

Alameda Point - Site A • Waterfront Park • PHASE I

SUBSTANTIAL CONFORMANCE EXHIBITS: RECREATION & PARK COMMISSION | OCTOBER 10, 2019

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GENERAL DRAWINGS

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PROJECT TEAM

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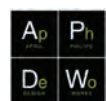
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VICINITY MAP



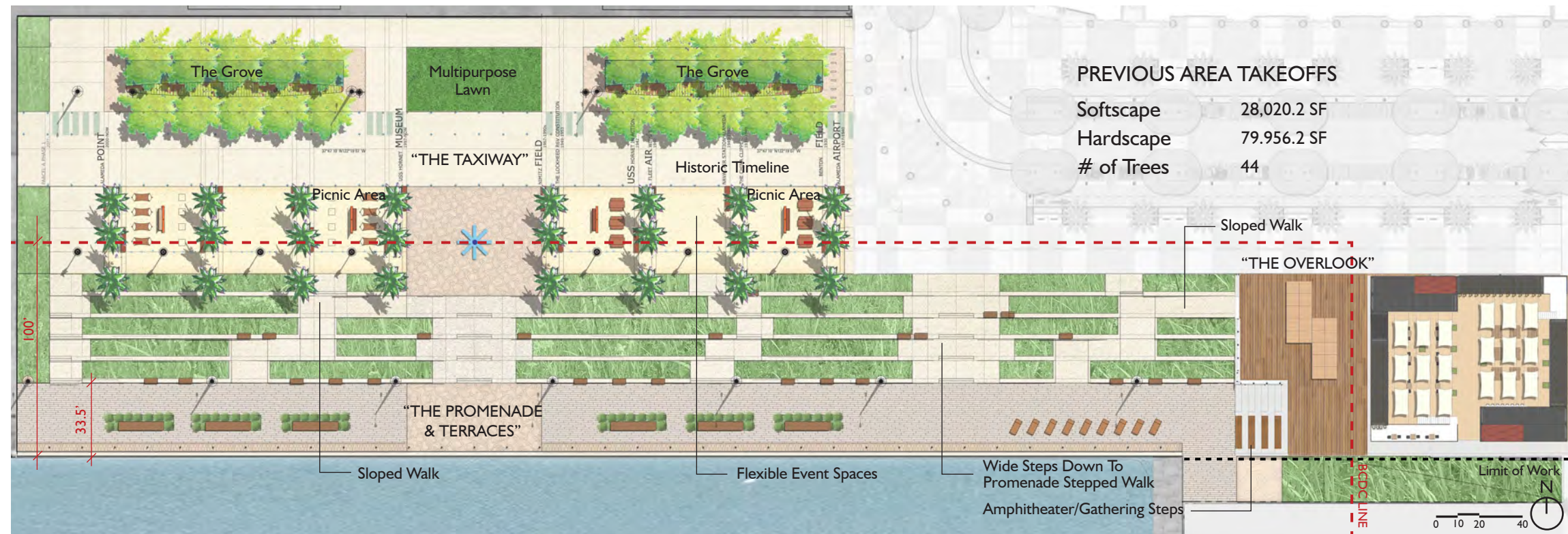
SITE AREA: 2.63 ACRES



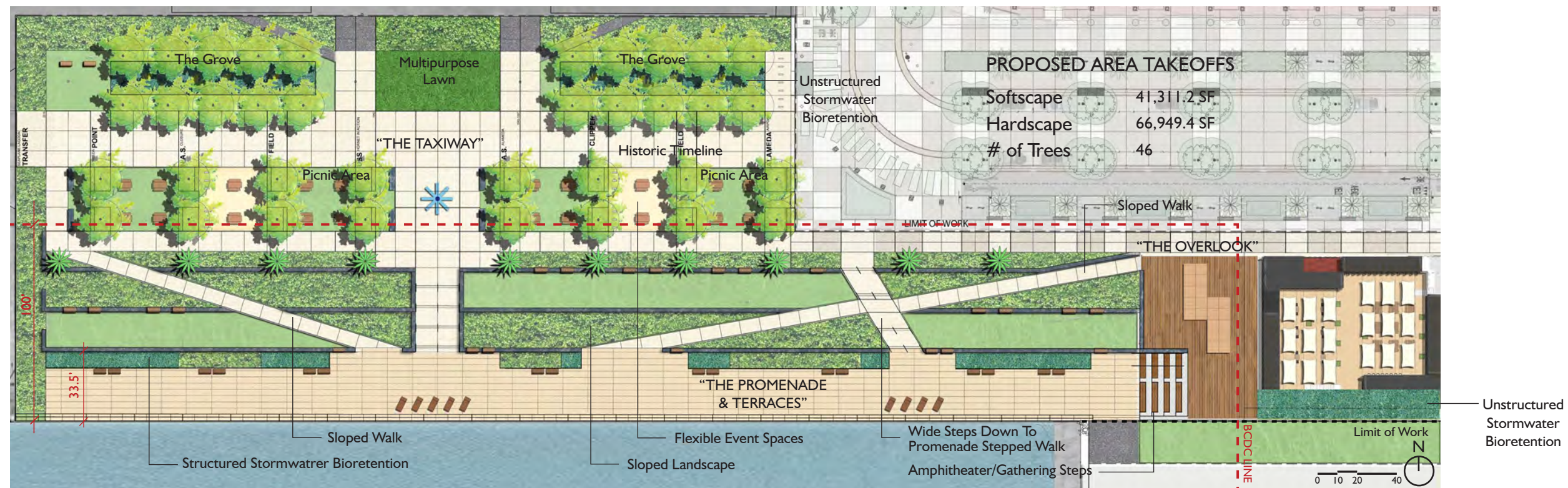
APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL





PREVIOUS SITE PLAN CONCEPT

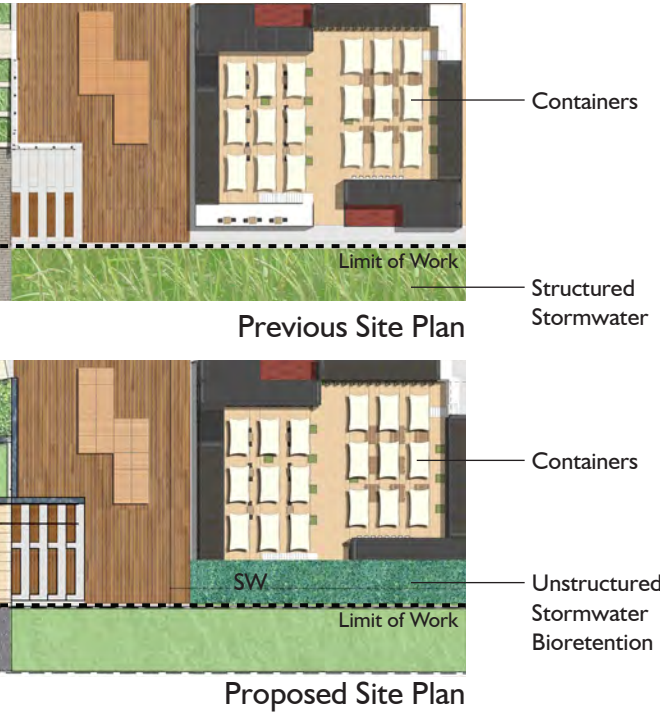


PROPOSED SITE PLAN CONCEPT

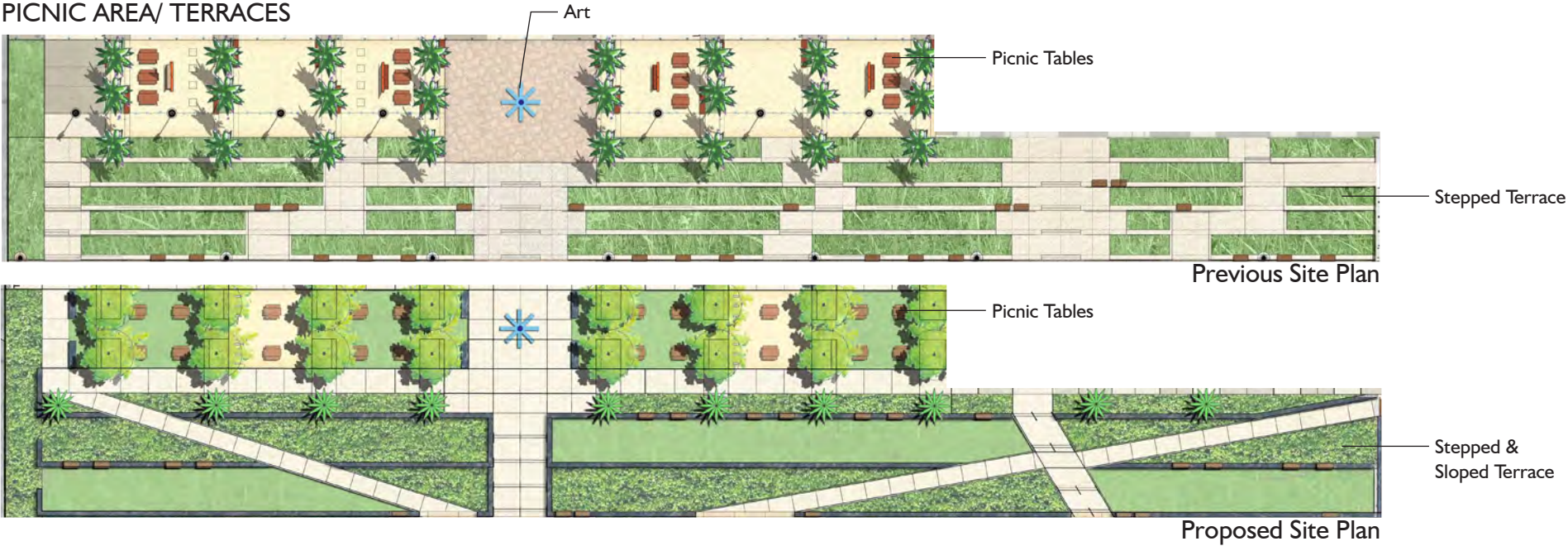
TAXIWAY/ STORMWATER



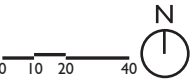
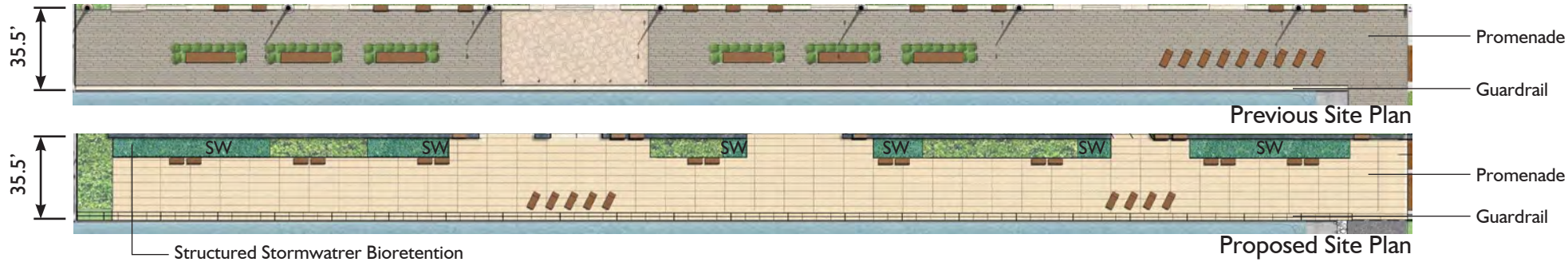
CONTAINER PARK

