

WEST MIDWAY _PHASE A
ALAMEDA CA

Exhibit 4 Item 5-A
Planning Board Meeting
December 8, 2025



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ARCHITECTURAL

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A2-5.0	ARCHITECTURAL DETAILS - 3 STORY TOWNHOUSE CONDOMINIUM_STYLE 1
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A3 : 4 STORY CONDOMINIUM

A3-0.0	SITE PLAN AND PROJECT DATA - 4 STORY CONDOMINIUM
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A3-2.0	BUILDING PLANS - 4 STORY CONDOMINIUM_8 PLEX
A3-2.1	BUILDING PLANS - 4 STORY CONDOMINIUM_8 PLEX

A3-2.2	BUILDING PLANS - 4 STORY CONDOMINIUM_8 PLEX
A3-2.3	BUILDING PLANS - 4 STORY CONDOMINIUM_10 PLEX
A3-2.4	BUILDING PLANS - 4 STORY CONDOMINIUM_10 PLEX
A3-2.5	BUILDING PLANS - 4 STORY CONDOMINIUM_10 PLEX
A3-3.0	BUILDING SECTION - 4 STORY CONDOMINIUM
A3-4.0	UNIT PLANS - PLANS 1 & 2 - 4 STORY CONDOMINIUM
A3-4.1	UNIT PLANS - PLANS 1 & 2 - 4 STORY CONDOMINIUM
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A3-4.3	UNIT PLANS - PLANS 3 & 4 - 4 STORY CONDOMINIUM
A3-5.0	ARCHITECTURAL DETAILS - 4 STORY CONDOMINIUM_STYLE 1
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A3-6.0	BUILDING MASS AND ARTICULATION
A3-6.1	BUILDING MASS AND ARTICULATION
A3-7.0	COLOR AND MATERIAL BOARD - 4 STORY CONDOMINIUM

LANDSCAPE

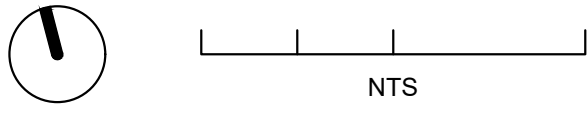
L-1	LANDSCAPE PLAN
L-2	OVERALL TREE PLAN
L-3	PLANTING PALETTE
L-4	PLANTING PALETTE
L-5	OVERALL LIGHTING DIAGRAM
L-6	ACTIE PARK PLAN
L-7	EASTERN GREENWAY PLAN
L-8	LANDSCAPE DETAILS
L-9A	PHOTOMETRIC DIAGRAM
L-9B	PHOTOMETRIC DIAGRAM

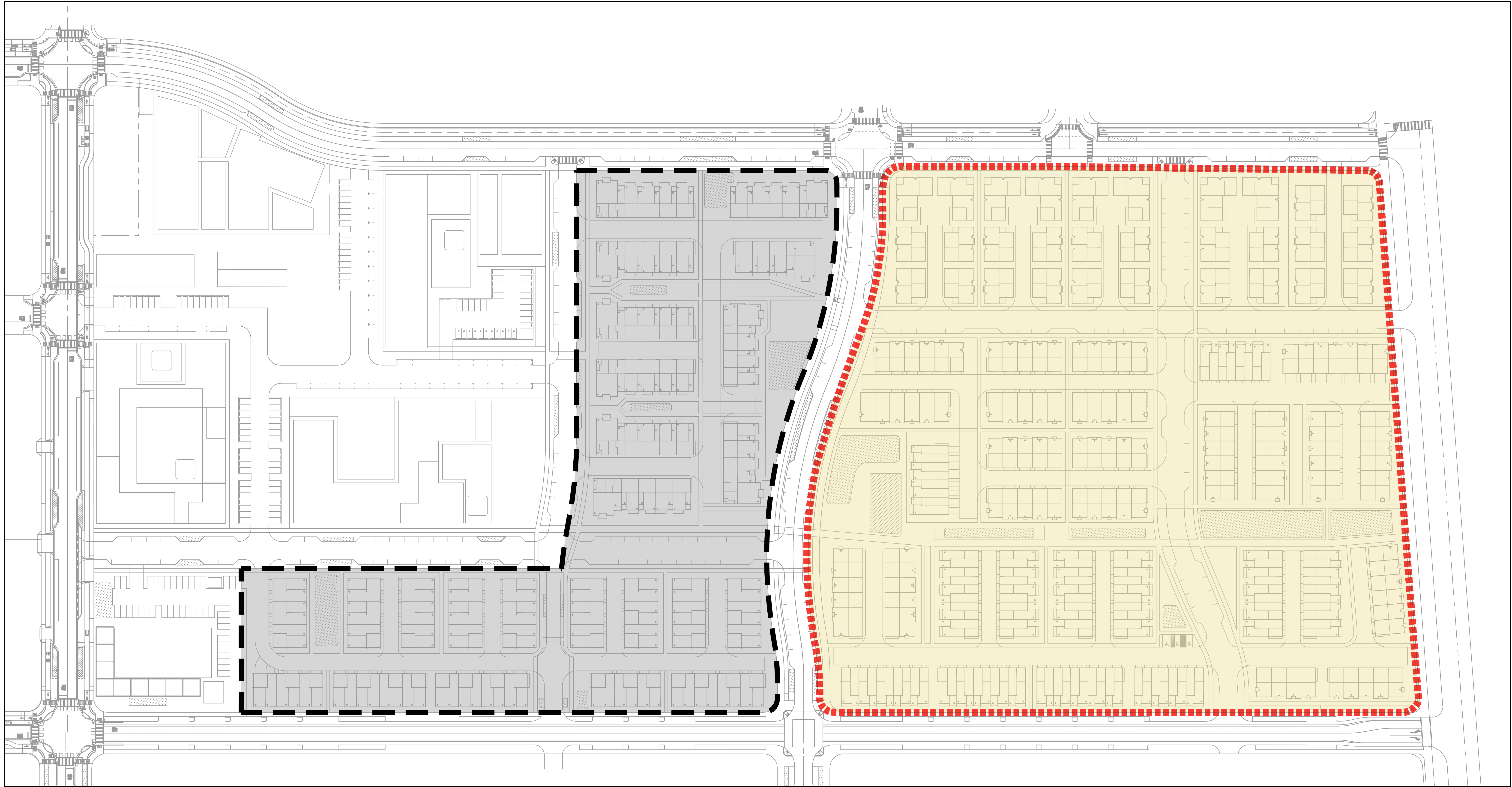
CIVIL

C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C2.1	EXISTING UTILITY PLAN
C3.0	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C3.1	SITE PLAN
C3.2	STREET SECTIONS
C4.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
C4.2	PRELIMINARY GRADING & DRAINAGE PLAN
C4.3	PRELIMINARY GRADING & DRAINAGE PLAN
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C7.0	FIRE ACCESS PLAN
C7.1	WASTE COLLECTION ACCESS PLAN
C8.0	ACCESSIBILITY PLAN
C9.0	ADDRESSING PLAN



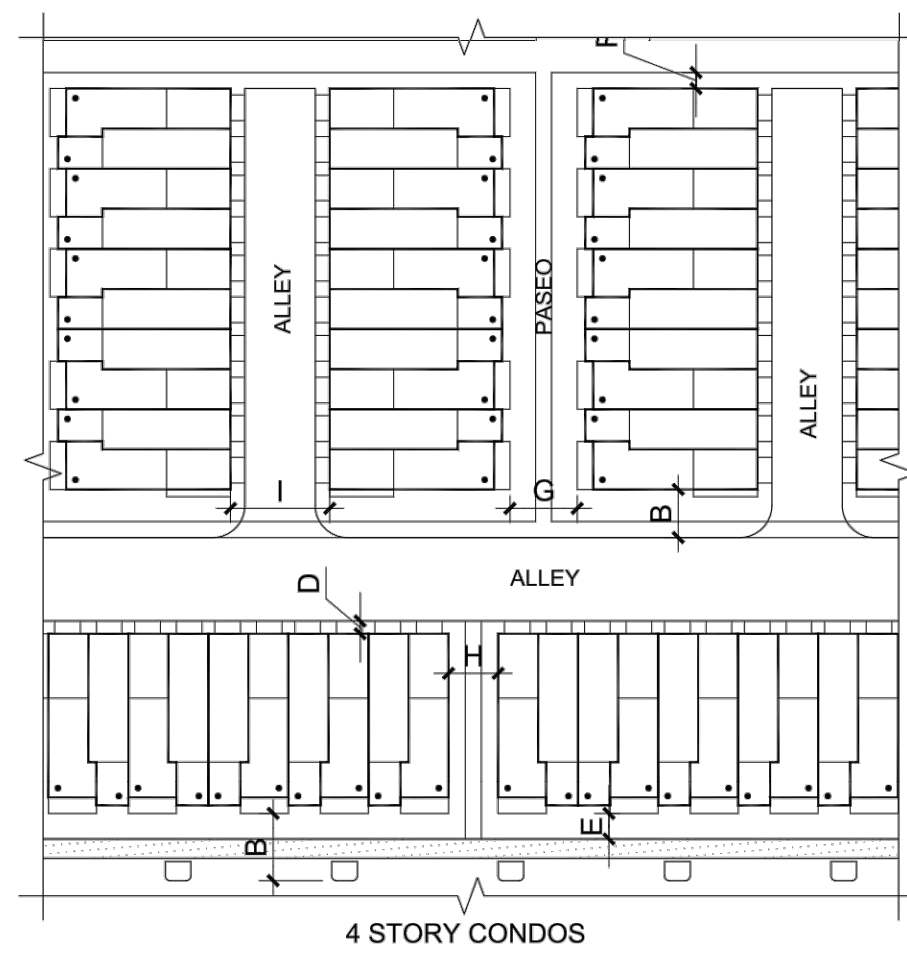
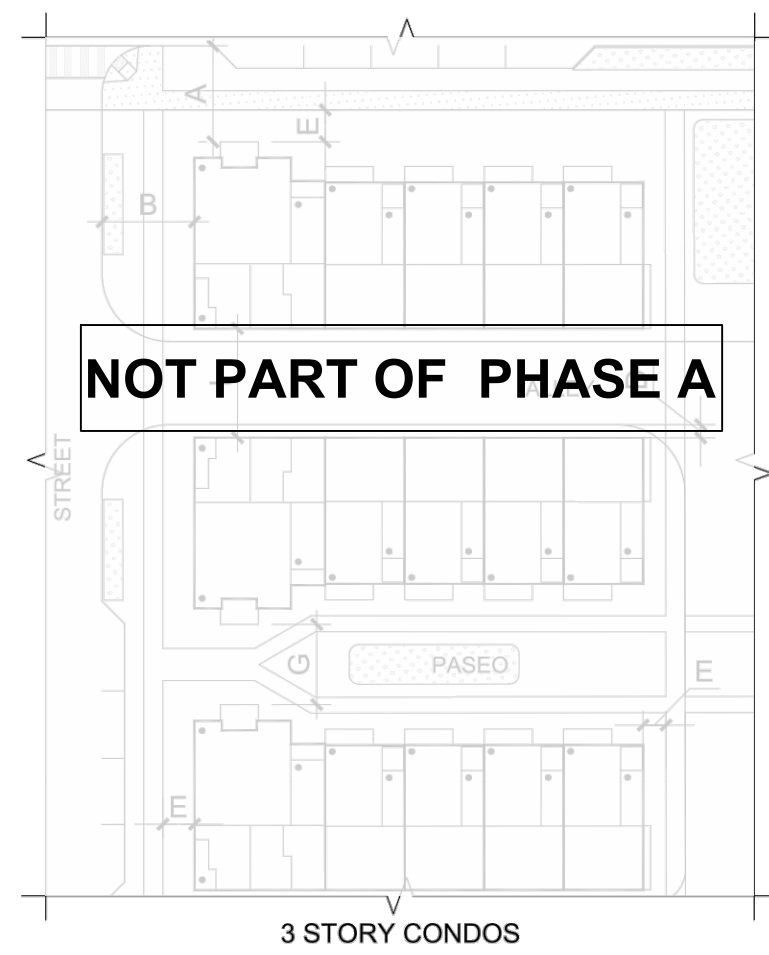
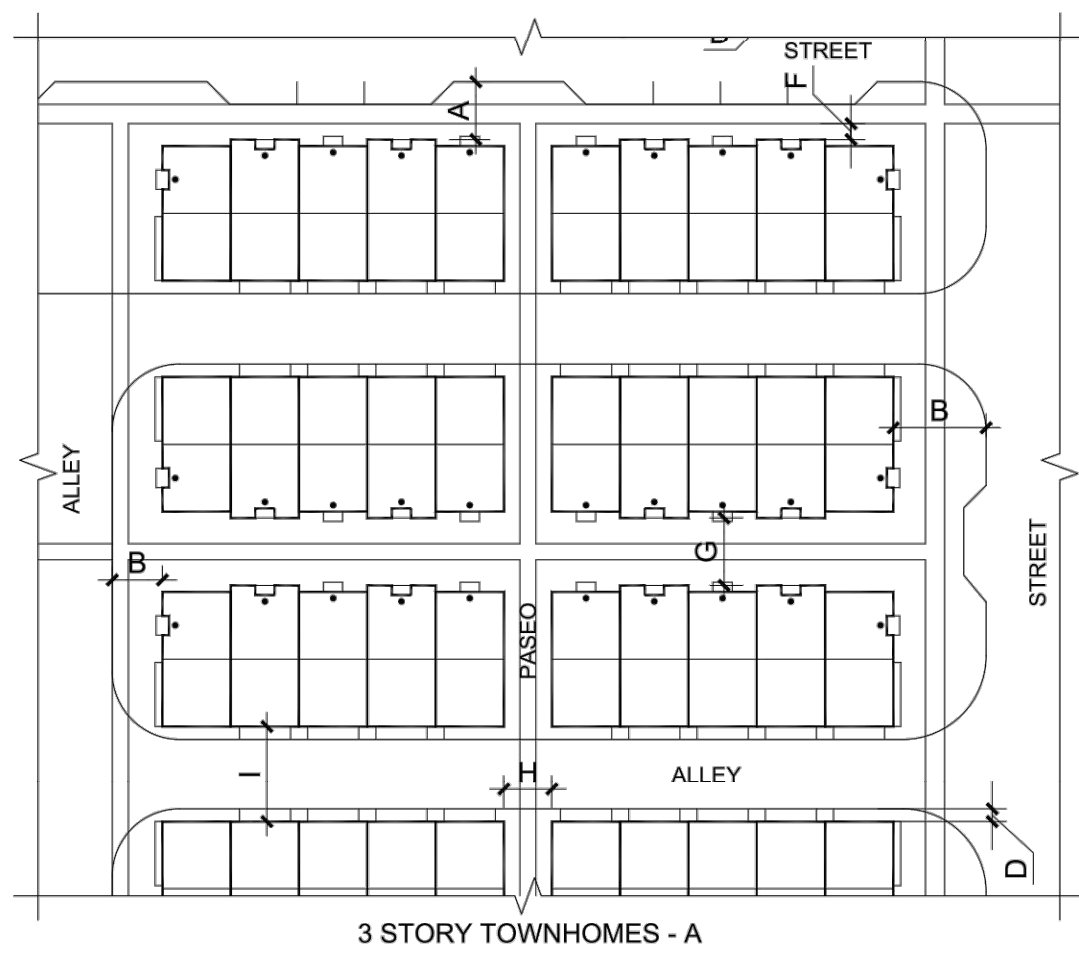
- 1. BIG WHITES
- 2. BUNGALOWS- FORMER NCO HEADQUARTERS
- 3. CITY HALL WEST
- 4. MAIN STREET LINEAR PARK
- 5. ALMANAC BEER CO.
- 6. BUILDING 41
- 7. ALAMEDA POINT SITE A
- 8. NAVAL AIR MUSEUM
- 9. ALAMEDA WATERFRONT PARK
- 10. SEAPLANE LAGOON FERRY TERMINAL
- 11. MAIN STREET FERRY TERMINAL



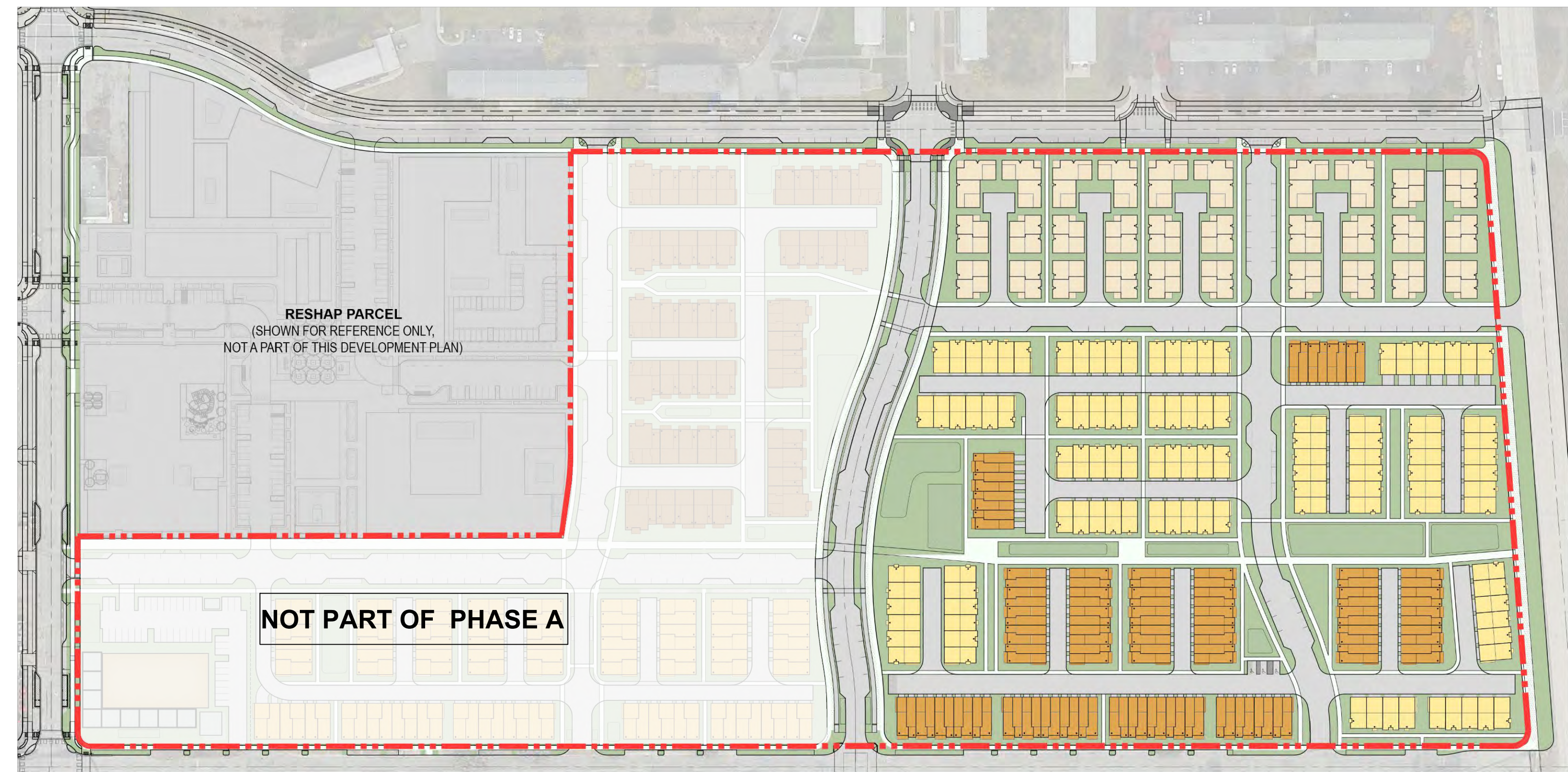
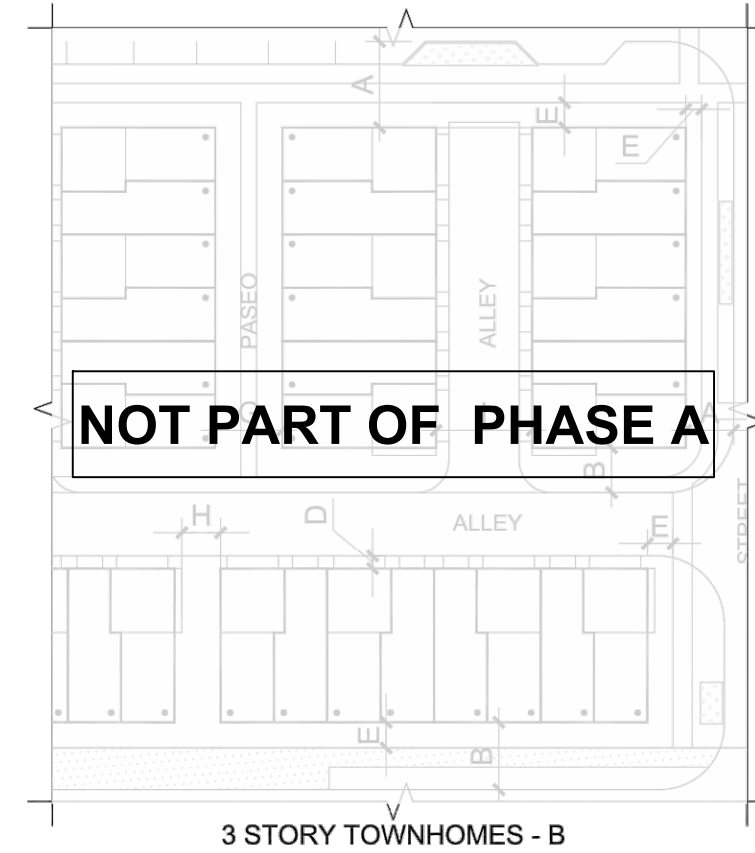
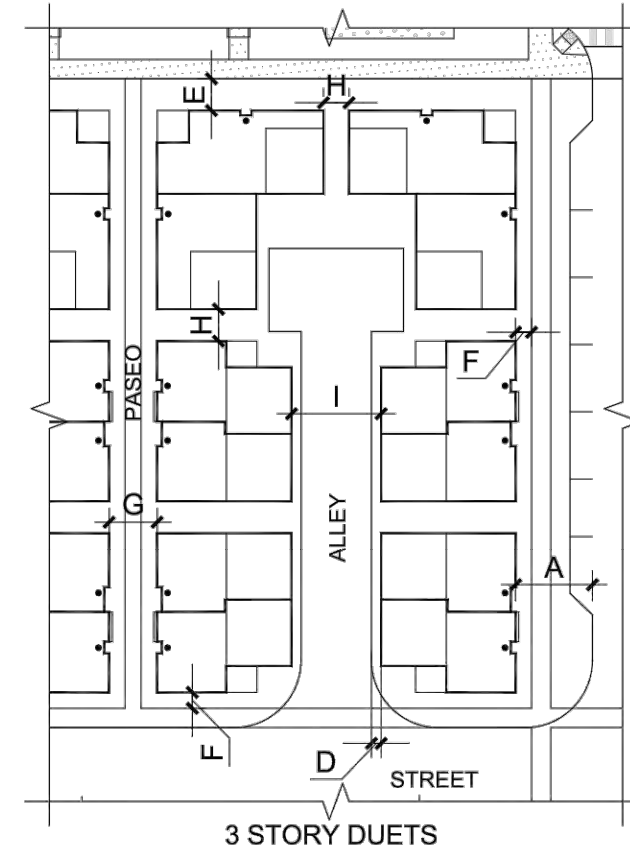


LEGEND





SETBACKS		HOUSING TYPOLOGY				
Types	Description	3 Story Duets	3 Story Condos	3 Story TH - A	3 Story TH - B	4 Story Condos
A	Face of Curb To Face of Building (Front)	24'-0" min	24'-0" min	18'-0" min	24'-0" min	-
B	Face of Curb To Face of Building (Aerial Apparatus Access)	-	15' min - 30' max	15' min - 30' max	15' min - 30' max	15' min - 30' max
C	Face of Curb To Face of Building (Side)	-	-	-	-	-
D	Face of Curb To Face of Building (Rear)	4'-0" min	4'-0" min	4'-0" min	4'-0" min	4'-0" min
E	Back of Sidewalk To Face of Building (Public Street)	8'-0" min	10'-0" min	-	5'-0" min	8'-0" min
F	Back of Sidewalk To Face of Building (Private Street)	5'-0" min	-	5'-0" min	-	5'-0" min
G	Face of Building To Face of Building (Front)	15'-0" min	21'-0" min	21'-0" min	21'-0" min	21'-0" min
H	Face of Building To Face of Building (Side)	8'-0" min	10'-0" min	10'-0" min	12'-0" min	15'-0" min
I	Face of Building To Face of Building (Rear)	28'-0" min	28'-0" min	28'-0" min	28'-0" min	28'-0" min



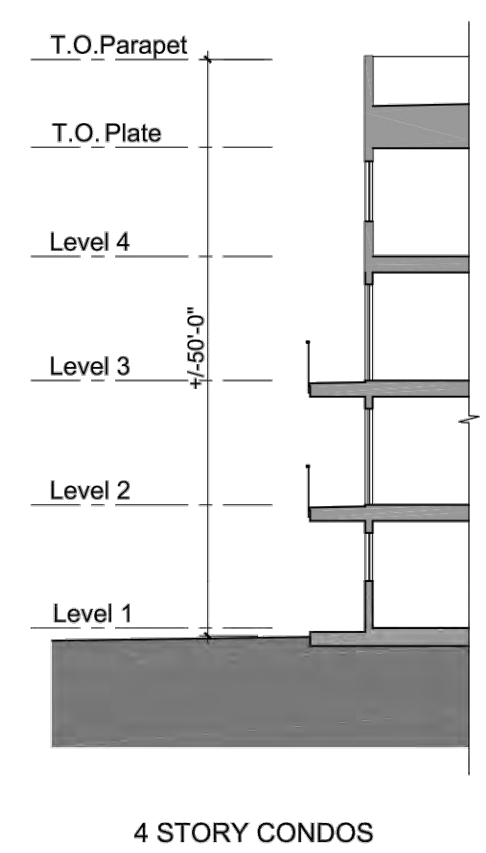
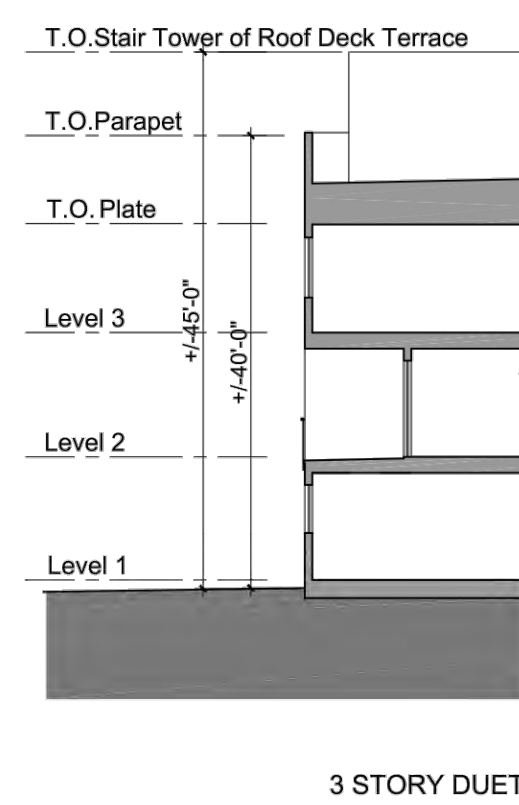
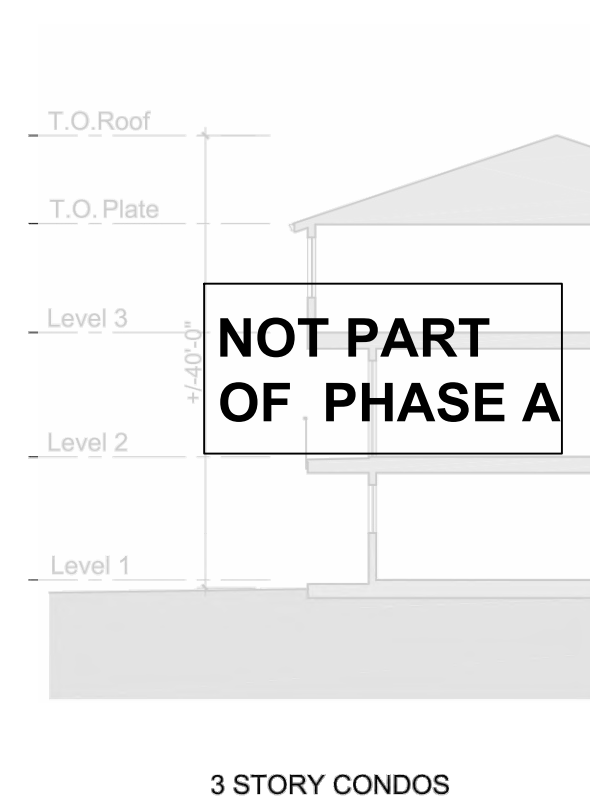
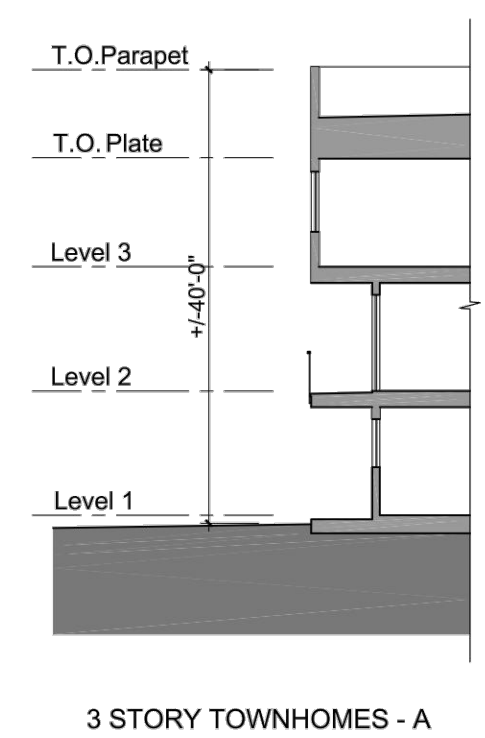
ACREAGE
West Midway Parcel 26.26± AC

- 3 Story Condos - 17b
- 4 Story Condos - 17d
- 3 Story Townhomes A - 17b
- 3 Story Townhomes B - 17c
- 3 Story Duets - 17a
- Retail - 16

NOT PART OF PHASE A

3. BUILDING SETBACKS from approved SITE DEVELOPMENT PLAN

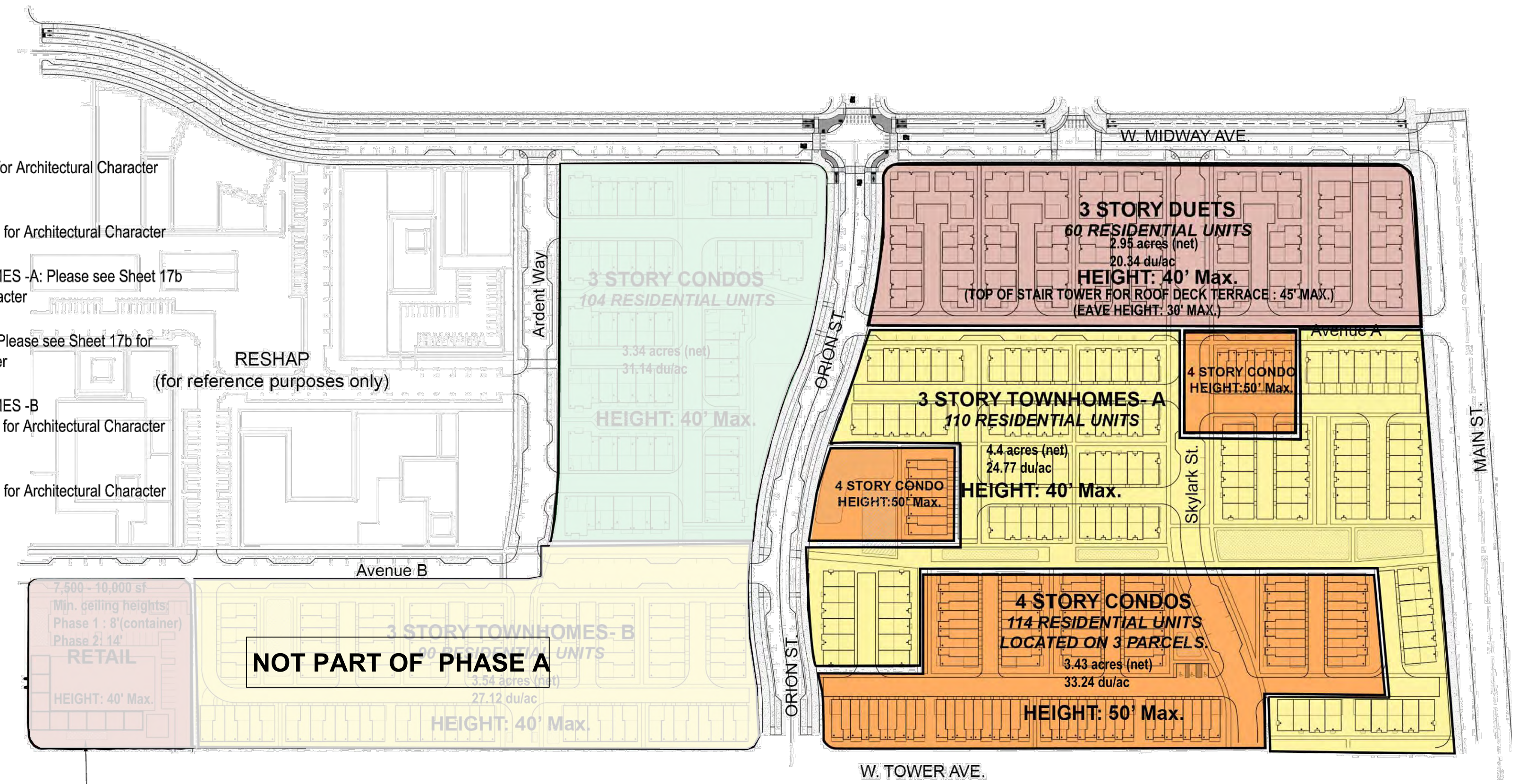
1. ILLUSTRATIVE SITE PLAN - ALL PHASES from approved SITE DEVELOPMENT PLAN



NOT PART OF PHASE A

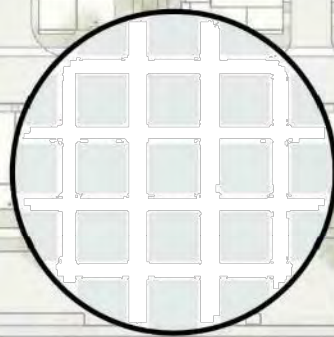
NOT PART OF PHASE A

4. BUILDING SETBACKS from approved SITE DEVELOPMENT PLAN

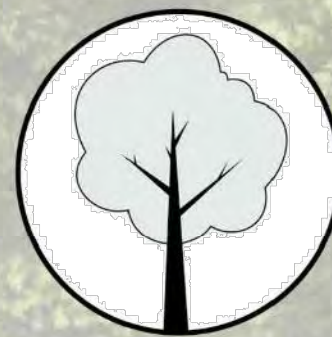


Note: Developer shall be permitted to incorporate up to 5 additional residential units within the commercial parcel. The exact size and configuration shall be determined at a later date.

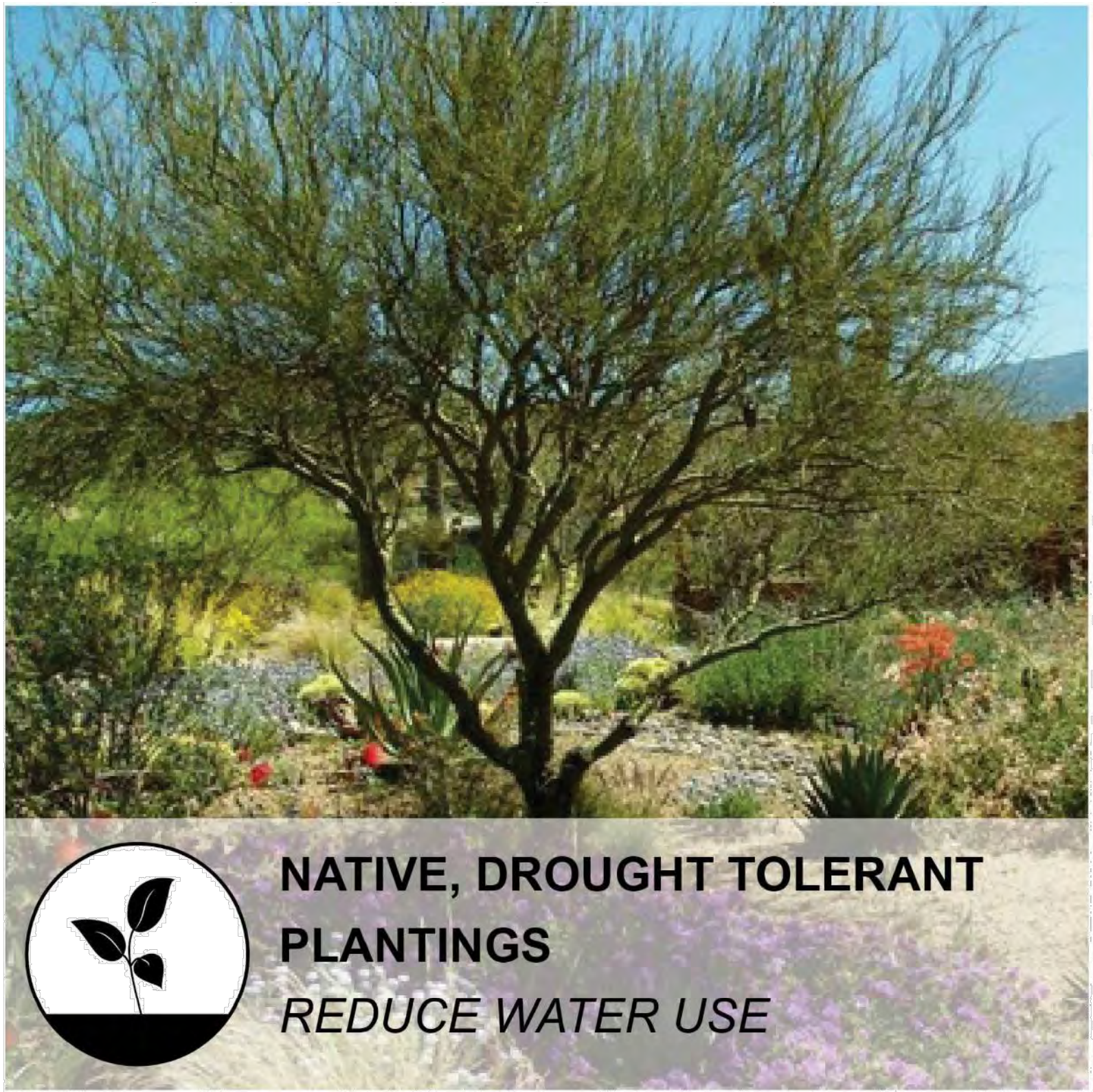
2. LAND USE DIAGRAM & BUILDING HEIGHTS from approved SITE DEVELOPMENT PLAN



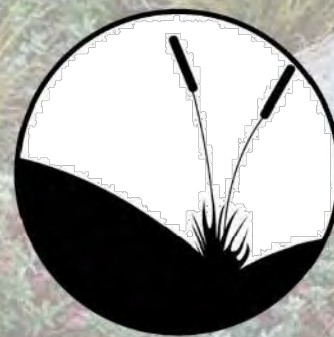
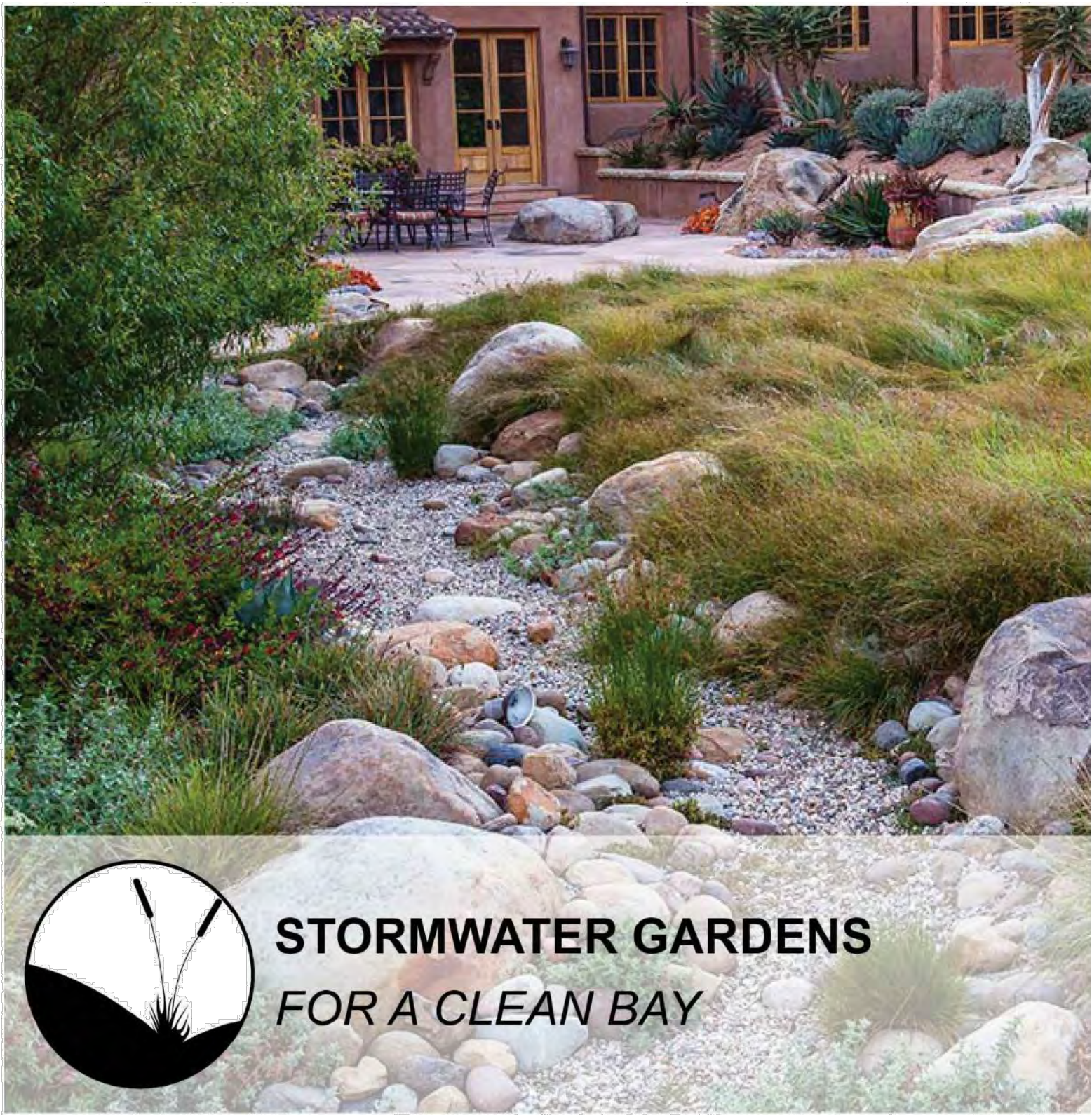
SMALL BLOCK SIZES
WALKABLE NEIGHORHOODS



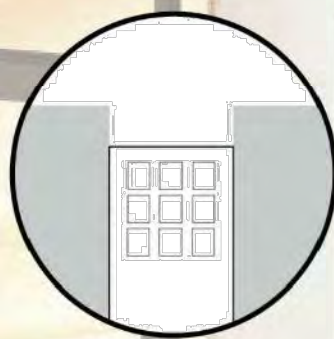
MAXIMIZE OPEN SPACE/PARKS
TO BUILD COMMUNITY



NATIVE, DROUGHT TOLERANT
PLANTINGS
REDUCE WATER USE



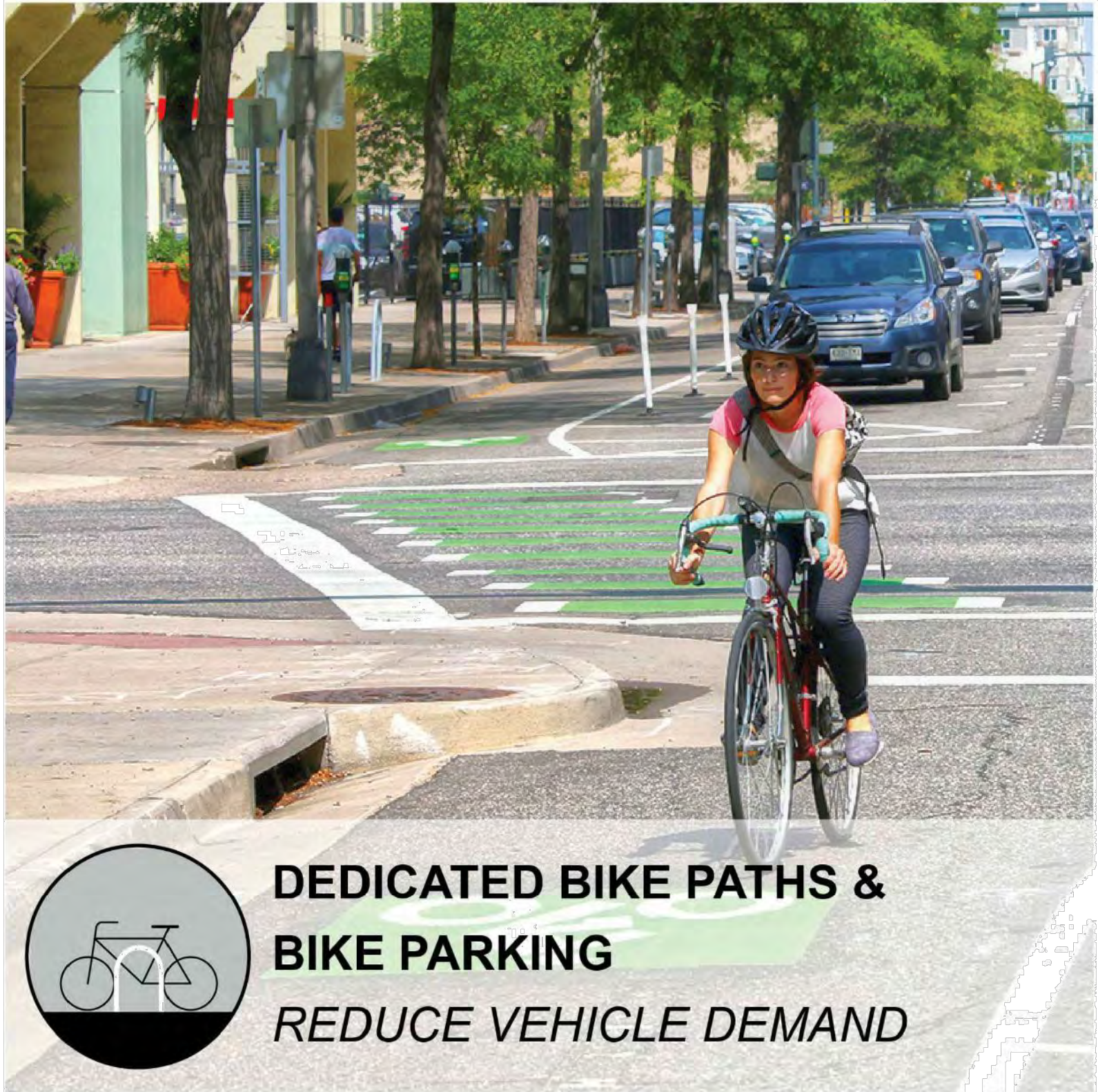
STORMWATER GARDENS
FOR A CLEAN BAY



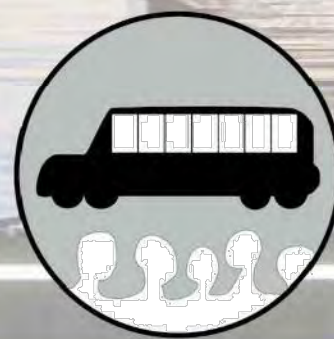
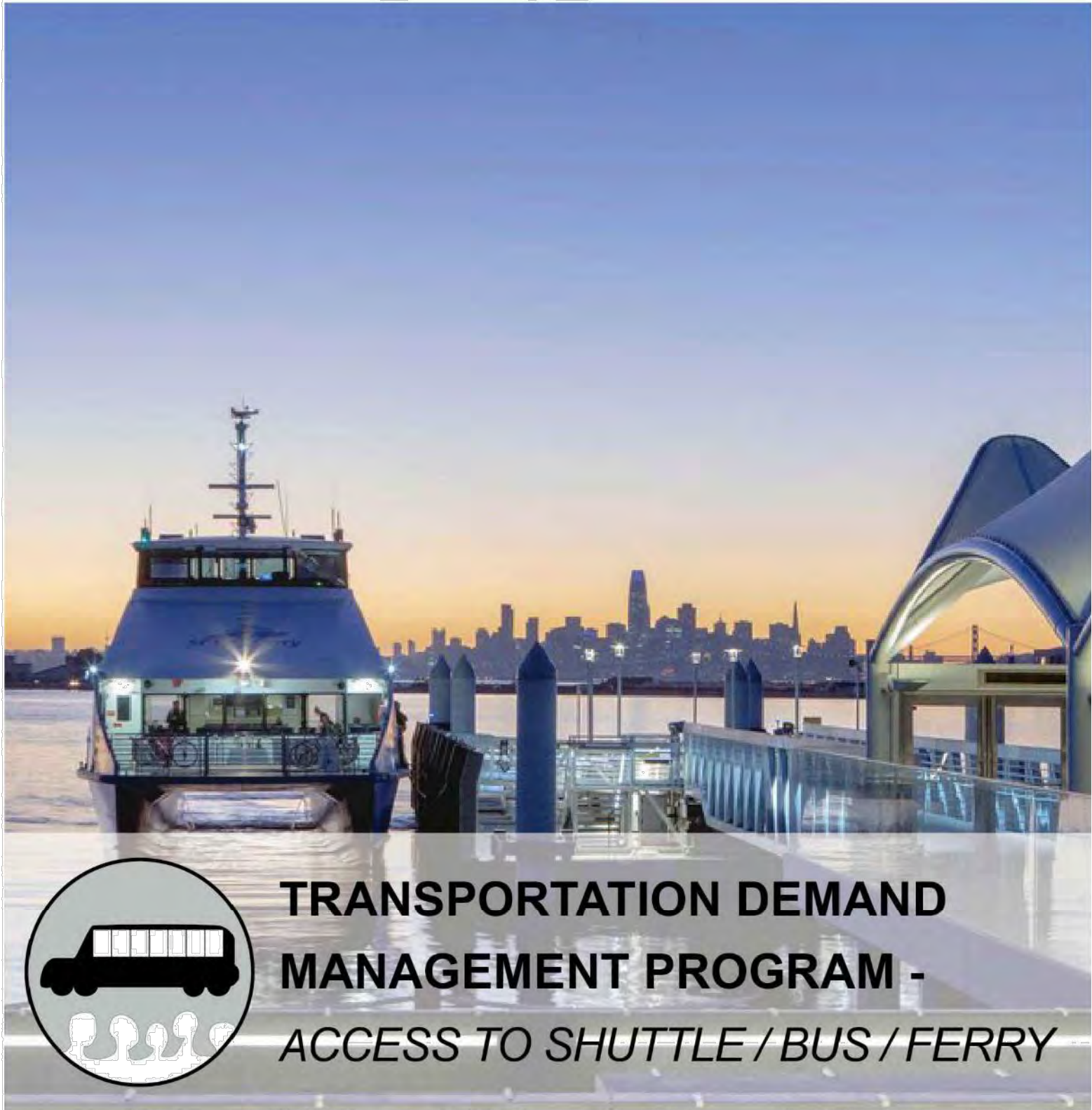
RENEWABLE ENERGY
ACHIEVE CARBON NEUTRALITY



CAR CHARGING STATIONS
REDUCE FOSSIL FUEL USE



DEDICATED BIKE PATHS &
BIKE PARKING
REDUCE VEHICLE DEMAND



TRANSPORTATION DEMAND
MANAGEMENT PROGRAM -
ACCESS TO SHUTTLE / BUS / FERRY

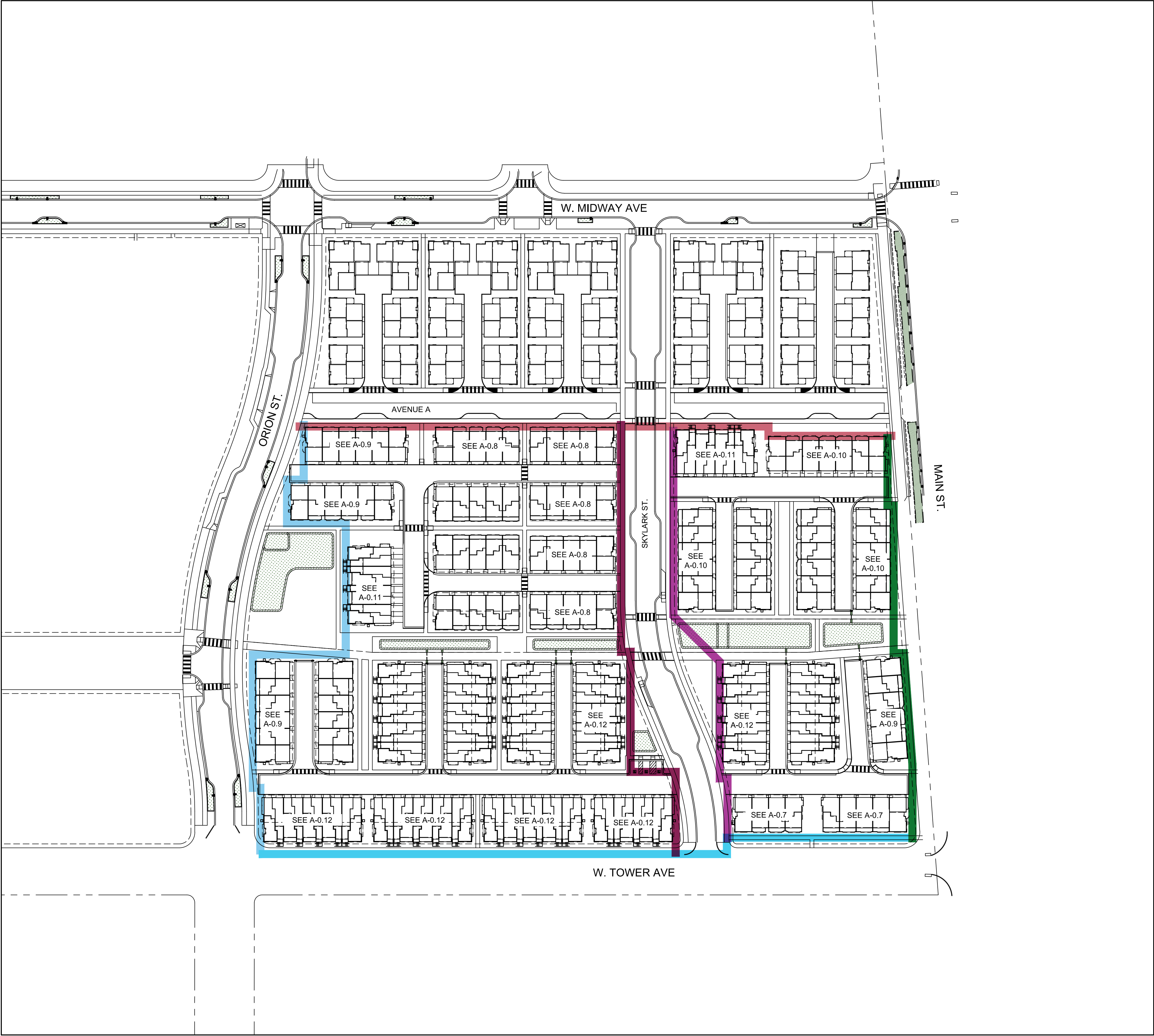
REQUIRED EV CHARGING per Cal Green 4.106.4.1				
DUETS AND 3 STORY TOWNHOUSE CONDOMINIUMS				
Required: Raceway, circuit 40 amp & receptacle or box w/ cover in each private garage	%	# of Parking Space		*Quantity
		# Units	# of stall in garage	
	100%	170	340 spaces	170
TOTAL PROVIDED				170 Spaces

*Requirement is based on dwelling unit, not quantity of parking stalls

REQUIRED EV CHARGING per Cal Green 4.106.4.2.2				
4 STORY CONDOMINIUMS & 3 STORY CONDOMINIUMS -B (R2-CONDOMINIUMS)				
	%	# of Parking Space	Quantity	
		# of stall in garage		
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

*Requirement is based on parking stalls, not units

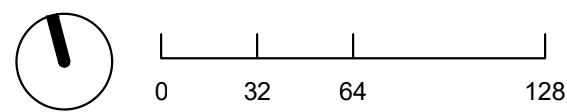
All residential construction shall be all electric (no gas service) in compliance with City of Alameda and State of California requirements.



OVERALL TRANSPARENCY SUMMARY

MINIMUM TRANSPARENCY per City of Alameda Objective Design Review Standards			
4 STORY CONDOMINIUMS & 3 STORY CONDOMINIUMS & DUETS			
FAÇADE FACING STREET		MINIMUM TRANSPARENCY	AVERAGE TRANSPARENCY
	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.)





KEY MAP

- Facade Area
- Windows or Transparent Opening Area



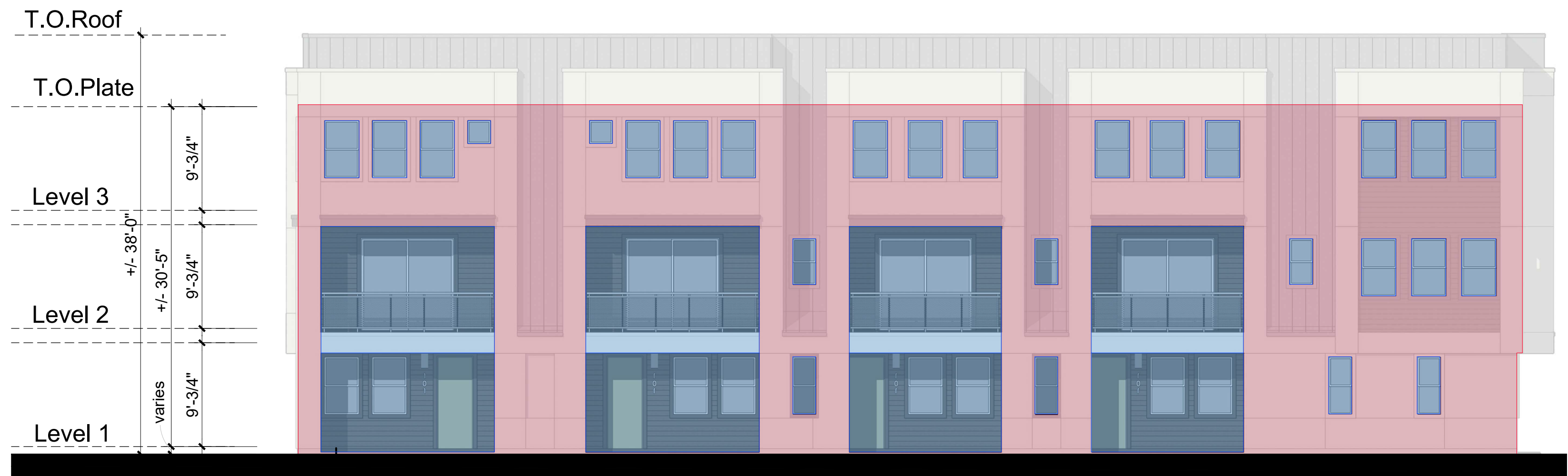
4 PLEX STYLE 1 FRONT ELEVATION

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%



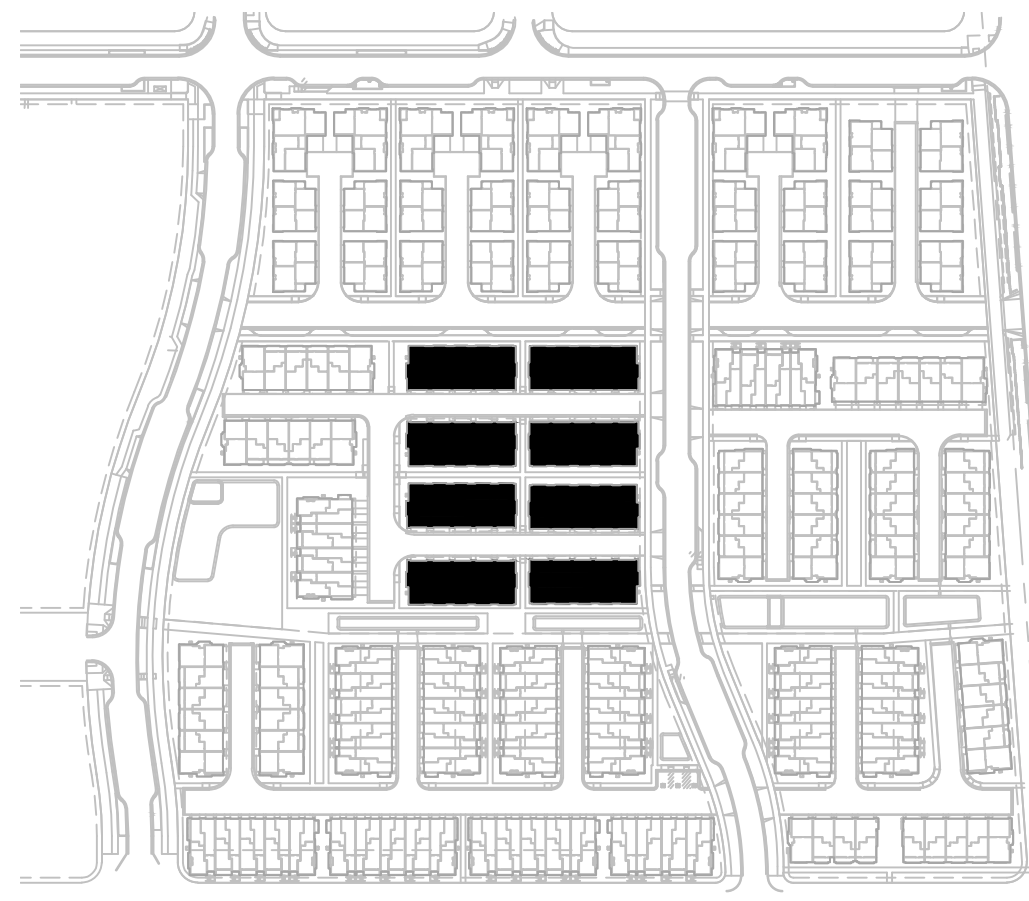
5 PLEX A STYLE 2 FRONT ELEVATION

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%



KEY MAP

- Facade Area
- Windows or Transparent Opening Area



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%



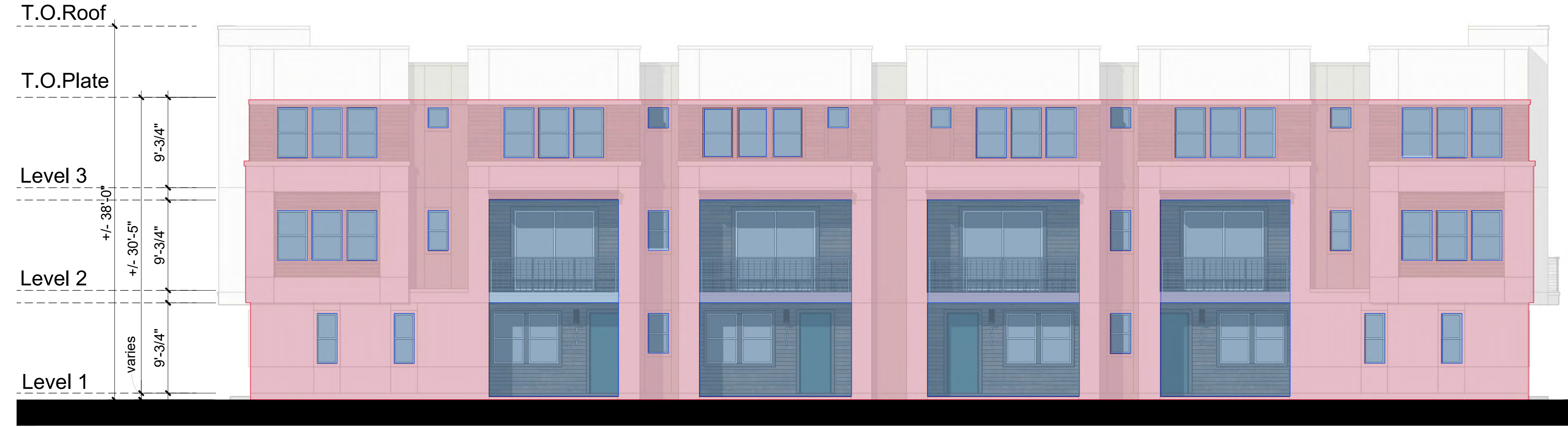
KEY MAP

- Facade Area
- Windows or Transparent Opening Area



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%



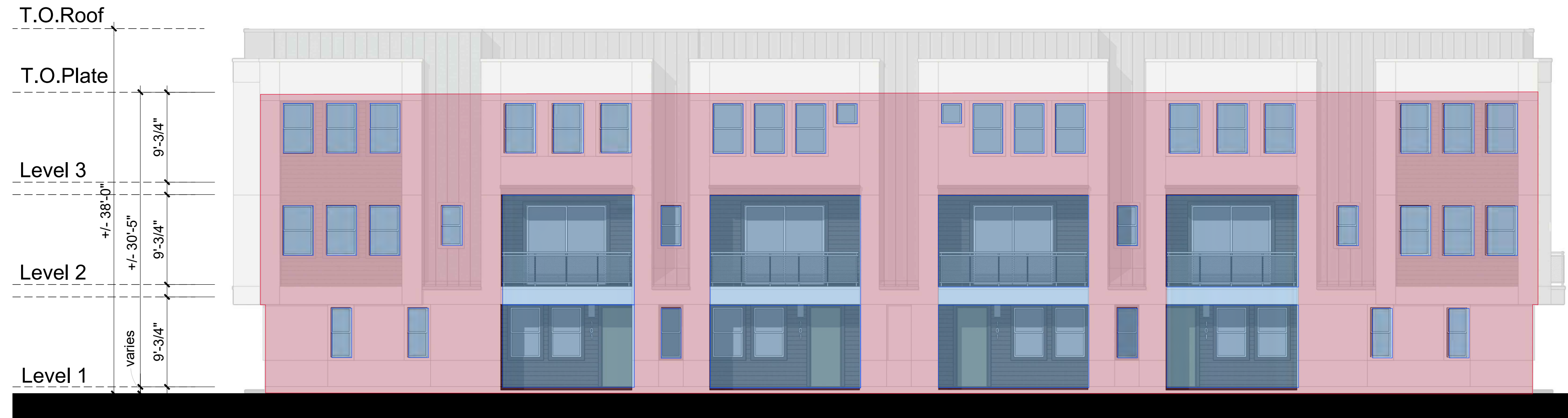
6 PLEX A STYLE 1 FRONT ELEVATION

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 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 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%



KEY MAP

- Facade Area
- Windows or Transparent Opening Area



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%



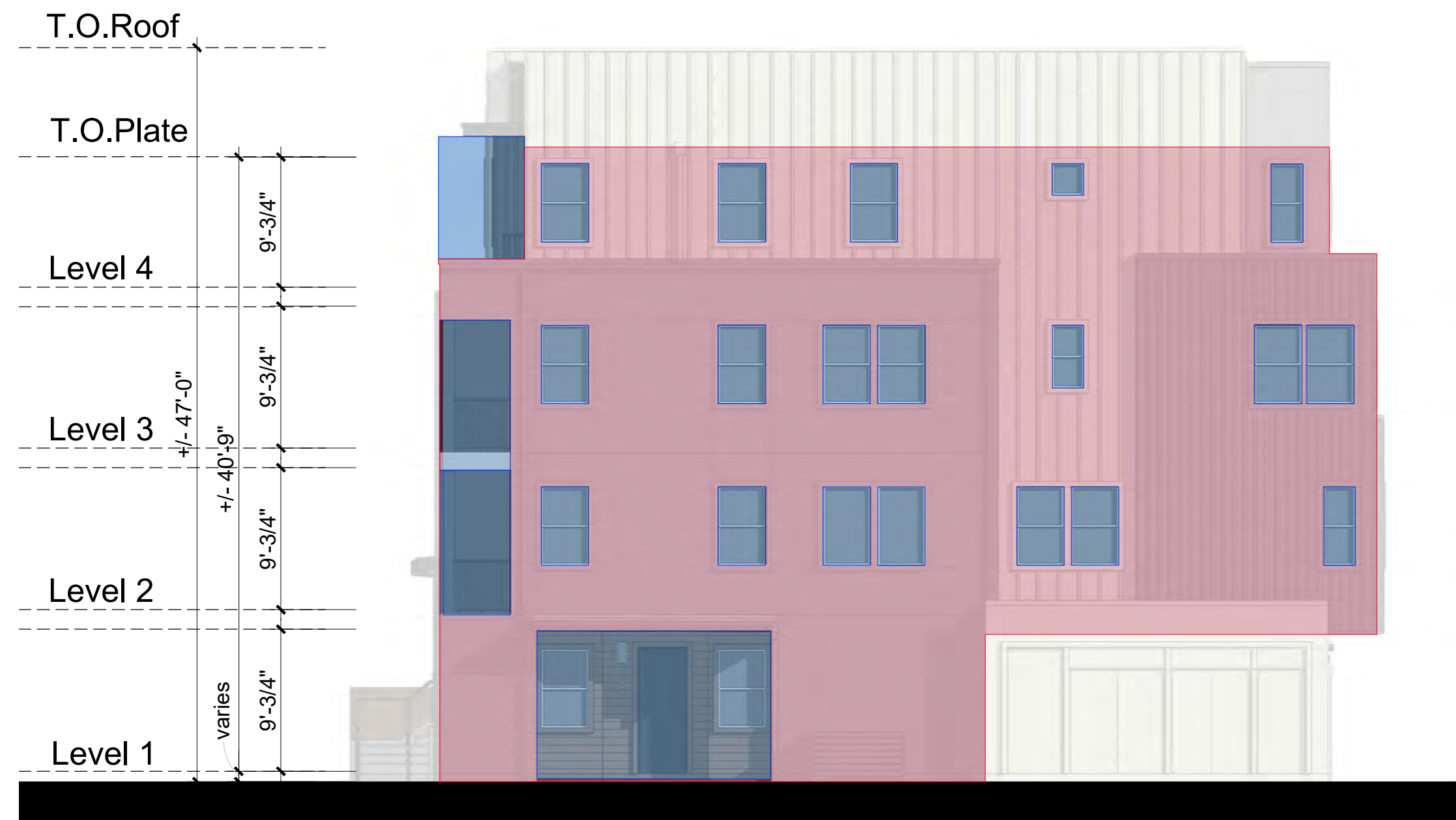
7 PLEX STYLE 1 RIGHT ELEVATION

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



KEY MAP

- Facade Area
- Windows or Transparent Opening Area



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%



KEY MAP

- Facade Area
- 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%



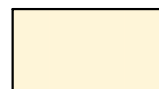
OVERALL PROJECT SUMMARY

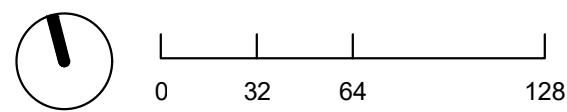
BUILDING SUMMARY				
Typology	Building Type	# Buildings	DU/Building	# Total DU
Duet	Two family dwelling units	30	2	60 DU
3 Story Townhouse Condominium (Building Height: +/- 38'-0") TYPE VB	4-Plex	1	4	4 DU
	5-Plex_Type A	1	5	5 DU
	5-Plex_Type B	8	5	40 DU
	6-Plex_Type A	5	6	30 DU
	6-Plex_Type B	4	6	24 DU
4 Story Condominium (Building Height: +/- 49'-6") TYPE VA	7-Plex	1	7	7 DU
	8-Plex	3	8	24 DU
	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

-  DUETS
-  3 STORY TOWNHOUSE CONDOMINIUM
-  4 STORY CONDOMINIUM



R3: TWO-FAMILY DWELLING UNITS (PER CRC)

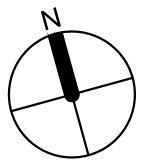
APPLICABLE CODES:	
2022 CALIFORNIA BUILDING CODE (CBC)	
2022 CALIFORNIA RESIDENTIAL CODE (CRC)	
2022 CALIFORNIA ELECTRICAL CODE (CEC)	
2022 CALIFORNIA MECHANICAL CODE (CMC)	
2022 CALIFORNIA PLUMBING CODE (CPC)	
2022 CALIFORNIA ENERGY CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING CODE	
CITY OF ALAMEDA MUNICIPAL CODE	
PROPOSED USE:	TWO FAMILY DWELLING
OCCUPANCY:	R3 & U (RESIDENTIAL & PRIVATE GARAGE)
CONSTRUCTION TYPE:	VB
FIRE SPRINKLER:	NFPA 13D
NUMBER OF STORIES:	3 + OCCUPIED ROOF & PENTHOUSE
ALLOWABLE HEIGHT:	40 FEET (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: - WALLS: NOT LESS THAN ½" GYP. BD - HABITABLE ROOMS ABOVE GARAGE: NOT LESS THAN ¾" TYPE X GYP. BD - STRUCTURE SUPPORTING FLOOR: NOT LESS THAN ½" GYP. BD - DOORS: 1-¾" 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: (CRC R 1.1.3.1)	TOWNHOUSE CONDOMINIUMS U (PRIVATE GARAGES)
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLERS: (CRC R 313)	REQUIRED : NFPA 13-D PROVIDED : NFPA 13R SPRINKLER SYSTEM ELECTED OVER THE NFPA 13D MINIMUM
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.13)	3 STORIES
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
UTILITIES / 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.

