



Alameda Point - Site A • Waterfront Park • PHASE I

PLANNING BOARD: DESIGN REVIEW AMENDMENT | DECEMBER 09, 2019

TABLE OF CONTENTS

GENERAL DRAWINGS

- L - 1 Cover Sheet - Table of Contents, Site Context
Map, List of Consultants / Contact Info
- L - 2 Site Plan Changes
- L - 3 Materials Key
- L - 4 Subareas Changes
- L - 5 Sections Changes
- L - 6 Plant Palette Changes
- L - 7 Plant Palette: Trees
- L - 8 C3 Stormwater Management Update from BKF

PROJECT TEAM

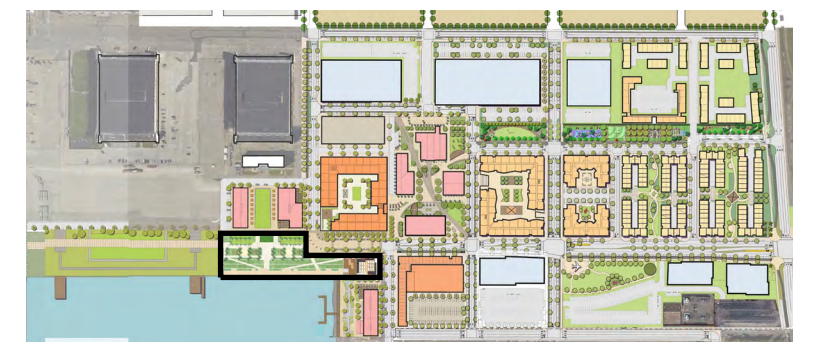
OWNER:
ALAMEDA POINT PARTNERS LLC.
2220 LIVINGSTON STREET, SUITE 208
OAKLAND, CA 94606
T: 510-219-5376
CONTACT: JOE ERNST
EMAIL: JERNST@SRMERNST.COM

LANDSCAPE ARCHITECT:
APRIL PHILIPS DESIGN WORKS
819 FIFTH AVE
SAN RAFAEL CA, 94901
T: 415.457.2774
CONTACT: APRIL PHILIPS
EMAIL: APHILIPS@APDW.COM

CIVIL ENGINEER:
BKF ENGINEERS
150 CALIFORNIA ST. #650
SAN FRANCISCO, CA 94111
T: (415) 930-7900
CONTACT: DANIEL SCHAEFER
EMAIL: DSCHAEFER@BKF.COM

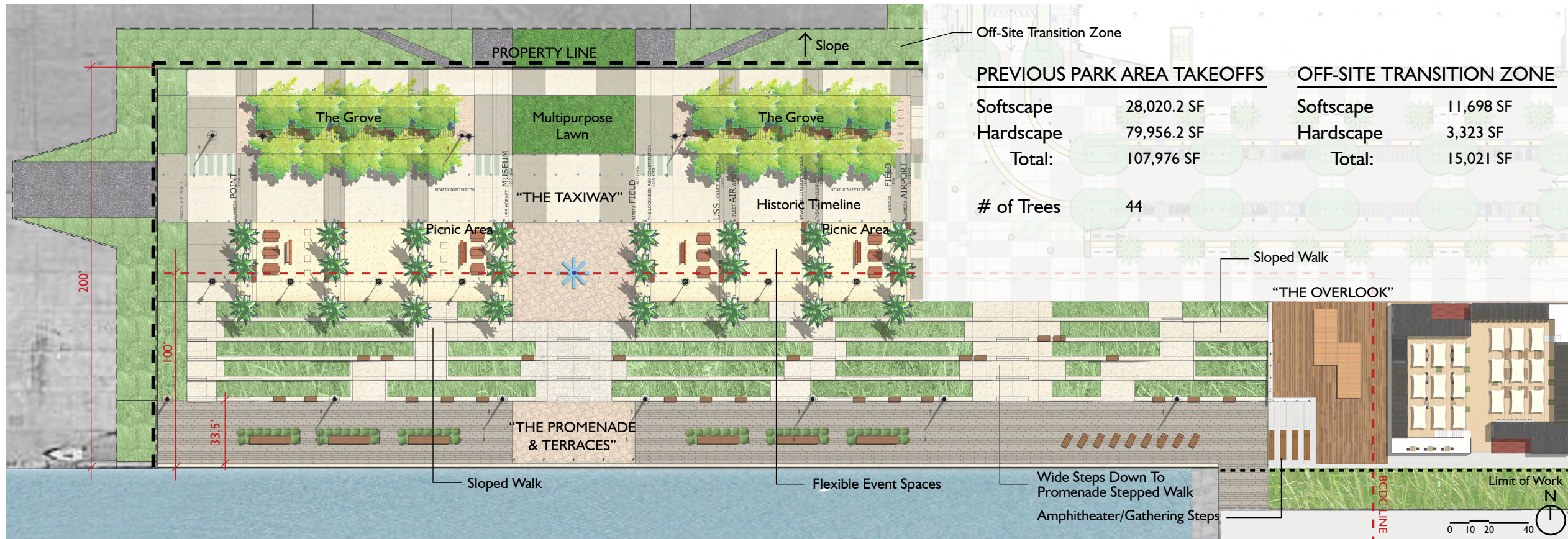
LIGHTING DESIGN:
HLB LIGHTING
300 BRANNAN ST., SUITE 212
SAN FRANCISCO, CA 94107
T: (415) 348.8273-7900
CONTACT: ANDREW MOORE
EMAIL: AMOORE@HLBLIGHTING.COM

