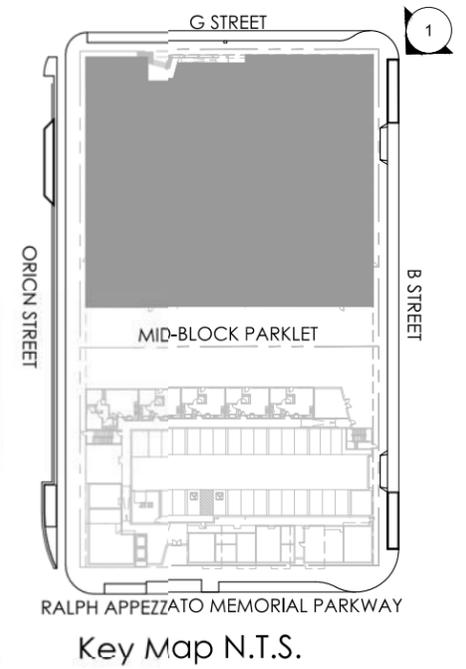
2. View of Entry from G Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - FAMILY



1. View from B Street and G Street



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

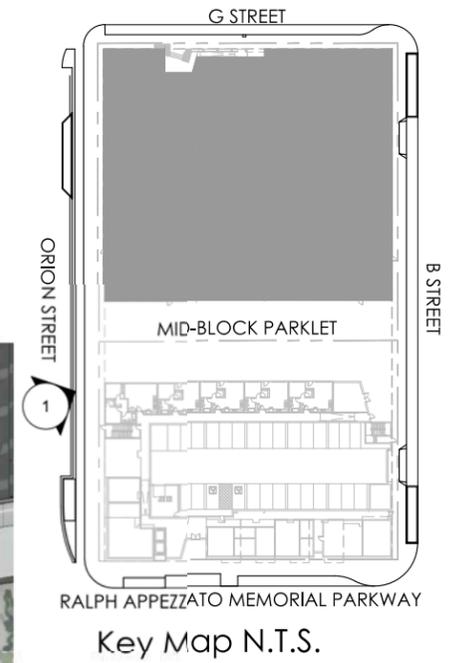
CONCEPTUAL PERSPECTIVES - FAMILY



14072  
KTGY#150867

03.14.16

13.8



1. View of Mid-Block Parklet From Orion Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

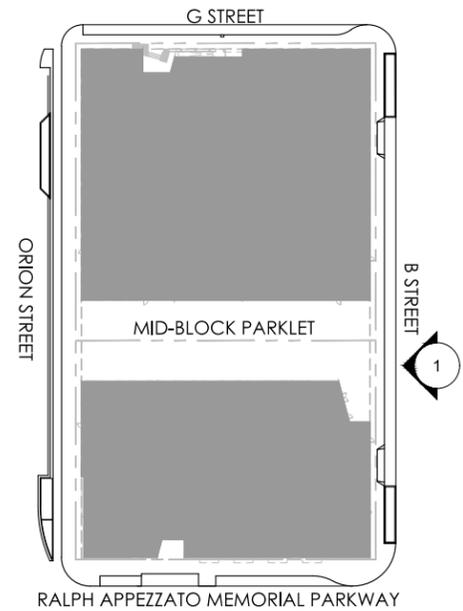
CONCEPTUAL PERSPECTIVES - FAMILY



14072  
KTGY#150867

03.14.16

13.9



Key Map N.T.S.



1. Streetscene on B Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

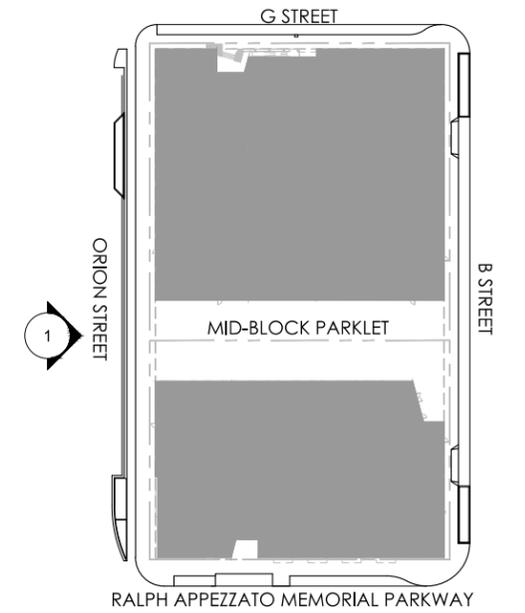
CONCEPTUAL ELEVATIONS



14072  
KTGY#150867

03.14.16





Key Map N.T.S.



