WEST MIDWAY _PHASE A

ALAMEDA CA



CLIENT:

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ARCHITE	CTURAL	A2-0.0	SITE PLAN AND PROJECT DATA - 3 STORY TOWNHOUSE CONDOMINIUM	A3-2.2	BUILDING PLANS - 4 STORY CONDOMINIUM_8 PLEX
		A2-0.1	ARCHITECTURAL IMAGERY BOARD	A3-2.3	BUILDING PLANS - 4 STORY CONDOMINIUM_10 PLEX
PROJECT	OVERVIEW	A2-1.0	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM_4 PLEX STYLE 1	A3-2.4	BUILDING PLANS - 4 STORY CONDOMINIUM_10 PLEX
0.0	COVER SHEET	A2-1.1	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM_4 PLEX STYLE 1	A3-2.5	BUILDING PLANS - 4 STORY CONDOMINIUM_10 PLEX
0.1	SHEET INDEX	A2-1.2	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_5 PLEX STYLE 2	A3-3.0	BUILDING SECTION - 4 STORY CONDOMINIUM
0.2	VICINITY MAP	A2-1.3	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_5 PLEX STYLE 2	A3-4.0	UNIT PLANS - PLANS 1 & 2 - 4 STORY CONDOMINIUM
0.3	PHASING PLAN	A2-1.4	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_5 PLEX STYLE 1	A3-4.1	UNIT PLANS - PLANS 1 & 2 - 4 STORY CONDOMINIUM
0.4	SITE DEVELOPMENT STANDARDS	A2-1.5	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_5 PLEX STYLE 1	A3-4.2	UNIT PLANS - PLANS 3 & 4 - 4 STORY CONDOMINIUM
0.4		A2-1.6	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_5 PLEX STYLE 2	A3-4.3	UNIT PLANS - PLANS 3 & 4 - 4 STORY CONDOMINIUM
	PROJECT SUSTAINABILITY	A2-1.7	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_5 PLEX STYLE 2	A3-5.0	ARCHITECTURAL DETAILS - 4 STORY CONDOMINIUM_STYLE 1
0.6	BUILDING MASS AND ARTICULATION-TRANSPARENCY DIAGRAM SITE PLAN	A2-1.8	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_6 PLEX STYLE 1	A3-5.1	ARCHITECTURAL DETAILS - 4 STORY CONDOMINIUM_STYLE 2
0.7	BUILDING MASS AND ARTICULATION-TRANSPARENCY CALCULATIONS	A2-1.9	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_6 PLEX STYLE 1	A3-6.0	BUILDING MASS AND ARTICULATION
0.8	BUILDING MASS AND ARTICULATION-TRANSPARENCY CALCULATIONS	A2-1.10	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_6 PLEX STYLE 2	A3-6.1	BUILDING MASS AND ARTICULATION
0.9	BUILDING MASS AND ARTICULATION-TRANSPARENCY CALCULATIONS BUILDING MASS AND ARTICULATION-TRANSPARENCY CALCULATIONS	A2-1.11	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_6 PLEX STYLE 2	A3-7.0	COLOR AND MATERIAL BOARD - 4 STORY CONDOMINIUM
		A2-1.12	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_6 PLEX STYLE 1		
0.10	BUILDING MASS AND ARTICULATION-TRANSPARENCY CALCULATIONS	A2-1.13	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_6 PLEX STYLE 1		
0.11	BUILDING MASS AND ARTICULATION-TRANSPARENCY CALCULATIONS	A2-1.14	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_6 PLEX STYLE 2		4 DE
0.12	BUILDING MASS AND ARTICULATION-TRANSPARENCY CALCULATIONS	A2-1.15	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_6 PLEX STYLE 2	LANDSC	
1.0	SITE PLAN AND OVERALL PROJECT SUMMARY	A2-1.16	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM_7 PLEX STYLE 1	L-1	LANDSCAPE PLAN
1.1	CODE ANALYSIS	A2-1.17	BUILDING ELEVATIONS - 3 STORY TOWNHOUSE CONDOMINIUM_7 PLEX STYLE 1	L-2	OVERALL TREE PLAN
1.2	PERSPECTIVE RENDER	A2-2.0	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM_4 PLEX	L-3	PLANTING PALETTE
1.3	PERSPECTIVE RENDER	A2-2.1	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM_4 PLEX	L-4	PLANTING PALETTE
1.4	PERSPECTIVE RENDER	A2-2.2	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_5 PLEX	L-5	OVERALL LIGHTING DIAGRAM
1.5	PERSPECTIVE RENDER	A2-2.3	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_5 PLEX	L-6	ACTIE PARK PLAN
1.6	PERSPECTIVE RENDER	A2-2.4	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_5 PLEX	L-7	EASTERN GREENWAY PLAN
1.7	PERSPECTIVE RENDER	A2-2.5	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_5 PLEX	L-8	LANDSCAPE DETAILS
		A2-2.6	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_6 PLEX	L-9A	PHOTOMETRIC DIAGRAM
		A2-2.7	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE A_6 PLEX	L-9B	PHOTOMETRIC DIAGRAM
A1 : DUE	Γ	A2-2.8	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_6 PLEX		
A1-0.0	SITE PLAN AND PROJECT DATA - DUETS	A2-2.9	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM - TYPE B_6 PLEX	CIVIL	
A1-1.0	DUETS BUILDING ONE FIRST FLOOR PLAN	A2-2.10	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM_7 PLEX	C1.0	COVER SHEET
A1-1.1	DUETS BUILDING ONE SECOND FLOOR PLAN	A2-2.11	BUILDING PLANS - 3 STORY TOWNHOUSE CONDOMINIUM_7 PLEX	C1.0	EXISTING CONDITIONS
A1-1.2	DUETS BUILDING ONE THIRD FLOOR & MEZZANINE PLAN	A2-3.0	BUILDING SECTION - 3 STORY TOWNHOUSE CONDOMINIUM_STYLE 1	C2.1	EXISTING CONDITIONS EXISTING UTILITY PLAN
A1-1.3	DUETS BUILDING ONE ELEVATIONS	A2-4.0	UNIT PLANS - PLAN 1R - 3 STORY TOWNHOUSE CONDOMINIUM	C3.0	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
A1-1.4	DUETS BUILDING ONE ELEVATIONS	A2-4.1	UNIT PLANS - PLAN 2R - 3 STORY TOWNHOUSE CONDOMINIUM	C3.1	SITE PLAN
A1-1.5	DUETS BUILDING ONE SECTIONS	A2-4.2	UNIT PLANS - PLAN 3R - 3 STORY TOWNHOUSE CONDOMINIUM	C3.2	STREET SECTIONS
A1-1.6	DUETS BUILDING ONE SECTIONS	A2-4.3	UNIT PLANS - PLAN 3R_ALT - 3 STORY TOWNHOUSE CONDOMINIUM	C4.0	PRELIMINARY GRADING & DRAINAGE PLAN
A1-1.7	DUETS BUILDING ONE SECTIONS	A2-5.0	ARCHITECTURAL DETAILS - 3 STORY TOWNHOUSE CONDOMINIUM_STYLE 1	C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
A1-1.8	DUETS BUILDING ONE SECTIONS	A2-5.1	ARCHITECTURAL DETAILS - 3 STORY TOWNHOUSE CONDOMINIUM_STYLE 2	C4.2	PRELIMINARY GRADING & DRAINAGE PLAN
A1-1.9	DUETS BUILDING TWO FIRST FLOOR PLAN	A2-6.0	BUILDING MASS AND ARTICULATION BUILDING MASS AND ARTICULATION	C4.3	PRELIMINARY GRADING & DRAINAGE PLAN
A1-1.10	DUETS BUILDING TWO SECOND FLOOR PLAN	A2-6.1 A2-7.0	COLOR AND MATERIAL BOARD - 3 STORY TOWNHOUSE CONDOMINIUM	C5.0	PRELIMINARY UTILITY PLAN
A1-1.11	DUETS BUILDING TWO THIRD FLOOR & MEZZANINE PLAN	A2-1.0	COLOR AND WATERIAL BOARD - 3 STORY TOWNHOUSE CONDOMINIUM	C5.1	PRELIMINARY UTILITY PLAN
A1-1.12	DUETS BUILDING TWO ELEVATIONS			C5.2	PRELIMINARY UTILITY PLAN
A1-1.13	DUETS BUILDING TWO ELEVATIONS	Δ3 · Λ ST	ORY CONDOMINIUM	C5.3	PRELIMINARY UTILITY PLAN
A1-1.14	DUETS BUILDING TWO SECTIONS	<u> </u>	ON LOCIADOIVIII AI OIVI	C6.0	PRELIMINARY STORM WATER CONTROL PLAN
A1-1.15	DUETS BUILDING TWO SECTIONS	A3-0.0	SITE PLAN AND PROJECT DATA - 4 STORY CONDOMINIUM	C7.0	FIRE ACCESS PLAN
A1-1.16	DUETS BUILDING TWO SECTIONS	A3-0.0 A3-0.1	ARCHITECTURAL IMAGERY BOARD	C7.1	WASTE COLLECTION ACCESS PLAN
A1-1.17	DUETS BUILDING TWO SECTIONS			C8.0	ACCESSIBILITY PLAN
A1-1.18	DUETS INSPIRATIONAL IMAGERY ALAMEDA POINT BUILDINGS	A3-1.0	BUILDING ELEVATIONS - 4 STORY CONDOMINIUM_8 PLEX STYLE 2	C9.0	ADDRESSING PLAN
A1-1.19	DUETS 3D MASSING	A3-1.1	BUILDING ELEVATIONS - 4 STORY CONDOMINIUM_8 PLEX STYLE 2	-	
A1-1.20	PRELIMINARY DETAILS	A3-1.2	BUILDING ELEVATIONS - 4 STORY CONDOMINIUM_10 PLEX STYLE 1		
A 4 A O 4		A3-1.3	BUILDING ELEVATIONS - 4 STORY CONDOMINIUM_10 PLEX STYLE 1		

BUILDING ELEVATIONS - 4 STORY CONDOMINIUM_10 PLEX STYLE 2

BUILDING ELEVATIONS - 4 STORY CONDOMINIUM_10 PLEX STYLE 2

BUILDING PLANS - 4 STORY CONDOMINIUM_8 PLEX

BUILDING PLANS - 4 STORY CONDOMINIUM_8 PLEX

A2: 3 STORY TOWNHOUSE CONDOMINIUM



A1-1.21



COLOR AND MATERIAL BOARD







A3-1.4

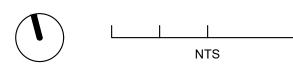
A3-1.5

A3-2.0

A3-2.1



- **BIG WHITES**
- 2. BUNGALOWS- FORMER NCO HEADQUARTERS
- 3. CITY HALL WEST
- 4. MAIN STREET LINEAR PARK
- 5. ALMANAC BEER CO.
- 6. BUILDING 41
- 7. ALAMEDA POINT SITE A
- 8. NAVAL AIR MUSEUM
- 9. ALAMEDA WATERFRONT PARK
- 10. SEAPLANE LAGOON FERRY TERMINAL
- 11. MAIN STREET FERRY TERMINAL

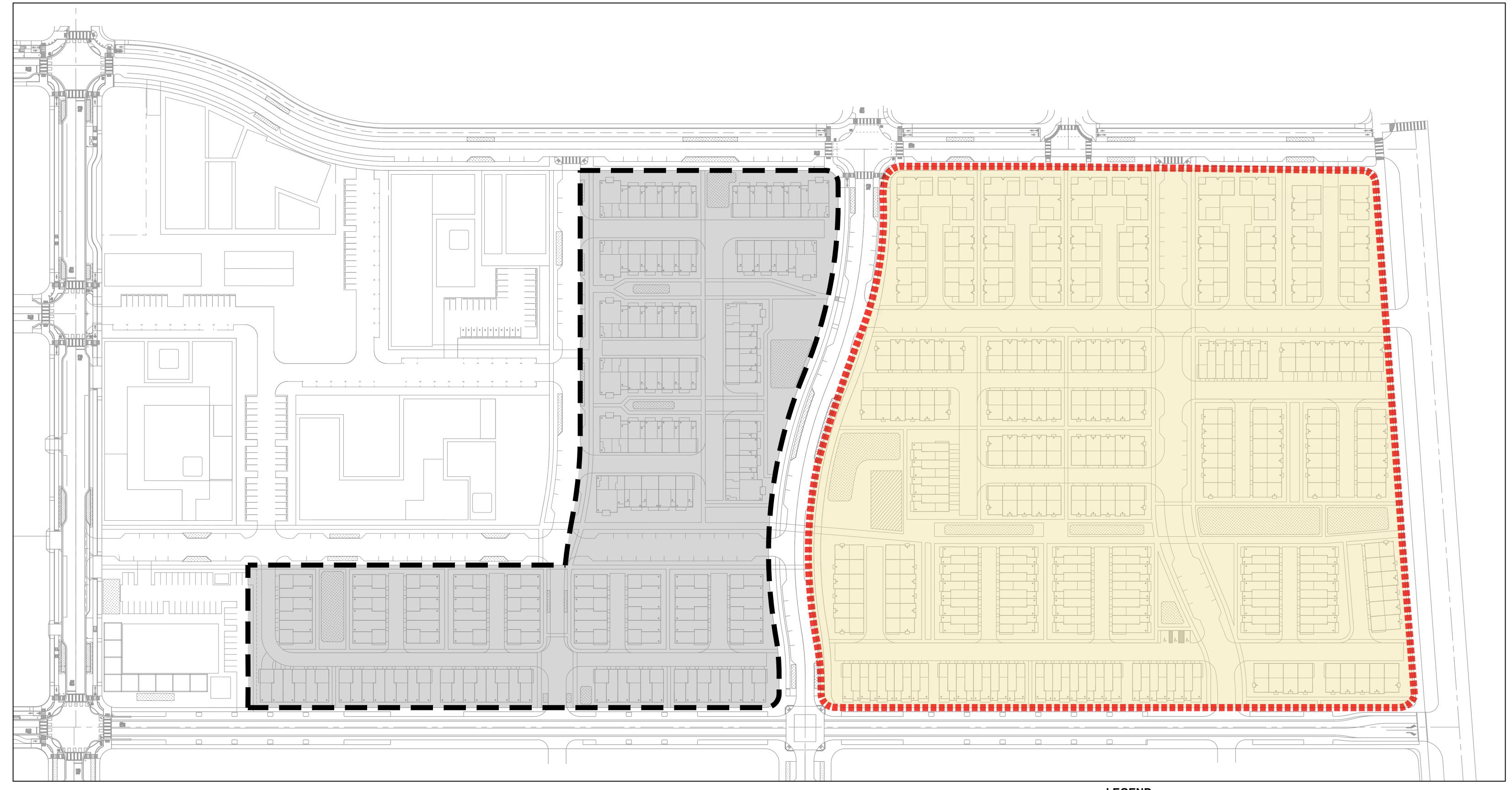








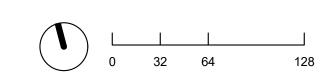




LEGEND





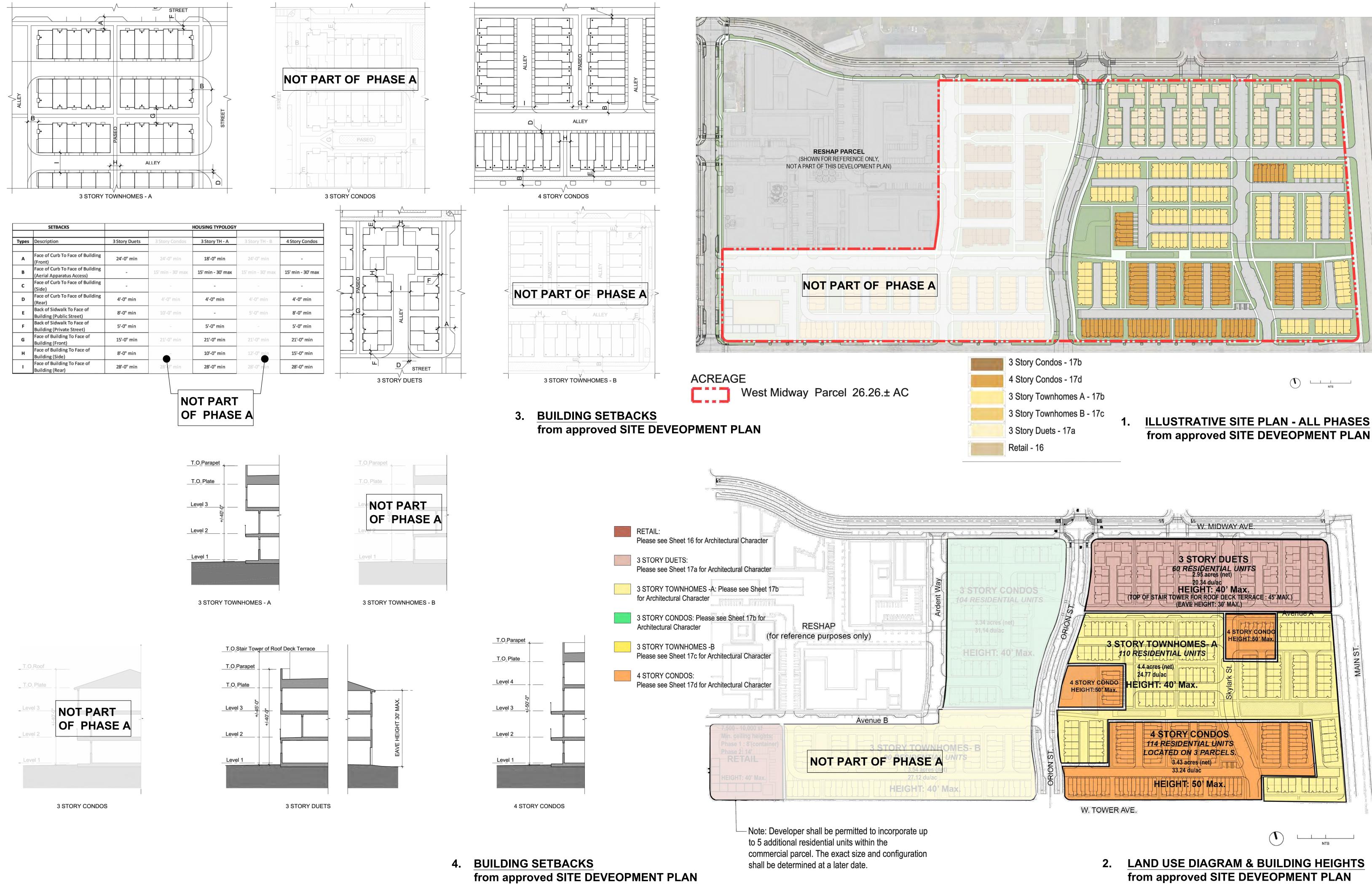












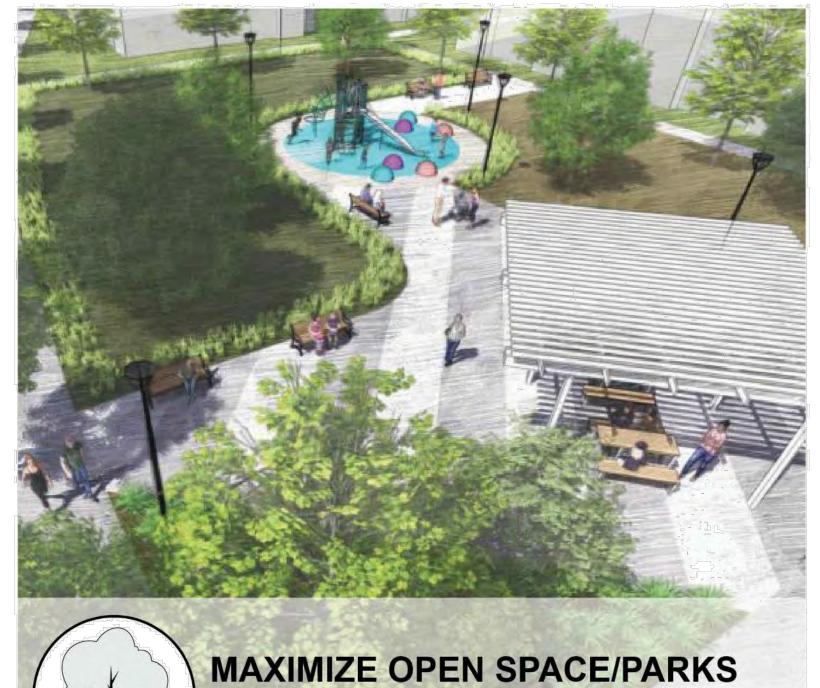




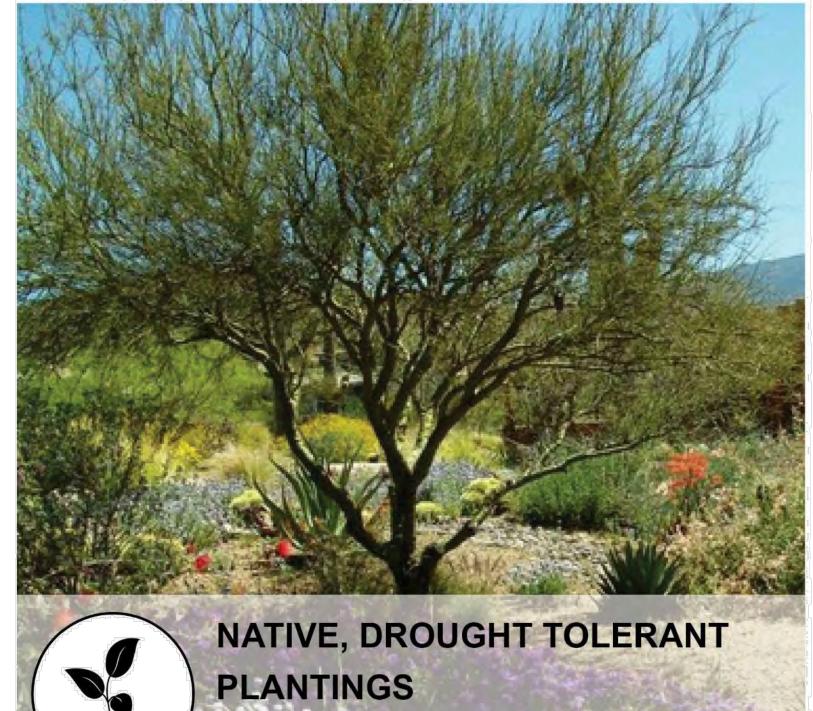




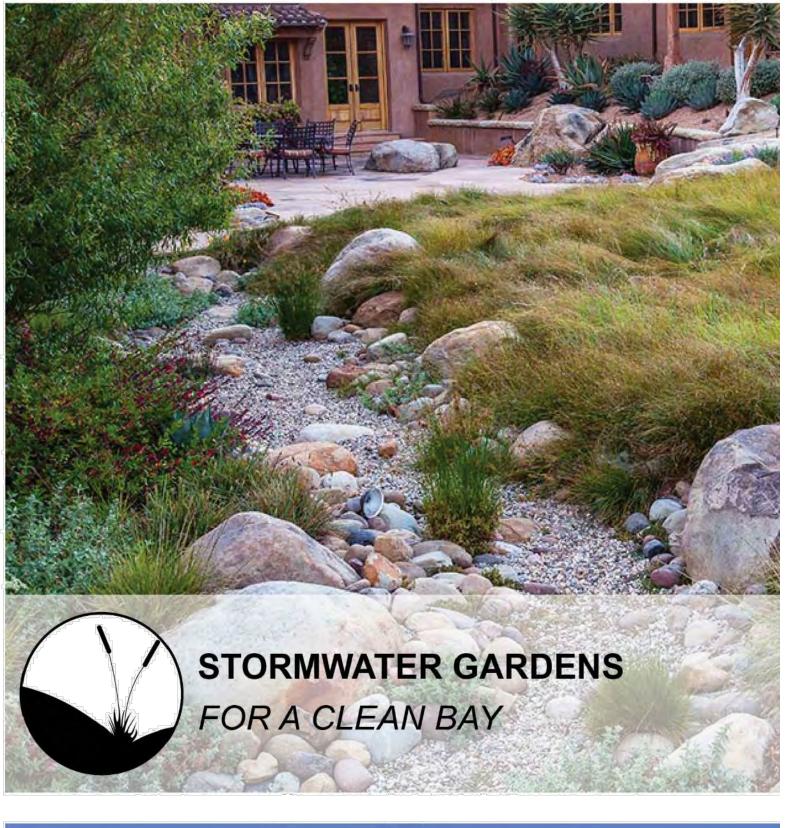


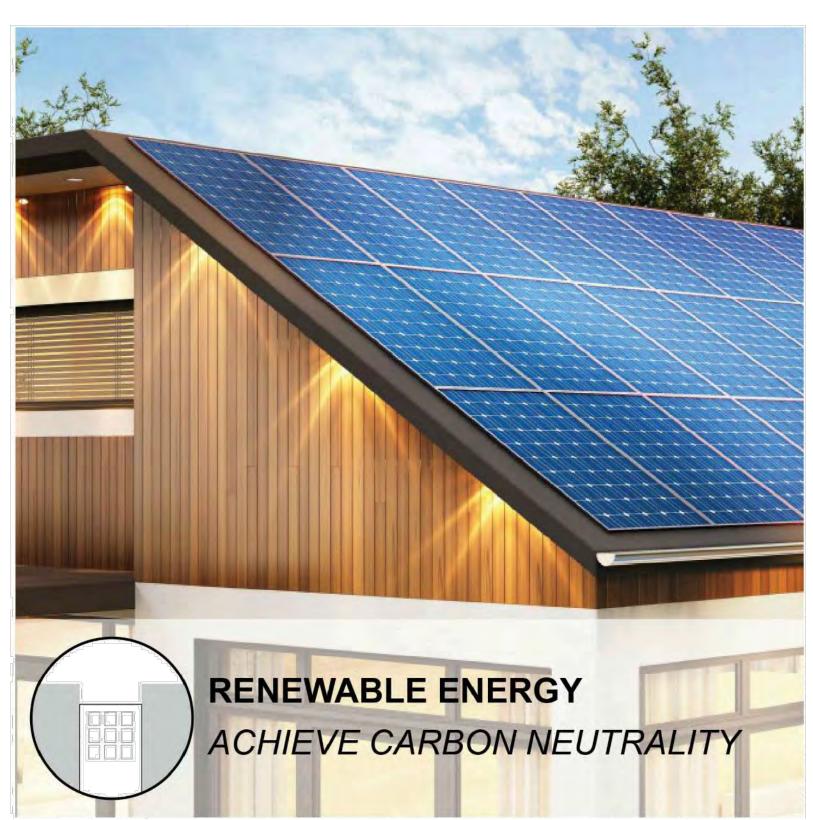


TO BUILD COMMUNITY



REDUCE WATER USE











DUETS AND 3 STORY TOWNHOUSE COND	OMINIUMS	5			
	%	# of Parking Space			
Required: Raceway, circuit 40 amp & receptacle or box w/ cover in each private		# Units	# of stall in garage	ge	
garage	100%	170	340 spaces		
TOTAL PROVIDED				170	Spaces

4 STORY CONDOMINIUMS & 3 STORY CONDOMINIUMS -B (R2-CONDOMINIUMS)						
	%	# of Parking Space	0	Quantity		
		# of stall in garage	Quantity			
Low Power Level 2 EV charging receptacles	40%	228	92	Spaces		
Level 2 EV chargers: (One space located on the site)	10%	228	23	Spaces		
TOTAL PROVIDED			115	Spaces		

All residential construction shall be all electric (no gas service) in compliance with City of Alameda and State of California requirements.







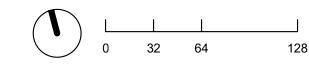




OVERALL TRANSPARENCY SUMMARY

IVIIIVIIVIUVI	KANSPARENCY per City of Ala	meda Objective Design Review Star	ndards		
4 STORY CO	NDOMINIUMS & 3 STORY C	ONDOMINIUMS & DUETS			
FAÇADE FACING STREET MINIMUM TRANSPARENCY AVERAGE T					
	W. Midway Avenue	N/A			
	Main Street	30%	33%		
	W. Tower Avenue	30%	40%		
	Orion Street	30%	30%		
	Avenue A (North)	N/A			
	Avenue A (South)	30%	43%		
	Skylark Street (East)	30%	33%		
	Skylark Street (West)	30%	30%		

*Minimum Transparency. At least 30 percent of the area of each street-facing facade must consist of windows or other transparent openings. This requirement applies to portions of buildings backed by residential uses. (For ground-floor transparency requirements for commercial portions of mixed-use development, see Section 5, Mixed-Use Development.)







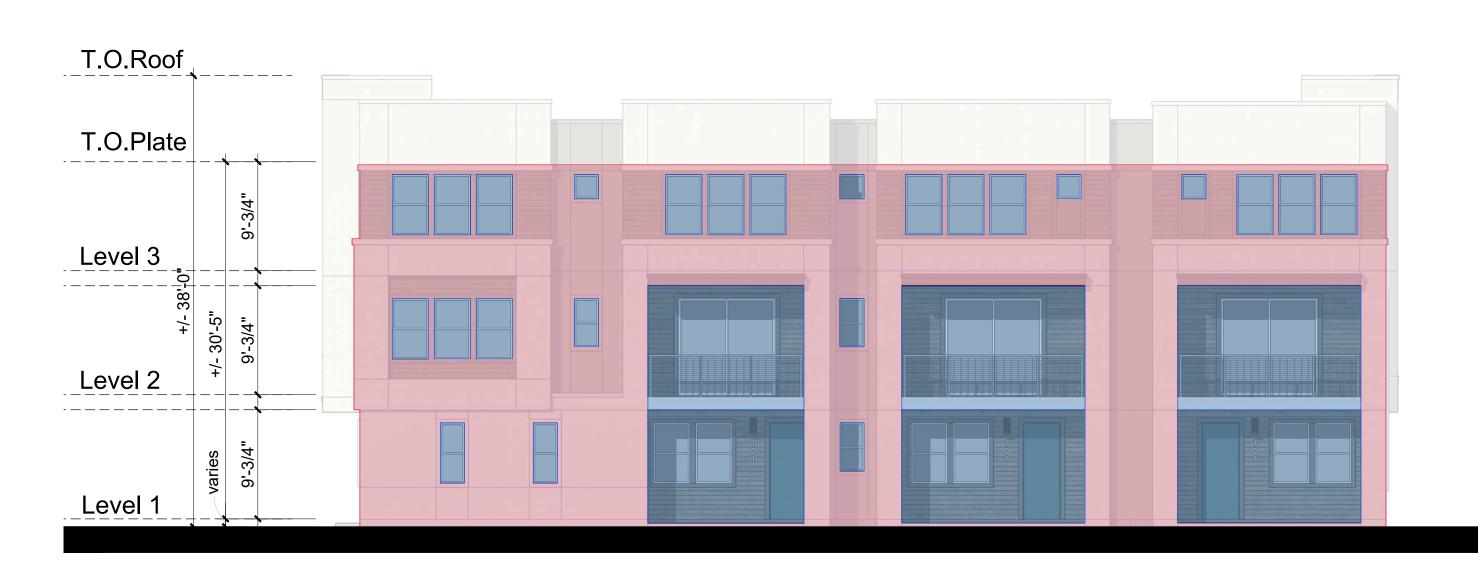






Windows or Transparent Opening Area

KEY MAP



4 PLEX STYLE 1 FRONT ELEVATION

Facade Area = 2,587 SF

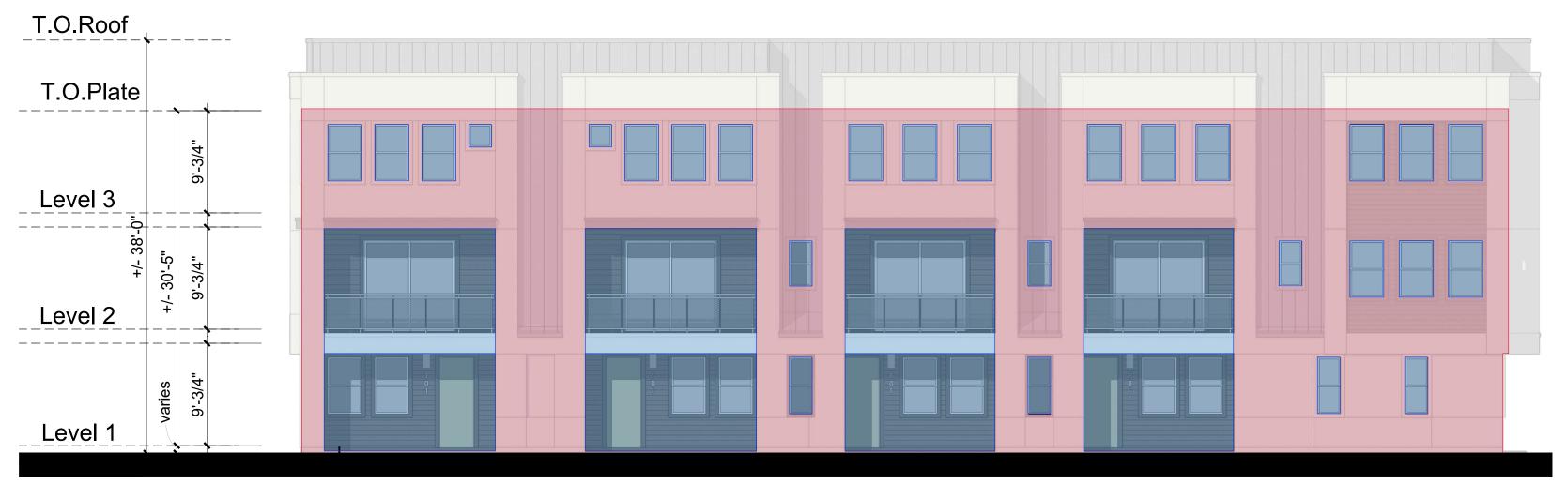
30% Required Windows or Transparent Openings = 776 SF Proposed Windows or Transparent Openings = 1,134 SF = 44%



4 PLEX STYLE 1 LEFT ELEVATION

Facade Area = 1,265 SF

30% Required Windows or Transparent Openings = 380 SF Proposed Windows or Transparent Openings = 323 SF = 26%



5 PLEX A STYLE 2 FRONT ELEVATION

Facade Area = 3,286 SF

30% Required Windows or Transparent Openings = 986 SF

Proposed Windows or Transparent Openings = 1,580 SF = 48%



5 PLEX A STYLE 2 RIGHT ELEVATION

Facade Area = 1,246 SF

30% Required Windows or Transparent Openings = 375 SF Proposed Windows or Transparent Openings = 329 SF = 26%

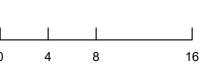


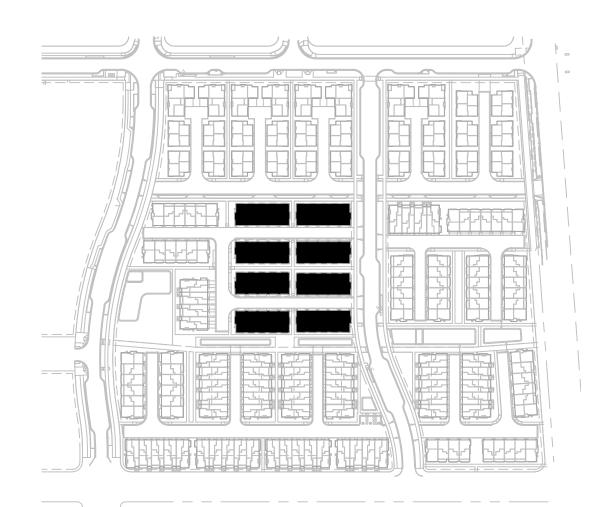














Windows or Transparent Opening Area

KEY MAP



5 PLEX B STYLE 1 FRONT ELEVATION

Facade Area = 3,291 SF

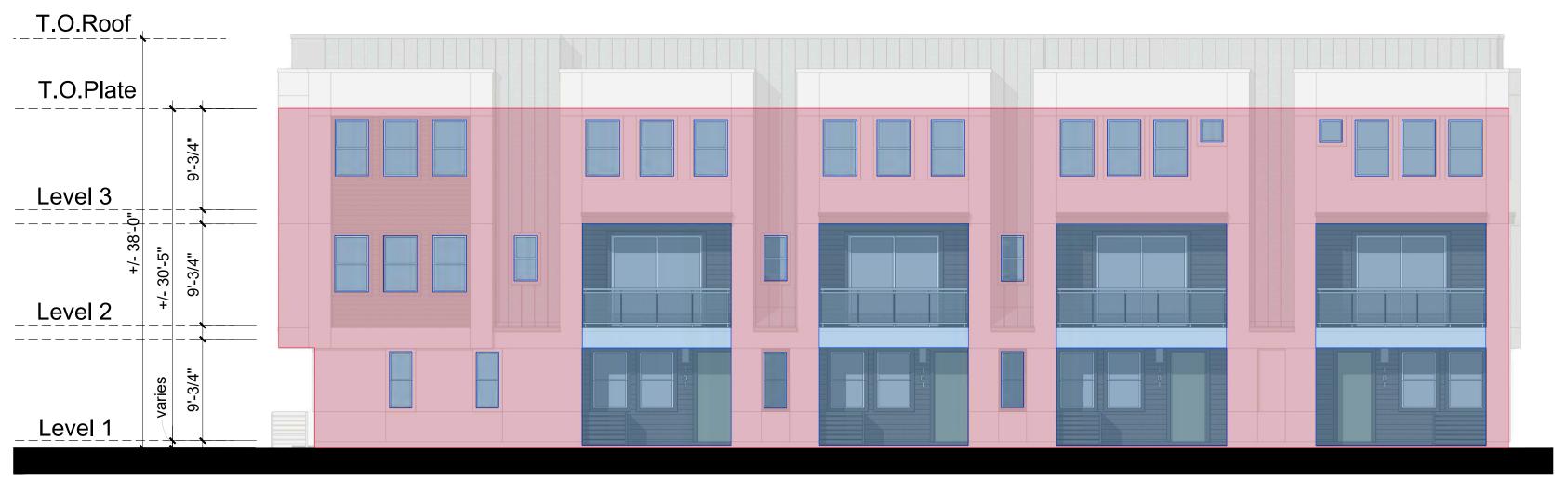
30% Required Windows or Transparent Openings = 987 SF Proposed Windows or Transparent Openings = 1,474 SF = 45%



5 PLEX B STYLE 1 LEFT ELEVATION

Facade Area = 1,236 SF

30% Required Windows or Transparent Openings = 371 SF Proposed Windows or Transparent Openings = 347 SF = 28%



5 PLEX B STYLE 2 FRONT ELEVATION

Facade Area = 3,327 SF

30% Required Windows or Transparent Openings = 998 SF

Proposed Windows or Transparent Openings = 1,460 SF = 44%



5 PLEX B STYLE 2 LEFT ELEVATION

Facade Area = 1,241 SF

30% Required Windows or Transparent Openings = 376 SF Proposed Windows or Transparent Openings = 343 SF = 28%















Windows or Transparent Opening Area

KEY MAP



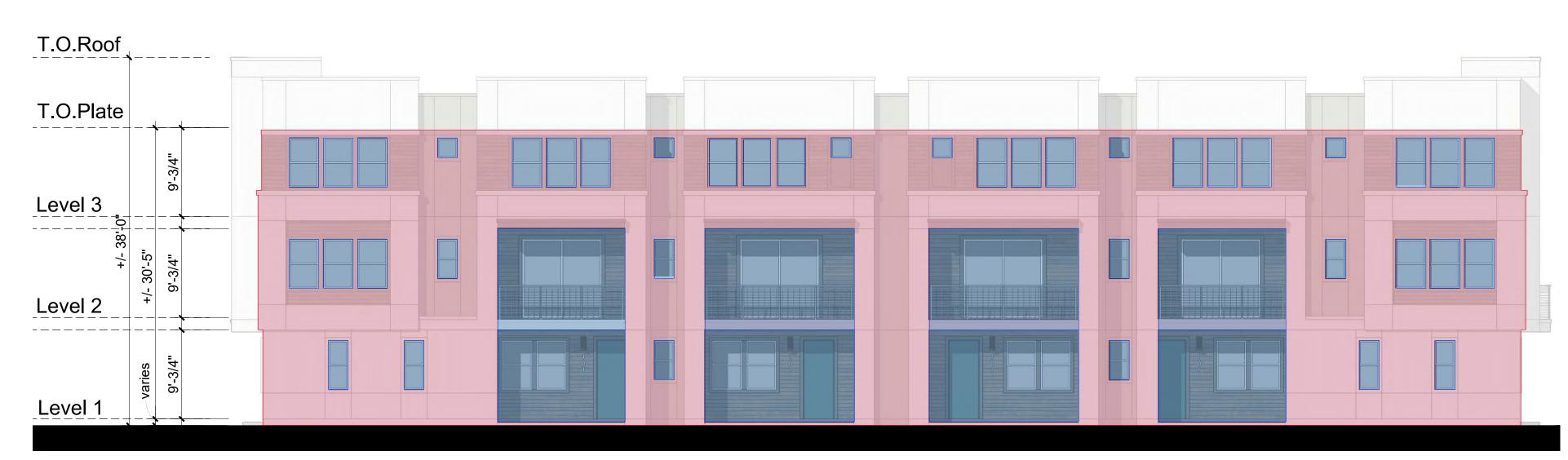
6 PLEX A STYLE 1 RIGHT ELEVATION

Facade Area = 1,234 SF 30% Required Windows or Transparent Openings = 370 SF Proposed Windows or Transparent Openings = 342 SF = 28%



6 PLEX A STYLE 2 RIGHT ELEVATION

Facade Area = 1,234 SF 30% Required Windows or Transparent Openings = 370 SF Proposed Windows or Transparent Openings = 319 SF = 26 %



6 PLEX A STYLE 1 FRONT ELEVATION

Facade Area = 3,891 SF 30% Required Windows or Transparent Openings = 1,167 SF

Proposed Windows or Transparent Openings = 1,582 SF = 41%



6 PLEX A STYLE 2 FRONT ELEVATION

Facade Area = 4,383 SF

30% Required Windows or Transparent Openings = 1,315 SF

Proposed Windows or Transparent Openings = 1,460 SF = 36%















Windows or Transparent Opening Area

KEY MAP



6 PLEX B STYLE 2 FRONT ELEVATION

Facade Area = 4,029 SF 30% Required Windows or Transparent Openings = 1,209 SF Proposed Windows or Transparent Openings = 1,845 SF = 46%



7 PLEX STYLE 1 FRONT ELEVATION

Facade Area = 4,593 SF 30% Required Windows or Transparent Openings = 1,378 SF Proposed Windows or Transparent Openings = 1,942 SF = 42%



7 PLEX STYLE 1 RIGHT ELEVATION

Facade Area = 1,272 SF 30% Required Windows or Transparent Openings = 382 SF Proposed Windows or Transparent Openings = 375 SF = 29%









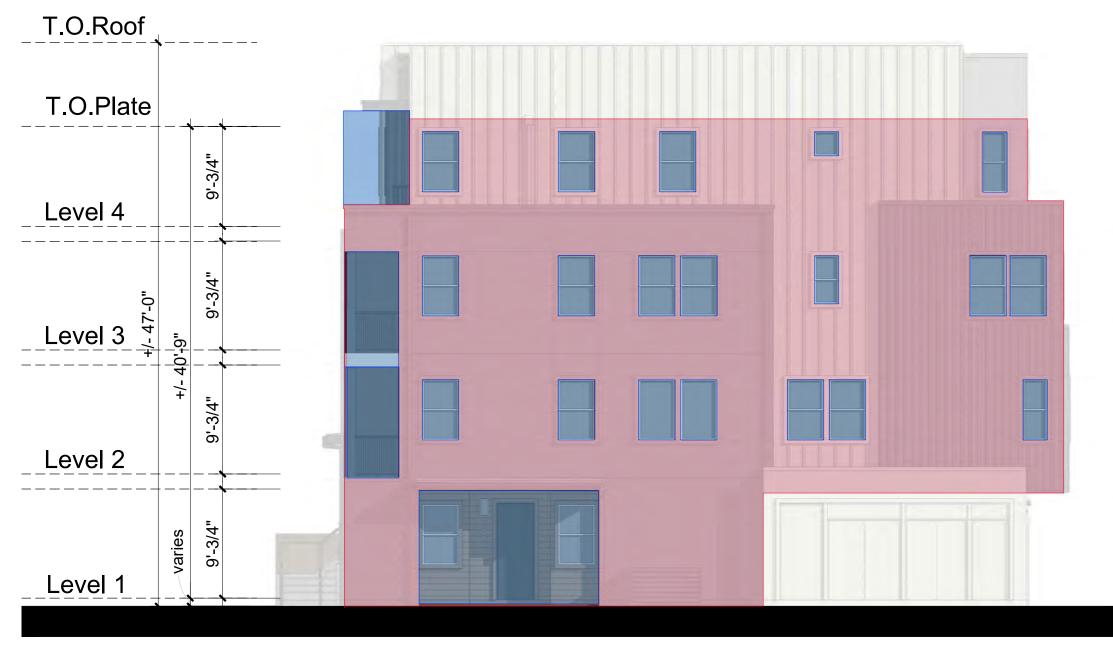






Windows or Transparent Opening Area

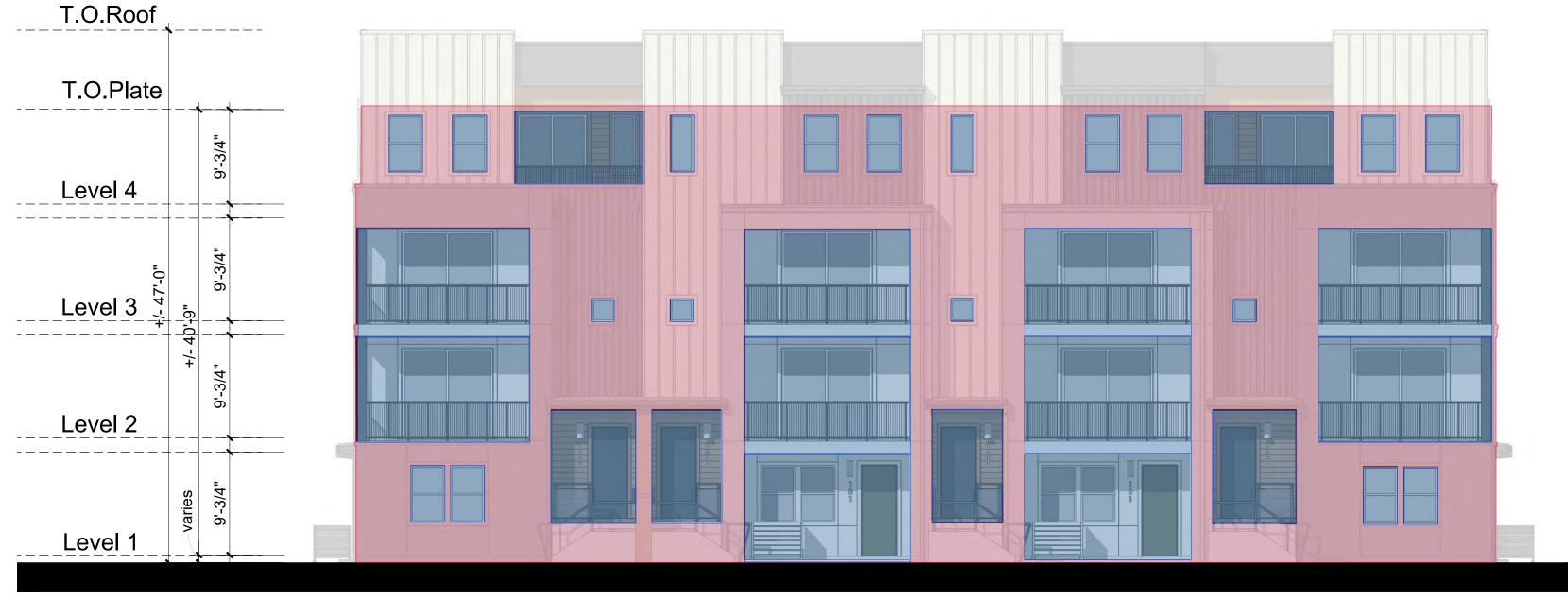
KEY MAP



8 PLEX STYLE 2 RIGHT ELEVATION

Facade Area = 2,148 SF

30% Required Windows or Transparent Openings = 644 SF Proposed Windows or Transparent Openings = 525 SF = 25%



8 PLEX STYLE 2 FRONT ELEVATION

Facade Area = 4,121 SF

30% Required Windows or Transparent Openings = 1,236 SF

Proposed Windows or Transparent Openings = 1,649 SF = 40%















Windows or Transparent Opening Area



10 PLEX STYLE 1 FRONT ELEVATION

Facade Area = 5,083 SF 30% Required Windows or Transparent Openings = 1,525 SF Proposed Windows or Transparent Openings = 1,726 SF = 34%

10 PLEX STYLE 2 FRONT ELEVATION

Facade Area = 5,084 SF 30% Required Windows or Transparent Openings = 1,558 SF Proposed Windows or Transparent Openings = 2,040 SF = 40%



10 PLEX STYLE 1 RIGHT ELEVATION

Facade Area = 2,068 SF 30% Required Windows or Transparent Openings = 645 SF Proposed Windows or Transparent Openings = 404 SF = 20%











OVERALL PROJECT SUMMARY

BUILDING SUMMAR	RY			
Typology	Building Type	# Buildings	DU/Building	# Total DU
Duet	Two family dwelling units	30	2	60 DU
	4-Plex	1	4	4 DU
2 Ota T	5-Plex_Type A	1	5	5 DU
3 Story Townhouse Condominium	5-Plex_Type B	8	5	40 DU
(Building Height: +/- 38'-0")	6-Plex_Type A	5	6	30 DU
TYPE VB	6-Plex_Type B	4	6	24 DU
	7-Plex	1	7	7 DU
4 Story Condominium	8-Plex	3	8	24 DU
(Building Height: +/- 49'-6") TYPE VA	10-Plex	9	10	90 DU
	Total	62		284 DU

NOTES:

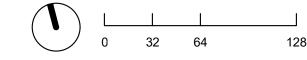
- 1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
- 2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way.
- 3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

LEGEND

















R3: TWO-FAMILY DWELLING UNITS (PER CRC)

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING CODE

CITY OF ALAMEDA MUNICIPAL CODE

PROPOSED USE: TWO FAMILY DWELLING

OCCUPANCY: R3 & U (RESIDENTIAL & PRIVATE GARAGE)

CONSTRUCTION TYPE:

FIRE SPRINKLER: NFPA 13D

NUMBER OF STORIES: 3 + OCCUPIED ROOF & PENTHOUSE

ALLOWABLE HEIGHT

(OCCUPIED ROOF SHALL NOT BE INCLUDED IN THE BUILDING HEIGHT OR NUMBER OF STORIES AS REGULATED BY SECTION 504 PROVIDED THAT THE PENTHOUSE OR OTHER **ENCLOSED ROOFTOP STRUCTURES COMPLY**

WITH SECTION 1511)

ALLOWABLE STORIES: 3 STORIES

> (OCCUPIED ROOF SHALL NOT BE INCLUDED IN THE BUILDING HEIGHT OR NUMBER OF STORIES AS REGULATED BY SECTION 504 PROVIDED THAT THE PENTHOUSE OR OTHER **ENCLOSED ROOFTOP STRUCTURES COMPLY**

WITH SECTION 1511)

ALLOWABLE HEIGHT PENTHOUSE: 18 FEET ABOVE ROOF DECK

ALLOWABLE FLOOR AREA: THE CRC DOES NOT PUT AREA LIMITATIONS ON TWO

FAMILY DWELLINGS

ACCESSIBILITY:

- THE CRC DOES NOT REQUIRE ACCESSIBILITY IN TWO FAMILY DWELLINGS.
- AGING IN PLACE AND FALL PREVENTION PER SECTION R327
- ALAMEDA UNIVERSAL RESIDENTIAL DESIGN ORDINANCE REQUIREMENTS

DWELLING SEPARATIONS:

- COMMON WALLS SEPARATING DWELLINGS:
- 1/2 HR WITH SPRINKLER SYSTEM
- DWELLING TO GARAGE:
- o WALLS: NOT LESS THAN 1/2" GYP. BD
- o HABITABLE ROOMS ABOVE GARAGE: NOT LESS THAN 5/8" TYPE X GYP. BD
- o STRUCTURE SUPPORTING FLOOR: NOT LESS THAN ½" GYP. BD
- o DOORS: 1-3/8" SOLID WD OR 20 MIN. FIRE RATED S EQUIPPED WITH SELF LATCHING AND SELF CLOSING DEVICE

R3: TOWNHOUSE CONDOMINIUMS (PER CRC) 3-STORY TOWNHOUSE

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24 [BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24

[BASED ON 2017 NATIONAL ELECTRICAL CODE] 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24

[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24 [BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24 [BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF ALAMEDA MUNICIPAL CODE

DEFINITIONS:

[PER CRC R202]

TOWNHOUSE CONDOMINIUMS: 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: TOWNHOUSE CONDOMINIUMS

(CRC R 1.1.3.1) U (PRIVATE GARAGES)

3 STORIES

CONSTRUCTION TYPE TYPE V-B

FIRE SPRINKLERS:

(CRC R 313) PROVIDED: NFPA 13R SPRINKLER SYSTEM ELECTED OVER THE NFPA 13D MINIMUM

ALLOWABLE HEIGHT: 40 FEET

ALLOWABLE STORIES: (CRC 1.13)

ALLOWABLE FLOOR AREA

THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS

TOWNHOUSE UNIT SEPARATION (CRC R 302.2.2)

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:

(CRC TABLE R 302.1(2))

FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (CRC TABLE R 302.1(2))

FIRE SEPARATION DISTANCE > 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED

THROUGH PENETRATIONS (CRC R302.4.1)

ELECTRIC 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 & CRC 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.

4 STORY R2- CONDOMINIUMS

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24 [BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2.5, TITLE 24 [BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE]

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24

[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 [BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24 [BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24 [BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF ALAMEDA MUNICIPAL CODE

CODE SUMMARY

USE & OCCUPANCY (CBC SECTION 310.4 & 312.1)

R-2: BUILDINGS CONTAINING MORE THAN TWO DWELLING UNITS (CONDOMINIUMS)

U: PRIVATE GARAGES

CONSTRUCTION TYPE (CBC SECTION 602.5 & TABLE 504.4)

TYPE VA, 4-STORY

SEPARATIONS: (CBC SECTION 420) DWELLING UNIT SEPARATION PER CBC 420.2 & 420.3: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING AND SEPARATING DWELLING UNITS

FROM OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS 1-HOUR FIRE PARTITIONS IN ACCORDANCE WITH CBC 708. DWELLING UNITS OF DIFFERENT TENANCY SHALL BE SEPARATED BY A 1-HOUR RATED HORIZONTAL ASSEMBLY PER TABLE 601 AND CBC 711

PRIVATE GARAGES (U) SHALL BE SEPARATED FROM THE DWELLING UNIT (R2) BY NOT LESS THAN 5/8" TYPE "X" GYP. BOARD PER 406.3.2.1. PRIVATE GARAGES (U) SHALL BE SEPARATED FROM ITS DWELLING UNIT (R2) BY NOT LESS THAN A 1-HR RATED ASSEMBLY PER TABLE 601 FOR TYPE VA CONSTRUCTION SUPERCEDING 406.3.2.1 WHERE BEARING WALLS OCCUR.

PRIVATE GARAGES (U) SHALL BE SEPARATED FROM OTHER PRIVATE GARAGES (U) AND DWELLING UNITS (R2) OF A DIFFERENT TENANCY BY A 1-HOUR FIRE BARRIER PER 406.3.1 CONSTRUCTED IN ACCORDANCE WITH CBC 707.

RATED FLOOR/CEILING ASSEMBLY PER CBC TABLE 601:

ALL HORIZONTAL ASSEMBLIES IN TYPE VA CONSTRUCTION SHALL BE 1-HOUR RATED

STC/IIC 50 MIN. REQUIRED BETWEEN HABITABLE ROOMS OF DIFFERENT TENANCIES PER CBC 1206.2 & 1206.3.

