

ALAMEDA MARINA DEVELOPMENT

DESIGN SUBMITTAL - WRAP A



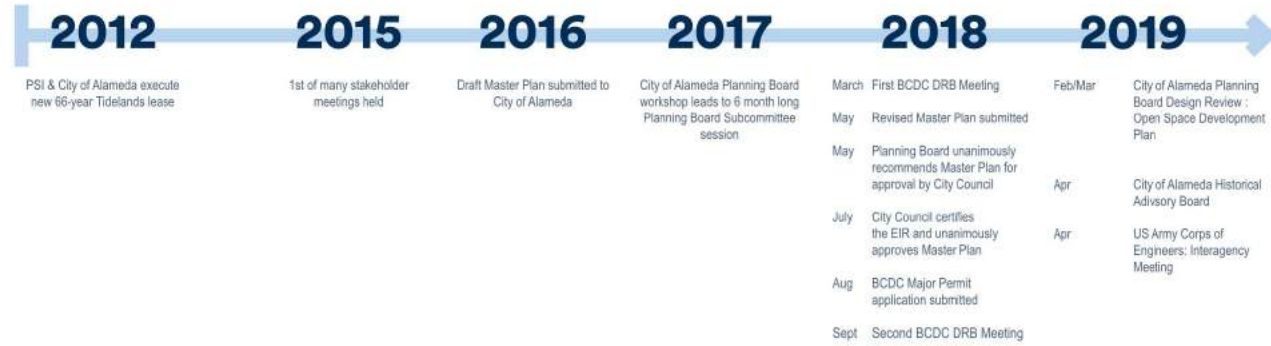
PROJECT DESCRIPTION

THE LAUNCH IS A PART OF THE ALAMEDA MASTER PLAN LOCATED ON CLEMENT AVENUE IN BETWEEN SCHILLER AND ALAMEDA MARINA DRIVE. IT CONSISTS OF 351 MULITFAMILY DWELLING UNITS RANGING FROM STUDIOS, 1 BEDROOM, 2 BEDROOMS, AND WORK/LIVE. THERE ARE 391 OFF-STREET PARKING SPOTS PROVIDED FOR RESIDENTS AND GUESTS TO THE FACILITIES ALONG WITH BIKE PARKING. THIS PROJECT CONSISTS OF 3 TYPES OF CONSTRUCTION; IA (GARAGE), TYPE IIIA AND V (RESIDENTIAL).

THE LAUNCH WILL PROVIDE AN ON-SITE LEASING OFFICE FOR MANAGEMENT OF RESIDENTS AND FUTURE RESIDENTS. THERE ARE 4 INTERIOR COURTYARDS WITH POOL, SPA, DOG RUNS, KITCHENETTES, FIRE PITS, AND LOUNGE SEATING. OTHER AMENITIES IN THIS PROJECT INCLUDE ROOF DECKS WITH BBQ AND FIRE PITS, A FITNESS ROOM, AND CLUB ROOM.

AT THE STREET LEVEL, THE BUILDING GIVES CONNECTION FROM CLEMENT TO THE BAY TRAIL AND OTHER MARINA AMENITIES THROUGH A DOUBLE HEIGHT, TWENTY FEET WIDE PEDESTRIAN CORRIDOR. THE CORRIDOR TRAVELS ALONG THE AMENITY BAR AND INTERIOR COURTYARDS OF THE PROJECT ALLOWING ALL GREAT ASPECTS OF THIS SITE AND PROJECT BUILDING TO CONNECT WITH ONE ANOTHER.

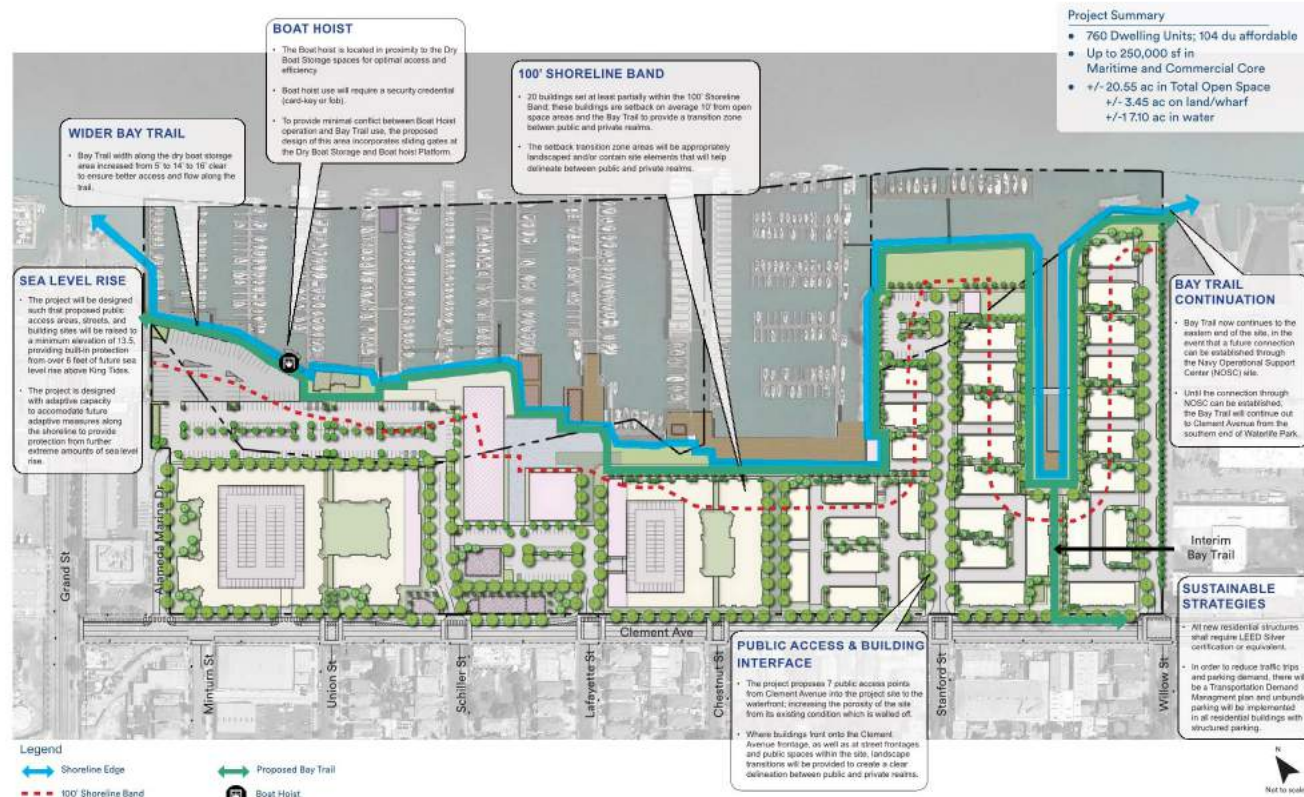
SHEET INDEX - PLANNING	
SHEET NUMBER	SHEET NAME
CV.00	COVER SHEET
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L1.1	CONCEPTUAL LANDSCAPE PLAN - COURTYARD A ENLARGEMENTS
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L2.1	LANDSCAPE IMAGERY
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C1.0	PRELIMINARY GRADING AND DRAINAGE PLAN
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C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY STORMWATER CONTROL PLAN
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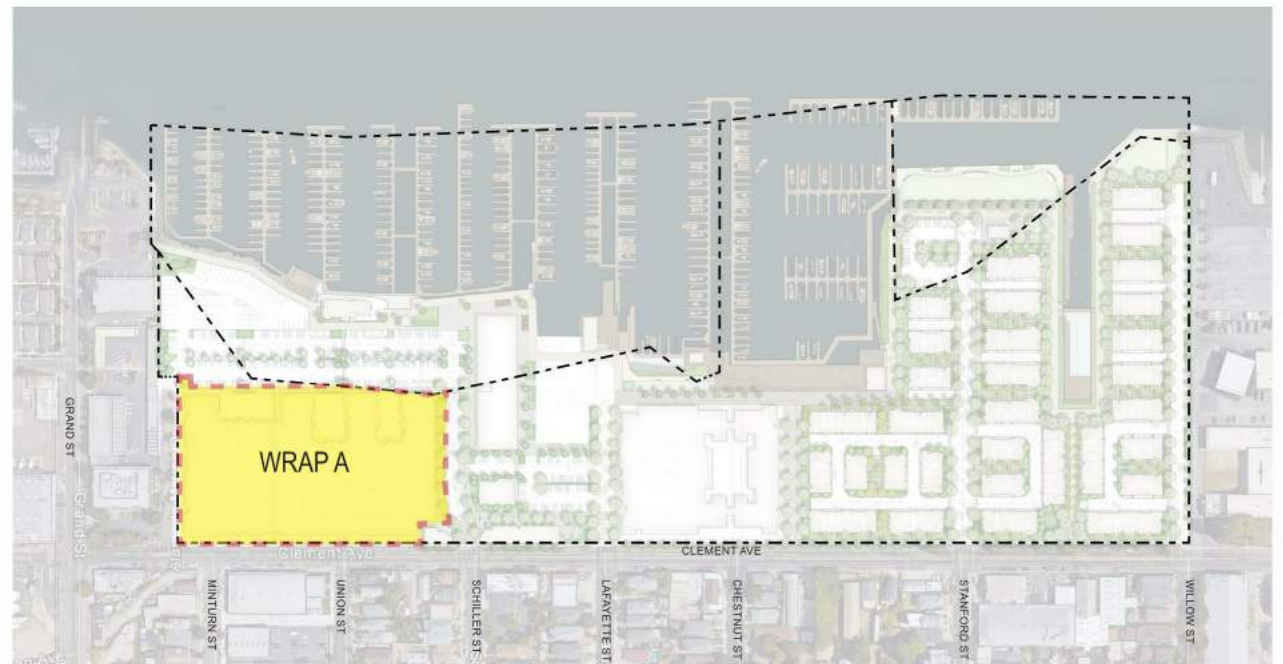
PROJECT TIMELINE BACKGROUND



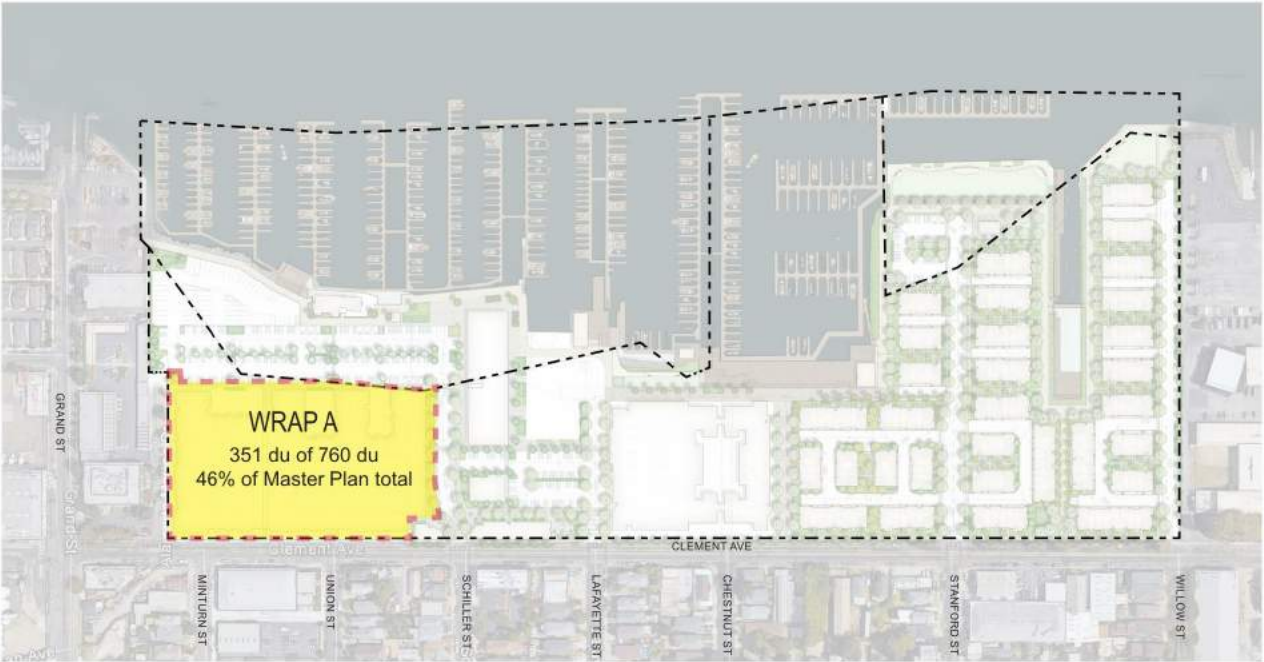
MAY 2019 PLANNING BOARD APPROVED OPEN SPACE DEVELOPMENT PLAN



JULY 2018 CITY COUNCIL APPROVED MASTER PLAN



MASTER PLAN OVERALL SITE PLAN: WRAP A LOCATION



UNIVERSAL RESIDENTIAL DESIGN ORDINANCE OF MASTER PLAN DIAGRAM

UNIVERSAL RESIDENTIAL DESIGN ORDINANCE (A.M.C 30-18)	MASTER PLAN	WRAP A
a. <i>Visitability.</i> To ensure that all new residential dwellings units subject to the provisions of this section meet the basic needs of a wide range of guests to enter and use critical portions of the home, all units subject to this section shall include the following features: 1. An accessible exterior access to an accessible entry; 2. An accessible interior access from the accessible entry to an accessible powder room, accessible common use room or an accessible bedroom, and adaptable internal stairs; 3. Blocking within the walls to support future installation of grab bar/hand rails in all bathrooms; and 4. If ground floor open space is provided, then an accessible path of travel to the open space shall be provided.	The goal of the Master Plan is to have as many of the residential units meet visitability.	100% of the units proposed in Wrap A meet the visitability requirement. See unit plan sheets for more detailed information.
b. <i>Universal Design.</i> To ensure that a share of all new dwelling units are usable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent feasible, thirty (30%) percent of all new residential units in a residential development of five (5) or more units shall include the following features: 1. An accessible exterior access to an accessible entry; 2. An accessible interior access from the accessible entry to an accessible bathroom, an accessible common use room, an accessible bedroom, accessible kitchen, accessible common or private open space; accessible laundry facility, and adaptable internal stairs; 3. In determining the number of universally designed units required by this subsection, any decimal fraction less than 0.5 shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number.	Master Plan max unit total: 760 du Universal Design Units required: 760 du x 0.30 = 228 du Total Universal Design Units: Wrap A: 351 du (46%)	Total Wrap A units: 351 du 100% of the units proposed in Wrap A meet the Universal Design requirements; each unit is accessible via a common corridor that is elevator served.
c. <i>Optional Features.</i> Any residential development that includes an on-site sales office in which a buyer may purchase a unit prior to completion of construction of the unit must offer buyers the opportunity to select and purchase additional universal design features from a pre-approved list of offered features. The seller of the residential dwelling units shall prepare a brochure or checklist of the additional universal design features and pricing for the features that will be offered. The brochure or checklist shall be reviewed and pre-approved by the Planning Board concurrently with the discretionary permits for the development. The office shall have an accessible exterior access to the primary entrance, and be fully accessible per the Americans with Disabilities Act (ADA).	N/A	Wrap A residential is for-rent.

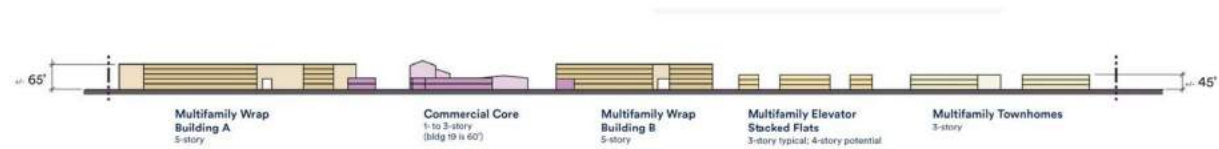
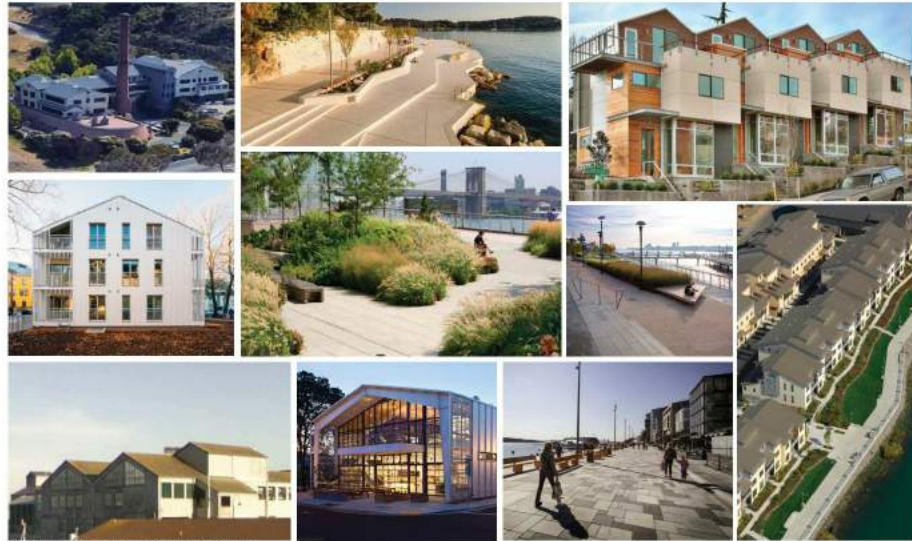


Exhibit 6.6 - Allowable Building Height Diagram

MASTER PLAN BUILDING HEIGHT EXHIBIT

7 TYPOLOGIES AND DESIGN GUIDELINES

DESIGN CHARACTER IMAGERY



Building character example images are for reference only.