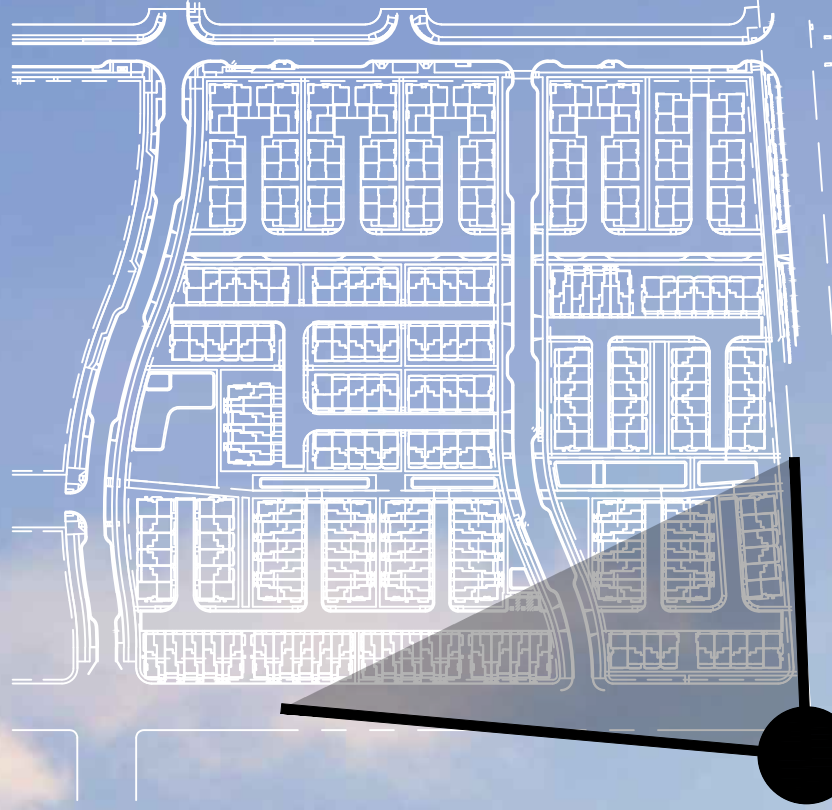
4 STORY
R2- CONDOMINIUMS

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	
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 GARAGE SEPARATION: 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. 504)	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 & 905.3.1(EXEMPTIONS))	FIRE SPRINKLER: NFPA 13
FIRE ALARM MONITORING (CBC SECTION 907.2.11.2 & 907.6.5 EXCEPTION 1)	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
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 (CBC TABLE 705.8)	UNPROTECTED SPRINKLERED - PER C.B.C. TABLE 705.8
ROOF ACCESS (CBC SECTION 1011.12)	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:	AT LEAST 10 PERCENT BUT NOT LESS THAN ONE OF THE MULTISTORY DWELLINGS IN CONDOMINIUMS WITH 4 OR MORE DWELLING UNITS SHALL COMPLY WITH CBC1102A.3.1
UTILITIES / THROUGH PENETRATIONS (CBC 714)	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 CBC714 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.

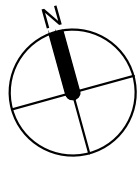




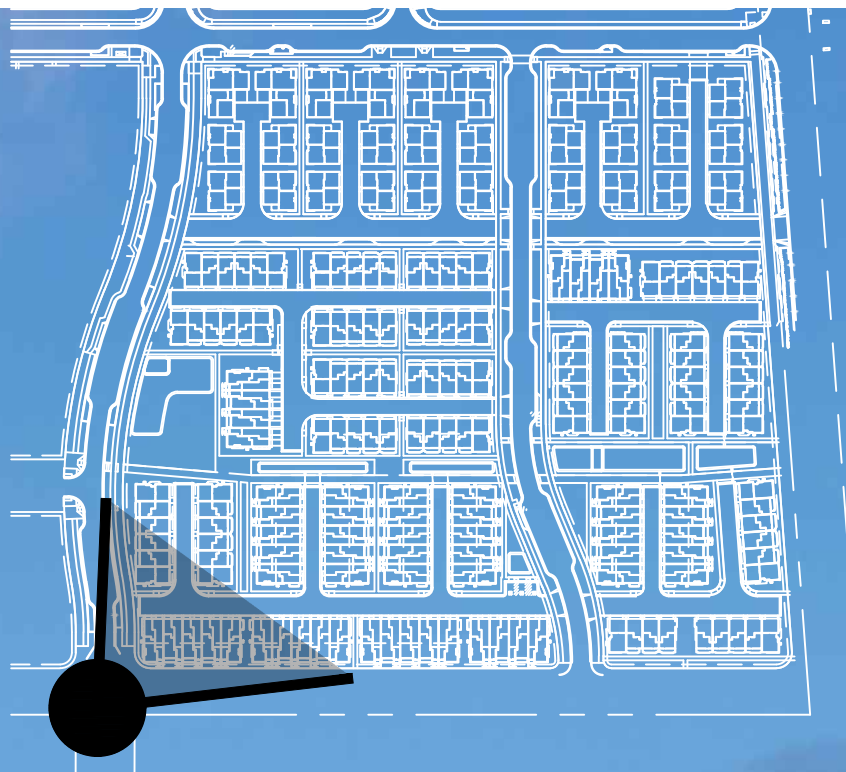
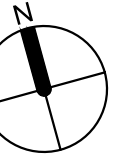
KEY MAP (NTS) 



ktgy MAGILIGHT



ktgy MAGILIGHT





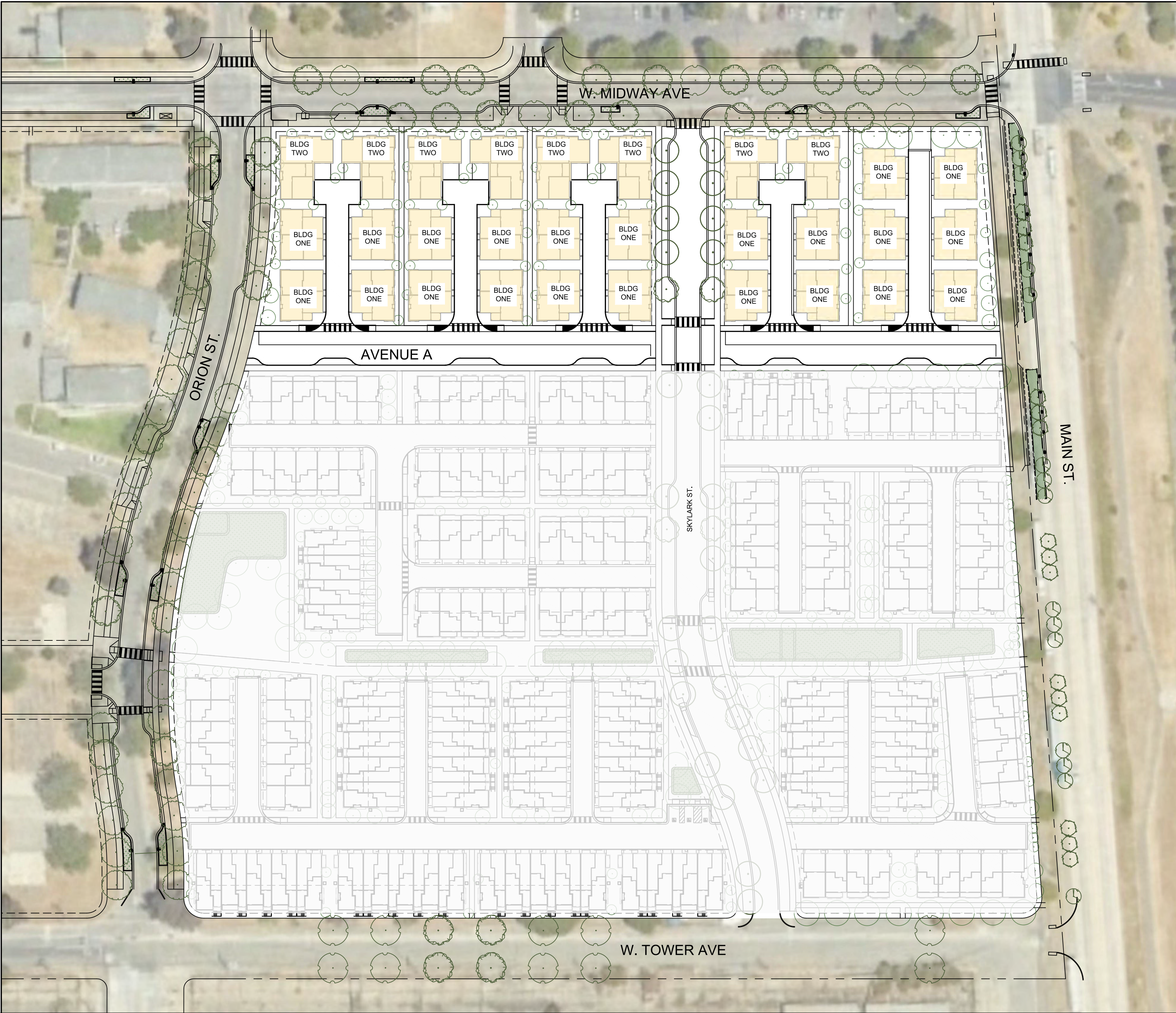
KEY MAP (NTS) 



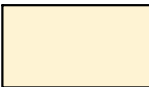
ktgy MAGILIGHT

DUET

WEST MIDWAY, ALAMEDA CA



LEGEND

 DUET

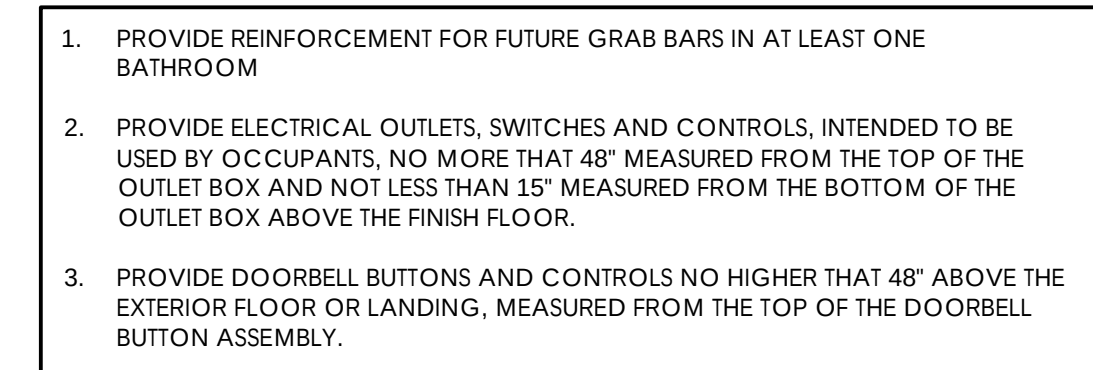
NOTES:

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

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





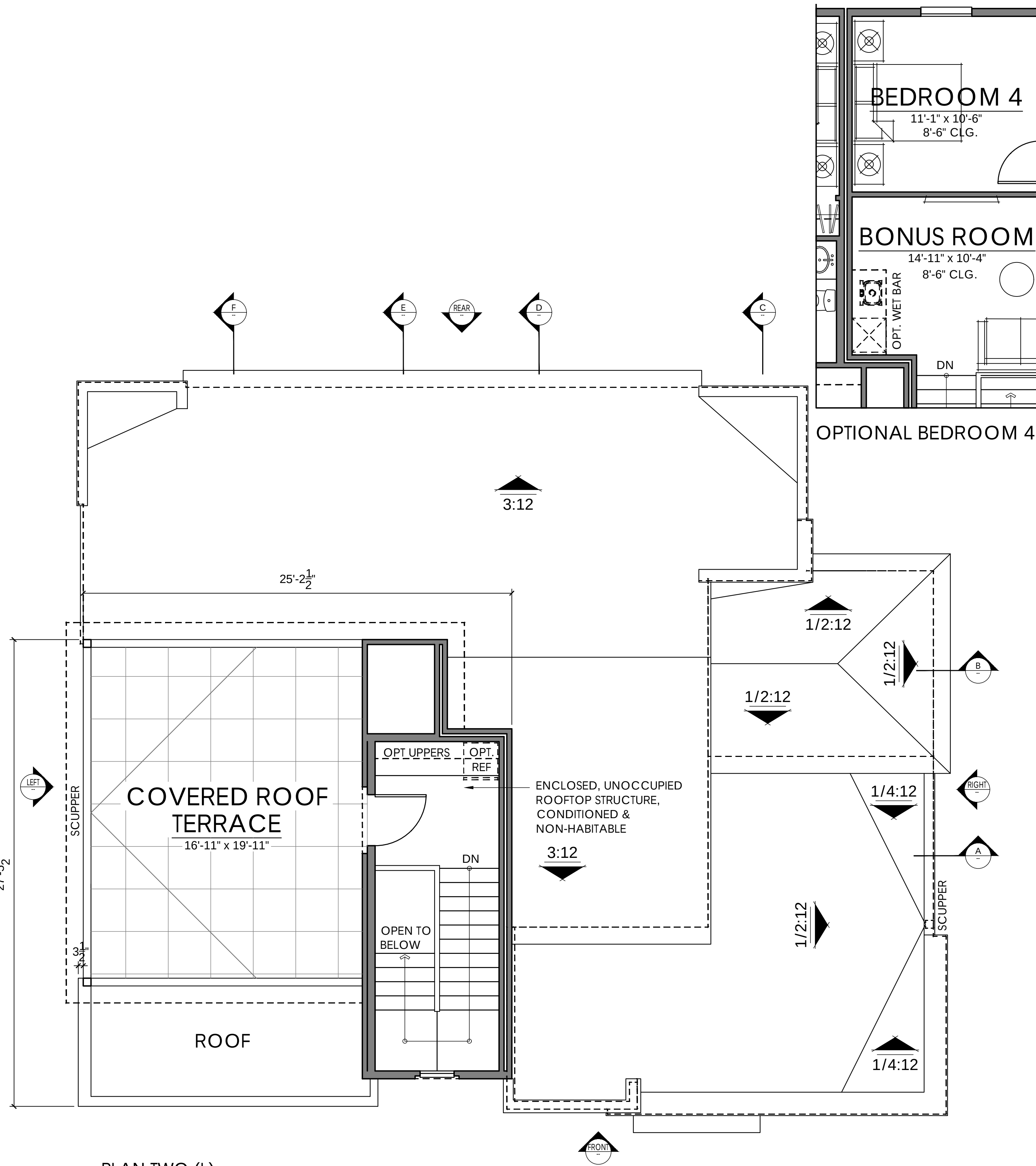
SECOND FLOOR

PLAN TWO (L)

FIRST FLOOR	519 SQ. FT.
SECOND FLOOR	845 SQ. FT.
THIRD FLOOR	951 SQ. FT.
MEZZANINE	63 SQ. FT. -- NON HABITABLE SPACE
TOTAL LIVING	2378 SQ. FT.
4 BEDROOM	
3.5 BATH	
U.D.O. - UNIVERSAL	
2-CAR GARAGE	

PLAN ONE (R)

FIRST FLOOR	542 SQ. FT.
SECOND FLOOR	1045 SQ. FT.
THIRD FLOOR	400 SQ. FT.
TOTAL LIVING	1987 SQ. FT.
3-4 BEDROOM	
2.5-3.5 BATH	
U.D.O - VISITABLE	
2-CAR GARAGE	



PLAN TWO (L)

FIRST FLOOR	519 SQ. FT.
SECOND FLOOR	845 SQ. FT.
THIRD FLOOR	951 SQ. FT.
MEZZANINE	63 SQ. FT. -- NON HABITABLE SPACE
TOTAL LIVING	2378 SQ. FT.
4 BEDROOM	
3.5 BATH	
U.D.O. - UNIVERSAL	
2-CAR GARAGE	

MEZZANINE

PLAN ONE (R)

FIRST FLOOR	542 SQ. FT.
SECOND FLOOR	1045 SQ. FT.
THIRD FLOOR	400 SQ. FT.
TOTAL LIVING	1987 SQ. FT.
3-4 BEDROOM	
2.5-3.5 BATH	
U.D.O. - VISITABLE	
2-CAR GARAGE	



PLAN TWO (L)

FIRST FLOOR	519 SQ. FT.
SECOND FLOOR	845 SQ. FT.
THIRD FLOOR	951 SQ. FT.
MEZZANINE	63 SQ. FT. -- NON HABITABLE SPACE
TOTAL LIVING	2378 SQ. FT.
4 BEDROOM	
3.5 BATH	
U.D.O. - UNIVERSAL	
2-CAR GARAGE	

THIRD FLOOR

PLAN ONE (R)

FIRST FLOOR	542 SQ. FT.
SECOND FLOOR	1045 SQ. FT.
THIRD FLOOR	400 SQ. FT.
TOTAL LIVING	1987 SQ. FT.
3-4 BEDROOM	
2.5-3.5 BATH	
U.D.O. - VISITABLE	
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



FRONT ELEVATION

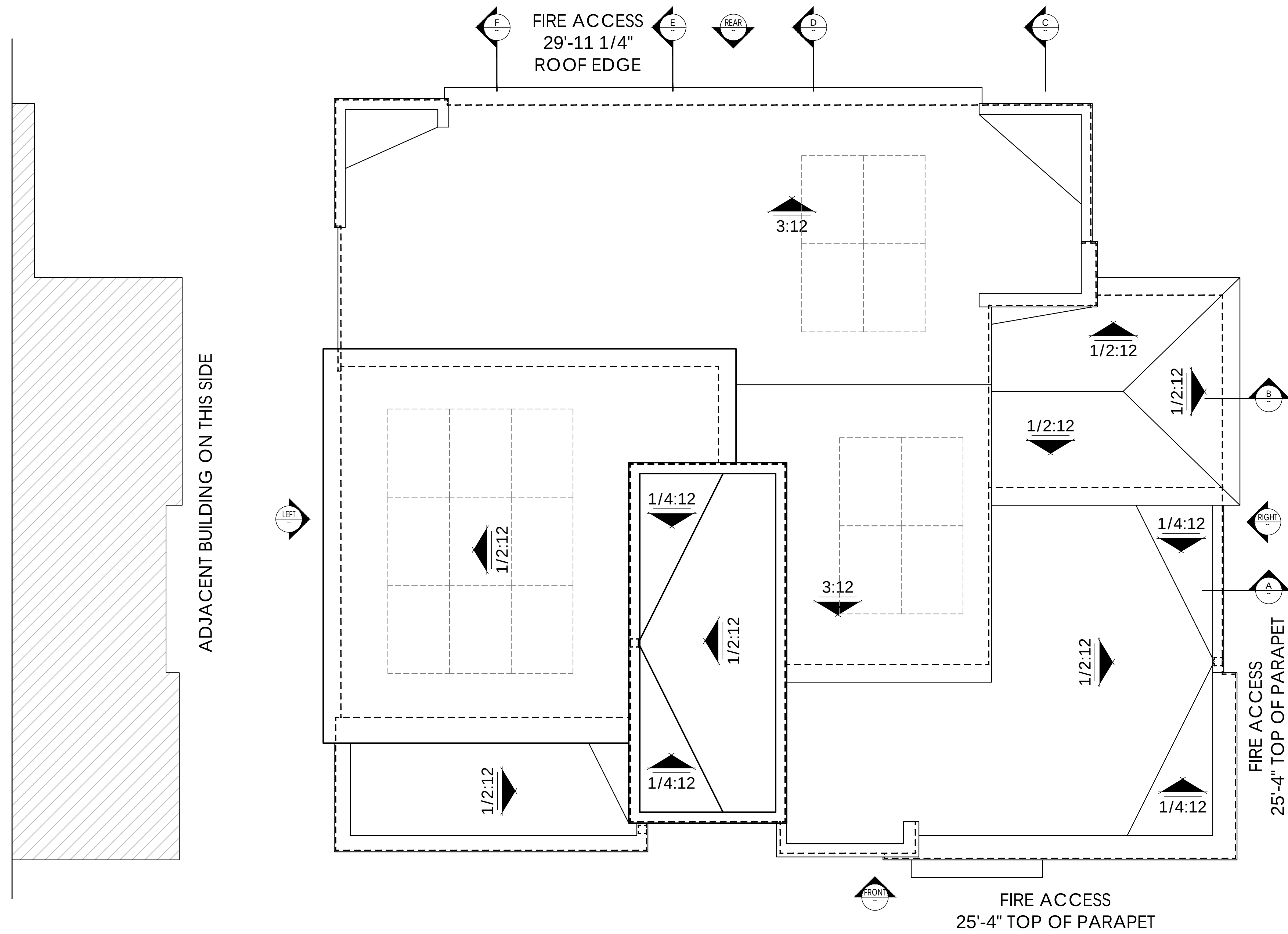


REAR ELEVATION



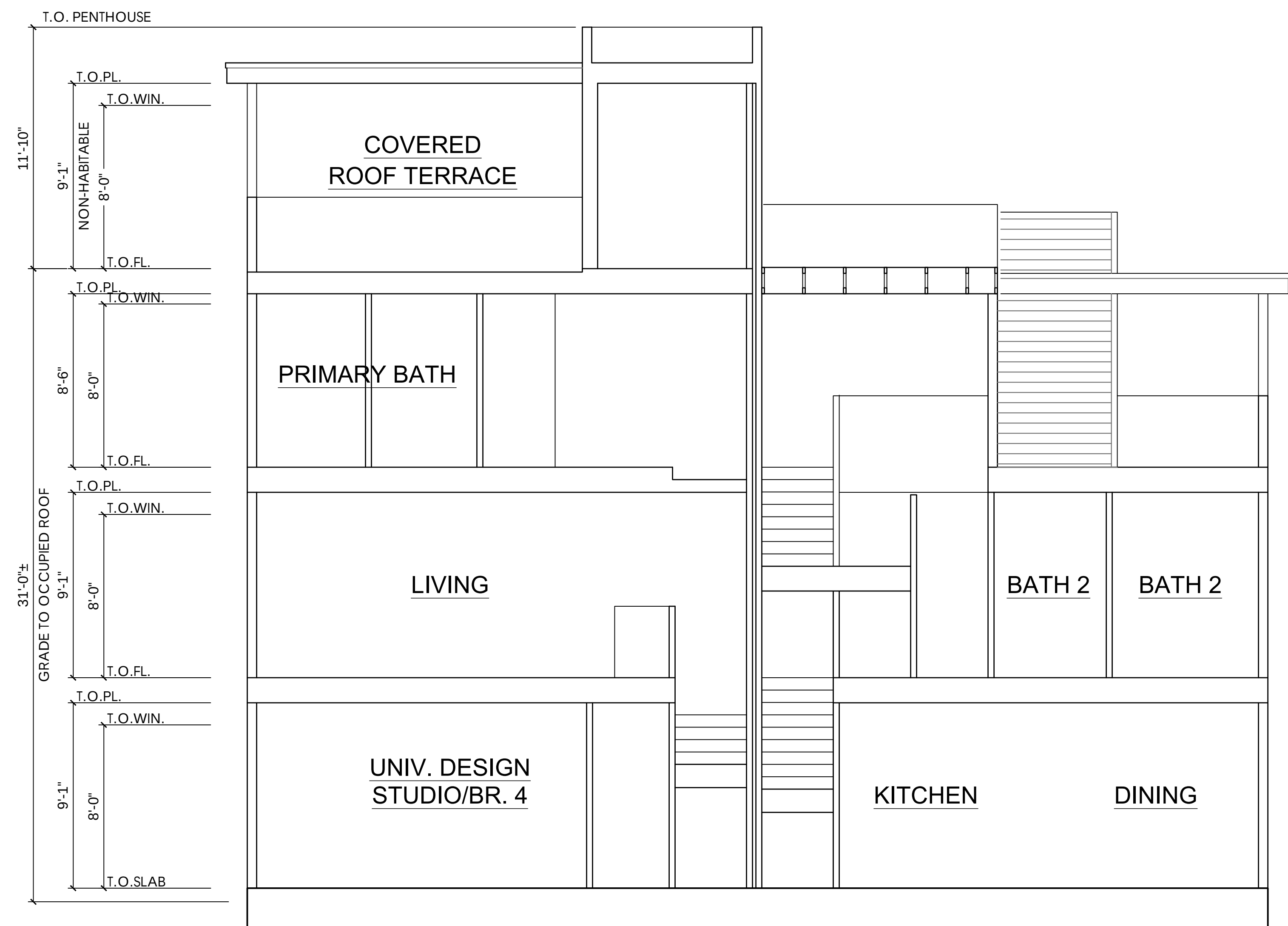
NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

No roof mounted mechanical equipment.



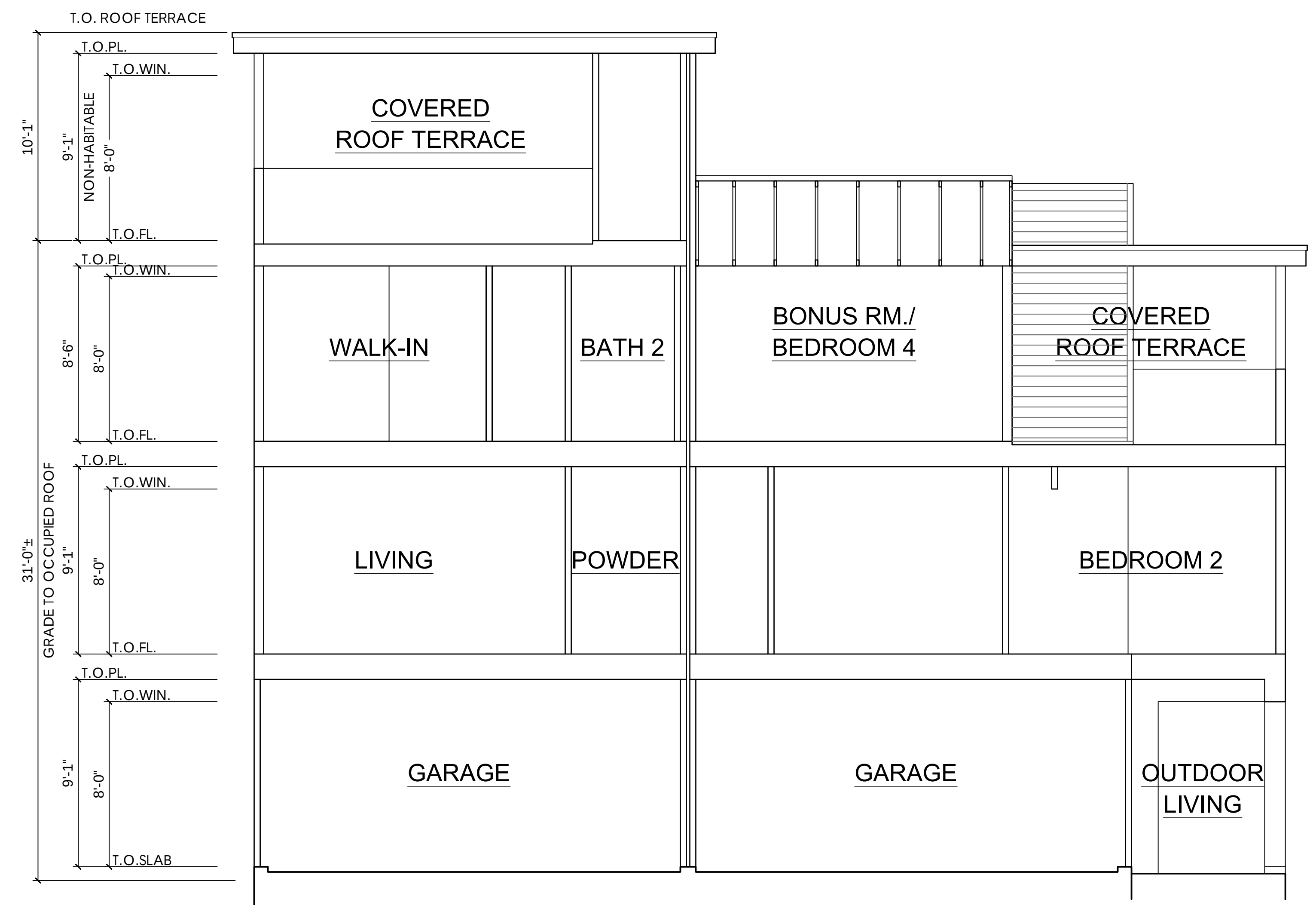
ROOF PLAN

SCALE: 1/4" = 1'-0"



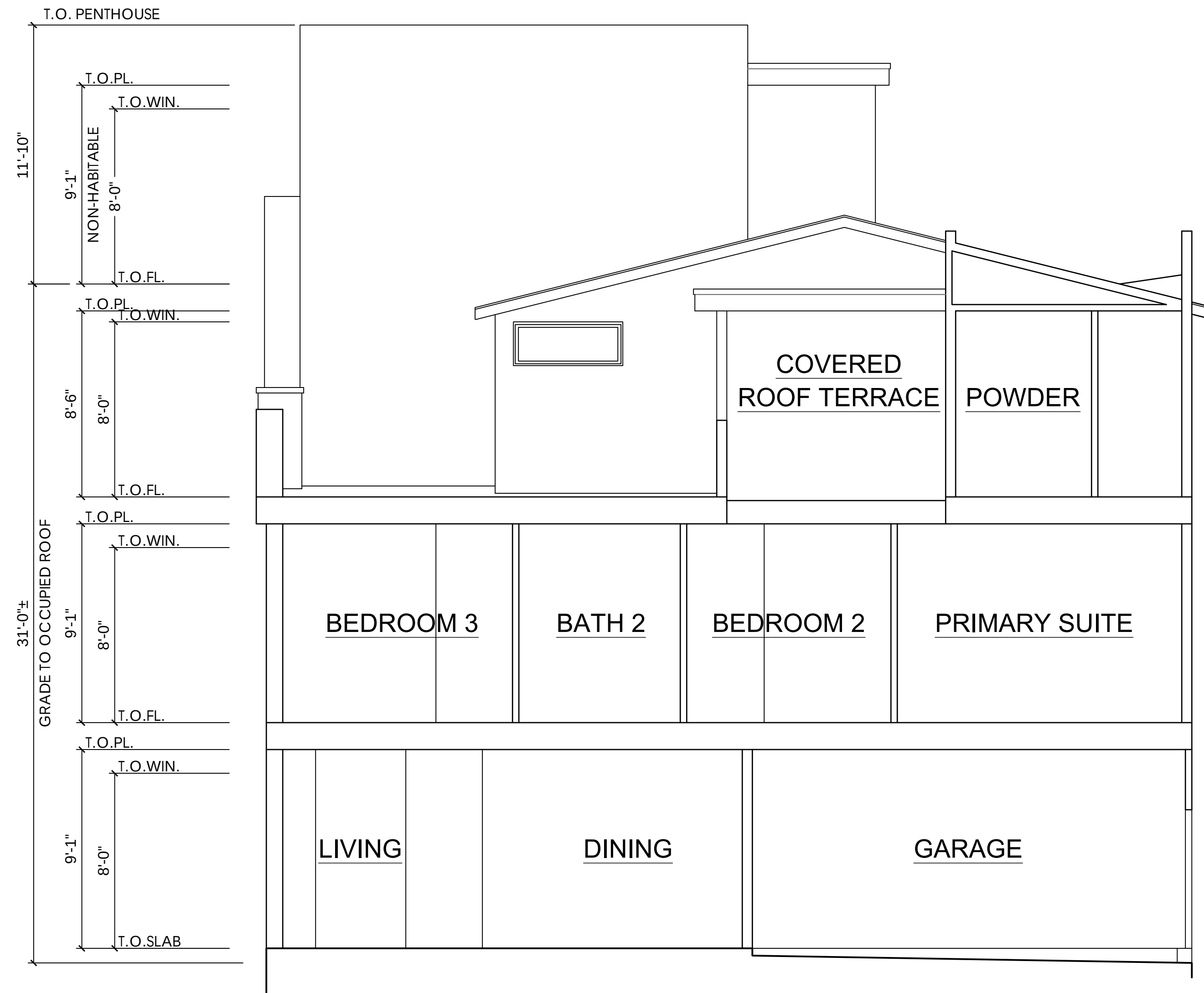
SECTION A-A

SCALE: 1/4" = 1'-0"



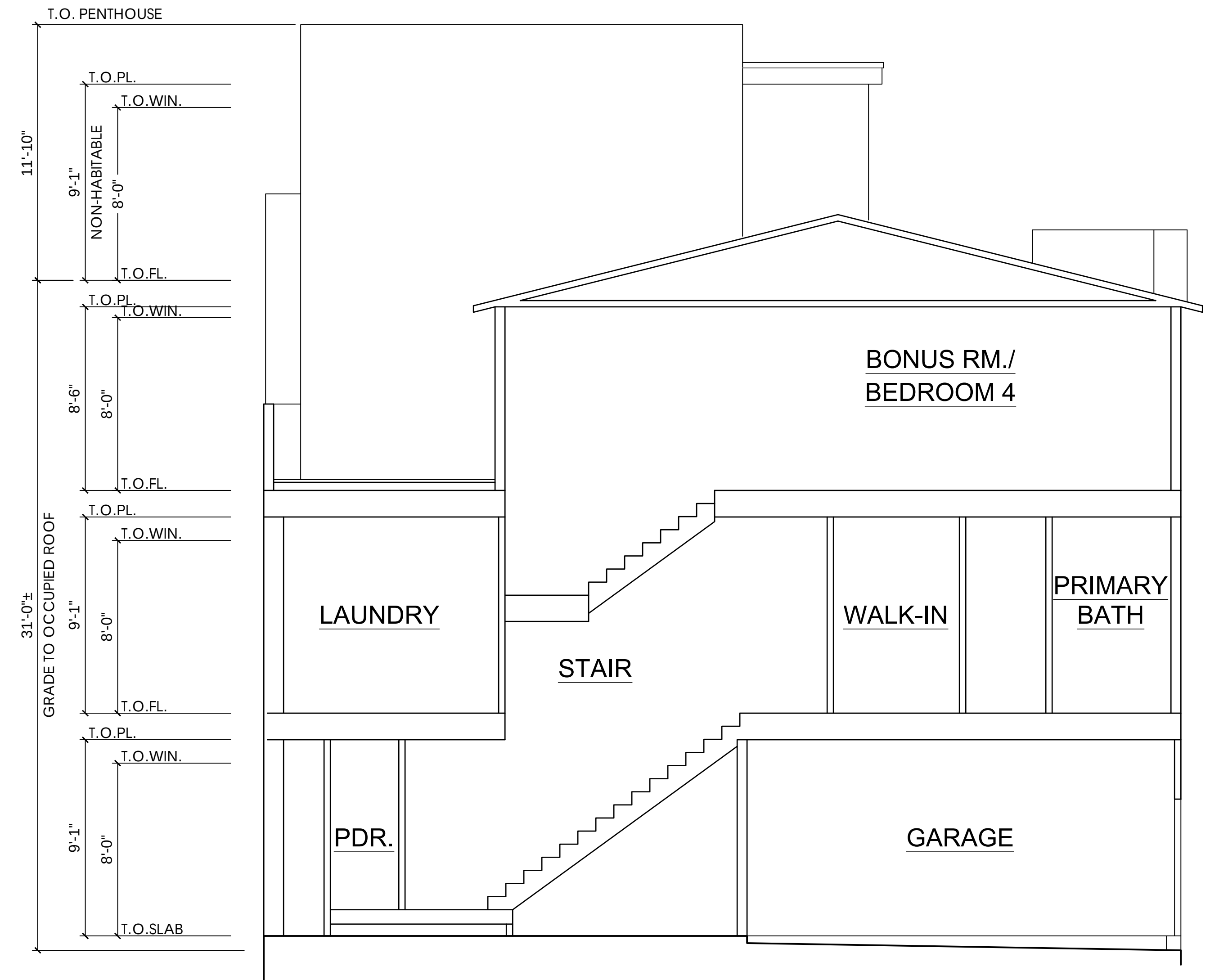
SECTION B-B

SCALE: 1/4" = 1'-0"



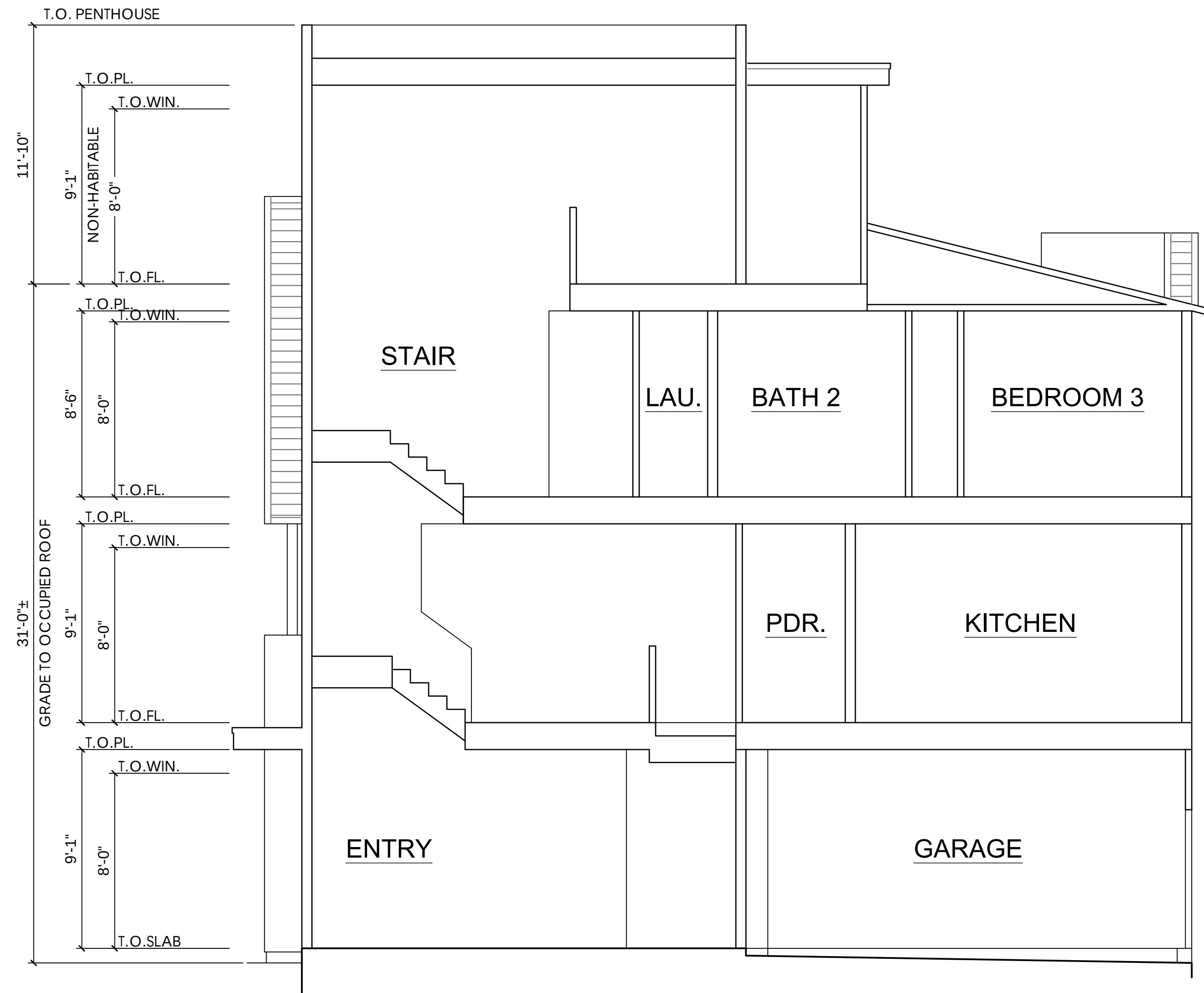
SECTION C-C

SCALE: 1/4" = 1'-0"



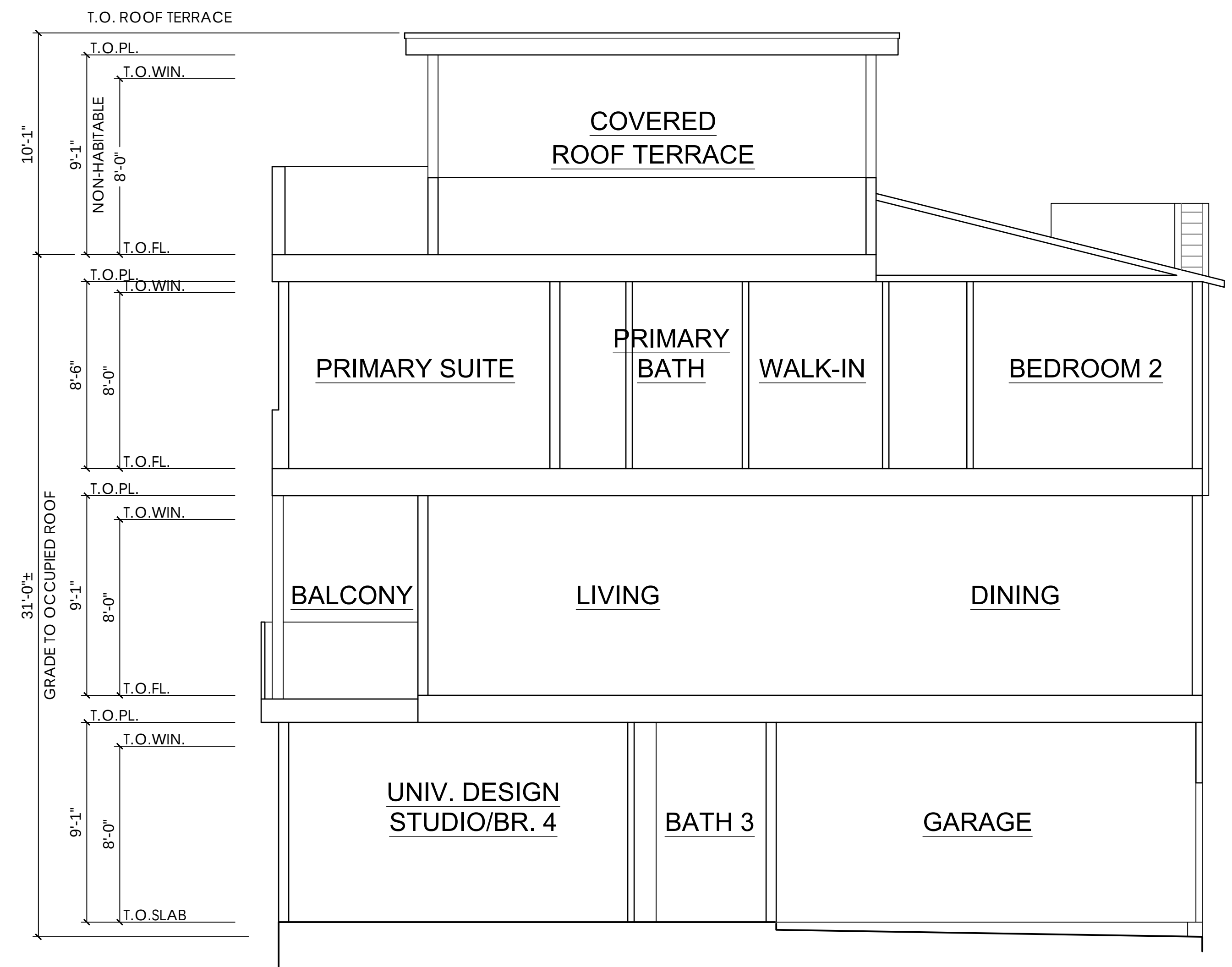
SECTION D-D

SCALE: 1/4" = 1'-0"



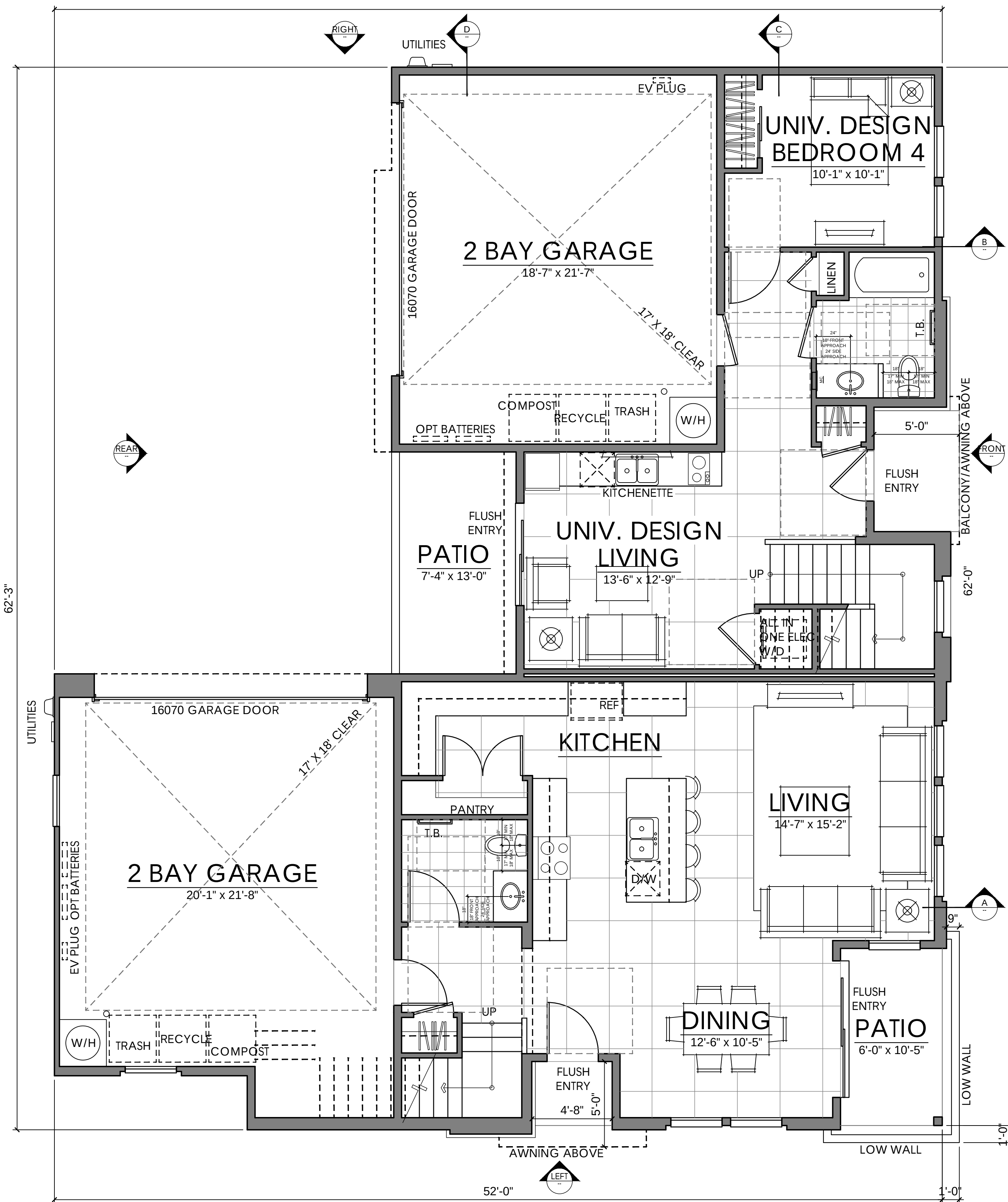
SECTION E-E

SCALE: 1/4" = 1'-0"



SECTION F-F

SCALE: 1/4" = 1'-0"

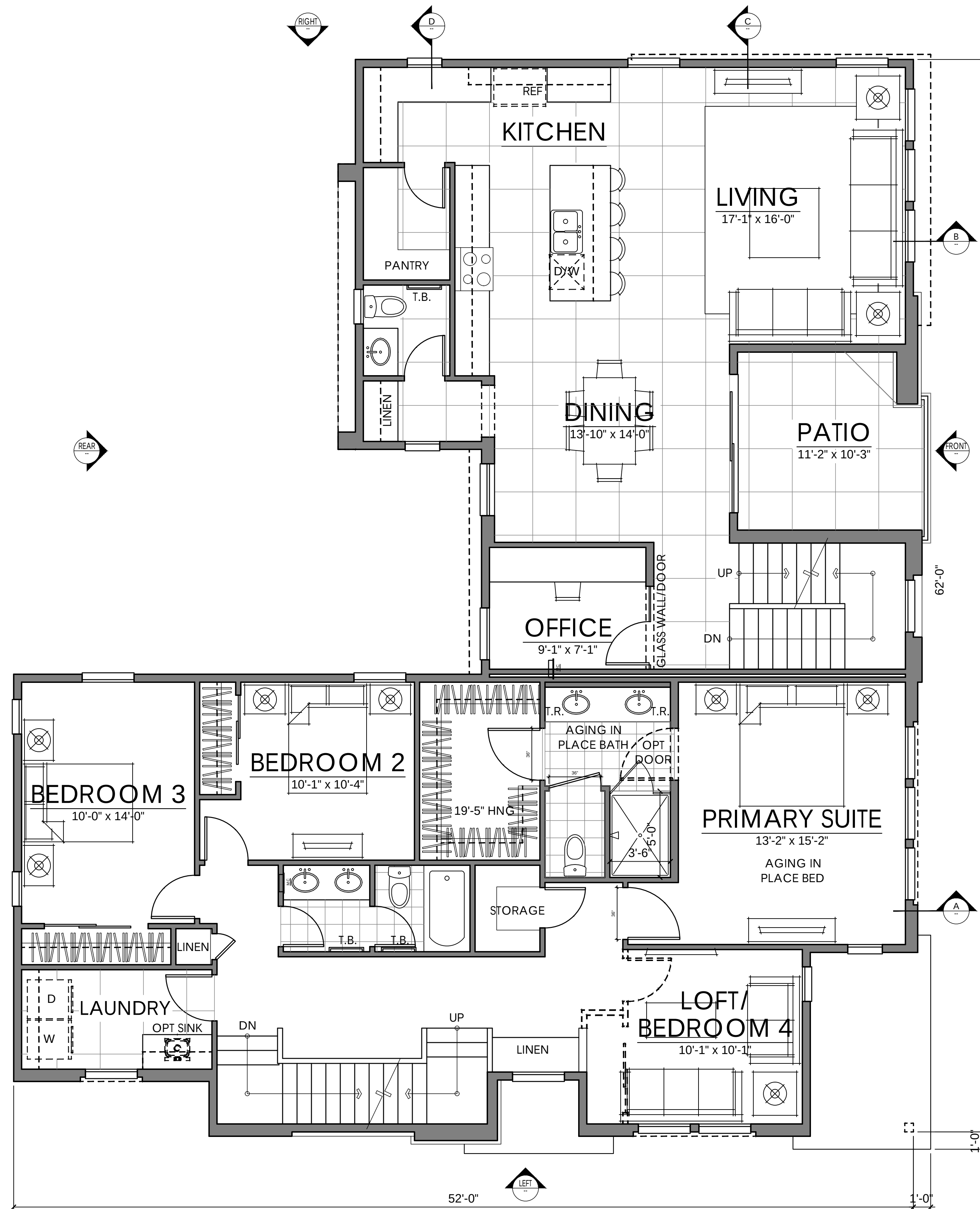


FIRST FLOOR

PLAN FOUR (R)	
FIRST FLOOR	597 SQ. FT.
SECOND FLOOR	944 SQ. FT.
THIRD FLOOR	1055 SQ. FT.
MEZZANINE	38 SQ. FT. -- NON HABITABLE SPACE
TOTAL LIVING	2634 SQ. FT.
4 BEDROOM	
3.5 BATH	
U.D.O. - UNIVERSAL	
2-CAR GARAGE	

1. PROVIDE REINFORCEMENT FOR FUTURE GRAB BARS IN AT LEAST ONE BATHROOM
2. 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.
3. PROVIDE DOORBELL BUTTONS AND CONTROLS NO HIGHER THAT 48" ABOVE THE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY.

