

BROADWAY & SANTA CLARA

ALAMEDA, CA 94501

SUBMITTAL DATE: 09/24/2021
RESUBMITTAL DATE: 12/21/2021
REVISED SUBMITTAL: 02/02/2022



BROADWAY - SANTA CLARA ST.
ALAMEDA, CALIFORNIA 94501

APN: 070-156-044-7



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

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f. 415-288-0288

Exhibit 1
Item 7-B, February 14, 2022
Planning Board Meeting

COVERSHEET

A0.1

SCALE: NTS
DATE: 02.02.2022
PROJECT: 271016

APPLICANT:
BRANAGH LAND INC..
3800 MT. DIABLO BLVD. SUITE 200
LAFAYETTE, CA 94549
CONTACT: Stefan Schnitzler
PHONE: 925.743.9500
E-MAIL: StefanS@Branagh.com
https://branagh.com/

CIVIL ENGINEER:
CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA -4583
CONTACT: ANGELO OBERTELLO
Project Engineer
PHONE: (925) 866-0322 ext. 268
E-MAIL: apbertello@cbandg.com
http://www.cbandg.com/

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
www.hhja.com

LANDSCAPE ARCHITECT:
RW STOVER & ASSOCIATES, INC.
1620 NORTH MAIN STREET, SUITE 4
WALNUT CREEK, CA 94596
CONTACT: RICK STOVER
Landscape Architect
PHONE: (925) 933-2583 x 105
E-MAIL: rstover@rwsa.com

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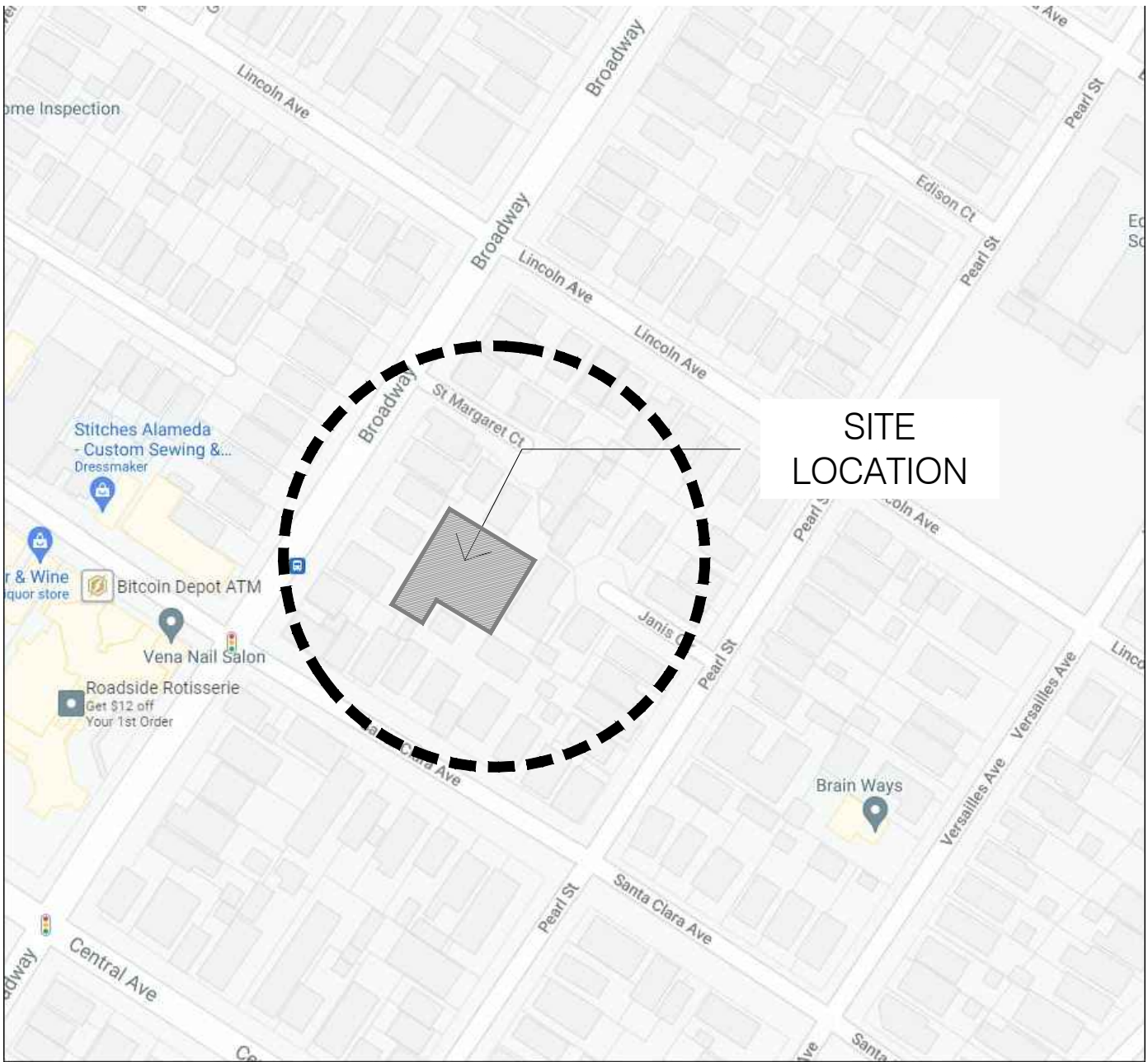
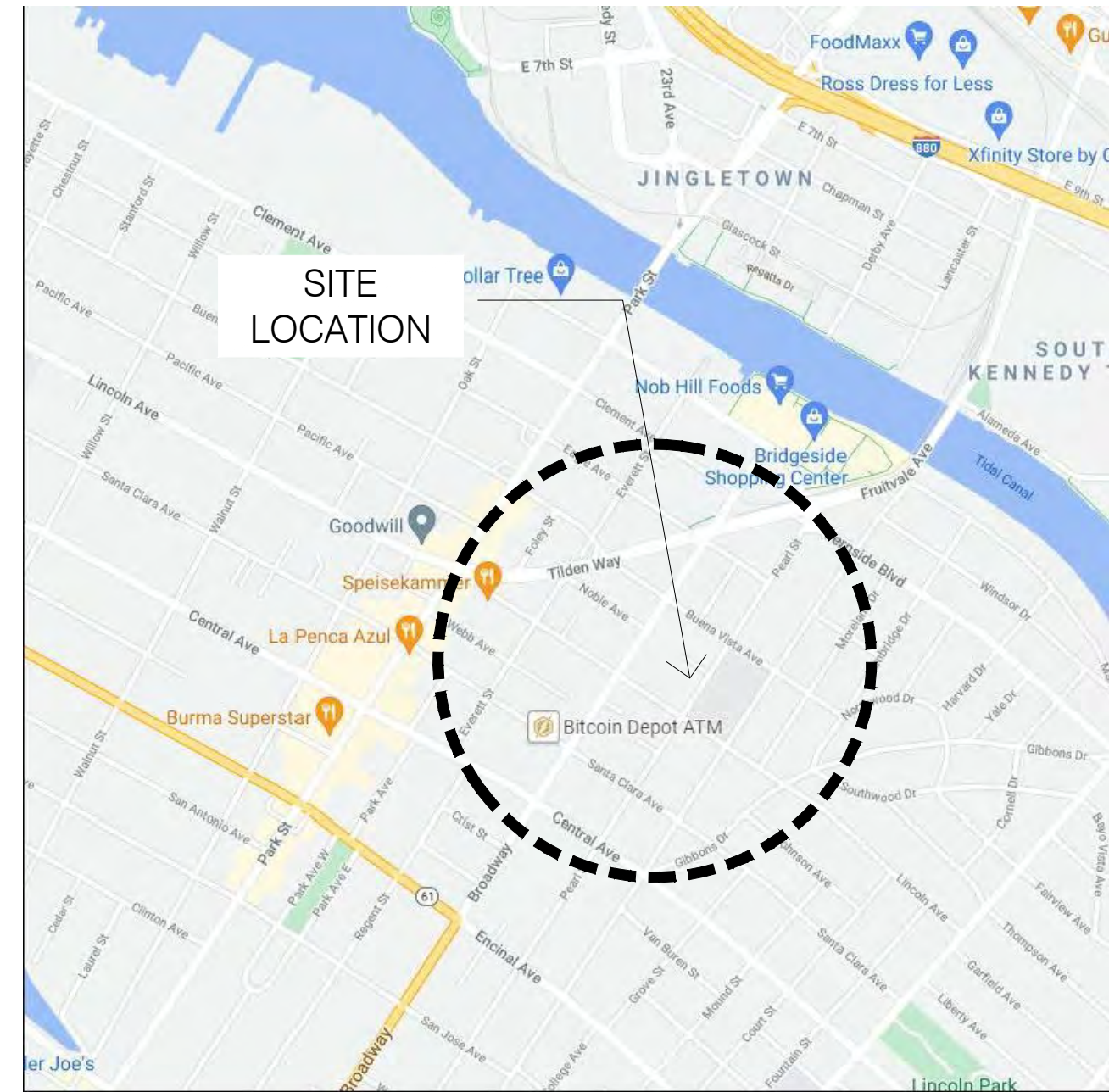
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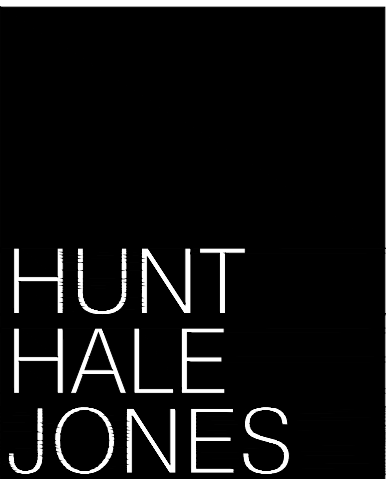
VICINITY MAP



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TABLE OF CONTENT

A0.2

SCALE: NTS
DATE: 02.02.2022
PROJECT: 271016

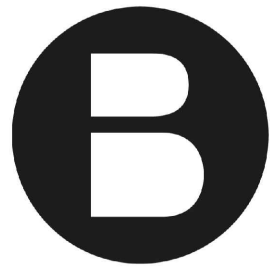
BUILDING SUMMARY								
BUILDING		BLDG SF	BLDG LOT COVERAGE		UNIT/BLDG	COUNT/BLDG	SF/PLAN	UNIT x SF
BUILDING A	GROUND FLOOR PLAN	1,556 SF			PLAN 1	1	1,498 SF	1,498 SF
	MAIN FLOOR PLAN	1,499 SF			PLAN 1 - END	2	1,524 SF	3,048 SF
	UPPER FLOOR PLAN	1,491 SF						
BLDG A TOTAL SF/%		4,546 SF	1,648 SF	10.7%			TOTAL	4,546 SF
BUILDING B	GROUND FLOOR PLAN	2,590 SF			PLAN 2	1	1,532 SF	1,532 SF
	MAIN FLOOR PLAN	2,505 SF			PLAN 2	2	1,506 SF	3,012 SF
	UPPER FLOOR PLAN	2,513 SF			PLAN 2	2	1,532 SF	3,064 SF
BLDG B TOTAL SF/%		7,608 SF	2,684 SF	17.3%			TOTAL	7,608 SF
BIKE STORAGE & TRASH ENCLOSURE SF		364 SF	364 SF	2%				
TOTAL BUILDING SF/%		12,518 SF	4,694 SF	30%		5 DU		

PROJECT DATA

PROJECT NAME: BROADWAY, ALAMEDA	
PROJECT ADDRESS: BROADWAY & SANTA CLARA STREETS ALAMEDA, CA	
TOTAL DWELLING UNITS	8 UNITS
ADA UNITS	1 UNIT
UNITS w/ VISITABILITY	8 UNITS
NET ACREAGE	0.36 ACRES/15,620 SF
NET LOT COVERAGE	4,694 SF / 15,620 SF = 30%
OCCUPANCY	
RESIDENTIAL	R2
CONSTRUCTION TYPE	
RESIDENTIAL	V-B
RESIDENTIAL HEIGHT	3 STORIES
RESIDENT PARKING	8 SPACES/1 PER UNIT
ADDITIONAL PARKING	3 SPACES
ADA PARKING	1 ACCESSIBLE SPACE
BICYCLE PARKING	
SHORT TERM	REQ. 2 / PROV. 9
LONG TERM	REQ. 12 / PROV.12

UNIT SUMMARY & TYPICAL SQ. FT.		
UNIT TYPE	TOTAL UNITS	TOTAL LIVING
PLAN 1 (3 BD - 2.5 BTH)	1	1498 SF
PLAN 1 - END (3 BD - 2.5 BTH)	2	1524 SF
PLAN 2 (3 BD - 2.5 BTH)	1	1532 SF
PLAN 2 (3 BD - 2.5 BTH)	2	1506 SF
PLAN 2 - END (3 BD - 2.5 BTH)	2	1532 SF
TOTAL UNIT	8 DU	

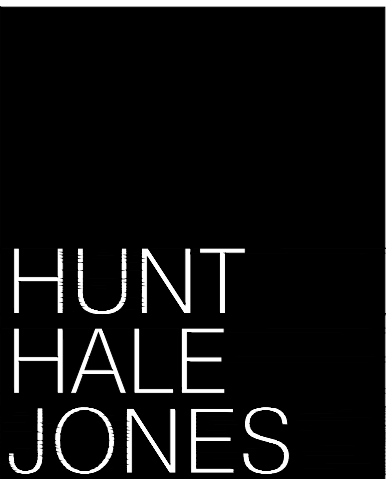
NOTE:
THIS PROJECT WILL COMPLY WITH ALL APPLICABLE
CODES AT THE TIME OF THE BUILDING PERMIT
SUBMISSION.



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PROJECT INFORMATION

A0.3

SCALE: NTS
DATE: 02.02.2022
PROJECT: 271016



LOT 1
1518 BROADWAY
3 UNITS



LOT 2
1516 BROADWAY
2 UNITS

LOT 3
1514 BROADWAY
4 UNITS



LOT 4
2607 SANTA CLARA AVE.
SINGLE FAMILY HOME



LOT 5
2609 SANTA CLARA AVE.
SINGLE FAMILY HOME



LOT 6
2611 SANTA CLARA AVE.
SINGLE FAMILY HOME



LOT 7
2615 SANTA CLARA AVE.
SINGLE FAMILY HOME



LOT 8
2617 SANTA CLARA AVE.
SINGLE FAMILY HOME

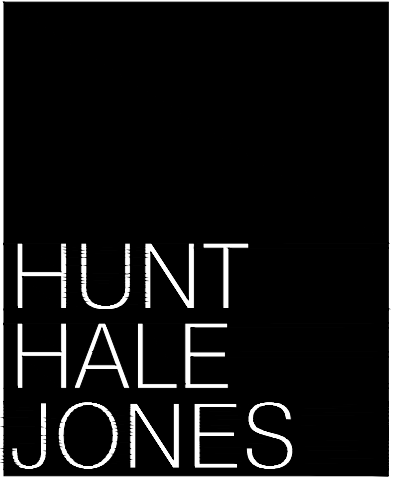


LOT 9
2619 A, B, C, & D SANTA CLARA AVE.
4 UNITS



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SITE PLAN NEIGHBORHOOD CONTEXT

A0.4.1

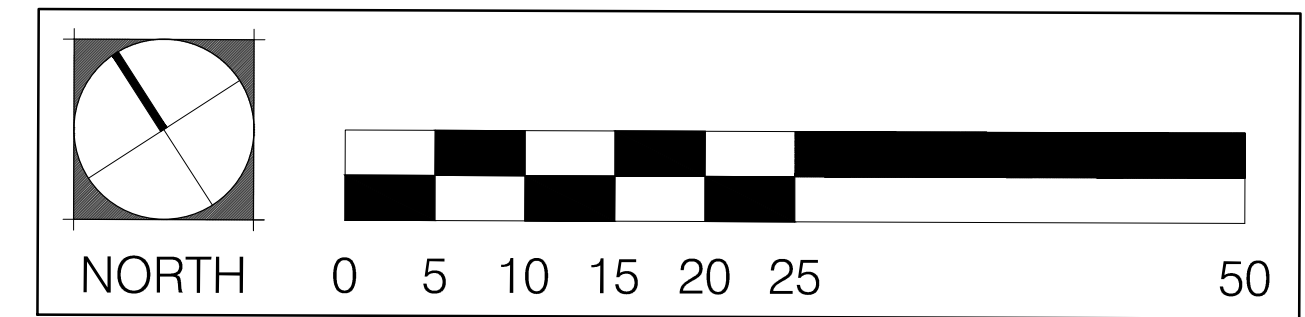
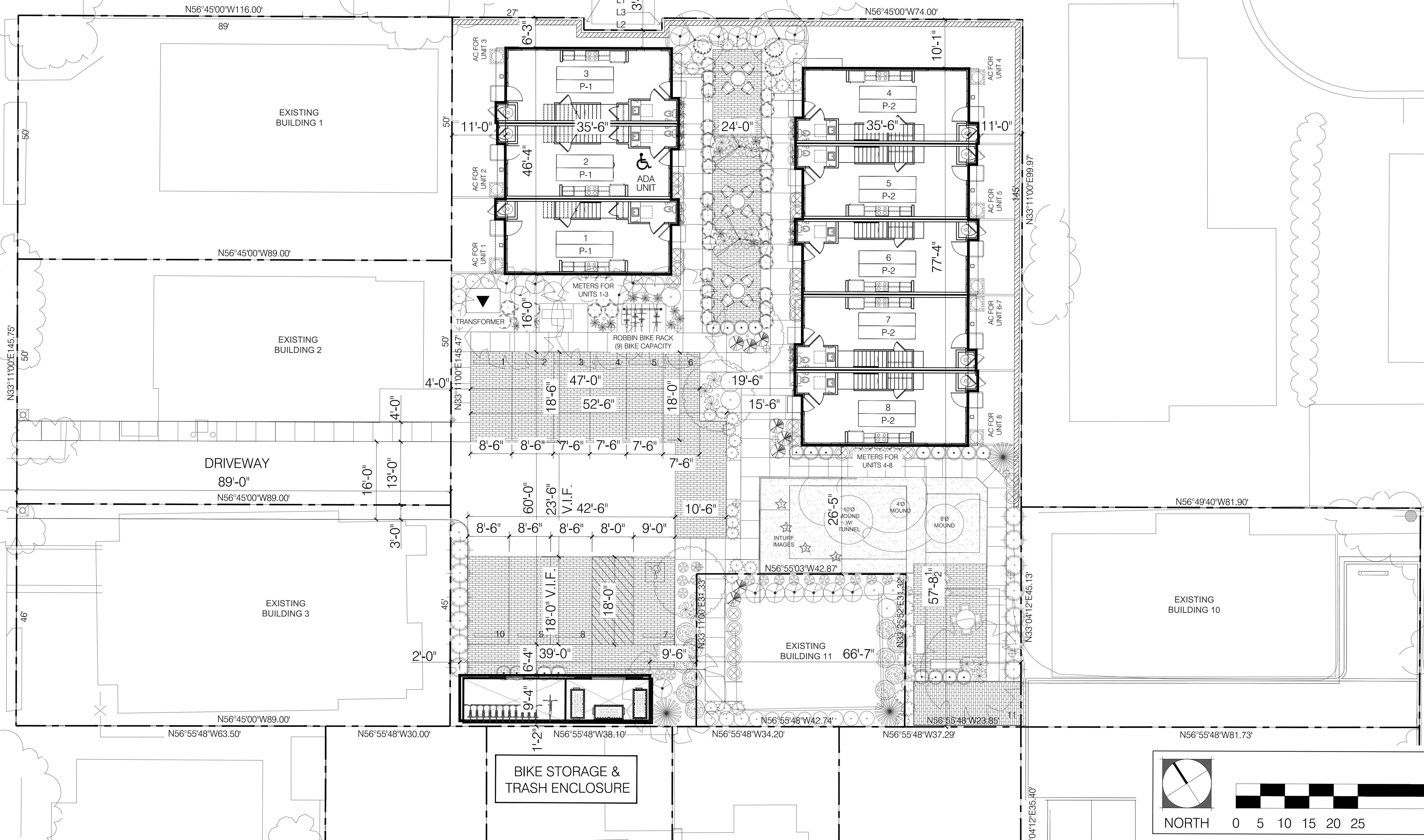
SCALE: 1" = 20'-0"
DATE: 02.02.2022
PROJECT: 271016

BROADWAY STREET

LINE TABLE	
L1	N31°15'00"E2.50'
L2	N56°45'00"W16.00'
L3	N31°15'00"E2.50'

BLDG. A

BLDG. B



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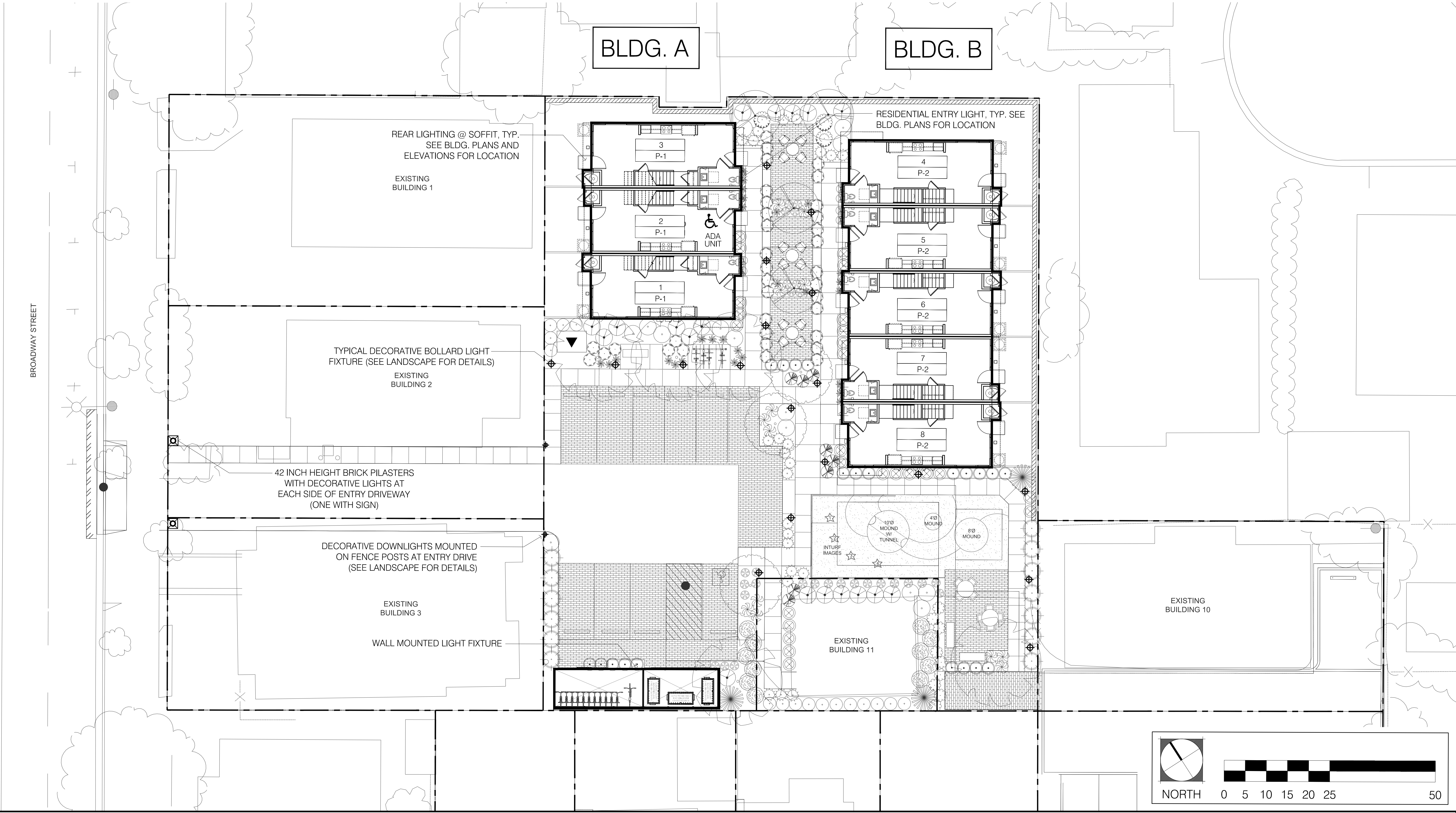
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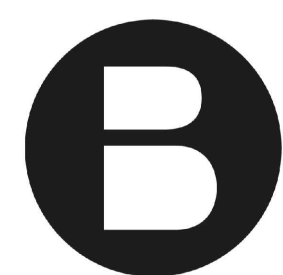
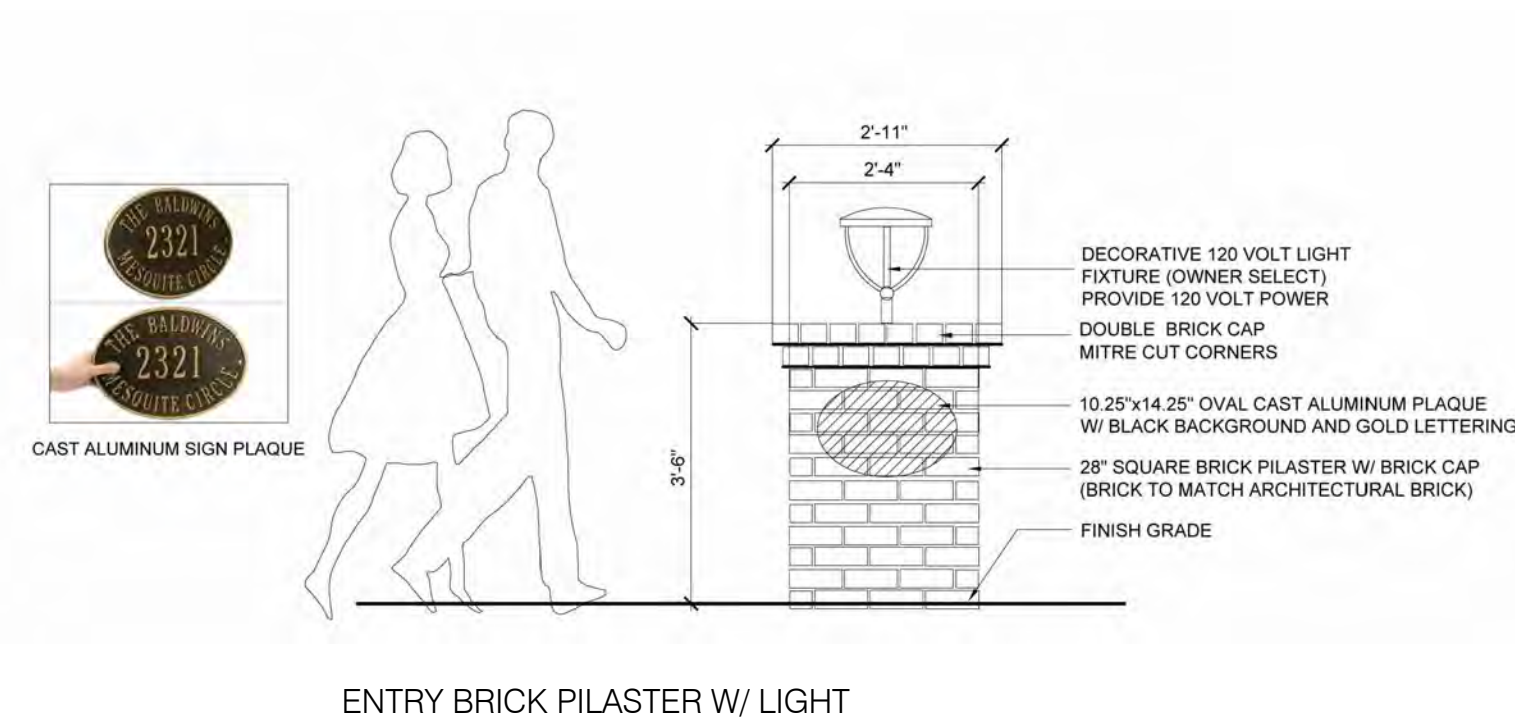
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ENLARGED SITE PLAN

A0.4.2

SCALE: 3/32"=1'-0"
DATE: 02.02.2022
PROJECT: 271016





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SITE LIGHTING SPECIFICATIONS

A0.4.4

SCALE: NTS
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COURTYARD PERSPECTIVE



AERIAL PERSPECTIVE



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RENDERINGS

A0.5.1

SCALE: NTS
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COURTYARD & OPEN SPACE PERSPECTIVE



BLDG. A PERSPECTIVE



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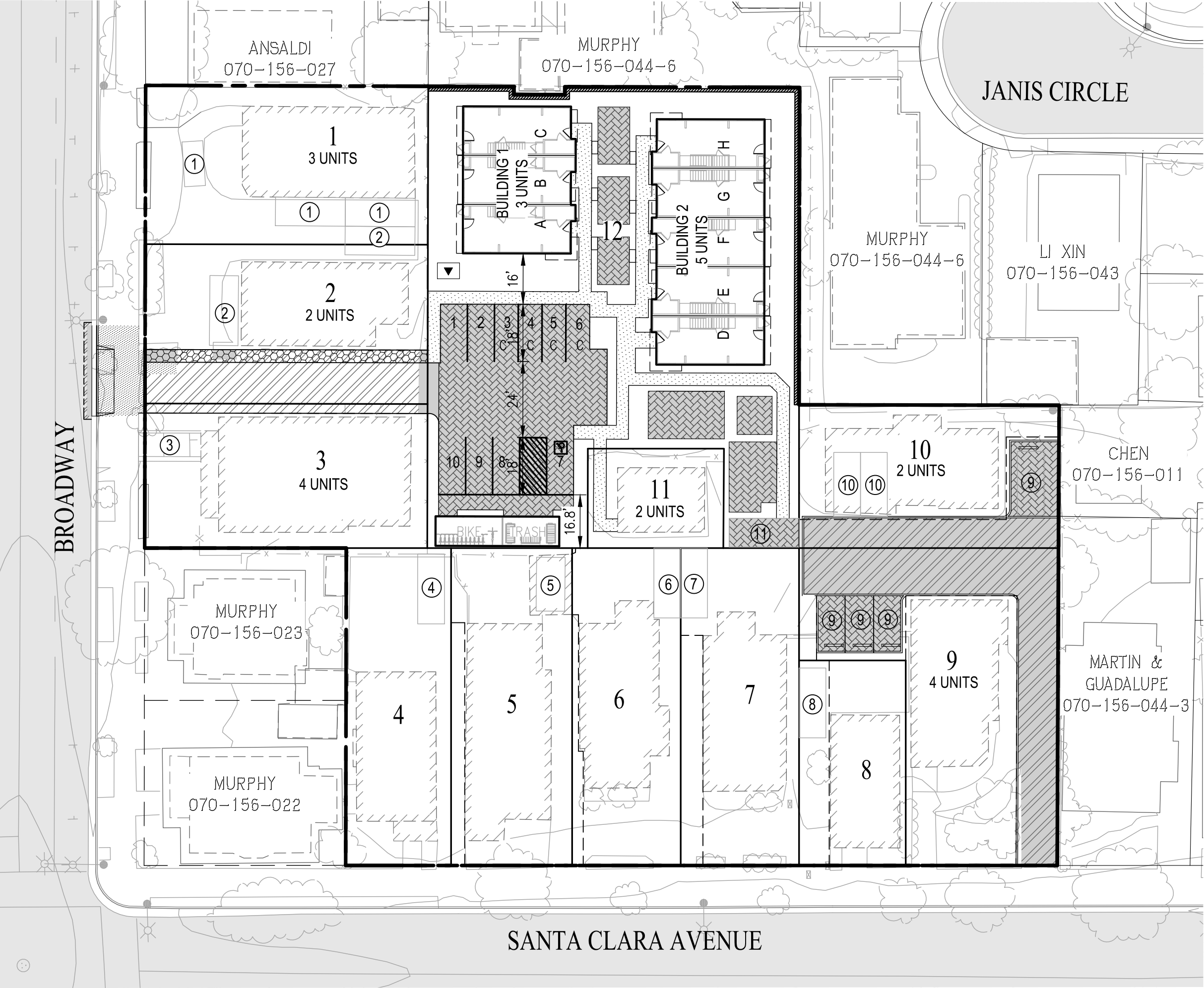
RENDERINGS

A0.5.2

SCALE: NTS
DATE: 02.02.2022
PROJECT: 271016



APPROVED SITE PLAN
SCALE: 1" = 30'



PROPOSED SITE PLAN
SCALE: 1" = 30'

LEGEND:

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- PARKING SPACE AND ASSOCIATED UNIT NUMBER
- LOT 12 PARKING SPACE NUMBER

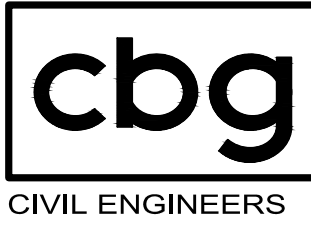
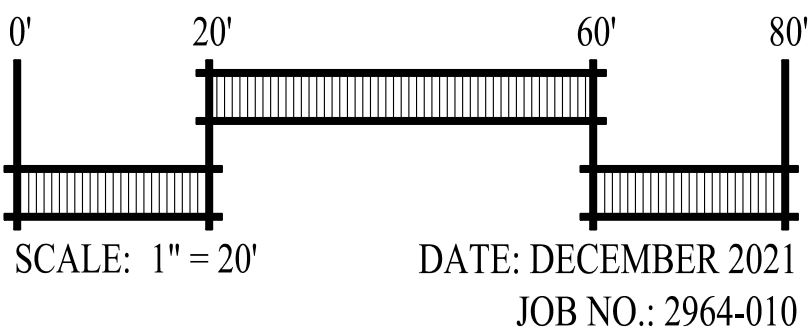
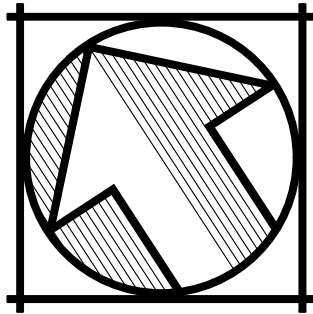
PARKING SUMMARY	
APPROVED	PROPOSED
33 STALLS	28 STALLS

