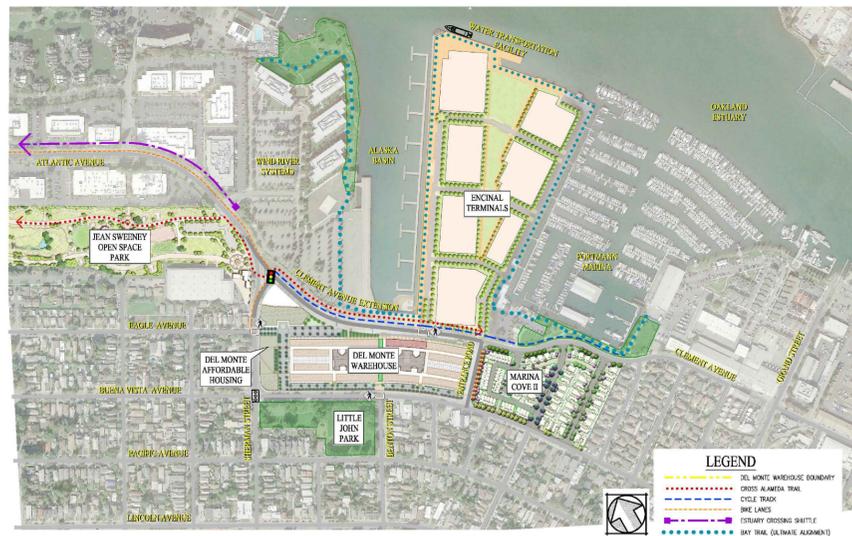




DEL MONTE AFFORDABLE HOUSING DEVELOPMENT PLAN PLANNING BOARD - MAY 26, 2015

VICINITY MAP



ZONING & OPEN SPACE

ZONING DATA:	SITE AREA CALCULATIONS:	BUILDING OPEN SPACE
ZONING: MF OVERLAY MX	GROSS SITE AREA = 0.81 AC	RESIDENT COMMON OPEN SPACE (COURTYARD): 2,399 SF
GENERAL PLAN: NWGPA	NET SITE AREA = 0.73 AC (R/W DEDICATION OF 0.08 AC)	RESIDENT PRIVATE AREAS (PATIOS & BALCONIES): 2,283 SF
	OPEN SPACE AREA = 0.16 AC (ALL PVIOUS SURFACE FROM R/W TO SUBAREA BOUNDARY)	

PROJECT TEAM

OWNER:
HOUSING AUTHORITY OF THE CITY OF ALAMEDA
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TEL: 510-747-4305
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SAN RAMON, CA 94583
TEL: 925.866.0322
CONTACT: ANGELO OBERTELLO
EMAIL: AOBERTELLO@CBANDG.COM

BUILDING & PARKING STATISTICS

UNIT COUNT	1BR., 1BA	1BR+DEN, 1BA	2B2, 1BA MANAGER'S UNIT	TOTALS
UNIT TYPE	1BR., 1BA	1BR+DEN, 1BA	2B2, 1BA MANAGER'S UNIT	
AVERAGE SF PER UNIT	537 SF	681 SF	793 SF	
LEVEL 1	4	0	1	5
LEVEL 2	12	1	0	13
LEVEL 3	12	1	0	13
				31

PARKING	QTY	ALT. PARKING PLAN (SEE SHEET L1.02)
SURFACE, STANDARD SIZE	29	SURFACE, STANDARD SIZE
ACCESSIBLE	2	ACCESSIBLE
	31	30