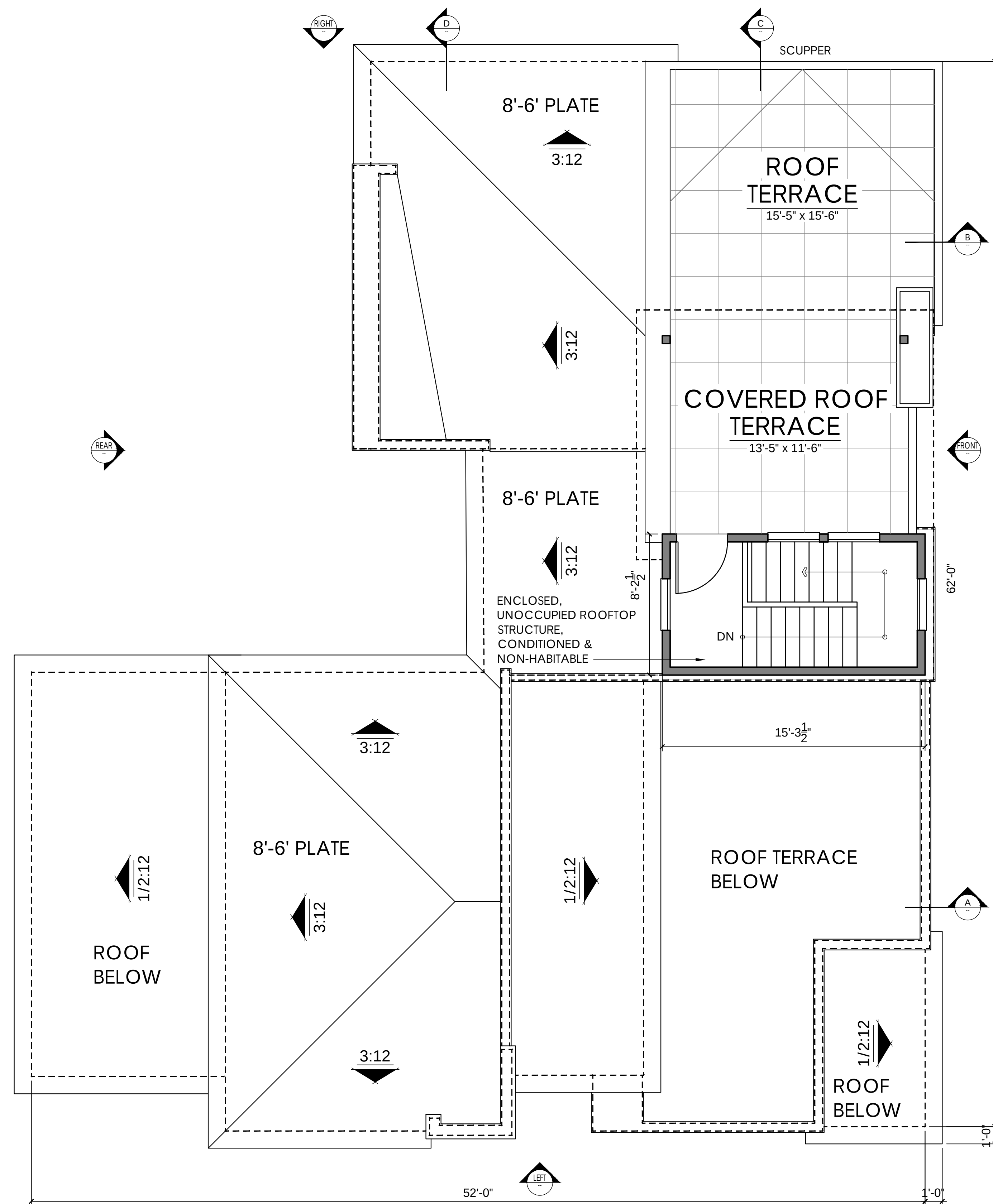
PLAN THREE (L)	
FIRST FLOOR	807 SQ. FT.
SECOND FLOOR	1260 SQ. FT.
THIRD FLOOR	344 SQ. FT.
TOTAL LIVING	2411 SQ. FT.
3-4 BEDROOM	
2.5 BATH	
U.D.O - VISITABLE	
2-CAR GARAGE	



SECOND FLOOR

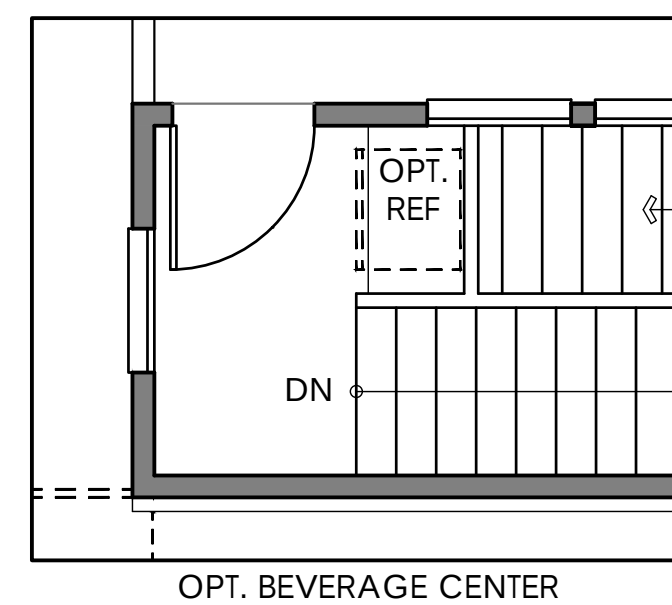
PLAN FOUR (R)	
FIRST FLOOR	597 SQ. FT.
SECOND FLOOR	944 SQ. FT.
THIRD FLOOR	1055 SQ. FT.
MEZZANINE	38 SQ. FT. -- NON HABITABLE SPACE
TOTAL LIVING	2634 SQ. FT.
4 BEDROOM	
3.5 BATH	
U.D.O. - UNIVERSAL	
2-CAR GARAGE	

PLAN THREE (L)	
FIRST FLOOR	807 SQ. FT.
SECOND FLOOR	1260 SQ. FT.
THIRD FLOOR	344 SQ. FT.
TOTAL LIVING	2411 SQ. FT.
3-4 BEDROOM	
2.5 BATH	
U.D.O - VISITABLE	
2-CAR GARAGE	



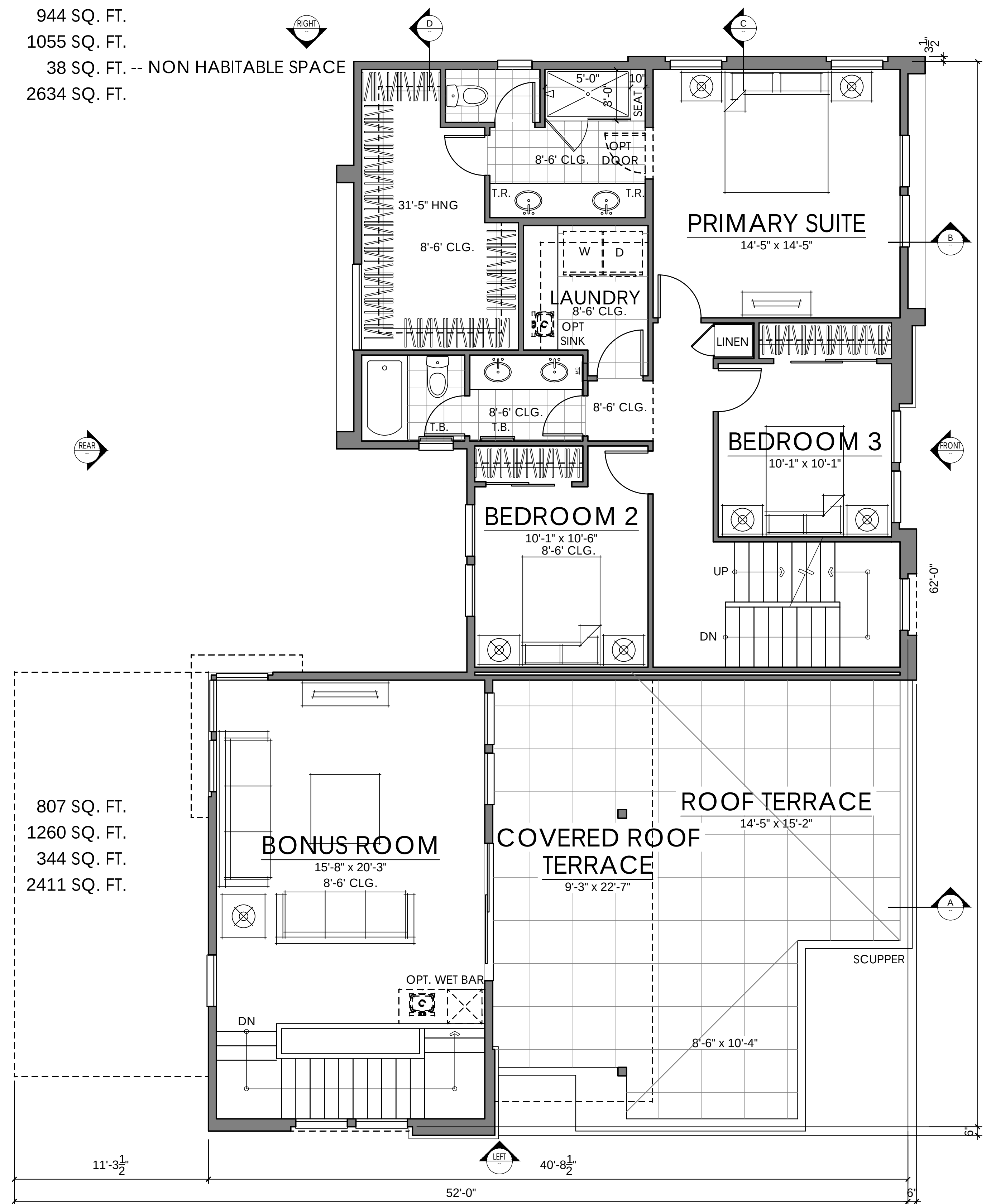
PLAN FOUR (R)
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
MEZZANINE
TOTAL LIVING
4 BEDROOM
3.5 BATH
U.D.O. - UNIVERSAL
2-CAR GARAGE

597 SQ. FT.
944 SQ. FT.
1055 SQ. FT.
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2634 SQ. FT.

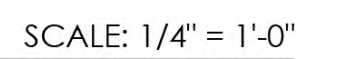


PLAN THREE (L)
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
TOTAL LIVING
3-4 BEDROOM
2.5 BATH
U.D.O - VISITABLE
2-CAR GARAGE

807 SQ. FT.
1260 SQ. FT.
344 SQ. FT.
2411 SQ. FT.



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





REAR ELEVATION

SCALE: 1/4" = 1'-0"

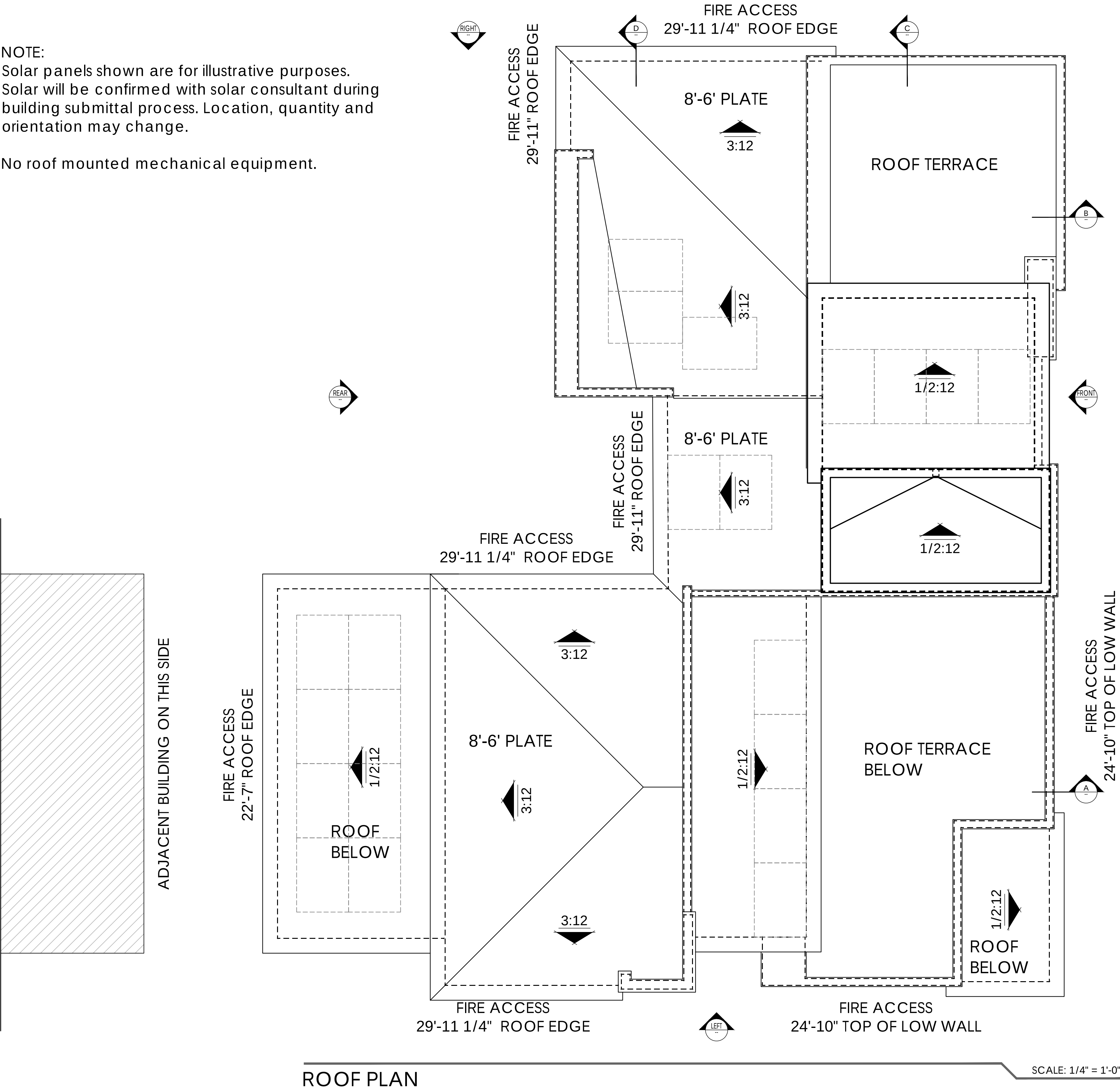


LEFT ELEVATION

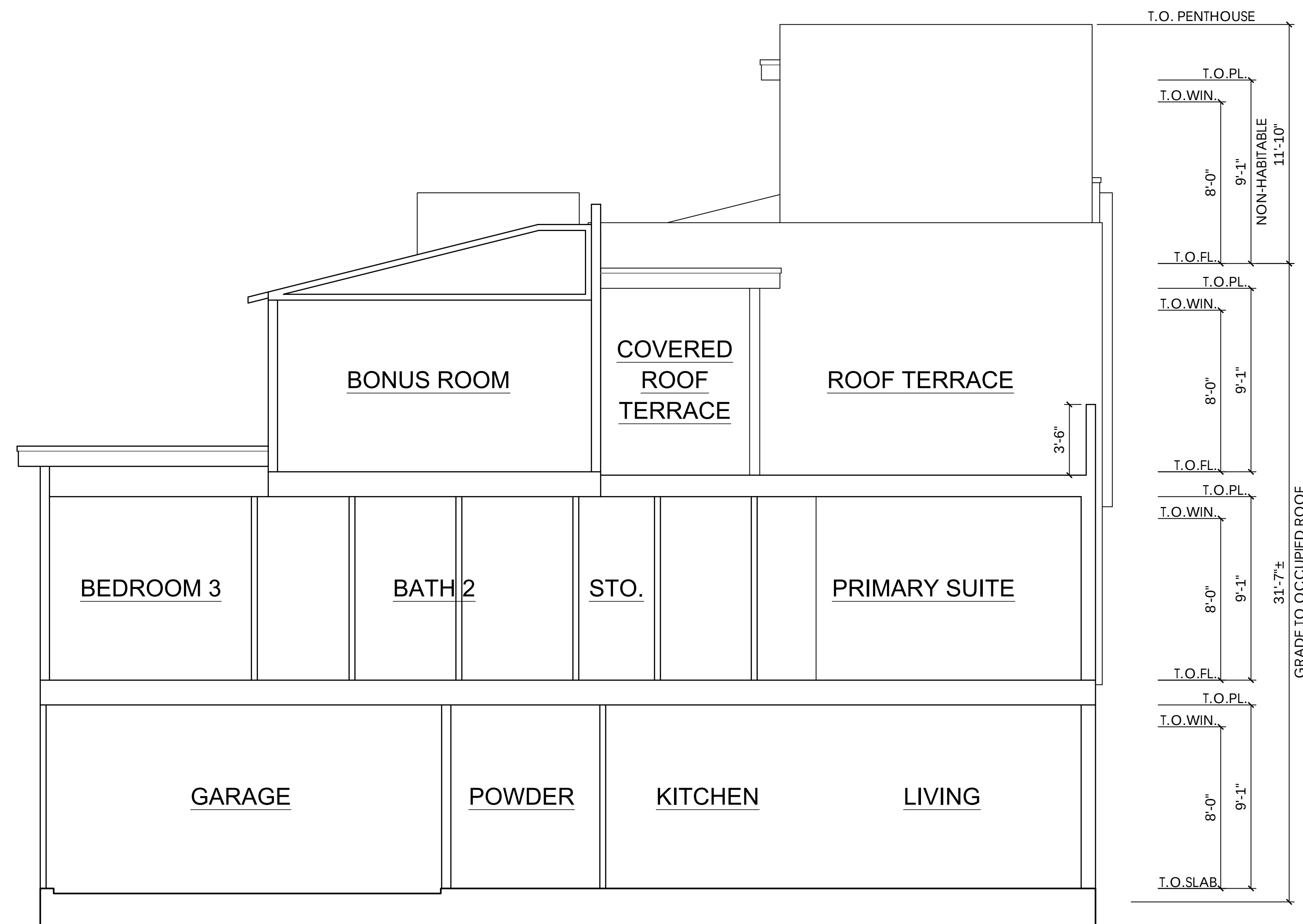
SCALE: 1/4" = 1'-0"

NOTE:
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 Solar will be confirmed with solar consultant during
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No roof mounted mechanical equipment.

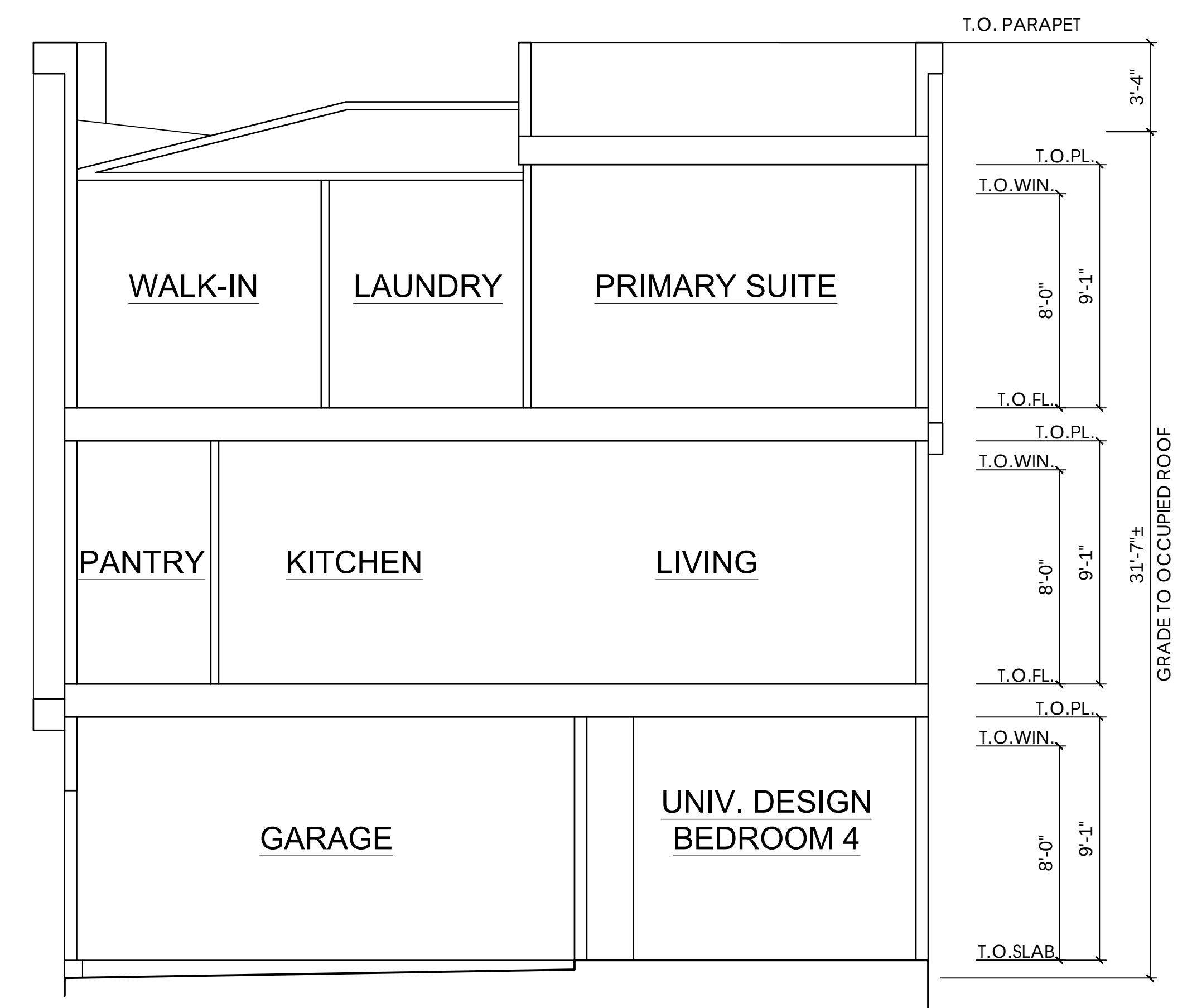


ROOF PLAN



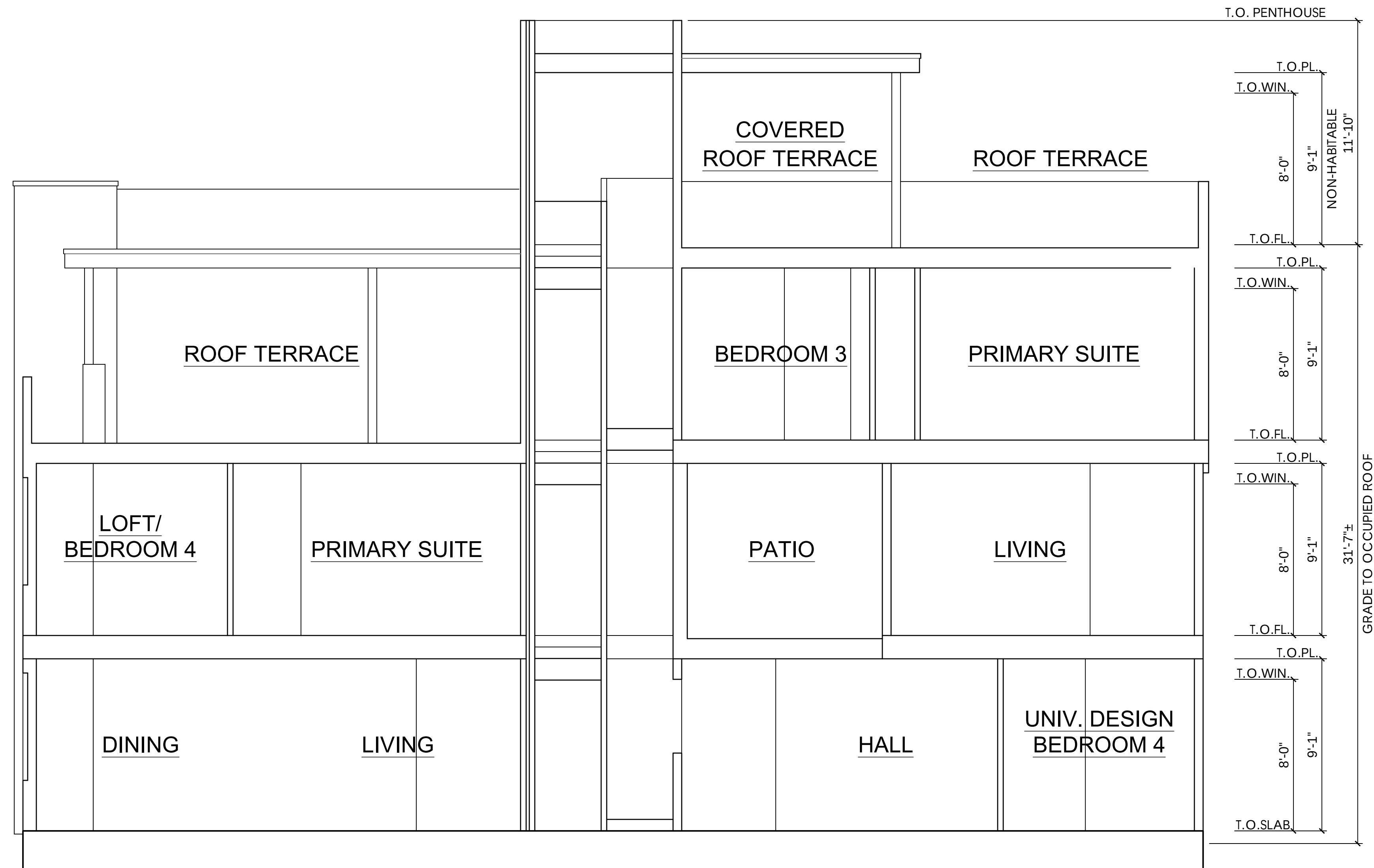
SECTION A-A

SCALE: 1/4" = 1'-0"



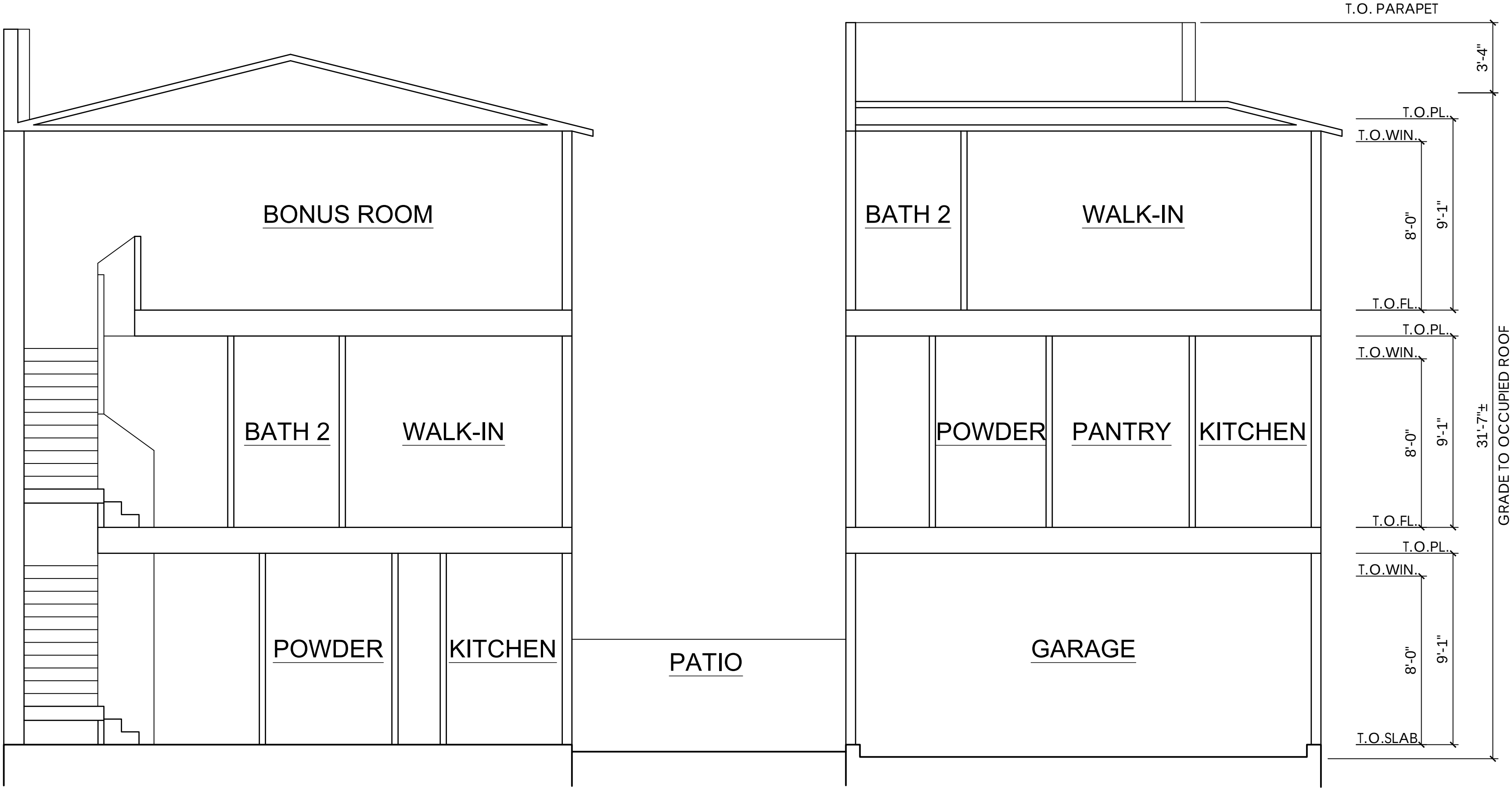
SECTION B-B

SCALE: 1/4" = 1'-0"



SECTION C-C

SCALE: 1/4" = 1'-0"



SECTION D-D

SCALE: 1/4" = 1'-0"



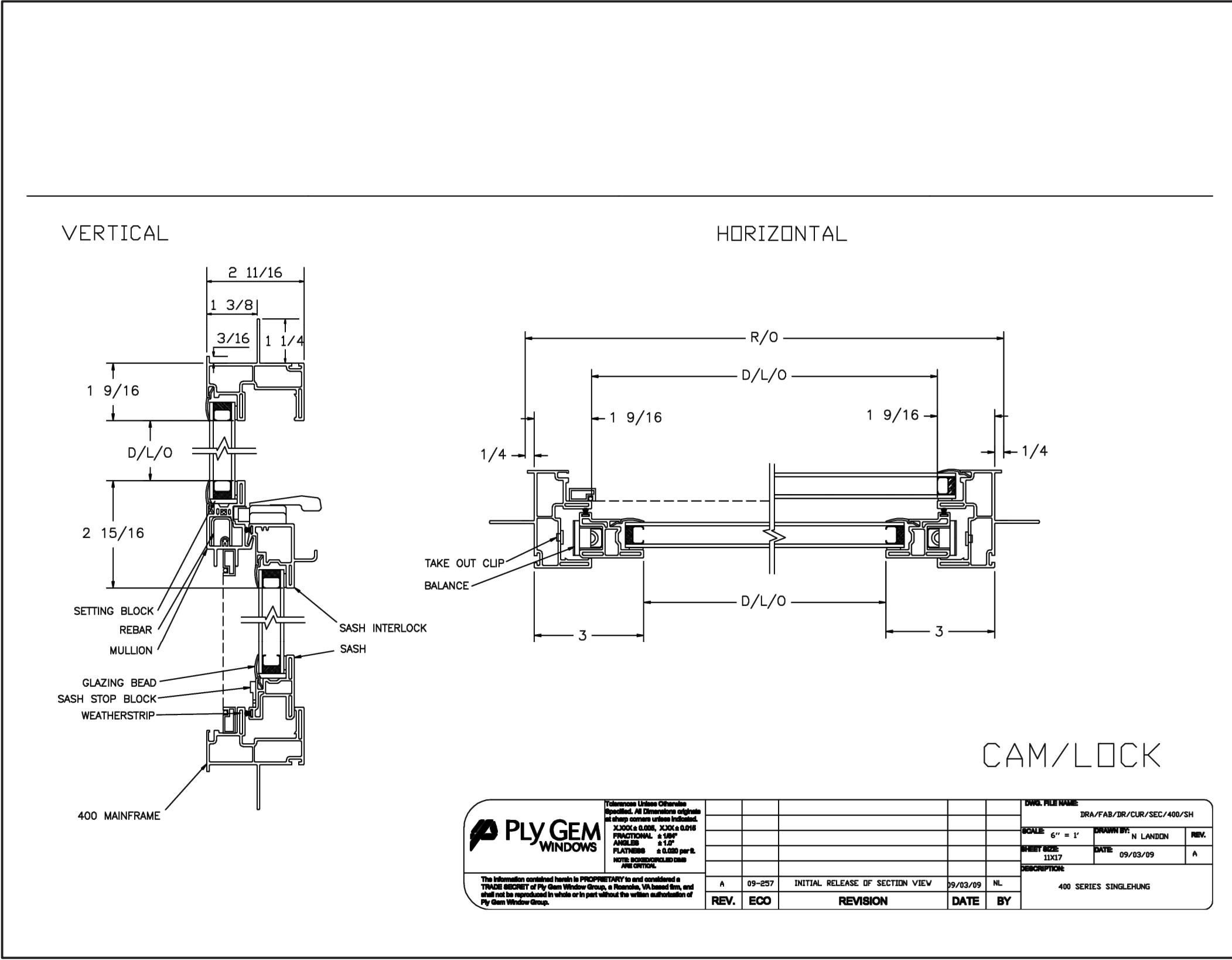
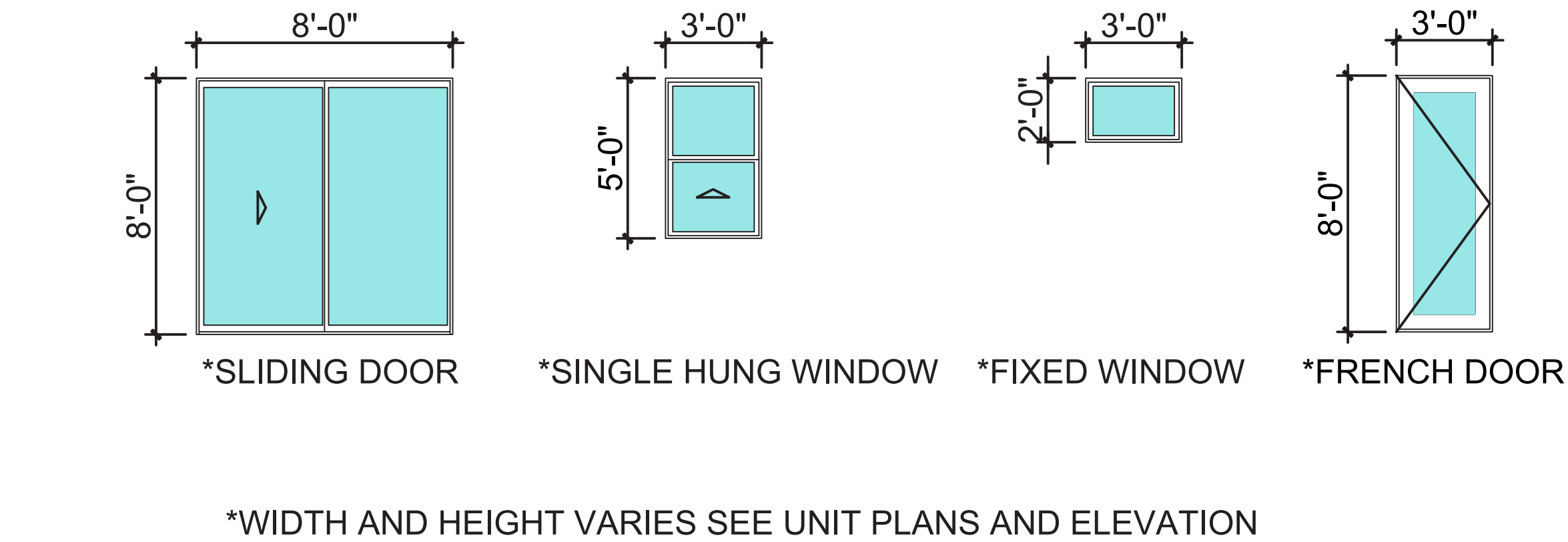
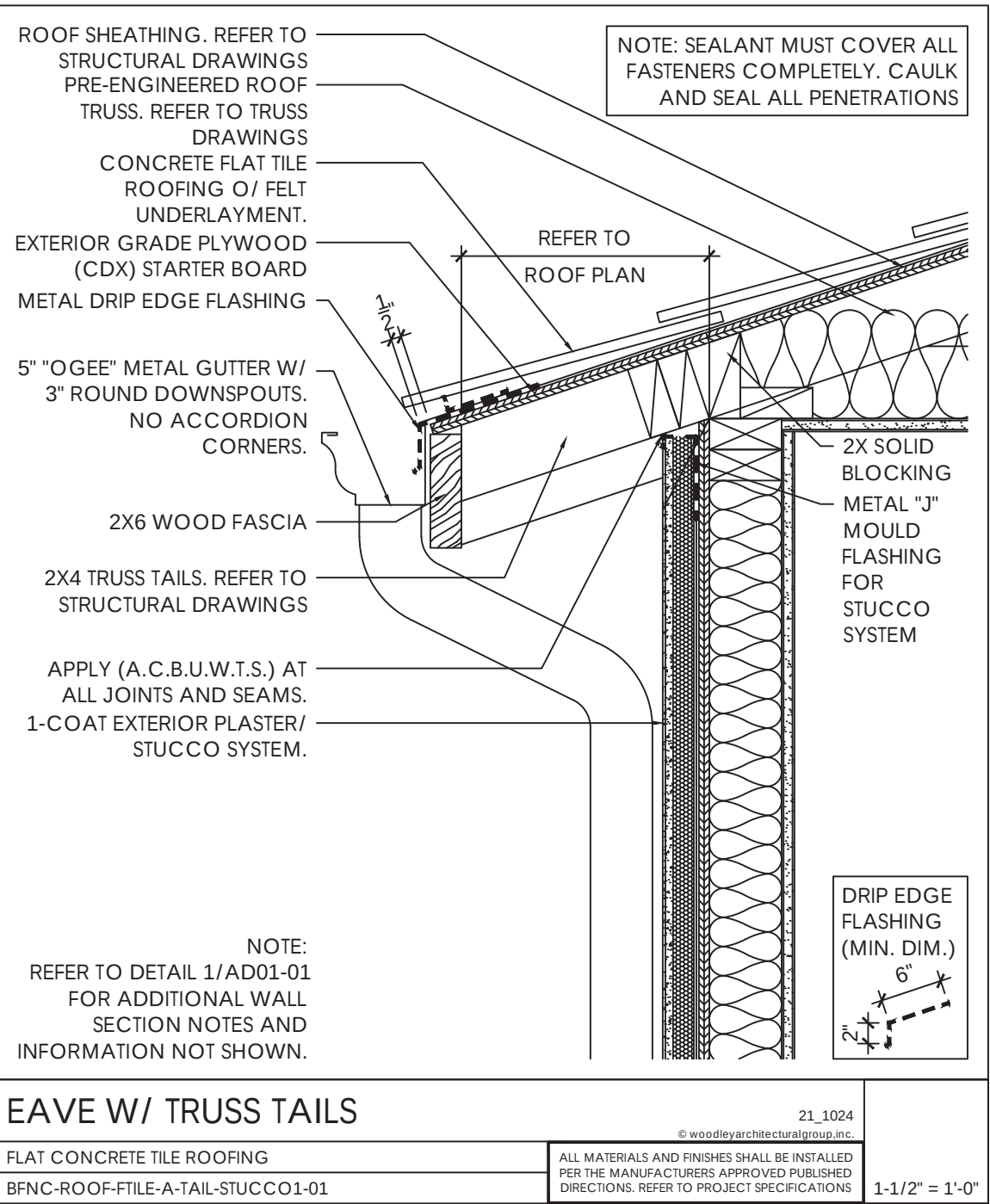
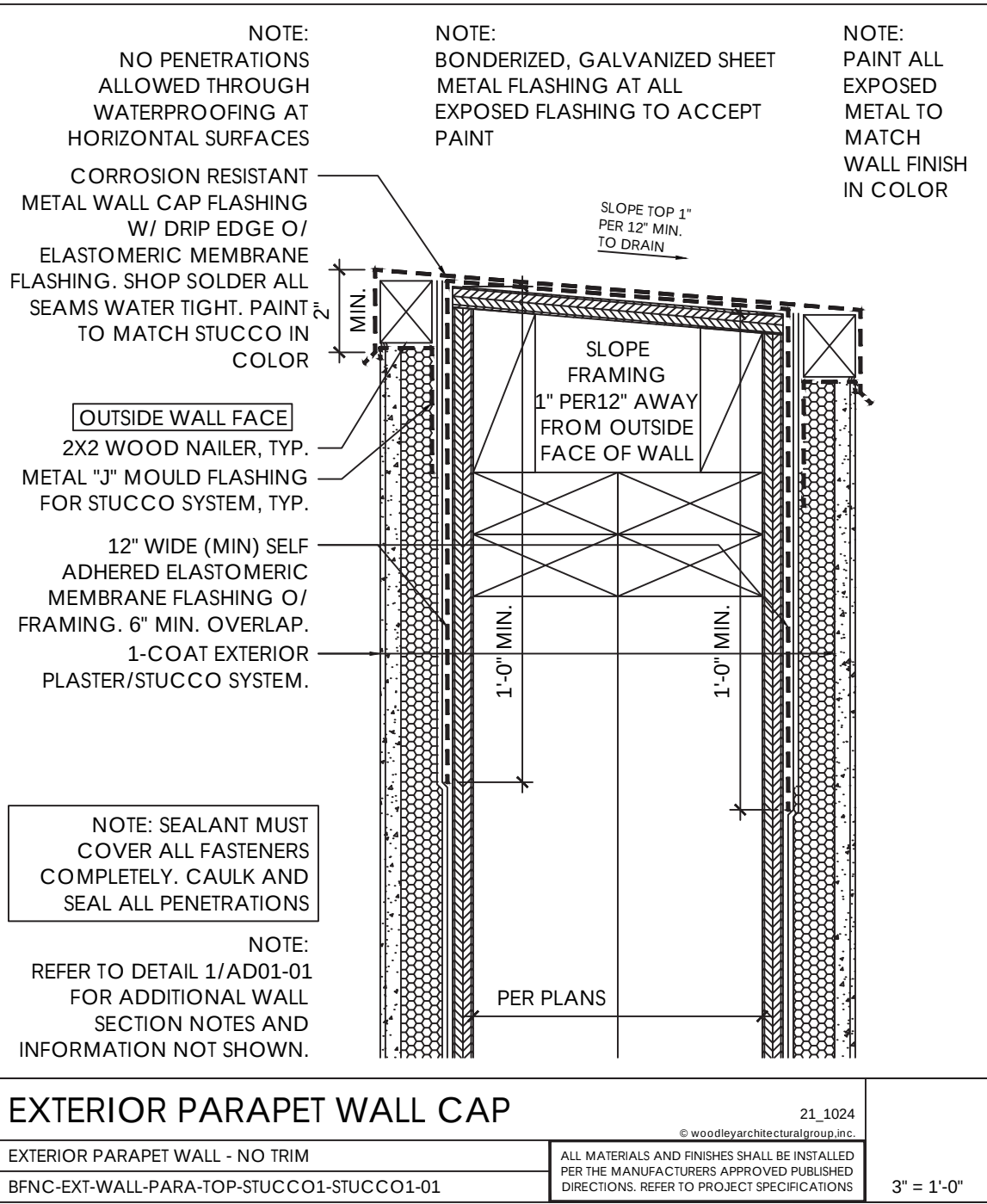
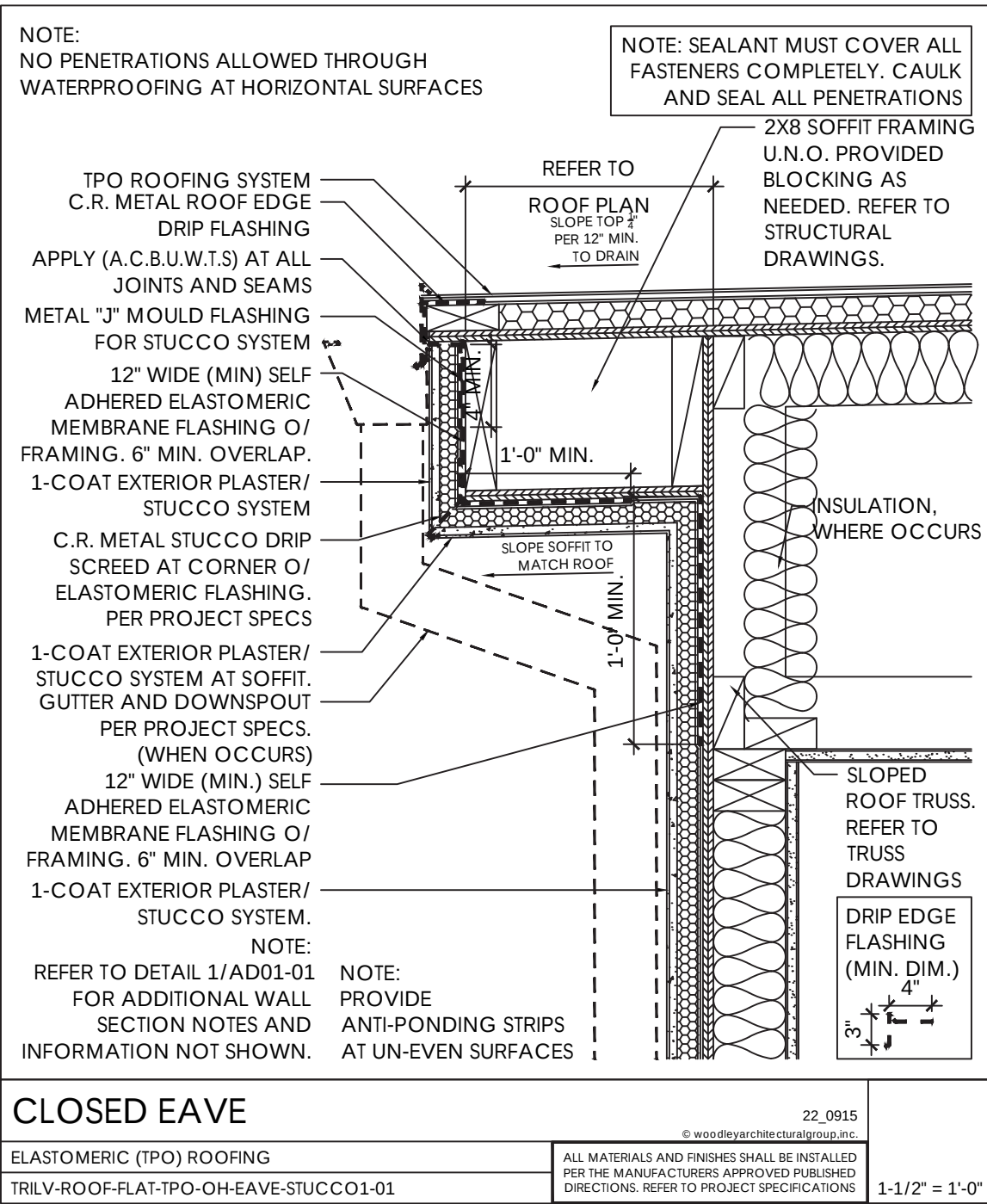
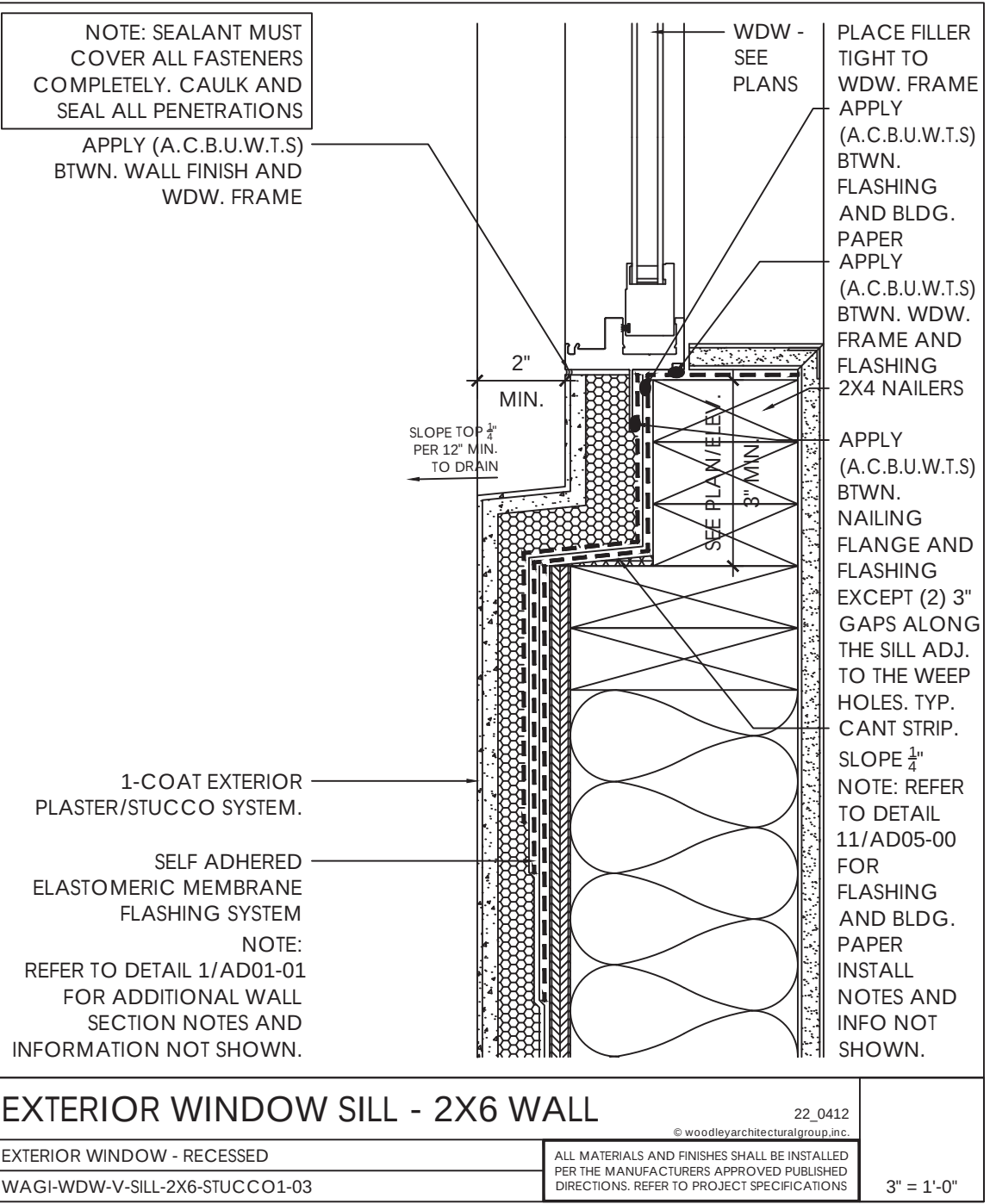
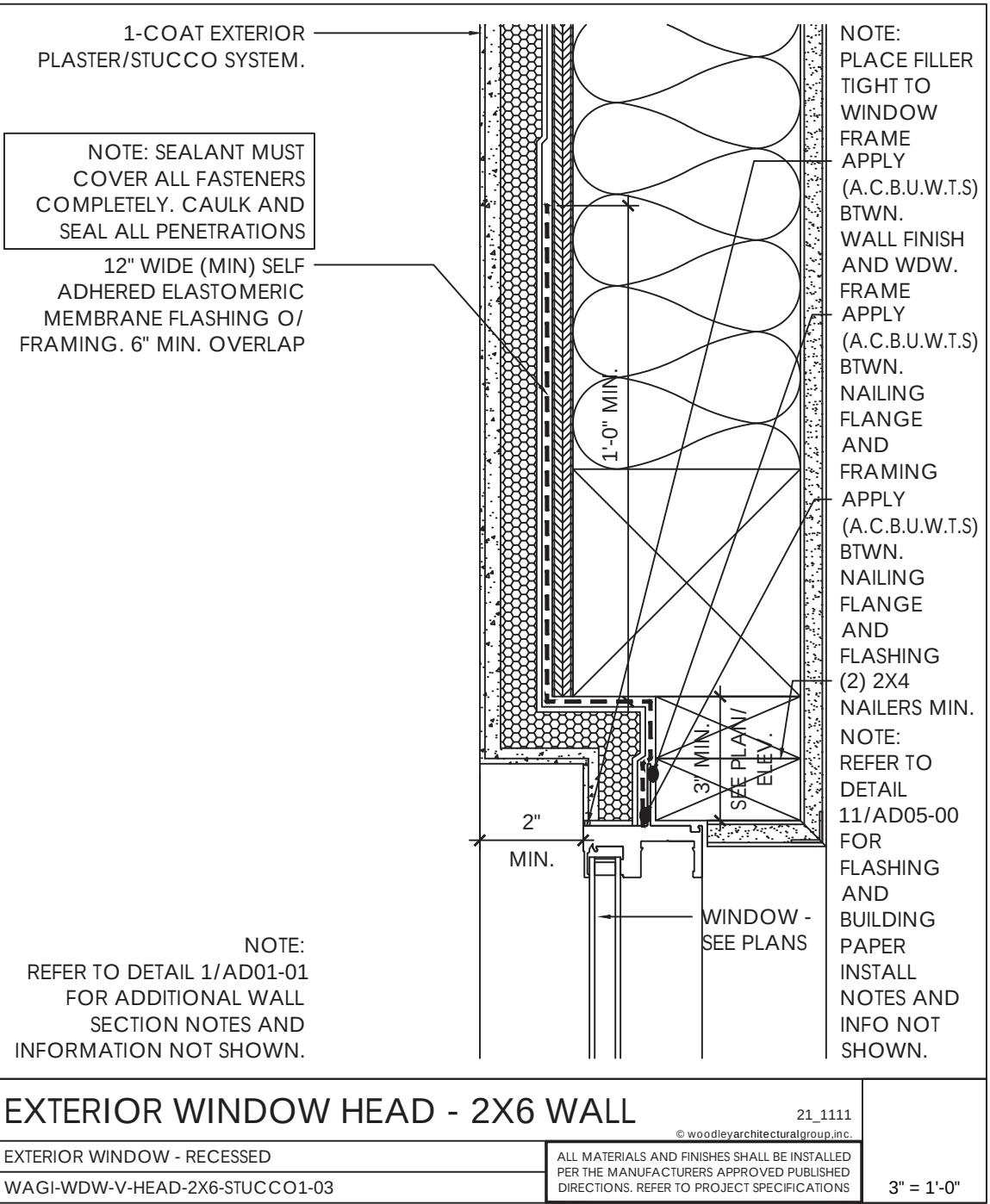
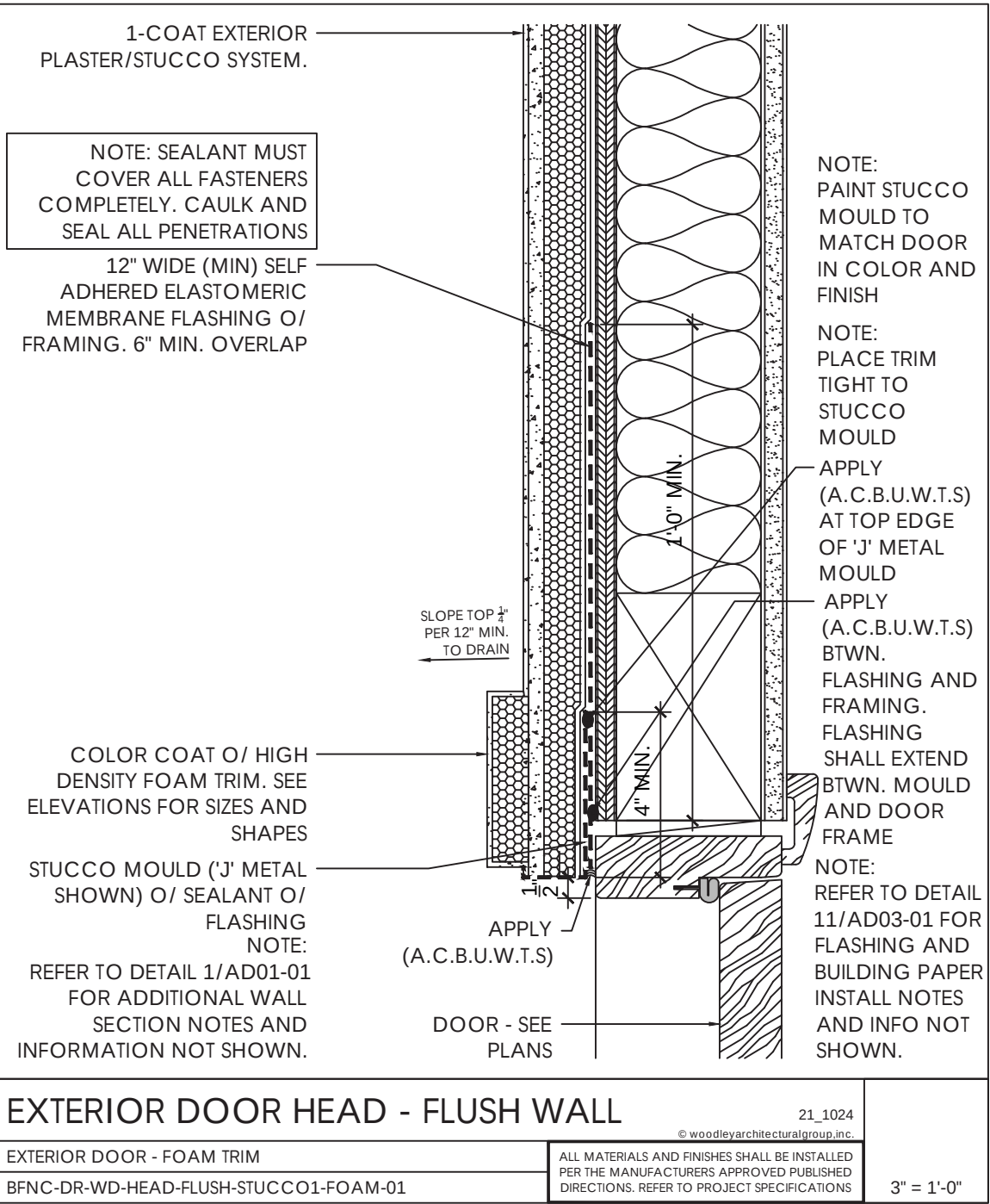
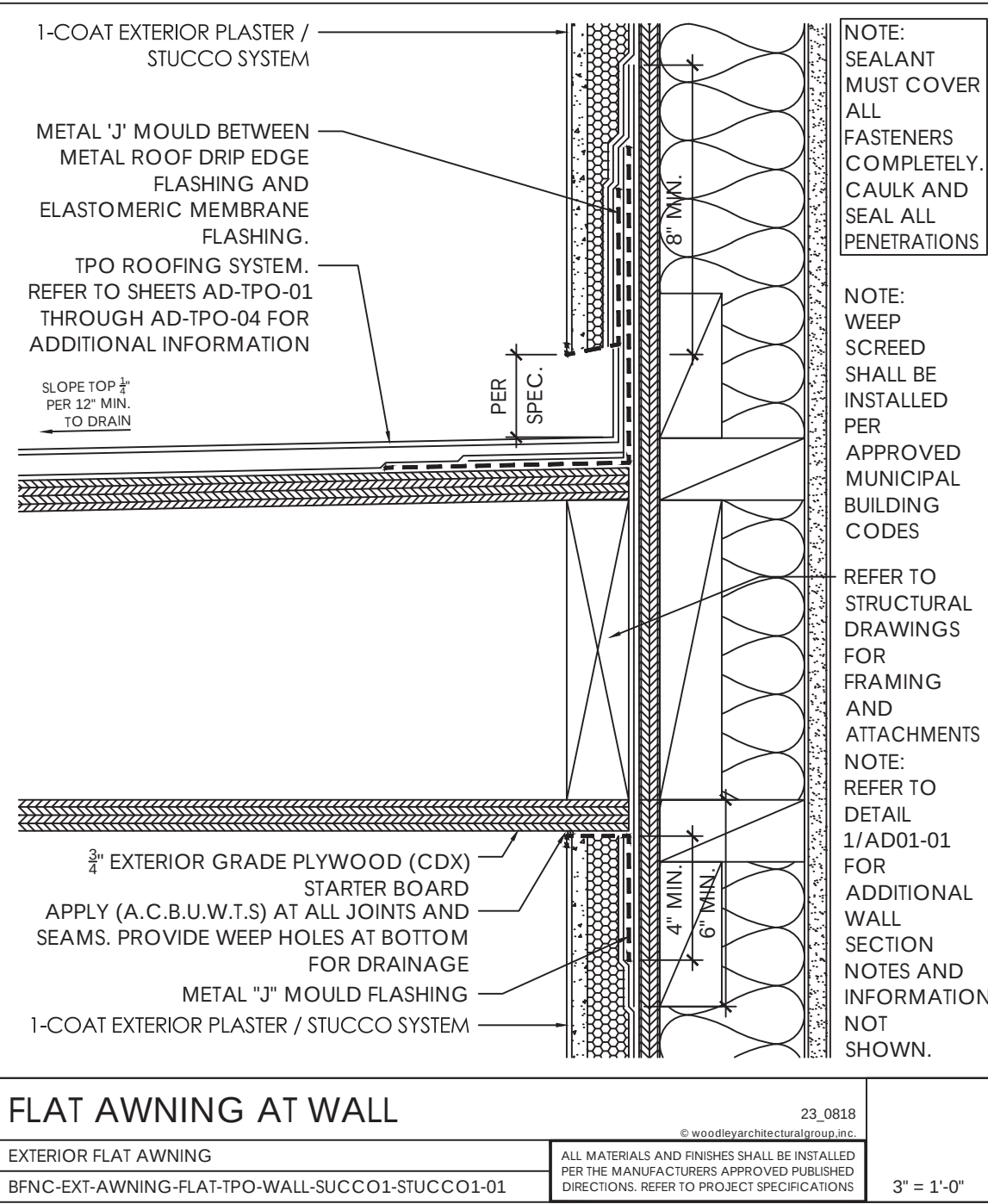
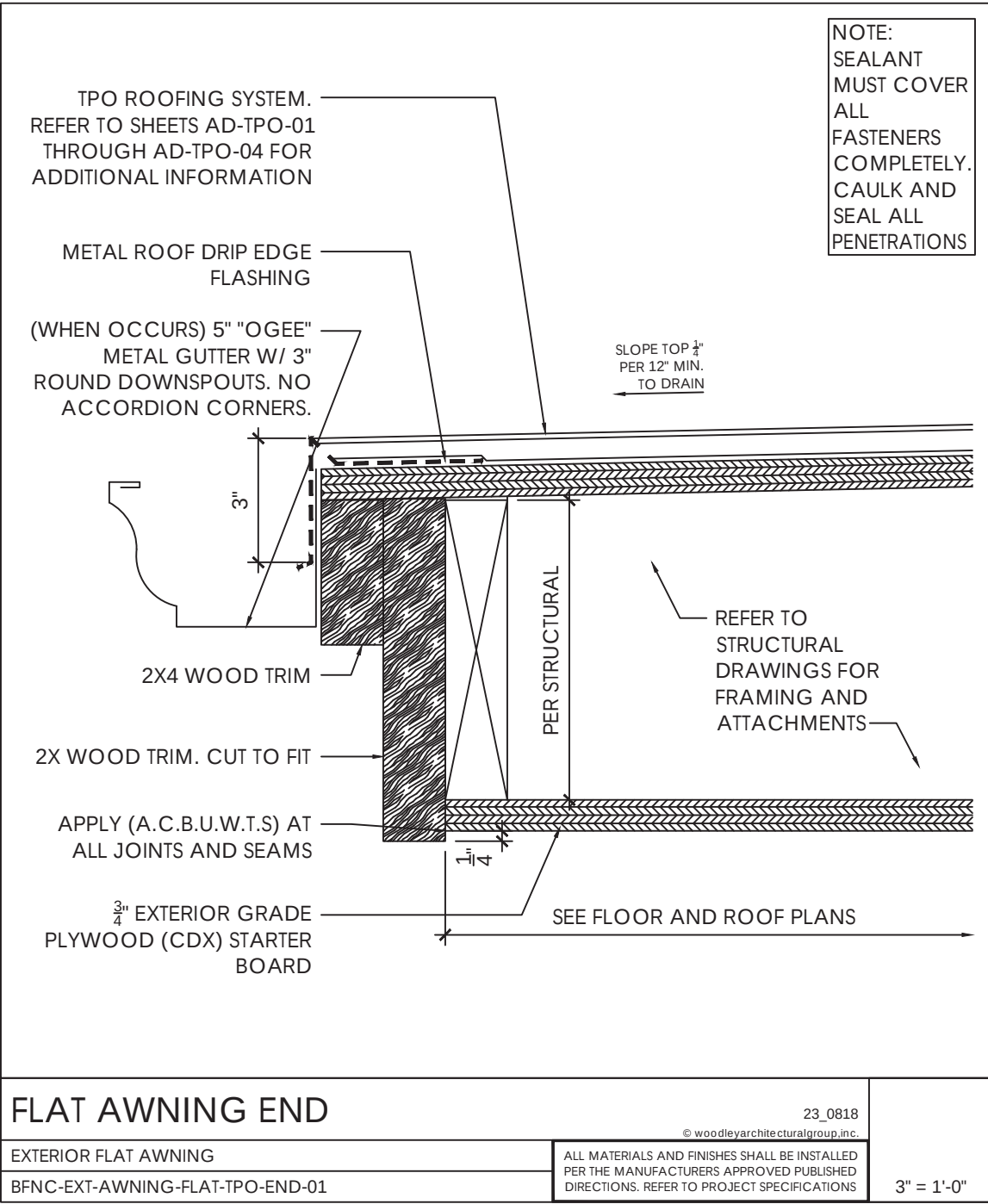
DESIGN FOR DUETS INSPIRED BY ALAMEDA POINT BUILDINGS.

1. PARAPET ROOFS
2. RECTANGULAR AND VERTICAL ELEMENTS
3. CLEAN LINES
4. PROTRUDING AND RECEDING GEOMETRIES
5. DECKS
6. HORIZONTAL SIDING AND STONE ELEMENTS
7. VERTICAL PROPORTIONED WINDOWS
8. SINGLE HUNG WINDOWS

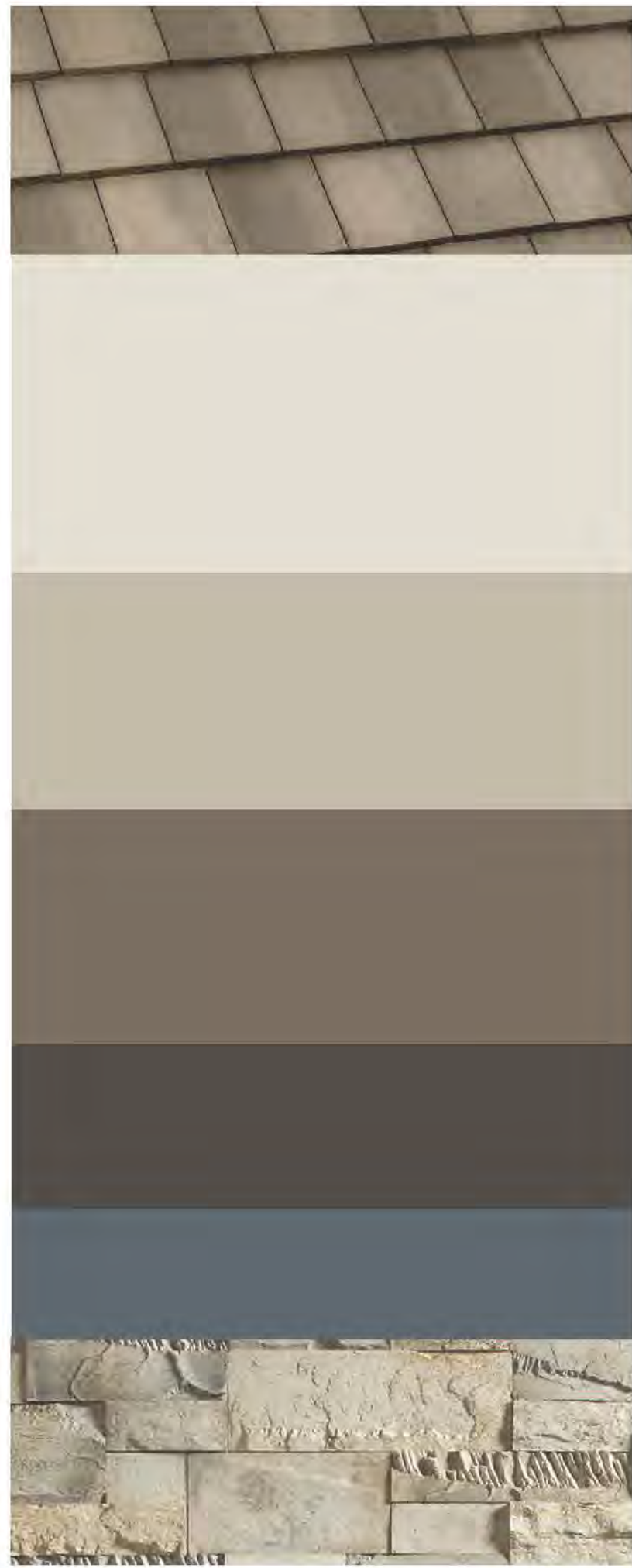


DESIGN FOR DUETS INSPIRED BY ALAMEDA POINT BUILDINGS.

