ALAMEDA LANDING - LOT #108
403 WILLIE STARGELL AVENUE, ALAMEDA, CA 94501

DEVELOPER

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CMun@rcdev.org

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CIVIL ENGINEER

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738 Alfred Nobel Drive Hercules, CA 94547
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LANDSCAPE ARCHITECT

VAN DORN ABED LANDSCAPE ARCHITECTS INC.
81 14th Street San Francisco, CA 94103
Phone: 415 864-1921 Fax: 415 864-4796
CONTACT: SHARI VAN DORN
shari@valainc.com

VIEW FACING NORTHEAST AT BETTE AND STARGELL

DRAWING INDEX

PROJECT DATA

SITE AREA (MAIN PARCEL): 40,970 S.F. / .94 ACRES
DENSITY: 34 UNITS / ACRE (BASED ON MAIN PARCEL
SITE AREA (WEST PARCEL): 9,217 S.F. / .21 ACRES

LOT COVERAGE (MAIN PARCEL): 14,798 S.F. / 36%
F.A.R. (MAIN PARCEL): .9

SETBACKS:
FRONT - STARGELL: 15'
FRONT - "C" STREET: 7' (TRASH ENCLOSURE = 2')
REAR (PASEO) - 10'
REAR (ALLEY) - 10'

CONSTRUCTION TYPE: VA

BUILDING GROSS AREAS:

BUILDING #1: 3,438 S.F.
BUILDING #2A: 6,922 S.F.
BUILDING #2B: 6,922 S.F.
BUILDING #2C: 6,922 S.F.
BUILDING #3: 10,929 S.F.
BUILDING #4 (COMMUNITY BUILDING): 1,434 S.F.
TOTAL GROSS CONDITIONED AREA: 36,567 S.F.

UNIT MIX -- REFER TO DETAILED UNIT MATRIX:
1BR: 5
2BR: 16
3BR: 11
TOTAL UNITS: 32

COMMON OPEN SPACE:
10,094 S.F. (NOT COUNTING STARGELL 15' LANDSCAPE BUFFER)
OPEN SPACE / UNIT: 315 S.F.

PARKING:
REQUIRED AT .66 STALLS / BEDROOM: 46
+ 2 STAFF PARKING
+ 1 HC VISITOR PARKING
TOTAL REQUIRED PARKING: 49 STALLS

PROVIDED ON-SITE: 35 (1 STALL / UNIT + VISITOR + STAFF)
PROVIDED WEST LOT: 14

TOTAL VEHICLE PARKING PROVIDED: 49
NOTE: ALL STALLS ON MAIN PARCEL FULL SIZE: 18'X8.5' (90 DEGREE)
17 COMPACT STALLS (15'X7.5") ON WEST PARCEL (50% OR 25 ALLOWABLE)

BICYCLE PARKING: 25 LONG-TERM BIKE SPACES / 8 SHORT-TERM SPACES

UNIT MATRIX

UNIT TYPE		NET RENTABLE AREA		ACCESSIBLE	ADAPTABLE	NOT ACCESS.	TOTAL UNITS	% OF TOTAL
1A	ONE-BEDROOM / 1 BATH FLAT	585	S.F.	1	3	1	5	16%
2A	TWO-BEDROOM / 1 BATH FLAT	843	S.F.	1	6	0	7	22%
2B	TWO-BEDROOM / 1.5 BATH TOWNHOME	949	S.F.			7	7	22%
2C	TWO-BEDROOM / 1.5 BATH TOWNHOME	1,052	S.F.			2	2	6%
3A	THREE-BEDROOM / 1.5 BATH FLAT	1,021	S.F.	1		0	1	3%
3B	THREE-BEDROOM / 1.5 BATH TOWNHOME	1,165	S.F.			7	7	22%
3C	THREE-BEDROOM / 1.5 BATH TOWNHOME	1,134	S.F.			3	3	9%
TOTAL NET RENTABLE AREA AND UNITS		30,151	S.F.	3	9	20	32	UNITS

APPLICABLE CODES

UFAS: ACCESSIBLE UNITS
FAIR HOUSING GUIDELINES: COMMON AREAS AND VISITABLE/ADAPTABLE UNITS
2013 CBC, INCLUDING CHAPTER 11B FOR COMMON AREAS AND ACCESSIBLE UNITS
2013 CBC CHAPTER 11A FOR NON-ACCESSIBLE AND ADAPTABLE UNITS
2013 CA PLUMBING, ELECTRICAL, FIRE CODES
2013 CA ENERGY CODE
2013 GREEN BUILDING STANDARDS - RESIDENTIAL MANDATORY MEASURES
2010 ADA: TITLE III PUBLIC AREAS AND ACCESSIBLE UNITS

VICINITY MAP

PARCEL AX: .21 ACRES

LOT #108: .94 ACRES

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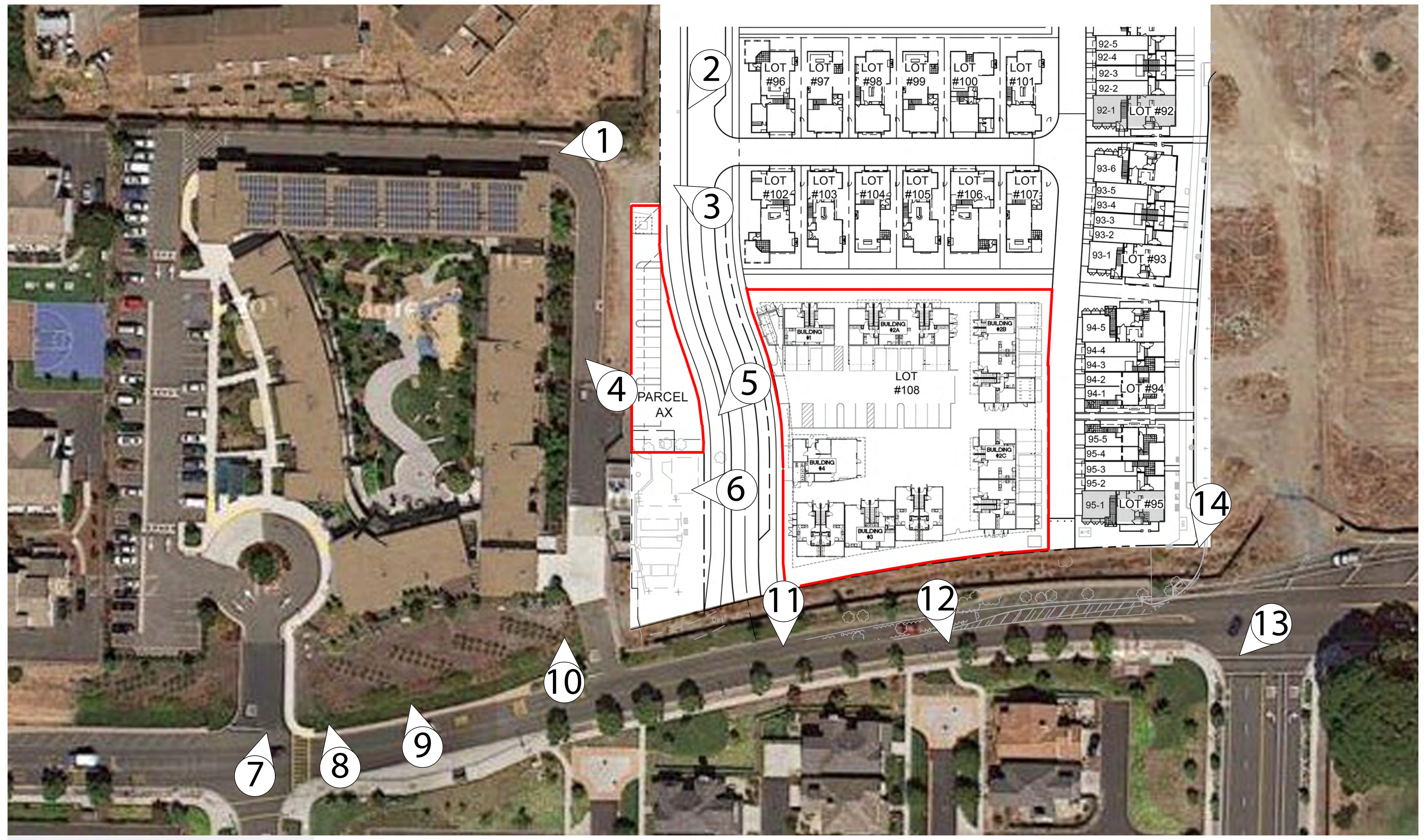

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HKIT ARCHITECTS

SITE PHOTOS

July 15, 2014

ALAMEDA LANDING - LOT 108
RCD / HACA

G1.0

HKIT ARCHITECTS

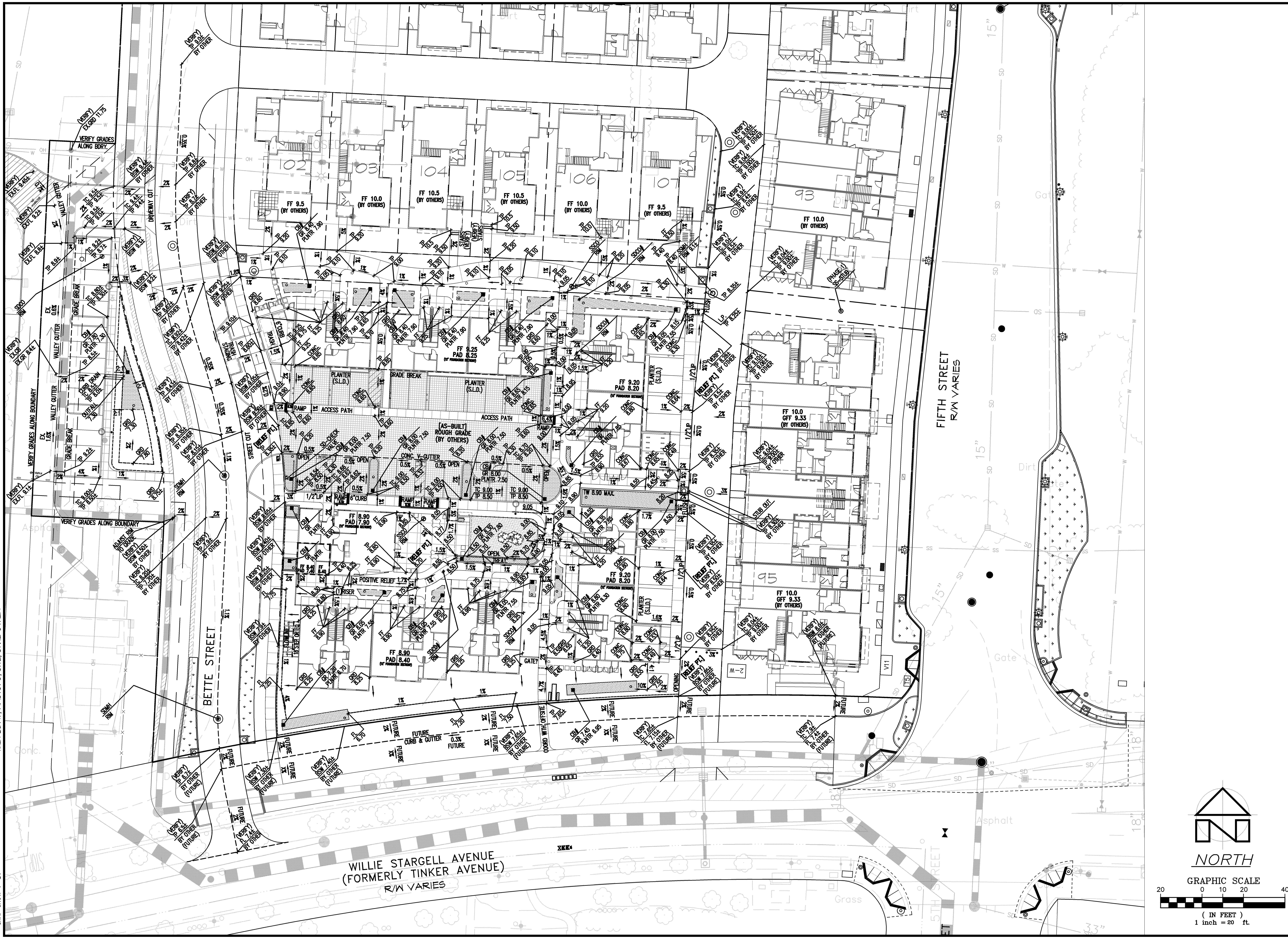
SITE PLAN

July 15, 2014 ● Job #30360

ALAMEDA LANDING - LOT 108

RCD / HACA

A1.0



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Email: aluk@lukassociates.com

Seal: REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER JAMES WOOD No. C72184 CIVIL STATE OF CALIFORNIA

PRELIMINARY CIVIL DESIGN
ALAMEDA LANDING; LOT-108
ALAMEDA, CALIFORNIA

rcd
Creating & Preserving Affordable Housing
Resources for Community Development

REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

Title: PRELIMINARY GRADING PLAN

Date: MAY 2014

Scale: 1" = 20'

Drawn By: D.A.D.

Checked By: J.L.

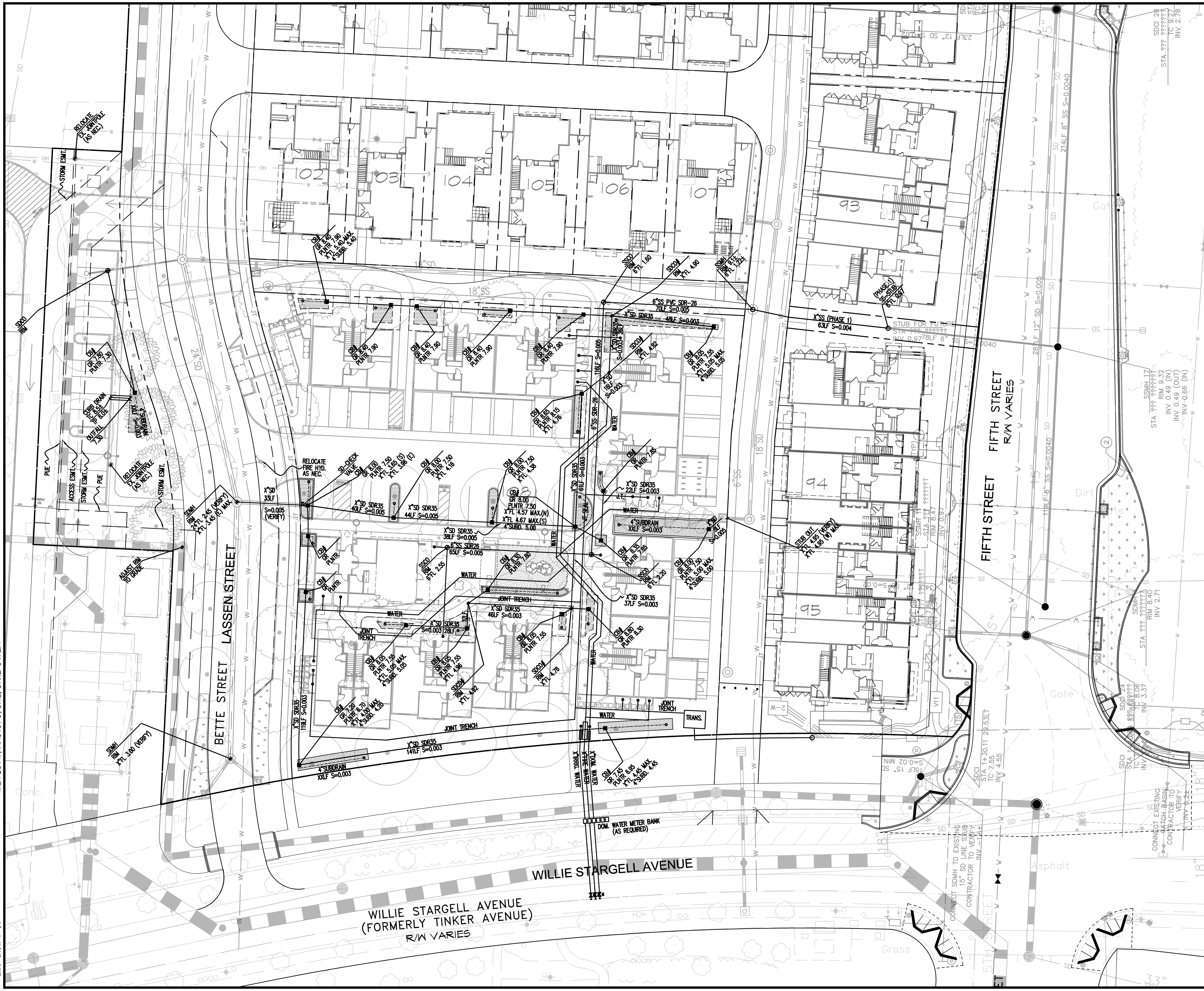
Job No.: 13052A10

Drawing No.: MASTER-13052A10.dwg

Plot Date: JUNE 10, 2014

Sheet No.: C-1

Of Sheets



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PRELIMINARY CIVIL DESIGN
ALAMEDA LANDING: LOT-108
ALAMEDA, CALIFORNIA

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REVISIONS

NO.	DATE	DESCRIPTION
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△		
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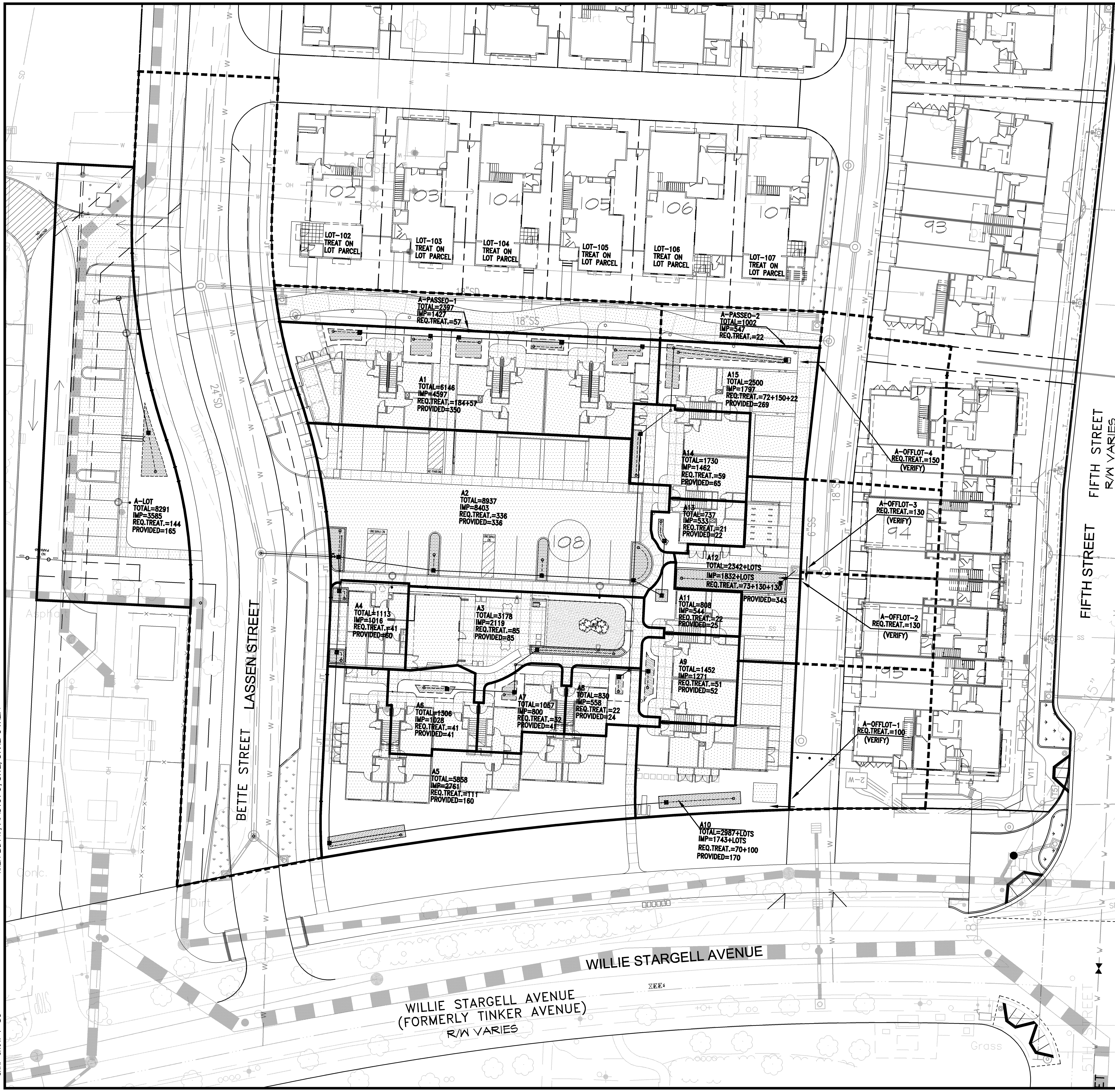
Title:
PRELIMINARY UTILITY PLAN

