

# 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 CONSISTING 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:

Type	Bed / Bath	Market	Unit Count		%
			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%		

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

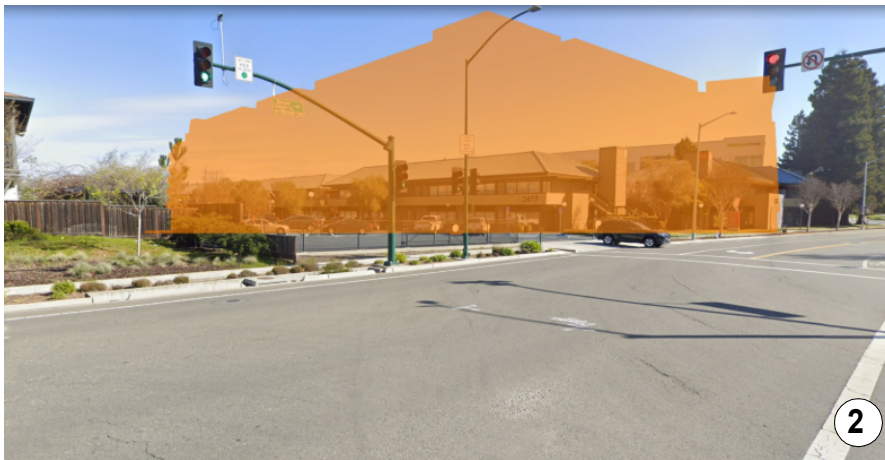
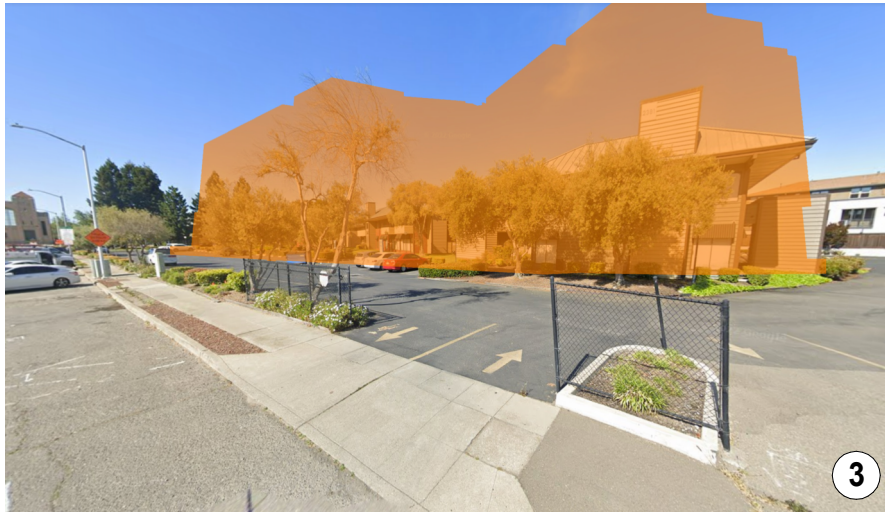
OFF STREET PARKING - RESIDENTIAL						
RESIDENT ASSIGNED PARKING						
STALL TYPE	COUNT				CODE %	NOTES
RESIDENT TOTAL (COVERED)	283					
PARKING SPACE (NON EV)	140					
ACCESS TOTAL (NON EV)			8		2%*	
ACCESS STANDARD				5		
ACCESS VAN				3		
EV SPACES	143					
EVR		114			40%	
EVCGR		29			10%	
ACCESS 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 permitted (356X1.5=534 x 2% = 11)
RESIDENT TOTAL (CALTRANS LOT)	124					
RESIDENT TOTAL COMBINED	407					

SHEET NUMBER	SHEET NAME
	COVER SHEET
AP0.01	PROJECT INFORMATION
AP0.02	PROJECT DATA SUMMARY
AP0.03	EXISTING SITE CONTEXT - SITE PHOTOS
AP0.04	EXISTING SITE CONTEXT - SITE PHOTOS
AP0.05	PERSPECTIVE - SW MARINER SQUARE LOOP
AP0.06	PERSPECTIVE - SE MARINER SQUARE LOOP
AP0.07	PERSPECTIVE - NE MARINER SQUARE DR
AP1.00	SITE PLAN - GRADE
AP1.01	SITE PLAN - ROOF
AP2.00	FLOOR 1
AP2.01	FLOOR 2
AP2.02	FLOOR 3
AP2.03	FLOOR 4
AP2.04	FLOOR 5
AP2.05	FLOOR 6-7
AP2.06	FLOOR 8
AP2.07	ROOF
AP2.10	ENLARGED PLANS - BIKE ROOMS
AP2.11	BIKE RACK SPECIFICATION
AP2.12	BIKE RACK SPECIFICATION
AP3.00	ELEVATIONS
AP3.01	ELEVATIONS
AP3.02	MATERIAL BOARD
AP3.05	TRANSPARENT OPENING EXHIBIT
AP3.10	SECTIONS
AP3.11	SECTIONS
AP3.20	WALL SECTIONS
AP3.30	WINDOW DETAILS
AP3.31	WINDOW DETAILS
AP3.32	WINDOW DETAILS
AP4.00	UNIT PLANS - TYPICAL S1.0
AP4.01	UNIT PLANS - TYPICAL S2.0
AP4.02	UNIT PLANS - TYPICAL A1.0
AP4.03	UNIT PLANS - TYPICAL A2.0
AP4.04	UNIT PLANS - TYPICAL A3.0
AP4.05	UNIT PLANS - TYPICAL A4.0



UNIT AND AREA SUMMARY													JOB: TMG 2433 Mariner Sq Loop, Alameda			
Date 01/22/2024																
CONSTRUCTION TYPE:		TYPE IIIA OVER TYE IA											BUILDING ALL			
FLOORS:		5 WOOD O/ 3 CONCRETE														
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable									Unit	Rentable Area			
				1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	ROOF	Total	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		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%
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	





## 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





PERSPECTIVE - SW MARINER SQUARE LOOP

AP0.05





PERSPECTIVE - SE MARINER SQUARE LOOP

AP0.06

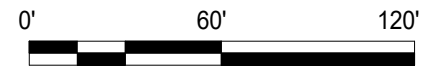
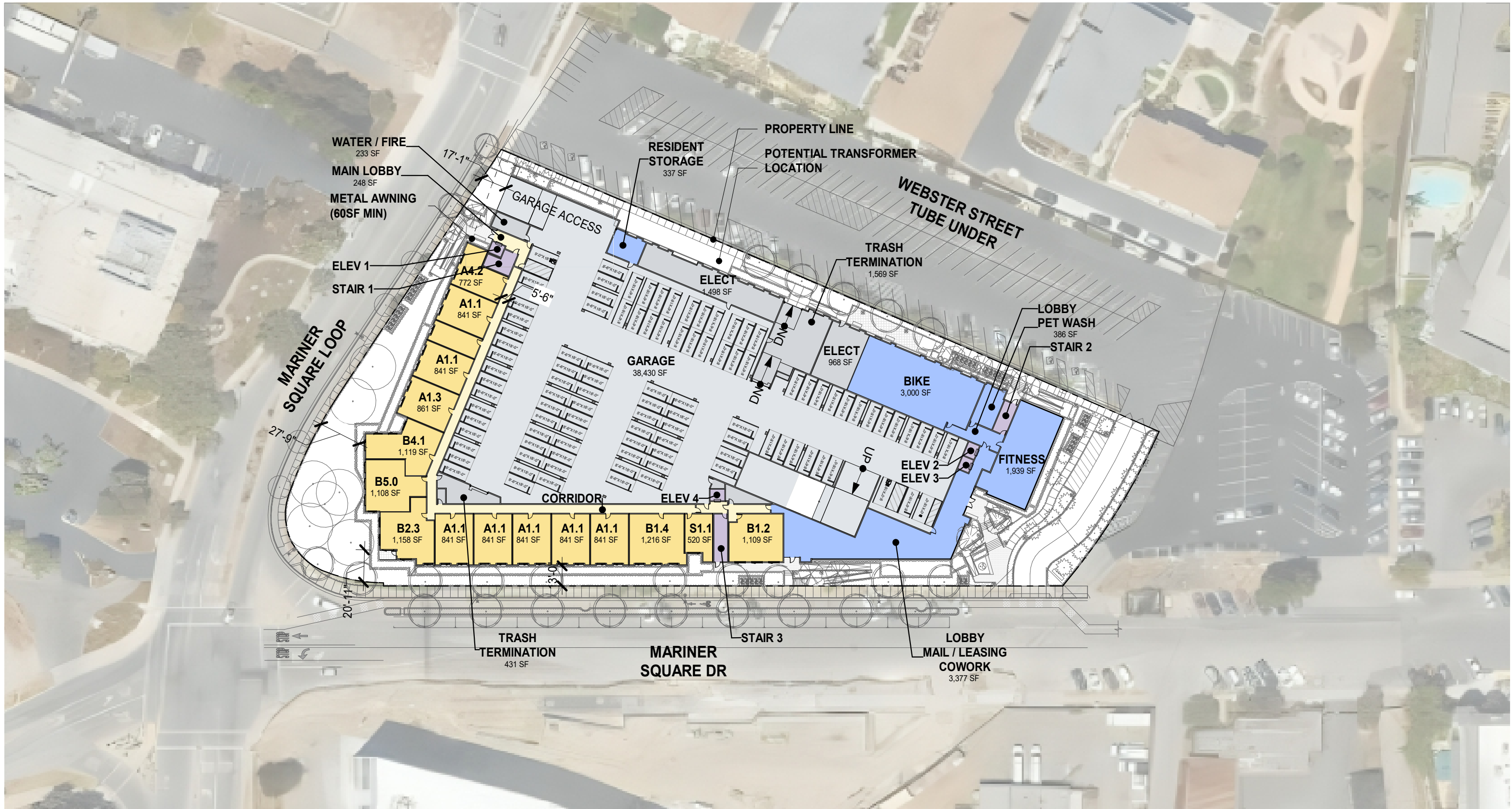




PERSPECTIVE - NE MARINER SQUARE DR

AP0.07



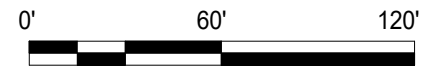
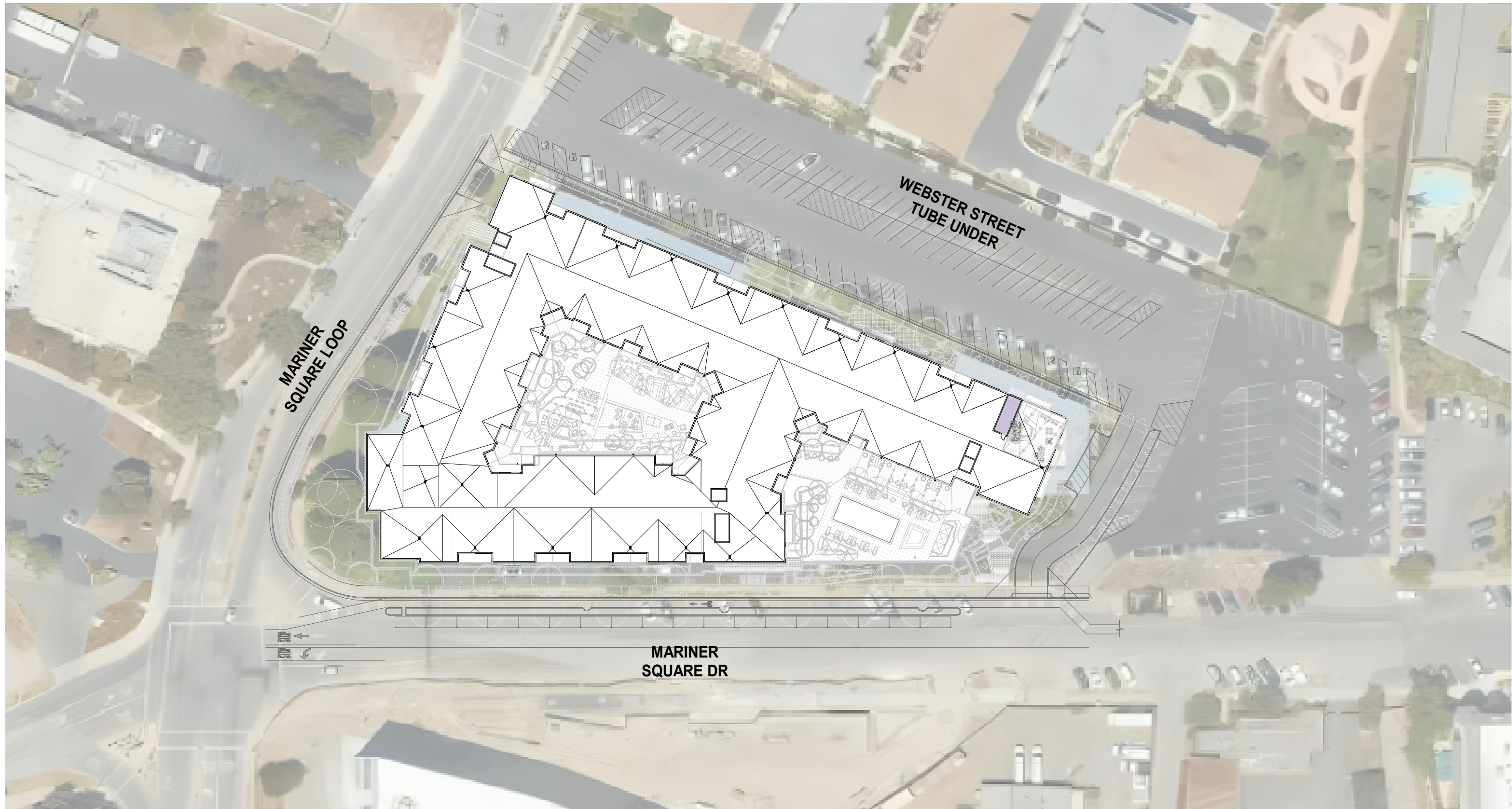


1"=60'

SITE PLAN - GRADE

AP1.00



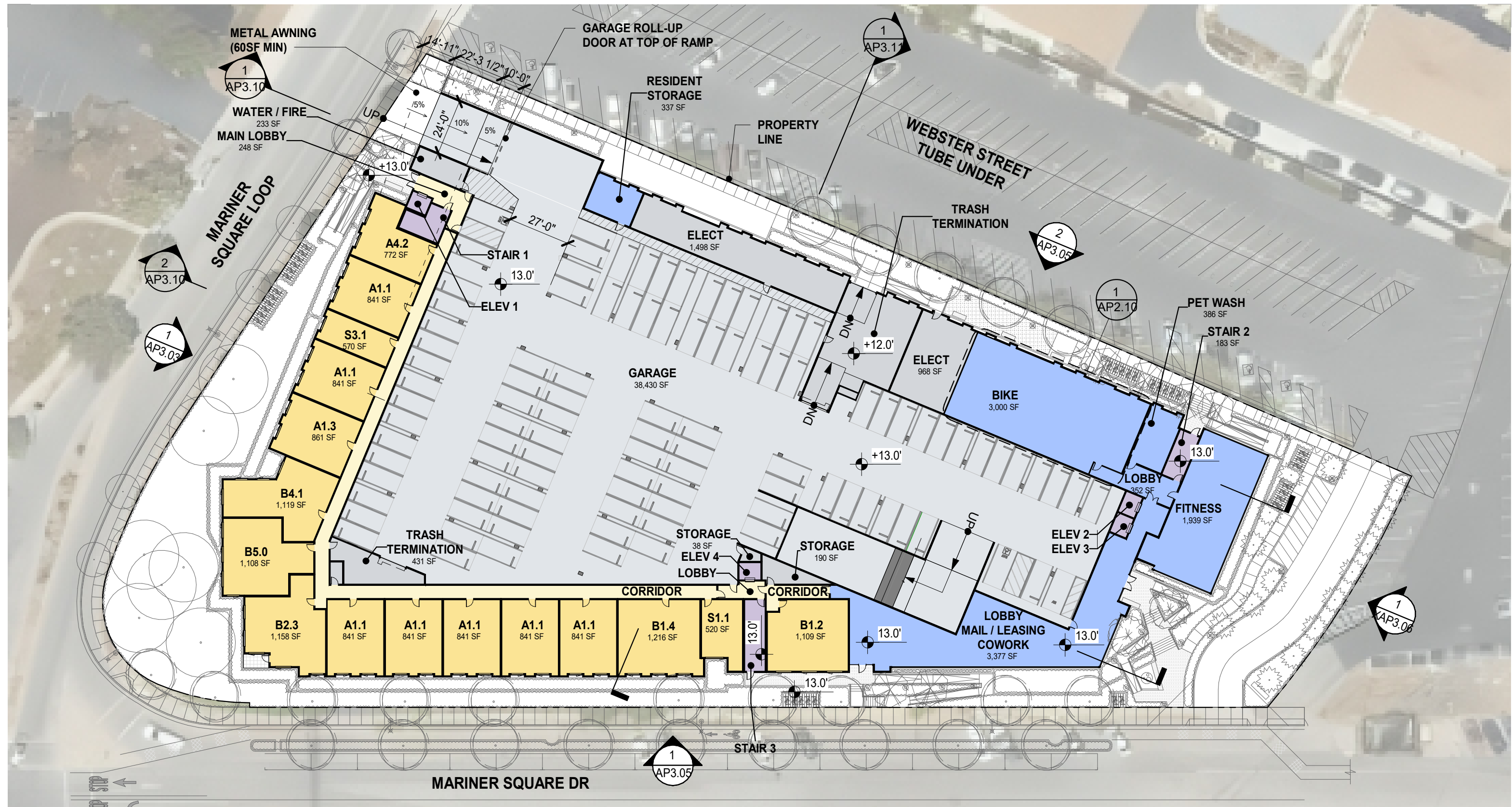


1"=60'

SITE PLAN - ROOF

AP1.01





COLOR LEGEND

UNITS	OPEN SPACE	LOGGIA	AMENITY	MEP/BOH	VERTICAL CIRCULATION	CIRCULATION
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1"=40'

FLOOR 1 - PLAN

AP2.00

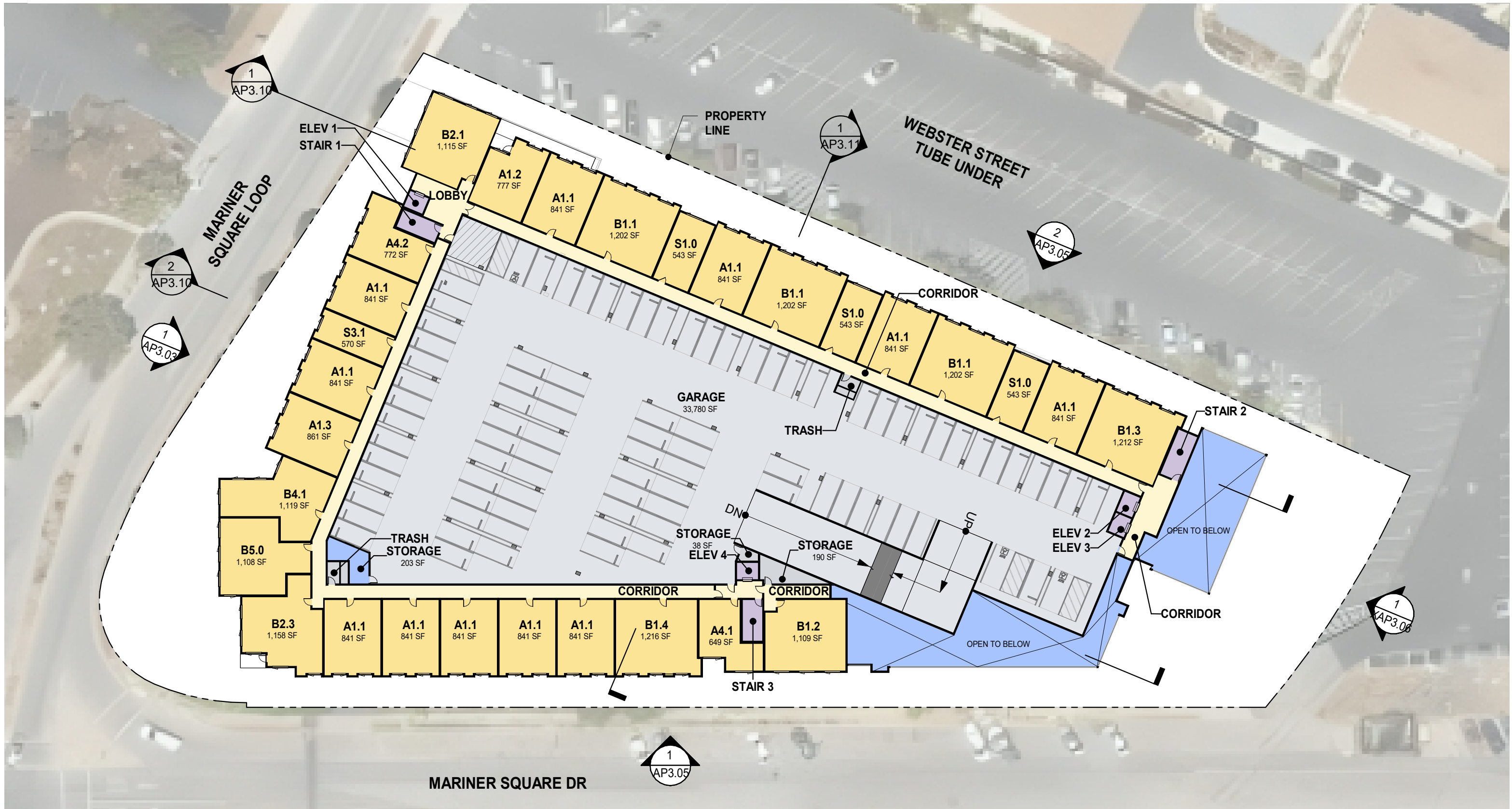


2433 MARINER SQUARE LOOP

JUN 26, 2025

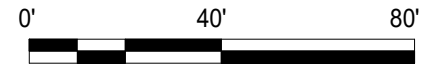
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COLOR LEGEND

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1"=40'

FLOOR 2 - PLAN

AP2.01



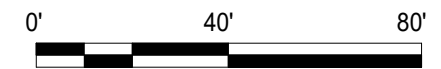






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FLOOR 4 - PLAN

1"=40'

AP2.03



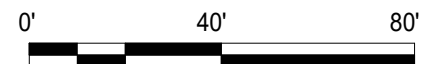


COLOR LEGEND

UNITS	OPEN SPACE	LOGGIA	AMENITY	MEP/BOH	VERTICAL CIRCULATION	CIRCULATION
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## 2433 MARINER SQUARE LOOP



FLOOR 5 - PLAN



1"=40'

AP2.04

JUN 26, 2025

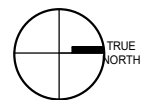
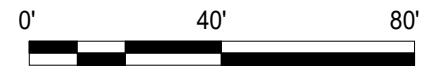
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COLOR LEGEND

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1"=40'

