



BLOCK 11 - COMPARISON DESIGN PACKAGE

OCTOBER 28, 2019

REVISED DEC 9, 2019 FOR
DESIGN REVIEW BOARD

VICINITY MAP

ZONING & OPEN SPACE

ZONING DATA:

SITE AREA CALCULATIONS:

BUILDING OPEN SPACE:

ALAMEDA POINT DEVELOPMENT PLAN

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

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

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

PROJECT TEAM

OWNER:

ARCHITECT:

BLOCK 11 LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

TRAMMEL CROW RESIDENTIAL
39 FORREST STREET, SUITE 201
MILL VALLEY, CA 94941
T: (415) 381-3001
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EMAIL: SHILL@TCR.COM

BAR ARCHITECTS
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SAN FRANCISCO, CA 94111
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CONTACT: DAVID ISRAEL
EMAIL: DISRAEL@BARARCH.COM

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

BKF ENGINEERS
150 CALIFORNIA ST. #650
SAN FRANCISCO, CA 94111
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CONTACT: DANIEL SCHAEFER
EMAIL: DSCHAEFER@BKF.COM

BUILDING & PARKING STATISTICS

DRAWING INDEX

UNIT COUNT	UNIT TYPE			FUNCTION							TOTALS	
	1 BR, 1 BA	2 BR, 2 BA	3 BR, 2 BA	L1	L2	L3	L4	L5	L6	L7		
LEVEL 1												
LEVEL 2												
LEVEL 3	25	14	4			39,738	41,069	41,903	41,903	40,045	204,658	
LEVEL 4	25	15	4								2,955	
LEVEL 5	26	15	4							1,460	5,665	
LEVEL 6	26	15	4								661	
LEVEL 7	25	14	4								8,636	
TOTAL	127	73	20									220
% TOTAL MIX	58%	33%	9%									+/- 220 REQ.

PARKING

Accessible: 6
Accessible Van: 1
Compact 1 (8'-0" x 16'-0"): 72
Compact 2 (7'-6" x 16'-0"): 15
Standard: 141
Standard Tandem: 6
Standard EV: 40
Total: 283

Motorcycle Parking: 3

BIKE PARKING	LONG-TERM		SHORT-TERM		220 STALLS PROVIDED / 220 STALLS REQUIRED		PROVIDED IN SHARED PLAZA / 25 STALLS REQUIRED	
	1 BD 1 BA	2BD 2BA	3BD 2BA	4BD 2BA	5BD 2BA	6BD 2BA	7BD 2BA	8BD 2BA
UNIT MIX								
UNIT TYPE	(30) A1 - 574 SF (96) A2 - 692 SF (1) A3 - 740 SF	(59) B2 - 1,040 SF (96) B3 - 1,143 SF	(10) C3 - 1,294 SF (5) C3.1 - 1,413 SF (5) C5 - 1,590 SF					
TOTAL:	127	73	20					

01 - INFO SHEET

02 - SHARED PLAZA

03 - NOT USED

04 - SHARED PLAZA - SITE ELEMENTS

05 - SHARED PLAZA - SITE ELEMENTS

06 - LOT PLAN COMPARISON

07 - STREET SECTION A

08 - STREET SECTION B

09 - STREET SECTION C

10 - SITE PLAN COMPARISON

11 - VICINITY MAP

12 - BIORETENTION VIEW

13 - SOUTH ELEVATION COMPARISON

14 - WEST ELEVATION COMPARISON

15 - RENDERED VIEW OF WEST FACADE

16 - NORTH ELEVATION COMPARISON

17 - EAST ELEVATION COMPARISON

18 - RENDERED VIEW OF SOUTHEAST CORNER

19 - FLOOR PLAN LEVEL 1 COMPARISON

20 - FLOOR PLAN LEVEL 2 COMPARISON

21 - FLOOR PLAN LEVEL 3 COMPARISON

22 - FLOOR PLAN LEVEL 4 COMPARISON

23 - FLOOR PLAN LEVELS 5, 6 COMPARISON

24 - FLOOR PLAN LEVEL 7 COMPARISON

25 - PREVIOUSLY ENTITLED UNIT PLANS

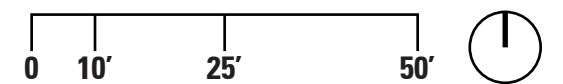
26 - TYPICAL CURRENT UNIT PLANS

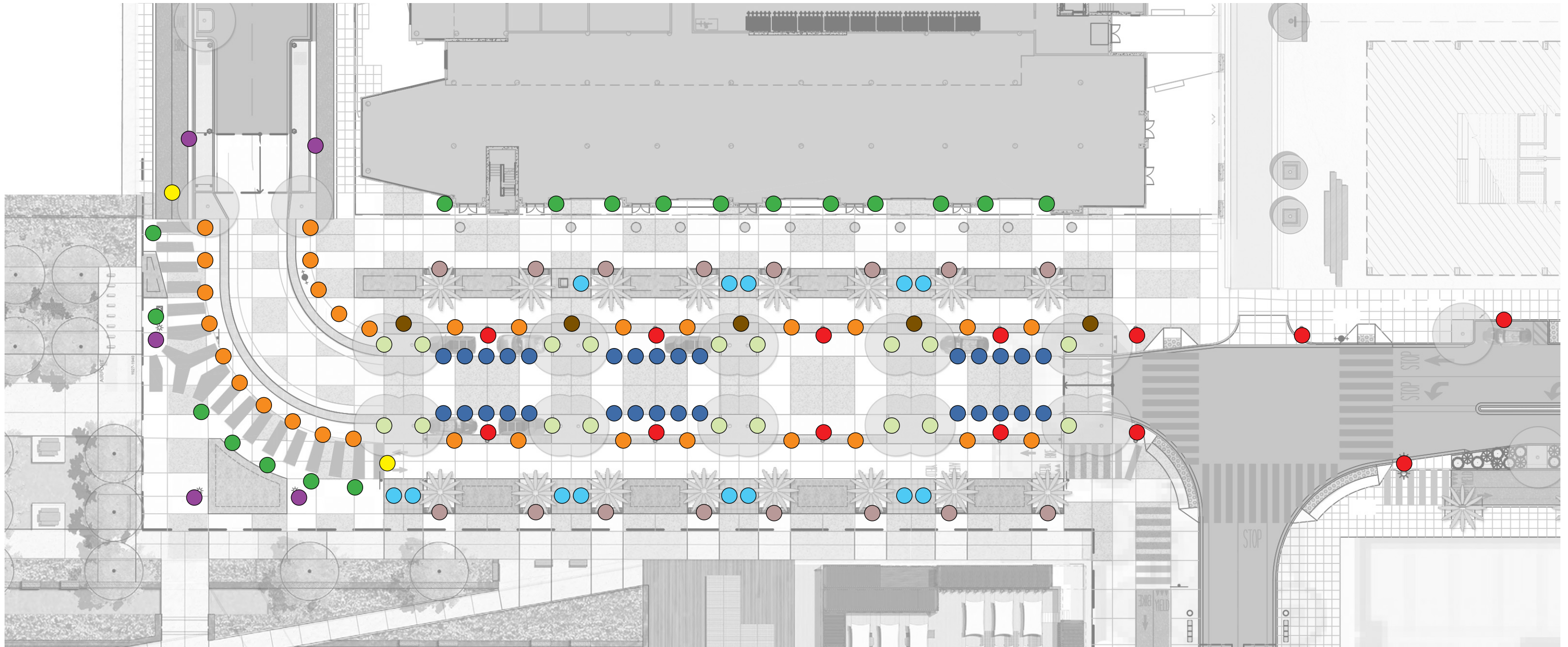
27 - WINDOW SECTIONS

28 - STORMWATER MANAGEMENT PLAN

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

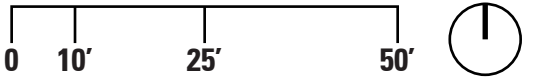
INFO SHEET





SITE ELEMENTS & FURNISHINGS PALETTE

- POLE LIGHT, PAN-AM
- POLE LIGHT, ROADWAY & SHARED PLAZA
- GRANITE WHEELSTOP
- BOLLARD, REMOVABLE
- BOLLARD, LIGHTED
- WOOD BENCH TYPE #1
- WOOD BENCH TYPE #2
- DRIVE AISLE MEDALLIONS
- PRE-CAST CONCRETE POT
- BIKE RACK





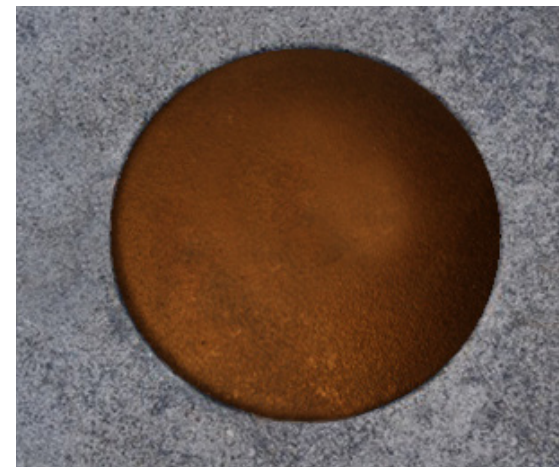
● POLE LIGHT, PAN-AM



● POLE LIGHT, ROADWAY & SHARED PLAZA



● BIKE RACK
LANDSCAPE FORMS 'LOOP'



● DRIVE AISLE MEDALLION 6"
IRON AGE, CAST IRON



WARNING PAVER
ARMOR-TILE PRE-CAST WARNING PAVER, DARK GREY



● BOLLARD, REMOVABLE
CALPIPE BOLLARD (EXTERIOR LOCKING)



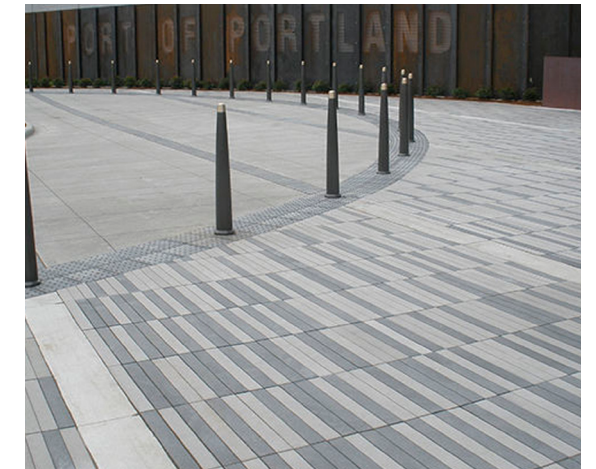
● BOLLARD, LIGHTED
HESS 'CITY ELEMENTS'



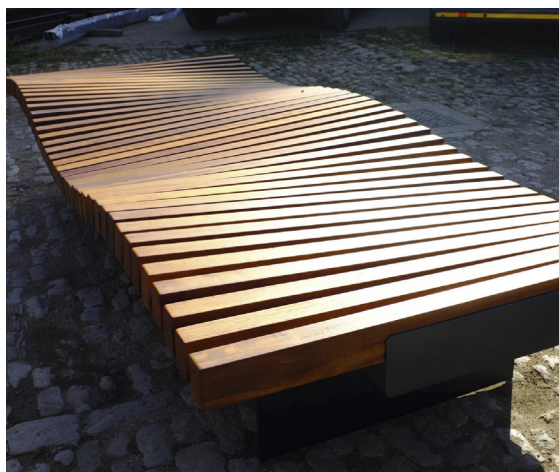
● GRANITE WHEELSTOP
4'LX 8"X 6" SPLIT FACE BLACK GRANITE



● PRE-CAST CONCRETE POT
QUICK CRETE AGORA SHEAR SER., TALL PLANTER



CONCRETE UNIT PAVERS
TECTURA NARROW MODULAR 3"x18"



● BENCH TYPE #1
FACTORY STREET FURN. 'RIBBON TWIST'



● BENCH TYPE #2
LANDSCAPE FORMS 'STRATA BEAM'



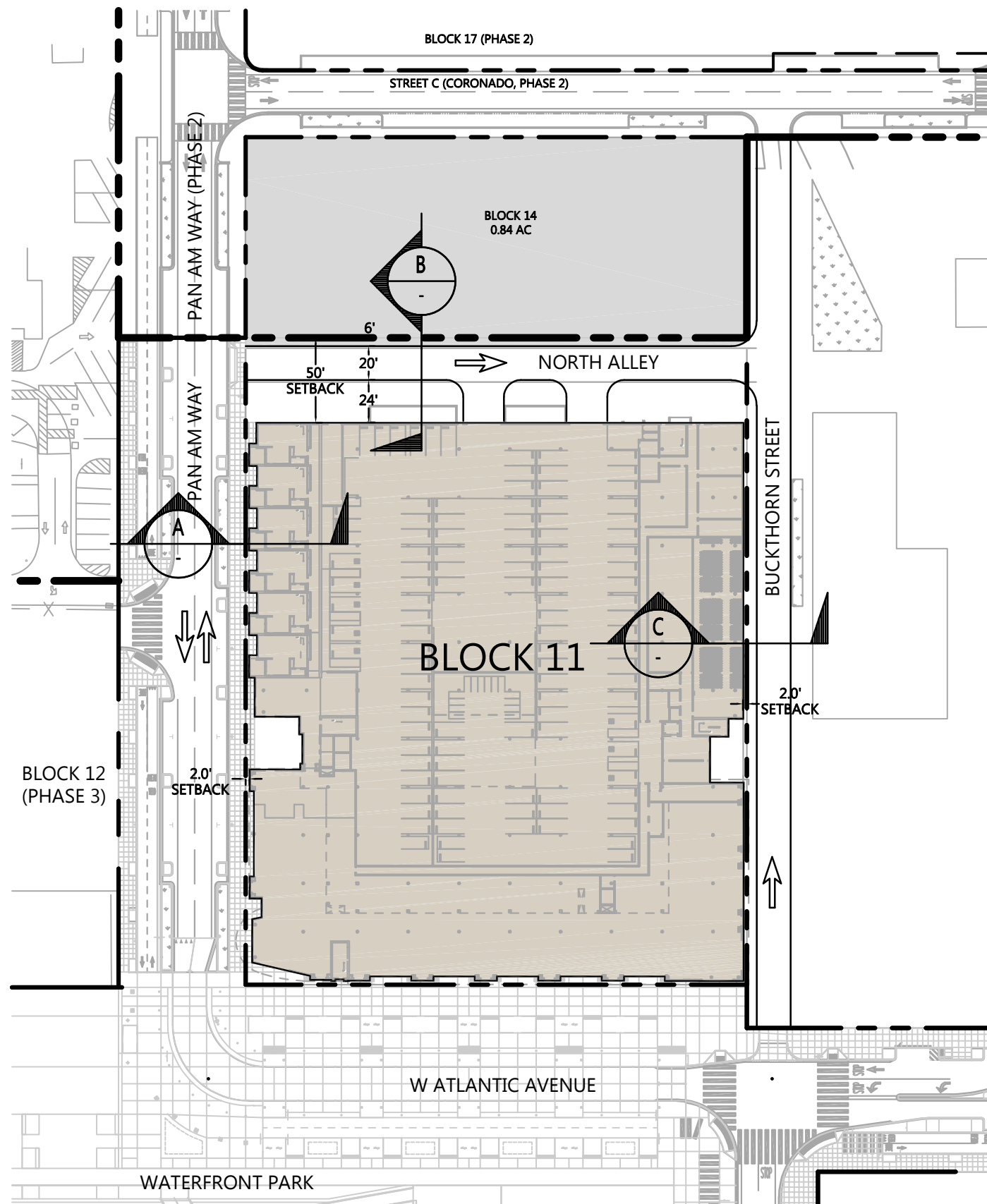
COBBLES @ TREE WELLS
4"x4"x4" ACADEMY BLACK