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.

ALLOWABLE HEIGHT (CBC TABLE 504.3 & SEC. TYPE V-A: 60 FEET MAXIMUM (WITH REQUIRED NFPA 13 FOR 4 STORIES & WITH AREA INCREASE) 65' FEET PER PROJECT DEVELOPMENT STANDARDS

ACTUAL HEIGHT < 50 FEET - SEE ELEVATIONS

ALLOWABLE STORIES:

(CBC TABLE 504.4 & SEC. 504)

R-2, TYPE V-A: 4 STORIES (WITH AREA INCREASE)

U, TYPE V-A: 2 STORIES

FIRE SPRINKLERS: CBC 903.3.1.1 &

FIRE SPRINKLER: NFPA 13

905.3.1(EXEMPTIONS)) FIRE ALARM MONITORING (CBC SECTION 907.2.11.2 &

SINGLE AND MULTIPLE-STATION ALARMS SMOKE ALARMS ARE REQUIRED PER 907.2.11. MONITORING BY A SUPERVISING STATION IS NOT REQUIRED PER 907.6.5 EXCEPTION 1

907.6.5 EXCEPTION 1) RATED EXTERIOR WALLS (CBC TABLE 601)

TYPE VA. 4-STORY: 1-HOUR RATED CONSTRUCTION REQUIRED FOR THE FOLLOWING: PRIMARY STRUCTURAL FRAME, EXTERIOR AND INTERIOR BEARING WALLS, FLOOR CONSTRUCTION AND

ASSOCIATED SECONDARY MEMBERS, AND ROOF CONSTRUCTION. A HEAVY TIMBER (6X6 MIN) MEMBER SHALL BE ALLOWED FOR SUBSTITUTION FOR A 1-HOUR FIRE-RESISTANCE RATING.

ALLOWABLE OPENINGS

UNPROTECTED SPRINKLERED - PER C.B.C. TABLE 705.8

ROOF ACCESS (CBC SECTION 1011.12)

(CBC TABLE 705.8)

STAIRWAY TO THE ROOF NOT REQUIRED ON 4-STORY BUILDINGS WITH ROOF SLOPES > 4:12

EXITING (CBC SECTION 1006.2.1 **EXCEPTION 1, CBC TABLE** 1006.2.1 & 1006.3.2(1))

125 FEET MAXIMUM EXIT TRAVEL DISTANCE FOR A SINGLE EXIT IN 4-STORY R-2 DWELLING UNIT. EMERGENCY ESCAPE AND RESCUE OPENINGS (EGRESS WINDOWS) ARE REQUIRED IN ALL SLEEPING ROOMS BELOW THE FOURTH STORY. SEE EXITING DIAGRAMS.

ACCESSIBILITY:

UTILTIES / THROUGH PENETRATIONS (CBC 714)

CONDOMINIUMS WITH 4 OR MORE DWELLING UNITS SHALL COMPLY WITH CBC1102A.3.1 ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING

AT LEAST 10 PERCENT BUT NOT LESS THAN ONE OF THE MULTISTORY DWELLINGS IN

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 CBC714 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.









KEY MAP (NTS)





















































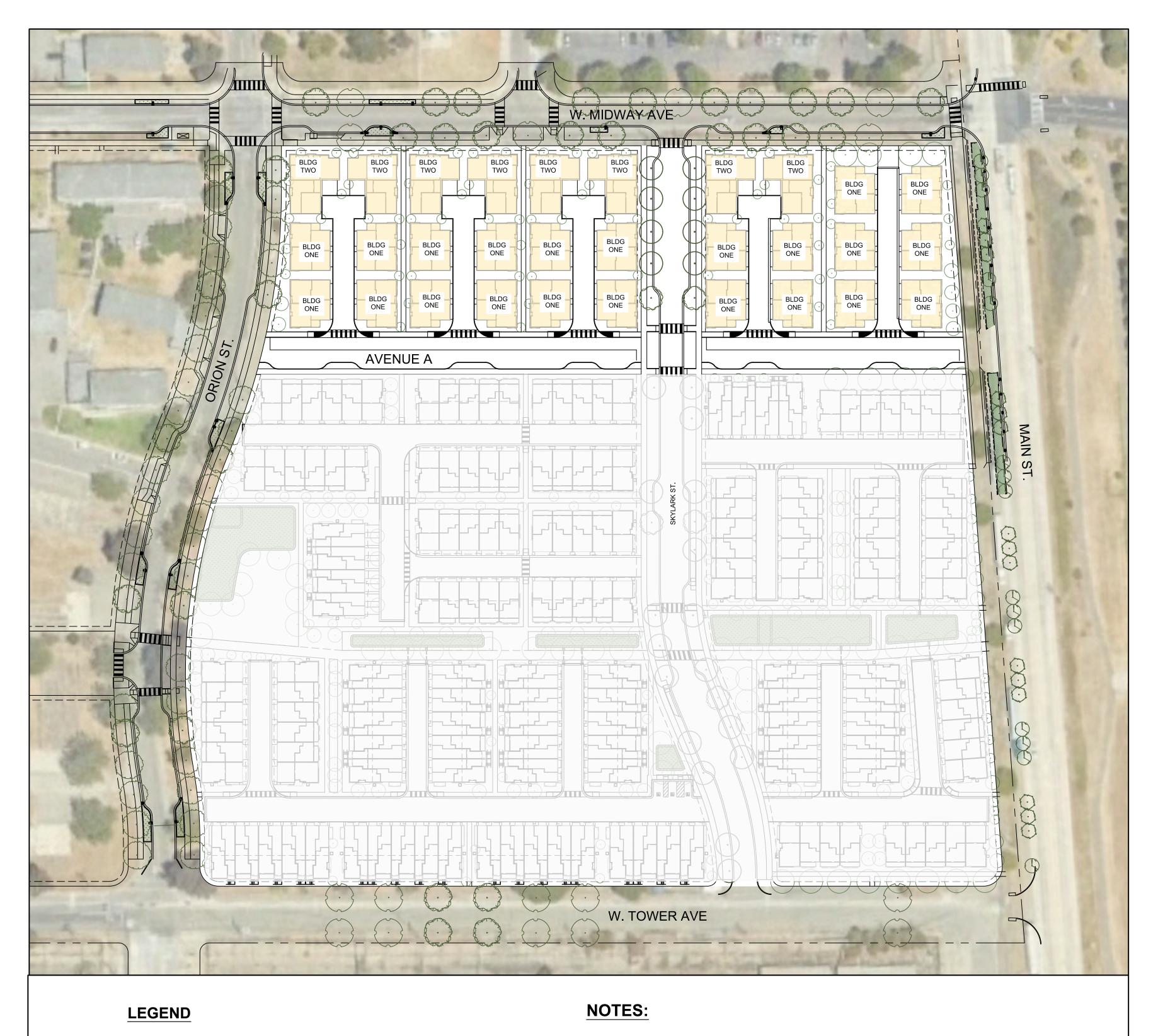






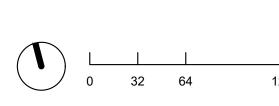
DUET

WEST MIDWAY, ALAMEDA CA





DUET



- 1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
- 2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way.
- 3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

PROJECT DATA

UNIT SUMMARY - D	UET						
	Unit Name	Description	Garage	Approx. Net SF*	Total DU	%	Total Net SF*
Building 1	Plan 1	3-4bd + Bonus / 2ba + 2pwdr	Side x Side	1,987 SF	22 DU	37%	43,714 SF
Building 1	Plan 2	4bd / 3.5ba	Side x Side	2,378 SF	22 DU	37%	52,316 SF
Duilding 2	Plan 3	3-4bd + Bonus / 2.5ba	Side x Side	2,411 SF	8 DU	13%	19,288 SF
Building 2	Plan 4	4bd / 3.5ba	Side x Side	2,634 SF	8 DU	13%	21,072 SF
Total Average					60 DU	100%	136,390 SF
				2,273 SF			

Net Square Footage

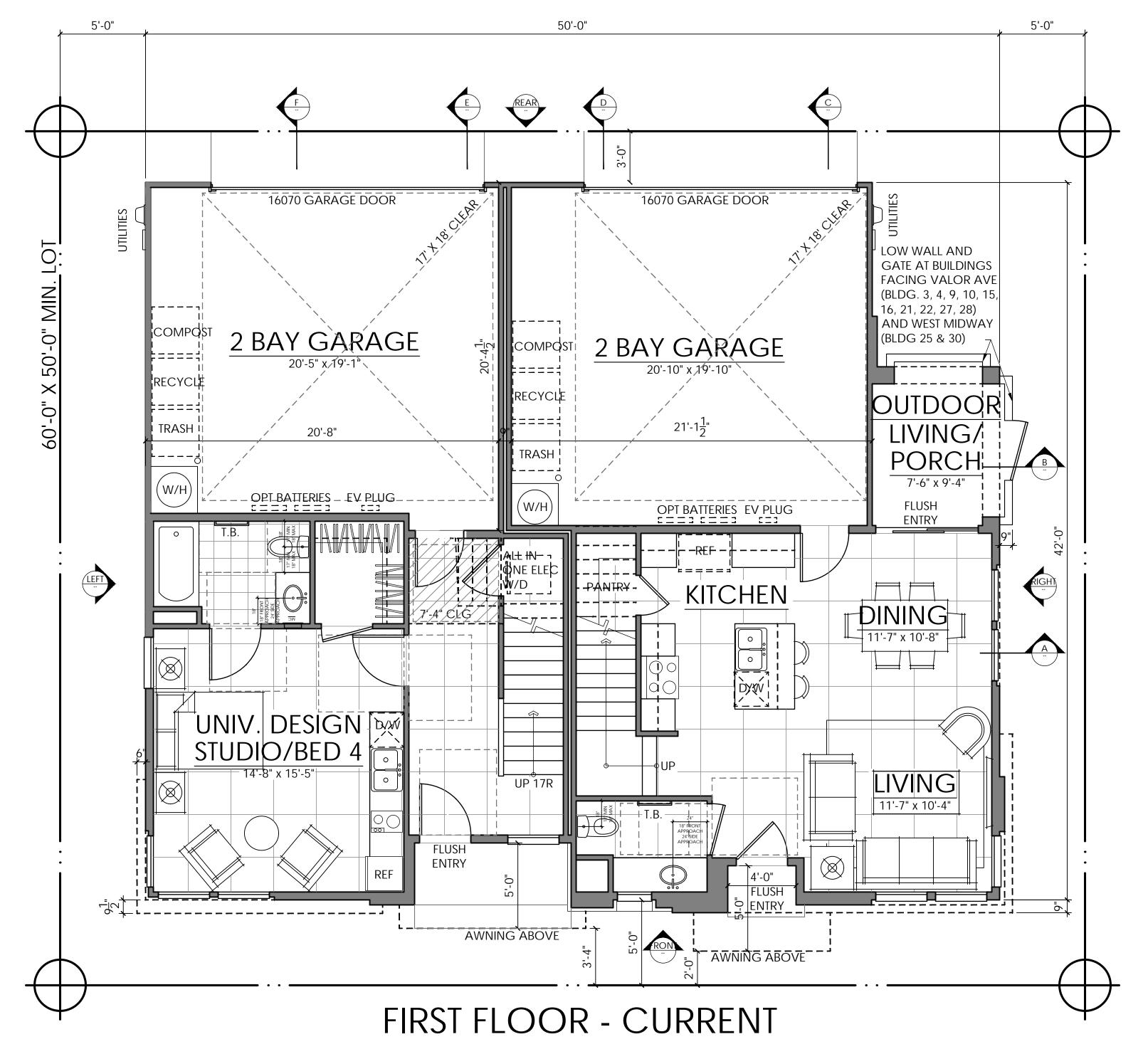








^{*}Measured to the interior stud of the wall excluding covered garages, covered decks, utility cabinets and porches.



PROVIDE REINFORCEMENT FOR FUTURE GRAB BARS IN AT LEAST ONE

PROVIDE ELECTRICAL OUTLETS, SWITCHES AND CONTROLS, INTENDED TO BE USED BY OCCUPANTS, NO MORE THAT 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

PROVIDE DOORBELL BUTTONS AND CONTROLS NO HIGHER THAT 48" ABOVE THE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY.

FIRST FLOOR

845 SQ. FT. 63 SQ. FT. -- NON HABITABLE SPACE

THIRD FLOOR

2.5-3.5 BATH U.D.O - VISITABLE 2-CAR GARAGE

PLAN TWO (L)

SECOND FLOOR THIRD FLOOR MEZZANINE TOTAL LIVING 4 BEDROOM 3.5 BATH

U.D.O.- UNIVERSAL

2-CAR GARAGE

951 SQ. FT. 2378 SQ. FT.

519 SQ. FT.

TOTAL LIVING 3-4 BEDROOM

PLAN ONE (R)

FIRST FLOOR

SECOND FLOOR

542 SQ. FT.

1045 SQ. FT.

400 SQ. FT.

1987 SQ. FT.











SECOND FLOOR

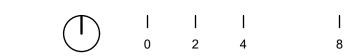
PLAN TWO (L)			
FIRST FLOOR	519 SQ. FT.	PLAN ONE (R)	
SECOND FLOOR	845 SQ. FT.	FIRST FLOOR	542 SQ. FT.
THIRD FLOOR	951 SQ. FT.	SECOND FLOOR	1045 SQ. FT.
MEZZANINE	63 SQ. FT NON HABITABLE SPACE	THIRD FLOOR	400 SQ. FT.
TOTAL LIVING	2378 SQ. FT.	TOTAL LIVING	1987 SQ. FT.
4 BEDROOM		3-4 BEDROOM	
3.5 BATH		2.5-3.5 BATH	
U.D.O UNIVERSAL		U.D.O - VISITABLE	
2-CAR GARAGE		2-CAR GARAGE	

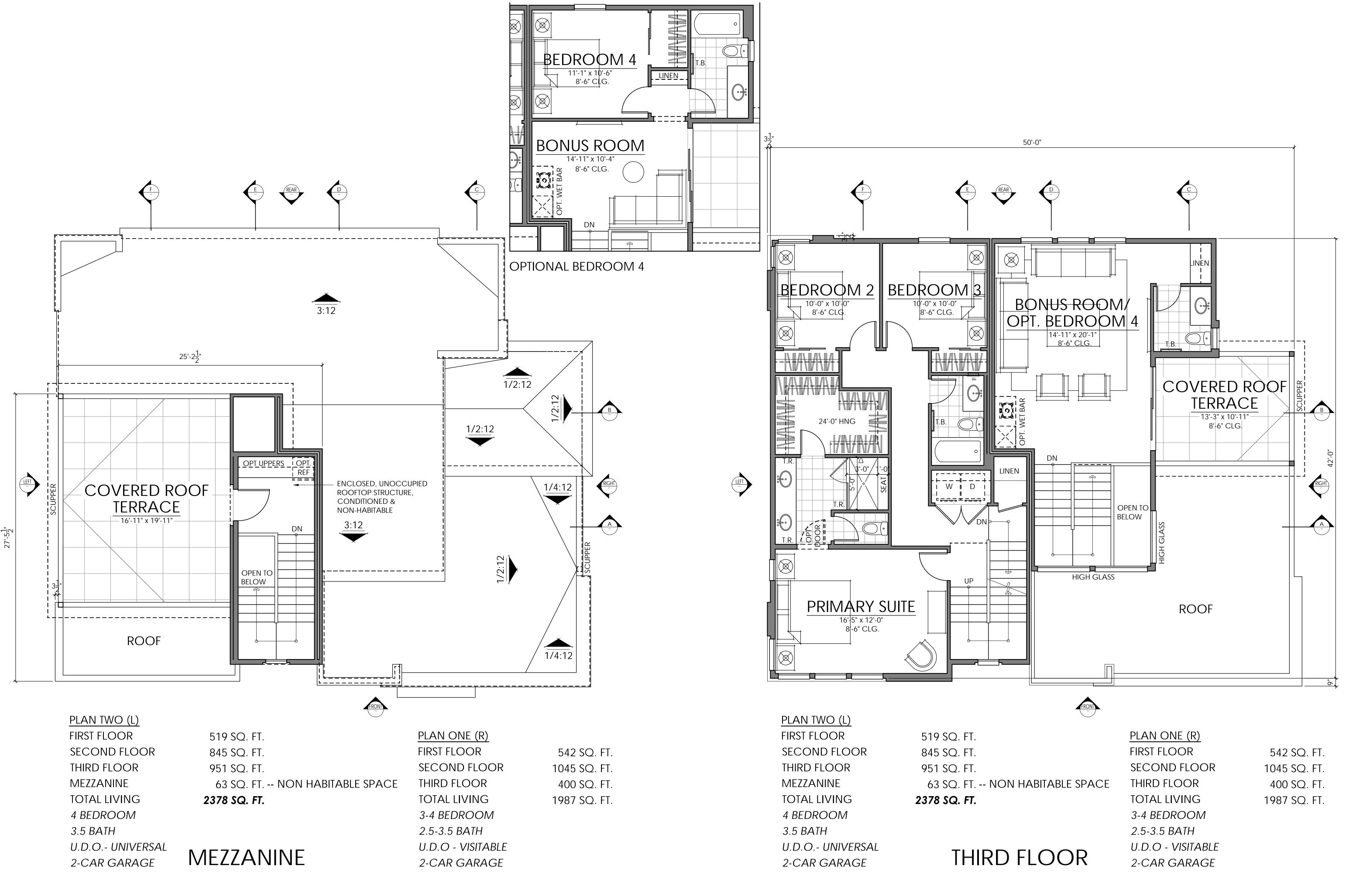






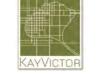


















MATERIAL LEGEND

- 1. STUCCO FINISH
- 2. WOOD SIDING
- 3. STONE VENEER
- 4. CONCRETE ROOF TILE
- 5. METAL CAP
- 6. WOOD TRIM
- 7. WOOD POST

- 8. PANEL
- 9. METAL RAILING
- 10. ROLL UP GARAGE DOOR
- 11. UNIT ADDRESS
- 12. ENTRY DOOR
- 13. VINYL WINDOW
- 14. AWNING / LOW SLOPED ROOF

























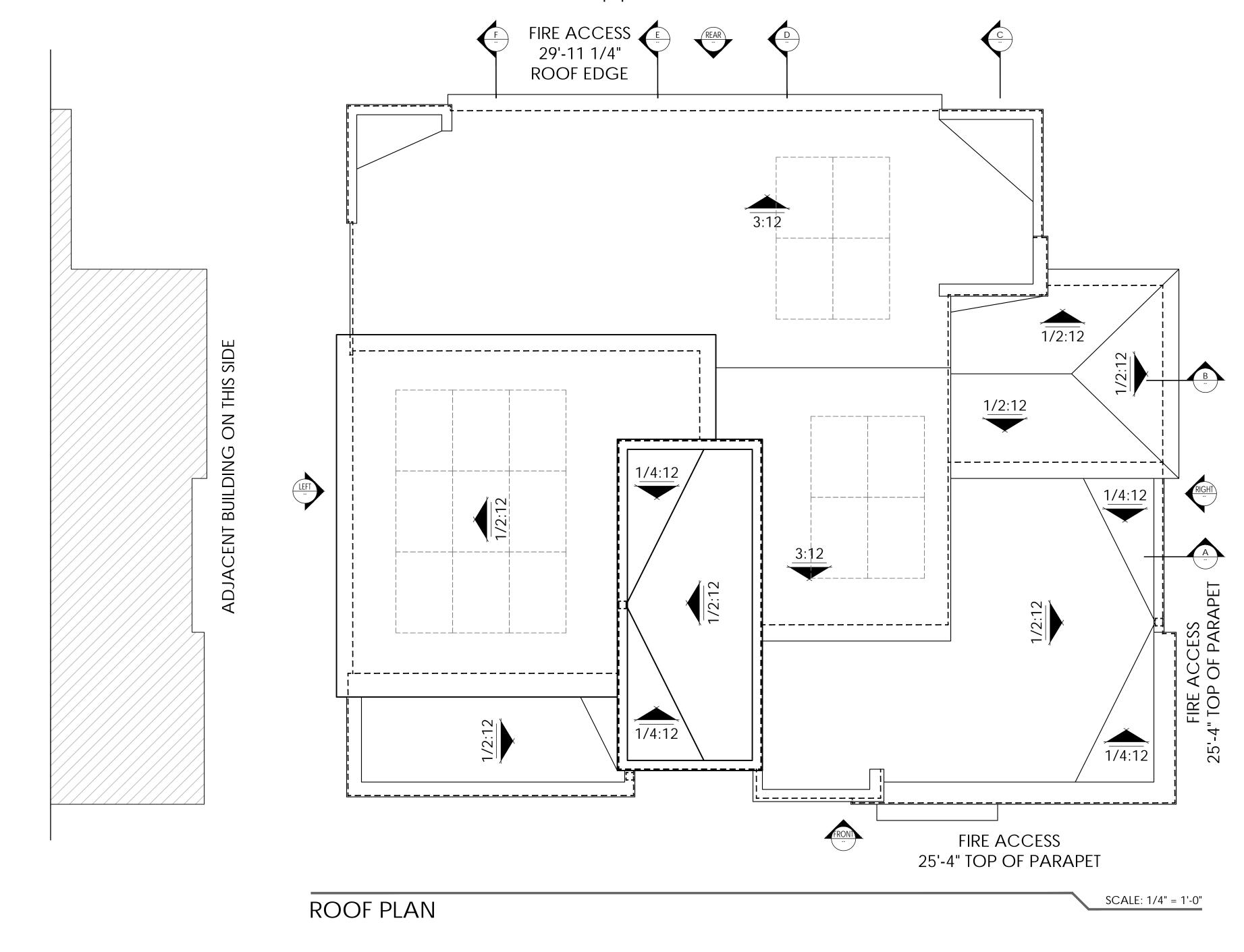




NOTE:

Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

No roof mounted mechanical equipment.





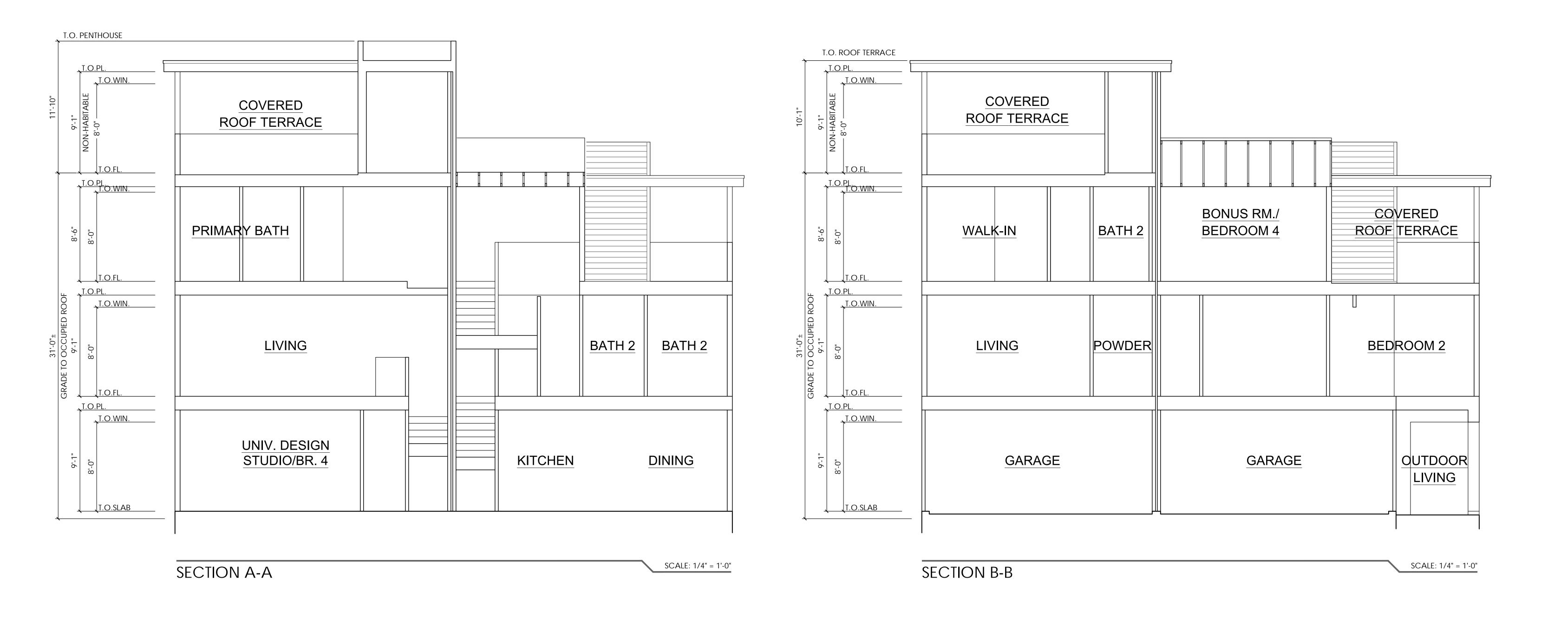












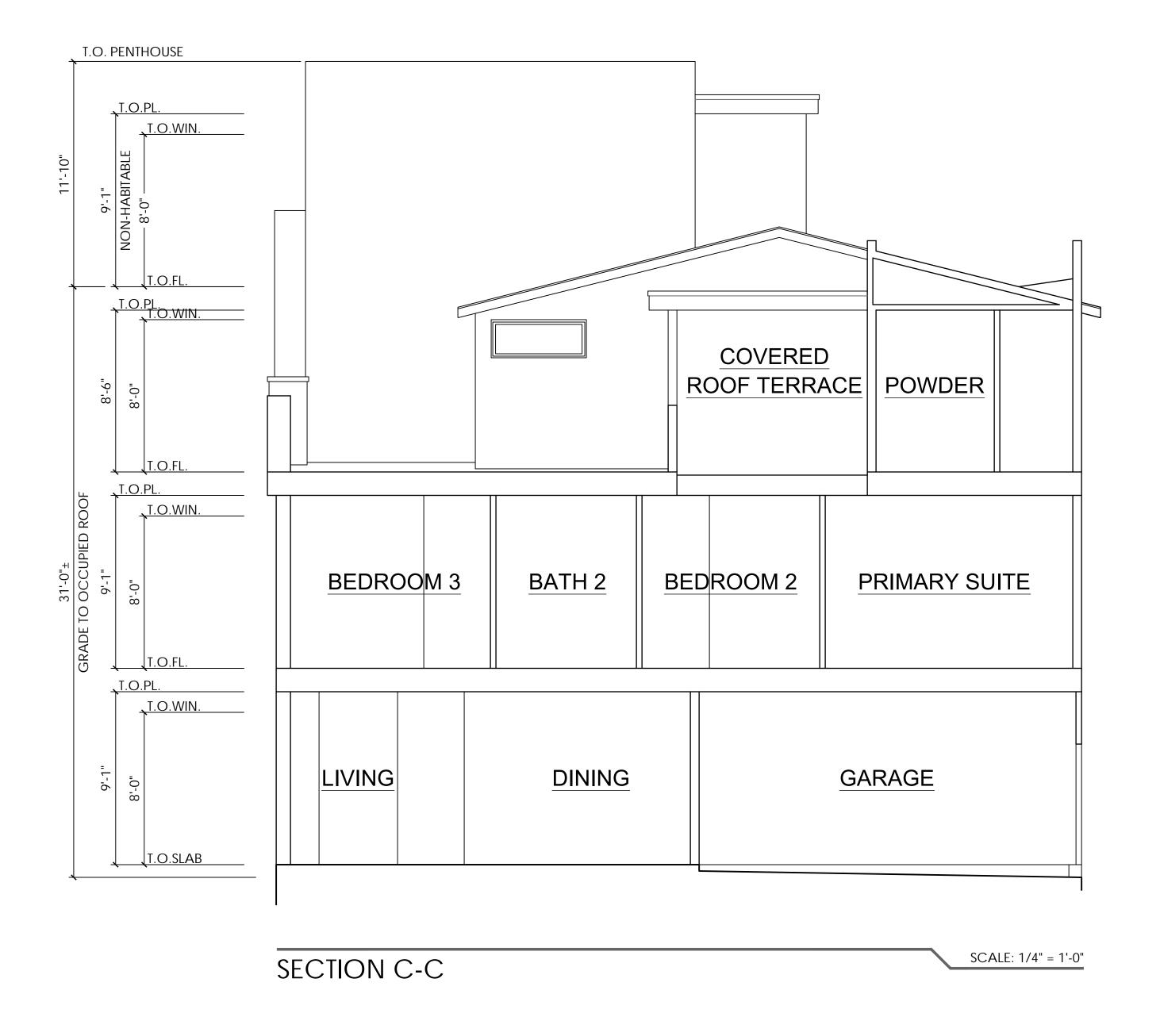


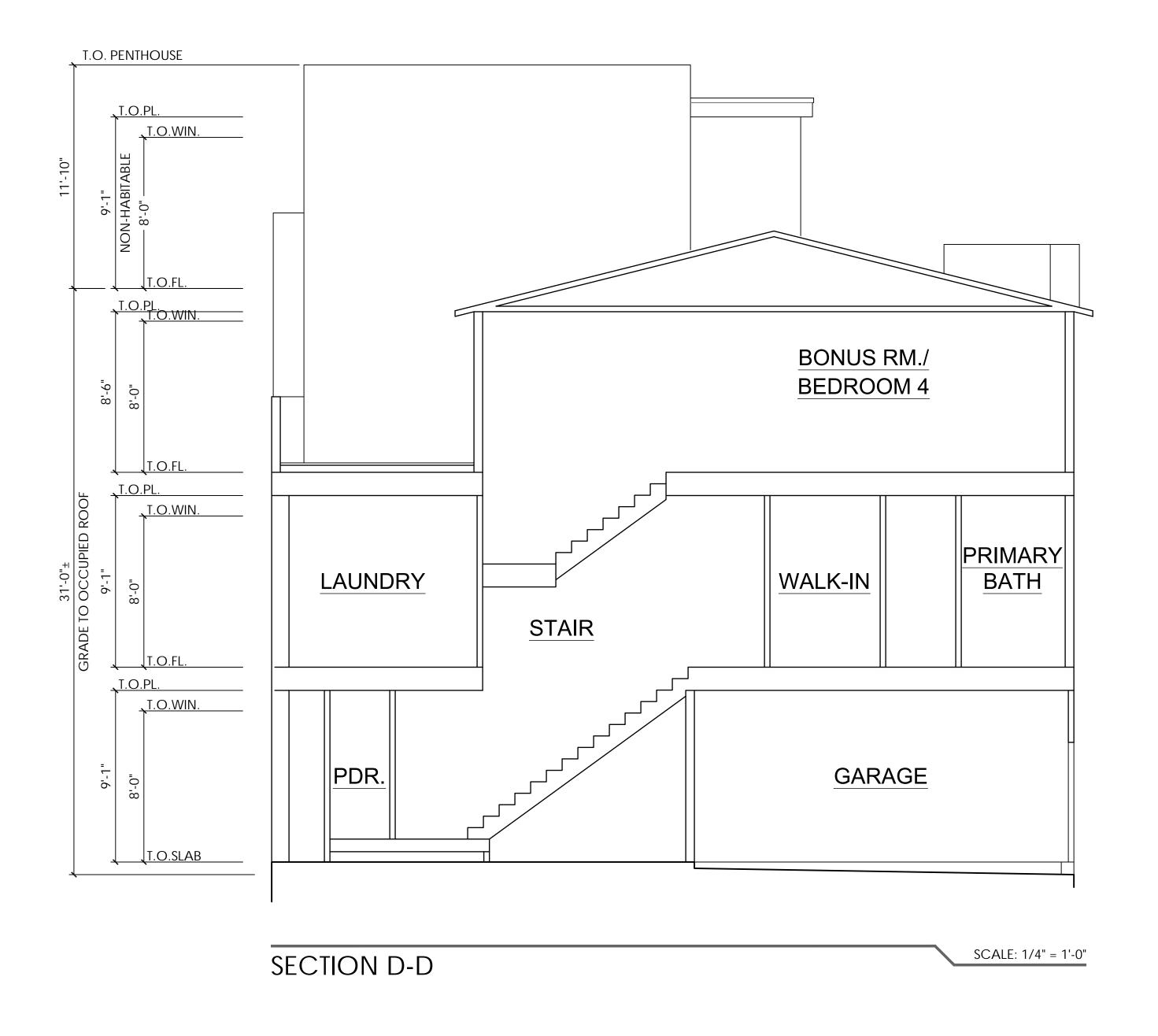














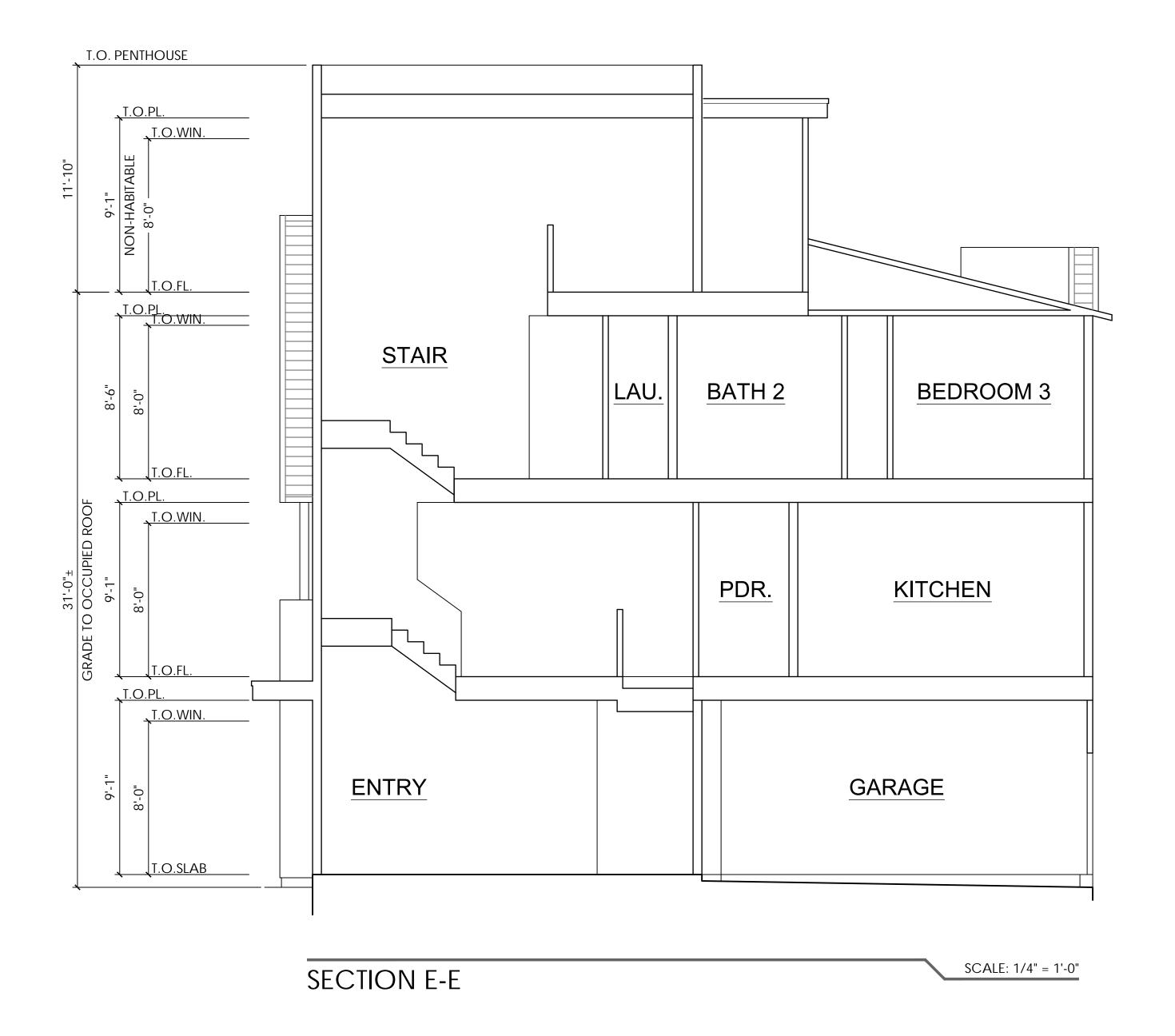


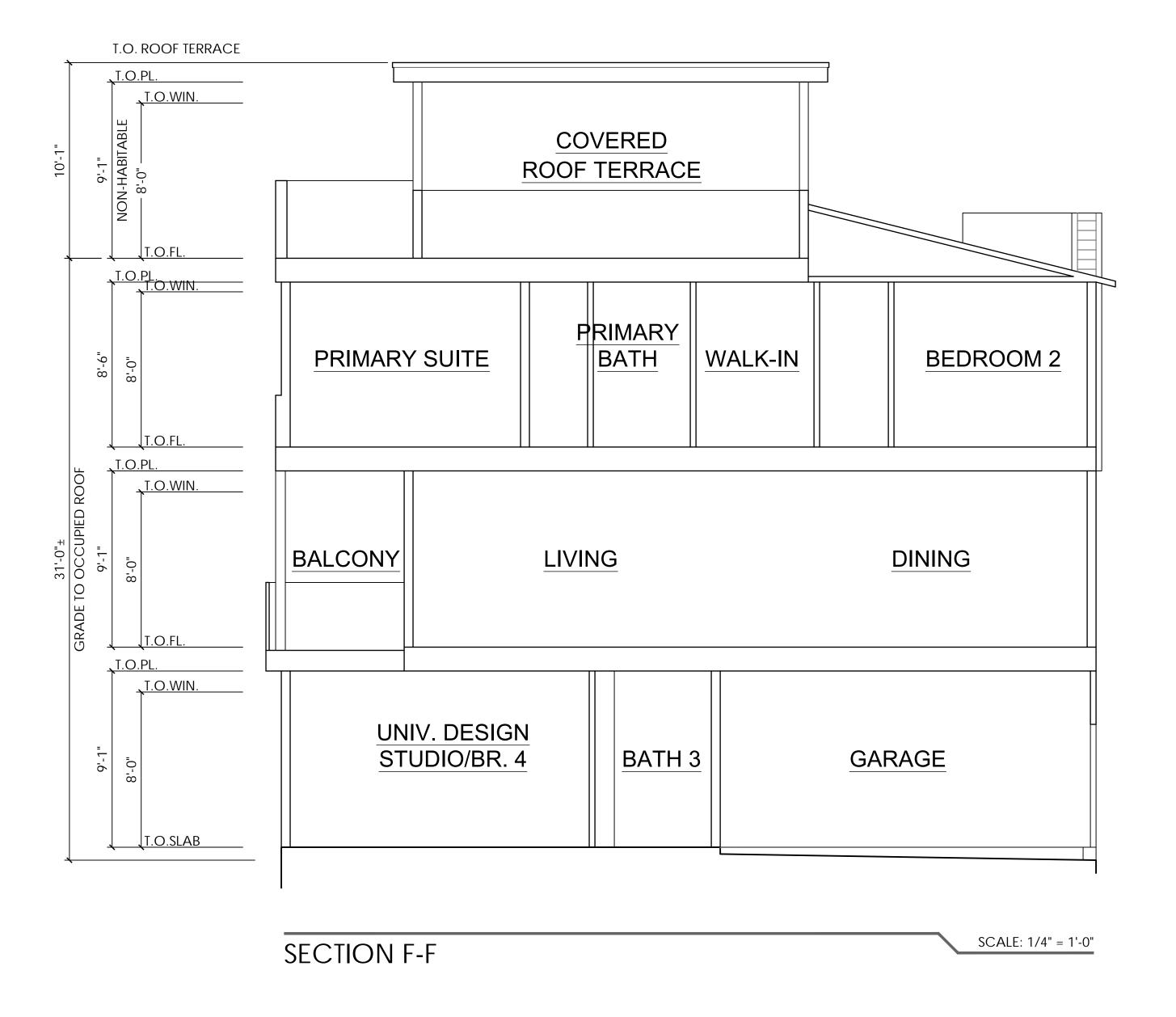










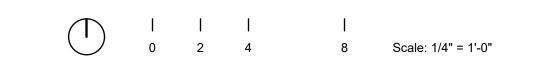


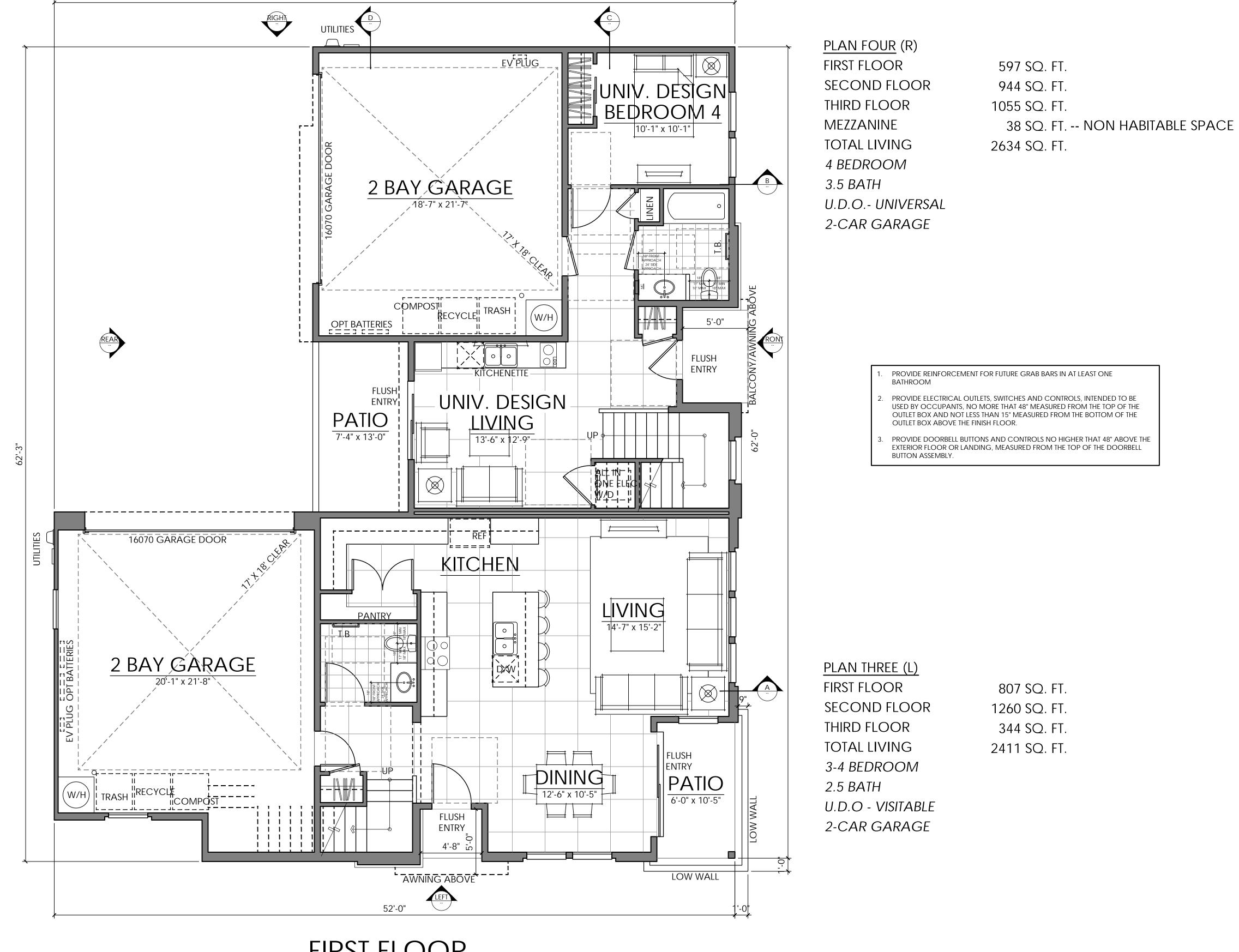












FIRST FLOOR



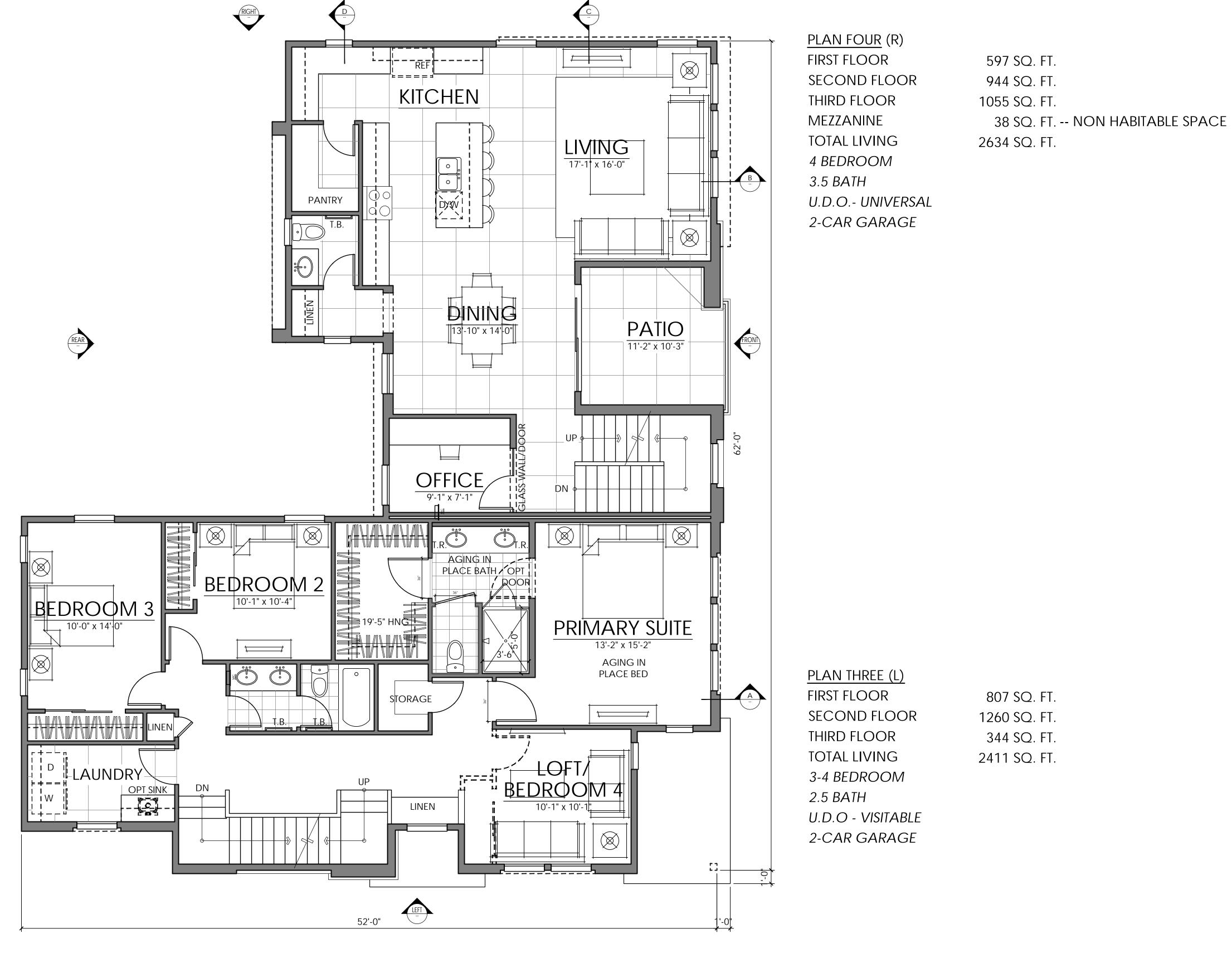












SECOND FLOOR

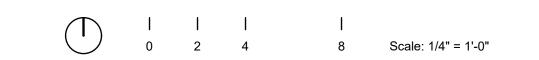


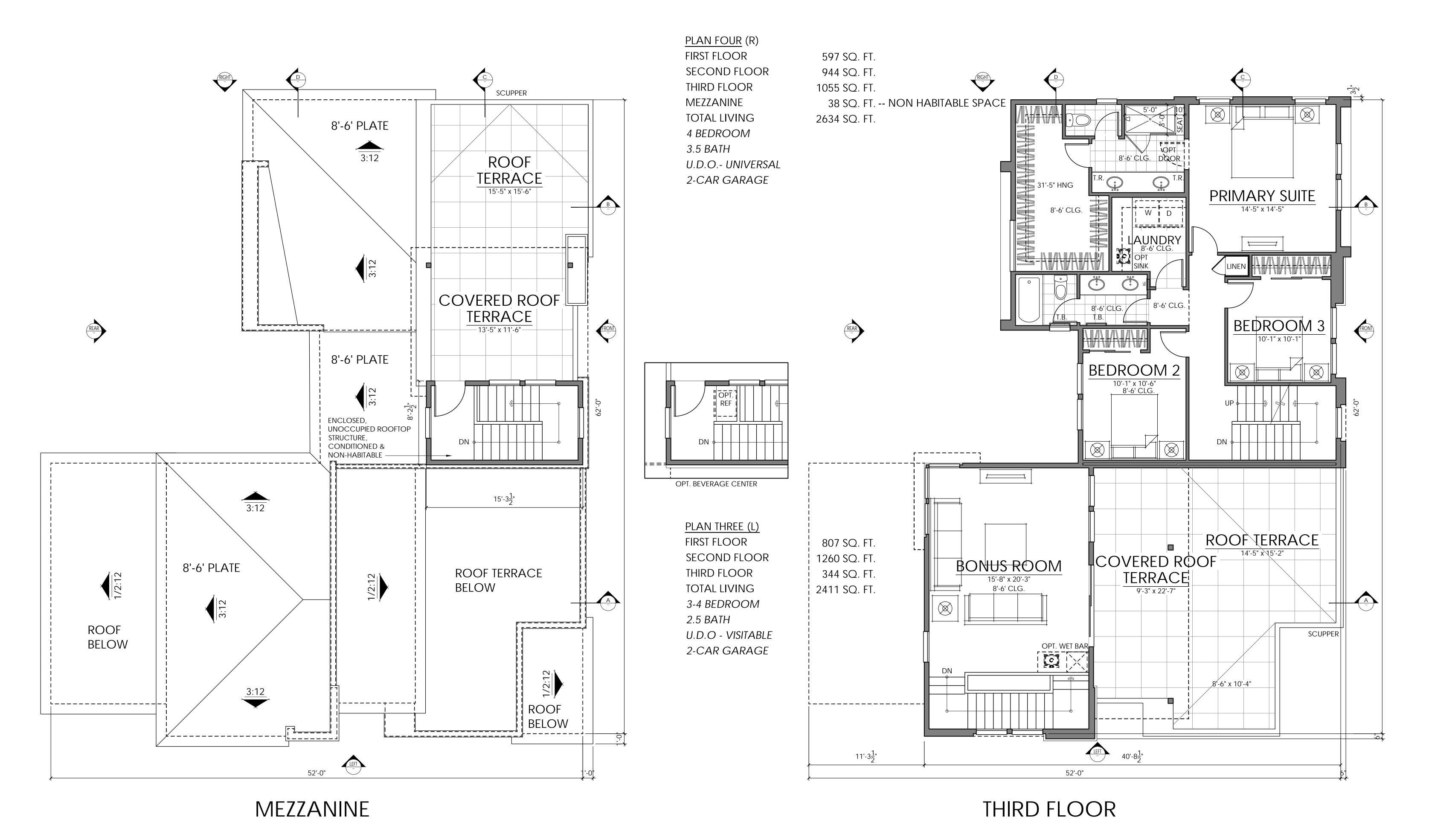
























MATERIAL LEGEND

- 1. STUCCO FINISH
- 2. WOOD SIDING
- 3. STONE VENEER
- 4. CONCRETE ROOF TILE
- METAL CAP
- 6. WOOD TRIM
- 7. WOOD POST

- 8. PANEL
- 9. METAL RAILING
- 10. ROLL UP GARAGE DOOR
- 11. UNIT ADDRESS
- 12. ENTRY DOOR
- 13. VINYL WINDOW
- 14. AWNING / LOW SLOPED ROOF



