ALAMEDA MARINA DEVELOPMENT

DESIGN REVIEW SUBMITTAL - TOWNHOME

MARCH 9, 2020







Exhibit 1
Item 7-D, March 9, 2020
Planning Board Meeting

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin Street
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ALAMEDA MARINA

ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

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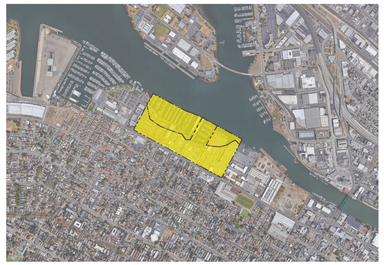
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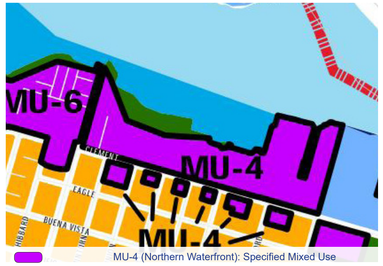
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Vicinity Map



City Land Use Map



City General Plan Map

2012

PSI & City of Alameda execute new 66-year Tidelands lease

2015

1st of many stakeholder meetings held

2016

Draft Master Plan submitted to City of Alameda

2017

City of Alameda Planning Board workshop leads to 6 month long Planning Board Subcommittee session

2018

March	First BCDC DRB Meeting
May	Revised Master Plan submitted
May	Planning Board unanimously recommends Master Plan for approval by City Council
July	City Council certifies the EIR and unanimously approves Master Plan
Aug	BCDC Major Permit application submitted
Sept	Second BCDC DRB Meeting

2019

Feb/Mar	City of Alameda Planning Board Design Review : Open Space Development Plan
Apr	City of Alameda Historical Advisory Board Approval #1
Apr	US Army Corps of Engineers: Interagency Meeting
June	Wrap A (The Launch) Tentative Map & Study Session
July	City Council approval of Tentative Map BCDC Engineering Criteria Review Board Approval
Sept	City of Alameda Historical Advisory Board Approval #2; Issuance of Demolition Permit- PhaseA
Oct	Wrap A Design Approval

PROJECT TIMELINE BACKGROUND

1. Marina Bay Trail Connector

- Bay Trail: Pedestrian/multi-use
- Access to Grand Street Launch Facility
- Gated marina dock access
- Fenced/secured dry boat storage
- Boat hoist
- Marina commercial parking
- Open space connectors on urban grid
- View corridors
- Secondary pedestrian connections
- Maritime amenity building (building 25/26)

2. Maritime and Commercial Core

- Bay Trail: Pedestrian/multi-use
- A 'working waterfront'—an operational marina with maritime commercial uses and Working docks
- Historic commercial maritime storefronts and storefront plazas
- Marina entries
- Commercial parking
- Schiller Street and Lafayette Street urban grid extensions
- Open space connectors on urban grid
- View corridors
- Pedestrian corridors
- Maritime amenity building
- Gated marina dock access

3. Wharf Promenade

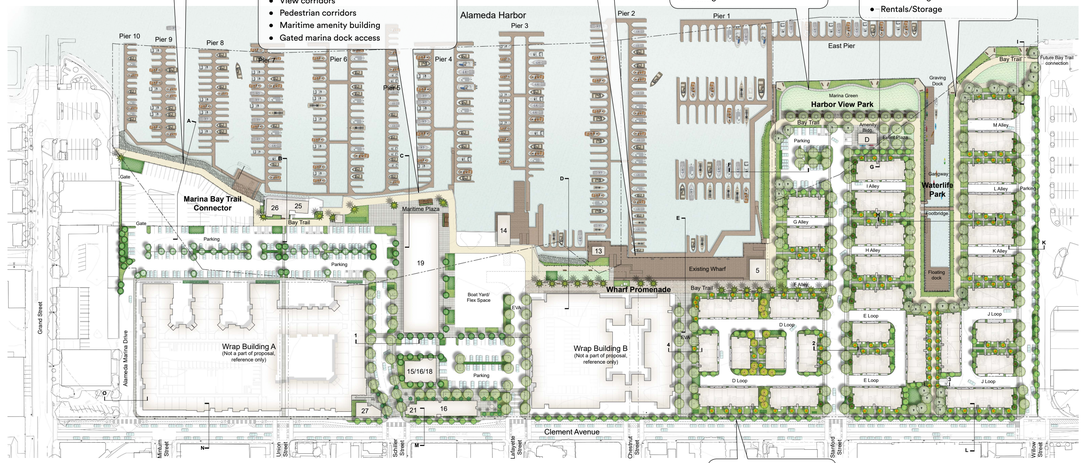
- Bay Trail: Pedestrian/multi-use
- Marina access
- Bike access
- Public boardwalk promenade
- Seating groups
- Public art
- Marina artifacts
- Nautical/shoreline landscape
- Pedestrian plazas
- Small group gathering

4. Harbor View Park

- Bay Trail: Pedestrian/multi-use
- Marina access
- Bike access
- Seating groups
- Benches
- Large and small group gathering
- Barbecue/picnic
- Passive park recreation
- Lawn
- Restroom/showers/lockers
- Storage

5. Waterlife Park

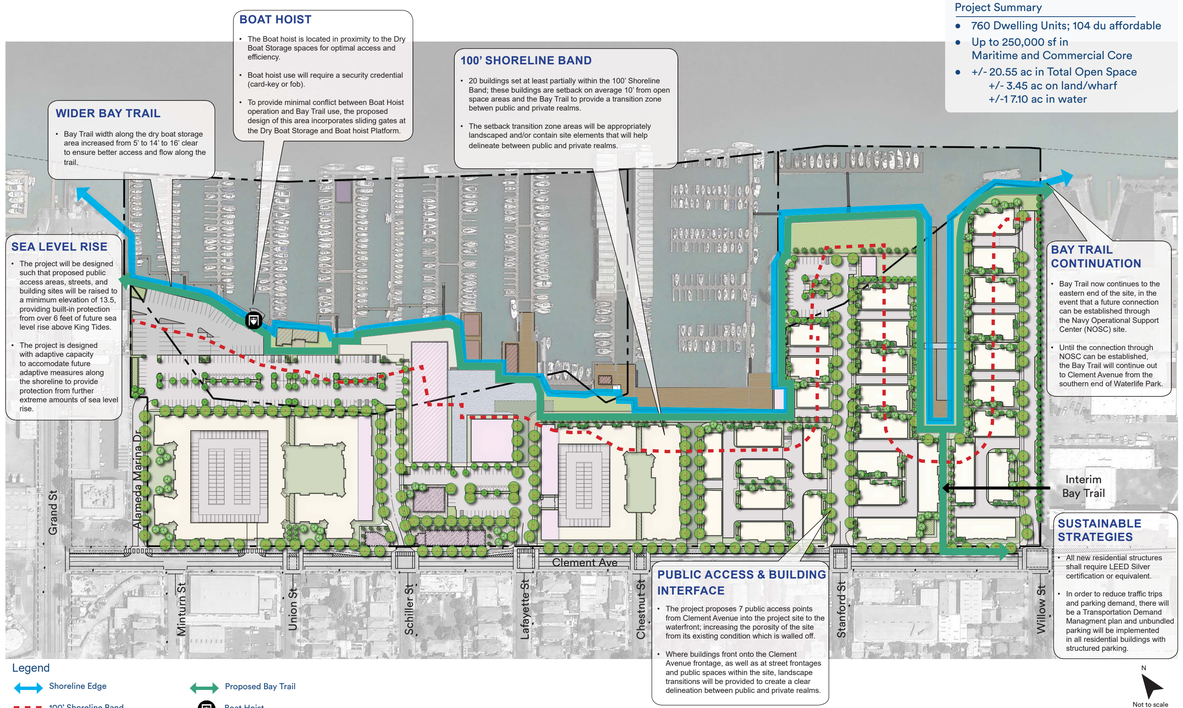
- Bay Trail: Pedestrian/multi-use
- Park/Bike access
- Footbridge/Gangways
- Active water-oriented recreation
- Accessible docks
- Disabled programs (BAADS)
- Club/Programmed activities
- Educational/classes/clinics
- Sailing/el toro/kayaking
- Small craft put-in/Paddle board
- Model racing
- Rentals/Storage



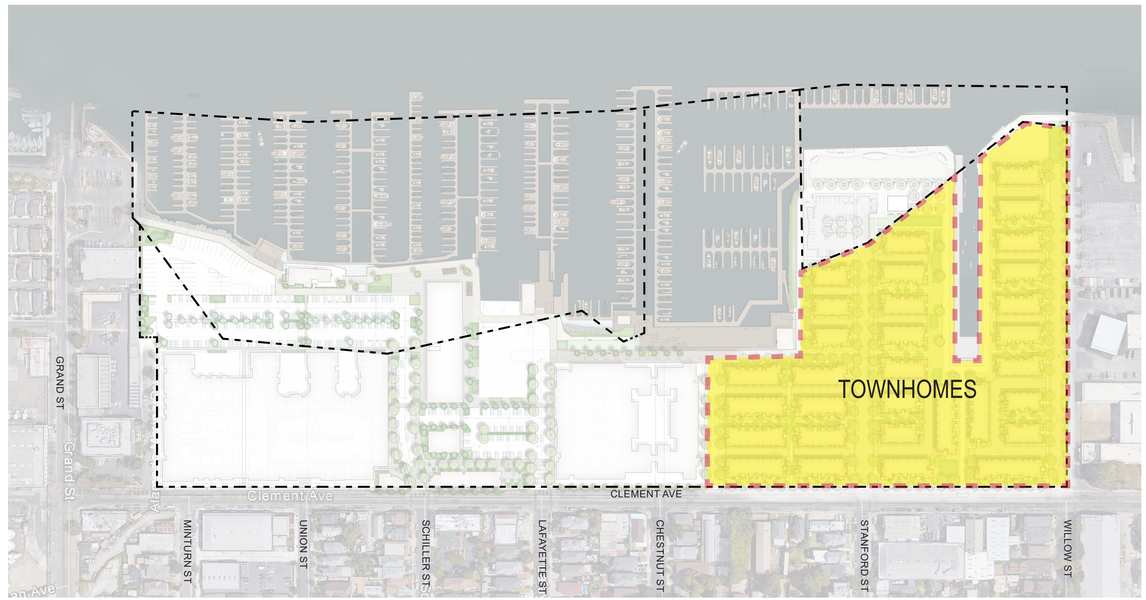
6. Clement Corridor

- Urban grid extension
- Visual connections to Bay
- Public sidewalk
- Bike Path

MAY 2019 PLANNING BOARD APPROVED OPEN SPACE DEVELOPMENT PLAN



JULY 2018 CITY COUNCIL APPROVED MASTER PLAN



MASTER PLAN OVERALL SITE PLAN: TOWNHOMES LOCATION

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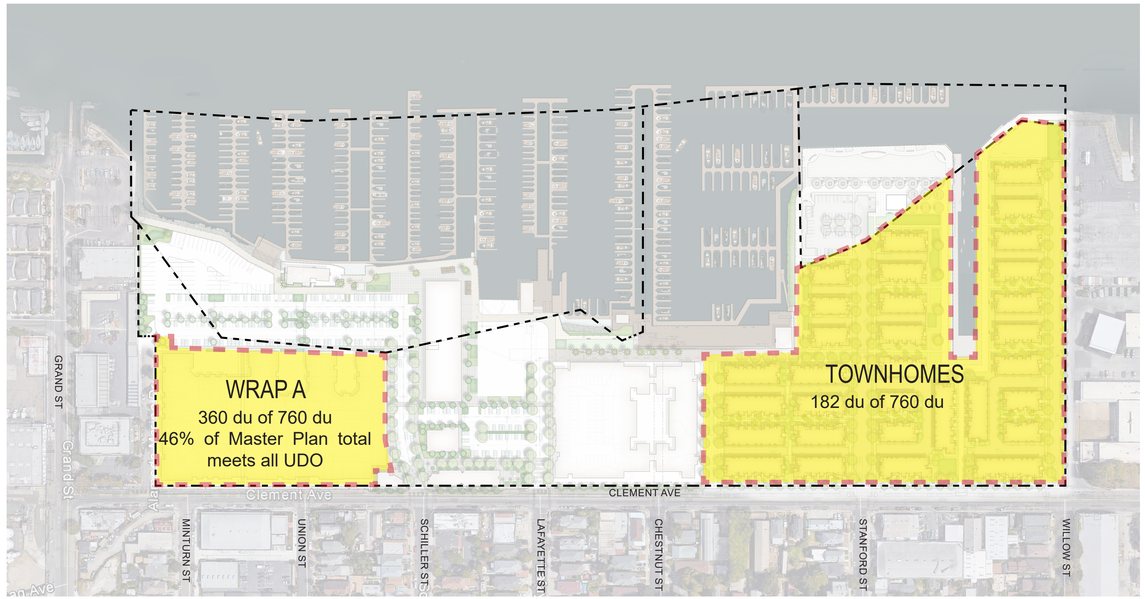
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MASTER PLAN BACKGROUND

A0.0.0



UNIVERSAL RESIDENTIAL DESIGN ORDINANCE OF MASTER PLAN DIAGRAM

UNIVERSAL RESIDENTIAL DESIGN ORDINANCE (A.M.C 30-18)	MASTER PLAN	TOWNHOMES
a. *Visitability*. To ensure that all new residential dwellings units subject to the provisions of this section meet the basic needs of a wide range of guests to enter and use critical portions of the home, all units subject to this section shall include the following features: 1. An accessible exterior access to an accessible entry; 2. An accessible interior access from the accessible entry to an accessible powder room, accessible common use room or an accessible bedroom, and adaptable internal stairs; 3. Blocking within the walls to support future installation of grab bar/hand rails in all bathrooms; and 4. If ground floor open space is provided, then an accessible path of travel to the open space shall be provided.	The goal of the Master Plan is to have as many of the residential units meet visitability.	Currently 76% of the units proposed in the Townhomes neighborhood meet the all of 4 of the visitablity requirements. See unit plan sheets for more detailed information.
b. Universal Design. To ensure that a share of all new dwelling units are usable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent feasible, thirty (30%) percent of all new residential units in a residential development of five (5) or more units shall include the following features: 1. An accessible exterior access to an accessible entry; 2. An accessible interior access from the accessible entry to an accessible bathroom, an accessible common use room, an accessible bedroom, accessible kitchen, accessible common or private open space; accessible laundry facility, and adaptable internal stairs; 3. In determining the number of universally designed units required by this subsection, any decimal fraction less than 0.5 shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number.	Master Plan max unit total: 760 du Universal Design Units required: 760 du x 0.30 = 228 du Total Universal Design Units: • Wrap A: 360 du • Townhomes: 23 du • Total: 383 du (50%)	Total Townhome units: 23 du 12% of the units proposed in Townhome neighborhood meet the Universal Design requirements; combined with the approved Wrap A building the total of Universal Design units is 50% of the allowed total in the Master Plan.
c. Optional Features. Any residential development that includes an on-site sales office in which a buyer may purchase a unit prior to completion of construction of the unit must offer buyers the opportunity to select and purchase additional universal design features from a pre-approved list of offered features. The seller of the residential dwelling units shall prepare a brochure or checklist of the additional universal design features and pricing for the features that will be offered. The brochure or checklist shall be reviewed and pre-approved by the Planning Board concurrently with the discretionary permits for the development. The office shall have an accessible exterior access to the primary entrance, and be fully accessible per the Americans with Disabilities Act (ADA).	N/A	Noted.

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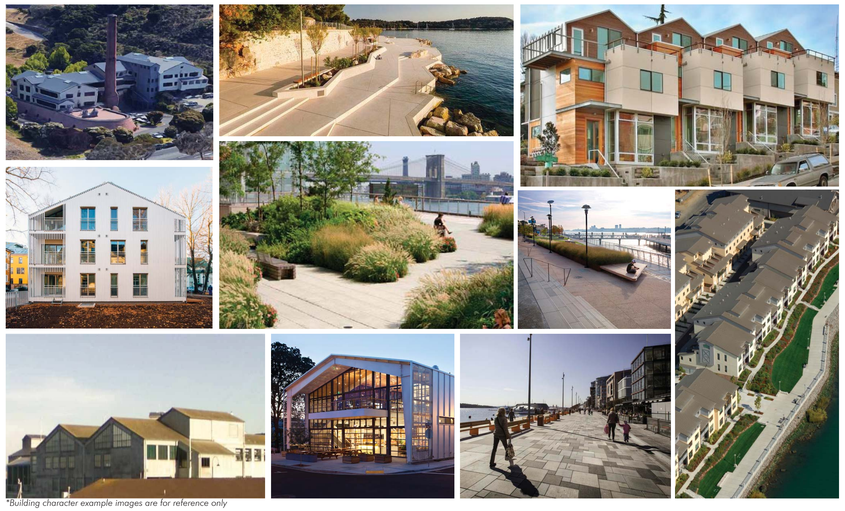
UNIVERSAL RESIDENTIAL DESIGN
MASTER PLAN COMPLIANCE



Exhibit 6.6 - Allowable Building Height Diagram

MASTER PLAN BUILDING HEIGHT EXHIBIT

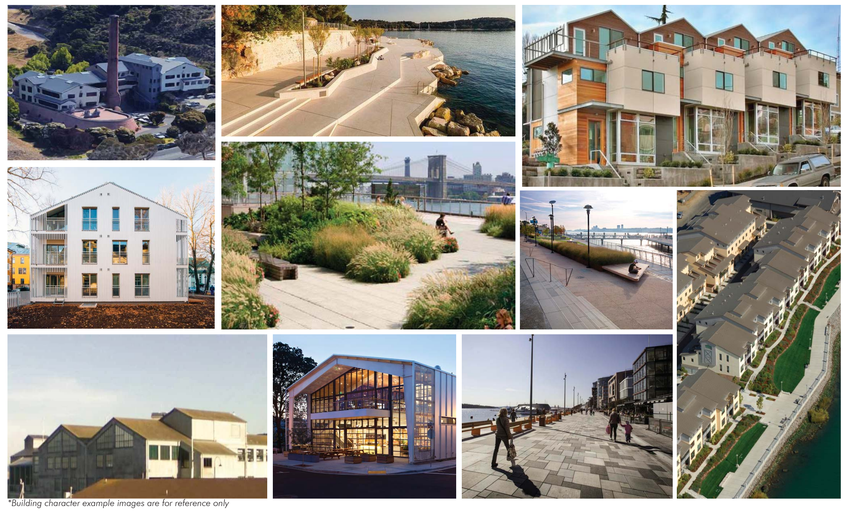
DESIGN CHARACTER IMAGERY



*Building character example images are for reference only

7 TYPOLOGIES AND DESIGN GUIDELINES

DESIGN CHARACTER IMAGERY



*Building character example images are for reference only

MASTER PLAN DESIGN CHARACTER IMAGERY

ALAMEDA MARINA MASTER PLAN DEVELOPMENT STANDARDS (CH.6)	PROPOSED
VISUAL CORRIDOR: Visual corridors from Clement to the waterfront through Wrap A and Wrap B will meet the following standards: • Two-story, 20' wide	***VISUAL CORRIDOR:*** N/A
BUILDING SETBACKS: Clement Avenue: 12'-0" minimum Internal Street: 8'-0" minimum Internal Park: 10'-0" minimum	***BUILDING SETBACKS***: Clement Avenue: 15'-0" Internal Street: 8'-0" (along Stanford Street & Willow Street) Internal Park: 10'-0" to lawn near Building D; 14' to dog park
BUILDING HEIGHT: All new construction shall have a maximum height of 45' to 65', as height is defined in Chapter 30-2 of the Alameda Municipal Code, as shown on Alameda Master Plan exhibit 6.6.	***BUILDING HEIGHT:***
PARKING: Residential Parking: Each residential building with parking contained within a common shared structure shall provide a maximum of 1.5 spaces for each unit in the building. Townhomes are exempt from the Residential Parking provisions and may be constructed with an enclosed garage that holds a maximum of 2 cars, which will not be mangaged by the Parking Owner Operartor (PO). Unbundled parking will be implemented in all residential buildings with structured parking. Non-Residential Parking: Approximately 348 public parking spaces shall be provided, managed and marked for use by marina patrons, maritime and commercial patrons, and open space users.	***PARKING:*** Residential Parking: 182 du x 2.0 spaces = 364 spaces total in enclosed garages. Non-Residential Parking: N/A

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DEVELOPMENT STANDARDS INFO
MASTER PLAN COMPLIANCE

A0.2.0

ALAMEDA MARINA MASTER PLAN BUILDING DESIGN GUIDELINES (CH.7.2)	PROPOSED
SITING & ORIENTATION: • Orient building fronts toward the streets, pedestrian promenades/paths, waterfront and other public spaces, wherever possible. • Establish a consistent alignment of building façades that frame the edges of the street, pedestrian promenades/paths and other public spaces. Street-level uses, primary building entries, storefronts and building lobbies must address the street frontage. • Where ground floor retail/commercial space exists a minimum of 70% of the frontage facing onto a street, paseo, or open space shall be at the property line or minimum setback. • Arrange buildings to create a variety of outdoor spaces such as courtyards, pathways and other common open space that encourage social activity and promote pedestrian connectivity. • Orient buildings to maximize views of the waterfront and open space. • Position buildings to optimize daylight access and resident privacy. • Consider passive solar design when locating windows and overhangs. • Design common outdoor spaces between buildings to be functional, provide appropriate amenities and site furnishing, and incorporate interpretive maritime elements at key locations.	***SITING & ORIENTATION:***
BUILDING DESIGN: • There shall be clear glazing facades with a minimum of 60% of the linear frontage (i.e. not height or area) at all retail/commercial buildings • Ground floors at retail/commercial buildings shall have a minimum glazing/opening height of 14'. • All ground floor retail space shall have a minimum height of 14'.	***BUILDING DESIGN:***
ENTRIES: • Orient building entries toward public spaces such as streets, pedestrian promenades/paths, waterfront and other public spaces, whenever feasible. • Building entries shall be the prominent feature of the front façades. • Incorporate design features such as entry stoops, porches, awnings or other coverings, hedge landscaping, etc. scaled to a pedestrian level experience for residential buildings to differentiate between public and private spaces along the street. • Identify commercial building entrances by incorporating recessed entries, awnings and/or other distinct architectural elements.	***ENTRIES:***
MASSING & ARTICULATION: • Building massing and form shall be appropriate to the architectural style. • Front building elevations and elevations facing streets, pedestrian promenades/paths, waterfront and other public spaces with public right of way less than 50' shall include plane breaks/modulation on the upper stories to create a more pedestrian friendly scale. Offset forms may include vertical breaks between stories or horizontal breaks between spaces, and shall incorporate changes in materials and colors as appropriate to the building style. Stepped massing and layered wall planes may incorporate cantilevered masses or balconies, recessed masses or inset balconies, and volume spaces. • Ground-floor façades shall be designed using articulation and material/color variations to create a visually interesting and varied pedestrian experience. • Upper-floor façades shall be differentiated from the ground floor façades by a transition line, which may be in the form of an articulated trim course, a shallow recess or cantilever, a continuous balcony, or other means appropriate to the building style, accompanied by a change of window size/rhythm, materials, colors or textures. • Lower height elements, such as recessed massing above ground floor, porches, entry features, bay windows, etc., are encouraged to articulate massing, establish pedestrian scale and add variety to the streetscene. • Use projections to emphasize design features such as entries, primary windows or outdoor spaces. Projections may include, but are not limited to, awnings, balconies, window/door surrounds, bay windows or dormers, roof overhangs, shed roof elements and tower elements. • Long walls with no windows or entries shall be articulated by changes in plane and/or material to break up the monotonous planes.	***MASSING & ARTICULATION:***

ALAMEDA MARINA MASTER PLAN BUILDING DESIGN GUIDELINES (CH.7.2)	PROPOSED
ROOF CONSIDERATIONS: • Roof form, ridgelines, pitch, materials and colors shall be compatible with the architectural style of the building. • Variety in roof forms and/or building/ridge heights is encouraged along the streets, pedestrian promenades/paths, waterfront, and other public spaces to provide visual interest. • Where flat roofs are used, the buildings are encouraged to have pronounced parapet treatments complementary to the design vocabulary of the building.	***ROOF CONSIDERATIONS:***
MATERIALS & COLORS: • Incorporate a range of colors and materials that are complementary to the building's architectural style to produce diversity and provide visual interest. • Use durable, non-corrosive building materials that are appropriate to the marina environment, including, but are not limited to, stucco, wood, brick, tile, stone, metal and glass. • Buildings are encouraged to incorporate materials salvaged from the site. • The building color palette shall be appropriate to the waterfront environment and compatible with the existing environment. Variations in shade or tone that are reflective of nature can be used to enhance forms and heighten interest. • Changes in materials and colors shall occur at interior corners of the building façades.	***MATERIALS & COLORS:***
CORNER TREATMENTS: • Corner buildings are encouraged to have enhanced treatments on both street-facing sides, which may include wrap-around porches or balconies, recessed stories above the ground floor, feature windows, awnings, tower elements, or other façade detailing. • At corner buildings, primary facade materials and details shall wrap around to side elevations. • The primary entry to corner buildings are encouraged to be located at the corner.	***CORNER TREATMENTS:***
ALLEY TREATMENT: • Plane offsets and stepped massing (recessed or cantilevered) along the alleys are encouraged to provide visual interest and articulation. • Consider incorporating architectural projections such as balconies, bays, eaves or other elements. • Use similar material window trims, colors and appropriate details as the front elevation. • Residential buildings shall use enhanced garage door patterns or finishes that complement the building's design vocabulary, as appropriate. • Provide planting areas between garage doors where feasible to soften the alley environment.	***ALLEY TREATMENT:***
SURROUNDING AREA CHARACTER: • All new development should complement the building forms, architectural styles and landscape patterns of neighboring development. This may be accomplished through a combination of massing, materials, colors, or details. • New development should respect existing historic or potentially historic structures in the immediate area through the use of similar materials and proportions and the avoidance of overwhelming scale and visual obstruction. • Transitions between existing and new buildings should be gradual. The height and mass of new projects should not create abrupt changes from those of existing buildings.	***SURROUNDING AREA CHARACTER:***

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ALAMEDA MARINA

ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

DESIGN GUIDELINES INFO
MASTER PLAN COMPLIANCE

ALAMEDA MARINA MASTER PLAN BUILDING DESIGN GUIDELINES (CH.7.2)	PROPOSED
SITE CHARACTER: • Natural amenities such as views, the Bay Trail, and similar features unique to the site shall be preserved and incorporated into development proposals, if feasible. • Some structures which are historic or are otherwise distinctive should also be preserved and incorporated into development proposals where feasible and appropriate. • Buildings should not back on to existing or potential amenities. High activity areas, such as building entries, restaurant dining areas, or major pedestrian routes should be oriented to create a connection between the amenity and the project.	***SITE CHARACTER:***
INTERFACES: • Loading areas, access and circulation driveways, trash, and storage areas and rooftop equipment should be located as far as possible from adjacent residence and should never be located next to residential properties without fully mitigating their negative effects. • Adjacent residential and non-residential uses should be as segregated as is necessary to maintain a livable residential environment by landscaping or building orientation and activity limitations • However, when adjacent residential and non-residential uses can mutually profit from connection rather than separation, applicable connective elements such as walkways, common landscaped areas, building orientation, and unfenced property lines should be employed, and are strongly encouraged. • Parking lots for commercial uses should have no access from or to an otherwise intact residential street and should be separated from the residential street.	***INTERFACES:***
FUNCTIONAL ELEMENTS: • Gutters and downspouts shall be integrated into the design of the building. Exposed gutters and downspouts must be colored to match or complement the surface to which they are attached. • Both roof-mounted and ground-mounted mechanical equipment such as air conditioning/ heating equipment, pool/spa equipment, etc. (excluding solar panels) shall be screened from view of streets, pedestrian promenades/paths, and other public spaces. • Mechanical devices such as exhaust fans, vents and pipes shall be painted to match or compliment the colors of the surfaces to which they are attached.	***FUNCTIONAL ELEMENTS:***
REFUSE COLLECTION, SERVICE & LOADING AREAS: • Locate loading and service areas or the rear or the side of the building away from primary street facades and public view, or screen such areas from public view. • Locate loading and service areas in a manner that minimize conflicts with pedestrian and vehicular circulation. • Outdoor refuse collection areas shall be enclosed and screened from view by walls or fences, and shall not be located adjacent to public streets. • Fences and walls that provide screening shall be designed as an integral part of the building design and be constructed of durable materials, with textures and colors that are complementary to the adjacent buildings.	***REFUSE COLLECTION, SERVICE & LOADING AREAS:***
SUSTAINABLE STRATEGIES: All new residential structures shall require LEED Silver certification or equivalent as part of the project's sustainability vision implementation. Sustainable building techniques may include the use of recycled materials where appropriate, high efficiency energy standards, incorporation of renewable power generation.	***SUSTAINABLE STRATEGIES:***



WATERSIDE

LANDSIDE

WATERSIDE

- 4 PLEX_ **A** COLOR SCHEME
- 4 PLEX_ ALT_**B** COLOR SCHEME
- 5 PLEX_ **A** COLOR SCHEME
- 5 PLEX_ **B** COLOR SCHEME
- 6 PLEX_ **A** COLOR SCHEME

LANDSIDE

- 5 PLEX_ **A** COLOR SCHEME
- 5 PLEX_ **B** COLOR SCHEME
- 7 PLEX_ **A** COLOR SCHEME
- 7 PLEX_ **B** COLOR SCHEME
- 8 PLEX_ **A** COLOR SCHEME
- 8 PLEX_ **B** COLOR SCHEME
- 9 PLEX_ **A** COLOR SCHEME
- 9 PLEX_ **B** COLOR SCHEME

PROJECT DATA

TOTAL UNITS: 182 du total

WATERSIDE SEE A2.1.0 -A2.8.0 for elevations, building plans and unit plans

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-3 TOWNHOUSE
FIRE SPRINKLER: NFPA 13D
BUILDING HEIGHT: +/- 38'

BUILDING SUMMARY

Building	Plan 2	Plan 2-Alt	Plan 3	Plan 4	# of Bldg's	Total Units	%
4-Plex	2	0	1	1	2	8	10%
4-Plex_Alt	0	4	0	0	1	4	5%
5-Plex	3	0	1	1	12	60	71%
6-Plex	4	0	1	1	2	12	14%
Total					**17**	**84**	**100%**

DETAILED UNIT SUMMARY

Unit Type	Description	# Unit Total	%	NSF*	Approx Net Total SF	*U.D.O		Private Open space				Garage	
						Visitability	**Accessibility	Porch (sf)	Deck (sf)	Roof Deck (sf)	total (sf)	Type	area(sf)
Plan 2	3 bd/3.5 ba	48	57%	2,161	103,728 sf	X			55	376	20,688	Side x Side	380
Plan 2-ALT	3 bd/3.5 ba	4	5%	2,138	8,552	X			55	376	1,724	Side x Side	390
Plan 3	4 bd/3.5 ba	16	19%	2,563	41,008 sf	X			62	401	7,408	Side x Side	378
Plan 4	4 bd/3.5 ba	16	19%	2,689	43,024 sf	X	X		62	475	8,592	Side x Side	378
						84	16						
Sub-Total		**84**	**100%**		**196,312** sf	100%	19%				**38,412**		
Average Unit Size		**2,337.05 sf**											

Garage Breakdown

	Total	%
Side x Side	84	100%
Tandem	0	0%

LANDSIDE SEE A3.1.0 -A3.10.0 for elevations, building plans and unit plans

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-2 CONDOMINIUM
FIRE SPRINKLER: NFPA 13
BUILDING HEIGHT: +/- 38'

BUILDING SUMMARY

Building	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	Plan 7	# of Bldg's	Total Units	%
5-Plex	2			1	1	2		4	20	20%
7-Plex	2	1	1	1	1		1	4	28	29%
8-Plex	3			2	1	2		4	32	33%
9-Plex	4			2	1	1	1	2	18	18%
Total								14	**98**	100%

DETAILED UNIT SUMMARY

Unit Type	Description	# Unit Total	%	NSF*	Approx Net Total SF	*U.D.O		Private Open space				Garage	
						Visitability	**Universal Design Accessible	Porch (sf)	Deck (sf)	Private Roof Deck (sf)	Total (sf)	Garage	Garage (sf)
Plan 1	2bd/2.5 ba	36	37%	1,462	52,632 sf				66	-	2,376	Tandem	474
Plan 2	2bd/2.5 ba	4	4%	1,471	5,884 sf				67	250	1,268	Tandem	410
Plan 3	2bd/2.5 ba	4	4%	1,602	6,408 sf				57	400	1,828	Tandem	526
Plan 4	2bd/Den /3.5 ba	16	16%	1,770	28,320 sf	X			67	-	1,072	Side x Side	429
Plan 5	3bd/3.5 ba	14	14%	2,090	29,260 sf	X			68	204	3,808	Side x Side	404
Plan 6	3bd/3.5 ba	18	18%	2,194	39,492 sf	X		94	58	226	6,804	Side x Side	367
Plan 7	3bd/3.5 ba	6	6%	2,386	14,316 sf	X	X	0	48	226	1,644	Side x Side	367
						54	6						
Sub-Total		**98**	**100%**		**176,312** sf	55%	6%				**18,800**		
Average Unit Size		**1,799 sf**											

Garage Breakdown

	Total	%
Side x Side	54	55%
Tandem	44	45%

✱ U.D.O : Universal Residential Design Ordinance (A.M.C 30-18)
Approx. percentages dependant on site grading and related conditions

✱✱ Note: Accessibility per A.M.C 30-18 not CBC chapter 11A

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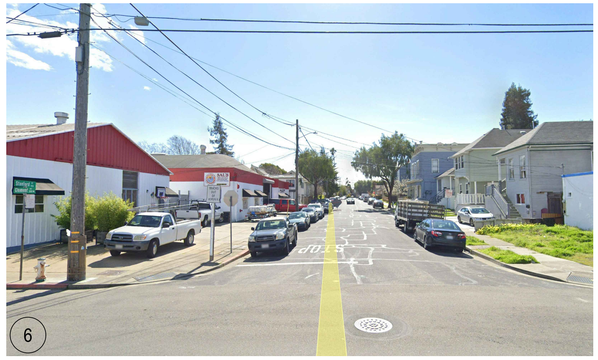
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MARCH 9, 2020

SITE PLAN & PROJECT DATA
ARCHITECTURAL COLOR & STYLISTIC VARIATION

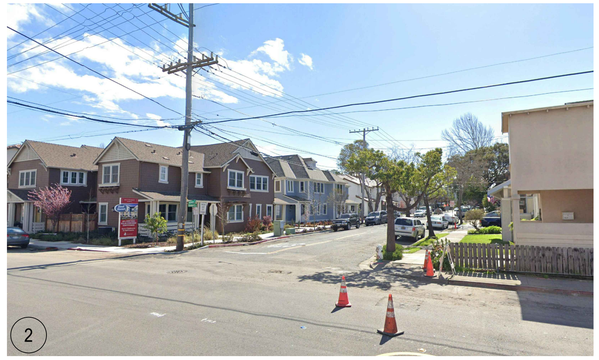
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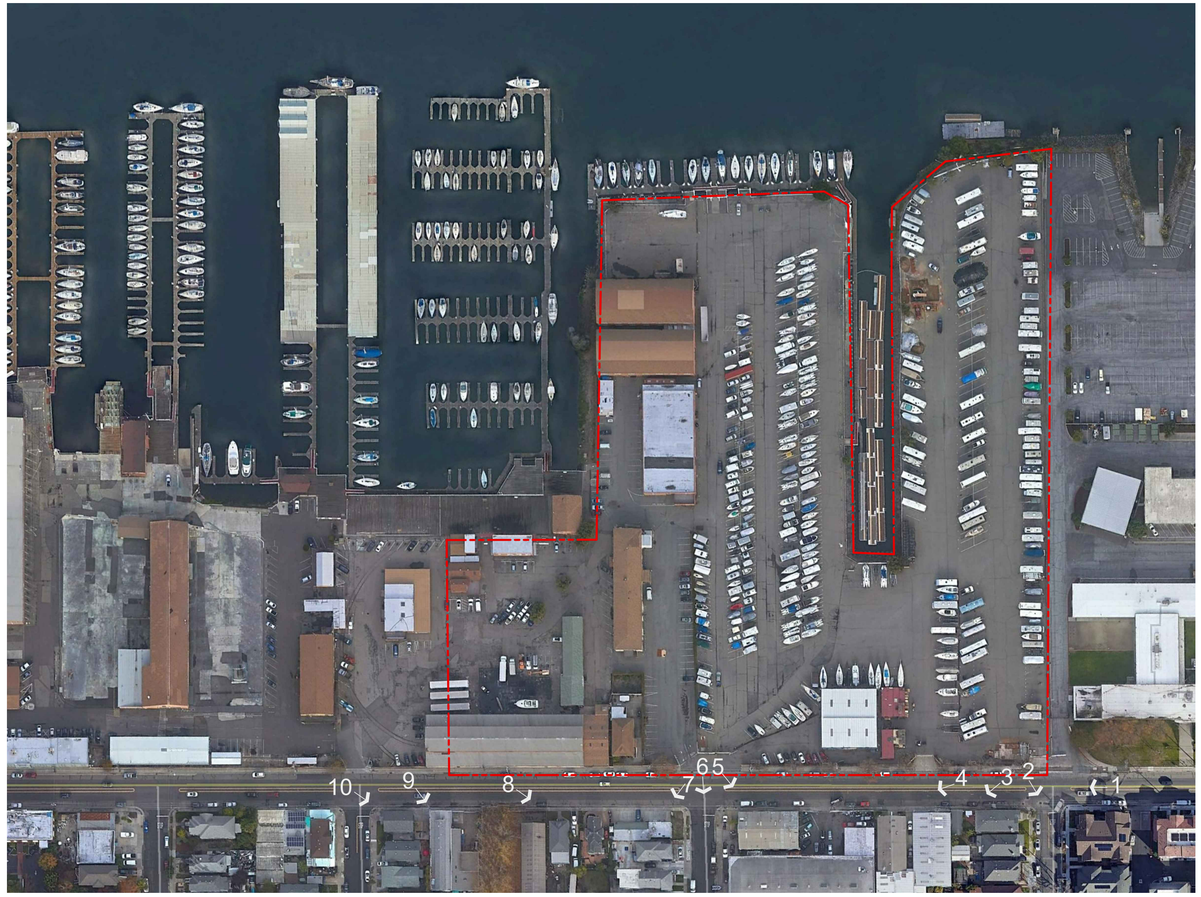
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9


5

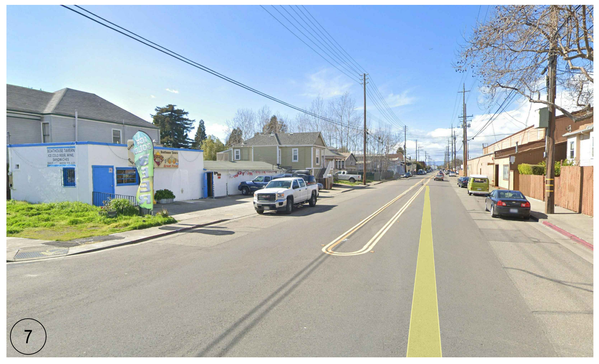




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4


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3

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MARCH 9, 2020

Not To Scale
NTS

VICINITY MAP

A1.1.0

LANDSIDE
5, 7, 8 & 9 Plex 3 Story CONDOMINIUM -TYPE VB

CODE INFORMATION

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE (CBC)

2019 CALIFORNIA ELECTRICAL CODE (CEC)

2019 CALIFORNIA MECHANICAL CODE (CMC)

2019 CALIFORNIA PLUMBING CODE (CPC)

2019 CALIFORNIA FIRE CODE (CFC)

2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CAL GREEN)

2019 BUILDING ENERGY EFFICIENCY STANDARDS

CODE SUMMARY

USE & OCCUPANCY (CBC SECTION 310.4 & 312.1)	R-2: BUILDINGS CONTAINING MORE THAN TWO DWELLING UNITS U: PRIVATE GARAGES
SEPARATIONS: (CBC SECTION 420)	WALLS SEPARATING DWELLING UNITS (R2) SHALL BE 1-HOUR FIRE PARTITIONS COMPLYING WITH CBC SECTION 708. WALLS SEPARATING PRIVATE GARAGES (U) FROM DWELLING UNIT (R2) SHALL BE SEPARATED BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE PER 406.3.4.1. DOORS SHALL BE 20 MIN RATED. FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS (R2) AND DWELLING UNITS (R2) / GARAGES (U) SHALL BE 1-HR RATED HORIZONTAL ASSEMBLIES COMPLYING WITH CBC SECTION 711. DOOR BETWEEN PRIVATE GARAGE (U) AND ITS OWN DWELLING UNIT (R2) SHALL BE 20MIN RATED - SELF-CLOSING, SELF-LATCHING, SOLID WOOD DOOR OR SOLID OR HONEYCOMB CORE STEEL DOOR, MINIMUM 1-3/8 INCHES (34.9 MM) THICK. DOORS IN RATED CONSTRUCTION SHALL COMPLY WITH CBC SEC 716.5
TYPE OF CONSTRUCTION:	TYPE VB, 3-STORY
FIRE SPRINKLERS:	FIRE SPRINKLER: NFPA 13
ALLOWABLE HEIGHT: (CBC TABLE 504.3 & SECTION 504)	TYPE V-B: (WITH NFPA 13) 60 FEET MAXIMUM (WITHOUT AREA INCREASE) 40 FEET MAXIMUM (WITH AREA INCREASE) 65' FEET PER PROJECT DEVELOPMENT STANDARDS
ACTUAL HEIGHT:	< 40 FEET - SEE ELEVATIONS
ALLOWABLE STORIES: (CBC TABLE 504.4 & SEC 504.4)	R-2, TYPE V-B: 3 STORIES (2 STORIES BASE ALLOWABLE + 1 STORY SPRINKLER INCREASE FOR NFPA 13) U, TYPE V-B: 2 STORIES
ALLOWABLE FLOOR AREA: (CBC SEC 406 & SEC 508)	IN R OCCUPANCIES WITH NOT MORE THAN THREE STORIES ABOVE GRADE PLANE, THE AGGREGATE SUN OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY MULTI-STORY BUILDINGS SHALL NOT EXCEED ONE(1) IN R OCCUPANCIES WITH MORE THAT THREE STORIES ABOVE GRADE PLANE, THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY MULTT-STORY BUILDINGS SHALL NOT EXCEED TWO(2) GROUP U IS PERMITTED TO BE 1,000 SQ. FT. PER GARAGE WHEN PROVIDING 1-HOUR FIRE BARRIERS BETWEEN GARAGES. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATE BY A 1-HR FIRE BARRIER
RATED EXTERIOR WALLS (CBC TABLE 601)	TYPE VB, 3-STORY: NOT REQUIRED
FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARTION DISTANCE: (TABLE 602)	FIRE SEPARATION DISTANCE ≥ 10' FOR TYPE VB CONSTRUCTION AND R3 OCCUPANCY SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ONE (1) - (1 HOUR)
ALLOWABLE OPENINGS (CBC TABLE 705.8)	UNPROTECTED SPRINKLERED - PER C.B.C. TABLE 705.8 SEE SITE PLAN FOR FIRE SEPARATION DISTANCE AND SHEET A0.50 FOR ACTUAL AREA OF OPENINGS IN EXTERIOR WALLS.
ACCESSIBILITY:	SHALL COMPLY WITH CBC CHAPTER 1102A.3 MULTI-STORY DWELLINGS

WATERSIDE
4, 5, & 6 Plex 3 Story TOWNHOUSE CONDOMINIUM -TYPE VB

CODE INFORMATION

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE (CBC)

2019 CALIFORNIA ELECTRICAL CODE (CEC)

2019 CALIFORNIA MECHANICAL CODE (CMC)

2019 CALIFORNIA PLUMBING CODE (CPC)

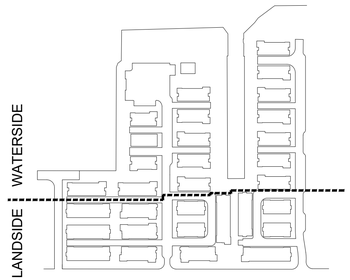
2019 CALIFORNIA FIRE CODE (CFC)

2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CAL GREEN)

2019 BUILDING ENERGY EFFICIENCY STANDARDS

CODE SUMMARY

DEFINITIONS: [PER CRC R202]	ATTACHED TOWNHOUSE: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC R302.2)	**R-3** (ATTACHED TOWNHOUSE) U (PRIVATE GARAGES)
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLERS:	NFPA 13-R PER CFC SECTION 903.1.2 /CBC TABLES 504.3 & 506.2 PER CFC SECTION D106. EXCEPTION: PROJECTS HAVING UP TO 200 DWELLING UNITS MAY HAVE A SINGLE FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS, INCLUDING NONRESIDENTIAL OCCUPANCIES, ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.1.1 OR 903.1.2
ALLOWABLE HEIGHT:	3 STORIES, AND < 60 FEET
ALLOWABLE STORIES: (CBC TABLE 504.3 & SEC. 504.4)	3 STORIES
ALLOWABLE FLOOR AREA	R-3= UNLIMITED PER CBC TABLE 506.2 U= 1,000 S.F. PER CBC 406.3.1 PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING:	FIRE SEPARATION DISTANCE ≥ 3' FOR TYPE VB CONSTRUCTION AND R3 OCCUPANCY SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' FOR TYPE VB CONSTRUCTION AND R3 OCCUPANCY SHALL BE ONE (1) - (1 HOUR) REFER TO CIVIL SITE PLAN FOR SEPARATION DISTANCES.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: SEPARATIONS: (CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED REFER TO SITE PLAN (SHEET A1.10) FOR FIRE SEPARATION DISTANCES.
FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE SEPARATION DISTANCE: (PER CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE REFER TO SITE PLAN (SHEET A1.10) FOR FIRE SEPARATION DISTANCES.
UTILITIES / THROUGH PENETRATIONS	ELECTRIC & GAS METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1 (SEE SITE PLAN, SHEET A1.10).



KEY MAP n.t.s.

BIRD SAFE BUILDING ORDINANCE:
PER AMC 30-5-16 B. 2 (a), NEW CONSTRUCTION. NEW BUILDINGS THAT ARE GREATER THAN THIRTY-FIVE (35) FEET IN HEIGHT, AND THAT HAVE ONE OR MORE FACADES IN WHICH GLASS CONSTITUTES FIFTY(50%) PERCENT OR MORE OF THE AREA OF AN INDIVIDUAL FACADE. THE BIRD-SAFE GLAZING REQUIREMENT MUST BE MET ON ANY WINDOW OR UNBROKEN GLAZED SEGMENT WITH AN AREA OF TWELVE (12) SQUARE FEET OR MORE LOCATED ON SUCH FACADE.

PROPOSED BUILDINGS HAVE EACH FACADE IN WHICH GLASS CONSTITUTES MAX THIRTY (30 %) PERCENT OR LESS, THEREFORE, PER AMC 30-5-16B.2(a), THE BIRD SAFE BUILDING STANDARDS ARE NOT APPLICABLE FOR PROPOSED PROJECTS.

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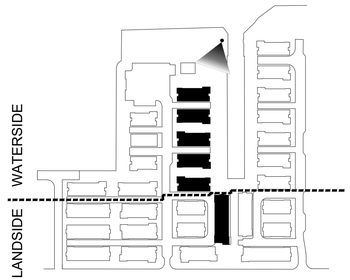
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DESIGN REVIEW
MARCH 9, 2020

CODE ANALYSIS
WATERSIDE & LANDSIDE

A1.2.0



KEY MAP n.t.s.



WATERSIDE PERSPECTIVE AT HARBOR VIEW PARK

Notes:
Refer to Landscape Sheets for landscape design, dimensions and detailed information.

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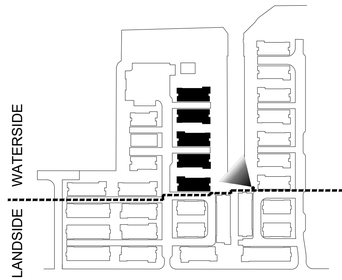
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DESIGN REVIEW
MARCH 9, 2020

Scale: 1/8" = 1'-0"
0 4 8 16

WATERSIDE
STREET SCENE
PERSPECTIVE

A1.3.0



KEY MAP n.t.s.



WATERSIDE PERSPECTIVE AT WATERLIFE PARK

Notes:
Refer to Landscape Sheets for landscape design, dimensions and detailed information.

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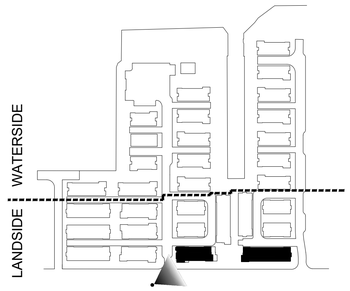
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MARCH 9, 2020

Scale: 1/8" = 1'-0"
0 4 8 16

WATERSIDE
STREET SCENE
PERSPECTIVE

A1.3.1



KEY MAP n.t.s.



STREET PERSPECTIVE AT CLEMENT AVE - STANFORD ST.

Notes:
Refer to Landscape Sheets for landscape design, dimensions and detailed information.

