



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: +/- 6,900 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
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ARCHITECT:

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T: (510) 272-2910
CONTACT: JESSICA MUSICK
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LANDSCAPE ARCHITECT:

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CIVIL ENGINEER:

BKF ENGINEERS
150 CALIFORNIA ST. #650
SAN FRANCISCO, CA 94111
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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 |
| % TOTAL MIX | 11% | 9% | 47% | 4% | 20% | 9% |

PARKING

| | STANDARD | COMPACT | ACCESSIBLE | EV | TOTAL |
|-------|----------|---------|------------|------------------|-------------------|
| TOTAL | 8 | 57 | 2 | 3 (1 ACCESSIBLE) | 70 (3 ACCESSIBLE) |

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) |

BIKE PARKING

| | QTY. |
|----------------|----------|
| LONG-TERM RES. | 23 BIKES |

RESIDENTIAL SPACES: 70
RES. SPACES/D.U.: 1.0

RESIDENTIAL SPACES: 28
RES. SPACES/D.U.: .47

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ALAMEDA POINT BLOCK 8

ALAMEDA, CA

COVER SHEET

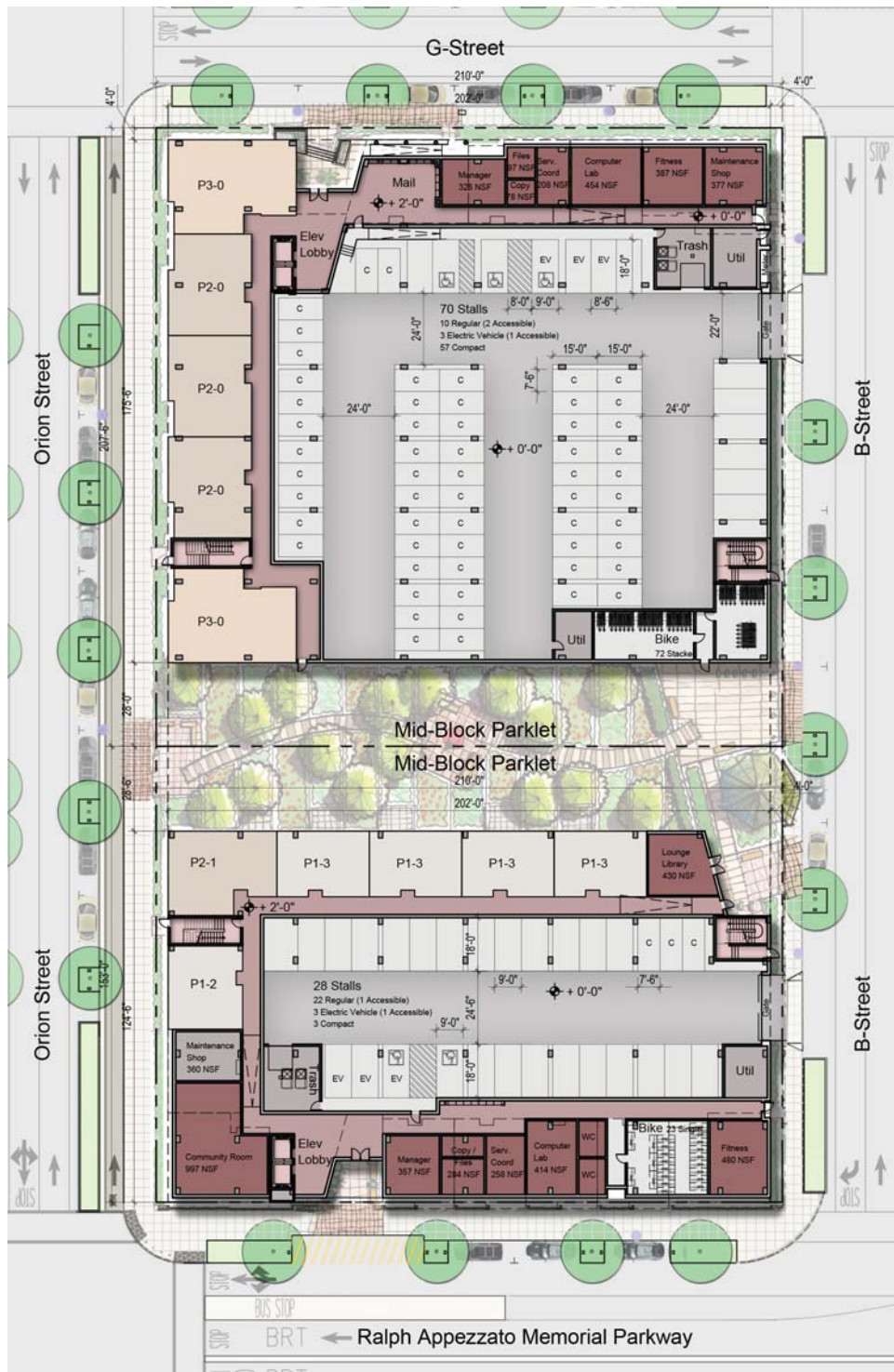
ktgy

ALAMEDA POINT
SINCE 1981 • MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS • TRAMMELL CROW RESIDENTIAL

14072
KTGY#150867

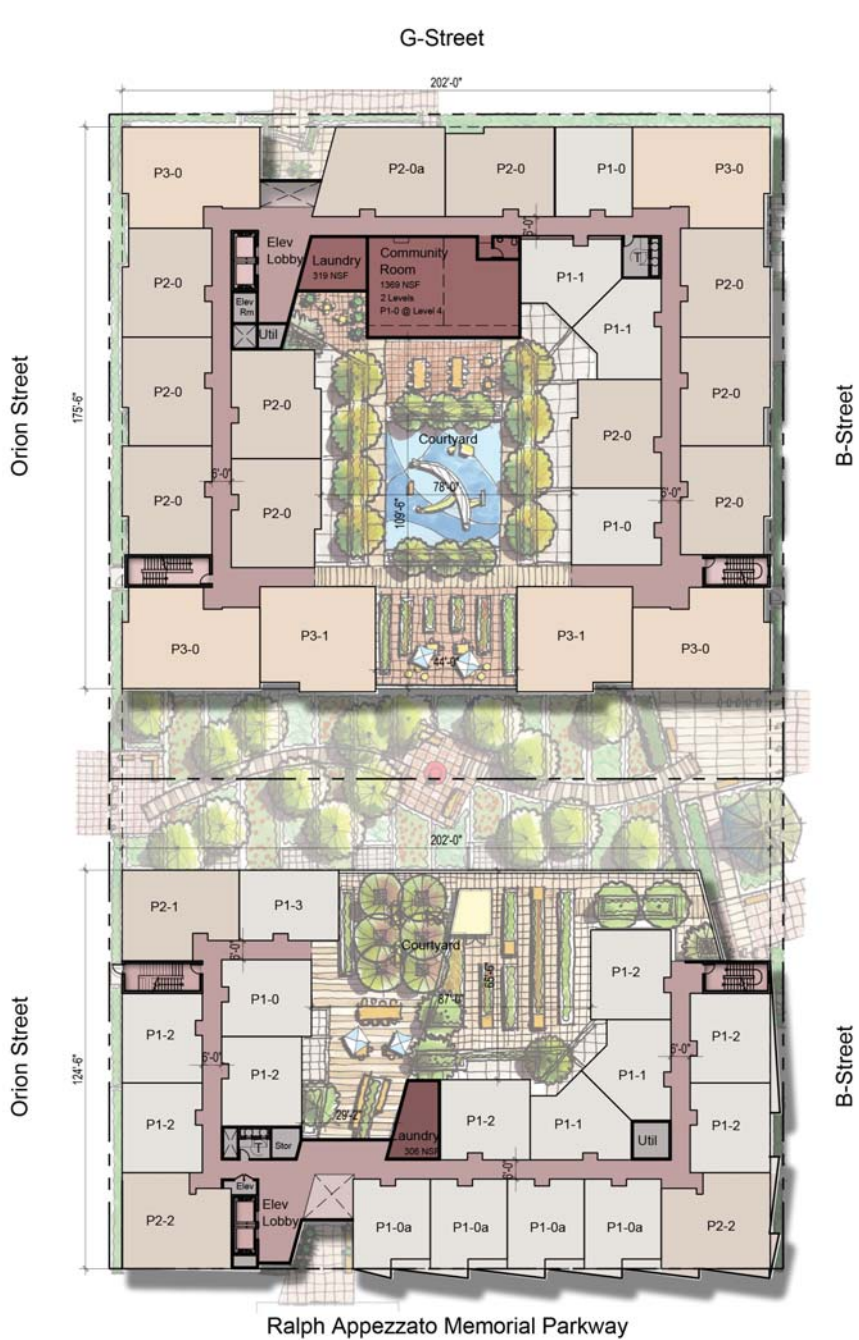
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1.1