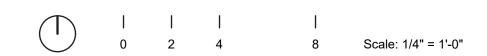














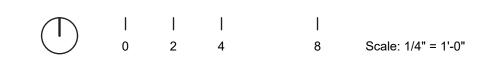


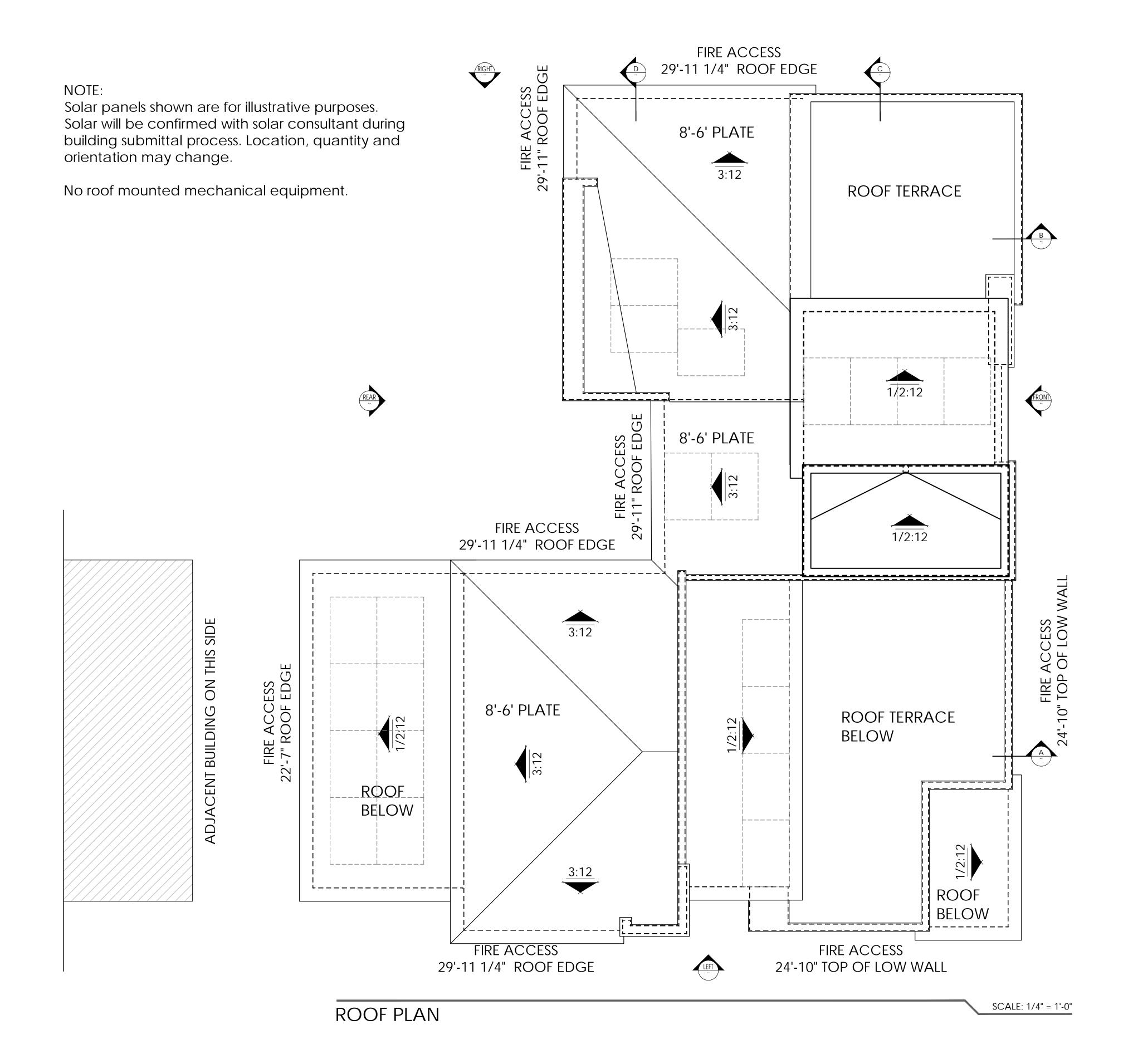














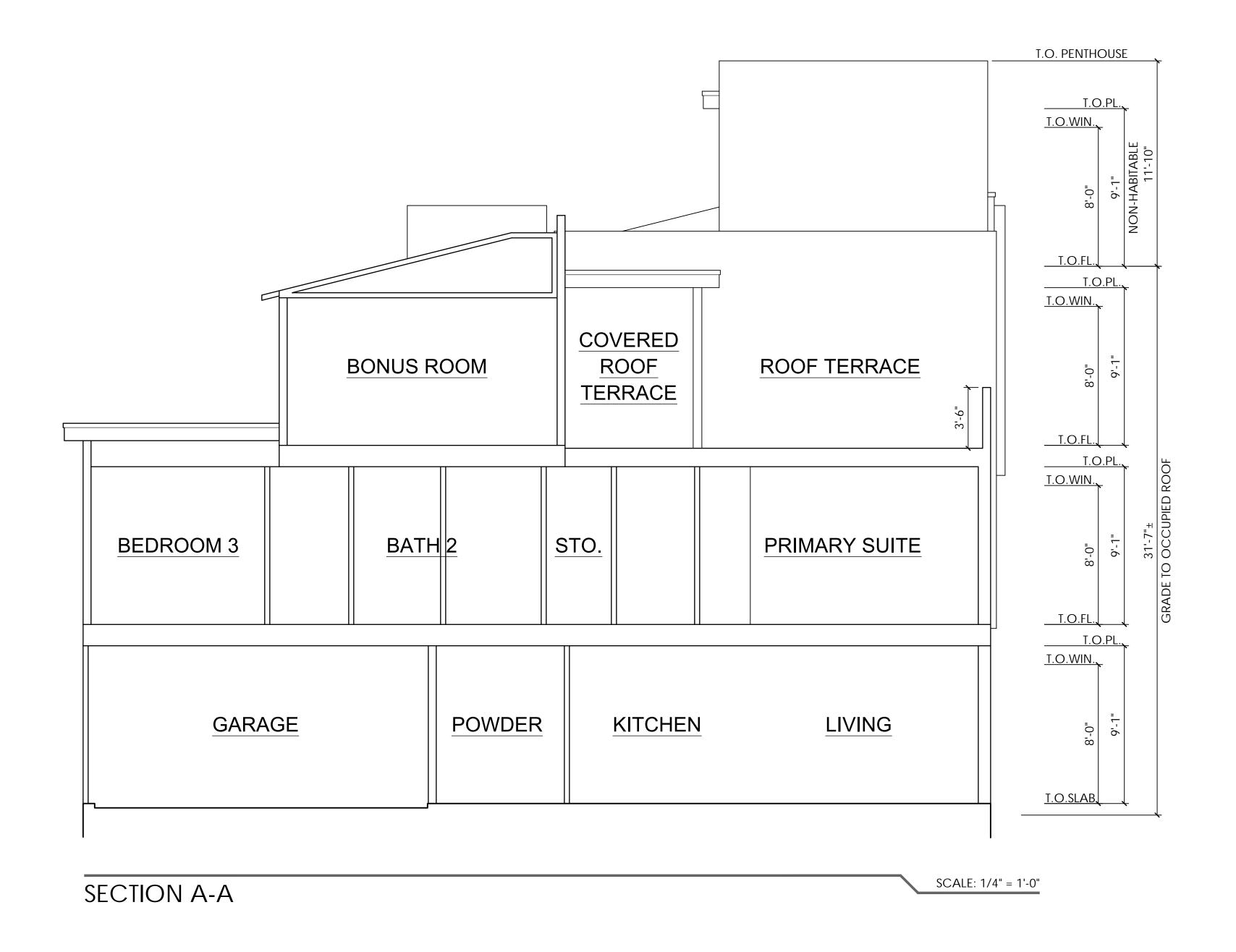


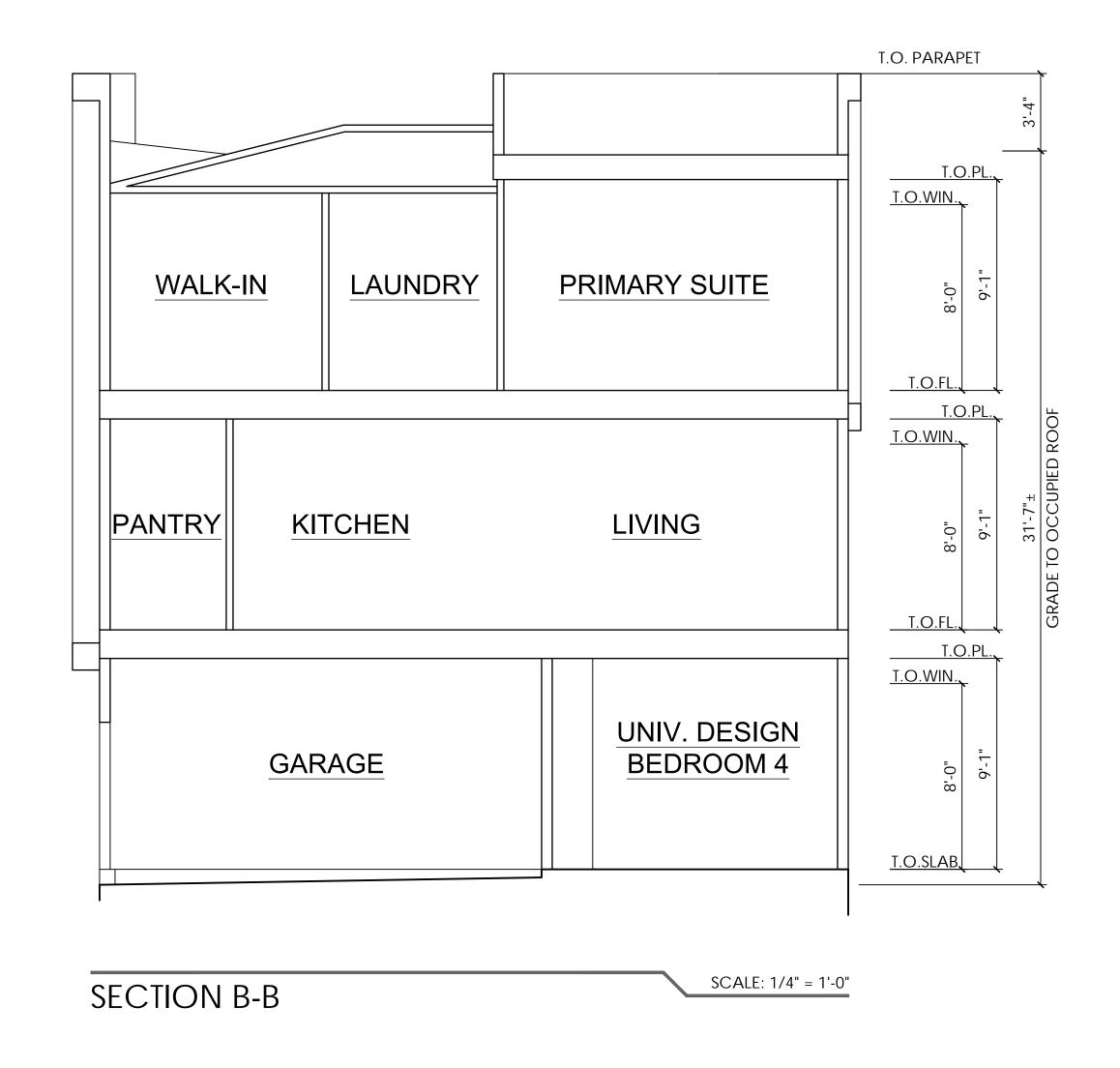












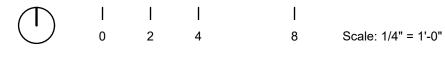


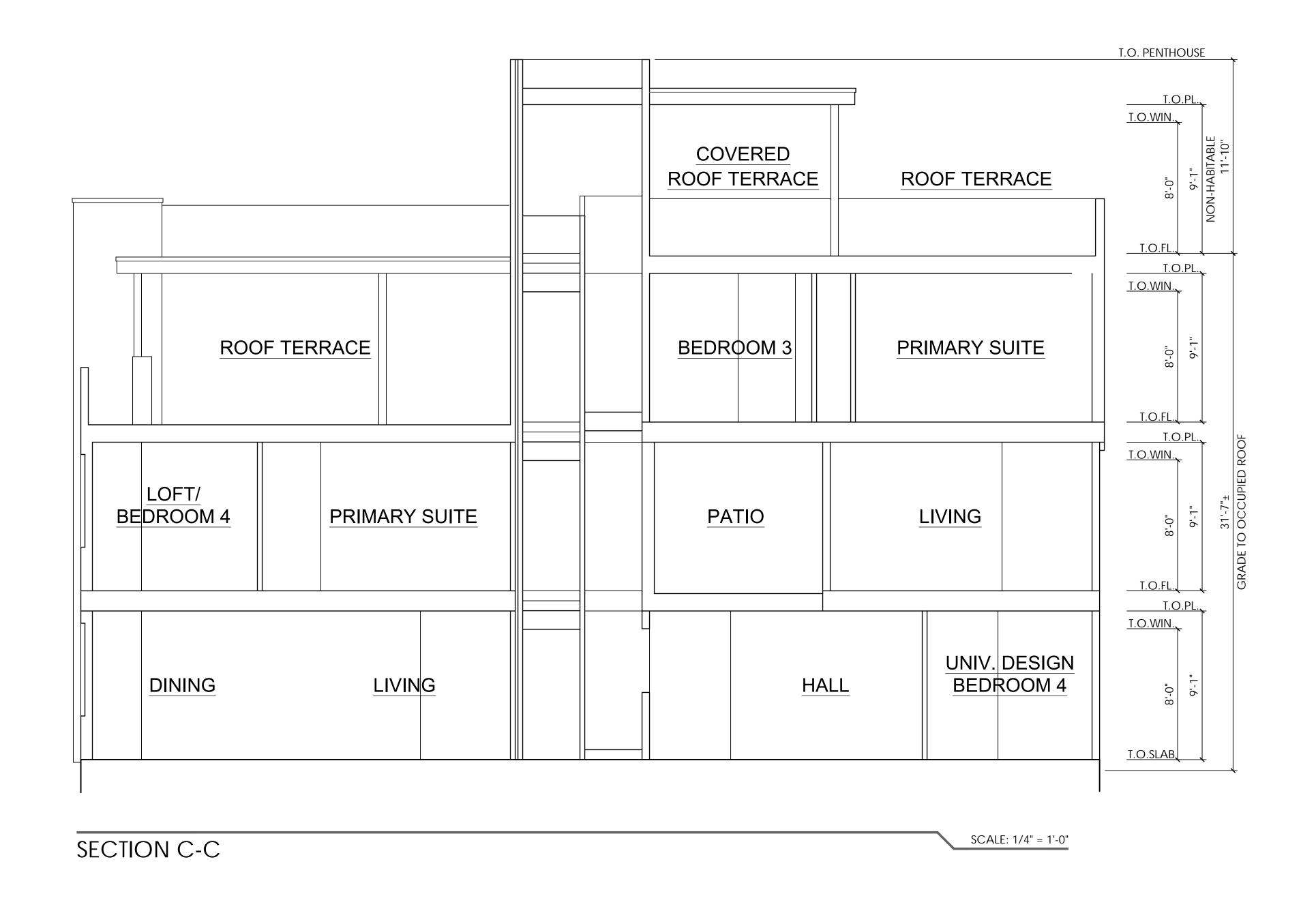














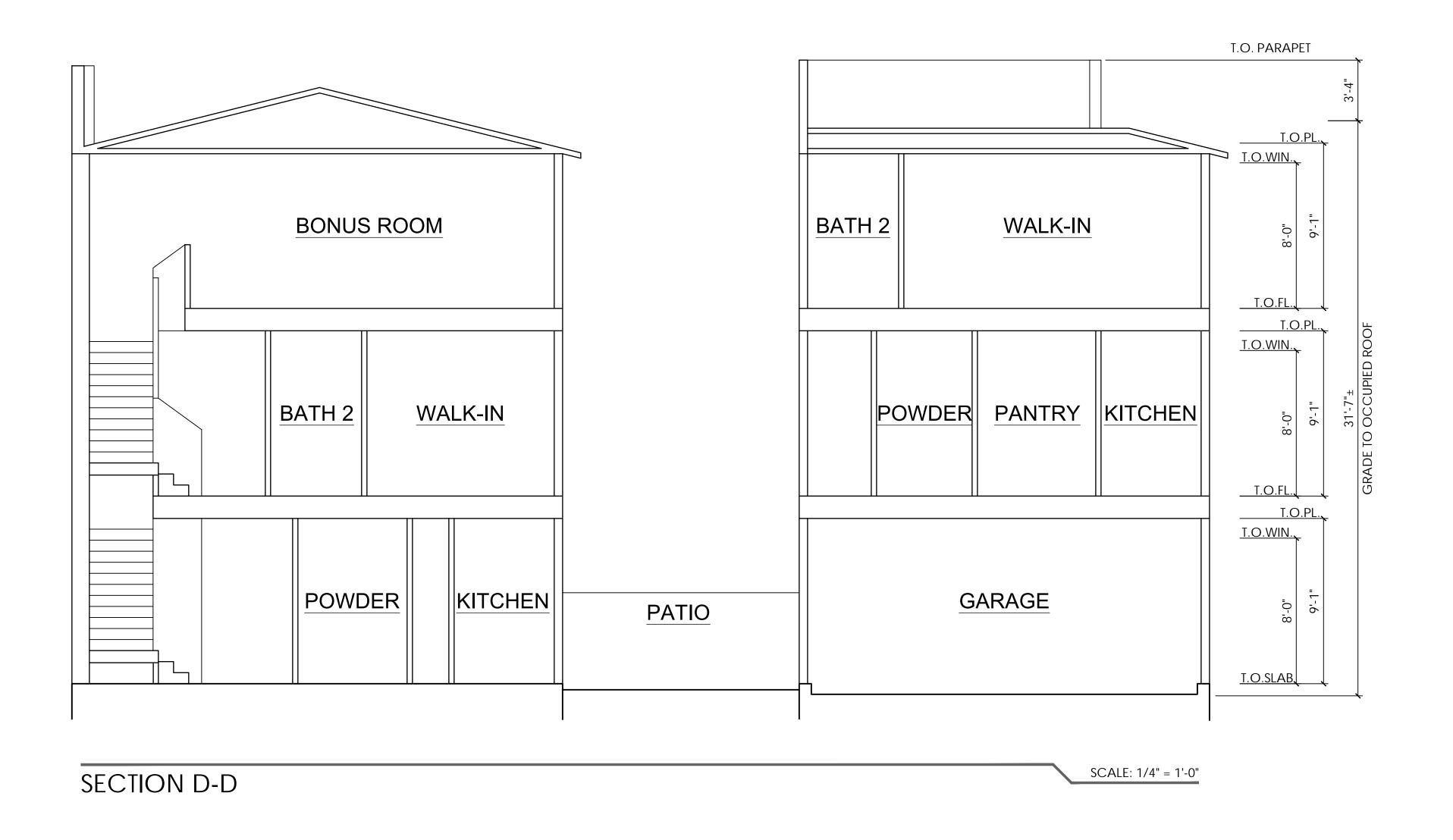




























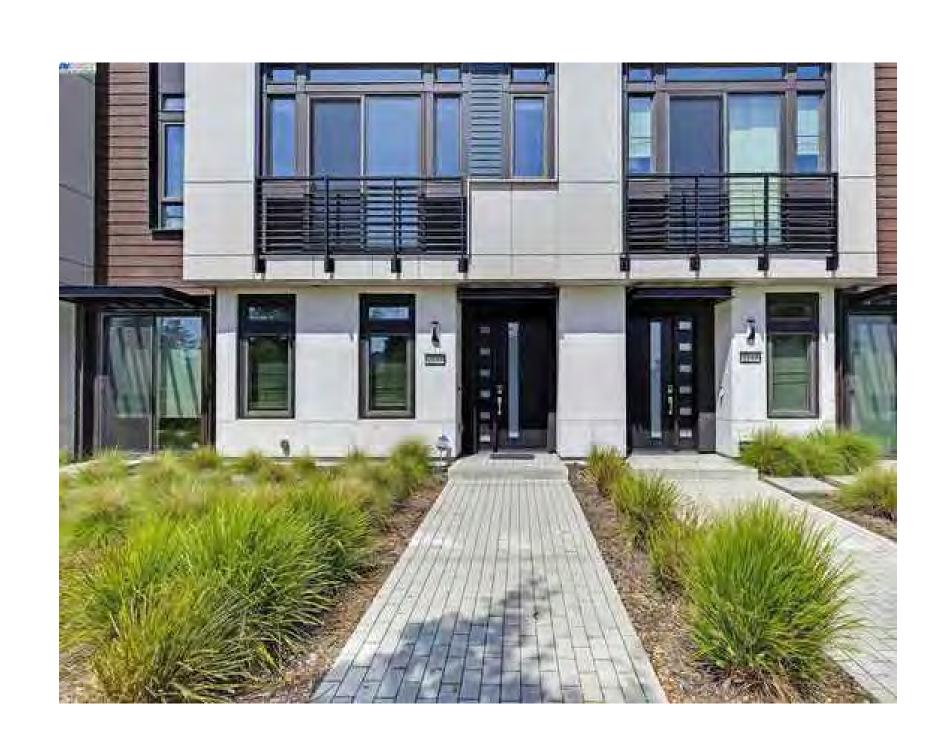














- DESIGN FOR DUETS INSPIRED BY ALAMEDA POINT BUILDINGS.
- 1. PARAPET ROOFS
- 2. RECTANGULAR AND VERTICAL ELEMENTS
- 3. CLEAN LINES
- 4. PROTRUDING AND RECEDING GEOMETRIES
- 5. DECKS
- 6. HORIZONTAL SIDING AND STONE ELEMENTS
- VERTICAL PROPORTIONED WINDOWS
- 8. SINGLE HUNG WINDOWS





















DESIGN FOR DUETS INSPIRED BY ALAMEDA POINT BUILDINGS.

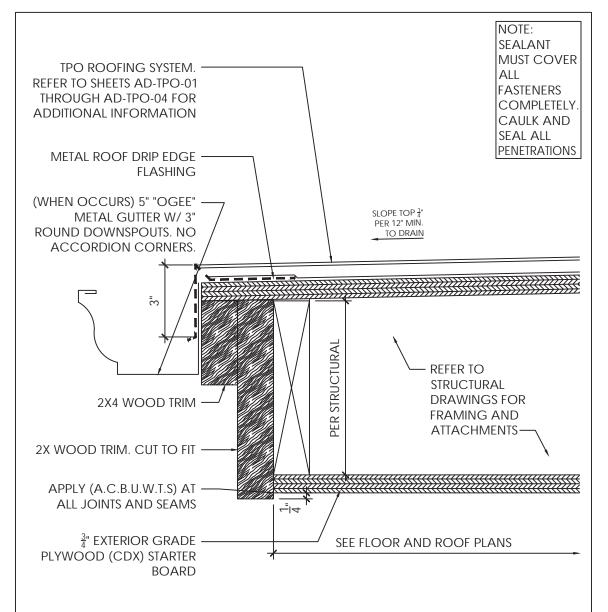
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- VERTICAL PROPORTIONED WINDOWS
- 8. SINGLE HUNG WINDOWS











23_0818

LL MATERIALS AND FINISHES SHALL BE INSTALLEI

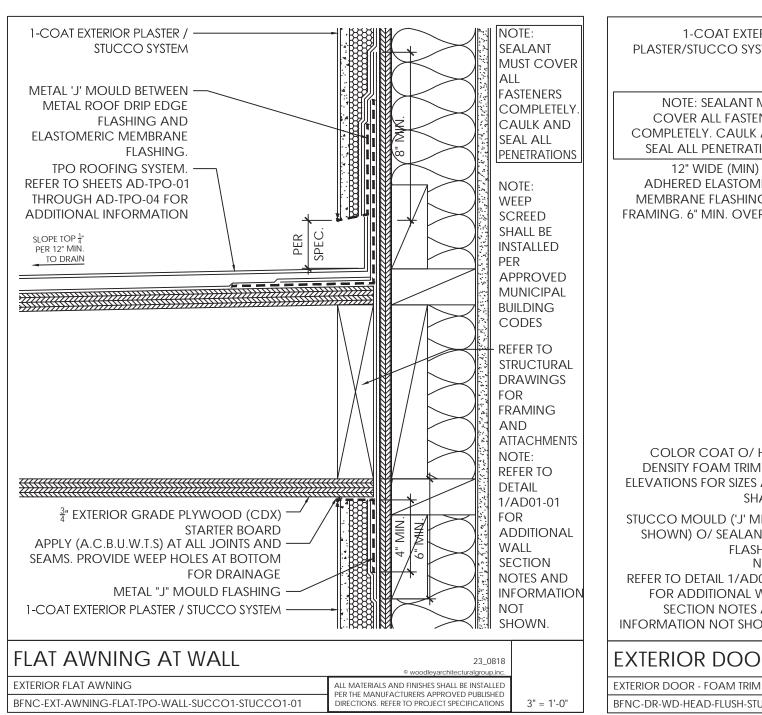
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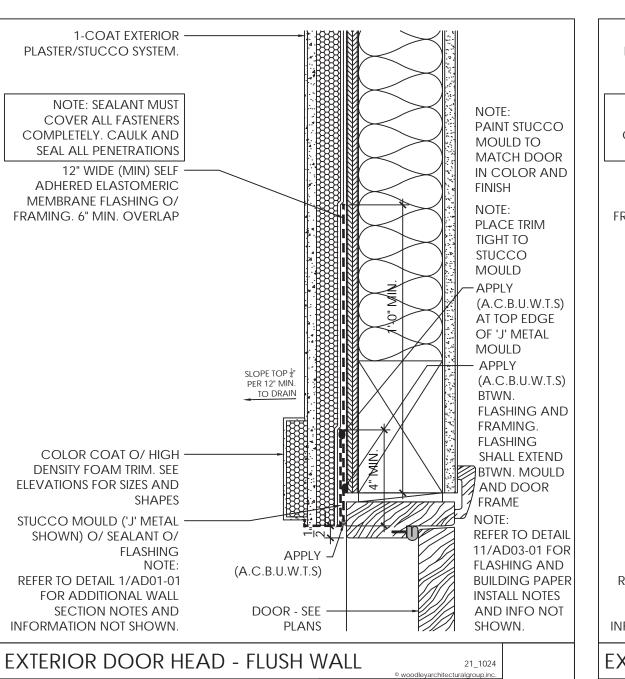
DIRECTIONS. REFER TO PROJECT SPECIFICATIONS

FLAT AWNING END

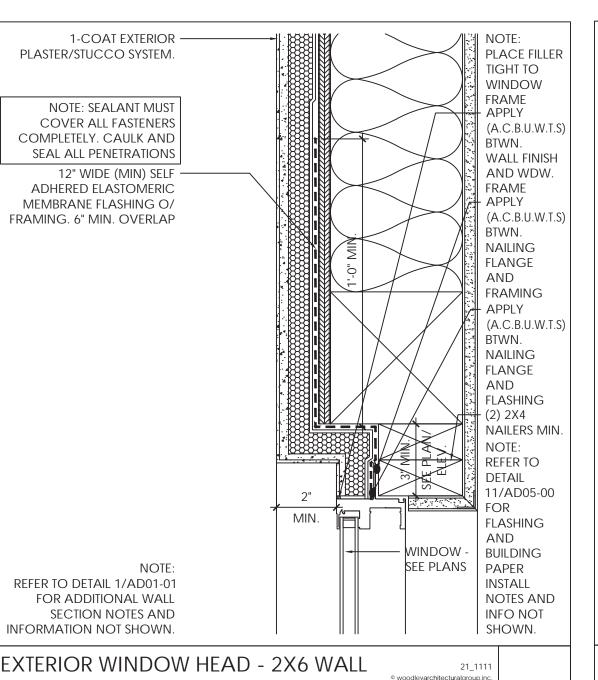
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EXTERIOR FLAT AWNING





ATERIALS AND FINISHES SHALL BE INSTALLED



. MATERIALS AND FINISHES SHALL BE INSTALLE

EXTERIOR WINDOW - RECESSED

WAGI-WDW-V-HEAD-2X6-STUCCO1-03

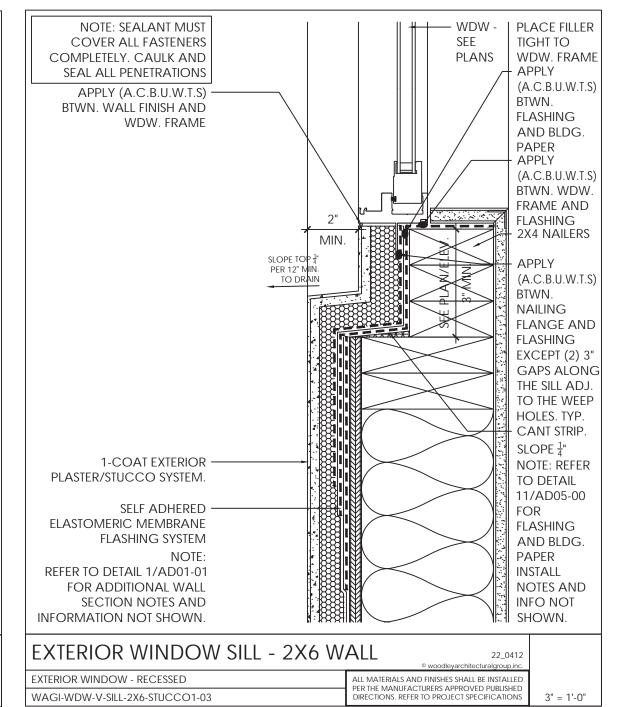
VERTICAL

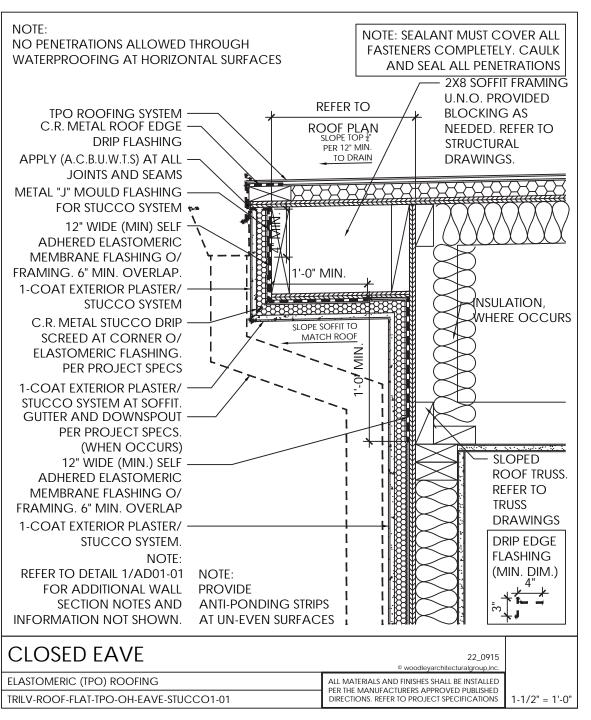
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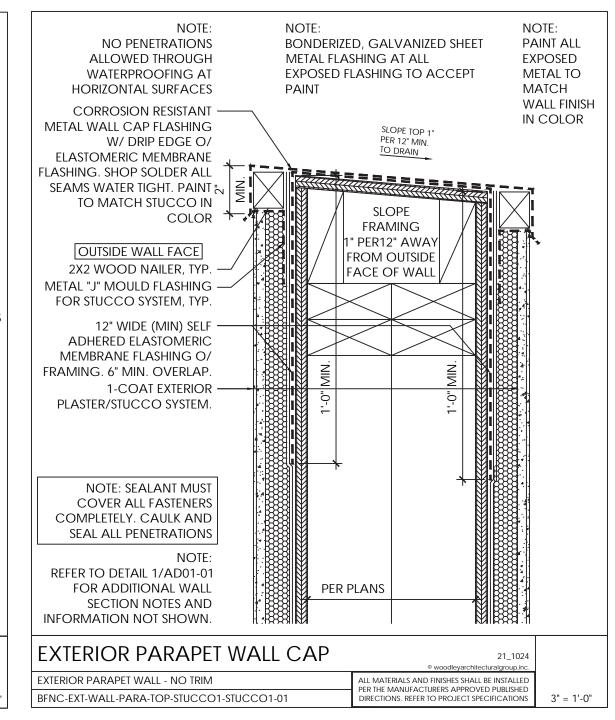
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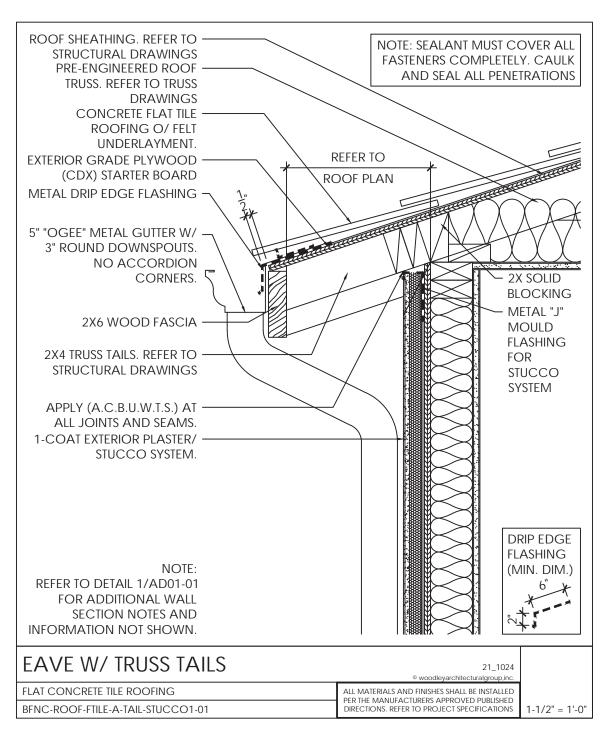
SETTING BLOCK

GLAZING BEAD SASH STOP BLOCK-WEATHERSTRIP-

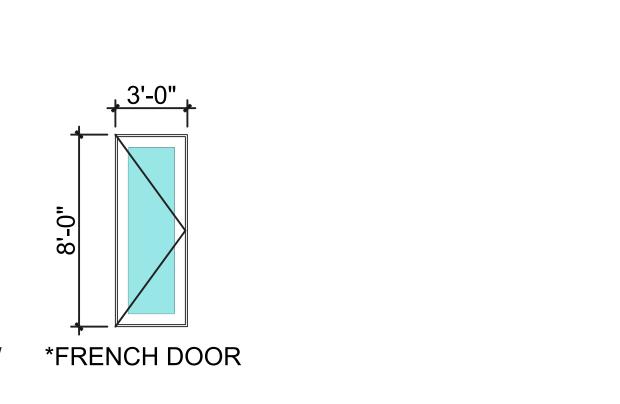




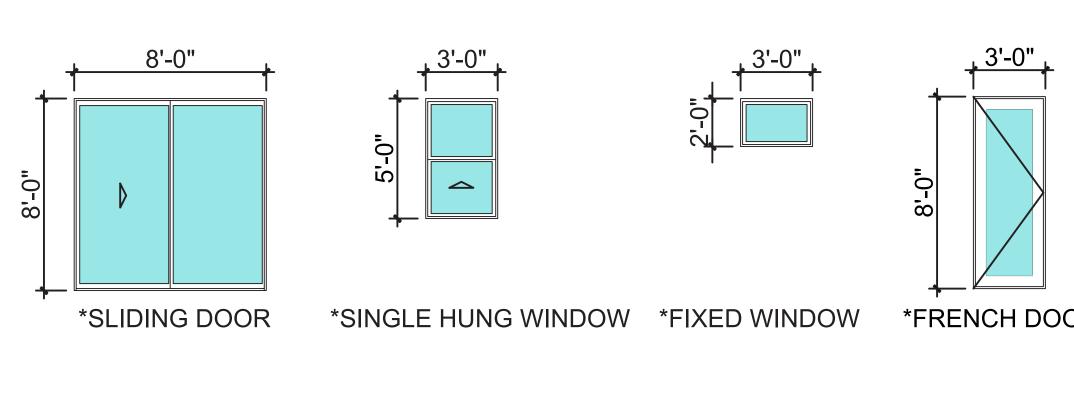




BFNC-DR-WD-HEAD-FLUSH-STUCCO1-FOAM-01



*WIDTH AND HEIGHT VARIES SEE UNIT PLANS AND ELEVATION











HORIZONTAL

– D/L/O ——

— D/L/0 —

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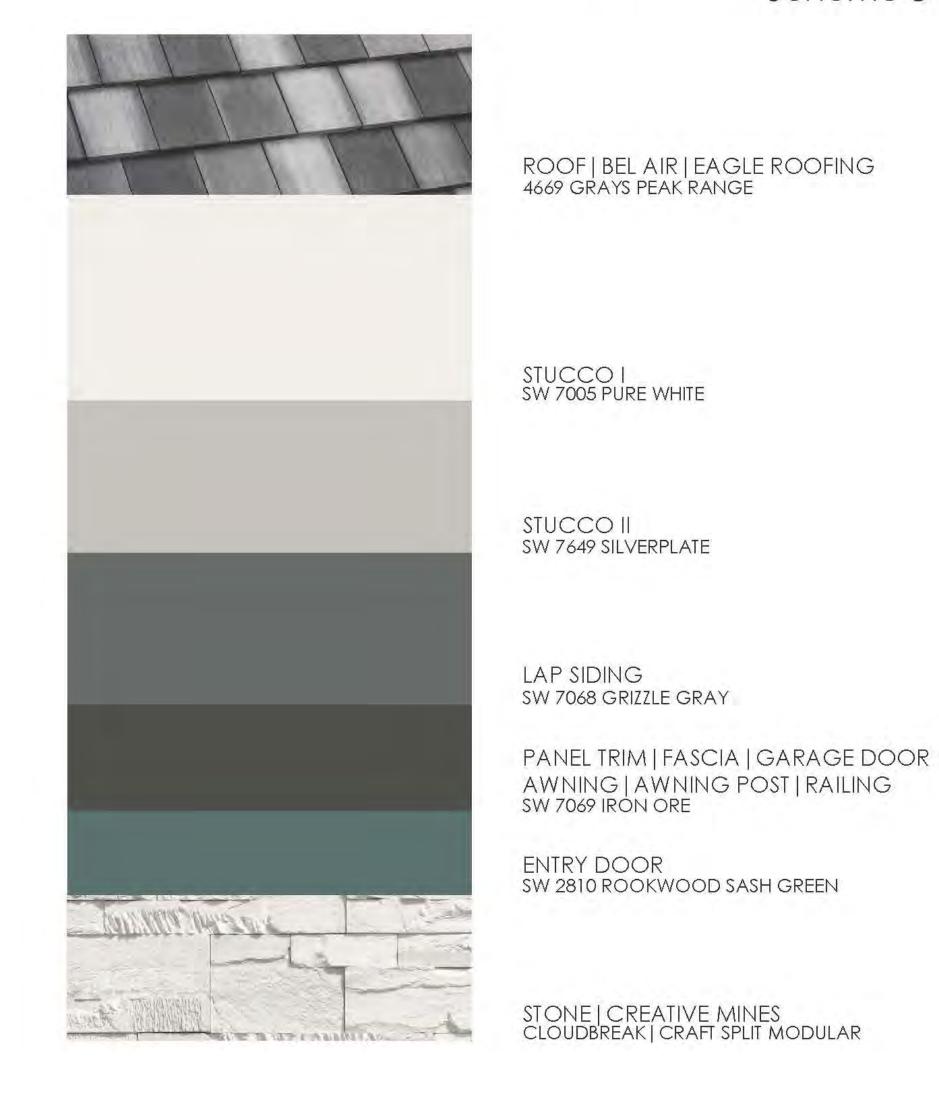
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CAM/LOCK



ROOF | BEL AIR | EAGLE ROOFING 4595 DARK CHARCOAL STUCCO I SW 7006 EXTRA WHITE STUCCO II SW 7015 REPOSE GRAY LAP SIDING SW 7047 PORPOISE PANEL TRIM | FASCIA | GARAGE DOOR AWNING | AWNING POST | RAILING SW 6991 BLACK MAGIC ENTRY DOOR SW 6258 TRICORN BLACK STONE | CREATIVE MINES POWDER | CRAFT SPLIT MODULAR



ROOF | BEL AIR | EAGLE ROOFING 4687 BROWN GRAY RANGE

STUCCO I SW 7637 OYSTER WHITE

STUCCO II SW 7638 JOGGING PATH

LAP SIDING SW 7033 BRAINSTORM BRONZE

PANEL TRIM | FASCIA | GARAGE DOOR AWNING | AWNING POST | RAILING SW 7675 SEALSKIN

ENTRY DOOR SW 6251 OUTERSPACE

STONE | CREATIVE MINES TIMBERWOLF | CRAFT SPLIT MODULAR

Alameda Point | West Midway Rear Loaded Duets

ORIGINAL DATE: 09.20.2024

WEST MIDWAY PROJECT

ALAMEDA, CA

ROOF JEAGLE ROOFING PAINT | SHERWIN WILLIAMS

STONE | CREATIVE MINES

MATERIALS

COLOR SCHEMES								
SCHEME #	SCHEME 1	SCHEME 2	SCHEME 3 4669 GRAYS PEAK RANGE					
ROOF BEL AIR	4687 BROWN GRAY RANGE	4595 DARK CHARCOAL						
STUCCO I	SW 7637	SW 7006	SW 7005					
	OYSTER WHITE	EXTRA WHITE	PURE WHITE					
STUCCO II	SW 7638	SW 7015	SW 7649					
	JOGGING PATH	REPOSE GRAY	SILVERPLATE					
LAP SIDING	SW 7033	SW 7047	SW 7068					
	BRAINSTORM BRONZE	PORPOISE	GRIZZLE GRAY					
PANEL TRIM FASCIA GARAGE	SW 7675	SW 6991	SW 7069					
DOOR AWNING AWNING POST RAILING	SEALSKIN	BLACK MAGIC	IRON ORE					
ENTRY DOOR	SW 6251	SW 6258	SW 2810					
	OUTERSPACE	TRICORN BLACK	ROOKWOOD SASH GREEN					
STONE DRYSTACK	TIMBERWOLF	POWDER	CLOUDBREAK					
	CRAFT SPLIT MODULAR	CRAFT SPLIT MODULAR	CRAFT SPLIT MODULAR					
TRIM AT STONE	SW 7037	SW 7568	7006					
	BALANCED BEIGE	NEUTRAL GROUND	EXTRA WHITE					
WINDOWS MILGARD	BLACK	BLACK	BLACK					

-All non-decorative items such as meter doors, and non-decorative vents are to be painted the same color as the surrounding color.

-All metal roof vents to be painted to match the darkest color from the roofing blend. Horizontal wall flashing matches the roof tile color. -Paint breaks are to be turned and finished at the inside corner unless noted otherwise. Paint finish is flat.

-Creative Mines- Please Contact: Tina Berkaw 714-325-1716 or tberkaw@thompsonbldg.com

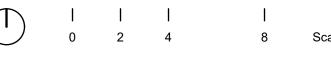






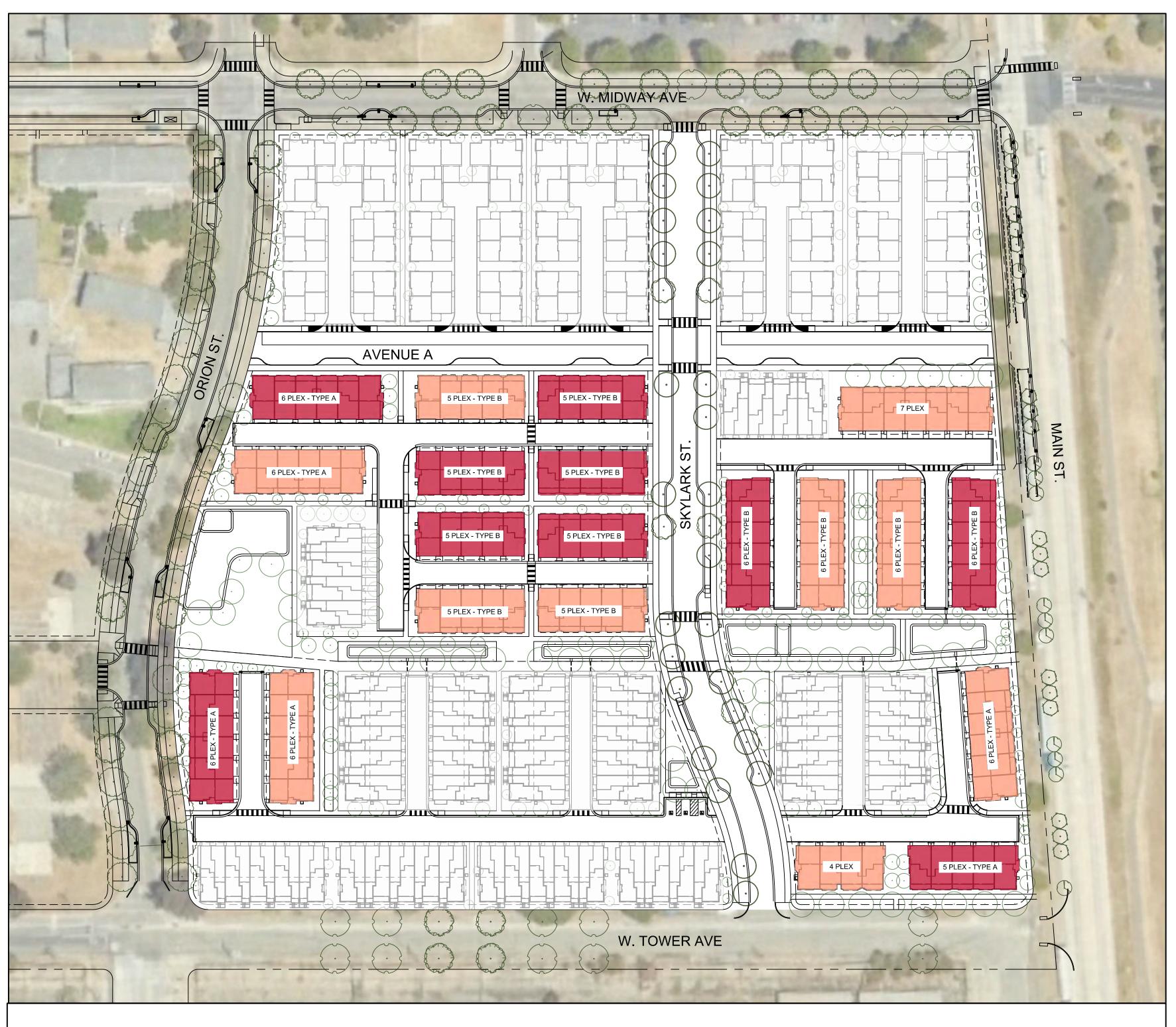




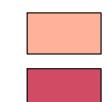


3 STORY TOWNHOUSE CONDOMINIUM

WEST MIDWAY, ALAMEDA CA

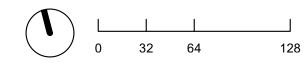


LEGEND



3 STORY TOWNHOUSE CONDOMINIUM - **STYLE 1**





NOTES:

- 1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
- 2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way.
- Refer to Landscape Sheets for landscape design, dimensions and detailed information.

PROJECT DATA

	Unit Name	Description	Garage	Approx. Net SF*	Total DU	%	Total Net SF
Condominium Plan 3	Plan 1	3bd + Den / 3.5ba	Side x Side	2,078 SF	39 DU	35%	81,042 SF
	Plan 2	4bd / 3.5ba	Side x Side	2,094 SF	45 DU	41%	94,230 SF
	Plan 3	4bd / 3.5ba	Side x Side	2,380 SF	10 DU	9%	23,800 SF
	Plan 3_ALT	4bd / 3.5ba	Side x Side	2,454 SF	16 DU	15%	39,264 SF
Tota	1				110 DU	100%	238,336 SF
Avera	ge			2,167 SF			

Net Square Footage

*Measured to the interior stud of the wall excluding covered garages, covered decks, utility cabinets and porches.





















DESIGN INSPIRATIONS

- A. ALAMEDA POINT BUILDINGS SIMPLE, RECTANGULAR BUILDING MASSING (3, 6, 7)
- B. TOWNHOUSES
 DEFINE OVERALL BUILDING, WITH RHYTHM OF UNITS WITHIN OVERALL MASSING (1, 2, 7)
- C. ALAMEDA POINT LOCALIZED SYMMETRICAL BUILDING ENTRANCES (4, 5)
- D. HORIZONTAL BANDS DEFINING WINDOW LOCATION (3, 6)











- Stucco
- Metal railing
- Metal garage door
- Standing seam metal wall panel
- Light fixture
- Unit address
- Entry door
- Vinyl window
- Fiber cement lap siding
- 10. Fiber cement panel
- 11. Canopy12. Heat Pump Unit Screen





FRONT LEFT PERSPECTIVE







FRONT ELEVATION









- Stucco
- Metal railing
- Metal garage door
- Standing seam metal wall panel
- Light fixture
- Unit address
- Entry door
- Vinyl window
- Fiber cement lap siding
- 10. Fiber cement panel
- 11. Canopy12. Heat Pump Unit Screen



KEY MAP



RIGHT ELEVATION



REAR RIGHT PERSPECTIVE



REAR ELEVATION









- 1. Stucco
- 2. Metal railing
- Metal garage door
- 4. Standing seam metal wall panel
- 5. Light fixture
- 6. Unit address
- 7. Entry door
- 8. Vinyl window
- 9. Fiber cement lap siding
- 10. Fiber cement panel
- 11. Canopy
- 12. Heat Pump Unit Screen







FRONT LEFT PERSPECTIVE

9





5 6

FRONT ELEVATION



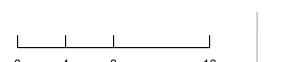








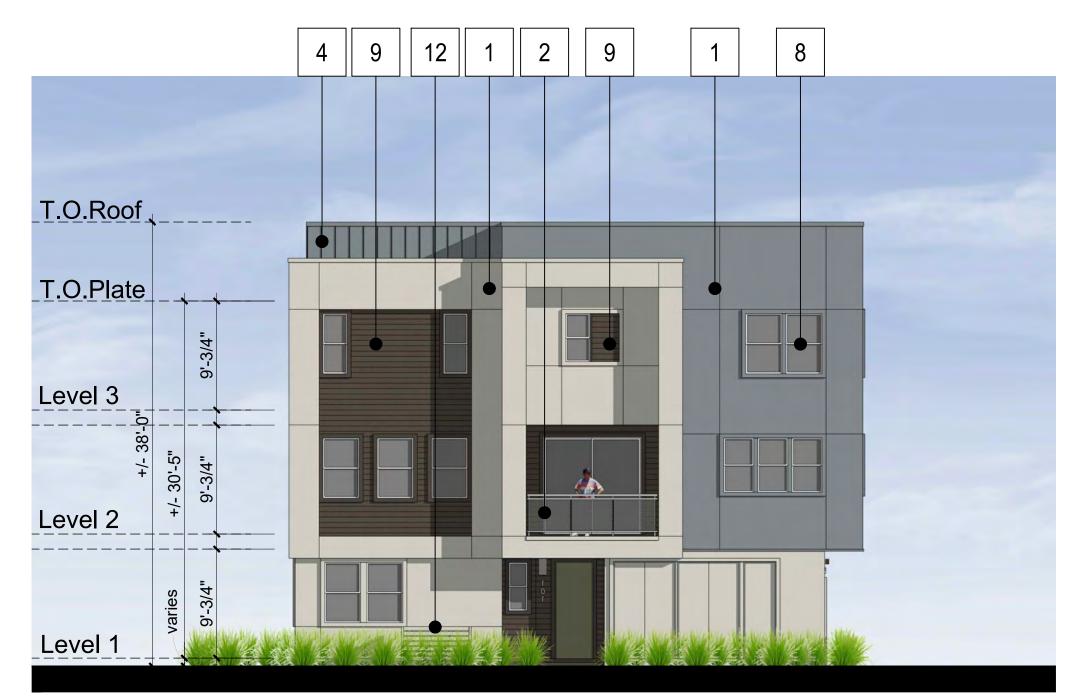
T.O.Roof



- 1. Stucco
- 2. Metal railing
- 3. Metal garage door
- 4. Standing seam metal wall panel
- 5. Light fixture
- 6. Unit address
- 7. Entry door
- 8. Vinyl window
- 9. Fiber cement lap siding
- 10. Fiber cement panel
- 11. Canopy
- 12. Heat Pump Unit Screen



KEY MAP



RIGHT ELEVATION



REAR RIGHT PERSPECTIVE



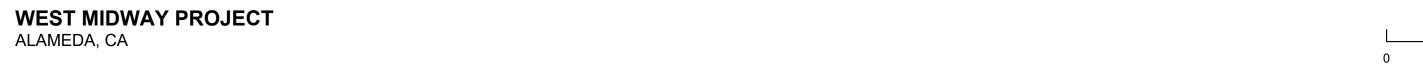
REAR ELEVATION











- Stucco
- Metal railing
- Metal garage door
- Standing seam metal wall panel
- Light fixture
- Unit address
- Entry door
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FRONT LEFT PERSPECTIVE





FRONT ELEVATION









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- Metal railing
- Metal garage door
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REAR RIGHT PERSPECTIVE



REAR ELEVATION



Level 1







- Stucco
- Metal railing
- Metal garage door
- Standing seam metal wall panel
- Light fixture
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FRONT LEFT PERSPECTIVE

5 6





8

T.O.Roof

T.O.Plate

Level 3

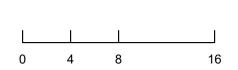
Level 2











- Stucco
- Metal railing
- Metal garage door
- Standing seam metal wall panel
- Light fixture
- Unit address
- Entry door
- Vinyl window
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- 11. Canopy12. Heat Pump Unit Screen



KEY MAP



RIGHT ELEVATION



REAR RIGHT PERSPECTIVE



REAR ELEVATION









- Stucco
- Metal railing
- Metal garage door
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- Light fixture
- Unit address
- Entry door
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- 12. Heat Pump Unit Screen





FRONT LEFT PERSPECTIVE





LEFT ELEVATION FRONT ELEVATION











- Stucco
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- Light fixture
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REAR RIGHT PERSPECTIVE





RIGHT ELEVATION REAR ELEVATION









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FRONT LEFT PERSPECTIVE







FRONT ELEVATION













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REAR RIGHT PERSPECTIVE





RIGHT ELEVATION REAR ELEVATION









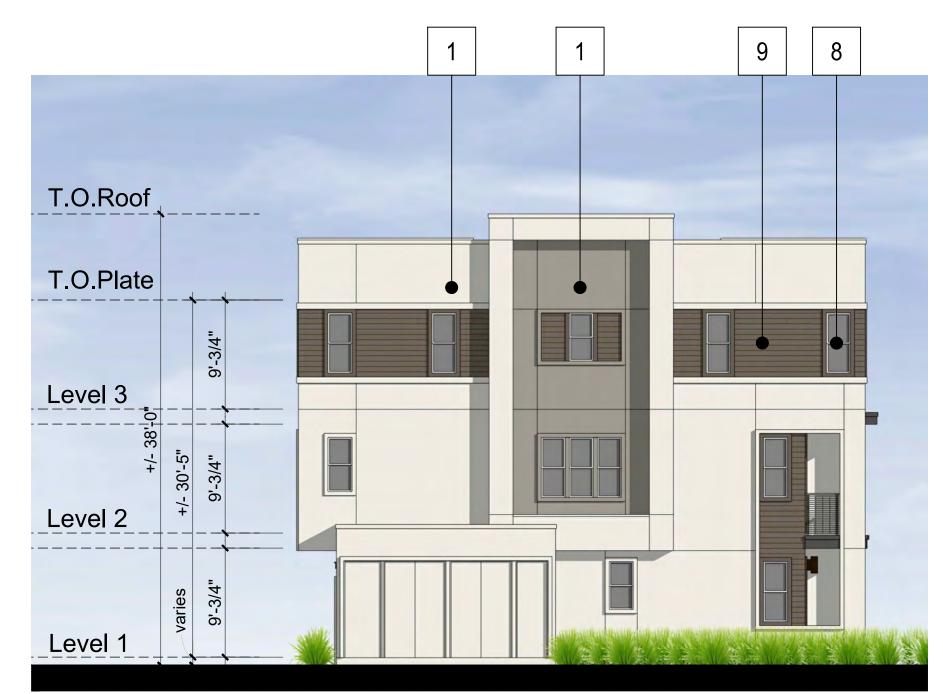
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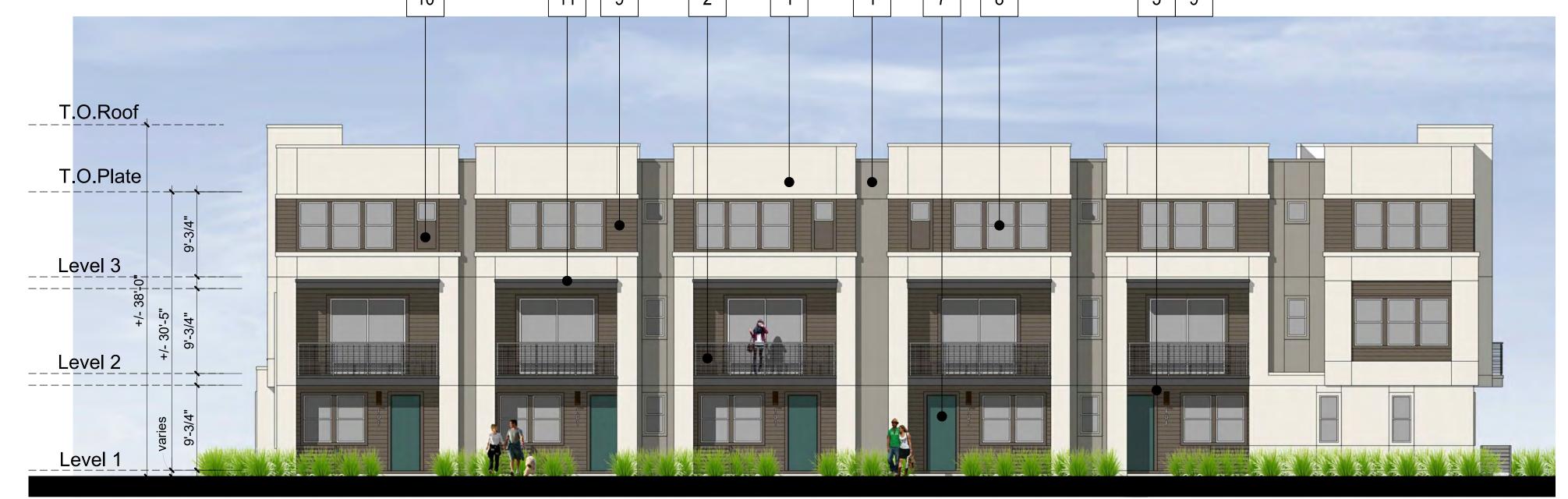