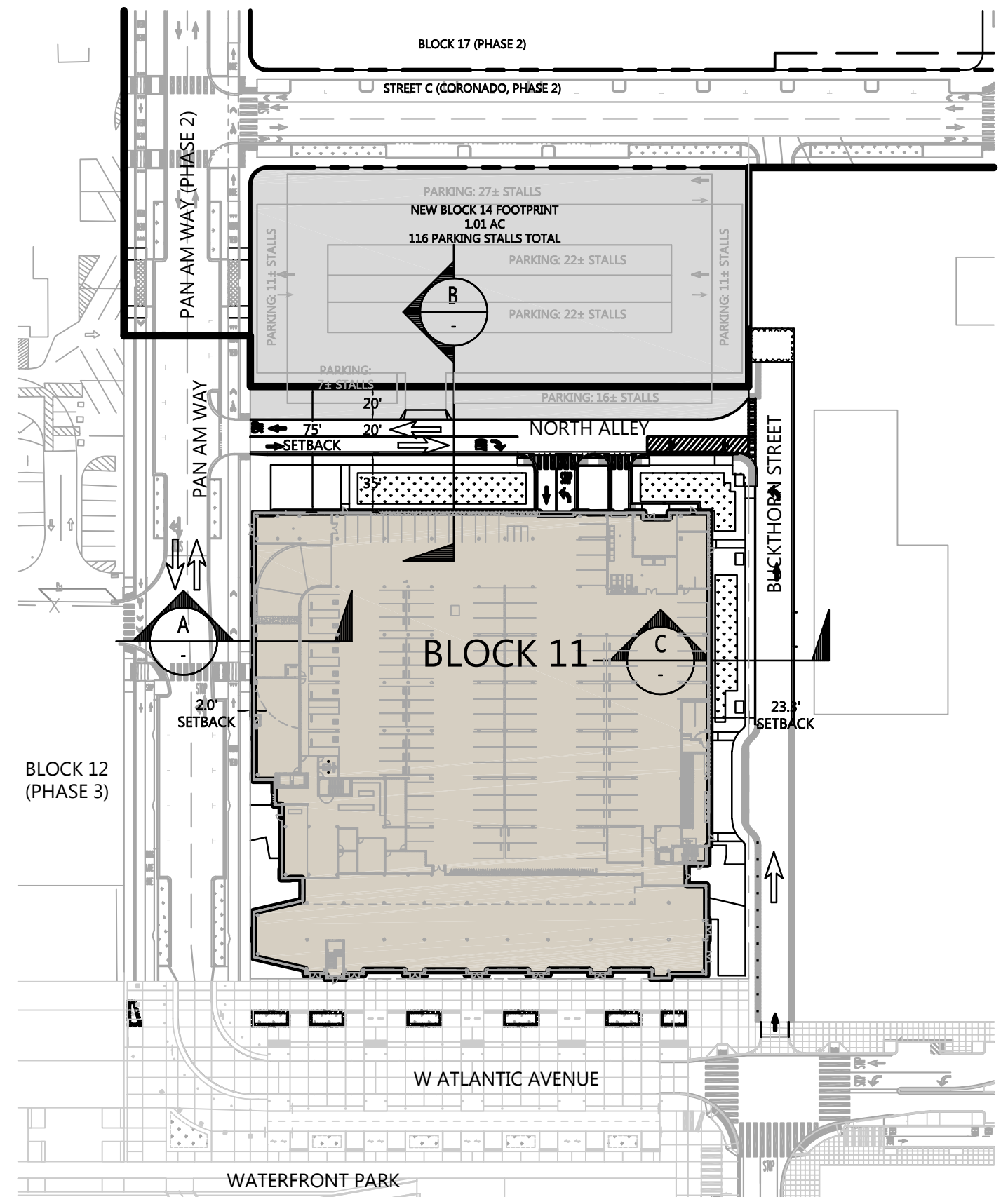
CONCRETE PAVING TYPE #1
NATURAL GRAY HEAVY SANDBLAST



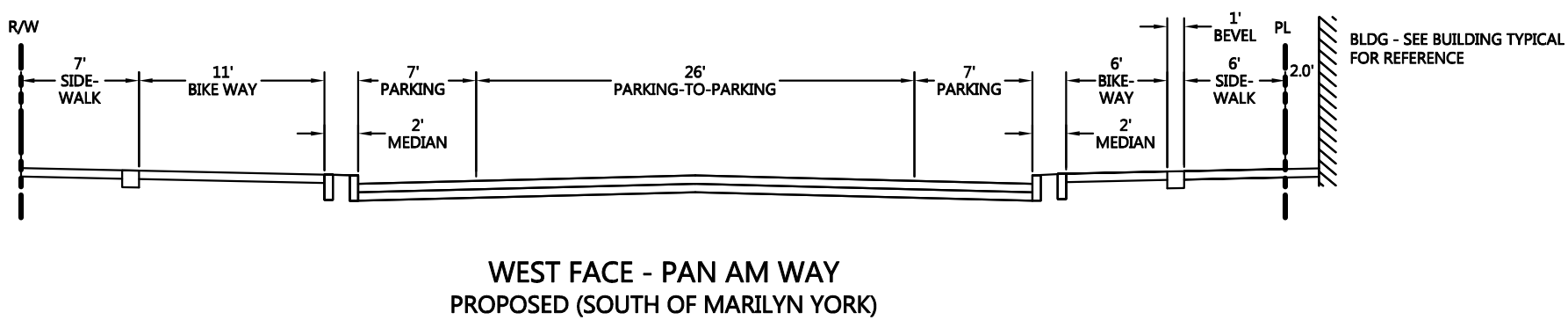
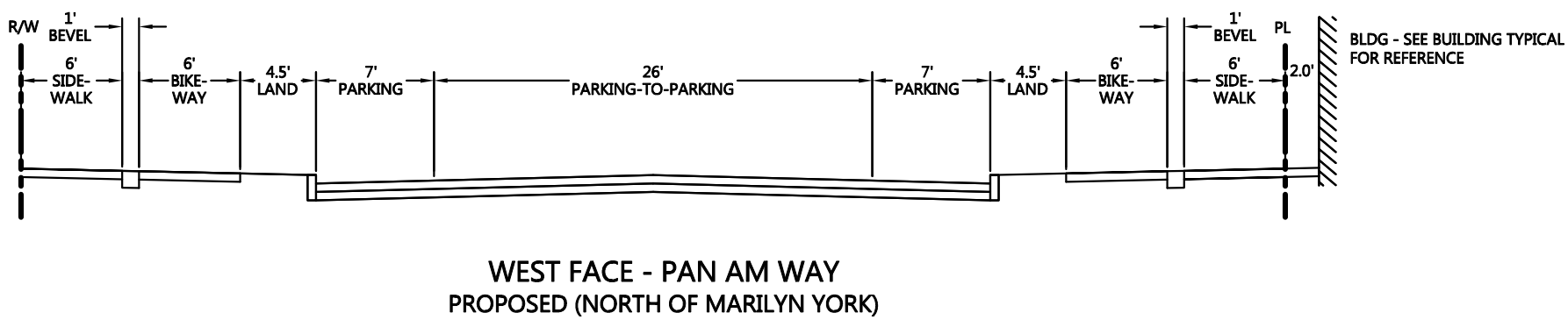
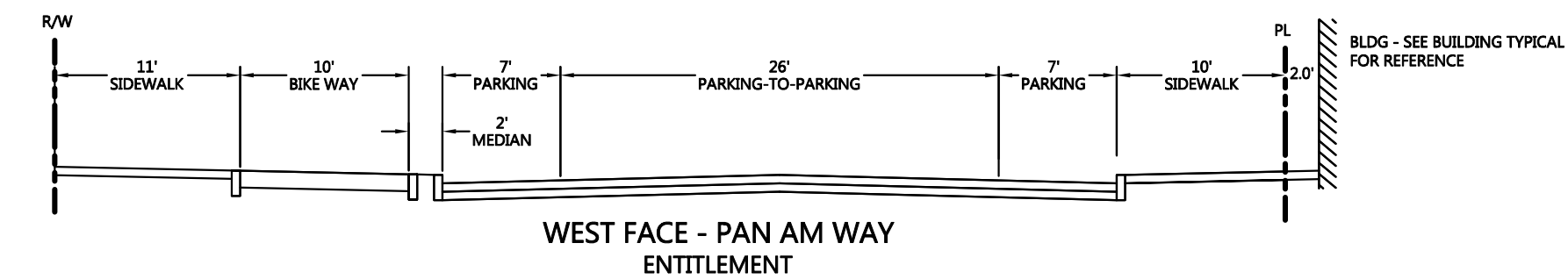
CONCRETE PAVING TYPE #2
INTEGRAL BROWN / TAN W/ SILICON CARBIDE ADD.