Date: MAY 2014
Scale: 1" = 20'
Drawn By: D.A.D.
Checked By: J.L.
Job No.: 13052A10
Drawing No.: MASTER-13052A10.dwg
Plot Date: JUNE 10, 2014
Sheet No.: C-2
Of Sheets

XREF: BDRY, MASTOPO, SITE, CIVIL-OTHER
SNAP SHOT: P-UT



LEGEND

IMPERVIOUS SURFACE

STORM TREATMENT BIO-RETENTION PLANTER

DRAINAGE AREA LIMIT

A1 DMA: AREA DESIGNATION

TOTAL= DMA: TOTAL DRAINAGE AREA

IMP.= DMA: IMPERVIOUS SURFACE AREA

STORM TREATMENT NOTES:

SOILS CLASS D (CLAY)

PER ALAMEDA COUNTY CLEAN WATER PROGRAM PUBLICATION: "C3 STORMWATER TECHNICAL GUIDANCE" MAY 14, 2013 VOLUME 4.0 EDITION

1) THE PROJECT SITE FALLS INTO HYDROMODIFICATION CONTROL AREA DESIGNATED "SOLID LIGHT GRAY AREA" PER "APPENDIX I": HYDROMODIFICATION MANAGEMENT SUSCEPTIBILITY MAP. THE PROJECT STORM DRAINAGE WILL DISCHARGE DIRECTLY INTO A TIDALLY INFLUENCED ZONE WHICH IS DEFINED AS EXEMPT FROM HYDRO MODIFICATION REQUIREMENTS. ALSO, THE SITE AREA IS LESS THAN AN ACRE, THEREFORE, HYDRO MODIFICATION IS NOT REQUIRED.

2) THE PROJECT SITE IS DELINEATED INTO THE DRAINAGE MANAGEMENT AREAS SHOWN ON THE DESIGN CHART ON THIS SHEET.

3) FOR GROUP D NATIVE SOIL, THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT AND FLOW CONTROL):
SIZING FACTOR (SF) [BIORETENTION FACILITY] FOR GROUP D SOILS = 0.04 OF IMPERVIOUS AREA
SURFACE RESERVOIR DEPTH = 6 INCHES
SOIL MIX DEPTH = 12 INCHES TYPICAL (5 IN/HR MINIMUM ~10 IN/HR MAXIMUM)
UNDERDRAIN = 4 INCHES PVC PIPE MINIMUM (SDR 35 OR EQUIVALENT)

STORM TREATMENT DESIGN (PER ALAMEDA COUNTY)

AREA NAME	TREATMENT TYPE	SIZING FACTOR	SURFACE AREAS (S.F.)	RUNOFF SURFACE TYPE	MIN. SIZE (S.F.)	PLANNED SIZE (S.F.)
A-PASEO-1	BIO-RETENTION PLANTER	0.04	970	PERVIOUS	57	(DRAINS TO A1)
			1427	IMPERVIOUS		
A1	BIO-RETENTION PLANTER	0.04	1549	PERVIOUS	184 (+57)	350
			4597	IMPERVIOUS		
A2	BIO-RETENTION PLANTER	0.04	534	PERVIOUS	336	336
			8403	IMPERVIOUS		
A3	BIO-RETENTION PLANTER	0.04	1059	PERVIOUS	85	85
			2119	IMPERVIOUS		
A4	BIO-RETENTION PLANTER	0.04	97	PERVIOUS	41	60
			1016	IMPERVIOUS		
A5	BIO-RETENTION PLANTER	0.04	3097	PERVIOUS	111	160
			2761	IMPERVIOUS		
A6	BIO-RETENTION PLANTER	0.04	278	PERVIOUS	41	41
			1028	IMPERVIOUS		
A7	BIO-RETENTION PLANTER	0.04	267	PERVIOUS	32	41
			800	IMPERVIOUS		
A8	BIO-RETENTION PLANTER	0.04	272	PERVIOUS	22	24
			558	IMPERVIOUS		
A9	BIO-RETENTION PLANTER	0.04	181	PERVIOUS	51	52
			1271	IMPERVIOUS		
A-OFFLOT-1	BIO-RETENTION PLANTER	---	--	PERVIOUS	100	(DRAINS TO A10)
			---	IMPERVIOUS		
A10	BIO-RETENTION PLANTER	0.04	1244	PERVIOUS	70 (+100)	170
			1743	IMPERVIOUS		
A11	BIO-RETENTION PLANTER	0.04	264	PERVIOUS	22	25
			544	IMPERVIOUS		
A-OFFLOT-2	BIO-RETENTION PLANTER	---	--	PERVIOUS	130	(DRAINS TO A12)
			---	IMPERVIOUS		
A-OFFLOT-3	BIO-RETENTION PLANTER	---	--	PERVIOUS	130	(DRAINS TO A12)
			---	IMPERVIOUS		
A12	BIO-RETENTION PLANTER	0.04	510	PERVIOUS	73 (+130+130)	343
			1832	IMPERVIOUS		
A13	BIO-RETENTION PLANTER	0.04	204	PERVIOUS	21	25
			533	IMPERVIOUS		
A14	BIO-RETENTION PLANTER	0.04	268	PERVIOUS	59	65
			1462	IMPERVIOUS		
A-PASEO-2	BIO-RETENTION PLANTER	0.04	455	PERVIOUS	22	(DRAINS TO A15)
			547	IMPERVIOUS		
A-OFFLOT-4	BIO-RETENTION PLANTER	---	--	PERVIOUS	150	(DRAINS TO A15)
			---	IMPERVIOUS		
A15	BIO-RETENTION PLANTER	0.04	703	PERVIOUS	72 (+22+150)	269
			1797	IMPERVIOUS		
A-LOT	BIO-RETENTION PLANTER	0.04	4706	PERVIOUS	144	165
			3585	IMPERVIOUS		

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

NORTH

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CIVIL
STATE OF CALIFORNIA

PRELIMINARY CIVIL DESIGN

ALAMEDA LANDING: LOT-108
ALAMEDA, CALIFORNIA

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NO.	DATE	DESCRIPTION
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Title:
PRELIMINARY STORWATER TREATMENT PLAN

Date: MAY 2014

Scale: 1" = 20'

Drawn By: D.A.D.

Checked By: J.L.

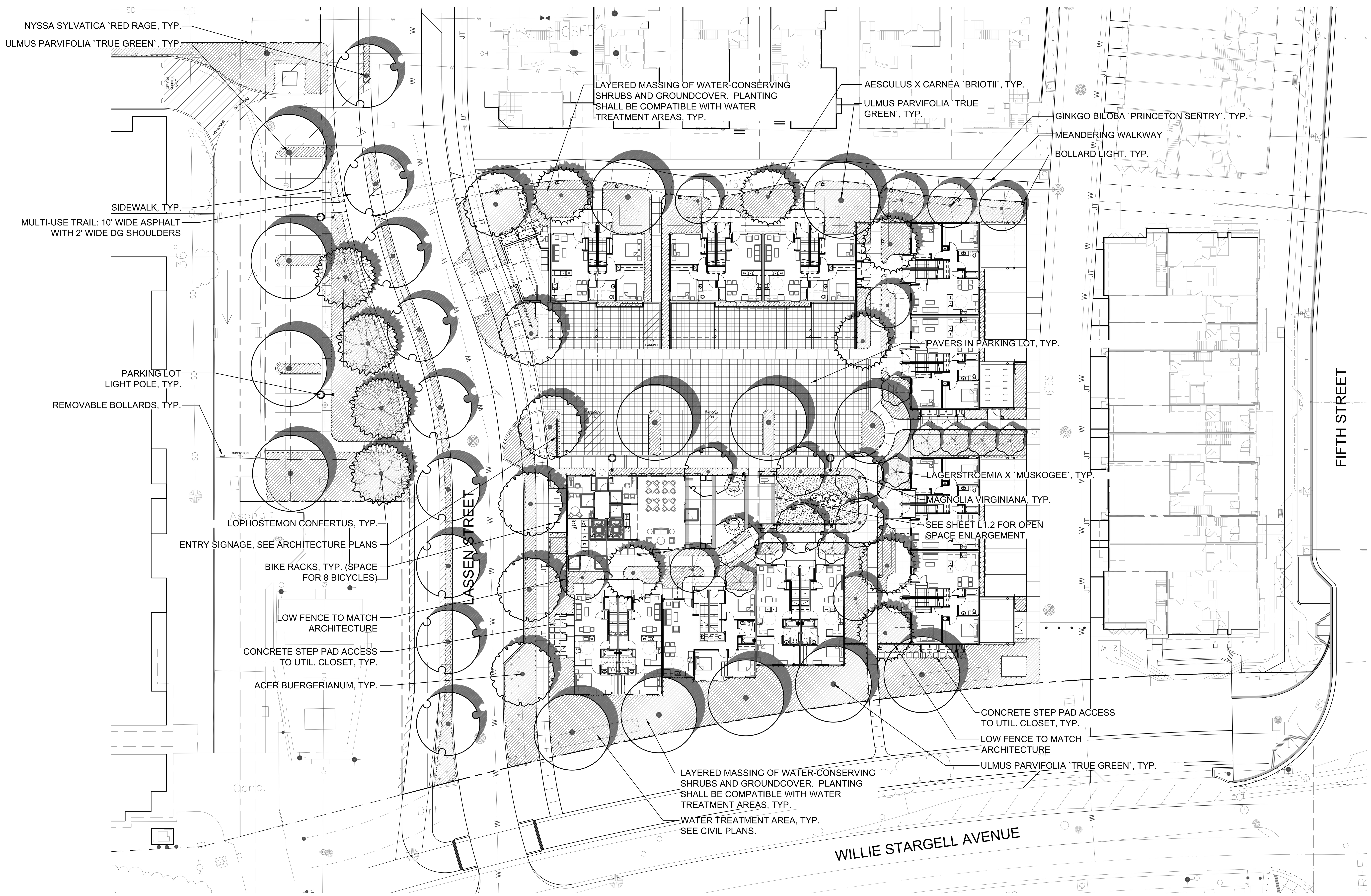
Job No.: 13052A10

Drawing No.: MASTER-13052A10.dwg

Plot Date: JUNE 10, 2014

Sheet No.: C-3

Of Sheets

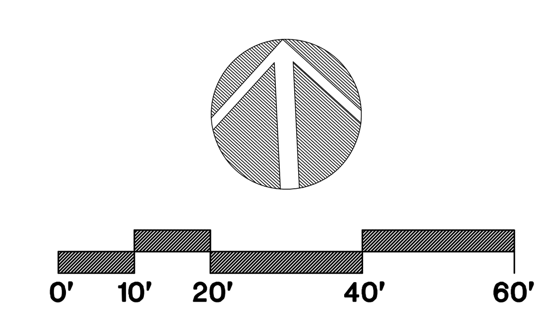


PLANTING DESIGN INTENT STATEMENT

The planting design incorporates principles included in the "Bay Friendly Landscape Guidelines". The planting design utilizes a variety of plants to create layers of color and texture to compliment the architecture and define the outdoor rooms. Shade tolerant plants will be utilized on the North facing sides of the project and in covered spaces. The plants will be selected utilizing the State of California's Model Water Efficient Landscape Ordinance plant list and ET Calc water management computer software.

WATER USE DESIGN INTENT STATEMENT

The irrigation system will be a fully automatic, low gallon use drip system. The low, medium and high water use hydrozones will be on separate valve circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.



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HKIT ARCHITECTS

ALAMEDA LANDING

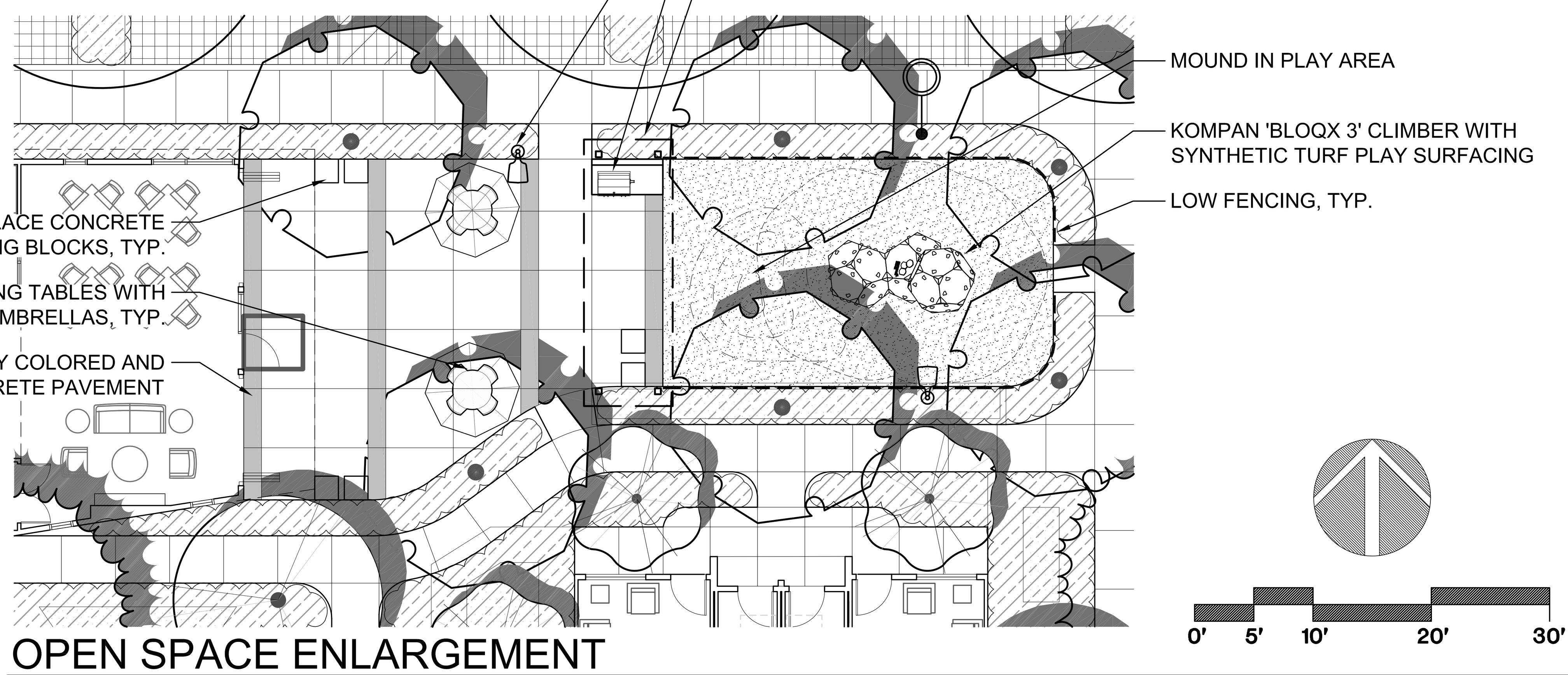
ALAMEDA, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=20'-0"

DATE: 7/15/14

L1.1



OPEN SPACE ENLARGEMENT

1"=10'-0"

DINING TABLE

MODEL: Creative Pipe Model Mantarail

NOTE: Surface mount

www.creativepipe.com

– DINING TABLES

NTS

RECEPTACLES

MODEL: Maglin Model MLWR650-32 Series

www.maglin.com

– RECEPTACLES

NTS

BOLLARD LIGHT

MODEL: Kim-Gem
www.kimlighting.com

LIGHT POLE

MODEL: Hess-Faro 720

www.hess.com

– SITE LIGHTING

NTS

PLAY STRUCTURE

MODEL: BLOQX-3

www.kompan.com

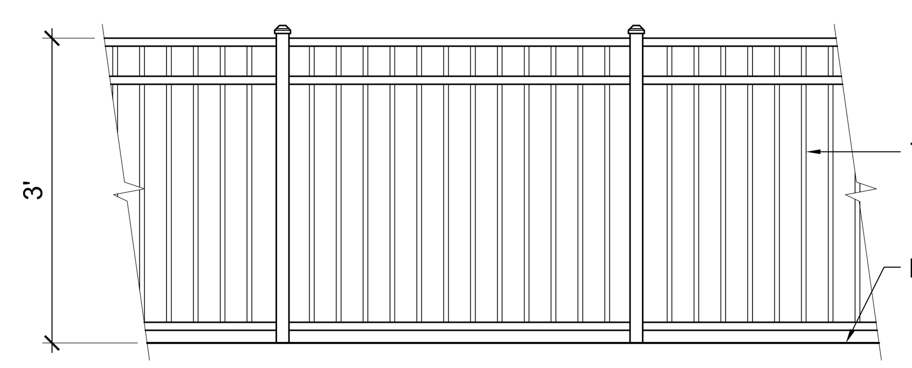
SURFACING

MODEL: TIGER TURF MAJESTIC SYNTHETIC TURF

www.syntheticgrasswarehouse.com/

– OPEN SPACE PLAY STRUCTURE AND SURFACING

NTS



– OPEN SPACE LOW FENCING

NTS

BIKE RACK

MODEL: Dumor Model 83

NOTE: Embed mount

www.dumor.com

– BIKE RACK

NTS

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ALAMEDA LANDING

ALAMEDA, CALIFORNIA

CONCEPTUAL DETAILS

SCALE: NTS

DATE: 7/15/14

PRELIMINARY PLANT PALETTE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
	ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX	M
	AESCULUS X CARNEA `BRIOTII`	BRIOTII HORSECHESTNUT	24"BOX	M
	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY GINKGO	24"BOX	M
	LAGERSTROEMIA X `MUSKOGEE`	LAVENDER CRAPE MYRTLE	15 GAL	L
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX	M
	MAGNOLIA VIRGINIANA	SWEET BAY	24"BOX	M
	NYSSA SYLVATICA `RED RAGE` TM	RED RAGE BLACK GUM	24"BOX	M
	ULMUS PARVIFOLIA `TRUE GREEN`	TRUE GREEN ELM	24"BOX	M

