

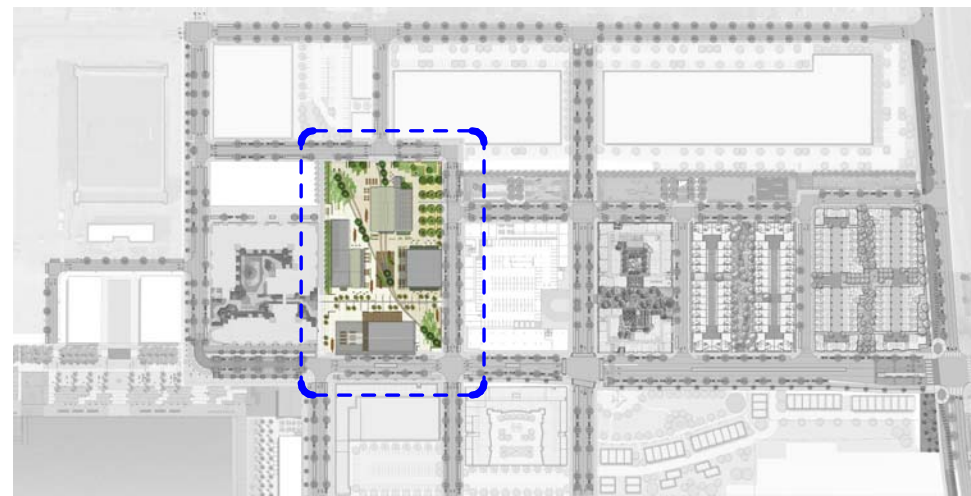
ALAMEDA POINT - SITE A
BLOCK 10 + URBAN PARK
PLANNING BOARD
APRIL 11, 2016
DRAFT





PLANNING BOARD SUBMITTAL - DRAFT APRIL 11, 2016

VICINITY MAP



ZONING & OPEN SPACE

ZONING DATA:	SITE AREA CALCULATIONS:
ALAMEDA POINT DEVELOPMENT PLAN	GROSS SITE AREA: 4.12 ACRES TOTAL OPEN SPACE AREA: 3.05 ACRES

PROJECT TEAM

OWNER: ALAMEDA POINT PARTNERS 39 FORREST STREET, SUITE 201 MILL VALLEY, CA 94941 T: (415) 381-3001 CONTACT: BRUCE DORFMAN EMAIL: BD@THOMPSONDORFMAN.COM	OWNER: MADISON MARQUETTE 909 MONTGOMERY STREET, SUITE 200 SAN FRANCISCO, CA 94133 T: (415) 277-6800 CONTACT: PAM WHITE EMAIL: PAM.WHITE@MADISONMARQUETTE.COM	ARCHITECT: BCV ARCHITECTS 1527 STOCKTON STREET SAN FRANCISCO, CA 94133 T: (415) 396-6538 CONTACT: DENNIS O'KELLY EMAIL: OKELLY@BCVARCH.COM	LANDSCAPE ARCHITECT: APRIL PHILIPS DESIGN WORKS 1530 FIFTH AVENUE, STE A SAN RAFAEL, CA 94901 T: (415) 457-2774 CONTACT: APRIL PHILIPS EMAIL: APHILIPS@APDW.COM
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BUILDING INFO

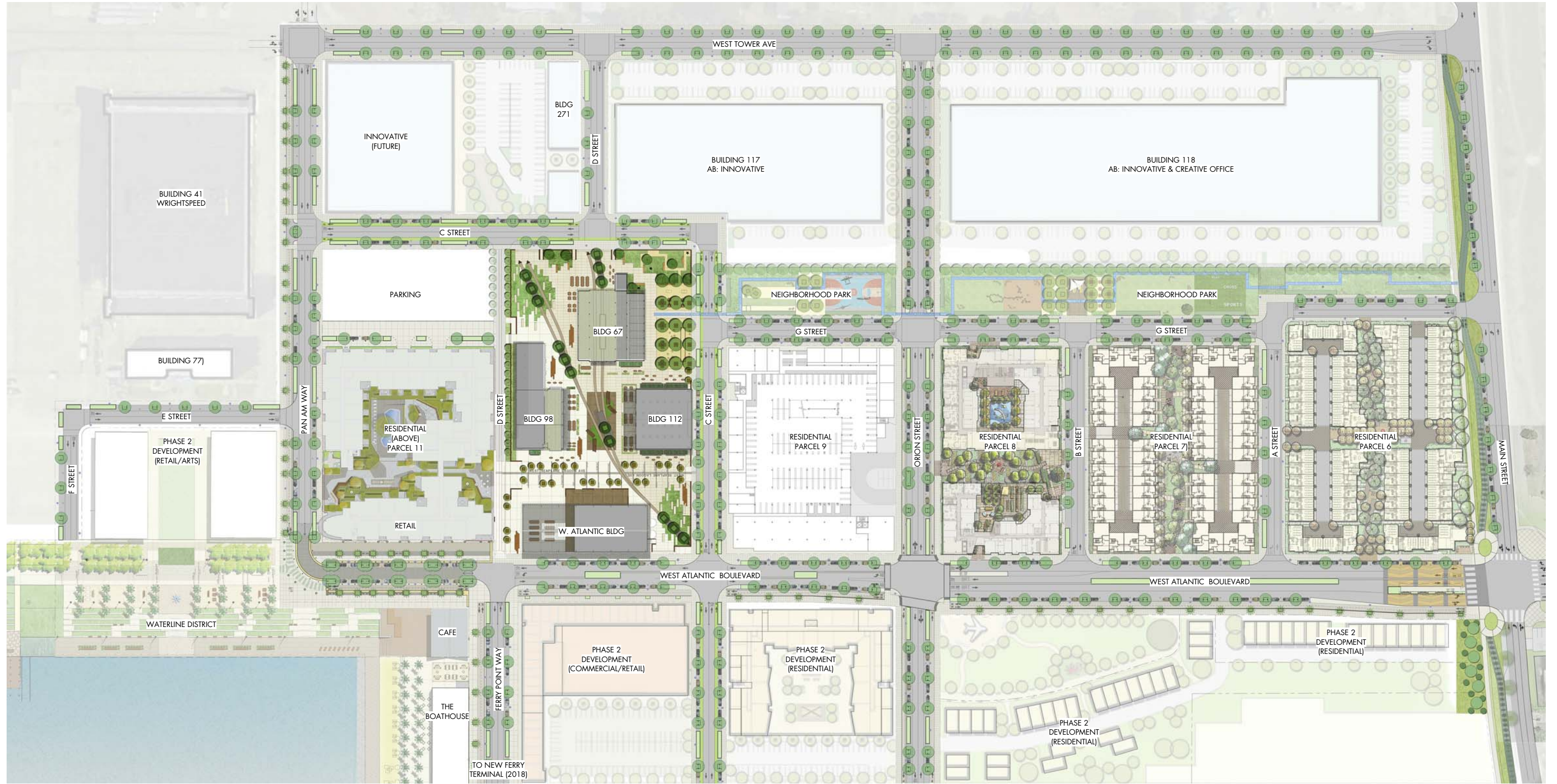
DRAWING INDEX

G000 COVER PAGE	A401 BUILDING 112 - FLOOR PLANS
G001 PROJECT INFORMATION	A402 BUILDING 112 - ELEVATIONS
G002 SITE A - DISTRICT PLAN	A403 BUILDING 112 - ELEVATIONS
G003 SITE CONCEPTS - URBAN/INDUSTRIAL LANDSCAPE	A404 BUILDING 112 - PERSPECTIVES
G004 PRESERVING WEST SEAPLANE LAGOON AVE	A500 BUILDING 67
G005 GROUNDPLANE AS CHARACTER OF PLACE	A501 BUILDING 67 - FLOOR PLANS
A000 BLOCK 10 SITE	A502 BUILDING 67 - ELEVATIONS
A001 SITE PLAN	A503 BUILDING 67 - ELEVATIONS
A002 SITE AERIAL PERSPECTIVES	A504 BUILDING 67 - PERSPECTIVES
A003 STREET ELEVATIONS	A601 FIRE ACCESS PLAN
A004 STREET ELEVATIONS	C000 PRELIMINARY STORMWATER MANAGEMENT PLAN
A005 SITE SECTIONS	C001 PRELIMINARY GRADING PLAN
A006 SITE SECTIONS	
A007 SITE PERSPECTIVES	
A200 WEST ATLANTIC BUILDING	
A201 WEST ATLANTIC BLDG - GROUND FLOOR PLAN	
A203 WEST ATLANTIC BLDG - ELEVATIONS	
A204 WEST ATLANTIC BLDG - ELEVATIONS	
A205 WEST ATLANTIC BLDG - SECTIONS	
A206 WEST ATLANTIC BLDG - PERSPECTIVES	
A300 BUILDING 98	
A301 BUILDING 98 - FLOOR PLANS	
A302 BUILDING 98 - ELEVATIONS	
A303 BUILDING 98 - ELEVATIONS	
A304 BUILDING 98 - PERSPECTIVES	
A400 BUILDING 112	