BIKE PARKING	QTY
LONG TERM RESIDENTIAL	23
SHORT TERM	6
	29

LEVEL	OCC.	SF	FUNCTION	O.L. FACTOR	O.L.	MIXED OCCUPANCY NOTES
LEVEL 1						
BIKE STORAGE	R-2	354 SF	ACCESSORY STORAGE AREAS / MEP	300 SF	Gross	2
COMMUNITY ROOM	A-3	882 SF	ASSEMBLY - UNCONCENTRATED TABLES & CHAIRS	15 SF	Net	59
ELEVATOR MACHINE	R-2	78 SF	ACCESSORY STORAGE AREAS / MEP	300 SF	Gross	1
LAUNDRY	R-2	320 SF	RESIDENTIAL	200 SF	Gross	2
LOBBY/CIRCULATION	R-2	2904 SF	RESIDENTIAL	200 SF	Gross	15
MEP	R-2	680 SF	ACCESSORY STORAGE AREAS / MEP	300 SF	Gross	4
OFFICES	B	444 SF	BUSINESS AREAS	100 SF	Gross	5
RESIDENTIAL	R-2	3703 SF	RESIDENTIAL	200 SF	Gross	20
TRASH ROOM	R-2	252 SF	RESIDENTIAL	200 SF	Gross	2
WC	0	151 SF	RESTROOMS	0 SF		0
LEVEL 1 TOTALS		9768 SF				110
LEVEL 2						
CIRCULATION	R-2	2252 SF	RESIDENTIAL	200 SF	Gross	12
IDF	R-2	32 SF	ACCESSORY STORAGE AREAS / MEP	300 SF	Gross	1
JANITOR	R-2	86 SF	ACCESSORY STORAGE AREAS / MEP	300 SF	Gross	1
RESIDENTIAL	R-2	8800 SF	RESIDENTIAL	200 SF	Gross	47
TRASH ROOM	R-2	79 SF	RESIDENTIAL	200 SF	Gross	1
LEVEL 2 TOTALS		11249 SF				62
LEVEL 3						
CIRCULATION	R-2	2251 SF	RESIDENTIAL	200 SF	Gross	12
IDF	R-2	32 SF	ACCESSORY STORAGE AREAS / MEP	300 SF	Gross	1
JANITOR	R-2	86 SF	ACCESSORY STORAGE AREAS / MEP	300 SF	Gross	1
RESIDENTIAL	R-2	8800 SF	RESIDENTIAL	200 SF	Gross	47
TRASH ROOM	R-2	79 SF	RESIDENTIAL	200 SF	Gross	1
LEVEL 3 TOTALS		11248 SF				62
GRAND TOTALS		32265 SF				234