1. Streetscene on Orion Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

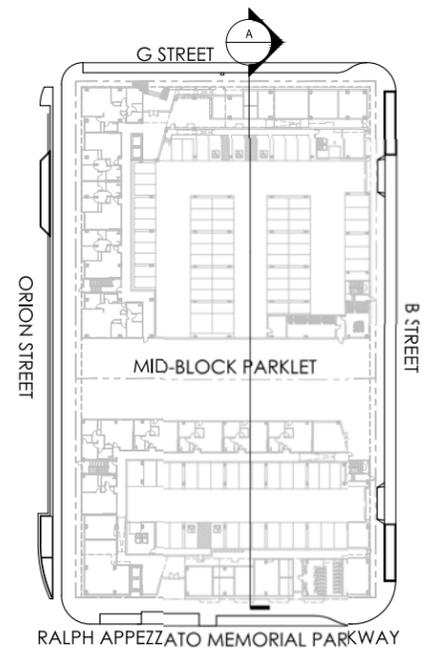
CONCEPTUAL ELEVATIONS



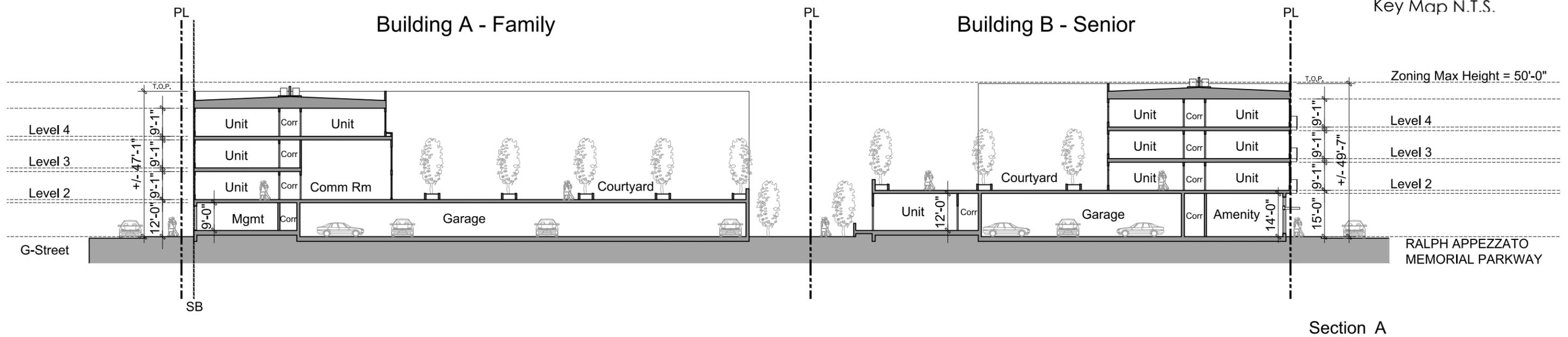
14072  
KTGY#150867

03.14.16





Key Map N.T.S.



