200 WIND RIVER

THE RESEARCH PARK AT MARINA VILLAGE

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023
PW PROJECT #492113.000

Exhibit 1 (1 of 2)
Item 5-D, December 16, 2024
Planning Board Meeting

200 WIND RIVER WAY, ALAMEDA, CA 94501

PROJECT DESCRIPTION:

THE 200 WIND RIVER IS A LIFE SCIENCE BUILDING OF APPROXIMATELY 120,000 SF LOCATED ON THE EASTERN WATERFRONT OF THE RESEARCH PARK AT ALAMEDA MARINA VILLAGE. SITUATED AT THE INTERSECTION OF ATLANTIC AVENUE AND THE PROPOSED CLEMENT AVENUE EXTENSION, THIS DEVELOPMENT WILL BE A NEW GATEWAY TO THE RESEARCH PARK AND A NEXUS FOR THE BAY TRAIL AND CROSS ALAMEDA TRAIL. THIS DEVELOPMENT WILL PROVIDE A VIBRANT, COLLABORATIVE ENVIRONMENT FOR A FUTURE CREATIVE WORK FORCE AS WELL AS A WELCOMING PUBLIC WATERFRONT FOR ALAMEDA RESIDENTS.

200 WIND RIVER WAS PREVIOUSLY ENTITLED IN SEPTEMBER 1997 AS PART OF THE FIVE-BUILDING PACKAGE FOR THE WIND RIVER PORTION OF THE MARINA VILLAGE CAMPUS BUT WAS THE ONLY ONE OF THE FIVE BUILDINGS NOT CONSTRUCTED AT THE TIME AS PART OF THE IMPLEMENTATION OF THAT APPROVAL, WHICH HAS SINCE EXPIRED.

OWNER	ARCHITECT	LANDSCAPE	STRUCTURAL	MEP	CIVIL
G&I IX MARINA VILLAGE RESEARCH PARK, LP 2020 CHALLENGER DR #101, ALAMEDA, CA 94501	PERKINS&WILL 2 BRYANT STREET, SUITE 300, SAN FRANCISCO, CA94105 415.856.3000 (TEL)	PERKINS&WILL 2 BRYANT STREET, SUITE 300, SAN FRANCISCO, CA94105 415.856.3000 (TEL)	RUTHERFORD+CHEKENE 375 BEALE STREET, SUITE 310, SAN FRANCISCO, CA 94105 415.568.4400 (TEL)	AFFILIATED ENGINEERS, INC 123 MISSION STREET, 7TH FLOOR, SAN FRANCISCO, CA 94105 415.764.3700 (TEL)	CBG CIVIL ENGINEERS 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583 925.866.0322 (TEL)

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PROJECT

200 WIND RIVER
RESEARCH PARK AT MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

BLUE RISE VENTURES
DRA ADVISORS

KEYPLAN

NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

COVER SHEET

SHEET NUMBER

G00.00

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

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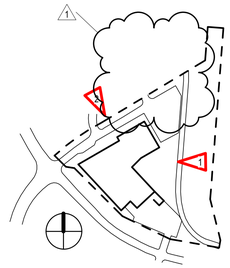
Autodesk Docs://Wind River Marina Village/ARCH-BRV-WindRiver_R22.rvt



1. VIEW FROM THE WHARF AND COURTYARD (LOOKING WEST)

2. VIEW TO THE BUILDING LOBBY ENTRANCE (LOOKING SOUTH EAST)

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PROJECT

200 WIND RIVER
RESEARCH PARK AT MARINA VILLAGE
ALAMEDA MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

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3D RENDERINGS

SHEET NUMBER

G00.01

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Autodesk Docs://Wind River Marina Village/ARCH-BRV-WindRiver_R22.rvt

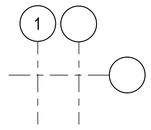
ABBREVIATIONS LEGEND

NOTE 1: ABBREVIATIONS WHEN USED IN COMPOSITION MAY INCLUDE PERIODS FOR CLARIFICATION
NOTE 2: ABBREVIATIONS MAY BE DIFFERENT WHEN A PART OF A LEGEND

A/C	AIR CONDITION(ING)(ED)
ACC	ACCESSIBLE
ACST	ACOUSTIC(AL)
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES
ADJ	ADJUSTABLE/ ADJACENT
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZE(D)
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL), ARCHITECT
ASPH	ASPHALT
ATC	ACOUSTICAL TILE CEILING
AUTO	AUTOMATIC,
AWT	ACOUSTICAL WALL TREATMENT
B/B	BACK TO BACK
BC	BACK OF CURB
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BM	BEAM/ BENCHMARK
BOT/BSMT	BOTTOM OF BASEMENT
BUR	BUILT-UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CF/CI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED, OWNER INSTALLED
CFM	CUBIC FEET PER MINUTE
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CI	CAST IRON, CURB INLET
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
cm	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET/CARPET TILES
CT	CERAMIC TILE
CU	CUBIC
CW	COLD WATER PIPING/ CHEMICAL WASTELINE
D	DEEP, DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER (EXTERIOR)
DIAG	DIAGONAL
DIFF	DIFFUSER/ DIFFERENCE
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DL	DEAD LOAD
DR	DOOR/ DRAIN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
EMER SHR	EMERGENCY SHOWER
ENGR	ENGINEER
ENTR	ENTRANCE
EO	ELECTRIC OUTLET
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ET CETERA
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR, EXTERNAL
F/F	FACE TO FACE
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FF EL	FINISHED FLOOR ELEVATION
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FINISHED OPENING
FOC	FACE OF CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF SLAB/ FACE OF STUD
FP	FIRE PROTECTION/ FIREPROOF
FRTW	FIRE RETARDANT TREATED WOOD
FT	FOOT (FEET)/ FIRE TREATED
FTG	FOOTING
FURG	FURRING
FURN	FURNISH, FURNITURE
FUT	FUTURE
FV	FIELD VERIFY
GA	GAGE
GALV	GALVANIZED
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GL BLK	GLASS BLOCK
GLU LAM	GLUED LAMINATED WOOD
GR LN	GRADE LINE
GRFL	GROUND FLOOR
GSB	GYPSUM SHEATHING BOARD
GT	GREASE TRAP
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPT	HIGH POINT
HSKPG	HOUSEKEEPING
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN CLO	JANITOR'S CLOSET
KIT	KITCHEN
L	LONG, LENGTH
LAM	LAMINATE(D)
LAU	LAUNDRY
LAV	LAVATORY
LB	POUND(S)
LF	LINEAR FOOT, (FEET)
LH	LEFT HAND
LIB	LIBRARY
LKR	LOCKER
LL	LIVE LOAD
LONG	LONGITUDINAL
LOC	LOCATION
LPT	LOW POINT
LT	LIGHT
LVR	LOUVER
m	METER
MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MHO	MAGNETIC HOLD OPEN
MIN	MINIMUM
MISC	MISCELLANEOUS
MKR BD	MARKER BOARD
mm	MILLIMETER
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O/O	OUT TO OUT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OFF	OFFICE
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PA	PUBLIC ADDRESS
PAR	PARAPET, PARALLEL
PCC	PRE-CAST CONCRETE
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PNT	PAINT
POL	POLISHED
PR	PAIR
PREFAB	PREFABRICATE(D)
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT/ PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
QT	QUARRY TILE
QTY	QUANTITY
R	THERMAL RESISTANCE, RADIUS, RISER
RB	RUBBER BASE
RC	REINFORCED CONCRETE
RCP	REFLECTED CEILING PLAN
RCPTN	RECEPTION
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE, REFRIGERATOR
REINF	REINFORCE, REINFORCING
REQ(D)	REQUIRE, REQUIRED
RESIL	RESILIENT
REV	REVISION
RF	RESILIENT FLOORING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RTF	RUBBER TILE FLOOR
RVL	REVEAL
S	SOUTH
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT(FEET)
SGL	SINGLE
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SJ	SLIP JOINT, SCORED JOINT
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SST	STAINLESS STEEL
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYMM	SYMMETRICAL
T	TREAD
T/	TOP OF
TA	TOILET ACCESSORY
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
THK	THICK
TI	TENANT IMPROVEMENT
TLT	TOILET
TO_	TOP OF ____
TOPO	TOPOGRAPHY, TOPOGRAPHIC
TRTD	TREATED
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
U	HEAT TRANSFER COEFFICIENT
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORIES
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WG	WALL GUARD
WH	WATER HEATER
WI	WROUGHT IRON
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
X	BY
YD	YARD
YR	YEAR
ZN	ZINC

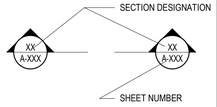
SYMBOLS LEGEND

COLUMN GRID DESIGNATION

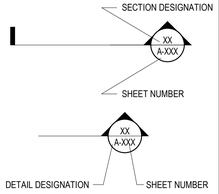


NEW GRID

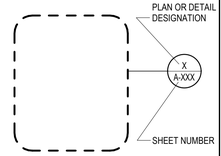
BUILDING SECTION TAG



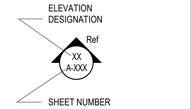
WALL / DETAIL SECTION TAGS

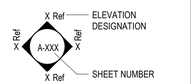


ENLARGED PLAN TAG

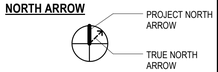


EXTERIOR ELEVATION TAG





NORTH ARROW



PROJECT INFORMATION

SITE DATA

ADDRESS: 200 WIND RIVER WAY, ALAMEDA, CA 94501

APN: 72-382-18-1

EXISTING LOT AREA: 3.60 ACRES
NEW LOT AREA: 4.92 ACRES (SEE APPROVED LOT LINE ADJUSTMENT APPLICATION 072-382-018-1)

ZONING: C-M-PD (COMMERCIAL MANUFACTURING - SPECIAL PLANNED DEVELOPMENT DISTRICT)

OCCUPANCY GROUP: B (BUSINESS), H (HIGH -HAZARD)/ L (LABORATORIES)
CONSTRUCTION TYPE: TYPE IIA
FULLY SPRINKLERED: YES
STORIES: 3 STORIES ABOVE GRADE

ZONING COMPLIANCE

STANDARD	REQUIREMENT	PROPOSED	EXISTING	COMPLIANCE (Y/N)
MAX. HEIGHT	100 FT	68 FT	N/A	Y
FRONT SETBACK (CLEMENT AVENUE EXTENSION)	NONE.	10 FT	N/A	Y
SIDEYARD SETBACK (SHARED USE PATH)	NONE.	69 FT	N/A	Y
REARYARD SETBACK (ALASKA BASIN)	MIN. 12 FT	185 FT	N/A	Y
LANDSCAPE COVERAGE (NOT INCLUDING WHARF)	NONE.	85,000 SF	44,977 SF	Y
BUILDING COVERAGE	NONE.	18%	0	Y
MAX. FAR	2.0	0.56	0	Y
MAX. ALLOWABLE GSF	428,630 SF	120,150 SF	N/A	Y

NOTES:

1. MEASURED TO TOP OF (16 FT) MECHANICAL SCREEN.

CALCULATIONS

BUILDING AREA:

Level	Existing	Area
LEVEL 01	0	38740 SF
LEVEL 02	0	42350 SF
LEVEL 03	0	39060 SF
		120150 SF

BIKE PARKING AND LOADING REQUIREMENT:

CODE OF ORDINANCES	REQUIRED	PROVIDED	EXISTING.
30-7.15 BICYCLE PARKING			
SHORT TERM BICYCLE PARKING	24	52	-
LONG TERM BICYCLE PARKING	24	24	0
30-7.14 LOADING	1	2	0

VEHICLE PARKING:
PROPOSED TOTAL NUMBER OF SPACE PROVIDED ON 200 WIND RIVER SITE: 68 STALLS
INSTALLED EV PARKING: 16 STALLS
EV CAPABLE PARKING: 4 STALLS
ACCESSIBLE PARKING: 6 STALLS
SEE C7.4 PARKING SUMMARY FOR MORE DETAIL.

EXISTING PARKING: 545 STALLS

NOTES:
1. ALL VEHICLE PARKING CAL. WITHIN PROJECT PROPERTY LINE
2. SEE C7.4 PARKING SUMMARY FOR CAMPUS WIDE PARKING SUMMARY
3. PROPOSED LOADING BAY SIZE 12' X 30'

SCOPE EXTENT
1" = 160'-0"

PLANNING APPLICATION SHEET INDEX

Sheet Number	Sheet Name	2022.09.14	REV. 1 | 2023.07.14
00-GENERAL			
G00.00	COVER SHEET	X	X
G00.01	3D RENDERINGS	X	X
G00.02	PROJECT INFORMATION	X	X
G20.01	SITE CONTEXT	X	X
G20.02	EXISTING CONDITIONS PHOTOGRAPHS	X	X
01 - LANDSCAPE			
L00-01	SUBMITTAL FORMS	X	X
L00-02	GENERAL NOTES	X	X
L02-01	LANDSCAPE OVERALL PLAN	X	X
L02-02	LANDSCAPE PUBLIC ACCESS EASEMENT		X
L02-10	LANDSCAPE ENLARGEMENT PLAN - SHARED USE PATH	X	X
L02-20	LANDSCAPE ENLARGEMENT PLAN - COURTYARD	X	X
L02-30	LANDSCAPE ENLARGEMENT PLAN - WHARF	X	X
L03-01	LANDSCAPE SECTIONS	X	X
L03-02	LANDSCAPE 3D RENDERED VIEWS	X	X
L04-01	HARDSCAPE MATERIALS AND FINISHINGS	X	X
L05-00	EXISTING PLANTING PLAN - SITE		X
L05-01	EXISTING TREE SURVEY PLAN		X
L05-02	EXISTING TREE SCHEDULE		X
L05-10	PLANTING PLAN - CAMPUS	X	X
L05-20	PLANTING PLAN - SITE	X	X
L05-30	PLANTING SCHEDULE	X	X
L05-40	LANDSCAPE PLANT IMAGES	X	X
02-ARCHITECTURE			
A1.00	SITE PLAN	X	X
A10.01	LEVEL 1 PLAN	X	X
A10.02	LEVEL 2 PLAN	X	X
A10.03	LEVEL 3 PLAN	X	X
A10.04	ROOF PLAN	X	X
A20.01	BUILDING ELEVATIONS	X	X
A20.02	BUILDING ELEVATIONS	X	X
A20.10	BUILDING SECTIONS	X	X
A20.20	MATERIAL BOARD	X	X
A20.30	PRECEDENT IMAGES	X	X
A20.40	SHADOW STUDIES	X	X
A20.50	TYP. FACADE DETAIL		X
A20.51	TYP. FACADE DETAIL		X
A20.52	TYP. FACADE DETAIL		X
A20.53	TYP. FACADE DETAIL		X
03- CIVIL			
C4.3	FIRE ACCESS DETAIL		
C0.0	DEVELOPMENT PLAN	X	X
C1.0	EXISTING CONDITIONS	X	X
C1.1	EXISTING UTILITIES & DEMOLITION PLAN	X	X
C2.0	SITE PLAN	X	X
C3.1	PRELIMINARY GRADING AND DRAINAGE PLAN	X	X
C3.2	PRELIMINARY GRADING AND DRAINAGE PLAN	X	X
C3.3	SITE SECTIONS	X	X
C3.4	DETAILS	X	X
C4.1	PRELIMINARY UTILITY PLAN	X	X
C4.2	PRELIMINARY UTILITY PLAN	X	X
C5.0	PRELIMINARY STORMWATER CONTROL PLAN	X	X
C5.1	PRELIMINARY STORM WATER DETAILS	X	X
C6.1	NORTHERN PARKING FEILD EXISTING UTILITIES & DEMOLITION PLAN	X	X
C6.2	NORTHERN PARKING FIELD PRELIMINARY GRADING & DRAINAGE PLAN	X	X
C6.3	NORTHERN PARKING FIELD PRELIMINARY UTILITY PLAN	X	X
C6.4	NORTHERN PARKING FIELD STORMWATER CONTROL PLAN	X	X
C7.1	FIRE ACCESS PLAN	X	X
C7.2	FIRE ACCESS PLAN DETAILS		X
C7.3	PARKING FEILD 1S TURNING MOVEMENTS	X	X
C7.4	PRELIMINARY SIGNING AND STRIPING PLAN	X	X
C7.5	PRELIMINARY SIGNING AND STRIPING PLAN	X	X
C7.6	NORTHERN PARKING FIELD PRELIMINARY SIGNING AND STRIPING PLAN	X	X
04 - ELECTRICAL			
EL100	ELECTRICAL LIGHTING SITE PLAN		X
EL200	ELECTRICAL LIGHTING PHOTOMETRIC PLAN	X	X
EL300	ELECTRICAL LUMINAIRE SCHEDULE		X
EL301	LUMINAIRE CUT SHEETS		X
EL302	LUMINAIRE CUT SHEETS		X

PLANNING APPLICATION SUBMITTAL - REVISION 1 - 09/08/2023

VICINITY MAP

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KEYPLAN

NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

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PROJECT INFORMATION

SHEET NUMBER

G00.02

9/12/2023 3:38:25 PM
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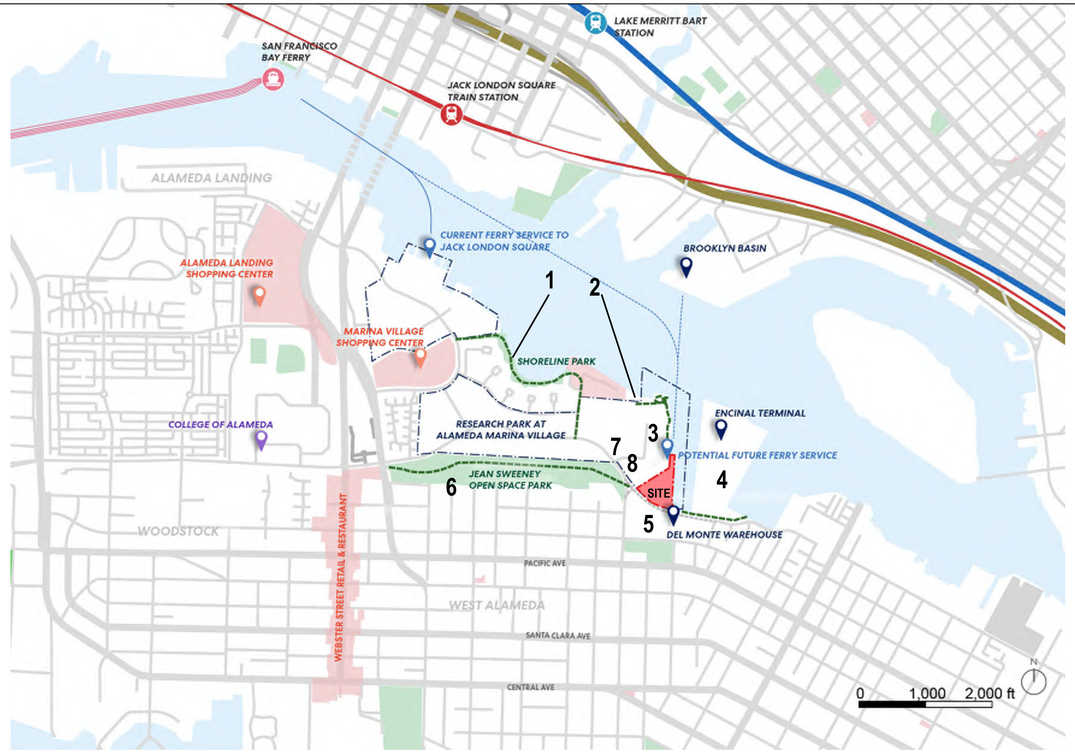


CONTEXT MAP FOR RESEARCH PARK AT ALAMEDA MARINA VILLAGE

1. SHORELINE PARK

2. WIND RIVER PARK

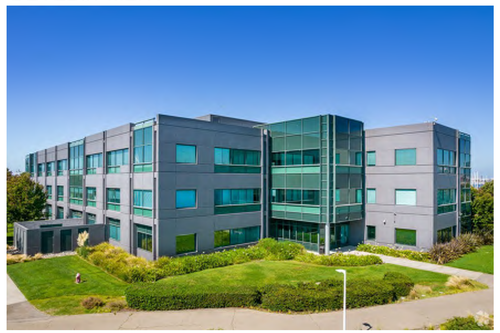
3. 300 WIND RIVER

4. PROPOSED SITE PLAN FOR ENCINAL TERMINAL DEVELOPMENT

SITE CONTEXT AND EXISTING AERIAL

5. PROPOSED ELEVATION FOR DEL MONTE DEVELOPMENT

6. JEAN SWEENEY OPEN SPACE PARK



7. EXISITING SURROUNDING BUILDING

8. EXISITING SURROUNDING BUILDING

Perkins&Will

2 Bryant Street, Suite 300,
San Francisco, CA 94105
t 415.856.3000
www.perkinswill.com

CONSULTANTS

CIVIL
CBG CIVIL ENGINEERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583

STRUCTURAL
RUTHERFORD+CHEKENE
375 BEALE STREET, SUITE 310, SAN FRANCISCO, CA 94105

MEP
AFFILIATED ENGINEERS, INC
123 MISSION STREET, 7TH FLOOR, SAN FRANCISCO, CA 94105

NOTE: DOCUMENTS MAY NOT BE USED FOR PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

200 WIND RIVER
RESEARCH PARK AT MARINA VILLAGE
ALAMEDA MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

BLUE RISE VENTURES
DRA ADVISORS

KEYPLAN

NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

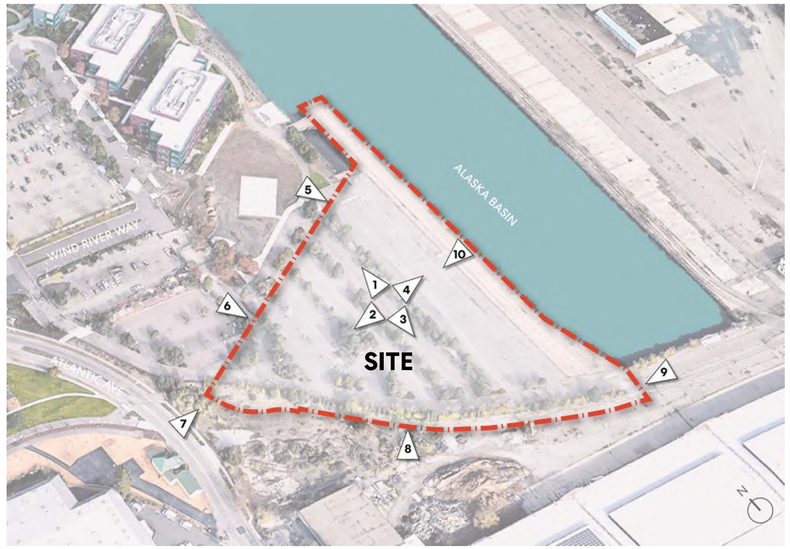
Job Number 492113.000

TITLE

SITE CONTEXT

SHEET NUMBER

G20.01



1. LOOKING NORTH TOWARDS 300 WIND RIVER

2. LOOKING WEST TOWARDS ATLANTIC AVENUE

3. LOOKING SOUTH TOWARDS DEL MONTE

4. LOOKING EAST TOWARDS ALASKA BASIN

5. LOOKING SOUTH NEAR CONCRETE WHARF

6. LOOKING SOUTH NEAR DRIVEWAY CONNECTING TO WIND RIVER WAY

7. LOOKING EAST FROM ATLANTIC AVENUE

8. LOOKING NORTH FROM EDGE OF PROPERTY

9. LOOKING NORTH NEAR ALASKA BASIN

10. LOOKING WEST FROM ALASKA BASIN

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PROJECT

200 WIND RIVER
RESEARCH PARK AT MARINA VILLAGE
ALAMEDA MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

BLUE RISE VENTURES
DRA ADVISORS

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

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EXISTING CONDITIONS PHOTOGRAPHS

SHEET NUMBER

G20.02

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Autodesk Docs://Wind River Marina Village/ARCH-BRV-WindRiver_R22.rvt

FORM (1) – COVER FORM AND SUBMITTAL CHECKLIST

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805 • TDD: 510.522.7538 • alamedaca.gov

Project Address: 200 Wind River Way, Alameda, CA 94501 **APN:** 72-382-18-1

Property Owner(s): Blue Rise Ventures / G&I IX Marina Village Research Park LP / Eric Tecza (Project Manager)
Address: 2020 Challenger Drive, Suite 101 City: Almeda State: CA Zip: 94501
Email: etecza@blueriseventures.com Phone: (mobile): 440-670-0448

Applicant(s): *(if different from owner)* Matt Malone
Address: 2 Bryant Street Suite 300 City: San Francisco State: CA Zip: 94114
Email: matt.malone@perkinswill.com Phone: 415-546-2947 (mobile): 770-490-4665

Project Information

Date Prepared: 03/11/2022 Project Type: Commercial
Total Landscape Area: 69,598 Sq. Ft. Water Supply Type: Potable

Submittal Checklist

1) Water Efficient Landscape Worksheet
   a) Hydrozone Information Table x
   b) Water Budget Calculations
      i) Maximum Applied Water Allowance (MAWA) x
      ii) Estimated Total Water Use (ETWU) x
2) Soil Management Report x
3) Landscape Design Plan x
4) Irrigation Design Plan .....

