



Alameda Point - Site A • Waterfront Park • PHASE I

PLANNING BOARD: DESIGN REVIEW AMENDMENT | DECEMBER 09, 2019

TABLE OF CONTENTS

GENERAL DRAWINGS

L - 1	Cover Sheet - Table of Contents, Site Context Map, List of Consultants / Contact Info
L - 2	Site Plan Changes
L - 3	Materials Key
L - 4	Subareas Changes
L - 5	Sections Changes
L - 6	Plant Palette Changes
L - 7	Plant Palette: Trees
L - 8	C3 Stormwater Management Update from BKF

PROJECT TEAM

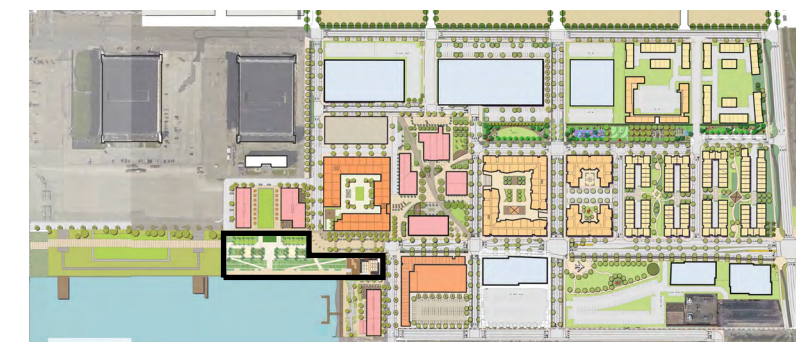
OWNER:
ALAMEDA POINT PARTNERS LLC.
2220 LIVINGSTON STREET, SUITE 208
OAKLAND, CA 94606
T: 510-219-5376
CONTACT: JOE ERNST
EMAIL: JERNST@SRMERNST.COM

LANDSCAPE ARCHITECT:
APRIL PHILIPS DESIGN WORKS
819 FIFTH AVE
SAN RAFAEL CA, 94901
T: 415.457.2774
CONTACT: APRIL PHILIPS
EMAIL: APHILIPS@APDW.COM

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

LIGHTING DESIGN:
HLB LIGHTING
300 BRANNAN ST., SUITE 212
SAN FRANCISCO, CA 94107
T: (415) 348.8273-7900
CONTACT: ANDREW MOORE
EMAIL: AMOORE@HLBLIGHTING.COM

VICINITY MAP



SITE AREA: 2.63 ACRES

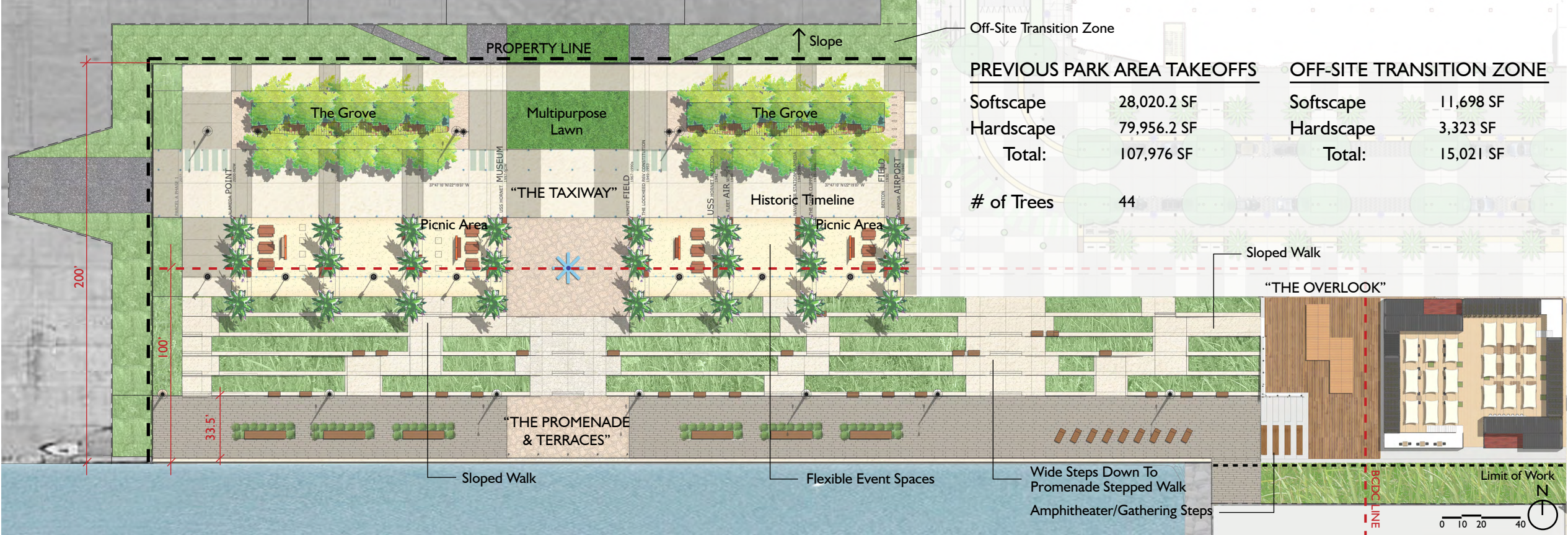
Exhibit 2
Item 7-B. 12/5/19
Historical Advisory Board Meeting