FLOOR 6-7 - PLAN

AP2.05

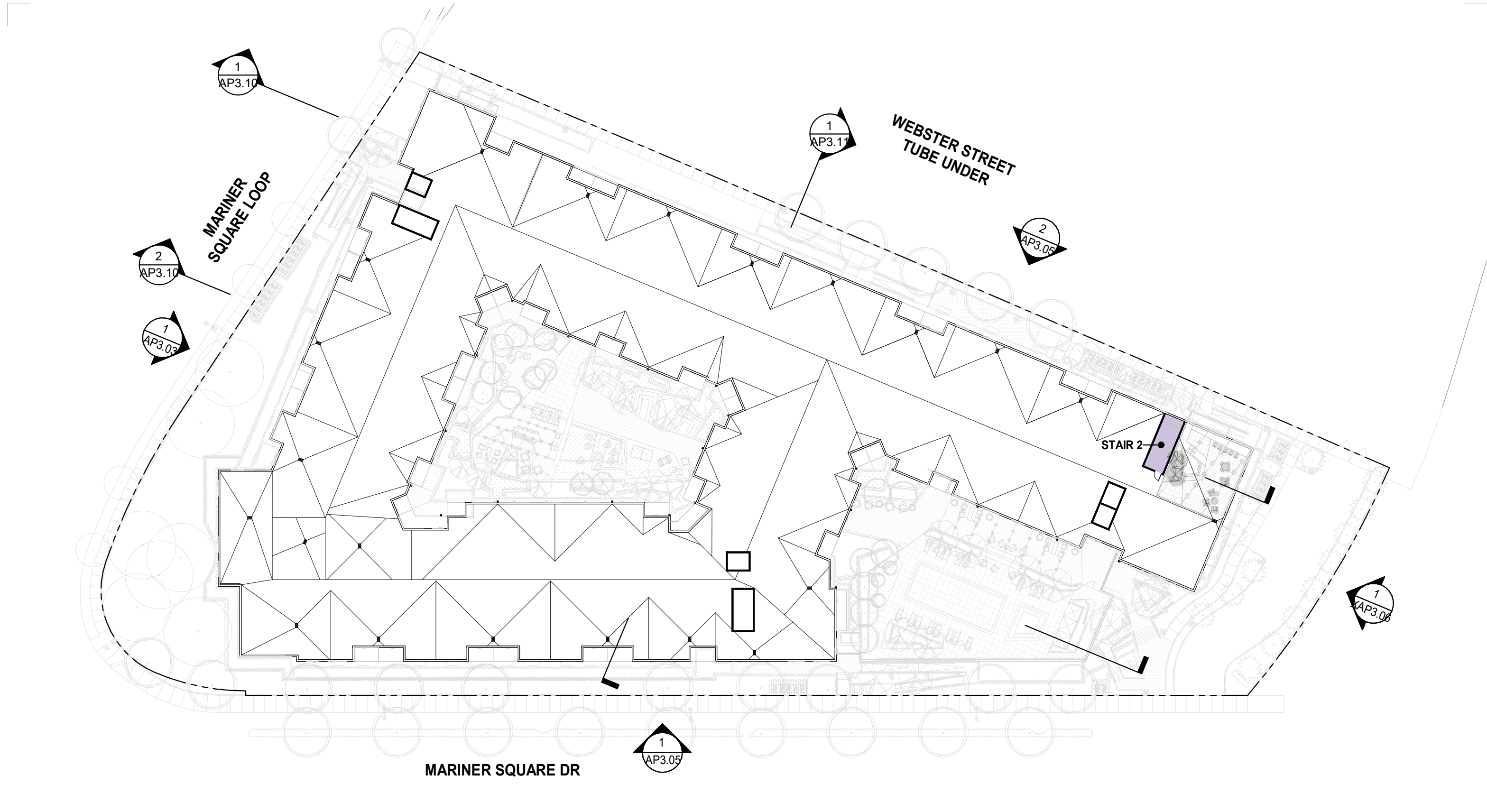




COLOR LEGEND

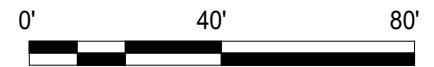
UNITS	OPEN SPACE	LOGGIA	AMENITY	MEP/BOH	VERTICAL CIRCULATION	CIRCULATION
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COLOR LEGEND

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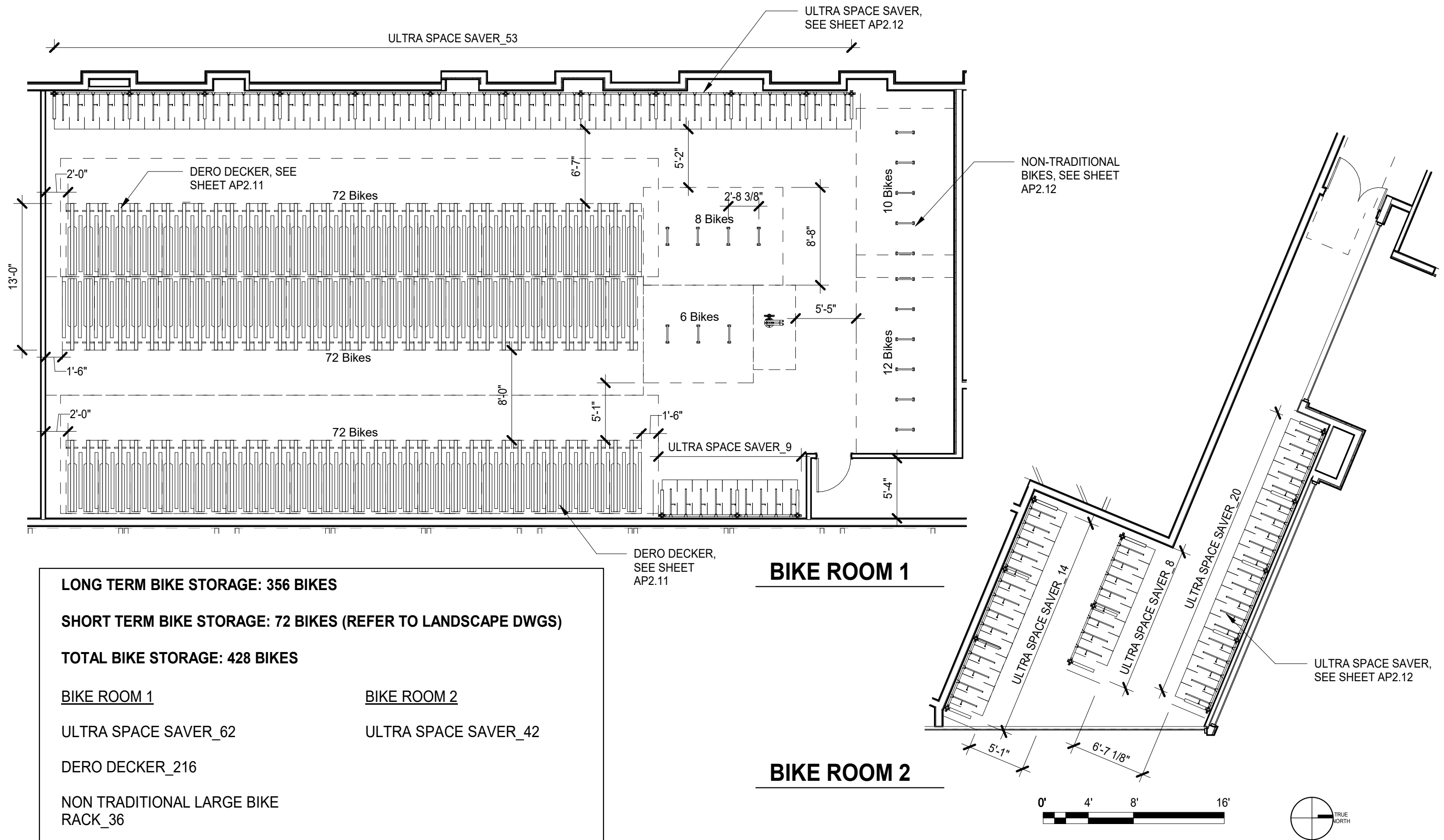


1"=40'

ROOF - PLAN

AP2.07







## ENLARGED PLANS - BIKE ROOMS


AP2.10








Patent #6,950,992




### 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.



- 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

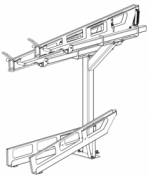


**FINISH OPTIONS**

**Galvanized**

**Powder Coat**

- White
- Black
- Light Gray
- Dark Red
- Yellow
- Chalk Bright Yellow
- Orange
- Beige
- Iron Gray
- Natural Green
- Light Green
- Green
- Latex Brown
- Brill
- Day Blue
- Dark Purple
- Flat Black
- Wine Red
- Brass
- Silver



**CAPACITY**

4 Bikes per unit

**MATERIALS**

Uprights: 4" Ilg square tube  
Upright base: 1/4" plate  
Cantilevers: 1/2" plate  
Cantilever base: 1/4" plate  
Trays: 1/2" plate

**FINISHES**

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

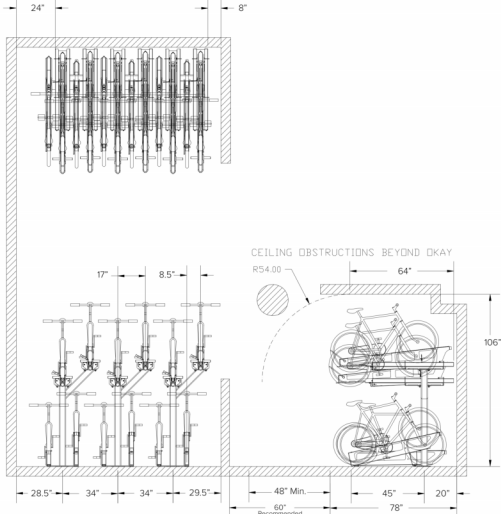
☐ Powder Coat  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat

**MOUNT OPTIONS**

**Surface only**  
Each upright has one 1/2" plate foot that accept 1/2" wedge anchors

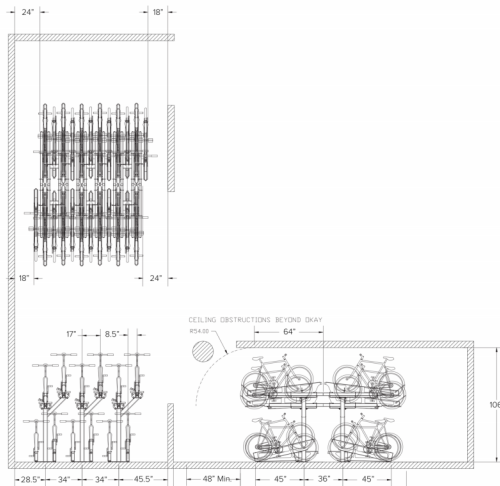
**Submittal Sheet**

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**Setbacks Single Sided**

©2021



**Setbacks Double Sided**

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DERO DECKER BIKE RACK SPECIFICATION

**BDE**  
ARCHITECTURE

2433 MARINER SQUARE LOOP

BIKE RACK SPECIFICATION

AP2.11

JUN 26, 2025

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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



Ultra Space Saver™ Squared

Derco'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 D774,461

©2023

**FINISH OPTIONS**

**Galvanized**



**Powder Coat**

White	Black	Deep Red RAL 3003	Yellow RAL 1023
Chalk Bright Yellow RAL 1024	Orange RAL 2004	Beige RAL 1010	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6005	Sky Blue RAL 5015	Blue RAL 5005
Dark Purple	Flat Black	Wine Red RAL 3007	Iron Gray RAL 7041
Light Gray RAL 9002	Silver RAL 9007	Seaweed Brown RAL 8024	Bronze

**MOUNT OPTIONS**

**Floor**



**Wall**



Ultra Space Saver™ Squared

Submittal Sheet

**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:** 2x 4x 4 galvanized steel channel.  
**Crossbeams:** 1.25" sched. 40 galvanized pipe.

**FINISHES**

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

☐ **Black Powder Coat (Exterior Use) Additional Cost**  
Our exterior powder coat finish ensures 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 TGC polyester powder coat

**MOUNT OPTIONS**

☐ **Floor mount**  
Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided unit) 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.



Ultra Space Saver™ Squared

Derco'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 D774,461

©2023

DERO ULTRA SPACE SAVER SQUARED BIKE RACK SPECIFICATION



Downtown Rack




**YOUR LOGO HERE**

Customize the Downtown Rack to brand your bike parking!




**FINISH OPTIONS**

**Galvanized**



**Stainless**




**Powder Coat**


White	Black	Light Gray RAL 9002	Deep Red RAL 3003	Yellow RAL 1023
Chalk Bright Yellow RAL 1024	Orange RAL 2004	Beige RAL 1010	Iron Gray RAL 7041	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6005	Seaweed Brown RAL 8024	Blue RAL 5005	Sky Blue RAL 5015
Dark Purple	Flat Black	Wine Red RAL 3007	Bronze	

**MOUNT OPTIONS**


**Surface**




**In-Ground**



**Rail**



**OPTIONAL LEAN BAR**



DOWNTOWN RACK BIKE RACK SPECIFICATION

BIKE RACK SPECIFICATION

AP2.12



2433 MARINER SQUARE LOOP

JUN 26, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



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 FACADE, 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 ELEVATION 1  
1" = 40'-0"



EAST ELEVATION 2  
1" = 40'-0"

ELEVATIONS

AP3.00



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
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#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.







1-a STUCCO - LIGHT  
BEIGE



1-b STUCCO - LIGHT  
GREY



1-c STUCCO - MEDIUM  
GREY



1-d STUCCO - DARK  
GREY



2 THIN BRICK  
VENEER



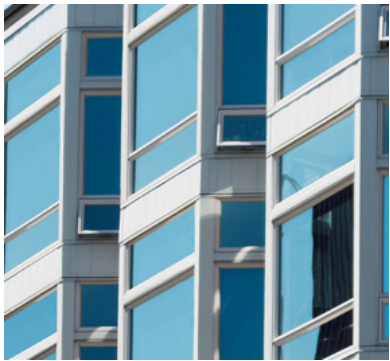
3 HARDIE SMOOTH  
SIDING, PAINTED



4 FIBER CEMENT  
SIDING



5 BRAKE METAL  
SIDING



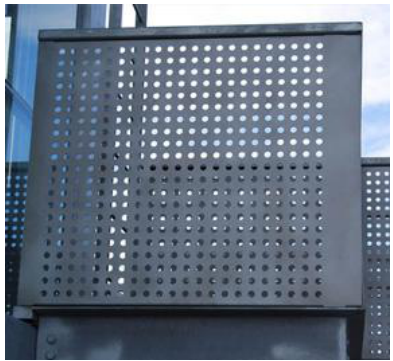
6 VINYL WINDOW -  
WHITE



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

MATERIAL BOARD

AP3.02



LEGEND:

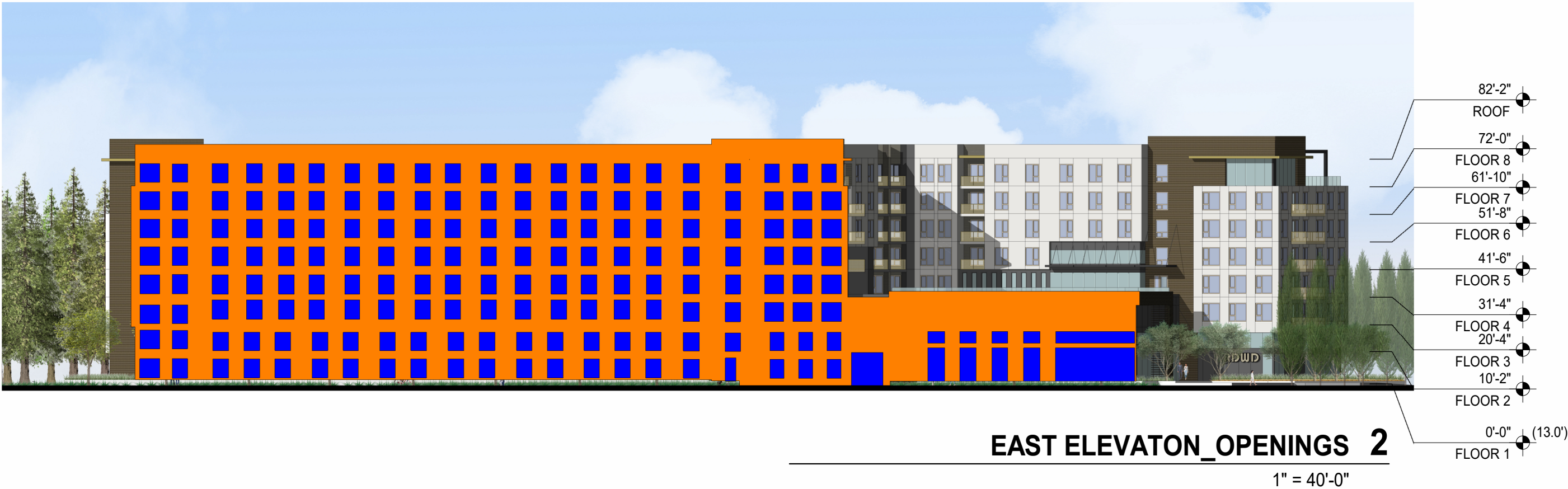
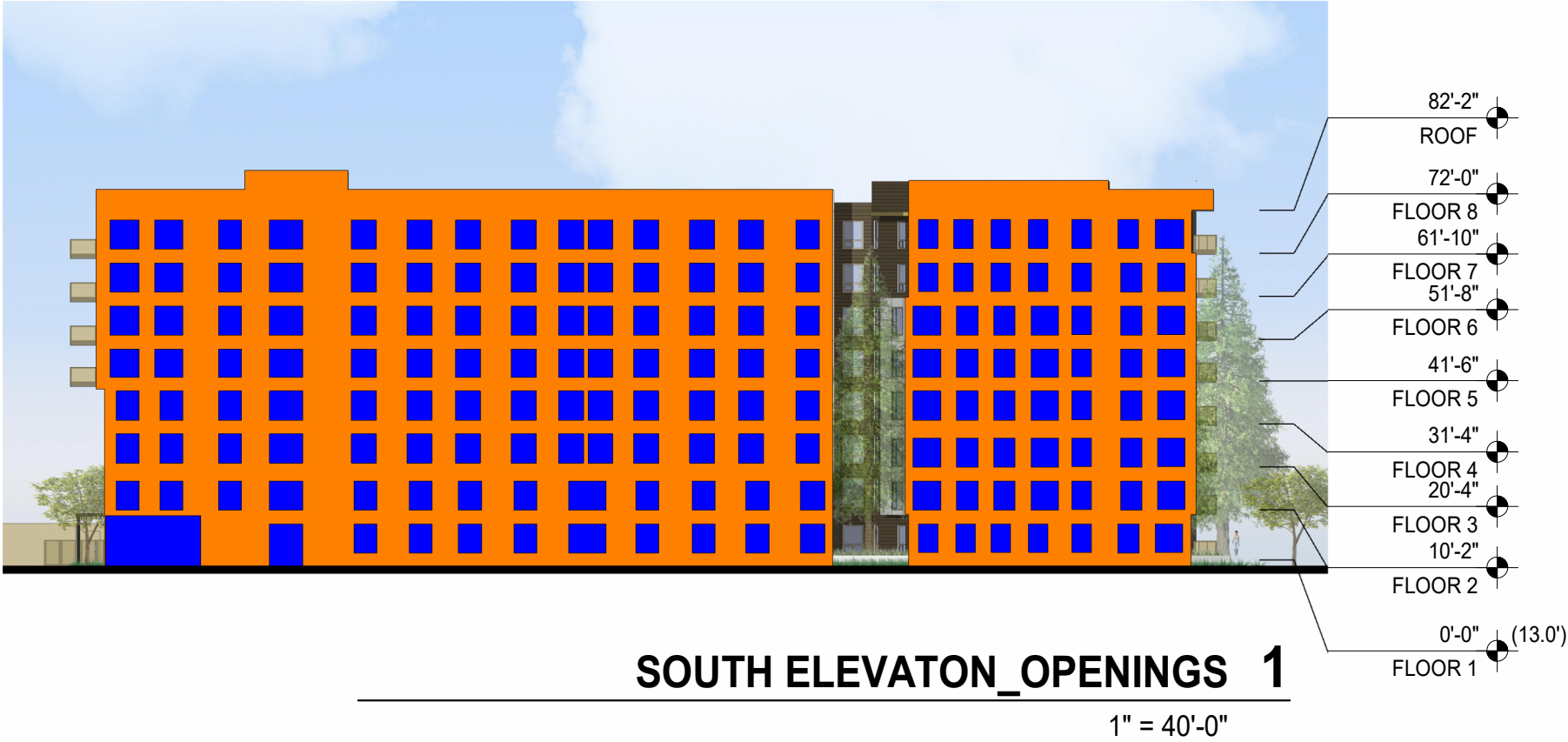
- TRANSPARENT OPENINGS
- BLANK WALL

SOUTH ELEVATION - MARINER SQUARE LOOP:

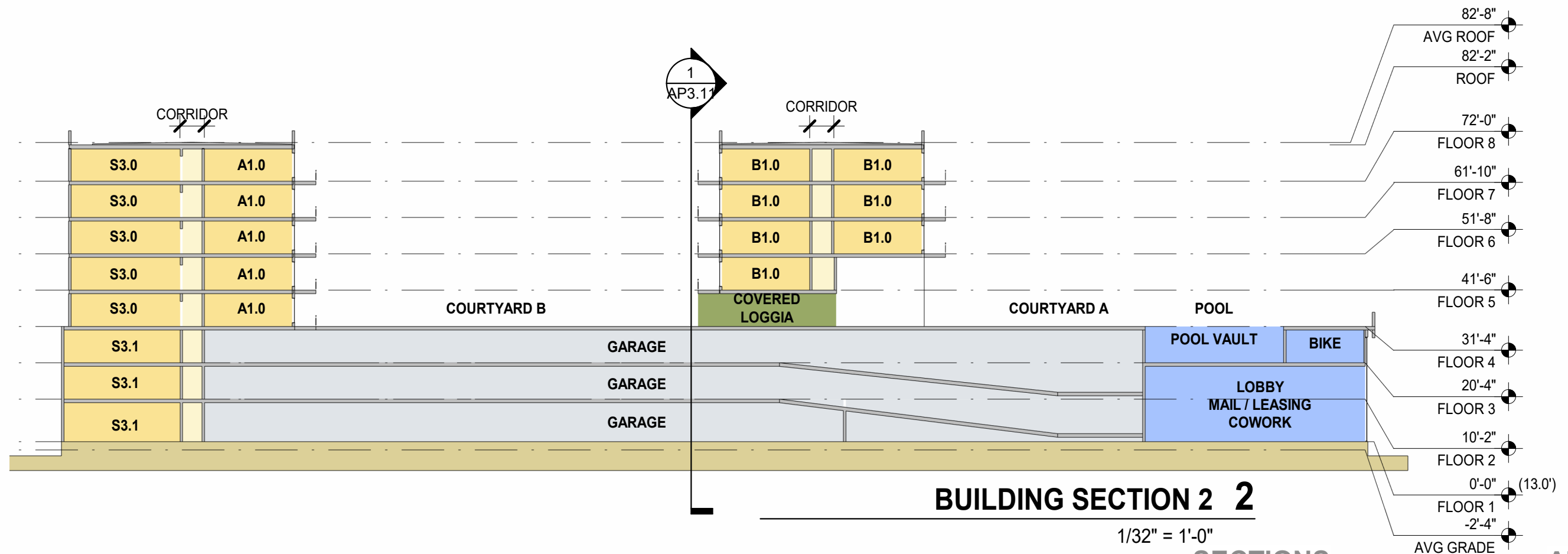
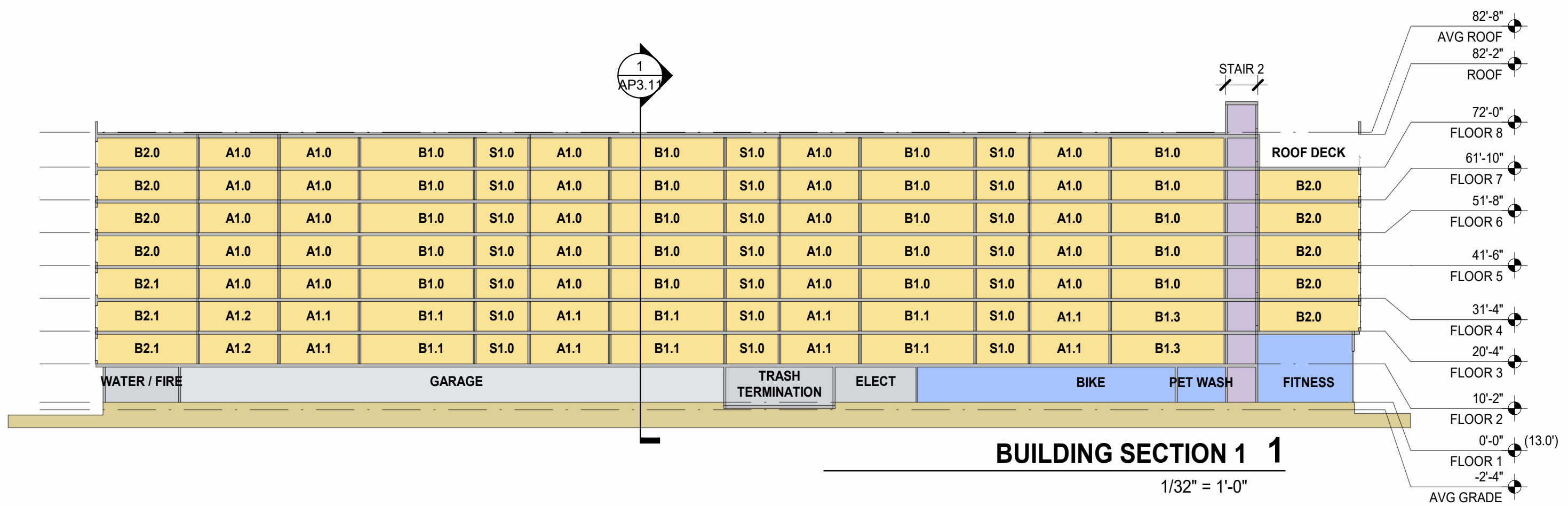
TRANSPARENT OPENINGS	6999 SF
AREA OF STREET FACING FACADE	22299 SF
% OF TRANSPARANT OPENINGS	31%

