2433 MARINER SQUARE LOOP

ALAMEDA, CALIFORNIA

Exhibit 2 Item 5-A
Planning Board Meeting
July 28, 2025

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE DEMOLITION OF FOUR OFFICE BUILDINGS AND PROPOSES A SINGLE 8 STORY RESIDENTIAL BUILDING CONSISTING OF 5 STORIES OF R-2 USE OF TYPE IIIA CONSTRUCTION OVER A 3 STORY TYPE IA MIXED USE PODIUM. THE PROJECT WILL BE FULLY SPRINKLERED PER NFPA 13 AND INCLUDES 354 FOR RENT APARTMENTS CONSISITING OF STUDIOS, ONE BEDROOM AND TWO BEDROOM UNITS.

PROJECT ADDRESS:

2433 MARINER SQUARE LOOP
ALAMEDA, CA 94501

PROJECT DESCRIPTION:

CONSTRUCTION TYPES: IA, IIIA

FLOORS: 8

SITE AREA: ± 2.363 ACRES (102,950 SF)

5 STORY BUILDING (TYPE IIIA) OF RESIDENTIAL OVER 3 STORY BUILDING (TYPE IA) OF RESIDENTIAL/GARAGE

ZONE: M-2-PD-MF

LOT COVERAGE:

ENTIRE SITE
± 2.363 ACRES (102,950 SF)

PROPOSED BUILDING S.F.
488,716 S.F.

PROPOSED USE
RESIDENTIAL: 356 UNITS

REQUIRED BUILDING SETBACKS
FRONT: 5'-0"
SIDE: 8'-0"
REAR: NONE

BUILDING HEIGHT
84'-11"

BMR UNIT MATRIX:

		Unit Count			
Type	Bed / Bath	Market	BMR	Total	%
S1	0 BR/ 1BA	31	0	31	8.7%
S1.1	0 BR/ 1BA	1	0	1	0.3%
S2	0 BR/ 1BA	5	0	5	1.4%
S3	0 BR/ 1BA	8	8	16	4.5%
S3.1	0 BR/ 1BA	2	0	2	0.6%
A1	1 BR / 1BA	112	6	118	33.1%
A1.1	1 BR / 1BA	18	0	18	5.1%
A1.2	1 BR / 1BA	-	1	1	0.3%
A1.3	1 BR / 1BA	2	0	2	0.6%
A1.4	1 BR / 1BA	6	0	6	1.7%
A2	1 BR / 1BA	18	17	35	9.8%
A3.2	1 BR / 1BA	-	5	5	1.4%
A4	1 BR / 1BA	11	0	11	3.1%
A4.1	1 BR / 1BA	-	2	2	0.6%
A4.2	1 BR / 1BA	2	0	2	0.6%
B1	2 BR / 2BA	41	0	41	11.5%
B1.1	2 BR / 2BA	3	0	3	0.8%
B1.2	2 BR / 2BA	3	0	3	0.8%
B1.3	2 BR / 2BA	1	0	1	0.3%
B1.4	2 BR / 2BA	-	2	2	0.6%
B2	2 BR / 2BA	19	0	19	5.3%
B2.1	2 BR / 2BA	3	0	3	0.8%
B2.2	2 BR / 2BA	6	0	6	1.7%
B2.3	2 BR / 2BA	2	0	2	0.6%
B3	2 BR / 2BA	-	5	5	1.4%
B4	2 BR / 2BA	-	6	6	1.7%
B4.1	2 BR / 2BA	-	2	2	0.6%
B5	2 BR / 2BA	8	0	8	2.2%
Total / Weighted Average		**302**	**54**	**356**	**100.0%**
	% of Total	**84.8%**	**15.17%**		

OFF STREET PARKING - RESIDENTIAL		
PROVIDED RESIDENTIAL PARKING		
FLOOR	STANDARD	TOTAL
CALTRANS LOT		124
1st	102	102
2nd	89	89
3rd	92	92
TOTAL	283	407

PROVIDED BIKE PARKING (OCCUPANCY R-2)			
LONG TERM REQUIRED	**1 SPACE PER UNIT = 356 SPACES REQUIRED**		
LONG TERM PROPOSED	**356 SPACES PROVIDED**		
SHORT TERM REQUIRED	**356 UNITS / 10 = 35.6, 35.6 x 2 = 71.2 = 72 SPACES**		
SHORT TERM PROPOSED	**72 SPACES PROVIDED**		
TOTAL PROVIDED	**428 SPACES**	**PARKING RATIO PROVIDED**	**1.15**

DERO DEKER	216
ULTRA SPACE SAVER	104
NON-TRADITIONAL LARGE BIKE STORAGE	36
TOTAL PROVIDED	356

OFF STREET PARKING - RESIDENTIAL						
RESIDENT ASSIGNED PARKING						
STALL TYPE	**COUNT**				**CODE %**	**NOTES**
RESIDENT TOTAL (COVERED)	**283**					
PARKING SPACE (NON EV)	140					
ACCESS TOTAL (NON EV)			8		2%*	
ACCESS STANDARD				5		
ACCESS VAN				3		
EV SPACES	143					
EVR		114			40%	
EVCGR		29			10%	
ACCESS TOTAL (EVR & EVCGR)			3		2%	Cal Green Code...
ACCESS STANDARD (EVR)				2		
ACCESS VAN (EVCGR)				1		
				11		*Per AMC 30-7.4, 2% of maximum off-street spaces permited (356X1.5=534 x 2% = 11)
RESIDENT TOTAL (CALTRANS LOT)	124					
RESIDENT TOTAL COMBINED	407					

UNIT AND AREA SUMMARY — **JOB: TMG 2433 Mariner Sq Loop, Alameda**
Date 01/22/2024

CONSTRUCTION TYPE: **TYPE IIIA OVER TYE IA**
FLOORS: **5 WOOD O/ 3 CONCRETE** — **BUILDING ALL**

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1	STUDIO	543		3	3	5	5	5	5	5		31	8.71%	16,833
	S1.1	STUDIO	520	1									1	0.28%	520
	S2	STUDIO	540				1	1	1	1	1		5	1.40%	2,700
	S3.0	STUDIO	543			1	3	3	3	3	3		16	4.49%	8,688
	S3.1	STUDIO	570	1	1								2	0.56%	1,140
STUDIO SUB-TOTAL				1	3	3	6	6	6	6	6	0	**55**	**15.45%**	29,881
1 BEDROOM	A1	1 BDRM / 1 BATH	737			13	21	21	21	21	21		118	33.15%	86,966
	A1.1	1 BDRM / 1 BATH	841	7	11								18	5.06%	15,138
	A1.2	1 BDRM / 1 BATH	777		1								1	0.28%	777
	A1.3	1 BDRM / 1 BATH	861	1	1								2	0.56%	1,722
	A1.4	1 BDRM / 1 BATH	800						2	2	2		6	1.69%	4,800
	A2	1 BDRM / 1 BATH	727				7	7	7	7	7		35	9.83%	25,445
	A3.2	1 BDRM / 1 BATH	724				1	1	1	1	1		5	1.40%	3,620
	A4	1 BDRM / 1 BATH	849			1	2	2	2	2	2		11	3.09%	9,339
	A4.1	1 BDRM / 1 BATH	649		1	1							2	0.56%	1,298
	A4.2	1 BDRM / 1 BATH	772	1	1								2	0.56%	1,544
1 BDRM SUB-TOTAL				9	15	15	31	31	33	33	33	0	**200**	**56.18%**	150,649
2 BEDROOM	B1	2 BDRM / 2 BATH	1,083			5	5	7	8	8	8		41	11.52%	44,403
	B1.1	2 BDRM / 2 BATH	1,202		3								3	0.84%	3,606
	B1.2	2 BDRM / 2 BATH	1,109	1	1	1							3	0.84%	3,327
	B1.3	2 BDRM / 2 BATH	1,212		1								1	0.28%	1,212
	B1.4	2 BDRM / 2 BATH	1,216	1	1								2	0.56%	2,432
	B2	2 BDRM / 2 BATH	1,118			2	3	4	4	4	2		19	5.34%	21,242
	B2.1	2 BDRM / 2 BATH	1,115		1	1	1						3	0.84%	3,345
	B2.2	2 BDRM / 2 BATH	1,138			1	1	1	1	1	1		6	1.69%	6,828
	B2.3	2 BDRM / 2 BATH	1,158	1	1								2	0.56%	2,316
	B3.0	2 BDRM / 2 BATH	985				1	1	1	1	1		5	1.40%	4,925
	B4.0	2 BDRM / 2 BATH	1,151			1	1	1	1	1	1		6	1.69%	6,906
	B4.1	2 BDRM / 2 BATH	1,119	1	1								2	0.56%	2,238
	B5.0	2 BDRM / 2 BATH	1,108	1	1	1	1	1	1	1	1		8	2.25%	8,864
2 BDRM SUB-TOTAL				2	7	9	9	11	12	12	10	0	**101**	**28.37%**	111,644
TOTAL UNITS		**Avg SqFt**	**821**	12	25	27	46	48	51	51	49	0	**356**	**100.00%**	292,174

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Net rentable Residential by floor (excl decks)				14,320	26,152	26,523	42,138	44,307	46,990	46,990	44,754	0			**292,174**
Gross area by floor (footprint minus net rentable, excl decks)				6,039	6,877	6,540	6,813	7,986	6,330	6,330	6,399	0			**53,314**
Residential Amenities				7,800			2,130				1,047				10,977
Leasing Office				1,200											1,200
Garage/ Utility/MEP				43,067	34,211	34,887									112,165
Total Gross				72,426	67,240	67,950	51,081	52,293	53,320	53,320	52,200	0			**469,830**

TRUE NORTH

EXISTING SITE CONTEXT - SITE PHOTOS

AP0.03

2433 MARINER SQUARE LOOP

JUN 26, 2025

EXISTING SITE - AXON VIEW

EXISTING SITE - AXON VIEW

EXISTING SITE CONTEXT - SITE PHOTOS

AP0.04

2433 MARINER SQUARE LOOP

JUN 26, 2025

PERSPECTIVE - SW MARINER SQUARE LOOP

AP0.05

2433 MARINER SQUARE LOOP

JUN 26, 2025

PERSPECTIVE - SE MARINER SQUARE LOOP

AP0.06

2433 MARINER SQUARE LOOP

JUN 26, 2025

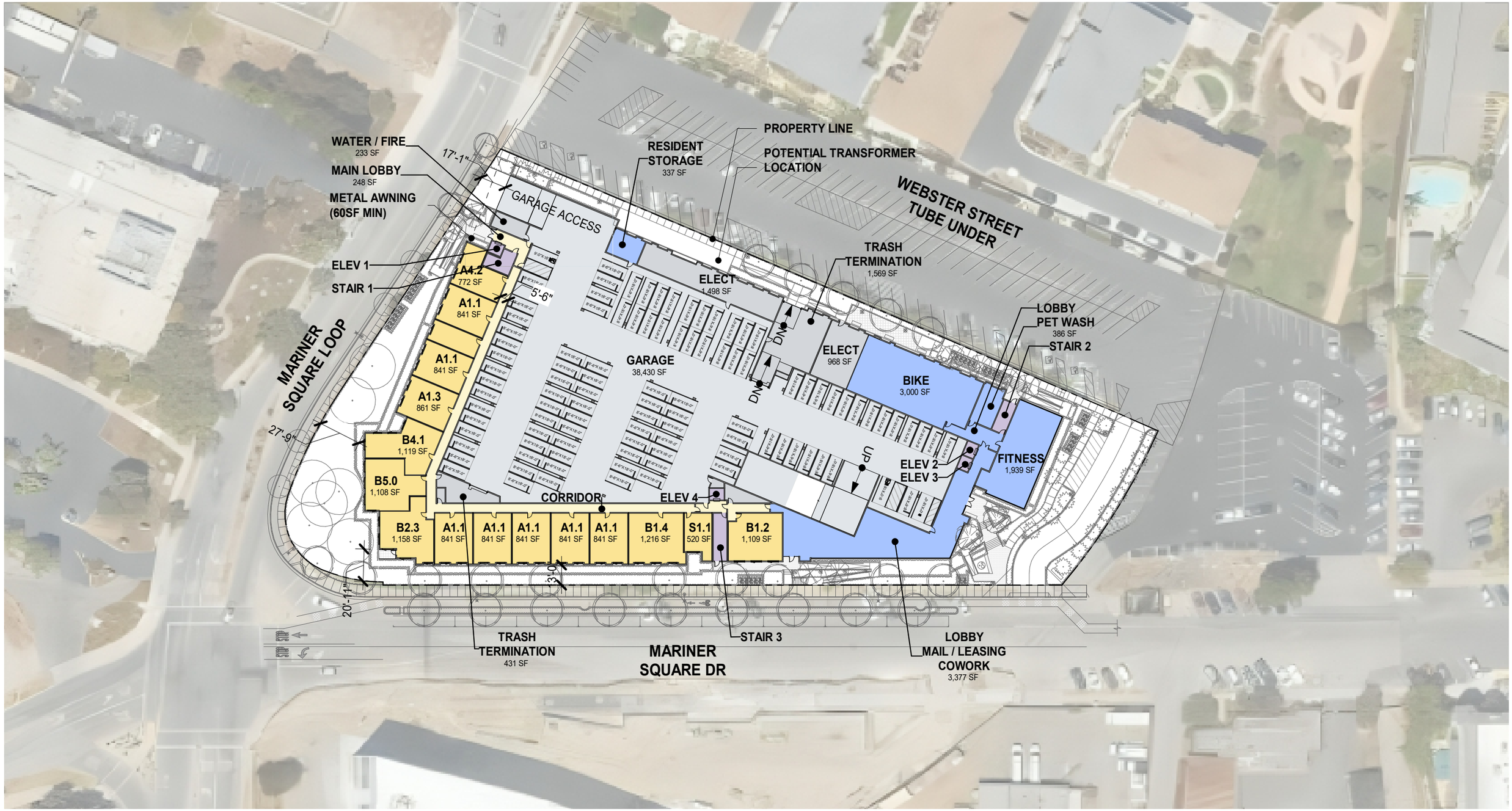
PERSPECTIVE - NE MARINER SQUARE DR

AP0.07

ARCHITECTURE

2433 MARINER SQUARE LOOP

JUN 26, 2025



0' 60' 120'

TRUE NORTH

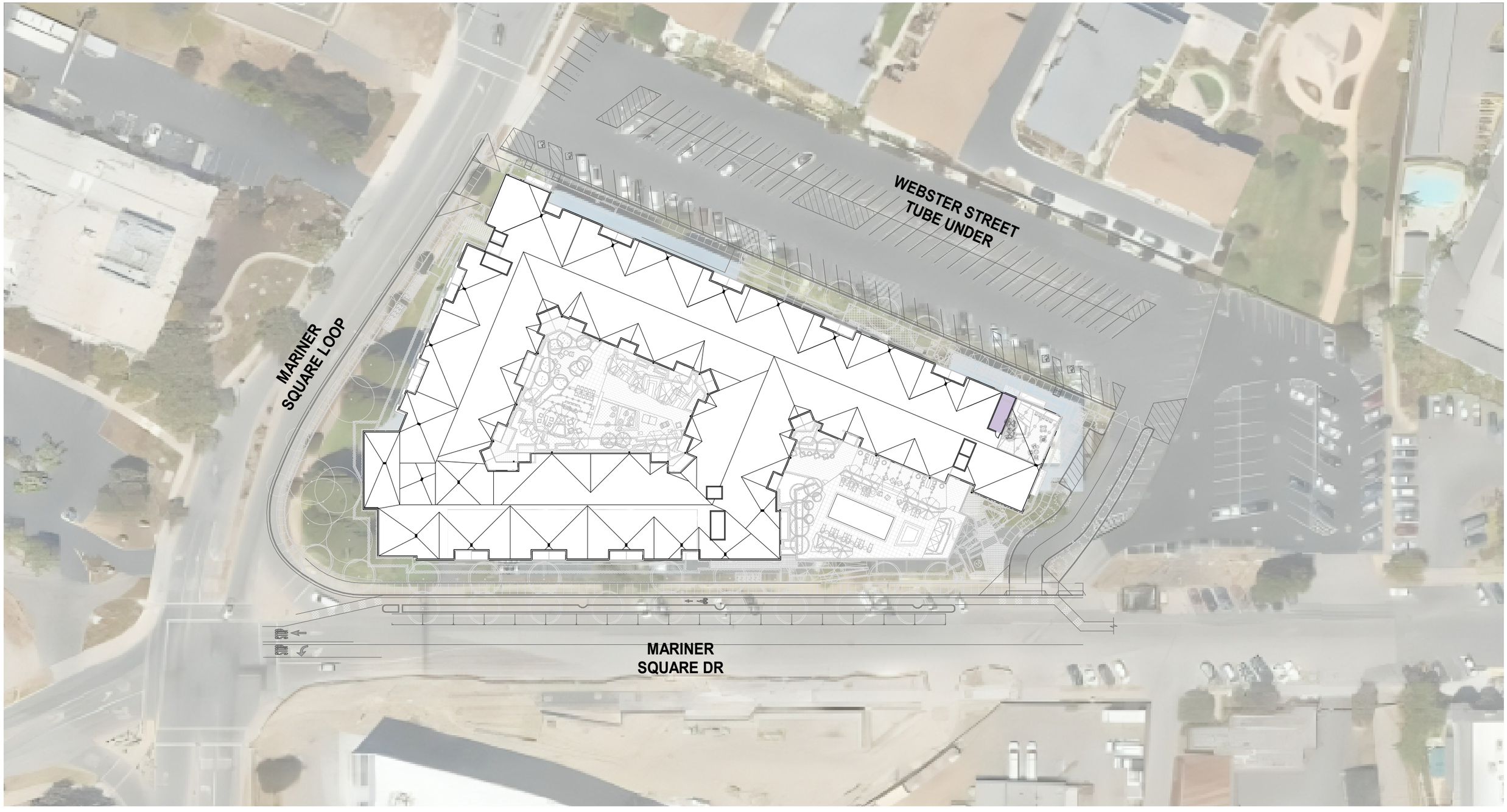
1"=60'

SITE PLAN - GRADE

AP1.00

2433 MARINER SQUARE LOOP

JUN 26, 2025



0' 60' 120'

TRUE NORTH

1"=60'

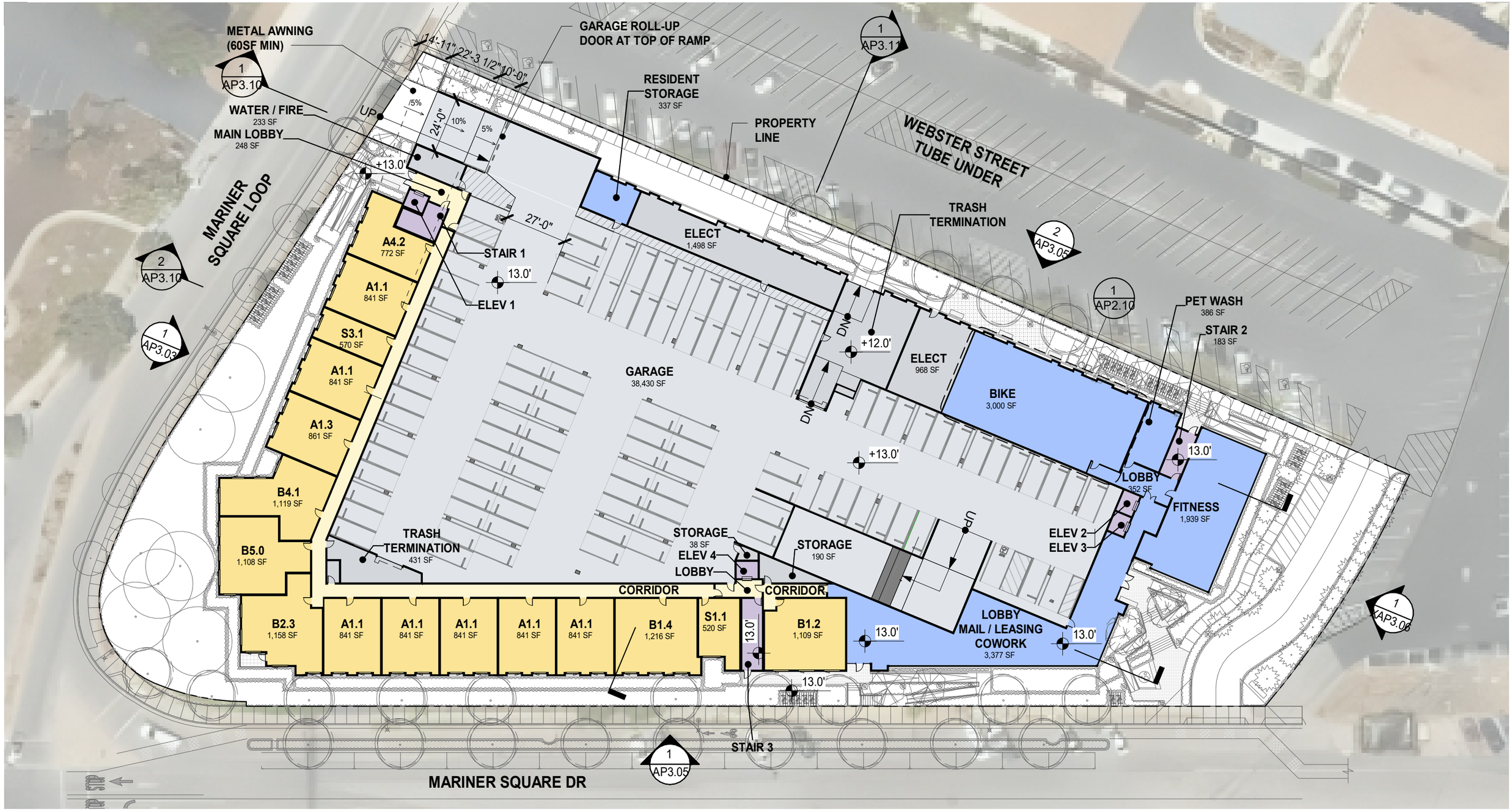
SITE PLAN - ROOF

AP1.01

2433 MARINER SQUARE LOOP

JUN 26, 2025

BDE ARCHITECTURE



COLOR LEGEND

UNITS | OPEN SPACE | LOGGIA | AMENITY | MEP/BOH | VERTICAL CIRCULATION | CIRCULATION

0' 40' 80'

1"=40'

FLOOR 1 - PLAN

AP2.00

2433 MARINER SQUARE LOOP

JUN 26, 2025

COLOR LEGEND

UNITS | OPEN SPACE | LOGGIA | AMENITY | MEP/BOH | VERTICAL CIRCULATION | CIRCULATION

0' 40' 80'

TRUE NORTH

FLOOR 2 - PLAN

1"=40'

AP2.01

BDE ARCHITECTURE

2433 MARINER SQUARE LOOP

JUN 26, 2025

COLOR LEGEND

UNITS | OPEN SPACE | LOGGIA | AMENITY | MEP/BOH | VERTICAL CIRCULATION | CIRCULATION

0' 40' 80'

TRUE NORTH

FLOOR 3 - PLAN

1"=40'

AP2.02

BDE ARCHITECTURE

2433 MARINER SQUARE LOOP

JUN 26, 2025

COLOR LEGEND

UNITS | OPEN SPACE | LOGGIA | AMENITY | MEP/BOH | VERTICAL CIRCULATION | CIRCULATION

0' 40' 80'

TRUE NORTH

1"=40'

FLOOR 4 - PLAN

AP2.03

BDE ARCHITECTURE

2433 MARINER SQUARE LOOP

JUN 26, 2025

COLOR LEGEND

UNITS | OPEN SPACE | LOGGIA | AMENITY | MEP/BOH | VERTICAL CIRCULATION | CIRCULATION

0' 40' 80'

TRUE NORTH

1"=40'

