



BLOCK 11 - COMPARISON DESIGN PACKAGE

AUGUST 26, 2019

VICINITY MAP

ZONING & OPEN SPACE

ZONING DATA:

ALAMEDA POINT DEVELOPMENT PLAN

SITE AREA CALCULATIONS:

GROSS SITE AREA: 2.58 ACRES
TOTAL OPEN SPACE AREA: 1.47 ACRES

BUILDING OPEN SPACE:

RESL. COMMON SPACE (COURTYARD/ROOF DECK):
21,976 SF PROVIDED

RESL. PRIVATE SPACE (PATIOS/BALCONIES):
18,944 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:

BAR ARCHITECTS
901 BATTERY ST., #300
SAN FRANCISCO, CA 94111
T: (415) 293-5700
CONTACT: DAVID ISRAEL
EMAIL: DISRAEL@BARARCH.COM

BLOCK 11 LANDSCAPE ARCHITECT:

FLETCHER STUDIO
2325 3RD ST. SUITE 413
SAN FRANCISCO, CA 94107
T: (415) 230-9144
CONTACT: DAVID FLETCHER
EMAIL: DFLETCHER@FLETCHERSTUDIO.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 & PARKING STATISTICS

UNIT COUNT	1 BR, 1 BA	2 BR, 2 BA	3 BR, 2 BA		FUNCTION	AREA (GSF)	L1	L2	L3	L4	L5	L6	L7	TOTALS
LEVEL 1					RES. UNITS				39460	40975	41734	41734	40630	204533
LEVEL 2					RES. LOBBY	1981								1981
LEVEL 3	22	16	4		RES. TRASH	320	41		112	112	112	112	112	921
LEVEL 4	24	16	4		RES. AMENITY				2275				960	3235
LEVEL 5	25	16	4		LEASING / CAFE	1467								1467
LEVEL 6	25	16	4		RETAIL	14537								14537
LEVEL 7	25	15	4		RETAIL TRASH	510								510
TOTAL	121	79	20	220	STORAGE		287	413	413	413		413	413	2352
% TOTAL MIX	55%	36%	9%	+/- 220 REQ.	LOADING									
					BIKE STORAGE	3080								3080
					MEP	4265	631							4896
					PARKING	44007	55993							100000
					CIRCULATION	885	1670	7030	7267	7267	7267	7267	7267	38653
							71052	58622	49290	48767	49526	49526	49382	376168

PARKING

RESIDENTIAL	STANDARD	COMPACT	ACCESSIBLE	VAN	TANDEM	EV	MOTORCYCLE	TOTAL
LEVEL 1	28	31	4	1		1		65
LEVEL 2	79	51			16		3	149
TOTAL	107	82	4		16	1	3	214

RETAIL

LEVEL 1	45		2	1				48
TOTAL	152	82	6	2	16	1	3	262

BIKE PARKING

UNIT MIX	UNIT TYPE	1 BD 1 BA	2BD 2BA	3BD 2BA
25 A1	585 GSF		69 B2	1100 GSF
96 A2	745 GSF		10 B3	1150 GSF
				5 C3.1
				5 C5
				1635 GSF
TOTAL:	121		79	20