EAST ELEVATION - MARINER SQUARE DRIVE:

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



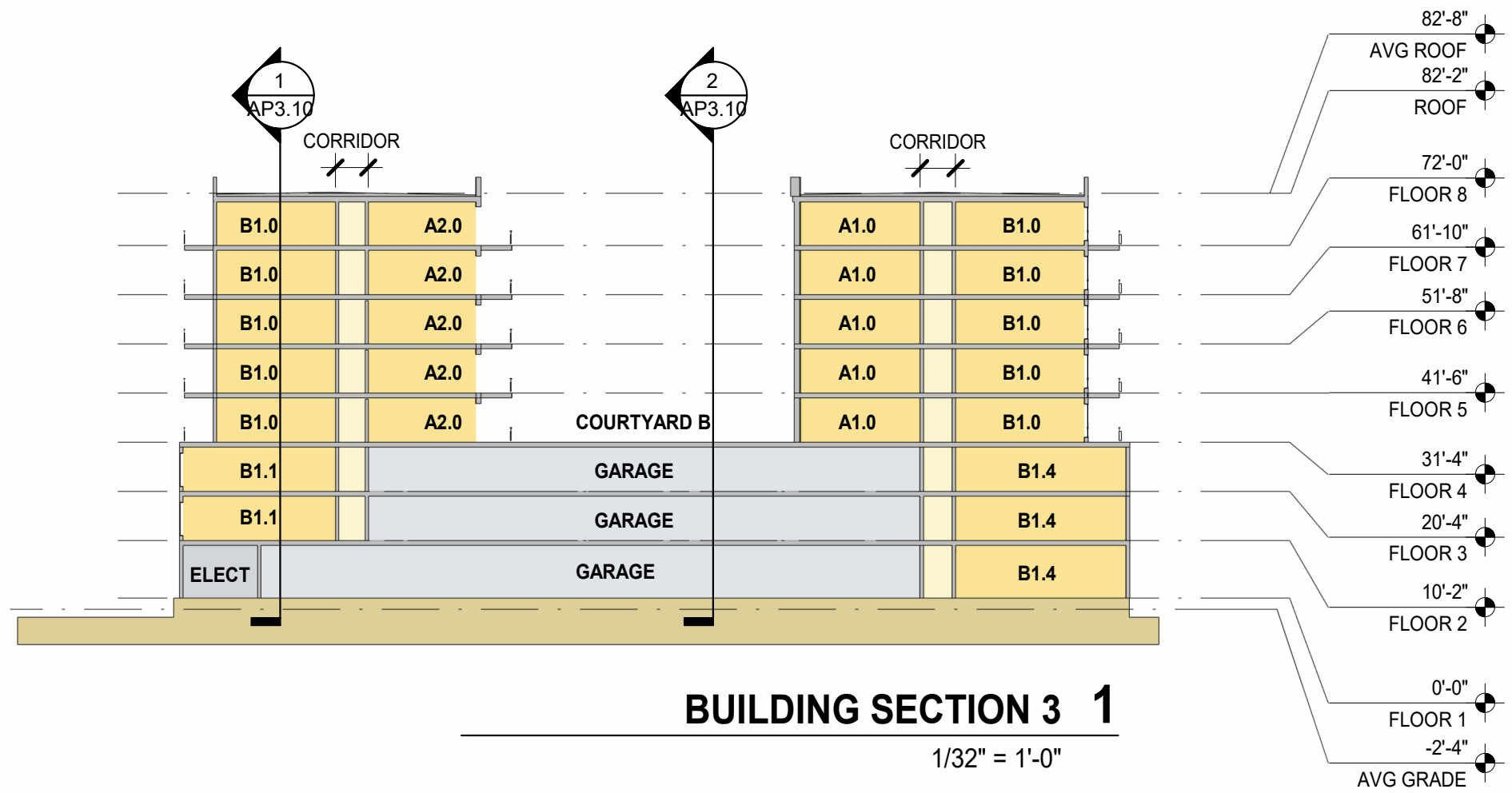




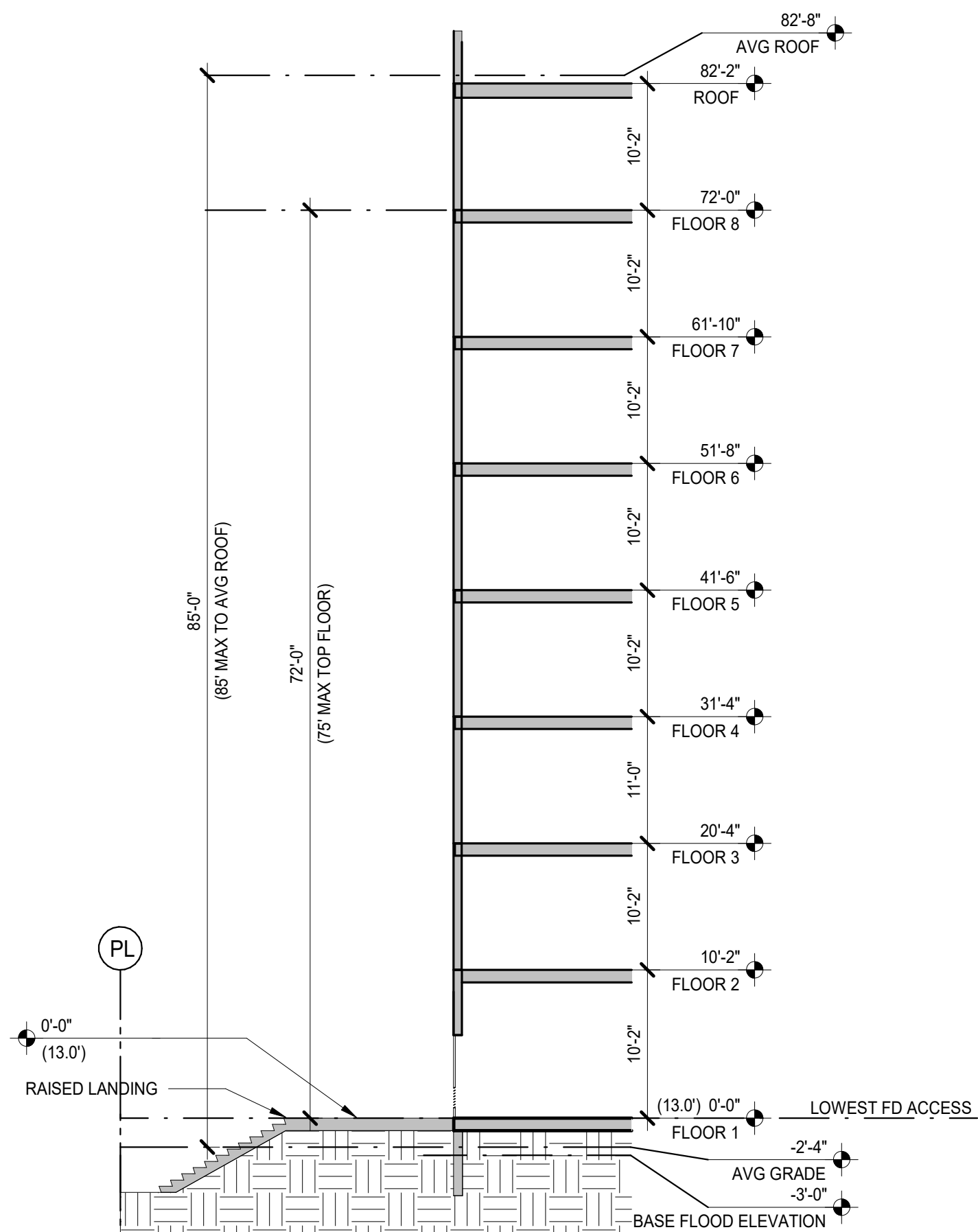
SECTIONS

AP3.10

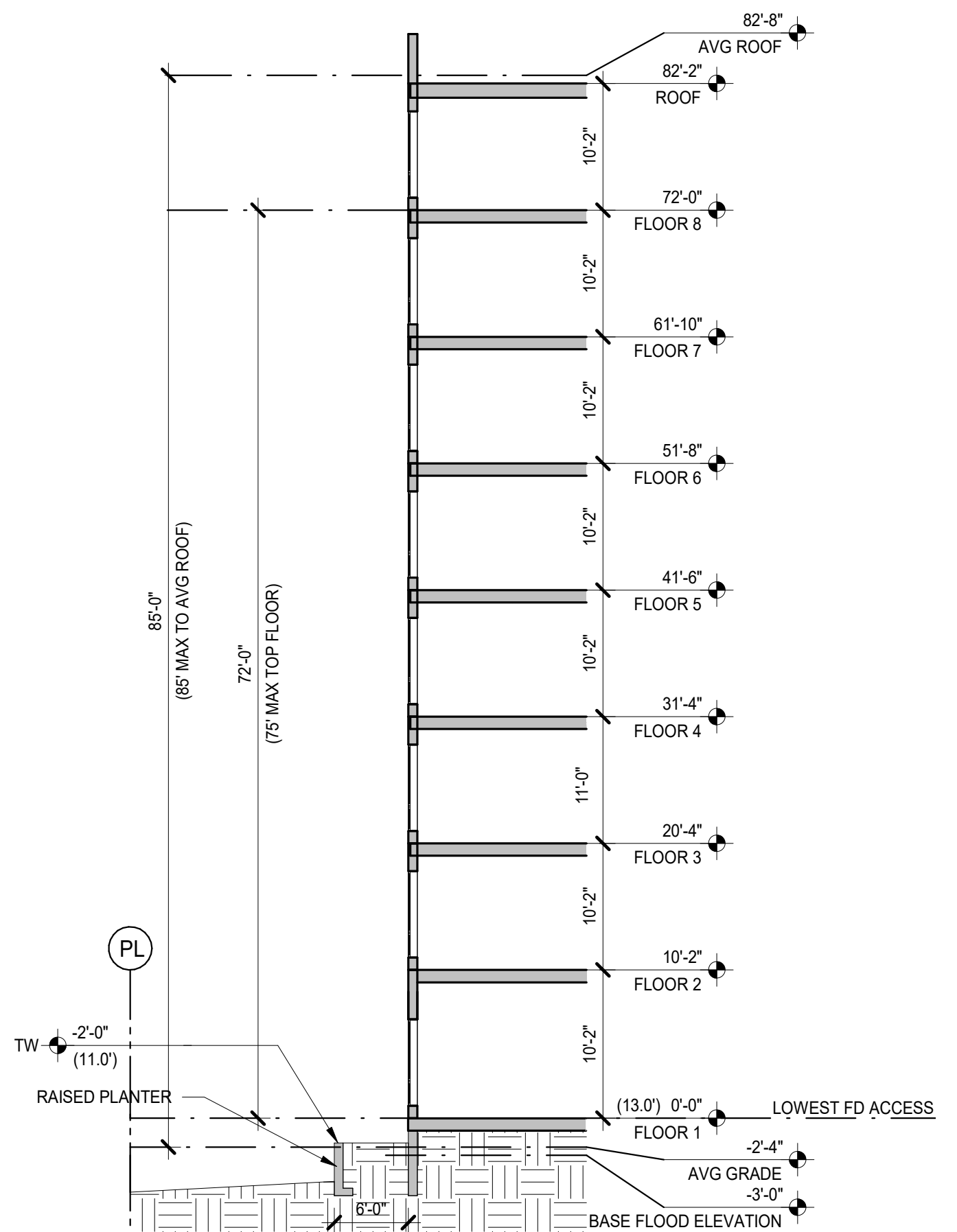








**SECTION AT BUILDING LOBBY AND STAIR TOWER 2**

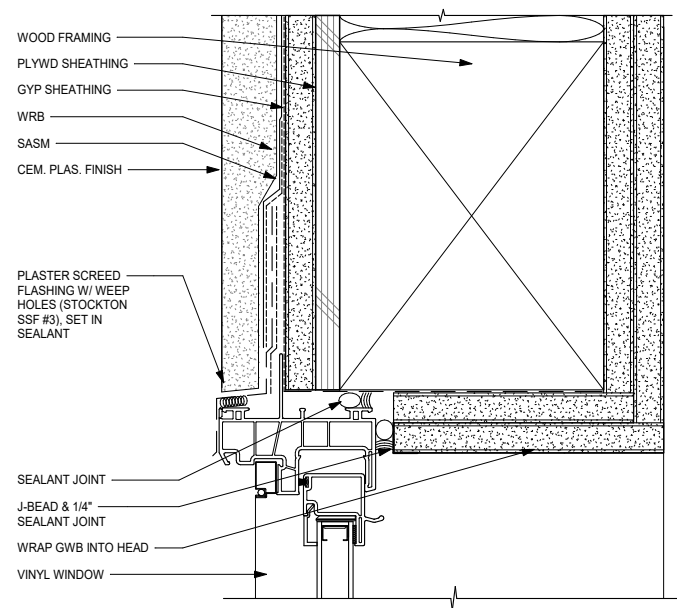


**SECTION AT PERIMETER PLANTERS 1**

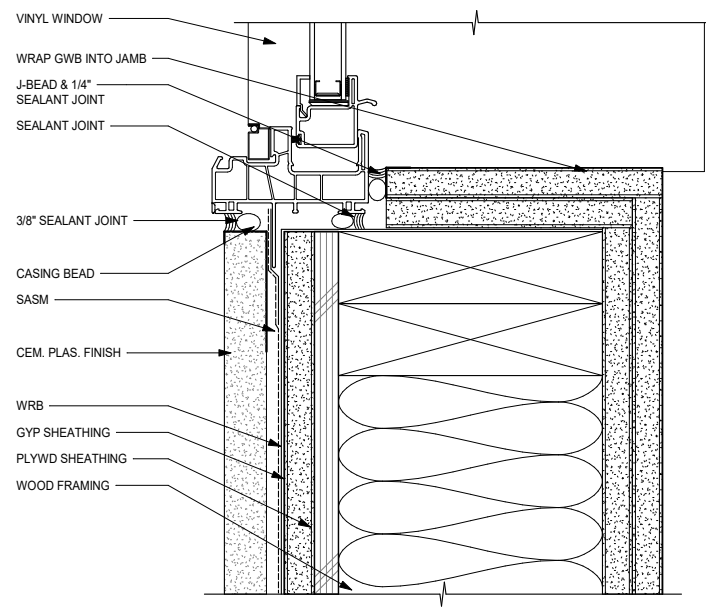
WALL SECTIONS

AP3.20

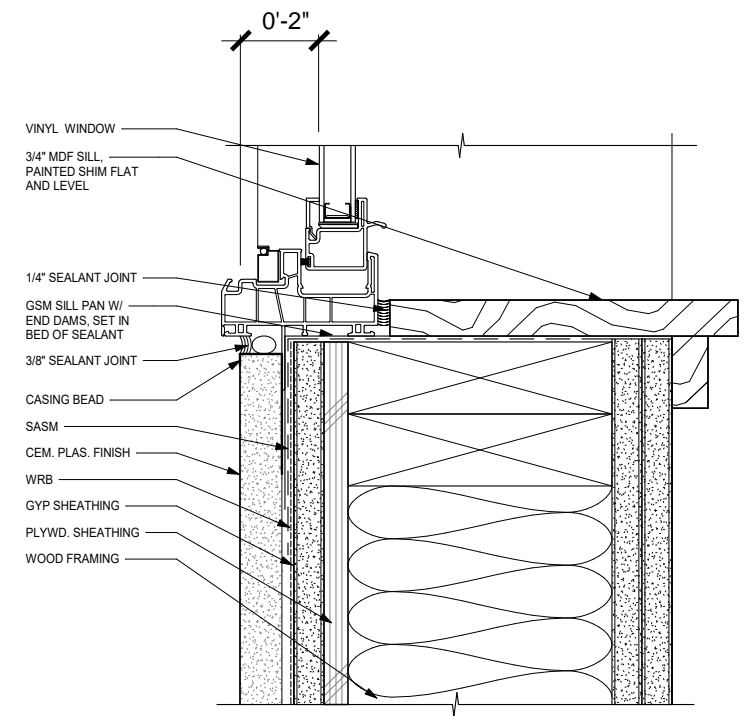




VINYL WINDOW HEAD @ CEMENT PLASTER 3  
6" = 1'-0"

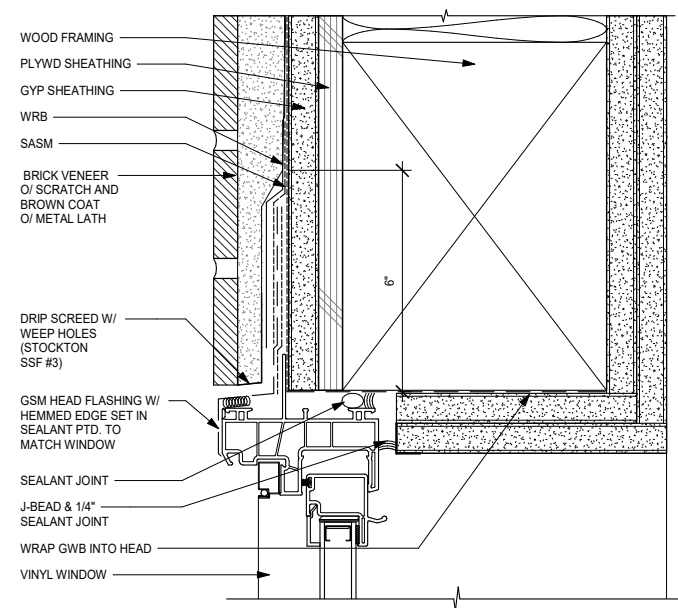


VINYL WINDOW JAMB @ CEMENT PLASTER 2  
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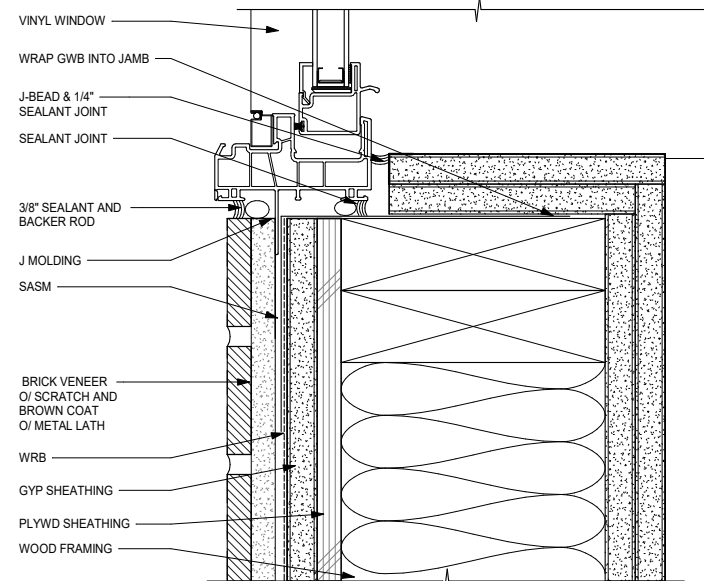


VINYL WINDOW SILL @ CEMENT PLASTER 1  
6" = 1'-0"

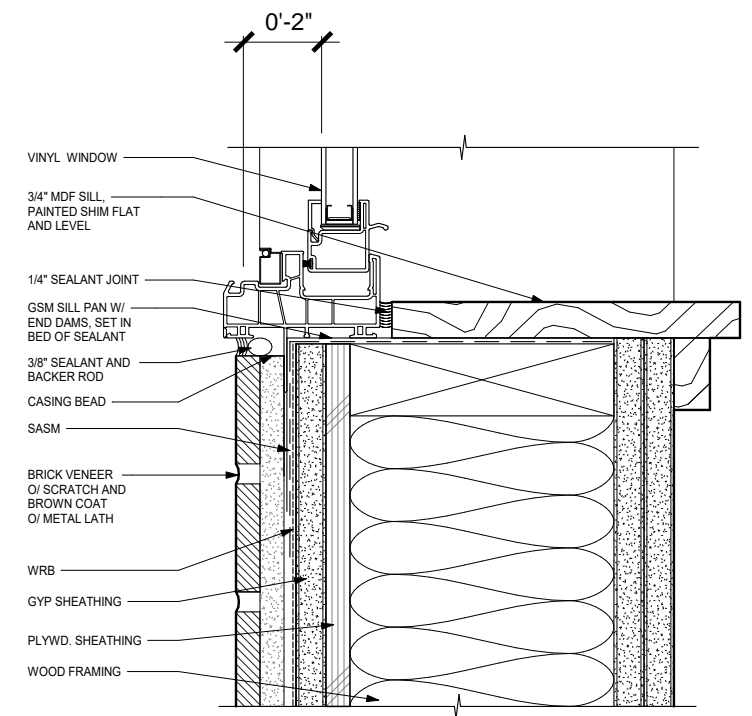




VINYL WINDOW HEAD @ BRICK VENEER 6  
6" = 1'-0"

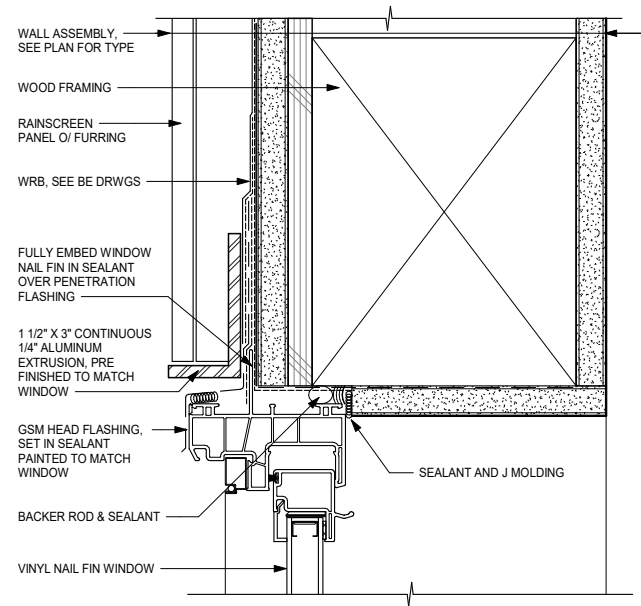


VINYL WINDOW JAMB, WOOD FRAMING @ BRICK VENEER 5  
6" = 1'-0"

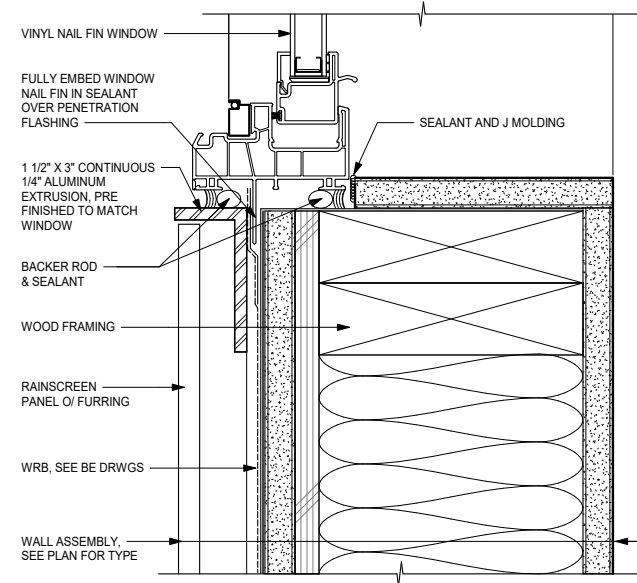


VINYL WINDOW SILL, WOOD FRAMING @ BRICK VENEER 4  
6" = 1'-0"