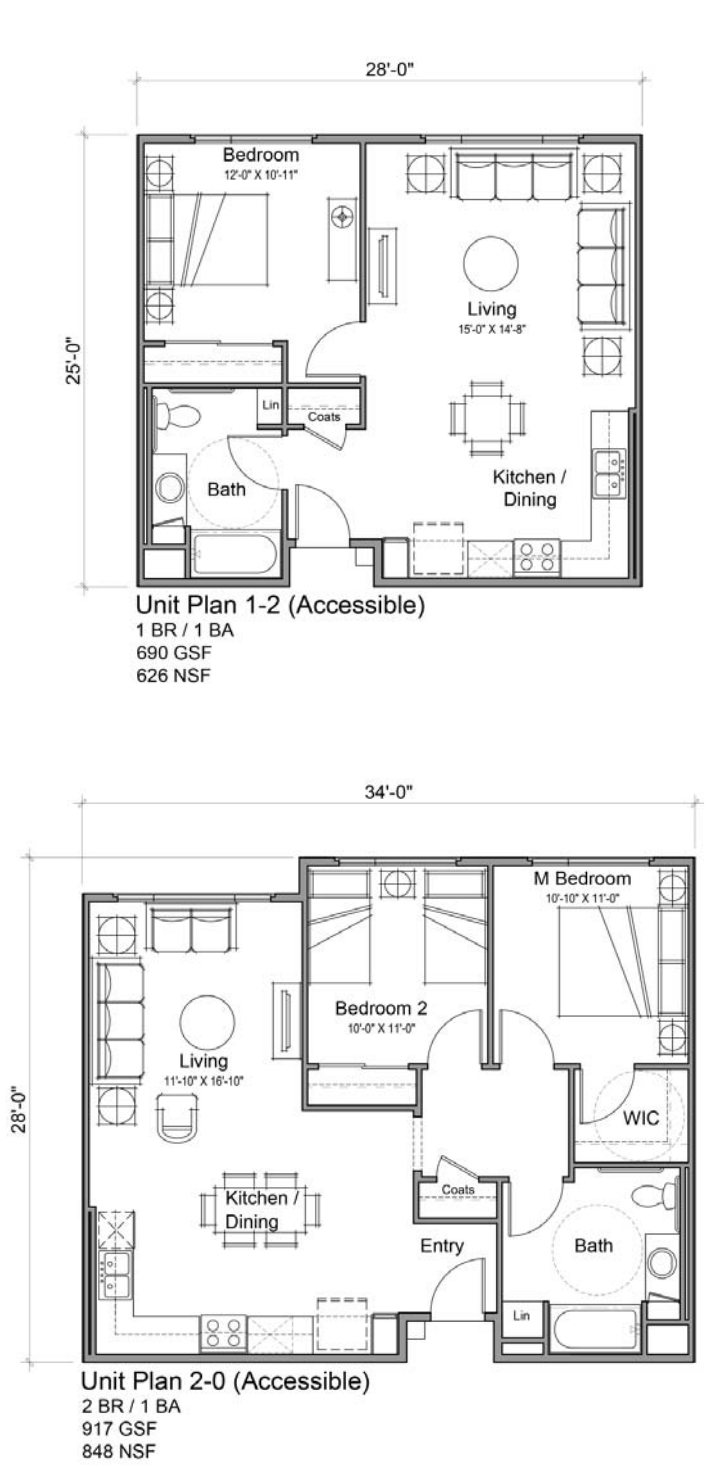
SITE PLAN

Block 8 will be designed with careful consideration to universal design principles to ensure accessibility is maximized for all residents. The block will have accessible routes into and through the buildings for the residents. The on-grade amenities and units on the ground floor will all be on accessible paths of travel and accommodate for wheelchair access. The mid-block parklet will also be accessible to persons with disabilities.



FLOOR PLAN - PODIUM

The Block 8 buildings will also be designed to accommodate for universal design principles. The entries to the units on the ground floor will be on an accessible path of travel meeting universal design principles. The units on the upper levels will have access through the elevator that serves all of the building floors. The podium courtyards will be designed in a way to allow accessibility for wheelchairs and persons with disabilities.



UNIT PLANS (TYP)

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 can easily be used by people in wheelchairs. In addition 2% of the units will be fully accessible to hearing and/or visually impaired persons.



GREEN BUILDING 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 recycled 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 thermal system; shading systems for natural cooling; low VOC paints for indoor air quality; high efficiency light fixtures and Energy Star appliances; and low flow toilets and showerheads.

SUSTAINABLE ENERGY

In addition to the green building elements, both buildings will also integrate sustainable energy systems. The family and senior buildings on Block 8 will include solar photovoltaic panels to offset the common area electrical load. Eden will provide three electric vehicle charging stations in each of the buildings as well.

LANDSCAPE

The landscape component of Block 8 will have green design elements as well. The landscaped areas will utilize drought resistant planting that meets Bay Friendly landscaping standards, thereby reducing the water need for irrigation. The irrigation systems will be equipped with smart timers which prevent over watering of plants. Also part of the green design landscaping element will be bioswales that enhance natural draining of water on-site rather than into the storm water system.