



Alameda Point - Site A • Waterfront Park • PHASE I

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

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PROJECT TEAM

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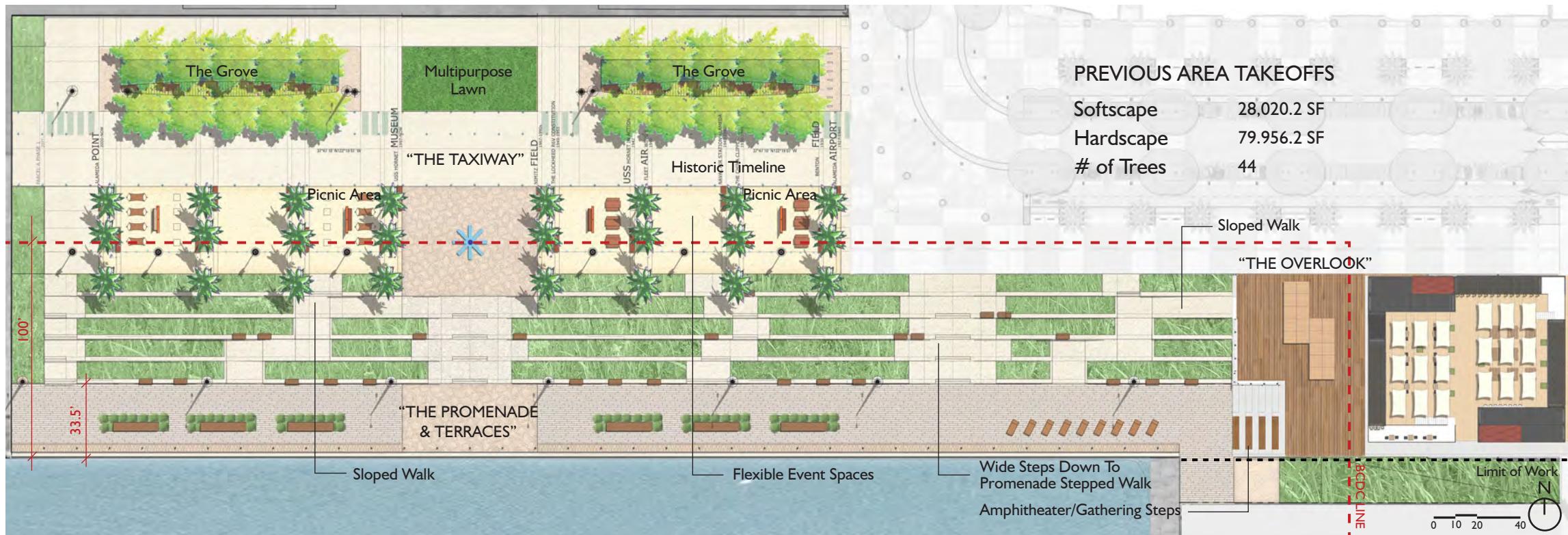
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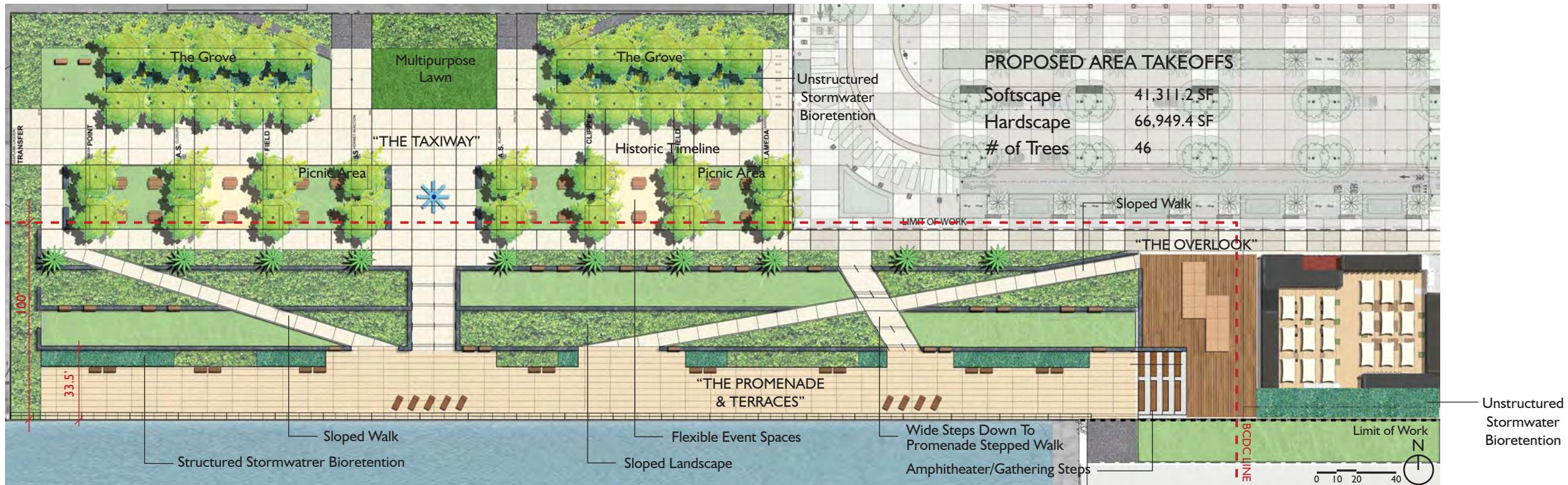
VICINITY MAP



