



BLOCK 11 - COMPARISON DESIGN PACKAGE

OCTOBER 28, 2019 REVISED DEC 9, 2019 FOR DESIGN REVIEW BOARD

VICINITY MAP

ZONING & OPEN SPACE

ZONING DATA:	SITE AREA CALCULATIONS:	BUILDING OPEN SPACE:
ALAMEDA POINT DEVELOPMENT PLAN	GROSS SITE AREA: 2.58 ACRES TOTAL OPEN SPACE AREA: 1.47 ACRES	RESI. COMMON SPACE (COURTYARD/ROOF DECK): 21,976 SF PROVIDED
		RESI. PRIVATE SPACE (PATIOS/BALCONIES): 18,944 SF

PROJECT TEAM

OWNER: TRAMMEL CROW RESIDENTIAL 39 FORREST STREET, SUITE 201 MILL VALLEY, CA 94941 T: (415) 381-3001 CONTACT: STEPHANIE HILL EMAIL: SHILL@TCR.COM	ARCHITECT: BAR ARCHITECTS 901 BATTERY ST., #300 SAN FRANCISCO, CA 94111 T: (415) 293-5700 CONTACT: DAVID ISRAEL EMAIL: DISRAEL@BARARCH.COM	BLOCK 11 LANDSCAPE ARCHITECT: FLETCHER STUDIO 2325 3RD ST. SUITE 413 SAN FRANCISCO, CA 94107 T: (415) 230-9144 CONTACT: DAVID FLETCHER EMAIL: DFLETCHER@FLETCHERSTUDIO.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 & PARKING STATISTICS

UNIT COUNT	AREA (GSF)							TOTALS		
	1 BR, 1 BA	2 BR, 2 BA	3 BR, 2 BA	L1	L2	L3	L4		L5	L6
LEVEL 1										
LEVEL 2										
LEVEL 3	25	14	4			39,738	41,069	41,903	41,903	40,045
LEVEL 4	25	15	4							
LEVEL 5	26	15	4							1,460
LEVEL 6	26	15	4							
LEVEL 7	25	14	4							
TOTAL	127	73	20							220
% TOTAL MIX	58%	33%	9%							+/- 220 REQ.

PARKING

Accessible: 6
Accessible Van: 1
Compact 1 (8'-0" x 16'-0"): 72
Compact 2 (7'-6" x 16'-0"): 15
Standard: 141
Standard Tandem: 6
Standard EV: 40
Total: 263
Motorcycle Parking: 3

BIKE PARKING

LONG-TERM: 220 STALLS PROVIDED / 220 STALLS REQUIRED
SHORT-TERM: PROVIDED IN SHARED PLAZA / 25 STALLS REQUIRED

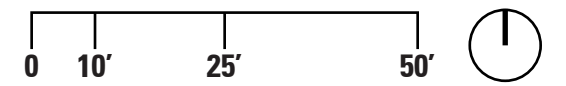
UNIT MIX	BIKE PARKING		
	1 BD 1 BA	2BD 2BA	3BD 2BA
(30) A1 - 574 SF	(59) B2 - 1,040 SF	(10) C3 - 1,294 SF	
(96) A2 - 692 SF	(96) B3 - 1,143 SF	(5) C3.1 - 1,413 SF	
(1) A3 - 740 SF		(5) C5 - 1,590 SF	
TOTAL:	127	73	20

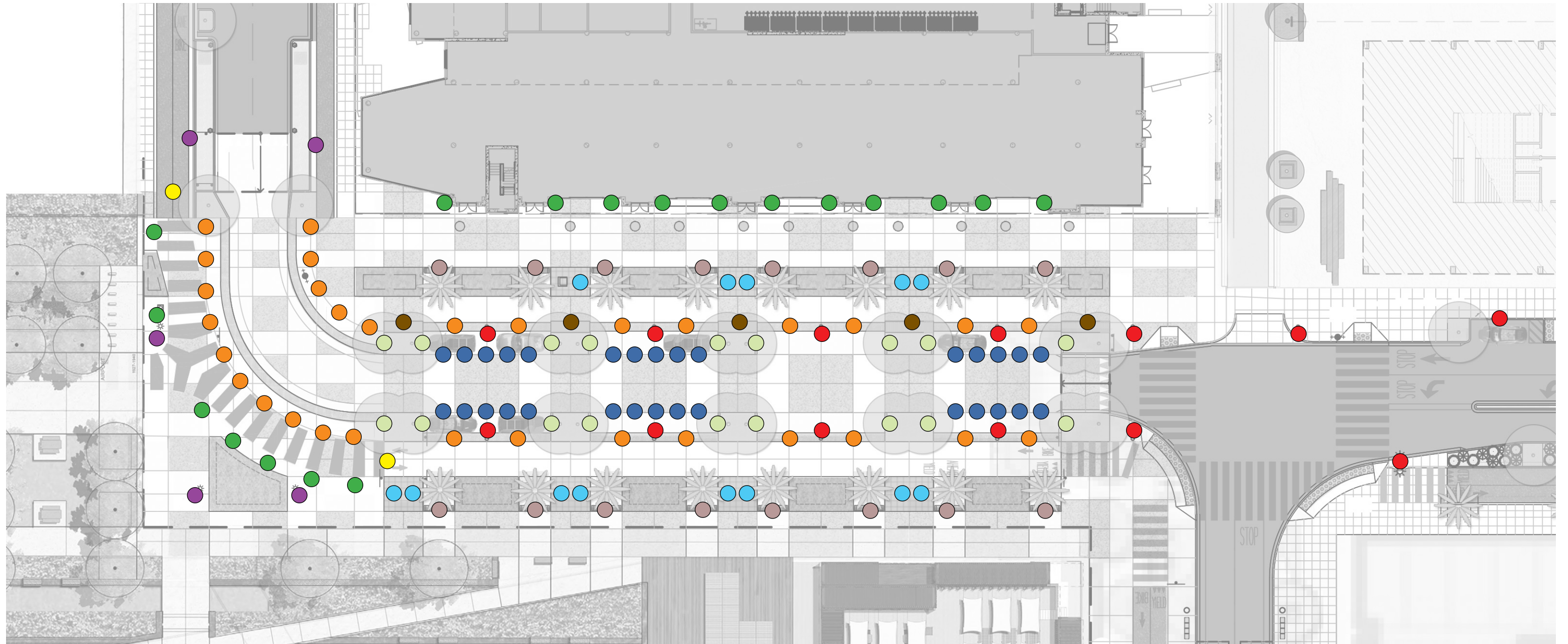
DRAWING INDEX

- 01 - INFO SHEET
- 02 - SHARED PLAZA
- 03 - NOT USED
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ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

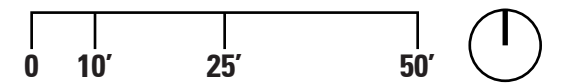
INFO SHEET





SITE ELEMENTS & FURNISHINGS PALETTE

- | | |
|--------------------------------------|--------------------------|
| ● POLE LIGHT, PAN-AM | ● WOOD BENCH TYPE #1 |
| ● POLE LIGHT, ROADWAY & SHARED PLAZA | ● WOOD BENCH TYPE #2 |
| ● GRANITE WHEELSTOP | ● DRIVE AISLE MEDALLIONS |
| ● BOLLARD, REMOVABLE | ● PRE-CAST CONCRETE POT |
| ● BOLLARD, LIGHTED | ● BIKE RACK |





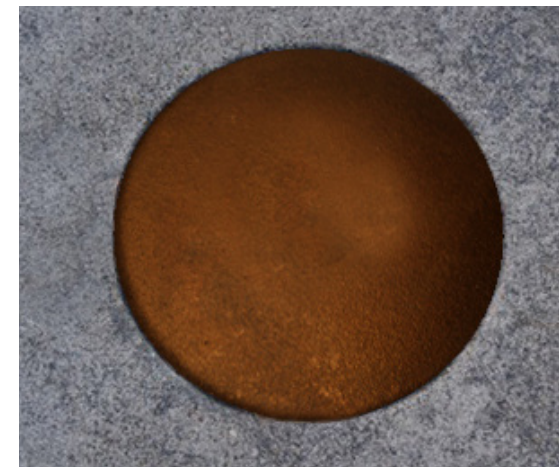
● POLE LIGHT, PAN-AM



● POLE LIGHT, ROADWAY & SHARED PLAZA



● BIKE RACK
LANDSCAPE FORMS 'LOOP'



● DRIVE AISLE MEDALLION 6"
IRON AGE, CAST IRON



WARNING PAVER
ARMOR-TILE PRE-CAST WARNING PAVER, DARK GREY



● BOLLARD, REMOVABLE
CALPIPE BOLLARD (EXTERIOR LOCKING)



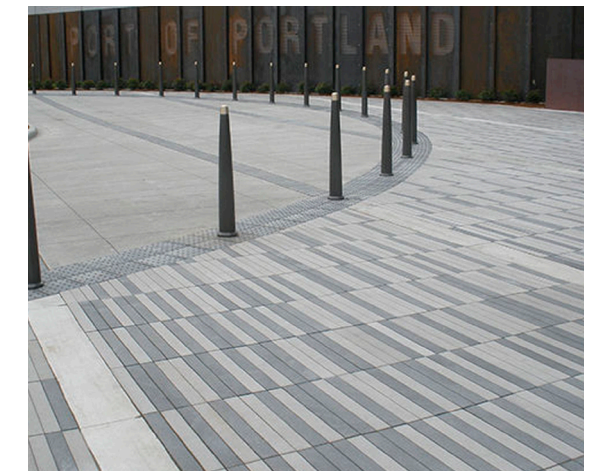
● BOLLARD, LIGHTED
HESS 'CITY ELEMENTS'



● GRANITE WHEELSTOP
4'LX 8"X 6" SPLIT FACE BLACK GRANITE



● PRE-CAST CONCRETE POT
QUICK CRETE AGORA SHEAR SER., TALL PLANTER



CONCRETE UNIT PAVERS
TECTURA NARROW MODULAR 3"x18"



● BENCH TYPE #1
FACTORY STREET FURN. 'RIBBON TWIST'



● BENCH TYPE #2
LANDSCAPE FORMS 'STRATA BEAM'



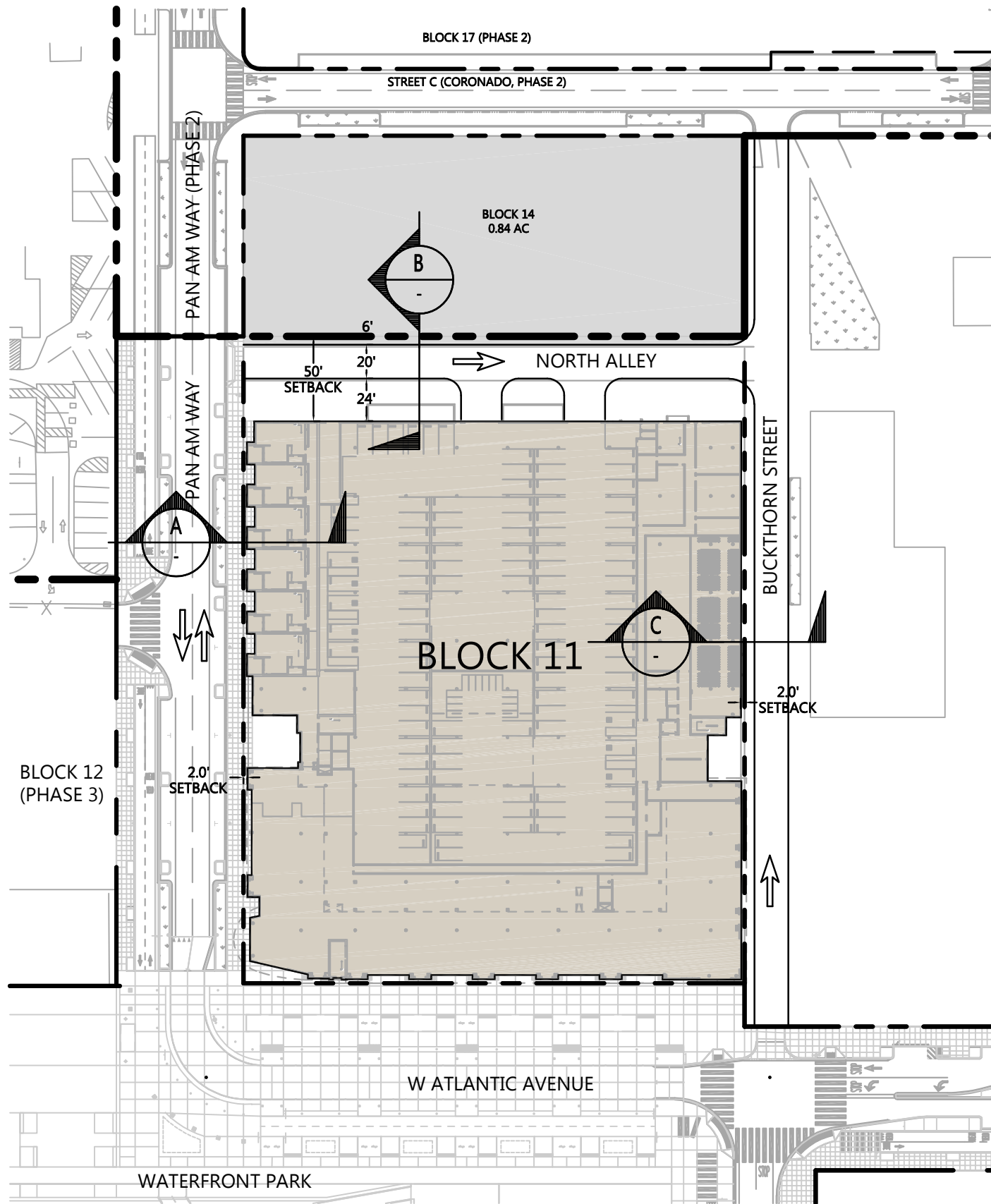
COBBLES @ TREE WELLS
4"x4"x4" ACADEMY BLACK



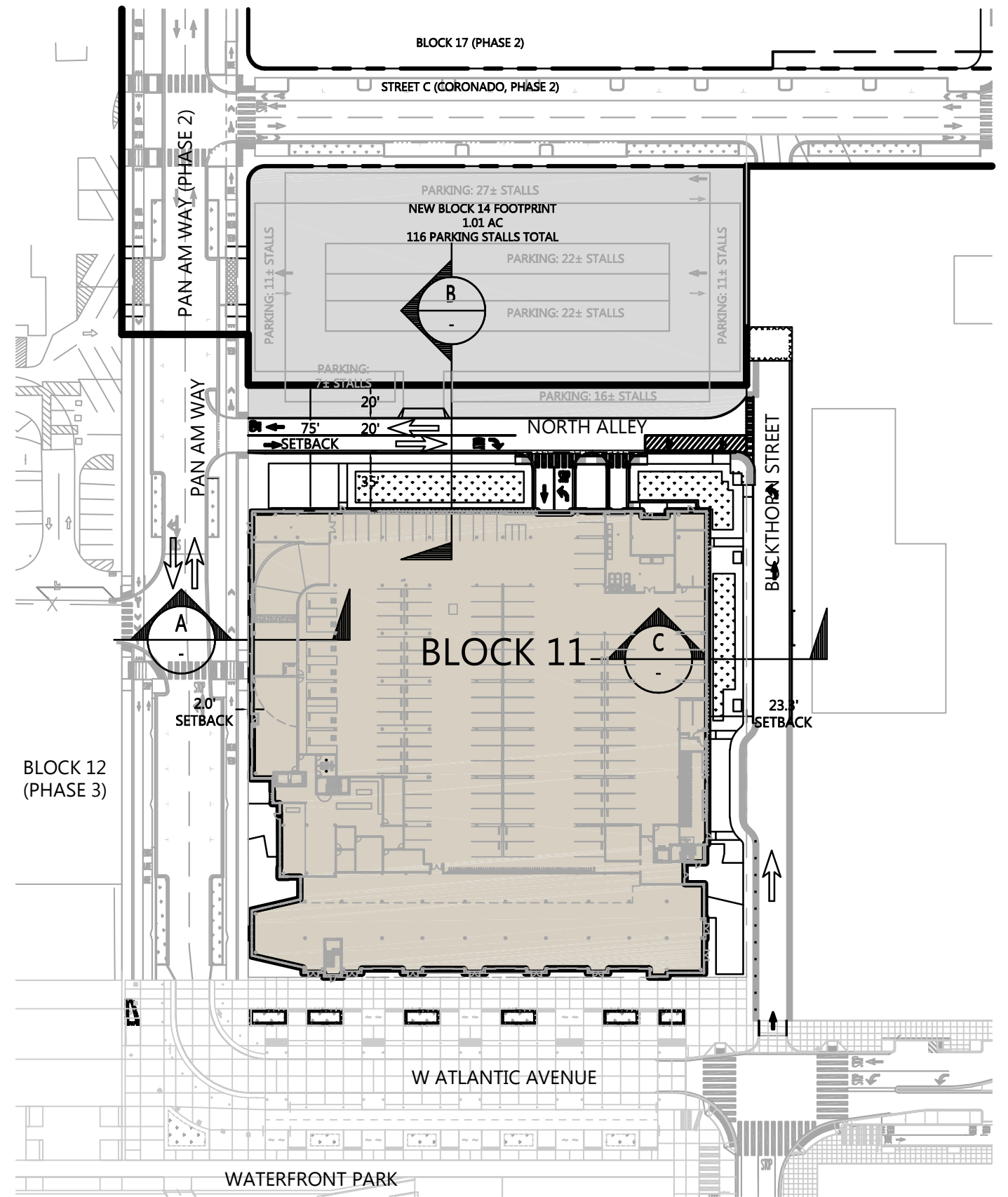
CONCRETE PAVING TYPE #1
NATURAL GRAY HEAVY SANDBLAST