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

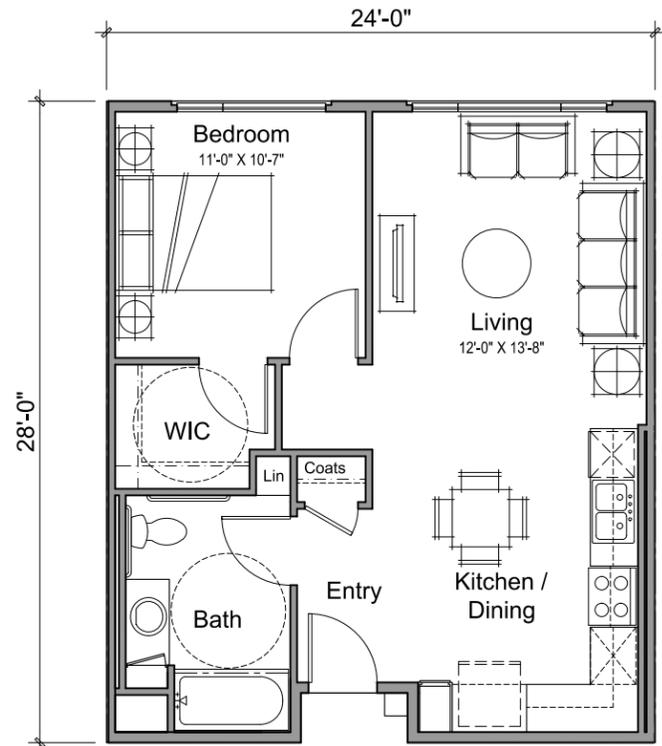
CONCEPTUAL SECTION



14072  
KTGY#150867

03.14.16



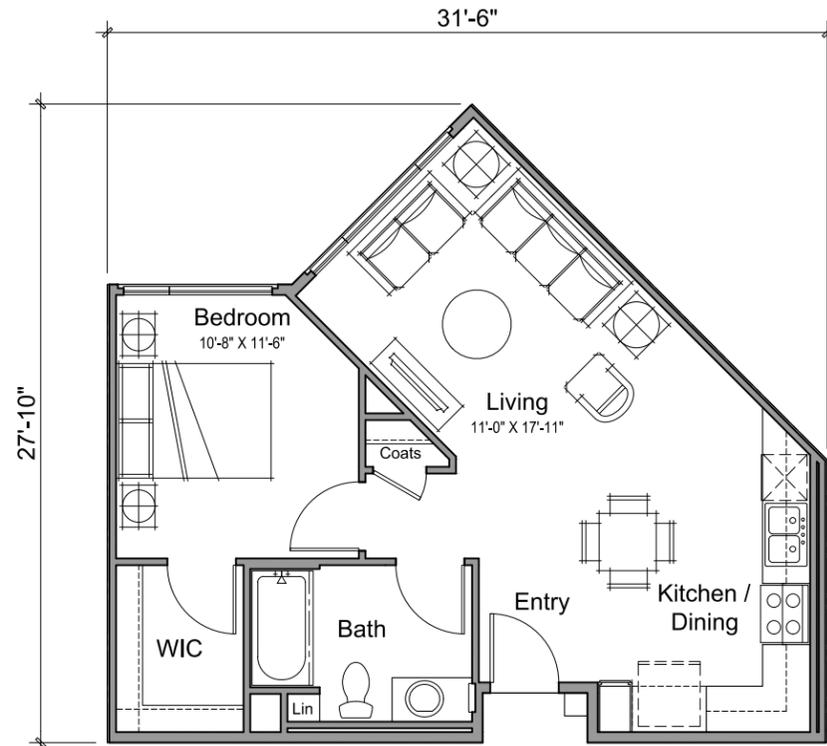


**Unit Plan 1-0 (Accessible)**

1 BR / 1 BA  
662 GSF  
604 NSF

**Occurrence:**

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

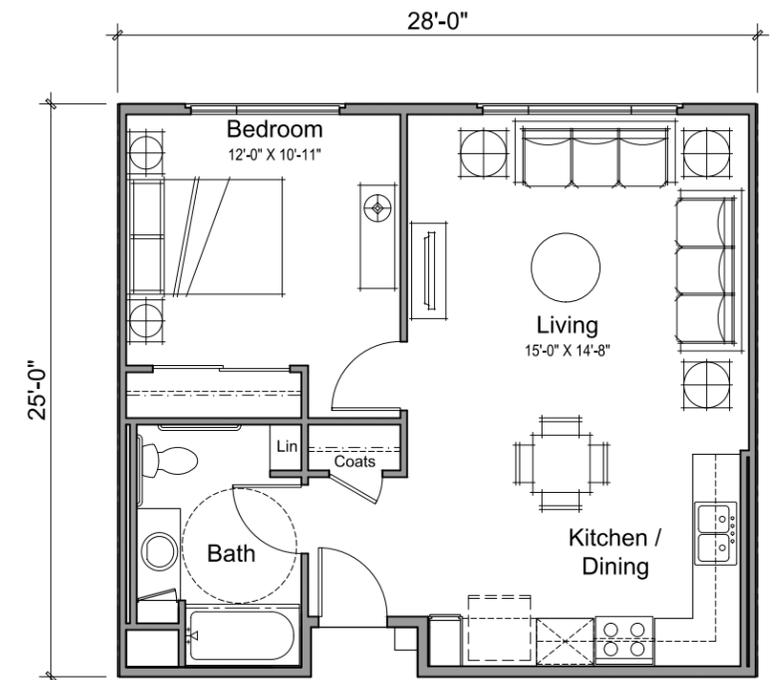


**Unit Plan 1-1**

1 BR / 1 BA  
653 GSF  
596 NSF

**Occurrence:**

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



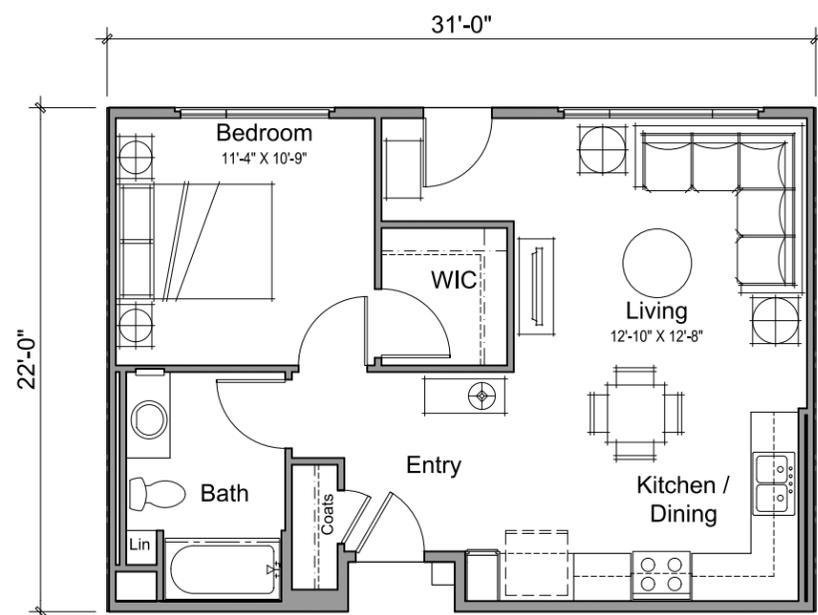
**Unit Plan 1-2 (Accessible)**

1 BR / 1 BA  
690 GSF  
626 NSF

**Occurrence:**

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

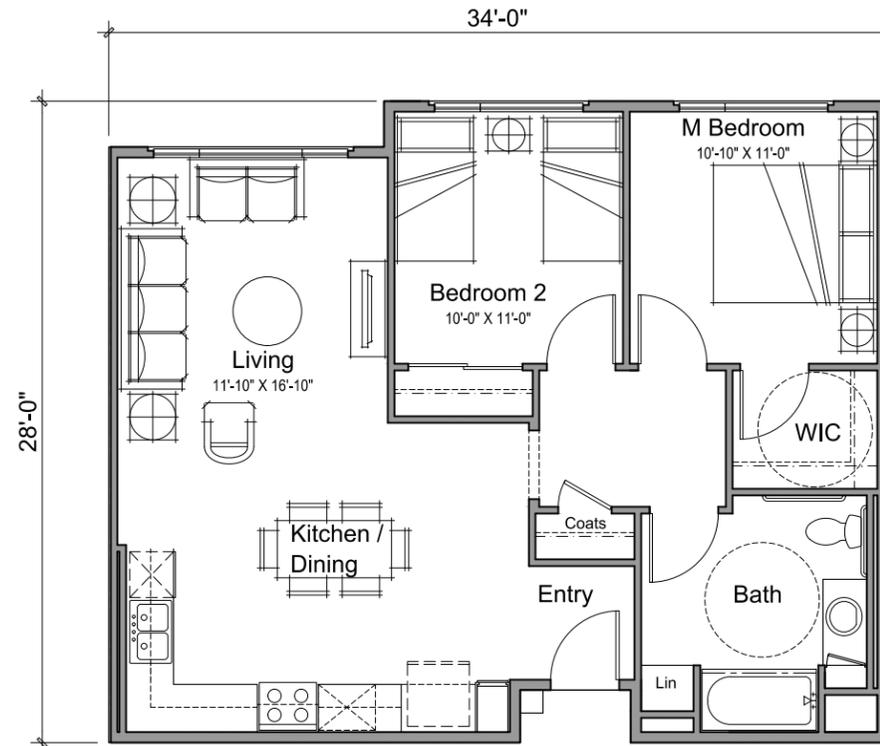
Note: Unit plans displayed are currently shared between Senior and Family building. Senior plans are not to provide a dishwasher.