ALAMEDA POINT BLOCK 10

PROJECT INFORMATION





ALAMEDA POINT BLOCK 10

SITE A - DISTRICT PLAN



(E) GROUND PLANE



PRE-FAB FRAME



(E) STRUCTURE BUILDING 112



BOUDIN BAKERY



(E) BUILDING 67



(E) BUILDING 67



(E) BUILDING 112



HIGH LINE



HIGH LINE



(E) BUILDING 67



FACTORY PRECEDENT

ALAMEDA POINT BLOCK 10

SITE CONCEPTS - URBAN/INDUSTRIAL LANDSCAPE





ALAMEDA POINT BLOCK 10

PRESERVING WEST SEAPLANE LAGOON AVE





(E) BLOCK 10 BUILDINGS



(E) BUILDINGS 98 & 67



(E) BUILDING 98



(E) BUILDING 112 & TRAIN TRACKS



(E) BUILDING 112



(E) BUILDING 98



(E) BUILDING 67 INTERIOR



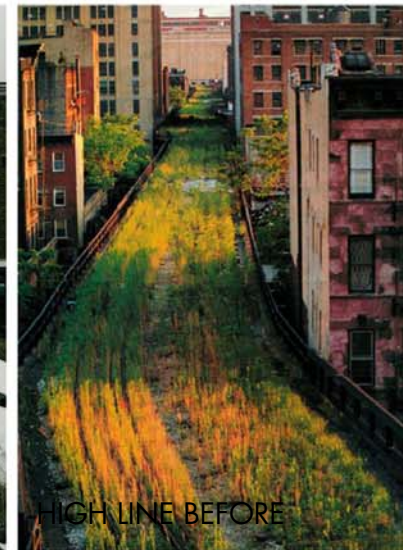
HIGH LINE AFTER



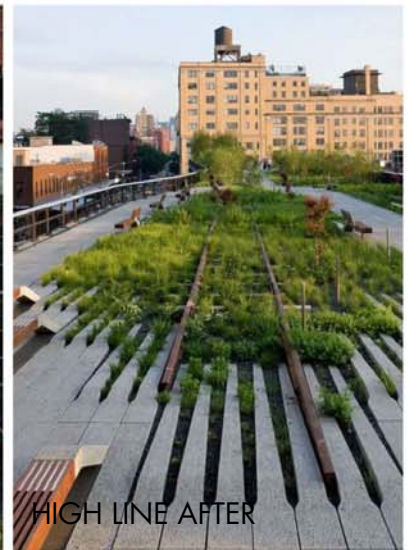
HIGH LINE BEFORE



HIGH LINE BEFORE



HIGH LINE BEFORE



HIGH LINE AFTER



HIGH LINE BEFORE



HIGH LINE AFTER

ALAMEDA POINT BLOCK 10

GROUNDPLANE AS CHARACTER OF PLACE





ALAMEDA POINT BLOCK 10

BLOCK 10 SITE



15060

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A000



ALAMEDA POINT BLOCK 10

SITE PLAN



2 SITE - AERIAL NE1
3" = 1'-0"

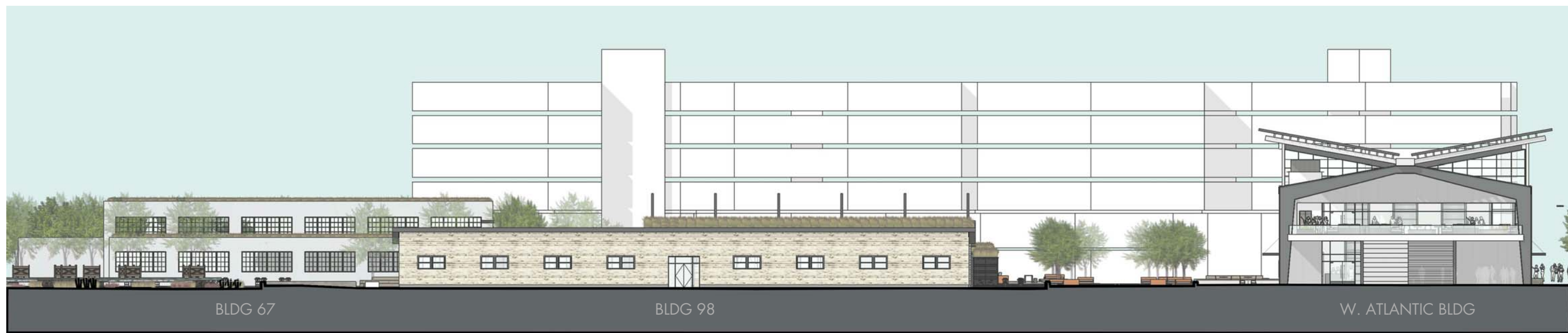


1 SITE - AERIAL SW1
3" = 1'-0"

ALAMEDA POINT BLOCK 10

SITE AERIAL PERSPECTIVES





2 SITE - ELEVATION WEST
1/16" = 1'-0"



1 SITE - ELEVATION EAST
1/16" = 1'-0"

ALAMEDA POINT BLOCK 10

STREET ELEVATIONS



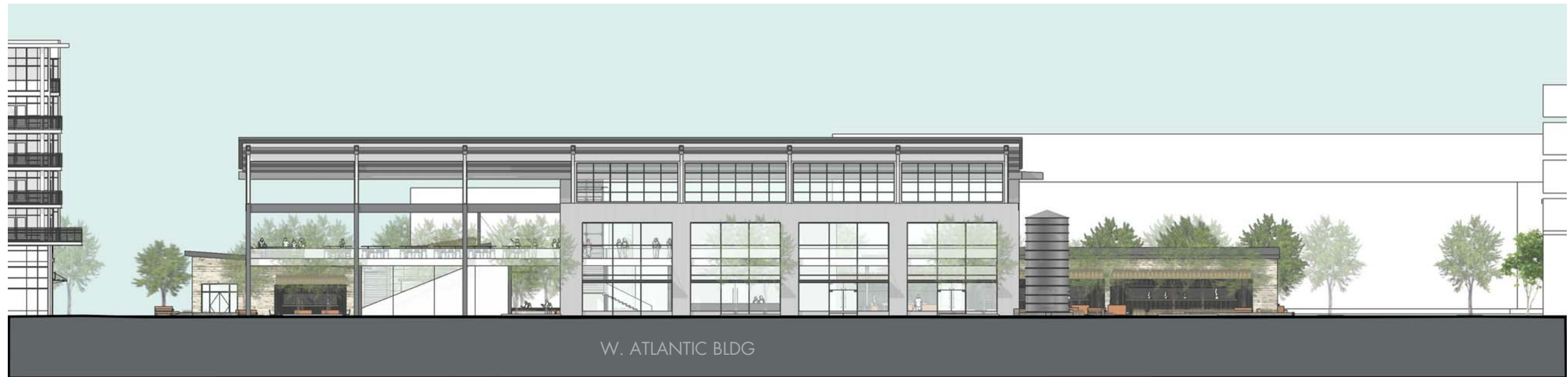
15060

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A003



2 SITE - ELEVATION NORTH
1/16" = 1'-0"

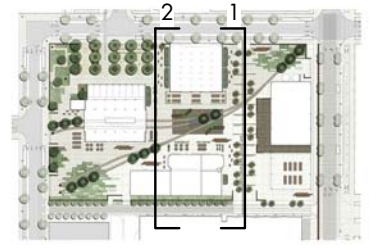


1 SITE - ELEVATION SOUTH
1/16" = 1'-0"

ALAMEDA POINT BLOCK 10

STREET ELEVATIONS





2 SITE - SECTION SOUTH
1/16" = 1'-0"



1 SITE - SECTION NORTH
1/16" = 1'-0"

ALAMEDA POINT BLOCK 10

SITE SECTIONS



2 SITE - SECTION EAST
1/16" = 1'-0"



1 SITE - SECTION WEST
1/16" = 1'-0"

ALAMEDA POINT BLOCK 10

SITE SECTIONS



ALAMEDA POINT BLOCK 10

SITE PERSPECTIVES





ALAMEDA POINT BLOCK 10

WEST ATLANTIC BUILDING





PRE-ENGINEERED METAL FRAME BUILDING

BUILDING SYSTEMS CAN BE LARGELY FABRICATED OFF SITE TO GREATLY INCREASE THE COST AND TIME ASSOCIATED WITH ON SITE CONSTRUCTION.