ENTITLEMENT PLAN

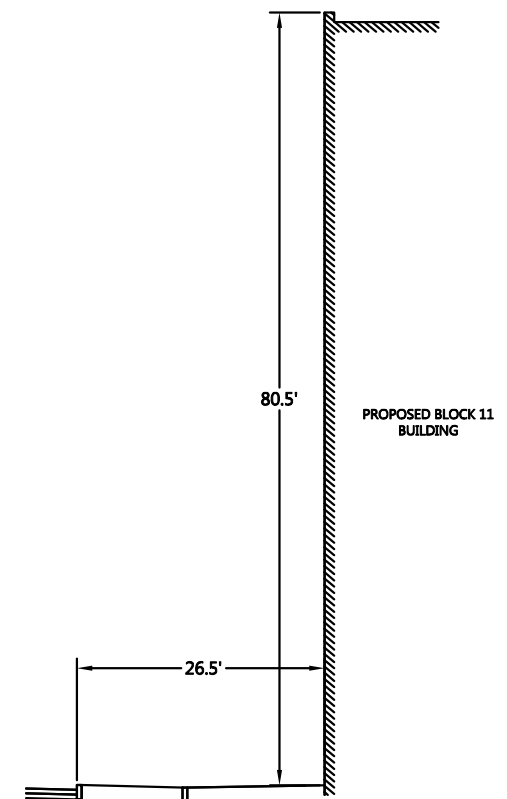


PROPOSED PLAN



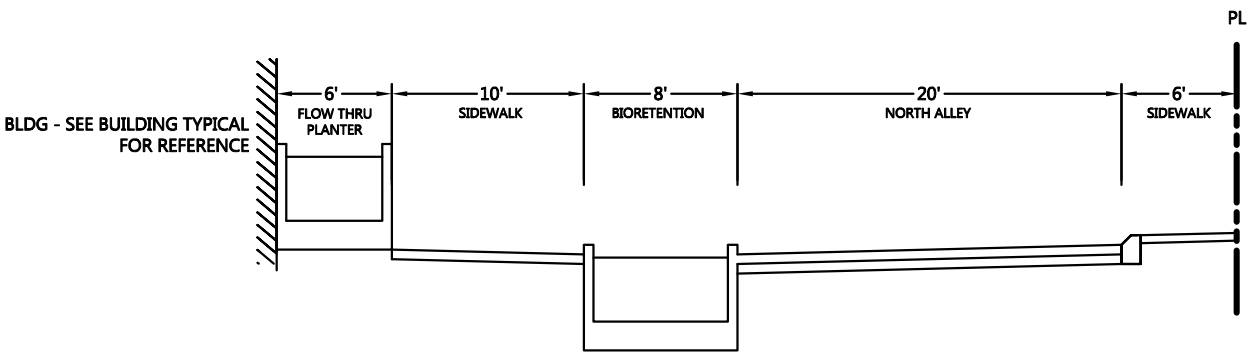
SECTION A

NTS

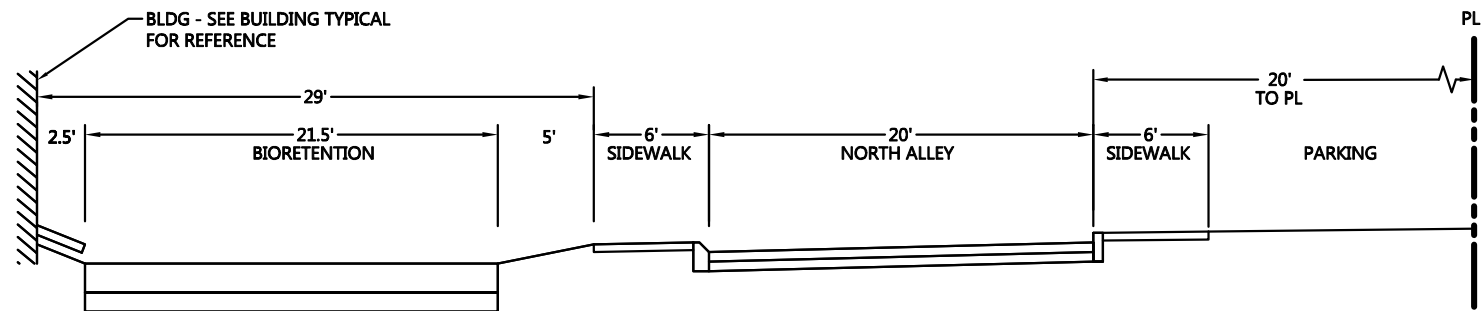


BUILDING TYPICAL AT SECTION A

NTS

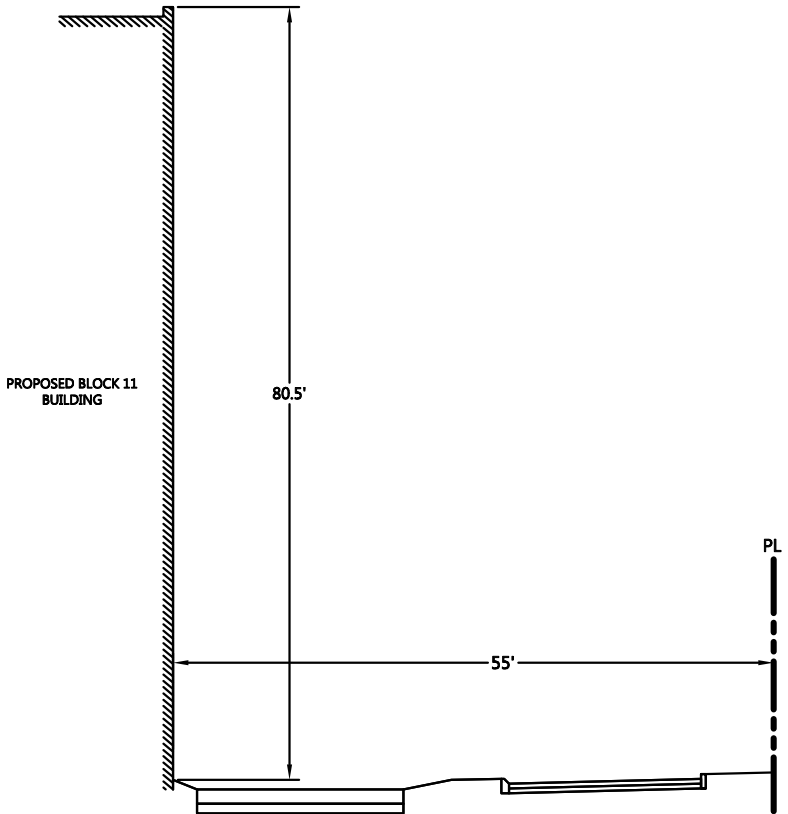


NORTH FACE - ALLEY
ENTITLEMENT

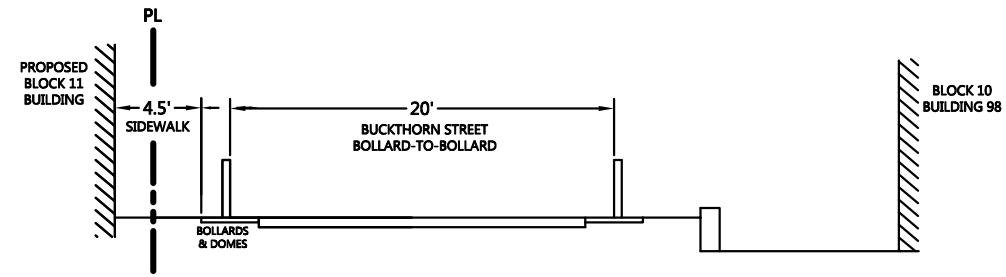


NORTH FACE - ALLEY
PROPOSED

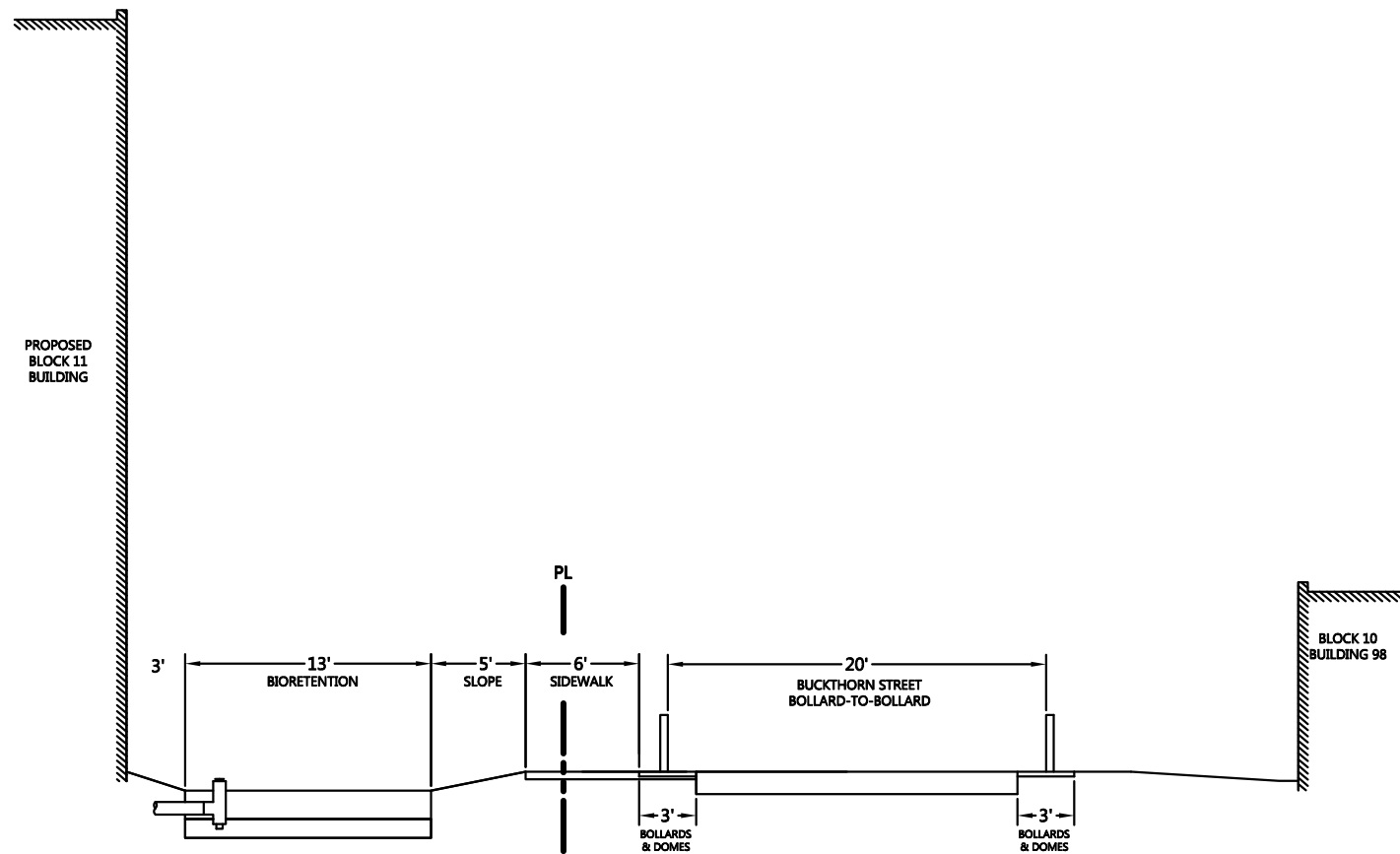
SECTION B
NTS



BUILDING TYPICAL AT SECTION B
NTS

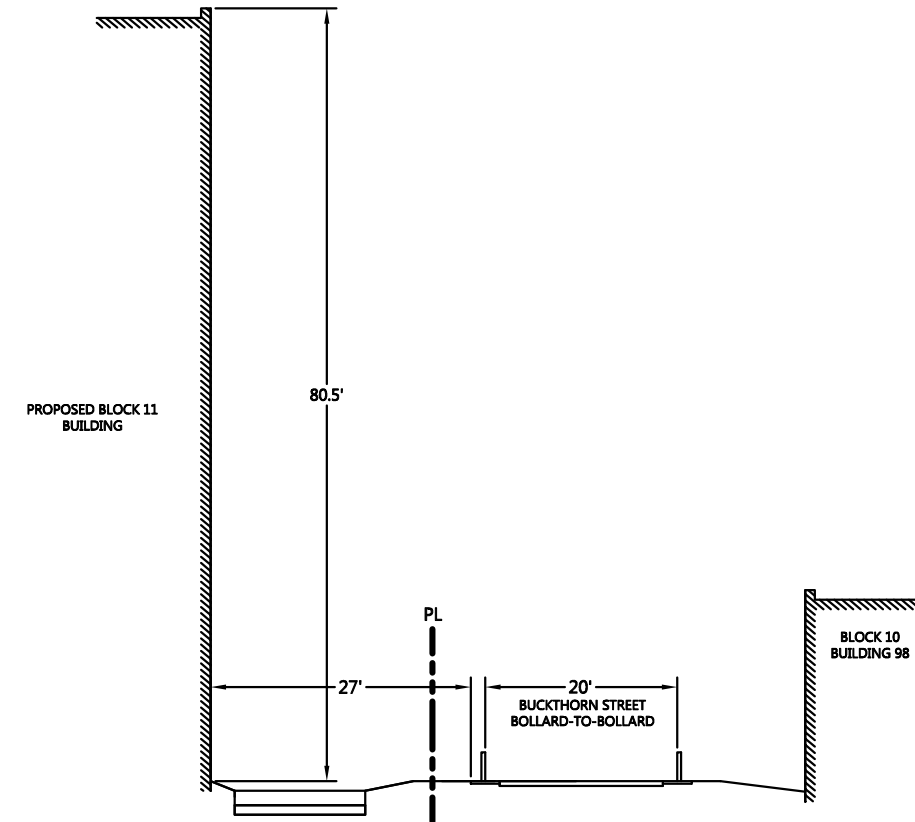


EAST FACE -BUCKTHORN STREET
ENTITLEMENT

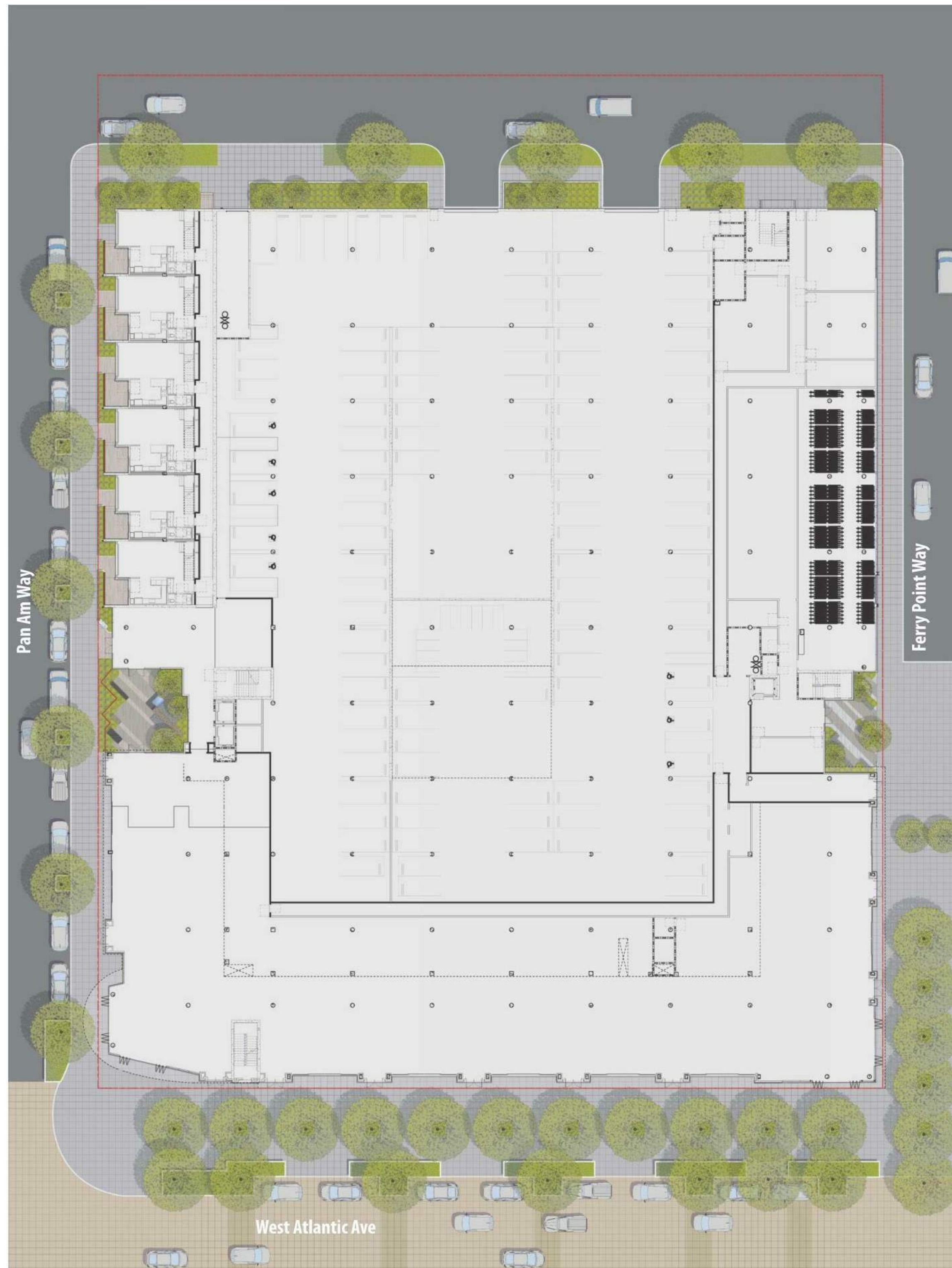


EAST FACE -BUCKTHORN STREET
PROPOSED

SECTION C
NTS

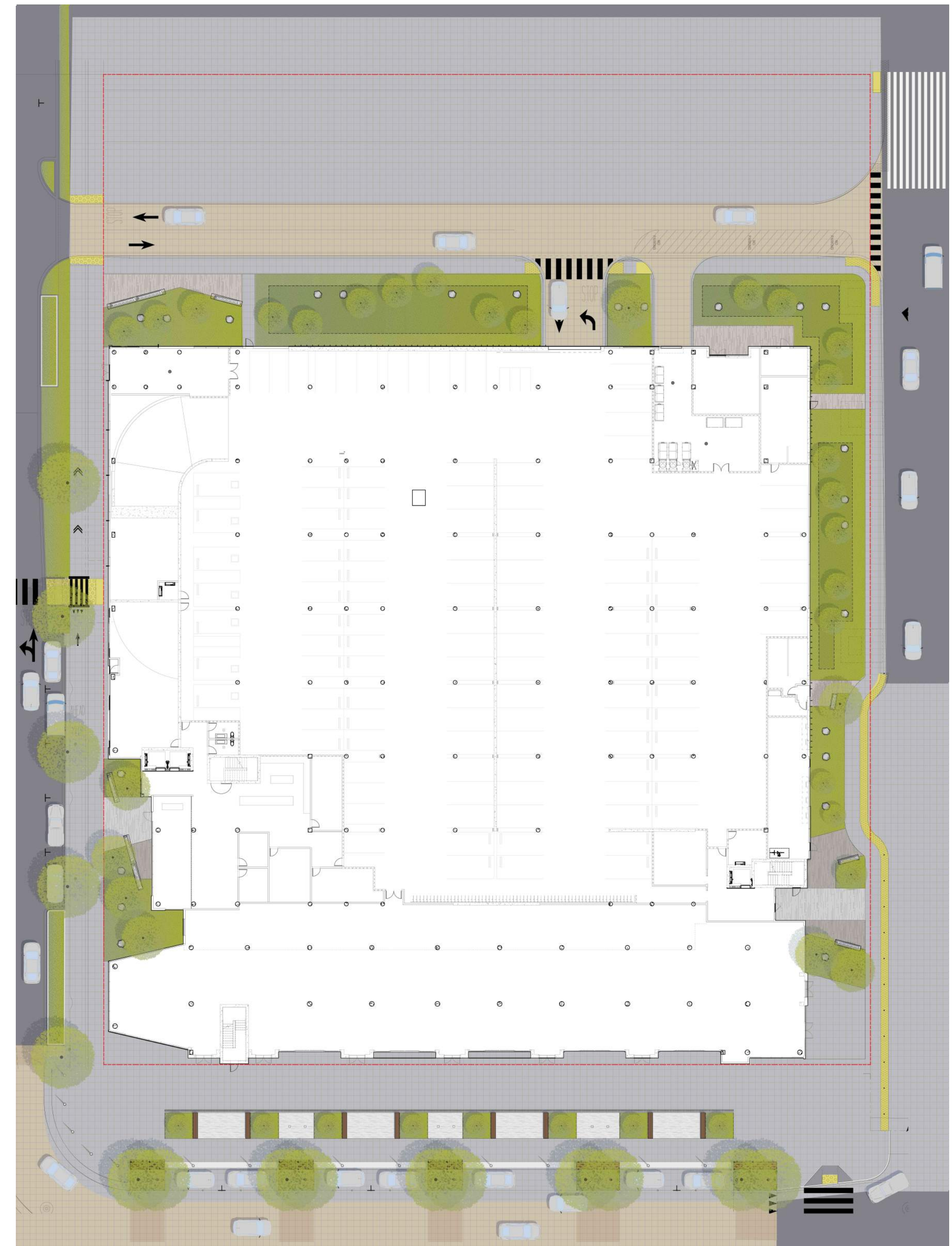


BUILDING TYPICAL AT SECTION C
NTS

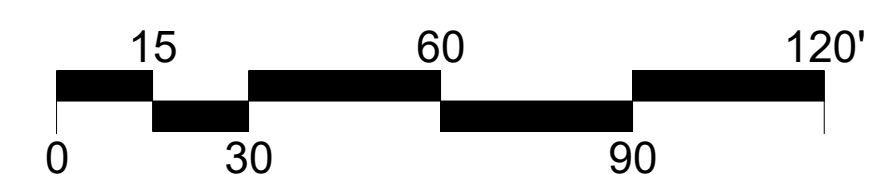


SITE PLAN - PREVIOUS

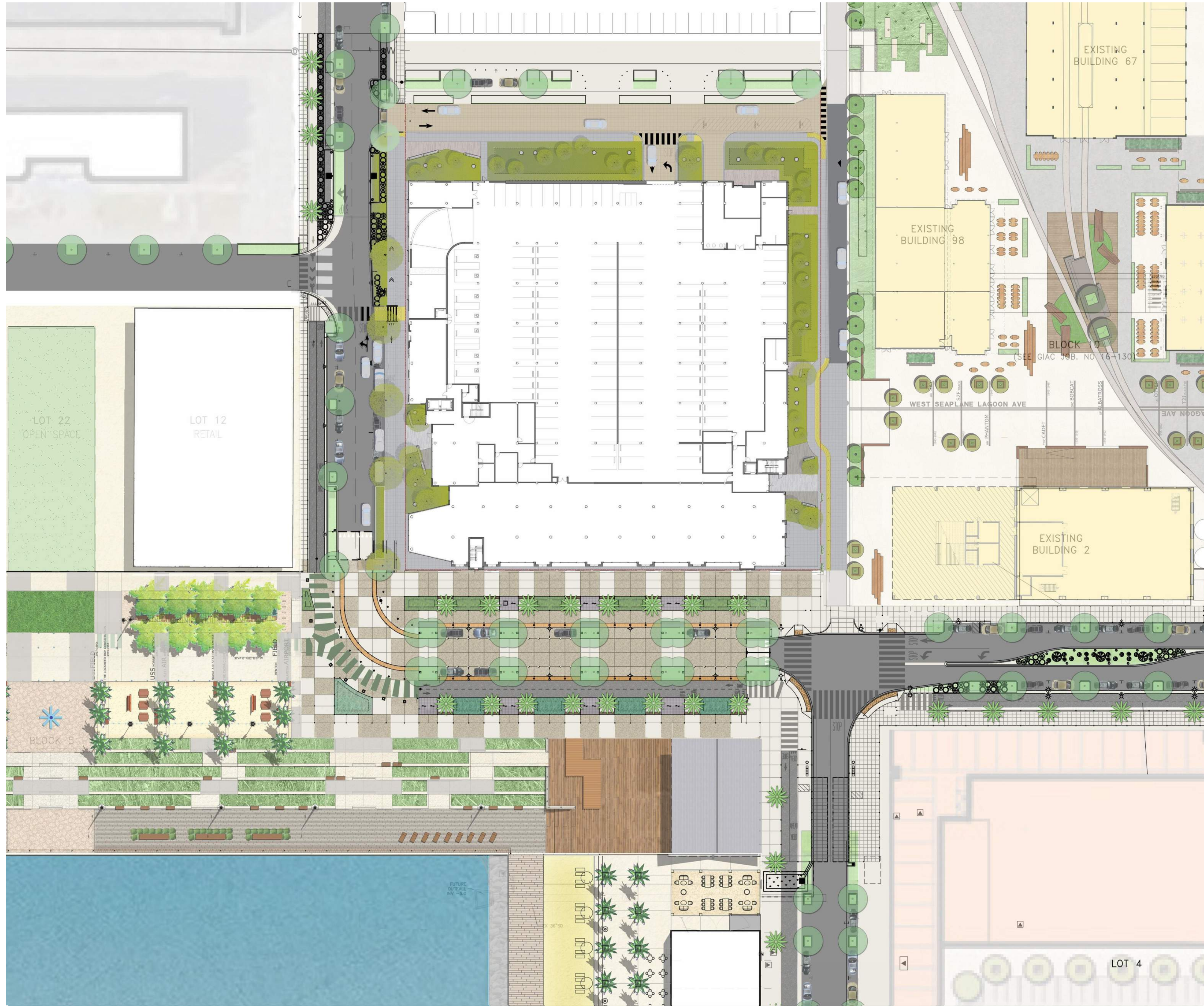
ALAMEDA POINT BLOCK 11 | ALAMEDA, CA



SITE PLAN - CURRENT



SITE PLAN COMPARISON

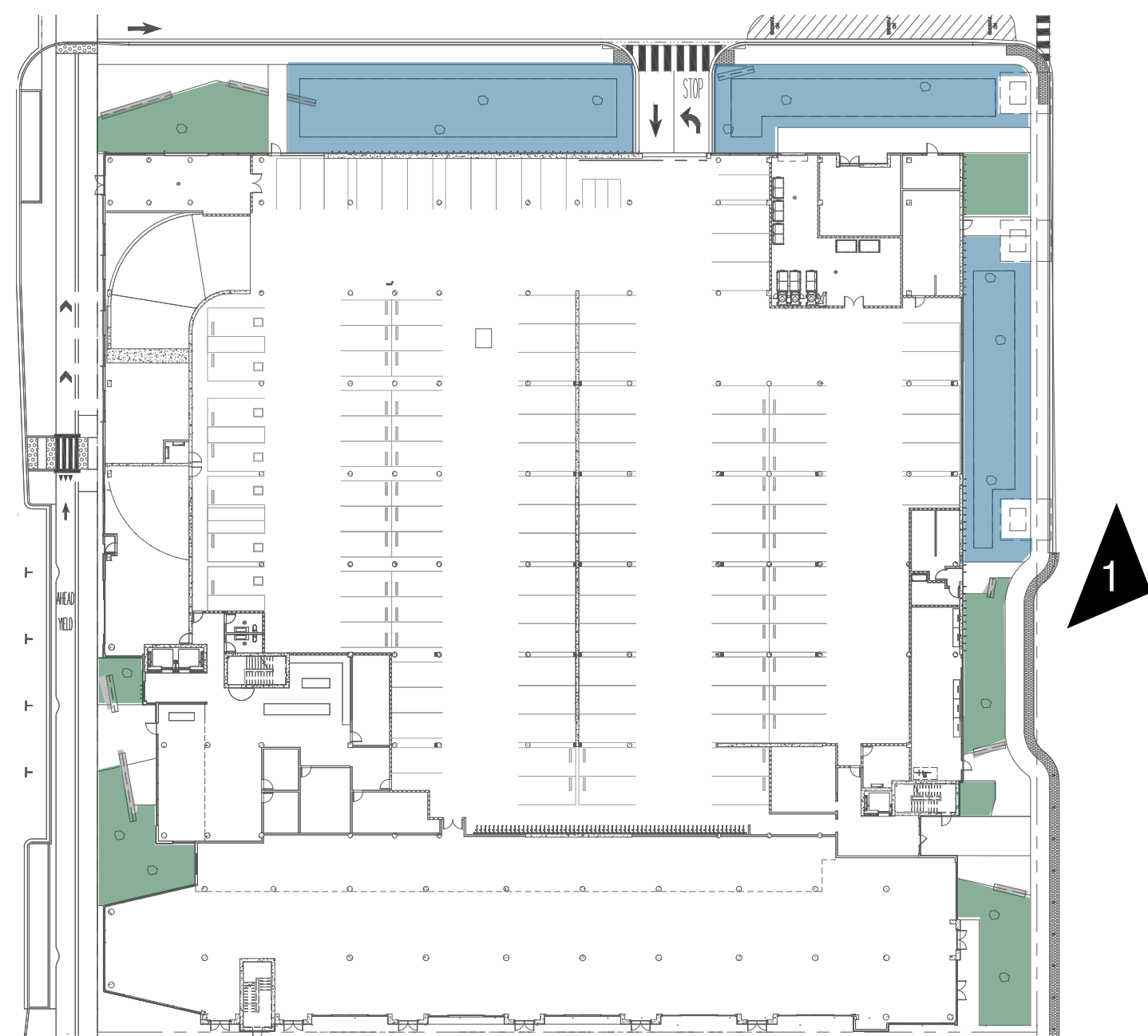


ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

NOT TO SCALE

VICINITY MAP

KEY MAP



KEY NOTES

- PLANTING AREA
MULCH: 2" DEPTH OF RECYCLED BLACK MINI-CHIP
SOURCE: AMERICAN SOIL & STONE
- BIORETENTION PLANTING AREA
W/ BIORETENTION SOIL
- BASALT SEATWALL O.G.
HEIGHT: 18"
- NATURAL BASALT STONE



RENDERED PERSPECTIVE - VIEW 1