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

**Occurrence:**

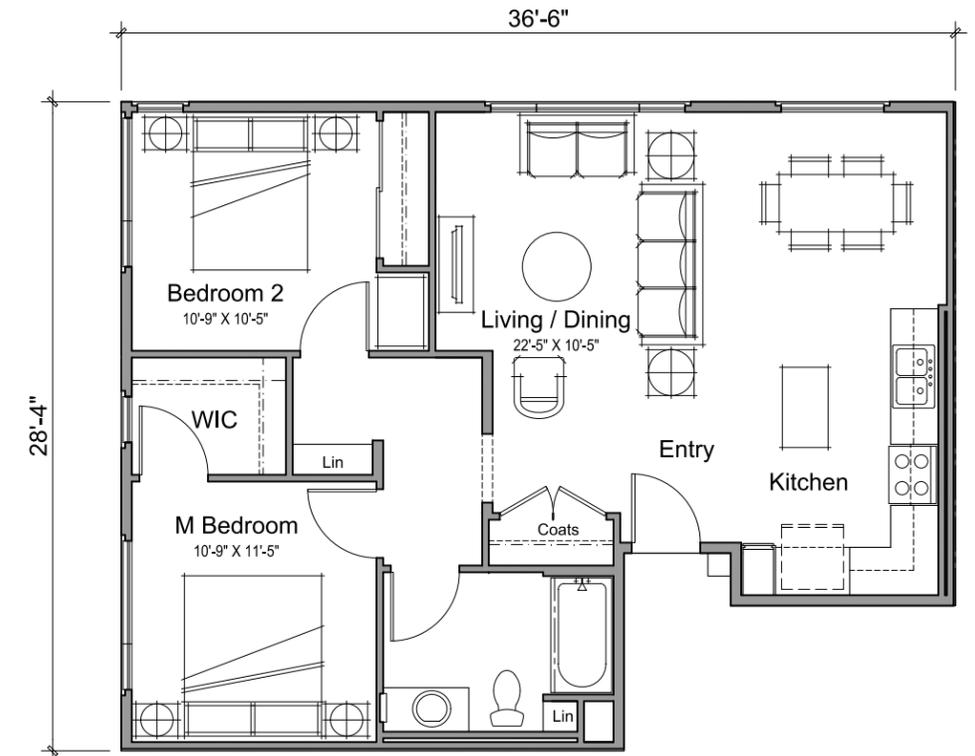
Building A "Family"	0/70	0%
Building B "Senior"	7/60	12%
<b>Total</b>	<b>7/130</b>	<b>5%</b>



