



# ALAMEDA POINT BLOCK 8 DEVELOPMENT PLAN

## PLANNING BOARD - MARCH 14, 2016

VICINITY MAP

ZONING & OPEN SPACE

ZONING DATA:

ALAMEDA POINT DEVELOPMENT PLAN

SITE AREA CALCULATIONS:

GROSS SITE AREA: 1.74 ACRES  
OPEN SPACE AREA BUILDING A: .21 ACRES  
OPEN SPACE AREA BUILDING B: .18 ACRES

BUILDING OPEN SPACE:

RESI. COMMON SPACE (COURTYARD/ROOF DECK):  
BUILDING A: 8,100 SF  
BUILDING B: 6,800 SF  
RESI. PRIVATE SPACE (PATIOS/BALCONIES):  
BUILDING A: 0 SF  
BUILDING B: 250 SF

PROJECT TEAM

OWNER:

THOMPSON | DORFMAN PARTNERS, LLC  
39 FORREST STREET, SUITE 201  
MILL VALLEY, CA 94941  
T: (415) 381-3001  
CONTACT: BRUCE DORFMAN  
EMAIL: BD@THOMPSONDORFMAN.COM

ARCHITECT:

KTGY GROUP, INC.  
580 2ND ST., #200  
OAKLAND, CA 94607  
T: (510) 272-2910  
CONTACT: JESSICA MUSICK  
EMAIL: JTOLER@KTGY.COM

LANDSCAPE ARCHITECT:

THE GUZZARDO PARTNERSHIP INC.  
181 GREENWICH STREET  
SAN FRANCISCO, CA 94111  
T: (415) 433 4672  
CONTACT: PAUL LETTIERI  
EMAIL: PLETTIERI@TGP-INC.COM

CIVIL ENGINEER:

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

BUILDING A: BUILDING & PARKING STATISTICS

BUILDING A: FAMILY							
UNIT TYPE	1-0	1-1	2-0	2-0a	3-0	3-1	
AVERAGE GSF/D.U.	662	653	917	1047	1226	1148	
LEVEL 1			3		2		
LEVEL 2	2	2	10	1	4	2	
LEVEL 3	2	2	10	1	4	2	
LEVEL 4	4	2	10	1	4	2	
TOTAL	8	6	33	3	14	6	70 (1 MANAGER UNIT)
% TOTAL MIX	11%	9%	47%	4%	20%	9%	
PARKING							
	STANDARD	COMPACT	ACCESSIBLE	EV	TOTAL		
TOTAL	8	57	2	3 (1 ACCESSIBLE)	70 (3 ACCESSIBLE)		
* (3) ELECTRICAL CHARGING STATIONS TO BE INCLUDED							
BIKE PARKING							
	QTY.						
LONG-TERM RES.	72 BIKES						

BUILDING B: BUILDING & PARKING STATISTICS

BUILDING B: SENIOR							
UNIT TYPE	1-0	1-0 a	1-1	1-2	1-3	2-1	2-2
AVERAGE GSF/D.U.	662	625	653	690	672	933	952
LEVEL 1				1	4	1	
LEVEL 2	1	4	2	7	1	1	2
LEVEL 3	1	4	2	7	1	1	2
LEVEL 4	1	4	2	7	1	1	2
TOTAL	3	12	6	22	7	4	6
% TOTAL MIX	5%	20%	10%	37%	12%	7%	10%
PARKING							
	STANDARD	COMPACT	ACCESSIBLE	EV	TOTAL		
TOTAL	21	3	1	3 (1 ACCESSIBLE)	28 (2 ACCESSIBLE)		
* (3) ELECTRICAL CHARGING STATIONS TO BE INCLUDED							
BIKE PARKING							
	QTY.						
LONG-TERM RES.	23 BIKES						

DRAWING INDEX

1.1	COVER SHEET
1.2	DESIGN REVIEW GUIDELINES
2	SITE A OVERALL SITE PLAN - BLOCK 8
3	SITE A HISTORY
4	SITE A PHOTOS
5	BLOCK 8 SITE PHOTOS
6	SITE A PUBLIC REALM
7	BLOCK 8 MATERIAL PALETTE
8	BLOCK 8 STREET SECTIONS
9	LANDSCAPE SITE PLAN
10	ARCHITECTURAL SITE PLAN
11	ARCHITECTURAL FLOOR PLANS
12	ELEVATIONS + RENDERINGS - SENIOR
13	ELEVATIONS + RENDERINGS - FAMILY
14	ELEVATIONS - STREETSCAPE
15	SECTION
16	TYPICAL UNIT PLANS
17	TYPICAL WINDOW DETAILS
18	COLOR AND MATERIALS BOARD
19	PRELIMINARY STORMWATER MANAGEMENT PLAN

UNIVERSAL DESIGN

Block 8 will be designed with careful consideration to universal design principles to ensure accessibility is maximized for all residents. All units in both the senior and family buildings will be adaptable, with 50% mobility accessible in the senior building and 5% in the family building to meet California Tax Credit Allocation Committee requirements. This means that units will have an accessible route into and through the unit, flexibility for grab bar installation in showers and bath tubs, and the kitchens and bathrooms that can easily be used by people in wheelchairs. Additionally, public and common areas will be accessible to persons with disabilities with doors and hallways that will be wide enough for wheelchairs. In addition 2% of the units will be fully accessible to hearing and/or visually impaired persons.

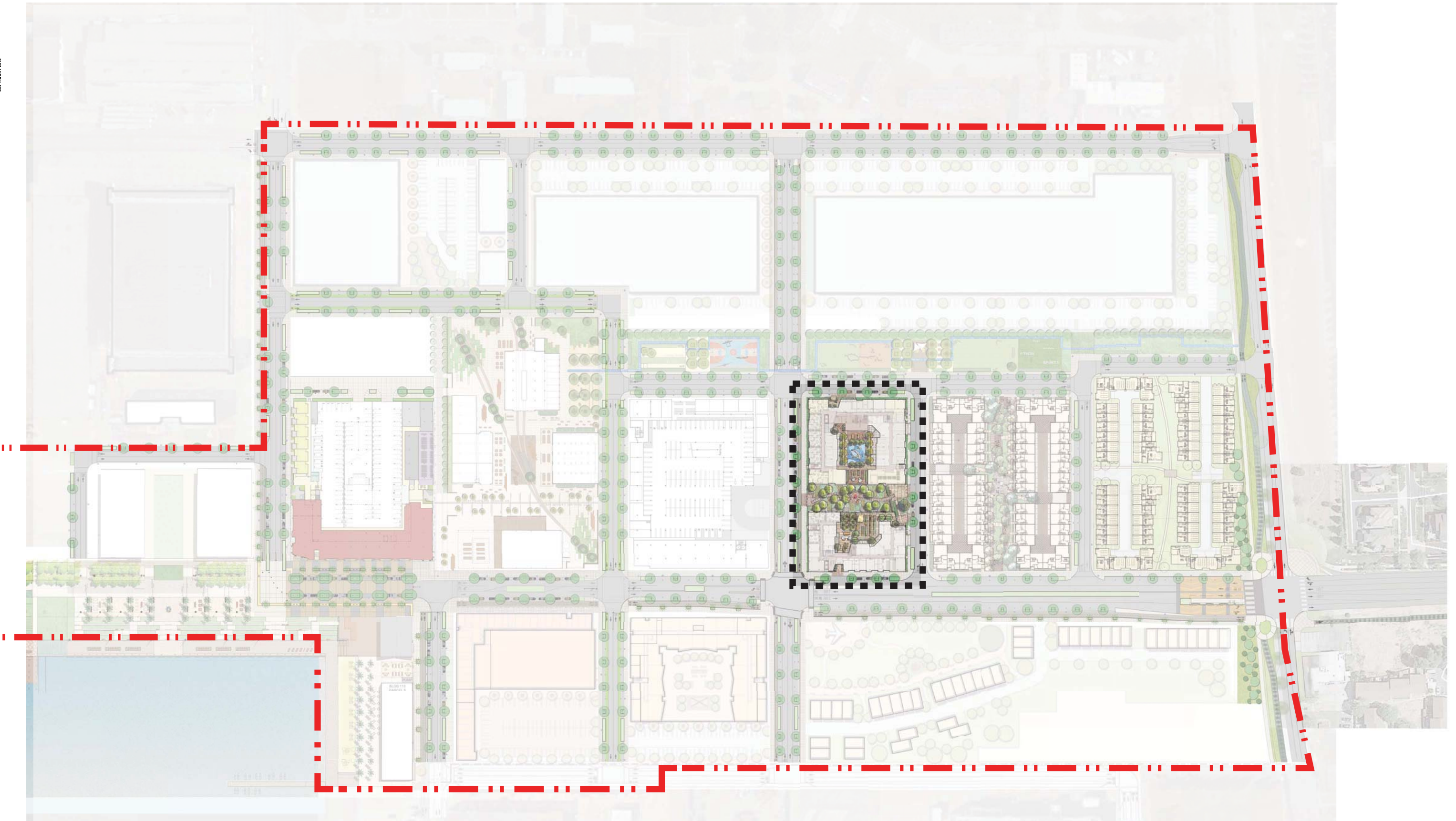
GREEN DESIGN ELEMENTS

Both the senior and family buildings at Block 8 will incorporate innovative green design elements that maximize energy and water efficiency, and make use of recycle materials. As such the projects will exceed Title 24 energy and resource efficiency thresholds which provides a healthier home for our residents and improves affordability by minimizing resident's utility costs. The project will pursue GreenPoint Rated (GPR) certification through Build it Green. Based on Eden's recent experience with new construction, we expect to exceed a GPR rating of 125 points, or GPR Gold. Specifically the project's design will include the following elements:

- Solar Photovoltaic panels to offset the common area electrical load.
- Solar thermal system.
- Drought resistant landscaping that meets Bay Friendly landscaping standards, thereby reducing the water needed for irrigation.
- Irrigation systems that are controlled by smart timers which prevent over watering of plants.
- Bioswales which enhance natural drainage of water on-site rather than into the storm water system.
- Shading systems for natural cooling.
- Low VOC paints for indoor air quality.
- High efficiency light fixtures and Energy Star appliances.
- Low flow toilets and showerheads.
- Three electric charging stations per building.







ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

SITE A OVERALL SITE PLAN - BLOCK 8

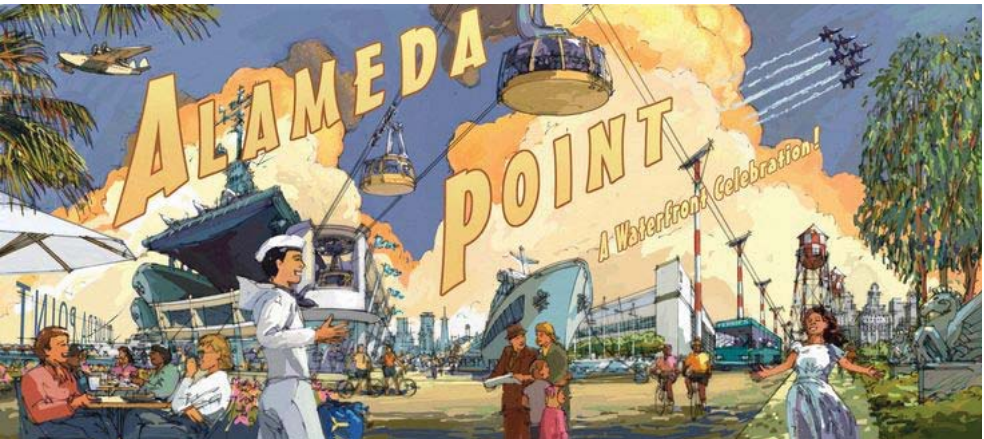


14072  
KTGY#150867

03.14.16







## ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## SITE A HISTORY





ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

SITE A PHOTOS

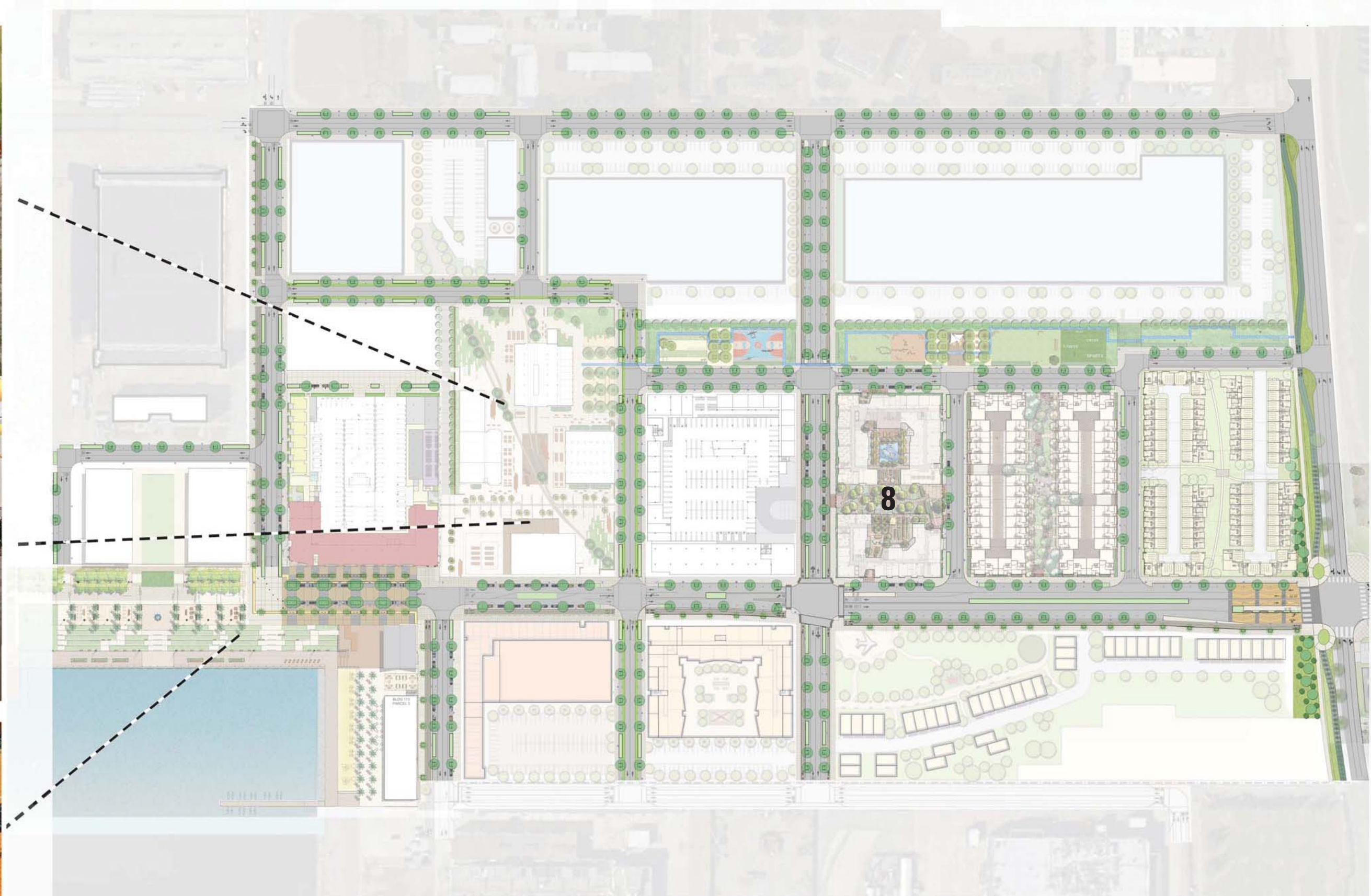




ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

BLOCK 8 - SITE PHOTOS





# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

# SITE A PUBLIC REALM





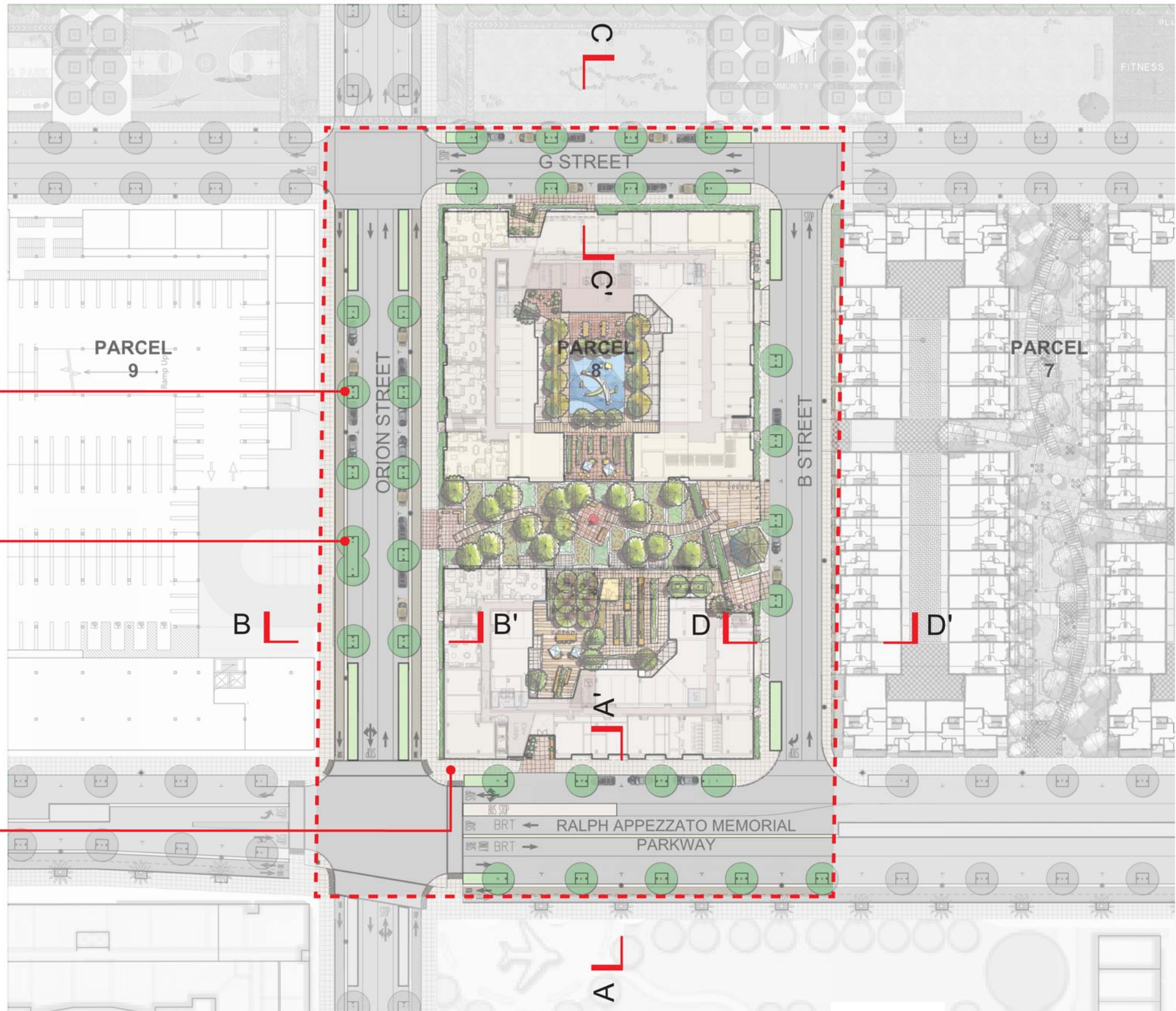
STONE COBBLES AT TREE WELLS



BOLLARD



CONCRETE



# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

# BLOCK 8 MATERIAL PALETTE

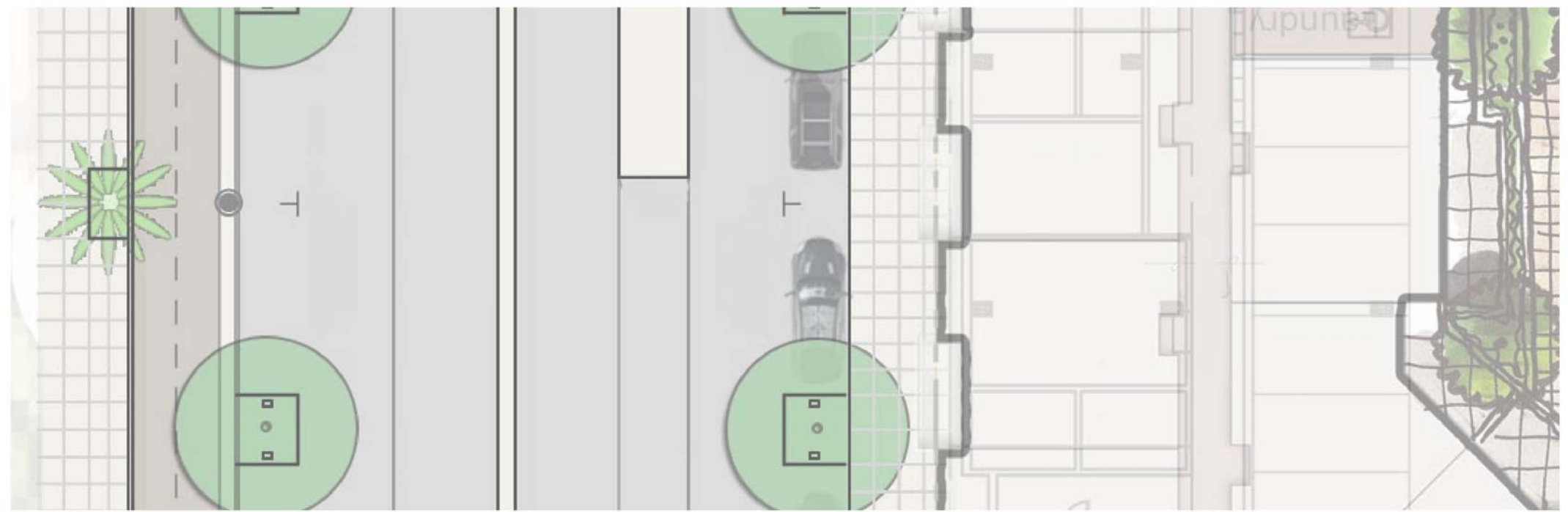


A

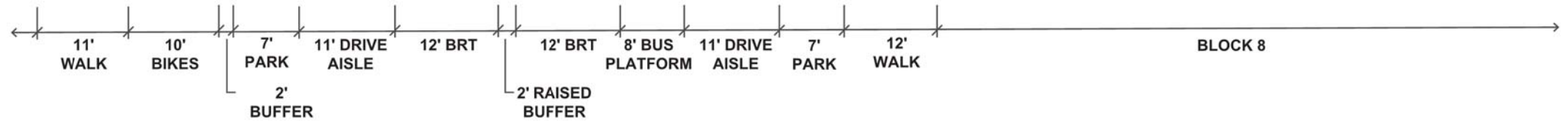
A L



A'



A'

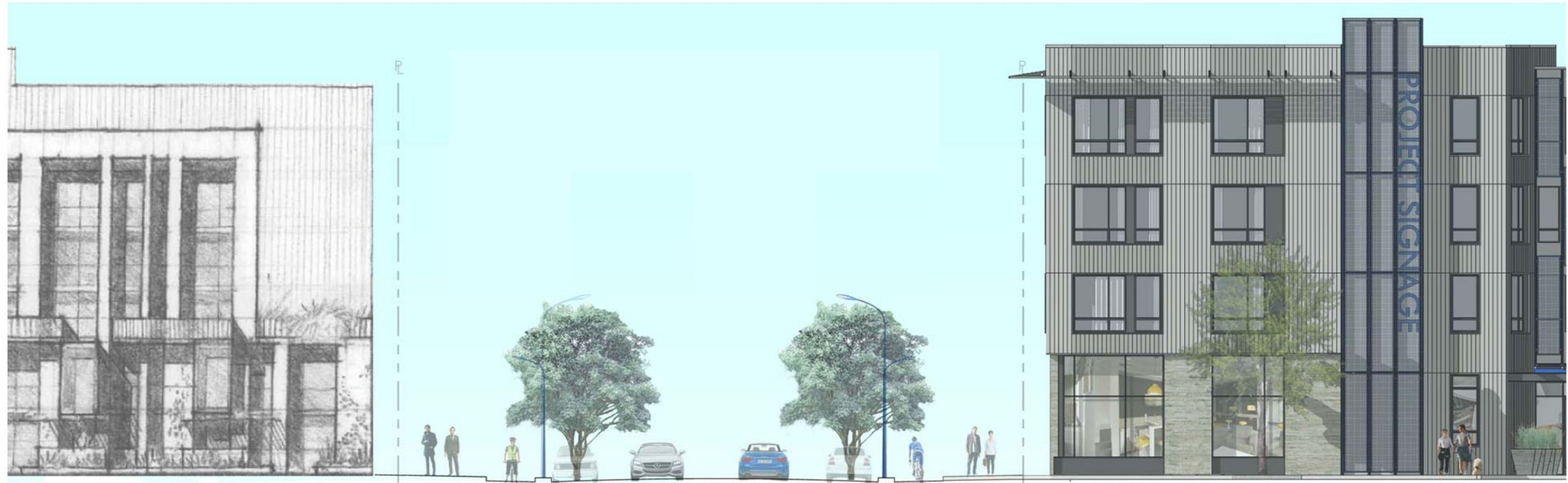


# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## RAMP SECTION AT BLOCK 8

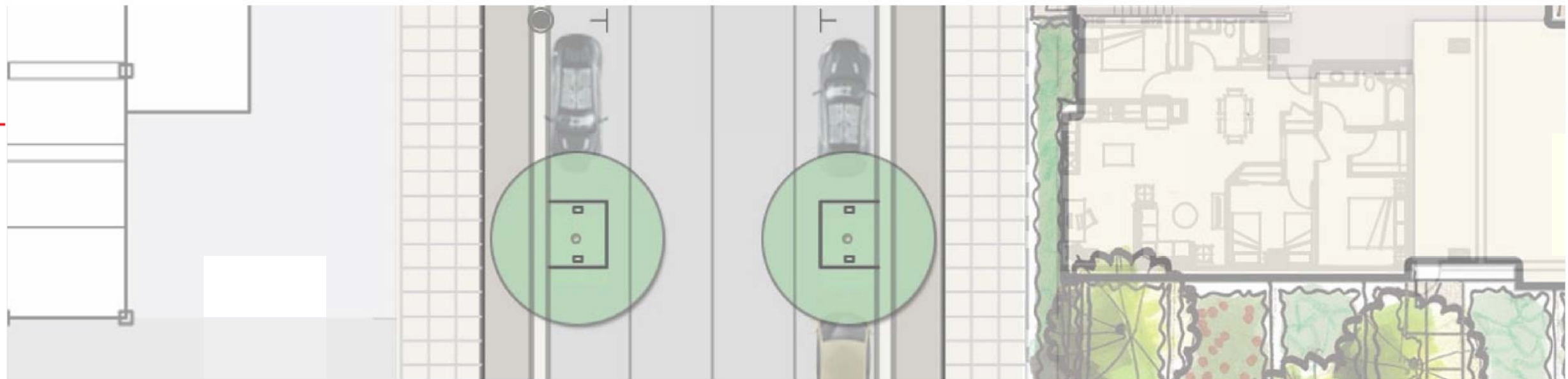


B

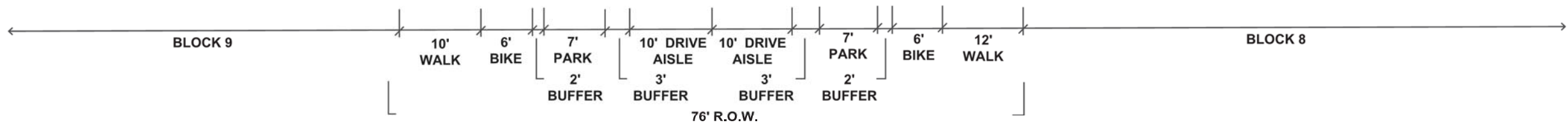


B

B



B'



ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

ORION STREET SECTION AT BLOCK 8





ALAMEDA POINT BLOCK 8

ALAMEDA, CA

G STREET SECTION AT BLOCK 8





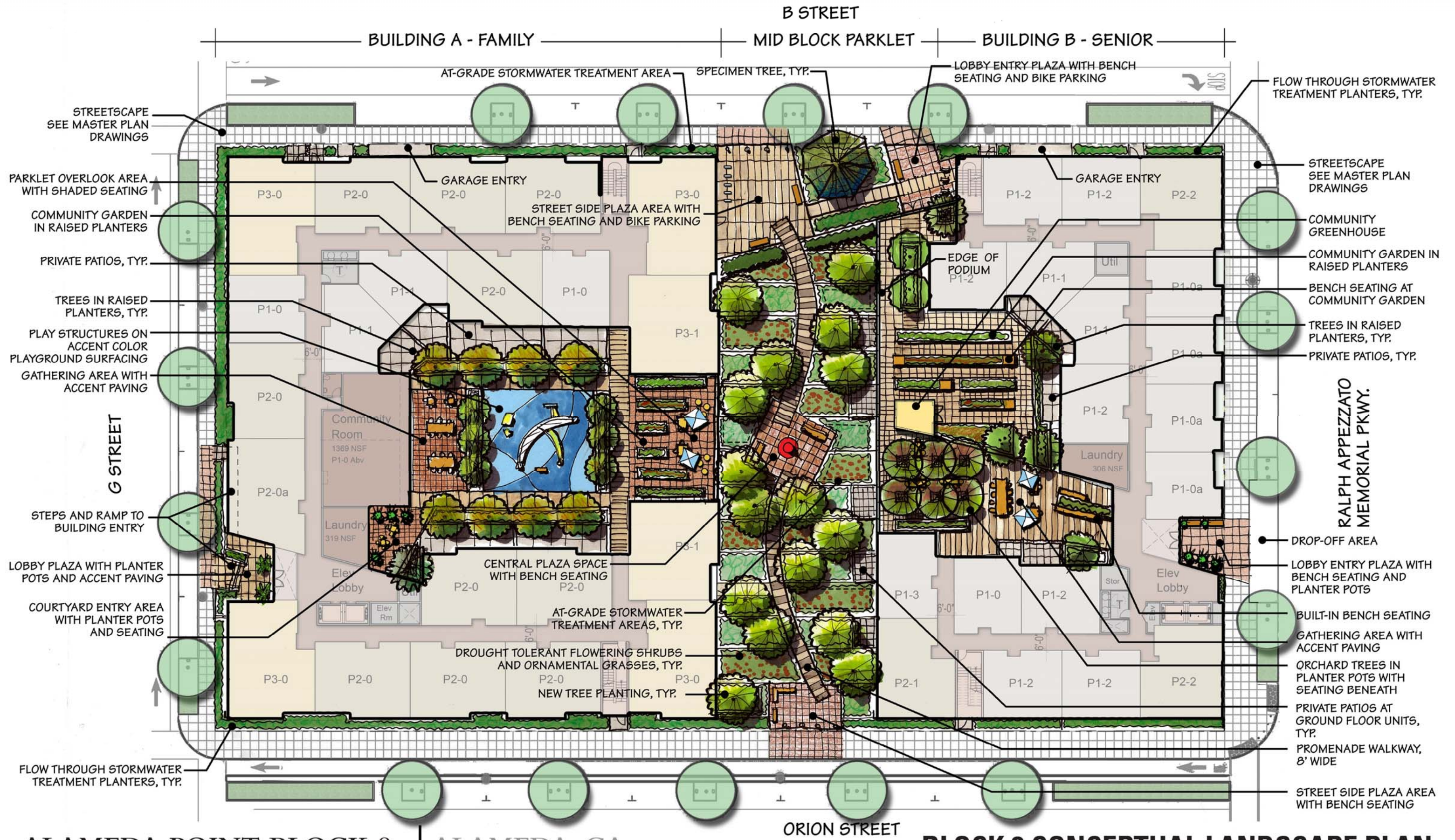
ALAMEDA POINT BLOCK 8

ALAMEDA, CA

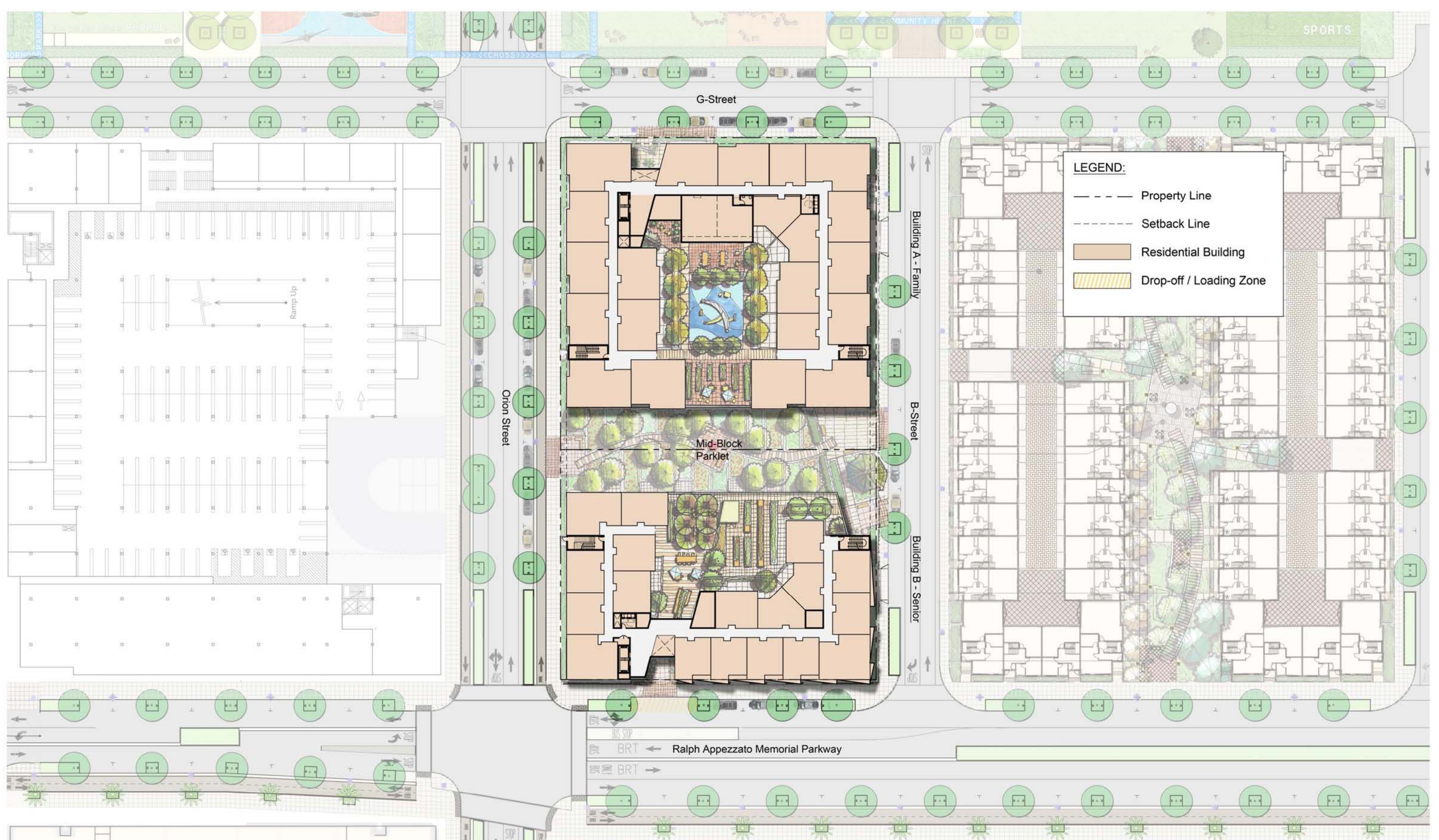
B STREET SECTION AT BLOCK 8



COPYRIGHT 2015





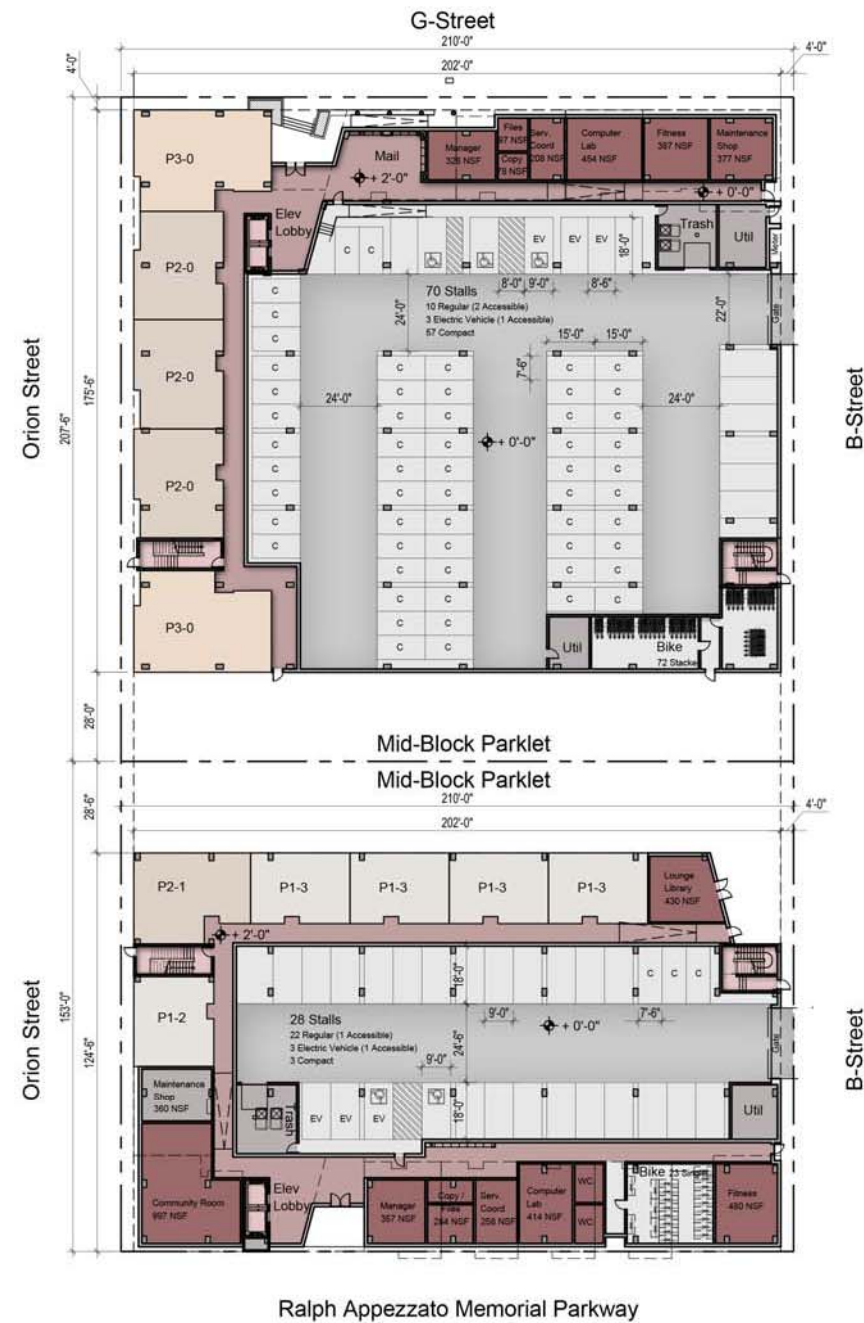


\* Refer to Landscape Sheet (9) for Landscape Design.

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

ARCHITECTURAL SITE PLAN





**Buildings A + B  
Ground Level 1**



**Buildings A + B  
Podium Level (3+4 Sim.)**

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

# ARCHITECTURAL FLOOR PLANS



Vertical Paneling



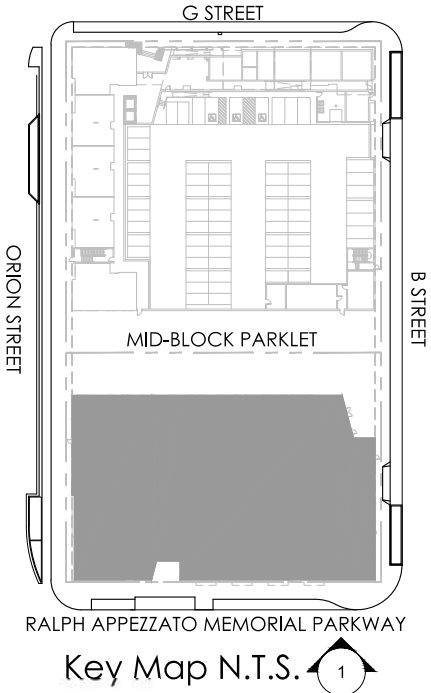
Tower Element



Ribbon Windows



Weathered Concrete

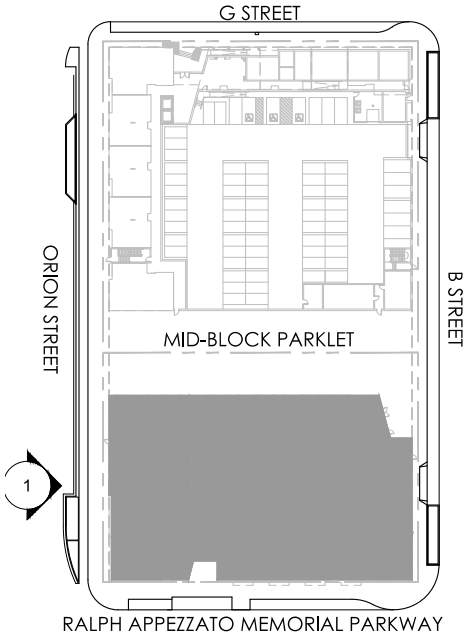


1. Elevation at Ralph Appezato Memorial Parkway





1. Elevation at Orion Street



Key Map N.T.S.

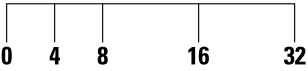
ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - SENIOR

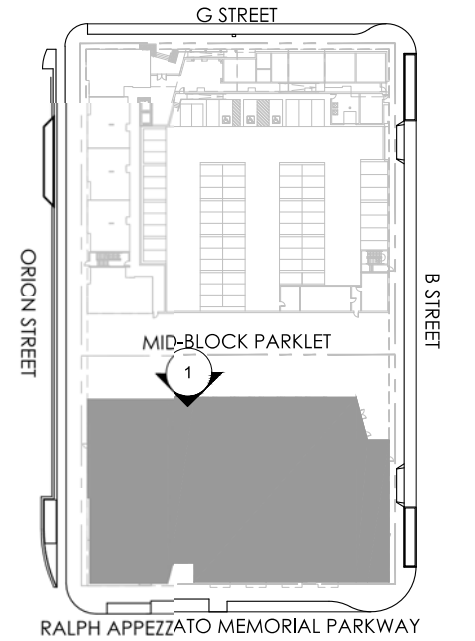


14072  
KTGY#150867

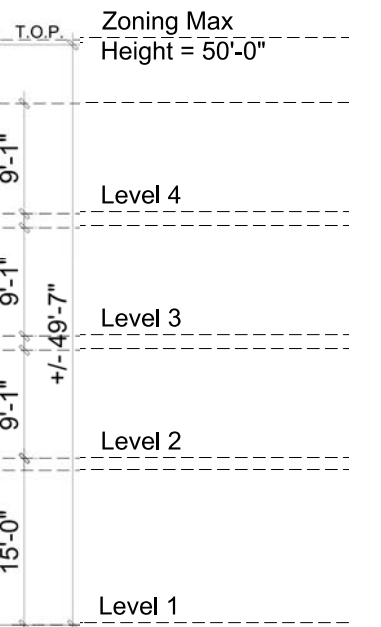
03.14.16







Key Map N.T.S.