ALAMEDA MARINA MASTER PLAN JULY 2018

7 TYPOLOGIES AND DESIGN GUIDELINES

DESIGN CHARACTER IMAGERY



Building character example images are for reference only.

MASTER PLAN DESIGN CHARACTER IMAGERY

ALAMEDA MARINA MASTER PLAN DEVELOPMENT STANDARDS (CH.6)	PROPOSED						
VISUAL CORRIDOR: Visual corridors from Clement to the waterfront through Wrap A and Wrap B will meet the following standards: Two-story, 20' wide	VISUAL CORRIDOR: 20' wide, 18' tall visual corridor						
BUILDING SETBACKS: Clement Avenue: 12'-0" minimum Internal Street: 8'-0" minimum Internal Park: 10'-0" minimum	BUILDING SETBACKS: Clement Avenue: 15'-0" Internal Street: 8'-0" (along Alameda Marina Dr. & Schiller Street) Internal Park: N/A						
BUILDING HEIGHT: All new construction shall have a maximum height of 45' to 65', as height is defined in Chapter 30-2 of the Alameda Municipal Code, as shown on Alameda Master Plan exhibit 6.6.	BUILDING HEIGHT: 56'-5"						
PARKING: Residential Parking: Each residential building with parking contained within a common shared structure shall provide a maximum of 1.5 spaces for each unit in the building. Townhomes are exempt from the Residential Parking provisions and may be constructed with an enclosed garage that holds a maximum of 2 cars, which not be managed by the Parking Owner Operator (PO). Unbundled parking will be implemented in all residential buildings with structured parking. Non-Residential Parking: Approximately 348 public parking spaces shall be provided, managed and marked for use by marina patrons, maritime and commercial patrons, and open space users.	PARKING: Residential Parking: <table><tr><td>STANDARD:</td><td>376</td></tr><tr><td>VAN ACCESSIBLE:</td><td>15</td></tr><tr><td>TOTAL:</td><td>391</td></tr></table> Non-Residential Parking: N/A	STANDARD:	376	VAN ACCESSIBLE:	15	TOTAL:	391
STANDARD:	376						
VAN ACCESSIBLE:	15						
TOTAL:	391						

ALAMEDA MARINA MASTER PLAN BUILDING DESIGN GUIDELINES (CH.7.2)	PROPOSED
SITING & ORIENTATION: • Orient building fronts toward the streets, pedestrian promenades/paths, waterfront and other public spaces, wherever possible. • Establish a consistent alignment of building façades that frame the edges of the street, pedestrian promenades/paths and other public spaces. Street-level uses, primary building entries, storefronts and building lobbies must address the street frontage. • Where ground floor retail/commercial space exists a minimum of 70% of the frontage facing onto a street, paseo, or open space shall be at the property line or minimum setback. • Arrange buildings to create a variety of outdoor spaces such as courtyards, pathways and other common open space that encourage social activity and promote pedestrian connectivity. • Orient buildings to maximize views of the waterfront and open space. • Position buildings to optimize daylight access and resident privacy. • Consider passive solar design when locating windows and overhangs. • Design common outdoor spaces between buildings to be functional, provide appropriate amenities and site furnishing, and incorporate interpretive maritime elements at key locations.	SITING & ORIENTATION: Wrap A is designed with a prominent articulated building edge along Clement Ave setback 15' from the sidewalk to provide relief to the public walk while framing the street. The building design provides four courtyards: 1 large central internal courtyard and 3 along the northern edge creating a variety of outdoor spaces while maximizing the number of units with waterfront views.
BUILDING DESIGN: • There shall be clear glazing facades with a minimum of 60% of the linear frontage (i.e. not height or area) at all retail/commercial buildings • Ground floors at retail/commercial buildings shall have a minimum glazing/opening height of 14'. • All ground floor retail space shall have a minimum height of 14'.	BUILDING DESIGN: Work/Live is proposed along Schiller Street. These units are 18 ft tall. See A2.11 and A2.12.
ENTRIES: • Orient building entries toward public spaces such as streets, pedestrian promenades/paths, waterfront and other public spaces, whenever feasible. • Building entries shall be the prominent feature of the front façades. • Incorporate design features such as entry stoops, porches, awnings or other coverings, hedge landscaping, etc. scaled to a pedestrian level experience for residential buildings to differentiate between public and private spaces along the street. • Identify commercial building entrances by incorporating recessed entries, awnings and/or other distinct architectural elements.	ENTRIES: The main lobby and building entry faces Clement Avenue located in between Minturn & Union Street next to the visual corridor and courtyard space. Building signage of "The Launch" helps mark the entry. See AP1.02.
MASSING & ARTICULATION: • Building massing and form shall be appropriate to the architectural style. • Front building elevations and elevations facing streets, pedestrian promenades/paths, waterfront and other public spaces with public right of way less than 50' shall include plane breaks/modulation on the upper stories to create a more pedestrian friendly scale. Offset forms may include vertical breaks between stories or horizontal breaks between spaces, and shall incorporate changes in materials and colors as appropriate to the building style. Stepped massing and layered wall planes may incorporate cantilevered masses or balconies, recessed masses or inset balconies, and volume spaces. • Ground-floor façades shall be designed using articulation and material/color variations to create a visually interesting and varied pedestrian experience. • Upper-floor façades shall be differentiated from the ground floor façades by a transition line, which may be in the form of an articulated trim course, a shallow recess or cantilever, a continuous balcony, or other means appropriate to the building style, accompanied by a change of window size/rhythm, materials, colors or textures. • Lower height elements, such as recessed massing above ground floor, porches, entry features, bay windows, etc., are encouraged to articulate massing, establish pedestrian scale and add variety to the streetscene. • Use projections to emphasize design features such as entries, primary windows or outdoor spaces. Projections may include, but are not limited to, awnings, balconies, window/door surrounds, bay windows or dormers, roof overhangs, shed roof elements and tower elements. • Long walls with no windows or entries shall be articulated by changes in plane and/or material to break up the monotonous planes.	MASSING & ARTICULATION: The building massing provides multiple breaks in plane both vertical and horizontal. Refer to renderings on AP1.00, AP1.01 and plans AP2.11-AP2.15. Using 4 different materials stucco, lap siding, metal panel, and metal siding at these transitions allows the building to express the differences in scale. The building creates a base, middle, and top form by having bay windows, balconies, and material change. These features create a well articulated facade on all sides of the building and in the interior courtyards thus providing a unique experience for everyone both residents and visitors.

ALAMEDA MARINA MASTER PLAN BUILDING DESIGN GUIDELINES (CH.7.2)	PROPOSED
ROOF CONSIDERATIONS: • Roof form, ridgelines, pitch, materials and colors shall be compatible with the architectural style of the building. • Variety in roof forms and/or building/ridge heights is encouraged along the streets, pedestrian promenades/paths, waterfront, and other public spaces to provide visual interest. • Where flat roofs are used, the buildings are encouraged to have pronounced parapet treatments complementary to the design vocabulary of the building.	ROOF CONSIDERATIONS: Refer to Elevations on AP1.10 and AP1.11 to see the multiple parapet heights that are shown. These parapets undulate along the facades and they include all 4 exterior materials to reflect the architectural design below.
MATERIALS & COLORS: • Incorporate a range of colors and materials that are complementary to the building's architectural style to produce diversity and provide visual interest. • Use durable, non-corrosive building materials that are appropriate to the marina environment, including, but are not limited to, stucco, wood, brick, tile, stone, metal and glass. • Buildings are encouraged to incorporate materials salvaged from the site. • The building color palette shall be appropriate to the waterfront environment and compatible with the existing environment. Variations in shade or tone that are reflective of nature can be used to enhance forms and heighten interest. • Changes in materials and colors shall occur at interior corners of the building façades.	MATERIALS & COLORS: Refer to AP3.02 for materials. There are 4 material changes on the facades of this building and another change in color within the pedestrian corridor. The materials include stucco (2 colors), lap siding, metal siding, and metal panels. The colors of these materials reflect soft nature tones, and then provide a pop of color throughout the pedestrian corridor and main entry of the building. Refer to AP1.11.
CORNER TREATMENTS: • Corner buildings are encouraged to have enhanced treatments on both street-facing sides, which may include wrap-around porches or balconies, recessed stories above the ground floor, feature windows, awnings, tower elements, or other façade detailing. • At corner buildings, primary facade materials and details shall wrap around to side elevations. • The primary entry to corner buildings are encouraged to be located at the corner.	CORNER TREATMENTS: Refer to AP1.00, AP1.01, and AP1.11. At each corner of the building there is a unique condition including wrap around balconies, change in building stories, material changes, and architectural pop-outs.
ALLEY TREATMENT: • Plane offsets and stepped massing (recessed or cantilevered) along the alleys are encouraged to provide visual interest and articulation. • Consider incorporating architectural projections such as balconies, bays, eaves or other elements. • Use similar material window trims, colors and appropriate details as the front elevation. • Residential buildings shall use enhanced garage door patterns or finishes that complement the building's design vocabulary, as appropriate. • Provide planting areas between garage doors where feasible to soften the alley environment.	ALLEY TREATMENT: N/A
SURROUNDING AREA CHARACTER: • All new development should complement the building forms, architectural styles and landscape patterns of neighboring development. This may be accomplished through a combination of massing, materials, colors, or details. • New development should respect existing historic or potentially historic structures in the immediate area through the use of similar materials and proportions and the avoidance of overwhelming scale and visual obstruction. • Transitions between existing and new buildings should be gradual. The height and mass of new projects should not create abrupt changes from those of existing buildings.	SURROUNDING AREA CHARACTER: Refer to AP0.07 to review historical context of the historic building closest to our site. Wrap A is designed to respect this historic building in providing a setback and additional access at the side walk. The landscape design provides a unique experience at the corner to accommodate both buildings needs.

ALAMEDA MARINA MASTER PLAN BUILDING DESIGN GUIDELINES (CH.7.2)	PROPOSED
SITE CHARACTER: - Natural amenities such as views, the Bay Trail, and similar features unique to the site shall be preserved and incorporated into development proposals, if feasible. - Some structures which are historic or are otherwise distinctive should also be preserved and incorporated into development proposals where feasible and appropriate. - Buildings should not back on to existing or potential amenities. High activity areas, such as building entries, restaurant dining areas, or major pedestrian routes should be oriented to create a connection between the amenity and the project.	SITE CHARACTER: Refer to AP2.11 to review the 1st Floor that provides a pedestrian corridor accessing the amenities of Wrap A along with connection for the public to the Bay Trail/marina. Refer to AP1.04 showing 1 of 2 unique roof decks providing amazing views of the marina.
INTERFACES: - Loading areas, access and circulation driveways, trash, and storage areas and rooftop equipment should be located as far as possible from adjacent residence and should never be located next to residential properties without fully mitigating their negative effects. - Adjacent residential and non-residential uses should be as segregated as is necessary to maintain a livable residential environment by landscaping or building orientation and activity limitations - However, when adjacent residential and non-residential uses can mutually profit from connection rather than separation, applicable connective elements such as walkways, common landscaped areas, building orientation, and unfenced property lines should be employed, and are strongly encouraged. - Parking lots for commercial uses should have no access from or to an otherwise intact residential street and should be separated from the residential street.	INTERFACES: Wrap A was designed to provide a garage that is surrounded by the multi family units, which allows the garage to be hidden behind the beautiful architecture of the facade. The loading area and trash pick up is planned within the garage. The work/live units are on Schiller st to provide direct access to the street as well.
FUNCTIONAL ELEMENTS: - Gutters and downspouts shall be integrated into the design of the building. Exposed gutters and downspouts must be colored to match or complement the surface to which they are attached. - Both roof-mounted and ground-mounted mechanical equipment such as air conditioning/heating equipment, pool/spa equipment, etc. (excluding solar panels) shall be screened from view of streets, pedestrian promenades/paths, and other public spaces. - Mechanical devices such as exhaust fans, vents and pipes shall be painted to match or compliment the colors of the surfaces to which they are attached.	FUNCTIONAL ELEMENTS: Refer to A2.15 and A2.16 for roof plans showing internal drains at all the street facing facades and downspouts at the interior courtyards. Roof mounted equipment will be placed in the center of the roof hidden behind the parapet walls.
REFUSE COLLECTION, SERVICE & LOADING AREAS: - Locate loading and service areas on the rear or the side of the building away from primary street facades and public view, or screen such areas from public view. - Locate loading and service areas in a manner that minimize conflicts with pedestrian and vehicular circulation. - Outdoor refuse collection areas shall be enclosed and screened from view by walls or fences, and shall not be located adjacent to public streets. - Fences and walls that provide screening shall be designed as an integral part of the building design and be constructed of durable materials, with textures and colors that are complementary to the adjacent buildings.	REFUSE COLLECTION, SERVICE & LOADING AREAS: Wrap A was designed to provide a garage that is surrounded by the multi family units, which allows the garage to be hidden behind the beautiful architecture of the facade. The loading area and trash pick up is planned within the garage.
SUSTAINABLE STRATEGIES: All new residential structures shall require LEED Silver certification or equivalent as part of the project's sustainability vision implementation. Sustainable building techniques may include the use of recycled materials where appropriate, high efficiency energy standards, incorporation of renewable power generation.	SUSTAINABLE STRATEGIES: Wrap A will be designed to comply with these requirements.

UNIT TYPE	NAME	DESCRIB	OPEN AREA	Unit Net Rentable						Open Area	Unit	Percent	Rentable Area	
					1ST	2ND	3RD	4TH	5TH	Total	Total	of Total Units	by Type	
STUDIO	S1	STUDIO	0		527	4	4	4	4		0	16	4.56%	8,432
	S2	STUDIO	0		544	9	12	11	11	2	0	45	12.82%	24,480
	S3	STUDIO	0		595			1	1		0	2	0.57%	1,190
STUDIO SUB-TOTAL						7004	8636	8687	8687	1088	0	63	17.95%	34,102
1 BEDROOM	A1	1 BDRM/ 1 BATH	0		775	1	1	7	7	6	0	22	6.27%	17,050
	A2	1 BDRM/ 1 BATH	43		800	27	27	30	30	5	5,117	119	33.90%	95,200
	A3	1 BDRM/ 1 BATH	0		875	1	1	2	2		0	6	1.71%	5,250
	A4	1 BDRM/ 1 BATH	75		804	12	12	14	14	6	4,350	58	16.52%	46,632
	A5	1 BDRM/ 1 BATH	0		800						0	0	0.00%	0
	A6	1 BDRM/ 1 BATH	75		804	1	1	3	3		600	8	2.28%	6,432
	A7	1 BDRM/ 1 BATH	0		1051			2	2		0	4	1.14%	4,204
	A8	1 BDRM/ 1 BATH	0		1240			1	1		0	2	0.57%	2,480
1 BDRM SUB-TOTAL						33702	33702	48185	48185	13474	10,067	219	62.39%	177,248
2 BEDROOM	B1	2 BDRM/ 2 BATH	45		1152	3	4	4	4	0	675	15	4.27%	17,280
	B2	2 BDRM/ 2 BATH	0		1156	3	3	3	2	1	0	12	3.42%	13,872
	B3	2 BDRM/ 2 BATH	0		1218	2	2	2	2	1	0	9	2.56%	10,962
	B4	2 BDRM/ 2 BATH	0		1326	1	1	1	1		0	4	1.14%	5,304
	B5	2 BDRM/ 2 BATH	0		1285	2	2	2	2		0	8	2.28%	10,280
	B6	2 BDRM/ 2 BATH	0		1235			1	1		0	2	0.57%	2,470
	B7	2 BDRM/ 2 BATH	36		1260			1	1		72	2	0.57%	2,520
	B8	2 BDRM/ 2 BATH	0		1116			1	1	1	0	3	0.85%	3,348
	B9	2 BDRM/ 2 BATH	0		1185			1	1	1	0	3	0.85%	3,555
	B10	2 BDRM/ 2 BATH	0		1410			1	1	1	0	3	0.85%	4,230
2 BDRM SUB-TOTAL						13256	14408	20614	19458	6085	747	61	17.38%	73,821
WORK/LIVE	D1	-	0		1131	5					0	5	1.42%	5,655
	D2	-	0		1980	1					0	1	0.28%	1,980
	D3	-	0		1311	1					0	1	0.28%	1,311
	D4	-	0		1131	1					0	1	0.28%	1,131
WORK/LIVE SUB-TOTAL						10077	0	0	0	0	0	8	2.28%	10,077
TOTAL UNITS			Avg SqFt		841	64039	56746	77486	76330	20647	10,814	351	100%	295,248
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks														
Net rentable Residential by floor (excl decks)						64,039	56,746	77,486	76,330	20,647	295,248			
Gross (Including Corridors, Excluding Decks)						74,495	69,183	89,210	89,210	20,496			TYPE III	342,594
Amenity (Including Leasing)						9,689							TYPE III	9,689
Garage						28,524	28,524	28,524	28,524	22,720			TYPE I	136,816
Total Gross						112,708	97,707	117,734	117,734	43,216				489,099

OFF STREET PARKING - RESIDENTIAL							
PROVIDED RESIDENTIAL PARKING							
FLOOR	STANDARD	ACCESS	VAN ACCESS	EV	STANDARD GUEST	VAN... GUEST	TOTAL
1st	57	0	3	0	0	0	60
2nd	88	0	3	0	0	0	91
3rd	88	0	3	0	0	0	91
4th	88	0	3	0	0	0	91
5th	55	0	3	0	0	0	58
TOTAL	376	0	15	0	0	0	391