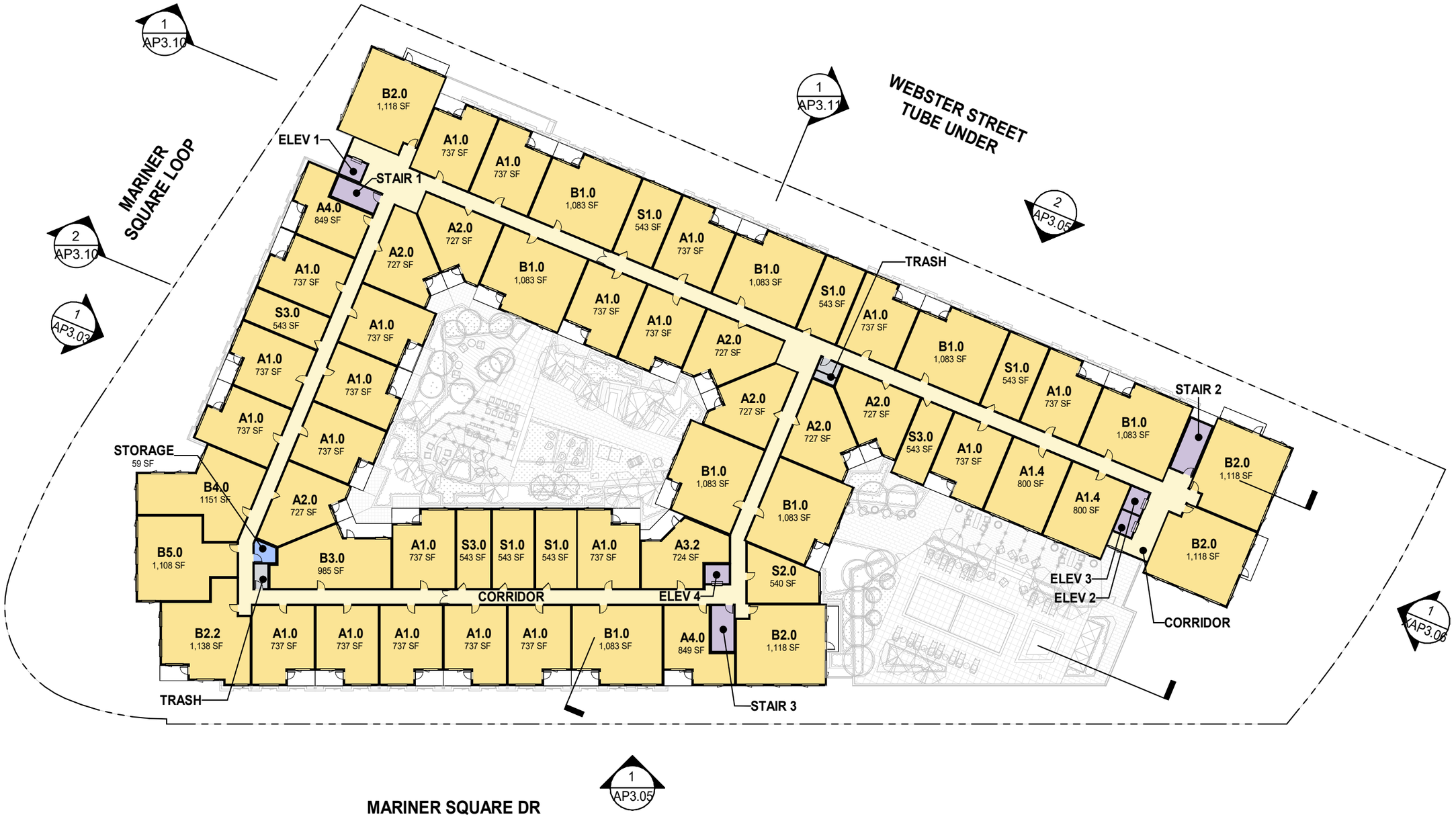
FLOOR 5 - PLAN

AP2.04

BDE ARCHITECTURE

2433 MARINER SQUARE LOOP

JUN 26, 2025



COLOR LEGEND

UNITS | OPEN SPACE | LOGGIA | AMENITY | MEP/BOH | VERTICAL CIRCULATION | CIRCULATION

0' 40' 80'

TRUE NORTH

FLOOR 6-7 - PLAN

1"=40'

AP2.05

BDE ARCHITECTURE

2433 MARINER SQUARE LOOP

JUN 26, 2025

COLOR LEGEND

UNITS | OPEN SPACE | LOGGIA | AMENITY | MEP/BOH | VERTICAL CIRCULATION | CIRCULATION

0' 40' 80'

TRUE NORTH

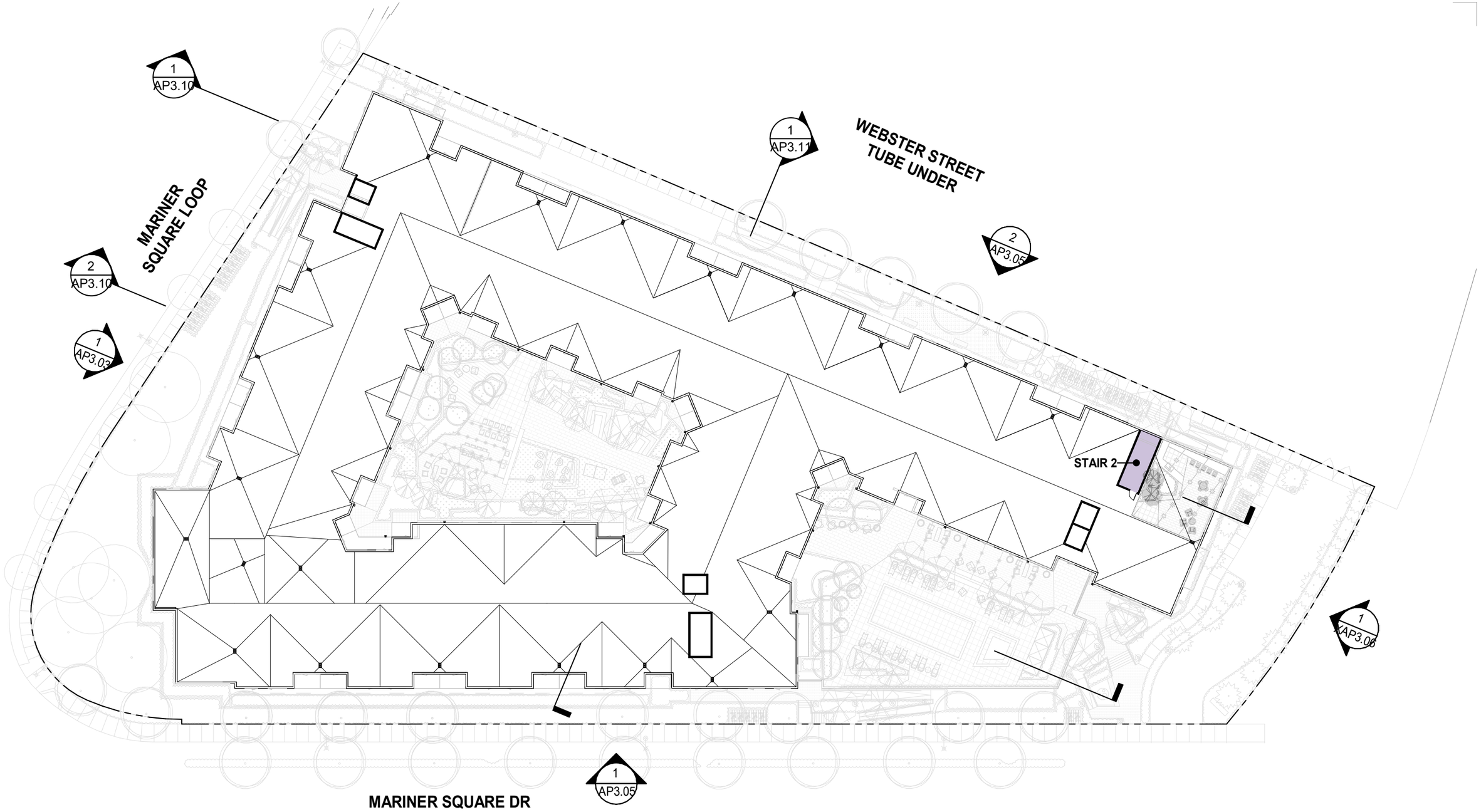
FLOOR 8 - PLAN

1"=40'

AP2.06

2433 MARINER SQUARE LOOP

JUN 26, 2025



COLOR LEGEND

UNITS | OPEN SPACE | LOGGIA | AMENITY | MEP/BOH | VERTICAL CIRCULATION | CIRCULATION

0' 40' 80'

TRUE NORTH

ROOF - PLAN

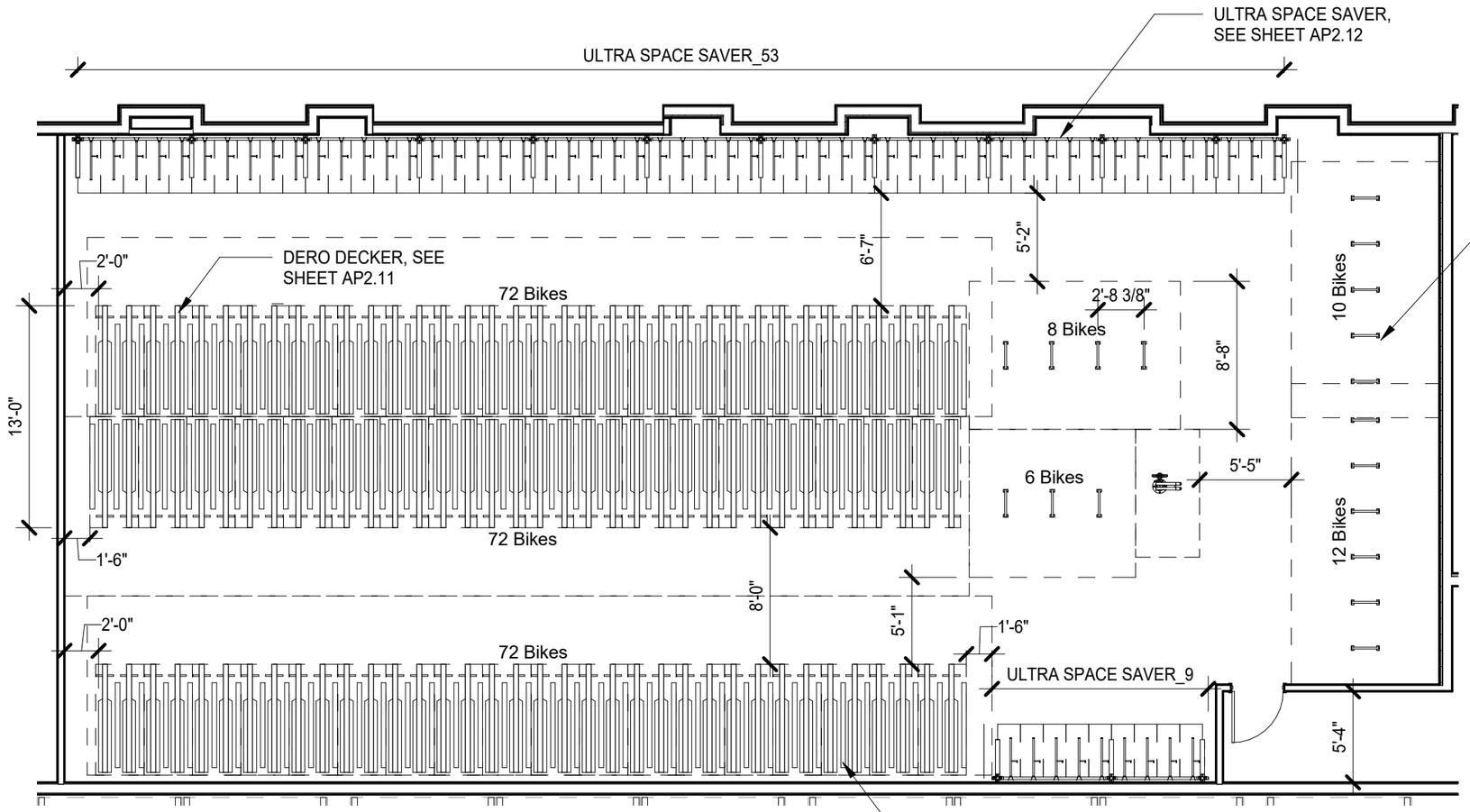
1"=40'

AP2.07

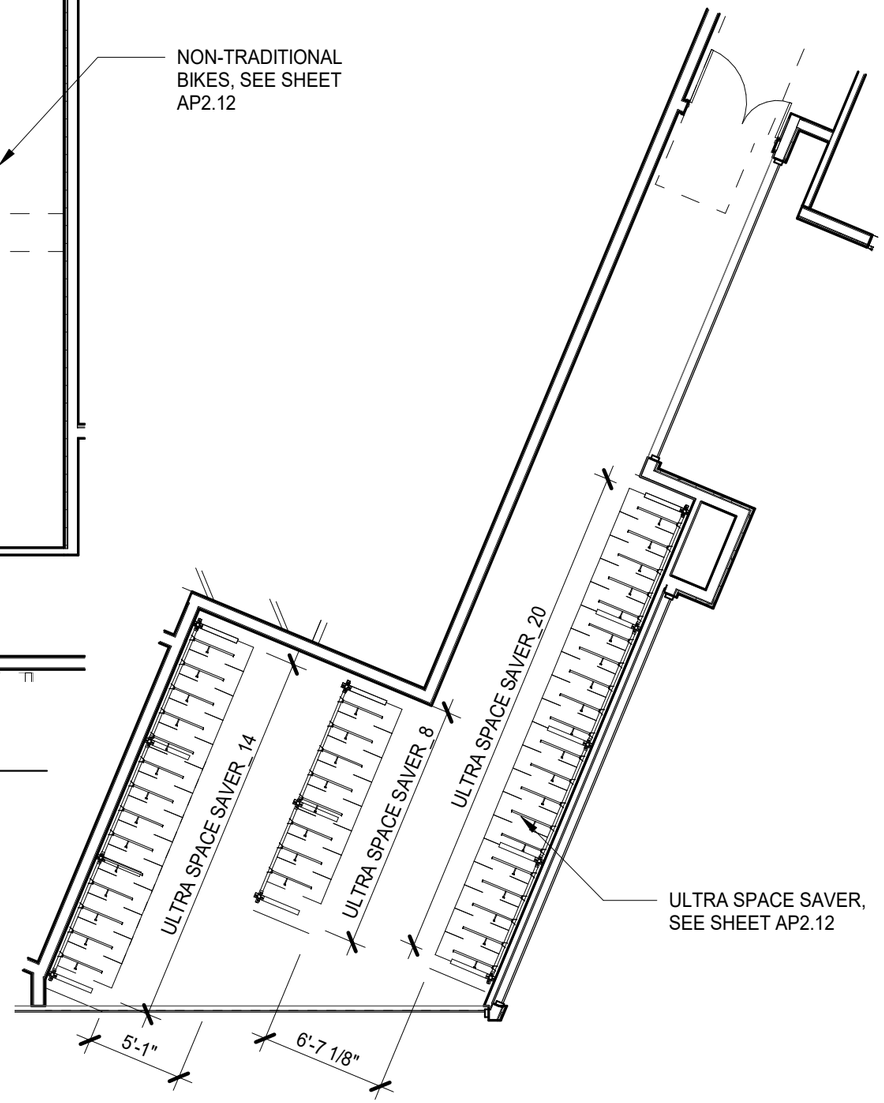
BDE ARCHITECTURE

2433 MARINER SQUARE LOOP

JUN 26, 2025



BIKE ROOM 1



BIKE ROOM 2

LONG TERM BIKE STORAGE: 356 BIKES

SHORT TERM BIKE STORAGE: 72 BIKES (REFER TO LANDSCAPE DWGS)

TOTAL BIKE STORAGE: 428 BIKES

BIKE ROOM 1	BIKE ROOM 2
ULTRA SPACE SAVER_62	ULTRA SPACE SAVER_42
DERO DECKER_216	
NON TRADITIONAL LARGE BIKE RACK_36	

0' 4' 8' 16'

1/8"=1'-0"

ENLARGED PLANS - BIKE ROOMS

AP2.10

Dero **Decker**

The Dero Decker takes bike parking to the next level – literally. By stacking bikes on a two-tiered system, capacity doubles. Unlike other two-tier systems our lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray. The Dero Decker has a front wheel safety locking lever and tray dampers to provide safe lowering of upper trays. The near vertical lowered trays also reduce the required aisle space, giving the Dero Decker the smallest footprint on the market.

Patent #9,950,592

Dero **Decker**

- Sturdy red handle grips
- Lift-assist trays
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available

FINISH OPTIONS

Galvanized

Powder Coat

White · Black · Light Grey RAL 7042 · Deep Red RAL 3003 · Yellow RAL 1023
Chili Bright Yellow · Orange RAL 2004 · Beige RAL 1001 · Iron Grey RAL 7011 · Hunter Green RAL 6005
Light Green RAL 6018 · Green RAL 6016 · Sepia Brown RAL 8014 · Blue RAL 5005 · Sky Blue RAL 5015
Dark Purple · Flat Black · Wine Red RAL 3005 · Bronze · Silver RAL 9007

Dero **Decker** — Submittal Sheet

CAPACITY 4 Bikes per unit

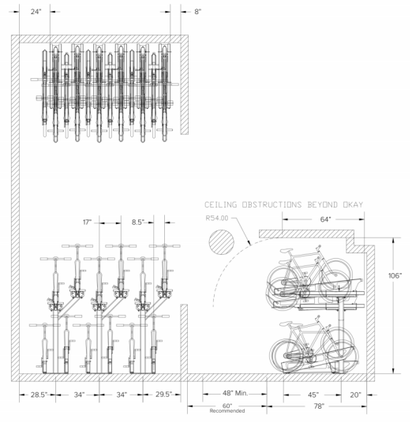
MATERIALS
Uprights: 4" Tig square tube
Upright base: 1/4" plate
Cantilevers: Tig plate
Cantilever base: 1/4" plate
Trays: Tig plate

FINISHES
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

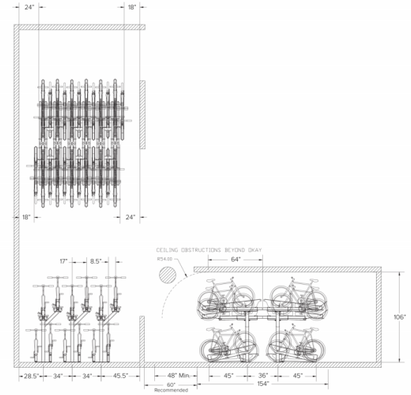
☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS **Surface only**
Each upright has one ¼" plate feet that accept 1/2" wedge anchors

Dero **Decker** — **Setbacks** Single Sided



Dero **Decker** — **Setbacks** Double Sided



DERO DECKER BIKE RACK SPECIFICATION

Example shown above is a 4-unit section. Lengths may vary based on your space.

Ultra Space Saver™ Squared

Dero's Ultra Space Saver Squared offers high-security, vertical bike parking. Adjustable sliding arms make it easy for customers to best utilize their space. It also creates flexibility to make sure bike spacing follows city requirements as they evolve. Pipe-cutter resistant squared steel tubing makes the Ultra Space Saver Squared more secure than the original Ultra Space Saver.

Patent D774,441

Ultra Space Saver™ Squared

- Modular design fits nearly any space
- U-lock compatible
- Easy assembly
- Double your capacity
- Square tubing for greater security
- Spacing between arms can be varied
- Tire stops available
- ADA cane stops available

FINISH OPTIONS

Galvanized

Powder Coat

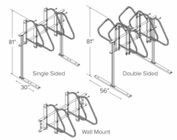
White · Black · Deep Red RAL 3003 · Yellow RAL 1023
CNH Bright Yellow · Orange RAL 2004 · Beige RAL 1001 · Hunter Green RAL 6005
Light Green RAL 6018 · Green RAL 6016 · Sky Blue RAL 5015 · Blue RAL 5005
Dark Purple · Flat Black · Wine Red RAL 3005 · Iron Gray RAL 7011
Light Grey RAL 7042 · Silver RAL 9007 · Sepia Brown RAL 8014 · Bronze

MOUNT OPTIONS

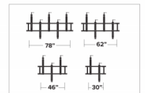
Floor

Wall

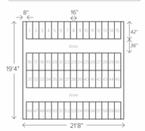
Ultra Space Saver™ Squared — Submittal Sheet



(Examples above show 62" long crossbar sections)



Ultra Space Saver Squared sections vary in length to fit most spaces. Above are common crossbar lengths for arms spaced 16"OC



As a general guideline, the above space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

CAPACITY
Modular construction
1 bike per arm

MATERIALS
Hanger: 1" square tube with steel slider head with tamperproof locking bolts.
Upright: 2" square tube.
Feet: A56 C3 x 4.1 galvanized steel channel.
Crossbeams: 1.25" sched. 40 galvanized pipe.

FINISHES

☐ **Black Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat

☐ **Black Powder Coat (Exterior Use)** Additional Cost
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS

☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet.(30" for single sided and 56" for double sided units) which must be anchored to the floor.

☐ **Wall mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS

☐ **Include wheel stops**

Optional wheel stops are available for both floor and wall mounted racks for an additional cost

CANE STOPS

☐ **Include cane stops**

Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost

Example shown above is a 4-unit section. Lengths may vary based on your space.

Ultra Space Saver™ Squared

Dero's Ultra Space Saver Squared offers high-security, vertical bike parking. Adjustable sliding arms make it easy for customers to best utilize their space. It also creates flexibility to make sure bike spacing follows city requirements as they evolve. Pipe-cutter resistant squared steel tubing makes the Ultra Space Saver Squared more secure than the original Ultra Space Saver.

Patent D774,441

DERO ULTRA SPACE SAVER SQUARED BIKE RACK SPECIFICATION

Downtown Rack

The Downtown Rack uses thick, square-tube construction that can't be cut with a pipe cutter. The extended width of the Downtown Rack makes for easy bike parking by giving the bike full support and multiple locking points for a u-style bike lock.

Downtown Rack

FINISH OPTIONS

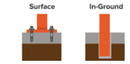
Galvanized · **Stainless**

Powder Coat

White · Black · Light Gray RAL 7042 · Deep Red RAL 3003 · Yellow RAL 1023
CNH Bright Yellow · Orange RAL 2004 · Beige RAL 1001 · Iron Gray RAL 7011 · Hunter Green RAL 6005
Light Green RAL 6018 · Green RAL 6016 · Sepia Brown RAL 8014 · Blue RAL 5005 · Sky Blue RAL 5015
Dark Purple · Flat Black · Wine Red RAL 3005 · Bronze · Silver RAL 9007

MOUNT OPTIONS

Surface · **In-Ground**



Temper-resistant fasteners available upon request

Rail

OPTIONAL LEAN BAR

DOWNTOWN RACK BIKE RACK SPECIFICATION

MATERIAL LEGEND:

1. STUCCO
2. THIN BRICK VENEER
3. WOOD LOOK SIDING
4. FIBER CEMENT SIDING
5. BRAKE METAL
6. VINYL WINDOW - WHITE
7. VINYL WINDOW - ADOBE/TAN
8. ALUMINUM STOREFRONT - DARK BRONZE
9. PERFORATED METAL GUARDRAIL - DARK BRONZE
10. GLASS GUARDRAIL
11. METAL AWNING - DARK BRONZE
12. BOLT-ON BALCONY
13. HORIZONTAL WOOD SLAT SYSTEM

DESIGN REVIEW STANDARDS

BUILDING MASS AND ARTICULATION
2A. FACADE ARTICULATION

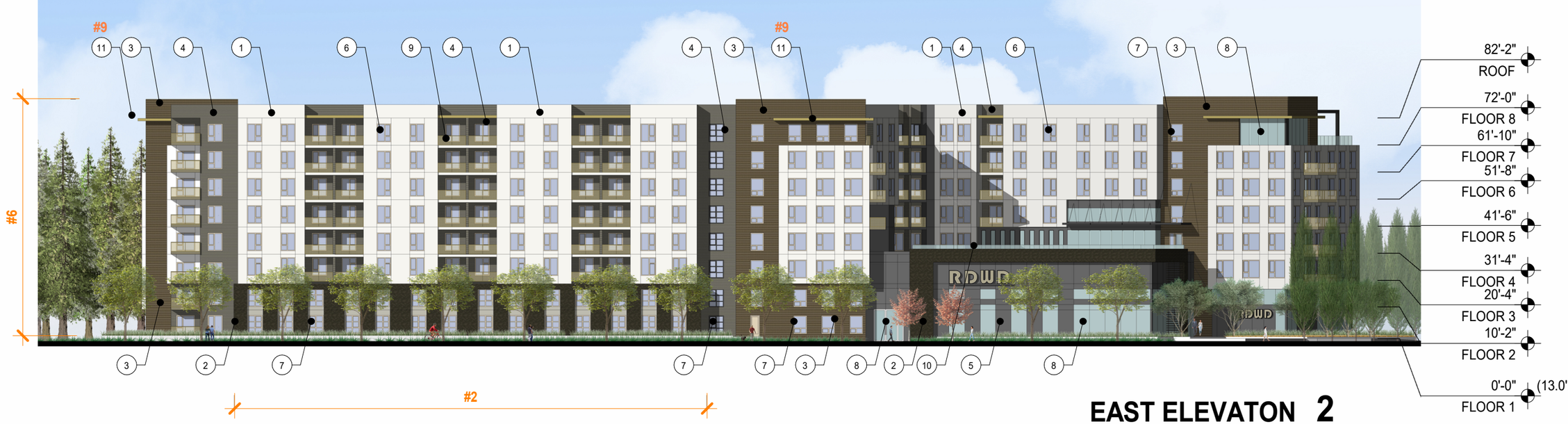
#2 - FOR EVERY 50 HORIZONTAL FEET OF WALL, FACADES INCLUDE AT LEAST ONE PROJECTION OR RECESS AT LEAST FOUR FEET IN DEPTH, OR TWO PROJECTIONS OR RECESSES AT LEAST TWO FEET IN DEPTH. IF LOCATED ON A BUILDING WITH TWO OR MORE STORIES, THE ARTICULATED ELEMENTS MUST BE GREATER THAN ONE STORY IN HEIGHT.

#6 - ON BUILDINGS THREE STORIES OR TALLER THE GROUND LEVEL OF THE BUILDING IS DISTINGUISHED FROM UPPER LEVELS THROUGH A MATERIAL SUCH AS STONE, CONCRETE MASONRY, OR OTHER MATERIAL THAT IS DISTINCT FROM THE REMAINDER OF THE FAÇADE, ALONG WITH A CHANGE IN PLANE AT LEAST ONE INCH IN DEPTH AT THE TRANSITION BETWEEN THE TWO MATERIALS.

#9 - CORNICES OR SIMILAR MOLDINGS AND CAPS ARE PROVIDED AT THE TOP OF BUILDING FACADES.

NORTH ELEVATON 1

1" = 40'-0"



EAST ELEVATON 2

1" = 40'-0"

ELEVATIONS AP3.00

2433 MARINER SQUARE LOOP

JUN 26, 2025

MATERIAL LEGEND:

1. STUCCO
2. THIN BRICK VENEER
3. WOOD LOOK SIDING
4. FIBER CEMENT SIDING
5. BRAKE METAL
6. VINYL WINDOW - WHITE
7. VINYL WINDOW - ADOBE/TAN
8. ALUMINUM STOREFRONT - DARK BRONZE
9. PERFORATED METAL GUARDRAIL - DARK BRONZE
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DESIGN REVIEW STANDARDS

BUILDING MASS AND ARTICULATION
2A. FACADE ARTICULATION

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#6 - ON BUILDINGS THREE STORIES OR TALLER THE GROUND LEVEL OF THE BUILDING IS DISTINGUISHED FROM UPPER LEVELS THROUGH A MATERIAL SUCH AS STONE, CONCRETE MASONRY, OR OTHER MATERIAL THAT IS DISTINCT FROM THE REMAINDER OF THE FAÇADE, ALONG WITH A CHANGE IN PLANE AT LEAST ONE INCH IN DEPTH AT THE TRANSITION BETWEEN THE TWO MATERIALS.