1. Elevation at Mid-Block Parklet

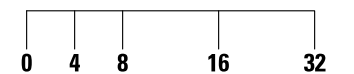
ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - SENIOR



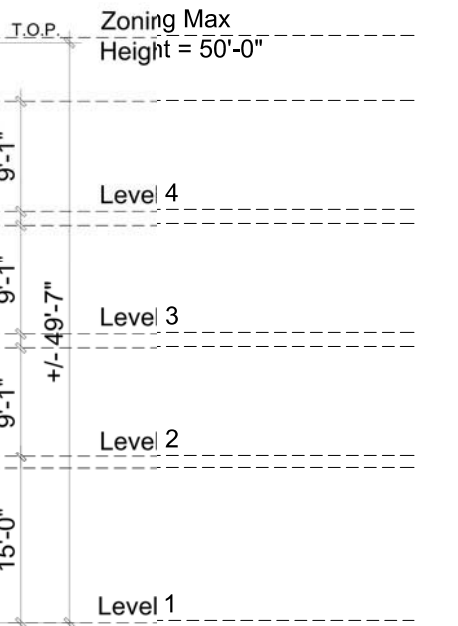
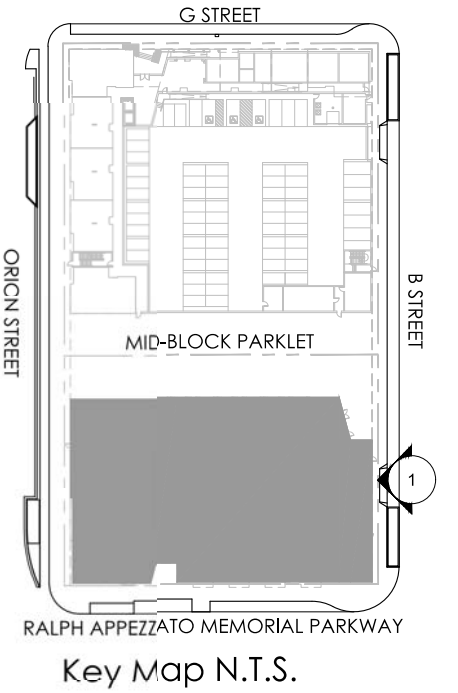
14072  
KTGY#150867

03.14.16



12.3





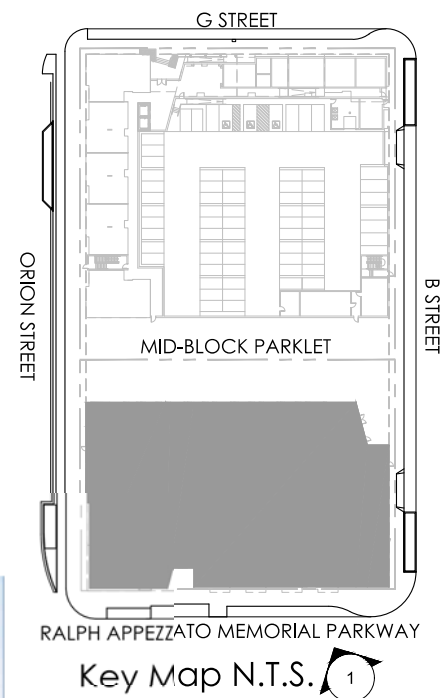
1. Elevation at B Street

ALAMEDA POINT BLOCK 8

ALAMEDA, CA

CONCEPTUAL ELEVATIONS - SENIOR





1. View from Linear Park and Ralph Appezato Memorial Parkway

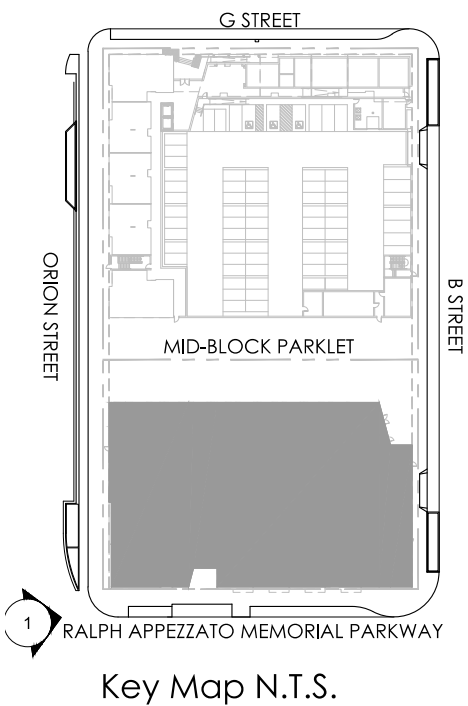
# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## CONCEPTUAL PERSPECTIVES - SENIOR





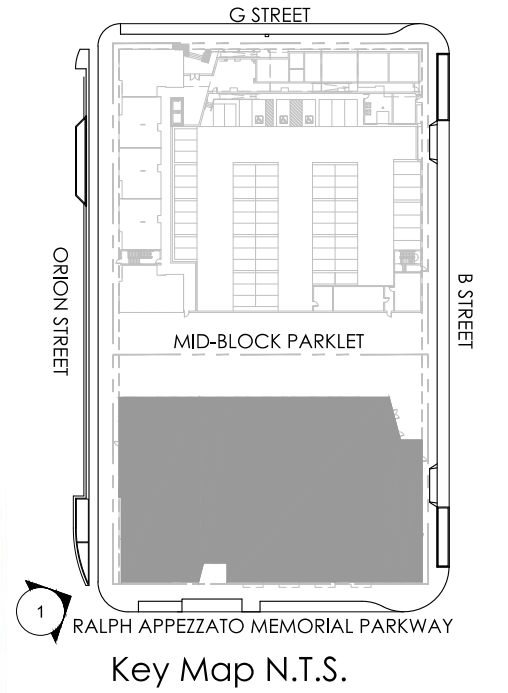
1. View from Ralph Appezzato Memorial Parkway and Orion Street



# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

# CONCEPTUAL PERSPECTIVES - SENIOR





1. View from Orion Street and Ralph Appezato Memorial Parkway

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## CONCEPTUAL PERSPECTIVES - SENIOR



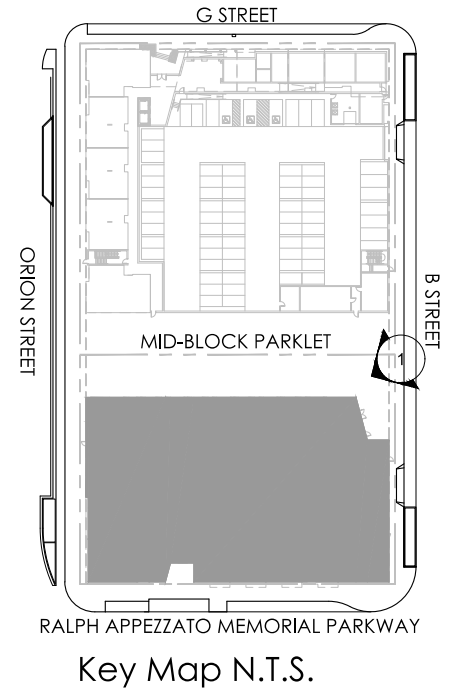


1. View from Ralph Appezato Memorial Parkway and B Street

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## CONCEPTUAL PERSPECTIVES - SENIOR





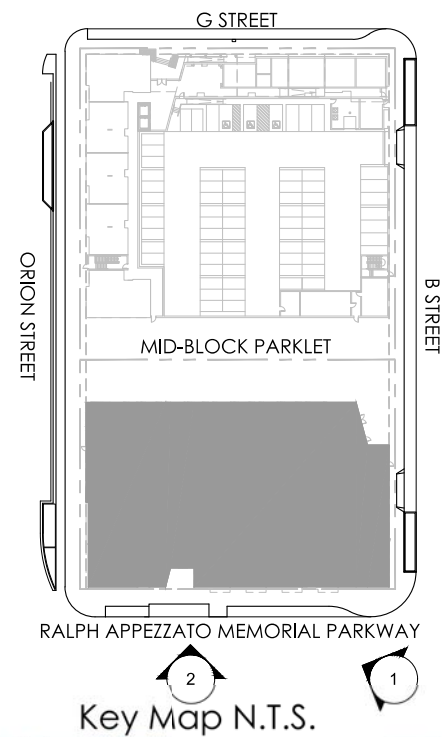
1. View of Mid-Block Parklet from B Street

ALAMEDA POINT BLOCK 8

ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - SENIOR





1. View from Ralph Appezato Memorial Parkway

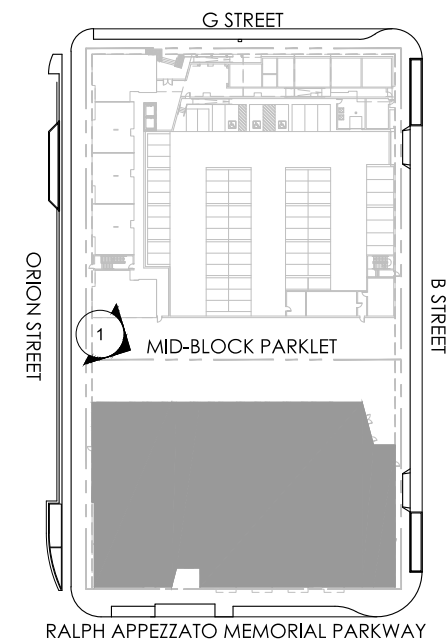


2. View of Entry from Ralph Appezato Memorial Parkway

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## CONCEPTUAL PERSPECTIVES - SENIOR





Key Map N.T.S.

1. View from Mid-Block Parklet

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## CONCEPTUAL PERSPECTIVES - SENIOR



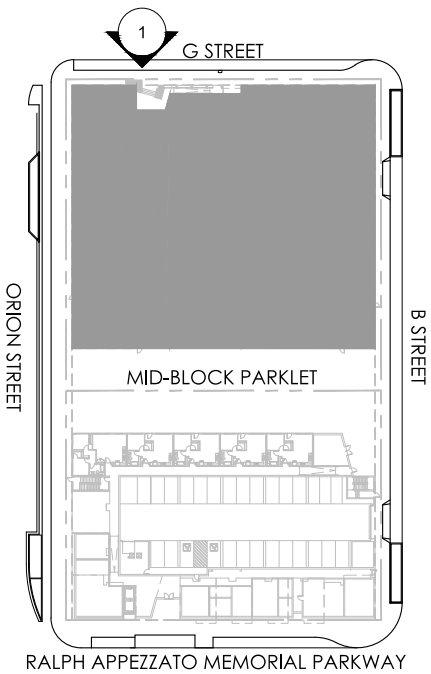
Window Grouping



Window Rhythm



Vertical Paneling

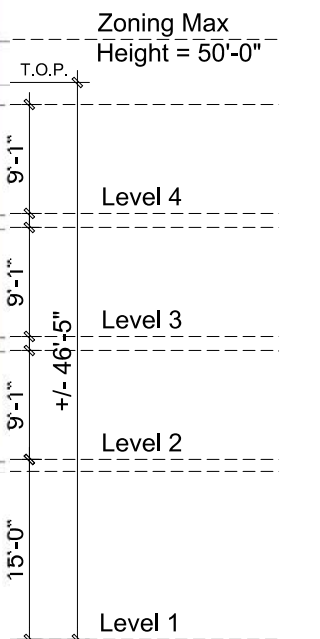
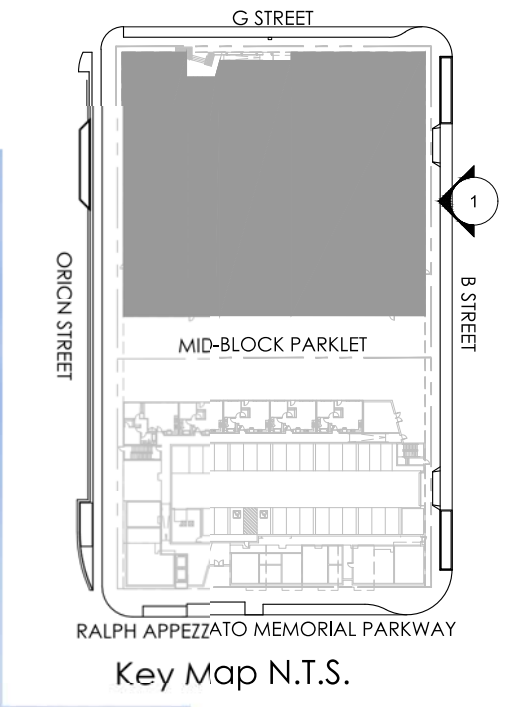


Key Map N.T.S.