VICINITY MAP

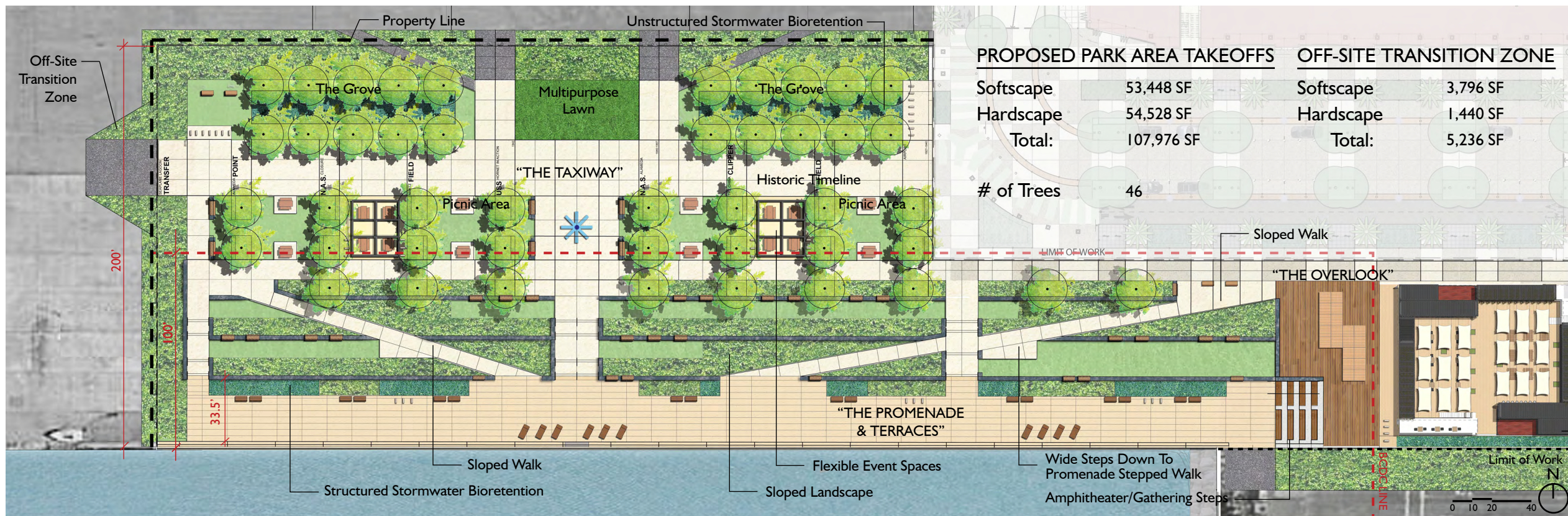


SITE AREA: 2.63 ACRES

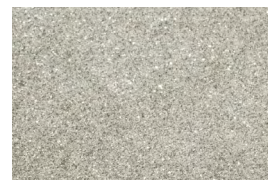




PREVIOUS SITE PLAN CONCEPT



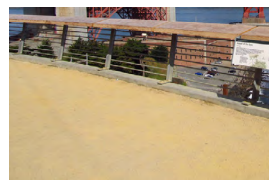
PROPOSED SITE PLAN CONCEPT



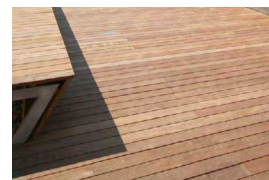
① CONCRETE PAVING TYPE 1



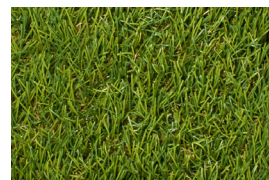
② CONCRETE PAVING TYPE 2



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



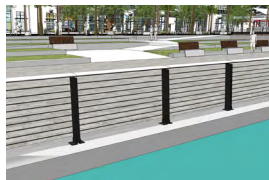
⑫ GABION BENCH & BENCH TOPS



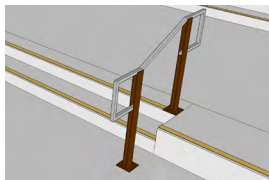
⑬ BIKE RACK (42 total)