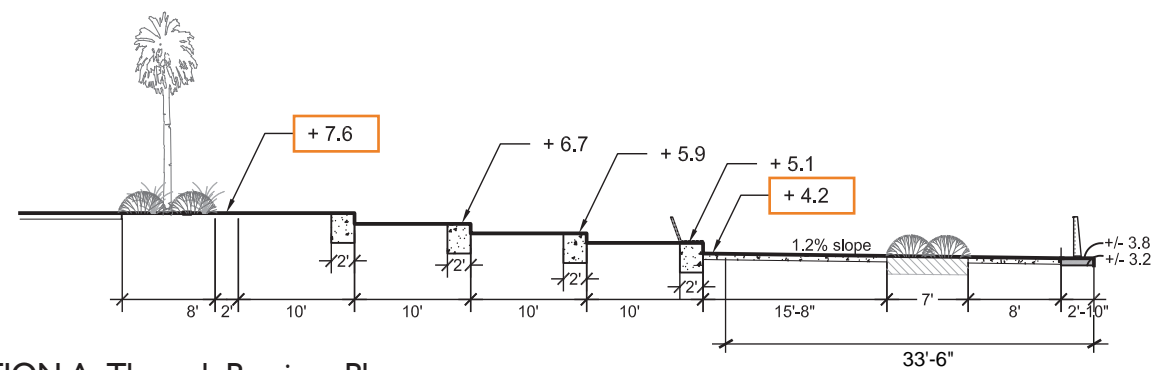
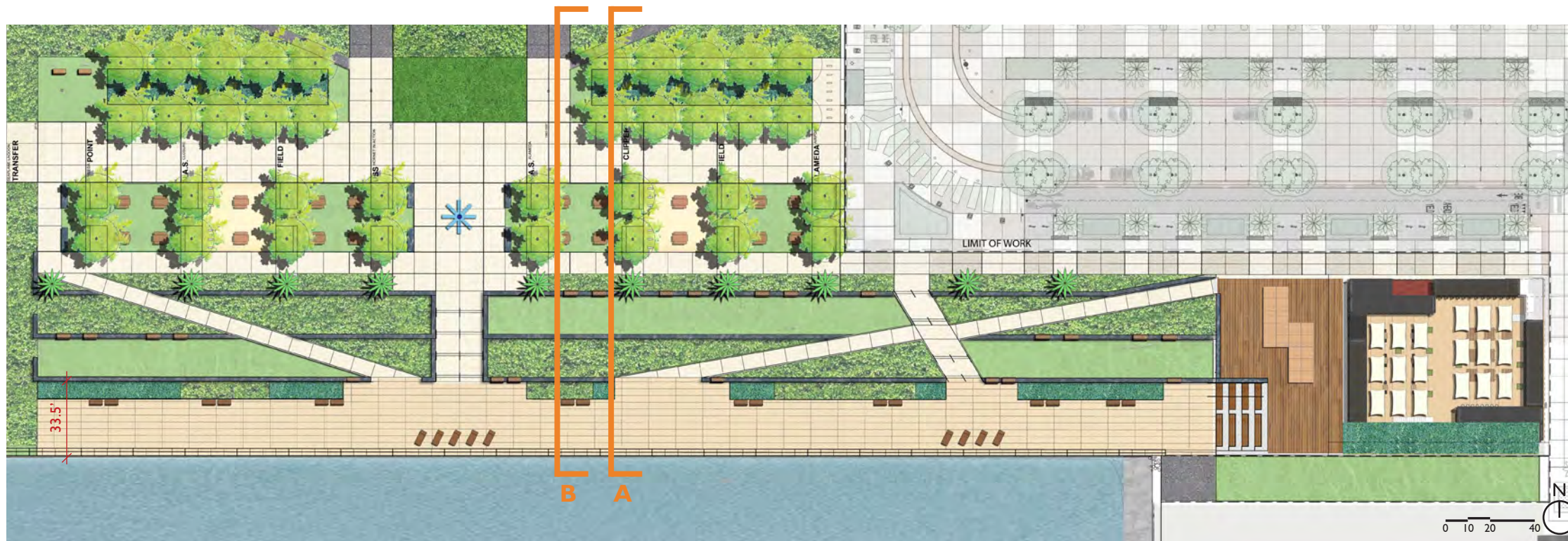


