



View from Webster Street

1435 Webster Street



Building Summary	
Gross Bldg Area	
Ground Level Retail	6,307 sf
Second Floor Residential	6,736 sf
Third Floor Residential	6,736 sf
Total Gross Building Area	19,779 sf
Site Area	14,740 sf (134 FAR)
Lot Coverage	6,307 sf (43%)
Parcel #	074-0427-005-01

Building Code Summary	
All units to be adaptable & accessible (Sec. 1128A)	
Type VA Construction - with sprinklers	
Occupancy Group (Sec 309)	
A-2 - Restaurant	12,000 sf (Basic) x2 (Fire Sprinklers) = 24,000 sf
M - Retail	24,000 sf x2 (Multi Story) = 48,000 sf of allowed 3 story maximum
R-2 Residential	
1 hr fire separation between A-2 and R-2 (Table 508.4)	

Residential Summary		
Level	Unit Count	Open Space
Second Level	5 Units (Includes one 2 level unit)	
Third Level	4 Units	
Total	9 Units	540 sf required (60 sf/unit) 1,008 sf Provided

Planning Code Summary		
Height	40' Height Limit (3 stories)	Zoning CC
Setbacks		
Front Lot Line	0'	
Interior side Lot Line	0' Min	
Rear Lot Line	5' Min	

Parking Summary		
4,700 sf Retail	400 sf/car	12 cars
Residential (1 car/unit)		9 cars
Parking Required		21 cars
Parking Provided		18 cars
Adjacent on-street parking		7 cars
		One van accessible stall req'd
Bikes Required (2<10,000sf commercial)		2 Bikes Required
Bikes Required (1/Residential unit)		9 Bikes Required
		11 Bikes Required
		12 Bikes Provided

Project Description

The project was designed to fit into the context of the Downtown, based on the Webster Street Vision guidelines. The building design evokes Victorian imagery, respecting the adjacent architecture of the area.

The tower at the corner presents a strong, vertical, landmark feature and individual statement. Interacting with the pedestrian along the sidewalk was also a major design goal, and the design incorporates multiple sliding glass doors, providing a wide open space for the restaurants and retail to the sidewalk, creating dynamic and exciting nodes of activity along the street.

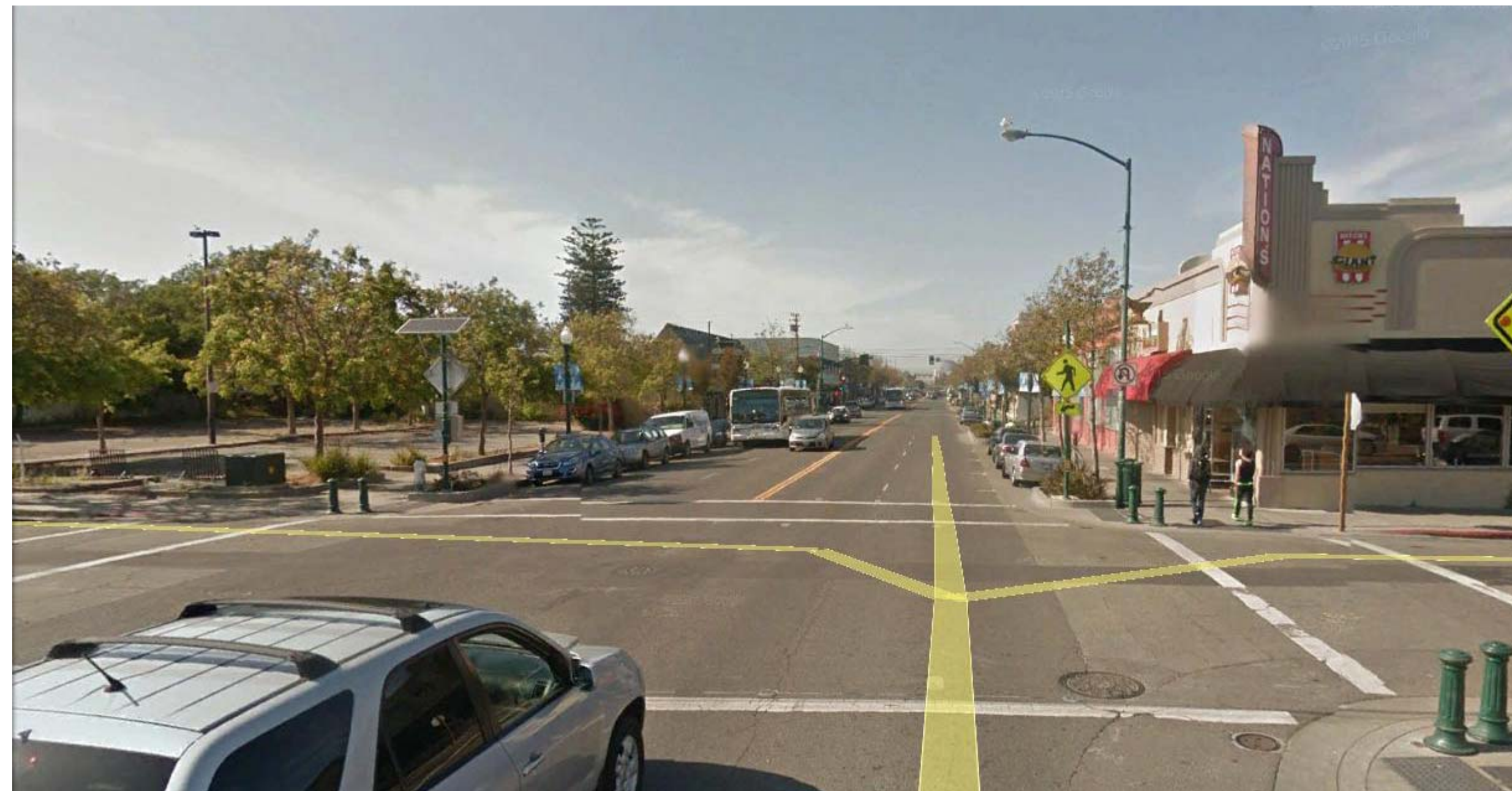
The upper level residential was designed with significant balconies, encouraging the resident to reside outside and enjoy the views. In addition, the building architecture has been enhanced with fine detailing that complements the Victorian statement.

Composite siding and decorative trim elements, along with lighting and decorative signage, were incorporated to reinforce the design vernacular, and provide a unique statement to a major intersection of the Downtown..

Project Team

<p>Developer Andrew Goldberg Dannan Development info@dannan.co 831-440-8283</p>	<p>Architect Johnson Lyman Architects Dave Johnson 1375 Locust St., #202 Walnut Creek, CA 94596 925.930.9690 925.930.9039</p>
<p>Civil Engineer Humann Company 1021 Brown Ave., Lafayette, CA 94549 Ph. 925.284.0265 Fax. 925.283.5578</p>	<p>Landscape Arch Thomas Baak & Assoc Rick Stover 1629 North Main Walnut Creek, CA 94056 925.933.2585 925.033.0242</p>

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View north on Webster from Taylor Avenue