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	L
	ANIGOZANTHOS SPECIES	KANGAROO PAW	1 GAL	L
	ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	1 GAL	M
	AZALEA SPECIES	AZALEA	5 GAL	M
	CALAMAGROSTIS X A. `KARL FOERSTER`	FEATHER REED GRASS	5 GAL	L
	CAREX SPECIES	SEDGE	1 GAL	M
	CEANOTHUS SPECIES	CALIFORNIA LILAC	5 GAL	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	M
	COLEONEMA P. 'SUNSET GOLD'	BREATH OF HEAVEN	5 GAL	M
	CORREA P. `MISSION BELLS`	AUSTRALIAN FUCHSIA	5 GAL	L
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	L
	ERIGERON G. `WAYNE RODERICK`	SEASIDE DAISY	1 GAL	L
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	L
	ESCALLONIA SPECIES	ESCALLONIA	5 GAL	M
	EUPHORBIA SPECIES	EUPHORBIA	5 GAL	L
	EURYOPS PECTINATUS	EURYOPS	5 GAL	L
	FESTUCA MAIREI	ATLAS FESCUE	5 GAL	L
	FESTUCA OVINA GLAUCA `ELIJAH BLUE`	BLUE FESCUE	1 GAL	L
	GREVILLEA SPECIES	GREVILLEA	5 GAL	L
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L
	HEMEROCALLIS HYBRID `YELLOW`	YELLOW DAYLILY	1 GAL	M
	HEUCHERA S. `SANTA ANA CARDINAL`	CORAL BELLS	1 GAL	M
	LAVATERA THURINGIACA	TREE MALLOW	5 GAL	L
	LIRIOPE SPECIES	LILY TURF	1 GAL	M
	LOROPETALUM SPECIES	FRINGE FLOWER	5 GAL	L
	MUHLENBERGIA SPECIES	MUHLY GRASS	5 GAL	L
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	L
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	L
	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS	1 GAL	L
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	M
	PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GAL	L
	PITTOSPORUM T. `VARIEGATA`	VARIEGATED MOCK ORANGE	5 GAL	L
	PITTOSPORUM T. `WHEELERS DWARF`	WHEELER`S DWARF MOCK ORANGE	5 GAL	M
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	M
	PRUNUS C. 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL	L
	RHAMNUS CALIFORNICA 'SEAVIEW'	DWARF COFFEE BERRY	5 GAL	L
	RIBES SPECIES	GOOSEBERRY	5 GAL	L
	ROSA X `FLOWER CARPET PINK`	FLOWERCARPET ROSE	2 GAL	M
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	L
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GAL	L
	VIBURNUM SPECIES	VIRBURNUM	5 GAL	M
	WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	L

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
	APTENIA CORDIFOLIA	HEARTS AND FLOWERS	1 GAL	L
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	L
	CEANOTHUS G.H. 'YANKEE POINT'	CALIFORNIA LILAC	1 GAL	L
	COPROSMA PETRIEI "VERDE VISTA'	VERDE VISTA COPROSMA	1 GAL	L
	ECHEVERIA ELEGANS	HEN AND CHICKS	1 GAL	L
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	FLATS	M
	MYOPORUM P. 'PROSTRATUM'	MYOPORUM	FLATS	L

VINES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
	CLYTOSTOMA CALLISTEGIODES	VIOLET TRUMPET VINE	15 GAL	L
	HARDENBERGIA V. 'HAPPY WANDERER'	LILAC VINE	15 GAL	M
	ROSA BANKSIAE 'LUTEA'	YELLOW BANKS ROSE	15 GAL	L

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HKIT ARCHITECTS
ALAMEDA LANDING
ALAMEDA, CALIFORNIA

PRELIMINARY PLANT PALETTE
SCALE: NTS
DATE: 7/15/14

L1.3

AERIAL VIEW FACING NORTHEAST FROM BETTE AND STARGELL

AERIAL VIEW FACING SOUTHWEST FROM PATRIOT AND PASEO

HKIT ARCHITECTS

PERSPECTIVE RENDERINGS

July 15, 2014 ● Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

A0.1

EYE LEVEL FACING NORTHEAST FROM BETTE AND STARGELL

EYE LEVEL VIEW FACING SOUTHEAST ALONG BETTE

HKIT ARCHITECTS

PERSPECTIVE RENDERINGS

July 15, 2014 ● Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

A0.2

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AERIAL VIEW FACING NORTHEAST FROM BETTE AND STARGELL

AERIAL VIEW FACING EAST FROM PARCEL "AX"

HKIT ARCHITECTS

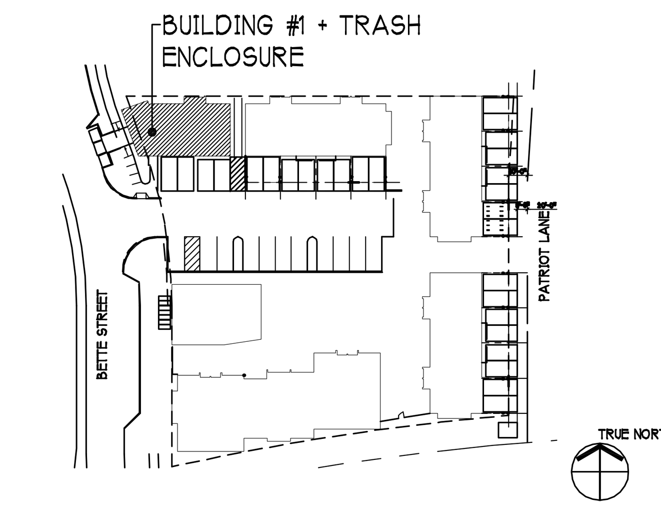
PERSPECTIVE RENDERINGS

July 15, 2014 ● Job #30360

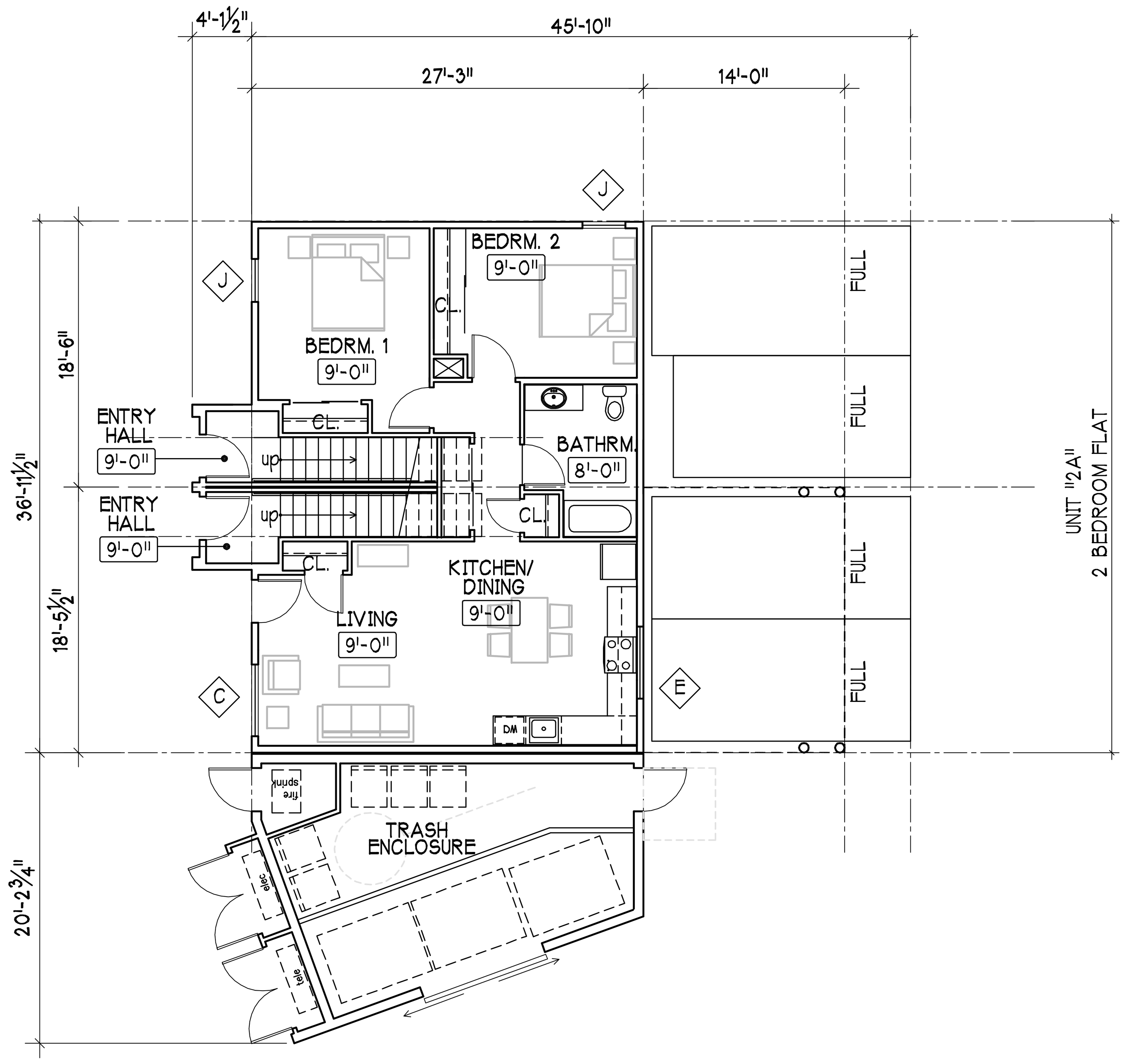
ALAMEDA LANDING - LOT 108
RCD / HACA

A0.3

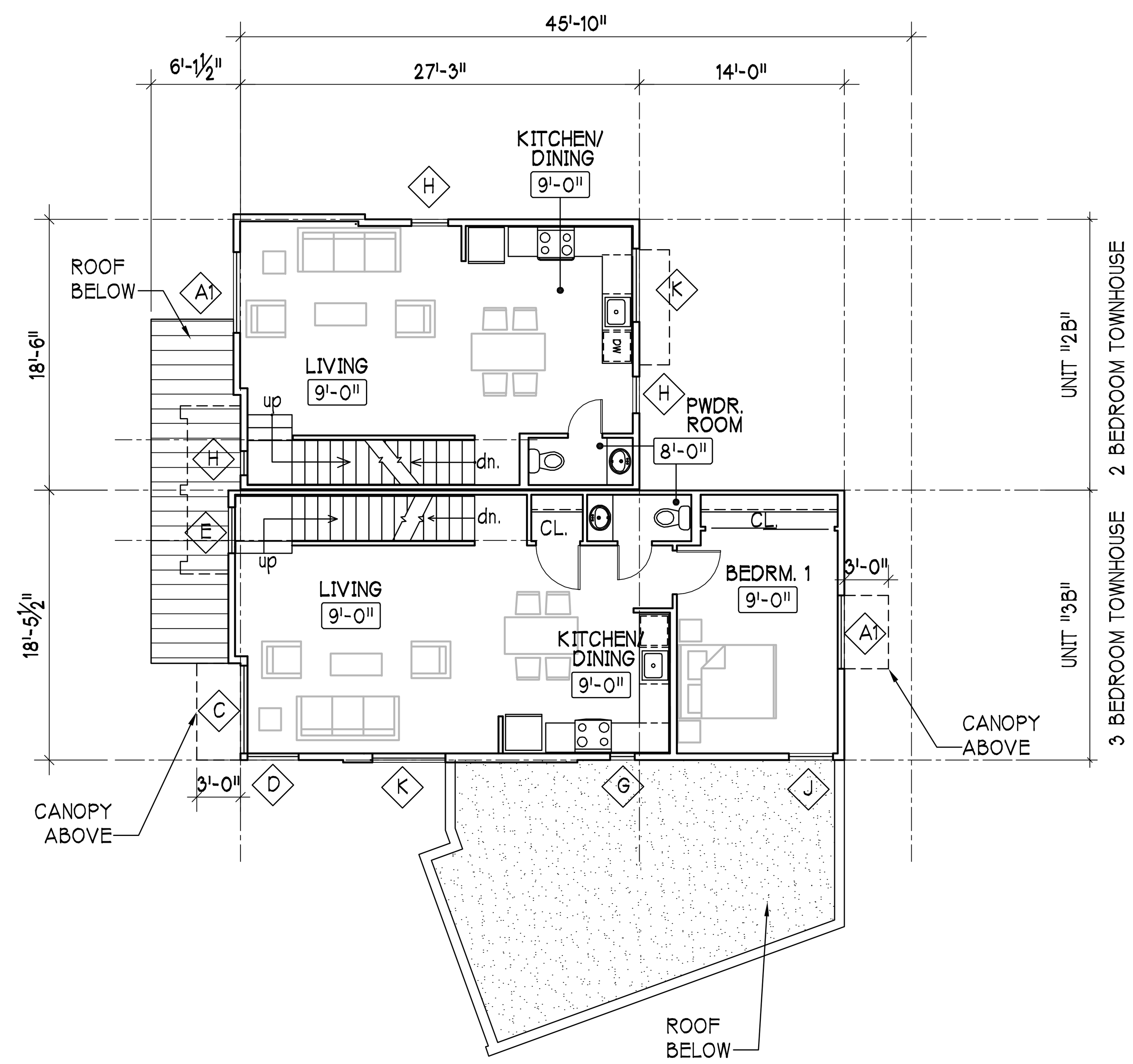
PLOTTED: MONDAY, JULY 14, 2014 04:00:22 PM BEGIN_LIST DWG_FILE: H:\30360.RCD_ALAMEDA HA_ALAMEDA LANDING_30360.DRAWINGS\30360AL\A00_03 CONCEPTUAL RENDERINGS.DWG XREF_FILES: DATE.DWG 1 xrefs END_LIST



KEY PLAN - N.T.S.



FIRST FLOOR



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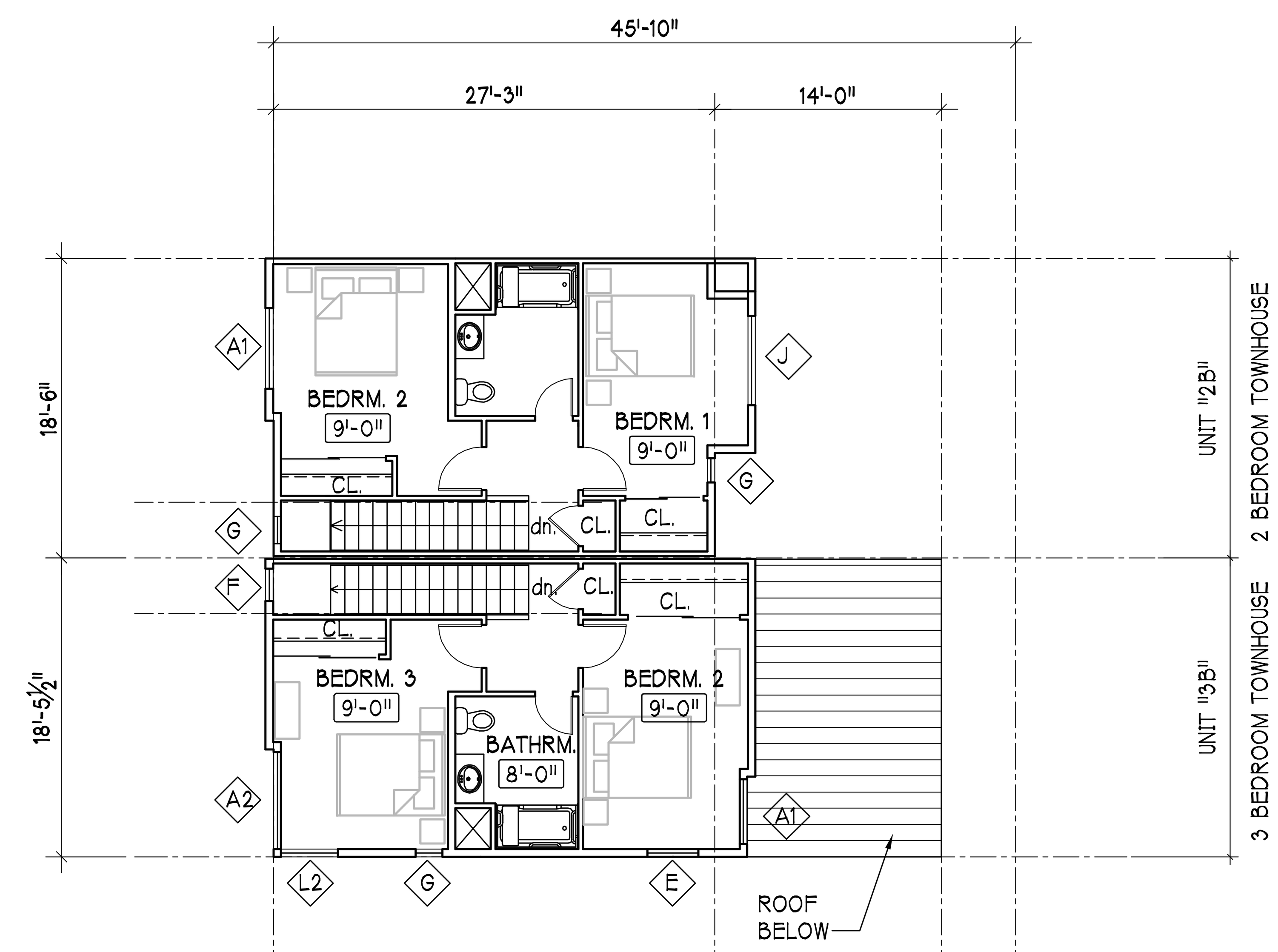


THIRD FLOOR

TRUE NORTH

SCALE: 1/8" = 1'

