

**ALAMEDA POINT - SITE A
BLOCK 11 + SHARED PLAZA
DESIGN REVIEW
FEBRUARY 9, 2016**

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

COVER SHEET

BARarchitects

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SHREVEET - MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS • TRAMMELL CROW RESIDENTIAL

14095

02.09.16



BLOCK 11 DESIGN REVIEW FEBRUARY 9, 2016

VICINITY MAP

ZONING & OPEN SPACE

ZONING DATA:	SITE AREA CALCULATIONS:	BUILDING OPEN SPACE:
ALAMEDA POINT DEVELOPMENT PLAN	GROSS SITE AREA: 2.58 ACRES OPEN SPACE AREA: 1.29 ACRES	RESI. COMMON SPACE (COURTYARD/ROOF DECK): 35,035 SF RESI. PRIVATE SPACE (PATIOS/BALCONIES): 21,710 SF

PROJECT TEAM

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BUILDING & PARKING STATISTICS

UNIT COUNT	UNIT TYPE				FUNCTION	AREA (GSF)							TOTALS
	1 BR, 1 BA	2 BR, 2 BA	2 BR, 2 BA TH	3 BR, 2 BA		L1	L2	L3	L4	L5	L6	L7	
AVERAGE GSF/D.U.	750	1067	1474	1697	RES. UNITS	4256	4594	47445	48825	50209	50209	46911	252449
LEVEL 1			6		RES. LOBBY	2602							2602
LEVEL 2					RES. TRASH	799	299	689	689	689	689	689	4543
LEVEL 3	12	23		7	RES. AMENITY	309		2728				1011	4048
LEVEL 4	12	23		7	LEASING / CAFE	1407							1407
LEVEL 5	12	23		9	RETAIL	22157							22157
LEVEL 6	12	23		9	RETAIL TRASH	333							333
LEVEL 7	12	22		8	STORAGE	2580	361	288	288	288	288	288	4381
TOTAL	60	114	6	40	LOADING	1919							1919
% TOTAL MIX	27%	52%	3%	18%	BIKE STORAGE	3287							3287
					MEP	1841	718	487	487	487	487	487	4994
					PARKING	47346	52885						100231
					CIRCULATION	4104	2355	7821	7956	7956	7956	7956	46104
PARKING	STANDARD	COMPACT	ACCESSIBLE	TANDEM	TOTAL	92940	61212	59458	58245	59629	59629	57342	448455
LEVEL 1	84	6	8		98								
LEVEL 2	167	21		10	198								
TOTAL	251	27	8	10	296								
BIKE PARKING													
LONG-TERM RES.					QTY.								
						240 BIKES							

DRAWING INDEX

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- UNIT PLANS

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

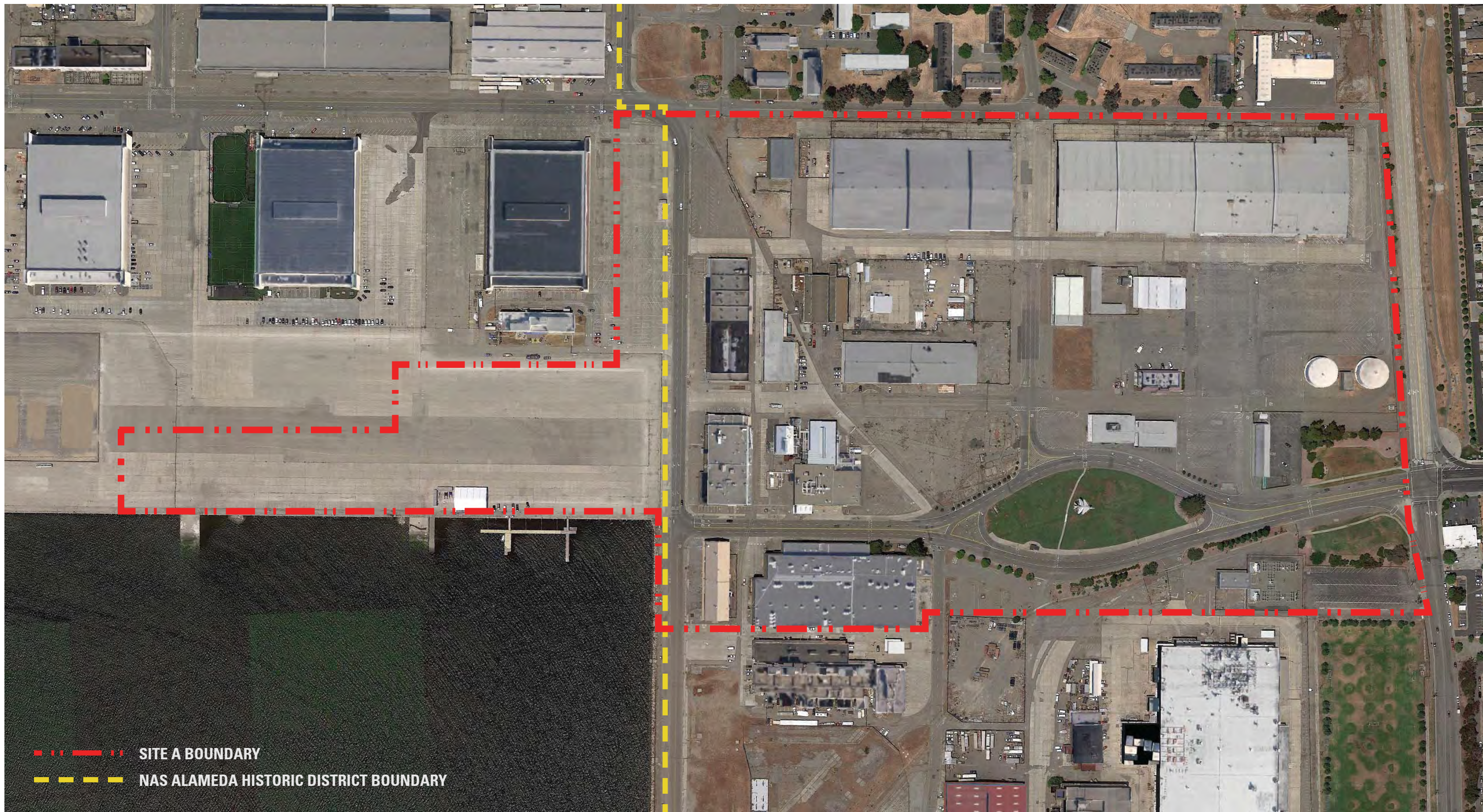
INFO SHEET

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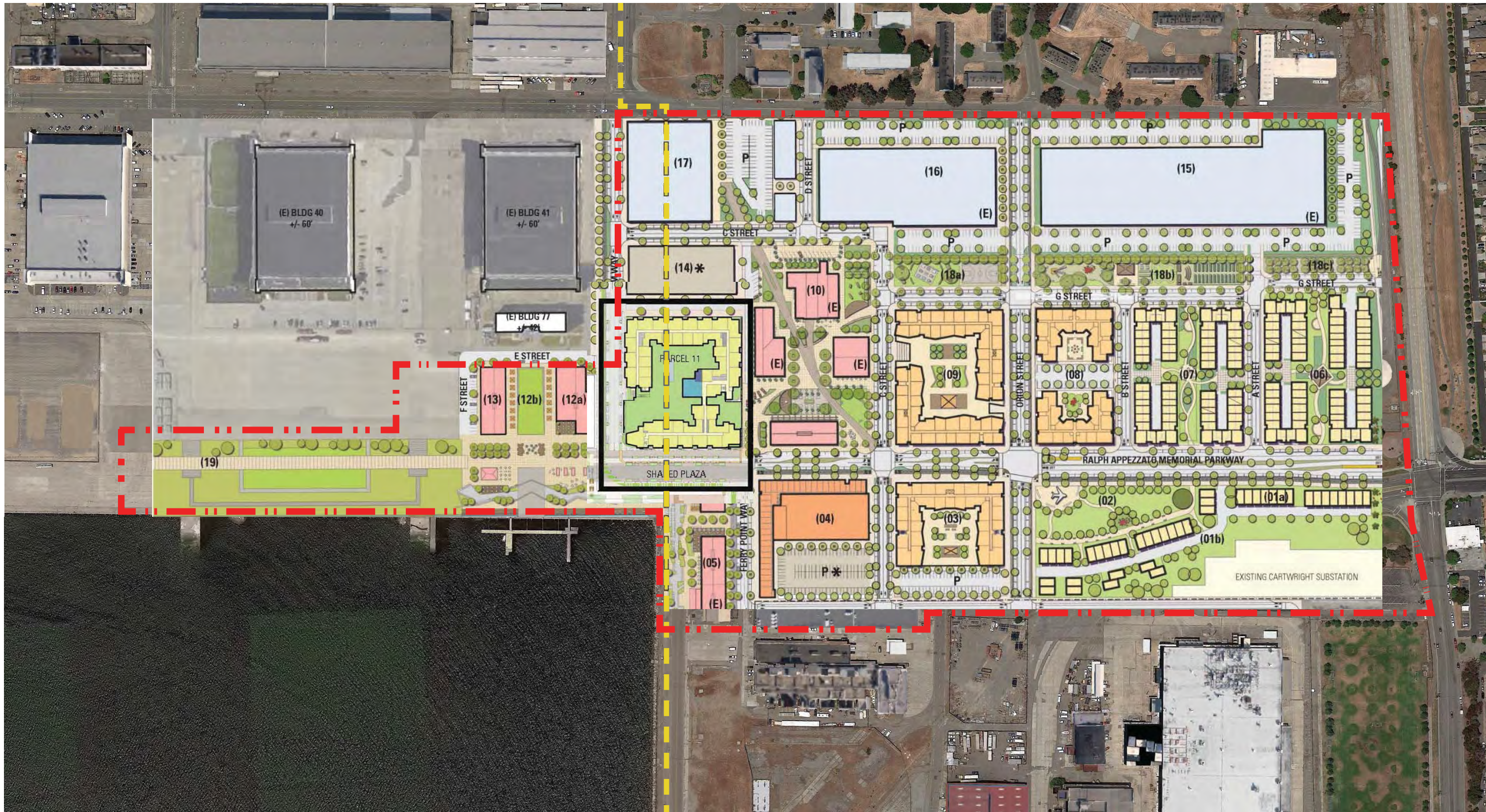
SITE A PHOTOS