**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%
<b>Total</b>	<b>36/130</b>	<b>27%</b>

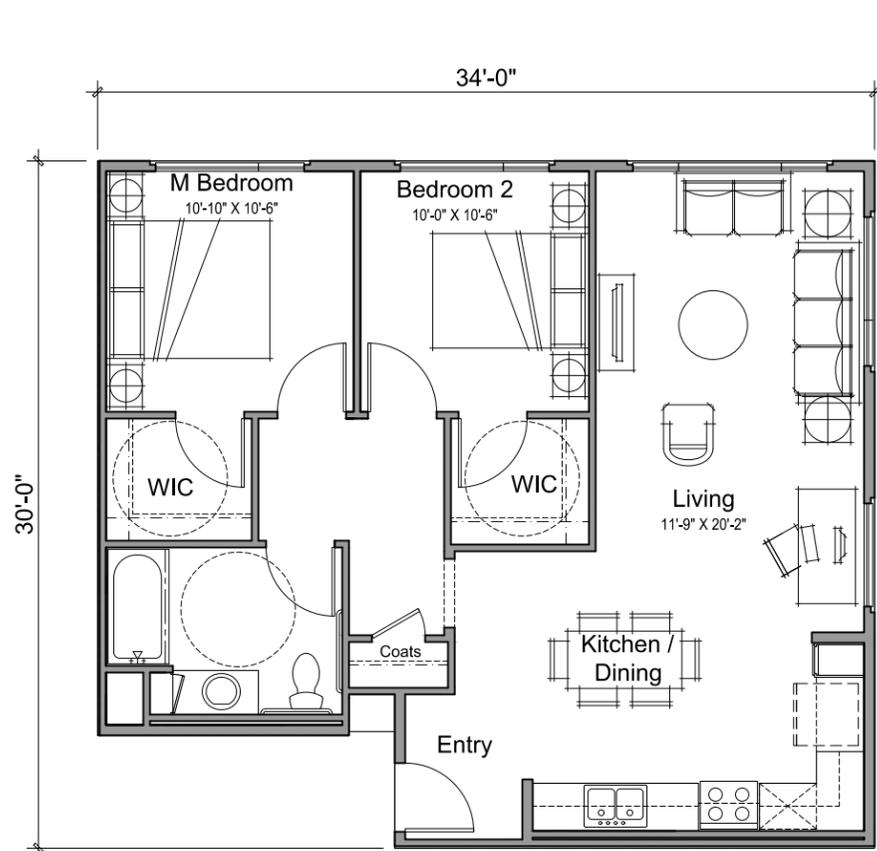


**Unit Plan 2-1**  
 2 BR / 1 BA  
 932 GSF  
 862 NSF

**Occurrence:**

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

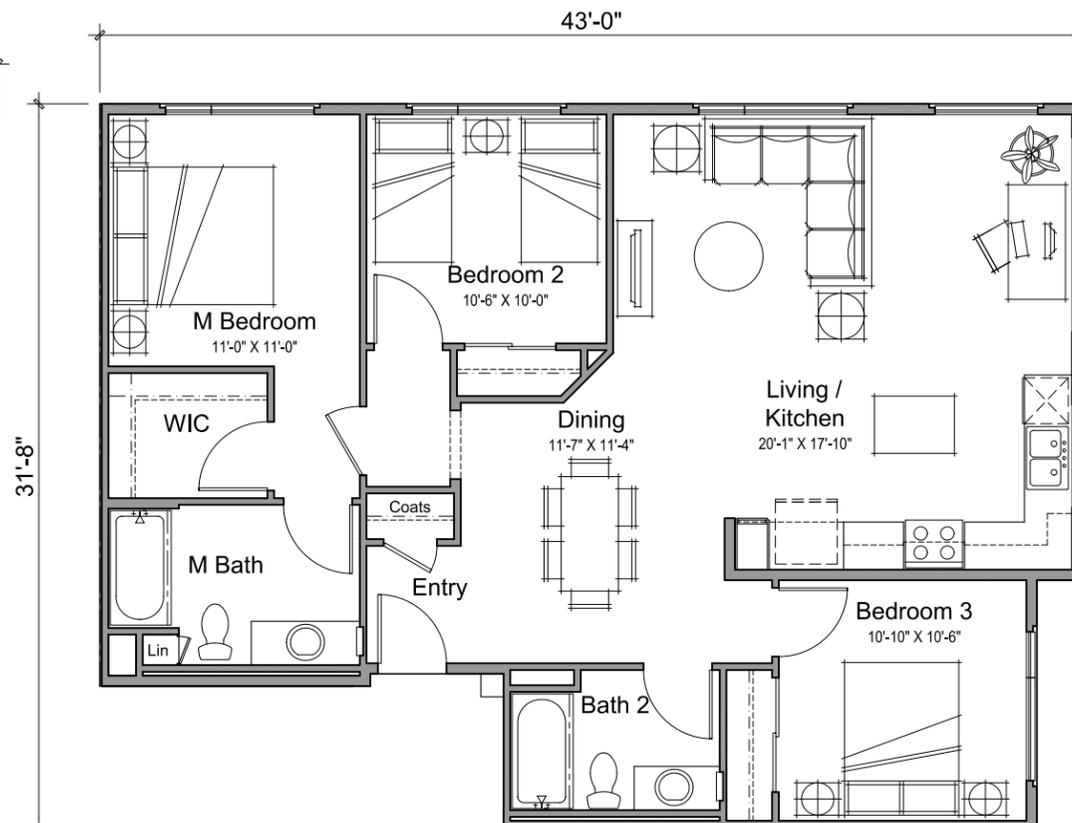
Note: Unit plans displayed are currently shared between Senior and Family building. Senior plans are not to provide a dishwasher.



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

**Occurrence:**

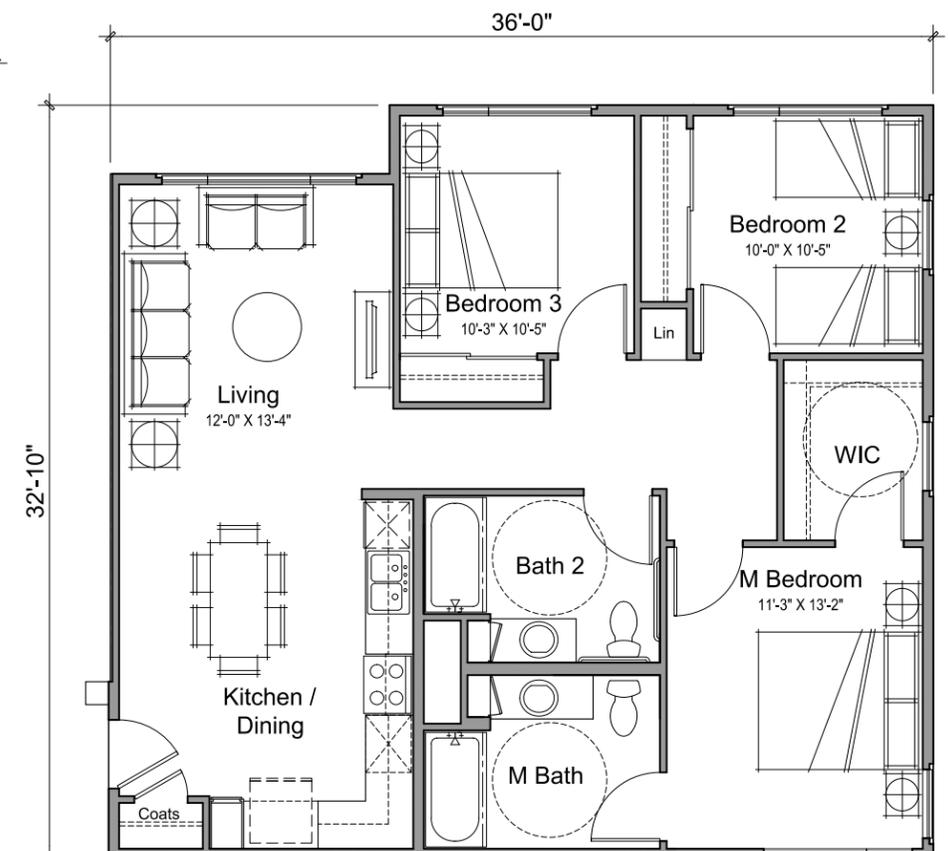
Building A "Family"	0/70	0%
Building B "Senior"	6/60	10%
<b>Total</b>	<b>6/130</b>	<b>5%</b>