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

BIORETENTION VIEW



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

ENTITLEMENTS VIEW 3-14-16

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SOUTH ELEVATION

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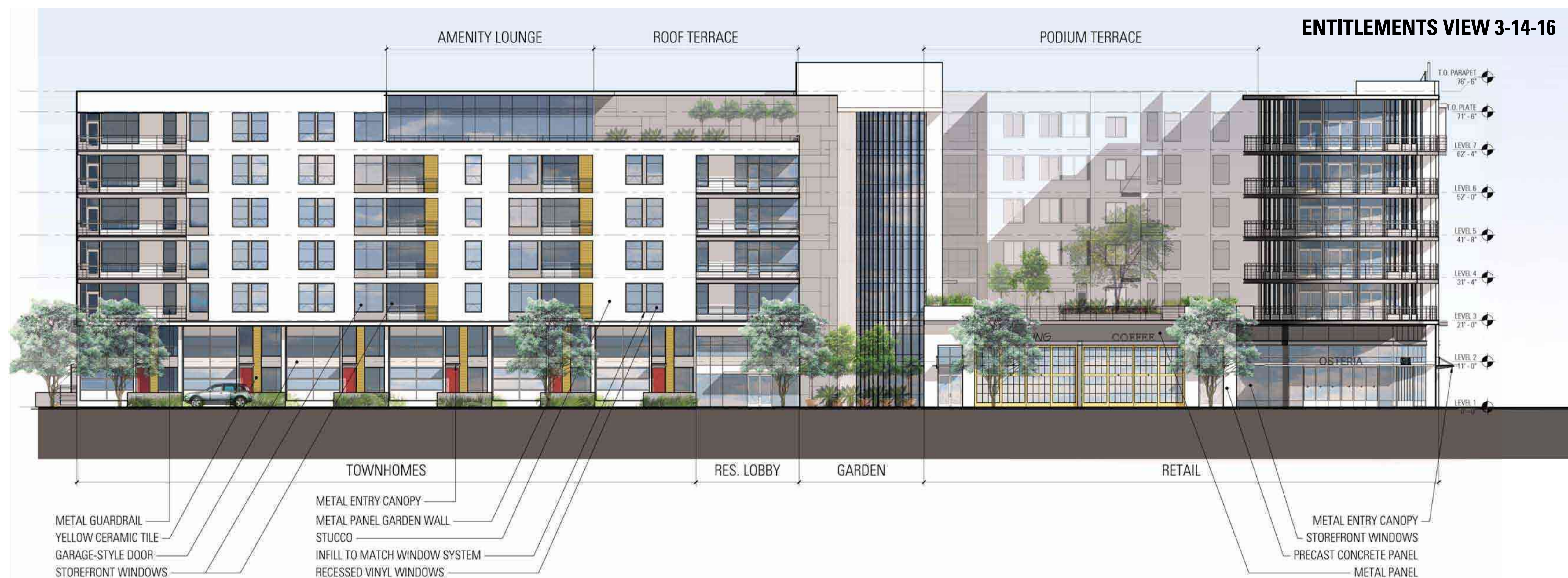
SR/EVIST - MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS - TRAMMELL CROW RESIDENTIAL

14095

10/28/19

ncisco

13



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

WEST ELEVATION



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

RENDERED VIEW



VINE CABLE EXAMPLES



STUCCO
ARCHITECTURAL
LOUVERS

ALUM. STOREFRONT
CEMENT PLASTER WITH
HISTORIC OCHRE COLOR
ARCHITECTURAL CONCRETE

CURRENT VIEW 7-18-19



STOREFRONT
WINDOWS
YELLOW CERAMIC TILE
RECESSED VINYL
WINDOWS
STUCCO
METAL GUARDRAIL
ARCHITECTURAL
SCREEN
VERTICAL CABLES + VINES
CONCRETE WALL
PROJECTING METAL
ENTRY LEDGE
STORMWATER PLANTERS

T.O. PARAPET
76'-6"
T.O. PLATE
71'-6"
LEVEL 7
62'-4"
LEVEL 6
52'-0"
LEVEL 5
41'-8"
LEVEL 4
31'-4"
LEVEL 3
21'-0"
LEVEL 2
11'-0"

ENTITLEMENTS VIEW 3-14-16

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

NORTH ELEVATION



REFERENCE IMAGE: ARCHITECTURAL LOUVERS



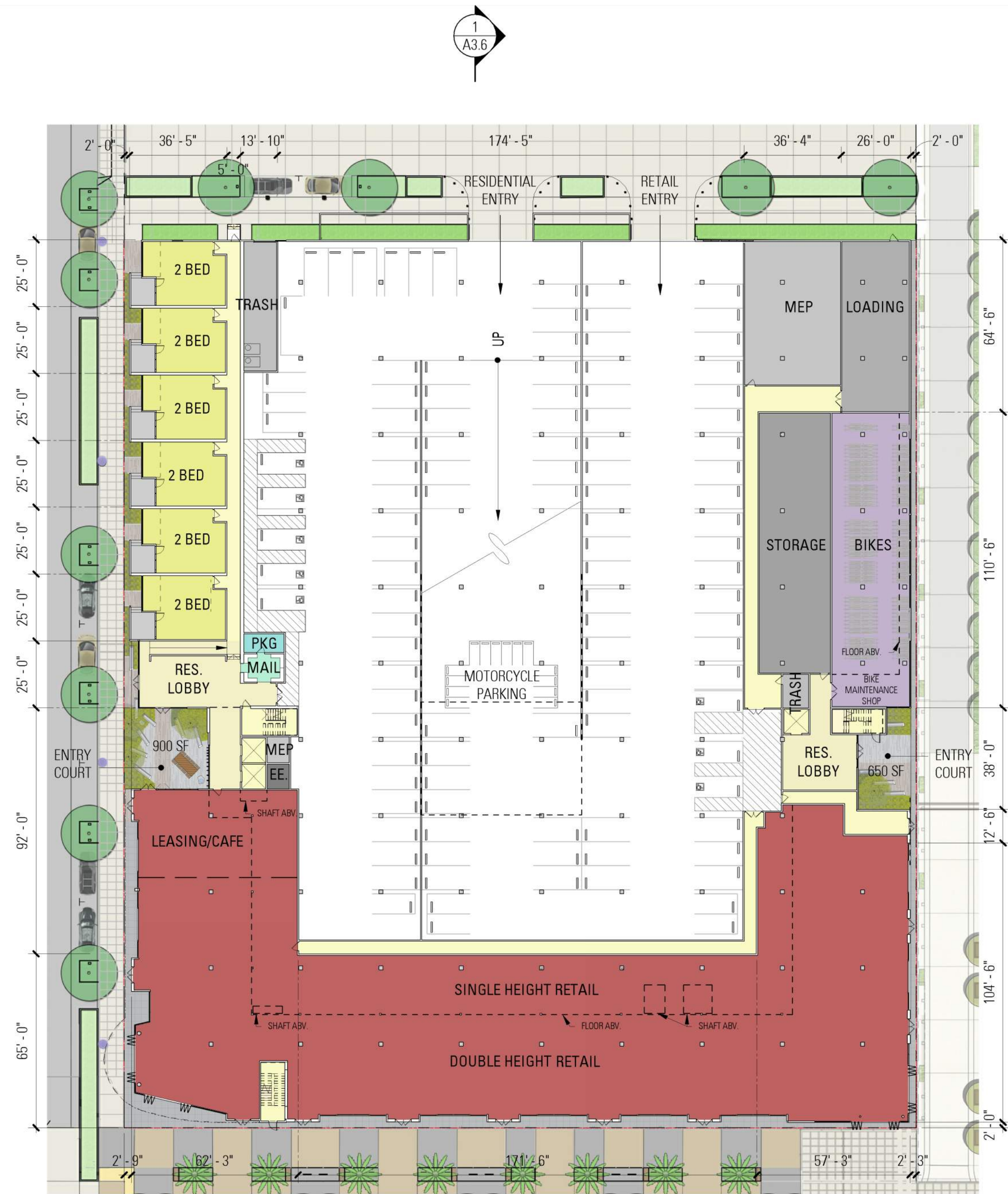
ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