- - - - - SITE A BOUNDARY
- - - - - NAS ALAMEDA HISTORIC DISTRICT BOUNDARY

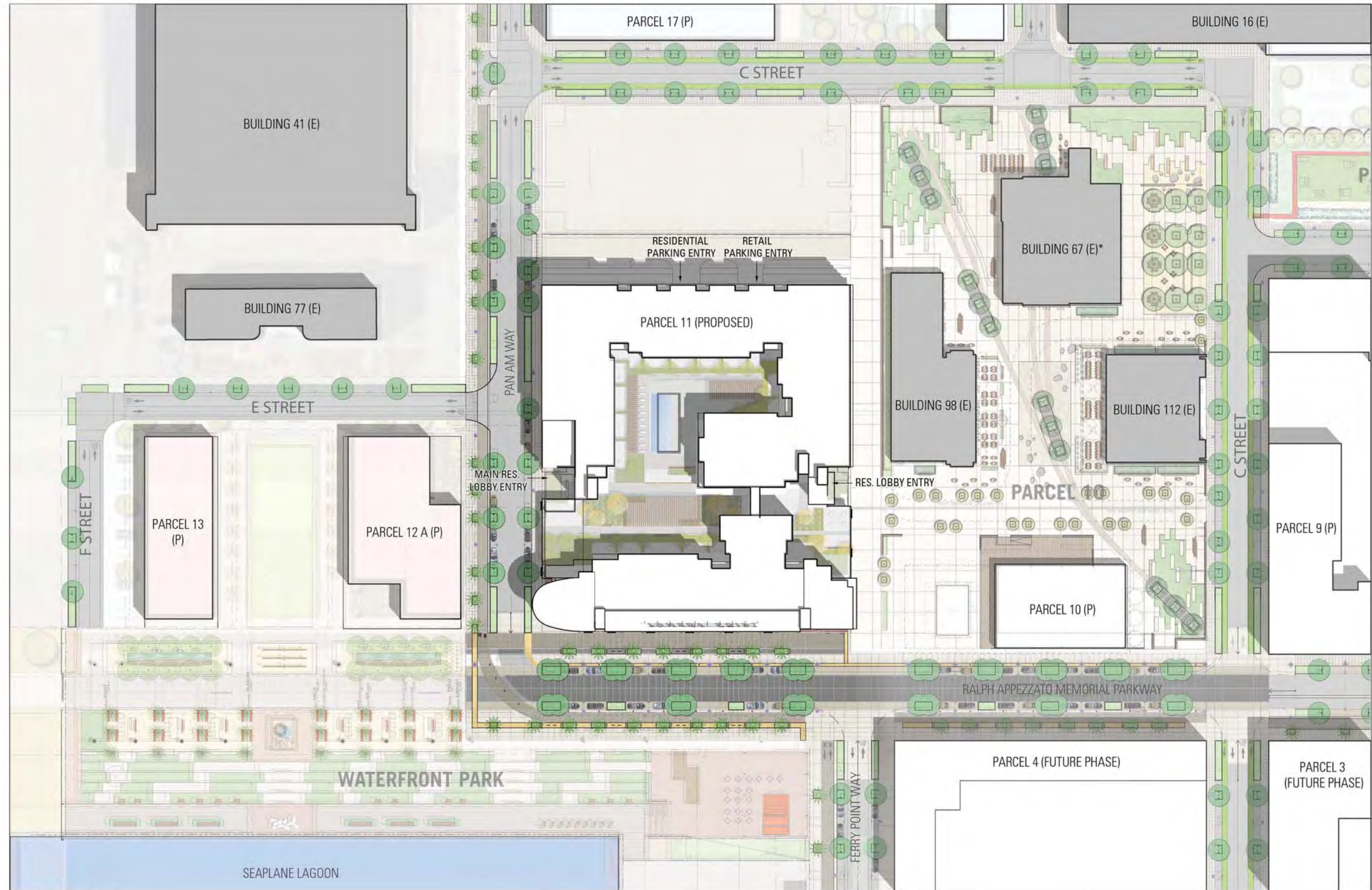
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SITE A EXISTING CONDITIONS