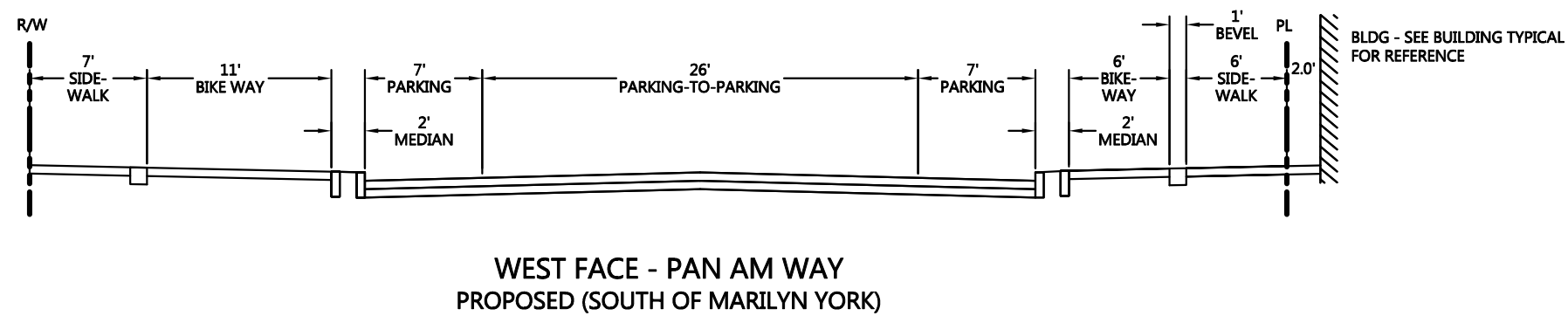
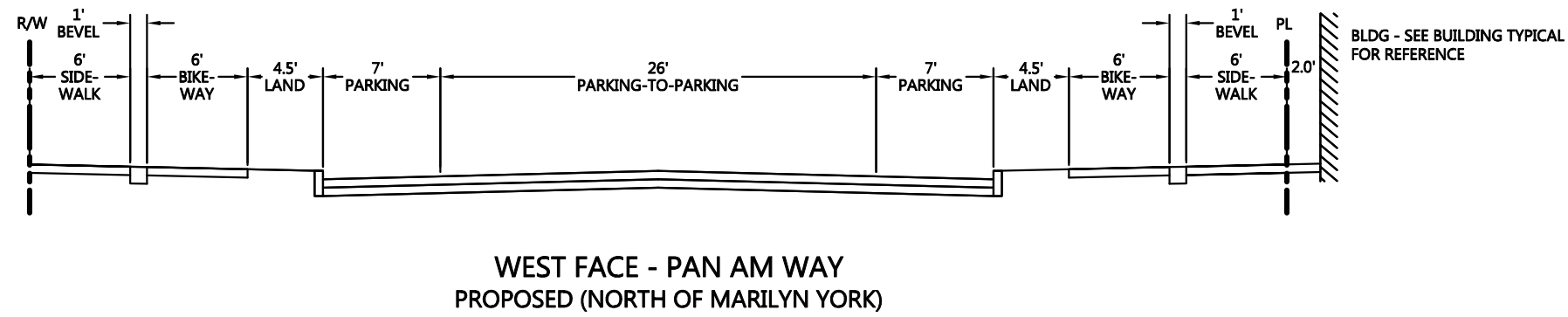
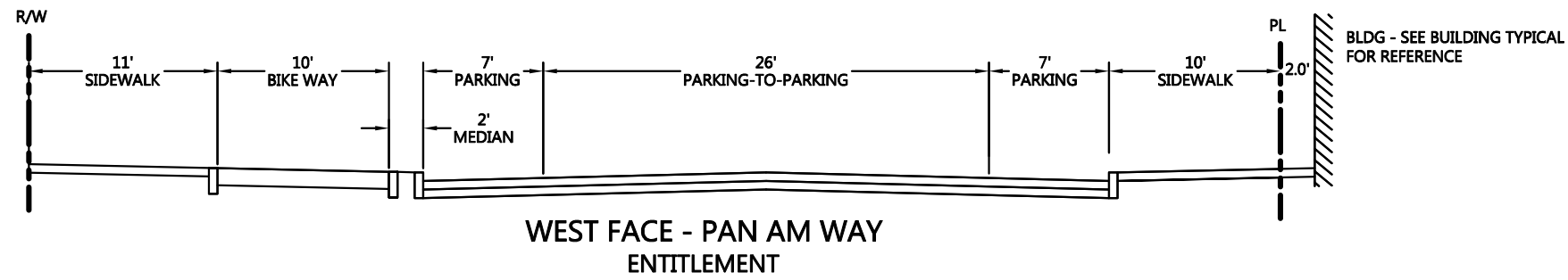
CONCRETE PAVING TYPE #2
INTEGRAL BROWN / TAN W/ SILICON CARBIDE ADD.