Preparer of Landscape Plans: I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Document Package

X _____ 03/11/2022
Preparer(s) of Landscape Plans Signature Required — Date

1

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:
1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For ETo, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	7/14/2023
Project Name:	200 Wind River
Project Contact:	Matt Malone
Project Contact Email:	Matt.Malone@Perkinswill.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	43.4	0.45		65,000	1,029,231	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)]

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	43.4	33,763	-	908,491	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]
		Difference between MAWA and ETWU		120,740	Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Parking Lot	Drip	25,442	0.40	0.81	12,564
	2	Bioretention	Spray	13,383	0.20	0.75	3,569
	3	Shared Use	Drip	14,874	0.30	0.81	5,509
	4	Courtyard	Drip	3,810	0.40	0.81	1,881
	5	Waterfront	Drip	18,171	0.20	0.81	4,487
	6	Trees	Bubbler	9,320	0.50	0.81	5,753
		Landscape area (not including SLA)		85,000			33,763

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	0		0

Total Landscape Area (including SLA) from ETWU Calculation:	65,000

FORM (3) SOIL MANAGEMENT REPORT CHECKLIST

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805 • TDD: 510.522.7538 • alamedaca.gov

Project Address/APN: _____ **Date Prepared:** _____

Submittal Checklist

1) Soil Sample Lab Report
   a) Soil Sampling Conducted at Appropriate Depth for the Intended Plants .....
   b) Soil Analysis:
      1. Soil Texture .....
      2. Infiltration Rate
      3. pH
      4. Total Soluble Salts
      5. Percent Organic Matter
      6. Recommendations
   c) Multiple Landscape Installations (Subdivision):
      a. Sample at Minimum 15% of Lots:
2) Soil Management Report Submittal (Select One Below)
   No Significant Mass Grading Planned .....
   (Submit Soil Management Report with Landscape Document Package)

I verify that the Soil Management Report was provided to person(s) preparing the Landscaping Design Plan.

X _____ _____
Preparer(s) of Landscape Plans Signature Required — Date

Significant Mass Grading Planned x
(Submit Soil Management Report with Certificate of Completion)

I verify that a Soil Management Report will be prepared and submitted to the City along with the Certificate of Completion.

X _____ 03/11/2022
Preparer(s) of Landscape Plans Signature Required — Date

FORM (4) LANDSCAPE DESIGN PLAN CHECKLIST

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805 • TDD: 510.522.7538 • alamedaca.gov

Project Address/APN: _____ **Date Prepared:** _____

Submittal Checklist

1) Hydrozone
   a) Delineate and Label Each Hydrozone by Number, Letter, or Other Method x
   b) Identify Each Hydrozone as Low, Moderate, High Water, or Mixed Water Use x
2) Identify on Plans:
   a. Recreational Areas x
   b. Areas Permanently and Solely Dedicated to Edible Plants .....
   c. Areas Irrigated with Recycled Water .....
   d. Type of Mulch and Application Depth x
   e. Soil Amendments, Type, and Quantity .....
   f. Type and Surface Area of Water Features .....
   g. Location of Hardscapes (Pervious and Non-Pervious x
   h. Applicable Rain Harvest or Catchment Technologies .....
      i. 24-Hour Capacities .....
   i. Graywater Systems (if applicable)
      i. Discharge Piping .....
      ii. System Components .....
      iii. Area(s) of Distribution .....
3) Stormwater Requirements Checklist (C3) x
4) The following statement shall be printed on the front page of the Landscape Design Plan along with the signature of person(s) authorized to prepare the Landscape Design Plan:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Landscape Design Plan

X _____ 03/11/2022
Preparer(s) of Landscape Plans Signature Required — Date

Perkins&Will

2 Bryant Street, Suite 300,
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123 MISSION STREET, 7TH FLOOR, SAN FRANCISCO, CA 94105

PROJECT

200 WIND RIVER
RESEARCH PARK AT MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

BLUE RISE VENTURES DRA ADVISORS

KEYPLAN

NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

SUBMITTAL FORMS

SHEET NUMBER

L00-01

MATERIALS

- IMPORTED SOIL
- UNDISTURBED SOIL
- GRAVEL
- SAND
- STRUCTURAL CONCRETE
- CAST STONE
- STEEL
- ALUMINUM/ORNAMENTAL METAL
- WOOD DECK
- WATERPROOFING/ DAMPROOFING/ AIR/ MOISTURE BARRIER
- WOOD BENCH

GENERAL NOTES

1. UPON DISCOVERING ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND THE ENGINEERING PLANS, CONTRACTOR TO STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS SHOWN HEREON WITH THE ARCHITECTURAL DRAWINGS AND EXISTING BUILDINGS PRIOR TO ANY CONSTRUCTION AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. LANDSCAPING AND IRRIGATION TO BE COMPLETED AT THE DIRECTION OF THE OWNER/DEVELOPER.
4. ALL CONSTRUCTION MUST CONFORM TO CITY OF ALAMEDA STANDARDS, SPECIFICATIONS, AND DETAILS WHETHER OR NOT REVIEW COMMENTS WERE MADE. THE CONTRACTOR SHALL BE RESPSONSIBLE FOR CONFORMING TO THESE STANDARDS AND SPECIFICATIONS.
5. PROPOSED BUILDING LOCATIONS SHOWN ARE PROVIDED FOR GENERAL INFORMATION ONLY, BASED ON PLANS REFERENCED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN ON THE PLANS FOR ALL STRUCTURES AS WELL AS ALL UTILITY LOCATIONS WITH CURRENT ARCHITECTURAL, STRUCTURAL, AND PLUMBING PLANS, AND ENSURING THERE ARE NO CONFLICTS.
6. NOTIFY PROJECT INSPECTOR 24 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
7. ALL CONSTRUCTION VEHICLES SHALL PARK IN AREAS DESIGNATED BY THE OWNER.
8. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF ALAMEDA REQUIREMENTS.
9. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
10. LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
11. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
12. PLANT LIST SHALL TAKE PRECEDENCE OVER PLANTING PLAN IN CASE OF DISCREPANCIES.
13. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS, AFTER CONSULTING THE LANDSCAPE ARCHITECT.
14. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
15. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. MEASURE ALL INSTALLED PLANTS AND COMPARE AGAINST SPECIFICATIONS.
16. ANY SPECIFIC REQUIREMENTS SUCH AS SPECIFIC SHAPE, CHARACTER, NUMBER OF TREE TRUNKS, PLANT SOURCE, TRANSPORTING, AND OR SPECIAL BRACING NOTED ON THE PLAN OR PLANT LIST, WILL REQUIRE APPROVAL AND OR COORDINATION WITH THE LANDSCAPE ARCHITECT.
17. NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
18. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT
19. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
20. CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
21. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UNDERGROUND UTILITIES, AND OR CONSTRUCTION CAUSED BY LANDSCAPE INSTALLATION, AT NO COST TO THE OWNER.
22. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
23. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
24. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
25. ALL PLANTING AREAS SHALL BE EXCAVATED TO A MINIMUM OF 12" FOR GROUNDCOVERS, 18" FOR SHRUBS, AND MORE THAN 3' TREES, AND SHOULD RECEIVE NEW PLANTING SOIL. SEE SPECIFICATIONS OR ALTERNATE APPROVED LANDSCAPE ARCHITECT.
26. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
27. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. SOD DISTURBED AREA, IF REQUIRED. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND. (SEE SPEC)
28. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND BASED ON EXISTING SOIL TEST.
29. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
30. ALL TREES ON SOD AREA SHALL RECEIVE A HARDWOOD / PINE NEEDLE MULCH MIX RING 2' IN DIAMETER TYPICAL. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.
31. ALL PLANTING AREAS SHALL BE MULCHED WITH PINE STRAW MULCH TO A MINIMUM OF 3". DO NOT USE CYPRESS OR RED MULCH.
32. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE, UNLESS NOTED OTHERWISE.
33. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
34. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
35. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
36. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
37. ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
38. ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
39. CONTRACTOR TO FLAG ALL PROPOSED TREE AND PALM LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
40. LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUNDCOVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.
41. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, WEEKLY.
42. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO GRADING PLAN.
43. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN OR COORDINATE WITH THE IRRIGATION CONTRACTOR AND LANDSCAPING MAINTENANCE SERVICES ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, AND PEST CONTROL UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.
44. THE AWARDED LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED BID / CONTRACT WITH UNIT COST PRICING FOR ALL PLANT MATERIAL INCLUDING (WARRANTY, LABOR, TRANSPORTATION, RELOCATION, SITE MAINTENANCE AND PREPARATION) AS PER THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND OR PLANTING PLANS.
45. THE LANDSCAPE CONTRACTOR'S CONTRACT SHALL ACKNOWLEDGE ALL TERMS AND CONDITIONS SET FORTH UNDER THESE GENERAL LANDSCAPE NOTES AND SPECIFICATIONS.

A.D.A. NOTES
1. ALL HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED A MAXIMUM LONGITUDINAL-SLOPE OF 5% AND A MAXIMUM CROSS-SLOPE OF 2%.
2. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS SHOWN ON THESE PLANS AND FIELD-STAKED ELEVATIONS WITHIN ALL A.D.A. AREAS PRIOR TO INSTALLATION OF APPLICABLE PAVING. SHOULD ANY AREAS WITHIN THE ACCESSIBLE ROUTE EXCEED MAXIMUM GRADE, THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER FOR FURTHER DIRECTION.

CONSTRUCTION NOTES

1.SOIL FOR FILL SHALL BE CLEAN, FREE OF DEBRIS, DELETERIOUS MATERIAL AND ROCKS GREATER THAN 3" DIA.
2.SOIL FOR NEW PLANTING AREAS TO BE GENERAL LANDSCAPE PLANTING SOIL FROM AMERICAN SOIL PRODUCTS. BACKFILLED SOIL TO BE MIXED WITH NEW PLANTING SOIL PRIOR TO BACKFILLING RETAINING PLANTERS.
3. ALL MANHOLE TOPS SHALL BE SET FLUSH WITH FINISHED GRADE IN LANDSCAPED AND PAVED AREAS.
4. CONTRACTOR TO VERIFY THE ELEVATIONS OF ALL TIE-IN POINTS FOR INSTALLATION OF UTILITIES, CURB & GUTTER, SIDEWALK, RETAINING WALL, AND PAVING.
5. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE OPTIMUM COMPACTION OR AS REQUIRED IN EARTHWORK SPECIFICATION FOR ANY SOIL CLASSIFICATION AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-180 METHOD "A". BACKFILL MATERIAL SHALL BE CLEAN AND FREE OF ROOTS, ROCK OR DELETERIOUS MATTER. CONTRACTOR SHALL CORRECT ANY DAMAGE TO CURBING OR PAVING CAUSED BY TRENCH SETTLEMENT WHICH OCCURS WITHIN 12 MONTHS OF PROJECT ACCEPTANCE. REFER TO GEOTECH REPORT.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PROMPTLY UPON DISCOVERY. ANY CONFLICT OR DISCREPANCIES DISCOVERED WITHIN THE CONSTRUCTION PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REP AND ENGINEER OF RECORD FOR CLARIFICATION. FAILURE TO DO SO SHALL RESULT IN CONTRACTOR'S LIABILITY FOR ISSUES ARISING FROM SUCH CONFLICTS OR DISCREPANCIES.
7. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION MATERIALS, AND DEBRIS.
8. CONDUITS FOR SITE LIGHTING AND IRRIGATION SHALL BE INSTALLED, BACKFILLED AND PROPERLY COMPACTED PRIOR TO THE PLACEMENT OF BASE, PAVEMENT, AND CURB & GUTTER.

PLANTING NOTES

1. REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS.
2. ALL PLANTS MUST BE CONTAINER-GROWN (CONT.) OR BALLED AND BURLAPPED (B&B) AS INDICATED IN PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED, UNLESS NOTED OTHERWISE, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECTS BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTS AND PLANTING AREAS MUST RECEIVE A 3" MIN MULCH LAYER COMPOSED OF 50% COMPOST AND 50% SHREDDED BARK.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE CONSTRUCTION.
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE LANDSCAPE ARCHITECTS WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
10. NO EARTH SAUCERS TO BE PROVIDED AROUND TREE PLANTINGS LOCATED IN SWALES. TOP OF ROOT BALLS FOR THESE TREES TO BE FLUSH WITH BOTTOM OF SWALES TO ENSURE POSITIVE DRAINAGE.
11. ANY EXISTING AND RETAINED SOFTSCAPE OR HARDSCAPE ELEMENT WITHIN THE SHOWN 'LIMIT OF DISTURBANCE' THAT IS IMPACTED DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED IN-KIND -WORK SHALL BE COMPLETED AS A COHESIVE UNIT (RANDOM PATCHWORK WILL NOT BE ACCEPTABLE). FOR SOFTSCAPE AREAS, THIS SHALL INCLUDE THE LOOSENING OF COMPACTED SOIL PER SOIL SPECIFICATIONS, PLACEMENT OF SOIL, AND REPLACEMENT OF DAMAGED PLANT MATERIALS IN THE SAME SIZE, QUANTITY, QUALITY, AND LOCATION THAT WAS PRESENT AT THE START OF CONSTRUCTION. FOR HARDSCAPE MATERIALS, SITE FURNISHINGS, LIGHTING, ETC, ANY ELEMENTS THAT ARE DAMAGED SHALL BE REPLACED WITH NEW MATERIALS TO MATCH EXISTING.
12. SHRUB/TURF/GROUNDCOVER AREAS SHALL RECEIVE A CONTINUOUS LAYER OFF IMPORTED SOIL PER THE SOIL LEGEND. SOILS SHALL RUN CONTINUOUSLY BETWEEN PLANTS AND SHALL NOT BE IMPLEMENTED ON A PER-PLANT BASIS.

GENERAL TREE BRACING NOTES:

TREES AND PALMS GREATER THAN 6" DBH TO BE BRACED WITH PROPS:

1. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT), TIMBER BAMBOO (GUADUA ANGUSTIFOLIA) 3" DIA.).
2. ALL (PRESSURE TREATED (PT) 2"X4", 4"X4"). STAKES SHALL BE PAINTED AS SPECIFIED BY THE LANDSCAPE ARCHITECT. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER. ALL PAINT COLORS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"X4"X12'-16")
4. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
5. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
6. SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL TREE.
7. WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"X4"X30" STAKE. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM ON CURVED (CHARACTER) PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
8. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
9. IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT, "DO NOT REMOVE."
10. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

TREES AND PALMS LESS THAN 6" DBH TO BE BRACED BY GUYING:

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES.
9. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
10. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
11. ANY WIRES ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE ARCHITECT.

SHOP DRAWINGS / SUBMITTALS AND MOCK-UPS

1. LANDSCAPE: SUBMIT PHOTOGRAPHS OF ALL MATERIALS WITH SCALE REFERENCE. INDICATE GROWER'S LOCATION AND ANY LEAD TIME FOR ROOT PRUNING OR PREPARATION.

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PROJECT

200 WIND RIVER AT
RESEARCH PARK AT
ALAMEDA MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

BLUE RISE VENTURES
DRA ADVISORS

KEYPLAN

NO	ISSUE	DATE

Job Number 492113.000

TITLE

GENERAL NOTES

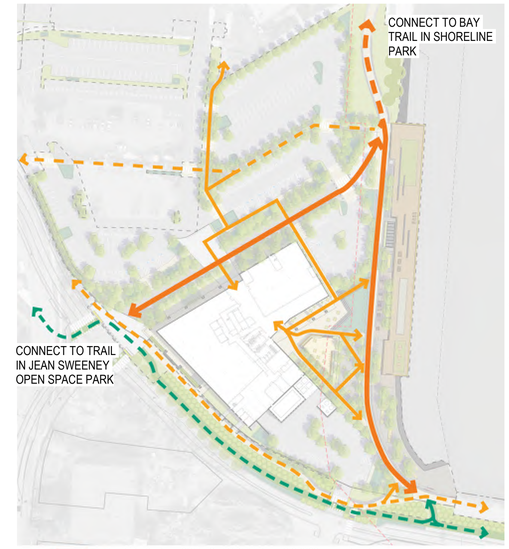
SHEET NUMBER

L00-02

9/12/2023 5:15:30 PM
Autodesk Docs://Wind River Marina Village/LAND-BRV-WindRiver.rvt

1 LANDSCAPE OVERALL PLAN
1" = 40'-0"

PROPOSED PEDESTRIAN AND BICYCLE CONNECTIONS COMPLETING THE LARGER NETWORK



- SHARED USE PATH CONNECTING BAY TRAIL TO CROSS ALAMEDA TRAIL
- EXISTING SHARED USE PATH (BAY TRAIL)
- BICYCLE ONLY PATH (CROSS ALAMEDA TRAIL)
- EXISTING BICYCLE ONLY PATH (CROSS ALAMEDA TRAIL)
- PEDESTRIAN ONLY PATHS
- EXISTING PEDESTRIAN ONLY PATHS

0 20' 40' 80'

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NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

