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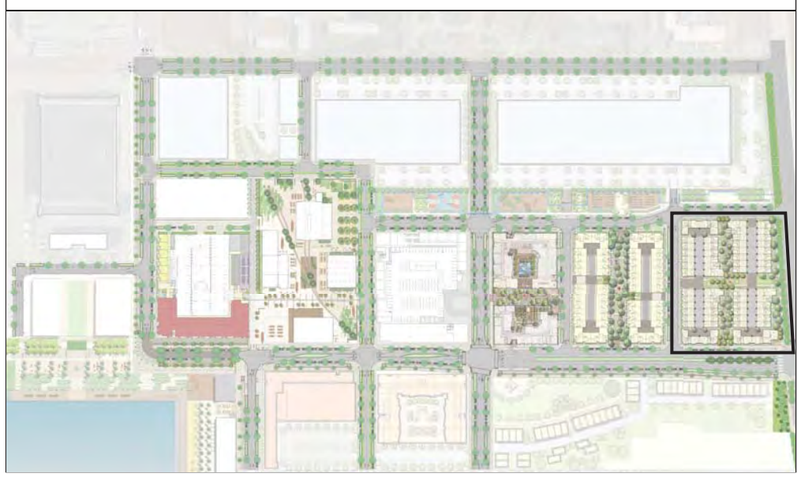
ALAMEDA POINT BLOCK 6 DEVELOPMENT PLAN
PLANNING BOARD - MAY 12, 2016

VICINITY MAP



ZONING & OPEN SPACE

ZONING DATA:

ALAMEDA POINT DEVELOPMENT PLAN

SITE AREA CALCULATIONS:

GROSS SITE AREA: ± 2.87 ACRES
SITE OPEN SPACE AREA: ± 0.62 ACRES

BUILDING OPEN SPACE:

RESI. PRIVATE SPACE (PATIOS/BALCONIES):
BUILDING 1: ± 633 SF
BUILDING 2: ± 713 SF
BUILDING 3: ± 1,081 SF
BUILDING 4: ± 1,071 SF

PROJECT TEAM

OWNER:

THOMPSON | DORFMAN PARTNERS, LLC
39 FORREST STREET, SUITE 201
MILL VALLEY, CA 94941
T: (415) 381-3001
CONTACT: BRUCE DORFMAN
EMAIL: BD@THOMPSONDORFMAN.COM

ARCHITECT:

KTGY GROUP, INC.
580 2ND ST., #200
OAKLAND, CA 94607
T: (510) 272-2910
CONTACT: JESSICA MUSICK
EMAIL: JTOLER@KTGY.COM

LANDSCAPE ARCHITECT:

THE GUZZARDO PARTNERSHIP INC.
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
T: (415) 433 4672
CONTACT: PAUL LETTIERI
EMAIL: PLETTIERI@TGP-INC.com

CIVIL ENGINEER:

BKF ENGINEERS
150 CALIFORNIA ST. #650
SAN FRANCISCO, CA 94111
T: (415) 930-7900
CONTACT: DANIEL SCHAEFER
EMAIL: DSCHAEFER@BKF.COM

PROJECT SUMMARY:

ALL BUILDINGS:

UNIT TYPE	P1*(A)*	P2	P3	P4	P5	P6 *(A)*	P7 *(A)*	*P8*	
TOTAL NRSF/D.U.	±1837	±2184	±2480	±1996	±1744	±2537	±2915	±2477	
BUILDING 1				7				1	
BUILDING 2	1	1	1	5					
BUILDING 3 (x2)	1 (2)	1 (2)	1 (2)	9 (18)	2 (4)	2 (4)			
**BUILDING 3 OCCURS TWICE*									
BUILDING 4	1	1	1	9	2	1	1		
TOTAL UNITS	4	4	4	39	6	5	1	1	**64 UNITS**
% TOTAL MIX	6%	6%	7%	59%	8%	10%	2	2%	

**(A) INDICATES ACCESSIBLE GROUND FLOOR WITH AGE-IN-PLACE / UNIVERSAL DESIGN PRINCIPLES*

PARKING:

	GARAGE (2 CAR)
BUILDING 1	8
BUILDING 2	8
BUILDING 3 (x2)	16 (32)
**BUILDING 3 OCCURS TWICE*	
BUILDING 4	16
TOTAL	64 GARAGES (2 CAR)

RES. SPACES/D.U.: 1.0

DRAWING INDEX

1.1 COVER SHEET
1.2 DESIGN GUIDELINES - UNIVERSAL DESIGN
2 SITE A OVERALL SITE PLAN - BLOCK 6
3 SITE A HISTORY
4 SITE A PHOTOS
5 SITE A - TEXTURE AND FORMS
6 SITE A PUBLIC REALM
7 BLOCK 6 MATERIAL PALETTE
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11 FIRE ACCESS DIAGRAM
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13 PERSPECTIVES - STREETSCAPE
14 PERSPECTIVES - PASEO
15 ELEVATIONS - STREETSCENE
16 ELEVATIONS - SITE CONTEXT
17 ELEVATIONS - BUILDING 1
18 ELEVATIONS - BUILDING 2
19 ELEVATIONS - BUILDING 3
20 ELEVATIONS - BUILDING 4
21 ELEVATIONS - TYPICAL MOTOR COURT
22 CORNER OPTIONS - BUILDING 4
23 SECTION
24 TYPICAL UNIT PLANS
25 PRELIMINARY STORMWATER MANAGEMENT PLAN

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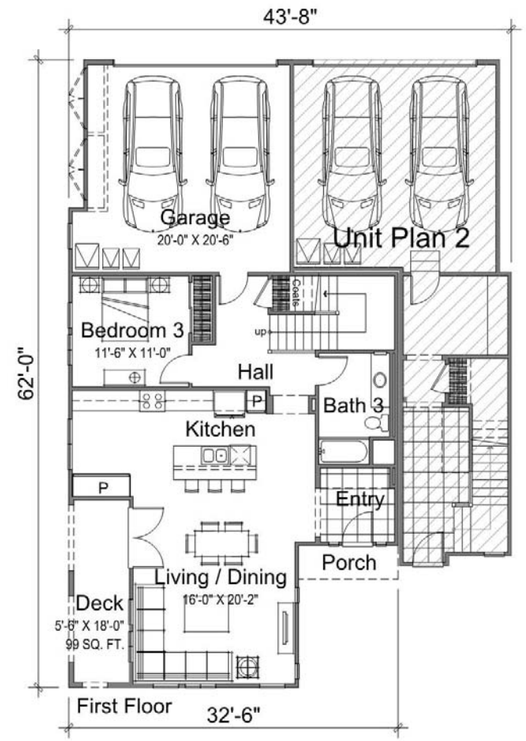
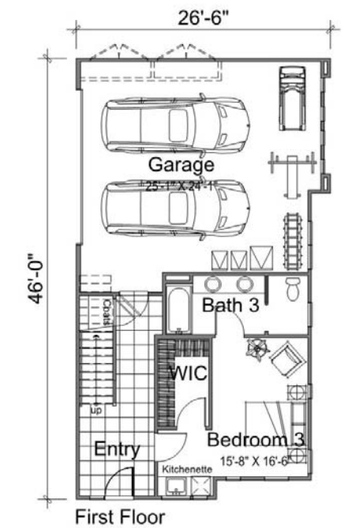


Unit Plan 1
Universal Design
3 BR / 3 BA
± 1774 NSF



Unit Plan 6
Universal Design
3 BR / 3.5 BA
± 2541 NSF

SITE PLAN

Block 6 will be designed with careful consideration to universal design principles to ensure accessibility is maximized for the residents. 10% of all the townhome units will be provided with accessible ground floor levels which can be configured to accomodate a bedroom, bathroom, and kitchenette. These units with universal design principles will be on an accessible route of travel from the exterior. The site will also be developed to incorporate universal design principles in the common open spaces and paseos for persons with disabilities.

UNIT PLANS (TYP)

The townhome units designed to be accessible include various universal design elements. These units will have an accessible route of travel from the parking garage into the unit. Accessible routes of travel within the unit entry level will have a minimum 42" wide hallway throughout. In addition, a minimum of one powderroom at the entry level will be provided with grab-bar reinforcements, required toilet and lavatory clearances, accessible toilet tissue holder, and removeable base cabinet at the lavatory. Code-required maneuving clearances, hardware, thresholds, and strike side clearances shall be provided for interior and exterior doors at the entry level.

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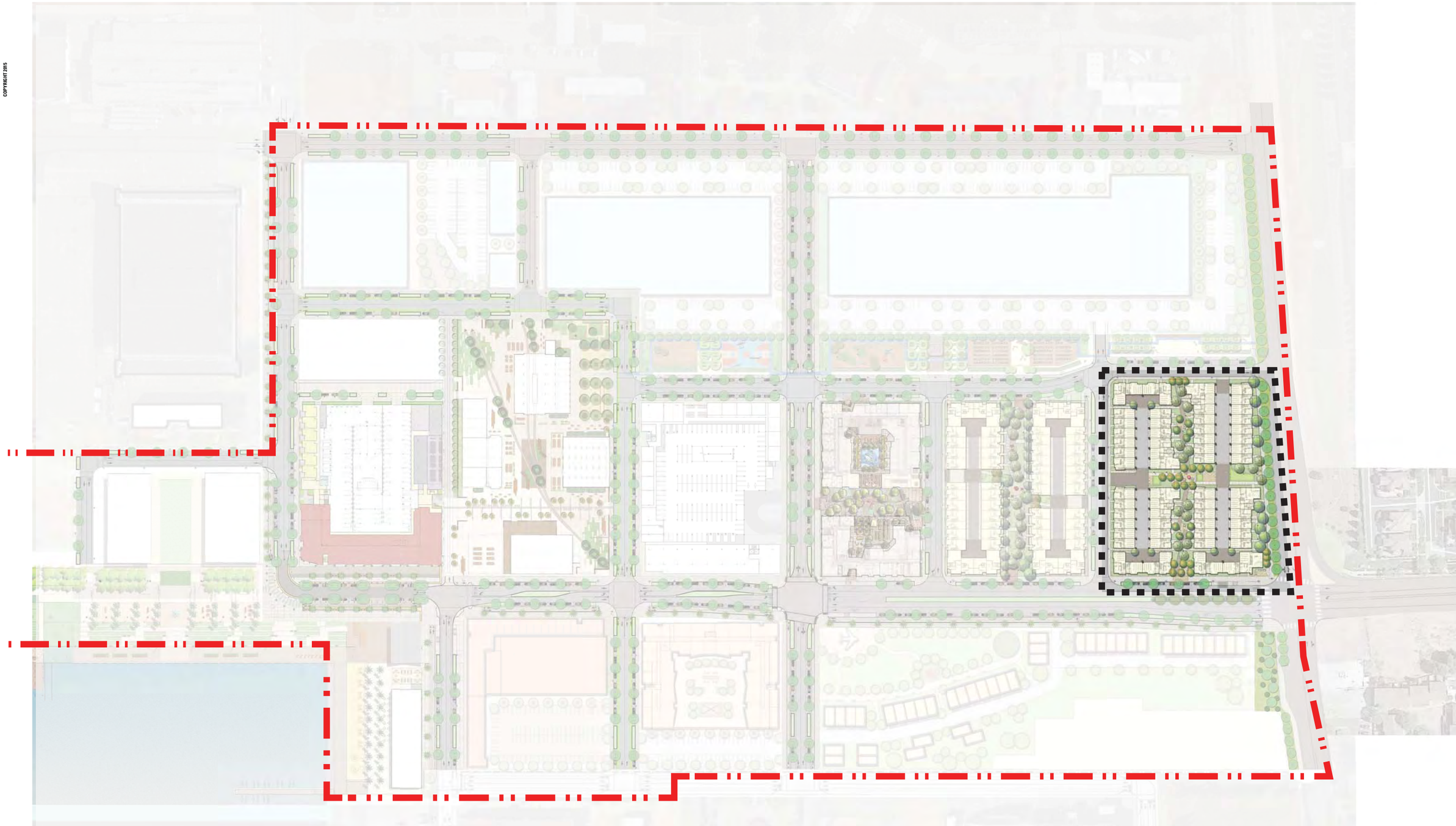

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

SITE A OVERALL SITE PLAN - BLOCK 6

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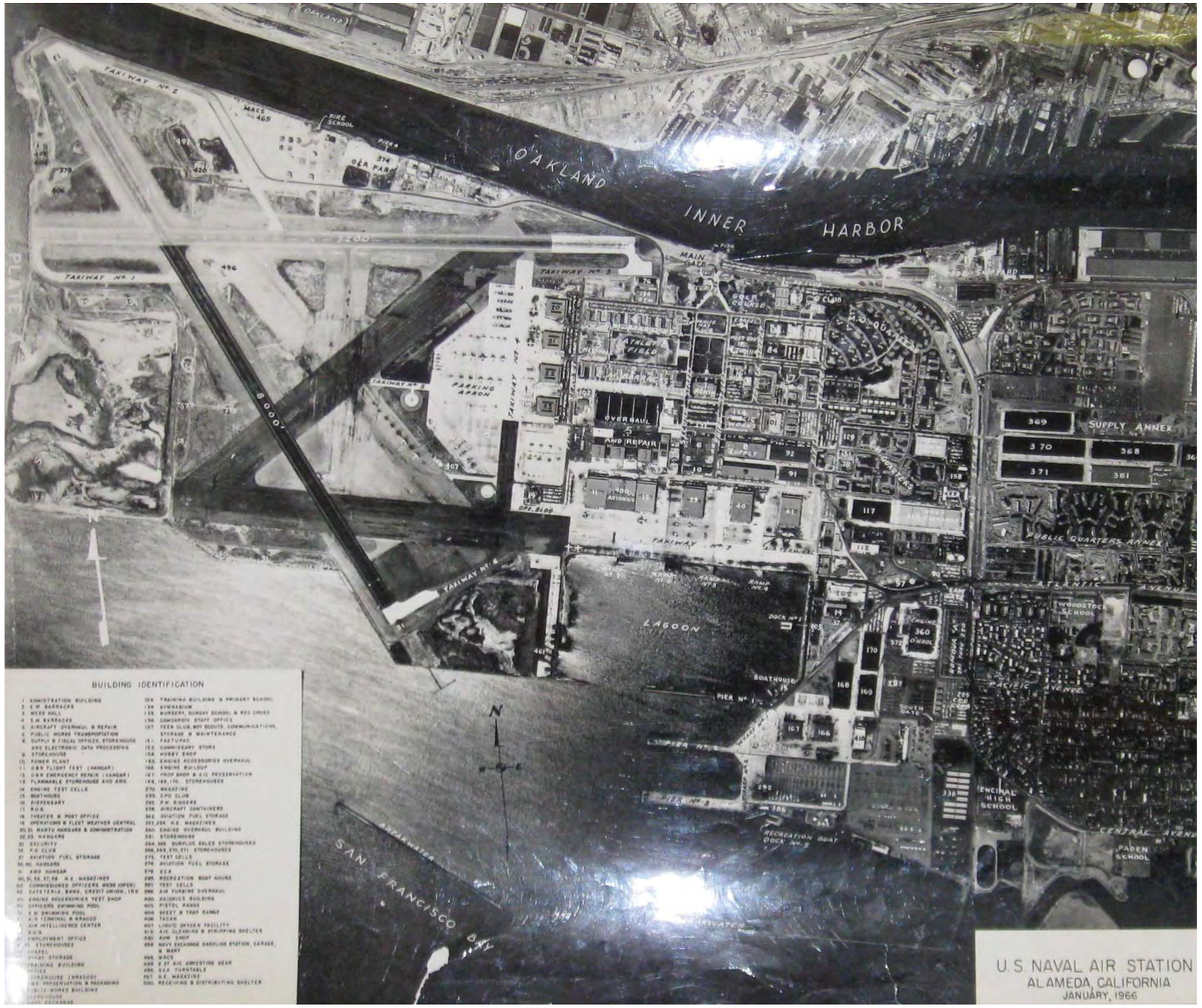