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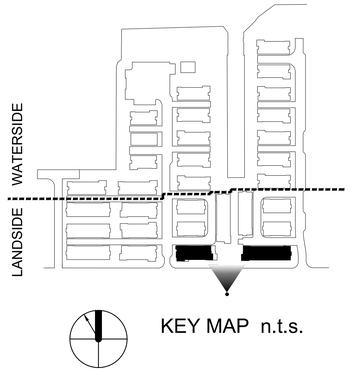
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MARCH 9, 2020

Scale: 1/8" = 1'-0"
0 4 8 16

LANDSIDE
STREET SCENE
PERSPECTIVE

A1.3.2





PERSPECTIVE AT PUBLIC ACCESS FROM CLEMENT AVE TO WATERLIFE PARK

Notes:
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MARCH 9, 2020

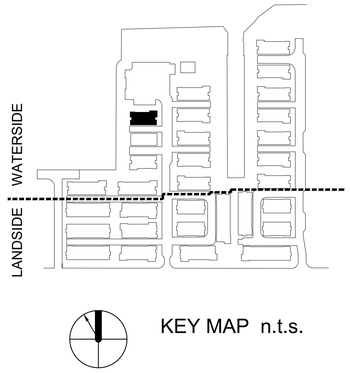
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0 4 8 16

LANDSIDE
STREET SCENE
PERSPECTIVE

A1.3.3



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
15. AC Unit Screen

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ALAMEDA MARINA

ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

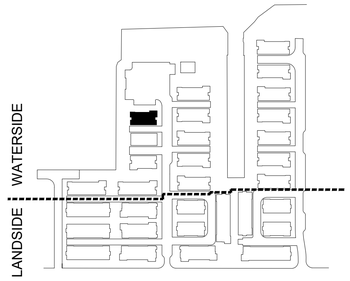
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WATERSIDE
BUILDING ELEVATIONS- 4 PLEX
A COLOR SCHEME

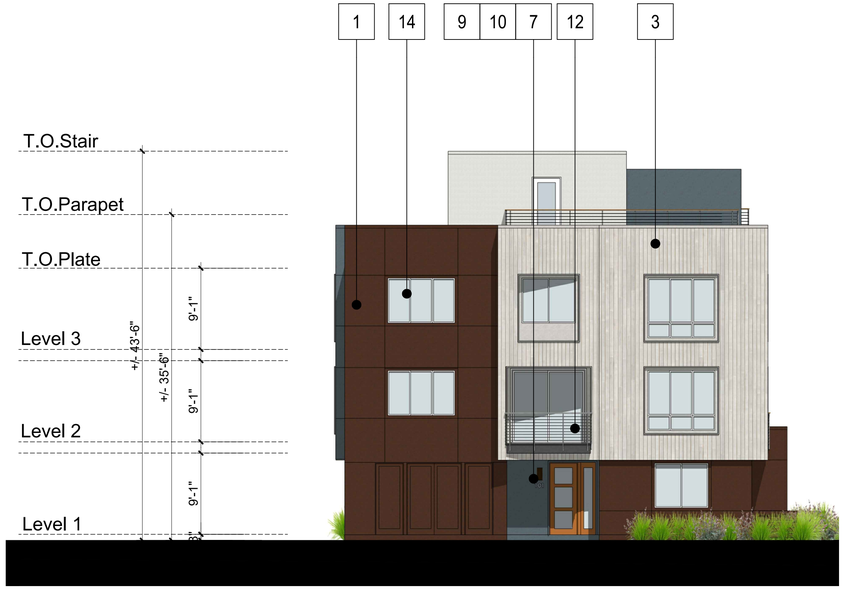
A2.0.0



FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
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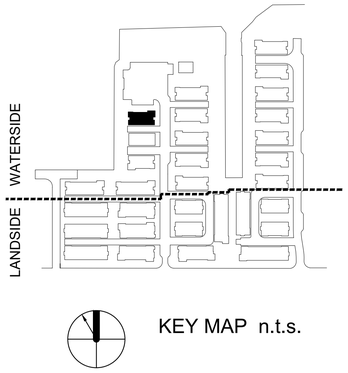
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WATERSIDE
BUILDING ELEVATIONS- 4 PLEX
A COLOR SCHEME

A2.0.1



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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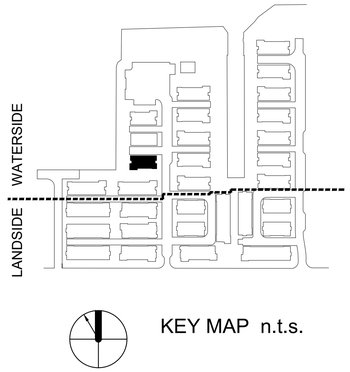
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WATERSIDE
BUILDING ELEVATIONS- 4 PLEX
A COLOR SCHEME

A2.0.2



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
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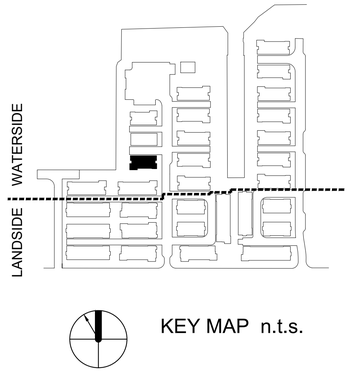
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WATERSIDE
BUILDING ELEVATIONS- 4 PLEX
B COLOR SCHEME

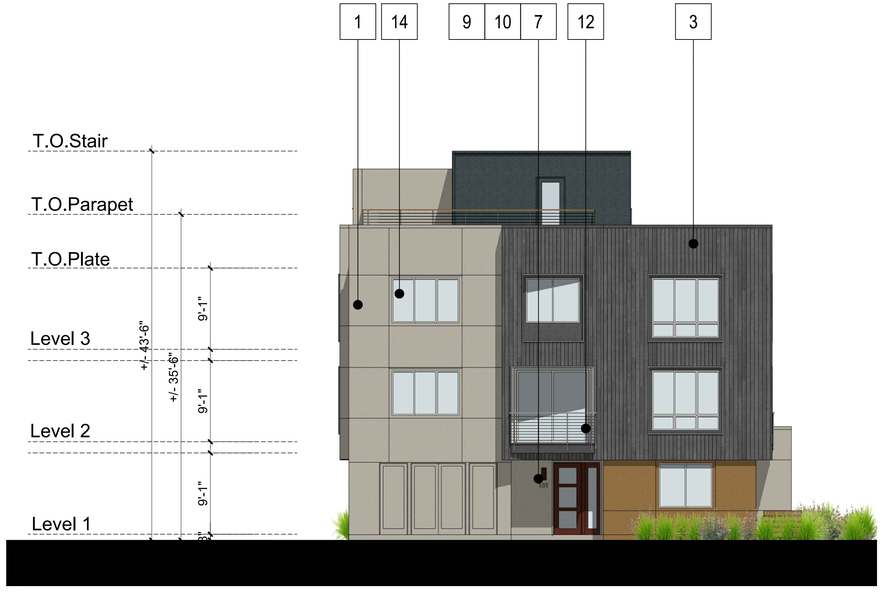
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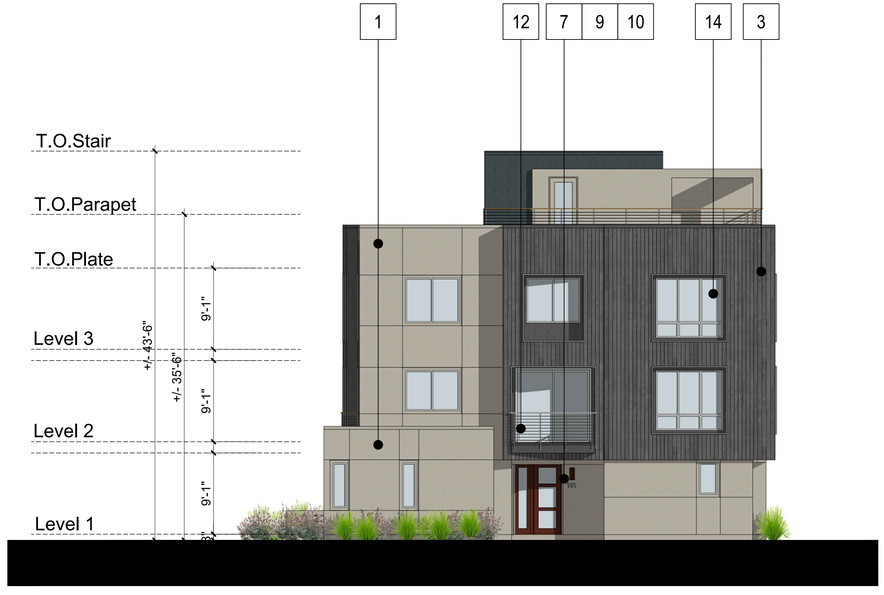
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
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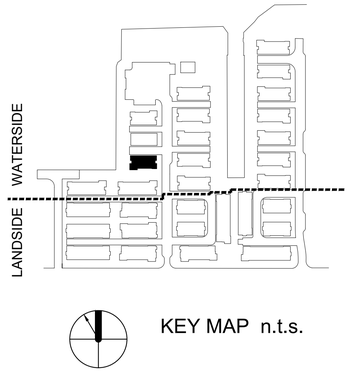
Scale: 1/8" = 1'-0"
0 4 8 16

WATERSIDE
BUILDING ELEVATIONS- 4 PLEX
B COLOR SCHEME

A2.0.4



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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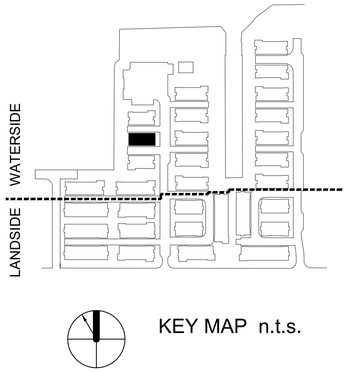
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0 4 8 16

WATERSIDE
BUILDING ELEVATIONS- 4 PLEX
B COLOR SCHEME

A2.0.5



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
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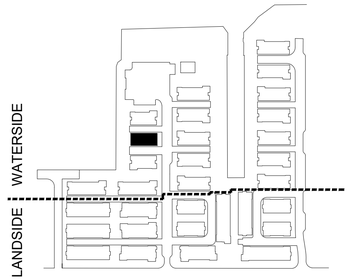
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WATERSIDE
BUILDING ELEVATIONS- 4 PLEX - ALT
B COLOR SCHEME

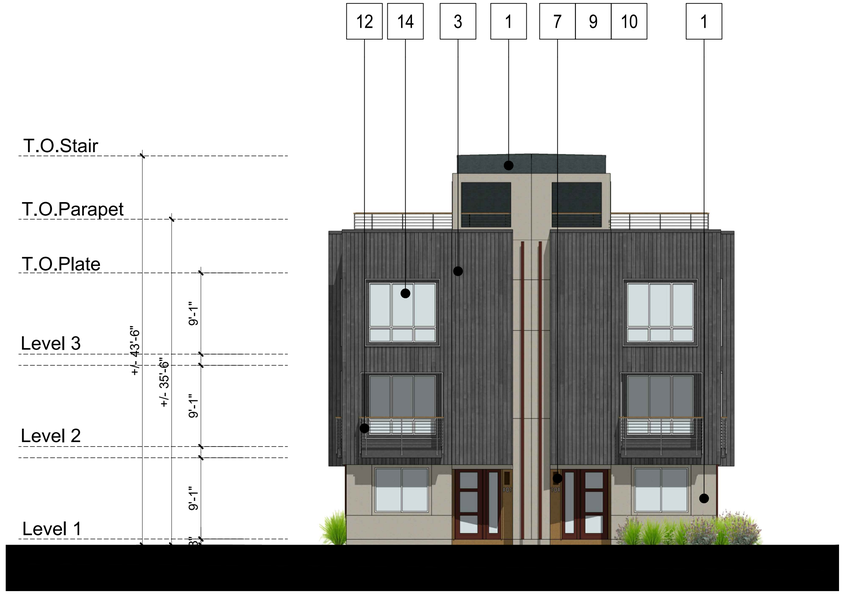
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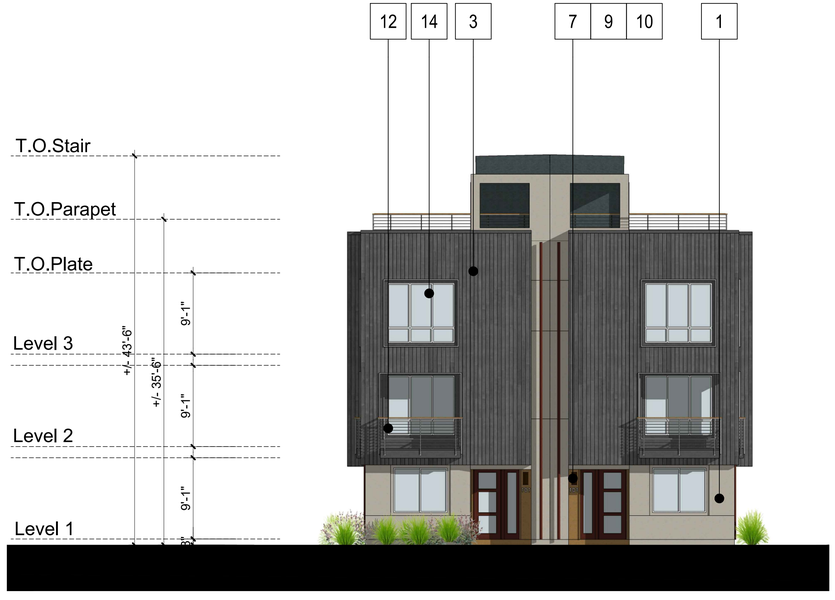
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

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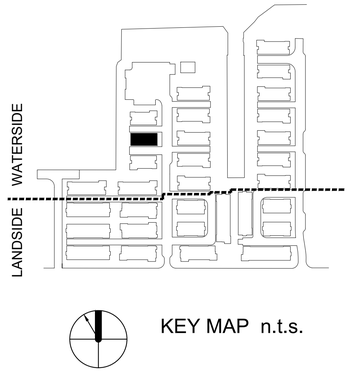
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WATERSIDE
BUILDING ELEVATIONS- 4 PLEX - ALT
B COLOR SCHEME

A2.0.7



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
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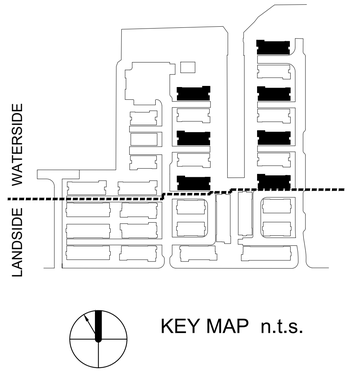
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WATERSIDE
BUILDING ELEVATIONS- 4 PLEX - ALT
B COLOR SCHEME

A2.0.8



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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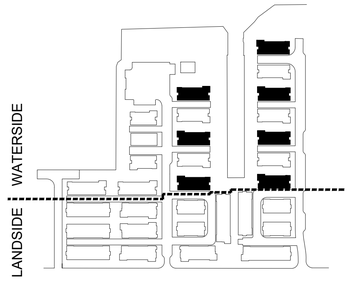
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WATERSIDE
BUILDING ELEVATIONS- 5 PLEX
A COLOR SCHEME

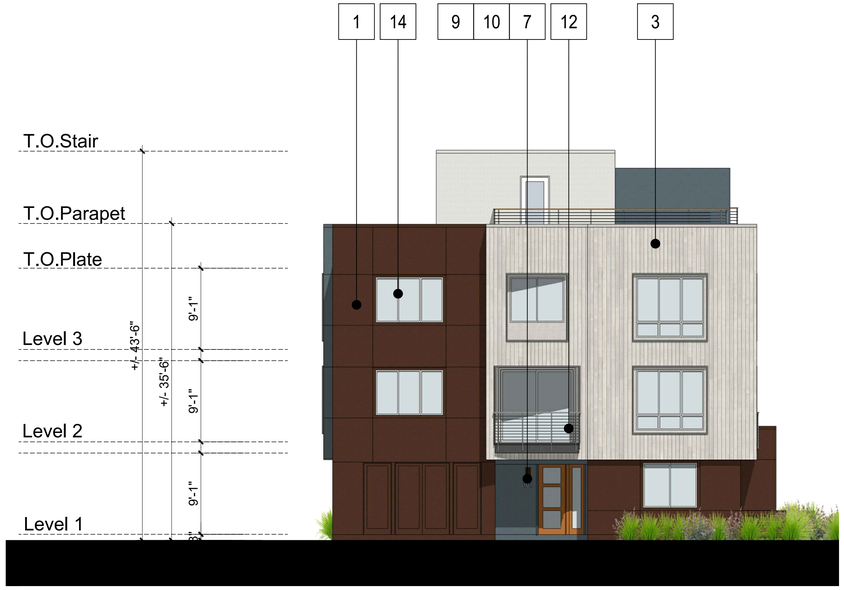
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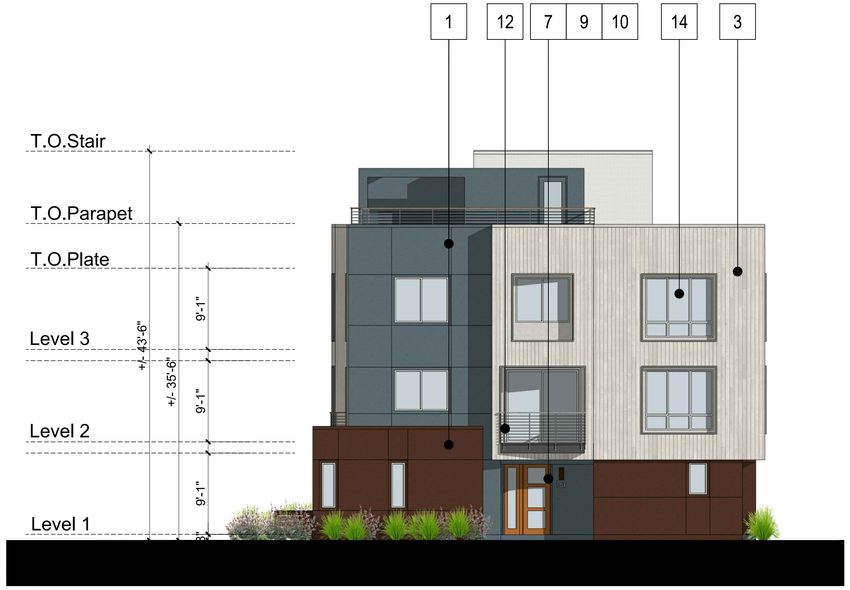
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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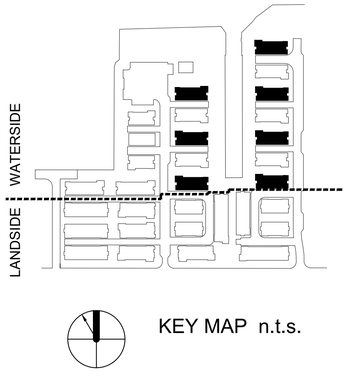
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WATERSIDE
BUILDING ELEVATIONS- 5 PLEX
A COLOR SCHEME

A2.1.1



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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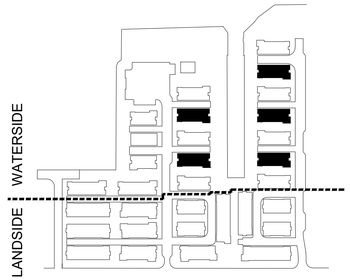
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0 4 8 16

WATERSIDE
BUILDING ELEVATIONS- 5 PLEX
A COLOR SCHEME

A2.1.2



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
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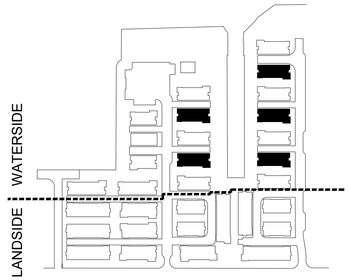
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WATERSIDE
BUILDING ELEVATIONS- 5 PLEX
B COLOR SCHEME

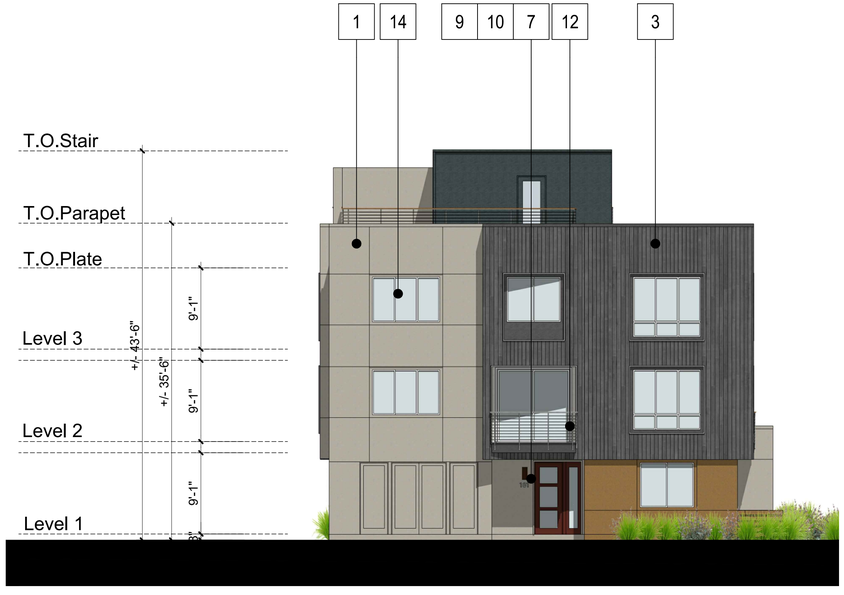
A2.1.3



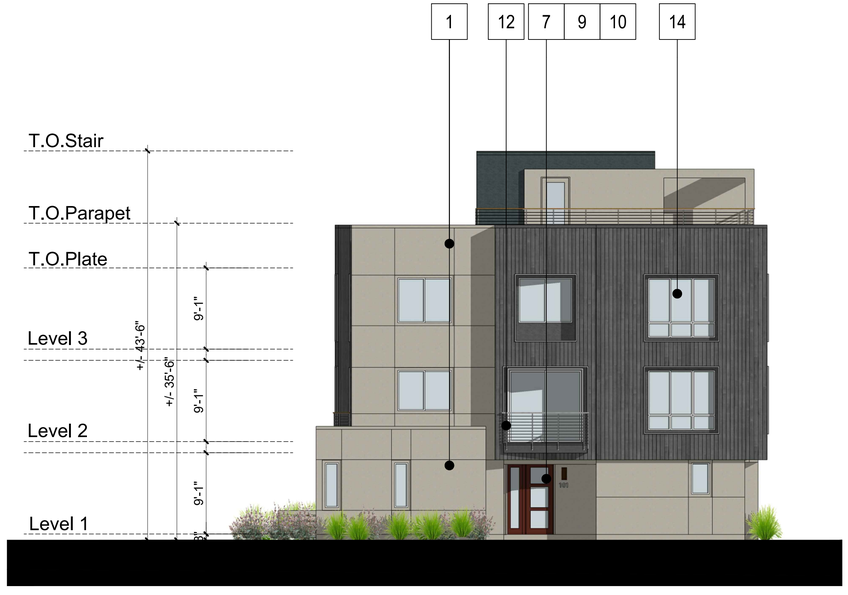
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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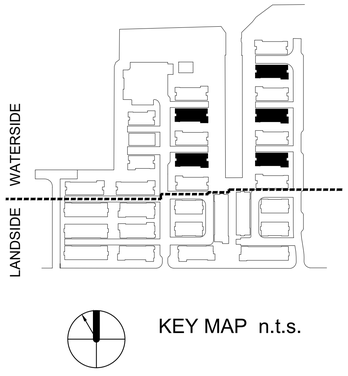
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0 4 8 16

WATERSIDE
BUILDING ELEVATIONS- 5 PLEX
B COLOR SCHEME

A2.1.4



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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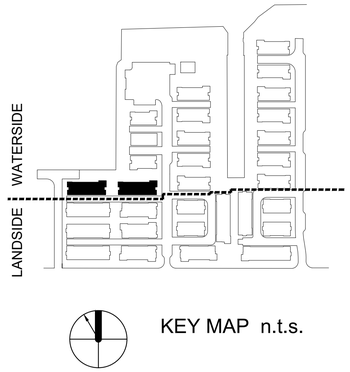
Scale: 1/8" = 1'-0"
0 4 8 16

WATERSIDE
BUILDING ELEVATIONS- 5 PLEX
B COLOR SCHEME

A2.1.5



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
15. AC Unit Screen

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ALAMEDA MARINA

ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

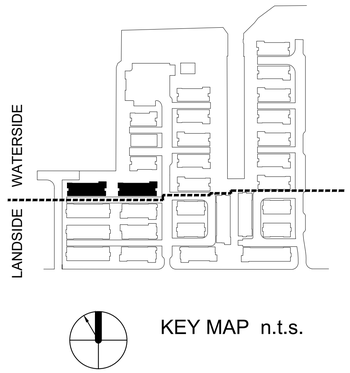
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WATERSIDE
BUILDING ELEVATIONS- 6 PLEX
A COLOR SCHEME

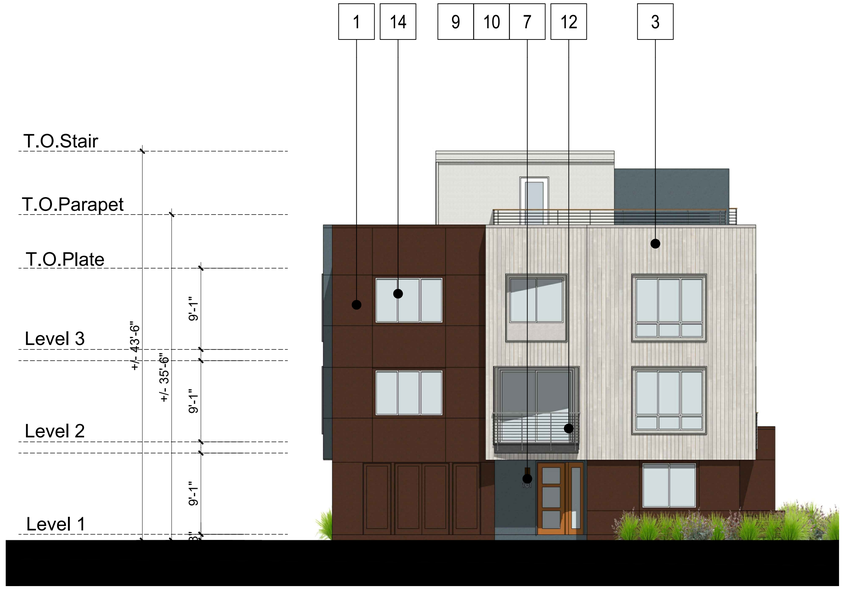
A2.2.0



FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
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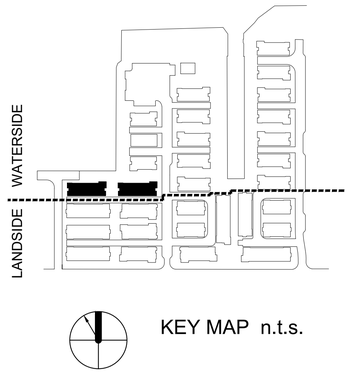
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0 4 8 16

WATERSIDE
BUILDING ELEVATIONS- 6 PLEX
A COLOR SCHEME

A2.2.1



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
15. AC Unit Screen

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Scale: 1/8" = 1'-0"
0 4 8 16

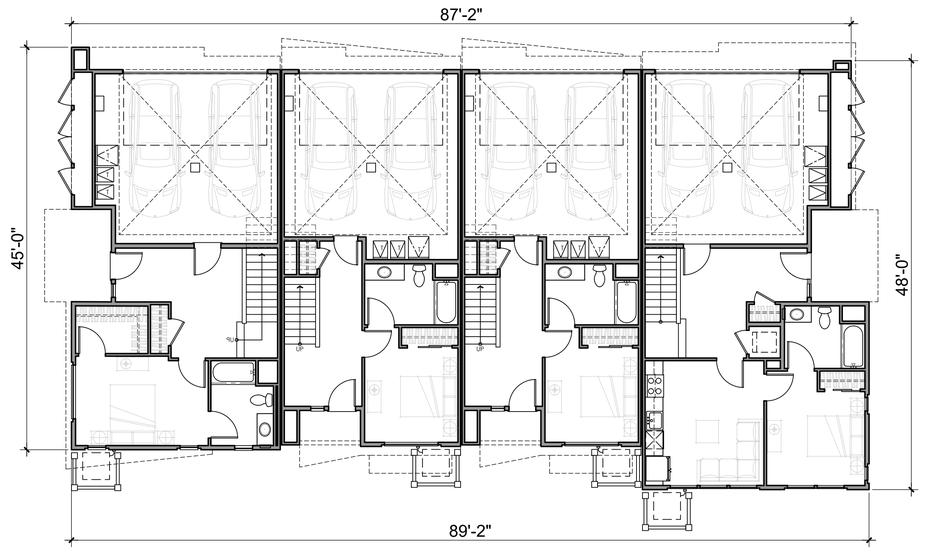
WATERSIDE
BUILDING ELEVATIONS- 6 PLEX
A COLOR SCHEME

A2.2.2



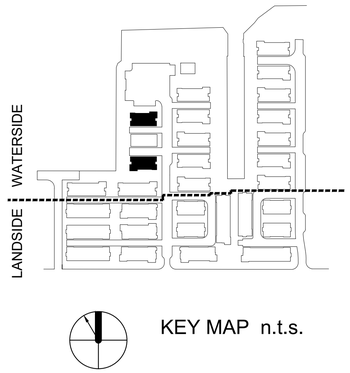
PLAN 3 PLAN 2 PLAN 2 PLAN 4

LEVEL 2



PLAN 3 PLAN 2 PLAN 2 PLAN 4

LEVEL 1



KEY MAP n.t.s.

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MARCH 9, 2020

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0 4 8 16

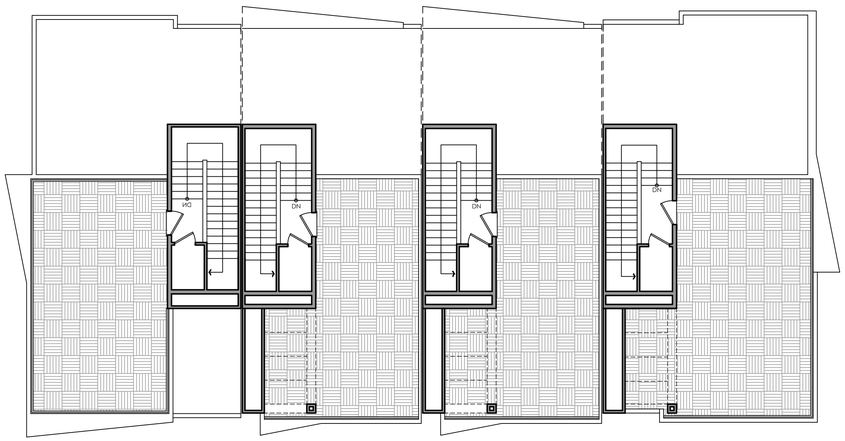
WATERSIDE
BUILDING PLANS- 4 PLEX

A2.3.0



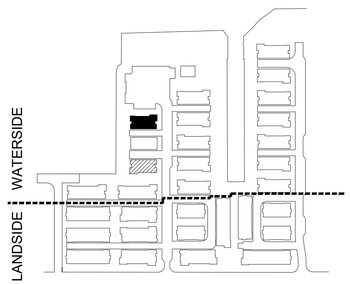
PLAN 3 PLAN 2 PLAN 2 PLAN 4

ROOF-BLDG. 9



PLAN 3 PLAN 2 PLAN 2 PLAN 4

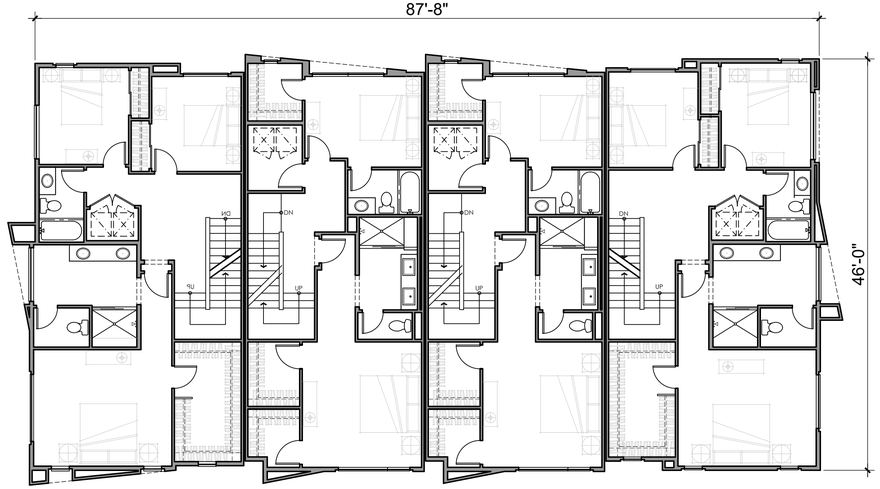
ROOF-BLDG. 11



KEY MAP n.t.s.

BLDG. 11

BLDG. 9



PLAN 3 PLAN 2 PLAN 2 PLAN 4

LEVEL 3

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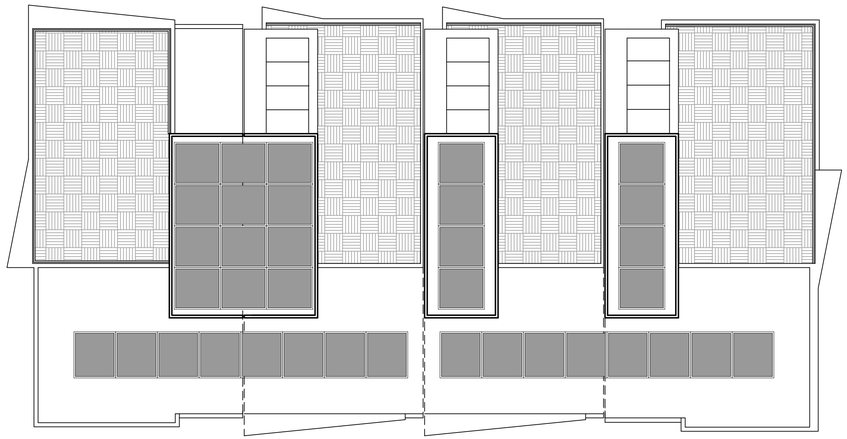
ALAMEDA MARINA TOWNHOMES
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DESIGN REVIEW
MARCH 9, 2020

Scale: 1/8" = 1'-0"
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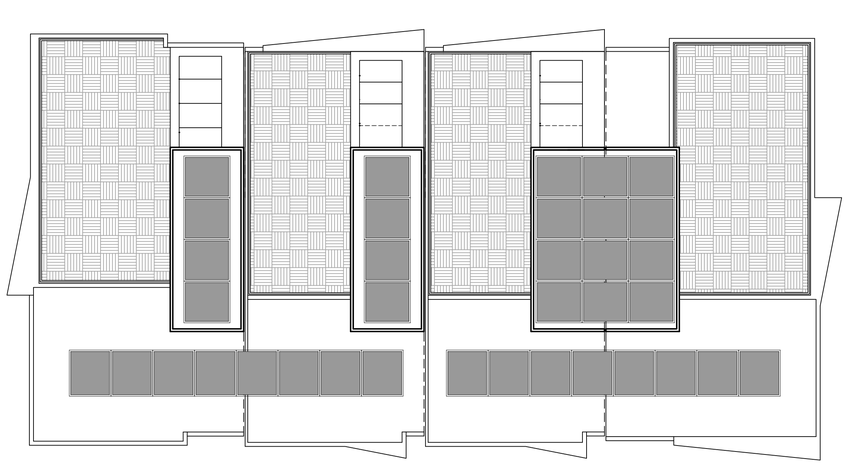
WATERSIDE
BUILDING PLANS- 4 PLEX

A2.3.1



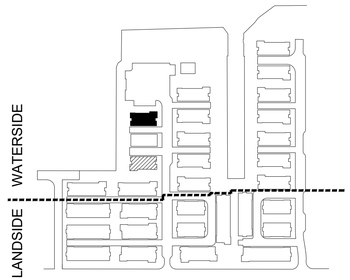
WATERSIDE - 4 PLEX: ROOF AREA: 4,048 SQ.FT.
SOLAR READY ZONE: 864 SQ.FT. (21 %)

SOLAR READY ZONE-BLDG. 11



WATERSIDE - 4 PLEX: ROOF AREA: 4,048 SQ.FT.
SOLAR READY ZONE: 864 SQ.FT. (21 %)

SOLAR READY ZONE-BLDG. 9

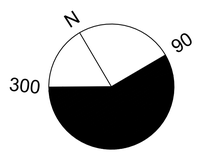


KEY MAP n.t.s.

BLDG. 11

BLDG. 9

For low rise multifamily buildings, the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250' of the building and have a total area of no less than 15% of the total roof area of the building (2019 Energy Code Section 110.10B)



SOLAR READY ZONE

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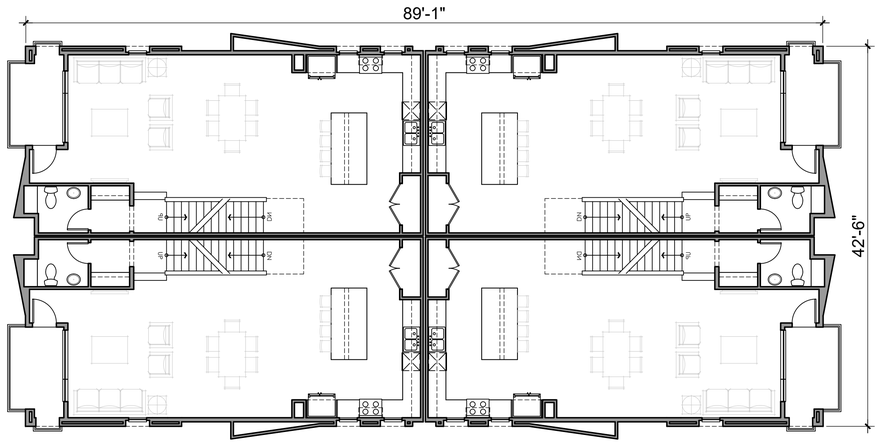
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WATERSIDE
BUILDING PLANS- 4 PLEX
SOLAR READY ZONE

A2.3.2

PLAN 2-ALT

PLAN 2-ALT



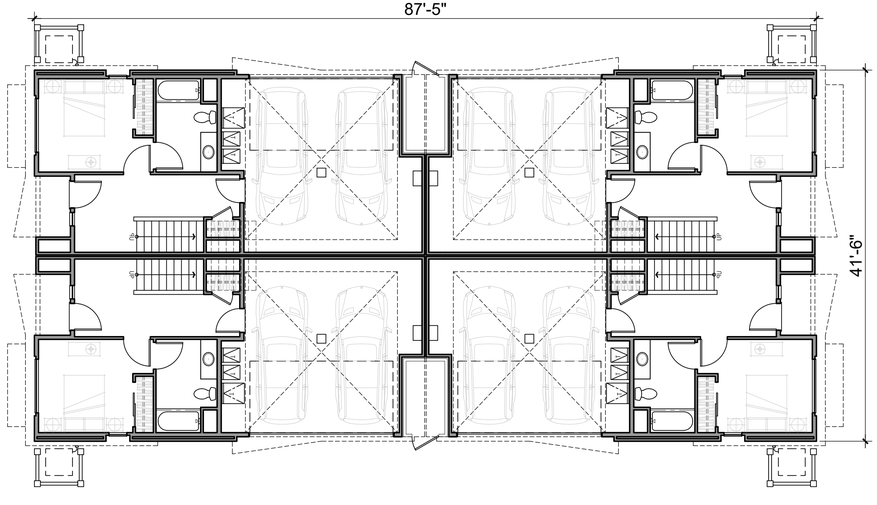
PLAN 2-ALT

PLAN 2-ALT

LEVEL 2

PLAN 2-ALT

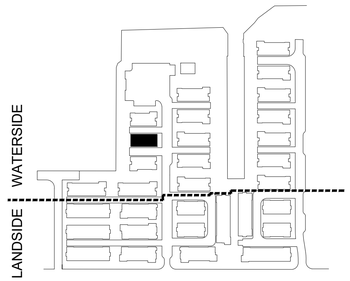
PLAN 2-ALT



PLAN 2-ALT

PLAN 2-ALT

LEVEL 1



KEY MAP n.t.s.

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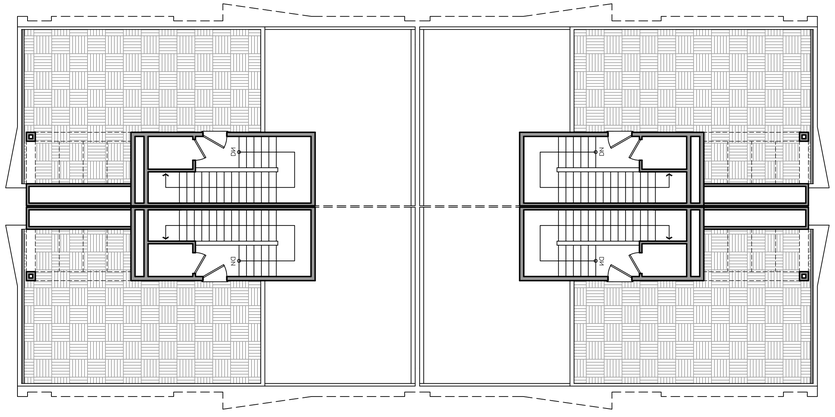
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WATERSIDE
BUILDING PLANS- 4 PLEX_ALT

A2.3.3

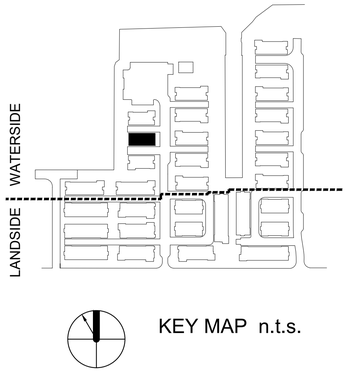
PLAN 2-ALT

PLAN 2-ALT



PLAN 2-ALT

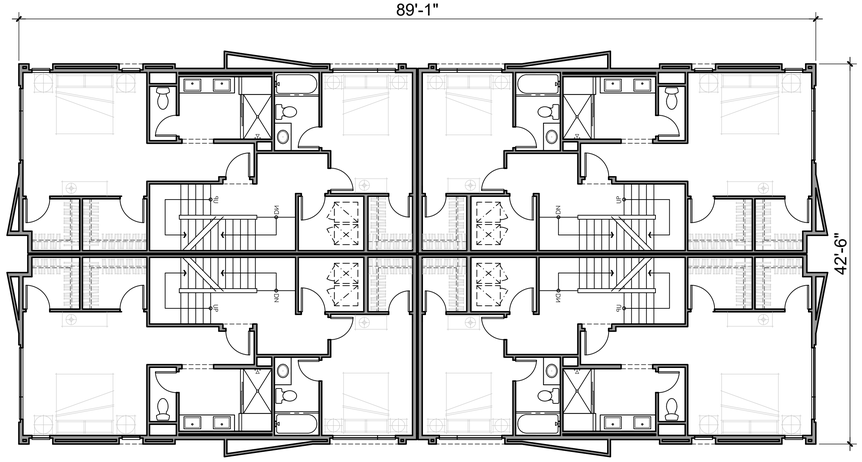
PLAN 2-ALT



ROOF

PLAN 2-ALT

PLAN 2-ALT



PLAN 2-ALT

PLAN 2-ALT

LEVEL 3

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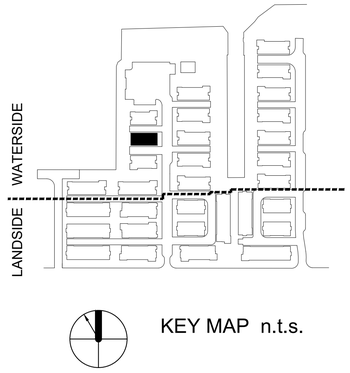
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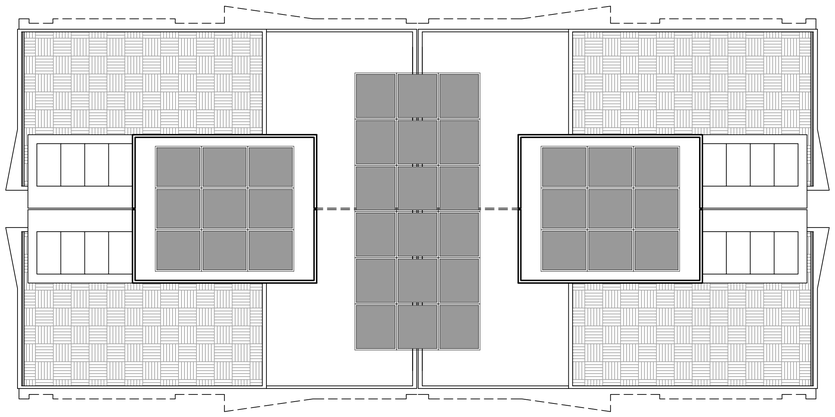
DESIGN REVIEW
MARCH 9, 2020

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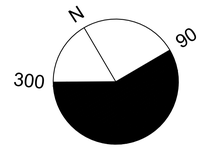
WATERSIDE
BUILDING PLANS- 4 PLEX_ALT

A2.3.4





For low rise multifamily buildings, the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250' of the building and have a total area of no less than 15% of the total roof area of the building (2019 Energy Code Section 110.10B)



SOLAR READY ZONE

WATERSIDE - 4 PLEX: ROOF AREA: 3,710 SQ.FT.
SOLAR READY ZONE: 864 SQ.FT. (23 %)

SOLAR READY ZONE-BLDG. 10

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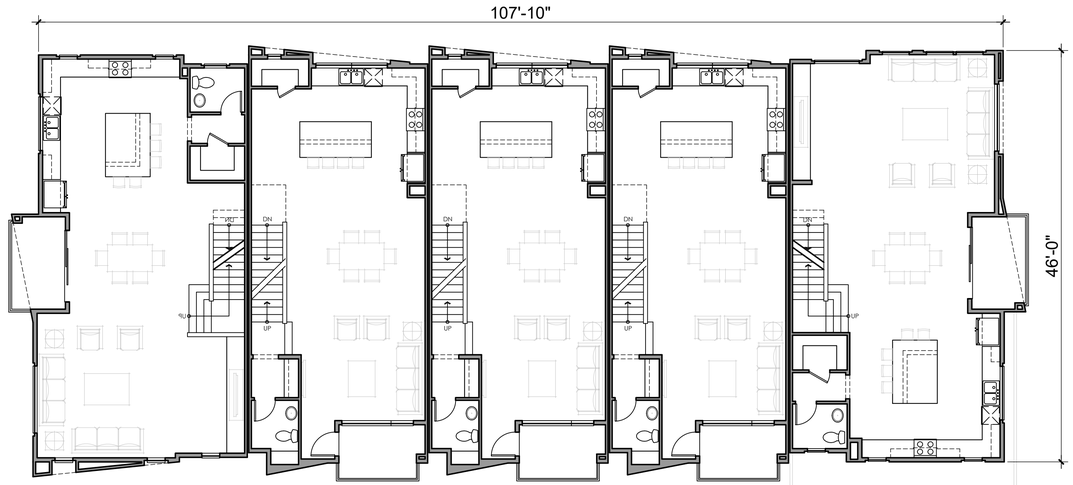
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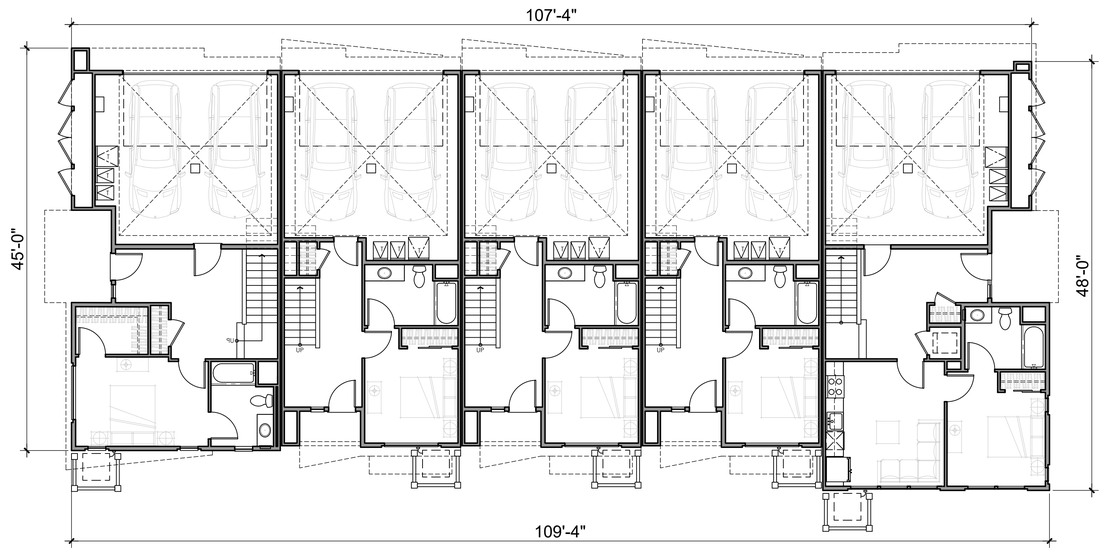
WATERSIDE
BUILDING PLANS- 4 PLEX_ALT
SOLAR READY ZONE

A2.3.5



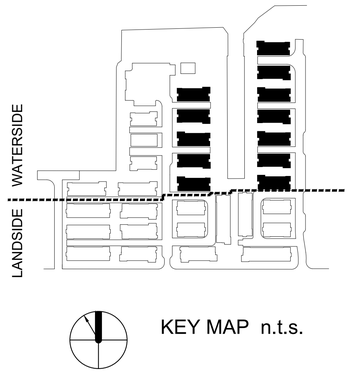
PLAN 3 PLAN 2 PLAN 2 PLAN 2 PLAN 4

LEVEL 2



PLAN 3 PLAN 2 PLAN 2 PLAN 2 PLAN 4

LEVEL 1



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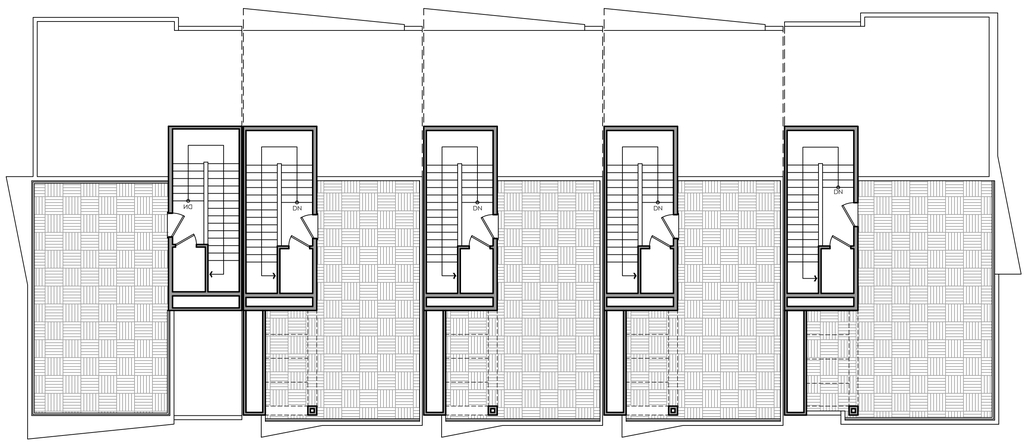
WATERSIDE
BUILDING PLANS- 5 PLEX

A2.4.0



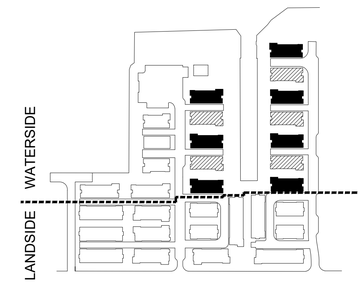
PLAN 3 PLAN 2 PLAN 2 PLAN 2 PLAN 4

ROOF-BLDGS. 13, 15, 26, 28 & 30



PLAN 3 PLAN 2 PLAN 2 PLAN 2 PLAN 4

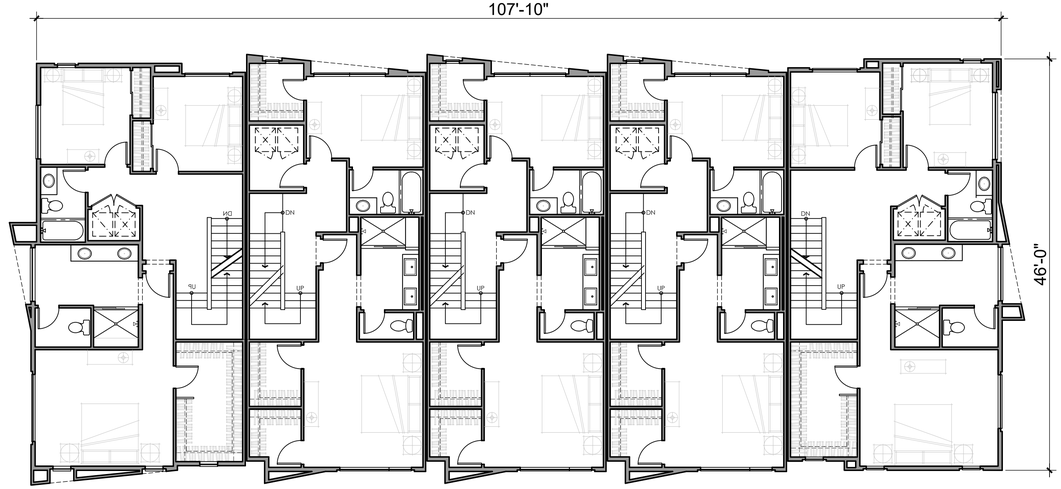
ROOF-BLDGS. 12, 14, 16, 25, 27, 29, & 31



KEY MAP n.t.s.