0 4 8 16 FEET

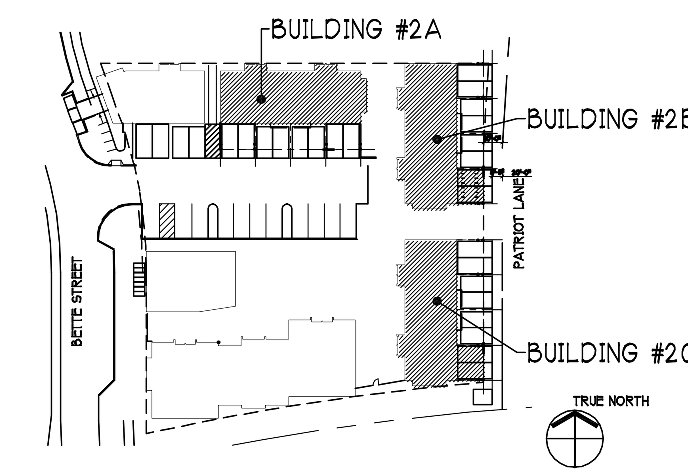
HKIT ARCHITECTS

BUILDING #1 & TRASH ENCLOSURE PLANS

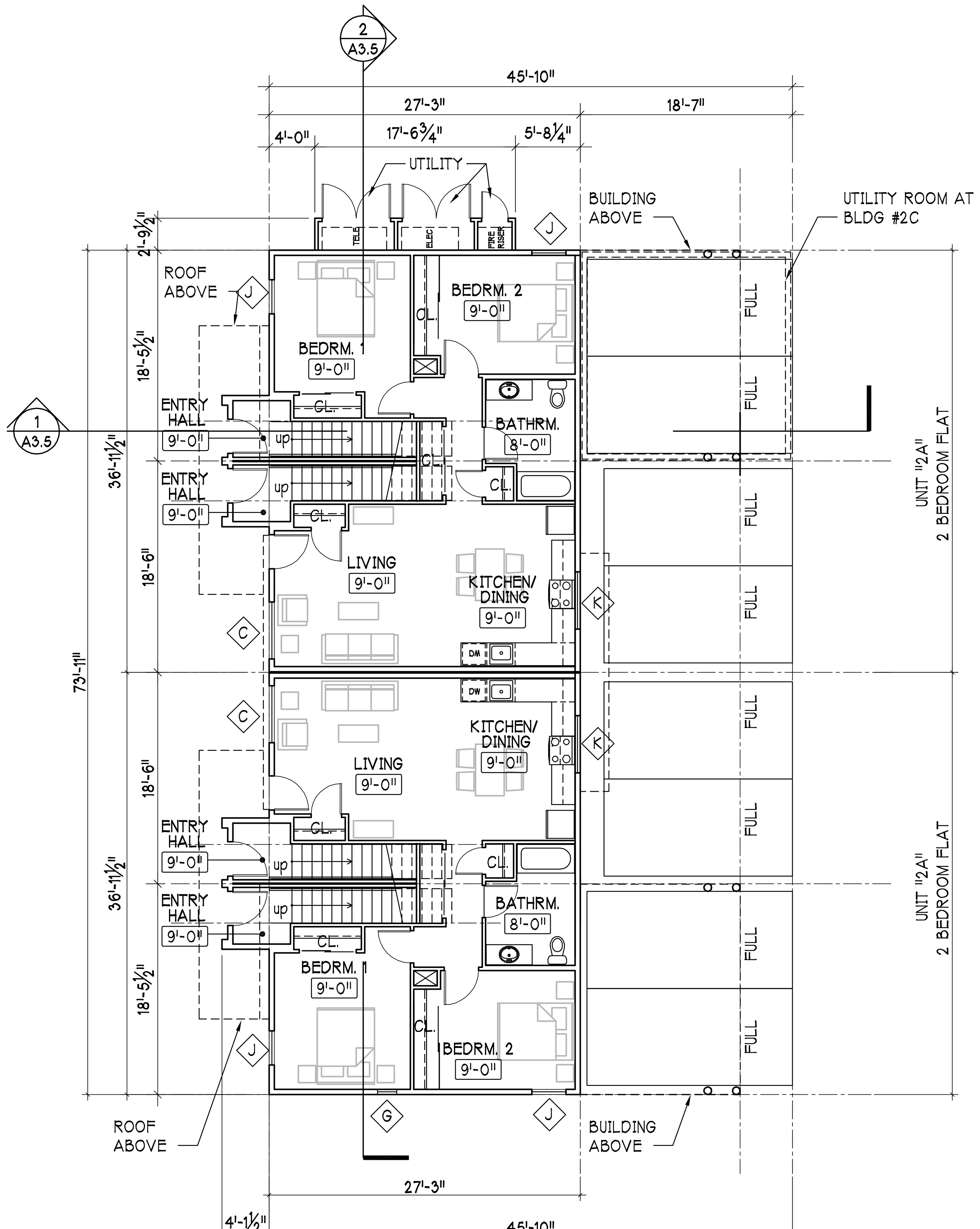
July 15, 2014 ● Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

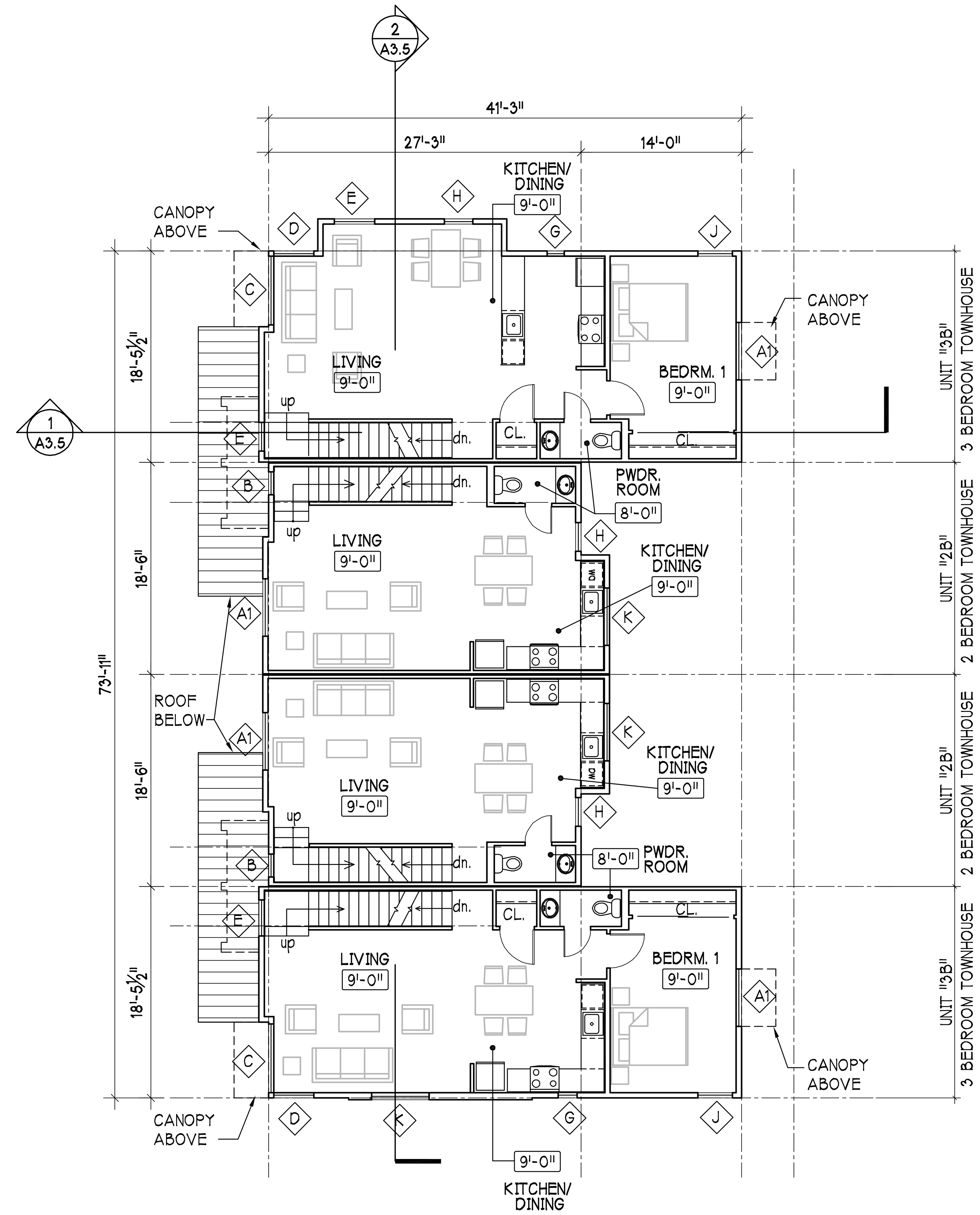
A2.1



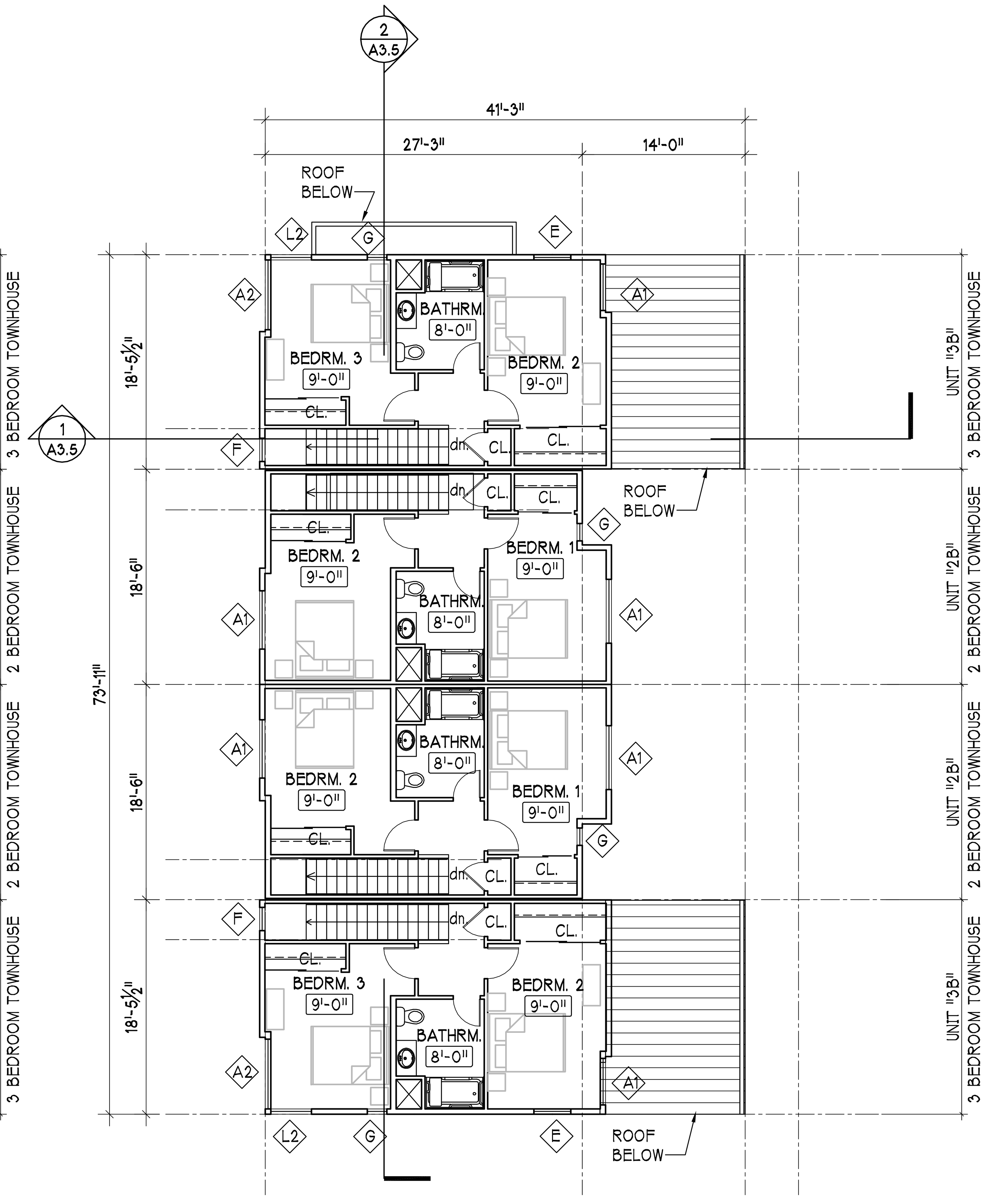
KEY PLAN - N.T.S.



BLDG #2A
FIRST FLOOR
BLDG #2B + #2C MIRROR IMAGE



BLDG #2A
SECOND FLOOR
BLDG #2B + #2C MIRROR IMAGE



SCALE: 1/8" = 1'

BLDG #2A
THIRD FLOOR
BLDG #2B + #2C MIRROR IMAGE

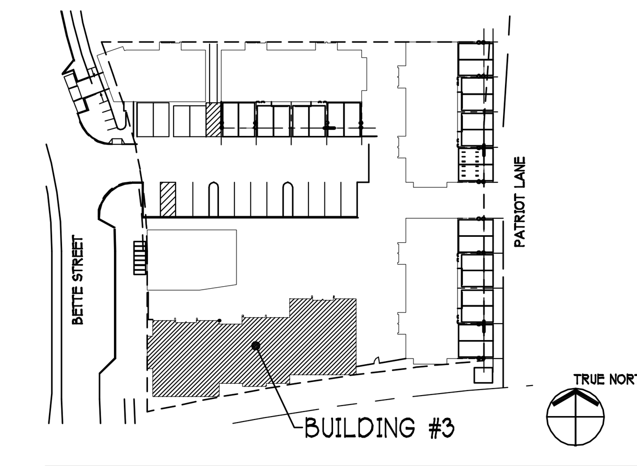
HKIT ARCHITECTS

BUILDING #2A, #2B, +#2C PLANS

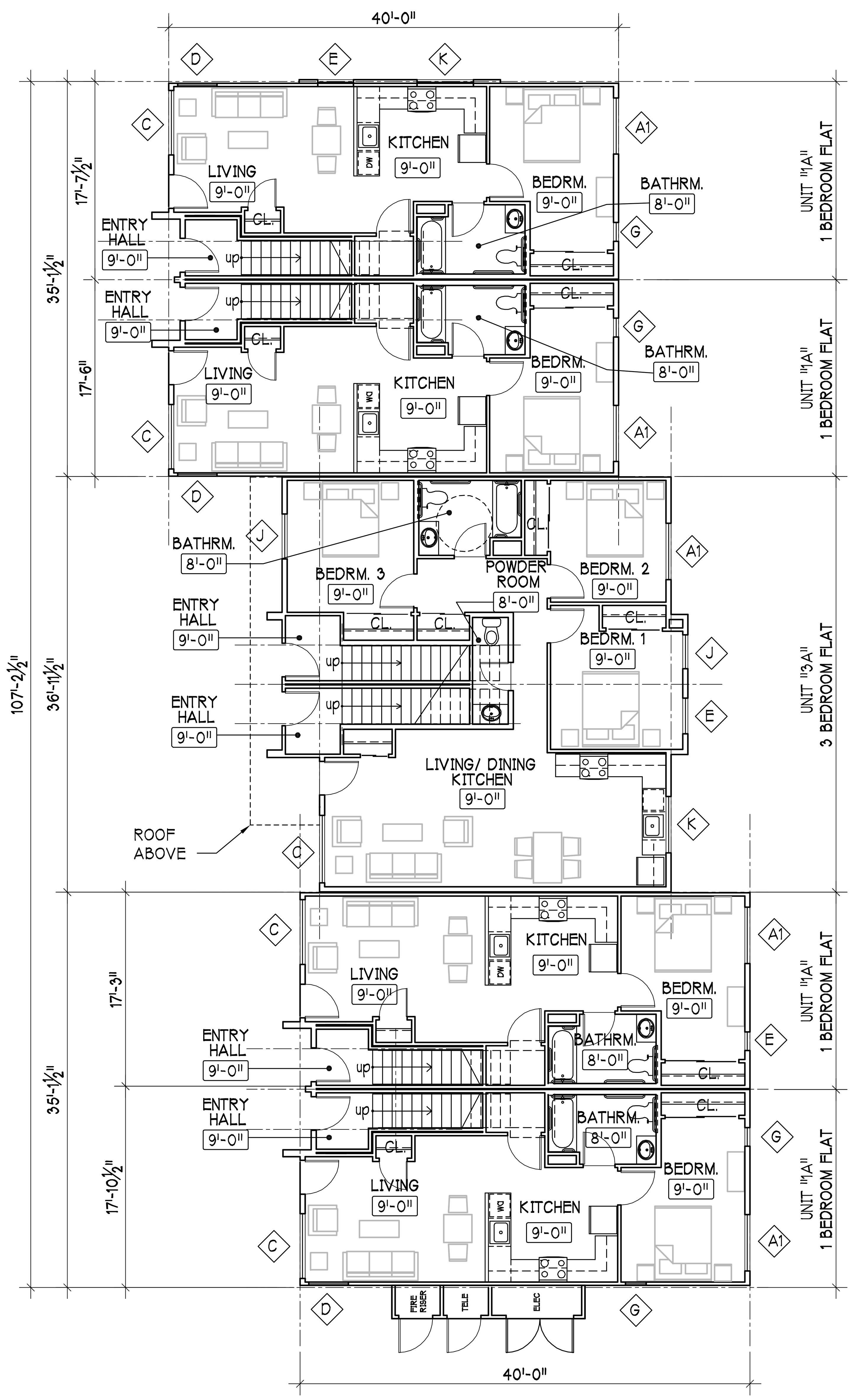
July 15, 2014 • Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

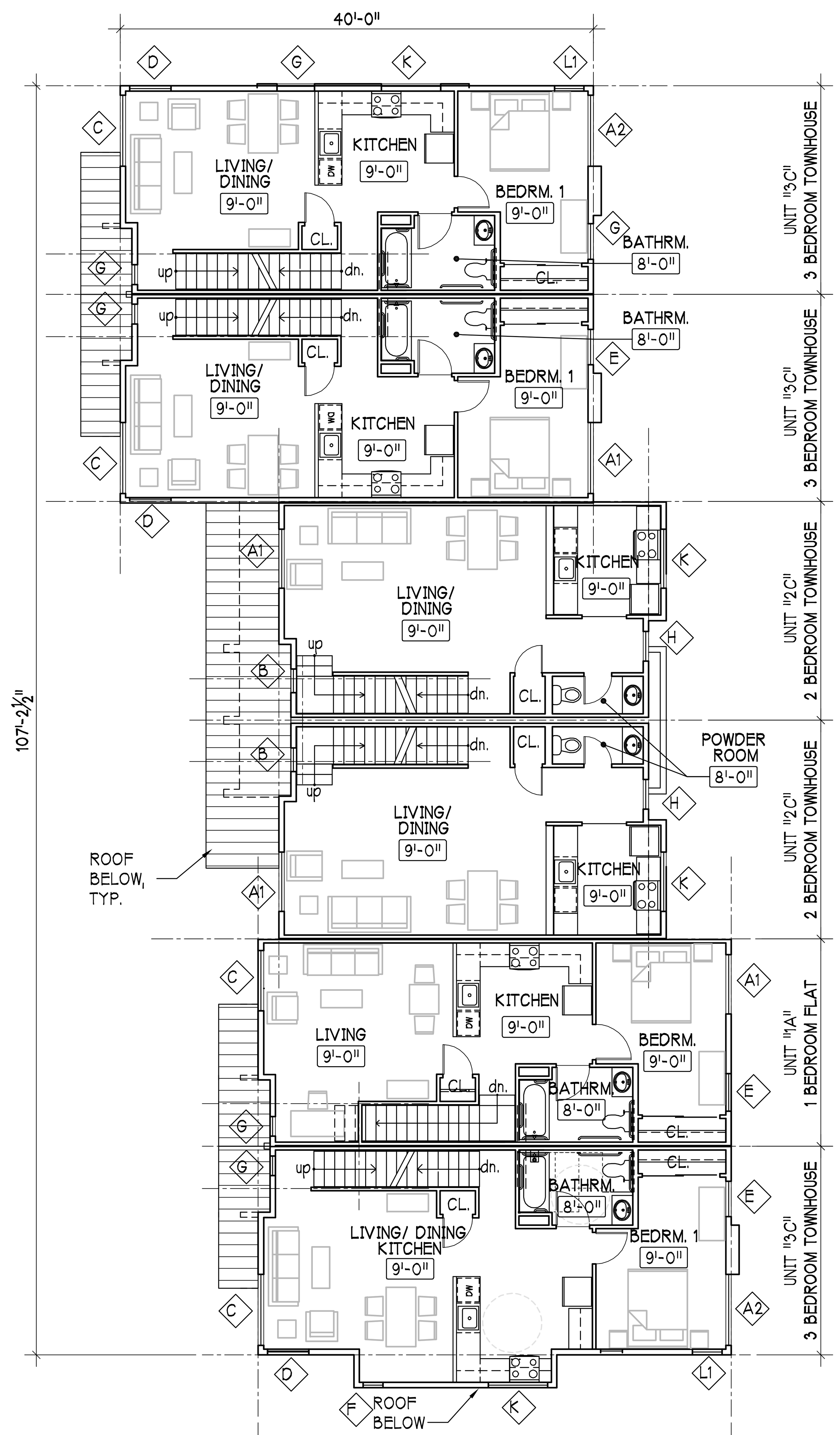
A2.2



KEY PLAN - N.T.S.