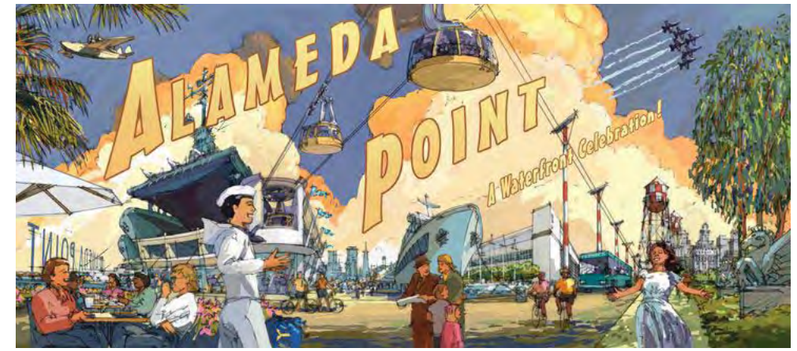

Entrance, U. S. Naval Air Station, Alameda, California

OFFICIAL U.S. NAVY PHOTO

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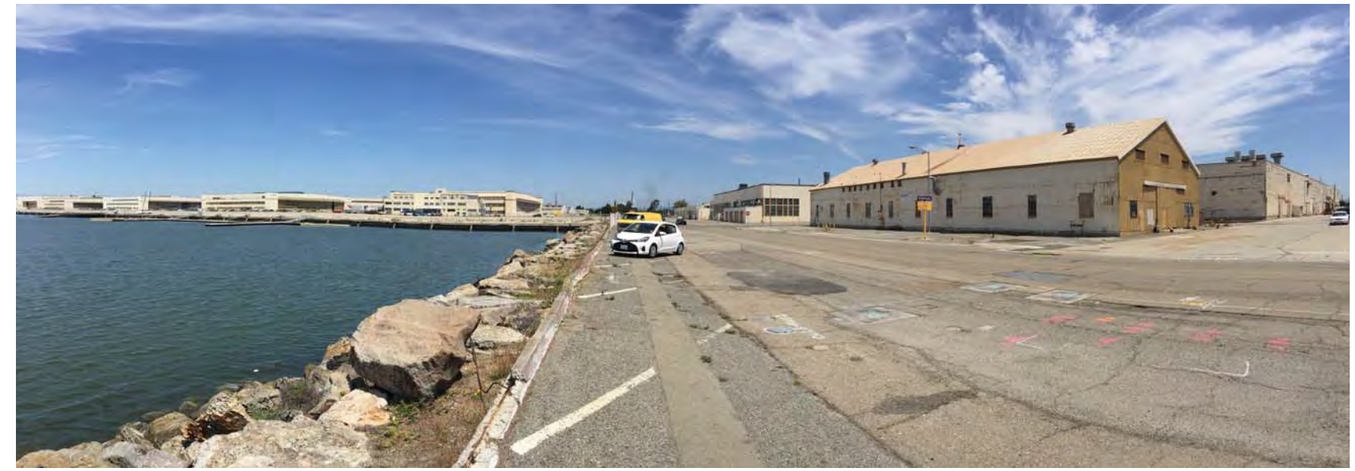

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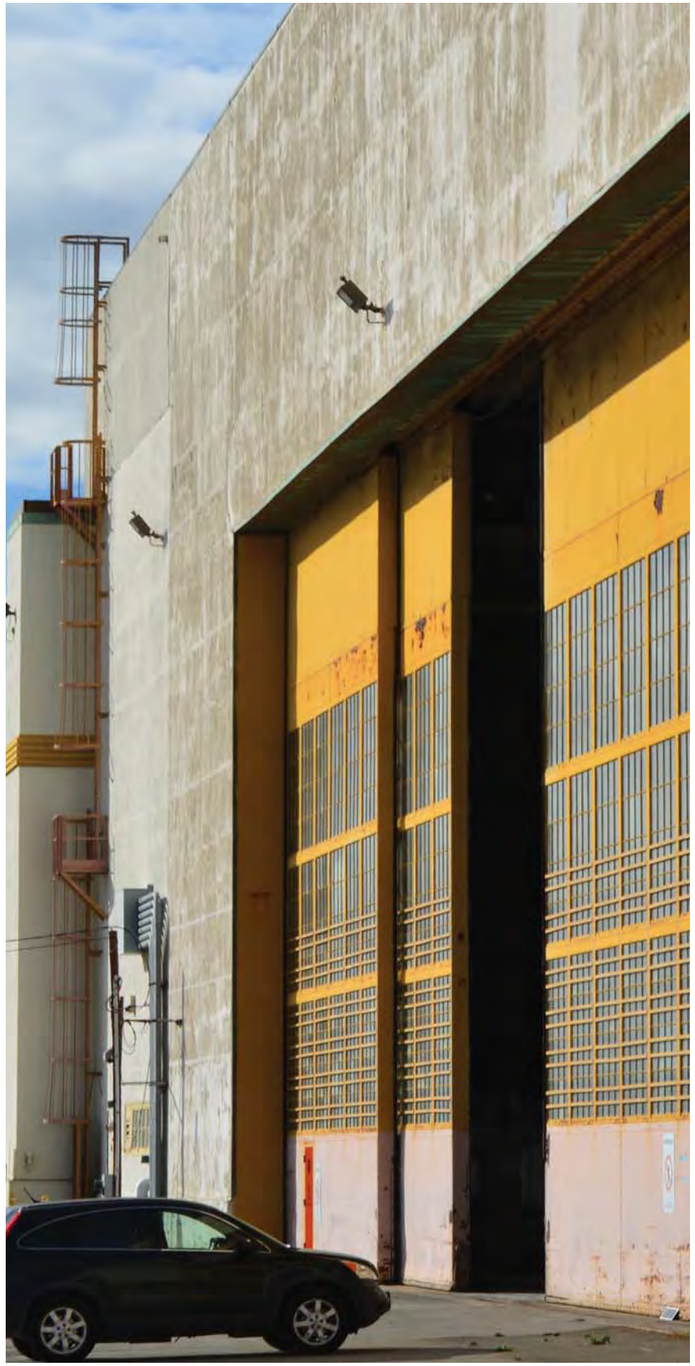

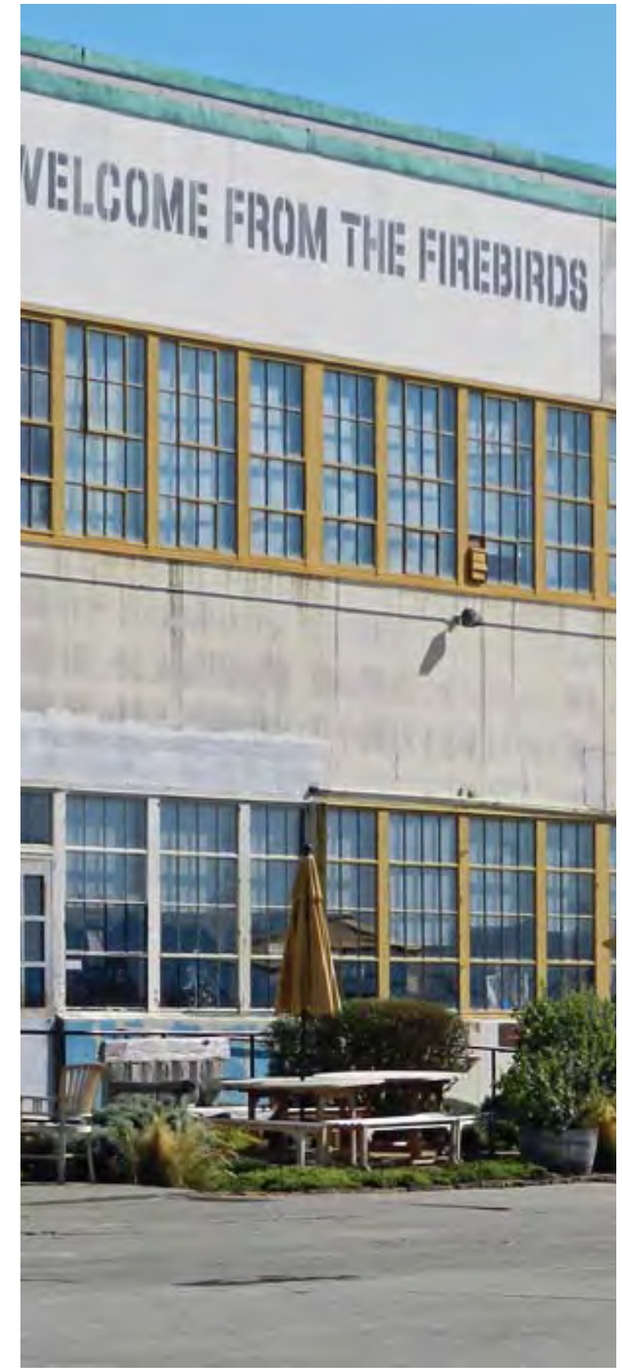

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SITE A - TEXTURE AND FORMS

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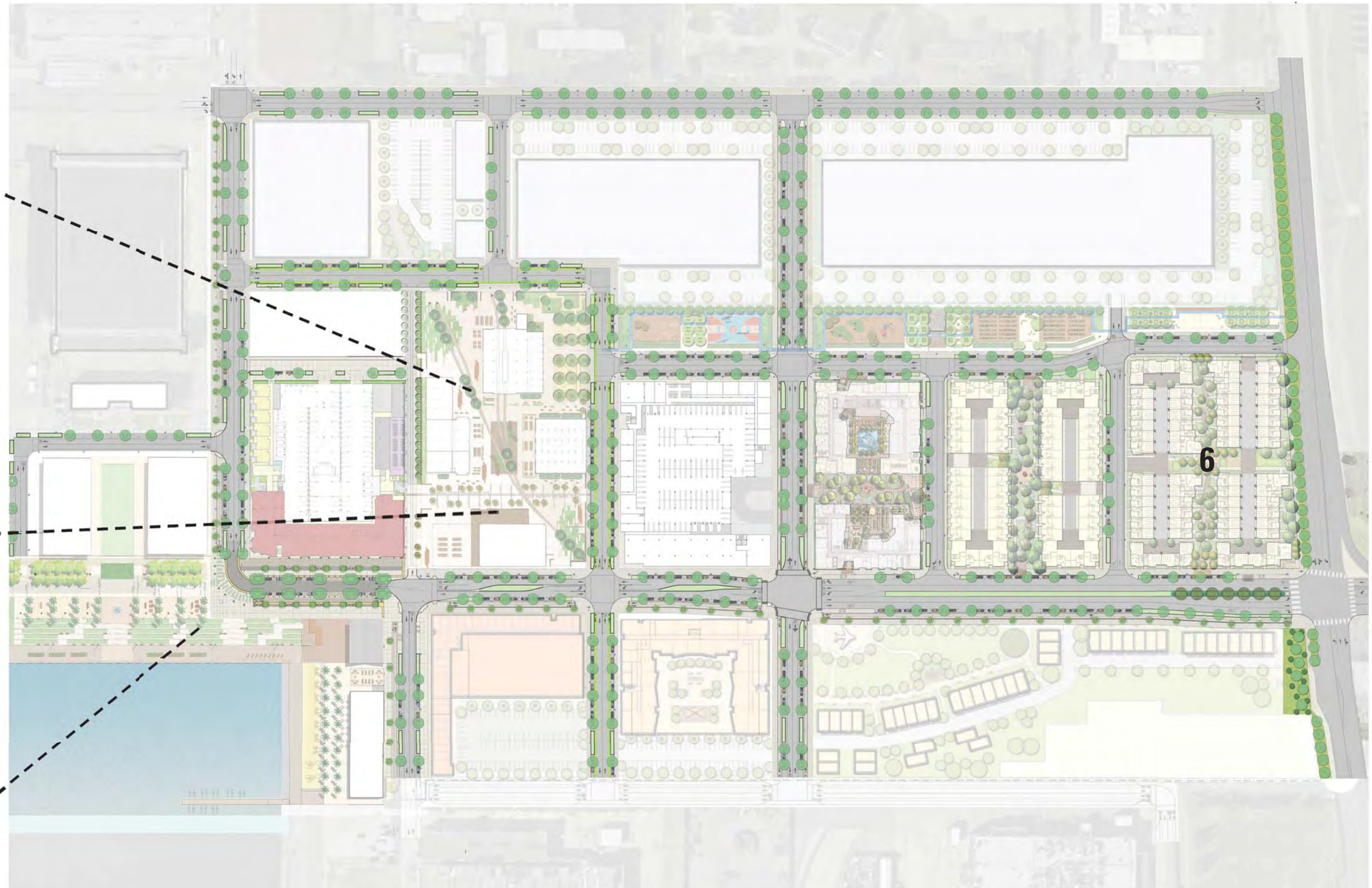