EAST ELEVATION

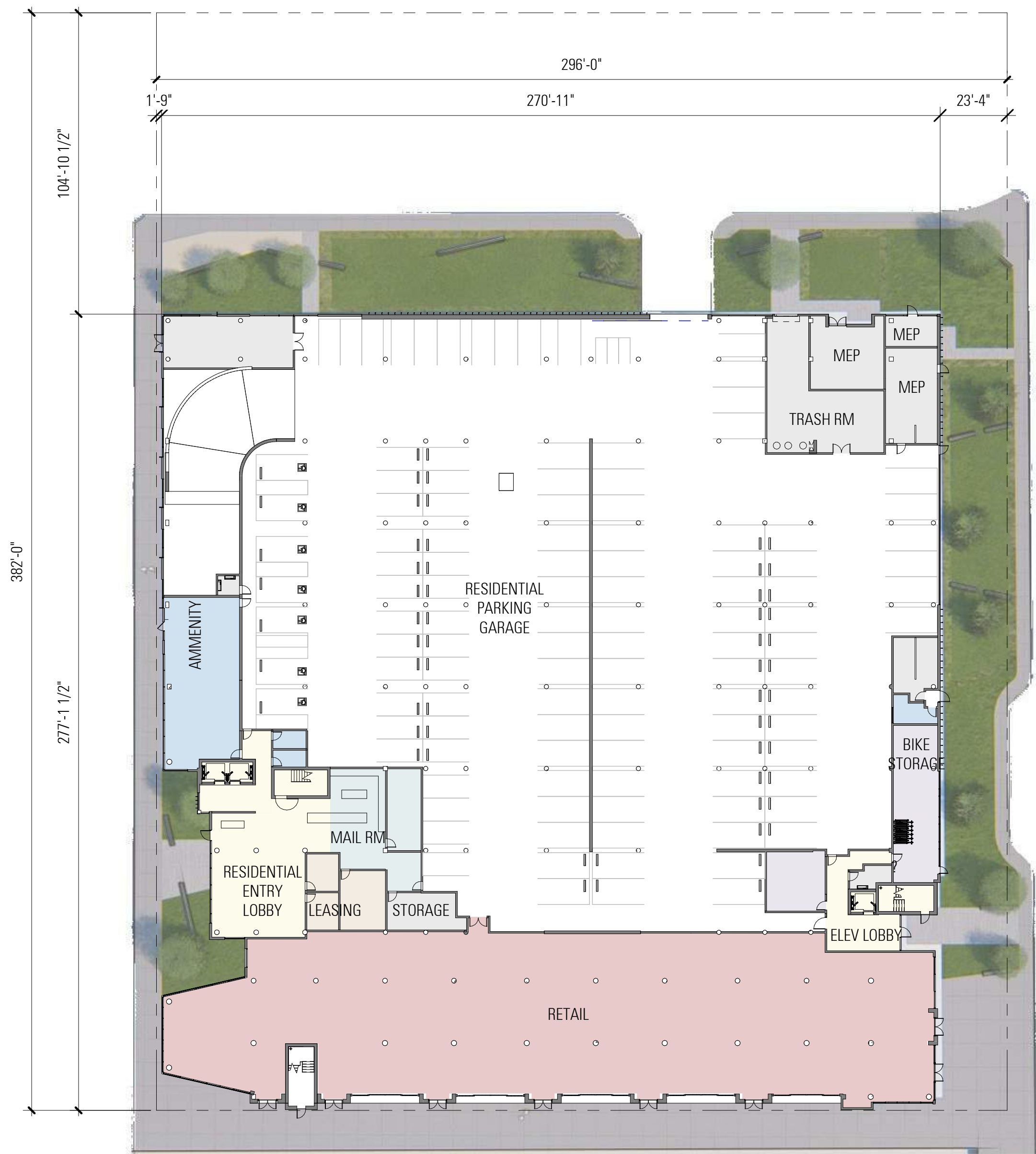


ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

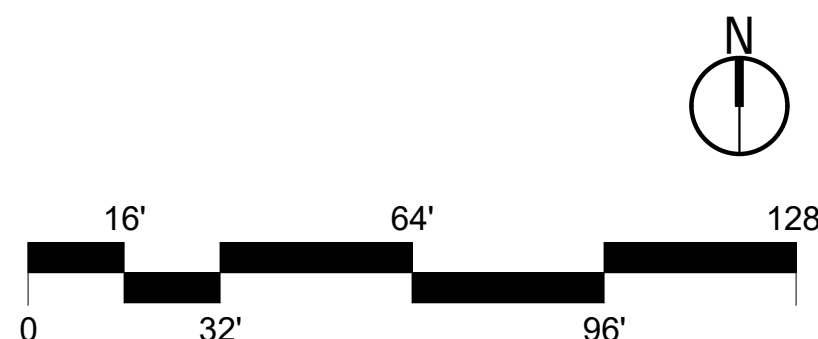
RENDERED VIEW



LEVEL 1 PLAN - PREVIOUS



LEVEL 1 PLAN - CURRENT

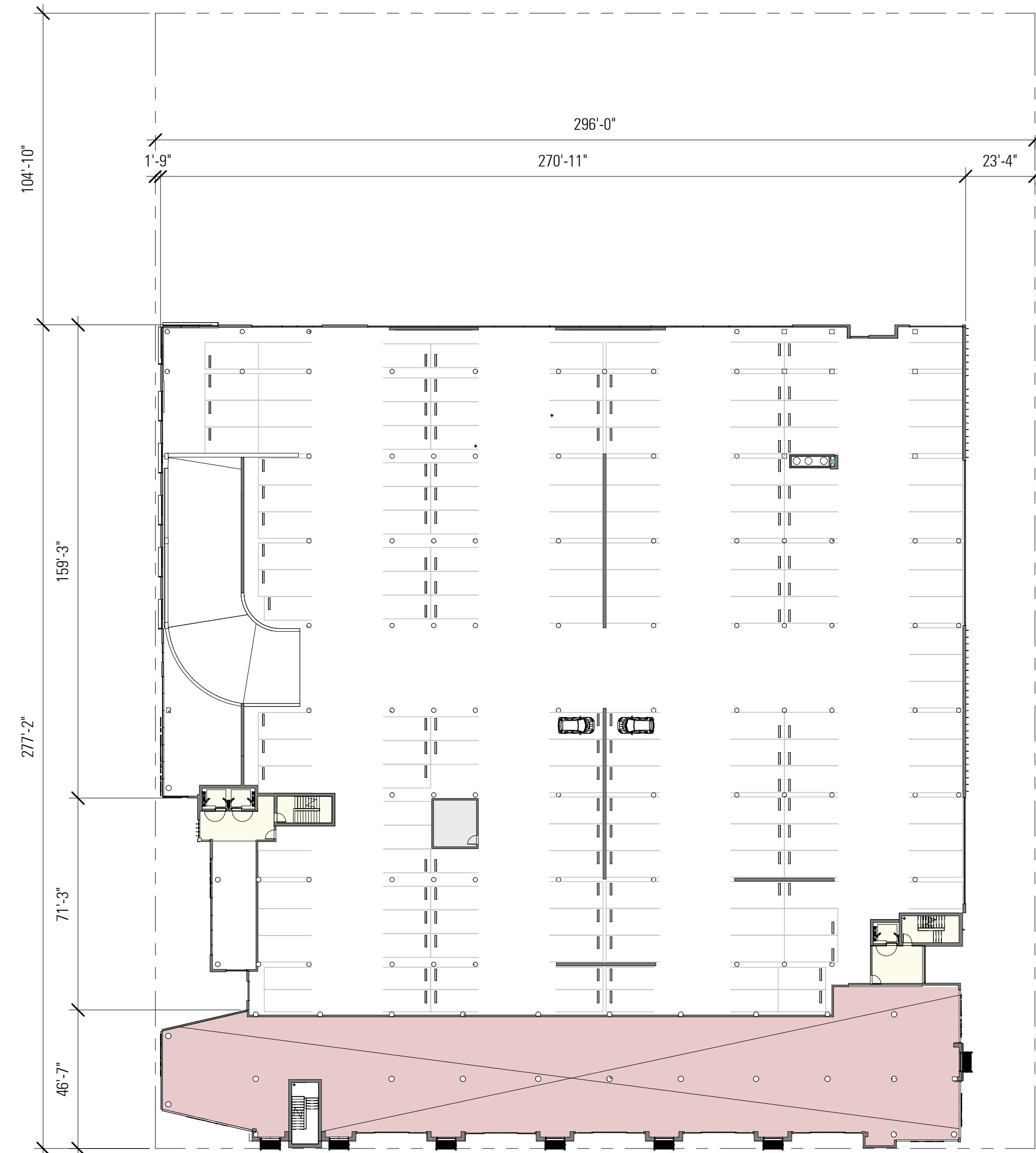


ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 1 COMPARISON



LEVEL 2 PLAN - PREVIOUS



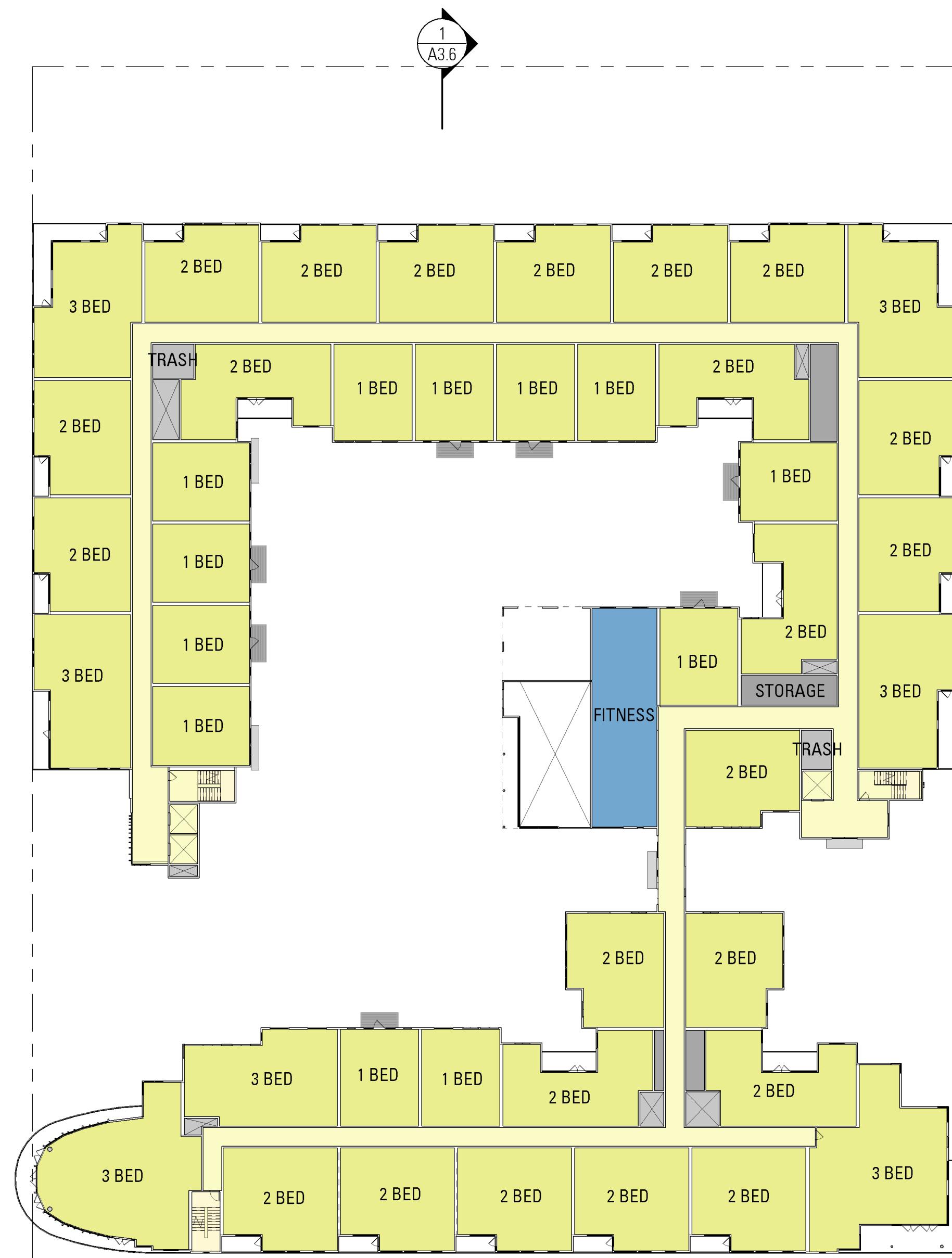
LEVEL 2 PLAN - CURRENT

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 2 COPMARISON

[illegible]

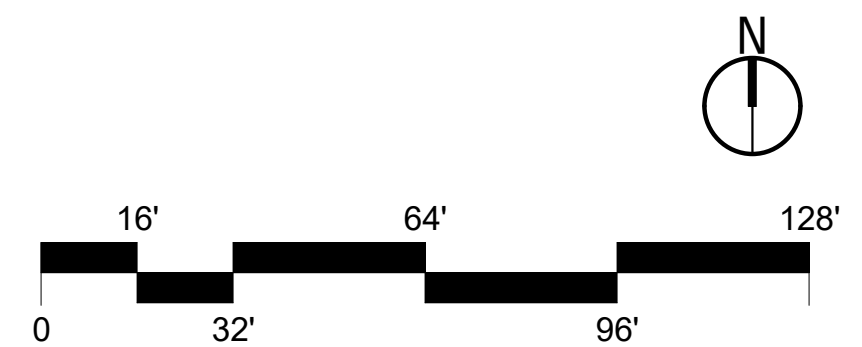
FLOOR PLANS - LEVEL 3 COMPARISON



LEVEL 4 PLAN - PREVIOUS



LEVEL 4 PLAN - CURRENT



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

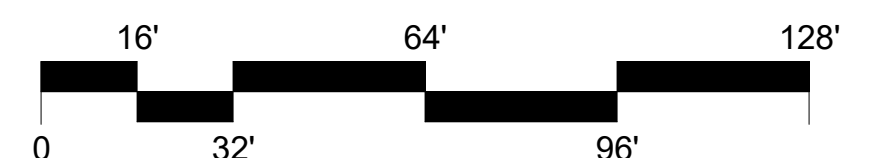
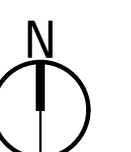
FLOOR PLANS - LEVEL 4 COMPARISON