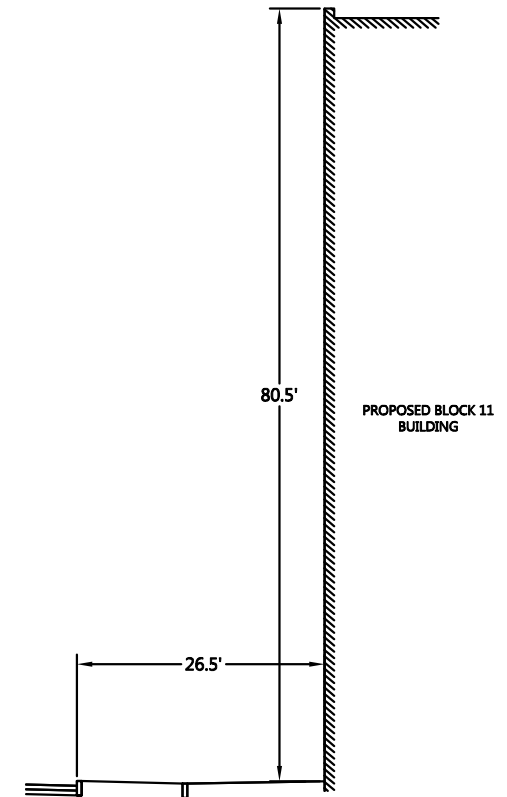
ENTITLEMENT PLAN



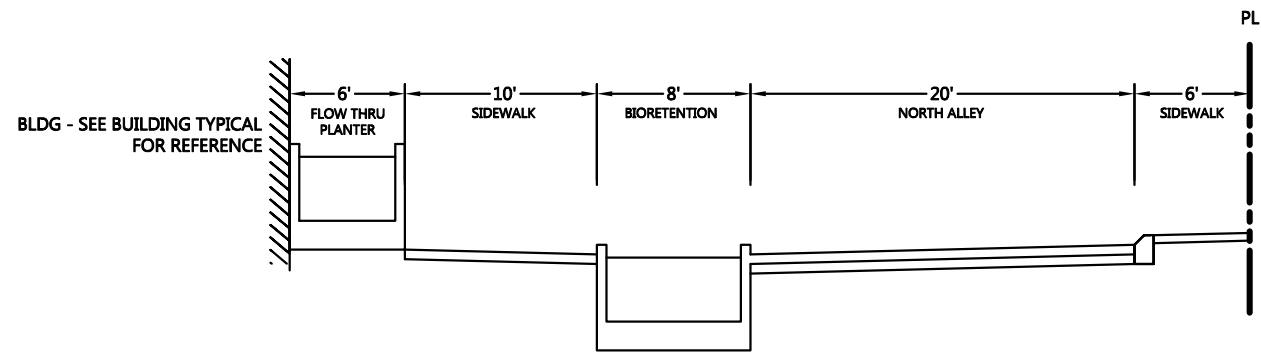
PROPOSED PLAN



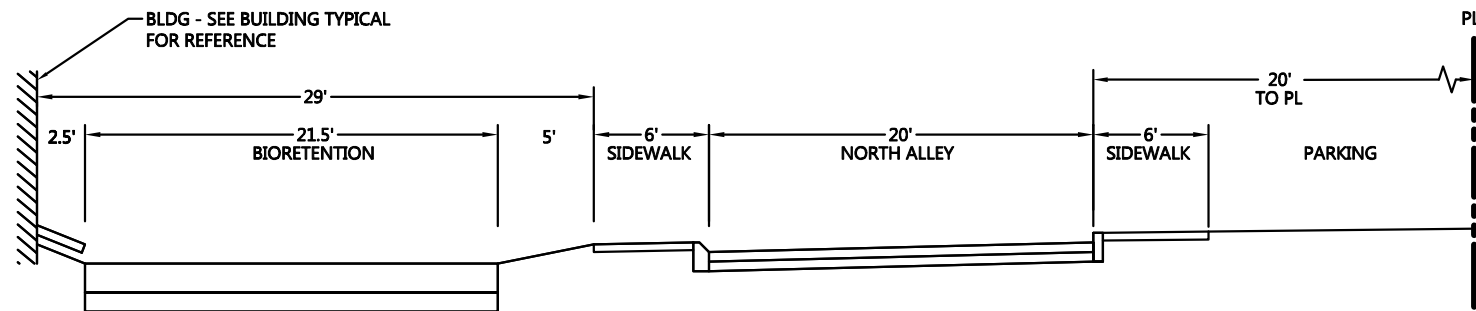
SECTION A
NTS



BUILDING TYPICAL AT SECTION A
NTS

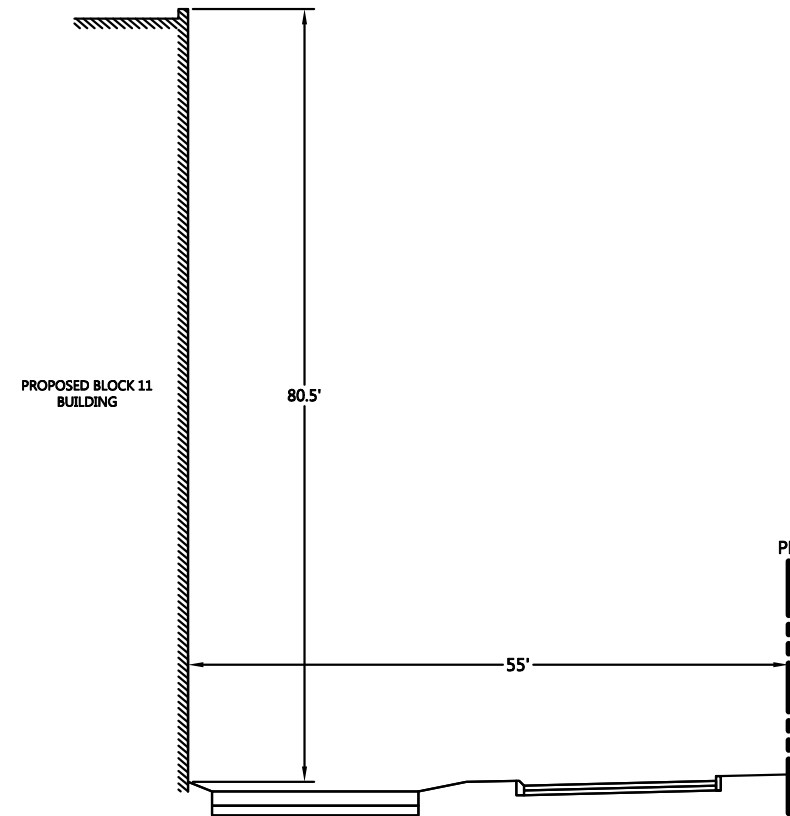


NORTH FACE - ALLEY
ENTITLEMENT

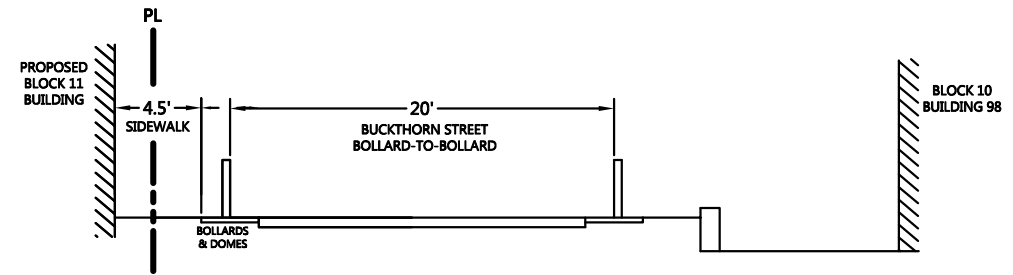


NORTH FACE - ALLEY
PROPOSED

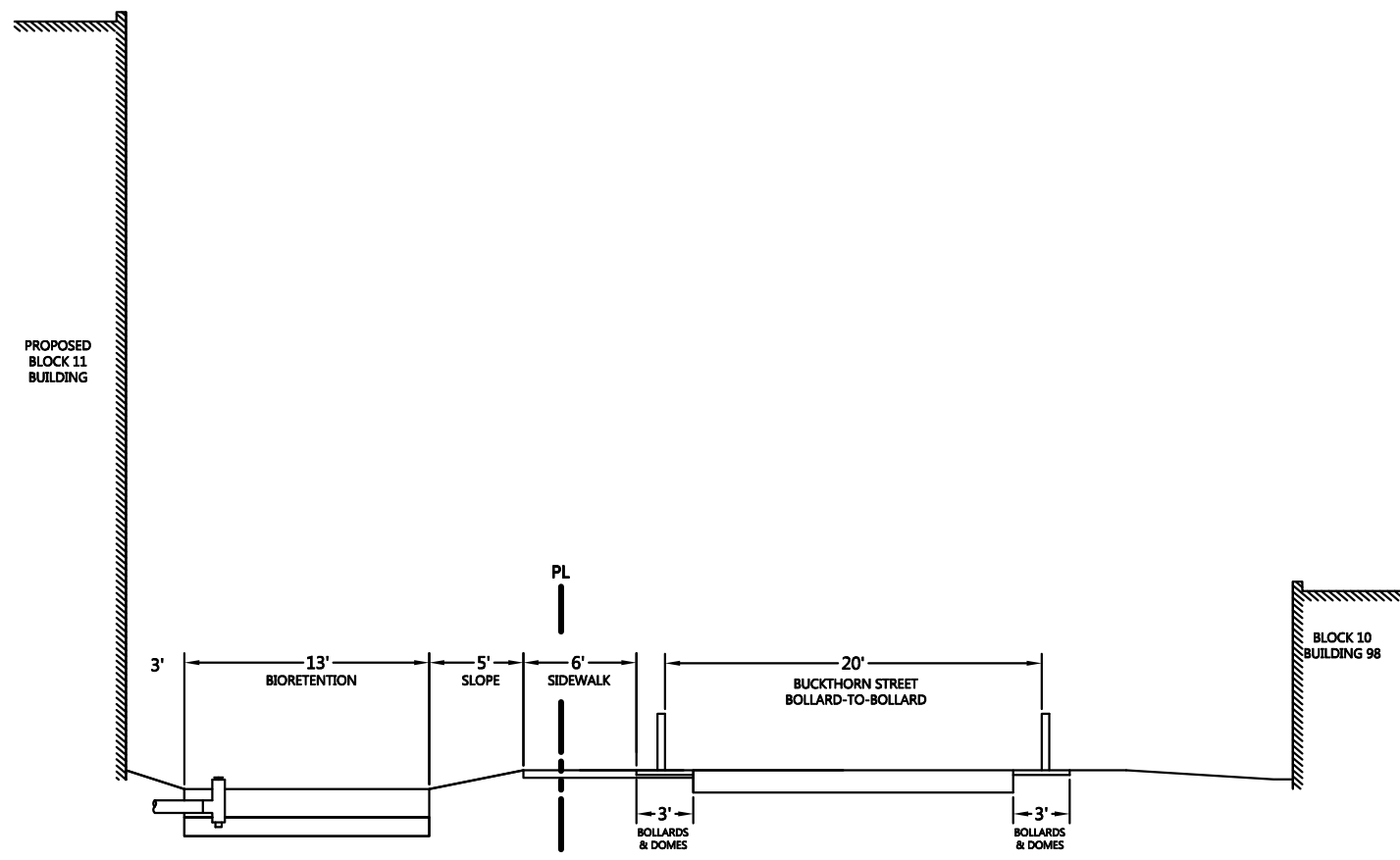
SECTION B
NTS



BUILDING TYPICAL AT SECTION B
NTS

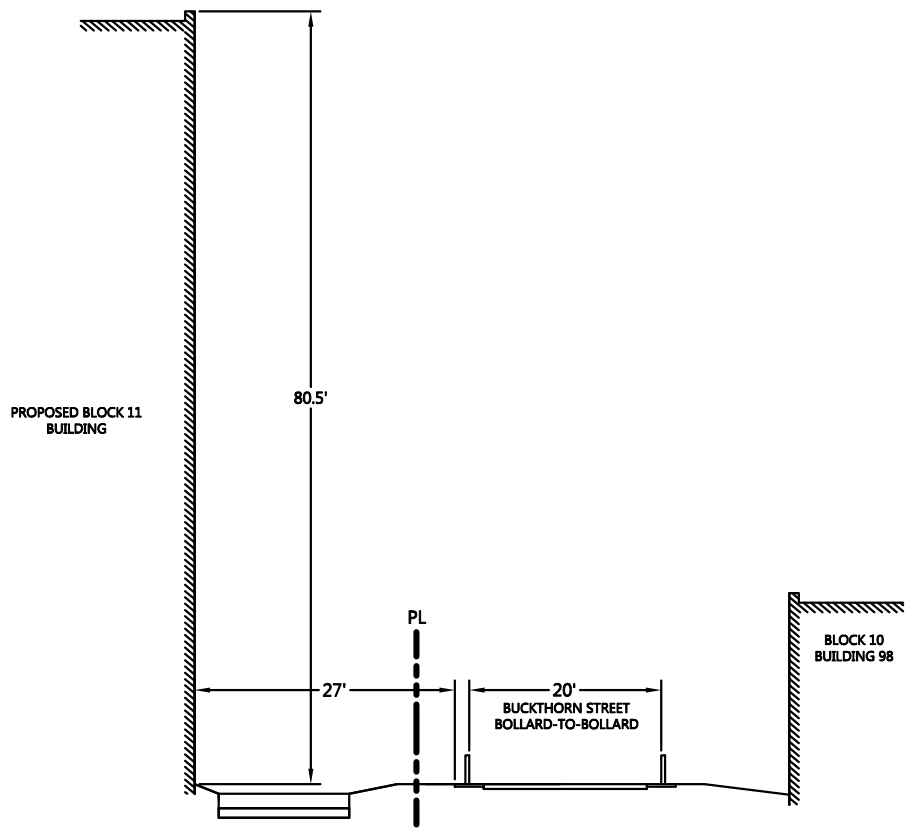


EAST FACE -BUCKTHORN STREET
ENTITLEMENT

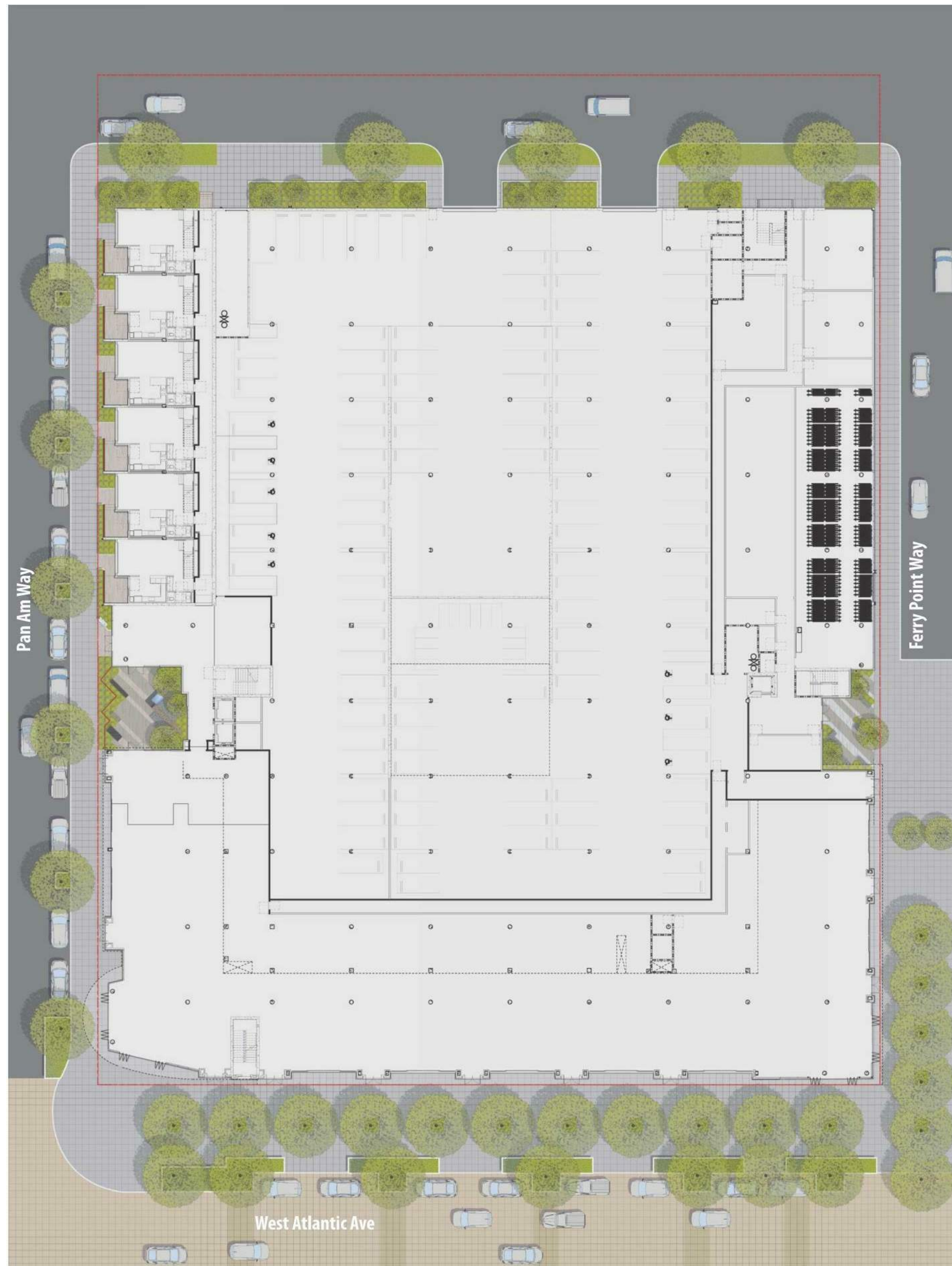


EAST FACE -BUCKTHORN STREET
PROPOSED

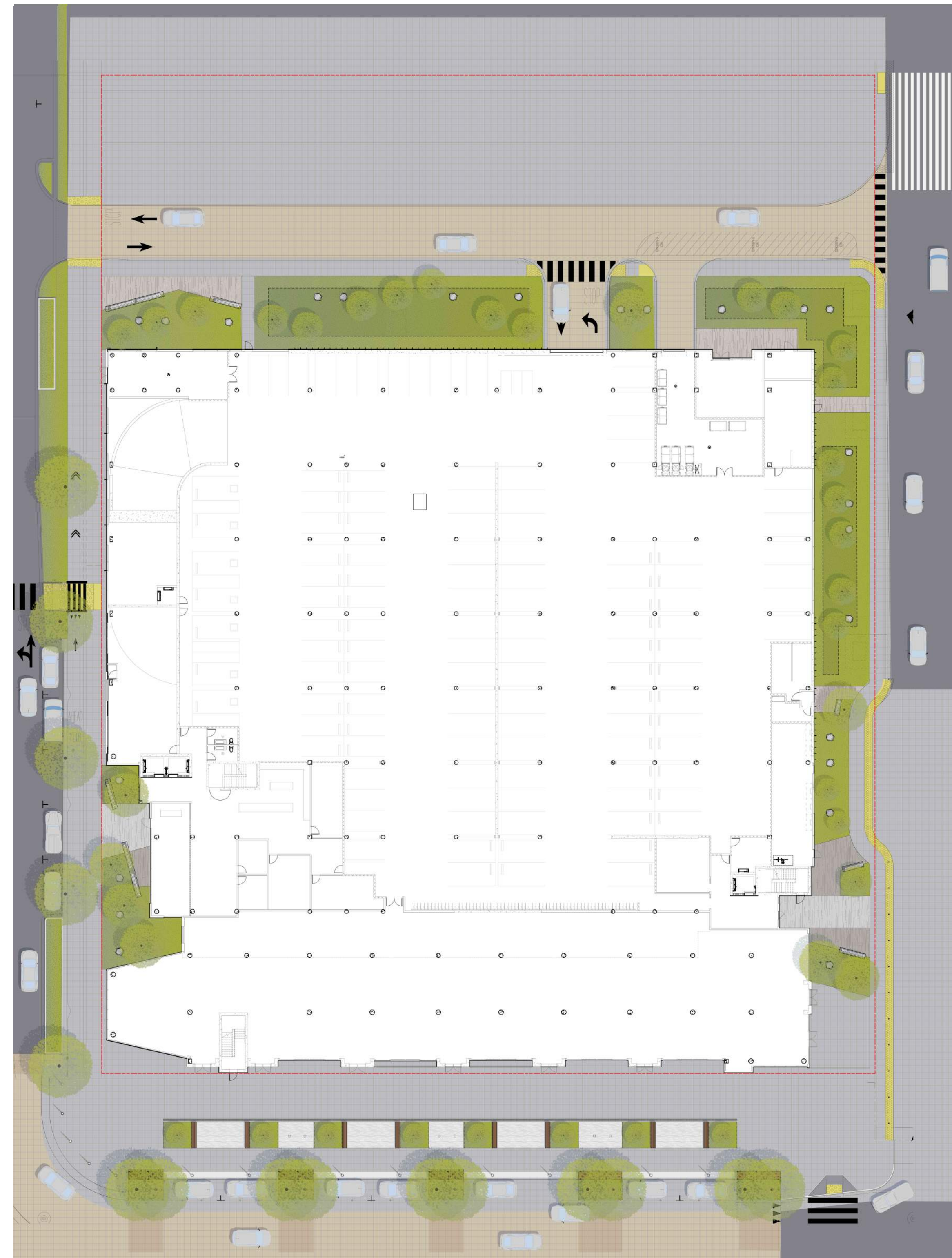
SECTION C
NTS



BUILDING TYPICAL AT SECTION C
NTS



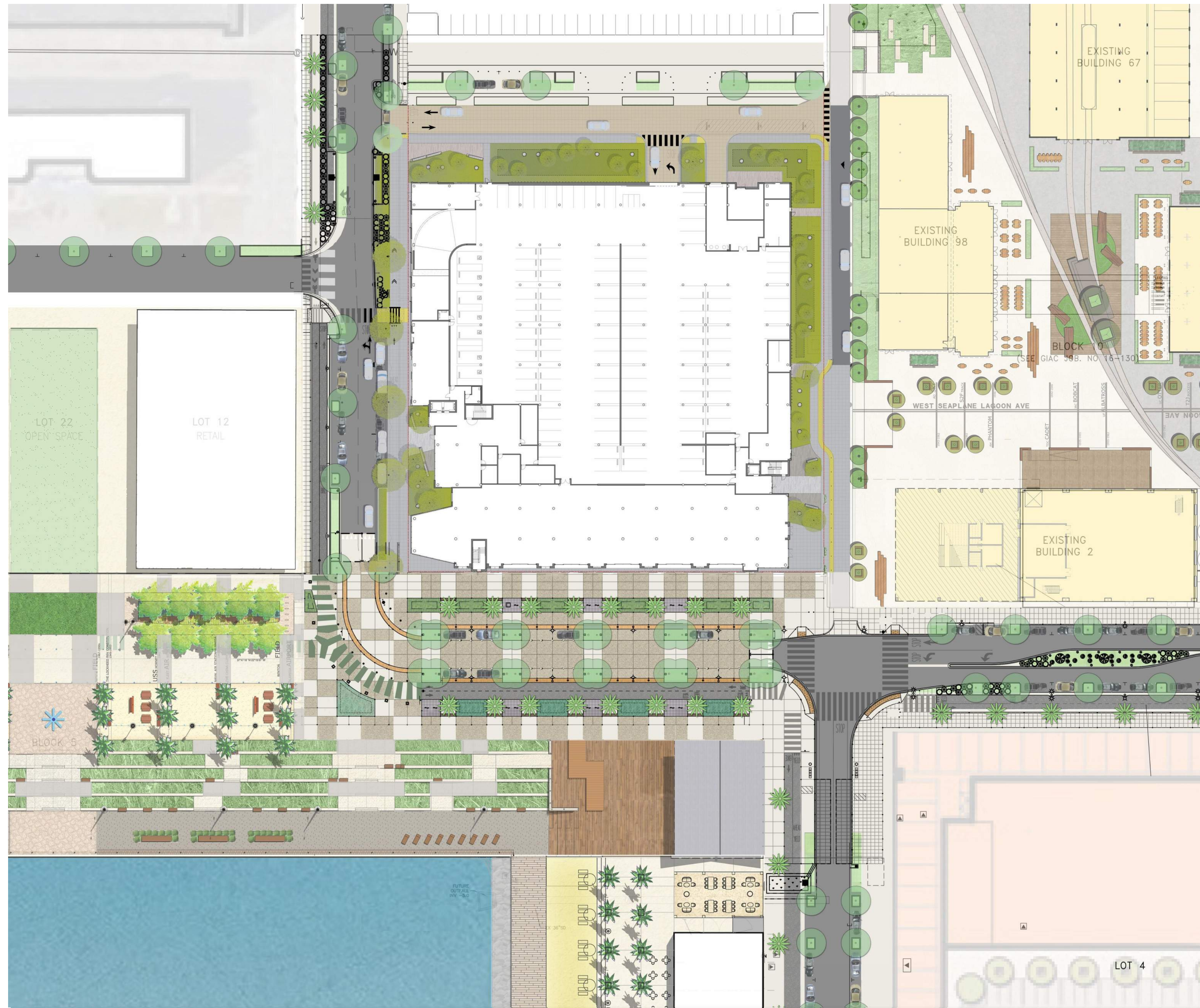
SITE PLAN - PREVIOUS



SITE PLAN - CURRENT

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

SITE PLAN COMPARISON

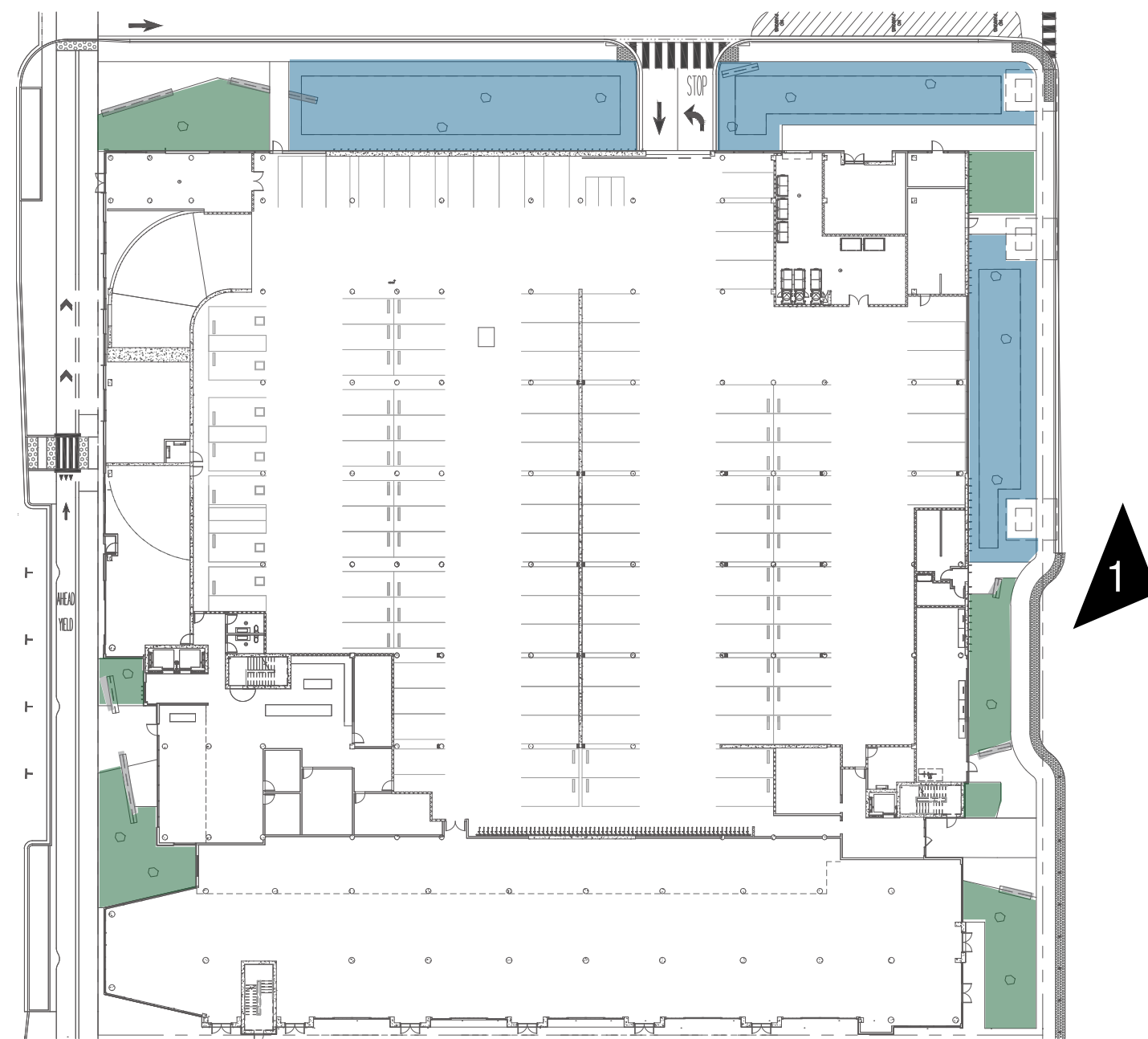


ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

NOT TO SCALE

VICINITY MAP

KEY MAP



KEY NOTES

- PLANTING AREA
MULCH: 2" DEPTH OF RECYCLED BLACK MINI-CHIP
SOURCE: AMERICAN SOIL & STONE
- BIORETENTION PLANTING AREA
W/ BIORETENTION SOIL
- BASALT SEATWALL O.G.
HEIGHT: 18"
- NATURAL BASALT STONE