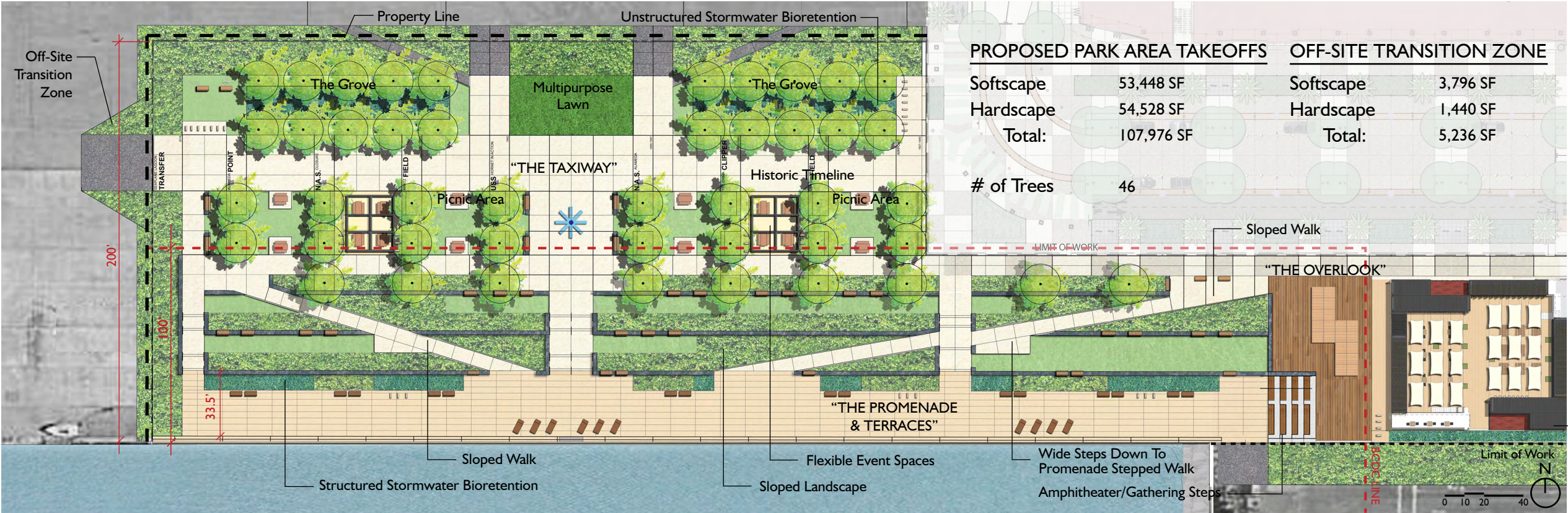
APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL





PREVIOUS SITE PLAN CONCEPT



PROPOSED SITE PLAN CONCEPT





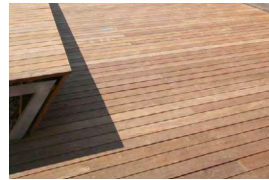
① CONCRETE PAVING TYPE 1



② CONCRETE PAVING TYPE 2



③ DECOMPOSED GRANITE PAVING



④ WOOD STAMPED DECK



⑤ ARTIFICIAL TURF



⑥ TAXIWAY TIMELINE TEXT



⑦ CHAISE BENCH



⑧ PLATFORM BENCH



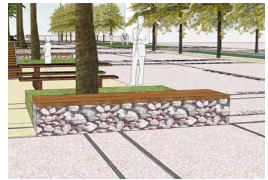
⑨ PICNIC TABLE AND BENCH



⑩ WATERFRONT BENCH



⑪ CAFE TABLE AND CHAIRS



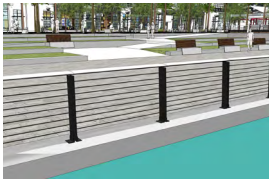
⑫ GABION BENCH & BENCH TOPS



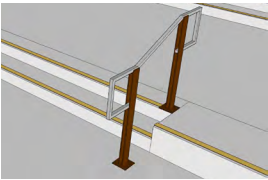
⑬ BIKE RACK (42 total)



⑭ DRINKING FOUNTAIN



⑮ GUARDRAIL OPTION 2



⑯ HANDRAIL



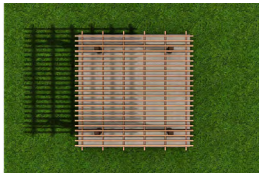
⑰ BIKE LANE MARKER LIGHT



⑱ PROMENADE LIGHT



⑲ TAXIWAY PLAZA LIGHT



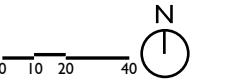
⑳ SHADE STRUCTURE



㉑ TRASH & RECYCLING RECEPTACLES



SITE PLAN



APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:
Waterfront Park Phase I
Substantial Conformance Exhibits