SITE AREA: 2.63 ACRES



PREVIOUS SITE PLAN CONCEPT



PROPOSED SITE PLAN CONCEPT

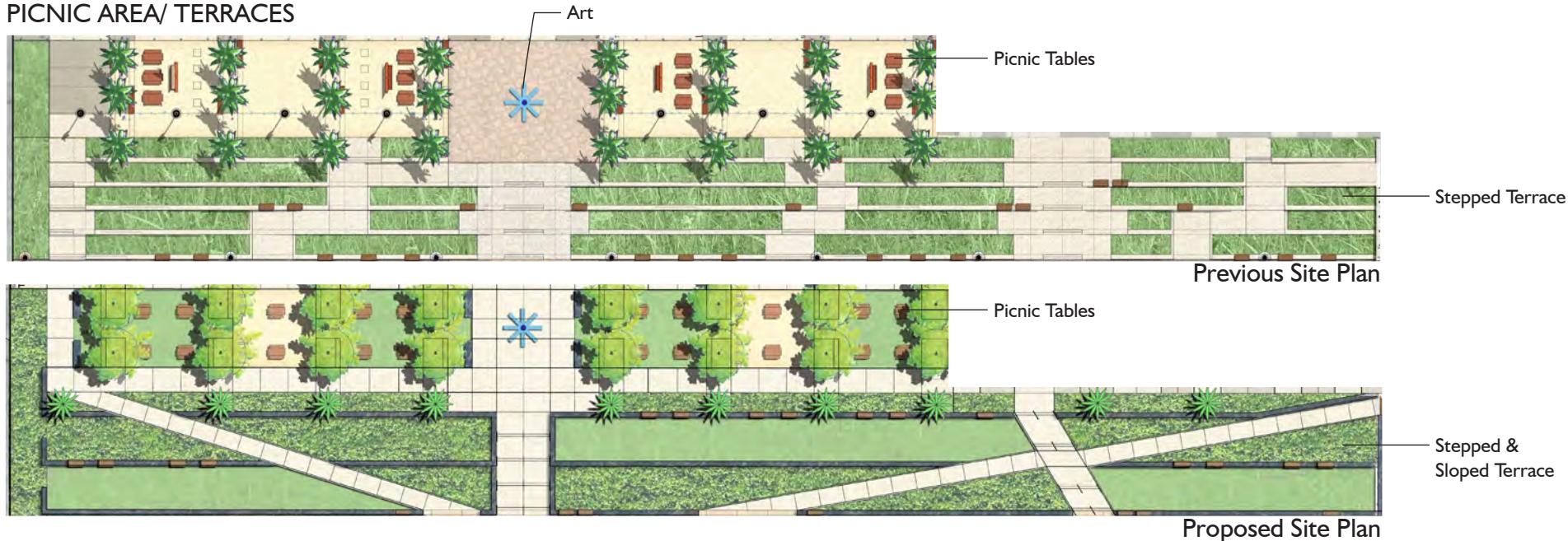
TAXIWAY/ STORMWATER



