



Alameda Point - Site A • Waterfront Park • PHASE I

PLANNING BOARD: DESIGN REVIEW AMENDMENT | DECEMBER 09, 2019

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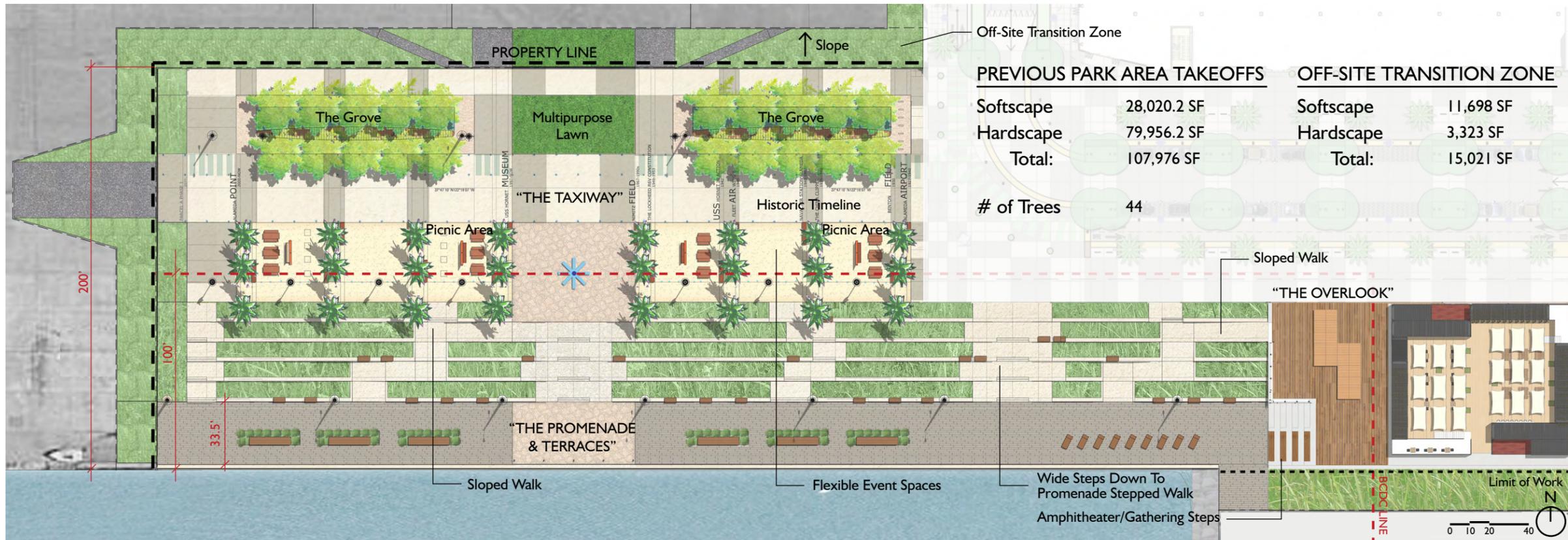
VICINITY MAP