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SITE A PUBLIC REALM

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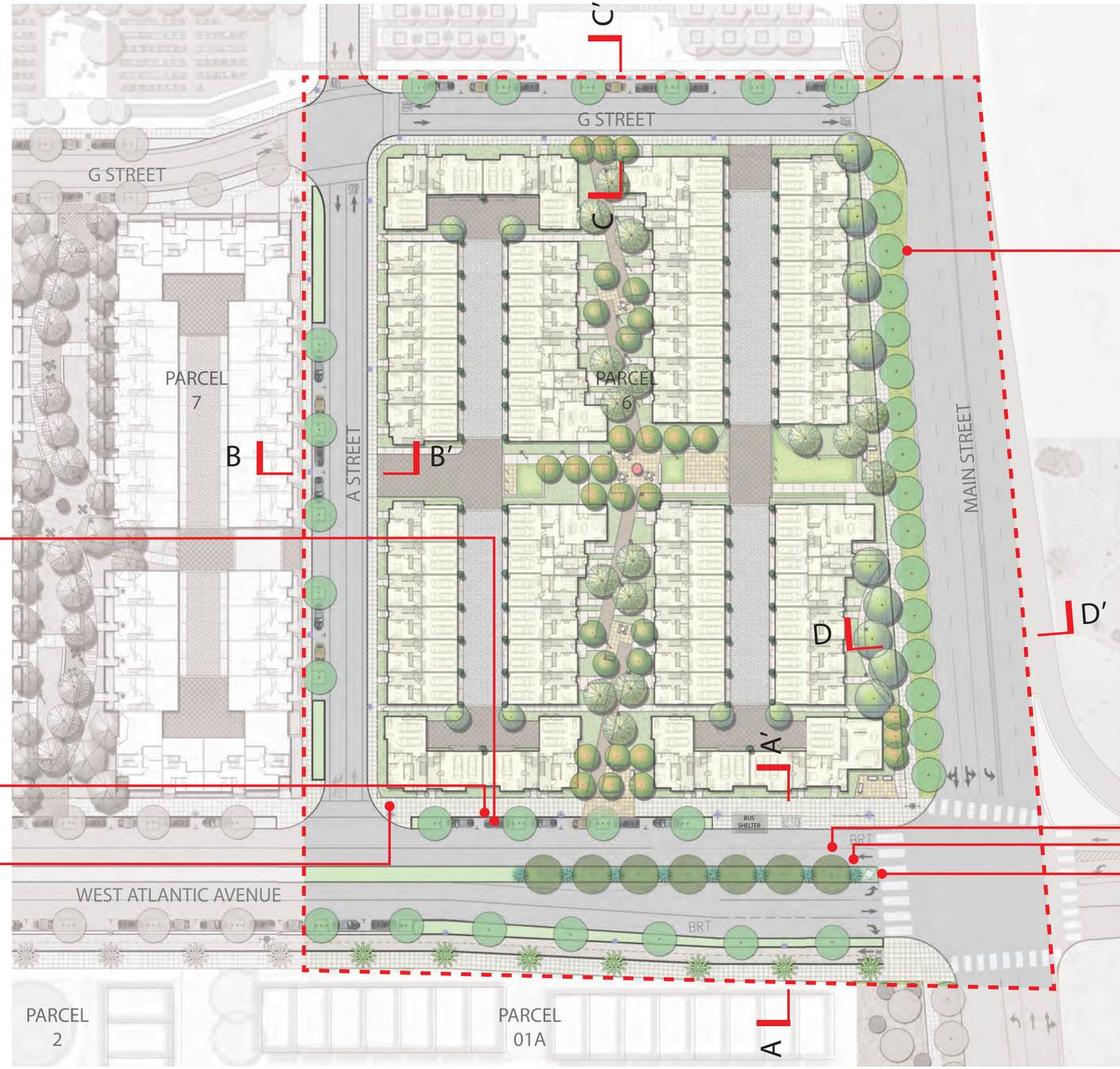
BOLLARD

STONE COBBLES AT TREE WELLS

CONCRETE



CALIFORNIA PEPPER TREE (SCHINUS MOLLE), 60" BOX

MONTEREY CYPRESS (HESPEROCYPARIS MACROCARPA)

BLUE AGAVE (AGAVE AMERICANA) OR MUHLENBERGIA EMERSLEYI UNDERSTORY

VERTICAL SCULPTURE AT FRONT OF GATEWAY MEDIAN

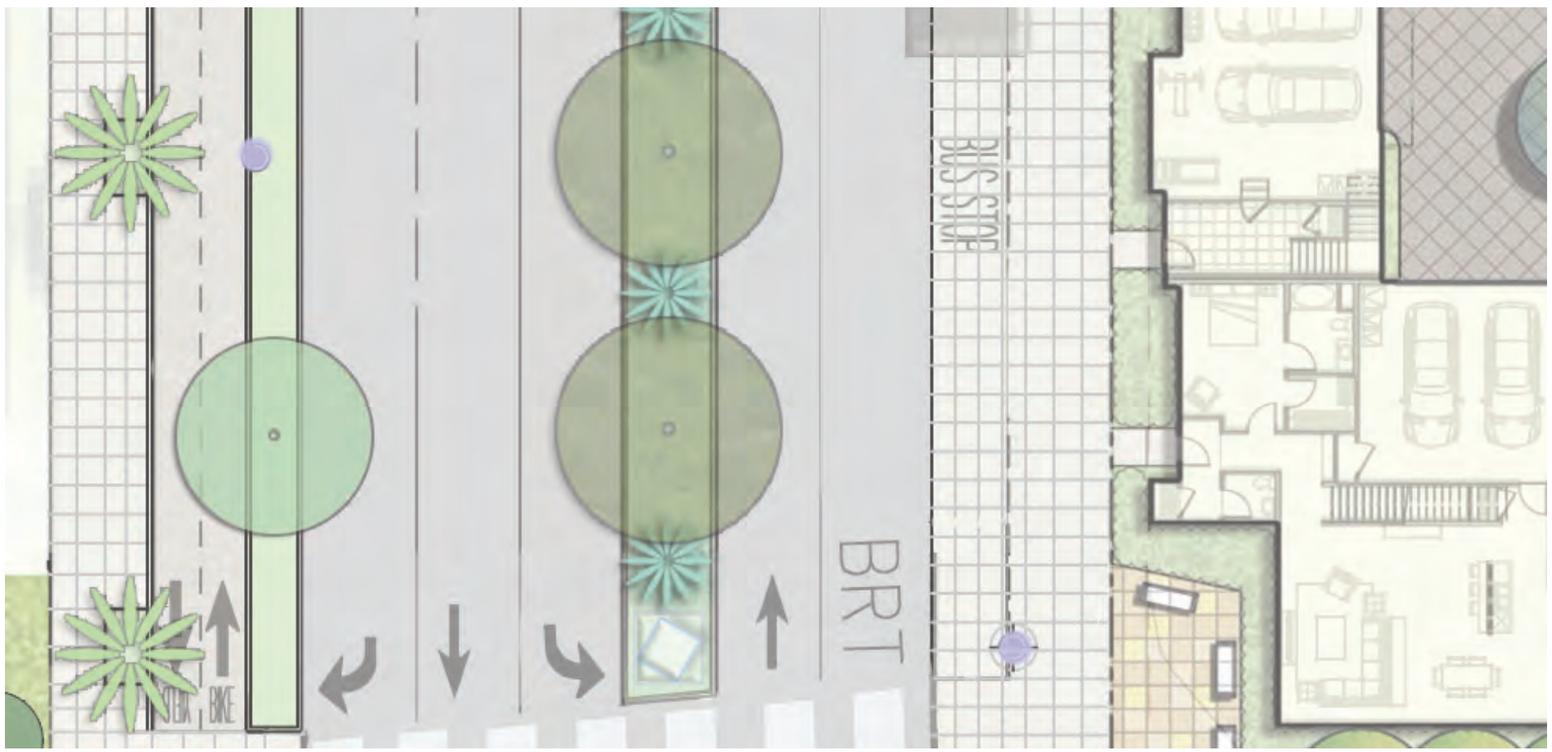
ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

BLOCK 6 MATERIAL PALETTE

A

A′

A



A′

11′ WALK | 10′ BIKES | 6′ PLANTED BUFFER WITH CURBS | 12′BRT | 11′DRIVE AISLE | 11′TURN LANE | 10′ BIORETENTION MEDIAN | 11′DRIVE AISLE | 12′BRT | 8′BUS ZONE | 12′ WALK | BLOCK 6

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WEST ATLANTIC AVENUE SECTION AT BLOCK 6

GLS LANDSCAPE ARCHITECTURE
2677 Mission Street, No. 200
San Francisco, CA 94110-3105
415.285.3614 | glsarch.com

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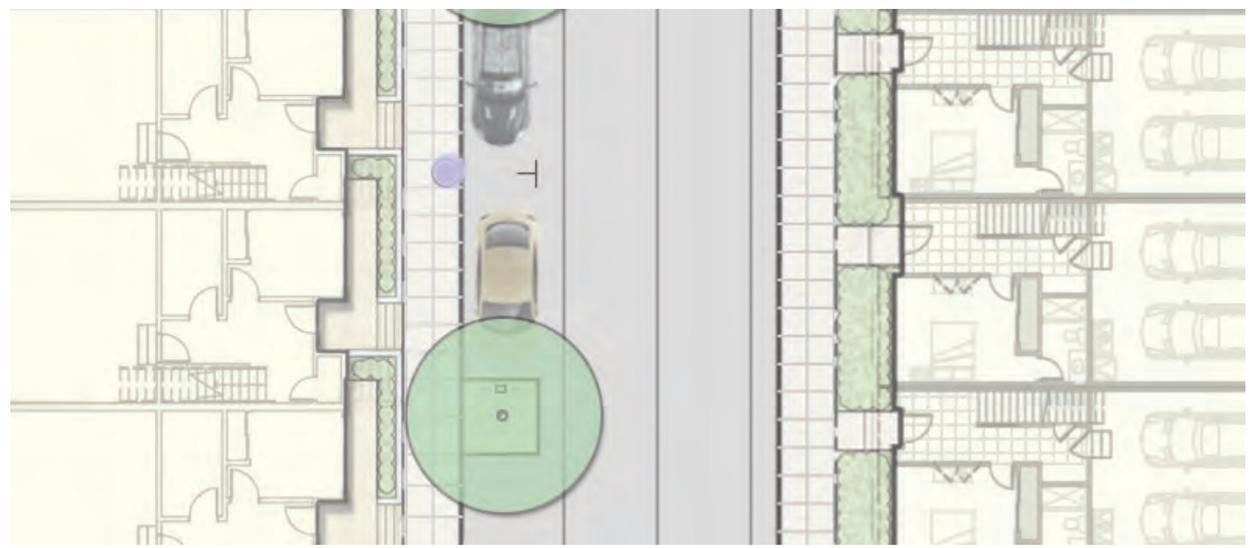
B B′



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A STREET SECTION AT BLOCK 6

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G STREET SECTION AT BLOCK 6

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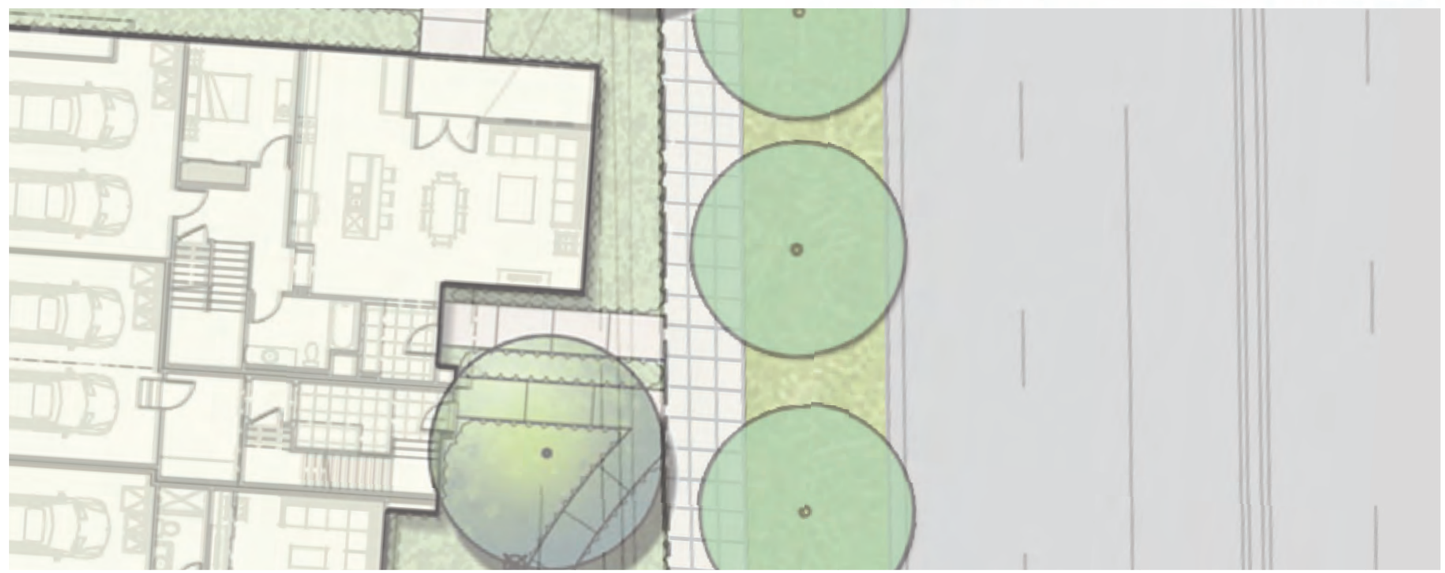
8.3

D

D′



D

D′

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MAIN STREET SECTION AT BLOCK 6

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BLOCK 6 CONCEPTUAL LANDSCAPE PLAN

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

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0 15 30 60
Scale: 1" = 30'

N

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

ARCHITECTURAL SITE PLAN

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THOMPSON DORFMAN PARTNERS · TRAMMELL CROW RESIDENTIAL

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0 15 30 60 90

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

FIRE ACCESS DIAGRAM

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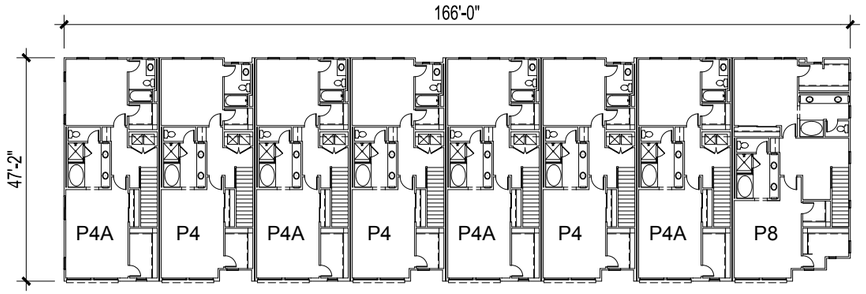
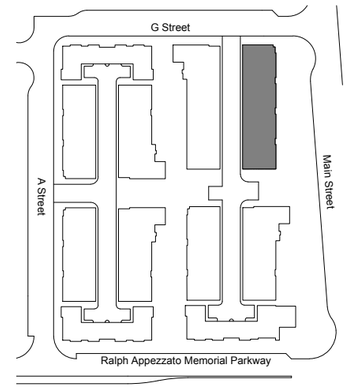
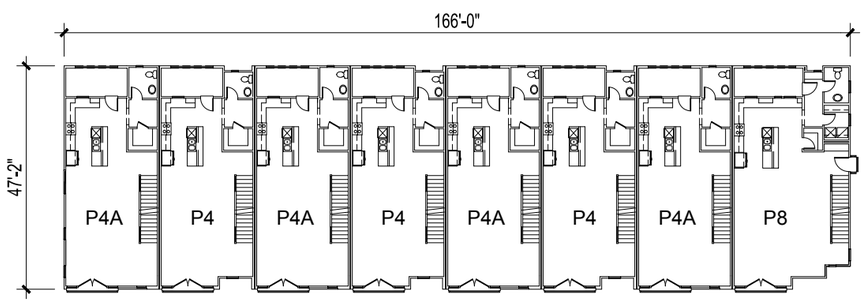


Third Floor



Key Map n.t.s.