UNIT SUMMARY		
	APPROVED	PROPOSED
EXISTING APARTMENTS	22	22
PROPOSED CONDOMINIUMS	9	8

LOT SUMMARY	
APPROVED	PROPOSED
12 LOTS	12 LOTS

SUBSTANTIAL CONFORMANCE
SITE COMPARISON
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 6 SHEETS



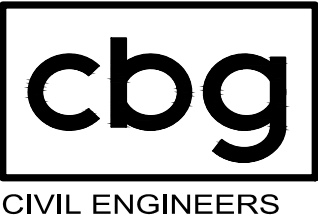
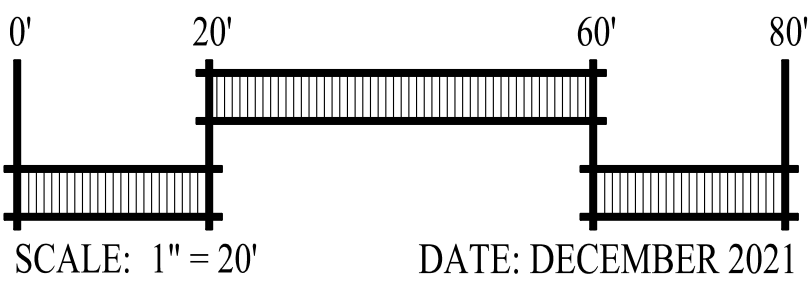
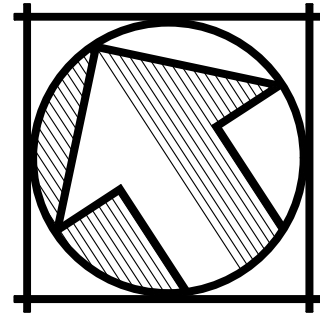
LEGEND:

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PARKING SPACE
- EXISTING FENCE LINE
- PROPOSED LOT LINE

LINE TABLE		
NO	BEARING	LENGTH
L1	N33°15'00"E	2.50'
L2	N56°45'00"W	16.00'
L3	N33°15'00"E	2.50'

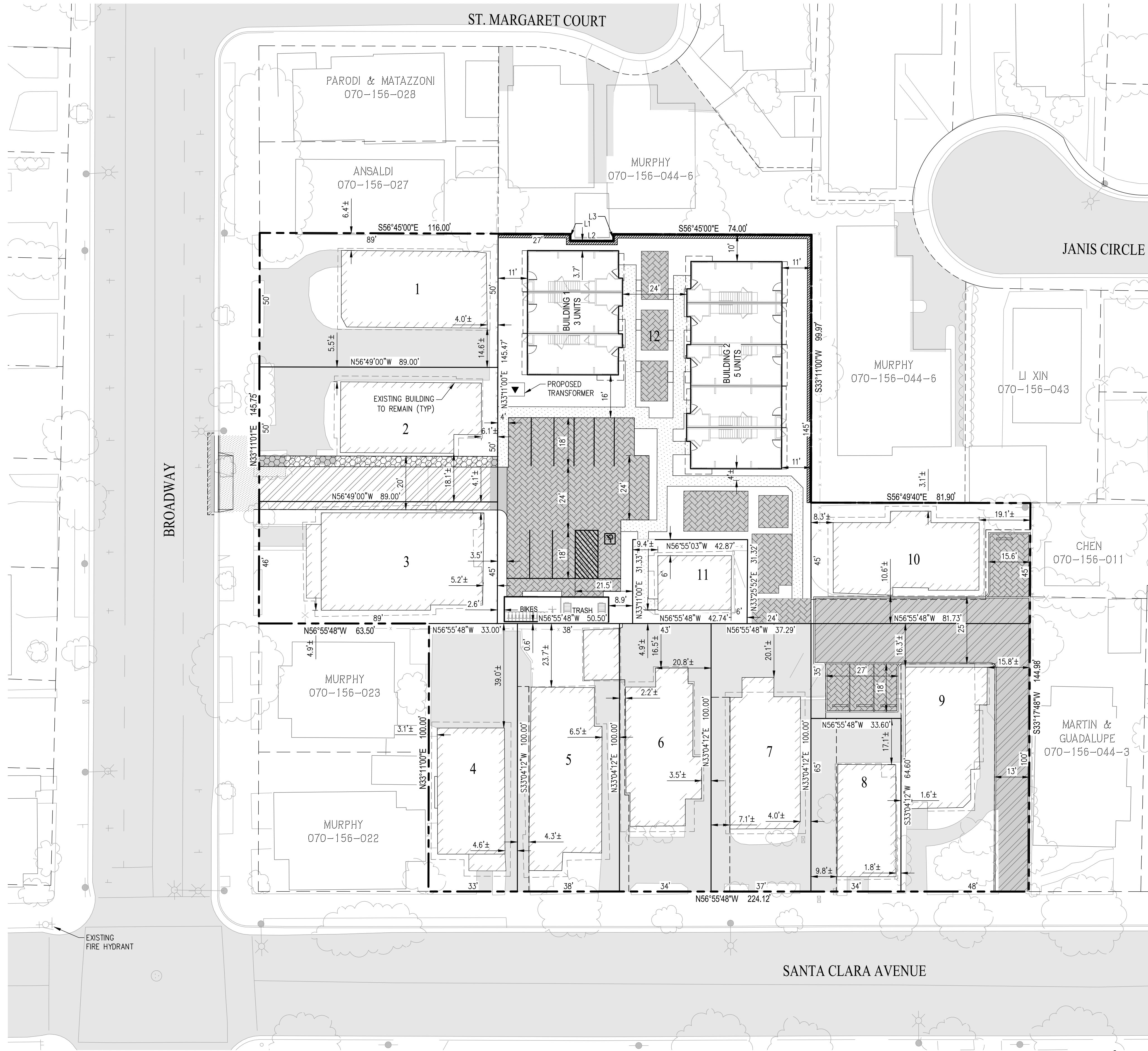
SUBSTANTIAL CONFORMANCE
EXISTING CONDITIONS
& DEMOLITION PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
2
OF 6 SHEETS



GENERAL NOTES:

1. DEVELOPER:

2. ENGINEER:

3. APN:

4. EXISTING ZONING:

5. EXISTING GENERAL PLAN LAND USE:

6. NUMBER OF LOTS:

7. GROSS SITE AREA:

8. UTILITIES:

11. FIRE PROTECTION DISTRICT:

12. BASIS OF BEARINGS:

13. BENCHMARK:

14. CONDOMINIUM MAP:
- BRANAGH LAND INC.
3800 MT DIABLO BLVD, SUITE 200
LAFAYETTE, CA 94549
CONTACT: LISA VILHAUER
(925) 743-9500

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322

070-156-044-7

R-5-PD

MEDIUM-DENSITY RESIDENTIAL

12

1.29 AC

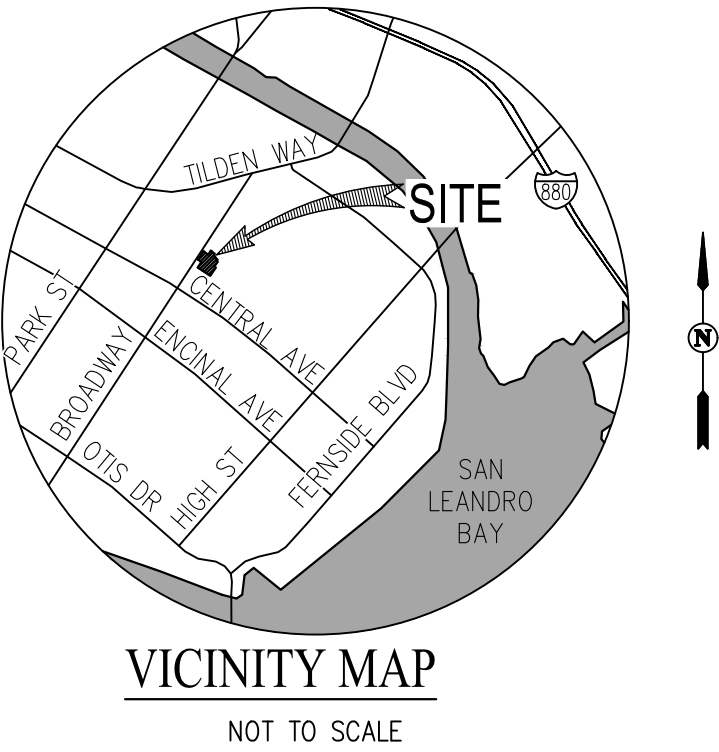
SANITARY SEWER: CITY OF ALAMEDA (COLLECTION) / EBMUD (TREATMENT AND TRANSMISSION)
STORM DRAIN: CITY OF ALAMEDA
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRIC: ALAMEDA MUNICIPAL POWER (AMP)
GAS: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: AT&T
CABLE TV: COMCAST

CITY OF ALAMEDA FIRE DEPARTMENT

BASIS OF BEARINGS IS BETWEEN TWO CUT CROSSES ALONG BROADWAY AS SHOWN ON PARCEL MAP NO. 1776 (88 M 92), BEING N33°11'00".

BENCHMARK IS BRASS DISK IN MONUMENT WELL AT CORNER OF PARK STREET AND SANTA CLARA AVENUE, NGS DESIGNATION PARK CLARA, PID HT0031, HAVING AN NAVD88 PUBLISHED ELEVATION OF 30.87 FEET.

A CONDOMINIUM MAP WILL BE RECORDED FOR RESIDENTIAL LOT 12. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 A 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.



LEGEND:

-
- PROJECT BOUNDARY

ADJACENT PARCEL BOUNDARY

PROPOSED LOT LINE

EXISTING ASPHALT TO REMAIN

EXISTING ASPHALT TO BE RESURFACED

PROPOSED ASPHALT

PROPOSED CONCRETE

PROPOSED PERVIOUS PAVERS

PROPOSED CONCRETE PAVER

ABBREVIATIONS

- AC

BLDG

EBMUD

EVAE

EX

EXT

FC

FF

GB

HP

INV

LF

LS

PAE

PVAE

PWLE

PSDE

PUE

R/W

SDE

SSE

ST

S/W

TC

TG

TSM

TRC

TVC
- ACRE

BUILDING

EAST BAY MUNICIPAL UTILITY DISTRICT

EMERGENCY VEHICLE ACCESS EASEMENT

EXISTING

EXTENSION

FLUSH CURB

FINISHED FLOOR

GRADE BREAK

HIGH POINT

INVERT

LOW POINT

LANDSCAPE

PRIVATE ACCESS EASEMENT

PRIVATE VEHICLE ACCESS EASEMENT

PRIVATE WATER LINE EASEMENT

PRIVATE STORM DRAIN EASEMENT

PUBLIC UTILITY EASEMENT

RIGHT OF WAY

STORM DRAIN EASEMENT

SANITARY SEWER EASEMENT

STREET

SIDEWALK

TOP OF CURB

TOP OF GRATE

TOP OF SOIL MIX

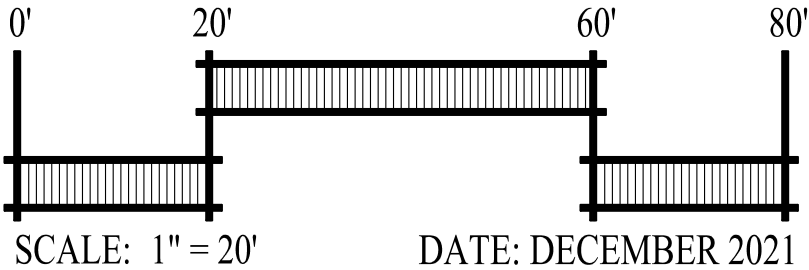
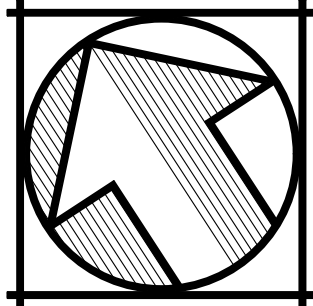
TOP OF ROLLED CURB

TOP OF VERTICAL CURB

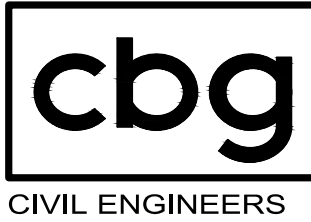
LINE TABLE		
NO	BEARING	LENGTH
L1	N33°15'00"E	2.50'
L2	N56°45'00"W	16.00'
L3	N33°15'00"E	2.50'

SUBSTANTIAL CONFORMANCE
SITE PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

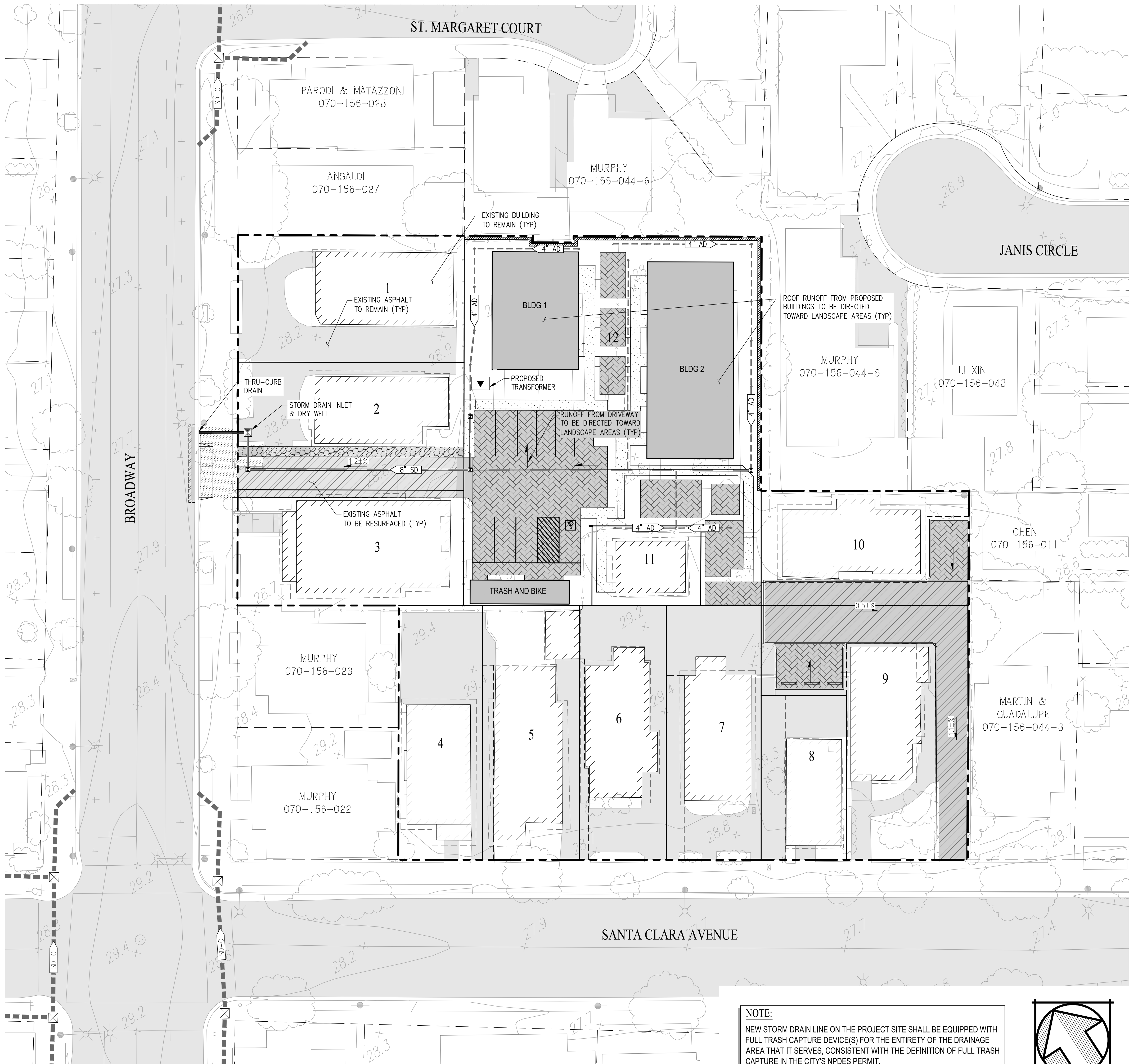


DATE: DECEMBER 2021
JOB NO.: 2964-010



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SHEET NO.
3
OF 6 SHEETS



LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS
- PROPOSED CONCRETE PAVER

AREA CALCULATIONS

TOTAL SITE AREA = 56,027 SF

EXISTING SITE AREA CALCULATIONS

IMPERVIOUS AREA	
BUILDING AREA TO REMAIN =	15,532 SF
BUILDING AREA TO BE REMOVED =	0 SF
PAVEMENT AREA TO REMAIN =	11,396 SF
PAVEMENT AREA TO BE RESURFACED =	4,829 SF
PAVEMENT AREA TO BE REMOVED =	16,716 SF
TOTAL EXISTING IMPERVIOUS AREA =	
48,473 SF	

PERVIOUS AREA	
LANDSCAPING AREA =	7,554 SF
PERVIOUS PAVERS AREA =	0 SF
TOTAL EXISTING PERVIOUS AREA =	
7,554 SF	

PROPOSED SITE AREA CALCULATIONS

IMPERVIOUS AREA	
BUILDING AREA TO REMAIN =	15,532 SF
NEW BUILDING AREA =	4,572 SF*
PAVEMENT AREA TO REMAIN =	11,396 SF
PAVEMENT AREA TO BE RESURFACED =	4,829 SF
NEW PAVEMENT AREA =	103 SF*
NEW CONCRETE AREA =	2,022 SF*
TOTAL PROPOSED IMPERVIOUS AREA =	
38,454 SF	

PERVIOUS AREA	
LANDSCAPING AREA =	12,582 SF
PERVIOUS PAVERS AREA =	5,396 SF
TOTAL PROPOSED PERVIOUS AREA =	
17,978 SF	

TOTAL NEW OR REPLACED IMPERVIOUS AREA = 6,697 SF*

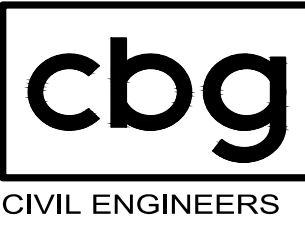
* PROJECT CREATES AND/OR REPLACES BETWEEN 2,500 AND 10,000 SQUARE FEET OF IMPERVIOUS SURFACE. PROJECT QUALIFIES AS A SMALL PROJECT AND MUST MEET SITE DESIGN REQUIREMENTS IN PROVISION C.3.I. OF THE MUNICIPAL REGIONAL STORMWATER PERMIT. SEE BELOW FOR INCLUDED SITE DESIGN MEASURES.

SITE DESIGN MEASURES INCLUDED:

- DIRECT ROOF RUNOFF ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM WALKWAYS, AND PATIOS ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM DRIVEWAYS AND UNCOVERED PARKING AREAS ONTO VEGETATED AREAS
- CONSTRUCT UNCOVERED PARKING AREAS WITH PERMEABLE SURFACES
- ALL PROPOSED PERVIOUS PAVEMENT AREAS SHALL BE SUBJECT TO DESIGN SPECIFICATION AND LONG-TERM MAINTENANCE STANDARDS CONSISTENT WITH THE ALAMEDA COUNTYWIDE C3 TECHNICAL GUIDANCE MANUAL

SUBSTANTIAL CONFORMANCE
PRELIMINARY STORMWATER
CONTROL PLAN
BROADWAY AND SANTA CLARA

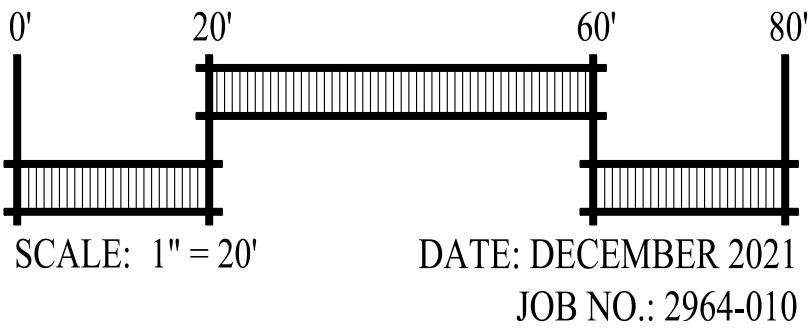
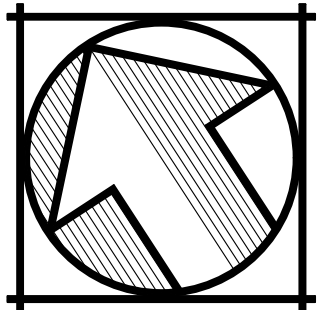
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

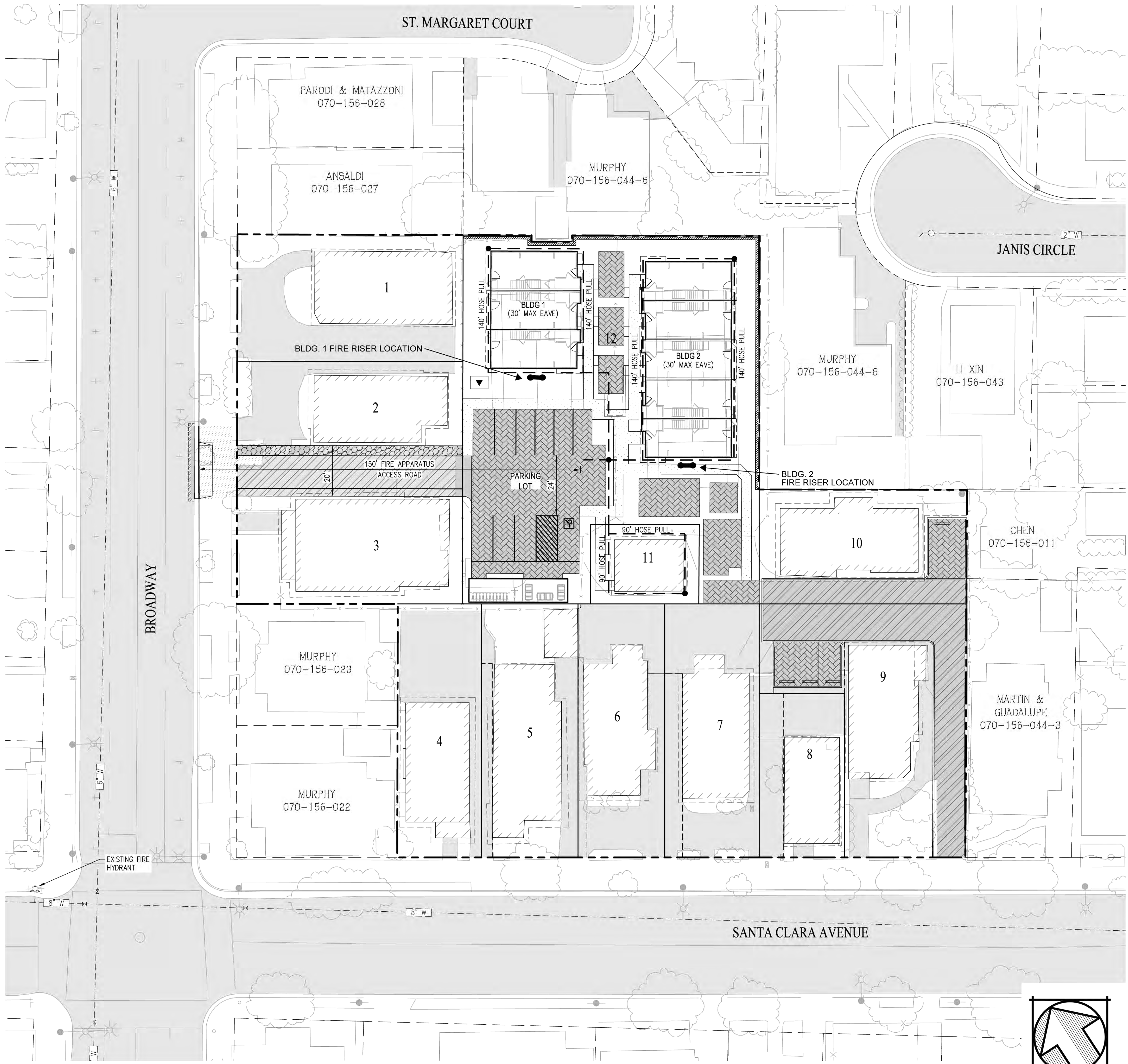


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SHEET NO.
4
OF 6 SHEETS

NOTE:
NEW STORM DRAIN LINE ON THE PROJECT SITE SHALL BE EQUIPPED WITH FULL TRASH CAPTURE DEVICE(S) FOR THE ENTIRETY OF THE DRAINAGE AREA THAT IT SERVES, CONSISTENT WITH THE DEFINITION OF FULL TRASH CAPTURE IN THE CITY'S NPDES PERMIT.



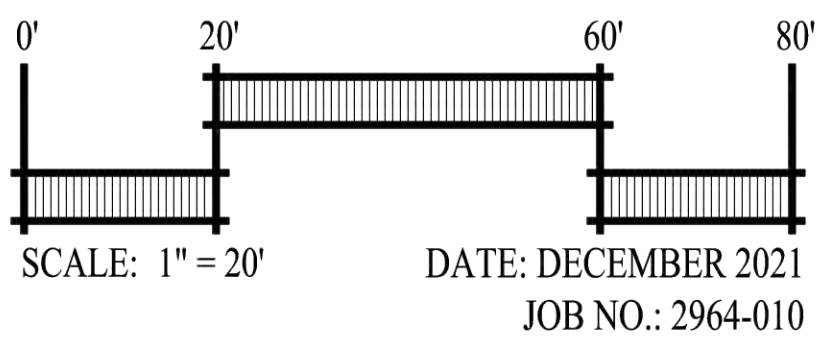
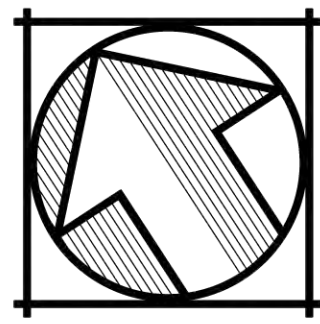


LEGEND:

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS
- PROPOSED CONCRETE PAVER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE HOSE PULL FROM ACCESS ROAD
- FIRE RISER LOCATION

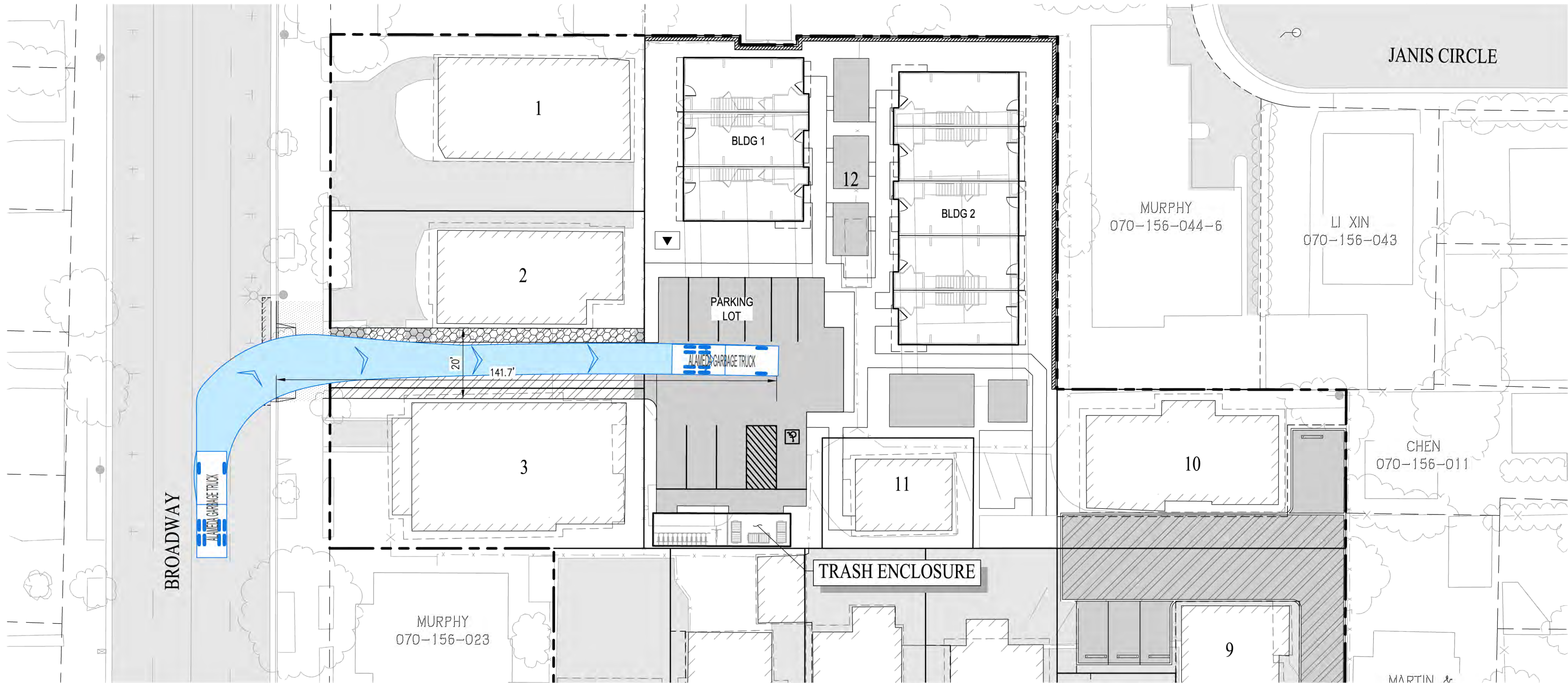
SUBSTANTIAL CONFORMANCE
FIRE ACCESS PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

