



WEST ATLANTIC DESIGN REVIEW PLANNING BOARD | JULY 25, 2016

VICINITY MAP

ZONING & OPEN SPACE

ZONING DATA: ALAMEDA POINT DEVELOPMENT PLAN	SITE AREA CALCULATIONS: GROSS SITE AREA: 2.58 ACRES OPEN SPACE AREA: 1.29 ACRES	BUILDING OPEN SPACE: RESI. COMMON SPACE (COURTYARD/ROOF DECK): 35,095 SF RESI. PRIVATE SPACE (PATIOS/BALCONIES): 21,710 SF
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PROJECT TEAM

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WEST ATLANTIC DESIGN REVIEW

ALAMEDA, CA

COVER SHEET



07.25.16



WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA

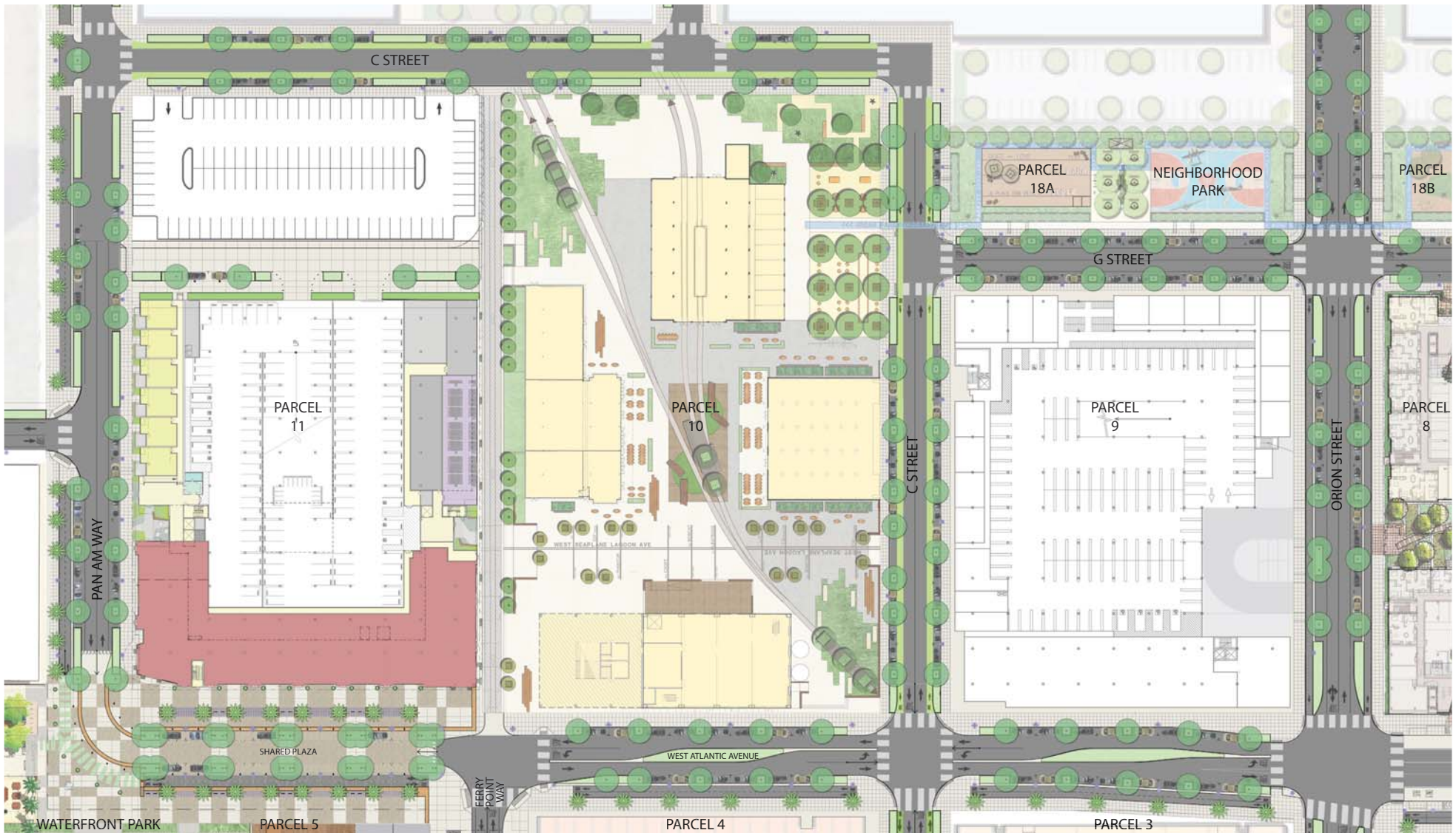
SITE A OVERALL PLAN



WEST ATLANTIC DESIGN REVIEW