⑭ DRINKING FOUNTAIN



⑮ GUARDRAIL OPTION 2



⑯ HANDRAIL



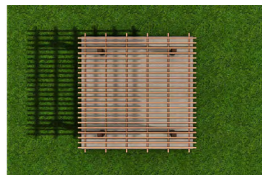
⑰ BIKE LANE MARKER LIGHT



⑱ PROMENADE LIGHT



⑲ TAXIWAY PLAZA LIGHT



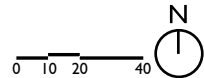
⑳ SHADE STRUCTURE



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

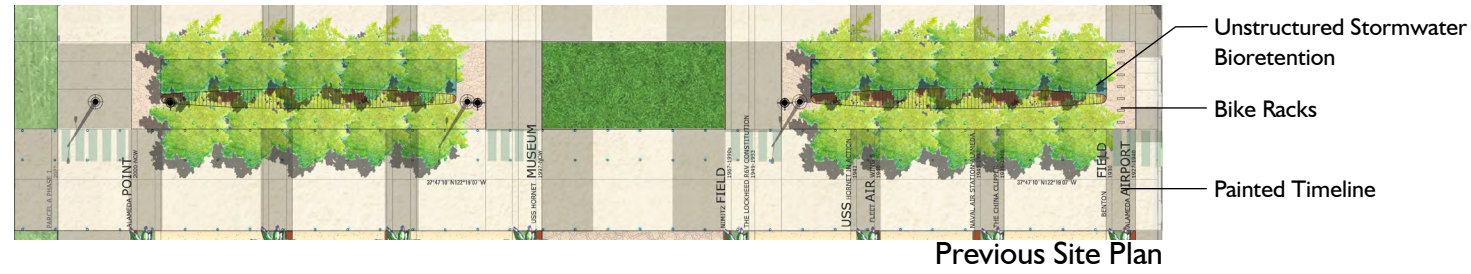
L - 3

12.09.2019

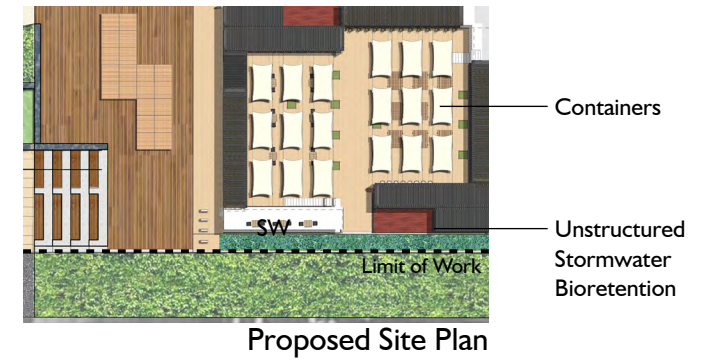
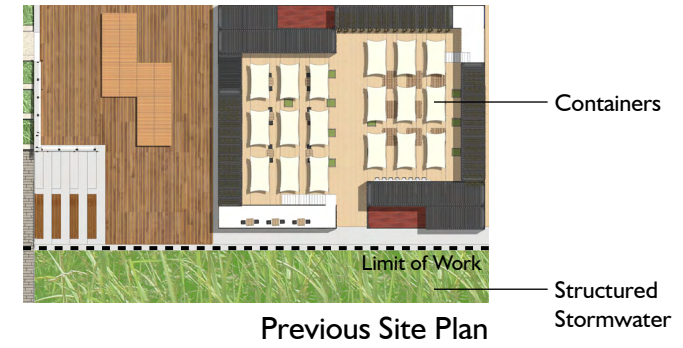
SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL



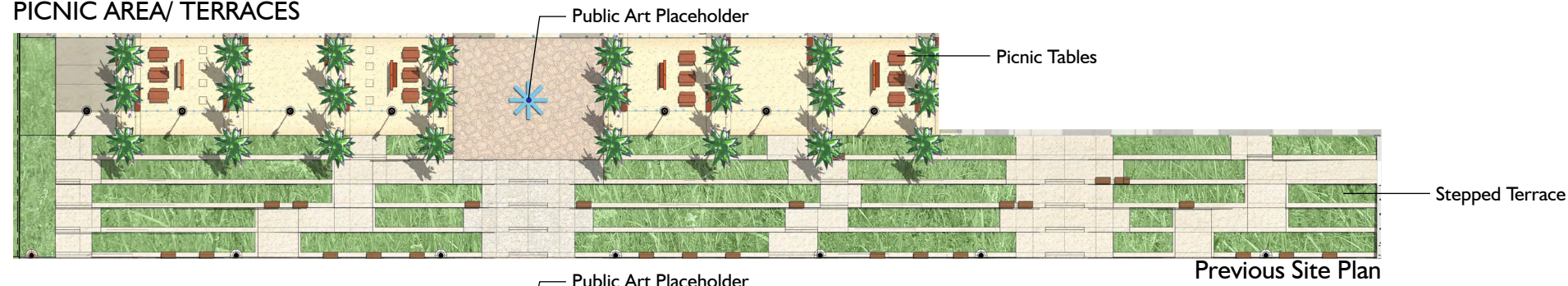
TAXIWAY/ STORMWATER



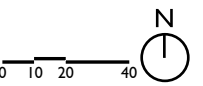
CONTAINER PARK

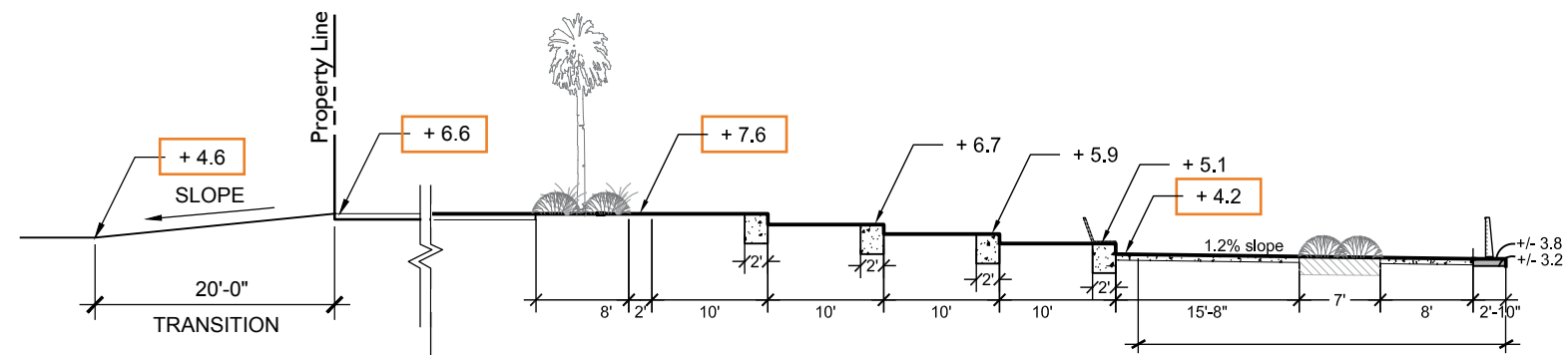
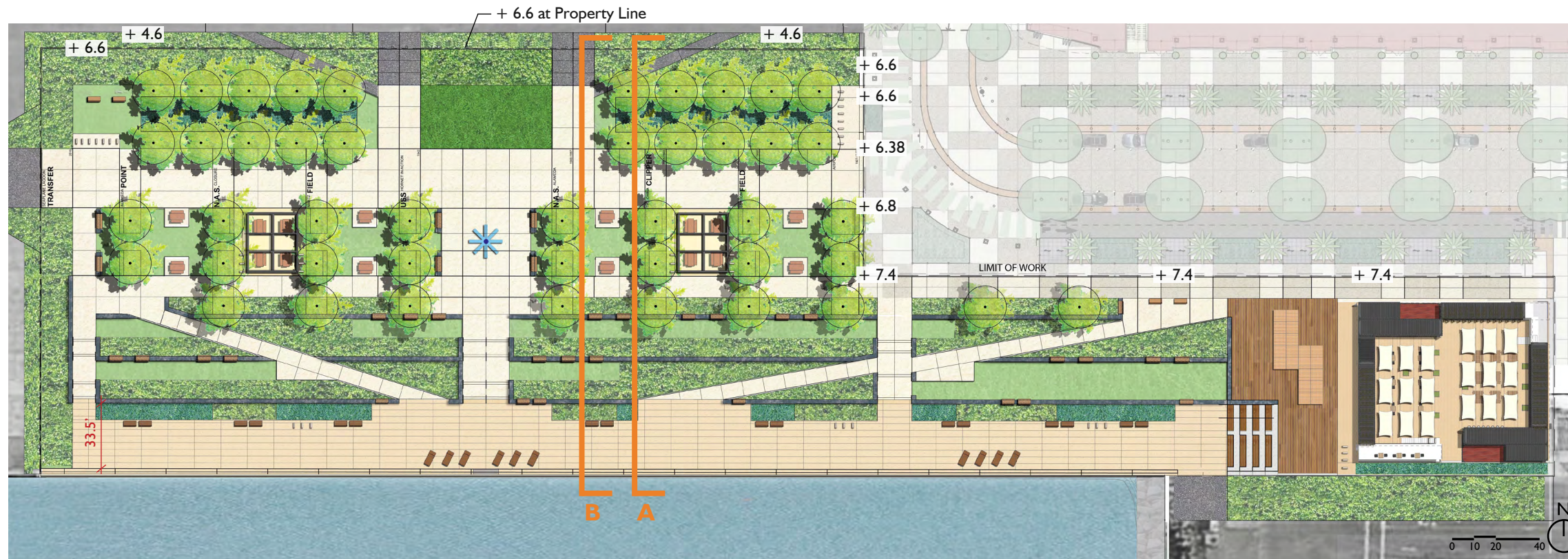