MATERIALS KEY

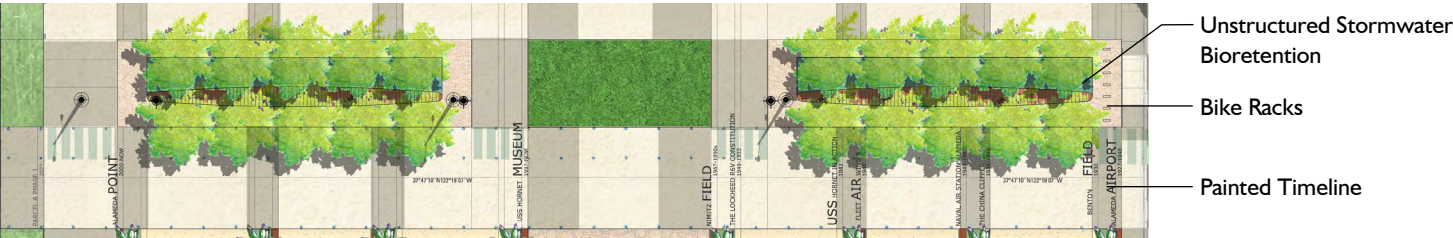
L - 3

12.09.2019

SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL



TAXIWAY/ STORMWATER



Previous Site Plan



Proposed Site Plan

CONTAINER PARK

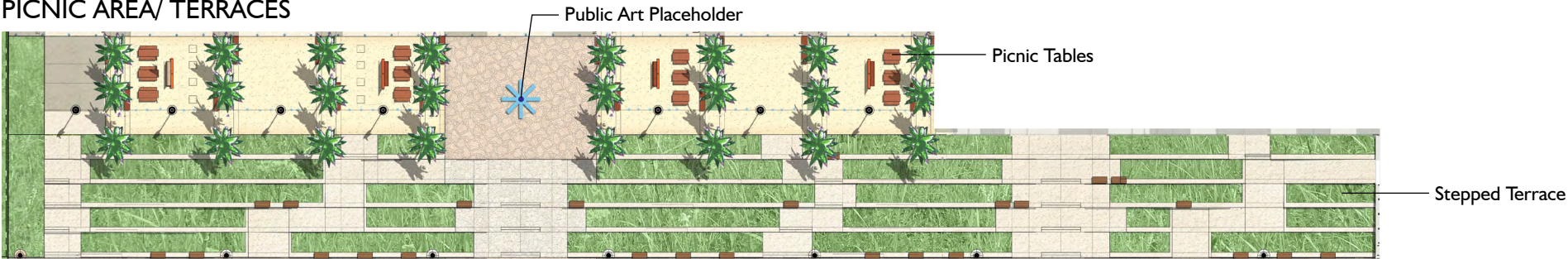


Previous Site Plan

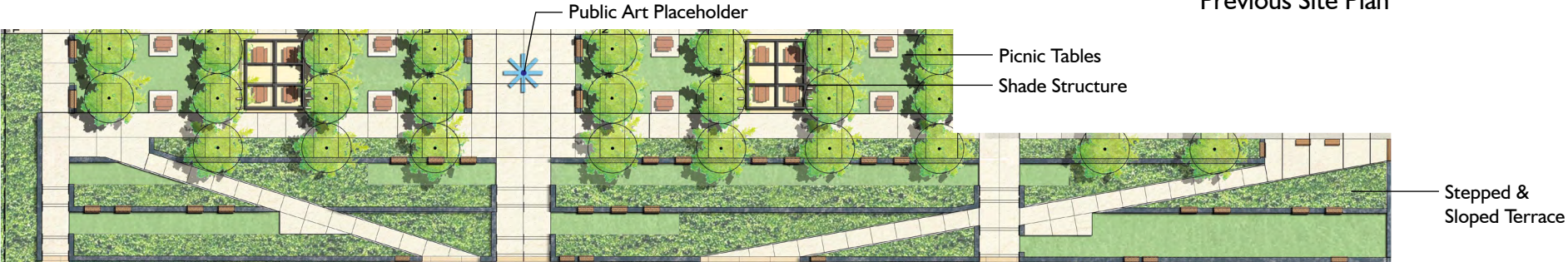


Proposed Site Plan

PICNIC AREA/ TERRACES

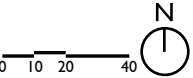
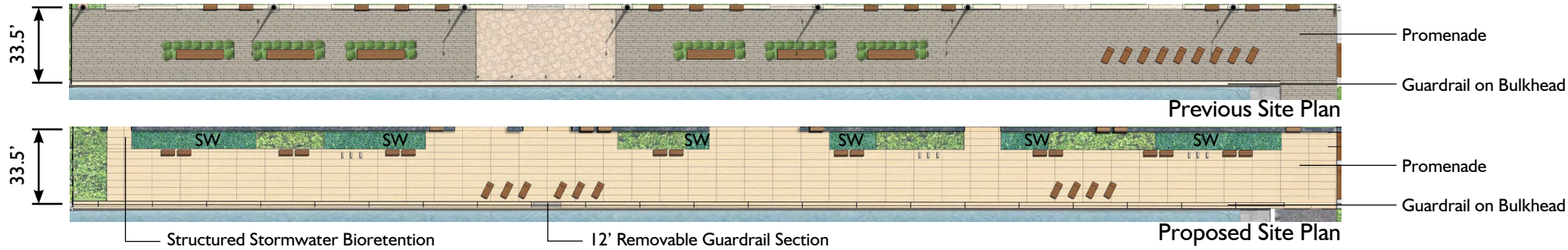