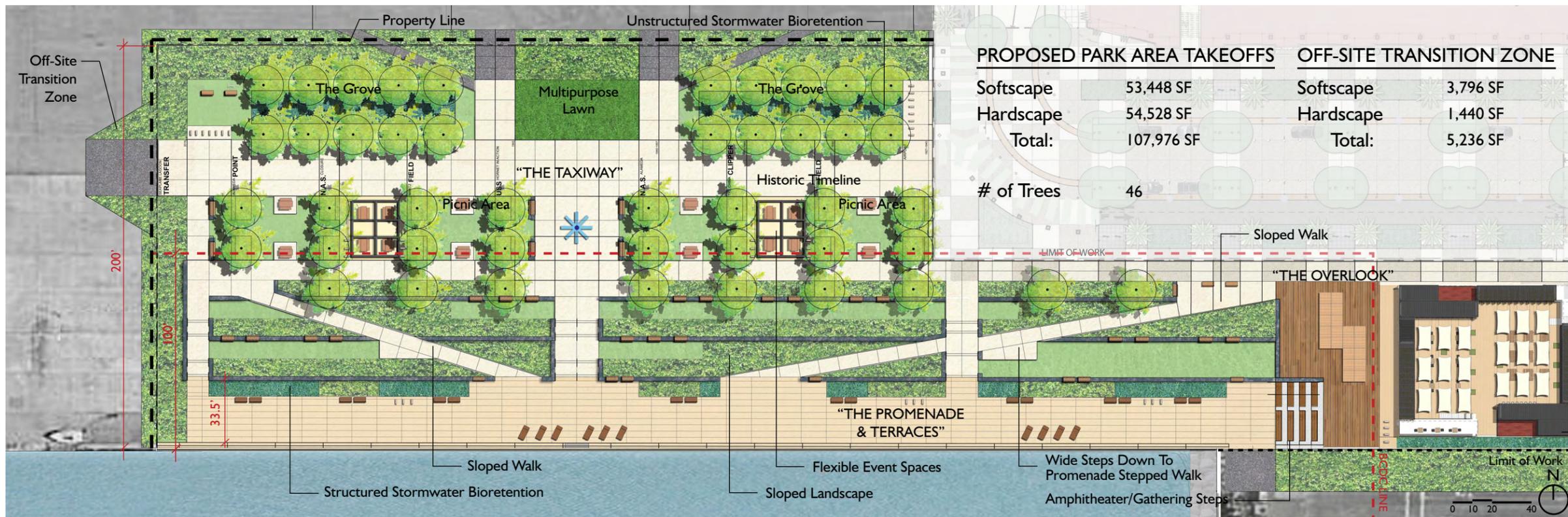
SITE AREA: 2.63 ACRES

Exhibit 2
Item 7-B. 12/5/19
Historical Advisory Board Meeting





PREVIOUS SITE PLAN CONCEPT



PROPOSED SITE PLAN CONCEPT



1 CONCRETE PAVING TYPE 1



2 CONCRETE PAVING TYPE 2



3 DECOMPOSED GRANITE PAVING



4 WOOD STAMPED DECK



5 ARTIFICIAL TURF



6 TAXIWAY TIMELINE TEXT



7 CHAISE BENCH



8 PLATFORM BENCH



9 PICNIC TABLE AND BENCH



10 WATERFRONT BENCH



11 CAFE TABLE AND CHAIRS



12 GABION BENCH & BENCH TOPS



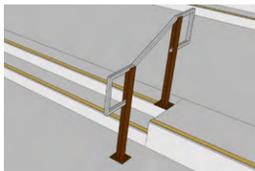
13 BIKE RACK (42 total)



14 DRINKING FOUNTAIN



15 GUARDRAIL OPTION 2



16 HANDRAIL



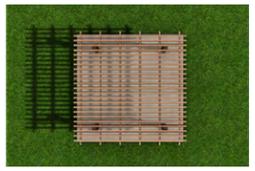
17 BIKE LANE MARKER LIGHT



18 PROMENADE LIGHT



19 TAXIWAY PLAZA LIGHT



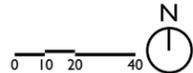
20 SHADE STRUCTURE



21 TRASH & RECYCLING RECEPTACLES



SITE PLAN



APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:
Waterfront Park Phase I
Substantial Conformance Exhibits