FRONT LEFT PERSPECTIVE





LEFT ELEVATION FRONT ELEVATION









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REAR RIGHT PERSPECTIVE





RIGHT ELEVATION REAR ELEVATION











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FRONT LEFT PERSPECTIVE





LEFT ELEVATION FRONT ELEVATION









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REAR RIGHT PERSPECTIVE





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FRONT LEFT PERSPECTIVE





LEFT ELEVATION FRONT ELEVATION









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REAR RIGHT PERSPECTIVE



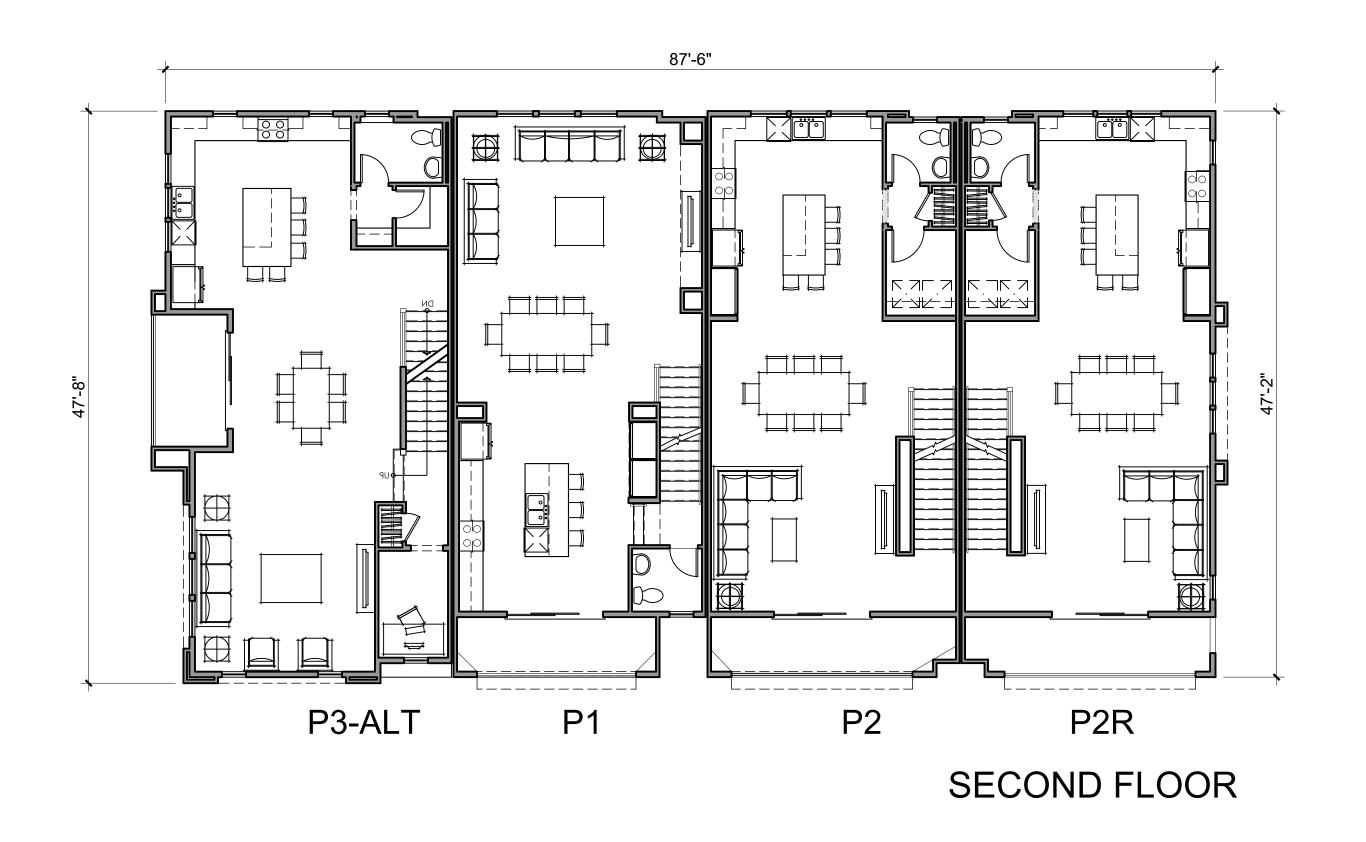


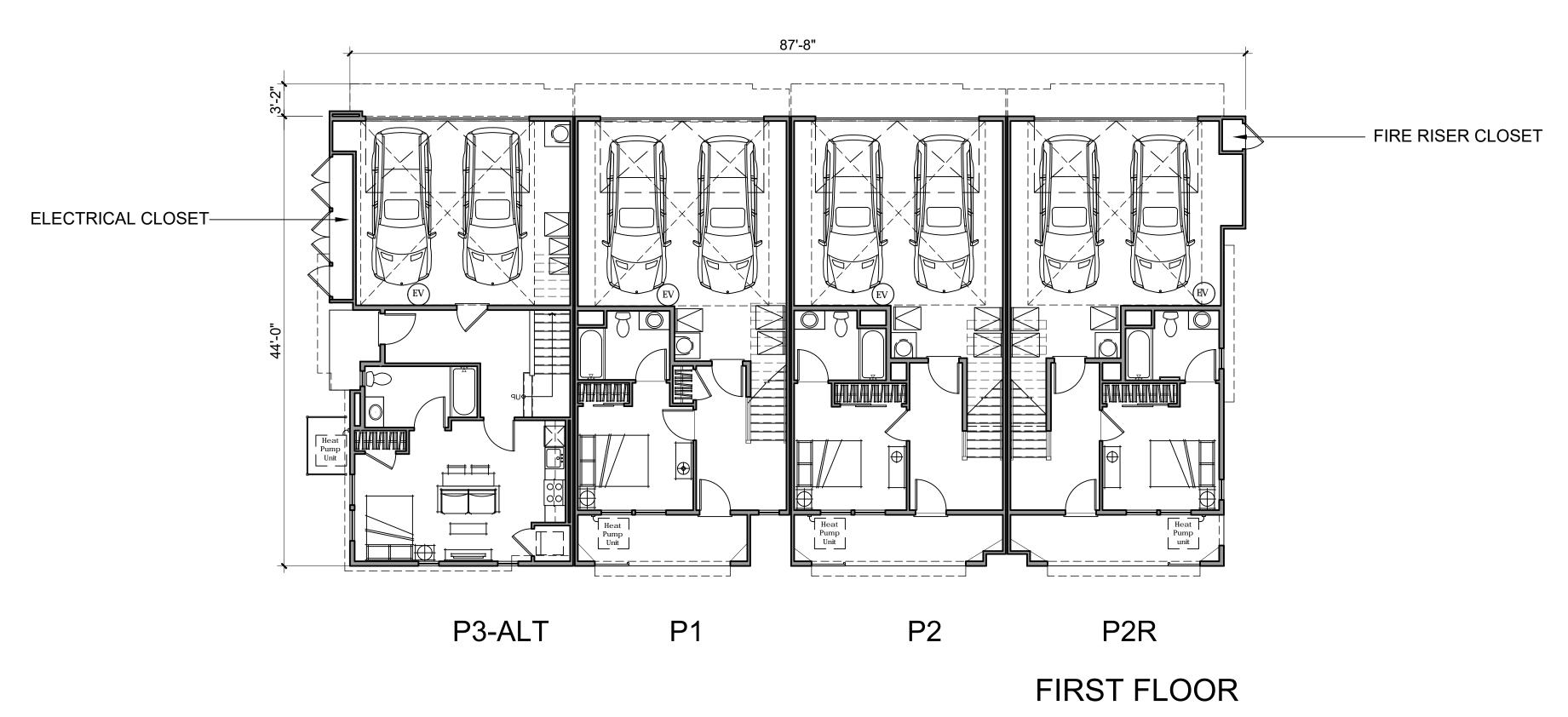
RIGHT ELEVATION REAR ELEVATION











EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION



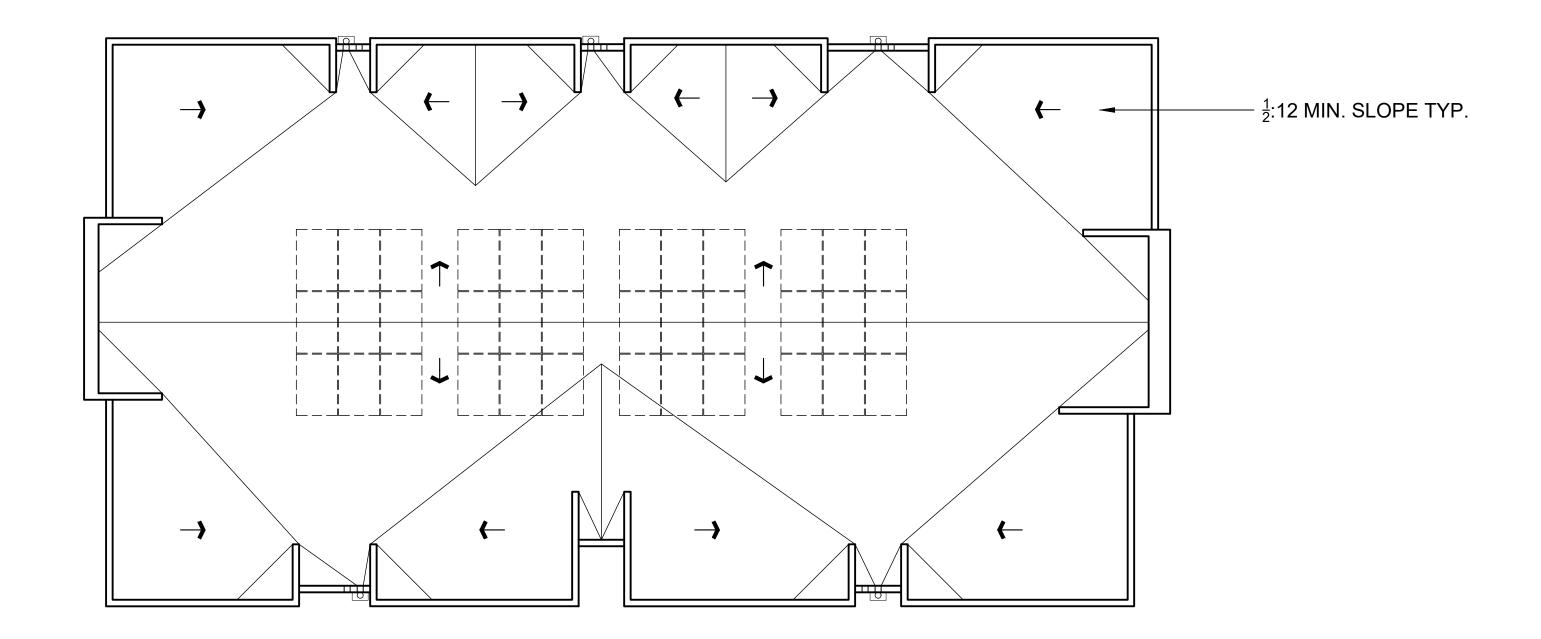




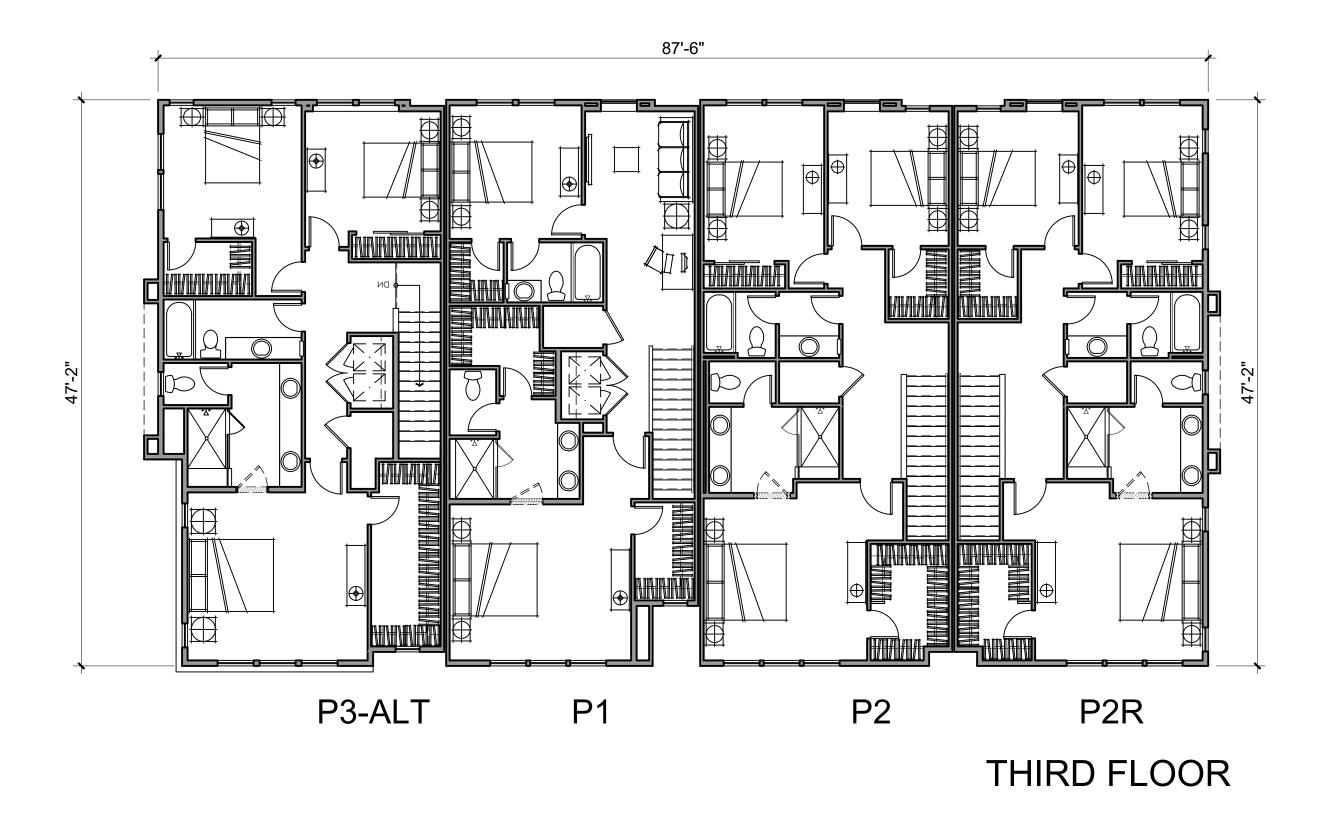


Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

No roof mounted mechanical equipment.



ROOF PLAN

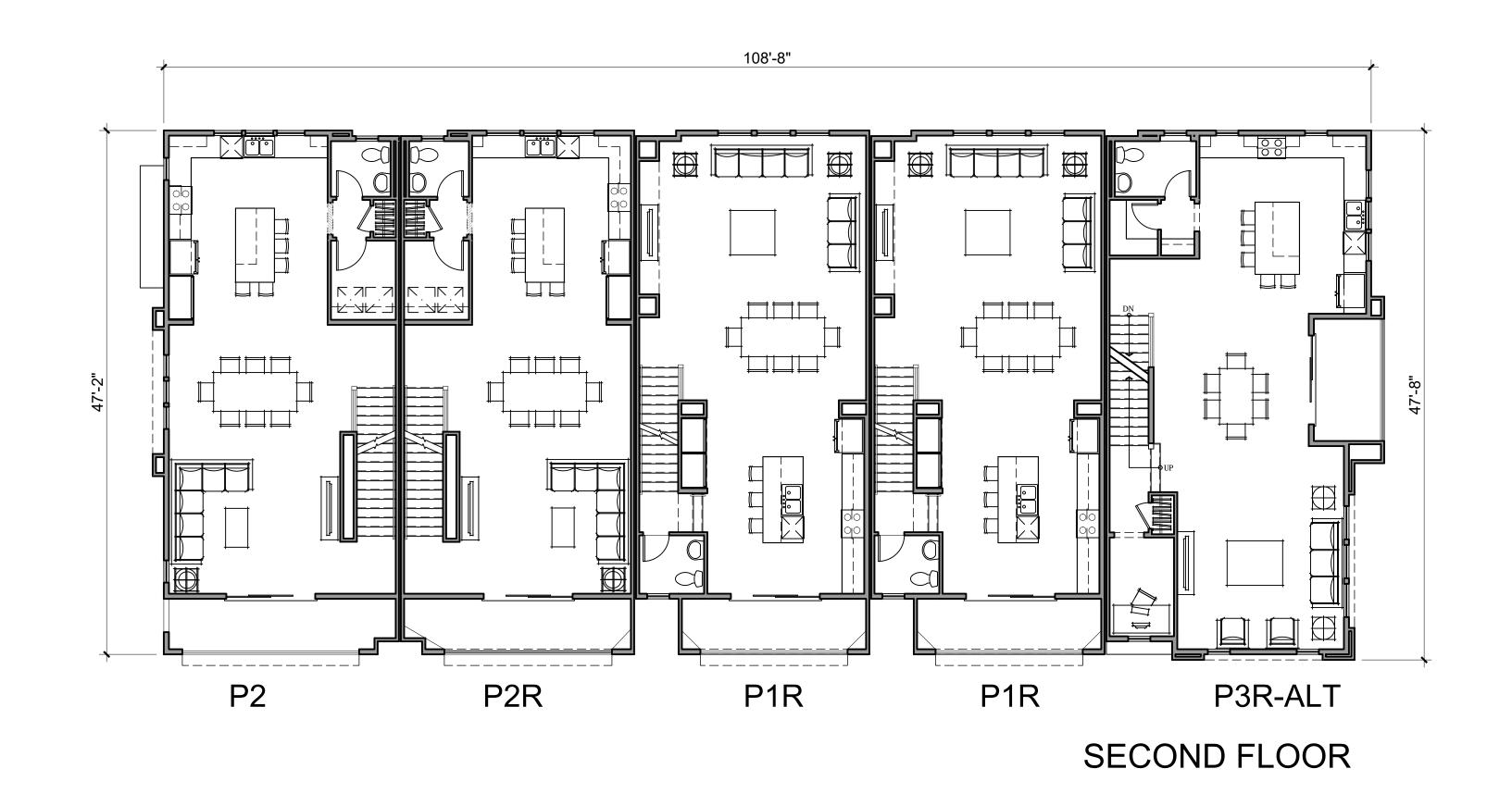


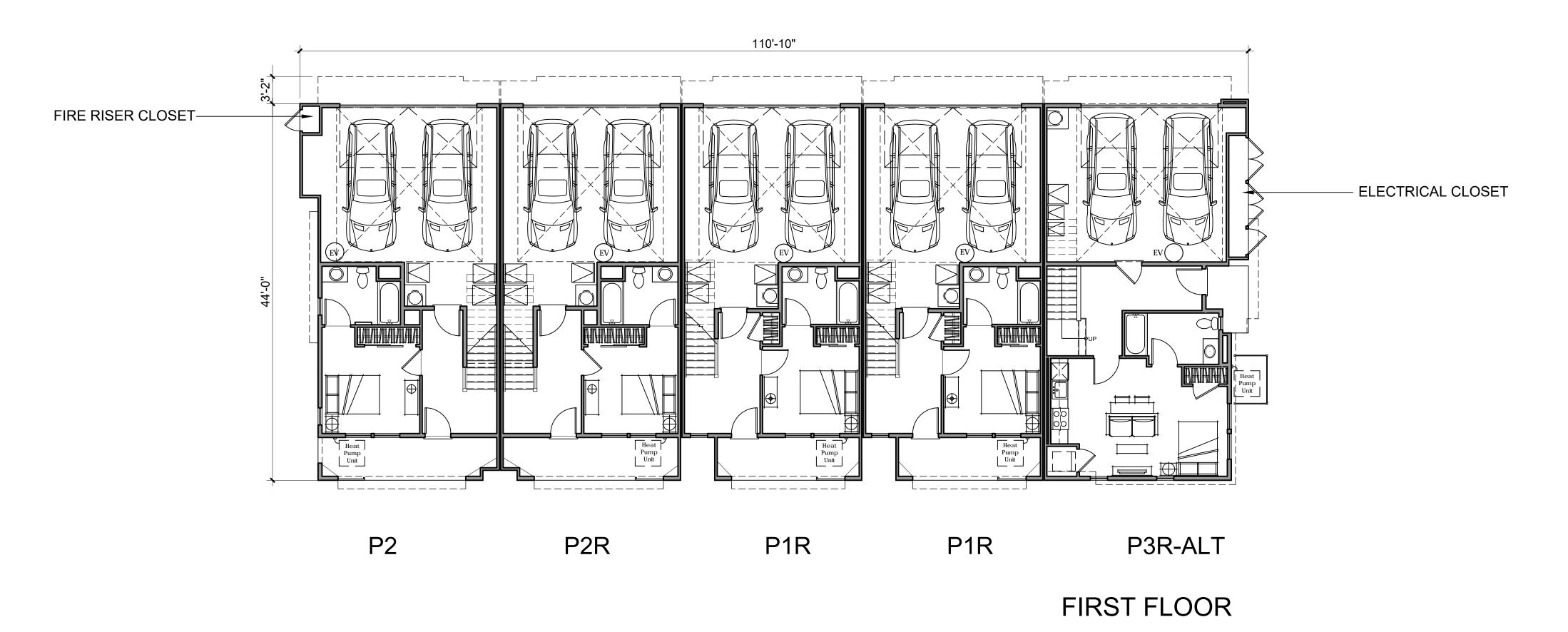












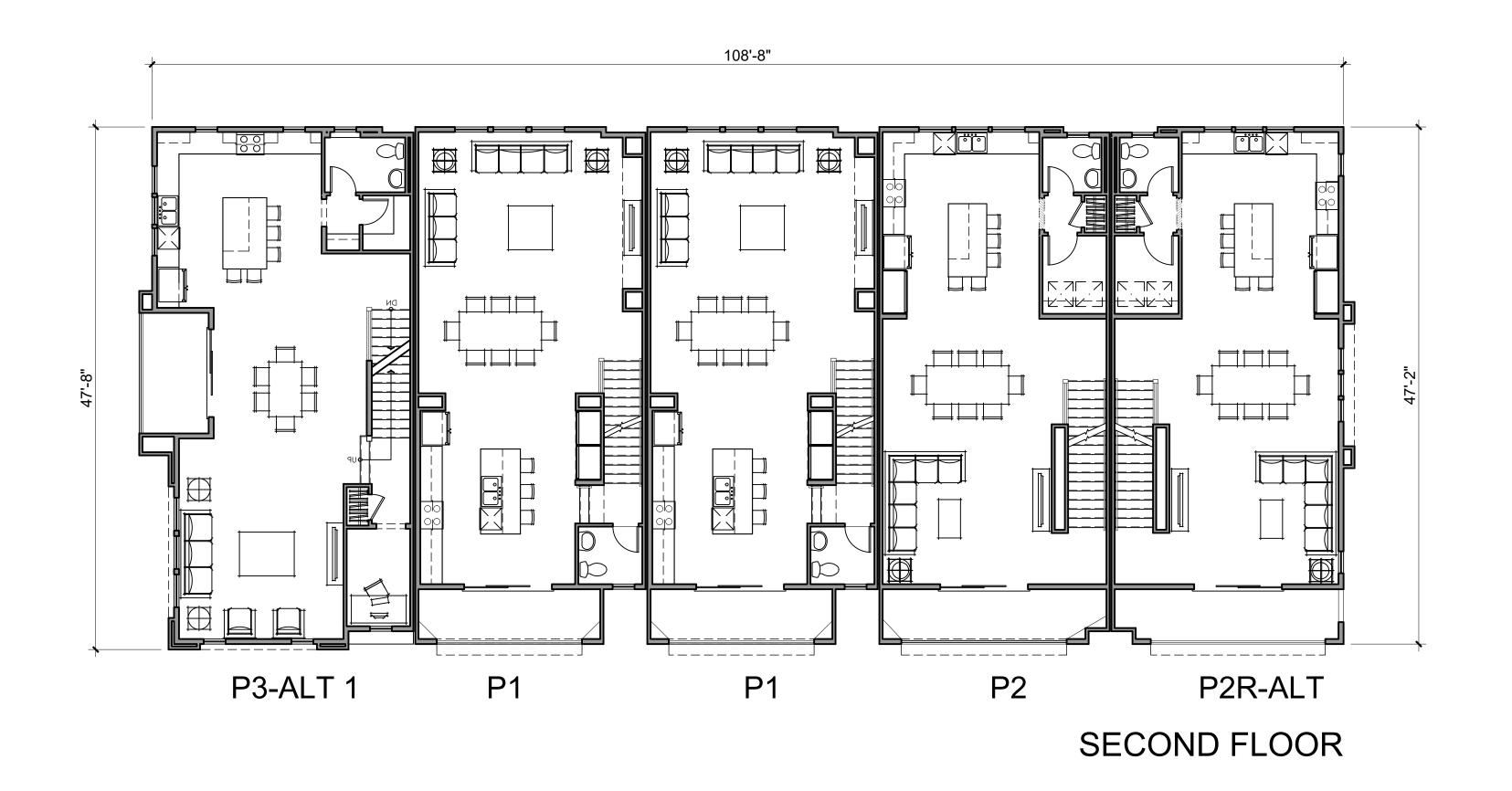
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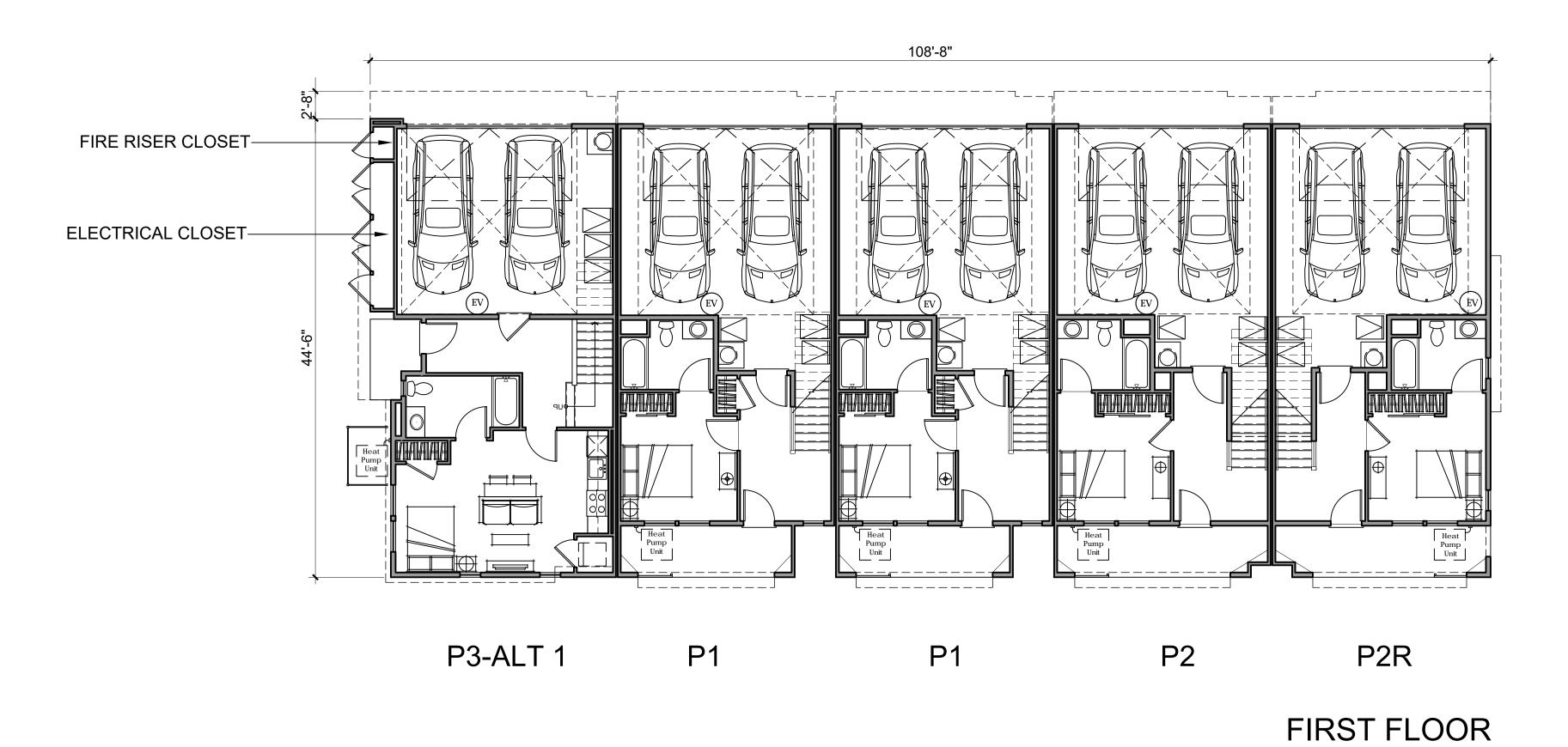












EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION



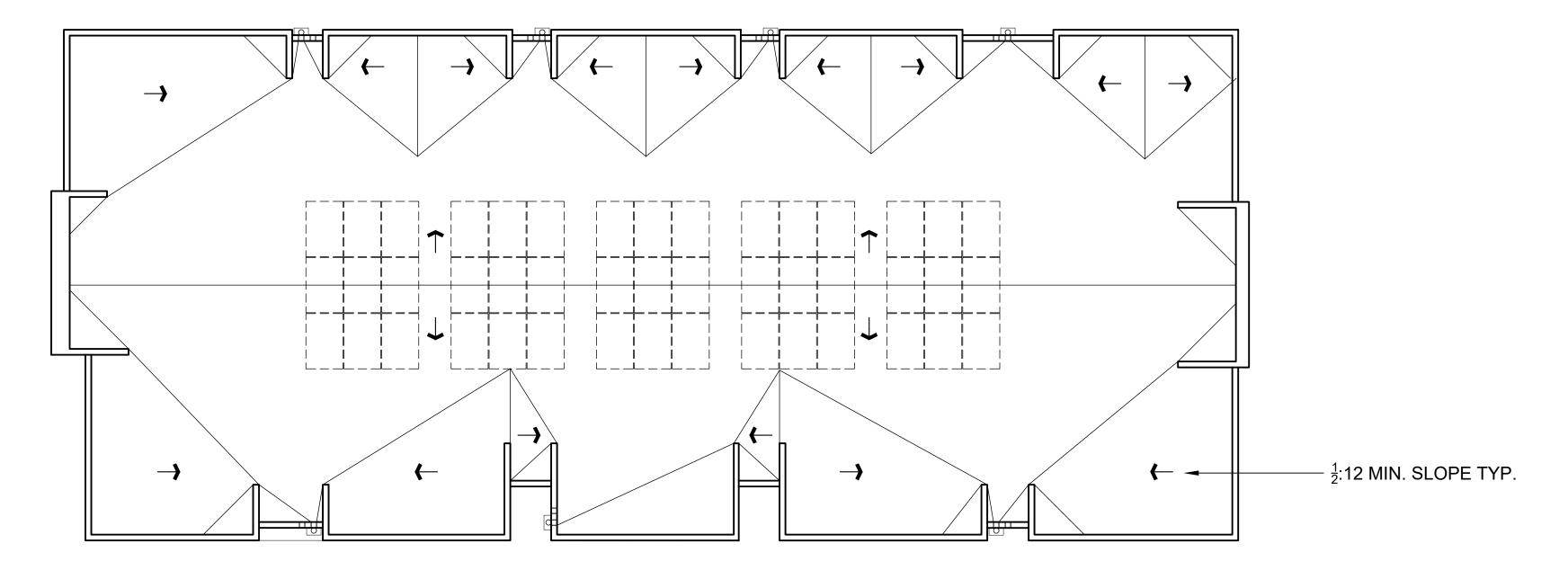




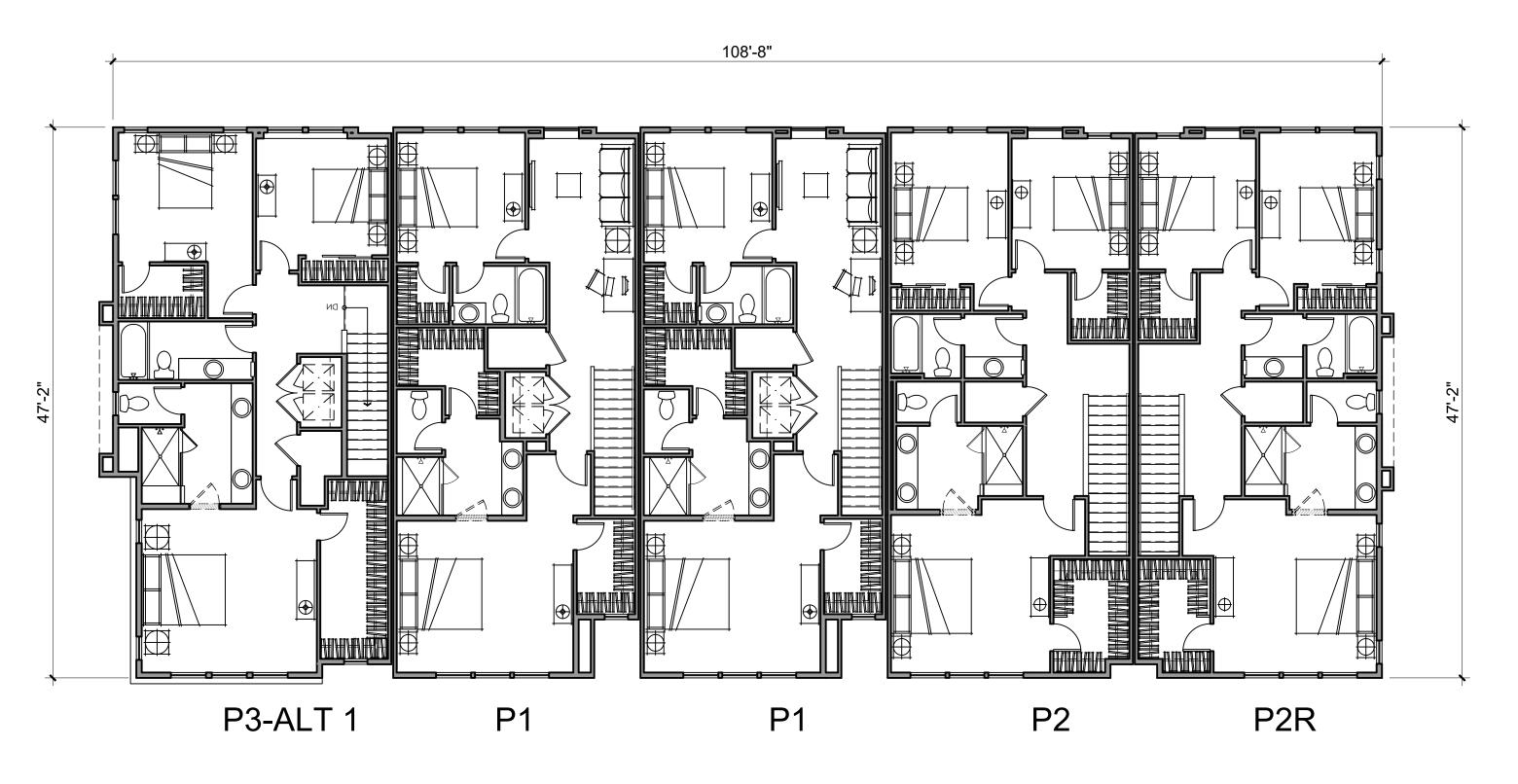


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ROOF PLAN



THIRD FLOOR





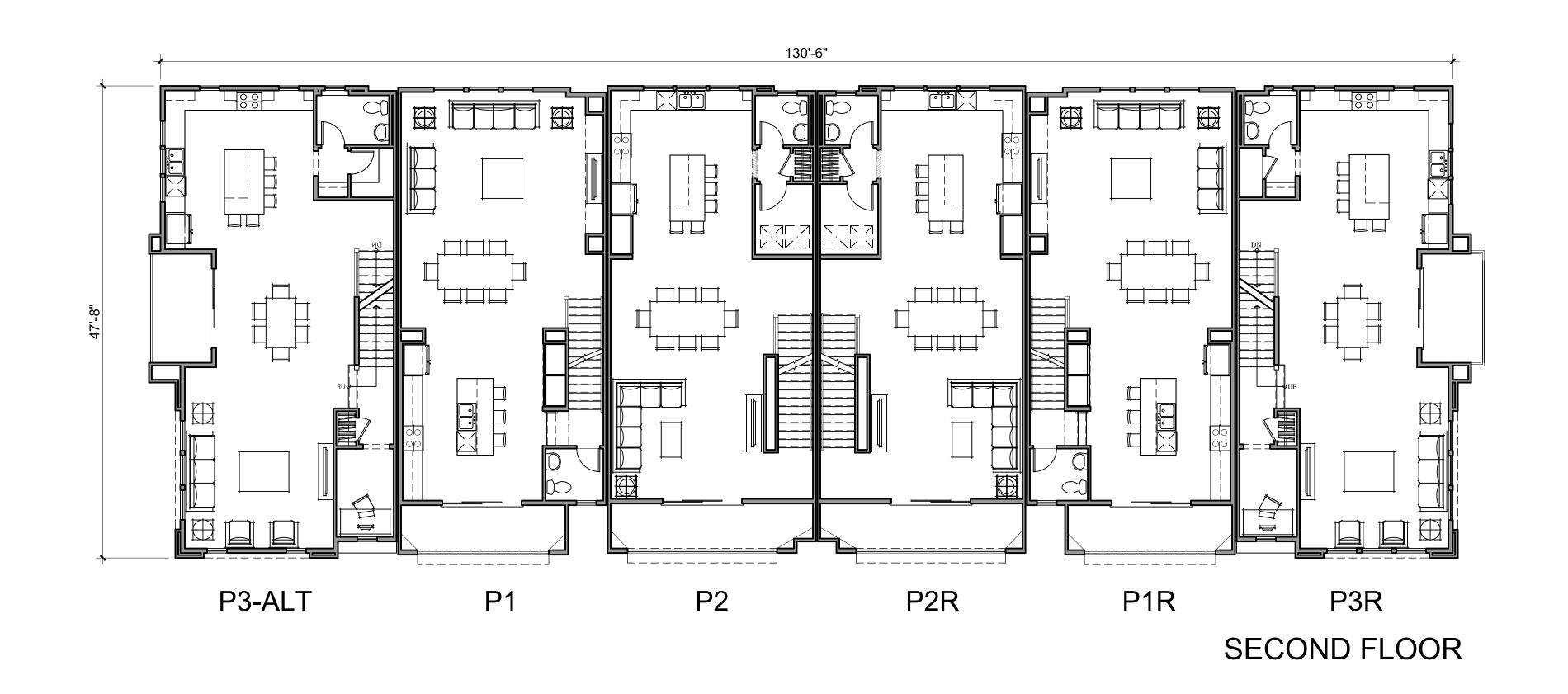


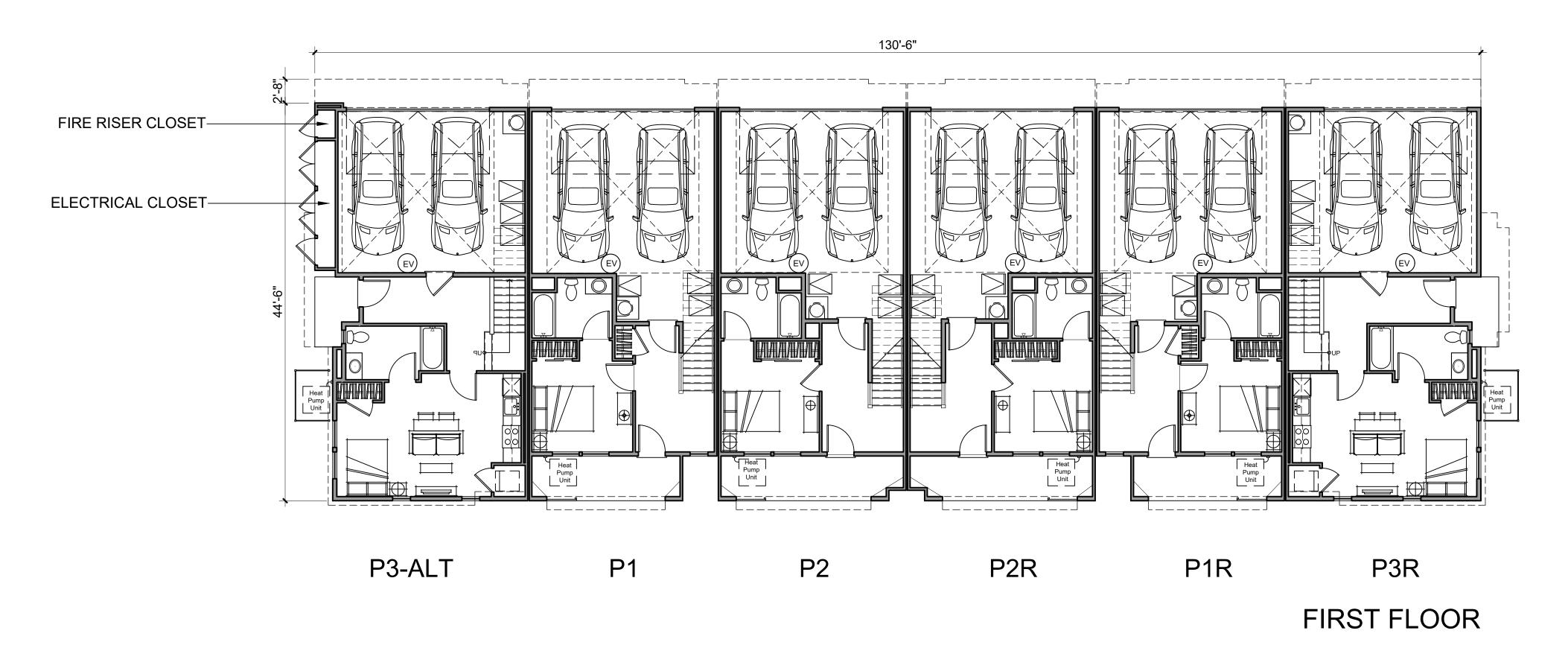




WEST MIDWAY PROJECT ALAMEDA, CA

A2-2.5





EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION









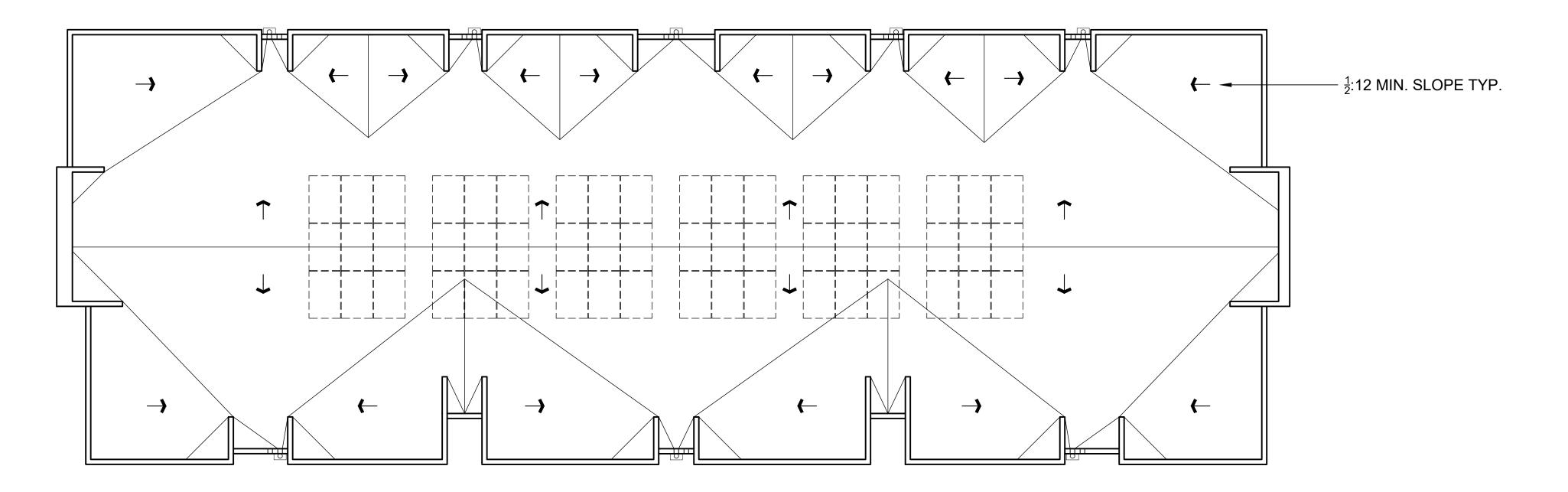
WEST MIDWAY PROJECT ALAMEDA, CA

A2-2.6

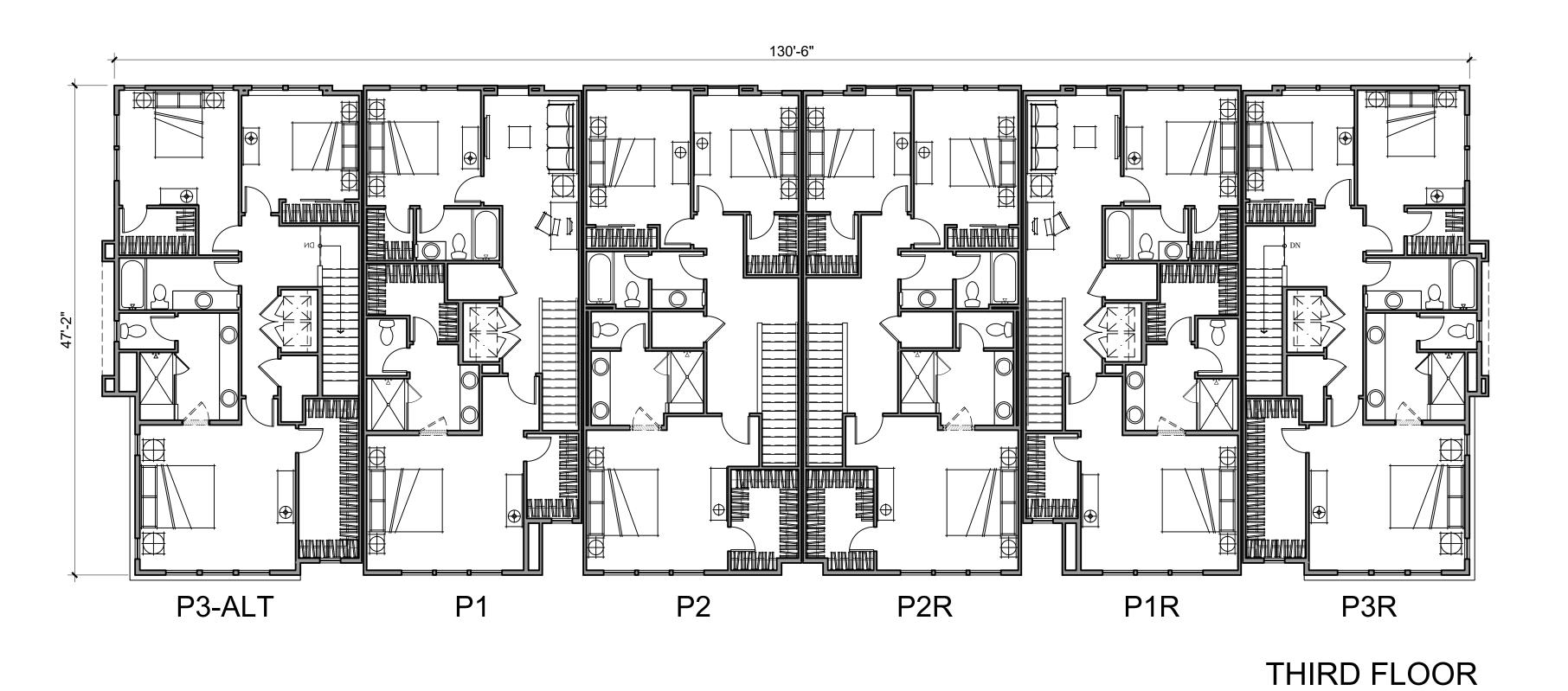
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ROOF PLAN



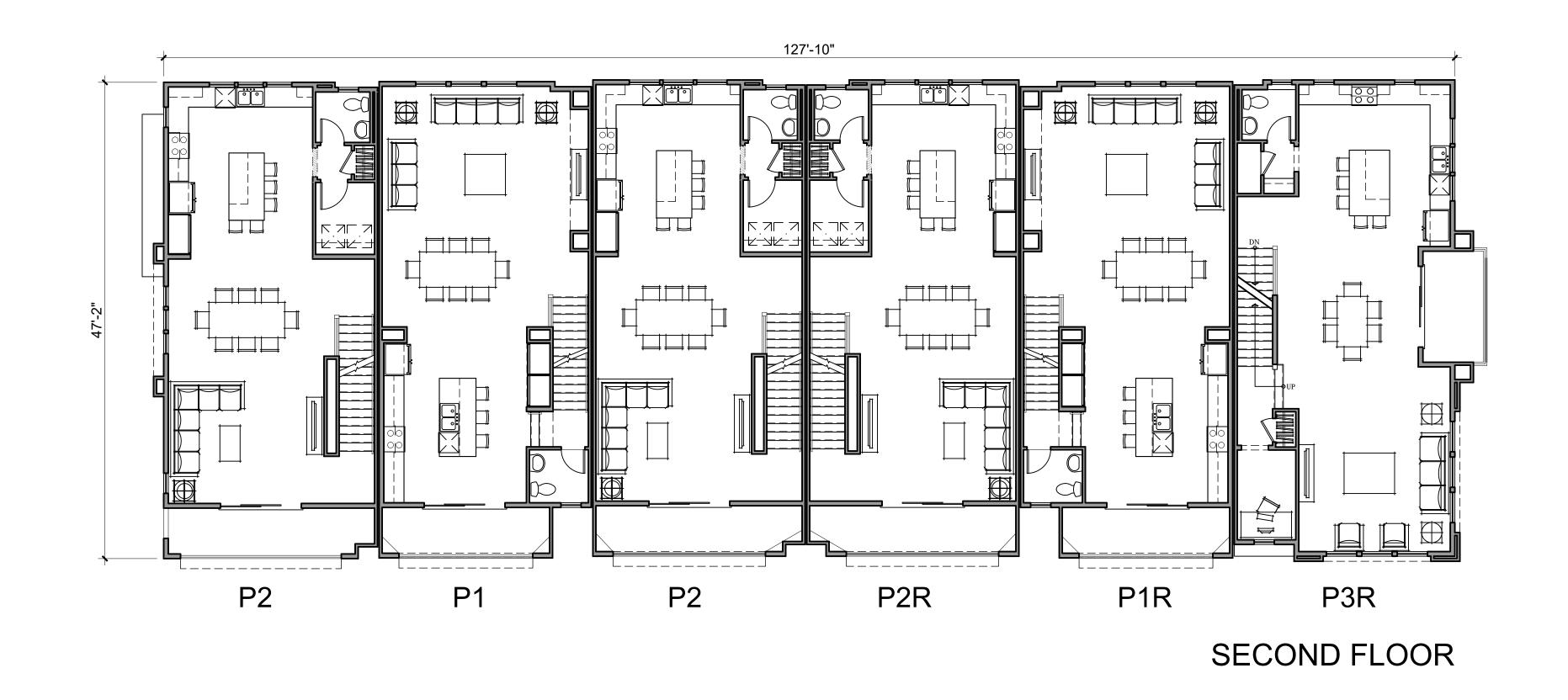
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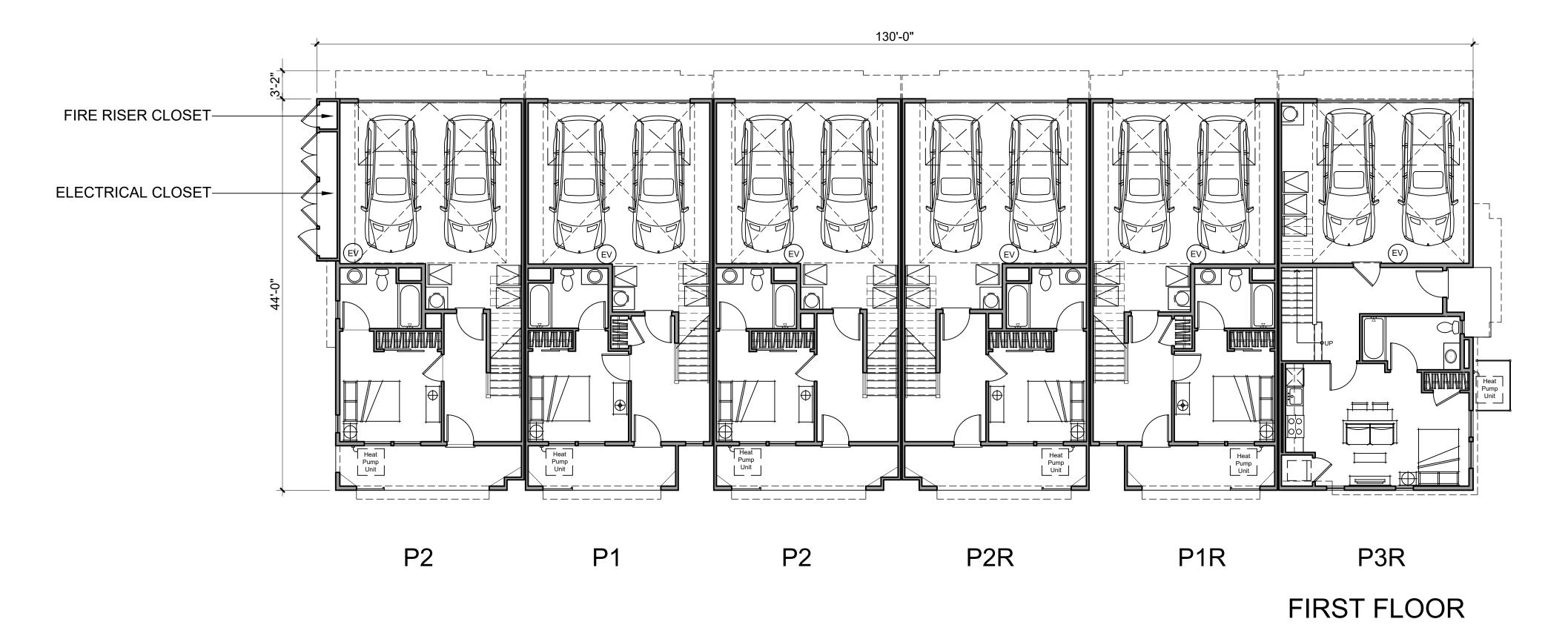












EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION





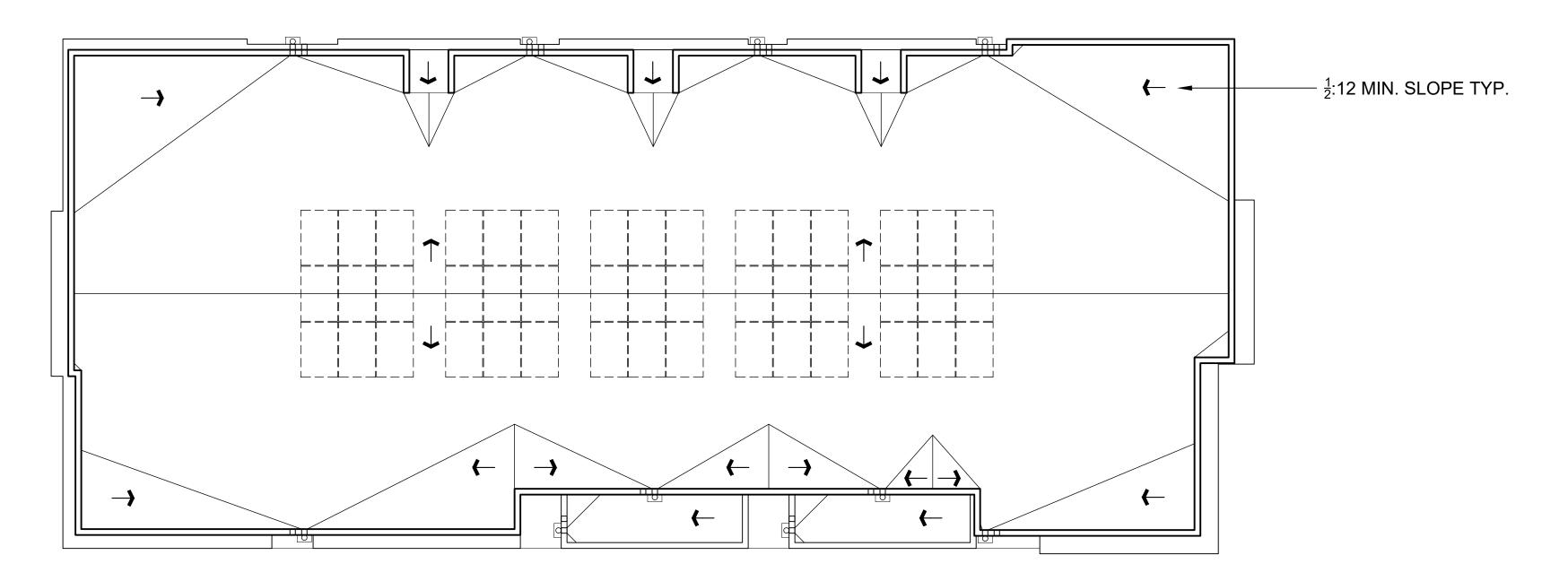




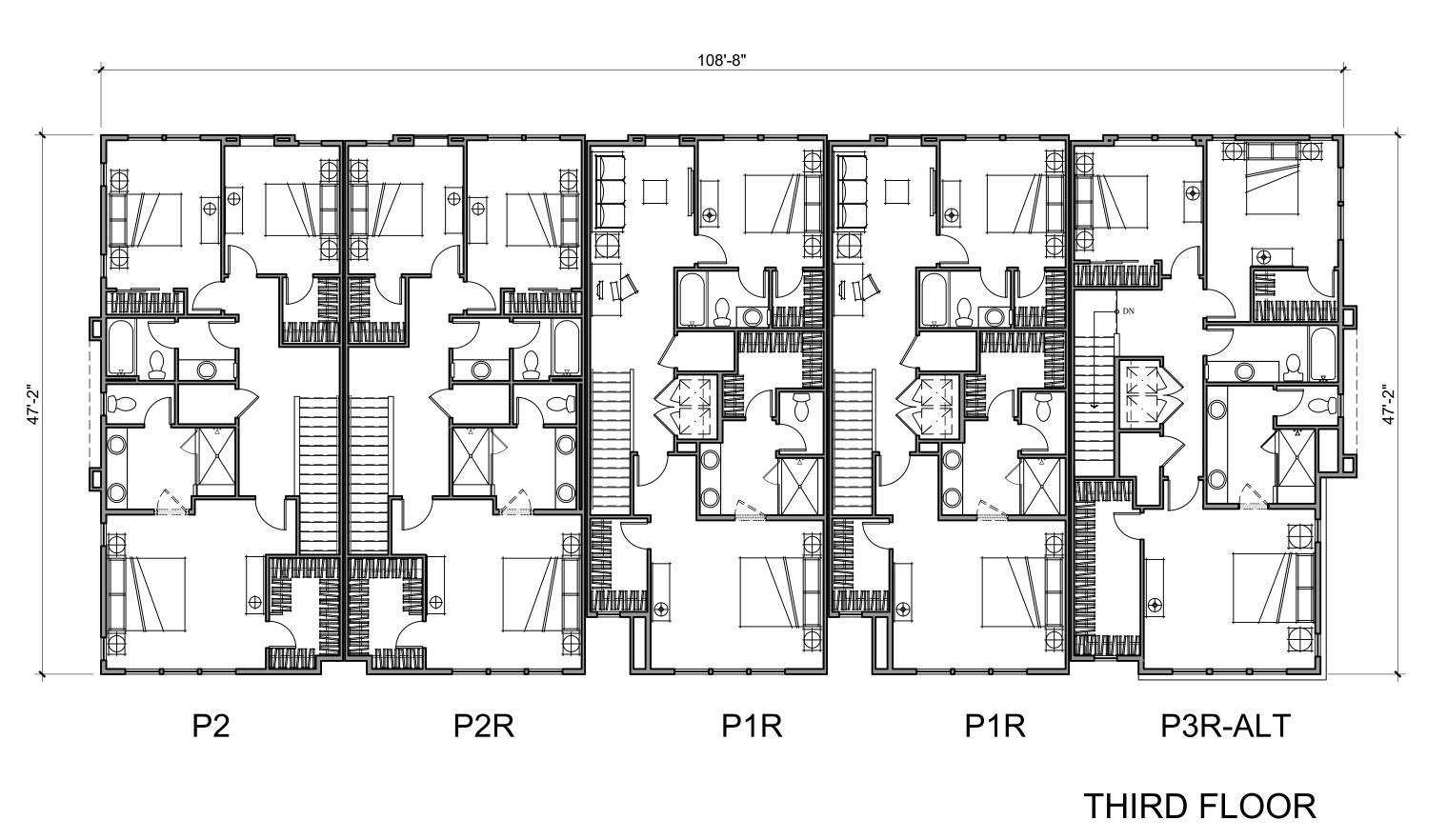
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ROOF PLAN







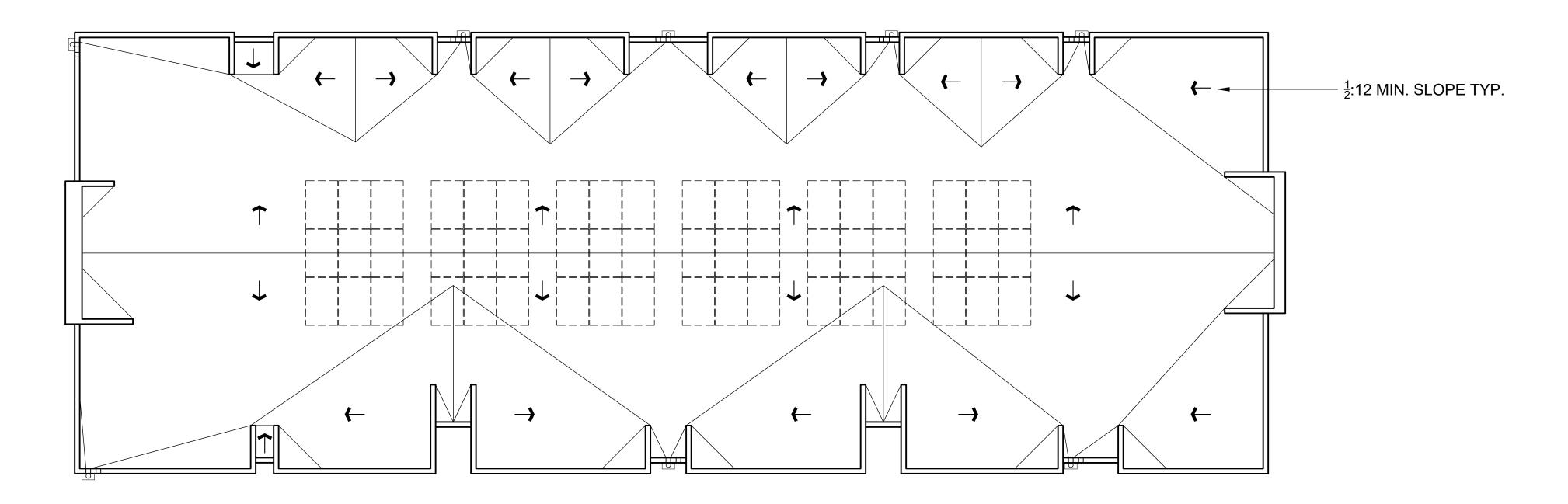




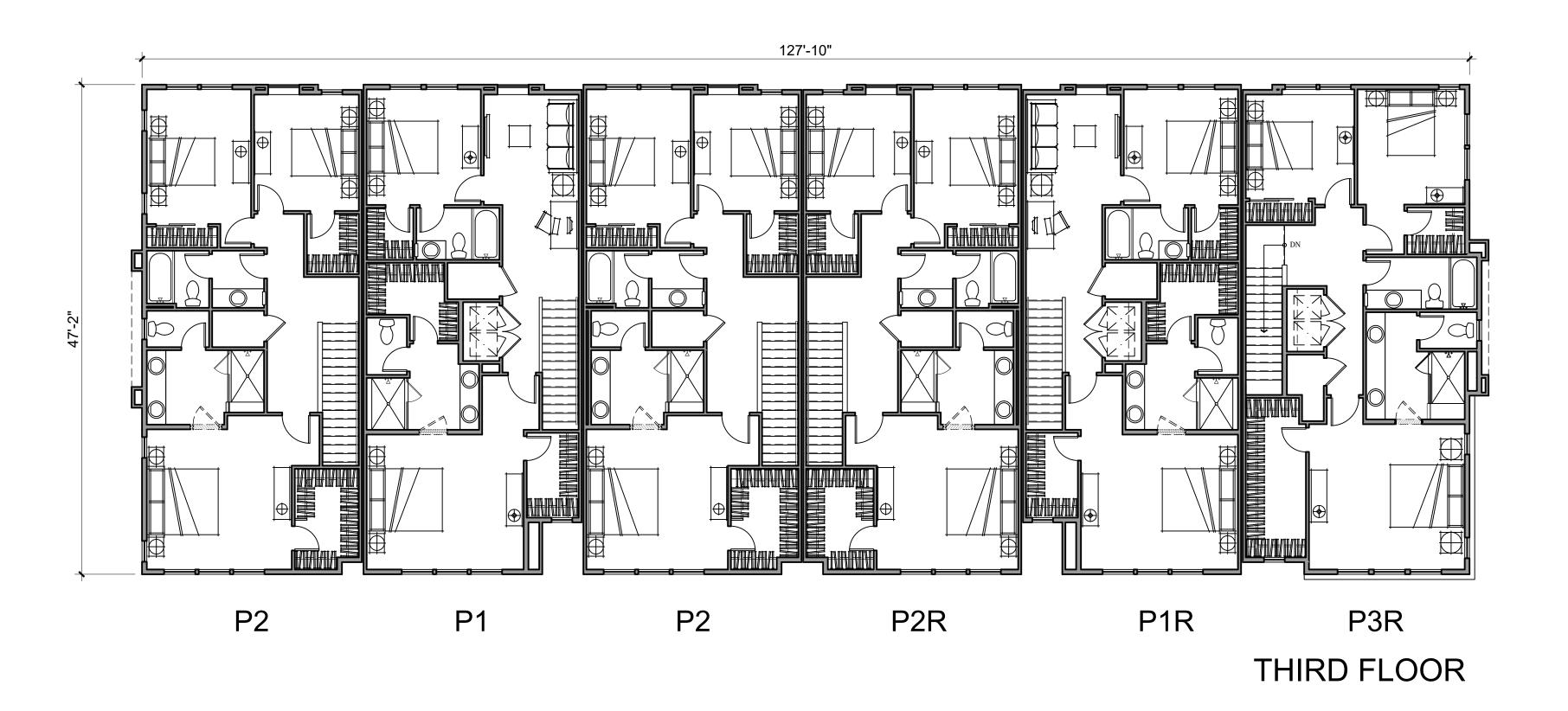
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ROOF PLAN



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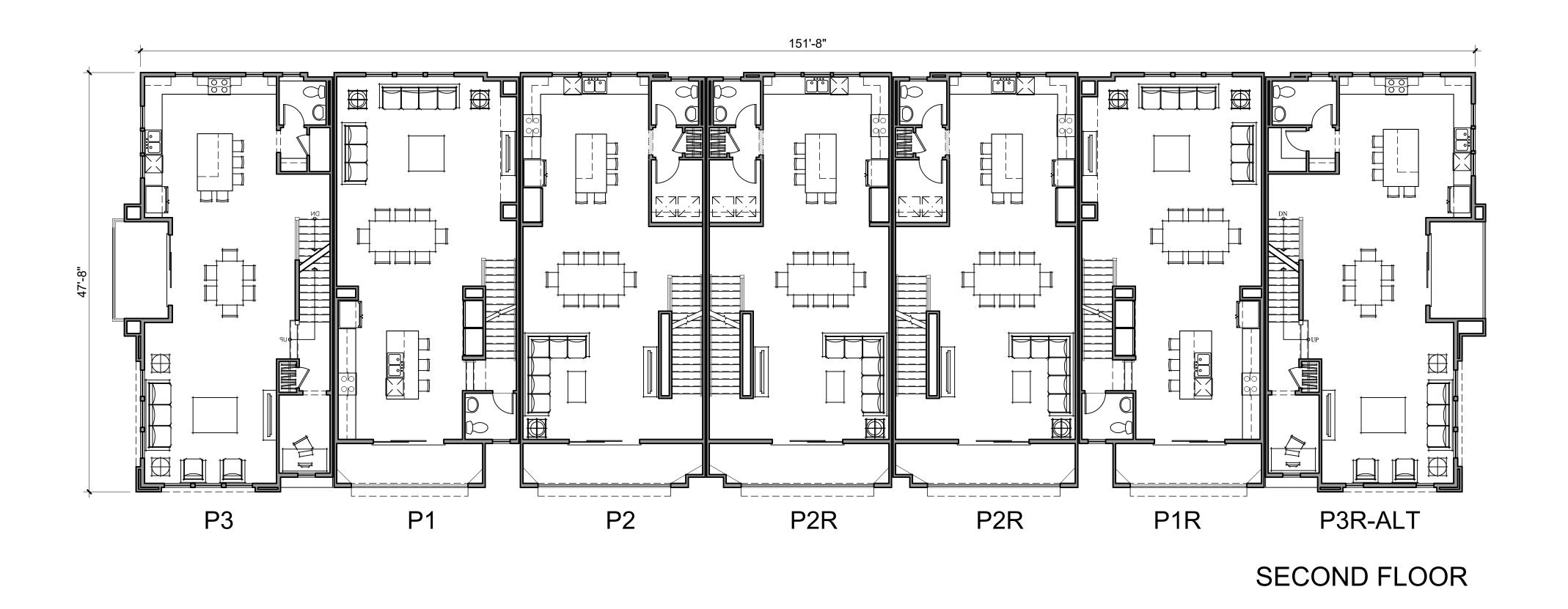


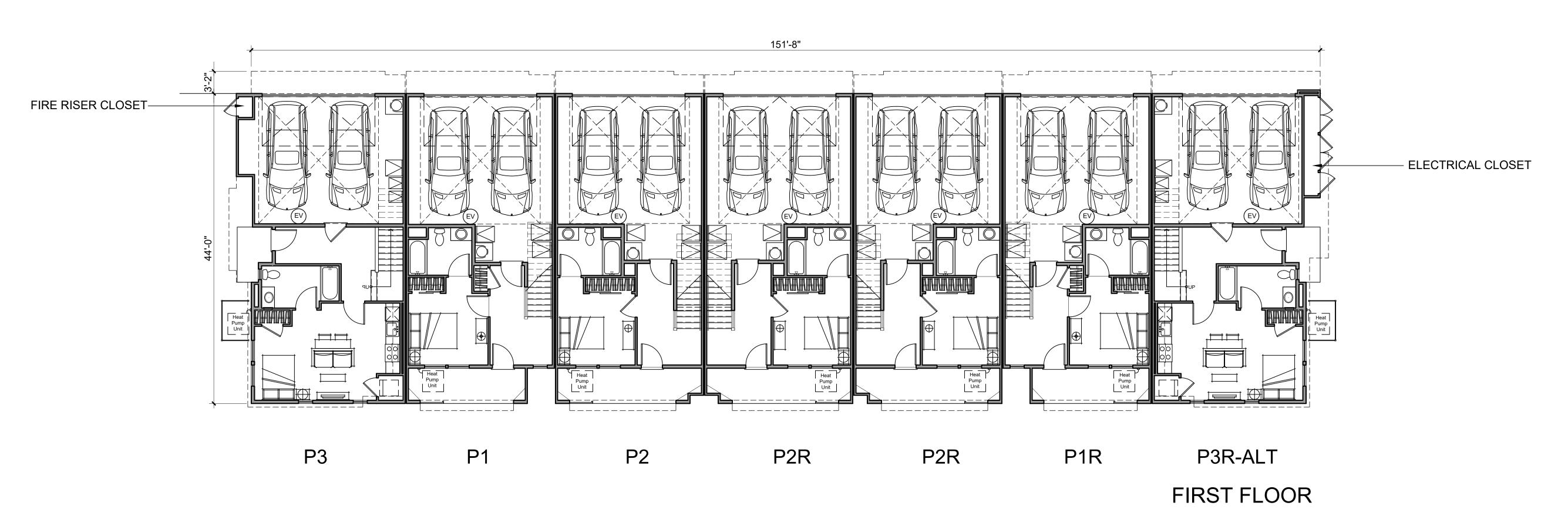






WEST MIDWAY PROJECT ALAMEDA, CA





EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION





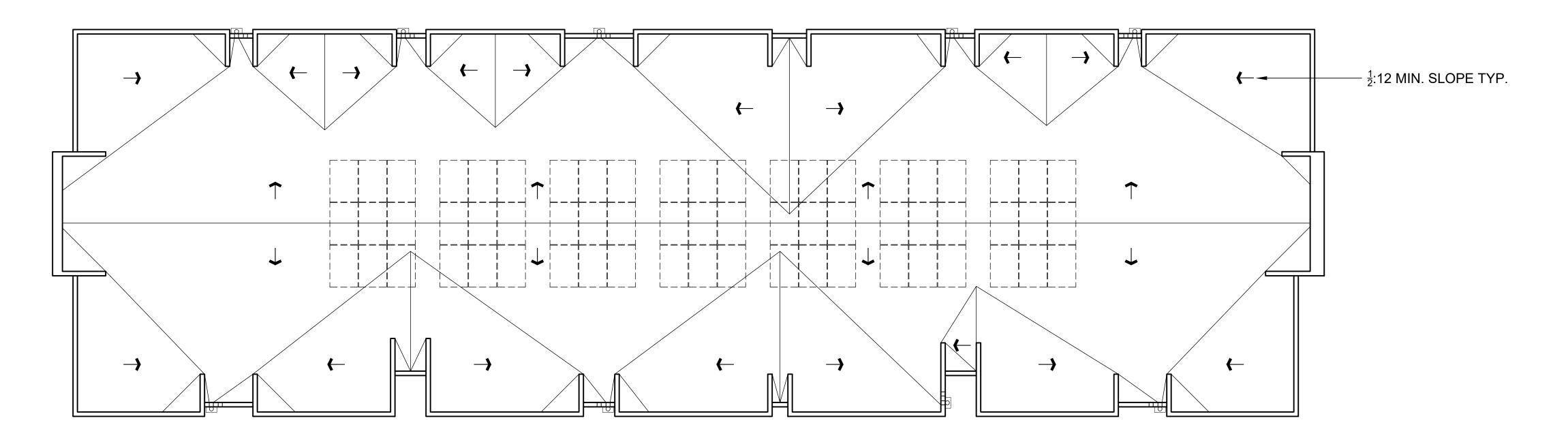




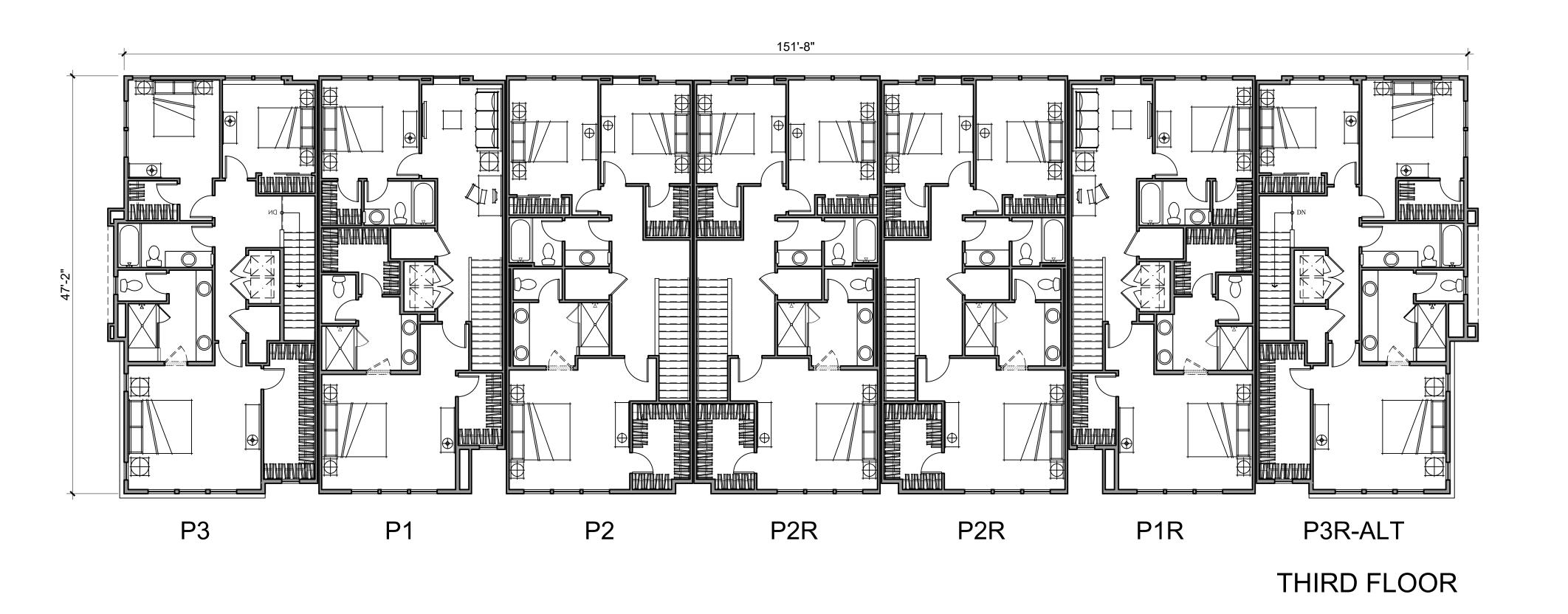
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ROOF PLAN



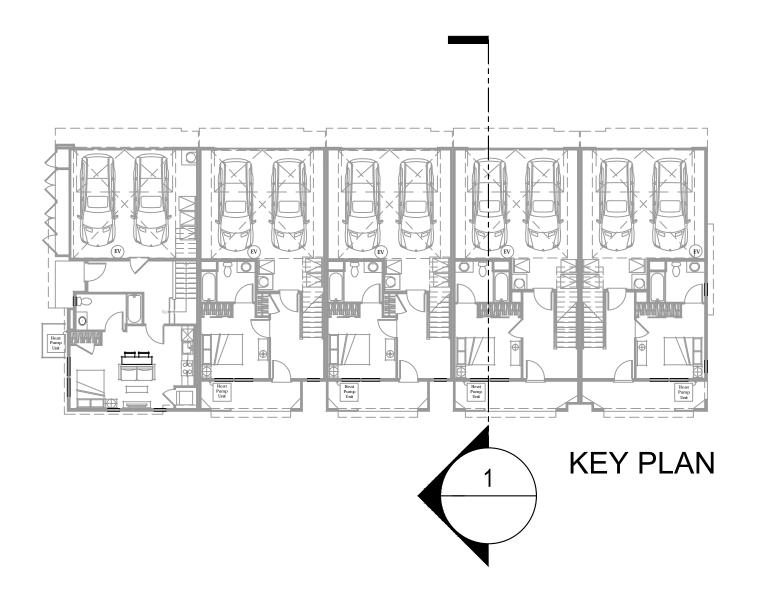


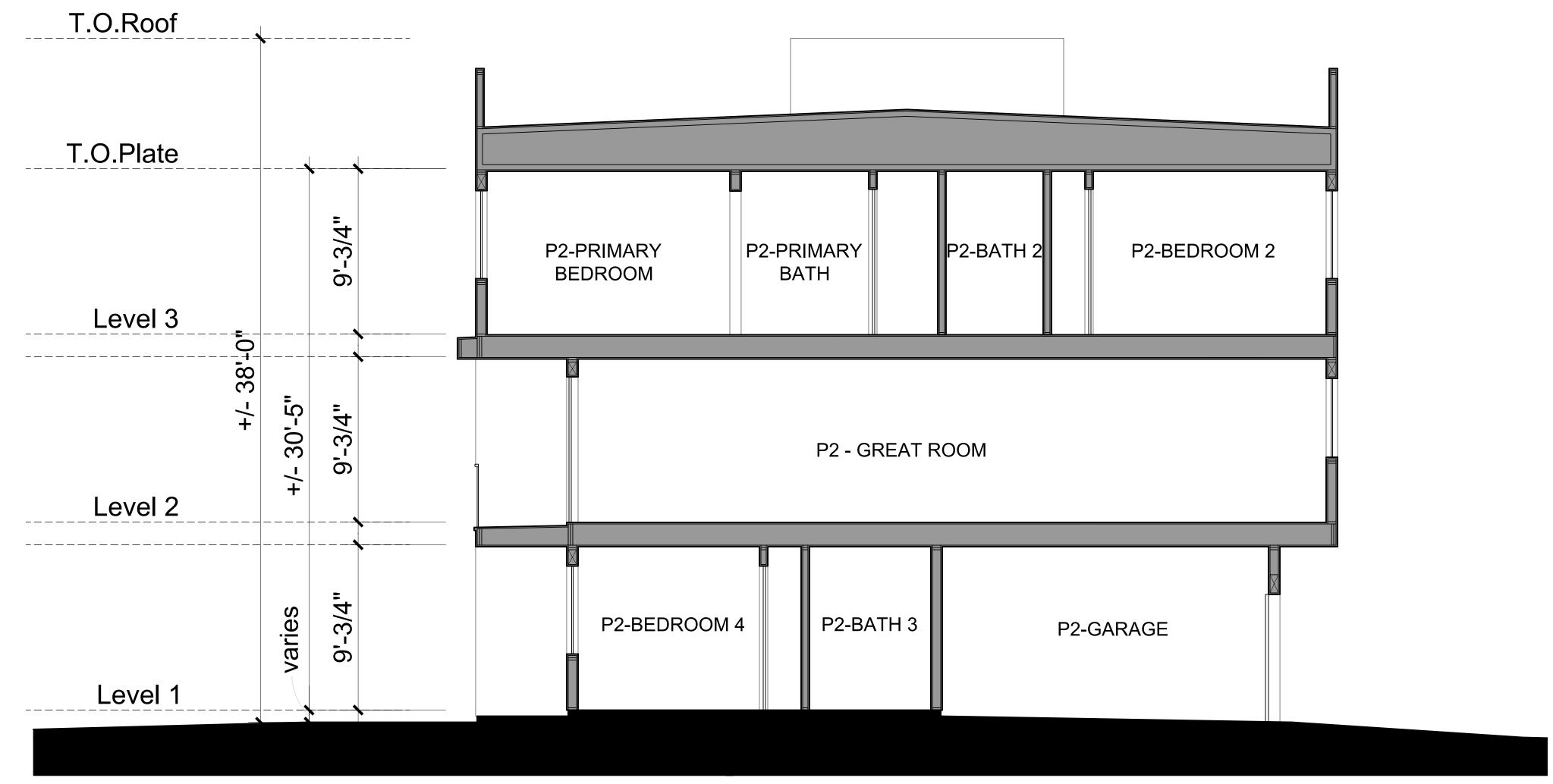






DESIGN REVIEWOCTOBER 09, 2025





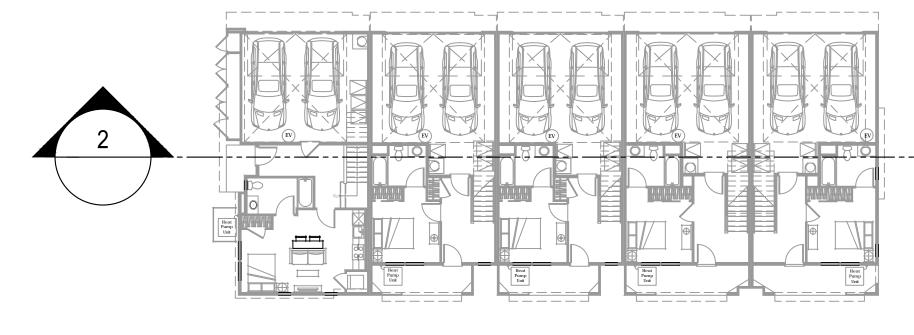
BUILDING SECTION 1 - STYLE 1



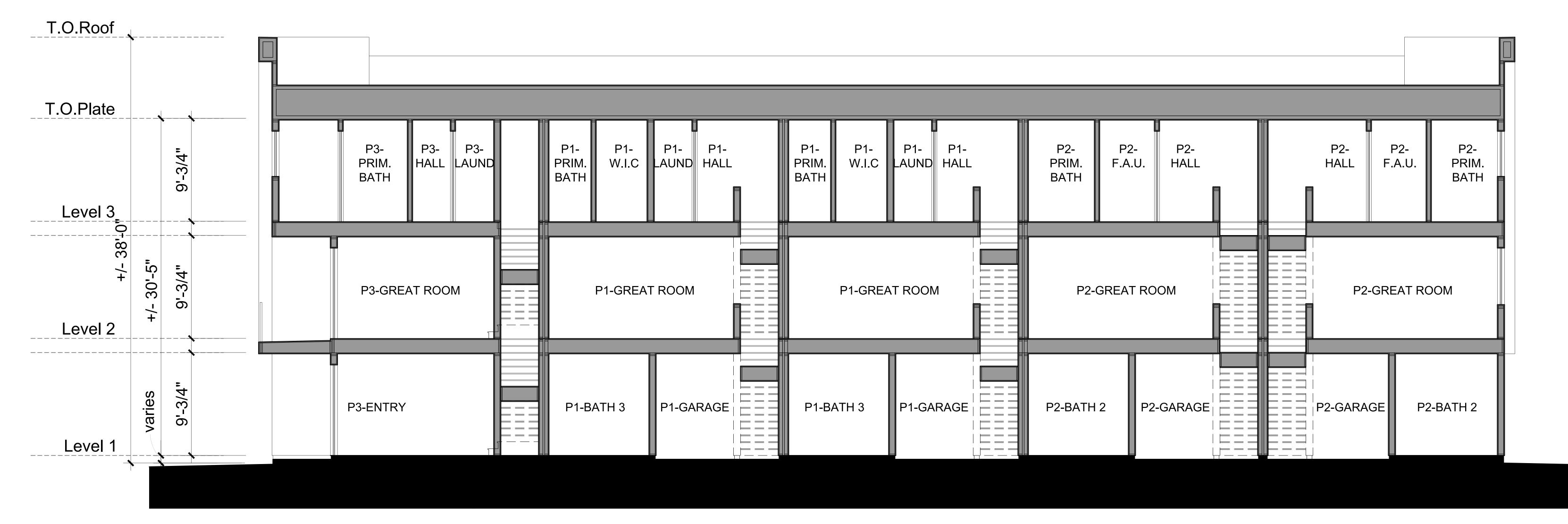








KEY PLAN



BUILDING SECTION 2 - STYLE 1

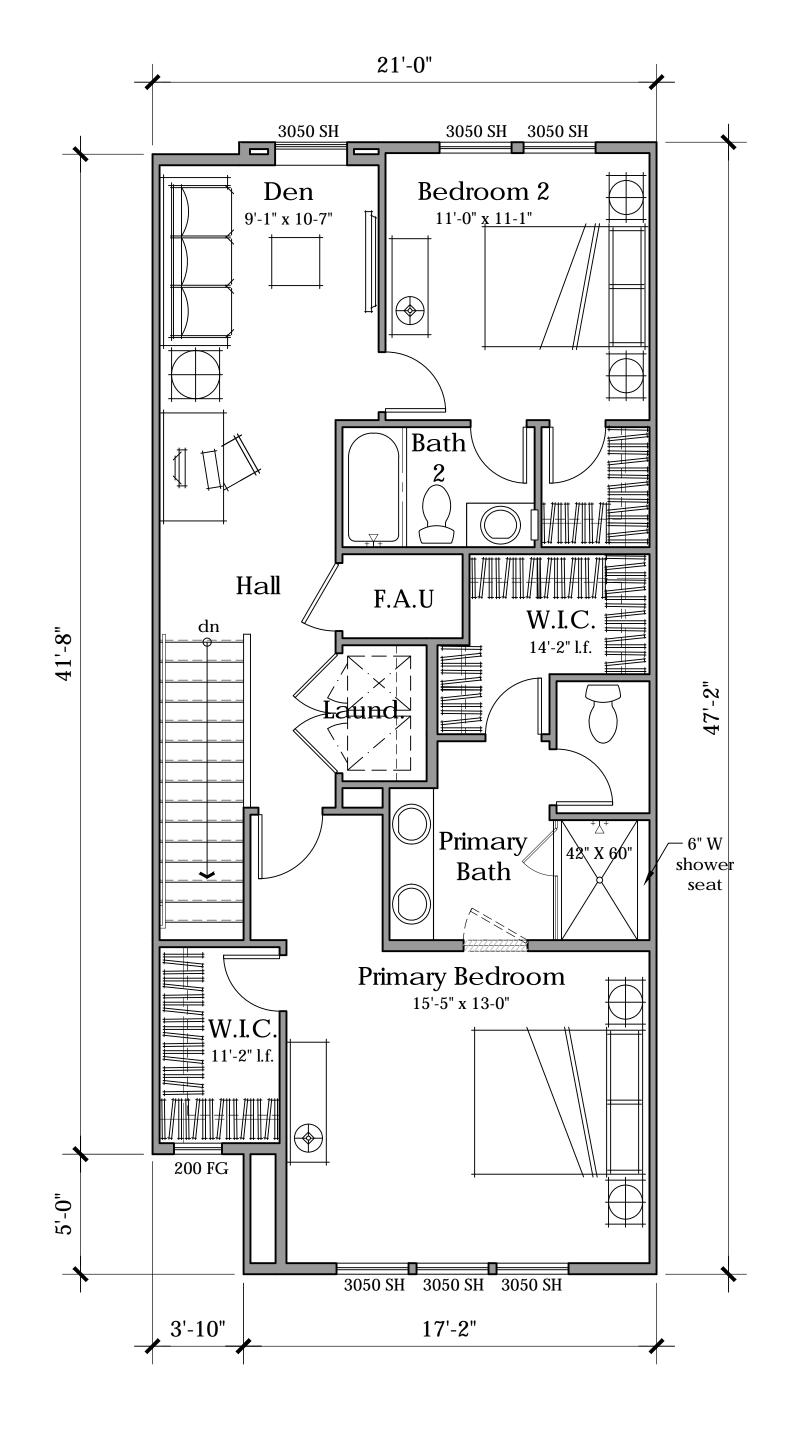


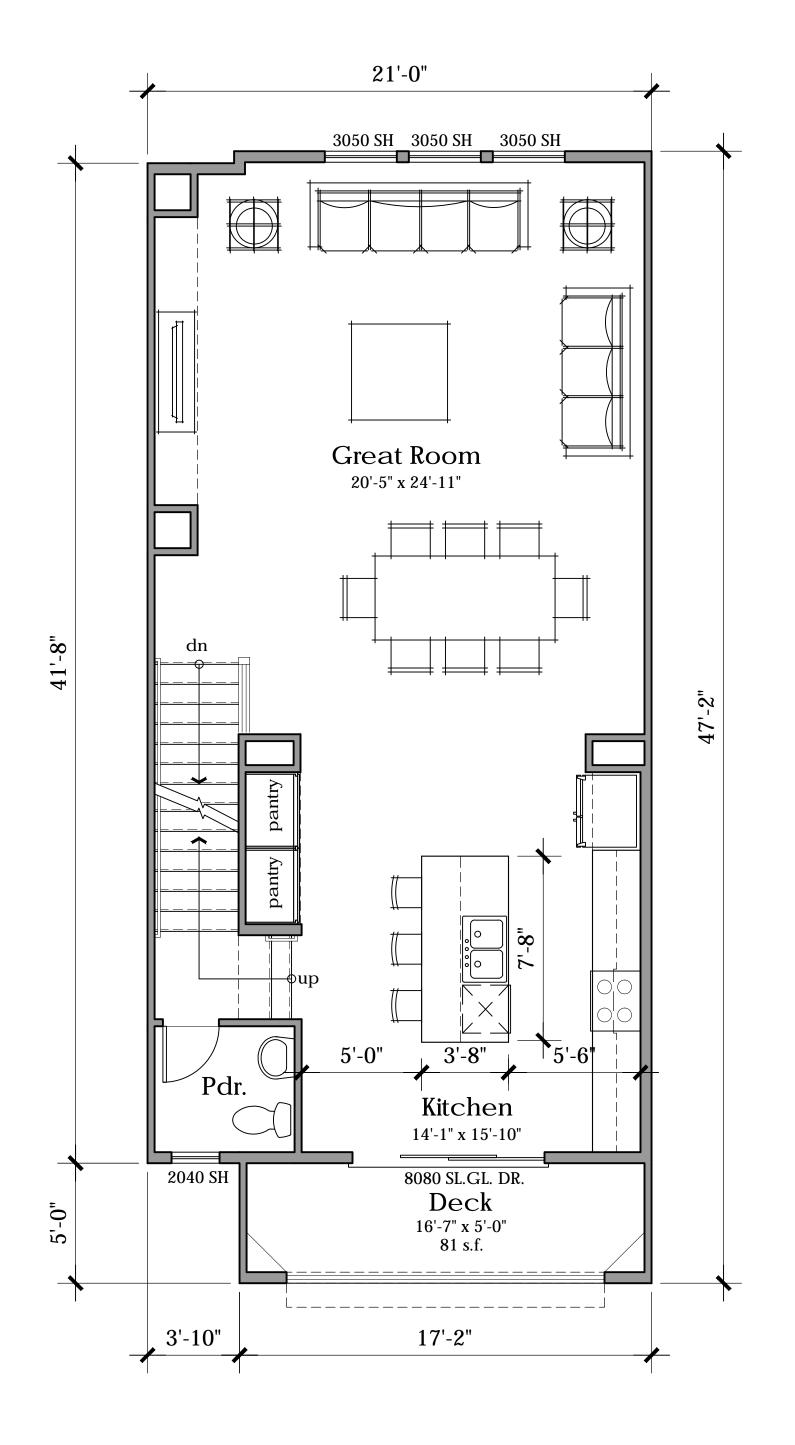


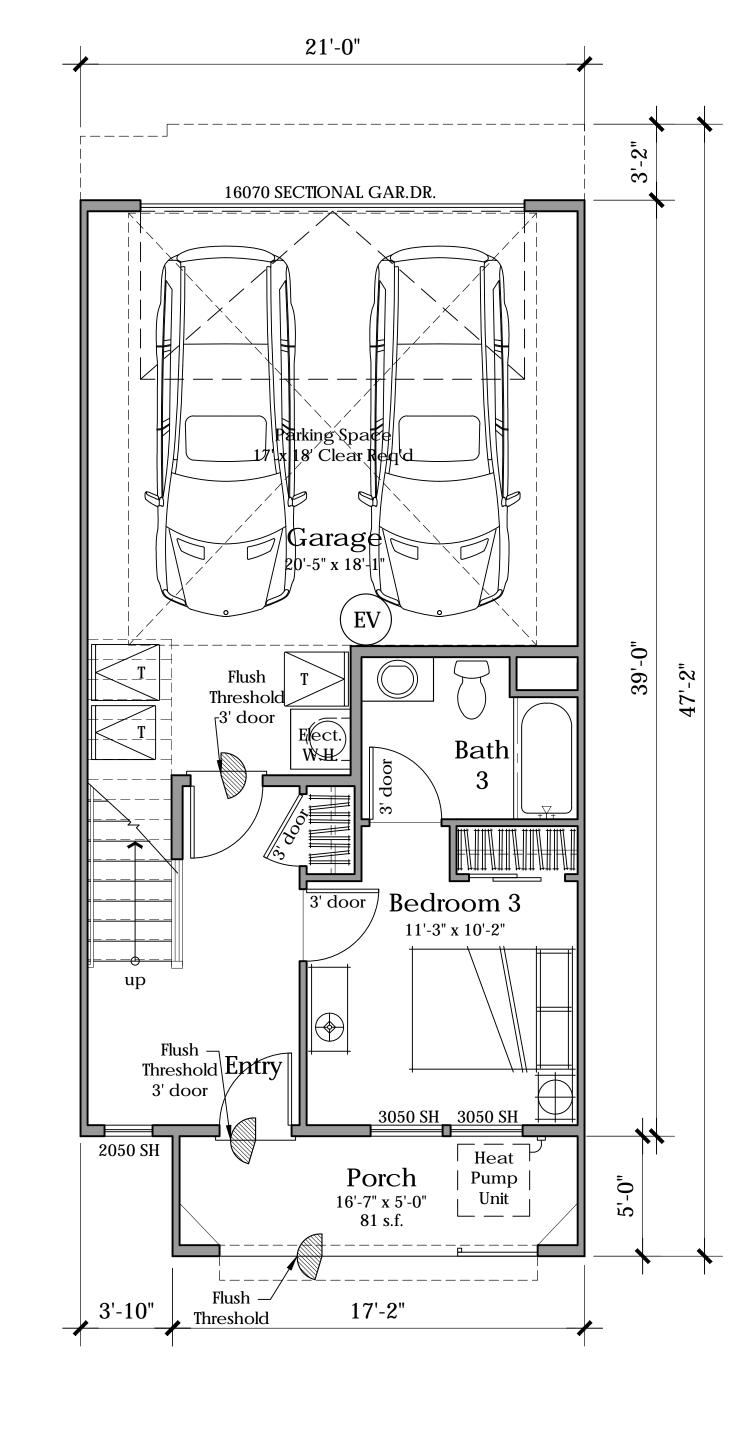












Third Floor 886 n.s.f.

Second Floor 838 n.s.f.

First Floor 354 n.s.f.

PLAN 1R - Floor Plan 3 Bedrooms + 1 Den 3.5 Baths 2,078 N.S.F. U.D.O-Visitable Parking -2 Car



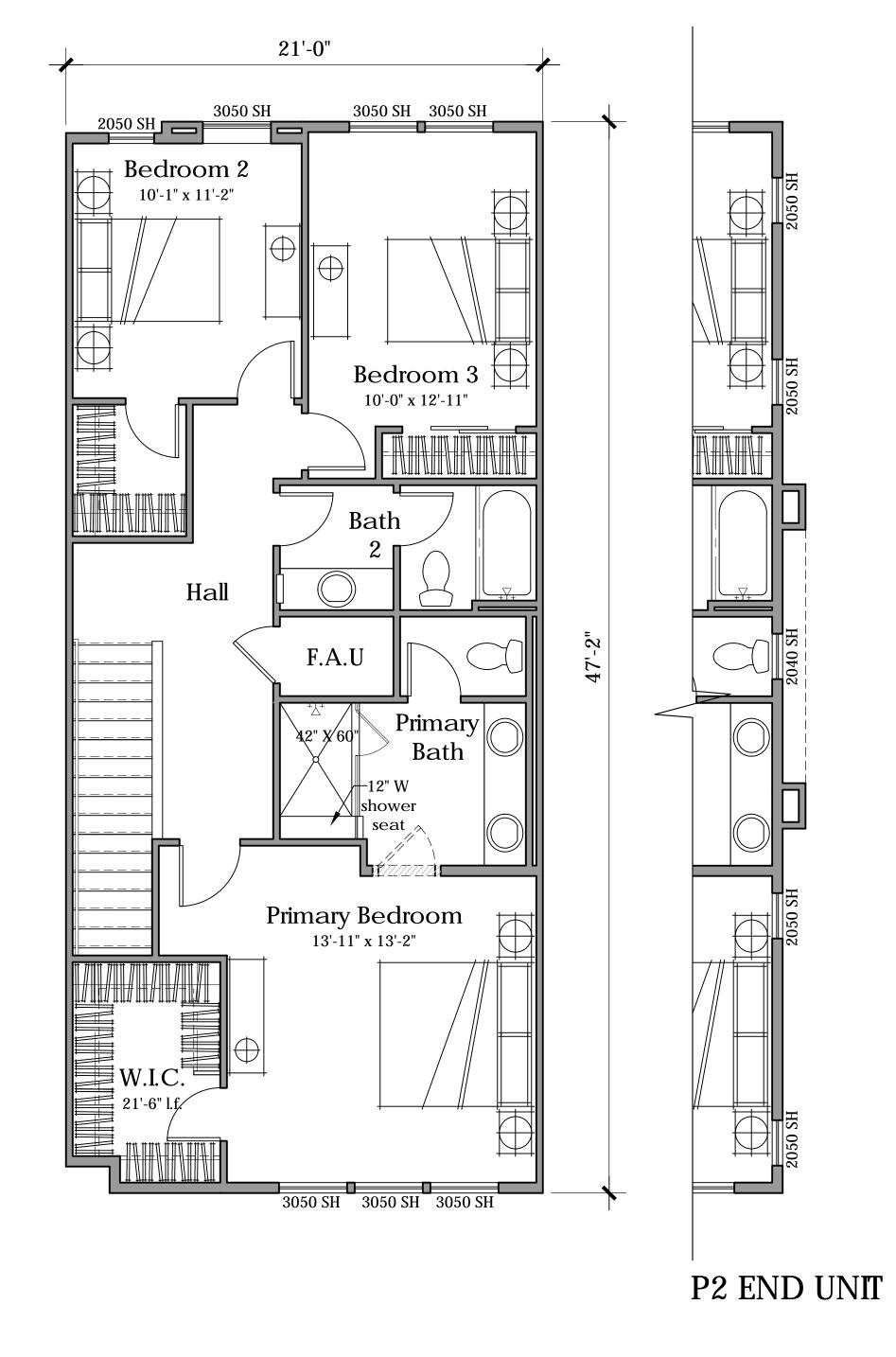


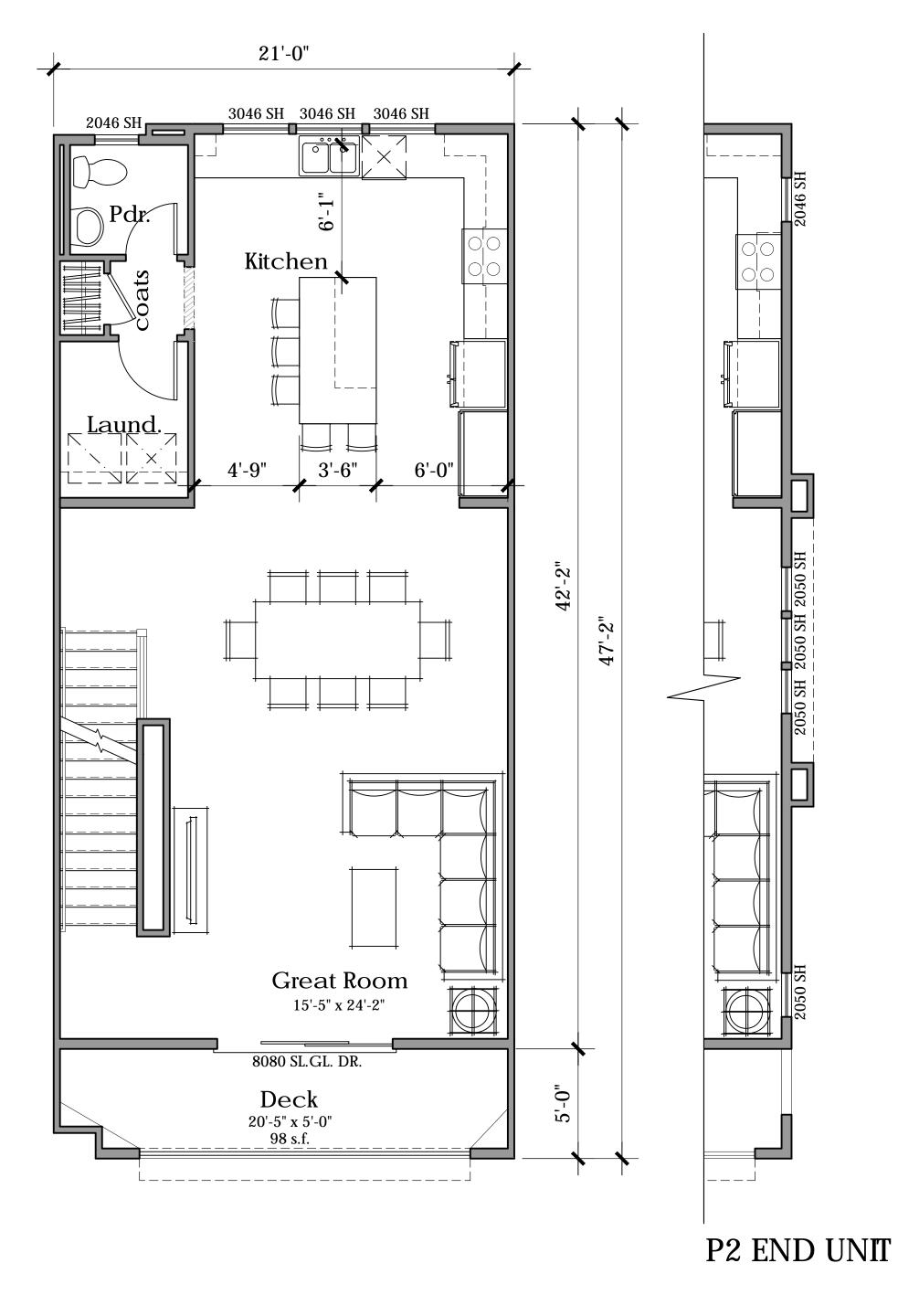


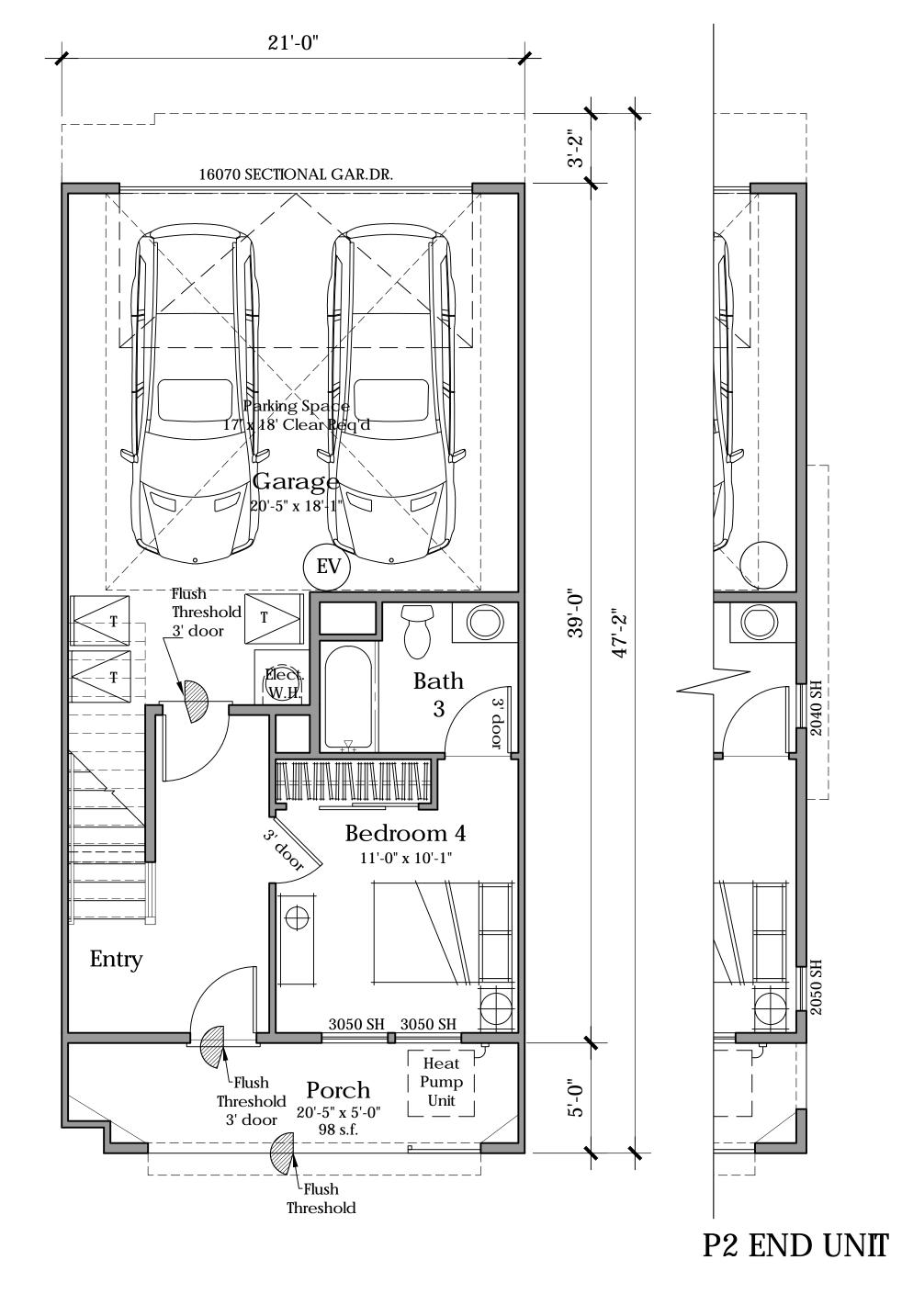












Third Floor 904 n.s.f.

Second Floor 839 n.s.f.

First Floor 351 n.s.f.