View west towards Taylor Avenue



View south on Webster from Santa Clara Avenue



View from Webster Street

1435 Webster Street

Alameda, California



JOHNSON
LYMAN
ARCHITECTS

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P1

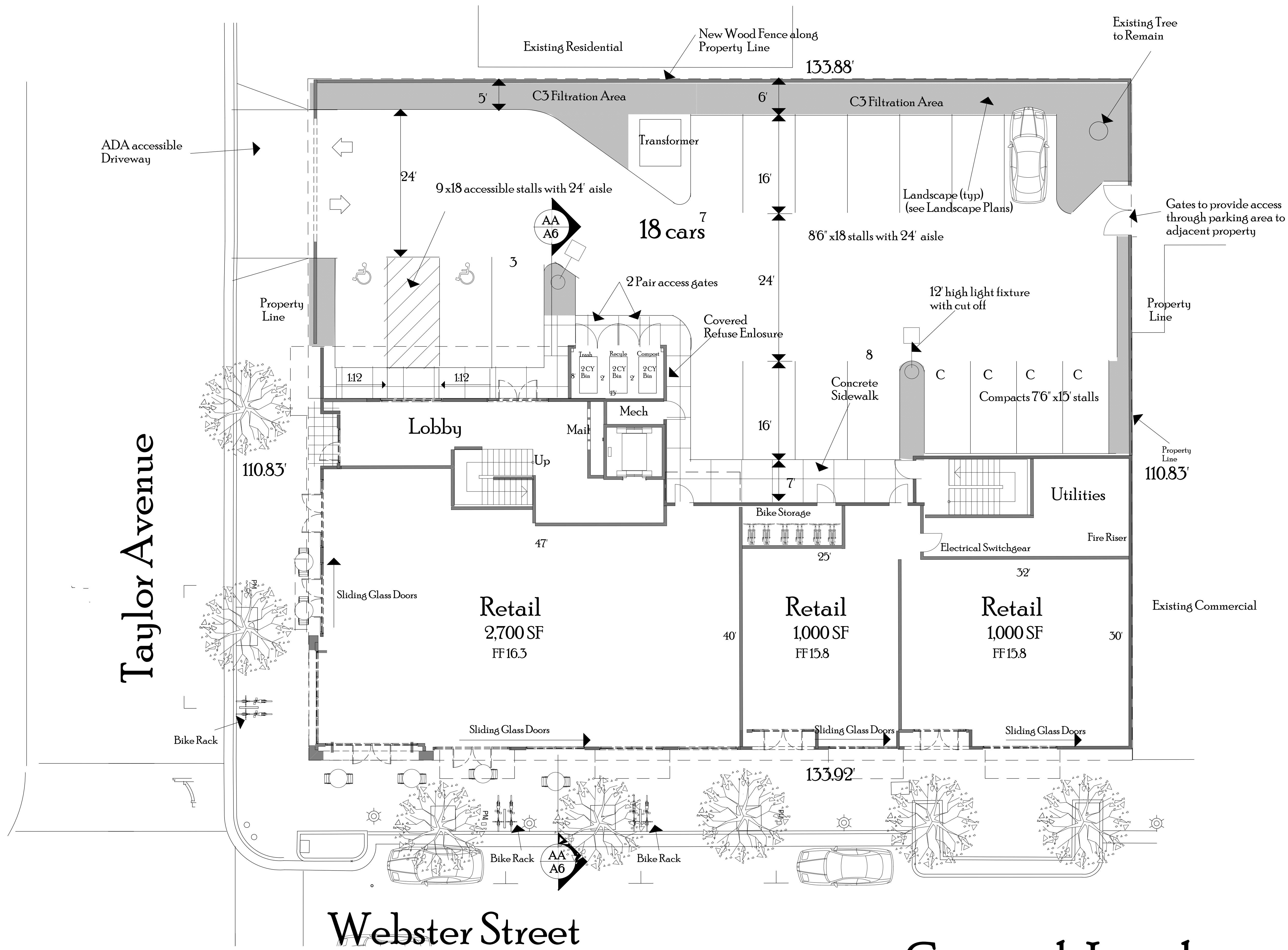
3.116



View from Webster Street



Existing View



Taylor Avenue

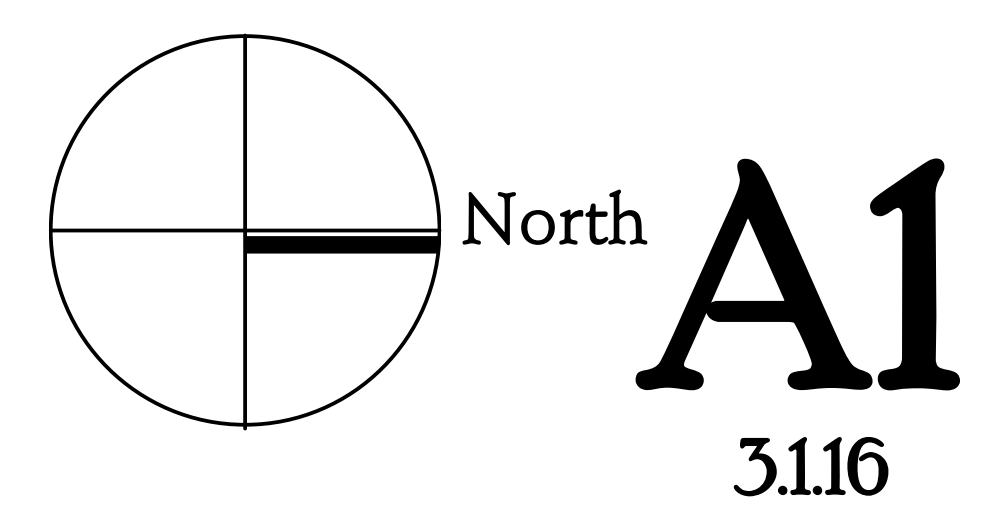
Webster Street

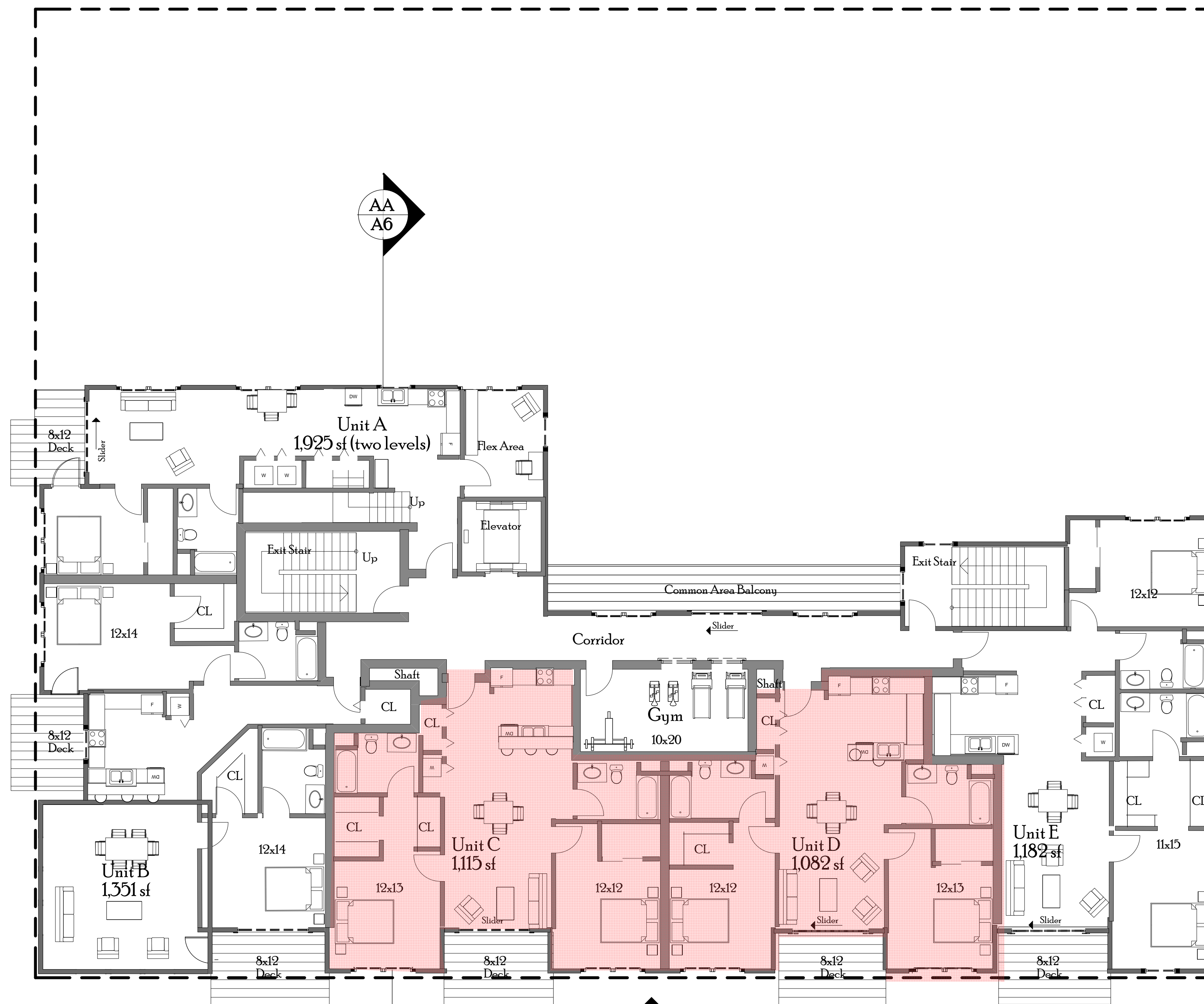
Ground Level

1/8" = 1'0"

1435 Webster Street

Alameda, California





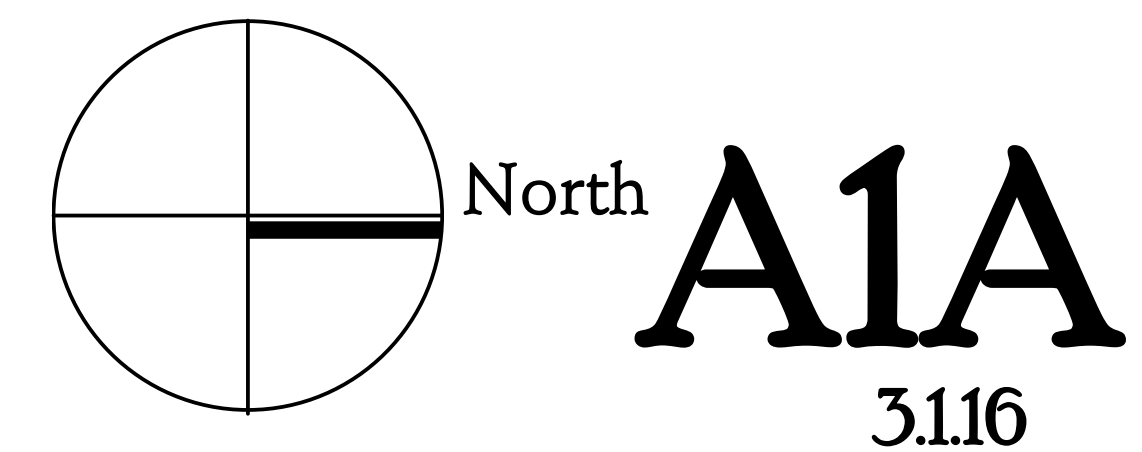
Second Level Affordable Housing Plan

1/8" = 1'0"

2 Affordable Units
Proposed Tenure: Sale
Size: 1,115 sf and 1,082 sf
Layout: 2 Bed, 2 Bath
Income Level: Moderate

1435 Webster Street

Alameda, California



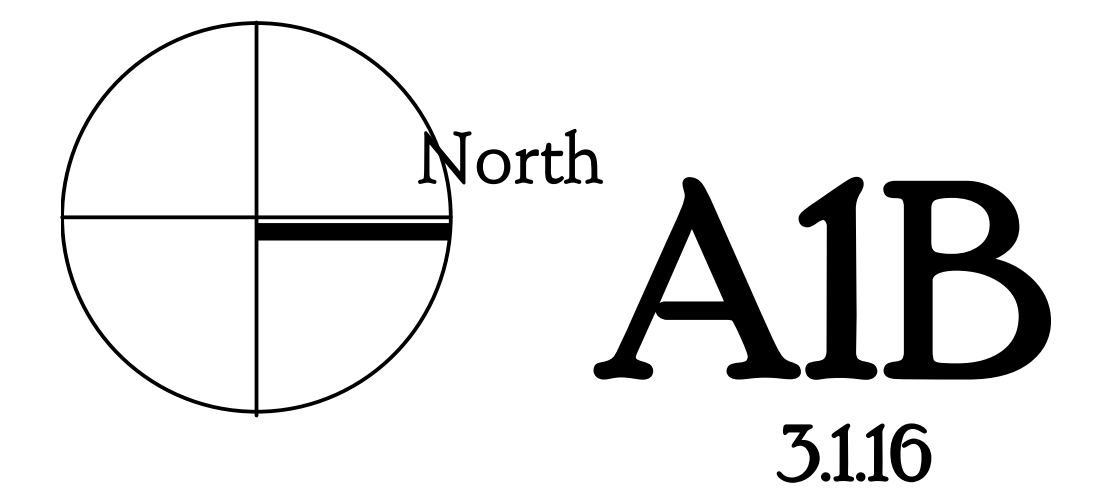
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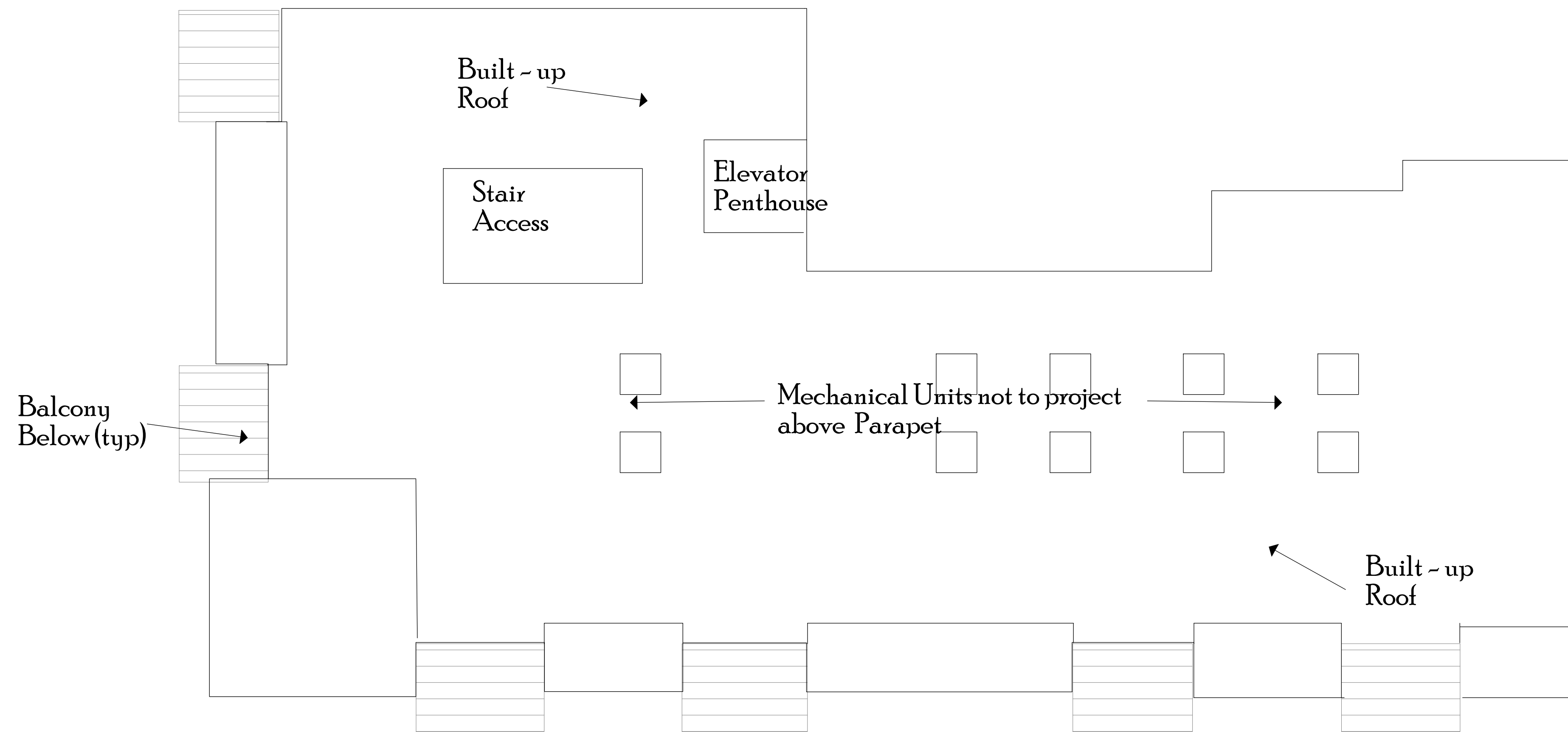