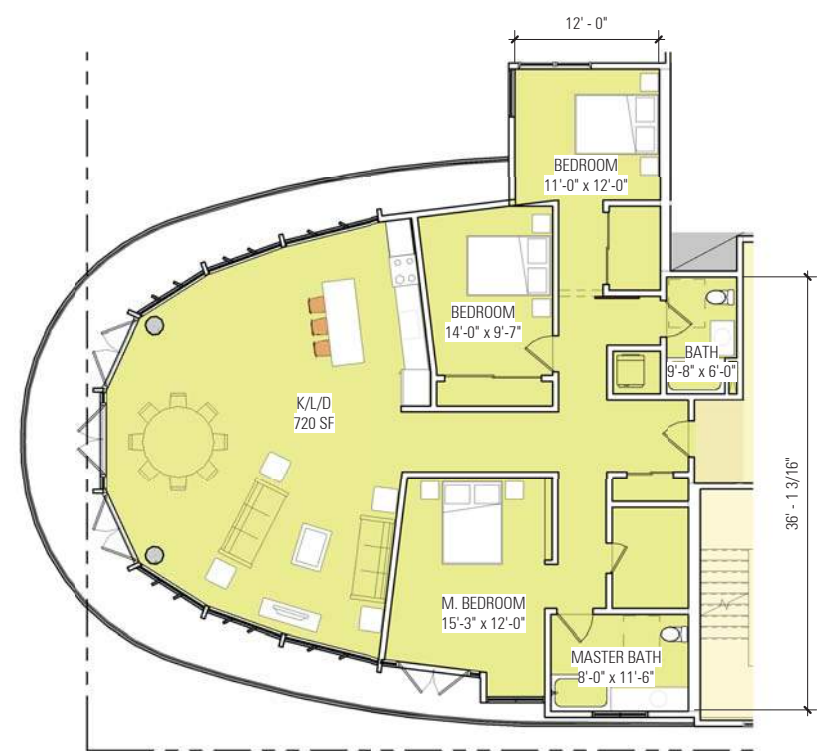




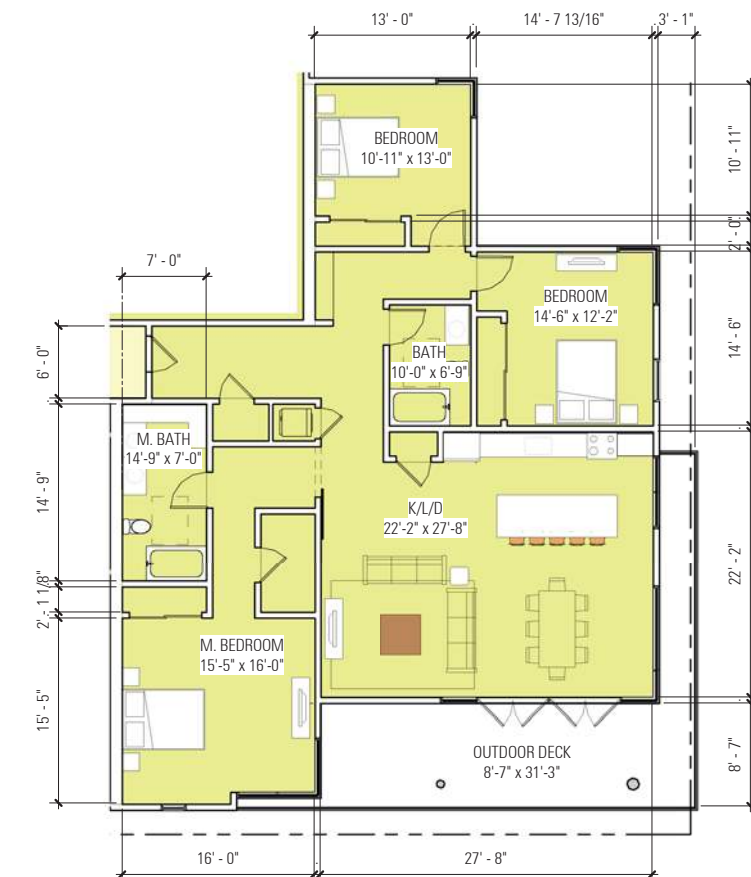
ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS - LEVEL 7 COMPARISON





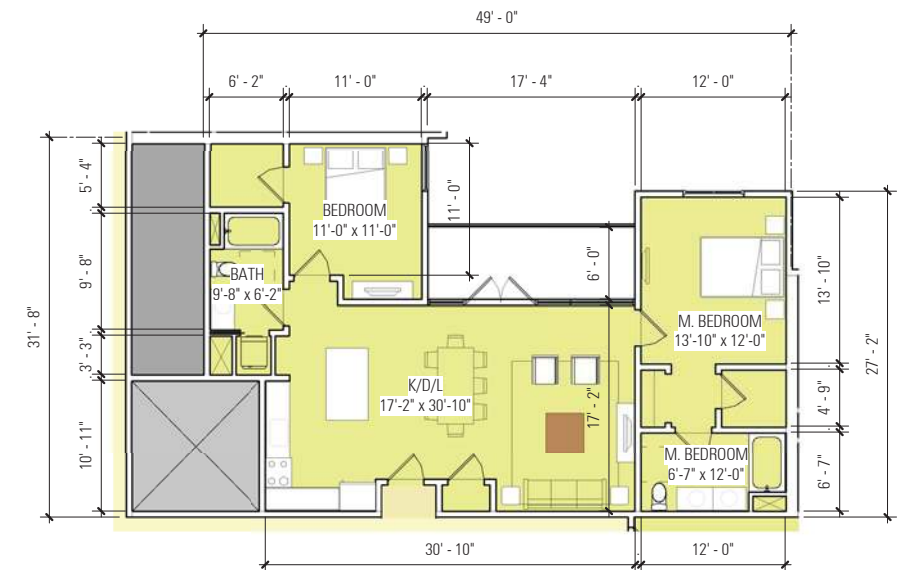
4
19
3 BEDROOM - SOUTHWEST
1/8" = 1'-0"



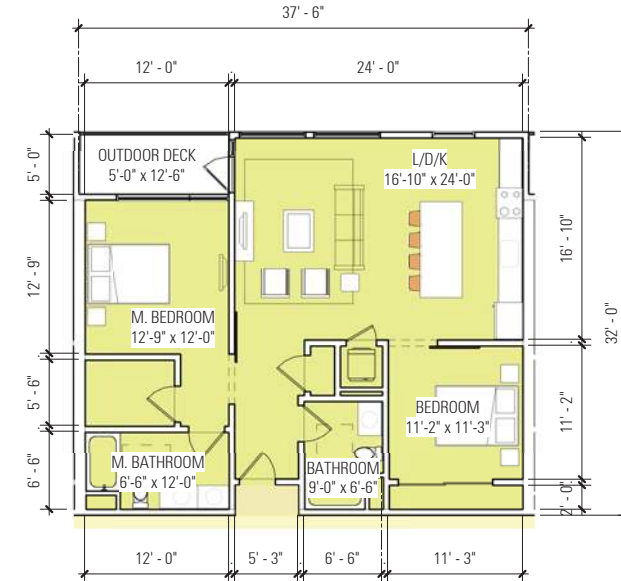
3
19
3 BEDROOM - SOUTHEAST
1/8" = 1'-0"



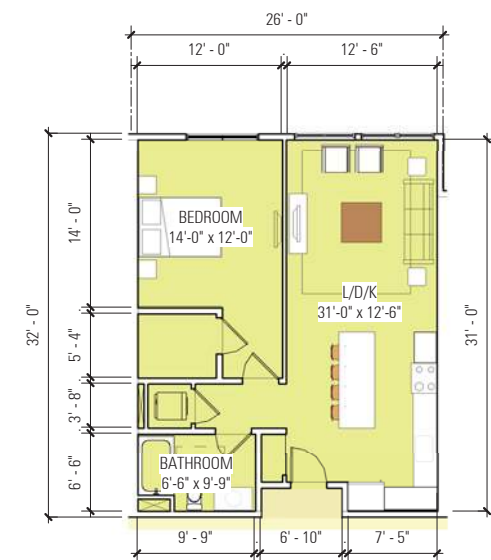
2
19
3 BEDROOM - TYP.
1/8" = 1'-0"



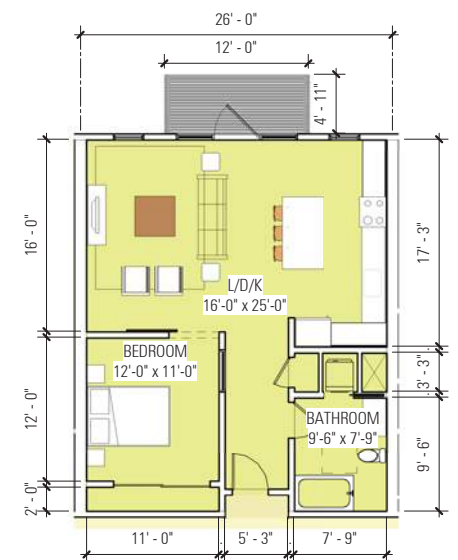
8
19
2 BEDROOM - INSIDE CORNER
1/8" = 1'-0"



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



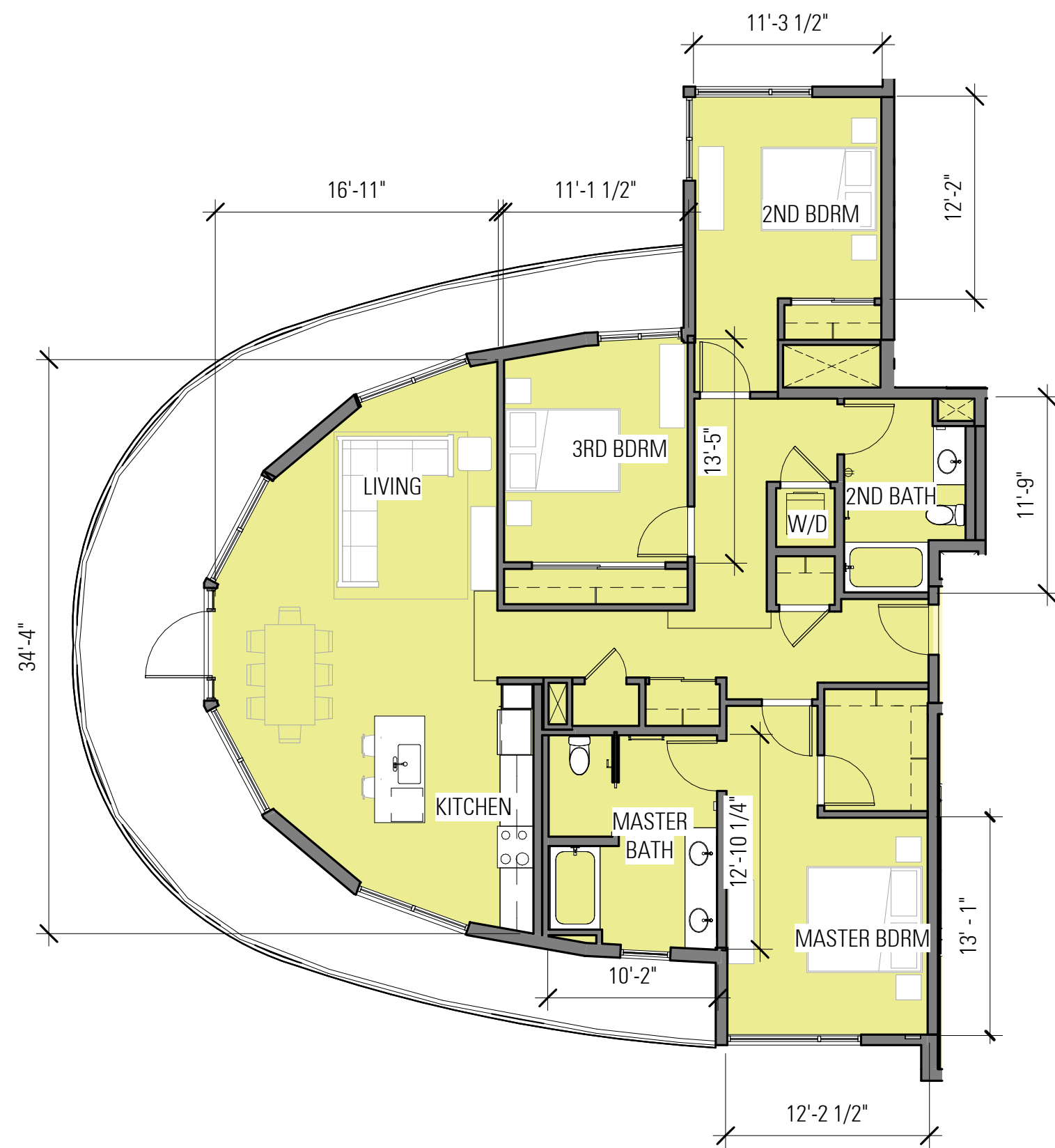
1
19
1 BEDROOM - TYP. 2
1/8" = 1'-0"



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

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

PREVIOUSLY ENTITLED UNIT PLANS



3 BEDROOM - SOUTHWEST

1/8" = 1'-0"

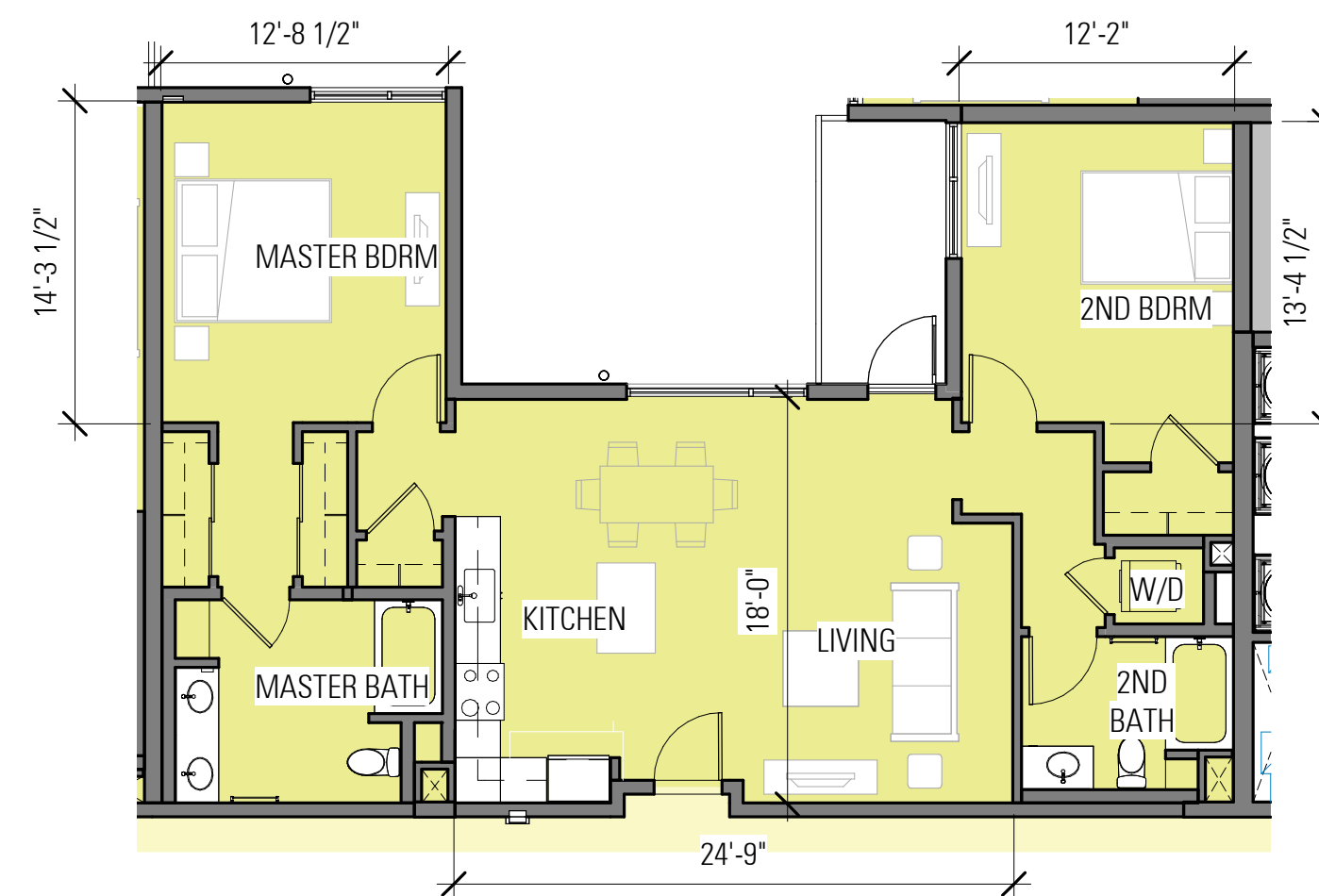
1,590 SF
AVERAGE



3 BEDROOM - EAST

1/8" = 1'-0"