**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%
<b>Total</b>	<b>14/130</b>	<b>11%</b>



**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%
<b>Total</b>	<b>6/130</b>	<b>5%</b>

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



14072  
 KTG#150867

03.14.16





TYPICAL RECESSED WINDOW @ STUCCO

FOR ADDITIONAL INFORMATION SEE DETAIL 2



TYPICAL NON-RECESSED WINDOW @ STUCCO IN COURTYARD

FOR ADDITIONAL INFORMATION SEE DETAIL 1

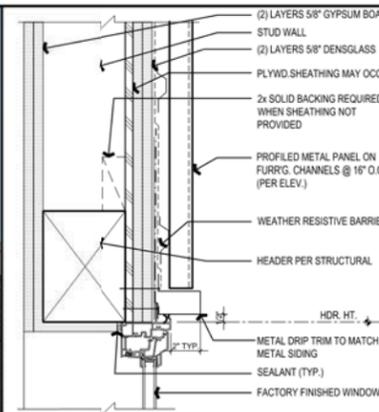


TYPICAL WINDOW @ PROFILED METAL PANEL

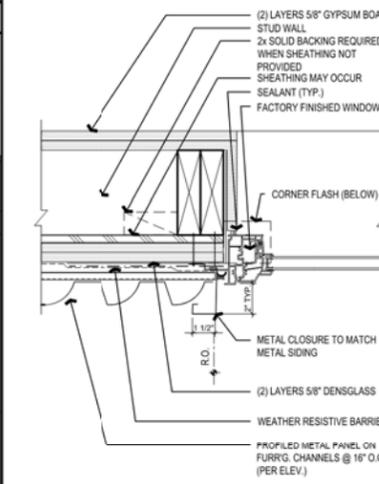
FOR ADDITIONAL INFORMATION SEE DETAIL 3

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.

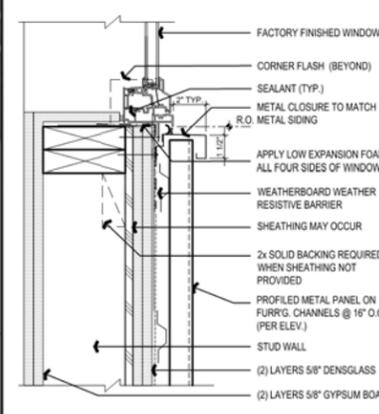
NOTES



HEAD DETAIL



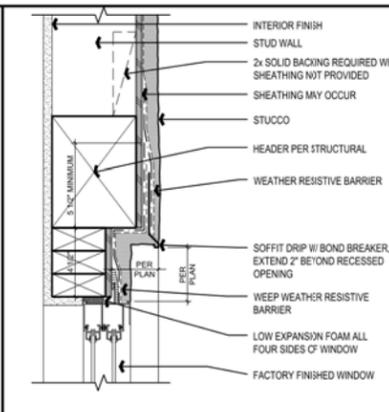
JAMB DETAIL



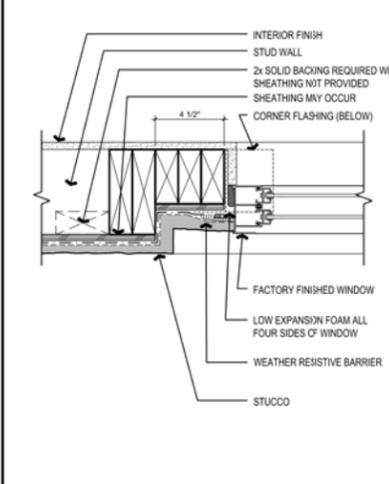
SILL DETAIL

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)