1. Elevation at G Street





1. Elevation at B Street

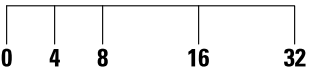
# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

# CONCEPTUAL ELEVATIONS - FAMILY

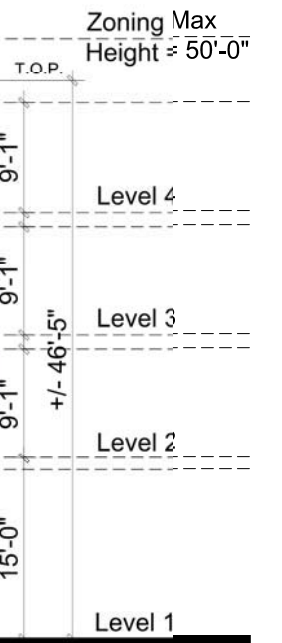
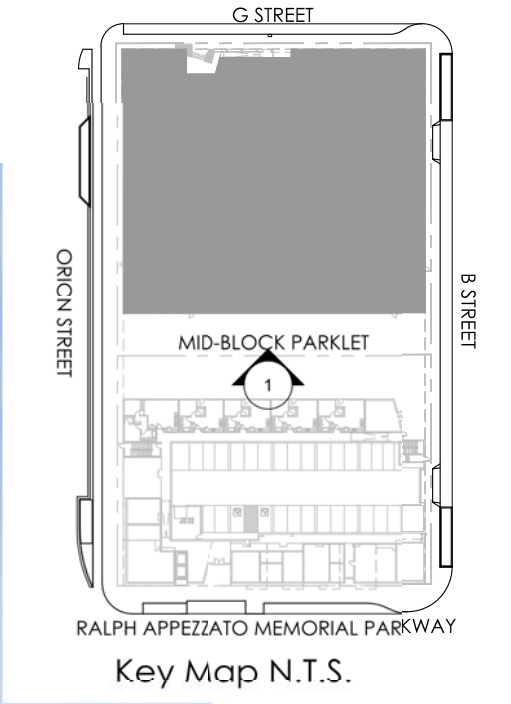


14072  
KTGY#150867

03.14.16







1. Elevation at Mid-Block Parklet

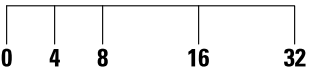
# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

# CONCEPTUAL ELEVATIONS - FAMILY

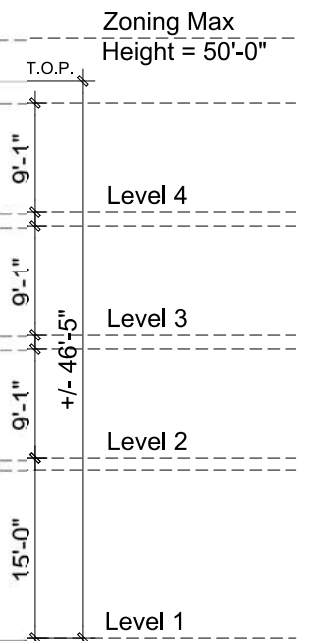
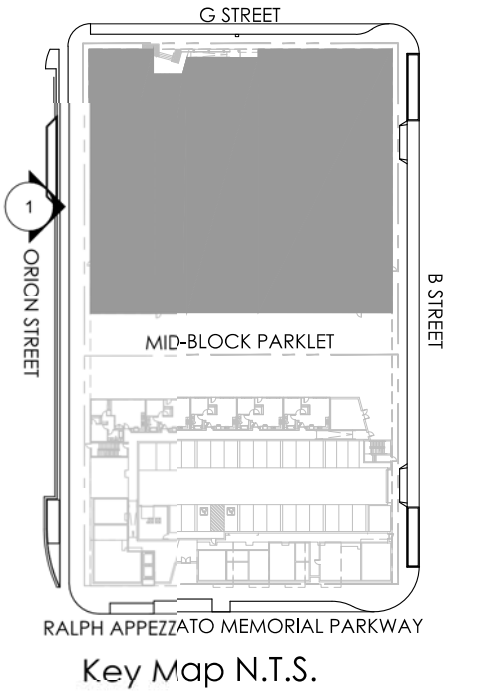


14072  
KTGY#150867

03.14.16







1. Elevation at Orion Street

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL ELEVATIONS - FAMILY



14072  
KTGY#150867

03.14.16



13.4





1. View from G Street and Orion Street

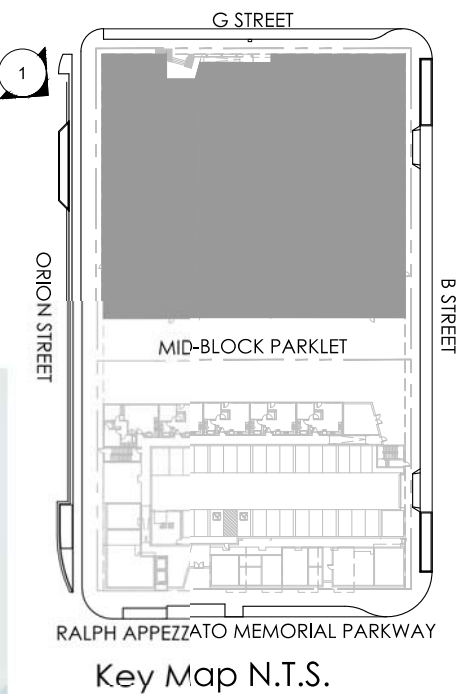
ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - FAMILY





1. View from Orion Street and G Street



# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

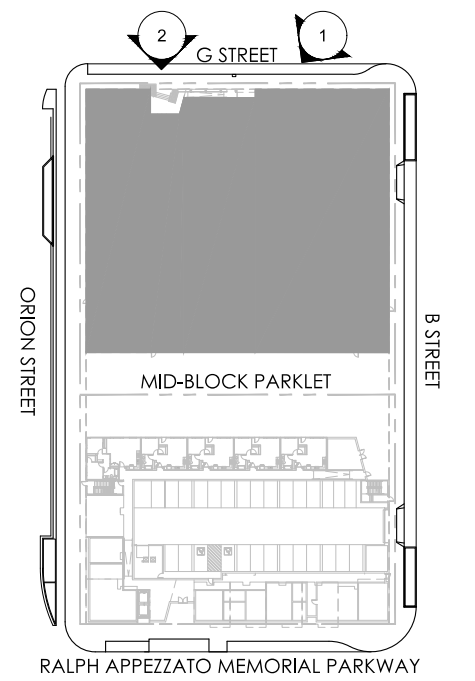
# CONCEPTUAL PERSPECTIVES - FAMILY



14072  
KTGY#150867

03.14.16





1. View from G Street

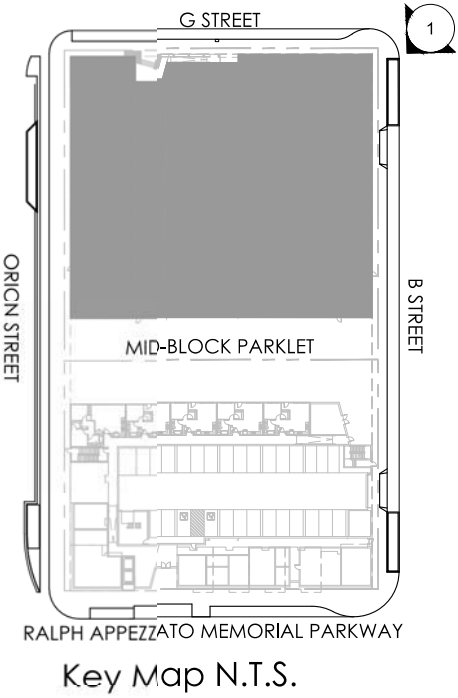


2. View of Entry from G Street

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## CONCEPTUAL PERSPECTIVES - FAMILY





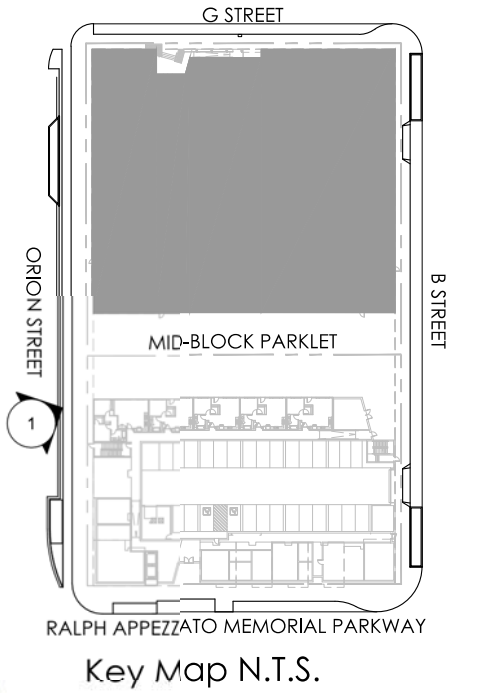
1. View from B Street and G Street

ALAMEDA POINT BLOCK 8

ALAMEDA, CA

CONCEPTUAL PERSPECTIVES - FAMILY





1. View of Mid-Block Parklet From Orion Street

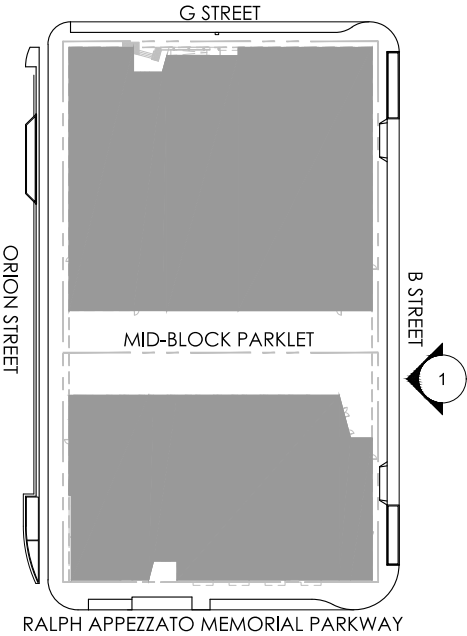
# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

# CONCEPTUAL PERSPECTIVES - FAMILY





1. Streetscene on B Street



Key Map N.T.S.

ALAMEDA POINT BLOCK 8

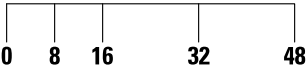
ALAMEDA, CA

CONCEPTUAL ELEVATIONS

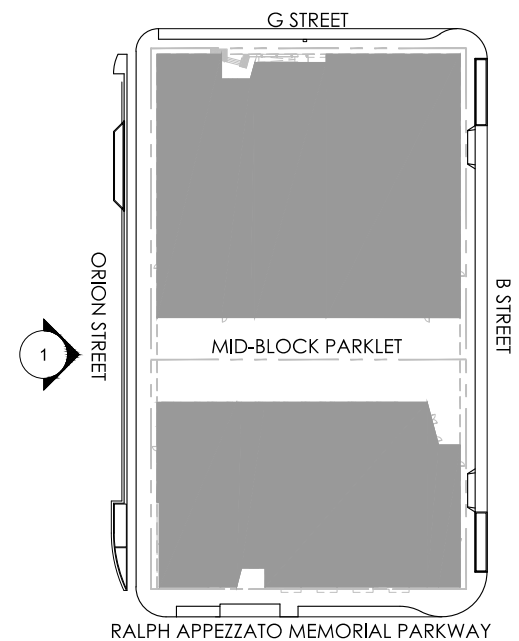


14072  
KTGY#150867

03.14.16







1. Streetscene on Orion Street

ALAMEDA POINT BLOCK 8

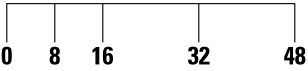
ALAMEDA, CA

CONCEPTUAL ELEVATIONS

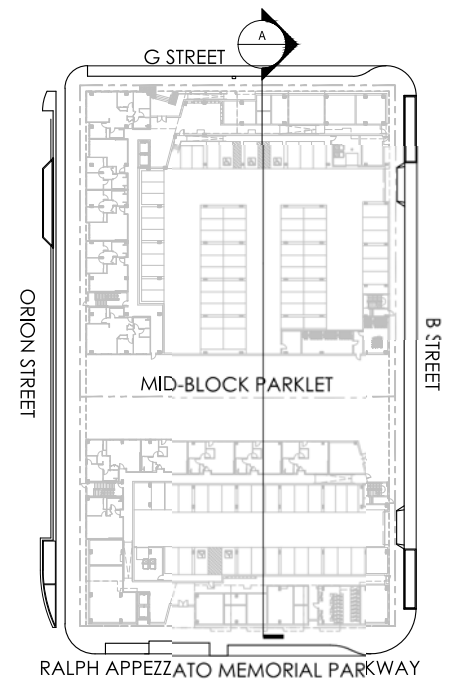


14072  
KTGY#150867

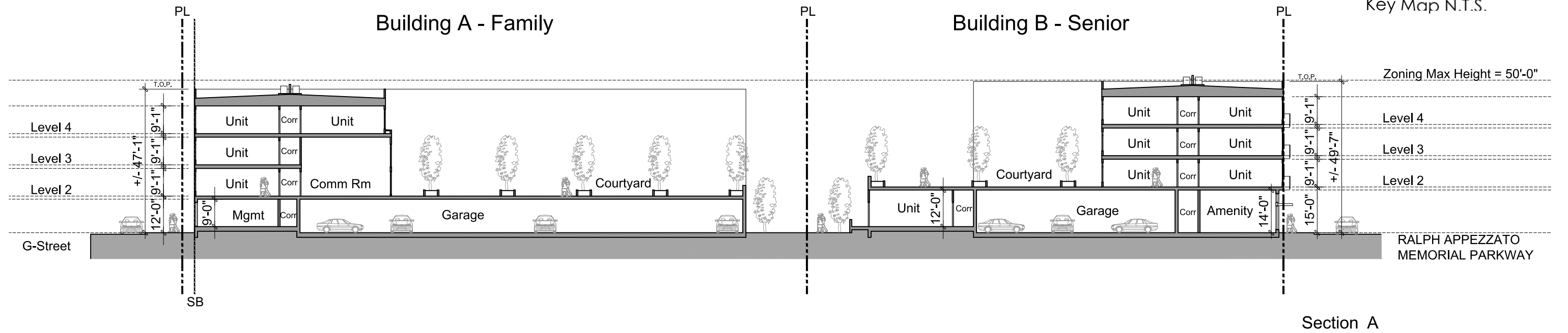
03.14.16



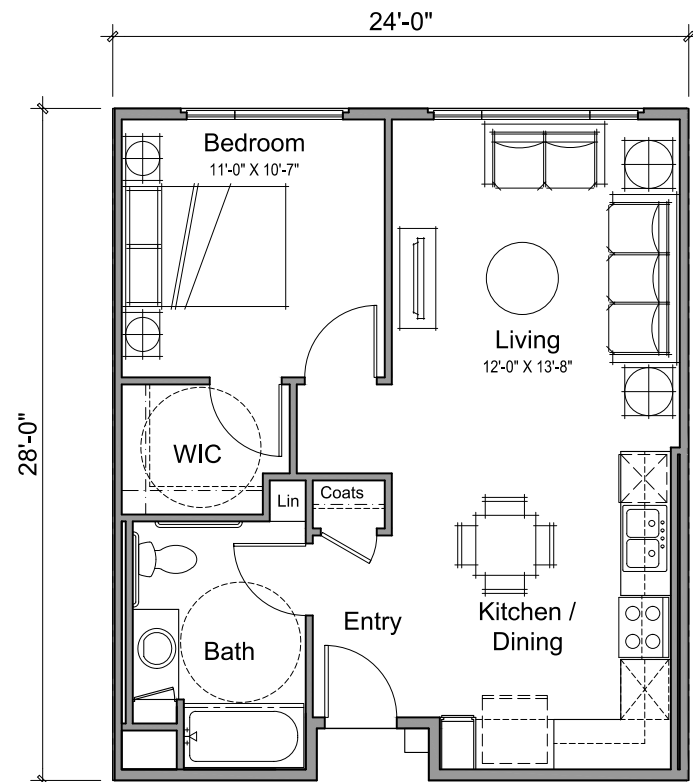




Key Map N.T.S.