RENDERED PERSPECTIVE - VIEW 1

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

BIORETENTION VIEW



RETAIL
STOREFRONT

CURRENT VIEW 8-26-19

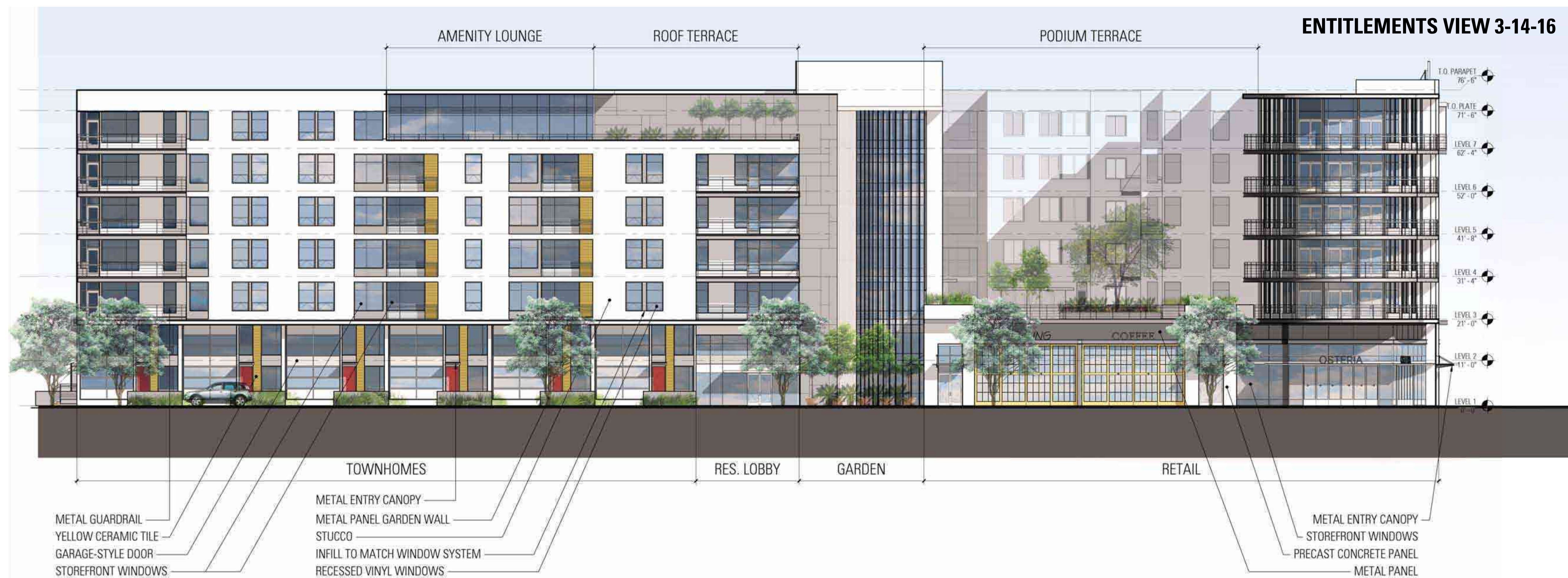


- ILLUMINATED SIGN
(FOR FUTURE REVIEW)
- SLIDING DOORS
- ALUM. STOREFRONT
WINDOWS
- RECESSED VINYL
WINDOWS
- STUCCO
- METAL CHANNEL
- YELLOW CERAMIC
TILE
- METAL GUARDRAIL
- METAL PANEL
- PRECAST
CONCRETE PANEL
- FOLDING DOORS
- SLIDING DOORS

ENTITLEMENTS VIEW 3-14-16

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

SOUTH ELEVATION



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

WEST ELEVATION



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

RENDERED VIEW



VINE CABLE EXAMPLES



STUCCO
ARCHITECTURAL LOUVERS

- T.O. PARAPET 80'-6"
- 7'-2"
- T.O. PLATE 73'-4"
- 10'-0"
- LEVEL 7 63'-4"
- 10'-4"
- LEVEL 6 53'-0"
- 10'-4"
- LEVEL 5 42'-8"
- 10'-4"
- LEVEL 4 32'-4"
- 10'-4"
- LEVEL 3 22'-0"
- 11'-0"
- LEVEL 2 11'-0"
- 11'-0"
- LEVEL 1 0'

ALUM. STOREFRONT
CEMENT PLASTER WITH HISTORIC OCHRE COLOR
ARCHITECTURAL CONCRETE

CURRENT VIEW 7-18-19



STOREFRONT WINDOWS
YELLOW CERAMIC TILE
RECESSED VINYL WINDOWS
STUCCO
METAL GUARDRAIL
ARCHITECTURAL SCREEN
VERTICAL CABLES + VINES
CONCRETE WALL
PROJECTING METAL ENTRY LEDGE
STORMWATER PLANTERS

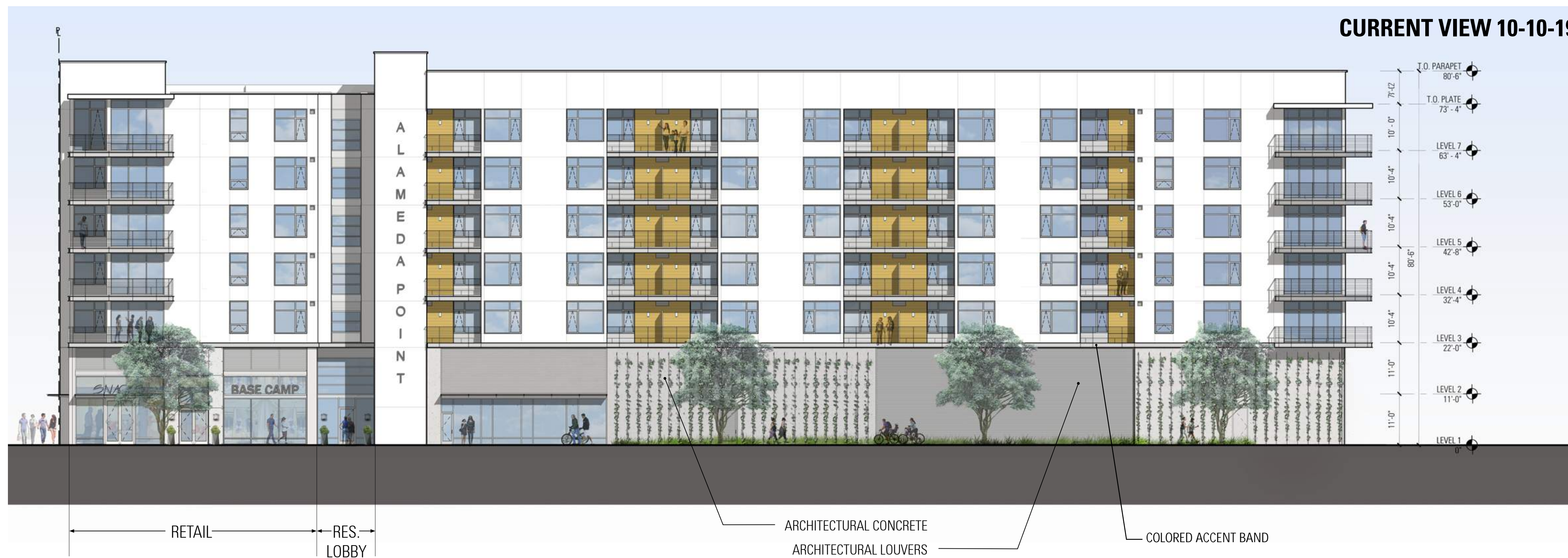
- T.O. PARAPET 76'-6"
- T.O. PLATE 71'-6"
- LEVEL 7 62'-4"
- LEVEL 6 52'-0"
- LEVEL 5 41'-8"
- LEVEL 4 31'-4"
- LEVEL 3 21'-0"
- LEVEL 2 11'-0"