PICNIC AREA/ TERRACES

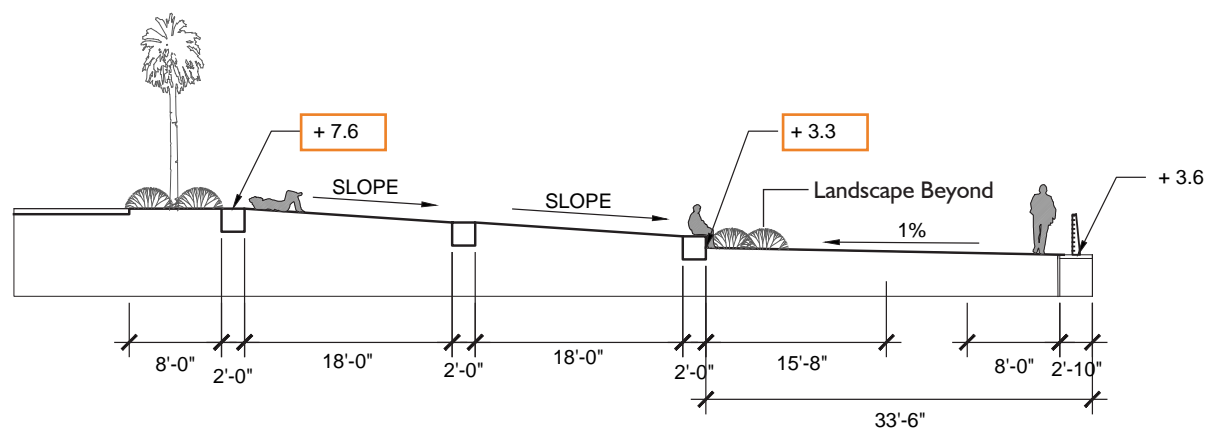


PROMENADE

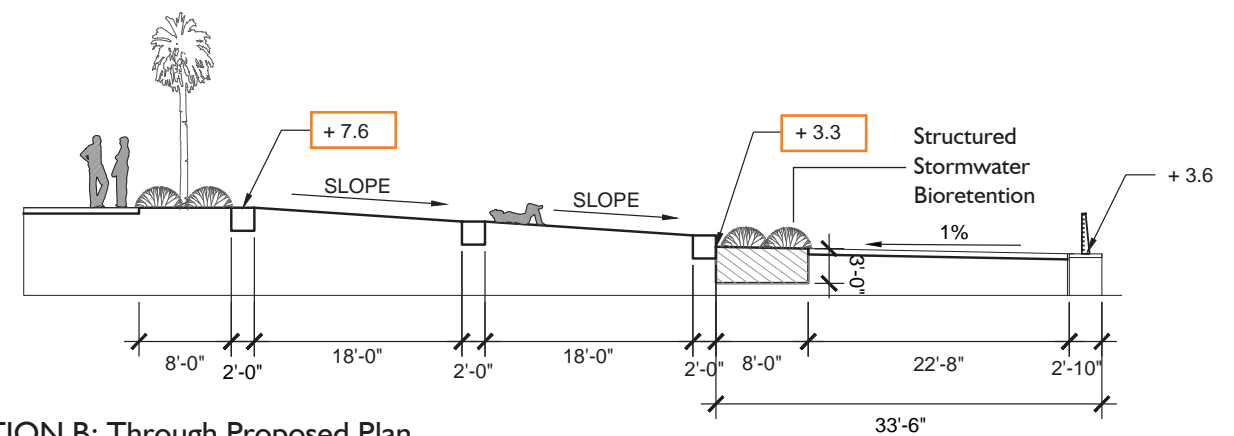




SECTION A: Through Previous Plan



SECTION A: Through Proposed Plan



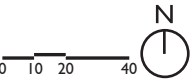
SECTION B: Through Proposed Plan



PREVIOUS SITE PLAN CONCEPT



PROPOSED SITE PLAN CONCEPT



WAS THIS:



Mexican Fan Palm
Washingtonia robusta

Washingtonia robusta
Mexican Fan Palm:

- These palms are completely suited to the coastal climate
- These palms are readily available in the quantities that we need for the Waterfront Park, but also additionally for the Shared Street and West Atlantic Drive
- They are very affordable
- These palms grow to be too tall for human scale, ultimately 90-120 feet