FIRST FLOOR



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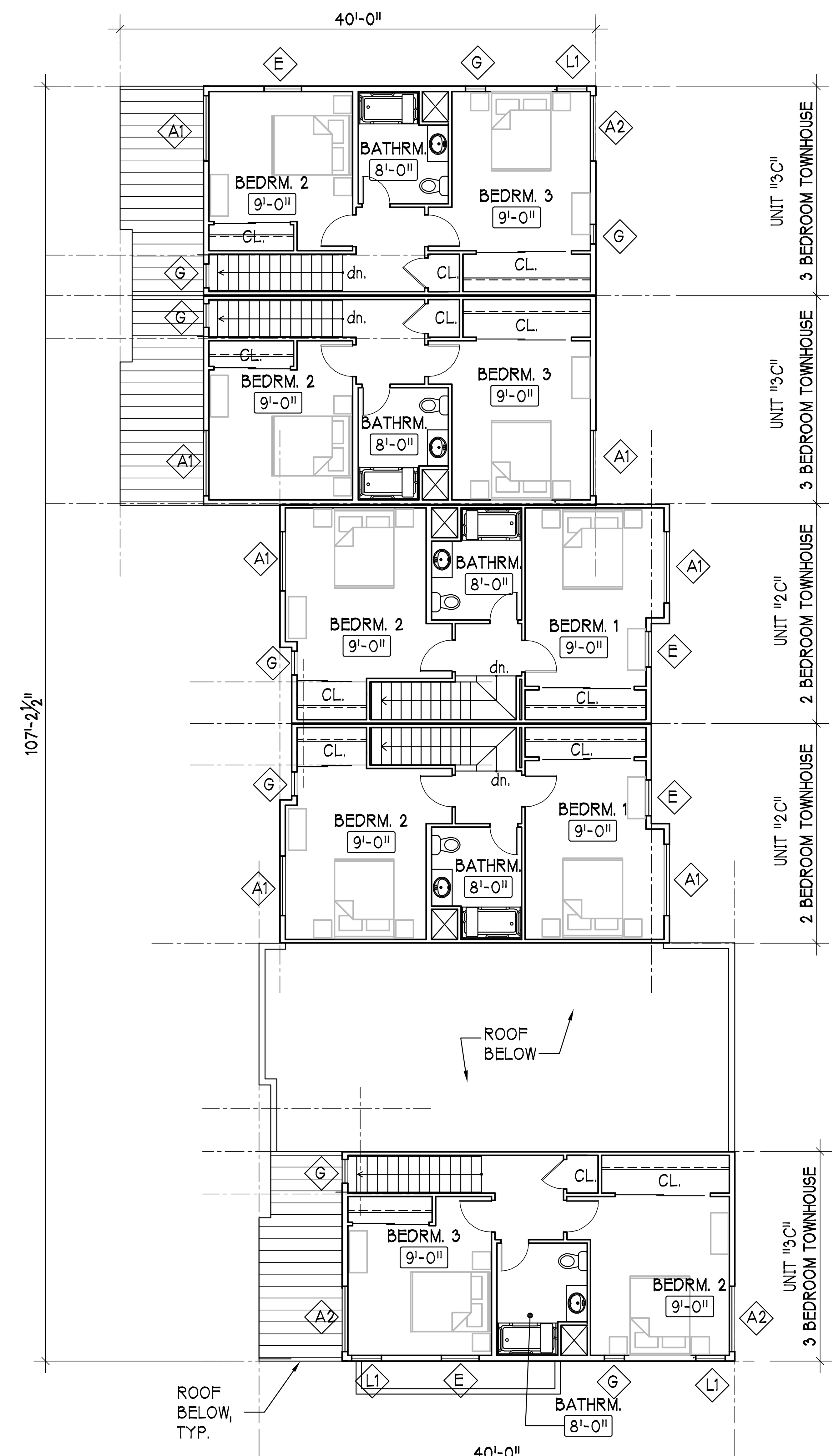


THIRD FLOOR

TRUE NORTH

SCALE: ⅛" = 1'

0 4 8 16 FEET

HKIT ARCHITECTS

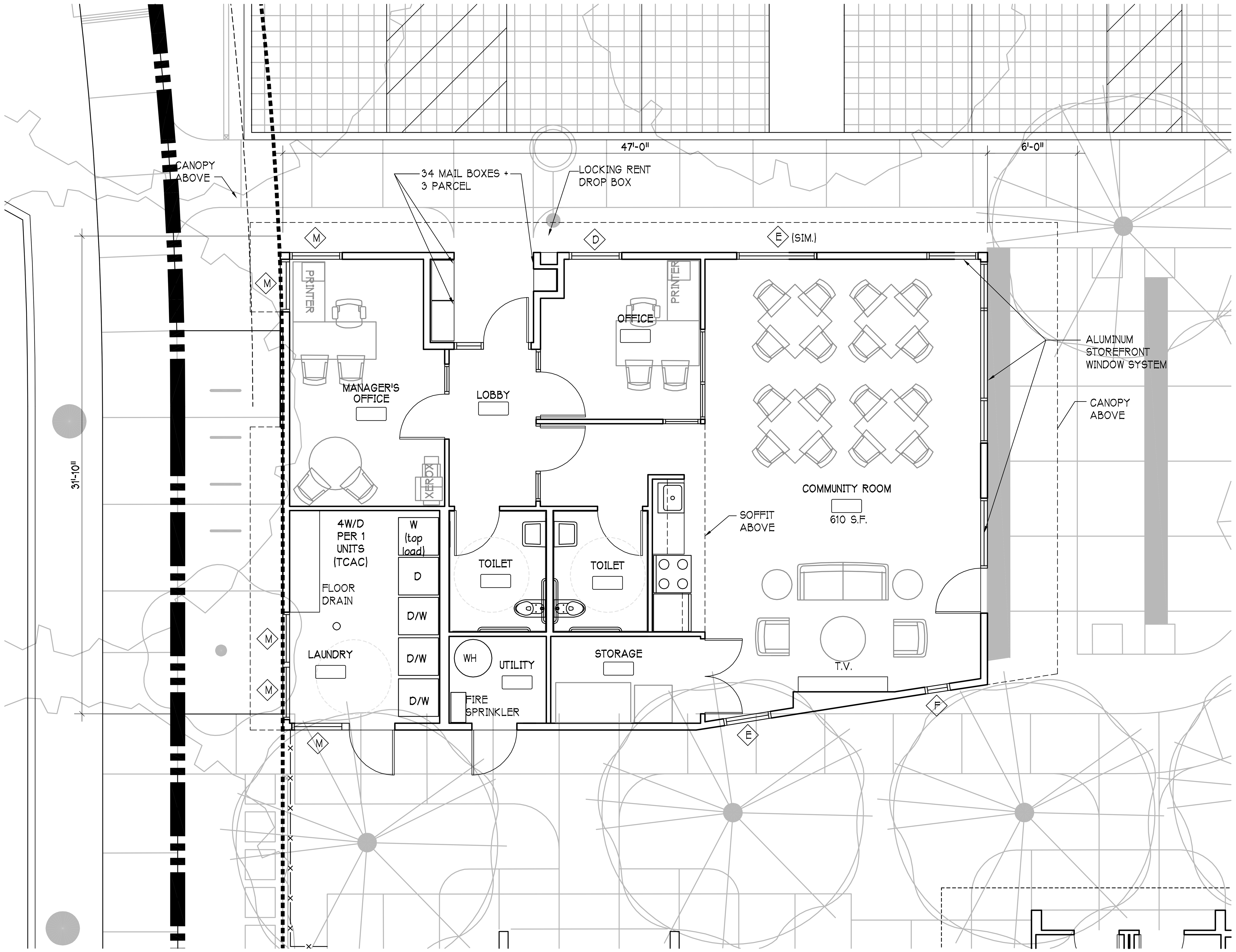
BUILDING #3 PLANS

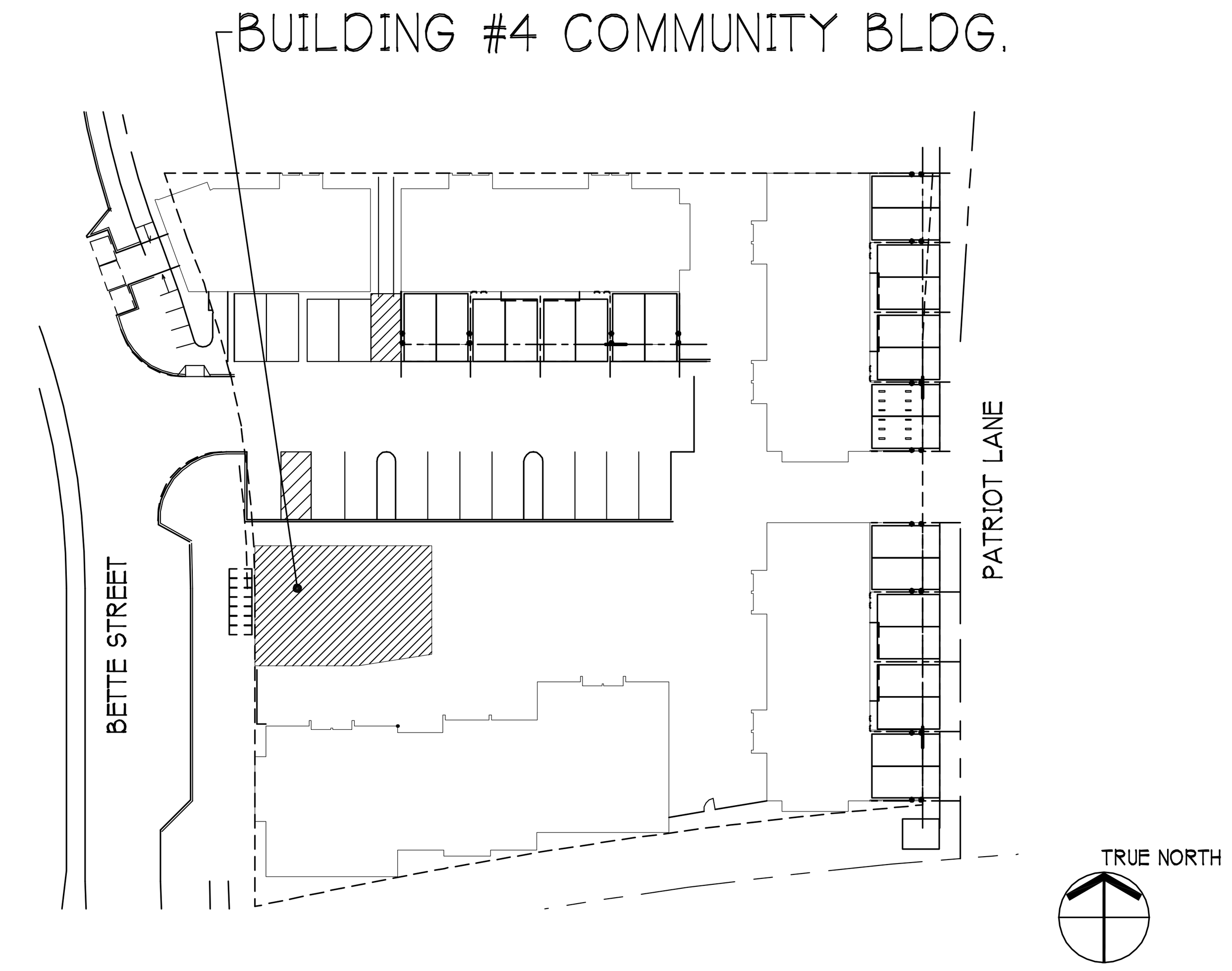
July 15, 2014 • Job #30360

ALAMEDA LANDING - LOT 108

RCD / HACA

A2.3





KEY PLAN - N.T.S.

TRUE NORTH

SCALE: 1/4"=1'

0 2 4 8 FEET

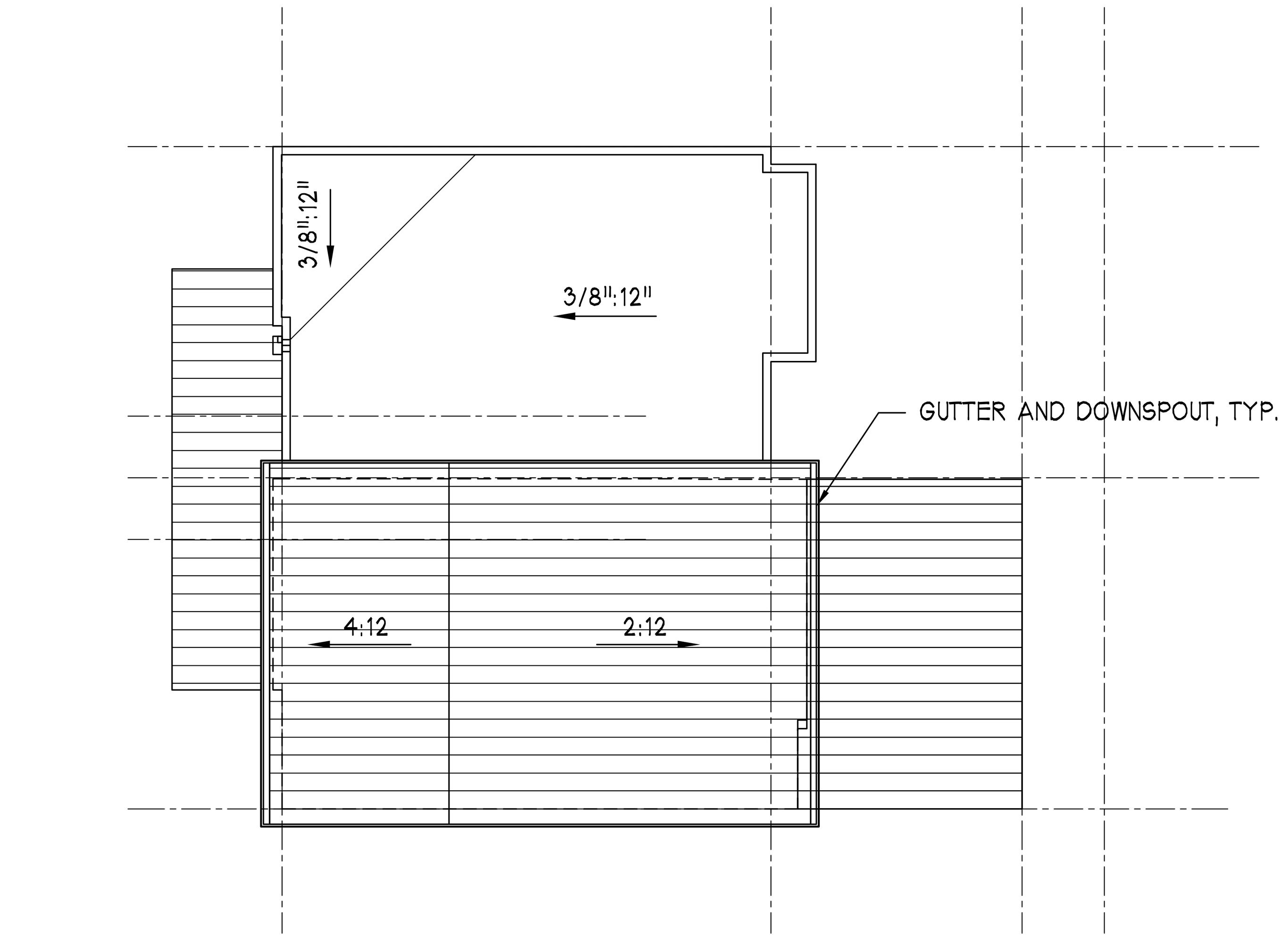
HKIT ARCHITECTS

BUILDING #4 (COMMUNITY BLDG) PLAN

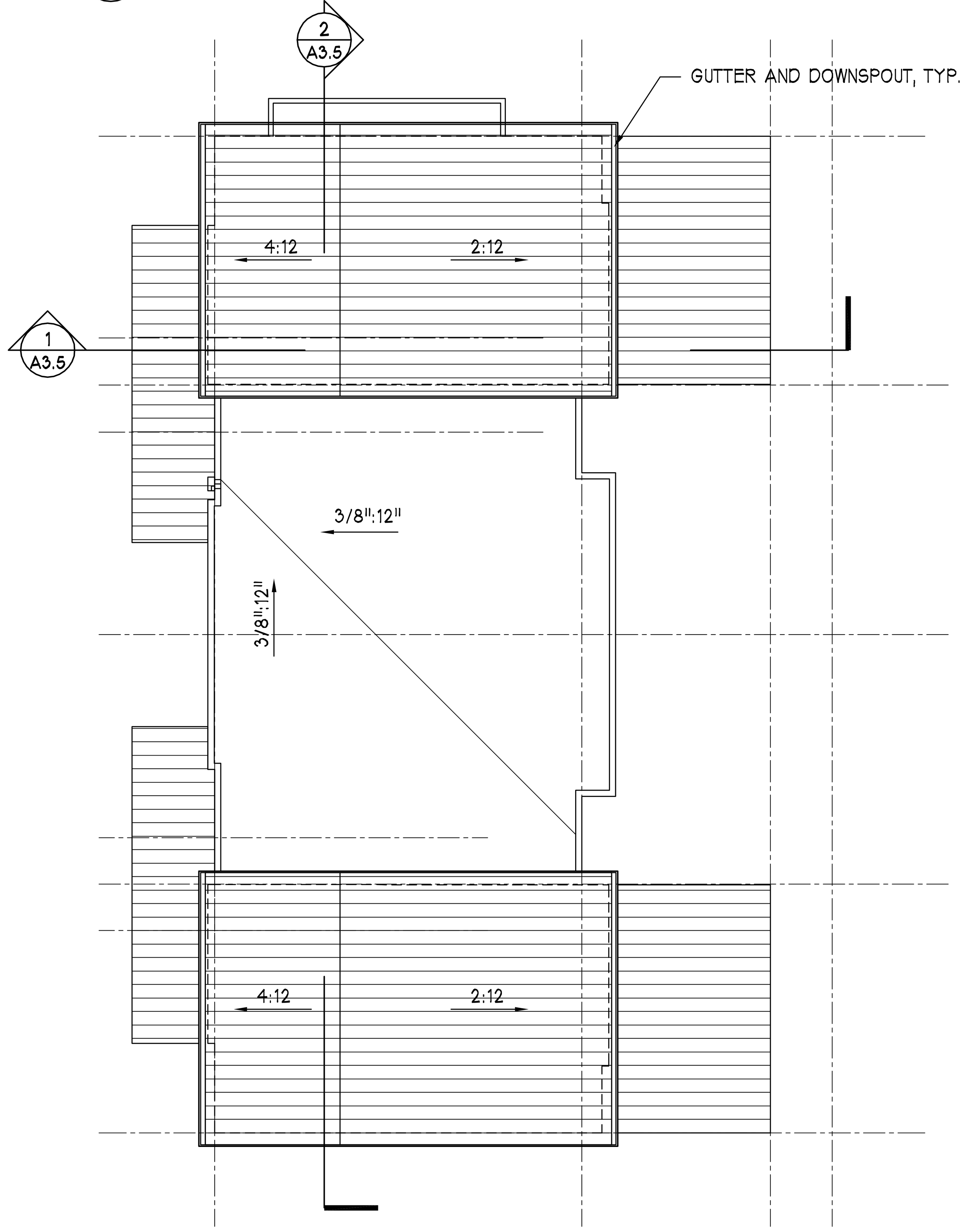
July 15, 2014 • Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