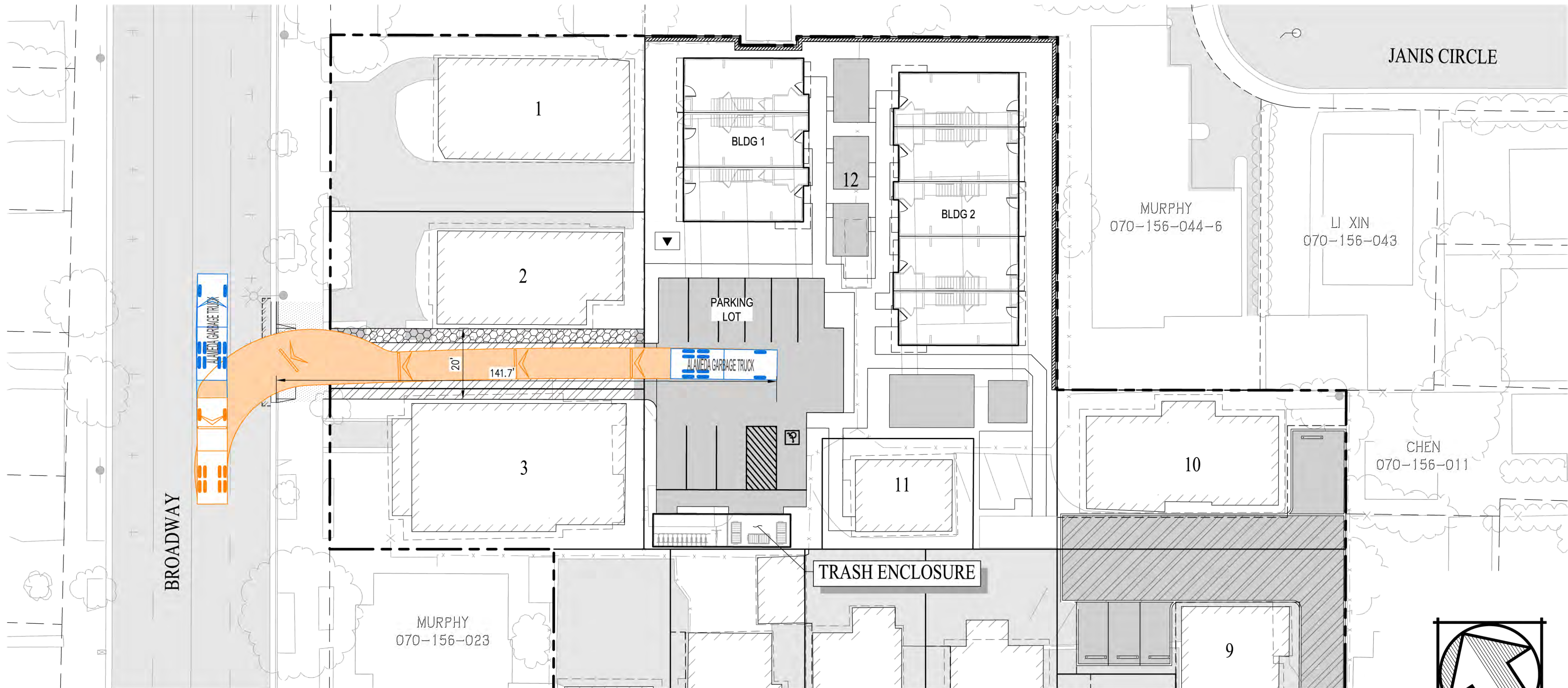


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SHEET NO.
5
OF 6 SHEETS



WASTE COLLECTION TRUCK ENTRY



WASTE COLLECTION TRUCK EXIT

ALAMEDA GARBAGE TRUCK

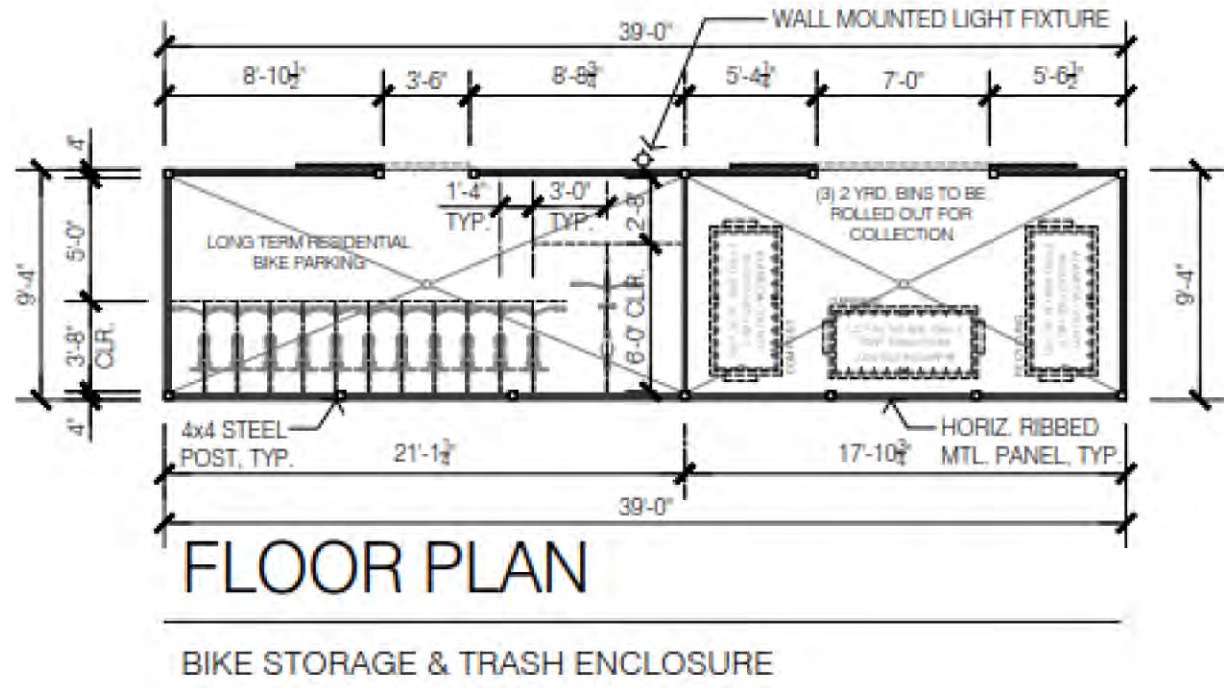
Overall Length	30.130ft
Overall Width	8.500ft
Overall Body Height	10.000ft
Min Body Ground Clearance	0.751ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	36.70°

FEL box sizes

FEL SIZE	FRONT HEIGHT	BACK HEIGHT	DEPTH	WIDTH
1YD	28"	28"	24"	72"
2YD	34.5"	41.5"	34.75"	72"
3YD	42"	51"	41.75"	72"
4YD	46.5"	57.5"	50.75"	72"
6YD	50"	69"	66"	72"
7YD	57"	73"	72"	72"
8YD	57"	90"	72.5"	72"

*Casters add 8" to height

TRASH ROOM
2 YRD. BINS PROPOSED
(SEE CUT SHEET ABOVE)
TO BE ROLLED OUT FOR PICKUP
(1) 2 YRD. GARBAGE BIN
(1) 2 YRD. RECYCLING BIN
(1) 2 YRD. COMPOST BIN

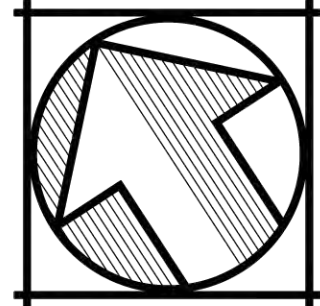


LEGEND:

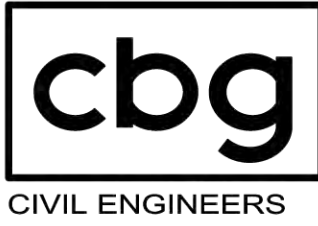
- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS
- PROPOSED CONCRETE PAVER
- VEHICLE FORWARD MOVEMENT
- VEHICLE REVERSE MOVEMENT

SUBSTANTIAL CONFORMANCE
WASTE COLLECTION PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

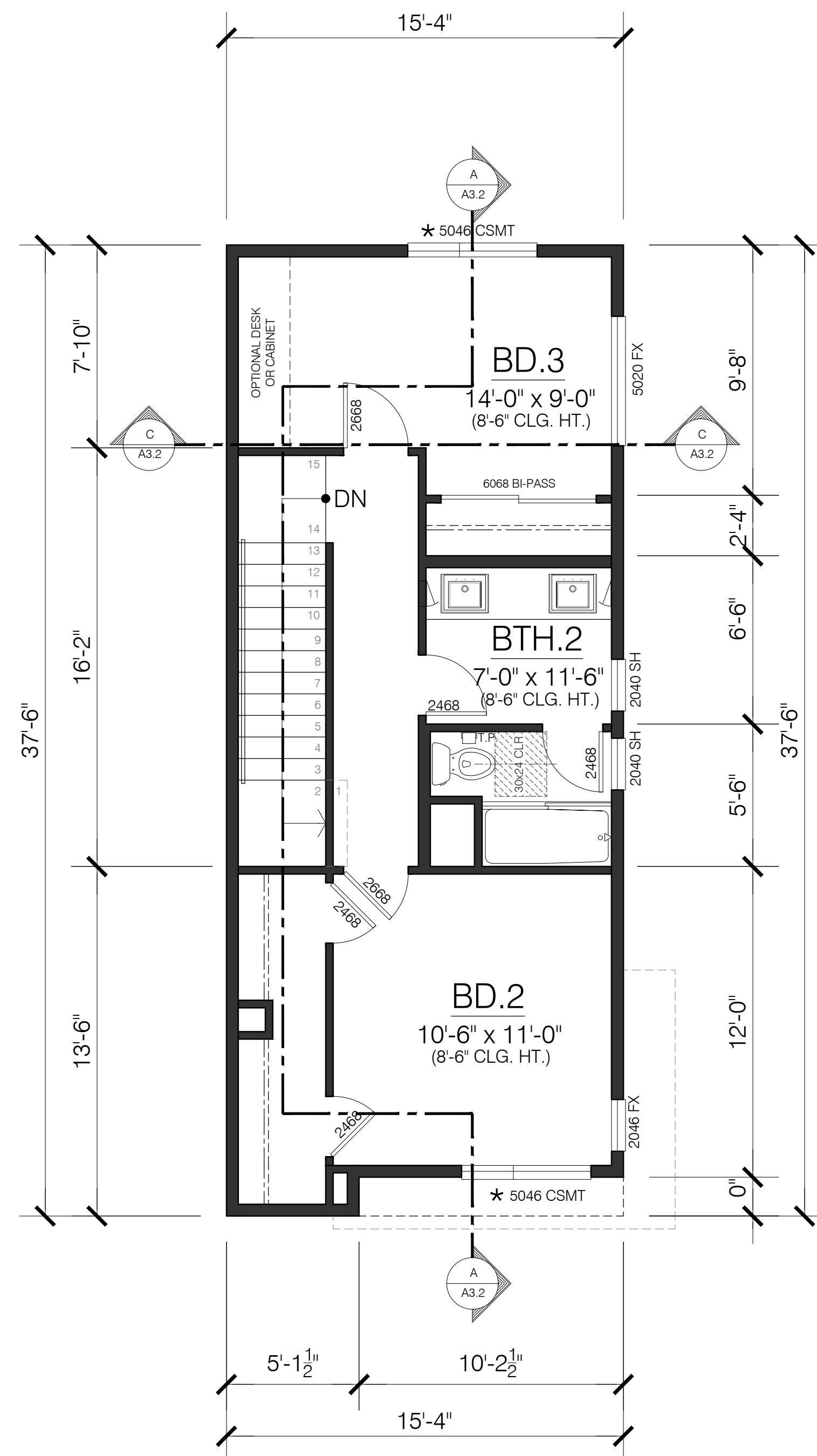


0' 20' 60' 80'
SCALE: 1" = 20'
DATE: DECEMBER 2021
JOB NO.: 2964-010



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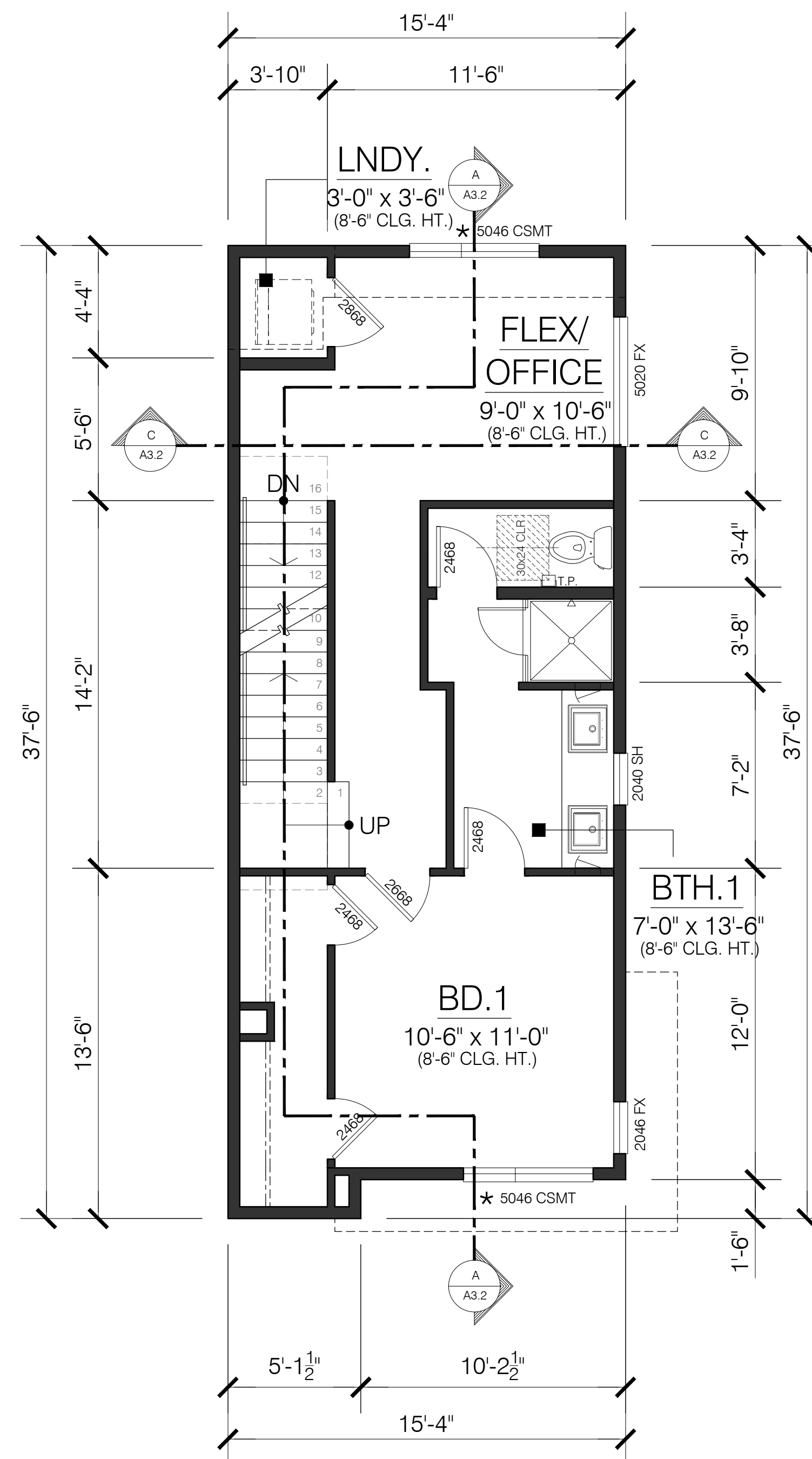
SHEET NO.
6
OF 6 SHEETS



UPPER FLR.

PLAN 1
UNIT 1

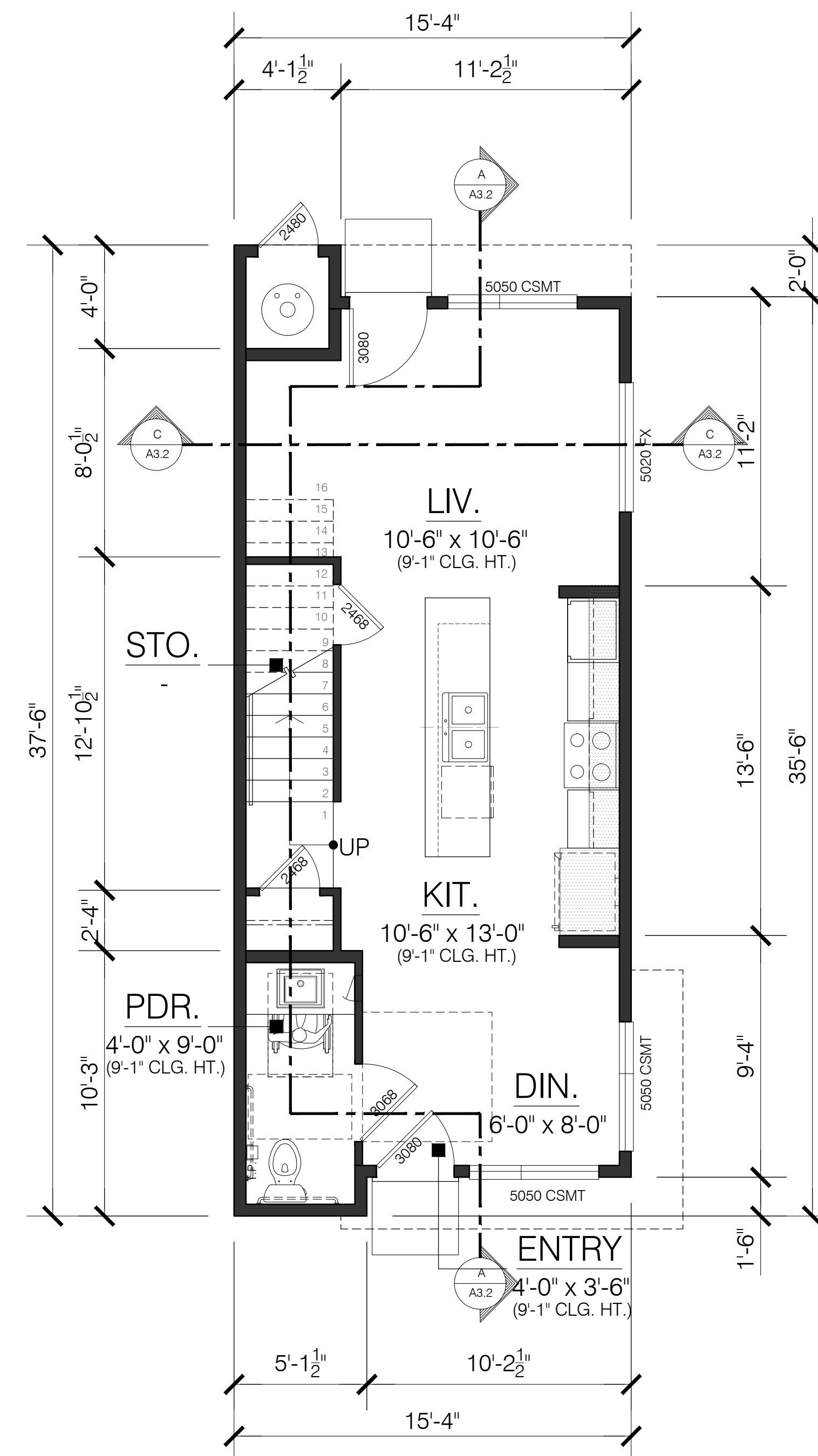
AREA: 499 SQ. FT.



MAIN FLR.

PLAN 1
UNIT 1

AREA: 503 SQ. FT.



GROUND FLR.

PLAN 1
UNIT 1

AREA: 522 SQ. FT.

* REPRESENT EGRESS WINDOW LOCATION



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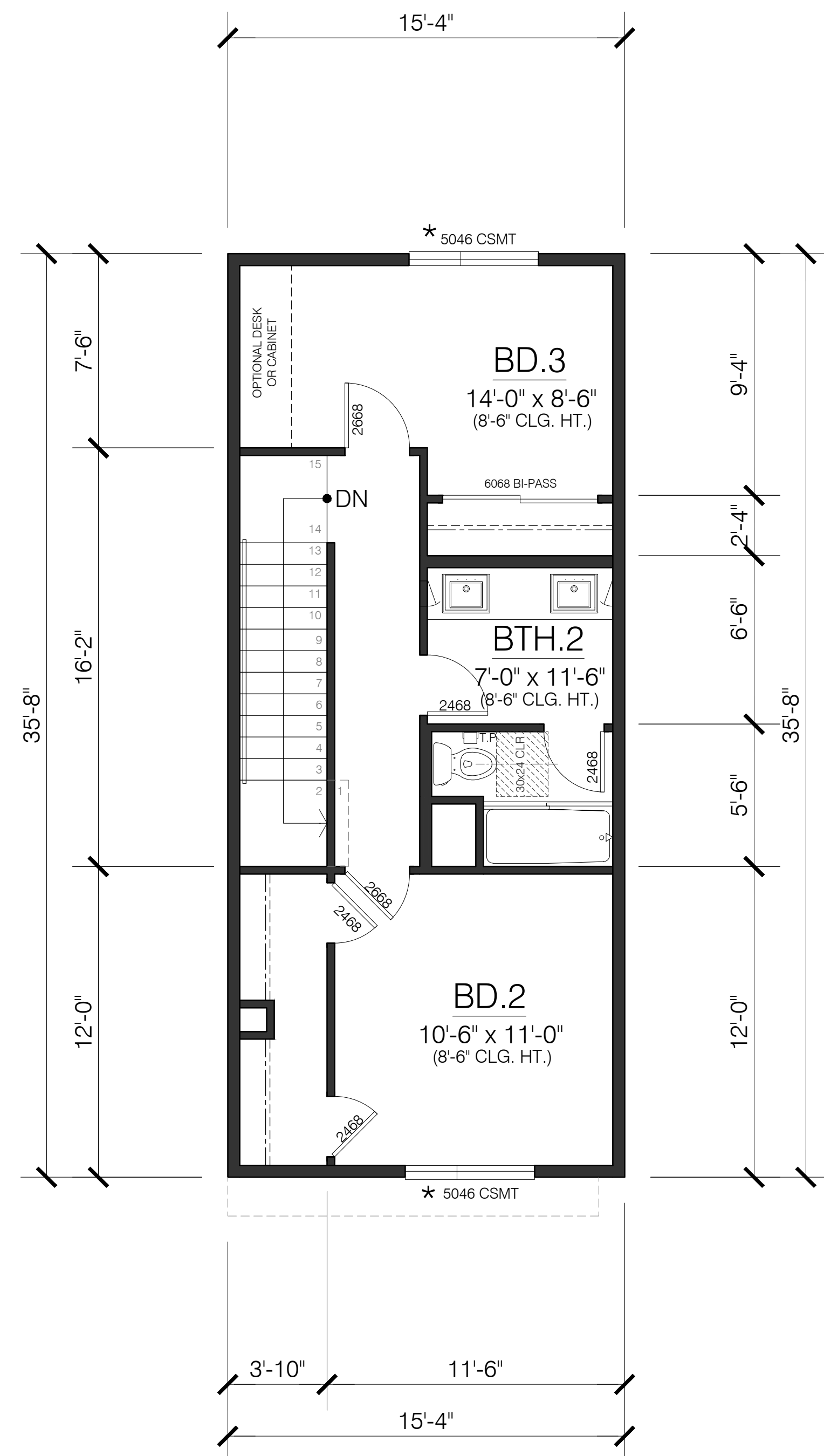
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f. 415-288-0288

FLOOR PLANS - PLAN 1 - UNIT 1

A1.1

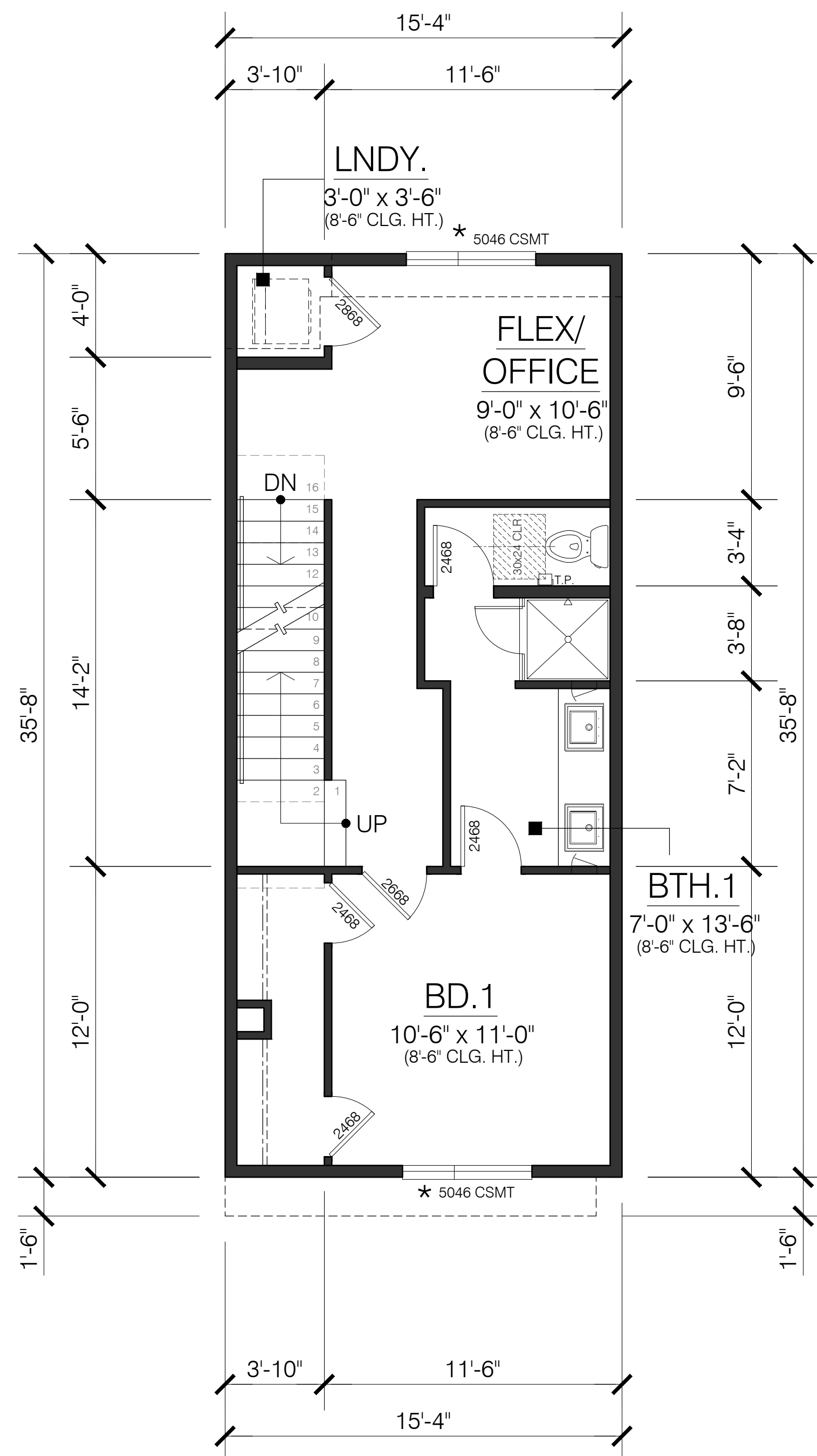
SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



UPPER FLR.

PLAN 1
UNIT 2

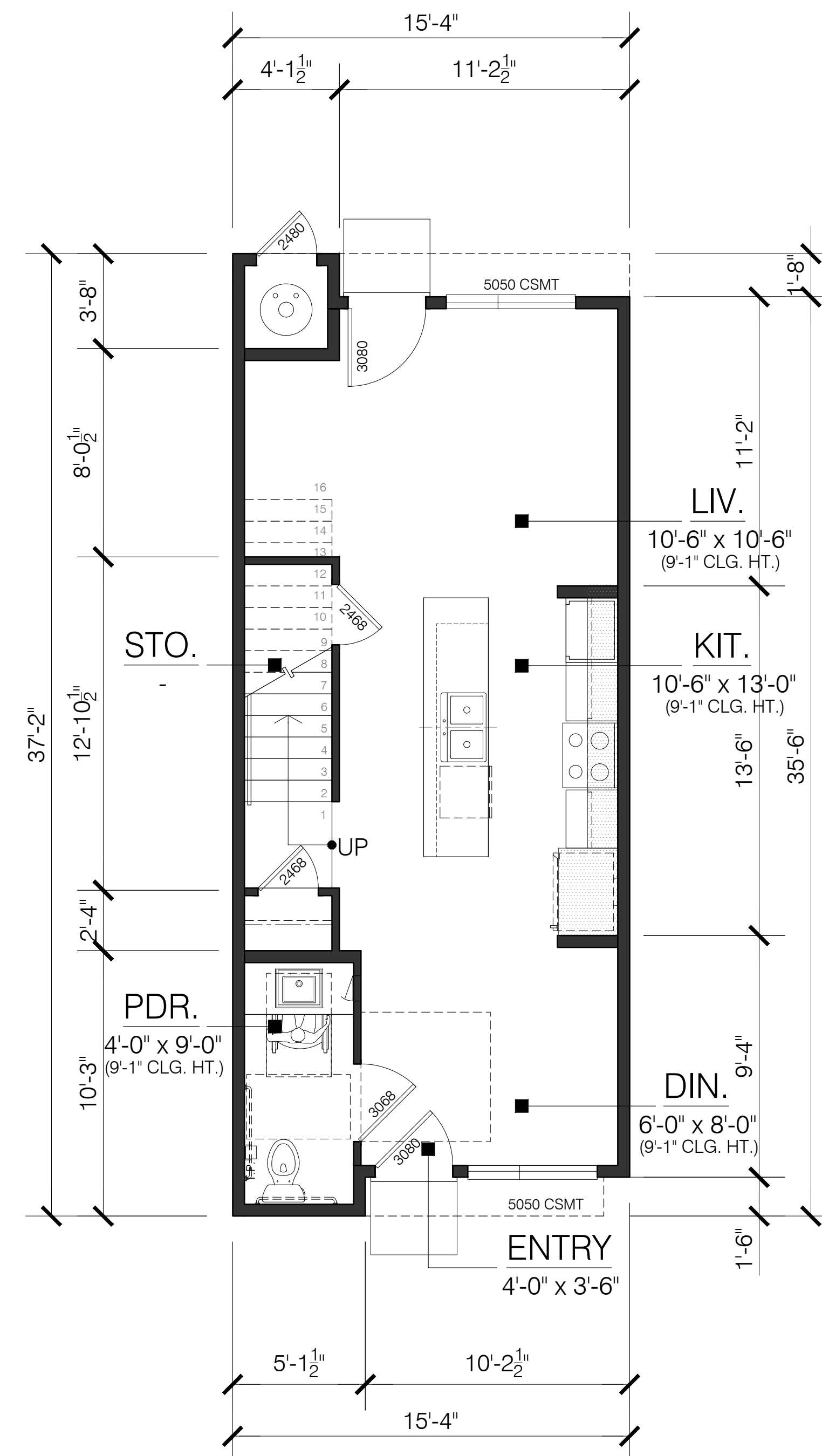
AREA: 486 SQ. FT.



MAIN FLR.

PLAN 1
UNIT 2

AREA: 490 SQ. FT.

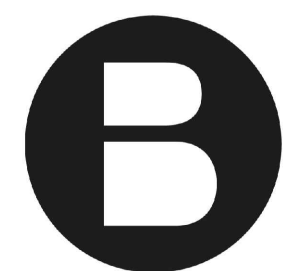


GROUND FLR.

PLAN 1
UNIT 2

AREA: 522 SQ. FT.

* REPRESENT EGRESS WINDOW LOCATION



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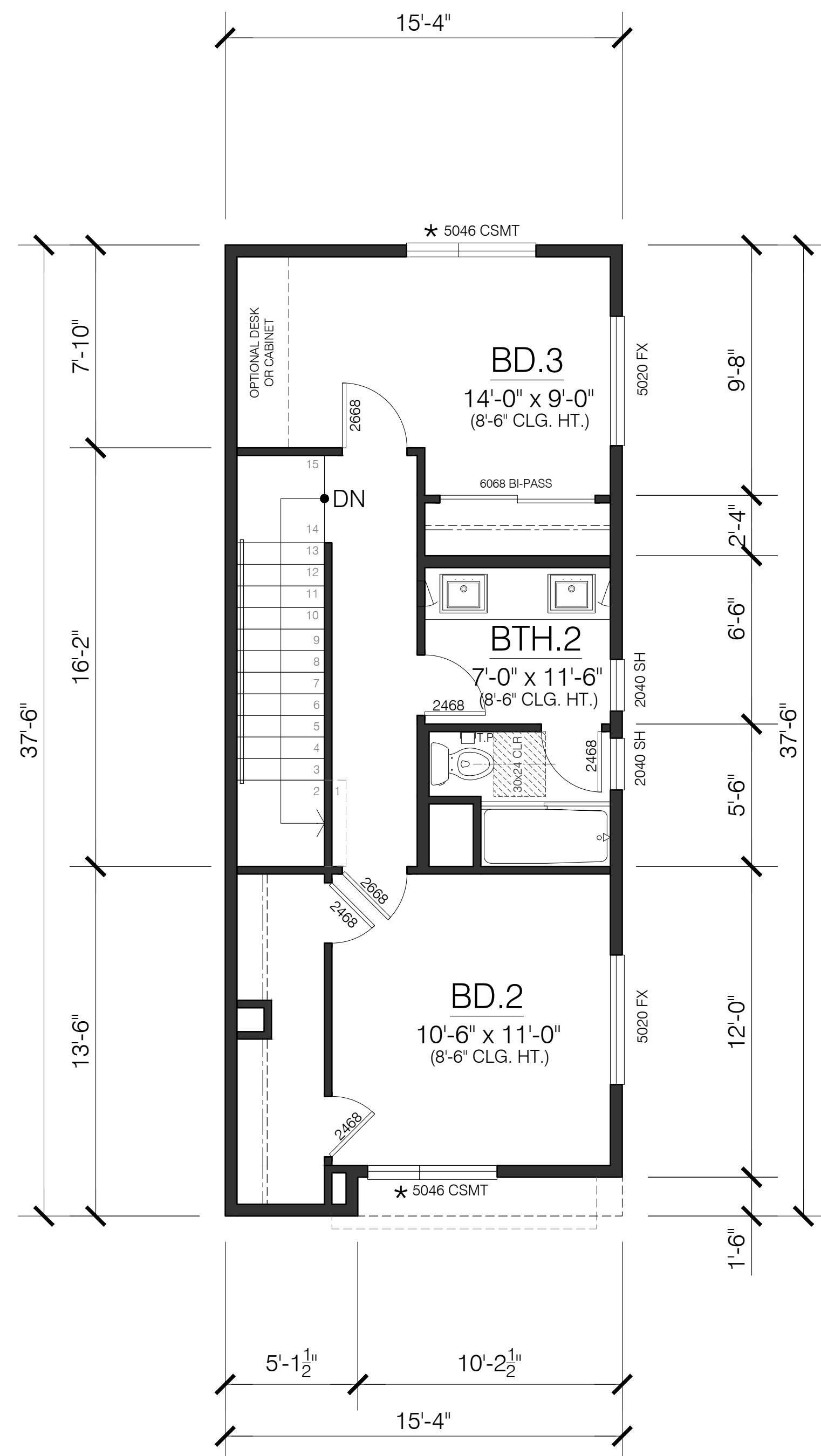
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FLOOR PLANS - PLAN 1 - UNIT 2

A1.2

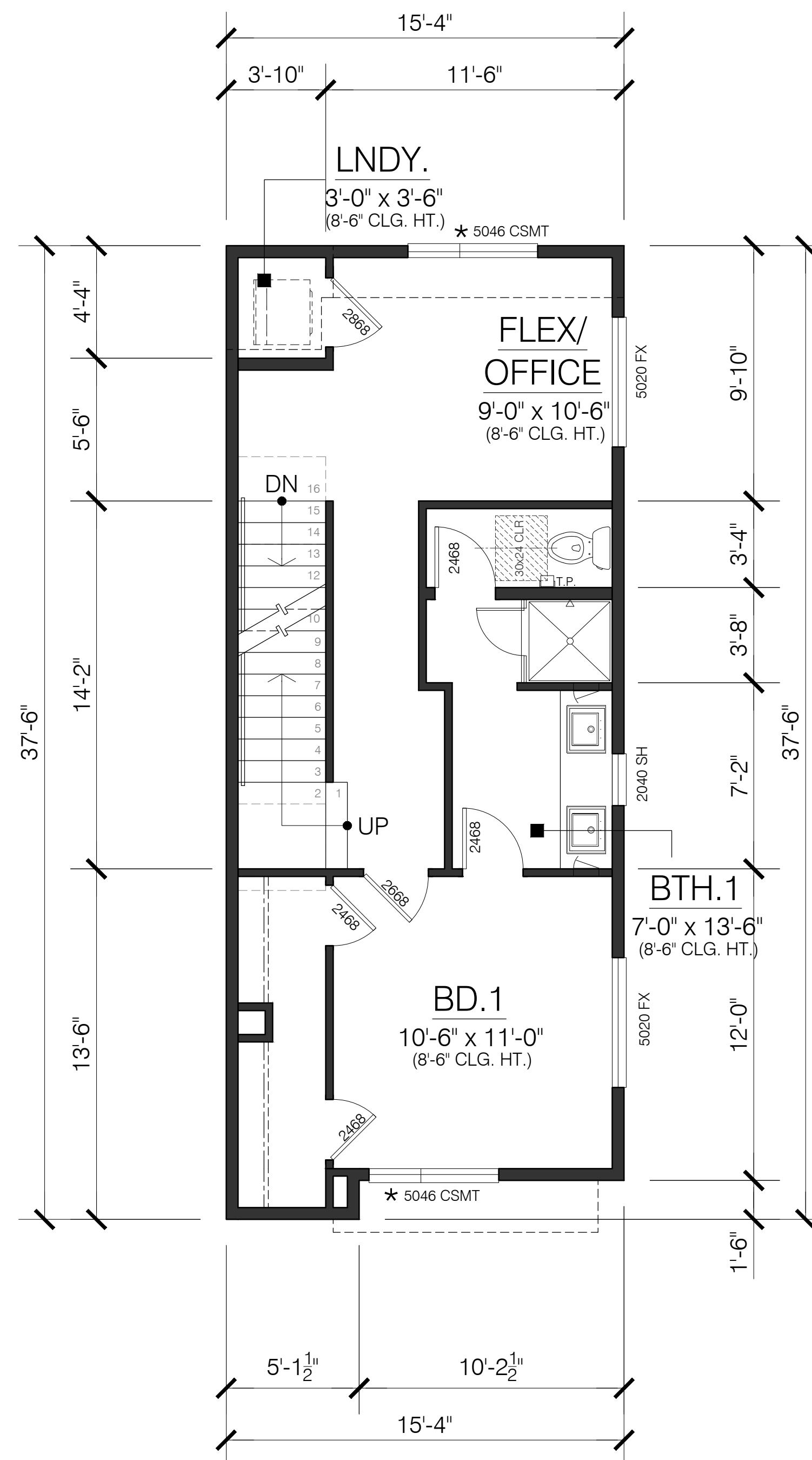
SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



UPPER FLR.