Third Level

1/8" = 1'0"

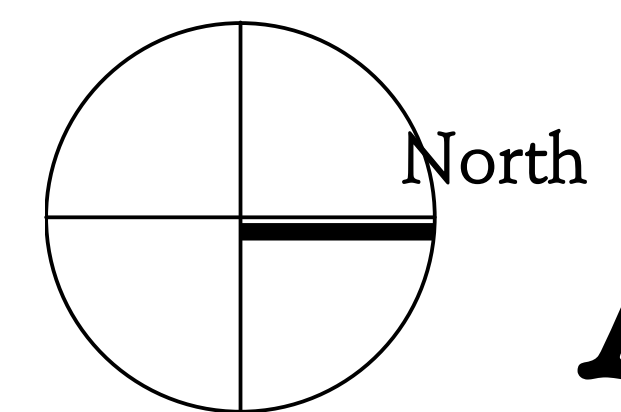
1435 Webster Street





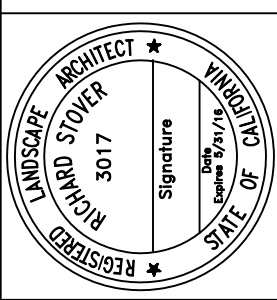
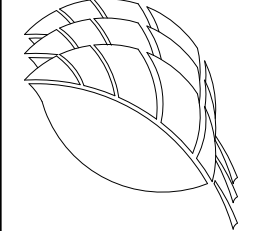
Roof Level

1/8" = 1'0"



NO.	REVISIONS

Thomas Baak & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2583

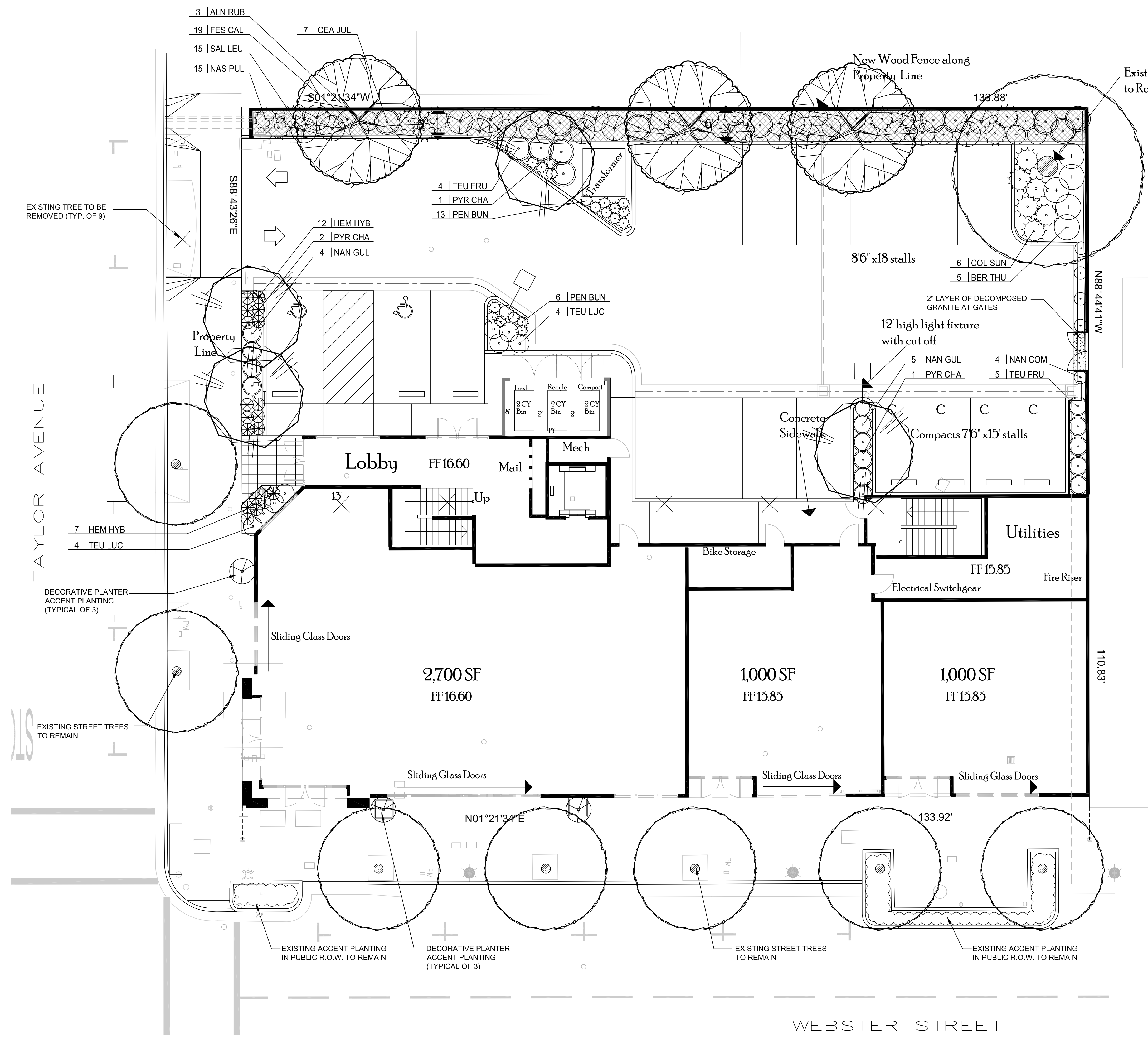


1435 WEBSTER STREET
 ALAMEDA, CALIFORNIA

PRELIMINARY
 LANDSCAPE
 PLAN

DESIGNED: RS DRAWN: RS
 CHECKED: JOB NO:
 DATE
 12-10-15
 SCALE
 NOTED

SHEET
 L1
 OF SHEETS

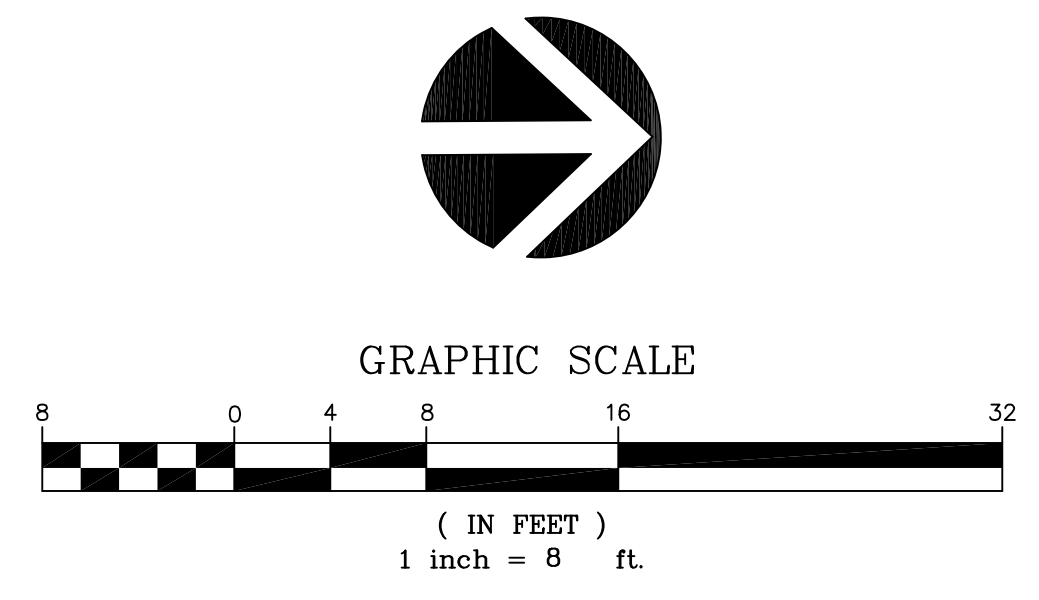


PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE QUANTITY
TREES:				
* ALN RUB	ALNUS RUBRA	RED ALDER	24" BOX	LOW 3
PYR CAL	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	24" BOX	MED 3
SHRUBS:				
BER THU	BERBERIS THUN 'CHERRY BOMB'	BARBERRY	5 GAL	LOW 5
* CEA JUL	CEANOTHUS 'JULIA PHELPS'	WILD LILAC	5 GAL	LOW 7
COL SUN	COLEONEMA P. 'SUNSET GOLD'	PINK BREATH OF HEAVEN	5 GAL	MED 6
NAN COM	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	5 GAL	LOW 5
NAN GUL	NANDINA DOMESTICA 'GULFSTREAM'	GULFSTREAM NANDINA	5 GAL	LOW 9
* SAL LEU	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL	LOW 15
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	5 GAL	LOW 9
TEU LUC	TEUCRIUM LUCIDRYS	DWARF GERMANDER	1 GAL	LOW 8
PERENNIALS AND GRASSES:				
* FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW 19
HEM HYB	HEMEROCALLIS 'STARBURST'	EVERGREEN YELLOW DAYLILY	1 GAL	MED 19
* NAS PUL	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	5 GAL	VERY LOW 15
PEN BUN	PENNISETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GAL	LOW 19
DECORATIVE PLANTER POTS:				
(ONE) 15 GALLON - LYCIANTHES RANTONETTI (STANDARD) (BLUE POTATO BUSH)				
(2) 5 GALLON - SALVIA NEMEROSA 'OSTFRIESLAND' (SAGE)				
(2) ONE GALLON - SUTERA CORDATA (BACOPA)				
(*) SYMBOL REPRESENTS PLANT MATERIAL APPROPRIATE FOR STORM WATER TREATMENT BASIN PER 'CLEAN WATER ALAMEDA PLANT LIST'				
HATCH PATTERN REPRESENTS EXTENT OF STORM WATER BASIN AREA (REFER TO CIVIL ENGINEER PLANS FOR ANY ADDITIONAL INFORMATION)				

GENERAL NOTES:

- ALL NEW PLANTING TO WATERED BY THE EXISTING FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM, COMPRISED OF DRIP AND BUBBLER APPLICATION, WITH WEATHER-BASED SMART CONTROLLER.
- ALL NEW PLANTING AREAS ARE TO RECEIVE A MINIMUM 3" LAYER OF BARK DRESSING.
- TOTAL NEW LANDSCAPE AREA IS 1,218 SQ. FT.
- AT LEAST 80% OF NEW PLANTING IS LOW WATER USE MATERIAL.