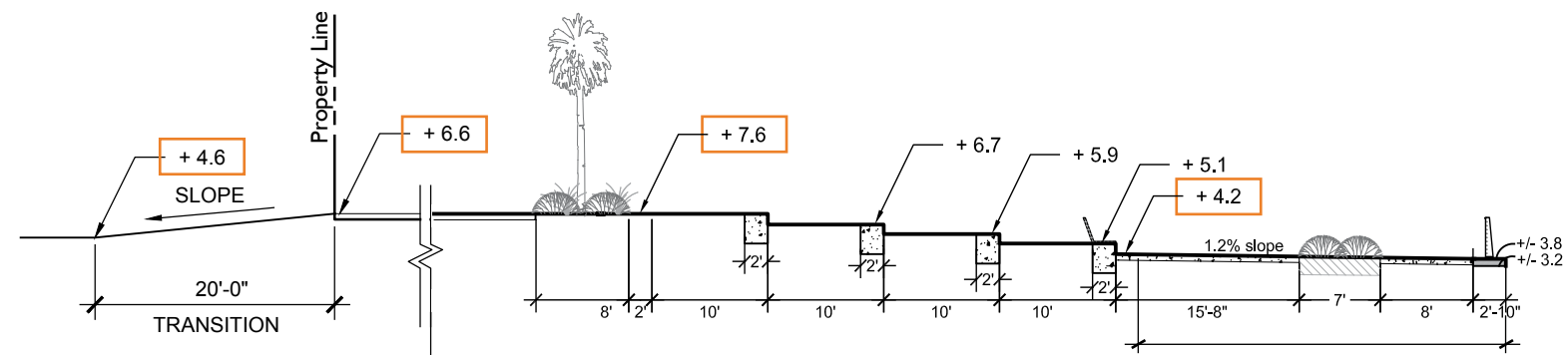
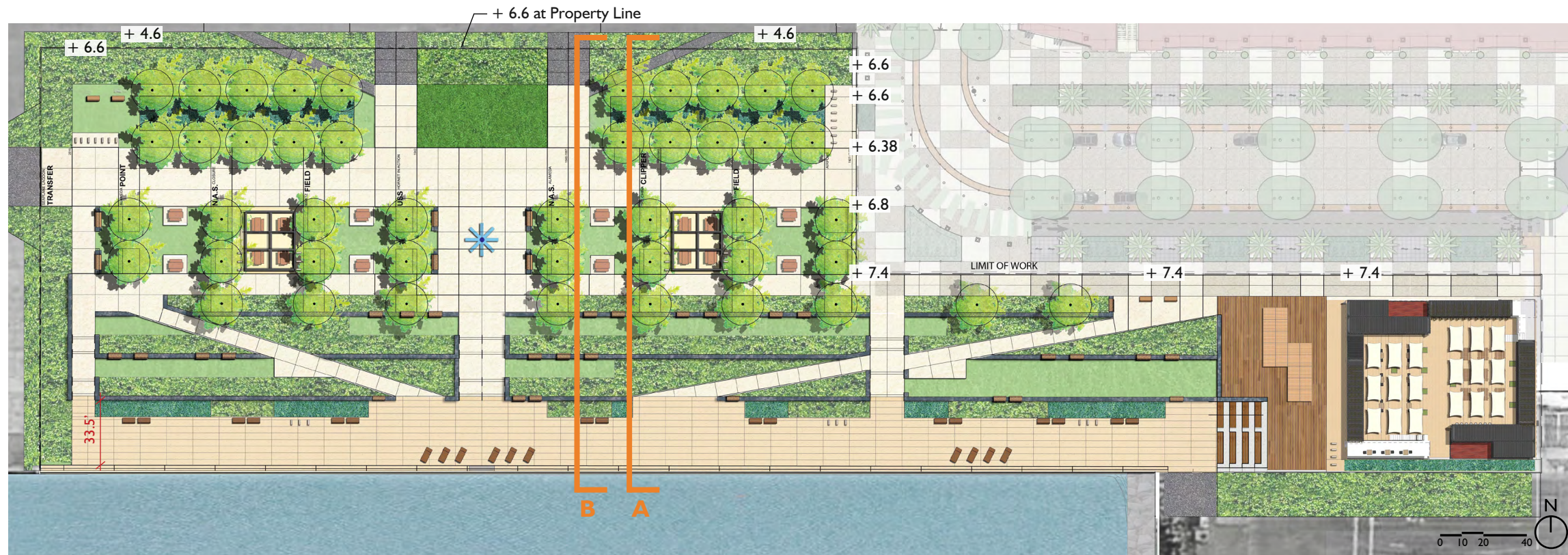
Previous Site Plan