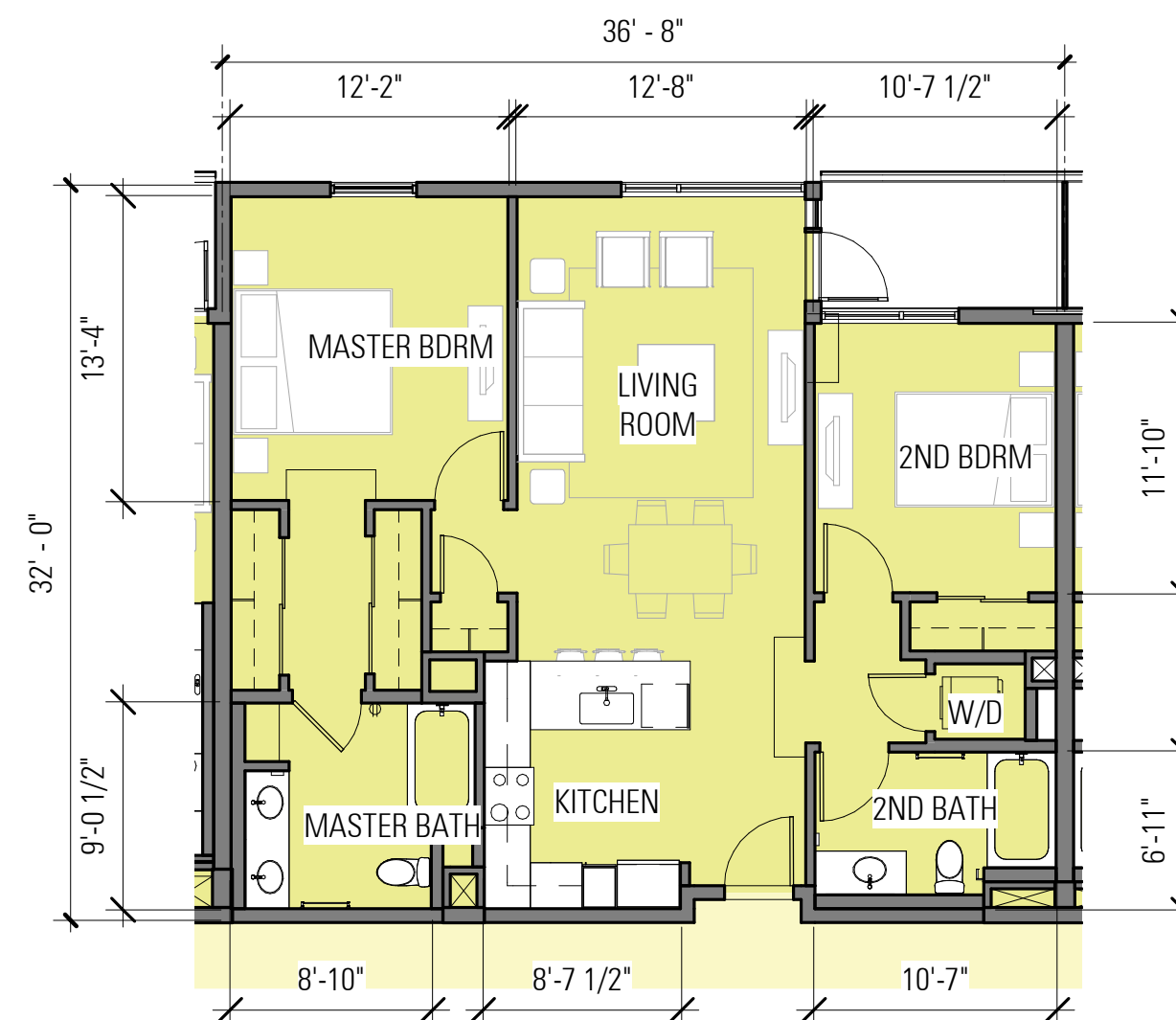
1,294 SF
AVERAGE



2 BEDROOM - B3

1/8" = 1'-0"

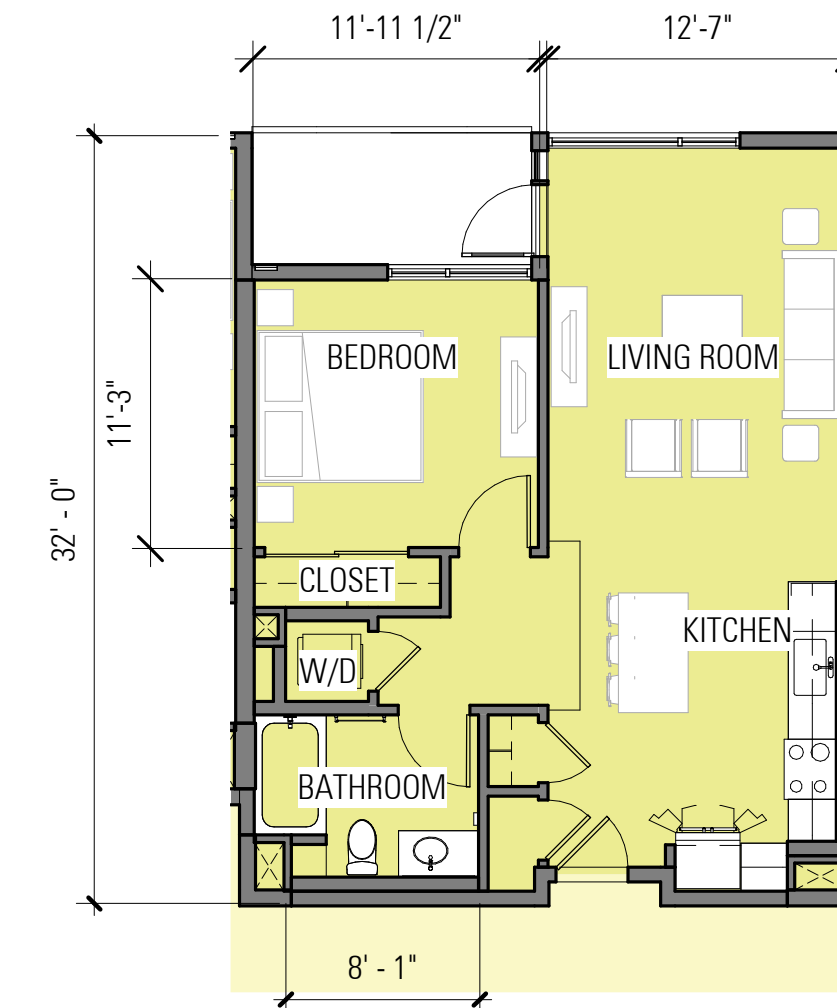
1,143 SF
AVERAGE



2 BEDROOM - B2

1/8" = 1'-0"

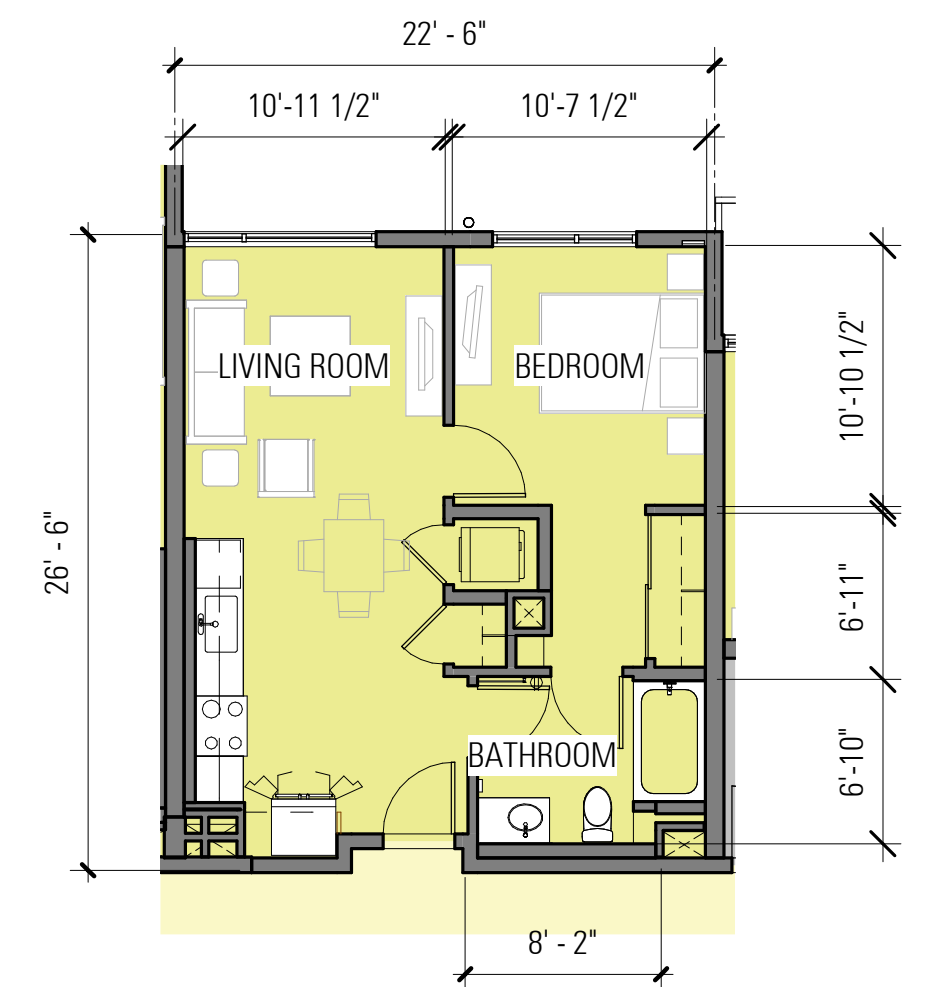
1,040 SF
AVERAGE



1 BEDROOM - A2

1/8" = 1'-0"

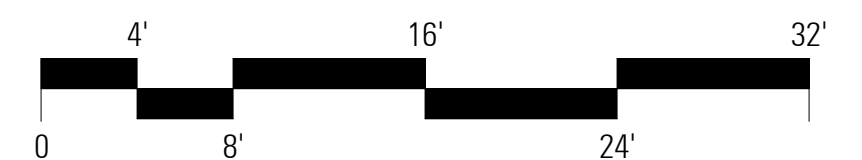
692 SF
AVERAGE



1 BEDROOM - A1

1/8" = 1'-0"

574 SF
AVERAGE



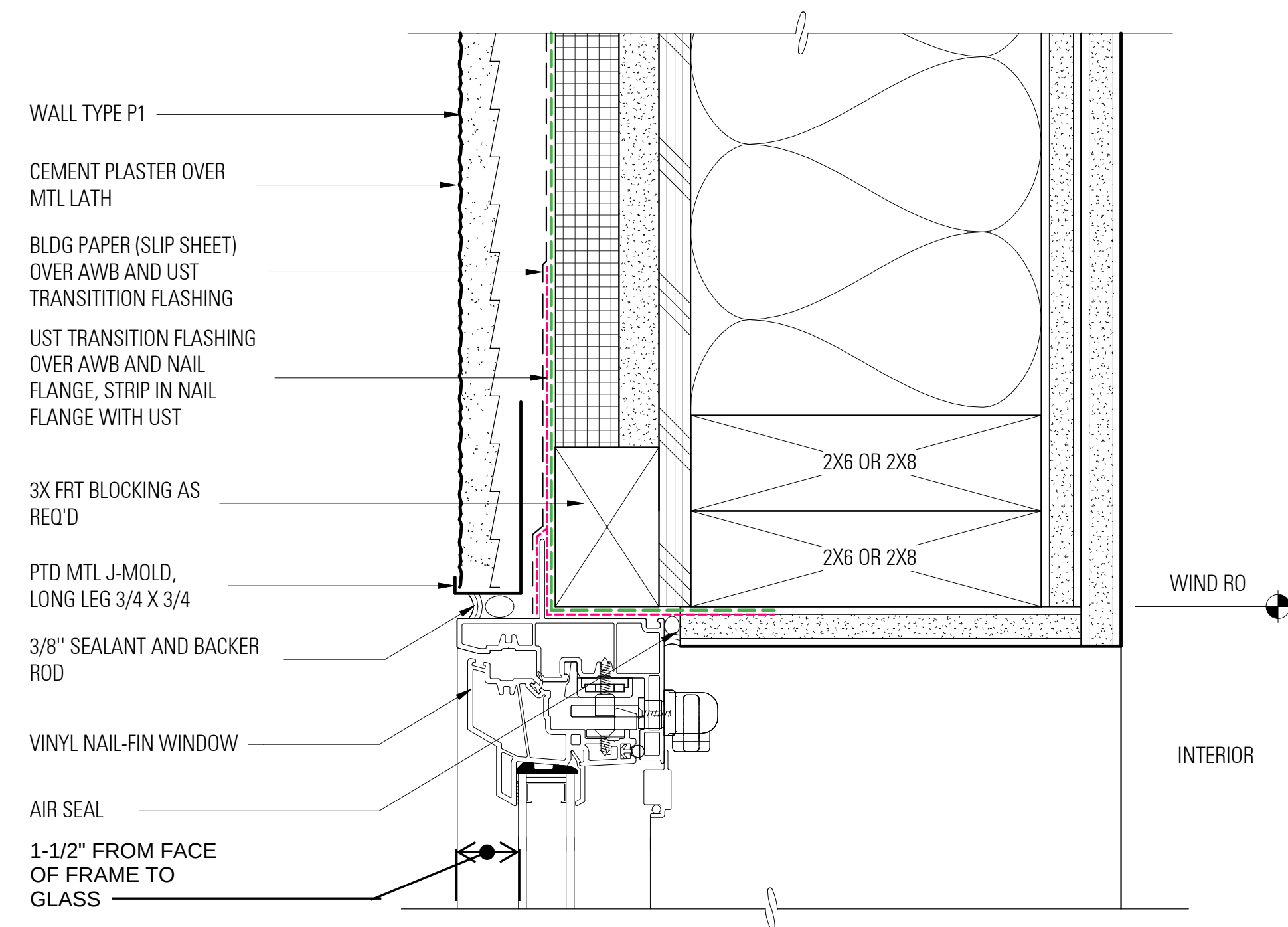
ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