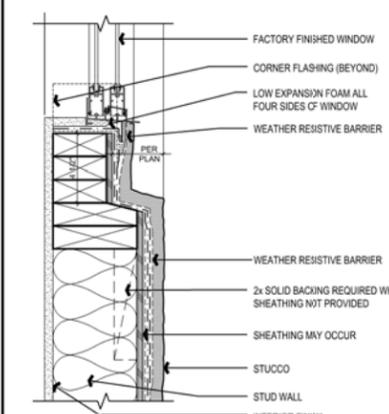
PROFILED METAL PANEL



HEAD DETAIL



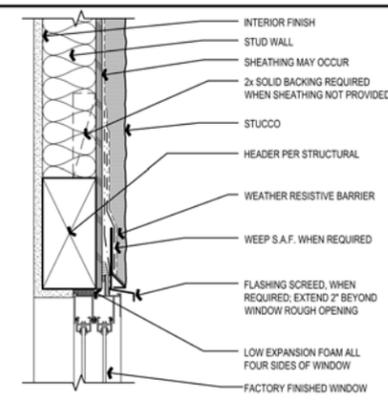
JAMB DETAIL



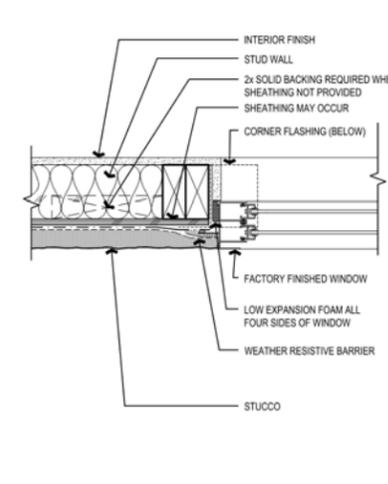
SILL DETAIL

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

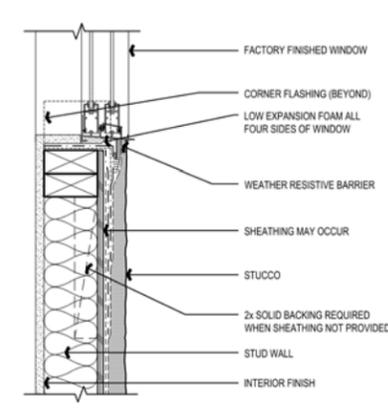
RECESSED WINDOW (2\"/>



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

# ALAMEDA POINT BLOCK 8

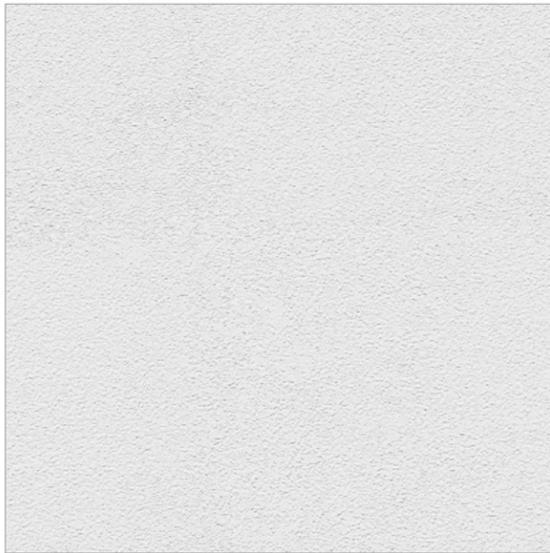
# ALAMEDA, CA

# TYPICAL WINDOW DETAILS



14072  
KTGY#150867

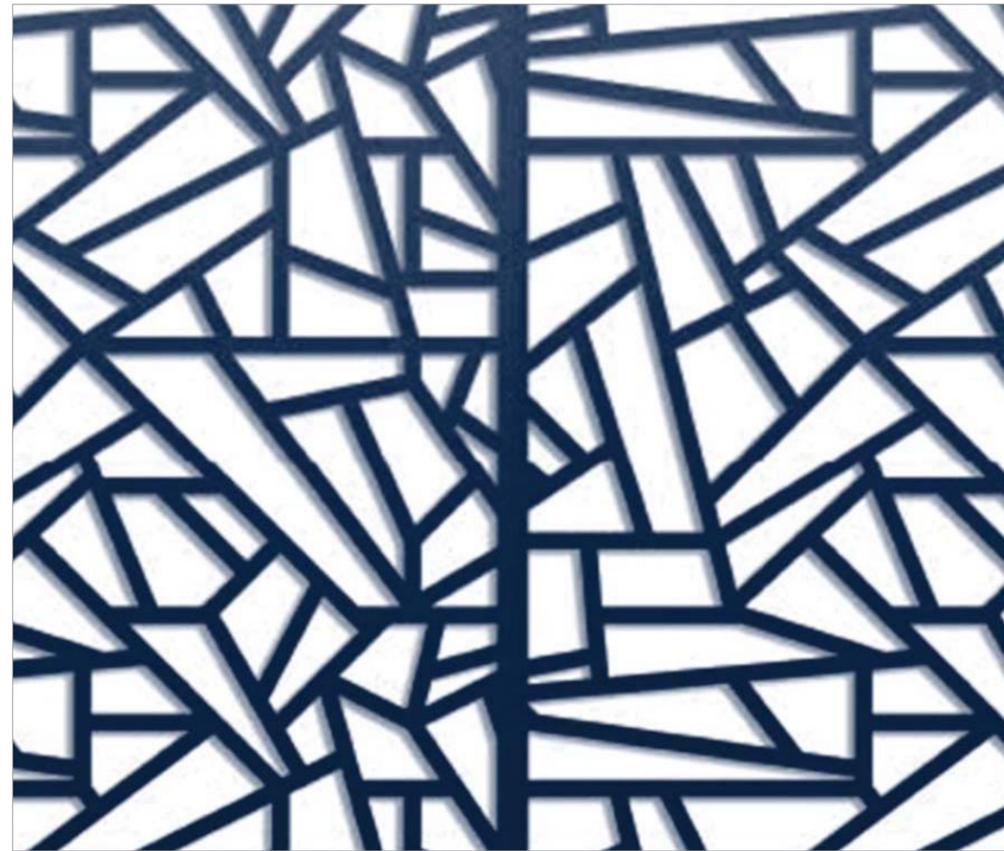
03.14.16



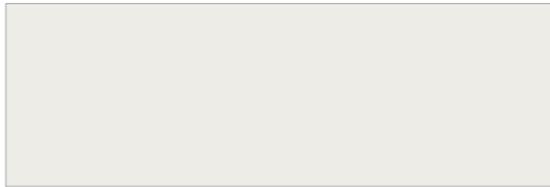
A1. STUCCO  
(TEXTURE PURPOSE ONLY)