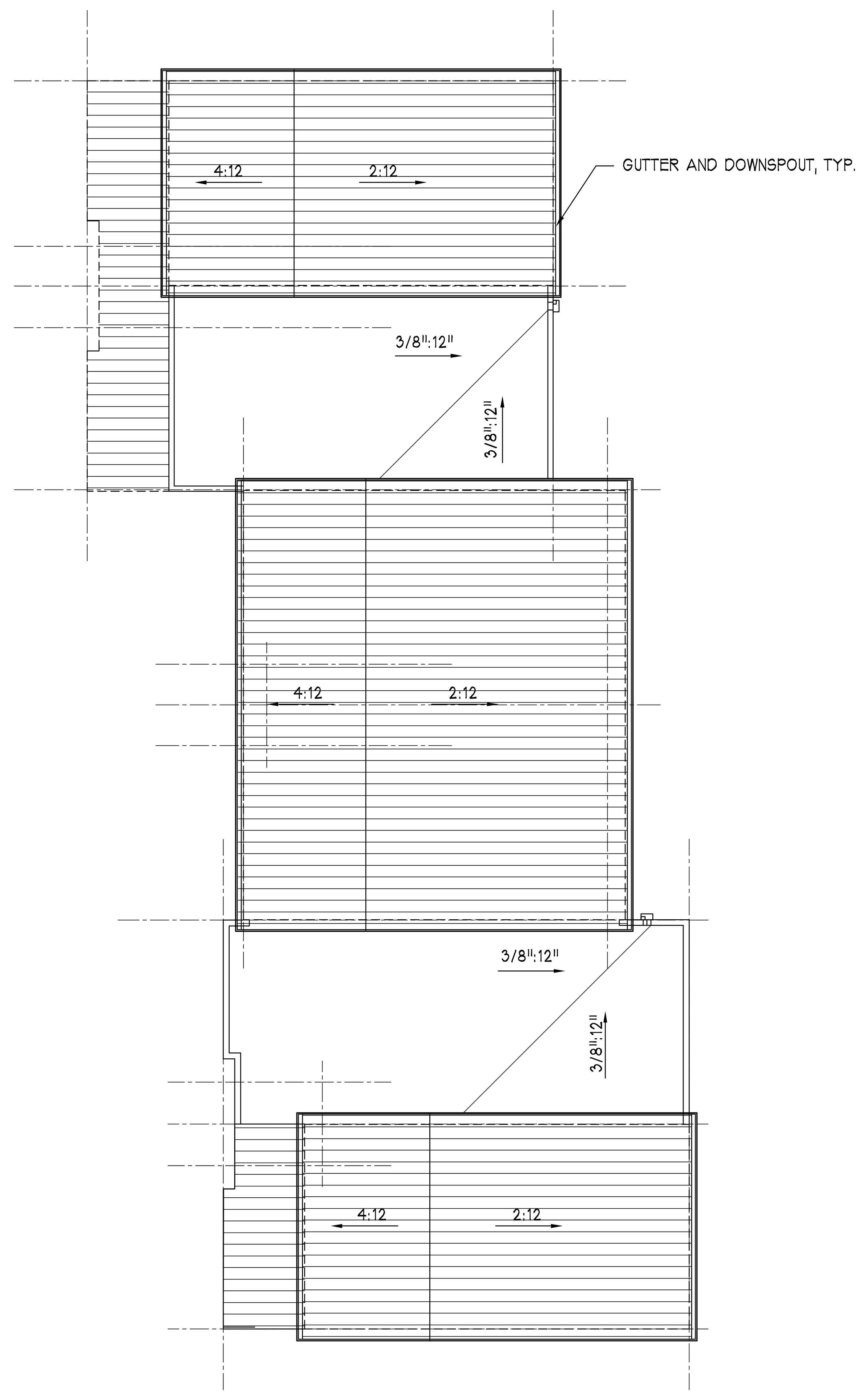
A2.4



1 BUILDING #1 ROOF PLAN
SCALE: 1/8" = 1'-0"



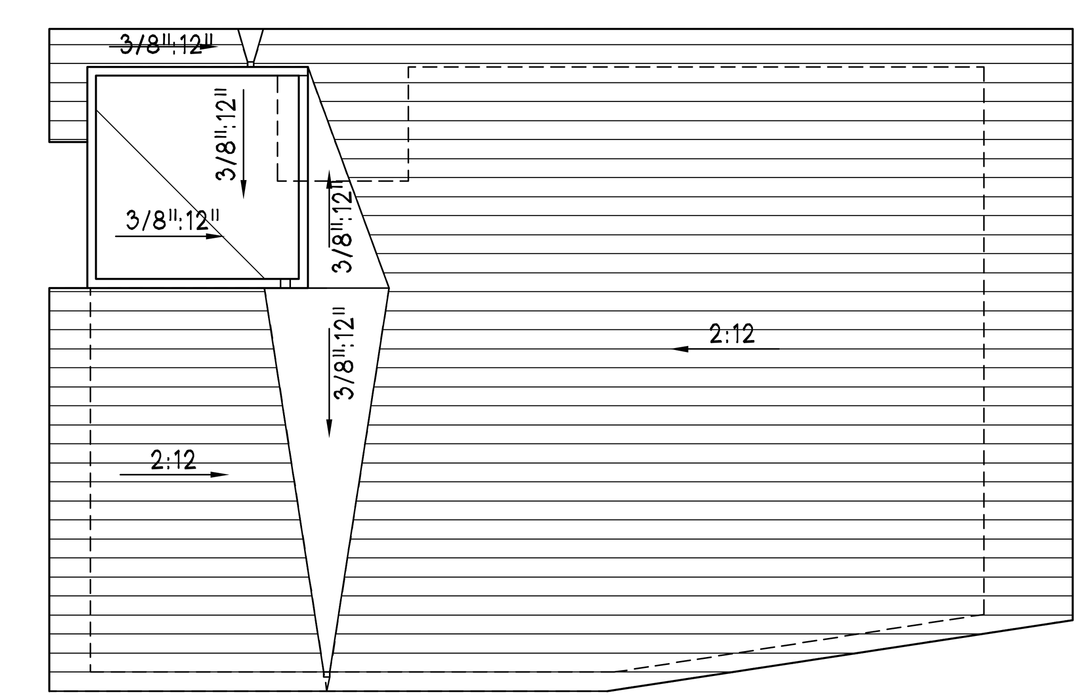
2 BUILDING #2 ROOF PLAN
SCALE: 1/8" = 1'-0"



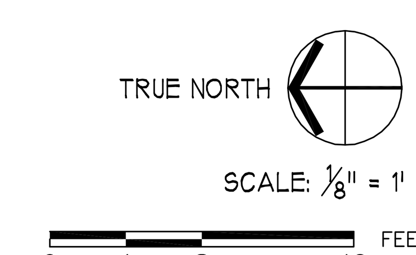
3 BUILDING #3 ROOF PLAN
SCALE: 1/8" = 1'-0"

LEGEND

	STANDING SEAM METAL ROOFING: 1" DEEP NARROW SEAMS AT 12" O.C.
	LOW SLOPE ROOF: T.P.O. OR SIMILAR MEMBRANE SYSTEM
	SCUPPER WITH RECTANGULAR DOWNSPOUT (NON-FLUTED 4"X3")
2:12	INDICATES DIRECTION AND PITCH OF DOWN-SLOPE



4 BUILDING #4 ROOF PLAN
SCALE: 1/8" = 1'-0"



HKIT ARCHITECTS

ROOF PLANS

July 15, 2014 • Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

A2.5

SHINSEI GARDENS | EVA | PUMP STATION | BIKE PATH | BETTE STREET | SW | LOT 108 AFFORDABLE HOUSING | PATRIOT LANE | TRIPOINTE CONDOMINIUMS

1
ELEVATION ALONG STARGELL AVENUE (FACING NORTH)
SCALE : 1/16"=1'-0"

0 4 8 16 FEET

TRIPOINTE SINGLE FAMILY HOMES | PASEO | LOT 108 AFFORDABLE HOUSING | STARGELL AVENUE

2
ELEVATION ALONG BETTE STREET (FACING EAST)
SCALE : 1/16"=1'-0"

0 4 8 16 FEET

HKIT ARCHITECTS

STREET ELEVATIONS
July 15, 2014 ● Job #30360

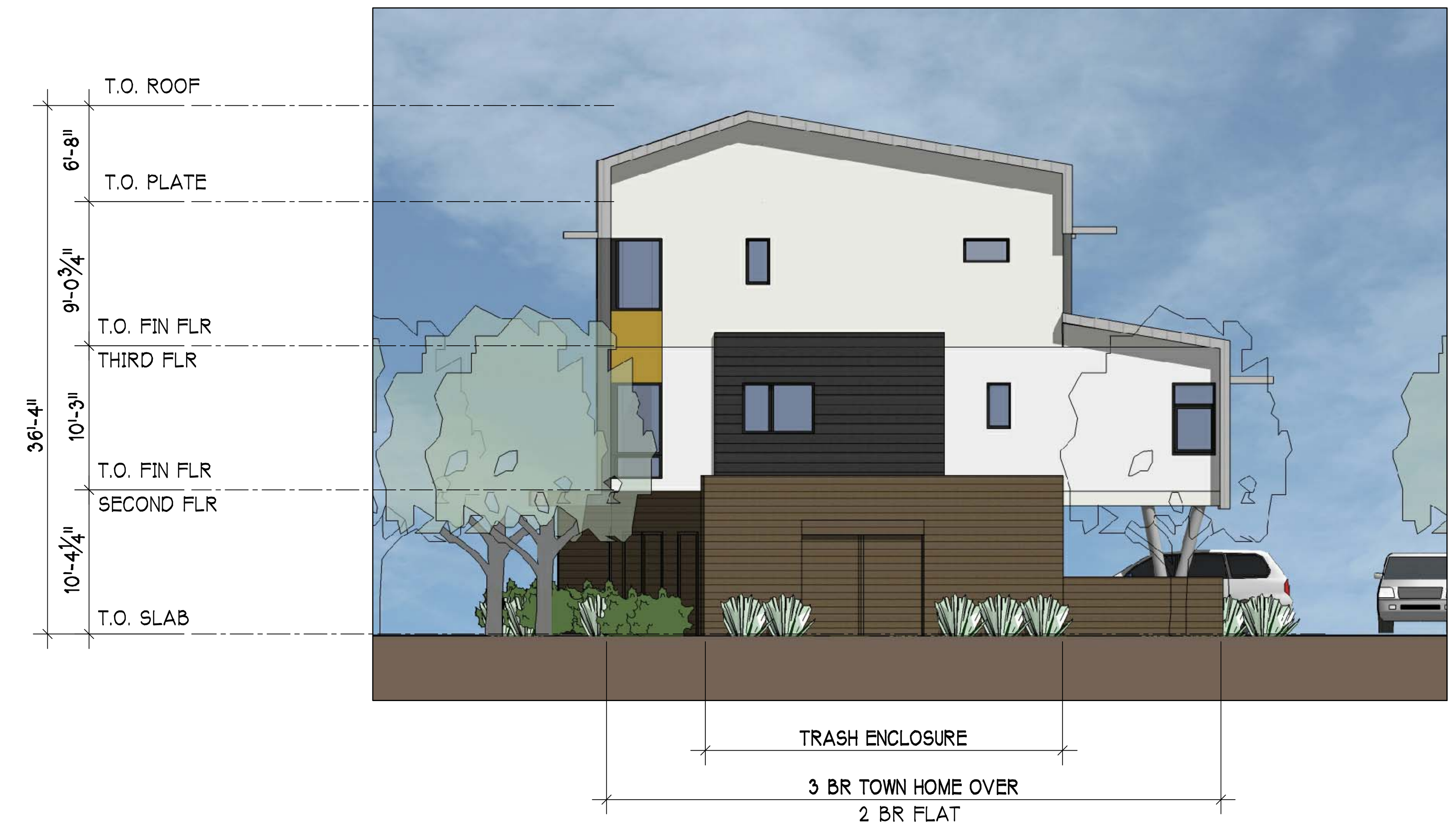
ALAMEDA LANDING - LOT 108
RCD / HACA

A3.0

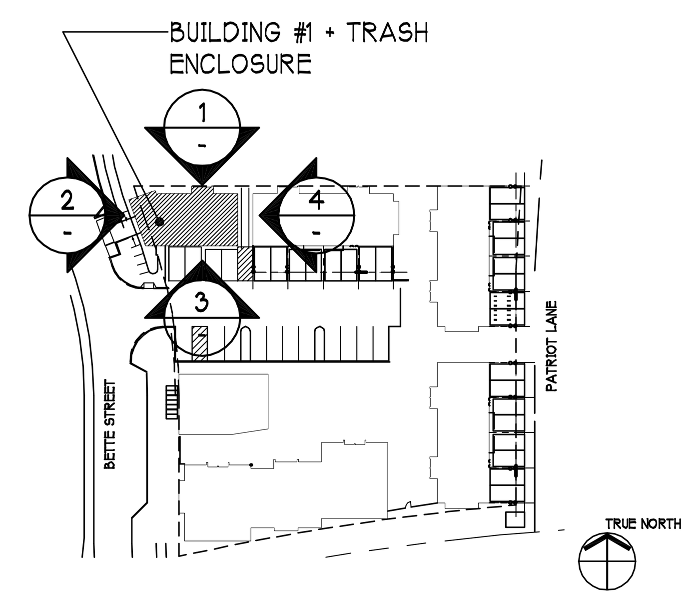
1 NORTH ELEVATION - FACING BIKE PATH
SCALE : 1/8"=1'-0"
0 4 8 16 FEET

MATERIAL LEGEND (SEE COLOR BOARD FOR COLOR SELECTIONS)

1. STANDING SEAM PAINTED METAL PANELS. ROOF, WALL, AND CANOPY. NARROW SEAMS 12" O.C.
2. CEMENT PLASTER COLOR #1 - MEDIUM SAND FINISH
3. CEMENT PLASTER COLOR #2 - MEDIUM SAND FINISH
4. CEMENT FIBER PLANK SIDING. 7" EXPOSED FACE. PAINTED FINISH. CLEAR ANODIZED ALUMINUM REVEAL / TRIM ALONG EDGES AND OUTSIDE CORNERS
5. WINDOW: PAINTED VINYL OR ANODIZED ALUMINUM. FINISH: DARK BRONZE
6. STAINED WOOD SIDING: 5½" AT 6" O.C.
7. PAINTED HOLLOW METAL UNIT ENTRY DOOR WITH VISION GLAZING.
8. RAISED METAL ADDRESS NUMBERS (DARK BRONZE FINISH) AND ENTRY LIGHT (DARK BRONZE FINISH)



2 WEST ELEV. - FACING BETTE
SCALE : 1/8"=1'-0"
FOR ADDITIONAL NOTES, SEE 1/A3.1
0 4 8 16 FEET



KEY PLAN - N.T.S.

3 SOUTH ELEVATION - FACING COURTYARD
SCALE : 1/8"=1'-0"
FOR ADDITIONAL NOTES, SEE 1/A3.1
0 4 8 16 FEET

4 EAST ELEVATION
SCALE : 1/8"=1'-0"
FOR ADDITIONAL NOTES, SEE 1/A3.1
0 4 8 16 FEET

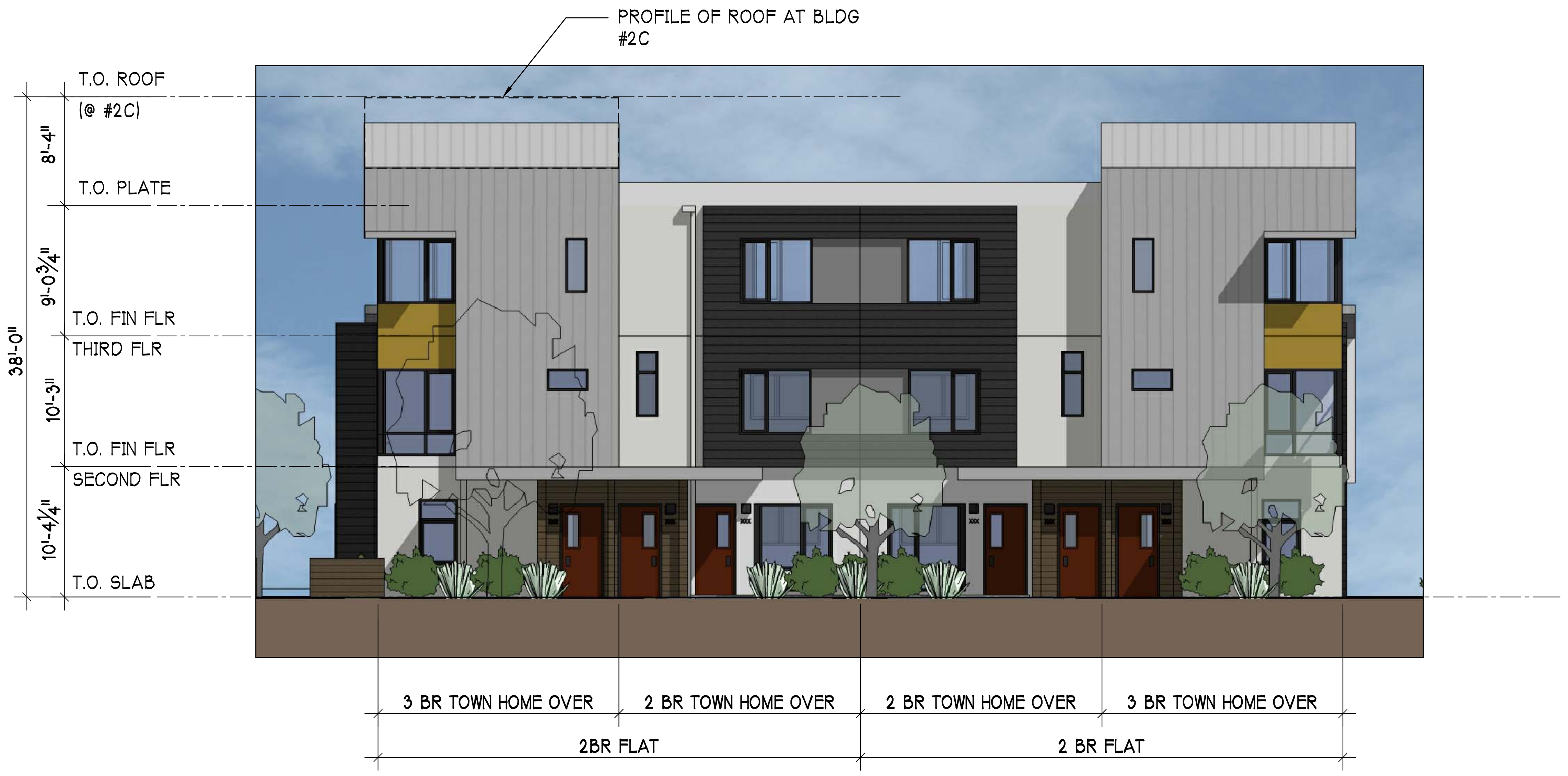
HKIT ARCHITECTS

BUILDING #1 ELEVATIONS

July 15, 2014 • Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

A3.1



1 NORTH ELEVATION BLDG. 2A (FACING BIKE PATH)
WEST ELEV. BLDGS. 2B +2C (FACING COURTYARD)
SCALE : 1/8"=1'-0"

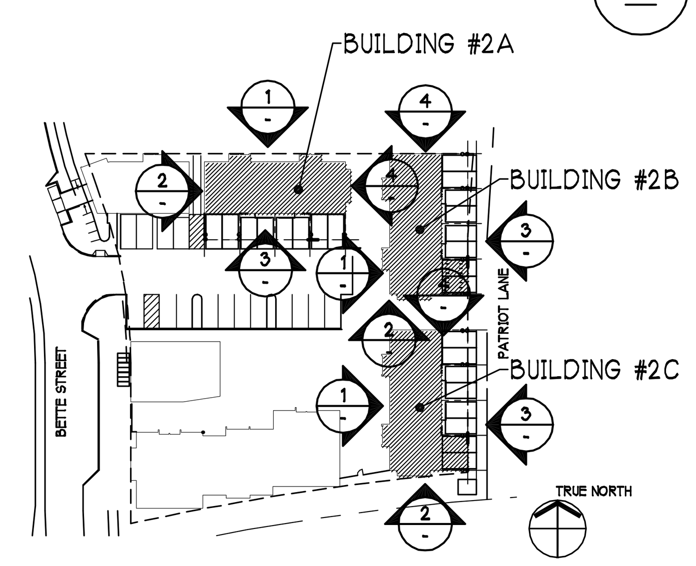
FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET

2 WEST ELEVATION BLDG. 2A
NORTH ELEVATION BLDGS. 2B + 2C
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET



KEY PLAN - N.T.S.