BLDGS.12, 14, 16, 25, 27, 29 & 31

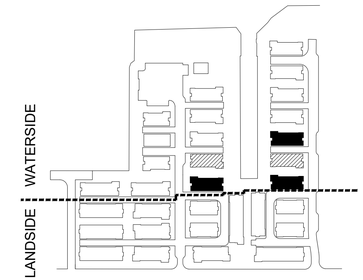
BLDGS.: 13, 15, 26, 28, & 30


107'-10"
46'-0"
HO
DN
DN
DN
DN



WATERSIDE - 5 PLEX: ROOF AREA: 4,963 SQ.FT.
SOLAR READY ZONE: 1,080 SQ.FT. (22 %)

SOLAR READY ZONE-BLDGS. 12, 14, 16, 25, 27, 29, & 31



KEY MAP n.t.s.

BLDGS.12, 14, 16, 25, 27, 29 & 31

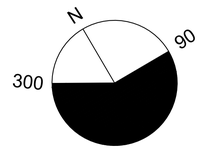
BLDGS.: 13, 15, 26, 28, & 30

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WATERSIDE - 5 PLEX: ROOF AREA: 4,963 SQ.FT.
SOLAR READY ZONE: 1,080 SQ.FT. (22 %)

SOLAR READY ZONE-BLDGS. 13, 15, 26, 28 & 30



SOLAR READY ZONE

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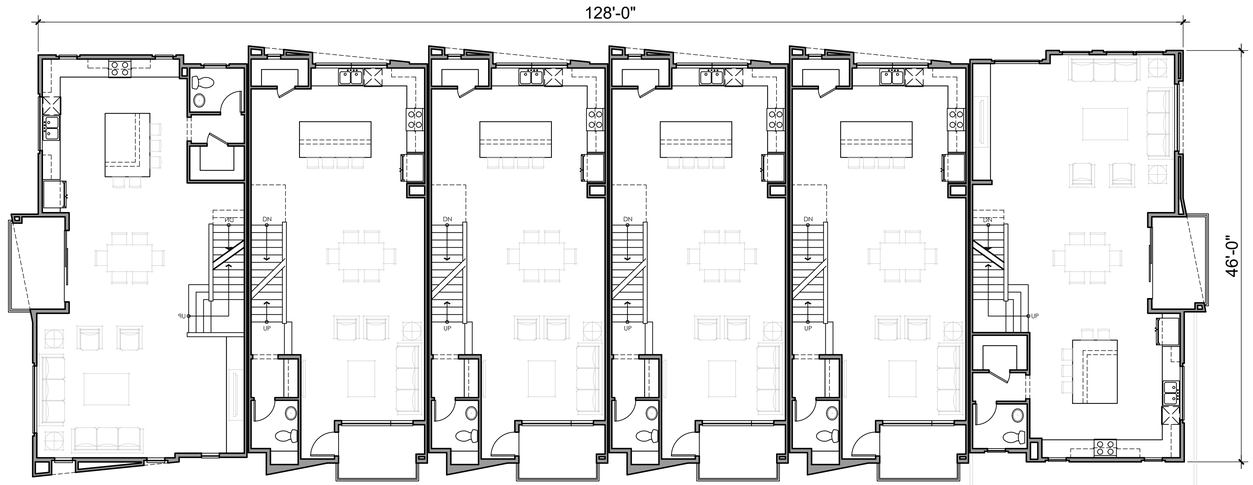
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MARCH 9, 2020

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0 4 8 16

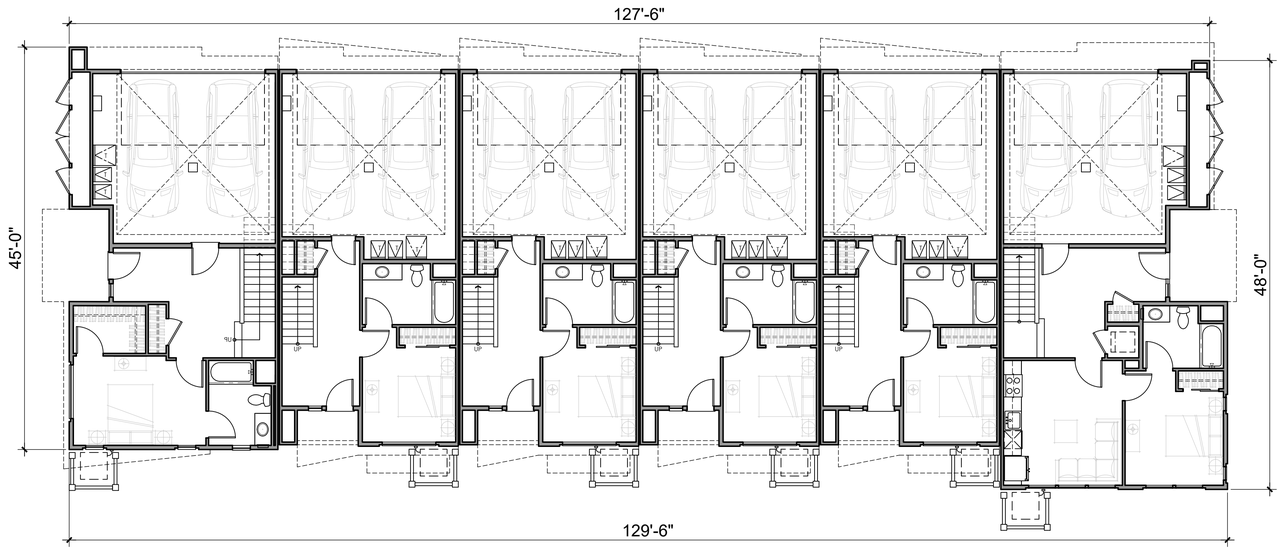
WATERSIDE
BUILDING PLANS- 5 PLEX
SOLAR READY ZONE

A2.4.2



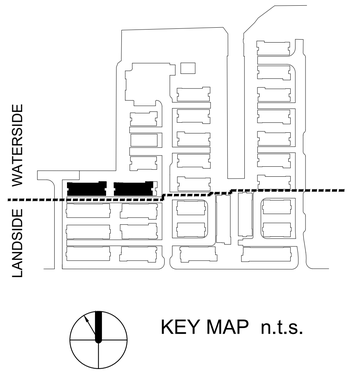
PLAN 3 | PLAN 2 | PLAN 2 | PLAN 2 | PLAN 2 | PLAN 4

LEVEL 2



PLAN 3 | PLAN 2 | PLAN 2 | PLAN 2 | PLAN 2 | PLAN 4

LEVEL 1



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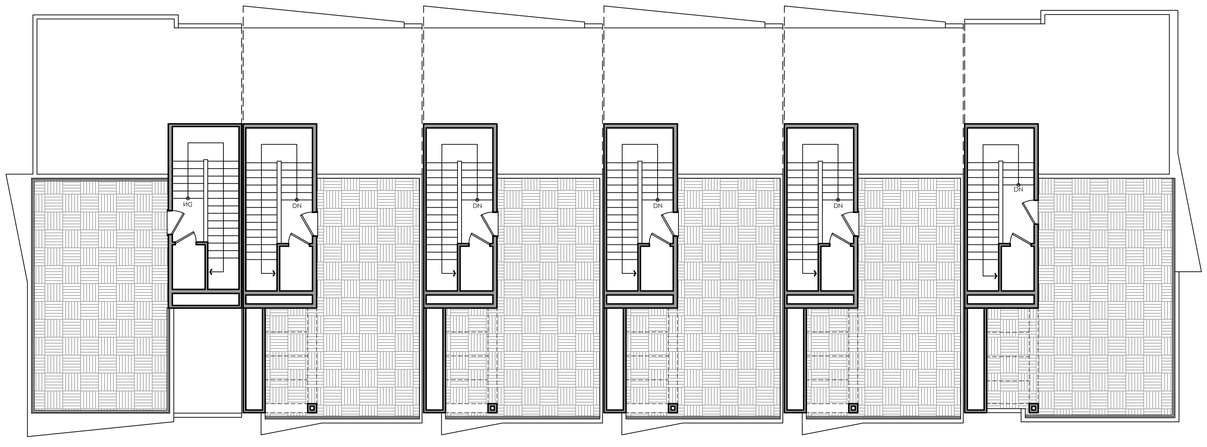
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MARCH 9, 2020

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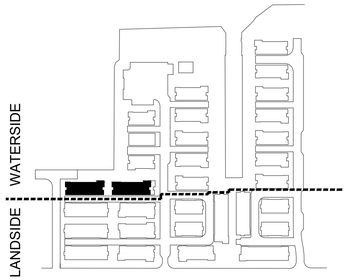
WATERSIDE
BUILDING PLANS- 6 PLEX

A2.5.0



PLAN 3 PLAN 2 PLAN 2 PLAN 2 PLAN 2 PLAN 4

ROOF



KEY MAP n.t.s.



PLAN 3 PLAN 2 PLAN 2 PLAN 2 PLAN 2 PLAN 4

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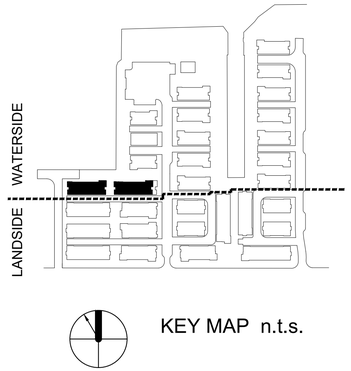
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

Scale: 1/8" = 1'-0"
0 4 8 16

WATERSIDE
BUILDING PLANS- 6 PLEX

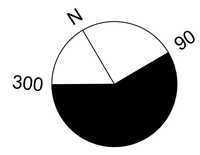
A2.5.1



KEY MAP n.t.s.

For low rise multifamily buildings, the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250' of the building and have a total area of no less than 15% of the total roof area of the building (2019 Energy Code Section 110.10B)





SOLAR READY ZONE

WATERSIDE - 6 PLEX: ROOF AREA: 5,878 SQ.FT.
SOLAR READY ZONE: 1,296 SQ.FT. (22 %)

SOLAR READY ZONE-BLDGS. 7 & 8

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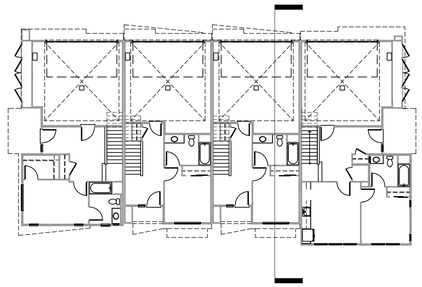
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MARCH 9, 2020

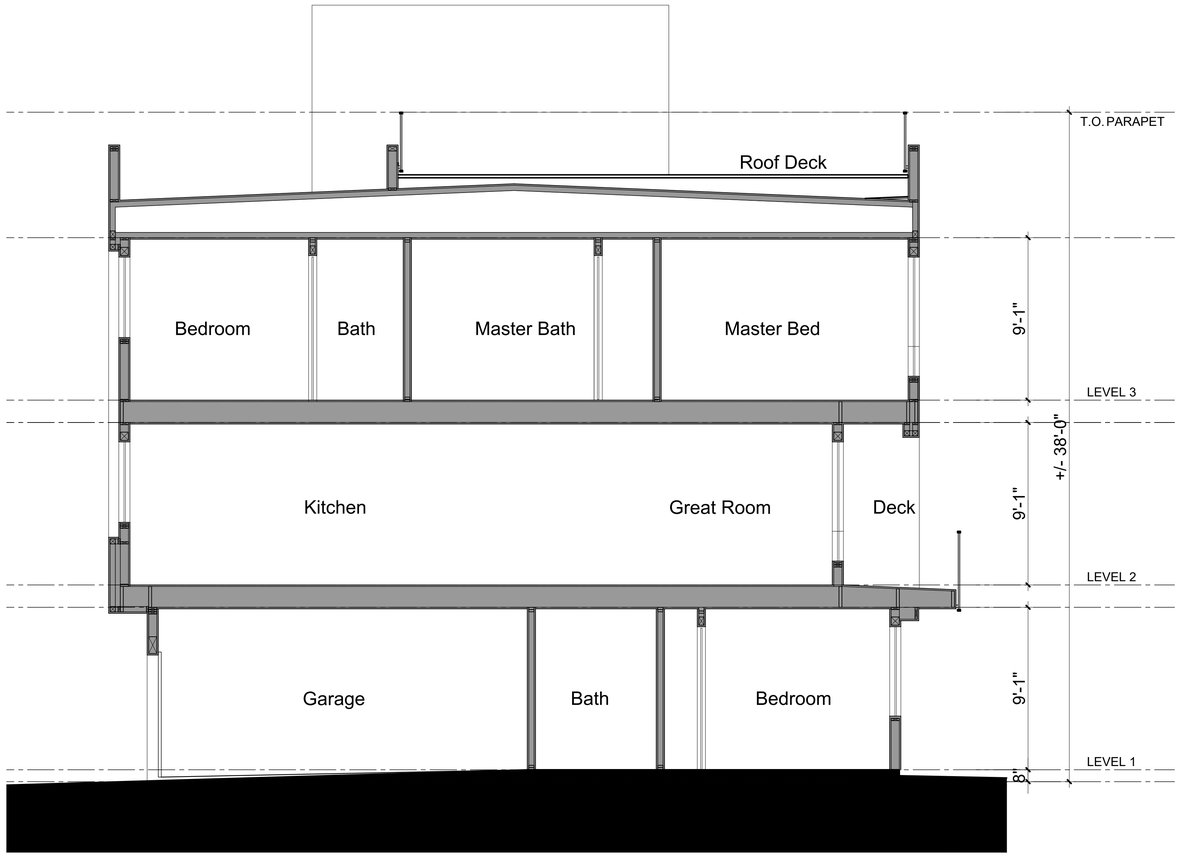
Scale: 1/8" = 1'-0"
0 4 8 16

WATERSIDE
BUILDING PLANS- 6 PLEX
SOLAR READY ZONE

A2.5.2



KEY PLAN- 4 PLEX



TYPICAL WATERSIDE BUILDING SECTION - PLAN 2

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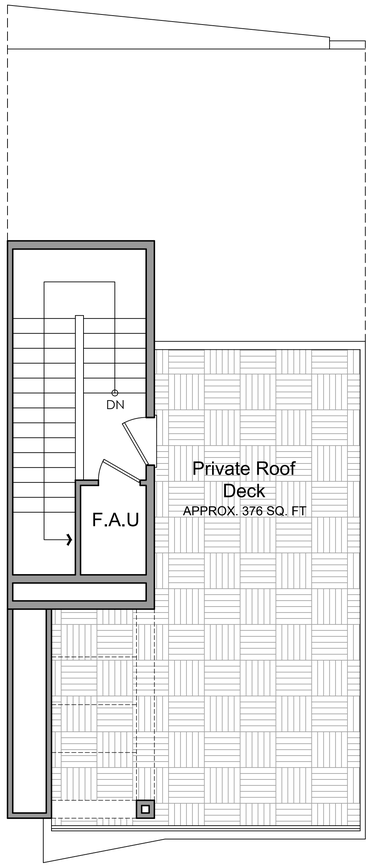
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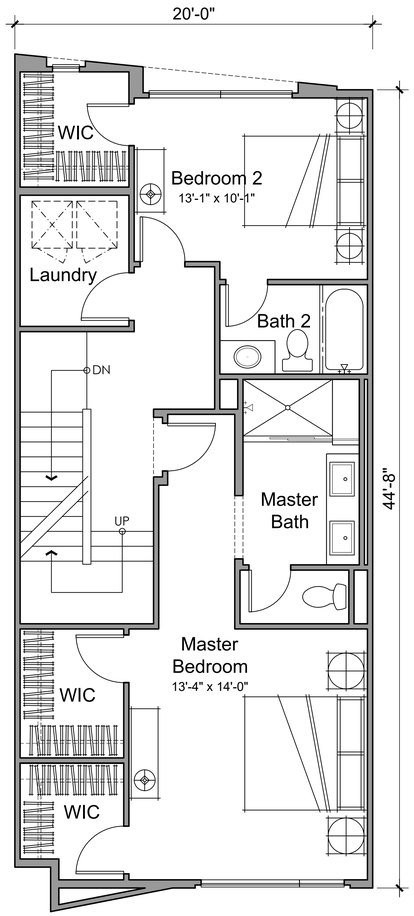
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WATERSIDE
BUILDING SECTION

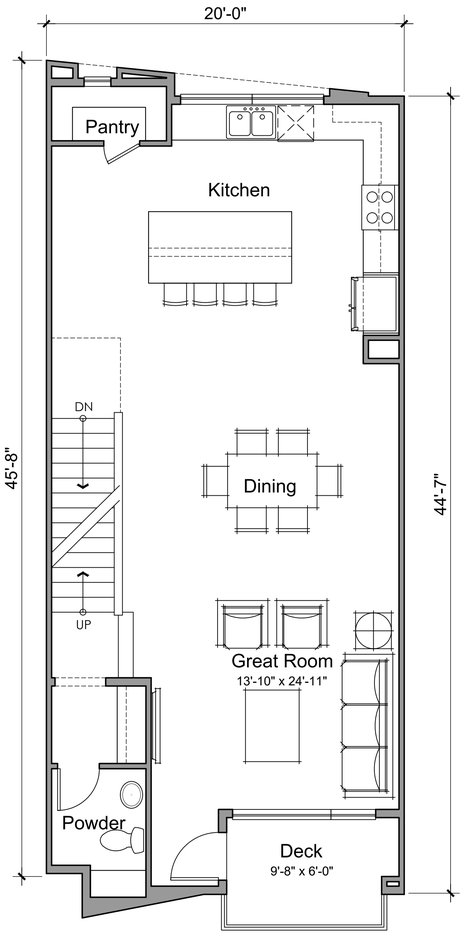
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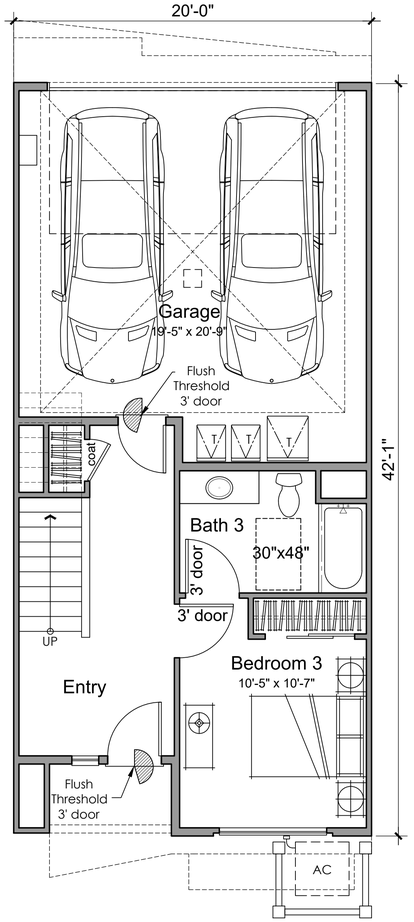
Roof



Third Floor



Second Floor



First Floor

Floor Plan
3 Bedrooms
3.5 Baths
2,132 n.s.f.

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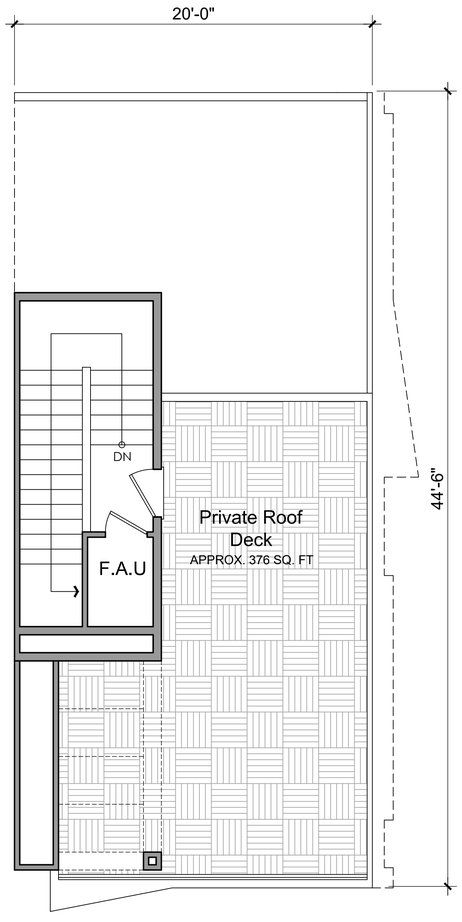
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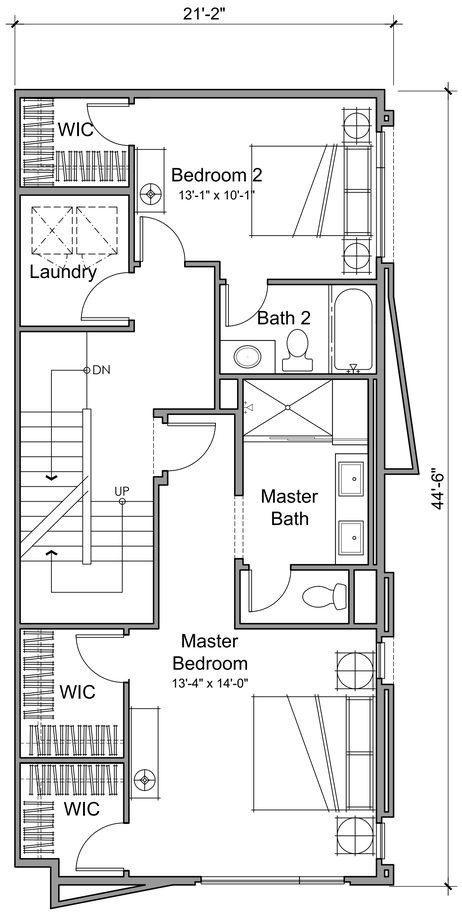
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WATERSIDE
UNIT PLANS_ PLAN 2

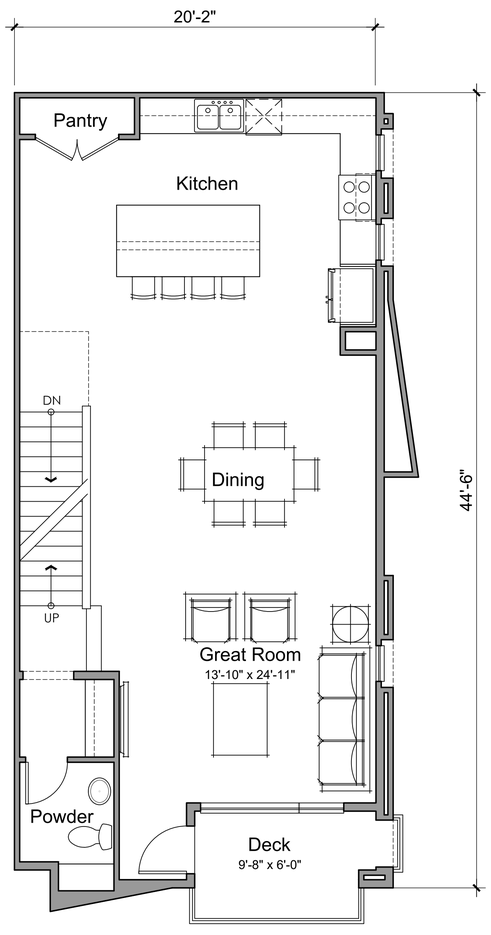
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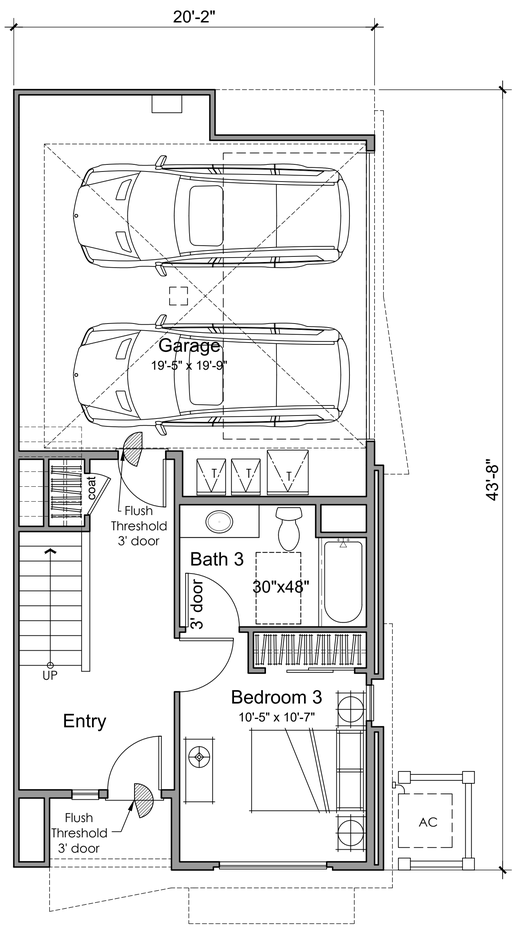
Roof



Third Floor



Second Floor



First Floor

Floor Plan
3 Bedrooms
3.5 Baths
2,138 n.s.f.

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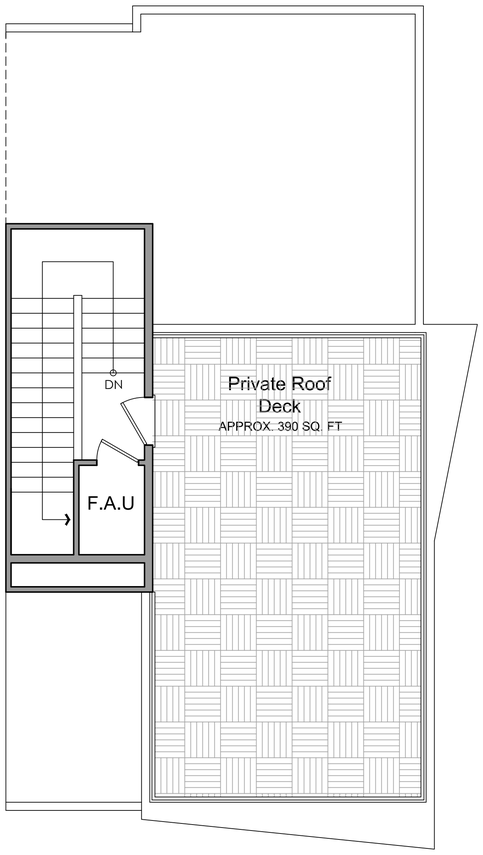
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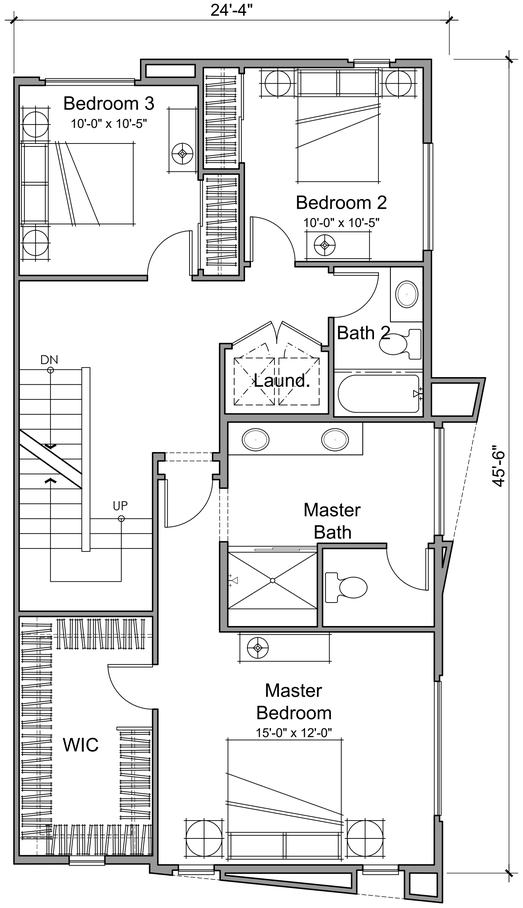
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0 2 4 8

WATERSIDE
UNIT PLANS_ PLAN 2_ALT

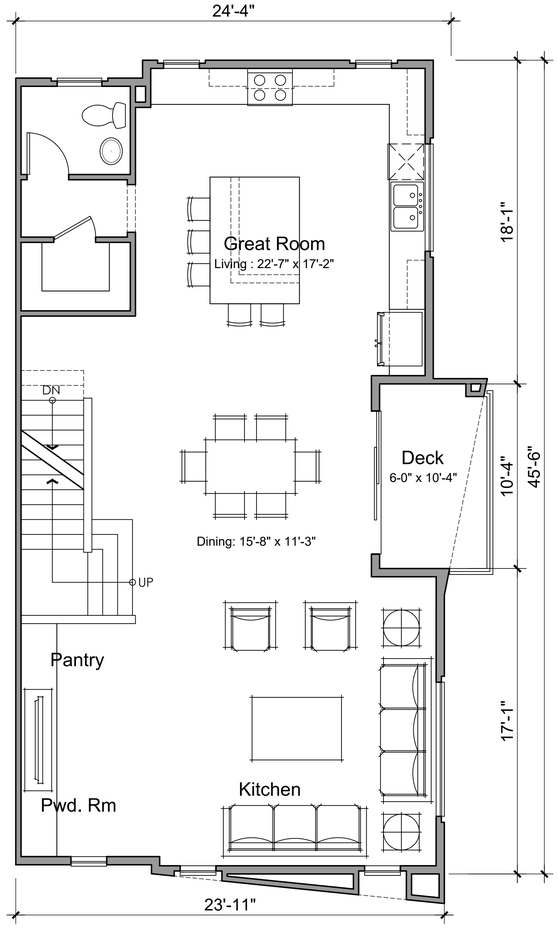
A2.7.1



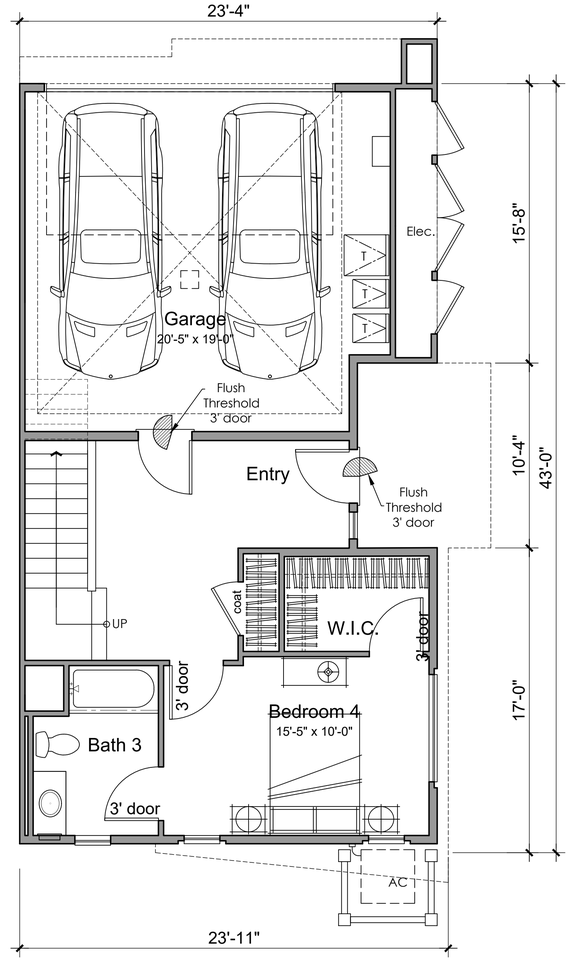
Roof



Third Floor



Second Floor



First Floor

Floor Plan
4 Bedrooms
3.5 Baths
2,563 n.s.f.

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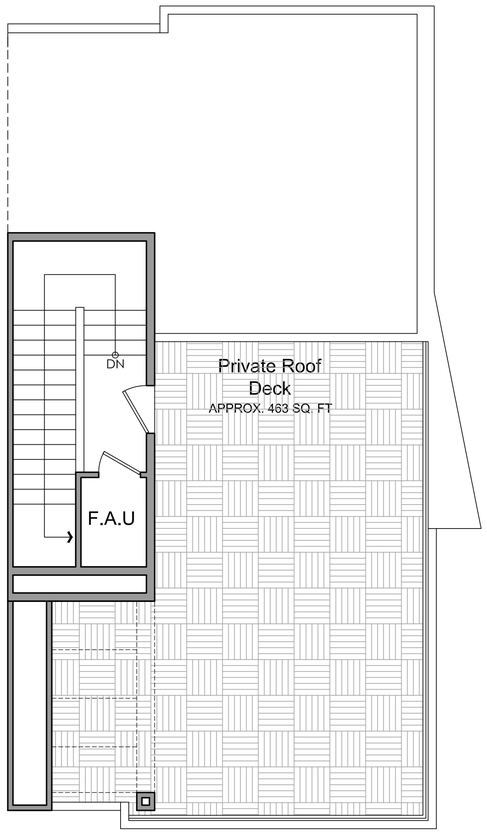
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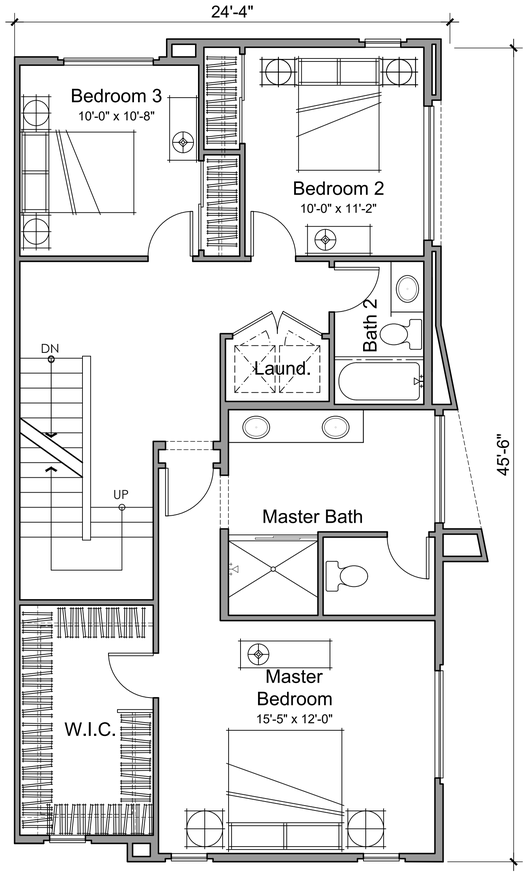
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0 2 4 8

WATERSIDE
UNIT PLANS_ PLAN 3

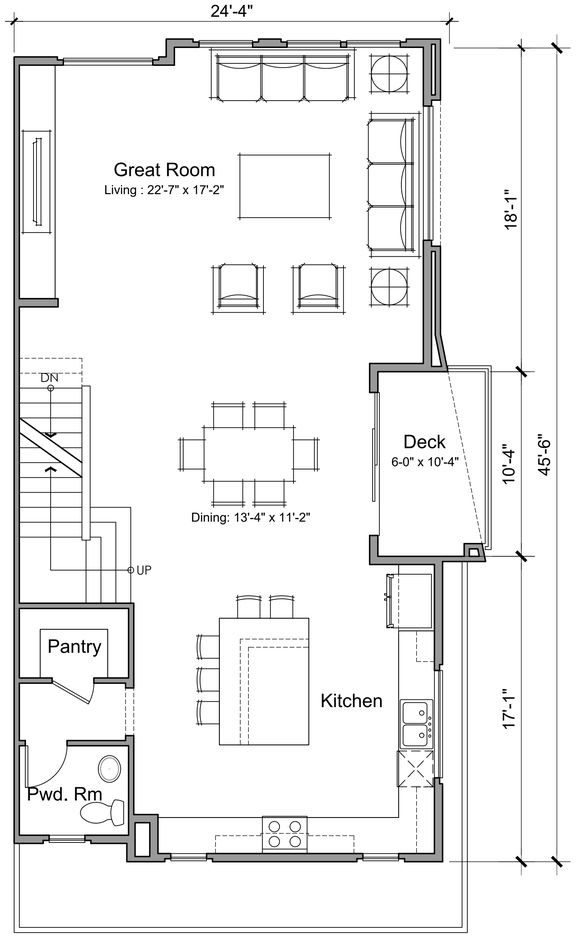
A2.7.2



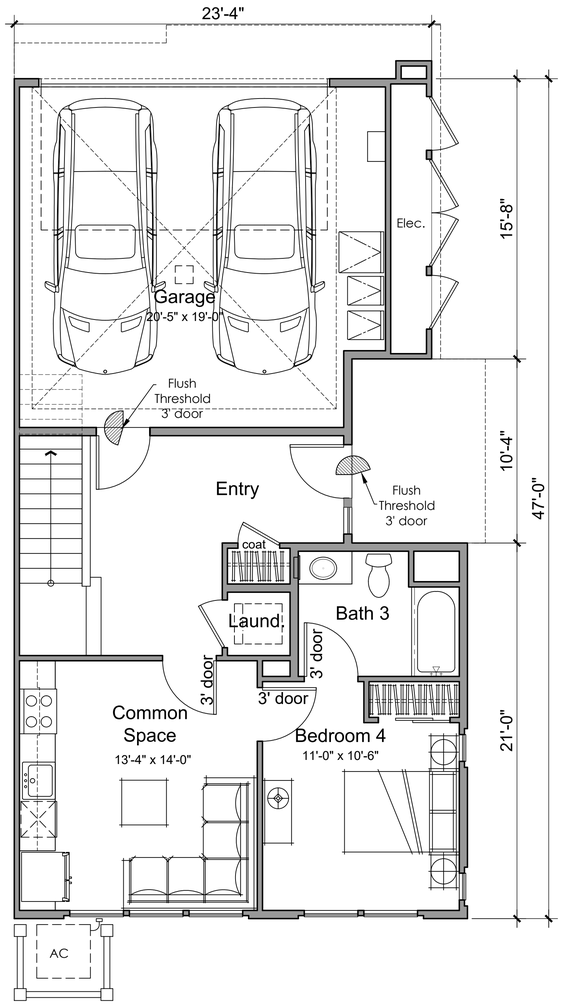
Roof



Third Floor



Second Floor



First Floor

Floor Plan
4 Bedrooms
3.5 Baths
2,689 n.s.f.

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Scale: 1/4" = 1'-0"
0 2 4 8

WATERSIDE
UNIT PLANS_ PLAN 4

A2.7.3



REAR



LEFT END_UNIT ENTRY



FRONT_UNIT ENTRY

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Not To Scale
NTS

WATERSIDE
ARCHITECTURAL DETAILS

A2.8.0



✱
WALL PACK LIGHT

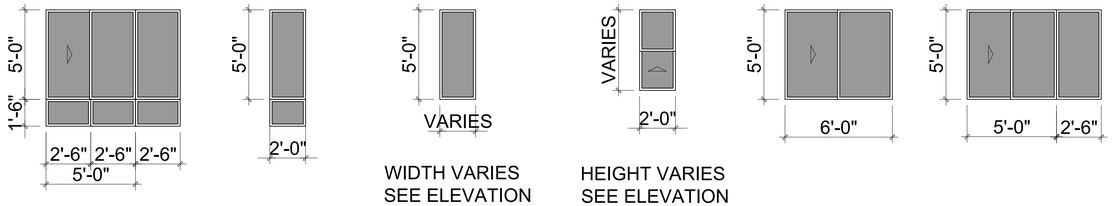


✱
LIGHT FIXTURE AT ENTRY

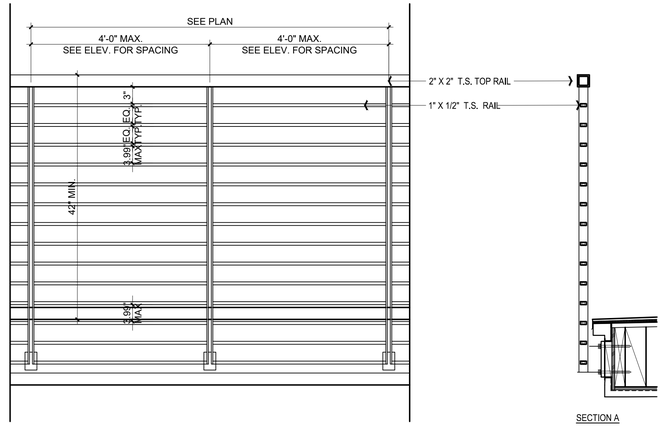


✱
RECESSED LIGHTING

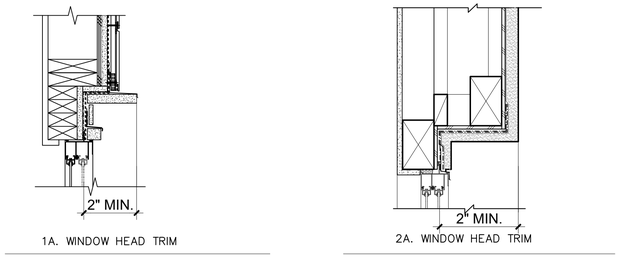
✱ Light fixtures shall meet Dark Skies Ordinance AMC Section 30-5.16(c)



WINDOW PROFILES

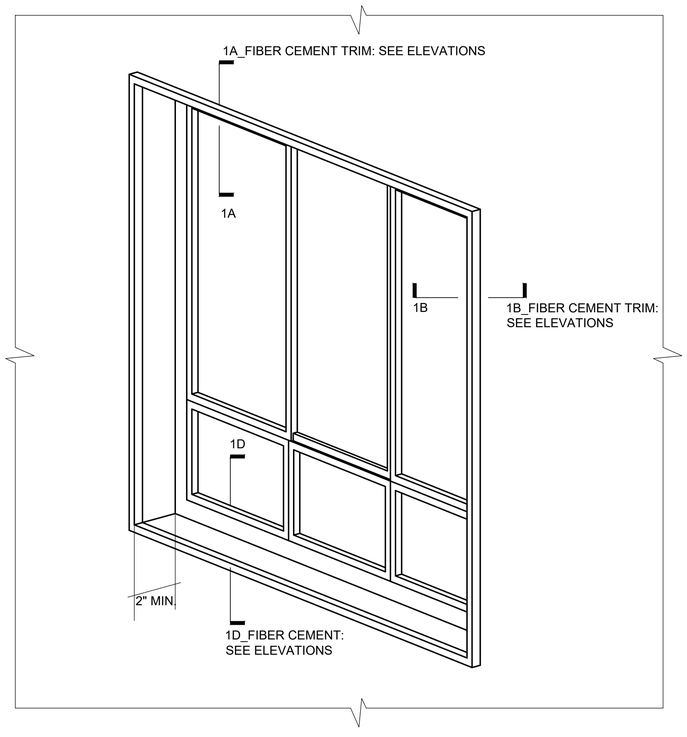


TYPICAL GUARDRAIL DETAILS

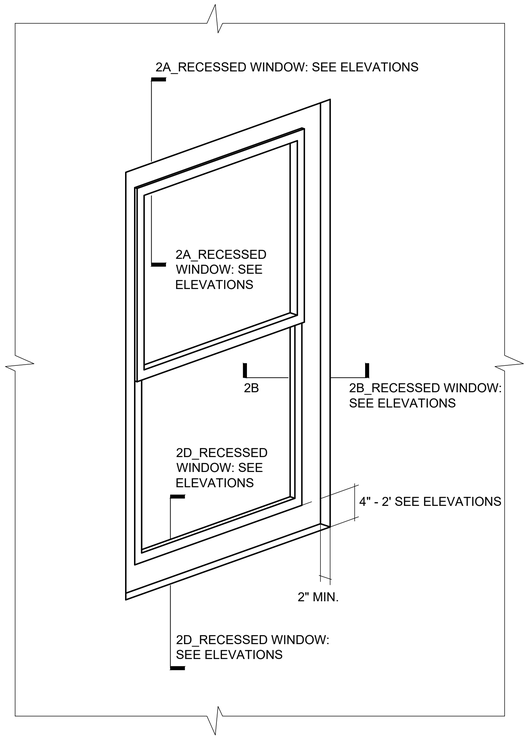


TYP. FIBER CEMENT
WINDOW TRIM DETAILS

TYP. RECESSED
WINDOW TRIM DETAILS



TYPICAL FIBER CEMENT
TRIM DETAIL



TYPICAL RECESSED WINDOW
DETAIL

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WATERSIDE
ARCHITECTURAL DETAILS

A2.8.1



EXAMPLE OF TONGUE AND GROOVE FIBER CEMENT SIDING.