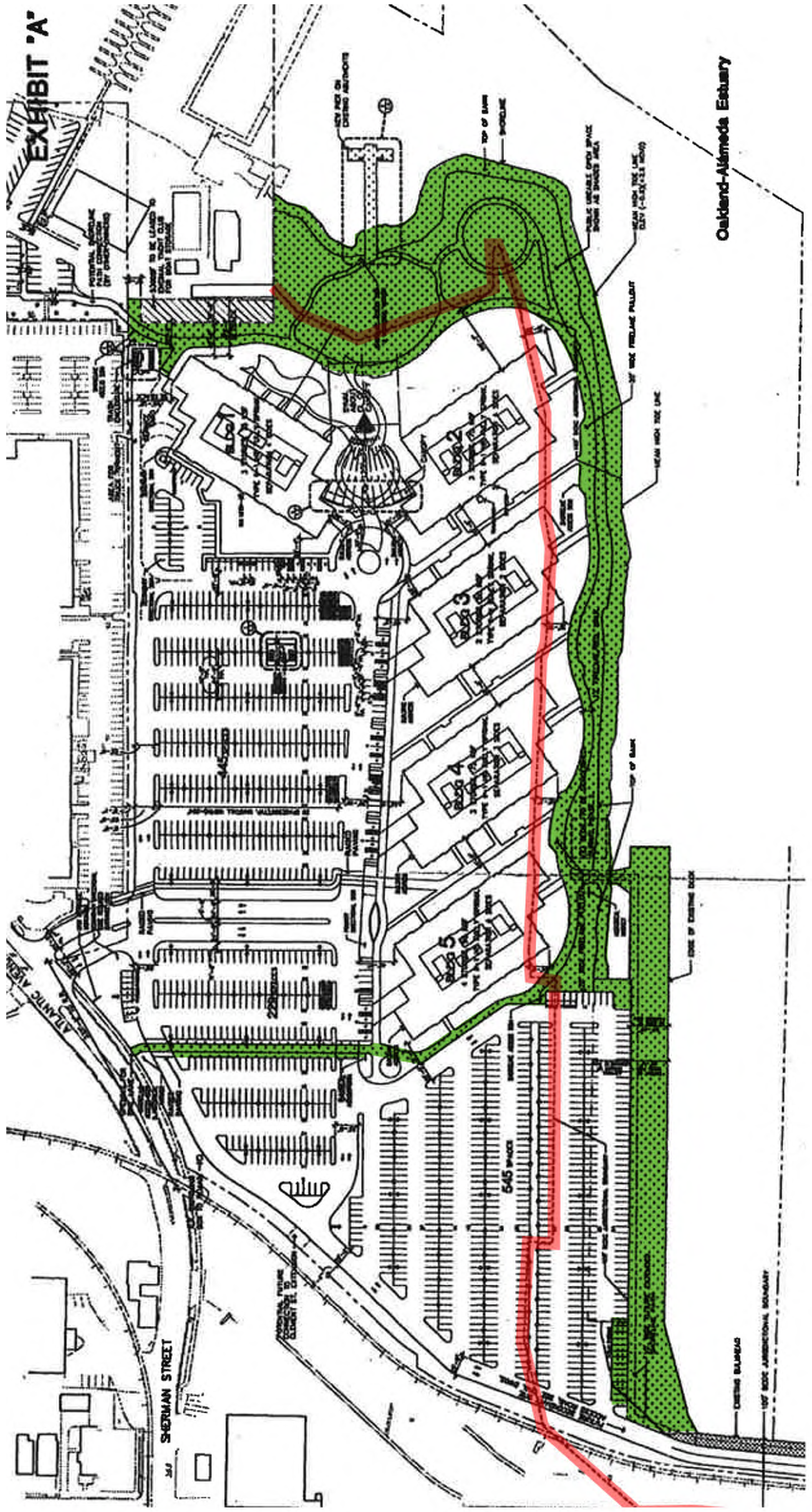
TITLE

LANDSCAPE OVERALL PLAN

SHEET NUMBER

L02-01

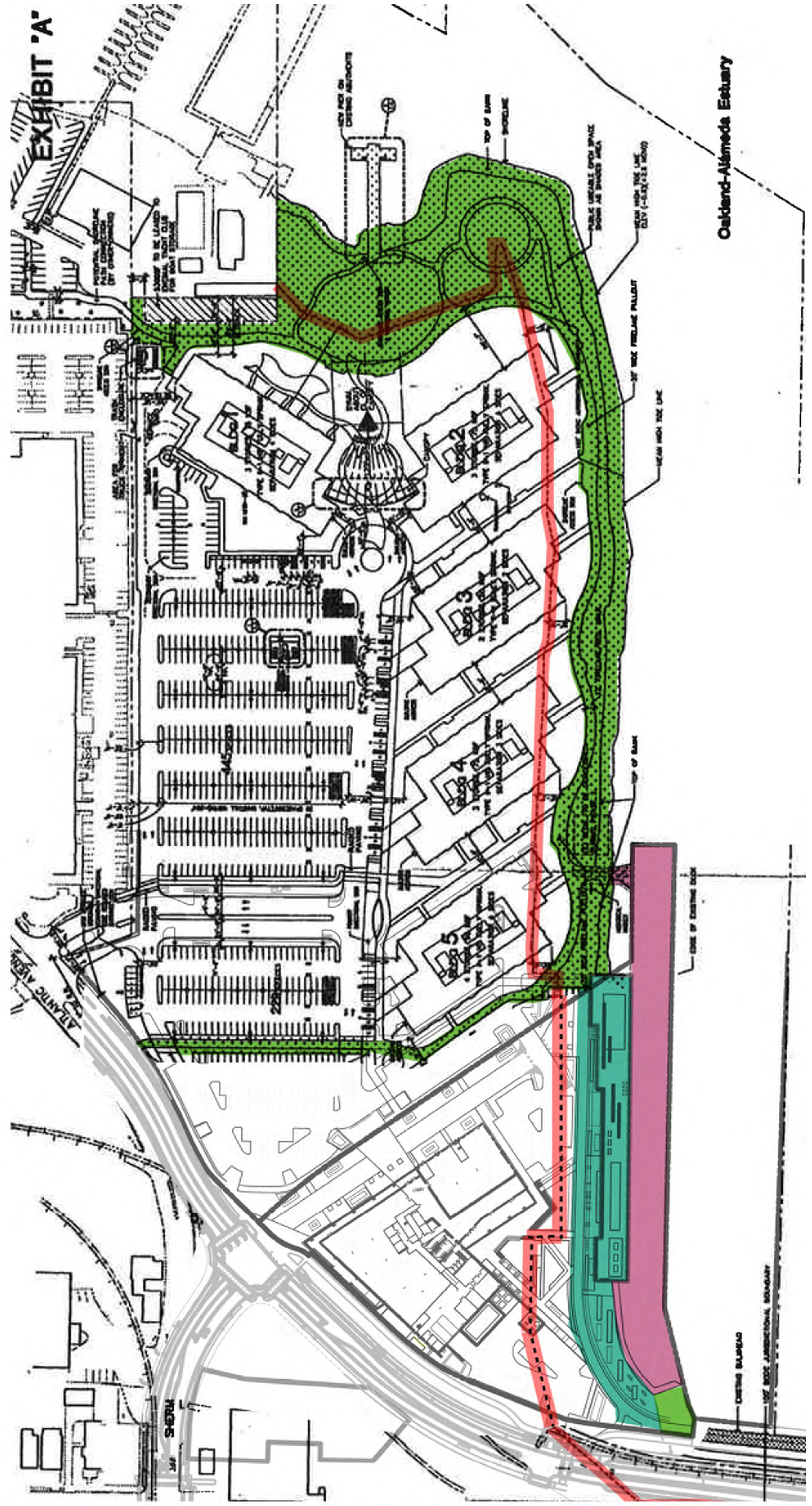
EXISTING DEDICATED PUBLIC ACCESS EASEMENT



DEDICATED PUBLIC ACCESS

BCDC 100 FT SHORELINE BAND

PROPOSED DEDICATED PUBLIC ACCESS EASEMENT



DEDICATED PUBLIC ACCESS TO REMAIN

BCDC 100 FT SHORELINE BAND

EXISTING DEDICATED PUBLIC ACCESS TO BE RELOCATED (40,000 SF)

NEW DEDICATED PUBLIC ACCESS (41,000 SF)

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1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

LANDSCAPE PUBLIC ACCESS EASEMENT

SHEET NUMBER

L02-02

1 ENLARGEMENT - SHARED USE PATH
1/16" = 1'-0"

0 8' 16' 32'

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PLANNING APPLICATION SUBMITTAL- REVISION 1: 09/08/2023

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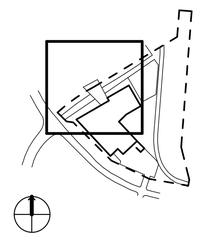

NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

LANDSCAPE ENLARGEMENT PLAN - SHARED USE PATH

SHEET NUMBER

L02-10

1 ENLARGEMENT - COURTYARD
1/16" = 1'-0"

0 8' 16' 32'

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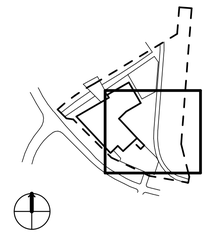

NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

LANDSCAPE ENLARGEMENT PLAN - COURTYARD

SHEET NUMBER

L02-20

1 ENLARGEMENT - WHARF
1/16" = 1'-0"

0 8' 16' 32'

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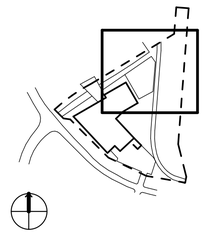

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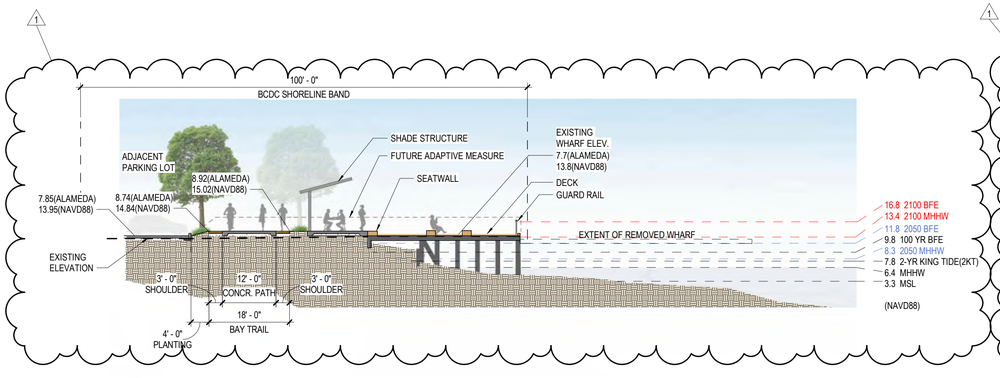
Job Number 492113.000

TITLE

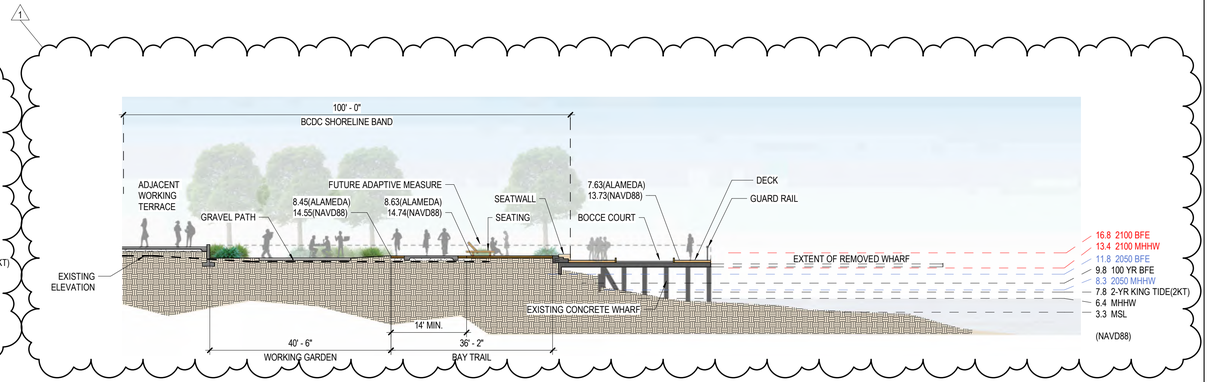
LANDSCAPE ENLARGEMENT PLAN - WHARF

SHEET NUMBER

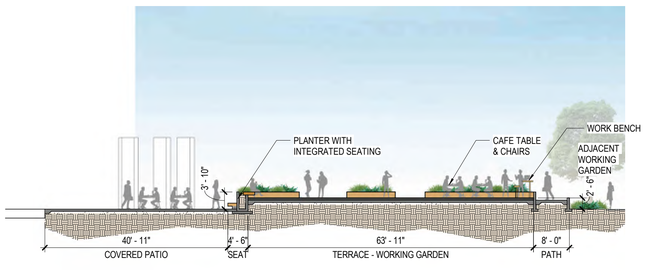
L02-30



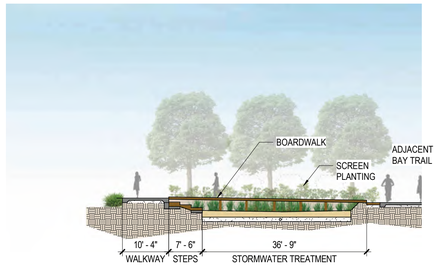
8 BAY TRAIL AT WHARF
1/16" = 1'-0"



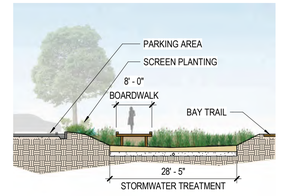
7 BAY TRAIL AT COURTYARD
1/16" = 1'-0"



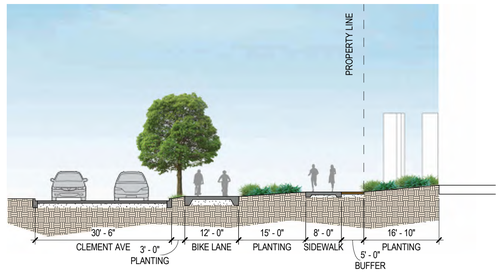
6 COURTYARD
1/16" = 1'-0"



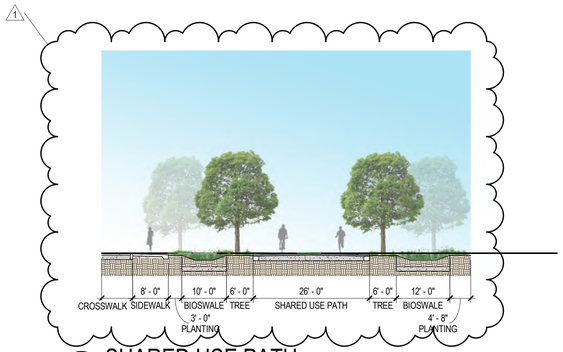
5 COURTYARD BIOSWALE
1/16" = 1'-0"



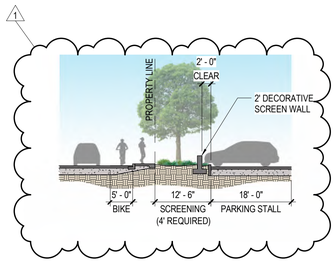
4 COURTYARD BOARDWALK
1/16" = 1'-0"



3 CLEMENT AVENUE
1/16" = 1'-0"



2 SHARED USE PATH
1/16" = 1'-0"



1 ATLANTIC AVENUE SECTION
1/16" = 1'-0"

0 8' 16' 32'

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BLUE RISE VENTURES
DRA ADVISORS

KEYPLAN

NO	ISSUE	DATE
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Job Number 492113.000

TITLE

LANDSCAPE SECTIONS

SHEET NUMBER

L03-01

1. VIEW FROM THE BAY TRAIL TO BIORETENTION AREA AND COURTYARD (LOOKING SOUTH)

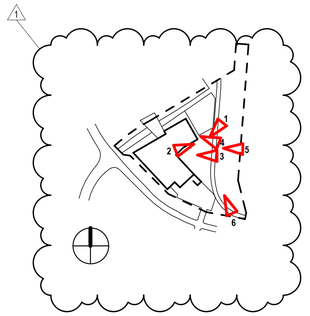
2. VIEW AT THE PORCH AND OUTDOOR WORKING ENVIRONMENT (LOOKING EAST)

3. VIEW FROM BAY TRAIL TO COURTYARD AND OUTDOOR SEATING (LOOKING WEST)

4. VIEW FROM THE OUTDOOR TERRACE (LOOKING NORTHEAST)

5. VIEW FROM THE WHARF (LOOKING WEST)

6. VIEW FROM THE WHARF (LOOKING SOUTHWEST)



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Job Number 492113.000

TITLE

LANDSCAPE 3D RENDERED VIEWS

SHEET NUMBER

L03-02

DECOMPOSED GRANITE

WOOD DECK

CONCRETE PAVERS

WORK STATION

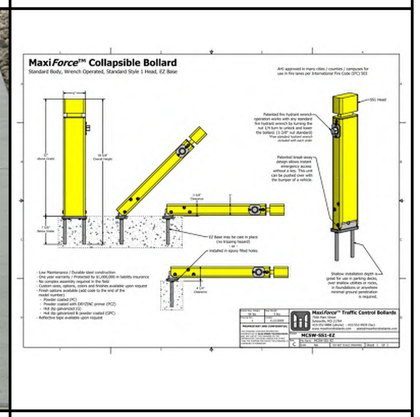
BIKE ROOM RACK

CUSTOM PLANTERS

OUTDOOR BIKE RACK

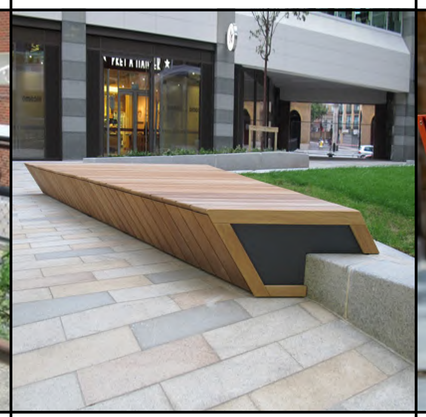
CONCRETE PAVEMENT WITH SPECIAL TREATMENT

CONCRETE PAVEMENT



COLLAPSIBLE BOLLARDS

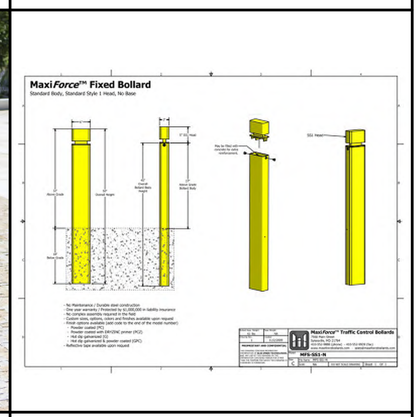
MOVABLE SEAT



WOODEN BENCH

CAFE TABLE AND CHAIRS

WORKING GARDEN TABLE AND CHAIRS



FIXED BOLLARDS

HARDSCAPE MATERIALS AND FURNISHINGS

3/16" = 1'-0"

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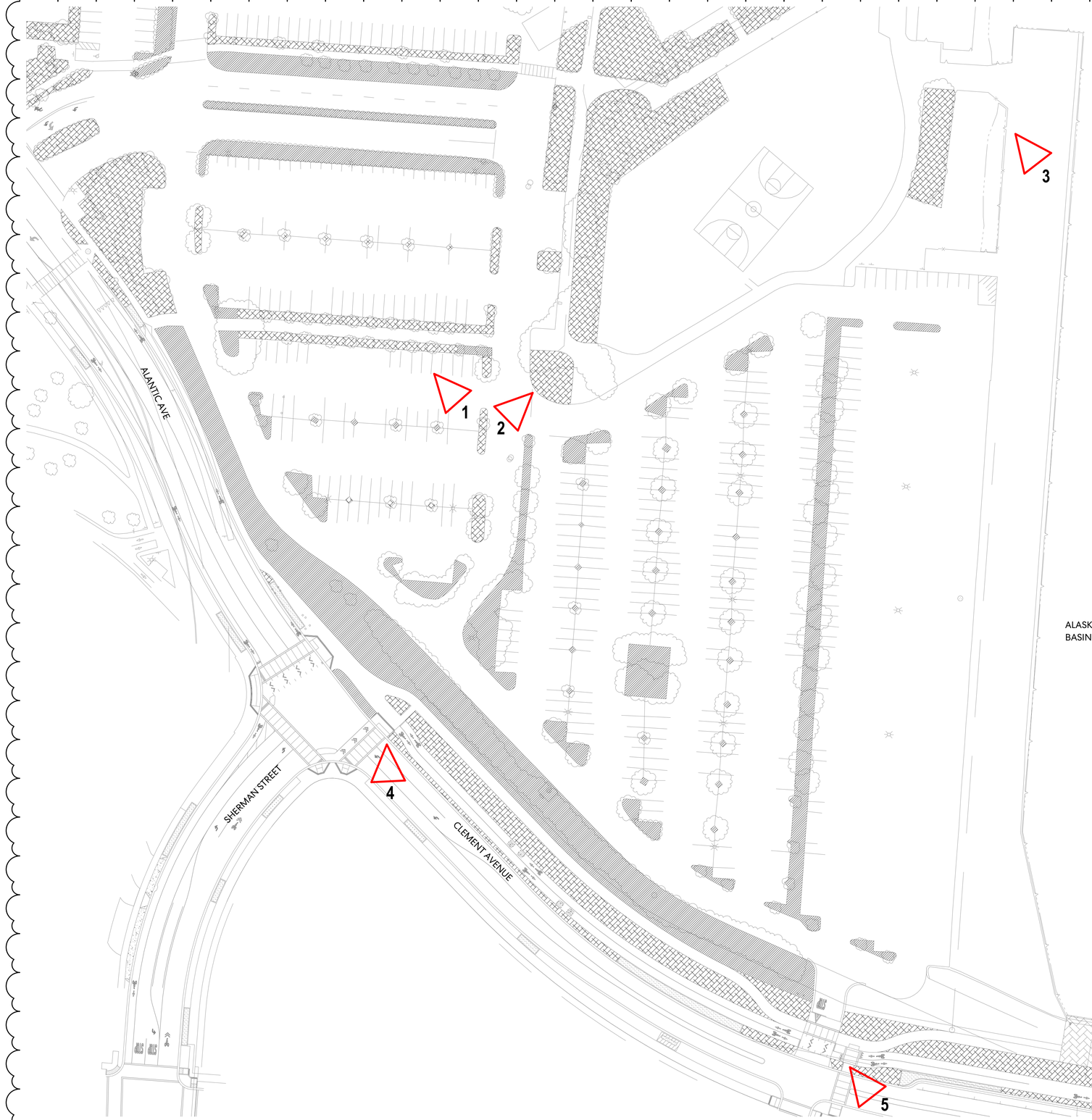
Job Number 492113.000

TITLE

HARDSCAPE MATERIALS AND FURNISHINGS

SHEET NUMBER

L04-01



PLANTING LEGEND

- EXISTING PLANTING TO REMAIN
- EXISTING PLANTING TO BE REMOVED

1 EXISTING PLANTING PLAN
1" = 40'-0"

0 20' 40' 80'

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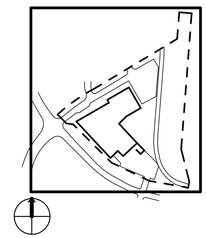

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1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

EXISTING PLANTING PLAN - SITE

SHEET NUMBER

L05-00

9/14/2023 9:28:07 AM
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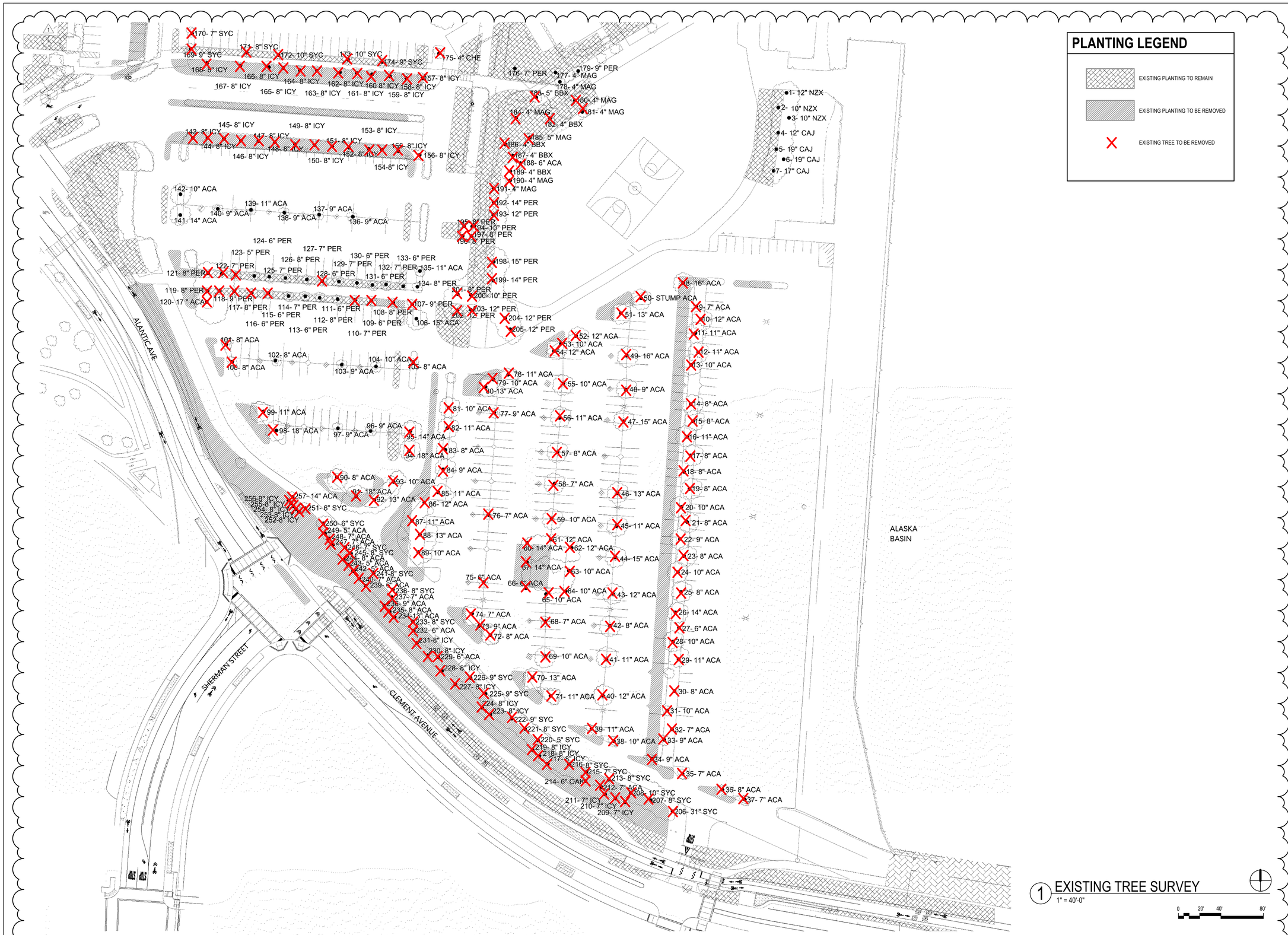