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8. SINGLE HUNG WINDOWS



ALAMEDA POINT | WEST MIDWAY REAR LOADED DUETS
BROOKFIELD RESIDENTIAL
Scheme 1



ROOF | BEL AIR | EAGLE ROOFING
4687 BROWN GRAY RANGE

STUCCO I
SW 7637 OYSTER WHITE

STUCCO II
SW 7638 JOGGING PATH

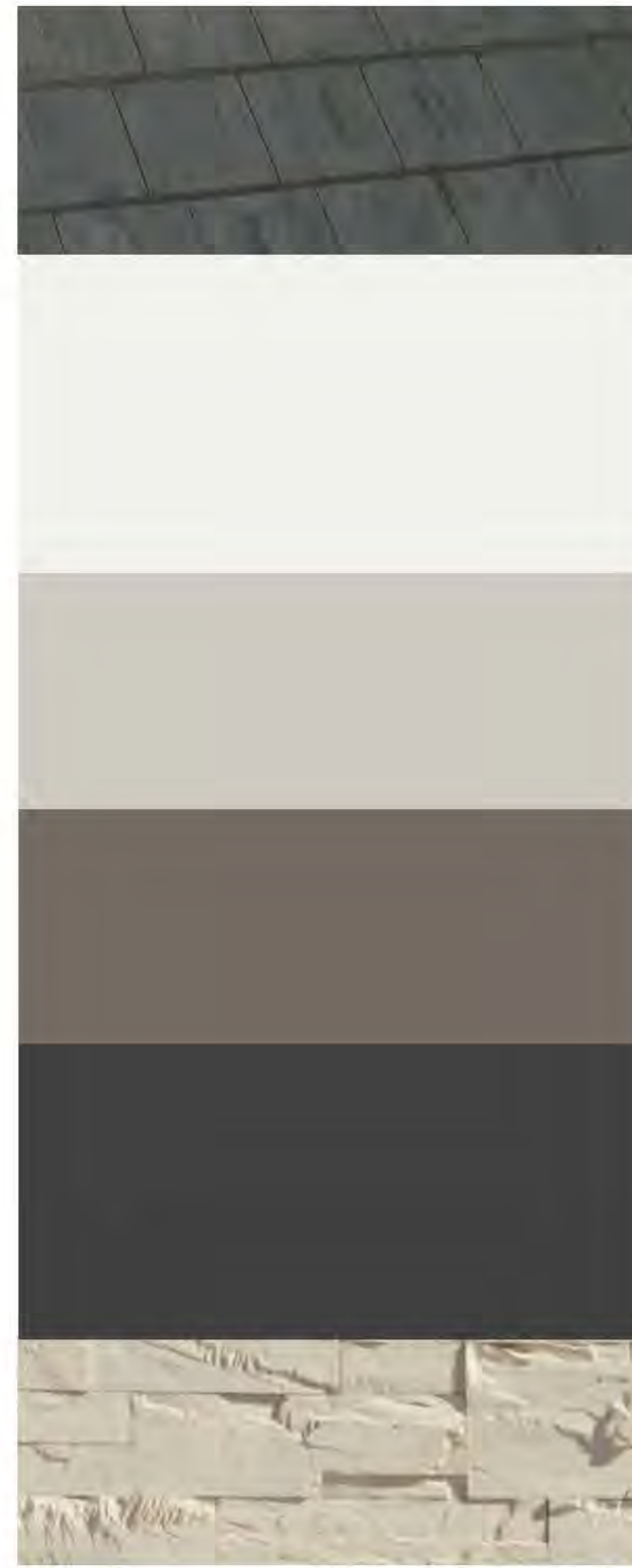
LAP SIDING
SW 7033 BRAINSTORM BRONZE

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
BROOKFIELD RESIDENTIAL
Scheme 2



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

ALAMEDA POINT | WEST MIDWAY REAR LOADED DUETS
BROOKFIELD RESIDENTIAL
Scheme 3



ROOF | BEL AIR | EAGLE ROOFING
4669 GRAYS PEAK RANGE

STUCCO I
SW 7005 PURE WHITE

STUCCO II
SW 7649 SILVERPLATE

LAP SIDING
SW 7068 GRIZZLE GRAY

PANEL TRIM | FASCIA | GARAGE DOOR
AWNING | AWNING POST | RAILING
SW 7069 IRON ORE

ENTRY DOOR
SW 2810 ROOKWOOD SASH GREEN

STONE | CREATIVE MINES
CLOUDBREAK | CRAFT SPLIT MODULAR

Alameda Point | West Midway Rear Loaded Duets ORIGINAL DATE: 09.20.2024

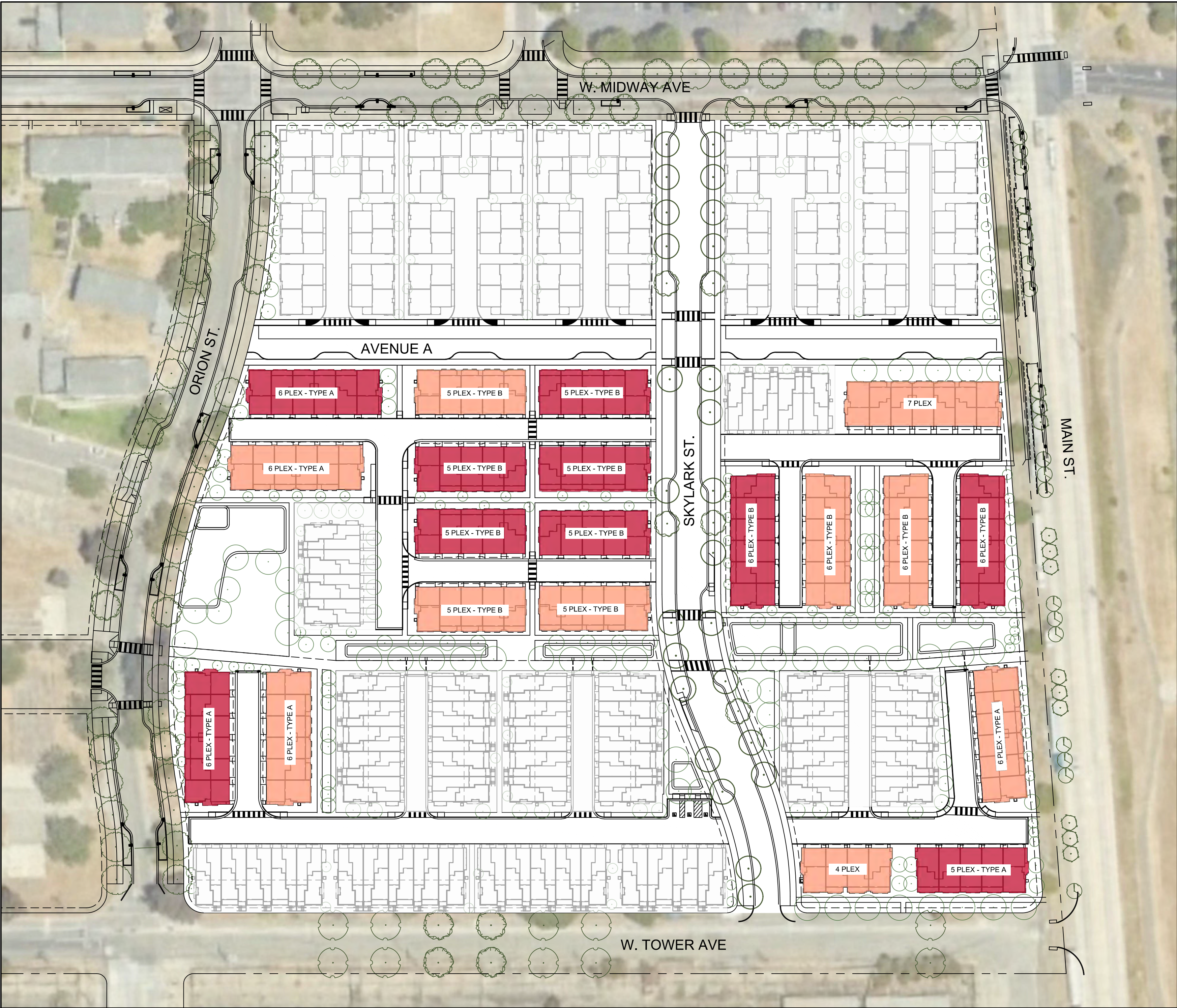
MATERIALS
ROOF | EAGLE ROOFING
PAINT | SHERWIN WILLIAMS
STONE | CREATIVE MINES

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

NOTES:
-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

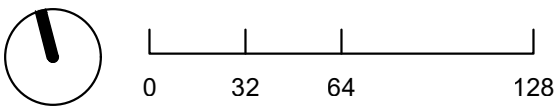
3 STORY TOWNHOUSE CONDOMINIUM

WEST MIDWAY, ALAMEDA CA



LEGEND

- 3 STORY TOWNHOUSE CONDOMINIUM - STYLE 1
- 3 STORY TOWNHOUSE 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 SUMMARY - 3 STORY TOWNHOUSE CONDOMINIUM							
	Unit Name	Description	Garage	Approx. Net SF*	Total DU	%	Total Net SF*
3 Story Townhouse Condominium	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
Total					110 DU	100%	238,336 SF
Average		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)



MATERIAL LEGEND

- 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



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

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KEY MAP



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND

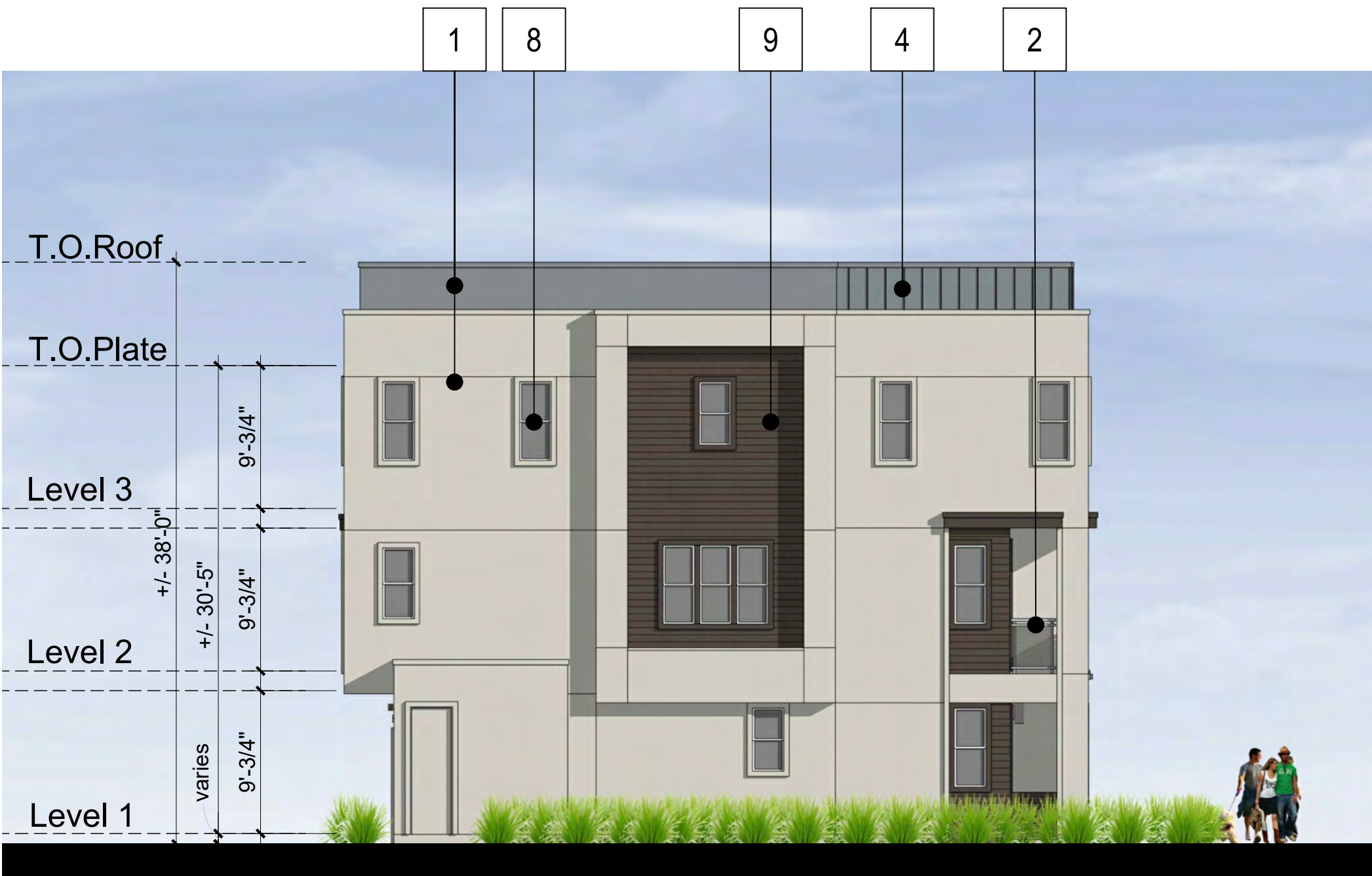
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KEY MAP



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

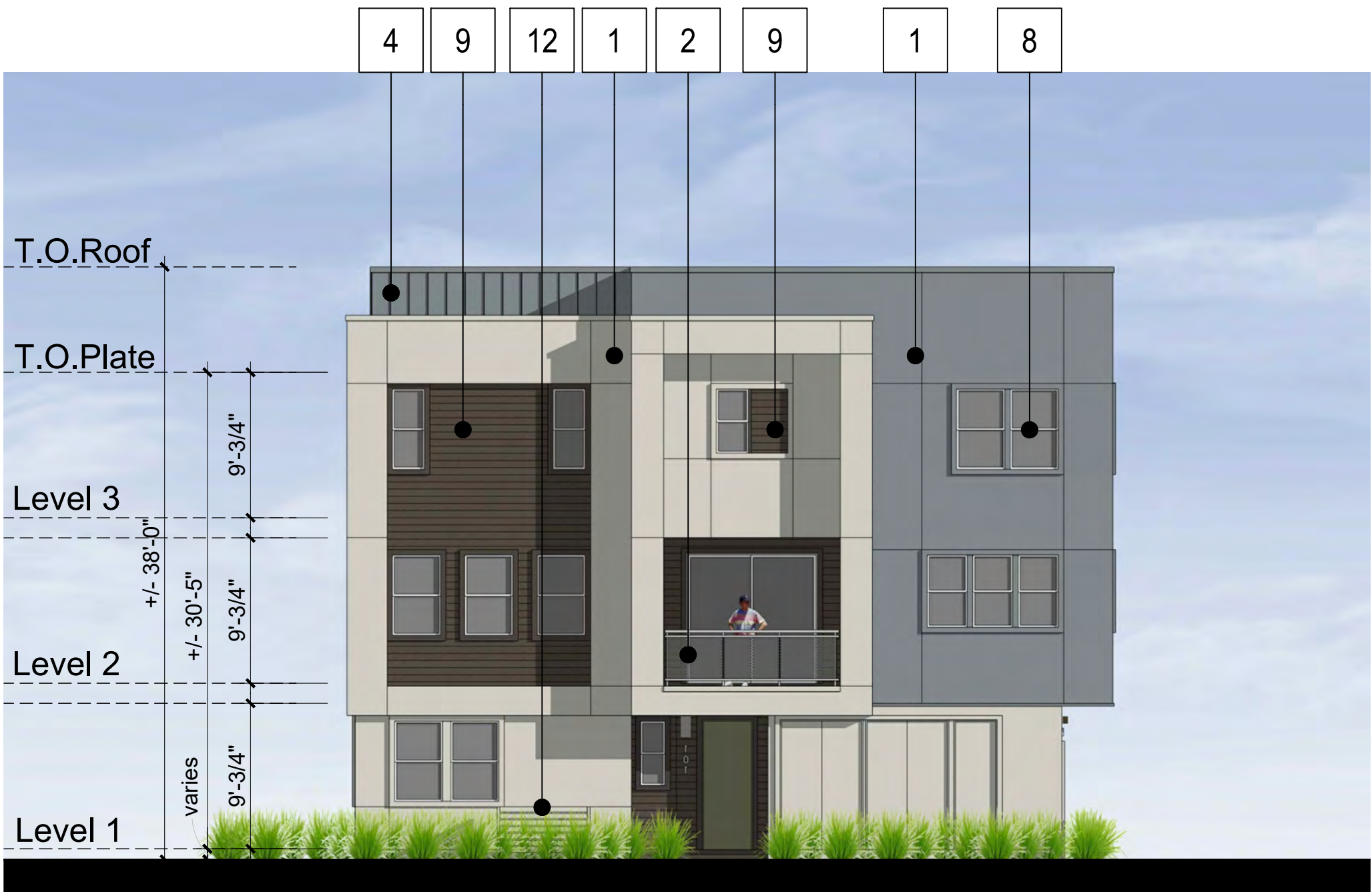
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FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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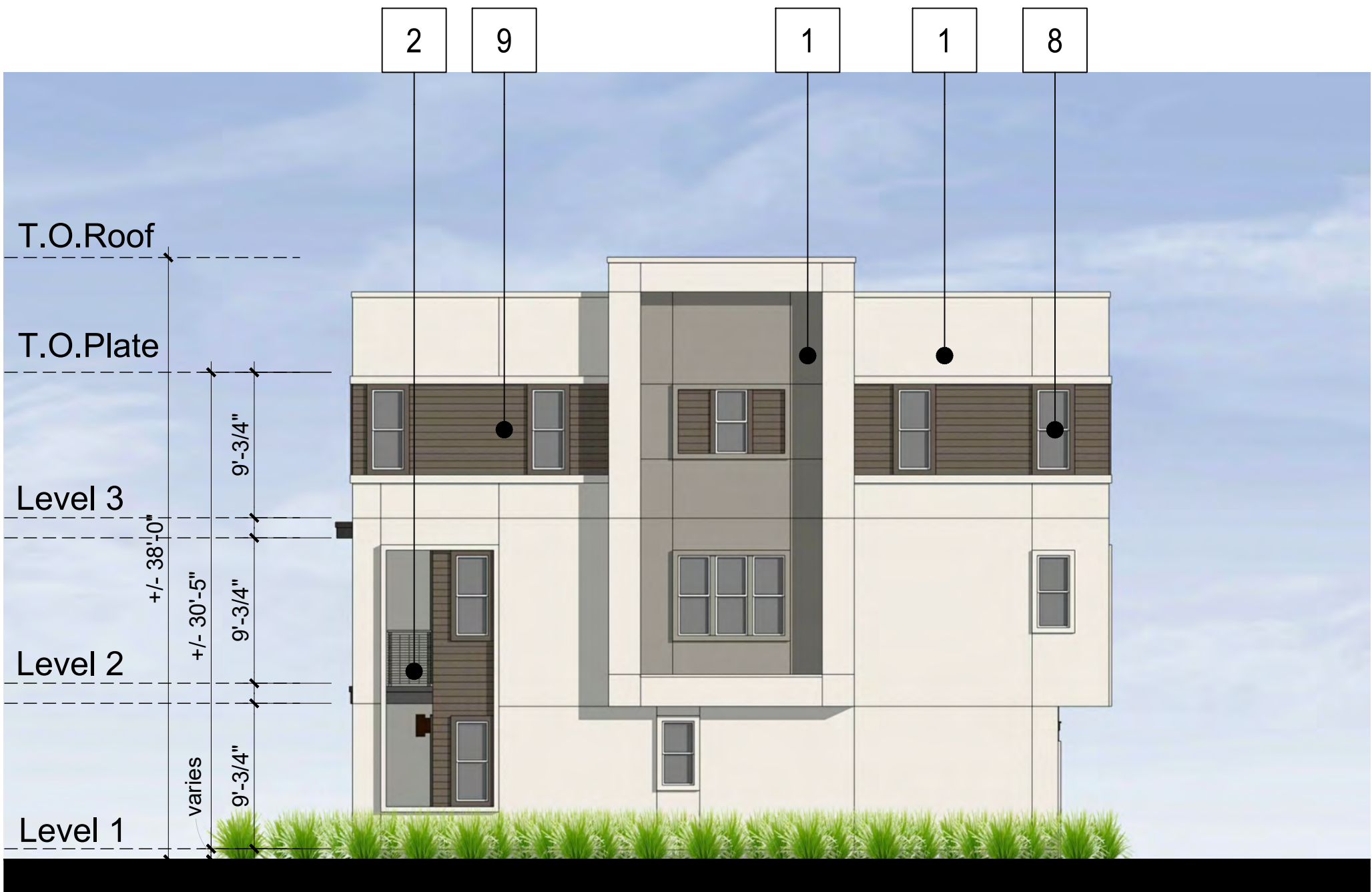
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KEY MAP



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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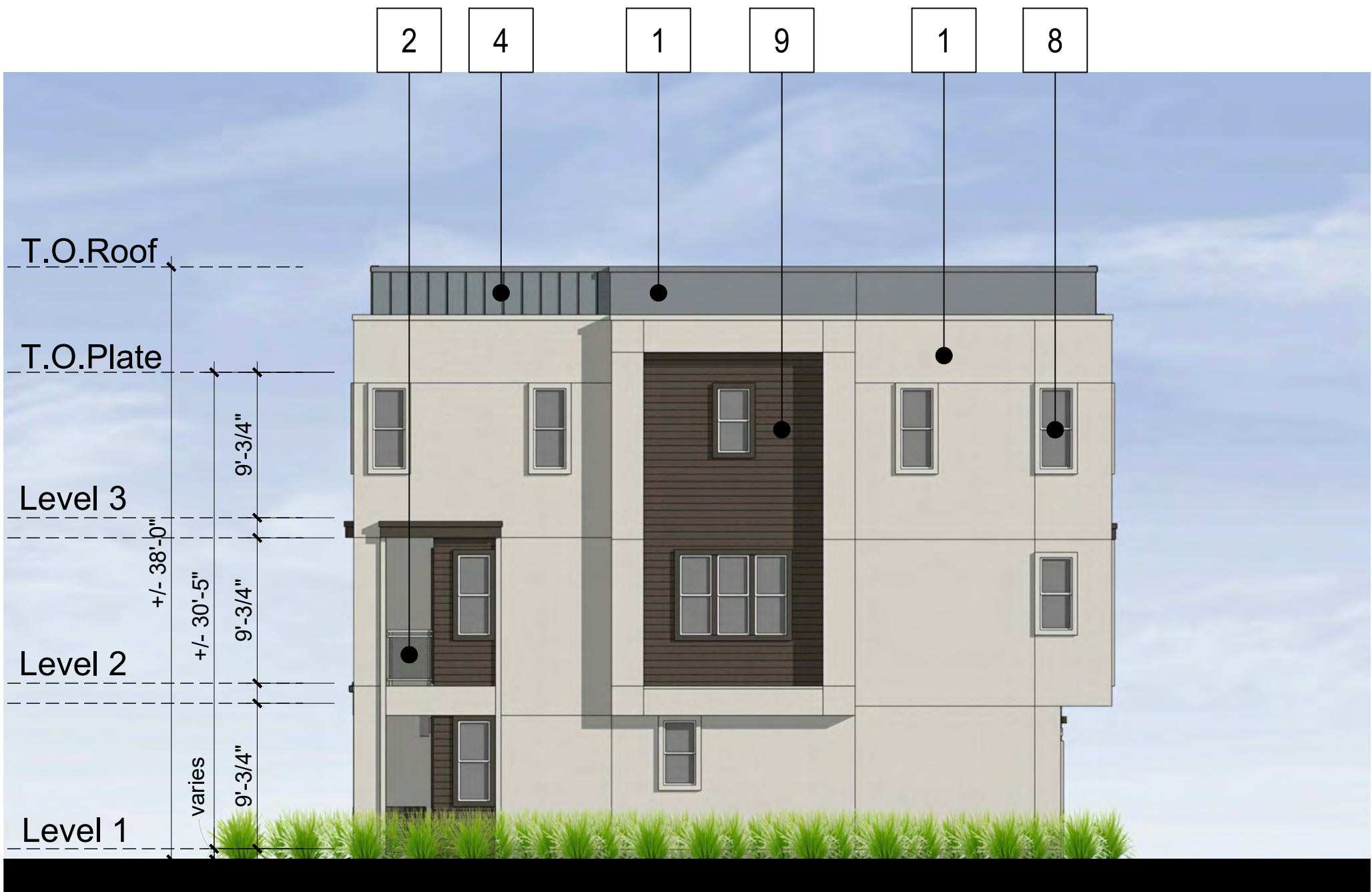
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LEFT ELEVATION



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RIGHT ELEVATION



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MATERIAL LEGEND

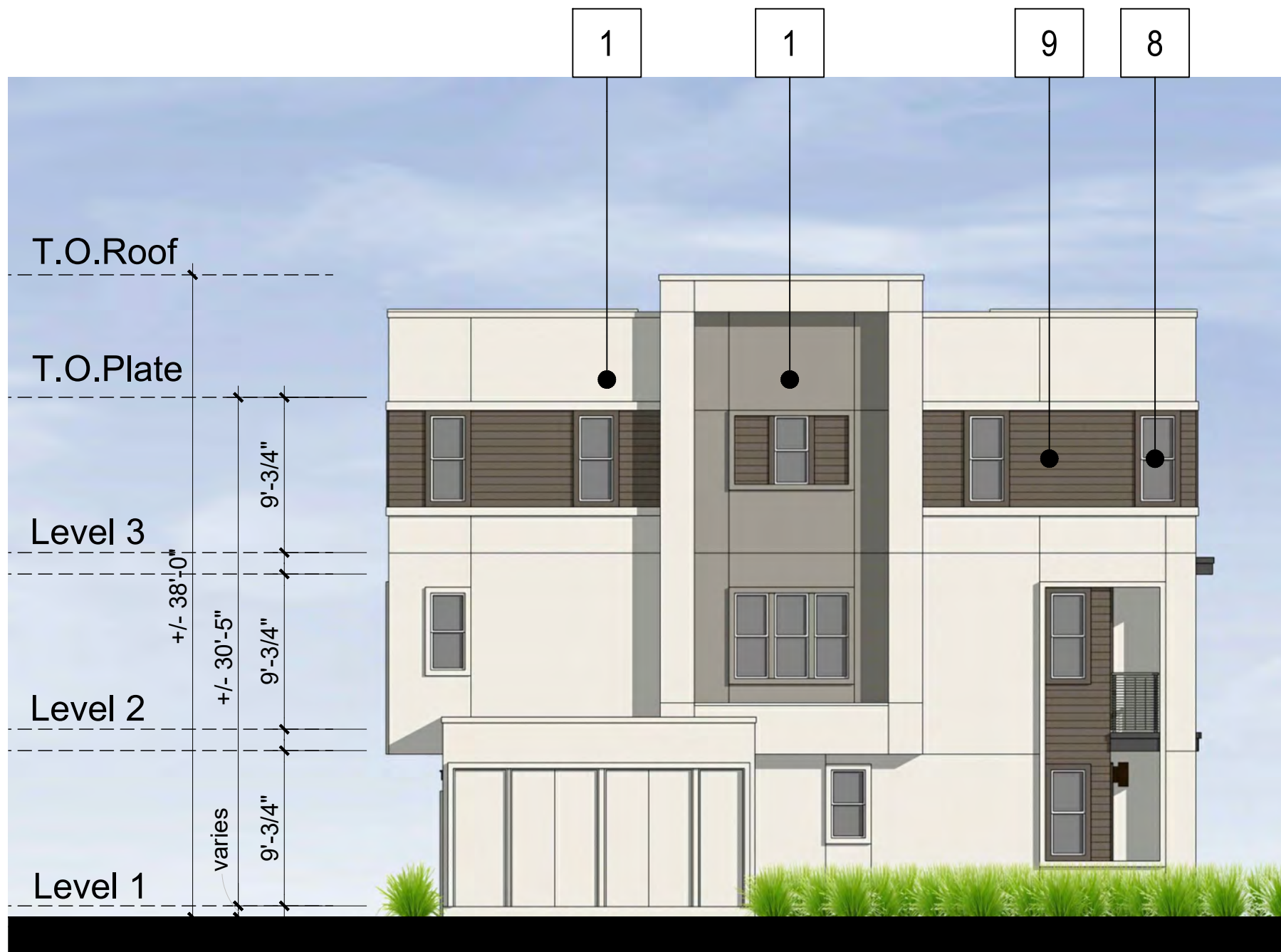
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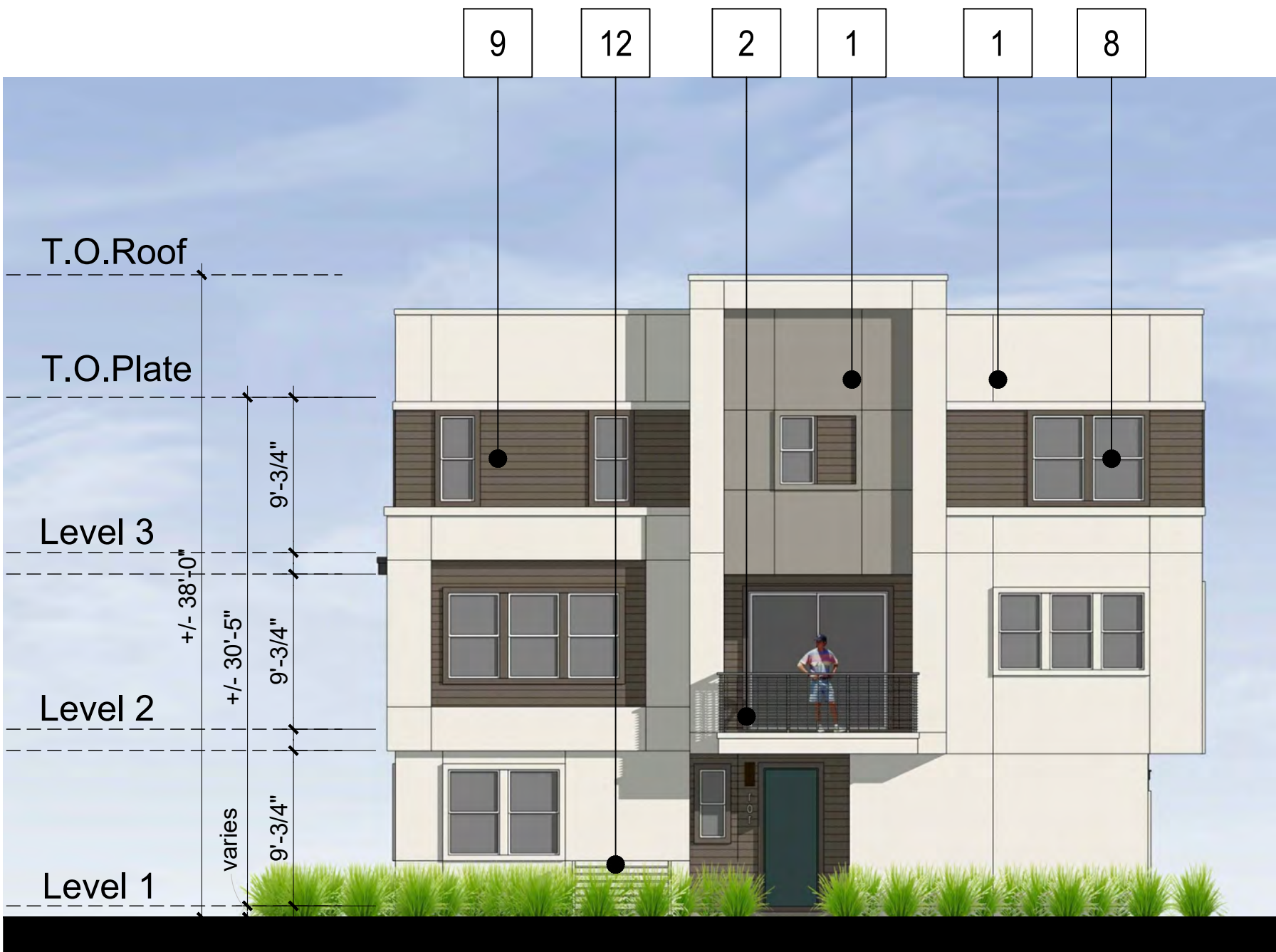
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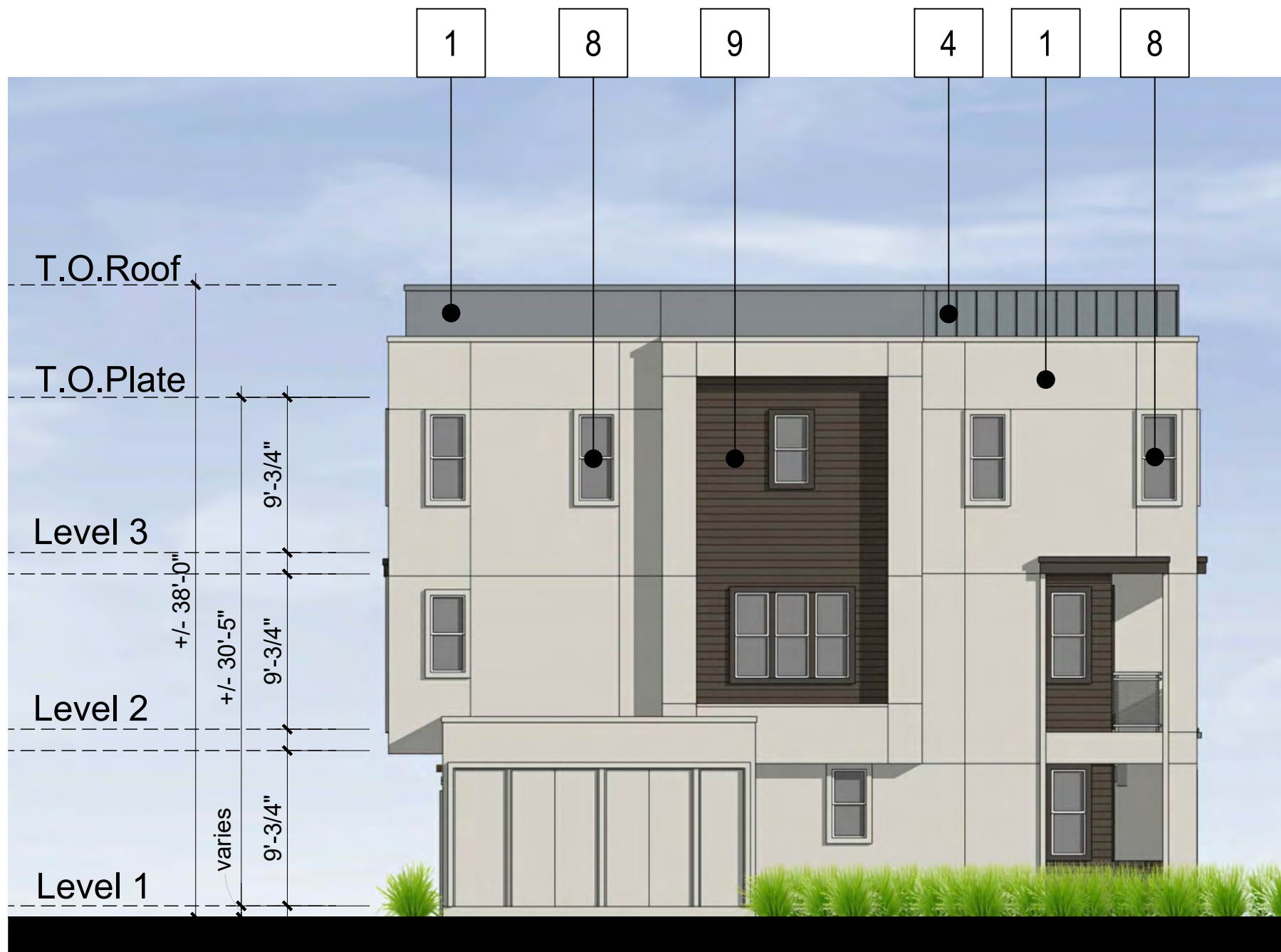
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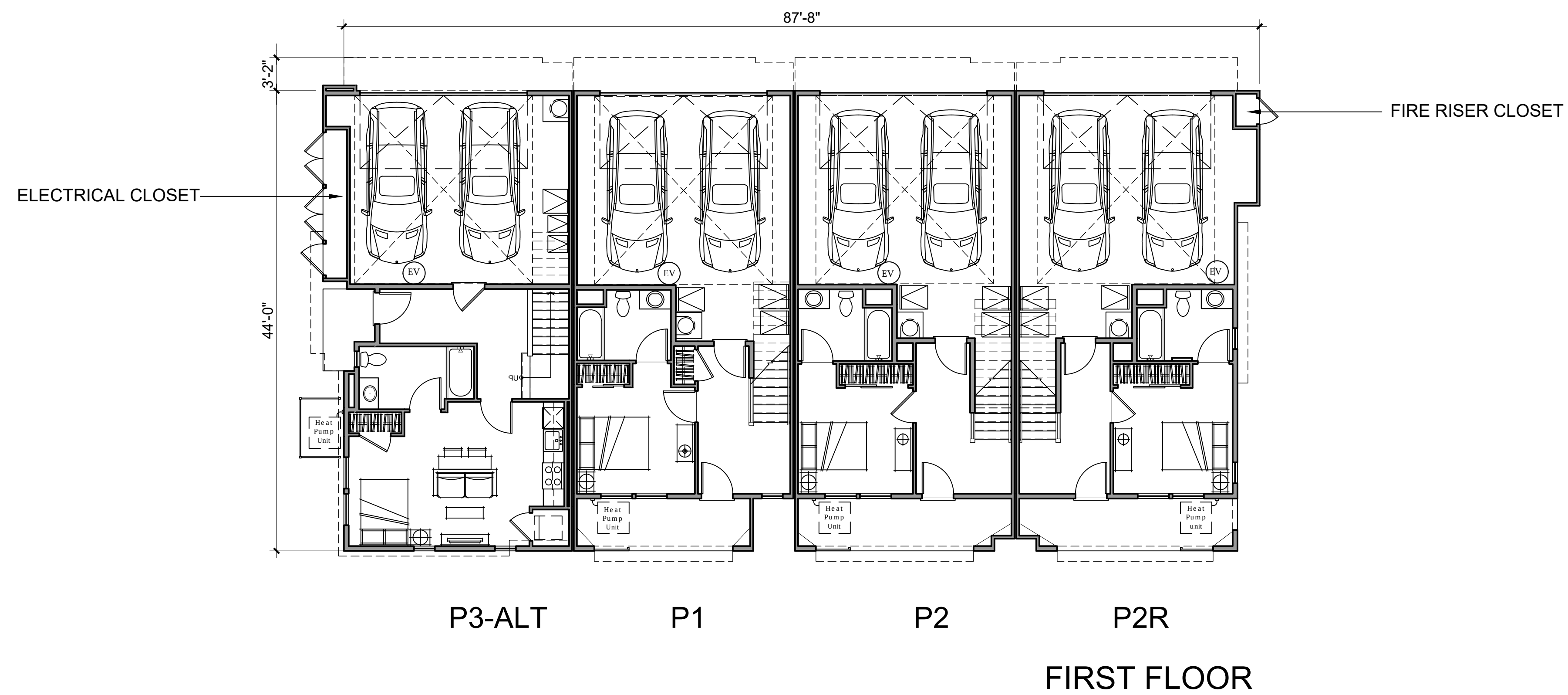
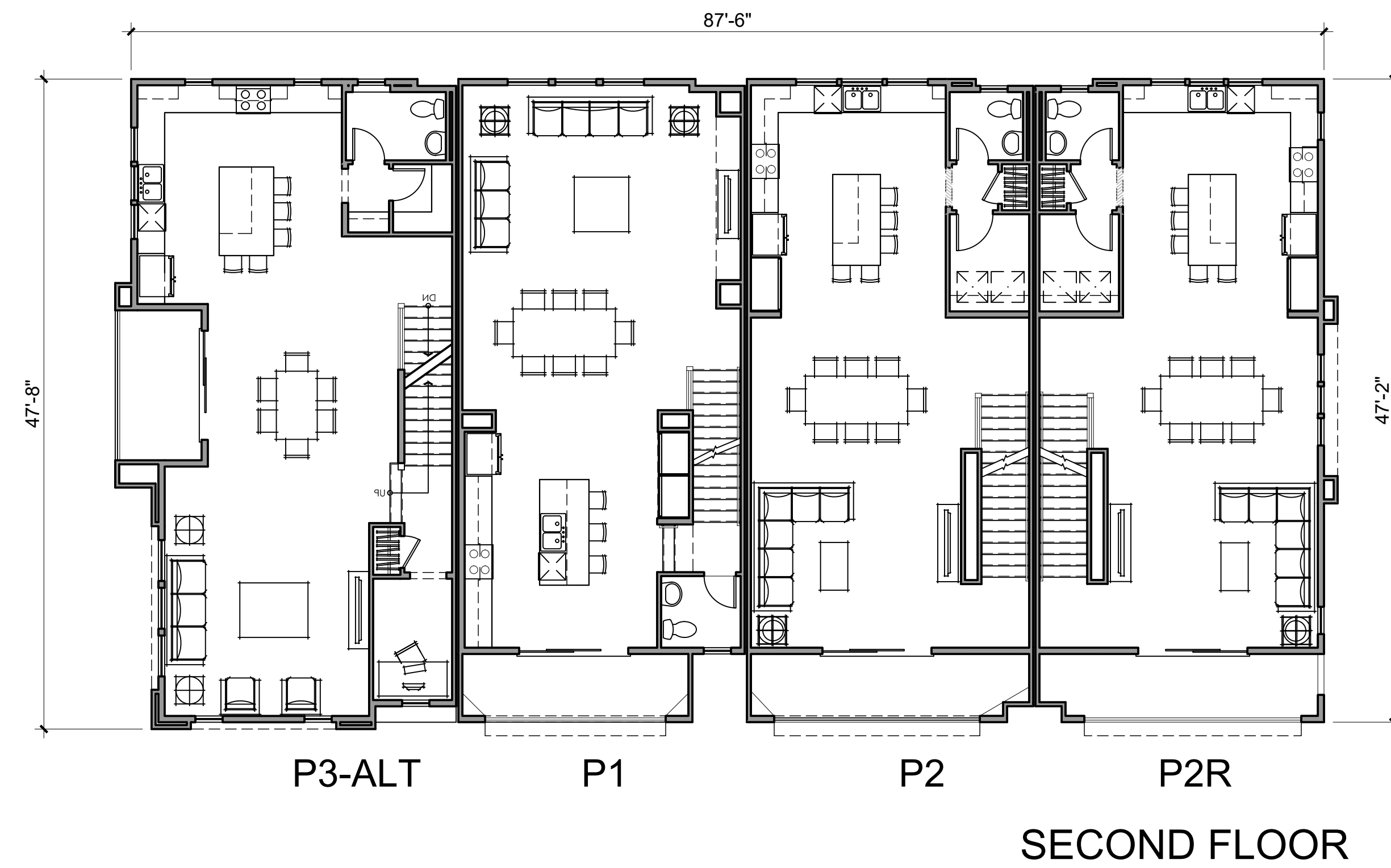
REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



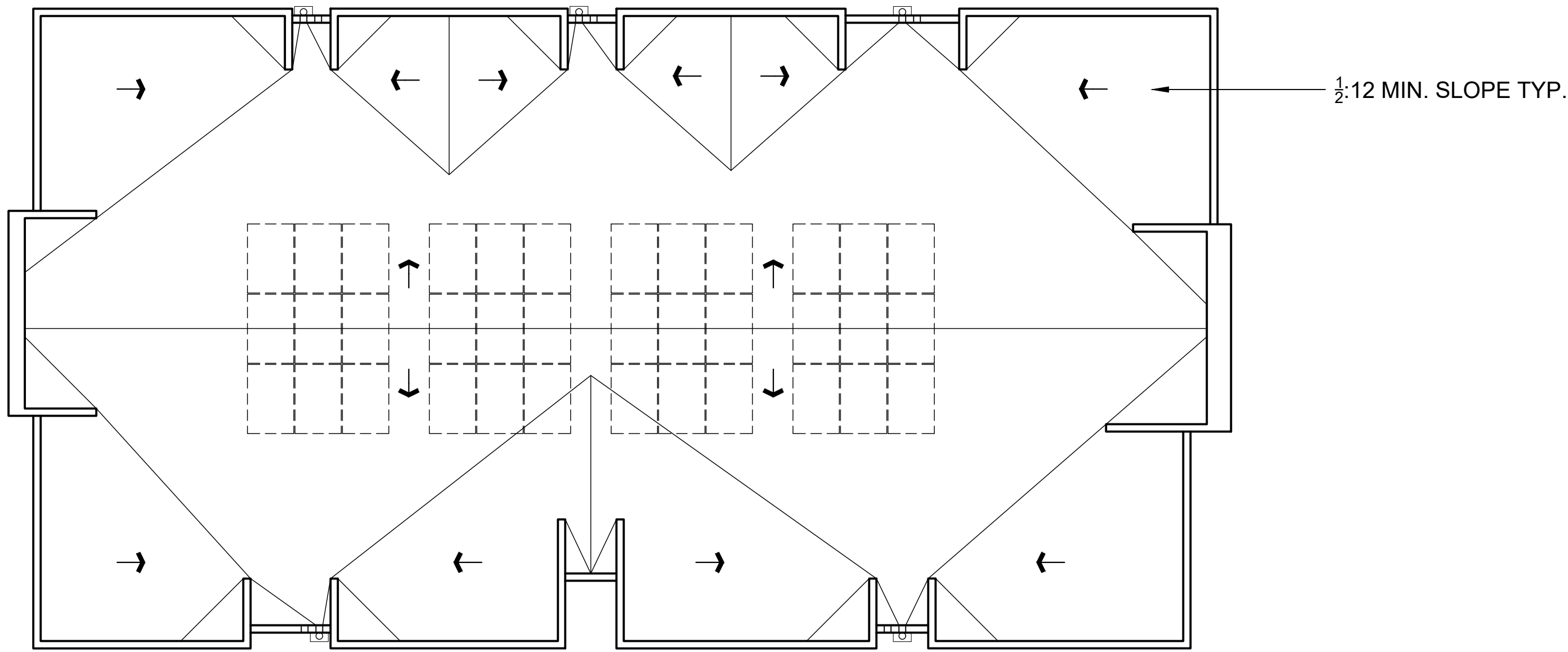
REAR ELEVATION



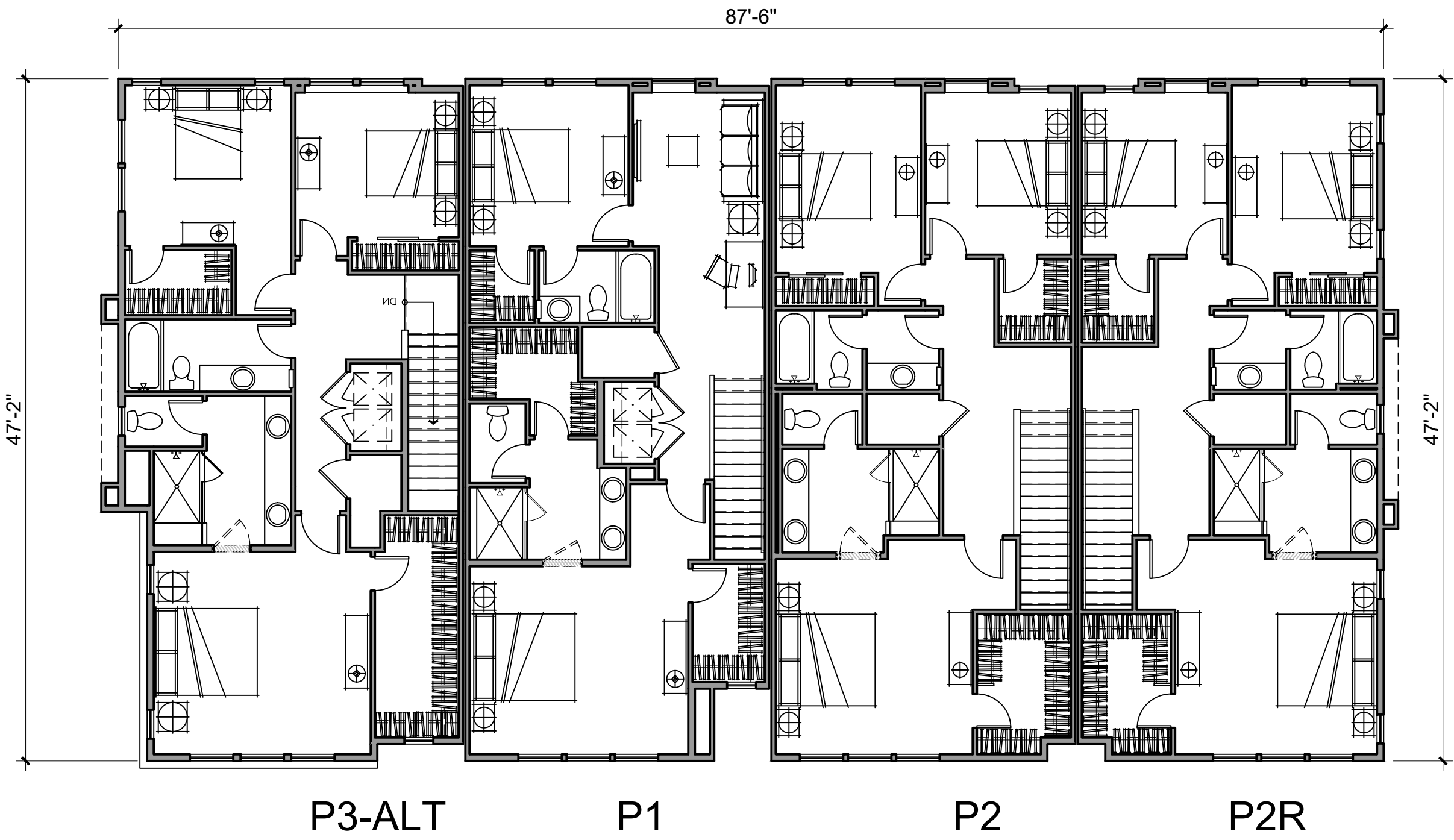
EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION

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.

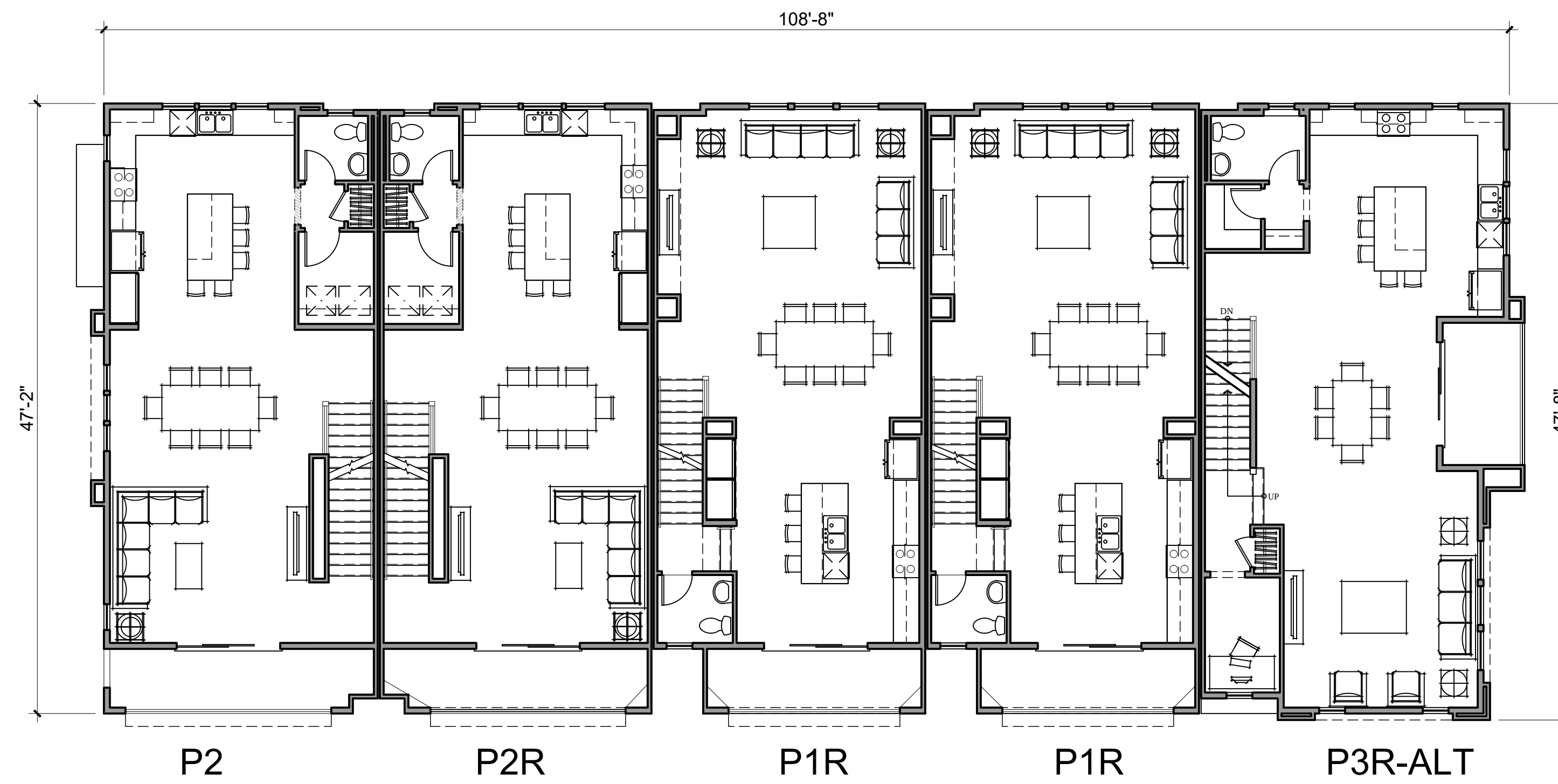
No roof mounted mechanical equipment.



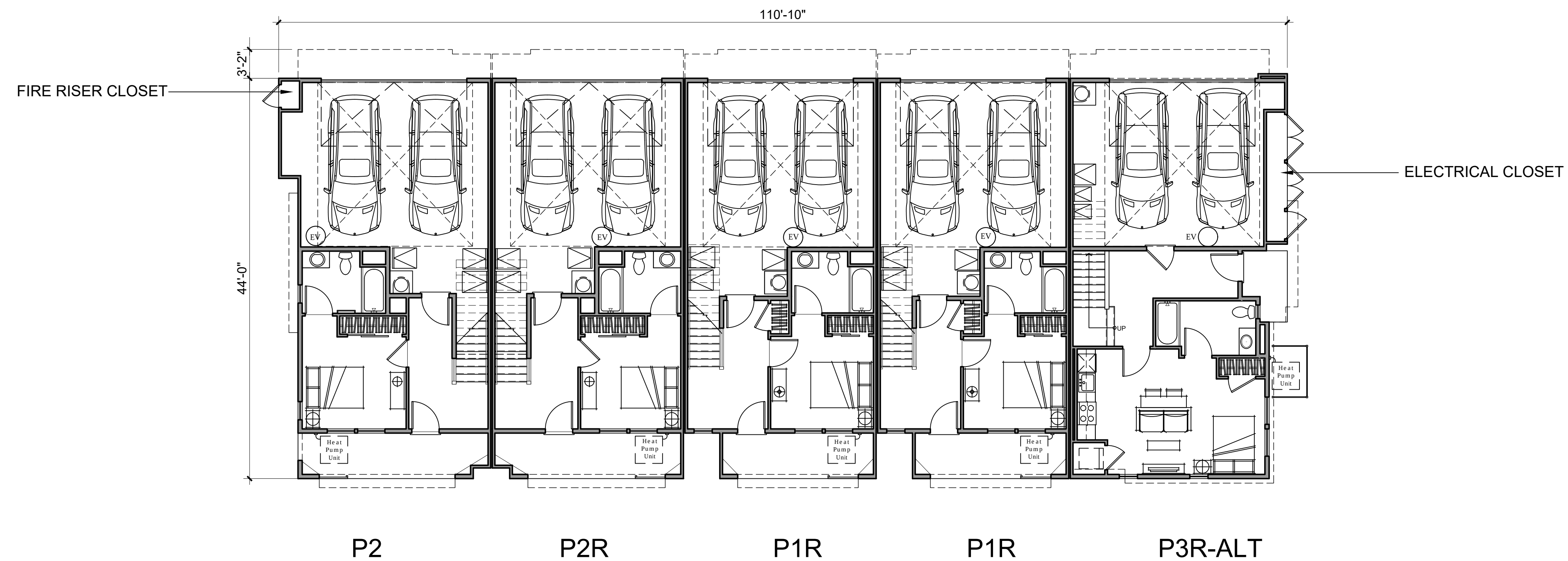
ROOF PLAN



THIRD FLOOR

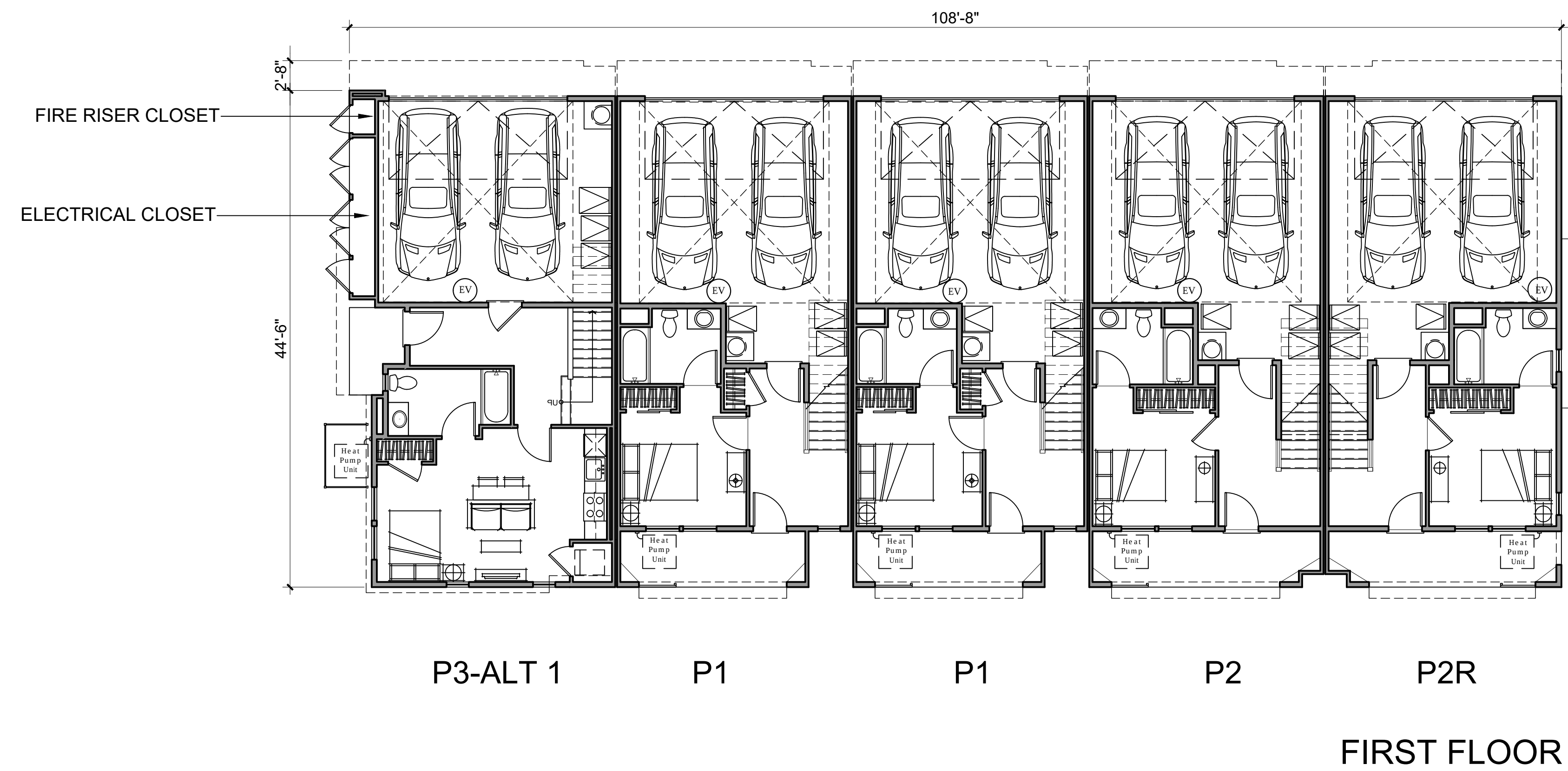
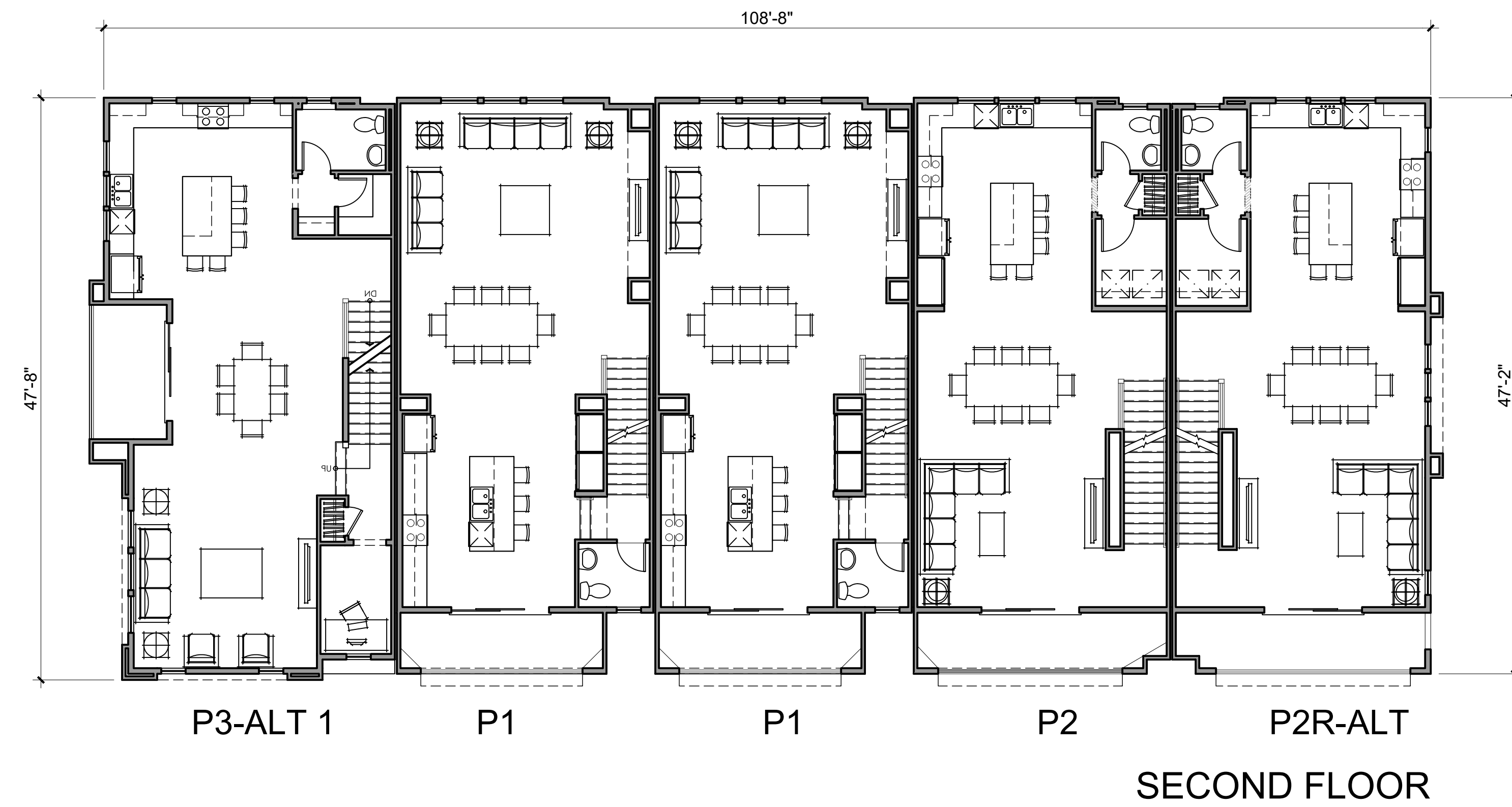


SECOND FLOOR



FIRST FLOOR

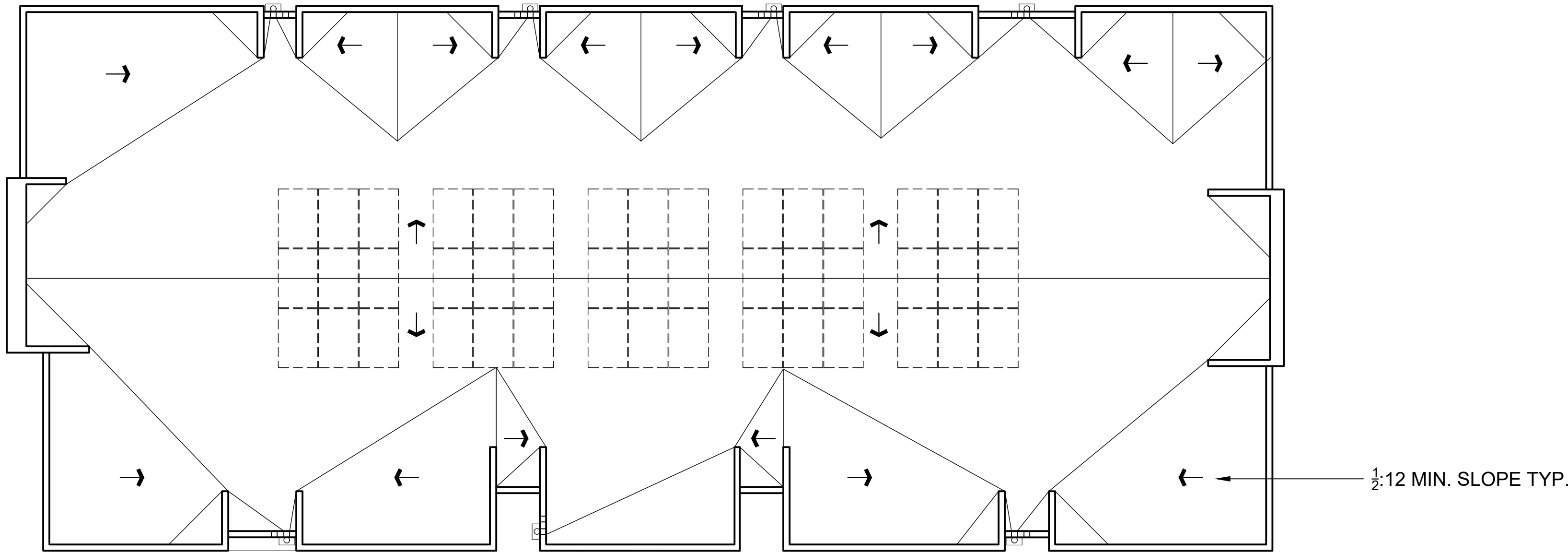
EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION



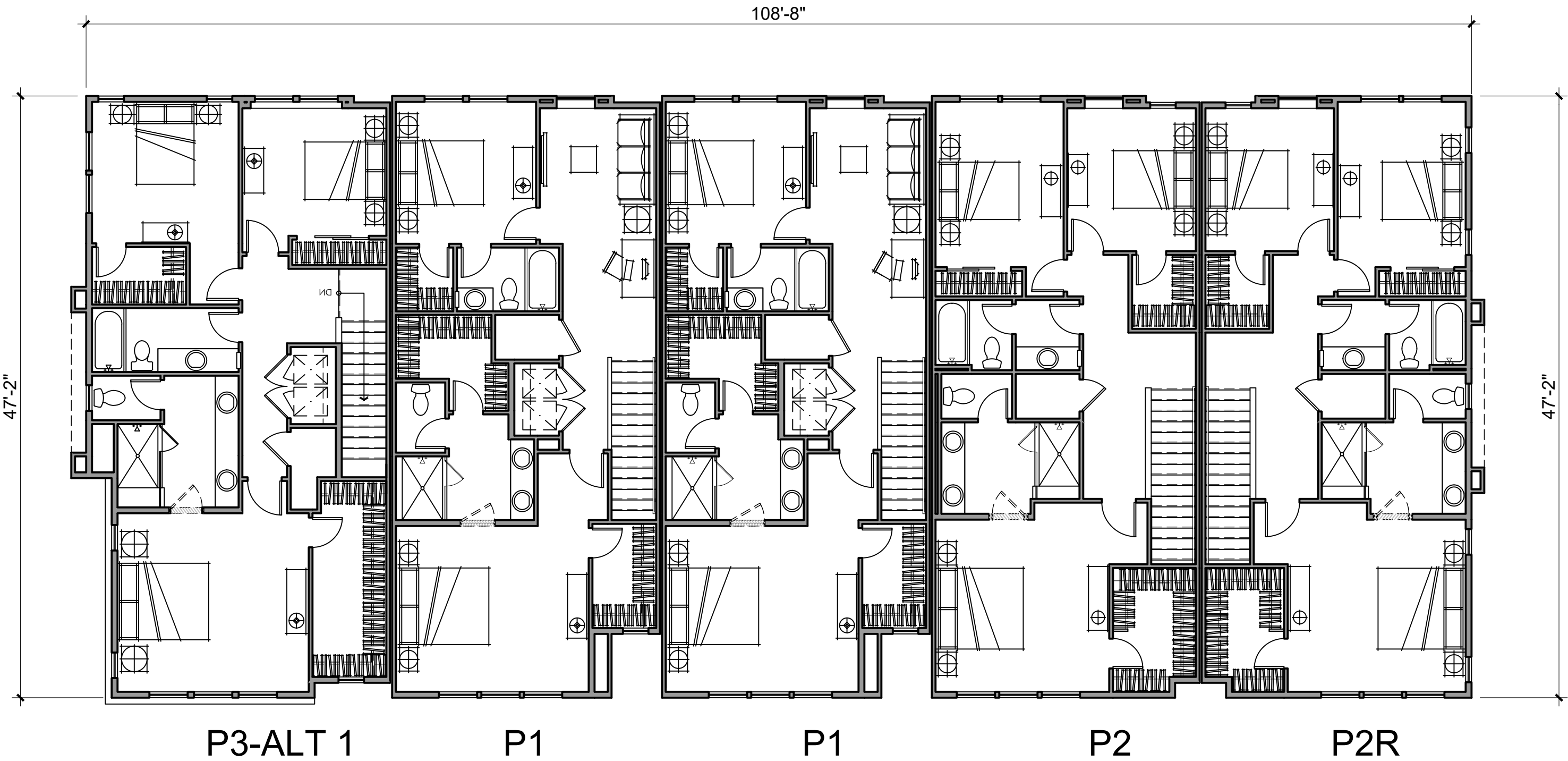
EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION

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.