NOTE: SAMPLE IMAGE SHOWS HORIZONTAL INSTALLATION
WHEREAS OUR PROPOSED DESIGN IS VERTICAL INSTALLATION
- SEE ELEVATIONS FOR COLORS

	SCHEME A	SCHEME B
STUCCO BODY 1		
STUCCO BODY 2		
STUCCO BODY 3		
TONGUE AND GROOVE VERTICAL SIDING		
ENTRY DOOR / ACCENT COLOR 1		
METAL RAILING		
METAL GARAGE DOOR		



EXAMPLE OF METAL GARAGE DOOR
- SEE ELEVATIONS FOR COLORS

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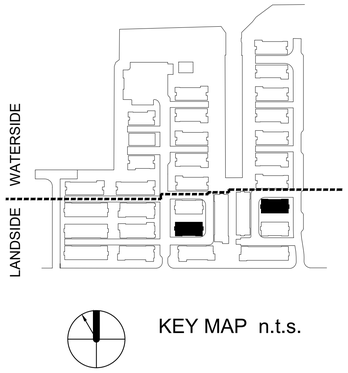
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DESIGN REVIEW
MARCH 9, 2020

WATERSIDE
COLOR & MATERIAL SCHEMES



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
15. AC Unit Screen

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MARCH 9, 2020

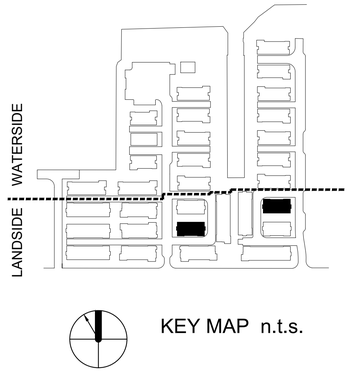
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 5 PLEX
A COLOR SCHEME

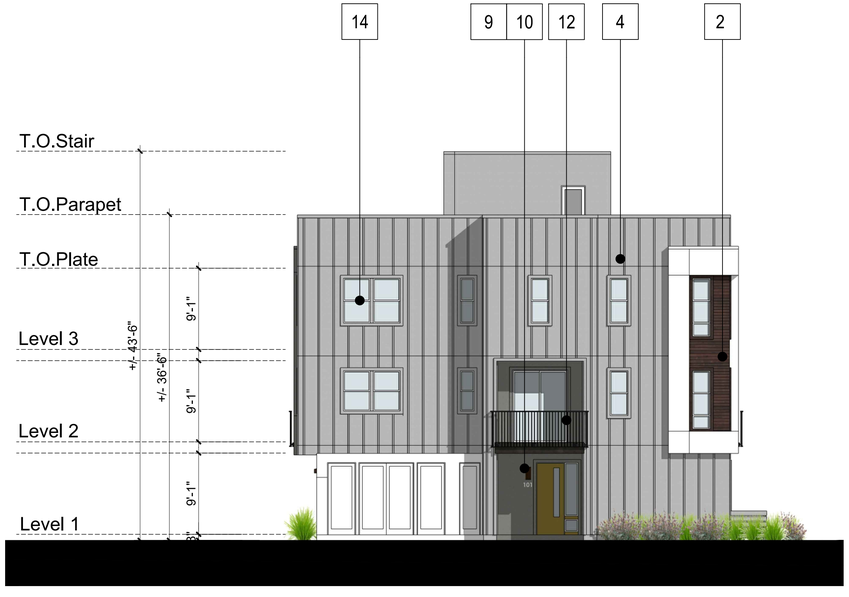
A3.0.0



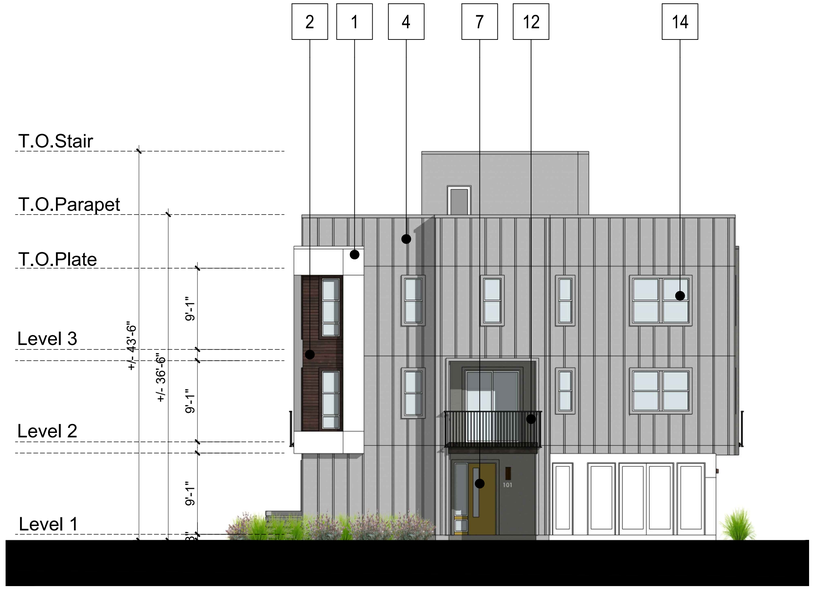
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
15. AC Unit Screen

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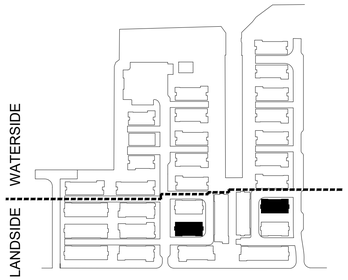
Scale: 1/8" = 1'-0"
0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 5 PLEX
A COLOR SCHEME

A3.0.1



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
15. AC Unit Screen

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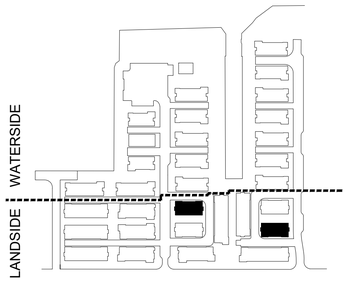
Scale: 1/8" = 1'-0"
0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 5 PLEX
A COLOR SCHEME

A3.0.2



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
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14. Vinyl Window
15. AC Unit Screen

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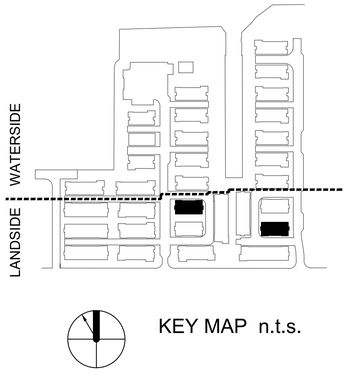
Scale: 1/8" = 1'-0"
0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 5 PLEX
B COLOR SCHEME

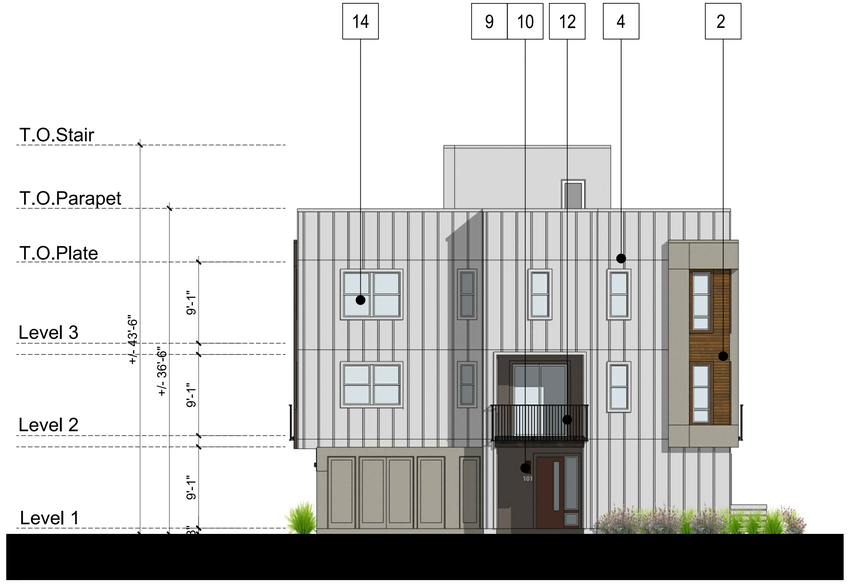
A3.0.3



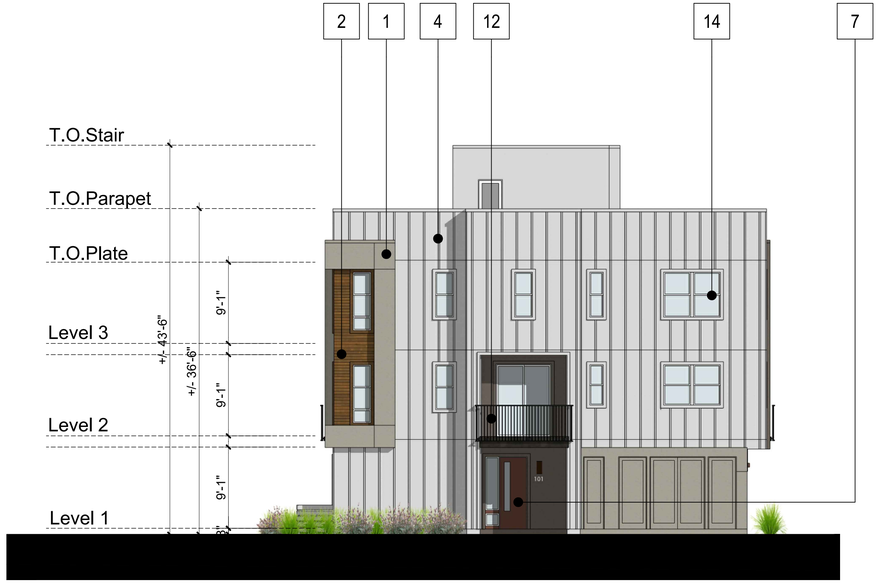
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
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ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

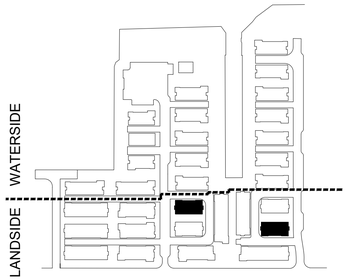
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 5 PLEX
B COLOR SCHEME

A3.0.4



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
15. AC Unit Screen

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DESIGN REVIEW
MARCH 9, 2020

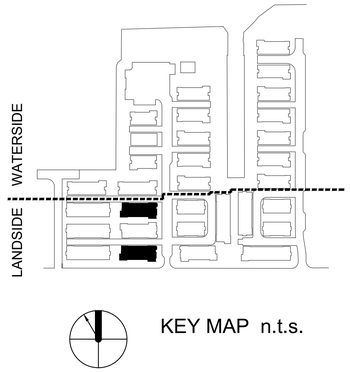
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 5 PLEX
B COLOR SCHEME

A3.0.5



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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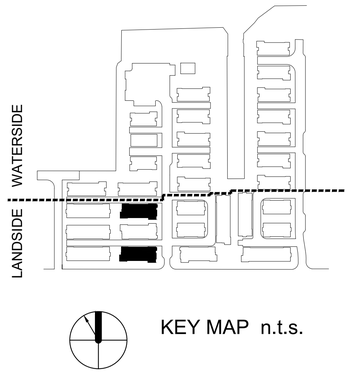
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LANDSIDE
BUILDING ELEVATIONS- 7 PLEX
A COLOR SCHEME

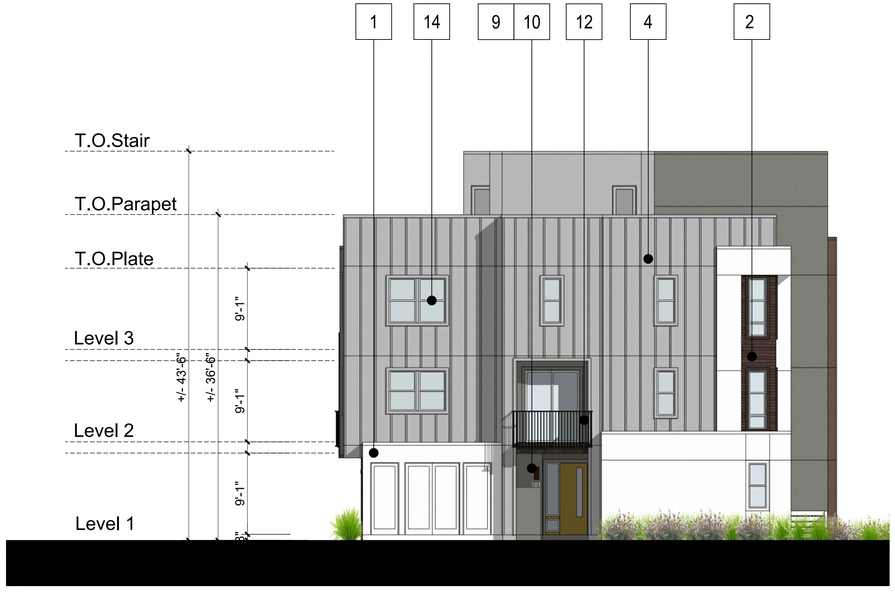
A3.1.0



FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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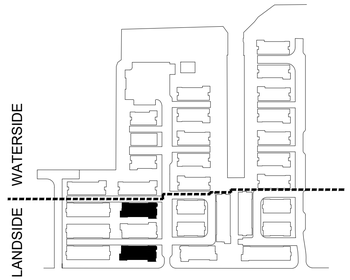
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LANDSIDE
BUILDING ELEVATIONS-7 PLEX
A COLOR SCHEME

A3.1.1



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
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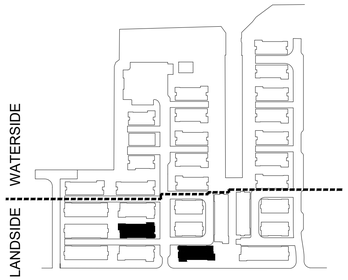
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 7 PLEX
A COLOR SCHEME

A3.1.2



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

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3. Tongue and Groove Fiber Cement Vertical Siding
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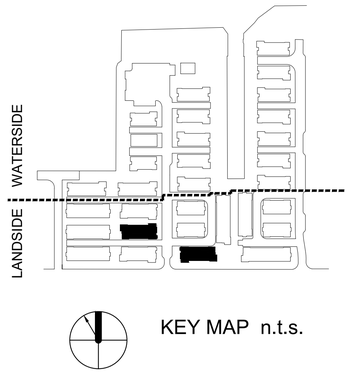
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LANDSIDE
BUILDING ELEVATIONS- 7 PLEX
B COLOR SCHEME

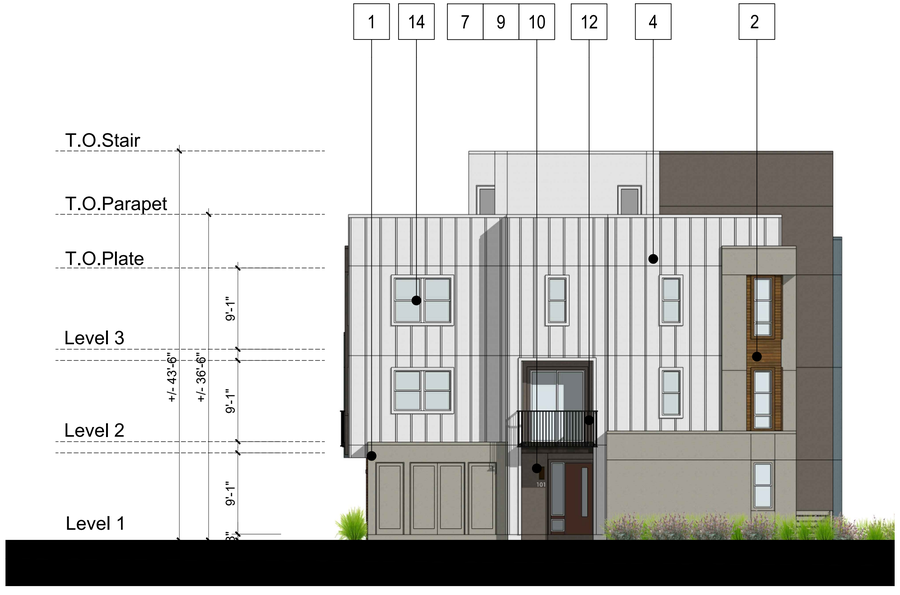
A3.1.3



FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
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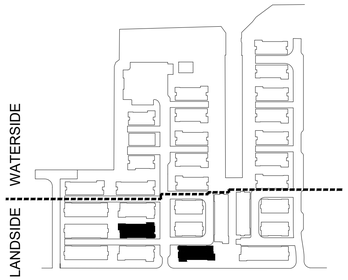
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 7 PLEX
B COLOR SCHEME

A3.1.4



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
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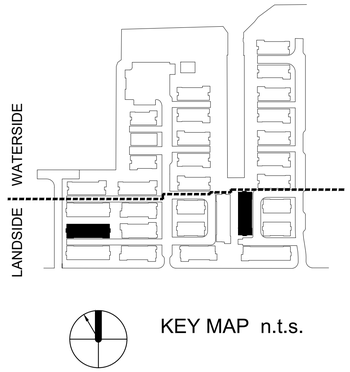
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 7 PLEX
B COLOR SCHEME

A3.1.5



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

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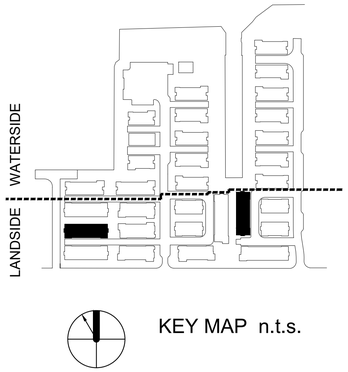
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LANDSIDE
BUILDING ELEVATIONS- 8 PLEX
A COLOR SCHEME

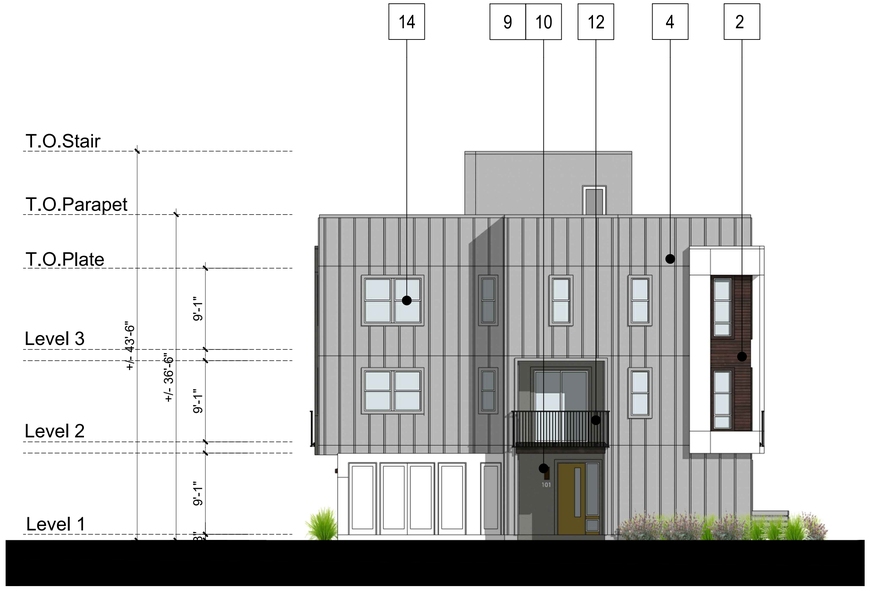
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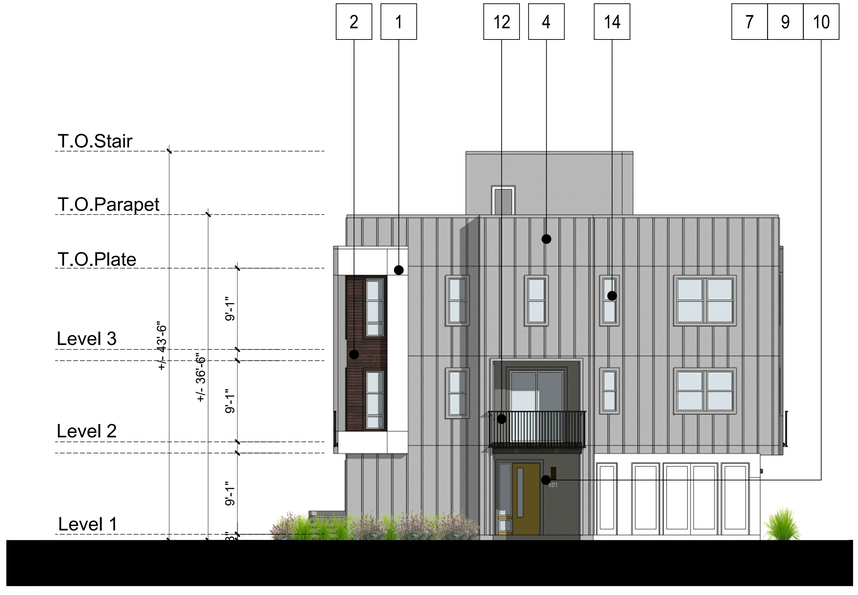
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

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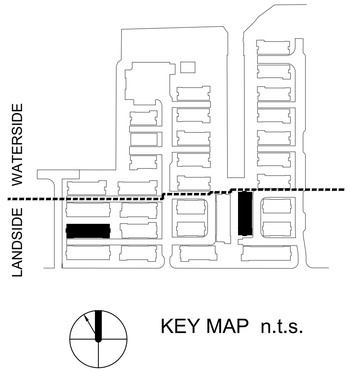
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS-8 PLEX
A COLOR SCHEME

A3.2.1



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
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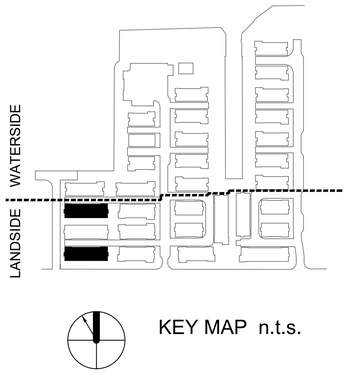
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LANDSIDE
BUILDING ELEVATIONS- 8 PLEX
A COLOR SCHEME

A3.2.2



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

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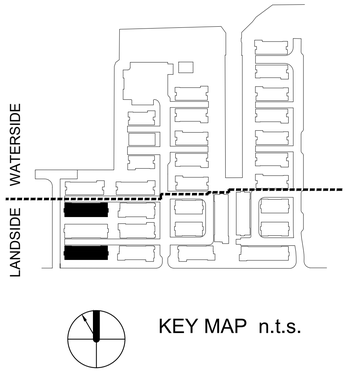
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LANDSIDE
BUILDING ELEVATIONS- 8 PLEX
B COLOR SCHEME

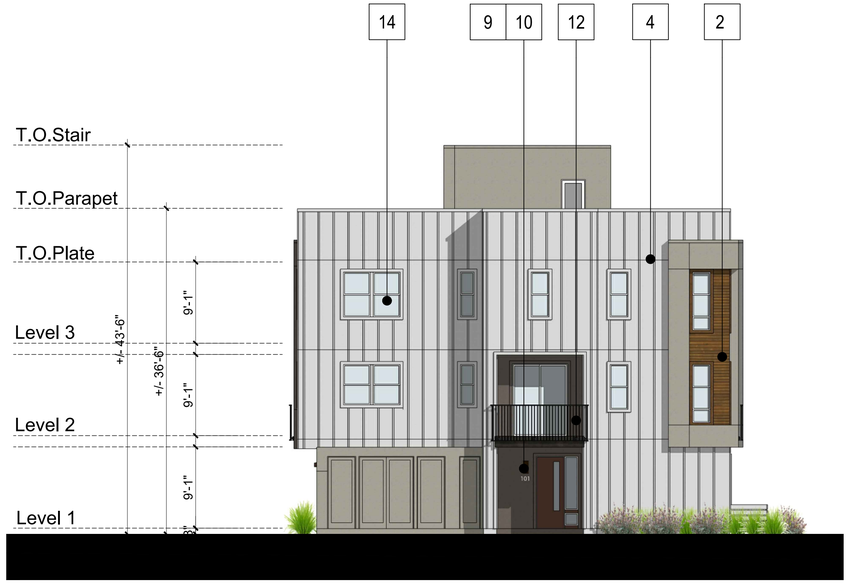
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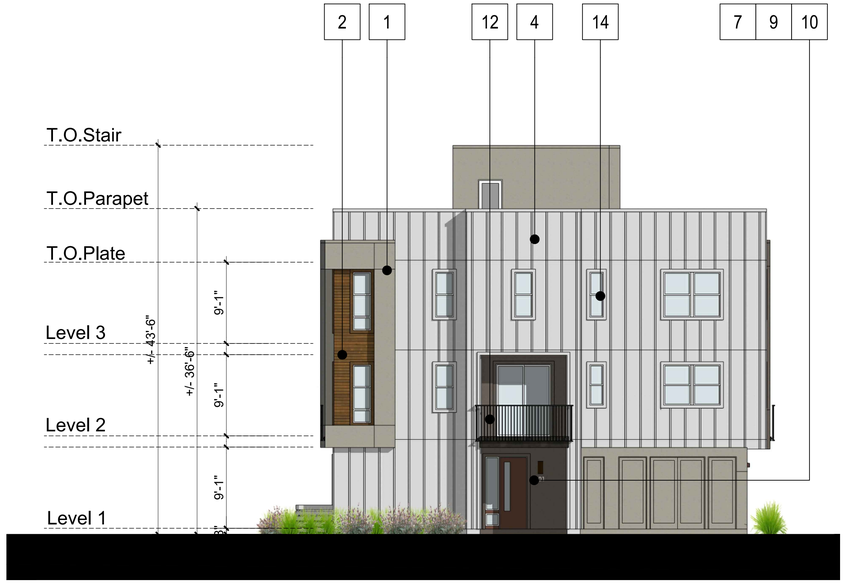
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
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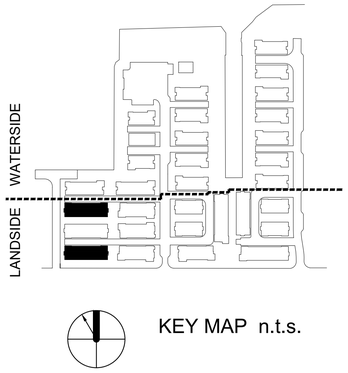
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 8 PLEX
B COLOR SCHEME

A3.2.4



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
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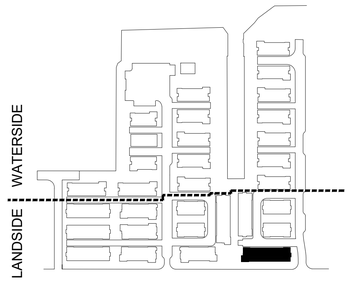
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 8 PLEX
B COLOR SCHEME

A3.2.5



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
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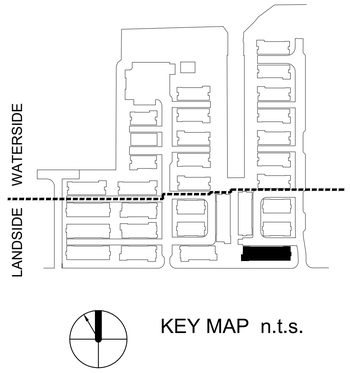
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LANDSIDE
BUILDING ELEVATIONS- 9 PLEX
A COLOR SCHEME

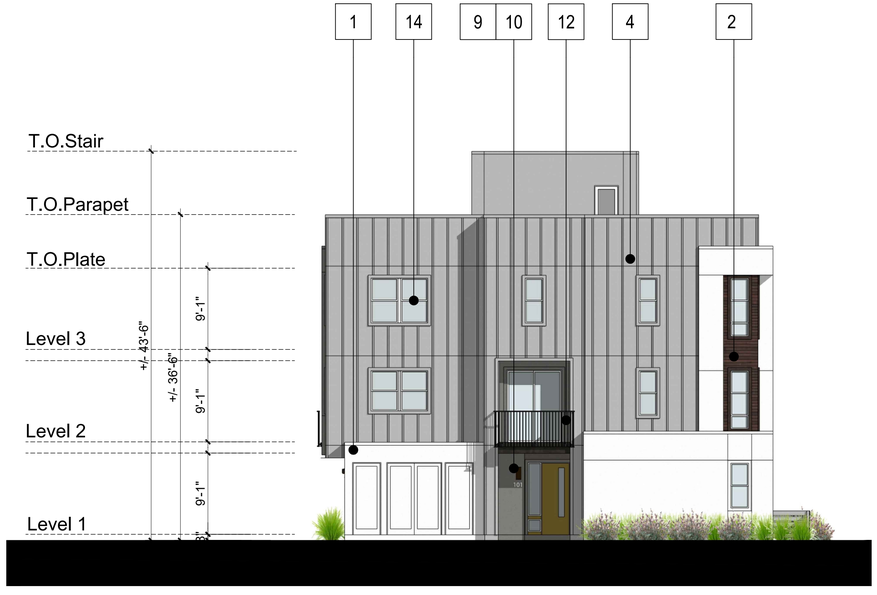
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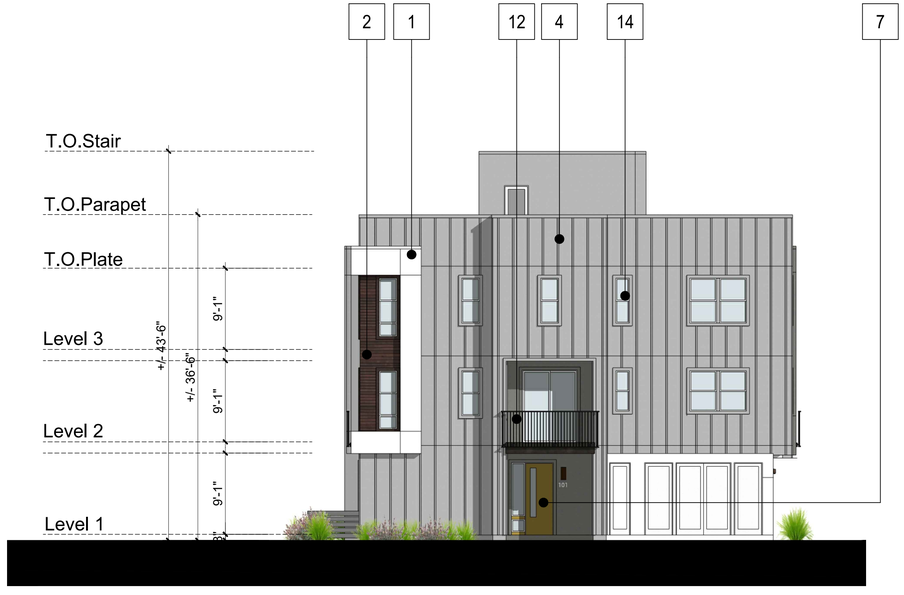
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
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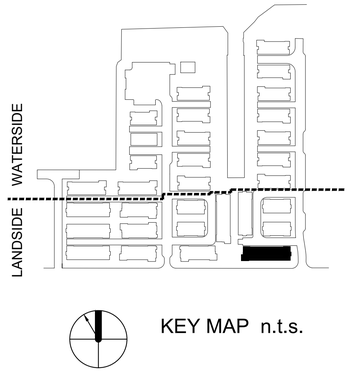
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0 4 8 16

LANDSIDE
BUILDING ELEVATIONS- 9 PLEX
A COLOR SCHEME

A3.3.1



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

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ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

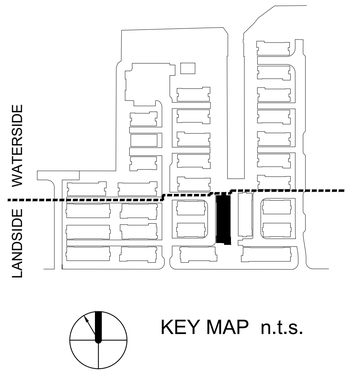
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LANDSIDE
BUILDING ELEVATIONS- 9 PLEX
A COLOR SCHEME

A3.3.2



FRONT LEFT PERSPECTIVE



KEY MAP n.t.s.



FRONT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
15. AC Unit Screen

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MARCH 9, 2020

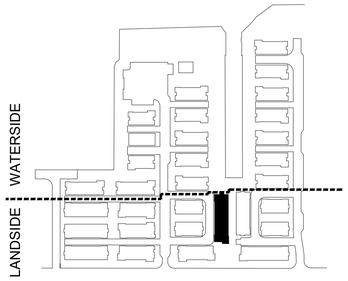
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LANDSIDE
BUILDING ELEVATIONS- 9 PLEX
B COLOR SCHEME

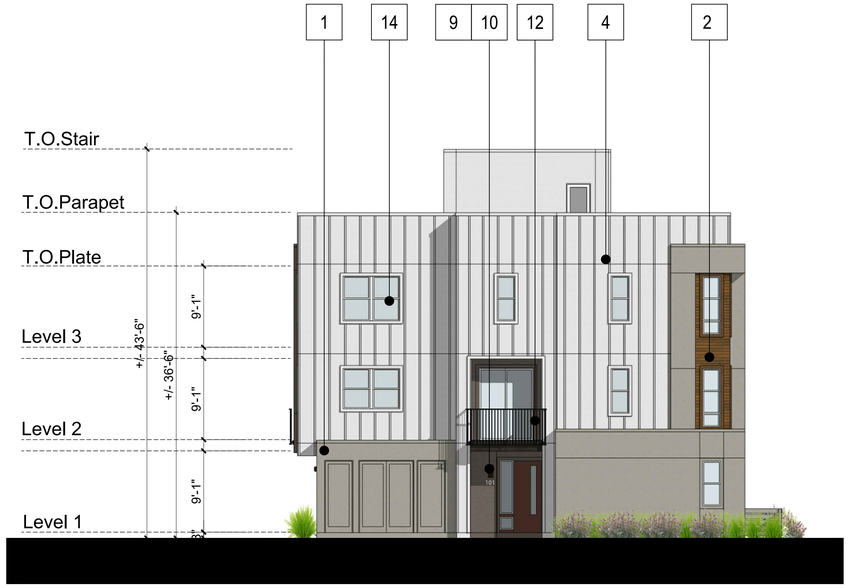
A3.3.3



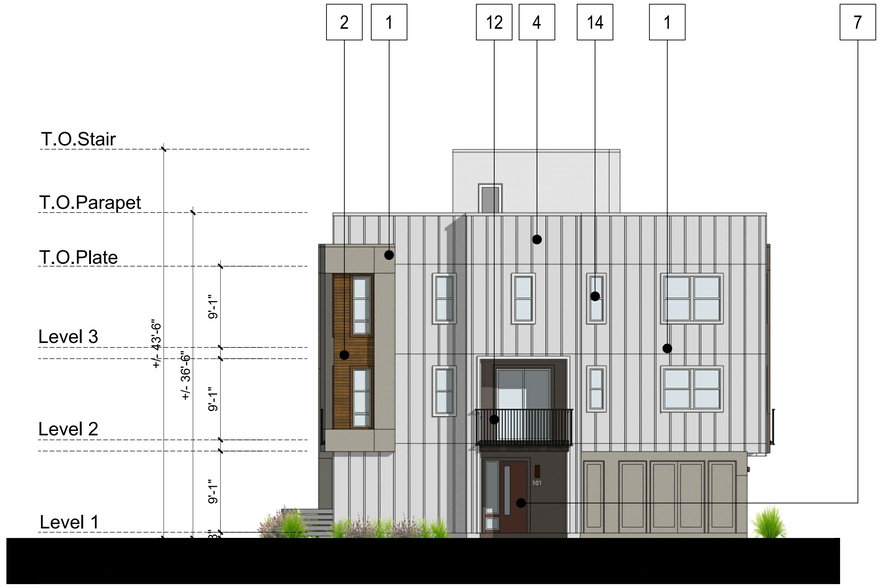
FRONT RIGHT PERSPECTIVE



KEY MAP n.t.s.



LEFT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
10. Unit Address
11. Metal Garage Door
12. Metal Railing
13. Not to use
14. Vinyl Window
15. AC Unit Screen

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MARCH 9, 2020

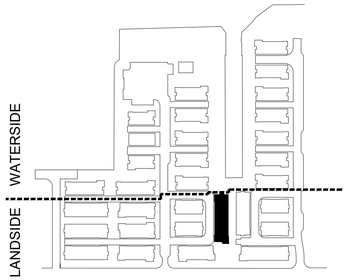
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LANDSIDE
BUILDING ELEVATIONS- 9 PLEX
B COLOR SCHEME

A3.3.4



REAR RIGHT PERSPECTIVE



KEY MAP n.t.s.



REAR ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Wood Look Siding
3. Tongue and Groove Fiber Cement Vertical Siding
4. Board and Batten Siding
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Downspout
9. Light Fixture
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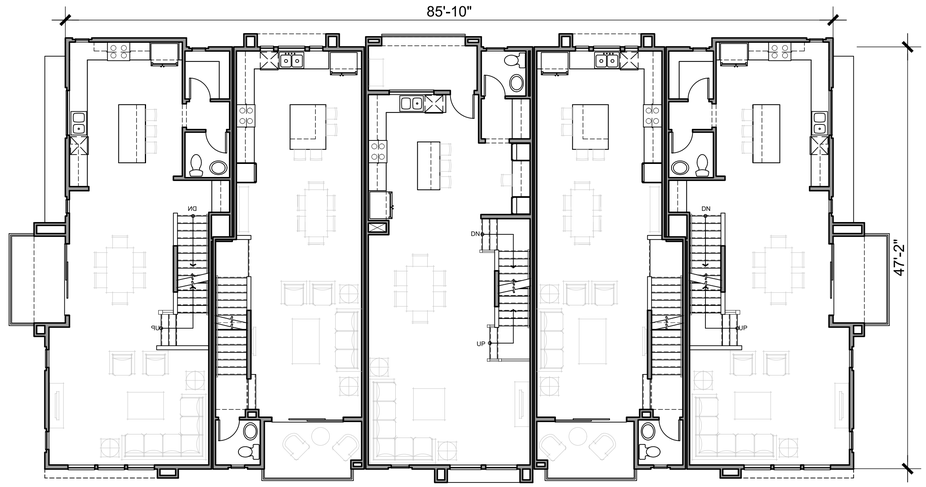
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MARCH 9, 2020

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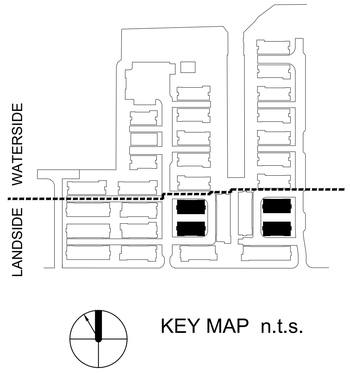
LANDSIDE
BUILDING ELEVATIONS- 9 PLEX
B COLOR SCHEME

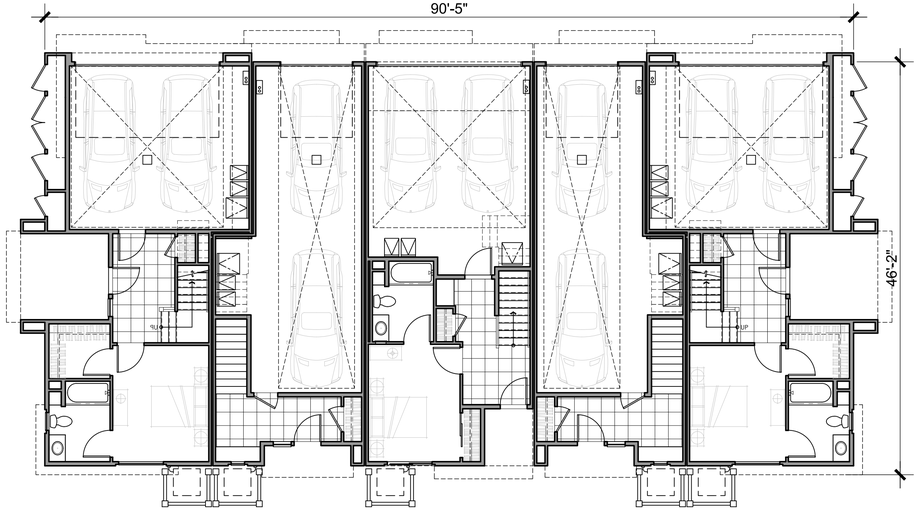
A3.3.5



P6 P1 P5 P1 P6

LEVEL 2





P6 P1 P5 P1 P6

LEVEL 1

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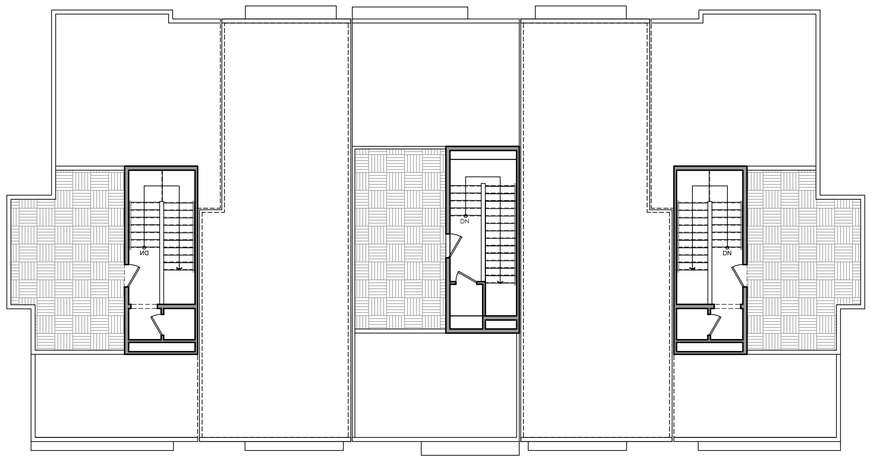
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

0 4 8 16

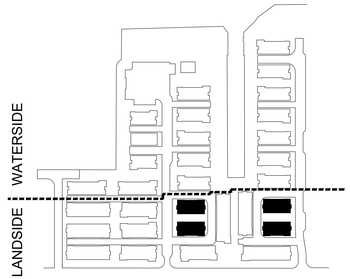
LANDSIDE
BUILDING PLANS- 5 PLEX

A3.4.0

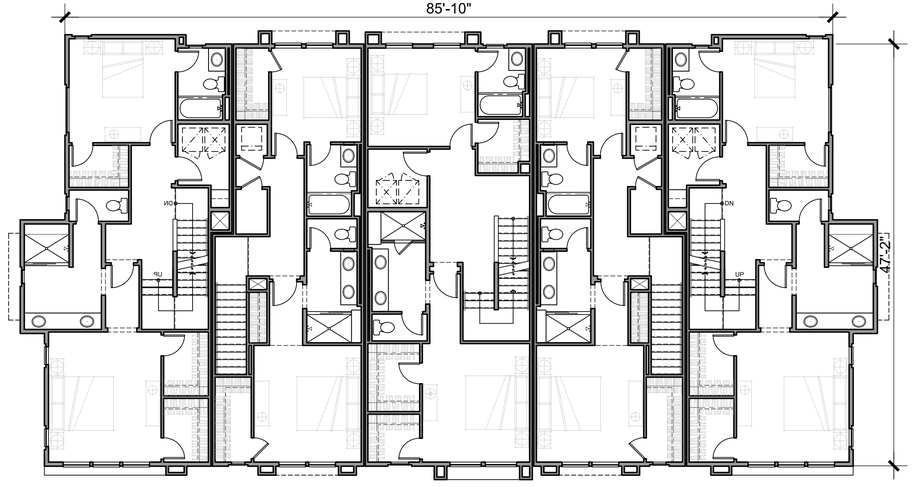


P6 P1 P5 P1 P6

ROOF



KEY MAP n.t.s.



P6 P1 P5 P1 P6

LEVEL 3

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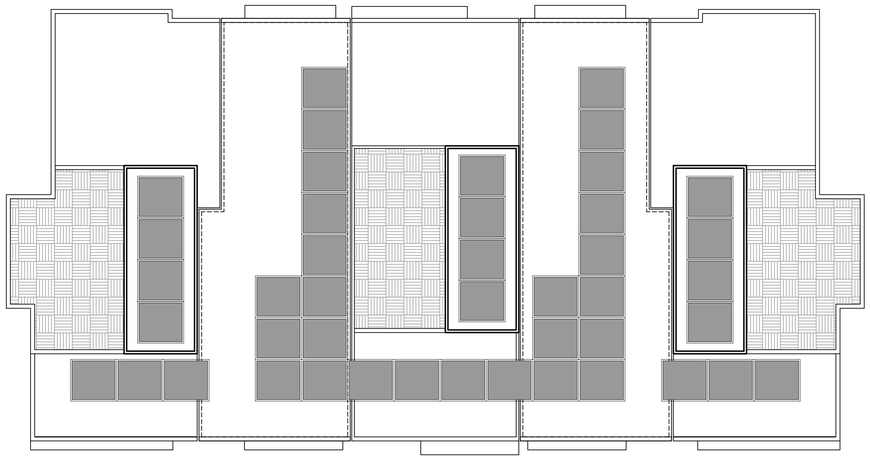
ALAMEDA MARINA TOWNHOMES
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DESIGN REVIEW
MARCH 9, 2020

0 4 8 16

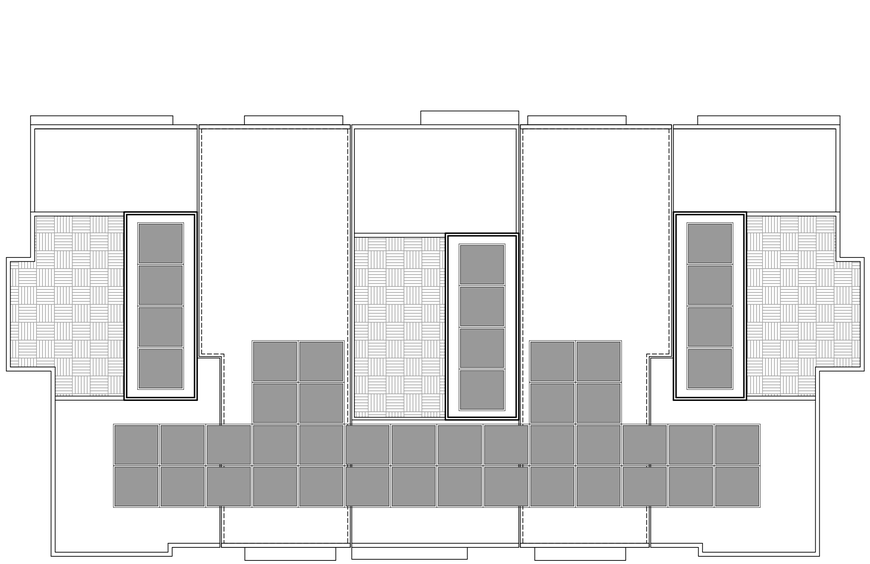
LANDSIDE
BUILDING PLANS- 5 PLEX

A3.4.1



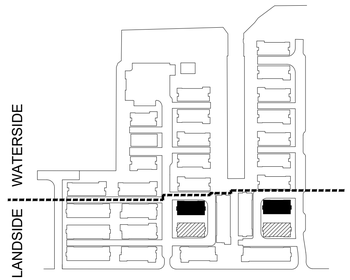
LANDSIDE - 5 PLEX: ROOF AREA: 4,282 SQ.FT.
SOLAR READY ZONE: 864 SQ.FT. (25 %)

SOLAR READY ZONE-BLDGS. 17 & 24



LANDSIDE - 5 PLEX: ROOF AREA: 4,282 SQ.FT.
SOLAR READY ZONE: 864 SQ.FT. (25 %)

SOLAR READY ZONE-BLDGS. 18 & 23

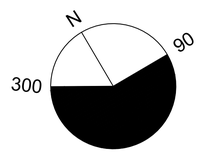


KEY MAP n.t.s.

BLDGS. 17 & 24

BLDGS. 18 & 23

For low rise multifamily buildings, the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250' of the building and have a total area of no less than 15% of the total roof area of the building (2019 Energy Code Section 110.10B)



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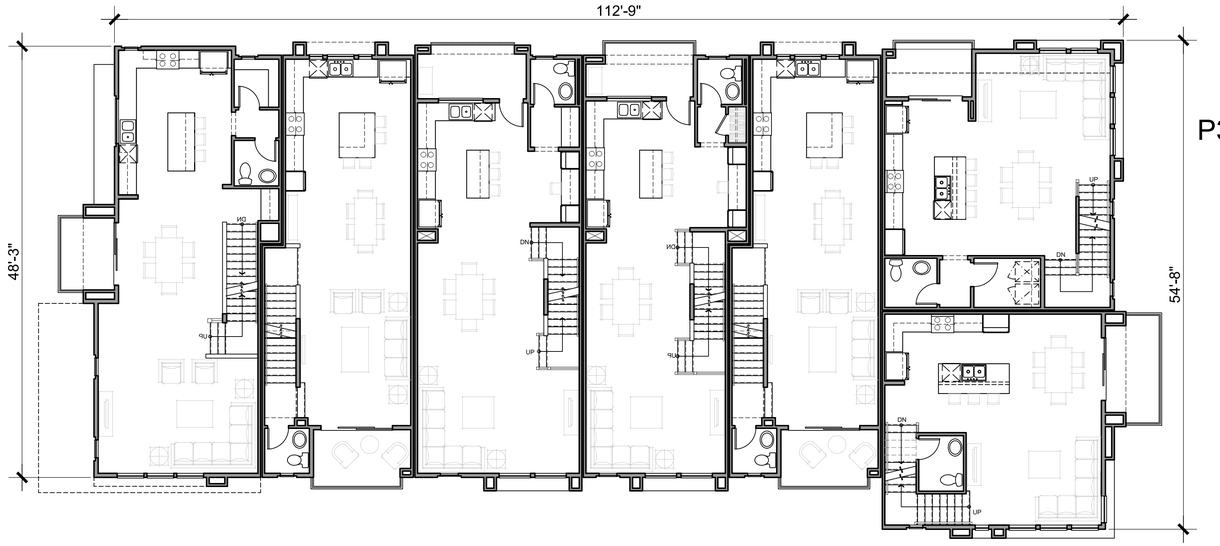
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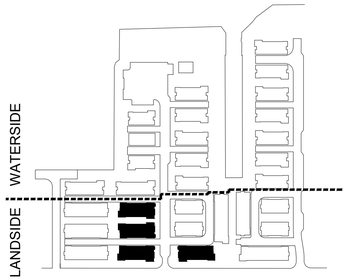
LANDSIDE
BUILDING PLANS- 5 PLEX
SOLAR READY ZONE

A3.4.2

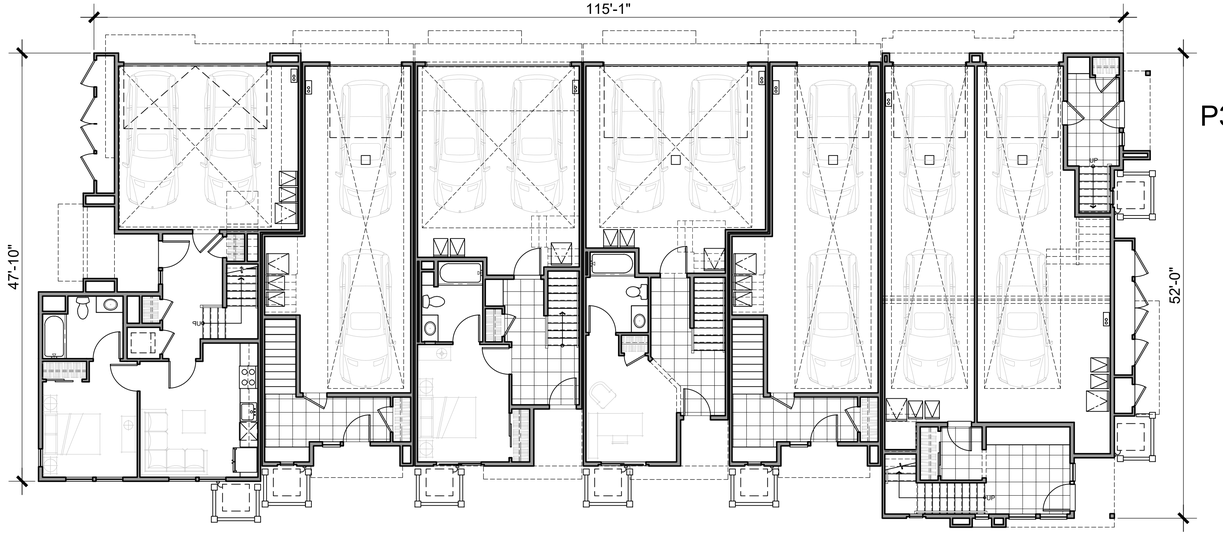


P7 P1 P5 P4 P1 P2

LEVEL 2



KEY MAP n.t.s.