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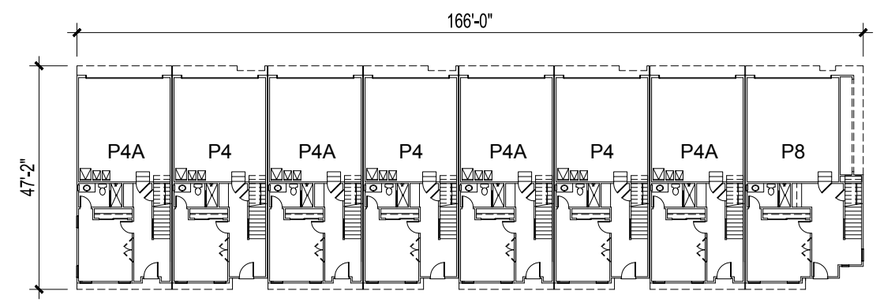

First Floor

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

ARCHITECTURAL FLOOR PLANS - BUILDING 1

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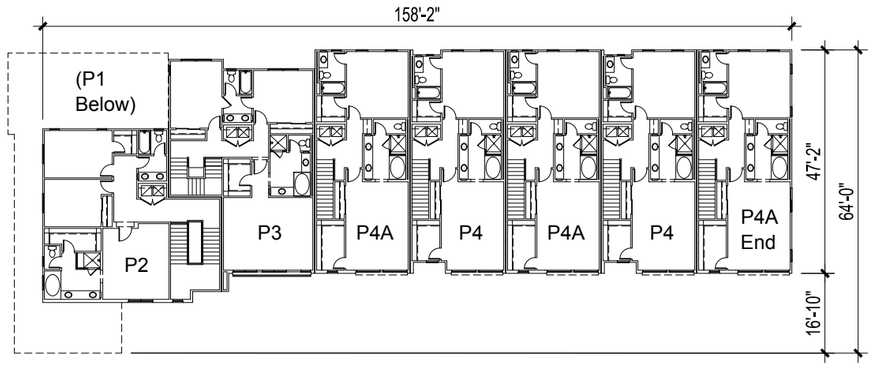
KTGY#150846

05.12.16

0 8 16 32 48

12.1



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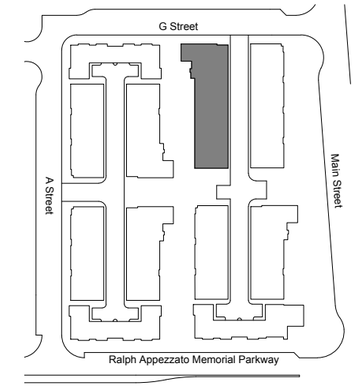

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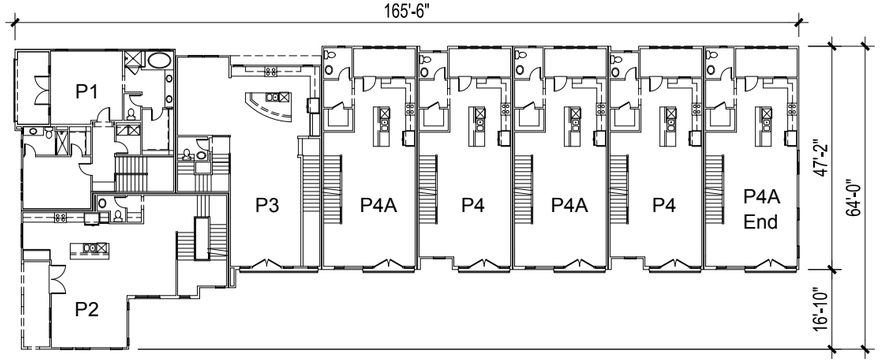

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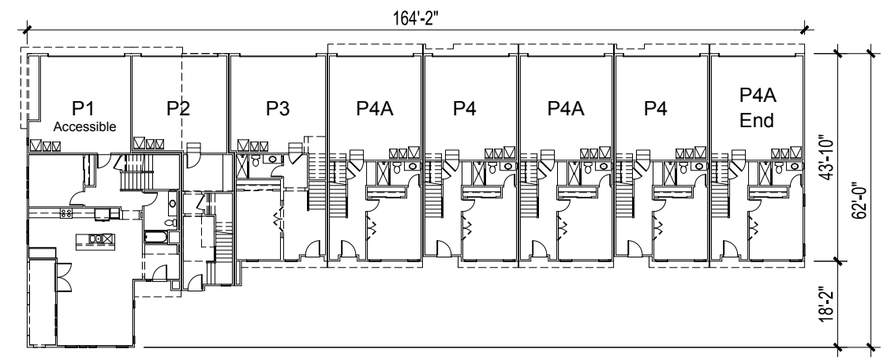

First Floor

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

ARCHITECTURAL FLOOR PLANS - BUILDING 2

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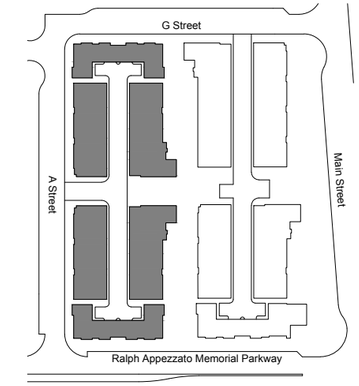

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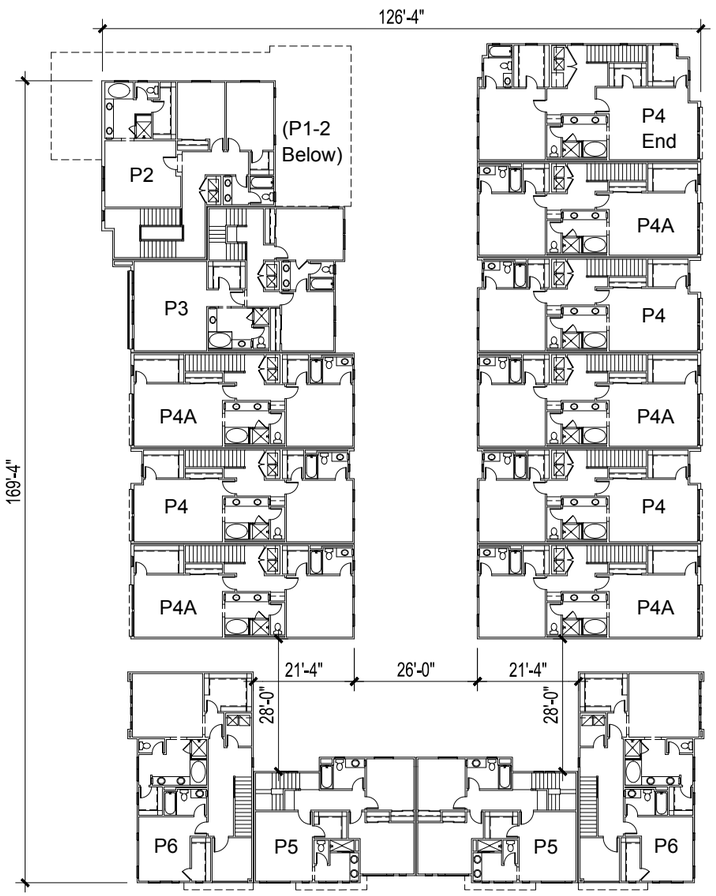

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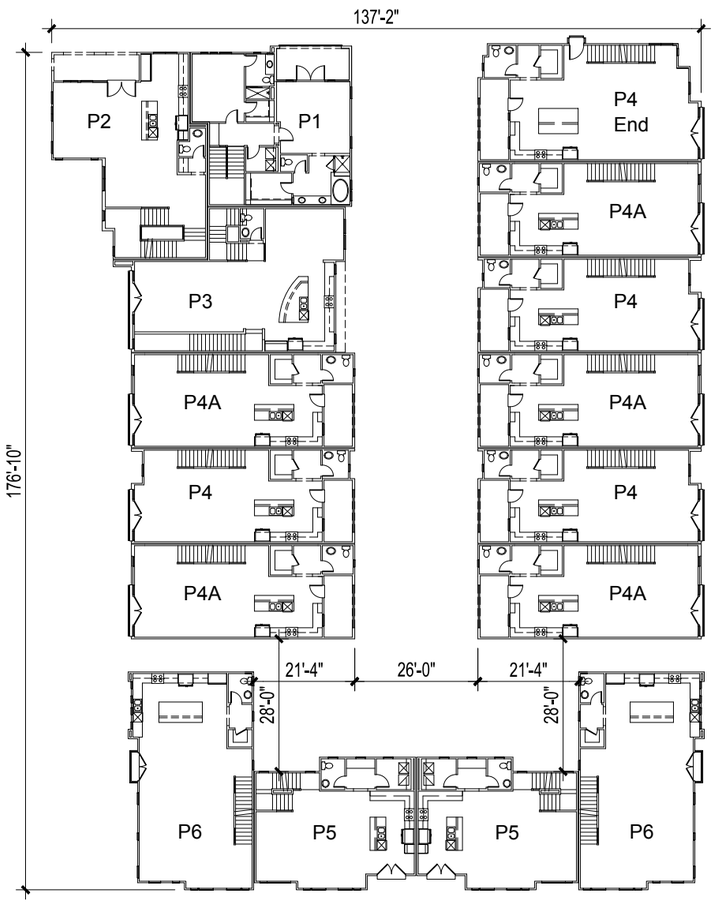

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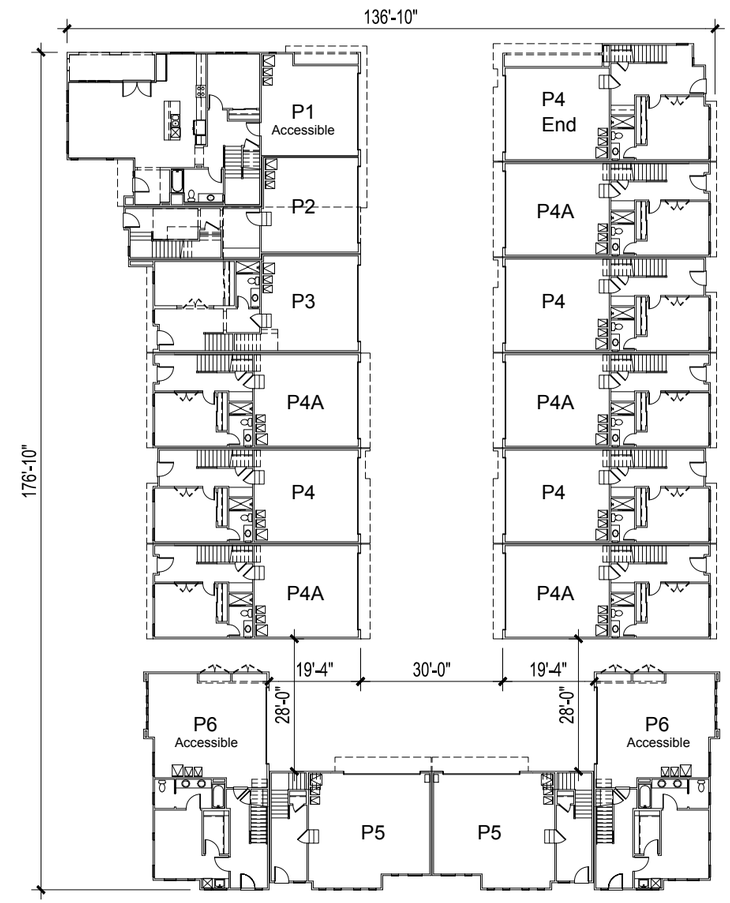

First Floor

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

ARCHITECTURAL FLOOR PLANS - BUILDING 3

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KTGY#150846

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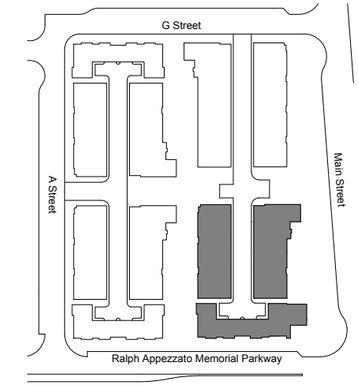
12.3



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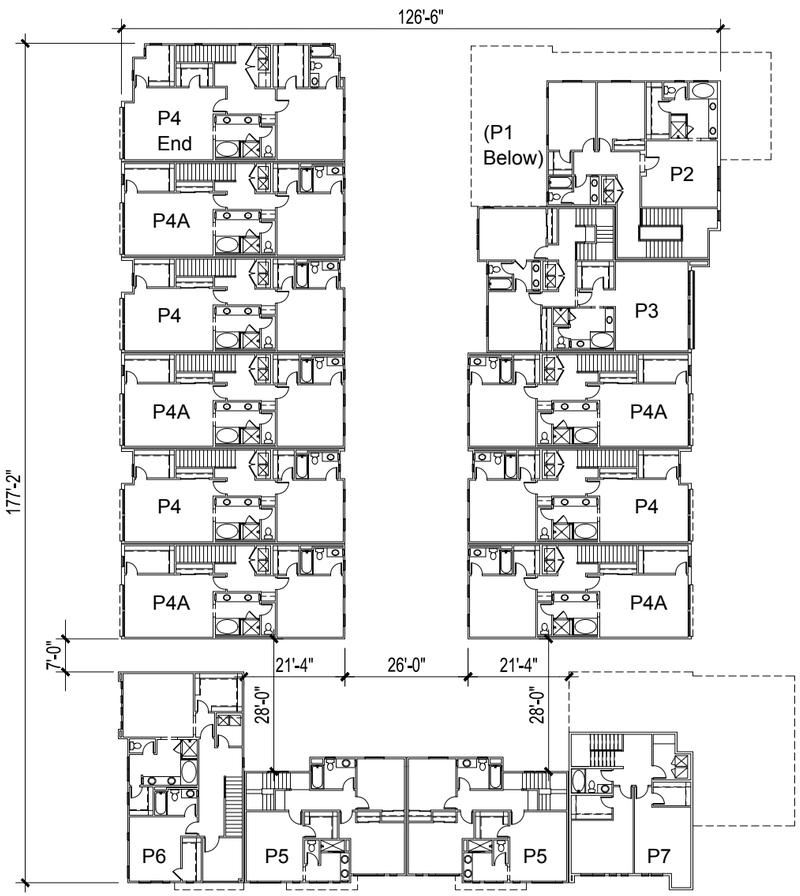