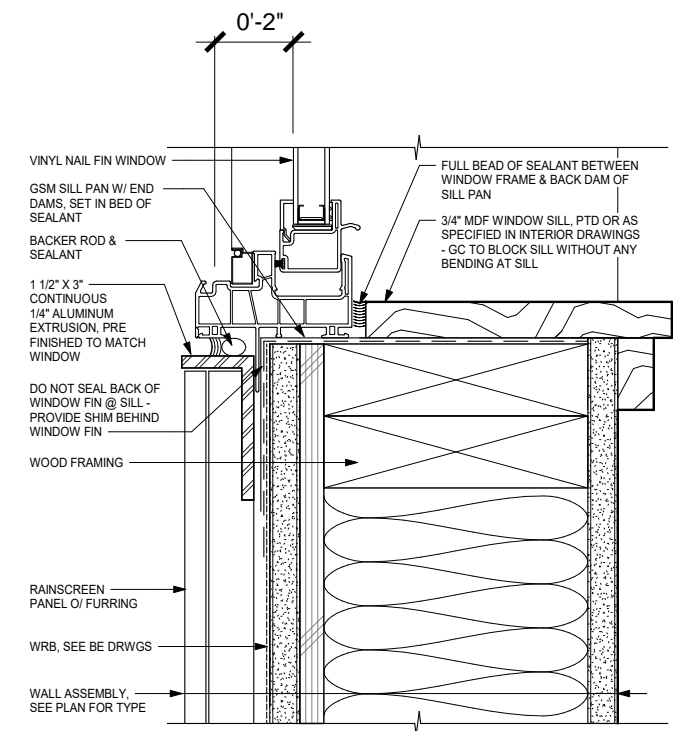




**WINDOW HEAD @ RAINSCREEN 9**  
6" = 1'-0"

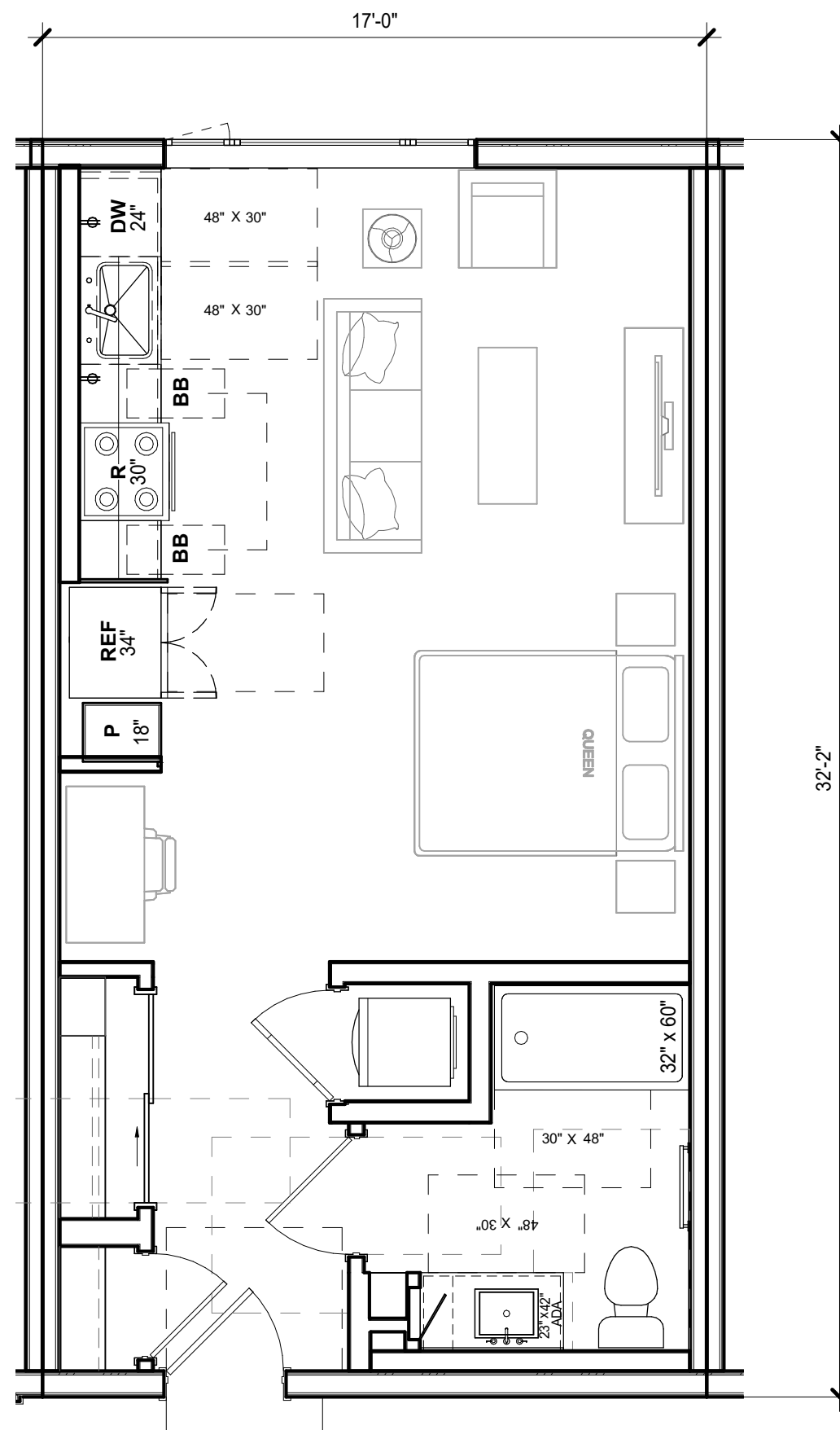


**WINDOW JAMB @ RAINSCREEN 8**  
6" = 1'-0"



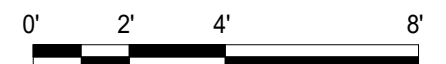
**WINDOW SILL @ RAINSCREEN 7**  
6" = 1'-0"





#### UNIVERSAL DESIGN ELEMENTS

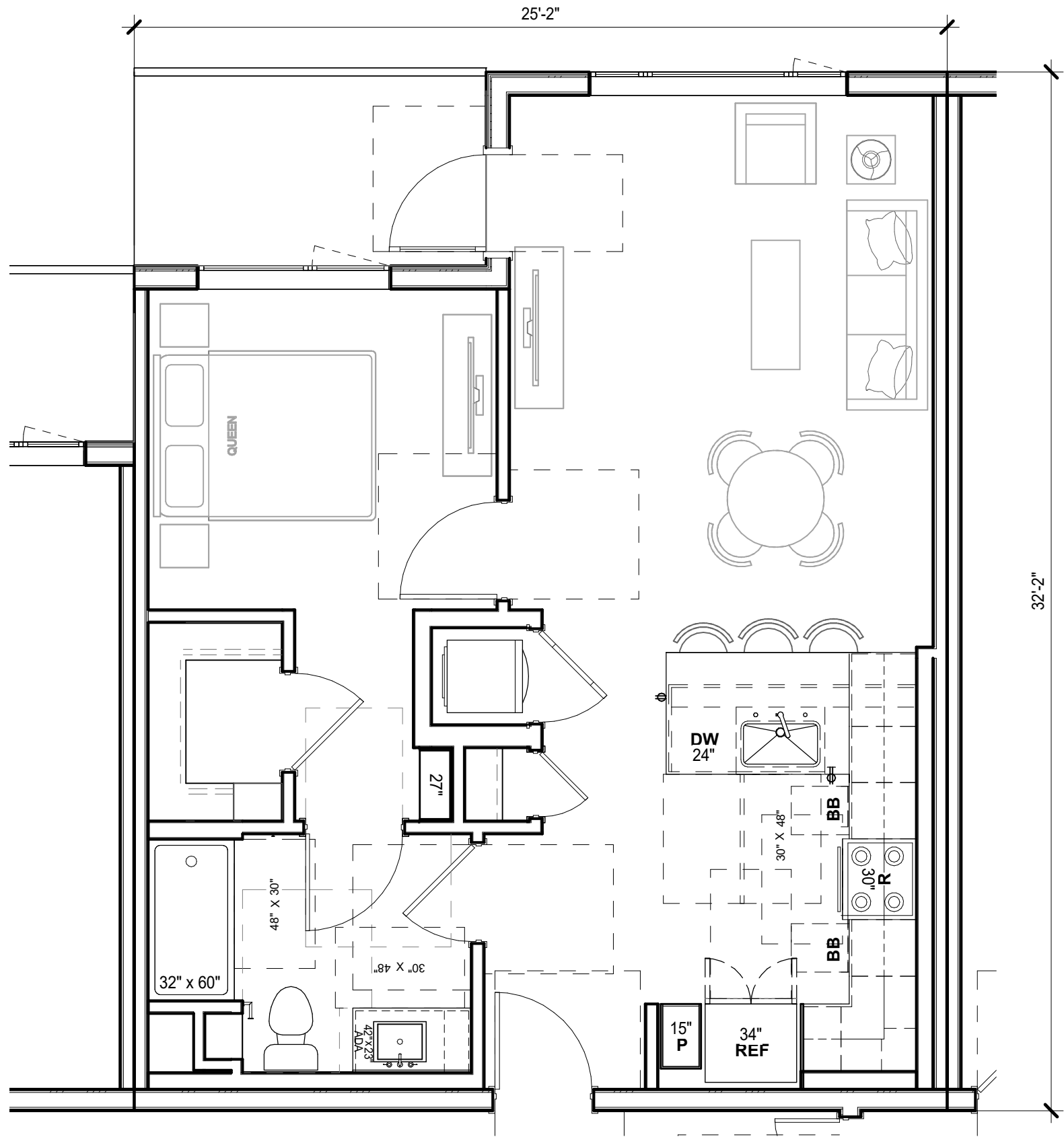
1. CLEAR FLOOR SPACE AND ACCESSIBLE PATH OF TRAVEL TO ACCESSIVE FEATURES.
2. IN-WALL BLOCKING INSTALLED AT ACCESSIBLE PLUMBING FIXTURES FOR FUTURE GRAB/HAND RAIL INSTALLATION IN BATHROOMS.
3. REMOVABLE BASE CABINETS.
4. ACCESSIBLE HEIGHT COUNTERTOPS.
5. TWO 15-INCH BREADBOARDS ON WORK SURFACES IN KITCHEN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



UNIT PLANS - TYPICAL S1.0

AP4.00



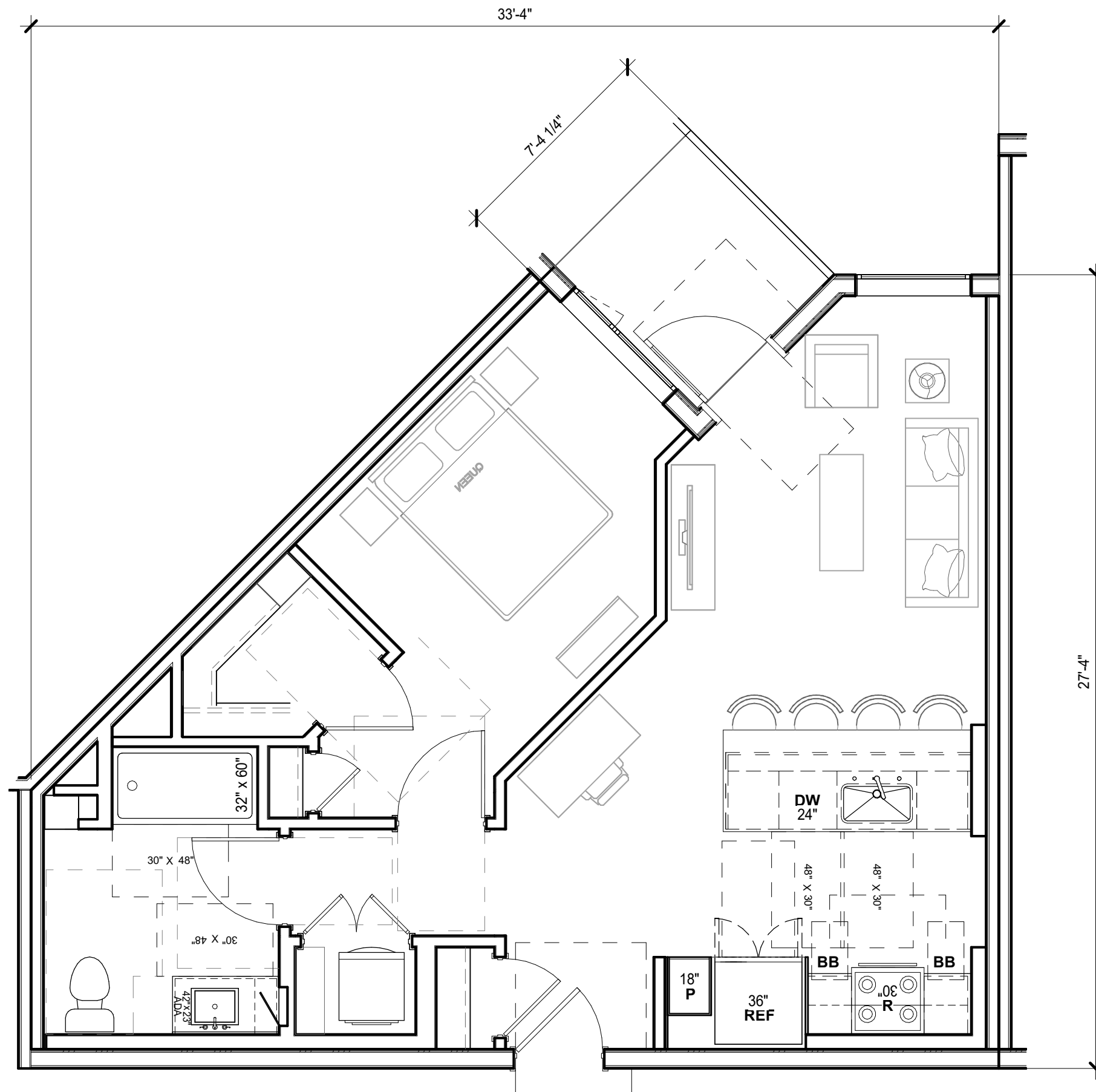


#### UNIVERSAL DESIGN ELEMENTS

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.
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#### UNIVERSAL DESIGN ELEMENTS

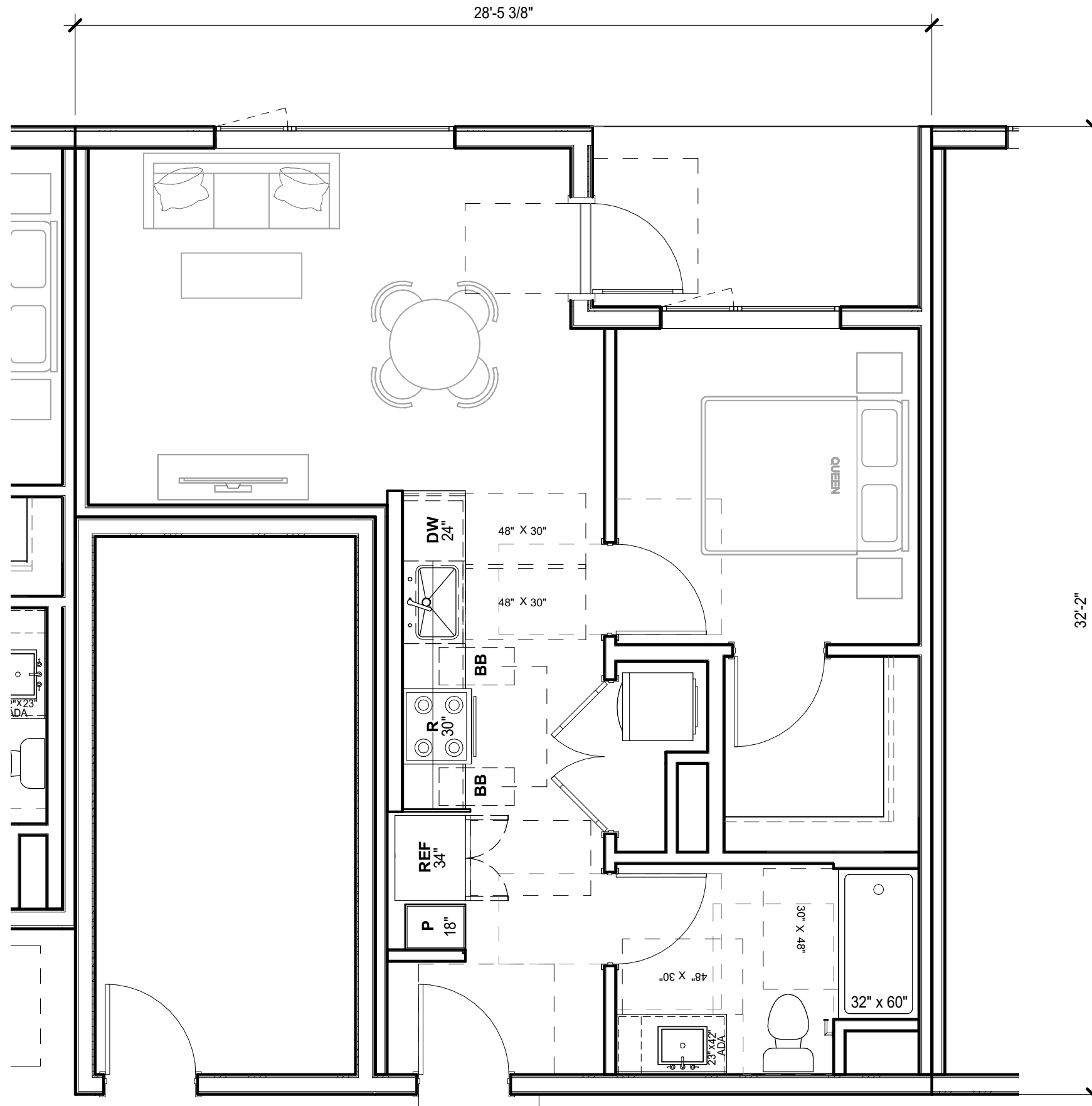
1. CLEAR FLOOR SPACE AND ACCESSIBLE PATH OF TRAVEL TO ACCESSIVE FEATURES.
2. IN-WALL BLOCKING INSTALLED AT ACCESSIBLE PLUMBING FIXTURES FOR FUTURE GRAB/HAND RAIL INSTALLATION IN BATHROOMS.
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4. ACCESSIBLE HEIGHT COUNTERTOPS.
5. TWO 15-INCH BREADBOARDS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



UNIT PLANS - TYPICAL A2.0

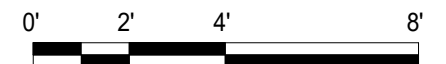
AP4.02





#### UNIVERSAL DESIGN ELEMENTS

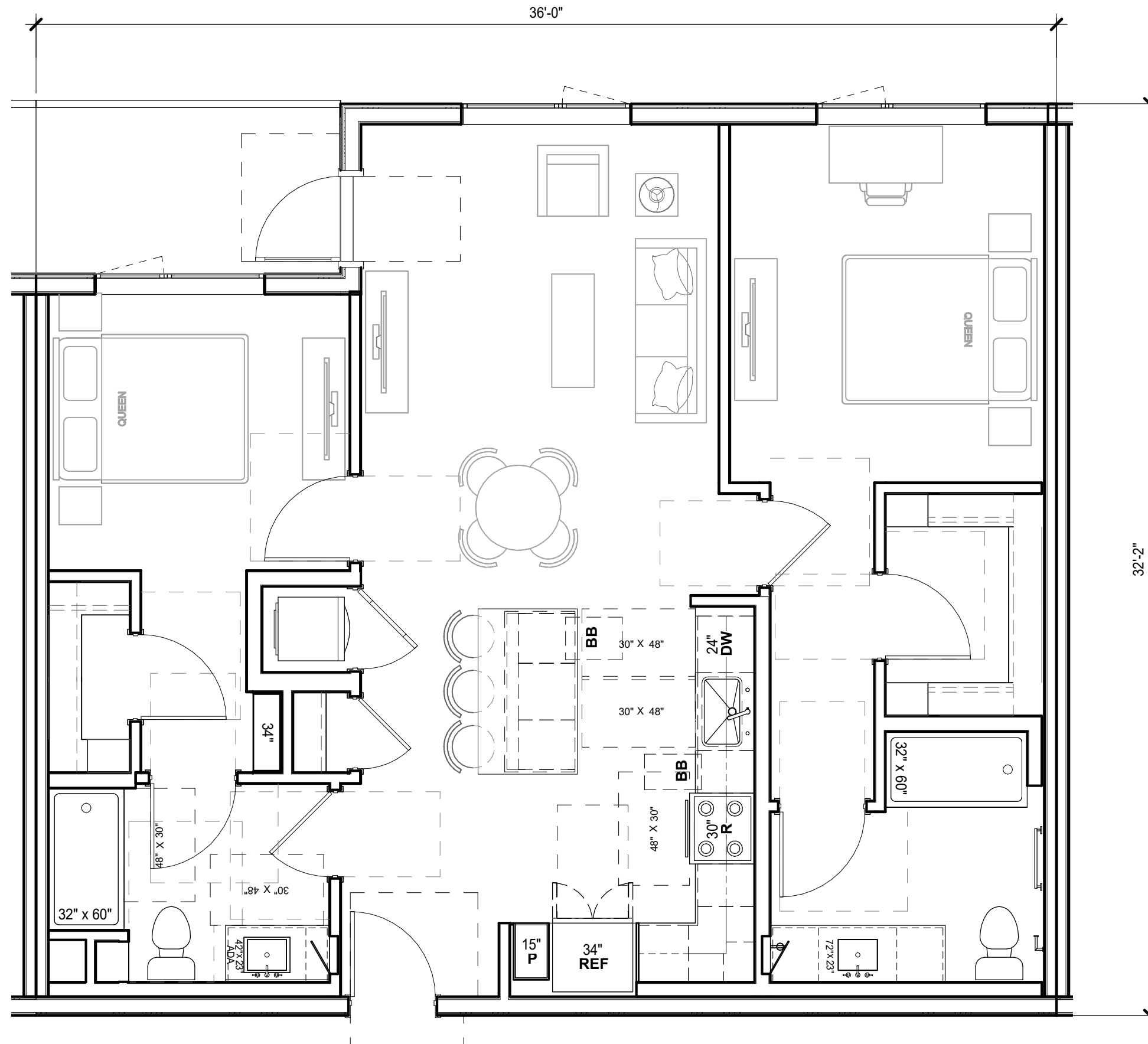
1. CLEAR FLOOR SPACE AND ACCESSIBLE PATH OF TRAVEL TO ACCESSIVE FEATURES.
2. IN-WALL BLOCKING INSTALLED AT ACCESSIBLE PLUMBING FIXTURES FOR FUTURE GRAB/HAND RAIL INSTALLATION IN BATHROOMS.
3. REMOVABLE BASE CABINETS.
4. ACCESSIBLE HEIGHT COUNTERTOPS.
5. TWO 15-INCH BREADBOARDS ON WORK SURFACES IN KITCHEN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



UNIT PLANS - TYPICAL A4.0

AP4.03





#### UNIVERSAL DESIGN ELEMENTS

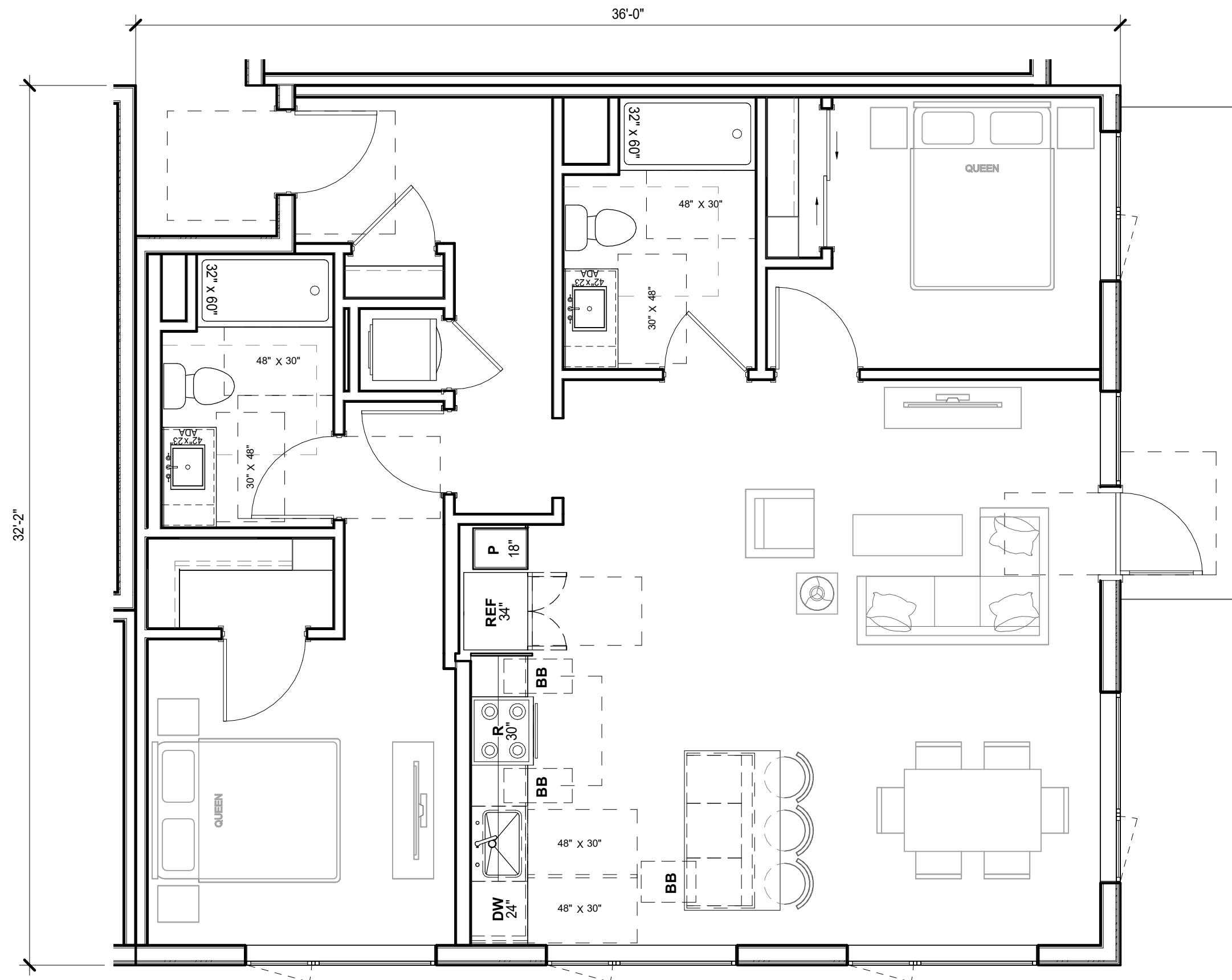
1. CLEAR FLOOR SPACE AND ACCESSIBLE PATH OF TRAVEL TO ACCESSIVE FEATURES.
2. IN-WALL BLOCKING INSTALLED AT ACCESSIBLE PLUMBING FIXTURES FOR FUTURE GRAB/HAND RAIL INSTALLATION IN BATHROOMS.
3. REMOVABLE BASE CABINETS.
4. ACCESSIBLE HEIGHT COUNTERTOPS.
5. TWO 15-INCH BREADBOARDS ON WORK SURFACES IN KITCHEN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