- They grow at 2 feet per year, so in 20 years they will be 60 feet tall

NOW THIS:



Australian Cabbage Palm
Livistonia australis

Livistonia australis
Cabbage Tree Palm :

- These palms are suited to the coastal climate
- It looks like a Fan Palm
- Matches shared plaza palm

NOW THIS:



Purple Robe Honey Locust
Robinia 'Purple Robe'

Robinia 'Purple Robe'
Purple Robe Honey Locust:

- Will grow 30 - 40 feet high and 20 - 30 feet wide
- Excellent shade tree
- Has deciduous foliage
- Drought tolerant
- Suitable for seaside regions
- Fragrant flower
- Fall color
- Tree selection for Orion Street at Alameda Point

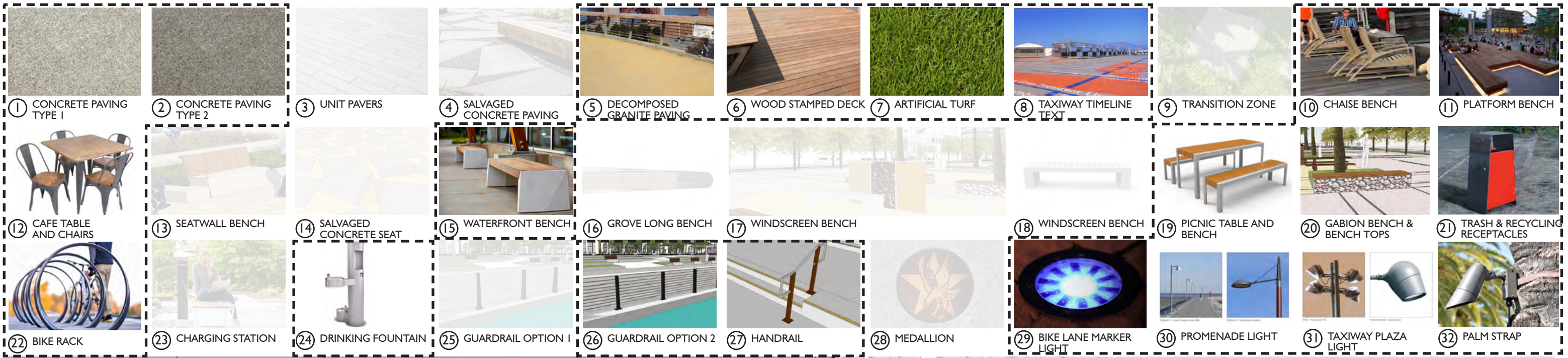
OR THIS:



Shumard Oak
Quercus shumardii

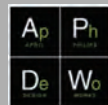
Quercus shumardii
Shumard Oak:

- Will grow up to 60 feet high and 50 feet wide
- Excellent tall shade tree
- Deciduous dark green foliage throughout the season
- On Recommended Park Tree List
- Suitable for seaside regions
- Desirable wildlife plant



SITE PLAN





APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:
Waterfront Park Phase I
Substantial Conformance Exhibits

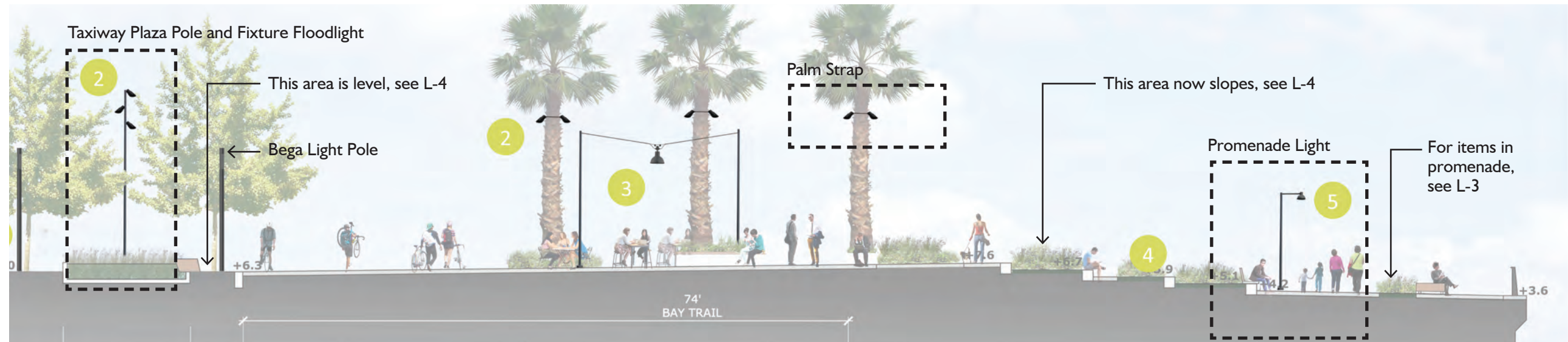
WATERFRONT OVERLOOK

L - 9

10.10.2019

SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL





30 PROMENADE LIGHT



Louis Poulsen Icon Mini



Precedent image- light fixture on site

31 TAXIWAY PLAZA POLE AND FIXTURE



Bega Light Pole

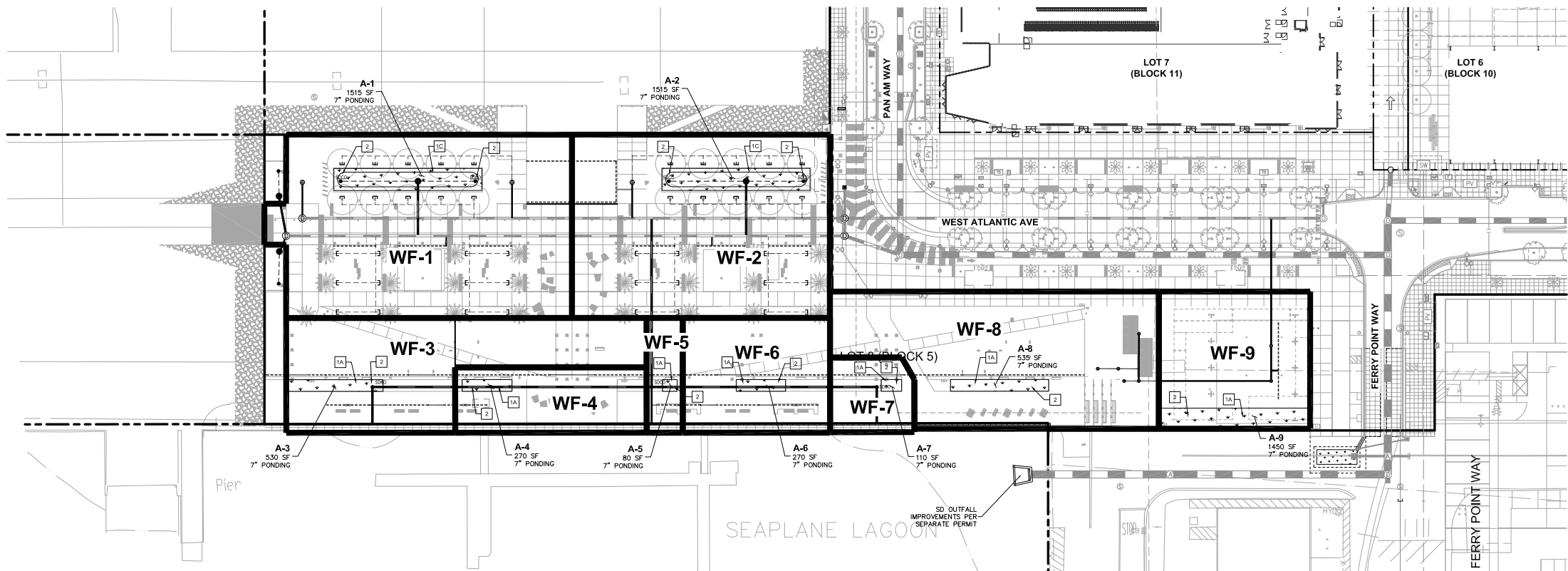


Fixture Head - Selux Olivio

32 PALM STRAP



NOTE: NUMBER OF FURNITURE AND MANUFACTURERS HAVE CHANGED. CONCEPT REMAINS.



LEGEND

- SHED AREA - FLOWS DIRECTLY TO BIORETENTION AREA
- RETAINED BIORETENTION AREA
- BIORETENTION WALL WITH CONCRETE CAP/PAVER, SLD.
- BIORETENTION WALL WITH BENCH OR METAL HEADER/RAIL, SLD.
- BIORETENTION, SLOPED/ UNSTRUCTURED
- DRAINAGE BUBBLER

NOTES

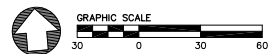