ALAMEDA, CA

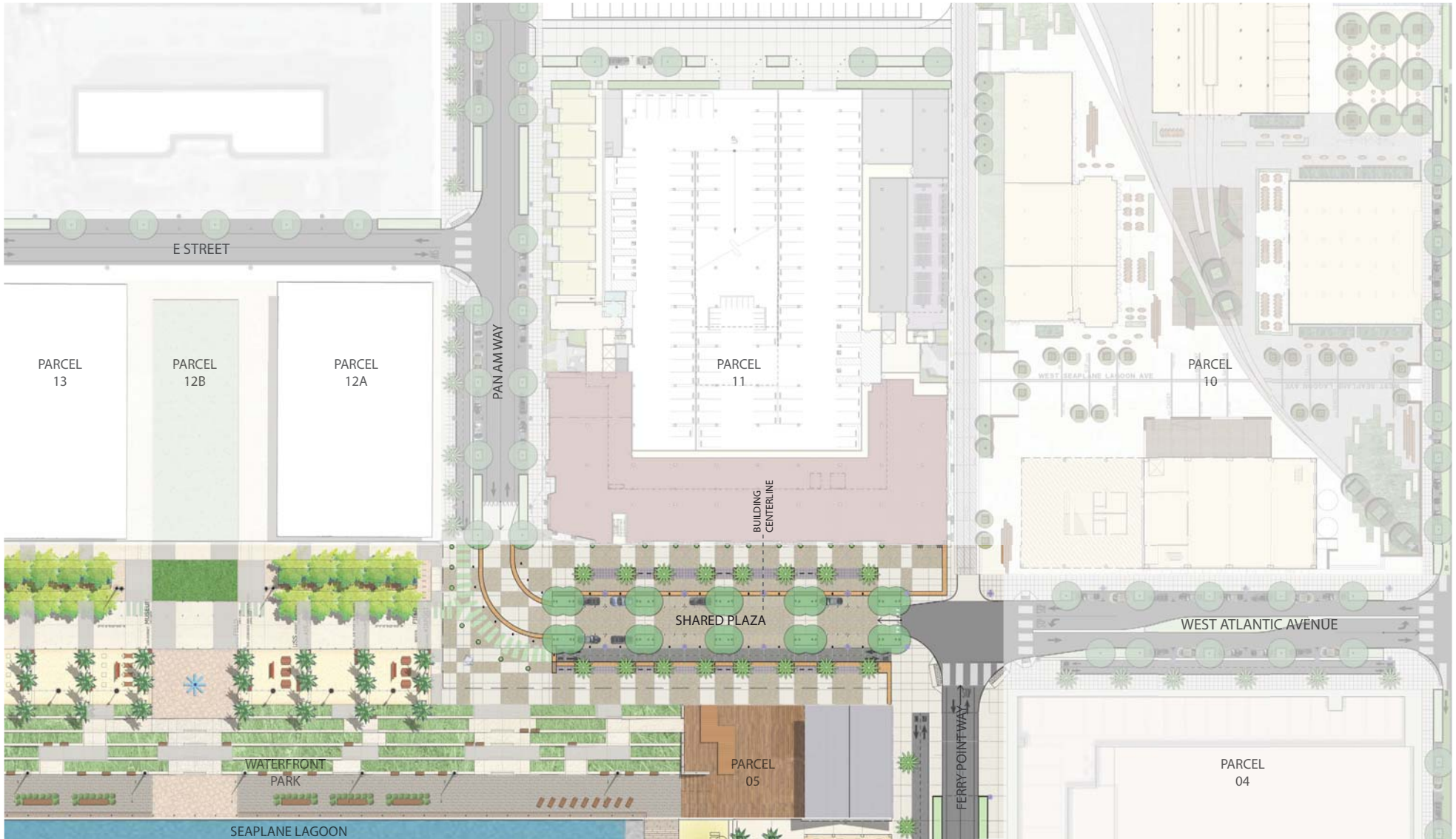
WEST ATLANTIC AVENUE BLOCKS 1A, 6, 7, 8



WEST ATLANTIC DESIGN REVIEW

ALAMEDA, CA

WEST ATLANTIC AVENUE BLOCKS 9, 10, 11



WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA

SHARED PLAZA OVERVIEW



WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA

SHARED PLAZA PRECEDENTS

- ① HEAVILY TEXTURED LIGHT GRAY CONCRETE WITH SANDBLAST FINISH
- ② INTEGRAL COLOR CONCRETE
- ③ CAST IRON WARNING PAVERS
- ④ CONCRETE UNIT PAVERS AT SHARED PLAZA + ALL TREE WELLS
- ⑤ PRECAST CONCRETE BOLLARDS IN FLUSH TREE WELLS
- ⑥ ASPHALT PROTECTED BIKE BATH
- ⑦ LIGHTED STAINLESS STEEL BOLLARDS IN WARNING PAVERS + SHARED PLAZA ROAD