- BUILDING SYSTEMS:
- INSULATED METAL PANEL CLADDING W/ SANDING SEAM CONNECTIONS
 - ROOF PURLINS
 - WALL GIRTS
 - RIGID METAL FRAME
 - SECOND FLOOR FRAMING W/ OPEN WEB STEEL JOISTS, WF COLUMNS AND CONCRETE ON METAL DECK FLOORING
 - STOREFRONT AND CURTAIN WALL GLAZING
 - STEEL ROLL-UP DOORS
 - PV SOLAR PANELS ON ROOF
 - SKYLIGHTS
 - RECYCLED MATERIALS

1 W. ATLANTIC BLDG - GROUND FLOOR
1/16" = 1'-0"

ALAMEDA POINT BLOCK 10

WEST ATLANTIC BLDG - GROUND FLOOR PLAN



1 W. ATLANTIC BLDG - 2ND FLOOR
1/16" = 1'-0"

ALAMEDA POINT BLOCK 10

WEST ATLANTIC BLDG - 2ND FLOOR PLAN





1 APPEZZATO ELEVATION - EAST
3/32" = 1'-0"



2 APPEZZATO ELEVATION - NORTH
3/32" = 1'-0"

ALAMEDA POINT BLOCK 10

WEST ATLANTIC BLDG - ELEVATIONS





1 APPEZZATO ELEVATION - WEST
3/32" = 1'-0"