PLANTING LEGEND

- EXISTING PLANTING TO REMAIN
- EXISTING PLANTING TO BE REMOVED
- EXISTING TREE TO BE REMOVED

1 EXISTING TREE SURVEY
1" = 40'-0"

0 20' 40' 80'

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123 MISSION STREET, 7TH FLOOR, SAN FRANCISCO, CA 94105

PROJECT

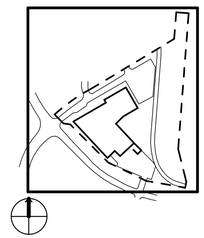
200 WIND RIVER AT
RESEARCH PARK AT
ALAMEDA MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

BLUE RISE VENTURES
DRA ADVISORS

KEYPLAN



NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

EXISTING TREE SURVEY PLAN

SHEET NUMBER

L05-01

8/4/2023

200 Wind River at Research Park at ALameda Marina Village

Tree Survey Inventory

Tree #	Map Symbol	Common Name	Scientific Name	Circumference	DBH	Comment
1	NZX	New Zealand Christmas tree	*Metrosideros excelsa*	35	12	
2	NZX	New Zealand Christmas tree	*Metrosideros excelsa*	30	10	
3	NZX	New Zealand Christmas tree	*Metrosideros excelsa*	29	10	
4	CAJ	Cajeput tree	*Melaleuca quinquenervia*	37	12	
5	CAJ	Cajeput tree	*Melaleuca quinquenervia*	57	19	
6	CAJ	Cajeput tree	*Melaleuca quinquenervia*	57	19	
7	CAJ	Cajeput tree	*Melaleuca quinquenervia*	52	17	
8	ACA	Blackwood acacia	*Acacia melanoxylon*	48	16	TO BE REMOVED
9	ACA	Blackwood acacia	*Acacia melanoxylon*	21	7	TO BE REMOVED
10	ACA	Blackwood acacia	*Acacia melanoxylon*	36	12	TO BE REMOVED
11	ACA	Blackwood acacia	*Acacia melanoxylon*	34	11	TO BE REMOVED
12	ACA	Blackwood acacia	*Acacia melanoxylon*	32	11	TO BE REMOVED
13	ACA	Blackwood acacia	*Acacia melanoxylon*	31	10	TO BE REMOVED
14	ACA	Blackwood acacia	*Acacia melanoxylon*	23	8	Dead TO BE REMOVED
15	ACA	Blackwood acacia	*Acacia melanoxylon*	23	8	TO BE REMOVED
16	ACA	Blackwood acacia	*Acacia melanoxylon*	34	11	TO BE REMOVED
17	ACA	Blackwood acacia	*Acacia melanoxylon*	25	8	TO BE REMOVED
18	ACA	Blackwood acacia	*Acacia melanoxylon*	22	8	TO BE REMOVED
19	ACA	Blackwood acacia	*Acacia melanoxylon*	25	8	TO BE REMOVED
20	ACA	Blackwood acacia	*Acacia melanoxylon*	29	10	TO BE REMOVED
21	ACA	Blackwood acacia	*Acacia melanoxylon*	24	8	TO BE REMOVED
22	ACA	Blackwood acacia	*Acacia melanoxylon*	28	9	TO BE REMOVED
23	ACA	Blackwood acacia	*Acacia melanoxylon*	22	8	TO BE REMOVED
24	ACA	Blackwood acacia	*Acacia melanoxylon*	31	10	TO BE REMOVED
25	ACA	Blackwood acacia	*Acacia melanoxylon*	22	8	TO BE REMOVED
26	ACA	Blackwood acacia	*Acacia melanoxylon*	42	14	TO BE REMOVED
27	ACA	Blackwood acacia	*Acacia melanoxylon*	17	6	TO BE REMOVED
28	ACA	Blackwood acacia	*Acacia melanoxylon*	31	10	TO BE REMOVED
29	ACA	Blackwood acacia	*Acacia melanoxylon*	32	11	TO BE REMOVED
30	ACA	Blackwood acacia	*Acacia melanoxylon*	24	8	TO BE REMOVED
31	ACA	Blackwood acacia	*Acacia melanoxylon*	29	10	TO BE REMOVED
32	ACA	Blackwood acacia	*Acacia melanoxylon*	21	7	TO BE REMOVED
33	ACA	Blackwood acacia	*Acacia melanoxylon*	26	9	Dead TO BE REMOVED
34	ACA	Blackwood acacia	*Acacia melanoxylon*	27	9	Dead TO BE REMOVED
35	ACA	Blackwood acacia	*Acacia melanoxylon*	19	7	Dead TO BE REMOVED
36	ACA	Blackwood acacia	*Acacia melanoxylon*	22	8	Dead TO BE REMOVED
37	ACA	Blackwood acacia	*Acacia melanoxylon*	19	7	Dead TO BE REMOVED
38	ACA	Blackwood acacia	*Acacia melanoxylon*	31	10	Dead TO BE REMOVED
39	ACA	Blackwood acacia	*Acacia melanoxylon*	33	11	Dead TO BE REMOVED
40	ACA	Blackwood acacia	*Acacia melanoxylon*	35	12	TO BE REMOVED
41	ACA	Blackwood acacia	*Acacia melanoxylon*	33	11	TO BE REMOVED
42	ACA	Blackwood acacia	*Acacia melanoxylon*	25	8	TO BE REMOVED
43	ACA	Blackwood acacia	*Acacia melanoxylon*	36	12	TO BE REMOVED
44	ACA	Blackwood acacia	*Acacia melanoxylon*	45	15	TO BE REMOVED
45	ACA	Blackwood acacia	*Acacia melanoxylon*	33	11	TO BE REMOVED
46	ACA	Blackwood acacia	*Acacia melanoxylon*	40	13	TO BE REMOVED
47	ACA	Blackwood acacia	*Acacia melanoxylon*	44	15	TO BE REMOVED
48	ACA	Blackwood acacia	*Acacia melanoxylon*	28	9	TO BE REMOVED
49	ACA	Blackwood acacia	*Acacia melanoxylon*	50	16	TO BE REMOVED
50	ACA	Blackwood acacia	*Acacia melanoxylon*	-	-	Stump survey TO BE REMOVED
51	ACA	Blackwood acacia	*Acacia melanoxylon*	39	13	TO BE REMOVED
52	ACA	Blackwood acacia	*Acacia melanoxylon*	35	12	TO BE REMOVED

8/4/2023

200 Wind River at Research Park at ALameda Marina Village

Tree Survey Inventory

Tree #	Map Symbol	Common Name	Scientific Name	Circumference	DBH	Comment
53	ACA	Blackwood acacia	*Acacia melanoxylon*	29	10	TO BE REMOVED
54	ACA	Blackwood acacia	*Acacia melanoxylon*	37	12	TO BE REMOVED
55	ACA	Blackwood acacia	*Acacia melanoxylon*	29	10	TO BE REMOVED
56	ACA	Blackwood acacia	*Acacia melanoxylon*	32	11	TO BE REMOVED
57	ACA	Blackwood acacia	*Acacia melanoxylon*	23	8	TO BE REMOVED
58	ACA	Blackwood acacia	*Acacia melanoxylon*	20	7	TO BE REMOVED
59	ACA	Blackwood acacia	*Acacia melanoxylon*	30	10	TO BE REMOVED
60	ACA	Blackwood acacia	*Acacia melanoxylon*	42	14	TO BE REMOVED
61	ACA	Blackwood acacia	*Acacia melanoxylon*	36	12	TO BE REMOVED
62	ACA	Blackwood acacia	*Acacia melanoxylon*	36	12	TO BE REMOVED
63	ACA	Blackwood acacia	*Acacia melanoxylon*	30	10	TO BE REMOVED
64	ACA	Blackwood acacia	*Acacia melanoxylon*	31	10	TO BE REMOVED
65	ACA	Blackwood acacia	*Acacia melanoxylon*	29	10	TO BE REMOVED
66	ACA	Blackwood acacia	*Acacia melanoxylon*	16	6	TO BE REMOVED
67	ACA	Blackwood acacia	*Acacia melanoxylon*	41	14	TO BE REMOVED
68	ACA	Blackwood acacia	*Acacia melanoxylon*	19	7	TO BE REMOVED
69	ACA	Blackwood acacia	*Acacia melanoxylon*	29	10	TO BE REMOVED
70	ACA	Blackwood acacia	*Acacia melanoxylon*	40	13	TO BE REMOVED
71	ACA	Blackwood acacia	*Acacia melanoxylon*	34	11	Dead TO BE REMOVED
72	ACA	Blackwood acacia	*Acacia melanoxylon*	24	8	Dead TO BE REMOVED
73	ACA	Blackwood acacia	*Acacia melanoxylon*	26	9	Dead TO BE REMOVED
74	ACA	Blackwood acacia	*Acacia melanoxylon*	20	7	TO BE REMOVED
75	ACA	Blackwood acacia	*Acacia melanoxylon*	16	6	TO BE REMOVED
76	ACA	Blackwood acacia	*Acacia melanoxylon*	20	7	TO BE REMOVED
77	ACA	Blackwood acacia	*Acacia melanoxylon*	27	9	TO BE REMOVED
78	ACA	Blackwood acacia	*Acacia melanoxylon*	34	11	TO BE REMOVED
79	ACA	Blackwood acacia	*Acacia melanoxylon*	30	10	TO BE REMOVED
80	ACA	Blackwood acacia	*Acacia melanoxylon*	40	13	TO BE REMOVED
81	ACA	Blackwood acacia	*Acacia melanoxylon*	30	10	TO BE REMOVED
82	ACA	Blackwood acacia	*Acacia melanoxylon*	33	11	TO BE REMOVED
83	ACA	Blackwood acacia	*Acacia melanoxylon*	24	8	TO BE REMOVED
84	ACA	Blackwood acacia	*Acacia melanoxylon*	28	9	TO BE REMOVED
85	ACA	Blackwood acacia	*Acacia melanoxylon*	32	11	TO BE REMOVED
86	ACA	Blackwood acacia	*Acacia melanoxylon*	36	12	TO BE REMOVED
87	ACA	Blackwood acacia	*Acacia melanoxylon*	32	11	TO BE REMOVED
88	ACA	Blackwood acacia	*Acacia melanoxylon*	40	13	TO BE REMOVED
89	ACA	Blackwood acacia	*Acacia melanoxylon*	31	10	TO BE REMOVED
90	ACA	Blackwood acacia	*Acacia melanoxylon*	23	8	TO BE REMOVED
91	ACA	Blackwood acacia	*Acacia melanoxylon*	54	18	TO BE REMOVED
92	ACA	Blackwood acacia	*Acacia melanoxylon*	40	13	TO BE REMOVED
93	ACA	Blackwood acacia	*Acacia melanoxylon*	30	10	TO BE REMOVED
94	ACA	Blackwood acacia	*Acacia melanoxylon*	55	18	TO BE REMOVED
95	ACA	Blackwood acacia	*Acacia melanoxylon*	41	14	TO BE REMOVED
96	ACA	Blackwood acacia	*Acacia melanoxylon*	28	9	
97	ACA	Blackwood acacia	*Acacia melanoxylon*	27	9	
98	ACA	Blackwood acacia	*Acacia melanoxylon*	54	18	TO BE REMOVED
99	ACA	Blackwood acacia	*Acacia melanoxylon*	34	11	TO BE REMOVED
100	ACA	Blackwood acacia	*Acacia melanoxylon*	25	8	TO BE REMOVED
101	ACA	Blackwood acacia	*Acacia melanoxylon*	25	8	TO BE REMOVED
102	ACA	Blackwood acacia	*Acacia melanoxylon*	25	8	
103	ACA	Blackwood acacia	*Acacia melanoxylon*	26	9	
104	ACA	Blackwood acacia	*Acacia melanoxylon*	30	10	

8/4/2023

200 Wind River at Research Park at ALameda Marina Village

Tree Survey Inventory

Tree #	Map Symbol	Common Name	Scientific Name	Circumference	DBH	Comment
105	ACA	Blackwood acacia	*Acacia melanoxylon*	24	8	TO BE REMOVED
106	ACA	Blackwood acacia	*Acacia melanoxylon*	44	15	TO BE REMOVED
107	PER	Pear- callery	*Pyrus calleryana*	26	9	TO BE REMOVED
108	PER	Pear- callery	*Pyrus calleryana*	22	8	TO BE REMOVED
109	PER	Pear- callery	*Pyrus calleryana*	17	6	TO BE REMOVED
110	PER	Pear- callery	*Pyrus calleryana*	21	7	TO BE REMOVED
111	PER	Pear- callery	*Pyrus calleryana*	17	6	
112	PER	Pear- callery	*Pyrus calleryana*	22	8	
113	PER	Pear- callery	*Pyrus calleryana*	18	6	
114	PER	Pear- callery	*Pyrus calleryana*	21	7	
115	PER	Pear- callery	*Pyrus calleryana*	16	6	Dead TO BE REMOVED
116	PER	Pear- callery	*Pyrus calleryana*	18	6	TO BE REMOVED
117	PER	Pear- callery	*Pyrus calleryana*	22	8	TO BE REMOVED
118	PER	Pear- callery	*Pyrus calleryana*	28	9	TO BE REMOVED
119	PER	Pear- callery	*Pyrus calleryana*	23	8	TO BE REMOVED
120	ACA	Blackwood acacia	*Acacia melanoxylon*	52	17	TO BE REMOVED
121	PER	Pear- callery	*Pyrus calleryana*	25	8	TO BE REMOVED
122	PER	Pear- callery	*Pyrus calleryana*	20	7	TO BE REMOVED
123	PER	Pear- callery	*Pyrus calleryana*	15	5	Dead TO BE REMOVED
124	PER	Pear- callery	*Pyrus calleryana*	17	6	
125	PER	Pear- callery	*Pyrus calleryana*	19	7	
126	PER	Pear- callery	*Pyrus calleryana*	22	8	
127	PER	Pear- callery	*Pyrus calleryana*	19	7	
128	PER	Pear- callery	*Pyrus calleryana*	17	6	Dead TO BE REMOVED
129	PER	Pear- callery	*Pyrus calleryana*	19	7	
130	PER	Pear- callery	*Pyrus calleryana*	18	6	
131	PER	Pear- callery	*Pyrus calleryana*	17	6	
132	PER	Pear- callery	*Pyrus calleryana*	20	7	
133	PER	Pear- callery	*Pyrus calleryana*	17	6	
134	PER	Pear- callery	*Pyrus calleryana*	25	8	
135	ACA	Blackwood acacia	*Acacia melanoxylon*	32	11	
136	ACA	Blackwood acacia	*Acacia melanoxylon*	26	9	
137	ACA	Blackwood acacia	*Acacia melanoxylon*	26	9	
138	ACA	Blackwood acacia	*Acacia melanoxylon*	28	9	
139	ACA	Blackwood acacia	*Acacia melanoxylon*	33	11	
140	ACA	Blackwood acacia	*Acacia melanoxylon*	26	9	
141	ACA	Blackwood acacia	*Acacia melanoxylon*	43	14	
142	ACA	Blackwood acacia	*Acacia melanoxylon*	30	10	
143	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
144	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
145	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
146	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
147	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
148	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
149	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
150	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
151	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
152	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
153	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
154	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
155	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
156	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED

200 Wind River at Research Park at ALameda Marina Village

Tree Survey Inventory

Tree #	Map Symbol	Common Name	Scientific Name	Circumference	DBH	Comment
157	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
158	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
159	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
160	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
161	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
162	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
163	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
164	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
165	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
166	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
167	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
168	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
169	SYC	Sycamore	*Platanus*	28	9	TO BE REMOVED
170	SYC	Sycamore	*Platanus*	19	7	TO BE REMOVED
171	SYC	Sycamore	*Platanus*	22	8	TO BE REMOVED
172	SYC	Sycamore	*Platanus*	29	10	TO BE REMOVED
173	SYC	Sycamore	*Platanus*	30	10	TO BE REMOVED
174	SYC	Sycamore	*Platanus*	27	9	TO BE REMOVED
175	CHE	Chinese Elm	*Ulmus parvifolia*	12	4	TO BE REMOVED
176	PER	Pear- callery	*Pyrus calleryana*	19	7	
177	MAG	Magnolia	*Magnolia grandiflora*	10	4	
178	MAG	Magnolia	*Magnolia grandiflora*	11	4	
179	PER	Pear- callery	*Pyrus calleryana*	27	9	
180	MAG	Magnolia	*Magnolia grandiflora*	10	4	TO BE REMOVED
181	MAG	Magnolia	*Magnolia grandiflora*	11	4	TO BE REMOVED
182	BBX	Brisbane box	*Lophostemon confertus*	10	4	TO BE REMOVED
183	BBX	Brisbane box	*Lophostemon confertus*	14	5	TO BE REMOVED
184	MAG	Magnolia	*Magnolia grandiflora*	12	4	TO BE REMOVED
185	MAG	Magnolia	*Magnolia grandiflora*	13	5	TO BE REMOVED
186	BBX	Brisbane box	*Lophostemon confertus*	11	4	TO BE REMOVED
187	BBX	Brisbane box	*Lophostemon confertus*	11	4	TO BE REMOVED
188	ACA	Blackwood acacia	*Acacia melanoxylon*	9, 9	3, 3	TO BE REMOVED
189	BBX	Brisbane box	*Lophostemon confertus*	12	4	TO BE REMOVED
190	MAG	Magnolia	*Magnolia grandiflora*	12	4	TO BE REMOVED
191	MAG	Magnolia	*Magnolia grandiflora*	11	4	TO BE REMOVED
192	PER	Pear- callery	*Pyrus calleryana*	41	14	TO BE REMOVED
193	PER	Pear- callery	*Pyrus calleryana*	35	12	TO BE REMOVED
194	PER	Pear- callery	*Pyrus calleryana*	30	10	TO BE REMOVED
195	PER	Pear- callery	*Pyrus calleryana*	22	8	TO BE REMOVED
196	PER	Pear- callery	*Pyrus calleryana*	23	8	TO BE REMOVED
197	PER	Pear- callery	*Pyrus calleryana*	25	8	TO BE REMOVED
198	PER	Pear- callery	*Pyrus calleryana*	47	15	TO BE REMOVED
199	PER	Pear- callery	*Pyrus calleryana*	43	14	TO BE REMOVED
200	PER	Pear- callery	*Pyrus calleryana*	30	10	TO BE REMOVED
201	PER	Pear- callery	*Pyrus calleryana*	22	8	TO BE REMOVED
202	PER	Pear- callery	*Pyrus calleryana*	36	12	TO BE REMOVED
203	PER	Pear- callery	*Pyrus calleryana*	35	12	TO BE REMOVED
204	PER	Pear- callery	*Pyrus calleryana*	37	12	TO BE REMOVED
205	PER	Pear- callery	*Pyrus calleryana*	36	12	TO BE REMOVED
206	SYC	Sycamore	*Platanus*	96	31	TO BE REMOVED
207	SYC	Sycamore	*Platanus*	23	8	TO BE REMOVED
208	SYC	Sycamore	*Platanus*	30	10	TO BE REMOVED

200 Wind River at Research Park at ALameda Marina Village

Tree Survey Inventory

Tree #	Map Symbol	Common Name	Scientific Name	Circumference	DBH	Comment
209	ICY	Italian cypress	*Cupressus sempervirens*	20	7	TO BE REMOVED
210	ICY	Italian cypress	*Cupressus sempervirens*	20	7	TO BE REMOVED
211	ICY	Italian cypress	*Cupressus sempervirens*	20	7	TO BE REMOVED
212	ACA	Blackwood acacia	*Acacia melanoxylon*	20	7	TO BE REMOVED
213	SYC	Sycamore	*Platanus*	24	8	TO BE REMOVED
214	OAK	Coast live oak	*Quercus agrifolia*	17	6	TO BE REMOVED
215	SYC	Sycamore	*Platanus*	21	7	TO BE REMOVED
216	SYC	Sycamore	*Platanus*	23	8	TO BE REMOVED
217	ICY	Italian cypress	*Cupressus sempervirens*	25	8	TO BE REMOVED
218	ICY	Italian cypress	*Cupressus sempervirens*	25	8	TO BE REMOVED
219	ICY	Italian cypress	*Cupressus sempervirens*	25	8	TO BE REMOVED
220	SYC	Sycamore	*Platanus*	13	5	TO BE REMOVED
221	SYC	Sycamore	*Platanus*	25	8	TO BE REMOVED
222	SYC	Sycamore	*Platanus*	26	9	TO BE REMOVED
223	ICY	Italian cypress	*Cupressus sempervirens*	22	8	TO BE REMOVED
224	ICY	Italian cypress	*Cupressus sempervirens*	22	8	TO BE REMOVED
225	SYC	Sycamore	*Platanus*	28	9	TO BE REMOVED
226	SYC	Sycamore	*Platanus*	27	9	TO BE REMOVED
227	ICY	Italian cypress	*Cupressus sempervirens*	22	8	TO BE REMOVED
228	ICY	Italian cypress	*Cupressus sempervirens*	22	8	TO BE REMOVED
229	ACA	Blackwood acacia	*Acacia melanoxylon*	18	6	TO BE REMOVED
230	ICY	Italian cypress	*Cupressus sempervirens*	22	8	TO BE REMOVED
231	ICY	Italian cypress	*Cupressus sempervirens*	22	8	TO BE REMOVED
232	ACA	Blackwood acacia	*Acacia melanoxylon*	18	6	TO BE REMOVED
233	SYC	Sycamore	*Platanus*	22	8	TO BE REMOVED
234	ACA	Blackwood acacia	*Acacia melanoxylon*	27, 13	9, 4	TO BE REMOVED
235	ACA	Blackwood acacia	*Acacia melanoxylon*	22	8	TO BE REMOVED
236	ACA	Blackwood acacia	*Acacia melanoxylon*	26	9	TO BE REMOVED
237	ACA	Blackwood acacia	*Acacia melanoxylon*	21	7	TO BE REMOVED
238	SYC	Sycamore	*Platanus*	25	8	TO BE REMOVED
239	ACA	Blackwood acacia	*Acacia melanoxylon*	18	6	TO BE REMOVED
240	ACA	Blackwood acacia	*Acacia melanoxylon*	11, 9	4, 3	TO BE REMOVED
241	SYC	Sycamore	*Platanus*	23	8	TO BE REMOVED
242	ACA	Blackwood acacia	*Acacia melanoxylon*	15	5	TO BE REMOVED
243	ACA	Blackwood acacia	*Acacia melanoxylon*	14	5	TO BE REMOVED
244	ACA	Blackwood acacia	*Acacia melanoxylon*	13, 12	4, 4	TO BE REMOVED
245	SYC	Sycamore	*Platanus*	23	8	TO BE REMOVED
246	SYC	Sycamore	*Platanus*	21	7	TO BE REMOVED
247	ACA	Blackwood acacia	*Acacia melanoxylon*	12, 10	4, 3	TO BE REMOVED
248	ACA	Blackwood acacia	*Acacia melanoxylon*	9, 12	3, 4	TO BE REMOVED
249	ACA	Blackwood acacia	*Acacia melanoxylon*	13	5	TO BE REMOVED
250	SYC	Sycamore	*Platanus*	18	6	TO BE REMOVED
251	SYC	Sycamore	*Platanus*	17	6	TO BE REMOVED
252	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
253	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
254	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
255	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
256	ICY	Italian cypress	*Cupressus sempervirens*	24	8	TO BE REMOVED
257	ACA	Blackwood acacia	*Acacia melanoxylon*	16, 10, 18	5, 3, 6	TO BE REMOVED