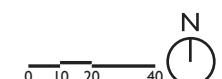
CONTAINER PARK

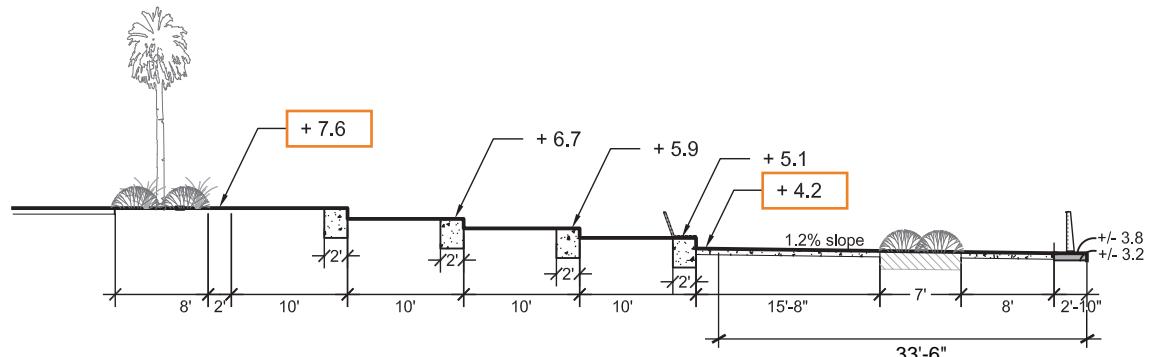
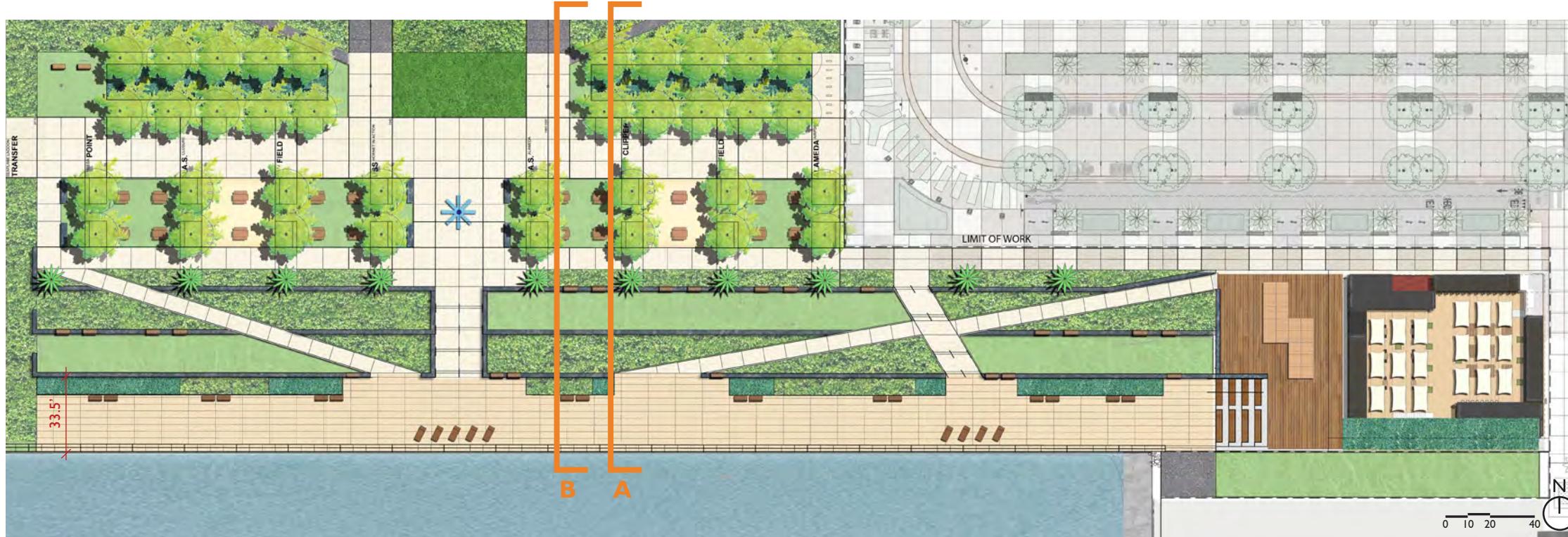