- REFER TO UTILITY PLAN ON SHEET C4.01 AND C4.02 FOR MORE INFORMATION ON THE UNTREATED AND TREATED STORM DRAIN SYSTEMS.
- WATERFRONT PARK LAYOUT IS SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR FINAL DESIGN OF WATERFRONT PARK LAYOUT, FINISHES, LANDSCAPING, AND GRADING PLAN.

ABBREVIATIONS

- AB AGGREGATE BASE
- FC FACE OF CURB
- FG FINISHED GROUND
- FS FINISHED SURFACE
- MIN MINIMUM
- O.C. ON CENTER
- PERF PERFORATED
- PVC POLYVINYL CHLORIDE
- SDO STORM DRAIN CLEANOUT
- SF SQUARE FEET
- TC TOP OF CURB
- TF TOP OF FOOTING
- TYP TYPICAL
- W/ WITH

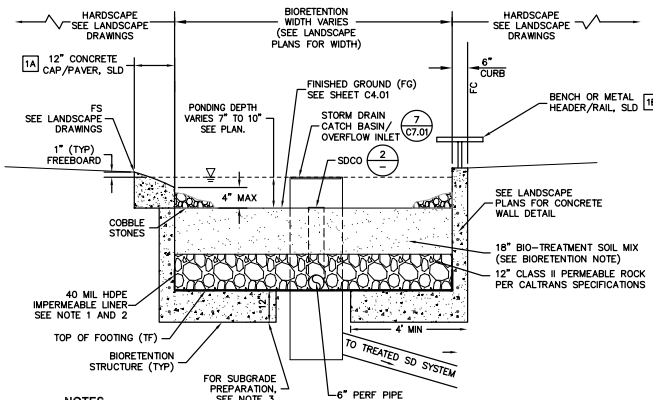
TABLE 1: SHED/BIORETENTION SUMMARY

SHED AREA	TREATMENT AREA	AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
WF-1	A-1	24,810	695	960
WF-2	A-2	22,005	656	960
WF-3	A-3	13,445	376	530
WF-4	A-4	5,830	163	270
WF-5	A-5	1,930	54	80
WF-6	A-6	7,875	211	270
WF-7	A-7	2,870	81	110
WF-8	A-8	18,275	512	535
WF-9	A-9	9,660	270	1450



BIORETENTION NOTE
18" OF REGIONALLY-APPROVED BIOTREATMENT SOIL MIX PER THE MOST RECENT VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S STORMWATER PROVISION C3 TECHNICAL GUIDANCE MANUAL SOIL SPECIFICATIONS APPENDIX. @ WWW.CLEANWATERPROGRAM.ORG. SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR AND MAXIMUM INFILTRATION RATE OF 10 INCHES PER HOUR.