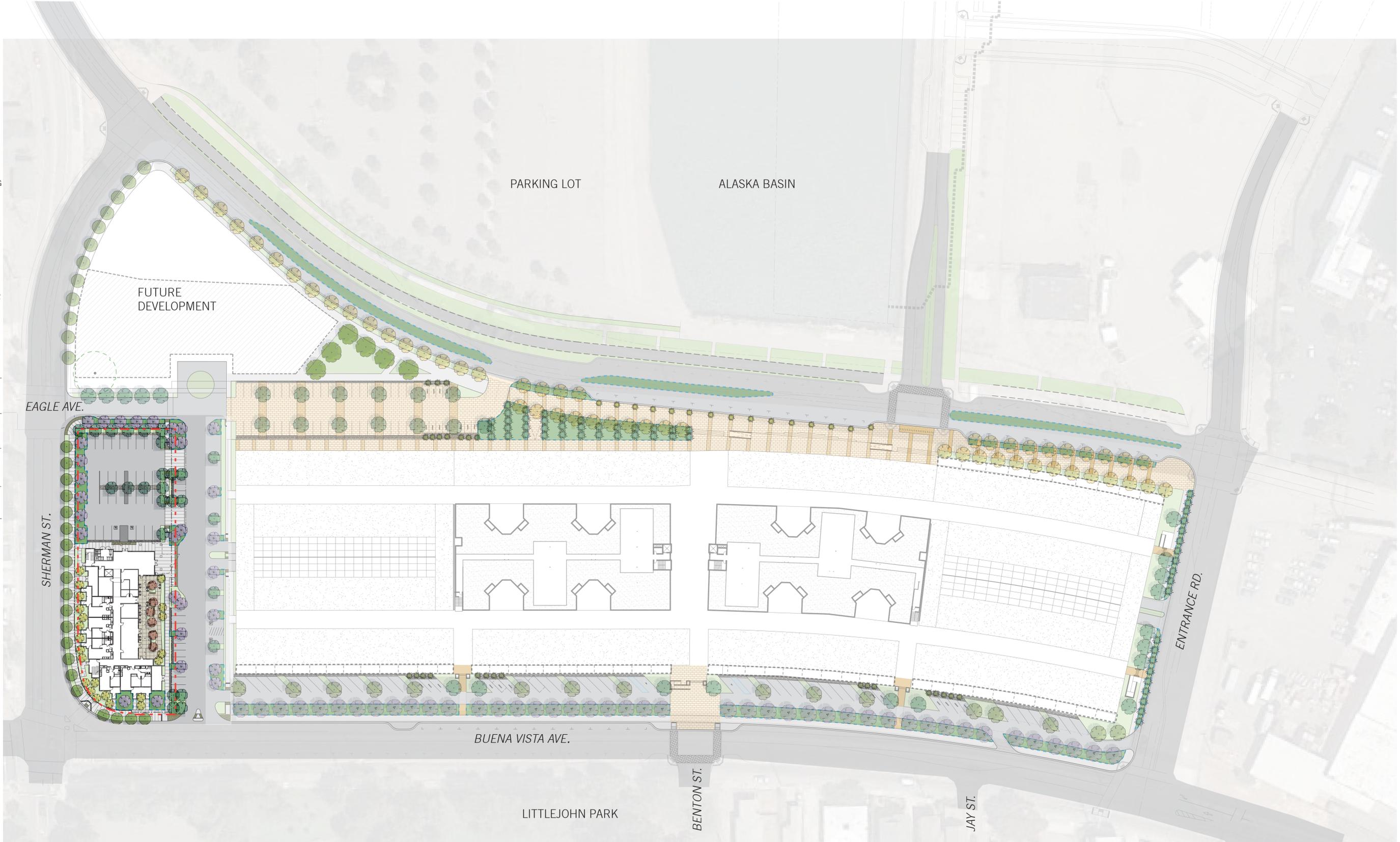
DRAWING INDEX

G0.01	COVER SHEET
L0.01	OVERALL SITE PLAN
L1.01	SITE PLAN
A3.20	EXISTING CONDITIONS & CONTEXT
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A3.10	PERSPECTIVE VIEW
A3.11	PERSPECTIVE VIEW
A3.12	PERSPECTIVE VIEW - ALT. W/ PEDIMENT
L1.03	ENLARGED COURTYARD PLAN
L1.04	BUENA VISTA & SHERMAN INTERSECTION
L2.01	LANDSCAPE PLANTING & MATERIALS
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN
A2.04	ROOF PLAN
A3.30	BUILDING SECTIONS
A4.01	UNIT PLANS
A5.01	FENCE & WINDOW DETAILS
A6.01	MATERIALS BOARD
C1.0	GRADING & DRAINAGE PLAN
C1.1	GRADING SECTIONS
C2.0	UTILITY PLAN
C3.0	STORMWATER CONTROL PLAN
L1.02	SITE PLAN - ALTERNATE ADA PARKING

DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

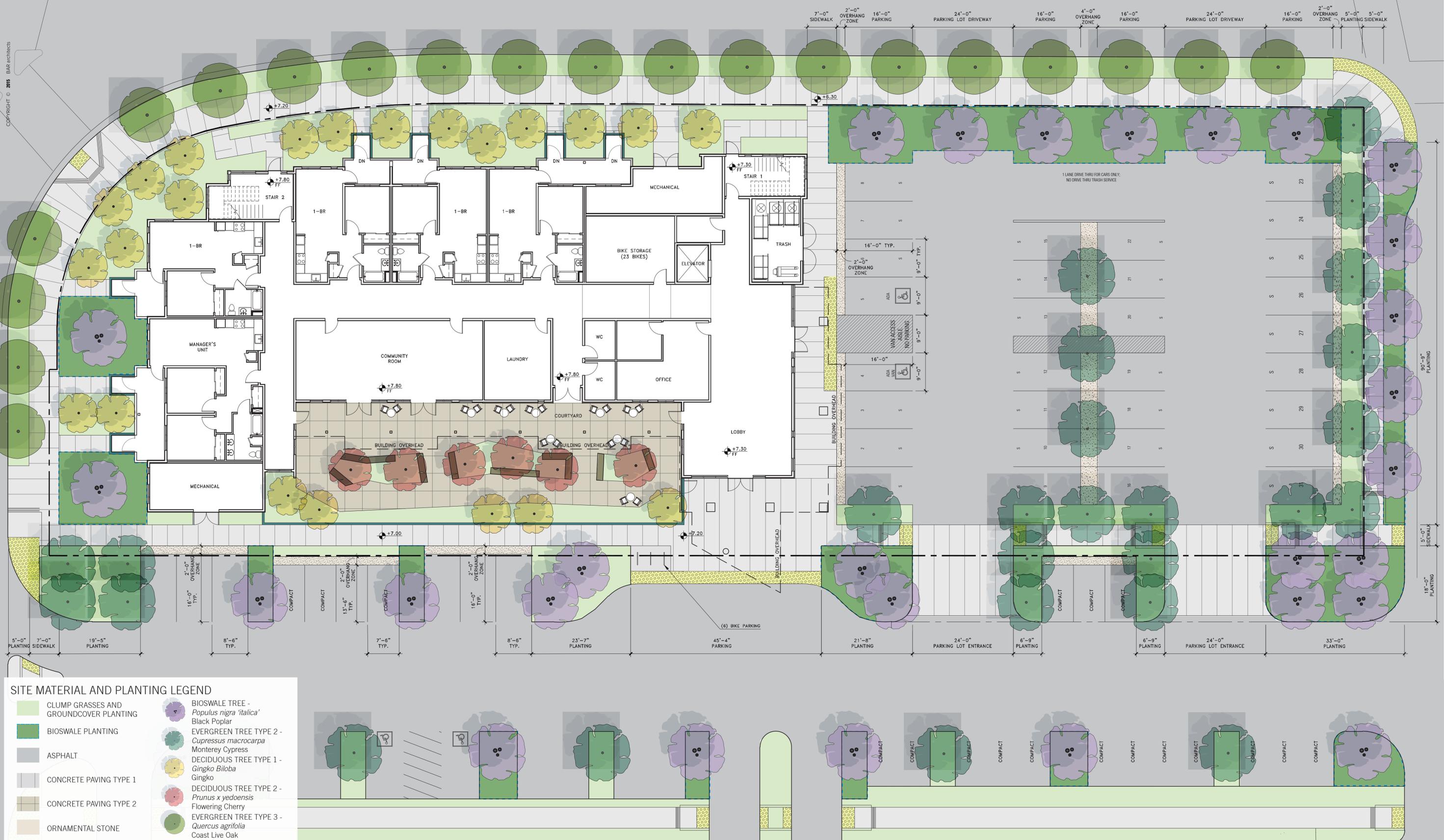
OVERALL SITE MATERIAL AND PLANTING LEGEND

- CLUMP GRASSES AND GROUNDCOVER PLANTING
- BIOSWALE PLANTING
- UNIT PAVER TYPE 1
- UNIT PAVER TYPE 2
- ASPHALT
- CONCRETE PAVING TYPE 1
- CONCRETE PAVING TYPE 2
- ORNAMENTAL STONE
- BIOSWALE TREE - *Populus nigra 'italica'* Black Poplar
- EVERGREEN TREE TYPE 1 - *Lyonothamnus floribundus* Catalina Ironwood
- EVERGREEN TREE TYPE 2 - *Cupressus macrocarpa* Monterey Cypress
- DECIDUOUS TREE TYPE 1 - *Ginkgo Biloba* Ginkgo
- DECIDUOUS TREE TYPE 2 - *Prunus x yedoensis* Flowering Cherry
- EVERGREEN TREE TYPE 3 - *Quercus agrifolia* Coast Live Oak
- EXISTING TREE
- SHRUB TYPE 1
- SHRUB TYPE 2



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OVERALL SITE PLAN

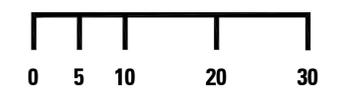


SITE MATERIAL AND PLANTING LEGEND

CLUMP GRASSES AND GROUNDCOVER PLANTING	BIOSWALE TREE - <i>Populus nigra 'italica'</i> Black Poplar
BIOSWALE PLANTING	EVERGREEN TREE TYPE 2 - <i>Cupressus macrocarpa</i> Monterey Cypress
ASPHALT	DECIDUOUS TREE TYPE 1 - <i>Ginkgo Biloba</i> Ginkgo
CONCRETE PAVING TYPE 1	DECIDUOUS TREE TYPE 2 - <i>Prunus x yedoensis</i> Flowering Cherry
CONCRETE PAVING TYPE 2	EVERGREEN TREE TYPE 3 - <i>Quercus agrifolia</i> Coast Live Oak
ORNAMENTAL STONE	

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SITE PLAN





CONTEXT ACROSS SHERMAN ST.



SITE FROM NORTHWEST CORNER (NEAR EAGLE AVE.)



SITE FROM SHERMAN



CONTEXT ACROSS BUENA VISTA AVE.