#7 - ON BUILDINGS THREE STORIES OR TALLER, THE TOP FLOOR OF THE BUILDING IS DISTINGUISHED FROM LOWER LEVELS BY A CHANGE IN FACADE MATERIALS, ALONG WITH A CHANGE IN PLANE AT LEAST ONE INCH IN DEPTH AT THE TRANSITION BETWEEN THE TWO MATERIALS.

#9 - CORNICES OR SIMILAR MOLDINGS AND CAPS ARE PROVIDED AT THE TOP OF BUILDING FACADES.

SOUTH ELEVATON 2

1" = 40'-0"

WEST ELEVATON 1

1" = 40'-0"

1-a STUCCO - LIGHT BEIGE

1-b STUCCO - LIGHT GREY

1-c STUCCO - MEDIUM GREY

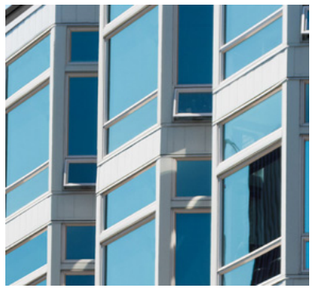
1-d STUCCO - DARK GREY

2 THIN BRICK VENEER

3 HARDIE SMOOTH SIDING, PAINTED

4 FIBER CEMENT SIDING

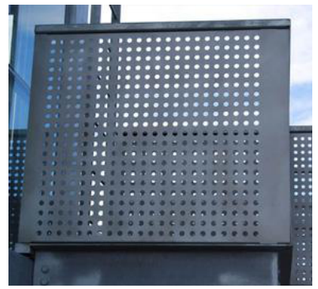
5 BRAKE METAL



6 VINYL WINDOW - WHITE

7 VINYL WINDOW - ADOBE/TAN

8 ALUMINUM STOREFRONT - DARK BRONZE



9 PERFORATED METAL GUARDRAIL - DARK BRONZE

10 GLASS GUARDRAIL

11 METAL AWNING - DARK BRONZE

12 BOLT-ON BALCONY

13 HORIZONTAL WOOD SLAT SYSTEM

LEGEND:

- TRANSPARENT OPENINGS
- BLANK WALL

SOUTH ELEVATION - MARINER SQUARE LOOP:

TRANSPARENT OPENINGS	6999 SF
AREA OF STREET FACING FACADE	22299 SF
% OF TRANSPARANT OPENINGS	31%

EAST ELEVATION - MARINER SQUARE DRIVE:

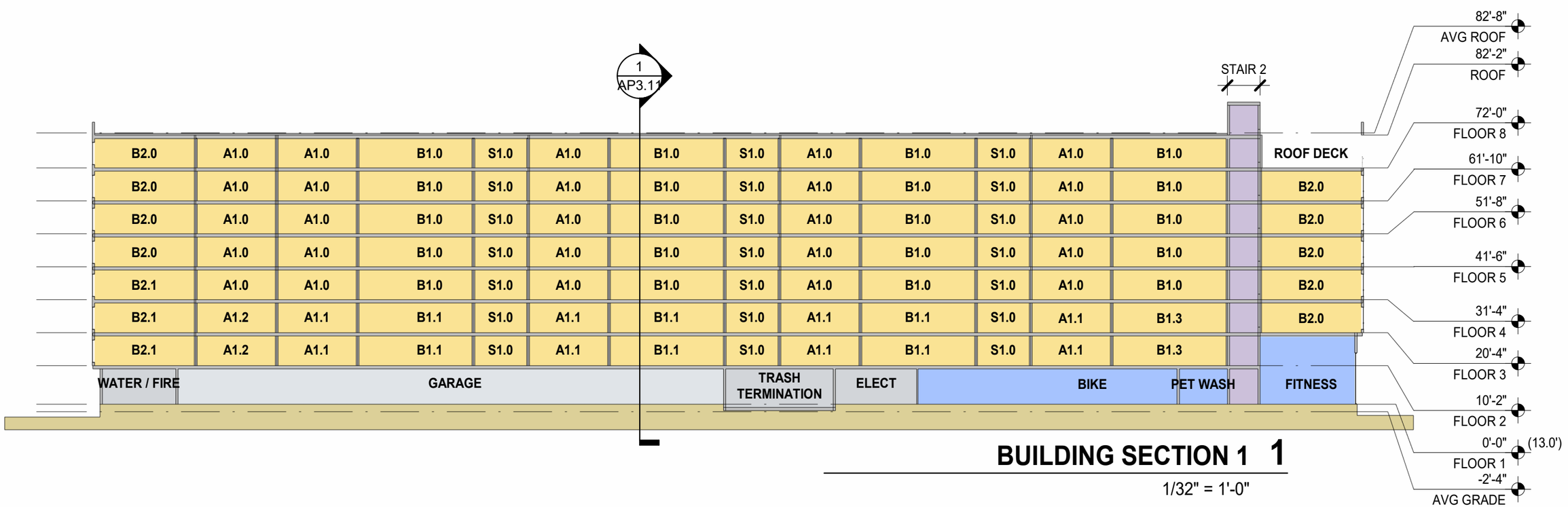
TRANSPARENT OPENINGS	8,143 SF
AREA OF STREET FACING FACADE	27,108 SF
% OF TRANSPARANT OPENINGS	30%

SOUTH ELEVATON_OPENINGS 1

1" = 40'-0"

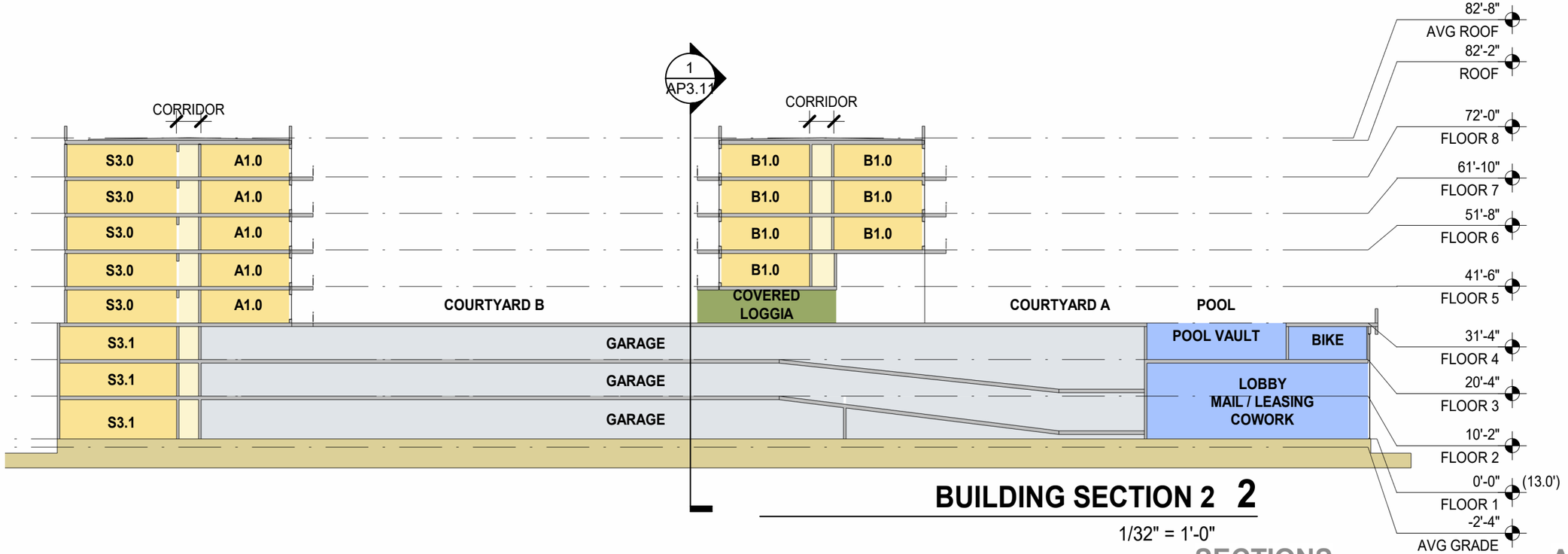
EAST ELEVATON_OPENINGS 2

1" = 40'-0"



BUILDING SECTION 1 1

1/32" = 1'-0"

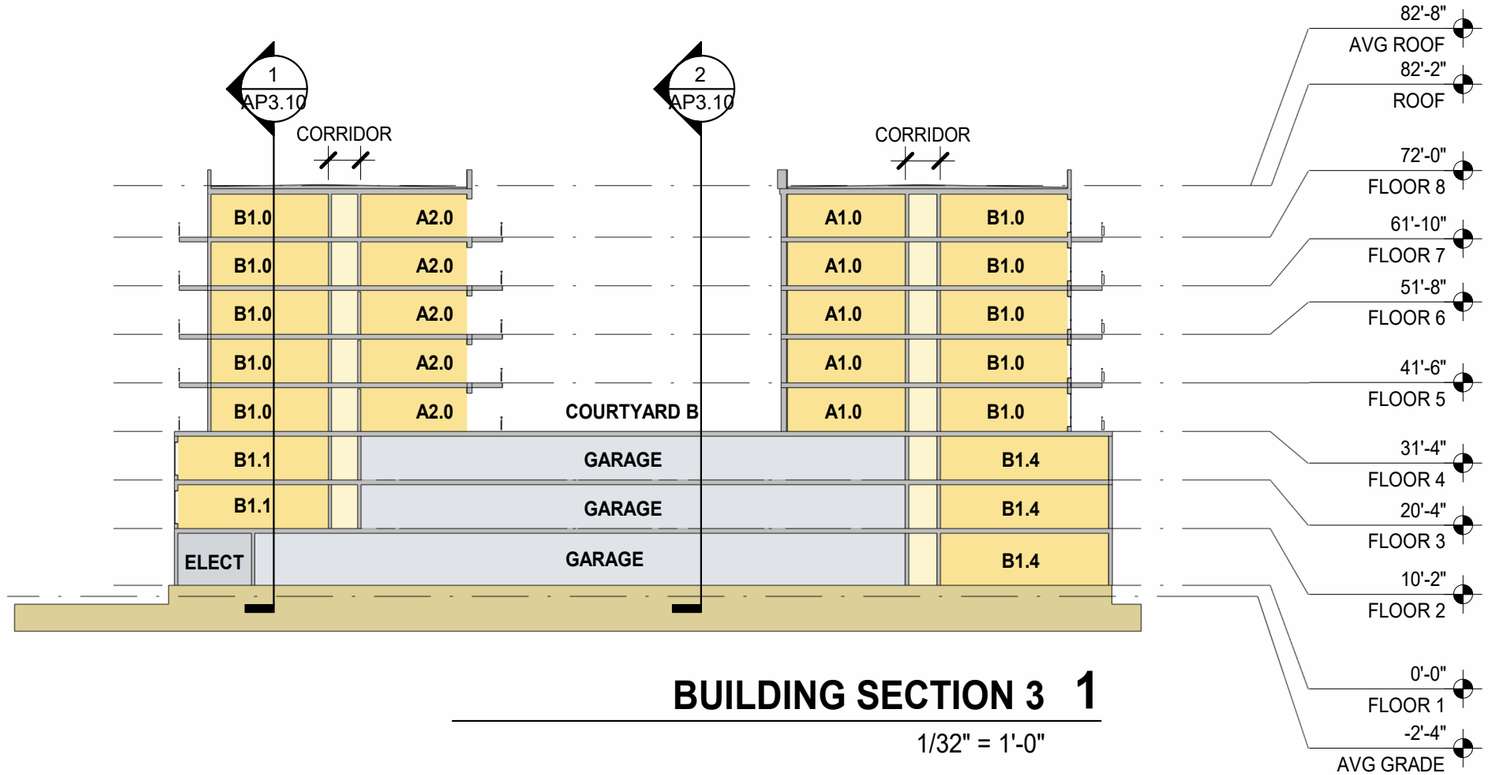


BUILDING SECTION 2 2

1/32" = 1'-0"

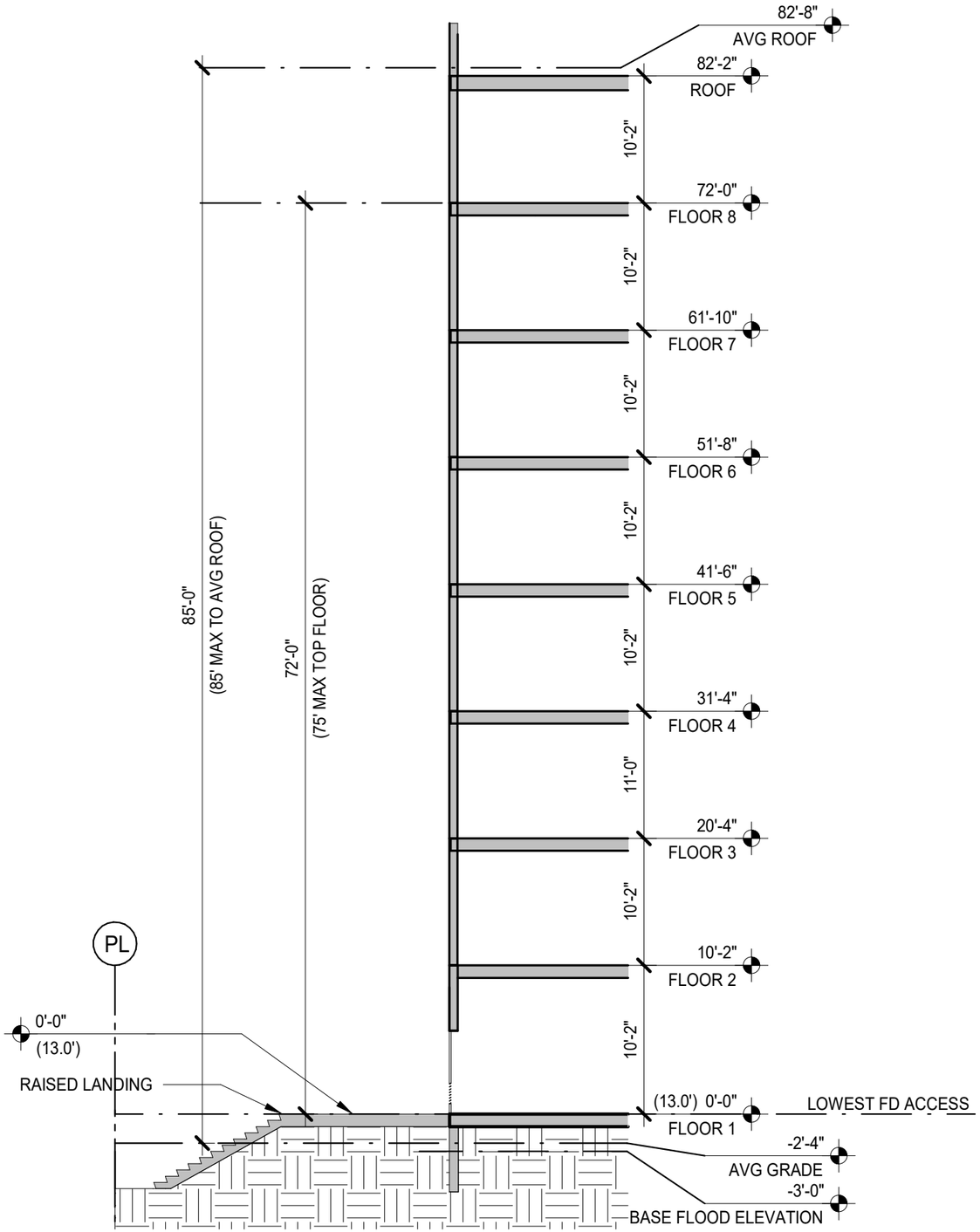
SECTIONS

AP3.10

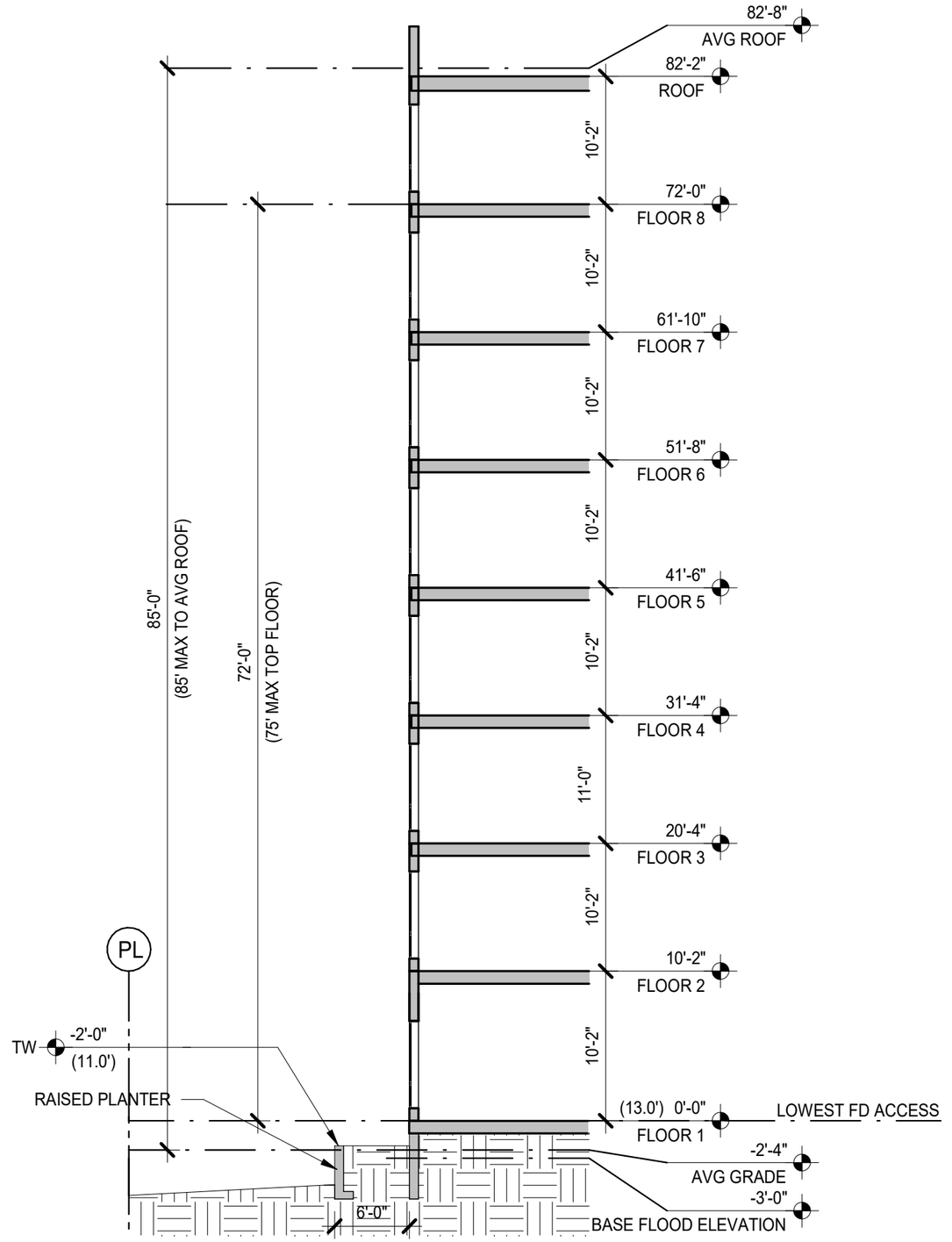


BUILDING SECTION 3 1

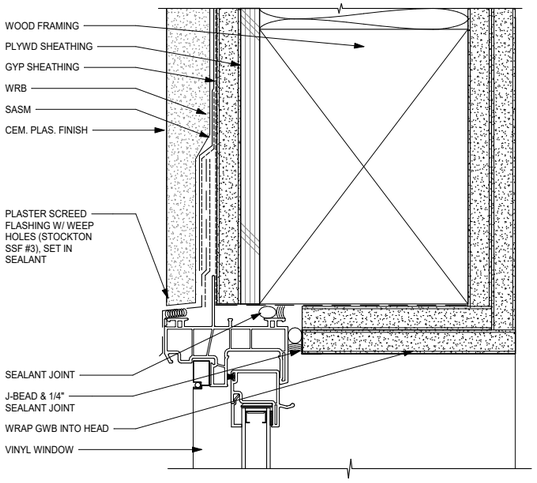
1/32" = 1'-0"



SECTION AT BUILDING LOBBY AND STAIR TOWER 2

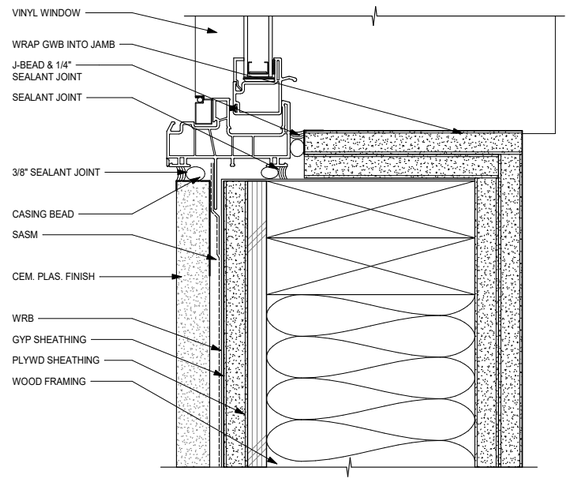


SECTION AT PERIMETER PLANTERS 1



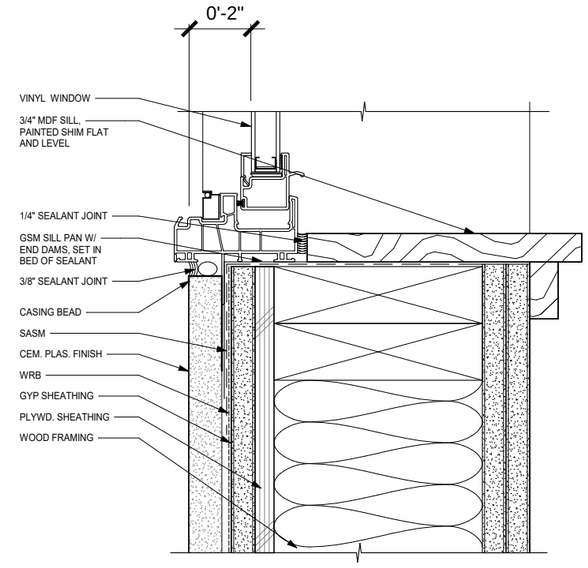
VINYL WINDOW HEAD @ CEMENT PLASTER **3**

6" = 1'-0"



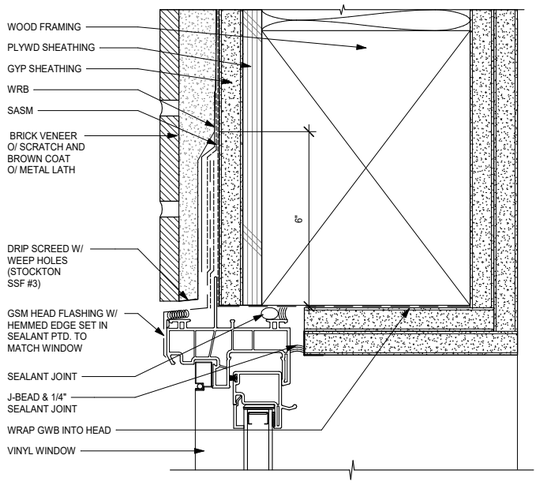
VINYL WINDOW JAMB @ CEMENT PLASTER **2**

6" = 1'-0"



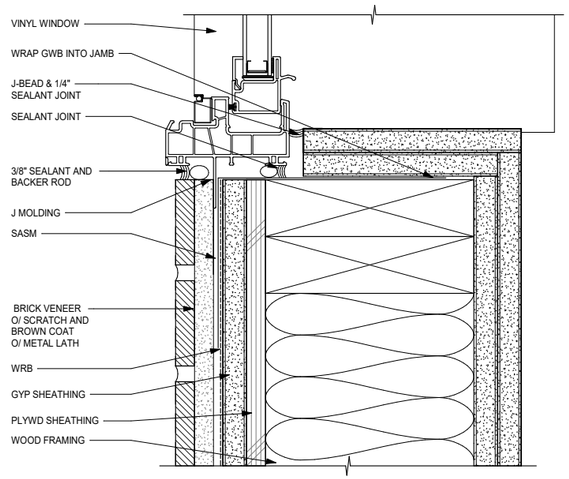
VINYL WINDOW SILL @ CEMENT PLASTER **1**

6" = 1'-0"



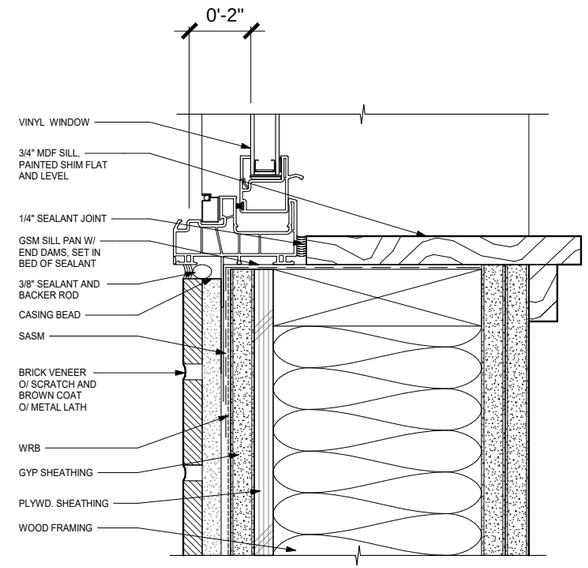
VINYL WINDOW HEAD @ BRICK VENEER **6**

6" = 1'-0"