⑧ BENCHES AT STREET TREE WELLS WITH MIX OF ADA SEATING OPTIONS



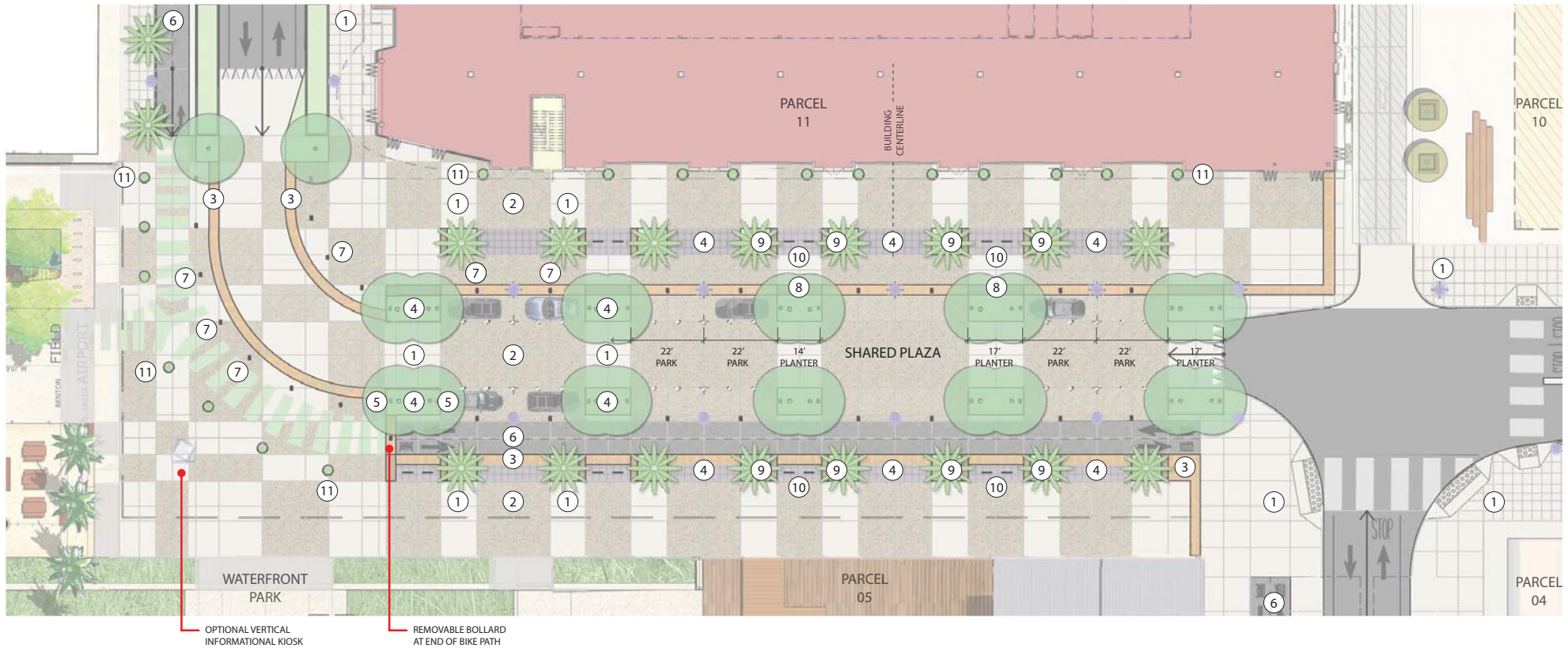
⑨ BENCHES AT PALM TREES WITH ADA SEATING OPTION MIX