LONG-TERM SHORT-TERM

224 STALLS PROVIDED / 210 STALLS REQUIRED PROVIDED IN SHARED PLAZA / 25 STALLS REQUIRED

DRAWING INDEX

G0

PLAN COMPARISON 8/20/19

L1.00

12

SECTION A

SECTION B

SECTION C

17

21

24

26

SK-190824A

SK-190824B

SK-190824C

SK-190824D

SK-190824E

48

SK-190824H

SWMP

INFO SHEET

SITE PLAN COMPARISON

GROUND LEVEL ILLUSTRATIVE SECTIONS

8/20/19

8/20/19

8/20/19

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

FLOOR PLANS - LEV 1 COMPARISON

FLOOR PLANS - LEV 2 COMPARISON

FLOOR PLANS - LEV 3 COMPARISON

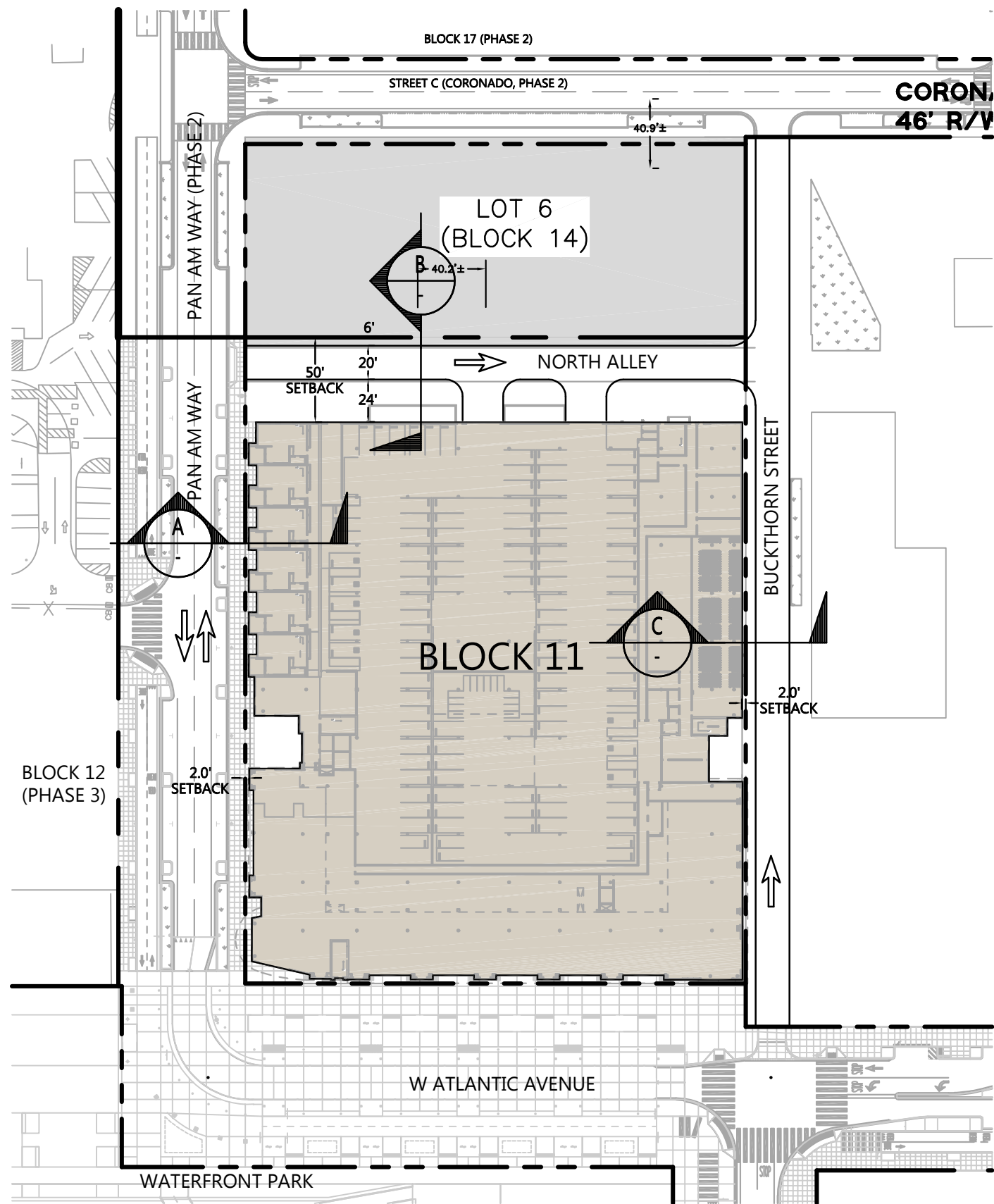
FLOOR PLANS - LEV 4 COMPARISON

FLOOR PLANS - LEV 5-6 COMPARISON

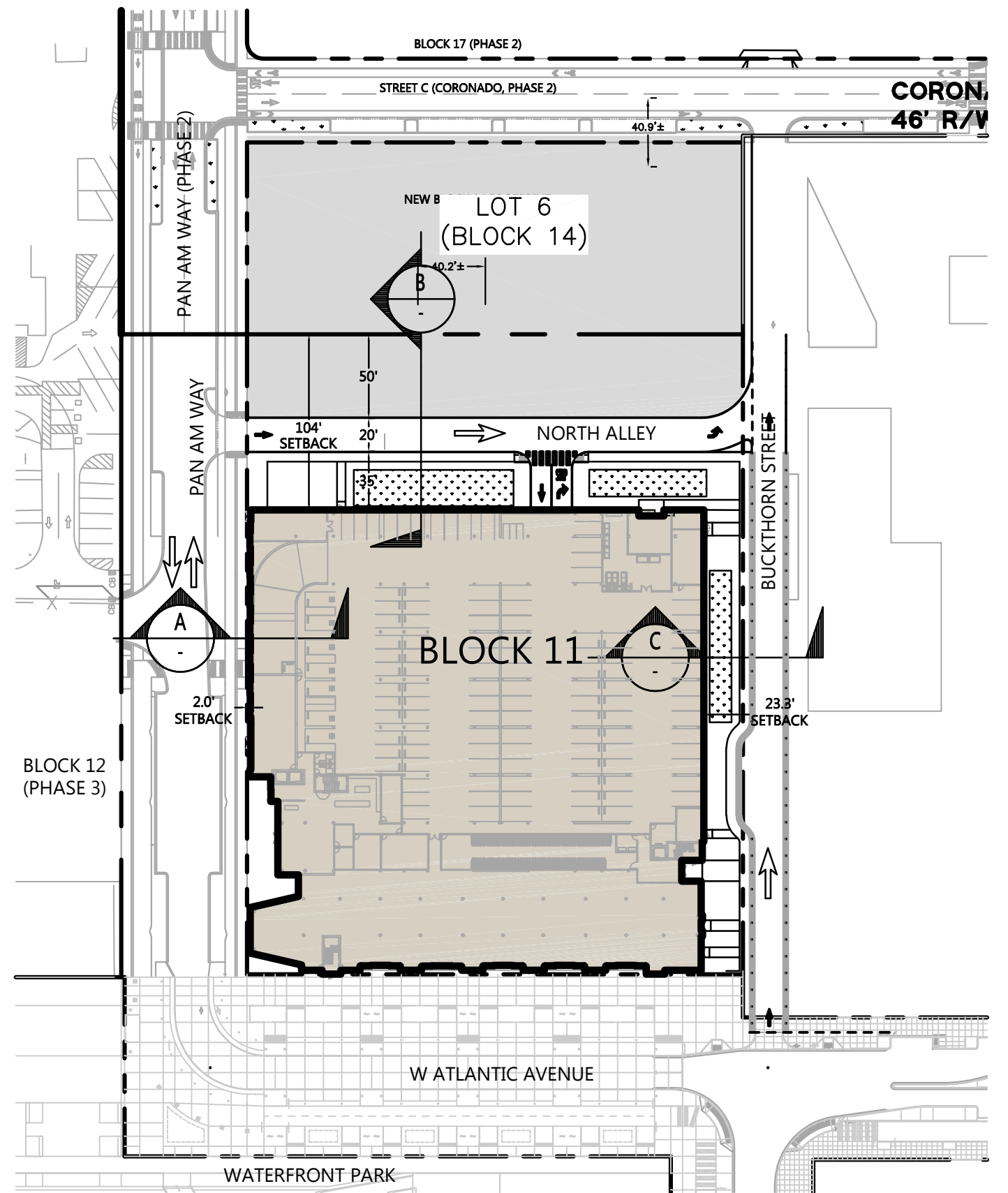
UNIT PLANS

TYP UNIT PLANS

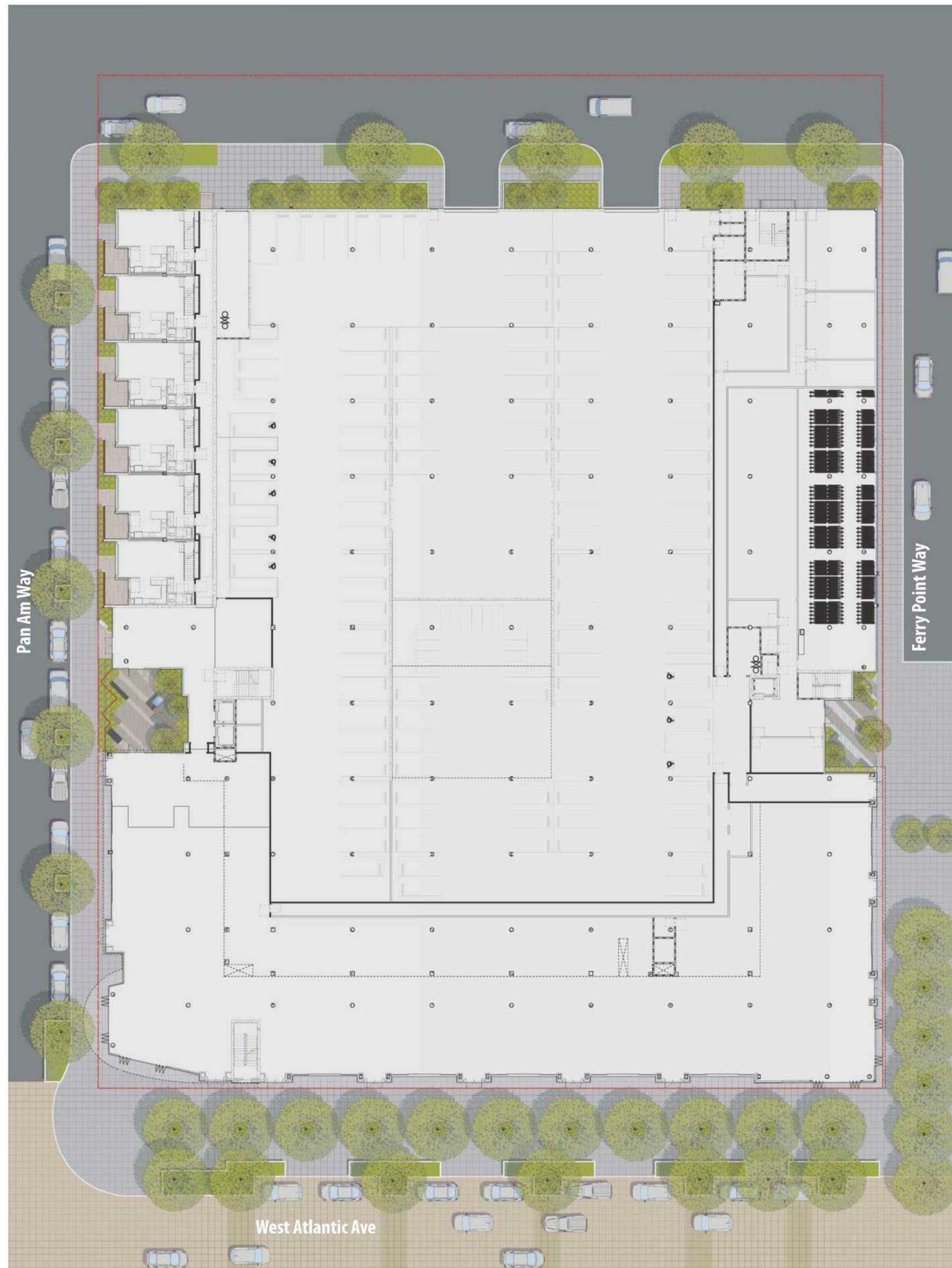
STORMWATER MANAGEMENT PLAN



ENTITLEMENT PLAN



PROPOSED PLAN



SITE PLAN - PREVIOUS

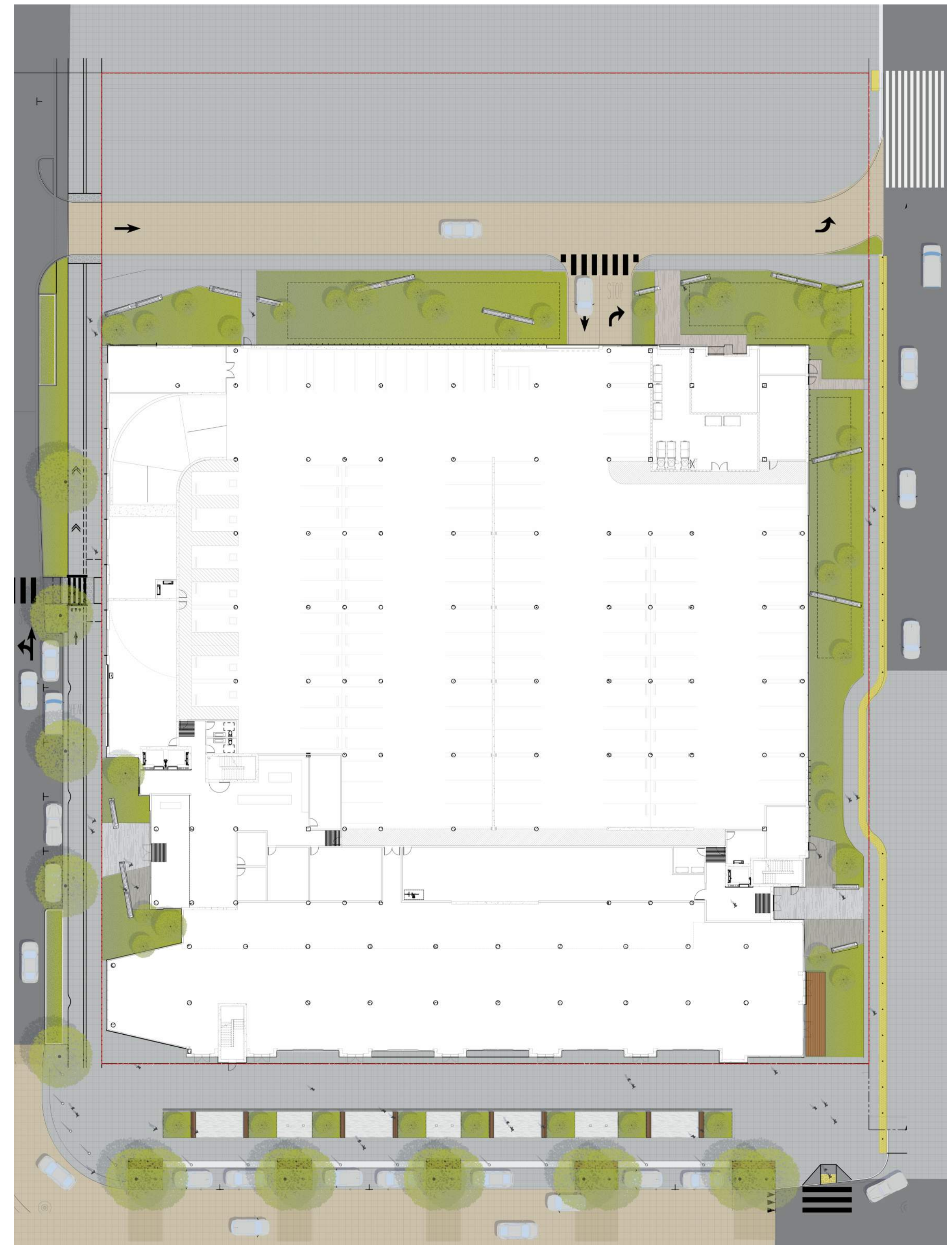
ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

BARarchitects

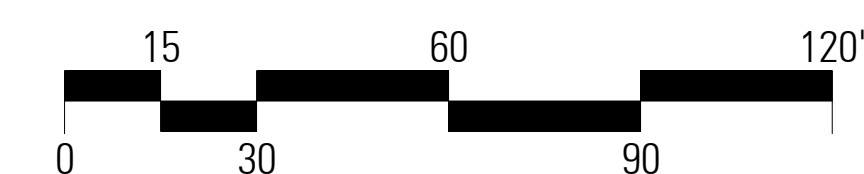
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ENGINEER: MARCO MARIOTTI
THOMPSON DORRMAN PARTNERS • TRANKILL CHOW RESIDENTIAL



SITE PLAN - CURRENT



SITE PLAN COMPARISON

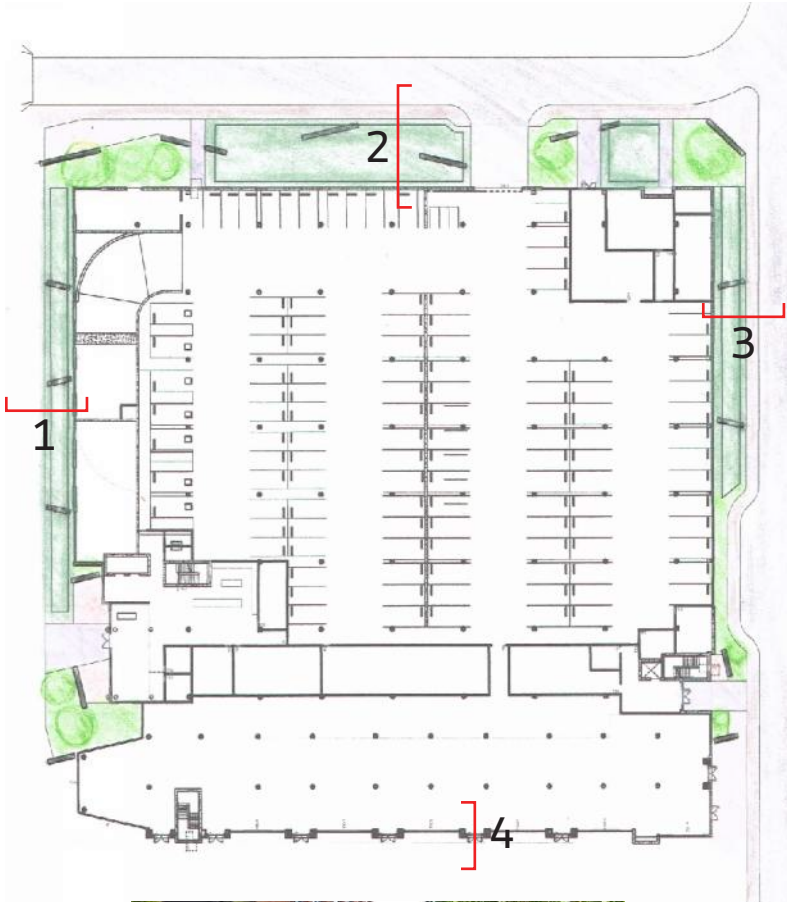
14095

08/24/19

1" = 30'-0"

L1.00

GROUND LVL - ILLUSTRATIVE SECTIONS



SECTION 1 - WEST BIORETENTION



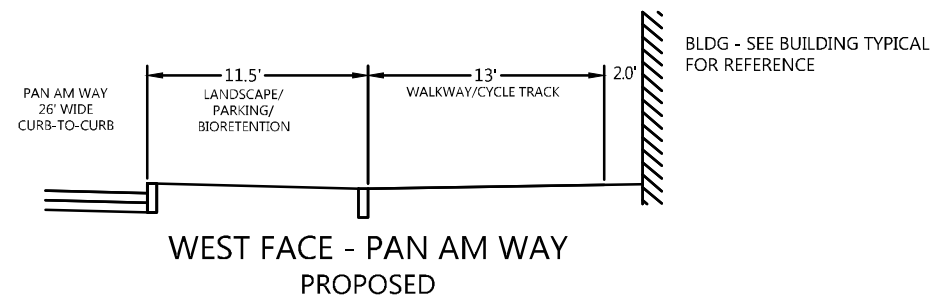
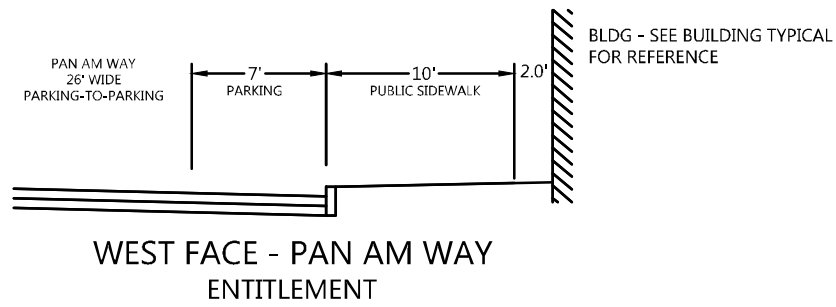
SECTION 2 - NORTH BIORETENTION