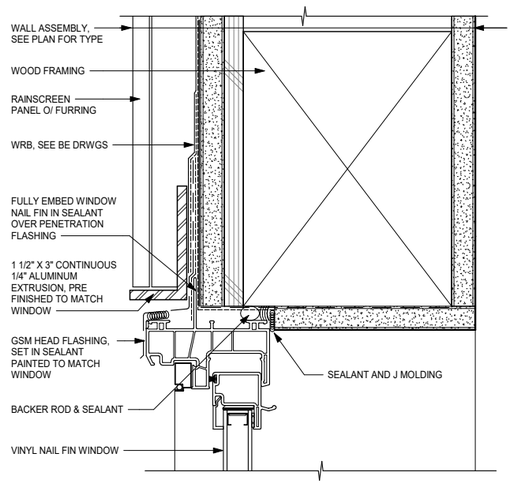
VINYL WINDOW JAMB, WOOD FRAMING @ BRICK VENEER **5**

6" = 1'-0"



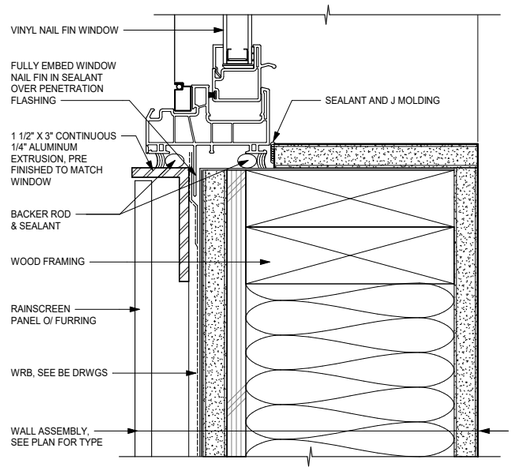
VINYL WINDOW SILL, WOOD FRAMING @ BRICK VENEER **4**

6" = 1'-0"



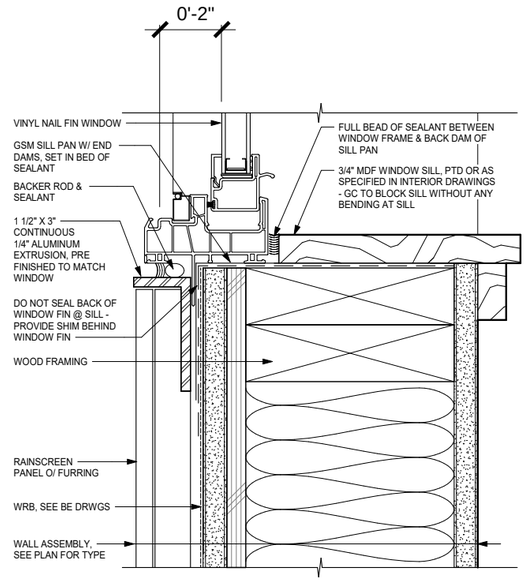
WINDOW HEAD @ RAINSCREEN 9

6" = 1'-0"



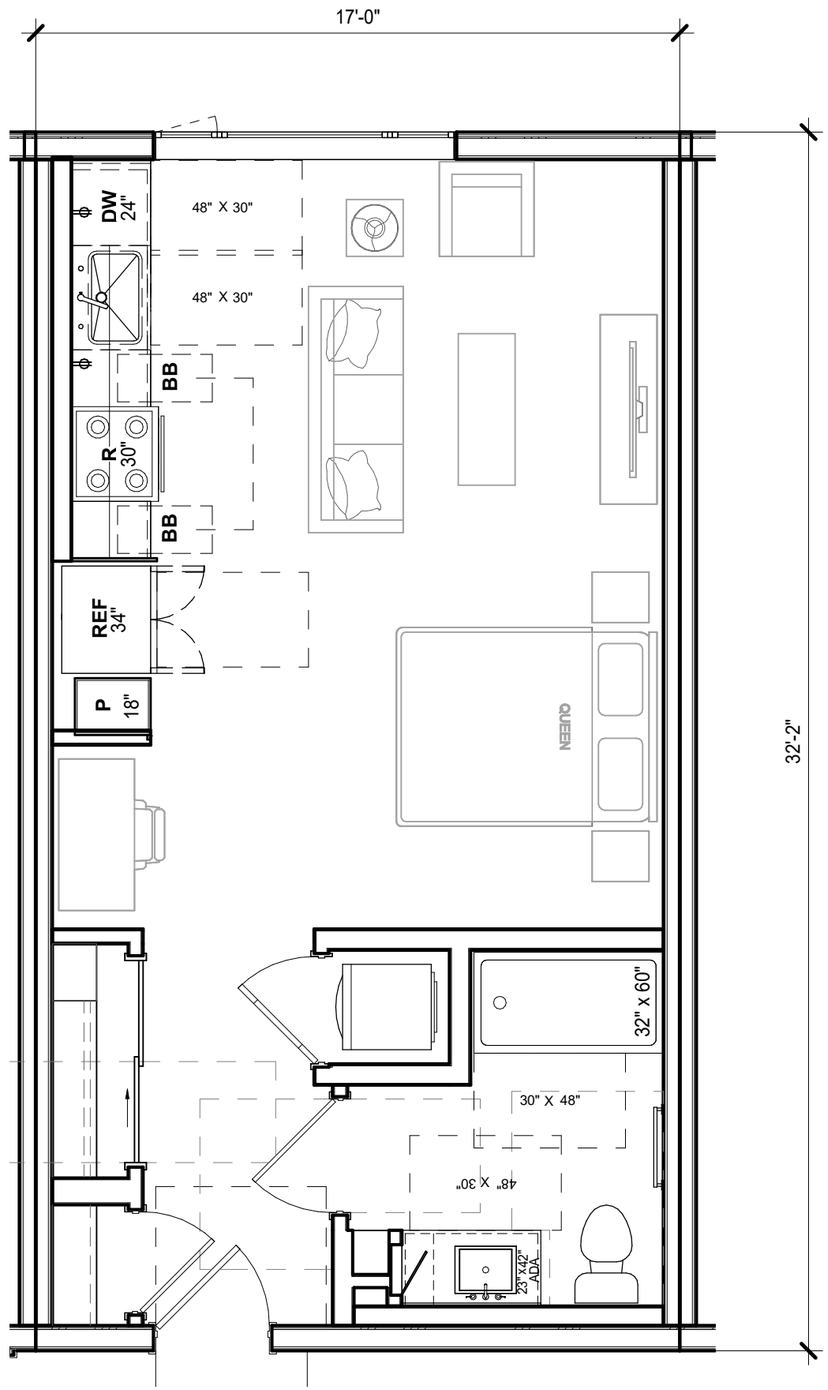
WINDOW JAMB @ RAINSCREEN 8

6" = 1'-0"



WINDOW SILL @ RAINSCREEN 7

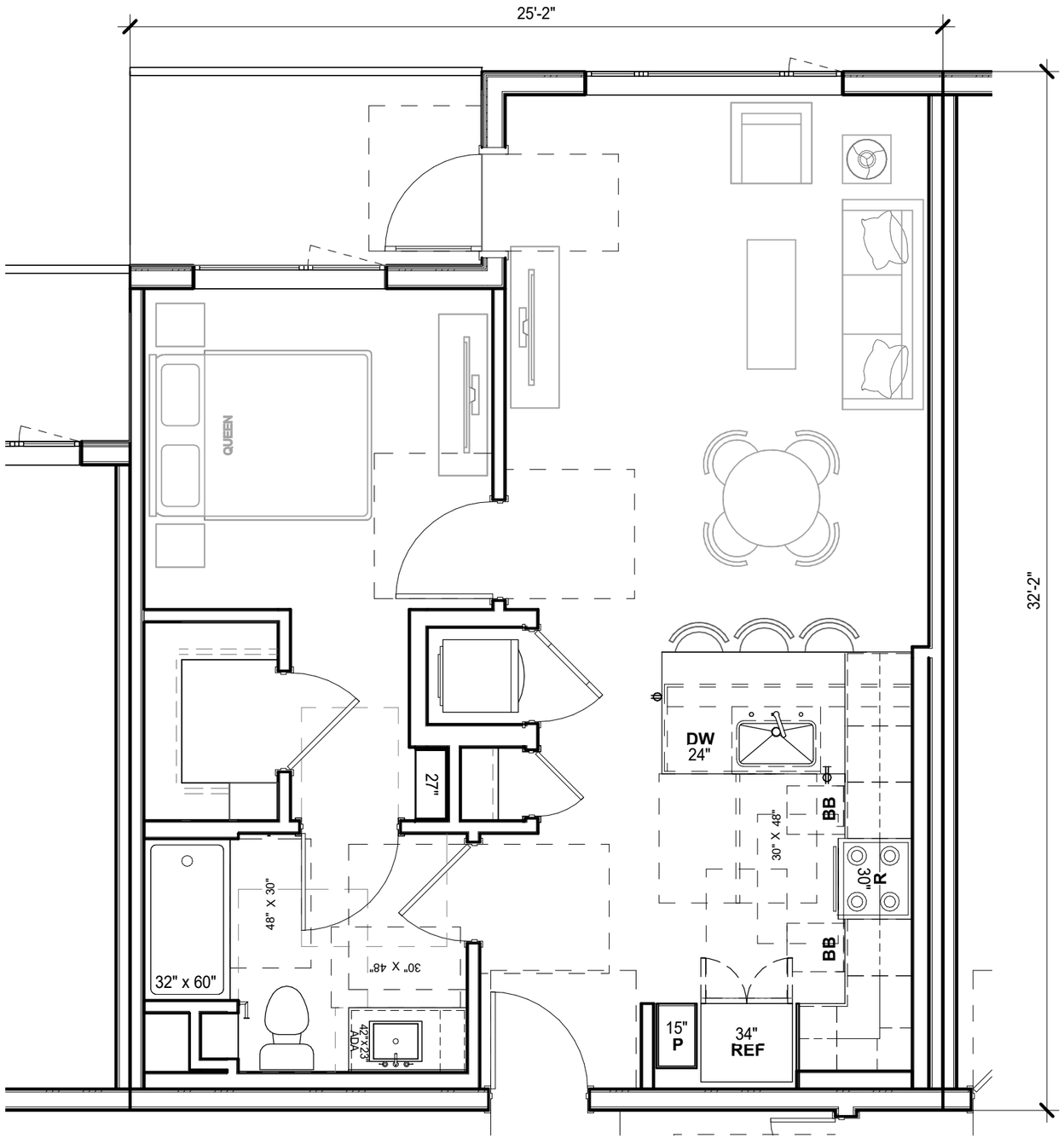
6" = 1'-0"



0' 2' 4' 8'

UNIVERSAL DESIGN ELEMENTS

1. CLEAR FLOOR SPACE AND ACCESSIBLE PATH OF TRAVEL TO ACCESSIVE FEATURES.
2. IN-WALL BLOCKING INSTALLED AT ACCESSIBLE PLUMBING FIXTURES FOR FUTURE GRAB/HAND RAIL INSTALLATION IN BATHROOMS.
3. REMOVABLE BASE CABINETS.
4. ACCESSIBLE HEIGHT COUNTERTOPS.
5. TWO 15-INCH BREADBOARDS ON WORK SURFACES IN KITCHEN AREAS.



0' 2' 4' 8'

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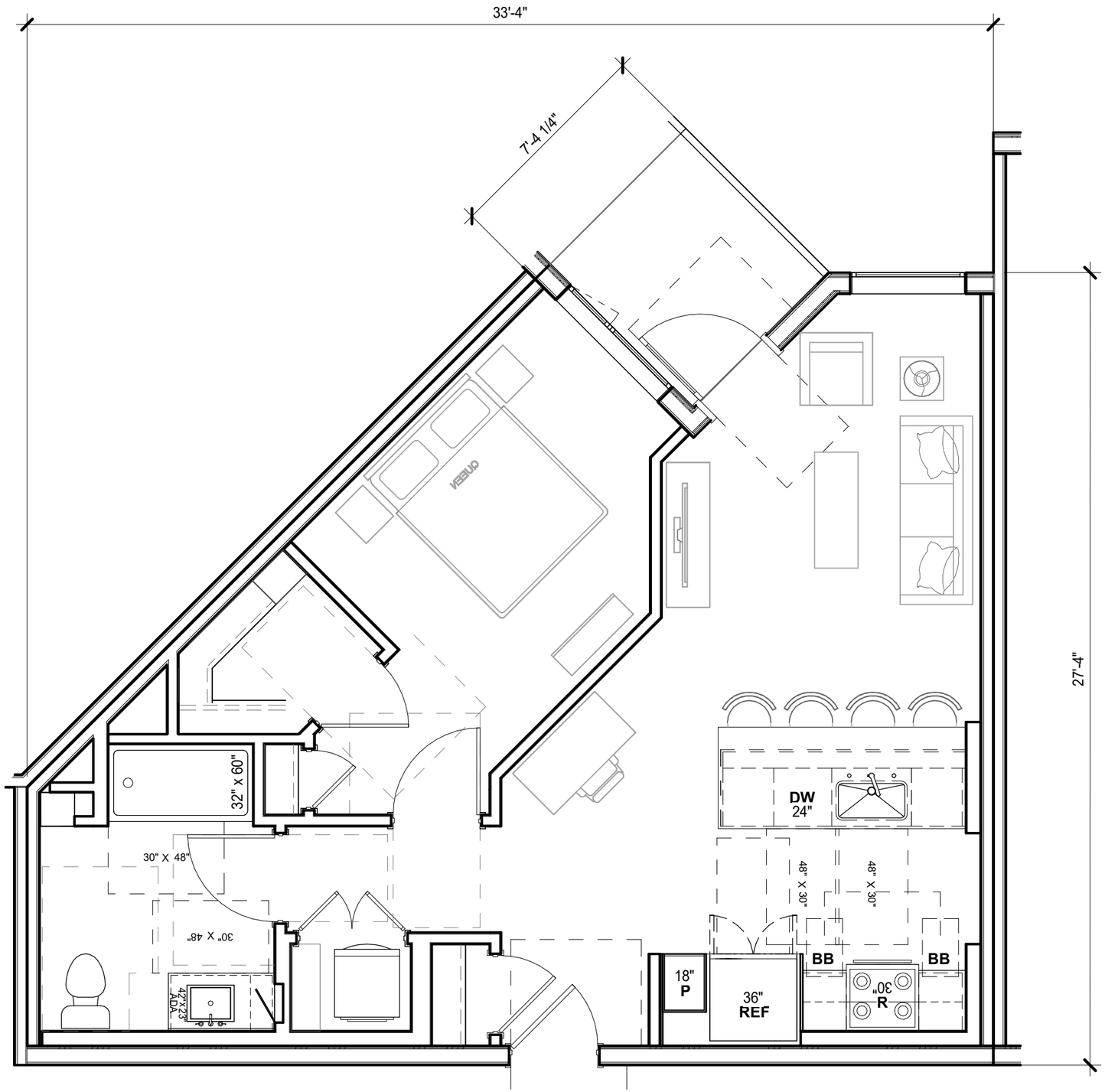

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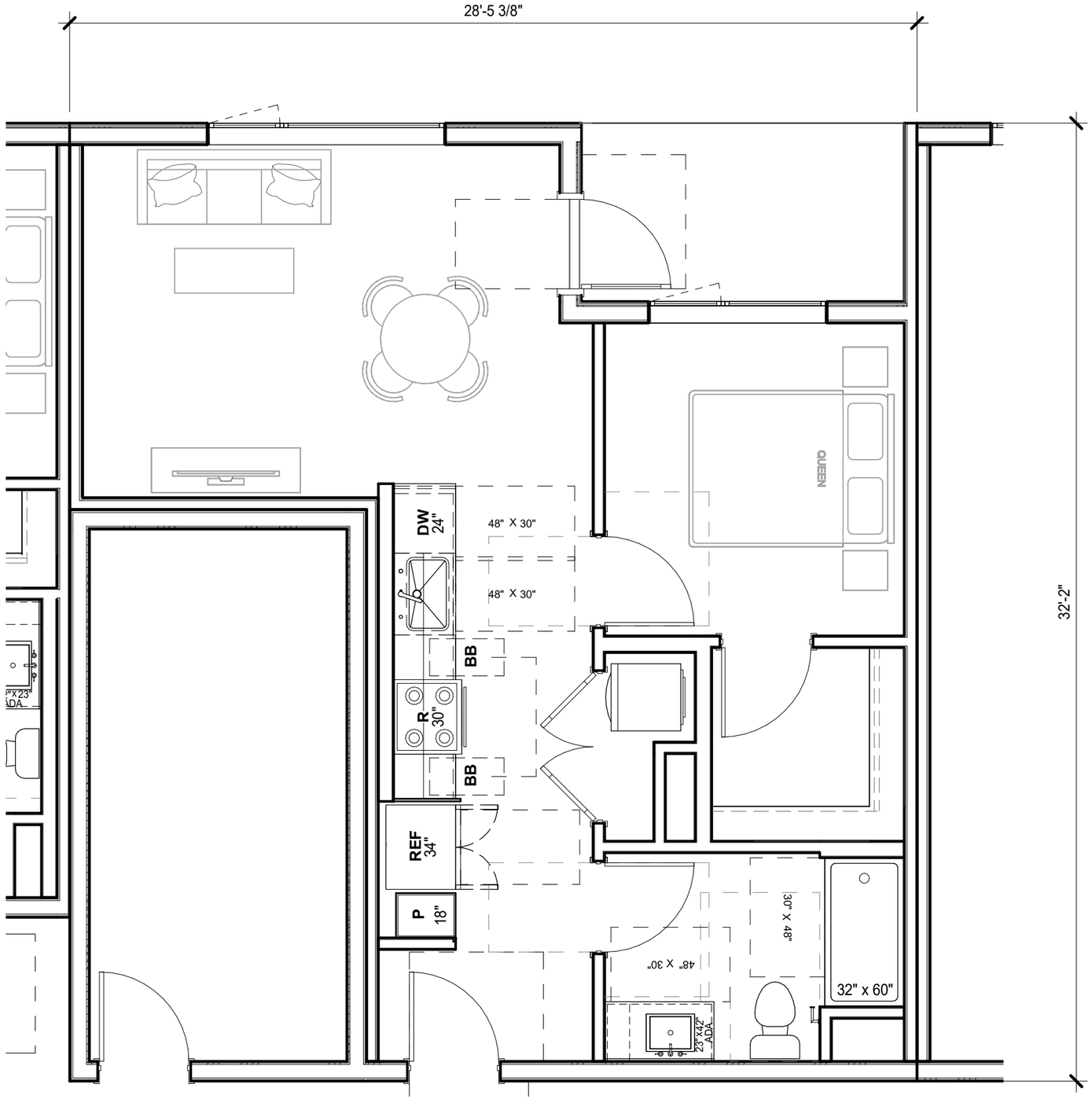

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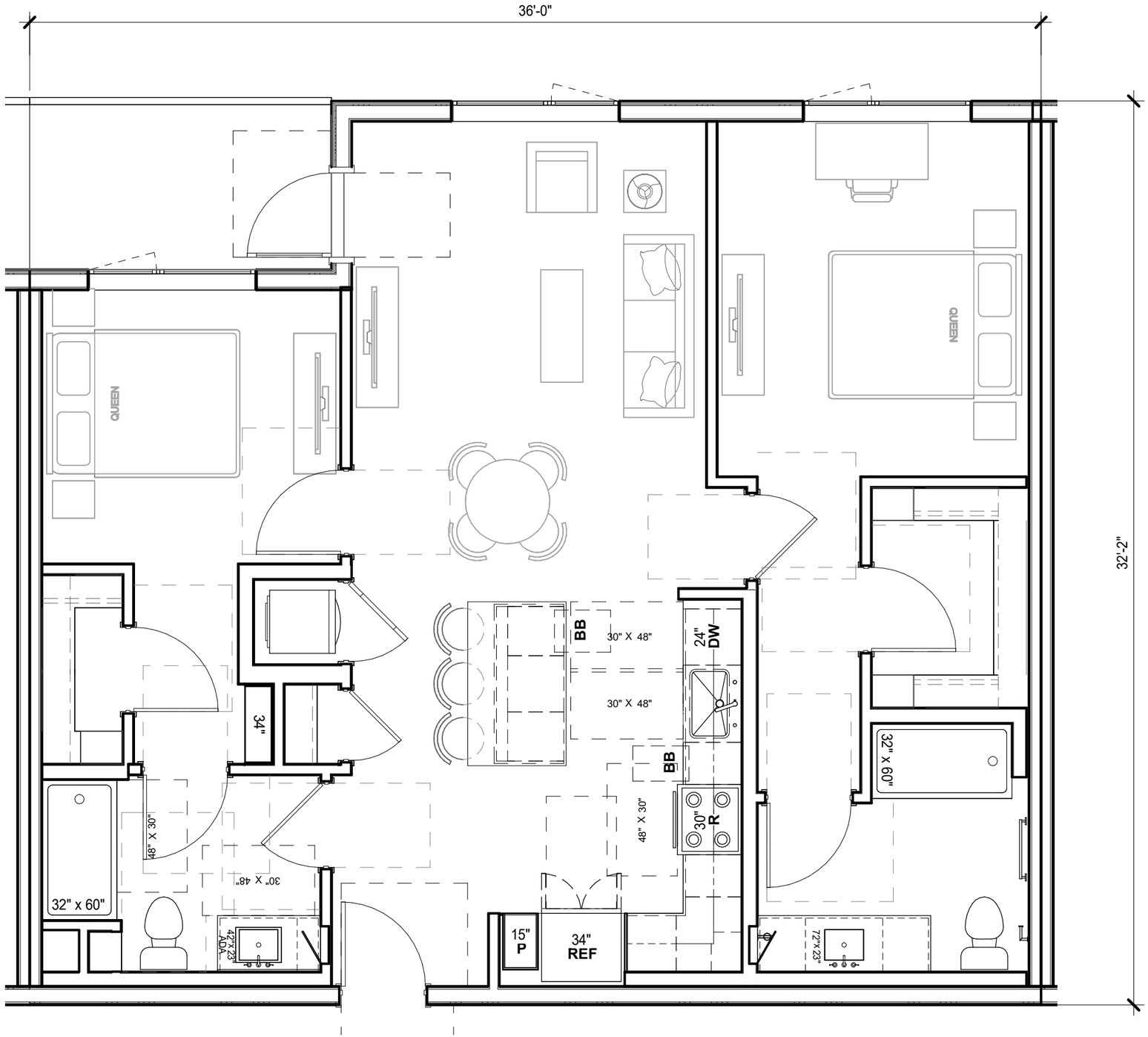

0' 2' 4' 8'

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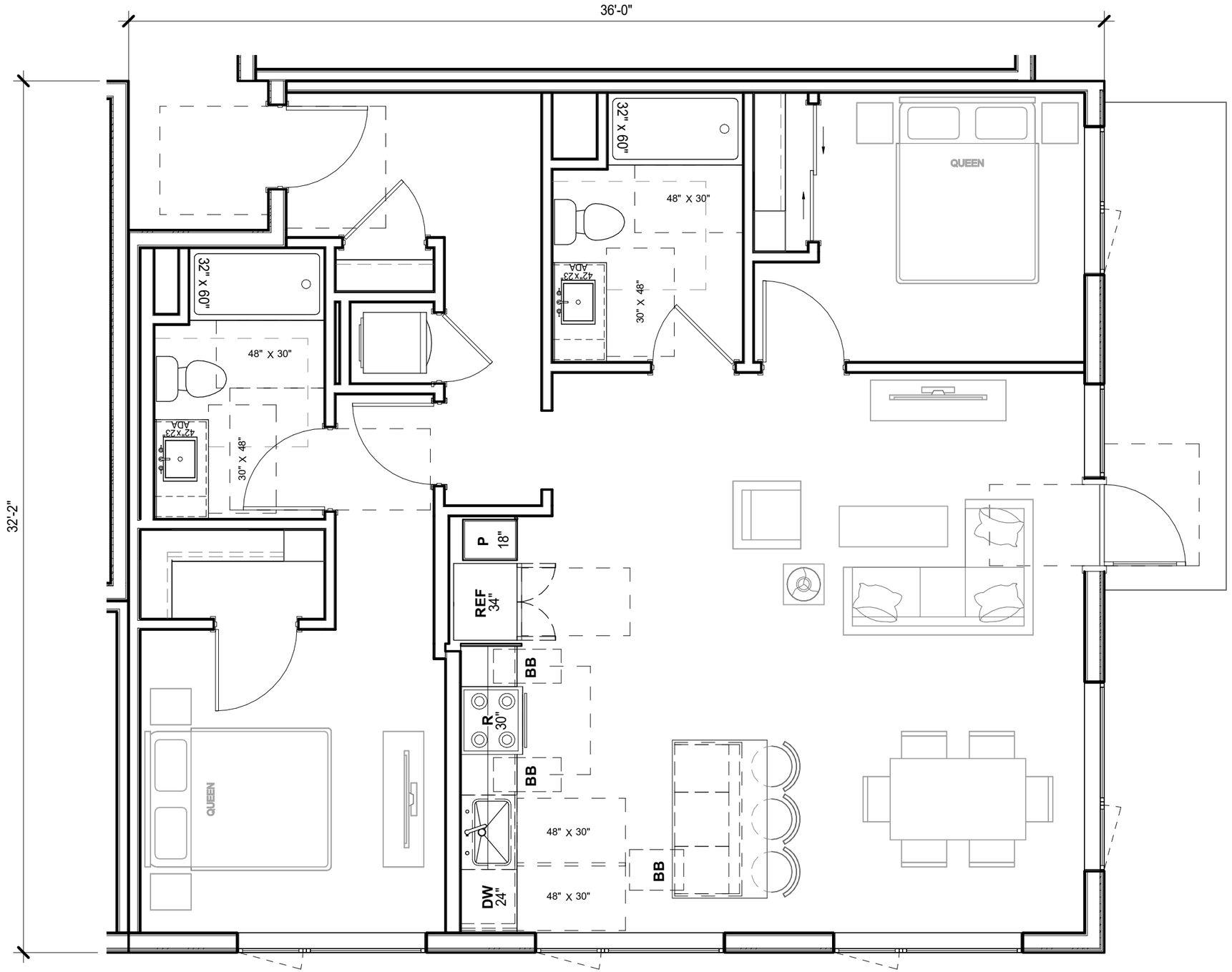