⑩ BIKE RACKS INTEGRATED NEAR BIKE TRAIL



⑪ PRECAST CONCRETE PLANTED POTS



WEST ATLANTIC DESIGN REVIEW

ALAMEDA, CA

SHARED PLAZA PLAN WITH MATERIALS



⑦ LIGHTED STAINLESS STEEL BOLLARDS IN WARNING PAVERS + SHARED PLAZA ROAD



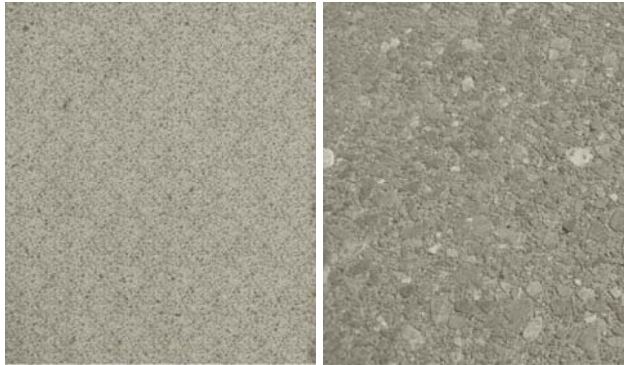
④ CONCRETE UNIT PAVERS AT SHARED PLAZA PARKING SPACES + ALL TREE WELLS



① HEAVILY TEXTURED LIGHT GRAY CONCRETE WITH SANDBLAST FINISH



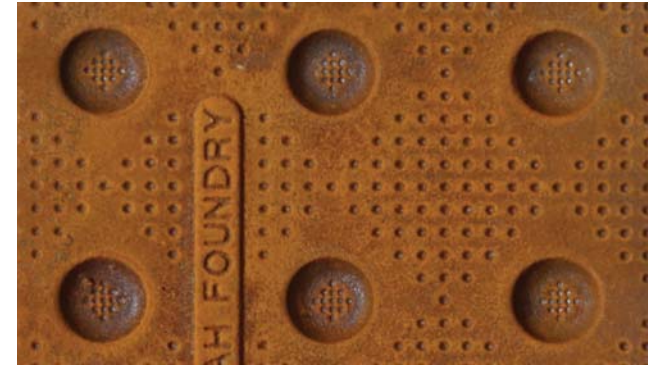
⑤ PRECAST CONCRETE BOLLARDS IN FLUSH TREE WELLS



② INTEGRAL COLOR CONCRETE



⑥ ASPHALT PROTECTED BIKE BATH




③ CAST IRON WARNING PAVERS

WEST ATLANTIC DESIGN REVIEW

ALAMEDA, CA

MATERIAL PALETTE OPTIONS

- ① HEAVILY TEXTURED LIGHT GRAY CONCRETE WITH SANDBLAST FINISH
- ② INTEGRAL COLOR CONCRETE
- ④ CONCRETE UNIT PAVERS AT SHARED PLAZA PARKING SPACES + ALL TREE WELLS
- ⑥  ASPHALT PROTECTED BIKE BATH



WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA

WEST ATLANTIC AVENUE AT GATEWAY

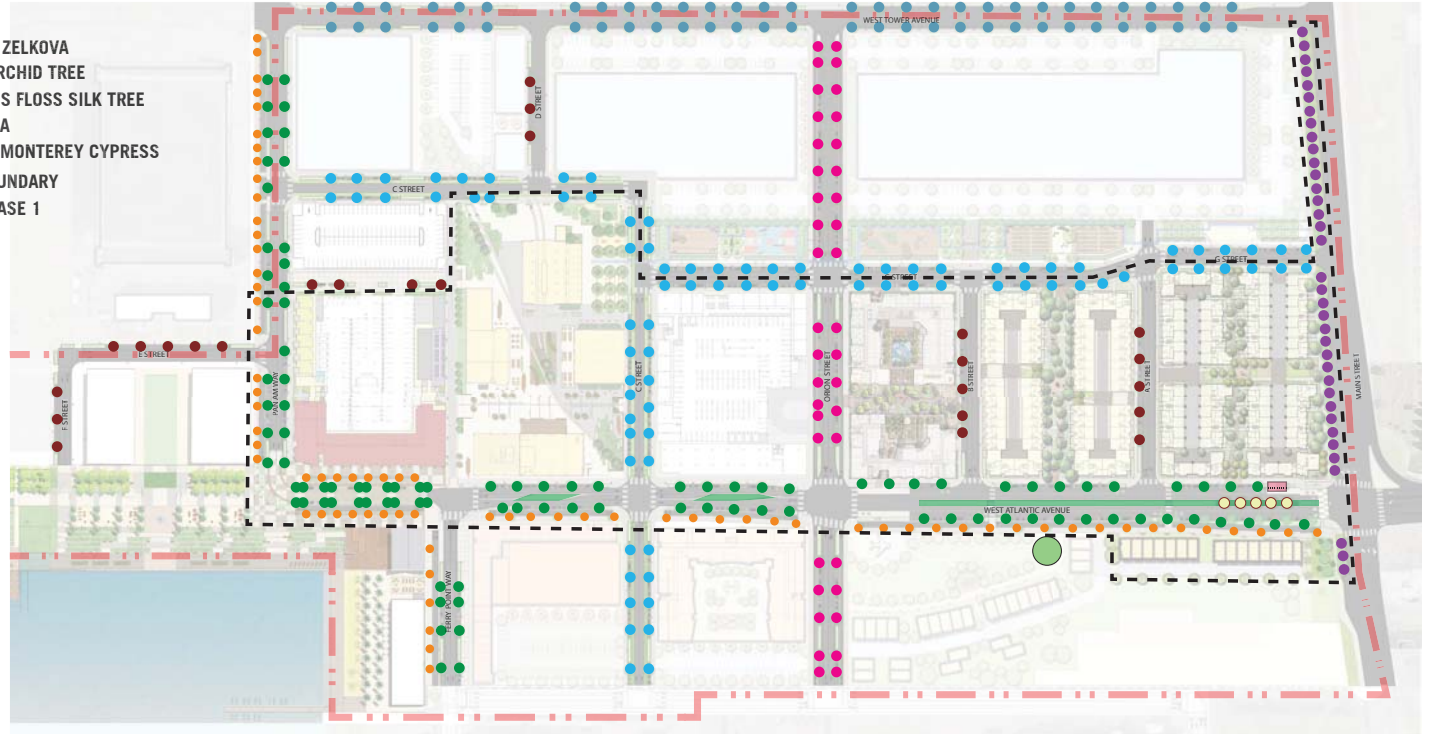


WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA **MONTEREY CYPRESS, MEADOW GRASSES, SCULPTURE + SHELTER**

STREET TREE PALETTE

- TYPE 1** ● WATER GUM
CATALINA IRONWOOD
NEW ZEALAND CHRISTMAS TREE
- TYPE 2** ● AUSTRALIAN CABBAGE PALM
MEXICAN FAN PALM
GUADALUPE PALM
- TYPE 3** ● ROBINIA 'PURPLE ROBE'
NATIVE FRANGIPANI
GINGKO
AUSTRALIAN WILLOW
- TYPE 4** ● LEMON-SCENTED GUM
RED-FLOWERING GUM
COAST LIVE OAK
- TYPE 5** ● COAST LIVE OAK
FERN PINE
PIN OAK
CORK OAK
- TYPE 6** ● CAJUPUT TREE
FLAXLEAF PAPERBARK
- TYPE 7** ● MONTEREY CYPRESS
MONTEZUMA CYPRESS
BALD CYPRESS

- ALTS** ○ JAPANESE ZELKOVA
PURPLE ORCHID TREE
THORNLESS FLOSS SILK TREE
JACARANDA
- (EX)** ● HERITAGE MONTEREY CYPRESS
- SITE A BOUNDARY
- - - SITE A PHASE 1



● WATER GUM
TRESTANOPSIS LAURINA

● CATALINA IRONWOOD
LITHOCARPUS FLORIBUNDUS

● NEW ZEALAND CHRISTMAS TREE
METROSIDEROS EXCELSA



● AUSTRALIAN CABBAGE PALM
LIVISTONA AUSTRALIS

● MEXICAN FAN PALM
WASHINGTONIA ROBUSTA

● GUADALUPE PALM
BISMAYA EDULIS

● ROBINIA 'PURPLE ROBE'
ROBINIA X AMBIGUA 'PURPLE ROBE'