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SITE A PROPOSED

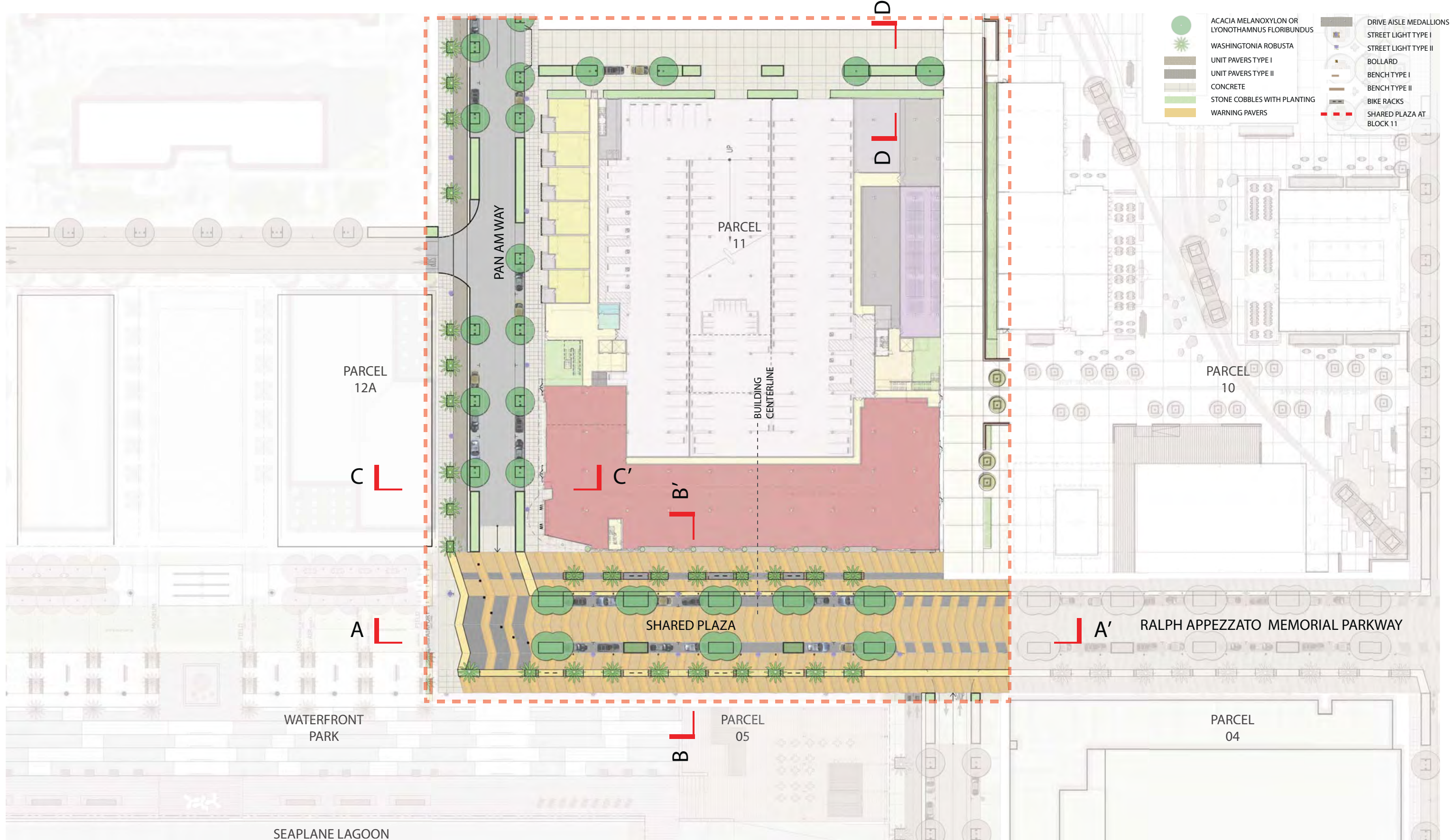


1 SITE PLAN
2

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

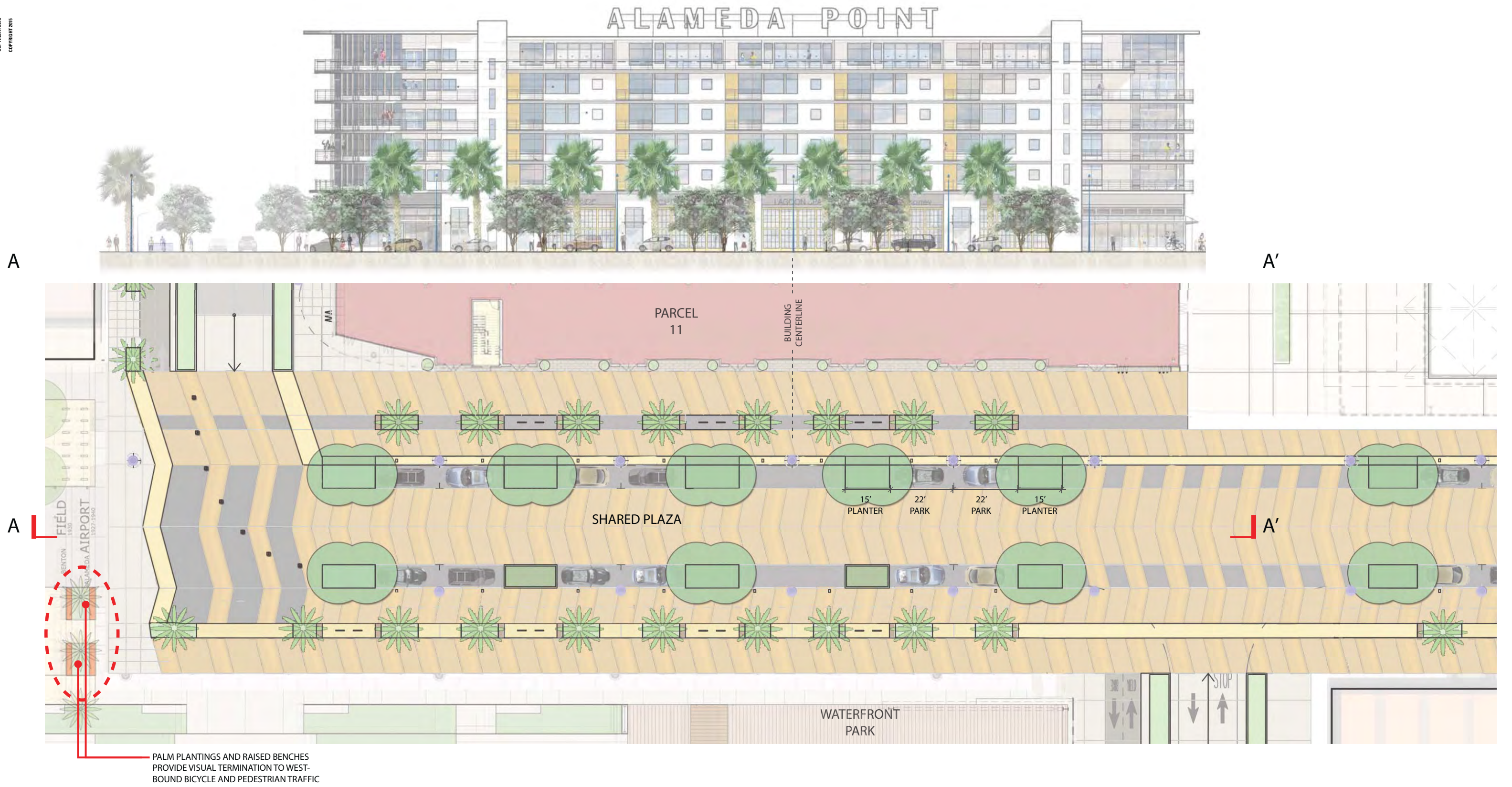
SITE PLAN

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SHARED PLAZA KEY PLAN



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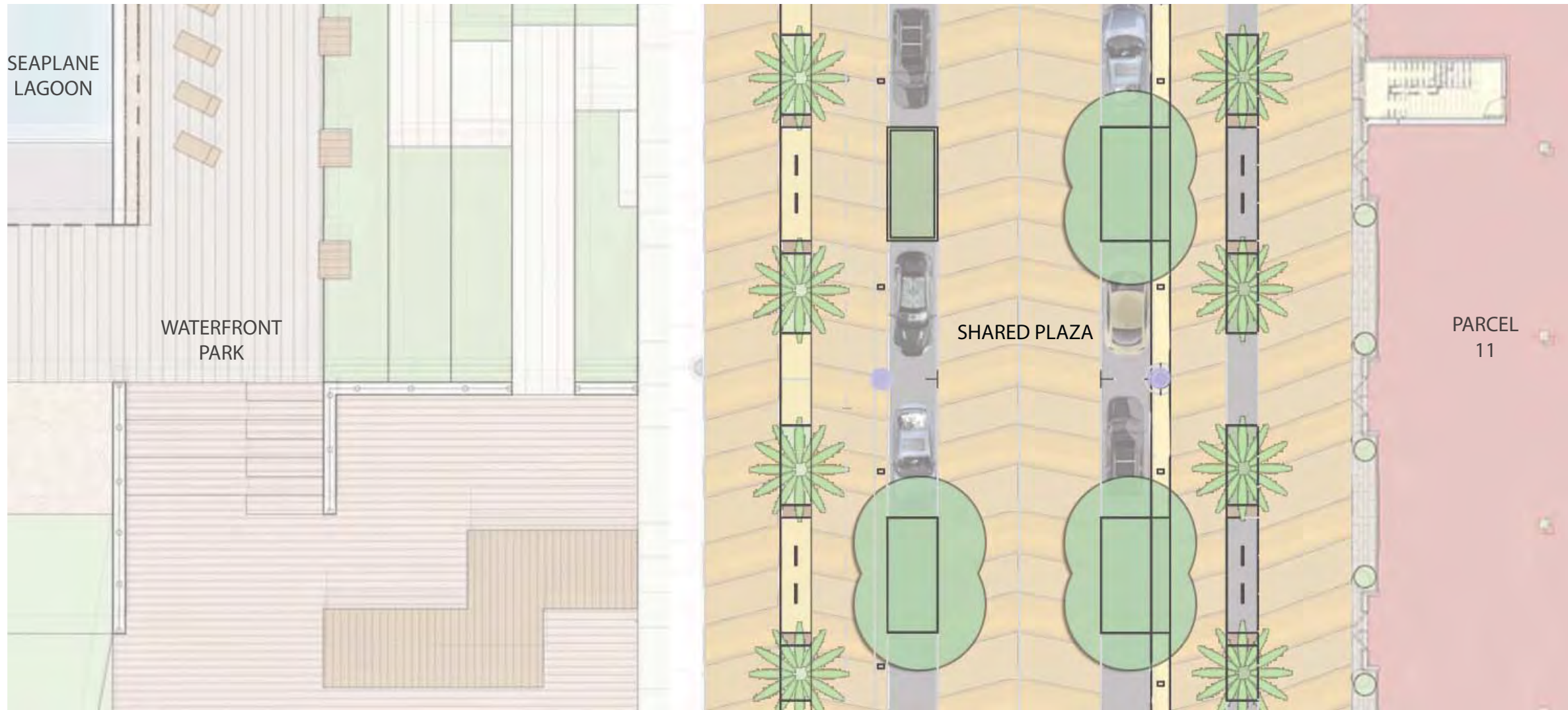
SITE PLAN WITH SECTION - ELEVATION

B

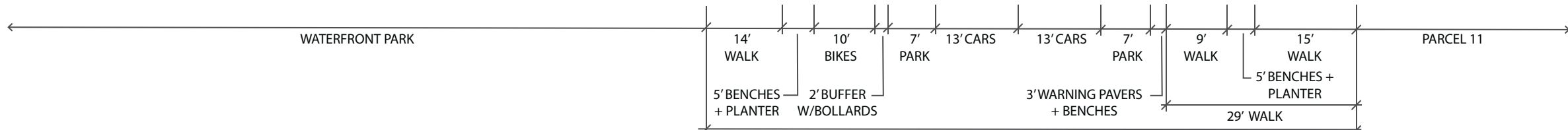


B'