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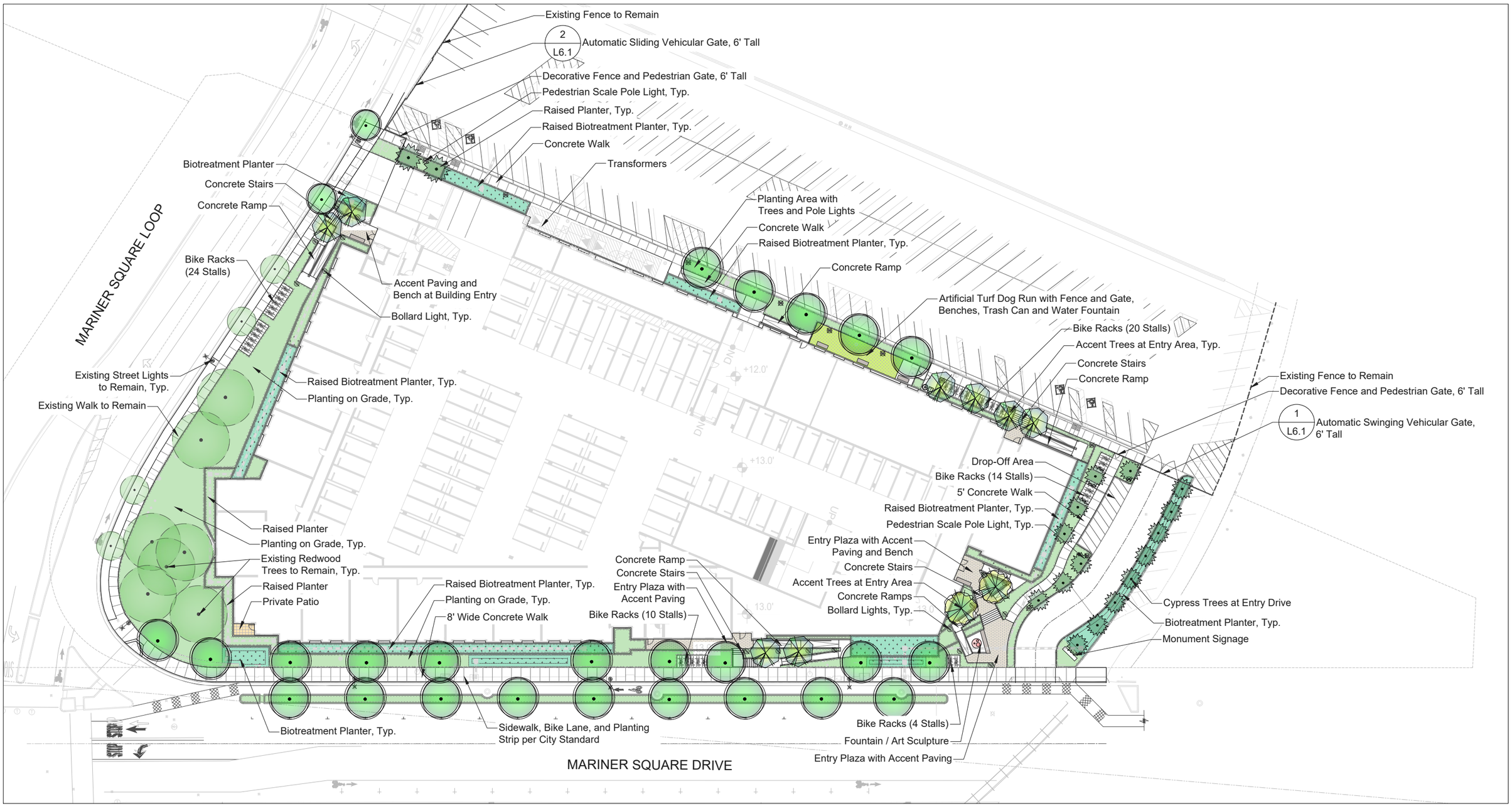
0' 2' 4' 8'

UNIT PLANS - TYPICAL B2.0

AP4.05

2433 MARINER SQUARE LOOP

JUN 26, 2025



SCALE: 1" = 50'-0"

0' 25' 50' 100'

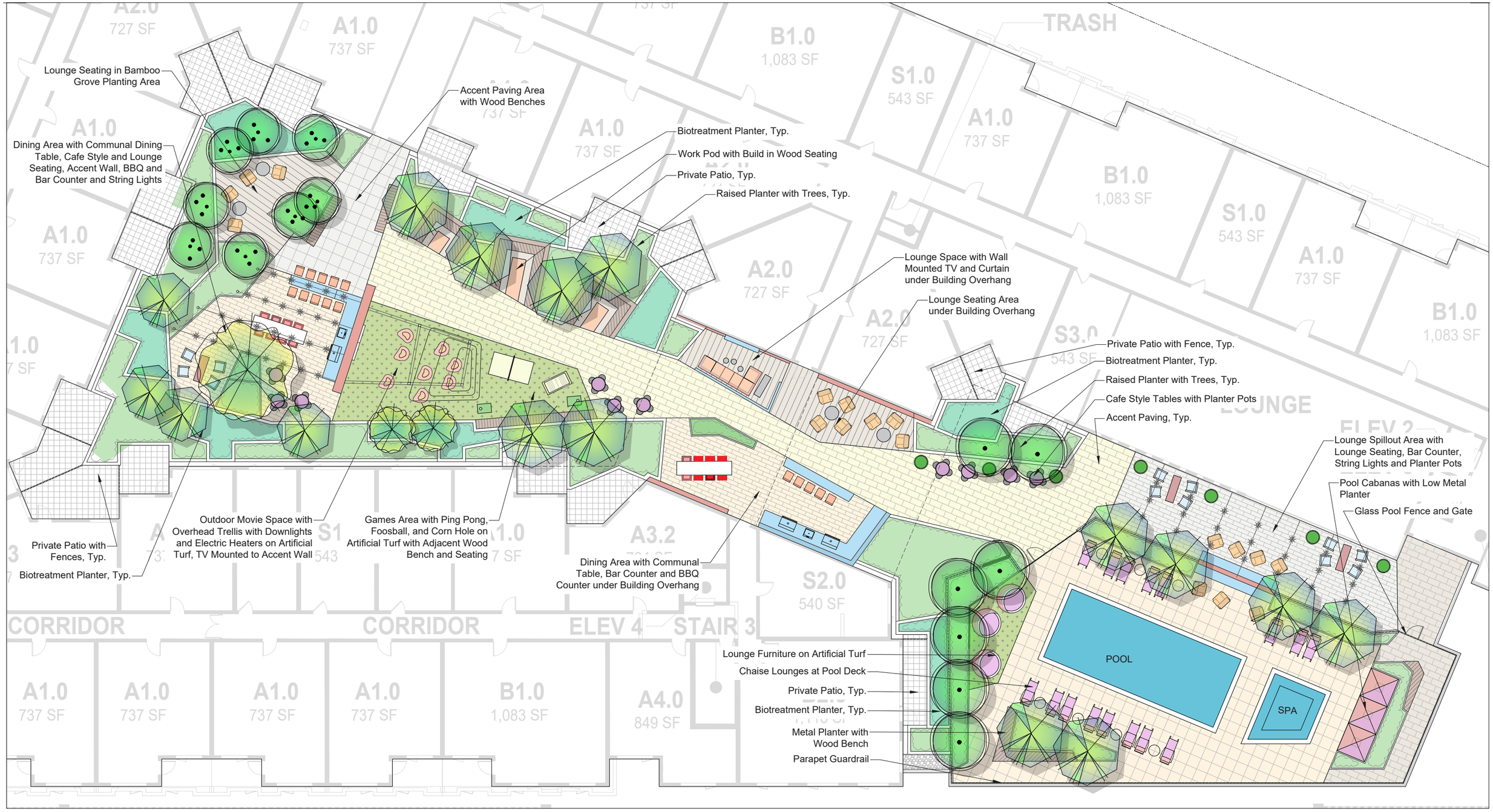
CONCEPTUAL LANDSCAPE PLAN - SITE L-1.1

BDE ARCHITECTURE

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

2433 MARINER SQUARE LOOP

May 2nd, 2025



SCALE: 1" = 30'-0"

0' 15' 30' 60'

CONCEPTUAL LANDSCAPE PLAN - PODIUM L-1.2

2433 MARINER SQUARE LOOP

May 2nd, 2025

BDE ARCHITECTURE

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

KEY PLAN

SCALE: 1" = 10'-0"

0' 5' 10' 20'

CONCEPTUAL LANDSCAPE PLAN - ROOF L-1.3

2433 MARINER SQUARE LOOP

May 2nd, 2025

BDE ARCHITECTURE

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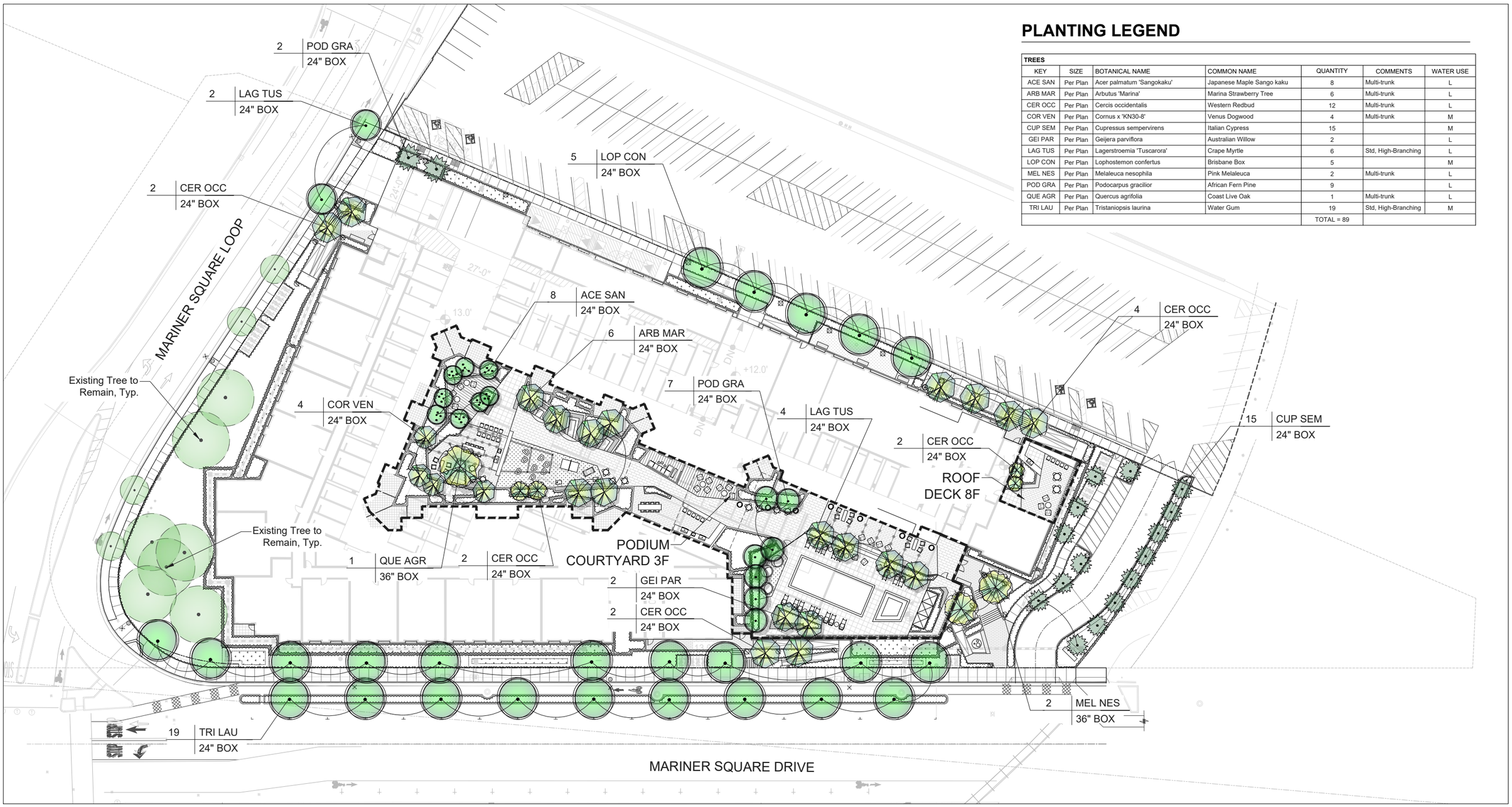
San Francisco, CA 94111 | www.tgp-inc.com



PLANTING LEGEND

TREES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY	COMMENTS	WATER USE
ACE SAN	Per Plan	Acer palmatum 'Sangokaku'	Japanese Maple Sango kaku	8	Multi-trunk	L
ARB MAR	Per Plan	Arbutus 'Marina'	Marina Strawberry Tree	6	Multi-trunk	L
CER OCC	Per Plan	Cercis occidentalis	Western Redbud	12	Multi-trunk	L
COR VEN	Per Plan	Cornus x 'KN30-8'	Venus Dogwood	4	Multi-trunk	M
CUP SEM	Per Plan	Cupressus sempervirens	Italian Cypress	15		M
GEI PAR	Per Plan	Geijera parviflora	Australian Willow	2		L
LAG TUS	Per Plan	Lagerstroemia 'Tuscarora'	Crape Myrtle	6	Std, High-Branching	L
LOP CON	Per Plan	Lophostemon confertus	Brisbane Box	5		M
MEL NES	Per Plan	Melaleuca nesophila	Pink Melaleuca	2	Multi-trunk	L
POD GRA	Per Plan	Podocarpus gracilior	African Fern Pine	9		L
QUE AGR	Per Plan	Quercus agrifolia	Coast Live Oak	1	Multi-trunk	L
TRI LAU	Per Plan	Tristaniopsis laurina	Water Gum	19	Std, High-Branching	M
				TOTAL = 89		

SCALE: 1" = 50'-0"

0' 25' 50' 100'

CONCEPTUAL PLANTING PLAN L-2.1

BDE ARCHITECTURE

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

2433 MARINER SQUARE LOOP

May 2nd, 2025

PLANTING NOTES

1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. All planting areas, except lawns and storm-water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Wonder Mulch" by Vision Recycling (510.429.1300; www.visionrecycling.com) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Fines" mulch by Vision Recycling. Mulch shall be brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of Alameda. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. The lawn shall be sod or seeded (as noted) and consist of a drought tolerant hard fescue blend such as Pacific Sod "Medallion Dwarf with Bonsai", installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonsai Double Dwarf fescue. Available through: Pacific Sod 800.542.7633
11. Trees planted in lawn areas shall have a 12" diameter cutout for trimming purposes.
12. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
13. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
14. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
15. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
16. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
17. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
18. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
19. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
20. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
21. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
22. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
23. Geotech drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: TWE Products and Services, Walnut Creek, CA 925.708.0549. Allow 4 weeks lead time for ordering product. All Geotech board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
24. All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
25. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of $5,000.000 (Five Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the alllowance shall be returned to the Owner at the beginning of the maintenance period.
26. The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
27. Assume 15 gallon plant for any un-labelled or un-sized tree; 5 gallon plant for any un-labelled or un-sized shrub; and 1 gallon @ 18" o.c. for any un-labelled ground cover.
28. Assume 5 gallon plant size at 36" o.c. for all planting beds not provided with planting callouts or planting information.
29. The planting areas on grade shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000 sf and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
30. All planting areas on grade are to receive Vision Comp OMRI Listed Compost by Vision Recycling, (510) 429-1300, or approved equal, at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
31. Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil per note #5 above.
32. The General Contractor is to provide an agricultural suitability analysis for representative samples of on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.
33. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
34. For built in place planters on structure, use imported regular weight soil mix.
35. For planter pots, use lightweight soil mix.
36. See civil drawings for imported storm water treatment area soil. Contractor to provide agricultural suitability analysis of the soil with amendment recommendations to the Landscape Architect for review.

PLANTING LEGEND

TREES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY	COMMENTS	WATER USE
ACE SAN	Per Plan	Acer palmatum 'Sangokaku'	Japanese Maple Sango kaku	8	Multi-trunk	L
ARB MAR	Per Plan	Arbutus 'Marina'	Marina Strawberry Tree	6	Multi-trunk	L
CER OCC	Per Plan	Cercis occidentalis	Western Redbud	12	Multi-trunk	L
COR VEN	Per Plan	Cornus x 'KN30-8'	Venus Dogwood	4	Multi-trunk	M
CUP SEM	Per Plan	Cupressus sempervirens	Italian Cypress	15		M
GEI PAR	Per Plan	Geijera parviflora	Australian Willow	2		L
LAG TUS	Per Plan	Lagerstroemia 'Tuscarora'	Crape Myrtle	6	Std, High-Branching	L
LOP CON	Per Plan	Lophostemon confertus	Brisbane Box	5		M
MEL NES	Per Plan	Melaleuca nesophila	Pink Melaleuca	2	Multi-trunk	L
POD GRA	Per Plan	Podocarpus gracilior	African Fern Pine	9		L
QUE AGR	Per Plan	Quercus agrifolia	Coast Live Oak	1	Multi-trunk	L
TRI LAU	Per Plan	Tristaniopsis laurina	Water Gum	19	Std, High-Branching	M
				TOTAL = 89		
SHRUBS / VINES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	WATER USE
AG	15 gal	Agave attenuata 'Blue Flame'	Blue Flame Foxtail Agave	Per Plan		L
AC	1 gal	Acacia c. 'Cousin Itt'	Cousin Itt Dwarf Acacia	Per Plan		L
CV	5 gal	Callistemon viminalis 'Little John'	Dwarf Callistemon	36" o.c.		L
ER	5 gal	Escallonia rubra	Escallonia	36" o.c.		M
LM	15 gal	Lavatera maritima	Tree Mallow	Per Plan		L
LU	15 gal	Leucadendron 'Safari Sunset'	Safari Sunset Conebush	Per Plan		L
NG	5 gal	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	24" o.c.		L
PM	5 gal	Phormium 'Maori Queen'	Maori Queen New Zealand Flax	Per Plan		L
PV	5 gal	Pittosporum tobira 'Variegata'	Variegated Mock Orange	36" o.c.		L
PO	5 gal	Polystichum munitum	Western Sword Fern	36" o.c.		M
RC	5 gal	Rhamnus californica 'Mound San Bruno	California Coffeeberry	36" o.c.		L
RI	5 gal	Trichostema lanatum	Wolly Bluecurls	36" o.c.		L
WB	5 gal	Westringia fruticosa 'Blue Gem'	Blue Gem Coast Rosemary	36" o.c.		L
WF	15 gal	Woodwardia fimbriata	Giant Chain Fern	48" o.c.		M
GRASSES / PERRENIALS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	WATER USE
AY	5 gal	Anigozanthos 'Harmony'	Yellow Kangaroo Paw	36" o.c.		L
BB	5 gal	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	36" o.c.		L
CH	5 gal	Chondropetalum tectorum	Cape Rush	36" o.c.	C3*	L
DB	5 gal	Dianella c. 'Becca'	Becca Flax Lily	24" o.c.		M
DT	5 gal	Dietes bicolor	Fortnight Lily	36" o.c.		L
ID	1 gal	Iris douglasiana	Pacific Coast Iris	Per Plan	C3*	L
JP	1 gal	Juncus Patens	California Gray Rush	18" o.c.	C3*	L
LP	5 gal	Limonium perezii	Sea Lavender	18" o.c.		L
LB	5 gal	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	30" o.c.		L
MR	5 gal	Muhlenbergia rigens	Deer Grass	36" o.c.	C3*	L
PH	1 gal	Pennisetum a. 'Hameln'	Dwarf Fountain Grass	18" o.c.		L
SA	1 gal	Sesleria autumnalis	Autumn Moor Grass	18" o.c.		M
GROUNDCOVERS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	WATER USE
AE	1 gal	Aeonium canariense	Canary Island Rose	24" o.c.		L
AS	1 gal	Aspidistra elatior	Cast Iron Plant	Per Plan		L
BH	1 gal	Bulbine frutescens 'Hallmark'	Orange Stalked Bulbine	24" o.c.		L
CS	1 gal	Calandrinia spectabilis	Rock Purslane	12" o.c.		L
EA	1 gal	Echeveria 'Afterglow'		Per Plan		L
GR	1 gal	Grevillea 'Fanfare'	Fanfare Grevillea	48" o.c.		L
SS	1 gal	Senecio serpens	Blue Chalk Sticks	18" o.c.		L
WL	1 gal	Westringia f. 'Low Horizon'	Low Horizon Coast Rosemary	24" o.c.		L

Notes:
1. Refer to sheet B4 L-10.05 for planting details.
2. Water use value based on WUCOLS (Water Use Classification of Landscape Species) IV, 2014 edition.
3. Plants to be suitable for Sunset Zone 17.
4. C3* Denotes plants suitable for Flow-Through stormwater treatment planting, per the Appendix B of the Alameda County Clean Water Program document.
5. C3** Denotes plants that are suitable for Flow-Through stormwater treatment planting, based on microclimate, type of soil, water availability, and exposure to sun.
6. No Invasive Plants proposed.

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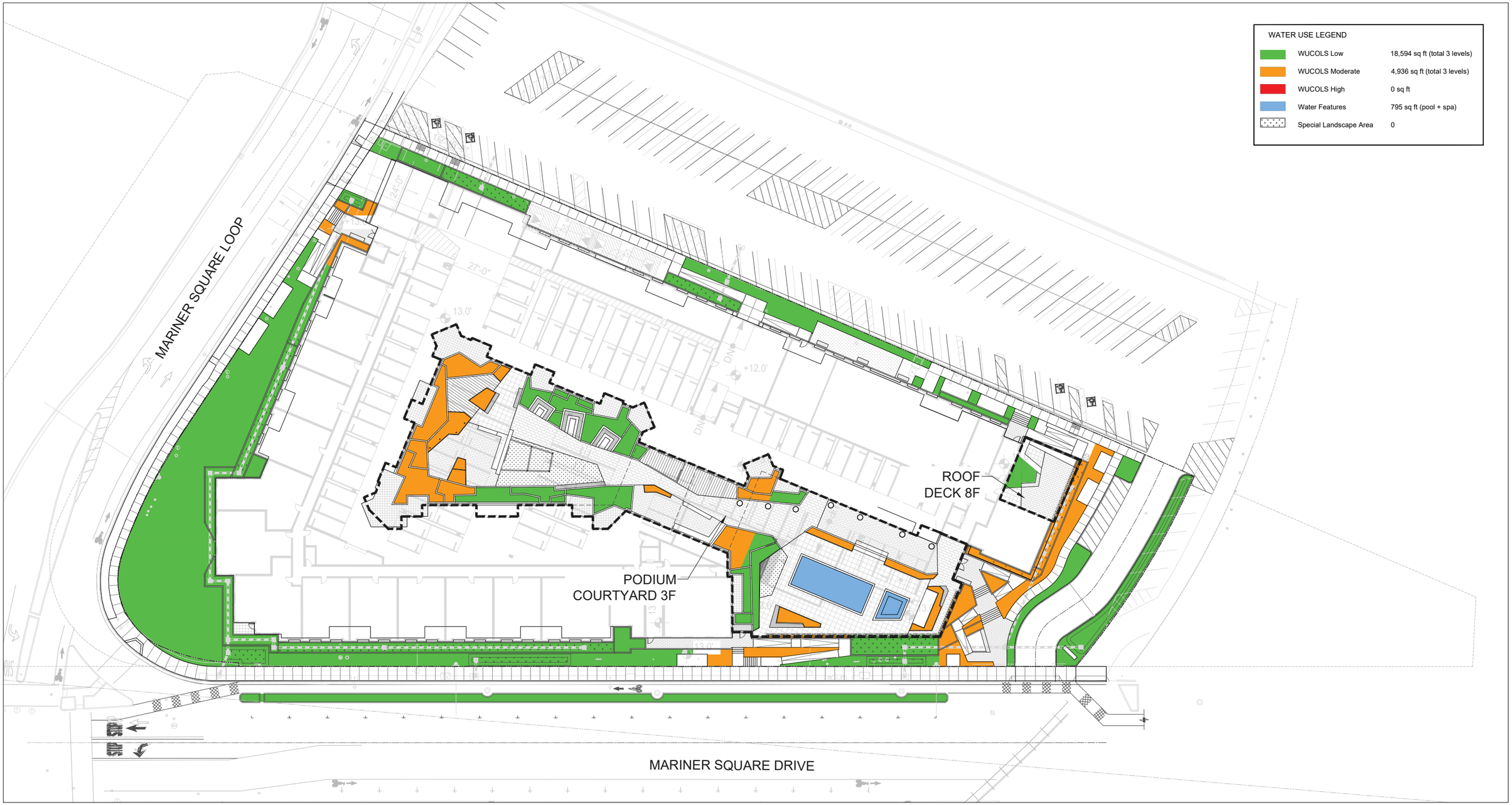
2433 MARINER SQUARE LOOP

May 2nd, 2025



SCALE: 1" = 50'-0"

0' 25' 50' 100'

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2433 MARINER SQUARE LOOP

May 2nd, 2025

FORM (1) – COVER FORM AND SUBMITTAL CHECKLIST

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

Project Address: 2433 Mariner Square Loop **APN:**

Property Owner(s): Stephen Siri, The Martin Group

Address: 1970 Broadway, Suite 745 City: Oakland State: CA Zip: 94612

Email: Stephen@TheMartinGroup.com Phone: 415-429-6044 (mobile):

Applicant(s): *(if different from owner)*

Address: City: State: Zip:

Email: Phone: (mobile):

Project Information

Date Prepared: 5/2/2025 Project Type: Residential

Total Landscape Area: 23,530 Sq. Ft. Water Supply Type: Domestic

Submittal Checklist

1) Water Efficient Landscape Worksheet
   - a) Hydrozone Information Table L3.1
   - b) Water Budget Calculations
     - i) Maximum Applied Water Allowance (MAWA) .....
     - ii) Estimated Total Water Use (ETWU) .....
2) Soil Management Report ..... To be provided as a deferred submittal to building permit plans prior to construction.
3) Landscape Design Plan L1.1-L5.1
4) Irrigation Design Plan ..... To be provided for building permit.