● NATIVE FRANGIPANI
HEMIPORSIUM FLAVUM

● GINKGO
GINKGO BILOBA

● AUSTRALIAN WILLOW
GEILERA PARVIFLORA

● LEMON-SCENTED GUM
CORYMBIA CITRIODORA

● RED-FLOWERING GUM
CORYMBIA FICIFOLIA

● COAST LIVE OAK
QUERCUS AGRIFOLIA

● FERN PINE
PODOCARPUS GRACILIOR



● PIN OAK
QUERCUS ILLINOENSIS

● CORK OAK
QUERCUS SUBER

● CAJUPUT TREE
MELALEUCA QUINQUENERVIA

● FLAXLEAF PAPERBARK
MELALEUCA LINIFOLIA

● MONTEREY CYPRESS
HESPEROCYPARIS MACROCARPA

● MONTEZUMA BALD CYPRESS
TAXODIUM MUCRONATUM

● BALD CYPRESS
TAXODIUM DISTICHUM

● JAPANESE ZELKOVA
ZELKOVA SERRATA

● PURPLE ORCHID TREE
BAUHINIA VARIEGATA

● THORNLESS FLOSS SILK TREE
CUBA SPECIOSA

● JACARANDA
JACARANDA MIOSIFOLIA

WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA

SITE A STREET TREE PALETTE



W. Atlantic Options 1-4



Other Streets Option 1



Other Streets Option 2

Schreder Hestia with Oleron Pole



Schreder Hestia with Brackets



Bracket Options

Option 2: Hestia with Condor Bracket



Option 3: Hestia with Flo Bracket



Option 4: Hestia with Ando Bracket



Luminis Eclipse Maxi



Architectural Area Lighting Largent



WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA

STREET LIGHT LIGHTING SELECTION

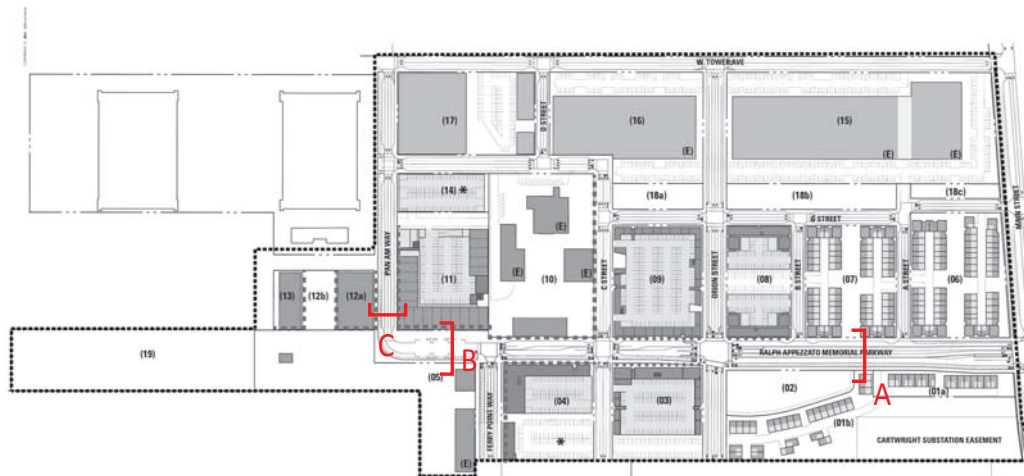
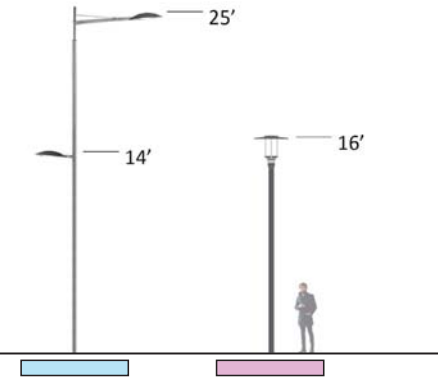


- 25 FT TALL STREET LIGHT
(Schreder Hestia)
- 16 FT TALL SIDE STREET LIGHT
(Luminis Eclipse Maxi or AAL Largent)

Alameda Point Street Layout - Fixture Family Diagram

Not to Scale

Massing Diagram

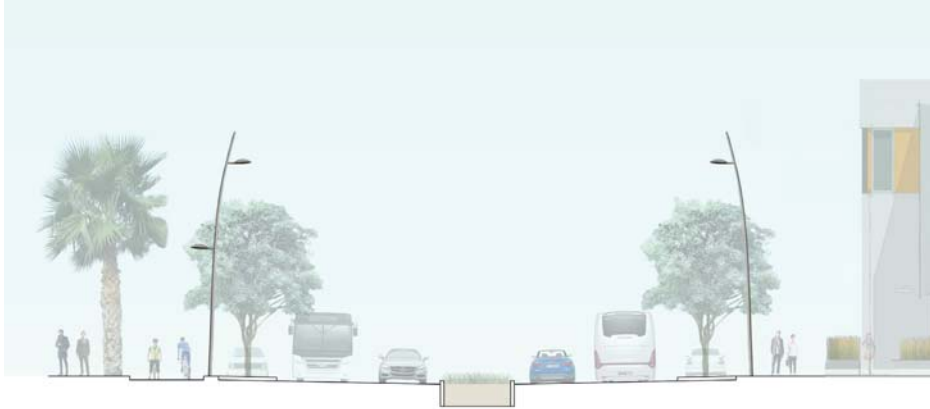


- Sections A - W. Atlantic
(Schreder Hestia)
- Section B - Shared Pedestrian Plaza
(Luminis Eclipse Maxi or AAL Largent)
- Section C - Pan Am Way
(Luminis Eclipse Maxi or AAL Largent)

Alameda Point Street Layout - Prototypical Street Sections

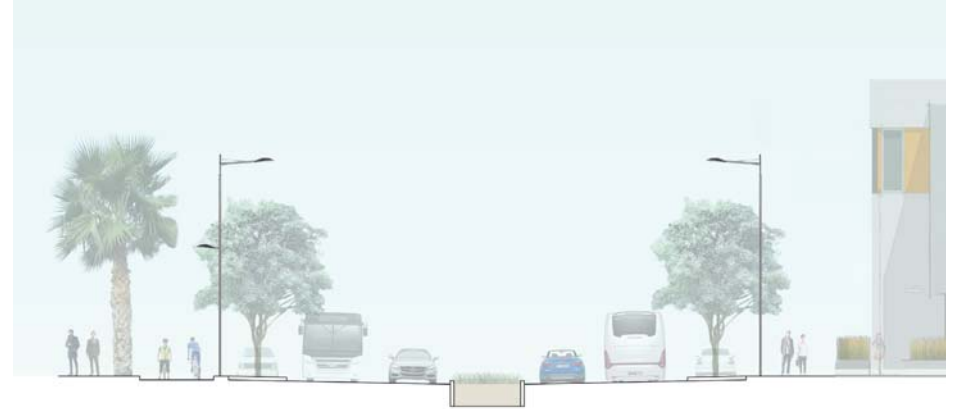
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WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA FIXTURE FAMILY DIAGRAM + PROTOTYPICAL SECTIONS