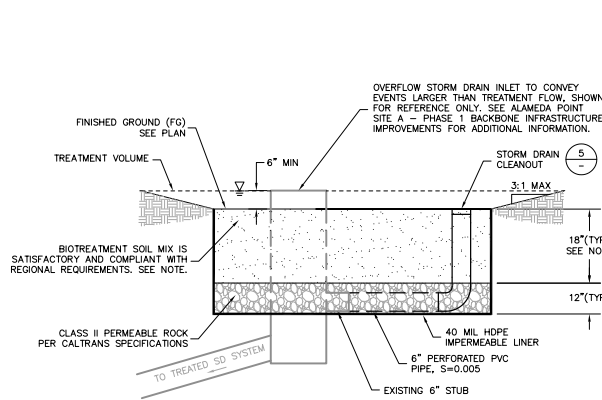
GENERAL NOTES
THE VERIFICATION DOCUMENTATION OF THE DELIVERY OF THE SPECIFIED BIO-TREATMENT SOIL MEDIA SHALL BE PROVIDED TO THE SITE ENGINEER.



NOTES

- IF BIORETENTION AREA EXCEEDS 7 FT IN WIDTH, IMPERMEABLE LINER SHALL BE INSTALLED AT BOTTOM AND EXTEND 7 INCH UP THE SIDE OF THE CLASS II PERMEABLE LAYER.
- IMPERMEABLE LINER TO BE USED WHEN BIORETENTION AREA IS NOT STRUCTURALLY CONTAINED BY WALL FOOTING.
- BIORETENTION AREA FOOTING/FOUNDATION SHALL BE COMPACTED TO 90% RELATIVE COMPACTION, FOR CONSTRUCTION OF BIORETENTION AREAS ON BAY MUD, CONTRACTOR TO INSTALL 24 INCHES OF CLASS II AG. PRIOR TO PLACEMENT OF CLASS II AB, PLACE A LAYER OF GEOTEXTILE FABRIC (MIRAFI 500X OR EQUIVALENT) AT THE BASE OF THE EXCAVATION.

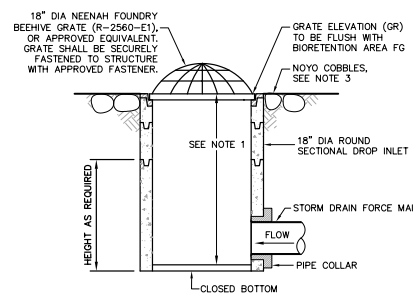
1A TYPICAL RETAINED BIORETENTION AREA CROSS SECTION
NTS



NOTE

- 18" BIO-TREATMENT SOIL SHALL MEET REGIONALLY-APPROVED BIO-TREATMENT SOIL MIX SPECIFICATIONS INDICATED IN THE 2016 VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S STORMWATER PROVISION C3 TECHNICAL GUIDANCE MANUAL @ WWW.CLEANWATERPROGRAM.ORG. SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR AND MAXIMUM INFILTRATION RATE OF 10 INCHES PER HOUR.

1C TYPICAL UNSTRUCTURED BIORETENTION AREA CROSS SECTION
NTS



NOTES

- TYPICAL HEIGHT (RIM TO INVERT) FOR DRAINAGE BUBBLER SHALL BE 2.2', SEE PLANS FOR SPECIFIED ELEVATION.
- POWDERCOAT SHALL BE ADDED TO DRAINAGE BUBBLERS ONLY. POWDERCOAT SHALL MATCH COLOR PROVIDED BY LANDSCAPE ARCHITECT. DRAIN INLET SHALL BE INSTALLED AS SUPPLIED BY THE MANUFACTURER.
- PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE, EXTEND COBBLES MIN 18" FROM EDGE OF DRAINAGE BUBBLERS AND MIN 12" FROM EDGE OF DRAIN INLETS.

2 DRAINAGE BUBBLER
NTS



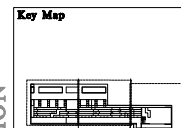
ALAMEDA POINT WATERFRONT PARK

Alameda Point Block 5 Alameda, California



Date: November 21, 2016
Project Number: 20145170-10
Drawn by: HL/JDP
Checked by: DGS
Scale: As Shown

PROJECT STATUS
PRICING 08/15/16
PERMIT 09/19/16
PERMIT 11/22/16
REV LA 03/08/19



Sheet Title:
STORMWATER MANAGEMENT PLAN

C5.01

NOT FOR CONSTRUCTION