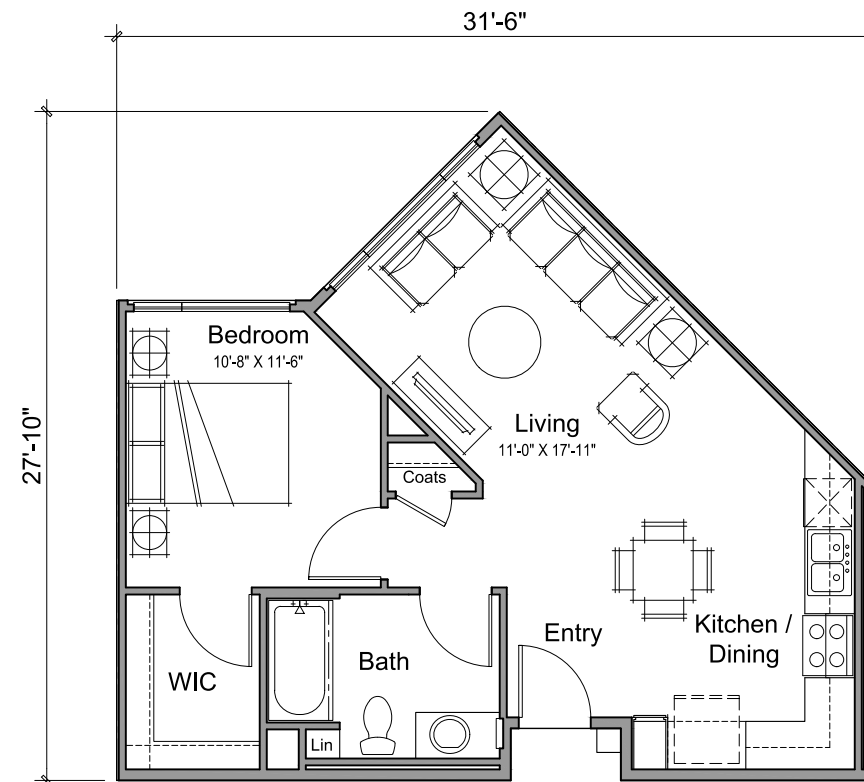


Unit Plan 1-0 (Accessible)

1 BR / 1 BA  
662 GSF  
604 NSF

Occurrence:

Building A "Family"	8/70	11%
Building B "Senior" (1-0a)	12/60	20%
Total	20/130	15%

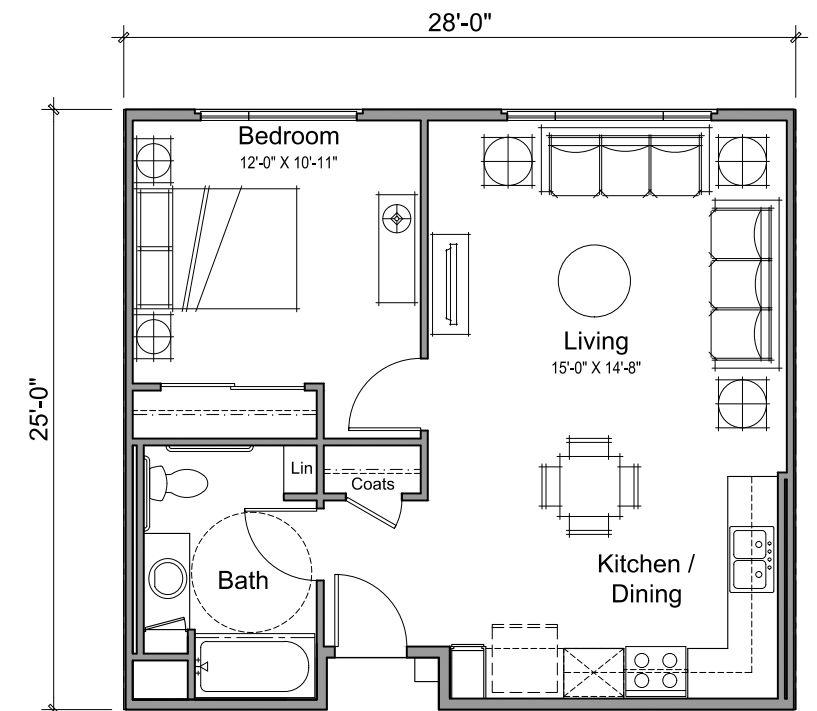


Unit Plan 1-1

1 BR / 1 BA  
653 GSF  
596 NSF

Occurrence:

Building A "Family"	6/70	9%
Building B "Senior"	6/60	10%
Total	12/130	9%



Unit Plan 1-2 (Accessible)

1 BR / 1 BA  
690 GSF  
626 NSF

Occurrence:

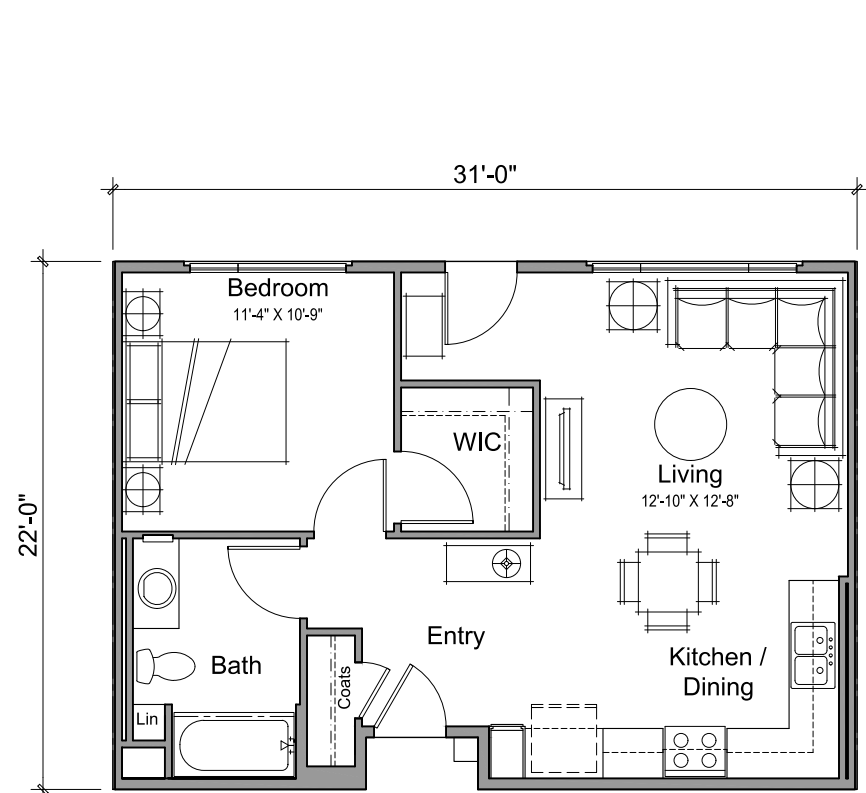
Building A "Family"	0/70	0%
Building B "Senior"	22/60	37%
Total	22/130	17%

Note: Unit plans displayed are currently shared between Senior and Family building. Senior plans are not to provide a dishwasher.

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## TYPICAL UNIT PLANS

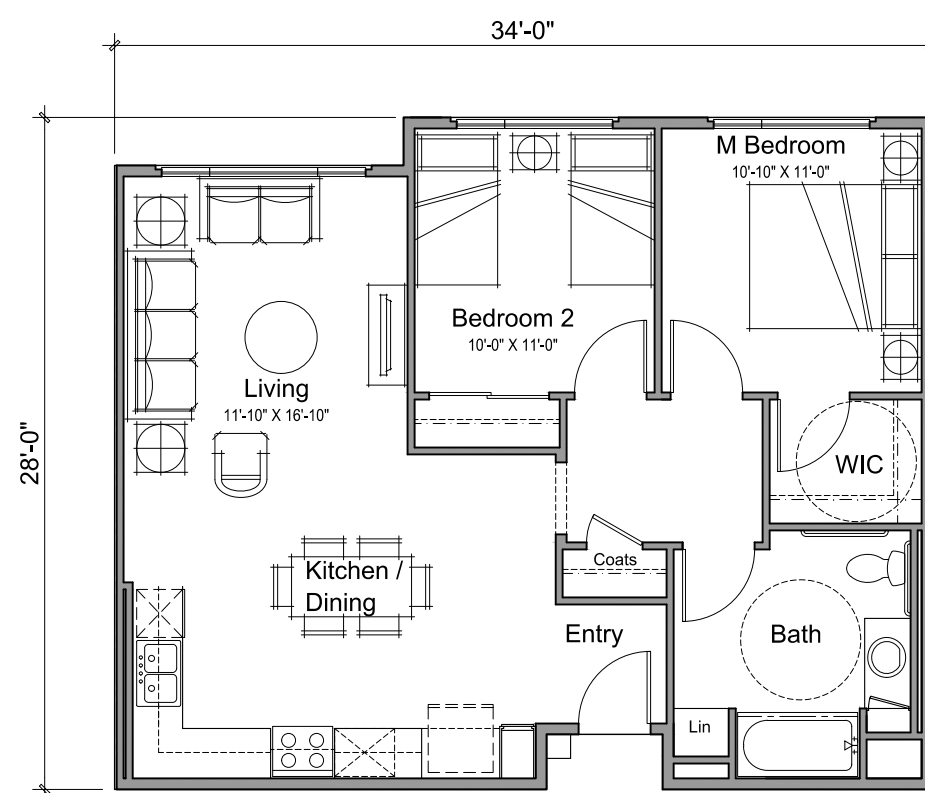




**Unit Plan 1-3**  
 1 BR / 1 BA  
 672 GSF  
 618 NSF

Occurrence:

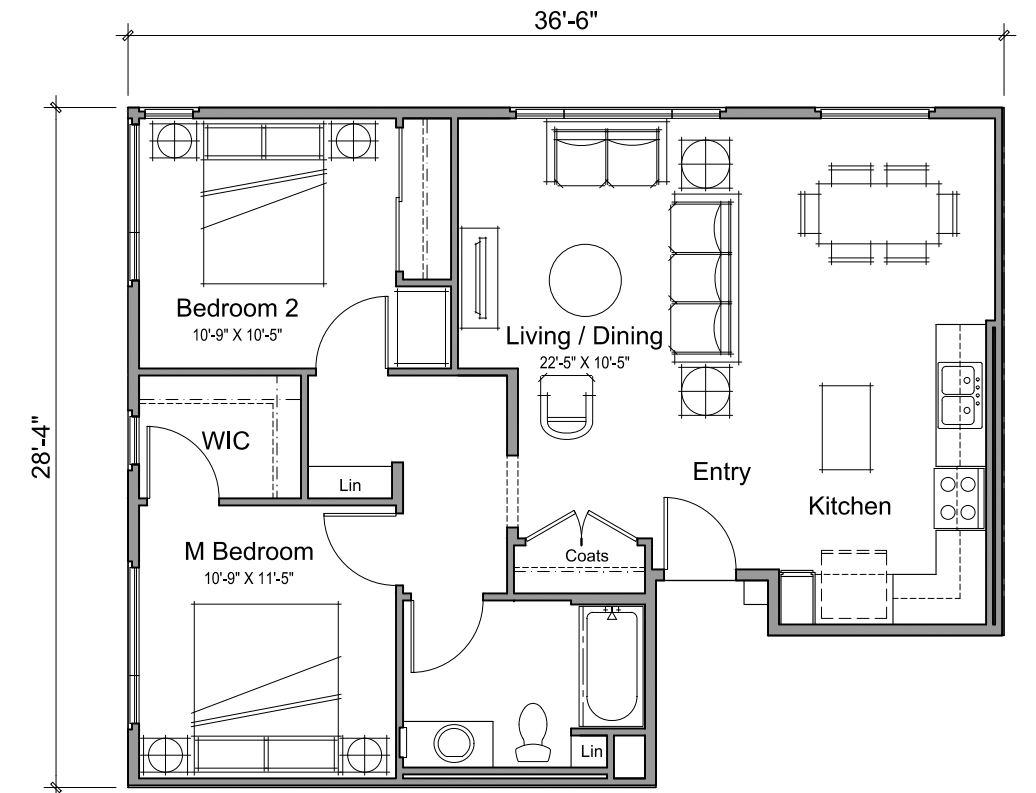
Building A "Family"	0/70	0%
Building B "Senior"	7/60	12%
<b>Total</b>	<b>7/130</b>	<b>5%</b>



**Unit Plan 2-0 (Accessible)**  
 2 BR / 1 BA  
 917 GSF  
 848 NSF

Occurrence:

Building A "Family" (2-0 + 2-0a)	36/70	51%
Building B "Senior"	0/60	0%
<b>Total</b>	<b>36/130</b>	<b>27%</b>



**Unit Plan 2-1**  
 2 BR / 1 BA  
 932 GSF  
 862 NSF

Occurrence:

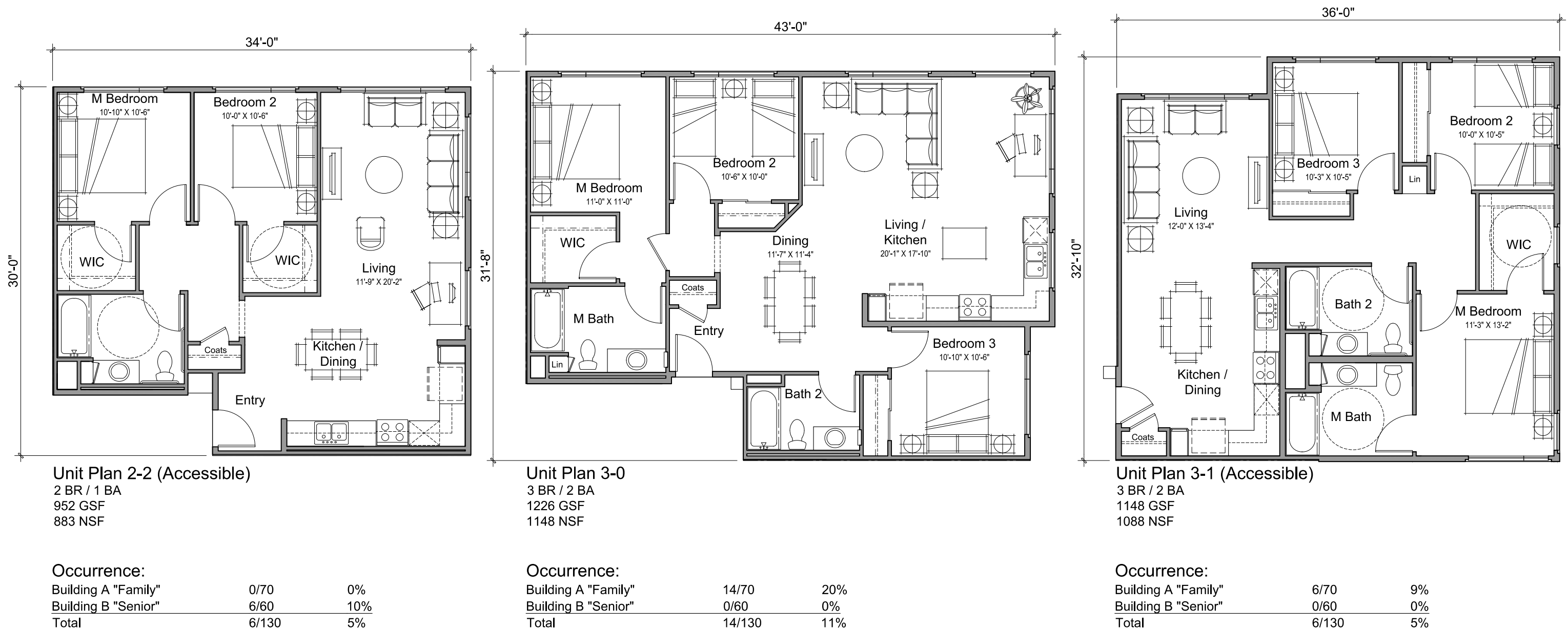
Building A "Family"	0/70	0%
Building B "Senior"	4/60	7%
<b>Total</b>	<b>4/130</b>	<b>3%</b>

Note: Unit plans displayed are currently shared between Senior and Family building. Senior plans are not to provide a dishwasher.