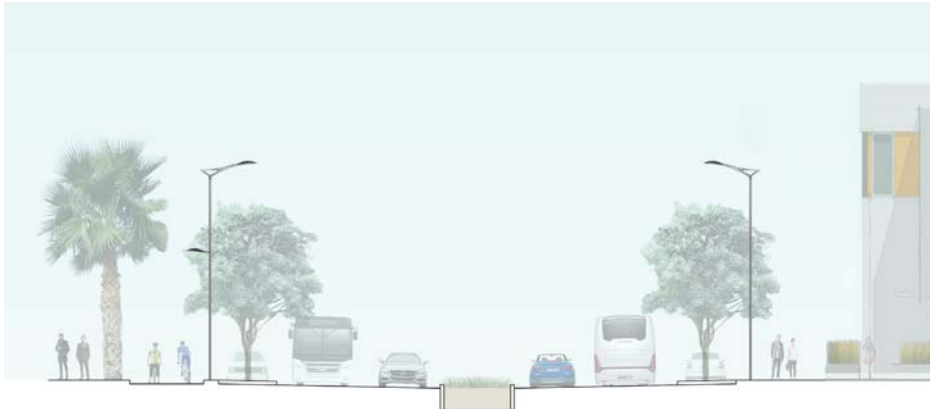
Option 1: Schreder Hestia with Oleron Pole

Not to Scale



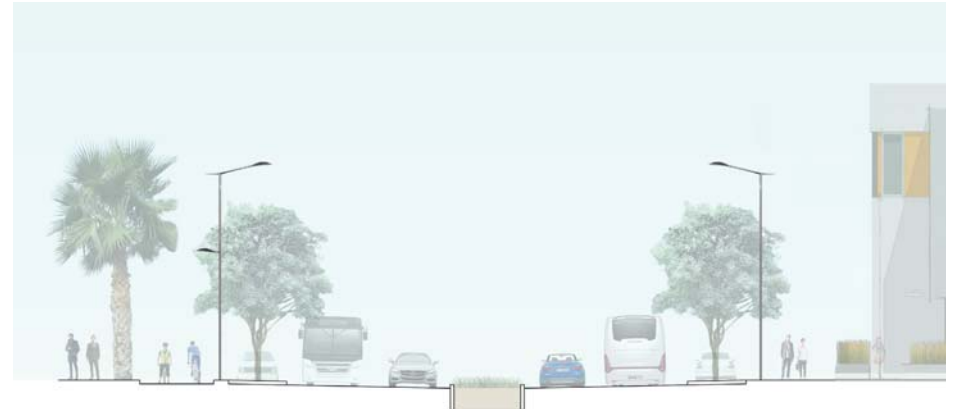
Option 2: Schreder Hestia with Condor Bracket