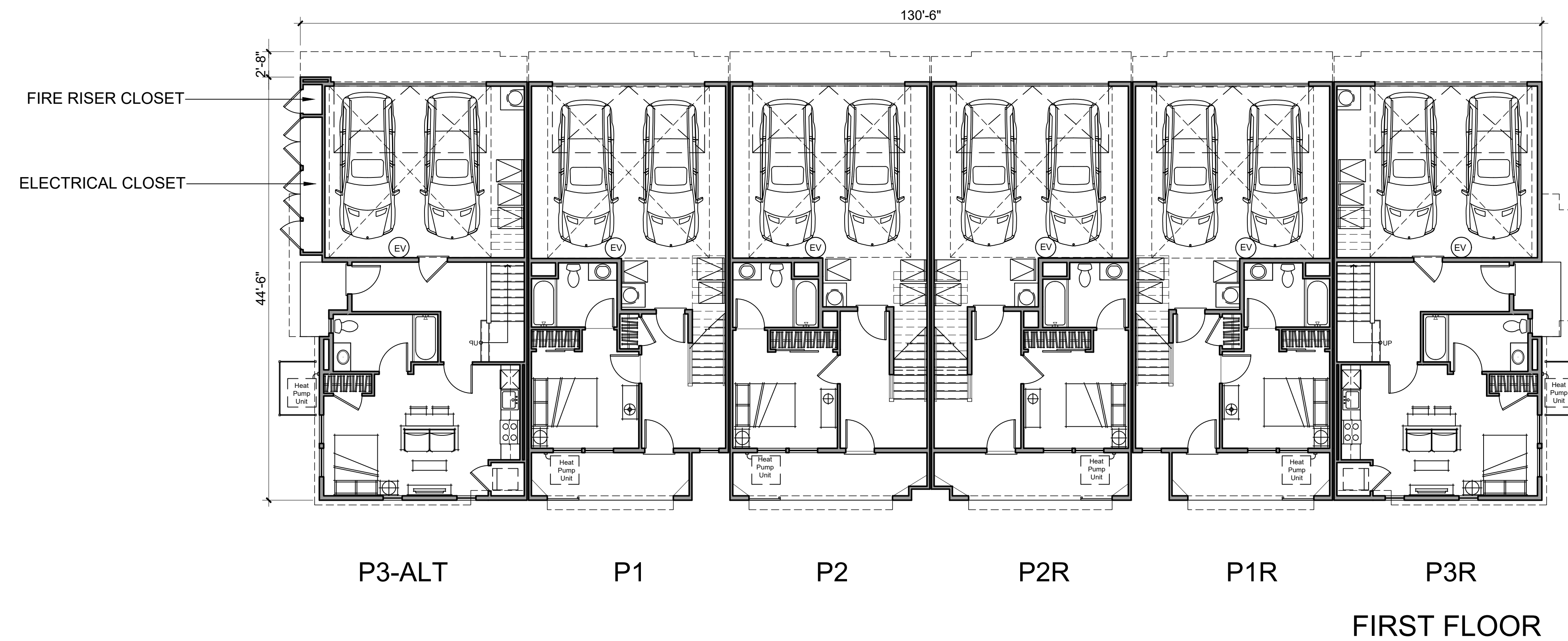
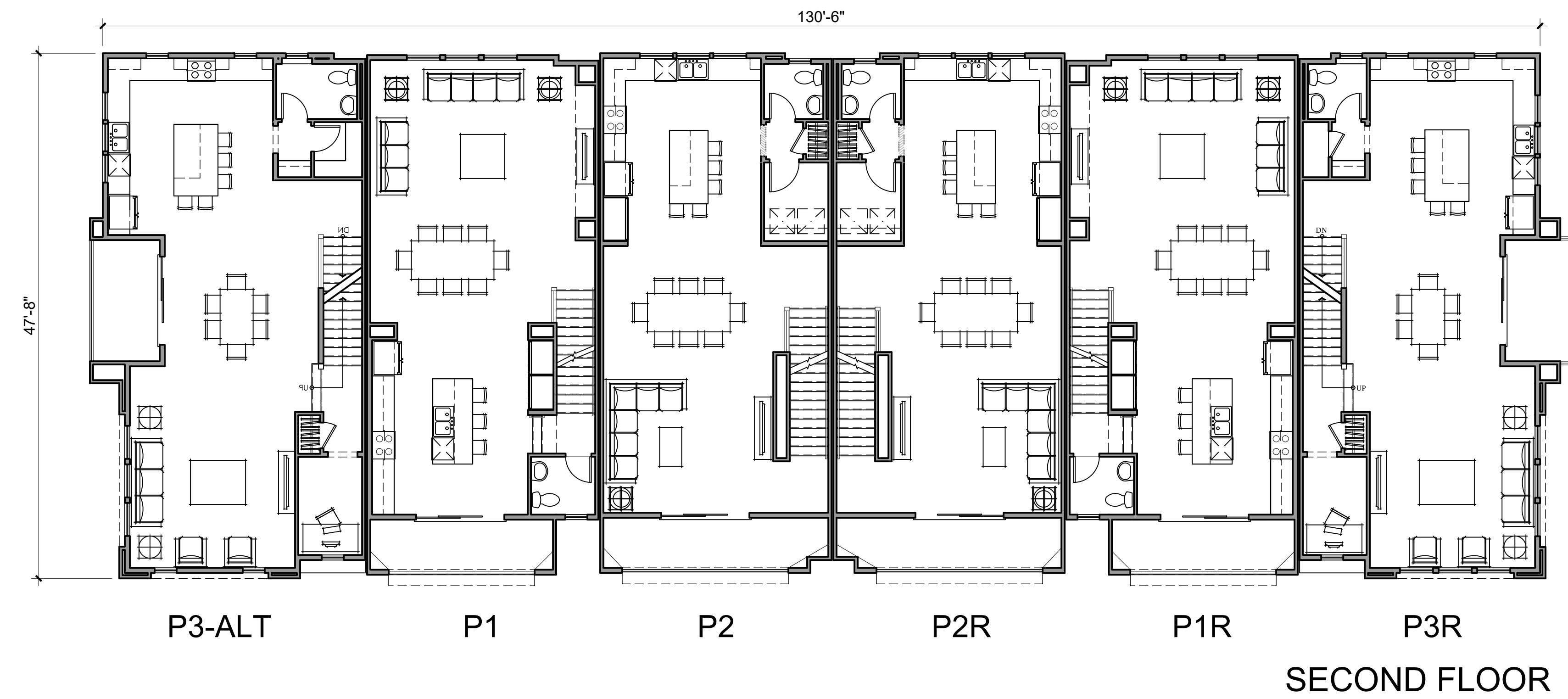
No roof mounted mechanical equipment.



ROOF PLAN



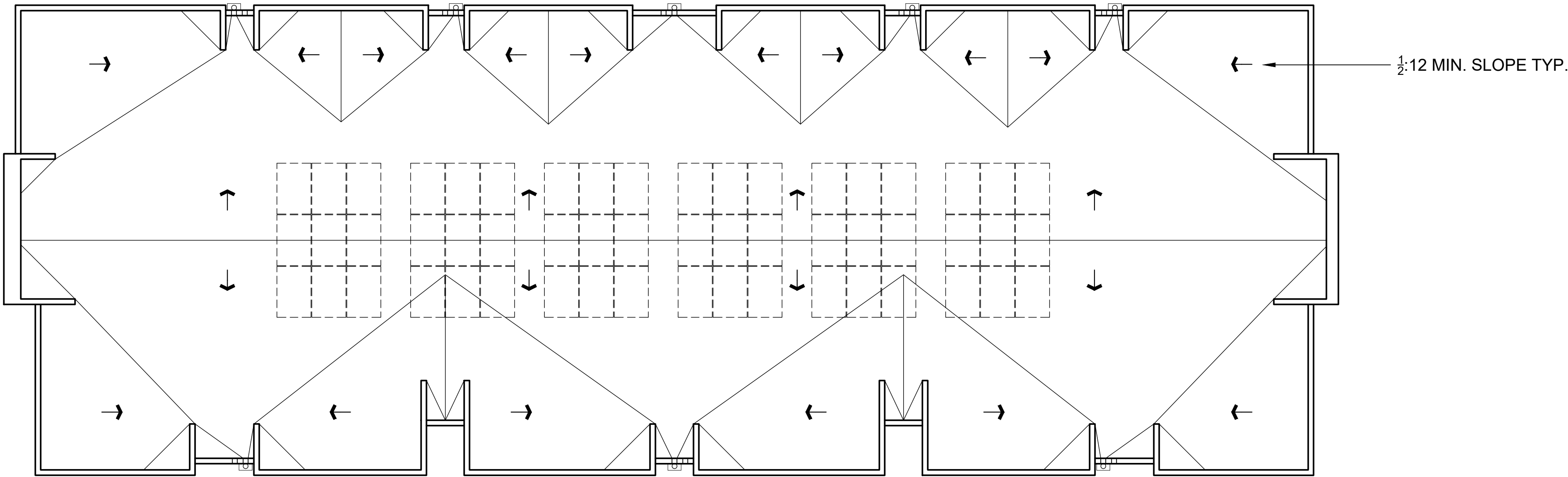
THIRD FLOOR



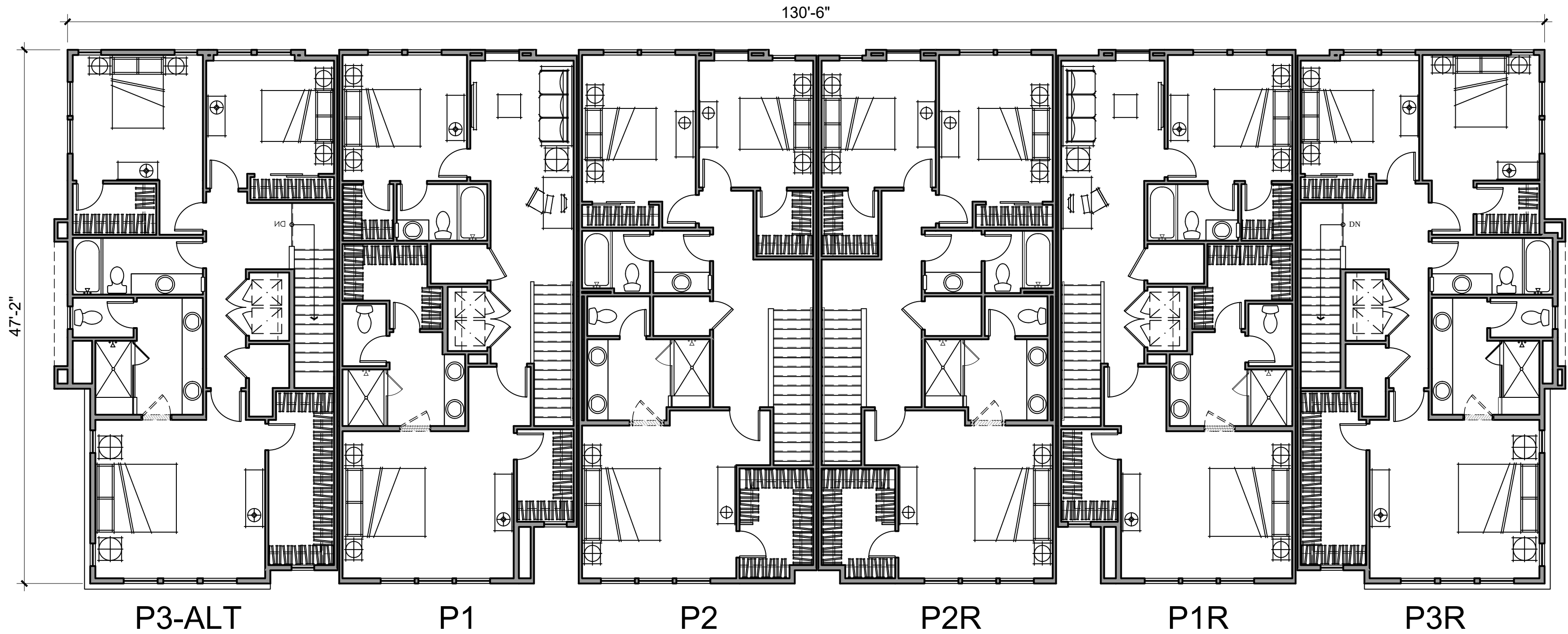
EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION

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No roof mounted mechanical equipment.

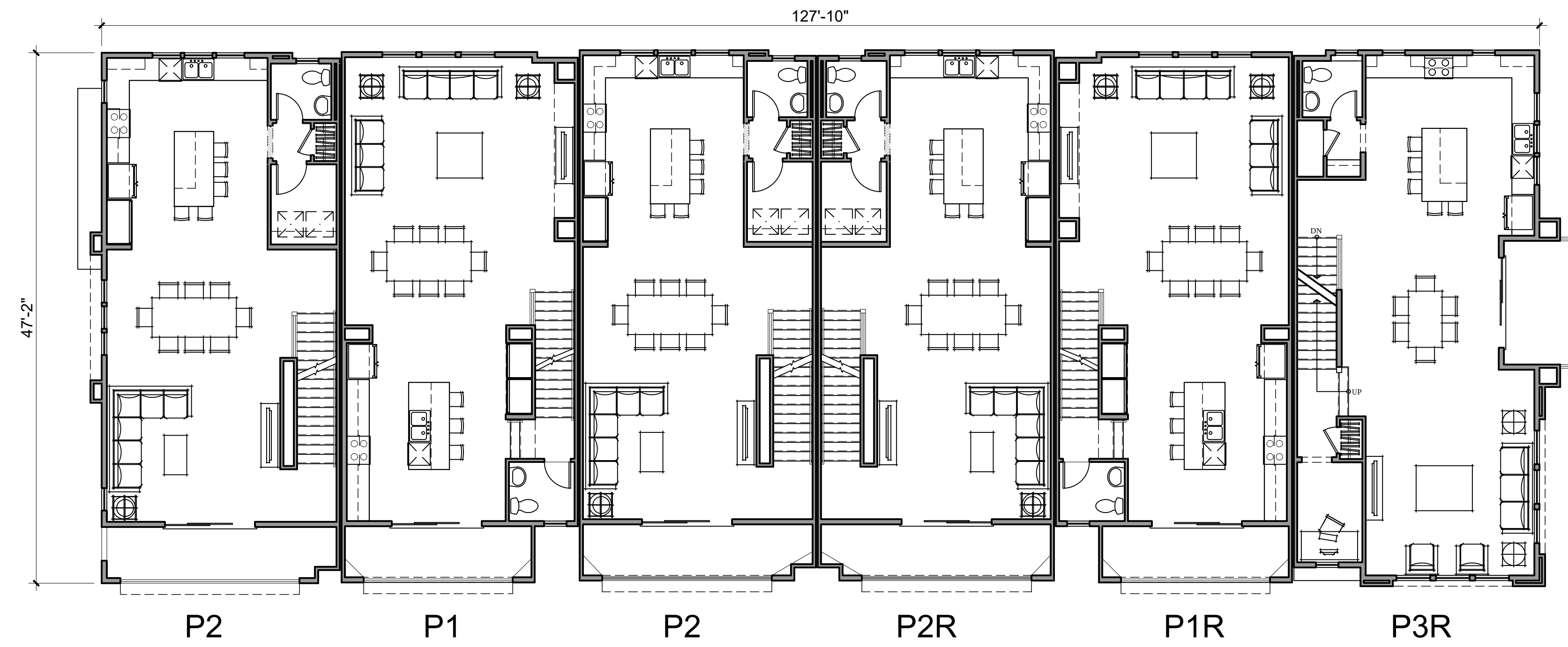


ROOF PLAN

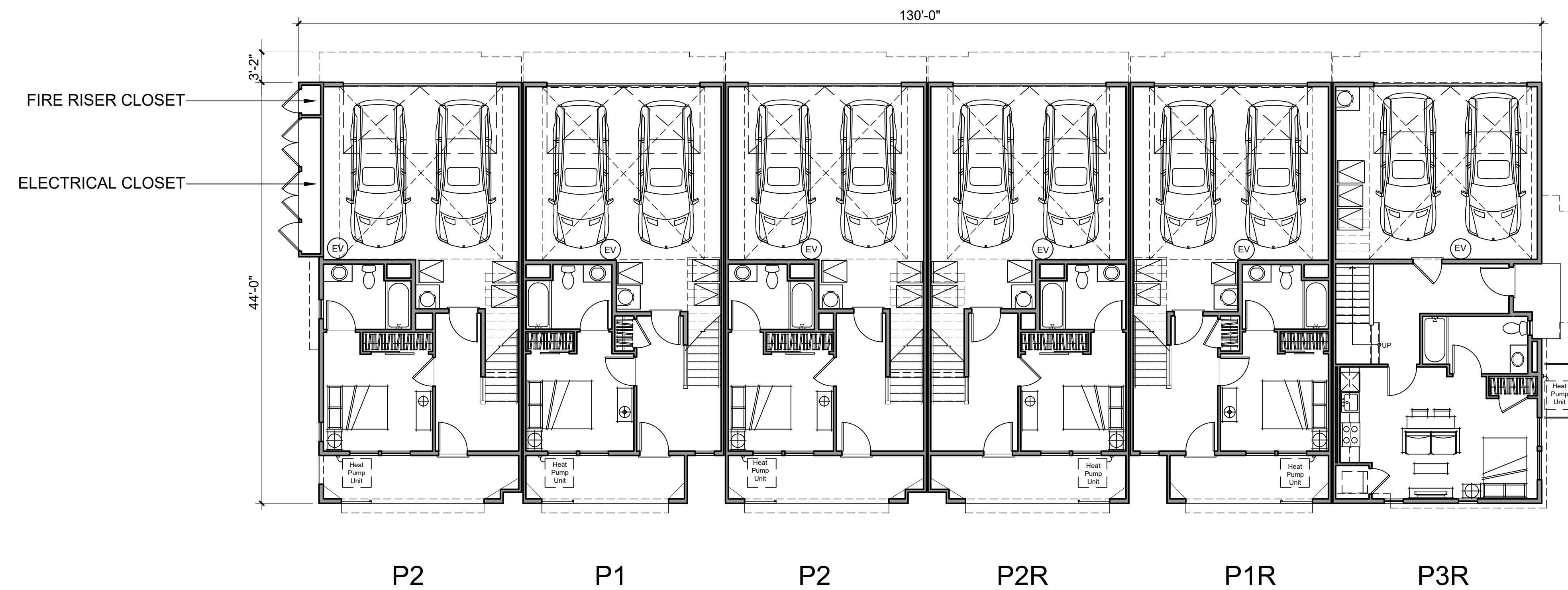


THIRD FLOOR

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



SECOND FLOOR

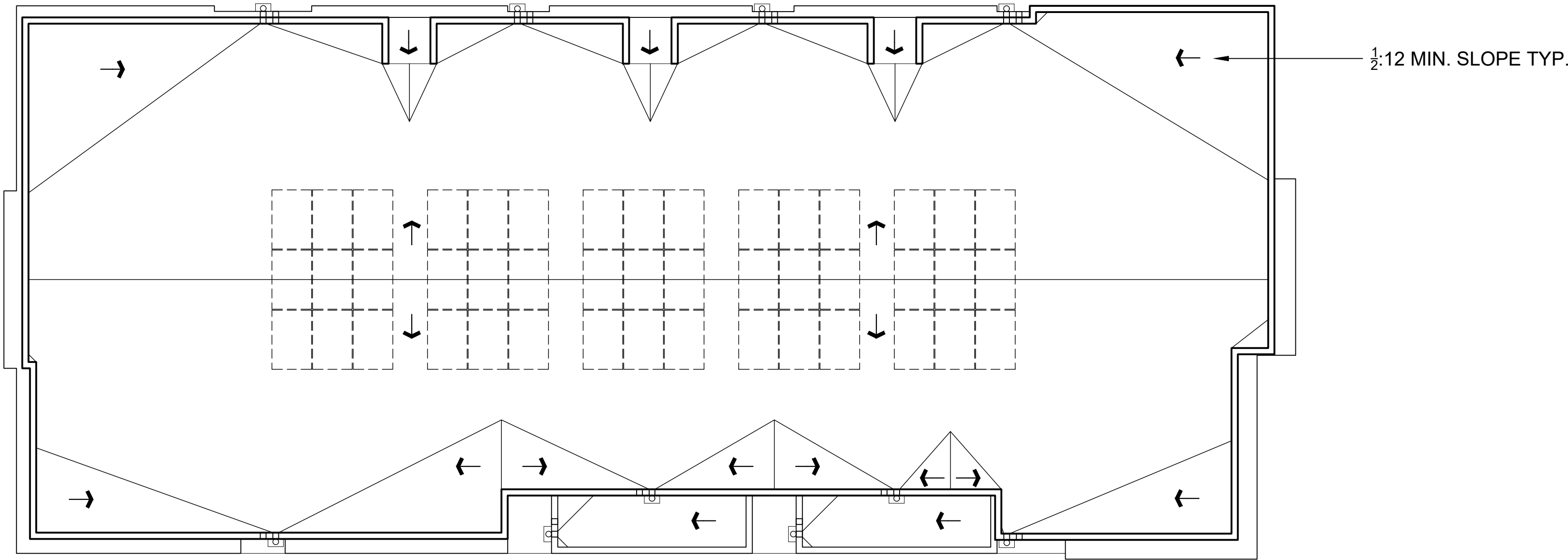


FIRST FLOOR

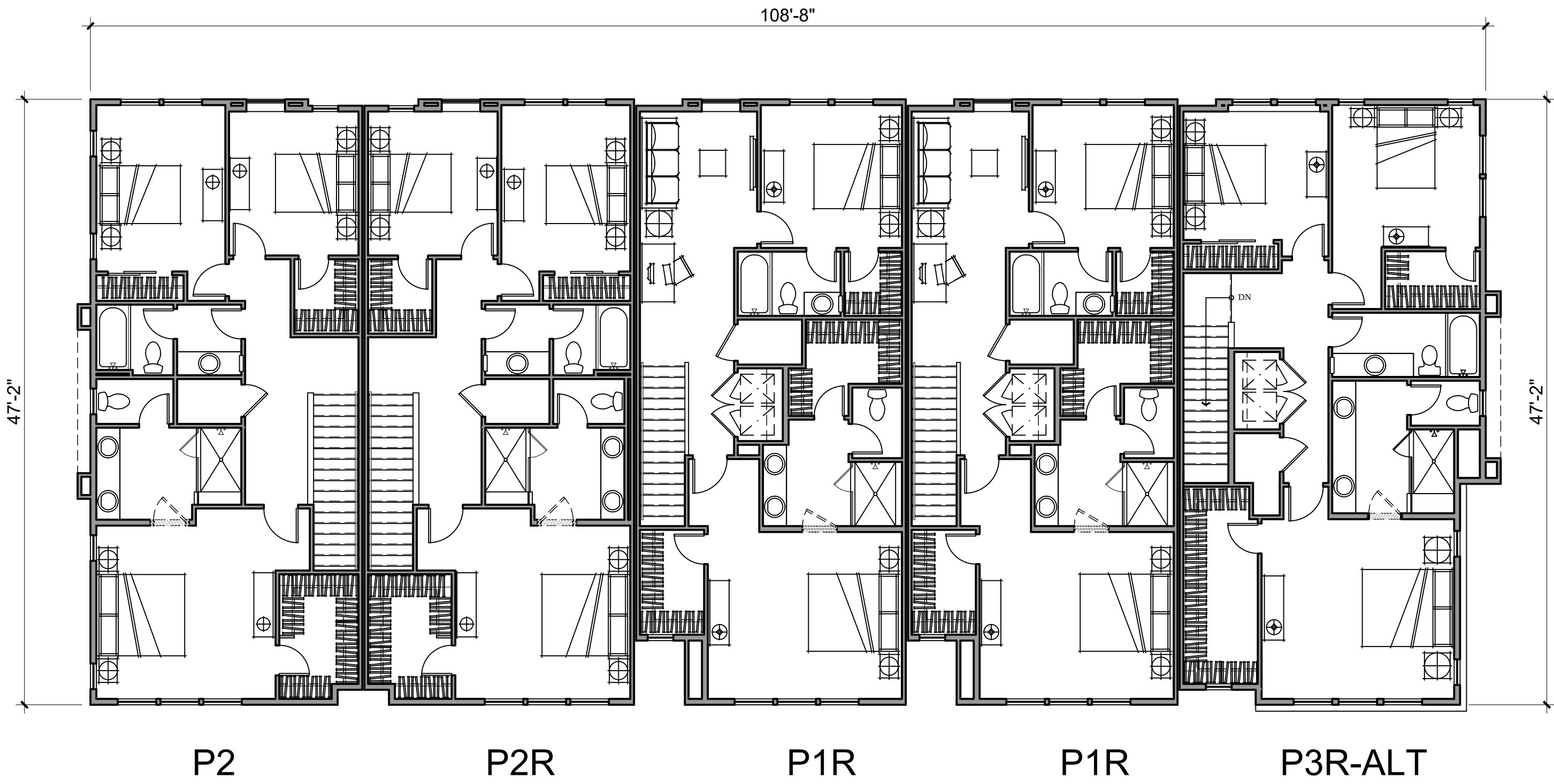
EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION

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.

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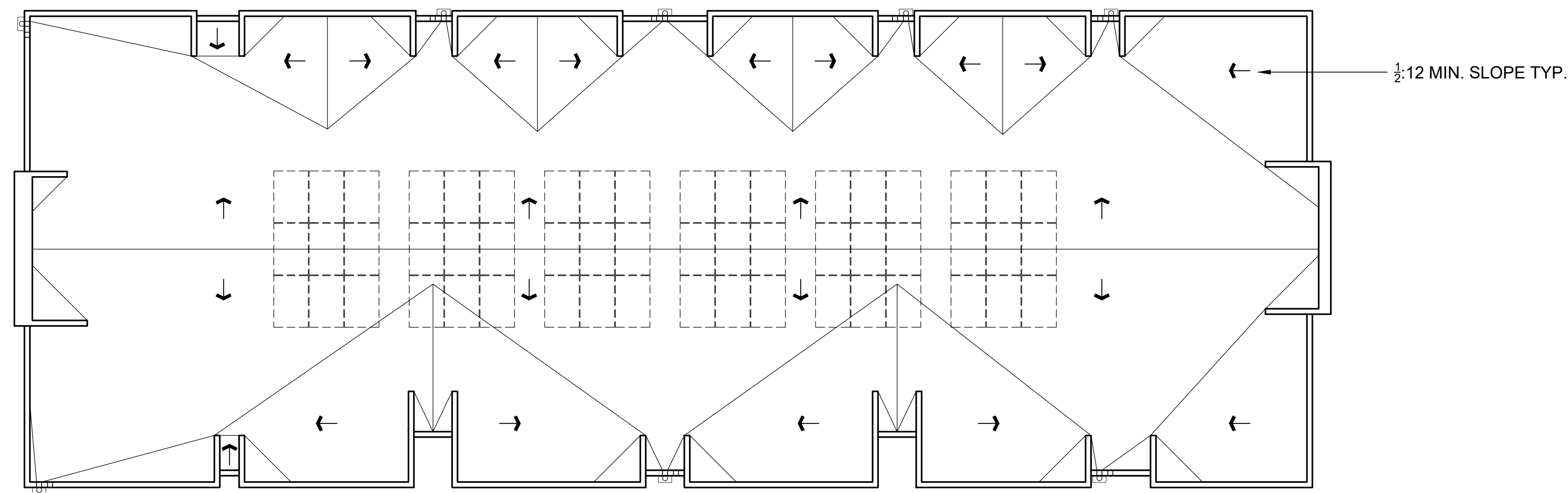
ROOF PLAN



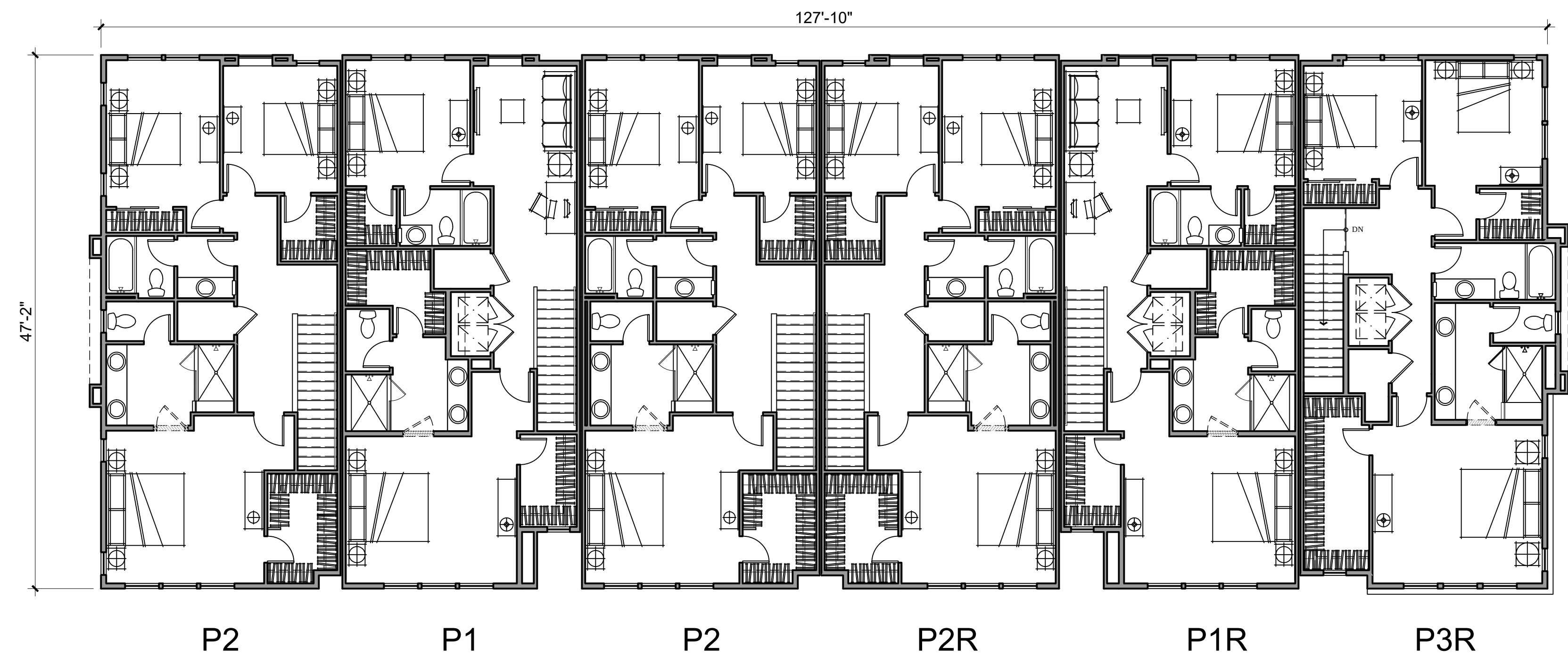
THIRD FLOOR

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.

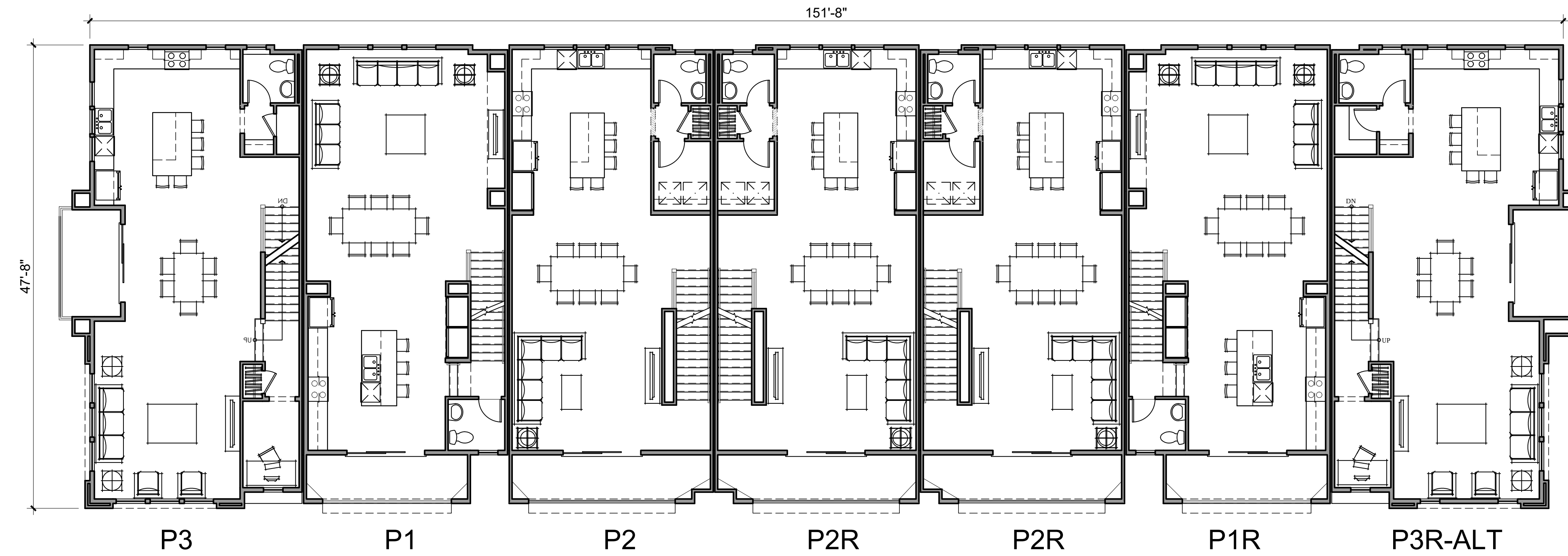


ROOF PLAN

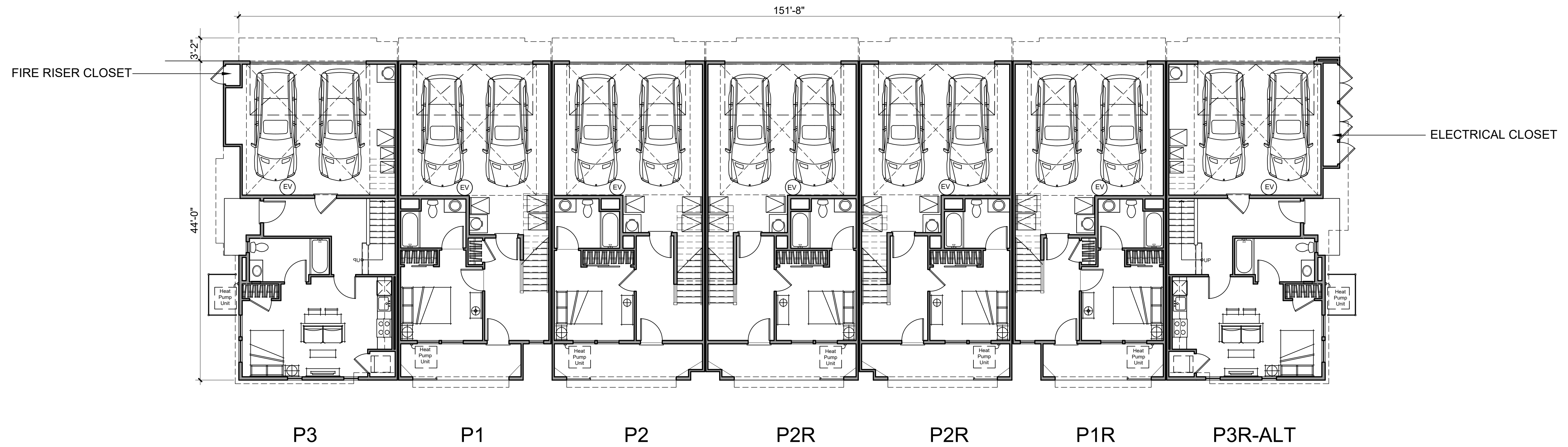


THIRD FLOOR

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



SECOND FLOOR

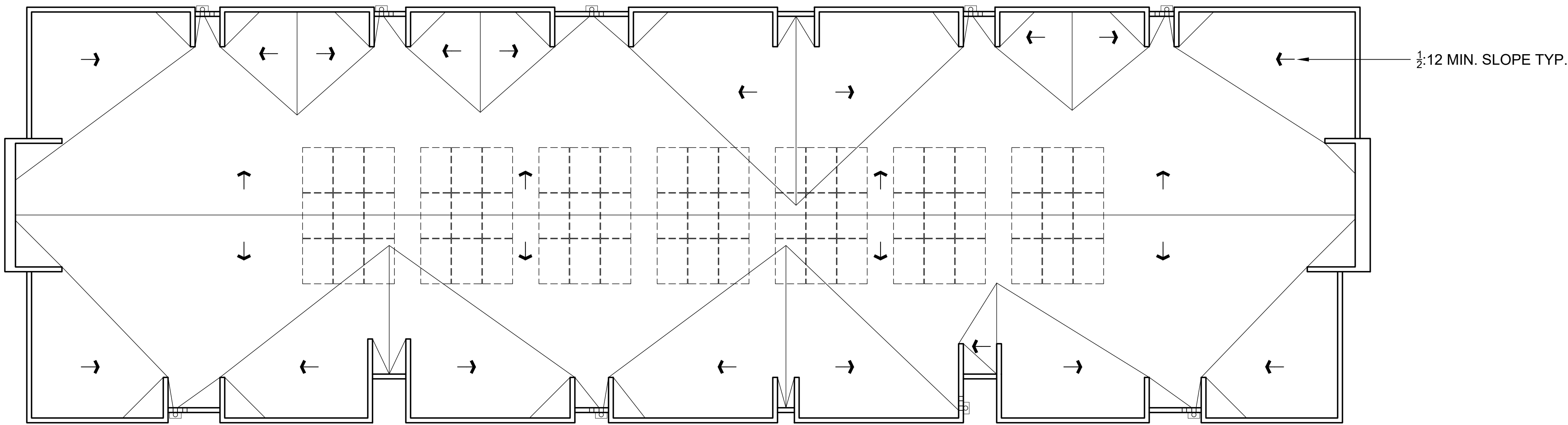


FIRST FLOOR

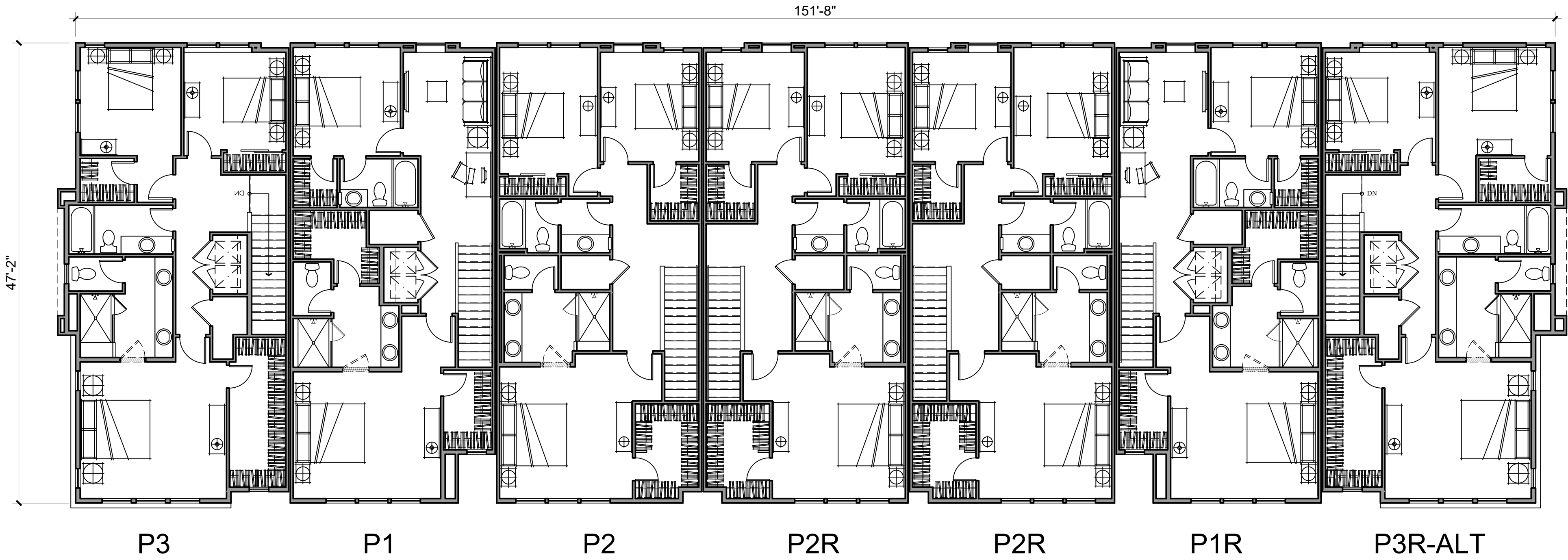
EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION

NOTE:
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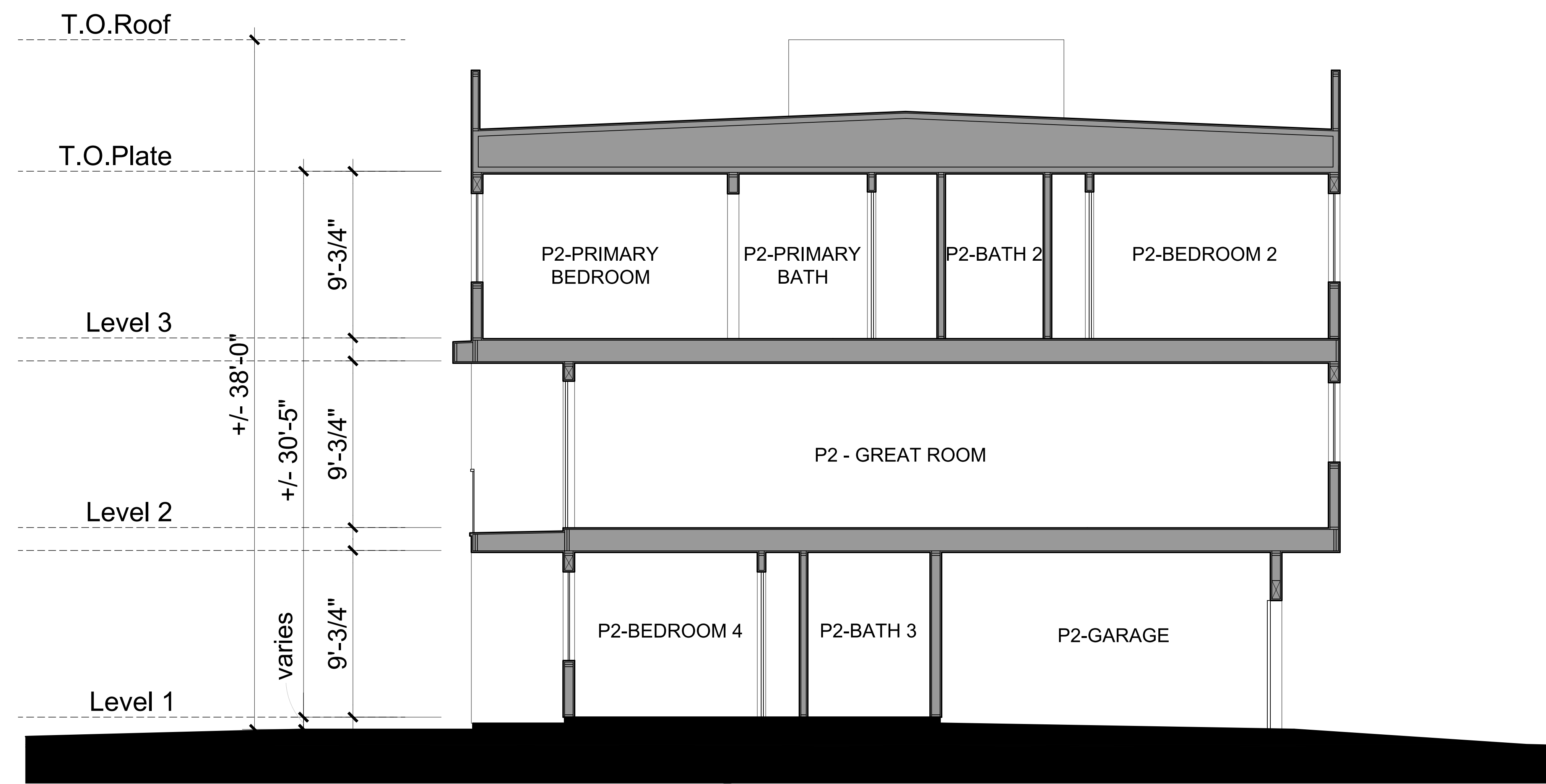
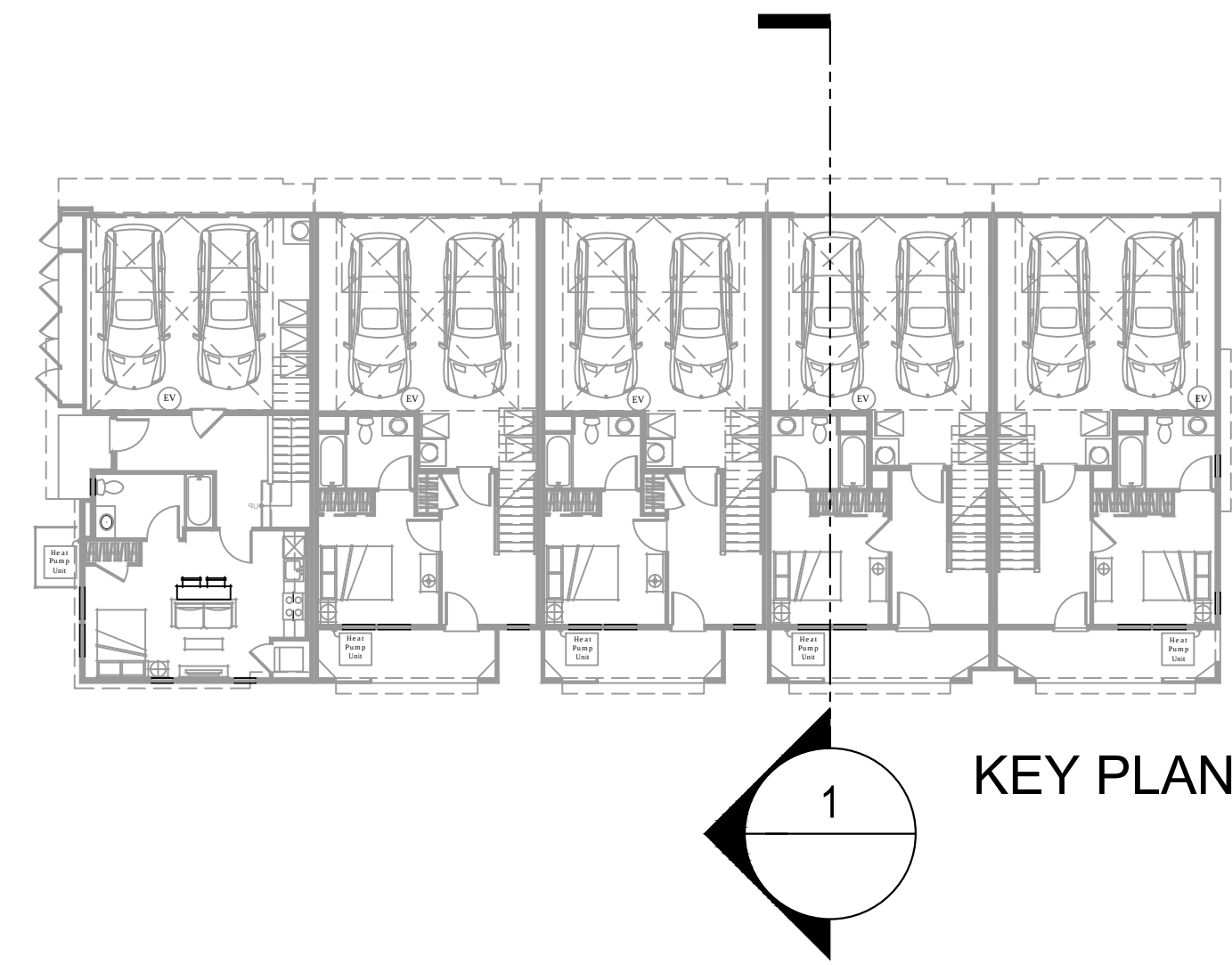
No roof mounted mechanical equipment.



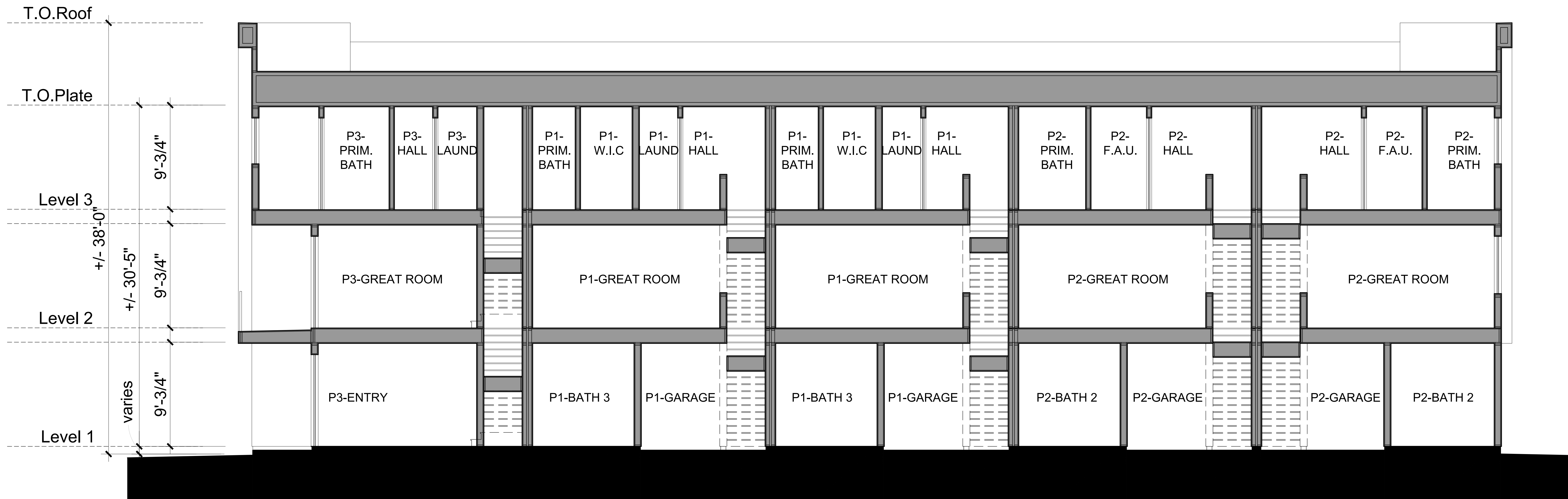
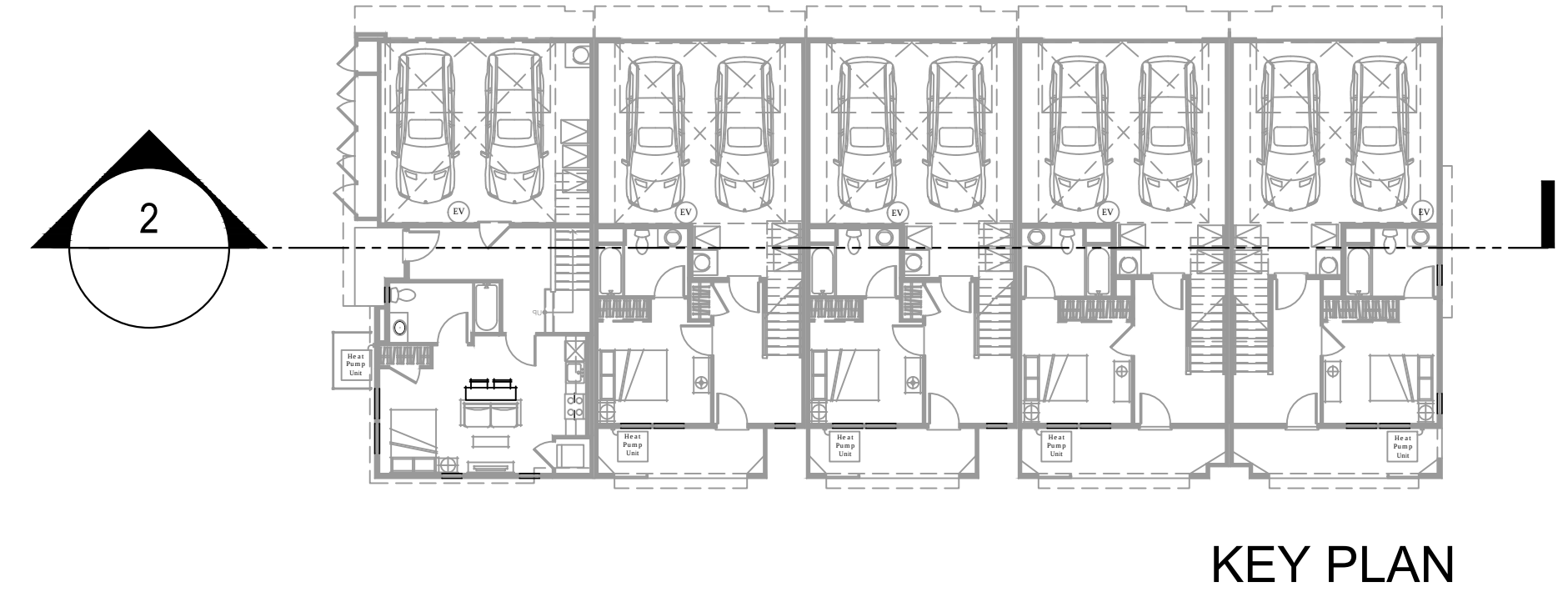
ROOF PLAN



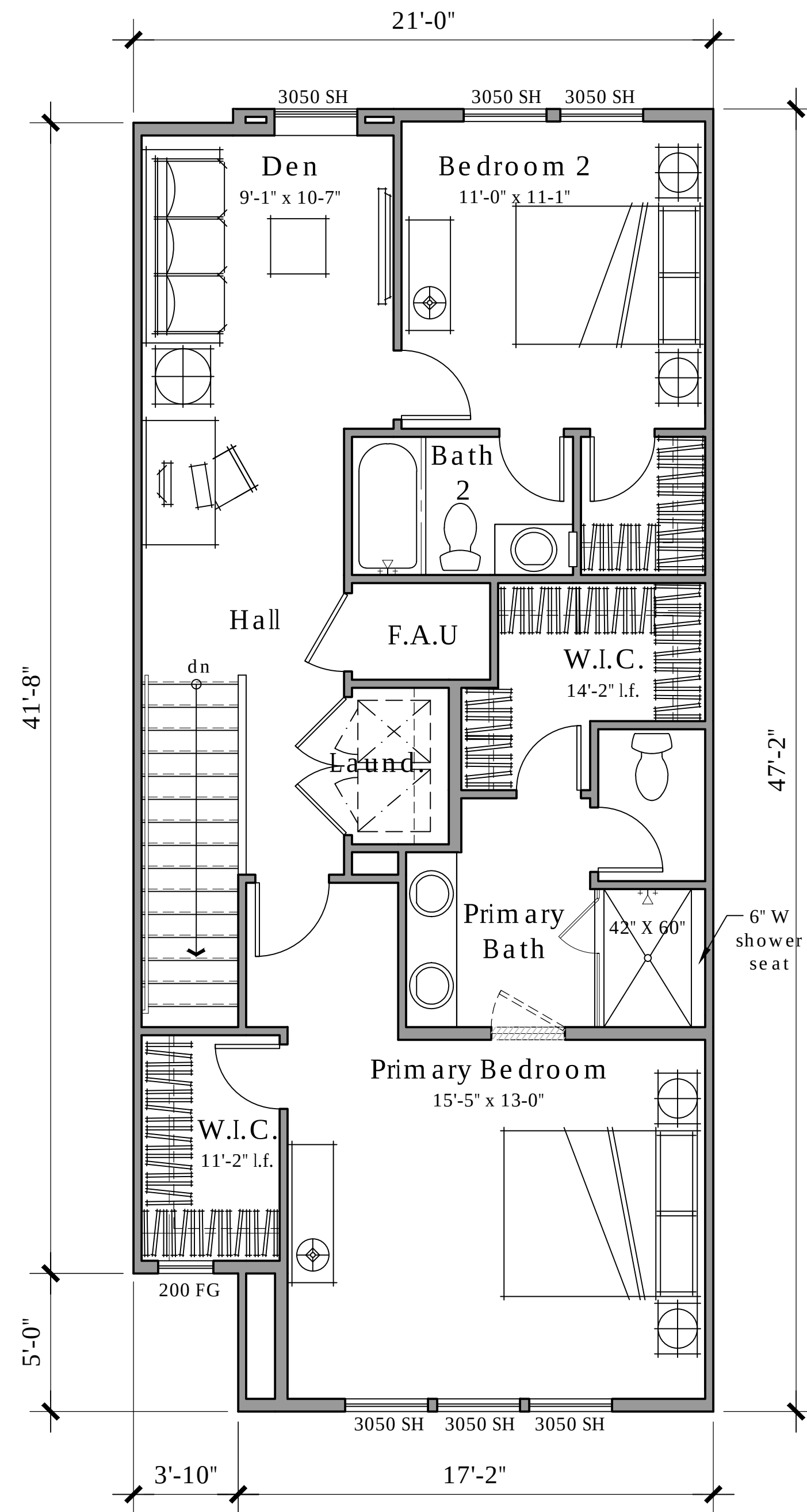
THIRD FLOOR



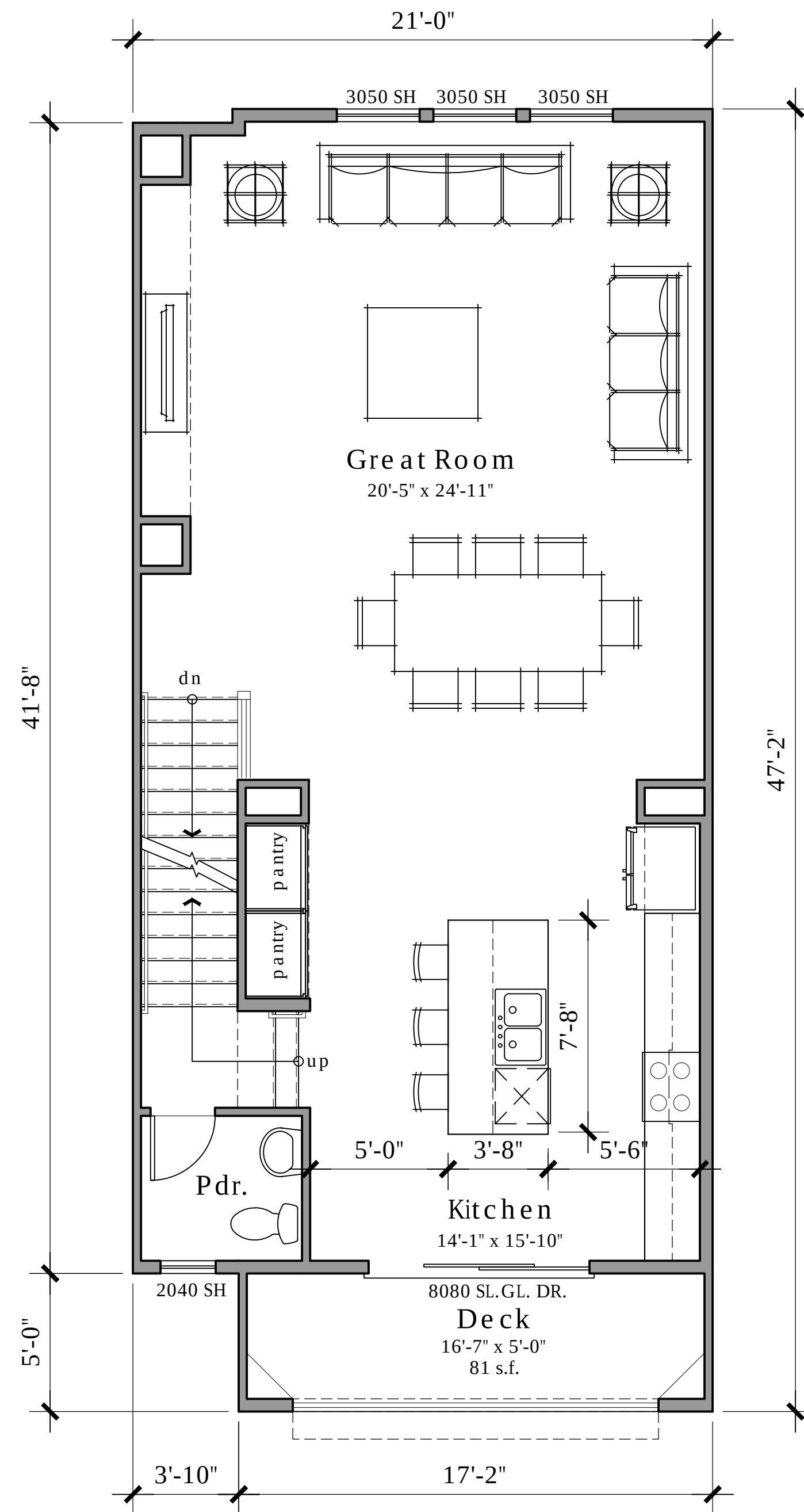
BUILDING SECTION 1 - STYLE 1



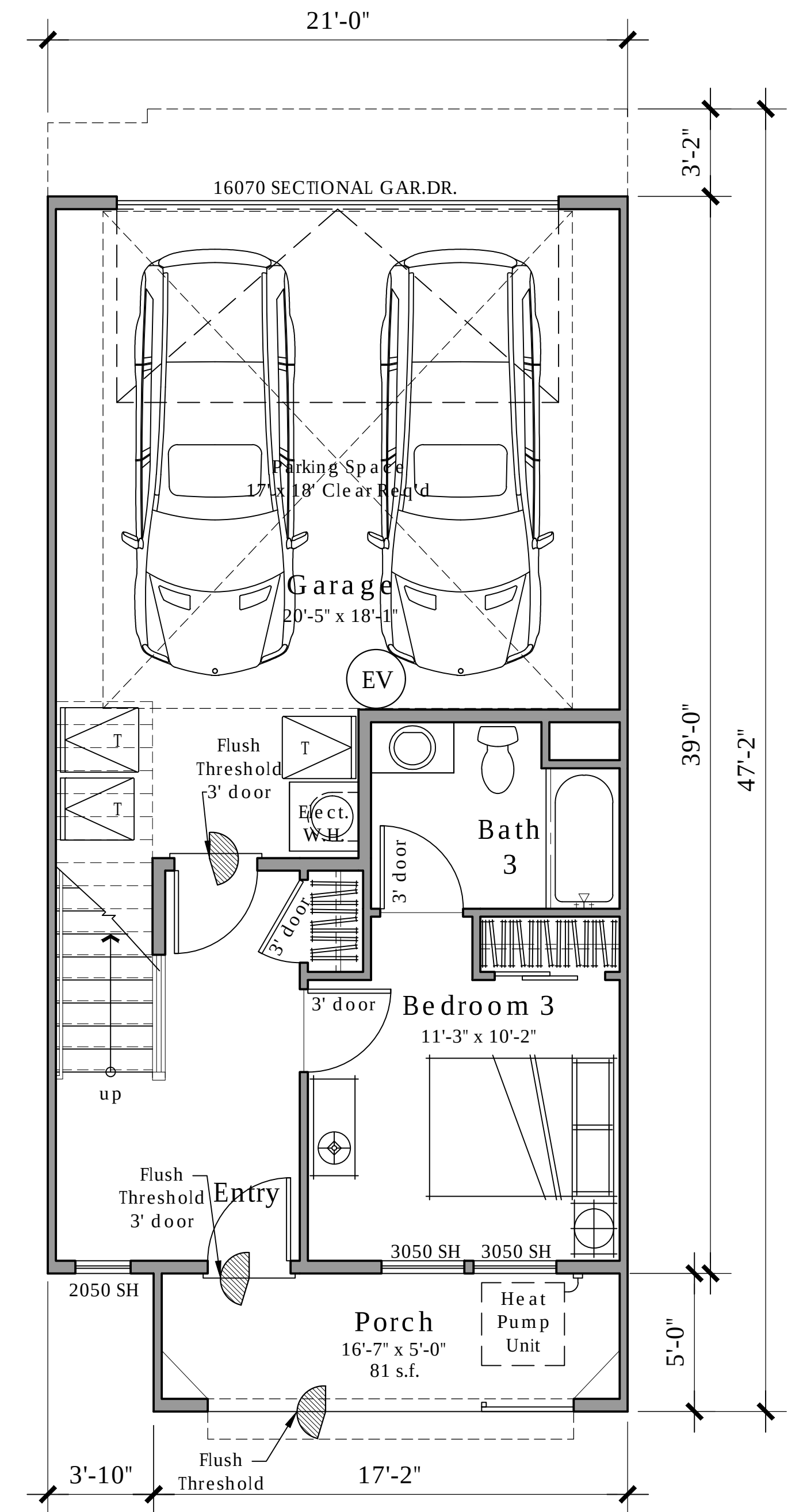
BUILDING SECTION 2 - STYLE 1



Third Floor
886 n.s.f.