UNIT PLANS - TYPICAL B1.0

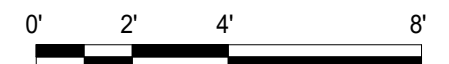
AP4.04





#### UNIVERSAL DESIGN ELEMENTS

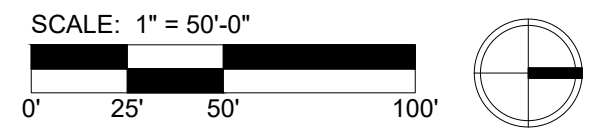
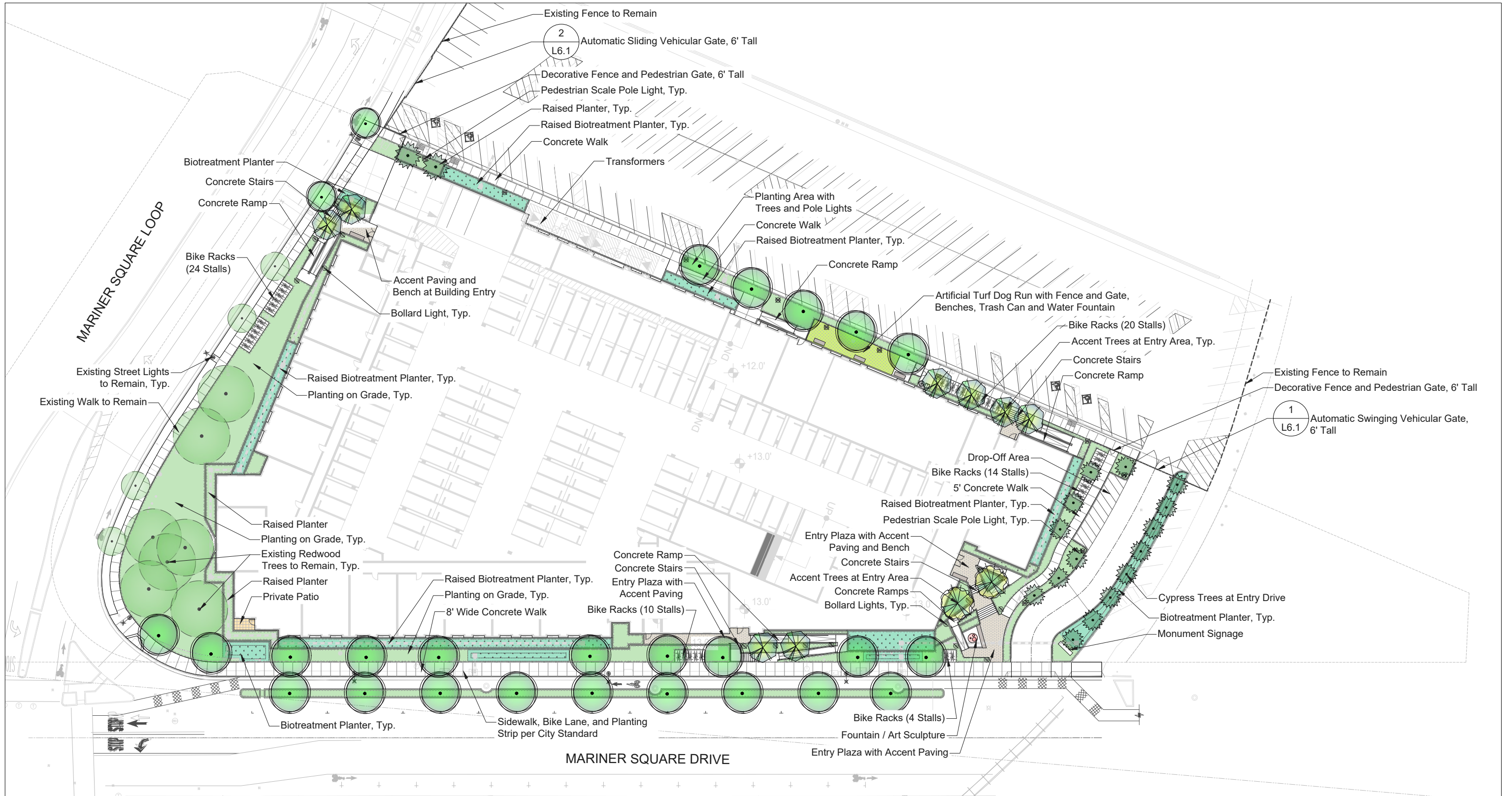
1. CLEAR FLOOR SPACE AND ACCESSIBLE PATH OF TRAVEL TO ACCESSIVE FEATURES.
2. IN-WALL BLOCKING INSTALLED AT ACCESSIBLE PLUMBING FIXTURES FOR FUTURE GRAB/HAND RAIL INSTALLATION IN BATHROOMS.
3. REMOVABLE BASE CABINETS.
4. ACCESSIBLE HEIGHT COUNTERTOPS.
5. TWO 15-INCH BREADBOARDS ON WORK SURFACES IN KITCHEN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



UNIT PLANS - TYPICAL B2.0

AP4.05



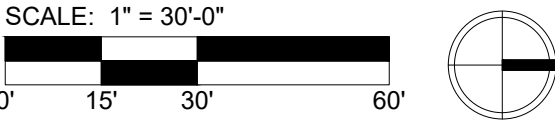
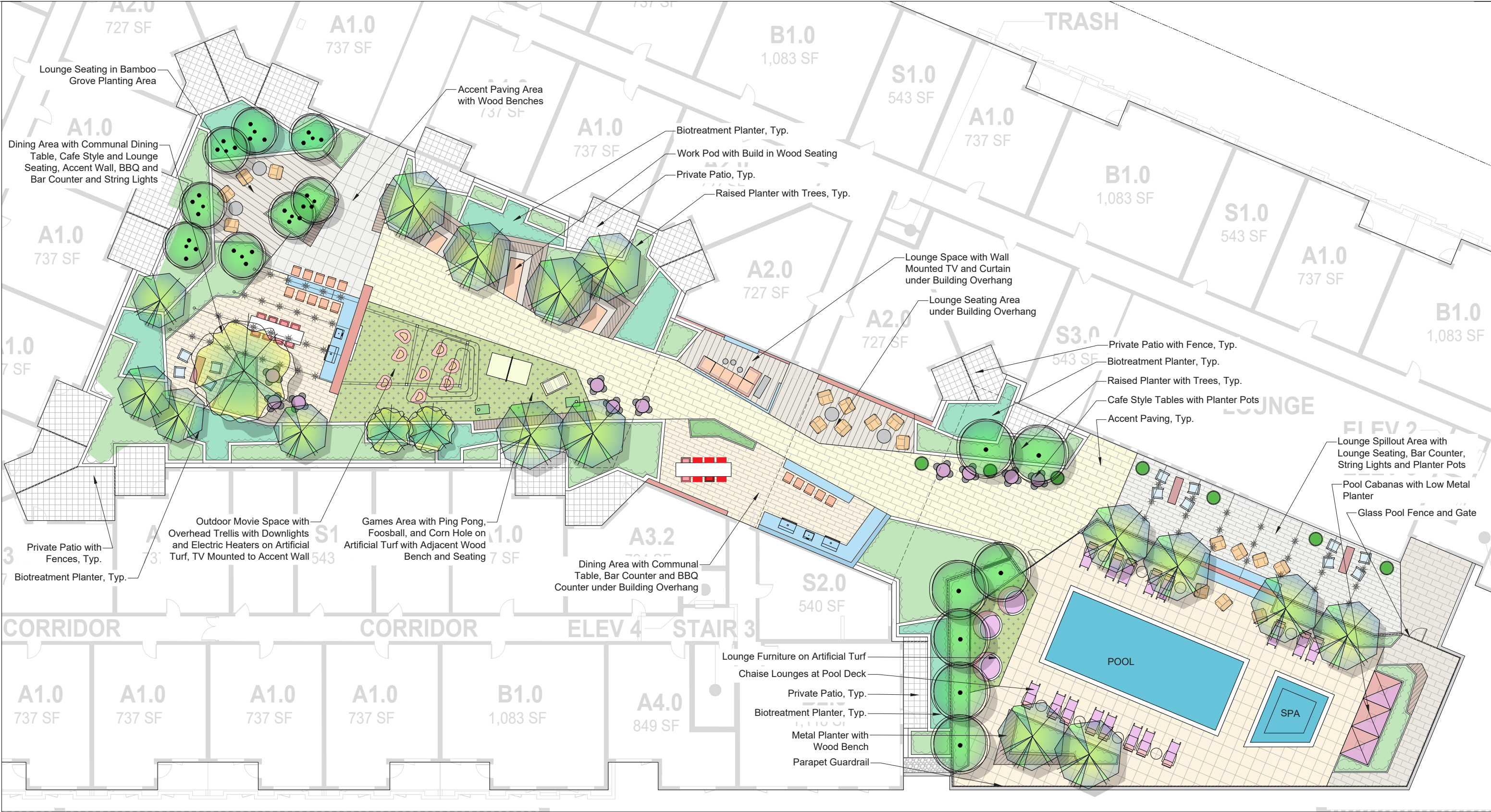


CONCEPTUAL LANDSCAPE PLAN - SITE L-1.1

2433 MARINER SQUARE LOOP

May 2nd, 2025



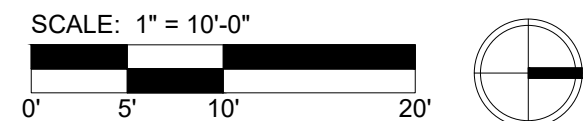


CONCEPTUAL LANDSCAPE PLAN - PODIUM L-1.2

2433 MARINER SQUARE LOOP

May 2nd, 2025

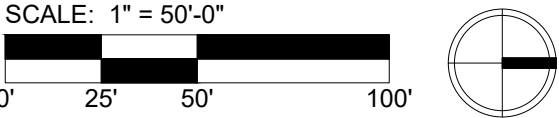
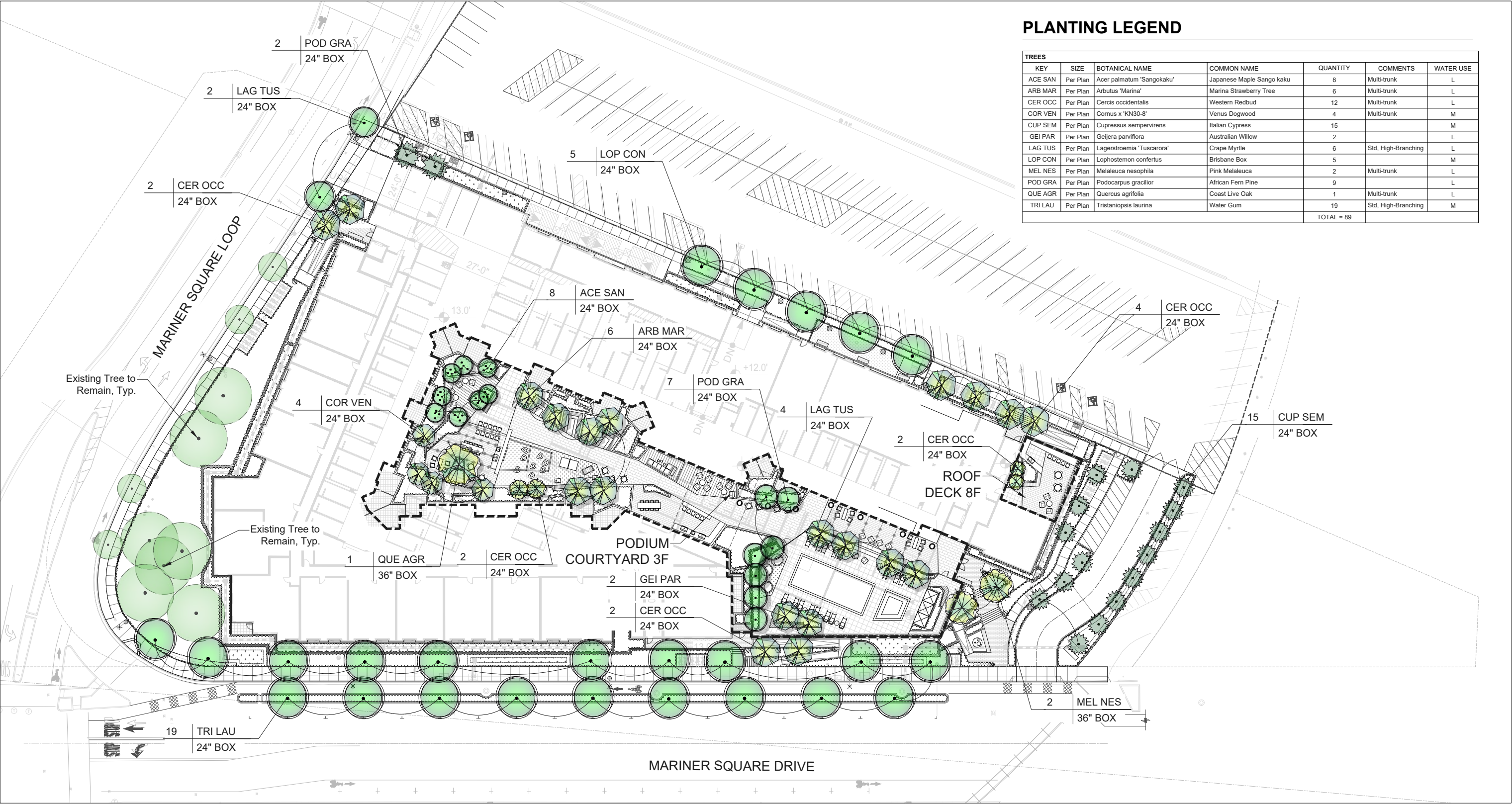




CONCEPTUAL LANDSCAPE PLAN - ROOF L-1.3

2433 MARINER SQUARE LOOP

May 2nd, 2025



# 2433 MARINER SQUARE LOOP



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

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 allowance 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 gracillor                 | 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 'Hailmark'        | 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.
- PLANTING NOTES, LEGENDS, AND DETAILS
- L-2.2
- 2433 MARINER SQUARE LOOP
- May 2nd, 2025
- All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.
- BDE**  
ARCHITECTURE
- THE**  
**Guzzardo**  
**Partnership, INC.**  
Landscape Architects| Land Planners  
Pier 9, The Embarcadero, Suite 115  
San Francisco, CA 94111 | www.tgp-inc.com







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 <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>
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) <sup>e</sup>	274,412

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

<sup>b</sup>Irrigation Method  
overhead spray or drip  
or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup>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.

<sup>e</sup>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.

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](http://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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>1. Mulch</b> <b>Requirement</b> All soil on site is protected with a minimum of 3 inches of mulch after construction.  <b>Recommendation</b> 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.  <b>Reference</b> <i>Bay-Friendly Landscape Guidelines</i> , Practice 4.1; <i>Bay-Friendly Guide to Mulch</i> , available at <a href="http://www.BayFriendly.org">www.BayFriendly.org</a> . Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	<ul style="list-style-type: none"><li>• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth.</li><li>• Submit a delivery ticket or receipt of purchased mulch and/or,</li><li>• Submit receipts for sheet mulching materials and/or,</li><li>• (Optional) Submit photos of trees being chipped for mulch (if applicable).</li></ul>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2. Amend the Soil with Compost Before Planting</b> <b>Requirement</b> 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.  <b>Recommendation</b> Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality.  <b>Reference</b> <i>Bay-Friendly Landscape Guidelines</i> , Practice 4.1; Model Bay-Friendly Soil specifications, at <a href="http://www.BayFriendly.org">www.BayFriendly.org</a> ; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: <a href="http://www.compostingcouncil.org">www.compostingcouncil.org</a>	<ul style="list-style-type: none"><li>• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used.</li><li>• Submit+H35 compost details from construction documents.</li><li>• Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased.</li></ul> <i>If a waiver is requested based on soil organic matter content or the needs of plant palette,</i> <ul style="list-style-type: none"><li>• 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</li><li>• Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.</li></ul>	

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
Materials					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>3. Reduce and Recycle Landscape Construction Waste</b> <b>Requirement</b> 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.  <b>Reference:</b> StopWaste.Org, <i>Builders' Guide to Reuse &amp; Recycling: A Directory for Construction and Demolition Materials</i> and sample Waste Management Plan for recycling C&D materials at <a href="http://www.BuildGreenNow.Org">www.BuildGreenNow.Org</a> .	<ul style="list-style-type: none"><li>• State the percent diversion goal in the design documents.</li><li>• List specific goals and recycling and reuse requirements in plans and specifications.</li><li>• Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan.</li><li>• Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at <a href="http://www.BuildGreenNow.org">www.BuildGreenNow.org</a>.</li><li>• After construction, provide final waste management plan with backup documentation. If materials were sent to a C&amp;D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&amp;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%).</li></ul>	<i>*When a general contractor is on-board, they will confirm compliance with this item.</i>
Planting					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4. Choose &amp; Locate Plants to Grow to Natural Size</b> <b>Requirement</b> 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.  <b>Reference</b> <i>Bay-Friendly Landscape Guidelines</i> , Practices 2.1, Bay-Friendly Plant lists are available at <a href="http://www.BayFriendly.org">www.BayFriendly.org</a> ; Bronsetin,Carol, David Fross and Bart O'Brien, <i>California Native Plants for the Garden</i> ; East Bay Municipal Utility District, <i>Plants and Landscapes for Summer Dry Climates</i> ; Sunset, <i>Western Garden Book</i> .	<ul style="list-style-type: none"><li>• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread.</li><li>• Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.</li></ul>	



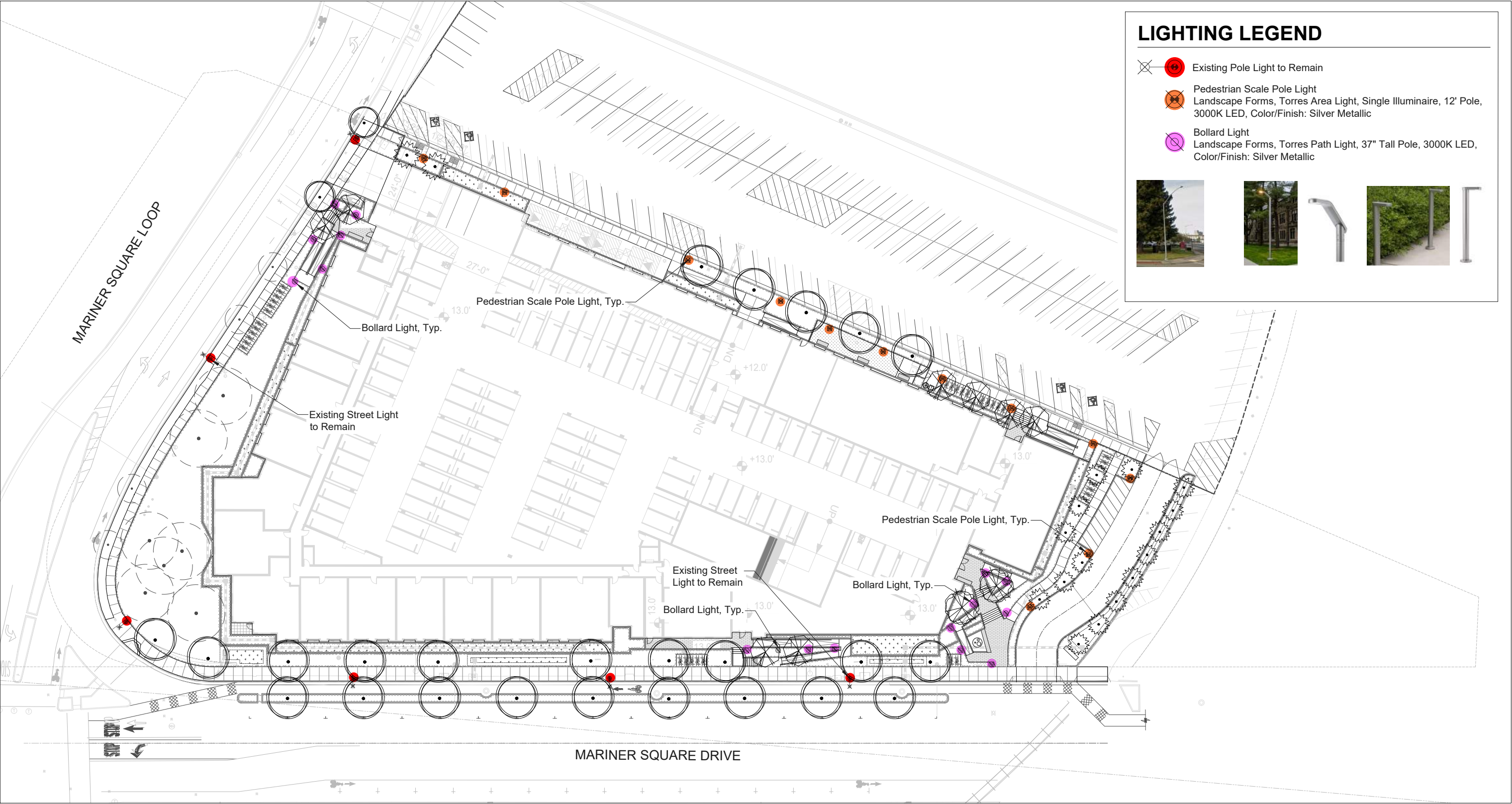
Yes	No	N/A	Measure & Requirement	Documentation	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>5. Do Not Plant Invasive Plant Species</b></p> <p><b>Requirement</b> None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan.</p> <p><b>Definition</b> An invasive species is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. Federal Executive Order 13111.</p> <p><b>Reference</b> Bay-Friendly Landscape Guidelines, Practice 2.1d; Don't Plant A Pest brochures for trees and plants available at <a href="http://www.cal-ipc.org">www.cal-ipc.org</a>; <a href="http://www.cal-ipc.org/ip/inventory/weedlist.php">www.cal-ipc.org/ip/inventory/weedlist.php</a>.</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Submit the complete plant palette.</li> <li>• Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.</li> </ul>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>6. Grow drought tolerant CA native, Mediterranean or climate adapted plants</b></p> <p><b>Requirement</b> 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.</p> <p><b>Recommendation</b> California native or Mediterranean species are strongly recommended.</p> <p><b>Reference</b> <i>Bay-Friendly Landscape Guidelines</i> Practice 4.2; <a href="http://www.owue.water.ca.gov/docs/wucols00.pdf">www.owue.water.ca.gov/docs/wucols00.pdf</a>.</p>	<ul style="list-style-type: none"> <li>• 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 <a href="http://www.BayFriendly.org">www.BayFriendly.org</a>).</li> <li>• Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.</li> </ul>	

Page 3 of 4

Yes	No	N/A	Measure & Requirement	Notes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>7. Minimize the lawn</b> <b>Requirement</b> A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted.  <b>Reference</b> <i>Bay-Friendly Landscape Guidelines</i> , Practice 4.3; Bay-Friendly Lawn Alternatives plant list at <a href="http://www.BayFriendly.org">www.BayFriendly.org</a> ; Brooklyn Botanic Garden Publications, <i>Easy Lawns</i> , <i>Low Maintenance Native Grasses for Gardeners Everywhere</i> .	<ul style="list-style-type: none"> <li>• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area.</li> <li>• Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields.</li> <li>• Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.</li> </ul>
Irrigation				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)</b> that Includes a Moisture &/or Rain Sensor Shutoff <b>Requirement</b> Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems.  <b>Reference</b> <i>Bay-Friendly Landscape Guidelines</i> , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at <a href="http://www.ebmud.com">www.ebmud.com</a> .	<ul style="list-style-type: none"> <li>• Submit the make and model and product sheet of the irrigation controller.</li> <li>• 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.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>9. Sprinkler &amp; Spray Heads are Not Specified for Areas Less Than 8 Feet Wide</b> <b>Requirement</b> 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.	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