Not to Scale



Option 3: Schreder Hestia with Flo Bracket

Not to Scale



Option 4: Schreder Hestia with Ando Bracket

Not to Scale

WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA

W. ATLANTIC STREET FIXTURE OPTIONS: SECTION A



Shared Pedestrian Plaza Option 1: Luminis Eclipse Maxi

Not to Scale



Pan Am Way Option 1: Luminis Eclipse Maxi

Not to Scale



Shared Pedestrian Plaza Option 2: Architectural Area Lighting Largent

Not to Scale



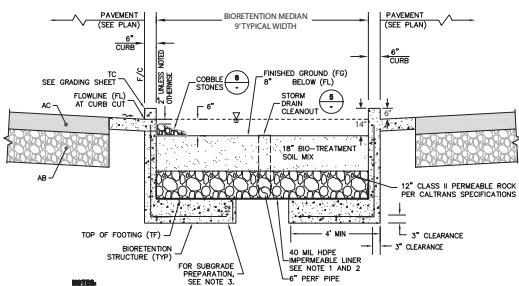
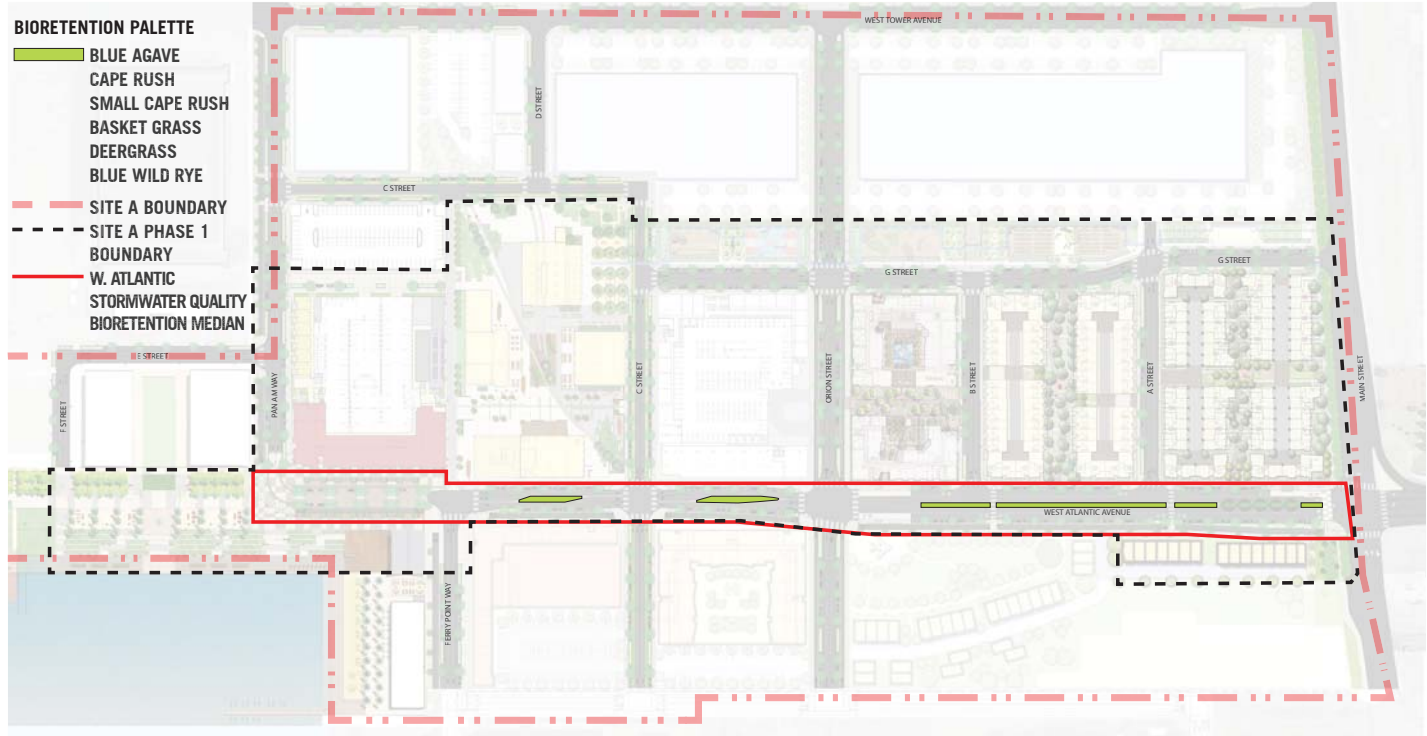
Pan Am Way Option 2: Architectural Area Lighting Largent

Not to Scale

WEST ATLANTIC DESIGN REVIEW | ALAMEDA, CA

SIDE STREET FIXTURE OPTIONS: SECTIONS B + C

- BIORETENTION PALETTE**
- BLUE AGAVE
 - CAPE RUSH
 - SMALL CAPE RUSH
 - BASKET GRASS
 - DEERGRASS
 - BLUE WILD RYE
 - SITE A BOUNDARY
 - SITE A PHASE 1 BOUNDARY
 - W. ATLANTIC STORMWATER QUALITY BIORETENTION MEDIAN



1. 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.
2. IMPERMEABLE LINER TO BE USED WHEN BIORETENTION AREA IS NOT STRUCTURALLY CONTAINED BY WALL FOOTING.

1 TYPICAL RETAINED BIORETENTION AREA CROSS SECTION
NTS

WEST ATLANTIC AVENUE MEDIAN



BLUE AGAVE *AGAVE AMERICANA*



CAPE RUSH *CHONDROPETALUM ELEPHANTINUM*



SMALL CAPE RUSH *CHONDROPETALUM TECTORUM*



BASKET GRASS *LOMANDRA LONGIFOLIA*



DEERGRASS *MUHLENBERGIA RIGENS*



BLUE WILD RYE *ELYMUS GLAUCUS*

WEST ATLANTIC AVENUE DESIGN REVIEW | ALAMEDA, CA

BIORETENTION CROSS-SECTION AND PLANTINGS



07.25.16