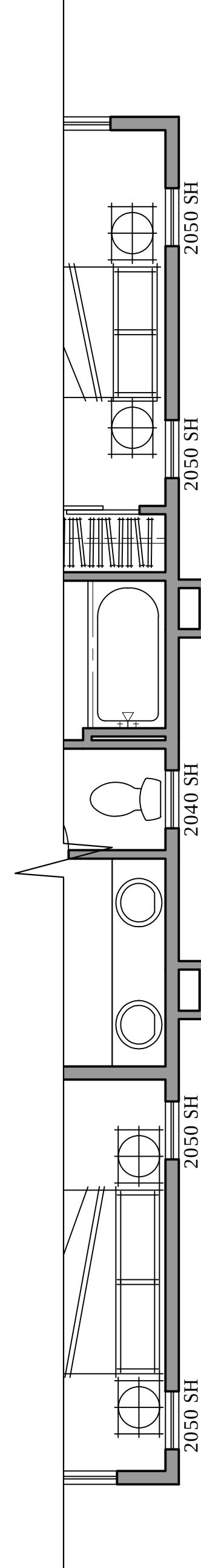
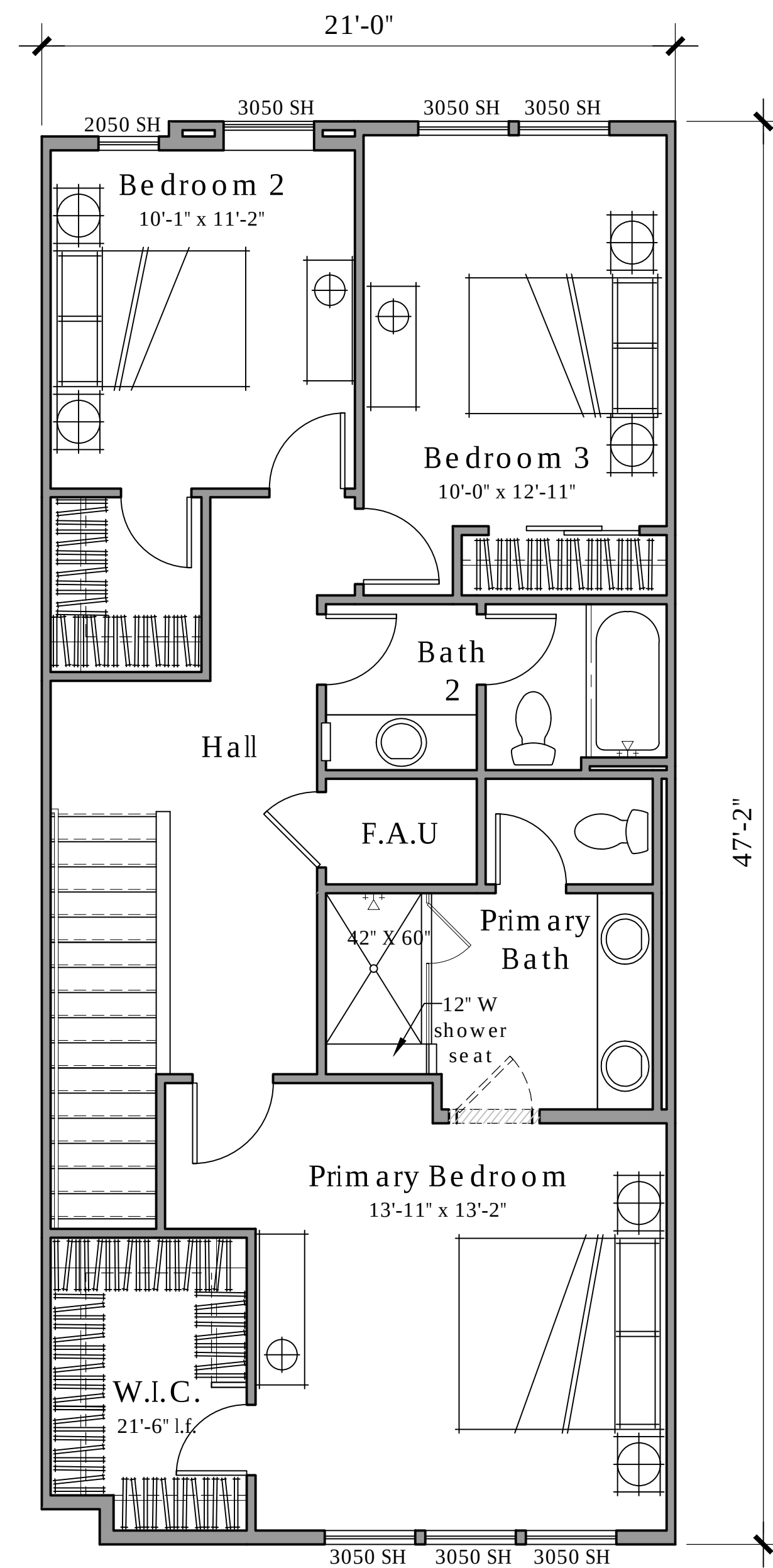
Second Floor
838 n.s.f.



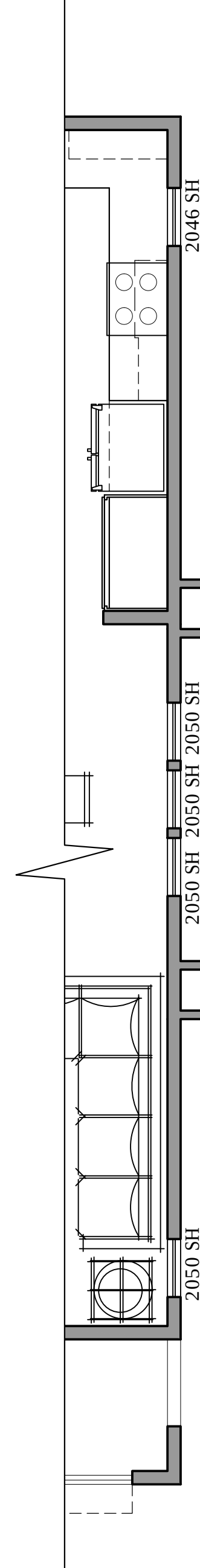
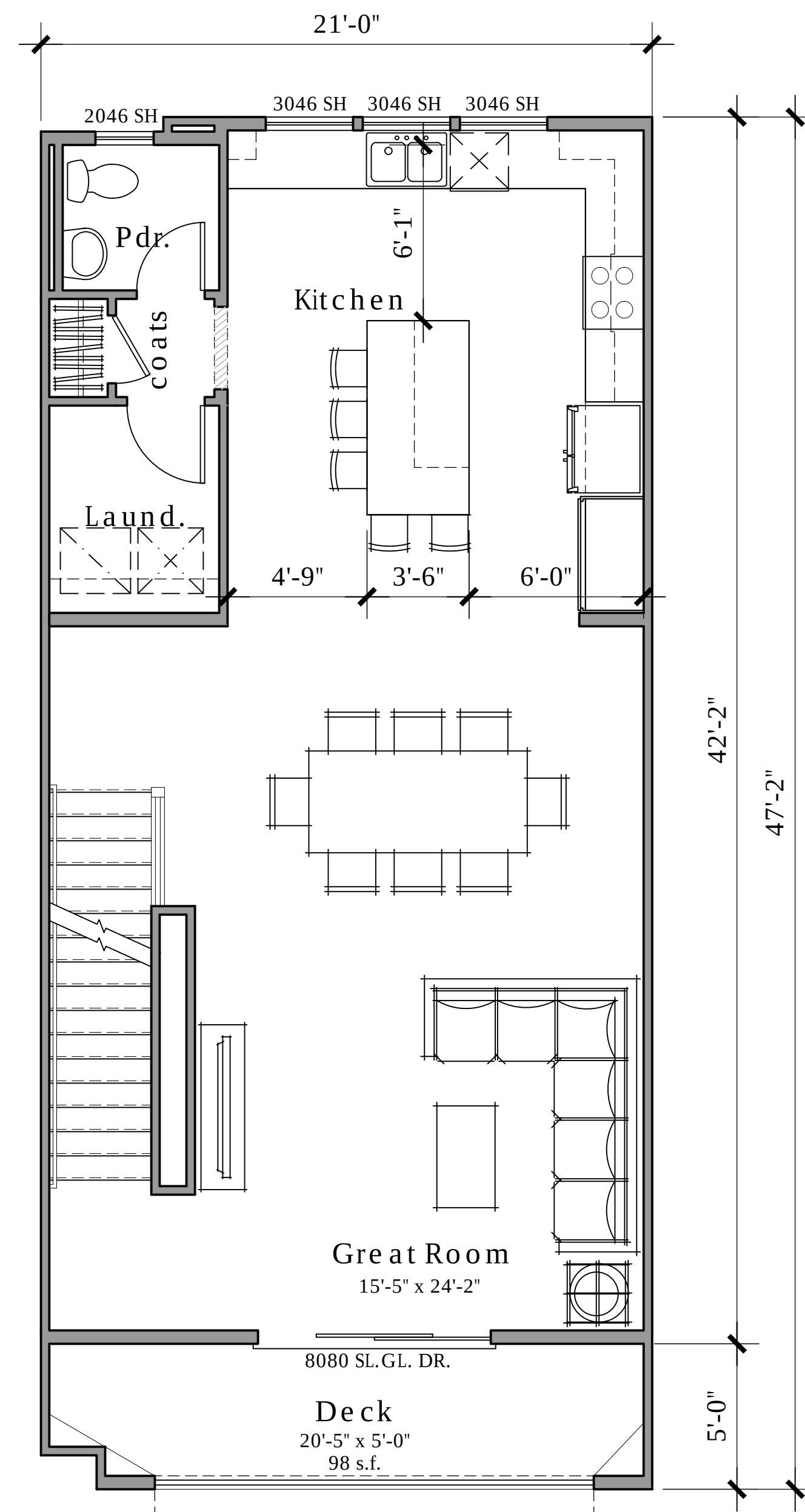
First Floor
354 n.s.f.

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

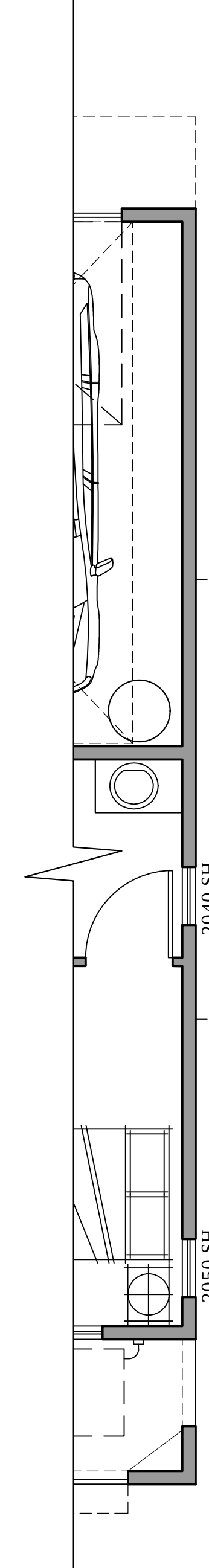
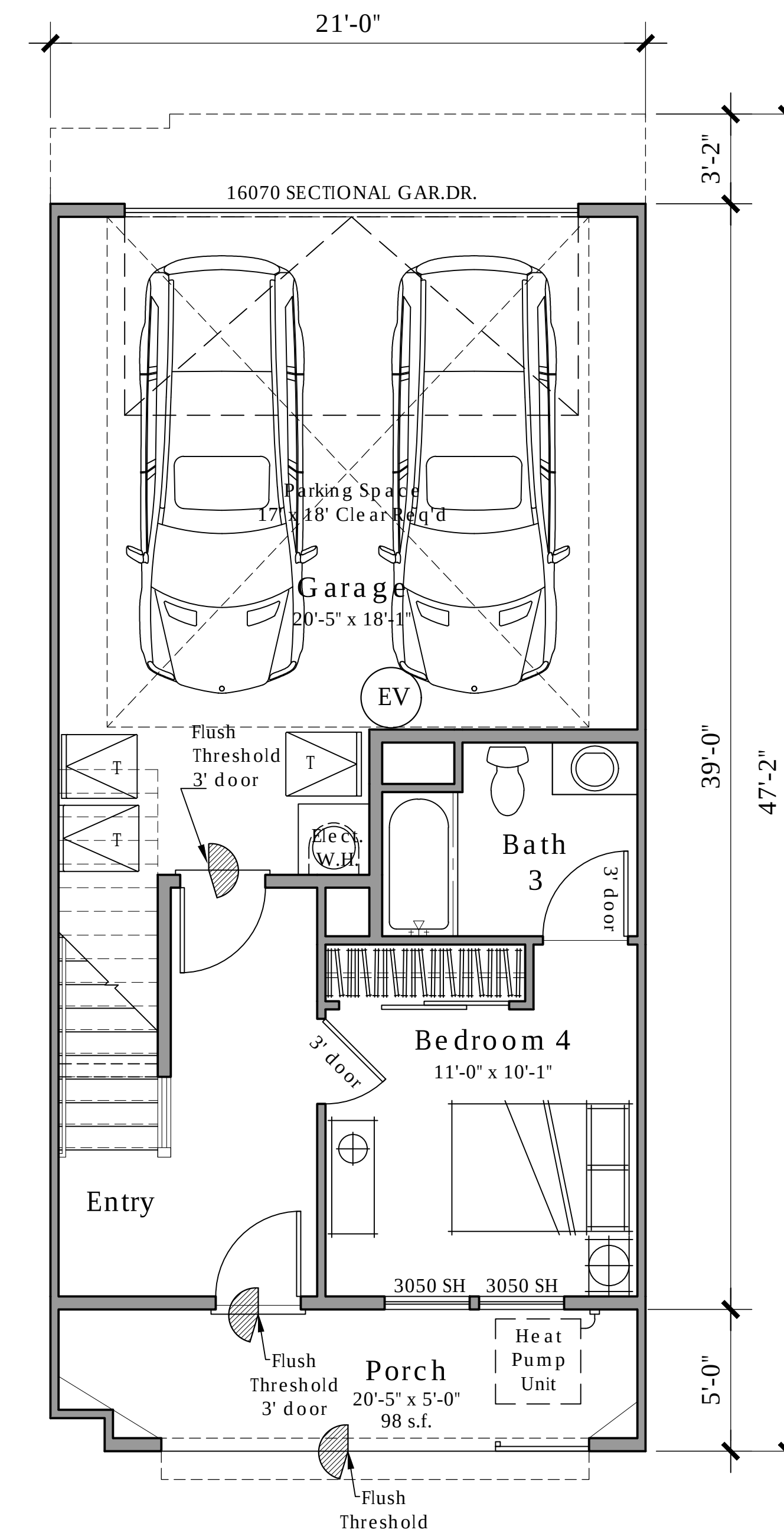
PLAN 1R - Floor Plan
3 Bedrooms + 1 Den
3.5 Baths
2,078 N.S.F.
U.D.O-Visitable
Parking -2 Car



Third Floor
904 n.s.f.



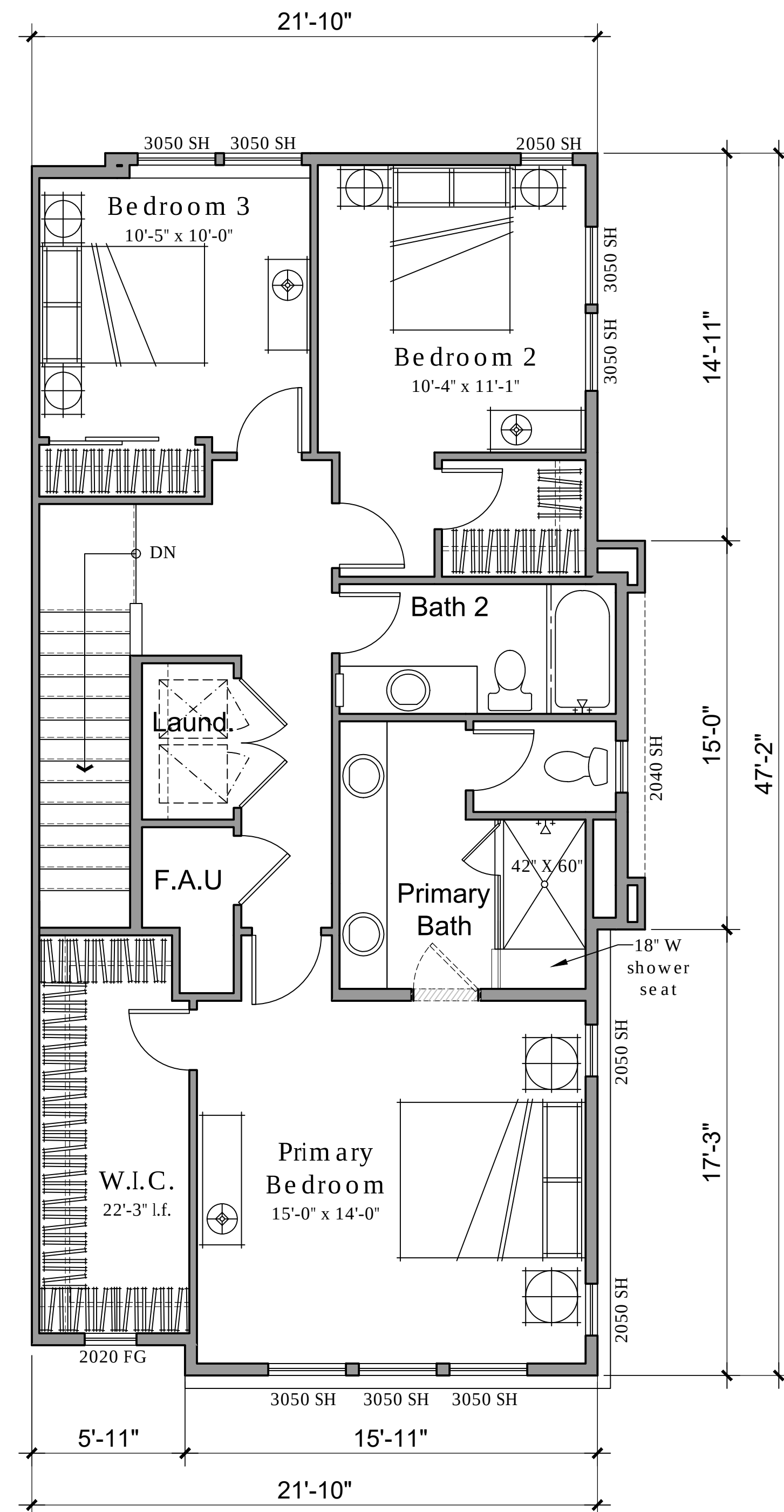
Second Floor
839 n.s.f.



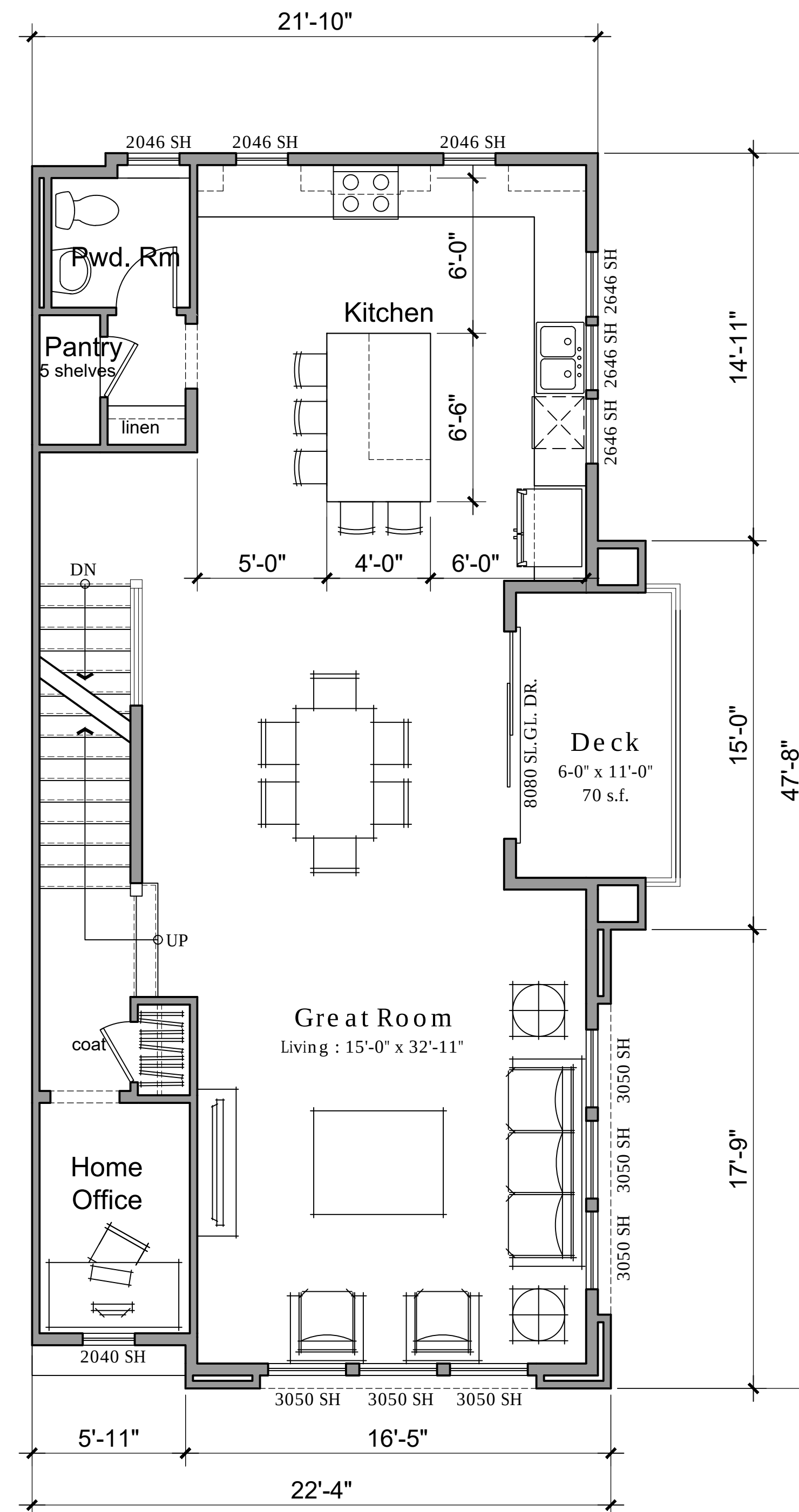
First Floor
351 n.s.f.

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

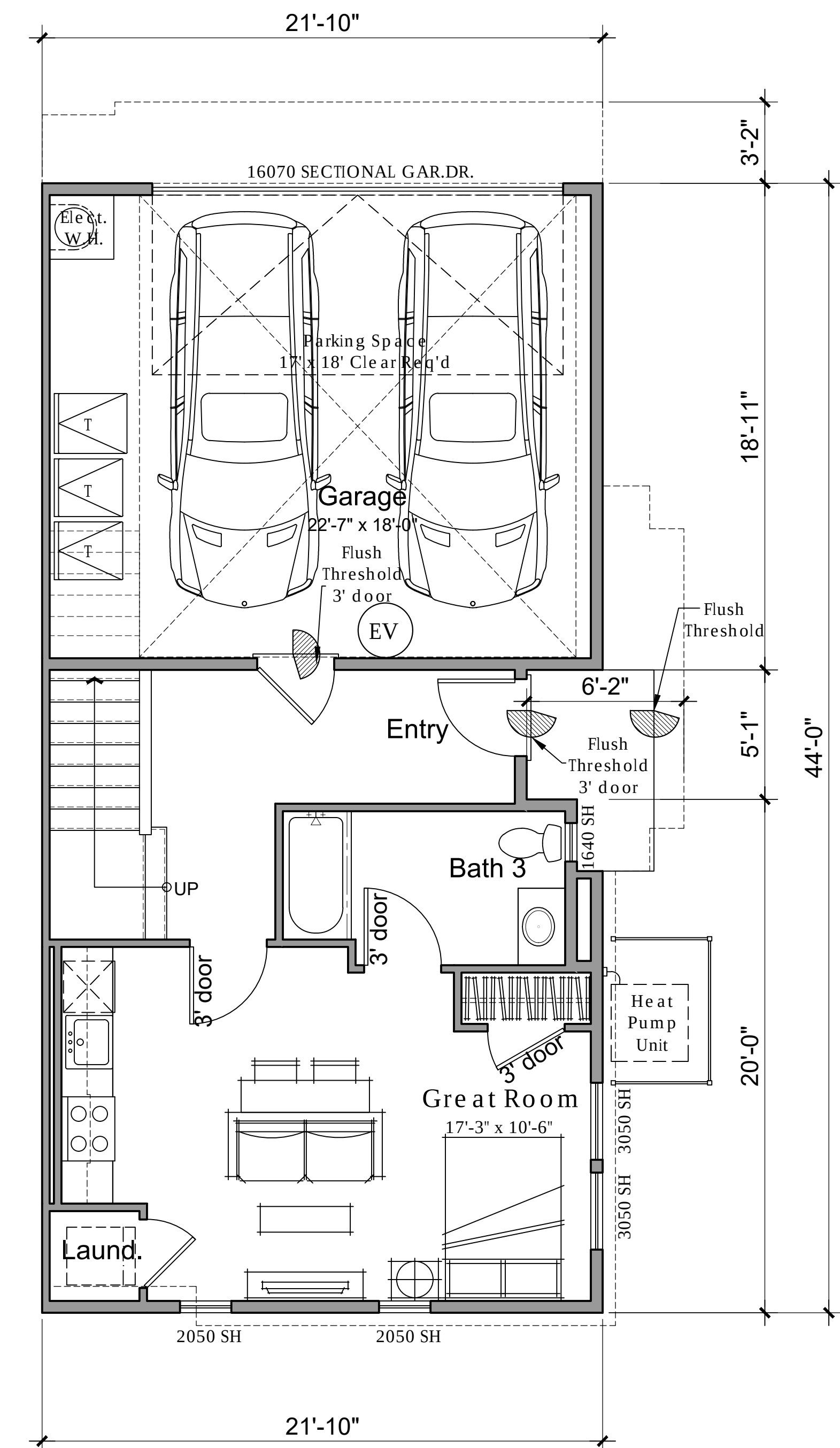
PLAN 2R -Floor Plan
4 Bedrooms
3.5 Baths
2,094 N.S.F.
U.D.O-Visitable
Parking -2 Car



Third Floor
949 n.s.f.



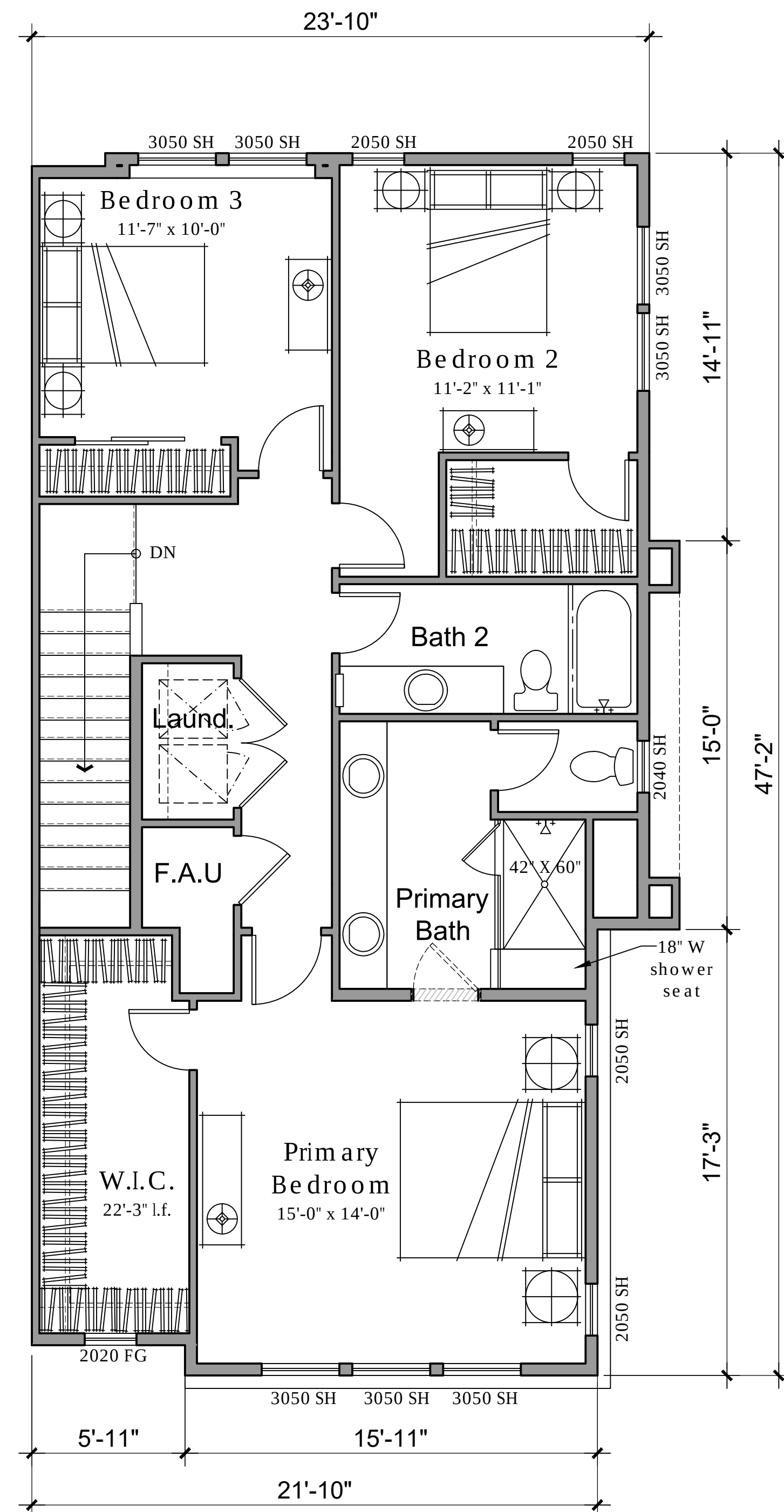
Second Floor
927 n.s.f.



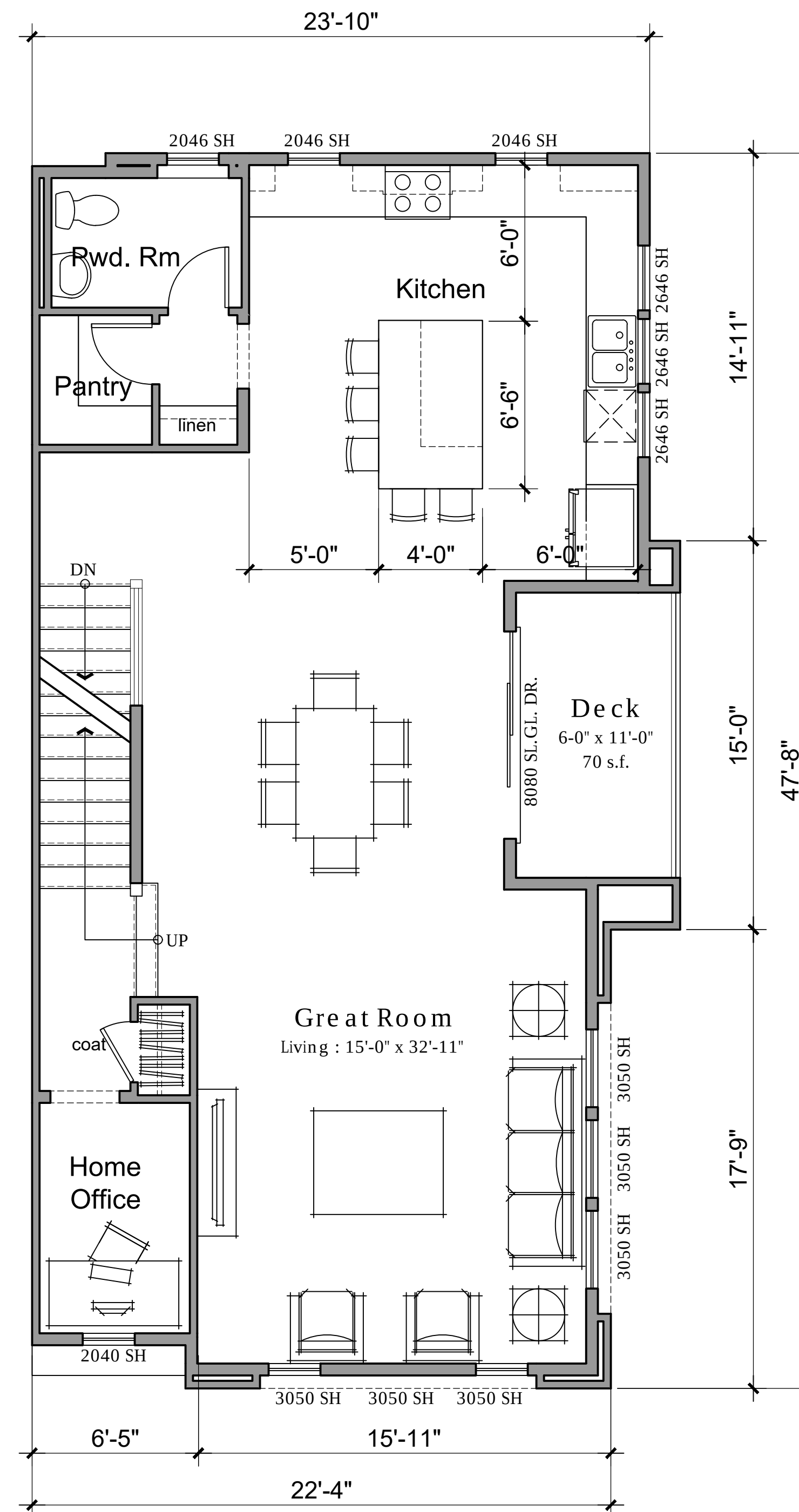
First Floor
504 n.s.f.

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

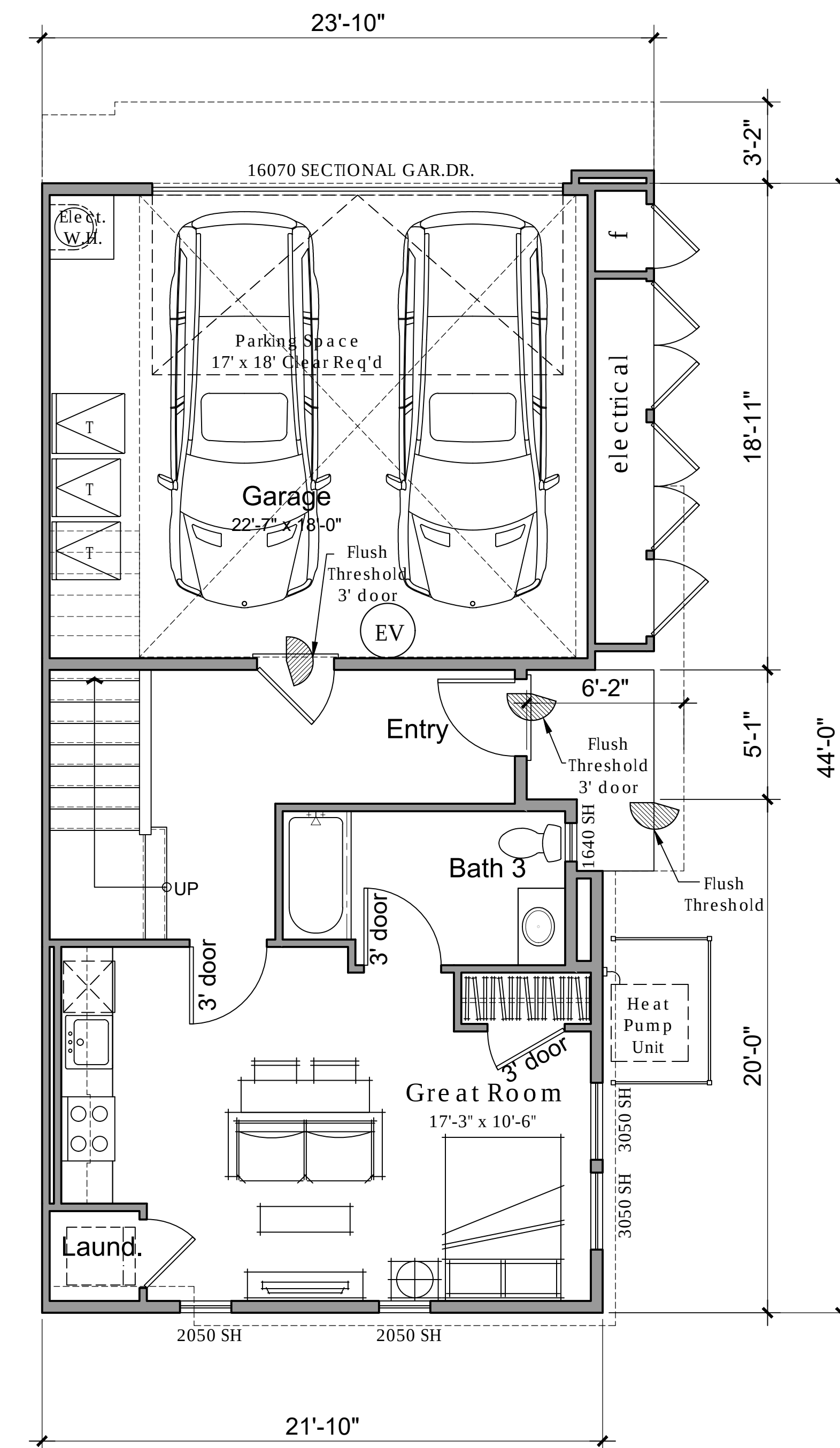
PLAN 3R - Floor Plan
4 Bedrooms
3.5 Baths
2,380 N.S.F.
U.D.O-Universal
Parking -2 Car



Third Floor
992 n.s.f.



Second Floor
958 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

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



PLAN 3 ALT FRONT LEFT CORNER

- STUCCO
- 2" DEEP FIBER CEMENT TRIM
- VINYL WINDOW
- CANOPY
- PAINTED FIBER CEMENT LAP SIDING
- SLIDING GLASS DOOR
- METAL RAILING
- STUCCO
- LIGHT FIXTURE & UNIT ADDRESS
- ENTRY DOOR
- FIBER GLASS METER CABINET DOORS
- HEAT PUMP SCREEN
(See 5/A3-5.3 for details)



PLAN 1 FRONT

- STUCCO
- VINYL WINDOW
- 2" DEEP FOAM TRIM
- STUCCO
- PAINTED FIBER CEMENT LAP SIDING
- LIGHT FIXTURE & UNIT ADDRESS
- METAL GARAGE DOOR



PLAN 2 ALT REAR RIGHT CORNER



PLAN 3 ALT FRONT LEFT CORNER

- STANDING SEAM METAL WALL PANEL
- STUCCO
- 2" DEEP FOAM TRIM
- VINYL WINDOW
- CANOPY
- FIBER CEMENT LAP SIDING
- SLIDING GLASS DOOR
- 2" DEEP FIBER CEMENT TRIM
- METAL RAILING
- LIGHT FIXTURE & UNIT ADDRESS
- ENTRY DOOR
- FIBER GLASS METER CABINET DOORS
- HEAT PUMP SCREEN
(See 5/A3-5.3 for details)

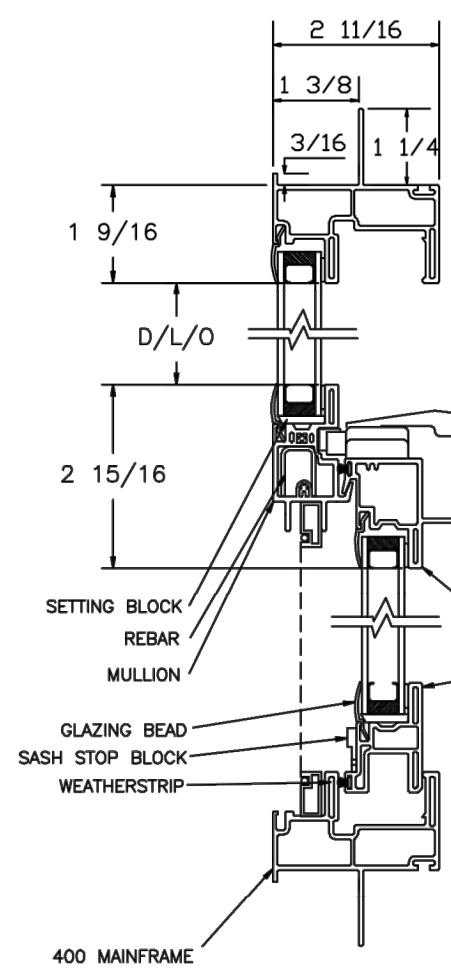


PLAN 1 FRONT

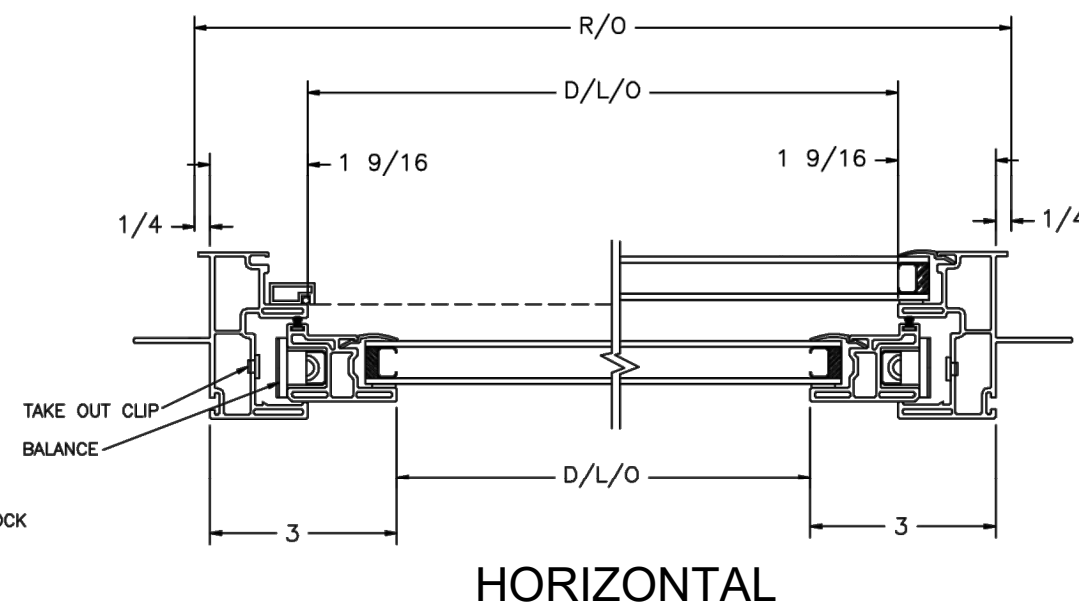
- STANDING SEAM METAL WALL PANEL
- STUCCO
- STUCCO
- FIBER CEMENT LAP SIDING
- VINYL WINDOW
- 2" DEEP FOAM TRIM
- STANDING SEAM METAL ROOF
- FIBER CEMENT LAP SIDING
- LIGHT FIXTURE & UNIT ADDRESS
- METAL GARAGE DOOR
- FIBER CEMENT LAP SIDING



PLAN 2 ALT REAR RIGHT CORNER



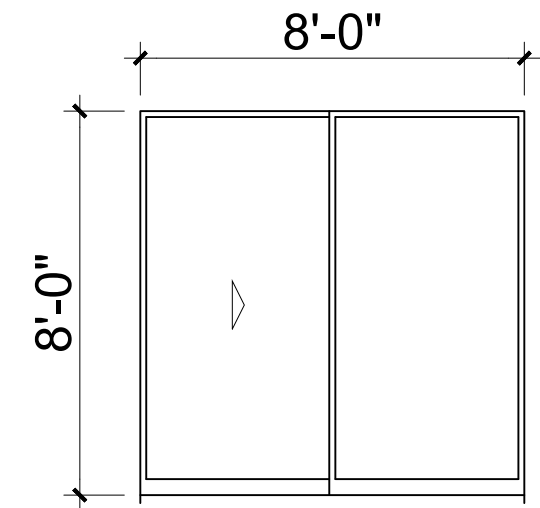
VERTICAL



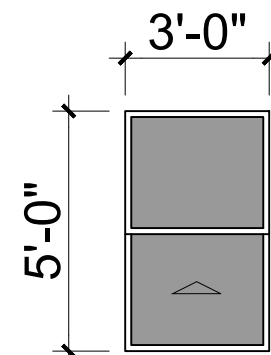
HORIZONTAL

Typical single-hung window details are based on the Ply Gem 400 Series (fixed window details are similar).

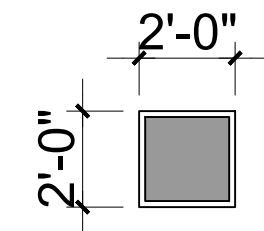
The actual manufacturer will be determined during the construction phase



*SLIDING DOOR



*SINGLE HUNG WINDOW



*FIXED WINDOW

*WIDTH AND HEIGHT VARIES SEE UNIT PLANS AND ELEVATION

WINDOW PROFILES



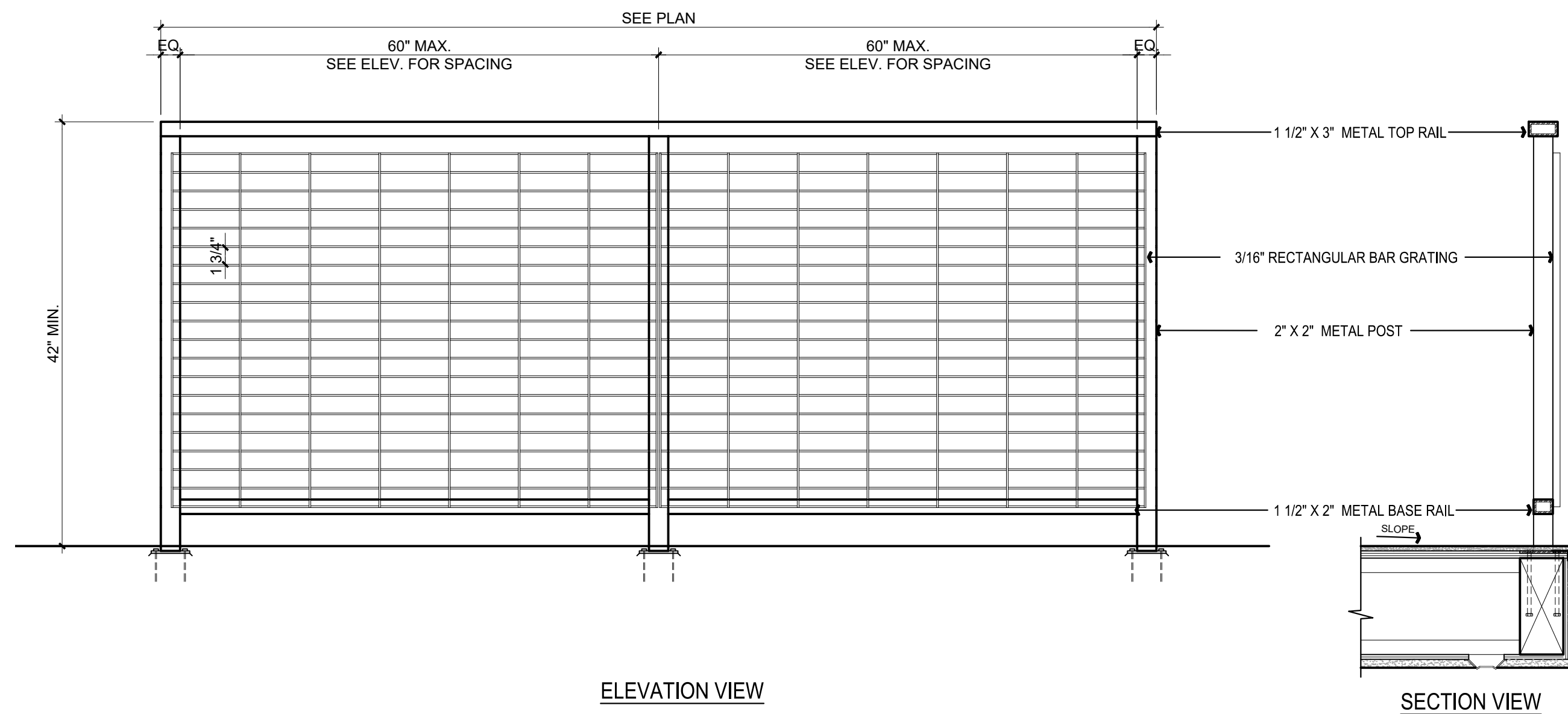
* WALL PACK LIGHT
PROGRESS LIGHTING
One-Light Wall Sconce
W/HAL AC LED Model
P5635-2030K9 or Equal



*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)

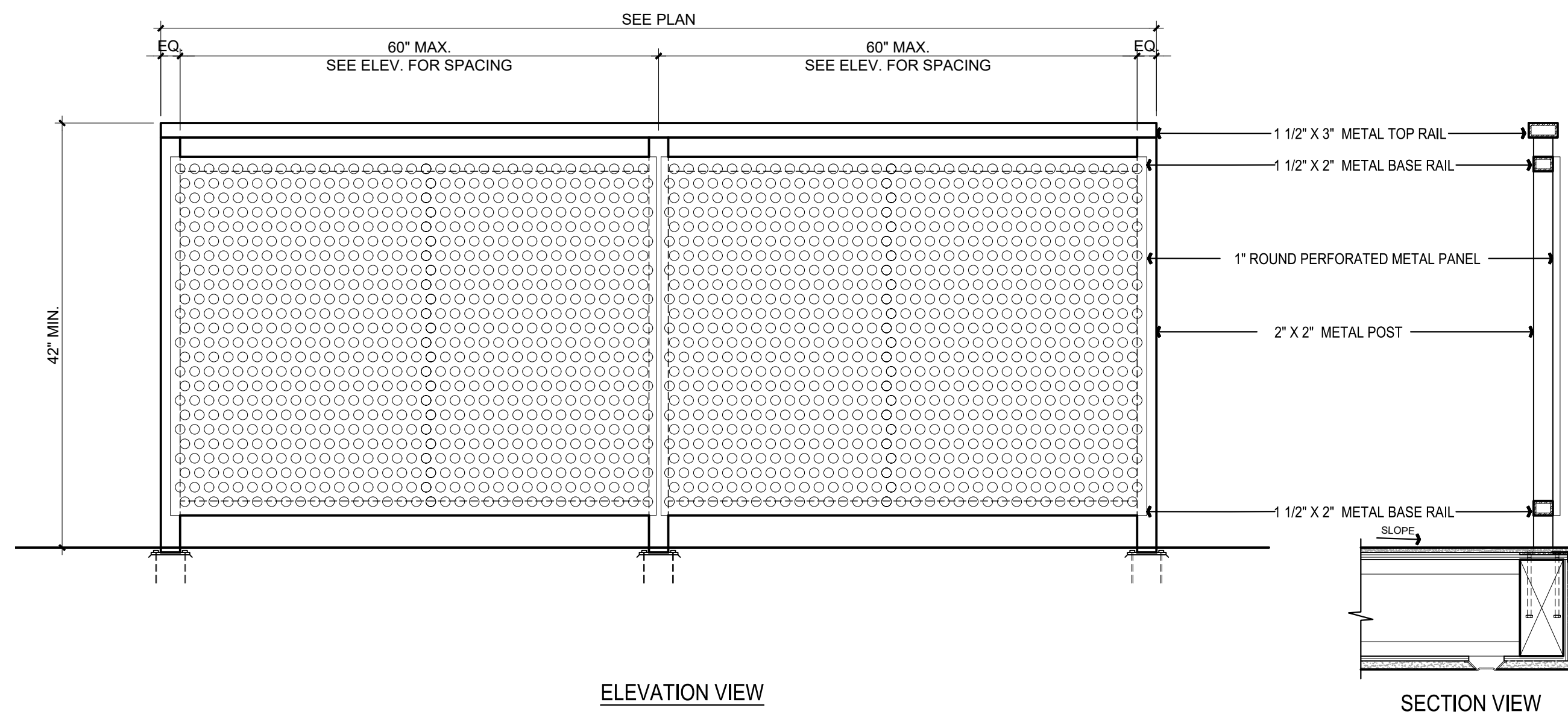
NOTE: The entry lights are located next to the entry door, and the wall pack lights are positioned above the garage door. Please refer to the building elevation sheets for the exact locations.



ELEVATION VIEW

SECTION VIEW

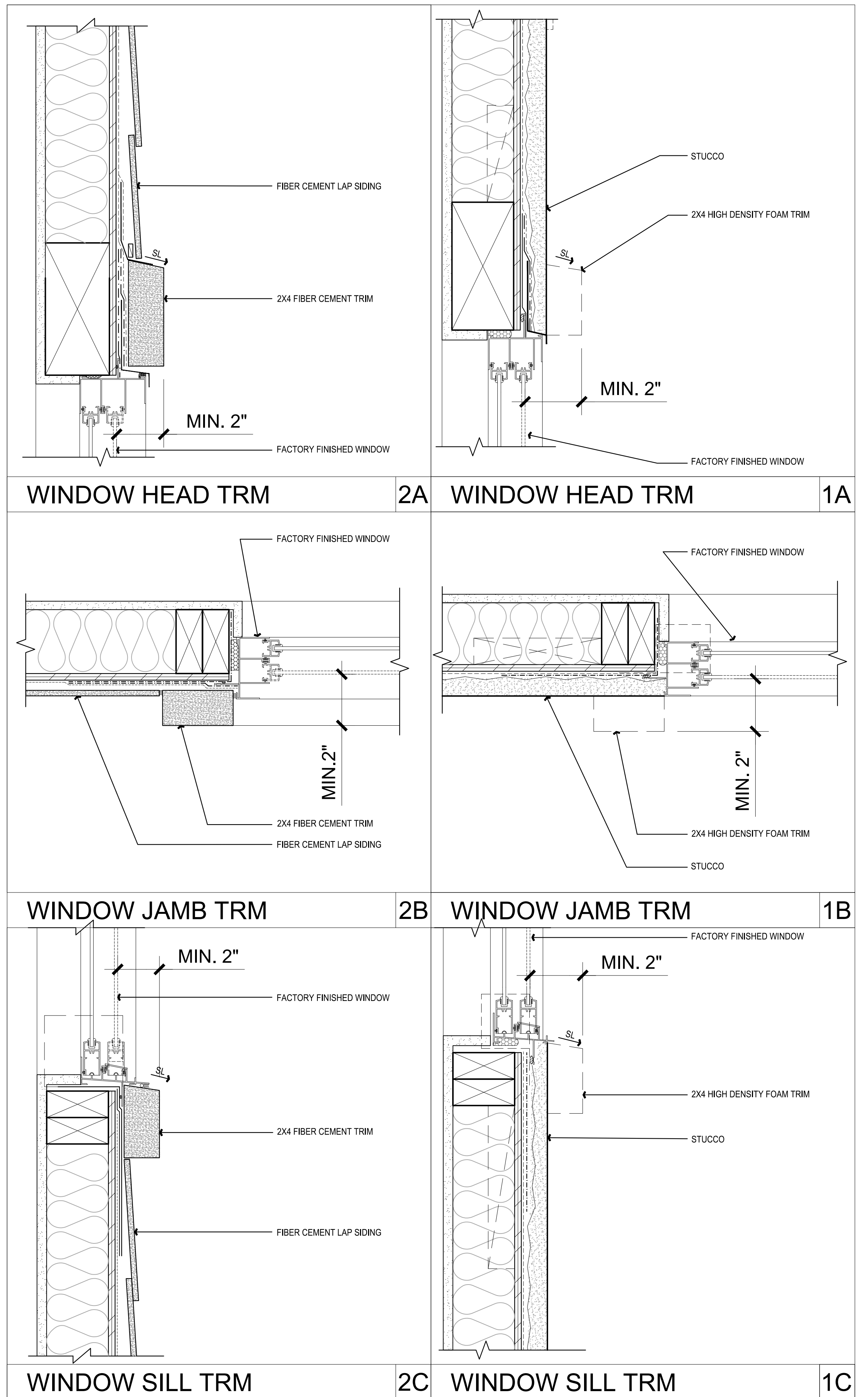
TYPICAL GUARDRAIL DETAILS_ STYLE 1 ELEVATION



ELEVATION VIEW

SECTION VIEW

TYPICAL GUARDRAIL DETAILS_ STYLE 2 ELEVATION

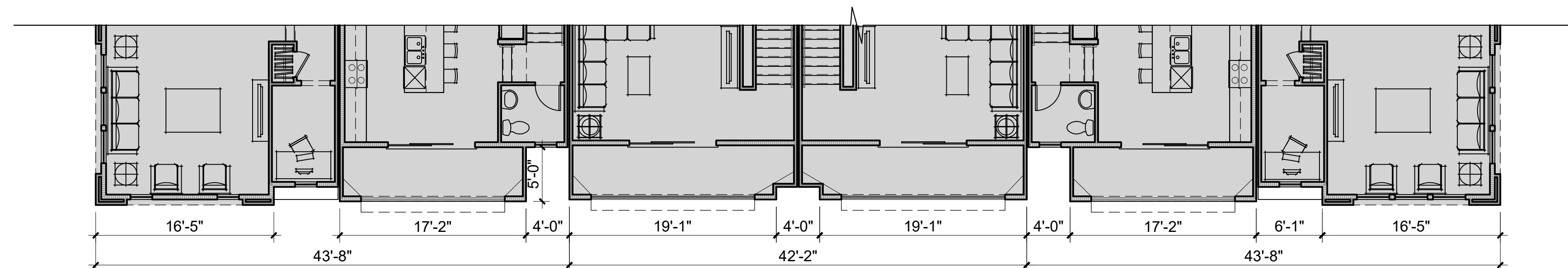


TYP. FIBER CEMENT
WINDOW TRIM DETAILS

TYP. STUCCO
WINDOW TRIM DETAILS



Typical Front Elevation - Style 1



Typical Partial Building Plan - Style 1

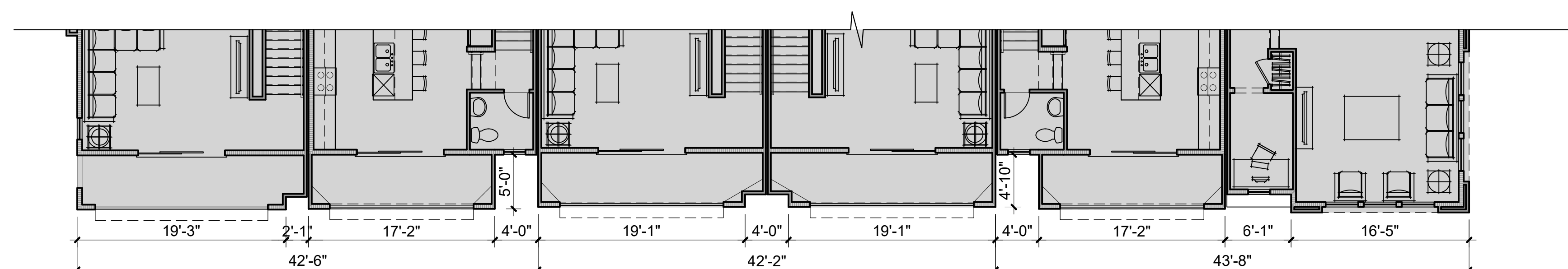
OBJECTIVE DESIGN REVIEW STANDARDS

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 least 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.