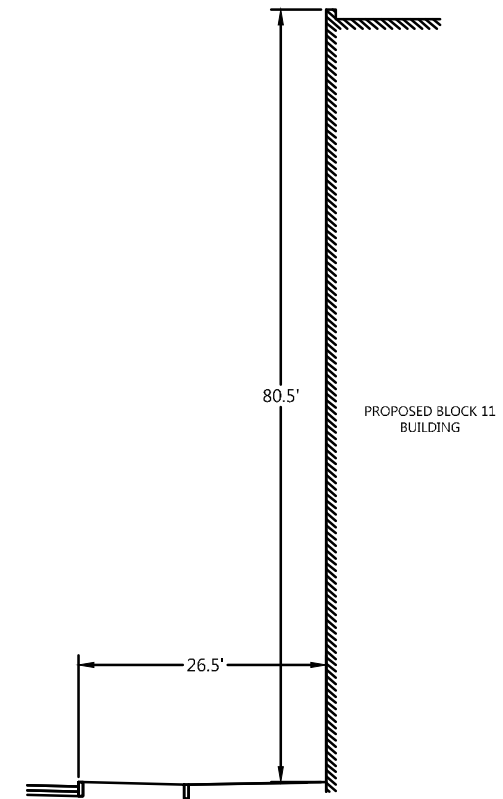
SECTION 3 - EAST BIORETENTION



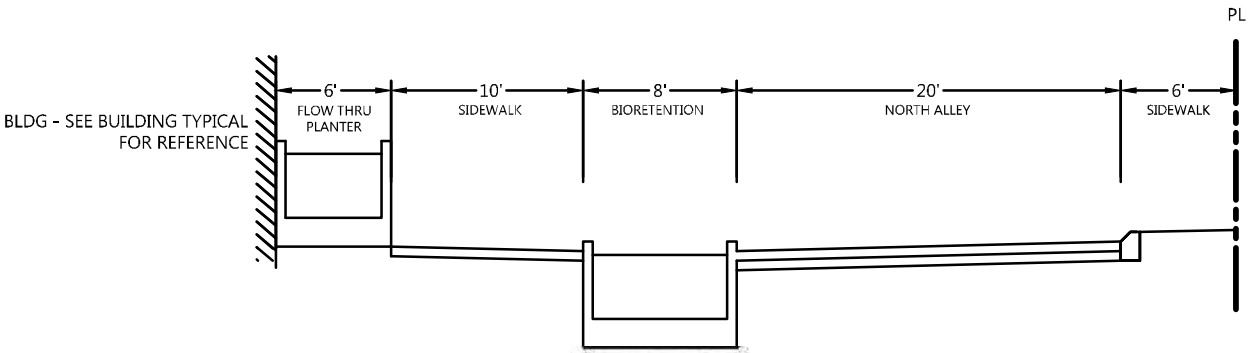
SECTION 4 - SOUTH SHOP FRONT



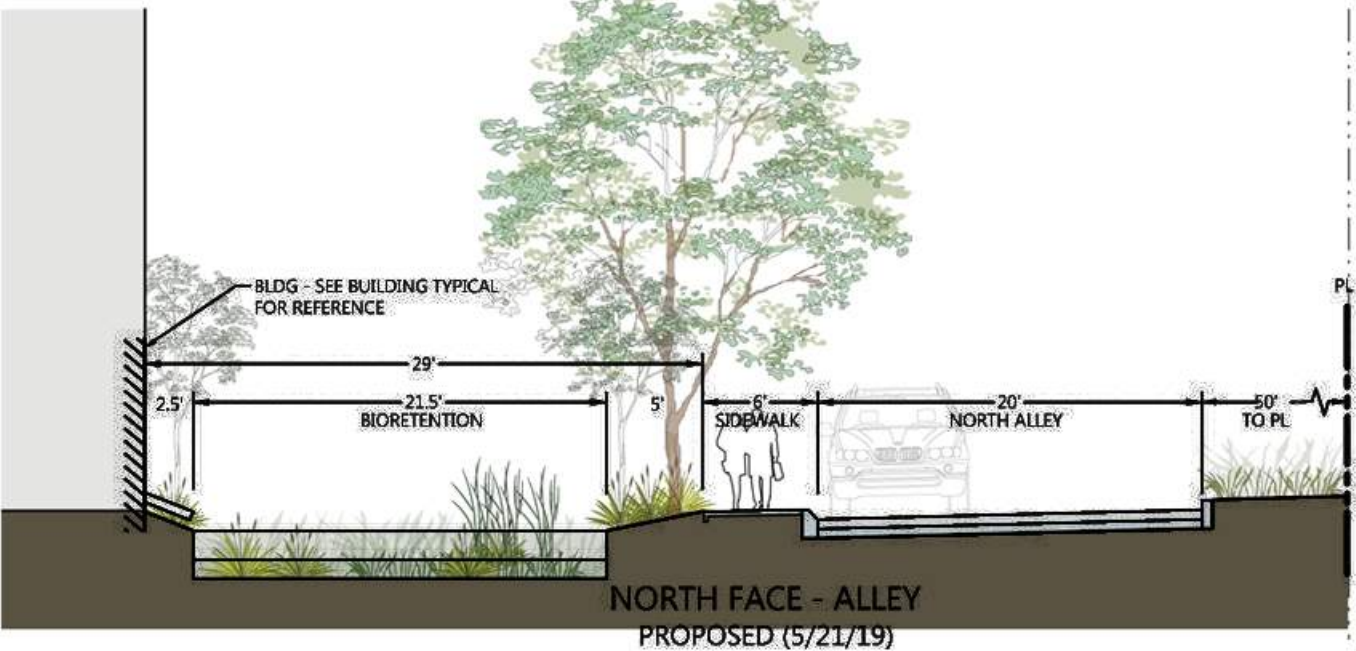
SECTION A
NTS



BUILDING TYPICAL AT SECTION A
NTS

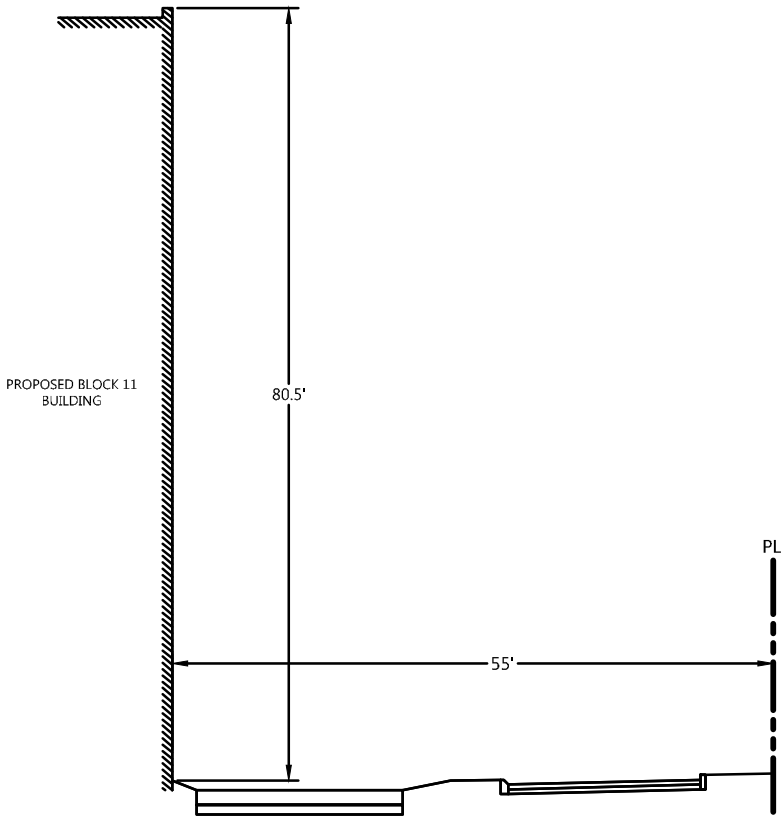


NORTH FACE - ALLEY
ENTITLEMENT

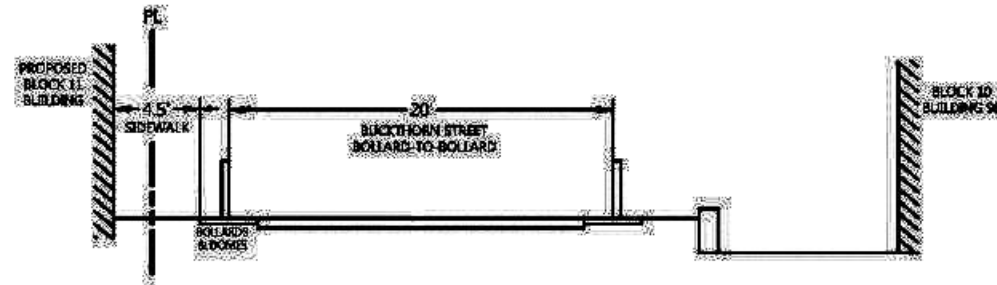


NORTH FACE - ALLEY
PROPOSED (5/21/19)

SECTION B
NTS



BUILDING TYPICAL AT SECTION B
NTS

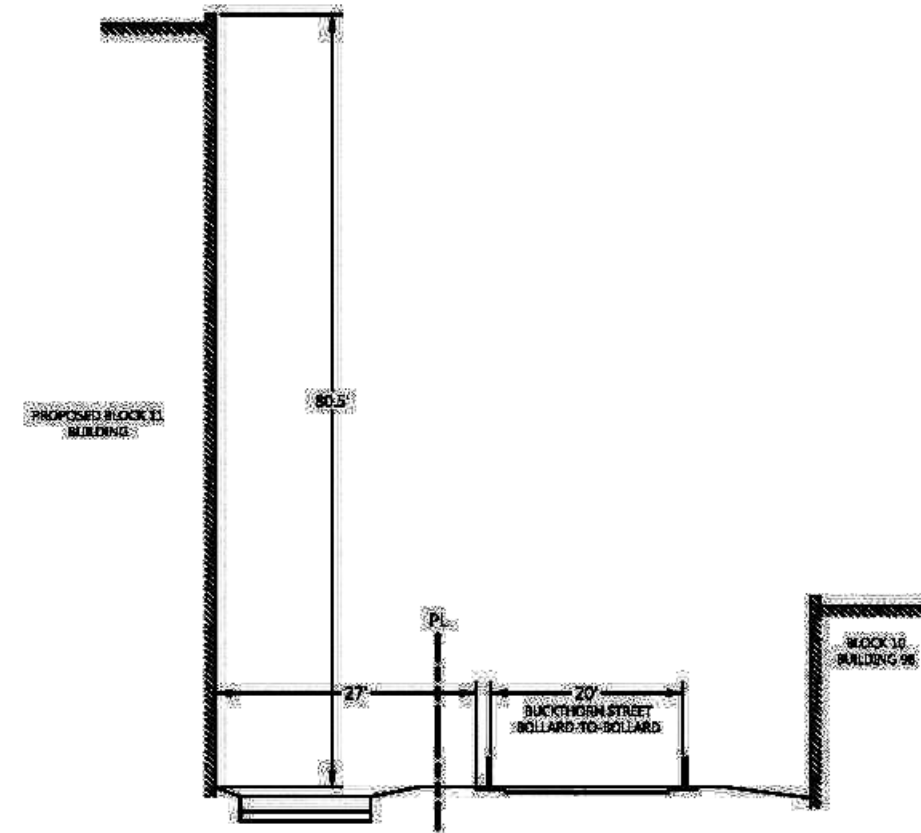


EAST FACE -BUCKTHORN STREET
ENTITLEMENT

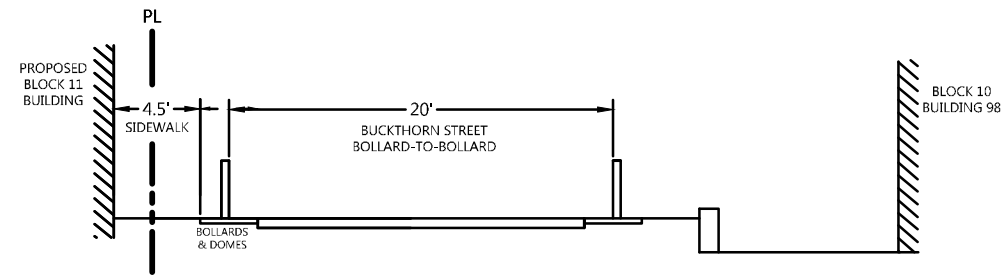


EAST FACE -BUCKTHORN STREET
PROPOSED

SECTION C
NTS



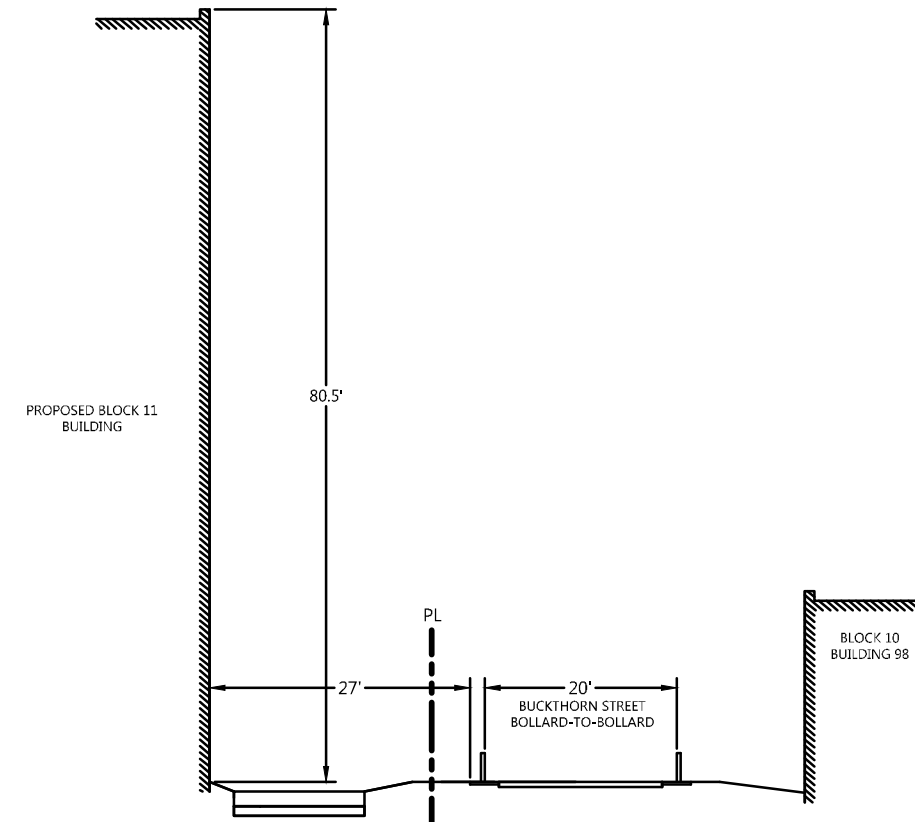
BUILDING TYPICAL AT SECTION C
NTS



EAST FACE -BUCKTHORN STREET
ENTITLEMENT



EAST FACE -BUCKTHORN STREET
PROPOSED
SECTION C
NTS



BUILDING TYPICAL AT SECTION C
NTS



RETAIL
STOREFRONT

CURRENT VIEW 8-26-19



ILLUMINATED SIGN
(FOR FUTURE REVIEW)