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

## TYPICAL UNIT PLANS



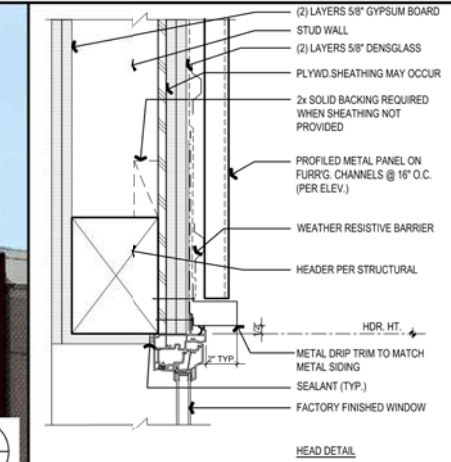


Note: Unit plans displayed are currently shared between Senior and Family building. Senior plans are not to provide a dishwasher.

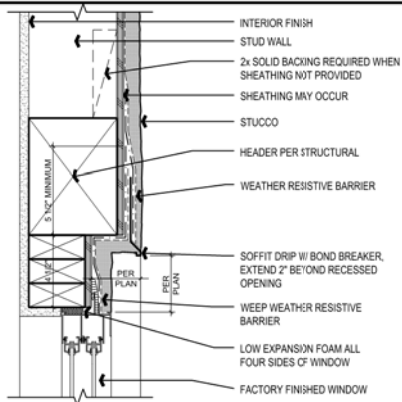




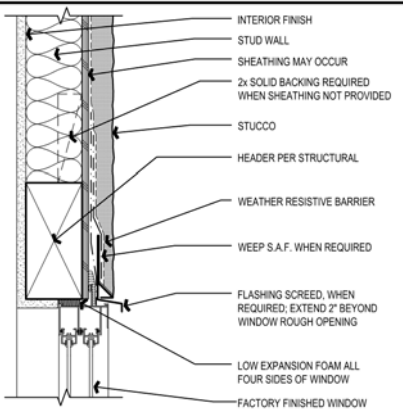
TYPICAL RECESSED WINDOW @ STUCCO



HEAD DETAIL



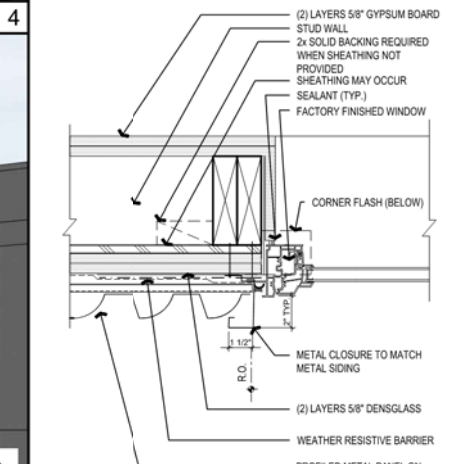
HEAD DETAIL



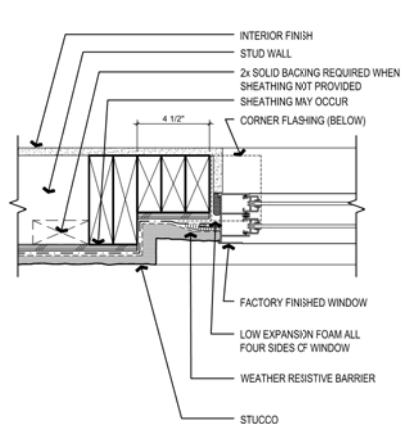
HEAD DETAIL



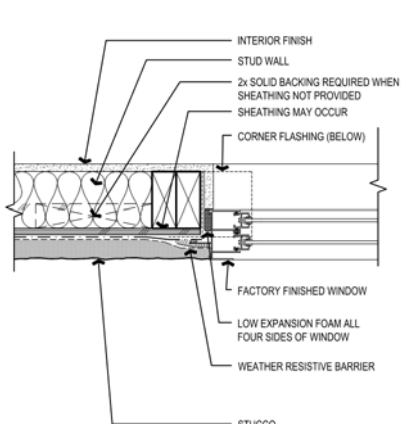
TYPICAL NON-RECESSED WINDOW @ STUCCO IN COURTYARD



JAMB DETAIL



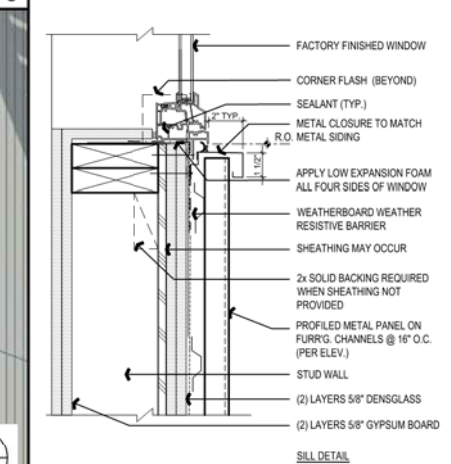
JAMB DETAIL



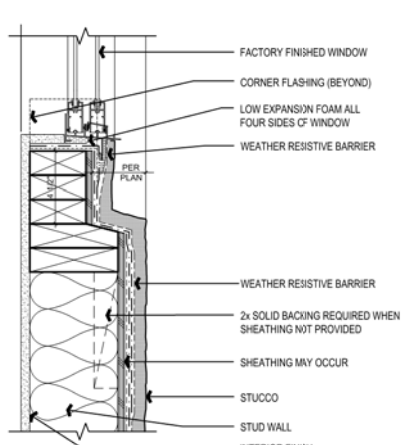
JAMB DETAIL



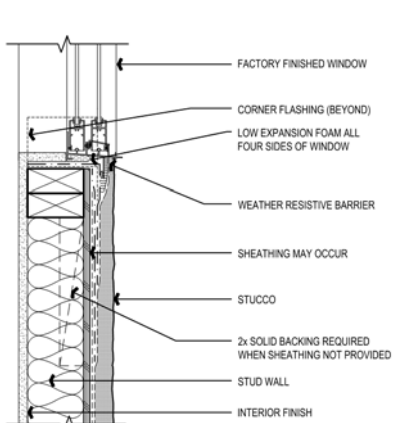
TYPICAL WINDOW @ PROFILED METAL PANEL



SILL DETAIL



SILL DETAIL



SILL DETAIL

NOTES:  
1. THESE TYPICAL WINDOW DETAILS ARE FOR SCHEMATIC DESIGN PURPOSES ONLY AND NOT MEANT FOR CONSTRUCTION PURPOSES.  
2. ATTACHMENT OF THE WINDOW IN THE OPENING SHALL AS APPROVED BY WINDOW MANUFACTURER.

NOTE:  
-TWO (2) LAYERS GYPSUM BOARD & DENS GLASS SHEATHING ARE REQUIRED FOR TWO OUR RATED WALLS (BEARING WALLS)  
-SINGLE LAYER OF GYPSUM BOARD & DENS-GLASS SHEATHING ARE REQUIRED FOR ONE HOUR RATED WALLS (NON-BEARING WALLS)

NOTES:  
1. THESE TYPICAL WINDOW DETAILS ONLY OCCUR AT STUCCO @ PERMETER STREET & MID-BLOCK PARKLET ELEVATIONS

NOTES:  
1. NON-RECESSED WINDOWS ONLY OCCUR AT DECKS AND INTERIOR COURTYARD LOCATIONS.  
2. THESE TYPICAL WINDOW DETAILS ONLY OCCUR AT STUCCO LOCATIONS.

NOTES

PROFILED METAL PANEL

7 WINDOWS @ PROFILED METAL PANEL

3 RECESSED WINDOW (2" TO 8")

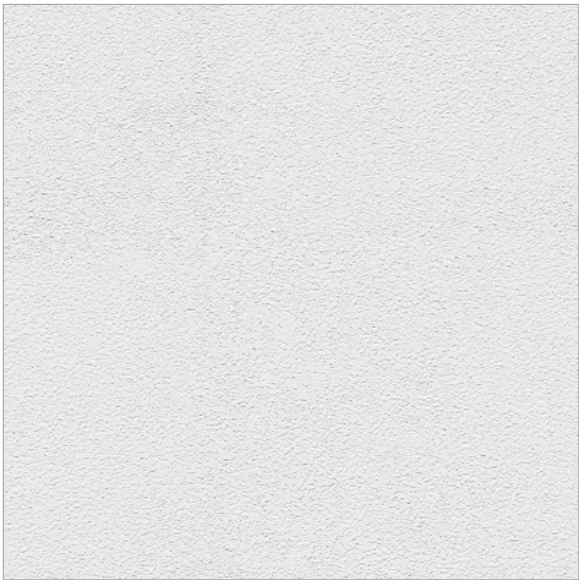
2 NON-RECESSED WINDOW

1

# ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

# TYPICAL WINDOW DETAILS

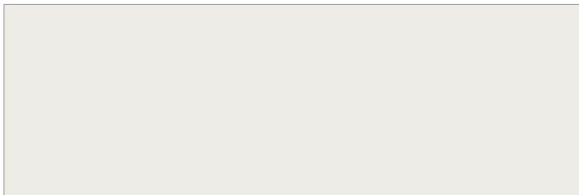




A1. STUCCO  
(TEXTURE PURPOSE ONLY)



A2. STUCCO  
(TEXTURE PURPOSE ONLY)



B. STUCCO BODY 1



C. STUCCO BODY 2



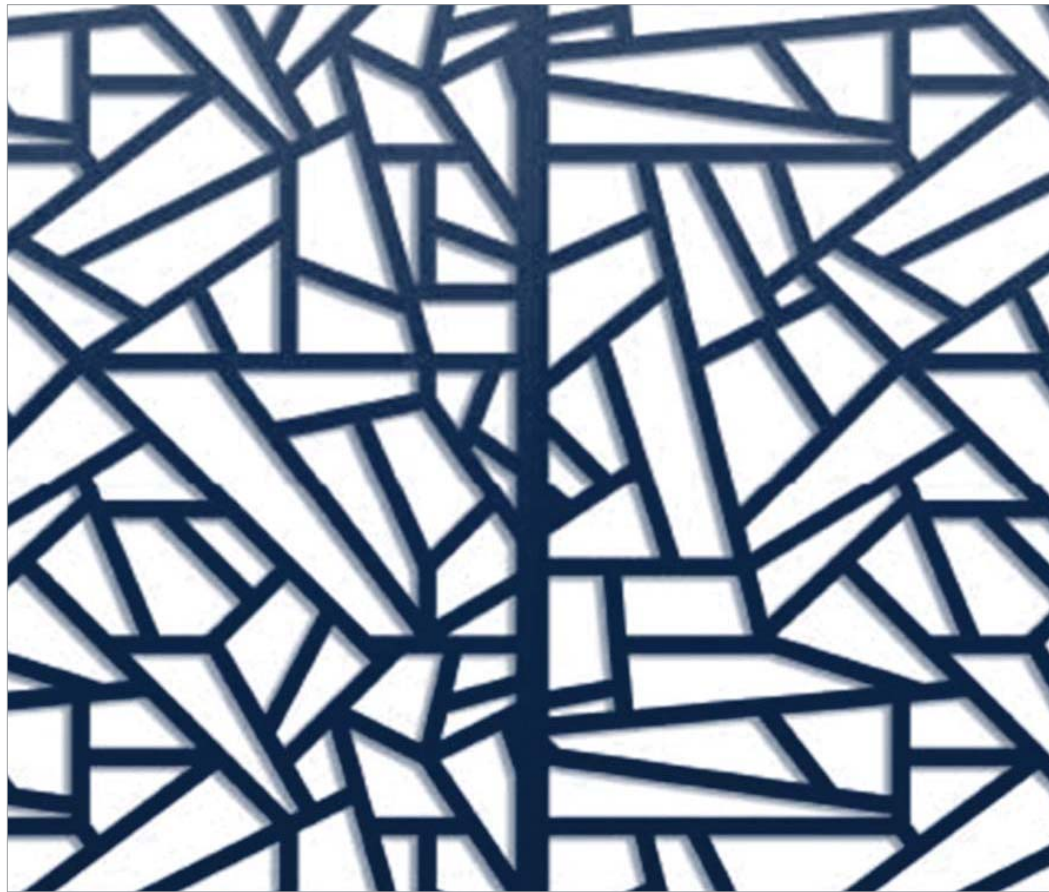
D. STUCCO BODY 3



E. STOREFRONT



F. VINYL WINDOWS



G. WALL PANEL / SCREEN  
(FINAL SELECTION TO BE SIMILAR OR EQUAL)



H. METAL PANEL



I. ACCENT METAL





J. PROFILED METAL PANEL



K. PROFILED METAL PANEL



L. STONE VENEER



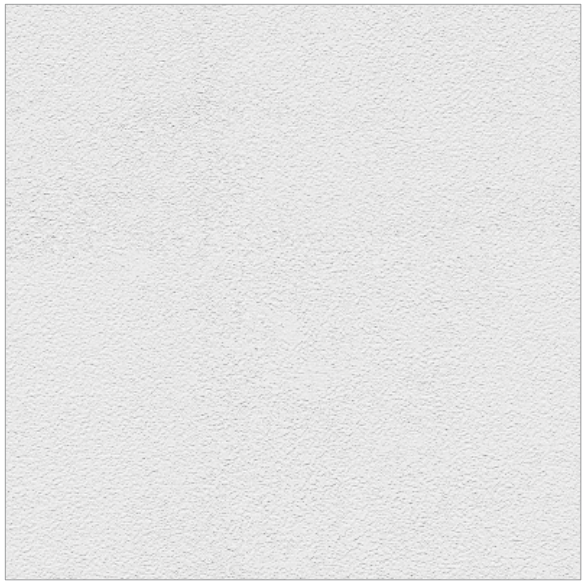
RALPH APPEZZATO MEMORIAL PARKWAY ELEVATION