TAYLOR AVENUE

WEBSTER STREET



East Elevation

View from Webster

3/16" = 1'0"



Overall East Elevation

View from Webster

1/8" = 1'0"

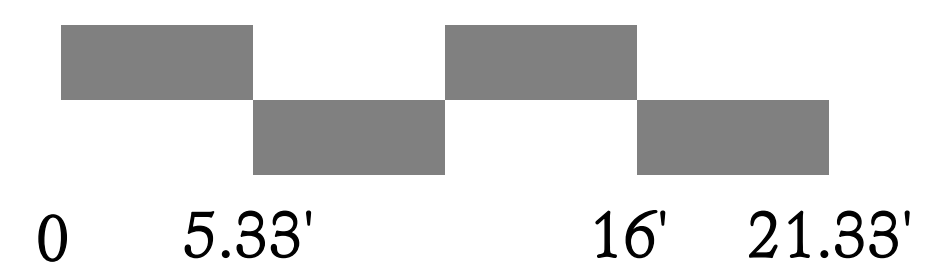


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1435 Webster Street

Alameda, California



A2

3.116



South Elevation

View from Taylor Avenue

3/16" = 1'0"



Overall South Elevation

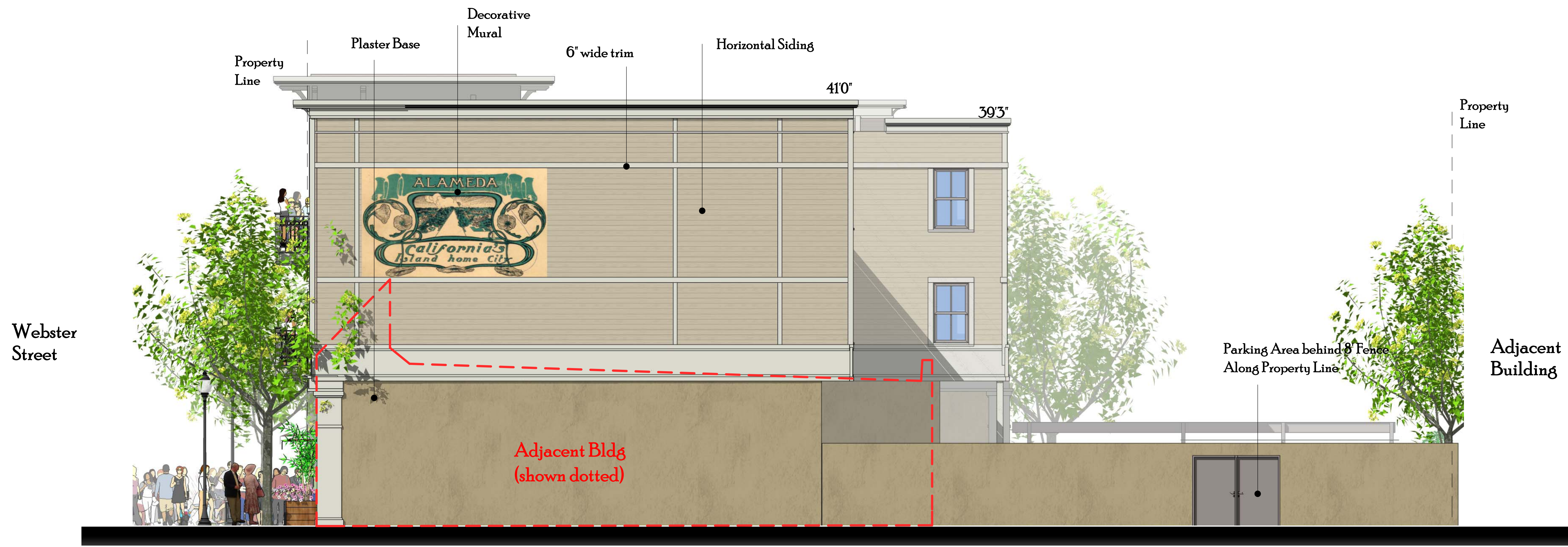
View from Taylor Avenue

1/8" = 1'0"



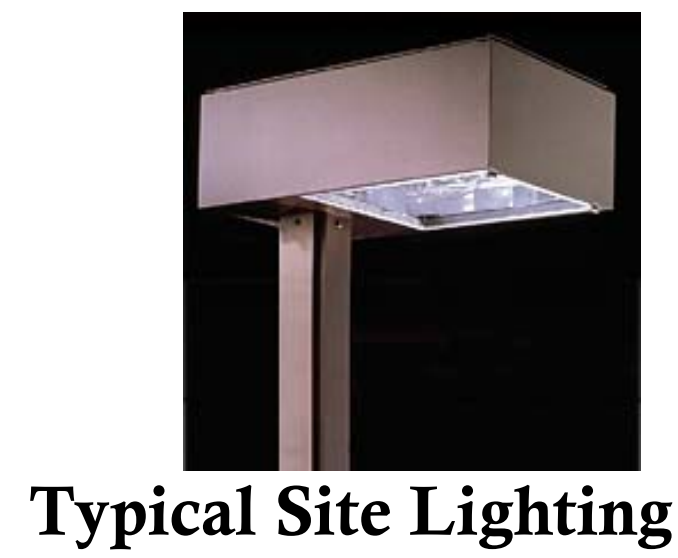
West Elevation

3/16" = 10'

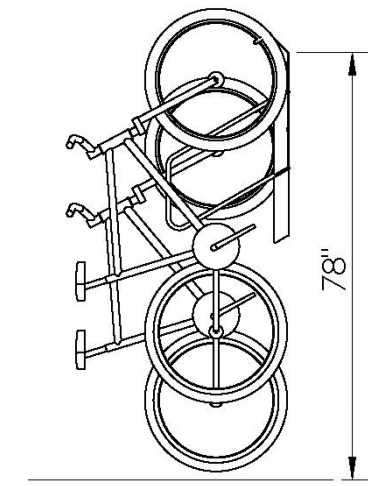


North Elevation

3/16" = 10'



Typical Site Lighting
Gardco -12' high



Park A Bike
Vertical Rack



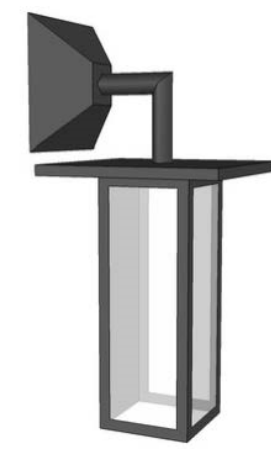
Sign Lighting
BK Lighting



Bike rack
Timberform



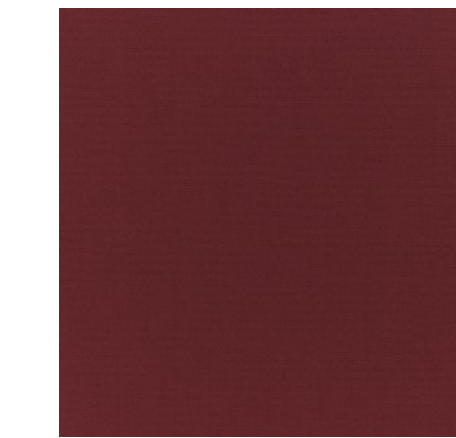
Decorative Planters
Landscape Forms



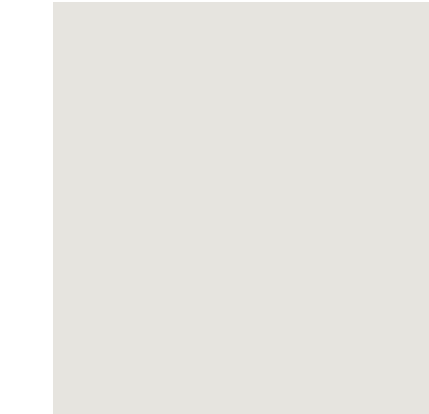
Wall Sconce
Minka Delancey



Metal Rail
Ameristar



Fabric Awning
Sunbrella Burgundy



Wood Trim
BM Swiss Coffee



Plaster
DE Desert Gray



Vinyl Window
Terratone



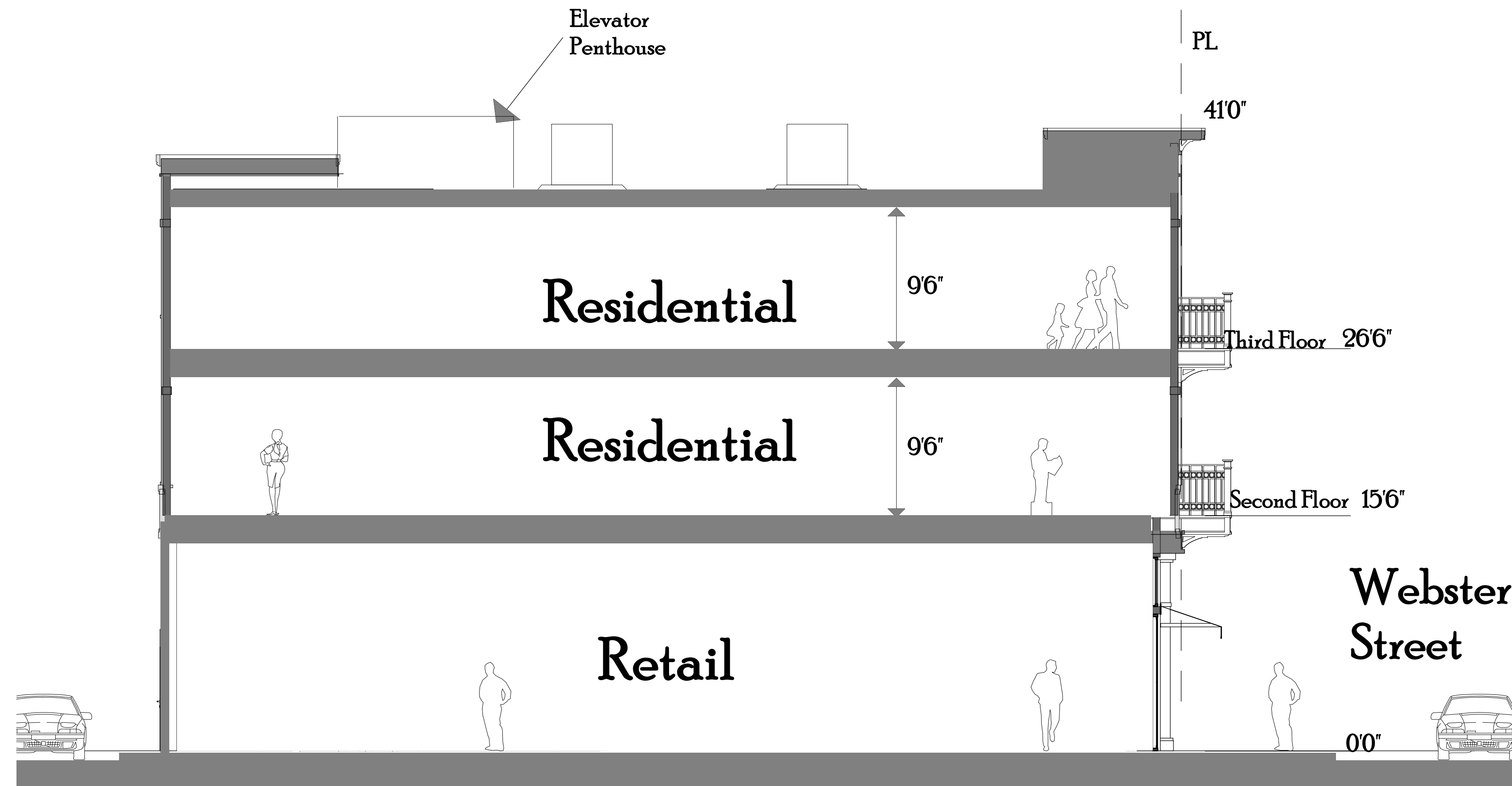
Composite Siding
BM Elmira White

Amenities

Colors/Materials



Mahogany wood
finish



Storefront System
Nanawall

West/East Section AA

3/16" = 1'0"