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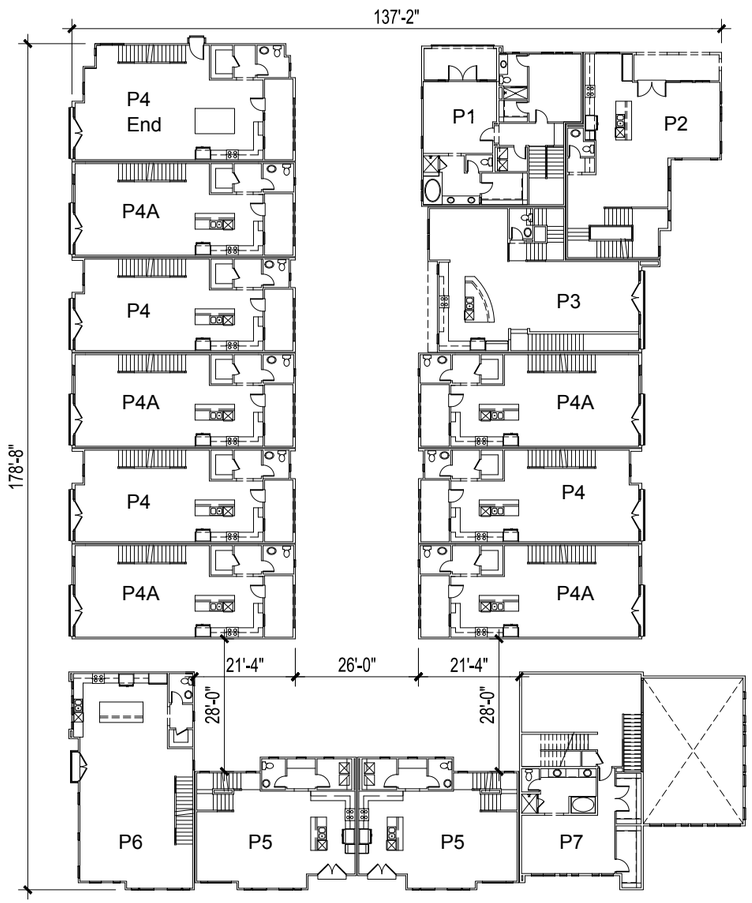

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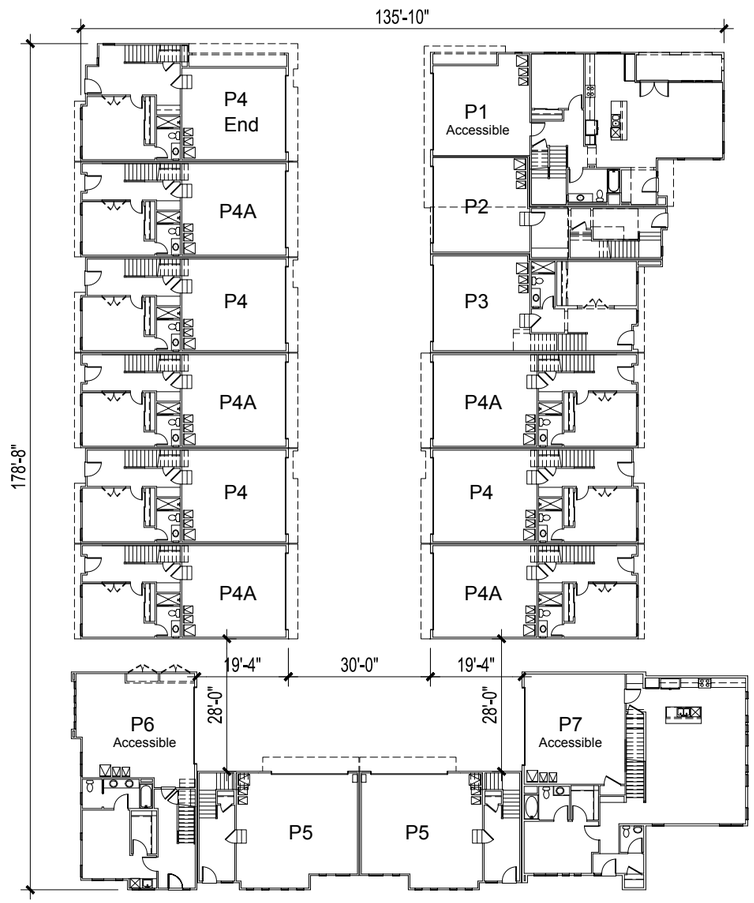

First Floor

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

ARCHITECTURAL FLOOR PLANS - BUILDING 4

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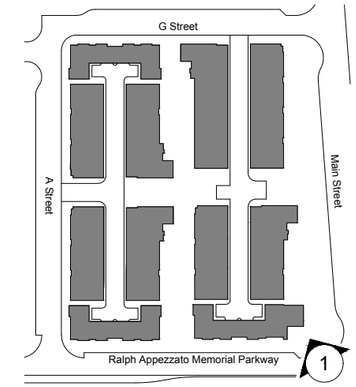
0 8 16 32 48

12.4

1. View from Intersection of Main Street & Ralph Appezzato Memorial Parkway



Key Map n.t.s.

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - STREETSCAPE

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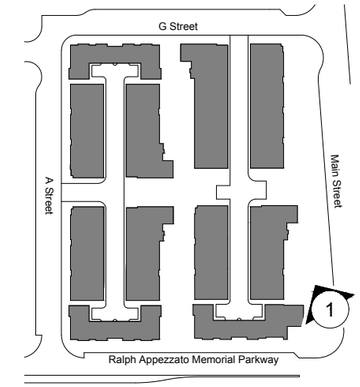
KTGY#150846

05.12.16

13.1

1. View from Main Street



Key Map n.t.s.

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - STREETSCAPE

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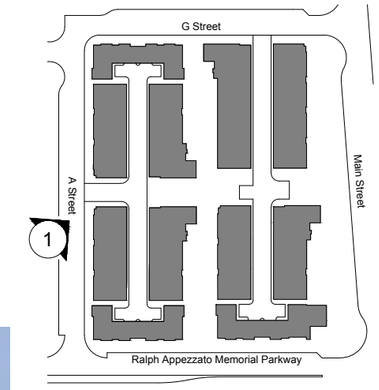
05.12.16



Key Map n.t.s.

1. View from A Street

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - STREETSCAPE

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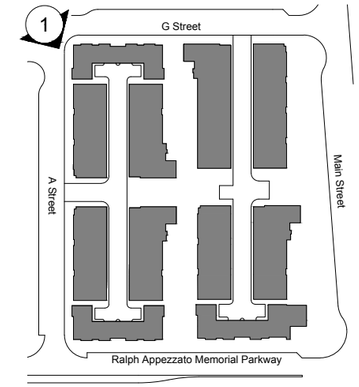
KTGY#150846

05.12.16

13.3



Key Map n.t.s.

1. View from Intersection of A Street & G Street

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - STREETSCAPE

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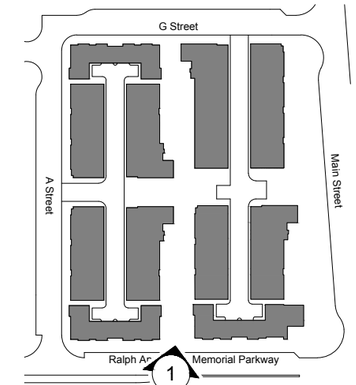

Key Map n.t.s.

1. View of Paseo from Ralph Appezzato Memorial Parkway

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - PASEO

ktgy

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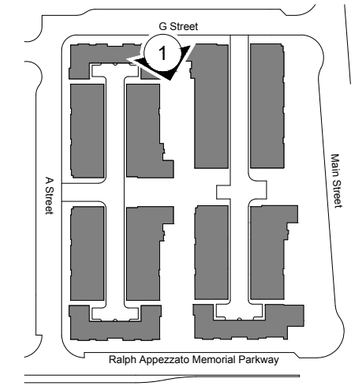
KTGY#150846

05.12.16

1. View of Paseo From G Street



Key Map n.t.s.

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - PASEO

ktgy

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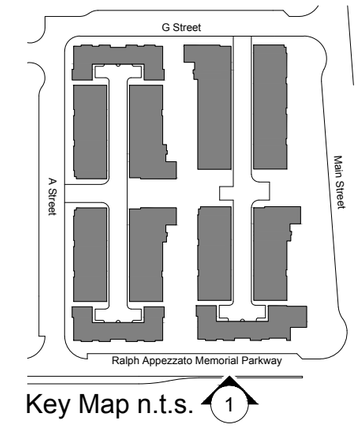
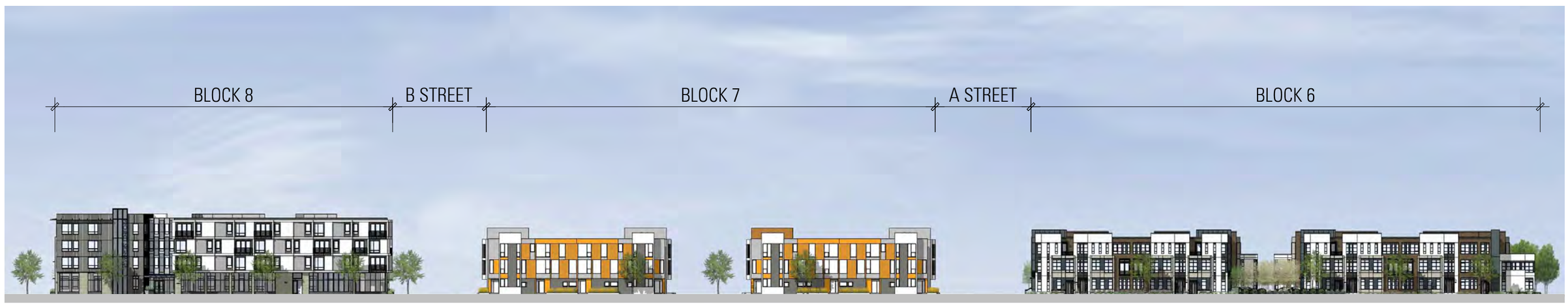
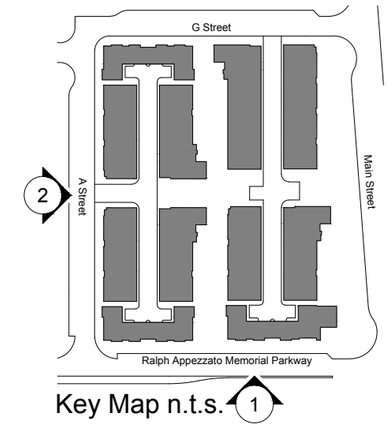
05.12.16





1. Block 6 - 8 street scene on Ralph Appezzato Memorial Parkway

1. Block 6 street scene at Ralph Appezzato Memorial Parkway



Key Map n.t.s.

2. Block 6 street scene at A Street

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - STREET SCENE

ktgy

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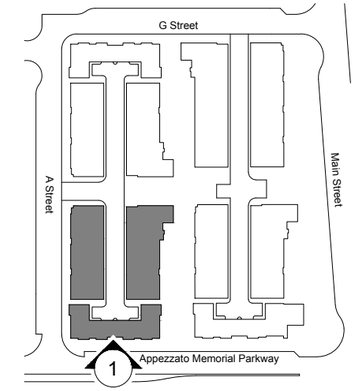
0 8 16 32 48

15.2



Key Map n.t.s.

HIERARCHY OF ELEMENTS:
EMPHASIS ON CENTRAL MASSING

WINDOW RHYTHM AND GROUPING

1. Elevation at Ralph Appezzato Memorial Parkway

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - SITE CONTEXT

ktgy

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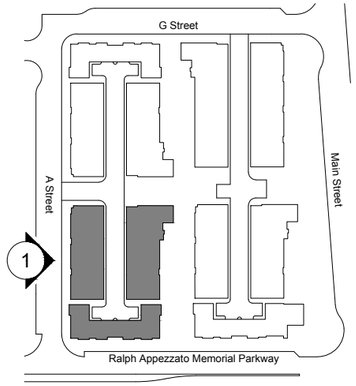
0 4 8 16 24



Key Map n.t.s.

TOWER ELEMENT AND GLAZING

MASSING RHYTHM

REPETITION OF COMPONENTS

WINDOW RHYTHM AND GROUPING

1. Elevation at A Street

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

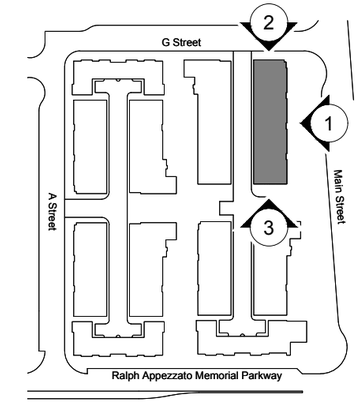
CONCEPTUAL ELEVATIONS - SITE CONTEXT

14072
KTGY#150846

05.12.16

0 4 8 16 24

1. Front Elevation



Key Map n.t.s.

2. Right Elevation

3. Left Elevation

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - BUILDING 1

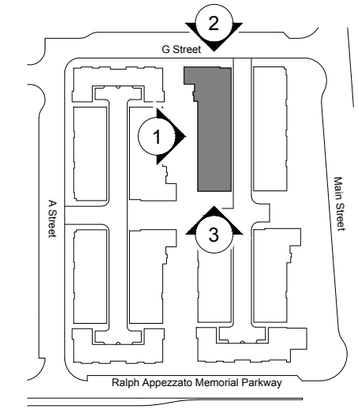
14072
KTGY#150846

05.12.16

0 4 8 16 24

17.1

1. Front Elevation



Key Map n.t.s.

2. Left Elevation

3. Right Elevation

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - BUILDING 2

ktgy

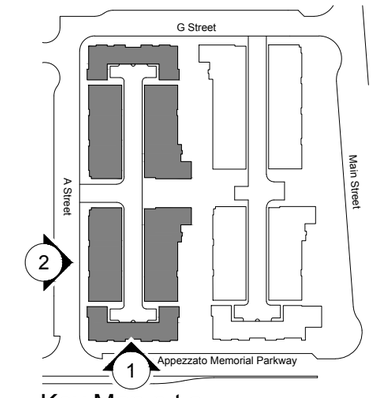
14072
KTGY#150846

05.12.16

0 4 8 16 24

18.1

1. Front Elevation



Key Map n.t.s.

2. Left Elevation

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - BUILDING 3

ktgy

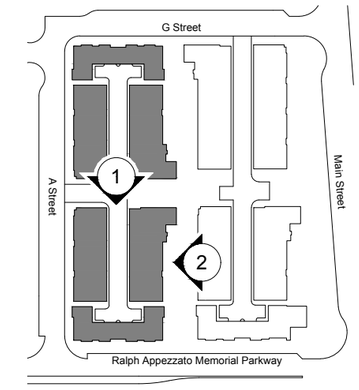
14072
KTGY#150846

05.12.16

0 4 8 16 24

19.1

1. Rear Elevation



Key Map n.t.s.

2. Right Elevation

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - BUILDING 3

ktgy

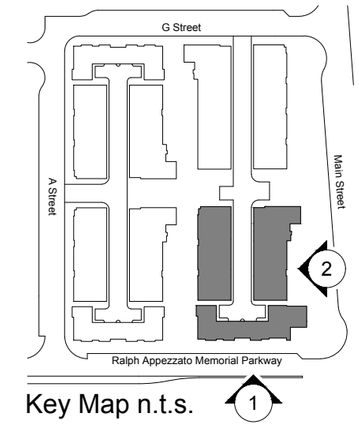
14072
KTGY#150846

05.12.16

0 4 8 16 24

19.2

1. Front Elevation



Key Map n.t.s.