B

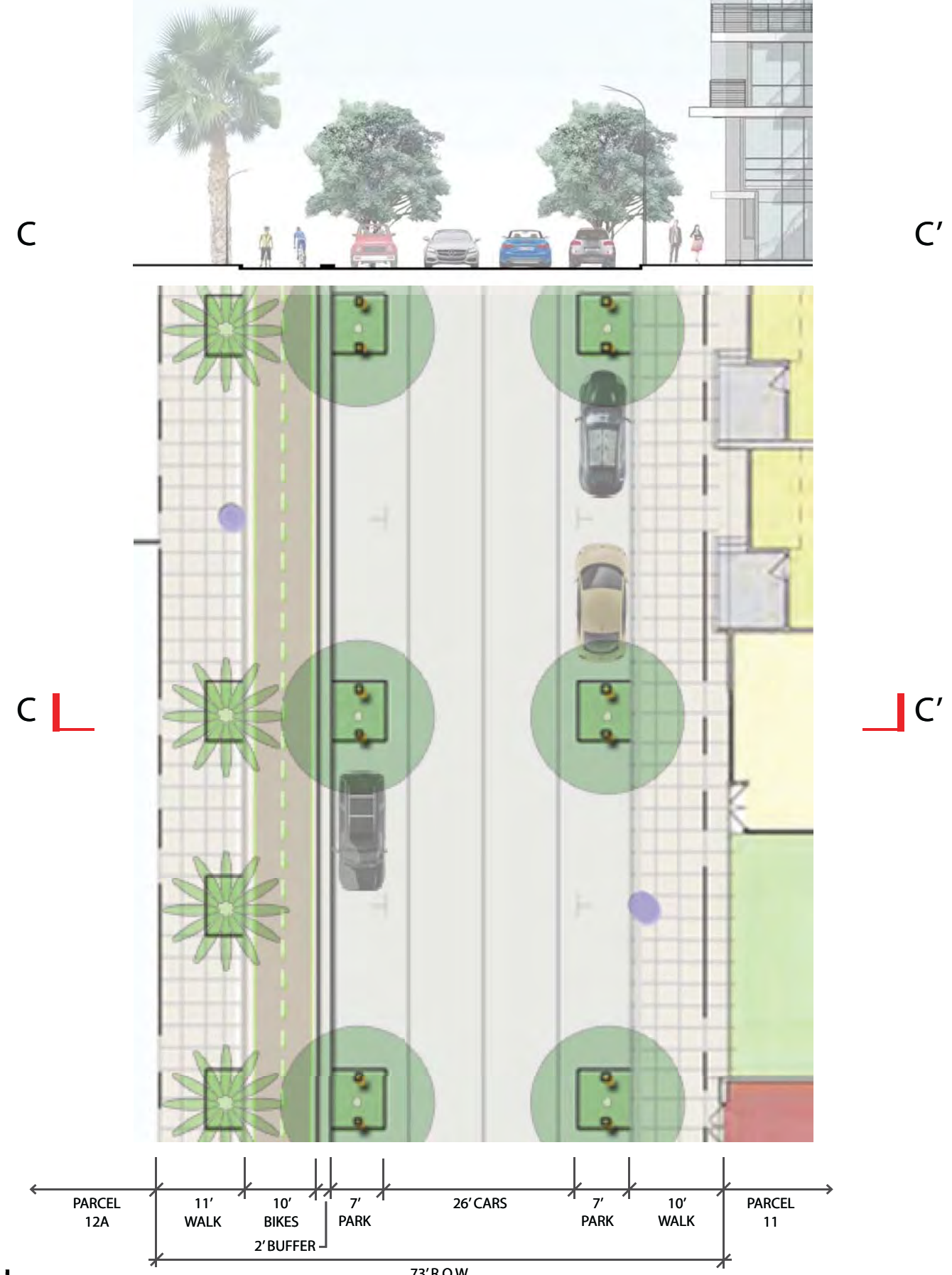


B'



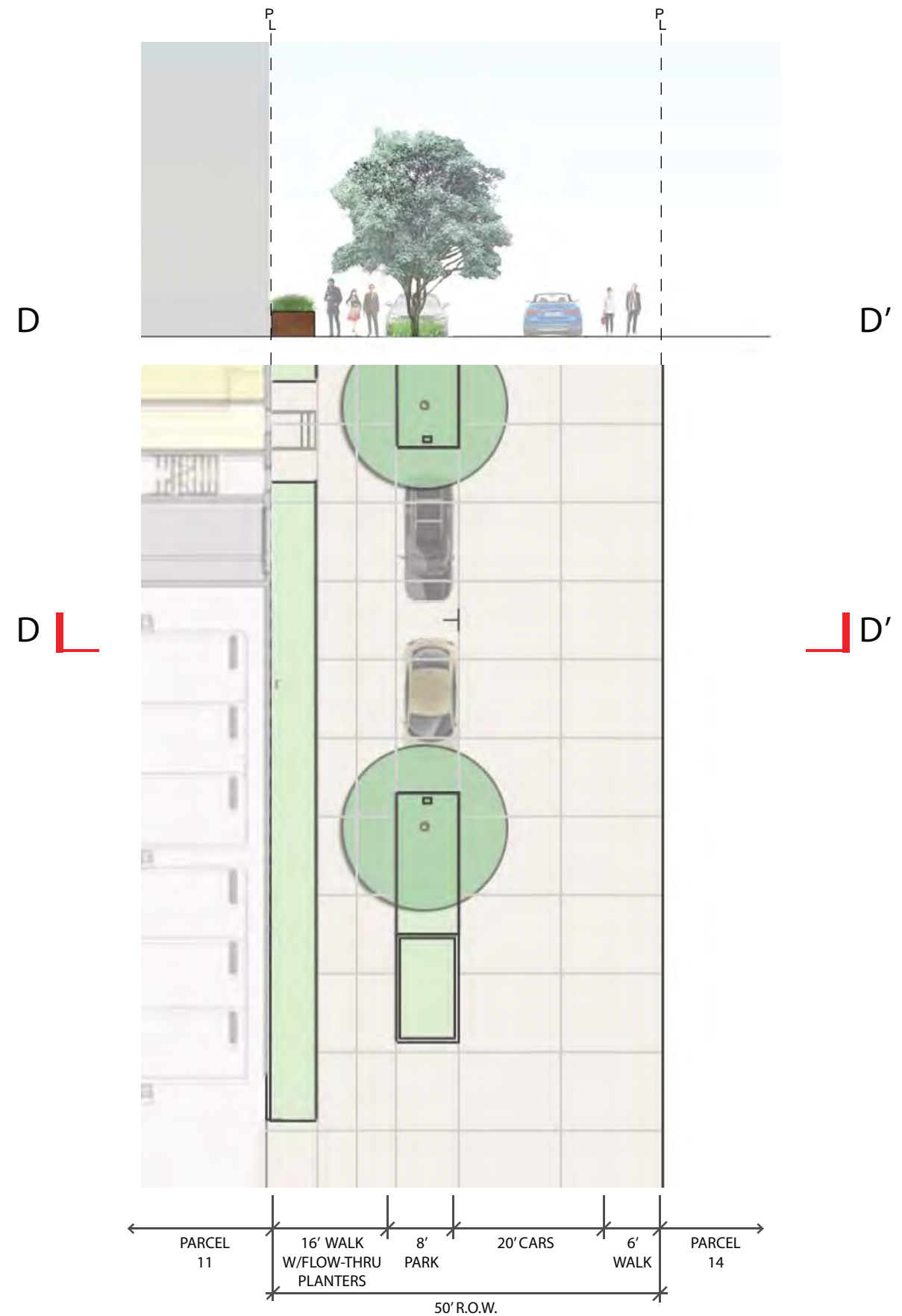
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SITE PLAN WITH SECTION - ELEVATION



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PAN AM WITH SECTION - ELEVATION



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BLOCK 11 NORTH ALLEY SECTION - ELEVATION