1435 Webster Street

Alameda, California



A6
3.116



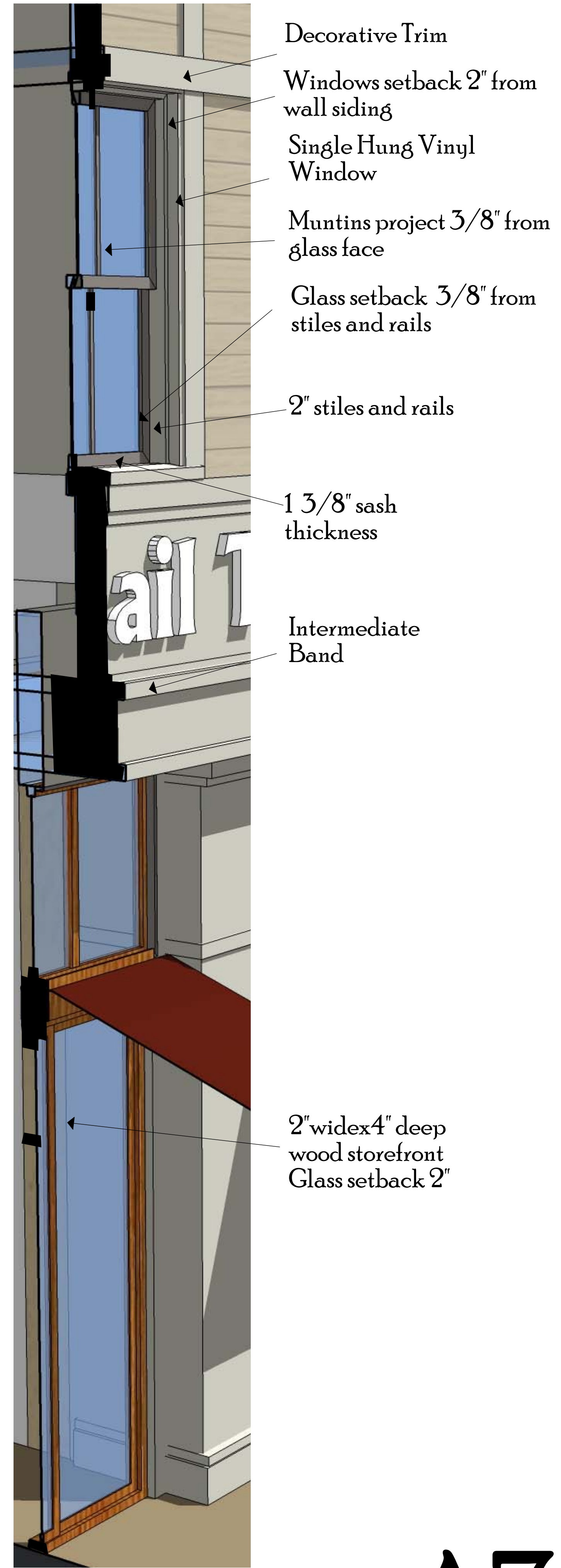
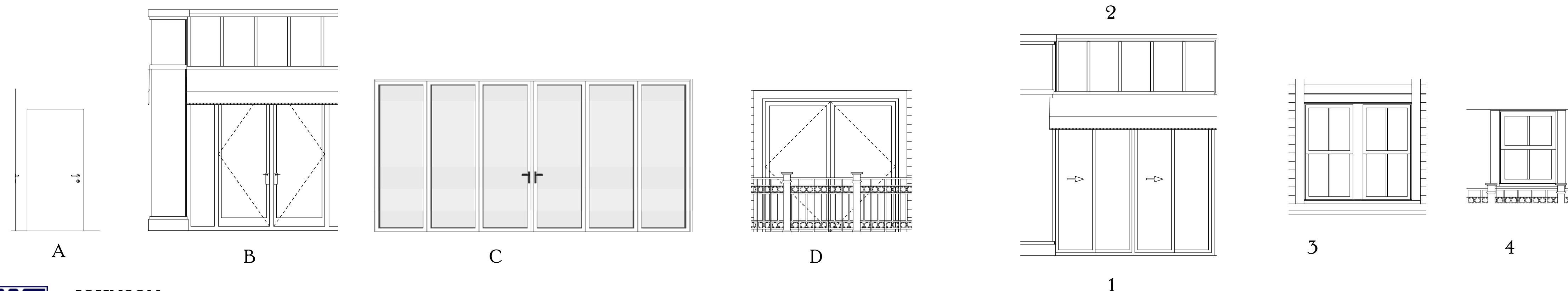
East Elevation

Door Schedule

Mark	Size	Type	Mfr	Material	
A	30"x70"	Swing	Kawneer	Hollow Metal	Service Door
B	Pair 30"x90"	Swing	Kawneer	Wood	
C	24' opening x 90"	Multi-panel Slider	Nana Door	Wood	
D	80"x80"	Slider	Milgard	Vinyl	

Window Schedule

Mark	Size	Type	Mfr	Material	
1	9'0" high Length Varies	Fixed	Kawneer	Aluminum	
2	2'6" high Length Varies	Fixed	Kawneer	Aluminum	
3	6'6"x6'0"	Single Hung	Milgard	Vinyl	
4	2'6"x4'6"	Single Hung	Milgard	Vinyl	All Bedrooms windows to be egressable with 5.7 sf min area and 38" max sill.

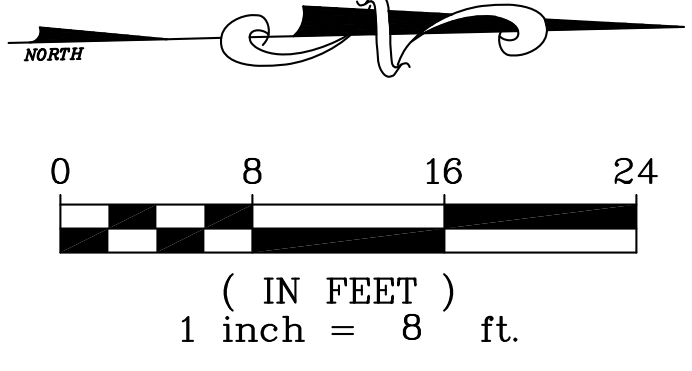
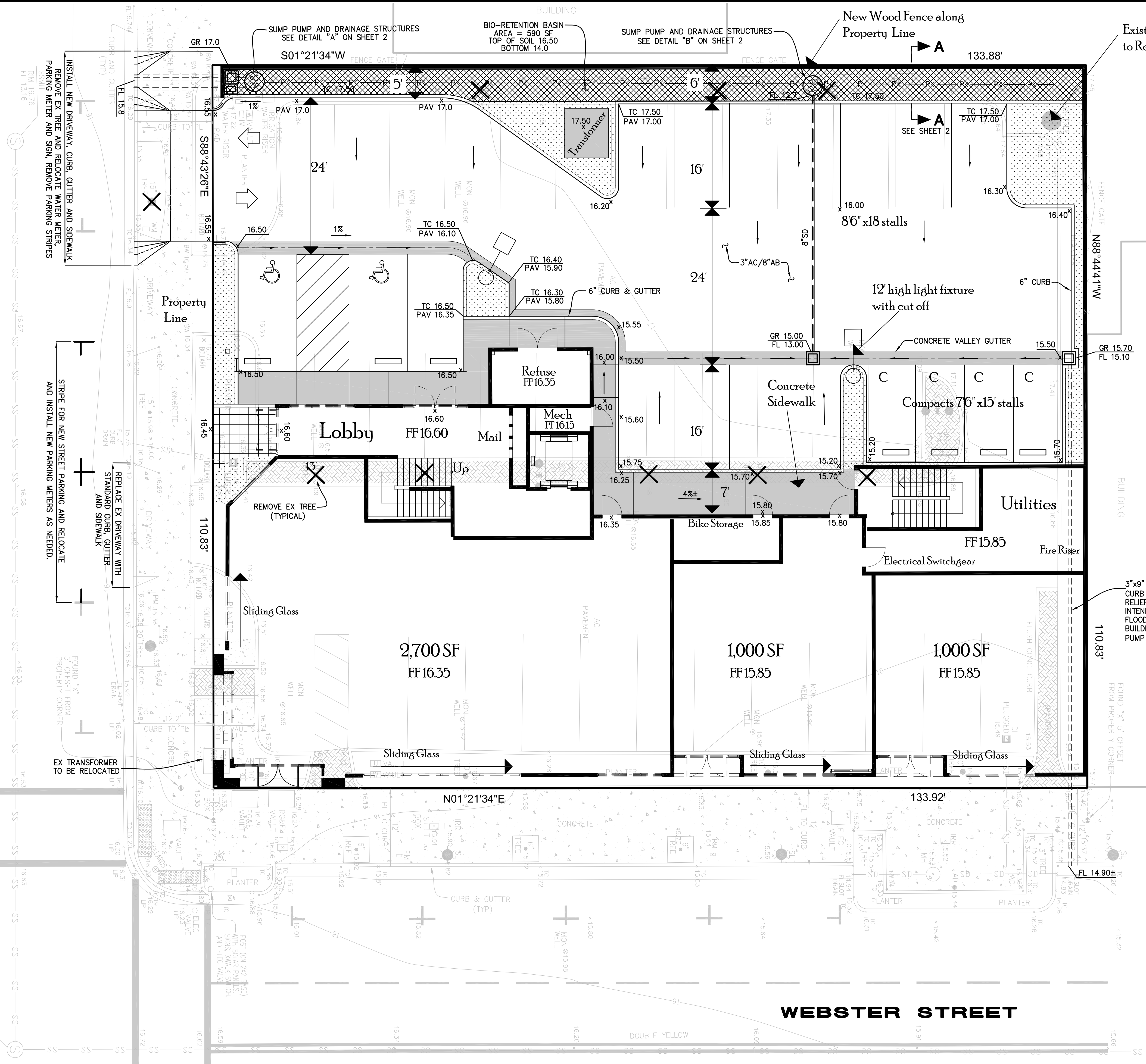


STREET PARKING
REMOVE: 1 SPACE
ADD: 2 SPACES

TAYLOR AVENUE

STOP

SSMH
RIM 16.92
FL 10.22 (N&S)
FL 11.02 (W)
FL 10.4 (E)



C.3 CALCULATIONS
IMPERVIOUS SURFACES
NEW AND REPLACED: 13,800 SF

REQUIRED BIO-RETENTION
BASIN AREA (4%): 552 SF

PROPOSED BIO-RETENTION
BASIN AREA: 590 SF

3"x9" DRAIN TO CITY
CURB (DRAINAGE
RELIEF SYSTEM
INTENDED TO PREVENT
FLOODING OF
BUILDINGS IN CASE OF
PUMP FAILURE)

WEBSTER STREET

FOR DESIGN REVIEW PURPOSES ONLY

SANTA CLARA AVENUE

NO.	DATE	BY	REVISIONS

SCALE	1" = 8'
DATE	10/26/2015
ENGINEER	H. N.
JOB NO.	15098



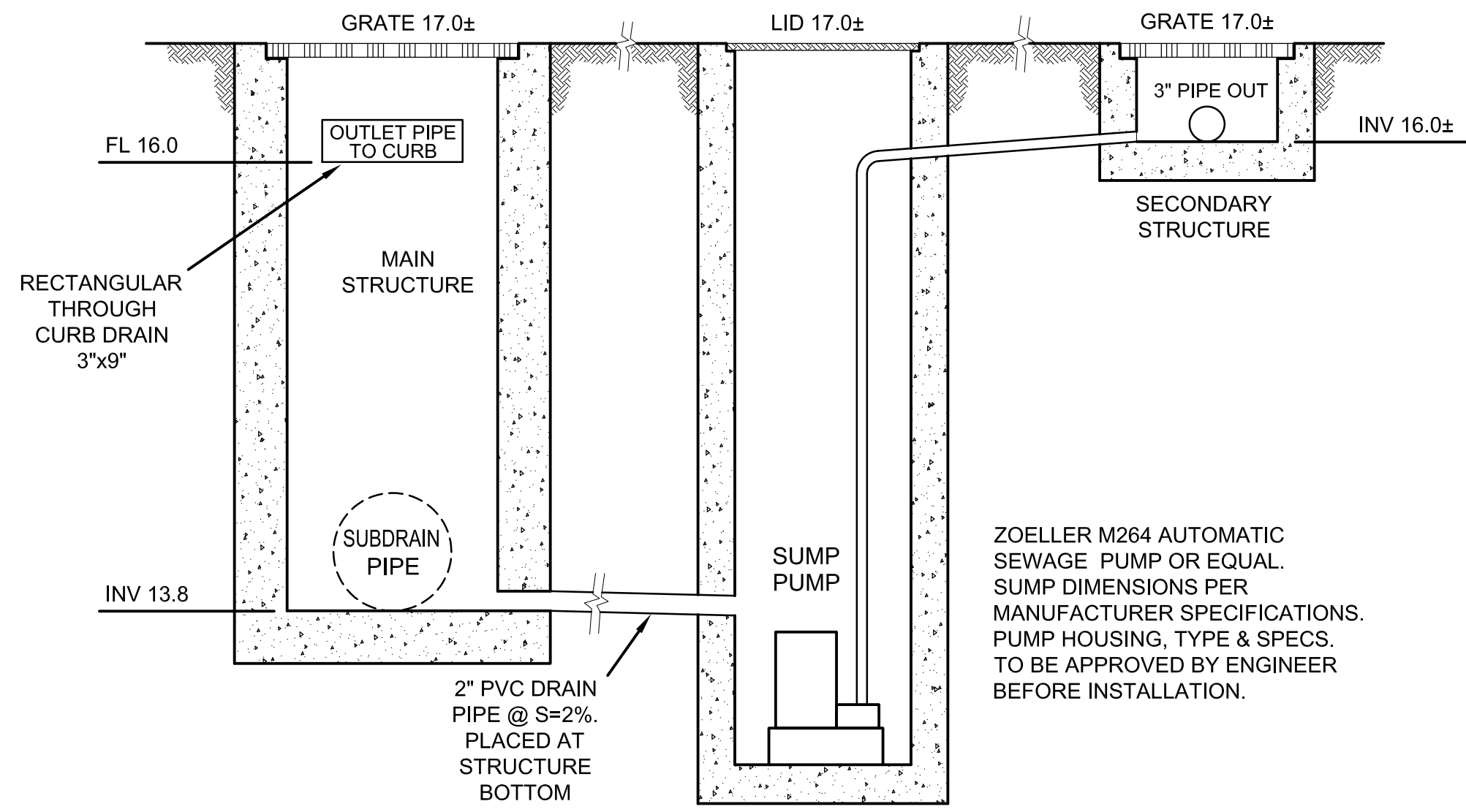
IZZAT S. NASHASHIBI R.C.E. 29528

GRADING AND DRAINAGE PLAN
FOR
1435 WEBSTER STREET
(APN 074-0427-005-01)
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