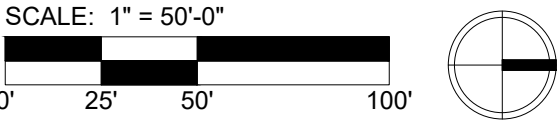
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Page 4 of 4



**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

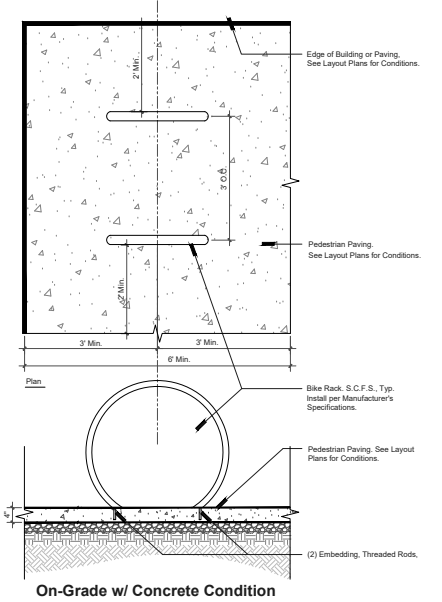
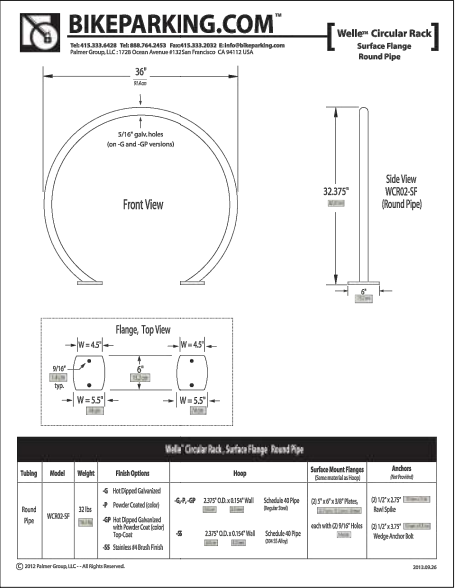
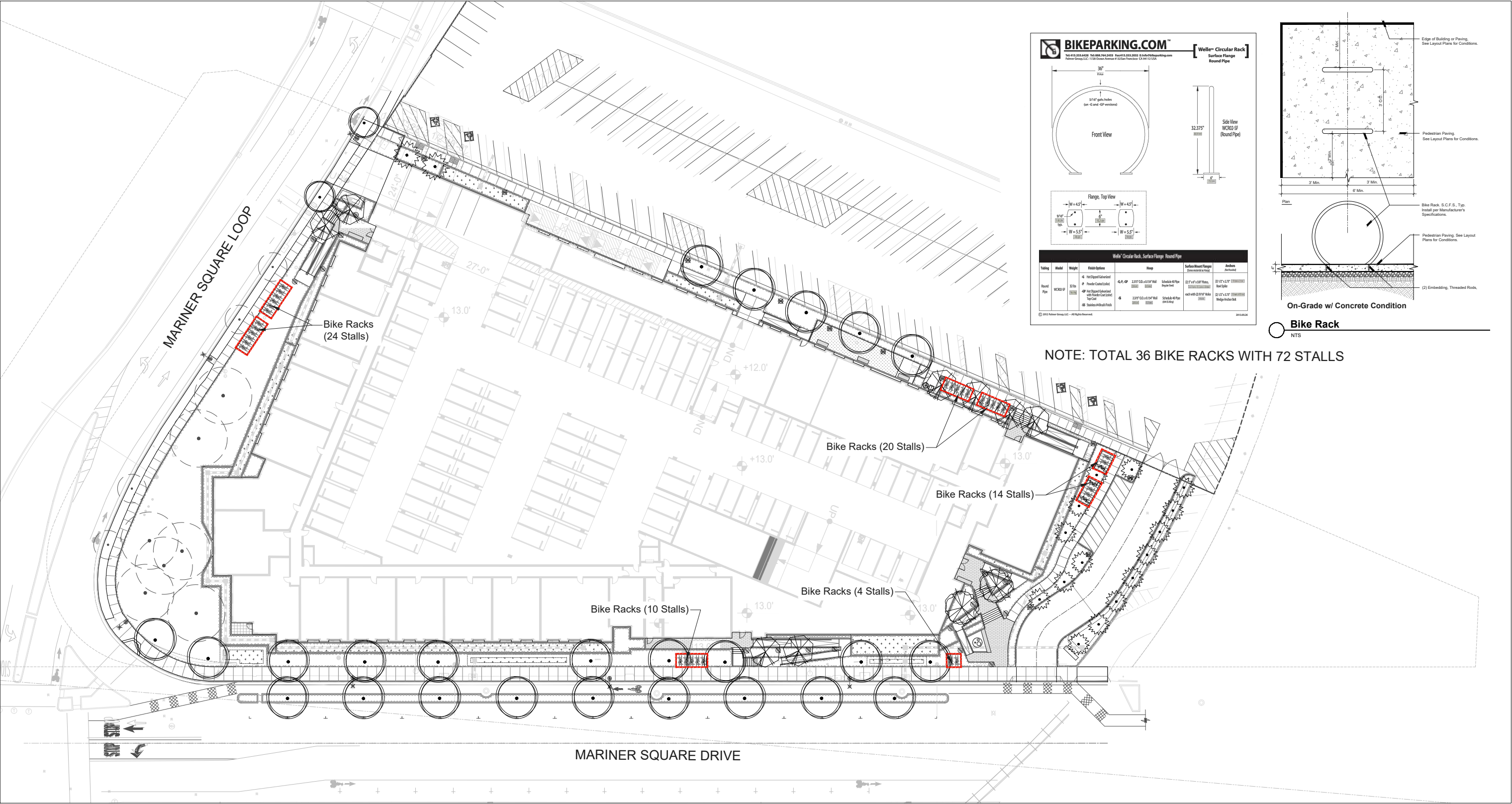


**CONCEPTUAL LIGHTING PLAN - SITE L-4.2**

**2433 MARINER SQUARE LOOP**

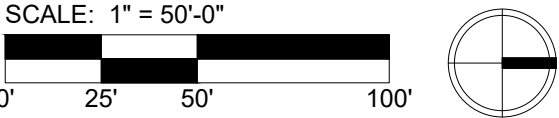
May 2nd, 2025

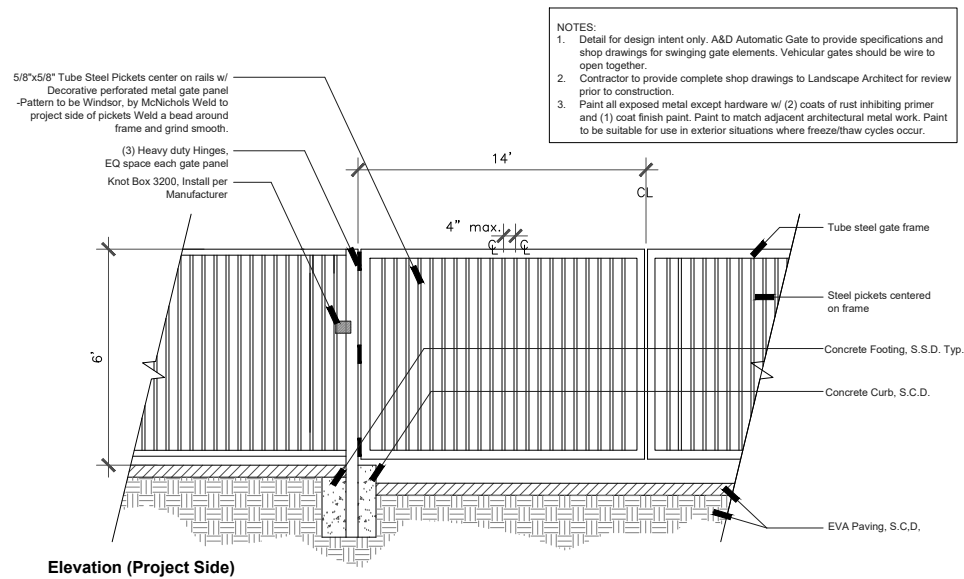




**Bike Rack**  
NTS

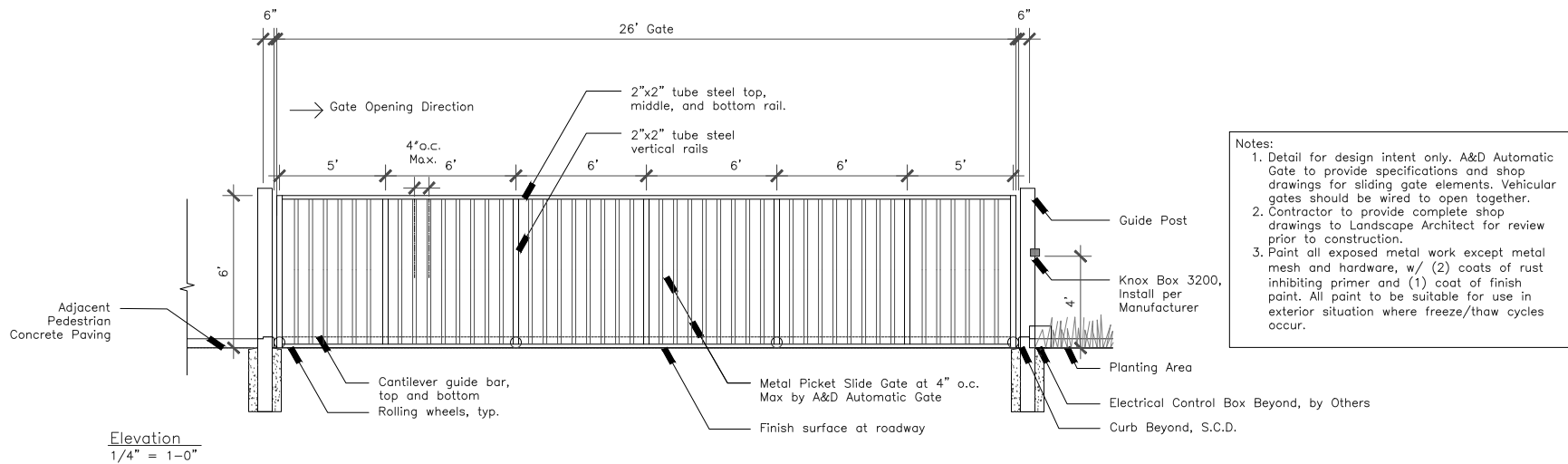
NOTE: TOTAL 36 BIKE RACKS WITH 72 STALLS





## 1 Automatic Vehicular Swing Gate

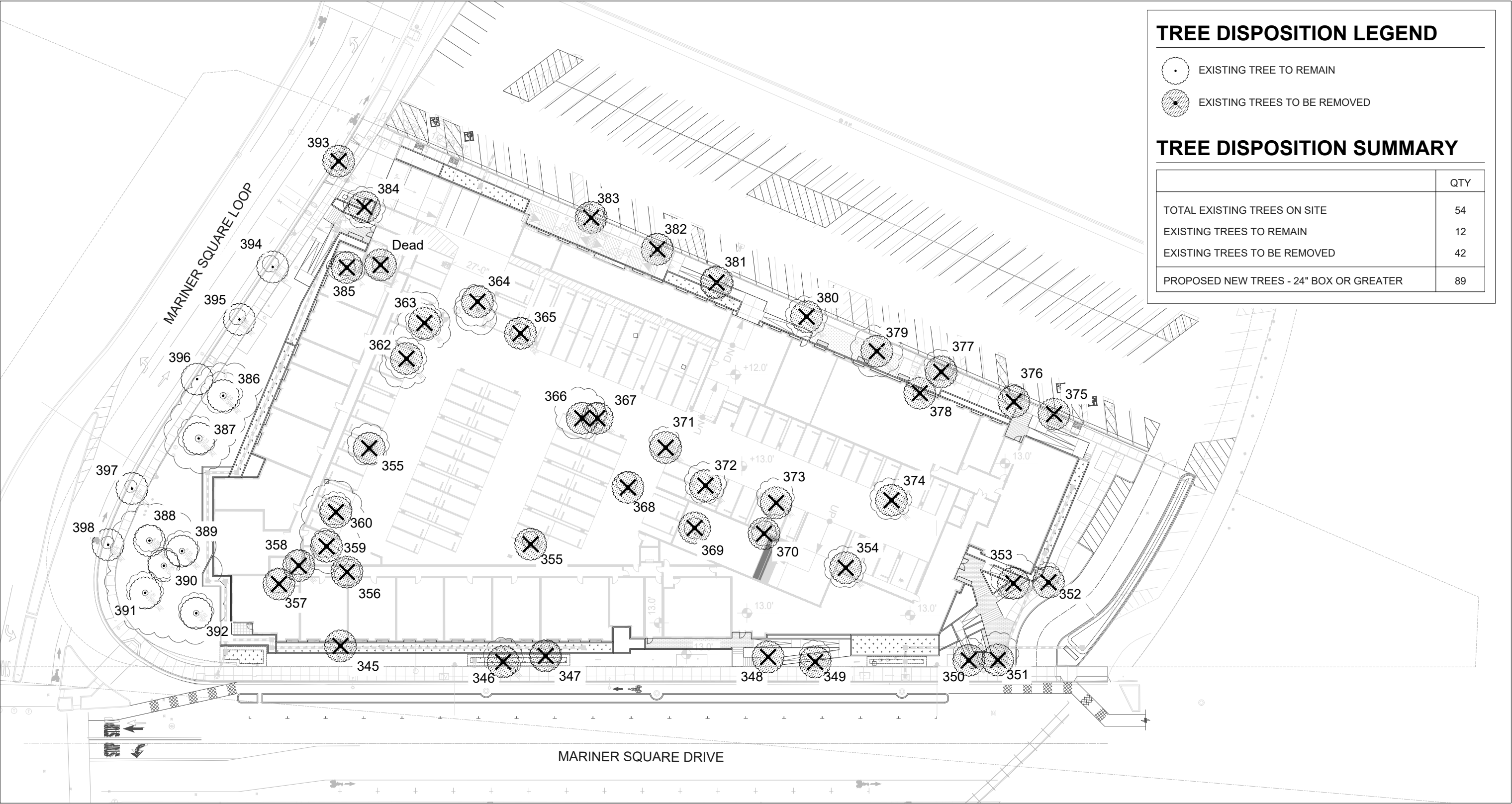
Scale: 3/8" = 1'-0"



## 2 Automatic Electric Sliding Gate for Fire Access to EVA

As Noted



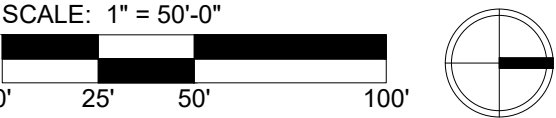


**TREE DISPOSITION LEGEND**

- 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

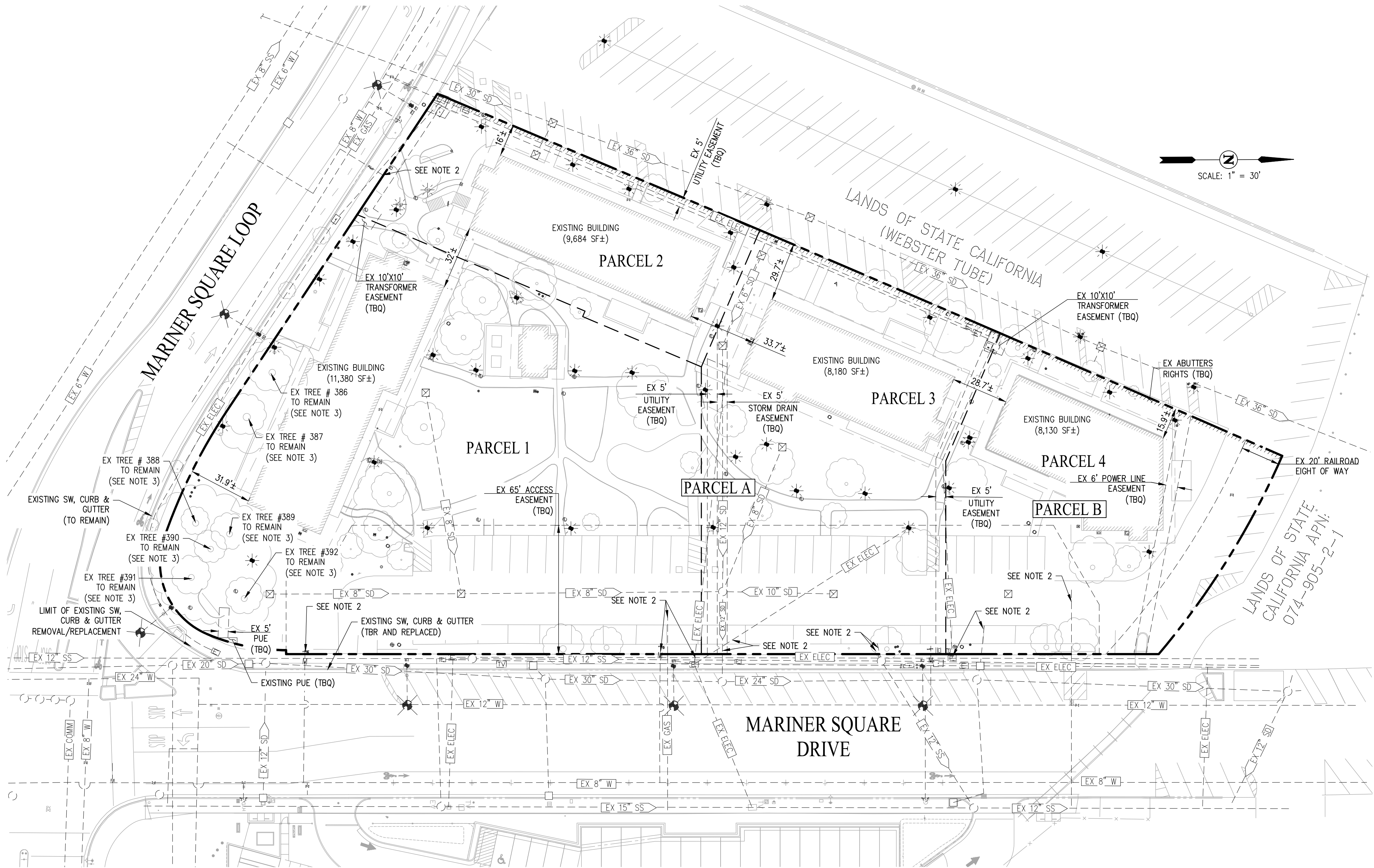


**TREE DISPOSITION PLAN L-7.1**









LEGEND

---	EXISTING BOUNDARY
---	ADJACENT PROPERTY
---	EXISTING LOT LINES
---	EXISTING EASEMENT LINE
EX 12" SS	EXISTING SANITARY SEWER LINE
EX 12" SD	EXISTING STORM DRAIN LINE
EX W	EXISTING WATER LINE
EX ELEC	EXISTING ELECTRIC LINE
○	EXISTING MANHOLE
□	EXISTING CATCH BASIN
⊠	EXISTING FIELD INLET
○	EXISTING SANITARY SEWER CLEANOUT
•	EXISTING IRRIGATION CONTROL VALVE
—	EXISTING BACK FLOW
W	EXISTING WATER METER
△	EXISTING FIRE HYDRANT
⊠	EXISTING DRY UTILITY BOX
⊠	EXISTING ELECTRIC PULL BOX
—	EXISTING STREET LIGHTS
—	EXISTING LANDSCAPE LIGHTS
○	EXISTING TREES <sup>(5)</sup>

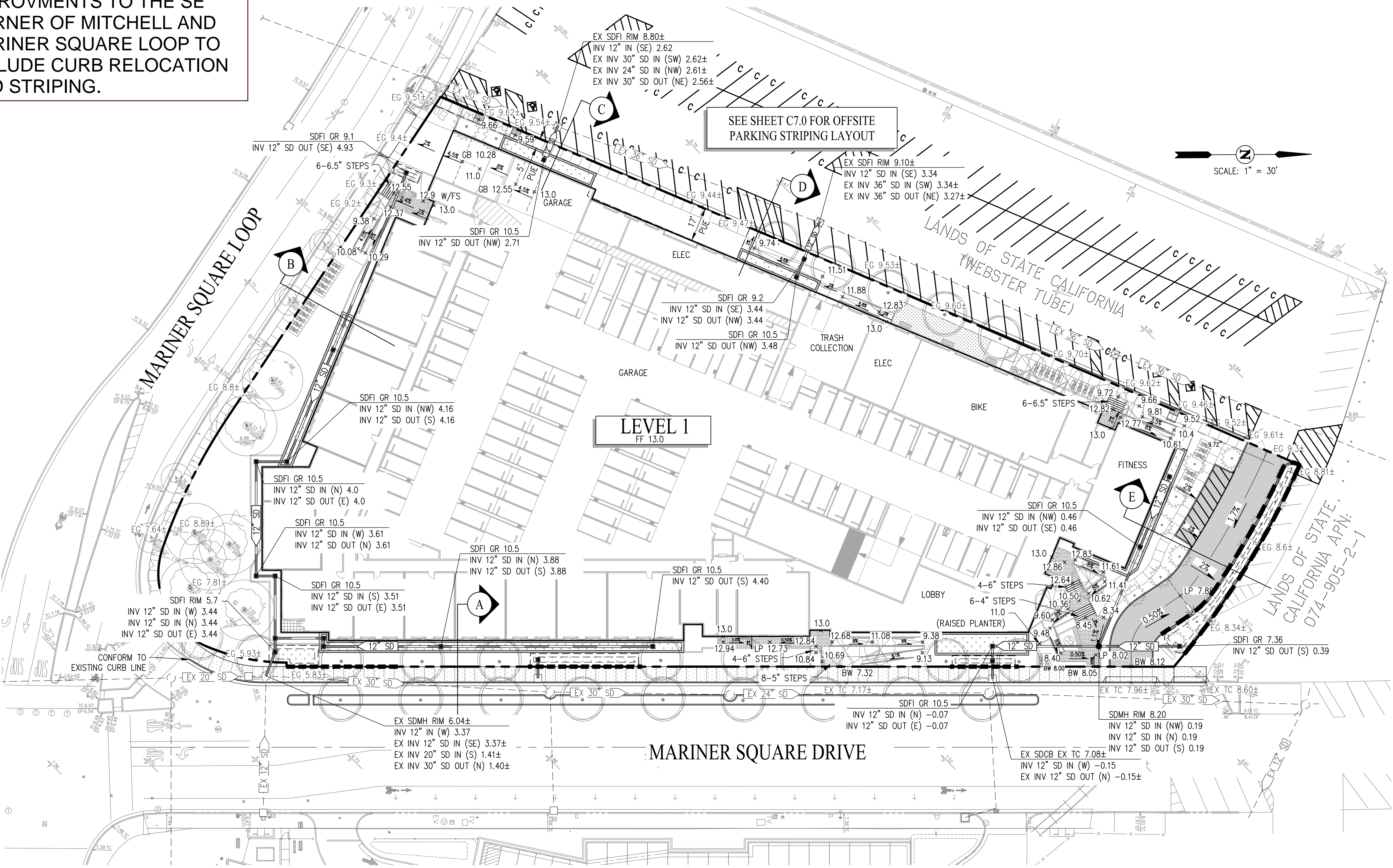
ABBREVIATIONS

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

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



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



LEGEND

- EXISTING BOUNDARY
- ADJACENT PROPERTY
- PROPOSED EASEMENT
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING MANHOLE
- EXISTING CATCH BASIN