PLAN 1
UNIT 3

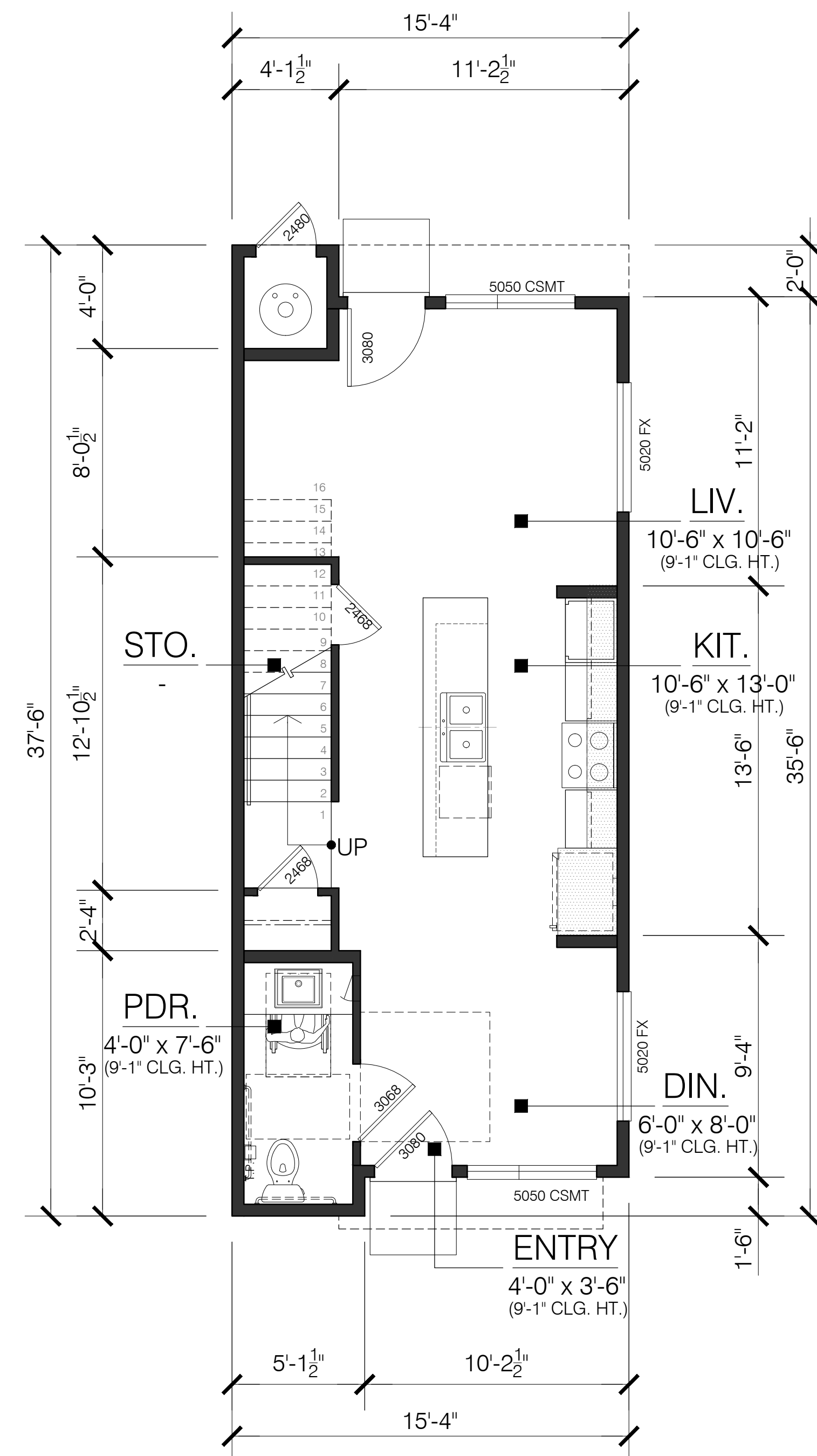
AREA: 499 SQ. FT.



MAIN FLR.

PLAN 1
UNIT 3

AREA: 503 SQ. FT.

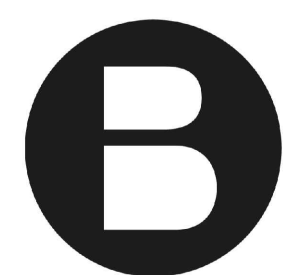


GROUND FLR.

PLAN 1
UNIT 3

AREA: 522 SQ. FT.

* REPRESENT EGRESS WINDOW LOCATION



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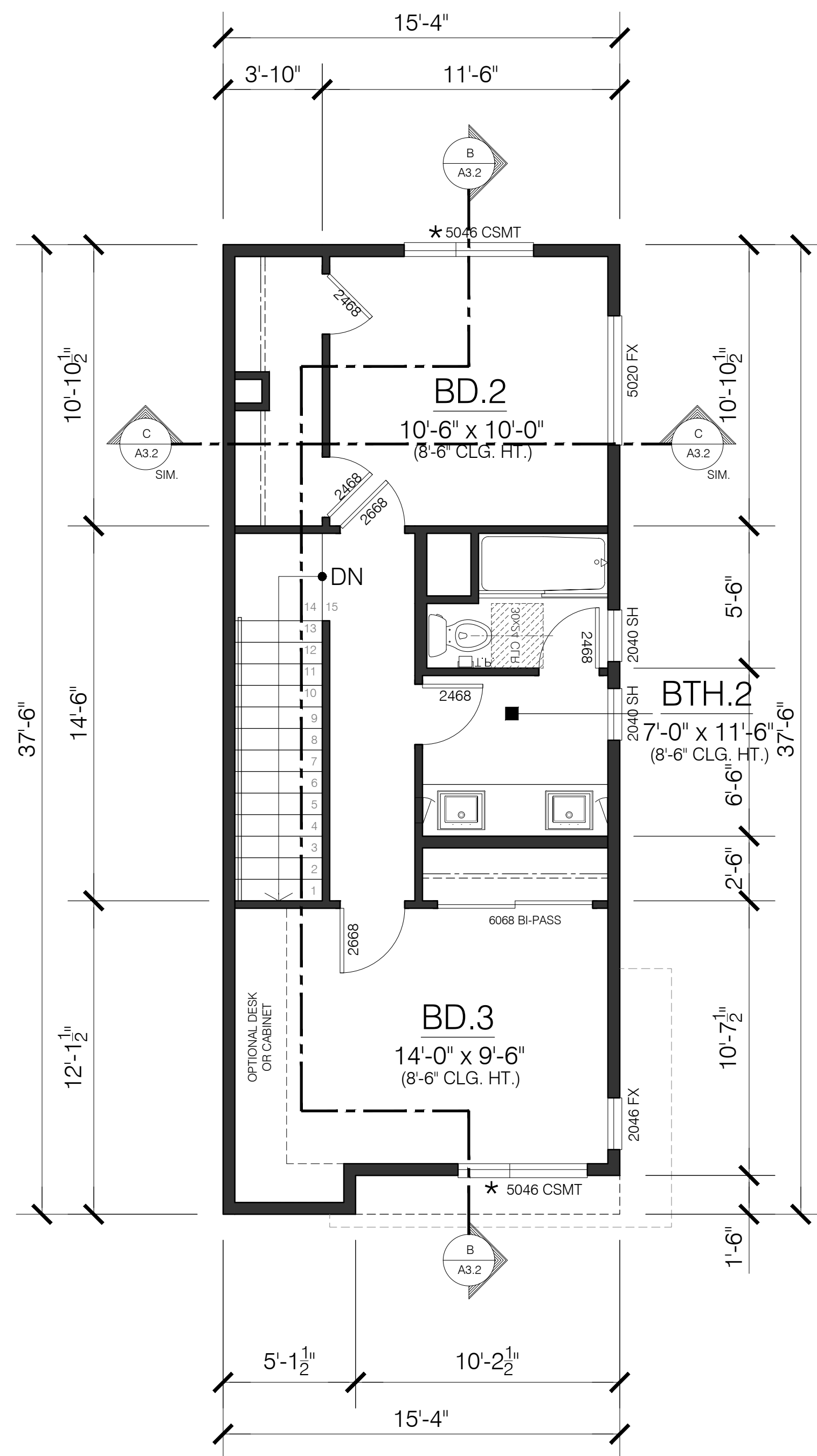
FLOOR PLANS - PLAN 1 - UNIT 3

A1.3

SCALE: 1/4" = 1'-0"

DATE: 02.02.2022

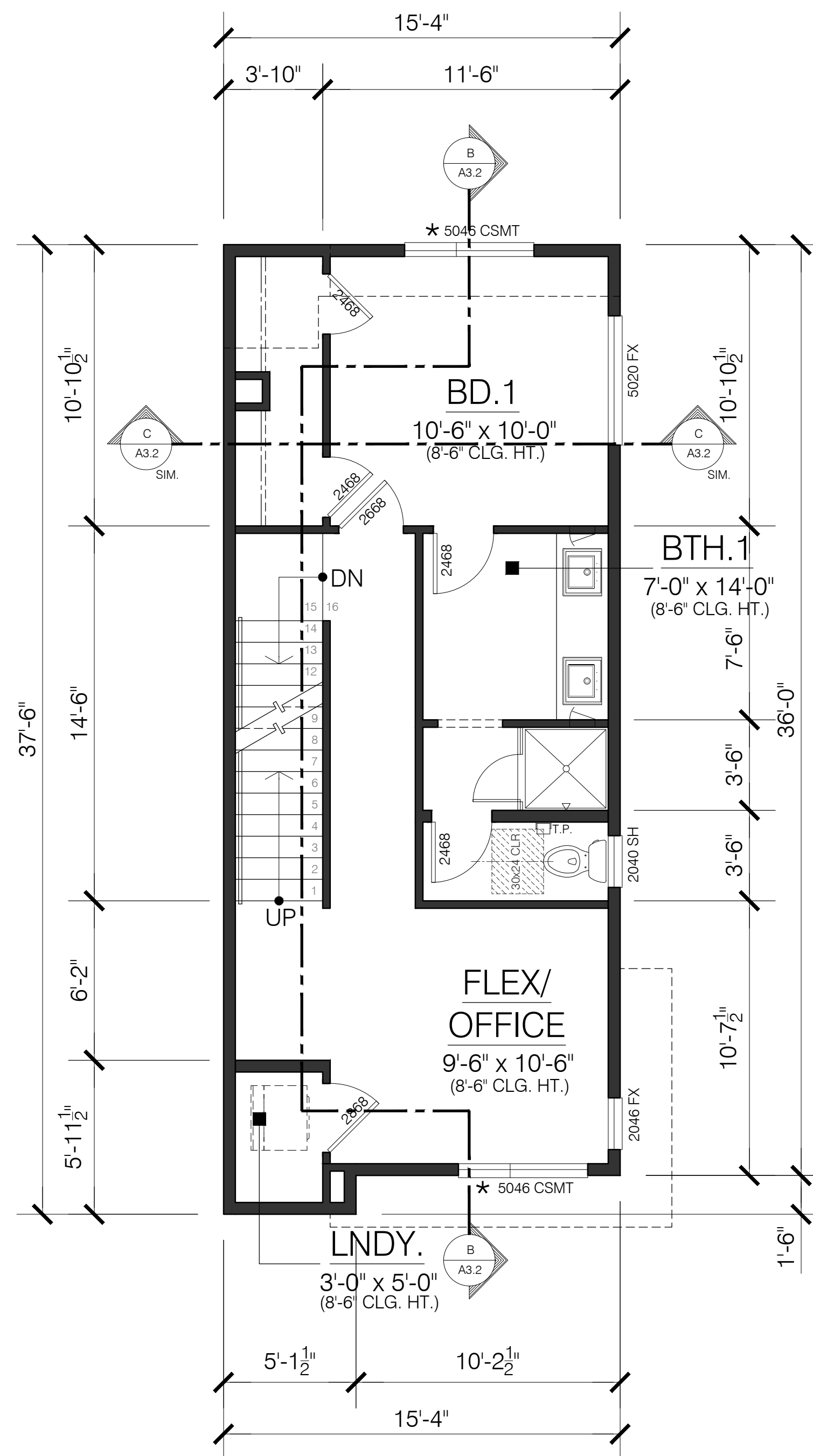
PROJECT: 271016



UPPER FLR.

PLAN 2
UNIT 4 & 8

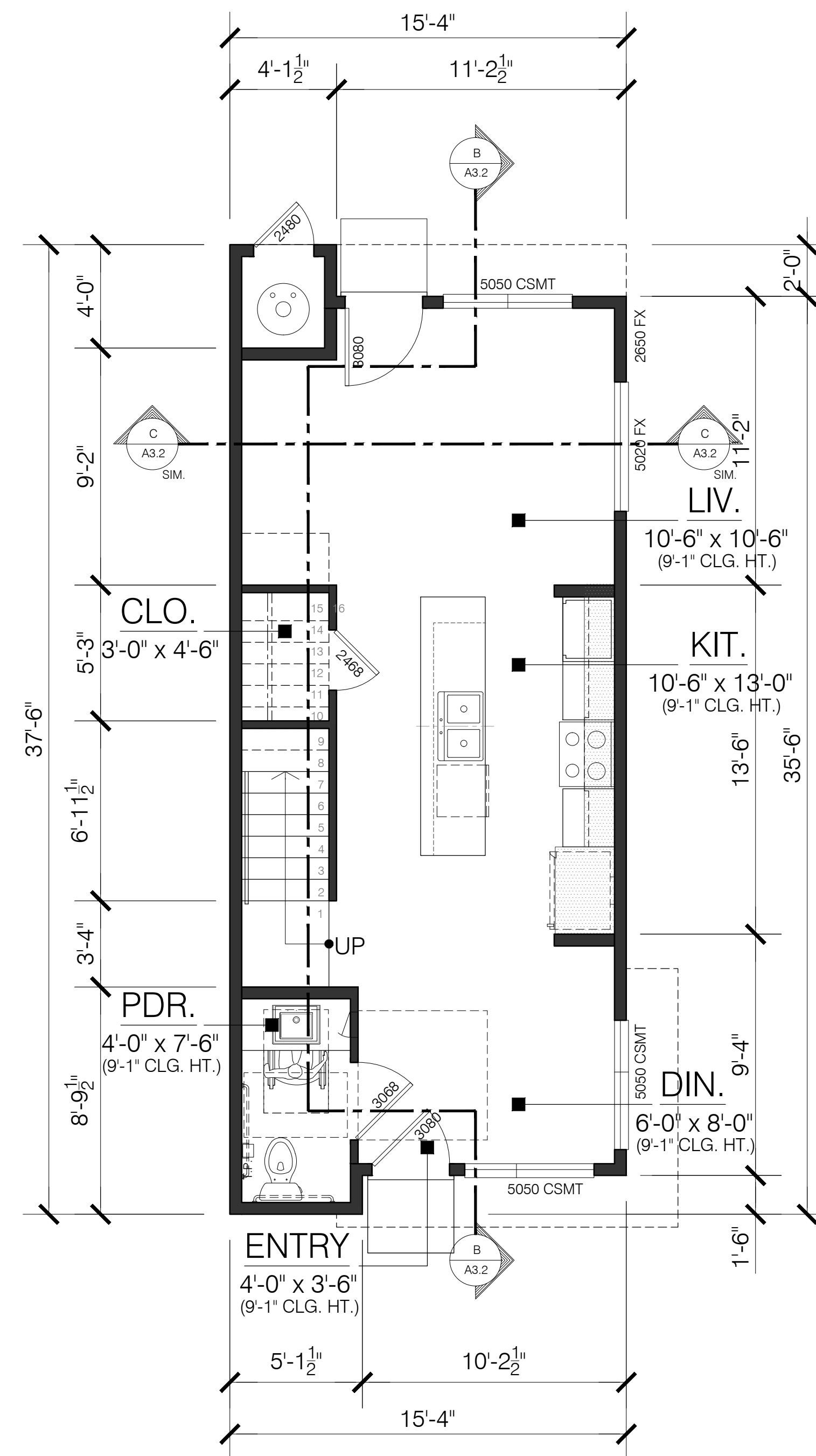
AREA: 505 SQ. FT.



MAIN FLR.

PLAN 2
UNIT 4 & 8

AREA: 505 SQ. FT.



GROUND FLR.

PLAN 2
UNIT 4 & 8

AREA: 522 SQ. FT.

* REPRESENT EGRESS WINDOW LOCATION



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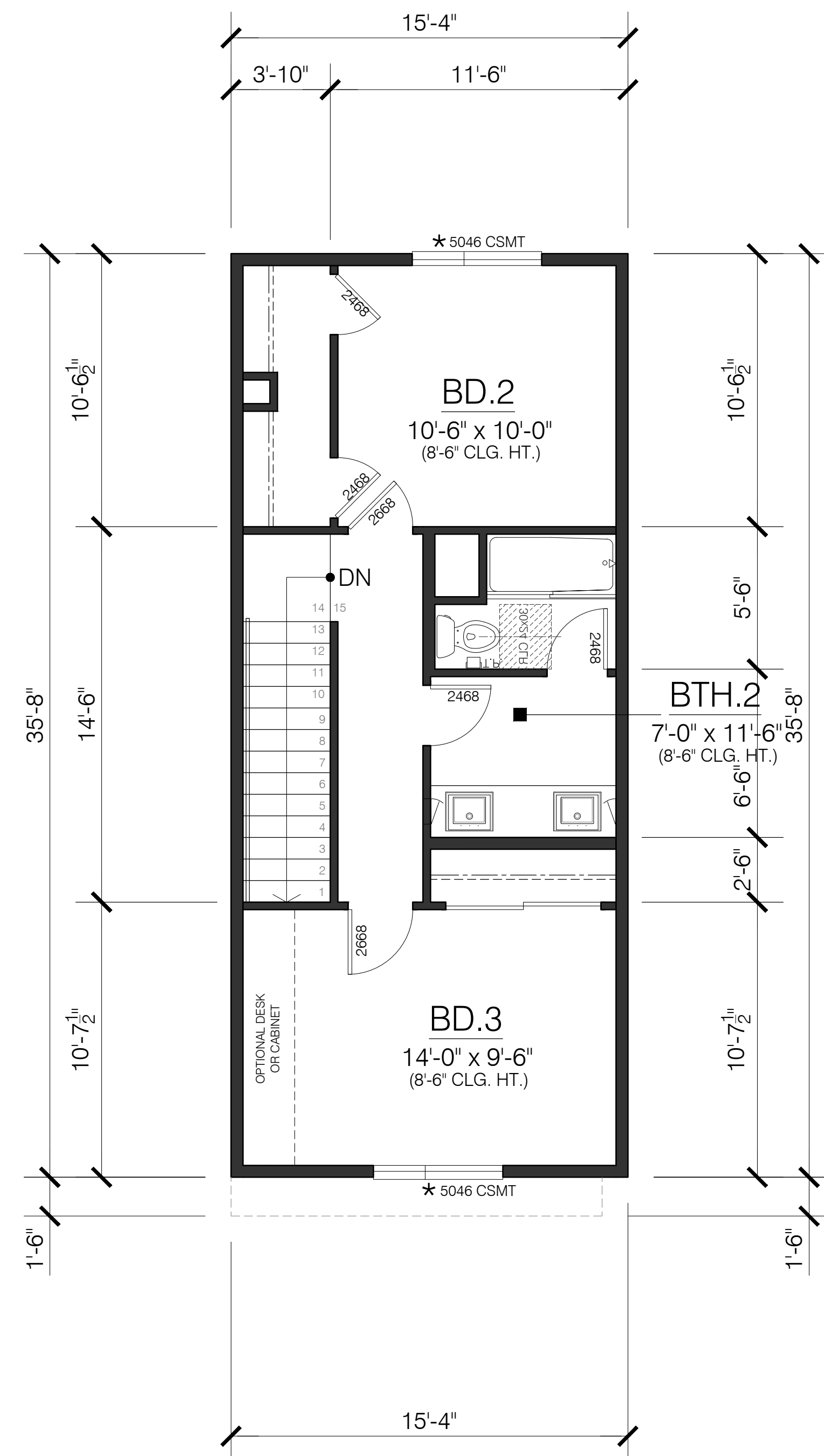
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FLOOR PLANS - PLAN 2- UNITS 4 & 8

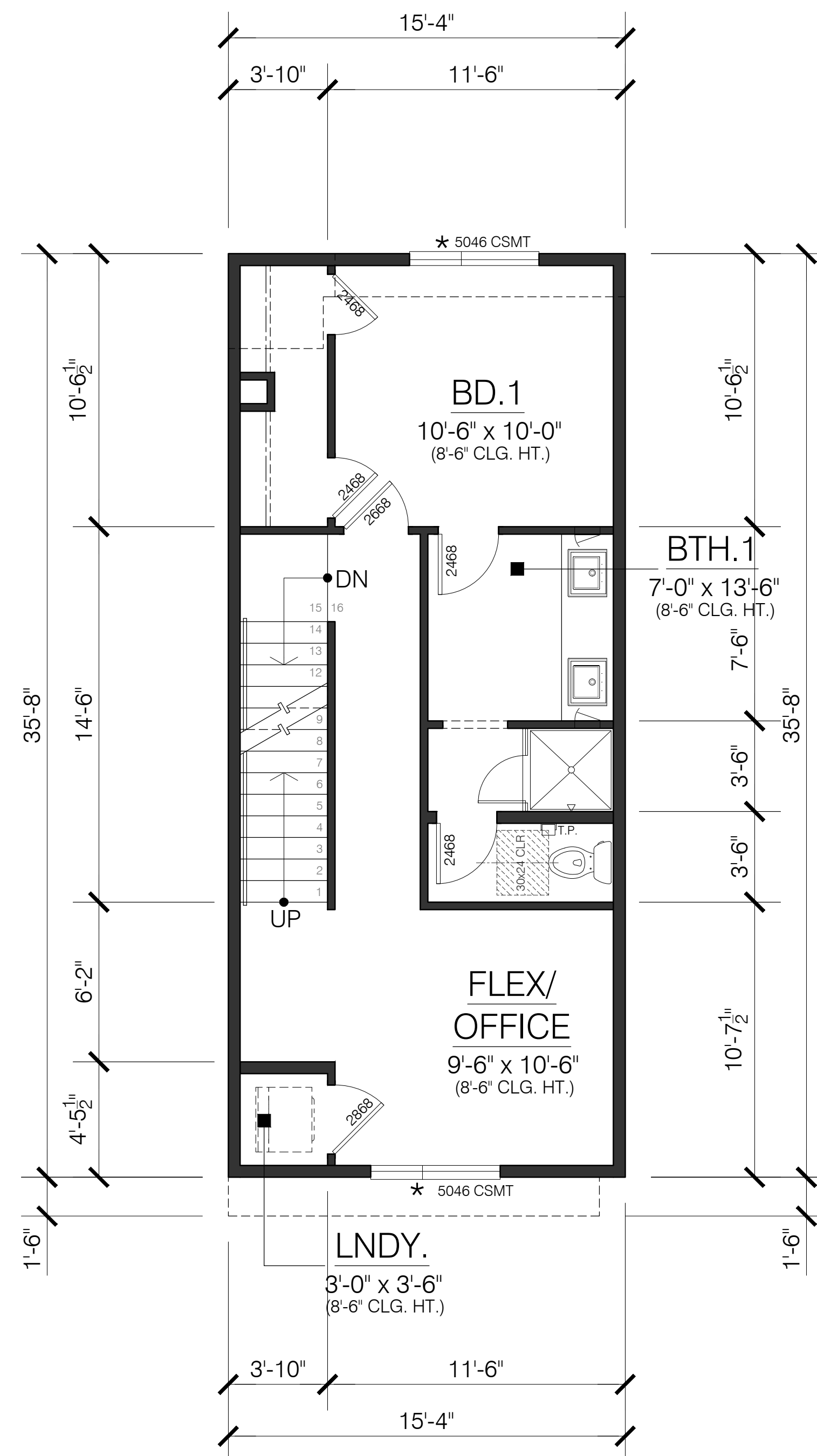
A2.1

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



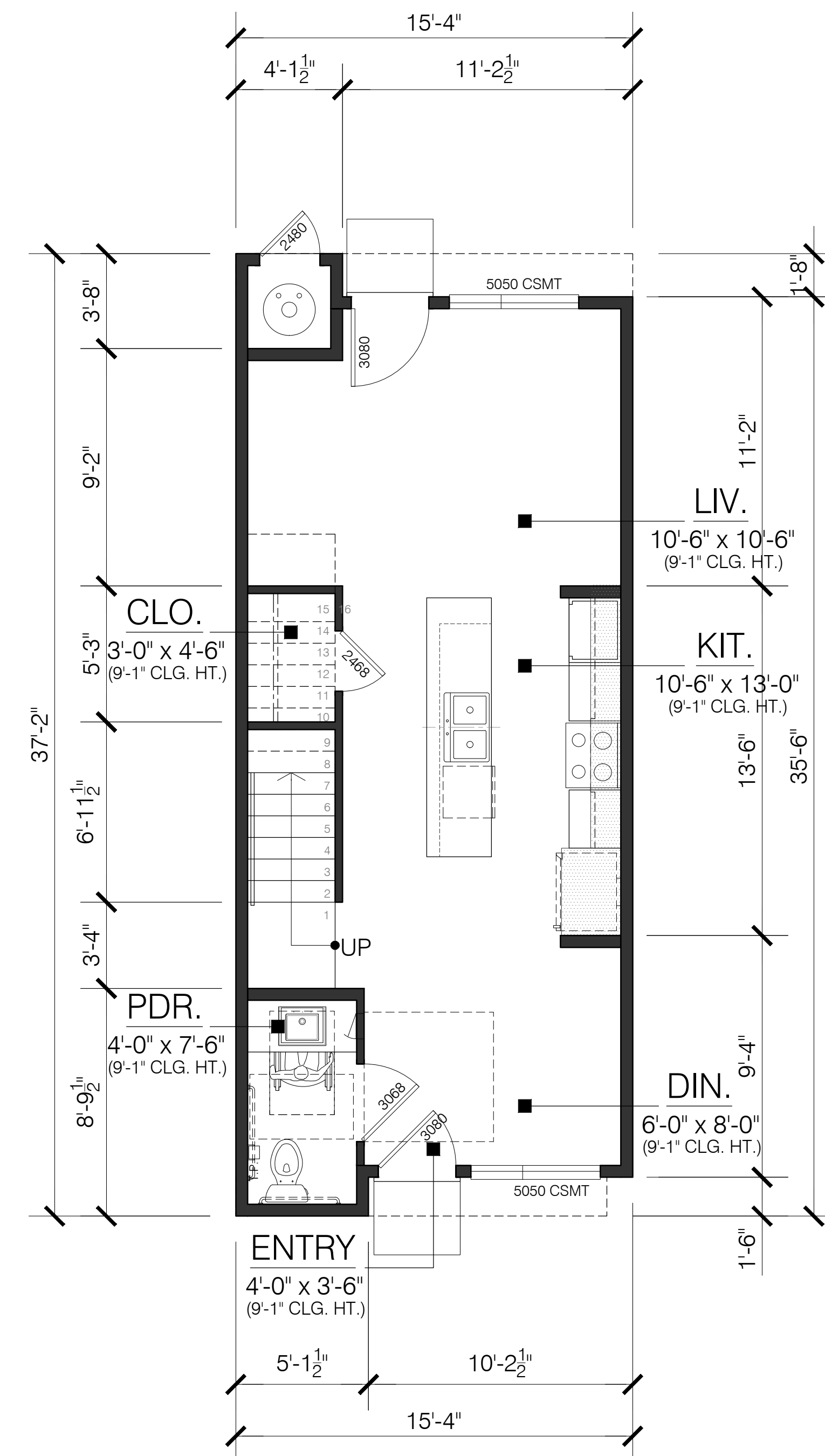
PLAN 2
UNITS 5 & 7

AREA: 492 SQ. FT.



PLAN 2
UNITS 5 & 7

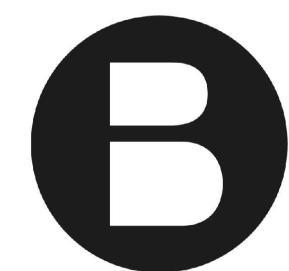
AREA: 492 SQ. FT.



PLAN 2
UNITS 5 & 7

AREA: 522 SQ. FT.