Typical Front Elevation - Style 2



Typical Partial Building Plan - Style 2



PROJECT COMPLIANCE:

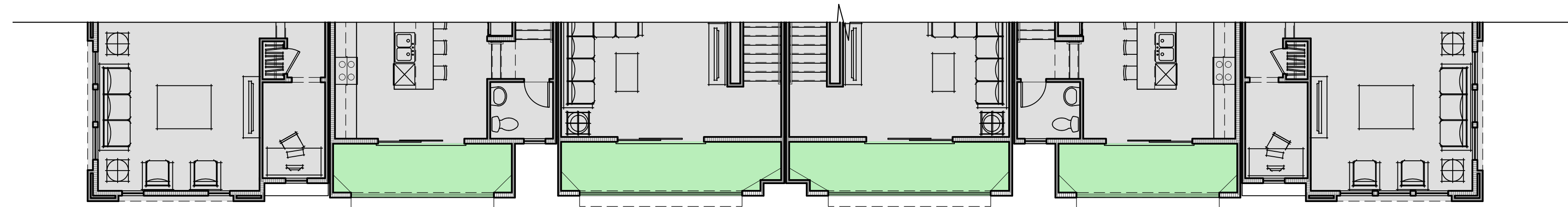
For every 50 horizontal feet of wall, facades include at least one projection or recess at least four feet in depth



Building modulation delineation



Typical Front Elevation - Style 1



Typical Partial Building Plan - Style 1

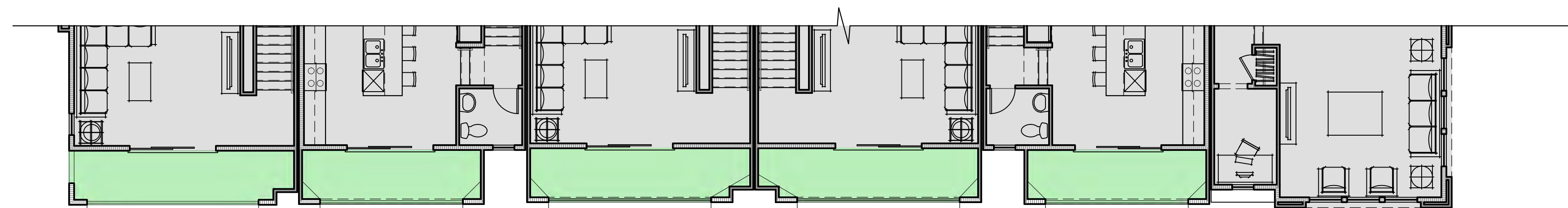
OBJECTIVE DESIGN REVIEW STANDARDS

Standards- Building Mass and Articulation

5. Individual unit balconies that are at least 60 square feet and 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 adjacent to the sides of the balconies



Typical Front Elevation - Style 2



Typical Partial Building Plan - Style 2



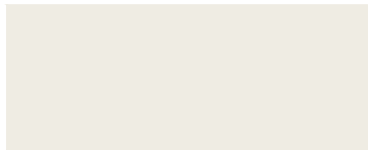
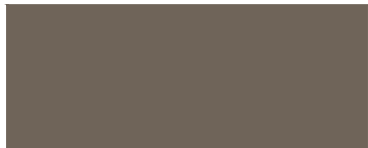
PROJECT COMPLIANCE:

Individual unit balconies that are at least 60 square feet and 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 adjacent 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

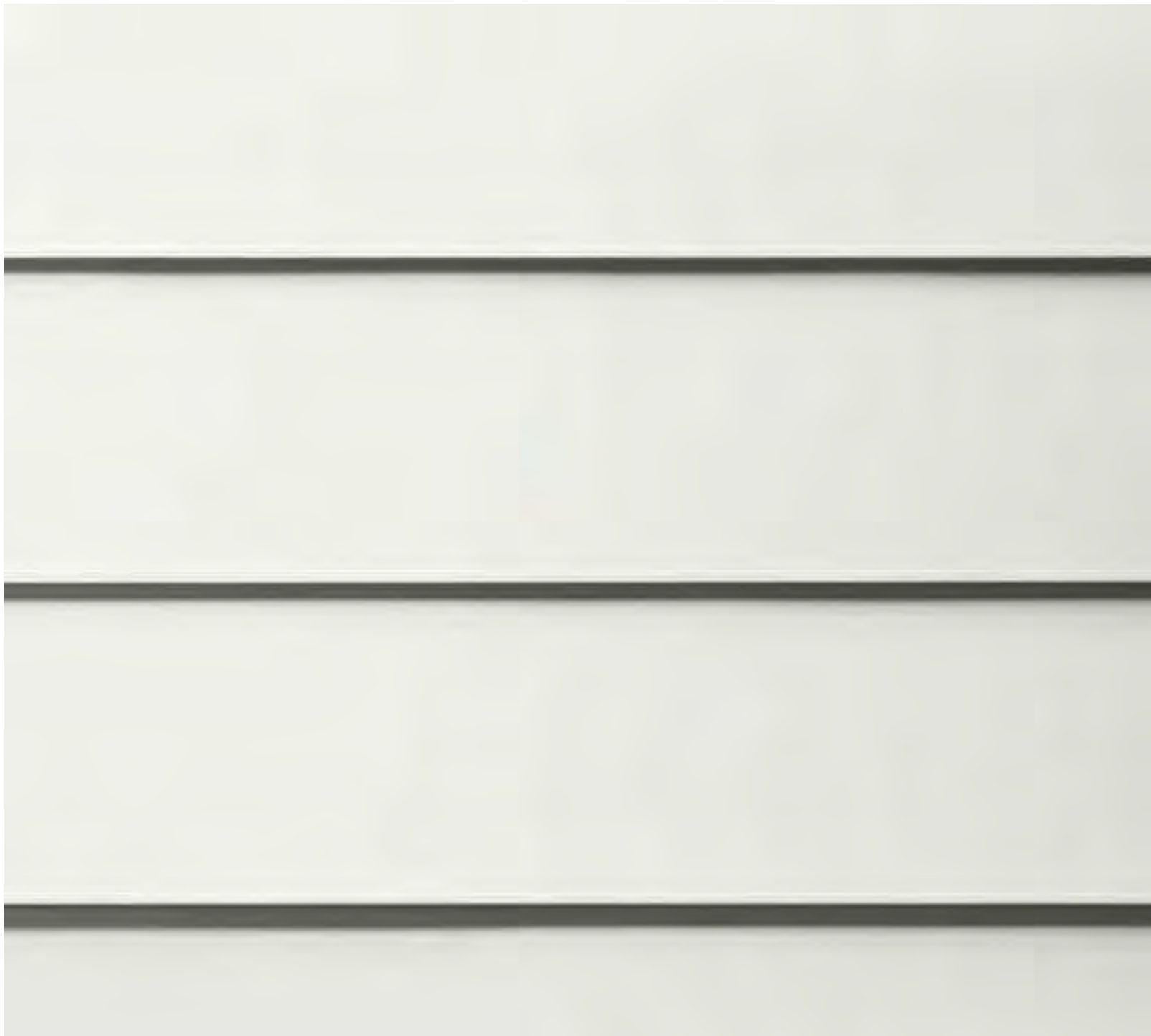
	STYLE 1	STYLE 2
STUCCO BODY 1 / TRIM 1	 SW 9504 COLD FOAM	 SW 7647 CRUSHED ICE
STUCCO BODY 2 / TRIM 2	 SW 7746 RUSHING RIVER	
STUCCO BODY 3 / TRIM 3	 SW 9154 PERLE NOIR	
FIBER CEMENT LAP SIDING/ PANEL /TRIM 5	 SW 7026 GRIFFIN	 SW 2819 DOWNING SLATE
FIBER CEMENT LAP SIDING/TRIM 6	 SW 6039 POISED TAUPE	 SW 7020 BLACK FOX
METAL RAILING	 SW 7662 EVENING SHADOW	 SW 7662 EVENING SHADOW
FIBER GLASS ENTRY DOOR 1	 SW 6229 TEMPE STAR	 SW 6179 ARTICHOKE
STANDING SEAM METAL WALL PANEL / ROOF		 ZINC METALLIC
GARAGE DOOR 1	 SW 9163 TIN LIZZIE	 SW 7670 GRAY SHINGLE
GARAGE DOOR 2	 SW 9604 TEA LEAF	



STANDING SEAM WALL PANEL



SAND FINISH STUCCO
(SEE ELEVATIONS FOR COLORS)



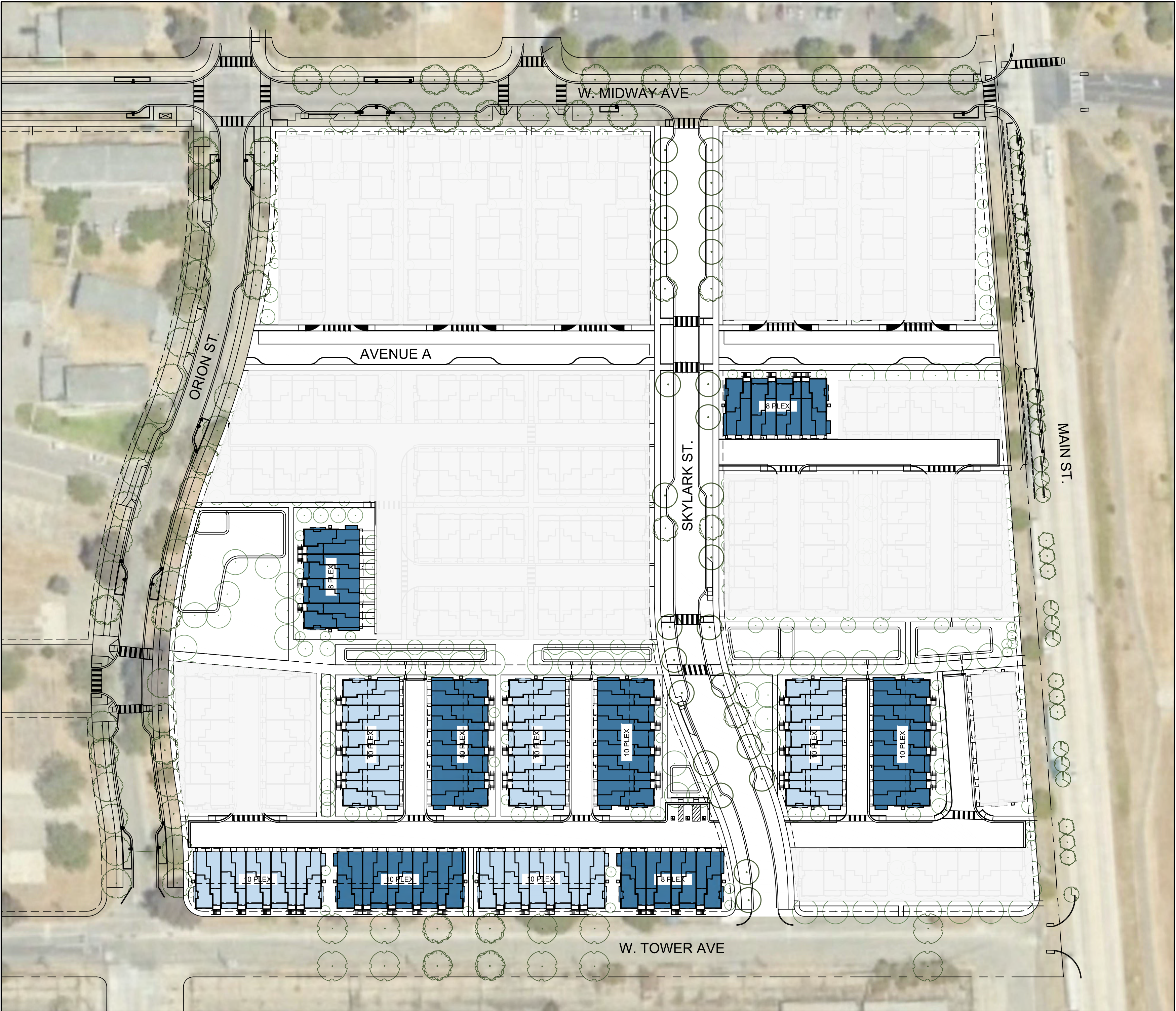
FIBER CEMENT LAP SIDING
(SEE ELEVATIONS FOR COLORS)

MANUFACTURER

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

4 STORY CONDOMINIUM

WEST MIDWAY, ALAMEDA CA



LEGEND

- 4 STORY CONDOMINIUM - STYLE 1
- 4 STORY CONDOMINIUM - STYLE 2

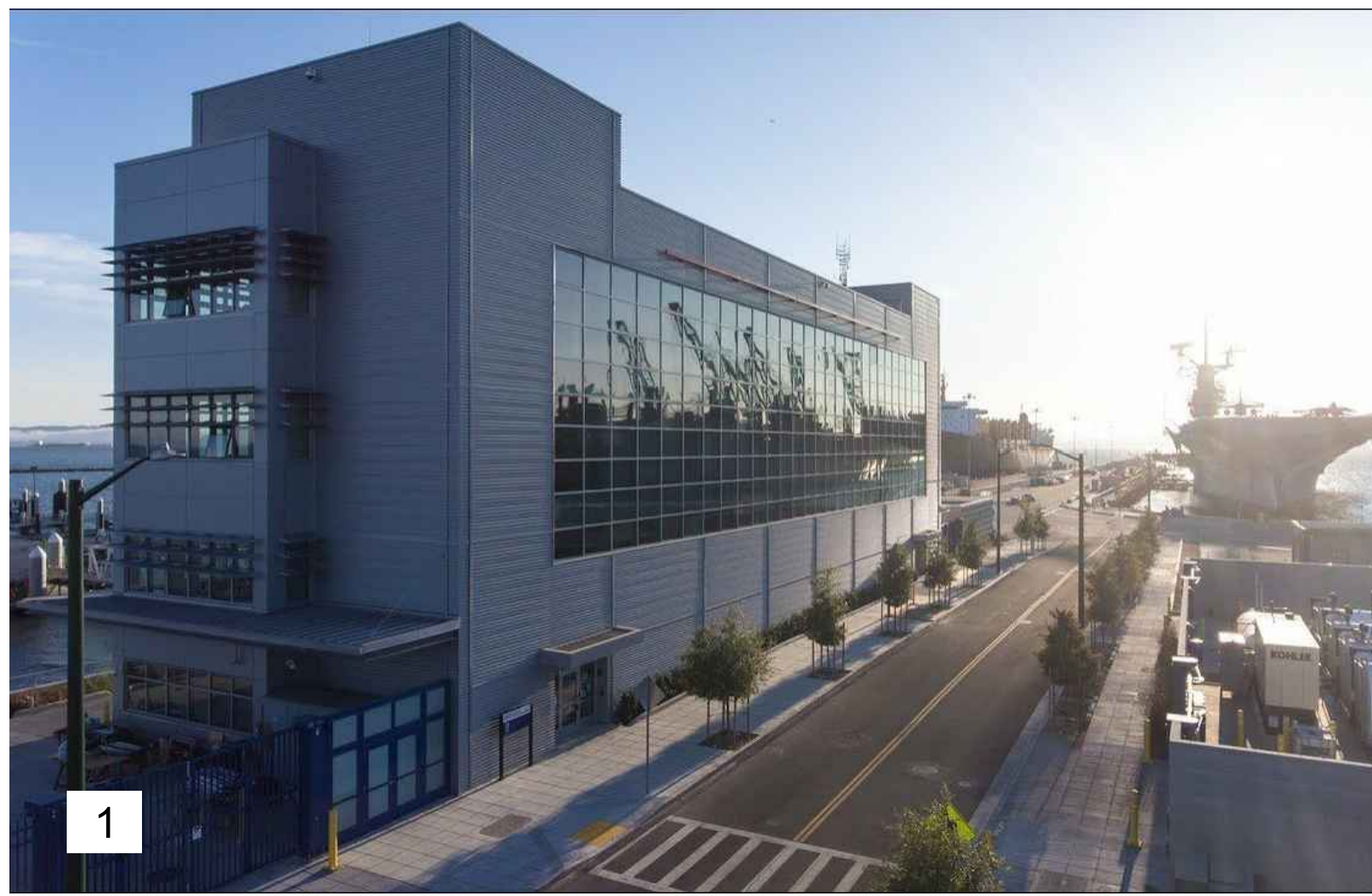
NOTES:

- 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 SUMMARY - 4 STORY CONDOMINIUM							
	Unit Name	Description	Garage	Approx. Net SF*	Total DU	%	Total Net SF*
4 Story Condominium	Plan 1	3bd / 3ba	Single	1,566 SF	33 DU	29%	51,678 SF
	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			1,923 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
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)

MATERIAL LEGEND

- 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



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

- 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



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND

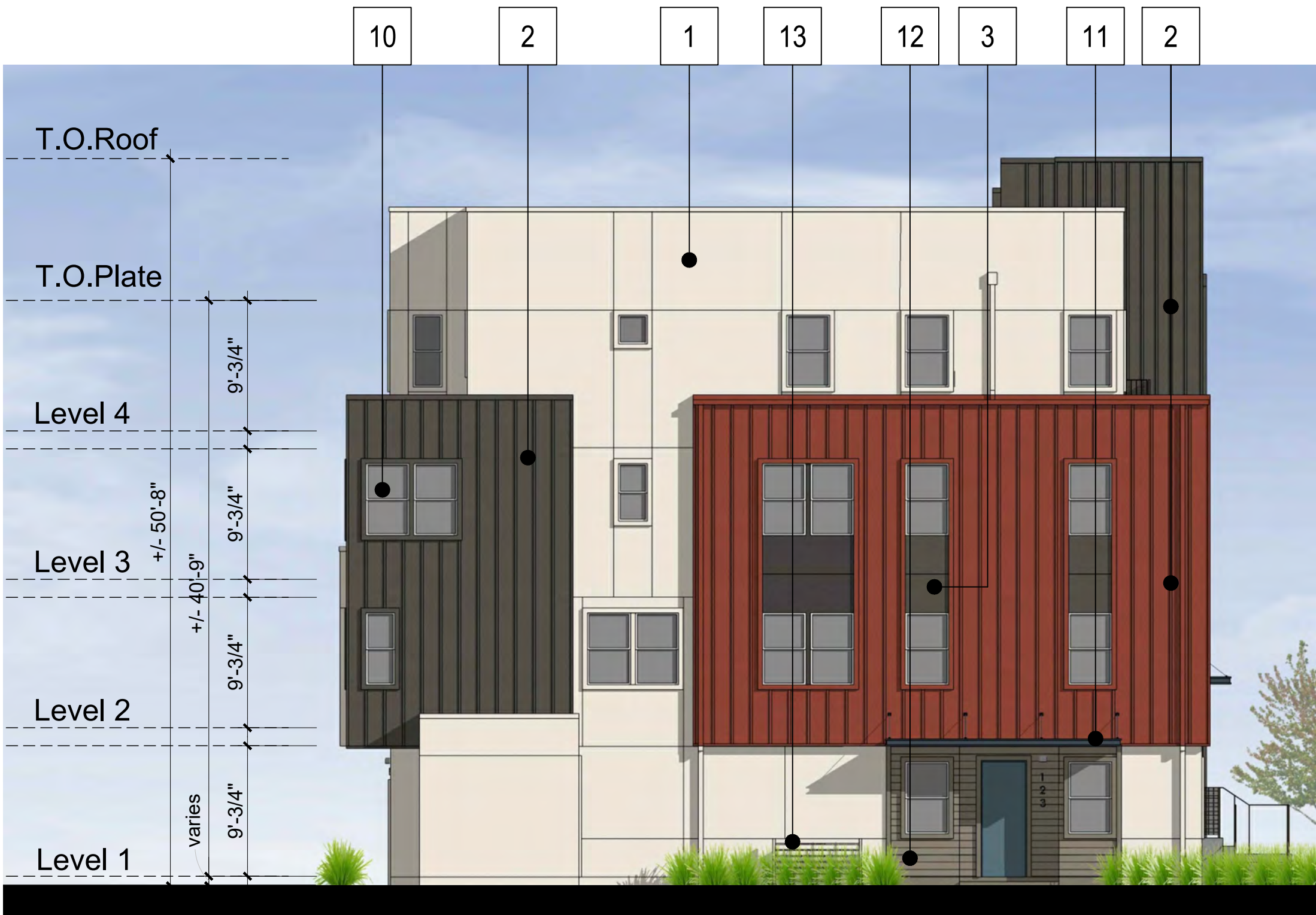
- 1. Stucco
- 2. Fiber cement board and batten siding
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- 4. Metal railing
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- 7. Light fixture
- 8. Unit address
- 9. Entry door
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- 11. Metal Canopy
- 12. Fiber cement lap siding
- 13. Heat Pump Unit Screen



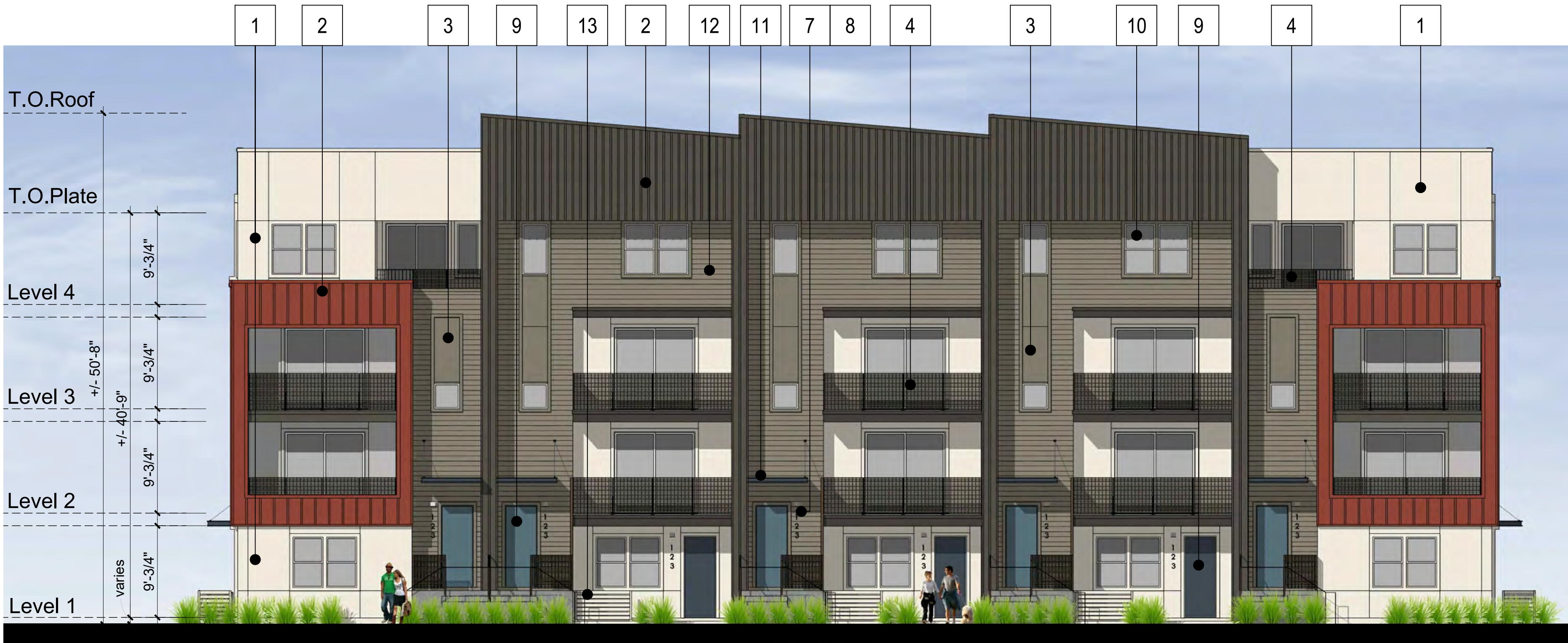
KEY MAP



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

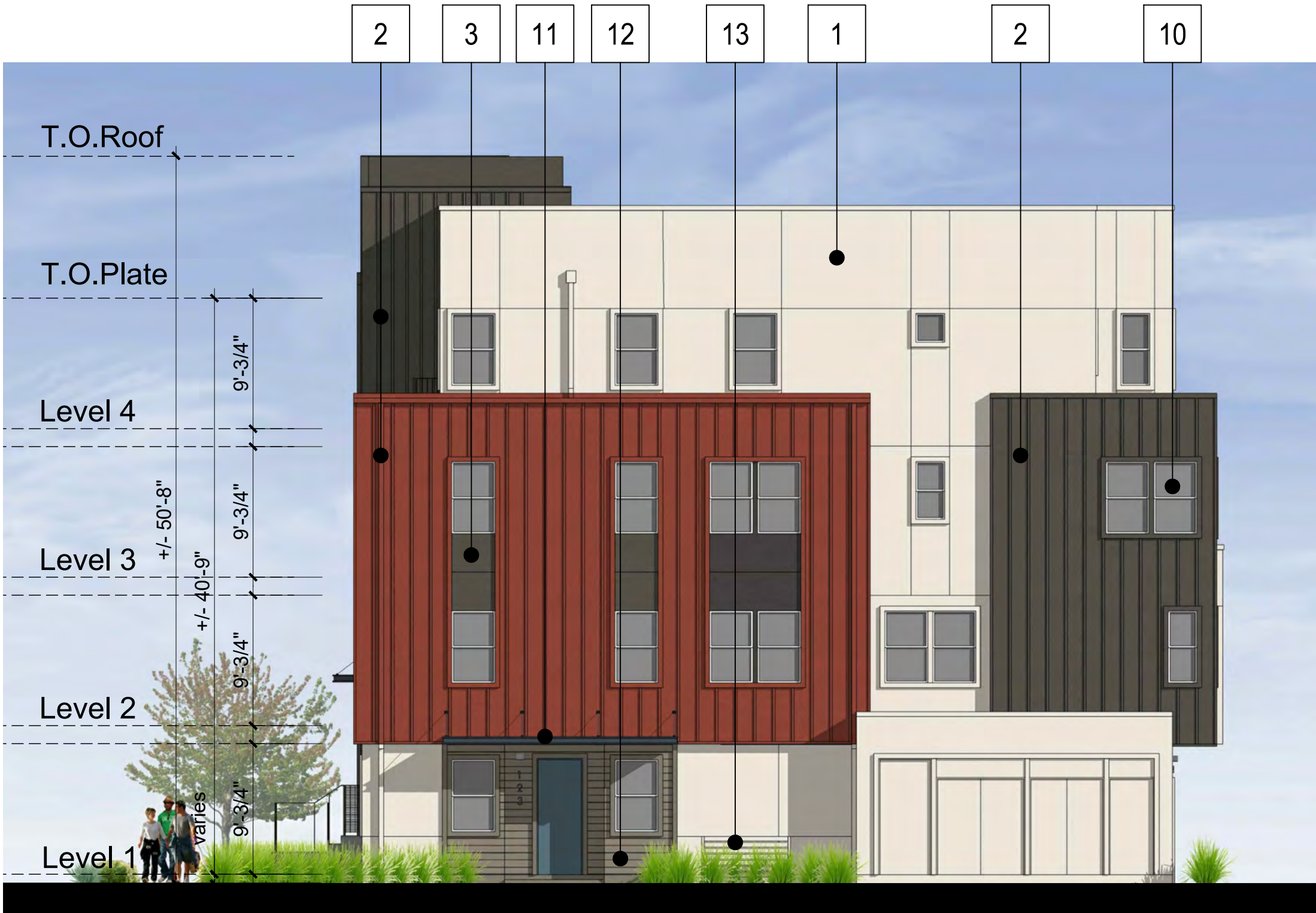
- 1. Stucco
- 2. Fiber cement board and batten siding
- 3. Fiber cement panel
- 4. Metal railing
- 5. Metal garage door
- 6. Standing seam metal roof
- 7. Light fixture
- 8. Unit address
- 9. Entry door
- 10. Vinyl window
- 11. Metal Canopy
- 12. Fiber cement lap siding
- 13. Heat Pump Unit Screen



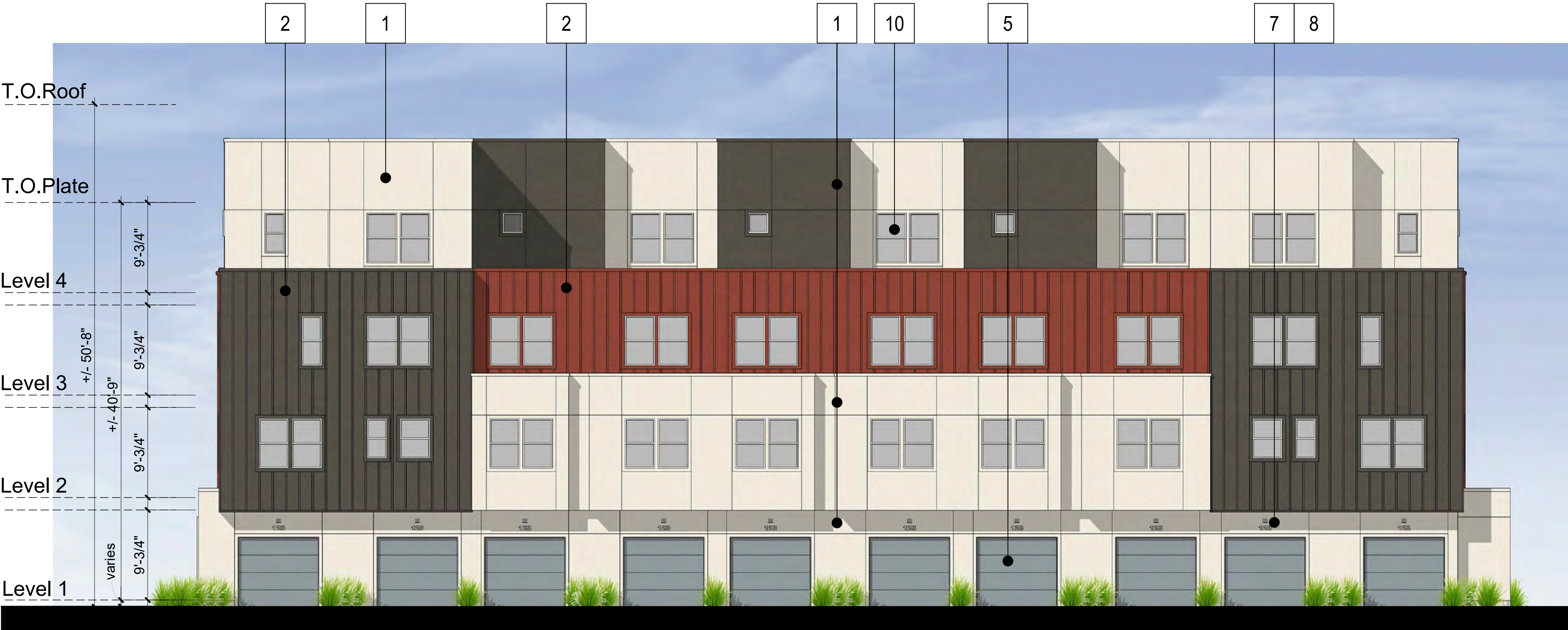
KEY MAP



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND

- 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



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

- 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



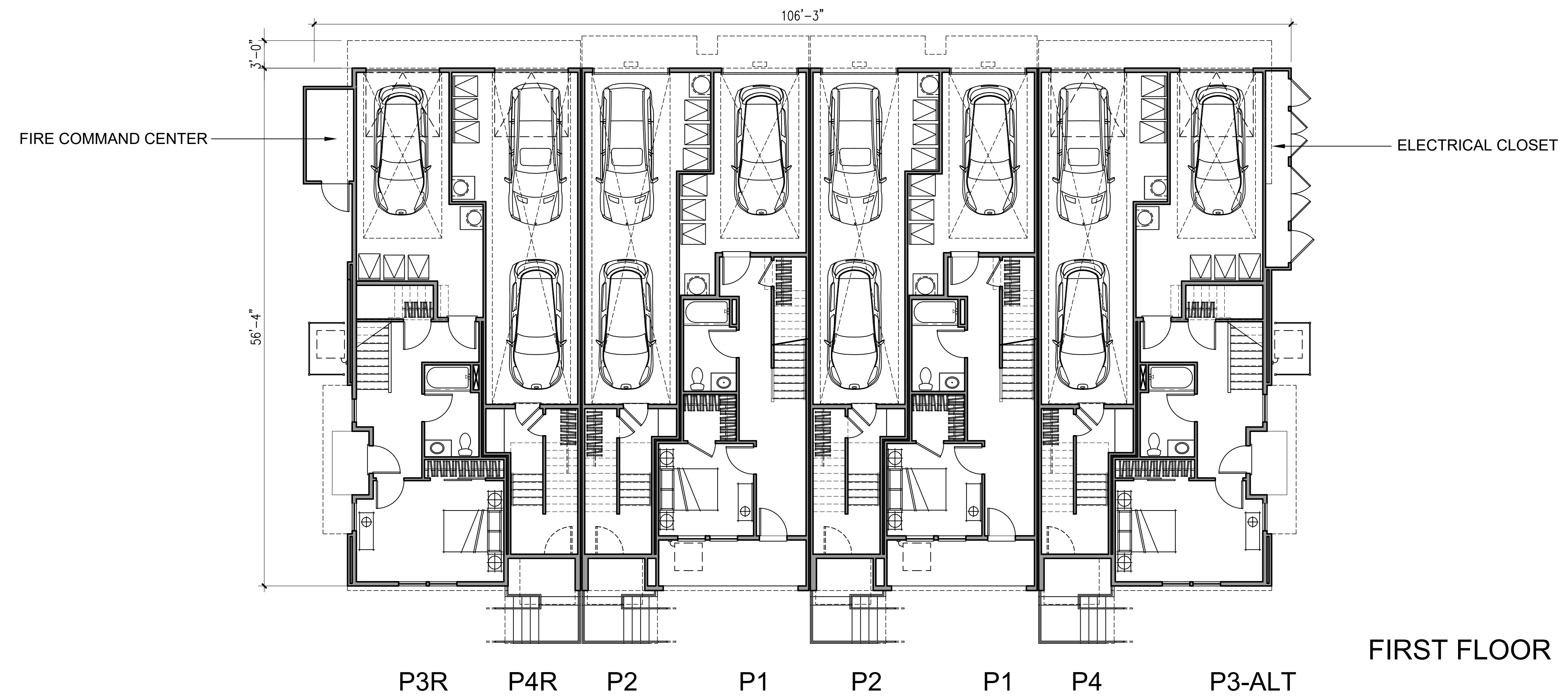
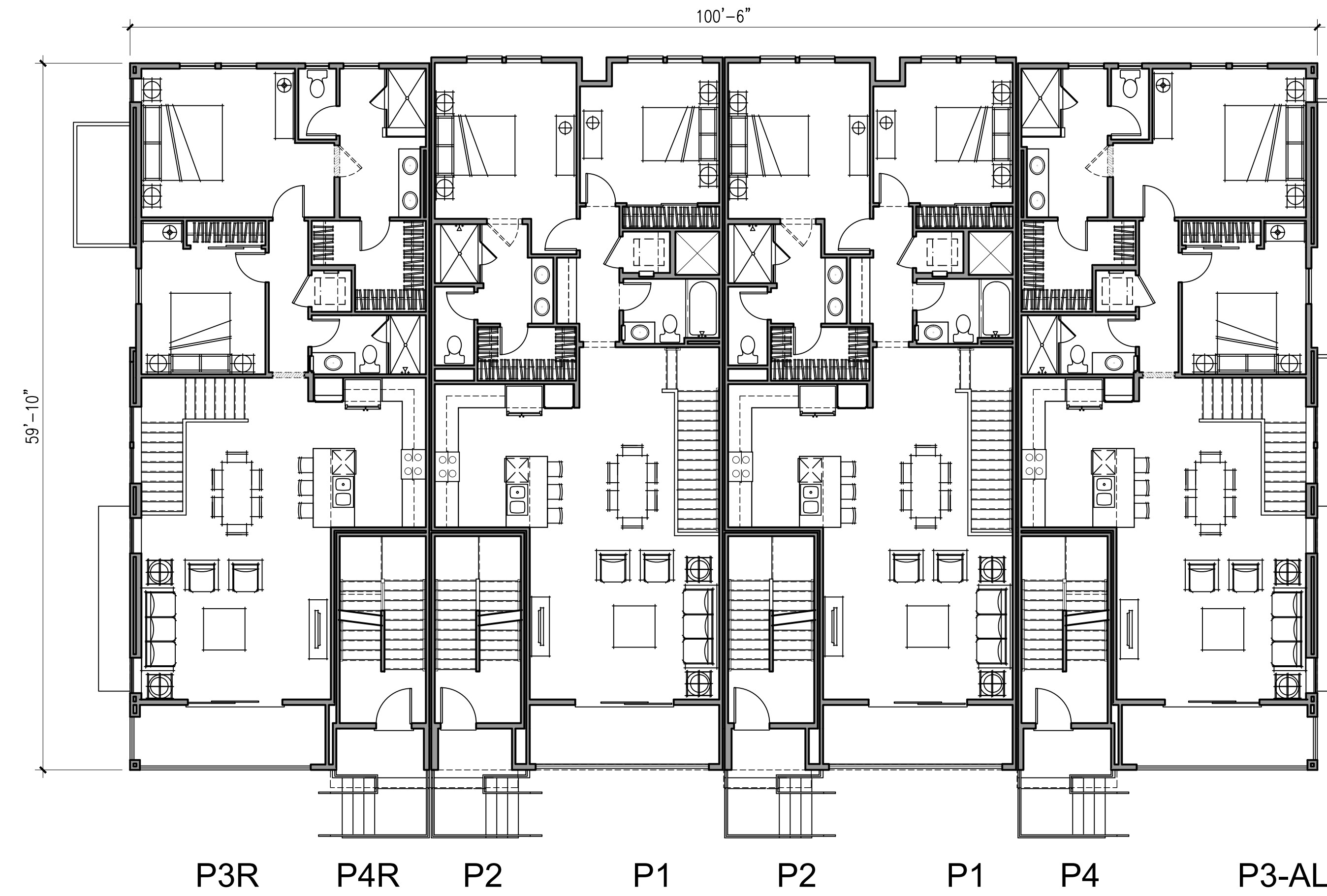
REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION





P4R

P2

P2

P4

FOURTH FLOOR



P4R

P2

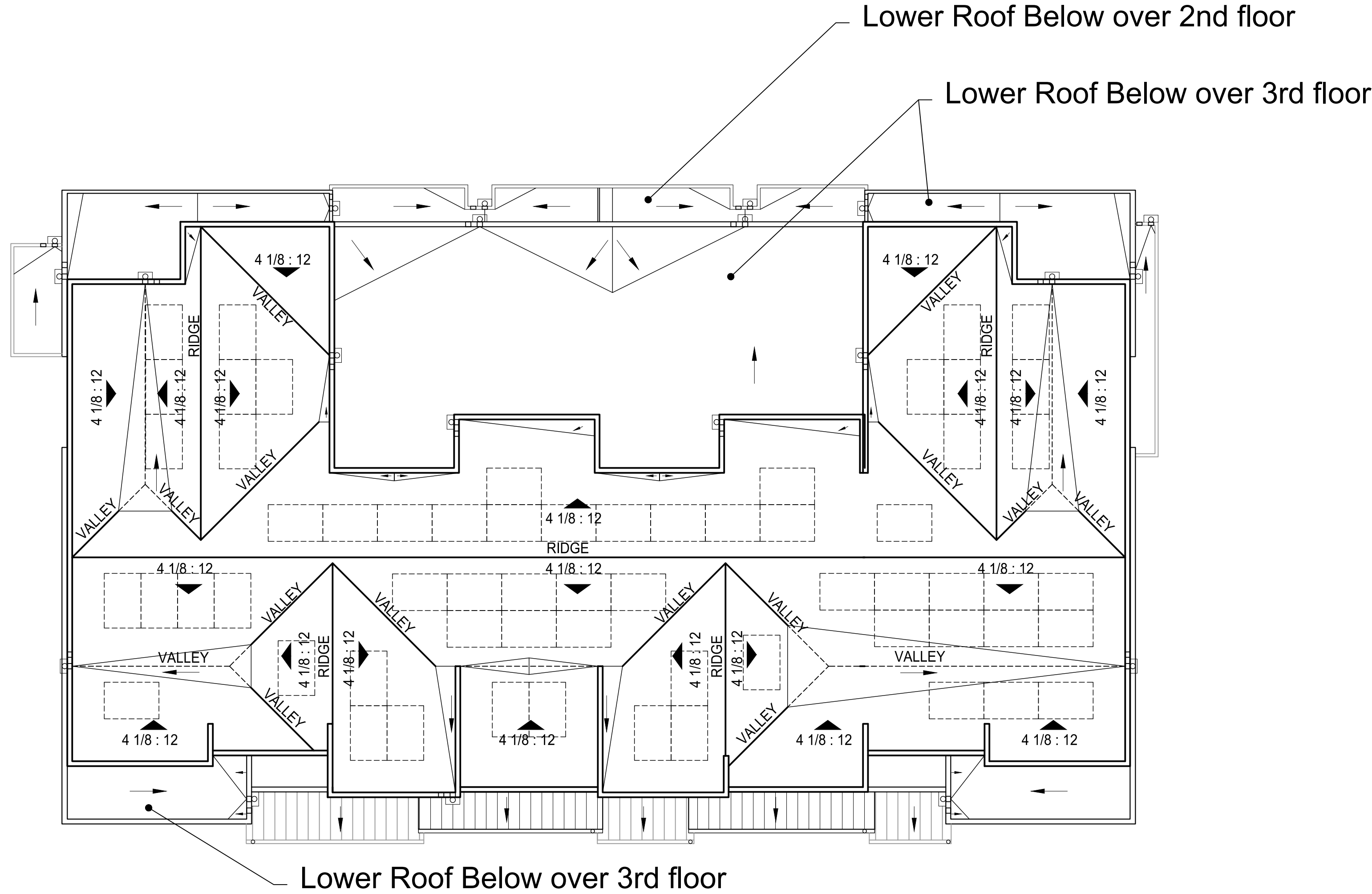
P2

P4

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.

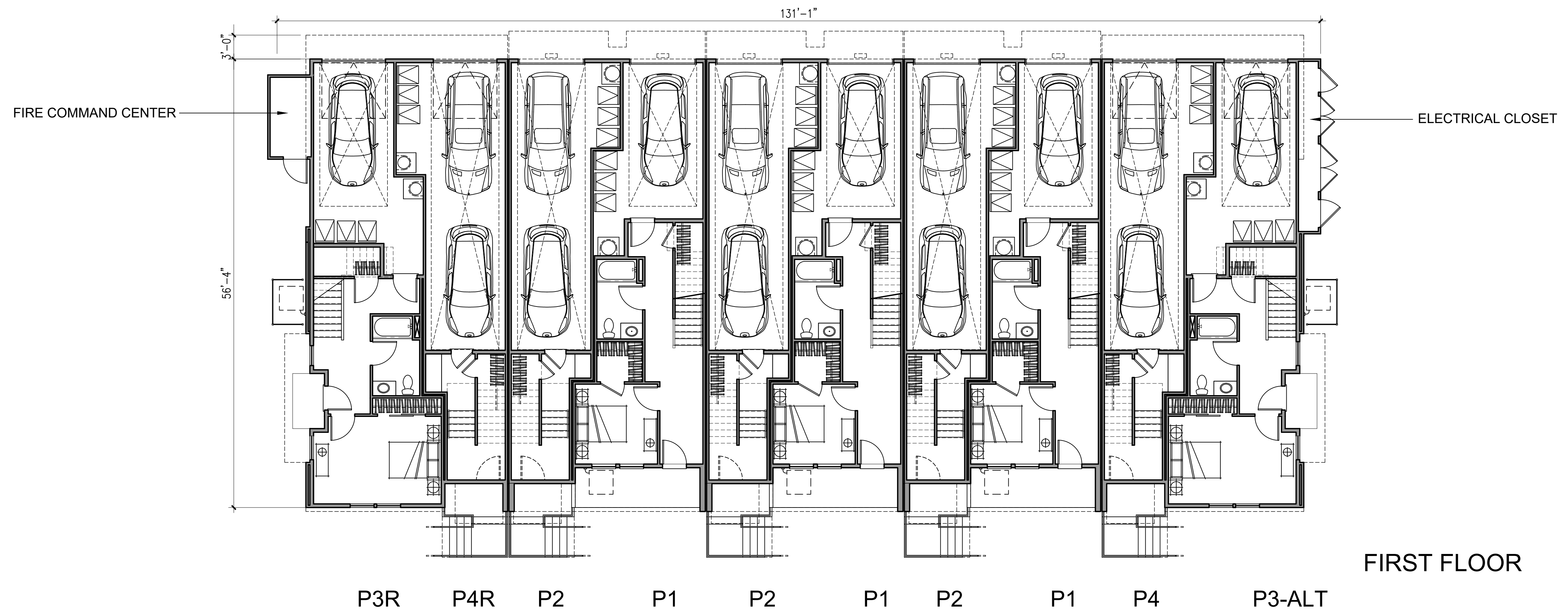
No roof mounted mechanical equipment.



ROOF PLAN



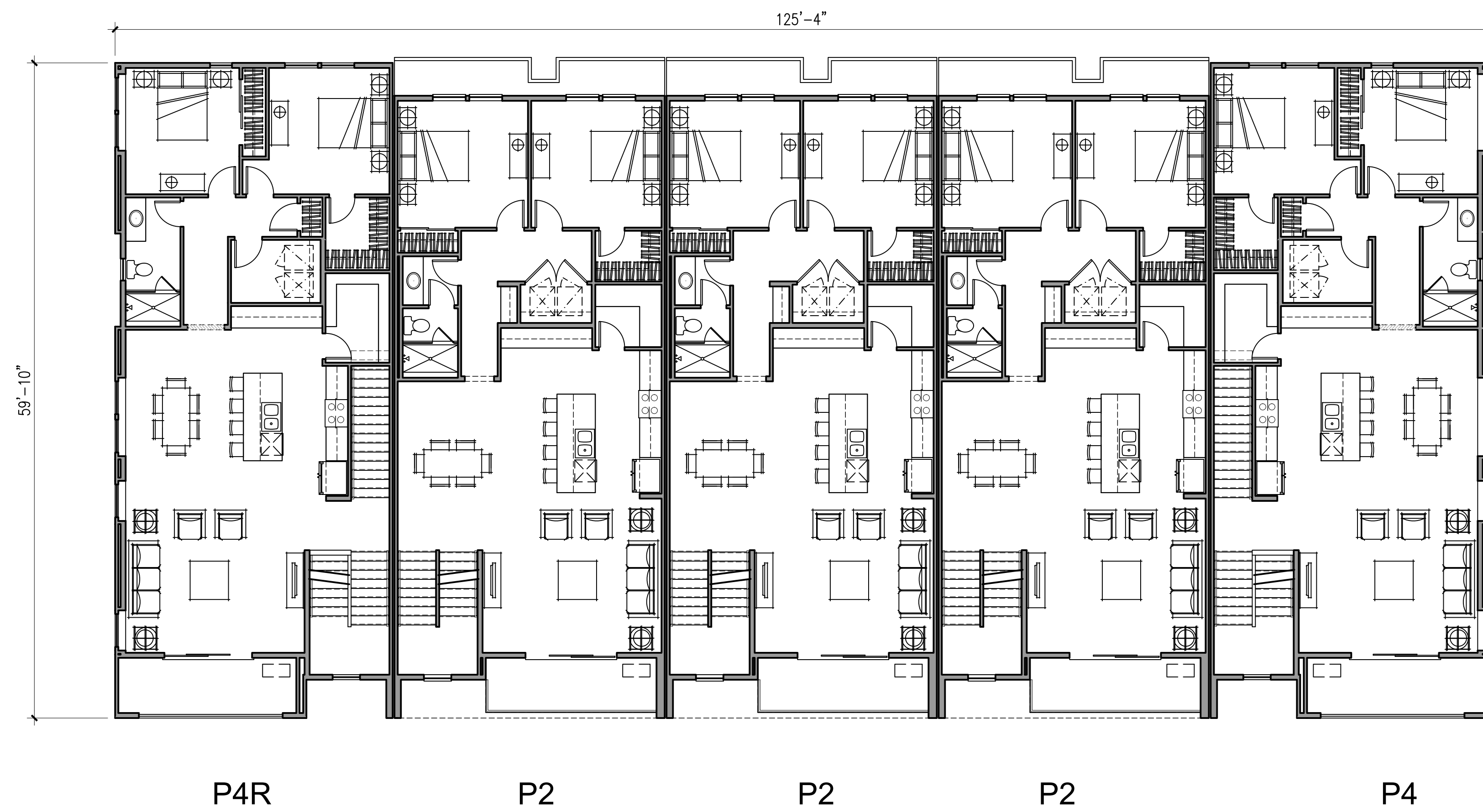
SECOND FLOOR



FIRST FLOOR



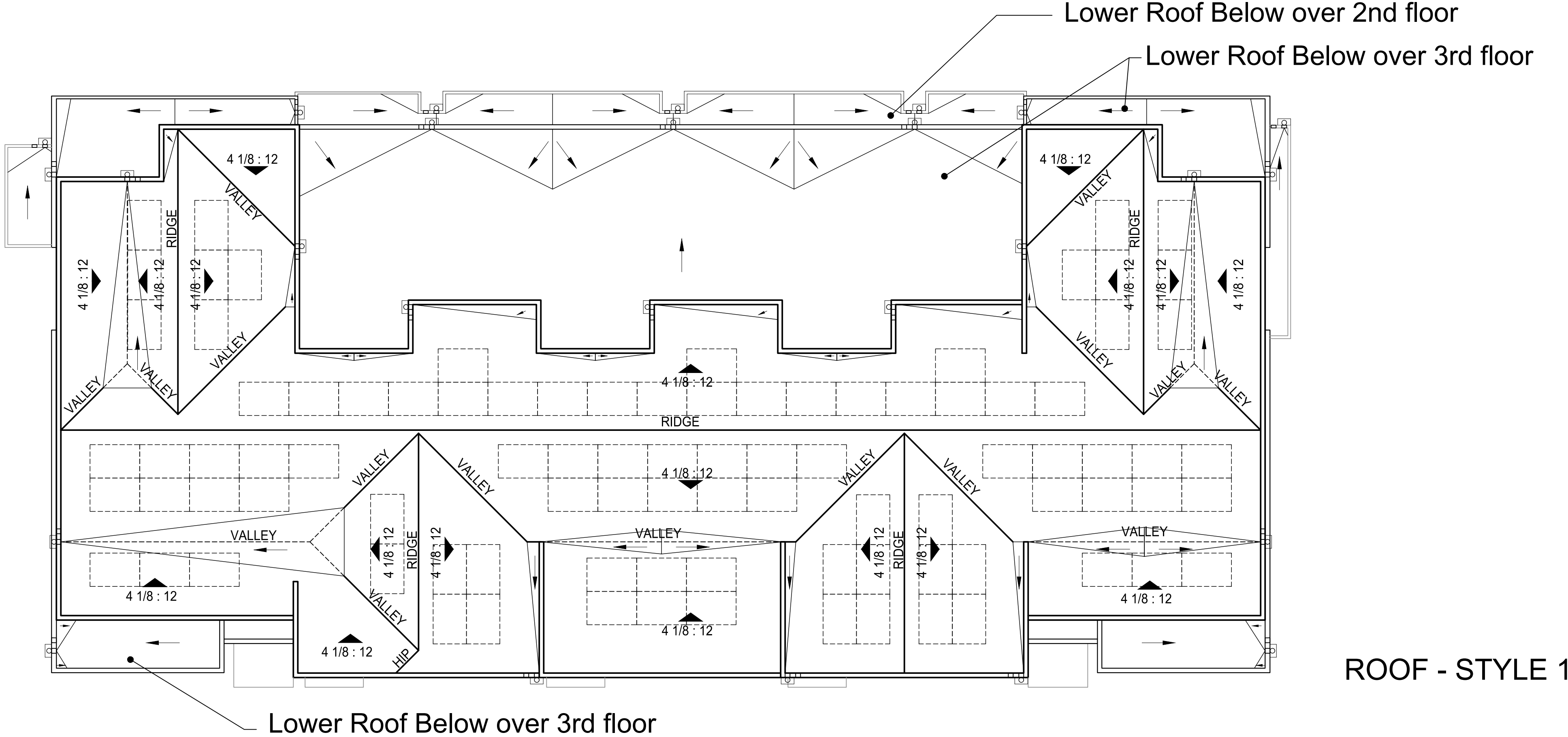
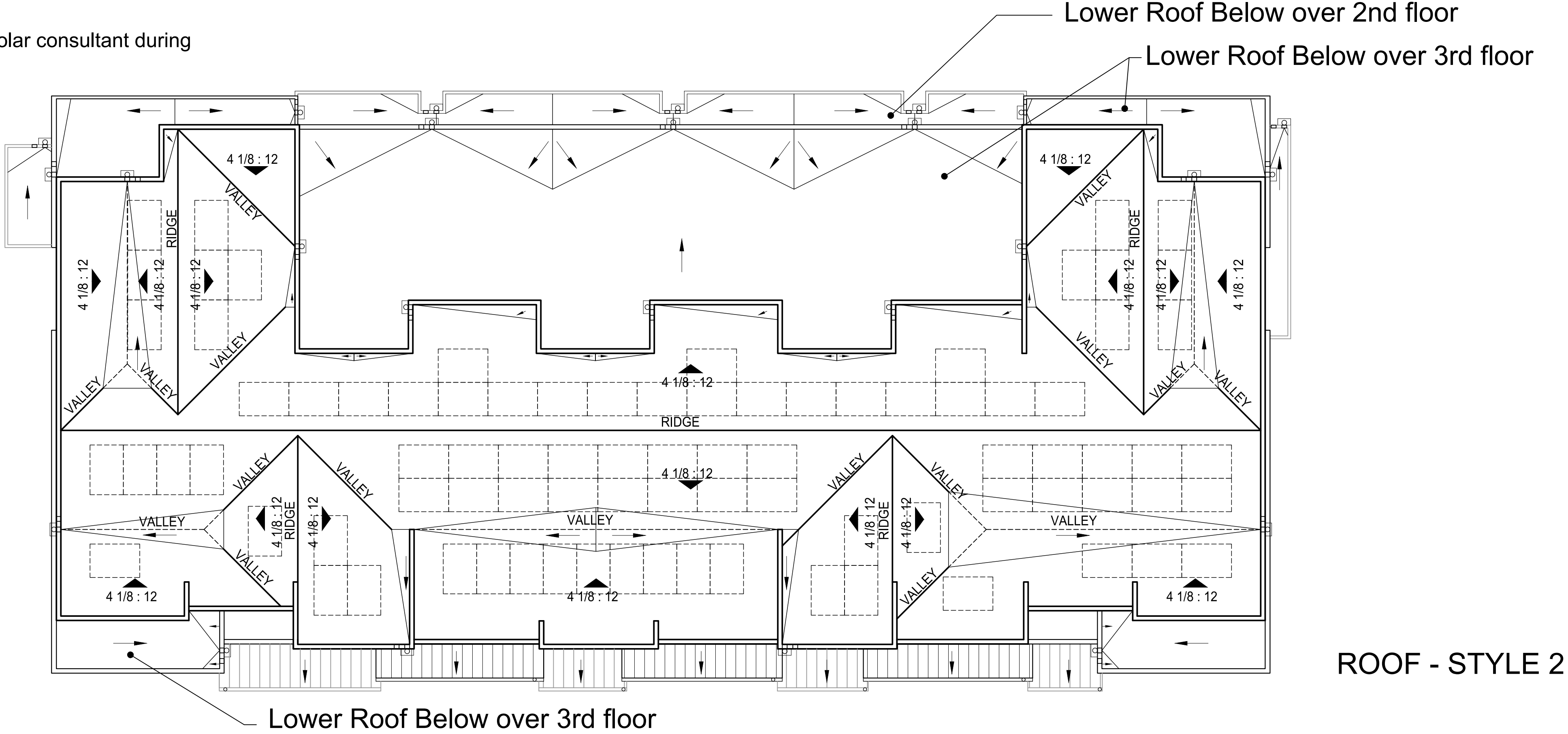
FOURTH FLOOR

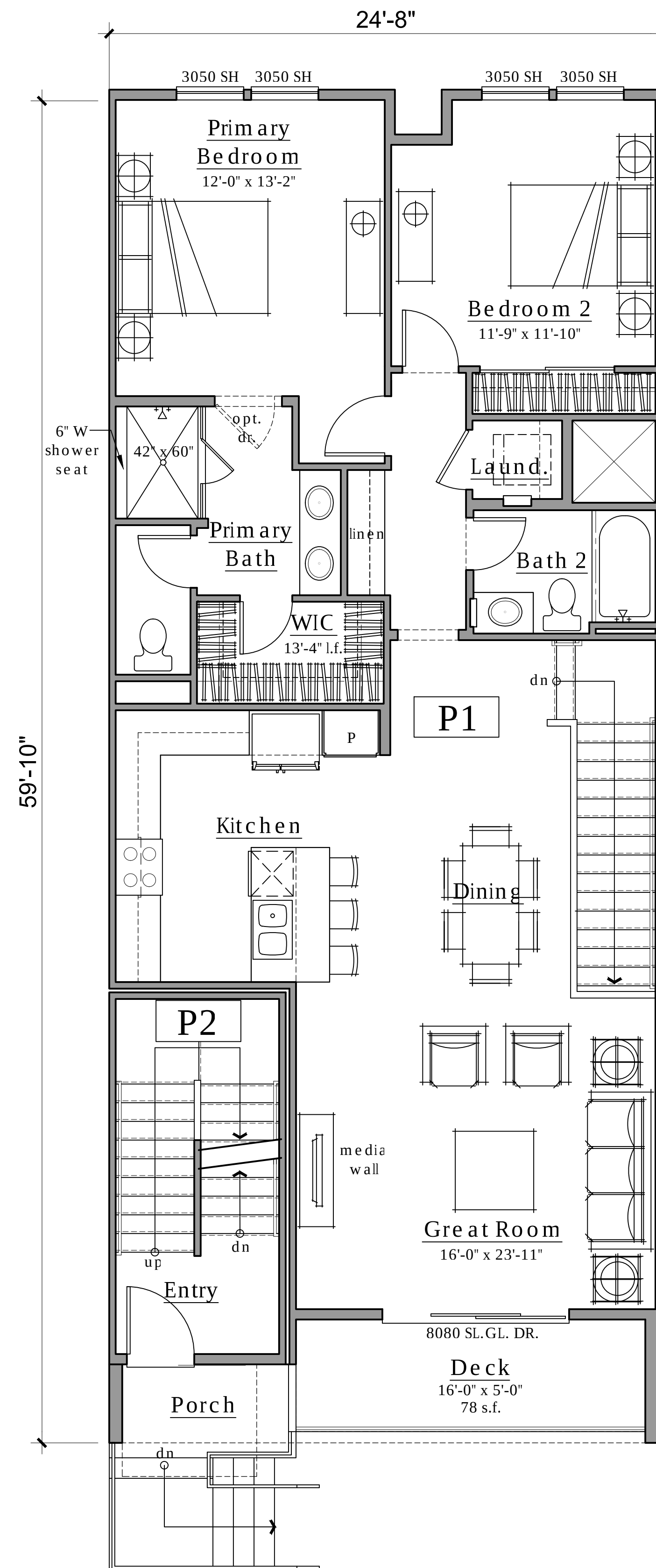


THIRD FLOOR

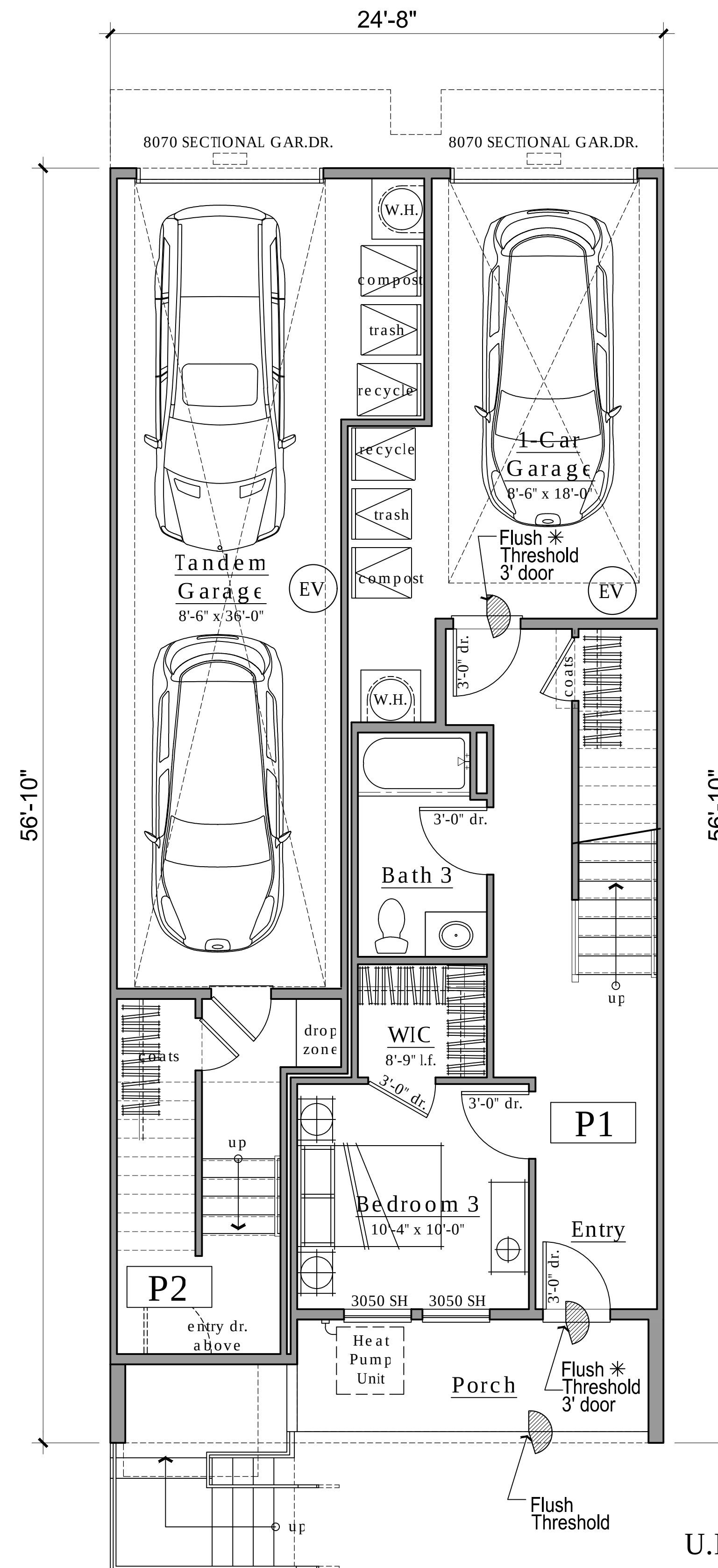
NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

No roof mounted mechanical equipment.





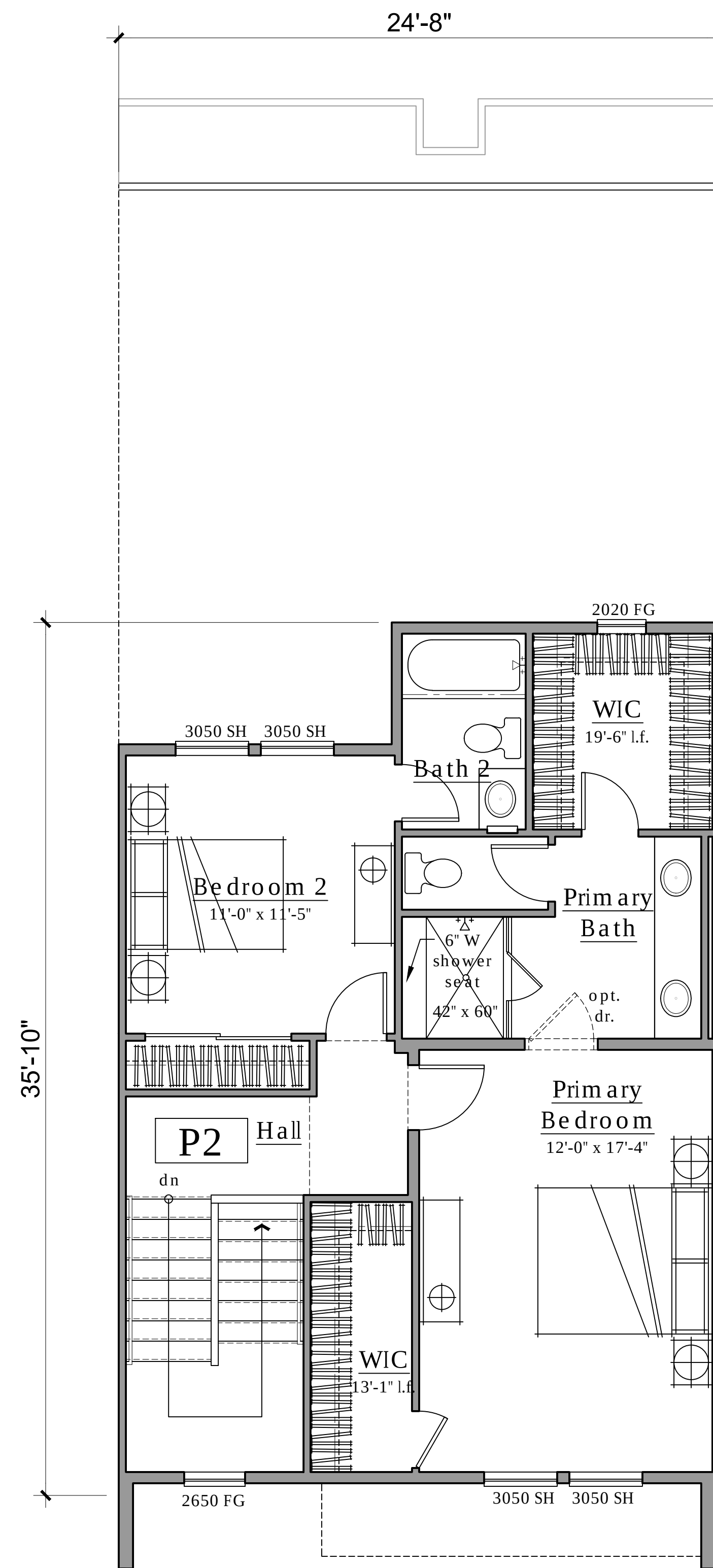
LEVEL 2



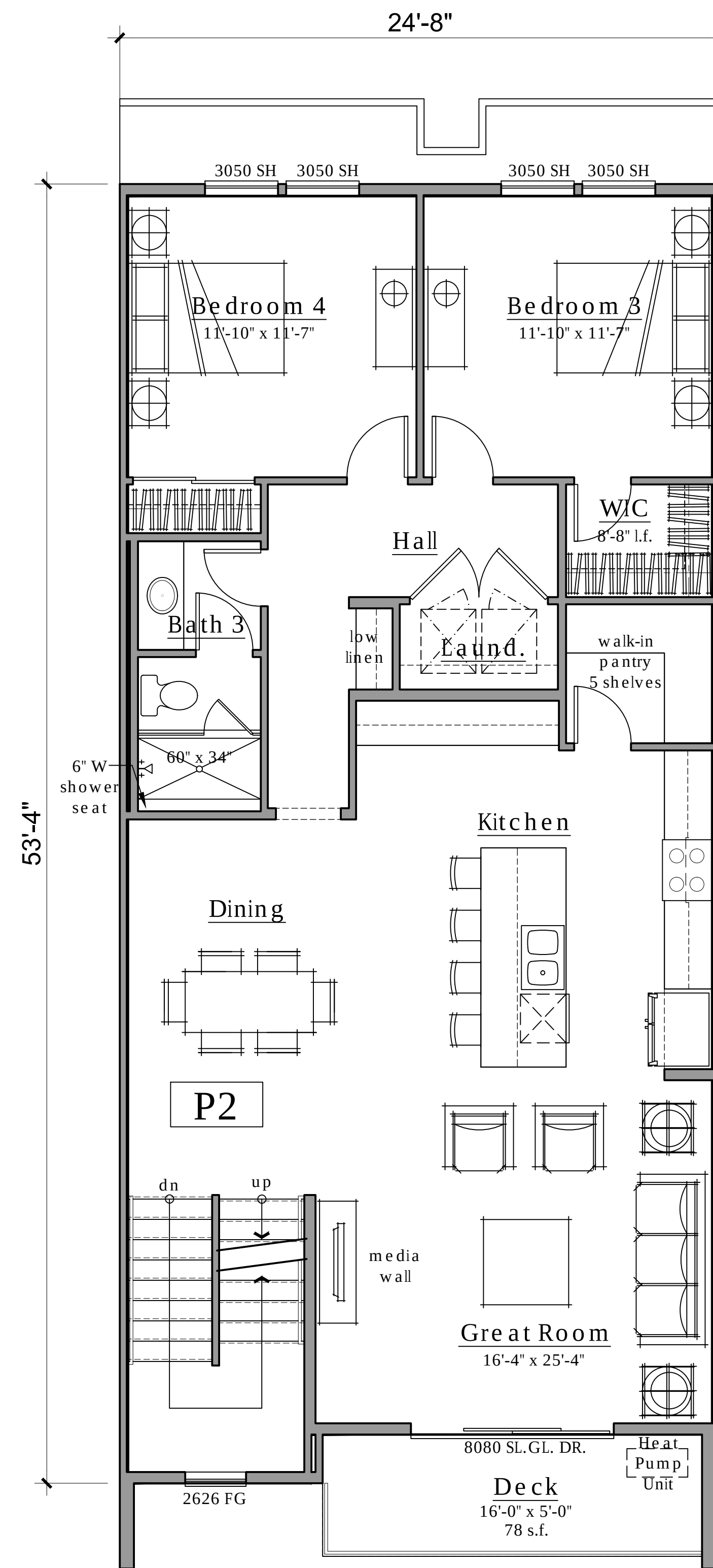
LEVEL 1

Plan 1
 3 Bedrooms
 3 Baths
 1,566 N.S.F.
 247 S.F. Garage
 U.D.O-Visit a ble
 Parking -1 Car

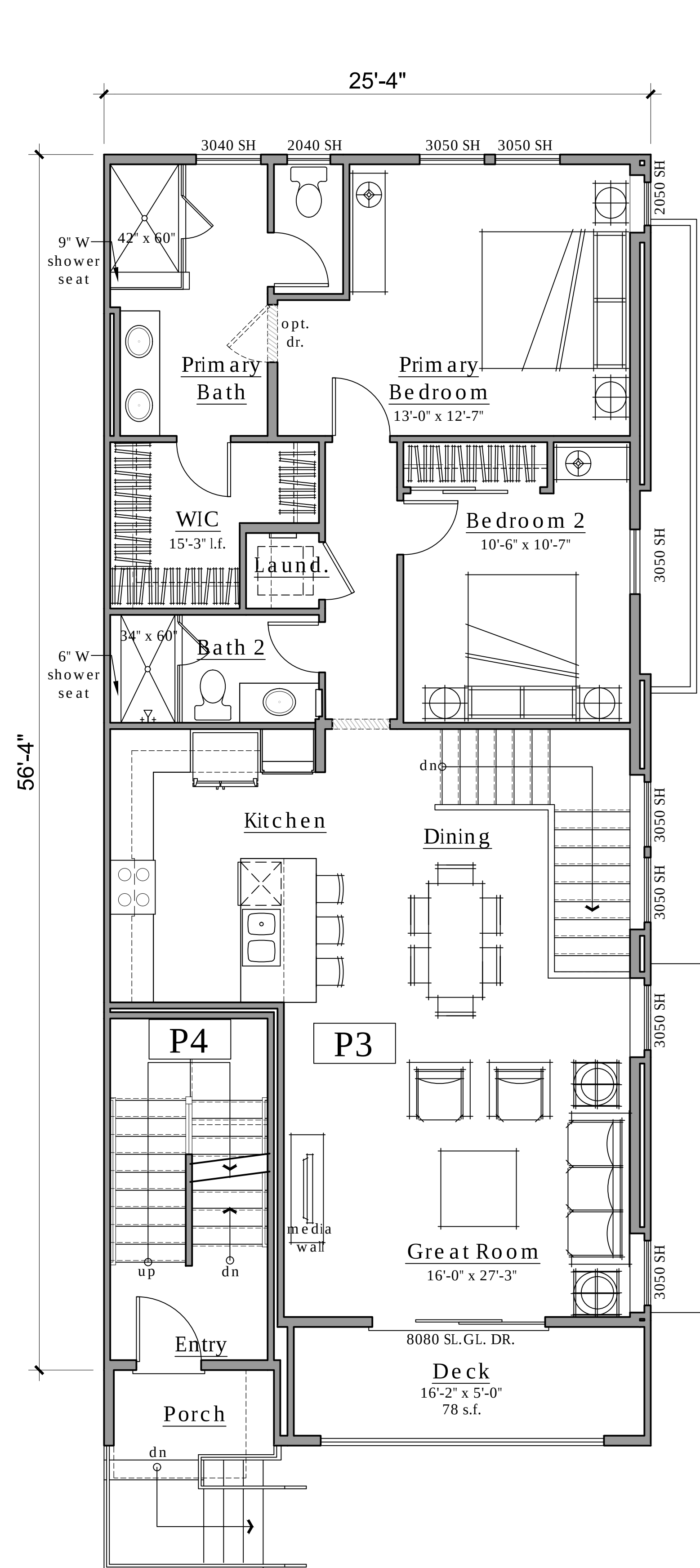
Plan 2
 4 Bedrooms
 3 Baths
 2,186 N.S.F.
 401 S.F. Garage
 U.D.O-Non-compliant
 Parking -2 Car