P7 P1 P5 P4 P1 P2

LEVEL 1

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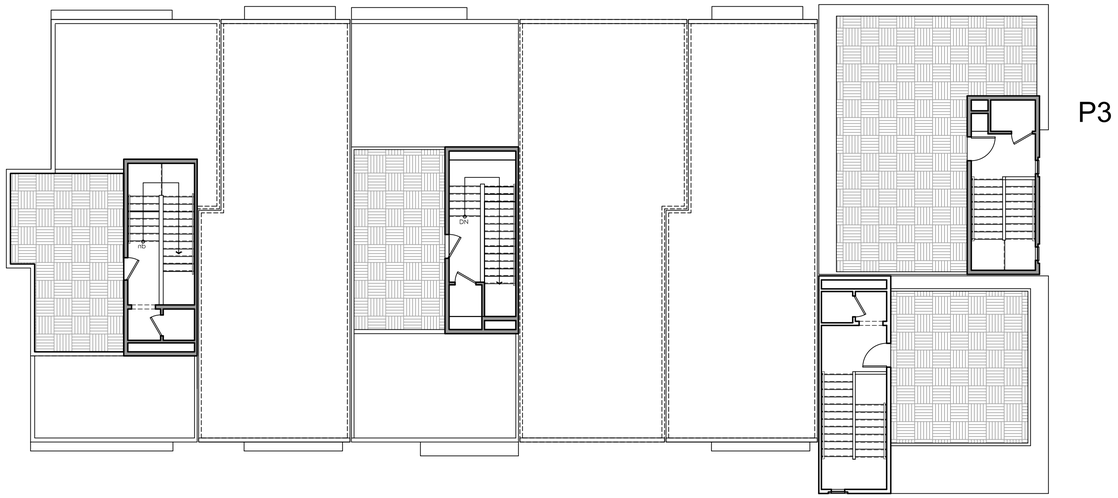
ALAMEDA MARINA TOWNHOMES
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MARCH 9, 2020

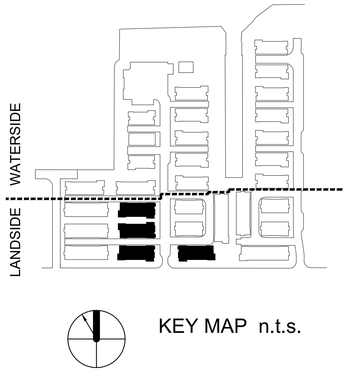
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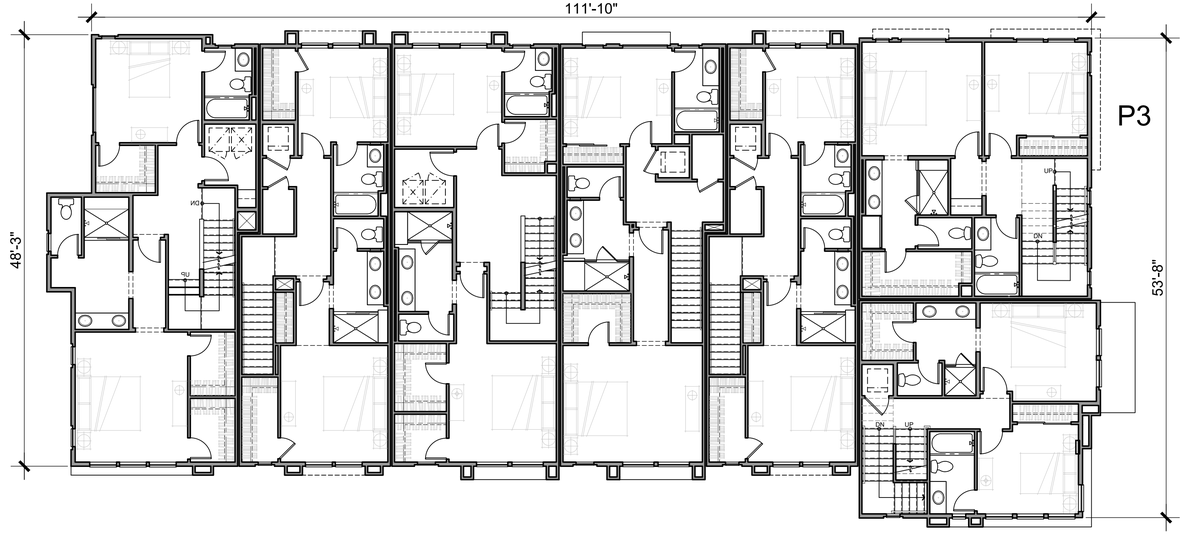
LANDSIDE
BUILDING PLANS- 7 PLEX

A3.5.0



ROOF





LEVEL 3

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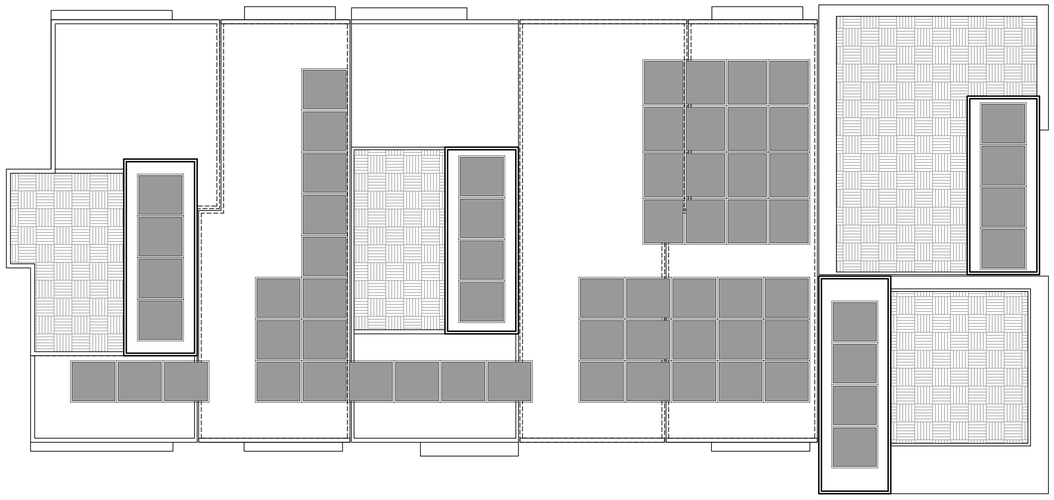
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MARCH 9, 2020

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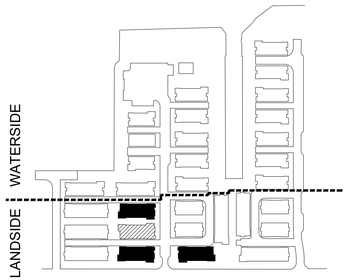
LANDSIDE
BUILDING PLANS- 7 PLEX

A3.5.1



LANDSIDE - 7 PLEX: ROOF AREA: 5,542 SQ.FT.
SOLAR READY ZONE: 1,512 SQ.FT. (27 %)

SOLAR READY ZONE-BLDGS. 2, 6 & 19

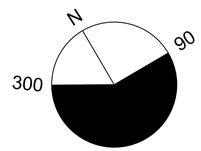


KEY MAP n.t.s.

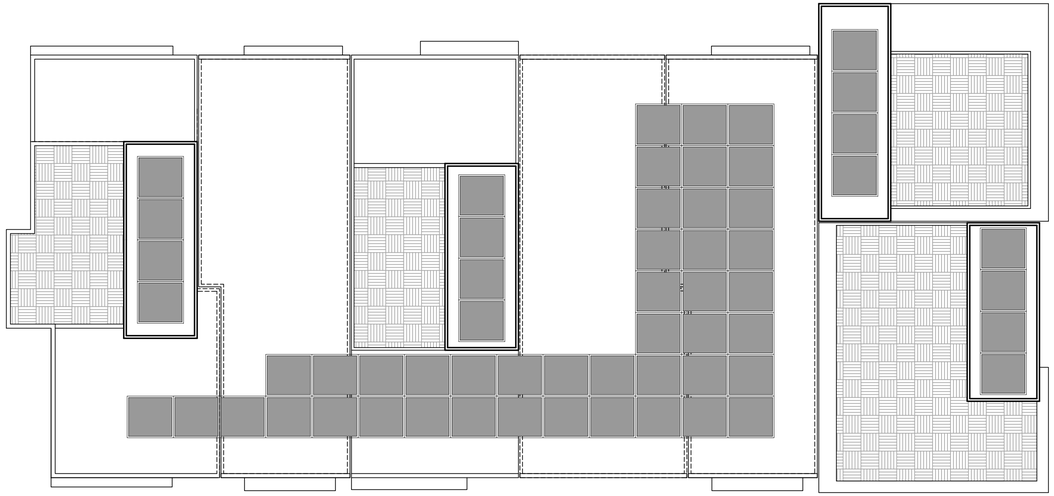
BLDGS. 2, 6 & 19

BLDG. 3

For low rise multifamily buildings, the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250' of the building and have a total area of no less than 15% of the total roof area of the building (2019 Energy Code Section 110.10B)



SOLAR READY ZONE



LANDSIDE - 7 PLEX: ROOF AREA: 5,542 SQ.FT.
SOLAR READY ZONE: 1,512 SQ.FT. (27 %)

SOLAR READY ZONE-BLDG. 3

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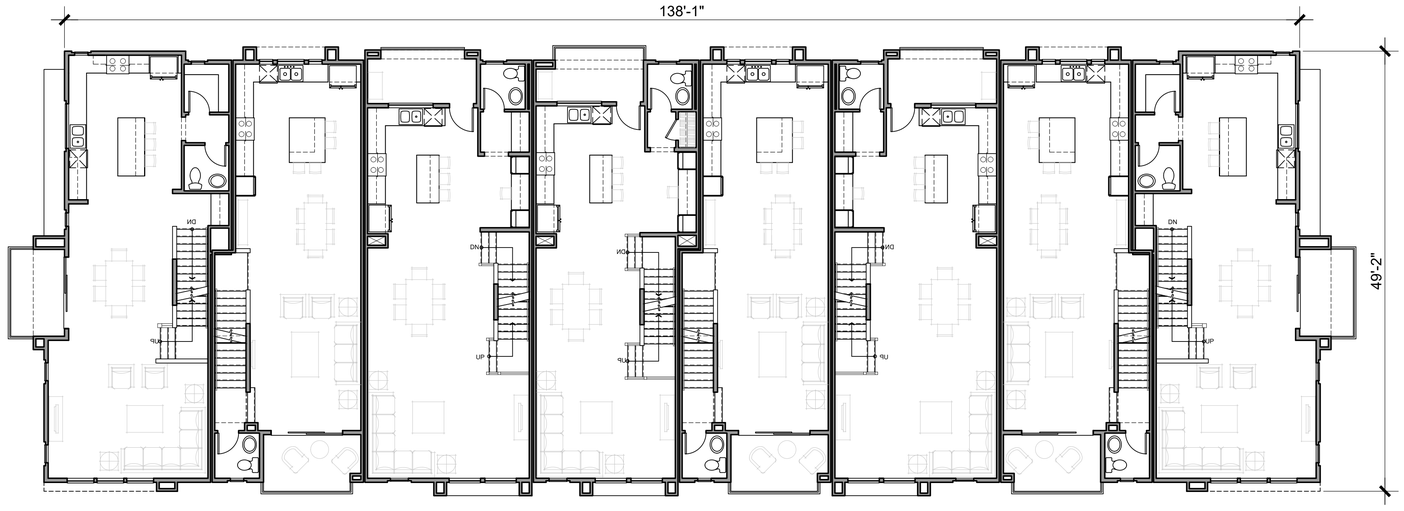
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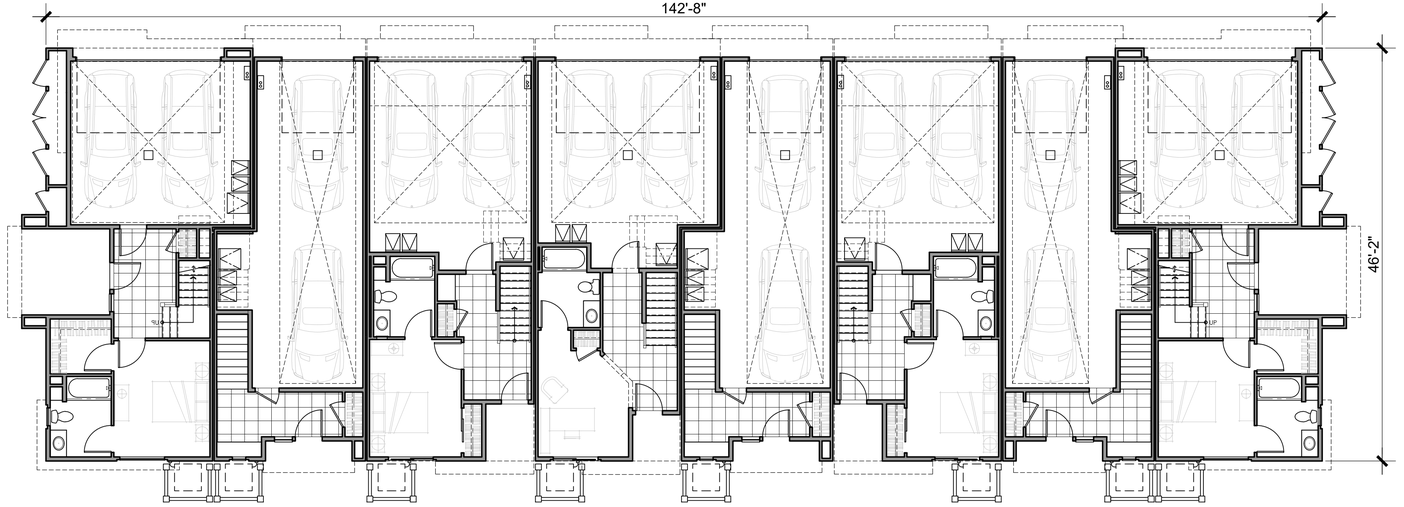
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LANDSIDE
BUILDING PLANS- 7 PLEX
SOLAR READY ZONE

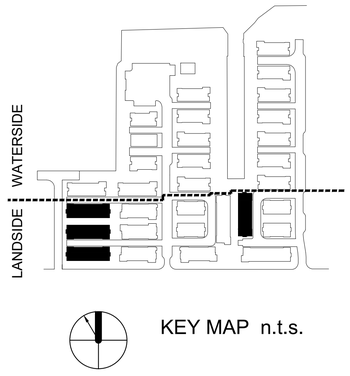
A3.5.2



LEVEL 2



LEVEL 1



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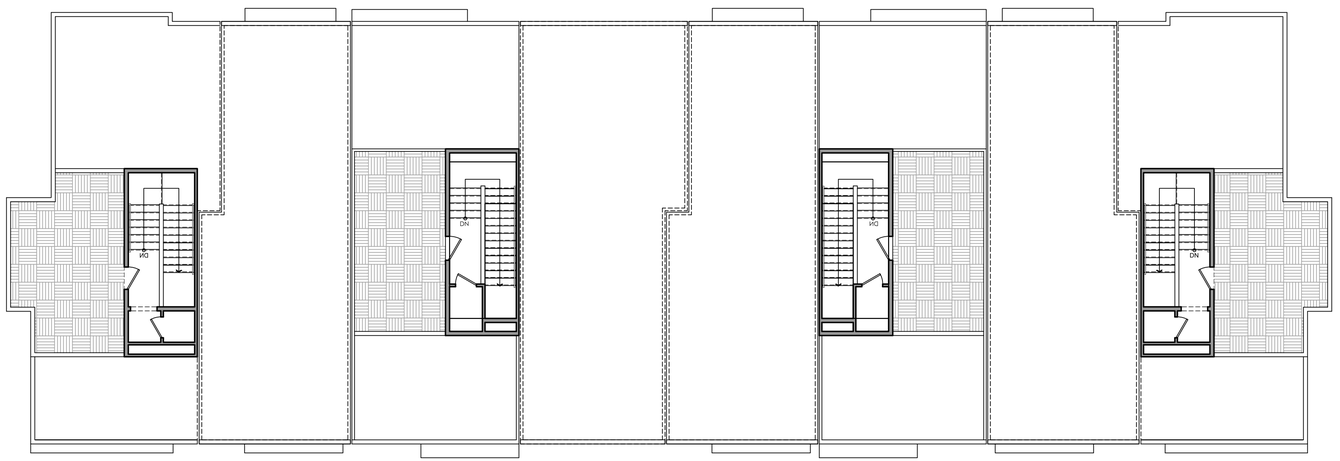
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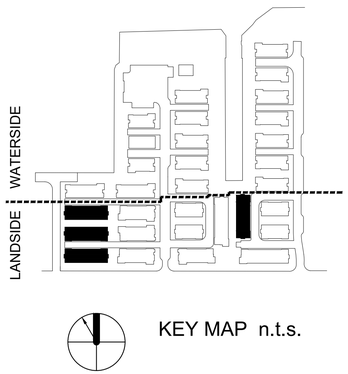
LANDSIDE
BUILDING PLANS- 8 PLEX

A3.6.0



P6 P1 P5 P4 P1 P5 P1 P6

ROOF



KEY MAP n.t.s.



P6 P1 P5 P4 P1 P5 P1 P6

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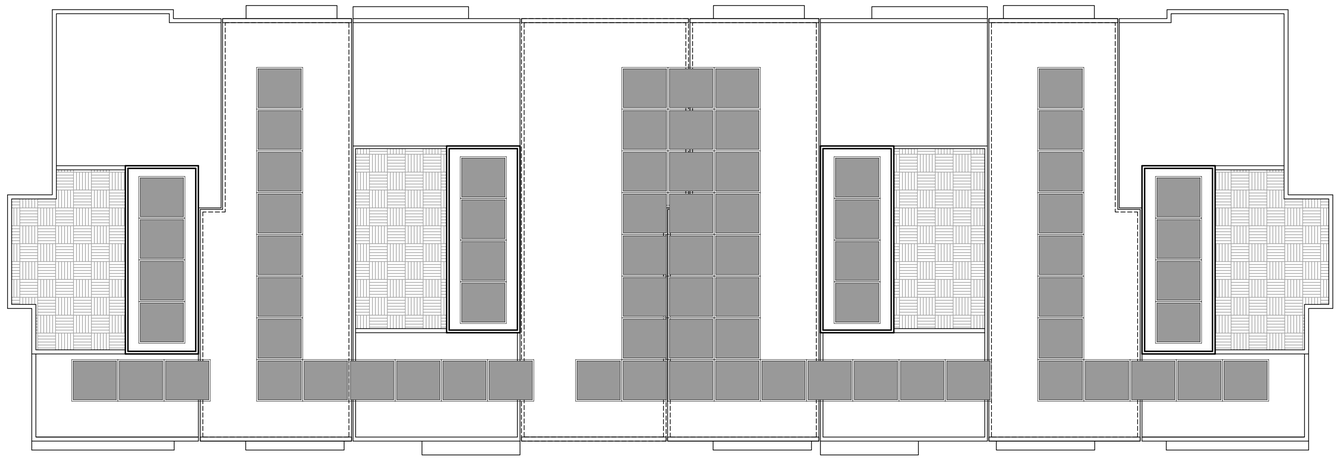
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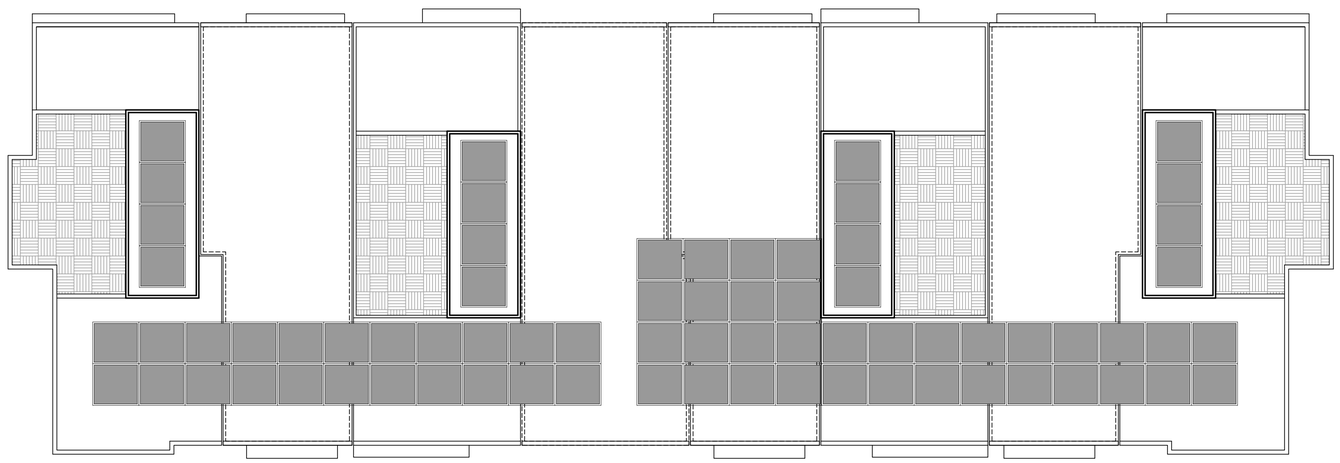
LANDSIDE
BUILDING PLANS- 8 PLEX

A3.6.1



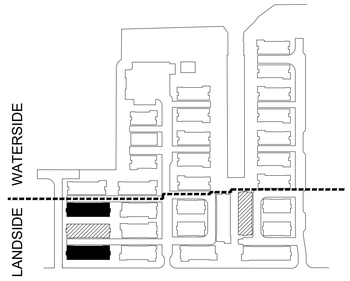
LANDSIDE - 7 PLEX: ROOF AREA: 6,751 SQ.FT.
SOLAR READY ZONE: 1,728 SQ.FT. (26 %)

SOLAR READY ZONE-BLDGS. 1 & 5



LANDSIDE - 7 PLEX: ROOF AREA: 6,751 SQ.FT.
SOLAR READY ZONE: 1,728 SQ.FT. (26 %)

SOLAR READY ZONE-BLDGS. 4 & 21

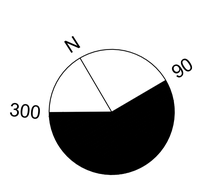


KEY MAP n.t.s.

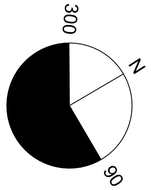
BLDGS. 1 & 5

BLDGS. 4 & 21

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BLDGS. 1, 4, & 5



BLDG. 21

SOLAR READY ZONE

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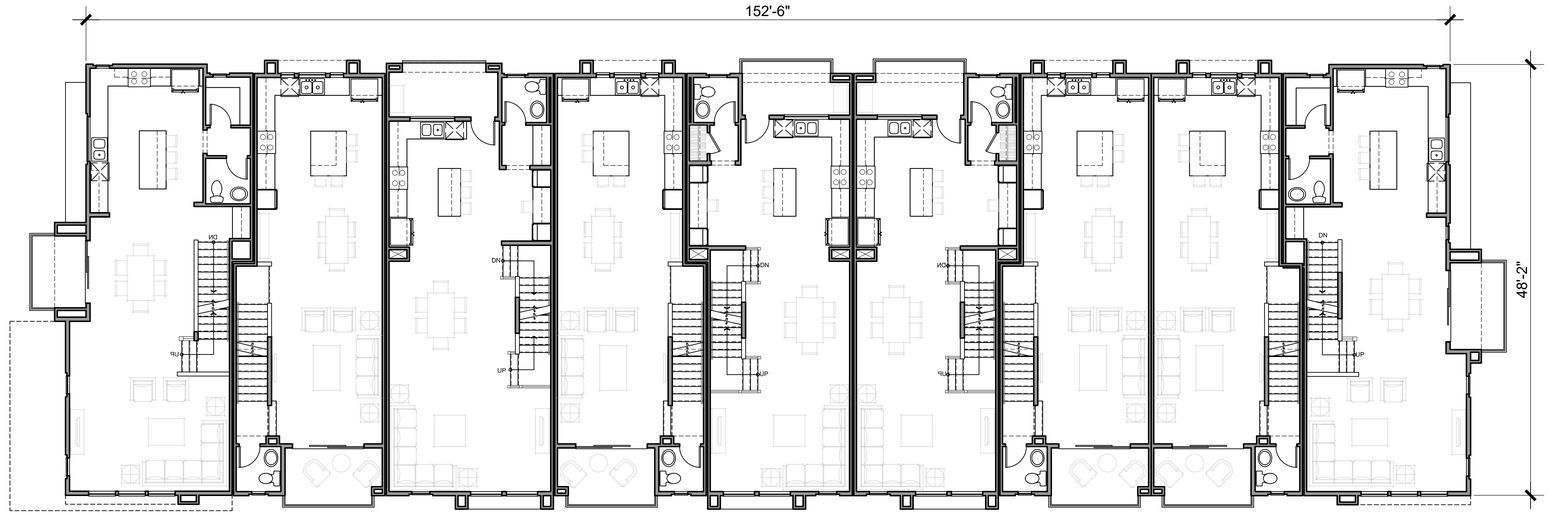
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DESIGN REVIEW
MARCH 9, 2020

0 4 8 16

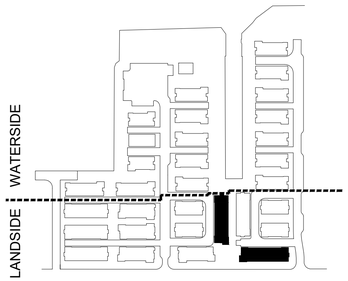
LANDSIDE
BUILDING PLANS- 8 PLEX
SOLAR READY ZONE

A3.6.2

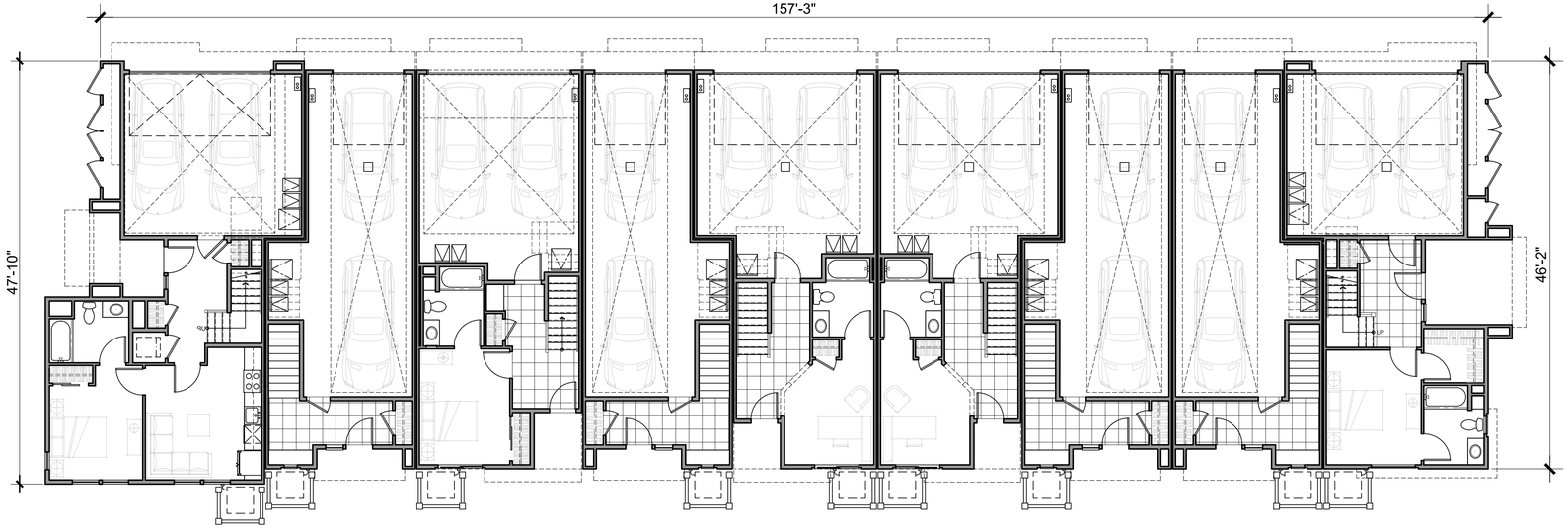


P7 P1 P5 P1 P4 P4 P1 P1 P6

LEVEL 2



KEY MAP n.t.s.



P7 P1 P5 P1 P4 P4 P1 P1 P6

LEVEL 1

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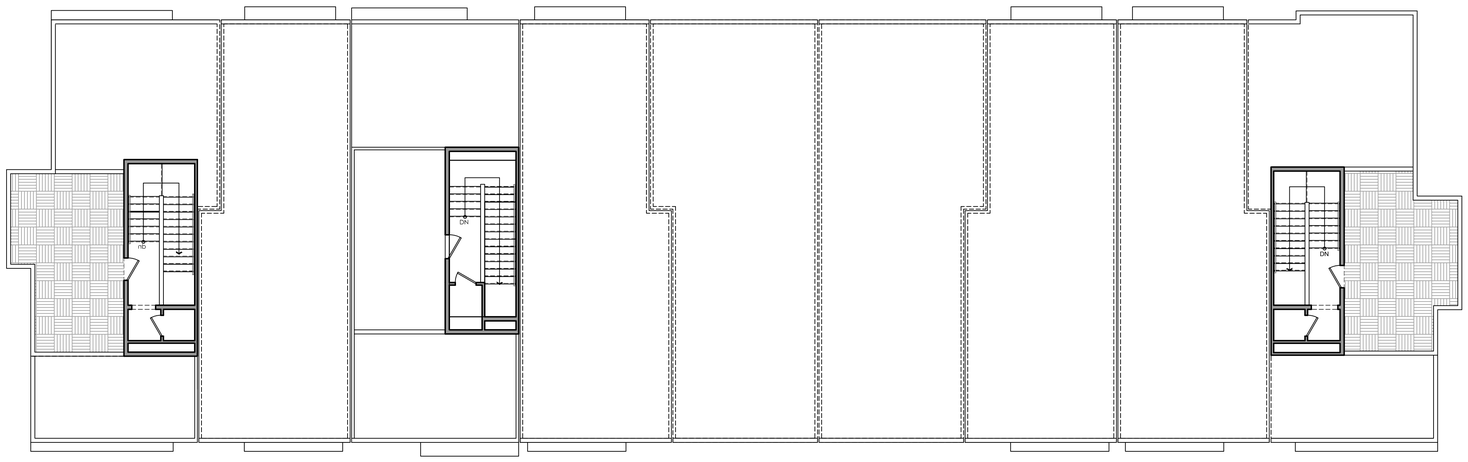
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

0 4 8 16

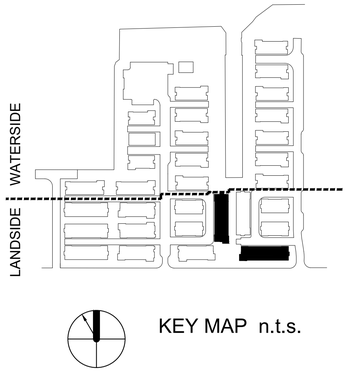
LANDSIDE
BUILDING PLANS-9 PLEX

A3.7.0

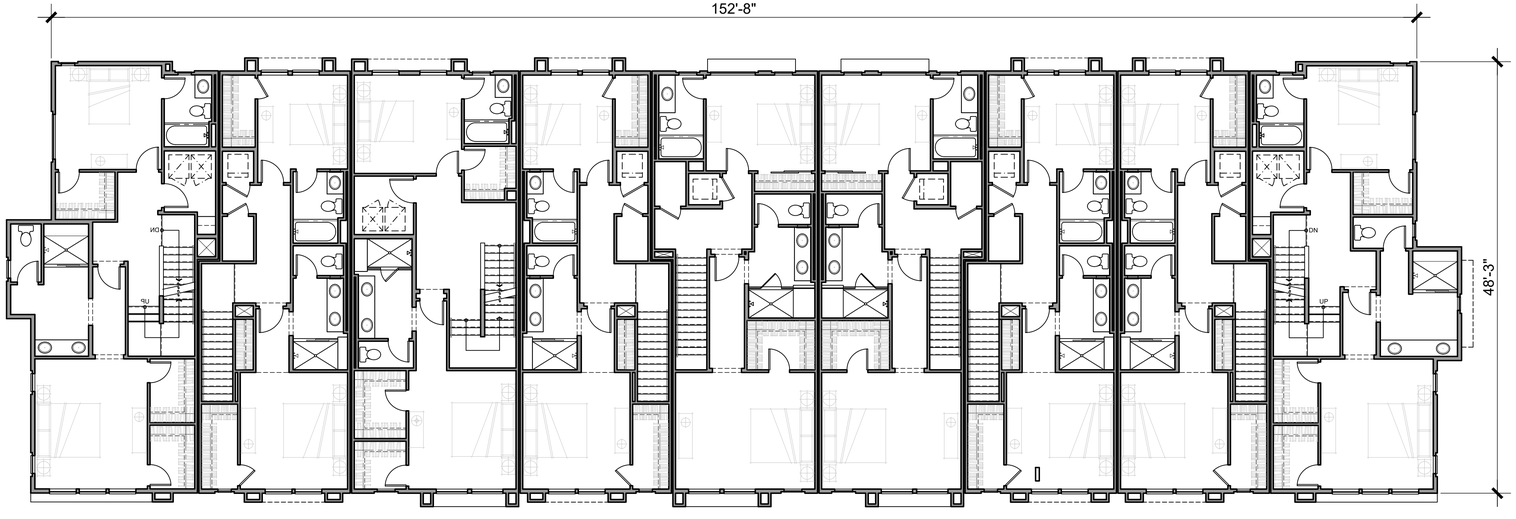


P7 P1 P5 P1 P4 P4 P1 P1 P6

ROOF



KEY MAP n.t.s.



P7 P1 P5 P1 P4 P4 P1 P1 P6

LEVEL 3

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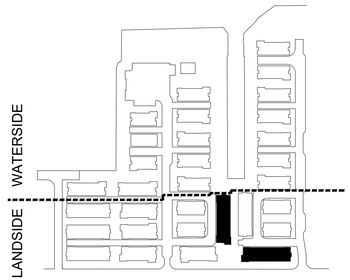
ALAMEDA MARINA TOWNHOMES
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DESIGN REVIEW
MARCH 9, 2020

0 8 16 32

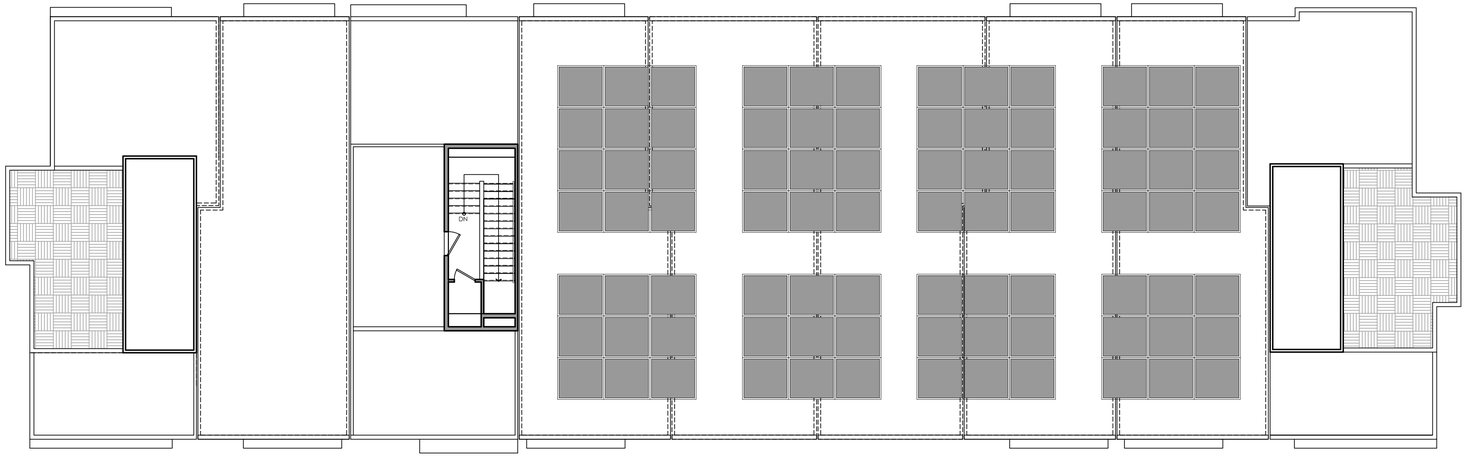
LANDSIDE
BUILDING PLANS- 9 PLEX

A3.7.1

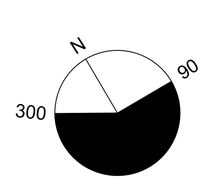


KEY MAP n.t.s.

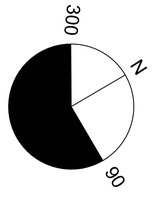
BLDGS. 20 & 22



For low rise multifamily buildings, the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250' of the building and have a total area of no less than 15% of the total roof area of the building (2019 Energy Code Section 110.10B)



BLDG. 20



BLDG. 22

SOLAR READY ZONE

LANDSIDE - 7 PLEX: ROOF AREA: 7,426 SQ.FT.
SOLAR READY ZONE: 1,944 SQ.FT. (26 %)

SOLAR READY ZONE-BLDGS. 20 & 21

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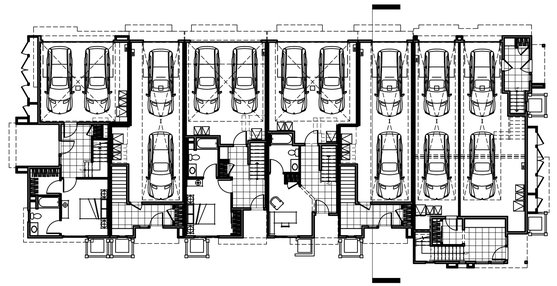
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DESIGN REVIEW
MARCH 9, 2020

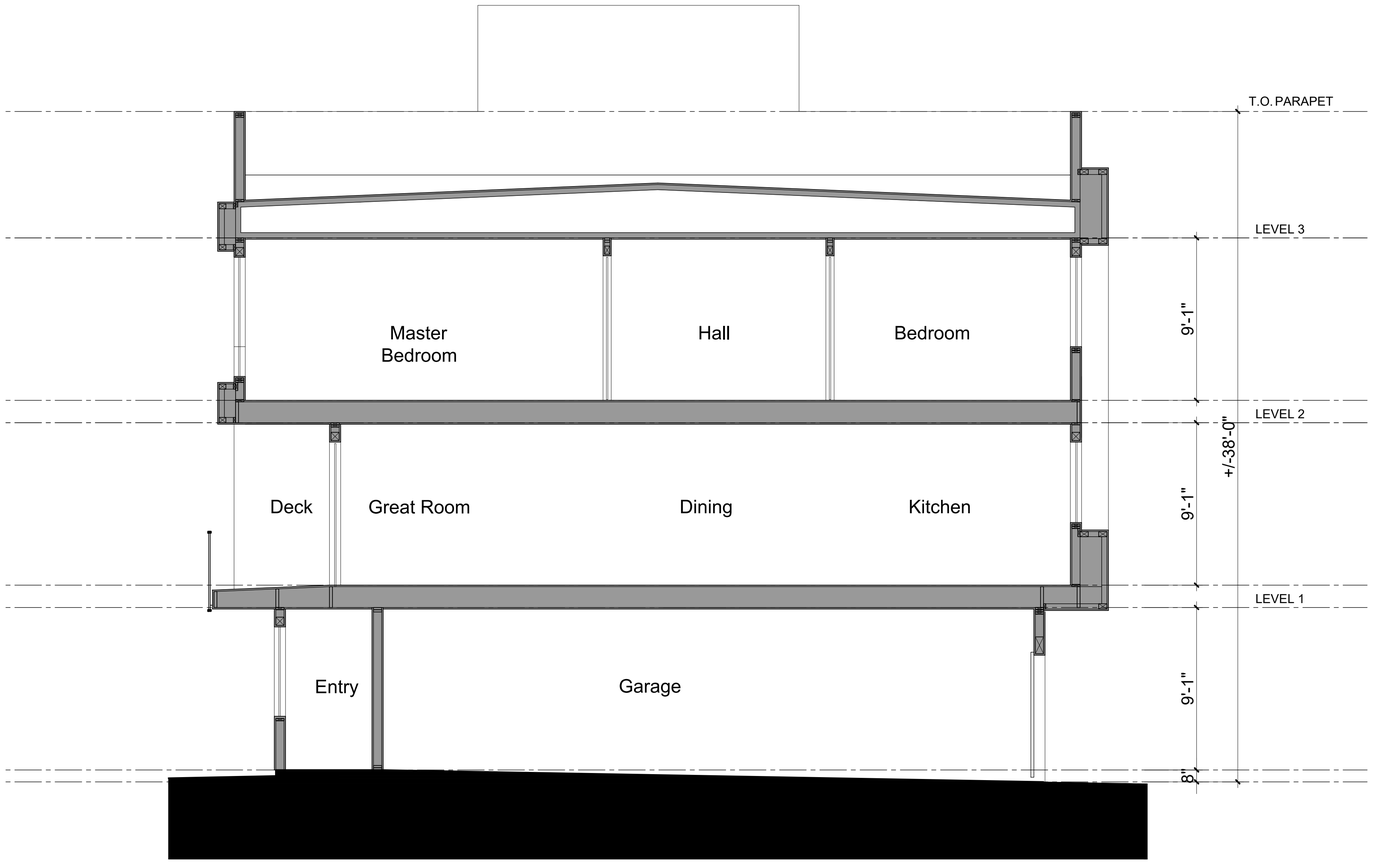
0 8 16 32

LANDSIDE
BUILDING PLANS- 9 PLEX
SOLAR READY ZONE

A3.7.2



KEY PLAN- 7 PLEX



TYPICAL LANDSIDE BUILDING SECTION - PLAN 1

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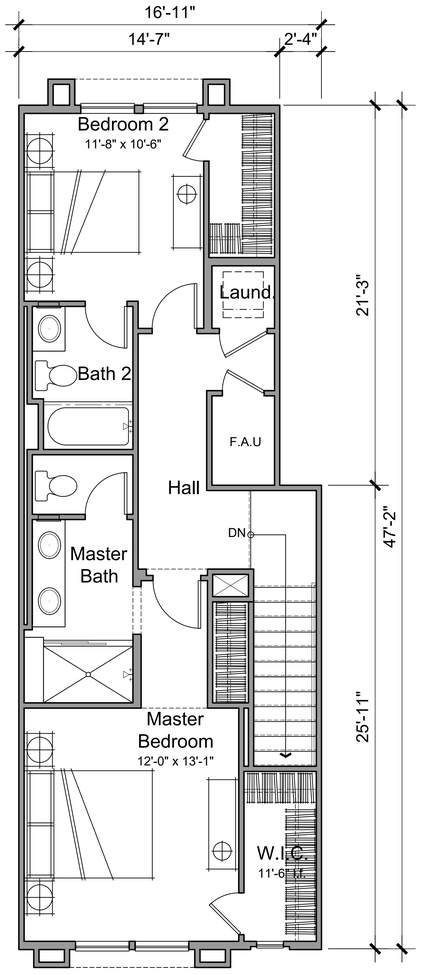
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DESIGN REVIEW
MARCH 9, 2020

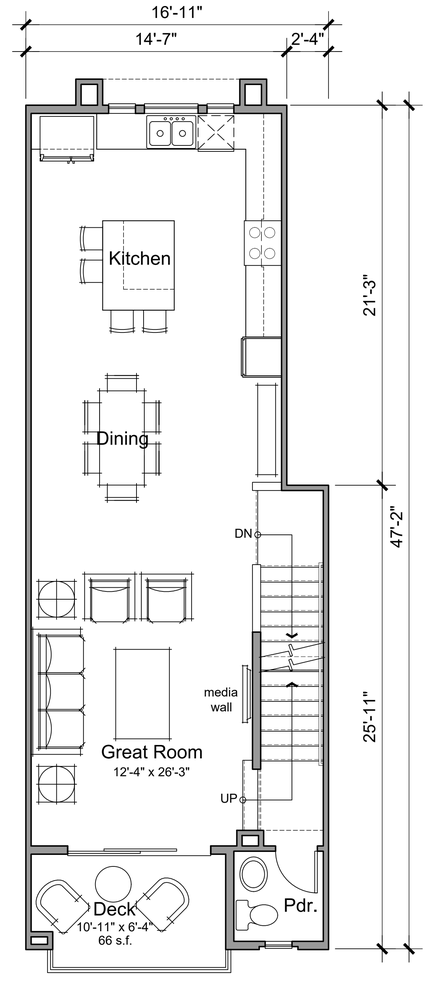
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0 2 4 8

LANDSIDE
BUILDING SECTION

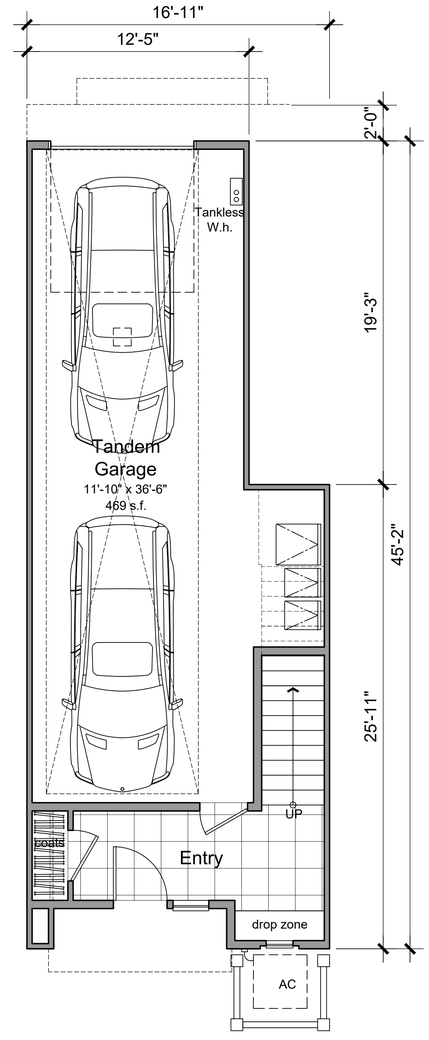
A3.8.0



Third Floor



Second Floor



First Floor

Floor Plan
2 Bedrooms
2.5 Baths
1,464 n.s.f.

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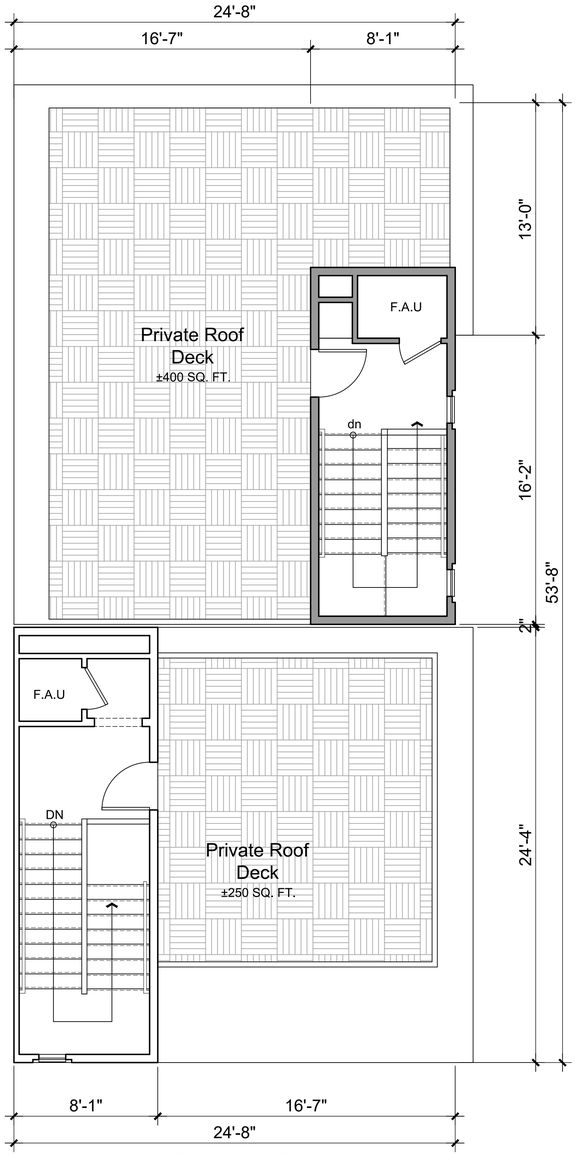
DESIGN REVIEW
MARCH 9, 2020

0 2 4 8

LANDSIDE
UNIT PLANS_ PLAN 1

A3.9.0

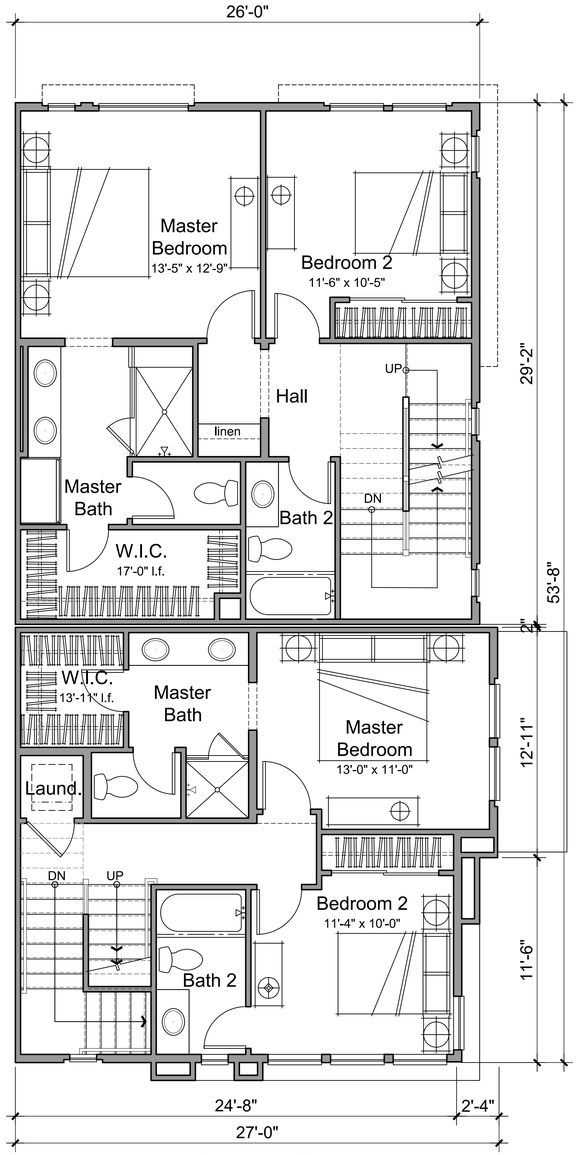
PLAN 3



PLAN 2

Roof

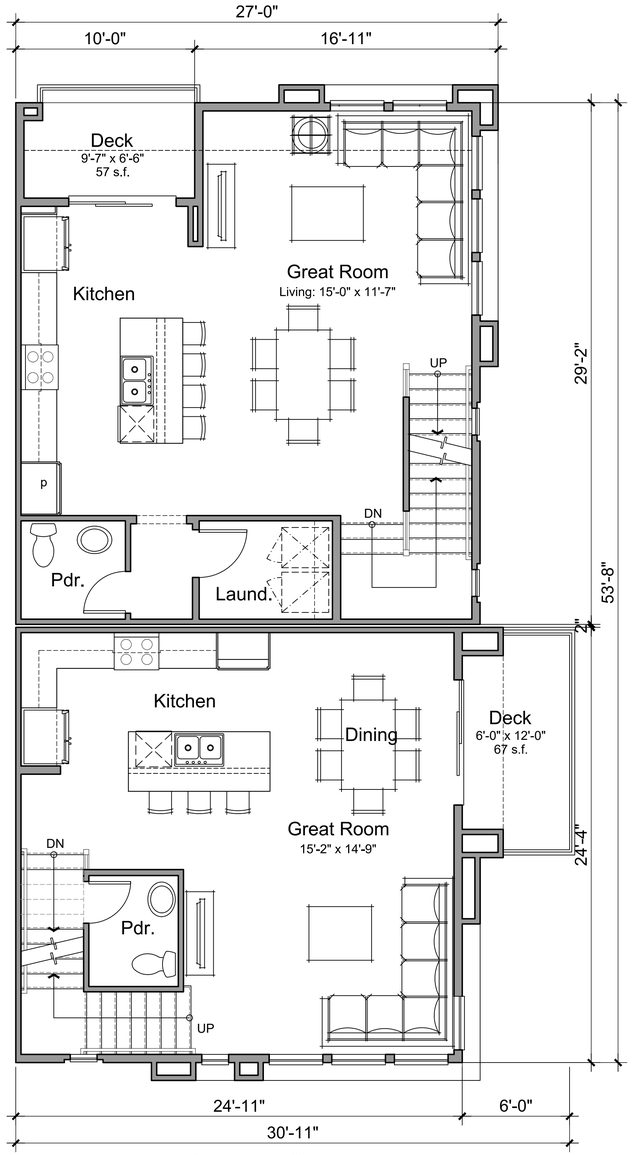
PLAN 3



PLAN 2

Third Floor

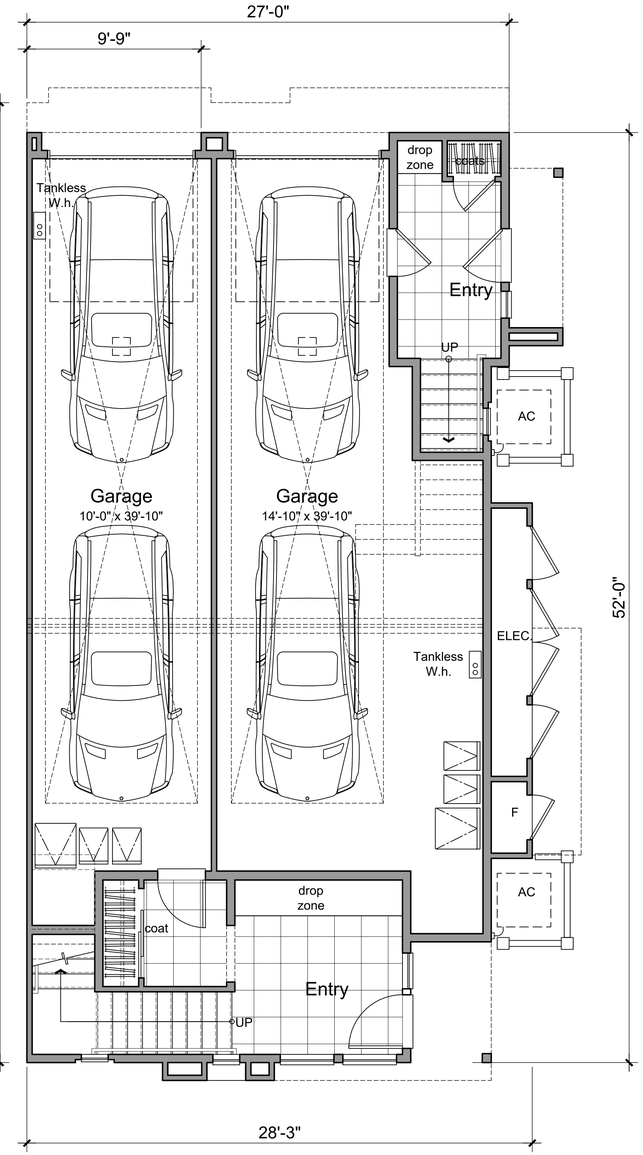
PLAN 3



PLAN 2

Second Floor

PLAN 3



PLAN 2

First Floor

Plan 2 - Floor Plan	Plan 3 - Floor Plan
2 Bedrooms	2 Bedrooms
2.5 Baths	2.5 Baths
1,471 n.s.f.	1,602 n.s.f.