MATERIALS KEY

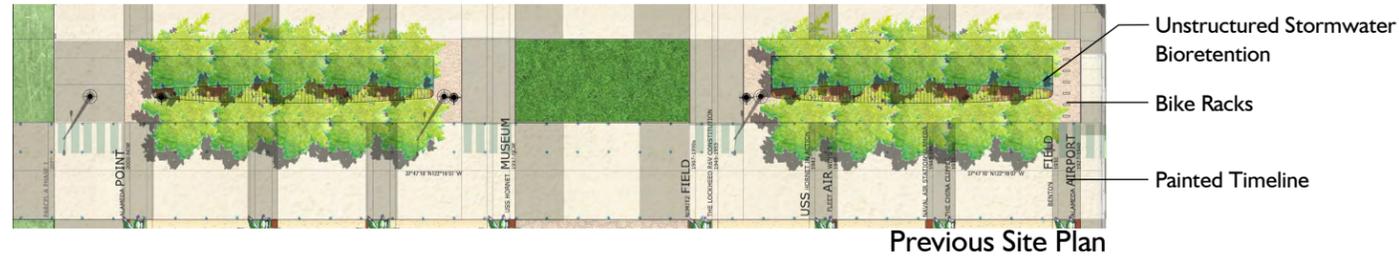
L - 3

12.09.2019

SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL



TAXIWAY/ STORMWATER



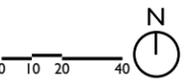
CONTAINER PARK

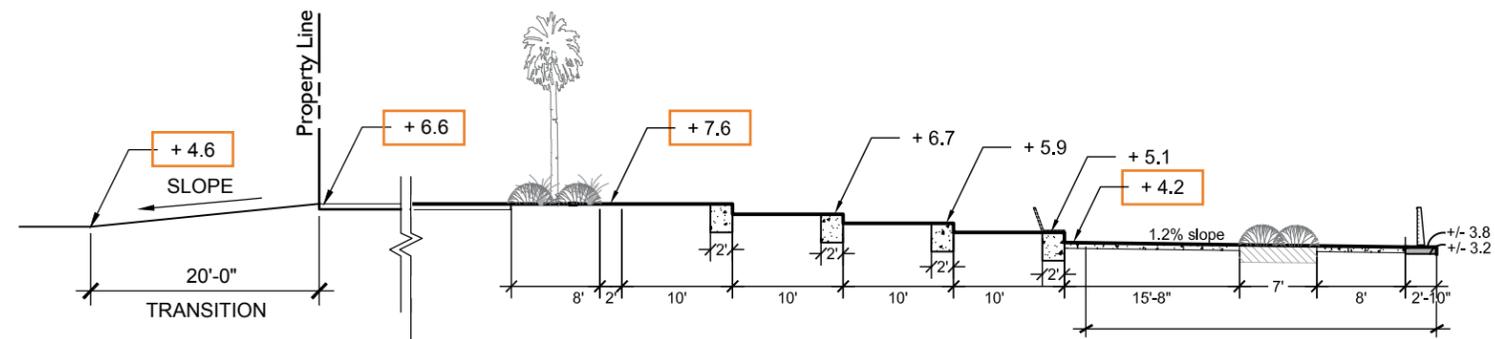


PICNIC AREA/ TERRACES

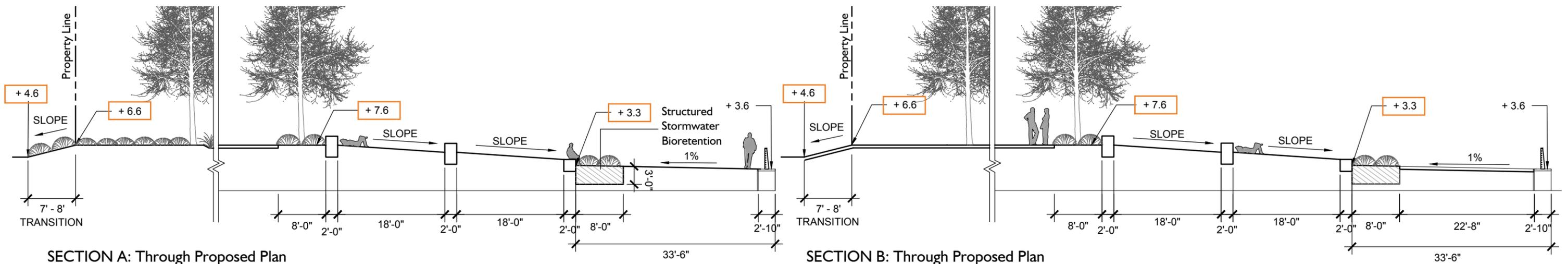


PROMENADE





SECTION A: Through Previous Plan



SECTION A: Through Proposed Plan

SECTION B: Through Proposed Plan



PREVIOUS SITE PLAN CONCEPT

- Proposed trees = 20
- Proposed palm trees = 24

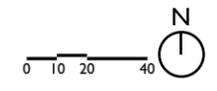
PREVIOUS SITE PLAN CONCEPT



PROPOSED SITE PLAN CONCEPT

- Proposed trees = 46

PROPOSED SITE PLAN CONCEPT



WAS THIS:



Mexican Fan Palm
Washingtonia Robusta

Washingtonia robusta
Mexican Fan Palm:

- These palms are completely suited to the coastal climate
- These palms are readily available in the quantities that we need for the Waterfront Park, but also additionally for the Shared Street and West Atlantic Drive
- They are very affordable
- These palms grow to be too tall for human scale, ultimately 90-120 feet
- They grow at 2 feet per year, so in 20 years they will be 60 feet tall

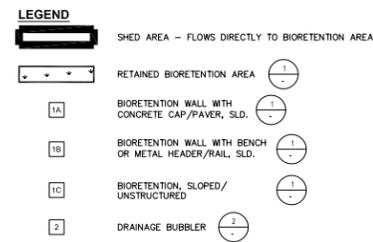
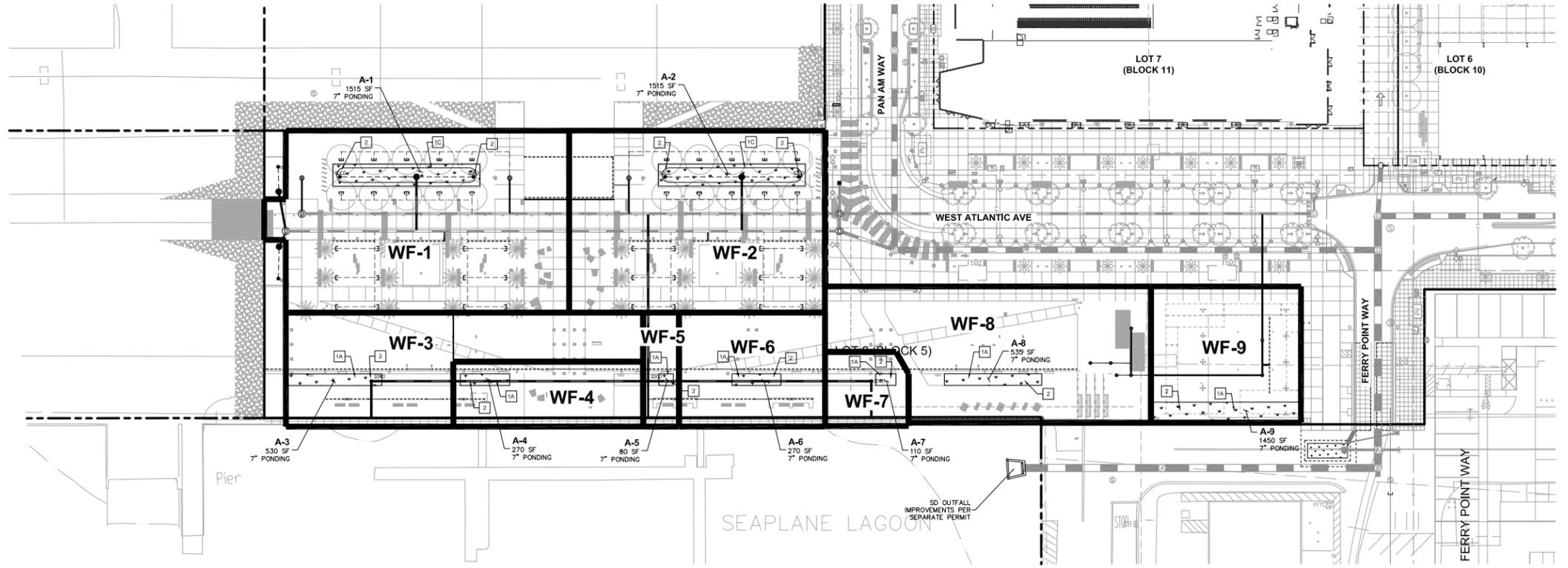
NOW THIS:



Purple Robe Honey Locust
Robinia 'Purple Robe'

Robinia 'Purple Robe'
Purple Robe Honey Locust:

- Will grow 30 - 40 feet high and 20 - 30 feet wide
- Excellent shade tree
- Has deciduous foliage
- Drought tolerant
- Suitable for seaside regions
- Fragrant flower
- Fall color
- Tree selection for Orion Street at Alameda Point
- Native



NOTES

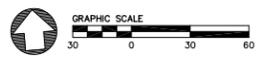
- REFER TO UTILITY PLAN ON SHEET C4.01 AND C4.02 FOR MORE INFORMATION ON THE UNTREATED AND TREATED STORM DRAIN SYSTEMS.
- WATERFRONT PARK LAYOUT IS SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR FINAL DESIGN OF WATERFRONT PARK LAYOUT, FINISHES, LANDSCAPING, AND GRADING PLAN.

ABBREVIATIONS

AB AGGREGATE BASE
 FC FACE OF CURB
 FG FINISHED GROUND
 FS FINISHED SURFACE
 MN MINIMUM
 ON CENTER
 O.C. PERFORATED
 PVC POLYVINYL CHLORIDE
 SDCO STORM DRAIN CLEANOUT
 SF SQUARE FEET
 TC TOP OF CURB
 TF TOP OF FOOTING
 TYP TYPICAL
 W/ WITH

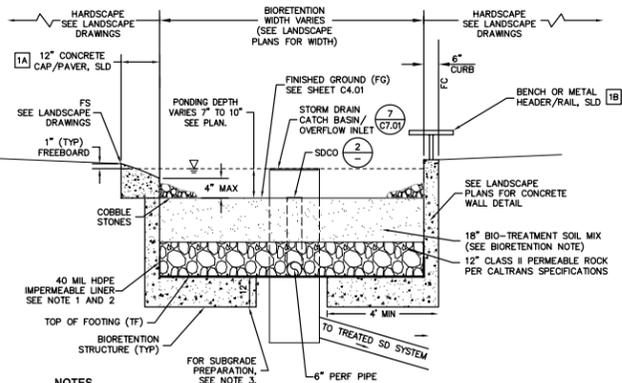
TABLE 1: SHED/BIORETENTION SUMMARY

SHED AREA	TREATMENT AREA	AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
WF-1	A-1	24,810	695	960
WF-2	A-2	22,025	656	960
WF-3	A-3	13,445	376	530
WF-4	A-4	5,830	163	270
WF-5	A-5	1,930	54	80
WF-6	A-6	7,875	211	270
WF-7	A-7	2,870	81	110
WF-8	A-8	18,375	512	535
WF-9	A-9	9,660	270	1450



BIORETENTION NOTE
 18" OF REGIONALLY-APPROVED BIOTREATMENT SOIL MIX PER THE MOST RECENT VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S STORMWATER PROVISION C.3 TECHNICAL GUIDANCE MANUAL SOIL SPECIFICATIONS APPENDIX. @ WWW.CLEANWATERPROGRAM.ORG. SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR AND MAXIMUM INFILTRATION RATE OF 10 INCHES PER HOUR.

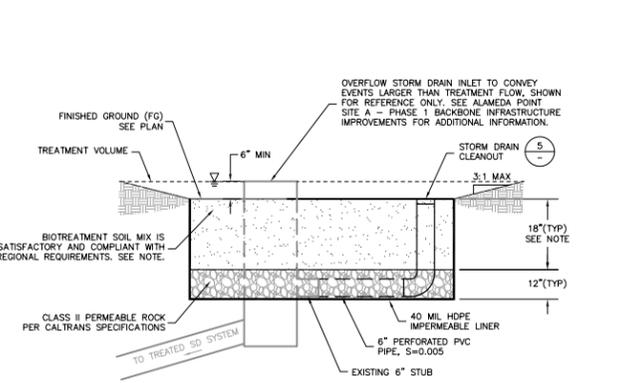
GENERAL NOTES
 THE VERIFICATION DOCUMENTATION OF THE DELIVERY OF THE SPECIFIED BIO-TREATMENT SOIL MEDIA SHALL BE PROVIDED TO THE SITE ENGINEER.