SLIDING DOORS

ALUM. STOREFRONT
WINDOWS

RECESSED VINYL
WINDOWS

STUCCO

METAL CHANNEL

YELLOW CERAMIC
TILE

METAL GUARDRAIL

METAL PANEL

PRECAST
CONCRETE PANEL

FOLDING DOORS

SLIDING DOORS

RESIDENTIAL
RETAIL

ENTITLEMENTS VIEW 3-14-16

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

SOUTH ELEVATION

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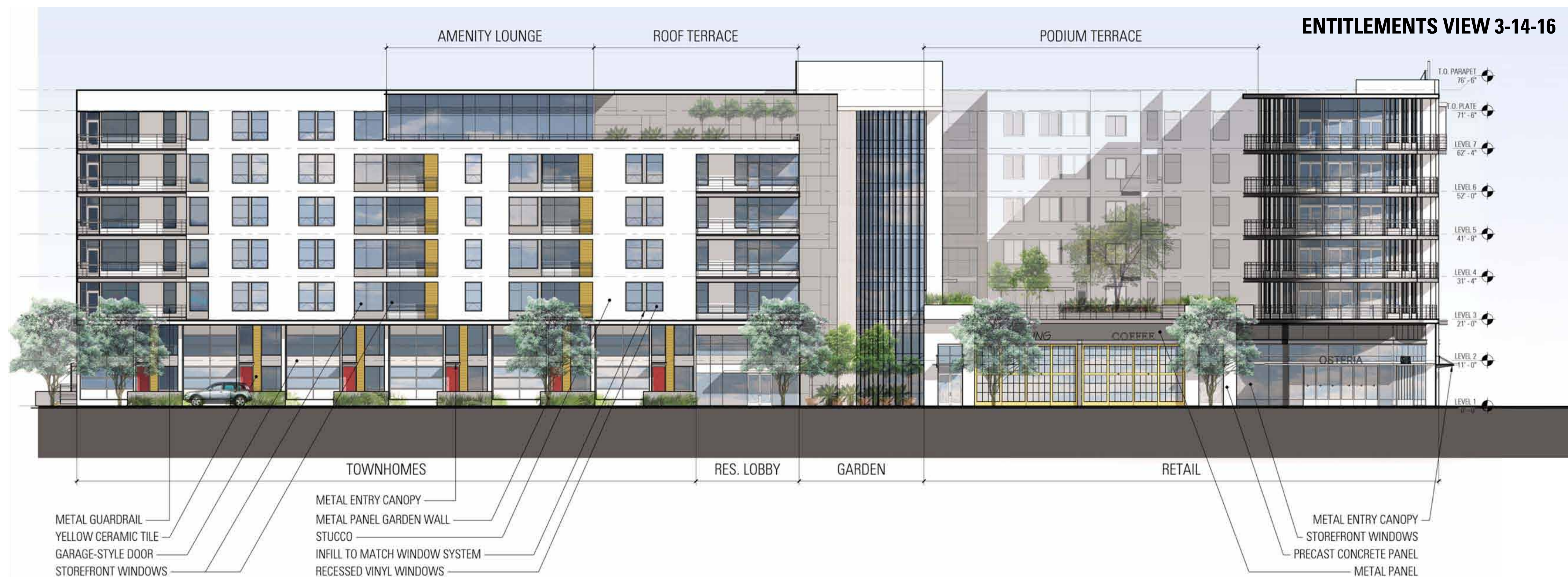
SR/EIRIST - MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS - TRAMMELL CROW RESIDENTIAL

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8.26.2019

ncisco

17



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

WEST ELEVATION



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

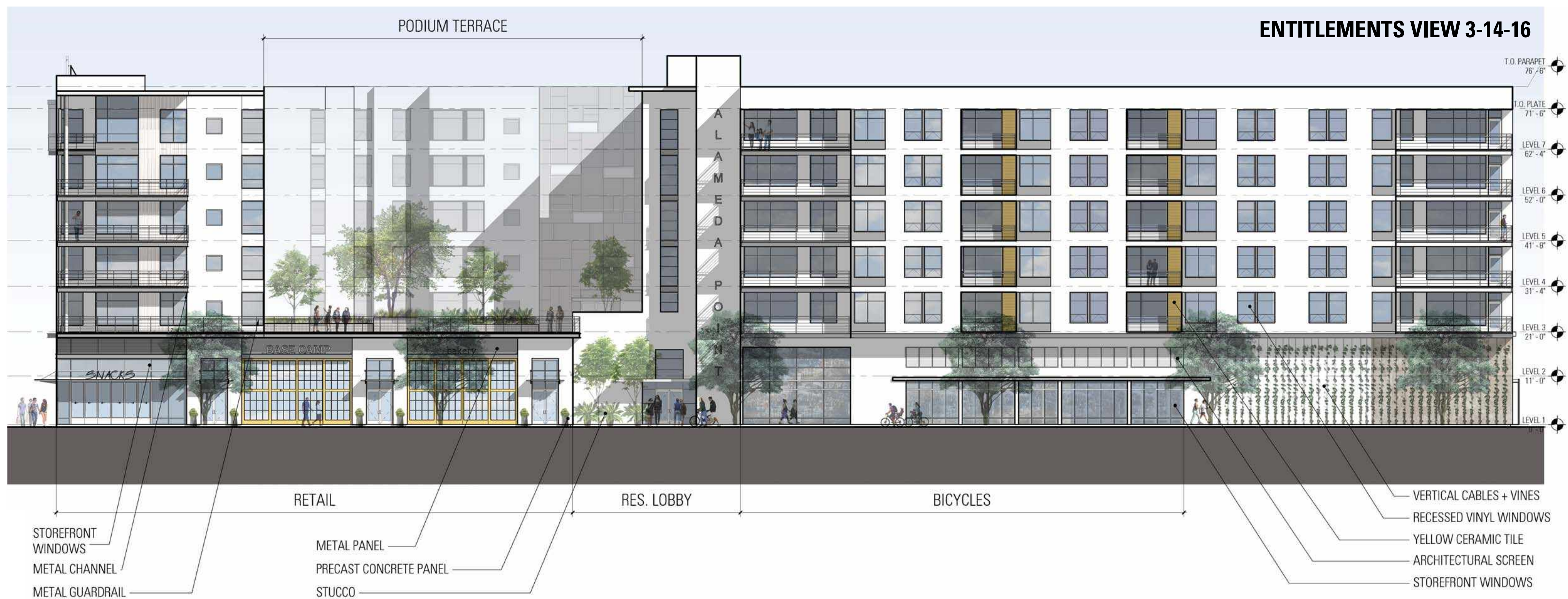
NORTH ELEVATION



RETAIL

RES. LOBBY

ARCHITECTURAL CONCRETE
ARCHITECTURAL LOUVERS



STOREFRONT
WINDOWS

METAL CHANNEL

METAL GUARDRAIL

RETAIL

METAL PANEL

PRECAST CONCRETE PANEL

STUCCO

RES. LOBBY

BICYCLES

VERTICAL CABLES + VINES

RECESSED VINYL WINDOWS

YELLOW CERAMIC TILE

ARCHITECTURAL SCREEN

STOREFRONT WINDOWS

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

EAST ELEVATION

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SR/EIRIST - MADISON MARQUETTE
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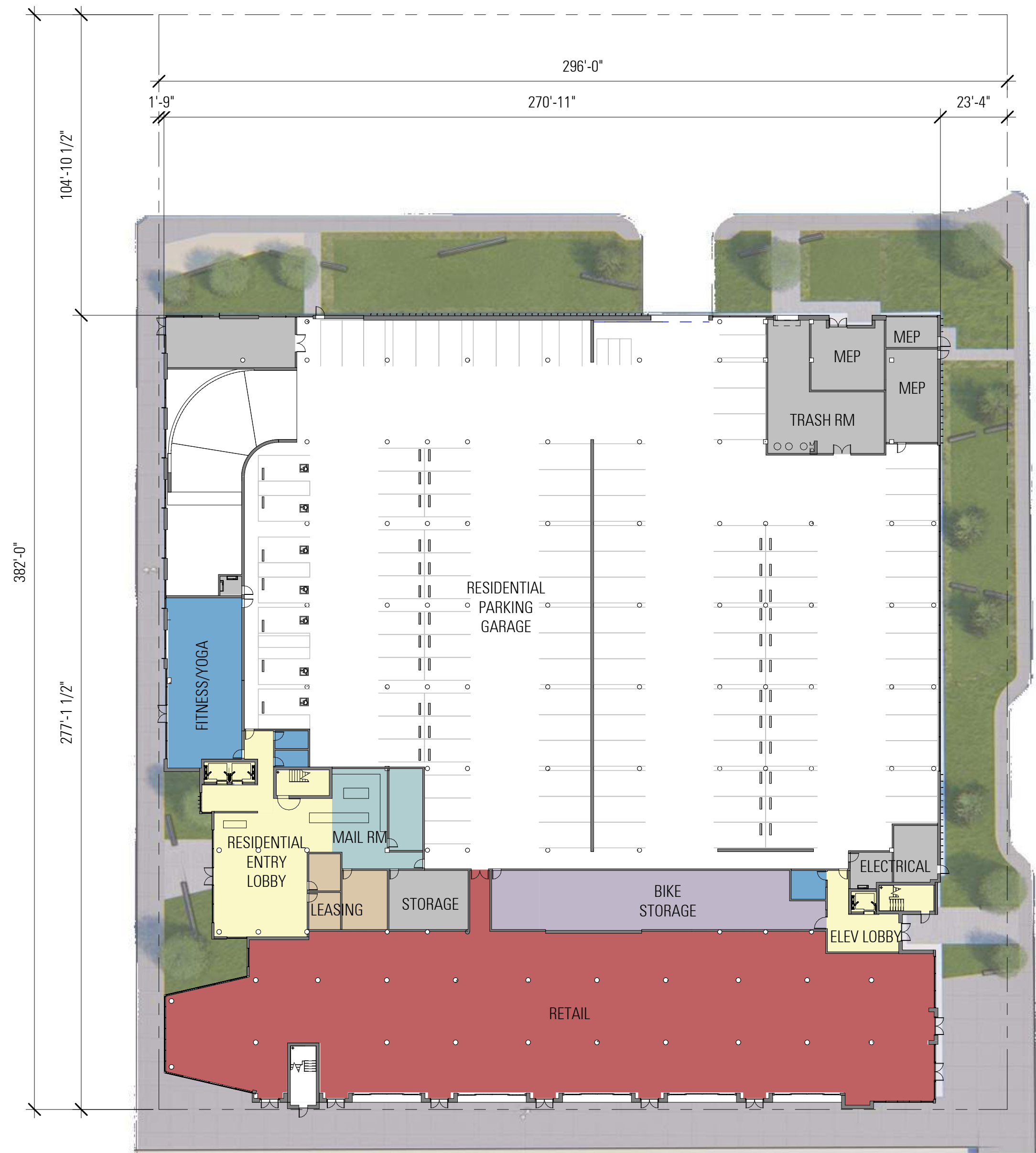
07.18.2019