PICNIC AREA/ TERRACES

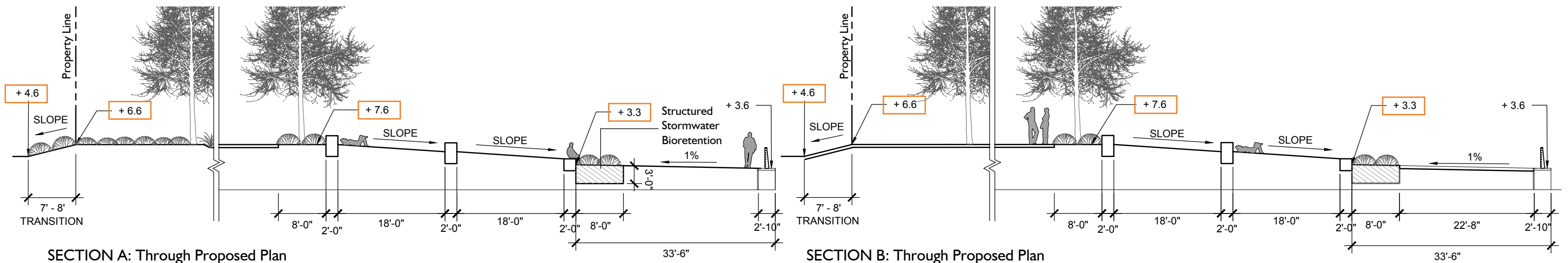


PROMENADE





SECTION A: Through Previous Plan



SECTION A: Through Proposed Plan

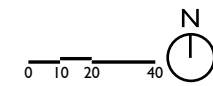
SECTION B: Through Proposed Plan



PREVIOUS SITE PLAN CONCEPT



PROPOSED 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

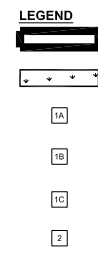
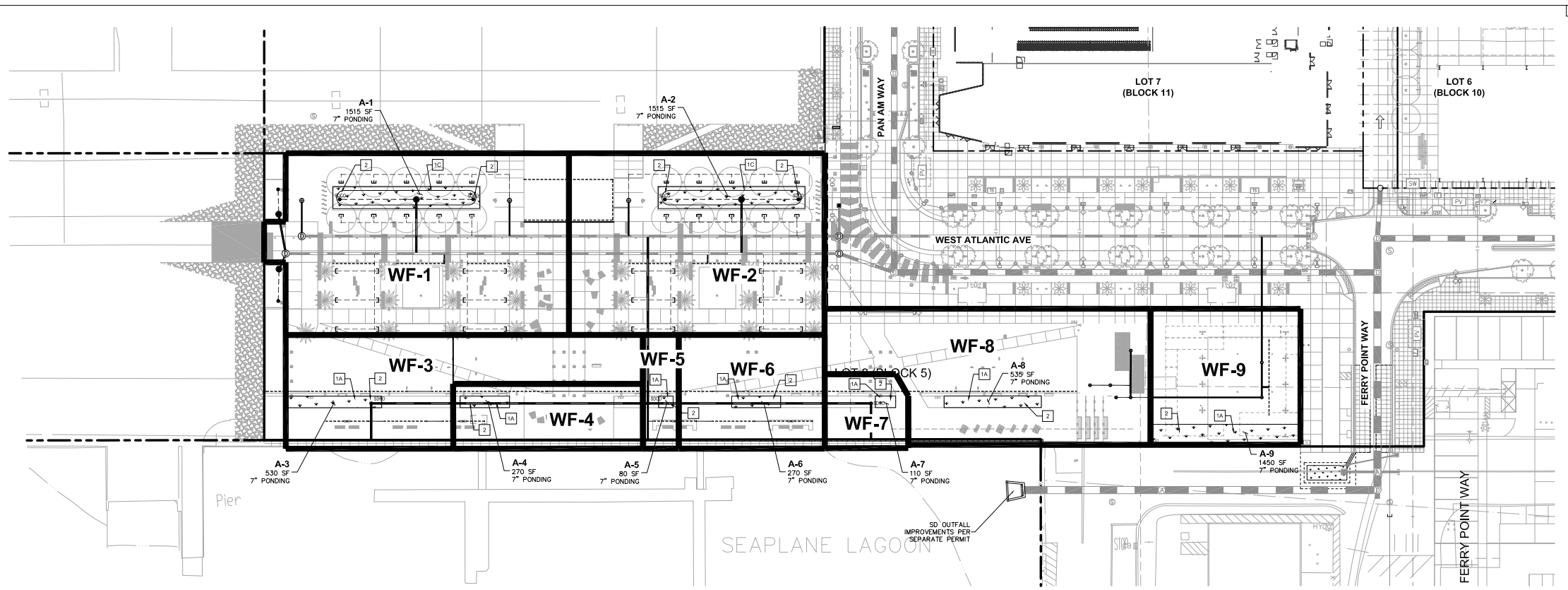
NOW THIS:



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



LEGEND

SHED AREA -- FLOWS DIRECTLY TO BIORETENTION AREA

RETAINED BIORETENTION AREA

BIORETENTION WALL WITH CONCRETE CAP/PAVER, SLD.

BIORETENTION WALL WITH BENCH OR METAL HEADER/RAIL, SLD.

BIORETENTION, SLOPED/UNSTRUCTURED

DRAINAGE BUBBLER

NOTES

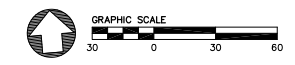
- REFER TO UTILITY PLAN ON SHEET C4.01 AND C4.02 FOR MORE INFORMATION ON THE UNTREATED AND TREATED STORM DRAIN SYSTEMS.
- WATERFRONT PARK LAYOUT IS SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR FINAL DESIGN OF WATERFRONT PARK LAYOUT, FINISHES, LANDSCAPING, AND GRADING PLAN.

ABBREVIATIONS

AB AGGREGATE BASE
FC FACE OF CURB
FG FINISHED GROUND
FS FINISHED SURFACE
MIN MINIMUM
ON CENTER ON CENTER
O.C. PERFORATED
PVC POLYVINYL CHLORIDE
SDCO STORM DRAIN CLEANOUT
SF SQUARE FEET
TOP OF CURB 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

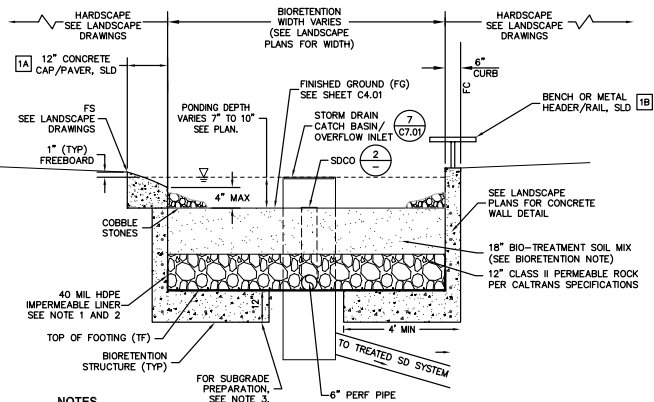


BIORETENTION NOTE

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

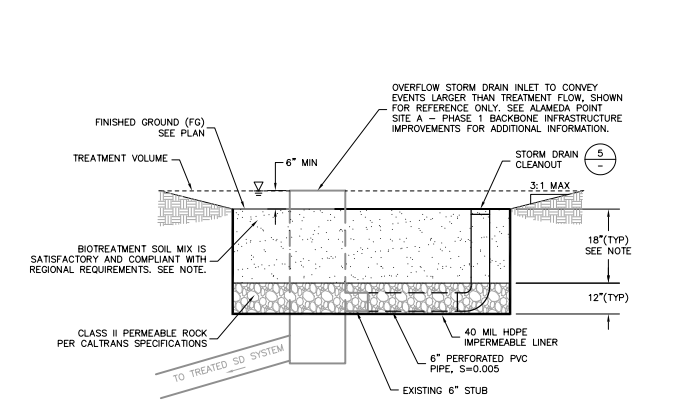
THE VERIFICATION DOCUMENTATION OF THE DELIVERY OF THE SPECIFIED BIO-TREATMENT SOIL MEDIA SHALL BE PROVIDED TO THE SITE ENGINEER.



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.