Preparer of Landscape Plans: I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Document Package

x Daniel Raymond 5/2/2025

Preparer(s) of Landscape Plans Signature Required Date

Last Updated 05/15/2018

FORM (2) WATER EFFICIENT LANDSCAPE WORKSHEET

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

Project: Mariner Square, 2433 Mariner Square Loop, Alameda
Date: 5/2/2025

City of Alameda Reference Evapotranspiration (ETo) 41.8

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Low	0.3	Drip	0.81	0.37	18,594	6,880	178,296
Moderate	0.5	Drip	0.81	0.62	4,936	3,060	79,311
High	0.8	Drip	0.81	0.99	0	0	0
				Totals	(A)	(B)	257,608
Special Landscape Areas							
Pool+SPA				1	1,800		
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	257,608
						Maximum Allowed Water Allowance (MAWA)[e]	274,412

[redacted]

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

[b]Irrigation Method
overhead spray or drip
or drip

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

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

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

ETAF Calculations
All Landscape Areas

Total ETAF x Area	(B+D)	9,940	
Total Area	(A+C)	23,530	
Sitewide ETAF	**(B+D) ÷ (A+C)**		0.4224

Regular Landscape Area

Total ETAF x Area	(B)	9,940
Total Area	(A)	23,530
Sitewide ETAF	**B ÷ A**	0.4224

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

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2433 MARINER SQUARE LOOP

May 2nd, 2025

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: Mariner Square

Address: 2433 Mariner Square Loop, Alameda, CA 94501 **Date:** 2/6/2024

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; *Bay-Friendly Guide to Mulch,* available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	
☑	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette.* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Materials		
☑	☐	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	*When a general contractor is on-board, they will confirm compliance with this item.
			Planting		
☑	☐	☐	**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden;* East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book*.	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	

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Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	
☑	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	■	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	

Irrigation

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	
☐	☐	■	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

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BAY-FRIENDLY CHECKLIST L-3.4

2433 MARINER SQUARE LOOP

May 2nd, 2025

LIGHTING LEGEND

Existing Pole Light to Remain

Pedestrian Scale Pole Light
Landscape Forms, Torres Area Light, Single Illuminaire, 12' Pole, 3000K LED, Color/Finish: Silver Metallic

Bollard Light
Landscape Forms, Torres Path Light, 37" Tall Pole, 3000K LED, Color/Finish: Silver Metallic





MARINER SQUARE LOOP

Pedestrian Scale Pole Light, Typ.

Bollard Light, Typ.

Existing Street Light to Remain

Pedestrian Scale Pole Light, Typ.

Bollard Light, Typ.

Existing Street Light to Remain

Bollard Light, Typ.

MARINER SQUARE DRIVE

SCALE: 1" = 50'-0"

0' 25' 50' 100'

CONCEPTUAL LIGHTING PLAN - SITE L-4.2

2433 MARINER SQUARE LOOP

May 2nd, 2025

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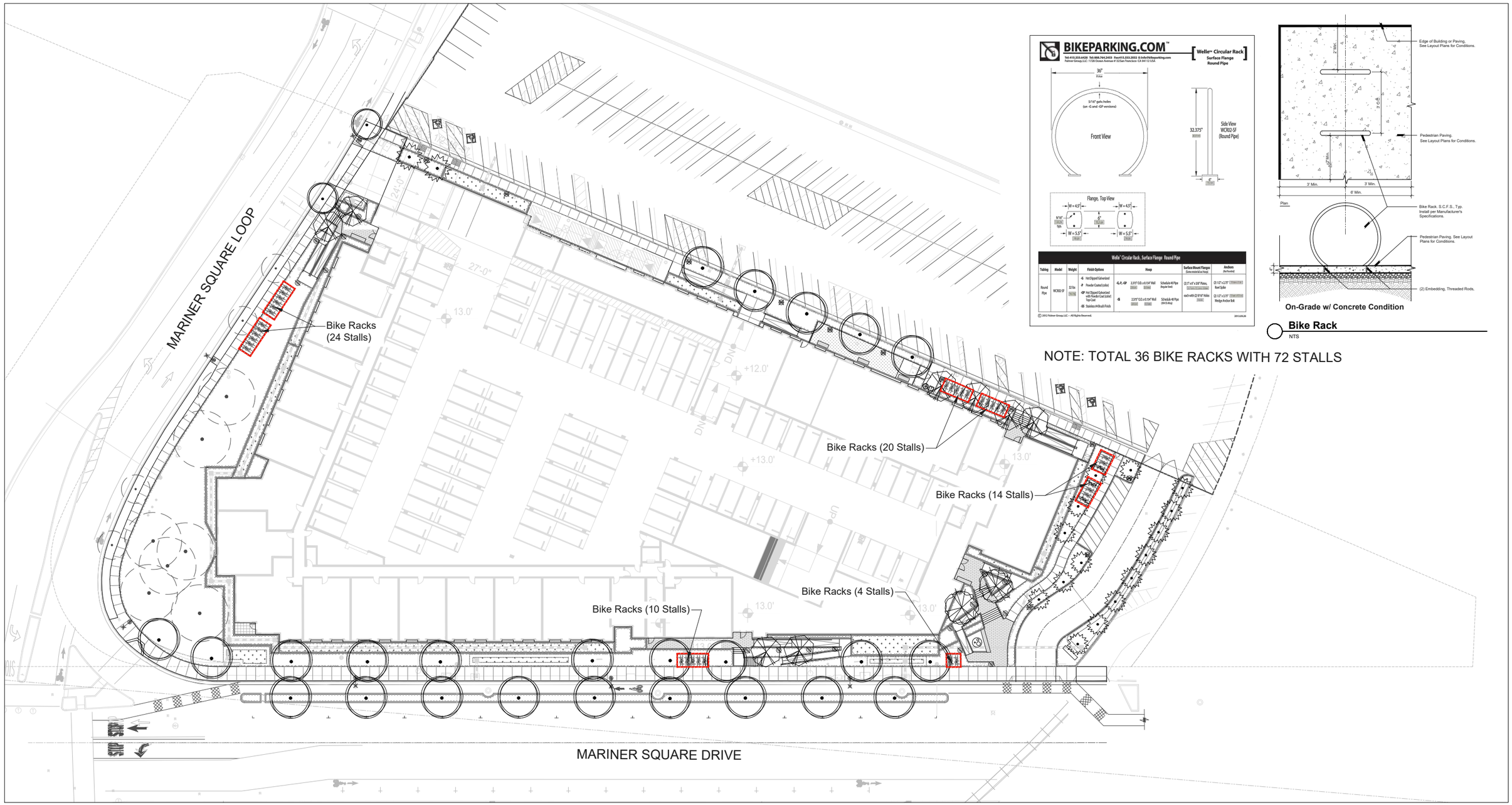

Bike Rack
NTS

NOTE: TOTAL 36 BIKE RACKS WITH 72 STALLS

SCALE: 1" = 50'-0"

0' 25' 50' 100'

CONCEPTUAL BIKE RACK PLAN L-5.1

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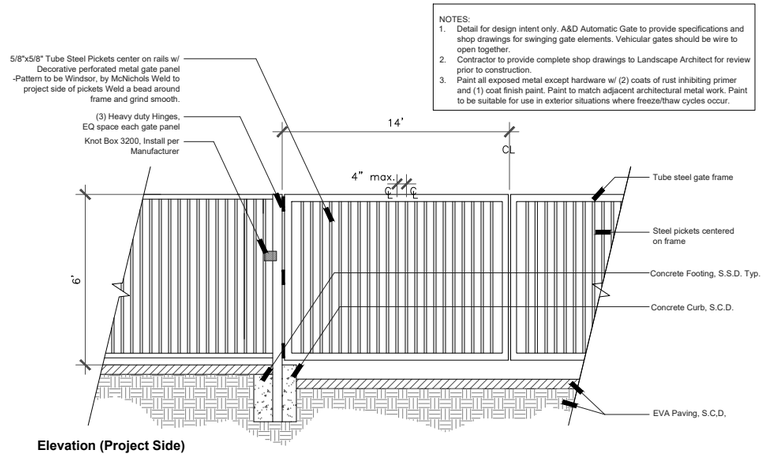
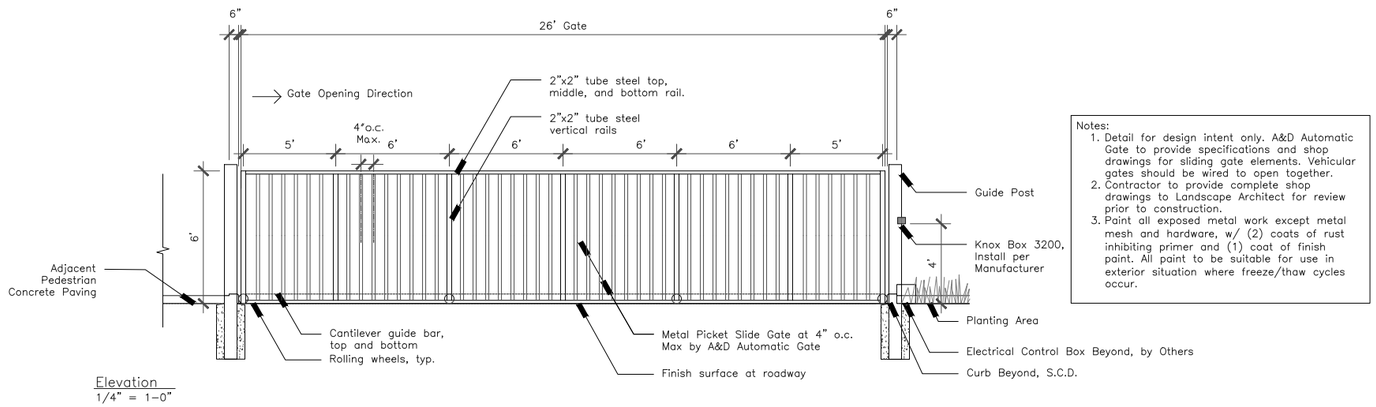


Elevation (Project Side)

1 Automatic Vehicular Swing Gate

Scale: 3/8" = 1'-0"



2 Automatic Electric Sliding Gate for Fire Access to EVA

As Noted

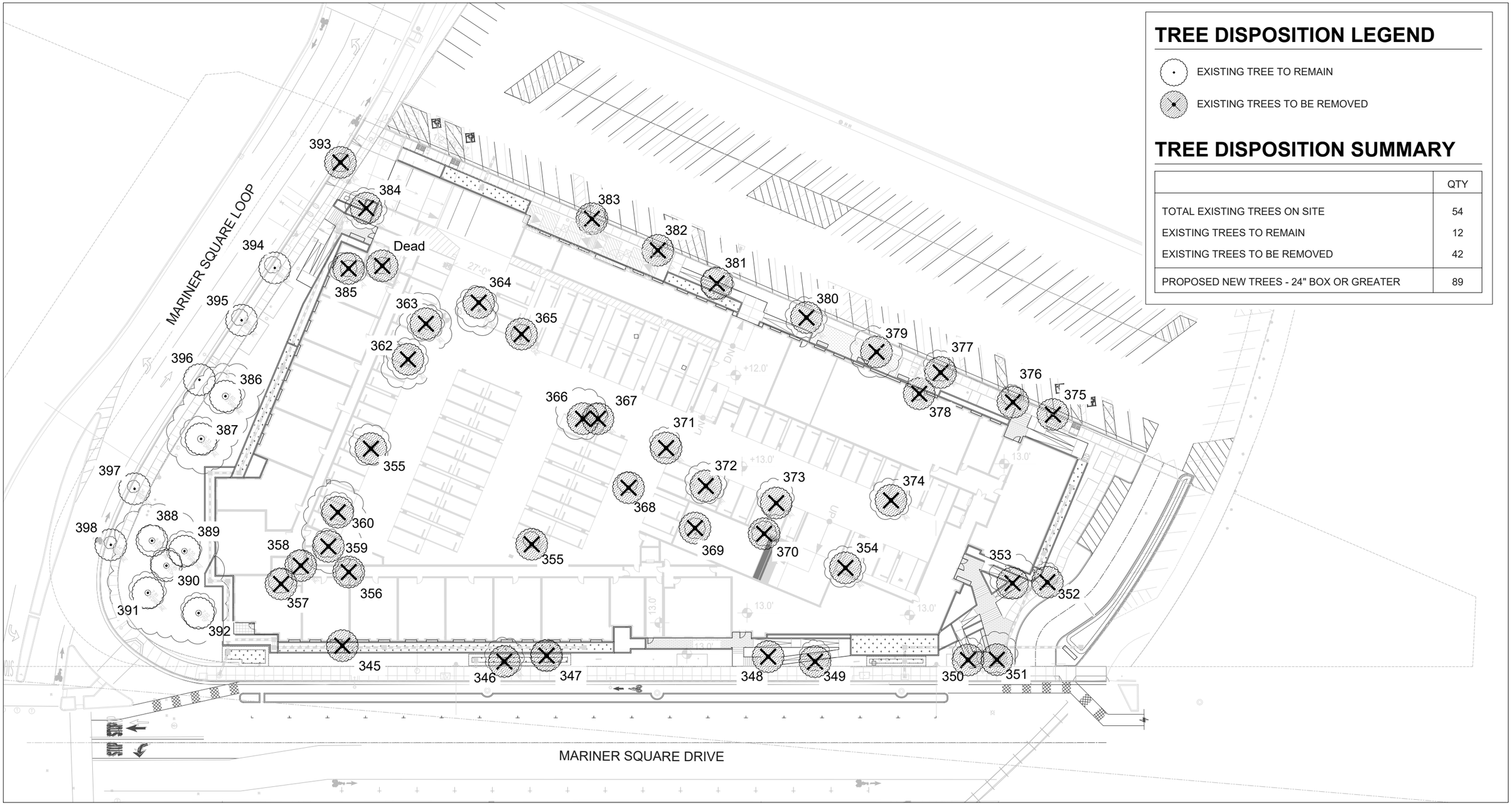
BDE ARCHITECTURE

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

GATE DETAILS L-6.1

2433 MARINER SQUARE LOOP

May 2nd, 2025



TREE DISPOSITION LEGEND

EXISTING TREE TO REMAIN

EXISTING TREES TO BE REMOVED

TREE DISPOSITION SUMMARY

	QTY
TOTAL EXISTING TREES ON SITE	54
EXISTING TREES TO REMAIN	12
EXISTING TREES TO BE REMOVED	42
PROPOSED NEW TREES - 24" BOX OR GREATER	89

SCALE: 1" = 50'-0"

0' 25' 50' 100'

TREE DISPOSITION PLAN L-7.1

BDE ARCHITECTURE

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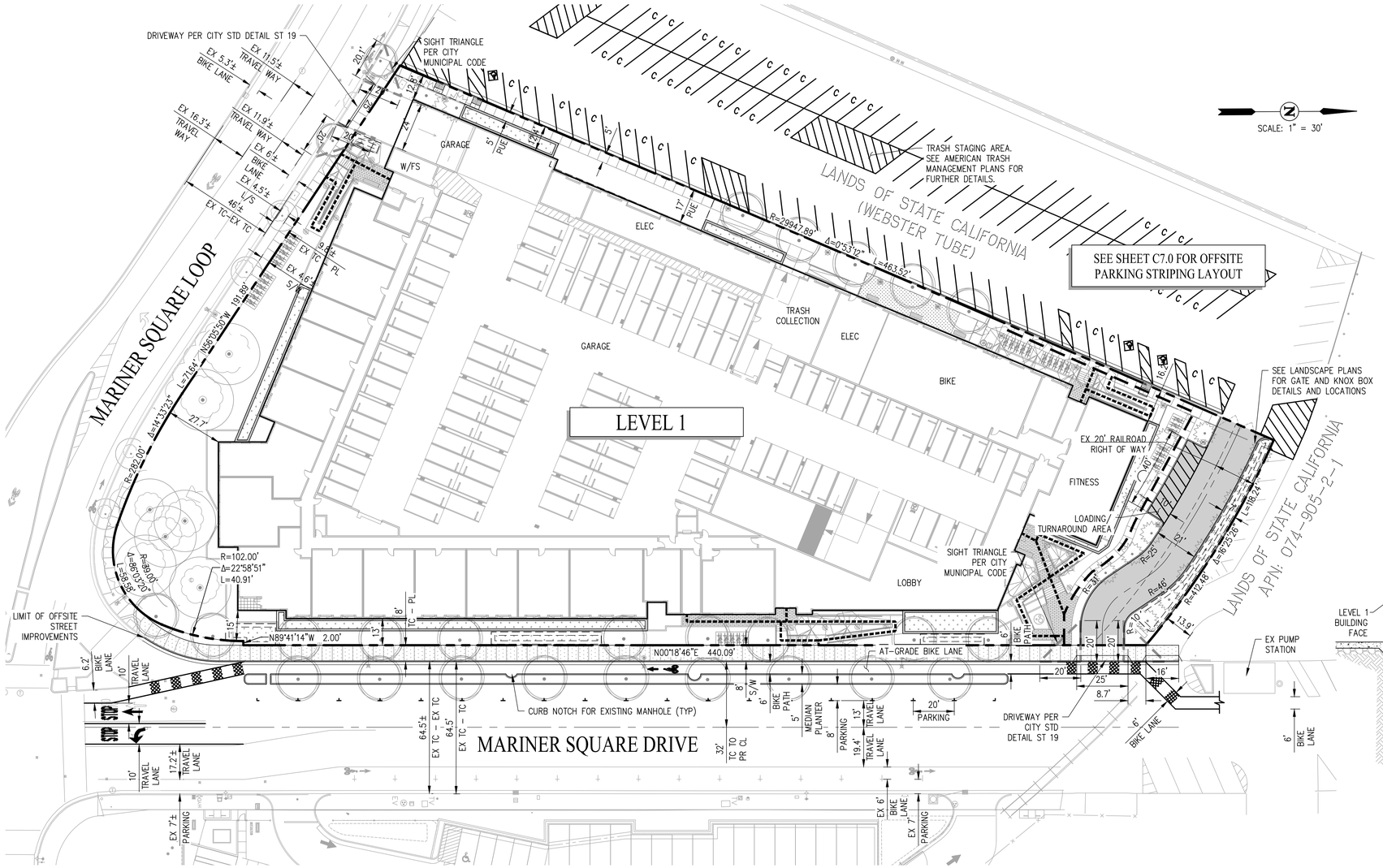
May 2nd, 2025

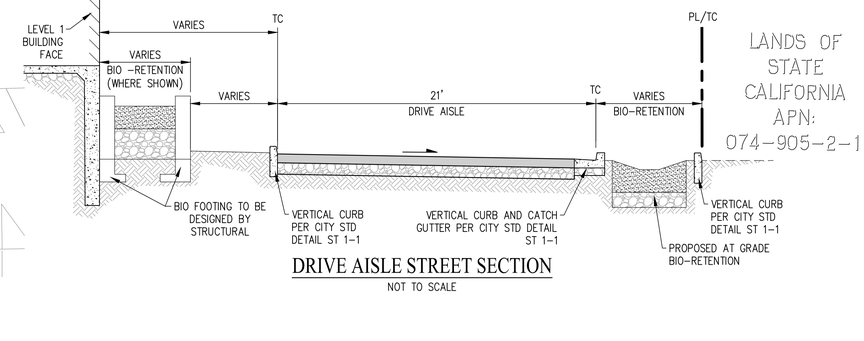


LEGEND

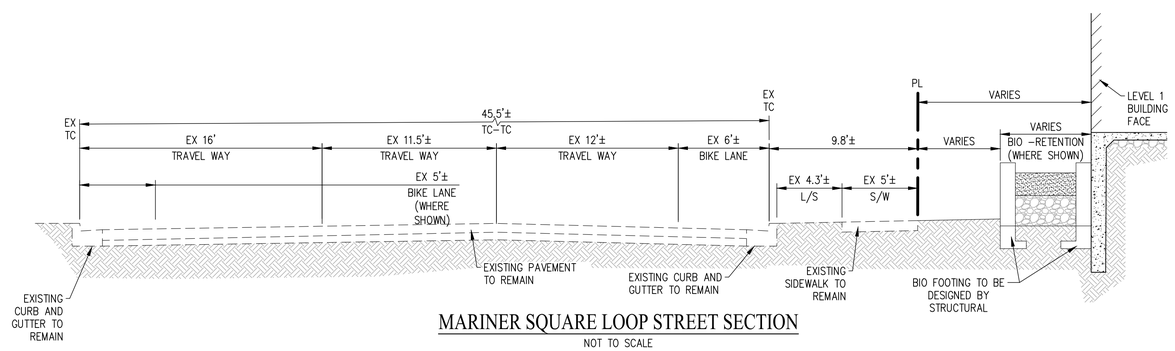
- EXISTING BOUNDARY
- ADJACENT PROPERTY
- EXISTING EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT LINE
- PEDESTRIAN CIRCULATION PATH
- PEDESTRIAN & BICYCLE CIRCULATION PATH
- EXISTING SIDEWALK, CURB & GUTTER TO REMAIN
- PROPOSED SIDEWALK, CURB AND GUTTER
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING TREES TO REMAIN
- PROPOSED TREES

ABBREVIATIONS

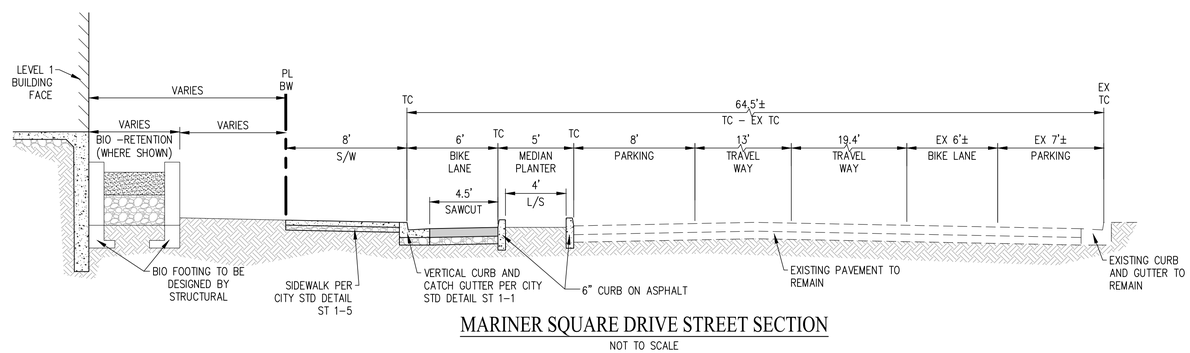
BW	BACK OF WALK
CL	CENTERLINE
EX	EXISTING
FS	FIRE SERVICE
L/S	LANDSCAPE
PL	PROPERTY LINE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
S/W	SIDEWALK
TC	TOP OF CURB
W	WATER
EM	EASEMENT