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

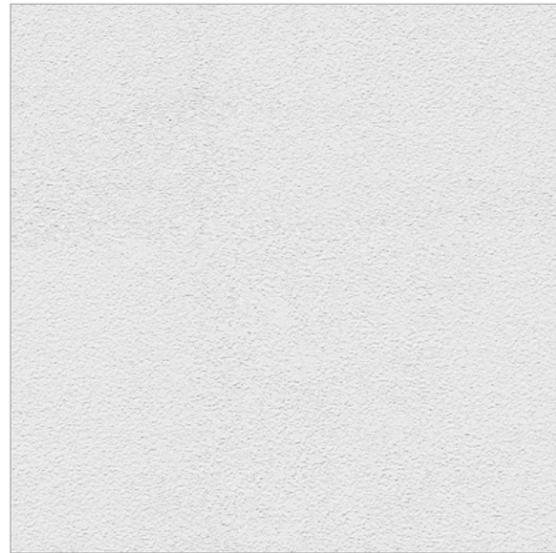


RALPH APPEZZATO MEMORIAL PARKWAY ELEVATION

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

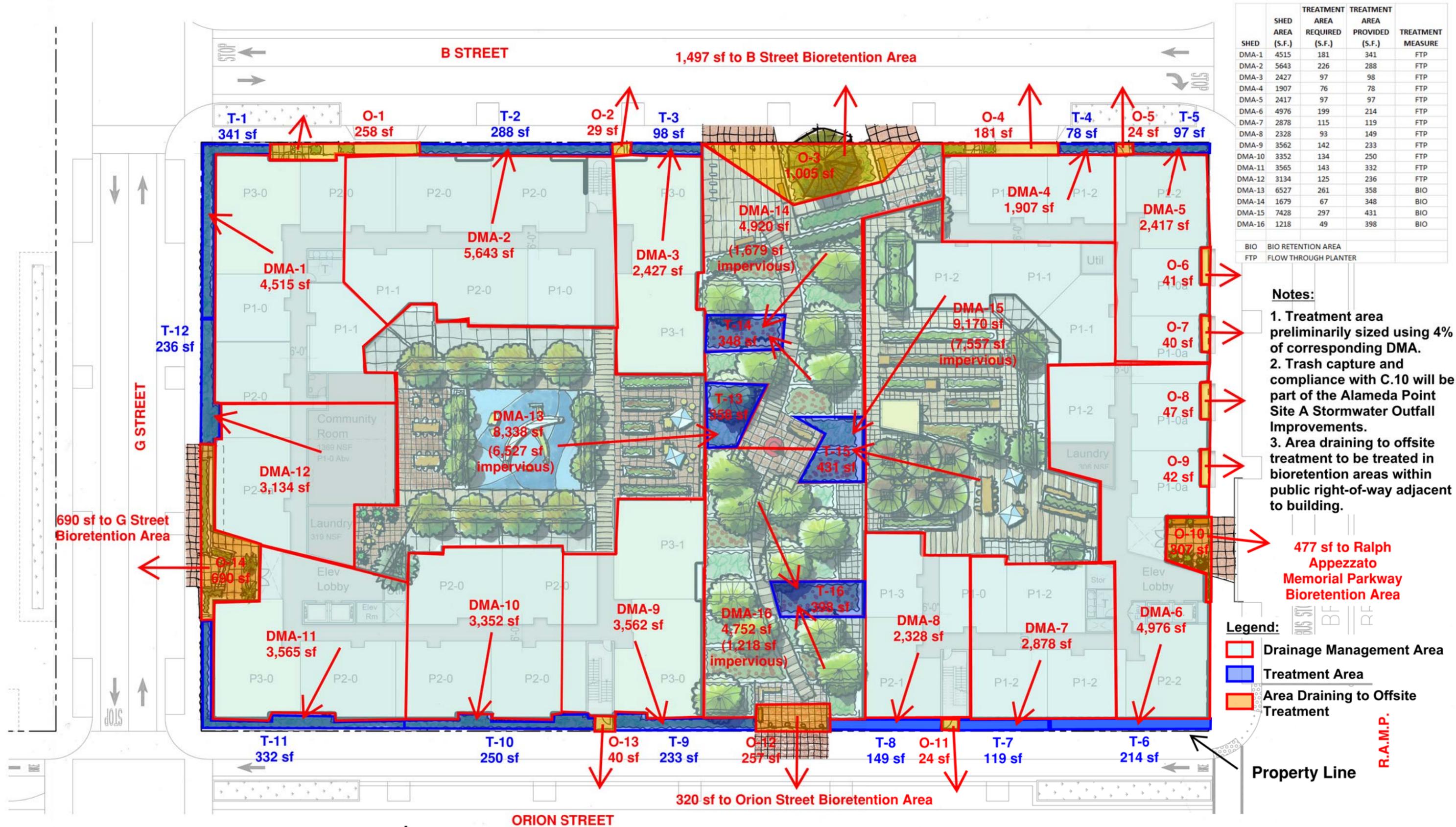


ORION STREET ELEVATION

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

COLOR AND MATERIALS BOARD - FAMILY BUILDING

COPYRIGHT 2015



ALAMEDA POINT BLOCK 8

ALAMEDA, CA

PRELIMINARY STORMWATER MANAGEMENT PLAN