2. Right Elevation

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - BUILDING 4

ktgy

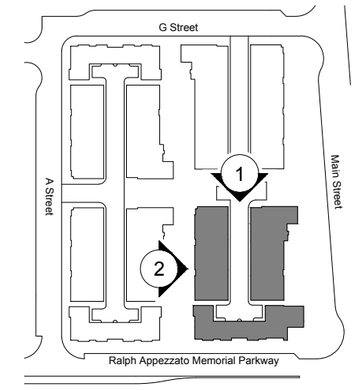
14072
KTGY#150846

05.12.16

0 4 8 16 24

20.1

1. Rear Elevation



Key Map n.t.s.

2. Left Elevation

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - BUILDING 4

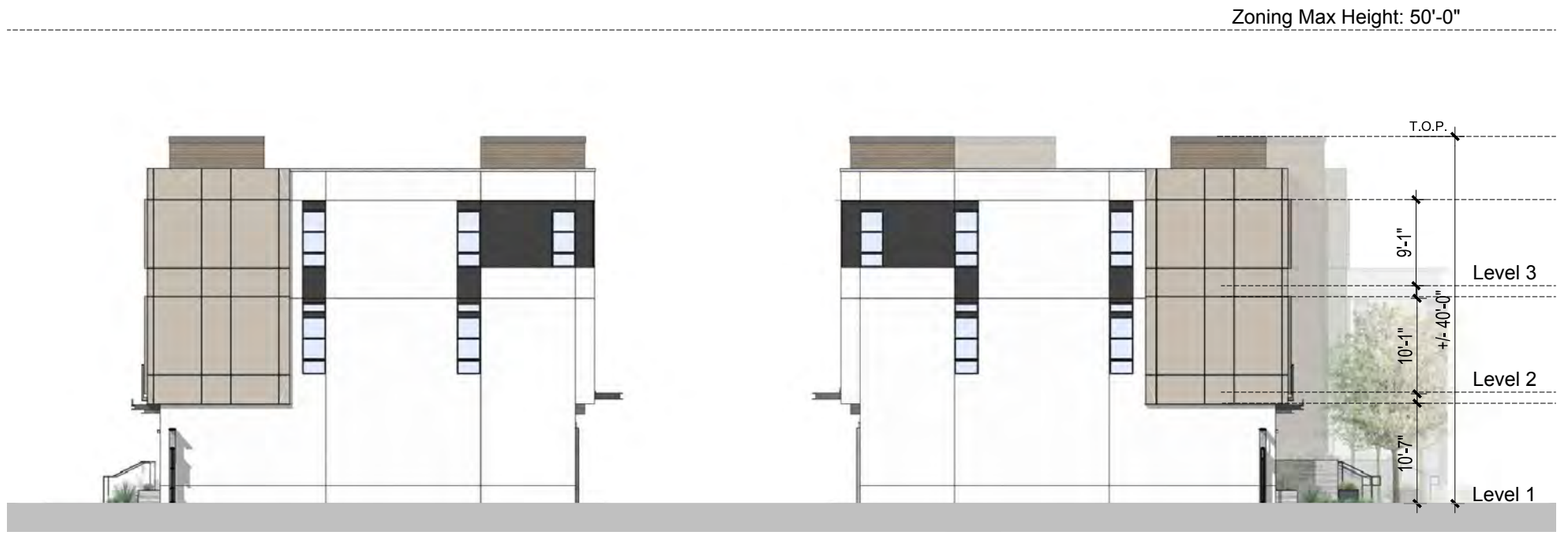
ktgy

14072
KTGY#150846

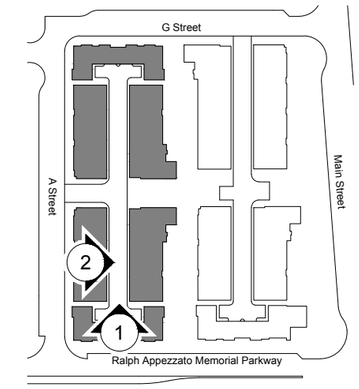
05.12.16

0 4 8 16 24

20.2



1. Front Elevation



Key Map n.t.s.

2. Left Elevation

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - TYPICAL MOTOR COURT

ktgy

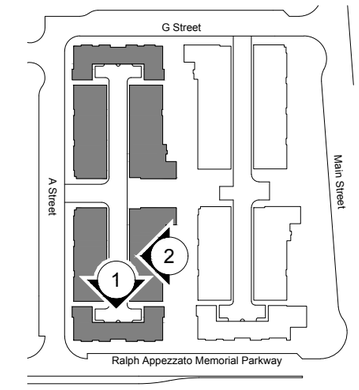
14072
KTGY#150846

05.12.16

0 4 8 16 24

21.1

1. Rear Elevation



Key Map n.t.s.

2. Right Elevation

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

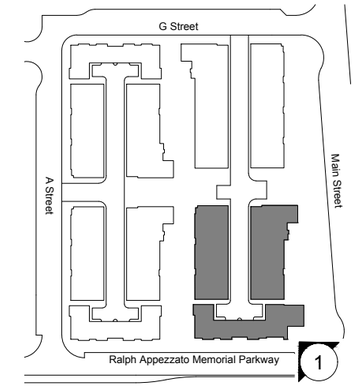
CONCEPTUAL ELEVATIONS - TYPICAL MOTOR COURT

ktgy

14072
KTGY#150846

05.12.16

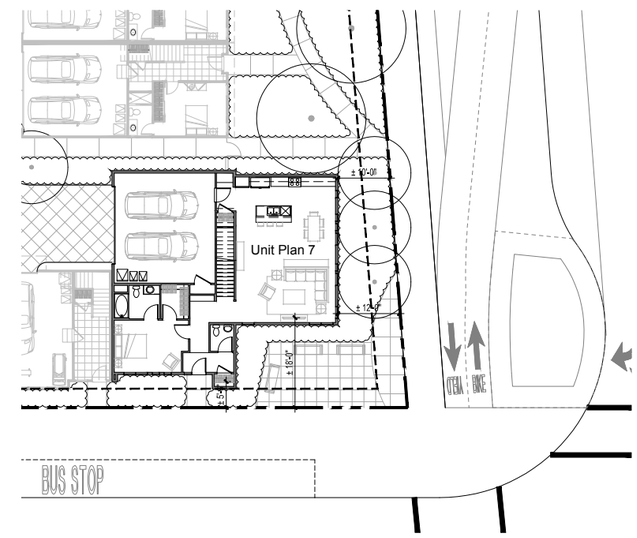
0 4 8 16 24



Key Map n.t.s.

1. Plaza + Beacon

2. Plaza + Beacon



Plan - Corner Unit

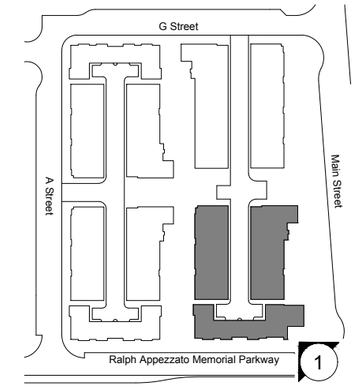
ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CORNER OPTIONS - SCHEME 1

14072
KTGY#150846

05.12.16

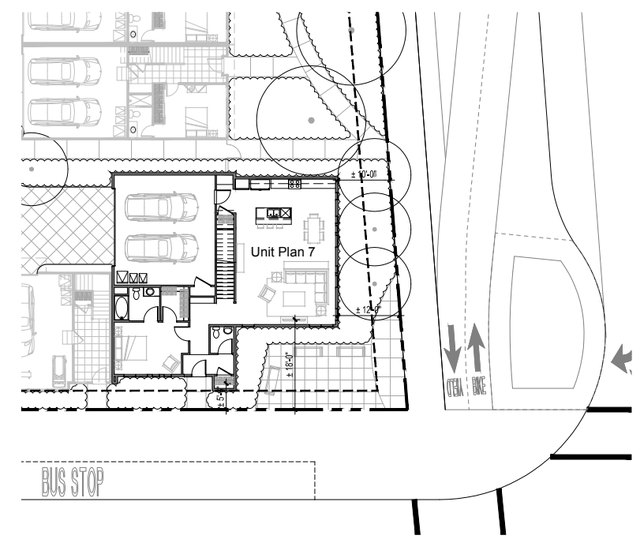
22.1



Key Map n.t.s.

1. Plaza + Mural

2. Plaza + Mural



Plan - Corner Unit

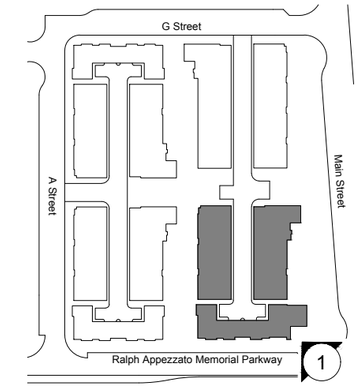
ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CORNER OPTIONS - SCHEME 2

ktgy

14072
KTGY#150846

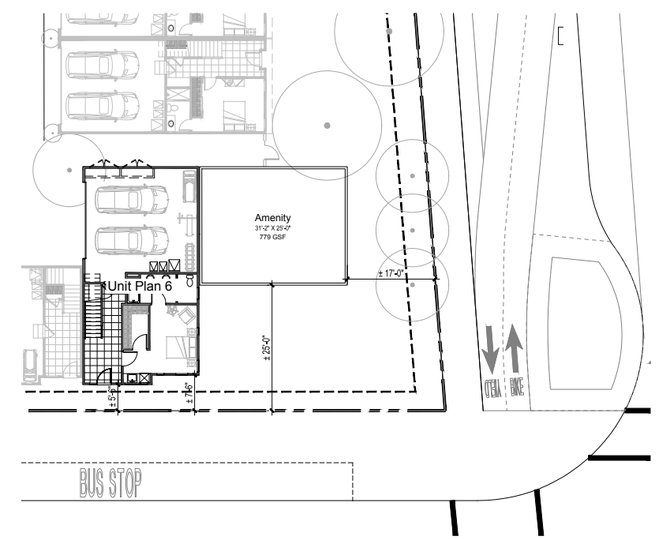
05.12.16



Key Map n.t.s.

1. Plaza + Amenity

2. Plaza + Amenity



Plan - Corner Amenity

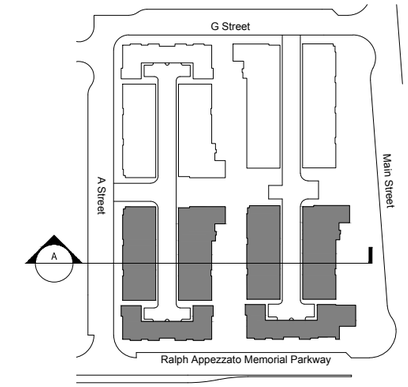
ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CORNER OPTIONS - SCHEME 3

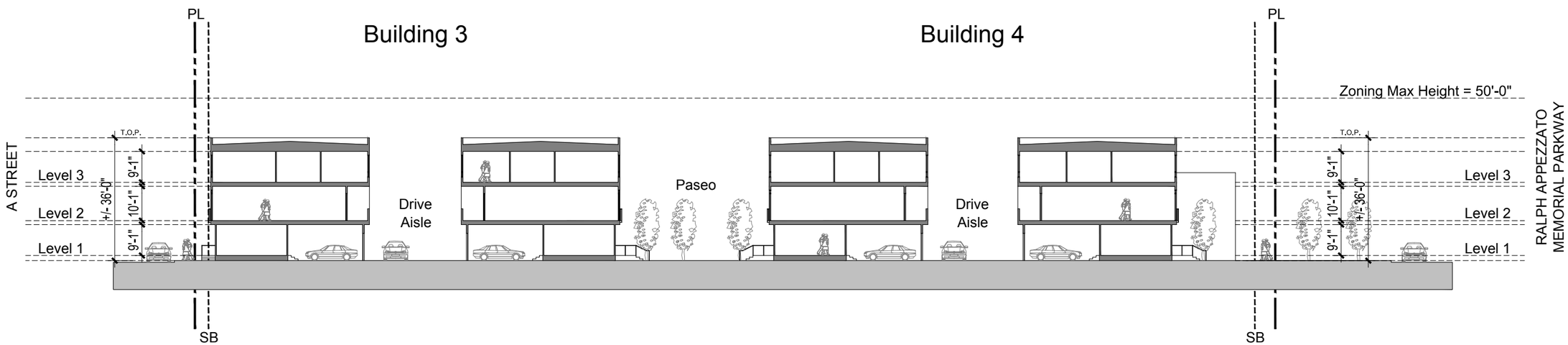
14072
KTGY#150846

05.12.16

22.3



Key Map n.t.s.



Section A

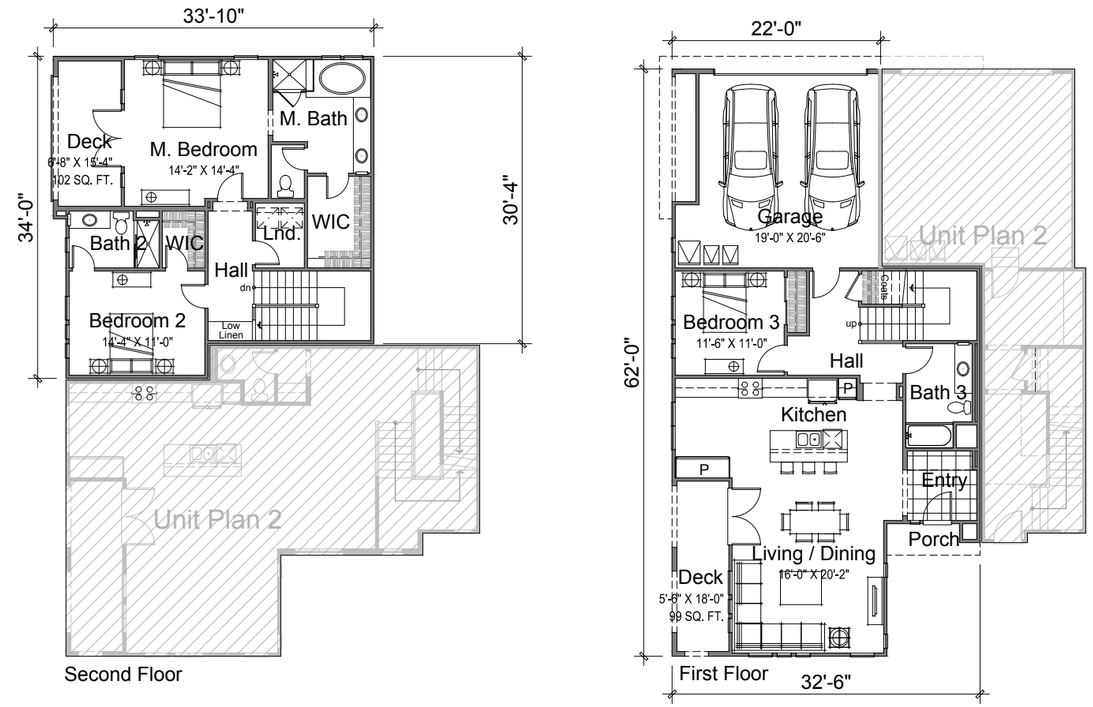
ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