ALAMEDA POINT BLOCK 8

ALAMEDA, CA

COLOR AND MATERIALS BOARD - SENIOR BUILDING





A1. STUCCO  
(TEXTURE PURPOSE ONLY)



A2. STUCCO  
(TEXTURE PURPOSE ONLY)



B. STUCCO BODY 1



C. STUCCO BODY 2



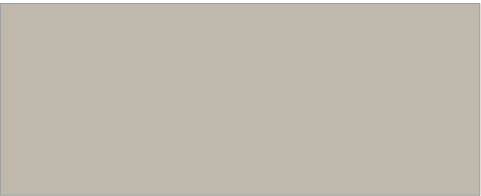
D. STUCCO BODY 3



E. STUCCO BODY 4



F. STUCCO BODY 5



G. STUCCO BODY 6



H. STONE VENEER



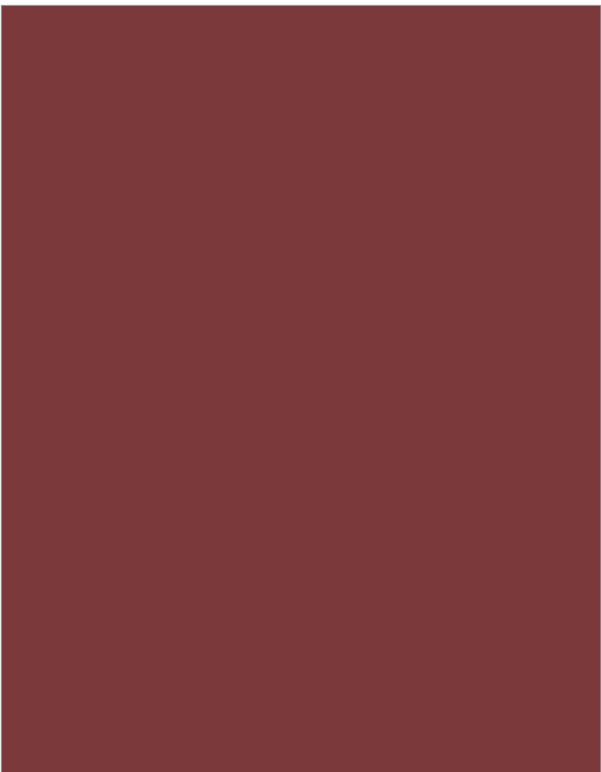
I. STOREFRONT



J. VINYL WINDOWS



K. ACCENT METAL



L. PROFILED METAL PANEL





M. PROFILED METAL PANEL



N. PROFILED METAL PANEL / FLAT METAL PANEL



O. METAL PANEL / SCREEN  
(FINAL SELECTION TO BE SIMILAR OR EQUAL)



G STREET ELEVATION



B STREET ELEVATION



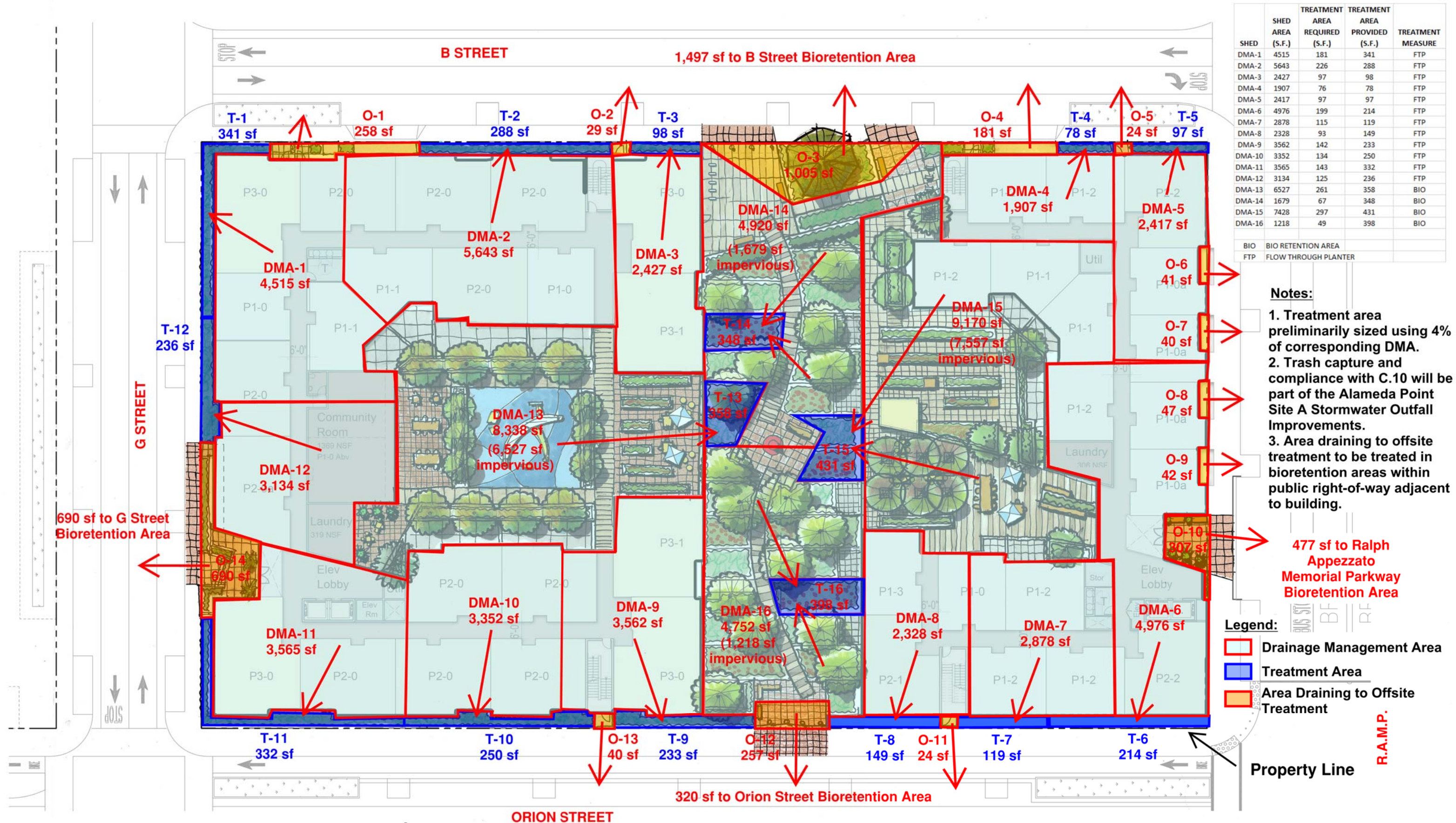
ORION STREET ELEVATION

ALAMEDA POINT BLOCK 8 | ALAMEDA, CA

COLOR AND MATERIALS BOARD - FAMILY BUILDING



COPYRIGHT 2015

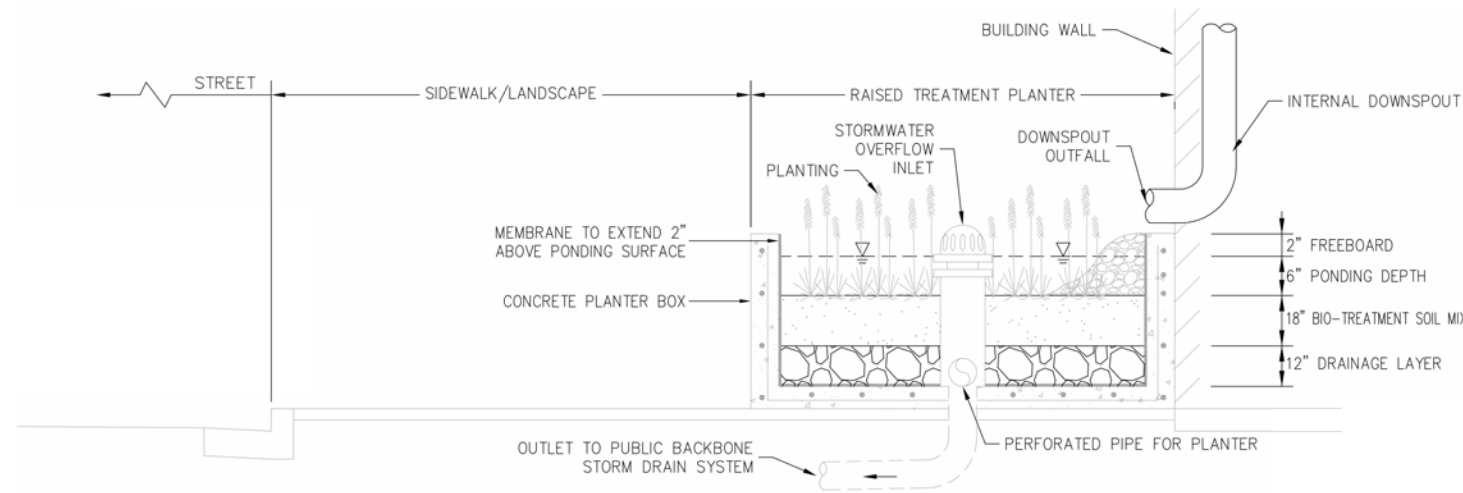


ALAMEDA POINT BLOCK 8

ALAMEDA, CA

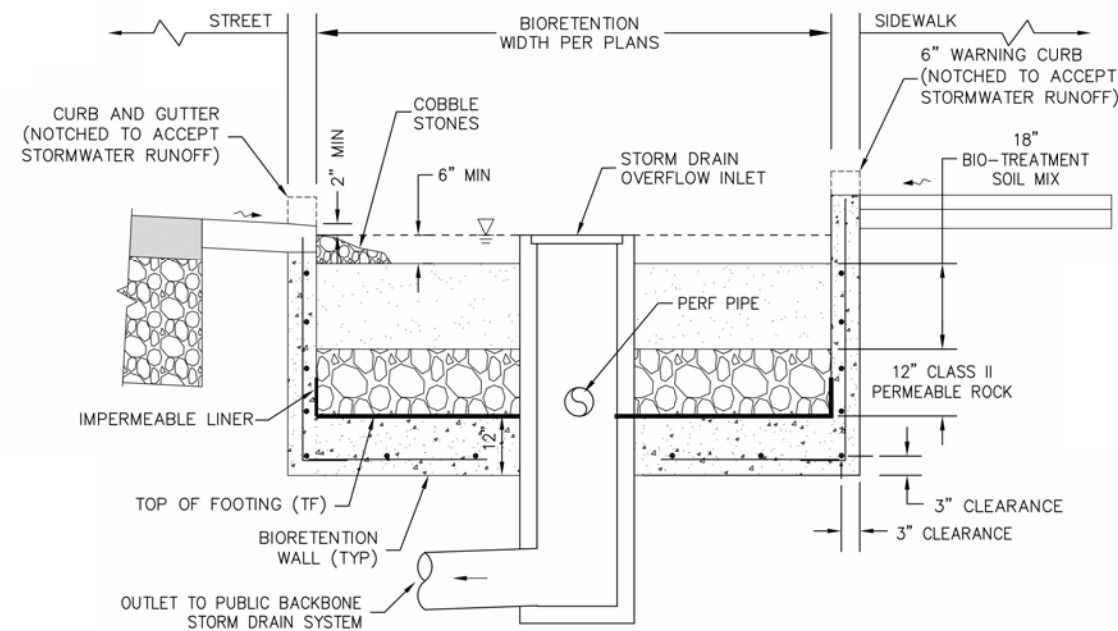
PRELIMINARY STORMWATER MANAGEMENT PLAN



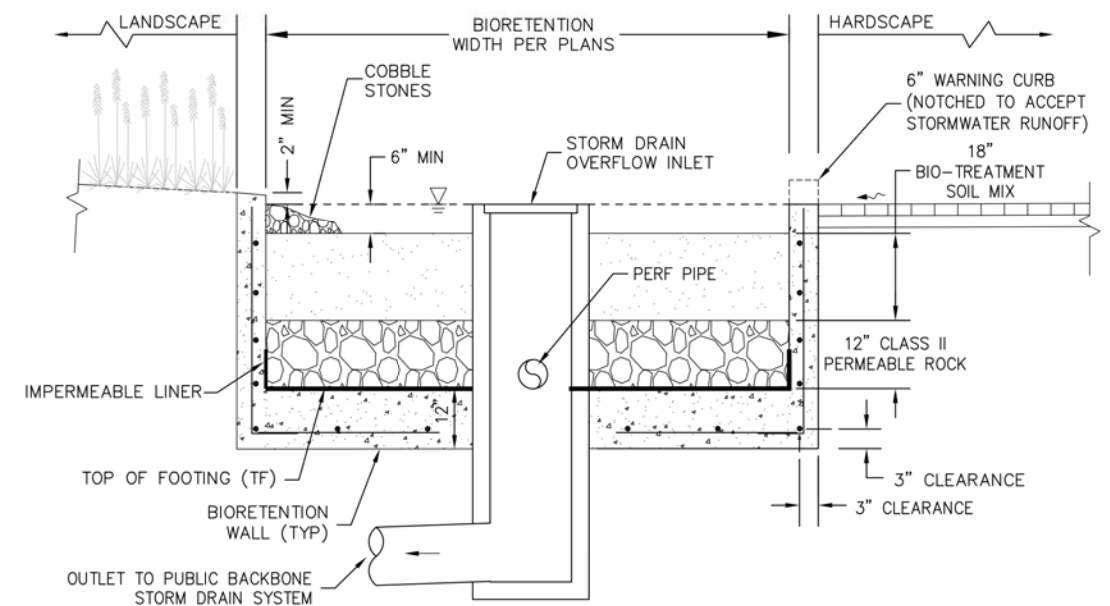


**1 RAISED FLOW-THROUGH PLANTER**  
NTS

	SHED AREA (S.F.)	TREATMENT AREA REQUIRED (S.F.)	TREATMENT AREA PROVIDED (S.F.)	TREATMENT MEASURE
DMA-1	4515	181	341	FTP
DMA-2	5643	226	288	FTP
DMA-3	2427	97	98	FTP
DMA-4	1907	76	78	FTP
DMA-5	2417	97	97	FTP
DMA-6	4976	199	214	FTP
DMA-7	2878	115	119	FTP
DMA-8	2328	93	149	FTP
DMA-9	3562	142	233	FTP
DMA-10	3352	134	250	FTP
DMA-11	3565	143	332	FTP
DMA-12	3134	125	236	FTP
DMA-13	6527	261	358	BIO
DMA-14	1679	67	348	BIO
DMA-15	7428	297	431	BIO
DMA-16	1218	49	398	BIO
BIO	BIO RETENTION AREA			
FTP	FLOW THROUGH PLANTER			



**2 BIORETENTION AREA (STREET)**  
NTS



**3 BIORETENTION AREA (ONSITE)**  
NTS