STONE COBBLES AT TREE WELLS



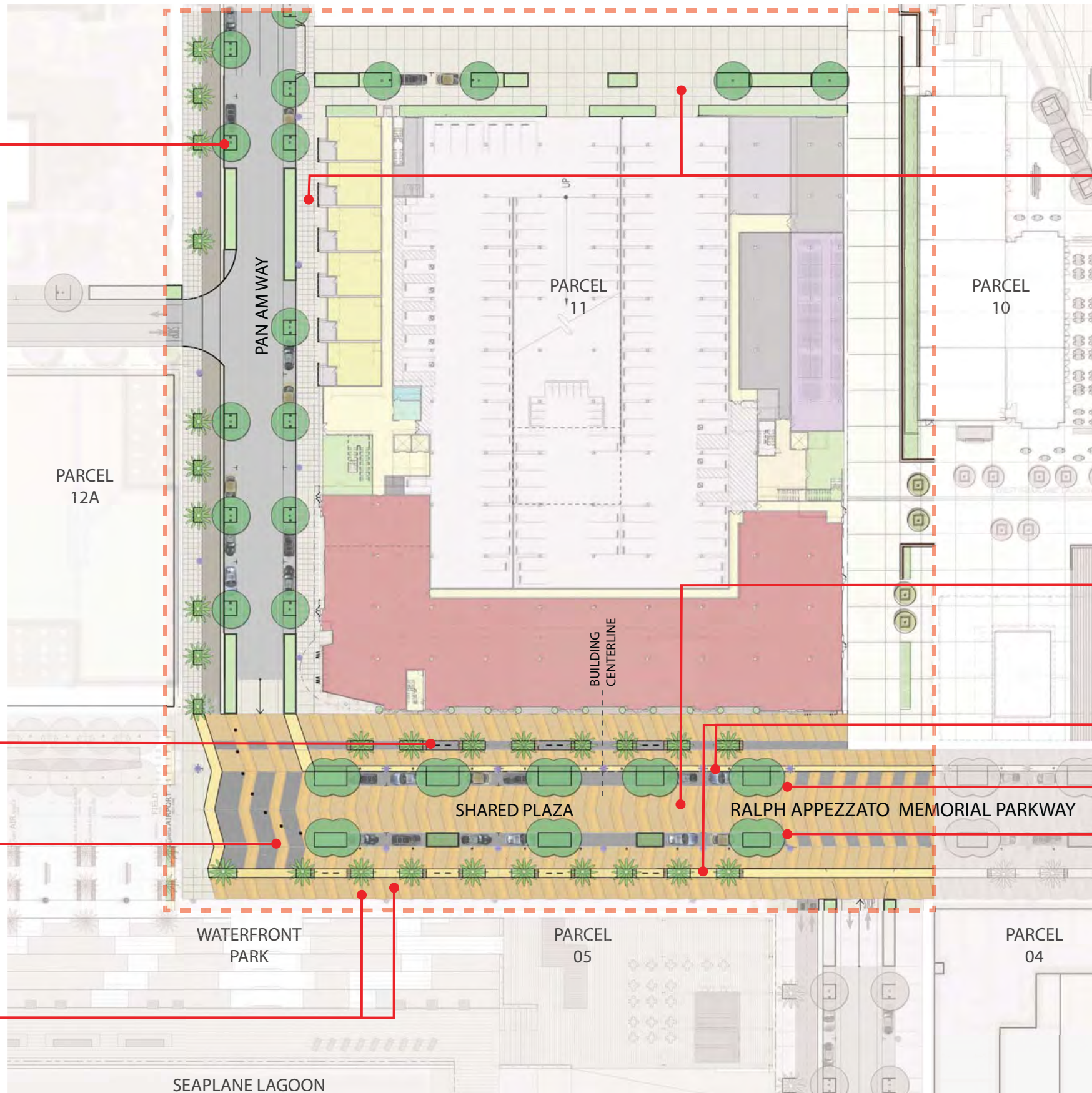
BIKE RACK


















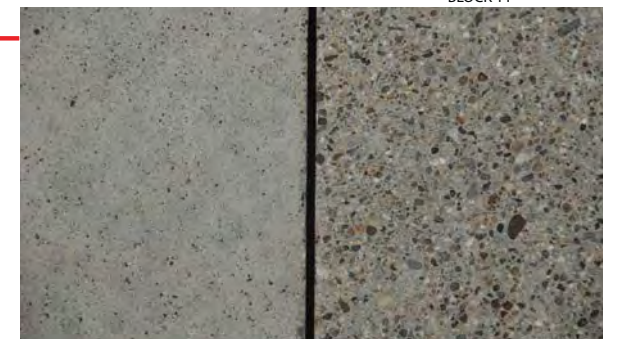
BOLLARD



CONCRETE



-  ACACIA MELANOXYLON OR LYONOTHAMNUS FLORIBUNDUS
-  WASHINGTONIA ROBUSTA
-  UNIT PAVERS TYPE I
-  UNIT PAVERS TYPE II
-  CONCRETE
-  STONE COBBLES WITH PLANTING
-  WARNING PAVERS
-  DRIVE AISLE MEDALLIONS
-  STREET LIGHT TYPE I
-  STREET LIGHT TYPE II
-  BOLLARD
-  BENCH TYPE I
-  BENCH TYPE II
-  BIKE RACKS
-  SHARED PLAZA AT BLOCK 11



CONCRETE



UNIT PAVERS TYPE I



CAST IRON WARNING PAVER



DRIVE AISLE MEDALLION

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SHARED PLAZA KEY PLAN



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SHARED PLAZA PRECEDENT IMAGES



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SITE A STORM WATER BASIN FURNISHINGS



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VIEW FROM WATERFRONT (ARCH. ONLY)



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VIEW FROM WATERFRONT



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VIEW FROM SOUTHEAST (ARCH. ONLY)



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VIEW FROM SOUTHEAST



EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"

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SOUTH ELEVATION



EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

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SOUTH ELEVATION + DESIGN REFERENCES



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ENLARGED SOUTH ELEVATION + DESIGN REFERENCES



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RETAIL STREET VIEW



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WEST ELEVATION



BUILDING 77



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ENLARGED WEST ELEVATION + DESIGN REFERENCE



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PERSPECTIVE VIEW ALONG PAN AM WAY



EXTERIOR ELEVATION - NORTH

3/32" = 1'-0"

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NORTH ELEVATION



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ENLARGED NORTH ELEVATION + DESIGN REFERENCE



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EAST ELEVATION



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ENLARGED EAST ELEVATION + DESIGN REFERENCES



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING EAST AT COMMUNITY ROOM**

3
A3.4 3/32" = 1'-0"



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING NORTH**

2
A3.4 3/32" = 1'-0"



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING NORTH AT COMMUNITY ROOM**

1
A3.4 3/32" = 1'-0"

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COURTYARD ELEVATIONS



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING WEST**

3



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING SOUTH AT COMMUNITY ROOM**

2
A3.5 3/32" = 1'-0"



**WEST COURTYARD EXTERIOR ELEVATION -
LOOKING SOUTH**

1
A3.5 3/32" = 1'-0"

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COURTYARD ELEVATIONS



**EAST COURTYARD EXTERIOR ELEVATION -
LOOKING SOUTH**

3
32 3/32" = 1'-0"



**EAST COURTYARD EXTERIOR ELEVATION -
LOOKING WEST**

2
32 3/32" = 1'-0"



**EAST COURTYARD EXTERIOR ELEVATION -
LOOKING NORTH**

1
32 3/32" = 1'-0"

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COURTYARD ELEVATIONS



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VIEW OF COURTYARD TOWARD COMMUNITY ROOM



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VIEW FROM NORTHWEST



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VIEW FROM NORTHEAST

TOTAL UNIT MIX		
1 BED	61	28%
2 BED	119	54%
3 BED	40	18%
		220



LEVEL 1
1/32" = 1'-0"

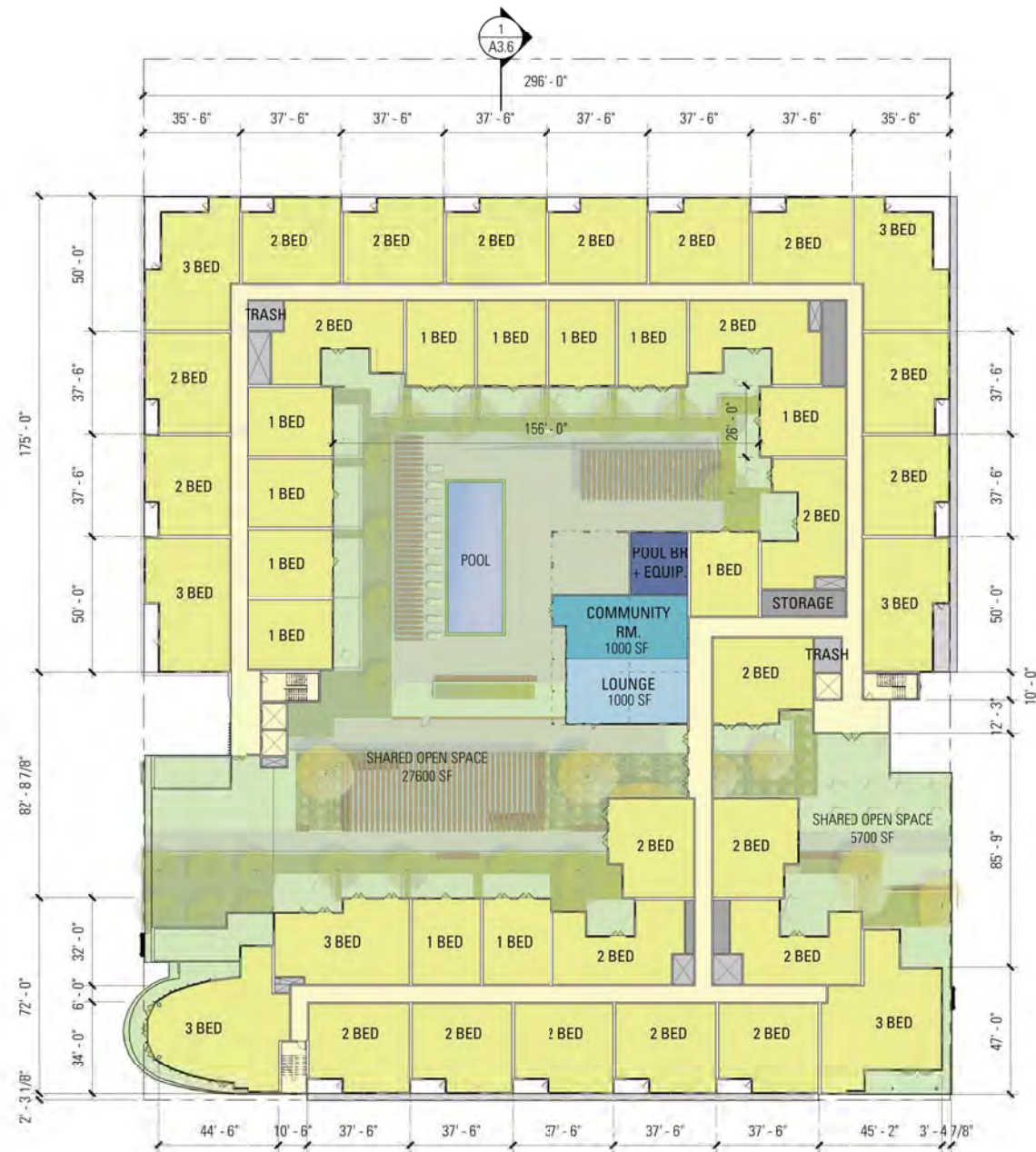
LEVEL 1	2 BED	6
		6



LEVEL 2
1/32" = 1'-0"

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FLOOR PLANS



LEVEL 3
1/32" = 1'-0"

LEVEL 3	1 BED	12
LEVEL 3	2 BED	23
LEVEL 3	3 BED	7
		42



LEVEL 4
1/32" = 1'-0"