CONCEPTUAL SECTION

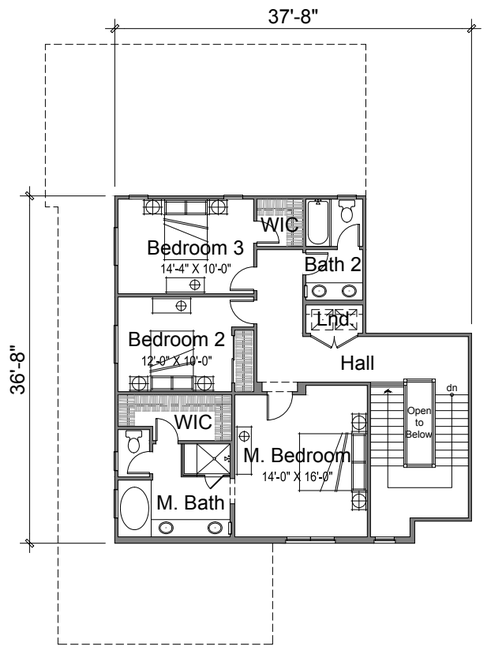
14072
KTGY#150846

05.12.16

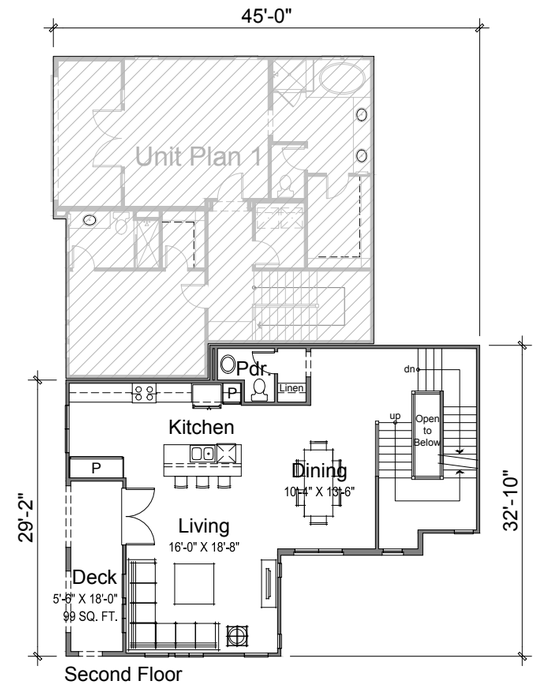
0 8 16 32 48



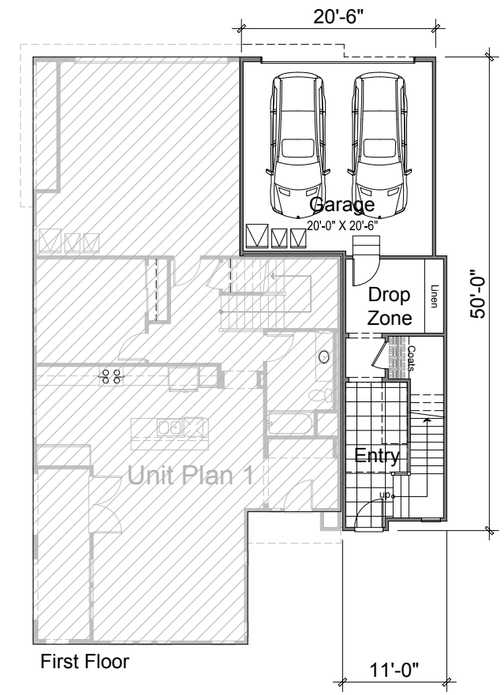
Unit Plan 1
Accessible
3 BR / 3 BA
± 1837 NSF



Third Floor

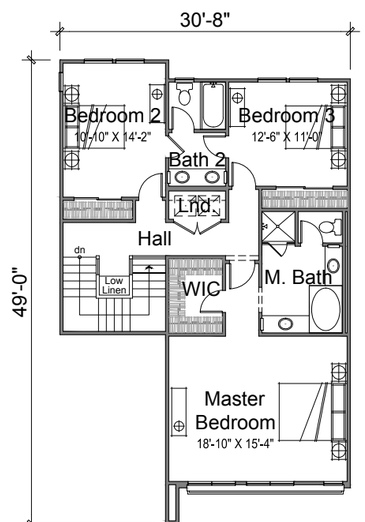


Second Floor

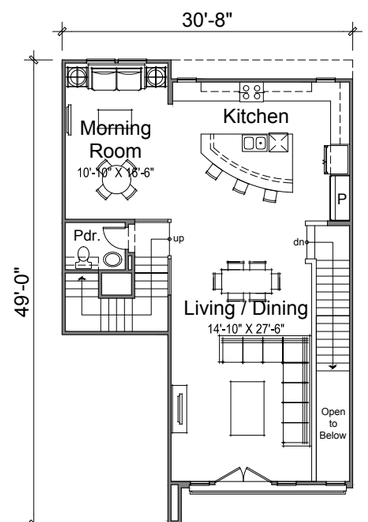


First Floor

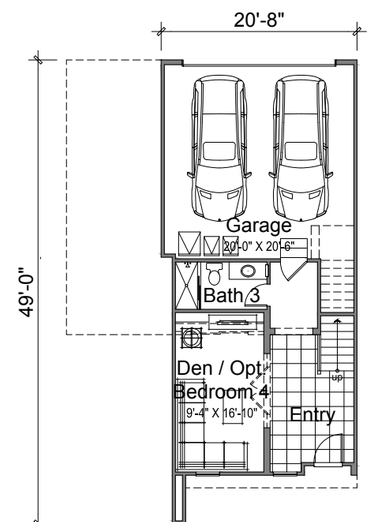
Unit Plan 2
3 BR / 2.5 BA
± 2184 NSF



Third Floor



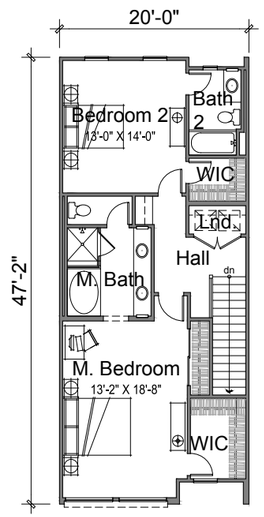
Second Floor



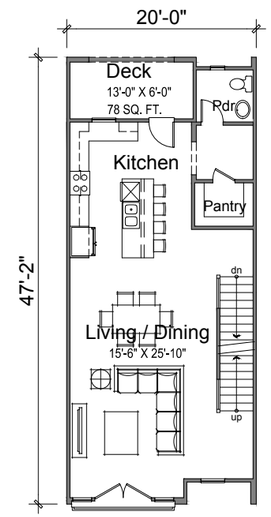
First Floor

Unit Plan 3

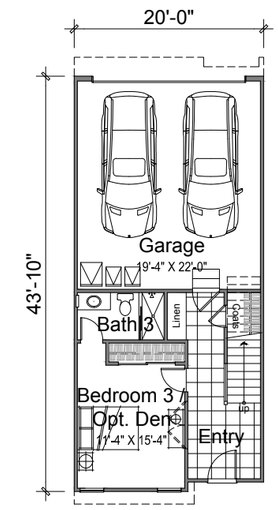
3 BR / 3 BA
± 2480 NSF



Third Floor



Second Floor



First Floor

Unit Plan 4

3 BR / 3.5 BA
± 1996 NSF

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

TYPICAL UNIT PLANS - UNIT 3 & 4

ktgy

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KTGY#150846

05.12.16

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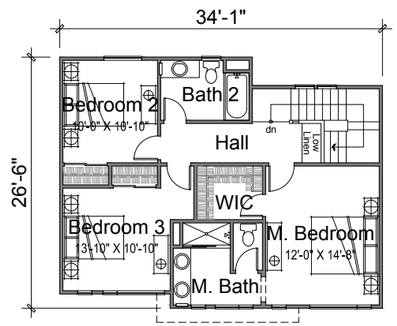
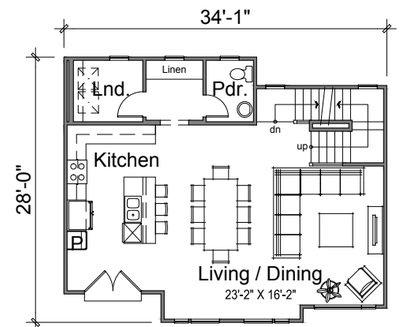
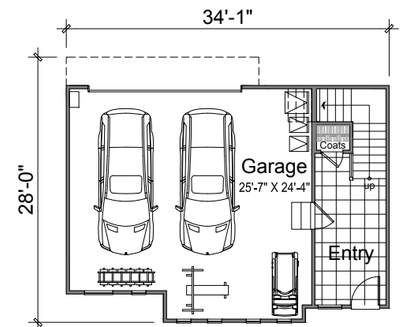


Third Floor



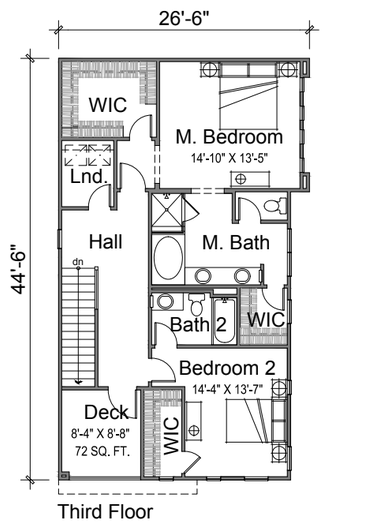
Second Floor



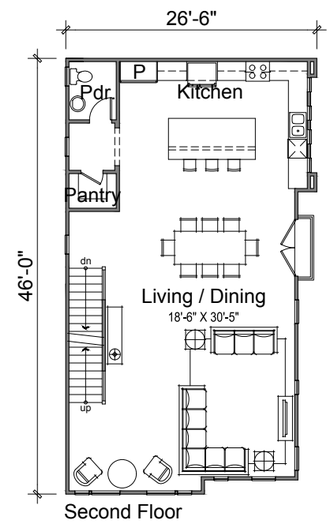
First Floor

Unit Plan 5

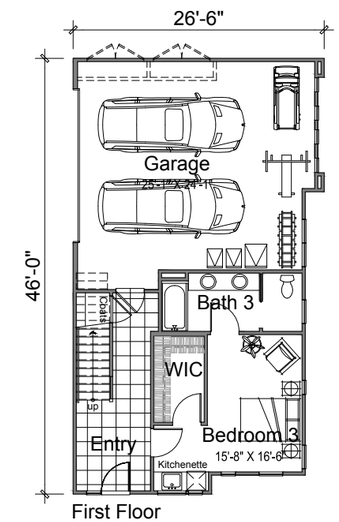
3 BR / 2.5 BA
± 1744 NSF



Third Floor



Second Floor



First Floor

Unit Plan 6

Accessible
3 BR / 3.5 BA
± 2536 NSF

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

TYPICAL UNIT PLANS - UNIT 5 & 6

ktgy

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KTGY#150846

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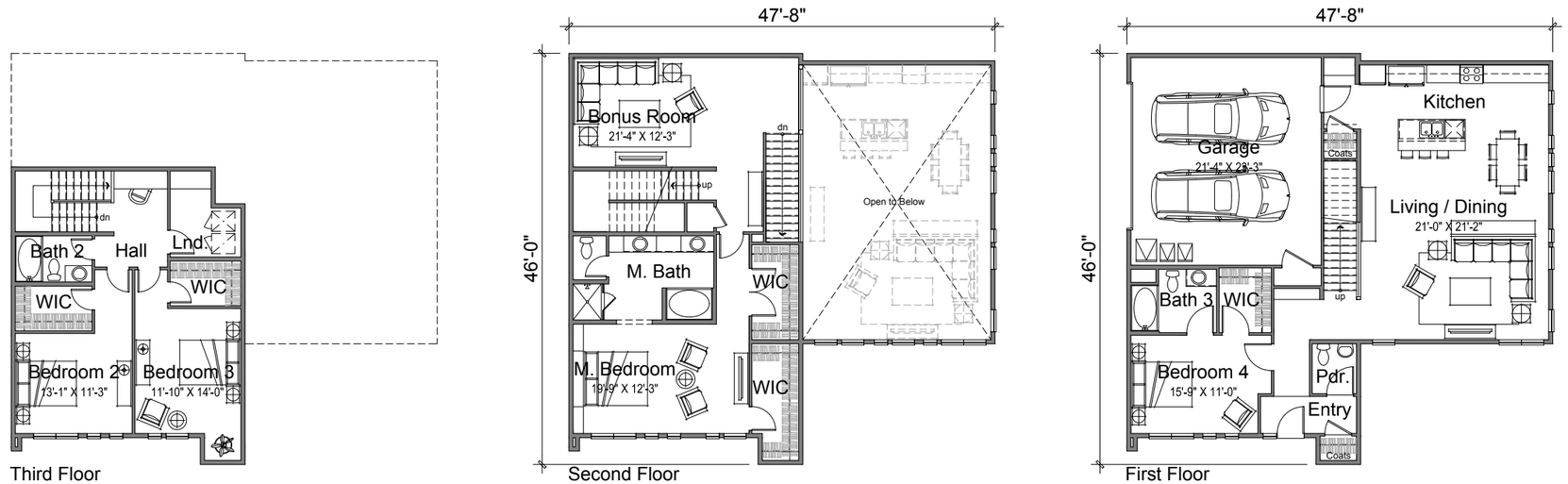
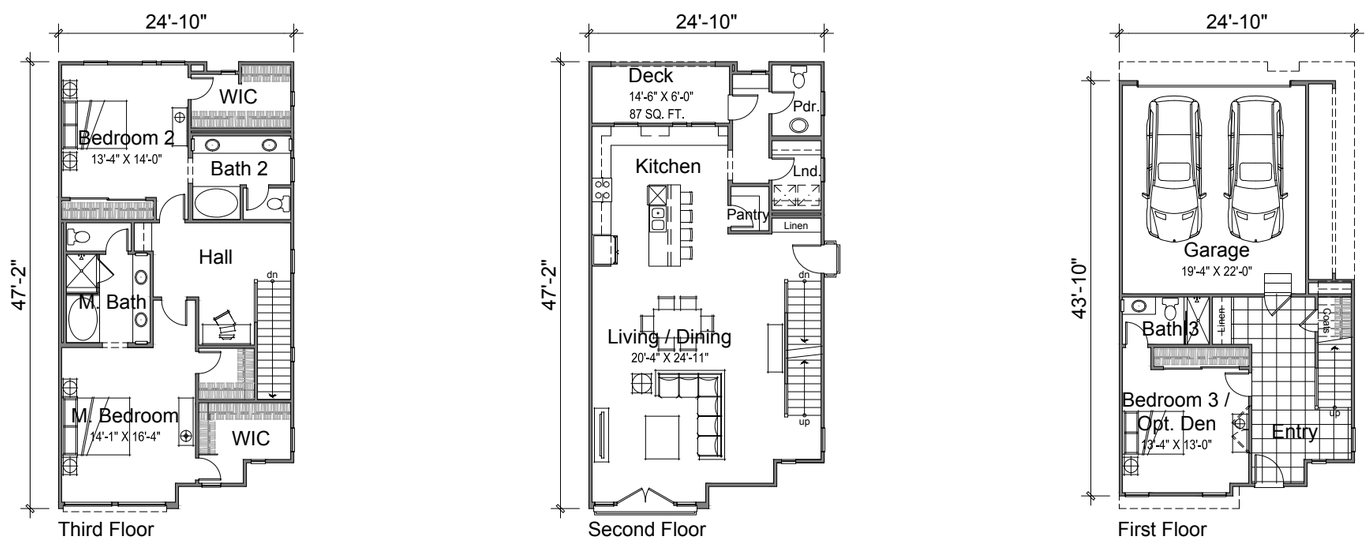
0 4 8 16 32