ncisco

26



LEVEL 1 PLAN - PREVIOUS



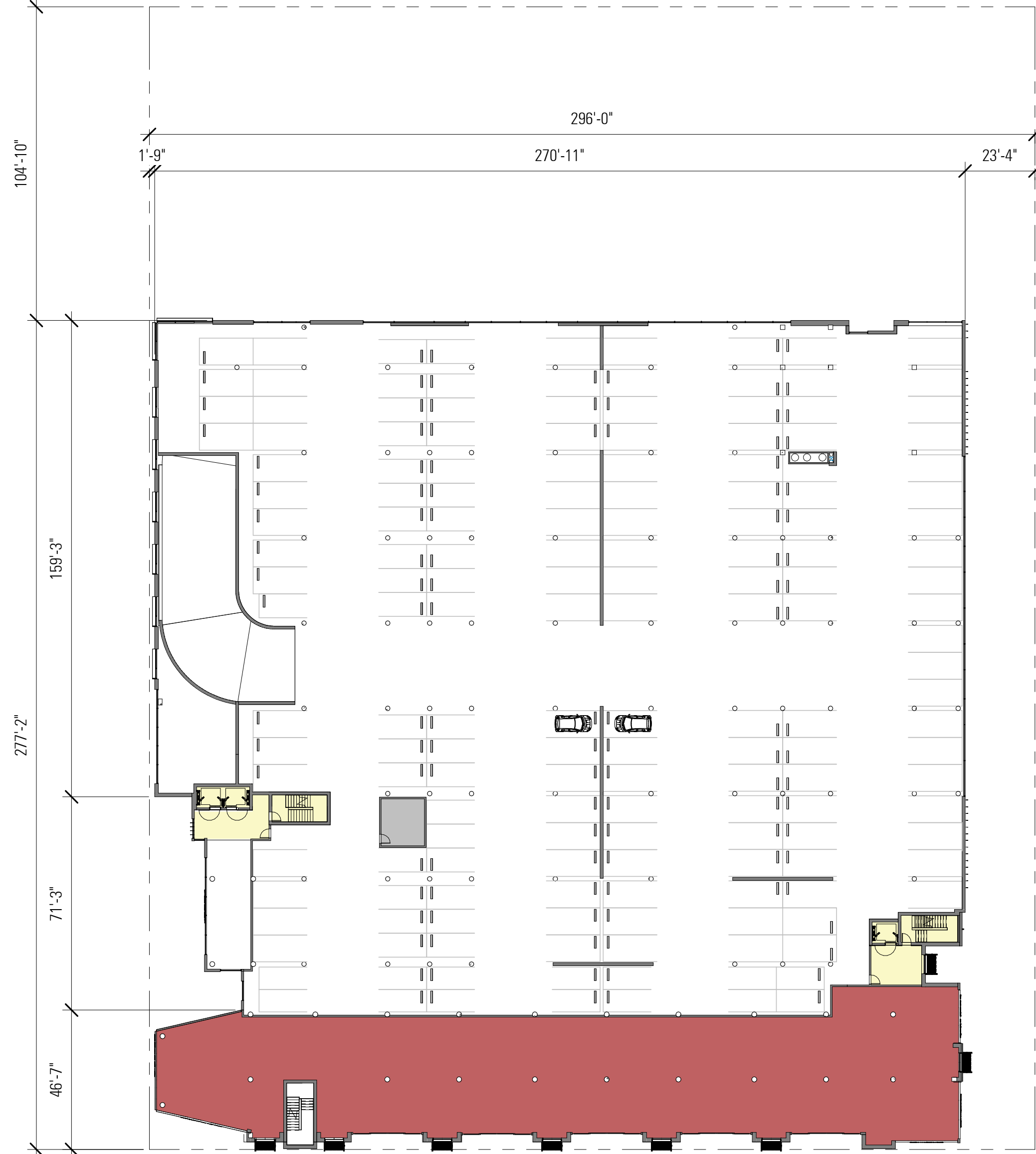
LEVEL 1 PLAN - CURRENT

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 1 COMPARISON



LEVEL 2 PLAN - PREVIOUS



LEVEL 2 PLAN - CURRENT

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 2 COPMARISON



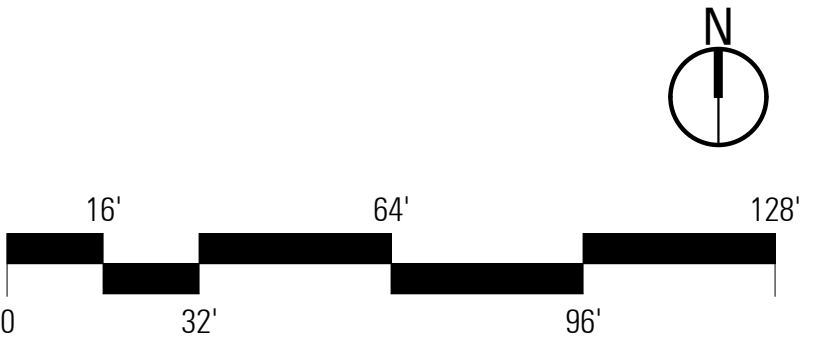
LEVEL 3 PLAN - PREVIOUS

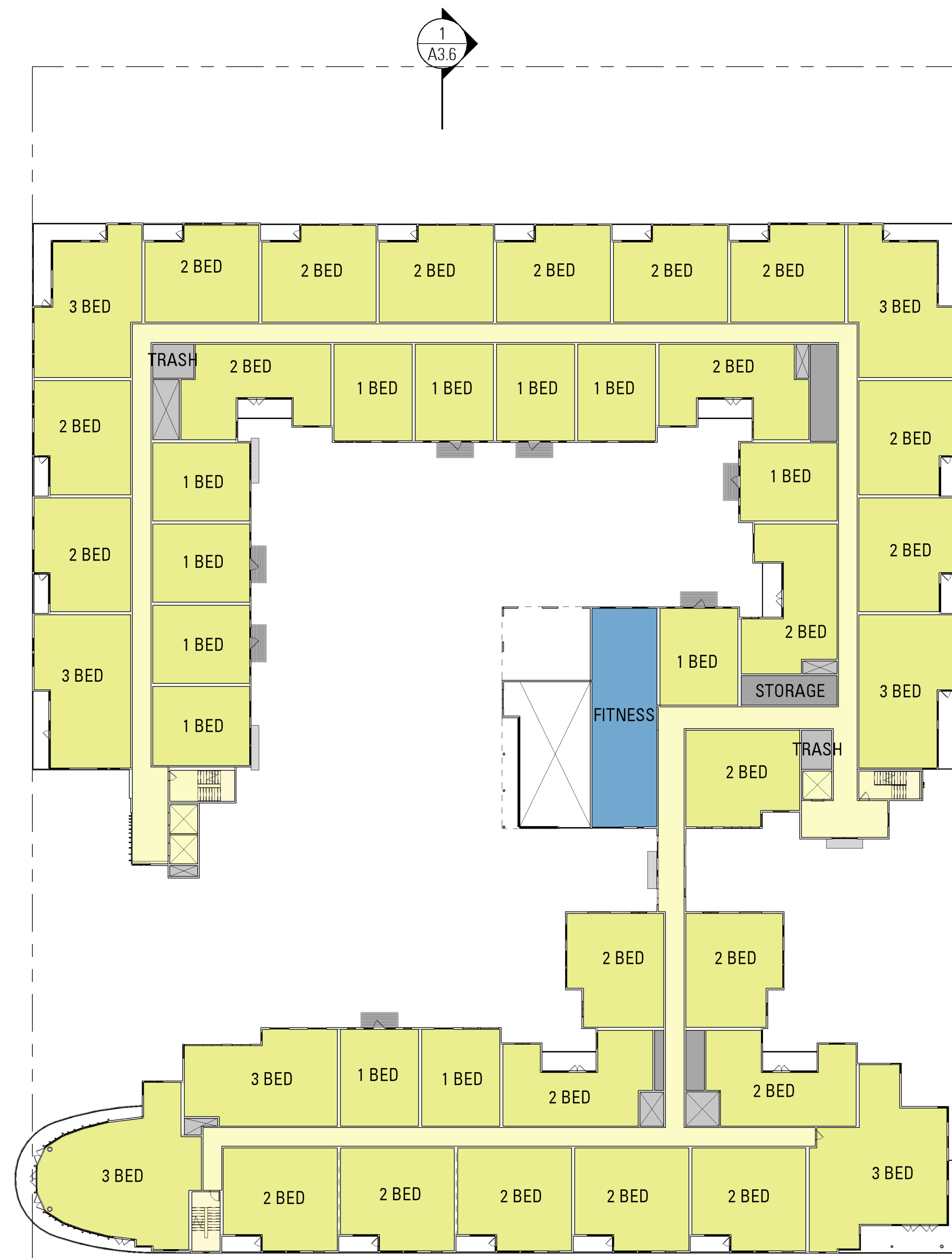


LEVEL 3 PLAN - CURRENT

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 3 COMPARISON





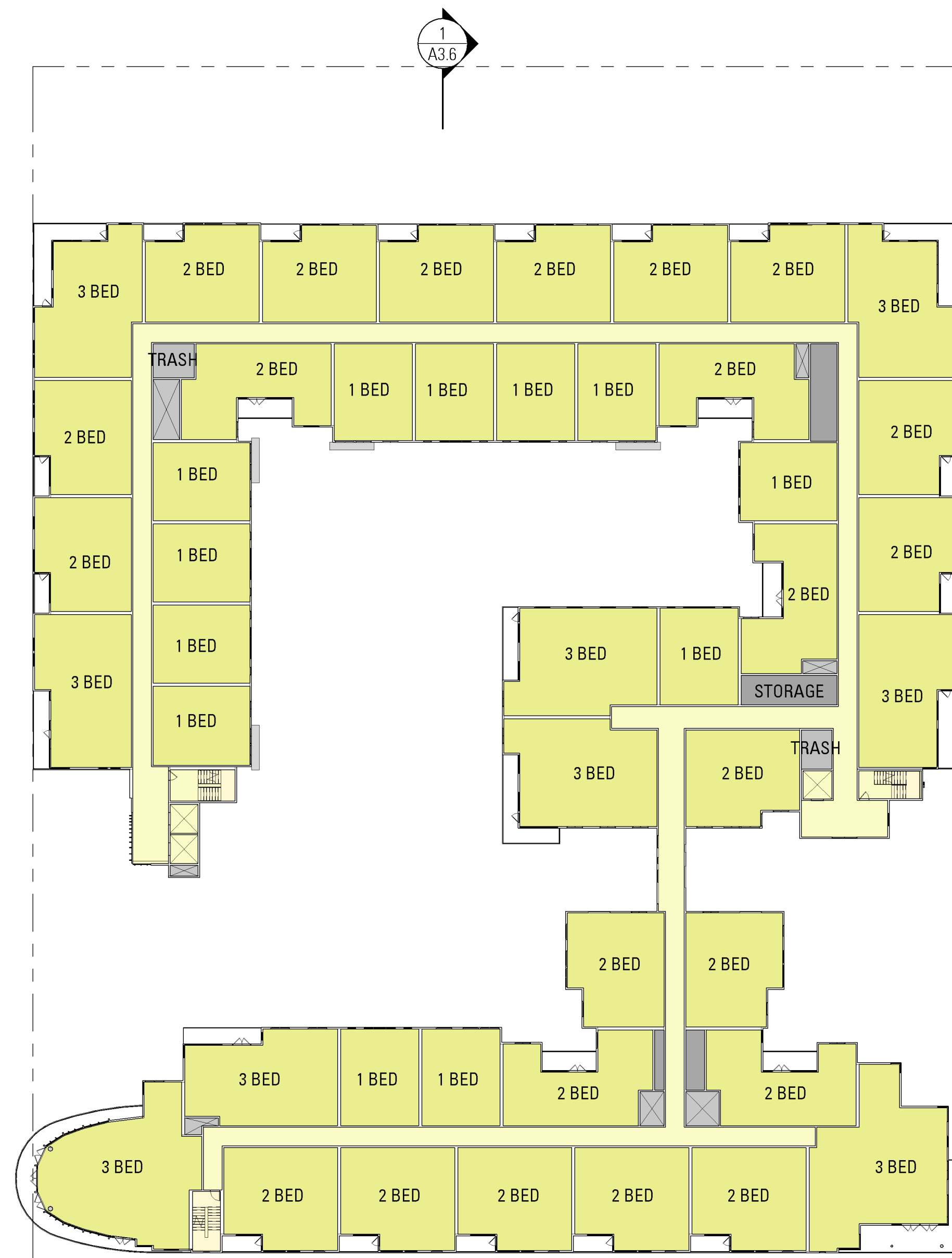
LEVEL 4 PLAN - PREVIOUS



LEVEL 4 PLAN - CURRENT

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 4 COMPARISON



LEVEL 5-6 PLAN - PREVIOUS



LEVEL 5-6 PLAN - CURRENT

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 5-6 COMPARISON



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 7 COMPARISON

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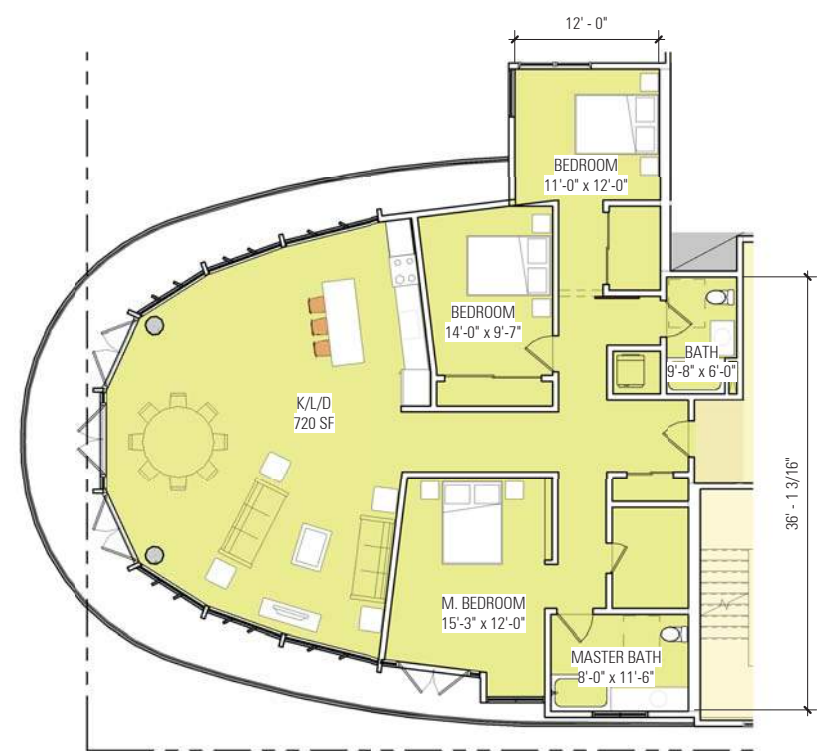


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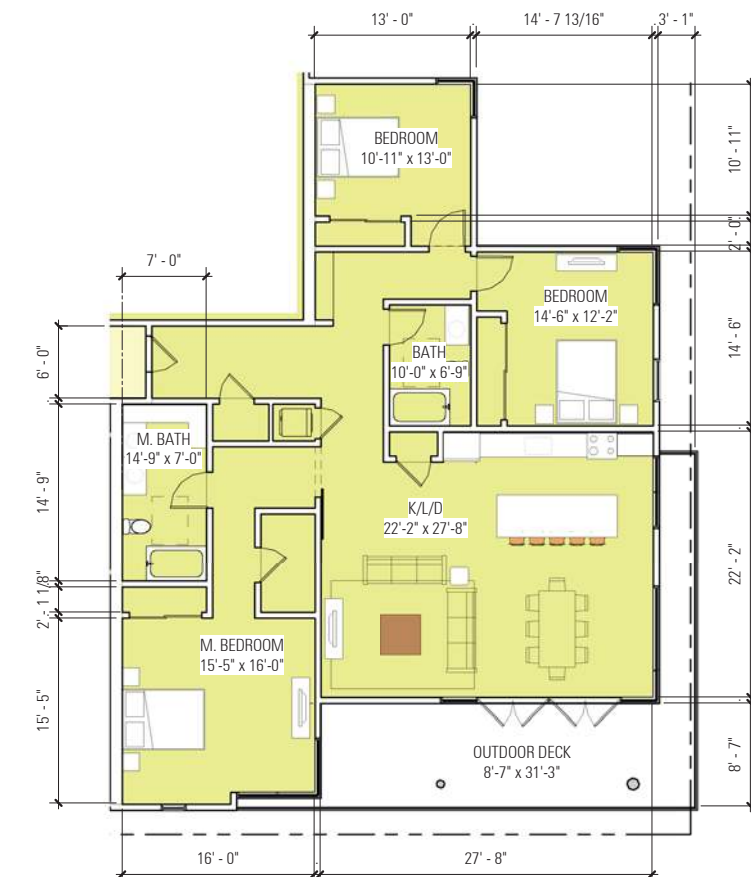
08/20/19

1/32" = 1'-0"