* REPRESENT EGRESS WINDOW LOCATION



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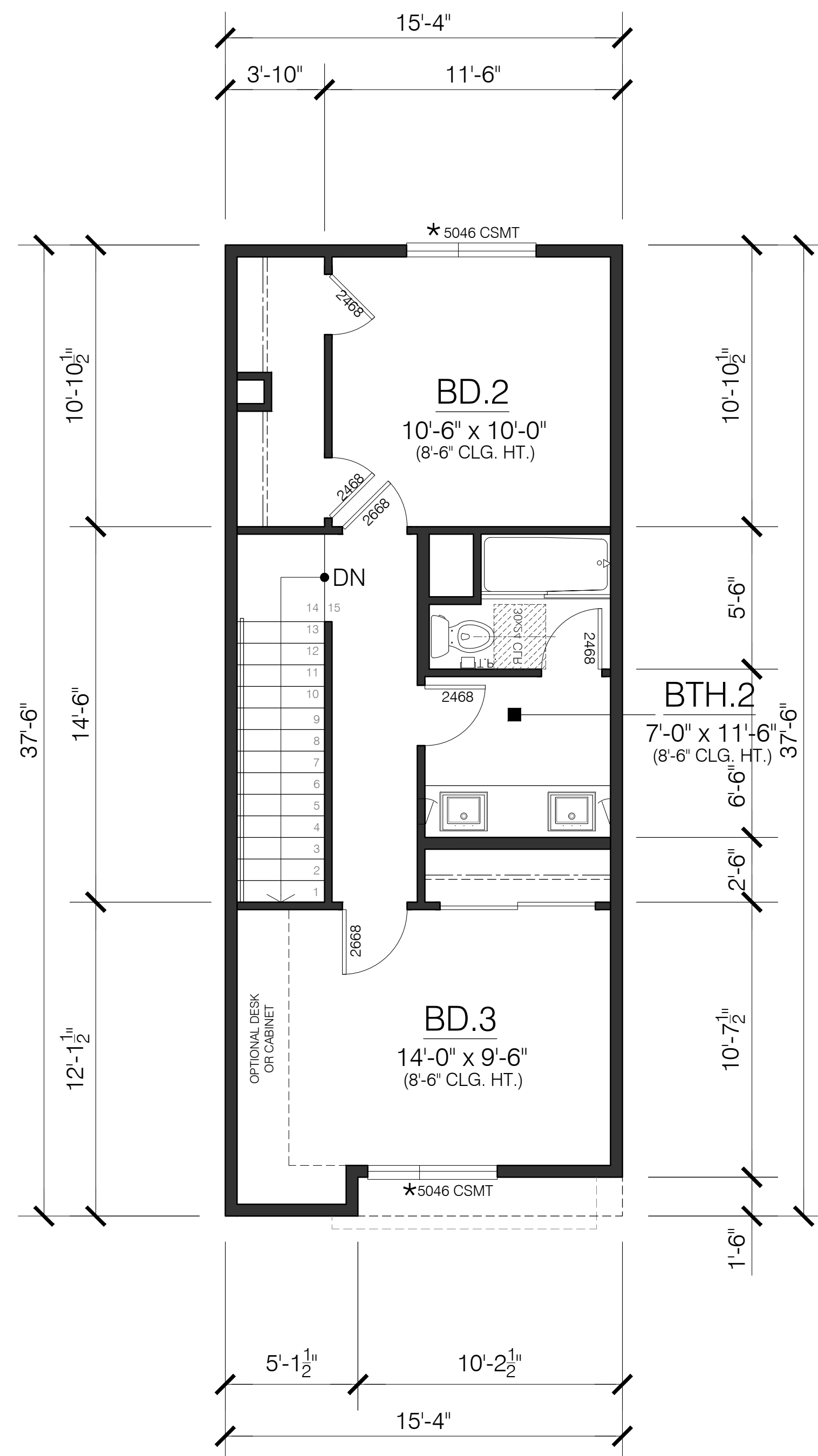
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FLOOR PLANS - PLAN 2- UNITS 5 & 7

A2.2

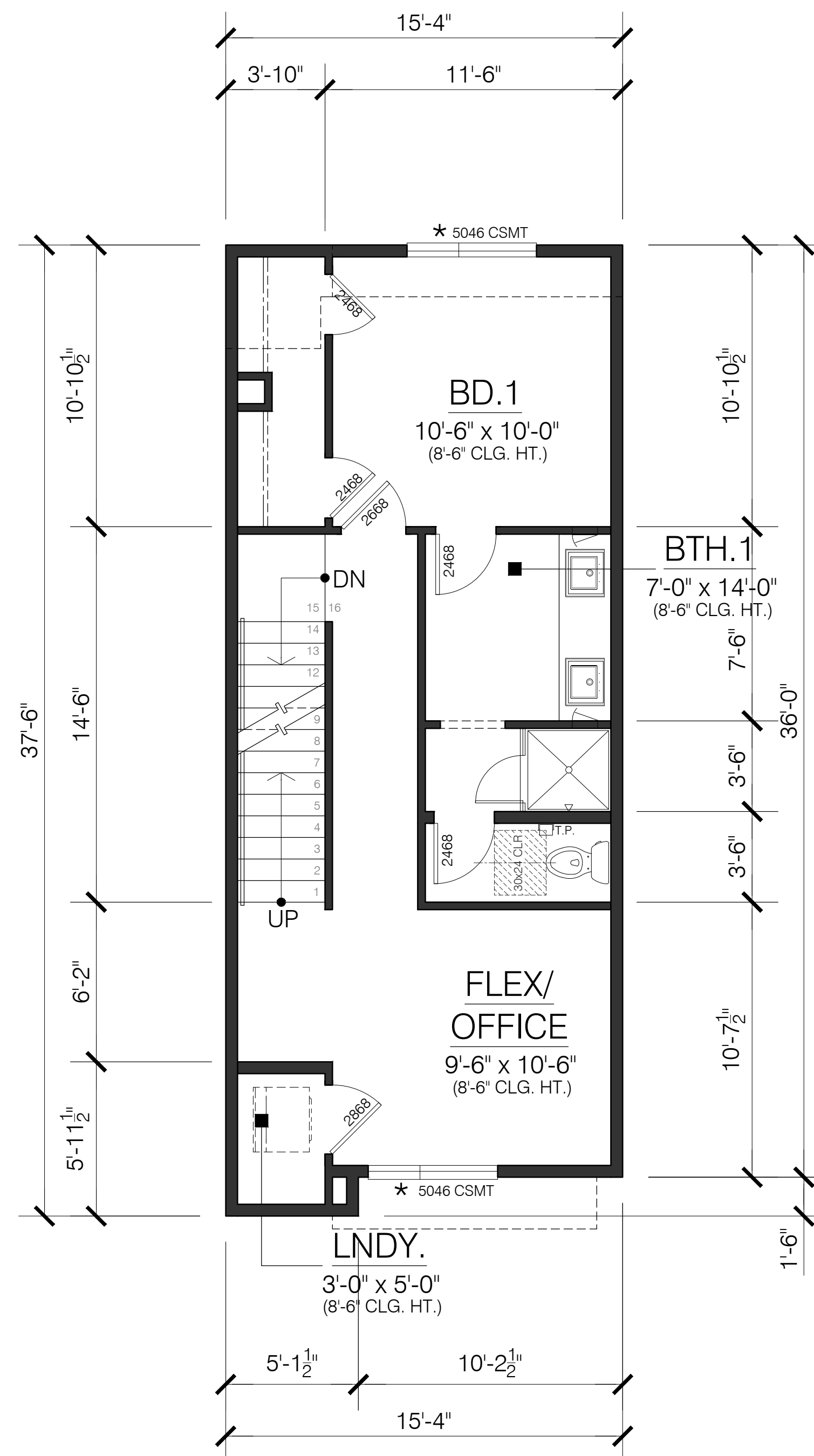
SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



UPPER FLR.

PLAN 2
UNIT 6

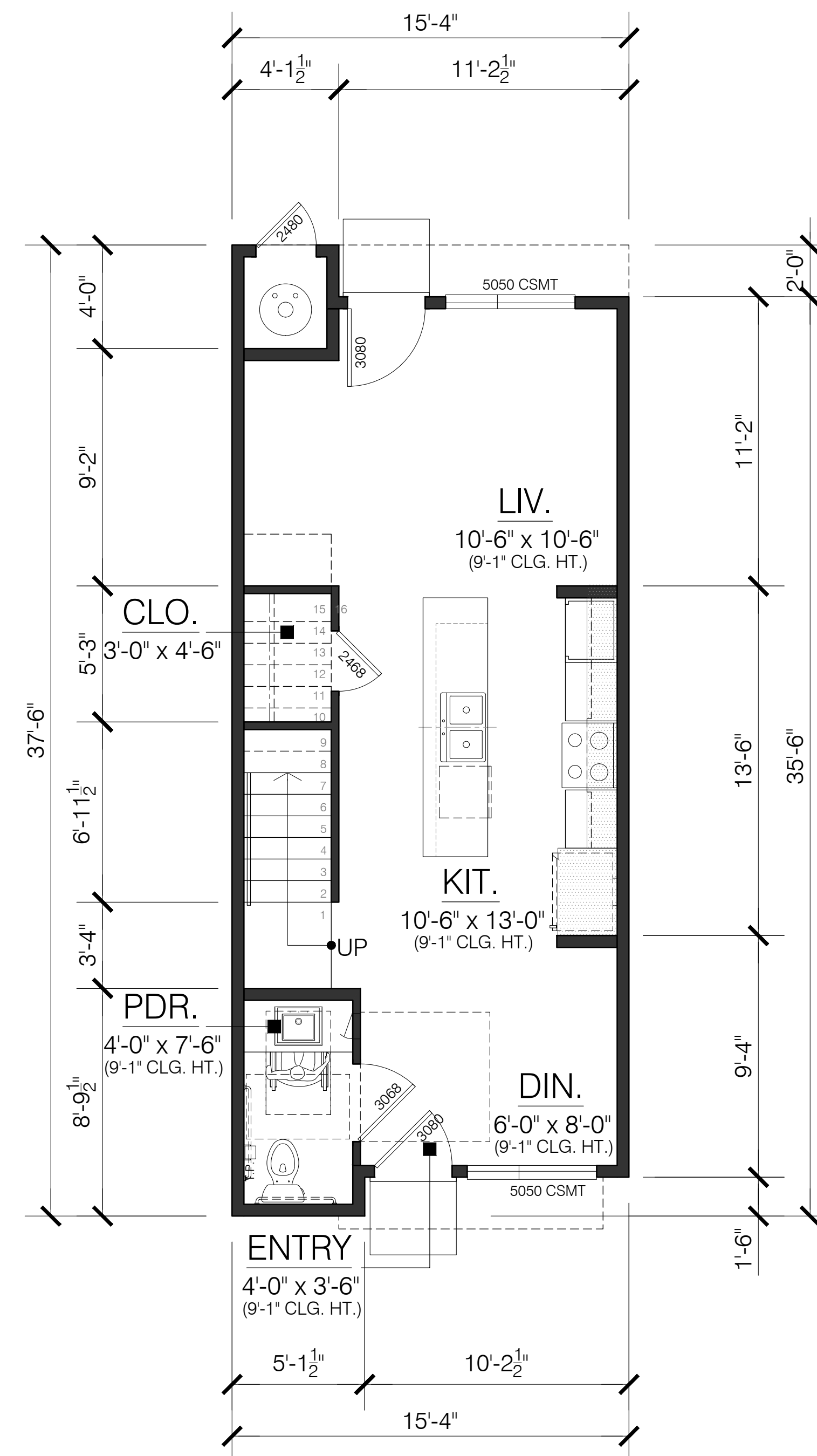
AREA: 505 SQ. FT.



MAIN FLR.

PLAN 2
UNIT 6

AREA: 505 SQ. FT.

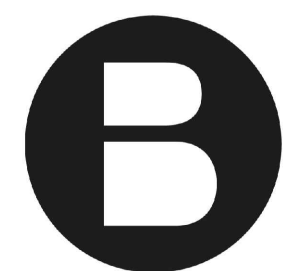


GROUND FLR.

PLAN 2
UNIT 6

AREA: 522 SQ. FT.

* REPRESENT EGRESS WINDOW LOCATION



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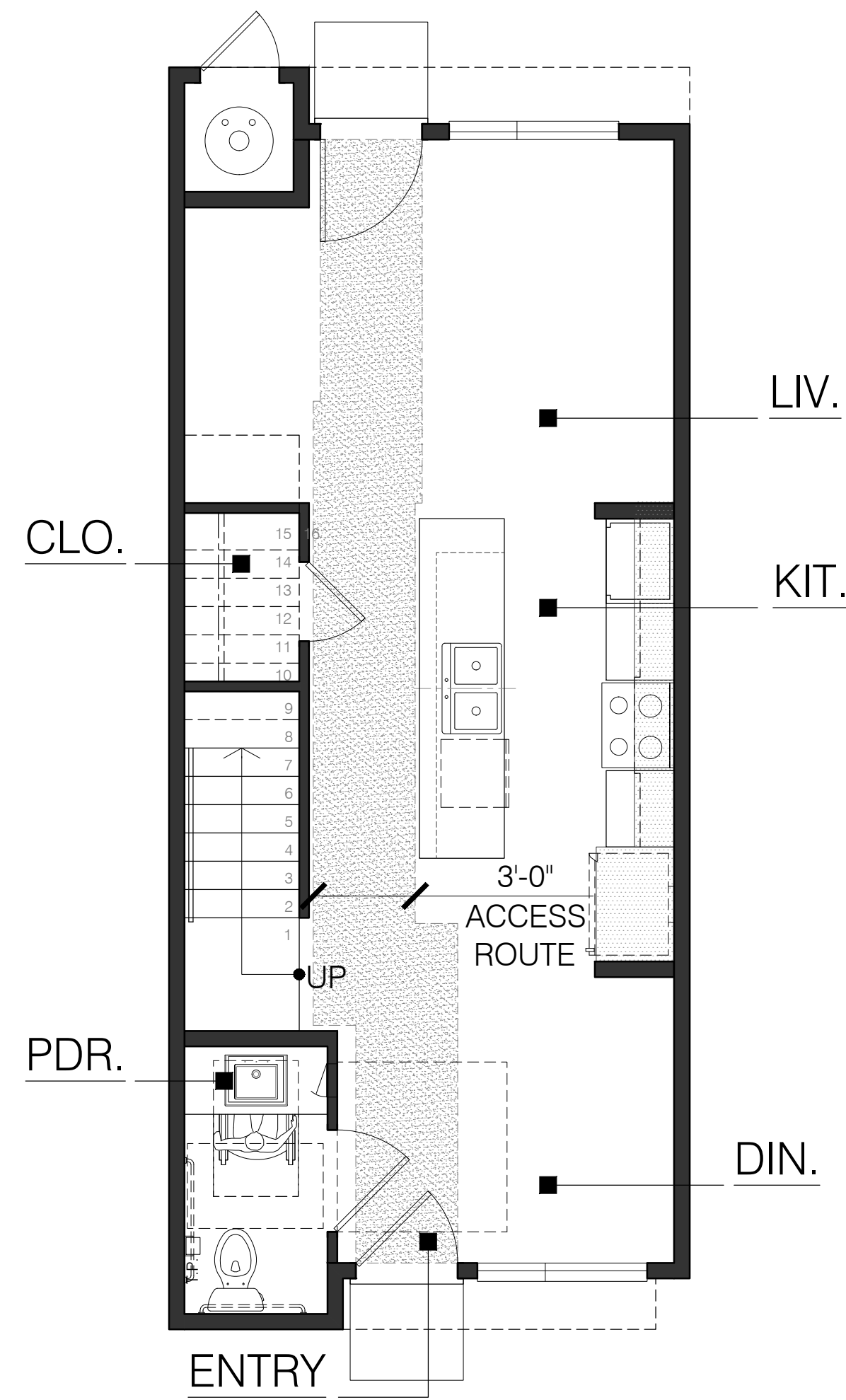
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FLOOR PLANS - PLAN 2- UNIT 6

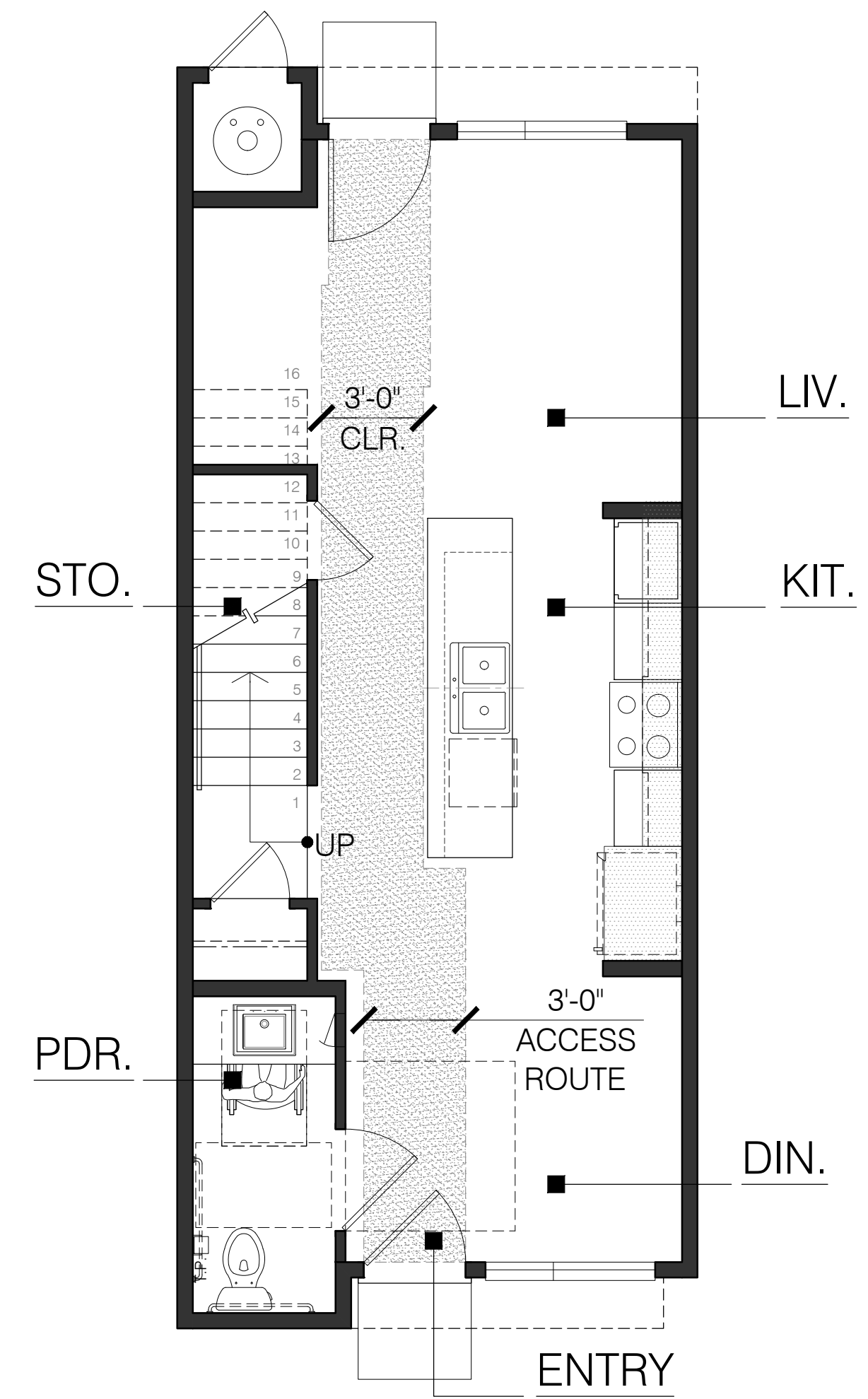
A2.3

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



GROUND FLR.

ACCESS DIAGRAM - PLAN 2



GROUND FLR.

ACCESS DIAGRAM - PLAN 1



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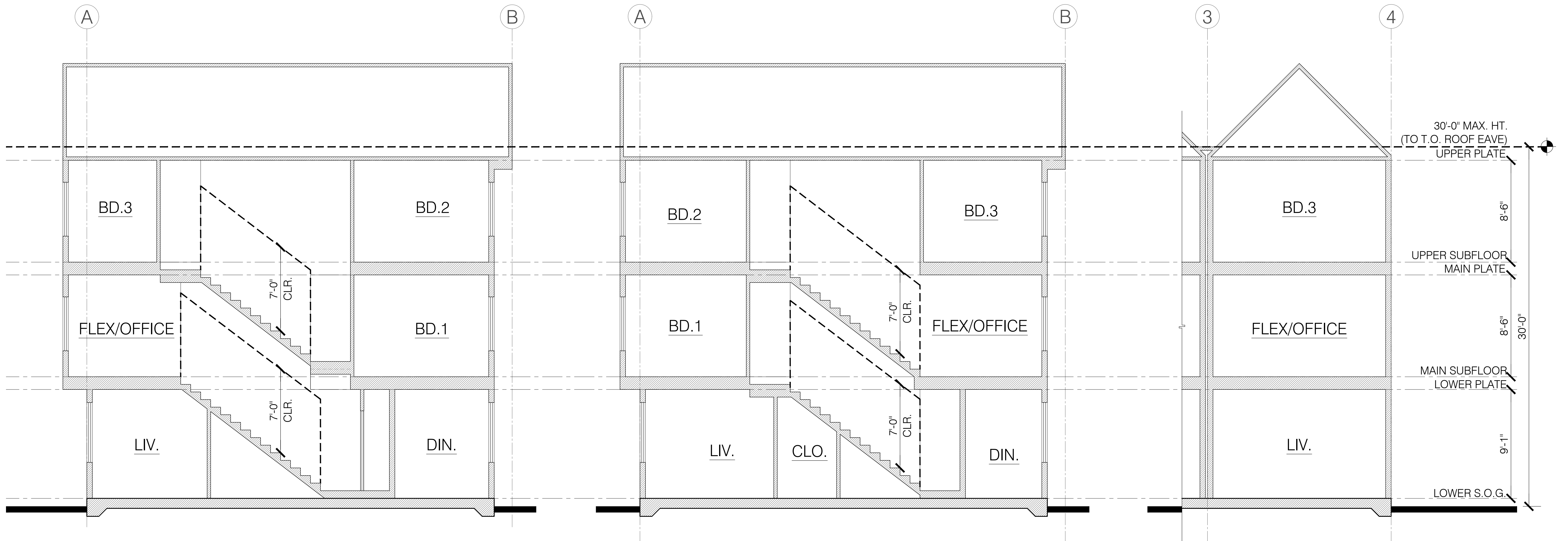
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VISITABILITY EXHIBIT - PLANS 1 & 2

A3.1

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



SECTION AA

PLAN 1

SECTION BB

PLAN 2

SECTION CC

PLAN 1 (PLAN 2 SIM.)



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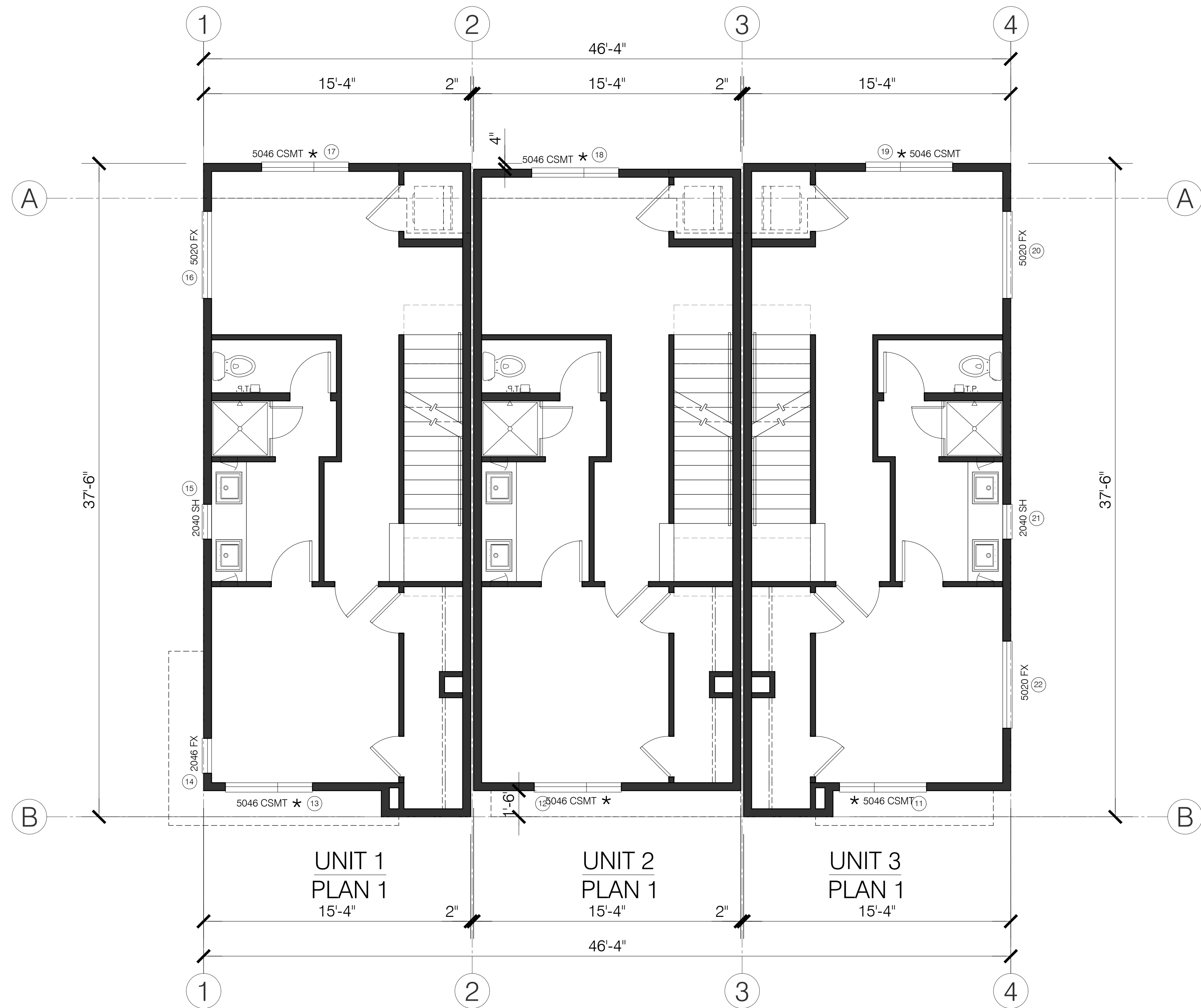
UNIT SECTIONS

A3.2

SCALE: 1/4" = 1'-0"

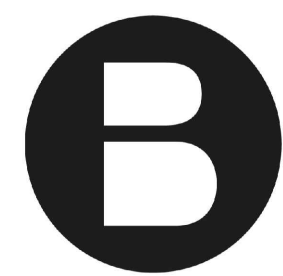
DATE: 02.02.2022

PROJECT: 271016



MAIN FLOOR PLAN

BLDG. A



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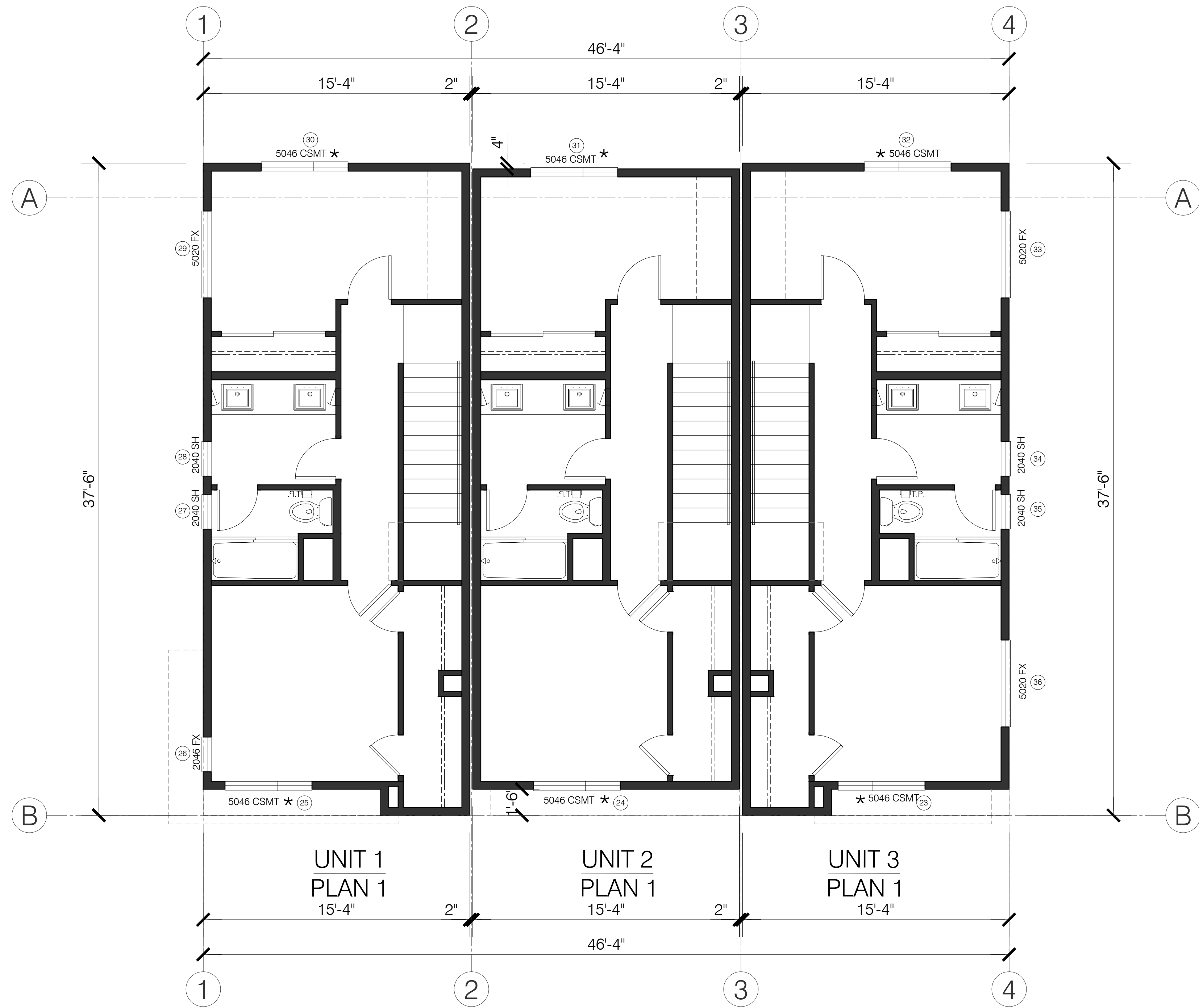
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f. 415-288-0288

MAIN FLOOR PLAN - BLDG.A

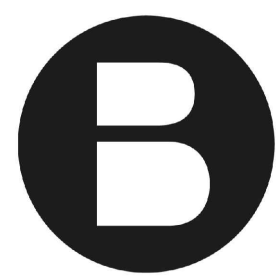
A4.2

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



UPPER FLOOR PLAN

BLDG. A



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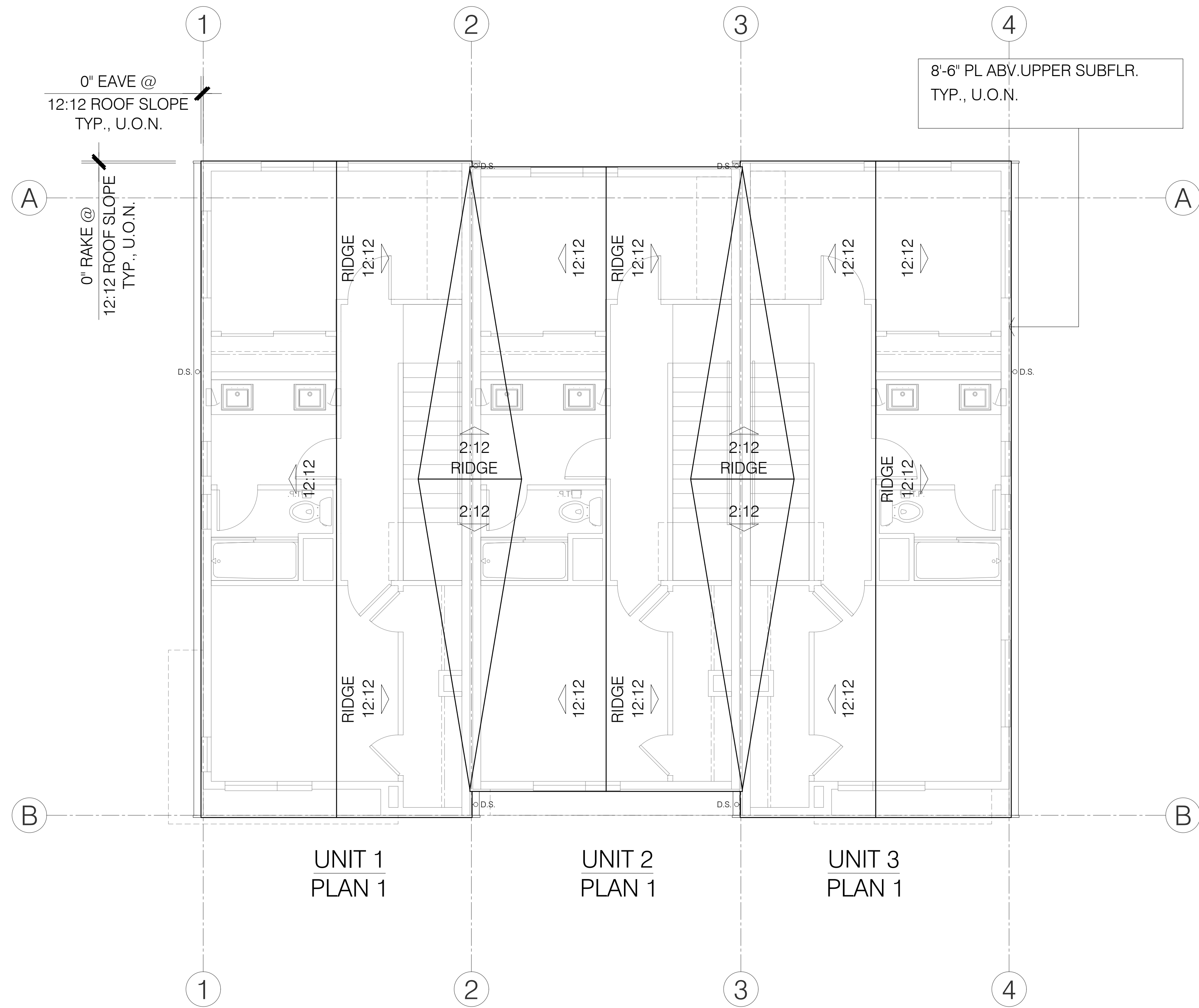
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UPPER FLOOR PLAN - BLDG.A