LEVEL 4	1 BED	12
LEVEL 4	2 BED	23
LEVEL 4	3 BED	7
		42

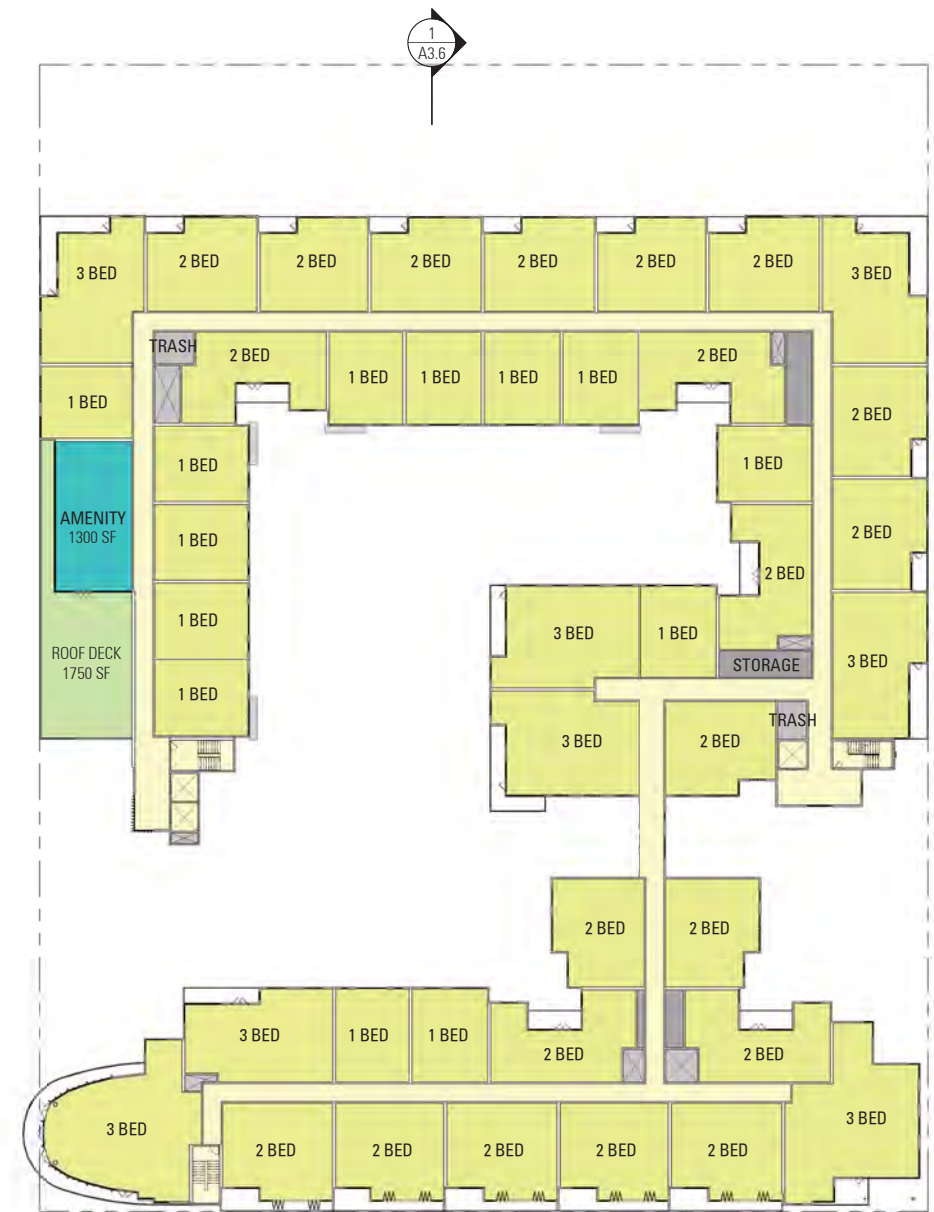
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FLOOR PLANS



LEVELS 5-6
1/32" = 1'-0"

LEVEL 5	1 BED	12	LEVEL 6	1 BED	12
LEVEL 5	2 BED	23	LEVEL 6	2 BED	23
LEVEL 5	3 BED	9	LEVEL 6	3 BED	9
44			44		



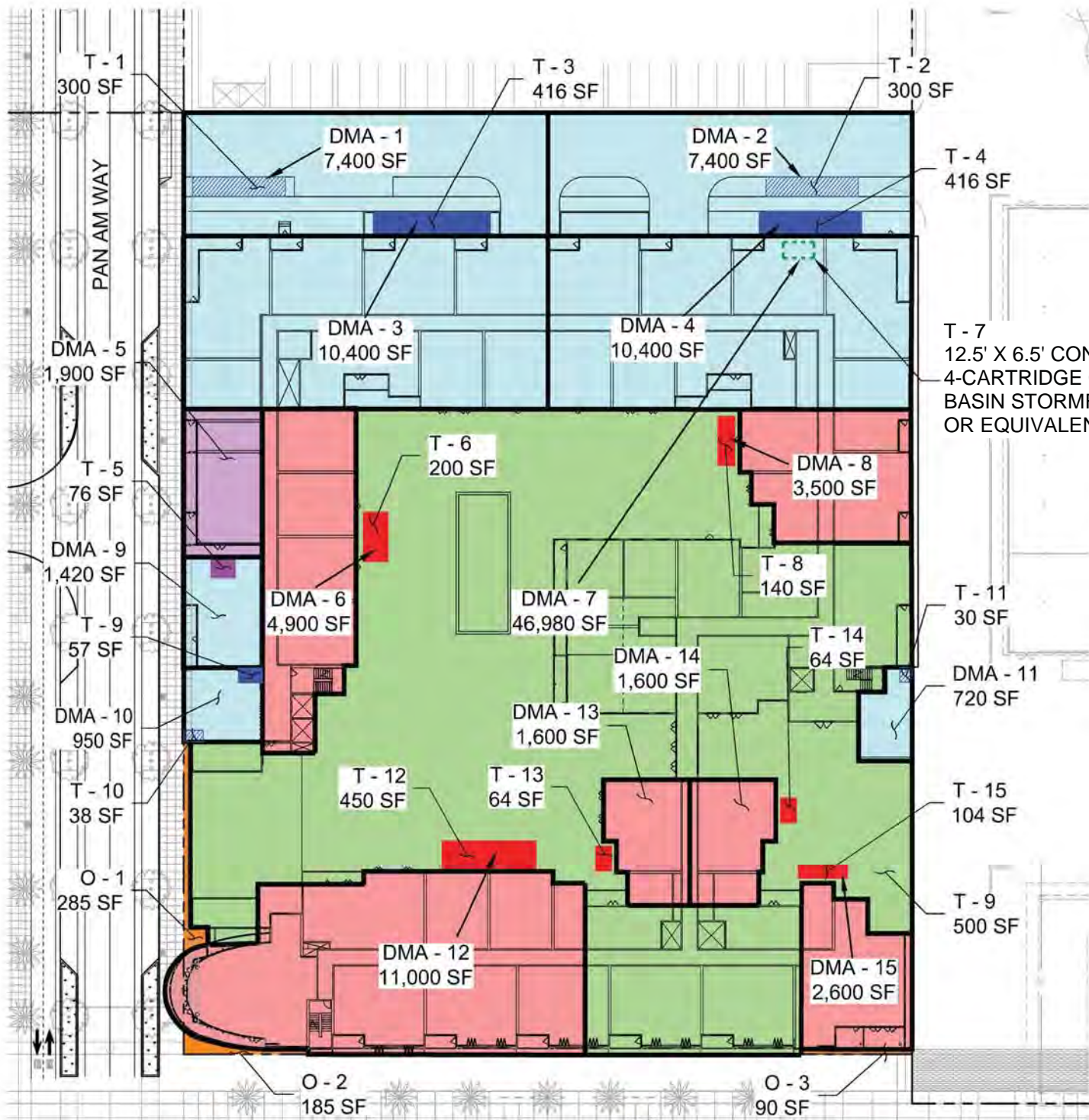
LEVEL 7
1/32" = 1'-0"

LEVEL 7	1 BED	13
LEVEL 7	2 BED	21
LEVEL 7	3 BED	8
42		

mfp11-CENTRAL_schematic.rvt

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FLOOR PLANS



NOTES:

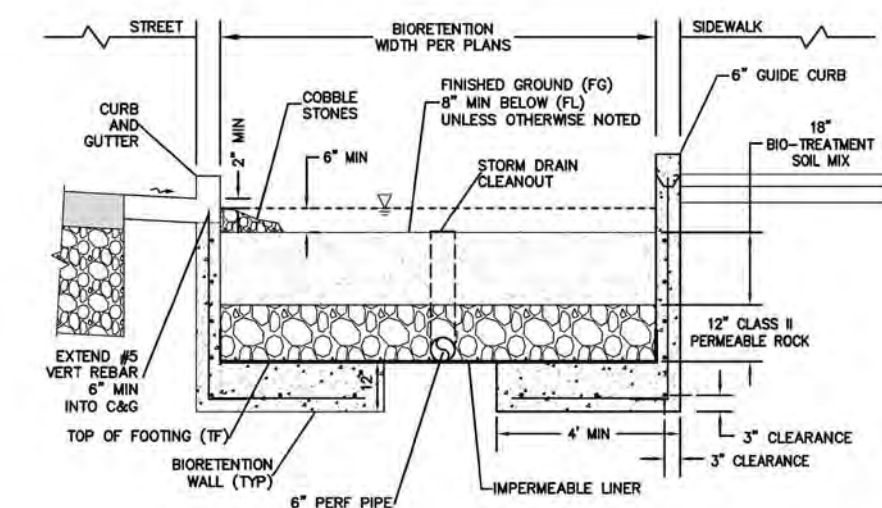
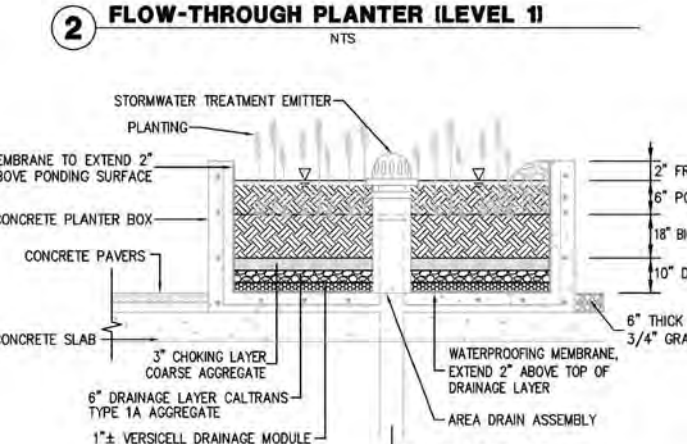
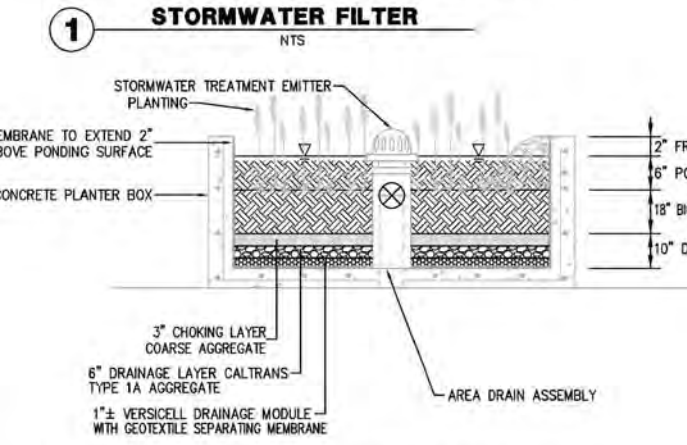
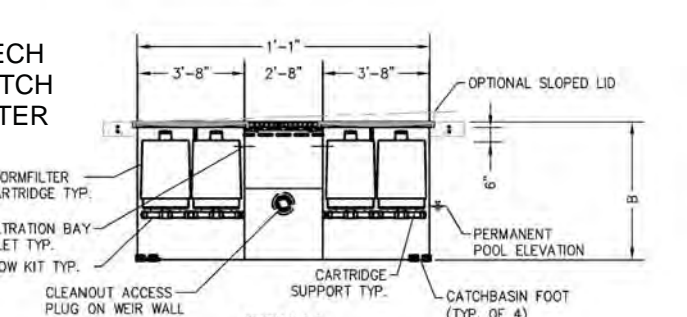
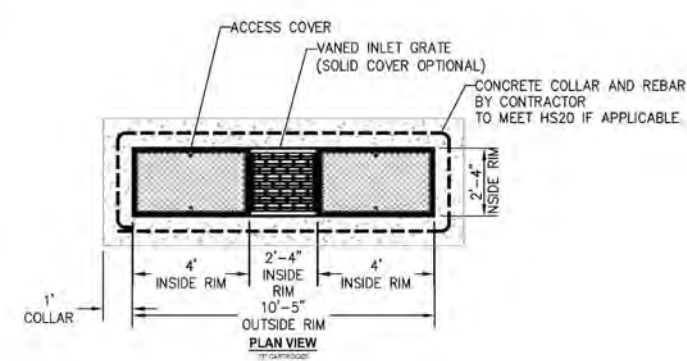
- TREATMENT AREA PRELIMINARILY SIZED USING 4% CORRESPONDING DMA.
- TRASH CAPTURE AND COMPLIANCE WITH C.10 WILL BE PART OF THE ALAMEDA POINT SITE A STORMWATER OUTFALL IMPROVEMENTS.
- AREA DRAINING TO OFFSITE TREATMENT TO BE TREATED IN BIORETENTION AREAS WITHIN PUBLIC RIGHT-OF-WAY ADJACENT TO BUILDING.

ABBREVIATIONS

BIO	BIORETENTION AREA
DMA	DRAINAGE MANAGEMENT AREA
FTP	FLOW-THROUGH PLANTER
S.F.	SQUARE FEET
T	TREATMENT AREA
O	AREA TO BE TREATED BY OFFSITE BIORETENTION

GRAPHIC SCALE

0 30 60



3 BIORETENTION AREA (STRUCTURED)
NTS

SHED	SHED AREA (S.F.)	TREATMENT AREA		TREATMENT MEASURE
		REQUIRED (S.F.)	PROVIDED (S.F.)	
DMA-1	7400	296	300	BIO
DMA-2	7400	296	300	BIO
DMA-3	10400	416	420	FTP
DMA-4	10400	416	420	FTP
DMA-5	1900	76	80	BIO
DMA-6	4900	196	200	BIO
DMA-7	46980	-	-	MF
DMA-8	3500	140	140	FTP
DMA-9	1420	57	60	FTP
DMA-10	950	38	40	FTP
DMA-11	720	29	30	BIO
DMA-12	11000	440	440	FTP
DMA-13	1600	64	70	FTP
DMA-14	1600	64	70	FTP
DMA-15	2600	104	110	FTP

LEGEND:

- DMA TO BE TREATED ON LEVEL 1 BY BIORETENTION AREAS/FLOW-THROUGH PLANTERS
- DMA TO BE TREATED ON LEVEL 1 BY MEDIA FILTER
- DMA TO BE TREATED ON LEVEL 3 BY FLOW-THROUGH PLANTERS
- DMA TO BE TREATED ON LEVEL 7 BY FLOW-THROUGH PLANTERS
- BIORETENTION AREA ON LEVEL 1
- FLOW-THROUGH PLANTER ON LEVEL 1
- MEDIA FILTER ON LEVEL 1
- FLOW-THROUGH PLANTER ON LEVEL 3
- FLOW-THROUGH PLANTER ON LEVEL 7
- OFFSITE STREET TREATMENT-X

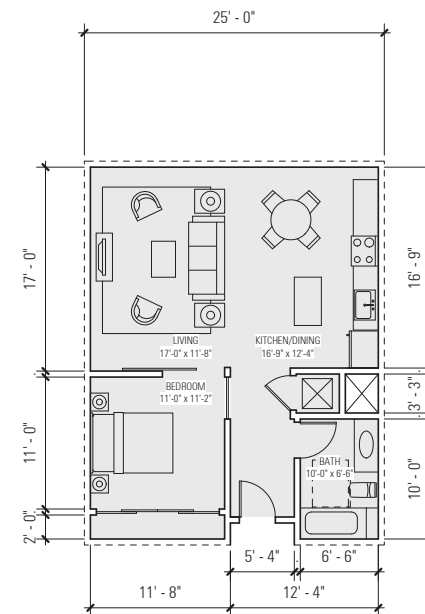
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PRELIMINARY STORMWATER MANAGEMENT PLAN



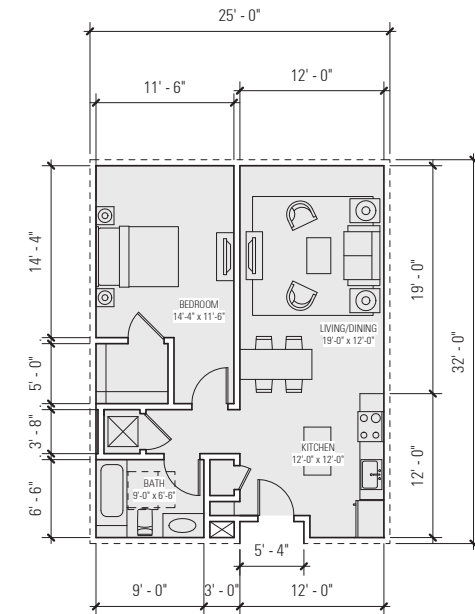
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VIEW FROM WATERFRONT



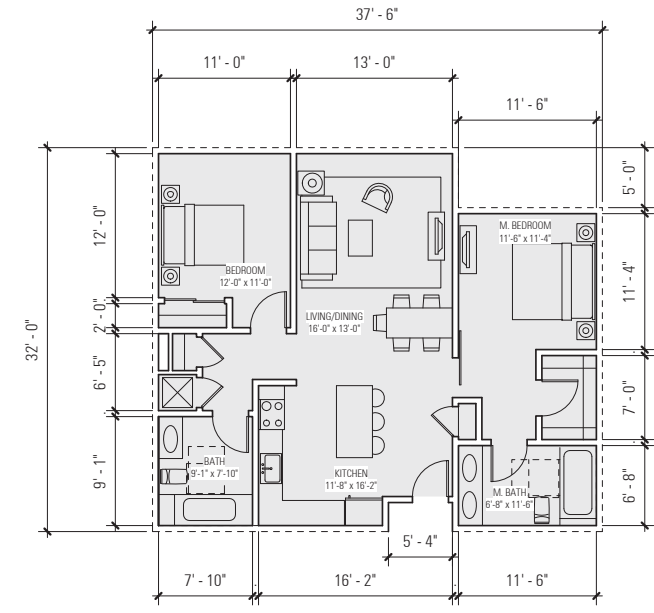
GSF: 765 SF
 NSF: 678 SF

1
 19 1/8" = 1'-0"