SK-190824F



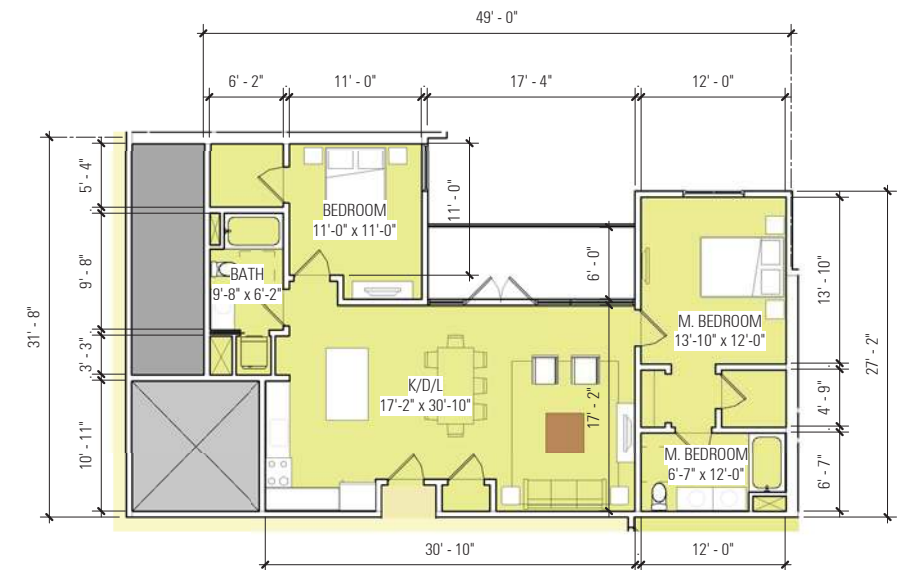
4
19
3 BEDROOM - SOUTHWEST
1/8" = 1'-0"



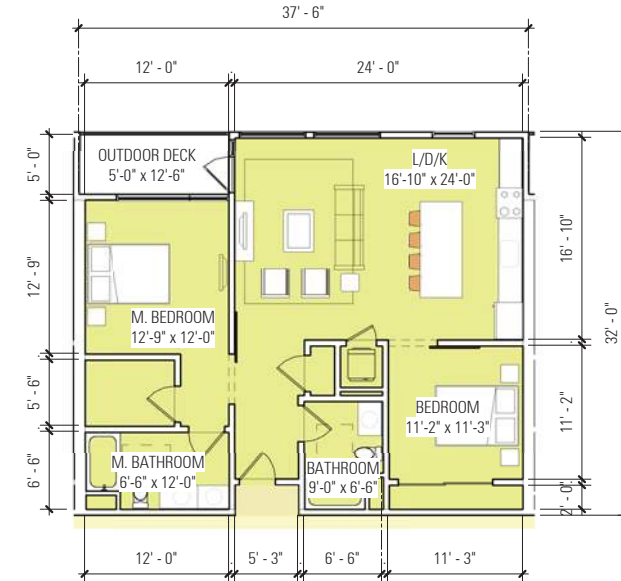
3
19
3 BEDROOM - SOUTHEAST
1/8" = 1'-0"



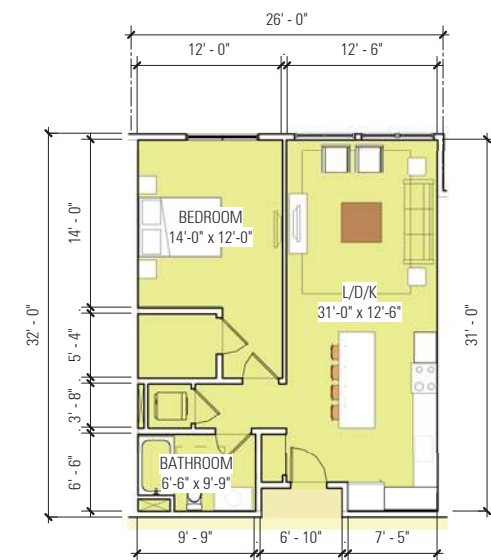
2
19
3 BEDROOM - TYP.
1/8" = 1'-0"



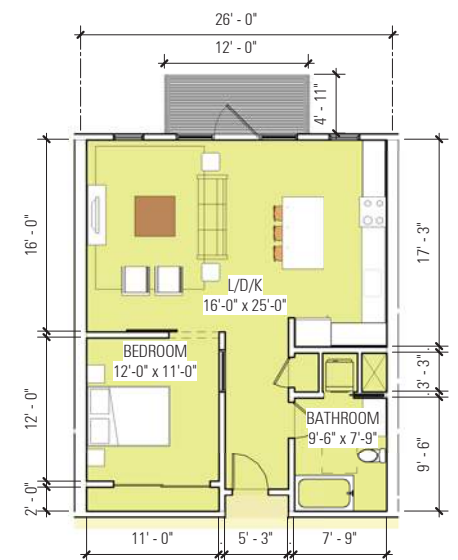
8
19
2 BEDROOM - INSIDE CORNER
1/8" = 1'-0"



7
19
2 BEDROOM - TYP.
1/8" = 1'-0"



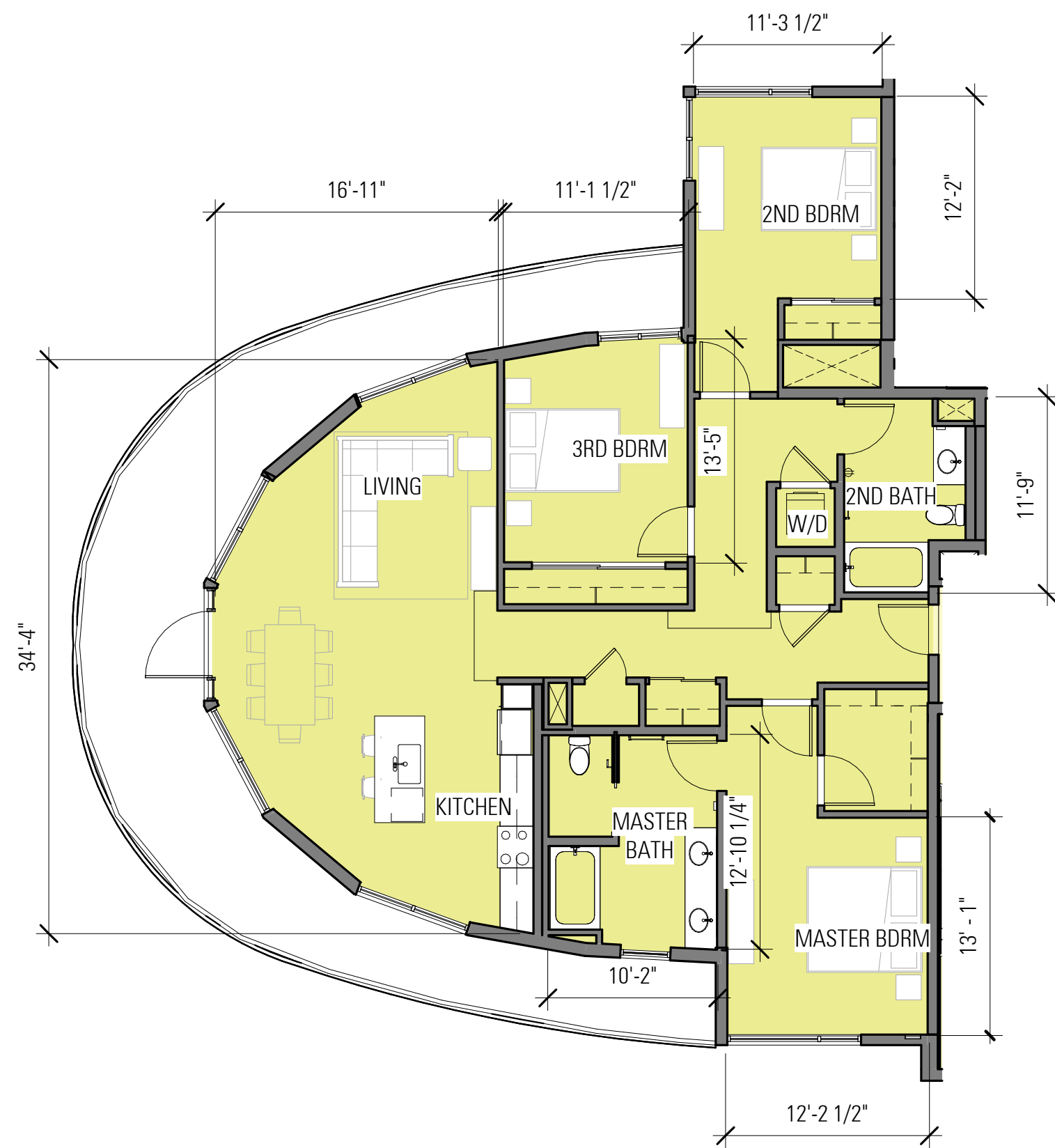
1
19
1 BEDROOM - TYP. 2
1/8" = 1'-0"



6
19
1 BEDROOM - TYP.
1/8" = 1'-0"

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

UNIT PLANS



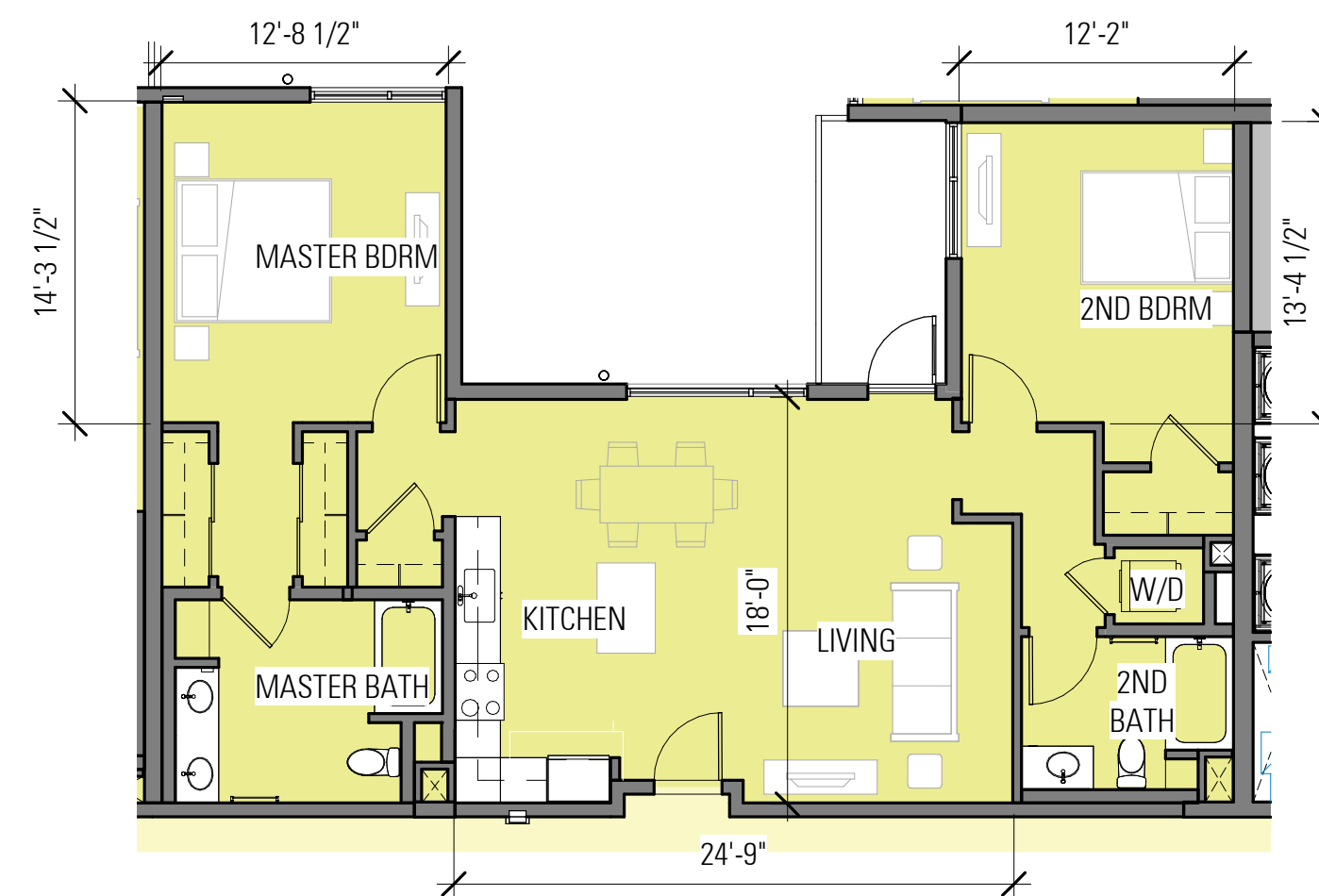
3 BEDROOM - SOUTHWEST

1/8" = 1'-0"