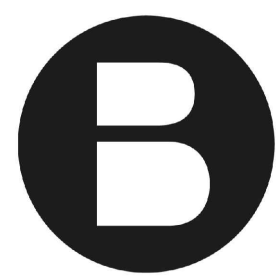
A4.3

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



ROOF PLAN

BLDG. A



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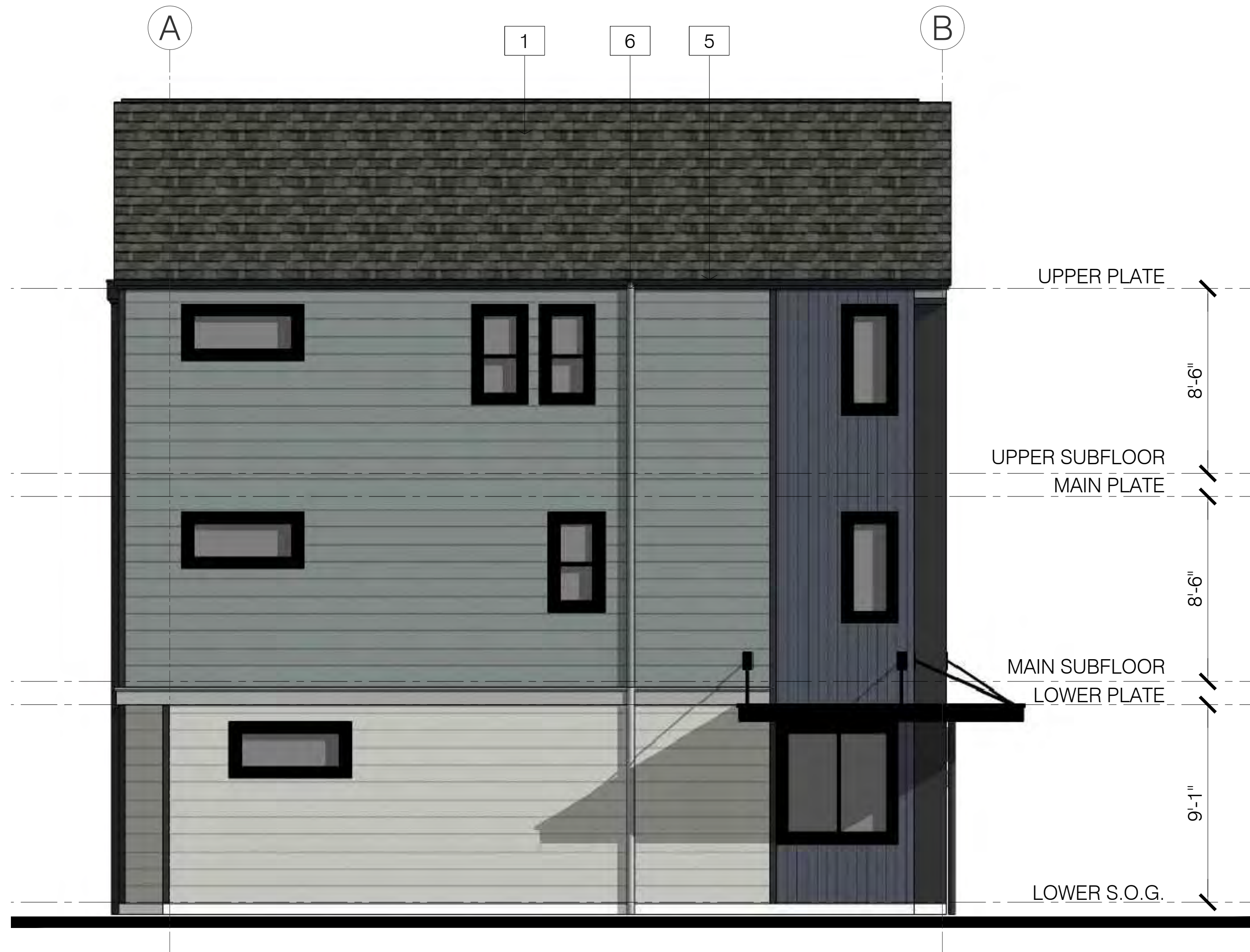
ROOF PLAN - BLDG.A

A4.4

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



MATERIAL SPECIFICATIONS							
1	COMPOSITE SHINGLE ROOF	5	GUTTER	9	VINYL WINDOW (DET 1-2/A0.9.2)	13	HARDIE TRIM
2	NOT USED	6	DOWNSPOUT	10	VERTICAL SIDING (DET 1/A0.9.1)	14	HORIZONTAL TRIM BAND (DET 5/A0.9.1)
3	METAL CANOPY	7	FIBERGLASS FRONT DOOR (DET 6-8/A0.9.1)	11	LAP SIDING (DET 1/A0.9.1)	15	ILLUMINATED ADDRESS SIGN
4	GABLE VENT	8	METAL LOUVERED DOOR	12	SHINGLE SIDING (DET 1/A0.9.1)	16	WALL MOUNTED LIGHT FIXTURE



UNIT 1
PLAN 1

LEFT ELEVATION (SOUTH)

BLDG. A



UNIT 3
PLAN 1

RIGHT ELEVATION (NORTH)

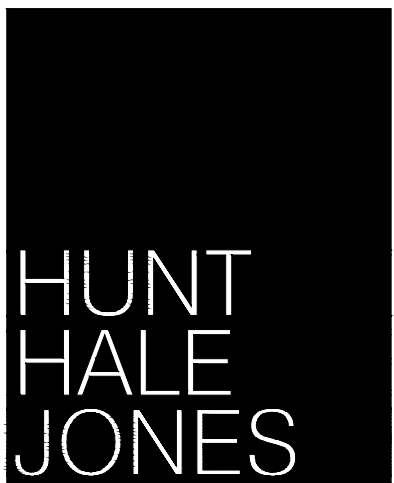
BLDG. A

MATERIAL SPECIFICATIONS							
1	COMPOSITE SHINGLE ROOF	5	GUTTER	9	VINYL WINDOW (DET 1-2/A0.9.2)	13	HARDIE TRIM
2	NOT USED	6	DOWNSPOUT	10	VERTICAL SIDING (DET 1/A0.9.1)	14	HORIZONTAL TRIM BAND (DET 5/A0.9.1)
3	METAL CANOPY	7	FIBERGLASS FRONT DOOR (DET 6-8/A0.9.1)	11	LAP SIDING (DET 1/A0.9.1)	15	ILLUMINATED ADDRESS SIGN
4	GABLE VENT	8	METAL LOUVERED DOOR	12	SHINGLE SIDING (DET 1/A0.9.1)	16	WALL MOUNTED LIGHT FIXTURE



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SIDE EXTERIOR ELEVATION - BLDG.A

A4.6

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



REAR ELEVATION (WEST)

BLDG. A

MATERIAL SPECIFICATIONS							
1	COMPOSITE SHINGLE ROOF	5	GUTTER	9	VINYL WINDOW (DET 1-2/A0.9.2)	13	HARDIE TRIM
2	NOT USED	6	DOWNSPOUT	10	VERTICAL SIDING (DET 1/A0.9.1)	14	HORIZONTAL TRIM BAND (DET 5/A0.9.1)
3	METAL CANOPY	7	FIBERGLASS FRONT DOOR (DET 6-8/A0.9.1)	11	LAP SIDING (DET 1/A0.9.1)	15	ILLUMINATED ADDRESS SIGN
4	GABLE VENT	8	METAL LOUVERED DOOR	12	SHINGLE SIDING (DET 1/A0.9.1)	16	WALL MOUNTED LIGHT FIXTURE



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APN: 070-156-044-7



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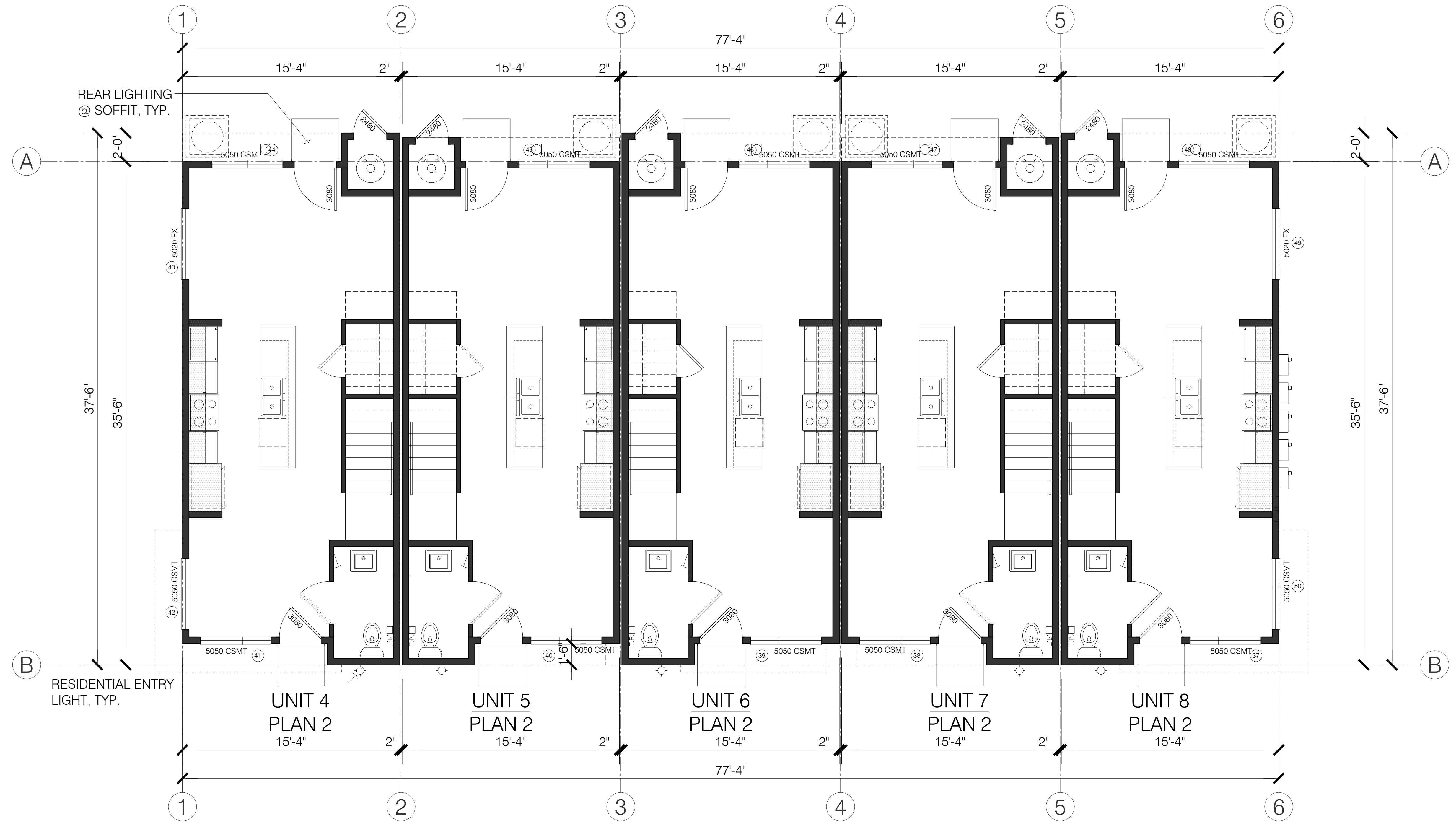
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REAR EXTERIOR ELEVATION - BLDG.A

A4.7

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



GROUND FLOOR PLAN

BLDG. B



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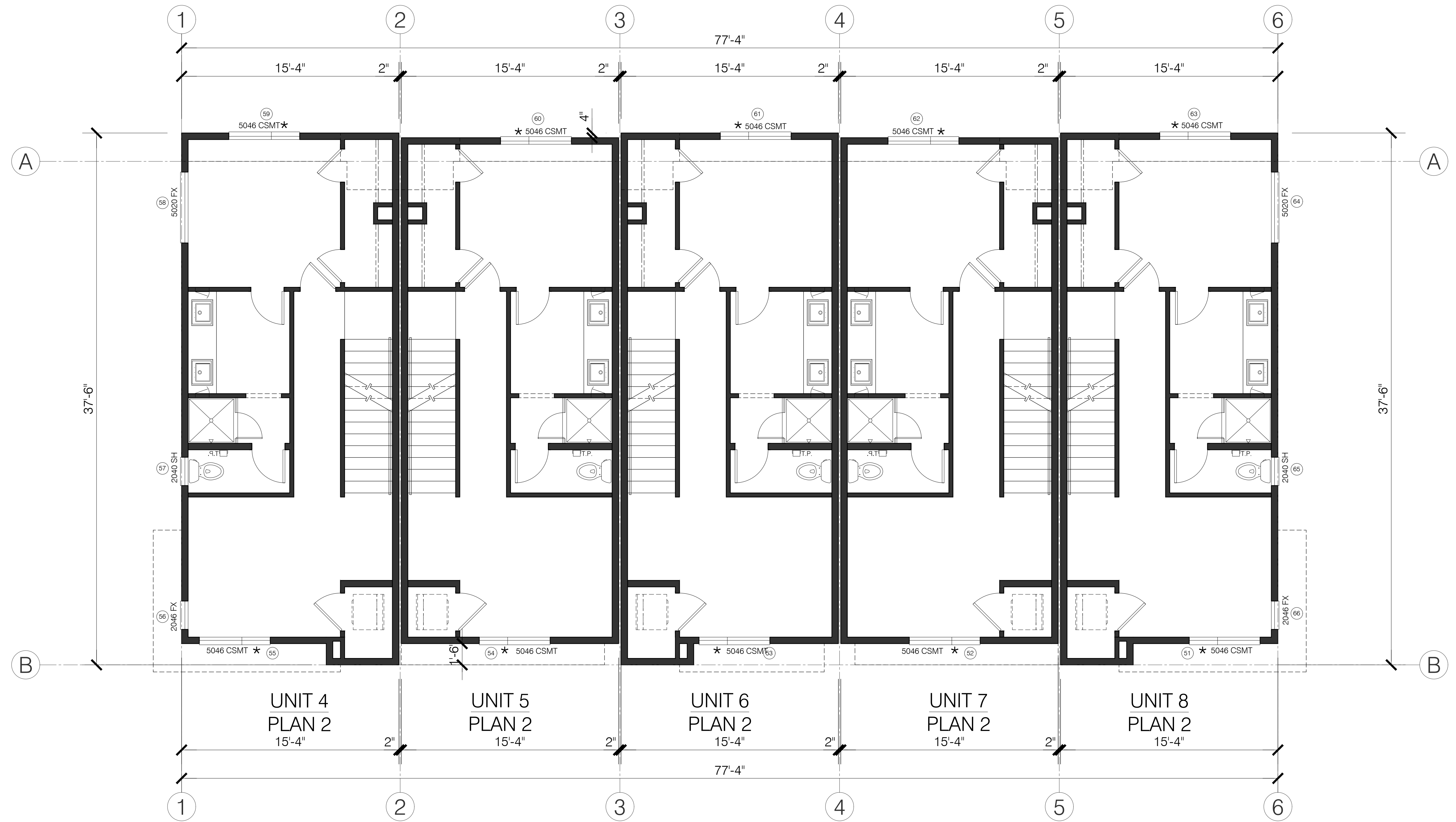
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GROUND FLOOR PLAN - BLDG.B

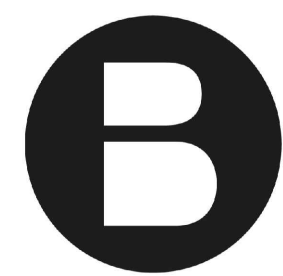
A5.1

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



MAIN FLOOR PLAN

BLDG. B



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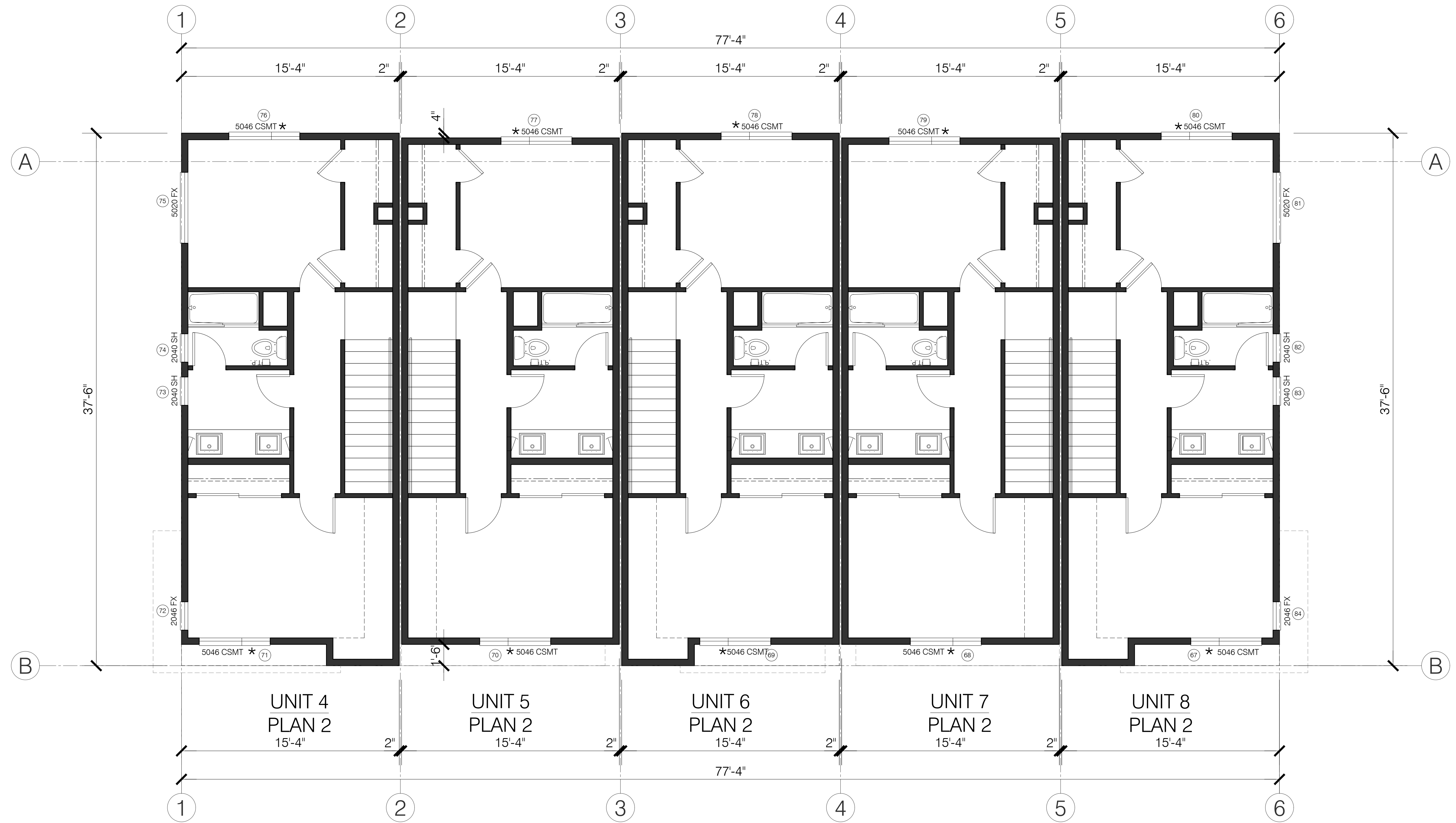
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MAIN FLOOR PLAN - BLDG.B

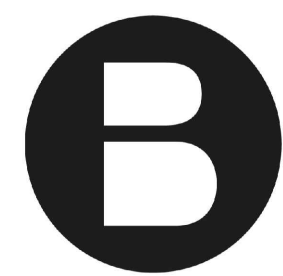
A5.2

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



UPPER FLOOR PLAN

BLDG. B



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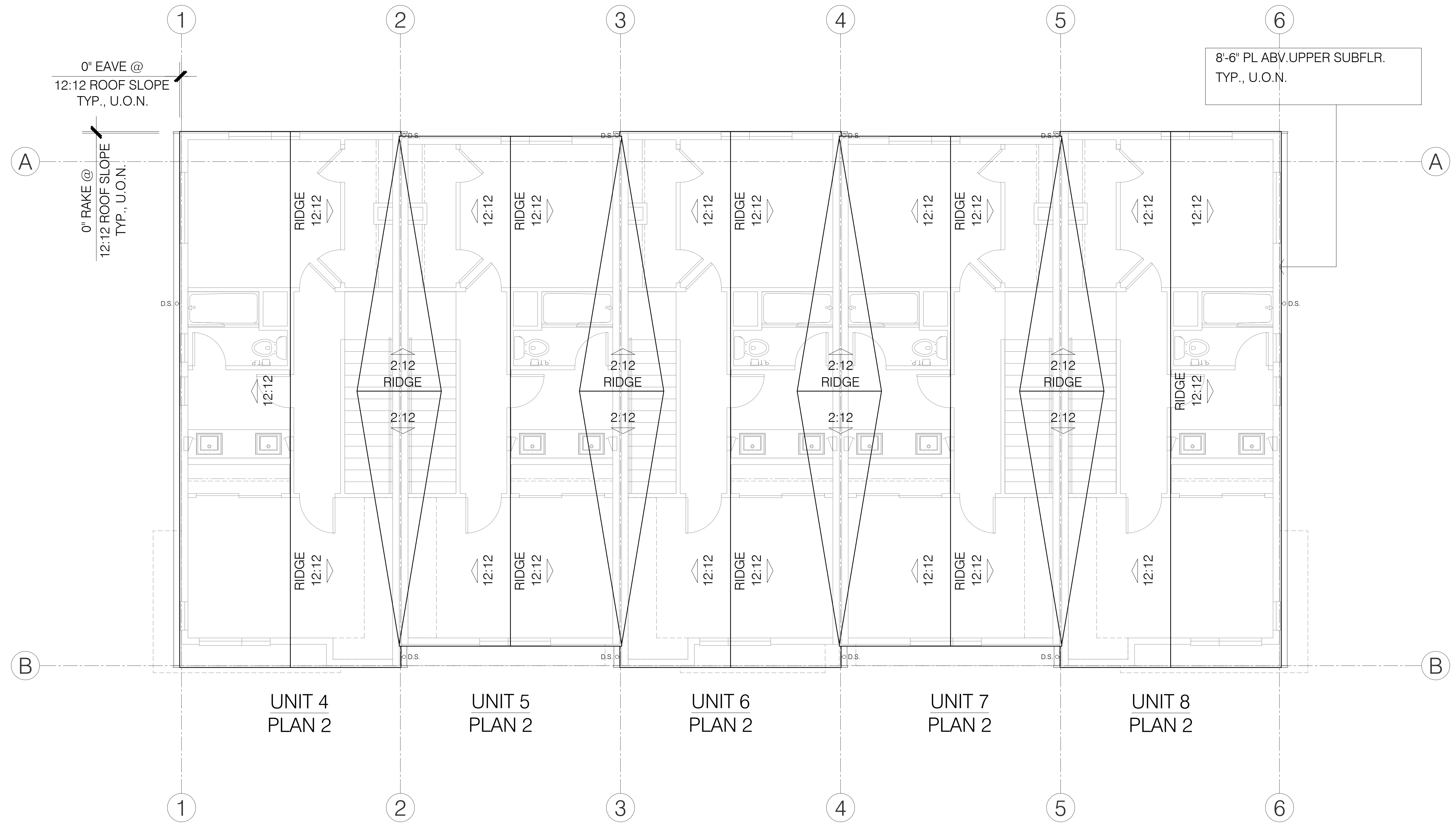
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UPPER FLOOR PLAN - BLDG.B

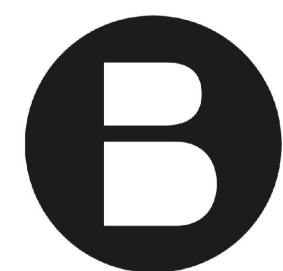
A5.3

SCALE: 1/4" = 1'-0"
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PROJECT: 271016



ROOF PLAN

BLDG. B



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ROOF PLAN - BLDG.B

A5.4

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



FRONT ELEVATION (WEST)

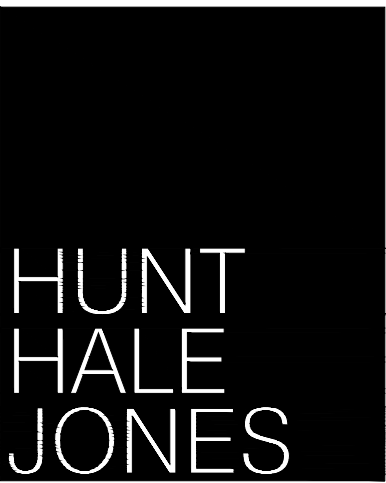
BLDG. B

MATERIAL SPECIFICATIONS							
1	COMPOSITE SHINGLE ROOF	5	GUTTER	9	VINYL WINDOW (DET 1-2/A0.9.2)	13	HARDIE TRIM
2	NOT USED	6	DOWNSPOUT	10	VERTICAL SIDING (DET 1/A0.9.1)	14	HORIZONTAL TRIM BAND (DET 5/A0.9.1)
3	METAL CANOPY	7	FIBERGLASS FRONT DOOR (DET 6-8/A0.9.1)	11	LAP SIDING (DET 1/A0.9.1)	15	ILLUMINATED ADDRESS SIGN
4	GABLE VENT	8	METAL LOUVERED DOOR	12	SHINGLE SIDING (DET 1/A0.9.1)	16	WALL MOUNTED LIGHT FIXTURE



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FRONT EXTERIOR ELEVATION - BLDG.B

A5.5

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



UNIT 4
PLAN 2
LEFT ELEVATION (NORTH)
BLDG. B



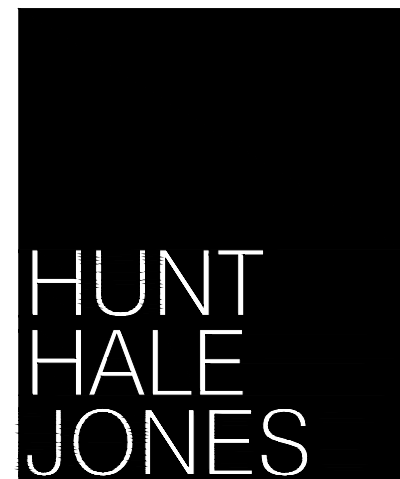
UNIT 8
PLAN 2
RIGHT ELEVATION (SOUTH)
BLDG. B

MATERIAL SPECIFICATIONS							
1	COMPOSITE SHINGLE ROOF	5	GUTTER	9	VINYL WINDOW (DET 1-2/A0.9.2)	13	HARDIE TRIM
2	NOT USED	6	DOWNSPOUT	10	VERTICAL SIDING (DET 1/A0.9.1)	14	HORIZONTAL TRIM BAND (DET 5/A0.9.1)
3	METAL CANOPY	7	FIBERGLASS FRONT DOOR (DET 6-8/A0.9.1)	11	LAP SIDING (DET 1/A0.9.1)	15	ILLUMINATED ADDRESS SIGN
4	GABLE VENT	8	METAL LOUVERED DOOR	12	SHINGLE SIDING (DET 1/A0.9.1)	16	WALL MOUNTED LIGHT FIXTURE



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SIDE EXTERIOR ELEVATION - BLDG.B

A5.6

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



REAR ELEVATION (EAST)

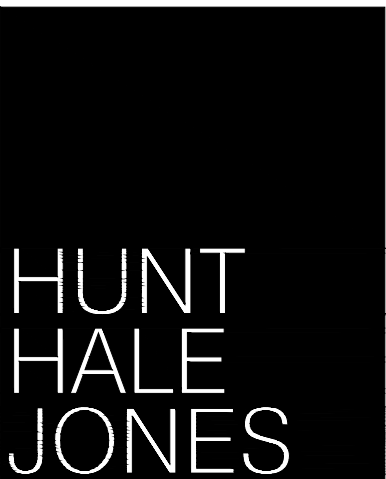
BLDG. B

MATERIAL SPECIFICATIONS							
1	COMPOSITE SHINGLE ROOF	5	GUTTER	9	VINYL WINDOW (DET 1-2/A0.9.2)	13	HARDIE TRIM
2	NOT USED	6	DOWNSPOUT	10	VERTICAL SIDING (DET 1/A0.9.1)	14	HORIZONTAL TRIM BAND (DET 5/A0.9.1)
3	METAL CANOPY	7	FIBERGLASS FRONT DOOR (DET 6-8/A0.9.1)	11	LAP SIDING (DET 1/A0.9.1)	15	ILLUMINATED ADDRESS SIGN
4	GABLE VENT	8	METAL LOUVERED DOOR	12	SHINGLE SIDING (DET 1/A0.9.1)	16	WALL MOUNTED LIGHT FIXTURE



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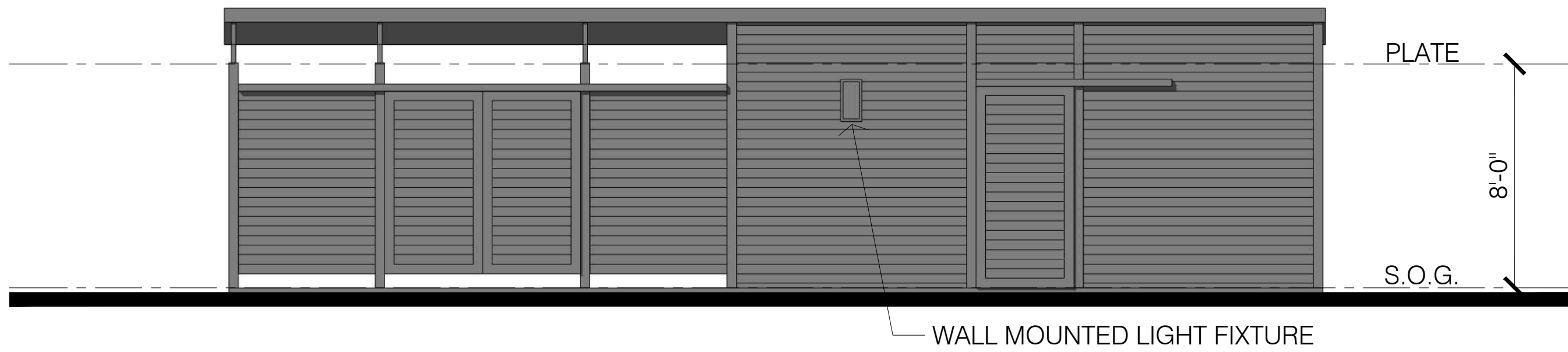
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REAR EXTERIOR ELEVATION - BLDG.B

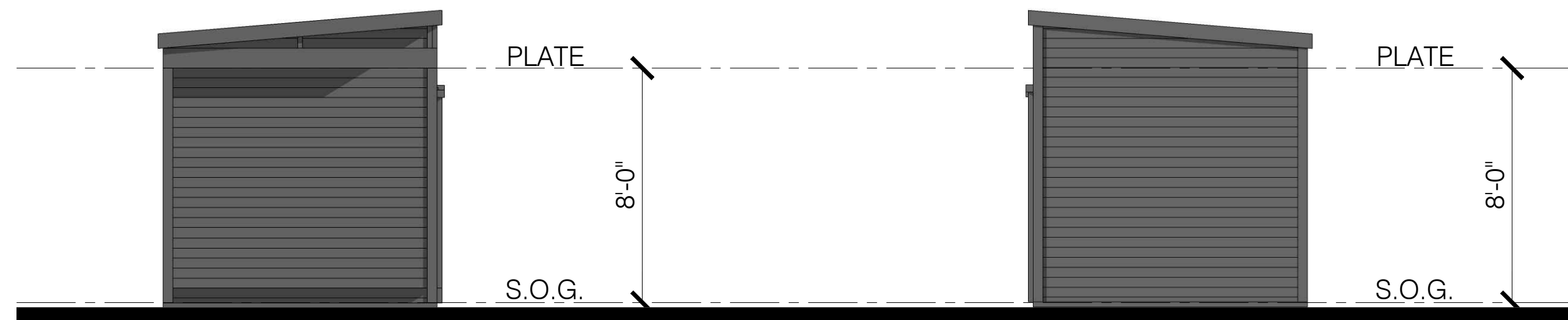
A5.7

SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



FRONT ELEVATION

BIKE STORAGE & TRASH ENCLOSURE



LEFT ELEVATION

BIKE STORAGE & TRASH ENCLOSURE

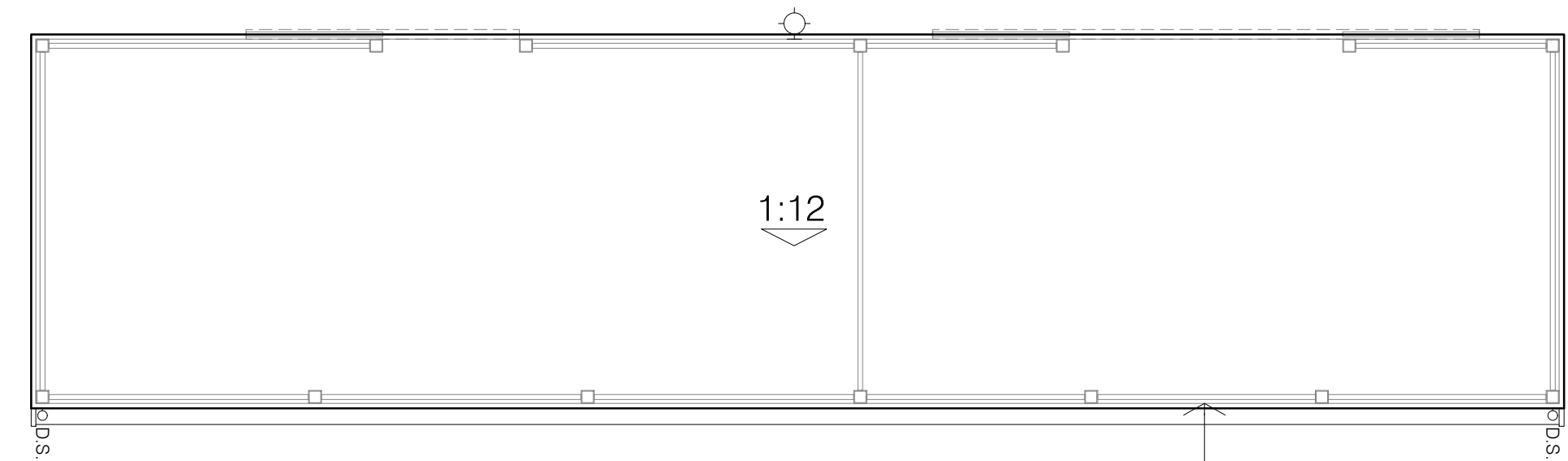
RIGHT ELEVATION

BIKE STORAGE & TRASH ENCLOSURE



REAR ELEVATION

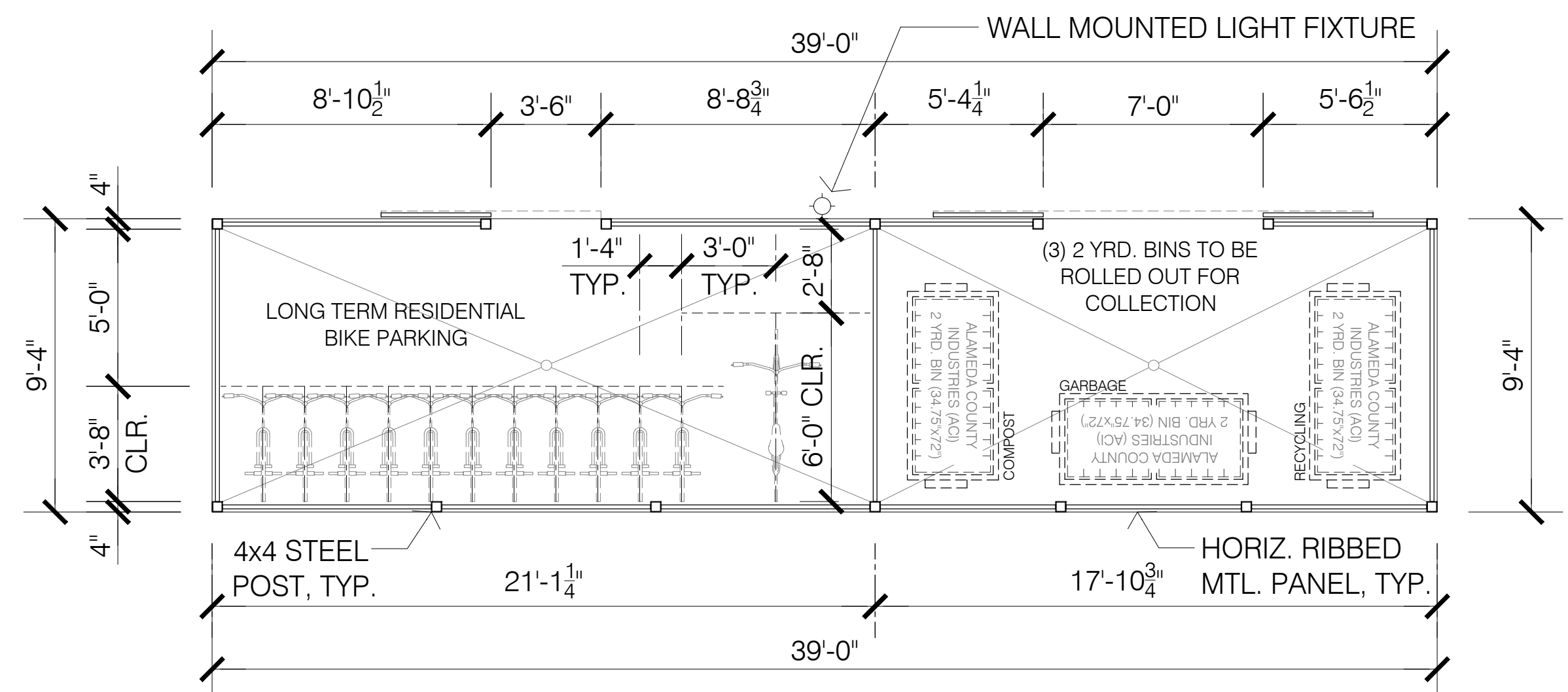
BIKE STORAGE & TRASH ENCLOSURE



ROOF PLAN

BIKE STORAGE & TRASH ENCLOSURE

TYP., U.O.N.
8'-6" PL ABV. UPPER SUBFLR.