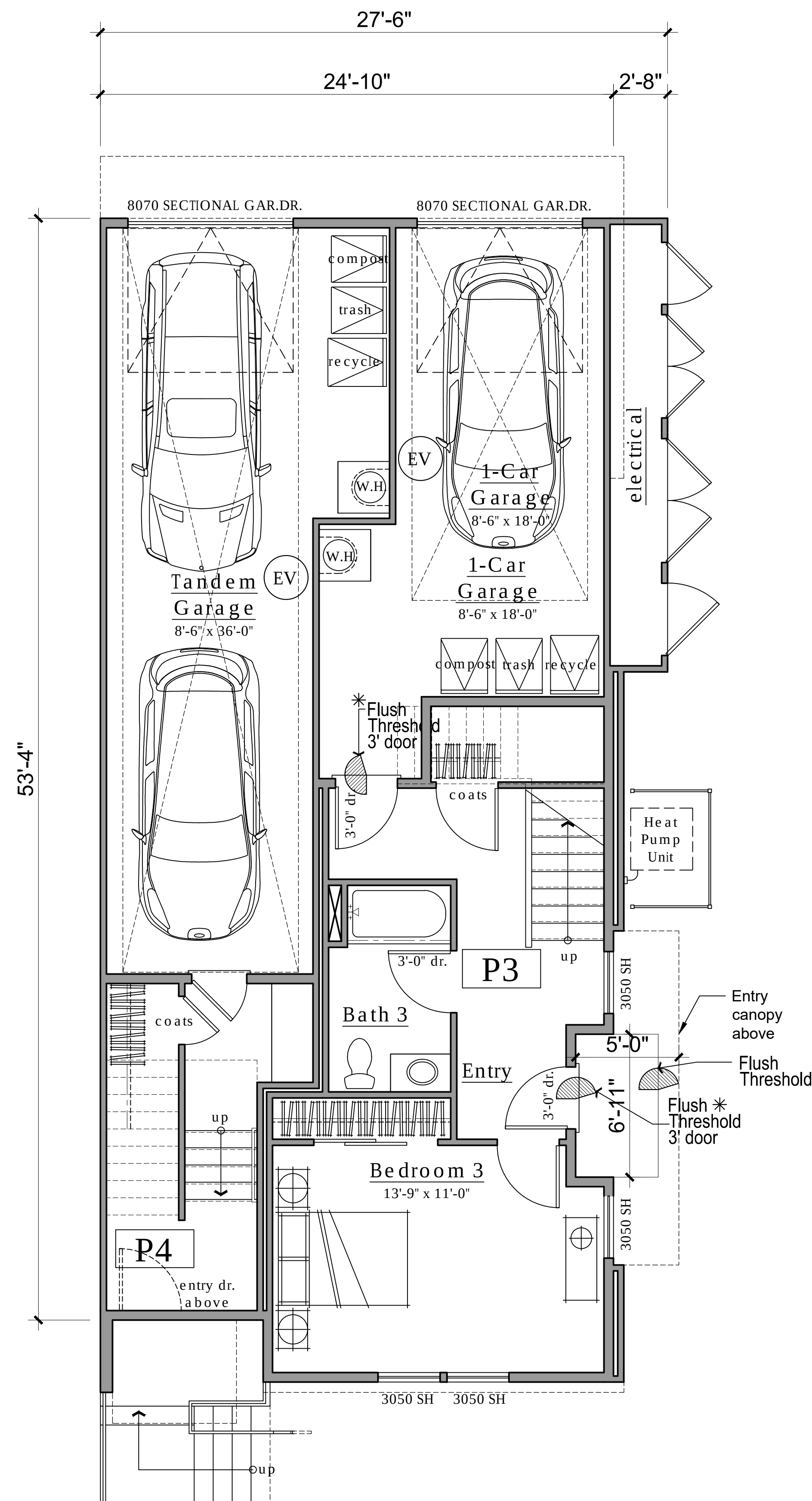
LEVEL 4



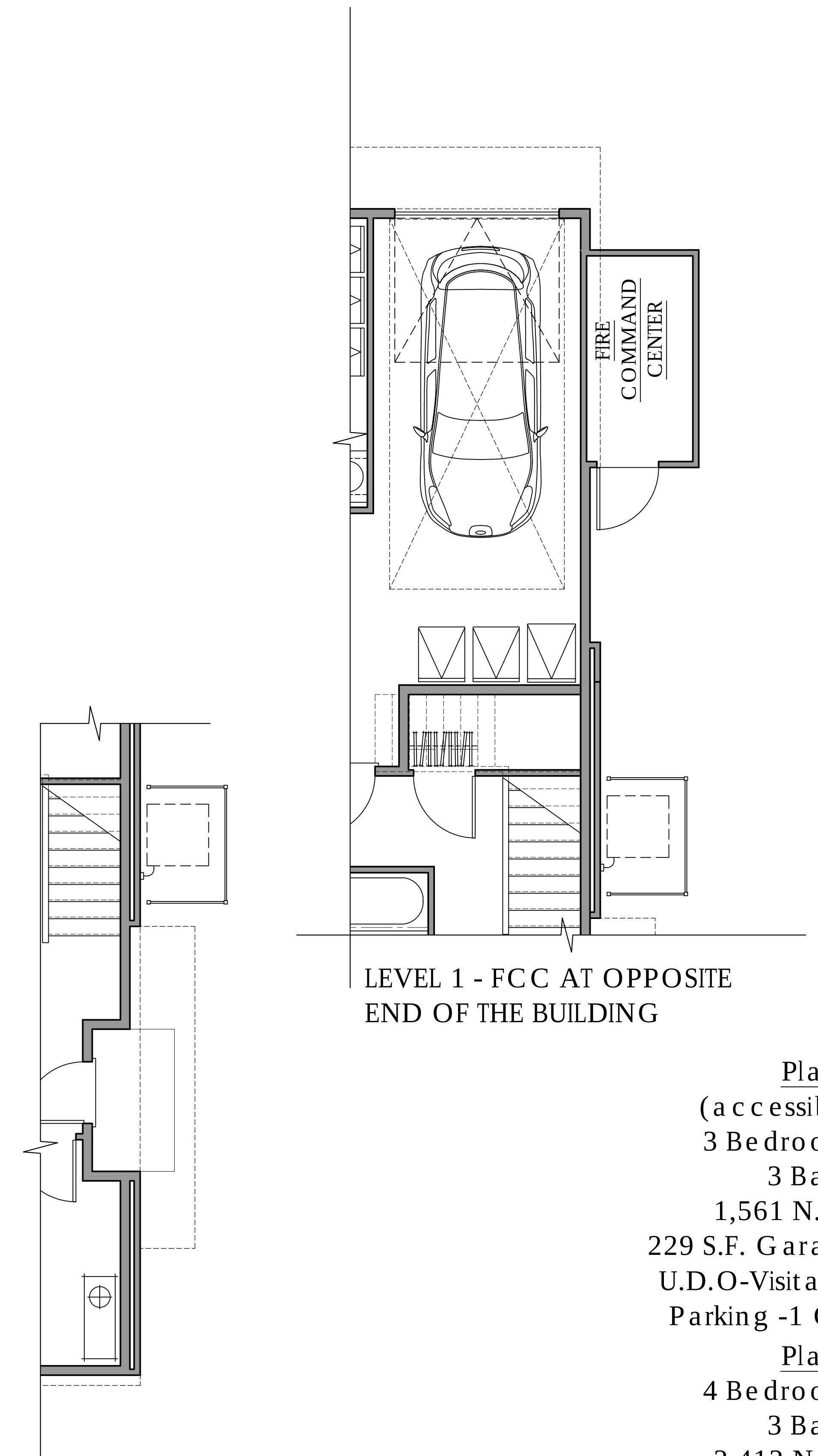
LEVEL 3



LEVEL 2

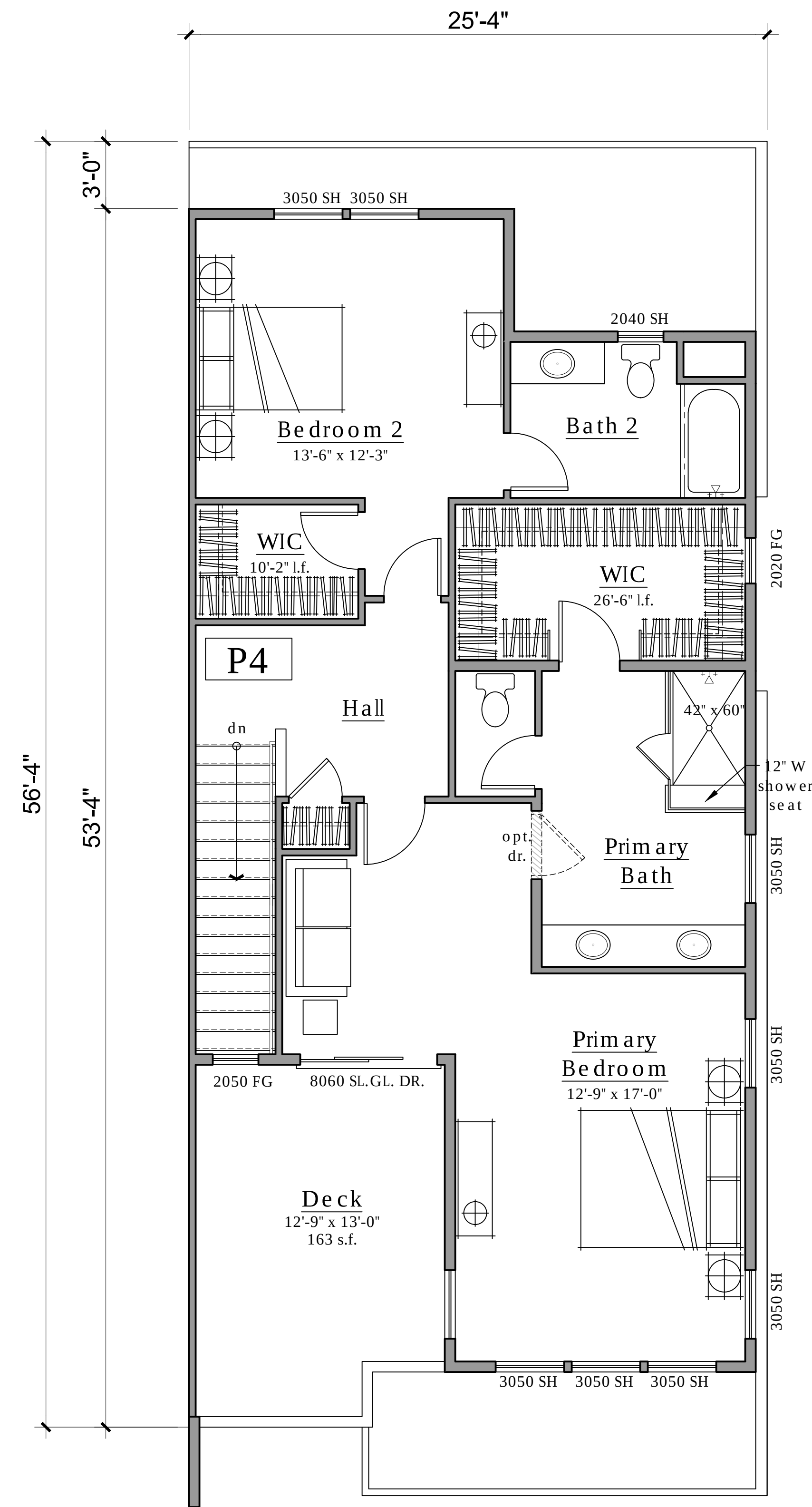


LEVEL 1

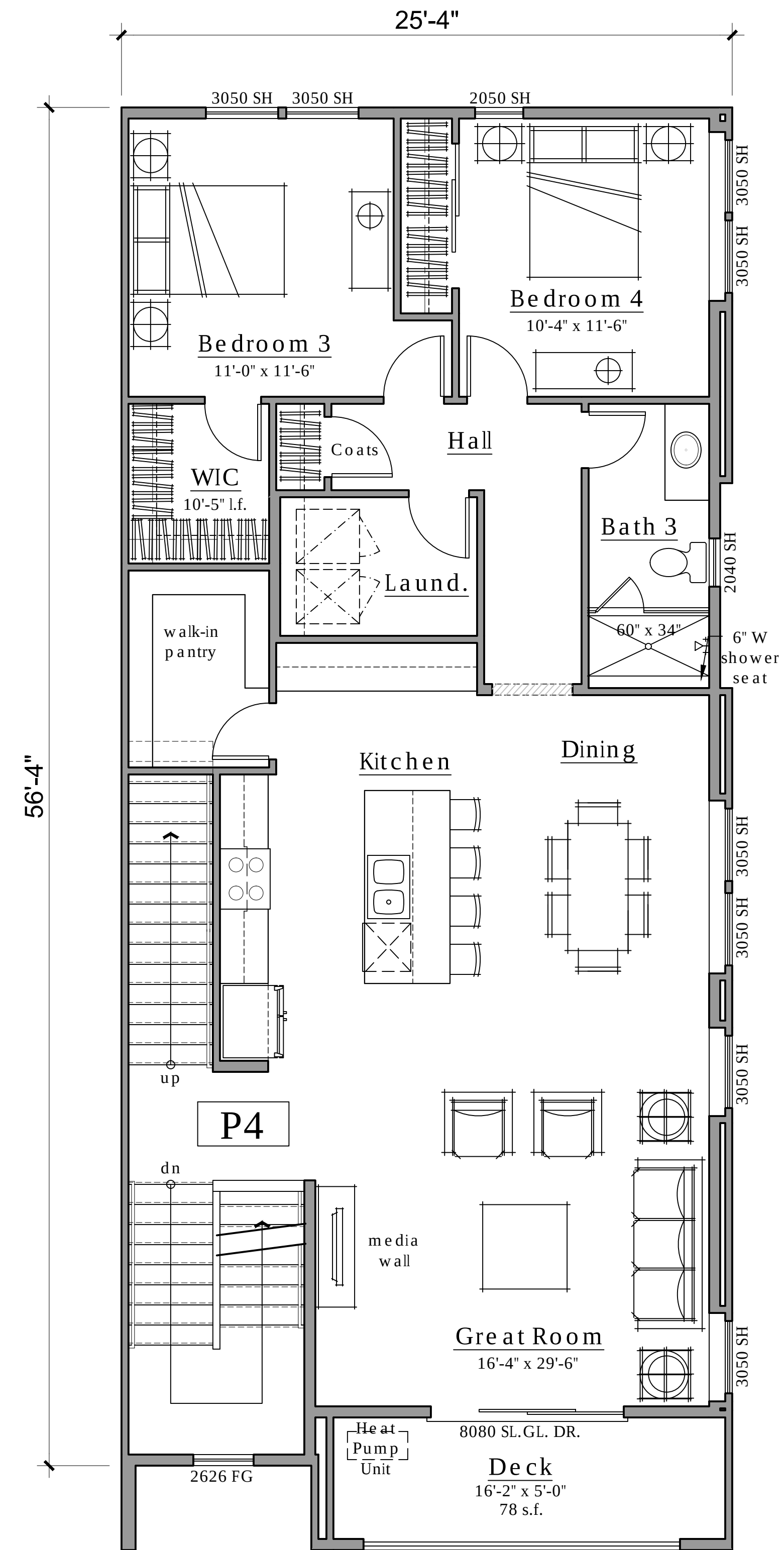


Level 1 – Occurs at
Buildings 51 and 52 on both sides,
and at the side façades of
Buildings 50 and 53 facing the
narrow passageway.

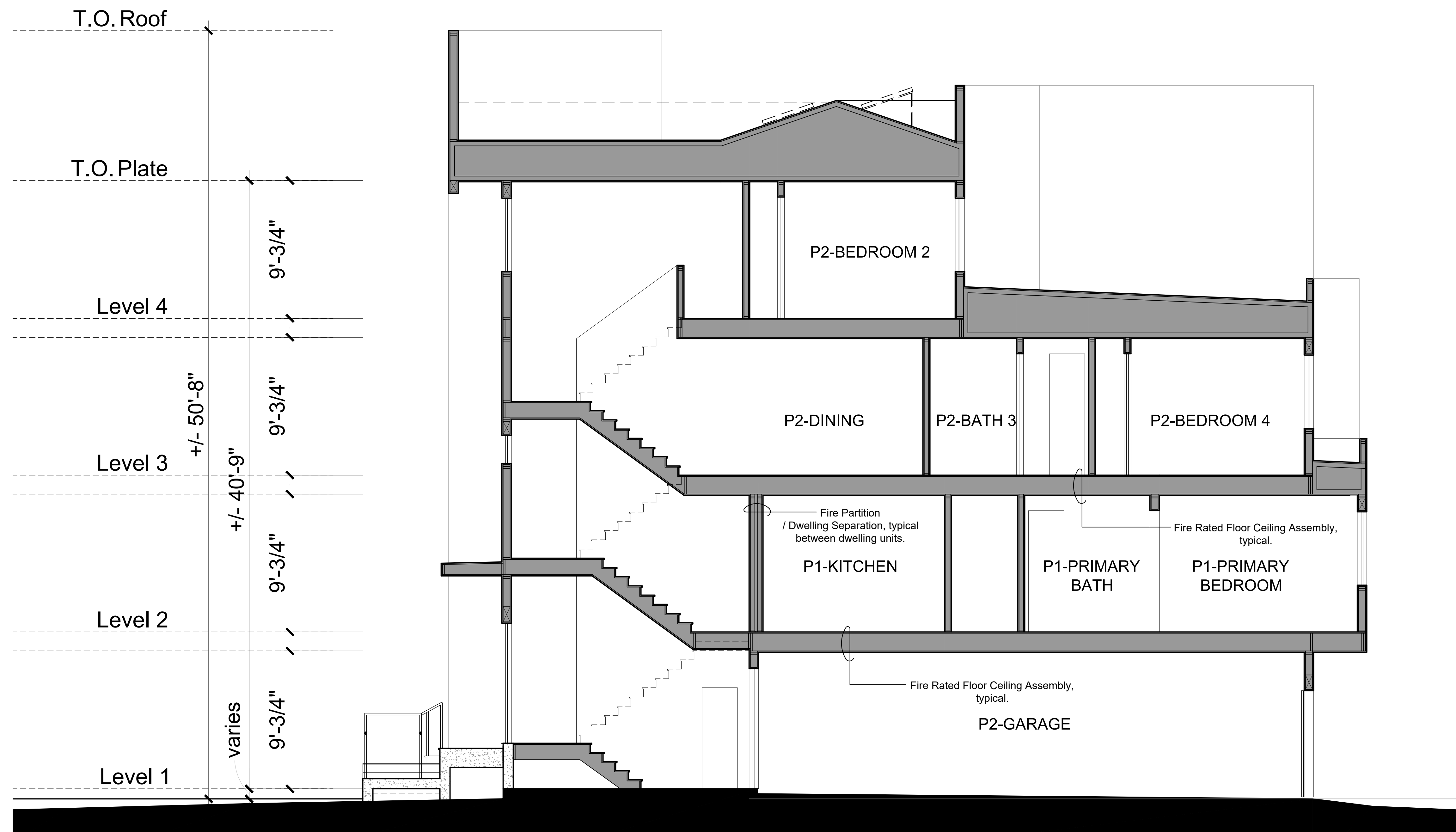
- Plan 3**
(accessible)
3 Bedrooms
3 Baths
1,561 N.S.F.
229 S.F. Garage
U.D.O-Visible
Parking -1 Car
- Plan 4**
4 Bedrooms
3 Baths
2,412 N.S.F.
410 S.F. Garage
U.D.O-Non-compliant
Parking -2 Car



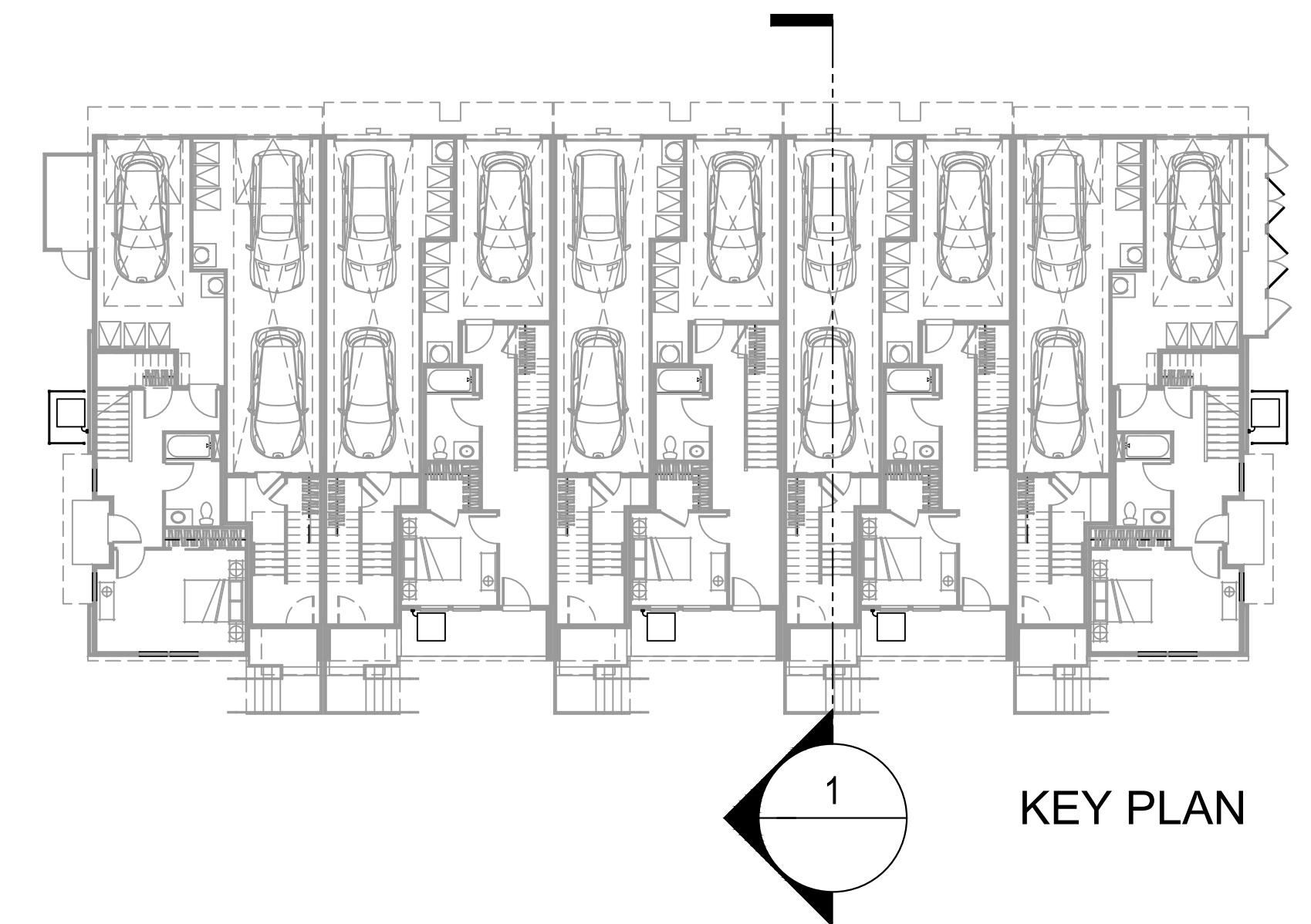
LEVEL 4

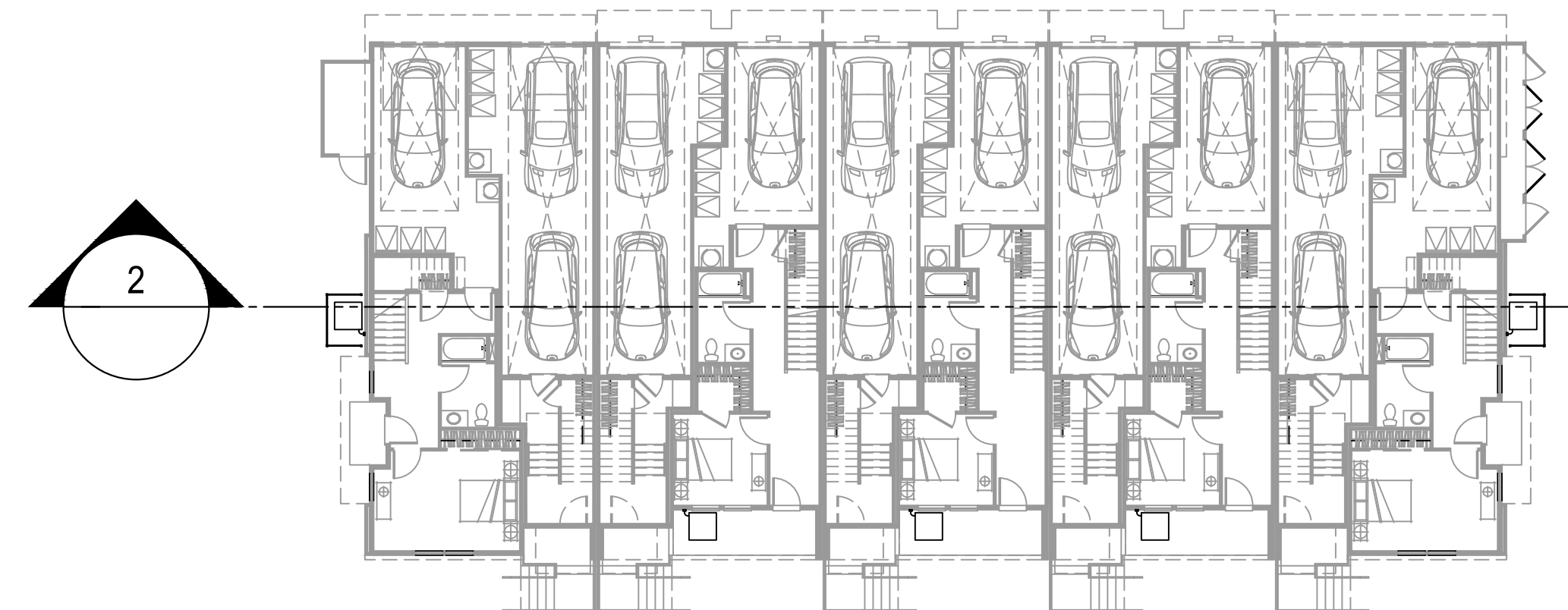


LEVEL 3

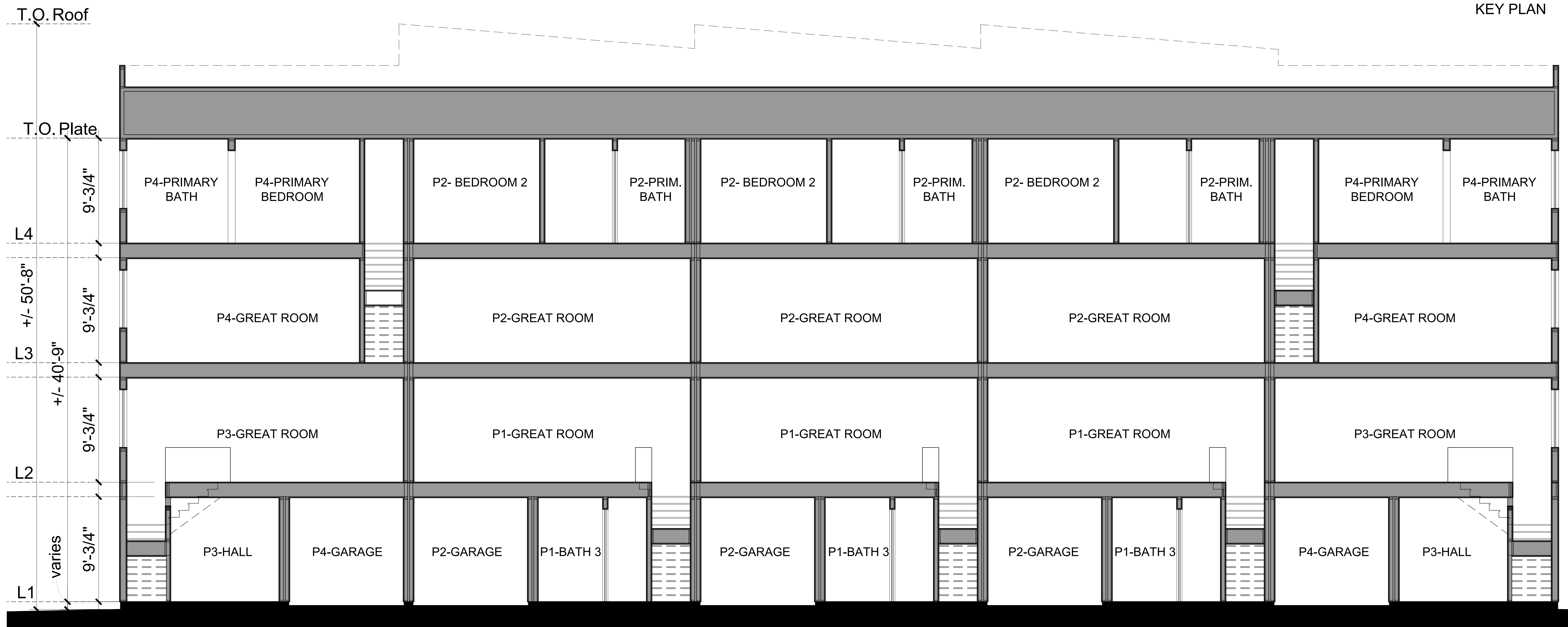


BUILDING SECTION 1 - STYLE 1





KEY PLAN



BUILDING SECTION 2 - STYLE 1



PLAN 3 & 4 FRONT LEFT CORNER

- STUCCO
- DOWNSPOUT
- VINYL WINDOW
- FIBER CEMENT LAP SIDING
- CANOPY
- 2" DEEP FIBER CEMENT TRIM
- FIBER CEMENT PANEL
- METAL RAILING
- FIBER CEMENT BOARD & BATTEN SIDING
- CANOPY
- LIGHT FIXTURE & UNIT ADDRESS
- ENTRY DOOR
- FIBER CEMENT LAP SIDING
- STUCCO
- HEAT PUMP SCREEN
(See 5/A3-5.3 for details)



PLAN 1 & 2 FRONT

- STUCCO
- VINYL WINDOW
- FIBER CEMENT BOARD & BATTEN SIDING
- 2" DEEP FIBER CEMENT TRIM
- FIBER CEMENT PANEL
- 2" DEEP FOAM TRIM
- FIBER GLASS METER CABINET DOORS
- LIGHT FIXTURE & UNIT ADDRESS
- METAL GARAGE DOOR



PLAN 3 & 4 REAR RIGHT CORNER



PLAN 3 & 4 FRONT LEFT CORNER

- STUCCO
- DOWNSPOUT
- VINYL WINDOW
- 2" DEEP FOAM TRIM
- METAL RAILING
- FIBER CEMENT BOARD & BATTEN SIDING CANOPY
- LIGHT FIXTURE & UNIT ADDRESS
- ENTRY DOOR
- FIBER CEMENT LAP SIDING
- STUCCO
- HEAT PUMP SCREEN (See 5/A3-5.3 for details)



PLAN 1 & 2 FRONT

- VINYL WINDOW
- FIBER CEMENT BOARD & BATTEN SIDING
- STUCCO
- 2" DEEP FOAM TRIM
- 2" DEEP FIBER CEMENT TRIM
- FIBER GLASS METER CABINET DOORS
- LIGHT FIXTURE & UNIT ADDRESS
- METAL GARAGE DOOR



PLAN 3 & 4 REAR RIGHT CORNER

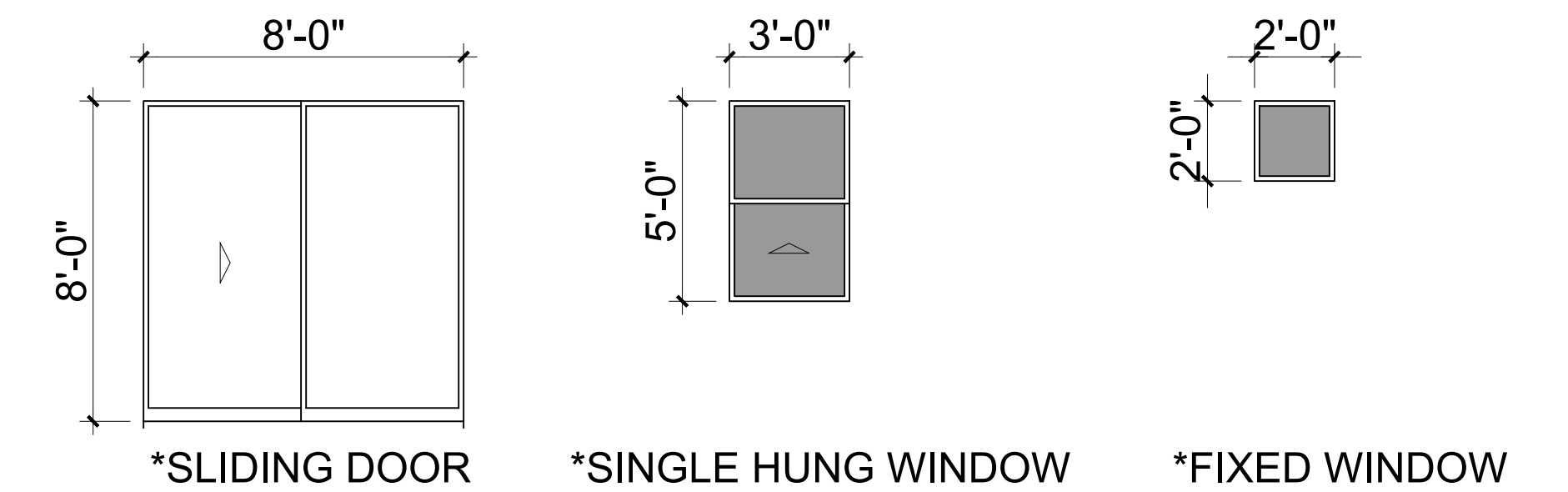
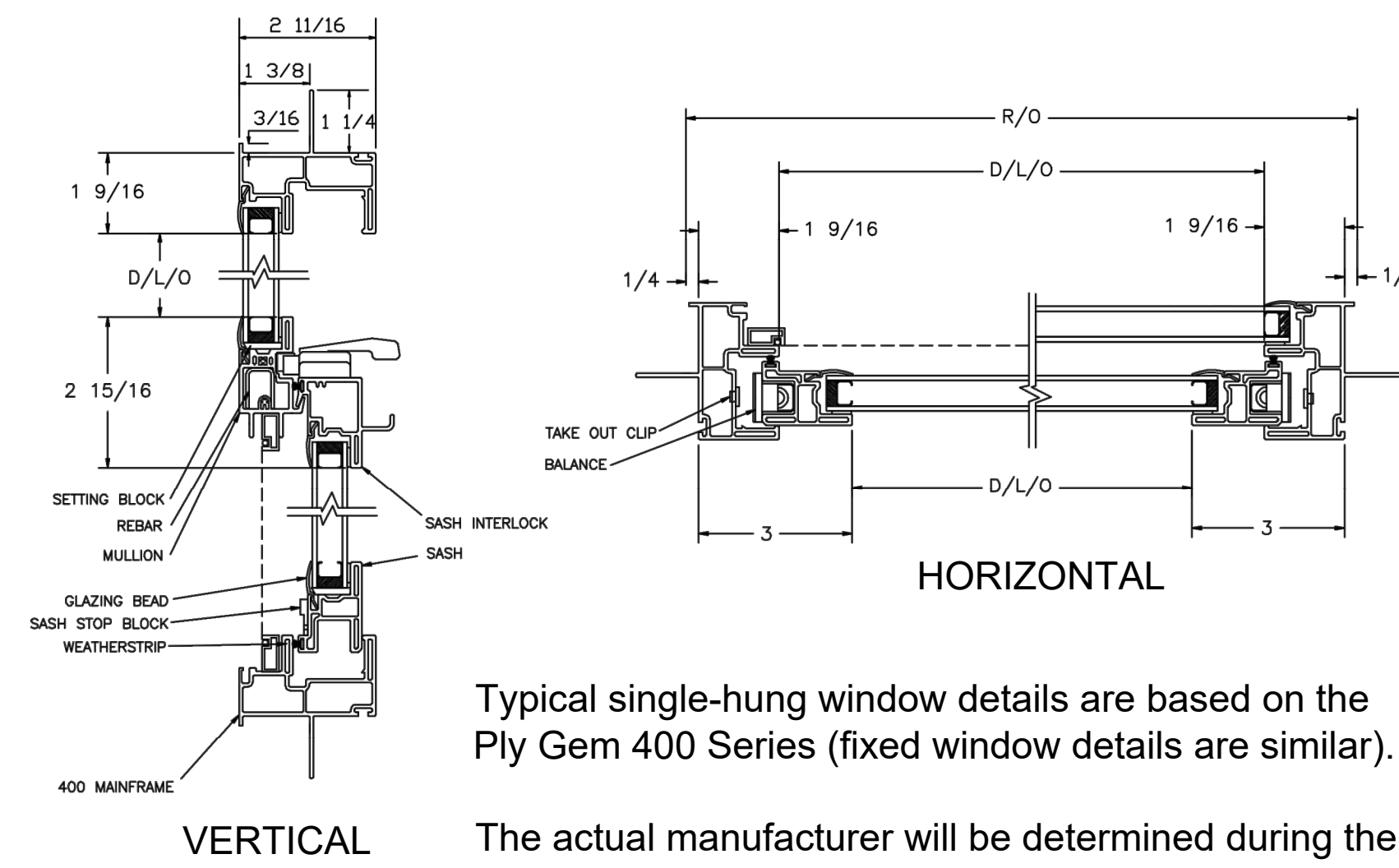
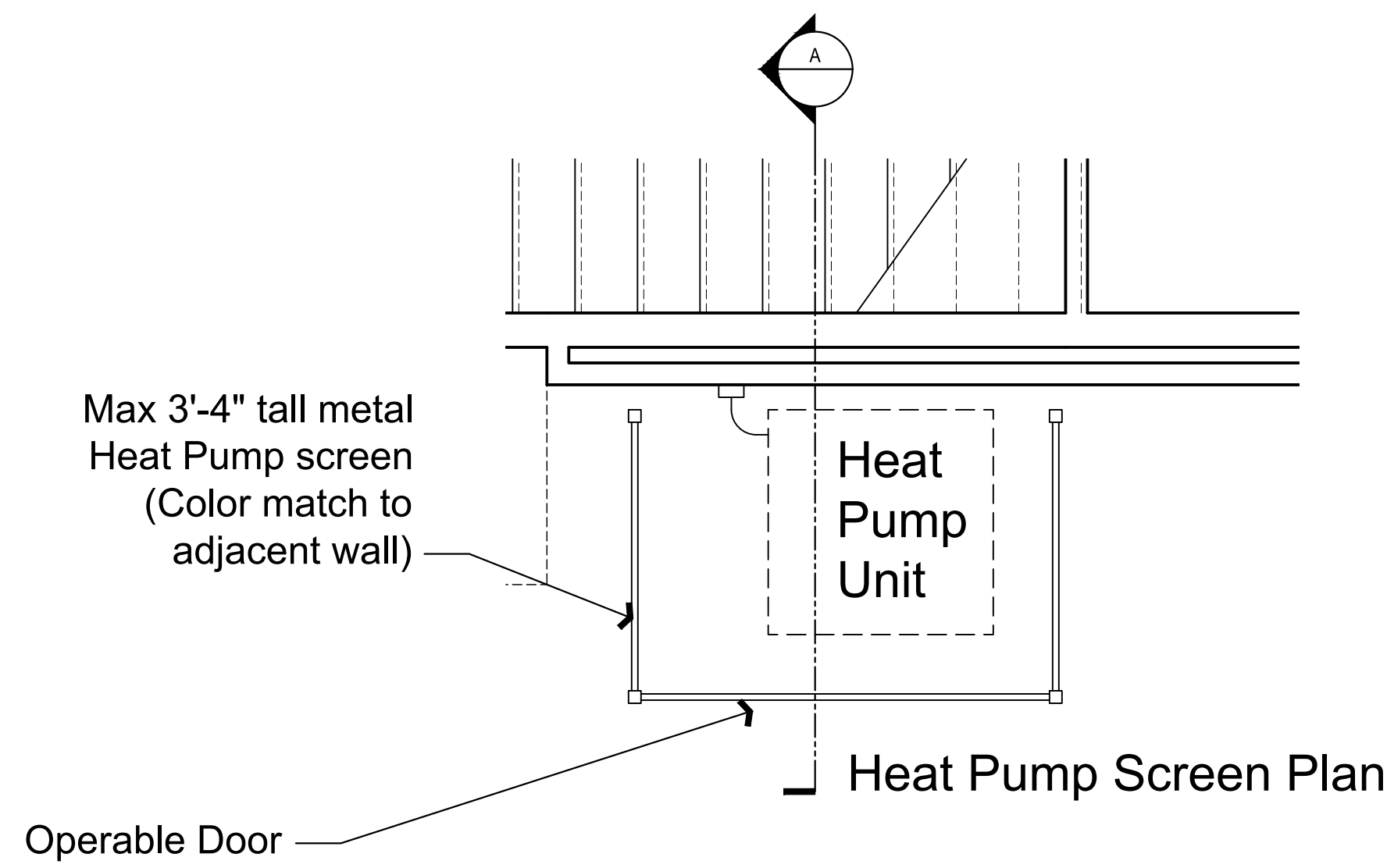
WINDOW @ STUCCO - RECESSED 4A	WINDOW HEAD TRM 3A	WINDOW HEAD TRM 2A	WINDOW HEAD TRM 1A
WINDOW @ STUCCO - RECESSED 4B	WINDOW JAMB TRM 3B	WINDOW JAMB TRM 2B	WINDOW JAMB TRM 1B
WINDOW @ STUCCO - RECESSED 4C	WINDOW SILL TRM 3C	WINDOW SILL TRM 2C	WINDOW SILL TRM 1C

TYP. STUCCO_RECESSED
WINDOW TRIM DETAILS

TYP. FIBER CEMENT BOARD AND BATTEN SIDING
WINDOW TRIM DETAILS

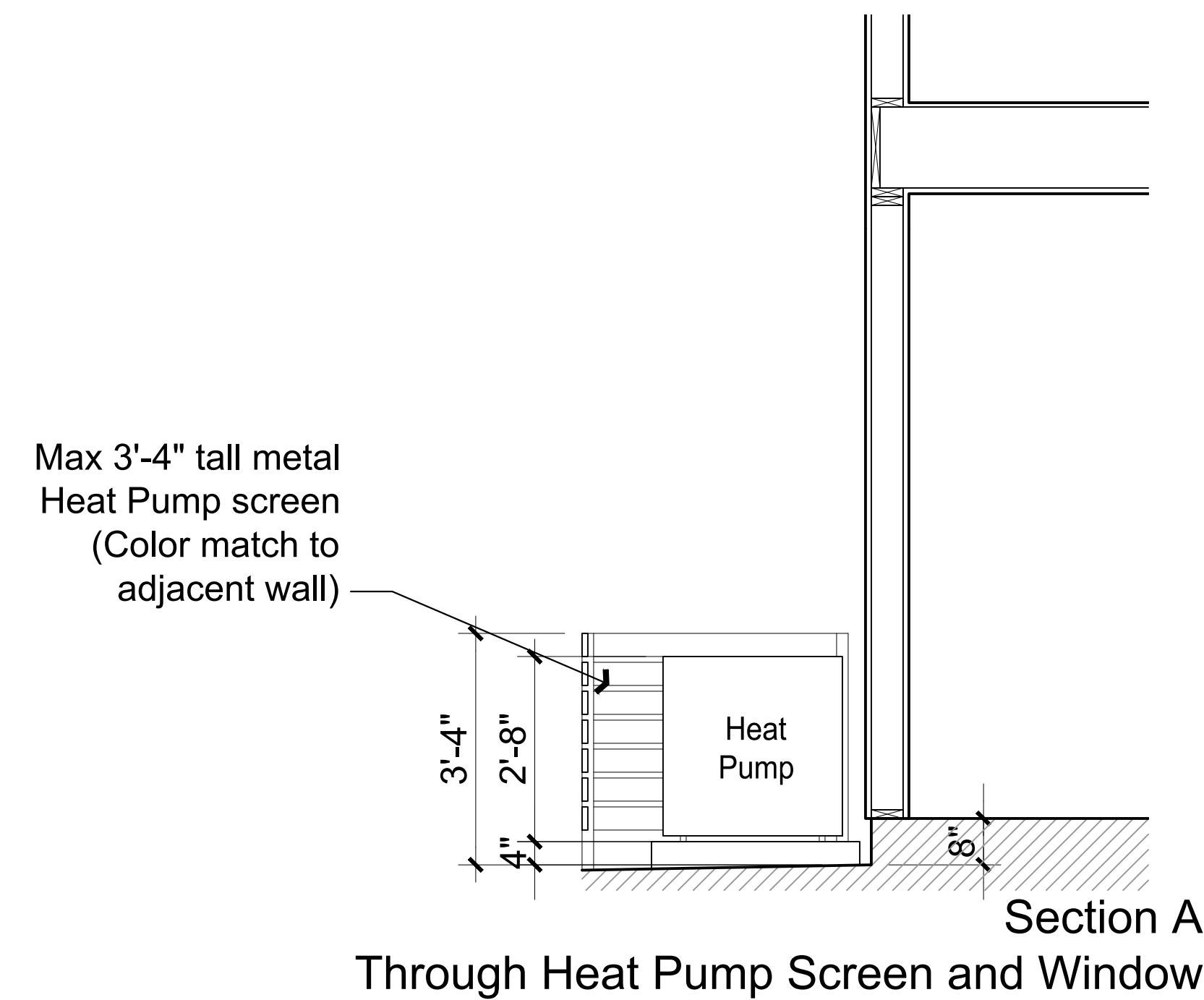
TYP. FIBER CEMENT LAP SIDING
WINDOW TRIM DETAILS

TYP. STUCCO
WINDOW TRIM DETAILS



*WIDTH AND HEIGHT VARIES SEE UNIT PLANS AND ELEVATION

WINDOW PROFILES



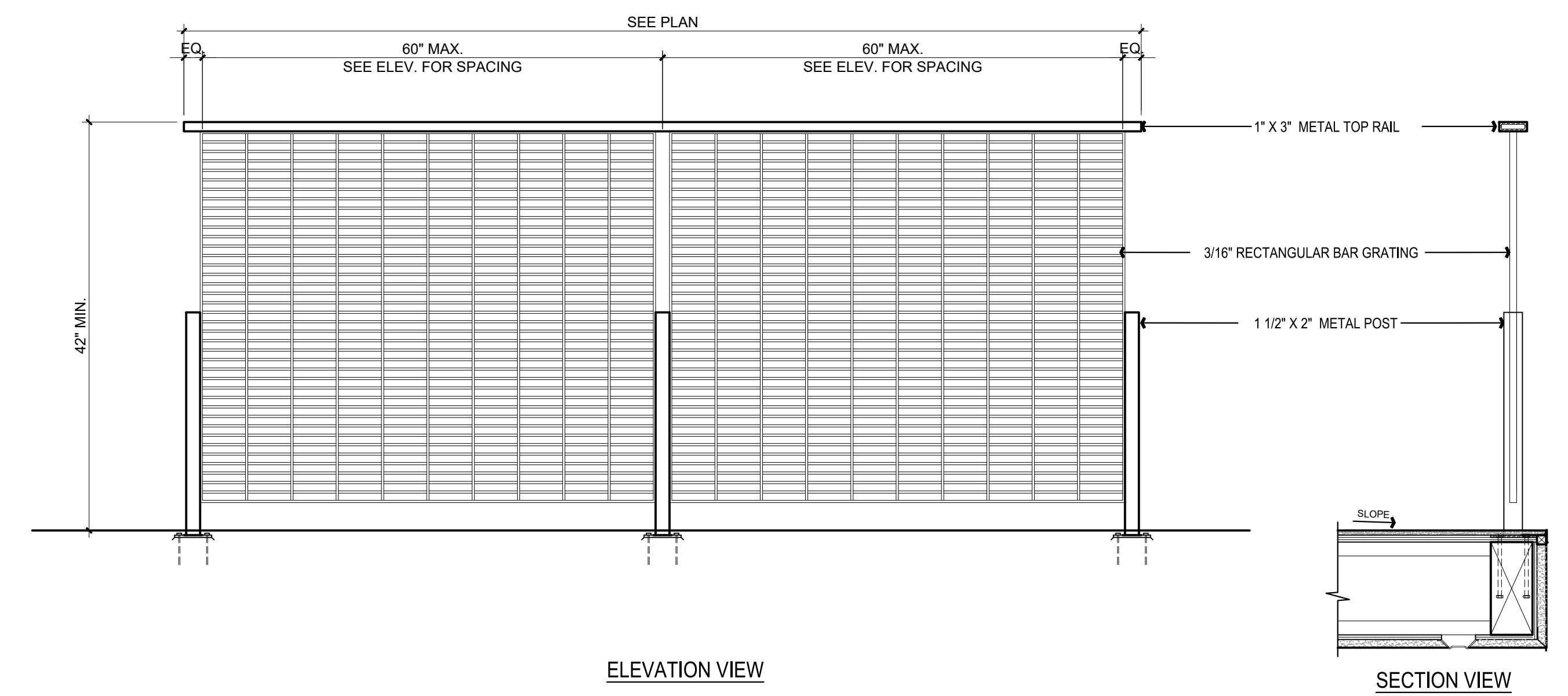
- * WALL PACK LIGHT
PROGRESS LIGHTING
One-Light Wall Sconce
W/HAL AC LED Model
P5635-2030K9 or Equal



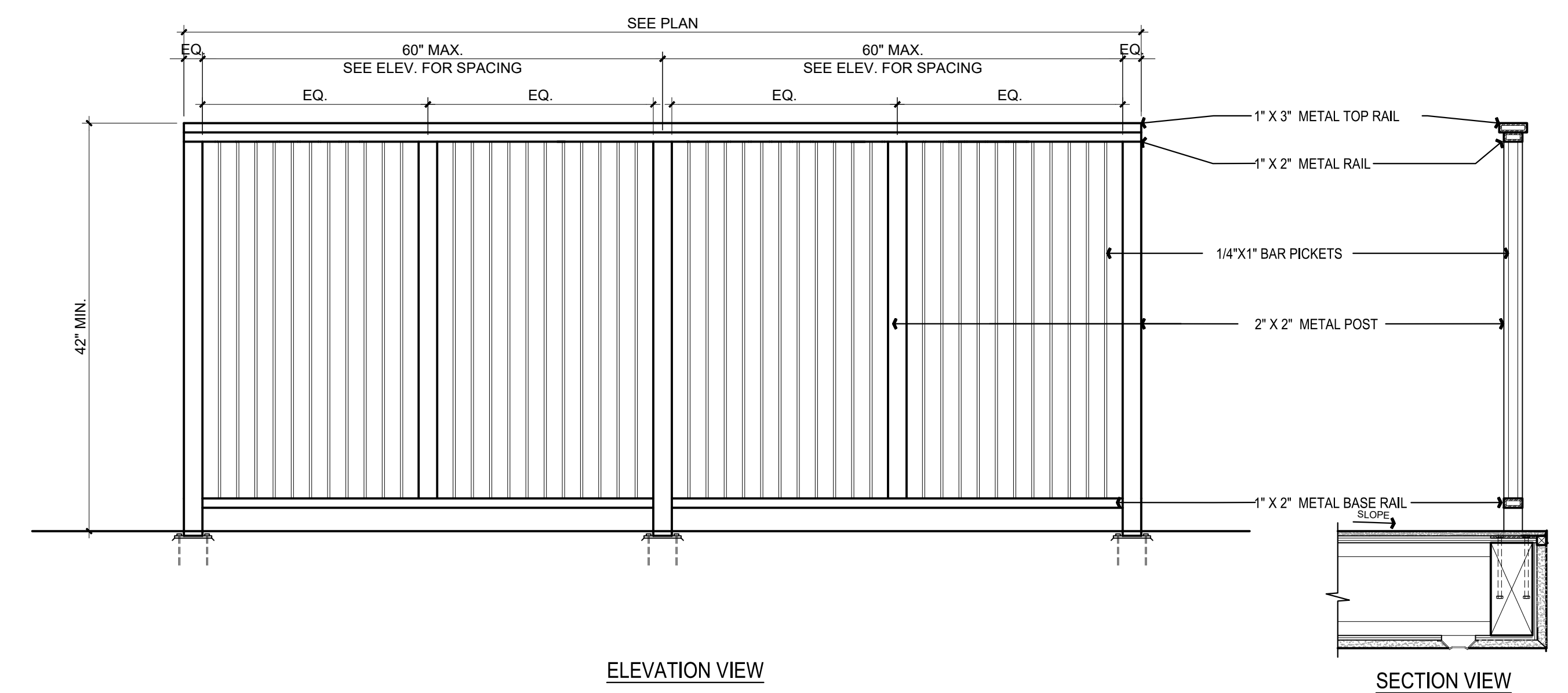
- * LIGHT FIXTURE AT ENTRY
PROGRESS LIGHTING
6" LED Outdoor Wall Cylinder
P5641-31/30K or Equal

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

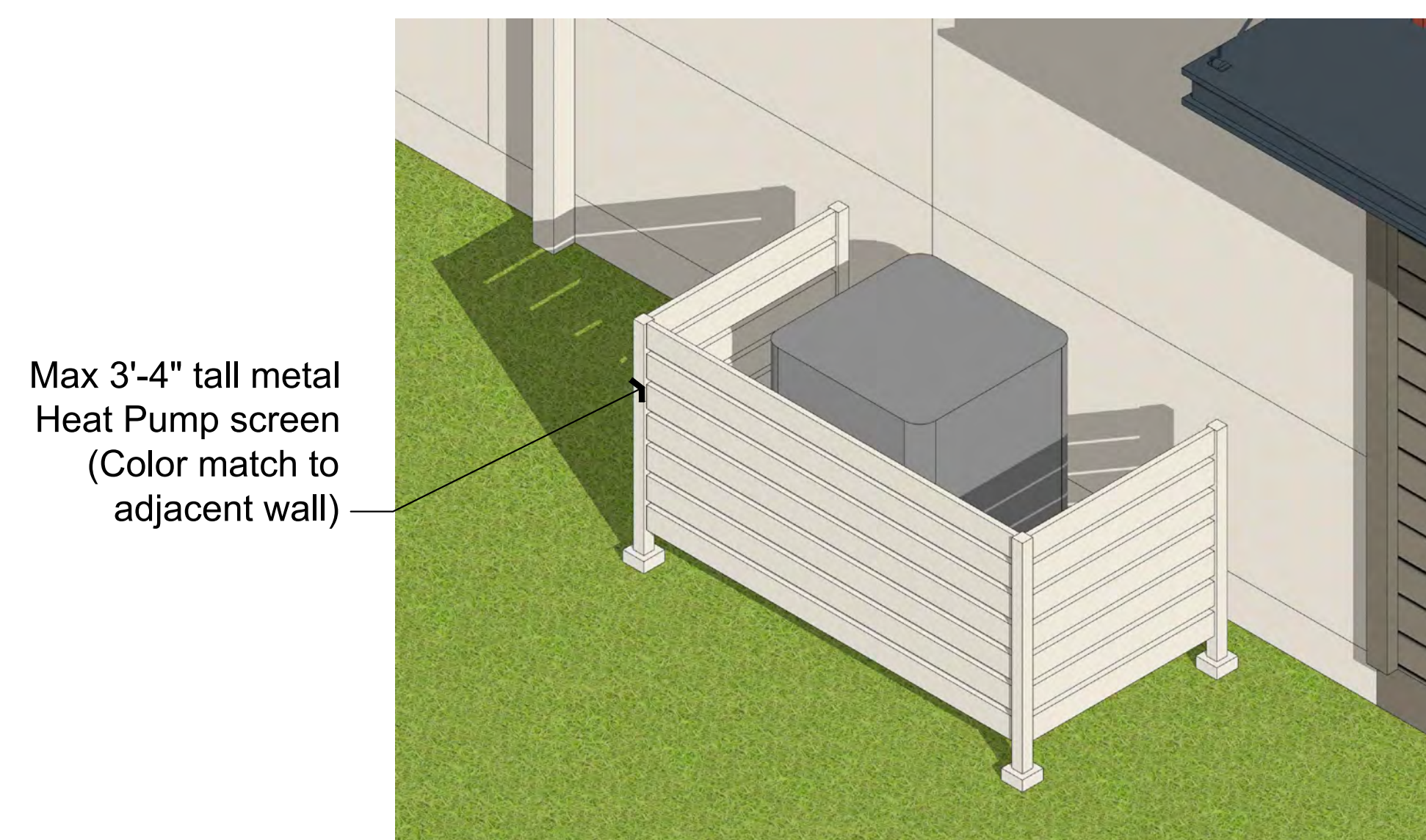
NOTE: The entry lights are located next to the entry door, and the wall pack lights are positioned above the garage door. Please refer to the building elevation sheets for the exact locations.



TYPICAL GUARDRAIL DETAILS_ STYLE 1 ELEVATION



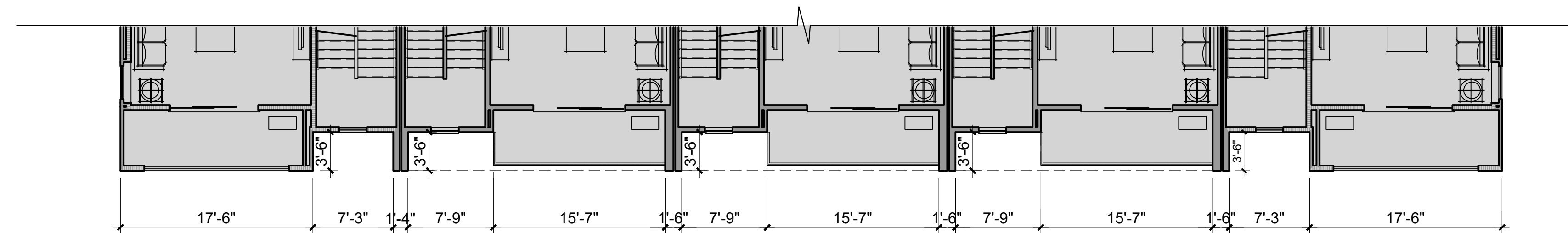
TYPICAL GUARDRAIL DETAILS_ STYLE 2 ELEVATION



5. HEAT PUMP SCREEN DETAIL



Typical Front Elevation - Style 1



Typical Partial Building Plan - Style 1

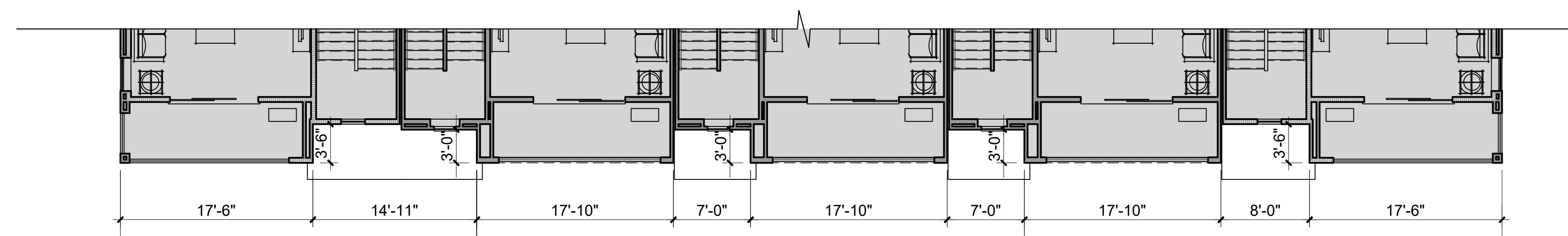
OBJECTIVE DESIGN REVIEW STANDARDS

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 least 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.



Typical Front Elevation - Style 2



Typical Partial Building Plan - Style 2



PROJECT COMPLIANCE:

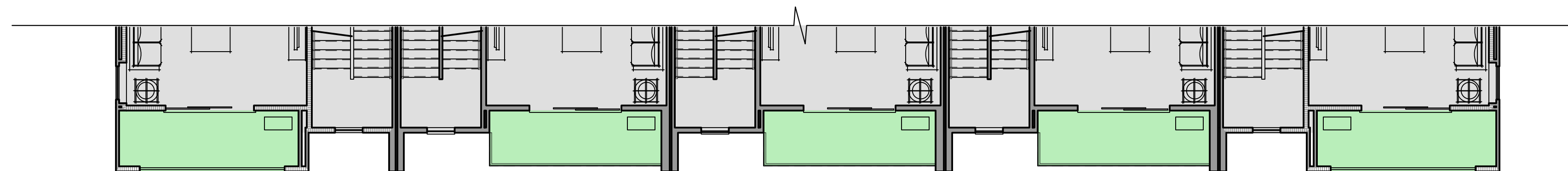
For every 50 horizontal feet of wall, facades include two projections or recesses at least two feet in depth



Building modulation delineation



Typical Front Elevation - Style 1



Typical Partial Building Plan - Style 1

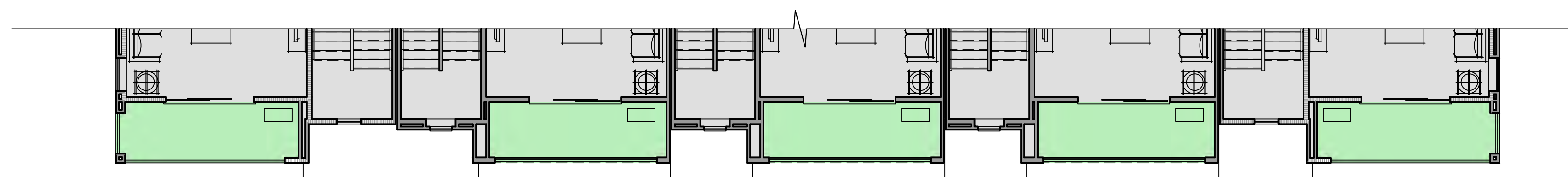
OBJECTIVE DESIGN REVIEW STANDARDS

Standards- Building Mass and Articulation

5. Individual unit balconies that are at least 60 square feet and 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 adjacent to the sides of the balconies



Typical Front Elevation - Style 2



Typical Partial Building Plan - Style 2



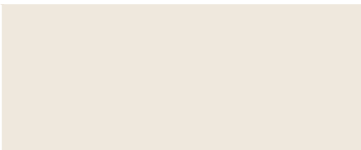
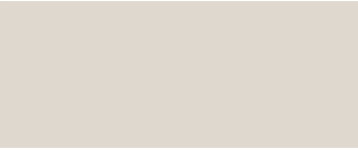
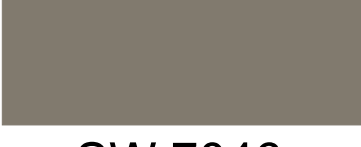
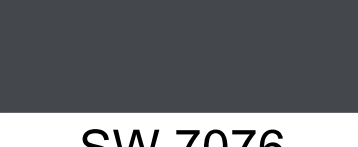
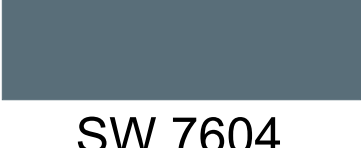
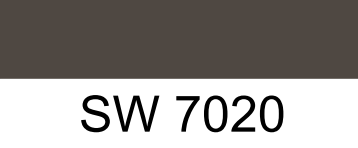
PROJECT COMPLIANCE:

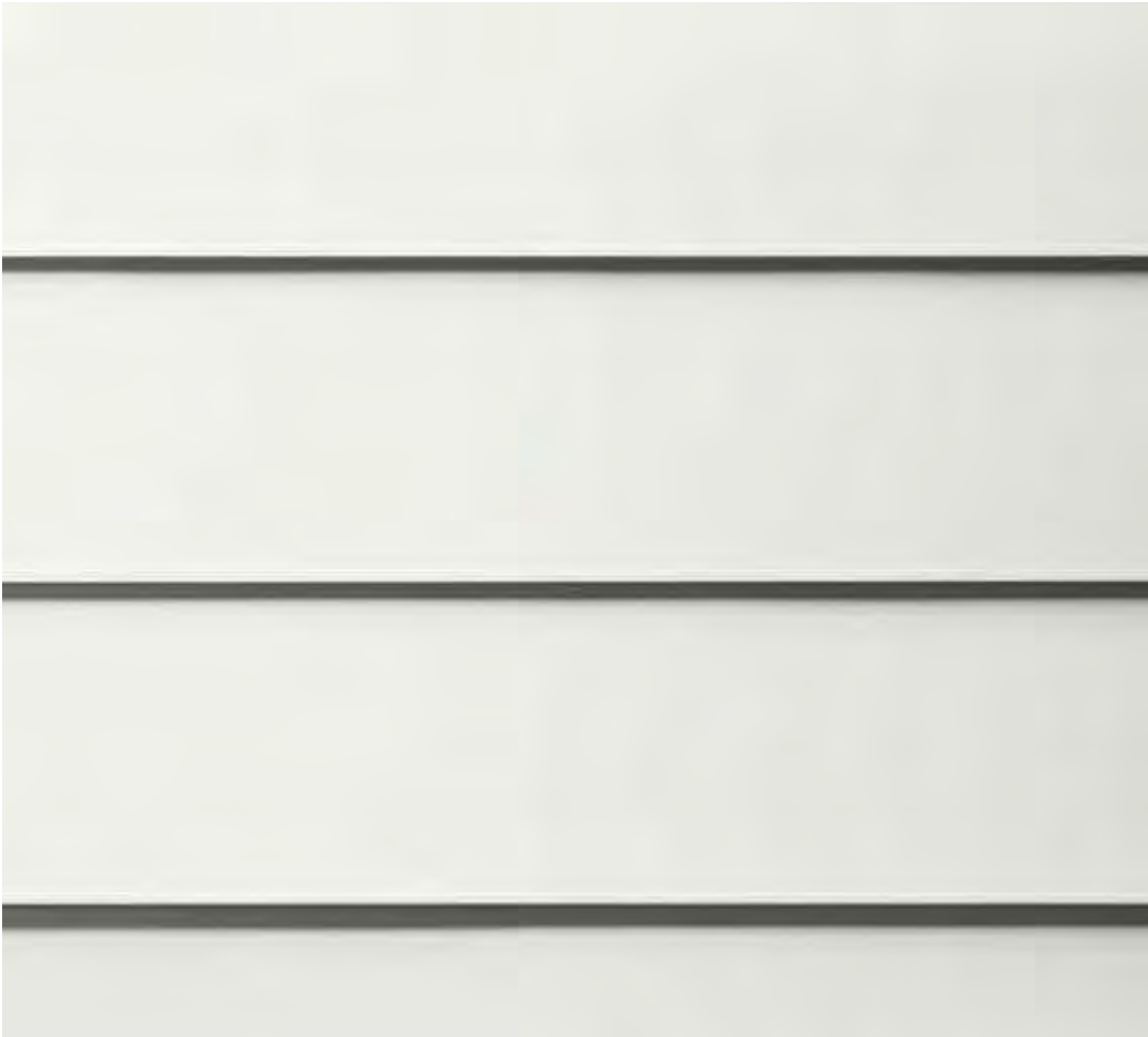
Individual unit balconies that are at least 60 square feet and have a minimum horizontal dimension of 5 feet and are partially recessed (to at least 25% of each balcony's depth) from the exterior building walls adjacent to the sides of the balconies

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/ BOARD+BATTEN/ TRIM 1	 SW 7002 DOWNEY	STUCCO BODY/ TRIM 1	 SW 7674 PEPPERCORN
STUCCO BODY/ BOARD+BATTEN/ TRIM 2	 SW 6275 FASHIONABLE GRAY	STUCCO BODY/ BOARD+BATTEN/ TRIM 2	 SW 7628 WINDFRESH WHITE
STUCCO BODY/ BOARD+BATTEN/ TRIM 3	 SW 7048 URBANE BRONZE	STUCCO BODY/ TRIM 3	 SW 9163 TIN LIZZIE
STUCCO BODY/ BOARD+BATTEN/ TRIM 4	 SW 6334 FLOWER POT	STUCCO BODY/TRIM 4/ FIBER CEMENT LAP SIDING/TRIM 5	 SW 6061 TANBARK
FIBER CEMENT LAP SIDING/TRIM 6	 SW 7046 ANONYMOUS		
METAL RAILING / METAL CANOPY	 SW 7034 STATUS BRONZE	METAL RAILING / METAL CANOPY	 SW 7076 CYBERSPACE
FIBER GLASS ENTRY DOOR 1	 SW 9640 SEA MARINER	FIBER GLASS ENTRY DOOR 1	 SW 9179 ANCHOR AWEIGH
FIBER GLASS ENTRY DOOR 2	 SW 7604 SMOKY BLUE	FIBER GLASS ENTRY DOOR 2	 SW 6181 SECRET GARDEN
GARAGE DOOR 1	 SW 7664 STEELY GRAY	STANDING SEAM METAL ROOF	 SLATE GRAY
		GARAGE DOOR 1	 SW 7020 BLACK FOX



FIBER CEMENT LAP SIDING
(SEE ELEVATIONS FOR COLORS)



BOARD AND BATTEN
FIBER CEMENT VERTICAL SIDING



SAND FINISH STUCCO
(SEE ELEVATIONS FOR COLORS)

MANUFACTURER

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