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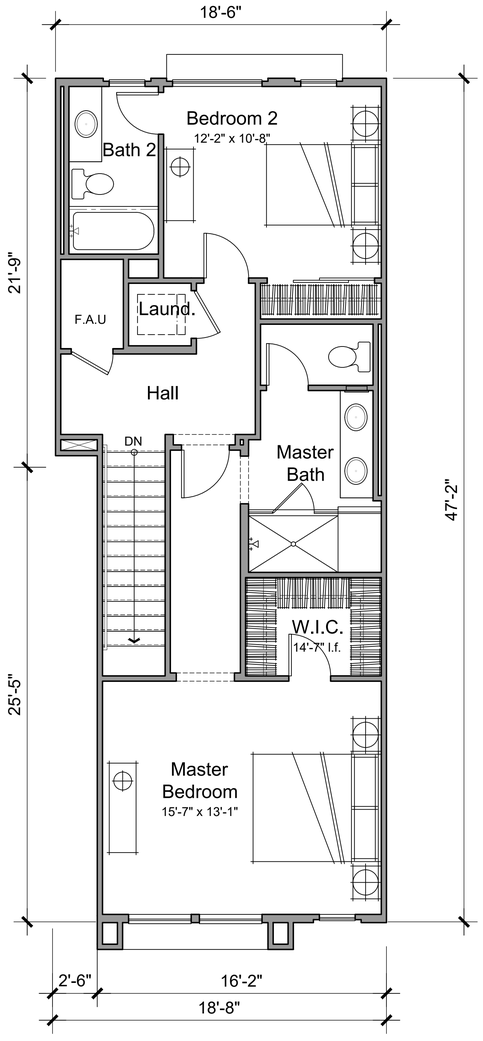
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ALAMEDA, CA # 2014-0798.01

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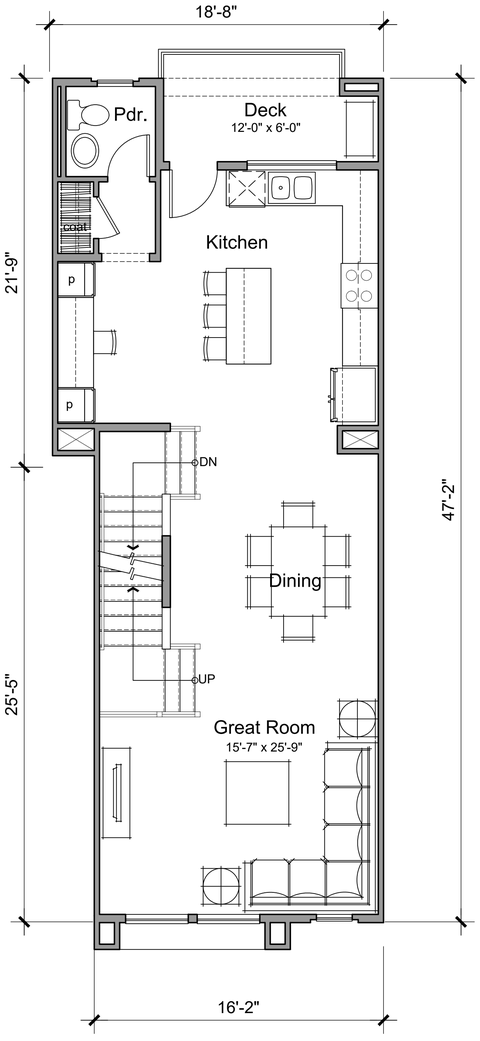
0 2 4 8

LANDSIDE
UNIT PLANS_ PLAN 2 & 3

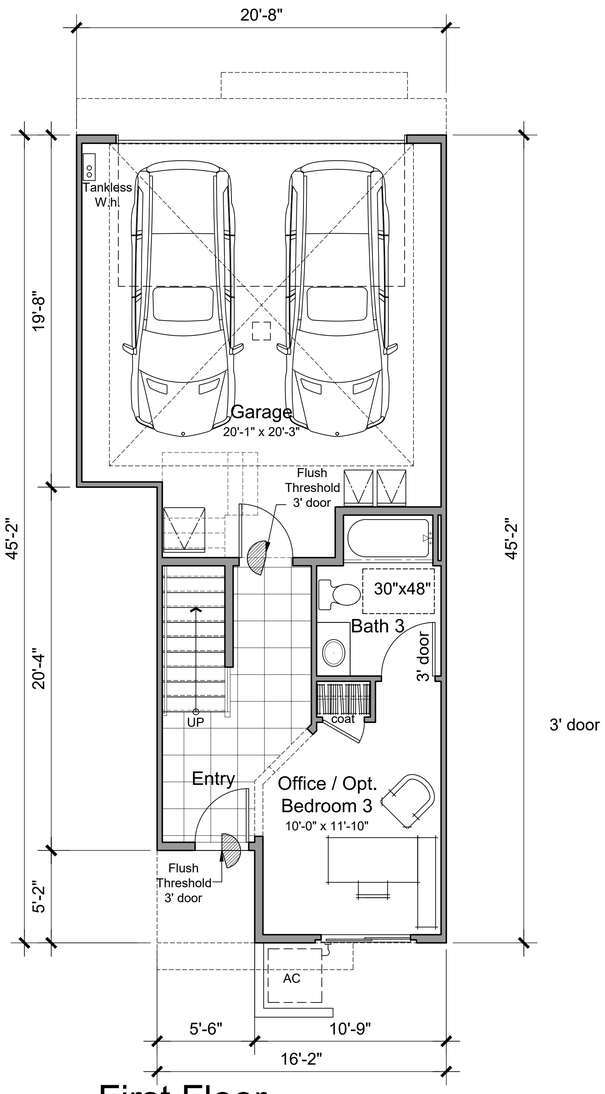
A3.9.1



Third Floor



Second Floor



3' door

First Floor

2 Bedrooms + Office
Opt. Bedroom 3
3.5 Baths
1,770 n.s.f.

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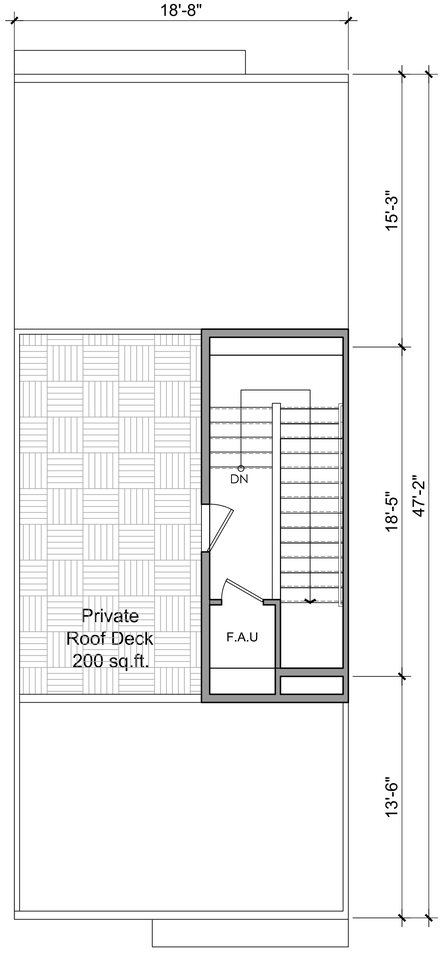
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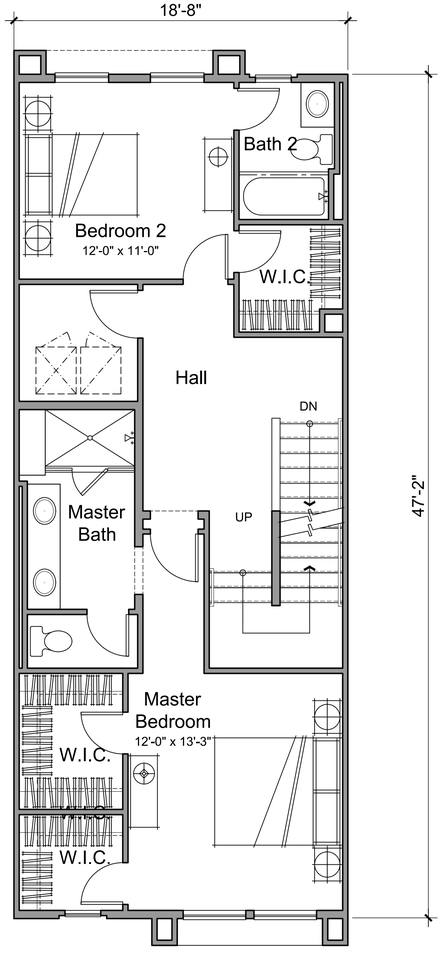
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LANDSIDE
UNIT PLANS_ PLAN 4

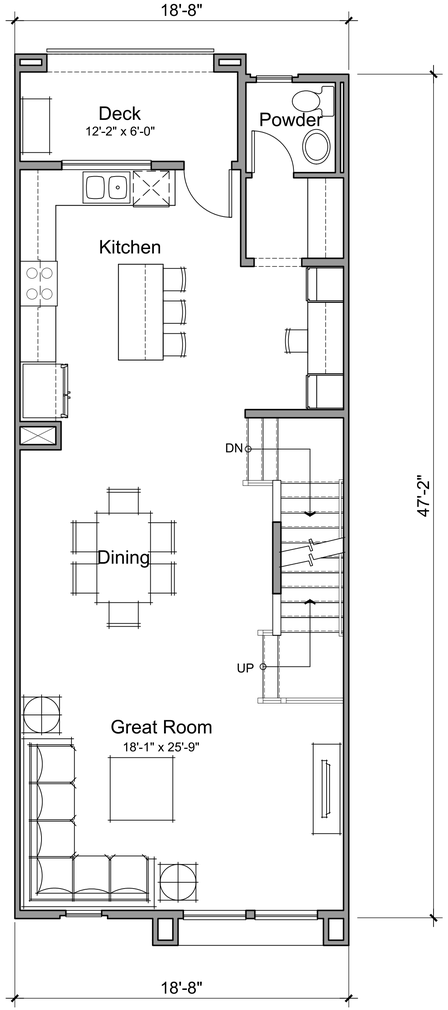
A3.9.2



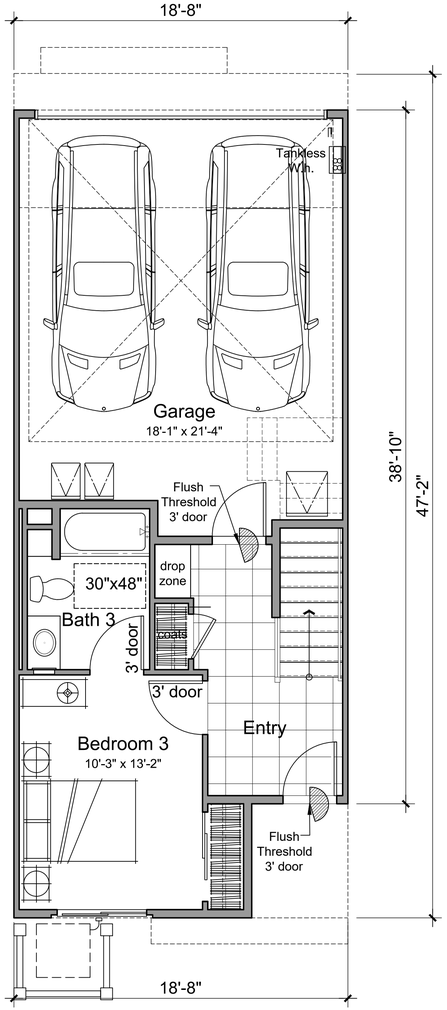
Roof



Third Floor



Second Floor



First Floor

Floor Plan
3 Bedrooms
3.5 Baths
2,133 n.s.f.

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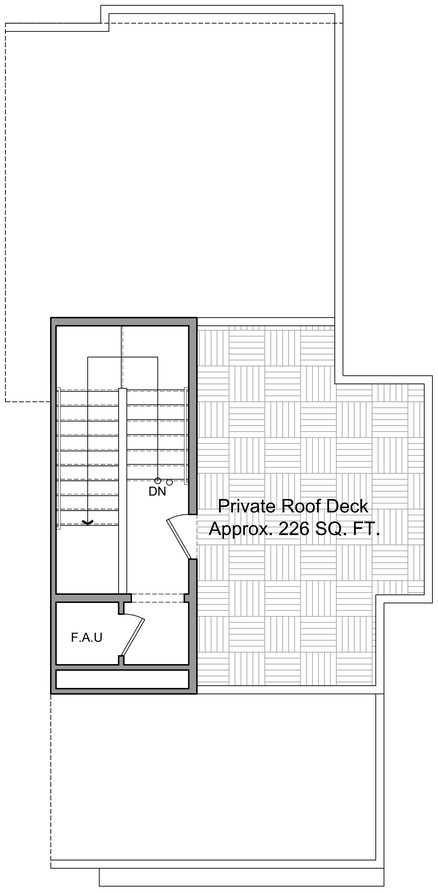
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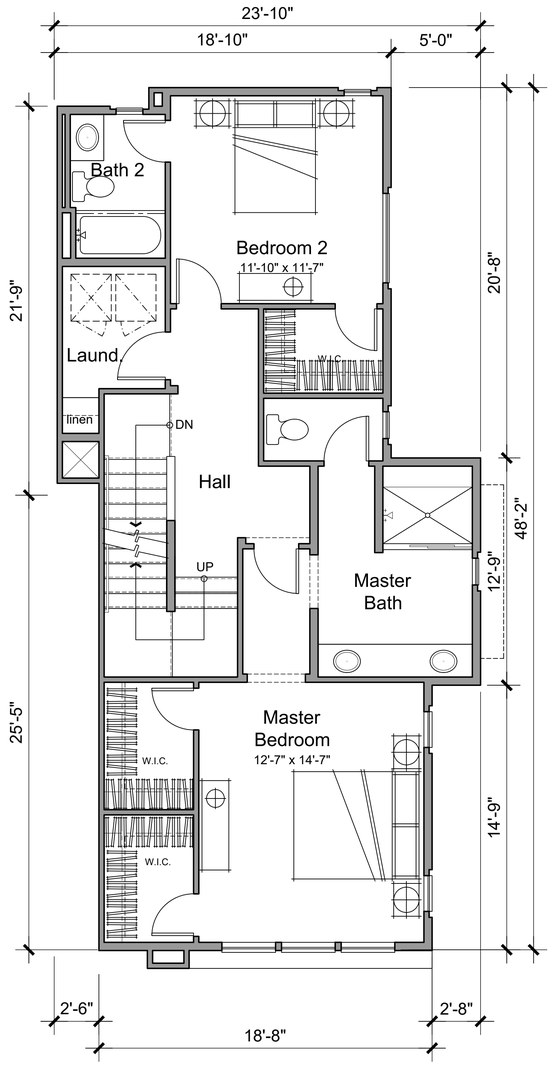
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LANDSIDE
UNIT PLANS_ PLAN 5

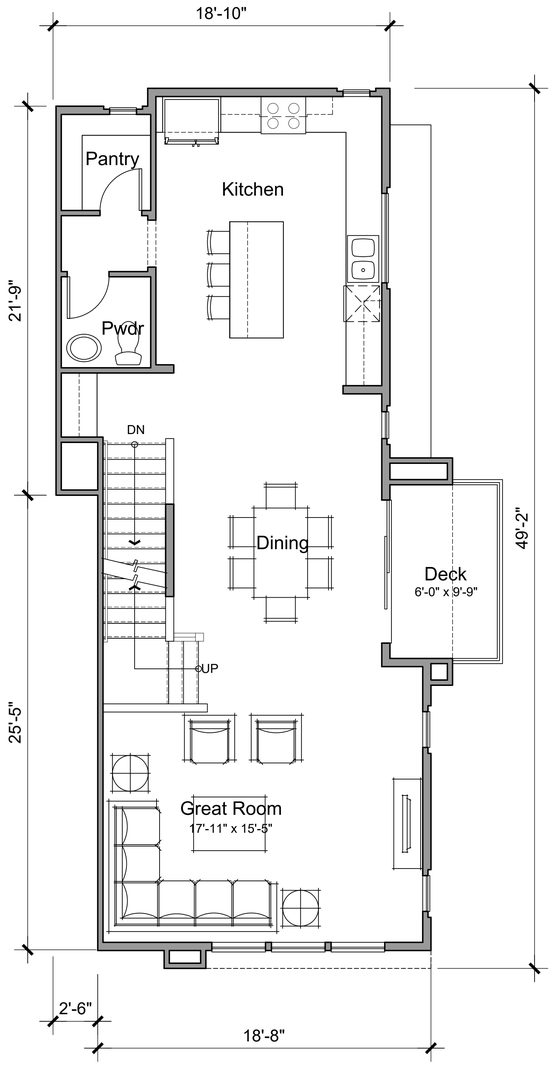
A3.9.3



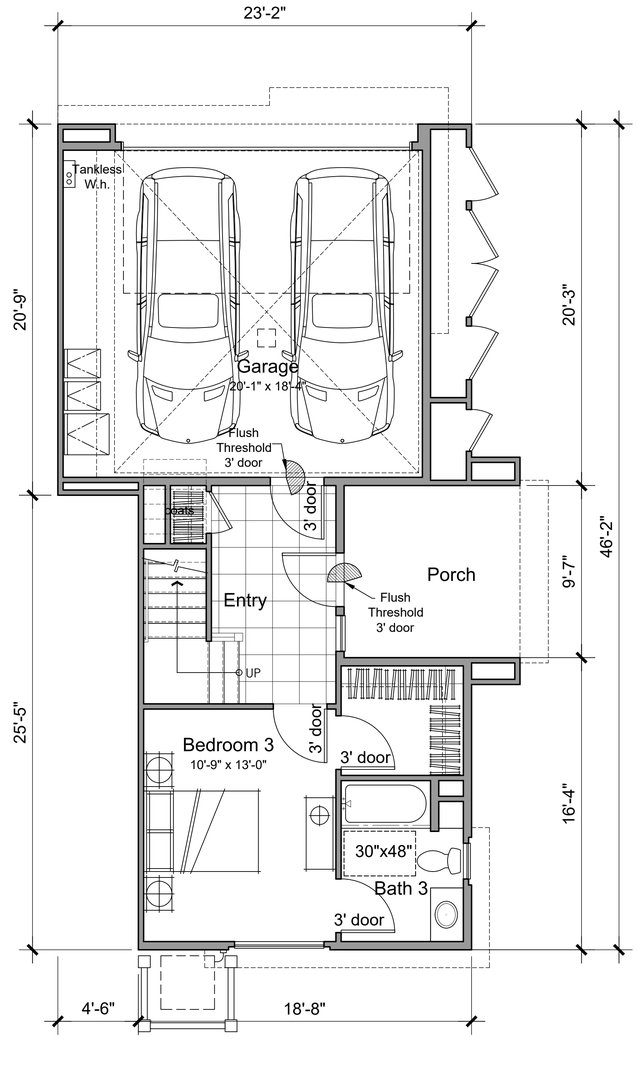
Roof



Third Floor



Second Floor



First Floor

Floor Plan
3 Bedrooms
3.5 Baths
2,194 n.s.f.

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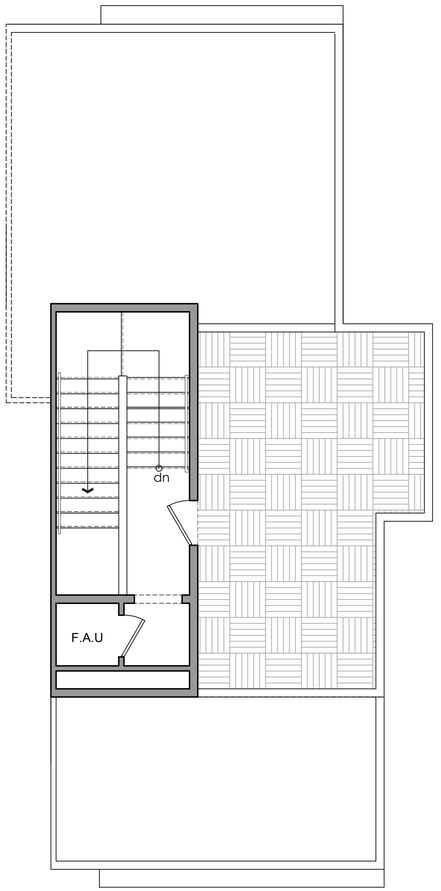
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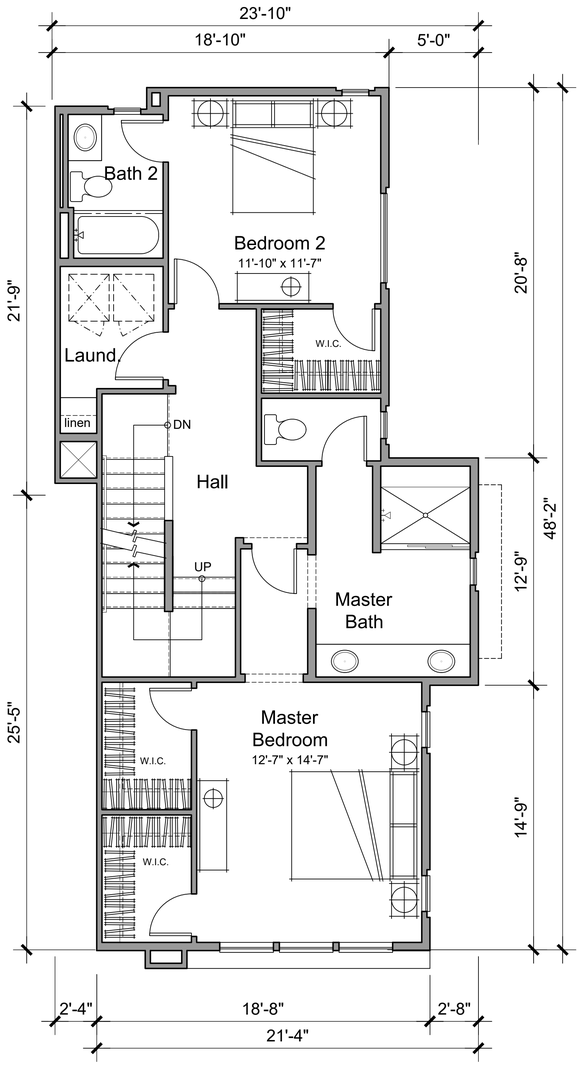
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LANDSIDE
UNIT PLANS_ PLAN 6

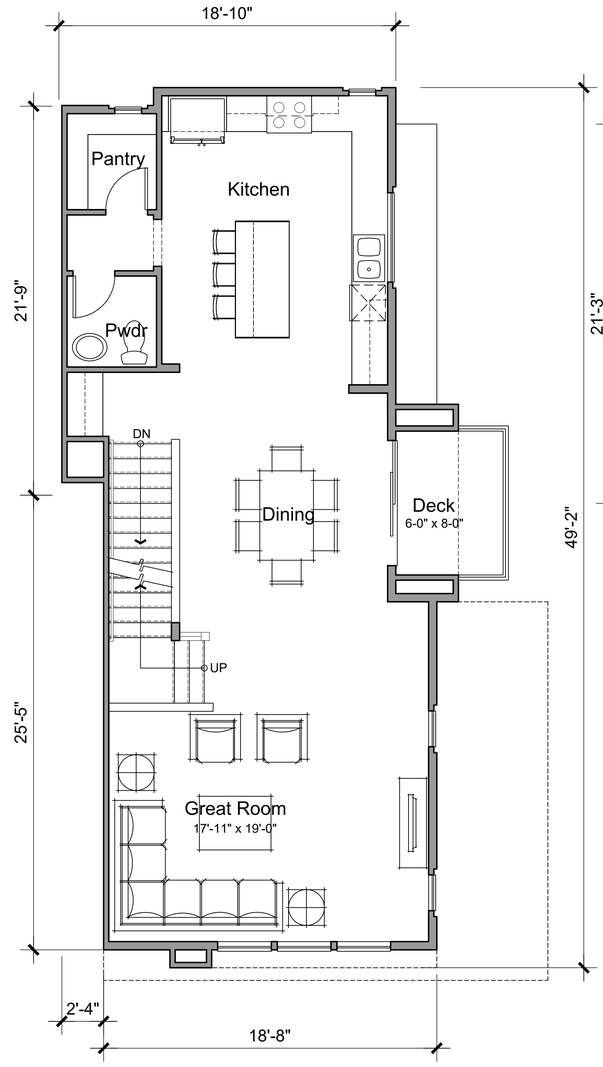
A3.9.4



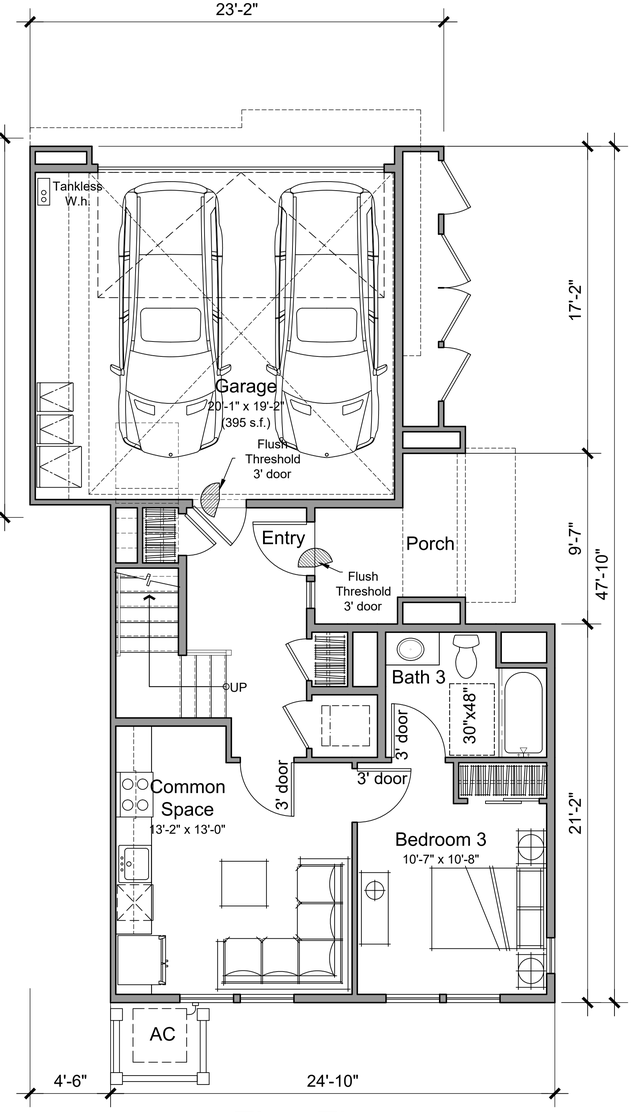
Roof



Third Floor



Second Floor



First Floor

Floor Plan
3 Bedrooms
3.5 Baths
2,386 n.s.f.

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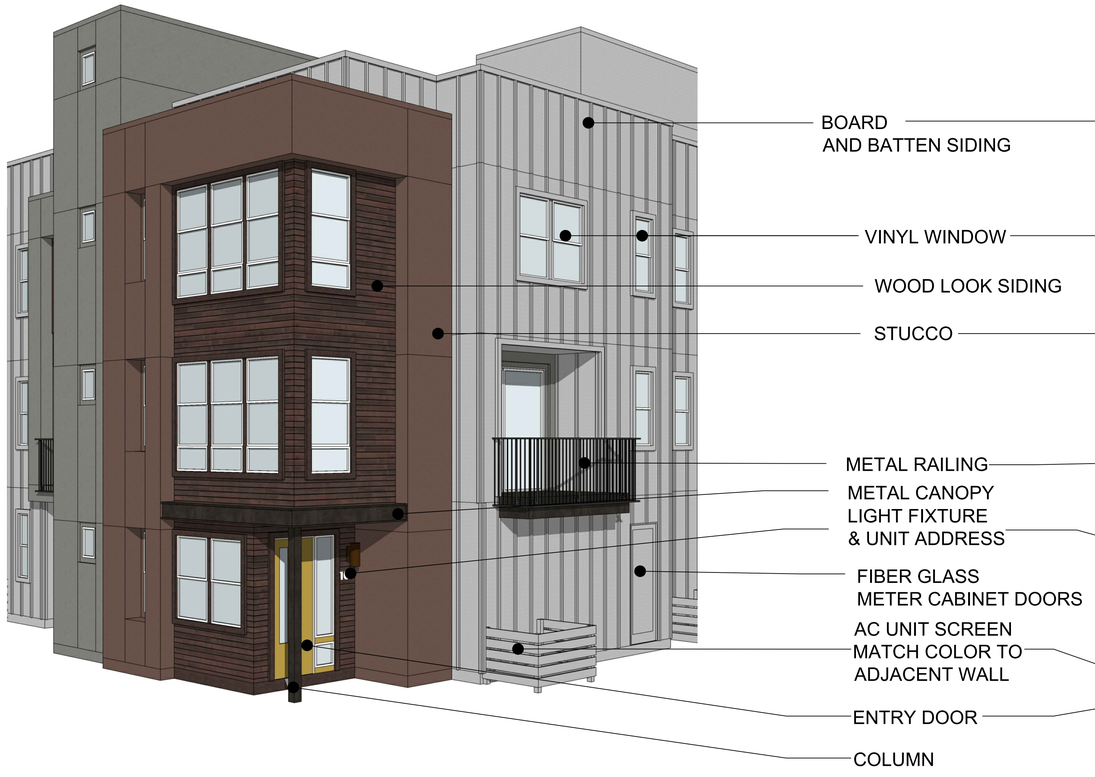
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0 2 4 8

LANDSIDE
UNIT PLANS_ PLAN 7

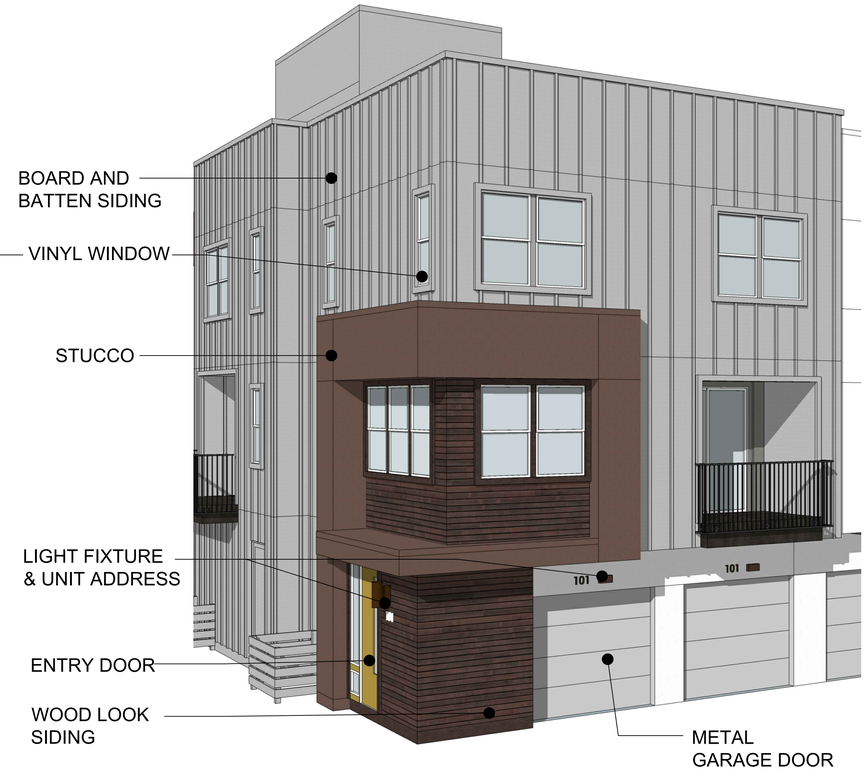
A3.9.5



FRONT RIGHT CORNER



FRONT_UNIT ENTRY



REAR

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Not To Scale
NTS

LANDSIDE
ARCHITECTURAL DETAILS

A3.10.0



✱
WALL PACK LIGHT

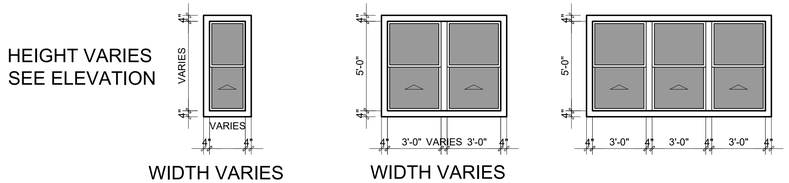


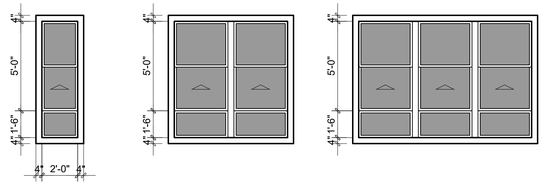
✱
LIGHT FIXTURE AT ENTRY



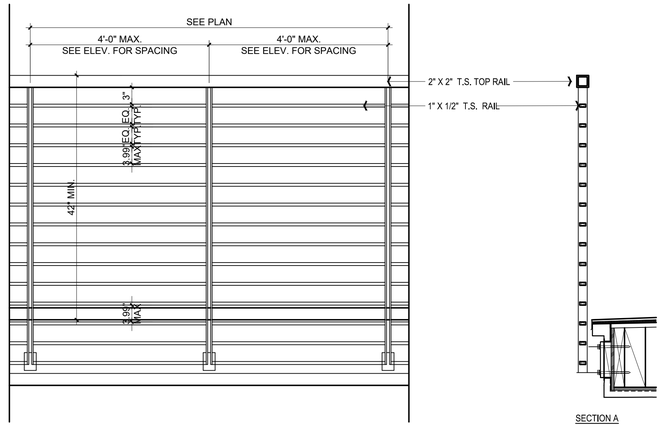
✱
RECESSED LIGHTING

✱ Light fixtures shall meet Dark Skies Ordinance AMC Section 30-5.16(c)

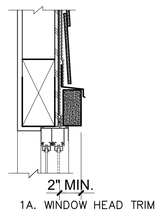




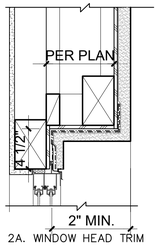
WINDOW PROFILES



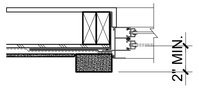
TYPICAL GUARDRAIL DETAILS



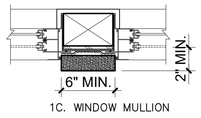
1A. WINDOW HEAD TRIM



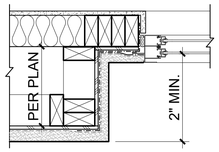
2A. WINDOW HEAD TRIM



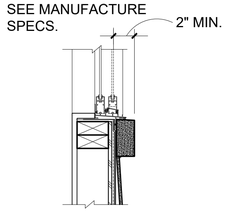
1B. WINDOW JAMB TRIM



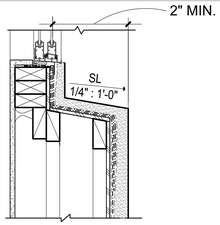
1C. WINDOW MULLION



2B. WINDOW JAMB TRIM



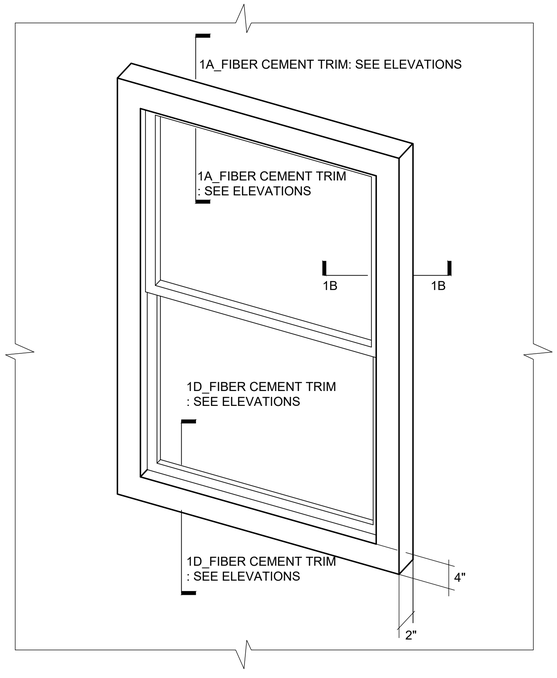
1D. WINDOW SILL TRIM



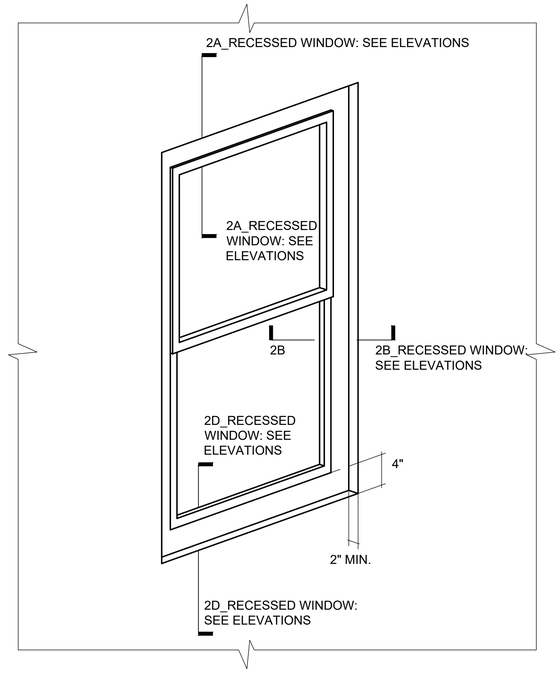
2D. WINDOW SILL TRIM

TYP. FIBER CEMENT
WINDOW TRIM DETAILS

TYP. RECESSED WINDOW
TRIM DETAILS



TYPICAL FIBER CEMENT SIDING
TRIM DETAIL



TYPICAL RECESSED WINDOW
TRIM DETAIL

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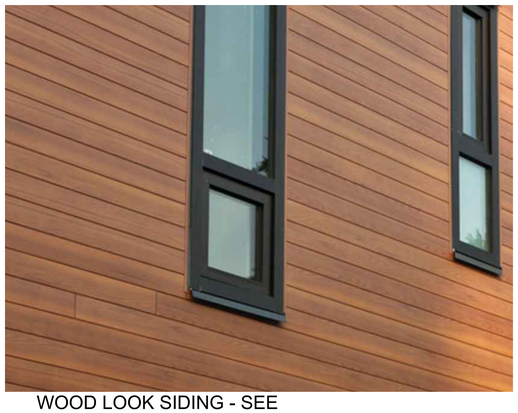
Not To Scale
NTS

LANDSIDE
ARCHITECTURAL DETAILS

A3.10.1



BOARD AND BATTEN SIDING - SEE ELEVATIONS FOR COLORS



WOOD LOOK SIDING - SEE ELEVATIONS FOR COLORS



EXAMPLE OF METAL GARAGE DOOR - SEE ELEVATIONS FOR COLORS

	SCHEME A	SCHEME B
STUCCO BODY 1		
STUCCO BODY 2		
STUCCO BODY 3		
STUCCO BODY 4		
BOARD AND BATTEN SIDING		
WOOD LOOK SIDING		
ENTRY DOOR ACCENT COLOR		
METAL RAILING /METAL CANOPY		
GARAGE DOOR		

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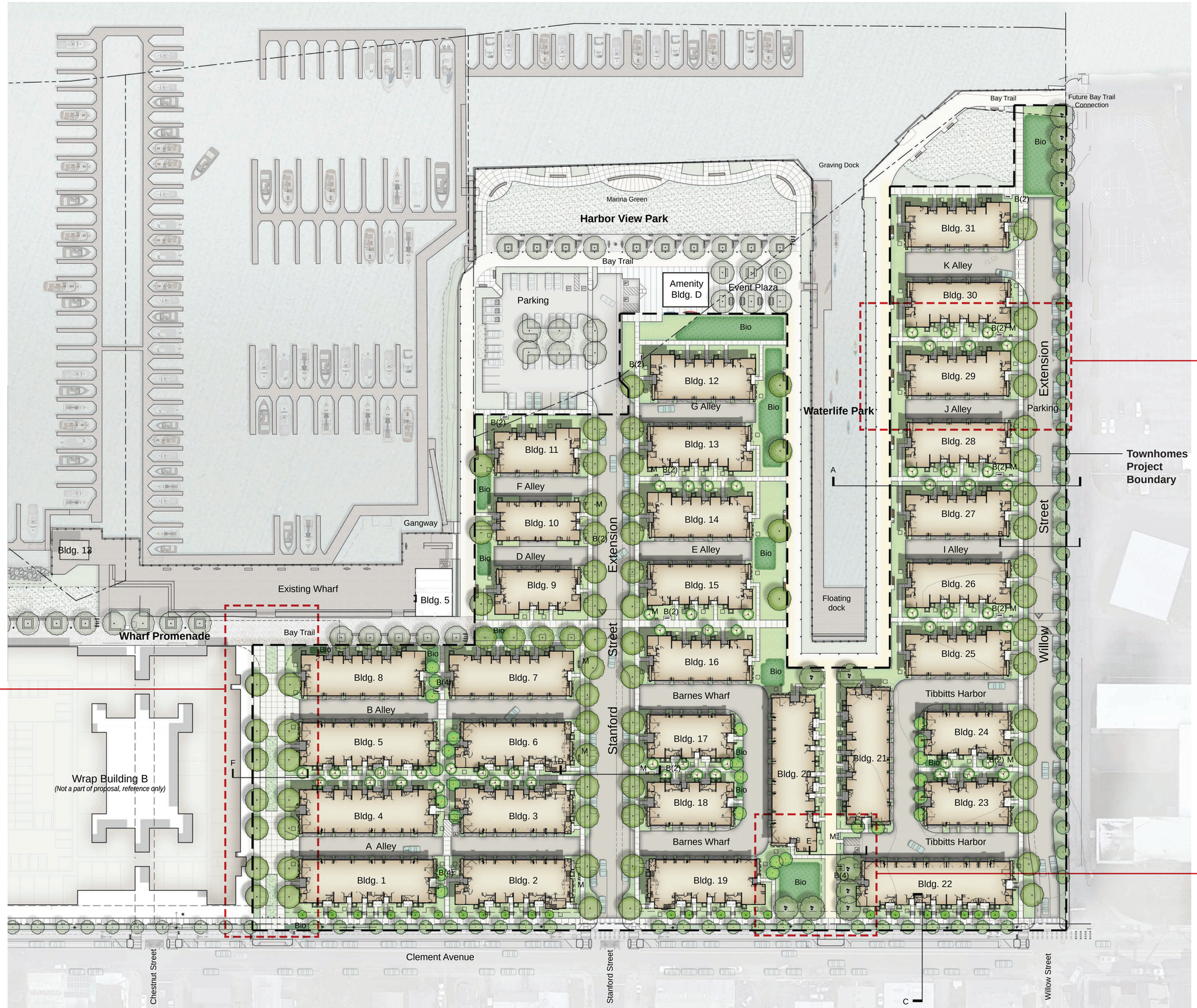
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LANDSIDE
COLOR & MATERIAL SCHEMES

A3.11.0



EVA Area
- Turf Stone Paver emergency access
- Shade trees
- Public connection to the shoreline

Townhome Paseo and Motor Court
- Residential Entries
- Pedestrian circulation
- Bike Parking
- Mail
- Connection to Waterlife Park
- Low Native and Bay-friendly plantings

Bay Trail Gateway
- Interim Bay Trail connection
- Public access to shoreline
- Mail
- Bike Parking
- Native Oaks
- Bio-treatment

Legend

B(2)/B(4) Bike Parking (qty.)
M Mail Box

Bike Parking Tabulations

Required: 28
Provided: 34 (17 racks)

N

0 25 50 100 150
Scale: 1" = 50'-0"

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ILLUSTRATIVE LANDSCAPE PLAN

L1.0


1


2


3


4


5

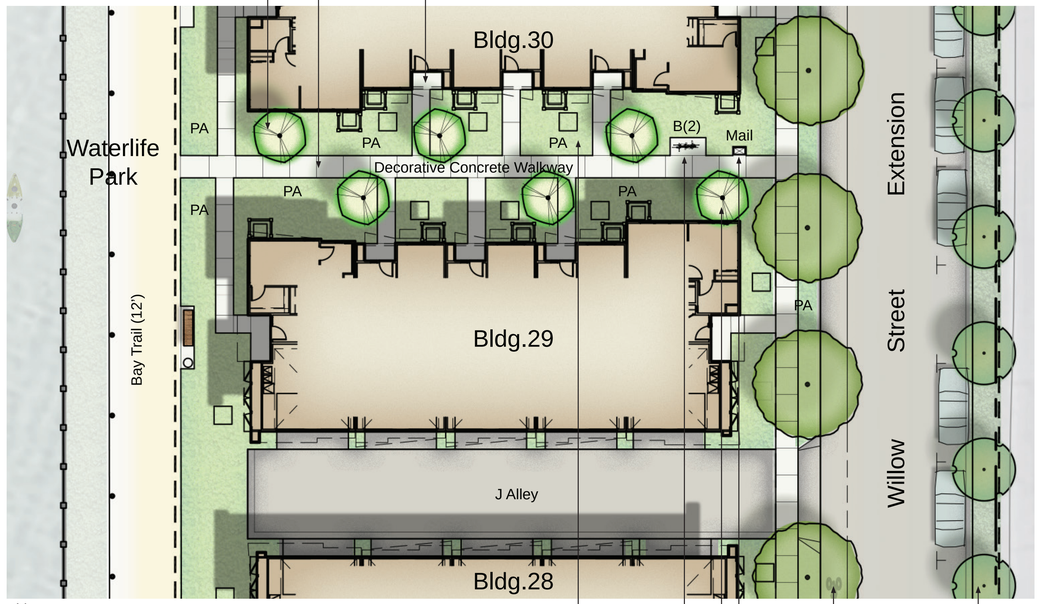



6


7


8


9



2 Crape Myrtle Courtyard Tree

7 Broom Finish Concrete Sidewalks

8 Salt Finish Concrete Sidewalks At Residential Entry

Native and Bay-friendly Shrubs and Ornamental Grasses at Residential Paseos 6

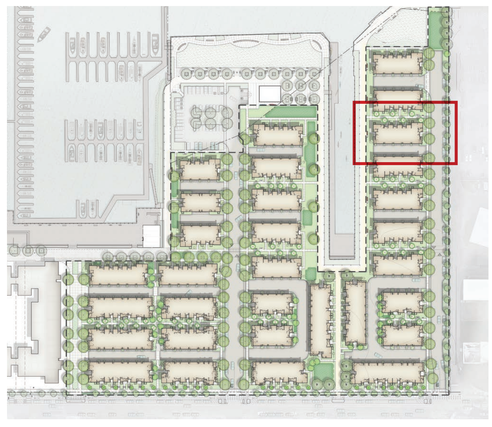
Bike Rack 5

Crape Myrtle Courtyard Tree 2

Mailboxes 9

Yarwood London Plane Street Tree 3

Brisbane Box Tree at Perimeter 4



Key Map

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PASEO AND MOTOR COURT PLAN

L1.1


1


2


3


4


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7


8

Turf Stone at EVA (6)

Salt Finished Concrete at Residential Entries (7)

Broom Finish Concrete At EVA (8)

Salt Finished Concrete At Residential Entries (7)

Crape Myrtle Courtyard Tree (1)