2 APPEZZATO ELEVATION - SOUTH
3/32" = 1'-0"

ALAMEDA POINT BLOCK 10

WEST ATLANTIC BLDG - ELEVATIONS

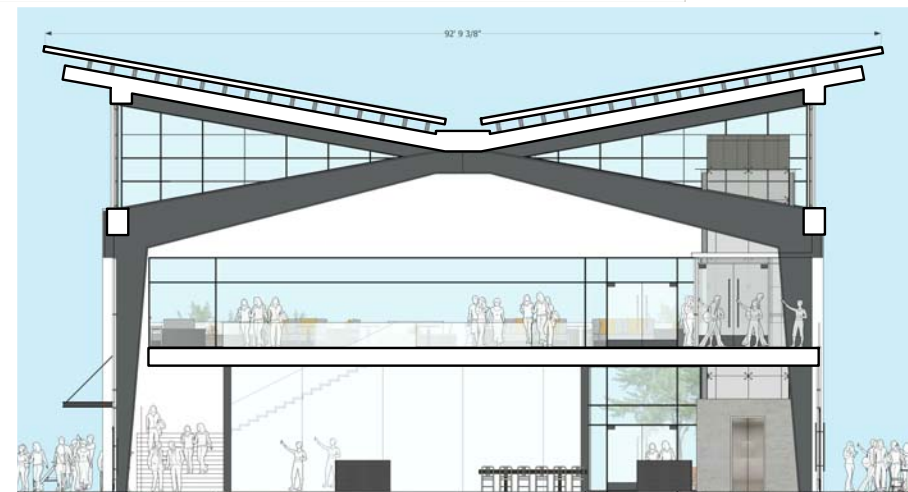




3 APPEZZATO SECTION 3
3/32" = 1'-0"



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



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

ALAMEDA POINT BLOCK 10

WEST ATLANTIC BLDG - SECTIONS



ALAMEDA POINT BLOCK 10

WEST ATLANTIC BLDG - PERSPECTIVES



ALAMEDA POINT BLOCK 10

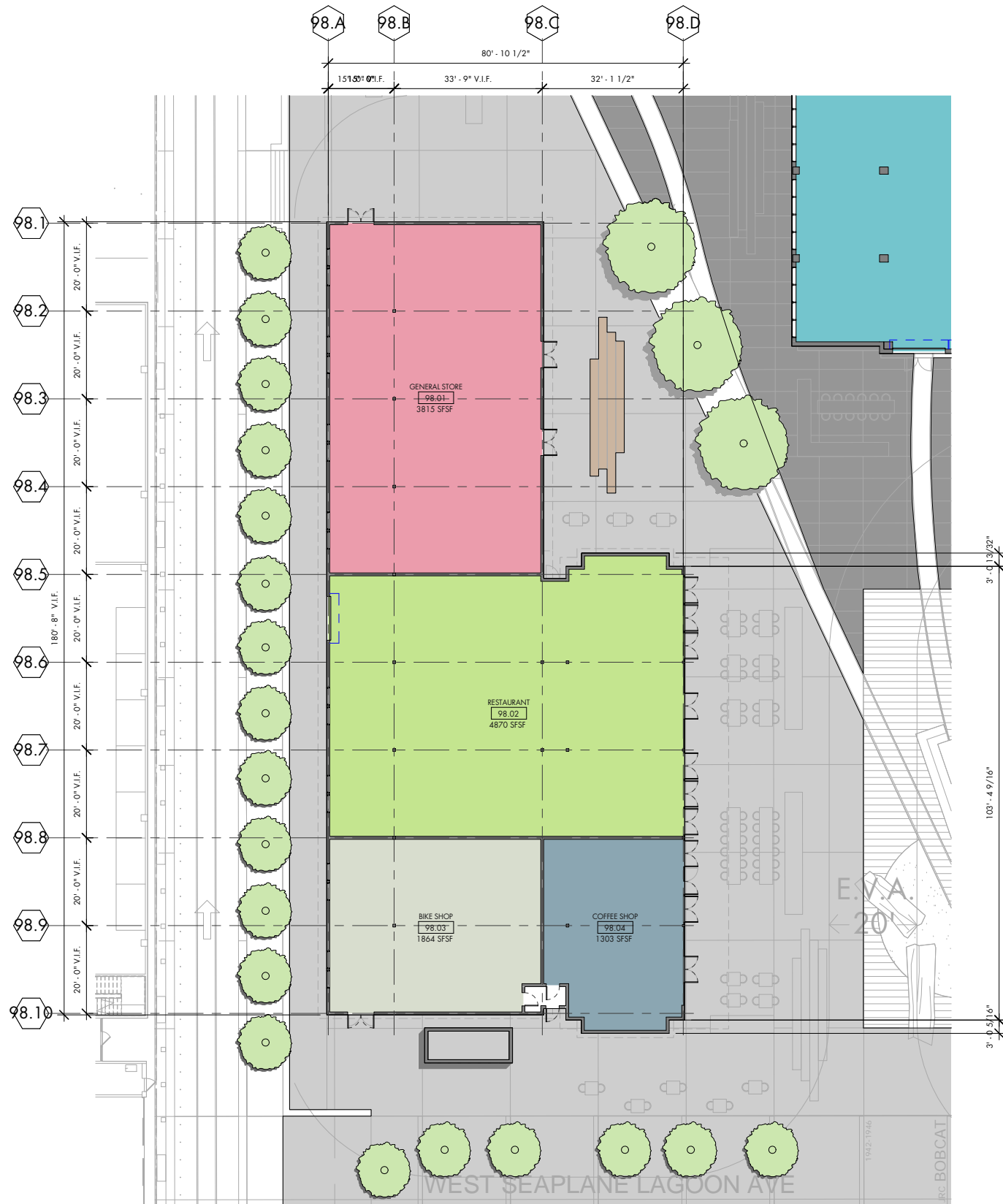
BUILDING 98



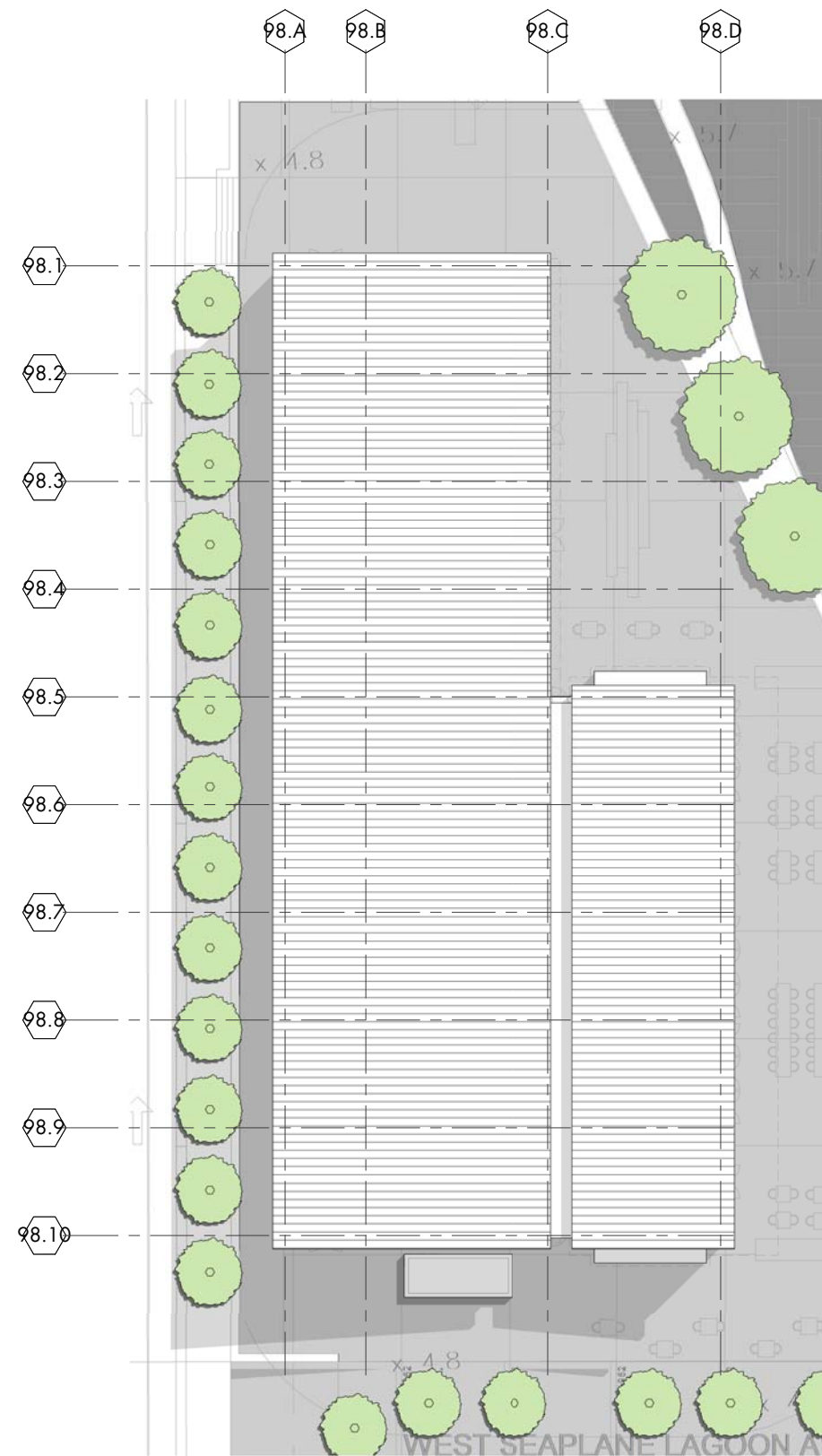
15060

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A300



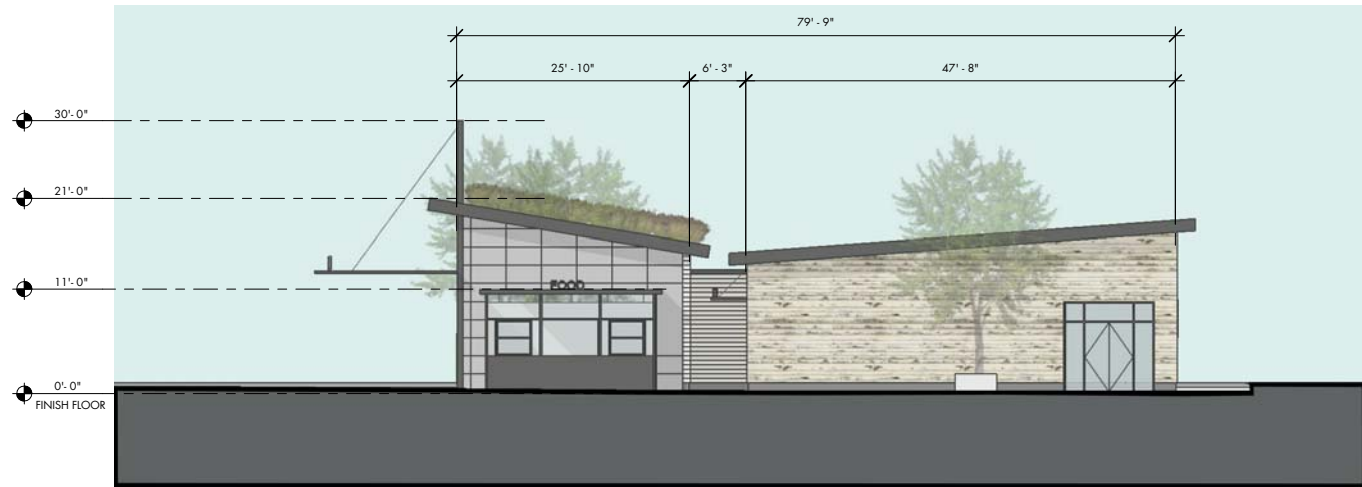
1 BUILDING 98 - GROUND FLOOR
1/16" = 1'-0"



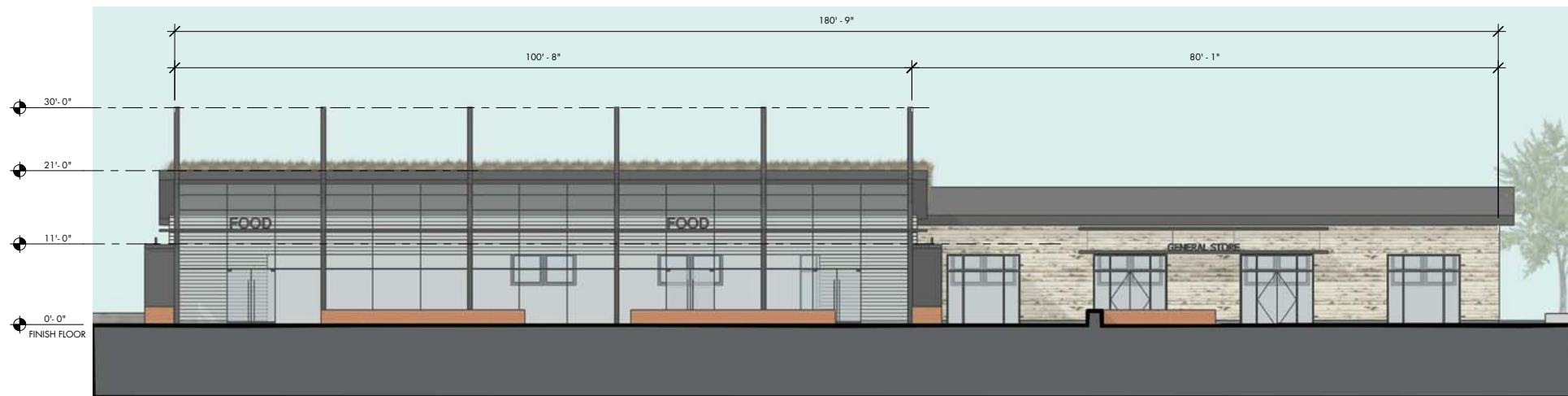
2 BUILDING 98 - ROOF PLAN
1/16" = 1'-0"