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PROJECT

200 WIND RIVER AT RESEARCH PARK AT ALAMEDA MARINA VILLAGE

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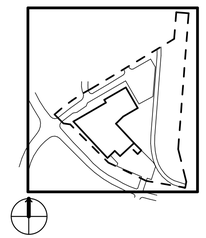
PLANNING APPLICATION SUBMITTAL- REVISION 1 - 09/08/2023

BLUE RISE VENTURES DRA ADVISORS

KEYPLAN



NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

EXISTING TREE SCHEDULE

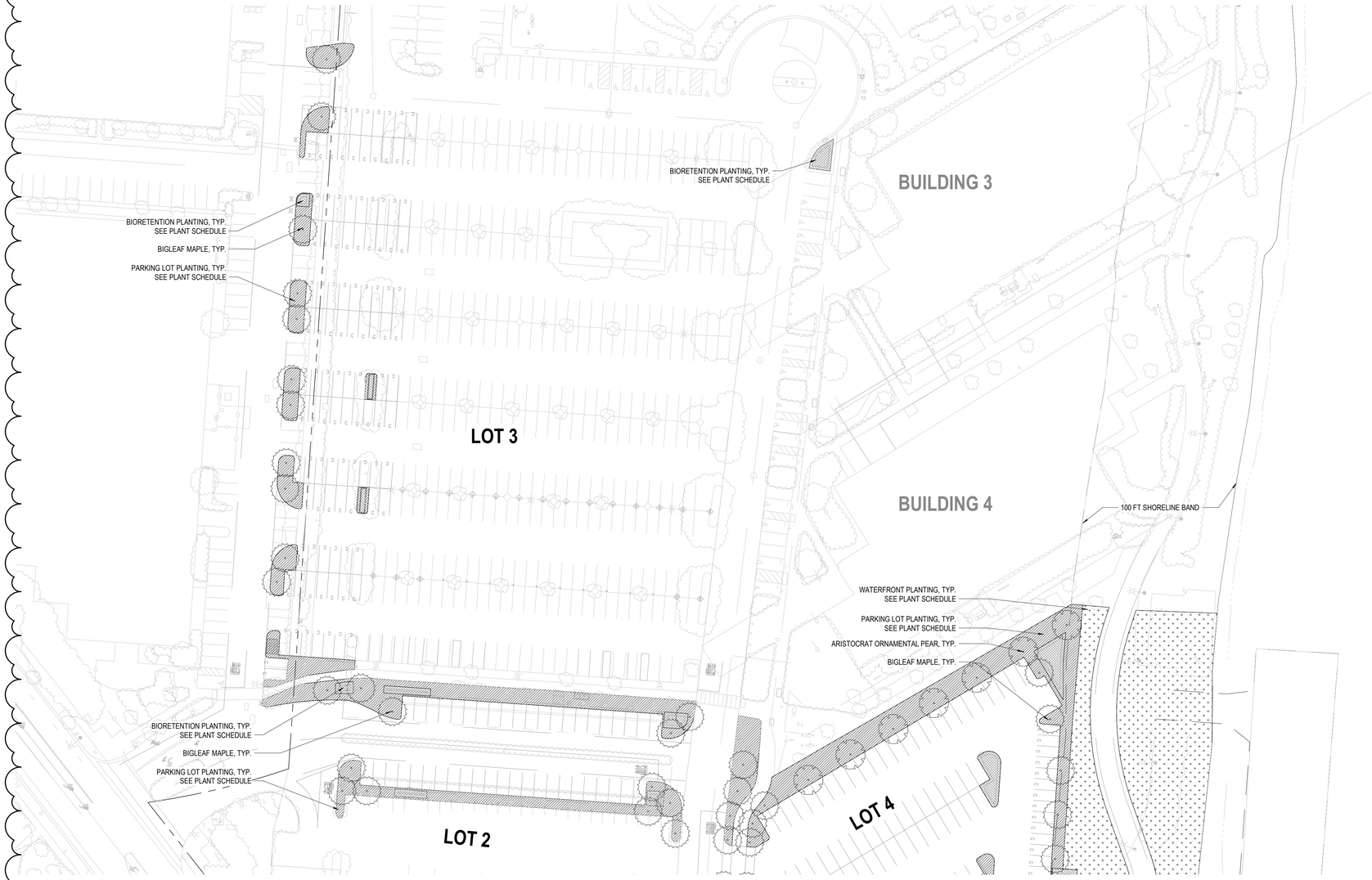
SHEET NUMBER

L05-02

9/14/2023 9:28:10 AM
Autodesk Docs://Wind River Marina Village/LAND-BRIV-WindRiver.rvt

PARKING LOT TREE COUNT

	EXISTING PARKING	PROPOSED PARKING	PARKING ADDED OR MODIFIED	NUMBER OF NEW TREES REQUIRED (1 TREE PER 4 PARKING STALLS)	EXISTING TREES TO REMAIN	PROPOSED NEW TREES	TOTAL TREES PROVIDED
LOT 1N	268	38	-230	10	0	13	13
LOT 1S	267	30	-237	8	0	22	22
LOT 2	230	208	-22	52	28	44	72
LOT 3	483	531	-48	133	123	16	139
LOT 4	0	136	+136	34	0	51	51



1 PLANTING PLAN - CAMPUS
1" = 40'-0"

0 20' 40' 80'

LEGEND

- COLUMBIA LONDON PLANE TREE
- WATER GUM
- BIGLEAF MAPLE
- JACARANDA
- ARISTOCRAT ORNAMENTAL PEAR
- STORMWATER TREATMENT
- COURTYARD PLANTING
- SHARED USE PATH PLANTING
- PARKING LOT PLANTING
- WATERFRONT PLANTING

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PROJECT

200 WIND RIVER AT
RESEARCH PARK AT
ALAMEDA MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

PLANNING APPLICATION SUBMITTAL- REVISION 1: 09/08/2023

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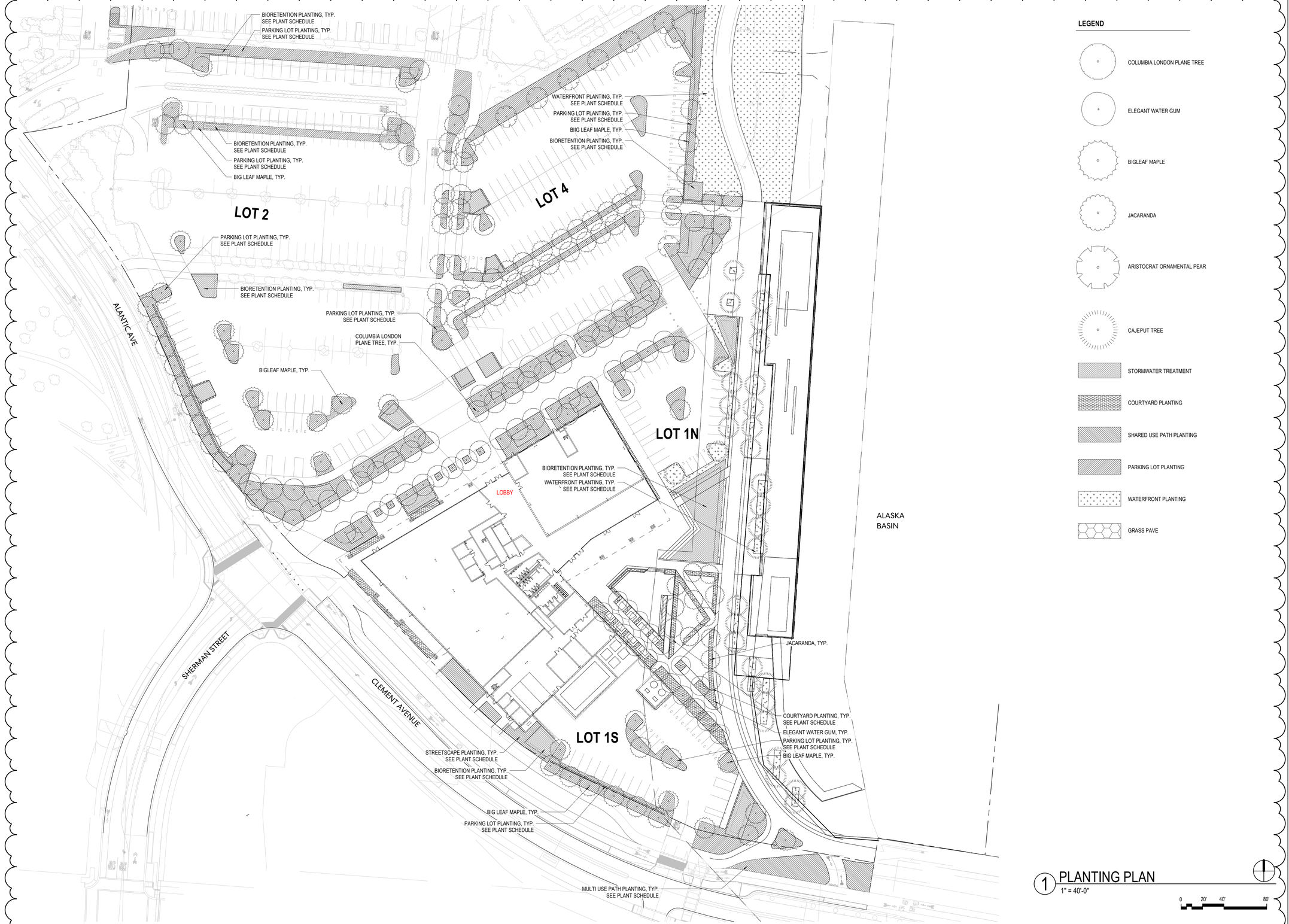
PLANTING PLAN - CAMPUS

SHEET NUMBER

L05-10



1 PLANTING PLAN
1" = 40'-0"

0 20' 40' 80'

LEGEND

- COLUMBIA LONDON PLANE TREE
- ELEGANT WATER GUM
- BIGLEAF MAPLE
- JACARANDA
- ARISTOCRAT ORNAMENTAL PEAR
- CAJEPUT TREE
- STORMWATER TREATMENT
- COURTYARD PLANTING
- SHARED USE PATH PLANTING
- PARKING LOT PLANTING
- WATERFRONT PLANTING
- GRASS PAVE

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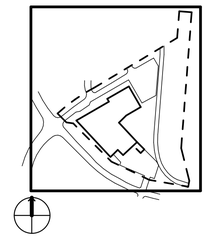

NO	ISSUE	DATE
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Job Number 492113.000

TITLE

PLANTING PLAN - SITE

SHEET NUMBER

L05-20

IRRIGATION NOTES

1. IRRIGATION DESIGN TO COMPLY WITH STATE AB 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   a. LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
   b. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
   c. STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
   d. FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
   a. SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
   b. CONTROLLERS WITH MULTIPLE PROGRAMS.
   c. WATERING SCHEDULES EMPLOYING SHORT CYCLES.
   d. RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
   e. DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
   f. USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

TREE SCHEDULE

ICON	BOTANIC NAME	COMMON NAME	H X W	SPACING	SIZE	QTY	WATER	NOTES
	ACER MACROPHYLLUM	BIGLEAF MAPLE		PER PLAN	36" BOX	119	M	
	JACARANDA MIMOSIFOLIA	JACARANDA		PER PLAN	36" BOX	12	M	
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE		PER PLAN	36" BOX	31	M	
	PLATANUS HISPANICA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE		PER PLAN	36" BOX	58	M	
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT ORNAMENTAL PEAR		PER PLAN	36" BOX	9	L/M	
	TRISTANIOPSIS LAURINA 'ELEGANT'	ELEGANT WATER GUM		PER PLAN	36" BOX	19	M	

PLANT SCHEDULE

ICON	BOTANIC NAME	COMMON NAME	H X W	SPACING	SIZE		WATER	NOTES
WATERFRONT / HYDROZONE 5								
	AGAVE ATTENUATA 'NOVA'	'NOVA' FOX TAIL AGAVE		5'-0"	5 GAL		L/VL	
	ARTEMISIA 'POWIS CASTLE'	WORMWOOD		4'-0"	1 GAL		L	
	CEANOTHUS 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC		6'-0"	5 GAL		L	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS		2'-0"	1 GAL		L/VL	
	LIMONIUM PEREZII	SEA LAVENDER		2'-6"	1 GAL		L	
	PHORMIUM 'JACK SPRATT'	JACK SPRATT NEW ZEALAND FLAX		1'-6"	1 GAL		L	
	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON		3'-0"	1 GAL		L	
	SEDUM SPATHULIFOLIUM 'CAPE BLANCO'	CAPE BLANCO STONECROP		1'-6"	4" POTS		L	
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS		2'-0"	1 GAL		L	
COURTYARD / HYDROZONE 4								
	AGAPANTHUS AFRICANUS	LILY OF THE NILE		2'-6"	1 GAL		M	
	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS		1'-6"	1 GAL		M	
	CAREX DIVULSA	BERKELEY SEDGE		1'-6"	5 GAL		L	
	DIETES BICOLOR	FORTNIGHT LILY		2'-6"	3 GAL		M	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA		2'-6"	1 GAL		L	
	LIMONIUM PEREZII	SEA LAVENDER		2'-6"	1 GAL		L	
	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST PINK MUHLY GRASS		3'-0"	1 GAL		L	
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY		6'-0"	15 GAL		M	
	SALVIA CLEVELANDII	CLEVELAND SAGE		2'-3"	1 GAL		L/VL	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		6'-0"	15 GAL		M	
SHARED USE PATH / HYDROZONE 3								
	AGAPANTHUS AFRICANUS	LILY OF THE NILE		2'-6"	1 GAL		M	
	ALOE STRIATA	CORAL ALOE		2'-0"	1 GAL		L	
	CAREX DIVULSA	BERKELEY SEDGE		1'-6"	5 GAL		L	
	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CALIFORNIA LILAC		7'-0"	5 GAL		M/N	
	DIETES BICOLOR	FORTNIGHT LILY		2'-6"	3 GAL		M	
	LAVANDULA X ALLARDII 'MEERLO'	VARIEGATED ALLARD'S LAVENDER		3'-0"	1 GAL		L	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA		2'-6"	1 GAL		L	
	MUHLENBERGIA RIGENS	DEER GRASS		3'-0"	1 GAL		L/VL	
	PHORMIUM 'JACK SPRATT'	JACK SPRATT NEW ZEALAND FLAX		1'-6"	1 GAL		L	
BIORETENTION / HYDROZONE 2								
	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW		2'-6"	1 GAL		L	
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH		4'-6"	5 GAL		L	
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH		3'-0"	1 GAL		L	
	IRIS DOUGLASIANA	DOUGLAS IRIS		1'-6"	1 GAL		L	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH		2'-0"	1 GAL		L	
	MUHLENBERGIA RIGENS	DEER GRASS		3'-0"	1 GAL		L/VL	
PARKING / HYDROZONE 1								
	ALOE STRIATA	CORAL ALOE		2'-0"	3 GAL		L	
	DIETES BICOLOR	FORTNIGHT LILY		2'-6"	3 GAL		M	
	LIMONIUM PEREZII	SEA LAVENDER		2'-6"	3 GAL		L	
	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST PINK MUHLY GRASS		3'-0"	1 GAL		L	
	PANICUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS		3'-0"	3 GAL		M	
	PHORMIUM 'JACK SPRATT'	JACK SPRATT NEW ZEALAND FLAX		1'-6"	3 GAL		L	
	PRUNUS CAROLINIANA	CAROLINA CHERRY		4'-0"	15 GAL		M	SCREEN PLANTING
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY		6'-0"	15 GAL		M	SCREEN PLANTING

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BLUE RISE VENTURES

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Job Number 492113.000

TITLE

PLANTING SCHEDULE

SHEET NUMBER

L05-30

TREES

ACER MACROPHYLLUM
(BIGLEAF MAPLE)

PYRUS CALLERYANA 'ARISTOCRAT'
(ARISTOCRAT ORNAMENTAL PEAR)

JACARANDA MIMOSIFOLIA
(JACARANDA)

TRISTANIOPSIS LAURINA 'ELEGANT'
(ELEGANT WATER GUM)

PLATANUS HISPANICA 'COLUMBIA'
(COLUMBIA LONDON PLANE TREE)

MELALEUCA QUINQUENERVIA
(CAJEPUT TREE)

SHRUB

ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'
(APPLE BLOSSOM YARROW)

LAVANDULA X ALLARDII 'MEERLO'
(VARIEGATED ALLARD'S LAVENDER)

AGAPANTHUS AFRICANUS
(LILY OF THE NILE)

LIMONIUM PEREZII
(SEA LAVENDER)

CEANOTHUS 'JOYCE COULTER'
(JOYCE COULTER CALIFORNIA LILAC)

PRUNUS CAROLINIANA
(CAROLINA CHERRY)

CEANOTHUS 'YANKEE POINT'
(YANKEE POINT CALIFORNIA LILAC)

RHAMNUS CALIFORNICA 'EVE CASE'
(COFFEE BERRY)

LANTANA MONTEVIDENSIS
(TRAILING LANTANA)

GRASS

CALAMAGROSTIS FOLIOSA
(MENDOCINO REED GRASS)

HELICTOTRICHON SEMPERVIRENS
(BLUE OAT GRASS)

PANICUM 'SHENANDOAH'
(SHENANDOAH SWITCH GRASS)

CAREX DIVULSA
(BERKELEY SEDGE)

IRIS DOUGLASIANA
(DOUGLAS IRIS)

PHORMIUM 'JACK SPRATT'
(JACK SPRATT NEW ZEALAND FLAX)

CHONDROPETALUM ELEPHANTINUM
(LARGE CAPE RUSH)

JUNCUS PATENS
(CALIFORNIA GRAY RUSH)

SALVIA CLEVELANDII
(CLEVELAND SAGE)

CHONDROPETALUM TECTORUM
(CAPE RUSH)

MUHLENBERGIA CAPILLARIS 'LENCA'
(REGAL MIST PINK MUHLY GRASS)

SANTOLINA CHAMAECYPARISSUS
(LAVENDER COTTON)

CHONDROPETALUM TECTORUM
(SMALL CAPE RUSH)

MUHLENBERGIA RIGENS
(CALIFORNIA DEER GRASS)

STIPA TENUISSIMA
(MEXICAN FEATHER GRASS)

SUCCULENTS

AGAVE ATTENUATA 'NOVA'
(NOVA FOX TAIL AGAVE)

ALOE STRIATA
(CORAL ALOE)

ARTEMISIA 'POWIS CASTLE'
(WORMWOOD)

SEDUM SPATHULIFOLIUM 'CAPE BLANCO'
(CAPE BLANCO STONECROP)

VINES

TRACHELOSPERMUM JASMINOIDES
(STAR JASMINE)

BAY-FRIENDLY SPECIES

DROUGHT TOLERANT SPECIES

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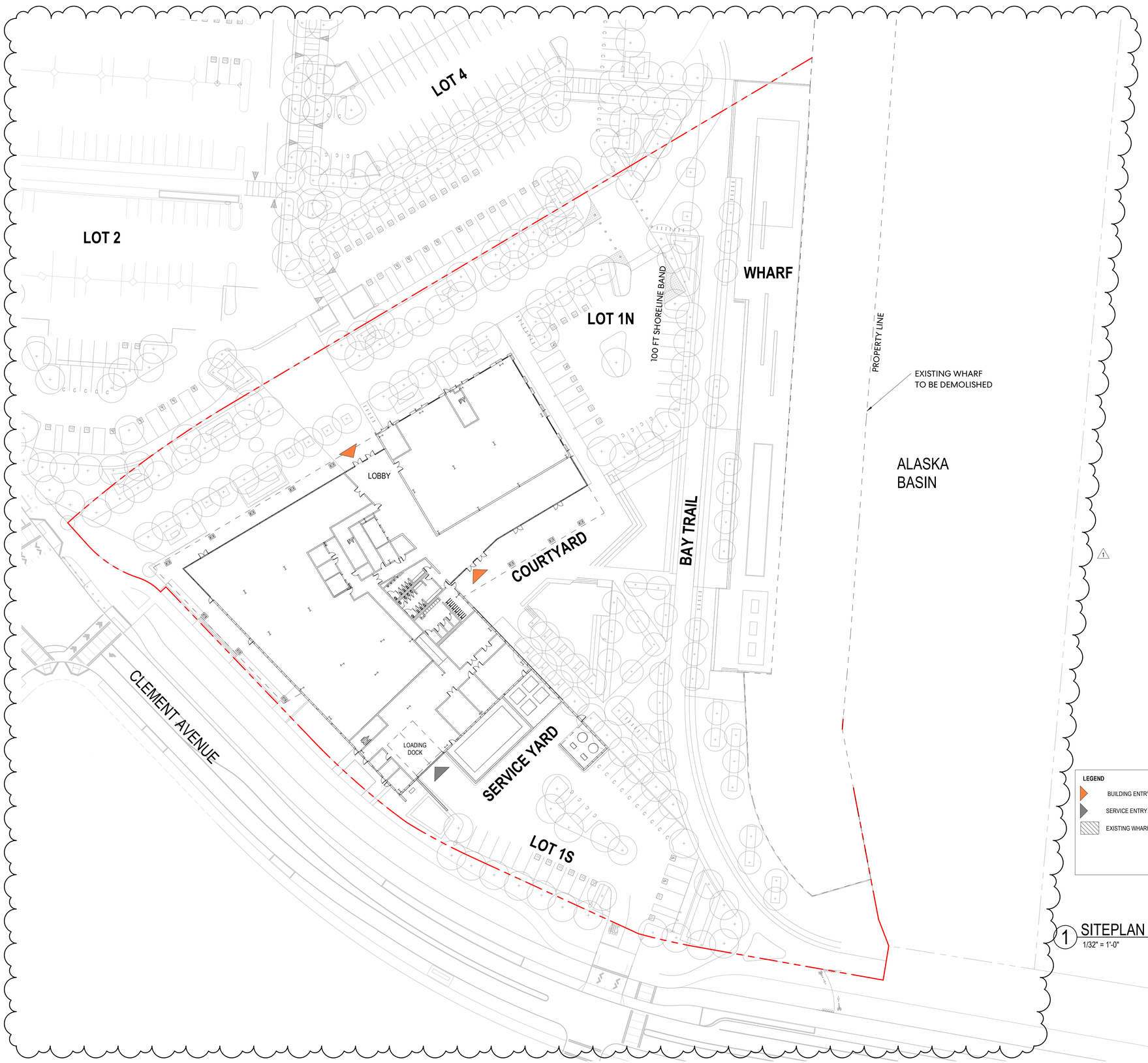
TITLE