DRIVE AISLE STREET SECTION
NOT TO SCALE



MARINER SQUARE LOOP STREET SECTION
NOT TO SCALE



MARINER SQUARE DRIVE STREET SECTION
NOT TO SCALE

PRELIMINARY SITE PLAN C1.0

BDE ARCHITECTURE

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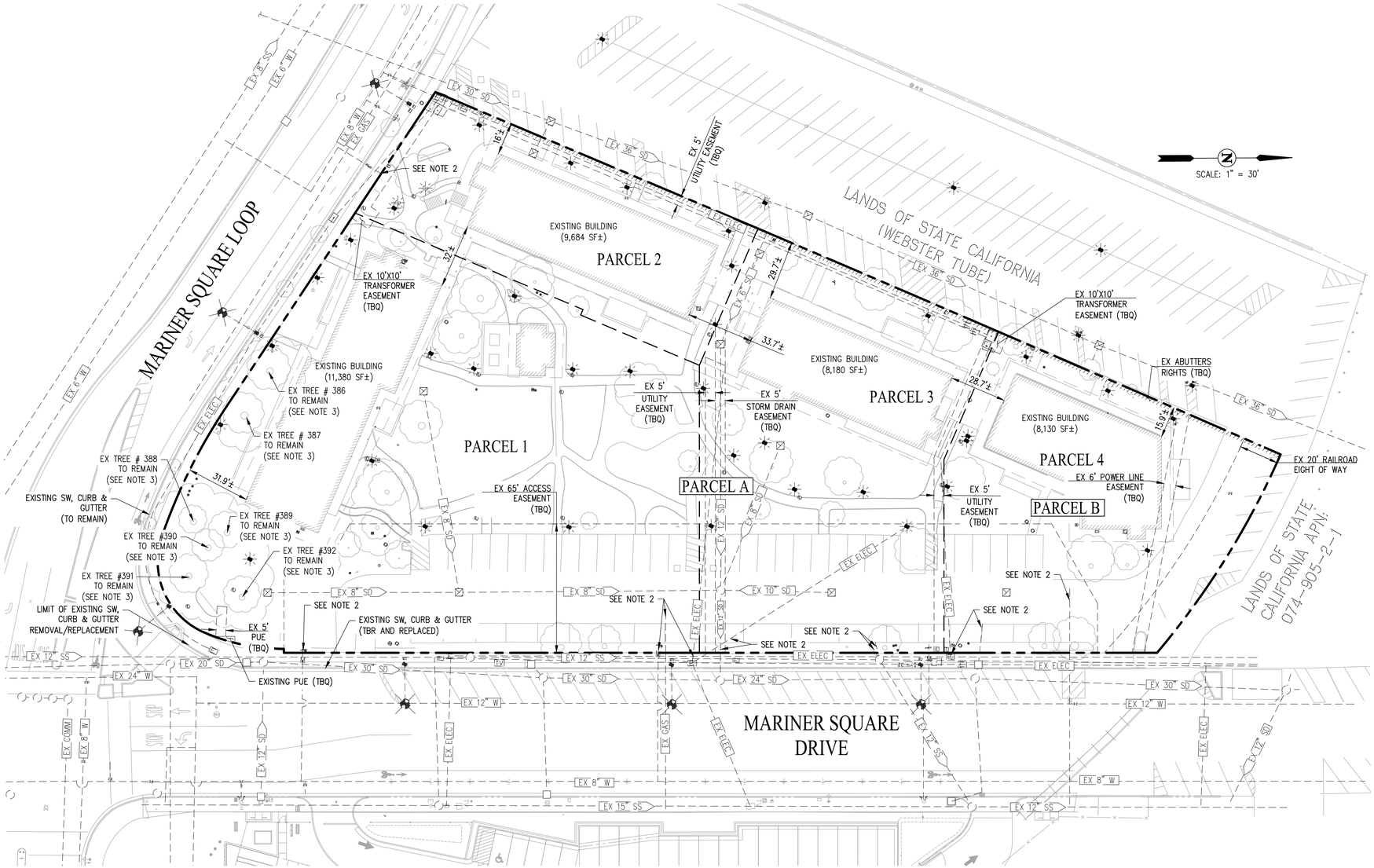
MAY 02, 2025



LEGEND

- EXISTING BOUNDARY
- ADJACENT PROPERTY
- EXISTING LOT LINES
- EXISTING EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIELD INLET
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING BACK FLOW
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING DRY UTILITY BOX
- EXISTING ELECTRIC PULL BOX
- EXISTING STREET LIGHTS
- EXISTING LANDSCAPE LIGHTS
- EXISTING TREES[5]

ABBREVIATIONS

ELEC/E	ELECTRIC
EX	EXISTING
G	GAS
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
TBQ	TO BE QUITCLAIMED
TBR	TO BE REMOVED
W	WATER

NOTES:

1. ALL ON-SITE BUILDINGS, SURFACE IMPROVEMENT TREES AND UTILITIES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ONSITE EXISTING UTILITY LATERALS TO BE REMOVED AND CAPPED AT PROPERTY LINE.
3. SEE ARBORIST REPORT PREPARED BY WOODREEVE CONSULTING, DATED NOVEMBER 2032 FOR TREE SPECIES AND SIZE INFORMATION. TREE LOCATIONS SHOWN HAVE NOT BEEN FIELD VERIFIED.
4. THE REMOVAL AND/OR RELOCATION OF ALL DRY UTILITIES ARE SUBJECT TO JOINT TRENCH DESIGN CONSULTANT REVIEW.
5. EXISTING TREES TO BE REMOVED TO BE COORDINATED WITH LANDSCAPE CONSULTANT.

EXISTING CONDITIONS AND DEMOLITION PLAN C2.0

2433 MARINER SQUARE LOOP

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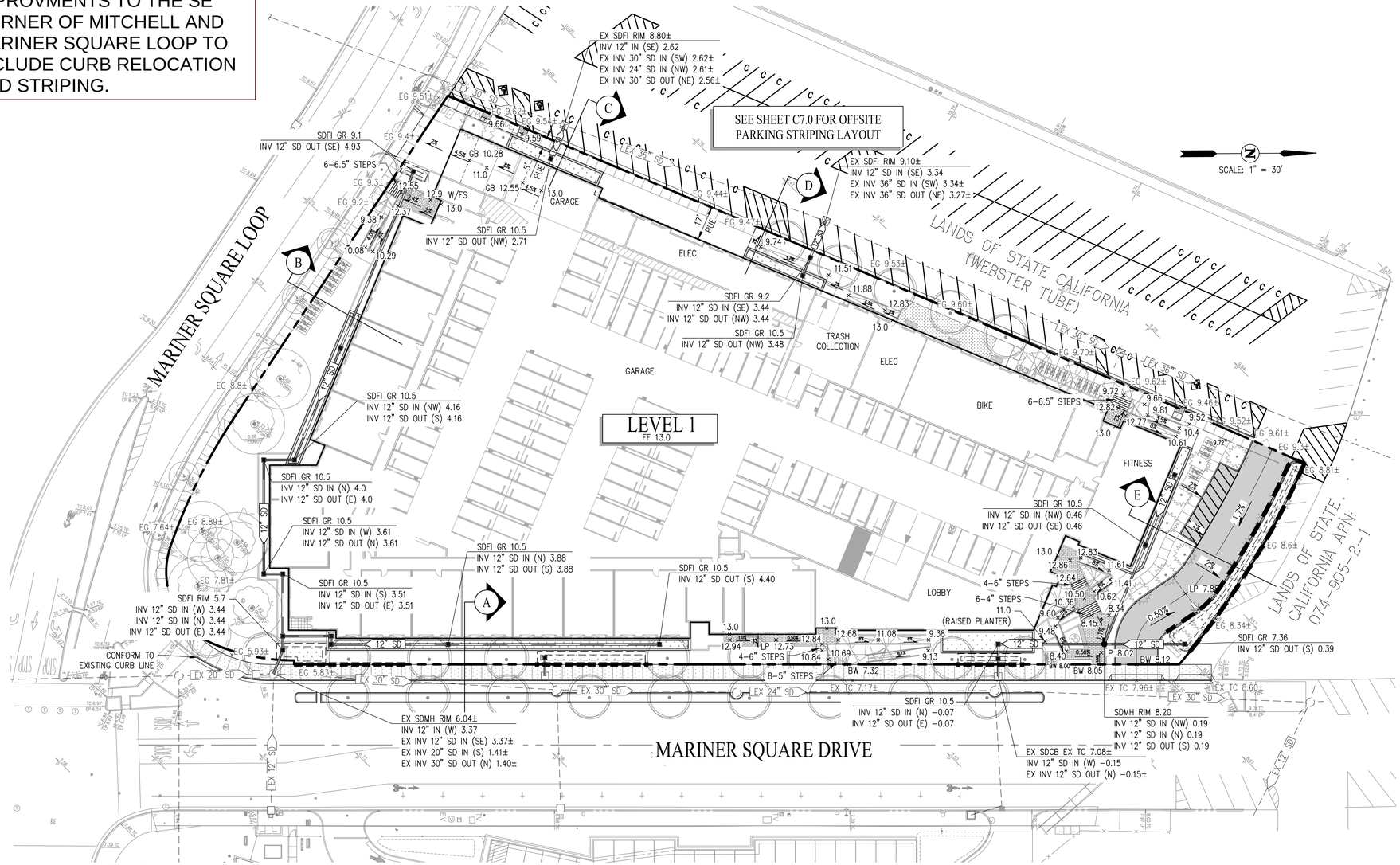
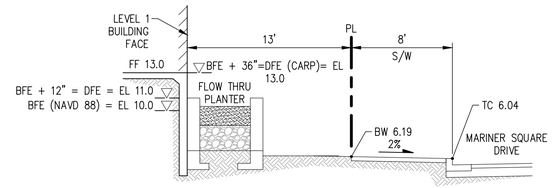
ADDITIONAL INTERSECTION IMPROVMENTS TO THE SE CORNER OF MITCHELL AND MARINER SQUARE LOOP TO INCLUDE CURB RELOCATION AND STRIPING.





SECTION A
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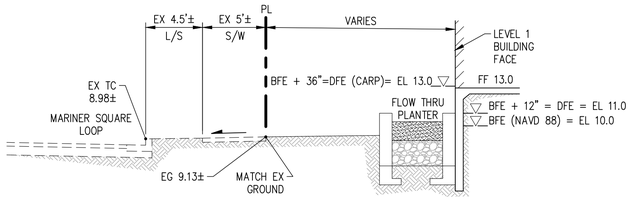

SECTION B
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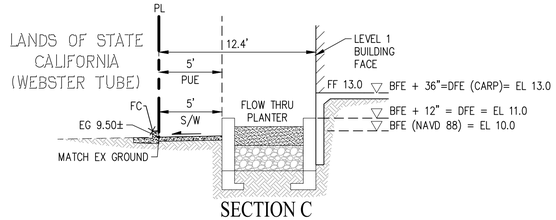

SECTION C
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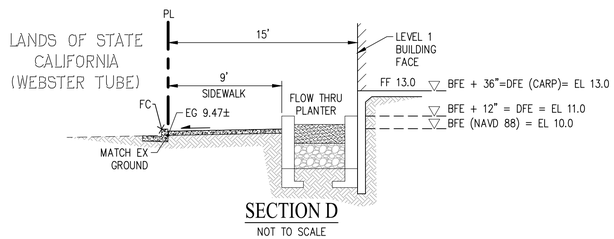

SECTION D
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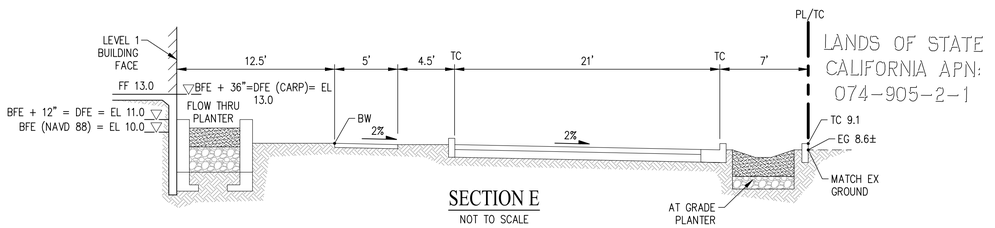

SECTION E
NOT TO SCALE

LEGEND

- EXISTING BOUNDARY
- ADJACENT PROPERTY
- PROPOSED EASEMENT
- EX 12" SD — EXISTING STORM DRAIN LINE
- 12" SD — PROPOSED STORM DRAIN LINE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIELD INLET
- PROPOSED MANHOLE
- PROPOSED FIELD INLET
- PROPOSED AT GRADE BIO RETENTION
- PROPOSED RAISE BIO RETENTION PLANTER
- CURB CUT
- DEEPENED SIDEWALK
- DEEPENED CURB

ABBREVIATIONS

BFE	BASE FLOOD ELEVATION
BW	BACK OF WALK
DFE	DESIGN FLOOD ELEVATION
EG	EXISTING GRADE
EL	ELEVATION
EX	EXISTING
FF	FINISH FLOOR
L/S	LANDSCAPE
PL	PROPERTY LINE
SD	STORM DRAIN
TC	TOP OF CURB
S/W	SIDEWALK

NOTES:

1. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION. UTILITY LOCATIONS TO BE SURVEYED AND POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
2. ALL BUILDING STORM DRAIN, ARE SUBJECT TO FINAL BUILDING PLUMBING DESIGN.
3. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
4. FINISH FLOOR ELEVATIONS ARE BASED FEMA FIRM AND THE CITY OF ALAMEDA CLIMATE ACTION AND RESILIENCY PLAN (CARP).

PRELIMINARY GRADING PLAN C3.0

3DE ARCHITECTURE

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2433 MARINER SQUARE LOOP

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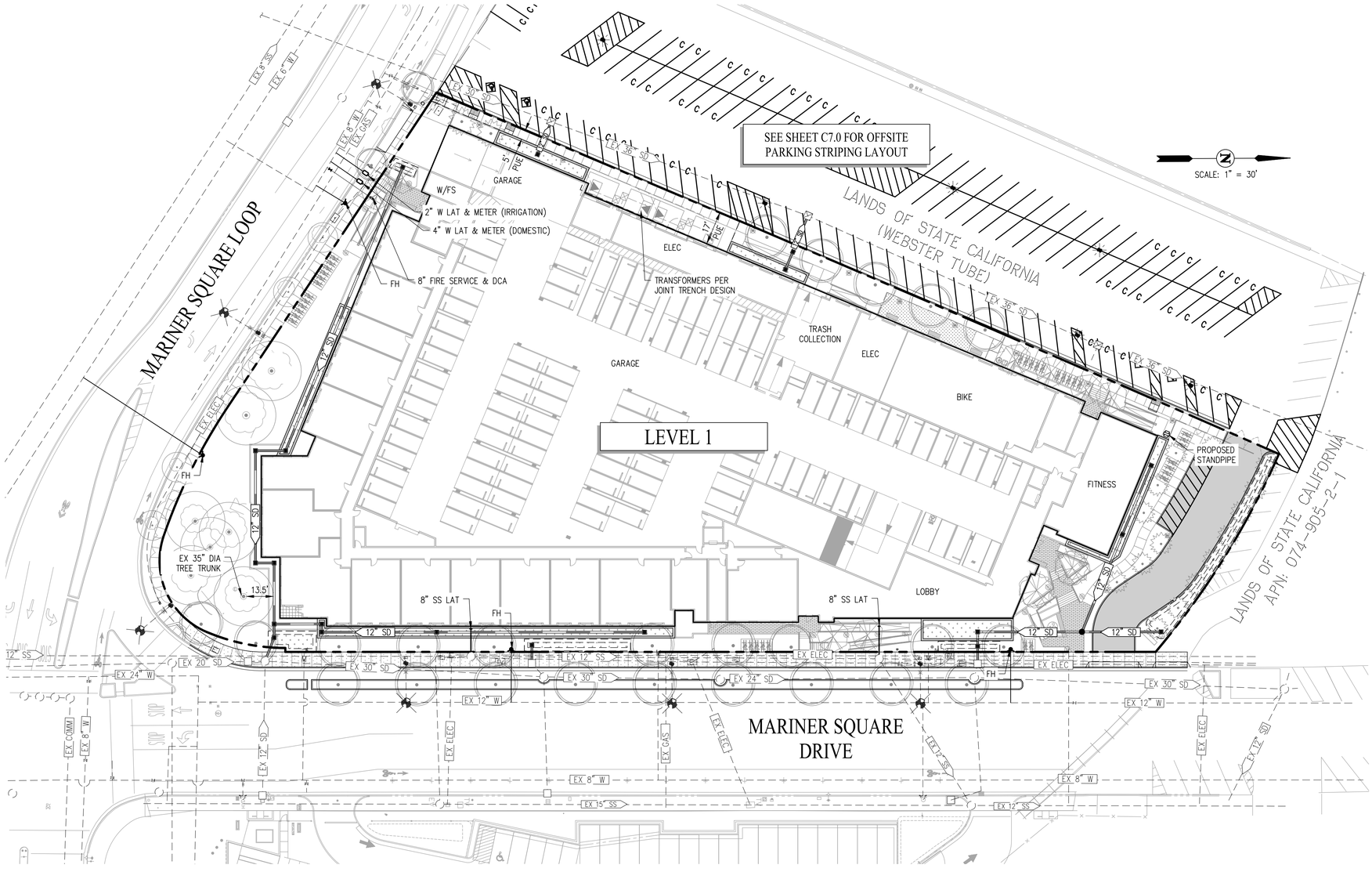

LEGEND

- EXISTING BOUNDARY
- ADJACENT PROPERTY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX 12" SS — EXISTING SANITARY SEWER LINE
- EX 12" SD — EXISTING STORM DRAIN LINE
- EX W — EXISTING WATER LINE
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING ELECTRIC LINE
- 8" SS — PROPOSED SANITARY SEWER LATERAL
- 8" W — PROPOSED WATER LATERAL
- 12" SD — PROPOSED STORM DRAIN LINE
- PROPOSED JOINT TRENCH LINE (DESIGN BY OTHERS)
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIELD INLET
- PROPOSED STORMDRAIN FIELD INLET
- PROPOSED MANHOLE
- PROPOSED STANDPIPE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED BIO RETENTION AT GRADE
- PROPOSED BIO RETENTION RAISED PLANTER
- PROPOSED TRANSFORMER (DESIGN BY OTHERS)
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING BACK FLOW
- EXISTING WATER METER
- EXISTING DRY UTILITY BOX
- EXISTING ELECTRIC PULL BOX
- EXISTING STREET LIGHTS
- EXISTING LANDSCAPE LIGHTS

ABBREVIATIONS

ELEC/E	ELECTRIC
EX	EXISTING
G	GAS
LAT	LATERAL
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

NOTE:

1. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION. UTILITY LOCATIONS TO BE SURVEYED AND POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
2. ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING DESIGN.

PRELIMINARY UTILITY PLAN C4.0

3DE ARCHITECTURE
cbg CIVIL ENGINEERS SURVEYORS PLANNERS
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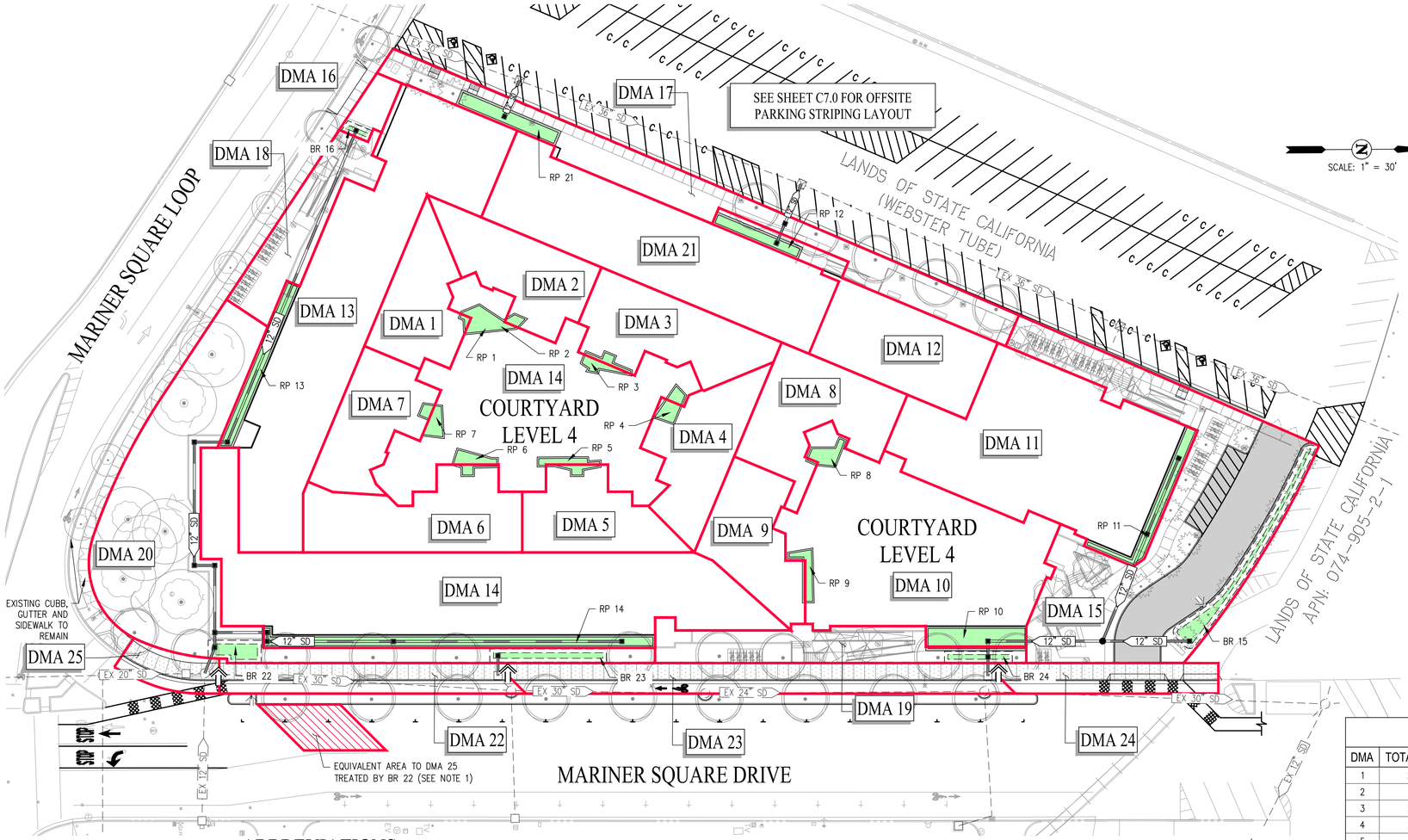
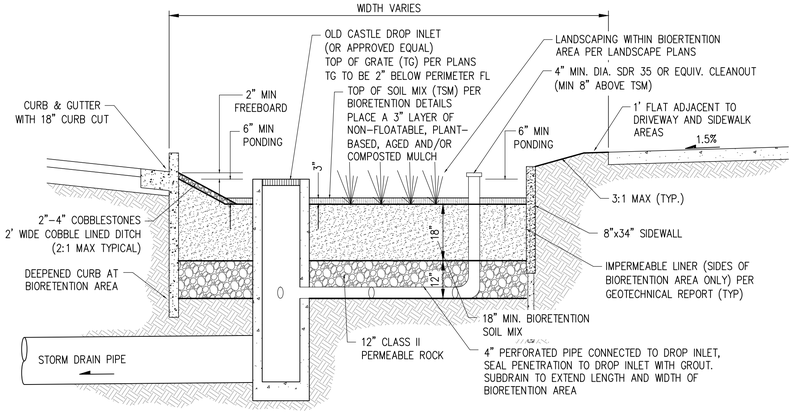
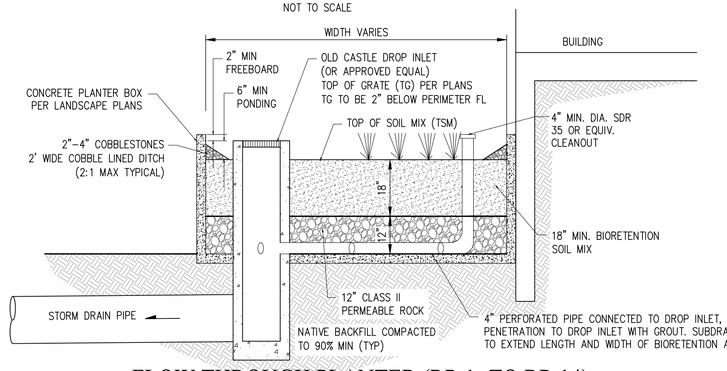


SCALE: 1" = 30'



AT GRADE BIO RETENTION (BR 15 & BR 16)

NOT TO SCALE



FLOW THROUGH PLANTER (RP-1 -TO RP-14)

NOT TO SCALE

STORM WATER TREATMENT SUMMARY

DMA	TOTAL AREA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)	BIO-RETENTION
1	2023	1859	164	75	104	RP-1
2	2341	2177	164	88	104	RP-2
3	2726	2549	177	103	107	RP-3
4	2429	2264	165	91	104	RP-4
5	2153	1966	187	79	118	RP-5
6	3115	2929	186	118	118	RP-6
7	2180	2015	165	81	104	RP-7
8	2858	2753	105	111	111	RP-8
9	2217	2090	127	84	118	RP-9
10	8225	7787	438	313	332	RP-10
11	7807	7324	483	295	296	RP-11
12	3509	3509	0	140	160	RP-12
13	9451	8920	531	359	359	RP-13
14	18759	17620	1139	710	710	RP-14
15	9507	6035	3472	255	255	BR-15
16	449	355	94	15	17	BR-16
17	4377	836	3541	–	–	SELF-RETAINING
18	2030	808	1222	–	–	SELF-RETAINING
19	2391	1188	1203	–	–	SELF-RETAINING
20	8119	0	8119	–	–	SELF-TREATING
21	6288	6288	0	251	261	RP-21
TOTAL	102954	81272	21682	–	–	–

STORM WATER TREATMENT SUMMARY (OFFSITE)

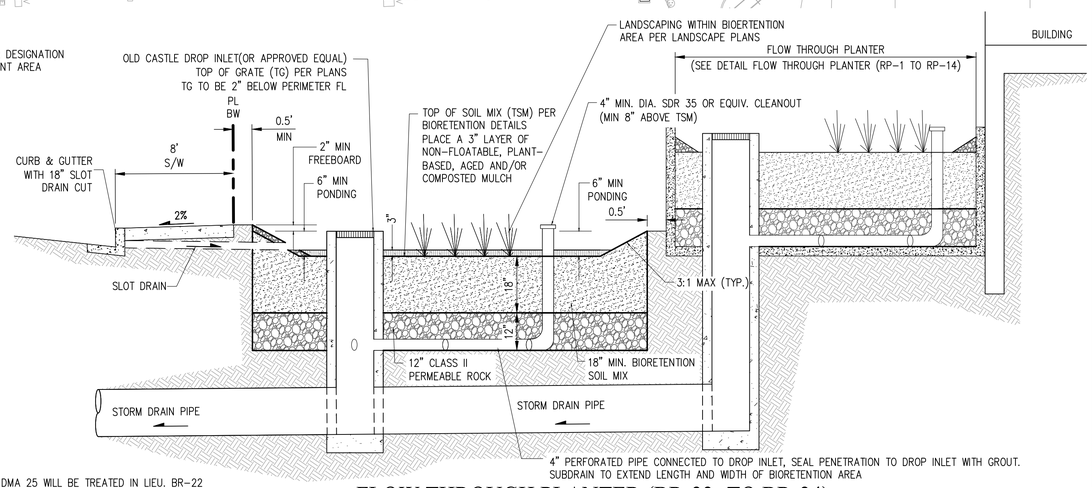
DMA	TOTAL AREA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)	BIO-RETENTION
22	1902	1902	0	78	105[1]	BR-22
23	3161	3161	0	126	130	BR-23
24	1457	1457	0	59	59	BR-24
25	766	655	111	27	SEE NOTE 1	BR-22

LEGEND

- EXISTING BOUNDARY
- ADJACENT PROPERTY
- EXISTING STORM DRAIN LINE (EX 12" SD)
- PROPOSED STORM DRAIN LINE (12" SD)
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIELD INLET
- PROPOSED MANHOLE
- PROPOSED FIELD INLET
- CURB CUT
- SLOT DRAIN
- PROPOSED A GRADE BIO RETENTION
- PROPOSED RAISE BIO RETENTION PLANTER
- DMA BOUNDARY
- PAVEMENT
- STORM WATER TREATMENT FACILITY

ABBREVIATIONS

BR	BIO-RETENTION AREA DESIGNATION
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
SD	STORM DRAIN



FLOW THROUGH PLANTER (BR-22 -TO BR-24)

NOT TO SCALE

NOTES:
1. DMA 25 EXISTING DRAINAGE PATTERNS PREVENT ONSITE TREATMENT. EQUIVALENT AREA TO DMA 25 WILL BE TREATED IN LIEU. BR-22 BIO RETENTION AREA HAS BEEN SIZED TO TREAT DMA 22 AND DMA 25.