ALAMEDA POINT BLOCK 10

BUILDING 98 - FLOOR PLANS



2 BUILDING 98 ELEVATION - NORTH
3/32" = 1'-0"

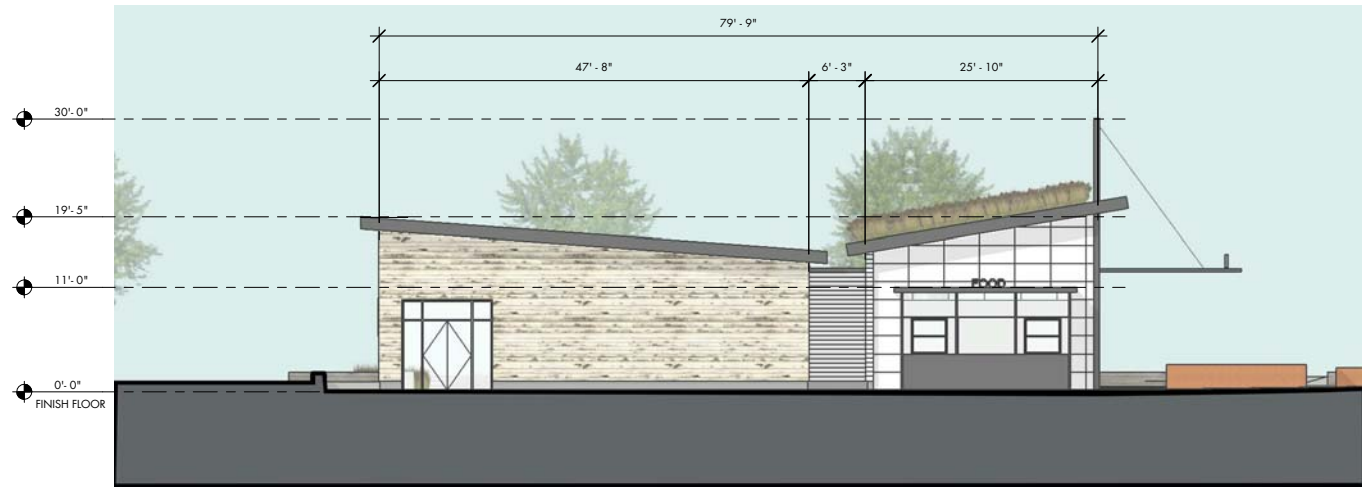


1 BUILDING 98 ELEVATION - EAST
3/32" = 1'-0"

ALAMEDA POINT BLOCK 10

BUILDING 98 - ELEVATIONS





2 BUILDING 98 ELEVATION - SOUTH
3/32" = 1'-0"



1 BUILDING 98 ELEVATION - WEST
3/32" = 1'-0"

ALAMEDA POINT BLOCK 10

BUILDING 98 - ELEVATIONS





ALAMEDA POINT BLOCK 10

BUILDING 98 - PERSPECTIVES





ALAMEDA POINT BLOCK 10

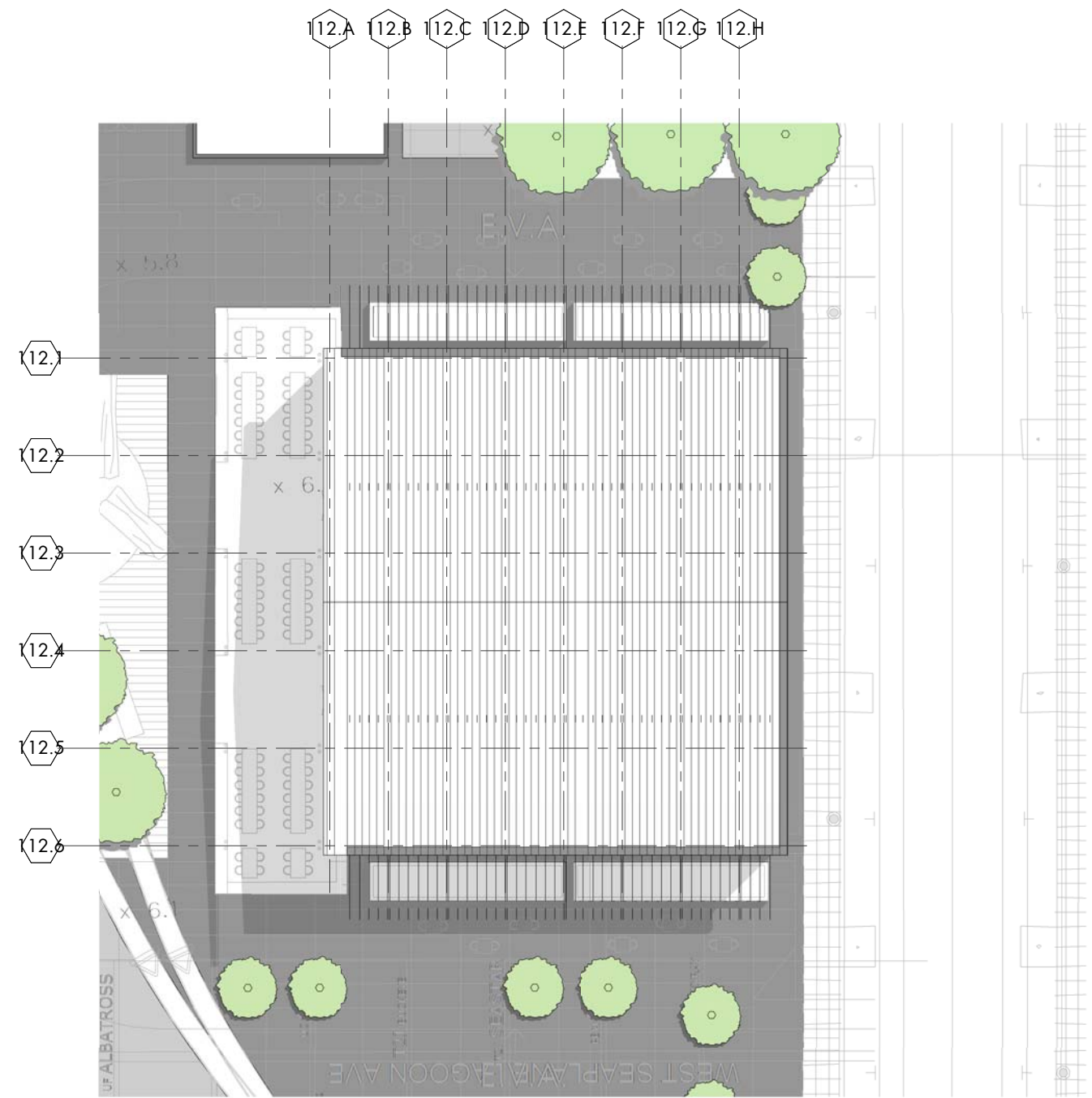
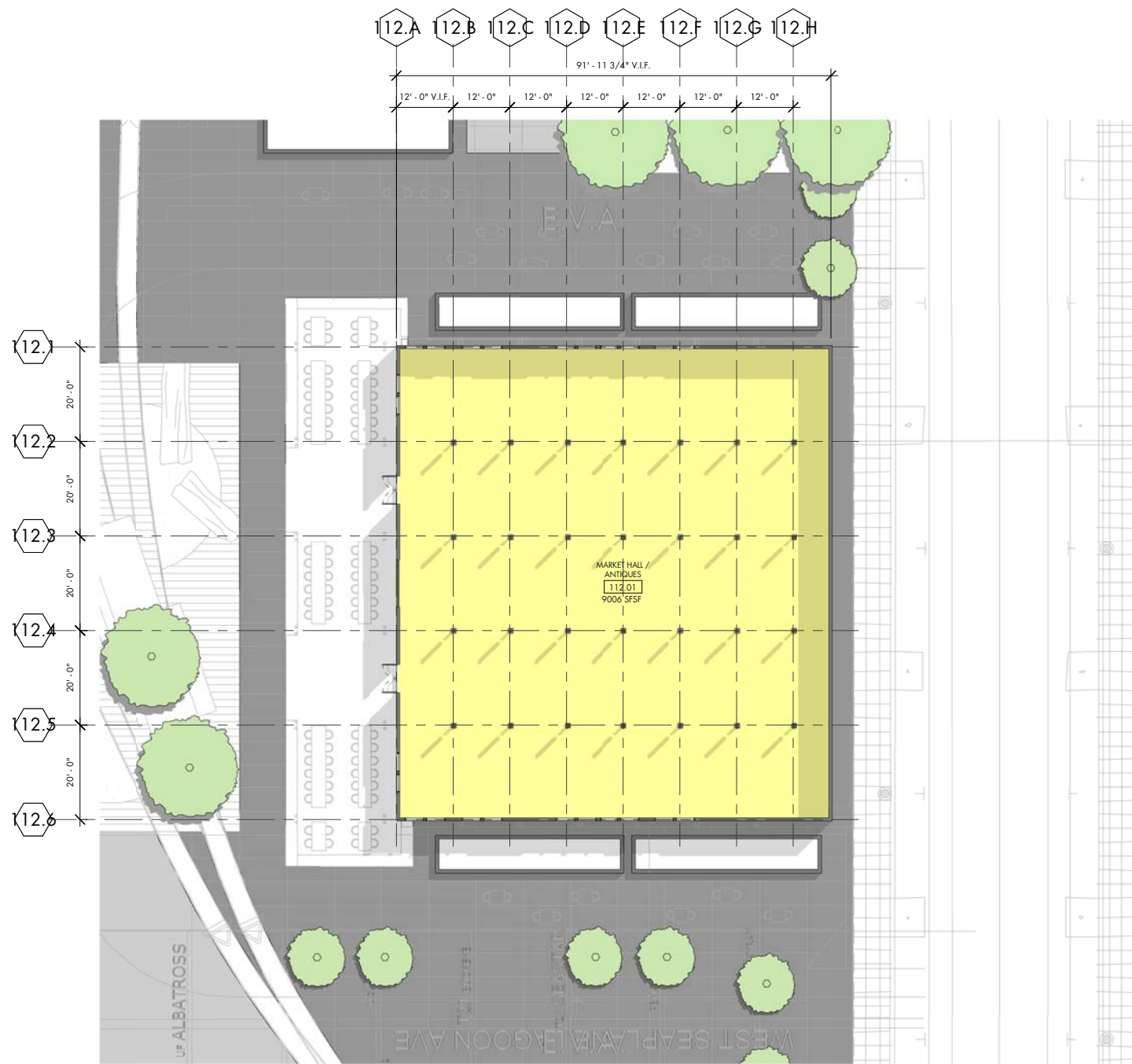
BUILDING 112



15060

03/10/16

A400

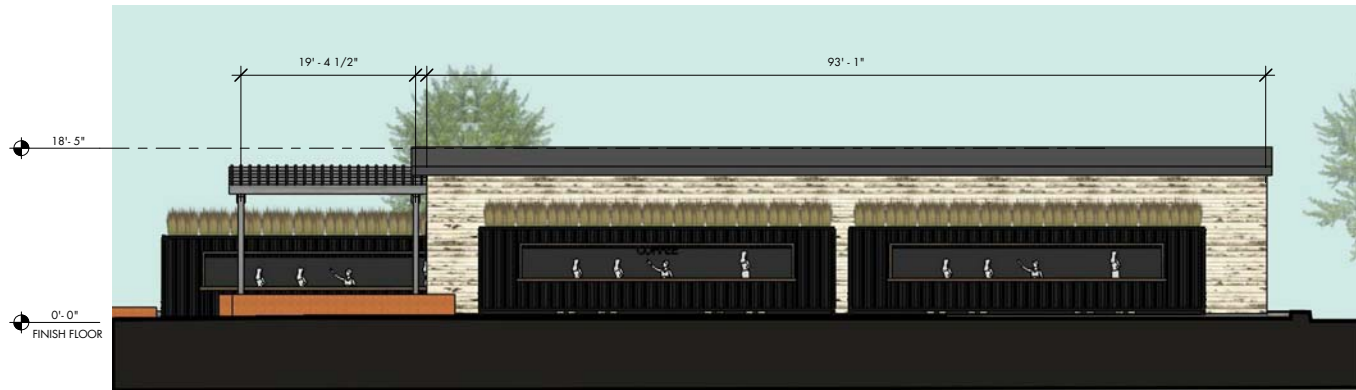


1 BUILDING 112 - GROUND FLOOR
1/16" = 1'-0"

2 BUILDING 112 - ROOF PLAN
1/16" = 1'-0"

ALAMEDA POINT BLOCK 10

BUILDING 112 - FLOOR PLANS



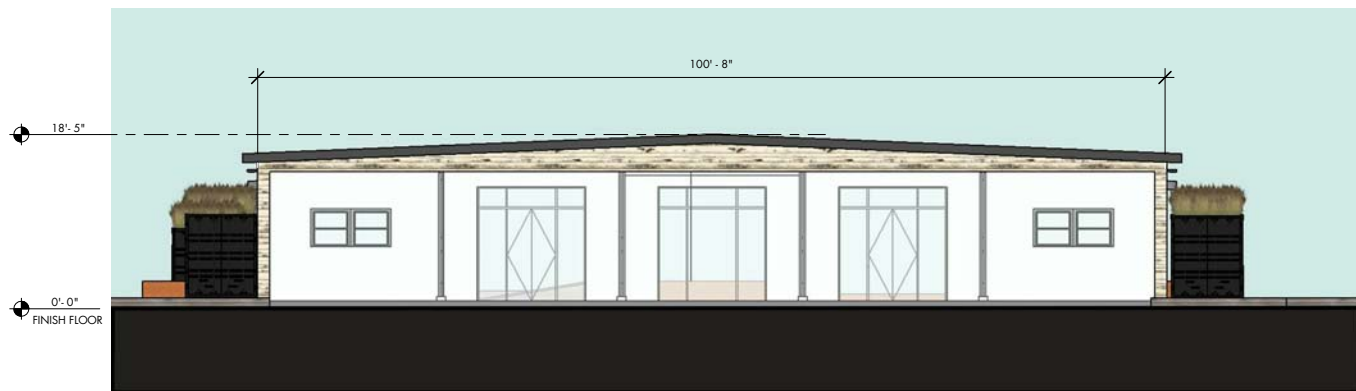
2 BUILDING 112 ELEVATION - SOUTH
3/32" = 1'-0"