ENTITLEMENTS VIEW 3-14-16

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

NORTH ELEVATION

CURRENT VIEW 10-10-19



REFERENCE IMAGE: ARCHITECTURAL LOUVERS

ENTITLEMENTS VIEW 3-14-16



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

EAST ELEVATION

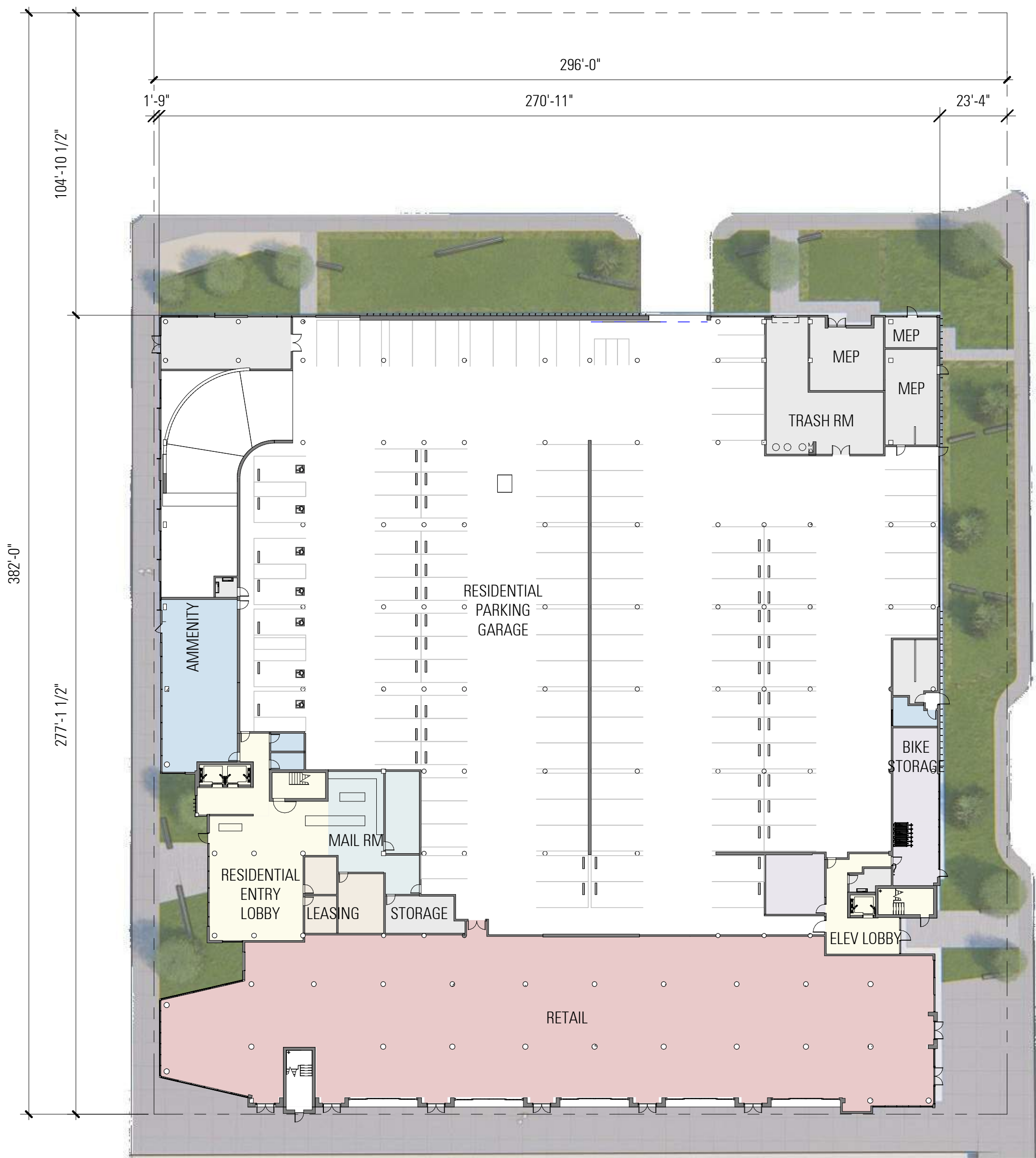


ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

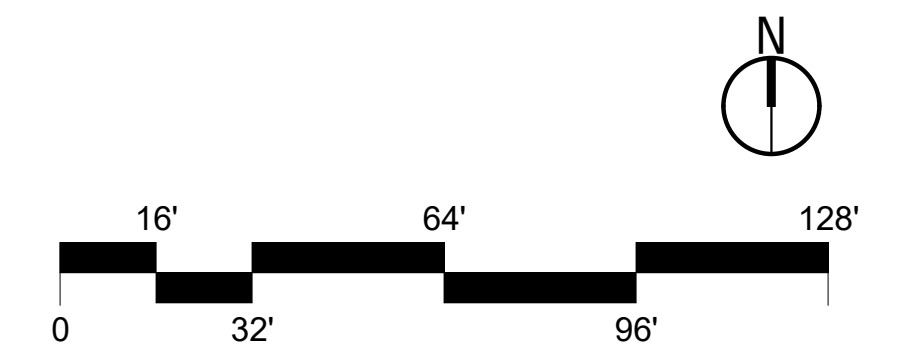
RENDERED VIEW



LEVEL 1 PLAN - PREVIOUS

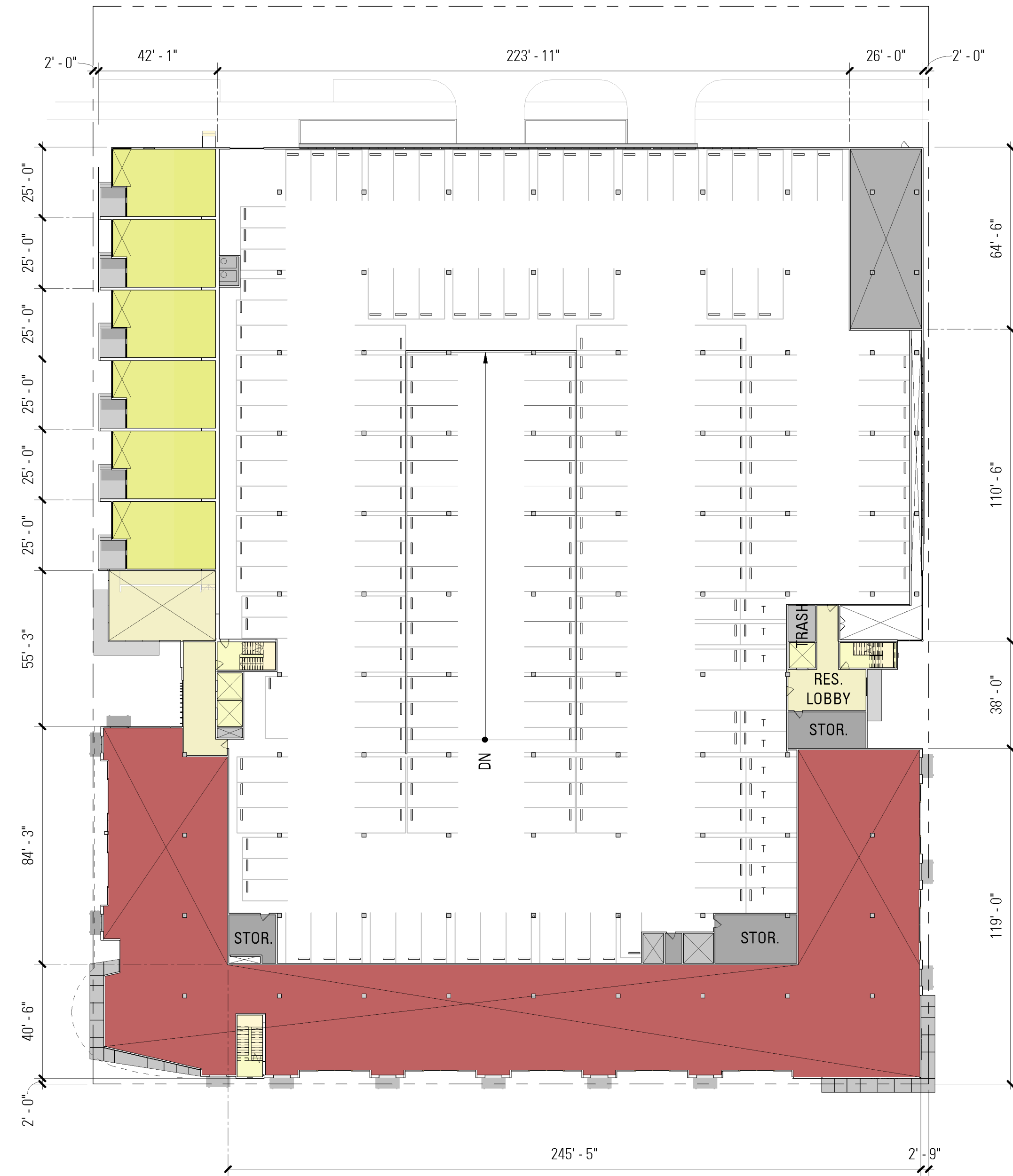


LEVEL 1 PLAN - CURRENT

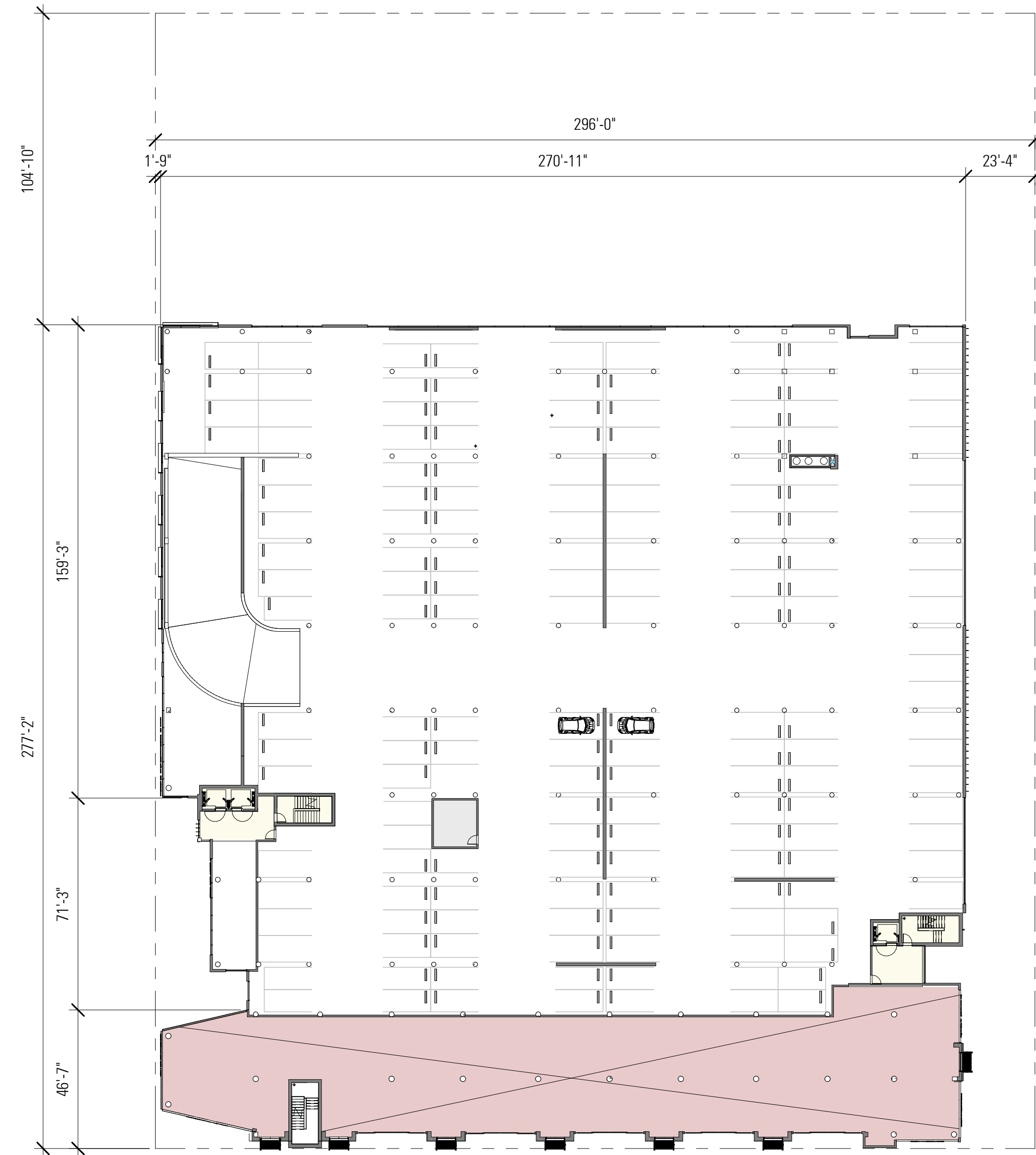


ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 1 COMPARISON



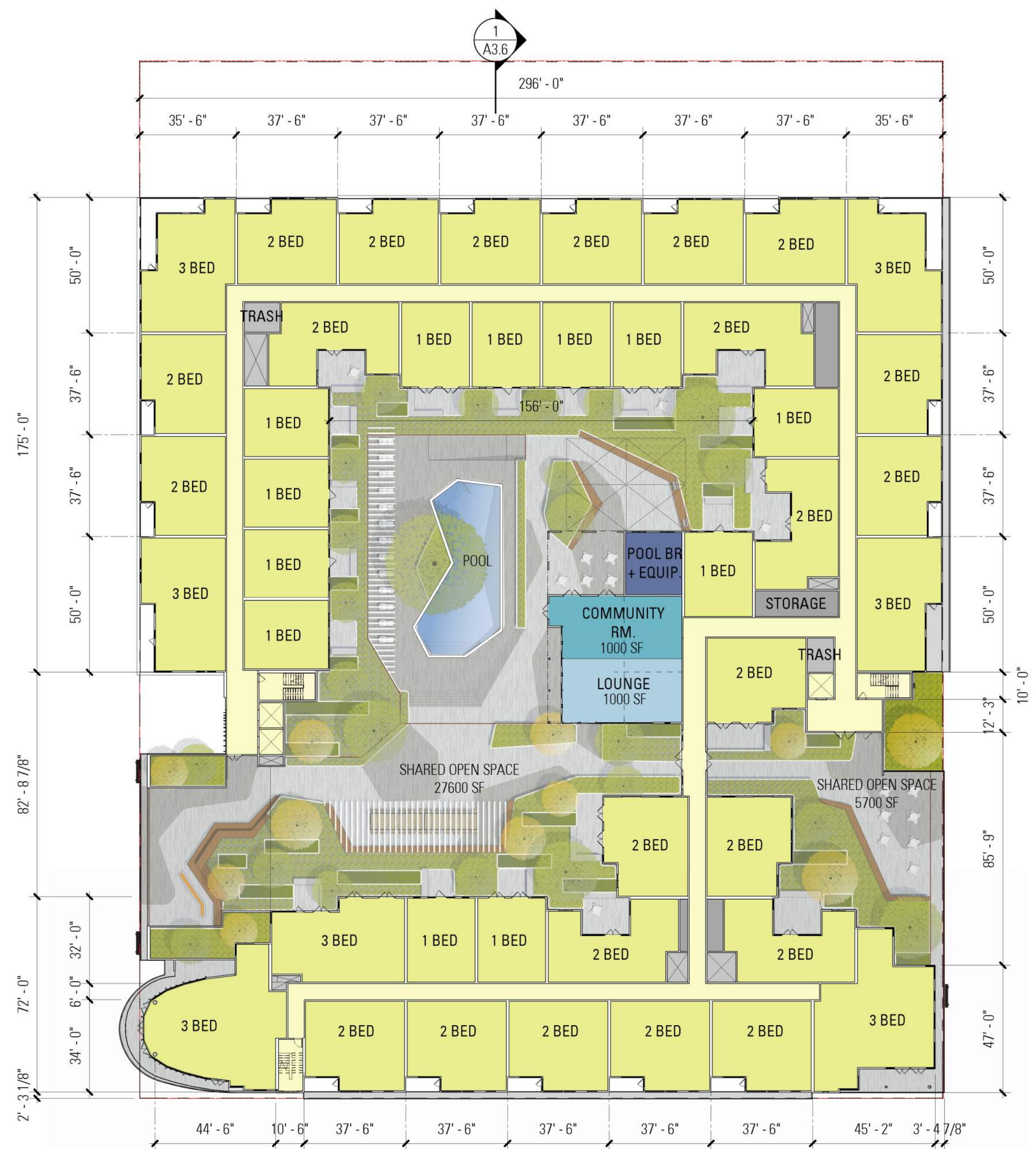
LEVEL 2 PLAN - PREVIOUS



LEVEL 2 PLAN - CURRENT

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 2 COPMARISON



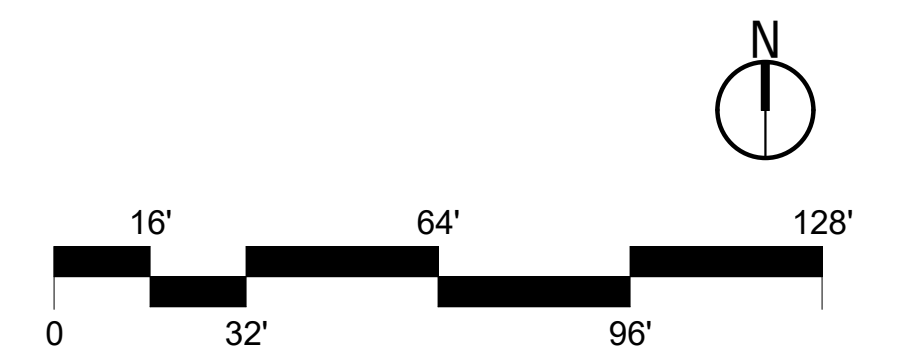
LEVEL 3 PLAN - PREVIOUS



LEVEL 3 PLAN - CURRENT

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 3 COMPARISON

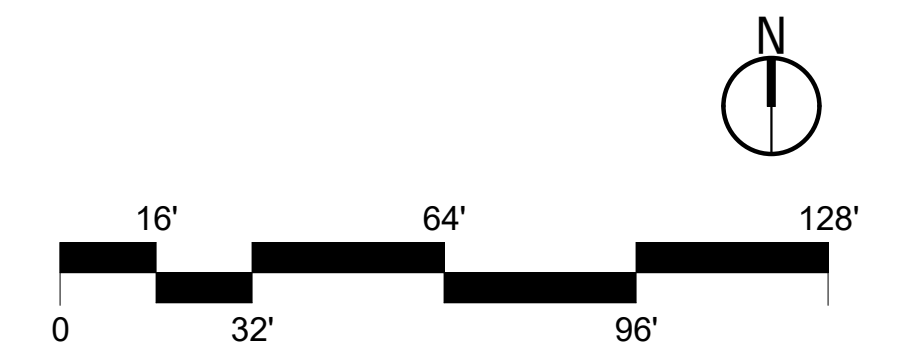




LEVEL 4 PLAN - PREVIOUS

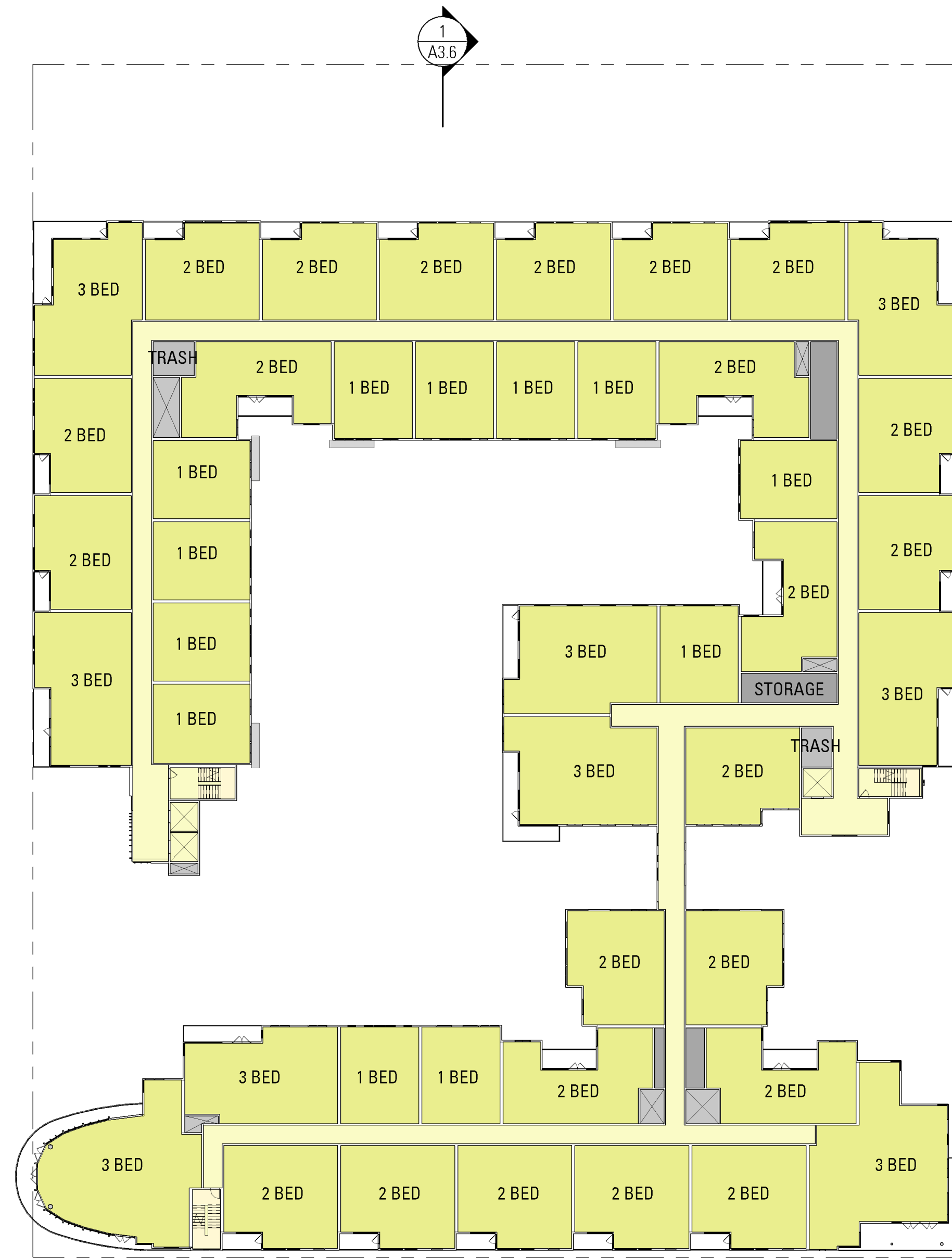


LEVEL 4 PLAN - CURRENT



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

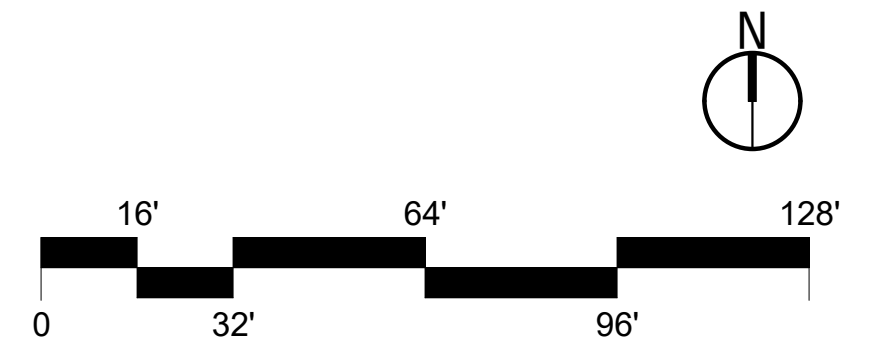
FLOOR PLANS - LEVEL 4 COMPARISON



LEVEL 5-6 PLAN - PREVIOUS



LEVEL 5-6 PLAN - CURRENT



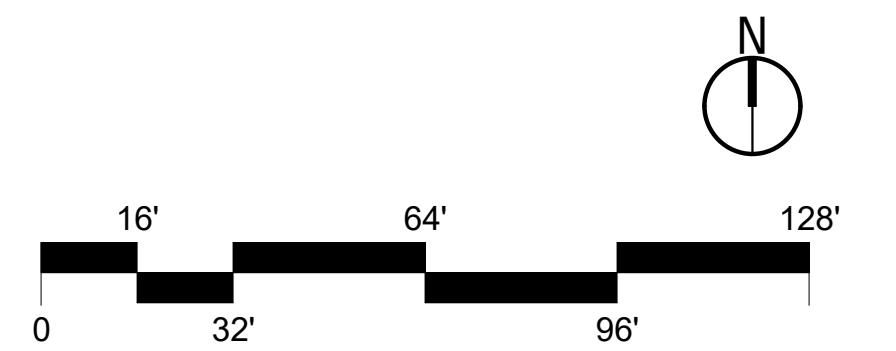
ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