FLOOR PLAN

BIKE STORAGE & TRASH ENCLOSURE



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BIKE STORAGE & TRASH ECLOSURE

A6.1

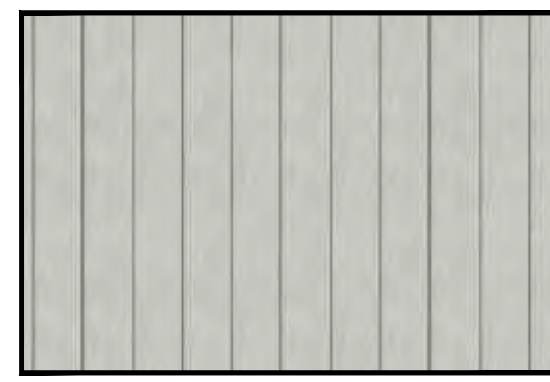
SCALE: 1/4" = 1'-0"
DATE: 02.02.2022
PROJECT: 271016



SIDING 1
HORIZONTAL CEMENT BOARD SIDING - SMOOTH
PAINT: KELLY MOORE
COLOR: DISTANT THUNDER (KM4895)



SIDING 2
SHINGLE CEMENT BOARD SIDING
PAINT: KELLY MOORE
COLOR: SAN FRANCISCO FOG (KM5822)



SIDING 3
VERTICAL CEMENT BOARD SIDING - SMOOTH
PAINT: KELLY MOORE
COLOR: SAN FRANCISCO FOG (KM5822)



ROOFING 1
MFR: CERTAINTED LANDMARK
ASPHALT SHINGLE
COLOR: MOIRE BLACK



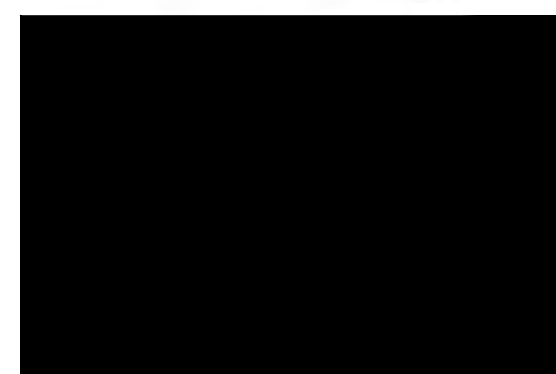
SIDING 4
VERTICAL CEMENT BOARD SIDING - SMOOTH
PAINT: KELLY MOORE
COLOR: LAMP POST (KMA82)



TYP. EXTERIOR LIGHT FIXTURE



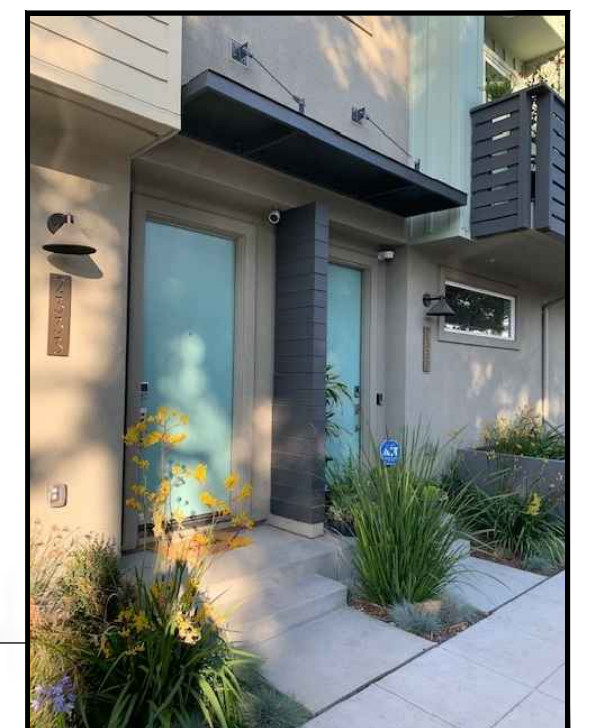
SIDING 5
HORIZONTAL CEMENT BOARD SIDING
PAINT: KELLY MOORE
COLOR: SAN FRANCISCO FOG (KM5822)



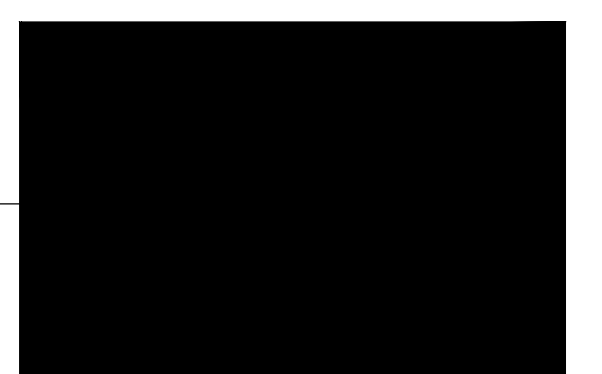
WINDOWS & DOORS
MFR: VPI QUALITY WINDOWS
COLOR: BLACK



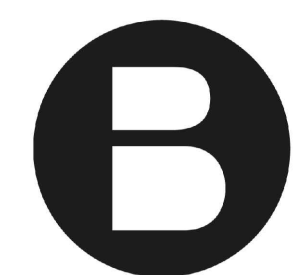
TRIM & FASCIA
PAINT: KELLY MOORE
COLOR: CARBON (KM407)



METAL CANOPY



METAL CANOPY
MFR: CUSTOM BUILT METAL CANOPY
PAINT: KELLY MOORE
COLOR: BLACK CAT (KM4883)



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COLORS & MATERIALS

A0.7.1

SCALE: NTS
DATE: 02.02.2022
PROJECT: 271016



ROOFING 1
MFR: CERTAINTEED LANDMARK
ASPHALT SHINGLE
COLOR: MOIRE BLACK



TRIM & FASCIA
PAINT: KELLY MOORE
COLOR: CARBON (KM407)



WINDOWS & DOORS
MFR: VPI QUALITY WINDOWS
COLOR: BLACK



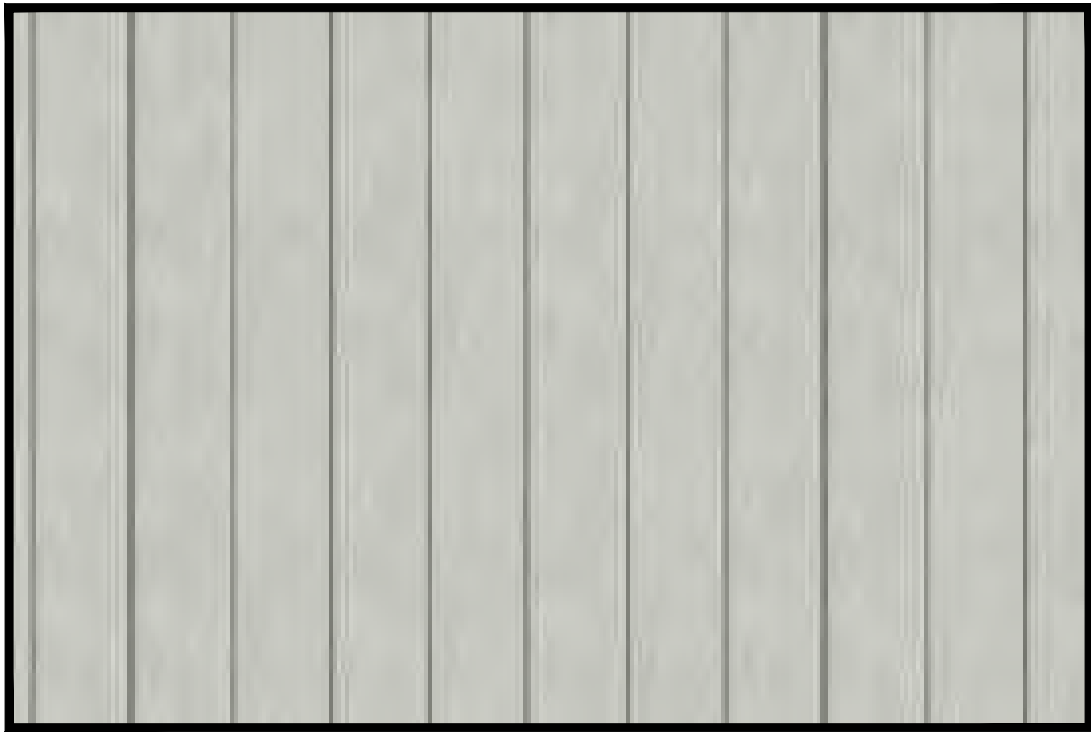
METAL CANOPY
MFR: CUSTOM BUILT METAL CANOPY
PAINT: KELLY MOORE
COLOR: BLACK CAT (KM4883)



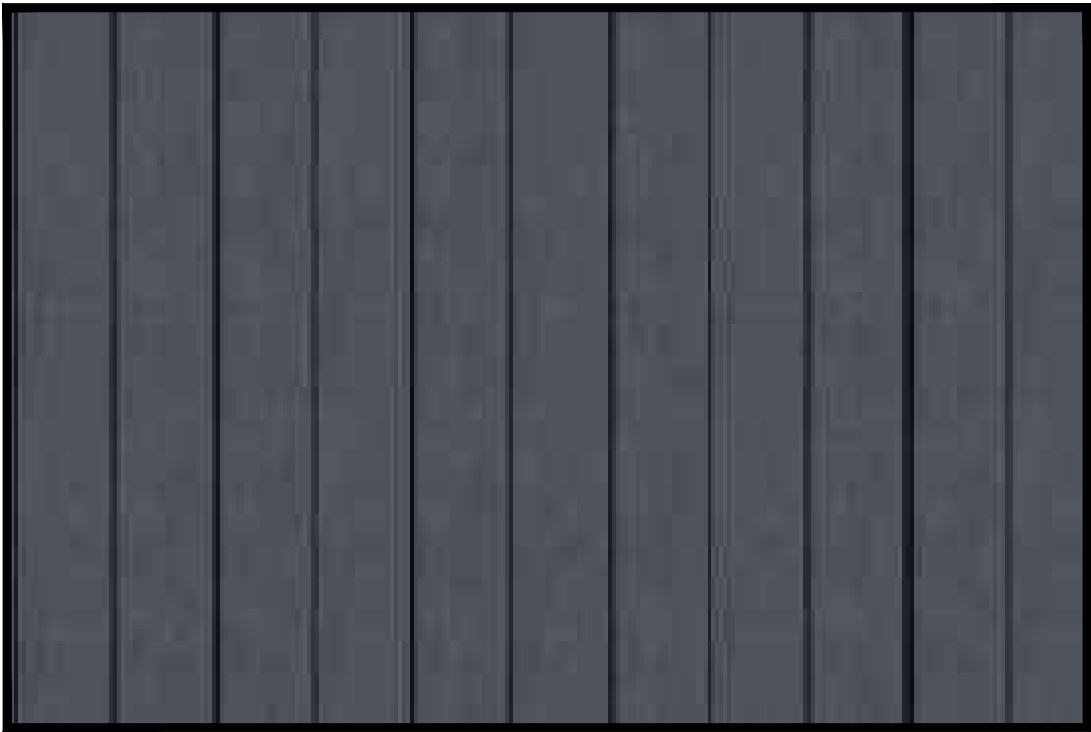
SIDING 1
HORIZONTAL CEMENT BOARD SIDING - SMOOTH
PAINT: KELLY MOORE
COLOR: DISTANT THUNDER (KM4895)



SIDING 2
SHINGLE CEMENT BOARD SIDING
PAINT: KELLY MOORE
COLOR: SAN FRANCISCO FOG (KM5822)



SIDING 3
VERTICAL CEMENT BOARD SIDING - SMOOTH
PAINT: KELLY MOORE
COLOR: SAN FRANCISCO FOG (KM5822)



SIDING 4
VERTICAL CEMENT BOARD SIDING
PAINT: KELLY MOORE
COLOR: LAMP POST (KMA82)



SIDING 5
HORIZONTAL CEMENT BOARD SIDING - SMOOTH
PAINT: KELLY MOORE
COLOR: SAN FRANCISCO FOG (KM5822)



METAL CANOPY



SHADOW STUDY
JUNE 21 AT 8 AM



SHADOW STUDY
JUNE 21 AT NOON



SHADOW STUDY
JUNE 21 AT 4 PM



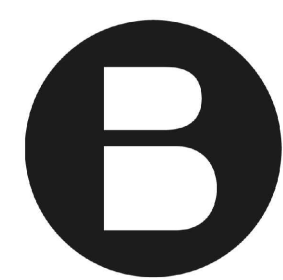
SHADOW STUDY
DECEMBER 22 AT 8 AM



SHADOW STUDY
DECEMBER 22 AT NOON



SHADOW STUDY
DECEMBER 22 AT 4 PM



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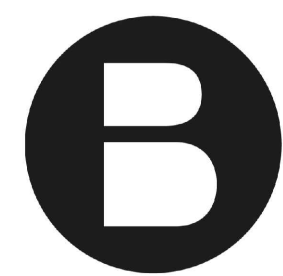
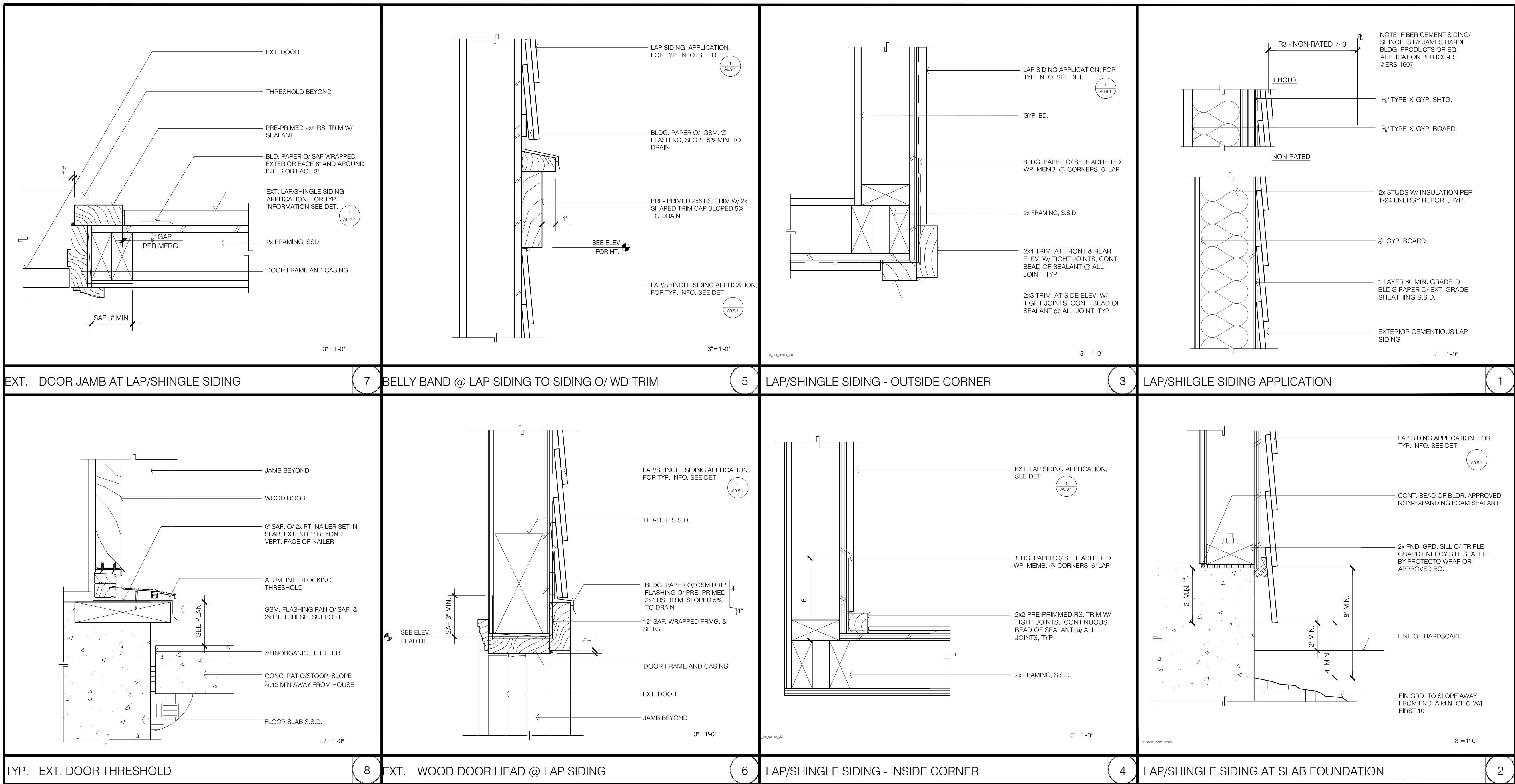
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SHADOW ANALYSIS

A0.8

SCALE: NTS
DATE: 02.02.2022
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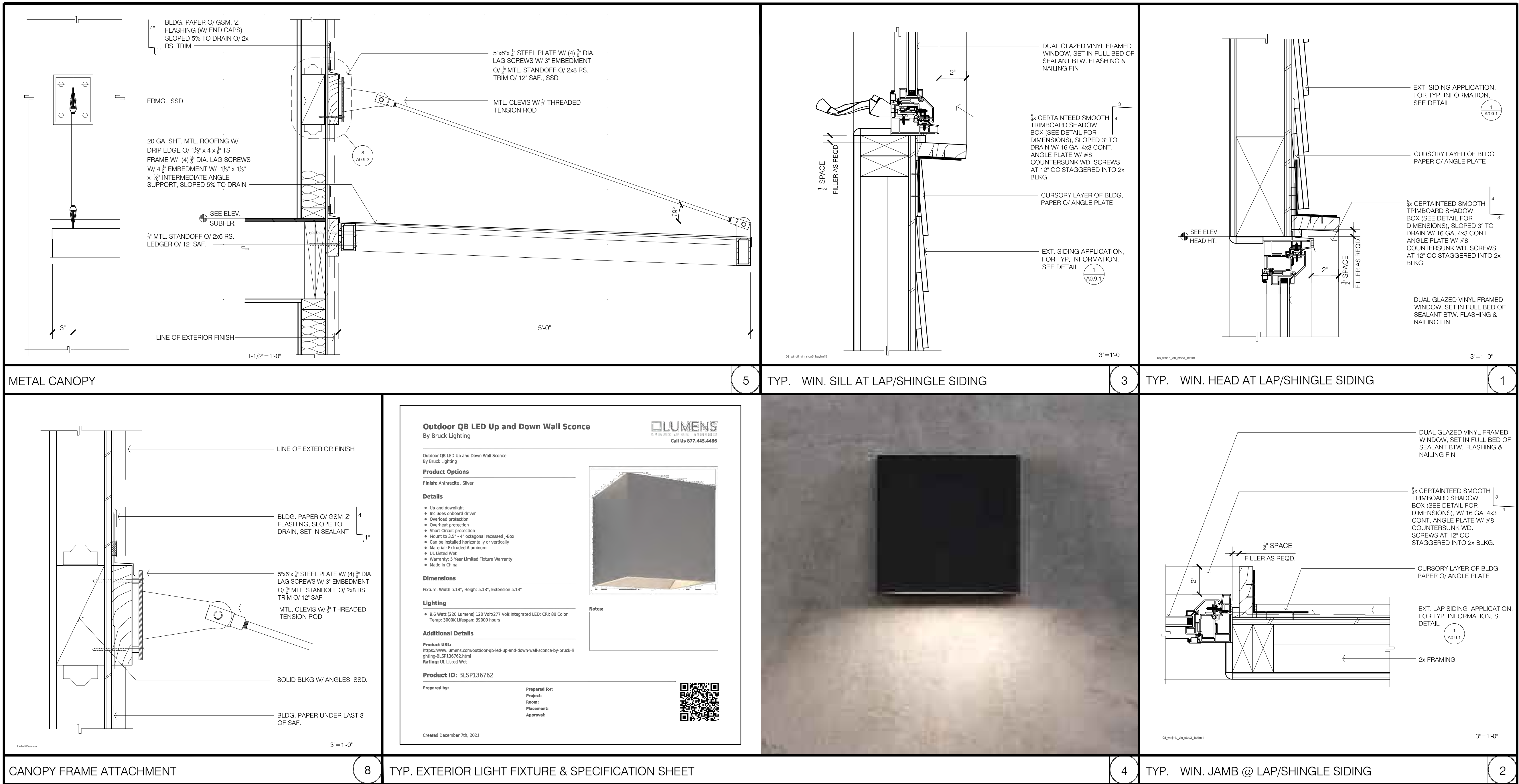
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DETAILS

A0.9.1

SCALE: NTS
DATE: 02.02.2022
PROJECT: 271016



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DETAILS

A0.9.2

SCALE: NTS
DATE: 02.02.2022
PROJECT: 271016



WINDOW SCHEDULE

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477

alamedaca.gov
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
Hours: 7:30 a.m.–3:30 p.m., M–Th

Site Address: Broadway and Santa Clara Avenue, Alameda CA 94501 Year Built: t.b.d. Is property on City Study List or a City Monument: ☐ Yes ☒ No

Architectural Style of Building: ☐ Pioneer ☐ Italianate ☐ Stick Eastlake ☐ Queen Anne ☐ Colonial Revival ☐ Craftsman
☐ Bungalow ☐ Prairie ☐ Mediterranean ☐ Provincial ☐ Tract/Ranch ☒ Other
(Check all that apply)

	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/ GRIDS
Ex. angle	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	¾" x ¼" (width) x (depth)
1*	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
2	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
3	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
4	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
5	Living	n/a	Casement	n/a	Vinyl	n/a	60"x24"	n/a
6	Living	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
7	Living	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
8	Living	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
9	Living	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
10	Dining	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
11	Bedroom 1	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
12	Bedroom 1	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
13	Bedroom 1	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
14	Bedroom 1	n/a	Fixed	n/a	Vinyl	n/a	24"x54"	n/a
15	Bath 1	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
16	Flex/Office	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a

* Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.

Revised 8/26/2014
G:\Comdev\Forms\Planning\Window Schedule.docx



WINDOW SCHEDULE

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Alameda, CA 94501-4477

alamedaca.gov
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
Hours: 7:30 a.m.–3:30 p.m., M–Th

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Architectural Style of Building: ☐ Pioneer ☐ Italianate ☐ Stick Eastlake ☐ Queen Anne ☐ Colonial Revival ☐ Craftsman
☐ Bungalow ☐ Prairie ☐ Mediterranean ☐ Provincial ☐ Tract/Ranch ☒ Other
(Check all that apply)

	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/ GRIDS
Ex. angle	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	¾" x ¼" (width) x (depth)
17	Flex/Office	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
18	Flex/Office	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
19	Flex/Office	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
20	Flex/Office	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
21	Bath 1	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
22	Bedroom 1	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
23	Bedroom 2	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
24	Bedroom 2	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
25	Bedroom 2	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
26	Bedroom 2	n/a	Fixed	n/a	Vinyl	n/a	24"x54"	n/a
27	Bath 2	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
28	Bath 2	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
29	Bedroom 3	n/a	Fixed	n/a	Vinyl	n/a	60"x54"	n/a
30	Bedroom 3	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
31	Bedroom 3	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
32	Bedroom 3	n/a	Casement	n/a	Vinyl	n/a	60"x24"	n/a

* Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.

Revised 8/26/2014
G:\Comdev\Forms\Planning\Window Schedule.docx



WINDOW SCHEDULE

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Hours: 7:30 a.m.–3:30 p.m., M–Th

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Architectural Style of Building: ☐ Pioneer ☐ Italianate ☐ Stick Eastlake ☐ Queen Anne ☐ Colonial Revival ☐ Craftsman
☐ Bungalow ☐ Prairie ☐ Mediterranean ☐ Provincial ☐ Tract/Ranch ☒ Other
(Check all that apply)

	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/ GRIDS
Ex. angle	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	¾" x ¼" (width) x (depth)
33	Bedroom 3	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
34	Bath 2	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
35	Bath 2	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
36	Bedroom 2	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
37	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
38	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
39	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
40	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
41	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
42	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
43	Living	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
44	Living	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
45	Living	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
46	Living	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
47	Living	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
48	Living	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a

* Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.

Revised 8/26/2014
G:\Comdev\Forms\Planning\Window Schedule.docx



WINDOW SCHEDULE

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477

alamedaca.gov
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
Hours: 7:30 a.m.–3:30 p.m., M–Th

Site Address: Broadway and Santa Clara Avenue, Alameda CA 94501 Year Built: t.b.d. Is property on City Study List or a City Monument: ☐ Yes ☒ No

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☐ Bungalow ☐ Prairie ☐ Mediterranean ☐ Provincial ☐ Tract/Ranch ☒ Other
(Check all that apply)

	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/ GRIDS
Ex. angle	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	¾" x ¼" (width) x (depth)
49	Living	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
50	Dining	n/a	Casement	n/a	Vinyl	n/a	60"x60"	n/a
51	Flex/Office	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
52	Flex/Office	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
53	Flex/Office	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
54	Flex/Office	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
55	Flex/Office	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
56	Flex/Office	n/a	Fixed	n/a	Vinyl	n/a	60"x54"	n/a
57	Bath 1	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
58	Bedroom 1	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
59	Bedroom 1	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
60	Bedroom 1	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
61	Bedroom 1	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
62	Bedroom 1	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
63	Bedroom 1	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
64	Bedroom 1	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a

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☐ Bungalow ☐ Prairie ☐ Mediterranean ☐ Provincial ☐ Tract/Ranch ☒ Other
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65	Bath 1	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
66	Bedroom 1	n/a	Fixed	n/a	Vinyl	n/a	24"x54"	n/a
67	Bedroom 3	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
68	Bedroom 3	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
69	Bedroom 3	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
70	Bedroom 3	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
71	Bedroom 3	n/a	Casement	n/a	Vinyl	n/a	60"x54"	n/a
72	Bedroom 3	n/a	Fixed	n/a	Vinyl	n/a	24"x54"	n/a
73	Bath 2	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
74	Bath 2	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
75	Bedroom 2	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
76	Bedroom 2	n/a	Casement	n/a	Vinyl	n/a	24"x48"	n/a
77	Bedroom 2	n/a	Casement	n/a	Vinyl	n/a	24"x48"	n/a
78	Bedroom 2	n/a	Casement	n/a	Vinyl	n/a	24"x48"	n/a
79	Bedroom 2	n/a	Casement	n/a	Vinyl	n/a	24"x48"	n/a
80	Bedroom 2	n/a	Casement	n/a	Vinyl	n/a	24"x48"	n/a

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Ex. angle	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	¾" x ¼" (width) x (depth)
81	Bedroom 2	n/a	Fixed	n/a	Vinyl	n/a	60"x24"	n/a
82	Bath 2	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
83	Bath 2	n/a	Single-Hung	n/a	Vinyl	n/a	24"x48"	n/a
84	Bedroom 3	n/a	Fixed	n/a	Vinyl	n/a	24"x54"	n/a
-								
-								
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-								

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BRANCH

BROADWAY - SANTA CLARA ST.
ALAMEDA, CALIFORNIA 94501

APN: 070-156-044-7

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

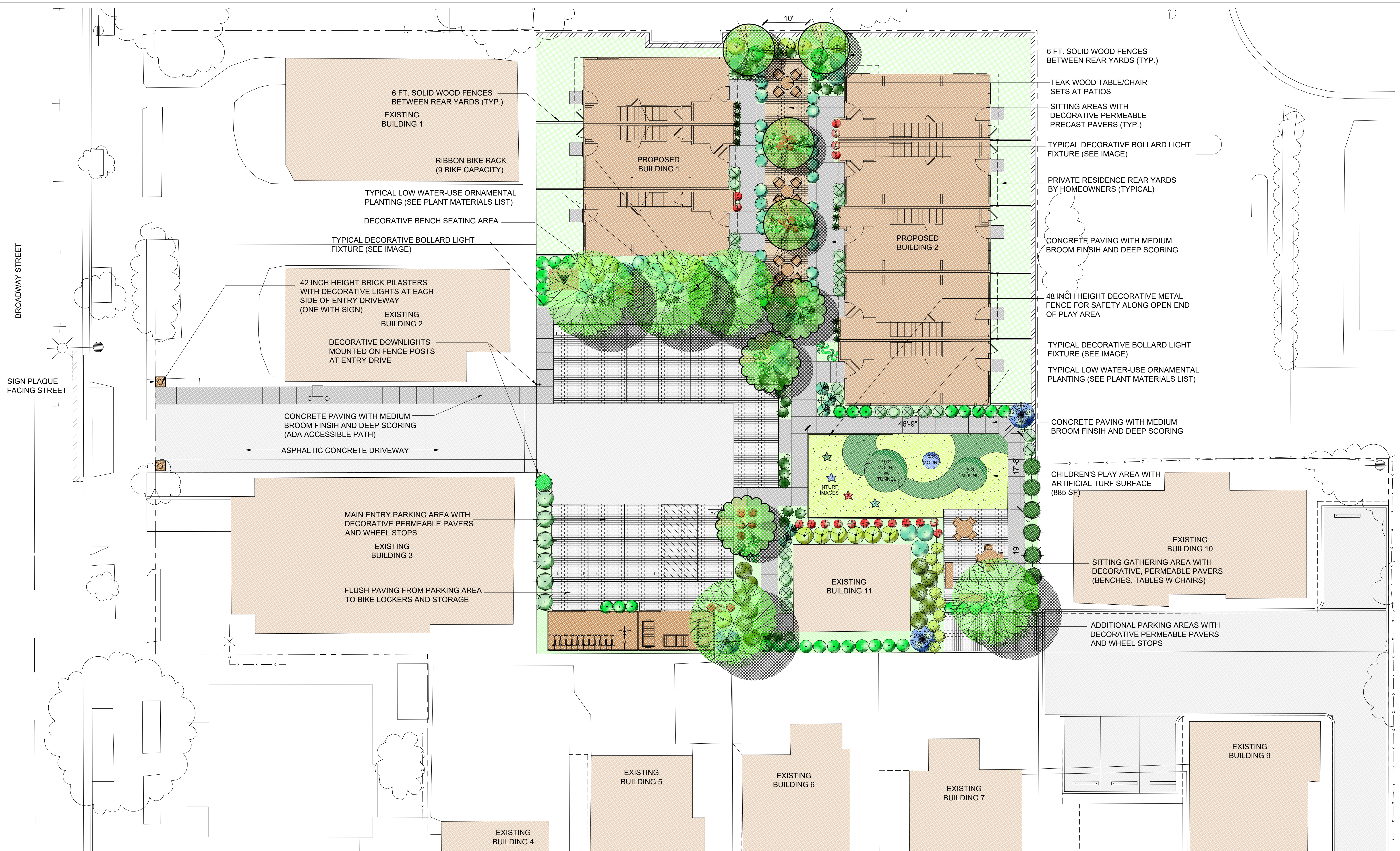
t. 415-512-1300
f. 415-288-0288

HUNT
HALE
JONES

WINDOW SCHEDULE

A0.9.3

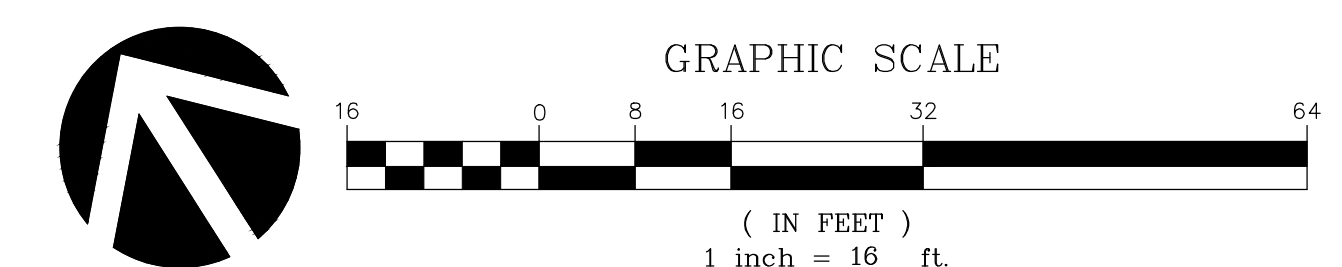
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PROJECT: 271016