TOTAL PROVIDED

391

PARKING RATIO PROVIDED

1.12

PROVIDED BIKE PARKING		
LONG TERM REQUIRED	412 BEDROOMS x 0.05 SPACES PER BEDROOM = 20.6 SPACES	
LONG TERM PROPOSED	75 SPACES PROVIDED	
SHORT TERM REQUIRED	412 BEDROOMS x 0.05 SPACES PER BEDROOM = 20.6 SPACES	
SHORT TERM PROPOSED	21 SPACES	
TOTAL PROVIDED		96

PROJECT ADDRESS:

1777 CLEMENT AVENUE
ALAMEDA, CA 94501

PROJECT DESCRIPTION:

CONSTRUCTION TYPE: IA, IIIA, AND VA

FLOORS: 5

SITE AREA: ±3.91 ACRES (170,583 SF)

A COMBINATION OF 5 STORY BUILDING (TYPE IIIA) AND 4 STORY BUILDING OF (TYPE VA) OF RESIDENTIAL UNITS. THESE BUILDINGS WRAP A PARKING GARAGE (TYPE IA)

ZONE: ALAMEDA MARINA MASTER PLAN, M-X WITH MF OVERLAY

LOT COVERAGE:

ENTIRE SITE
±3.91 ACRES (170,583 SF)

EXTENT OF WORK
120,592 SF

PROPOSED BUILDING S.F.
489,099 SF

PROPOSED USE
RESIDENTIAL (351 UNITS)

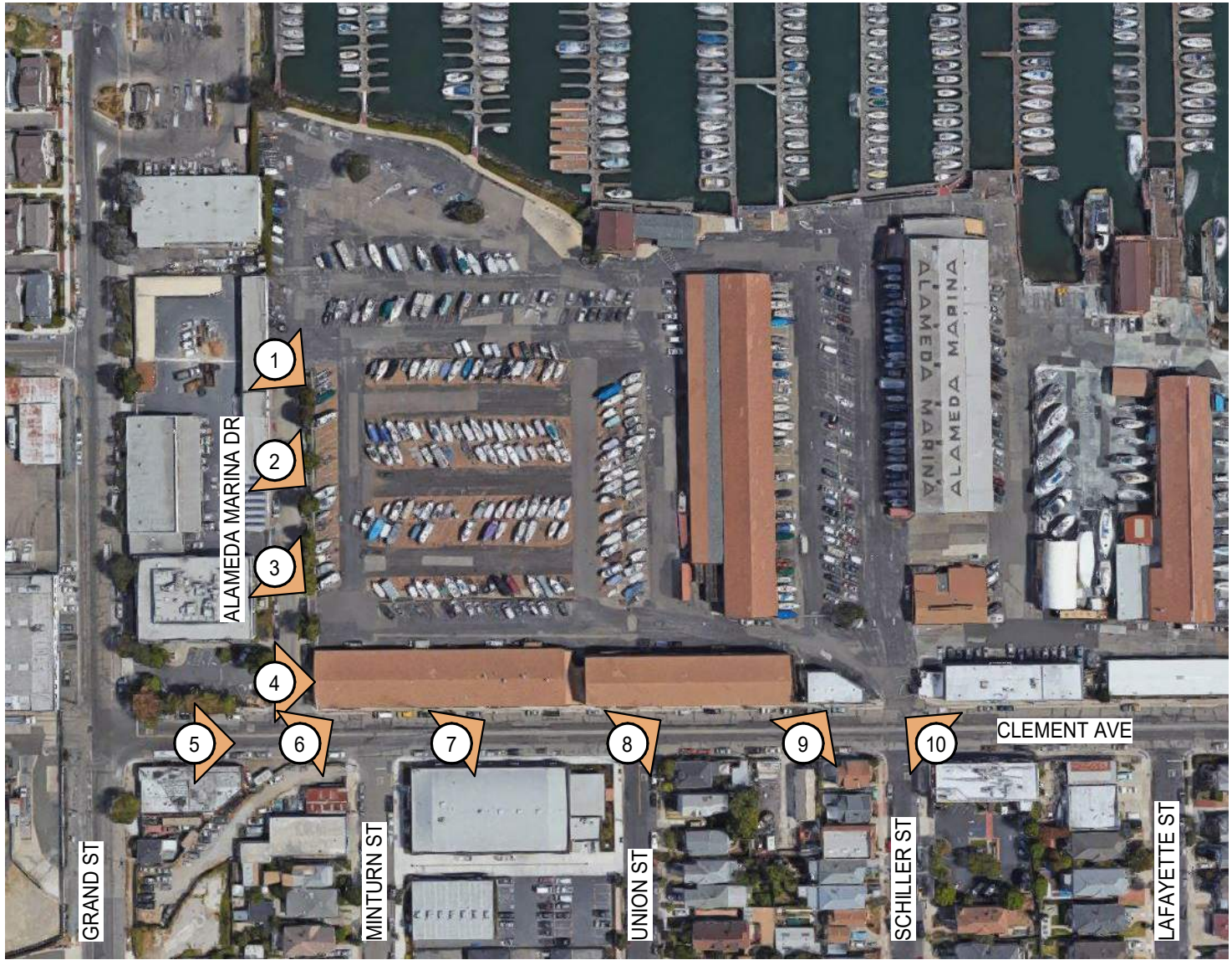
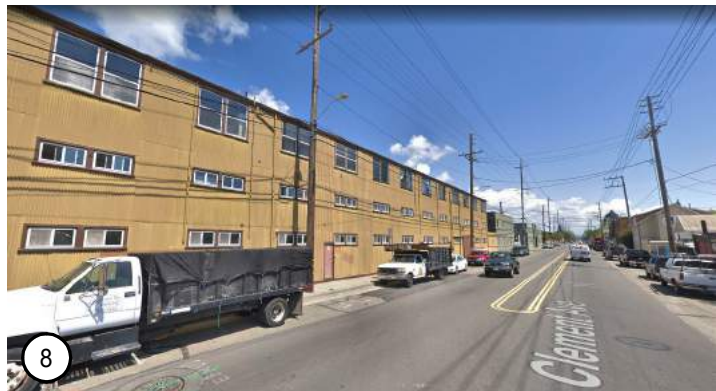
OPEN SPACE:

PUBLIC OPEN SPACE
PEDESTRIAN CORRIDOR: 9,795 SF

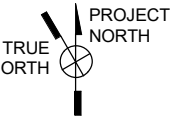
COMMON OPEN SPACE
COURTYARDS & ROOF DECKS: 28,488 SF

PRIVATE OPEN SPACE
BALCONIES: 10,814 SF

TOTAL OPEN SPACE
PUBLIC OPEN SPACE: 9,795 SF
COMMON OPEN SPACE: 28,488 SF
PRIVATE OPEN SPACE: 10,814 SF
TOTAL: 49,097 SF



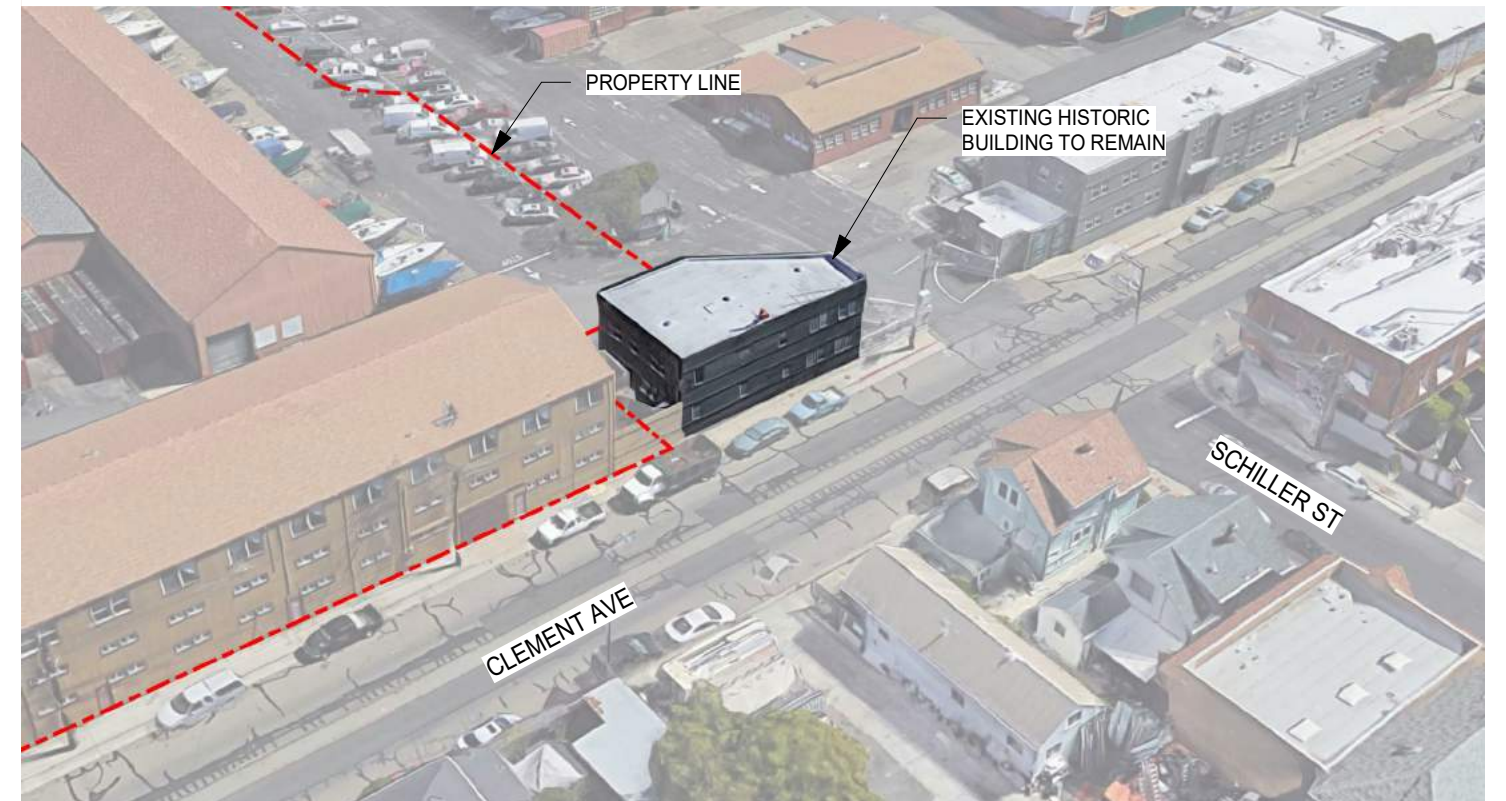
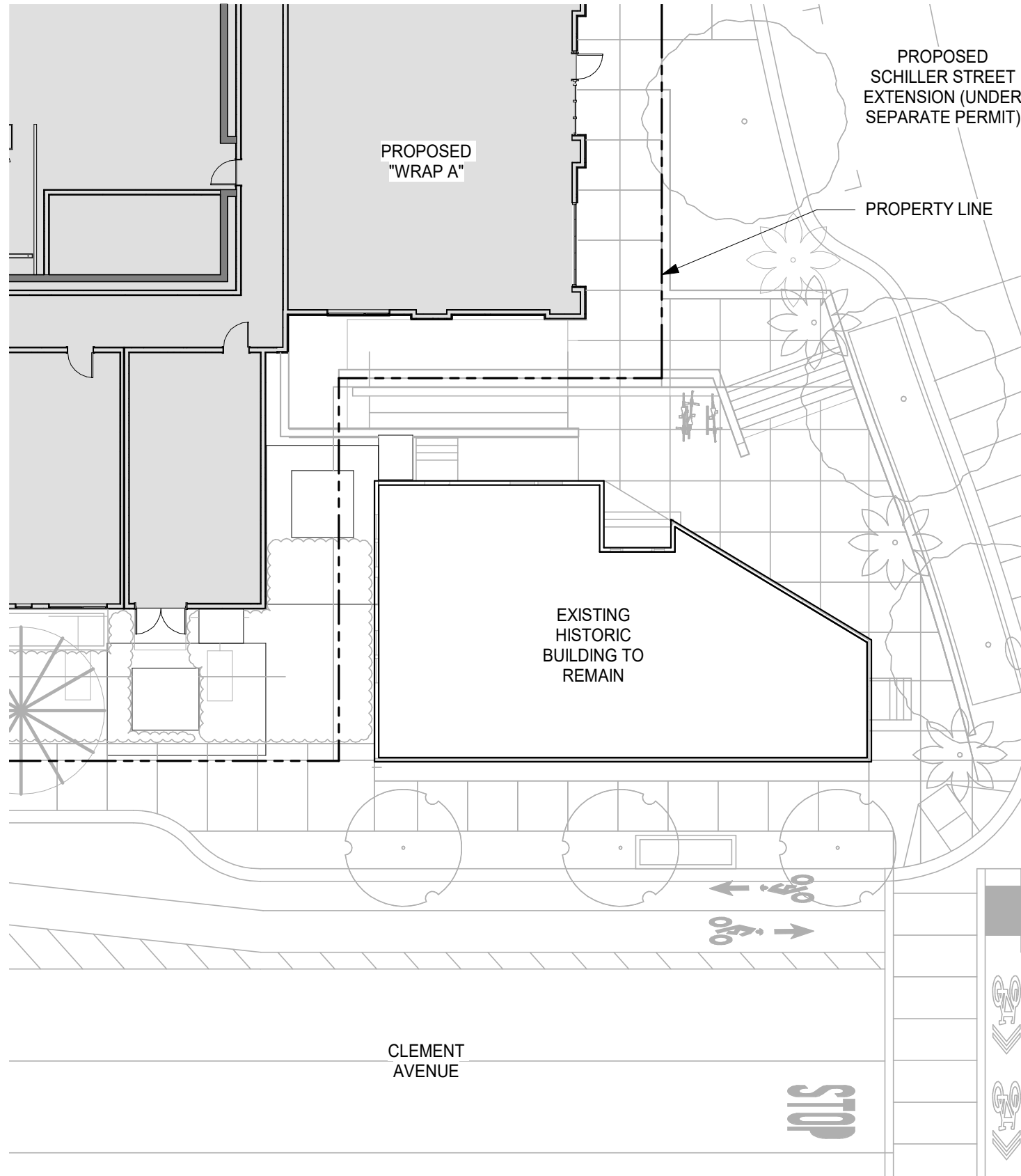
KEY PLAN