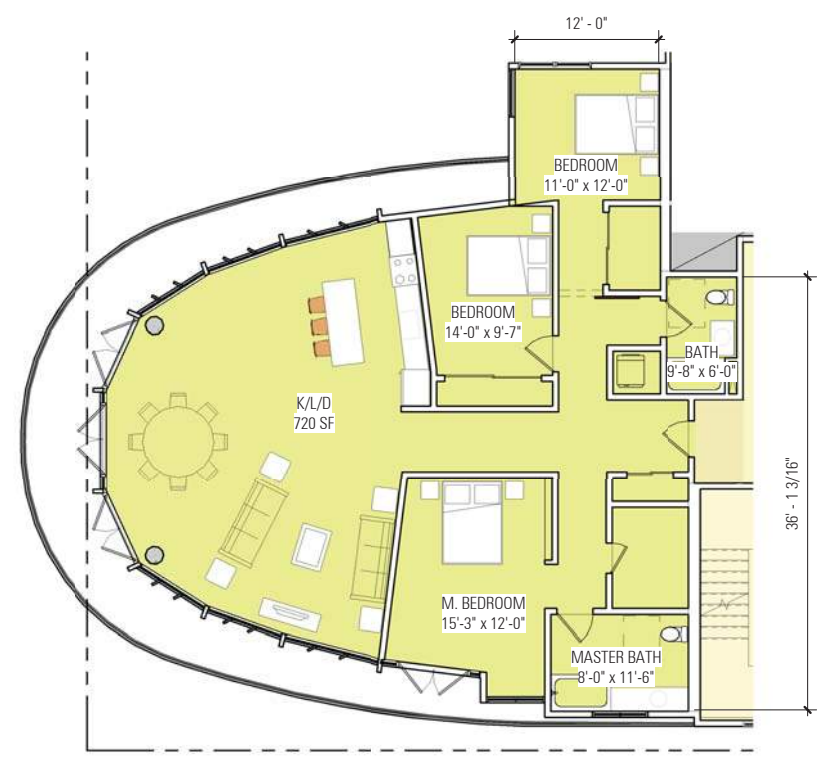
FLOOR PLANS - LEVEL 5-6 COMPARISON



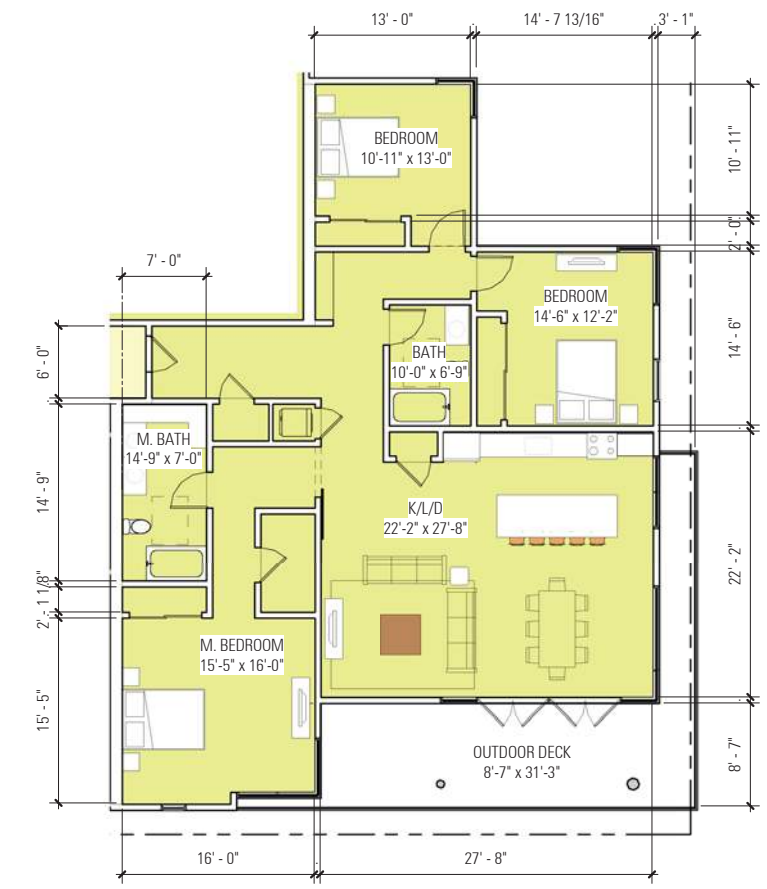
ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 7 COMPARISON

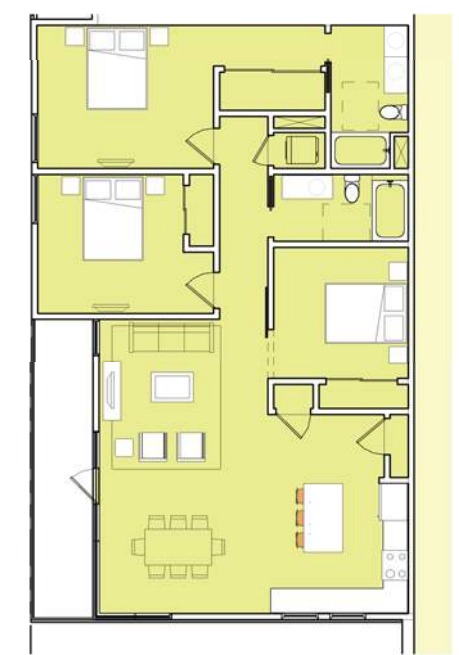




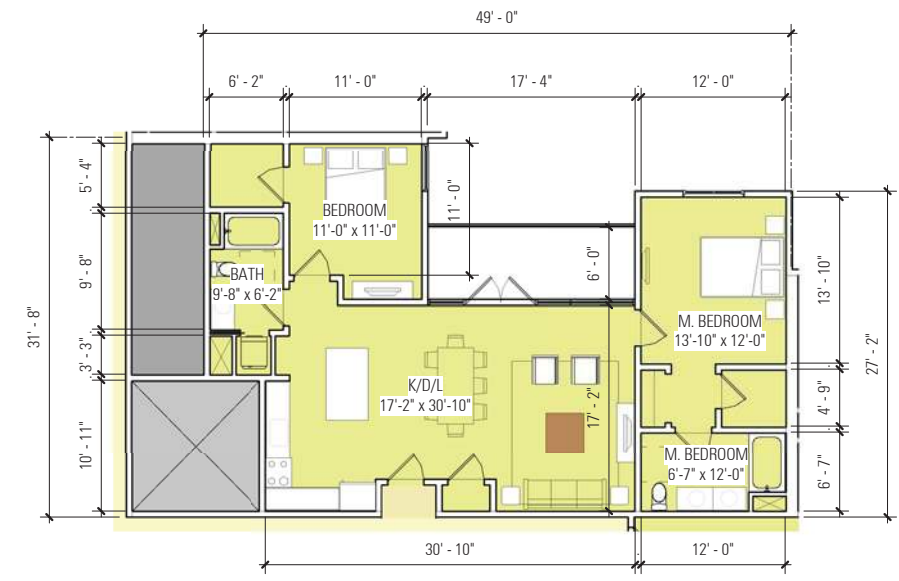
4
19
3 BEDROOM - SOUTHWEST
1/8" = 1'-0"



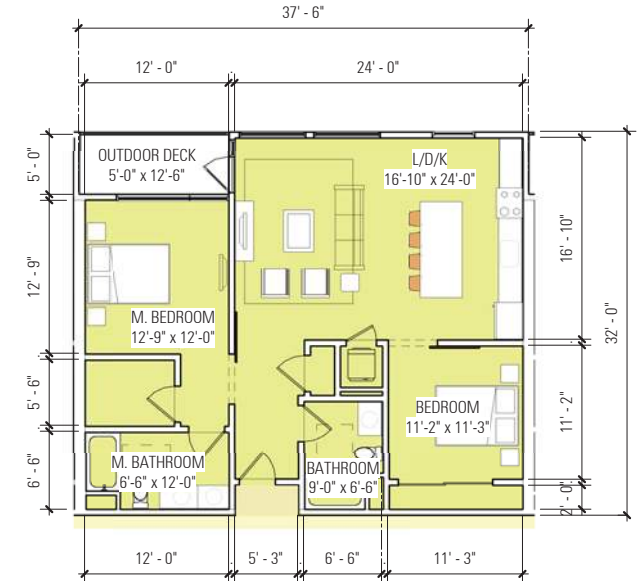
3
19
3 BEDROOM - SOUTHEAST
1/8" = 1'-0"



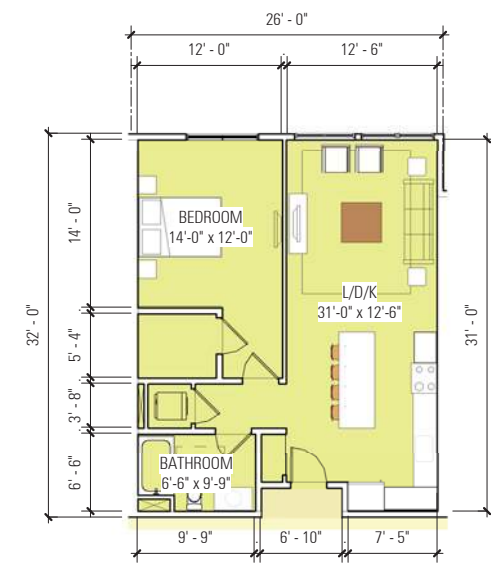
2
19
3 BEDROOM - TYP.
1/8" = 1'-0"



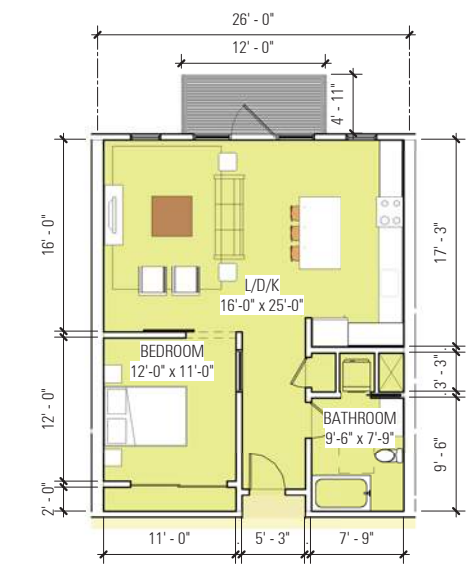
8
19
2 BEDROOM - INSIDE CORNER
1/8" = 1'-0"



7
19
2 BEDROOM - TYP.
1/8" = 1'-0"



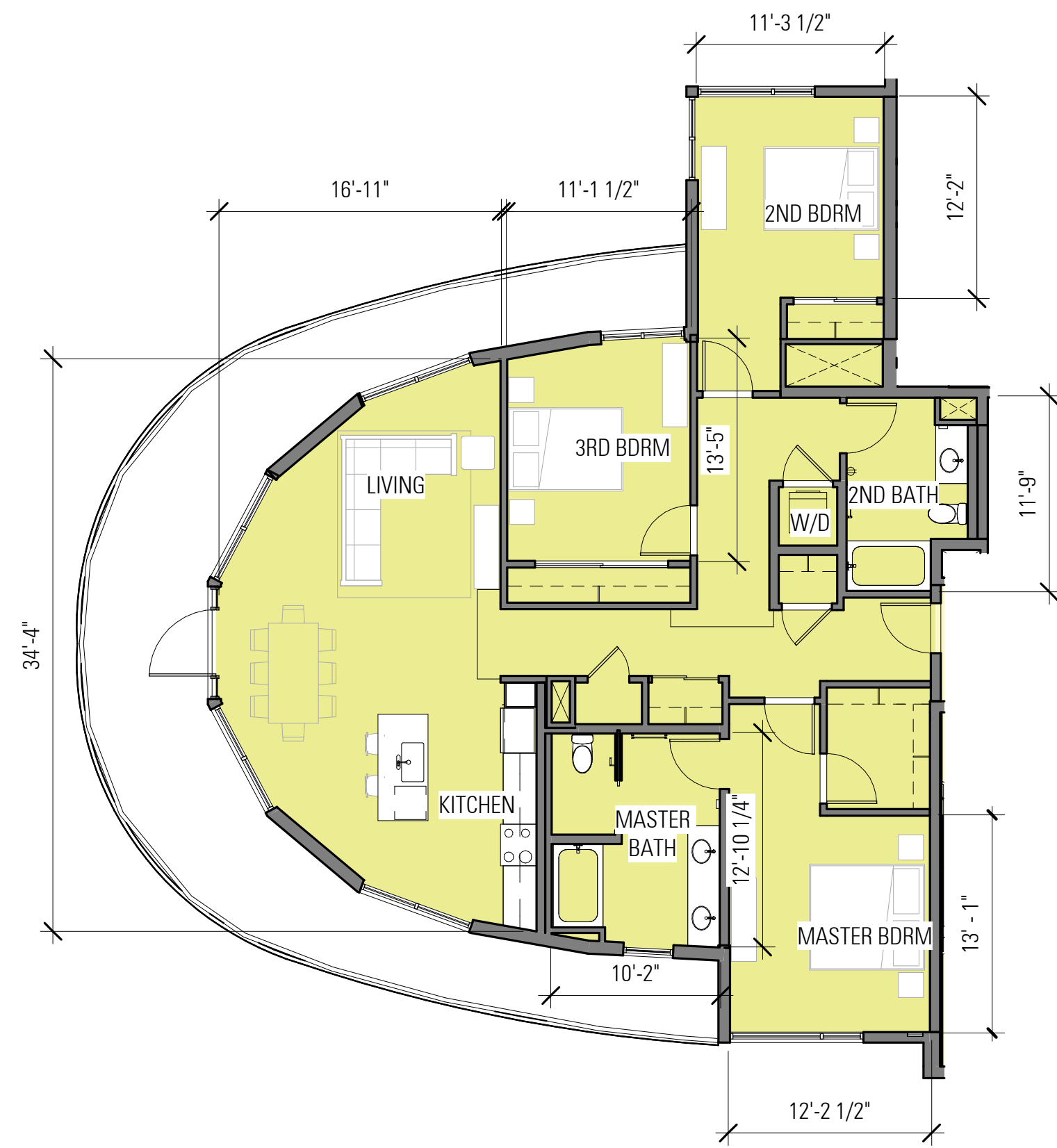
1
19
1 BEDROOM - TYP. 2
1/8" = 1'-0"



6
19
1 BEDROOM - TYP.
1/8" = 1'-0"

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

PREVIOUSLY ENTITLED UNIT PLANS



3 BEDROOM - SOUTHWEST

1/8" = 1'-0"