PICNIC AREA/ TERRACES

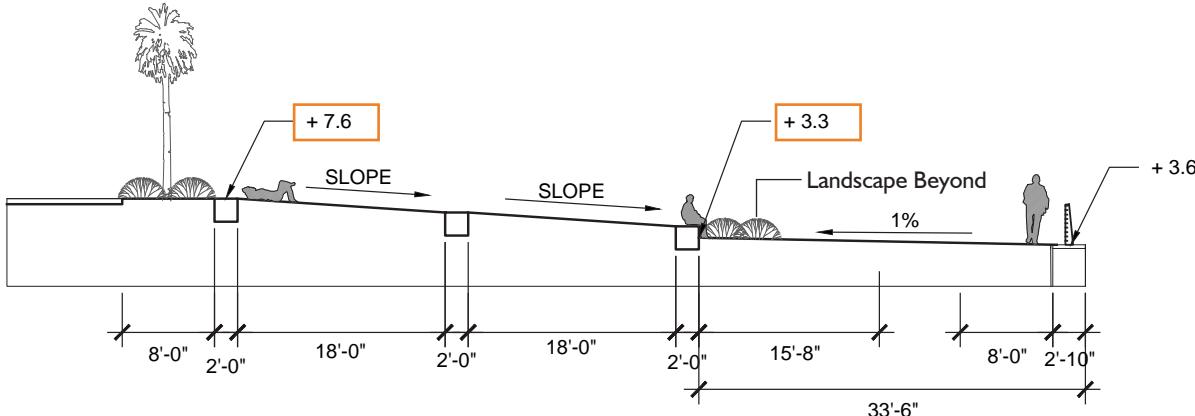


PROMENADE

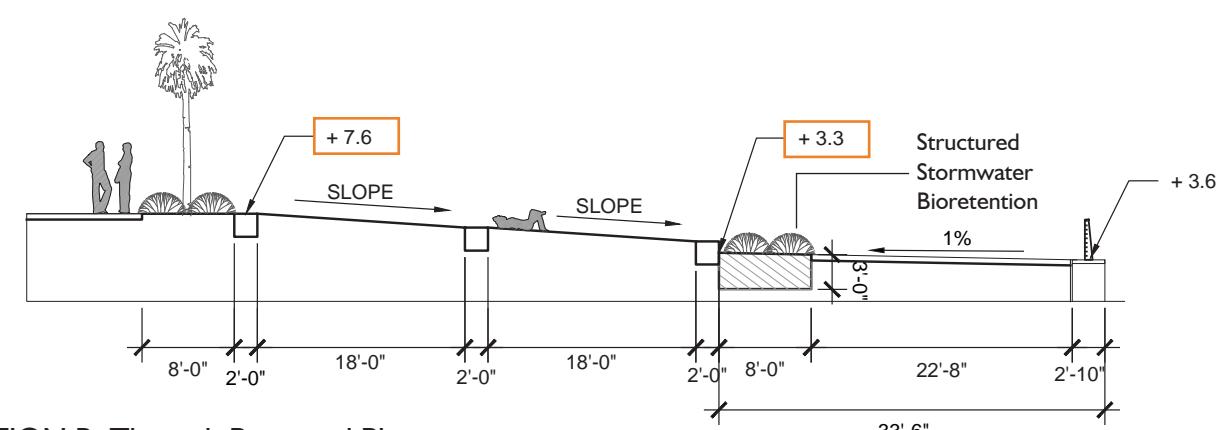




SECTION A: Through Previous Plan



SECTION A: Through Proposed Plan



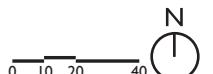
SECTION B: Through Proposed Plan



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
Livistona 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

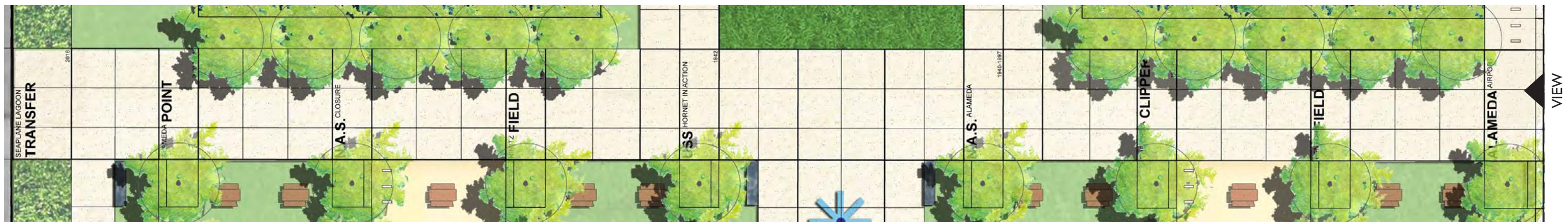
OR THIS:



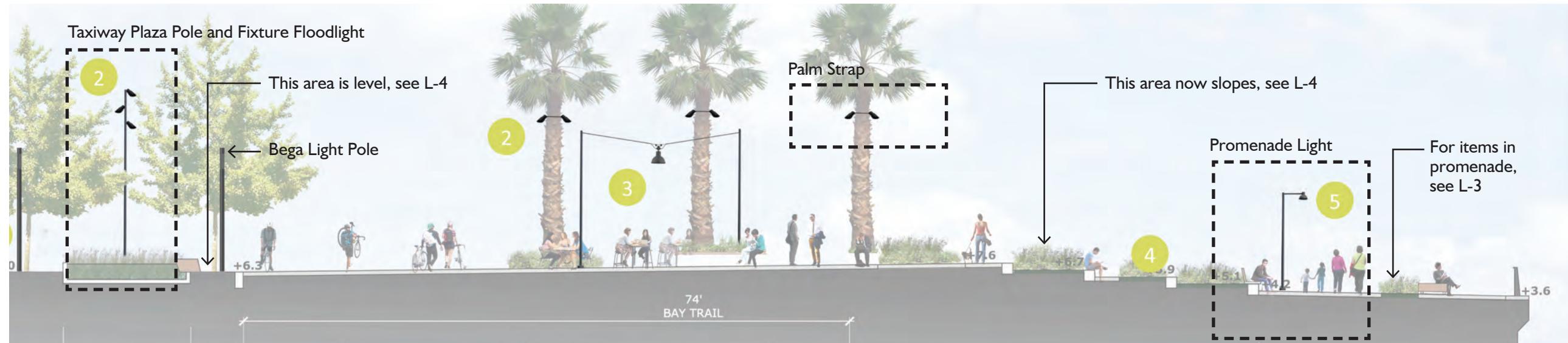
Shumard Oak
Quercus shumardii

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







30 PROMENADE LIGHT



Louis Poulsen Icon Mini



Precedent image- light fixture on site

31 TAXIWAY PLAZA POLE AND FIXTURE



Bega Light Pole

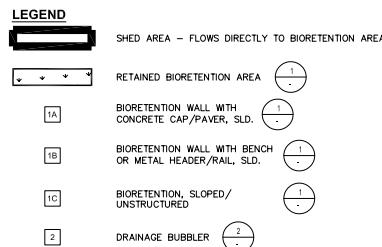