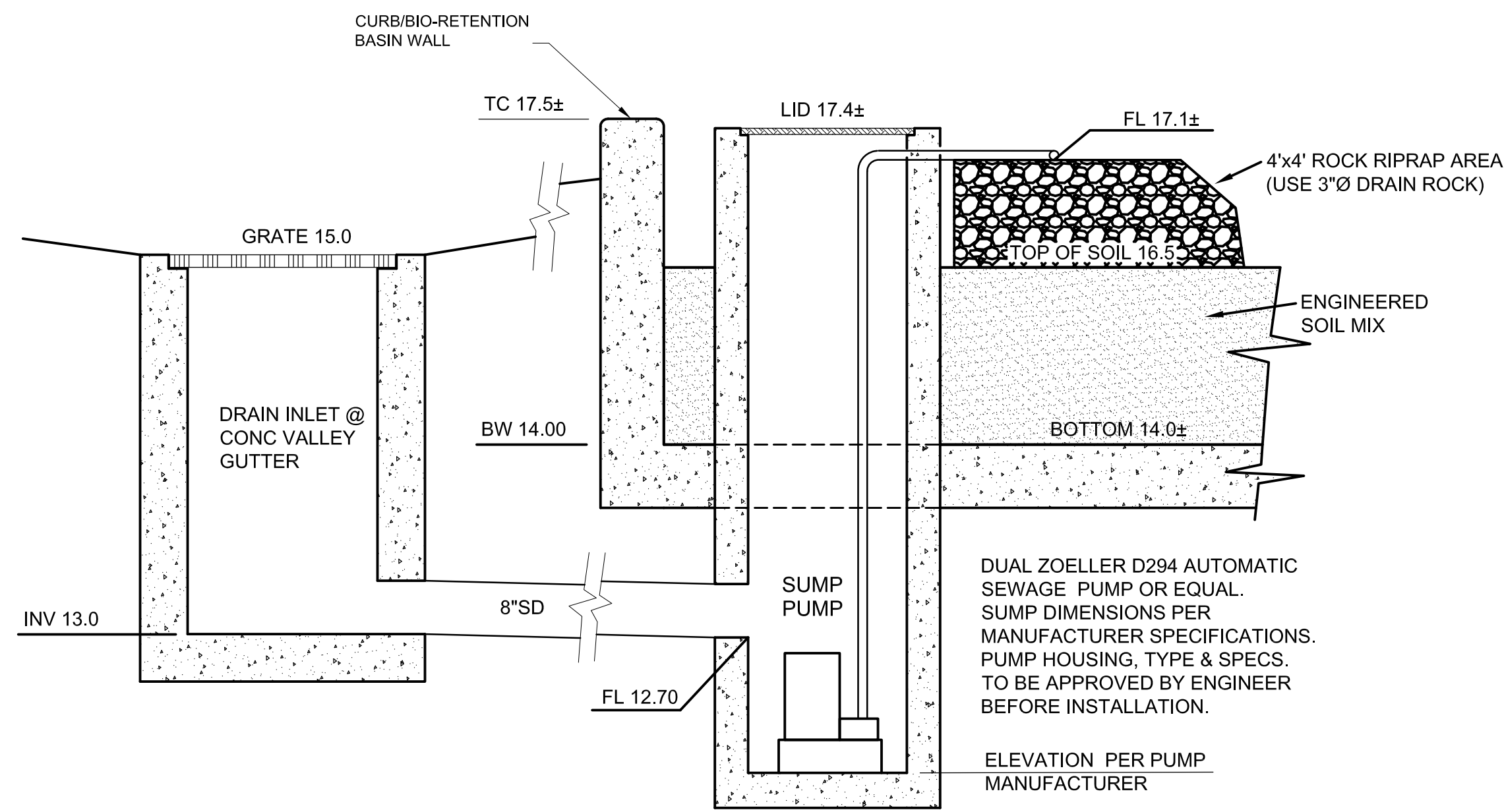


SHEET	C01
OF 3 SHEETS	
JOB NO.	15098

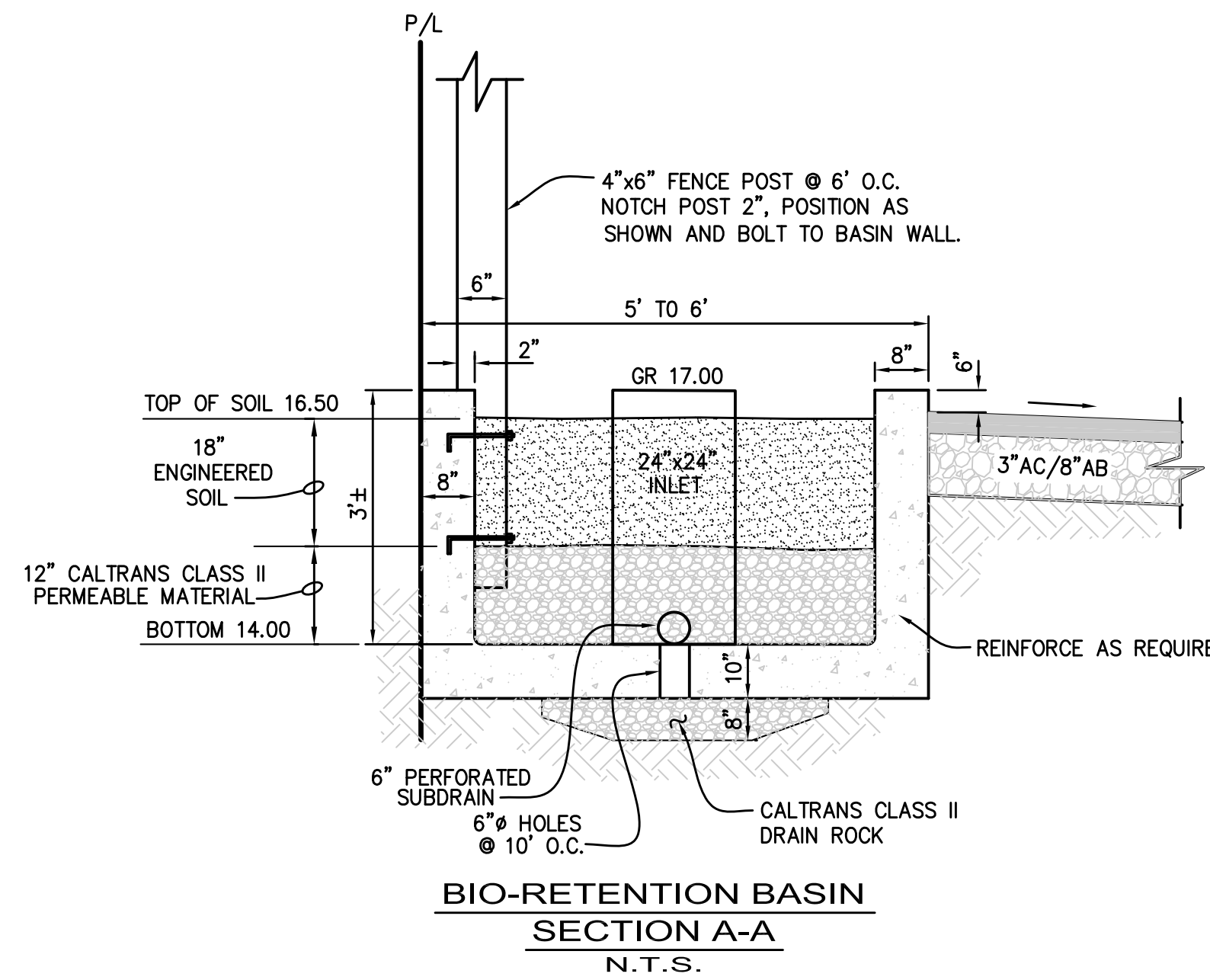
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DETAIL "A"
DRAINAGE STRUCTURES AT TAYLOR AVENUE DRIVEWAY
 N.T.S.



DETAIL "B"
DRAINAGE STRUCTURES AT PARKING AREA
 N.T.S.



FOR DESIGN REVIEW PURPOSES ONLY

Z:\P\01318098\Tent.dwg 10/22/2015 10:45:11 AM PLOT

NO.	DATE	BY	REVISIONS

SCALE	1" = 8'
DATE	10/26/2015
ENGINEER	H. N.
JOB NO.	15098



IZZAT S. NASHASHIBI R.C.E. 29528

GRADING AND DRAINAGE PLAN
 FOR
1435 WEBSTER STREET
 (APN 074-0427-005-01)
 CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA


HUMANN COMPANY INC.
 ENGINEERING - SURVEYING
 1021 BROWN AVE. LAFAYETTE, CA 94549
 PH (925)263-5000 FAX (925)263-3578

SHEET	C02
OF 3 SHEETS	
JOB NO.	15098

LEGEND

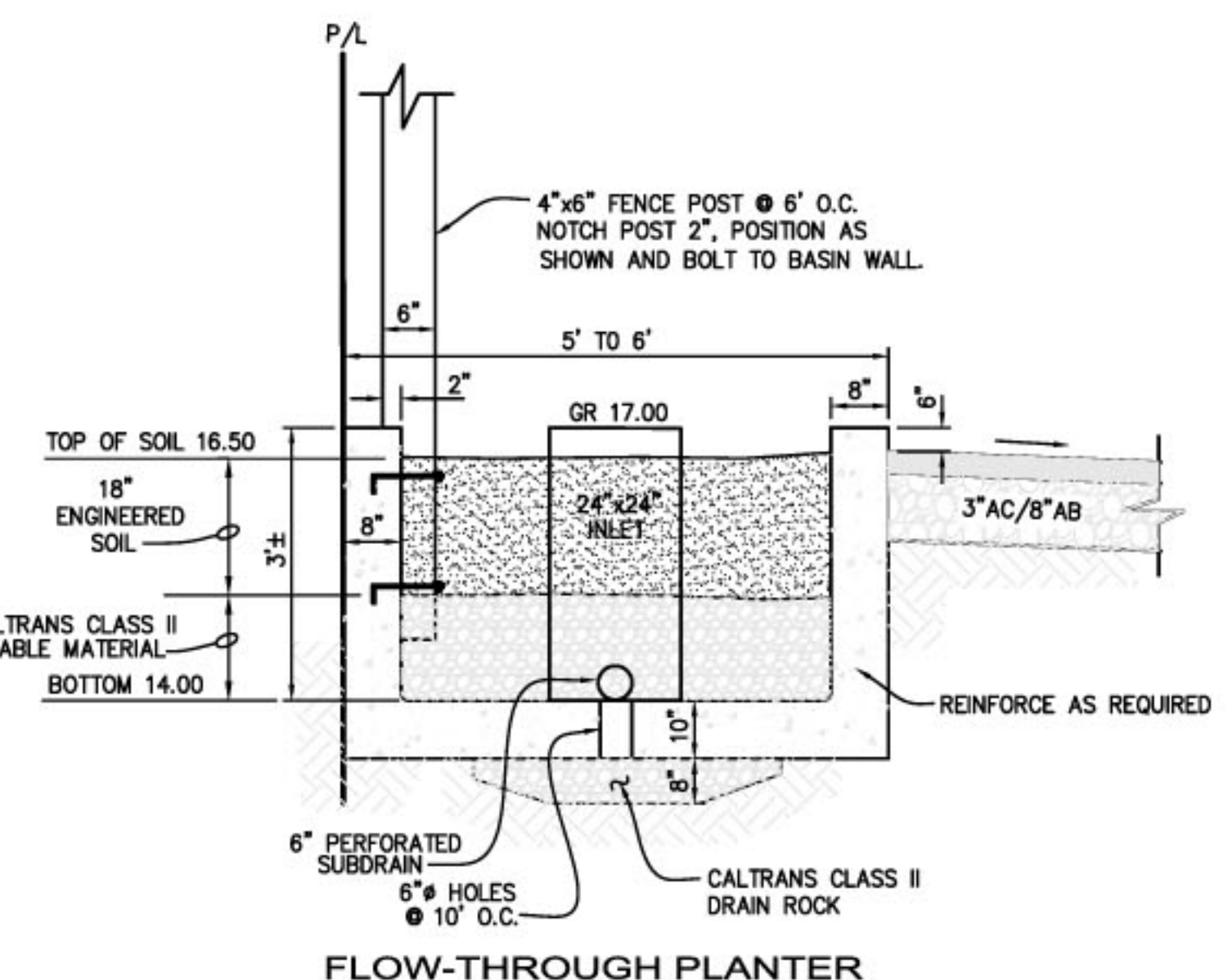
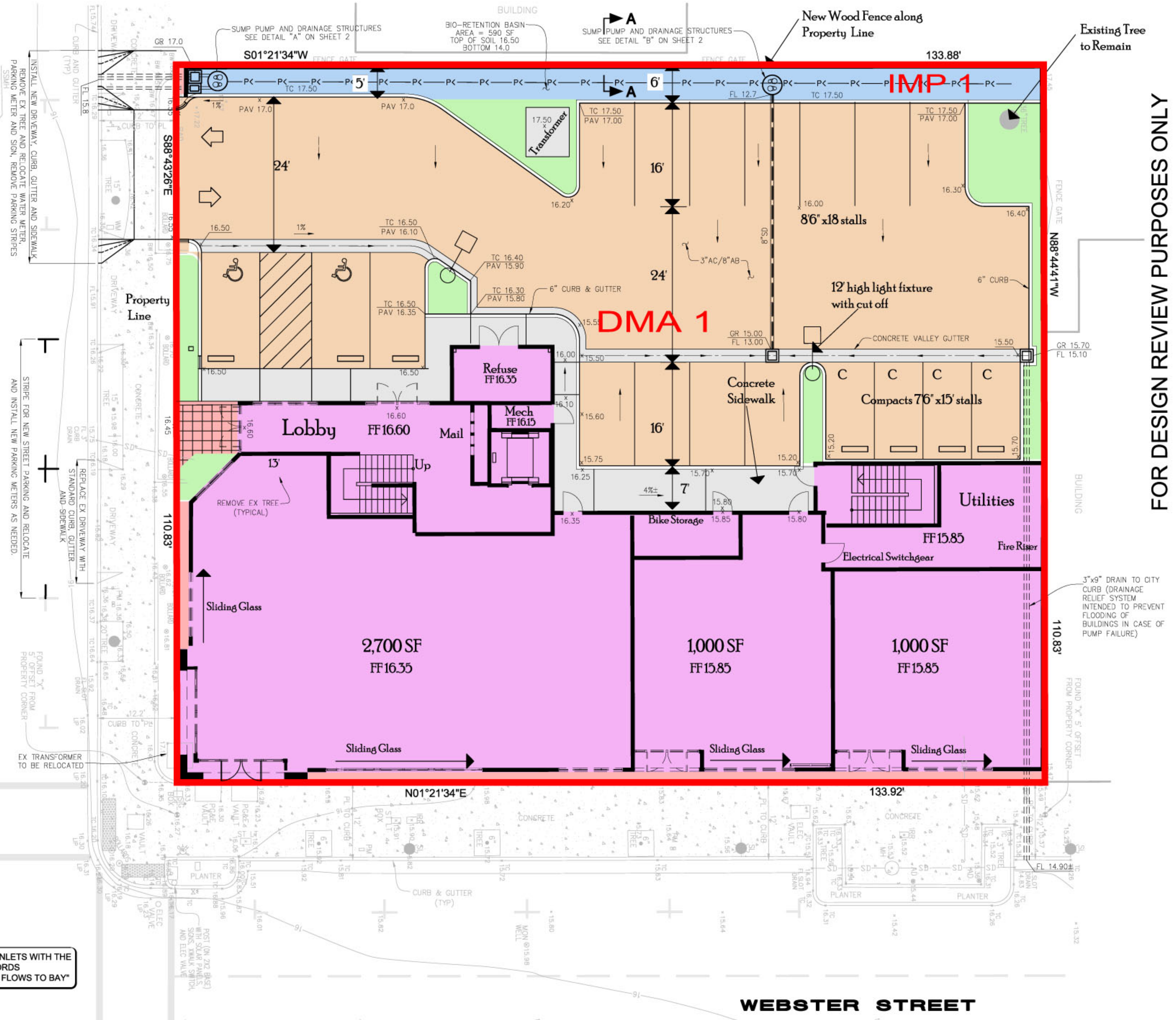
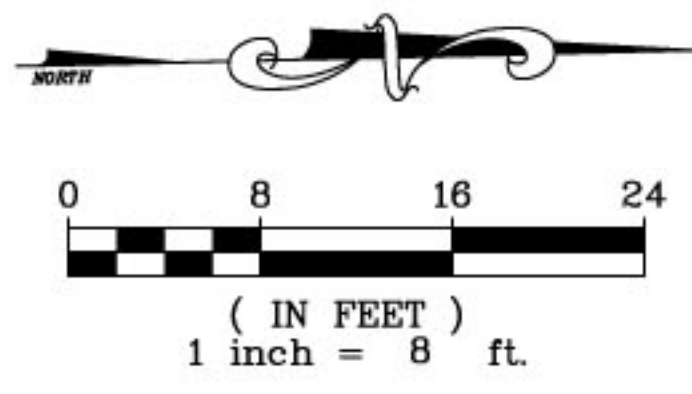
- ROOFS DRAINS TO C.3 TREATMENT FACILITY (DMA1-R)
- IMPERVIOUS AC PAVING DRAINS TO C.3 TREATMENT FACILITY (DMA1-PAV)
- CONCRETE PAVING DRAINS TO C.3 TREATMENT FACILITY (DMA1-CONC)
- SELF TREATING LANDSCAPE (DMA1-LS)
- C.3 TREATMENT FACILITY (IMP1)
- "FLOW THROUGH PLANTER"
- CONSTRAINT AREA DRAINS OFFSITE
- DMA DRAINAGE MANAGEMENT AREA
- IMP INTEGRATED MANAGEMENT PRACTICE "C.3 FACILITY"

SITE STATISTICS:

GROSS SITE AREA	= ±14,840 SF (±0.34 ACRES)
EXISTING IMPERVIOUS SURFACE AREA	= ±12,640 SF
IMPERVIOUS SURFACE AREA WITHIN DMA's	= ±13,380 SF
CONSTRAINT AREAS TOTAL	= ± 330 SF
TOTAL IMPERVIOUS SURFACE AREA (NEW/ REPLACE)	= ±13,710 SF
C.3 PLANTER / LANDSCAPE	= ± 1,130 SF

ON-SITE IMPs CALCULATIONS:

DMA 1	
ROOFS (DMA1-R)	6,640 X 1.0 = 6,640
AC PAVING (DMA1-PAV)	5,455 X 1.0 = 5,455
CONC. PAVING (DMA1-CONC.)	1,285 X 1.0 = 1,285
LANDSCAPE (DMA1-LS)	530 X 0.1 = 53
EQUIVALENT IMPERVIOUS SURFACE	= 13,433
USING FLOW THROUGH PLANTER	
REQUIRED AREA	= 13,433 X 0.04 = 537 SF
AVAILABLE IMP1 AREA	= 600 SF
TOTAL DMA 1	= 14,510 SF
CONSTRAINT AREAS TOTAL	= ± 330 SF



PLANTER NOTES:

1. REFER TO ALAMEDA COUNTY CLEAN WATER PROGRAM "C.3 STORMWATER TECHNICAL GUIDANCE" FOR THE ENGINEERED SOIL MIX SPECIFICATIONS PRIOR TO ORDERING THE MIX. SOIL MIX SHALL HAVE MINIMUM LONG TERM INFILTRATION RATE 5" PER HOUR.
2. ALL PERFORATED PIPES SHALL HAVE A MINIMUM DIAMETER OF 6" DIA., OR AS SHOWN ON PLAN, AND A MINIMUM OF TWO LINES OF THREE 3/4" DIA. HOLES PER LINEAL FOOT OF PIPE, EVENLY SPACED ALONG THE PIPE.
3. SEE ALAMEDA COUNTY CLEAN WATER PROGRAM "C.3 STORMWATER TECHNICAL GUIDANCE" ITEM 6.2, ATTACHED HERETO.
4. PLANTER SURFACE SHALL BE GRADED FLAT.
5. ADDITIONAL ATTENTION SHOULD BE DIRECTED TO ENSURE ALL LANDSCAPED AREAS ARE VEGETATED AND STABILIZED BEFORE THE BIORETENTION FACILITIES ARE BROUGHT ON-LINE.