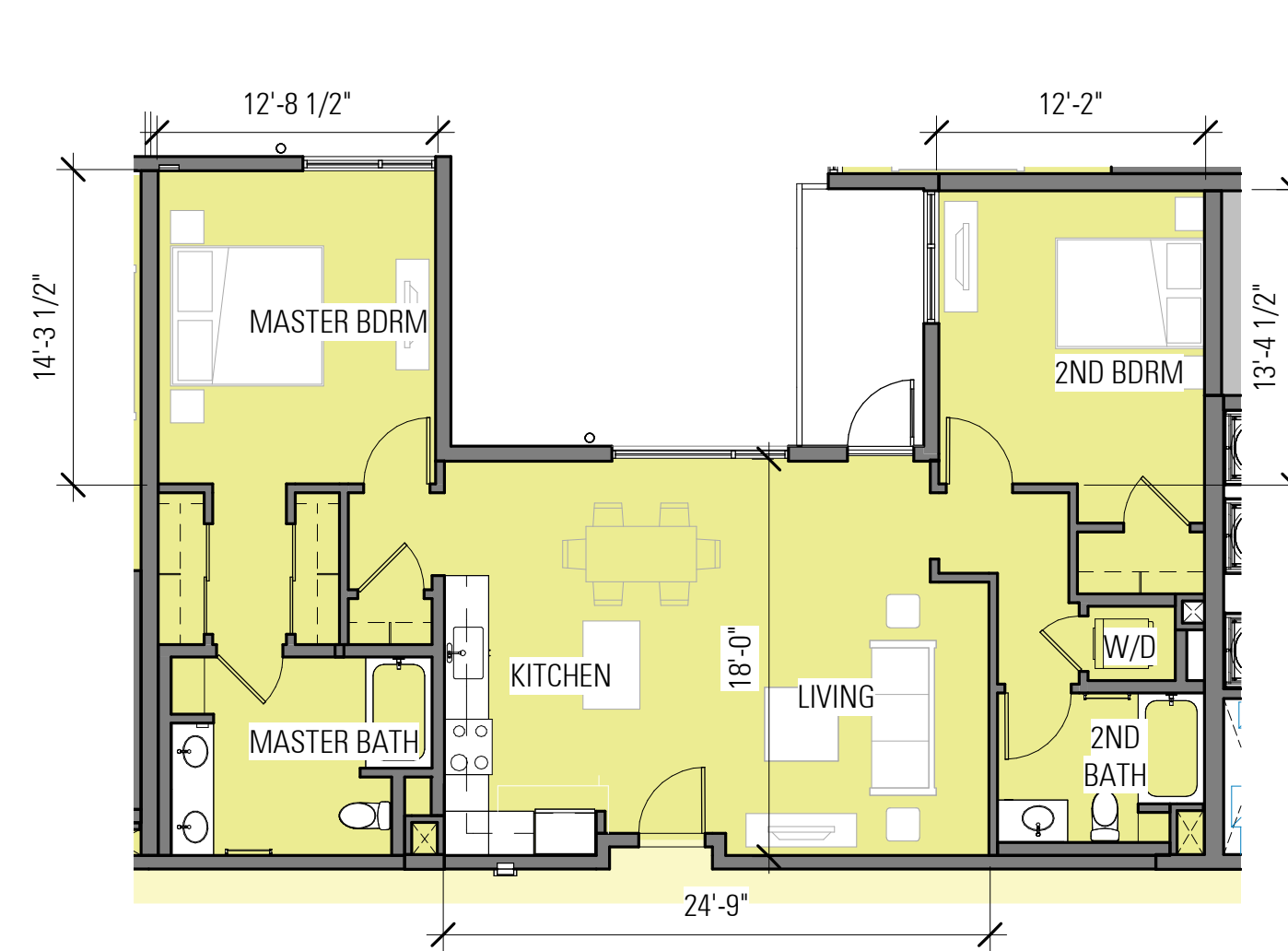
1,590 SF
AVERAGE



3 BEDROOM - EAST

1/8" = 1'-0"

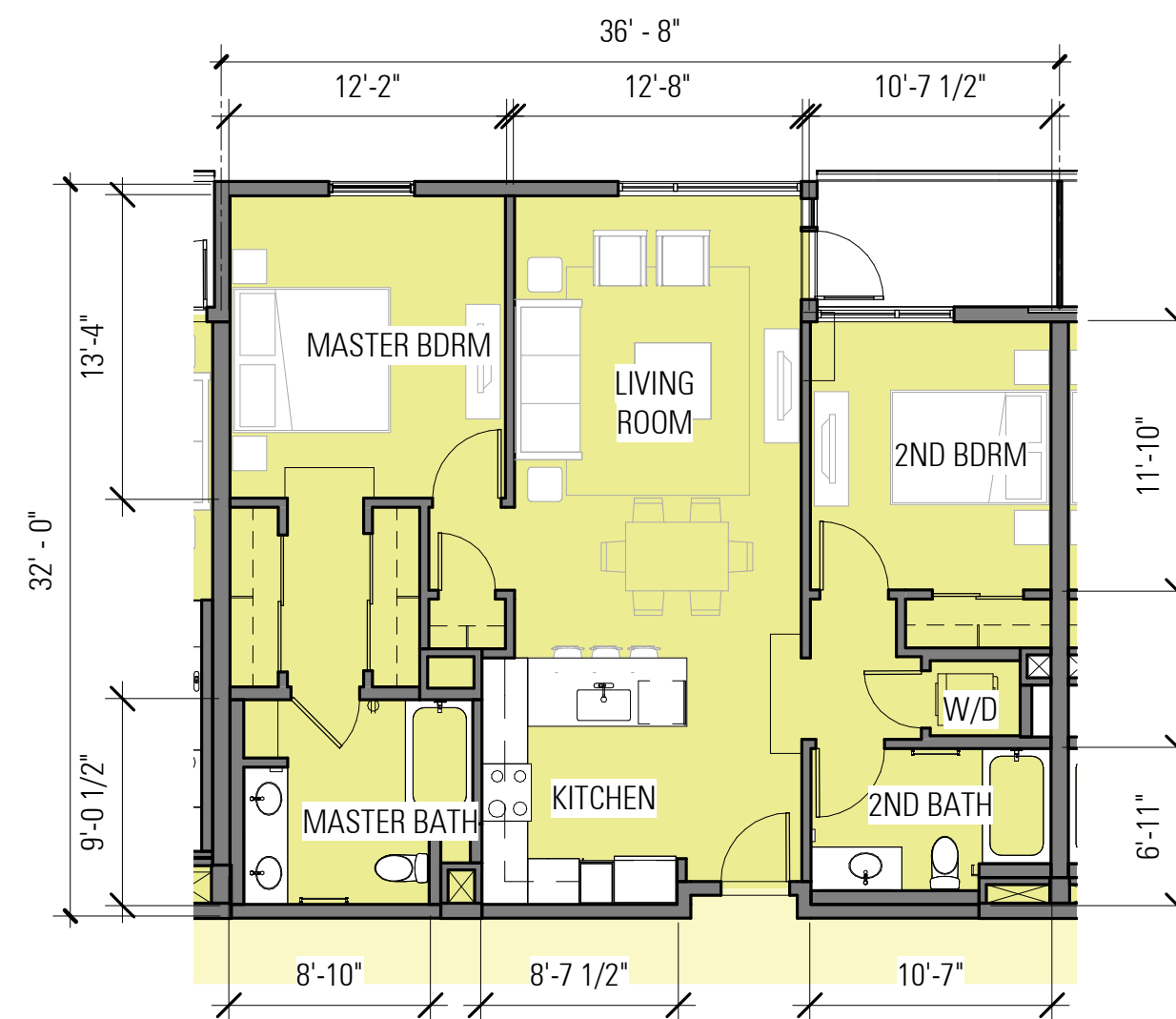
1,294 SF
AVERAGE



2 BEDROOM - B3

1/8" = 1'-0"

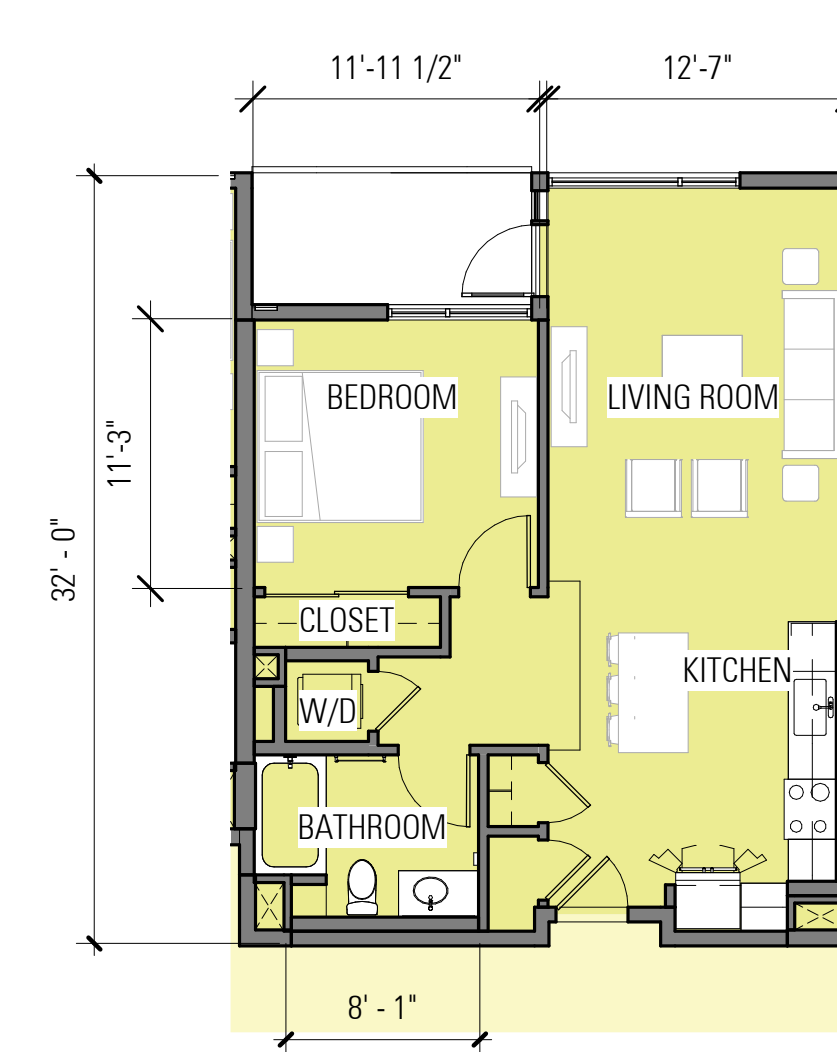
1,143 SF
AVERAGE



2 BEDROOM - B2

1/8" = 1'-0"

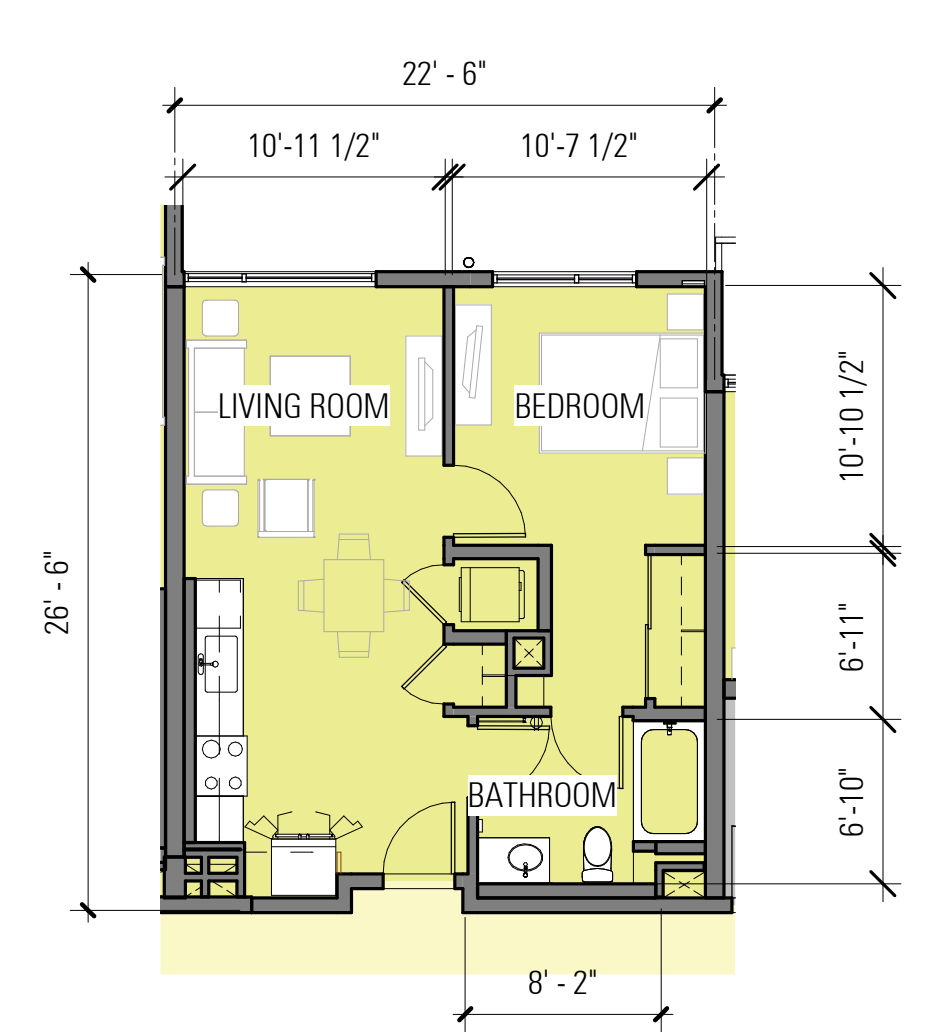
1,040 SF
AVERAGE



1 BEDROOM - A2

1/8" = 1'-0"

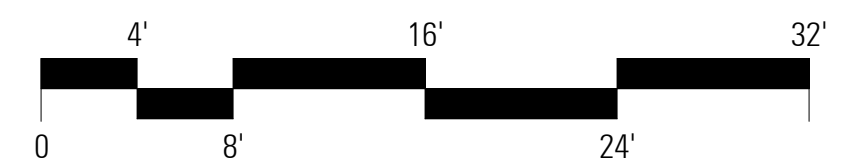
692 SF
AVERAGE



1 BEDROOM - A1

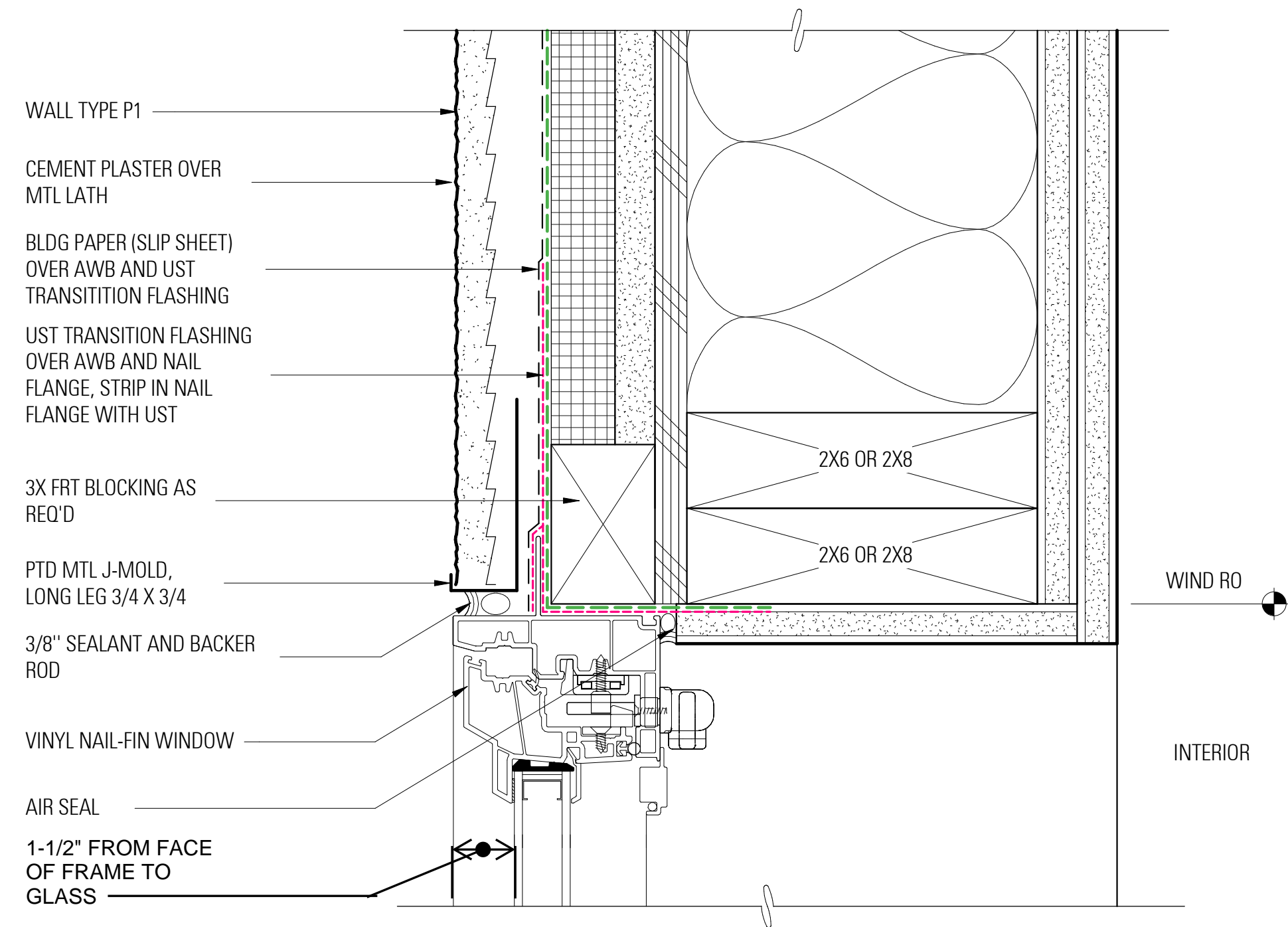
1/8" = 1'-0"