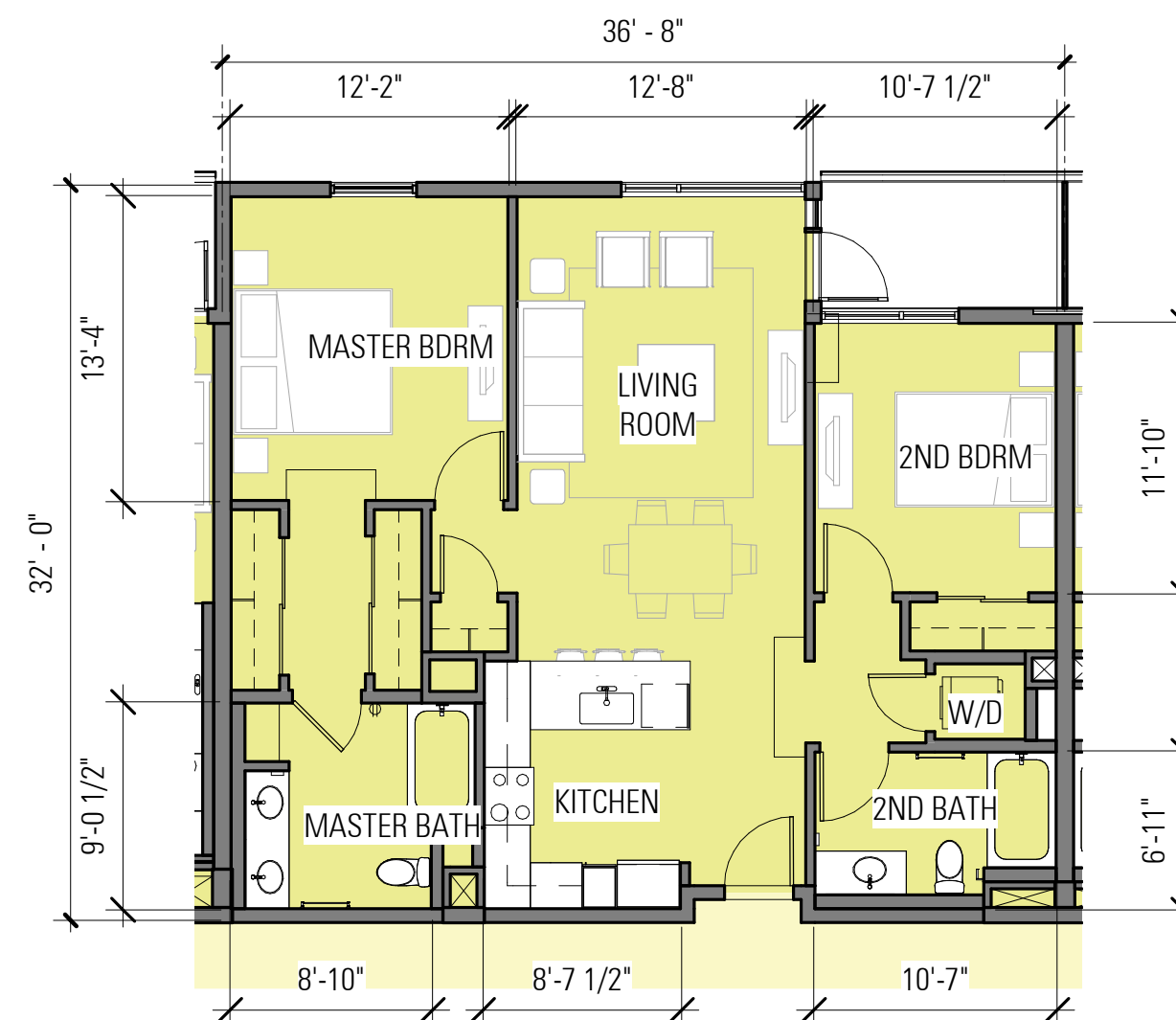
3 BEDROOM - EAST

1/8" = 1'-0"



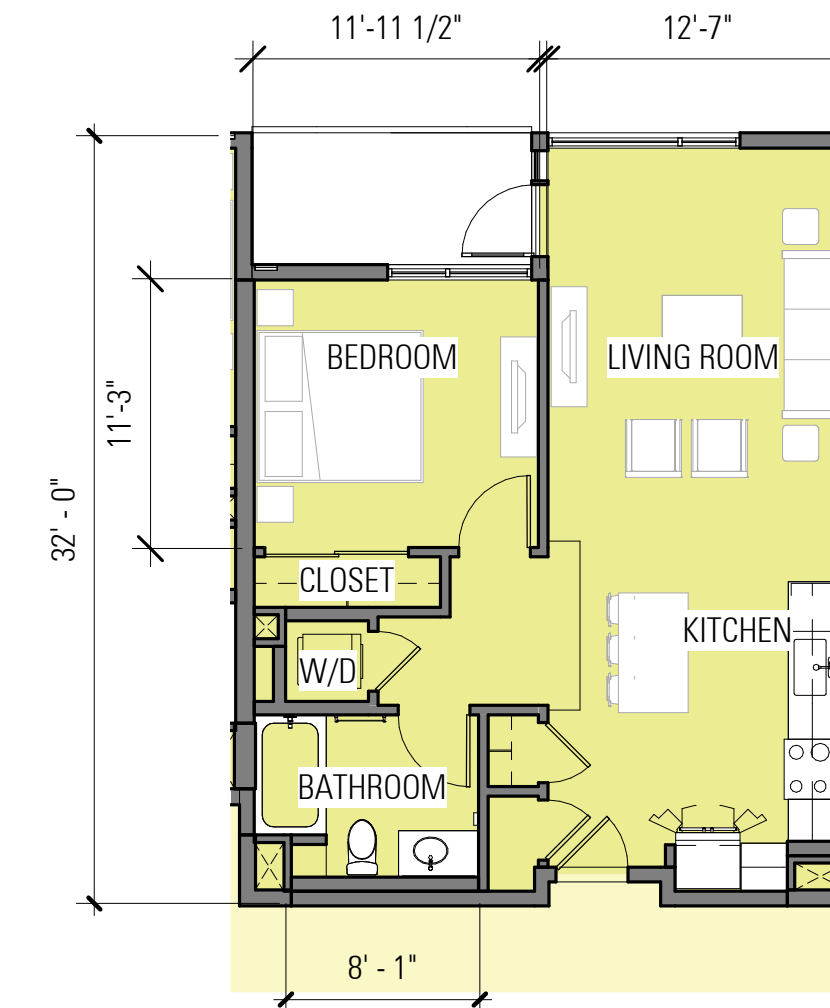
2 BEDROOM - B3

1/8" = 1'-0"



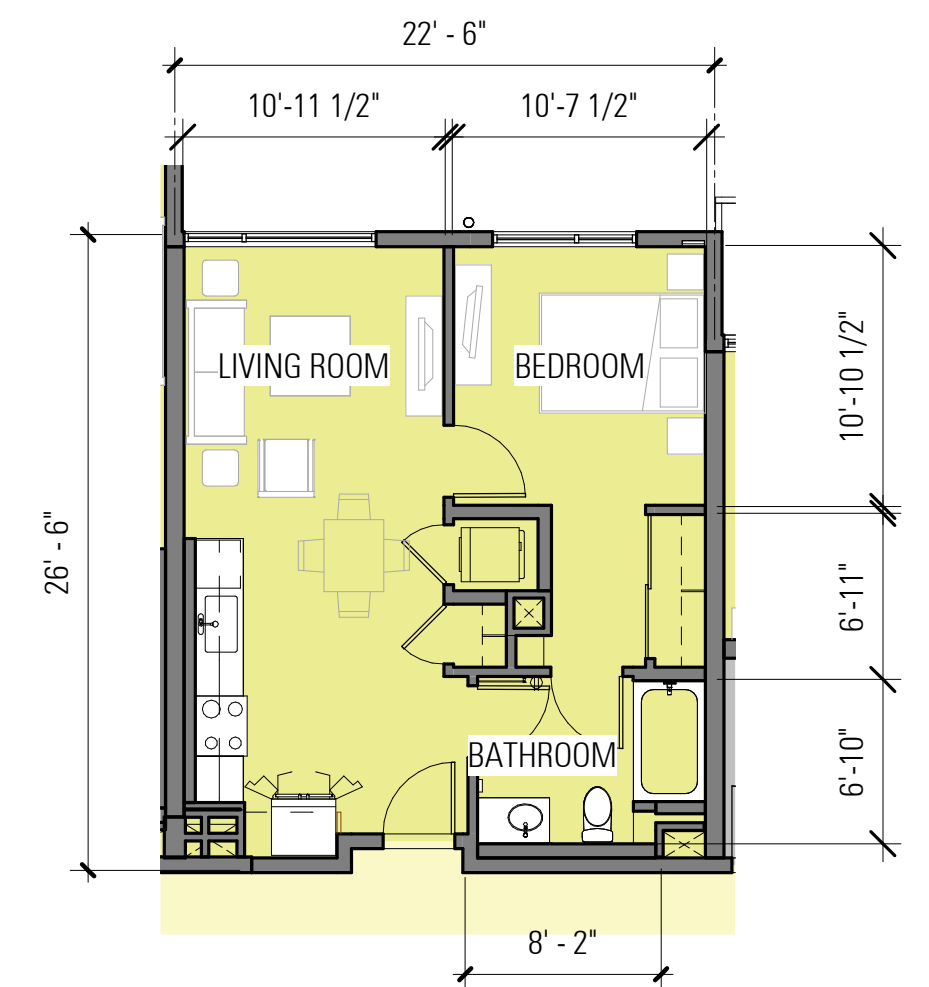
2 BEDROOM - B2

1/8" = 1'-0"



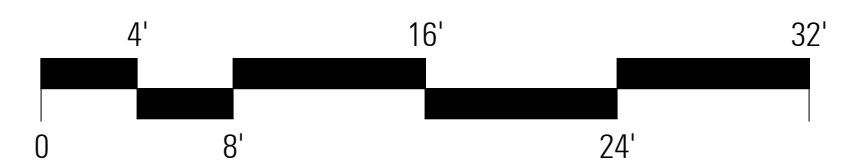
1 BEDROOM - A2

1/8" = 1'-0"



1 BEDROOM - A1

1/8" = 1'-0"



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

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DESIGNED BY: MARCO MARGUETTE
THOMPSON DORRMAN PARTNERS • TRANKELL CHOW RESIDENTIAL