3 SOUTH ELEVATION BLDG. 2A (FACING COURTYARD)
EAST ELEVATION BLDGS. 2B + 2C (FACING PATRIOT LN.)
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET

4 EAST ELEVATION BLDG. 2A
SOUTH ELEVATION BLDGS. 2B + 2C
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET

HKIT ARCHITECTS

BUILDINGS #2A, #2B + #2C ELEVATIONS

July 15, 2014 ● Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

A3.2

1 NORTH ELEVATION - FACING COURTYARD
SCALE : 1/8"=1'-0"

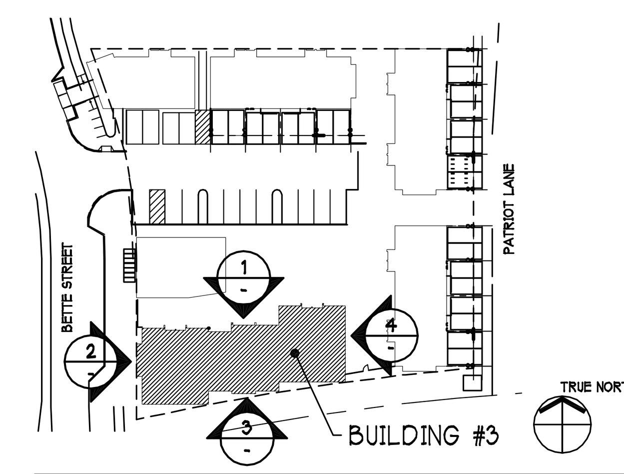
FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET

2 WEST ELEV. - FACING BETTE
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET



KEY PLAN - N.T.S.

3 SOUTH ELEVATION - FACING STARGELL
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET

4 EAST ELEVATION
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET

HKIT ARCHITECTS

BUILDING #3 ELEVATIONS

July 15, 2014 • Job #30360

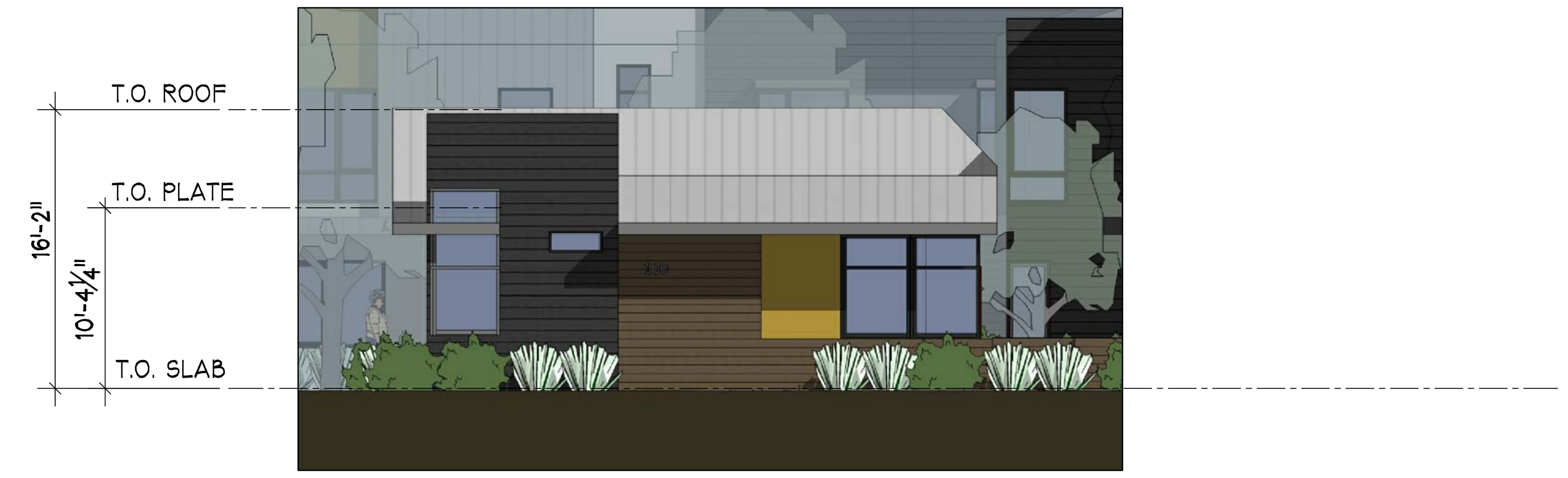
ALAMEDA LANDING - LOT 108
RCD / HACA

A3.3

1 NORTH ELEVATION - FACING PARKING
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

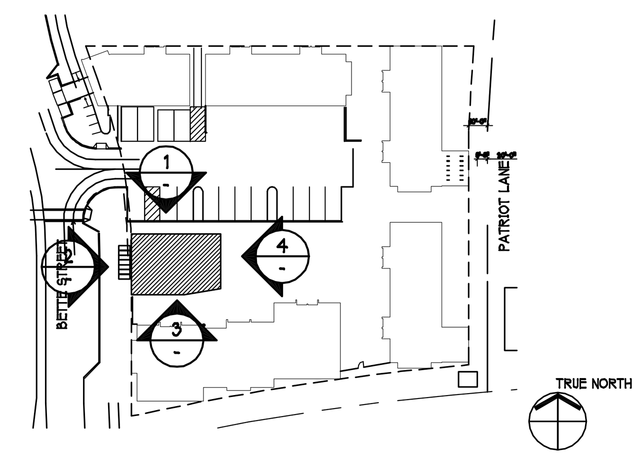
0 4 8 16 FEET



2 WEST ELEV. - FACING BETTE
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET



KEY PLAN - N.T.S.

3 SOUTH ELEVATION - FACING STARGELL
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET

4 EAST ELEVATION
SCALE : 1/8"=1'-0"

FOR ADDITIONAL NOTES, SEE 1/A3.1

0 4 8 16 FEET

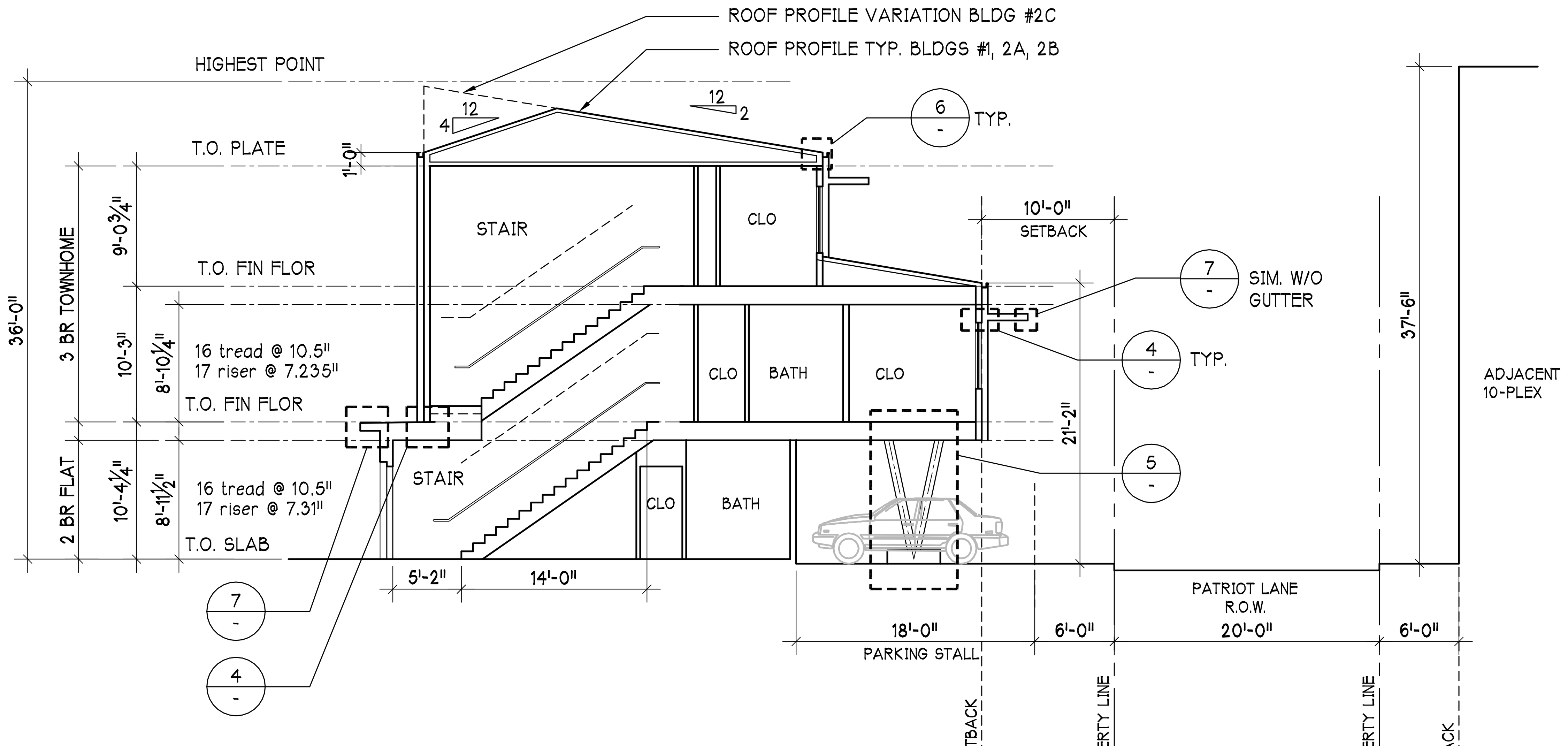
HKIT ARCHITECTS

BUILDING #4 ELEVATIONS

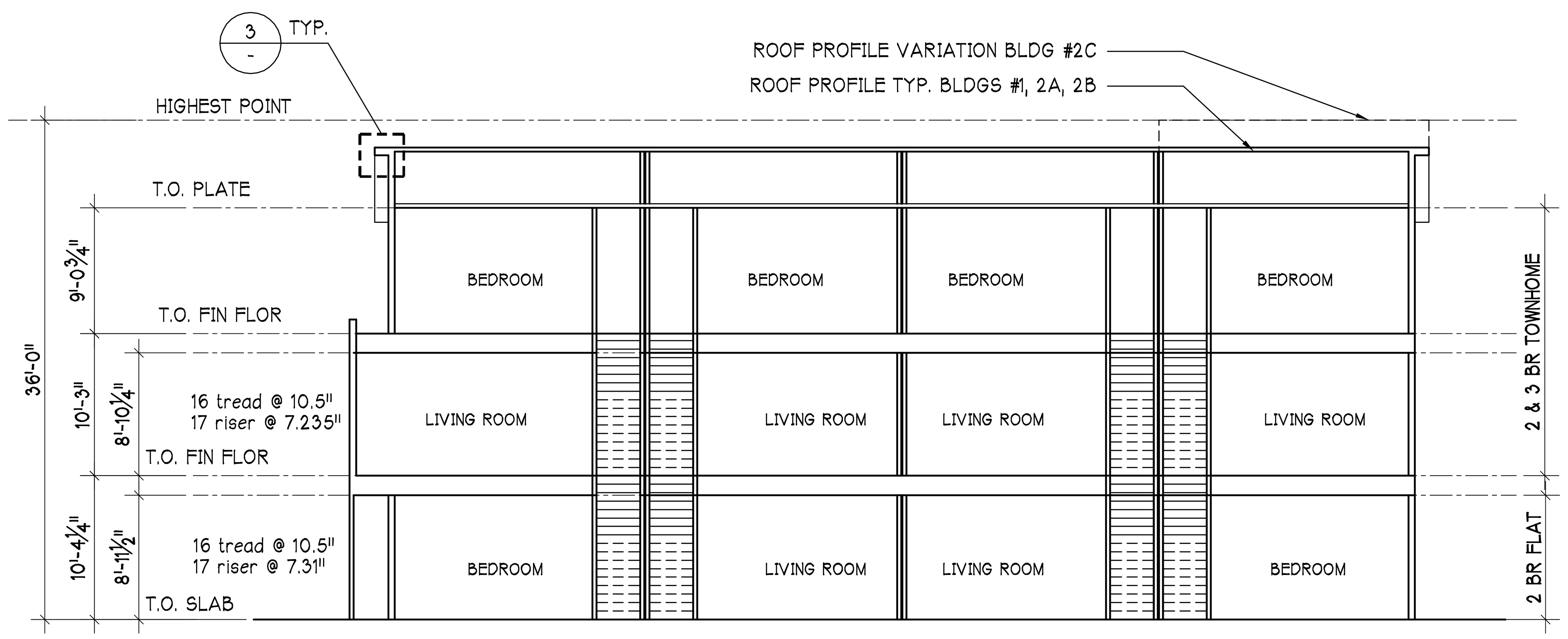
July 15, 2014 • Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

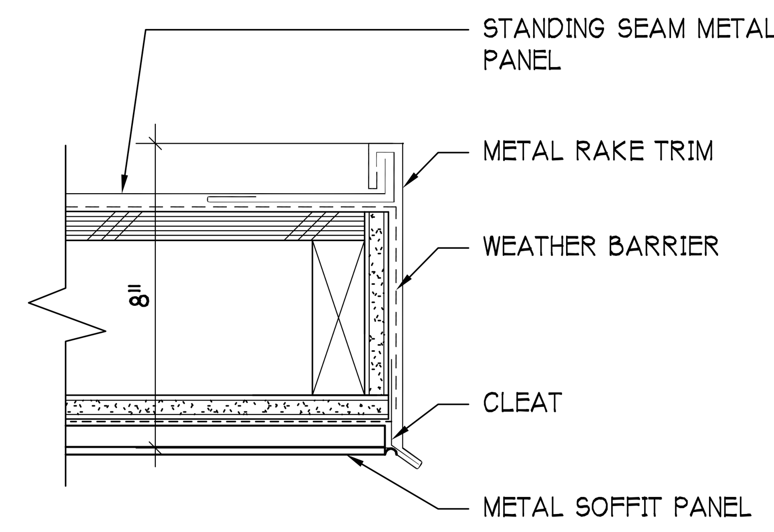
A3.4



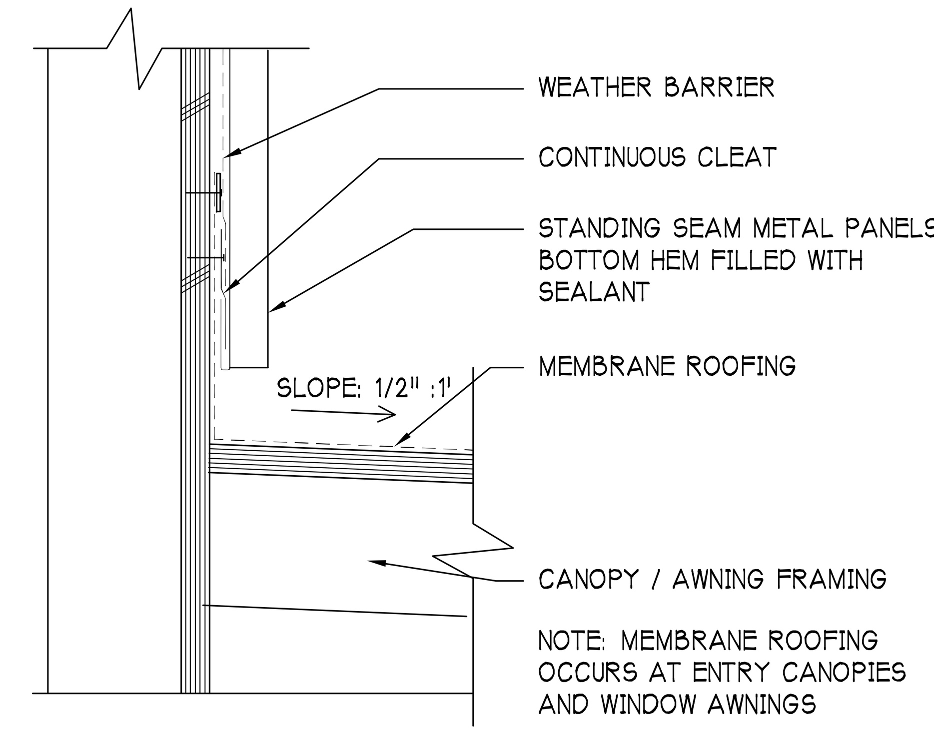
1 TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



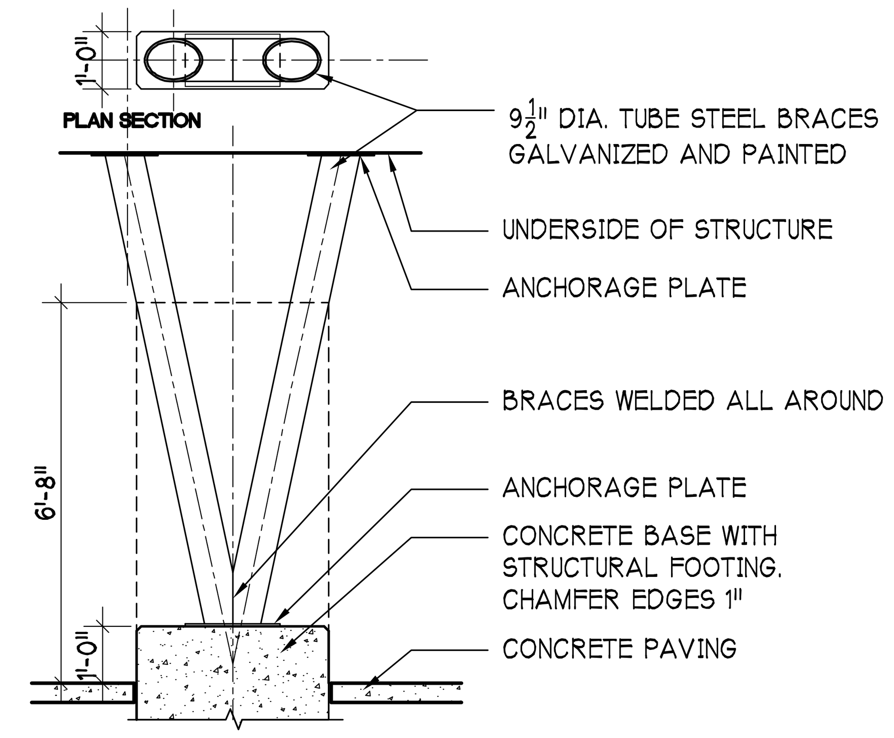
2 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