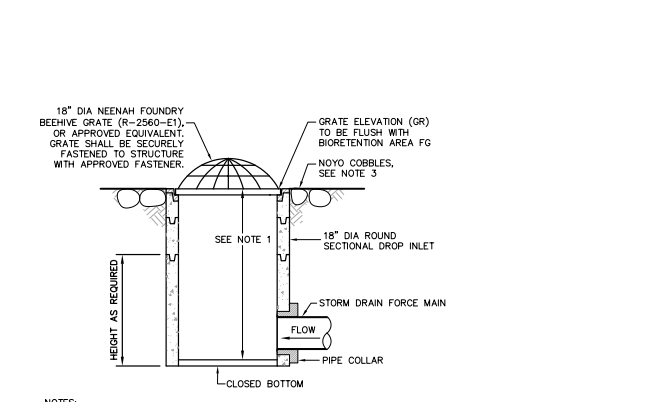
1A TYPICAL RETAINED BIORETENTION AREA CROSS SECTION



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



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



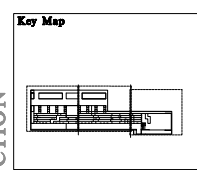
ALAMEDA POINT WATERFRONT PARK
Alameda Point Block 5 Alameda, California



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

PROJECT STATUS

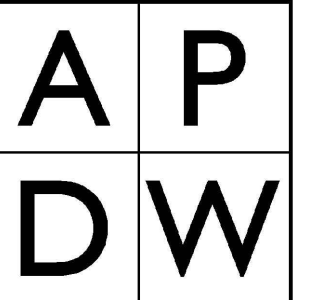
PRICING 08/15/16
PERMIT 09/19/16
PERMIT 11/22/16
REV LA 03/04/19



STORMWATER MANAGEMENT PLAN

C5.01

NOT FOR CONSTRUCTION

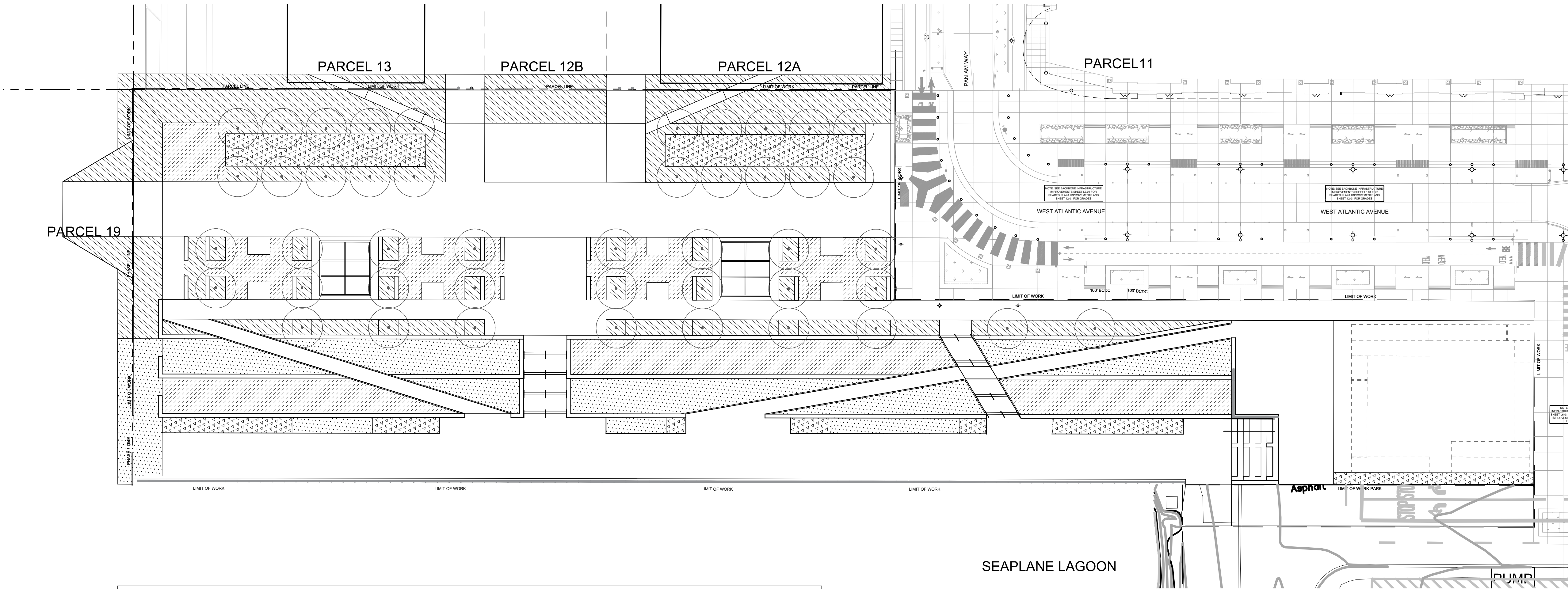


APRIL PHILIPS DESIGN WORKS, INC.
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION
819 BIRTH AVENUE, SAN RAFAEL, CA 94901
845-457-2774 415-457-0329 WWW.APDW.COM