STREET VIEWS



AERIAL VIEW - LOOKING NORTH



HISTORIC BUILDING - AXON VIEW



HISTORIC BUILDING - CONTEXT PLAN

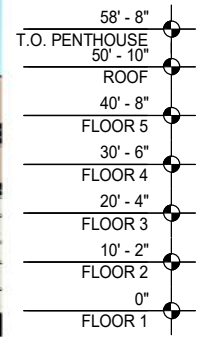




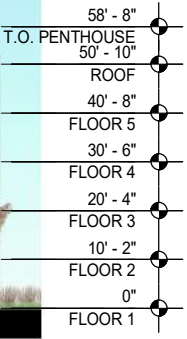




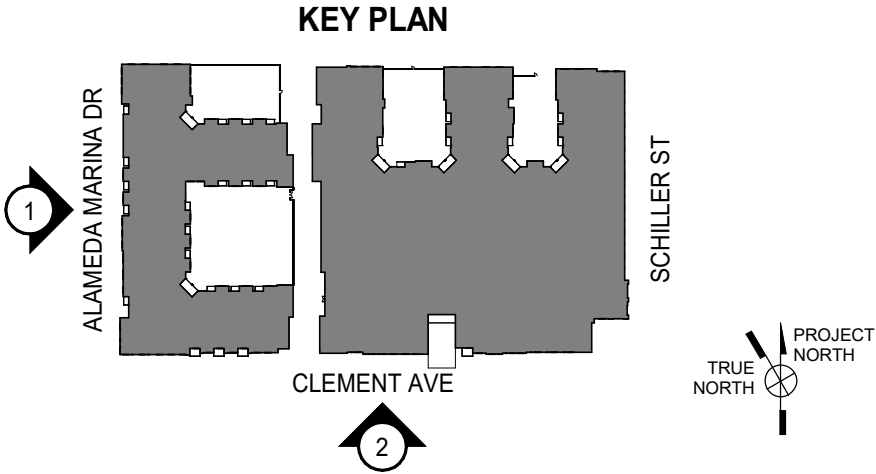


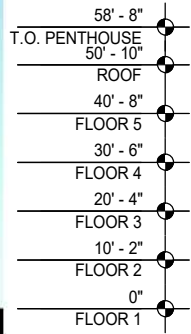


ELEVATION 2 - CLEMENT AVE

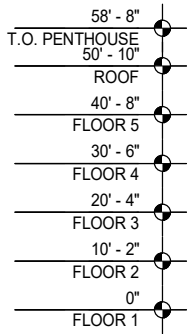


ELEVATION 1 - ALAMEDA MARINA DR

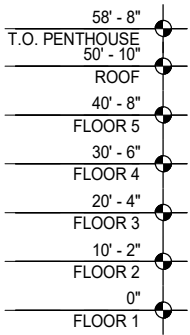




ELEVATION 3 - NORTH

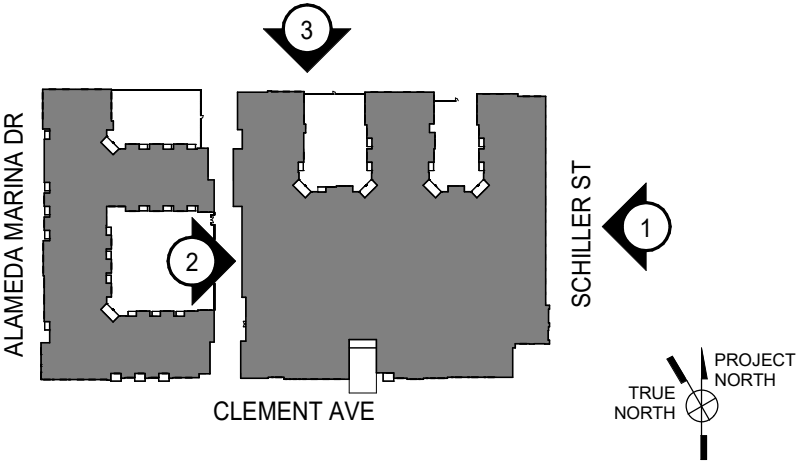


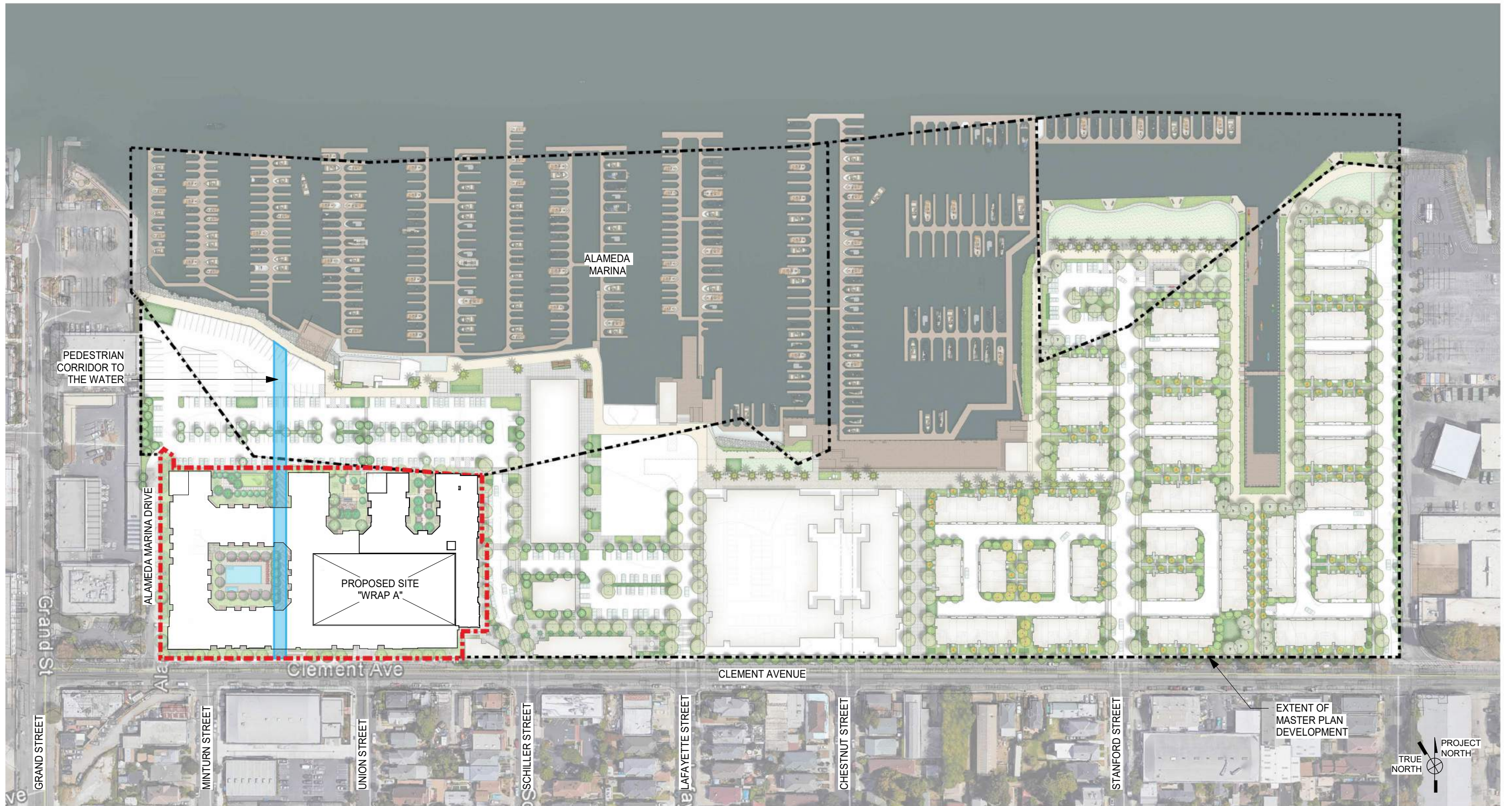
ELEVATION 2 - COURTYARD



ELEVATION 1 - SCHILLER ST

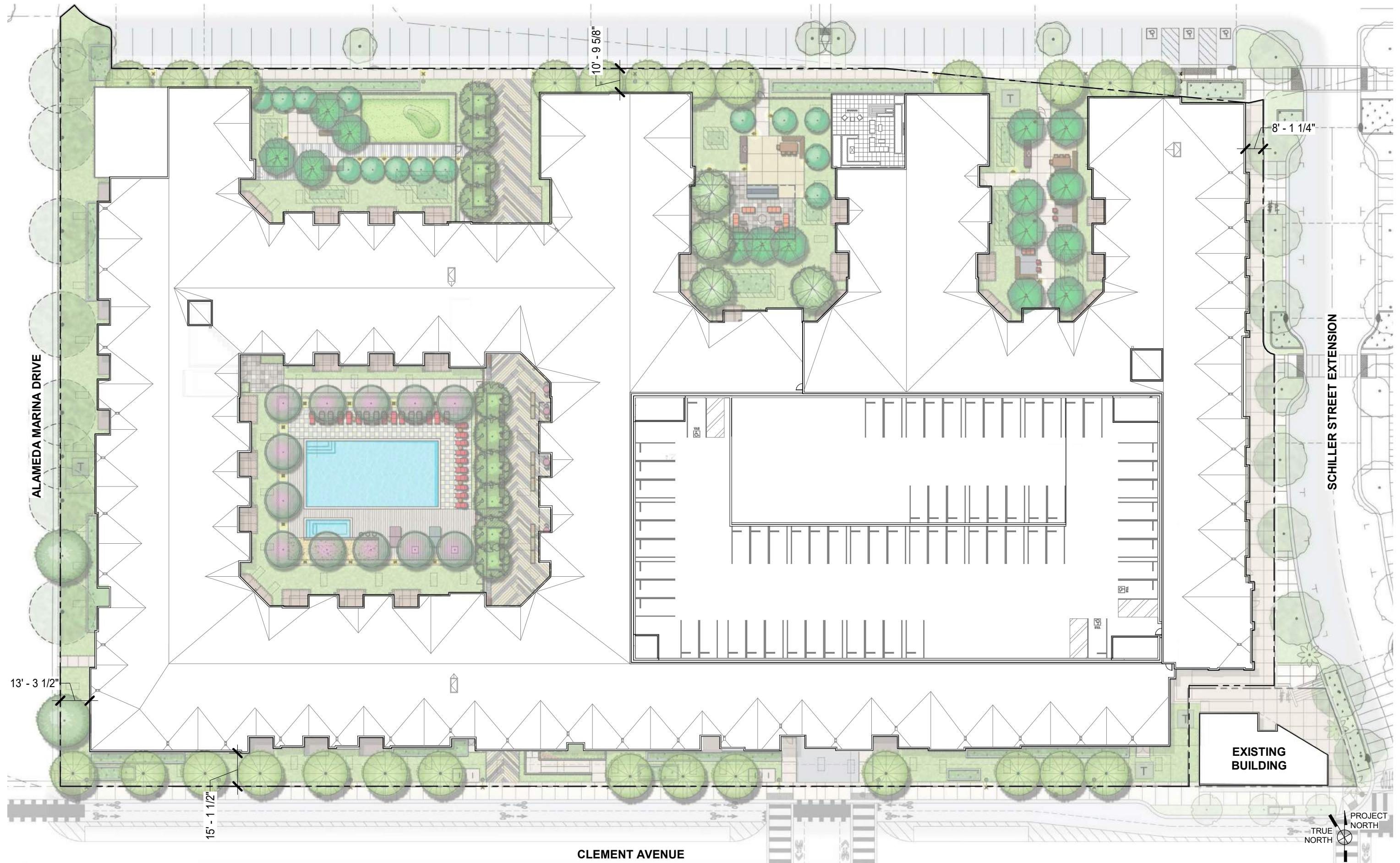
KEY PLAN





ALAMEDA MARINA DEVELOPMENT
ALAMEDA, CA 94501

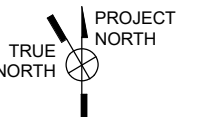
SITE PLAN



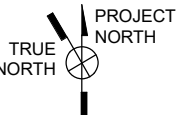
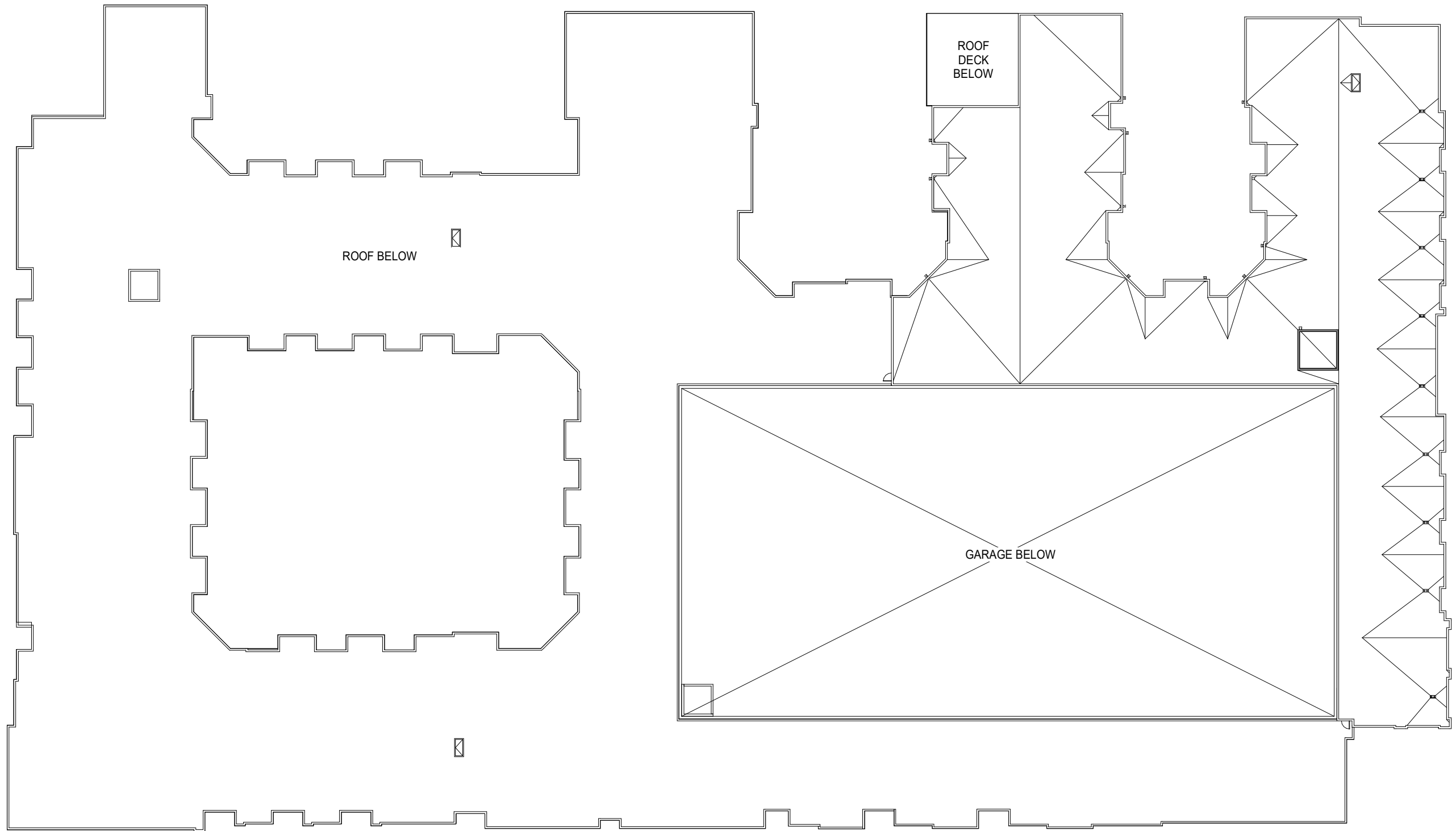


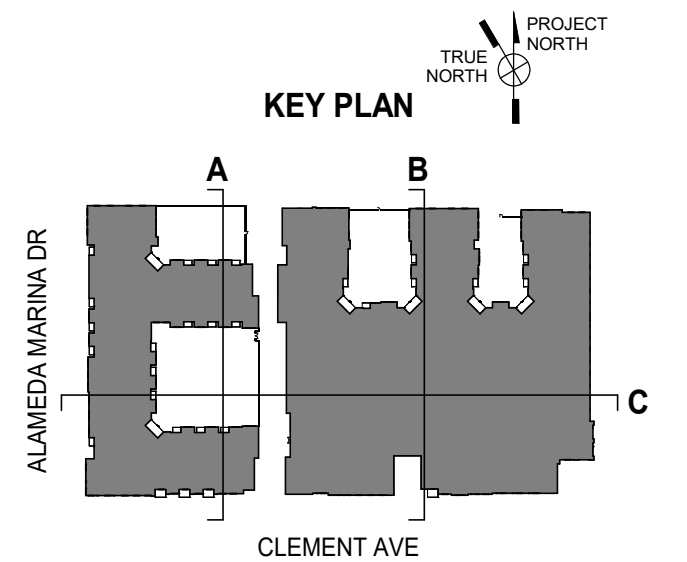
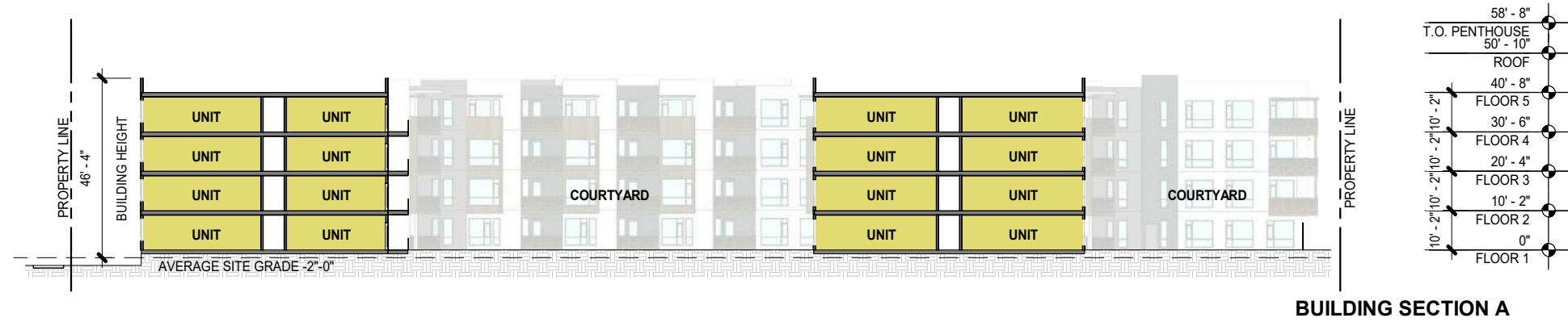
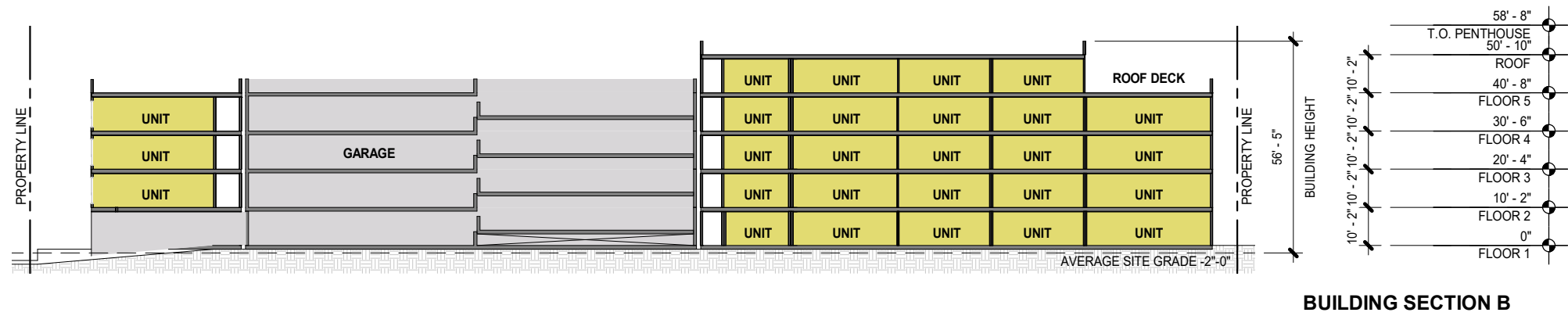
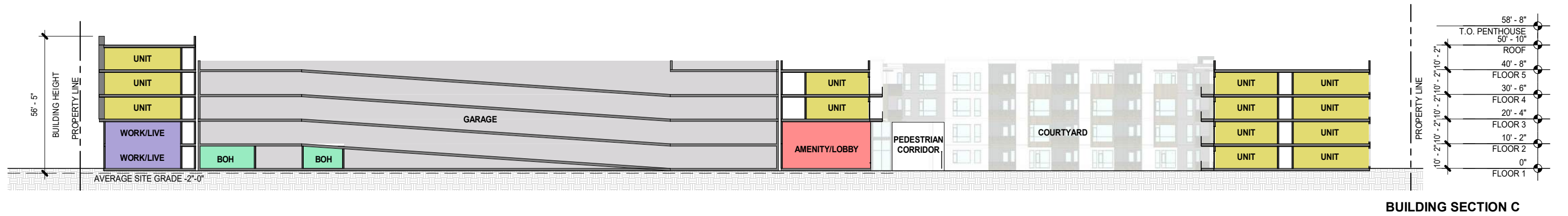