> PLAN 2R -Floor Plan 4 Bedrooms 3.5 Baths 2,094 N.S.F. U.D.O-Visitable Parking -2 Car



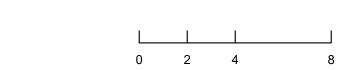


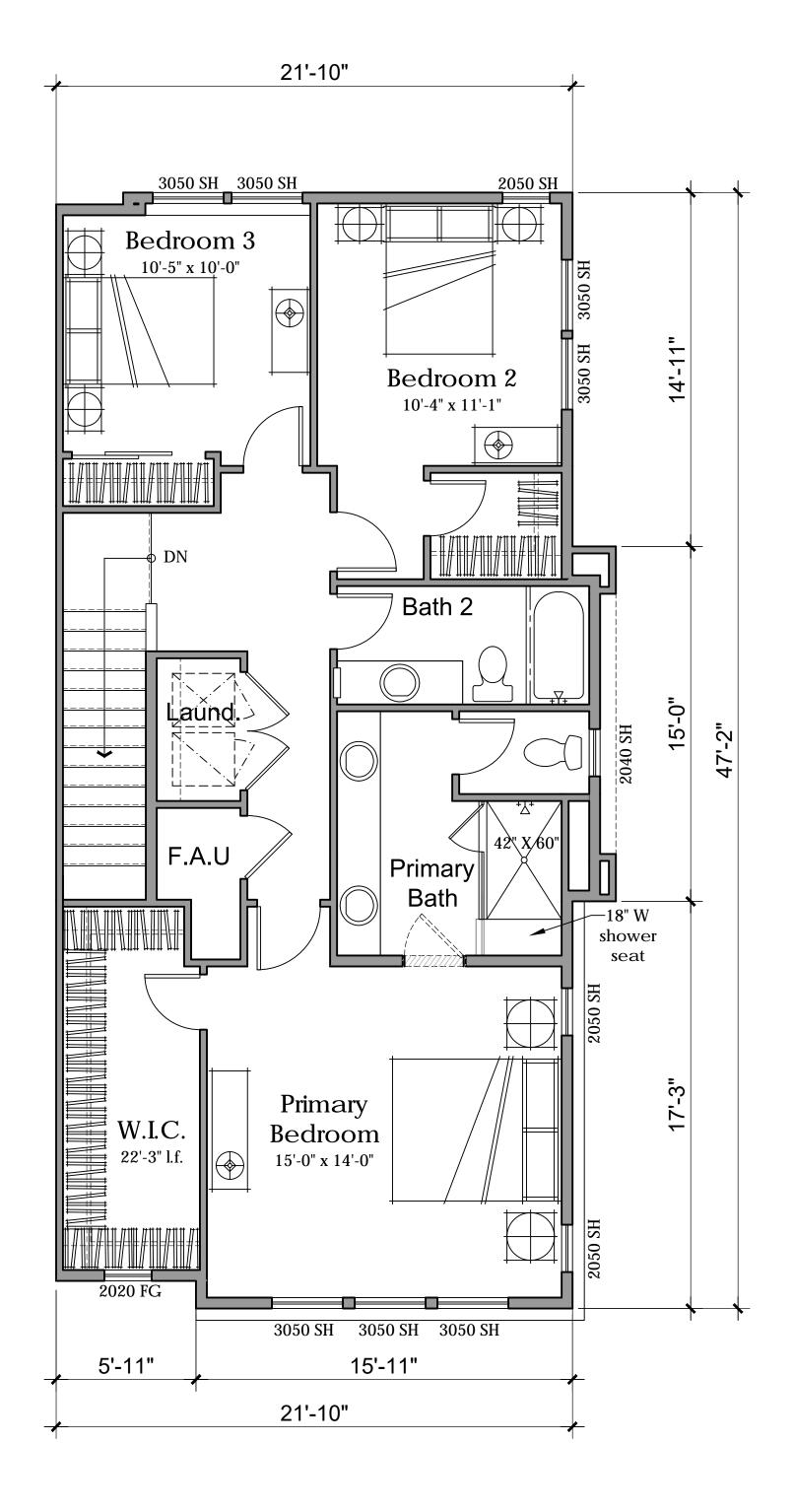


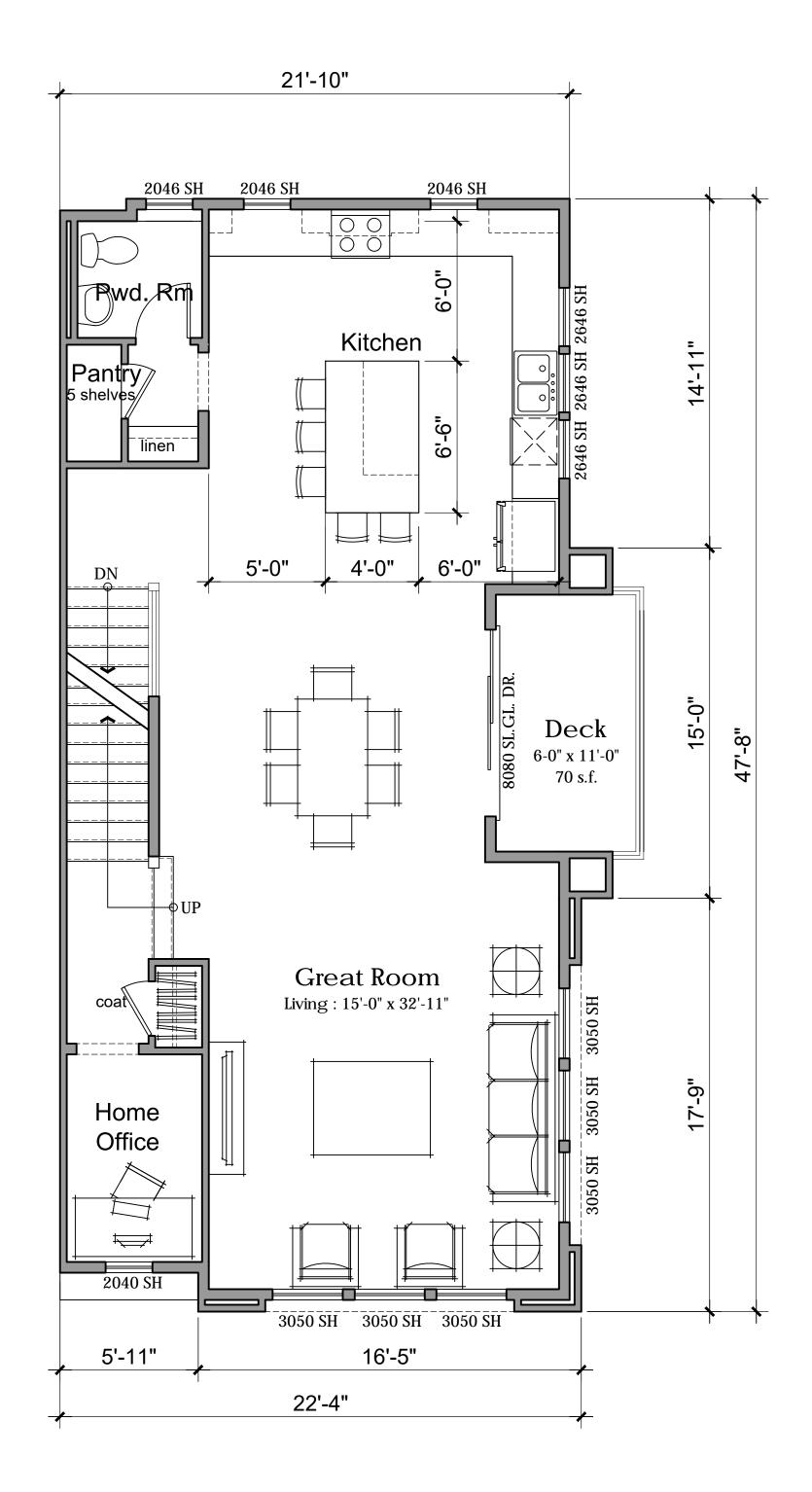


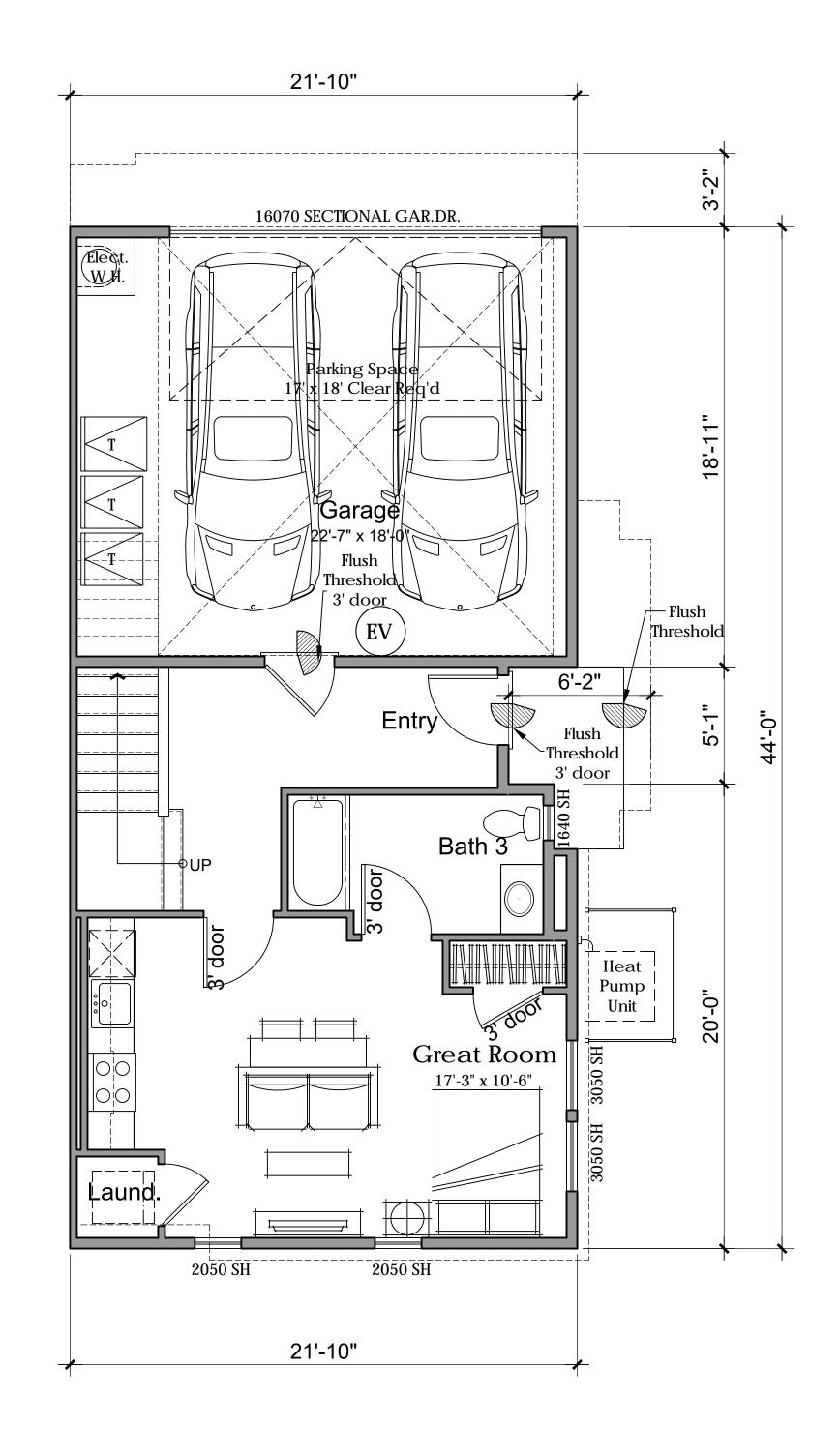












Third Floor 949 n.s.f.

Second Floor 927 n.s.f.

First Floor 504 n.s.f.

EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION

PLAN 3R - Floor Plan 4 Bedrooms 3.5 Baths 2,380 N.S.F. U.D.O-Universal Parking -2 Car

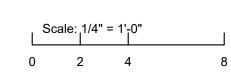


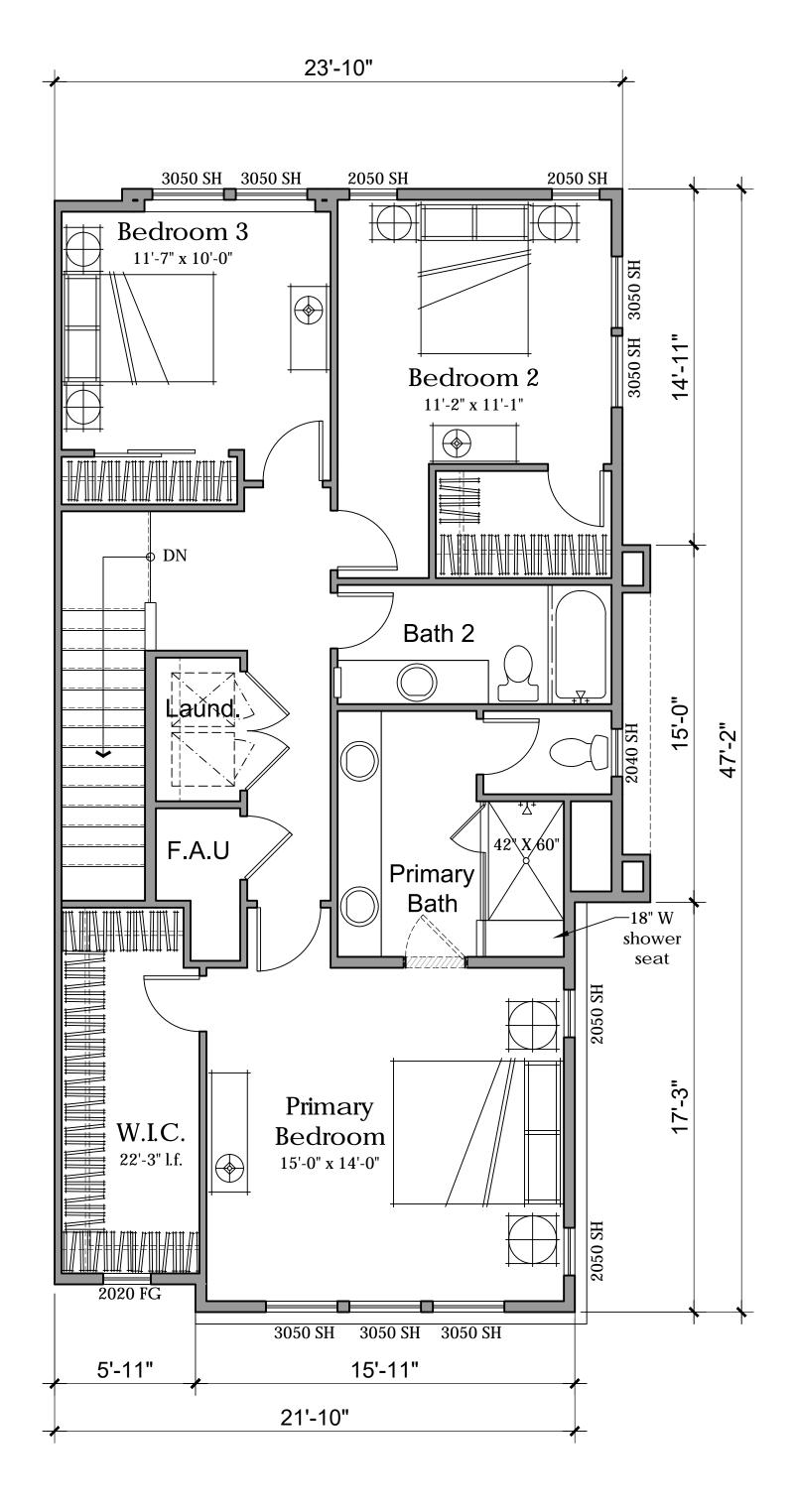


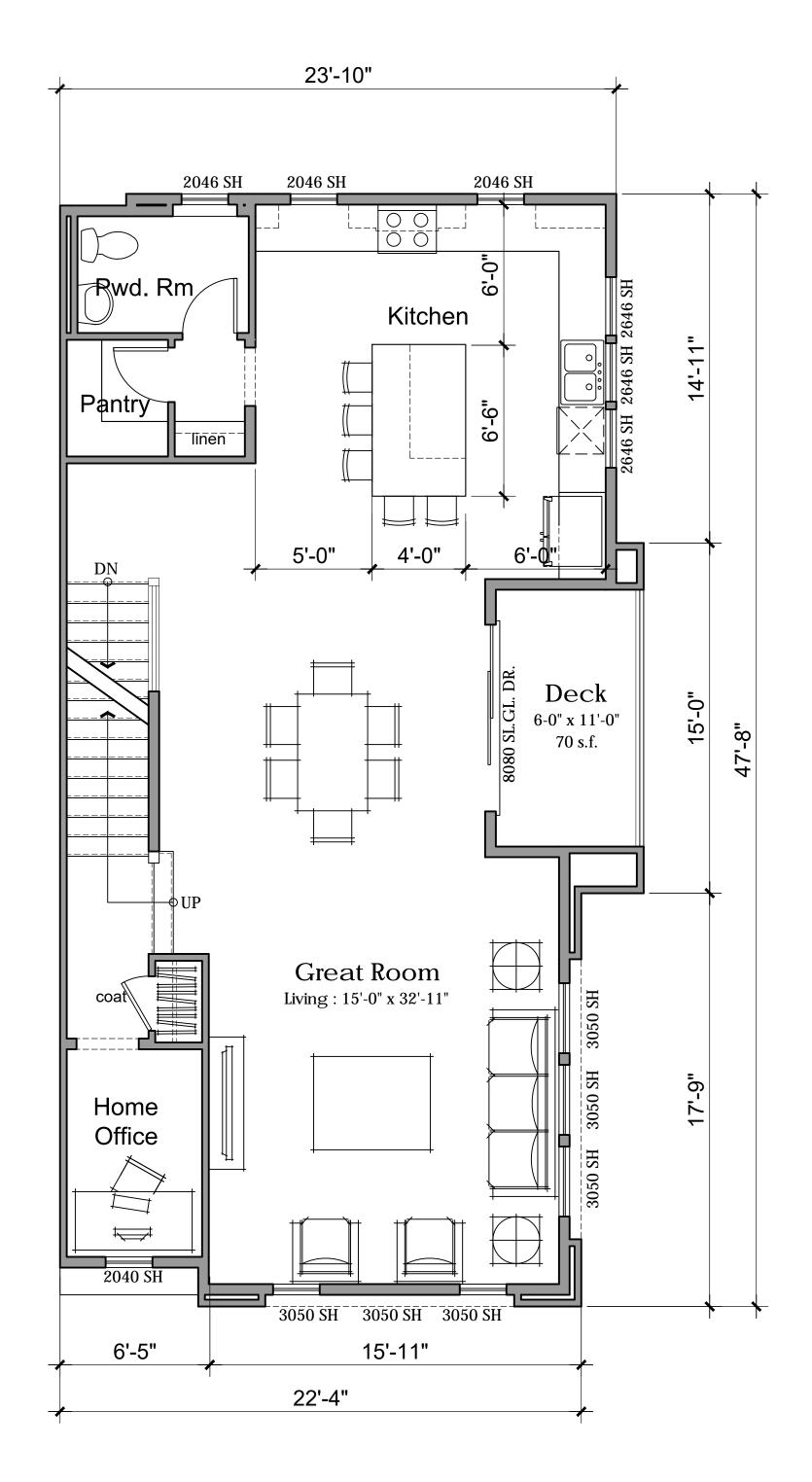


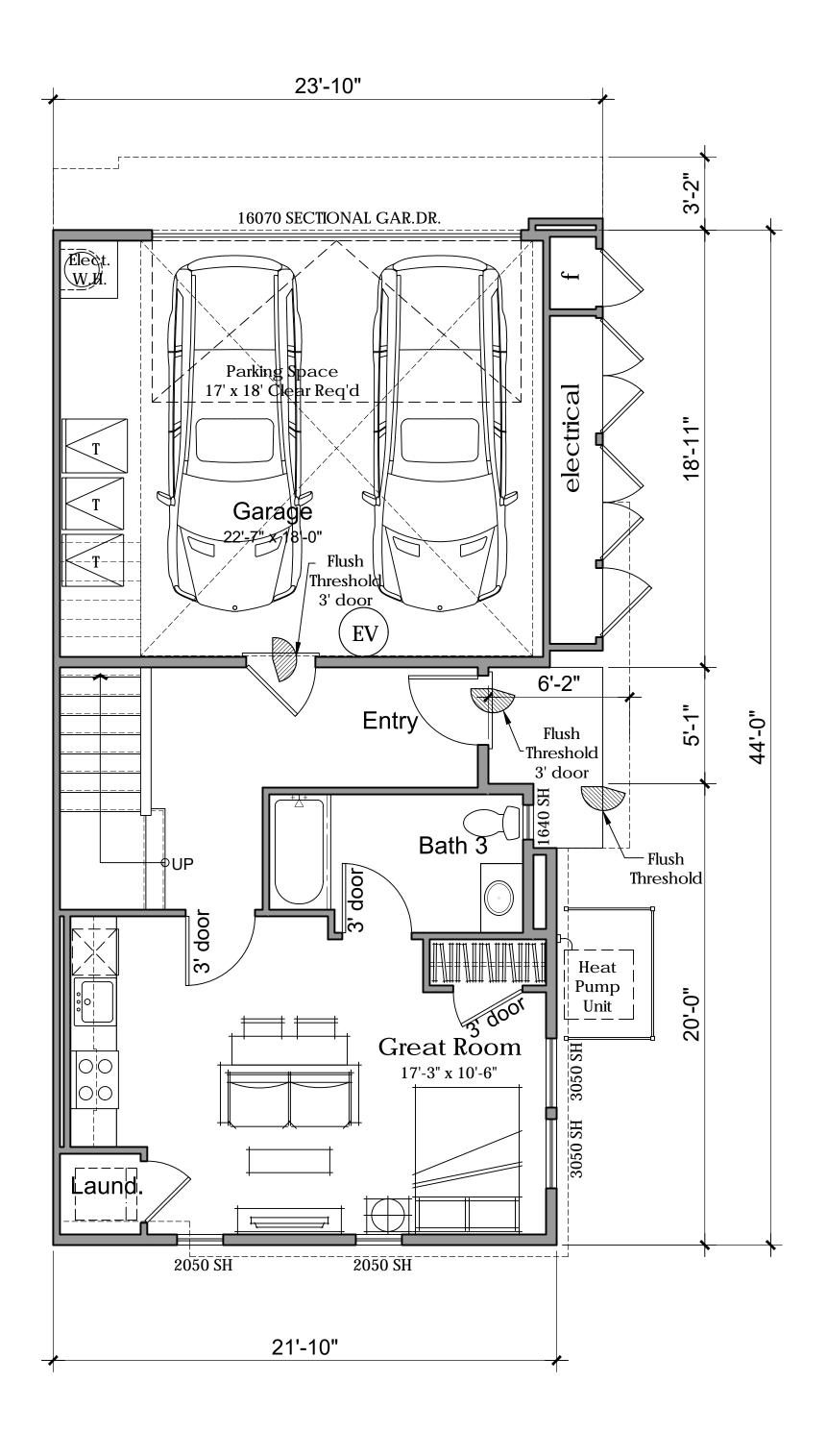












Third Floor 992 n.s.f.

EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION

Second Floor 958 n.s.f.

First Floor

504 n.s.f.

Floor Plan
4 Bedrooms
3.5 Baths
2,454 N.S.F.
U.D.O-Universal
Parking -2 Car

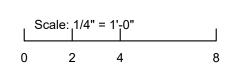
























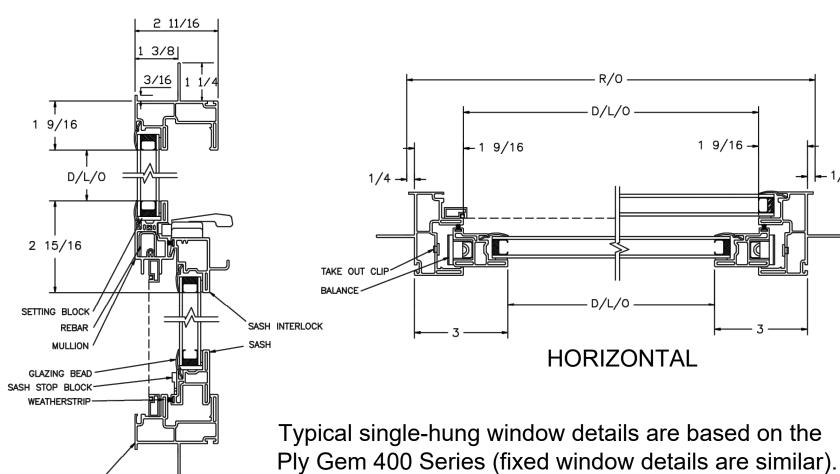




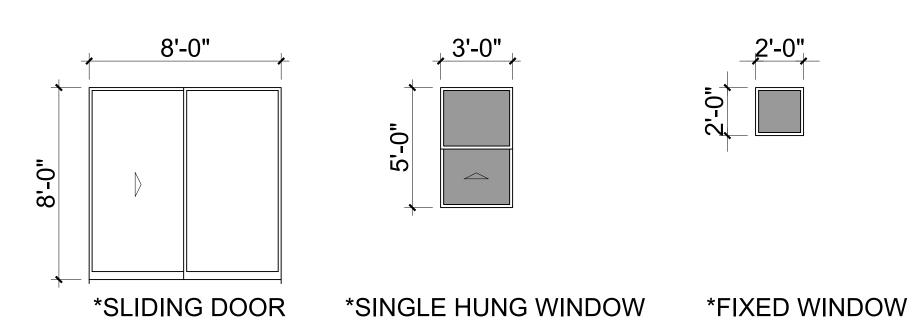








The actual manufacturer will be determined during the construction phase



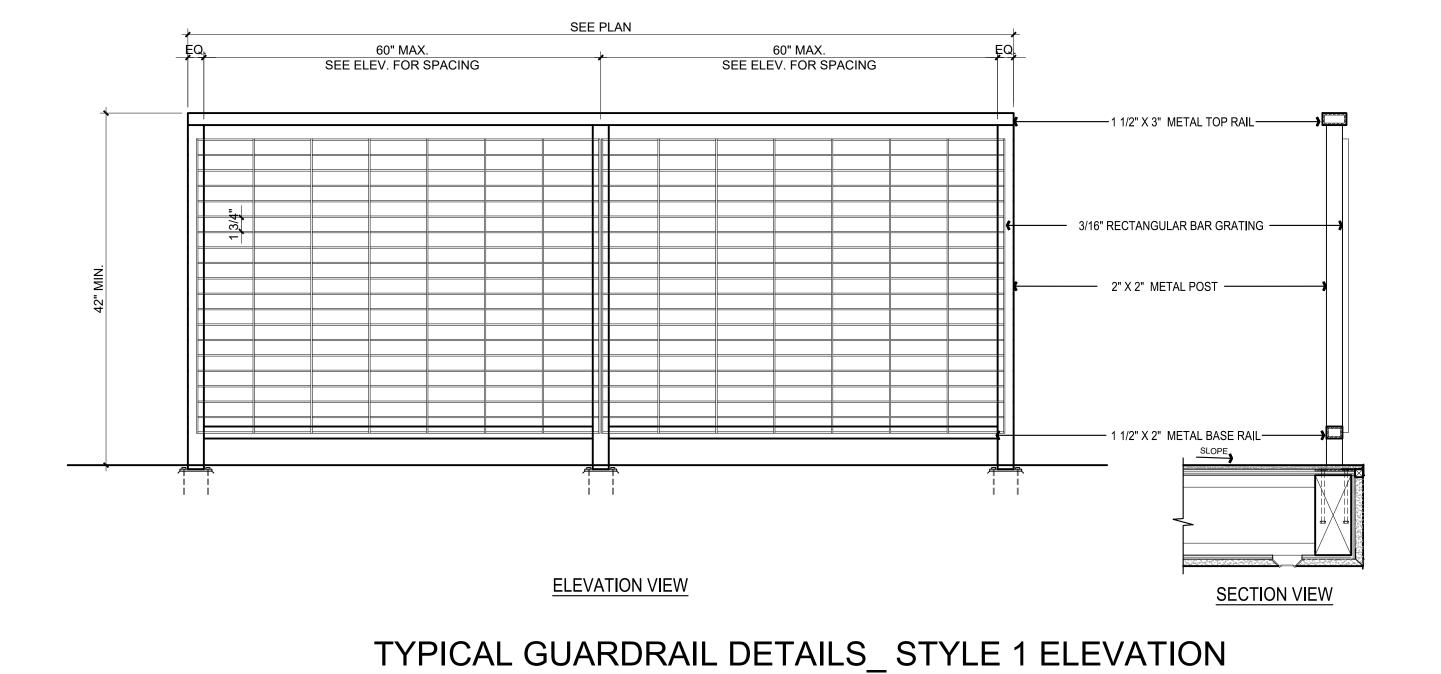
*WIDTH AND HEIGHT VARIES SEE UNIT PLANS AND ELEVATION

WINDOW PROFILES



VERTICAL

* WALL PACK LIGHT PROGRESS LIGHTING One-Light Wall Sconce W/HAL AC LED Model P5635-2030K9 or Equal

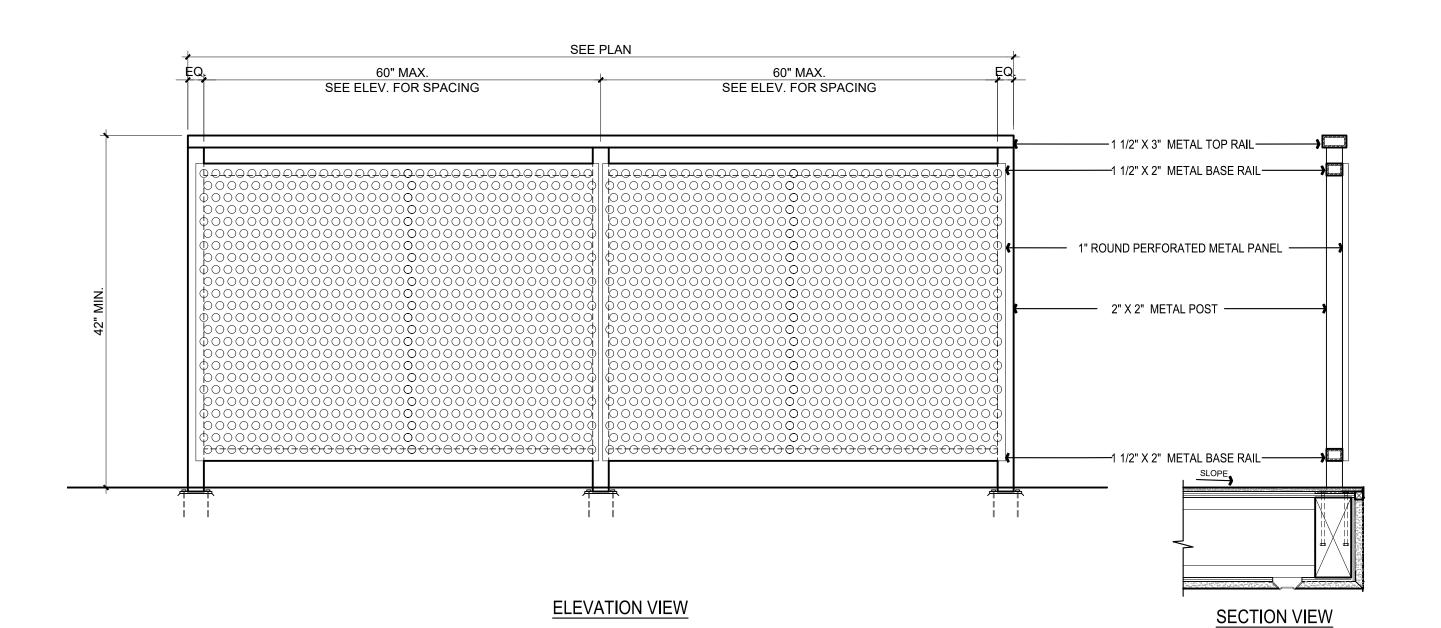




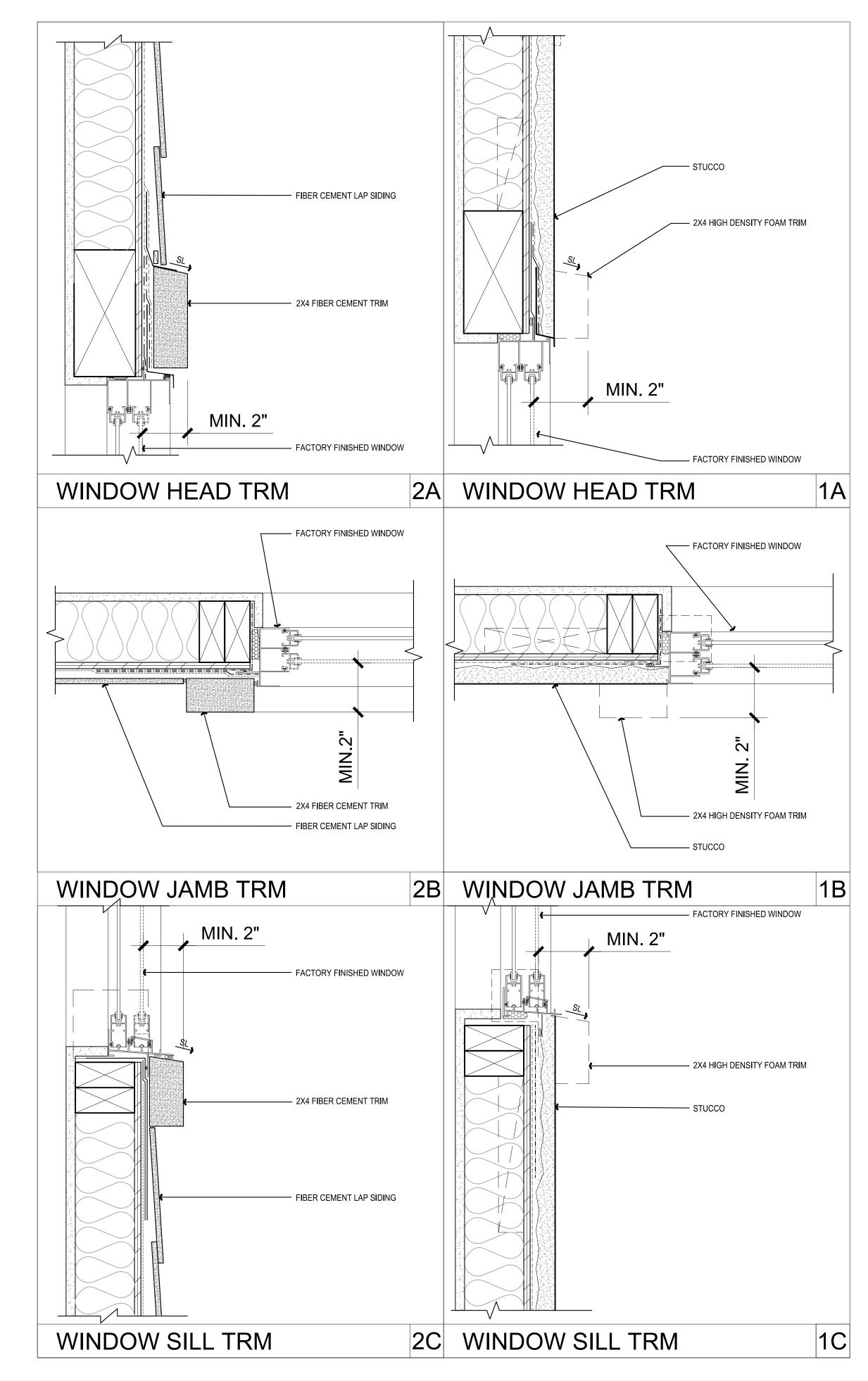
XLIGHT FIXTURE AT ENTRY PROGRESS LIGHTING 6" LED Outdoor Wall Cylinder P5641-31/30K or Equal

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

NOTE: The entry lights are located next to the entry door, and the wall pack lights are positioned above the garage door. Please refer to the building elevation sheets for the exact locations.



TYPICAL GUARDRAIL DETAILS_STYLE 2 ELEVATION





TYP. STUCCO WINDOW TRIM DETAILS



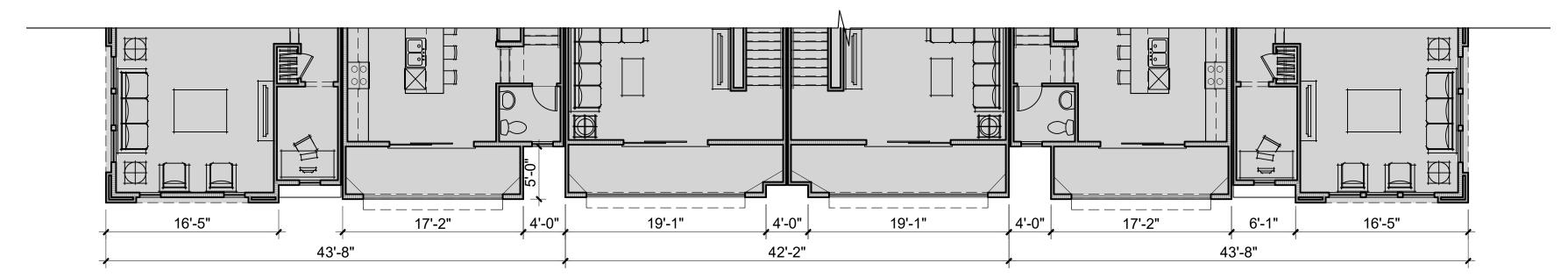








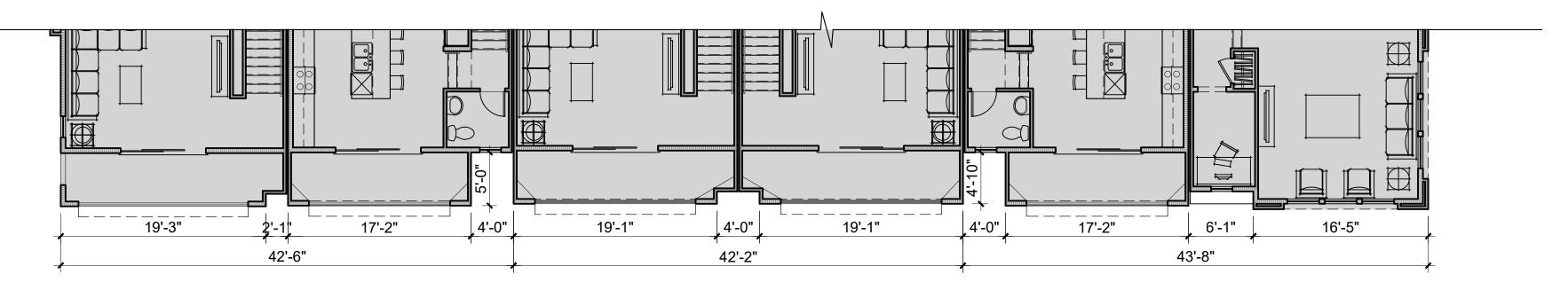
Typical Front Elevation - Style 1



Typical Partial Building Plan - Style 1



Typical Front Elevation - Style 2



Typical Partial Building Plan - Style 2



Standards- Building Mass and Articulation

2. For every 50 horizontal feet of wall, facades include at least one projection or recess at least four feet in depth, or two projections or recesses at leat two feet in depth. If located on a building with two or more stories, the articulated elements must be greater than one story in height.



PROJECT COMPLIANCE:

For every 50 horizontal feet of wall, facades include at least one projection or recess at least four feet in depth



Building modulation delineation



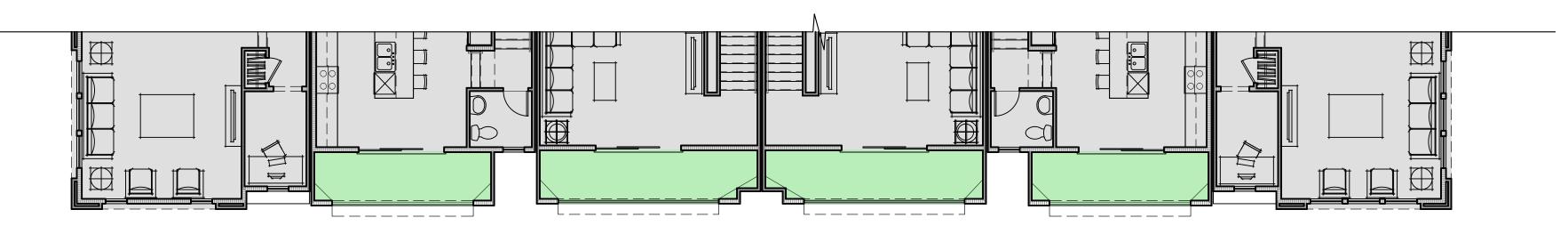








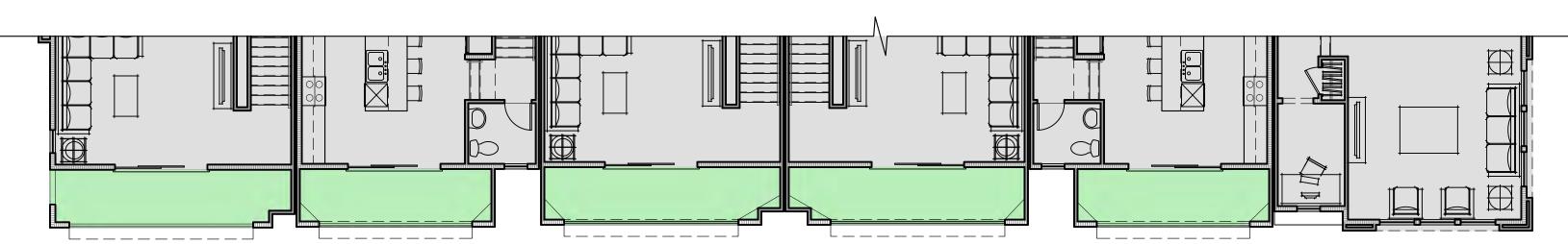
Typical Front Elevation - Style 1



Typical Partial Building Plan - Style 1



Typical Front Elevation - Style 2



Typical Partial Building Plan - Style 2

OBJECTIVE DESIGN REVIEW STANDARDS

Standards- Building Mass and Articulation

5.Individual unit balconies that are at least 60 square feet and a have a minimum horizontal dimension of 5 feet and are partially recessed (to at least 25% of each balcony's depth) from the exterior building walls adjacnet to the sides of the balconies



PROJECT COMPLIANCE:

Individual unit balconies that are at least 60 square feet and a have a minimum horizontal dimension of 5 feet and are partially recessed (to at least 25% of each balcony's depth) from the exterior building walls adjacnet to the sides of the balconies

Refer to unit plan sheets A2-4.0, A2-4.1, A2-4.2 & A2-4.3 for the size of balconies



Individual unit balcony





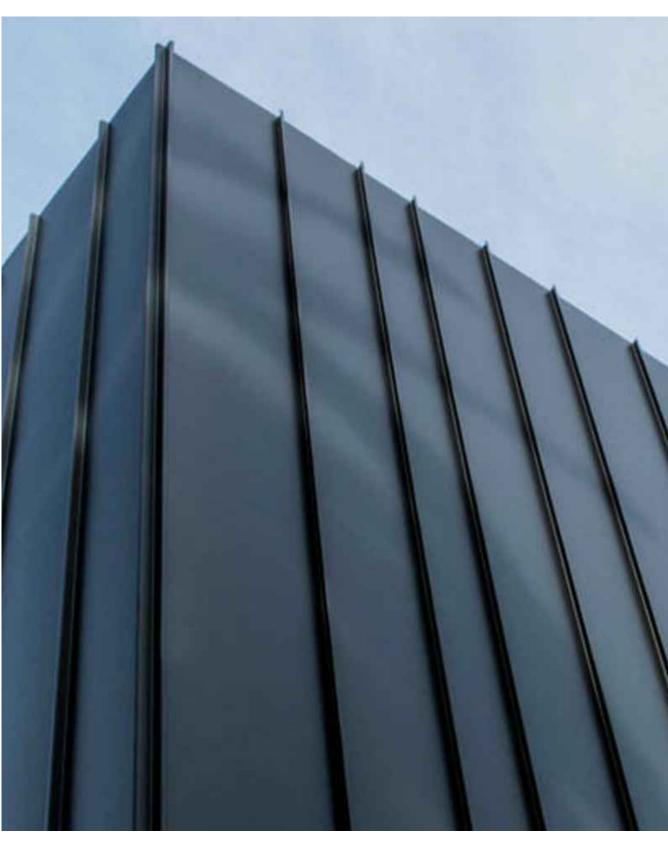




	STYLE 1	STYLE 2
STUCCO BODY 1 / TRIM 1		
STUCCO BODY 2 /	SW 9504 COLD FOAM	SW 7647 CRUSHED ICE
TRIM 2	SW 7746	
STUCCO BODY 3 /	RUSHING RIVER	
TRIM 3	SW 9154	
	PERLE NOIR	
FIBER CEMENT LAP SIDING/ PANEL /TRIM 5		
	SW 7026 GRIFFIN	SW 2819 DOWNING SLATE
FIBER CEMENT LAP SIDING/TRIM 6		
NACTAL DAILING	SW 6039 POISED TAUPE	SW 7020 BLACK FOX
METAL RAILING		0)4/ 7000
FIBER GLASS	SW 7662 EVENING SHADOW	SW 7662 EVENING SHADOW
ENTRY DOOR 1		SW 6179
STANDING SEAM METAL	SW 6229 TEMPE STAR	ARTICHOKE
WALL PANEL / ROOF		ZINC METALLIC
GARAGE DOOR 1		
	SW 9163	SW 7670
GARAGE DOOR 2	TIN LIZZIE	GRAY SHINGLE







STANDING SEAM WALL PANEL



SAND FINISH STUCCO (SEE ELEVATIONS FOR COLORS)

MANUFACTURER

3. ENTRY DOOR - THERMA-TRU OR EQUAL

1. PAINT - SHERWIN WILLIAMS OR EQUAL

4. GARAGE DOOR - CLOPAY OR EQUAL

2. ROOF - CERTAINTEED OR EQUAL

- 5. STANDING SEAM METAL PANEL WESTERN
- STATES METAL ROOFING OR EQUAL

 6. FIBER CEMENT SIDING HARDIE OR EQUAL









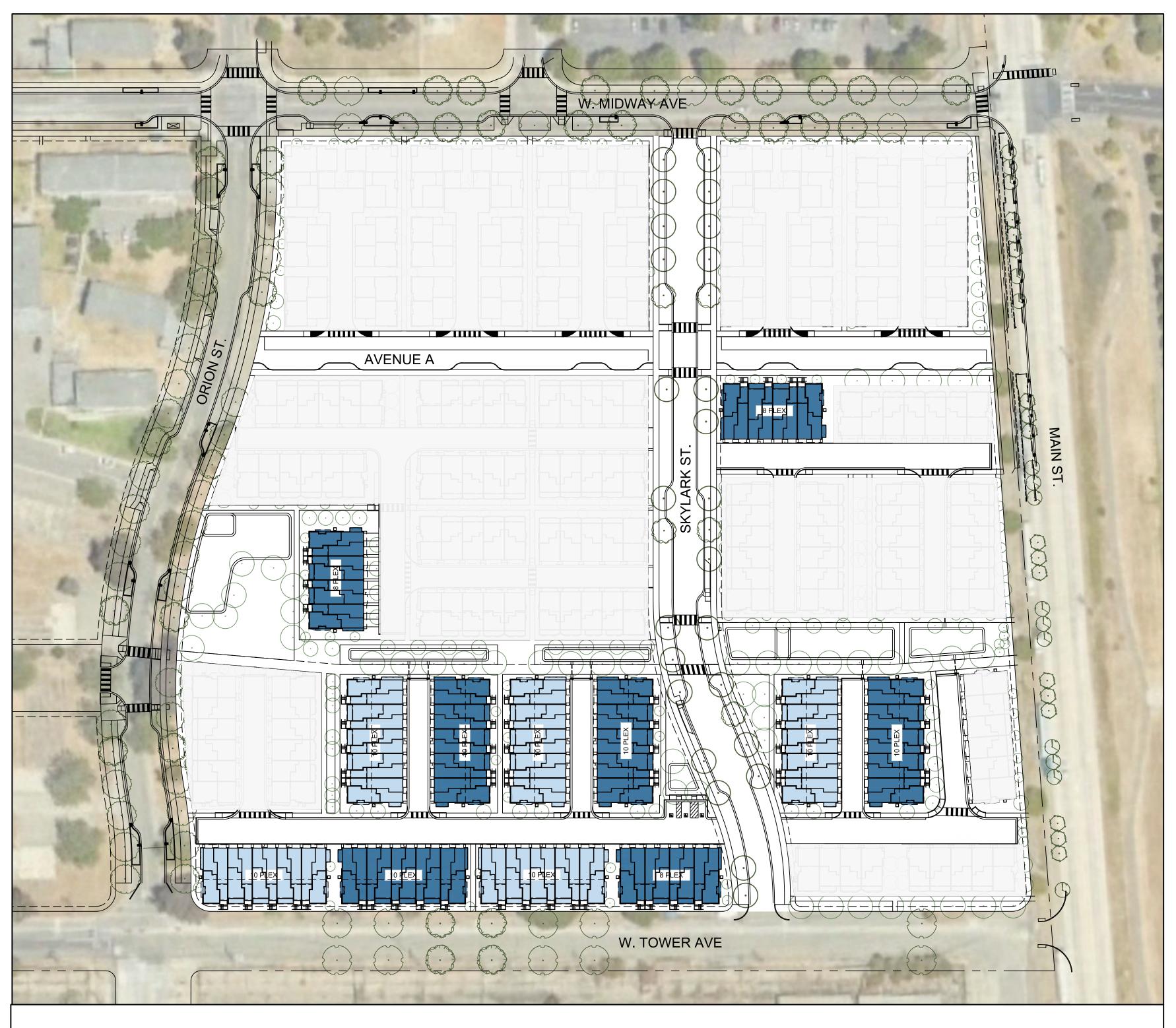
SW 9604

TEA LEAF



4 STORY CONDOMINIUM

WEST MIDWAY, ALAMEDA CA



LEGEND

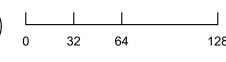


4 STORY CONDOMINIUM - STYLE 1



4 STORY CONDOMINIUM - STYLE 2





NOTES:

- 1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
- 2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way.
- 3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

PROJECT DATA

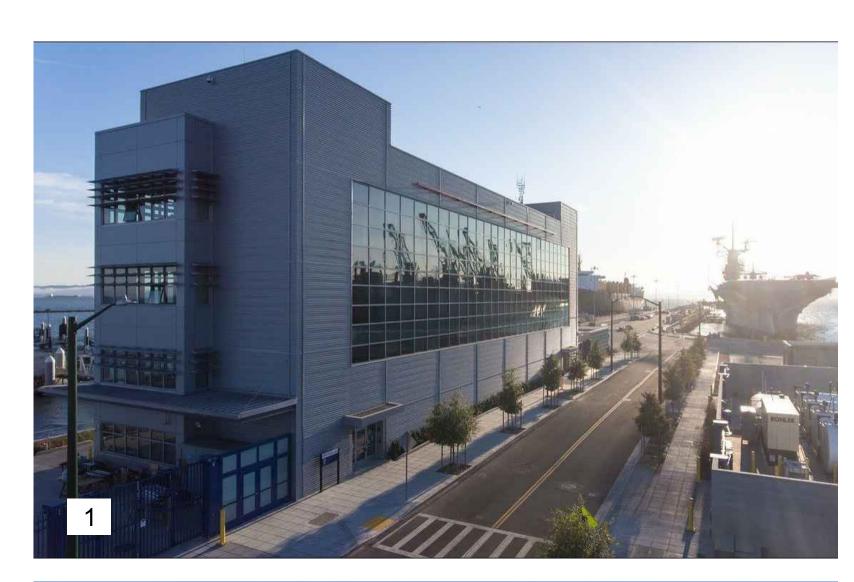
	Unit Name	Description	Garage	Approx. Net SF*	Total DU	%	Total Net SF
	Plan 1	3bd / 3ba	Single	1,566 SF	33 DU	29%	51,678 SF
Plan 2 4 Story Condominium Plan 3 Plan 3_ALT Plan 4	Plan 2	4bd / 3ba	Tandem	2,186 SF	33 DU	29%	72,138 SF
	Plan 3	3bd / 3ba	Single	1,561 SF	12 DU	10.5%	18,732 SF
	Plan 3_ALT	3bd / 3ba	Single	1,561 SF	12 DU	10.5%	18,732 SF
	Plan 4	4bd / 3ba	Tandem	2,412 SF	24 DU	21%	57,888 SF
Total					114 DU	100%	219,168 SF
Average	e		•	1,923 SF			







^{*}Measured to the interior stud of the wall excluding covered garages, covered decks, utility cabinets and porches.



