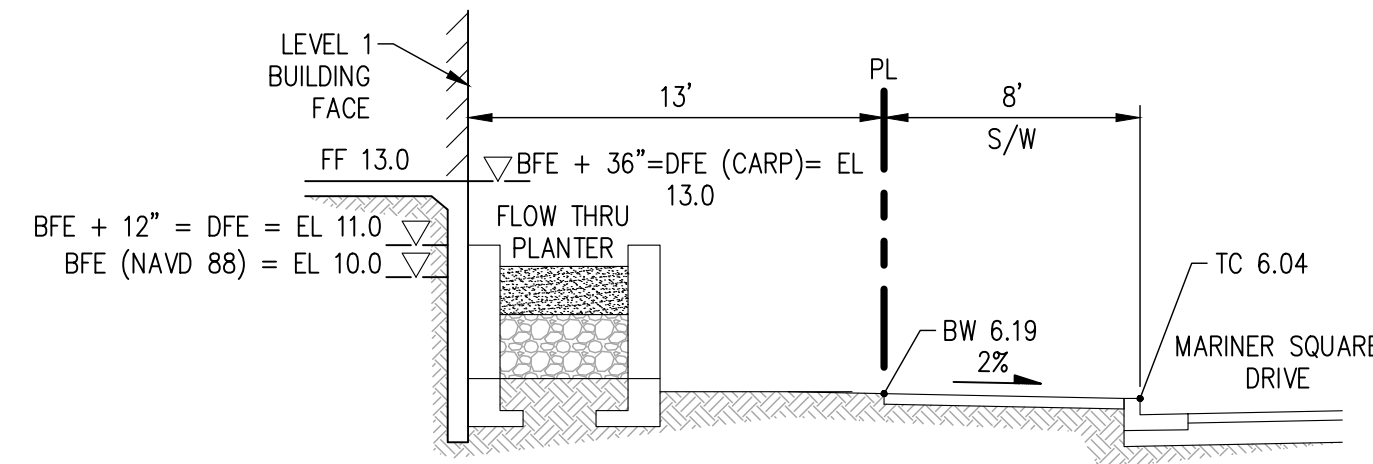
- EXISTING FIELD INLET
- PROPOSED MANHOLE
- PROPOSED FIELD INLET
- PROPOSED AT GRADE: BIO RETENTION
- PROPOSED RAISE BIO RETENTION PLANTER
- CURB CUT
- DEEPEENED SIDEWALK
- DEEPEENED CURB

ABBREVIATIONS

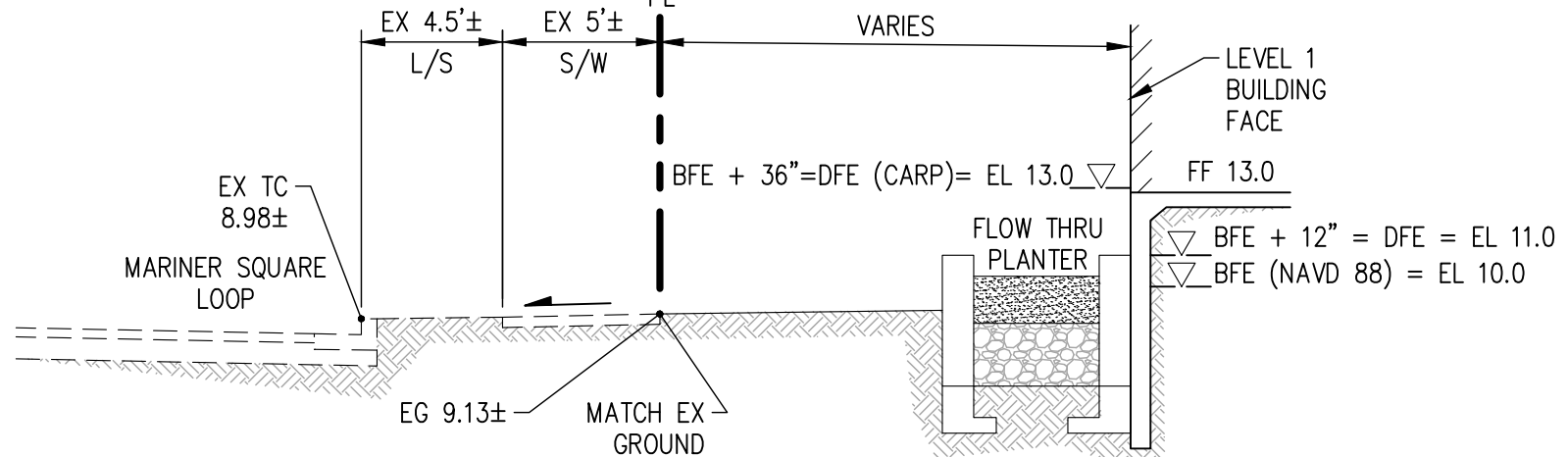
- BFE BASE FLOOD ELEVATION
- BW BACK OF WALK
- DFF DESIGN FLOOD ELEVATION
- EG EXISTING GRADE
- EL ELEVATION
- EX EXISTING
- FF FINISH FLOOR
- L/S LANDSCAPE
- PL PROPERTY LINE
- SD STORM DRAIN
- TC TOP OF CURB
- S/W SIDEWALK

NOTES:

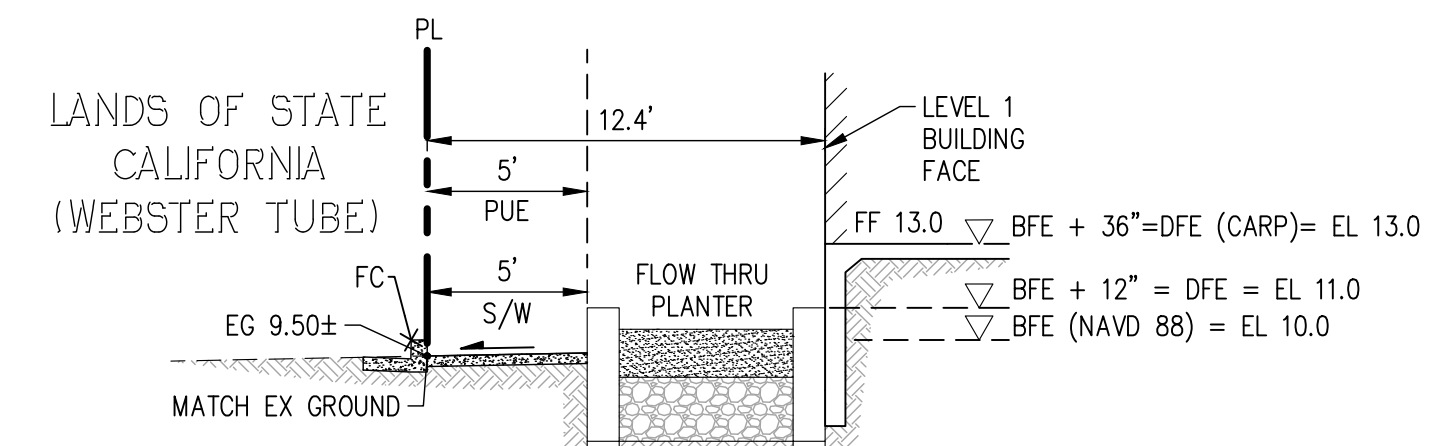
- UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION. UTILITY LOCATIONS TO BE SURVEYED AND POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POT HOLE INFORMATION.
- ALL BUILDING STORM DRAIN,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



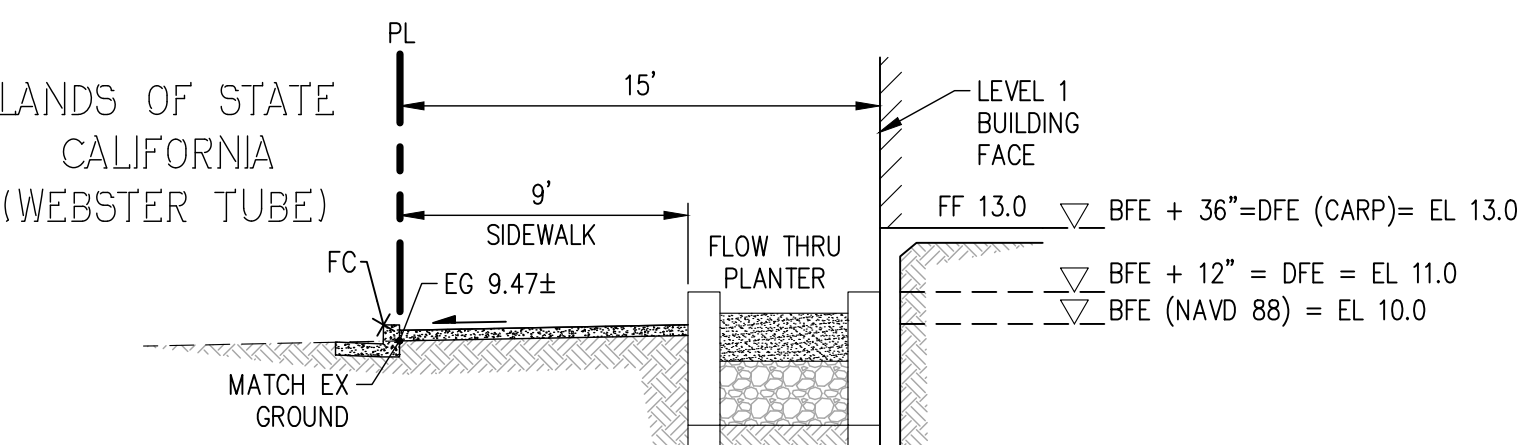
SECTION A  
NOT TO SCALE



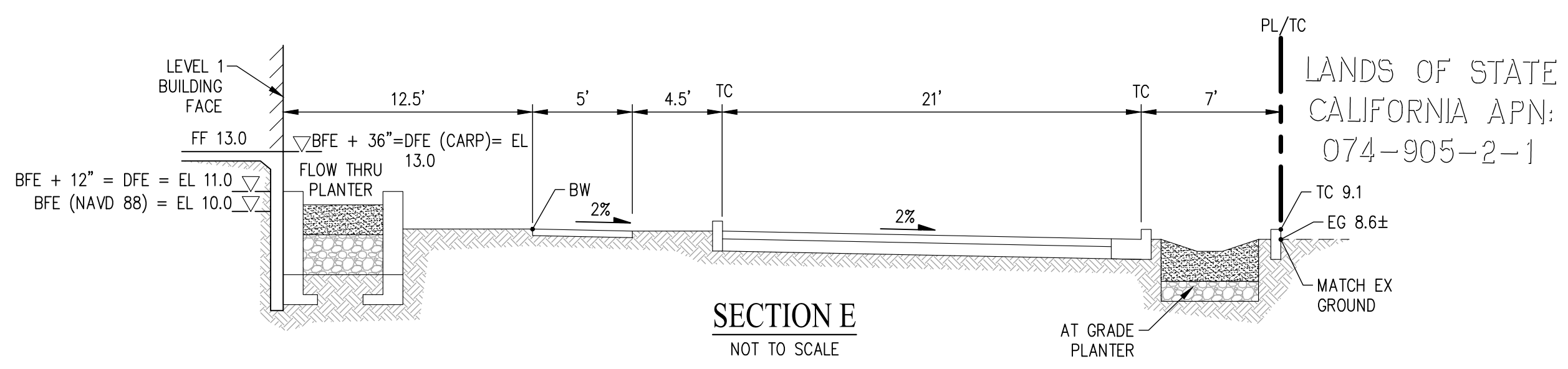
SECTION B  
NOT TO SCALE



SECTION C  
NOT TO SCALE



SECTION D  
NOT TO SCALE



SECTION E  
NOT TO SCALE

PRELIMINARY GRADING PLAN

C3.0



2433 MARINER SQUARE LOOP

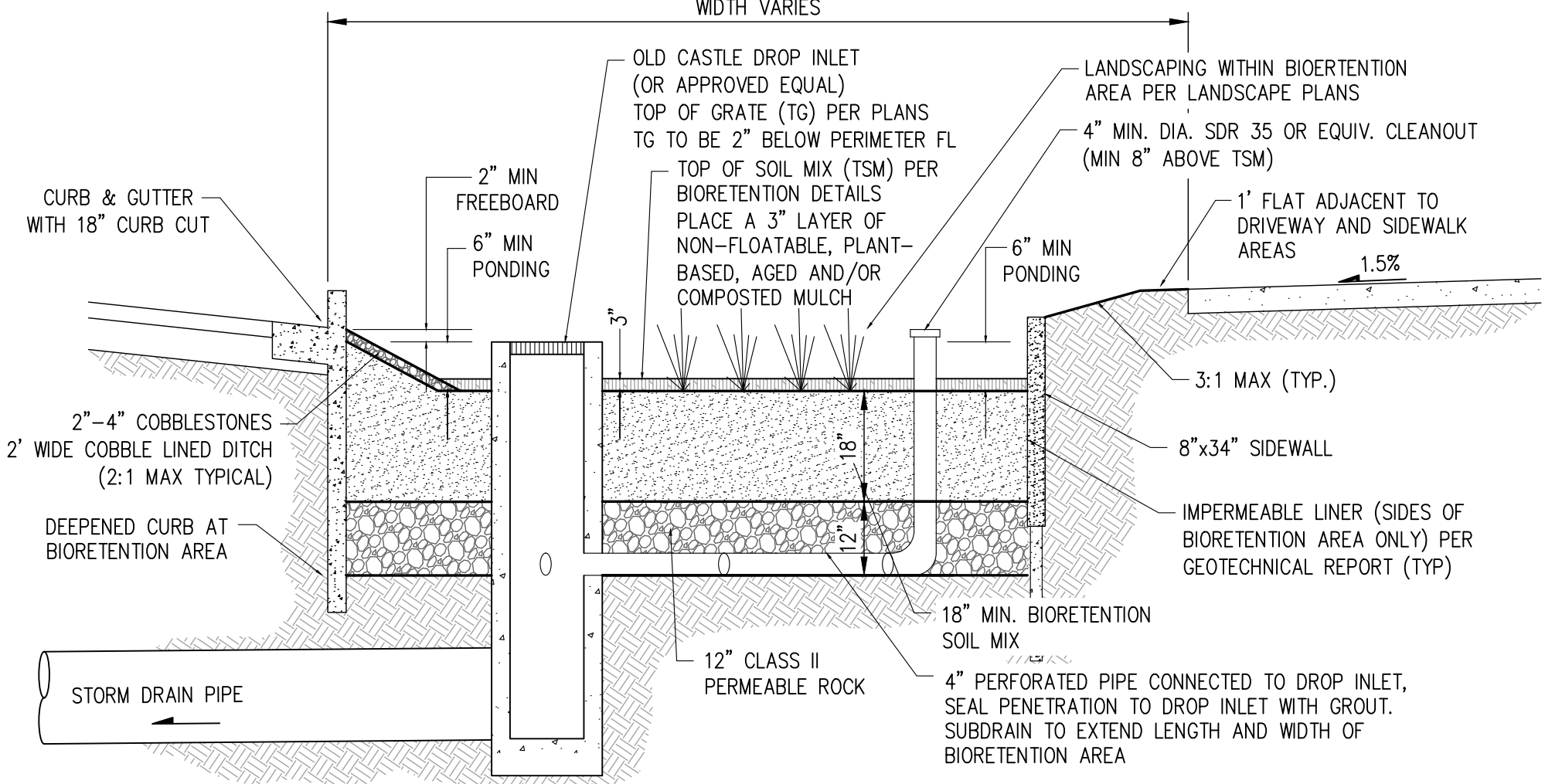
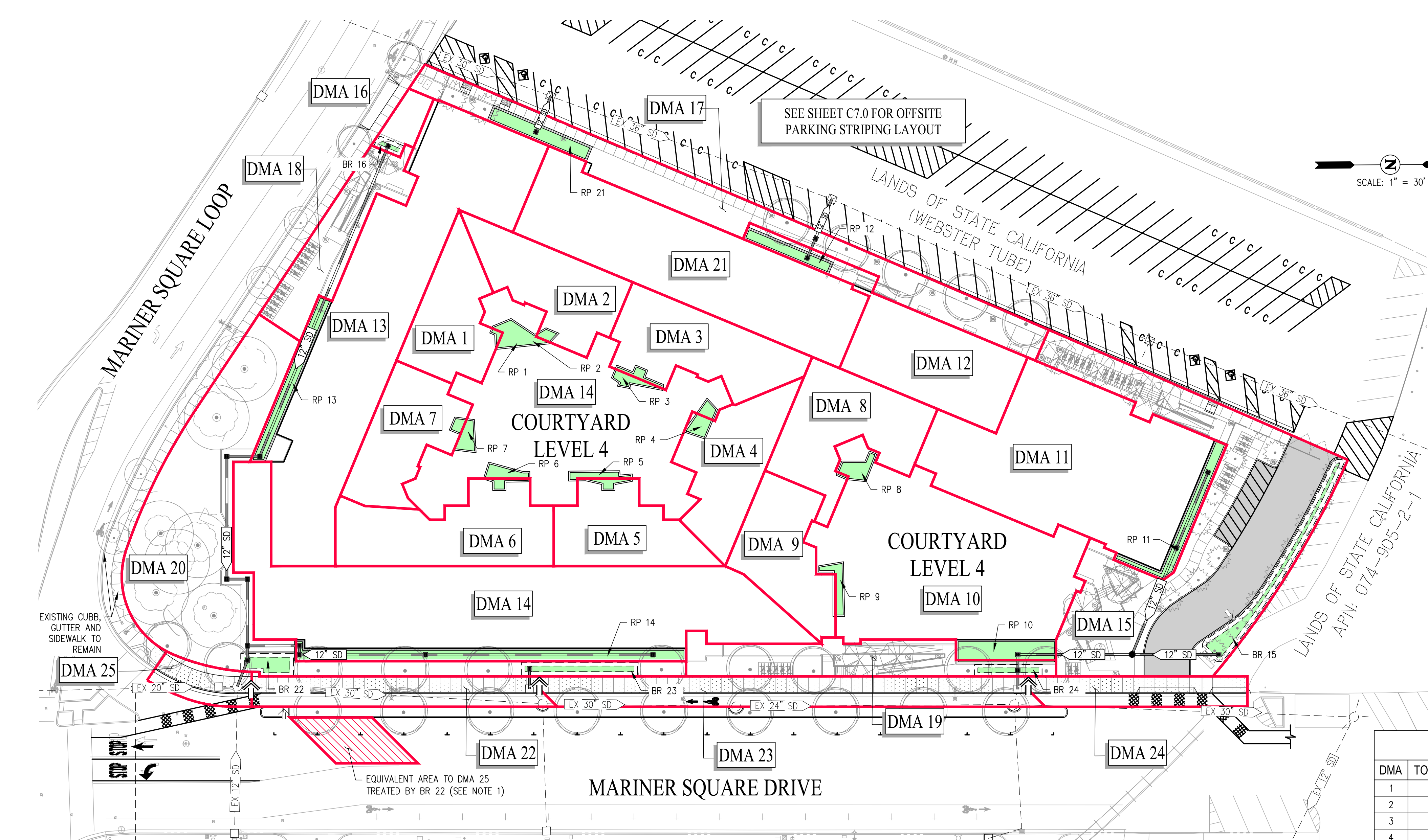
MAY 02, 2025

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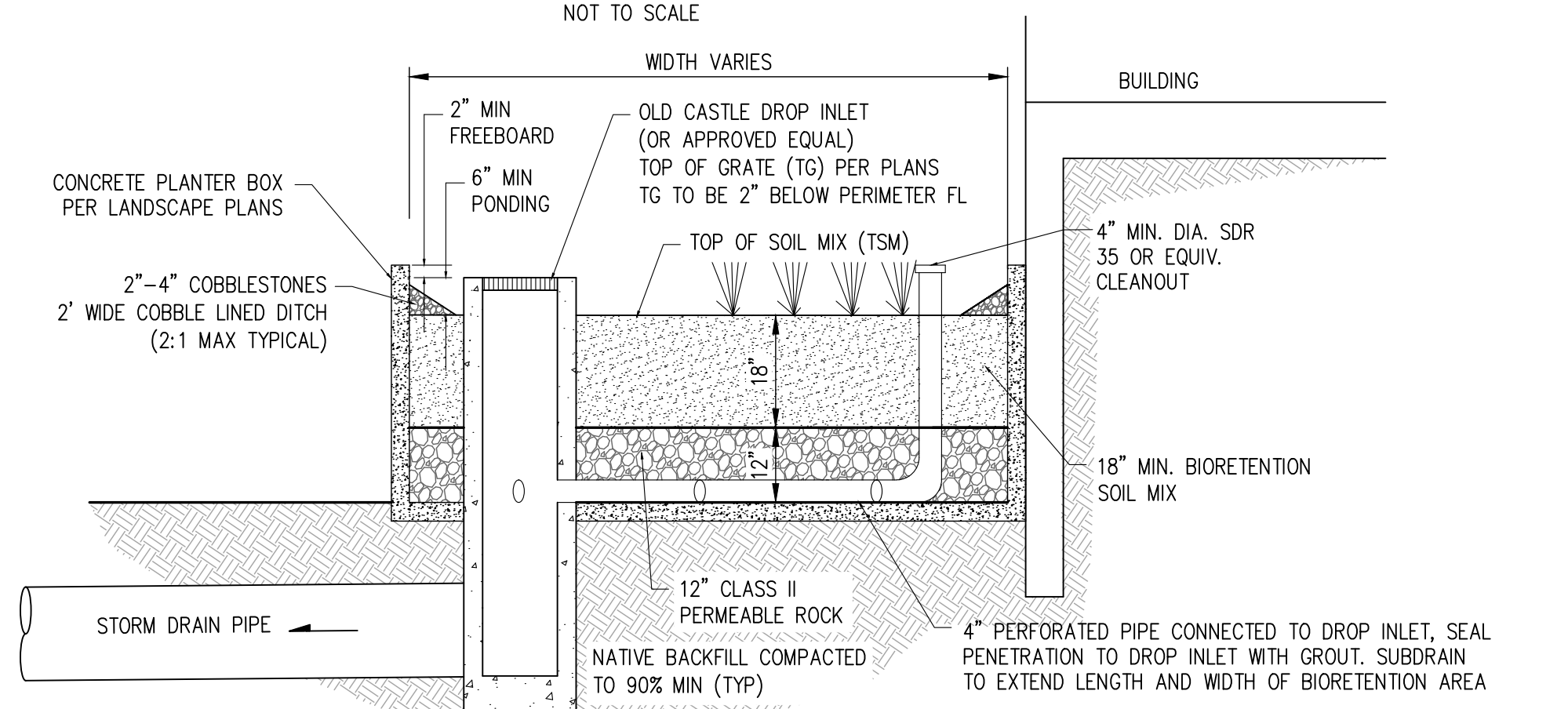








AT GRADE BIO RETENTION ( BR 15 & BR 16)

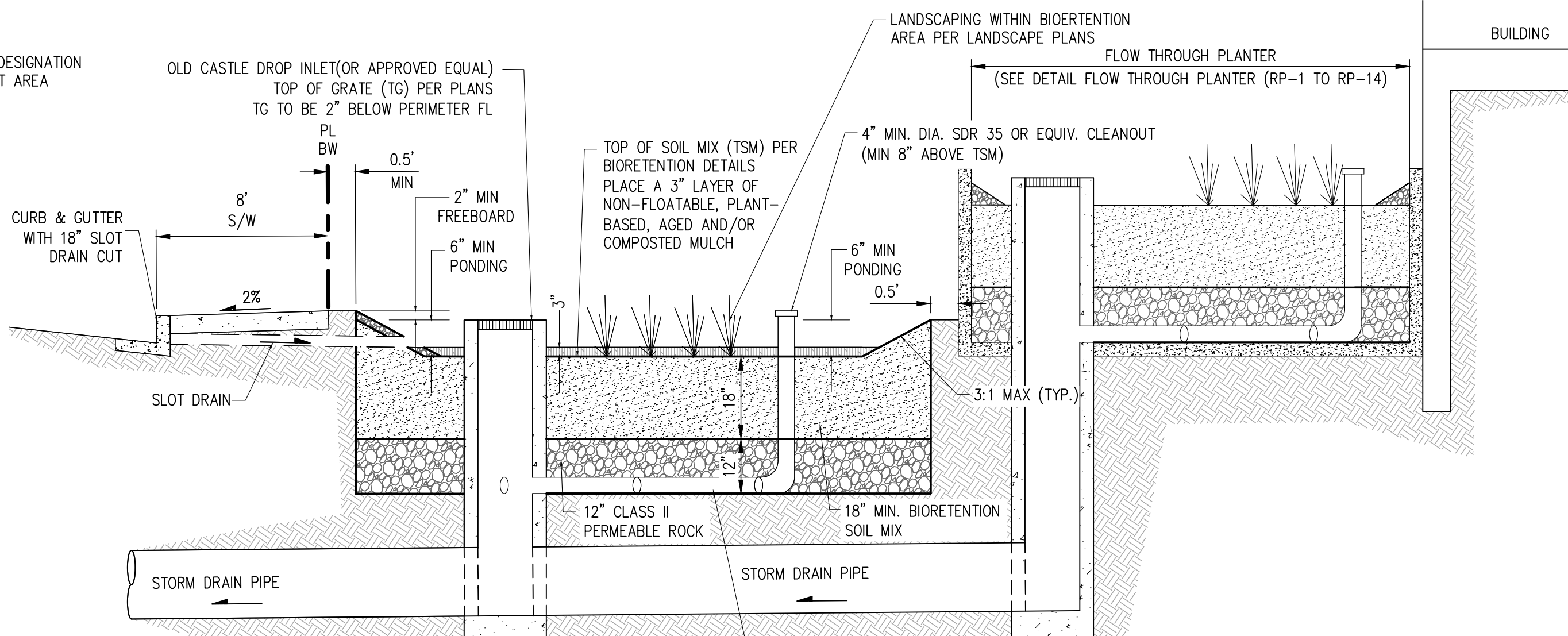


FLOW THROUGH PLANTER (RP-1 -TO RP-14)