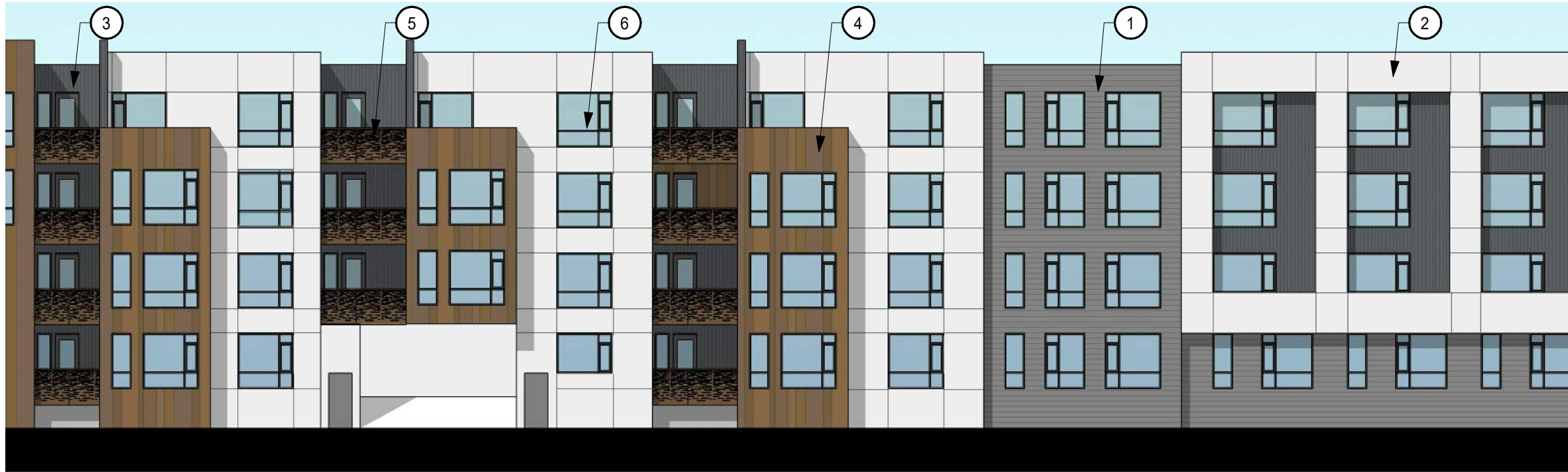
LEGEND			
UNIT	EGRESS	GARAGE	BOH/ELEC.
WORK/LIVE UNIT	AMENITY		











ELEVATION - CLEMENT AVENUE

① SIDING



② STUCCO



③ METAL SIDING



④ METAL PANELS

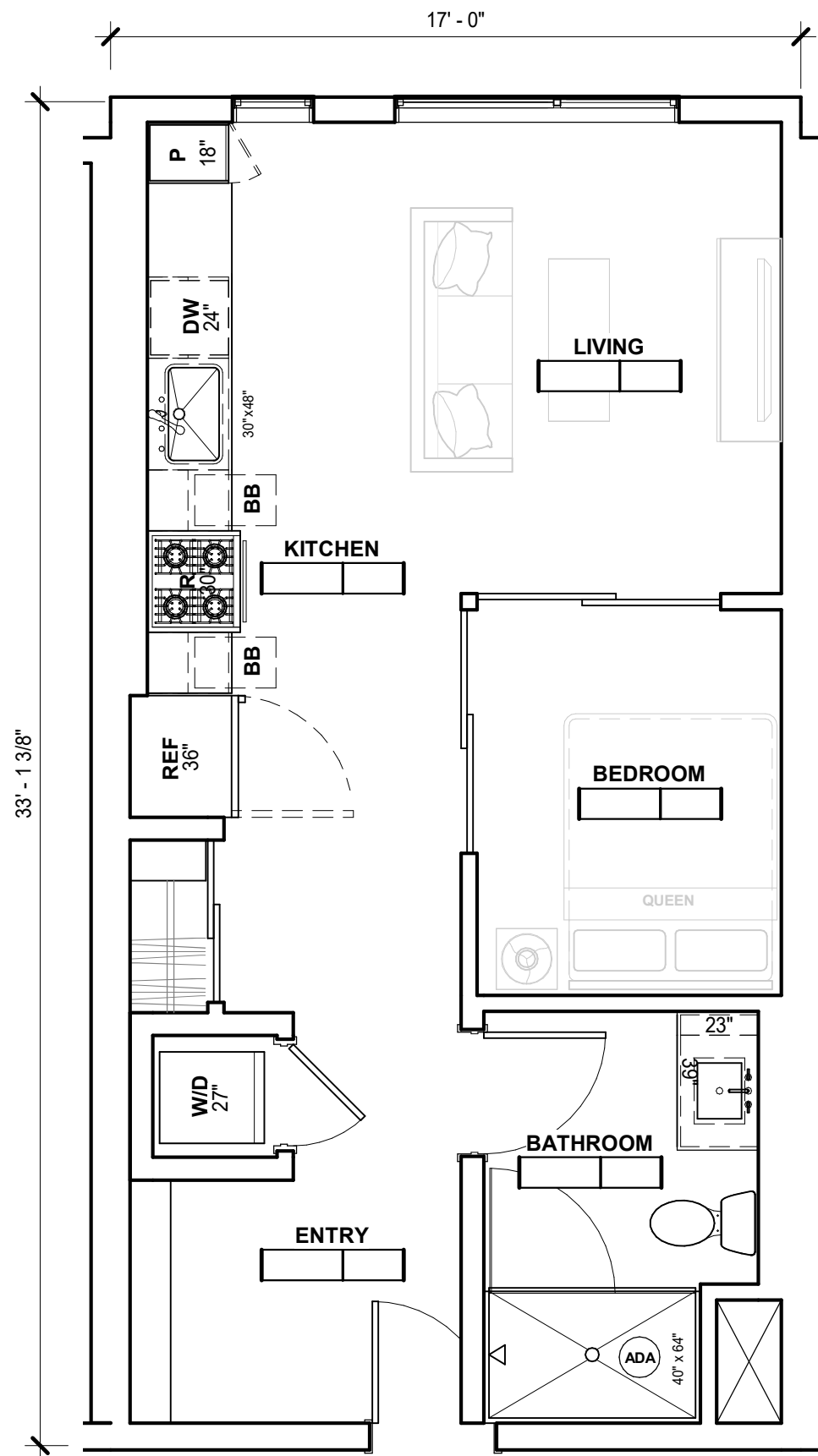


⑤ RAILING

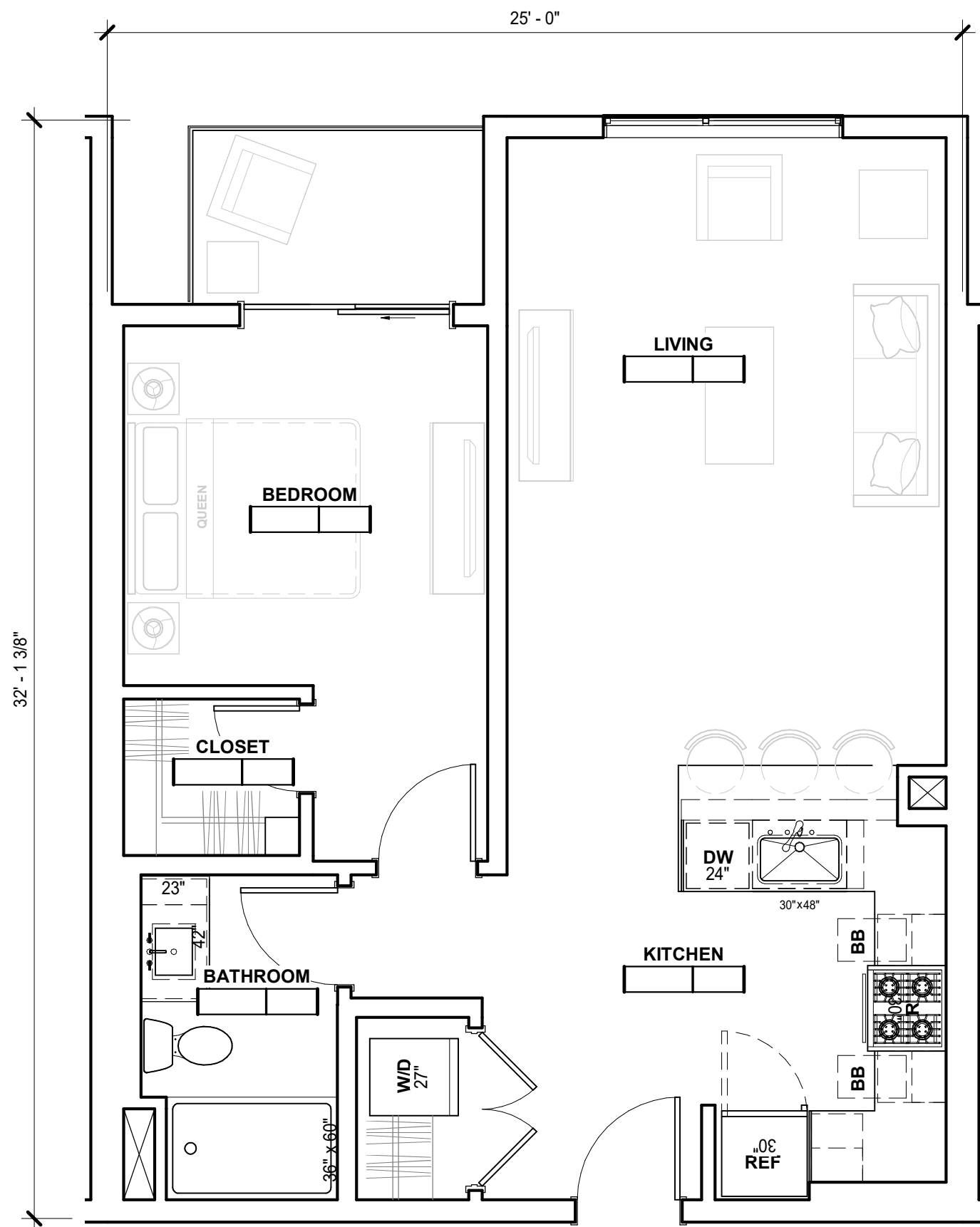


⑥ VINYL WINDOW

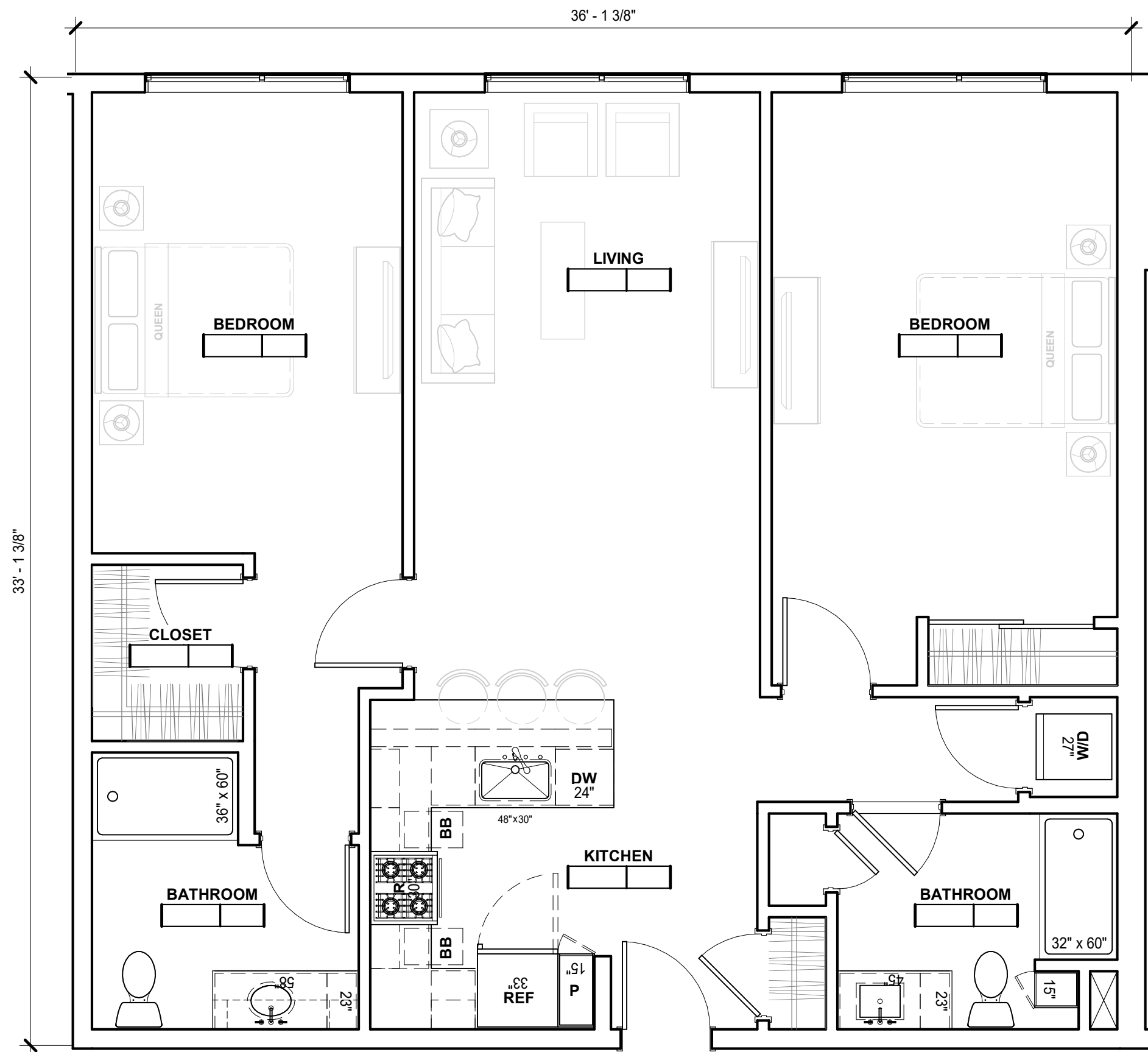




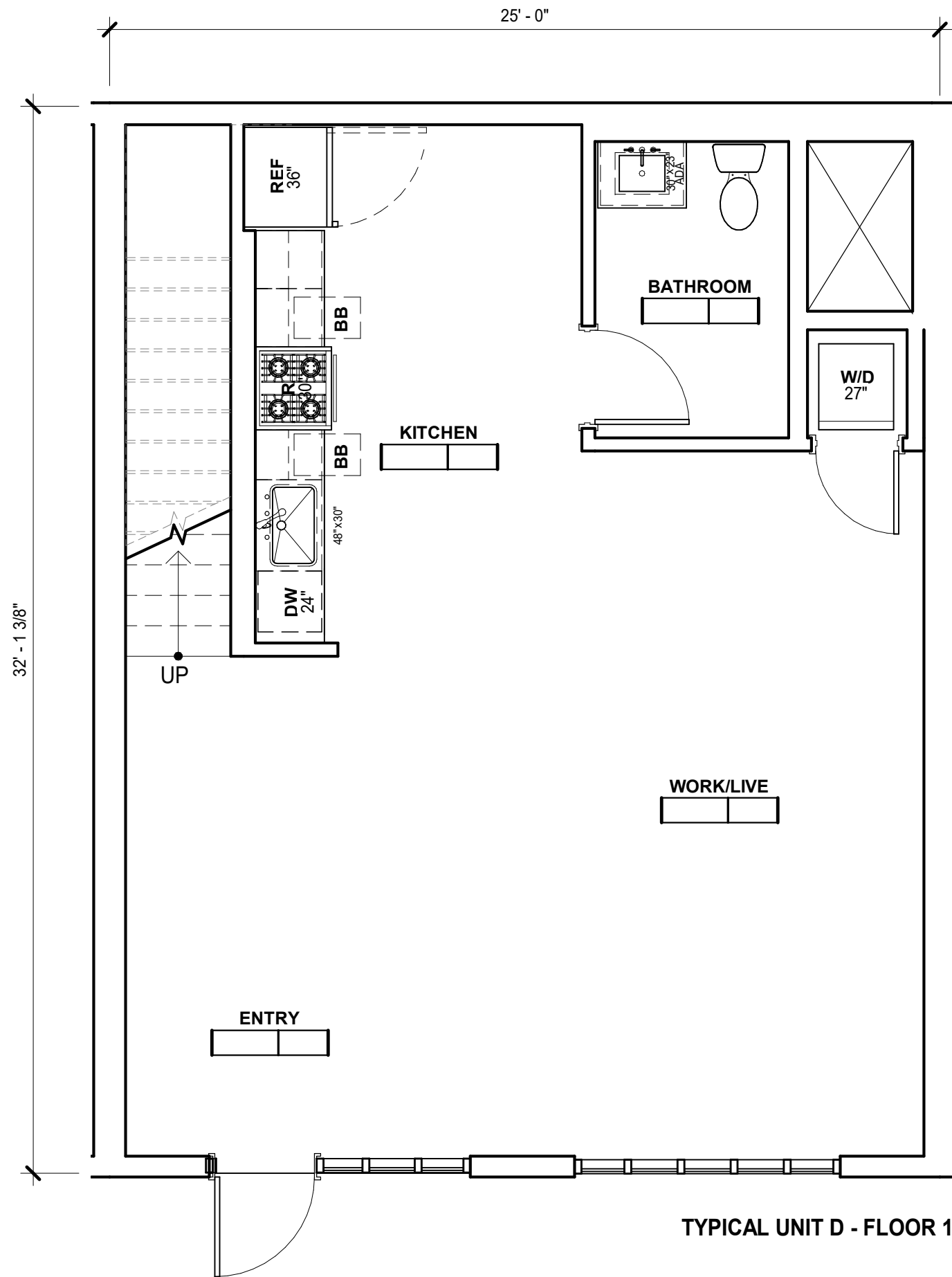
TYPICAL UNIT S



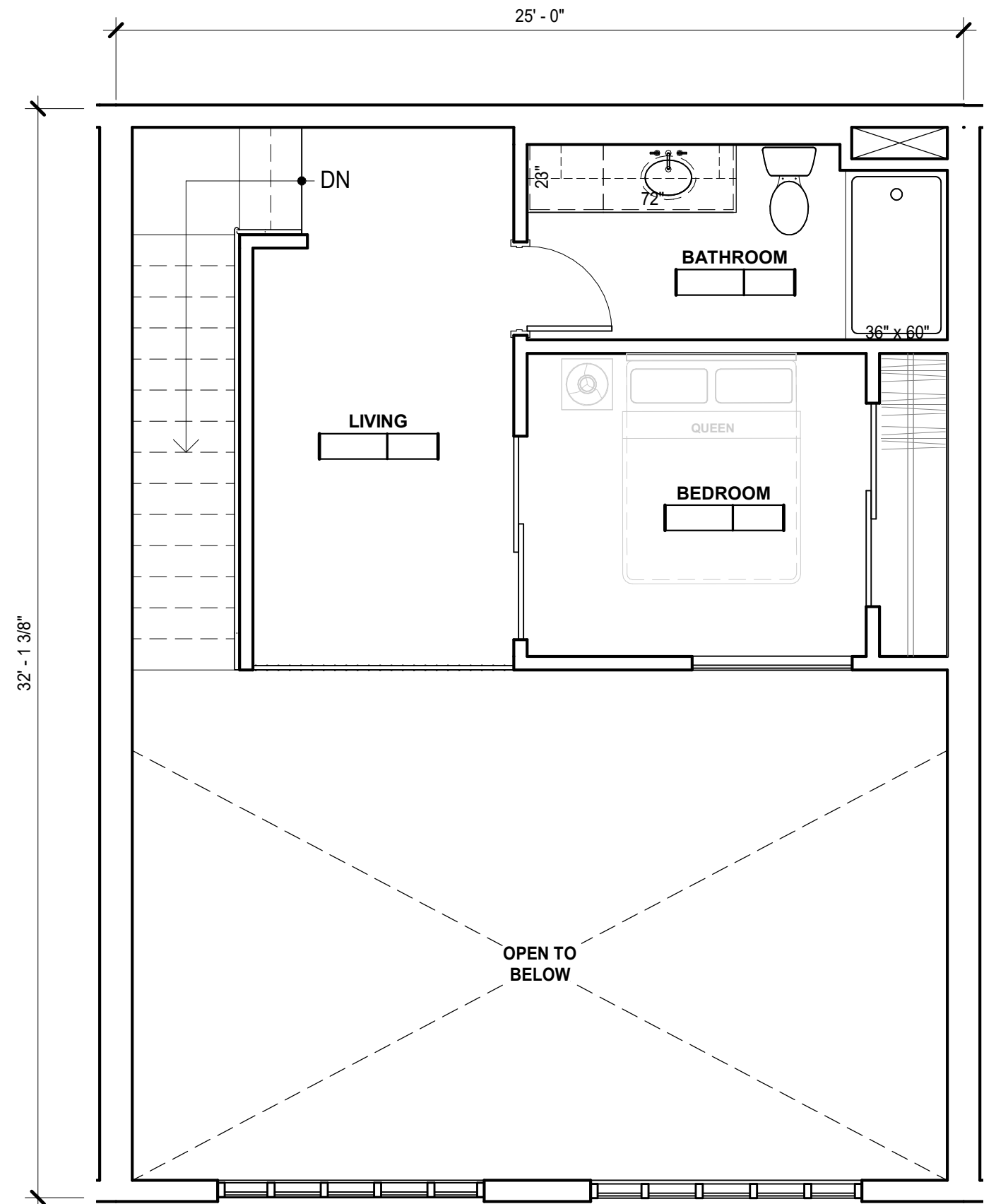
TYPICAL UNIT A



TYPICAL UNIT B

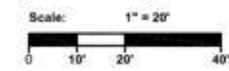
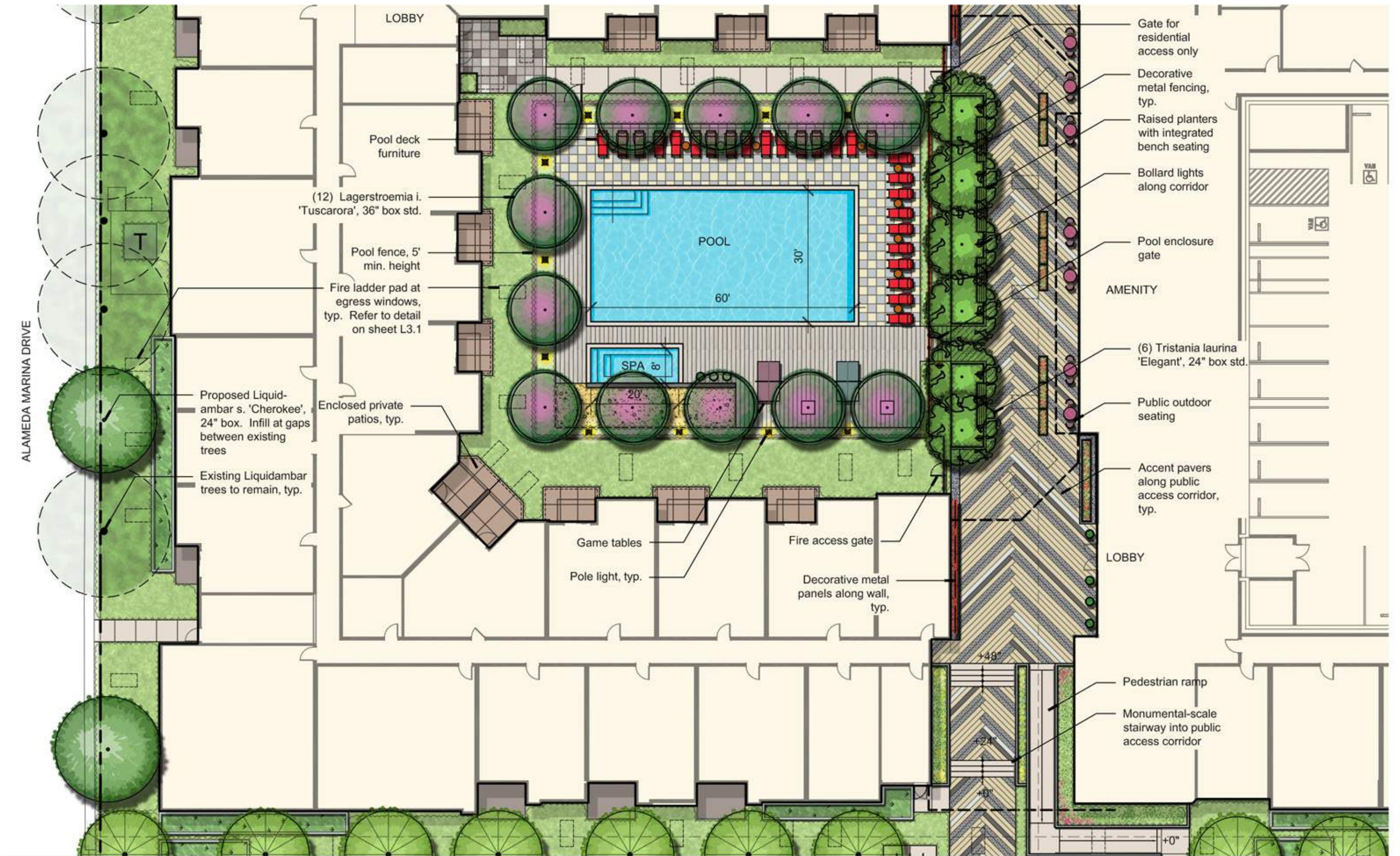