BARarchitects

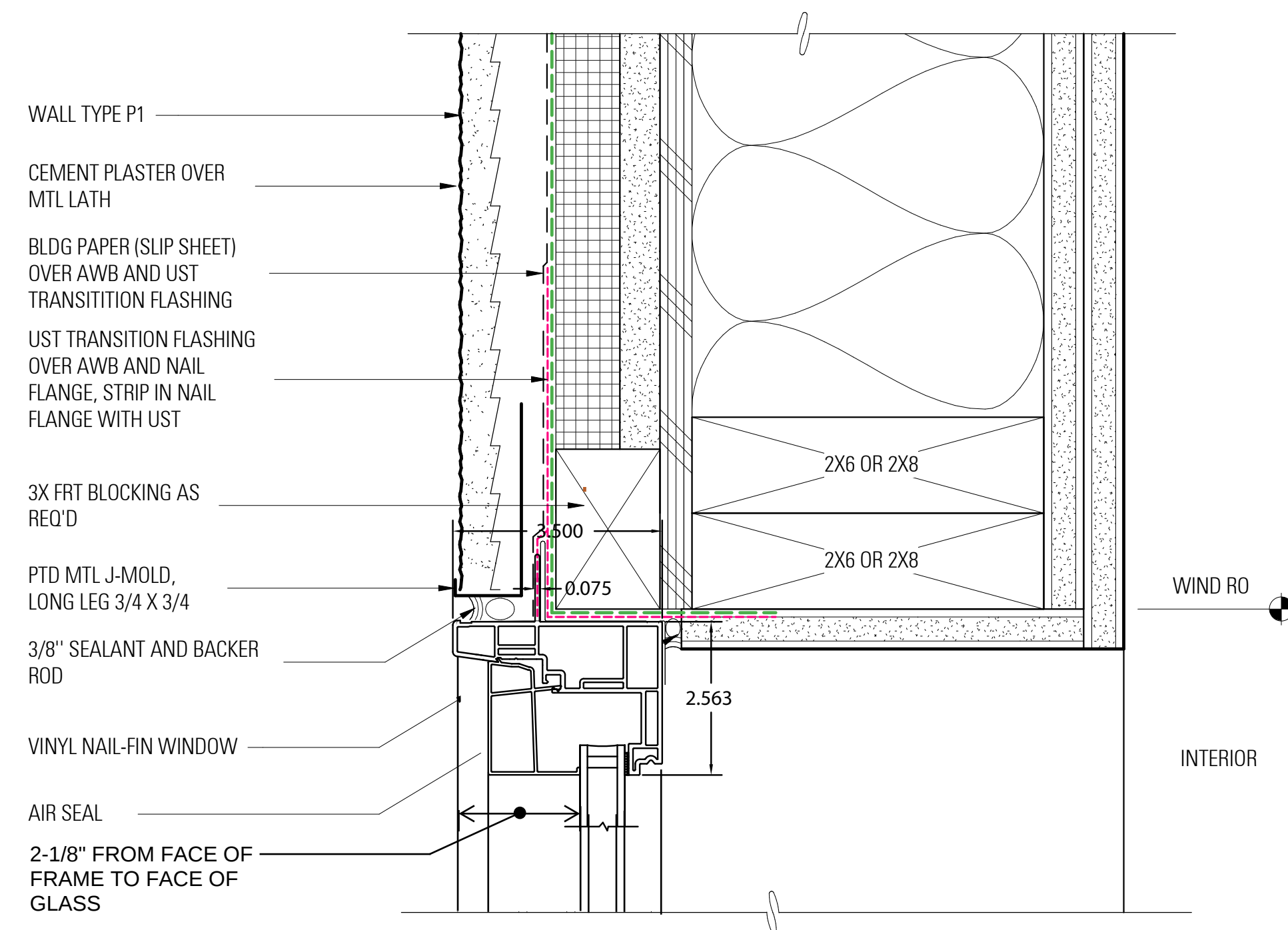
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DESIGNED BY: MARCO RIZZO
THOMPSON DORRMAN PARTNERS • TRINELL CHOW RESIDENTIAL



TYPICAL SECTION AT CASEMENT WINDOW



TYPICAL SECTION AT FIXED WINDOW

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

WINDOW SECTIONS

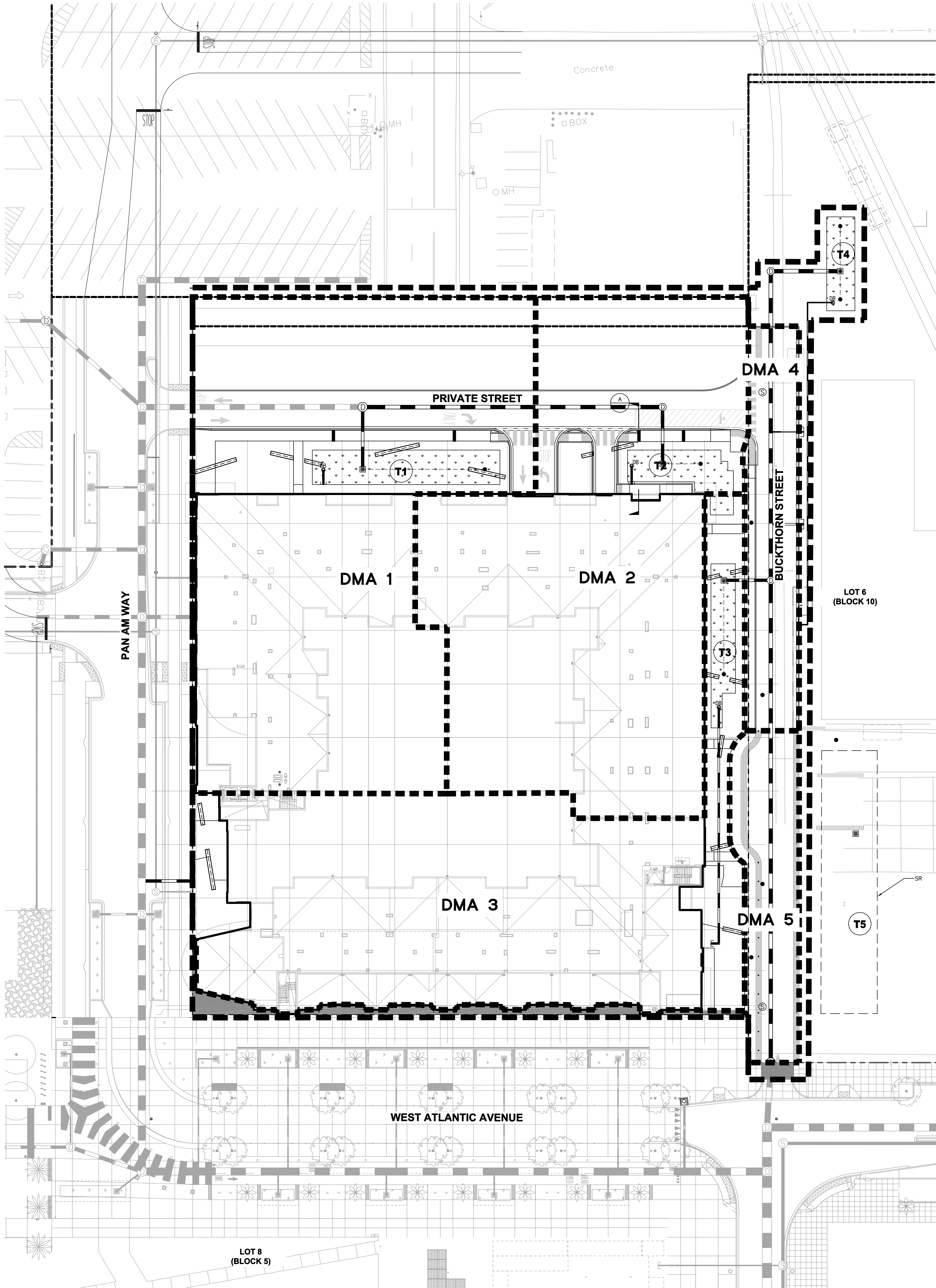
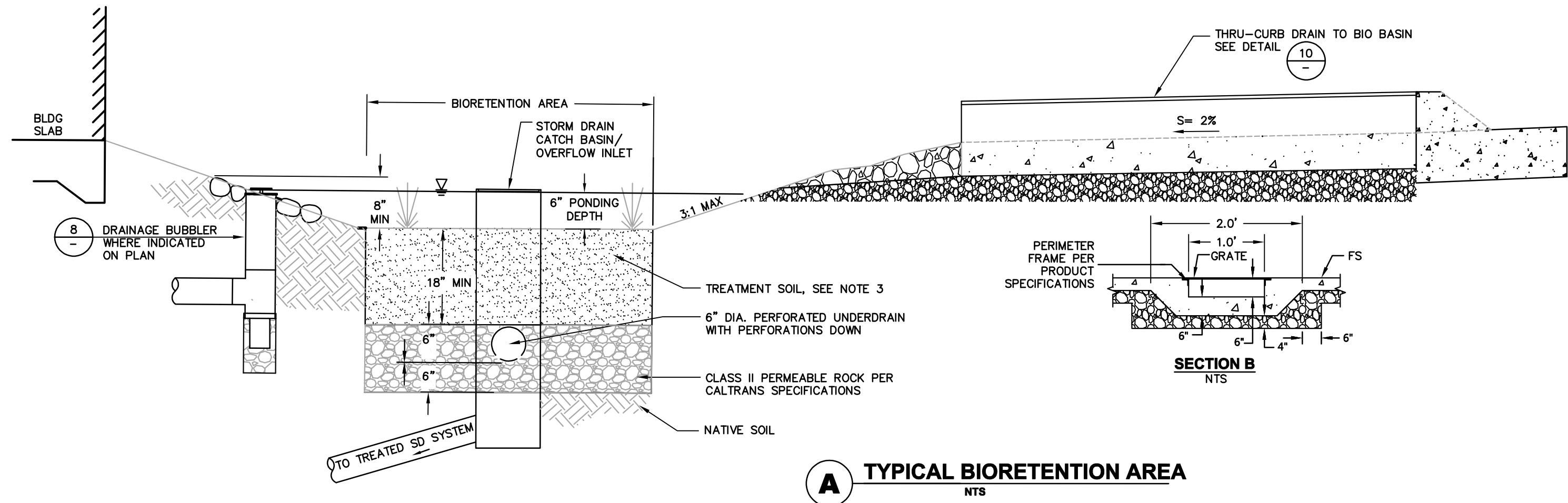
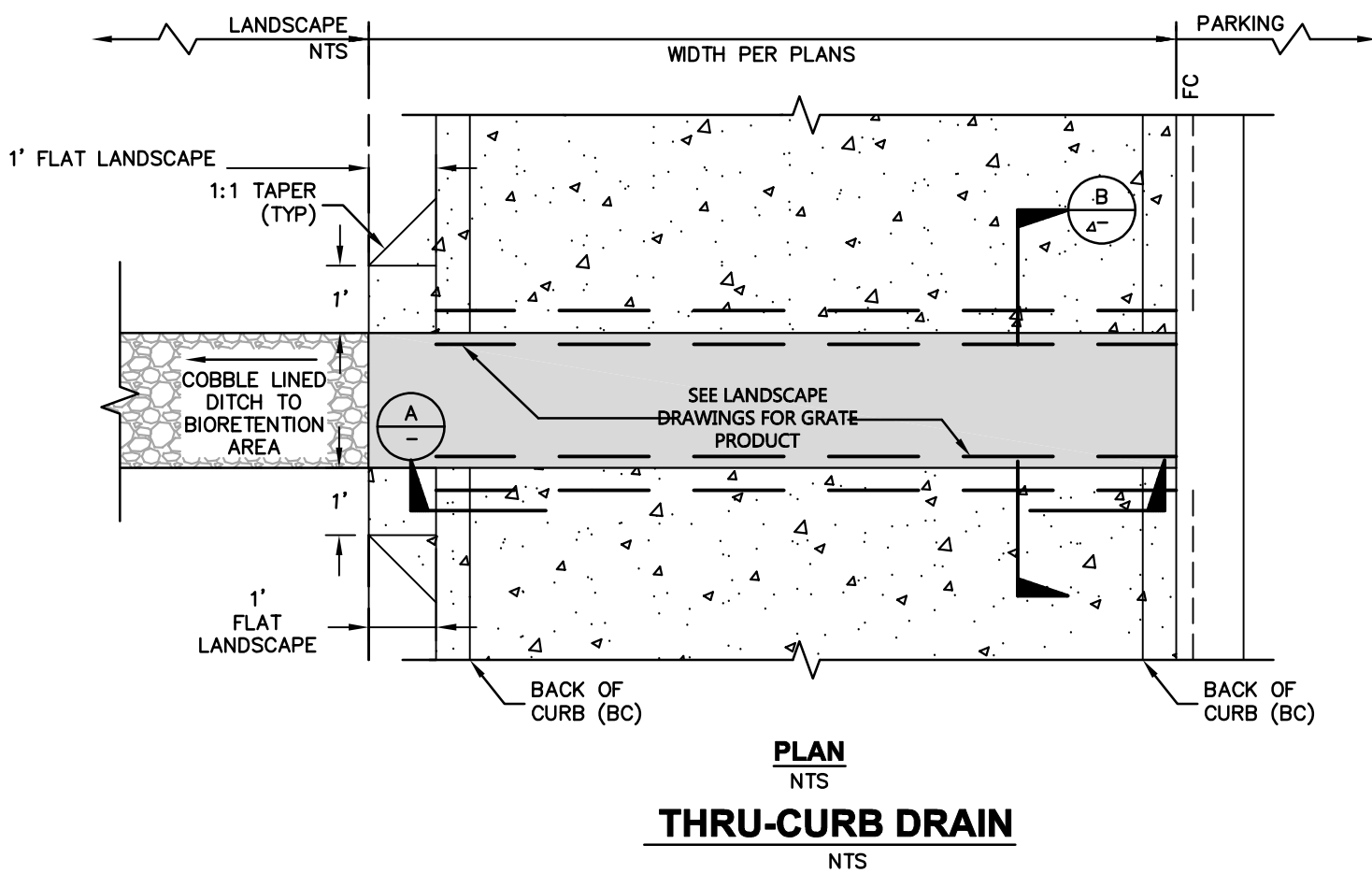


TABLE 1: BLOCK 11 - STORMWATER SHED/TREATMENT SUMMARY				
SHED	TREATMENT METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT NAME
DMA-1	BIO	1,069	1,835	T-1
DMA-2	BIO	1,015	1,162	T-2
DMA-3	BIO	911	1,004	T-3
DMA-4	BIO	183	750	T-4
DMA-5	SR	2,776	4,170	T-5



- NOTES**
- TREATMENT AREAS WERE PRELIMINARILY SIZED USING METHODS OUTLINED IN THE CITY OF ALAMEDA C-3 STORMWATER TECHNICAL GUIDE, DATED APRIL 2016.
A. BIORETENTION AREA IS SIZED USING THE VOLUME METHOD.
 - TRASH CAPTURE AND COMPLIANCE WITH C.10 WILL BE PROVIDED BY SDMH #1 AND #5.
- NOTES**
- SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS.
 - PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS), EXTENDING 12" FROM EDGE OF STRUCTURE.
 - SOILS IN THE FACILITY SHOULD MEET BASMAA REGIONAL BIOTREATMENT SOIL SPECIFICATION, REVISED APRIL 18, 2016. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR IS REQUIRED. PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
 - WHEN EXCAVATING, AVOID SPREADING FINES OF THE SOILS ON BOTTOM AND SIDE SLOPES. REMOVE ANY SMEARED SOILED SURFACES AND PROVIDE A NATURAL SOIL INTERFACE INTO WHICH WATER MAY PERCOLATE.
 - MINIMIZE COMPACTION OF EXISTING SOILS BELOW TREATMENT AREAS. PROTECT FROM CONSTRUCTION TRAFFIC.
 - PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF. RUNOFF FROM UNSTABILIZED AREAS SHOULD BE DIVERTED AWAY FROM BIOTREATMENT FACILITY.
 - THE TOP OF TREATMENT SOIL (TTS) SHALL BE LEVEL TO PROVIDE A MIN. PONDING DEPTH OF 6".
 - SEE GRADING PLAN (SHEET C4.01) AND UTILITY PLAN (C5.01) FOR LOCATIONS OF BIORETENTION AREAS.