NOTES

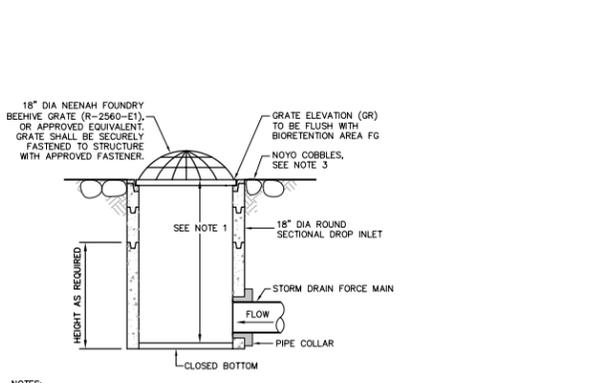
- IF BIORETENTION AREA EXCEEDS 7 FT IN WIDTH, IMPERMEABLE LINER SHALL BE INSTALLED AT BOTTOM AND EXTEND 7 INCH UP THE SIDE OF THE CLASS II PERMEABLE LAYER.
- IMPERMEABLE LINER TO BE USED WHEN BIORETENTION AREA IS NOT STRUCTURALLY CONTAINED BY WALL FOOTING.
- BIORETENTION AREA FOOTING/FOUNDATION SUBGRADE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION. FOR CONSTRUCTION OF BIORETENTION AREAS ON BAY MUD, CONTRACTOR TO INSTALL 24 INCHES OF CLASS II AB. PRIOR TO PLACEMENT OF CLASS II AB, PLACE A LAYER OF GEOTEXTILE FABRIC (MIRAFI 500X OR EQUIVALENT) AT THE BASE OF THE EXCAVATION.

1A TYPICAL RETAINED BIORETENTION AREA CROSS SECTION NTS



NOTE
 18" BIO-TREATMENT SOIL SHALL MEET REGIONALLY-APPROVED BIO-TREATMENT SOIL MIX SPECIFICATIONS INDICATED IN THE 2016 VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S STORMWATER PROVISION C.3 TECHNICAL GUIDANCE MANUAL @ WWW.CLEANWATERPROGRAM.ORG. SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR AND MAXIMUM INFILTRATION RATE OF 10 INCHES PER HOUR.

1C TYPICAL UNSTRUCTURED BIORETENTION AREA CROSS SECTION NTS



NOTES

- TYPICAL HEIGHT (RIM TO INVERT) FOR DRAINAGE BUBBLER SHALL BE 2.2'. SEE PLANS FOR SPECIFIED ELEVATION.
- POWDERCOAT SHALL BE ADDED TO DRAINAGE BUBBLERS ONLY. POWDERCOAT SHALL MATCH COLOR PROVIDED BY LANDSCAPE ARCHITECT. DRAIN INLET SHALL BE INSTALLED AS SUPPLIED BY THE MANUFACTURER.
- PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE. EXTEND COBBLES MIN 18" FROM EDGE OF DRAINAGE BUBBLERS AND MIN 12" FROM EDGE OF DRAIN INLETS.

2 DRAINAGE BUBBLER NTS

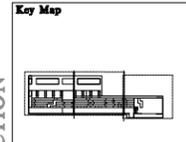


ALAMEDA POINT WATERFRONT PARK
 Alameda Point Block 5 Alameda, California



Date: November 21, 2016
 Project Number: 20145170-10
 Drawn by: HL/JDP
 Checked by: DGS
 Scale: As Shown

PROJECT STATUS
 PRICING 08/15/16
 PERMIT 09/19/16
 PERMIT 11/22/16
 REV LA 03/04/19



Sheet Title:
STORMWATER MANAGEMENT PLAN

C5.01

NOT FOR CONSTRUCTION