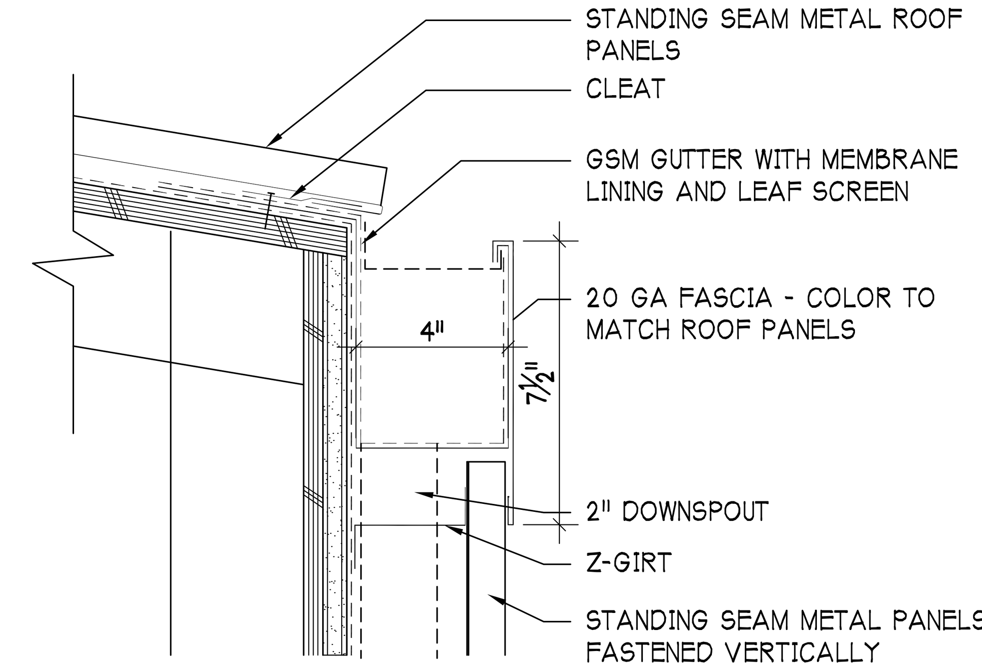
3 TYPICAL RAKE FASCIA
SCALE : 3"=1'-0"



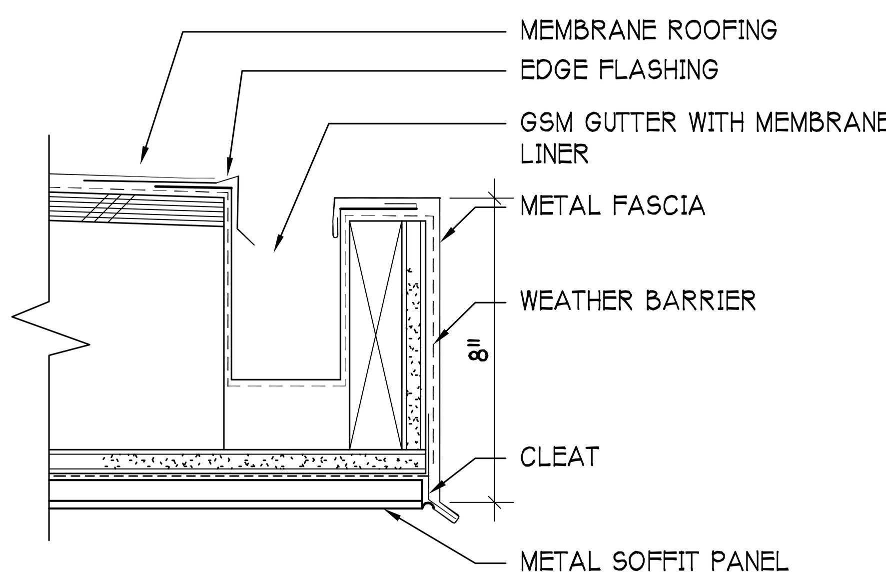
4 WALL METAL PANEL TO MEMBRANE
SCALE : 3"=1'-0"



5 TUCK-UNDER SUPPORT
SCALE : 3/8"=1'-0"



6 INTEGRAL GUTTER AT EAVE
SCALE : 3"=1'-0"



7 CANOPY FASCIA
SCALE : 3"=1'-0"

8 METAL ROOF/WALL EXAMPLES

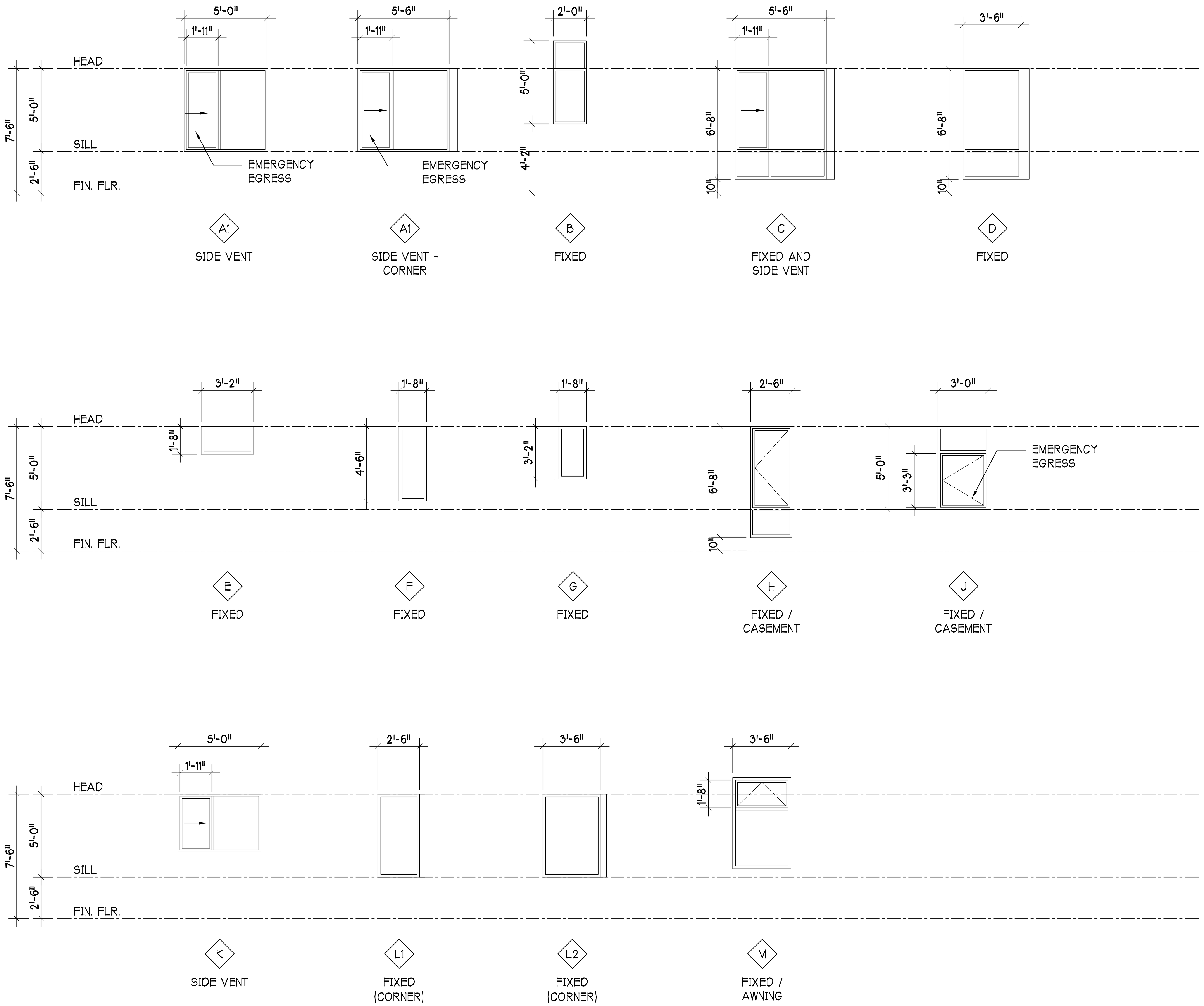
HKIT ARCHITECTS

TYPICAL BUILDING SECTIONS AND DETAILS

July 15, 2014 ● Job #30360

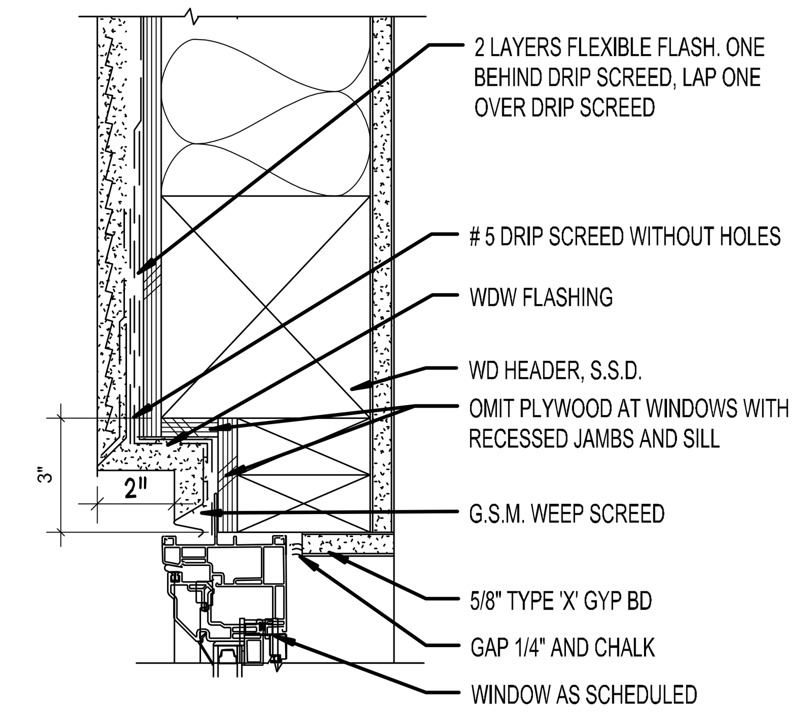
ALAMEDA LANDING - LOT 108
RCD / HACA

A3.5

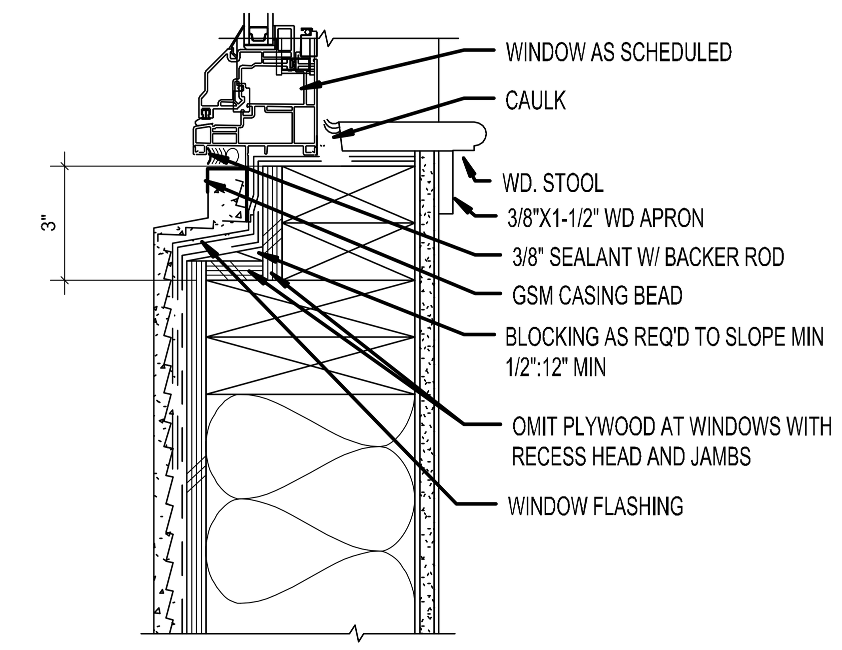


1 WINDOW TYPES
SCALE : 1/4"=1'-0"

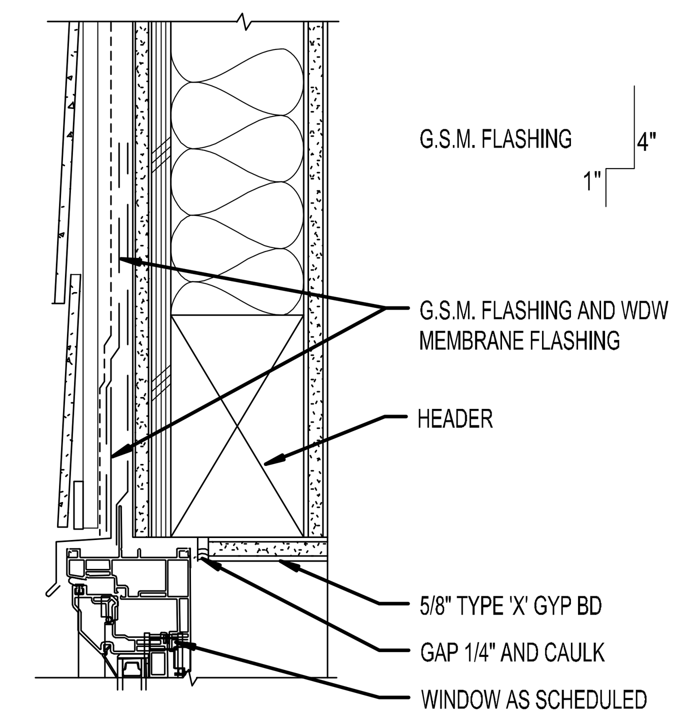
0 4 8 16 FEET



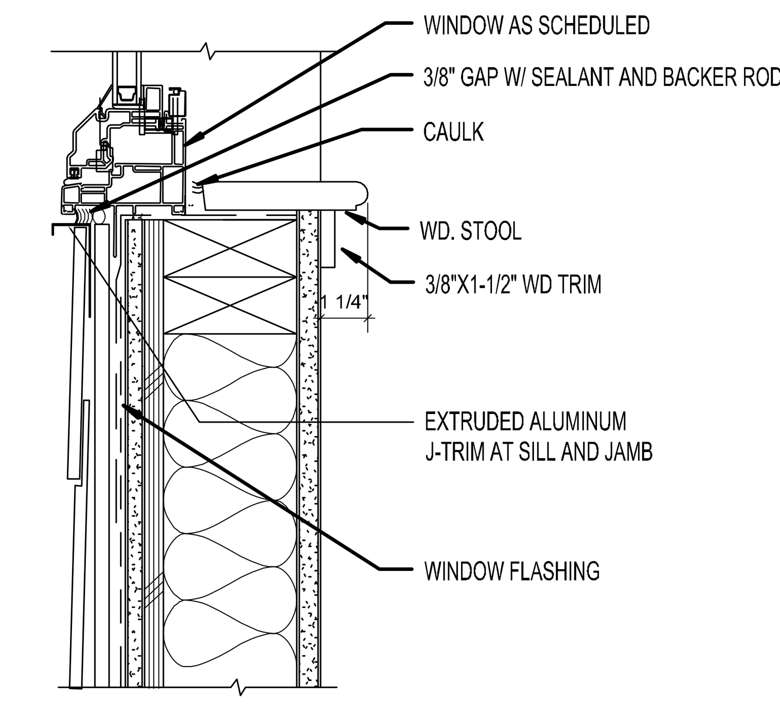
2 WINDOW-HEAD AT CEMENT PLASTER
SCALE : 3"=1'-0"



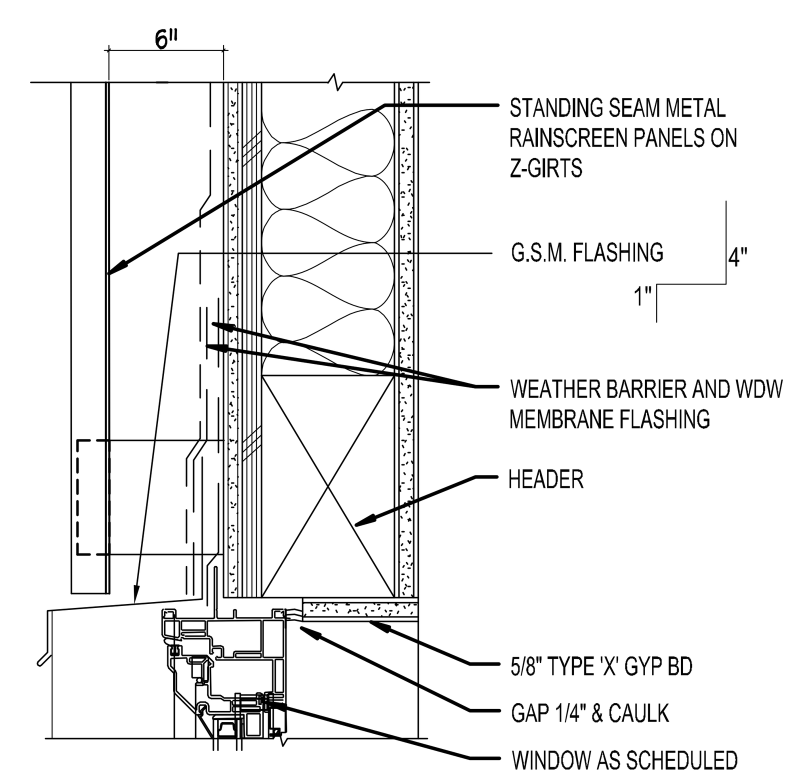
5 WINDOW SILL AT CEMENT PLASTER
SCALE : 3"=1'-0"



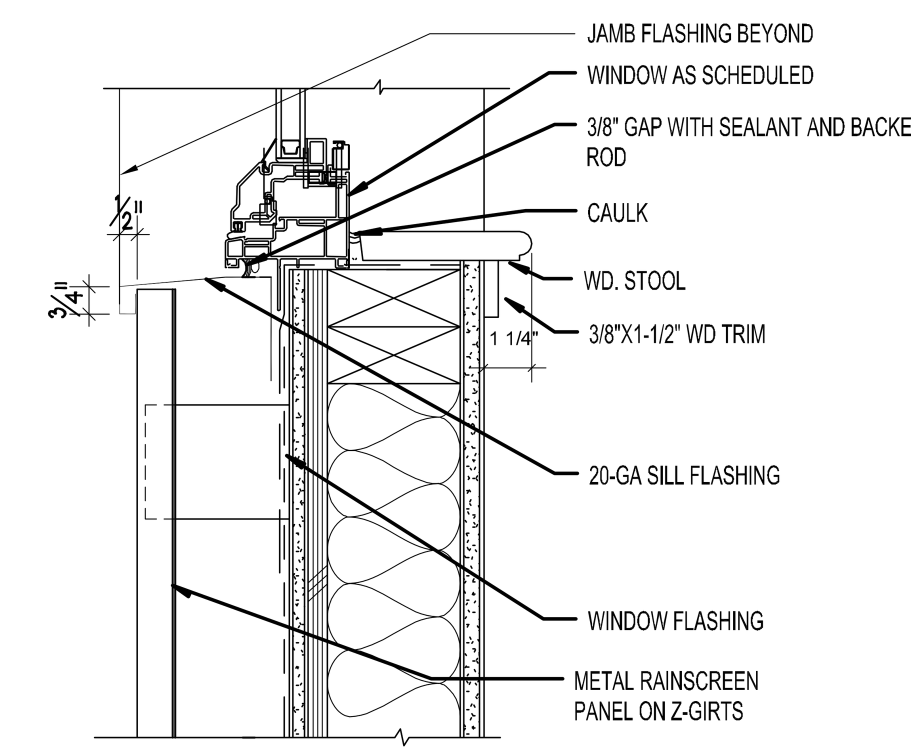
3 WINDOW HEAD AT FIBER CEMENT PLANK
SCALE : 3"=1'-0"



6 WINDOW SILL AT FIBER CEMENT PLANK
SCALE : 3"=1'-0"



4 WIN. HEAD AT METAL PANEL
SCALE : 3"=1'-0"



7 WIN. SILL AT METAL PANEL
SCALE : 3"=1'-0"

HKIT ARCHITECTS

WINDOW TYPES AND DETAILS

July 15, 2014 ● Job #30360

ALAMEDA LANDING - LOT 108
RCD / HACA

A4.1