1 BUILDING 112 ELEVATION - WEST
3/32" = 1'-0"



2 BUILDING 112 ELEVATION - NORTH
3/32" = 1'-0"



1 BUILDING 112 ELEVATION - EAST
3/32" = 1'-0"



ALAMEDA POINT BLOCK 10

BUILDING 112 - PERSPECTIVES



ALAMEDA POINT BLOCK 10

BUILDING 67



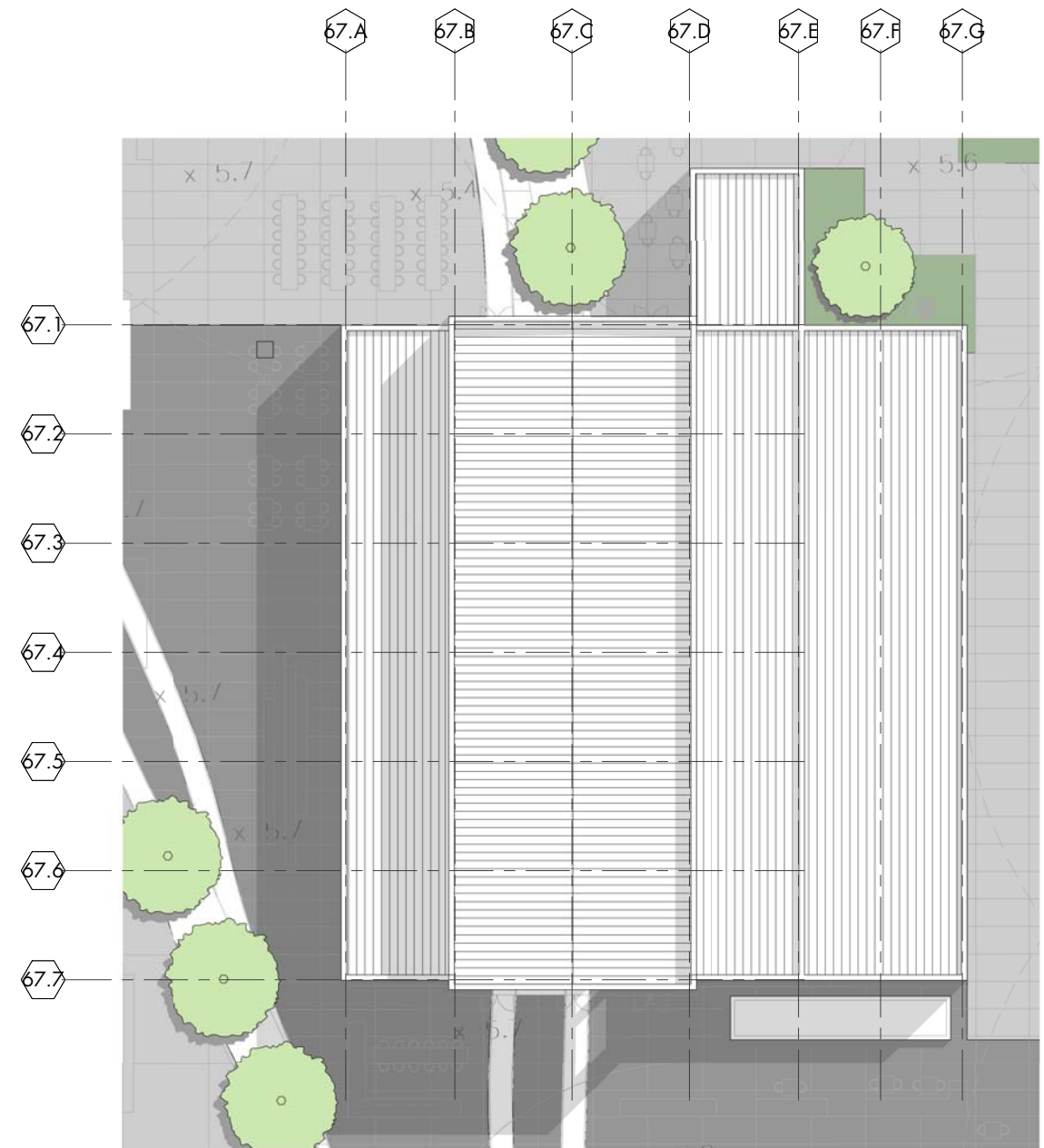
15060

03/10/16

A500



1 BUILDING 67 - GROUND FLOOR
1/16" = 1'-0"



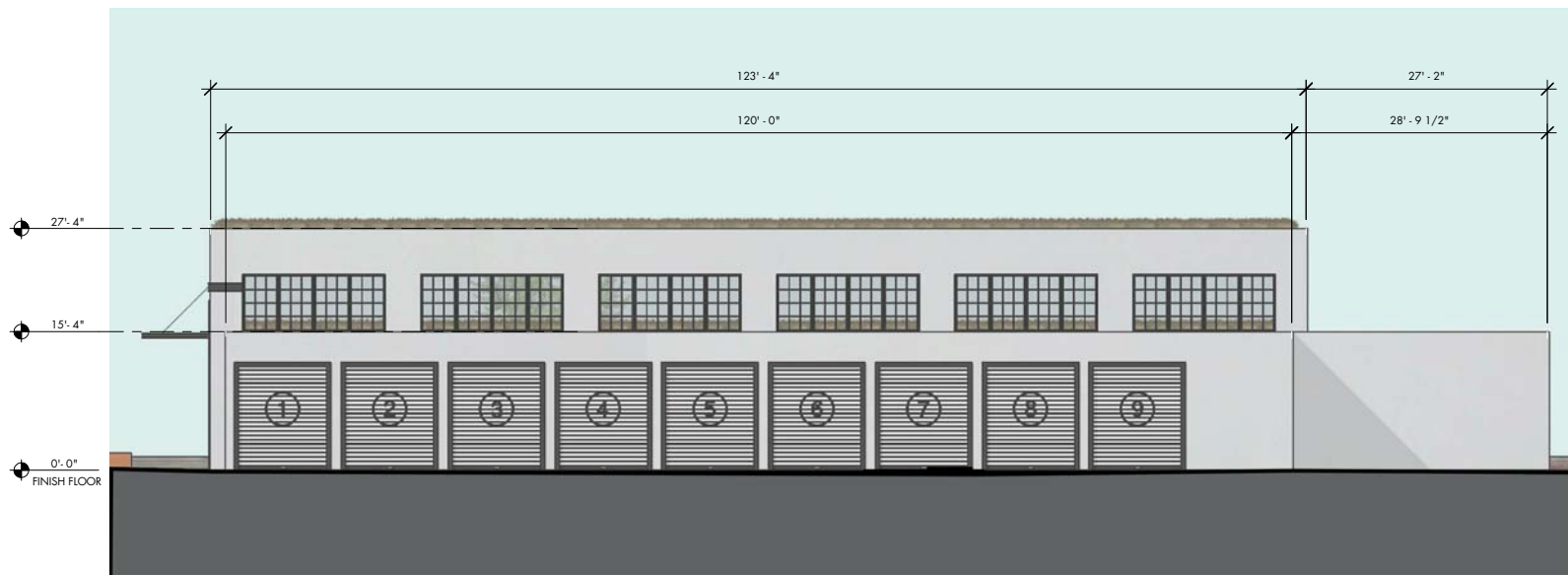
2 BUILDING 67 - ROOF PLAN
1/16" = 1'-0"