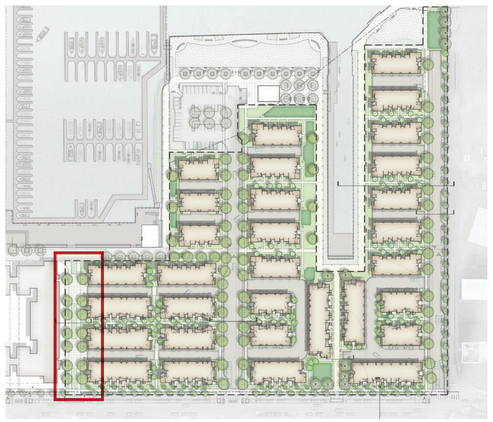
Broom Finish Concrete At Sidewalks (8)

Native and Bay-friendly Shrubs and Ornamental Grasses (5)

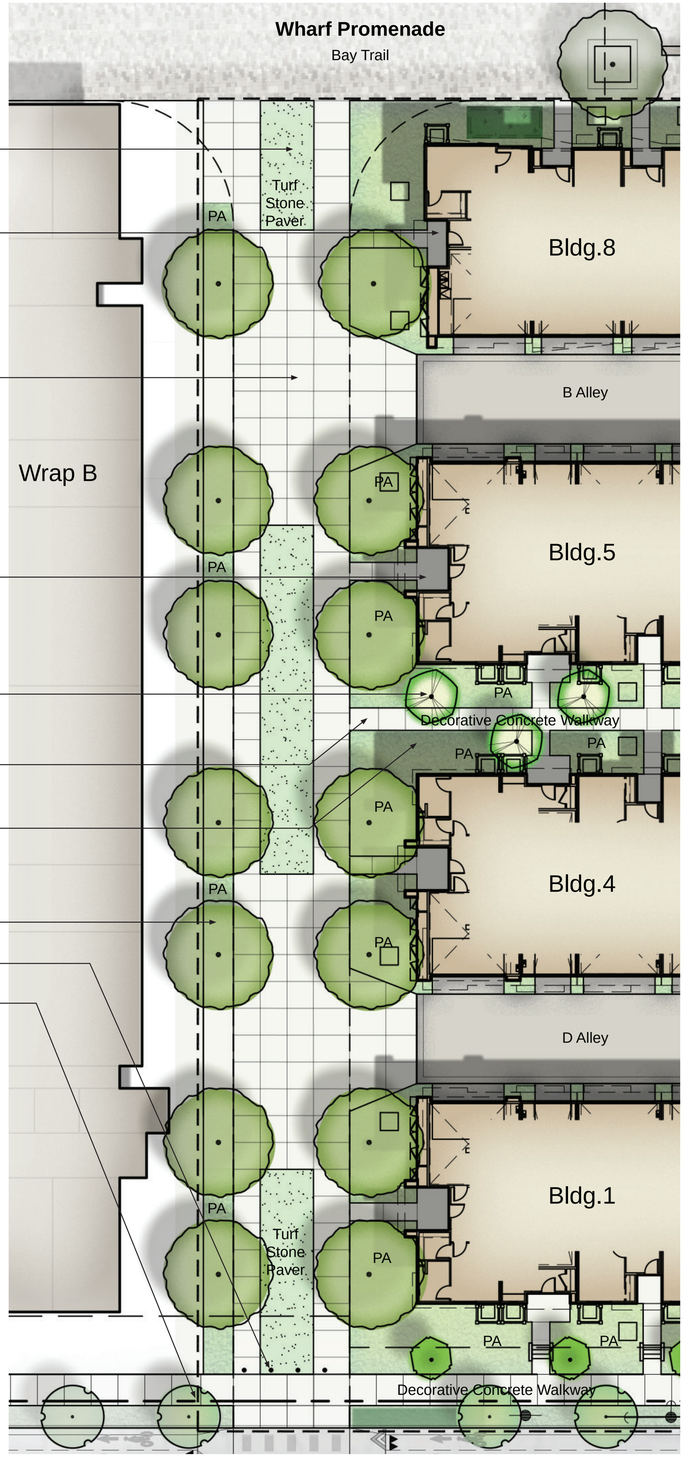
Yarwood London Plane Tree (3)

EVA Bollards (4)

Brisbane Box Street Tree (2)



Key Map



N

0 4' 8' 16' 32' 48'

Scale: 1/16" = 1'-0"

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EVA AREA PLAN

L1.2


1


3


4


5


6


8

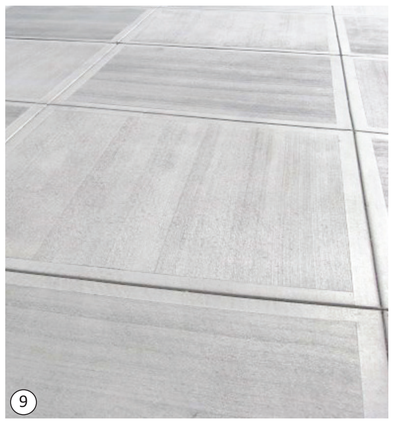









7


9

Brisbane Box Street Tree (1)

Flowering Shrubs and Ornamental Grasses (7)

Mailboxes (6)

Broom Finish Concrete Sidewalks (9)

Bike Racks (5)

Brisbane Box Screen Tree (1)

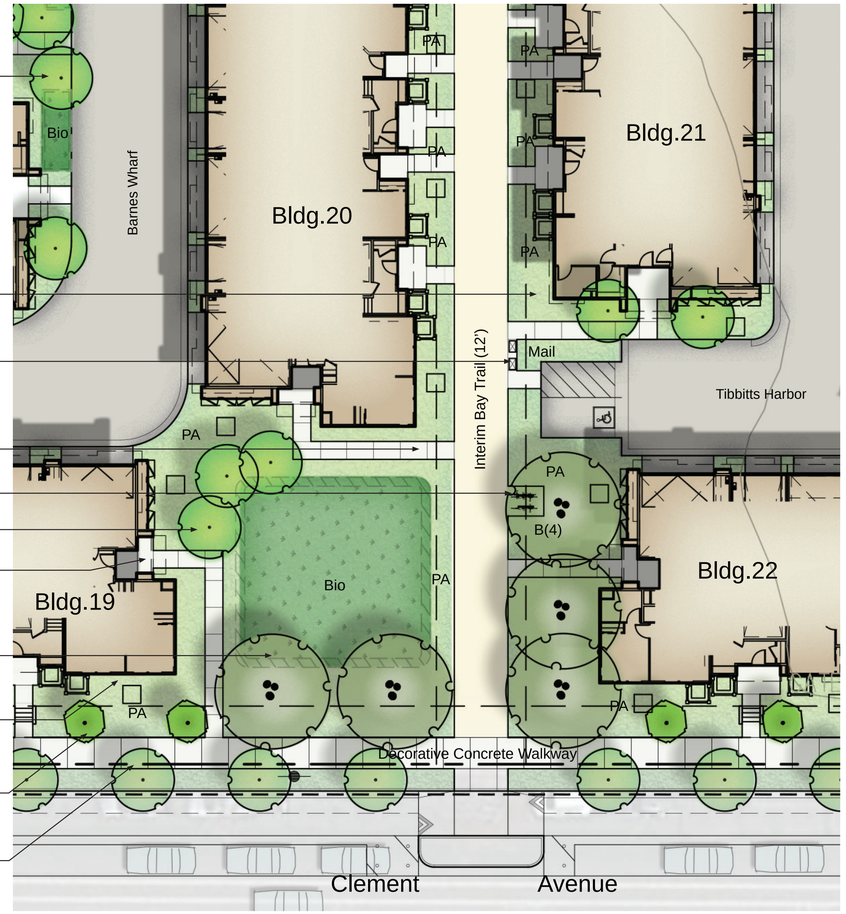
Salt Finished Concrete At Residential Entries (8)

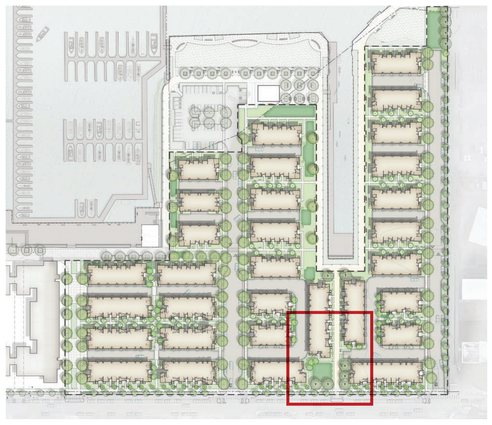
Coast Live Oak Grove At Bay Trail Entry (4)

Native and Bay-friendly Shrubs and Ornamental Grasses (7)

Armstrong Maple Accent Tree (3)

Brisbane Box Street Tree (1)





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BAY TRAIL GATEWAY PLAN

L1.3



Section A – Typical Waterside Paseo

Scale: 1” = 10’-0”



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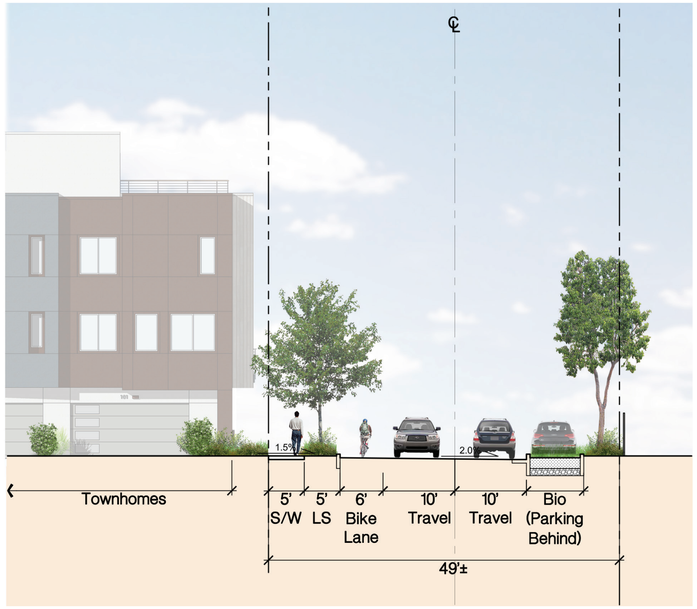
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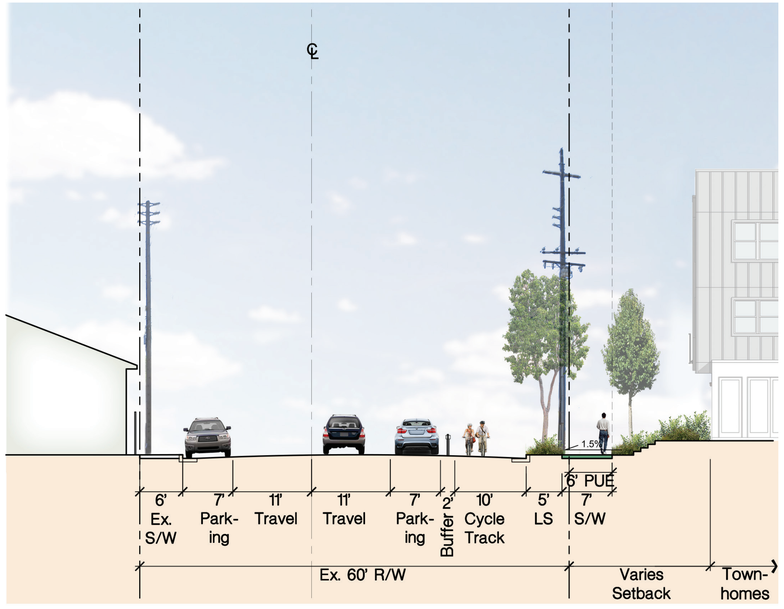
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SITE SECTIONS/
PUBLIC ACCESS ELEMENTS



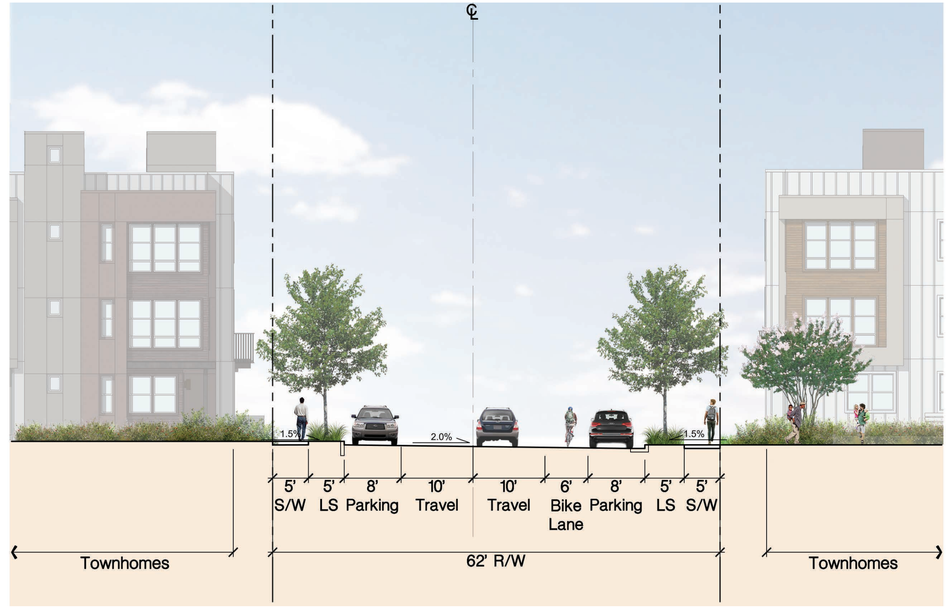
Section B – Willow Street

Scale: 1" = 10'-0"



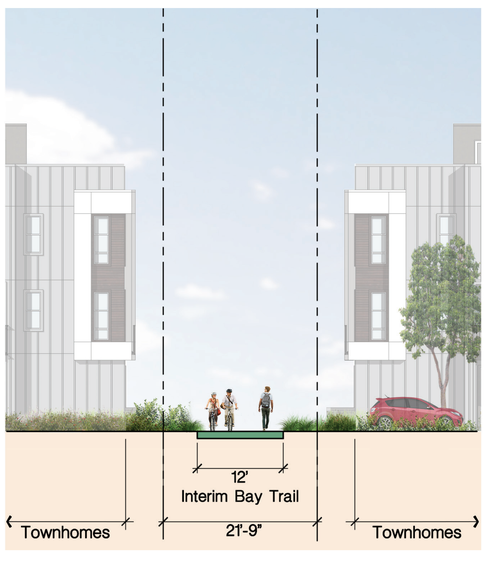
Section C – Clement Avenue East

Scale: 1" = 10'-0"



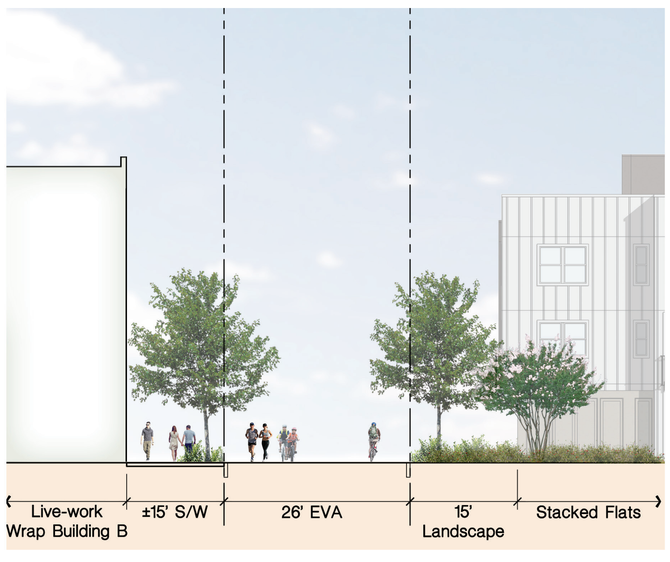
Section D – Stanford Street

Scale: 1" = 10'-0"



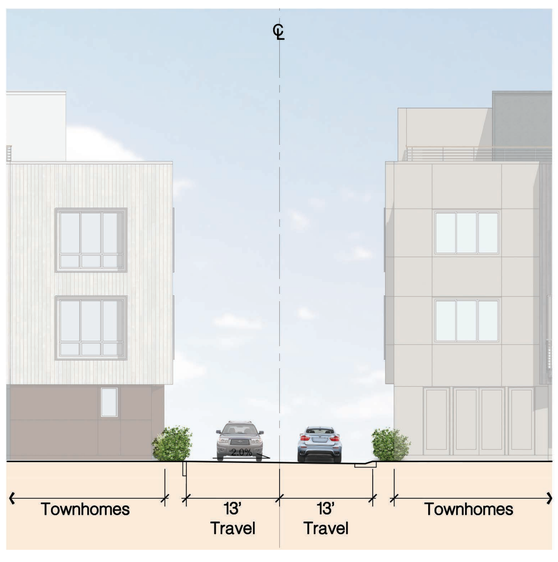
Section E – Bay Trail

Scale: 1" = 10'-0"



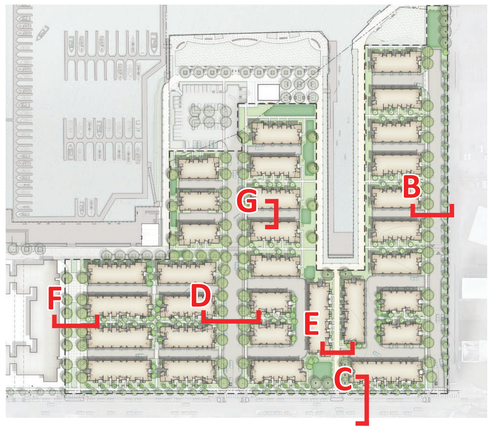
Section F – EVA

Scale: 1" = 10'-0"



Section G – Typical Alley Loop

Scale: 1" = 10'-0"



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STREET SECTIONS



Street Pole Lighting



Lawn and Sidewalk Lighting



EVA Bollards



Turf Stone Paver



Bike Racks



Mailboxes



Broom Finish Concrete Sidewalks



Screen Planting, Flowering Shrubs and Ornamental Grasses at Residential Paseos



Salt Finished Concrete



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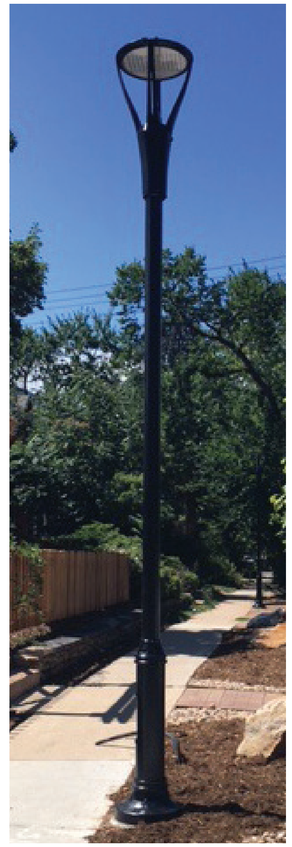
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SITE ELEMENTS
CONCEPT IMAGERY

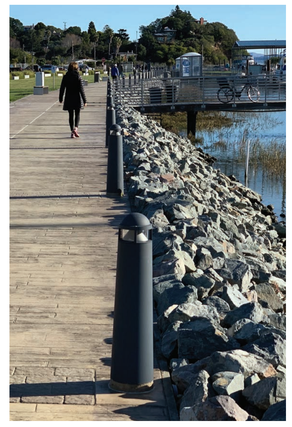
Marina Green
Harbor View Park
Graving Dock
Bay Trail
Future Bay Trail Connection
Parking
Amenity Bldg. D
Event Plaza
Waterlife Park
Gangway
Floating dock
Bldg. 30
K Alley
Bldg. 30
Bldg. 28
J Alley
Parking
Extension
Bldg. 28
Bldg. 27
B
I Alley
Street
Bldg. 26
Bldg. 25
Willow
Tibbitts Harbor
Bldg. 24
Bldg. 23
Tibbitts Harbor
Bldg. 22
Bldg. 12
G Alley
Bldg. 13
Bldg. 14
E Alley
Bldg. 15
Bldg. 16
Barnes Wharf
Bldg. 17
Bldg. 18
Barnes Wharf
Bldg. 19
Bldg. 20
Bldg. 21
Bldg. 11
F Alley
Bldg. 10
D Alley
Bldg. 9
Extension
Street
Stanford
Gangway
Bldg. 13
Existing Wharf
Bldg. 5
Wharf Promenade
Bay Trail
Bldg. 8
Bldg. 7
B Alley
Bldg. 5
Bldg. 6
D
Bldg. 4
Bldg. 3
A Alley
Bldg. 1
Bldg. 2
Wrap Building B
(Not a part of proposal, reference only)
Clement Avenue
Chestnut Stre
Stanford Street
Willow Street



Street Pole Lighting



Path Lighting



Bay Trail Bollard Light ✳
- Shown For Context

Note: All outdoor lighting to be in compliance Alameda Dark Skies Ordinance (AMC Section 30-5.16(c))

N

0 25 50 100 150
Scale: 1" = 50'-0"

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CONCEPTUAL LIGHTING PLAN

L4.0

	Botanical Name	Common Name	Water Use (WUCOLS*)	1 Marina Bay Trail Connector	2 Commercial Core	3 Wharf Promenade	4 Harbor View Park	5 Waterlife Park	6 Clement Corridor/Streets/Parking	7 Residential Blocks
Trees										
1	Lophostemon confertus	Brisbane Box	M				x		x	x
4	Quercus agrifolia	Coast Live Oak	VL				x	x		x
5	Acer rubrum 'Armstrong'	Armstrong red maple	M							x
7	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	M							x
9	Platanus x hispanica 'Yarwood'	Yarwood London Plane Tree	M				x	x	x	
Shrubs										
10	Leptospermum laevigatum	Australian Tea Tree	L				x	x	x	
11	Cordyline australis	Dracaena Palm	L	x	x	x	x	x		x
12	Arctostaphylos hookeri	Hooker's Manzanita	L	x		x	x	x		x
13	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	M				x	x		
14	Ceanothus maritimus 'Frosty Dawn'	Maritime Ceanothus	L	x	x	x	x	x	x	x
15	Coleonema p. 'Sunset Gold'	Breath of Heaven	M			x	x	x		x
16	Cordyline 'Festival Grass'	Cordyline	L			x		x		x
17	Eriogonum fasciculatum	California Buckwheat	L		x		x	x		x
18	Heteromeles arbutifolia	Toyon	L	x			x	x		x
19	Lupinus albifrons	Silver Bush Lupine	VL				x	x	x	
20	Myrica californica	Pacific Wax Myrtle	M	x			x	x		x
21	Phlomis fruticosa	Jerusalem Sage	L			x				x
22	Phoenix roebelenii	Pygmy Date Palm	L		x	x	x			x
23	Phormium	Flax	L	x	x	x		x	x	x
24	Pittosporum tobira 'Variegata'	Mock Orange	L		x		x	x		x
25	Rhamnus californica	Coffeeberry	L			x				x
26	Westringia fruticosa	Coast Rosemary	L	x	x	x	x	x		x
Groundcovers										
27	Arctostaphylos 'Emerald carpet'	Manzanita	L	x	x	x	x	x		x
28	Arctostaphylos 'Point Reyes'	Sandberry	L	x	x	x	x	x		x
29	Ceanothus 'Yankee Point'	Yankee Point California Lilac	L	x	x	x	x			x
30	Fragaria chiloensis	Sand Strawberry	M	x	x		x			
31	Gazania Mitsuwa 'Trailing Yellow'	Trailing Yellow Gazania	M	x	x		x	x	x	
32	Grevillea lavandulacea	Lavender Grevillea	L							
33	Grevillea lanigera 'Coastal Gem'	Wooly Grevillea	L	x	x		x	x		
Grasses/Perennials										
34	Achillea millefolium	White Yarrow	L		x		x	x		
35	Achillea millefolium 'Paprika'	Paprika Yarrow	L		x		x	x		
36	Anigozanthos	Kangaroo Paw	L			x	x	x	x	x
37	Calamagrostis foliosa	Mendocino Reed Grass	M					x		x
38	Correa 'Dusky Bells'	Red Australian Fuchsia	L	x	x	x	x			x
39	Correa 'Ivory Bells'	White Australian Fuchsia	L	x	x	x	x			x
40	Epilobium californicum 'Bert's Bluff'	Bert's California Fuchsia	L	x	x					x
41	Erigeron glaucus	Seaside Daisy	L	x	x	x	x	x		
42	Eriogonum nudum	Naked Buckwheat	VL	x		x	x	x		
43	Festuca californica	California Fescue	L	x	x	x	x	x	x	x
44	Festuca idahoensis	Fescue Bunchgrass	VL	x	x	x	x	x	x	x
45	Helictotrichon sempervirens	Blue Oat Grass	L			x	x	x		x
46	Limonium californicum	California Sea Lavender	L	x		x	x	x		
47	Limonium perezii	Perez's Sea Lavender	L				x	x		
48	Lomandra longifolia	Spiny-head Mat-rush	L			x		x		x
49	Muhlenbergia rigens	Deer Grass	L			x	x			x
50	Pennisetum a. 'Foxtrot'	Giant Fountain Grass	L		x	x	x	x	x	x
51	Pennisetum a. 'Hameln'	Dwarf Fountain Grass	L		x	x	x	x	x	x
Stormwater/Bio-Treatment										
52	Carex tumulicola	Berkeley Sedge	L	x	x	x	x	x	x	x
53	Chondropetalum tectorum	Cape Rush	L	x	x	x	x	x	x	x
54	Juncus patens	California Gray Rush	L	x	x	x	x	x	x	x

Planting Notes

1. All newly planted areas are to be top-dressed with 3" organic mulch.
2. Soil amendments are to be incorporated into the topsoil according to recommendations of a soils report.
3. Compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area is to be incorporated to a depth of six inches into the topsoil.
4. All newly planted areas are to be irrigated by an automatic irrigation system in conformance with Alameda's Water Efficient Landscape Ordinance (WELO). The irrigation system will use 'smart' weather-based controls and efficient sub-surface drip and/or bubbler application methods. Estimated Total Water Use (ETWU) will not exceed Maximum Allowed Water Allowance (MAWA).
5. Plants at maturity will not interfere with structures or lighting or create places to hide.
6. Tree root barriers are to be used at edge of pavements and curbs where a new tree occurs within 5'.
7. No invasive plant species as listed by the California Invasive Plant Council are proposed.

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ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

PLANT MATERIAL LIST

Pier 2

Pier 1

East Pier

Bay Trail

Graving Dock

Harbor View Park

Bay Trail

Parking

D

Bldg. 31

K Alley

Bldg. 30

Bldg. 12

G Alley

Waterlife Park

J Alley

Extension

Bldg. 11

Bldg. 13

Bldg. 28

F Alley

Bldg. 10

Bldg. 14

Bldg. 27

Street

D Alley

E Alley

I Alley

13

Extension

Bldg. 9

Bldg. 15

Bldg. 26

Existing Wharf

5

Wharf Promenade

Bay Trail

Street

Bldg. 16

Bldg. 25

Willow

Bldg. 8

Bldg. 7

Barnes Wharf

Tibbitts Harbor

B Alley

Stanford

Bldg. 17

Bldg. 24

Bldg. 5

Bldg. 6

Bldg. 21

Wrap Building B
(Not a part of proposal, reference only)

Bldg. 20

Bldg. 18

Bldg. 23

Bldg. 4

Bldg. 3

Barnes Wharf

Tibbitts Harbor

A Alley

Bldg. 1

Bldg. 2

Bldg. 19

Bldg. 22

Clement Avenue

Chestnut Street

Stanford Street

Willow Street

Tree Legend

Symbol	Botanical Name (Common Name)
Street Trees	
	Platanus × hispanica 'Yarwood' Yarwood London Plane Tree
	Lophostemon confertus Brisbane Box
Residential Courtyards	
	Quercus agrifolia Coast Live Oak
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle
	Acer rubrum 'Armstrong' Armstrong Maple

N

0 25 50 100

Scale: 1" = 50'-0"

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SMITH+SMITH LANDSCAPE ARCHITECTS

ALAMEDA MARINA

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ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

TREE PLANTING PLAN

L5.1

Planting Palette - Trees


4




7


1


5




9

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MARCH 9, 2020

TREE IMAGES

L5.2

Planting Palette - Shrubs


10


11


14


13


12


15


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17


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19


18


21


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23


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24

Planting Palette - Groundcovers


27


28


29


30


31


32


33

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MARCH 9, 2020

PLANTING IMAGES

L5.3

Planting Palette - Grasses and Perennials


34


39


40


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46


51

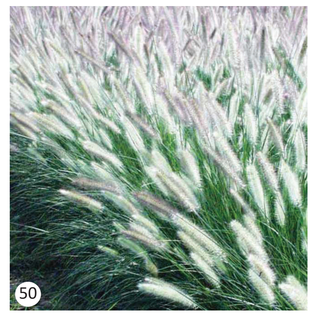

35


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49

Planting Palette - Bio-Treatment


52


53


54

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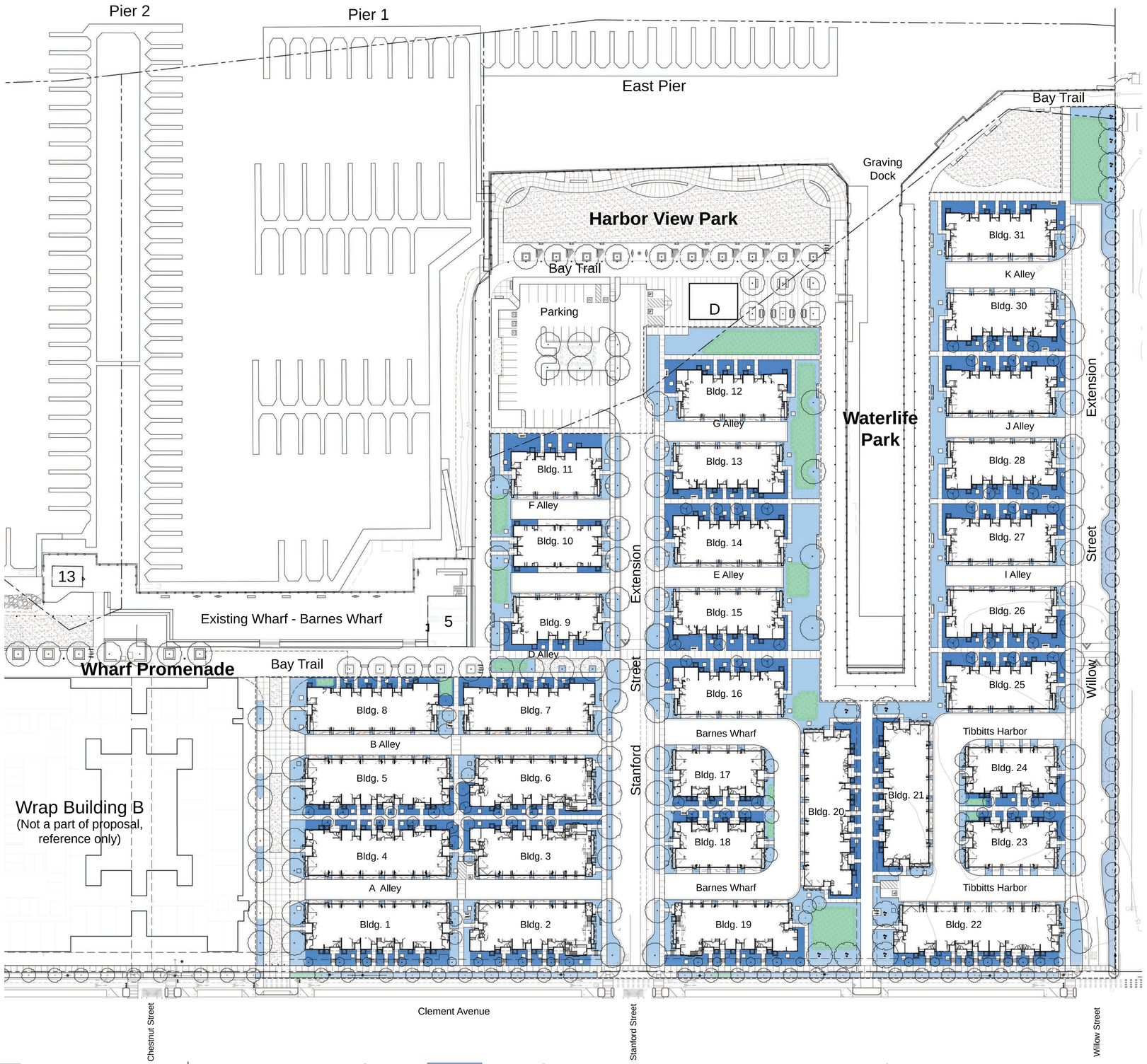
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ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
MARCH 9, 2020

PLANTING IMAGES



Low to Very Low Water-Use Landscape Area

Moderate Water-Use Landscape Area

Low Water-Use Bioretention Area

City of Alameda

FORM (2) WATER EFFICIENT LANDSCAPE WORKSHEET

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805• TDD: 510.522.7538 • alamedaca.gov

City of Alameda Reference Evapotranspiration (ETo) 41.8

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[c]
Regular Landscape Areas							
Low/very low	0.3	drip	0.81	0.37	55,747	20,647	535,089
Moderate	0.5	drip	0.81	0.62	45,200	27,901	723,088
Low (bio)	0.3	drip	0.81	0.37	11,122	4,119	106,755
				Totals	(A) 112,069	(B) 52,668	1,364,932
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	1,364,932
				Maximum Allowed Water Allowance (MAWA)[c]			1,365,059

[a] ***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Irrigation Method***
overhead spray or drip
or drip

[c] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d] **ETWU (Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =***
(Eto) (0.62) [(ETAF x LA) + (1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	**(B+D) ÷ (A+C)**

Regular Landscape Area

Total ETAF x Area	(B)	52,668
Total Area	(A)	112,069
Sitewide ETAF	**B ÷ A**	0.47

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas.

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DESIGN REVIEW
MARCH 9, 2020

HYDROZONE PLAN

L6.0

LANDSCAPE DESIGN PLAN

1. The use of invasive plant species, such as those listed by the California Invasive Plant Council, is prohibited
2. Recirculating Water Systems shall be used for water features
3. Where available, recycled water shall be used as a source for decorative water features.
4. Surface area of a water feature shall be included in the high water use hyrdozone area of the water budget calculation.
5. Prior to the planting of any Materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
6. Soil amendments shall be incorporated according to recommendations of the Soil Report reviewed and approved as part of the project's Landscape Document Package.
7. Compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
8. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
9. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
10. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available.

IRRIGATION DESIGN PLAN

11. Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 square feet but not more than 5,000 square feet, and residential irrigated landscapes of 5,000 square feet or greater. A landscape water meter may be either:
    a. A customer service meter dedeicated to landscape use provided by the local water purveyor; or
    b. A privately owned meter or submeter.
12. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.
13. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
    a. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps,

or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
    b. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
14. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
15. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
16. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
17. Flow sensors that detect high flow conditions created by system damage or malfunction are required for all on non-residential landscapes and residential landscapes of 5000 sq. ft. or larger.
18. Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.
19. The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
20. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
21. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
22. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as demonstrated in the submitted Water Efficient Landscape Worksheet regarding the Maximum Applied Water Allowance.
23. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard, All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
24. The project applicant/developer should inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.

25. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
26. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
27. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
28. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.
29. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
30. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
31. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from nonpermeable surfaces may include drip, drip line. Or other low flow non-spray technology. These restrictions may be modified if:
    a. the landscape area is adjacent to permeable surfacing; or
    b. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping;
32. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
33. Plants in biotreatment soils shall be on a separate valve.
34. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
35. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.
36. Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
    a. plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
    b. the plant factor of the higher water using plant is used for calculations.
37. Individual hydrozones that mix high and low water use plants shall not be permitted.
38. On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the Sample Water Efficient Landscape Worksheet. (see Appendix B). This table can also assist with the irrigation audit and programming the controller.

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

39. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.

40. A regular maintenance schedule shall include, but not be limited to, routine inspection; auditing, adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; topdressing with compost, replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
41. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.
42. A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.
43. It is highly recommended that the Bay-Friendly Maintenance Manual is used as an official reference document in the landscape maintenance contract and/or with on-site landscape staff.
44. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.

IRRIGATION SCHEDULING

45. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
46. (1) Irrigation scheduling shall be regulated by automatic irrigation controllers.
47. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
48. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
49. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
    a. the plant establishment period;
    b. the established landscape; and
    c. temporarily irrigated areas.
    d. Each irrigation schedule shall consider for each station all of the following that apply:
        i. irrigation interval (days between irrigation);
        ii. irrigation run times (hours or minutes per irrigation event to avoid runoff);
        iii. number of cycle starts required for each irrigation event to avoid runoff;
        iv. amount of applied water scheduled to be applied on a monthly basis;
        v. application rate setting;
        vi. root depth setting;

        vii. plant type setting;
        viii. soil type;
        ix. slope factor setting;
        x. shade factor setting; and
        xi. irrigation uniformity or efficiency setting.

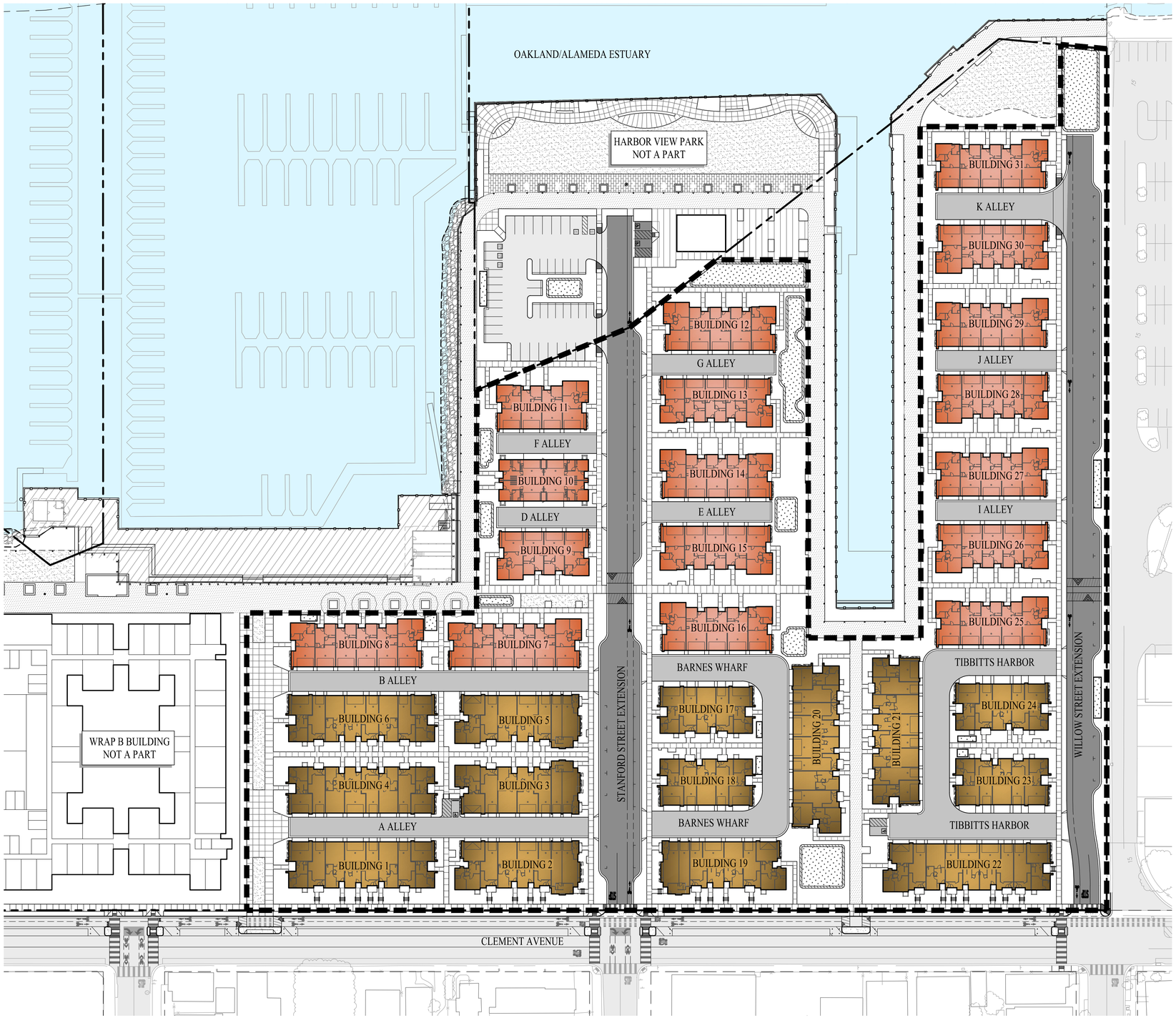
IRRIGATION AUDIT, IRIGATION SURVEY, AND IRRGATION WATER USE ANALYSIS

50. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming;
    a. All landscape irrigation audits shall be conducted by a local agency landscape irrigation auditor or a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
51. The City of Alameda shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the Maximum Applied Water Allowance.
52. For the purpose of determining Estimated Total Water Use, average irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.
53. The installation of recycled water irrigation systems shall allow for the current and future use of recycled water.
54. All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws.
55. Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
56. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable local ordinance standards. Refer to § 490.1 (d) for the applicability of this ordinance to landscape areas less than 2,500 square feet with the Estimated Total Water Use met entirely by graywater.

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LANDSCAPE ARCHITECTS

ALAMEDA MARINA



LEGEND

- PHASE BOUNDARY
- PROPOSED BIORETENTION PLANTER
- PUBLIC STREET/PARKING
- PRIVATE STREET
- PRIVATE ALLEY
- PRIVATE STREET DRIVEWAY
- RAISED CROSSING

PRODUCT SUMMARY

TYPE	BUILDING SIZE	NO. OF BUILDINGS	TOTAL UNITS
LANDSIDE	5-PLEX	4	20
	7-PLEX	4	28
	8-PLEX	4	32
	9-PLEX	2	18
		SUBTOTAL	98
WATERSIDE	4-PLEX	2	8
	4-PLEX ALT	1	4
	5-PLEX	12	60
	6-PLEX	2	12
		SUBTOTAL	84
		TOTAL	182

PROJECT AREA SUMMARY

	AREA (SF)
COMMON AREA OPEN SPACE	141,803
STORMWATER TREATMENT AREAS	11,785
TOTAL OPEN SPACE AREA	153,588
TOTAL STREET AREA	121,117
TOTAL BUILDING COVERAGE	151,708
TOTAL SITE AREA	426,413

cbg

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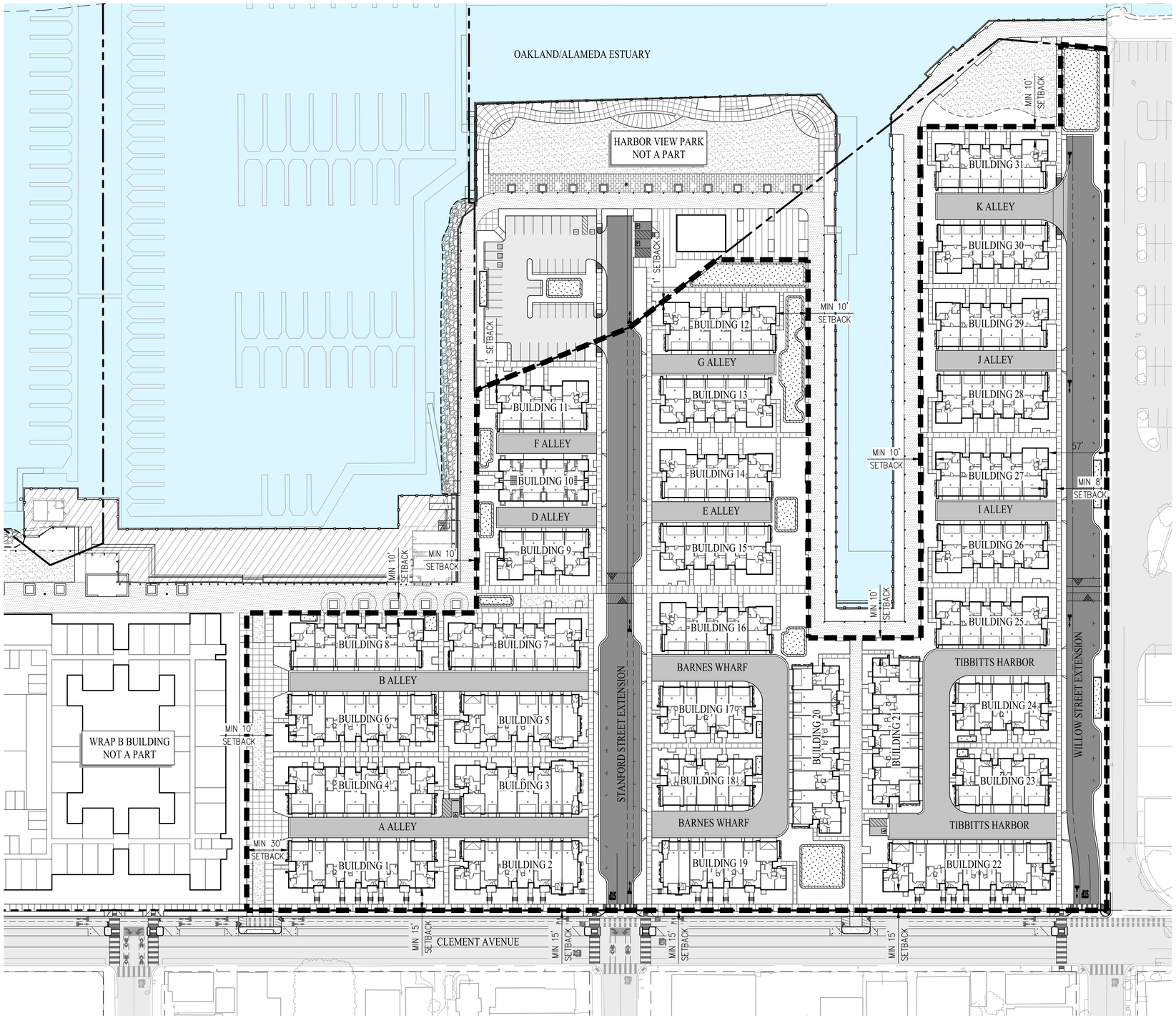
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

0 25 50 100

BUILDING TYPES

C1.0



LEGEND

- PHASE BOUNDARY
- PROPOSED BIORETENTION PLANTER
- PUBLIC STREET/PARKING
- PRIVATE STREET
- PRIVATE ALLEY
- PRIVATE STREET DRIVEWAY
- RAISED CROSSING

PARKING SUMMARY

TYPE	PRIVATE/GUEST
STANDARD	34
ACCESSIBLE	2
TOTAL	36

OFF-STREET PARKING

HOUSING PRODUCT	UNITS	2 CAR GARAGE
TOWNHOMES (MAX 2 PER UNIT ALLOWED)		
LANDSIDE	98	196
WATERSIDE	84	168
TOTAL	182	364

BIKE PARKING

TYPE	# OF SPACES
SHORT TERM	34
LONG TERM – LANDSIDE UNITS	50
LONG TERM – WATERSIDE UNITS	36
TOTAL LONG TERM	86

NOTE: SEE LANDSCAPE PLANS FOR SHORT TERM BIKE PARKING LOCATIONS.

PARKING CODE COMPLIANCE

RESIDENTIAL AREAS

1. CBC 2019, 1109A.3 & 1109A.5
2. CAL GREEN 2019, 4.106.4.2

NON-RESIDENTIAL

1. CBC 2019, TABLE 11B-208.2
2. CAL GREEN 2019, 5.106.5.2 & 5.106.5.3

cbg

ALAMEDA MARINA

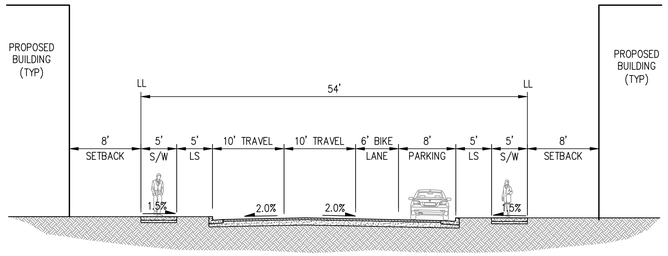
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

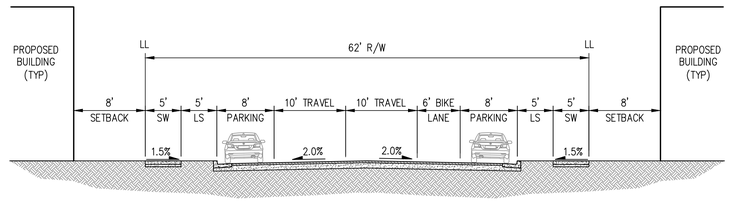
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SITE DEVELOPMENT STANDARDS

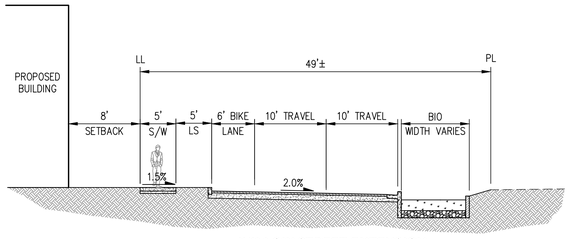
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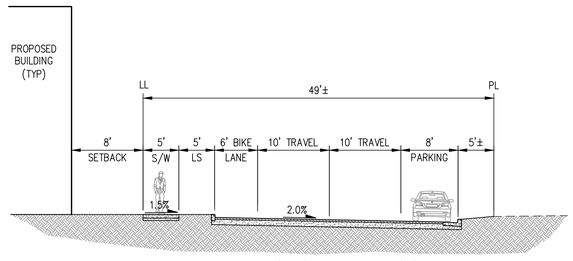
A STANFORD STREET EXTENSION (AT SINGLE-SIDED PARKING)
NOT TO SCALE



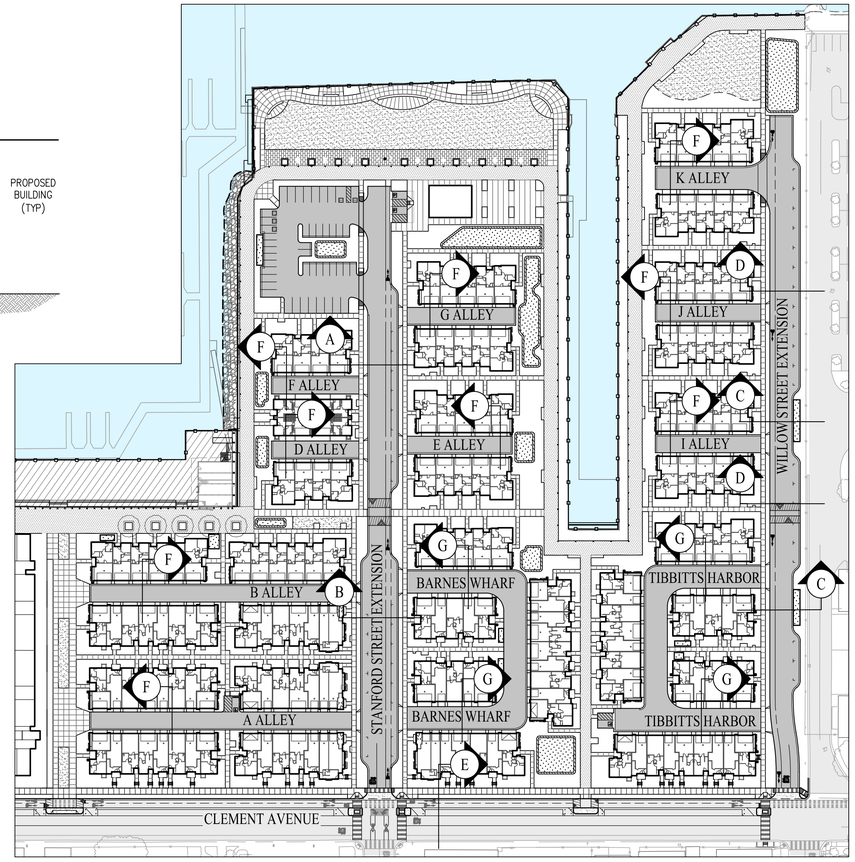
B STANFORD STREET EXTENSION (PARALLEL PARKING)
NOT TO SCALE



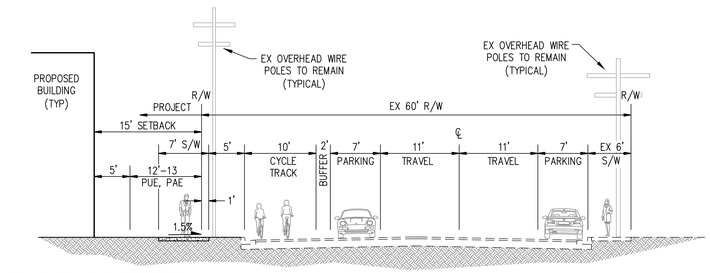
C WILLOW STREET EXTENSION (AT BIORETENTION)
NOT TO SCALE



D WILLOW STREET EXTENSION (AT SINGLE-SIDED PARKING)
NOT TO SCALE

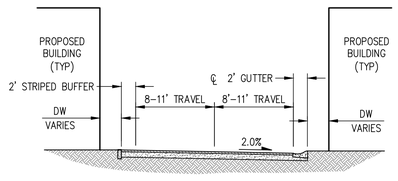


STREET KEY MAP
NOT TO SCALE

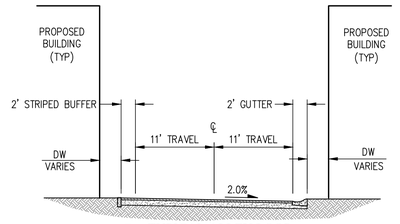


NOTE: CLEMENT AVENUE STREET SECTION IS CONSISTENT WITH THE SELECTED DESIGN OF THE CITY'S CLEMENT AVENUE COMPLETE STREET PROJECT.