MARK ONSITE INLETS WITH THE WORDS "NO DUMPING, FLOWS TO BAY"

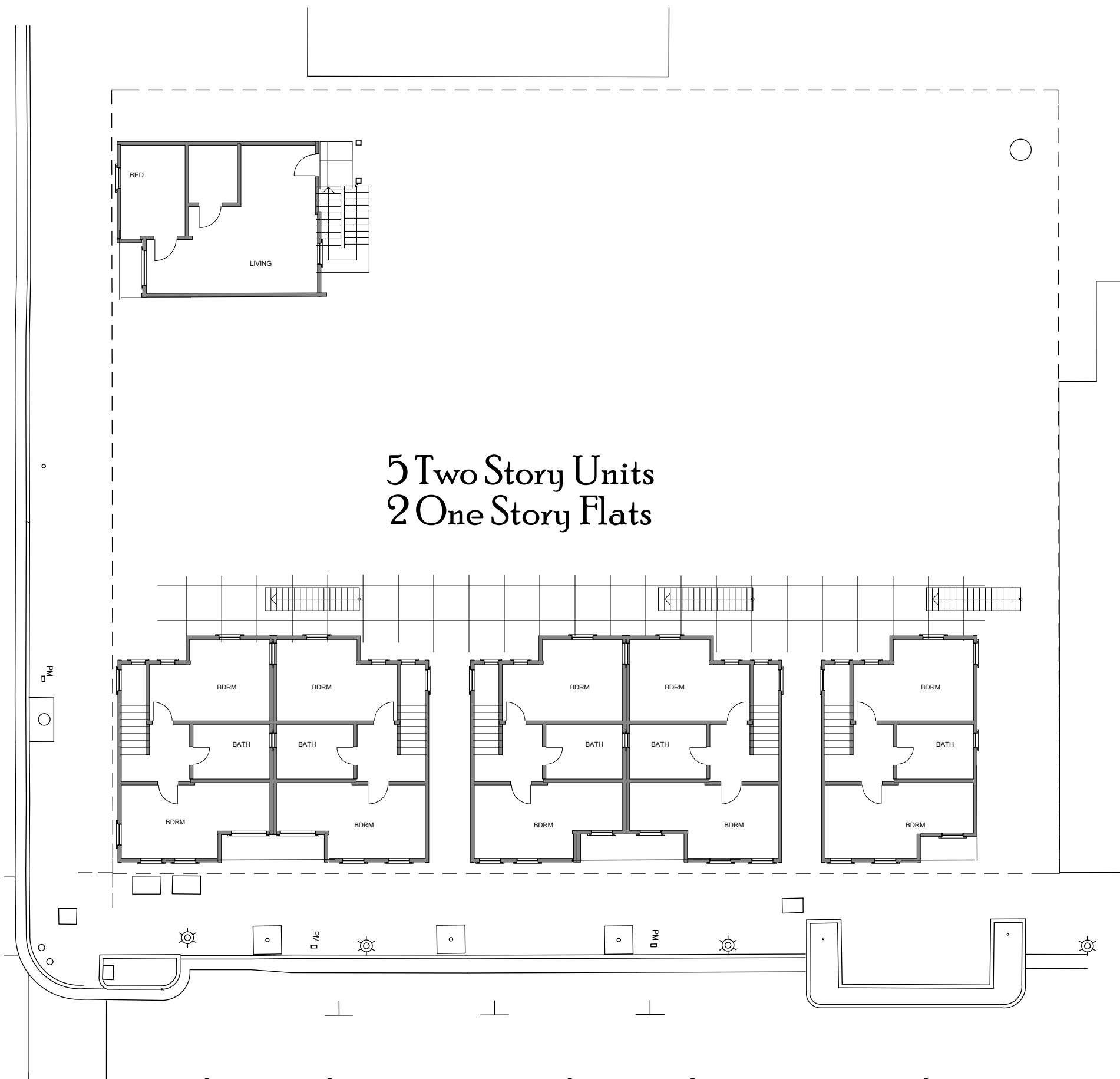
FOR DESIGN REVIEW PURPOSES ONLY

<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	REVISIONS																	SCALE 1" = 8' DATE 10/26/2015 ENGINEER H. N. JOB NO. 15098	IZZAT S. NASHASHIBI R.C.E. 29528	STORM WATER CONTROL PLAN FOR 1435 WEBSTER STREET (APN 074-0427-005-01) CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA	HUMANN COMPANY INC. ENGINEERING - SURVEYING 1021 BROWN AVE. LAFAYETTE, CA 94549 PH (925)283-5000 FAX (925)283-3578	SHEET C.3-1 OF 3 SHEETS JOB NO. 15098
NO.	DATE	BY	REVISIONS																						



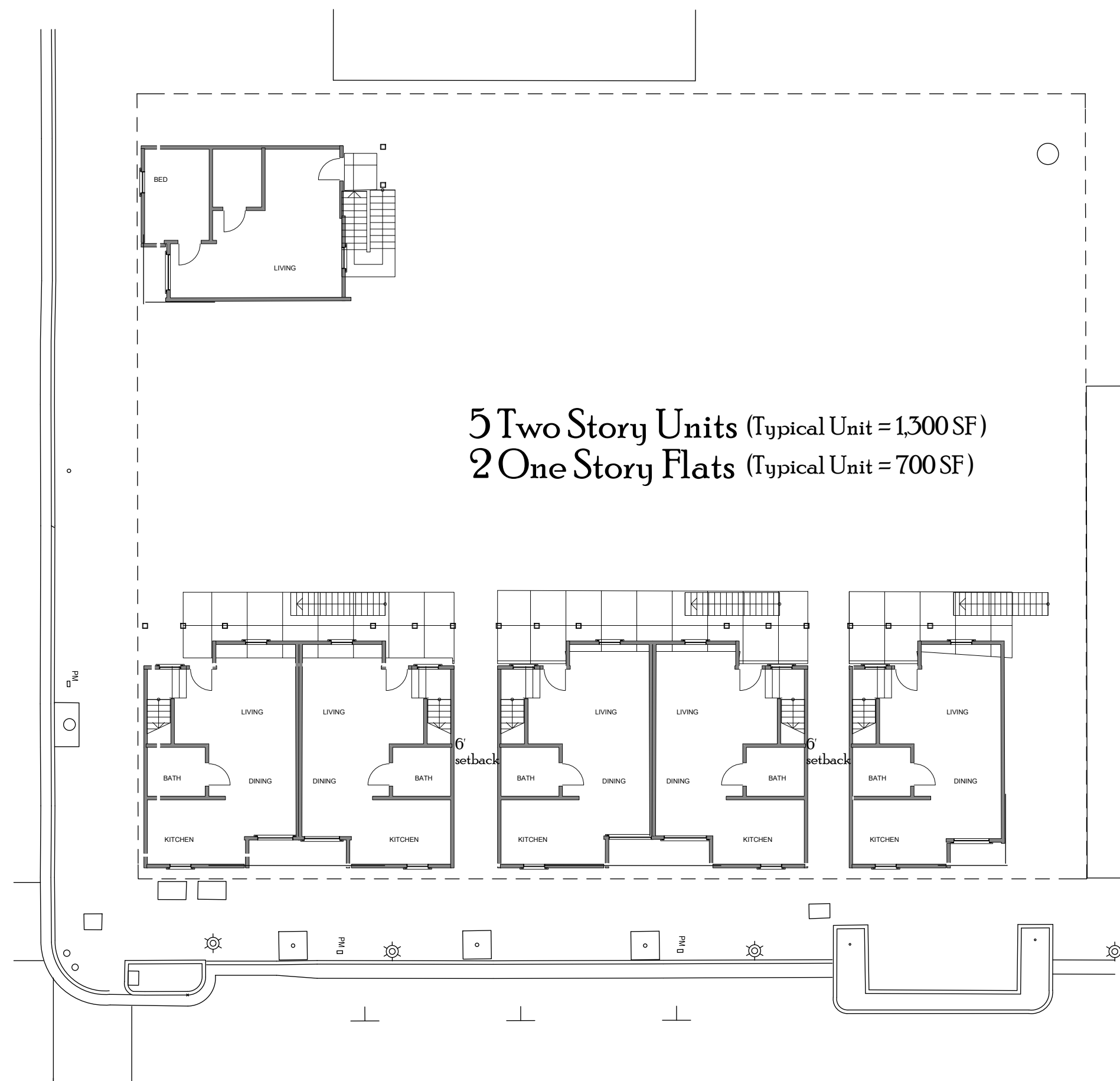
Webster Street Elevation

1/8" = 1'0"



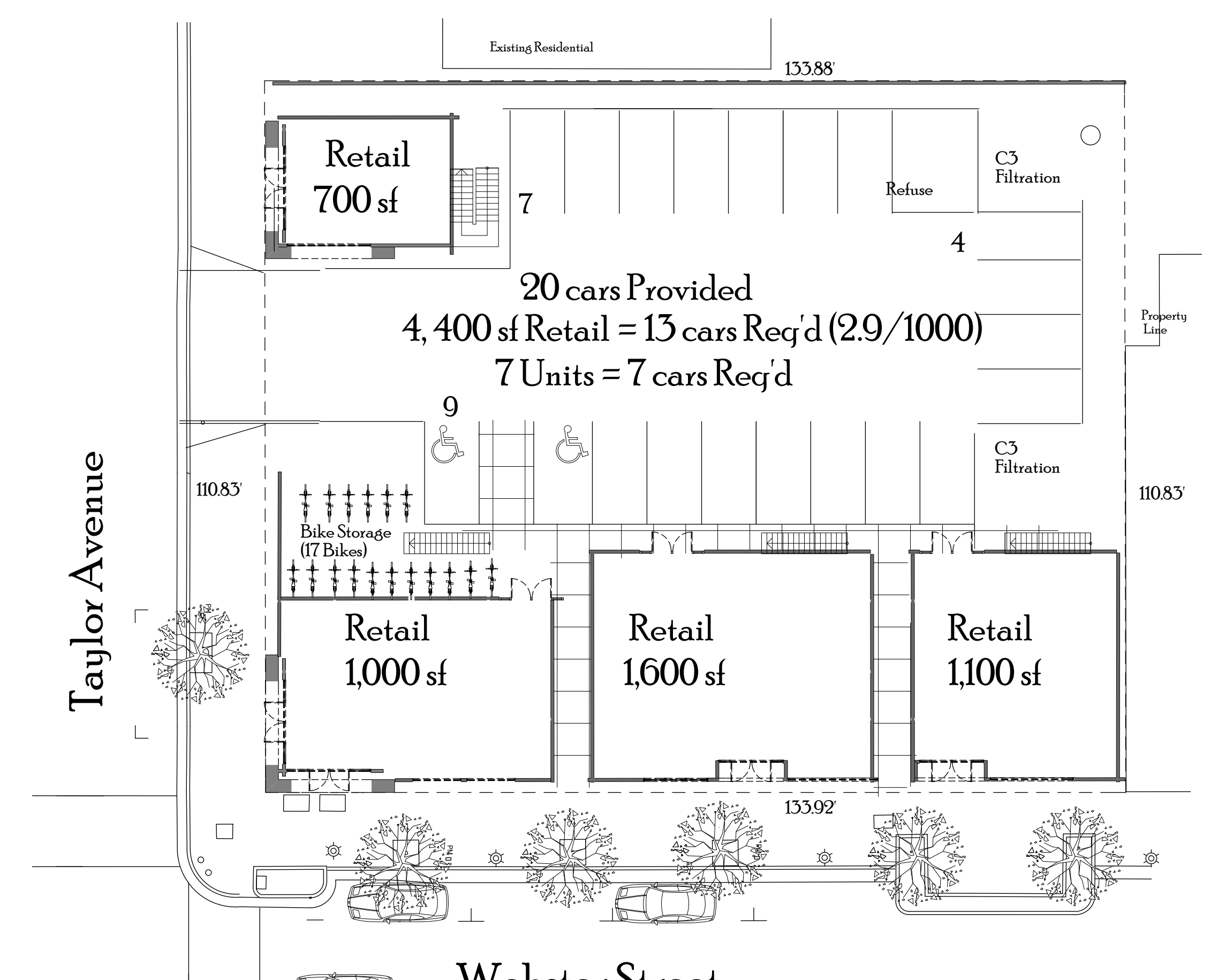
Third Level

1/16" = 1'0"



Second Level

1/16" = 1'0"

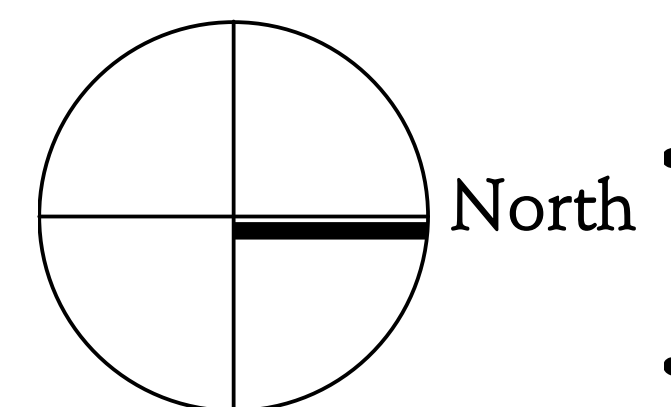


Ground Level

1/16" = 1'0"

Base Plan 1435 Webster Street Alameda, California

Bldg Area = 12,300 sf
Site Coverage = 4,400 sf (32%)
Site Area = 14,340 sf (.86 FAR)



EX1
2.116