PLANT IMAGES

SHEET NUMBER

L05-40



1 SITEPLAN
1/32" = 1'-0"

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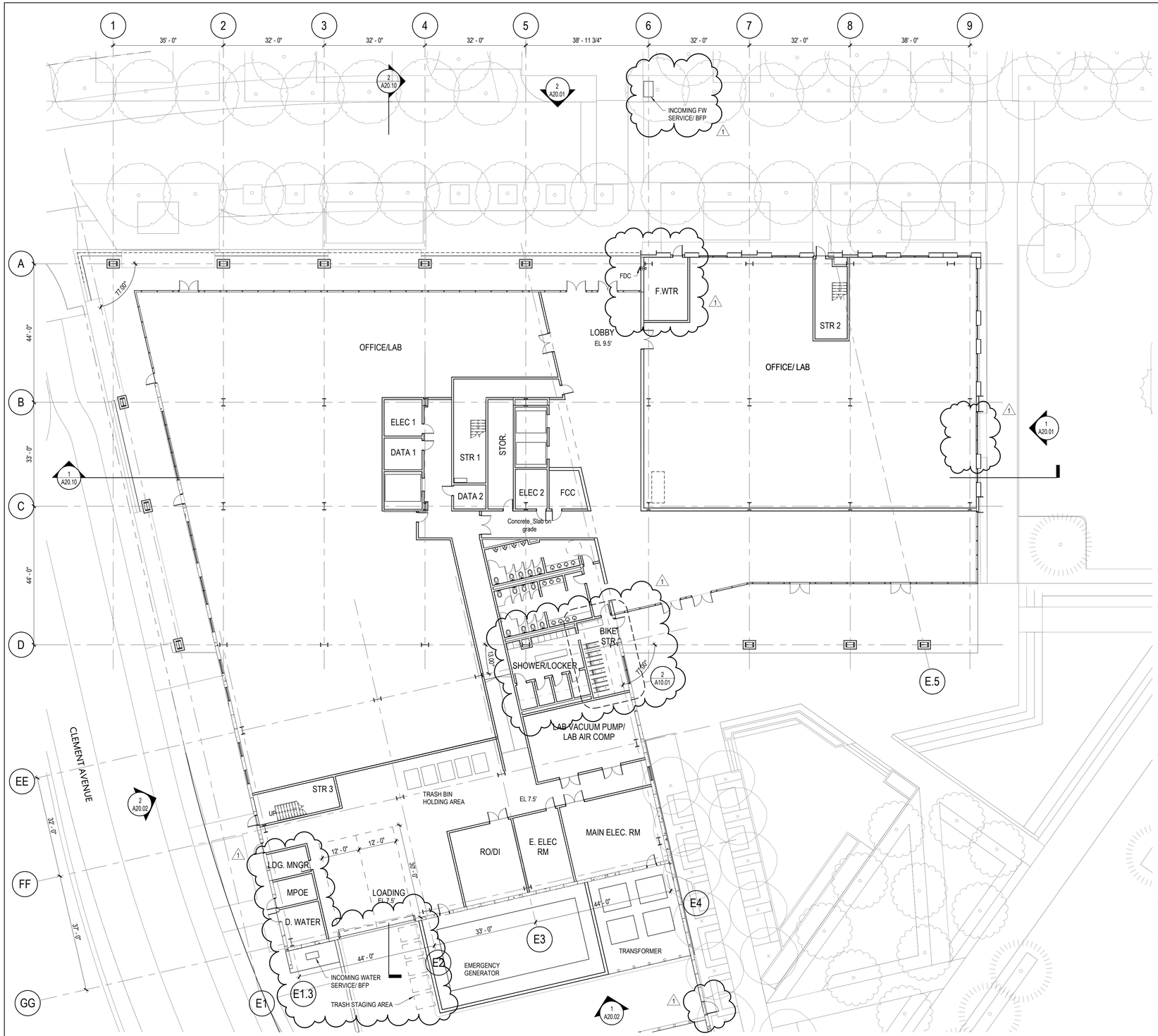
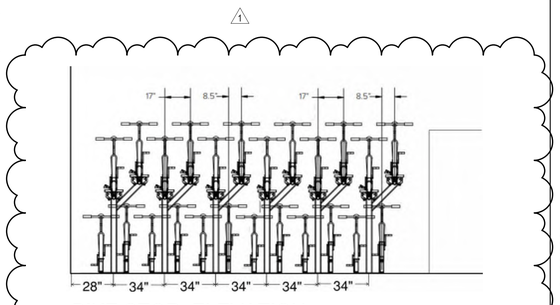
SITE PLAN

SHEET NUMBER

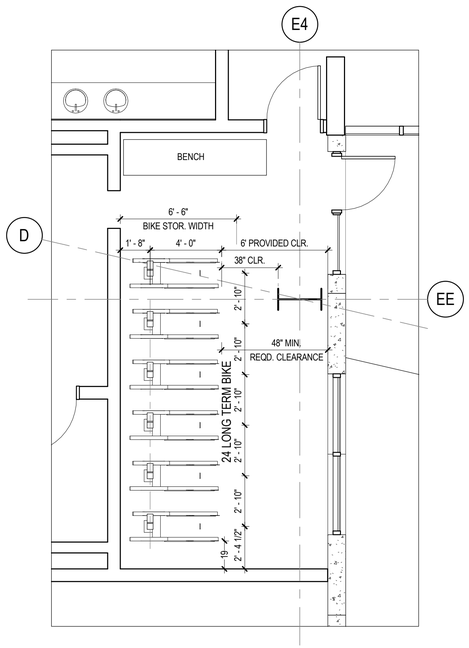
A1.00



1 LEVEL 01 PLAN
1/16" = 1'-0"



3 BIKE STOR. ELEVATION
1/4" = 1'-0"



2 BIKE STOR. ENLARGED PLAN
1/4" = 1'-0"

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Autodesk Docs://Wind River Marina Village/ARCH-BRV-WindRiver_R22.rvt

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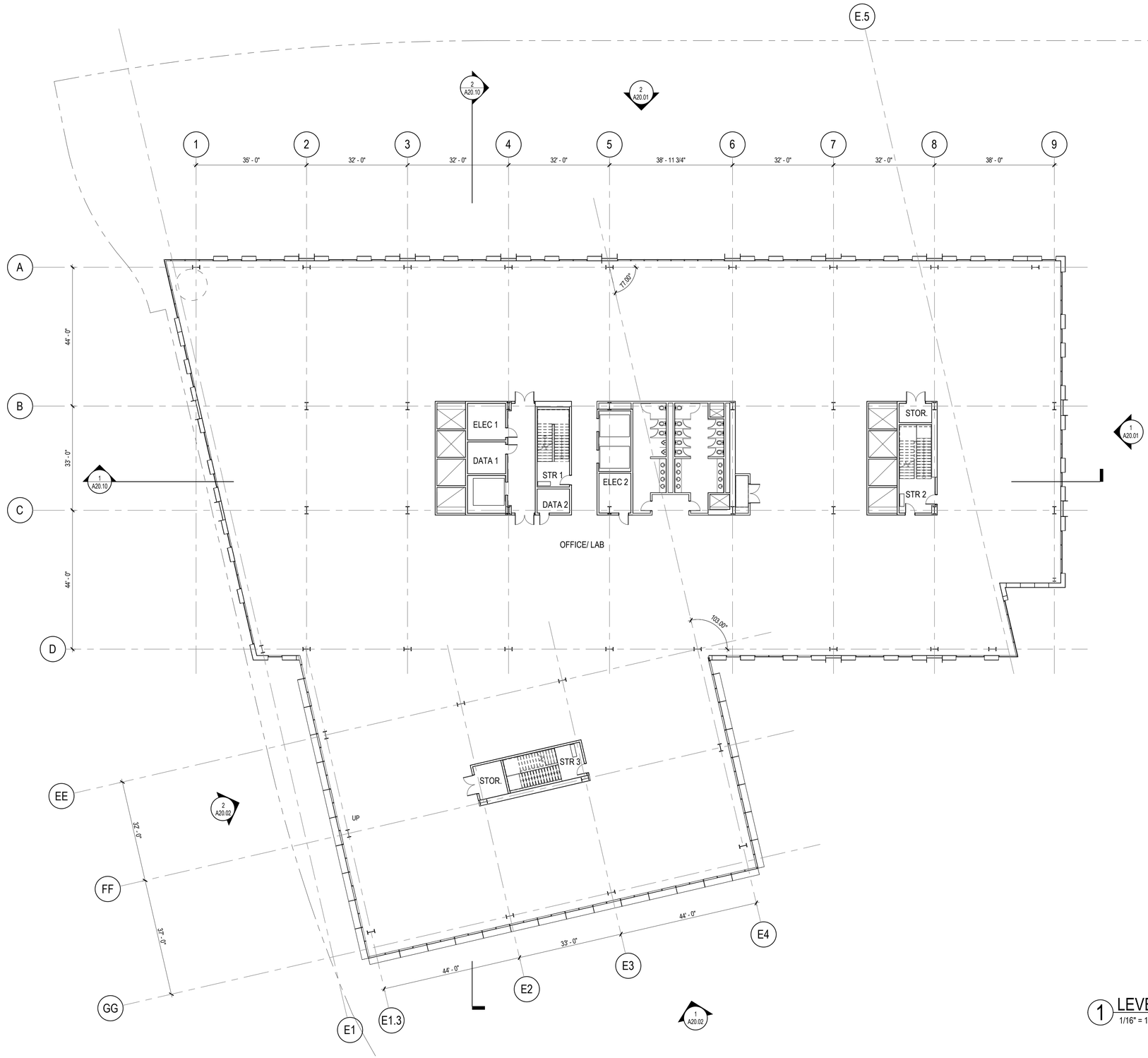
LEVEL 1 PLAN

SHEET NUMBER

A10.01



1 LEVEL 02
1/16" = 1'-0"

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BLUE RISE VENTURES
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Job Number 492113.000

TITLE

LEVEL 2 PLAN

SHEET NUMBER

A10.02

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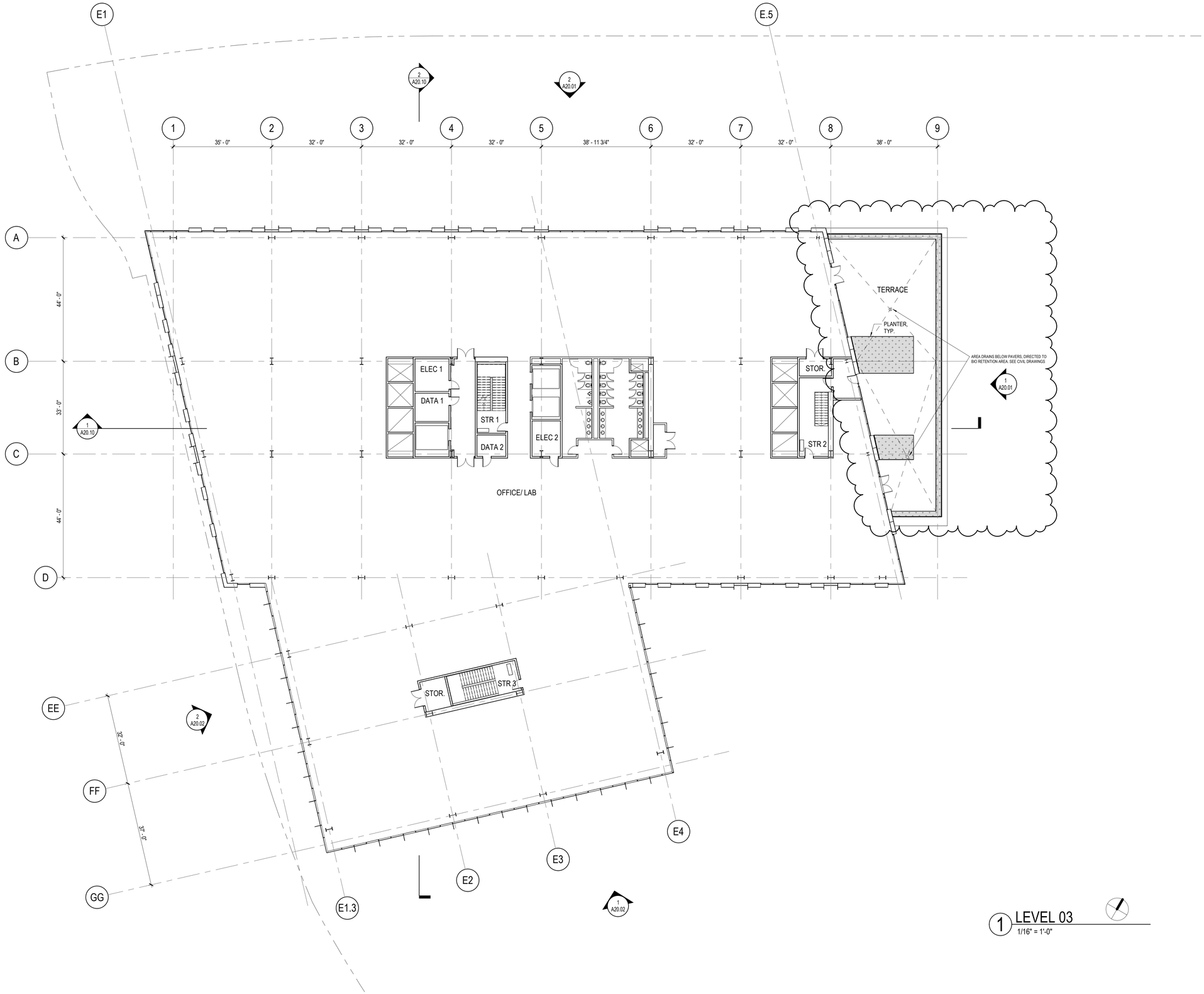

1 LEVEL 03
1/16" = 1'-0"

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KEYPLAN

NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

LEVEL 3 PLAN

SHEET NUMBER

A10.03

6/30/2023 11:52:25 AM
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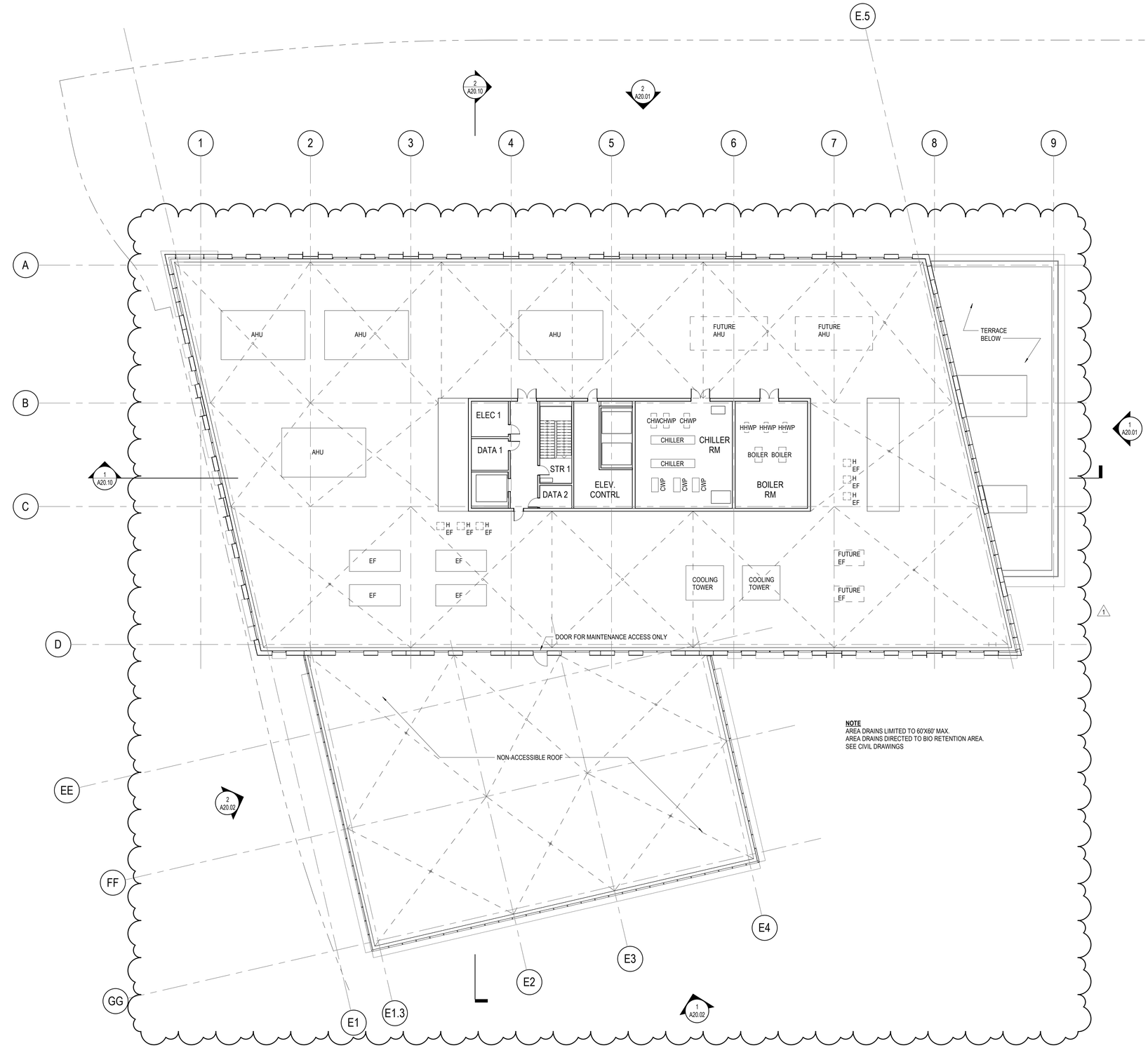

NOTE
AREA DRAINS LIMITED TO 60'X60' MAX.
AREA DRAINS DIRECTED TO BIO RETENTION AREA.
SEE CIVIL DRAWINGS

1 LOWER ROOF
1/16" = 1'-0"

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STRUCTURAL
RUTHERFORD+CHEKENE
375 BEALE STREET, SUITE 310, SAN FRANCISCO, CA 94105

MEP
AFFILIATED ENGINEERS, INC
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PROJECT

200 WIND RIVER
RESEARCH PARK AT MARINA VILLAGE
ALAMEDA MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

BLUE RISE VENTURES
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TITLE

ROOF PLAN

SHEET NUMBER

A10.04

6/30/2023 11:52:26 AM
Autodesk Docs://Wind River Marina Village/ARCH-BRV-WindRiver_R22.rvt

2 WEST ELEVATION
1/16" = 1'-0"

1 NORTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND AND NOTES

EXTERIOR FACADE MATERIAL

1A	CURTAINWALL GLAZING SYSTEM
1B	STOREFRONT GLAZING SYSTEM
2A	METAL PANEL TYPE 1
2B	PERFORATED METAL PANEL TYPE 1
2C	PERFORATED METAL PANEL TYPE 2
3A	SPANDRAL GLASS
4A	CONCRETE PLANK PANEL AND COLUMN ENCLOSURE
5A	METAL SUN SHADING TYPE 1
5B	METAL SUN SHADING TYPE 2
6A	CORRUGATED METAL PANEL SCREEN
7A	EXTERIOR SOFFIT PANEL

LEGEND AND NOTES

1	FDC

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PROJECT

200 WIND RIVER
RESEARCH PARK AT MARINA VILLAGE
ALAMEDA MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

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Job Number 492113.000

TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A20.01

2 SOUTH ELEVATION - CLEMENT AVE
1/16" = 1'-0"

1 EAST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND AND NOTES

EXTERIOR FACADE MATERIAL

1A	CURTAINWALL GLAZING SYSTEM
1B	STOREFRONT GLAZING SYSTEM
2A	METAL PANEL TYPE 1
2B	PERFORATED METAL PANEL TYPE 1
2C	PERFORATED METAL PANEL TYPE 2
3A	SPANDRAL GLASS
4A	CONCRETE PLANK PANEL AND COLUMN ENCLOSURE
5A	METAL SUN SHADING TYPE 1
5B	METAL SUN SHADING TYPE 2
6A	CORRUGATED METAL PANEL SCREEN
7A	EXTERIOR SOFFIT PANEL

LEGEND AND NOTES

1	DOMESTIC WATER BFP.

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1	Planning Rev-1	09/08/2023

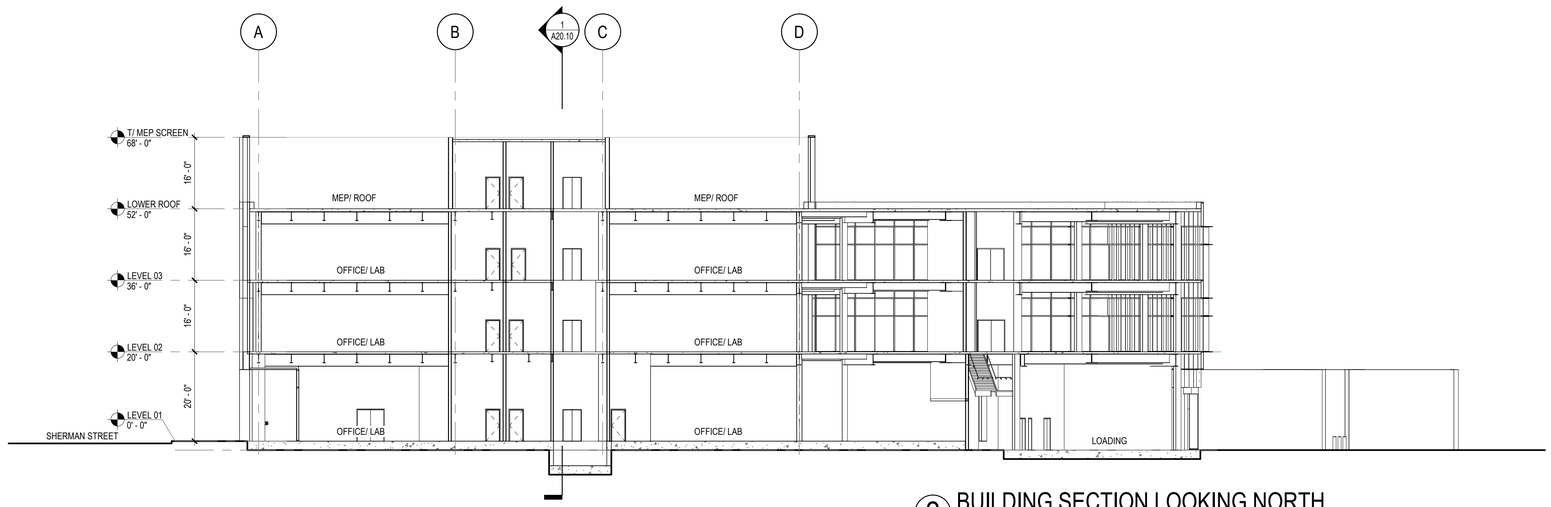
Job Number 492113.000

TITLE

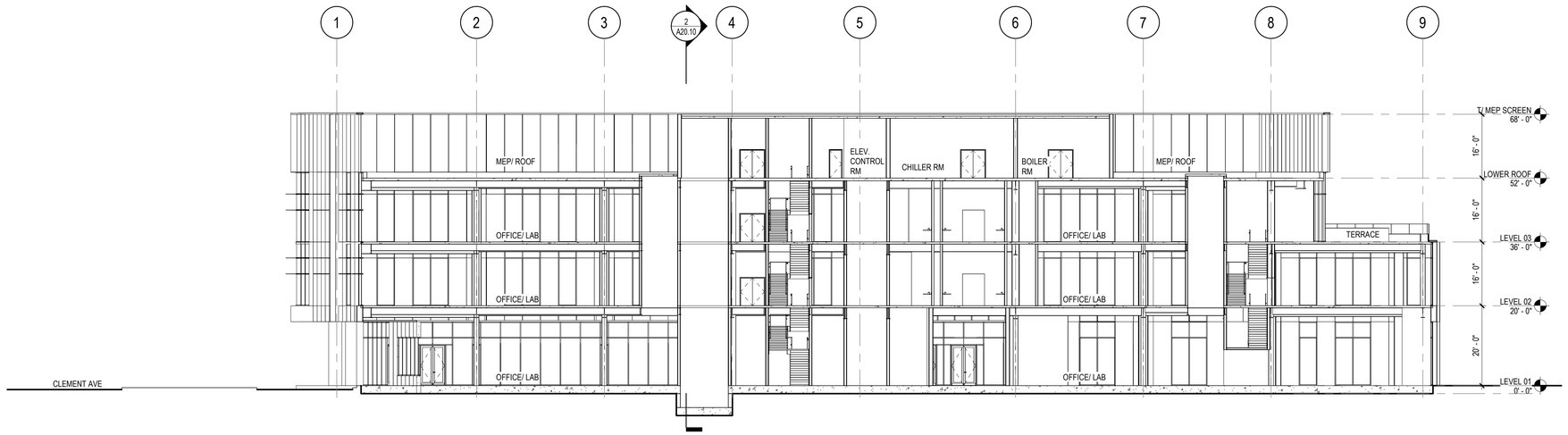
BUILDING ELEVATIONS

SHEET NUMBER

A20.02



2 BUILDING SECTION LOOKING NORTH
1/16" = 1'-0"



1 BUILDING SECTION LOOKING WEST
1/16" = 1'-0"

MATERIAL LEGEND AND NOTES

EXTERIOR FACADE MATERIAL

1A	CURTAINWALL GLAZING SYSTEM
1B	STOREFRONT GLAZING SYSTEM
2A	METAL PANEL TYPE 1
2B	PERFORATED METAL PANEL TYPE 1
2C	PERFORATED METAL PANEL TYPE 2
3A	SPANDRAL GLASS
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5A	METAL SUN SHADING TYPE 1
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6A	CORRUGATED METAL PANEL SCREEN
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BUILDING SECTIONS

SHEET NUMBER

A20.10

6/30/2023 11:53:46 AM
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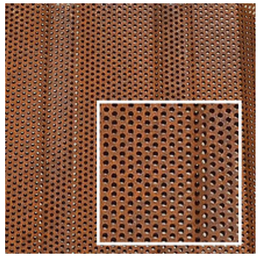
1A 1B VISION GLASS

3A METAL SPANDREL PANEL

2A METAL PANEL



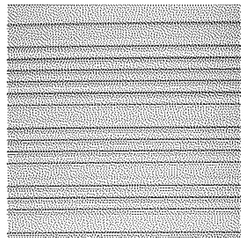
2B PERFORATED METAL PANEL SCREEN TYPE 1

2C PERFORATED METAL PANEL SCREEN TYPE 2

4A CONCRETE PLANK PANEL

5A METAL SUN SHADING TYPE 1

5B METAL SUN SHADING TYPE 2



6A CORRUGATED METAL PANEL SCREEN

7A NATURAL WOOD VENEER/ WOOD-LIKE EXTERIOR SOFFIT PANEL

MATERIAL LEGEND AND NOTES

EXTERIOR FACADE MATERIAL

1A CURTAINWALL GLAZING SYSTEM
1B STOREFRONT GLAZING SYSTEM
2A METAL PANEL TYPE 1
2B PERFORATED METAL PANEL TYPE 1
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6A CORRUGATED METAL PANEL SCREEN
7A EXTERIOR SOFFIT PANEL

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BLUE RISE VENTURES
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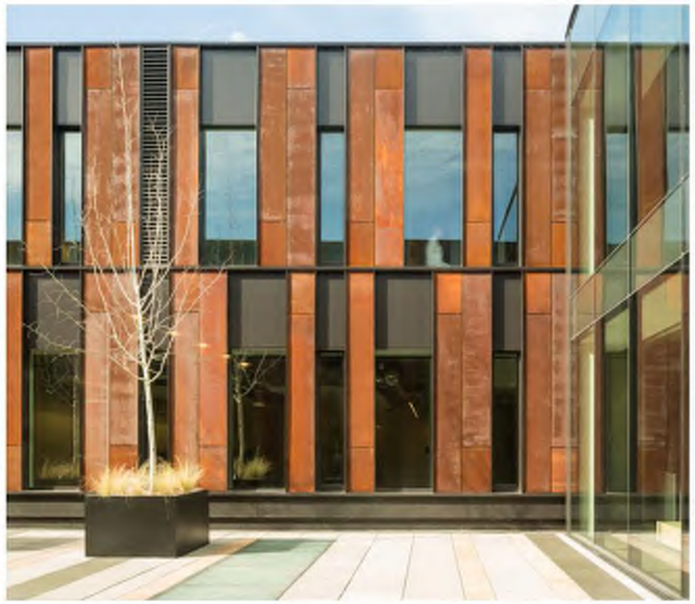
MATERIAL BOARD

SHEET NUMBER

A20.20



NORTHEDGE, SEATTLE, WASHINGTON

BEECROFT BUILDING, OXFORD UNIVERSITY, UK

BISPEBERG LABORATORY AND LOGISTICS, COPENHAGUE, DENMARK

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PRECEDENT IMAGES

SHEET NUMBER

A20.30

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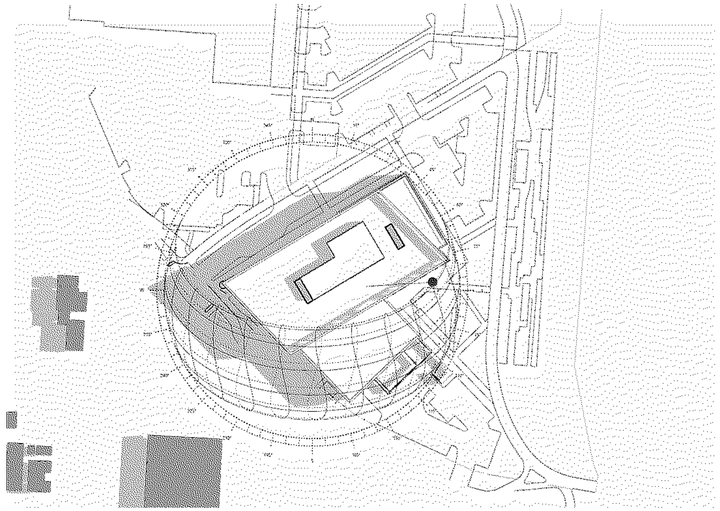
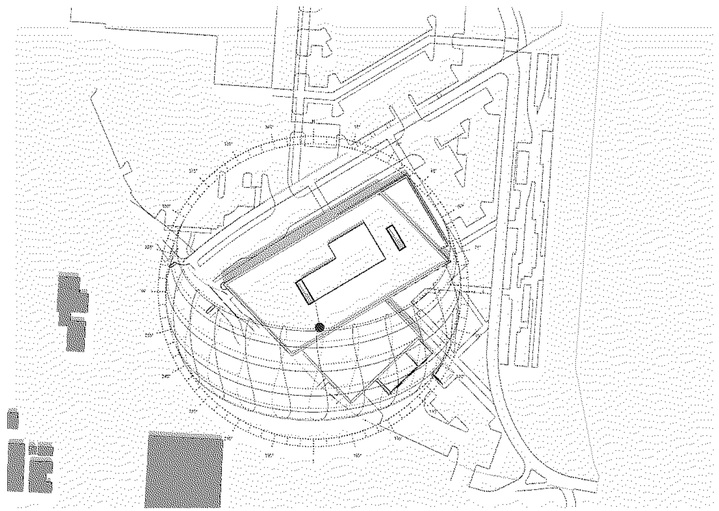


JUNE 21 - 8AM



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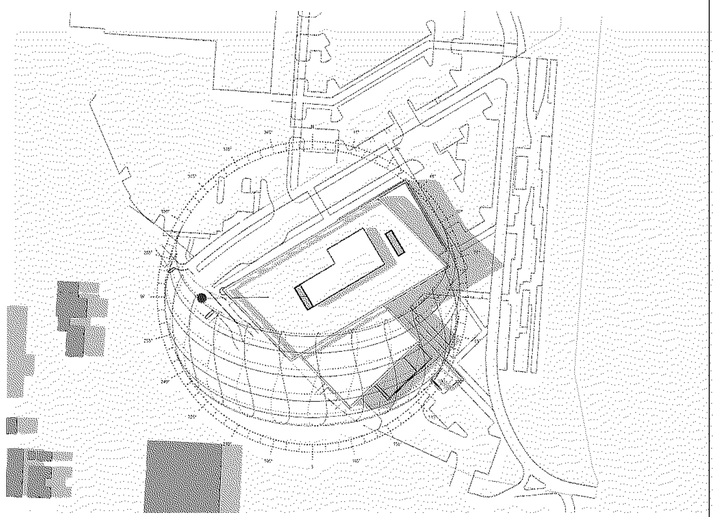

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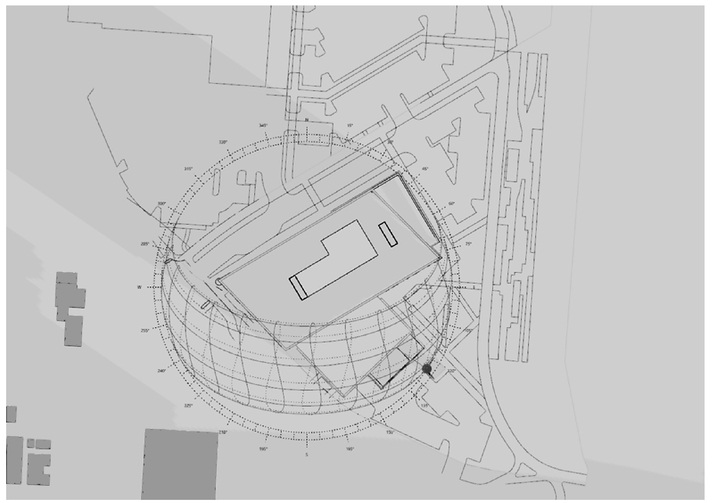

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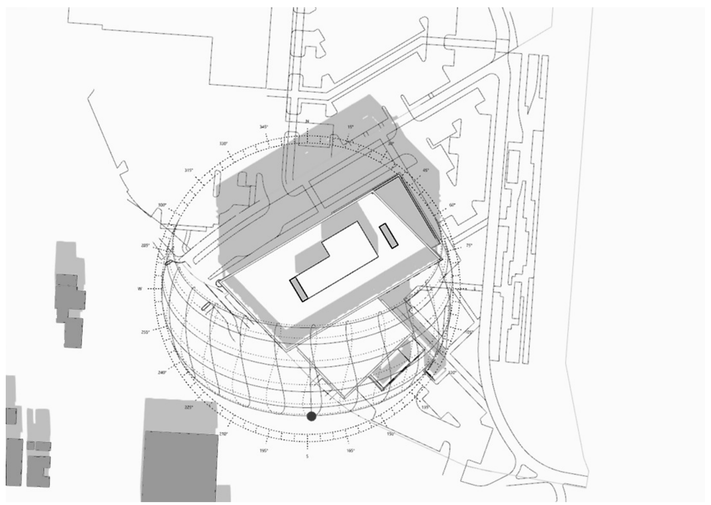

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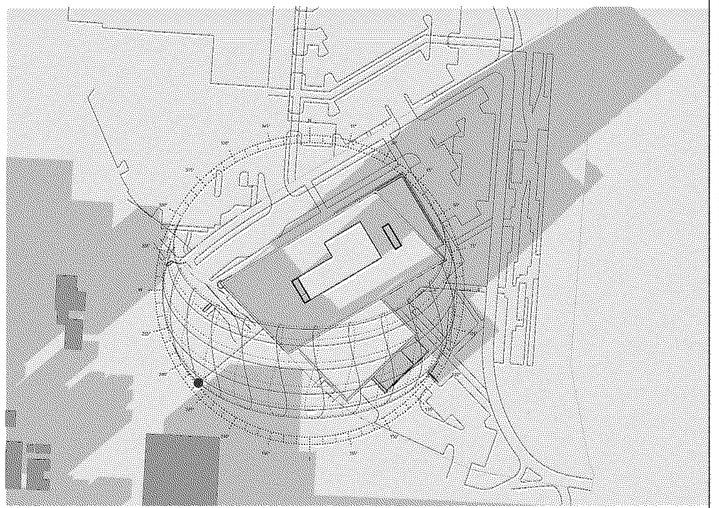

DEC 21 - 4PM

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PROJECT

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ALAMEDA MARINA VILLAGE

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ALAMEDA, CA 94501

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BLUE RISE VENTURES

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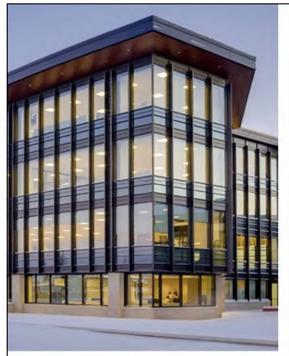
Job Number 492113.000

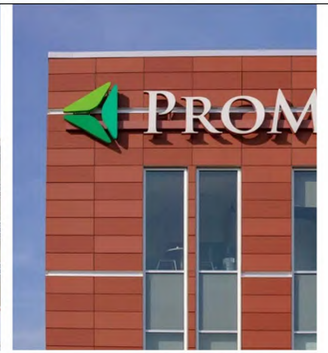
TITLE

SHADOW STUDIES

SHEET NUMBER

A20.40





IMPOSING STATEMENTS USED TOGETHER OR INDEPENDENTLY

1600 Wall System®1 / System®2 Curtain Wall

Building on the proven success of Kawneer's 1600 Wall System® that set the standard for curtain wall engineering, 1600 Wall System®1 Curtain Wall and 1600 Wall System®2 Curtain Wall provide reliability with versatile features.

Both are stick-fabricated, pressure-glazed curtain walls for low- to mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System®1 is an outside-glazed, captured curtain wall.
- 1600 Wall System®2 is a structural silicone glazed (SSG) curtain wall.

AESTHETICS

Even the smallest details of 1600 System®1 and 1600 Wall System®2 Curtain Wall reflect the aesthetics and reliability that derive from Kawneer's precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open-back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sightline.

PERFORMANCE

Key aspects of 1600 System®1 Curtain Wall and 1600 Wall System®2 Curtain Wall are enhanced for higher performance. Pressure equalization has been designed into the system, and all components are silicone compatible to provide superior longevity. For installations where severe weather conditions are prevalent, 1600 Wall System®1 has been large-missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

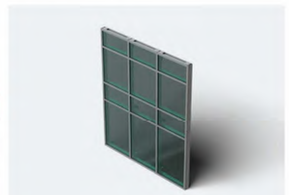
PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283; TAS 202, AAMA 501
Water Infiltration	ASTM E547, E331; AMA 501
Severe Wind-Driven Rain	AAMA 520
Structural - Uniform Wind Load	ASTM E330; AAMA 501
Thermal Transmittance-U-Factor	NFRC 100, AAMA 1503, 507
Condensation Resistance (CRF, I, CR)	AAMA 1503; CSA A440: NFRC 500
Solar Heat Gain (SHGC), Visual Light Transmission (VT)	AMA 507; NFRC 200
Acoustical (STC & OITC)	ASTM E90, E1425; AAMA 1801
Seismic Performance	AMA 501.4. AAMA 501.6
Blast	AST F1642, UFC 4-010-01
Impact / hurricane	ASTM E1886, ASTM E1996, TAS 201, 202, 203

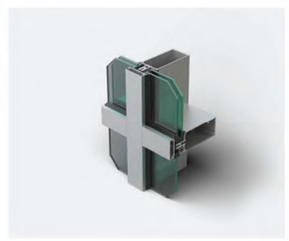
FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings enhance sustainability and deliver high performance, durability and scratch resistance that meet the standards of AAMA 2604.



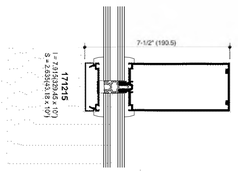


Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555 TEL
www.kawneer.com

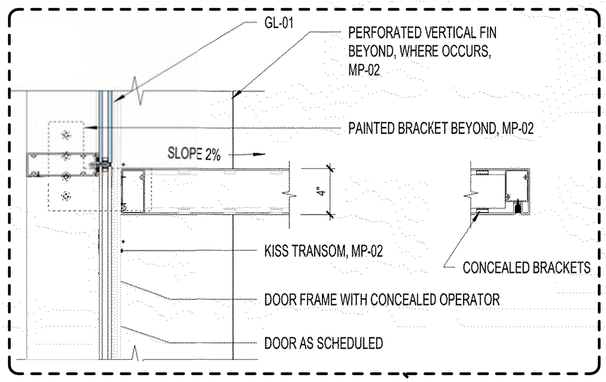
Building Legacies

KAWNEER

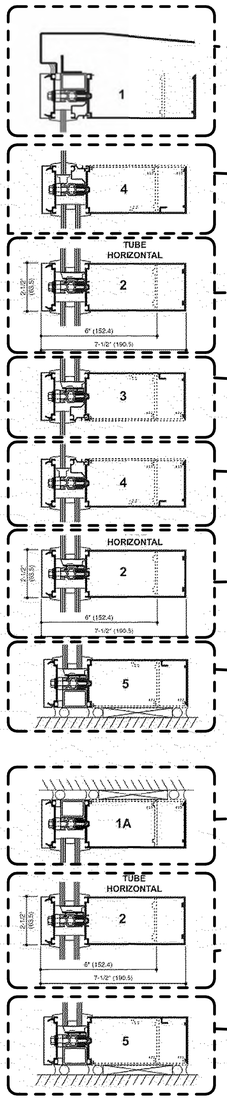
NOTE
- ALUMINUM CURTAINWALL
  BASIS OF DESIGN: KAWNEER 1600 UT
- MATERIAL BRANDS AND PRODUCTS SHOWN ARE TO REPRESENT DESIGN INTENT AND SUBJECT TO CHANGE.



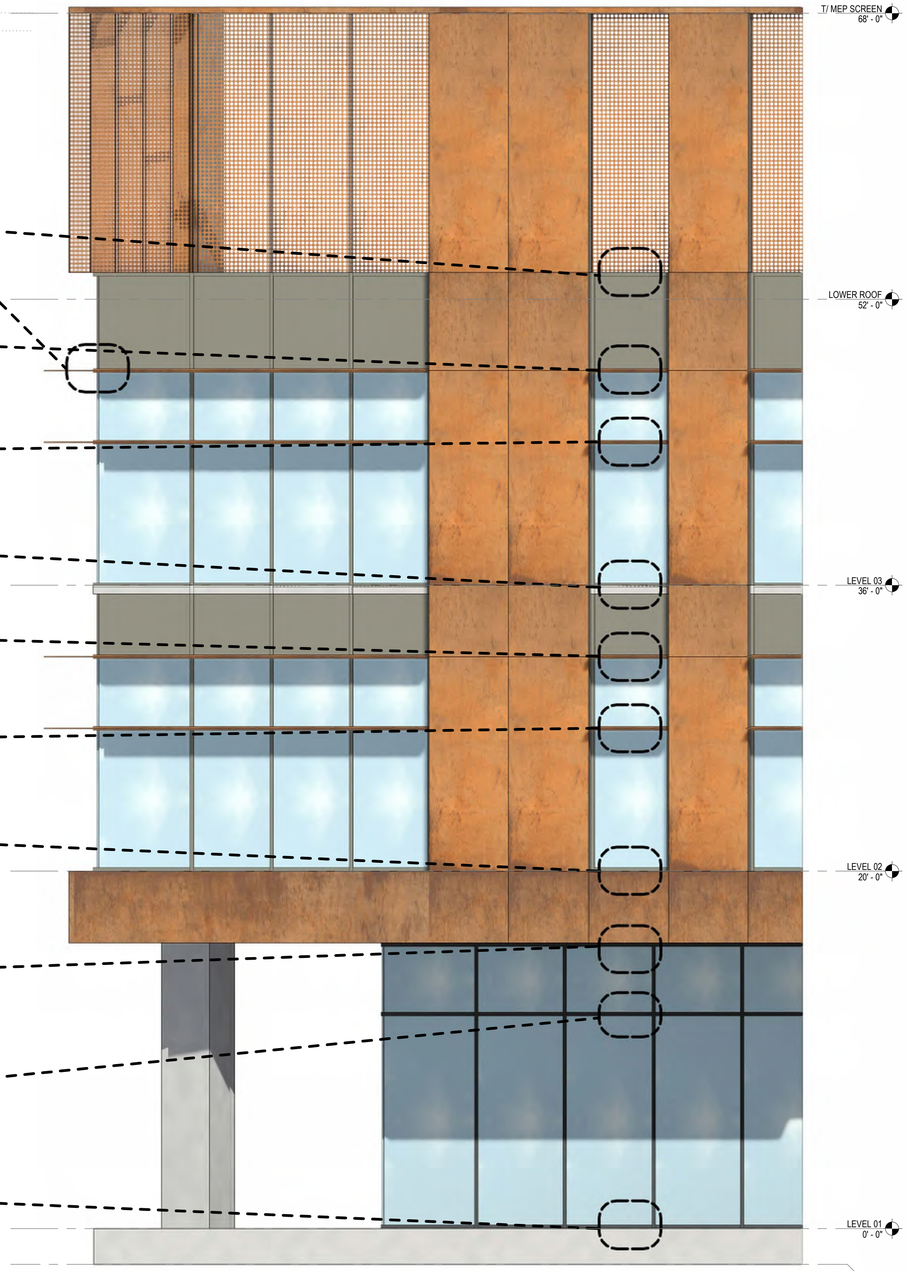
FACADE-GLAZING (HORIZONTAL)



FACADE-FIN (TYP.)



FACADE-GLAZING (VERTICAL)



1 FACADE-ALUMINUM CURTAINWALL
1/4" = 1'-0"

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BLUE RISE VENTURES
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TITLE

TYP. FACADE DETAIL

SHEET NUMBER

A20.50

7/12/2023 12:14:18 PM
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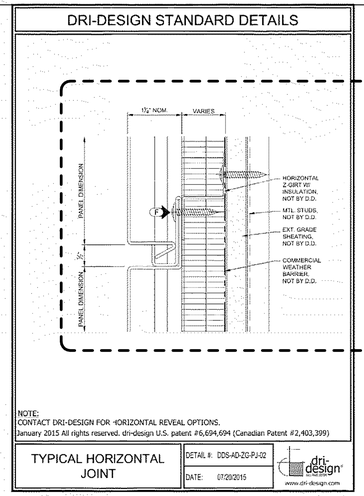
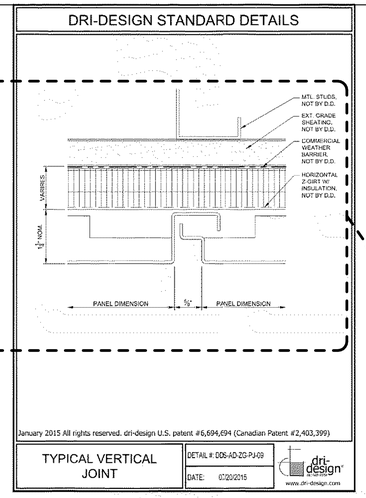
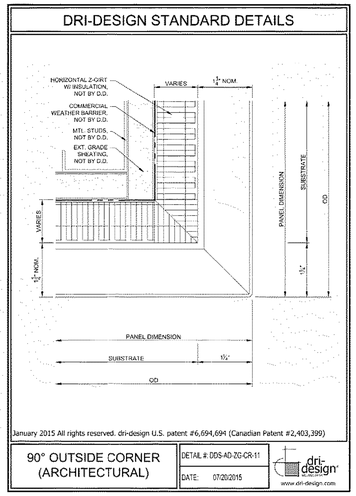
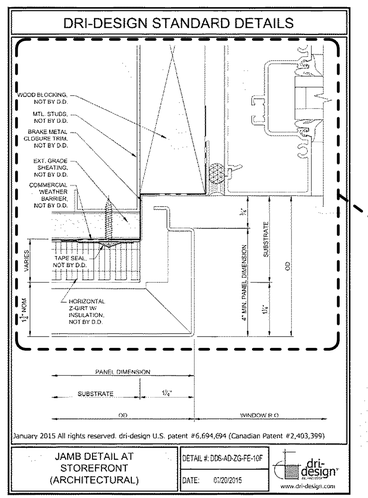




FACADE-METAL PANEL (H&V)



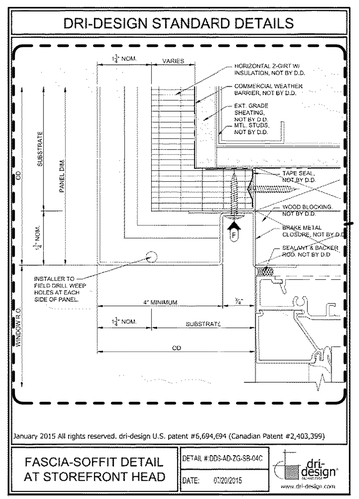
FACADE-METAL PANEL (TYP.)



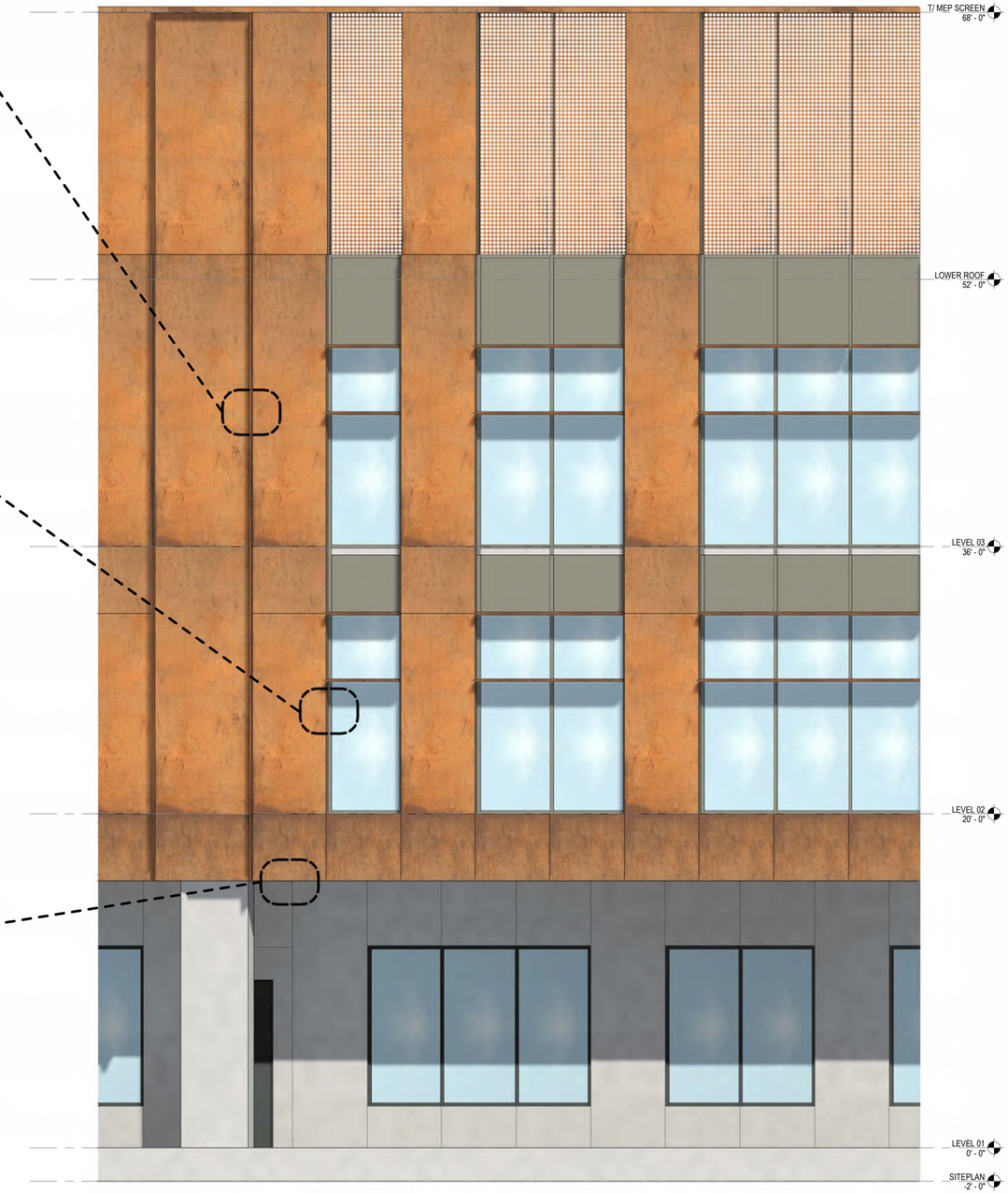
FACADE-METAL PANEL (JAMB)

NOTE

- WEATHERED STEEL RAIN SCREEN PANELS, BASIS-OF-DESIGN: DRI-DESIGN
- MATERIAL BRANDS AND PRODUCTS SHOWN ARE TO REPRESENT DESIGN INTENT AND SUBJECT TO CHANGE.



FACADE-METAL PANEL (SOFFIT)



1 FACADE-METAL PANEL
1/4" = 1'-0"

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MEP
AFFILIATED ENGINEERS, INC
123 MISSION STREET, 7TH FLOOR, SAN FRANCISCO, CA 94105

PROJECT

200 WIND RIVER
RESEARCH PARK AT MARINA VILLAGE
ALAMEDA MARINA VILLAGE

200 WIND RIVER WAY,
ALAMEDA, CA 94501

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

BLUE RISE VENTURES
DRA ADVISORS

KEYPLAN

NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

TYP. FACADE DETAIL

SHEET NUMBER

A20.51

EQUITONE [lunara]

ESSENCE
A through-colored panel with a surface resembling a lunar landscape.

CHARACTERISTICS
The special production process makes each panel unique in color, texture, and surface.

EXPRESSION
The refined, uncoated surface looks as if it was created naturally, and the texture is without a repeating pattern.

Thickness	Sheet Size	Nominal Weight
10mm	4' x 8' (1220 x 2500mm) 4' x 10' (1220 x 3050mm)	3.6lb/ft²

EQUITONE [tectiva]

AUTHENTICITY
Original, through-colored material with highly expressive fiber cement structure.

INDIVIDUALITY
The production process makes each panel unique in color, texture and surface.

TACTILITY
Rough, unpolished fiber cement surface with delicate, linen touch.

Thickness	Sheet Size	Nominal Weight
8mm	4' x 8' (1250 x 2500mm) 4' x 10' (1250 x 3100mm)	3.35lb/ft²

*Naturally occurring white flecks may be visible which adds to the aesthetics of the material

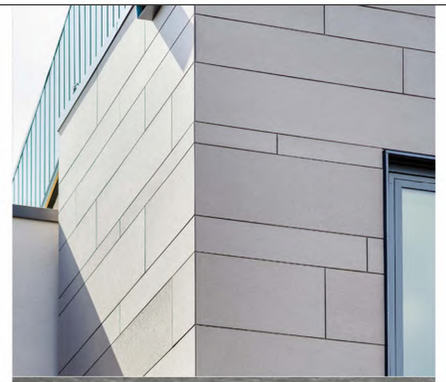
EQUITONE [natura]

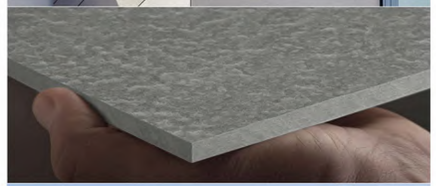
SOPHISTICATION
Natural material with clearly visible yet subtle fiber cement matrix, in a range of through-colors.

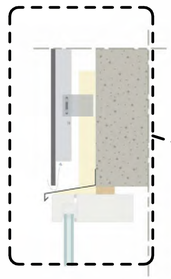
SOFT TOUCH
Matte, smooth surface finish.

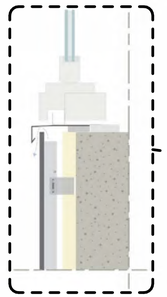
Thickness	Sheet Size	Nominal Weight
8mm	4' x 8' (1250 x 2500mm) 4' x 10' (1250 x 3100mm)	3.35lb/ft²
12mm	4' x 8' (1250 x 2500mm) 4' x 10' (1250 x 3100mm)	4.6lb/ft²

ADDITIONAL COLORS



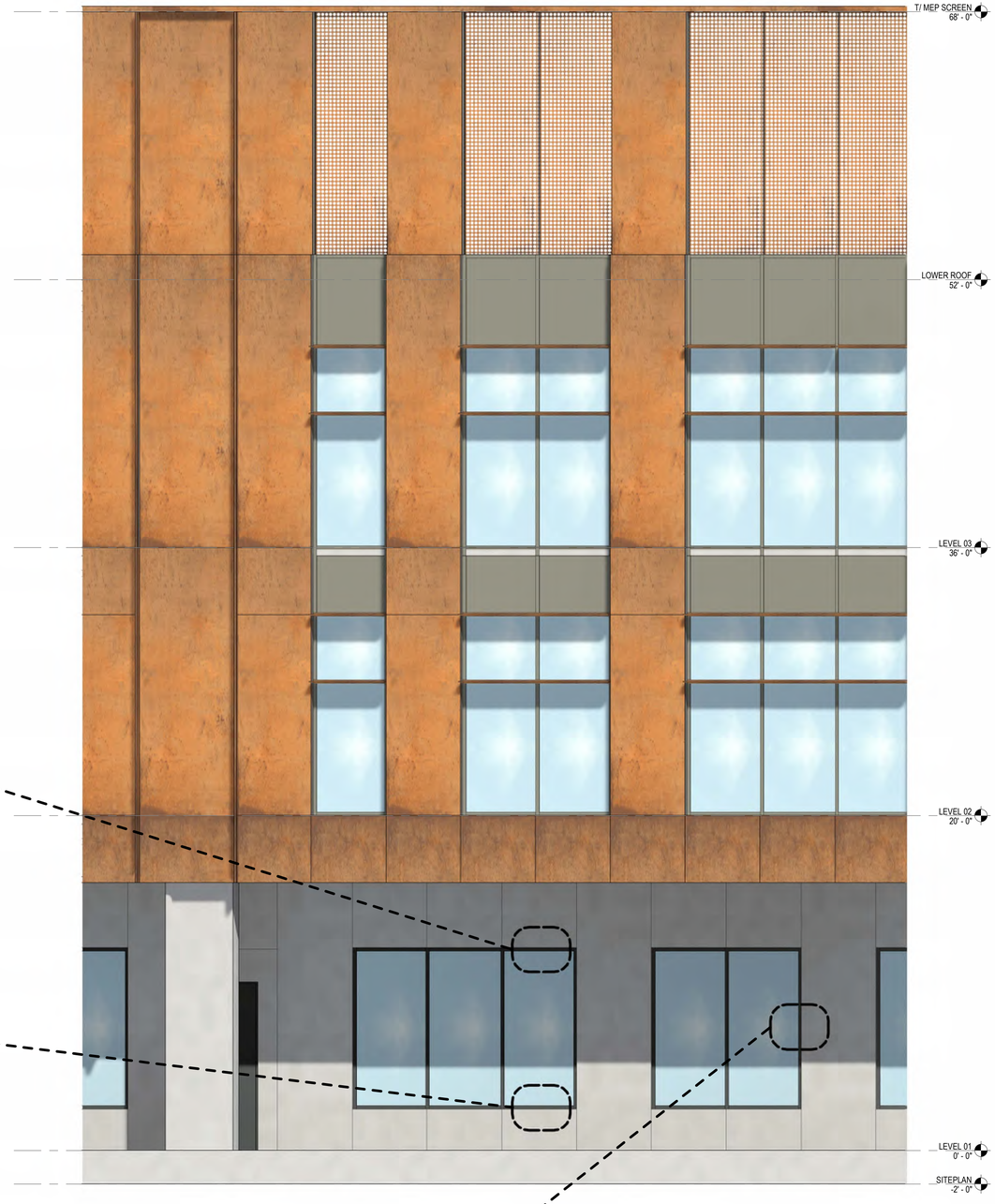




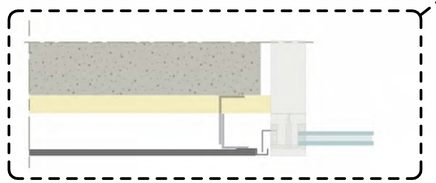


FACADE-FIBER CEMENT PANEL (VERTICAL)

NOTE
- FIBER CEMENT RAIN SCREEN PANELS BASIS OF DESIGN: EQUITONE
- MATERIAL BRANDS AND PRODUCTS SHOWN ARE TO REPRESENT DESIGN INTENT AND SUBJECT TO CHANGE.



1 FACADE-FIBER CEMENT PANEL
1/4" = 1'-0"



FACADE-FIBER CEMENT PANEL (HORIZ.)

FACADE-FIBER CEMENT PANEL (TYP. CORNER)

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ALAMEDA, CA 94501

BLUE RISE VENTURES
DRA ADVISORS

PLANNING APPLICATION SUBMITTAL- REVISION 1- 09/08/2023

KEYPLAN

NO	ISSUE	DATE
1	Planning Rev-1	09/08/2023

Job Number 492113.000

TITLE

TYP. FACADE DETAIL

SHEET NUMBER

A20.52

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Autodesk Docs://Wind River Marina Village/ARCH-BRV-WindRiver_R22.rvt

ENFOLD FAÇADE

WALLSCREEN

- Introduction
- Patterns
- Project List
- Wall/Green screen system
- Plan / Elevation
- Typical Details
  - Elevation Detail
  - Section Detail
  - Panel Connection
  - Intersecting Panel
- Installation Sequence

BY BÖK MODERN

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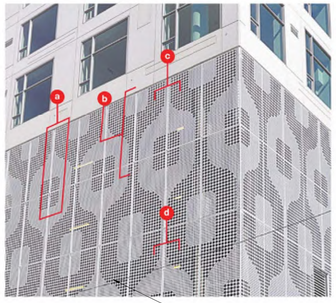
TYPICAL DETAILS



DETAIL KEY

- a **Elevation Detail** wall/green screen panel
- b **Section Detail** wall/green screen panel
- c **Bracket Connection** horizontal section
- d **Intersecting Panel Connection** horizontal section

NOTE:
PATTERN WILL BE DIFFERENT.
SEE MATERIAL BOARD, MATERIAL 2B

 Pg:

FACADE-PERF. SCREEN (TYP.)

ENFOLD FAÇADE

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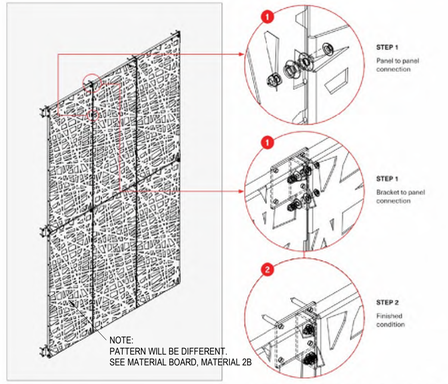
INSTALLATION SEQUENCE



NOTE:
PATTERN WILL BE DIFFERENT.
SEE MATERIAL BOARD, MATERIAL 2B

 Pg: 12

FACADE-PERF. SCREEN (CONN. DETAIL)

ENFOLD FAÇADE

WALLSCREEN

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- Project List
- Wall/Green screen system
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- Installation Sequence

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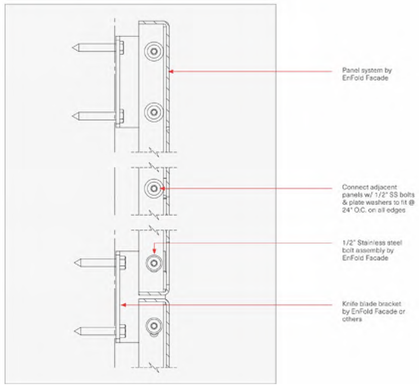
b SECTION DETAIL : wall/green screen panel



 Pg:

FACADE-PERF. SCREEN (MOUNTING DETAIL)

NOTE

- PERFORATED METAL ROOF SCREEN:
  BASIS OF DESIGN: BOK METAL. ENFOLD FACADE
- MATERIAL BRANDS AND PRODUCTS SHOWN
  ARE TO REPRESENT DESIGN INTENT AND
  SUBJECT TO CHANGE.

ENFOLD FAÇADE

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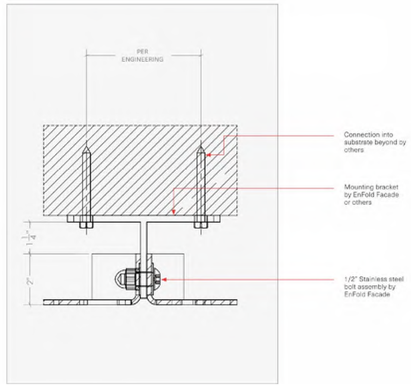
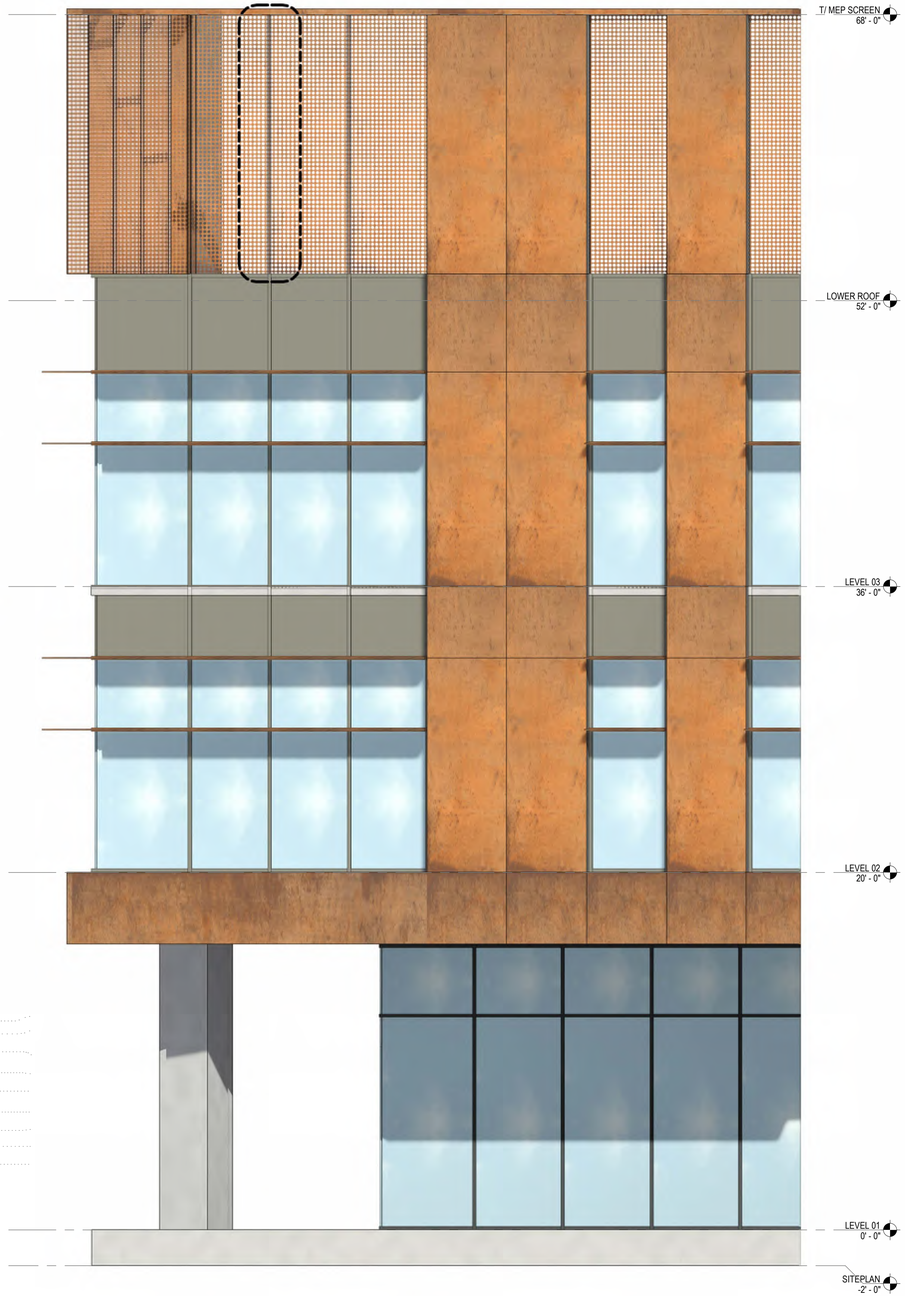
c UPPER PANEL CONECTION : horizontal section



 Pg: 10

FACADE-PERF. SCREEN (MOUNTING DETAIL)



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