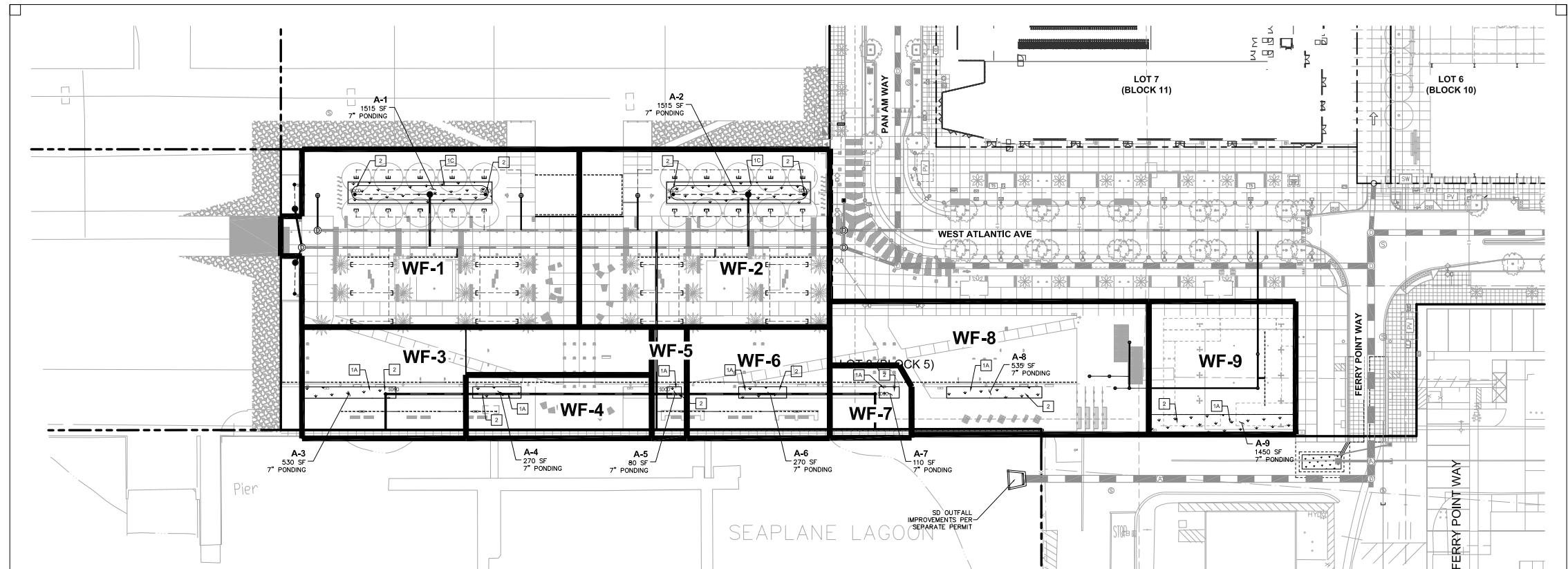


Fixture Head - Selux Olivio

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

32 PALM STRAP





NOTES

1. REFER TO UTILITY PLAN ON SHEET C4.01 AND C4.02 FOR MORE INFORMATION ON THE UNTREATED AND TREATED STORM DRAINS.
2. 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