- LEGEND**
- EXISTING BOUNDARY
  - ADJACENT PROPERTY
  - EXISTING STORM DRAIN LINE
  - PROPOSED STORM DRAIN LINE
  - 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



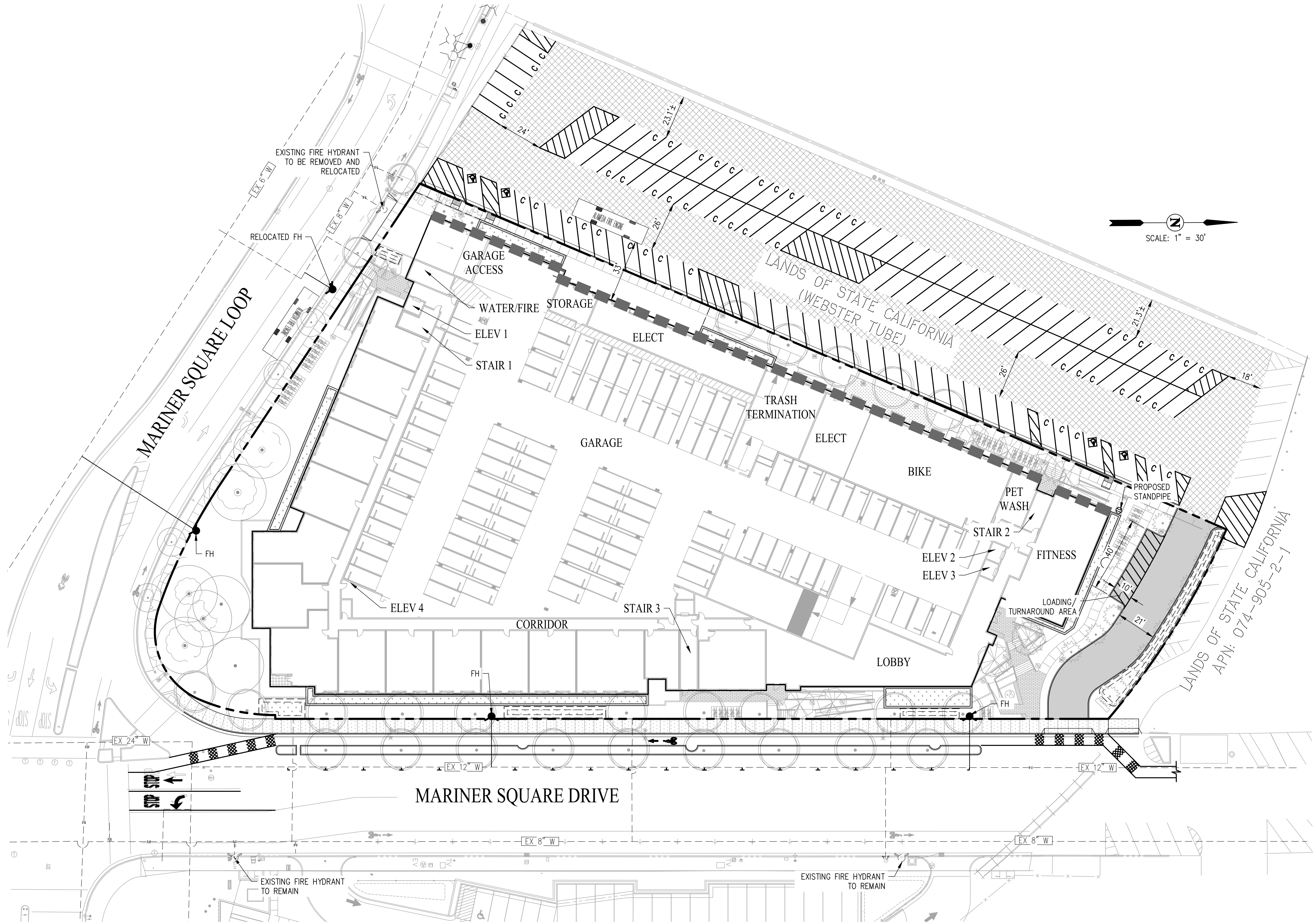
FLOW THROUGH PLANTER (BR-22 -TO BR-24)

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 <sup>(1)</sup>	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

**PRELIMINARY STORMWATER PLAN C5.0**





LEGEND

- EXISTING BOUNDARY
- EXISTING WATER LINE
- 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
- EX
- W
- ELEVATOR
- EXISTING
- WATER

FIRE FLOW CALCULATIONS

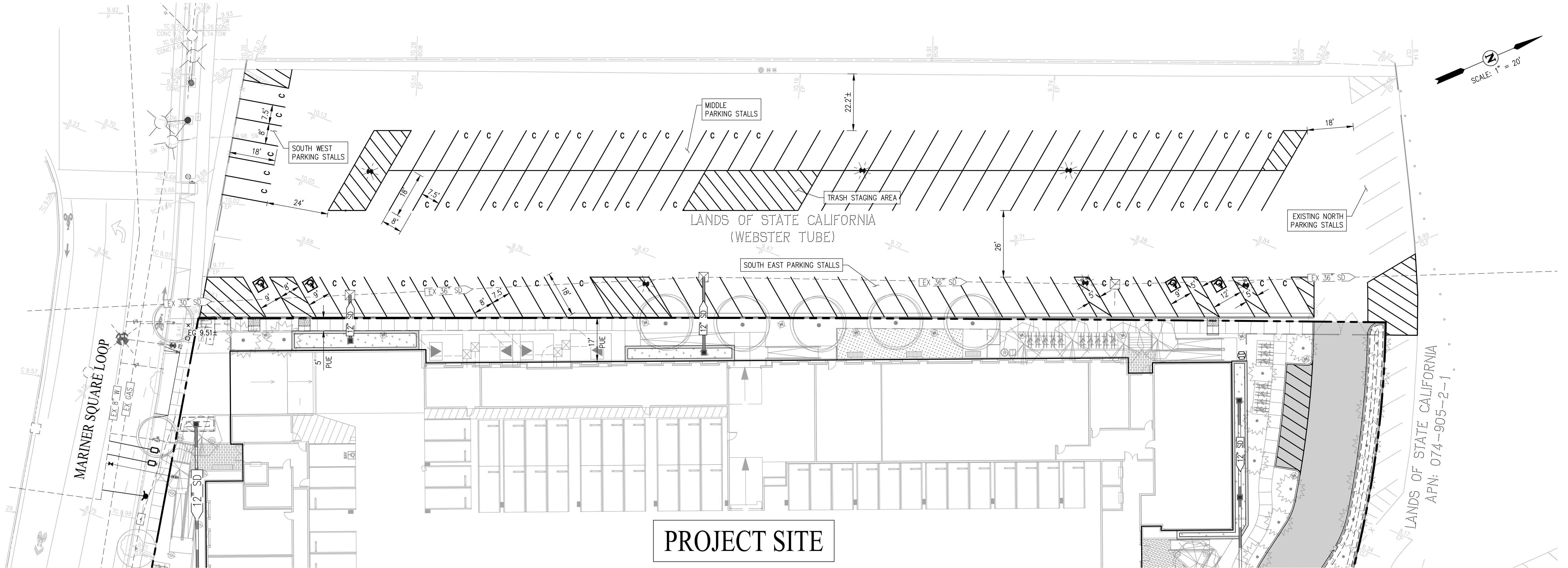
FLOOR LEVEL	CONSTRUCTION TYPE	AREA (SF)
1ST	IA	72,500
2ND	IA	67,300
3RD	IA	72,700
4TH	IIIA	52,000
5TH	IIIA	52,300
6TH	IIIA	54,400
7TH	IIIA	54,400
8TH	IIIA	53,300
FIRE FLOW CALCULATION PER CONSTRUCTION TYPE		
CONSTRUCTION TYPE	FIRE FLOW	COMPOSITE
IA	5,000	2,215
IIIA	6,000	3,334
TOTAL		5,550 <sup>(1)</sup>

- NOTES:
- 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





LEGEND

- EXISTING BOUNDARY
- PROPOSED EASEMENT LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- PROPOSED STORM DRAIN LINE
- 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

ABBREVIATIONS

- PROPOSED TRANSFORMER (DESIGN BY OTHERS)
- EXISTING STREET LIGHTS
- EXISTING LANDSCAPE LIGHTS
- 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

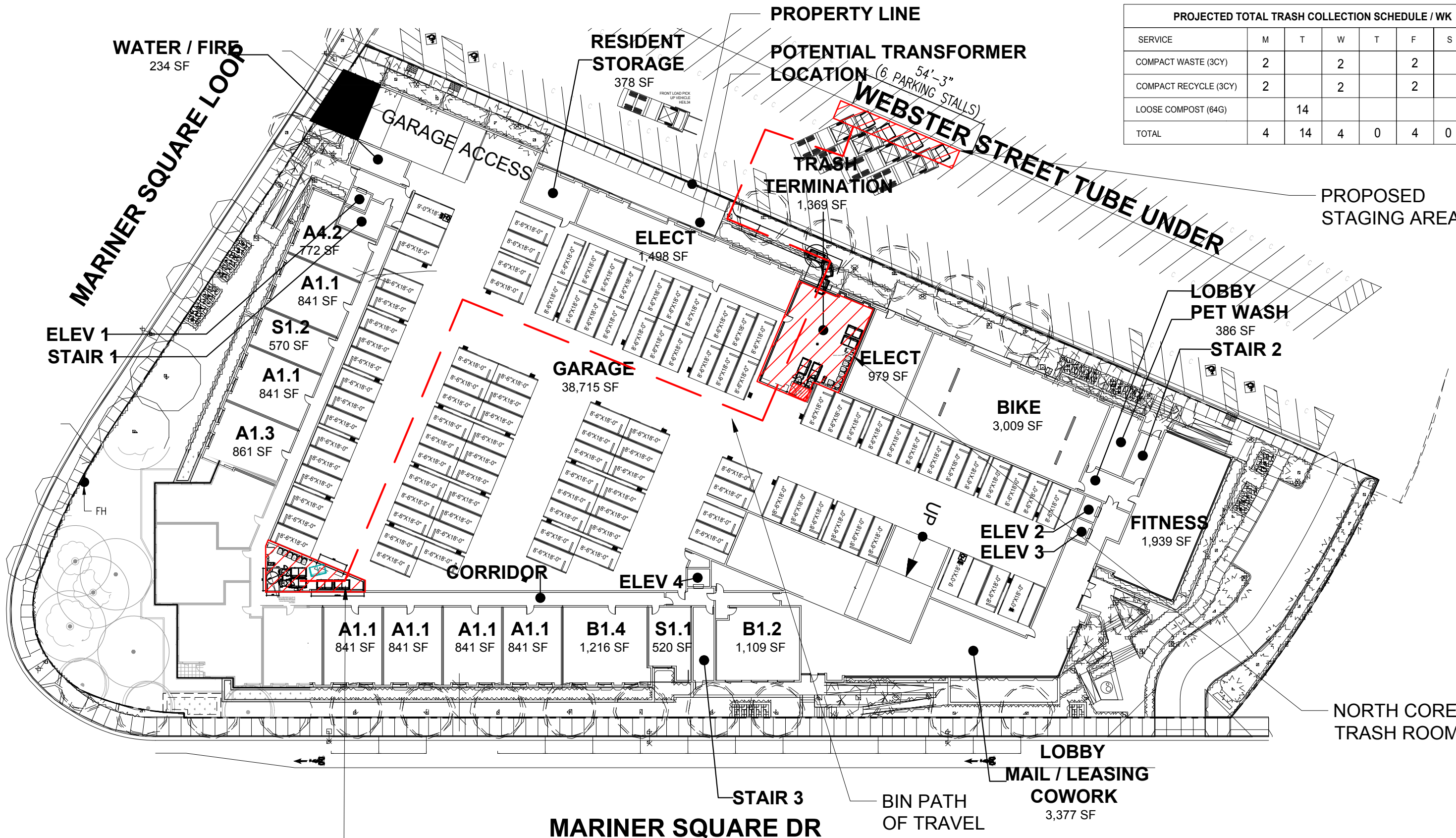
EXISTING PARKING SUMMARY	
EXISTING STANDARD PARKING STALLS	79
TOTAL	79
PROPOSED PARKING SUMMARY	
PROPOSED STANDARD PARKING STALLS	40
PROPOSED COMPACT PARKING STALLS	32
EXISTING STANDARD PARKING STALLS (NORTH PARKING) TO REMAIN	7
TOTAL	79

OFFSITE PARKING LAYOUT SHEET

C7.0



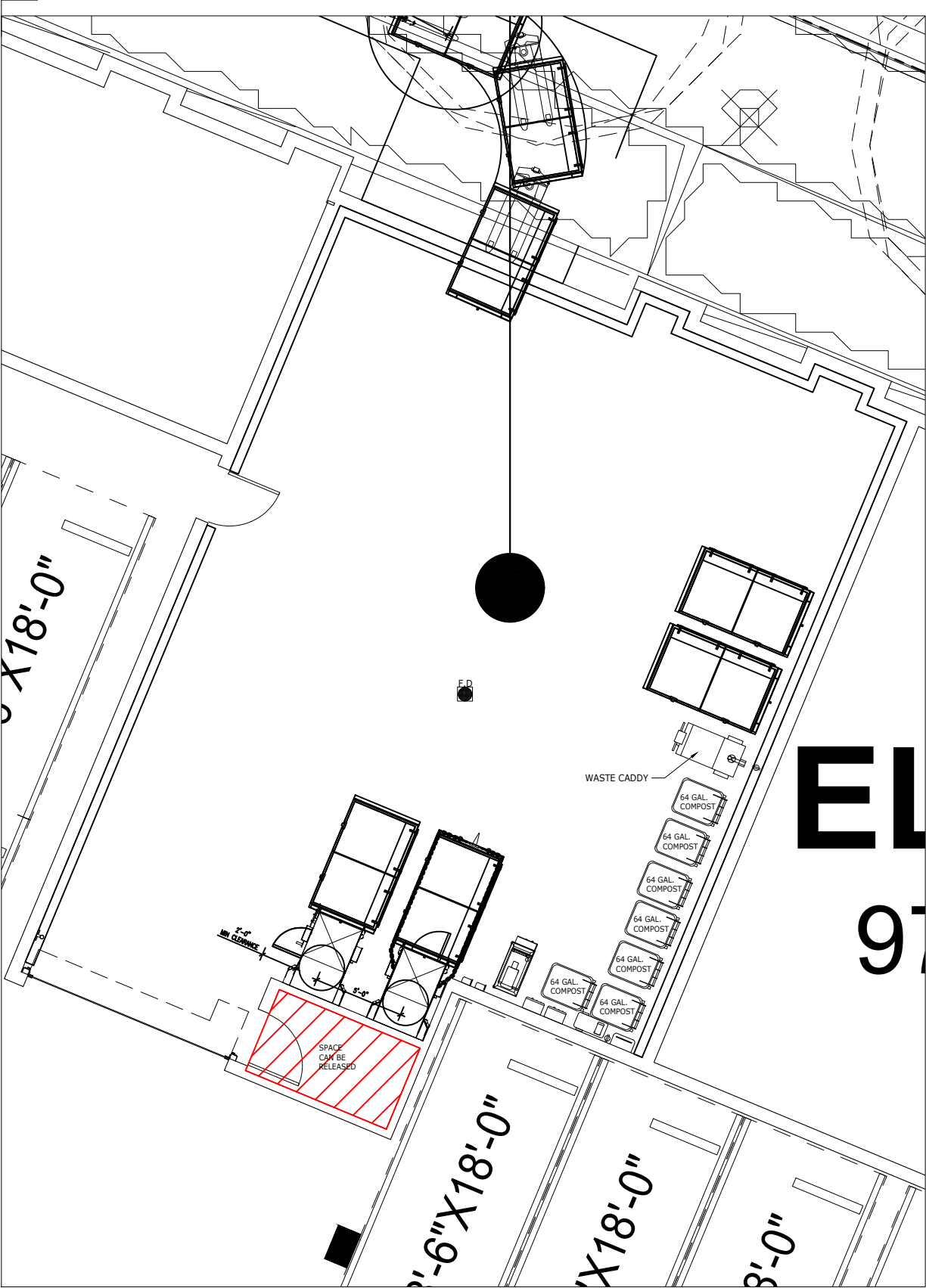
PROJECTED TOTAL TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
COMPACT WASTE (3CY)	2		2		2		
COMPACT RECYCLE (3CY)	2		2		2		
LOOSE COMPOST (64G)		14					
TOTAL	4	14	4	0	4	0	0



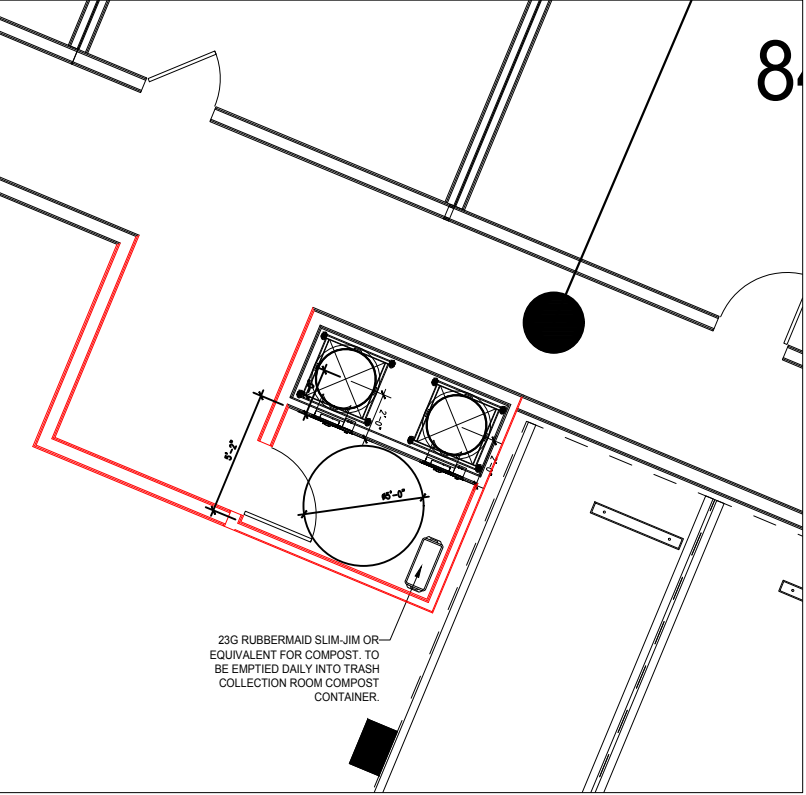
STAGING PLAN

TR0.1

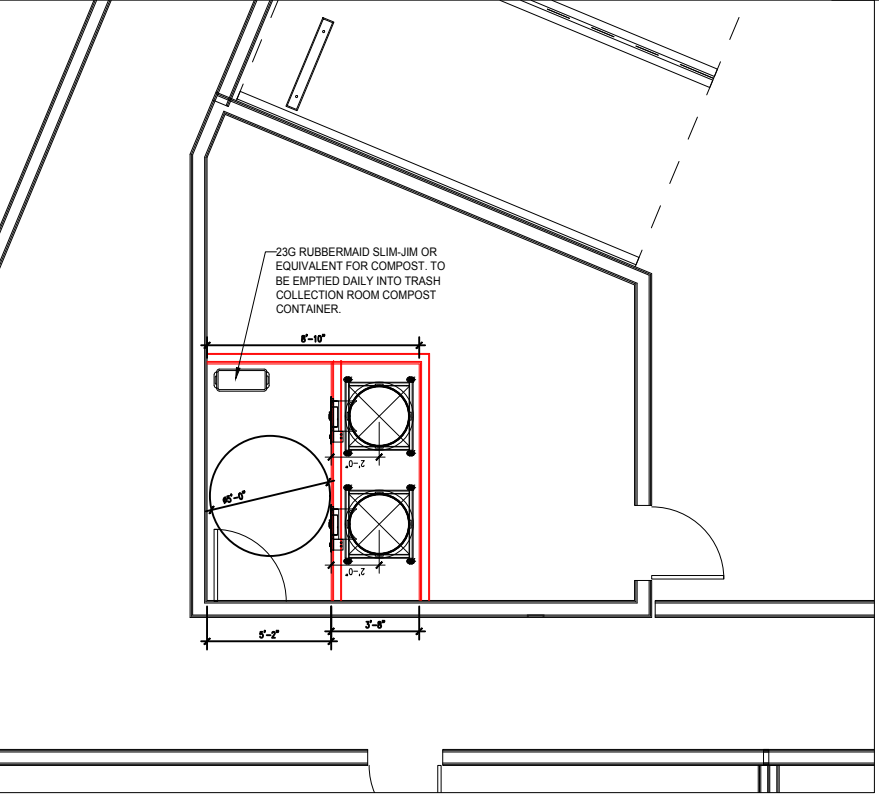
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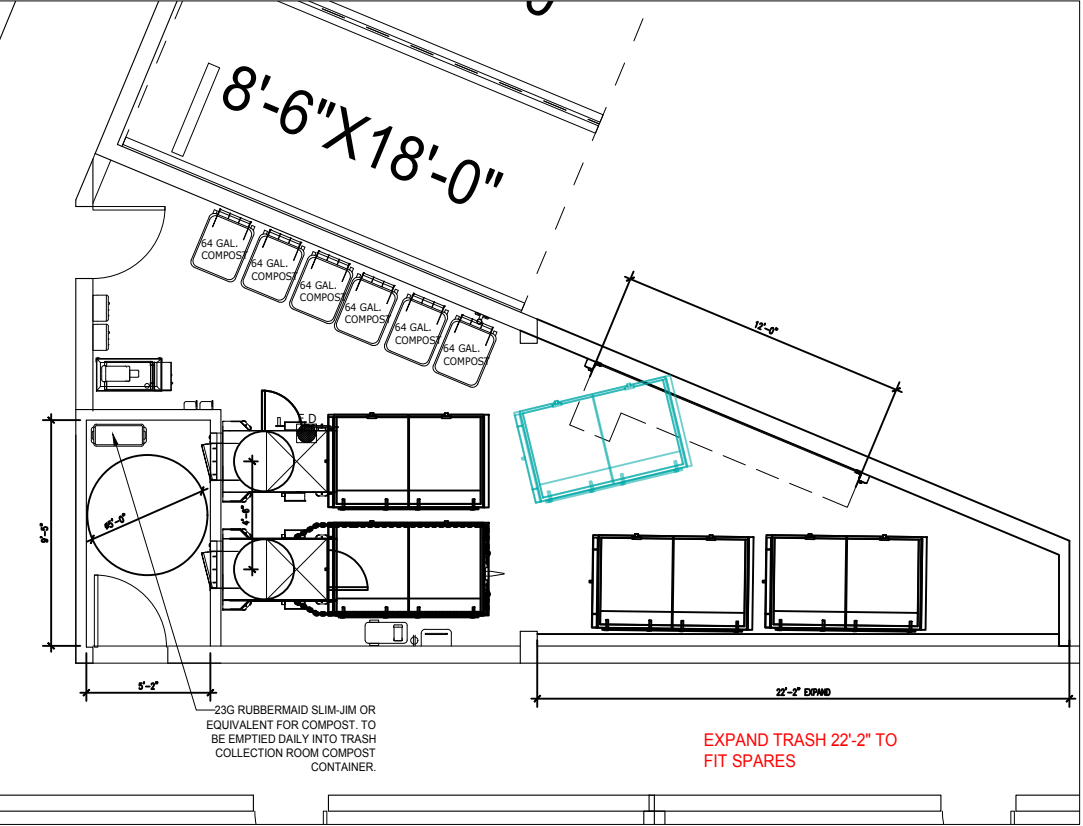
NORTH CORE TRASH TERMINATION ROOM



NORTH CORE UPPER CHUTE VESTIBULE



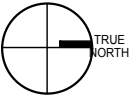
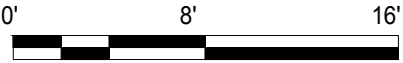
SOUTH CORE UPPER CHUTE VESTIBULE



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



1/8"=1'

TRASH ROOMS

TR1.0