ALAMEDA POINT BLOCK 10

BUILDING 67 - FLOOR PLANS



2 BUILDING 67 ELEVATION - NORTH
3/32" = 1'-0"



1 BUILDING 67 ELEVATION - EAST
3/32" = 1'-0"

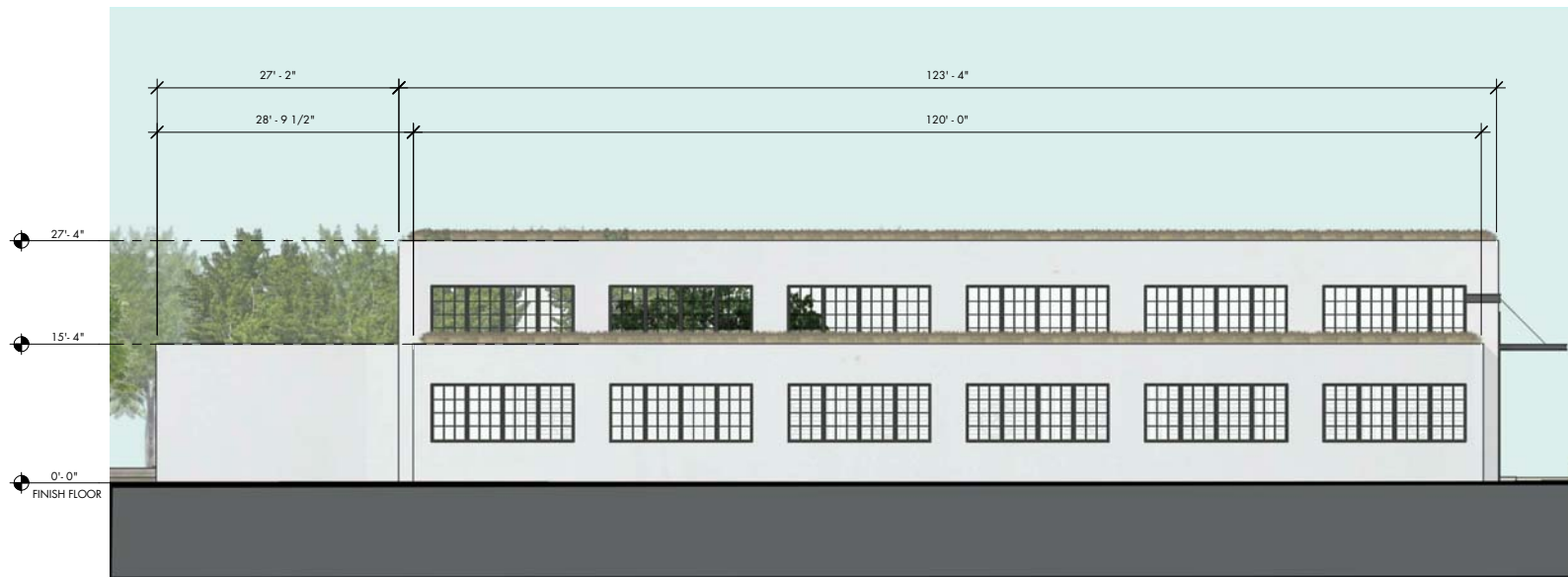
ALAMEDA POINT BLOCK 10

BUILDING 67 - ELEVATIONS





2 BUILDING 67 ELEVATION - SOUTH
3/32" = 1'-0"



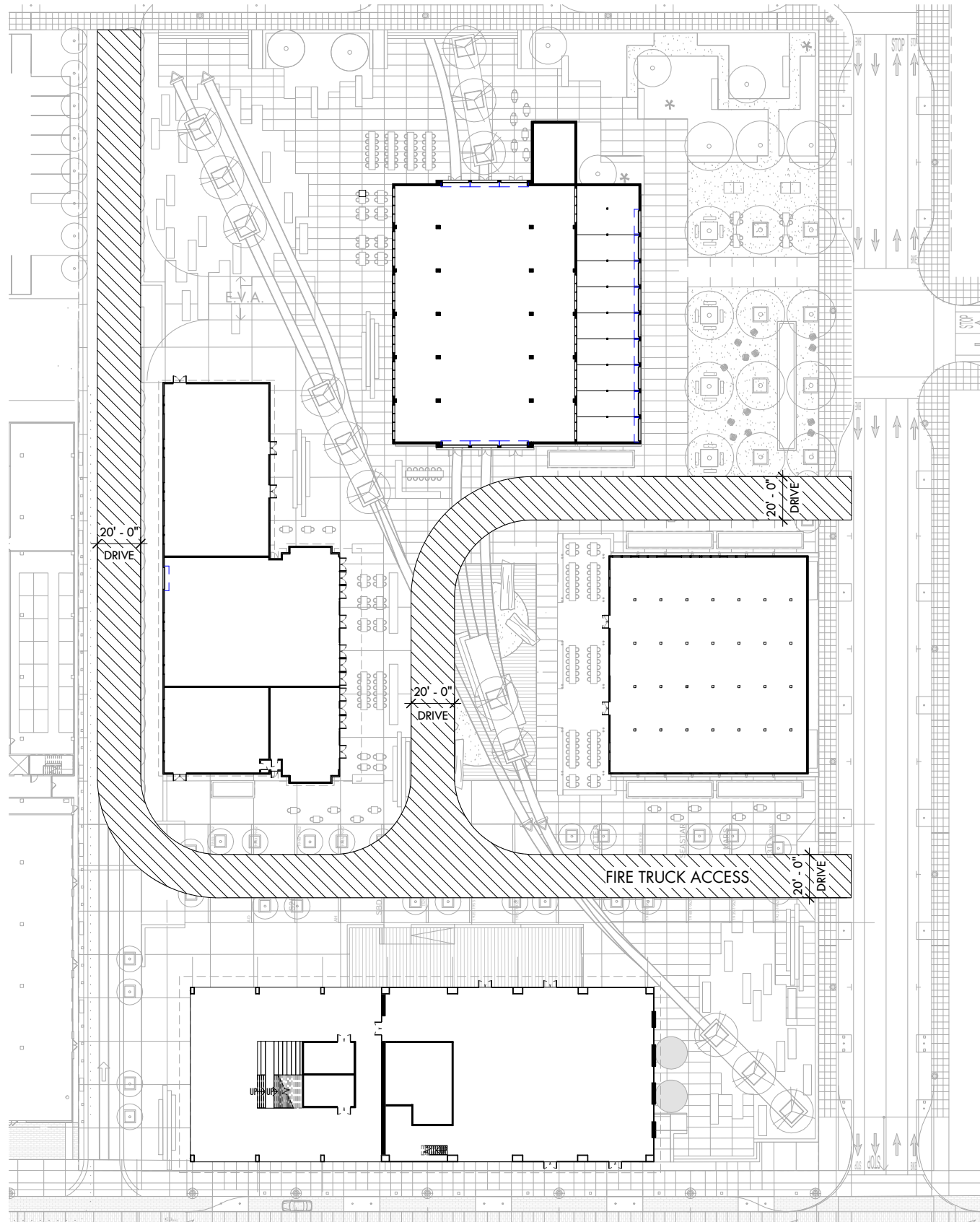
1 BUILDING 67 ELEVATION - WEST
3/32" = 1'-0"



ALAMEDA POINT BLOCK 10

BUILDING 67 - PERSPECTIVES





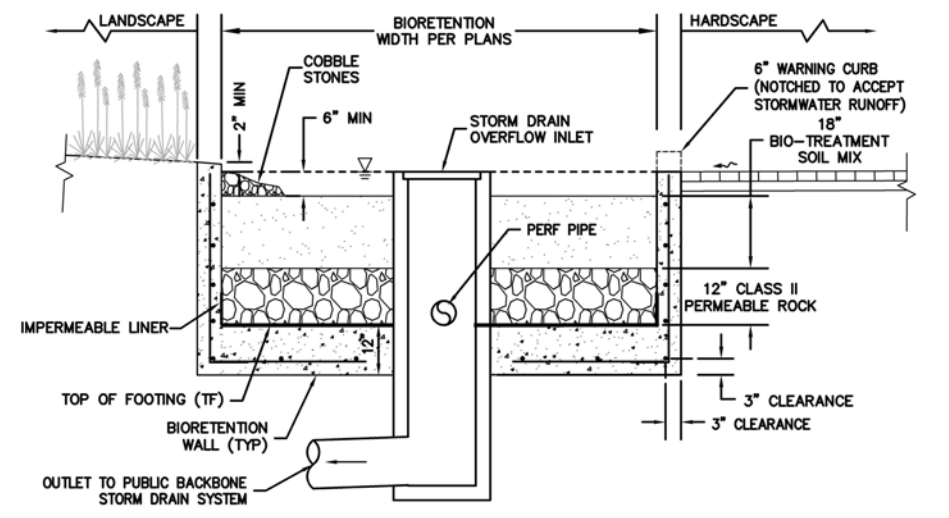
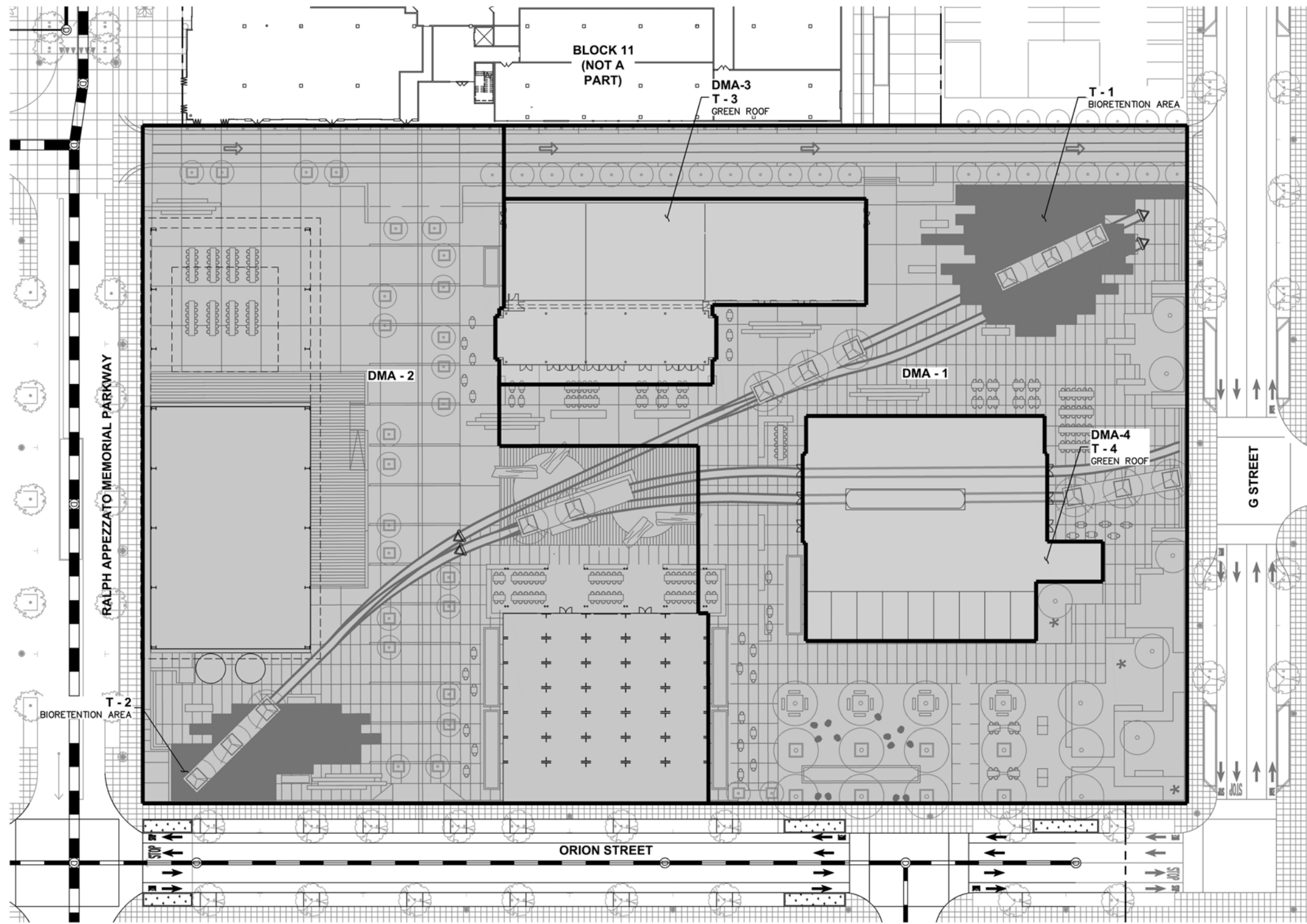
1 FIRE ACCESS PLAN
 1/32" = 1'-0"