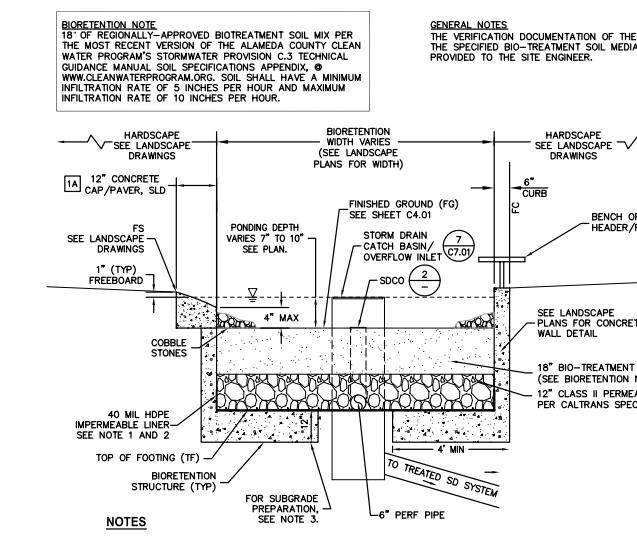
AB	AGGREGATE BASE
FC	FACE OF CURB
FG	FINISHED GROUND
MIN	MINIMUM
ON C	ON CENTER
O.C.	PERCENTED
PVC	POLYVINYL CHLORIDE
SDCO	STORM DRAIN CLEANOUT
SP	SQUARE PONDING
TC	TOP OF CURB
TF	TOP OF FOOTING
TYP	TYPICAL
W/	WITH

TABLE 1: SHED/BIOPRETENTION SUMMARY

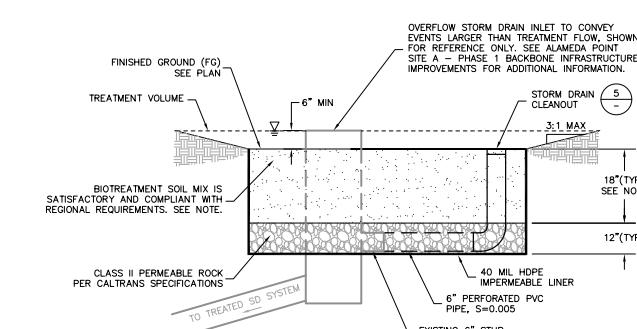
SHED AREA	TREATMENT AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
WF-1	A-1	24,810	695
	A-2	27,005	6,6
WF-2	A-3	1,35	330
WF-3	A-4	1,830	163
WF-4	A-5	1,930	54
WF-5	A-6	7,875	221
WF-6	A-7	2,870	80
WF-7	A-8	18,275	512
WF-8	A-9	9,660	270
WF-9			1450



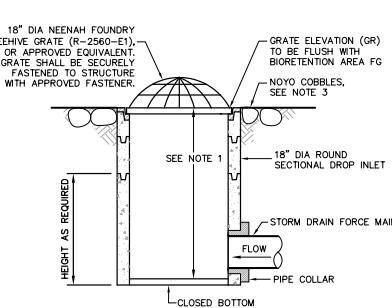
DRAWING NAME: C5.01-5C-01.DWG Alameda P. Marq. Lnd. Dwg. PLOT DATE: 09/09/2019



1A TYPICAL RETAINED BIOPRETENTION AREA CROSS SECTION
NTS



1C TYPICAL UNSTRUCTURED BIOPRETENTION AREA CROSS SECTION
NTS



2 DRAINAGE BUBBLER
NTS

NOT FOR CONSTRUCTION

C5.01

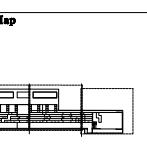


ALAMEDA POINT WATERFRONT PARK
Alameda Point Block 5 Alameda, California



Date: November 21, 2016
Project Number: 2014DP-10
Drawn by: HL/DP
Checked by: DGS
Scale: As Shown

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



Sheet Title:
STORMWATER MANAGEMENT PLAN

L - 11

10.10.2019

SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL



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

C3 STORMWATER MANAGEMENT UPDATE FROM BKF