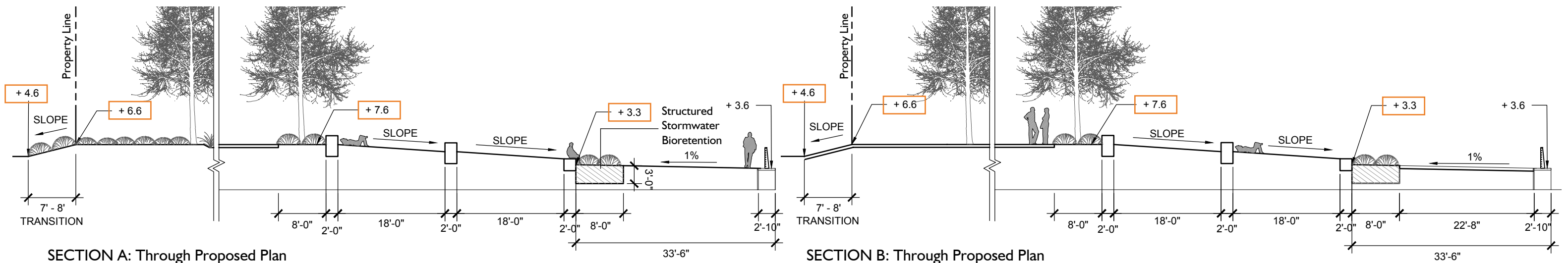
Proposed Site Plan

PROMENADE





SECTION A: Through Previous Plan



SECTION A: Through Proposed Plan

SECTION B: Through Proposed Plan



APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:
Waterfront Park Phase I
Substantial Conformance Exhibits

SECTIONS CHANGES

L - 5

12.09.2019

SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL



WAS THIS:



Maxican Fan Palm
Washingtonia Robusta

Washingtonia robusta
Mexican Fan Palm:

- These palms are completely suited to the coastal climate
- These palms are readily available in the quantities that we need for the Waterfront Park, but also additionally for the Shared Street and West Atlantic Drive
- They are very affordable
- These palms grow to be too tall for human scale, ultimately 90-120 feet
- They grow at 2 feet per year, so in 20 years they will be 60 feet tall

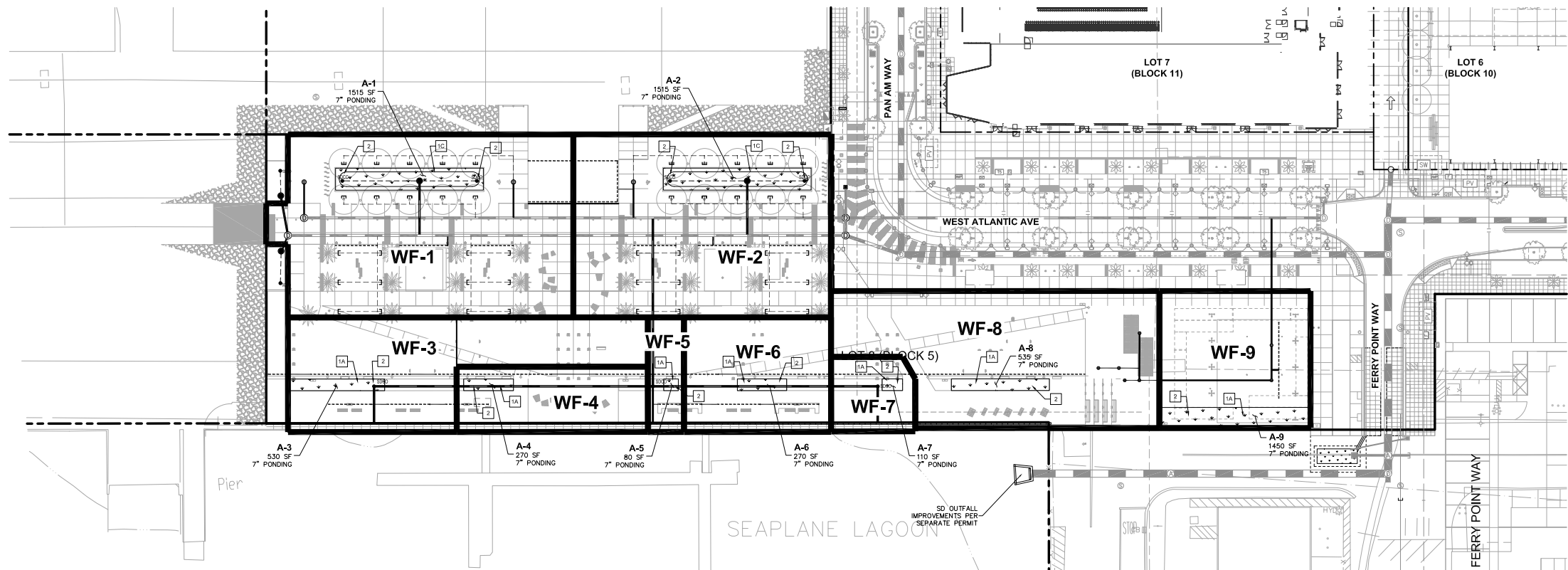
NOW THIS:



Purple Robe Honey Locust
Robinia 'Purple Robe'

Robinia 'Purple Robe'
Purple Robe Honey Locust:

- Will grow 30 - 40 feet high and 20 - 30 feet wide
- Excellent shade tree
- Has deciduous foliage
- Drought tolerant
- Suitable for seaside regions
- Fragrant flower
- Fall color
- Tree selection for Orion Street at Alameda Point
- Native



LEGEND

- SHED AREA - FLOWS DIRECTLY TO BIORETENTION AREA
- RETAINED BIORETENTION AREA
- BIORETENTION WALL WITH CONCRETE CAP/PAVER, SLD.
- BIORETENTION WALL WITH BENCH OR METAL HEADER/RAIL, SLD.
- BIORETENTION, SLOPED/ UNSTRUCTURED
- DRAINAGE BUBBLER

NOTES

- REFER TO UTILITY PLAN ON SHEET C4.01 AND C4.02 FOR MORE INFORMATION ON THE UNTREATED AND TREATED STORM DRAIN SYSTEMS.
- WATERFRONT PARK LAYOUT IS SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR FINAL DESIGN OF WATERFRONT PARK LAYOUT, FINISHES, LANDSCAPING, AND GRADING PLAN.

ABBREVIATIONS

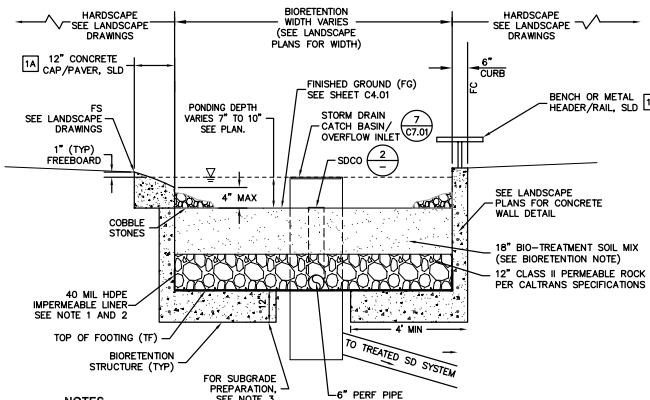
- AB AGGREGATE BASE
- FC FACE OF CURB
- FG FINISHED GROUND
- FS FINISHED SURFACE
- MIN MINIMUM
- O.C. ON CENTER
- PERF PERFORATED
- PVC POLYVINYL CHLORIDE
- SDO STORM DRAIN CLEANOUT
- SF SQUARE FEET
- TC TOP OF CURB
- TF TOP OF FOOTING
- TYP TYPICAL
- W/ WITH

TABLE 1: SHED/BIORETENTION SUMMARY

SHED AREA	TREATMENT AREA	AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
WF-1	A-1	24,810	695	960
WF-2	A-2	22,005	656	960
WF-3	A-3	13,445	376	530
WF-4	A-4	5,830	163	270
WF-5	A-5	1,930	54	80
WF-6	A-6	7,875	211	270
WF-7	A-7	2,870	81	110
WF-8	A-8	18,275	512	535
WF-9	A-9	9,660	270	1450

BIORETENTION NOTE
18" OF REGIONALLY-APPROVED BIOTREATMENT SOIL MIX PER THE MOST RECENT VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S STORMWATER PROVISION C3 TECHNICAL GUIDANCE MANUAL SOIL SPECIFICATIONS APPENDIX. @ WWW.CLEANWATERPROGRAM.ORG. SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR AND MAXIMUM INFILTRATION RATE OF 10 INCHES PER HOUR.

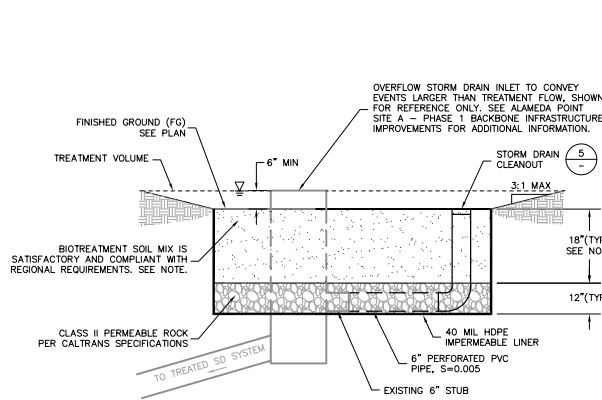
GENERAL NOTES
THE VERIFICATION DOCUMENTATION OF THE DELIVERY OF THE SPECIFIED BIO-TREATMENT SOIL MEDIA SHALL BE PROVIDED TO THE SITE ENGINEER.