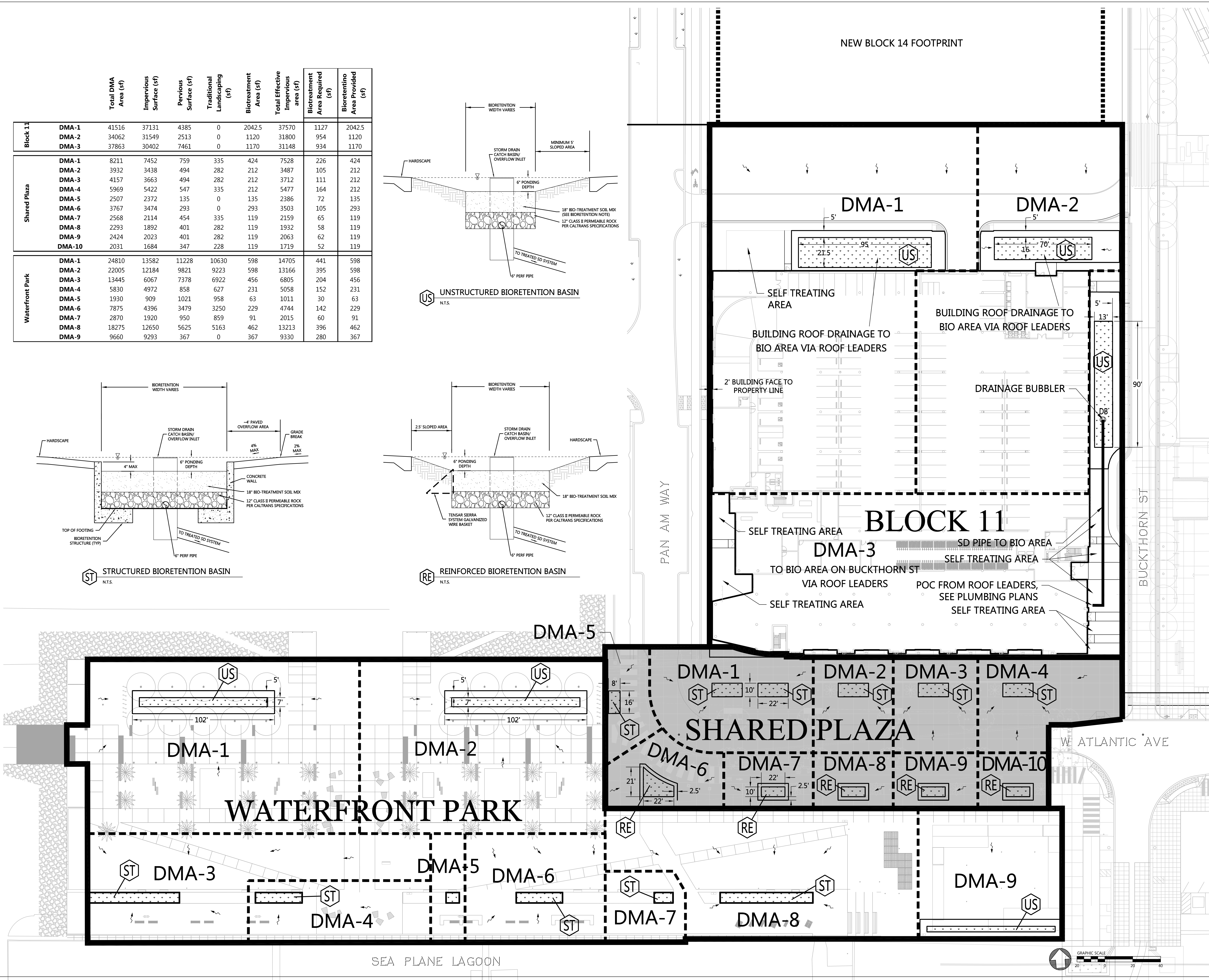
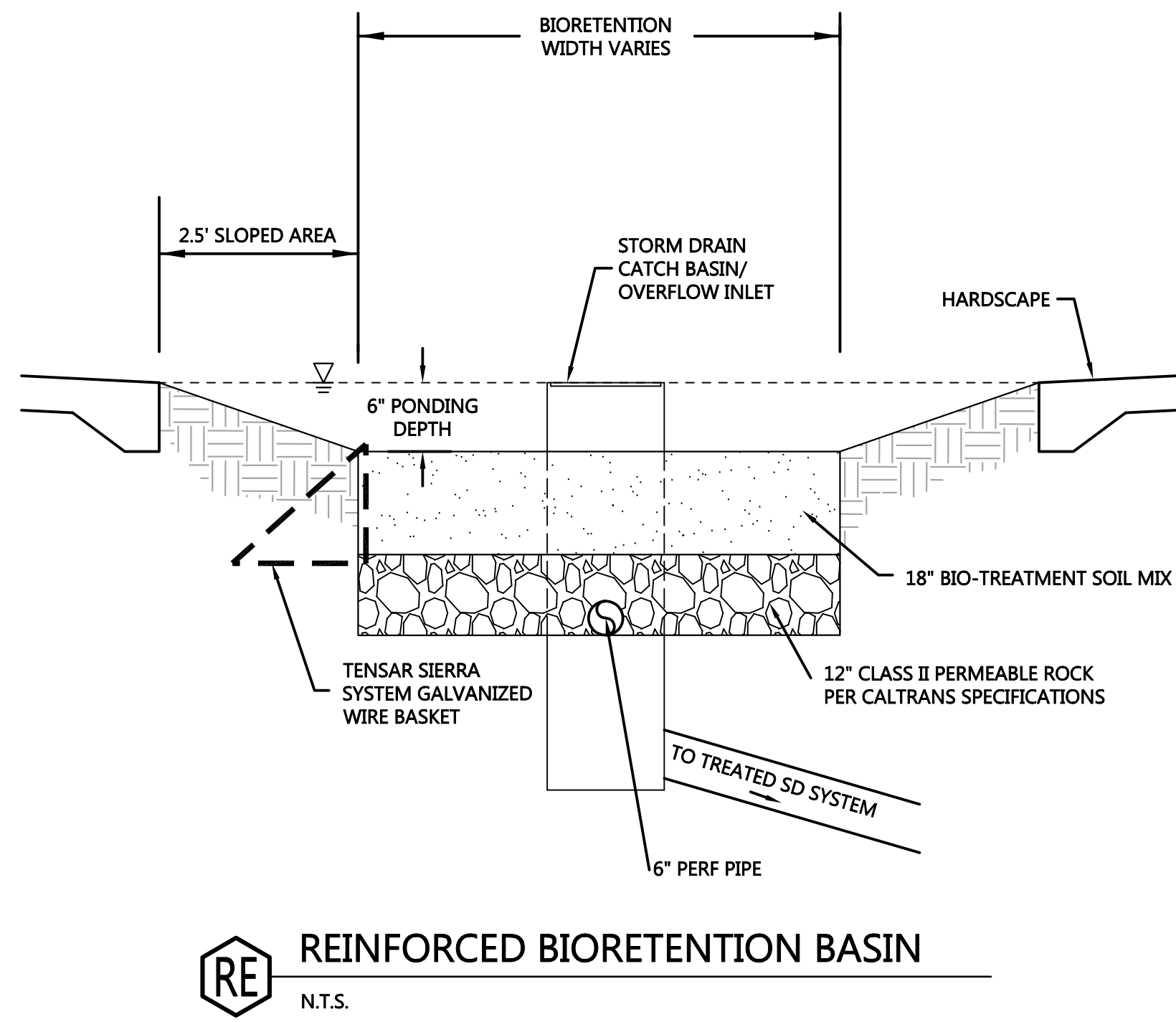
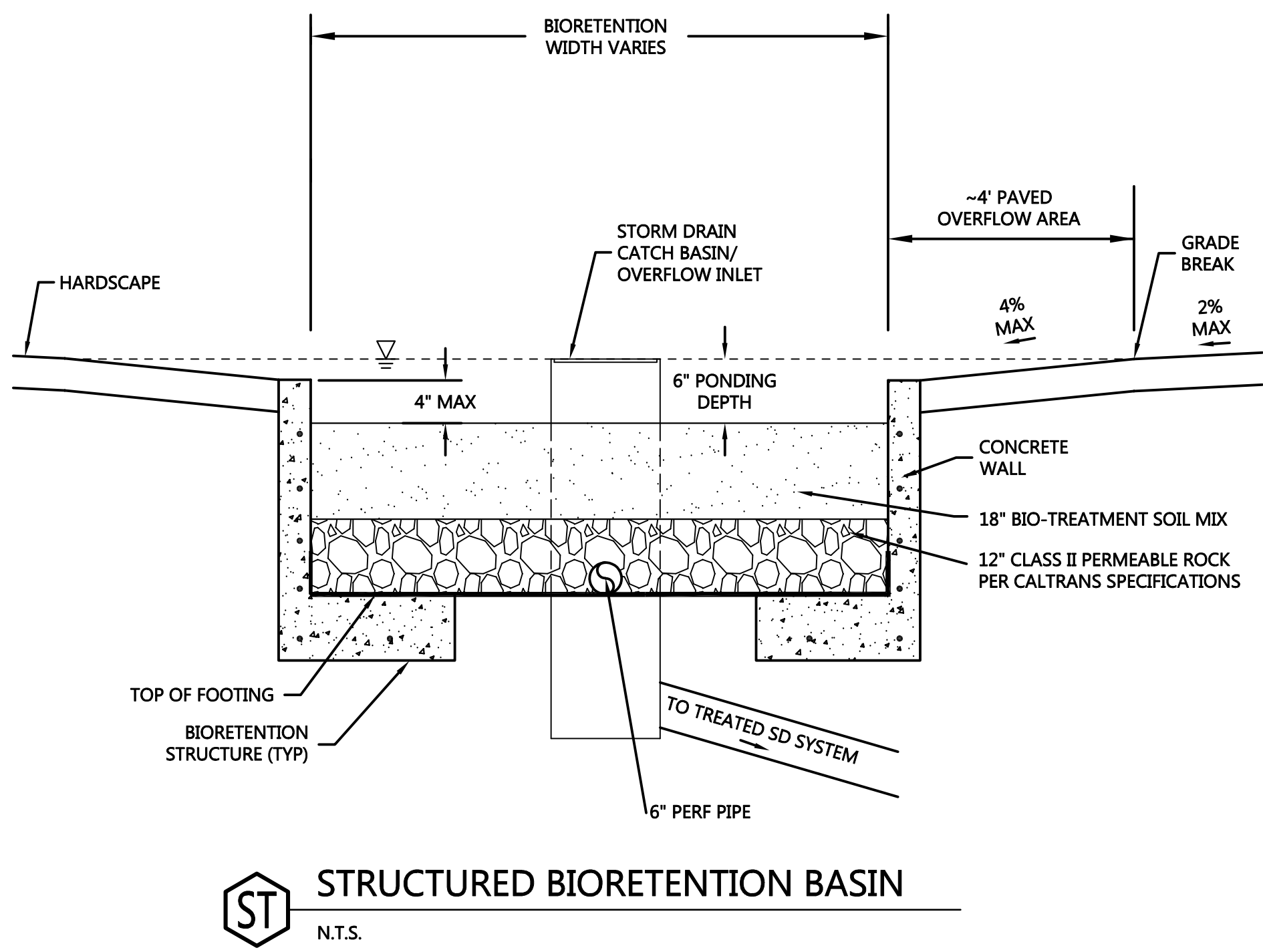
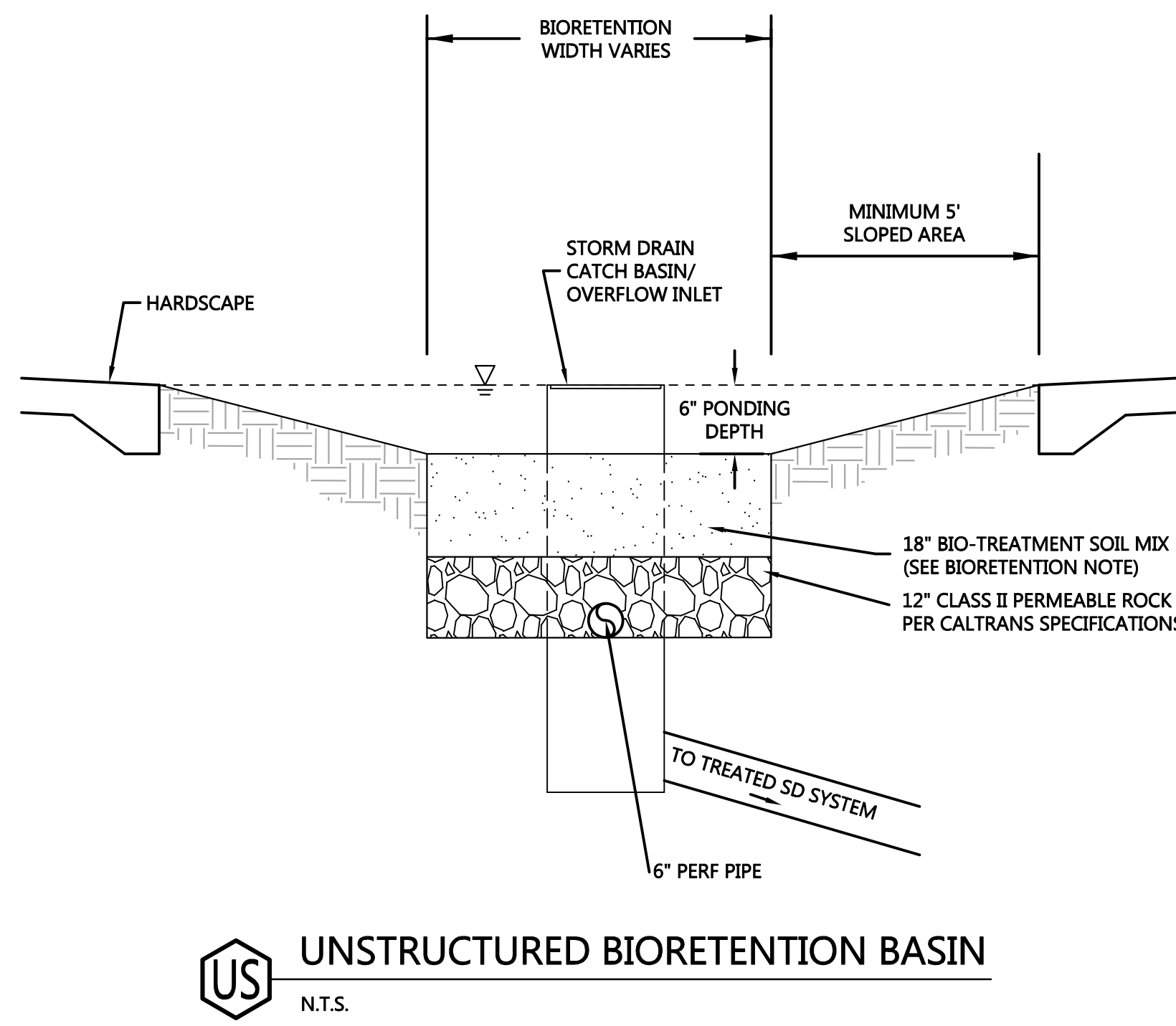
14095

08/24/19

1/8" = 1'-0"

SK-190824H

		Total DMA Area (sf)	Impervious Surface (sf)	Pervious Surface (sf)	Traditional Landscaping (sf)	Bioretention Area (sf)	Total Effective Impervious area (sf)	Bioretention Area Required (sf)	Bioretention Area Provided (sf)
Block 11	DMA-1	41516	37131	4385	0	2042.5	37570	1127	2042.5
	DMA-2	34062	31549	2513	0	1120	31800	954	1120
	DMA-3	37863	30402	7461	0	1170	31148	934	1170
Shared Plaza	DMA-1	8211	7452	759	335	424	7528	226	424
	DMA-2	3932	3438	494	282	212	3487	105	212
	DMA-3	4157	3663	494	282	212	3712	111	212
	DMA-4	5969	5422	547	335	212	5477	164	212
	DMA-5	2507	2372	135	0	135	2386	72	135
	DMA-6	3767	3474	293	0	293	3503	105	293
	DMA-7	2568	2114	454	335	119	2159	65	119
	DMA-8	2293	1892	401	282	119	1932	58	119
	DMA-9	2424	2023	401	282	119	2063	62	119
	DMA-10	2031	1684	347	228	119	1719	52	119
Waterfront Park	DMA-1	24810	13582	11228	10630	598	14705	441	598
	DMA-2	22005	12184	9821	9223	598	13166	395	598
	DMA-3	13445	6067	7378	6922	456	6805	204	456
	DMA-4	5830	4972	858	627	231	5058	152	231
	DMA-5	1930	909	1021	958	63	1011	30	63
	DMA-6	7875	4396	3479	3250	229	4744	142	229
	DMA-7	2870	1920	950	859	91	2015	60	91
	DMA-8	18275	12650	5625	5163	462	13213	396	462
	DMA-9	9660	9293	367	0	367	9330	280	367



ALAMEDA POINT
BLOCK 11 - SHARED PLAZA - WATERFRONT PARK
ALAMEDA, CA 94501

DRAWN BY JNM
CHECKED BY CM
PROJECT NO. 20181121
DATE ISSUE

BKF
ENGINEERS / SURVEYORS / PLANNERS

REGISTERED PROFESSIONAL ENGINEER
No. C 60251
CIVIL
STATE OF CALIFORNIA
08/26/2019

STORMWATER
MANAGEMENT
PLAN

SCALE: AS SHOWN
Exhibit

SWMP