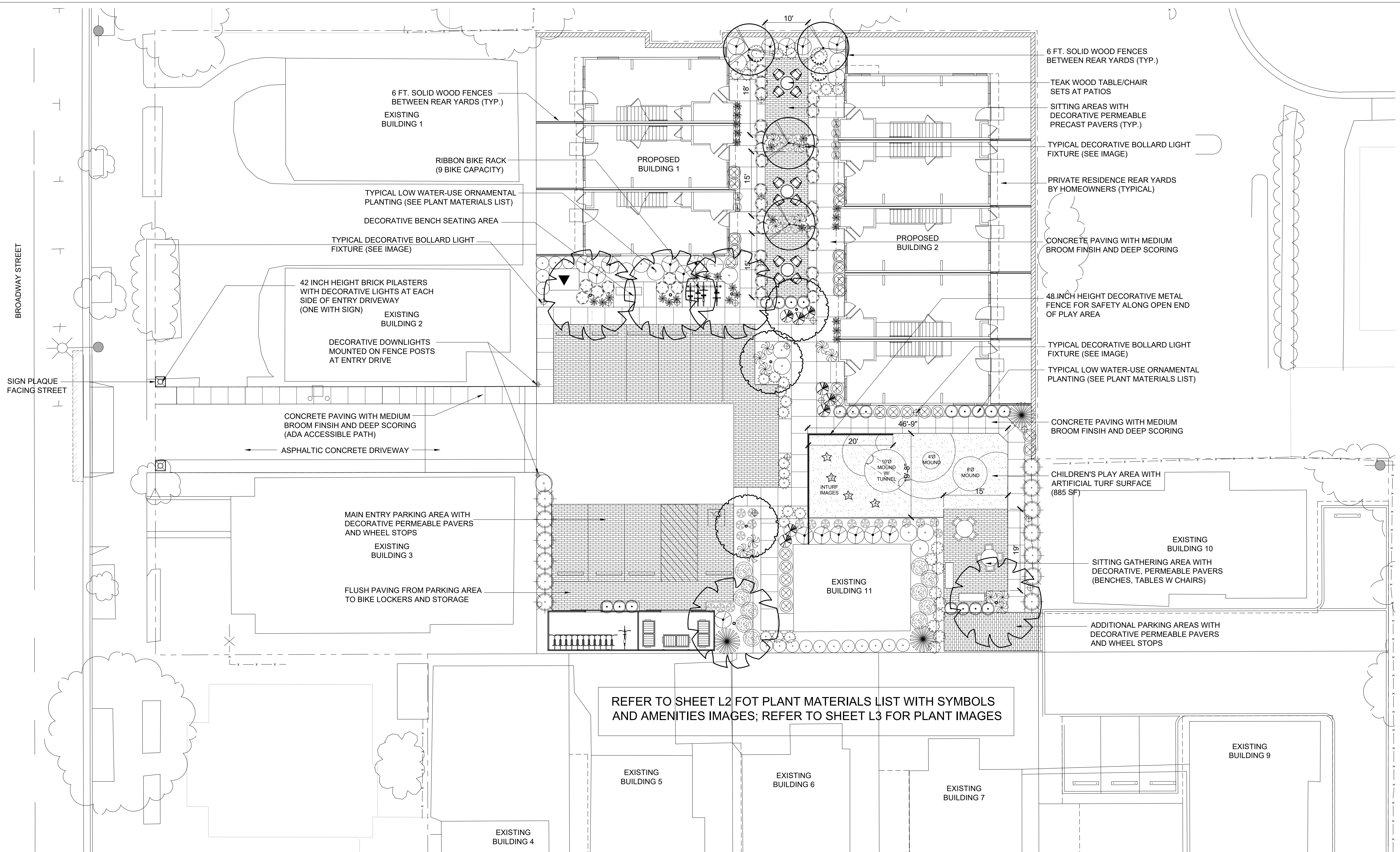


BROADWAY AND SANTA CLARA ALAMEDA, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

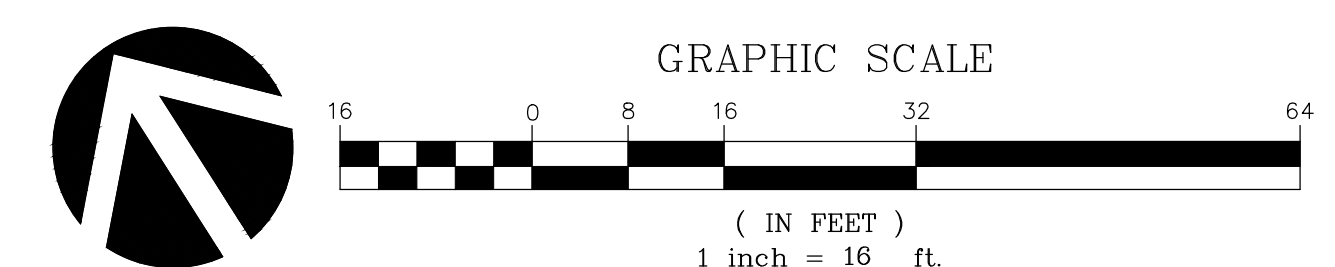




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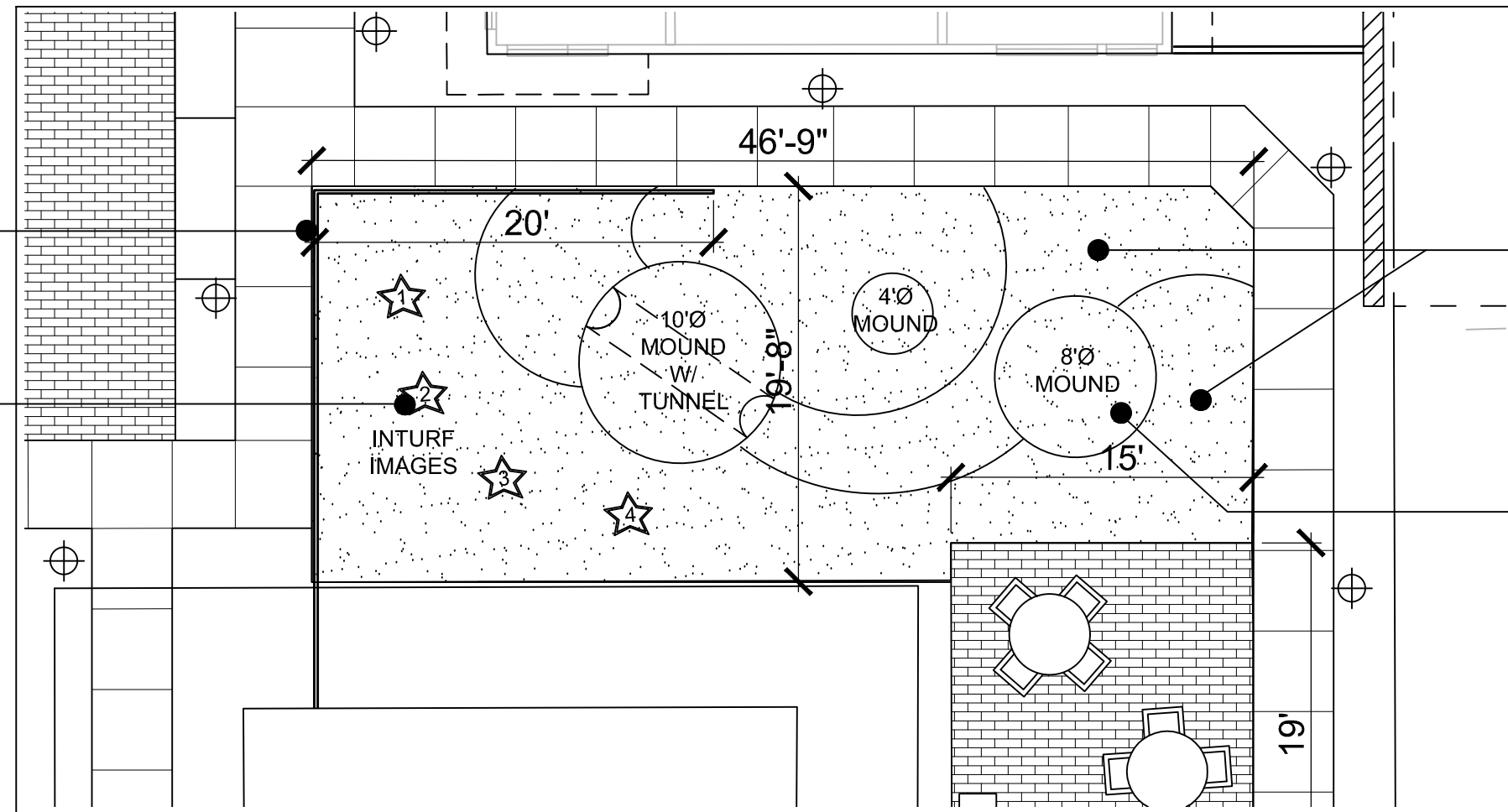
ARTIFICIAL TURF 'FUNCERTS'
PLAYFUL PATTERNS/GAMES



ARTIFICIAL TURF COVERED MOUNDS
(10'Ø W/ TUNNEL, 8'Ø AND 4'Ø)

48 INCH HEIGHT SAFETY
DECORATIVE METAL PICKET
FENCE ENCLOSING OPEN
END OF PLAY AREA

INTURF COLOR IMAGE
ACCENTS/GAMES



CONTRASTING ARTIFICIAL
TURF COLORS & PATTERNS

PREFABRICATED MOUNDS
COVERED IN ARTIFICIAL TURF

PLAN INSET: CHILDREN'S PLAY AREA

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



TEAK WOOD TABLE AND CHAIR SETS
AT PATIO AREAS



DECORATIVE 120 VOLT BOLLARD
'HINKLEY' TYPE L3 SHELTER BOLLARD
#15607bk WITH BLACK FINISH



DECORATIVE 120 VOLT PILASTER LIGHT
'FOS DESIGNS' 18"Hx16"W
WITH DARK GREY COLOR



DECORATIVE 120 VOLT WALL-LIGHT
'RAINE' SCONCE LIGHT 7"x16"
WITH BLACK FINISH

PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	MATURE SIZE
TREES					
	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	MED	24" BOX	25'Hx12'W
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD (STD)	MED	24" BOX	20'Hx15'W
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	MED	24" BOX	30'Hx20'W
SHRUBS:					
	ALYOGYNE HUEGELII	BLUE HIBISCUS	LOW	5 GA	6'Hx5'W
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	LOW	5 GA	3'Hx5'W
	CISTUS HYBRIDUS	ROCKROSE	LOW	5 GA	3'Hx4'W
	LOROPETALUM 'BURGUNDY'	FRINGE FLOWER	LOW	5 GA	4'Hx4'W
	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	LOW	5 GA	3'Hx3'W
	NANDINA 'FIREPOWER'	FIREPOWER NANDINA	LOW	5 GA	2'Hx2'W
	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	LOW	5 GA	3'Hx3'W
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN ROSEMARY	LOW	5 GA	4'Hx4'W
	SALVIA GREGII	AUTUMN SAGE	LOW	5 GA	4'Hx4'W
	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT GERMANDER	LOW	5 GA	3'Hx3'W
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GA	4'Hx4'W
PERENNIALS AND GRASSES:					
	ANIGOZANTHOS 'BUSH BABY'	DWARF KANGAROO PAW	LOW	1 GA	2'Hx2'W
	ERIGERON KARVIN. 'MOERHEIMII'	SANTA BARBARA DAISY	LOW	1 GA	12"Hx24"W
	LAVANDULA STOECHAS	MEXICAN LAVENDER	LOW	1 GA	24"Hx24"W
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	1 GA	3'Hx3'W
	PENNISETUM 'BUNNY TAILS'	DWARF FOUNTAIN GRASS	LOW	1 GA	3'Hx4'W
	PHORMIUM 'TINY TIGER'	DWARF FLAX	LOW	5 GA	24"Hx24"W

GENERAL NOTES:

- ALL PLANTING AREAS SHALL RECEIVE A 3" DEEP LAYER OF BARK MULCH DRESSING.
- ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM, OPERATING ON A WEATHER-BASED IRRIGATION CONTROLLER.

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETO):			41.8				
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	2,537	939.6294511	24351.4
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	108	66.6666612	1727.7
					TOTALS:	2645	1006
SPECIAL LANDSCAPE AREAS:							
REC. AREA				1	0	0	0
WATER FEATURE 1				1	0	0	0
WATER FEATURE 2				1	0	0	0
					TOTALS:	0	0
						ETWU TOTAL:	26,079
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	30,847
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA			1,006	NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.			
TOTAL LANDSCAPE AREA			2,645				
AVERAGE ETAF			0.38				
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA			1,006				
TOTAL LANDSCAPE AREA			2,645				
SITEWIDE ETAF			0.38				

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE
AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL
AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL
AREAS.



DECORATIVE BENCH
(CANTERBURY DESIGNS 'VEGA' 6 FT. LONG
STEEL BENCH, BRONZE COLOR)



BIKE RACK (9 BIKE CAPACITY)
(PARK IT BIKE RACK, GALVANIZED STEEL FINISH)

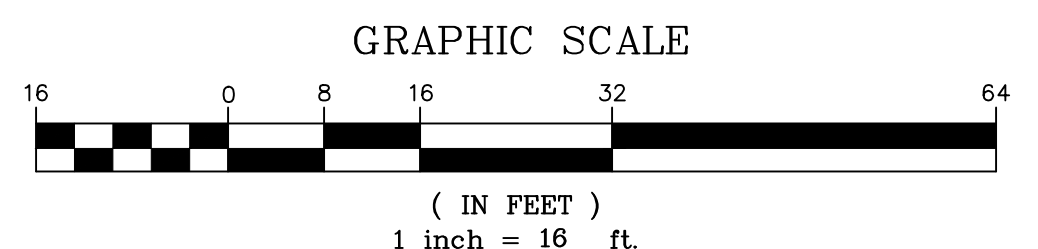
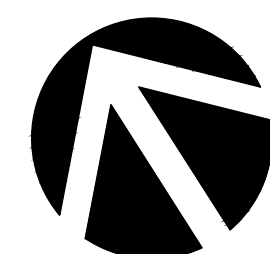


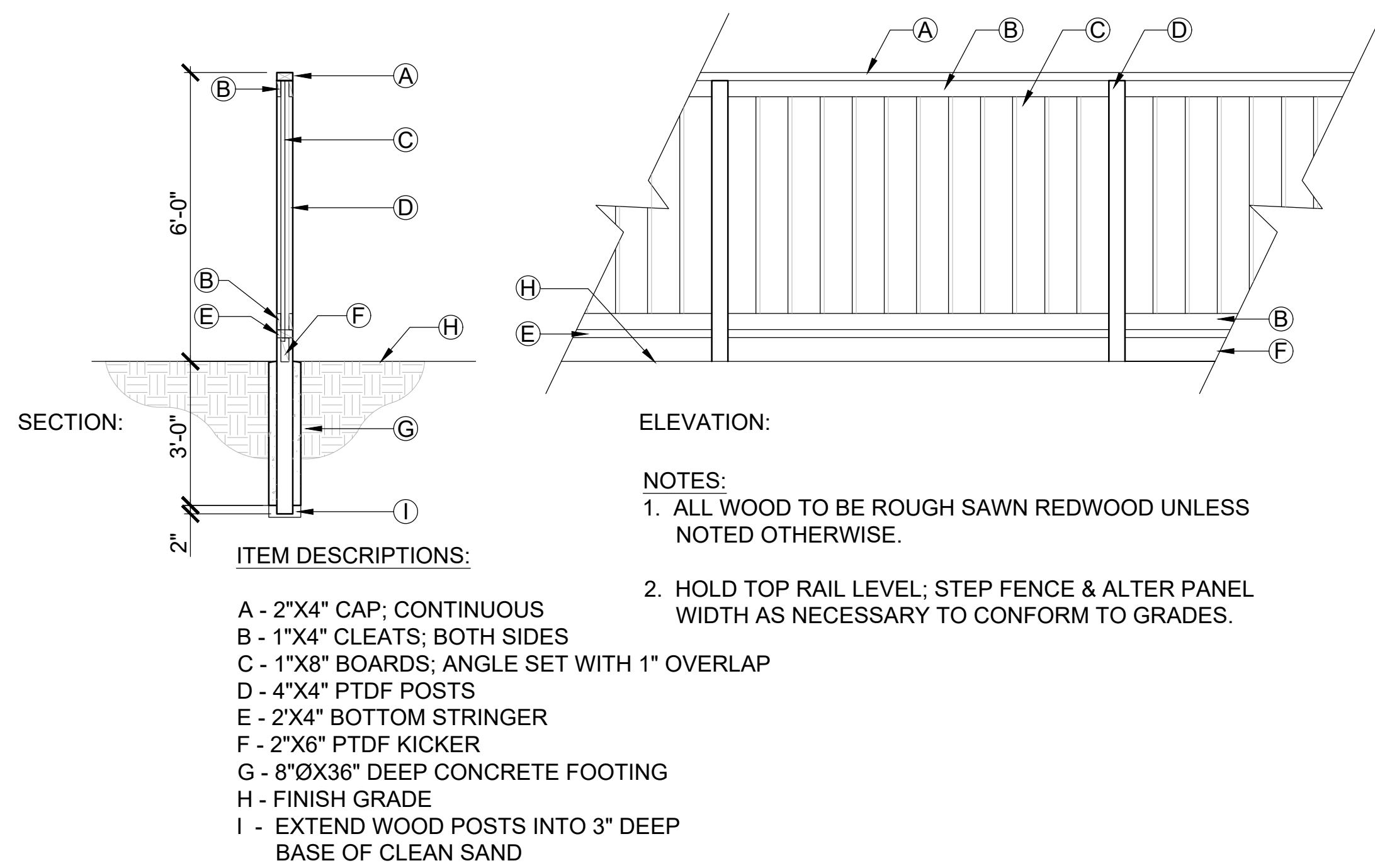
DECORATIVE PERMEABLE PAVERS
(BELGARD 'AQUALINE' 8"x4" MODULE PAVER,
ADA COMPLIANT, VICTORIAN BLEND COLOR)



ARTIFICIAL TURF SURFACE
(FIELD OF GREEN 'FUSION'

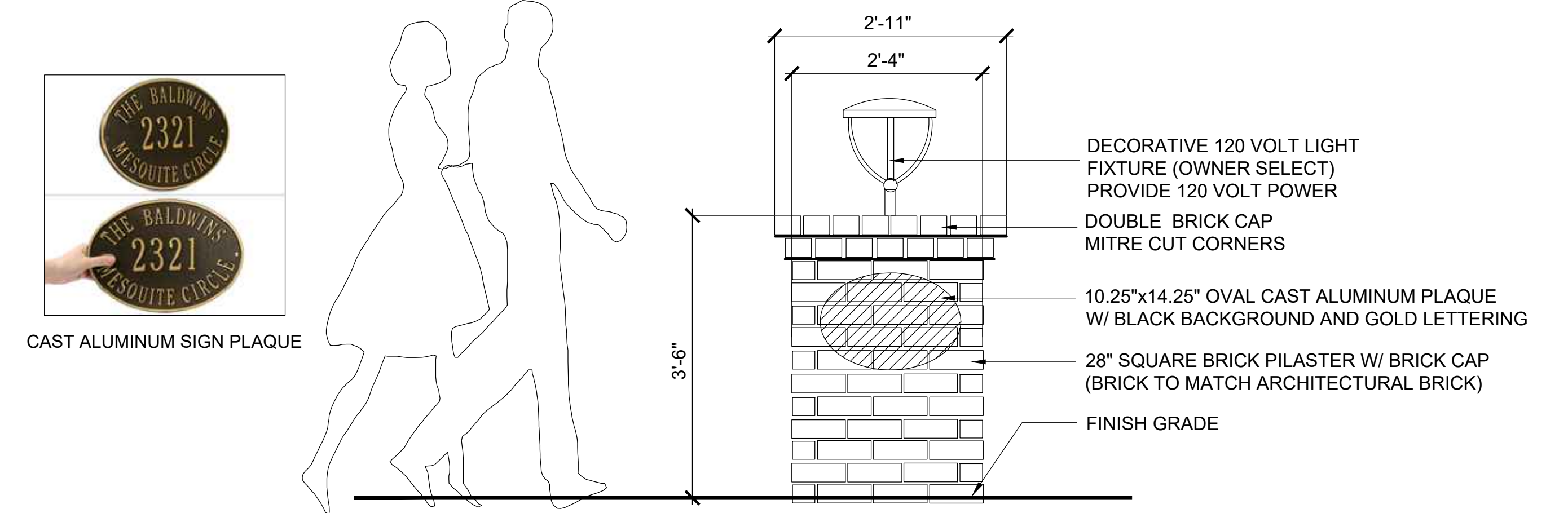
BROADWAY AND SANTA CLARA ALAMEDA, CALIFORNIA





WOOD FENCE DETAIL

NO SCALE

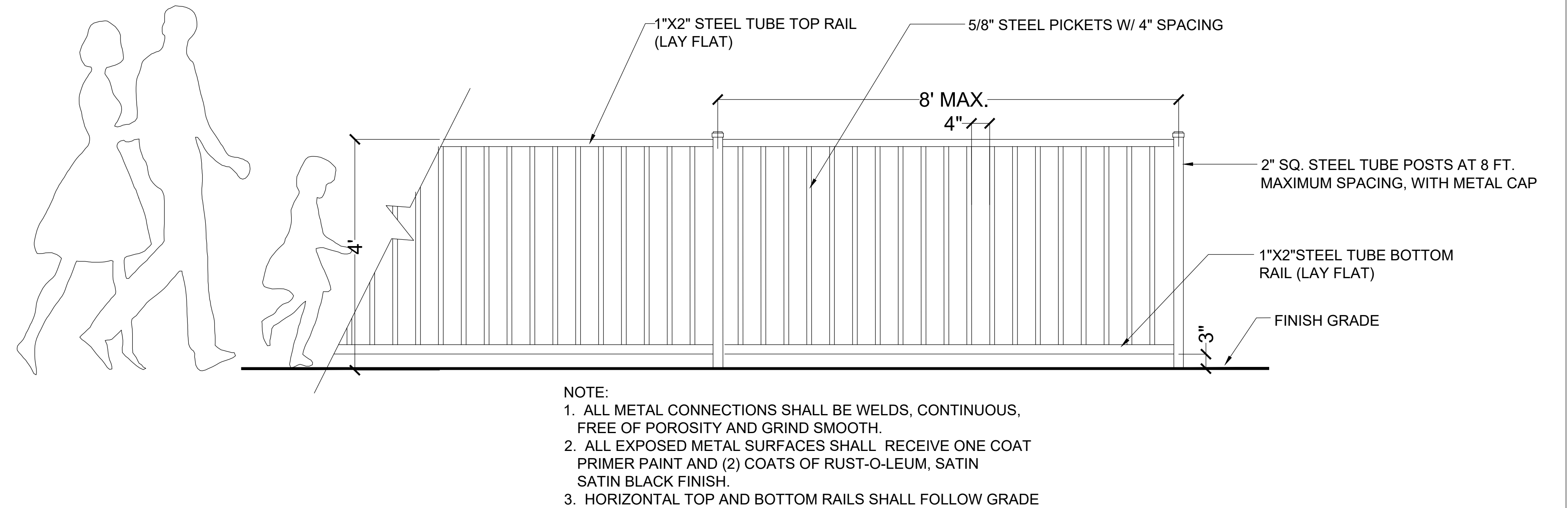


PROJECT ENTRY BRICK PILASTER

NO SCALE



CONCRETE PAVING WITH MEDIUM BROOM FINISH
AND DEEP CONTROL JOINT SCORING



48 IN. HEIGHT DECORATIVE METAL FENCE

NO SCALE

SITE AMENITY DETAILS

TREES:



NARROW CANOPY TREE
CARPINUS B. 'FRANS FONTAINE'
(EUROPEAN HORNBEAM)



SMALL ACCENT TREE
CERCIS CANADENSIS 'FORSET PANSY'
(EASTERN REDBUD)



BROADLEAF EVERGREEN TREE
LOPHOSTEMON CONFERTUS
(BRISBANE BOX)

SHRUBS:



ALYOGYNE HUEGELII
(BLUE HIBISCUS)



CALLISTEMON 'LITTLE JOHN'
(DWARF BOTTLE BRUSH)



CISTUS HYBRIDUS
(ROCKROSE)



LOROPETALUM 'BURGUNDY'
(FRINGE FLOWER)

SHRUBS:



MYRTUS COMMUNIS 'COMPACTA'
(COMPACT MYRTLE)



NANDINA 'FIREPOWER'
(FIREPOWER NANDINA)



NANDINA DOMESTICA 'COMPACTA'
(HEAVENLY BAMBOO)



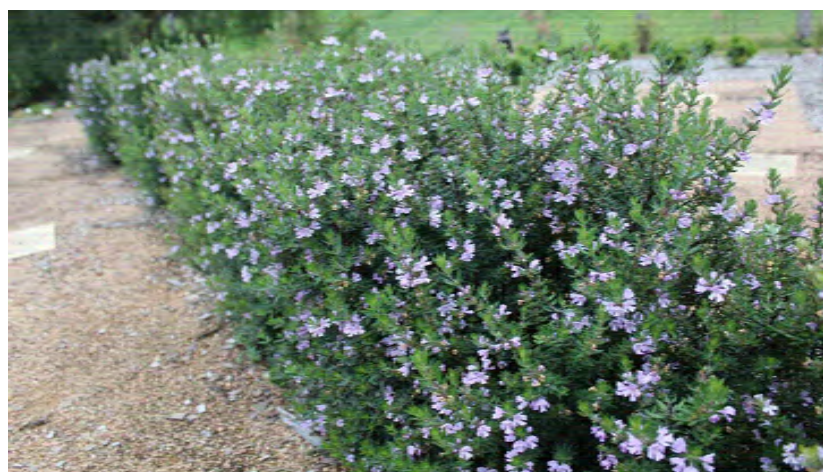
ROSMARINUS 'TUSCAN BLUE'
(TUSCAN ROSEMARY)



SALVIA GREGII
(AUTUMN SAGE)

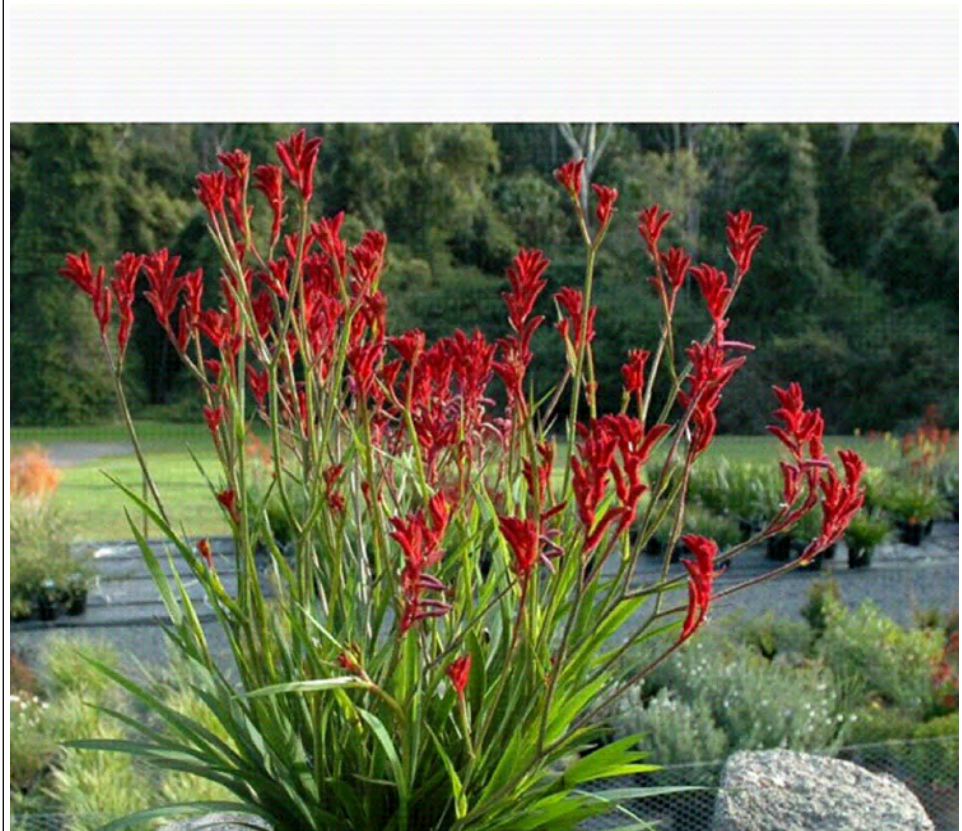


TEUCRIUM FRUTICANS 'COMPACTUM'
(COMPACT GERMANDER)

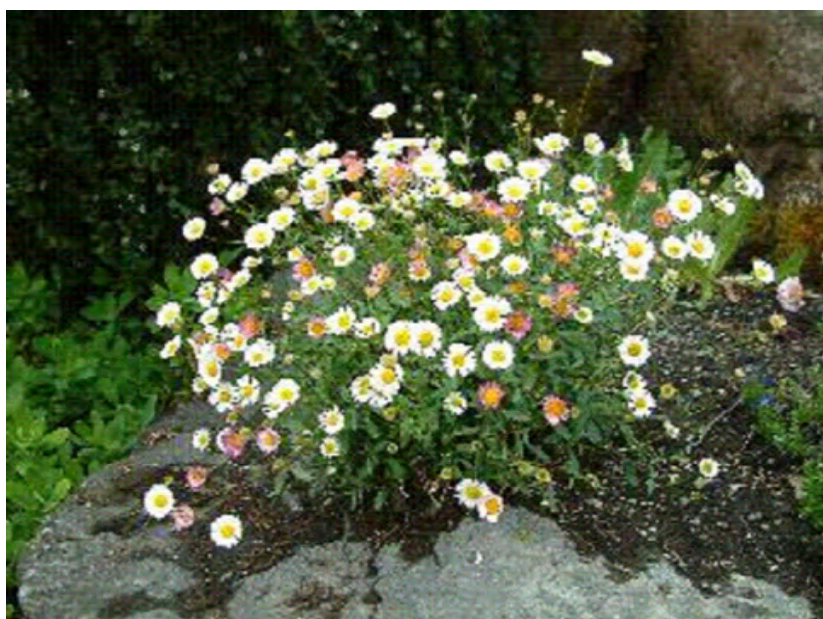


WESTRINGIA FRUTICOSA
(COAST ROSEMARY)

PERENNIALS & GRASSES:



ANIGOZANTHOS 'BUSH BABY'
(DWARF KANGAROO PAW)



ERIGERON KARVIN. 'MOERHEIMII'
(SANTA BARBARA DAISY)



LAVANDULA STOECHAS
(MEXICAN LAVENDER)



LOMANDRA LONGIFOLIA 'BREEZE'
(DWARF MAT RUSH)



PENNISETUM 'BUNNY TAILS'
(DWARF FOUNTAIN GRASS)



PHORMIUM 'TINY TIGER'
(DWARF FLAX)

PLANT IMAGES