- A. ALAMEDA POINT BUILDINGS

 VERTICAL OR HORIZONTAL SIDING (1, 2, 3, 4)
- B. SAW TOOTH ROOF BUILDINGS (3, 5, 8, 10,)
- C. MODERN USE OF BOARD AND BATTEN SIDING (3, 5, 6, 8, 10,)
- D. ALAMEDA POINT BUILDINGS SIMPLE, RECTANGULAR BUILDING MASSING (7, 9)









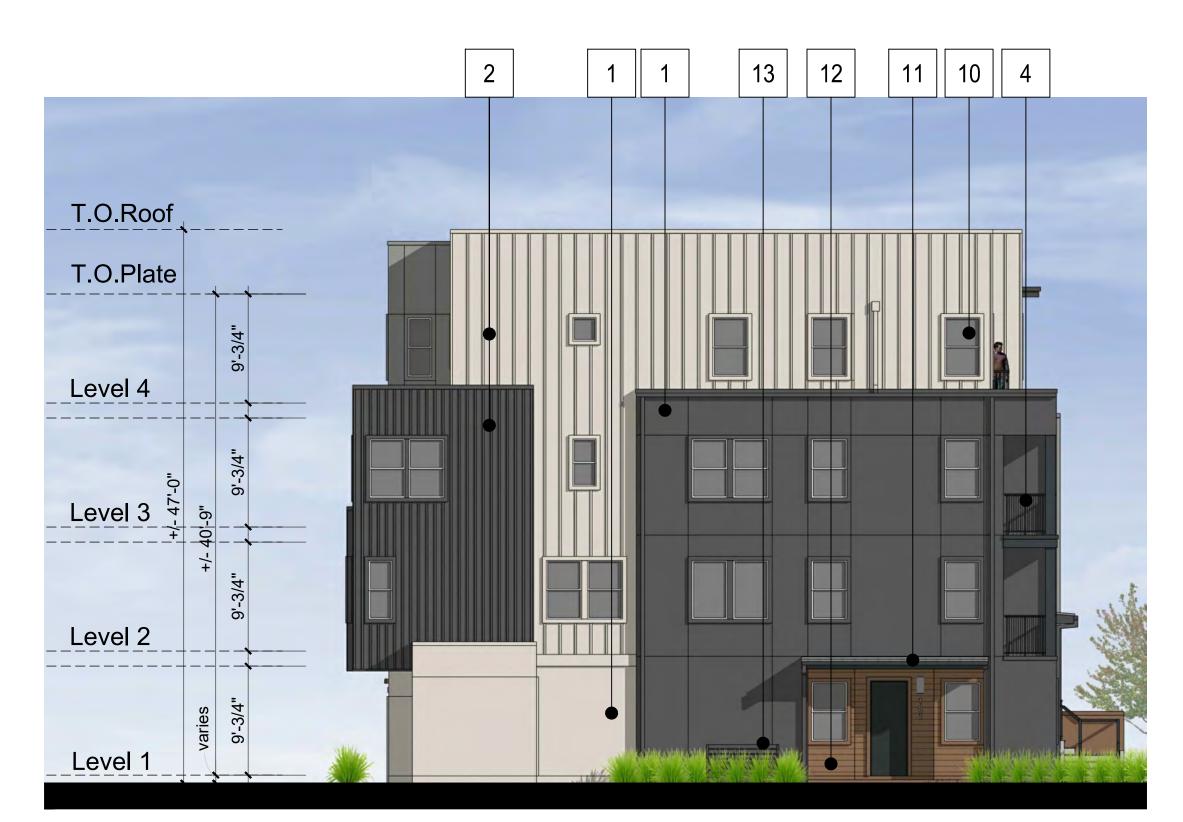




- Stucco
- Fiber cement board and batten siding
- Fiber cement panel
- Metal railing
- Metal garage door
- Standing seam metal roof
- Light fixture
- Unit address
- Entry door
- Vinyl window
- Metal Canopy
- 12. Fiber cement lap siding13. Heat Pump Unit Screen



KEY MAP



LEFT ELEVATION



FRONT LEFT PERSPECTIVE



FRONT ELEVATION









- Stucco
- Fiber cement board and batten siding
- Fiber cement panel
- Metal railing
- Metal garage door
- Standing seam metal roof
- Light fixture
- Unit address
- Entry door
- Vinyl window
- Metal Canopy
- 12. Fiber cement lap siding13. Heat Pump Unit Screen



KEY MAP



RIGHT ELEVATION



REAR RIGHT PERSPECTIVE



REAR ELEVATION









- Stucco
- Fiber cement board and batten siding
- Fiber cement panel
- Metal railing
- Metal garage door
- Standing seam metal roof
- Light fixture
- Unit address
- Entry door
- Vinyl window
- Metal Canopy
- 12. Fiber cement lap siding13. Heat Pump Unit Screen



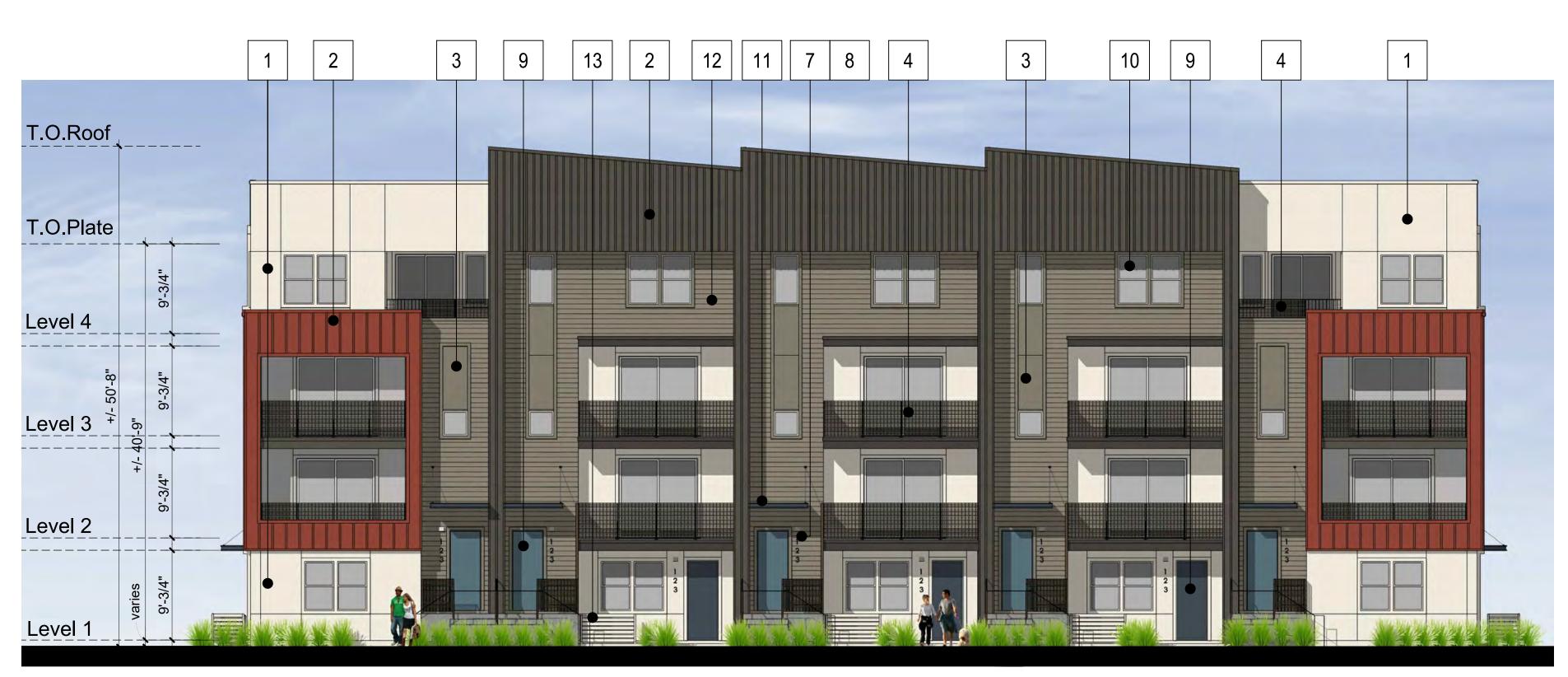
KEY MAP



LEFT ELEVATION



FRONT LEFT PERSPECTIVE



FRONT ELEVATION









- 1. Stucco
- 2. Fiber cement board and batten siding
- 3. Fiber cement panel
- 4. Metal railing
- 5. Metal garage door
- 6. Standing seam metal roof
- 7. Light fixture
- 8. Unit address
- 9. Entry door
- 10. Vinyl window
- 11. Metal Canopy
- 12. Fiber cement lap siding
- 13. Heat Pump Unit Screen



KEY MAP



RIGHT ELEVATION



REAR RIGHT PERSPECTIVE



REAR ELEVATION









- Stucco
- Fiber cement board and batten siding
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KEY MAP



LEFT ELEVATION



FRONT LEFT PERSPECTIVE



FRONT ELEVATION









- Stucco
- Fiber cement board and batten siding
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- Metal railing
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- Light fixture
- Unit address
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KEY MAP



RIGHT ELEVATION



REAR RIGHT PERSPECTIVE



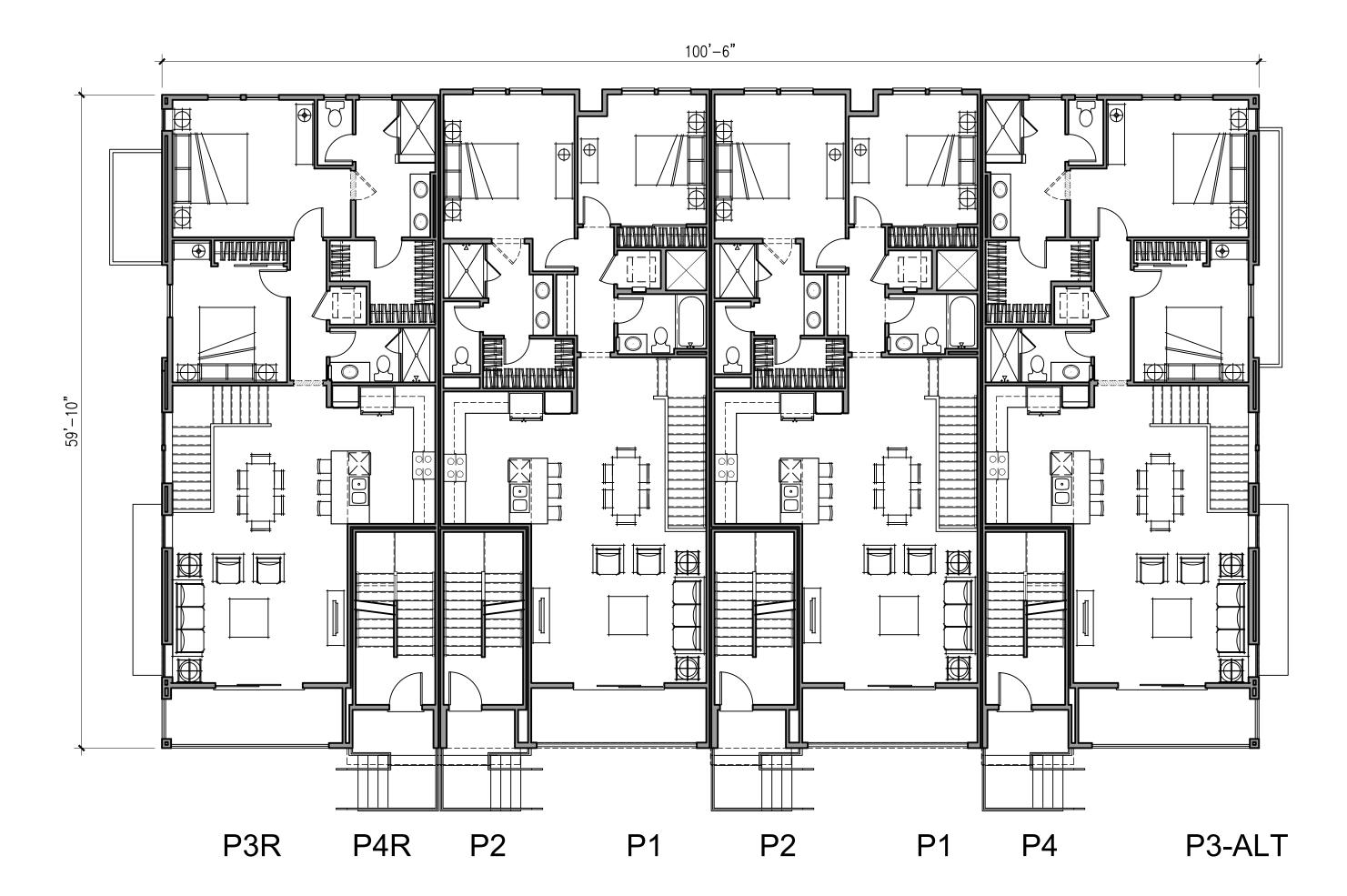
REAR ELEVATION



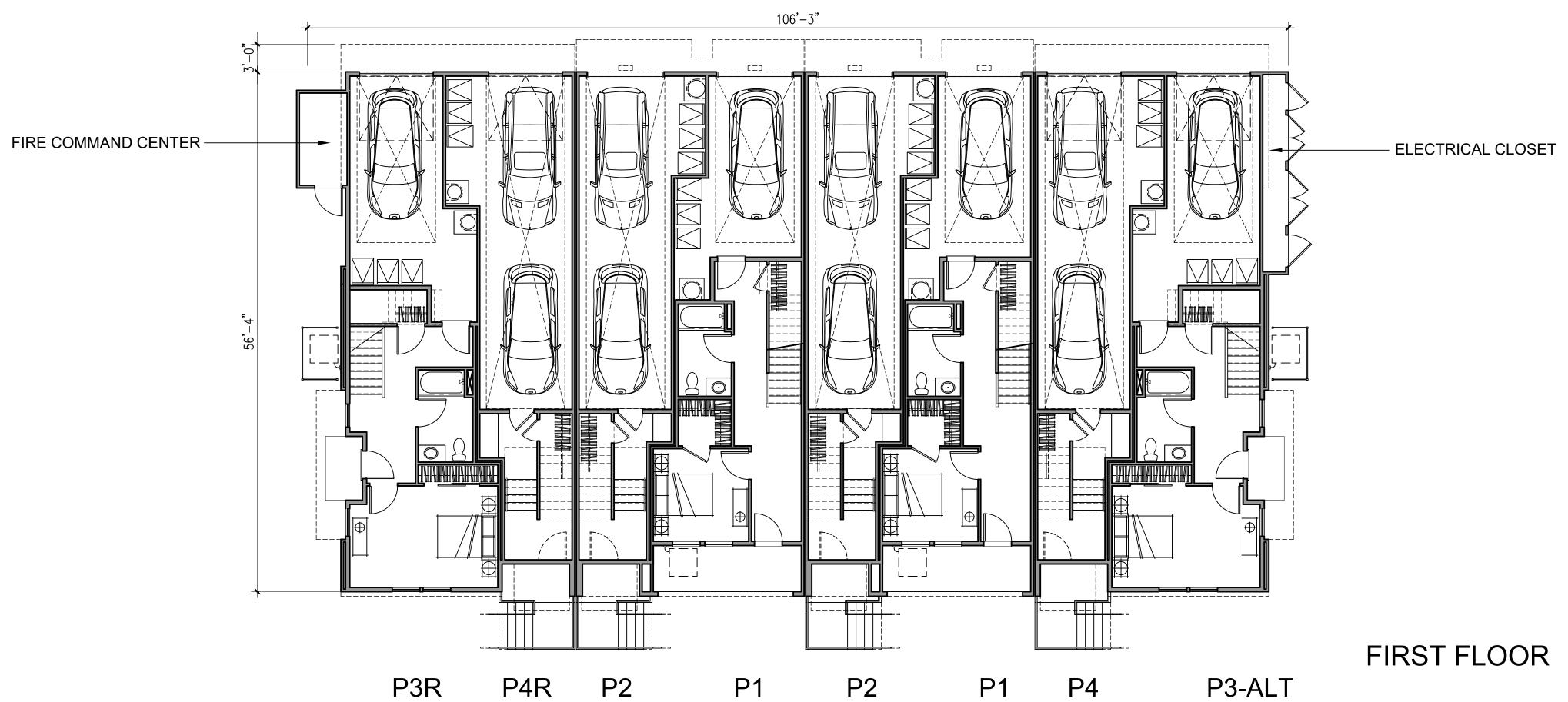












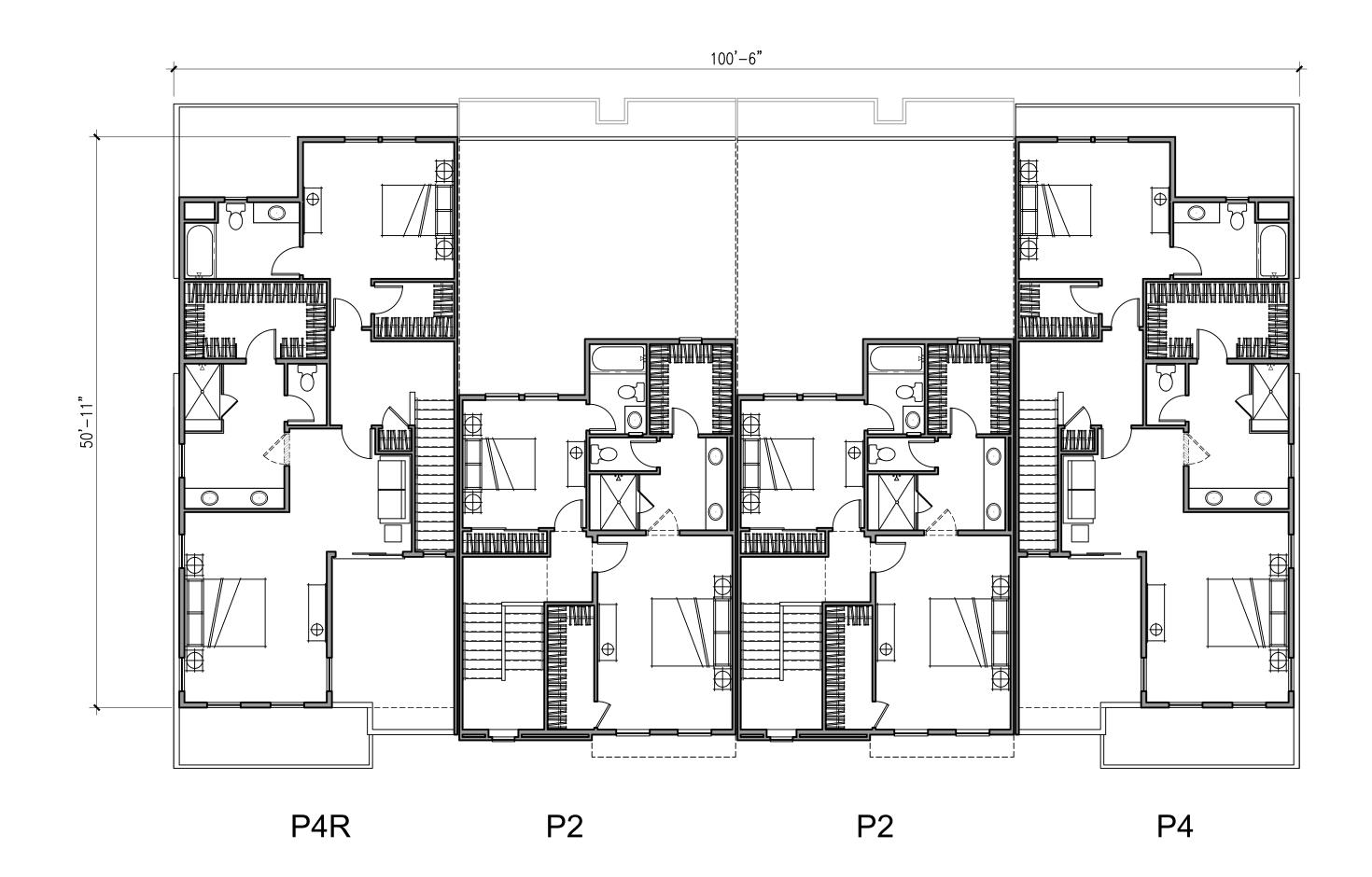




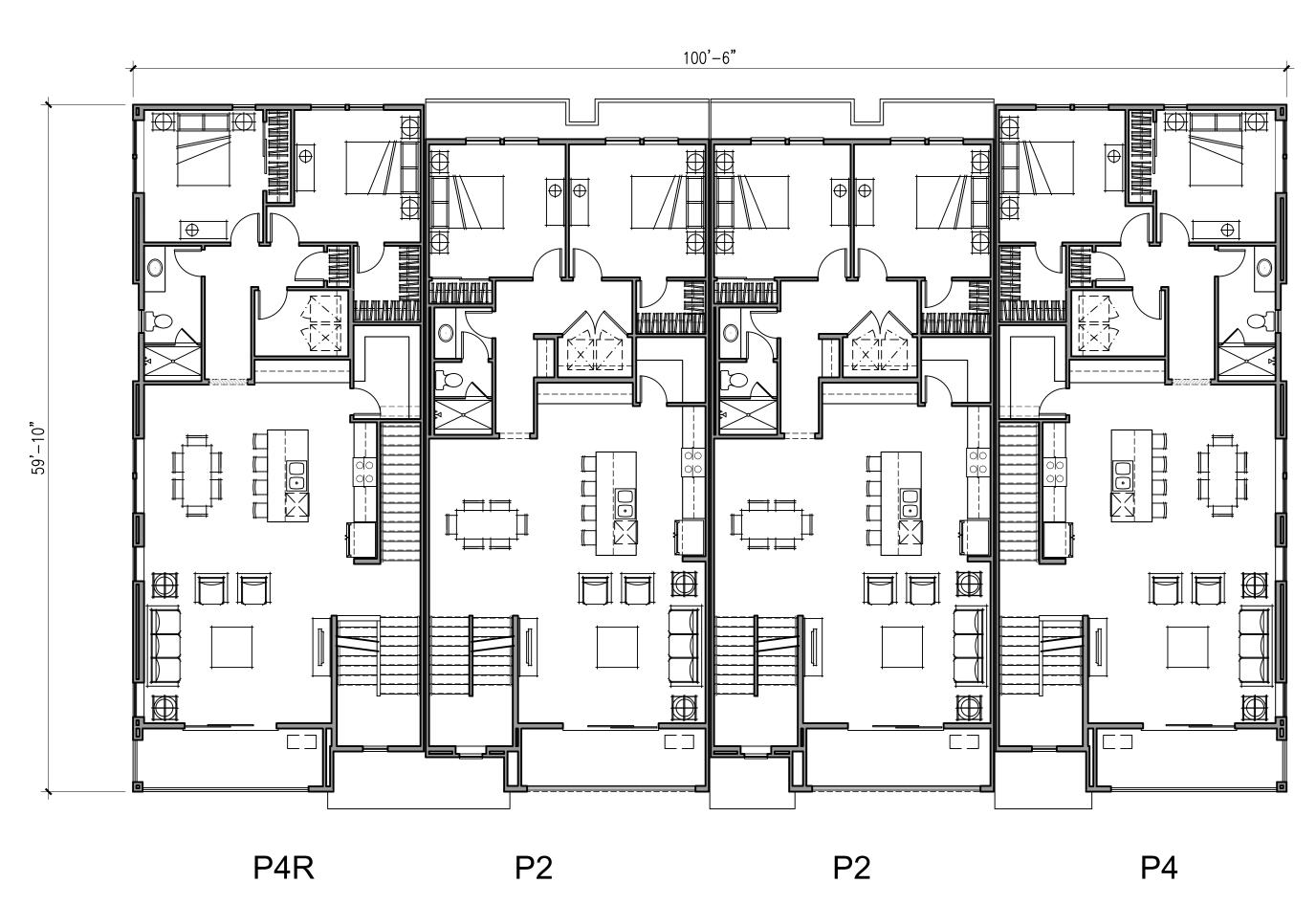








FOURTH FLOOR



THIRD FLOOR

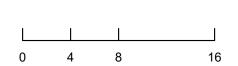








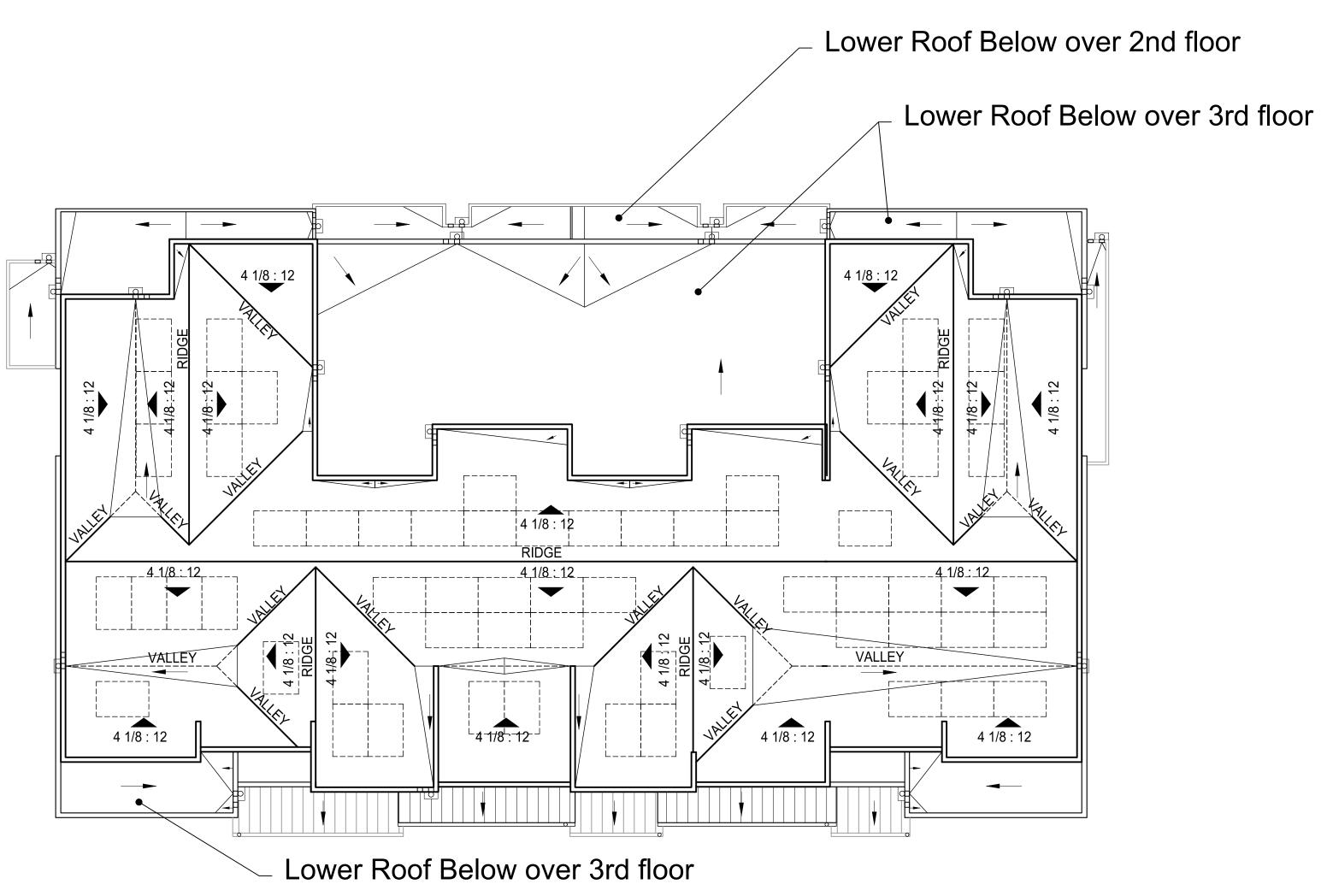




NOTE:

Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

No roof mounted mechanical equipment.





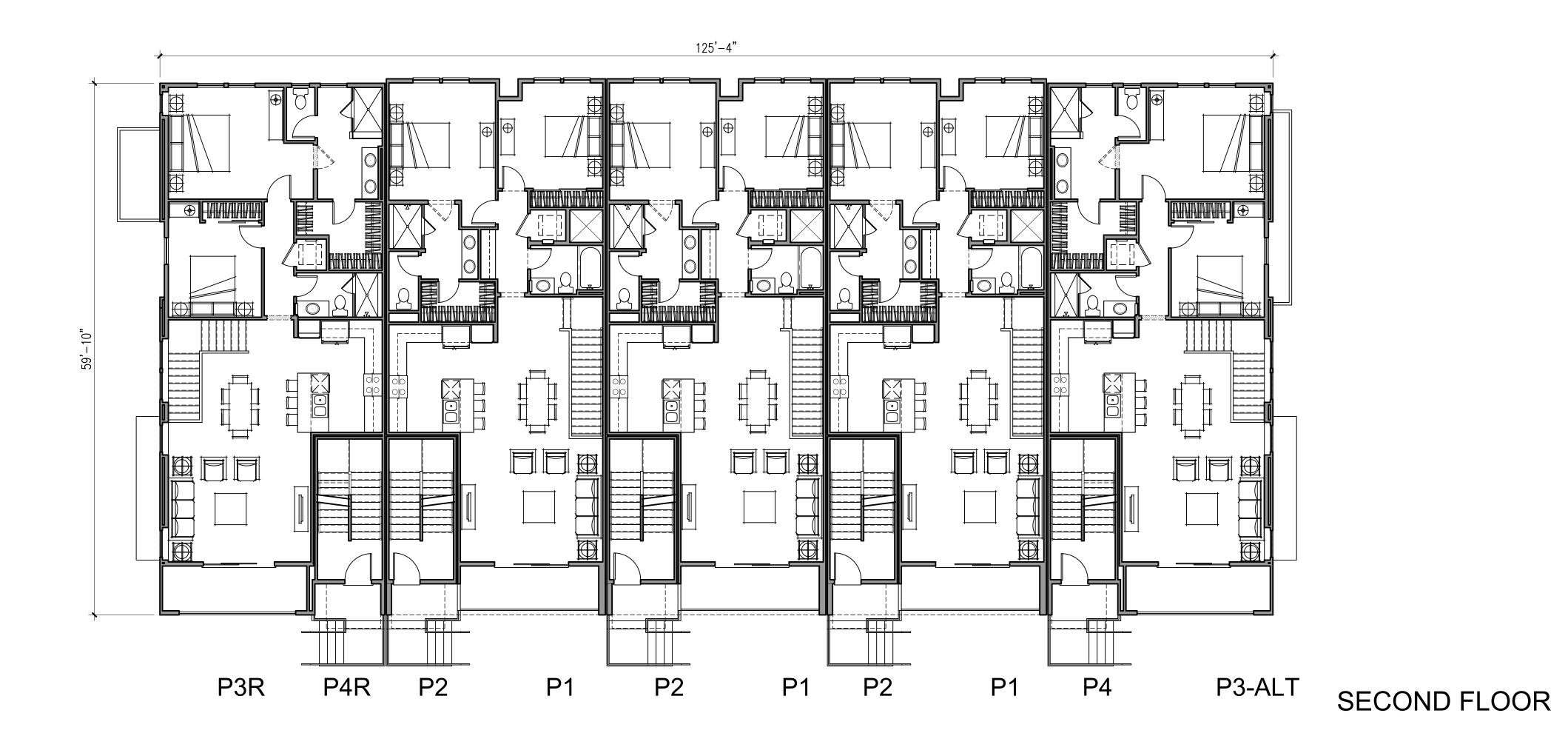


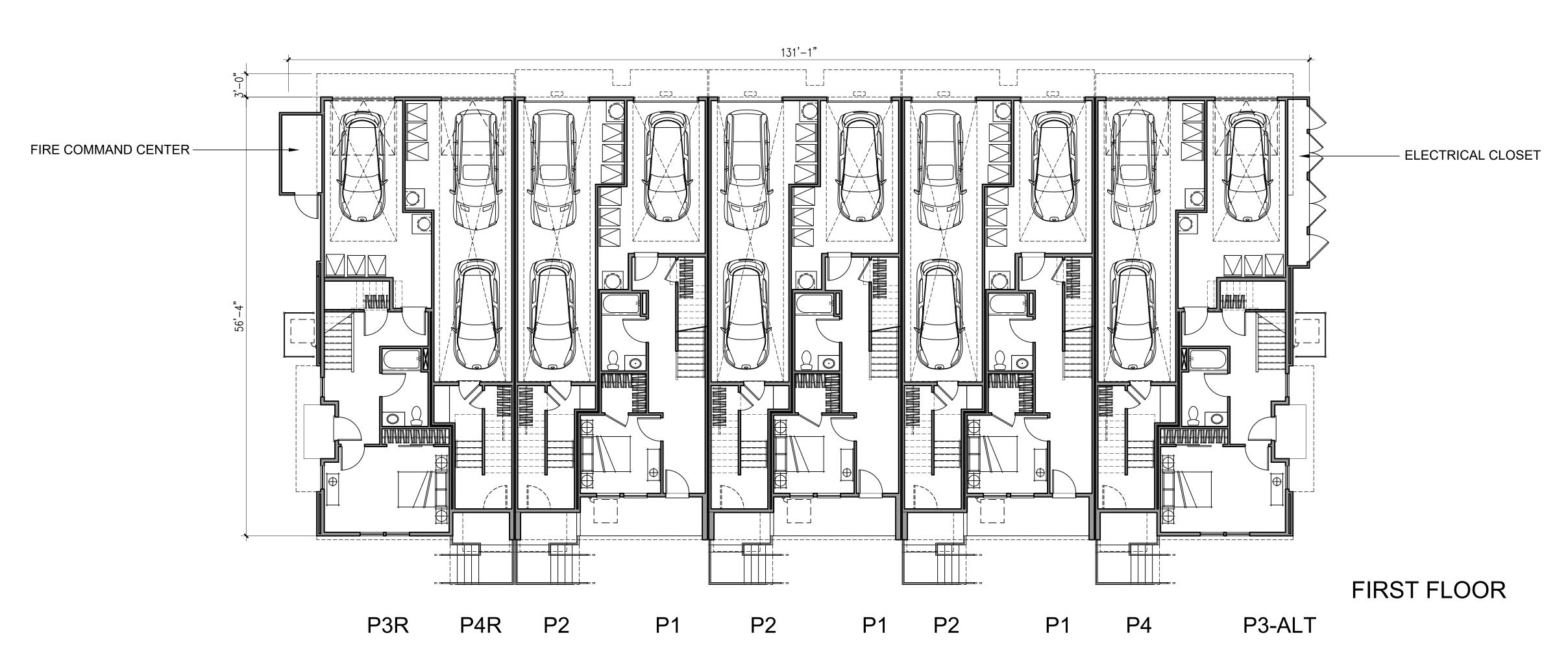














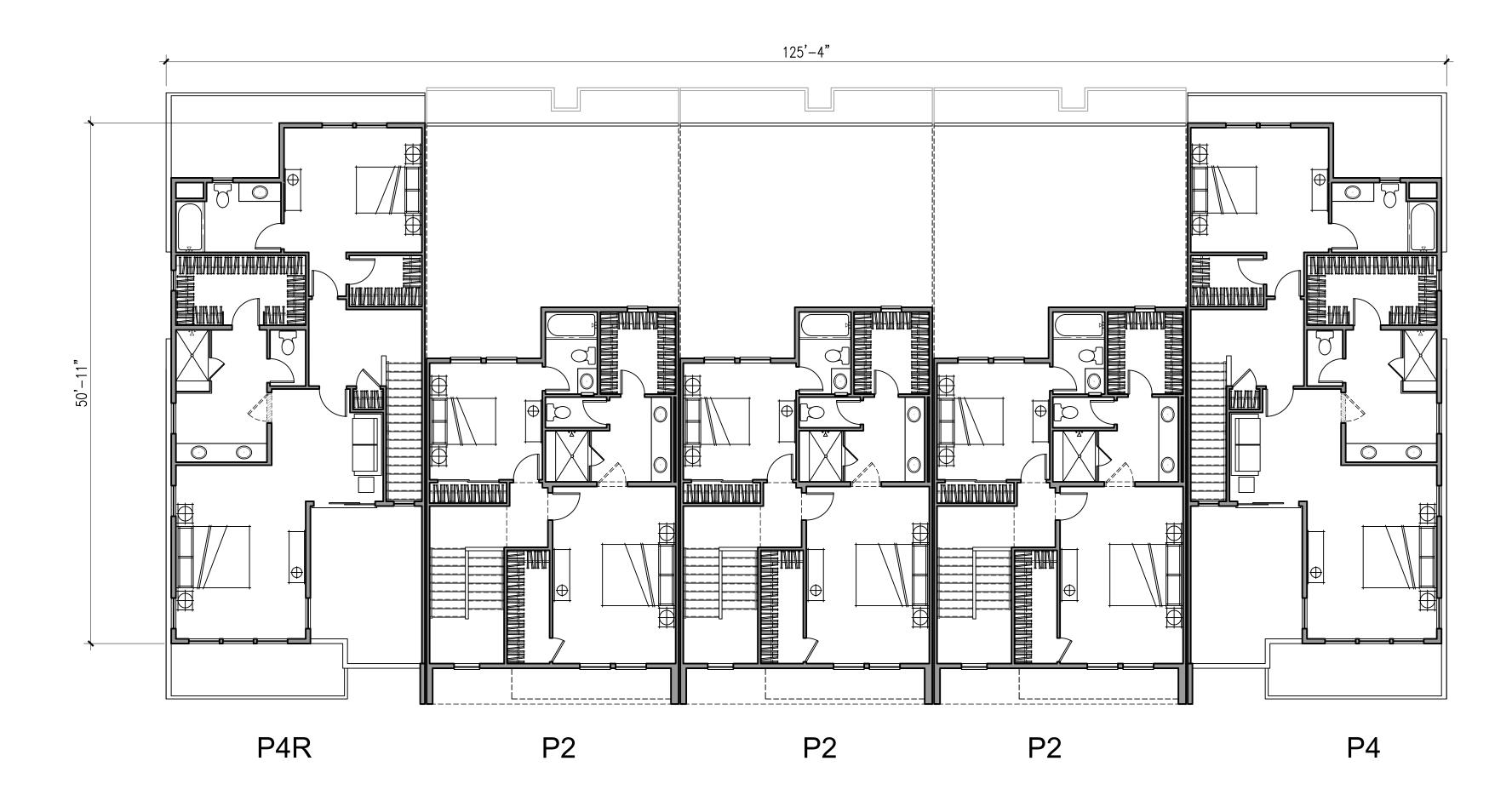




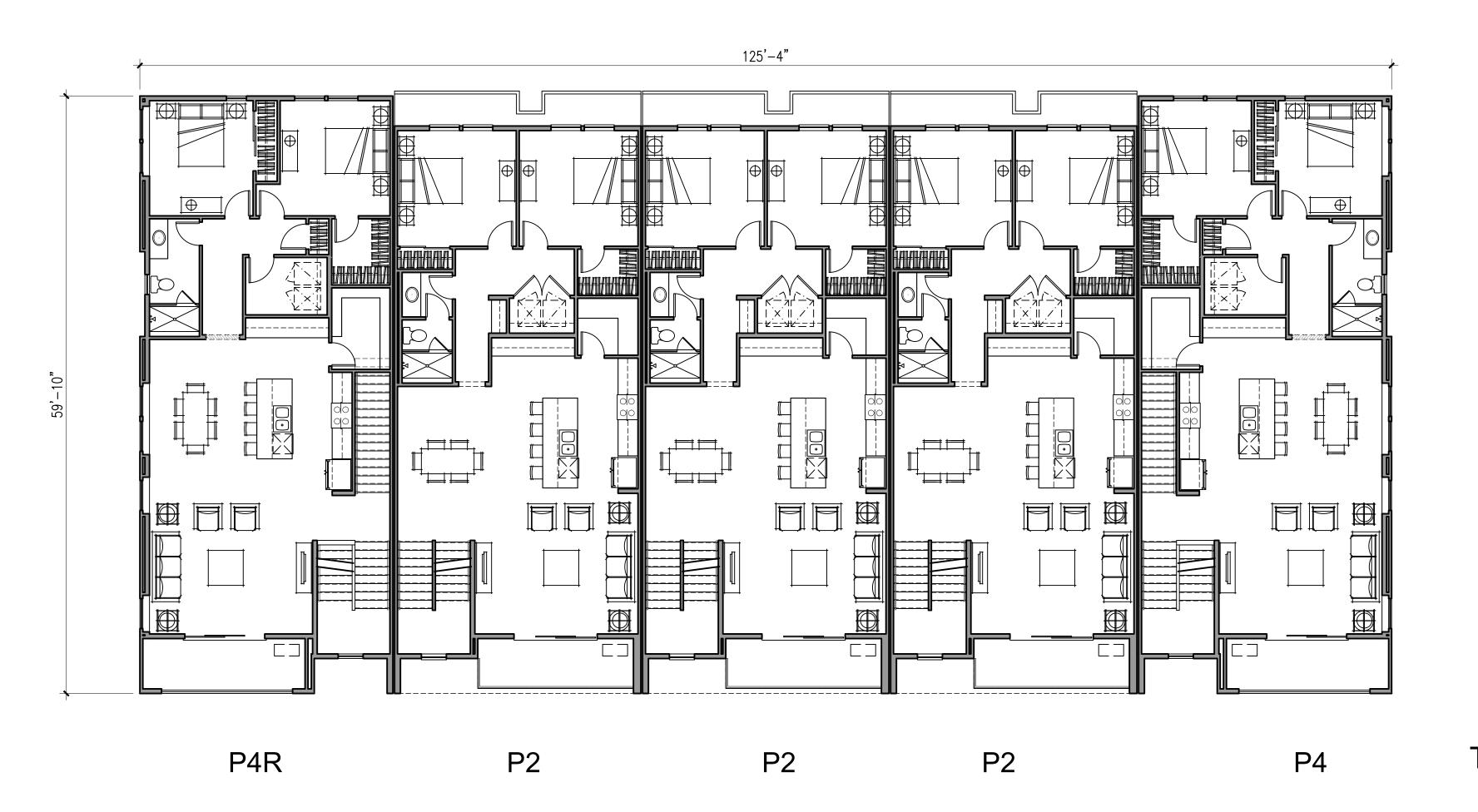


WEST MIDWAY PROJECT ALAMEDA, CA





FOURTH FLOOR



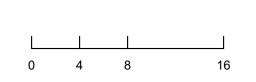
THIRD FLOOR







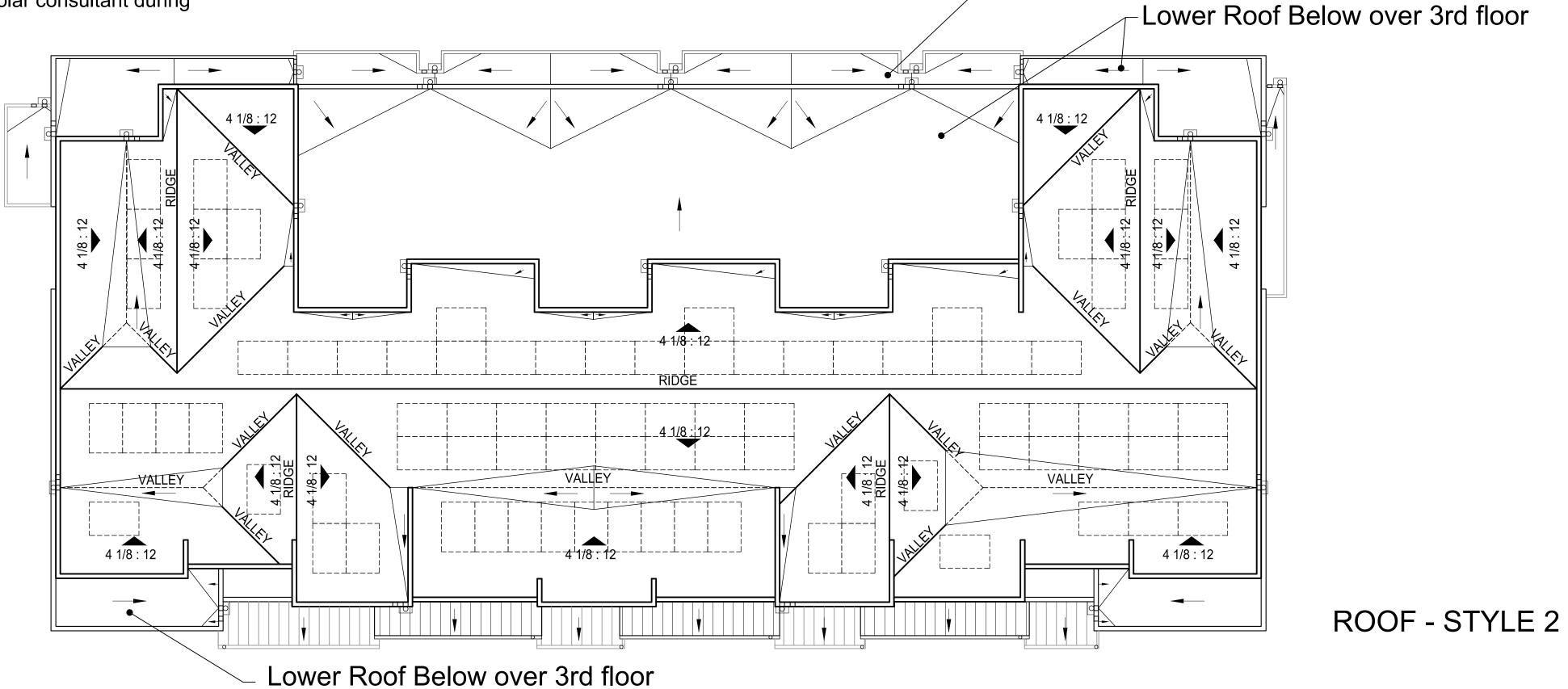


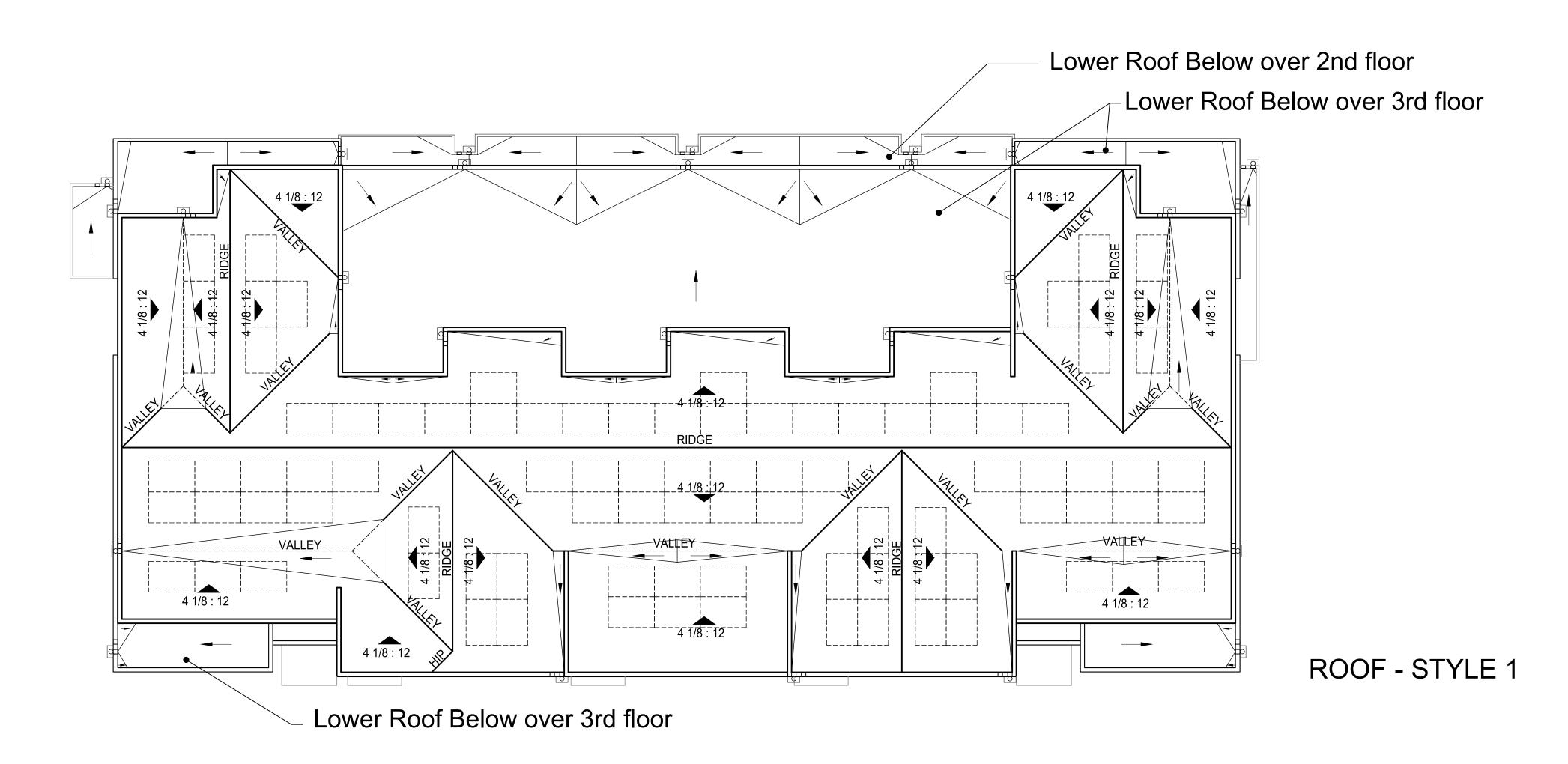


NOTE:

Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

No roof mounted mechanical equipment.