NOTES

- IF BIORETENTION AREA EXCEEDS 7 FT IN WIDTH, IMPERMEABLE LINER SHALL BE INSTALLED AT BOTTOM AND EXTEND 7 INCH UP THE SIDE OF THE CLASS II PERMEABLE LAYER.
- IMPERMEABLE LINER TO BE USED WHEN BIORETENTION AREA IS NOT STRUCTURALLY CONTAINED BY WALL FOOTING.
- BIORETENTION AREA FOOTING/FOUNDATION SHALL BE COMPACTED TO 90% RELATIVE COMPACTION, FOR CONSTRUCTION OF BIORETENTION AREAS ON BAY MUD, CONTRACTOR TO INSTALL 24 INCHES OF CLASS II AG PRIOR TO PLACEMENT OF CLASS II AB, PLACE A LAYER OF GEOTEXTILE FABRIC (MIRAFI 500X OR EQUIVALENT) AT THE BASE OF THE EXCAVATION.

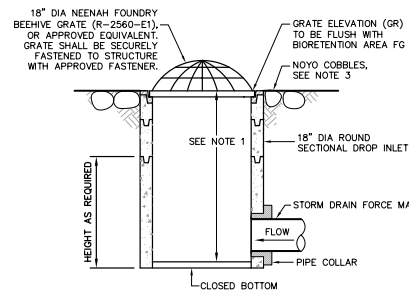
1A TYPICAL RETAINED BIORETENTION AREA CROSS SECTION
NTS



NOTE

18" BIO-TREATMENT SOIL SHALL MEET REGIONALLY-APPROVED BIO-TREATMENT SOIL MIX SPECIFICATIONS INDICATED IN THE 2016 VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S STORMWATER PROVISION C3 TECHNICAL GUIDANCE MANUAL @ WWW.CLEANWATERPROGRAM.ORG. SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR AND MAXIMUM INFILTRATION RATE OF 10 INCHES PER HOUR.

1C TYPICAL UNSTRUCTURED BIORETENTION AREA CROSS SECTION
NTS



NOTES

- TYPICAL HEIGHT (RIM TO INVERT) FOR DRAINAGE BUBBLER SHALL BE 2.2', SEE PLANS FOR SPECIFIED ELEVATION.
- POWDERCOAT SHALL BE ADDED TO DRAINAGE BUBBLERS ONLY. POWDERCOAT SHALL MATCH COLOR PROVIDED BY LANDSCAPE ARCHITECT. DRAIN INLET SHALL BE INSTALLED AS SUPPLIED BY THE MANUFACTURER.
- PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE, EXTEND COBBLES MIN 18" FROM EDGE OF DRAINAGE BUBBLERS AND MIN 12" FROM EDGE OF DRAIN INLETS.

2 DRAINAGE BUBBLER
NTS

AP
DW

APRIL PHILIPS DESIGN WORKS, INC.
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION
1338 FIFTH AVENUE, SUITE A, SAN RAFAEL, CA 94901
415-460-3774 1.415-460-3789 WWW.APDW.COM

BKF
ENGINEERS / SURVEYORS / PLANNERS

ALAMEDA POINT
THOMPSON DORFMAN PARTNERS TRAMMELL CROW RESIDENTIAL

ALAMEDA POINT
WATERFRONT PARK
Alameda Point Block 5 Alameda, California



Date: November 21, 2016
Project Number: 20145170-10
Drawn by: HL/JDP
Checked by: DGS
Scale: As Shown

PROJECT STATUS
PRICING 08/15/16
PERMIT 09/19/16
PERMIT 11/22/16
REV LA 03/08/19

Key Map



Sheet Title:

STORMWATER
MANAGEMENT
PLAN

C5.01

AP
DW

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:
Waterfront Park Phase I
Substantial Conformance Exhibits

C3 STORMWATER MANAGEMENT
UPDATE FROM BKF

L - 8

12.09.2019

SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL