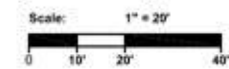
TYPICAL UNIT D - FLOOR 1

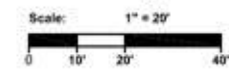


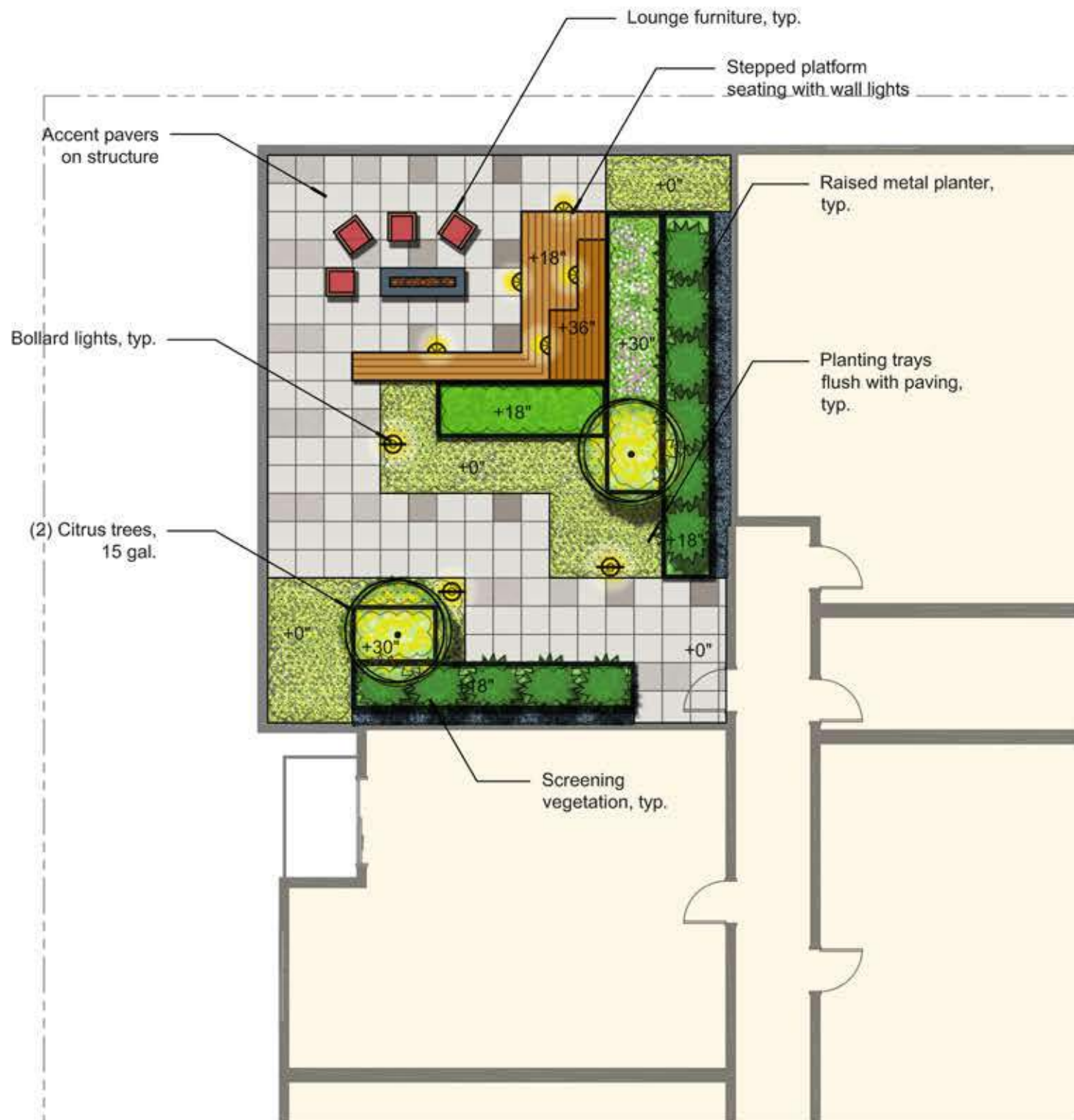
TYPICAL UNIT D - FLOOR 2



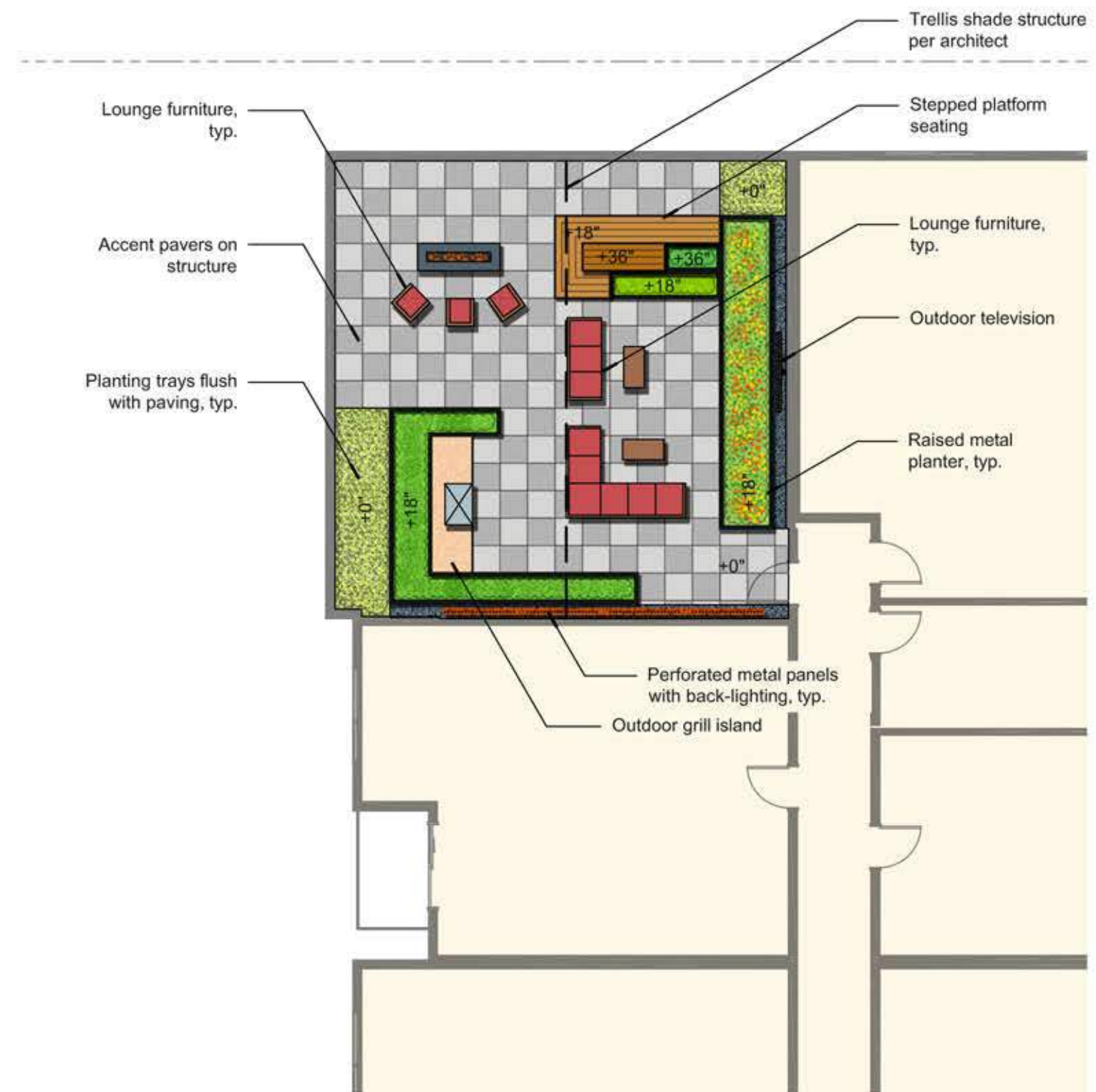




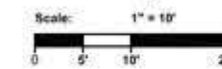


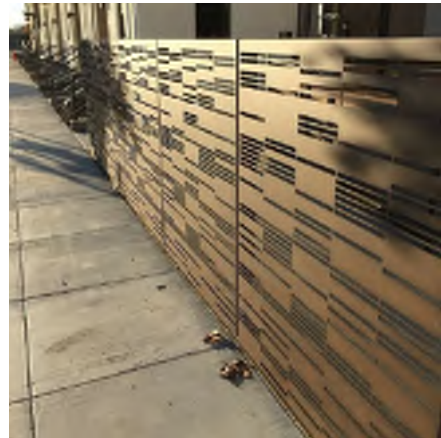


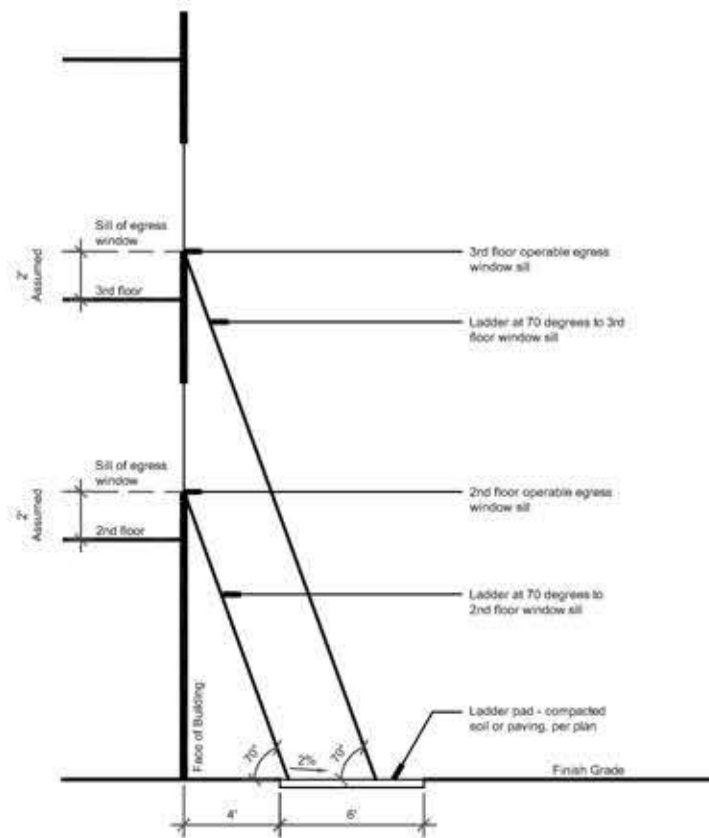
Level 4 Roof Deck



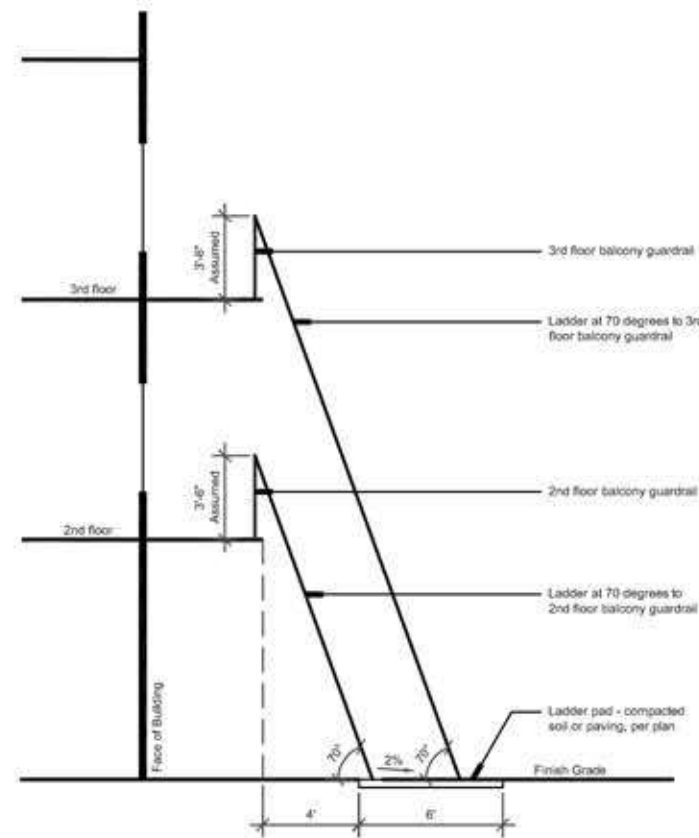
Level 5 Roof Deck



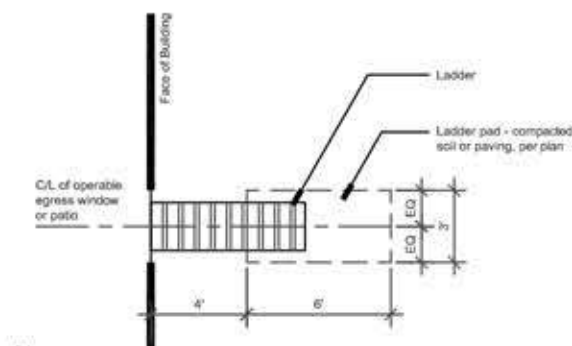




Section - At Egress Window



Section - At Private Balcony



Plan

1 Ladder Pad Diagram

Scale: 1/8" = 1'-0"

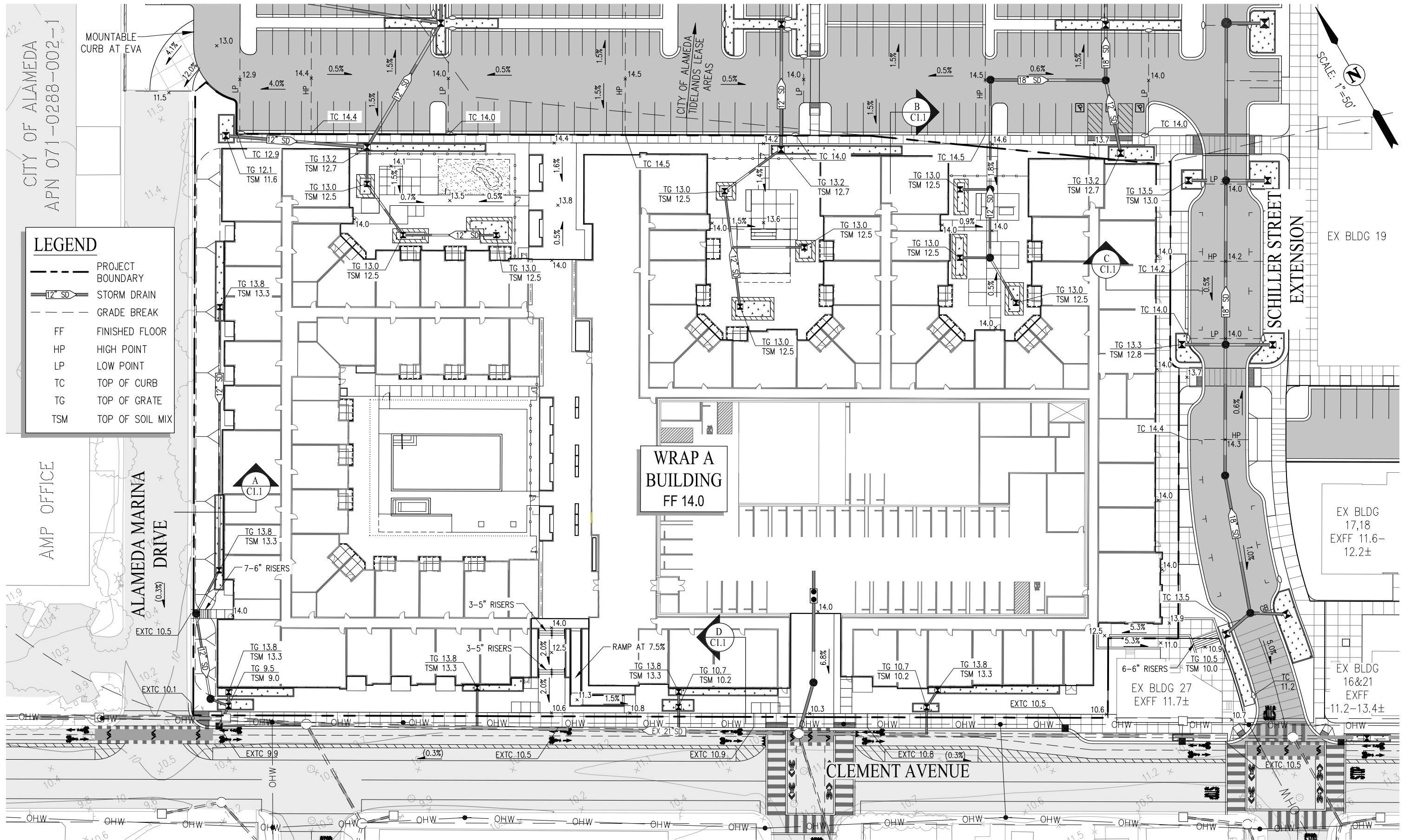
PRELIMINARY PLANT PALETTE

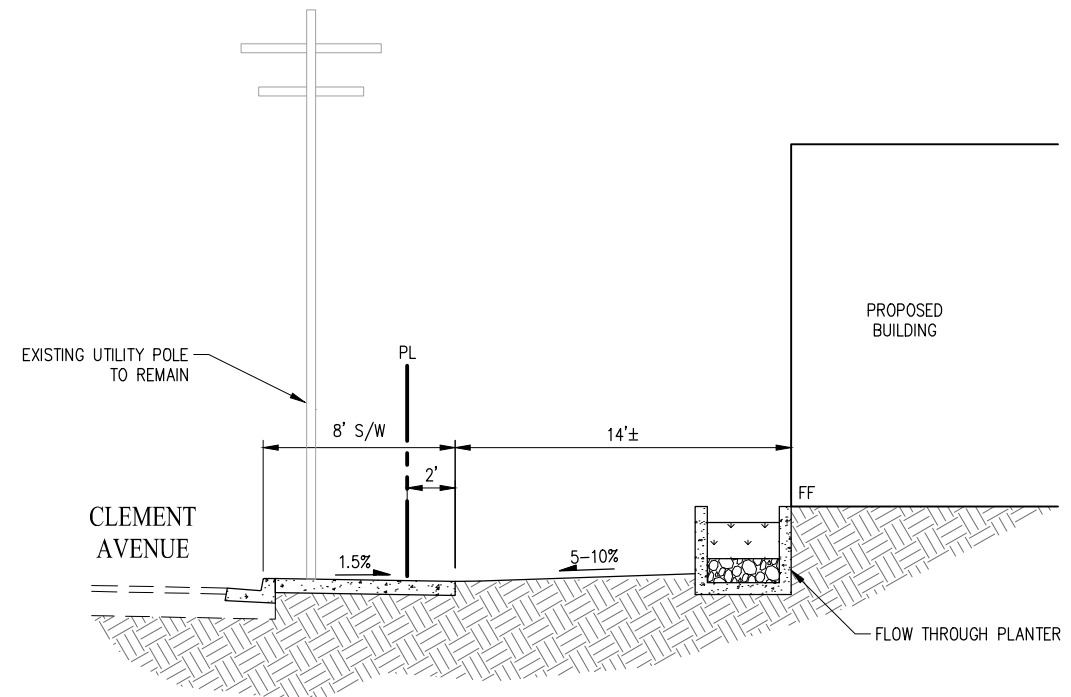
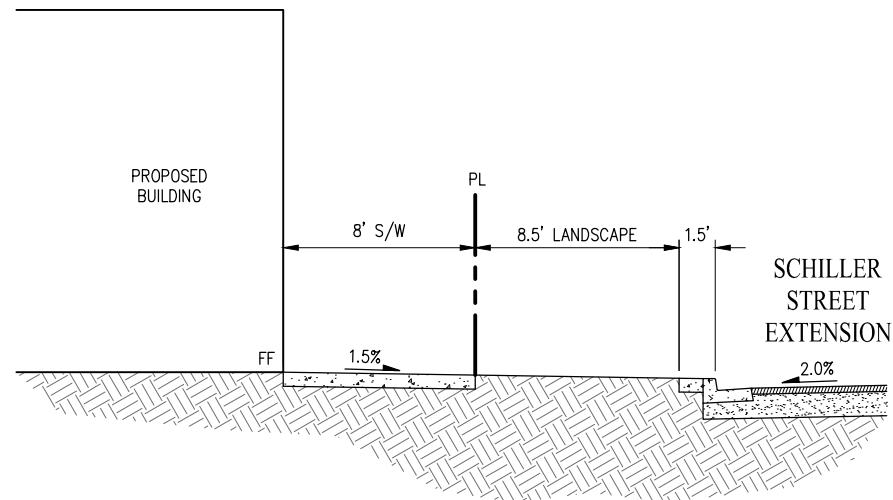
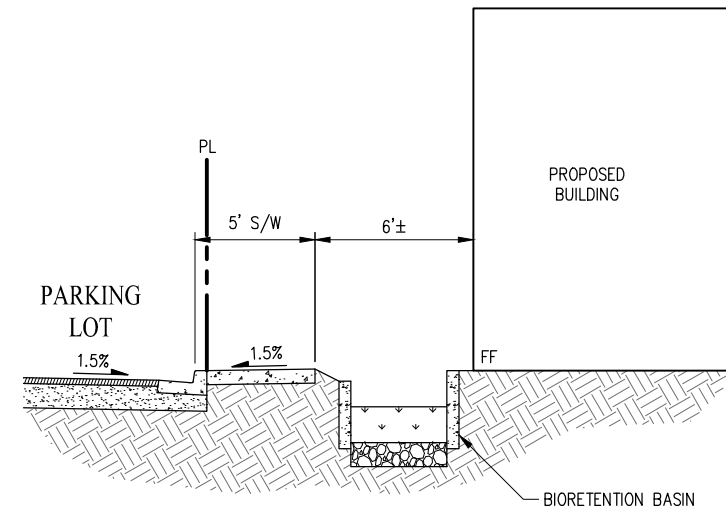
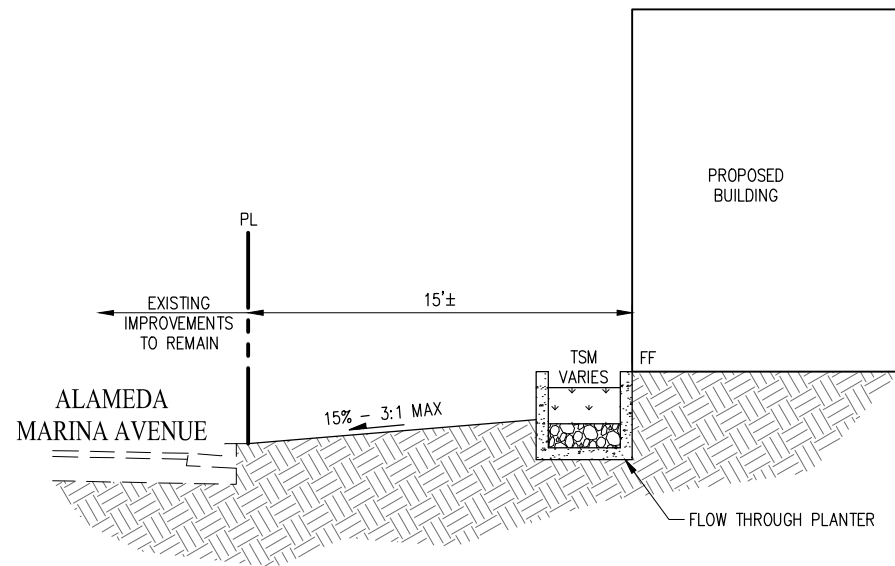
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WATER USE
TREES					
	24" box	Acer rubrum 'Armstrong'	Armstrong Red Maple	Standard	M
	24" box	Lagerstroemia l. 'Tuscarora'	Tuscarora Crape Myrtle	Standard	L
	24" box	Liquidambar 'Cherokee'	Cherokee Liquidambar	Standard	M
	24" box	Lophostemon confertus	Brisbane Box	Standard	M
	24" box	Magnolia g. 'St. Mary'	St. Mary Southern Magnolia	Multi	M
	24" box	Metrosideros excelsa	New Zealand Christmas Tree	Standard	L
	24" box	Melaleuca quinquenervia	Paperbark	Multi	L
	24" box	Platanus a. 'Columbia'	Columbia London Plane Tree	Standard	M
	24" box	Pistacia c. 'Keith Davey'	Chinese Pistache	Standard	L
	24" box	Tristania laurina 'Elegant'	Elegant Water Gum	Standard	M
	24" box	Washingtonia robusta	Mexican Fan Palm	Standard	L
SHRUBS					
	5 gallon	Coleonema p. 'Sunset Gold'	Breath of Heaven		M
	5 gallon	Dodonaea v. 'Purpurea'	Purple Hopseed		L
	5 gallon	Escallonia rubra	Escallonia		M
	5 gallon	Lavatera assurgentifolia	Tree Mallow		L
	5 gallon	Phormium hybrids	New Zealand Flax		L
	5 gallon	Pittosporum tobira 'Variegata'	Variegated Mock Orange		L
	5 gallon	Rhamnus cal. 'Leatherleaf'	Coffeeberry		L
	5 gallon	Westringia fruticosa	Coast Rosemary		L
Groundcovers					
	1 gallon	Arctostaphylos 'Emerald Carpet'	Manzanita		L
	1 gallon	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush		L
	1 gallon	Ceanothus 'Yankee Point'	Yankee Point California Lilac		L
	1 gallon	Fragaria chiloensis	Beach Strawberry		M
	1 gallon	Gazania m. 'Trailing Yellow'	Trailing Yellow Gazania		M
	1 gallon	Grevillea lanigera 'Coastal Gem'	Wooly Grevillea		L
Grasses / Perennials					
	1 gallon	Anigozanthos species	Kangaroo Paw		L
	1 gallon	Calamagrostis foliosa	Mendocino Reed Grass		M
	1 gallon	Festuca californica	Red Fescue		L
	1 gallon	Helictotrichon sempervivens	Blue Oat Grass		L
	1 gallon	Limonium perezii	Sea Lavender		L
	1 gallon	Lomandra longifolia 'Breeze'	Dwarf Mat Rush		L
	1 gallon	Muhlenbergia rigens	Deer Grass		L
	1 gallon	Pennisetum a. 'Foxtrot'	Giant Fountain Grass		L
	1 gallon	Pennisetum . 'Hamel'	Dwarf Fountain Grass		L
Bio-Treatment					
	1 gallon	Carex tumulicola	Berkeley Sedge		L
	1 gallon	Chondropetalum tectorum	Cape Rush		L
	1 gallon	Juncus Patens	California Gray Rush		L

SUNSET ZONE: 17

PLANTING DESIGN NOTES:

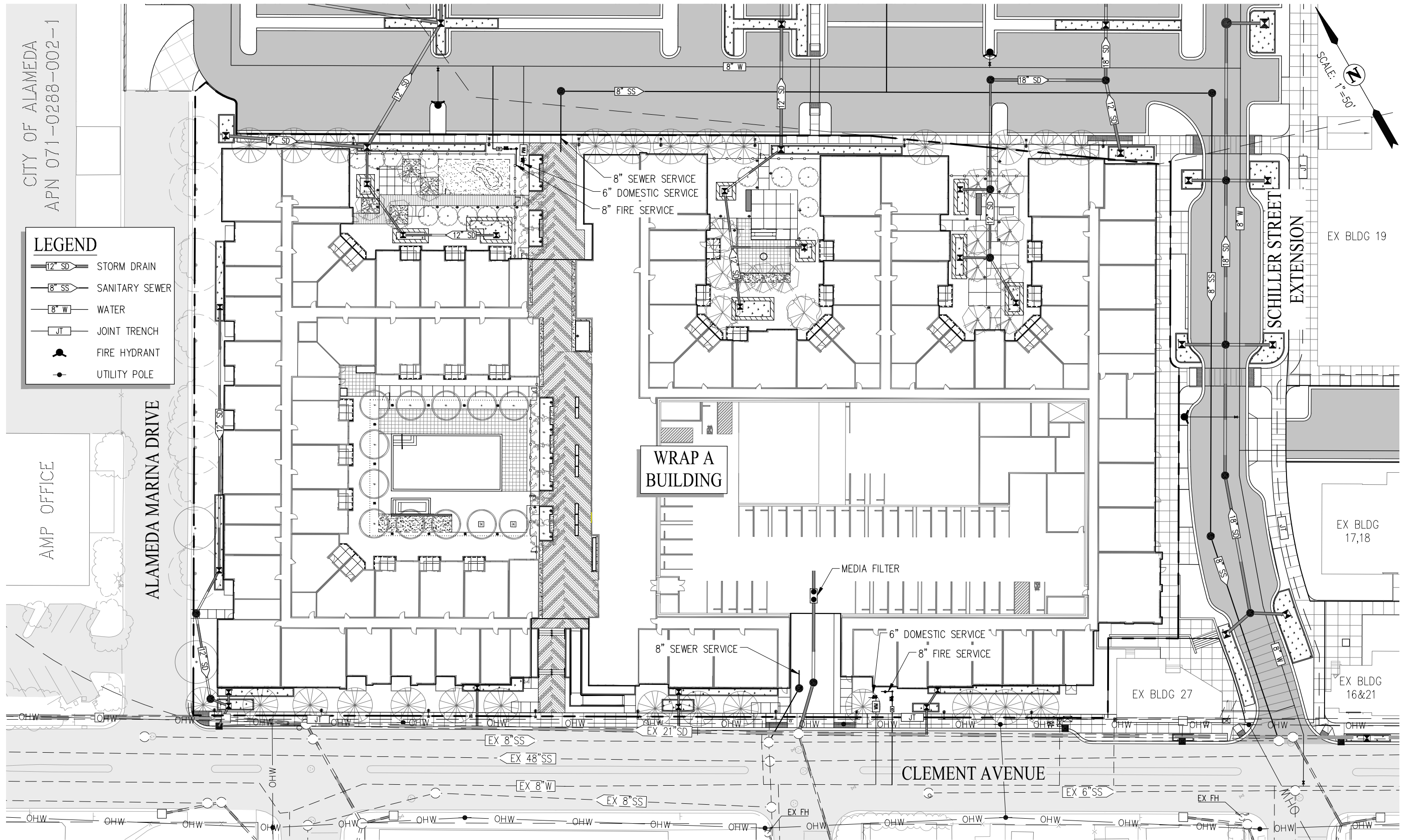
- The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use based on the Alameda Marina Master Plan Landscape Guidelines but does not preclude use of other appropriate plant material. The landscape shall incorporate plants that are tolerant of the challenging conditions of the site and that are appropriate to the local climate. These plants are found along the streets and roof deck open space areas. Native, habitat-enhancing, and low water-use plants should be selected as to complement the character of the project.
- All trees shall be a minimum of 24" box size. All shrubs and vines shall be a minimum of 5 gallon size. All groundcover shall be a minimum of 1 gallon size.
- All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the Water District's rules and regulations for water service and water use.
- Water use value based on WUCOLS (Water Use Classification of Landscape Species) IV, 2014 edition.

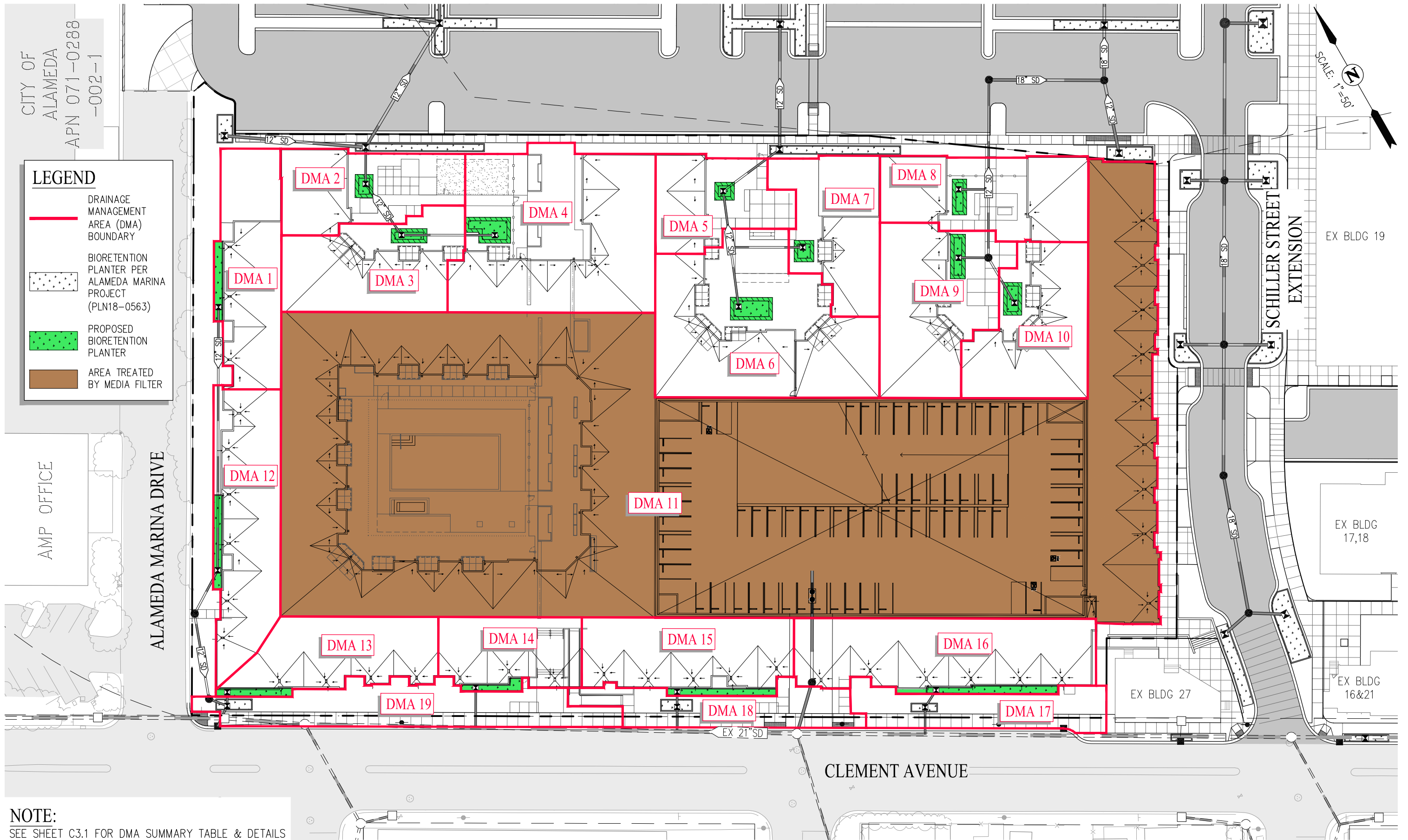




LEGEND

- 12" SD STORM DRAIN
- 8" SS SANITARY SEWER
- 8" W WATER
- JT JOINT TRENCH
- FH FIRE HYDRANT
- UTILITY POLE



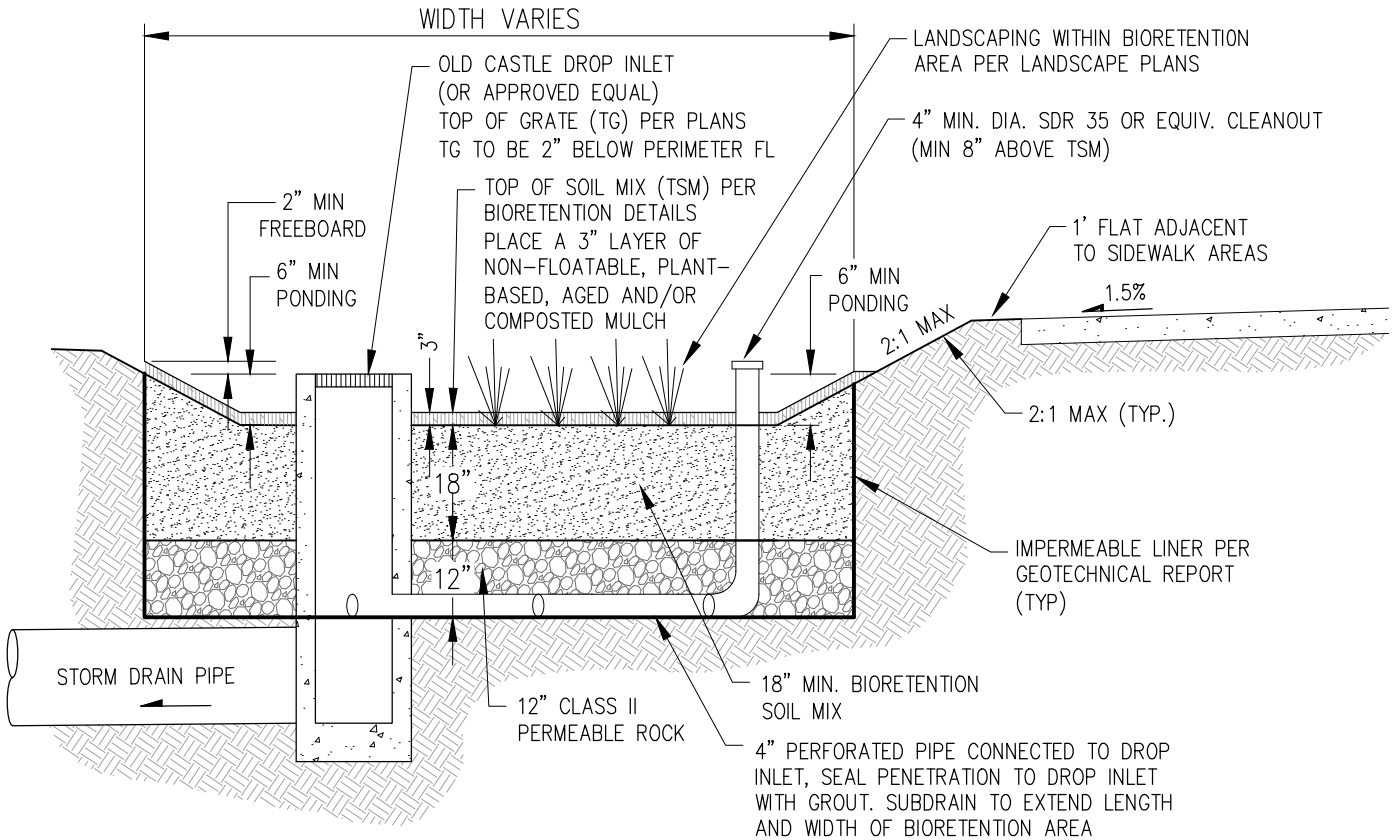


DRAINAGE MANAGEMENT AREA SUMMARY TABLE

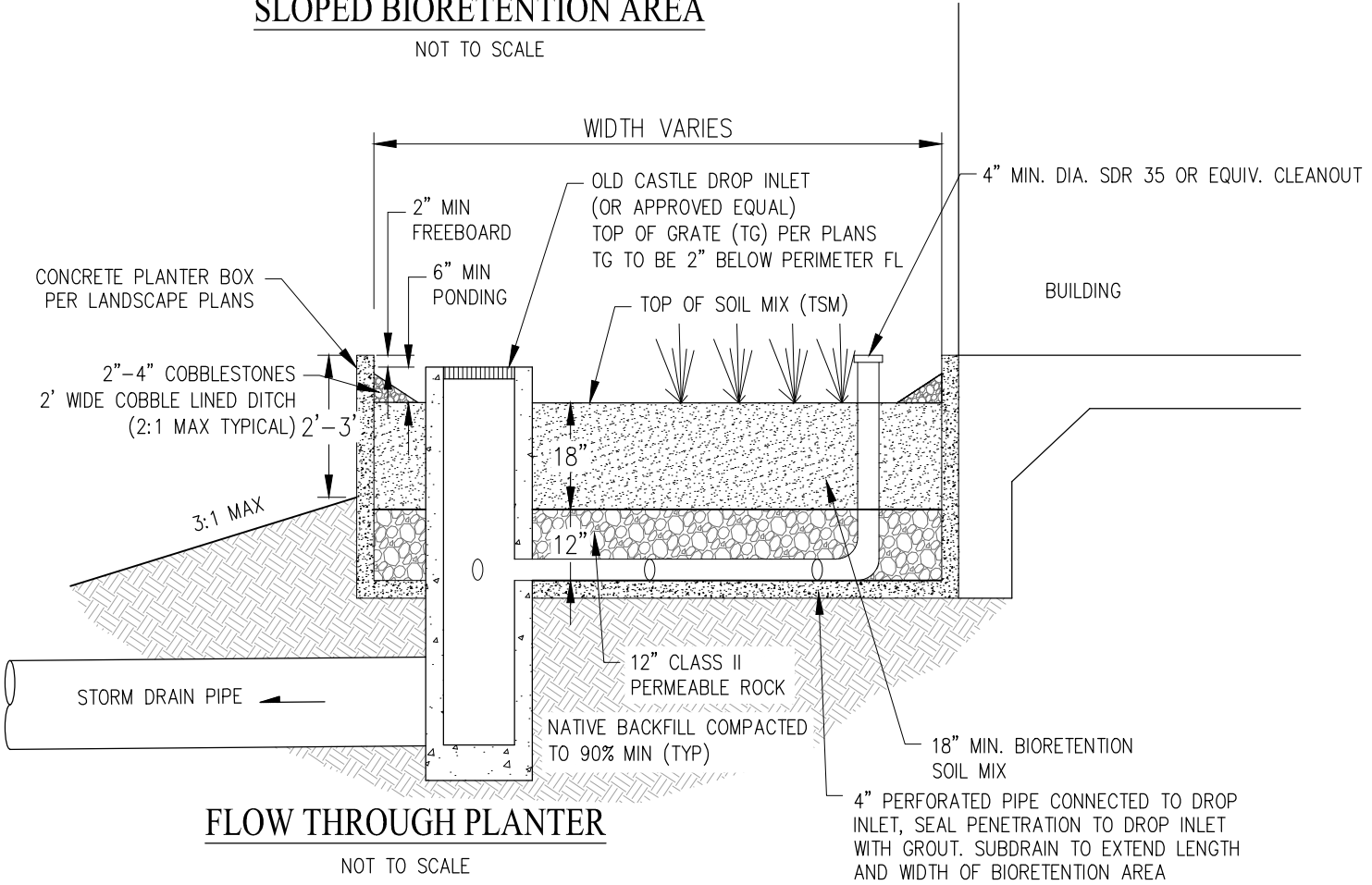
DMA #	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	REQUIRED BIORETENTION AREA (SF) 4% MIN	PROVIDED BIORETENTION AREA (SF)
1	4,423	4,289	134	172	181
2	4,084	2,919	1,165	121	130
3	4,881	3,672	1,209	152	160
4	9,952	7,696	2,256	317	323
5	3,390	2,507	883	104	110
6	9,454	7,122	2,332	294	300
7	4,153	2,920	1,233	122	132
8	5,024	3,656	1,368	152	160
9	5,801	4,758	1,043	194	208
10	5,001	4,330	671	176	186
11	75,756	69,479	6,277	2,804	N/A
12	5,572	4,940	632	200	216
13	4,285	3,981	304	160	172
14	3,176	3,016	160	121	122
15	4,885	4,555	330	184	204
16	6,795	6,349	446	256	257
17	3,023	1,198	1,825	55	56
18	3,041	2,247	794	93	97
19	4,606	2,133	2,473	95	102
TOTAL	167,302	141,767	25,535	5,773	3,116

NOTE:

TOTAL LOT AREA: 167,302
AREA OF SITE TREATED BY LID TREATMENT: 91,546 (55%)
AREA OF SITE TREATED BY MEDIA FILTER (NON-LID TREATMENT): 75,756 (45%) [LESS THAN 60% MAX]



SLOPED BIORETENTION AREA



FLOW THROUGH PLANTER