ALAMEDA POINT BLOCK 10

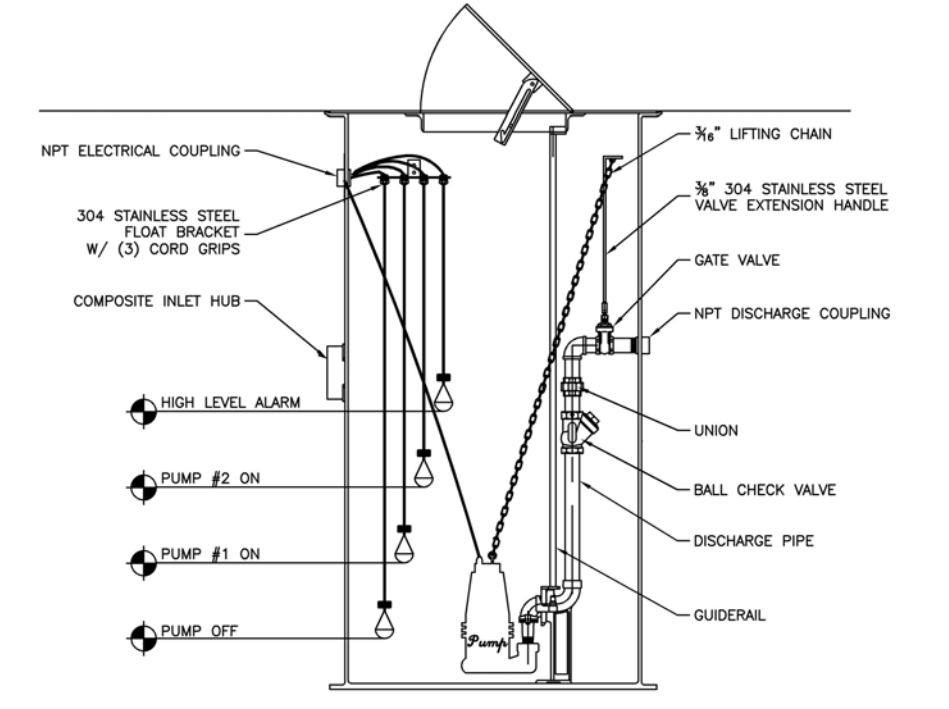
FIRE ACCESS PLAN



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1 BIORETENTION AREA (ONSITE, STRUCTURED)
NTS



2 TREATMENT LIFT STATION
NTS

NOTE
1. TRASH CAPTURE AND COMPLIANCE WITH C.10 WILL BE PART OF THE ALAMEDA POINT SITE A STORMWATER OUTFALL IMPROVEMENTS.

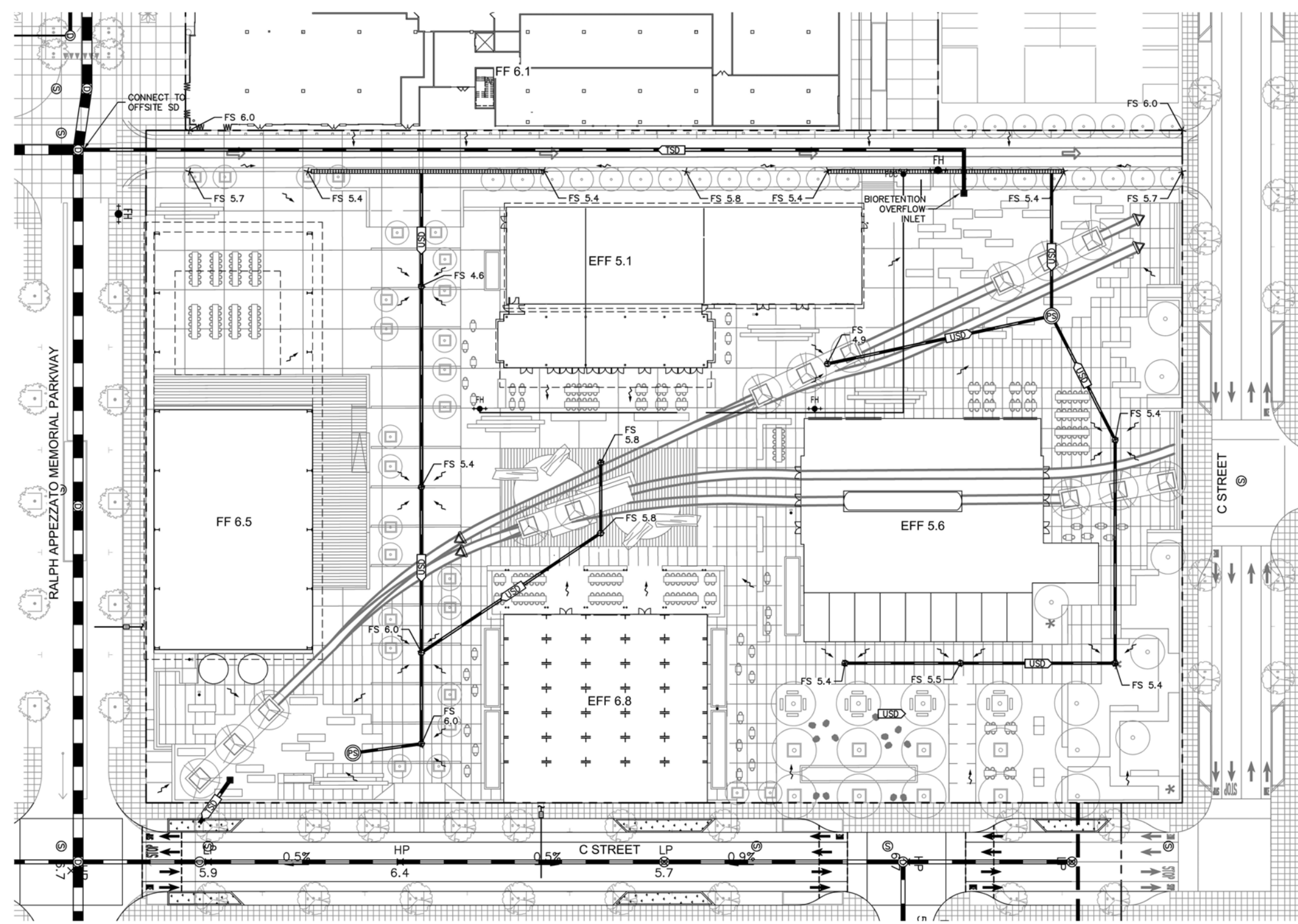
ABBREVIATIONS

BIO	BIORETENTION AREA
DMA	DRAINAGE MANAGEMENT AREA
FTP	FLOW-THROUGH PLANTER
O	AREA TO BE TREATED BY OFFSITE BIORETENTION
SF	SQUARE FEET
ST	SELF-TREATMENT
T	TREATMENT AREA
TYP	TYPICAL

ALAMEDA POINT BLOCK 10

PRELIMINARY STORMWATER MANAGEMENT PLAN





ABBREVIATIONS

EX	EXISTING
EFF	EXISTING FINISHED FLOOR
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
TSD	TREATED STORM DRAIN
USD	UNTREATED STORM DRAIN

NOTES

1. STORM DRAIN PUMP STATION WILL BE DESIGNED TO LIFT THE TREATMENT FLOW RATE OF UNTREATED STORMWATER INTO BIORETENTION BASIN.

LEGEND

●	STORM DRAIN AREA DRAIN
■	STORM DRAIN OVERFLOW INLET
⊙	STORM DRAIN PUMP STATION
—	STORM DRAIN PIPING
▬▬▬	CHANNEL DRAIN

ALAMEDA POINT BLOCK 10

PRELIMINARY GRADING PLAN