ALAMEDA POINT WATERFRONT PARK

Alameda Point Block 5 Alameda, California



PLANTING LEGEND						
SYMBOL	HYDRO ZONE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
TREES						
	ZONE 1	ROBINIA 'PURPLE ROBE'	PURPLE ROBE HONEY LOCUST	45	48" BOX	LOW
	ZONE 2	ASTER CHILENSIS ERIOGONUM 'WARRINER LYTLE' ESCHSCHOLZIA SSP. MARITIMA LOMANDRA LONGIFOLIA 'BREEZE' TRICHOSTEMA LANATUM PANICUM 'HEAVY METAL' VERBENA BONARIENSIS	SEASIDE DAISY CALIFORNIA BUCKWHEAT COASTAL CALIFORNIA POPPY DWARF MAT RUSH WOOLY BLUE CURLS BLUE SWITCH GRASS TALL VERBENA	10,439 SF	1 GAL	LOW
	ZONE 3	FESTUCA RUBRA 'MOLATE' FESTUCA IDAHOENSIS FESTUCA OCCIDENTALIS	DELTA BLUEGRASS NATIVE MOW FREE SOD MIX	13,391 SF	SOD	LOW
	ZONE 4	CYPERUS ERAGROSTIS DISTICHLIS SPICATA JUNCUS EFFUSUS TRITELEIA HYACINTHINA SISYRINCHIUM BELLUM CAREX PANSA CAREX PRAEGRACILIS IRIS DOUGLASIANA ELYMUS GLAUCUS	TALL FLATSEDGE SALTGRASS COMMON RUSH WHITE HYACINTH BLUE EYED GRASS CALIFORNIA MEADOW SEDGE CALIFORNIA FIELD SEDGE DOUGLAS IRIS BLUE WILD RYE	5,675 SF	1 GAL	LOW
	ZONE 5	DESCHAMPISIA CESPITOSA EPILOBIUM CANUM ESCHSCHOLZIA SSP. MARITIMA SALVIA LEUCOPHYLLA SALVIA 'MRS. BEARD' SATUREJA DOUGLASII TEUCRIUM COSSONII TEUCRIUM FRUTICANS 'COMPACTUM' TRICHOSTEMA LANATUM VERBENA BONARIENSIS WESTRINGIA FRUTICOSA	TUFTED HAIR GRASS CALIFORNIA FUSCHIA COASTAL CALIFORNIA POPPY PURPLE SAGE MRS. BEARD CREEPING SAGE YERBA BUENA MAJORCAN TEUCRIUM BUSH GERMANDER WOOLY BLUE CURLS TALL VERBENA COAST ROSEMARY	18,957 SF	1 GAL	VERY LOW

Water Efficient Landscape Worksheet

Page 38.14(d) of 2015 MWEL0

Reference Evapotranspiration (Eto)	41.8								
HydroZone #	Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x AREA	Estimated Total Water Use (ETWU) ^a	
1.	Low Water	0.3	Drip	0.81	0.37	180	67	1,728	
2.	Low Water	0.3	Drip	0.81	0.37	10,439	3,866	100,199	
3.	Low Water	0.3	Overhead	0.75	0.40	13,391	5,356	138,816	
4.	Low Water	0.3	Drip	0.81	0.37	5,675	2,102	54,472	
2.	Low Water	0.3	Drip	0.81	0.37	18,957	7,021	181,959	
						SubTotals	48,642	18,412	477,174
Special Landscape Areas							1		
							1		
							1		
						SubTotals			
							ETWU Total	477,174	
							Maximum Allowed Water Allowance (MAWA)^b	567,273	

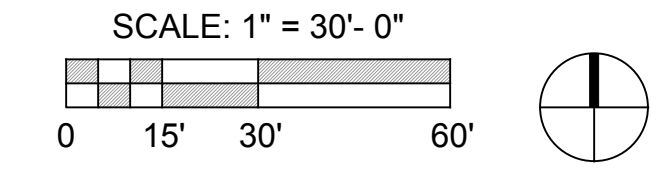
ETAF Calculations	
Regular Landscape Areas	
Total ETAF x AREA	18,412
Total Area	48,642
Average ETAF	0.38
All Landscape Areas	
Total ETAF x AREA	18,412
Total Area	48,642
Average ETAF	0.38

Formula
 $ETWU = (Eto * 0.62 * ETAF_1 * Area)$
 $MAWA = (Eto * 0.62 * [(ETAF_2 * LA) + (1 - ETAF_2) * SLA])$
 ETAF₁ PF/IE from table
 ETAF₂ 0.55 or 0.45 (Res. or Non-Res.)
 LA Total Landscape Area
 SLA Special Landscape Area

Date: November 15, 2019
 Project Number: 18dw285
 Drawn by: MT
 Checked by: AP
 Scale: As Noted

PROJECT STATUS

Sheet Title:
WATER ZONE PLAN & CALCS



DRAWING NAME: P:\18dw285\DWG\REF\18-WATER-ZONE.dwg
 PLOT DATE: Nov 15, 2019 - 11:11am
 PLOTTED BY: Manon