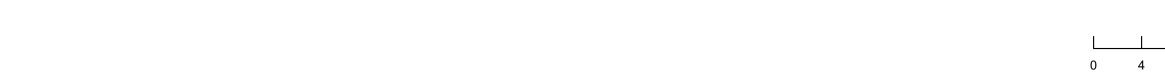




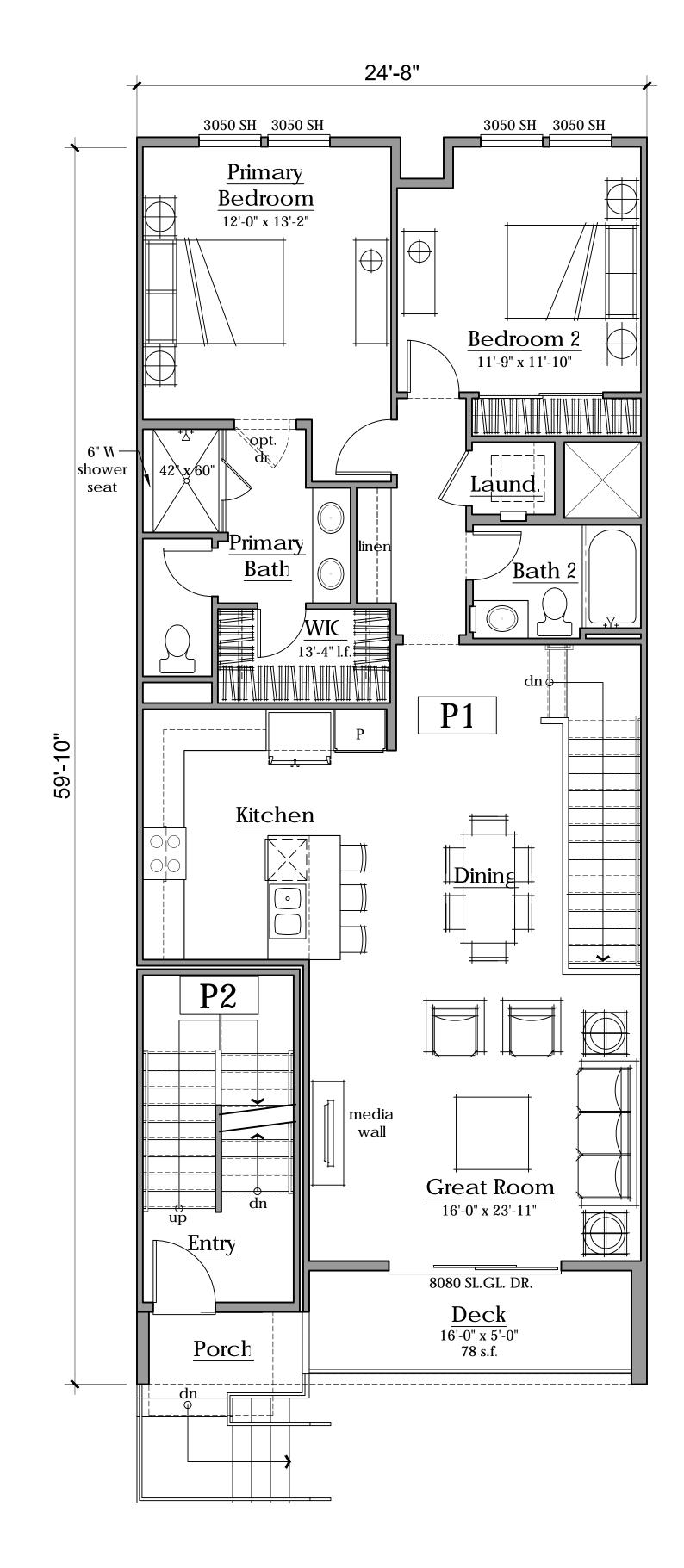


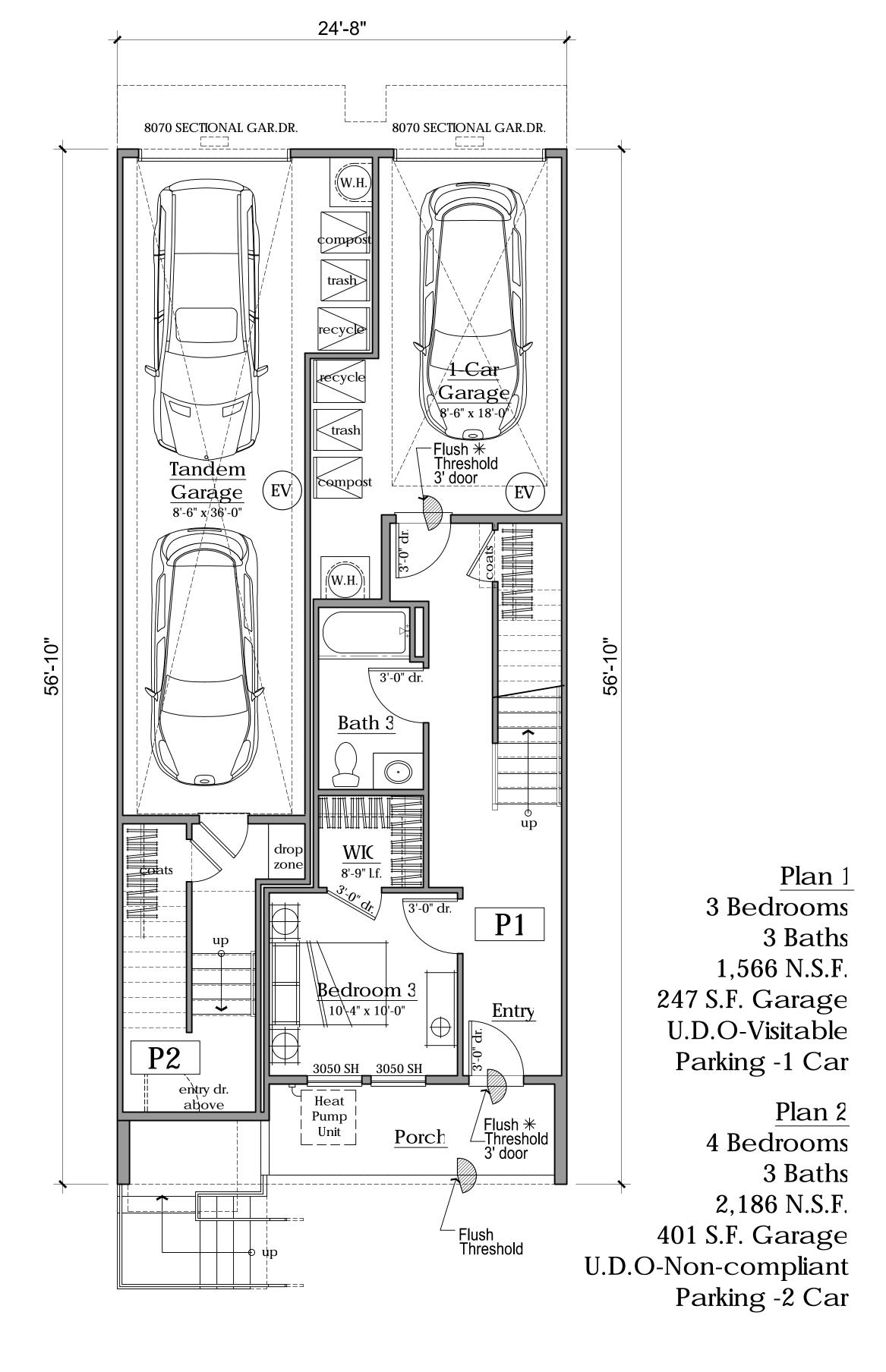


WEST MIDWAY PROJECT ALAMEDA, CA



Lower Roof Below over 2nd floor





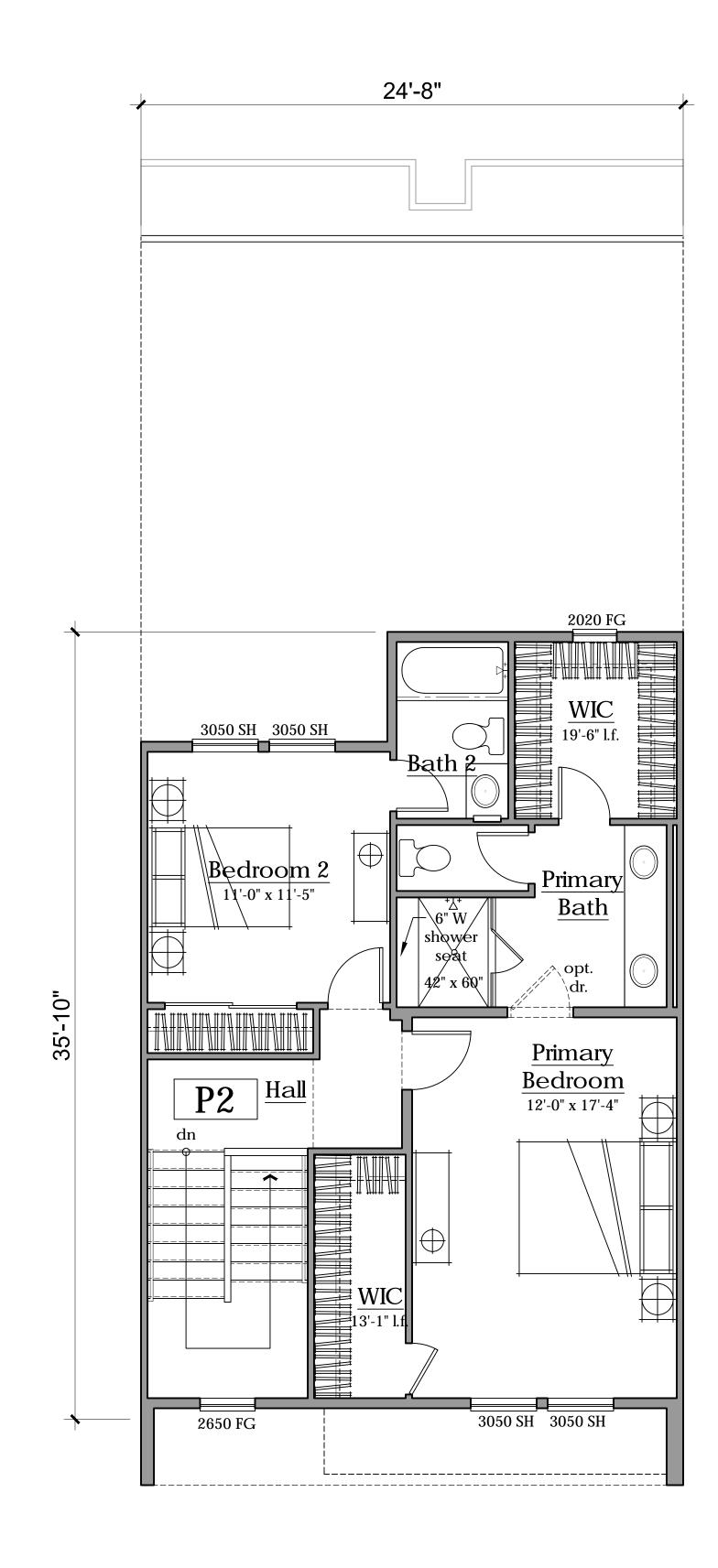
LEVEL 2

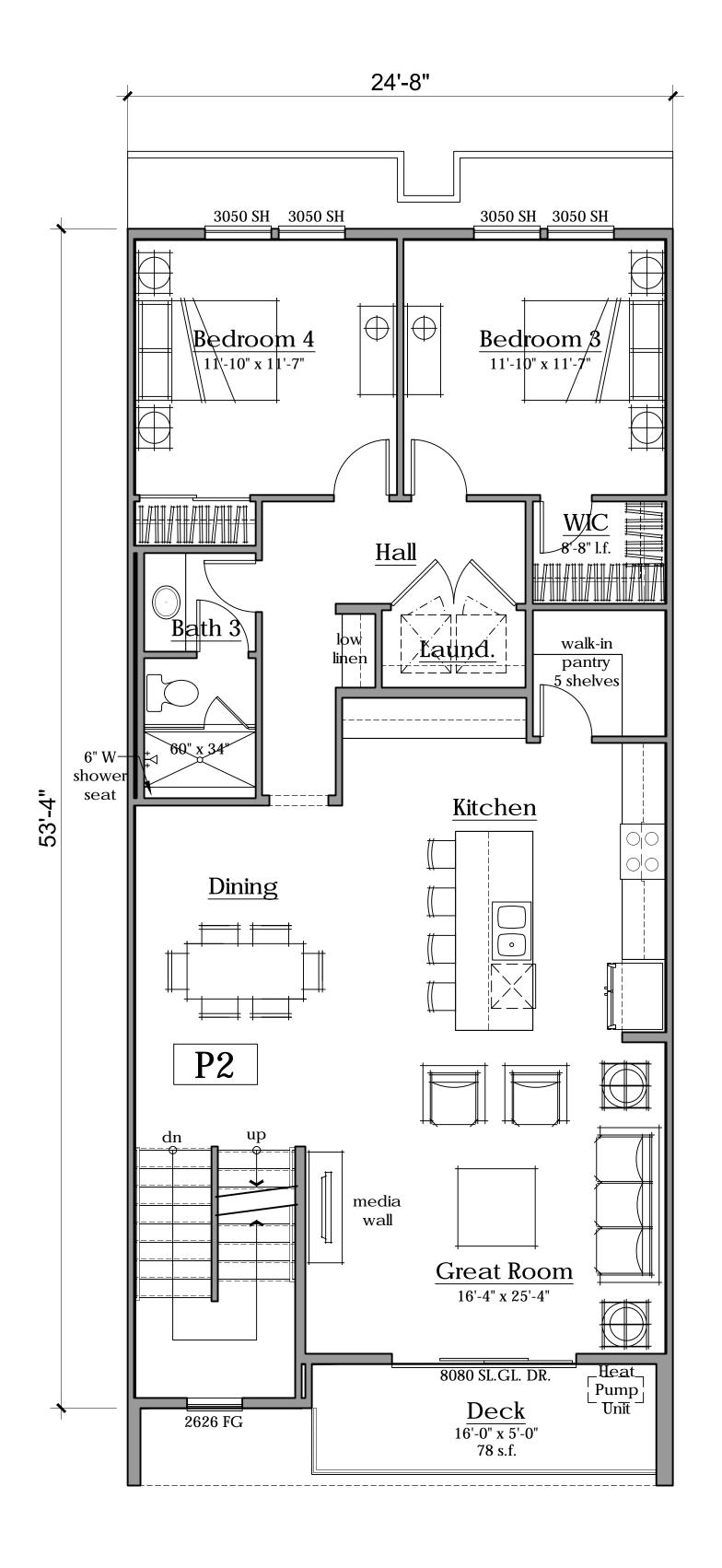












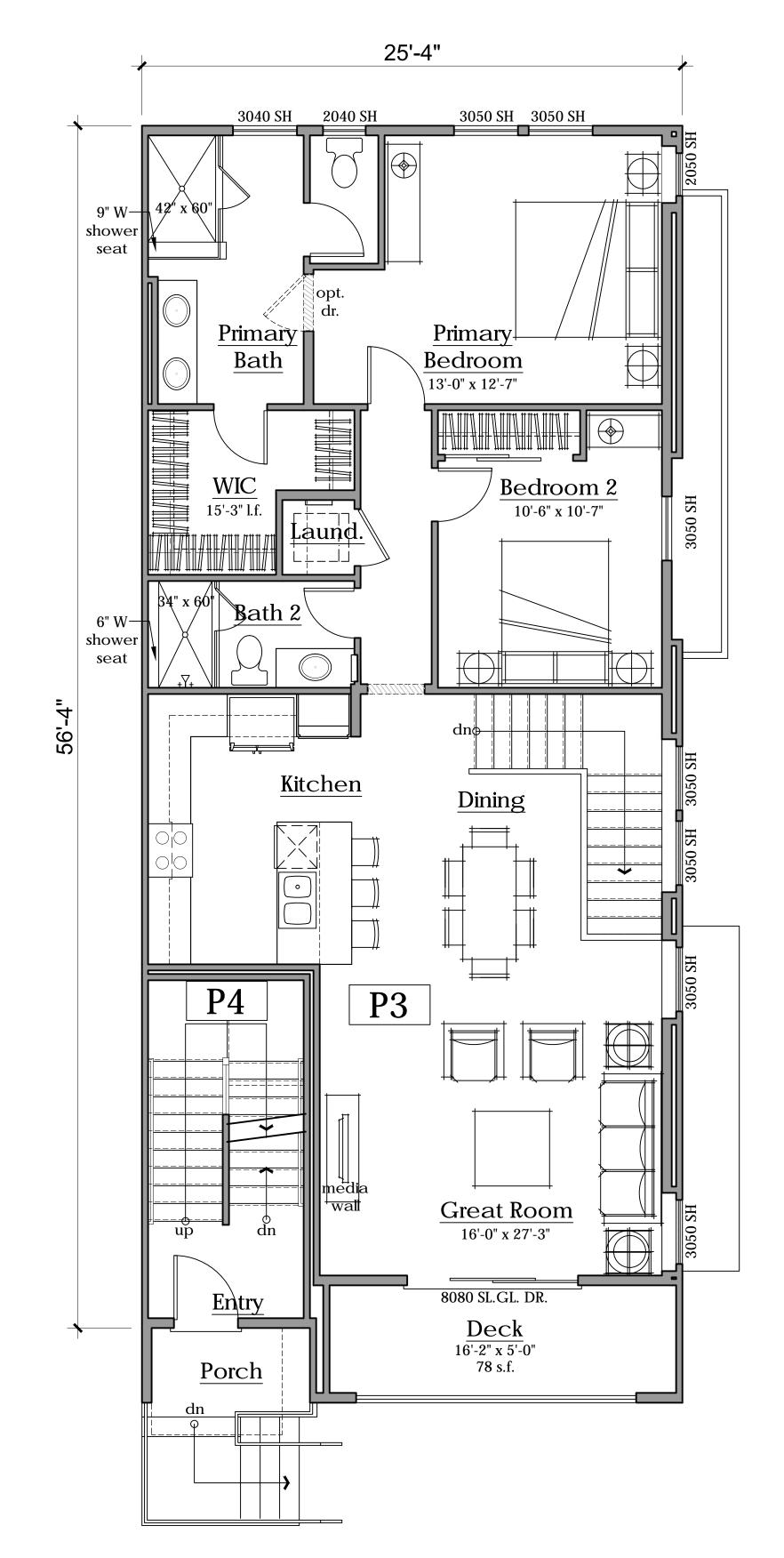
LEVEL 4



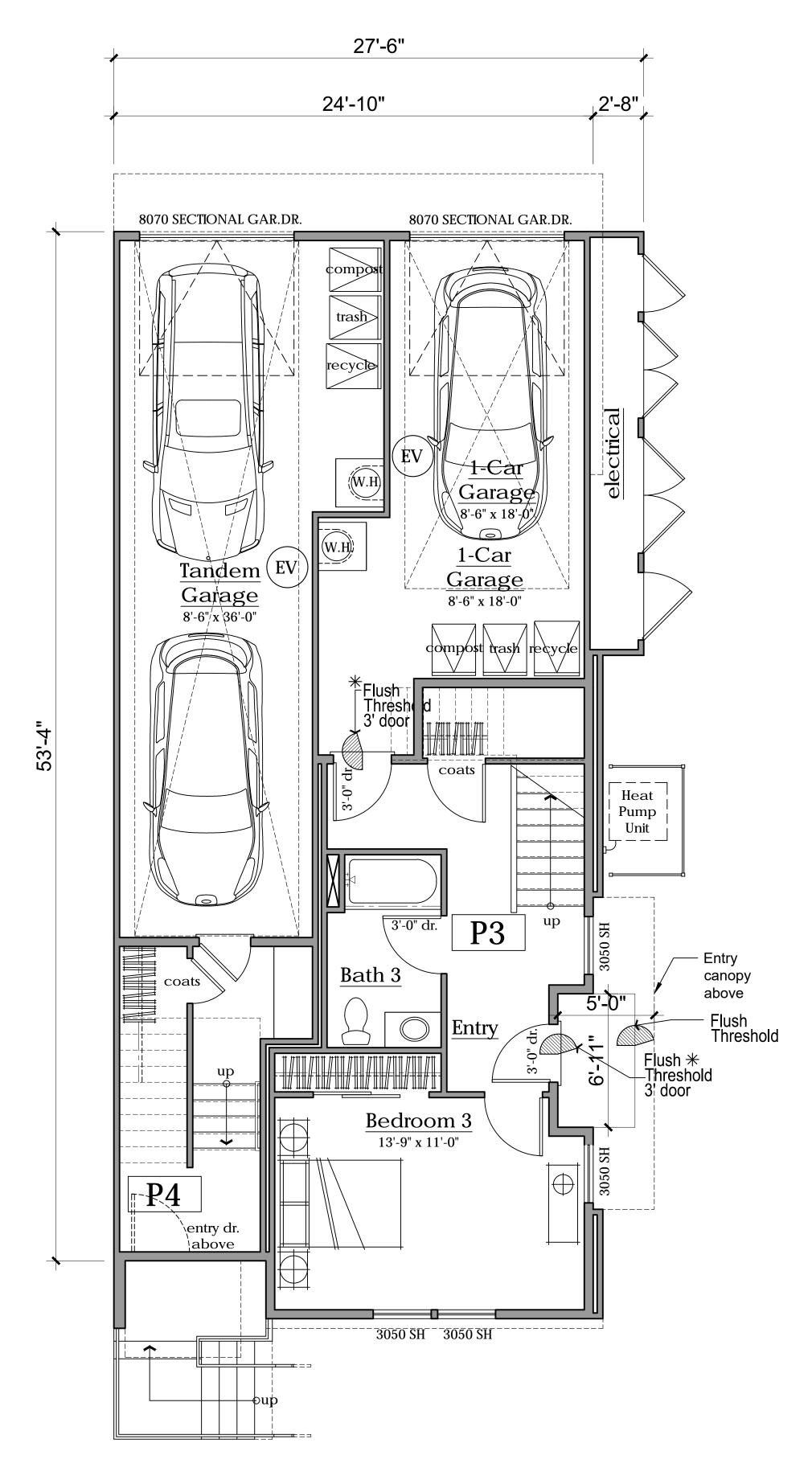




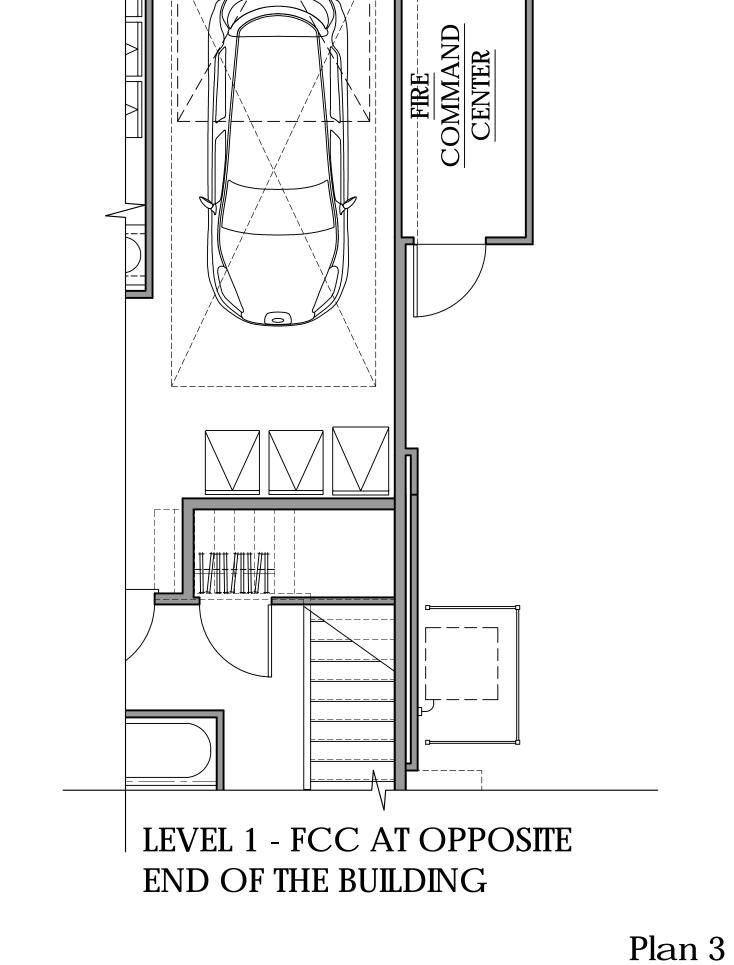




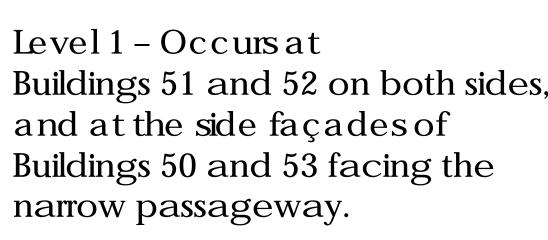




LEVEL 1



Buildings 51 and 52 on both sides,









(accessible)

3 Bedrooms

1,561 N.S.F.

229 S.F. Garage

U.D.O-Visitable

Parking -1 Car

4 Bedrooms

2,412 N.S.F.

410 S.F. Garage

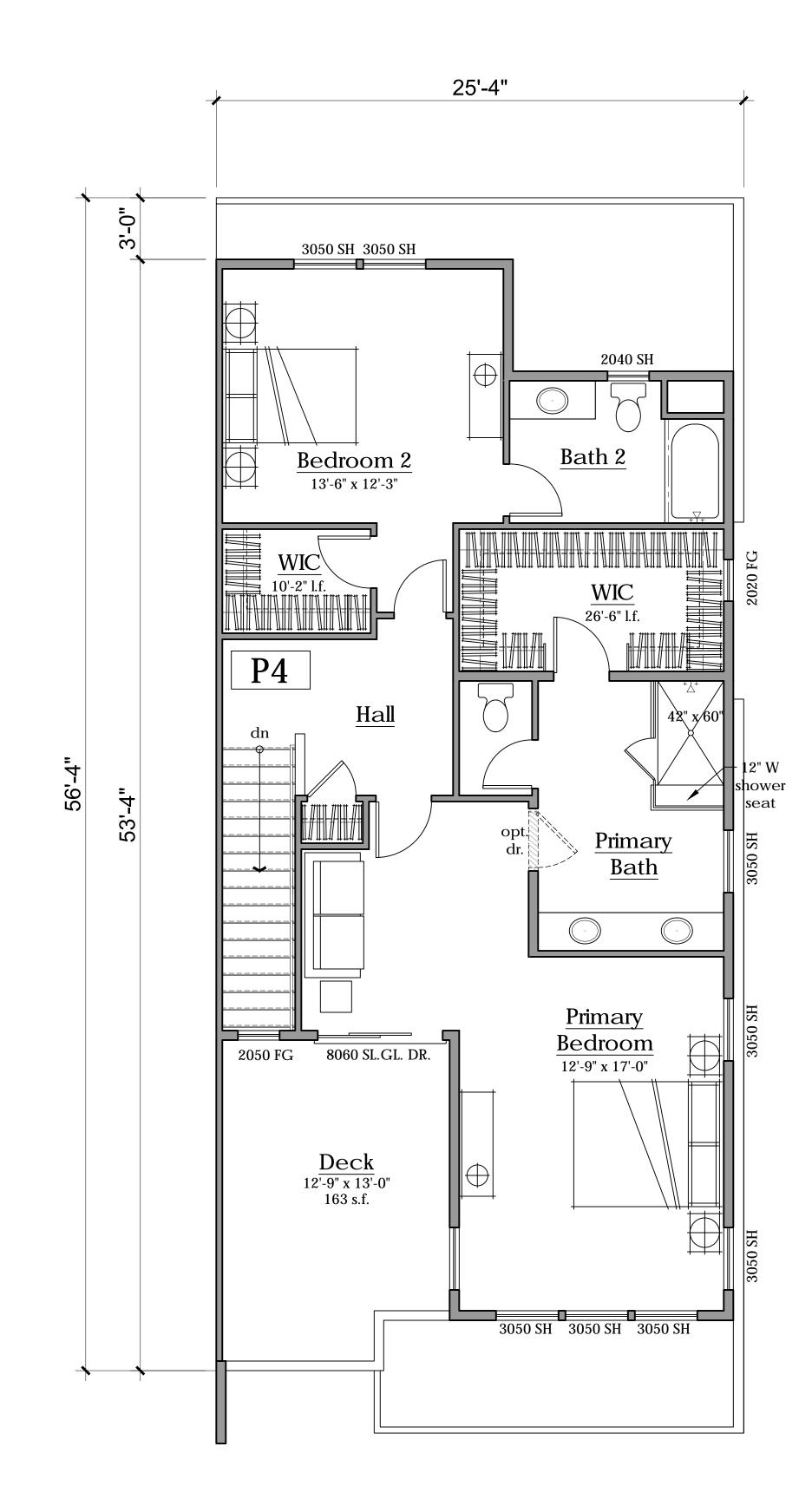
Parking -2 Car

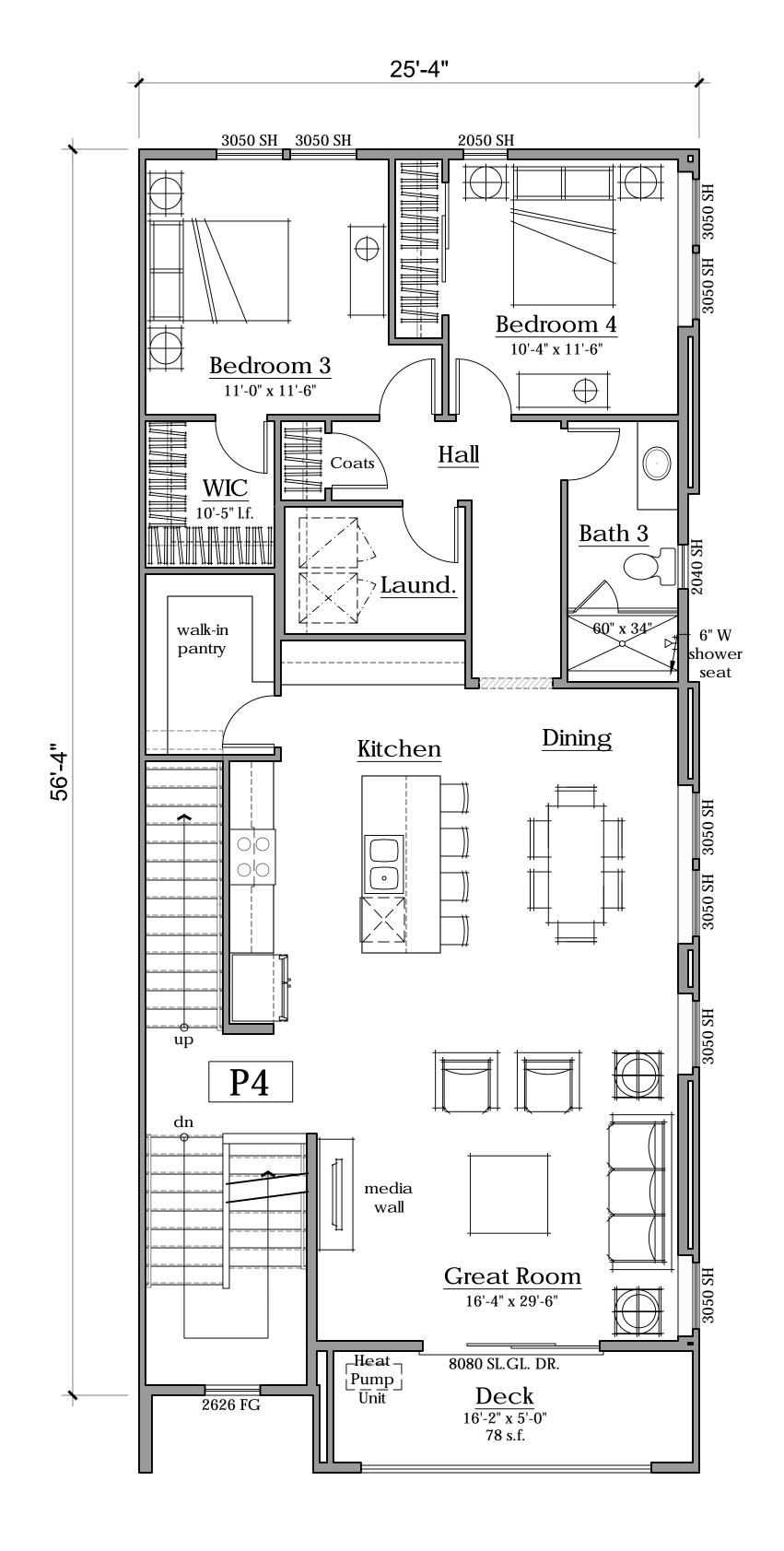
U.D.O-Non-compliant

3 Baths

Plan 4

3 Baths





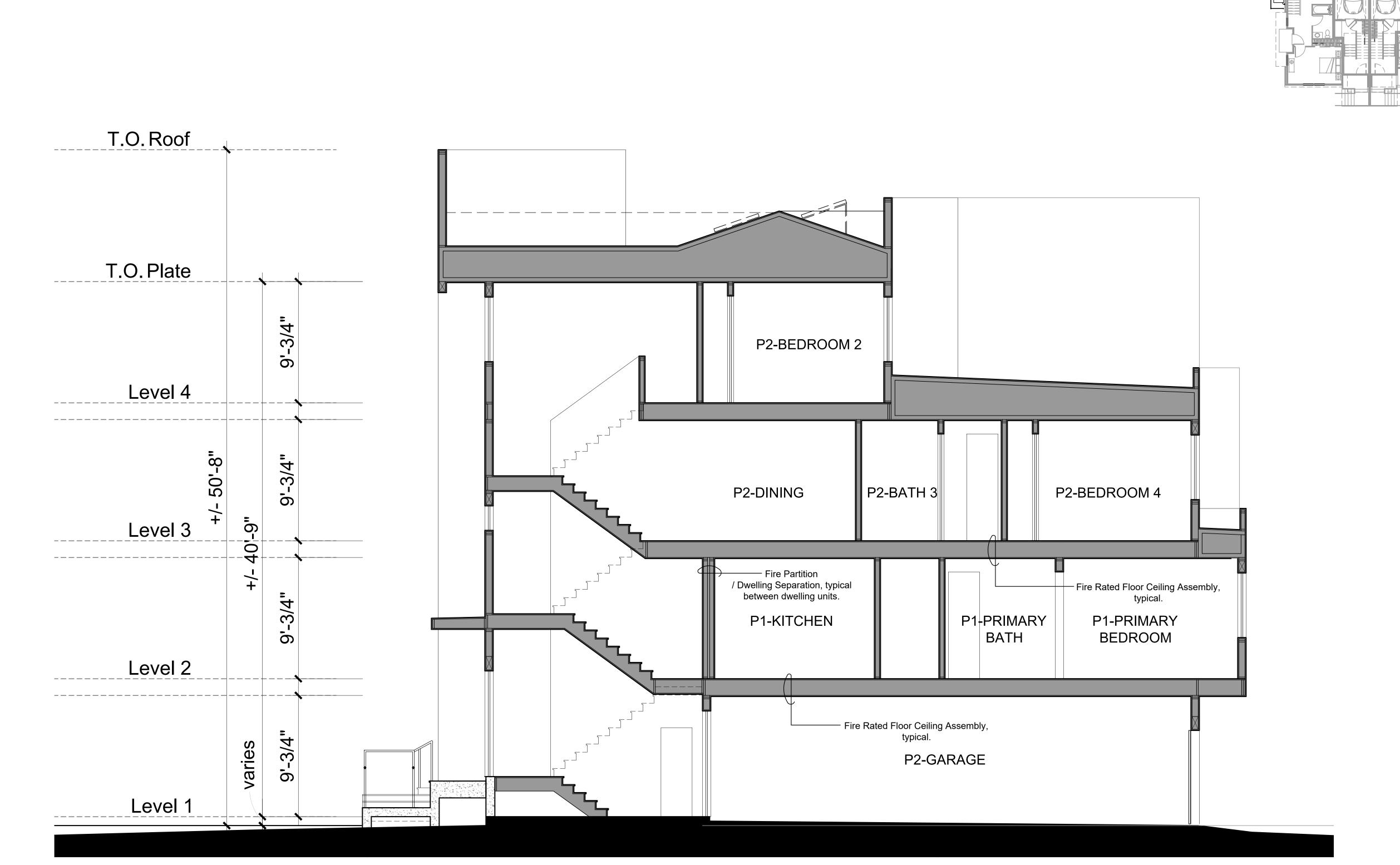
LEVEL 4













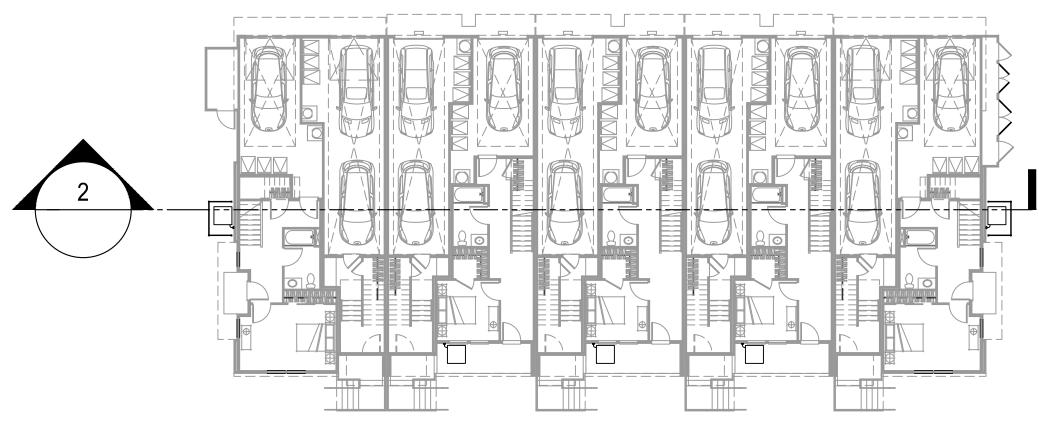


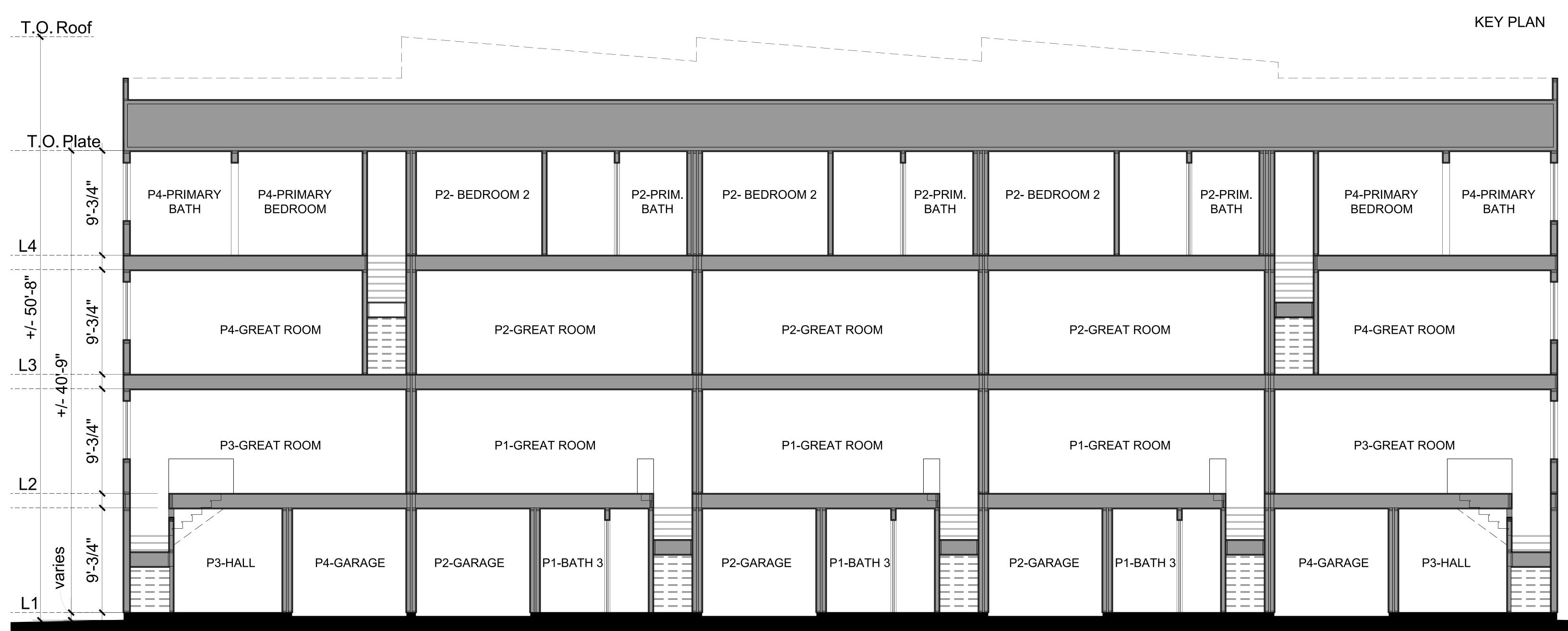






KEY PLAN





BUILDING SECTION 2 - STYLE 1



















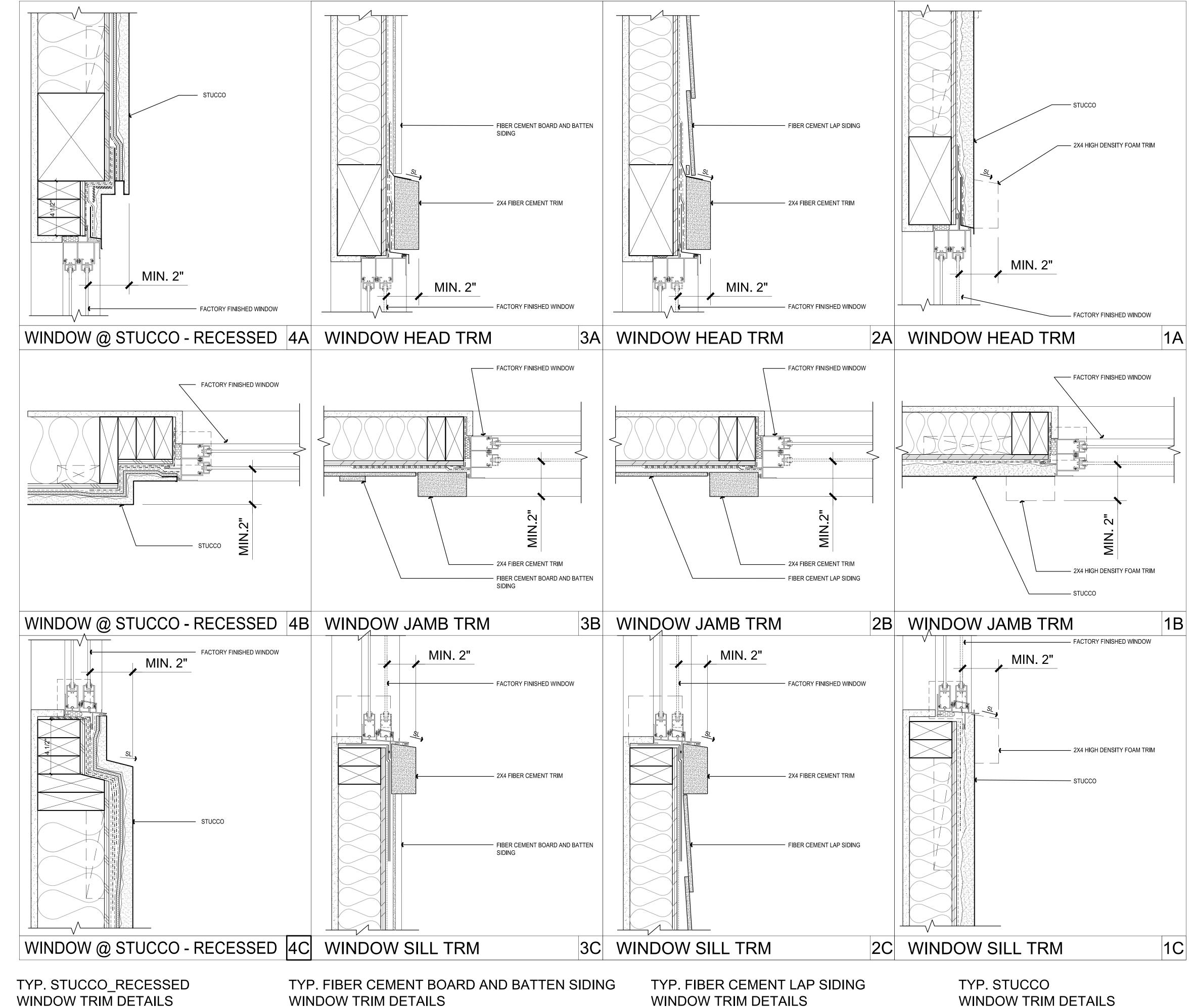
















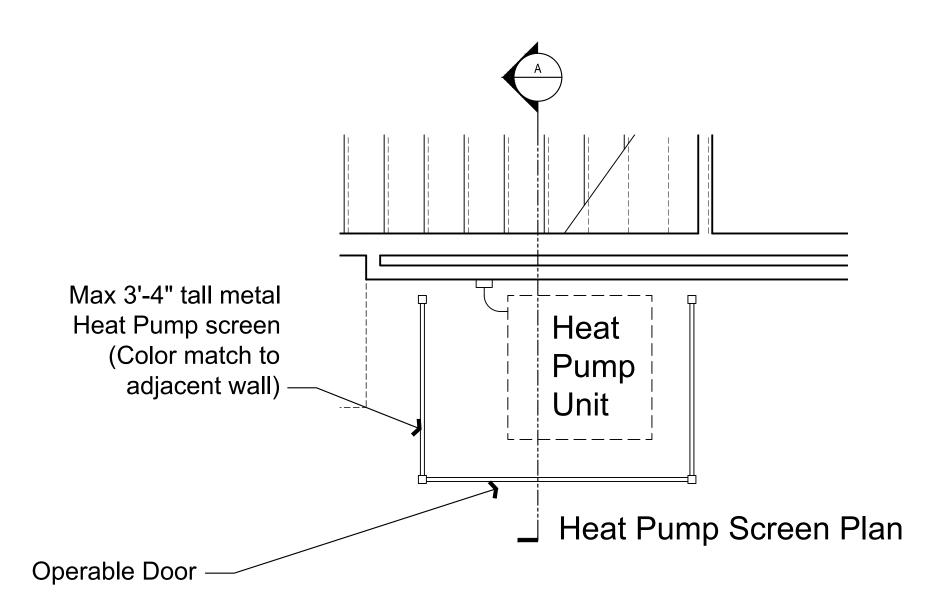


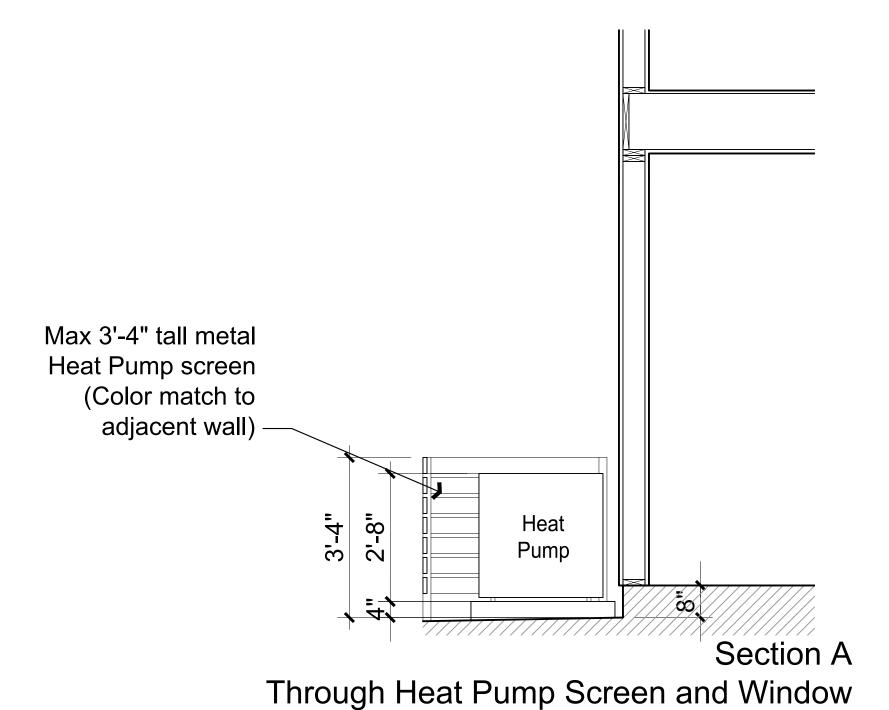


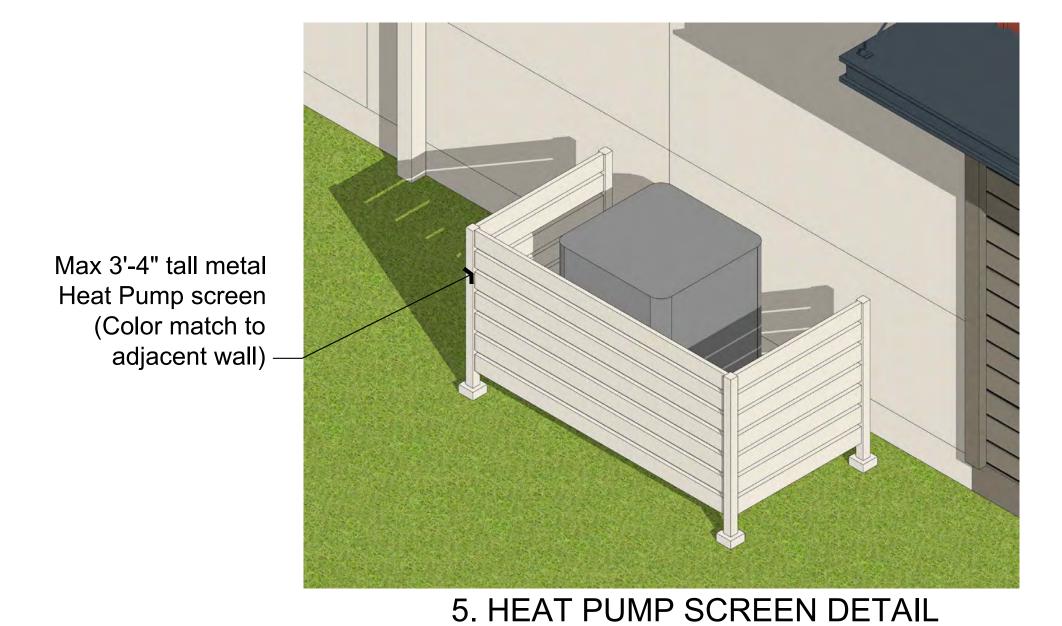
WINDOW TRIM DETAILS

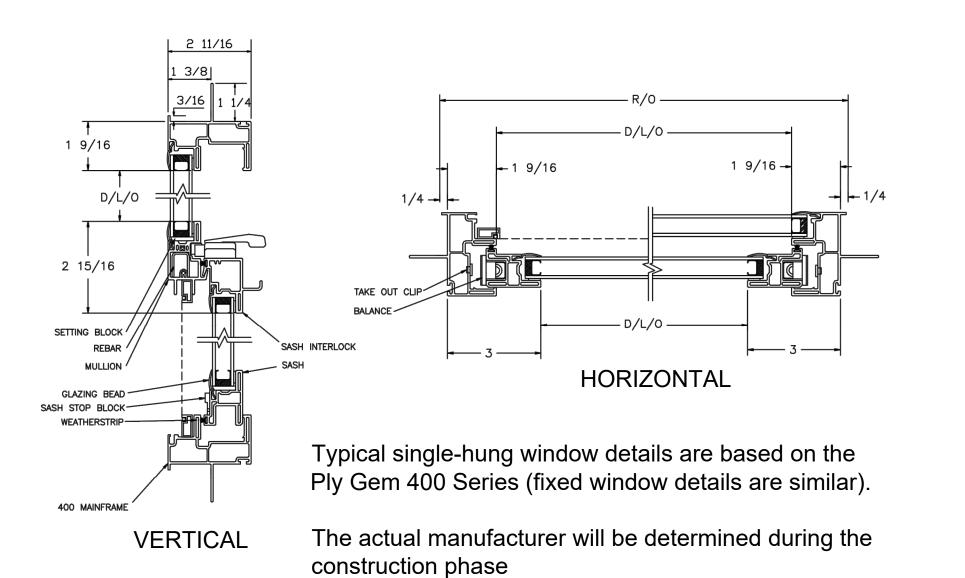
WINDOW TRIM DETAILS

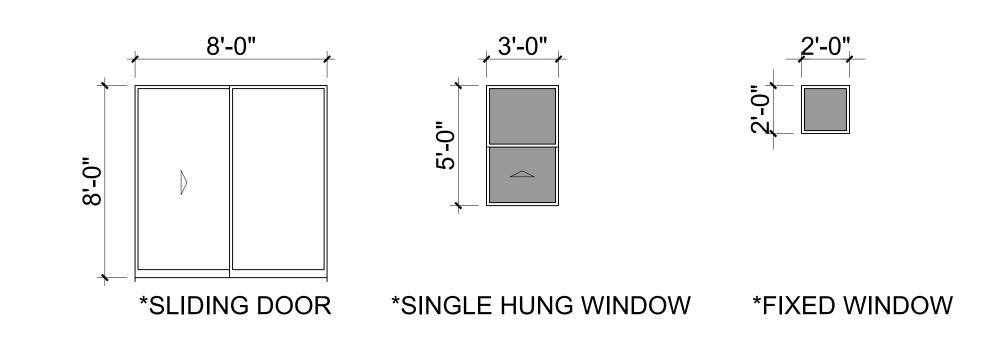
DESIGN REVIEW











*WIDTH AND HEIGHT VARIES SEE UNIT PLANS AND ELEVATION

WINDOW PROFILES



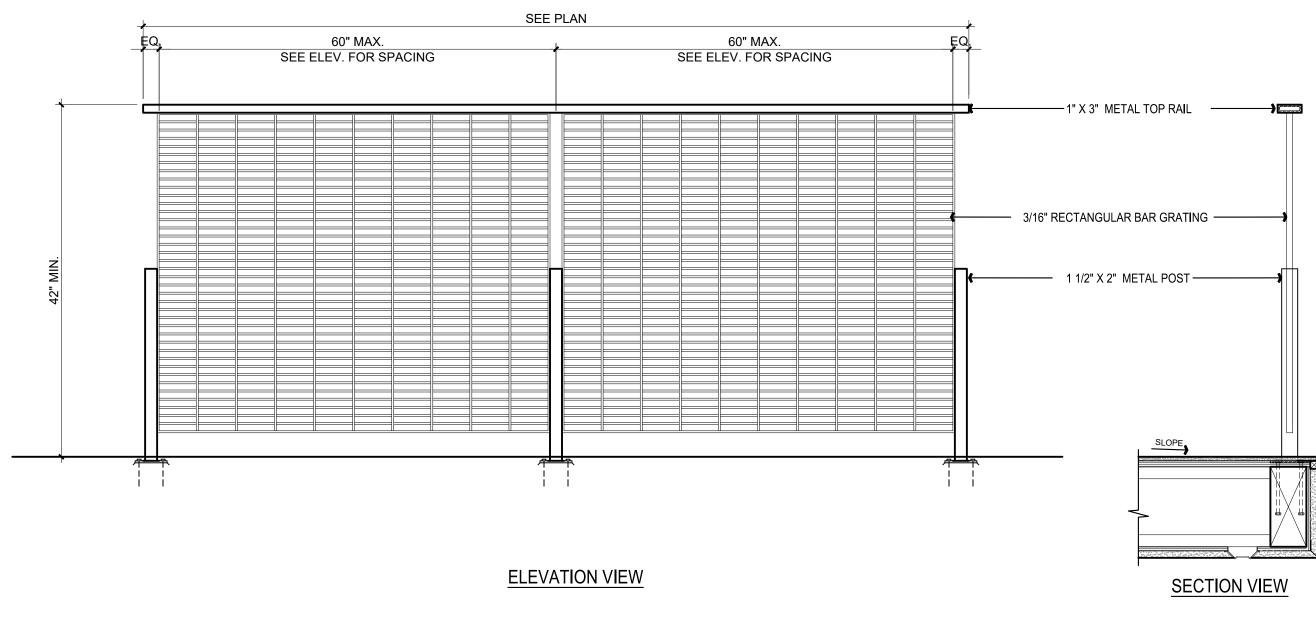
* WALL PACK LIGHT PROGRESS LIGHTING One-Light Wall Sconce W/HAL AC LED Model P5635-2030K9 or Equal



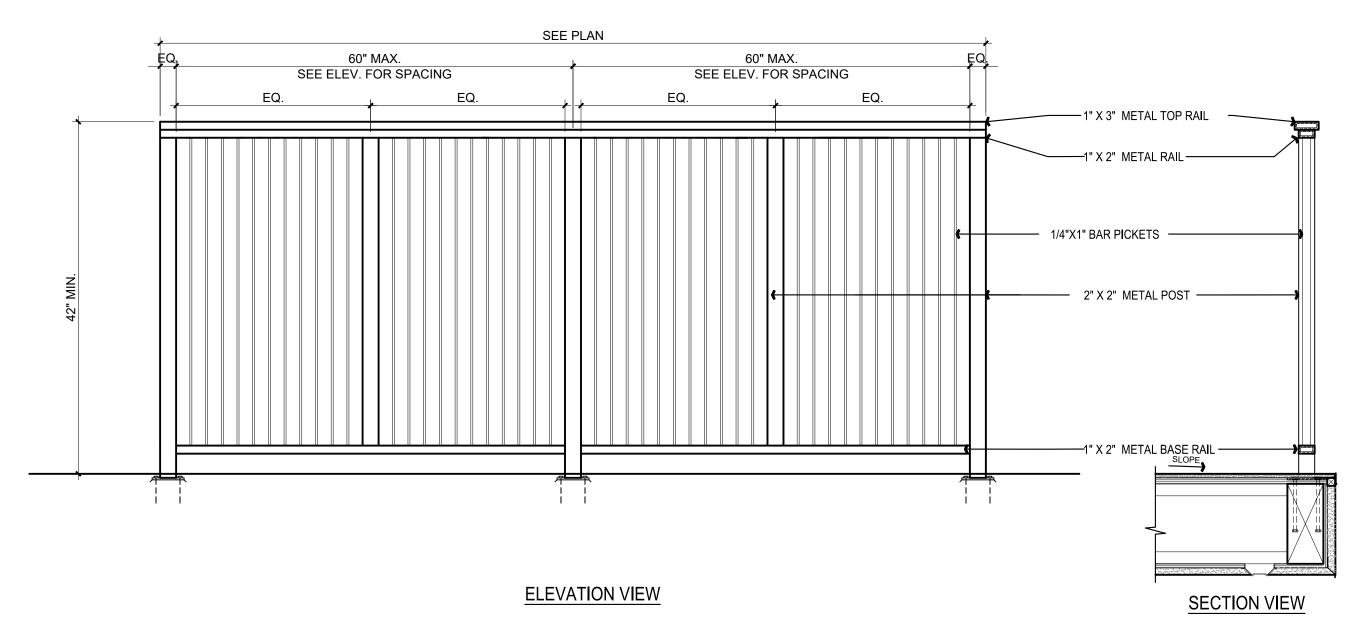
★ LIGHT FIXTURE AT ENTRY PROGRESS LIGHTING 6" LED Outdoor Wall Cylinder P5641-31/30K or Equal

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

NOTE: The entry lights are located next to the entry door, and the wall pack lights are positioned above the garage door. Please refer to the building elevation sheets for the exact locations.



TYPICAL GUARDRAIL DETAILS_STYLE 1 ELEVATION



TYPICAL GUARDRAIL DETAILS_STYLE 2 ELEVATION



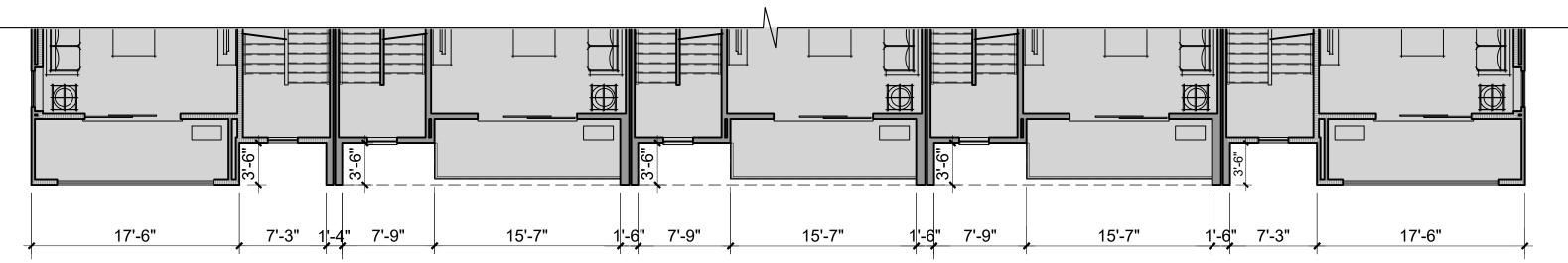








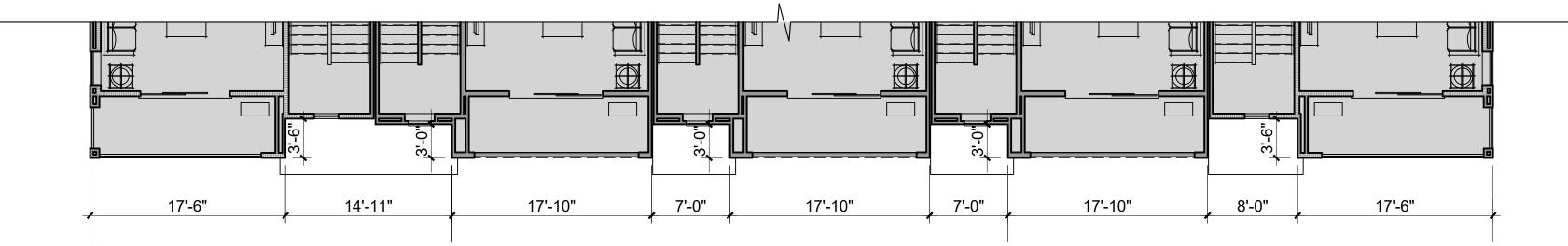
Typical Front Elevation - Style 1



Typical Partial Building Plan - Style 1



Typical Front Elevation - Style 2



Typical Partial Building Plan - Style 2

OBJECTIVE DESIGN REVIEW STANDARDS

Standards- Building Mass and Articulation

2. For every 50 horizontal feet of wall, facades include at least one projection or recess at least four feet in depth, or two projections or recesses at leat two feet in depth. If located on a building with two or more stories, the articulated elements must be greater than one story in height.



PROJECT COMPLIANCE:

For every 50 horizontal feet of wall, facades include two projections or recesses at least two feet in depth



Building modulation delineation



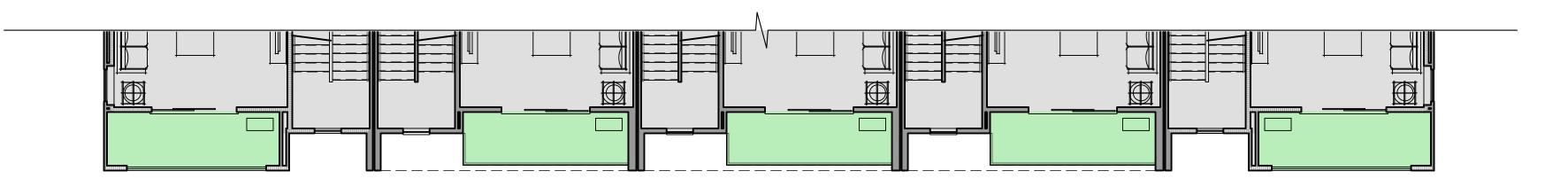








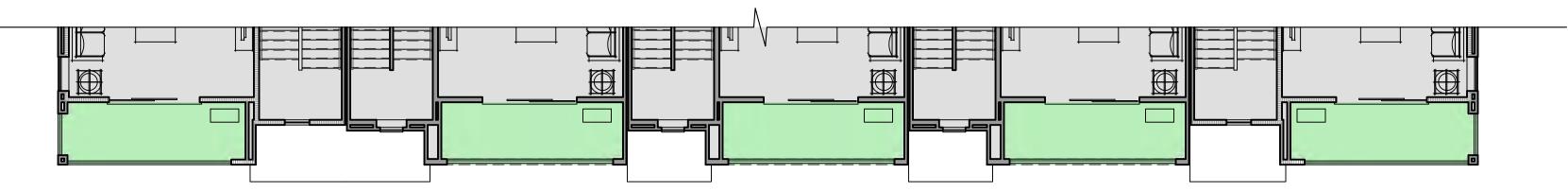
Typical Front Elevation - Style 1



Typical Partial Building Plan - Style 1



Typical Front Elevation - Style 2



Typical Partial Building Plan - Style 2

OBJECTIVE DESIGN REVIEW STANDARDS

Standards- Building Mass and Articulation

5.Individual unit balconies that are at least 60 square feet and a have a minimum horizontal dimension of 5 feet and are partially recessed (to at least 25% of each balcony's depth) from the exterior building walls adjacnet to the sides of the balconies



PROJECT COMPLIANCE:

Individual unit balconies that are at least 60 square feet and a have a minimum horizontal dimension of 5 feet and are partially recessed (to at least 25% of each balcony's depth) from the exterior building walls adjacnet to the sides of the balconies

Refer to unit plan sheets A3-4.0, A3-4.1, A3-4.2 & A3-4.3 for the size of balconies



Individual unit balcony



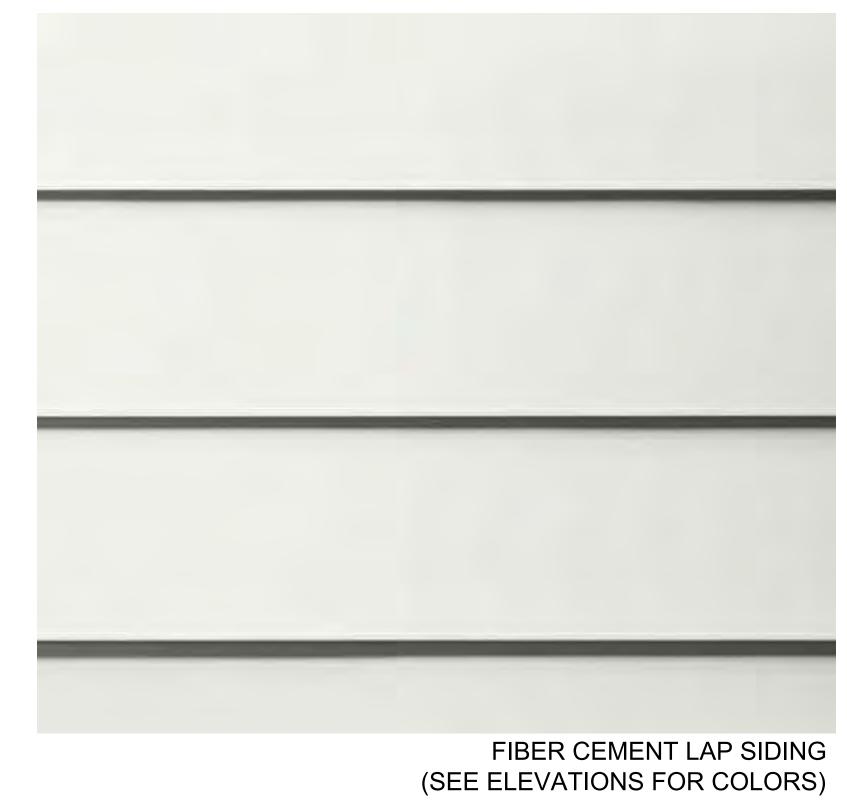






STYLE 1 STYLE 2 STUCCO BODY/ STUCCO BODY/ TRIM 1 BOARD+BATTEN/ TRIM 1 SW 7002 SW 7674 DOWNEY PEPPERCORN STUCCO BODY/ STUCCO BODY/ BOARD+BATTEN/ TRIM 2 BOARD+BATTEN/ TRIM 2 SW 7628 SW 6275 WINDFRESH WHITE **FASHIONABLE GRAY** STUCCO BODY/ STUCCO BODY/ TRIM 3 BOARD+BATTEN/ TRIM 3 SW 9163 SW 7048 TIN LIZZIE **URBANE BRONZE** STUCCO BODY/ STUCCO BODY/TRIM 4/ BOARD+BATTEN/ TRIM 4 FIBER CEMENT LAP SIDING/TRIM 5 SW 6061 SW 6334 TANBARK **FLOWER POT** FIBER CEMENT LAP SIDING/TRIM 6 SW 7046 ANONYMOUS METAL RAILING / METAL RAILING / METAL CANOPY **METAL CANOPY** SW 7076 SW 7034 **CYBERSPACE** STATUS BRONZE FIBER GLASS FIBER GLASS **ENTRY DOOR 1 ENTRY DOOR 1**











SAND FINISH STUCCO (SEE ELEVATIONS FOR COLORS)

MANUFACTURER

- 1. PAINT SHERWIN WILLIAMS OR EQUAL
- **ROOF CERTAINTEED OR EQUAL**
- ENTRY DOOR THERMA-TRU OR EQUAL
- GARAGE DOOR CLOPAY OR EQUAL
- STANDING SEAM METAL ROOF WESTERN STATES METAL ROOFING OR EQUAL
- 6. FIBER CEMENT SIDING HARDIE OR EQUAL





FIBER GLASS

ENTRY DOOR 2

GARAGE DOOR 1



SW 9640

SEA MARINER

SW 7604

SMOKY BLUE

SW 7664

STEELY GRAY



FIBER GLASS

ENTRY DOOR 2

STANDING SEAM

GARAGE DOOR 1

METAL ROOF