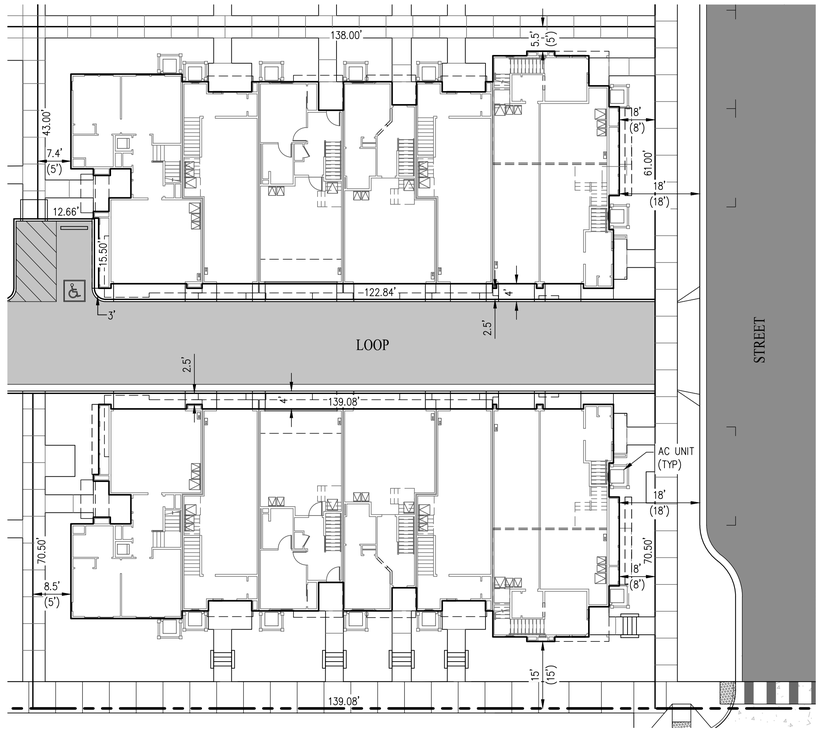
E CLEMENT STREET (EAST OF LAFAYETTE STREET)
60' RIGHT OF WAY
NOT TO SCALE



F TYPICAL ALLEY
NOT TO SCALE



G TYPICAL ALLEY LOOP
NOT TO SCALE



LANDSIDE TYPICAL DIMENSION PLAN

SCALE: 1" = 16'

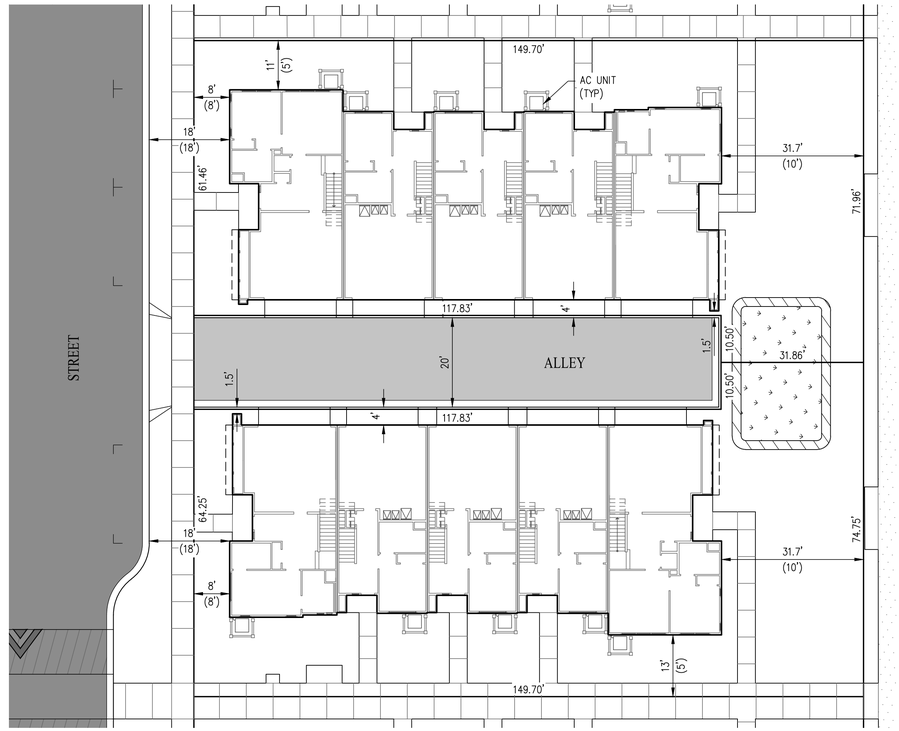
LEGEND

- PRIVATE STREET
- PRIVATE ALLEY
- PROPOSED SIDEWALK/PATHWAY
- UPPER FLOOR OVERHANG

NOTE:

1. REAR BUILDING SETBACK AT THE FIRST FLOOR SHALL BE 4' MINIMUM AND ABOVE THE 1ST FLOOR THE SETBACK SHALL BE 0'.
2. BUILDING ARCHITECTURAL FEATURES MAY BE INSTALLED AS DEFINED BY CITY CODE 30-5.7-B.
3. LOT DIMENSIONS ARE TYPICAL ONLY TO REPRESENT GENERAL LOT CONFIGURATION.
4. SETBACK DIMENSIONS SHOWN ARE LABELED AS FOLLOWS:

DESIGN DIMENSION
(MINIMUM REQUIRED)



WATERSIDE TYPICAL DIMENSION PLAN

SCALE: 1" = 16'

TYPICAL LANDSIDE 5-PLEX STATISTICS	
NUMBER OF UNITS	5-PLEX
BUILDING AREA	3,897
BUILDING HEIGHT	40 FT
MINIMUM LOT AREA	6,615
MINIMUM LANDSCAPE COVERAGE AREA (COMMON OPEN SPACE)	2,718
PRIVATE OPEN SPACE AREA	1,232
GARAGE PARKING	10 PER BUILDING
BIKE PARKING	3 PER BUILDING

TYPICAL LANDSIDE 8-PLEX STATISTICS	
NUMBER OF UNITS	8-PLEX
BUILDING AREA	6,172
BUILDING HEIGHT	40 FT
MINIMUM LOT AREA	8,550
MINIMUM LANDSCAPE COVERAGE AREA (COMMON OPEN SPACE)	2,378
PRIVATE OPEN SPACE AREA	1,365
GARAGE PARKING	16 PER BUILDING
BIKE PARKING	4 PER BUILDING

TYPICAL WATERSIDE 4-PLEX STATISTICS	
NUMBER OF UNITS	4-PLEX
BUILDING AREA	3,714
BUILDING HEIGHT	40 FT
MINIMUM LOT AREA	6,001
MINIMUM LANDSCAPE COVERAGE AREA (COMMON OPEN SPACE)	2,287
PRIVATE OPEN SPACE AREA	1,562
GARAGE PARKING	8 PER BUILDING
BIKE PARKING	2 PER BUILDING

TYPICAL WATERSIDE 5-PLEX STATISTICS	
NUMBER OF UNITS	5-PLEX
BUILDING AREA	4,535
BUILDING HEIGHT	40 FT
MINIMUM LOT AREA	7,233
MINIMUM LANDSCAPE COVERAGE AREA (COMMON OPEN SPACE)	2,698
PRIVATE OPEN SPACE AREA	1,993
GARAGE PARKING	10 PER BUILDING
BIKE PARKING	2 PER BUILDING

TYPICAL LANDSIDE 7-PLEX STATISTICS	
NUMBER OF UNITS	7-PLEX
BUILDING AREA	5,363
BUILDING HEIGHT	40 FT
MINIMUM LOT AREA	8,189
MINIMUM LANDSCAPE COVERAGE AREA (COMMON OPEN SPACE)	2,826
PRIVATE OPEN SPACE AREA	1,319
GARAGE PARKING	14 PER BUILDING
BIKE PARKING	3 PER BUILDING

TYPICAL LANDSIDE 9-PLEX STATISTICS	
NUMBER OF UNITS	9-PLEX
BUILDING AREA	6,992
BUILDING HEIGHT	40 FT
MINIMUM LOT AREA	10,387
MINIMUM LANDSCAPE COVERAGE AREA (COMMON OPEN SPACE)	3,395
PRIVATE OPEN SPACE AREA	1,122
GARAGE PARKING	18 PER BUILDING
BIKE PARKING	5 PER BUILDING

TYPICAL WATERSIDE 4-PLEX ALT STATISTICS	
NUMBER OF UNITS	4-PLEX
BUILDING AREA	3,430
BUILDING HEIGHT	40 FT
MINIMUM LOT AREA	5,330
MINIMUM LANDSCAPE COVERAGE AREA (COMMON OPEN SPACE)	1,900
PRIVATE OPEN SPACE AREA	1,224
GARAGE PARKING	8 PER BUILDING
BIKE PARKING	0 PER BUILDING

TYPICAL WATERSIDE 6-PLEX STATISTICS	
NUMBER OF UNITS	6-PLEX
BUILDING AREA	5,357
BUILDING HEIGHT	40 FT
MINIMUM LOT AREA	8,465
MINIMUM LANDSCAPE COVERAGE AREA (COMMON OPEN SPACE)	3,108
PRIVATE OPEN SPACE AREA	2,424
GARAGE PARKING	12 PER BUILDING
BIKE PARKING	2 PER BUILDING

cbg

ALAMEDA MARINA

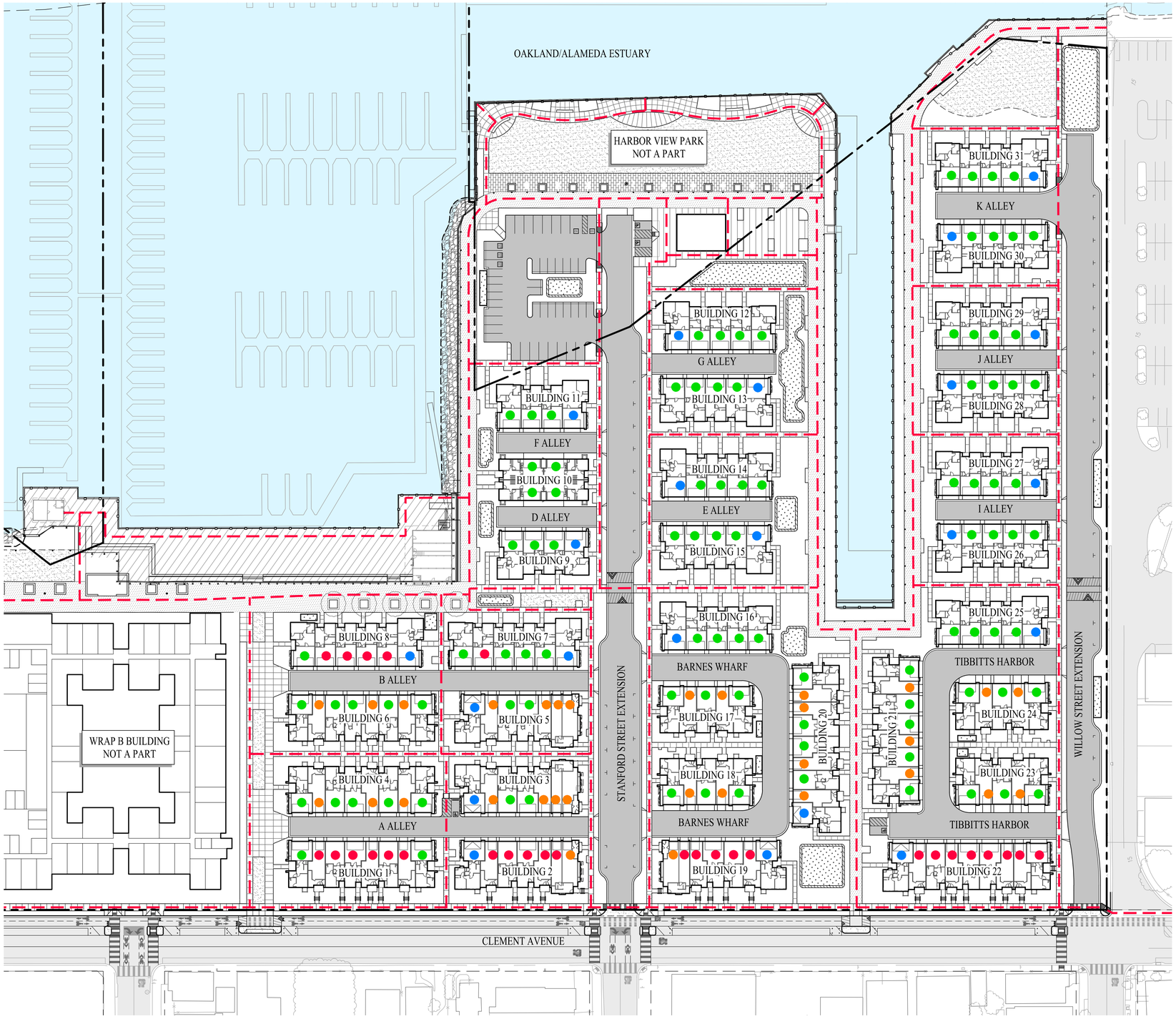
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

0 25 50 100

DIMENSION PLANS

C1.3



UNIVERSAL DESIGN ORDINANCE SUMMARY
(PROJECT-WIDE - 760 UNITS)

	UNIVERSAL DESIGN ORDINANCE	VISITABILITY
WRAP A	360 UNITS	360 UNITS
WRAP B	218 UNITS	218 UNITS
TOWNHOMES	22 UNITS	122 UNITS
TOTAL	600 UNITS (79% OF TOTAL)	700 UNITS (92% OF TOTAL)

LEGEND

- UNITS MEETING VISITABILITY REQUIREMENTS PER AMC 30-18 (100 TOTAL UNITS)
- UNITS MEETING VISITABILITY AND UNIVERSAL DESIGN REQUIREMENTS PER AMC 30-18 (22 UNITS)
- UNITS REQUIRING VISITABILITY WAIVER BASED ON TOPOGRAPHICAL CONDITIONS PER AMC 30-18 (29 UNITS)
- UNITS REQUIRING VISITABILITY DESIGN REVIEW WAIVER PER AMC 30-18 (31 UNITS)
- ACCESSIBLE ROUTE PER 2019 CBC 11A

cbg

ALAMEDA MARINA

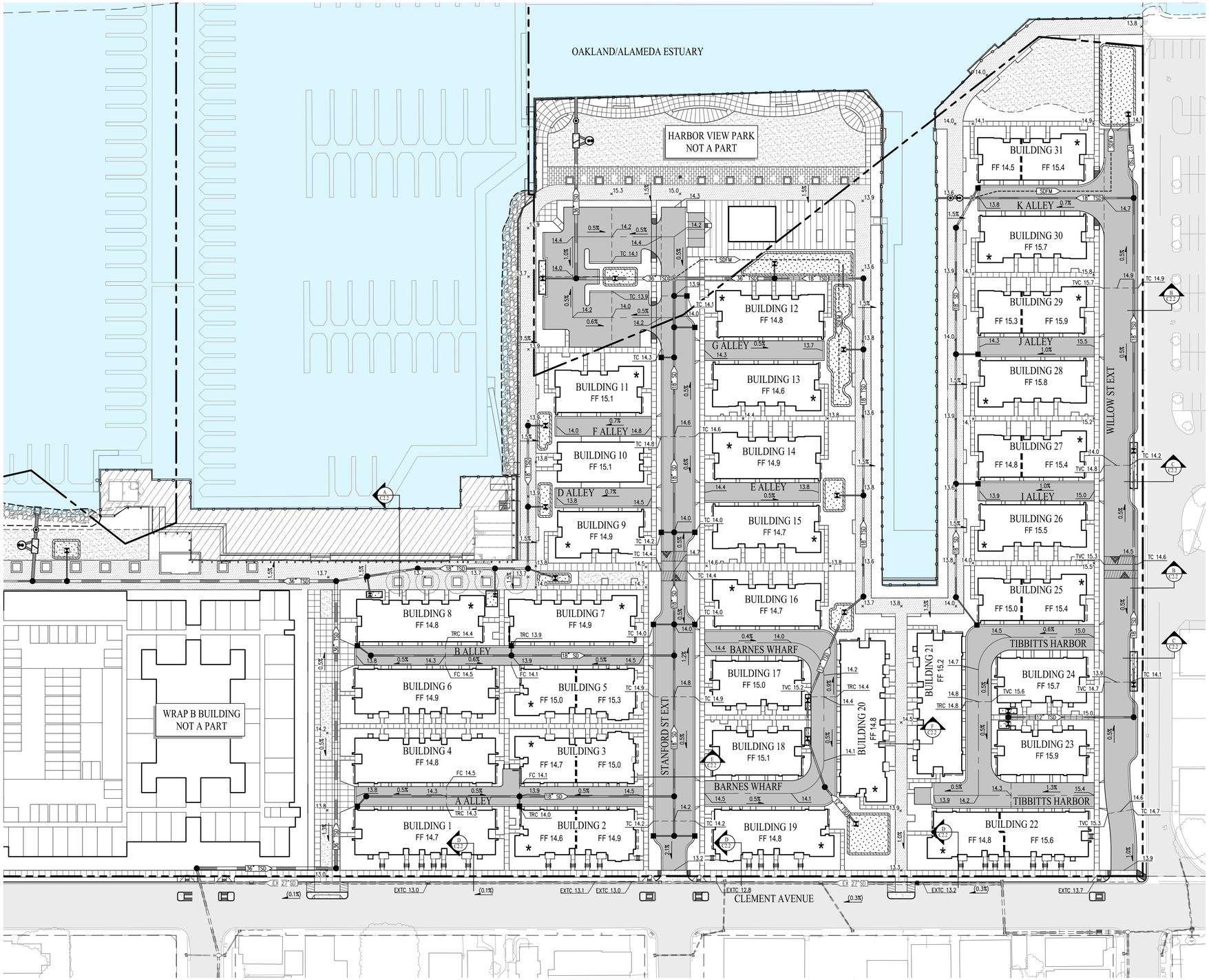
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

0 25 50 100

ACCESSIBILITY PLAN

C2.0



LEGEND

- STORM DRAIN PIPE
- TREATED / OVERFLOW STORM DRAIN PIPE
- STORM DRAIN FORCE MAIN
- EXISTING STORM DRAIN
- FIELD INLET
- CATCH BASIN
- STORM DRAIN LOW FLOW TREATMENT/PUMP
- STORM DRAIN TIDE VALVE
- STORM DRAIN TRASH CAPTURE DEVICE
- STORM DRAIN DIVERSION VAULT
- UNIVERSAL DESIGN UNITS
- FOUNDATION STEP
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK/PATHWAY
- PROPOSED BAY TRAIL
- PROPOSED BIORETENTION BASIN
- PROPOSED SLOPE RIPRAP REVETMENT AREA
- EXISTING WHARF TO REMAIN
- EXISTING PAVEMENT TO REMAIN

cbg

ALAMEDA MARINA

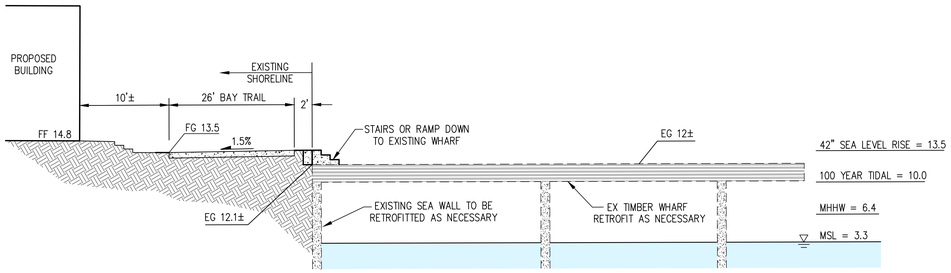
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

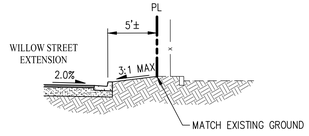
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PRELIMINARY GRADING & DRAINAGE PLAN

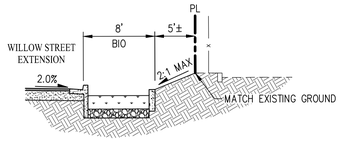
C2.1



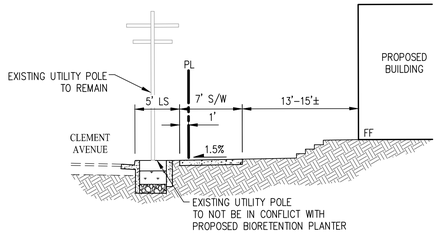
SECTION A
NOT TO SCALE



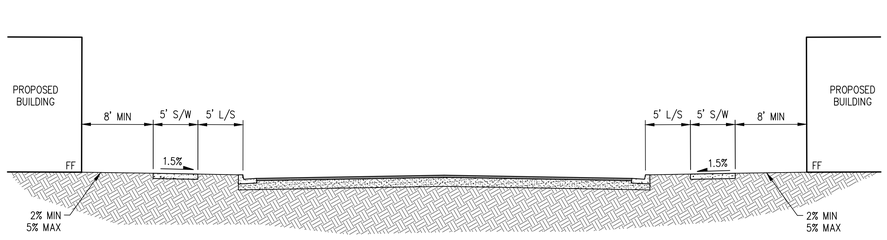
SECTION B
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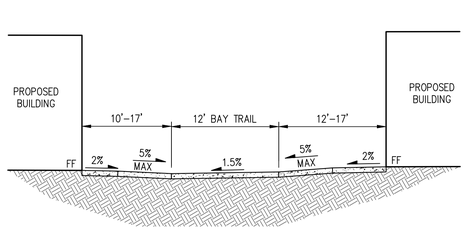
SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



SECTION F
NOT TO SCALE

cbg

ALAMEDA MARINA

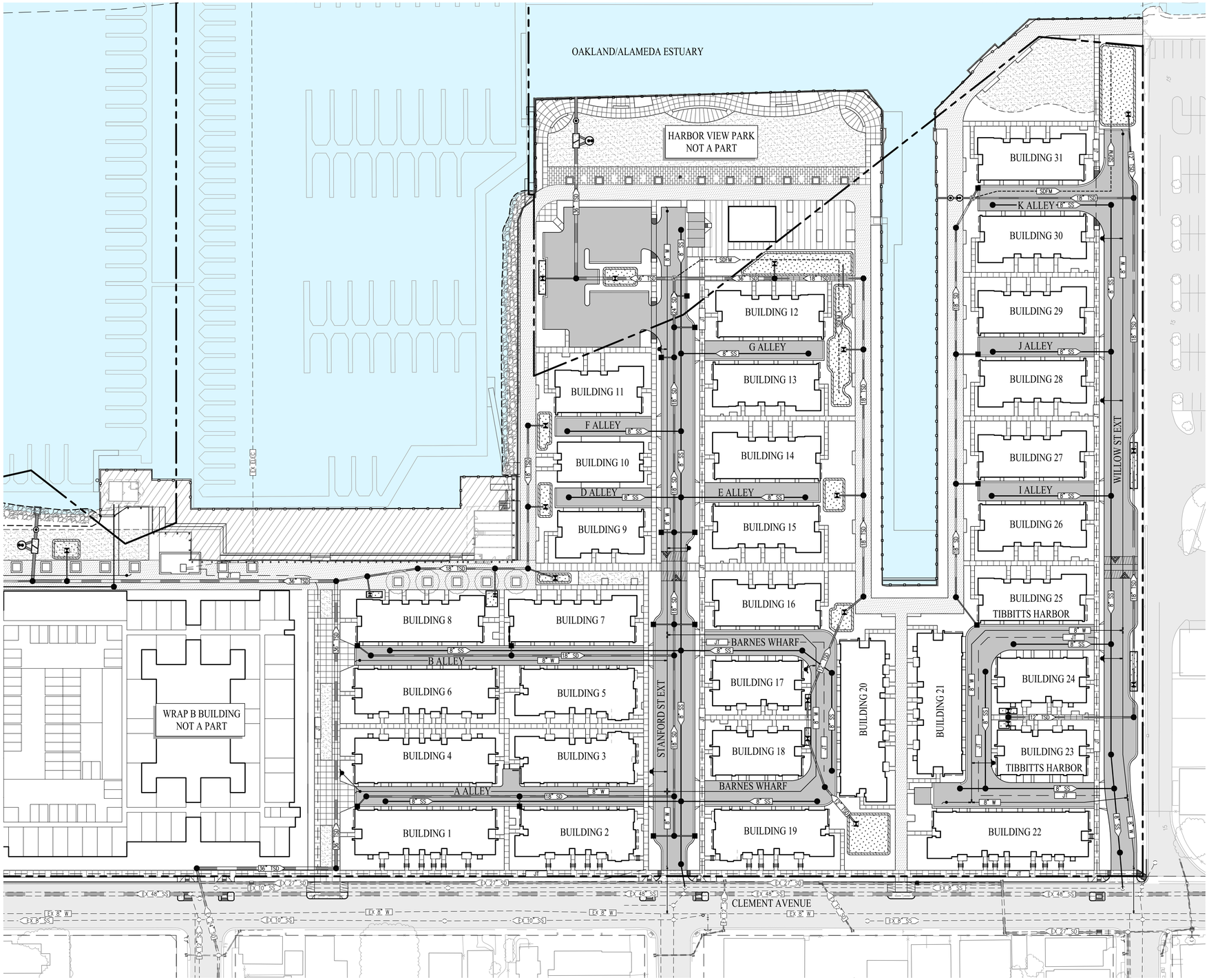
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

0 25 50 100

PRELIMINARY GRADING SECTIONS

C2.2



LEGEND

- SANITARY SEWER
- WATER
- JOINT TRENCH
- STORM DRAIN PIPE
- TREATED / OVERFLOW STORM DRAIN PIPE
- STORM DRAIN FORCE MAIN
- FIRE HYDRANT
- FIELD INLET
- CATCH BASIN
- STORM DRAIN LOW FLOW TREATMENT/PUMP
- STORM DRAIN TIDE VALVE
- STORM DRAIN TRASH CAPTURE DEVICE
- STORM DRAIN DIVERSION VAULT
- BIORETENTION AREA

cbg

ALAMEDA MARINA

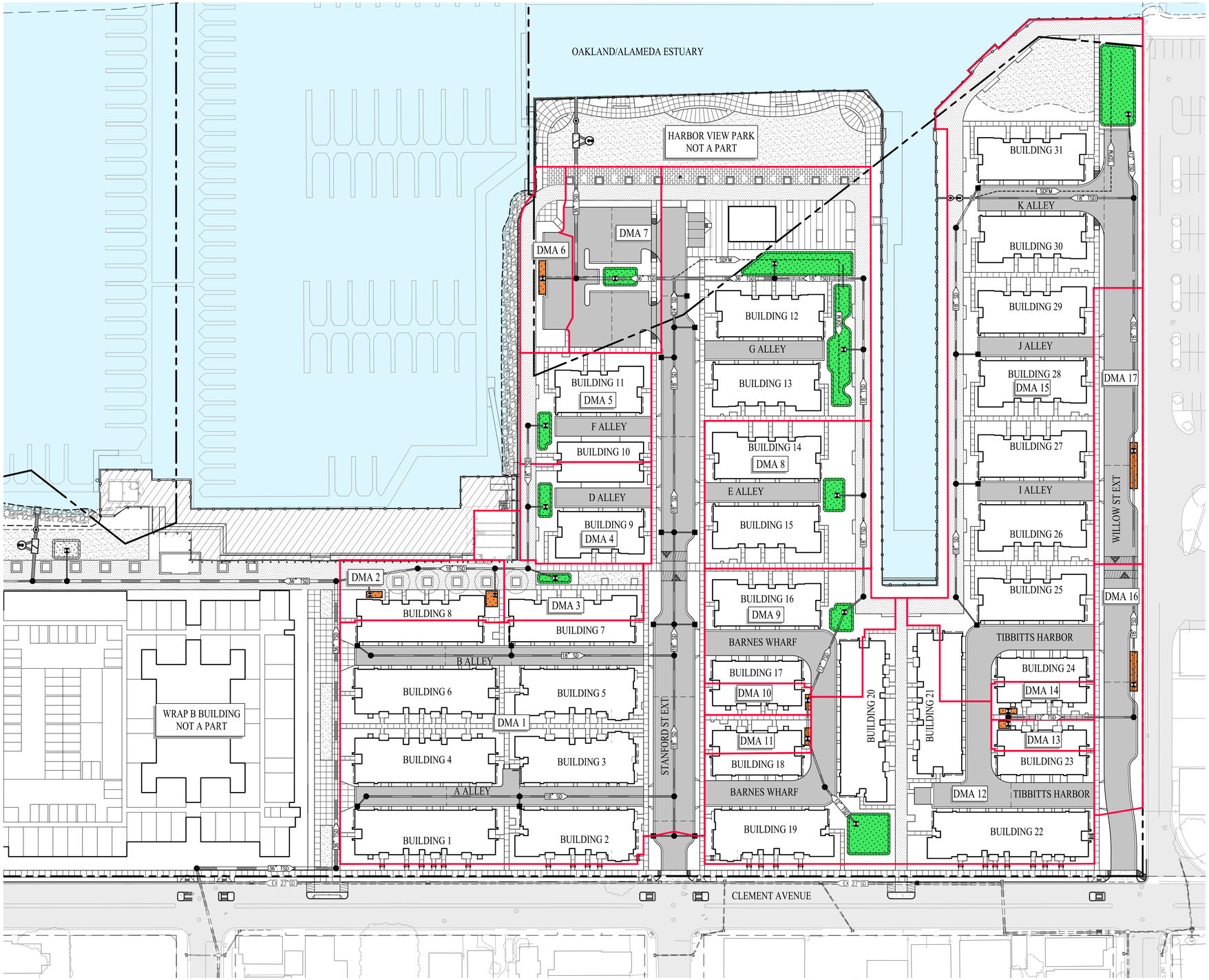
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ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

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PRELIMINARY UTILITY PLAN

C2.3



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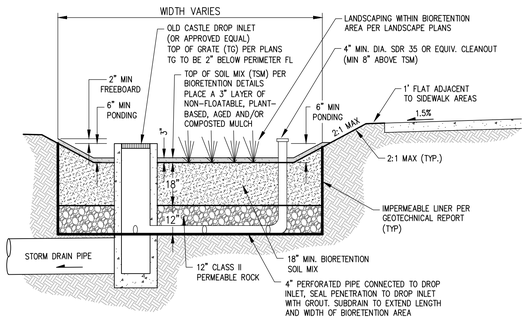
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

0 25 50 100

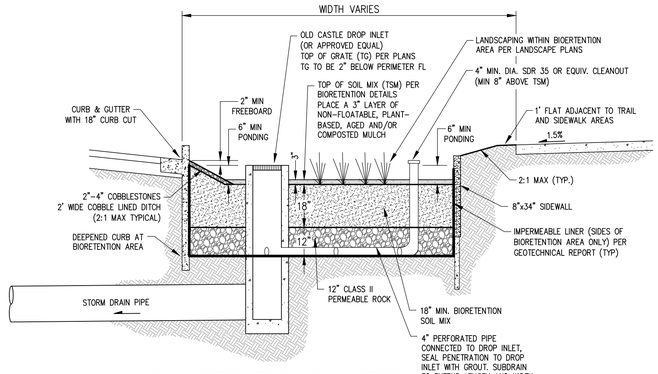
STORMWATER MANAGEMENT PLAN

C2.4



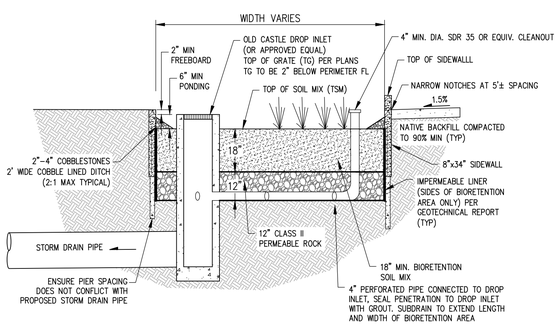
SLOPED BIORETENTION PLANTER

NOT TO SCALE



BIORETENTION PLANTER AT BULB-OUTS

NOT TO SCALE



BIORETENTION PLANTER WITH SIDEWALL

NOT TO SCALE

DRAINAGE MANAGEMENT AREA SUMMARY TABLE

DMA #	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
1	156,377	123,515	32,862	3,685	3,840
2	10,258	8,452	1,806	261	261
3	10,587	7,113	3,474	226	226
4	13,601	10,287	3,314	322	322
5	14,838	10,639	4,199	442	335
6	8,828	6,878	1,950	214	214
7	17,674	14,525	3,149	449	449
8	25,309	16,891	8,418	537	537
9	20,753	15,449	5,304	639	642
10	3,431	2,341	1,090	74	74
11	4,199	3,029	1,170	95	95
12	60,777	49,046	11,731	1,520	1,520
13	3,286	2,195	1,091	70	70
14	4,015	2,780	1,235	88	88
15	113,242	79,697	33,545	2,512	2,512
16	12,353	8,793	3,560	277	277
17	13,865	10,321	3,544	323	323
TOTAL	493,393	371,951	121,442	11,735	11,785

OAKLAND/ALAMEDA ESTUARY

CITY OF ALAMEDA
(TIDELAND LEASE AREA)

CITY OF ALAMEDA
(TIDELAND LEASE AREA)

SHORELINE IMPROVEMENTS Q3/2020-Q2/2021

HARBOR VIEW PARK

BLDG 26

BLDG 25

BLDG 19

BLDG 13

SHORELINE IMPROVEMENTS Q4/2020-Q4/2021

SHORELINE IMPROVEMENTS Q3/2020-Q2/2021

WHARF PROMENADE

BLDG 5

TOWNHOME PARCEL Q2/2020-Q3/2022

GRAND STREET

CITY OF ALAMEDA APN 071-0288-002-1

U.S.A APN 071-0289-001

ALAMEDA MARINA DRIVE

WRAP A BUILDING Q3/2020-Q3/2022

SCHILLER STREET EXTENSION

MARITIME AND COMMERCIAL CORE Q4/2020-Q1/2022

BLDG 15, 17,18

BLDG 16

BLDG 27

WRAP B BUILDING 2022-2024

STANFORD STREET EXTENSION

WILLOW STREET EXTENSION

CLEMENT AVENUE

CLEMENT AVENUE IMPROVEMENTS Q3/2020-Q4/2021

CLEMENT AVENUE

MINTURN STREET

UNION STREET

SCHILLER STREET

LAFAYETTE STREET

CHESTNUT STREET

STANFORD STREET

WILLOW STREET

cbg

ALAMEDA MARINA

ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

0 40 80 160

PHASING PLAN

C3.0

OAKLAND/ALAMEDA ESTUARY

HARBOR VIEW PARK
NOT A PART

WRAP B BUILDING
NOT A PART

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BARNES WHARF
BUILDING 17
BUILDING 18
BARNES WHARF
BUILDING 19
BUILDING 20
BUILDING 21
BUILDING 22
BUILDING 23
TIBBITTS HARBOR
BUILDING 24
BUILDING 25
TIBBITTS HARBOR
BUILDING 26
BUILDING 27
BUILDING 28
BUILDING 29
BUILDING 30
BUILDING 31

A ALLEY 29'
B ALLEY 20'
D ALLEY 97.8' 20'
F ALLEY 97.8' 20'
G ALLEY 121.3' 20'
E ALLEY 117.3' 20'
I ALLEY 118.0' 20'
J ALLEY 118.0' 20'
K ALLEY 118.0' 26'

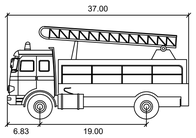
STANFORD STREET EXTENSION
WILLOW STREET EXTENSION

CLEMENT AVENUE

EVA

LEGEND

- PHASE BOUNDARY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 30' OR LESS EAVE HEIGHT
- OVER 30' EAVE HEIGHT
- EVA TURNAROUND



Alameda City Fire
feet

Width	: 9.06	Lock to Lock Time	: 6.0
Track	: 6.92	Steering Angle	: 31.0
		Articulating Angle	: AA

cbg

ALAMEDA MARINA

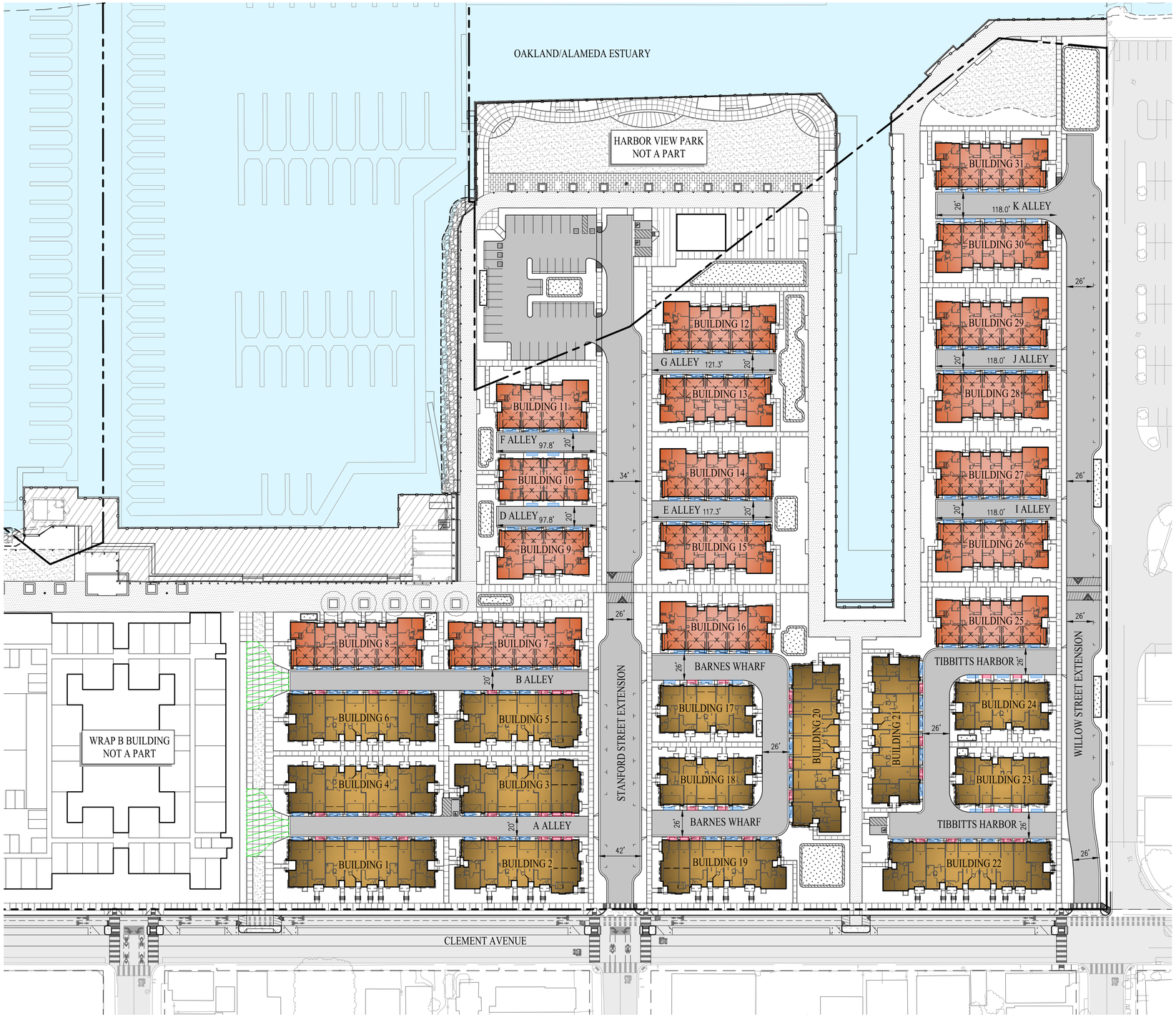
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

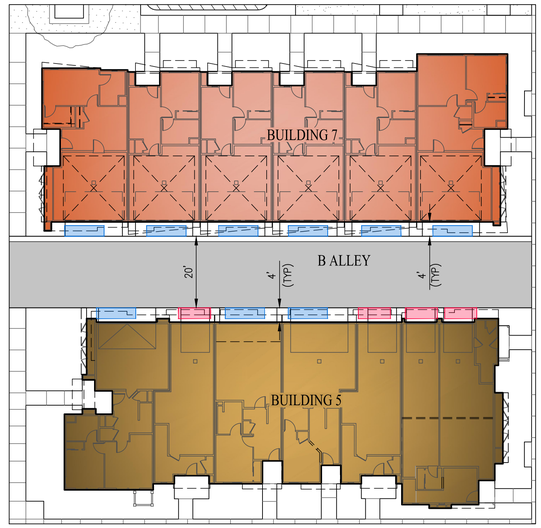
DEVELOPMENT PLAN
MARCH 9, 2020

0 25 50 100

FIRE ACCESS PLAN

C3.1





LANDSIDE & WATERSIDE PRODUCT

SCALE: 1" = 20'

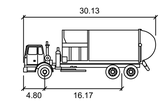
PRODUCT SUMMARY

TYPE	PLAN TYPE	TOTAL UNITS
LANDSIDE	1	36
	2	4
	3	4
	4	12
	5	18
	6	18
	7	6
	SUBTOTAL	98
WATERSIDE	1	0
	2	48
	2-ALT	4
	3	16
	4	16
	SUBTOTAL	84
TOTAL		182

LEGEND

TURN AROUND

UPPER FLOOR OVERHANG



ACI Garbage

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 36.7

TRASH ZONE LEGEND

9' TRASH RECEPTACLE ZONE (SINGLE CAR DRIVEWAY APRON – 44 ZONES)

11' TRASH RECEPTACLE ZONE (TYPICAL UNIT CONFIGURATION – 138 ZONES)

NOTES:
1. 1.6'+2'+1.6'+2+1.6' = 9' PER UNIT (SINGLE CAR DRIVEWAY APRON)
2. 1.6'+3'+1.6'+3+1.6' = 11' PER UNIT (TYPICAL UNIT CONFIGURATION)
3. 1 TRASH RECEPTACLE (1.6'), 1 RECYCLE RECEPTACLE (1.6') & 1 GREEN WASTE RECEPTACLE PER UNIT (1.6')

cbg

ALAMEDA MARINA

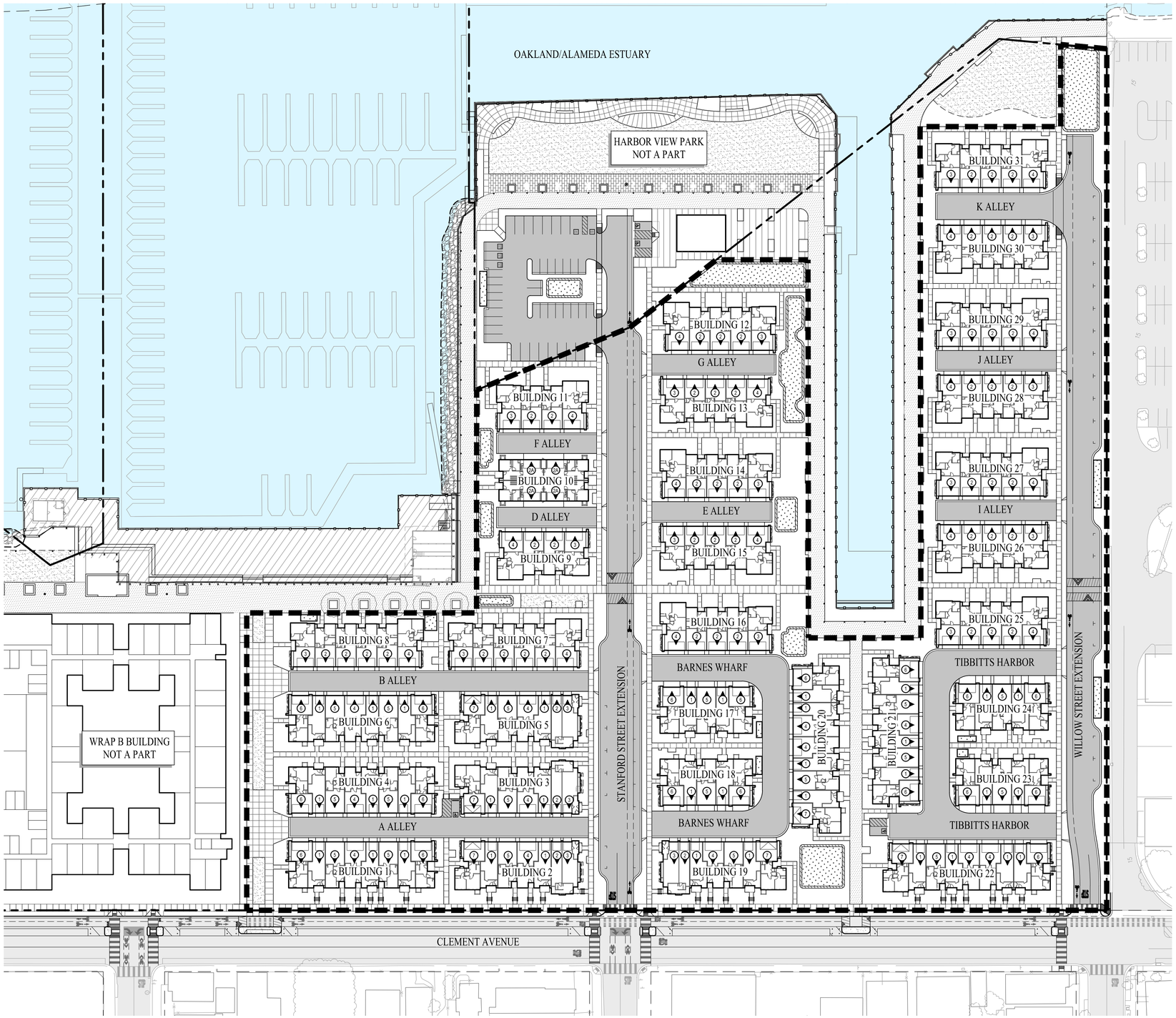
ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

0 25 50 100

WASTE MANAGEMENT PLAN

C3.2



LEGEND

PHASE BOUNDARY

UNIT PLAN TYPE

ADDRESS TABLE

BUILDING	ADDRESS
1	CLEMENT AVENUE
2	CLEMENT AVENUE
3	STANFORD STREET
4	STANFORD STREET
5	STANFORD STREET
6	STANFORD STREET
7	STANFORD STREET
8	STANFORD STREET
9	STANFORD STREET
10	STANFORD STREET
11	STANFORD STREET
12	STANFORD STREET
13	STANFORD STREET
14	STANFORD STREET
15	STANFORD STREET
16	STANFORD STREET
17	STANFORD STREET
18	STANFORD STREET
19	CLEMENT AVENUE
20	BARNES WHARF
21	TIBBITTS HARBOR
22	CLEMENT AVENUE
23	WILLOW STREET
24	WILLOW STREET
25	WILLOW STREET
26	WILLOW STREET
27	WILLOW STREET
28	WILLOW STREET
29	WILLOW STREET
30	WILLOW STREET
31	WILLOW STREET

PRODUCT SUMMARY

TYPE	PLAN TYPE	TOTAL UNITS
LANDSIDE	1	36
	2	4
	3	4
	4	12
	5	18
	6	18
	7	6
	SUBTOTAL	98
WATERSIDE	1	0
	2	48
	2-ALT	4
	3	16
	4	16
	SUBTOTAL	84
TOTAL		182

cbg

ALAMEDA MARINA

ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
MARCH 9, 2020

0 25 50 100

ADDRESSING PLAN

C3.3