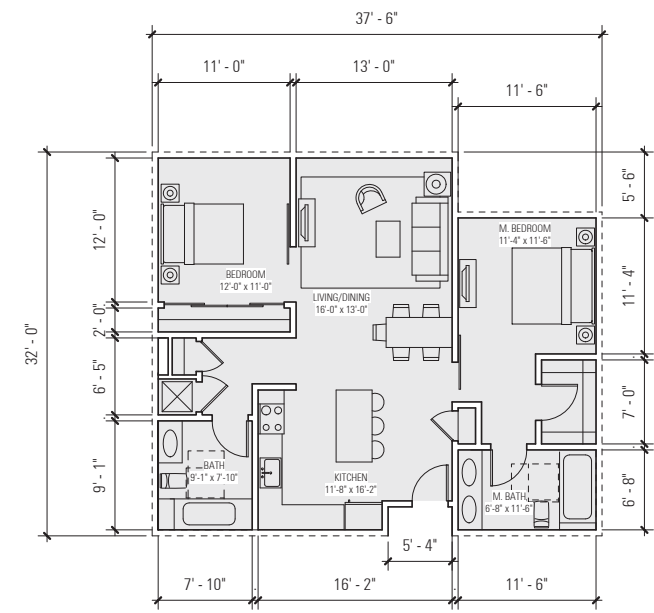
GSF: 765 SF
 NSF: 675 SF

2
 19 1/8" = 1'-0"



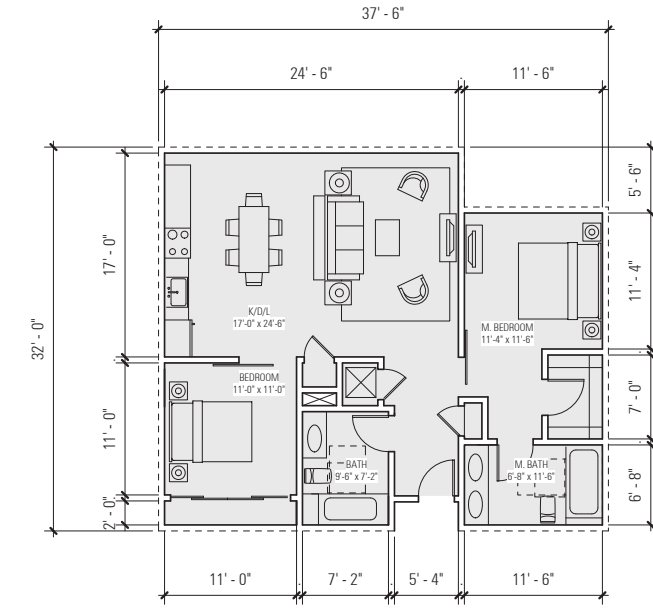
GSF: 1130 SF
 NSF: 1012 SF

5
 19 1/8" = 1'-0"



GSF: 1115 SF
 NSF: 997 SF

4
 19 1/8" = 1'-0"

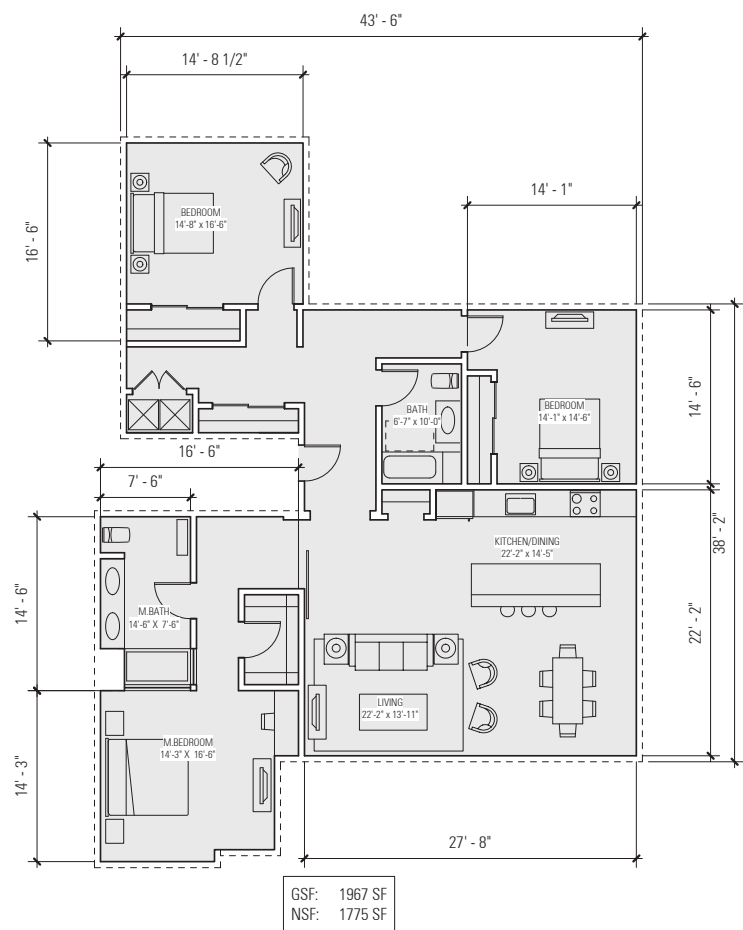


GSF: 1115 SF
 NSF: 998 SF

3
 19 1/8" = 1'-0"

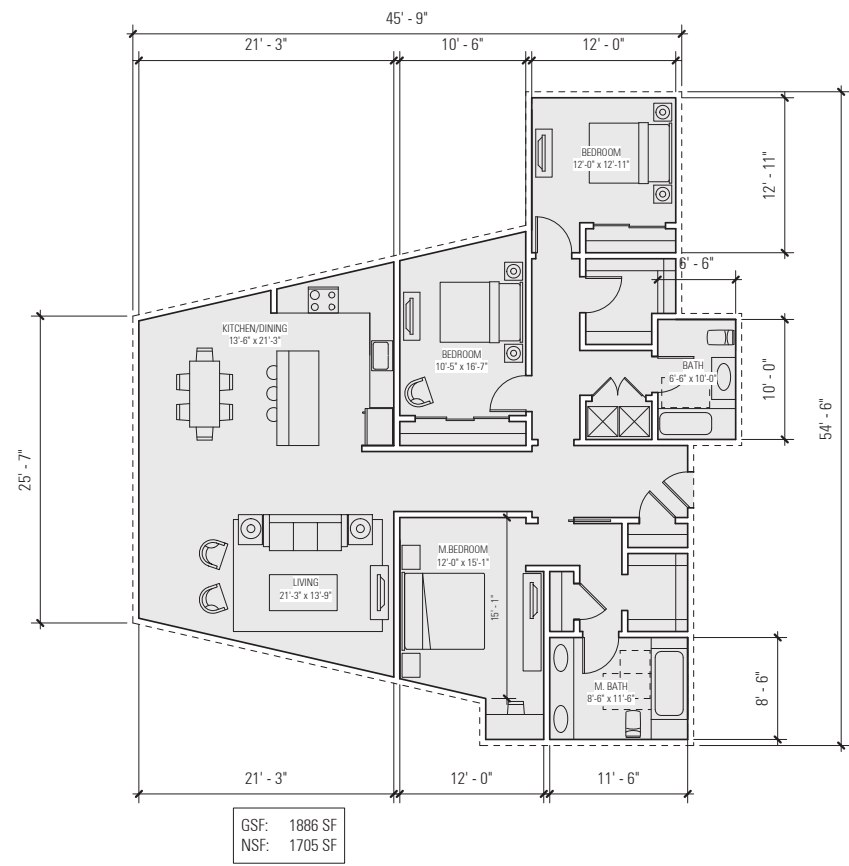
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UNIT PLANS



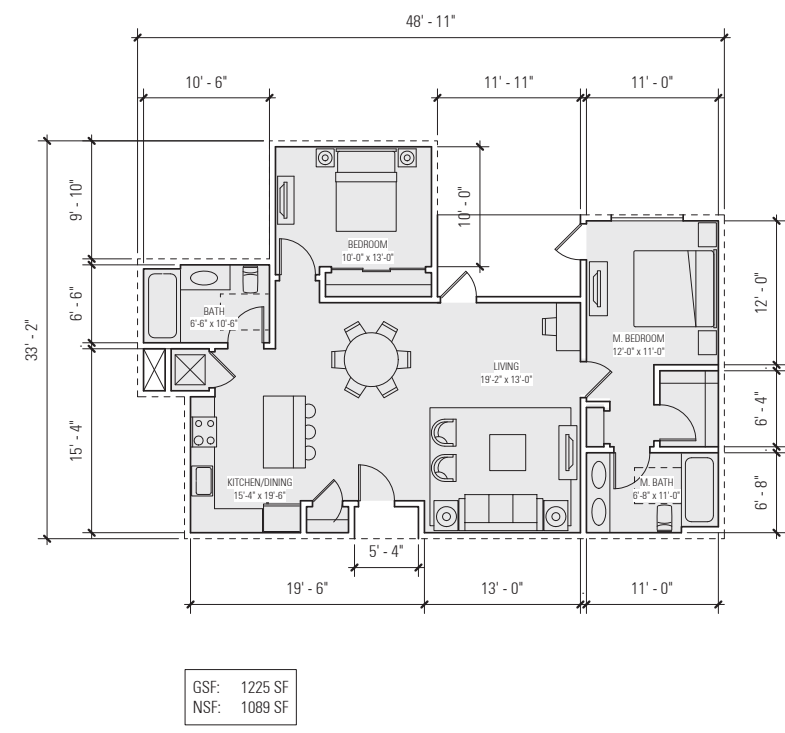
GSF: 1967 SF
 NSF: 1775 SF

3
 20 1/8" = 1'-0" **3 BED - SOUTHEAST**



GSF: 1886 SF
 NSF: 1705 SF

2
 20 1/8" = 1'-0" **3 BED - SOUTHWEST**



GSF: 1225 SF
 NSF: 1089 SF

1
 20 1/8" = 1'-0" **2 BED - CORNER OPT.**

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UNIT PLANS