574 SF
AVERAGE

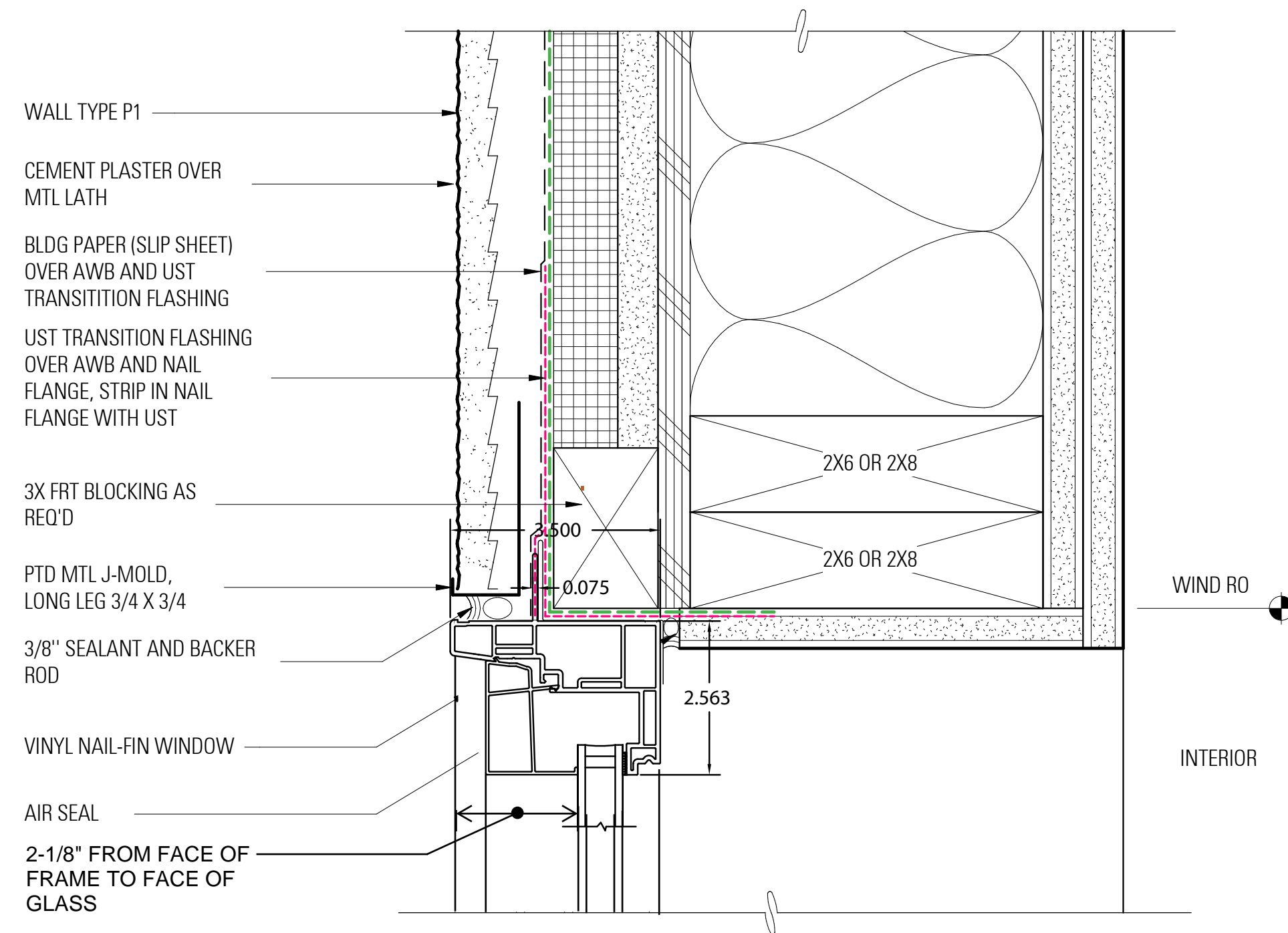


ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

TYP UNIT PLANS



TYPICAL SECTION AT CASEMENT WINDOW



TYPICAL SECTION AT FIXED WINDOW

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

WINDOW SECTIONS

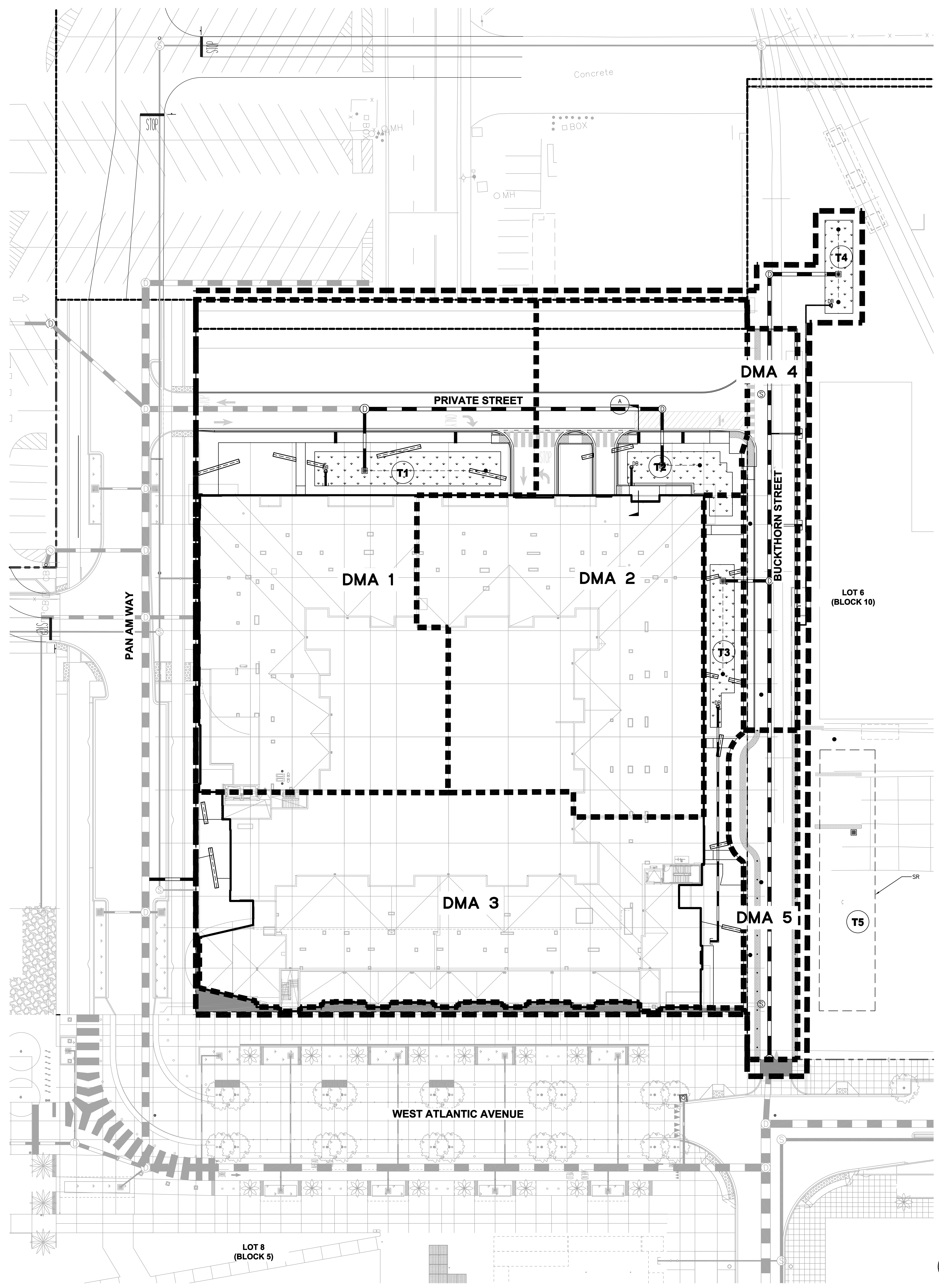
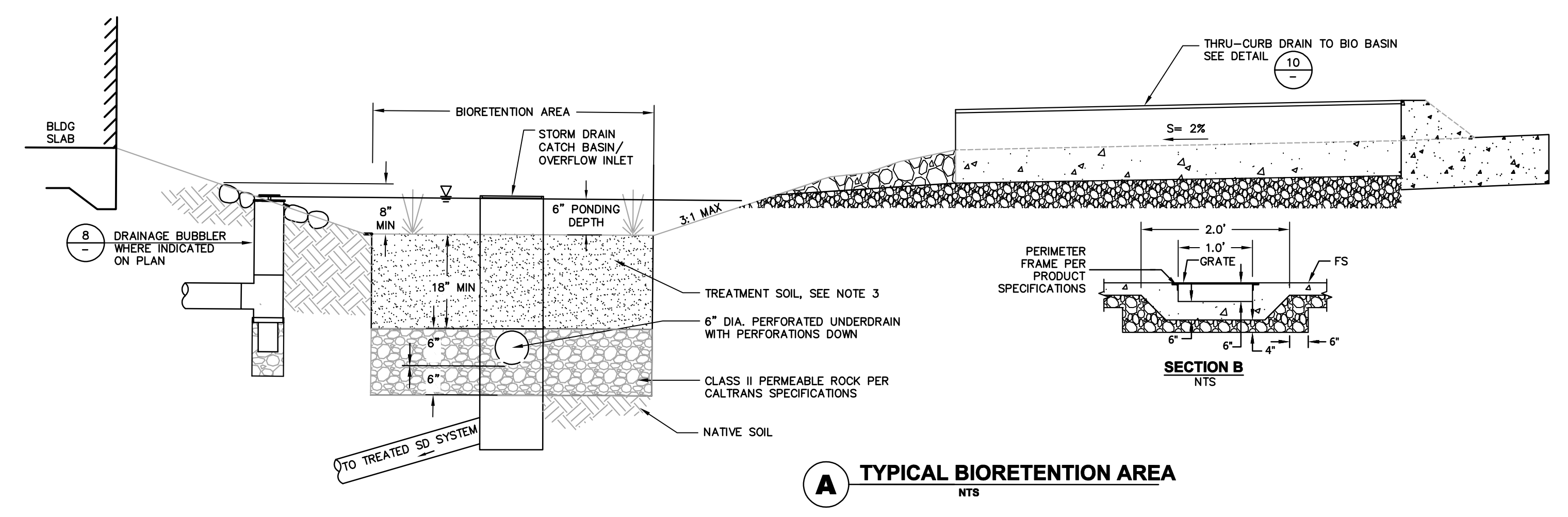
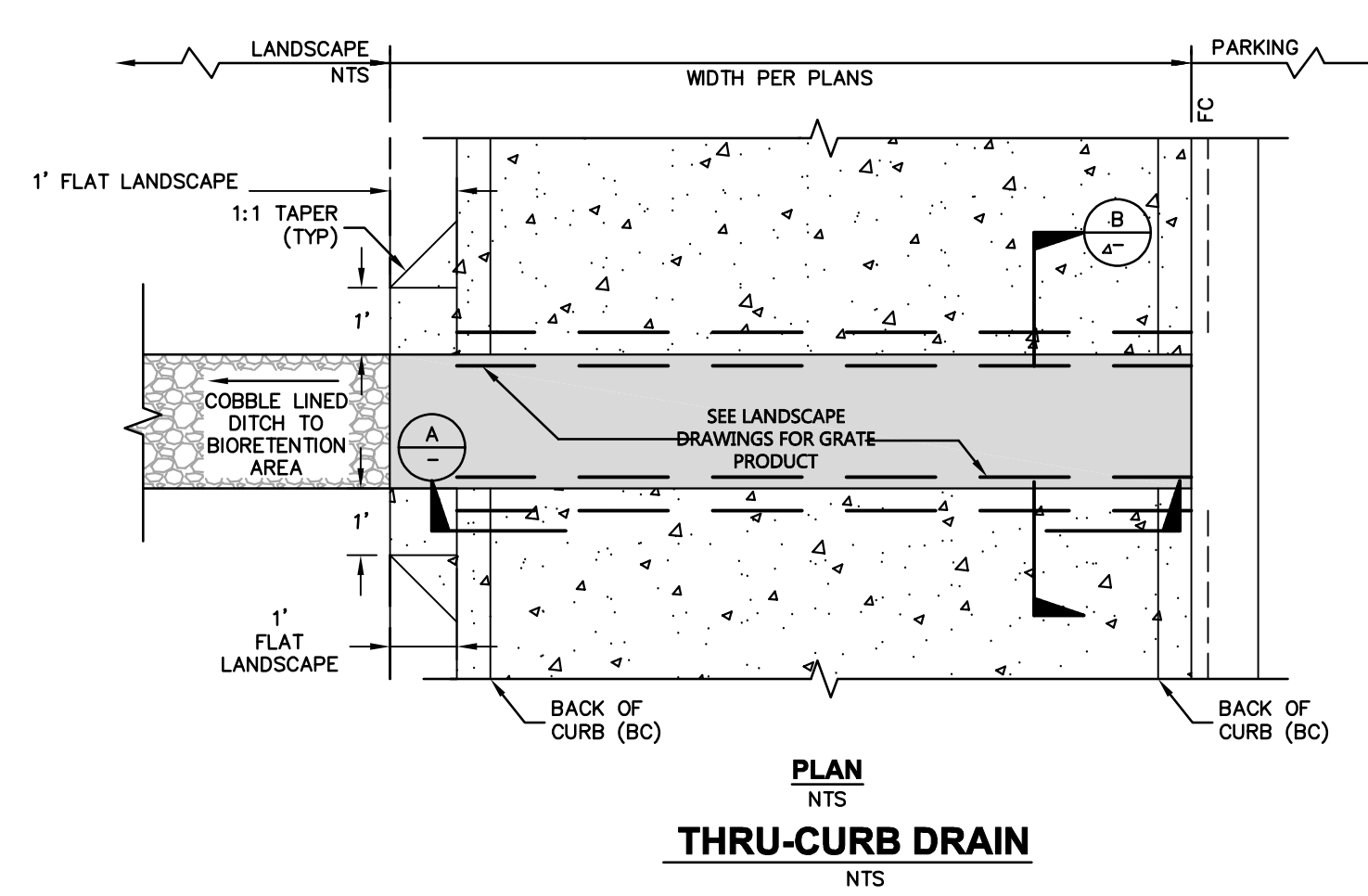


TABLE 1: BLOCK 11 - STORMWATER SHED/TREATMENT SUMMARY

SHED	TREATMENT METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT NAME
DMA-1	BIO	1,069	1,835	T-1
DMA-2	BIO	1,015	1,162	T-2
DMA-3	BIO	911	1,004	T-3
DMA-4	BIO	183	750	T-4
DMA-5	SR	2,776	4,170	T-5

- NOTES**
- TREATMENT AREAS WERE PRELIMINARILY SIZED USING METHODS OUTLINED IN THE CITY OF ALAMEDA C.3 STORMWATER TECHNICAL GUIDE, DATED APRIL 2016.
 - TRASH CAPTURE AND COMPLIANCE WITH C.10 WILL BE PROVIDED BY SDMH #1 AND #5.

- NOTES**
- SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS.
 - PLACE 4" MIN. DIA. APPROVED NOVO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS), EXTENDING 12" FROM EDGE OF STRUCTURE.
 - SOILS IN THE FACILITY SHOULD MEET BASMAA REGIONAL BIOTREATMENT SOIL SPECIFICATION, REVISED APRIL 18, 2016. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR IS REQUIRED. PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
 - WHEN EXCAVATING, AVOID SPREADING FINES OF THE SOILS ON BOTTOM AND SIDE SLOPES. REMOVE ANY SMEARED SOILED SURFACES AND PROVIDE A NATURAL SOIL INTERFACE INTO WHICH WATER MAY PERCOLATE.
 - MINIMIZE COMPACTION OF EXISTING SOILS BELOW TREATMENT AREAS. PROTECT FROM CONSTRUCTION TRAFFIC.
 - PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF. RUNOFF FROM UNSTABILIZED AREAS SHOULD BE DIVERTED AWAY FROM BIOTREATMENT FACILITY.
 - THE TOP OF TREATMENT SOIL (TTS) SHALL BE LEVEL TO PROVIDE A MIN. PONDING DEPTH OF 6".
 - SEE GRADING PLAN (SHEET C4.01) AND UTILITY PLAN (C5.01) FOR LOCATIONS OF BIORETENTION AREAS.



ALAMEDA POINT BLOCK 11

ALAMEDA, CA 94501

DRAWN BY ALJ
 CHECKED BY CM
 PROJECT NO. 20181121

DATE 11/10/19
 ISSUE CD SET



SWMP PLAN

SCALE: AS SHOWN
 BID SET

C6.01