Unit Plan 7

Accessible
3 BR / 3.5 BA
± 2915 NSF



Unit Plan 8

3 BR / 3.5 BA
± 2477 NSF

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

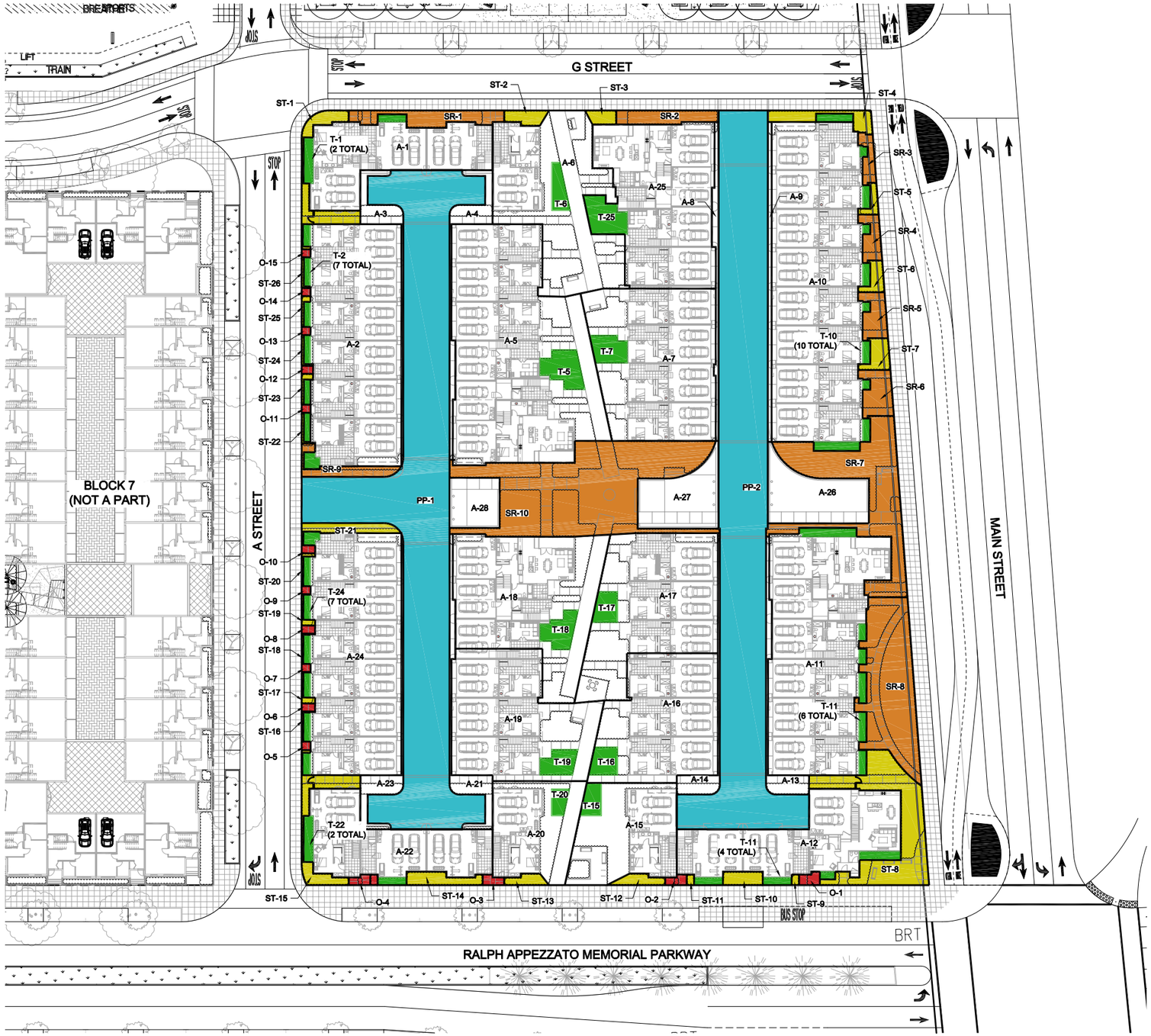
TYPICAL UNIT PLANS - UNIT 7 & 8

ktgy

14072
KTGY#150846

05.12.16

0 4 8 16 32



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LEGEND

- DRAINAGE SHED
- STORMWATER TREATMENT (BIORETENTION OR FLOW-THROUGH PLANTER - SEE TABLE)
- PERMEABLE PAVERS
- SELF-TREATING AREA
- SELF-RETAINING AREA
- AREA DRAINING TO OFF-SITE TREATMENT

NOTES

1. TREATMENT AREA PRELIMINARILY SIZED USING 4% OF CORRESPONDING IMPERVIOUS SHED AREA.
2. TRASH CAPTURE AND COMPLIANCE WITH C.10 WILL BE PART OF THE ALAMEDA POINT SITE A STORMWATER OUTFALL IMPROVEMENTS.
3. AREA DRAINING TO OFFSITE TREATMENT WILL BE TREATED IN BIORETENTION AREAS WITHIN PUBLIC RIGHT-OF-WAY ADJACENT TO BUILDINGS.

SHED	SHED AREA (S.F.)	ASSUMED IMPERVIOUS COEFFICIENT	TREATMENT AREA REQUIRED (S.F.)	TREATMENT AREA PROVIDED (S.F.)	SURFACE TYPE	TREATMENT NUMBER	TREATMENT MEASURE
A-1	2,947	1.0	118	134	ROOF	T-1	FTP
A-2	6,165	1.0	247	248	ROOF	T-2	FTP
A-3	446	1.0	*	*	CONCRETE PAVING	PP-1	PP
A-4	528	1.0	*	*	CONCRETE PAVING	PP-1	PP
A-5	8,074	0.7	226	302	ROOF/LANDSCAPE	T-5	BIO
A-6	4,417	0.7	124	147	ROOF/LANDSCAPE	T-6	BIO
A-7	4,907	0.7	137	218	ROOF/LANDSCAPE	T-7	BIO
A-8	338	1.0	*	*	CONCRETE PAVING	PP-2	PP
A-9	333	1.0	*	*	CONCRETE PAVING	PP-2	PP
A-10	8,198	1.0	328	330	ROOF	T-10	FTP
A-11	6,610	1.0	264	269	ROOF	T-11	FTP
A-12	3,697	1.0	148	176	ROOF	T-12	FTP
A-13	433	1.0	*	*	CONCRETE PAVING	PP-2	PP
A-14	346	1.0	*	*	CONCRETE PAVING	PP-2	PP
A-15	2,267	0.7	63	136	ROOF/LANDSCAPE	T-15	BIO
A-16	3,786	0.7	106	173	ROOF/LANDSCAPE	T-16	BIO
A-17	4,473	0.7	125	164	ROOF/LANDSCAPE	T-17	BIO
A-18	4,940	0.7	138	234	ROOF/LANDSCAPE	T-18	BIO
A-19	4,281	0.7	120	191	ROOF/LANDSCAPE	T-19	BIO
A-20	2,203	0.7	62	91	ROOF/LANDSCAPE	T-20	BIO
A-21	533	1.0	*	*	CONCRETE PAVING	PP-2	PP
A-22	2,943	1.0	118	133	ROOF	T-22	FTP
A-23	443	1.0	*	*	CONCRETE PAVING	PP-2	PP
A-24	6,205	1.0	248	256	ROOF	T-24	FTP
A-25	4,801	1.0	192	313	ROOF/LANDSCAPE	T-25	BIO
A-26	1,399	1.0	56	*	CONCRETE PAVING	PP-2	PP
A-27	1,249	1.0	50	*	CONCRETE PAVING	PP-2	PP
A-28	676	1.0	27	*	CONCRETE PAVING	PP-1	PP
SR-1	364	N/A	364	364	LANDSCAPE	SR-1	SR
SR-2	346	N/A	346	346	LANDSCAPE	SR-2	SR
SR-3	163	N/A	163	163	LANDSCAPE	SR-3	SR
SR-4	215	N/A	215	215	LANDSCAPE	SR-4	SR
SR-5	288	N/A	288	288	LANDSCAPE	SR-5	SR
SR-6	360	N/A	360	360	LANDSCAPE	SR-6	SR
SR-7	2,224	N/A	2224	2224	LANDSCAPE	SR-7	SR
SR-8	2,170	N/A	2170	2170	LANDSCAPE	SR-8	SR
SR-9	298	N/A	298	298	LANDSCAPE	SR-9	SR
SR-10	4,126	N/A	4126	4126	LANDSCAPE	SR-10	SR
PP-1	10,731	1.0	10731	10731	PERVIOUS PAVEMENT	PP-1	PP
PP-2	10,091	1.0	10091	10091	PERVIOUS PAVEMENT	PP-2	PP
O-1	66	1.0	3	**	CONCRETE PAVING	APP-1	BIO
O-2	52	1.0	2	**	CONCRETE PAVING	APP-1	BIO
O-3	52	1.0	2	**	CONCRETE PAVING	APP-1	BIO
O-4	126	1.0	5	**	CONCRETE PAVING	APP-1	BIO
O-5	21	1.0	1	**	CONCRETE PAVING	A-2	BIO
O-6	29	1.0	1	**	CONCRETE PAVING	A-2	BIO
O-7	19	1.0	1	**	CONCRETE PAVING	A-2	BIO
O-8	29	1.0	1	**	CONCRETE PAVING	A-2	BIO
O-9	19	1.0	1	**	CONCRETE PAVING	A-2	BIO
O-10	29	1.0	1	**	CONCRETE PAVING	A-2	BIO
O-11	19	1.0	1	**	CONCRETE PAVING	A-1	BIO
O-12	25	1.0	1	**	CONCRETE PAVING	A-1	BIO
O-13	19	1.0	1	**	CONCRETE PAVING	A-1	BIO
O-14	20	1.0	1	**	CONCRETE PAVING	A-1	BIO
O-15	19	1.0	1	**	CONCRETE PAVING	A-1	BIO
ST	4,688				LANDSCAPE		

BIO BIO RETENTION AREA
FTP FLOW THROUGH PLANTER
ST SELF-TREATING
SR SELF-RETAINING
PP PERVIOUS PAVERS
OS OFFSITE
MF MEDIA FILTER (NON-LID)

* Permeable pavers will be sized to store additional runoff
** Backbone bioretention areas will be sized to accommodate runoff from Block 6 project.

ALAMEDA POINT BLOCK 6 | ALAMEDA, CA

PRELIMINARY STORMWATER MANAGEMENT PLAN

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

14072

05.12.16

25.1

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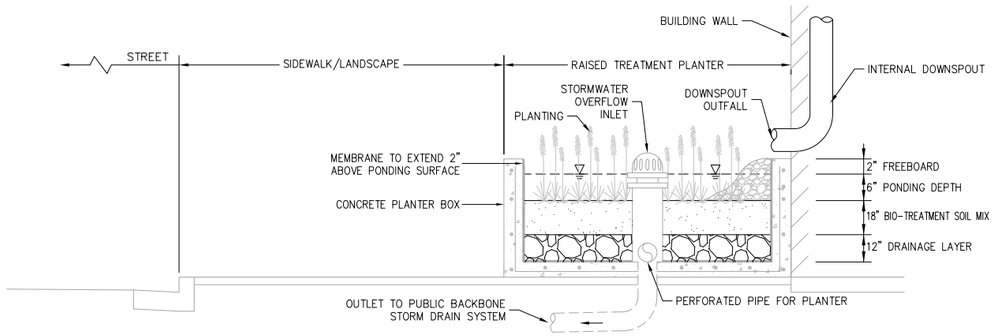
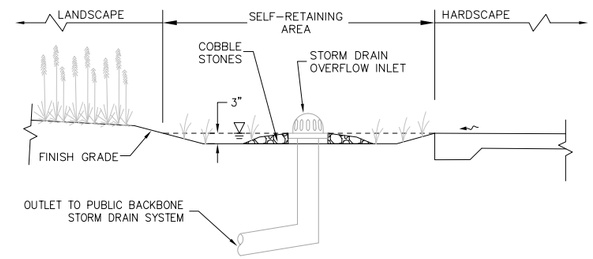
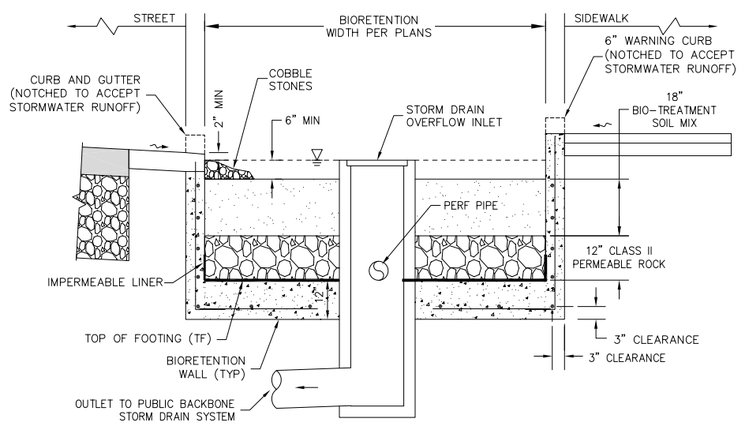


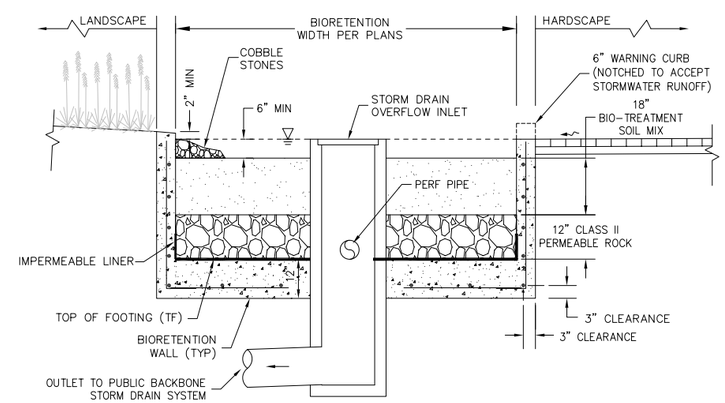
1 FLOW-THROUGH PLANTER
NTS



2 SELF-RETAINING AREA
NTS



3 BIORETENTION AREA (PUBLIC STREET, STRUCTURED)
NTS



4 BIORETENTION AREA (ONSITE, STRUCTURED)
NTS