PRELIMINARY STORMWATER PLAN C5.0

BDE ARCHITECTURE

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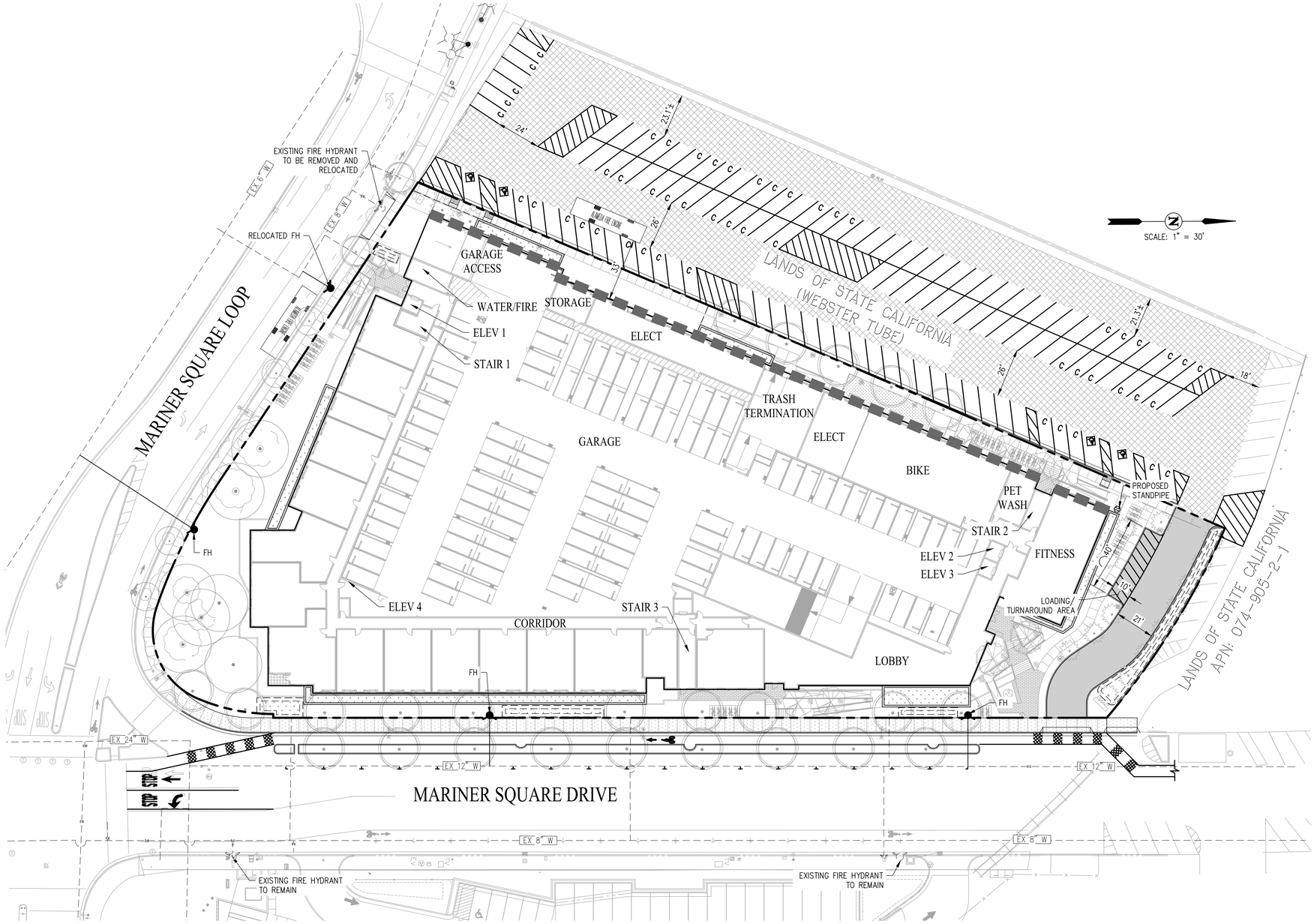

LEGEND

- EXISTING BOUNDARY
- EX W — EXISTING WATER LINE
- 8" W — PROPOSED WATER LATERAL
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STANDPIPE
- AERIAL FIRE APPARATUS ACCESS
- ADJACENT PROPERTY ACCESSIBLE BY VEHICLE THROUGH SEPARATE LONG TERM LEASE AGREEMENT

ABBREVIATIONS

ELEV	ELEVATOR
EX	EXISTING
W	WATER

FIRE FLOW CALCULATIONS

FLOOR LEVEL	CONSTRUCTION TYPE	AREA (SF)
1ST	IA	72,500
2ND	IA	67,300
3RD	IA	72,700
4TH	IIIA	52,000
5TH	IIIA	52,300
6TH	IIIA	54,400
7TH	IIIA	54,400
8TH	IIIA	53,300

FIRE FLOW CALCULATION PER CONSTRUCTION TYPE		
CONSTRUCTION TYPE	FIRE FLOW	COMPOSITE
IA	5,000	2,215
IIIA	6,000	3,334
	TOTAL	5,550 (1)

NOTES:

1. PER TABLES CC105.1(1) AND C102.1 OF THE THE CALIFORNIA BUILDING FIRE CODE, A 5,550 FIRE FLOW REQUIRES AROUND 6 FIRE HYDRANTS NEEDED. THE PROPOSED PROJECT INCLUDES FOUR NEW HYDRANTS, PLUS A STANDPIPE NEAR STAIR 2. TWO EXISTING HYDRANTS EXIST ACROSS MARINER SQUARE DRIVE.

FIRE ACCESS PLAN

C6.0

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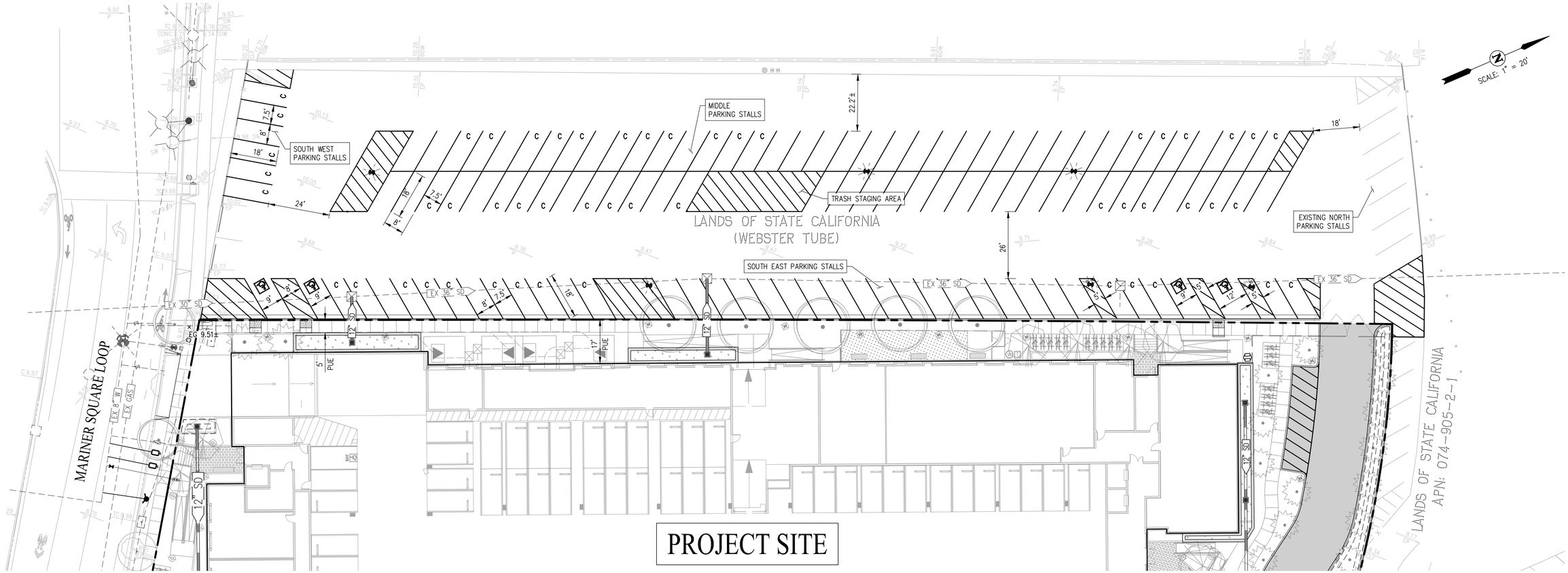

LEGEND

- EXISTING BOUNDARY
- PROPOSED EASEMENT LINE
- EXISTING STORM DRAIN LINE (EX 12" SD)
- EXISTING WATER LINE (EX W)
- EXISTING GAS LINE (EX GAS)
- PROPOSED STORM DRAIN LINE (12" SD)
- PROPOSED JOINT TRENCH LINE (DESIGN BY OTHERS)
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIELD INLET
- PROPOSED FIELD INLET
- PROPOSED BIO RETENTION AT GRADE
- PROPOSED BIO RETENTION RAISED PLANTER
- PROPOSED TRANSFORMER (DESIGN BY OTHERS)
- EXISTING STREET LIGHTS
- EXISTING LANDSCAPE LIGHTS

ABBREVIATIONS

BC	BACK OF CURB
C	COMPACT
E	ELECTRIC
EG	EXISTING GROUND SURFACE
EX	EXISTING
FC	FACE OF CURB
G	GAS
PL	PROPERTY LINE
SD	STORM DRAIN
W	WATER

SOUTH-WEST & SOUTH-EAST PARKING SUMMARY

EXISTING PARKING SUMMARY	
EXISTING STANDARD PARKING STALLS	31
EXISTING ADA PARKING STALLS	2
TOTAL	33
PROPOSED PARKING SUMMARY	
PROPOSED STANDARD PARKING STALLS	22
PROPOSED COMPACT PARKING STALLS	19
PROPOSED ADA PARKING STALLS	4
TOTAL	45

MIDDLE/NORTH PARKING SUMMARY

EXISTING PARKING SUMMARY	
EXISTING STANDARD PARKING STALLS	79
TOTAL	79
PROPOSED PARKING SUMMARY	
PROPOSED STANDARD PARKING STALLS	40
PROPOSED COMPACT PARKING STALLS	32
EXISTING STANDARD PARKING STALLS (NORTH PARKING) TO REMAIN	7
TOTAL	79

OFFSITE PARKING LAYOUT SHEET

C7.0

BDE ARCHITECTURE

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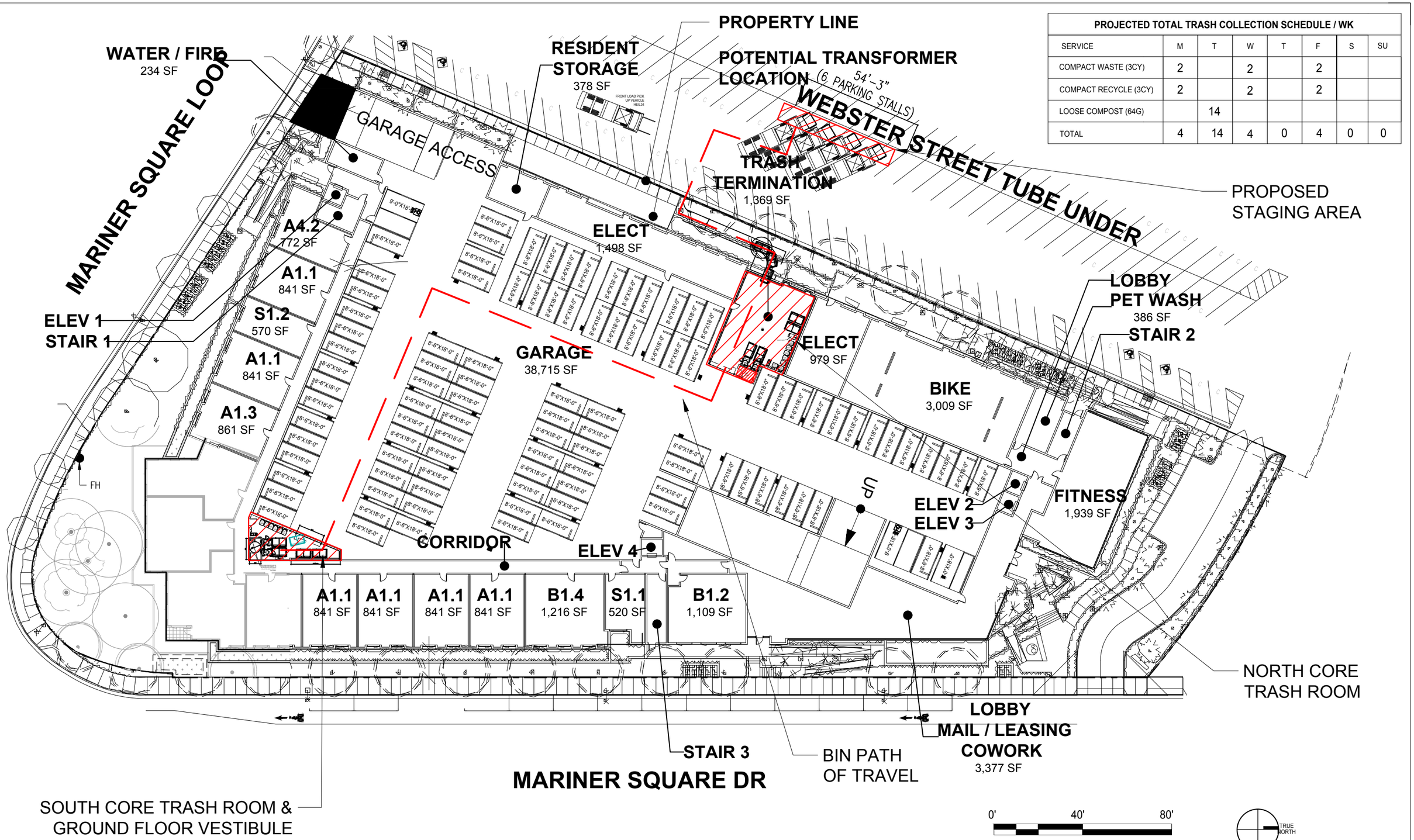
MAY 02, 2025

PROJECTED TOTAL TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
COMPACT WASTE (3CY)	2		2		2		
COMPACT RECYCLE (3CY)	2		2		2		
LOOSE COMPOST (64G)		14					
TOTAL	4	14	4	0	4	0	0



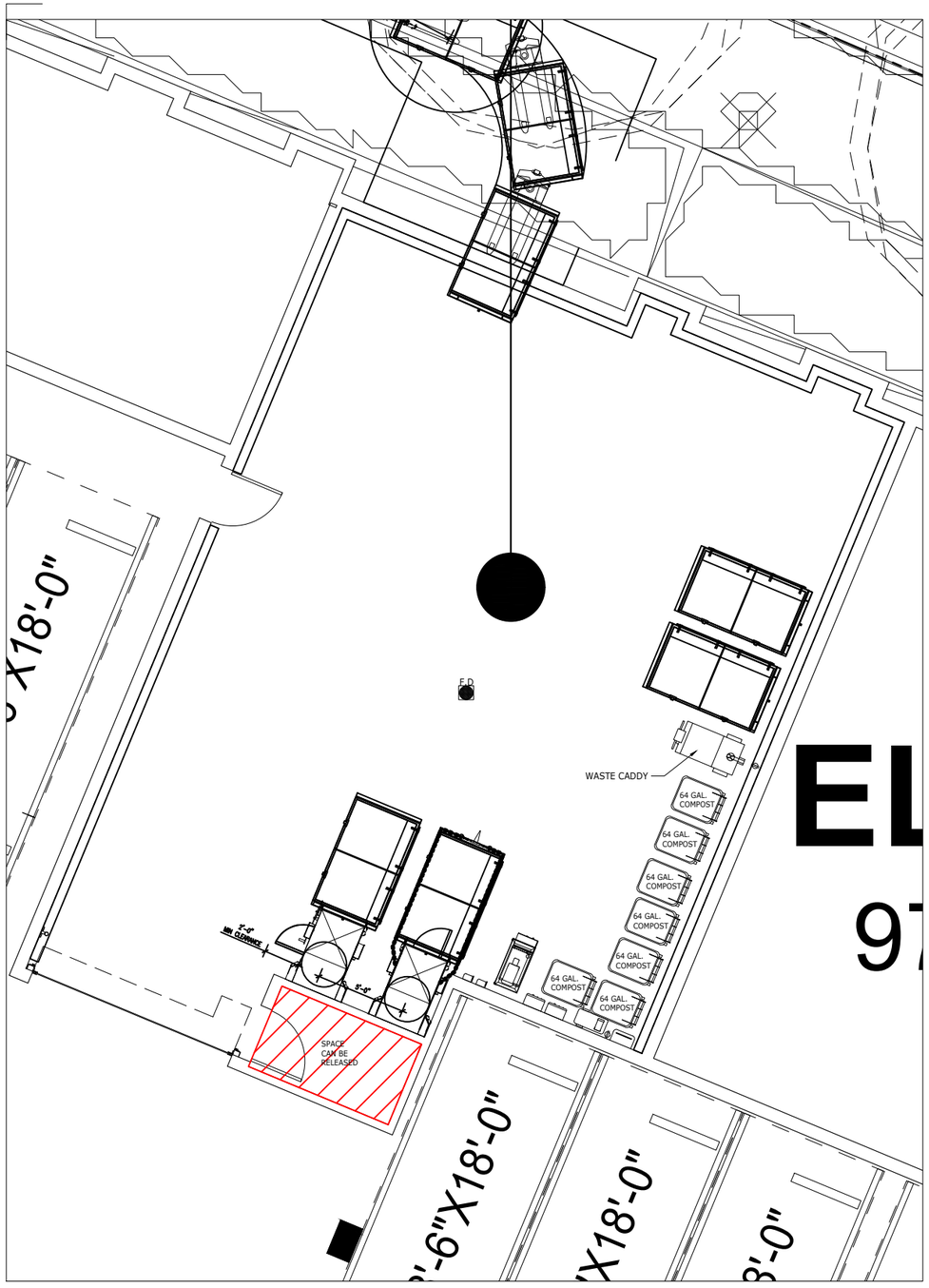
STAGING PLAN

1"=40'

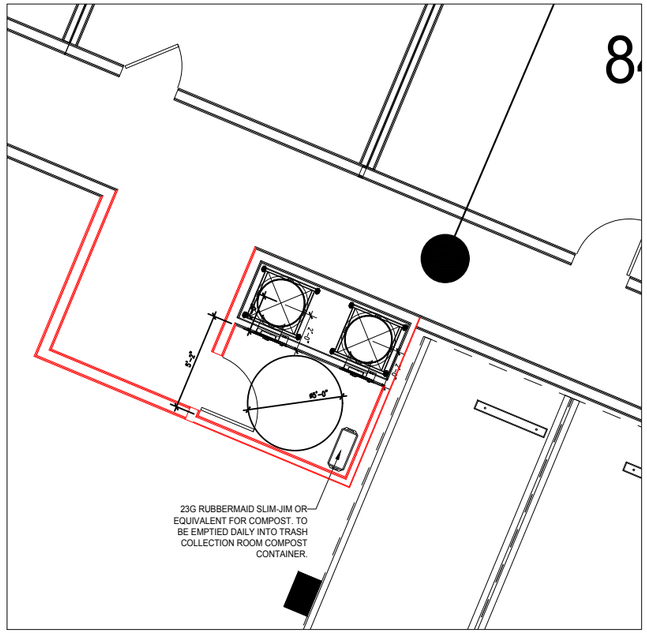
TR0.1

2433 MARINER SQUARE LOOP

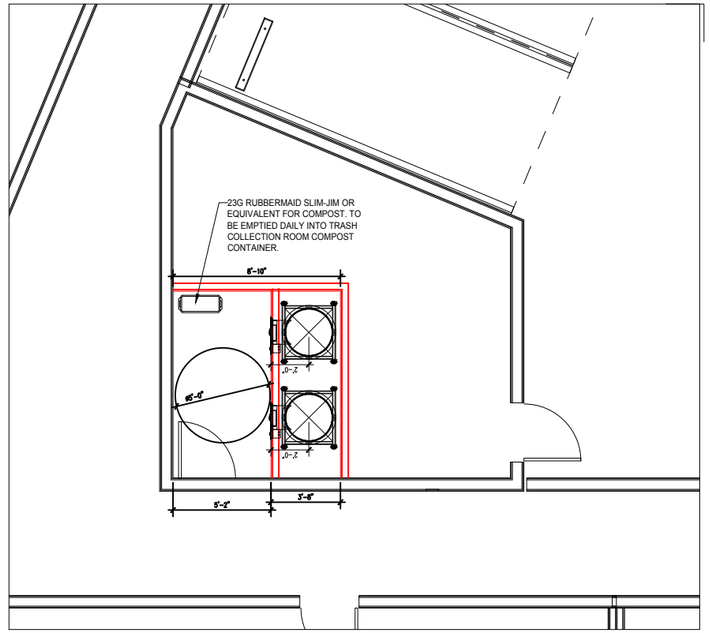
MAY 02, 2025



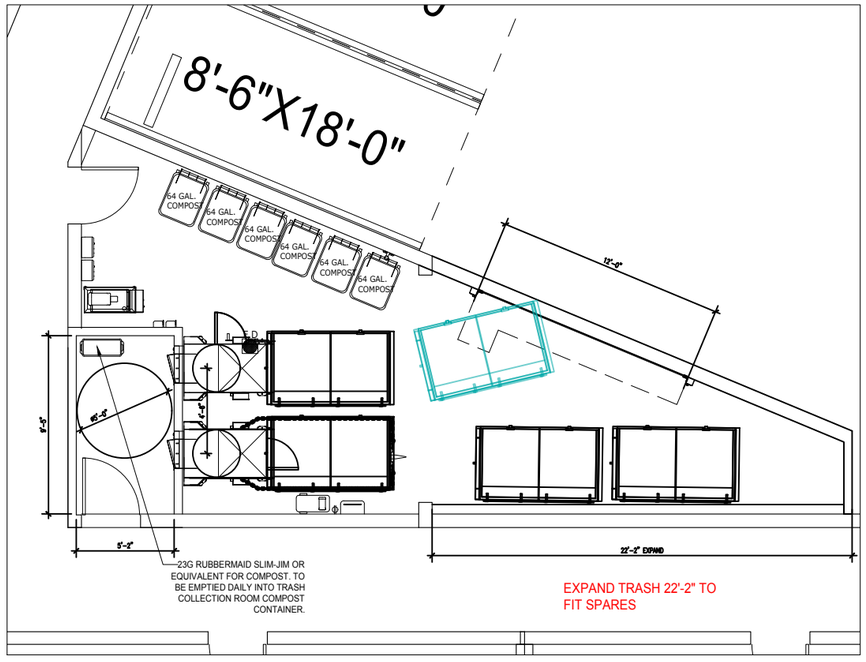
NORTH CORE TRASH TERMINATION ROOM



NORTH CORE UPPER CHUTE VESTIBULE



SOUTH CORE UPPER CHUTE VESTIBULE



SOUTH CORE TRASH TERMINATION ROOM & GROUND FLOOR VESTIBULE

NORTH CORE TRASH COLLECTION SCHEDULE / WK

SERVICE	M	T	W	T	F	S	SU
COMPACT WASTE (3CY)	1		1		1		
COMPACT RECYCLE (3CY)	1		1		1		
LOOSE COMPOST (64G)		7					
TOTAL	2	7	2	0	2	0	0

SOUTH CORE TRASH COLLECTION SCHEDULE / WK

SERVICE	M	T	W	T	F	S	SU
COMPACT WASTE (3CY)	1		1		1		
COMPACT RECYCLE (3CY)	1		1		1		
LOOSE COMPOST (64G)		7					
TOTAL	2	7	2	0	2	0	0

0' 8' 16'

TRUE NORTH

TRASH ROOMS

1/8"=1'

TR1.0

2433 MARINER SQUARE LOOP

MAY 02, 2025