SITE FROM INTERSECTION OF BUENA VISTA AND SHERMAN

DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

EXISTING CONDITIONS & CONTEXT

KEYNOTE LEGEND

SEE SHEET A6.01 - MATERIAL BOARD

- 01 PORTLAND CEMENT PLASTER
- 02 BRONZE ANODIZED ALUMINUM NAIL FIN WINDOW
- 03 BRONZE ANODIZED ALUMINUM NAIL FIN WINDOW W/ SPANDREL GLASS @ SERVICE SPACES
- 04 PAINTED LOUVER
- 05 METAL GUARDRAIL W/ METAL MESH PANEL INFILL
- 06 BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM AT STAIRWAYS
- 07 CAST-IN-PLACE CONCRETE PLANTER WALLS W/ METAL RAIL @ UNIT STOOPS
- 08 METAL ENTRY CANOPY W/ WOOD SLAT CEILING UNDERSIDE
- 09 ELEVATOR OVERRUN
- 10 METAL FENCE W/ WOOD GRAINED SLAT PRODUCT
- 11 WOOD GRAINED SIDING PRODUCT
- 12 METAL RAILING W/ WOOD GRAINED SLAT PRODUCT
- 13 METAL MESH PANEL INFILL @ OPEN STAIRWAY



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

BUILDING ELEVATIONS

KEYNOTE LEGEND

SEE SHEET A6.01 - MATERIAL BOARD

- 01 PORTLAND CEMENT PLASTER
- 02 BRONZE ANODIZED ALUMINUM NAIL FIN WINDOW
- 03 BRONZE ANODIZED ALUMINUM NAIL FIN WINDOW W/ SPANDREL GLASS @ SERVICE SPACES
- 04 PAINTED LOUVER
- 05 METAL GUARDRAIL W/ METAL MESH PANEL INFILL
- 06 BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM AT STAIRWAYS
- 07 CAST-IN-PLACE CONCRETE PLANTER WALLS W/ METAL RAIL @ UNIT STOODS
- 08 METAL ENTRY CANOPY W/ WOOD SLAT CEILING UNDERSIDE
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- 11 WOOD GRAINED SIDING PRODUCT
- 12 METAL RAILING W/ WOOD GRAINED SLAT PRODUCT
- 13 METAL MESH PANEL INFILL @ OPEN STAIRWAY



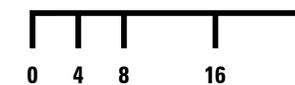
2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

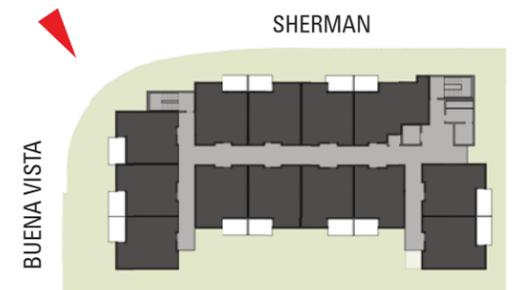
DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

BUILDING ELEVATIONS





SITE FROM INTERSECTION OF BUENA VISTA AND SHERMAN



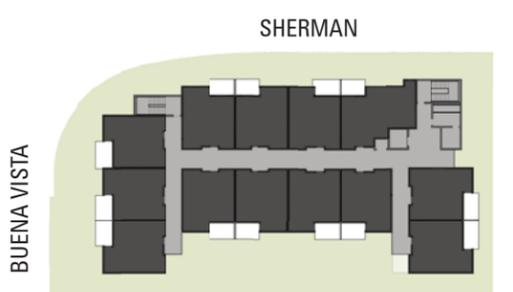
DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

PERPSECTIVE VIEW



SITE FROM NORTHEAST CORNER

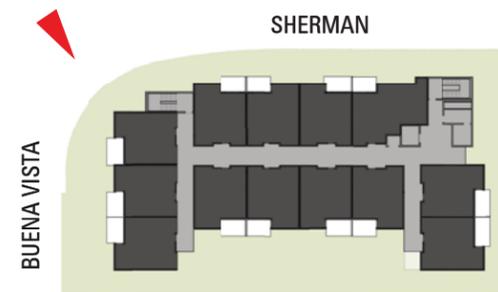
DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA



PERPSECTIVE VIEW



SITE FROM INTERSECTION OF BUENA VISTA AND SHERMAN

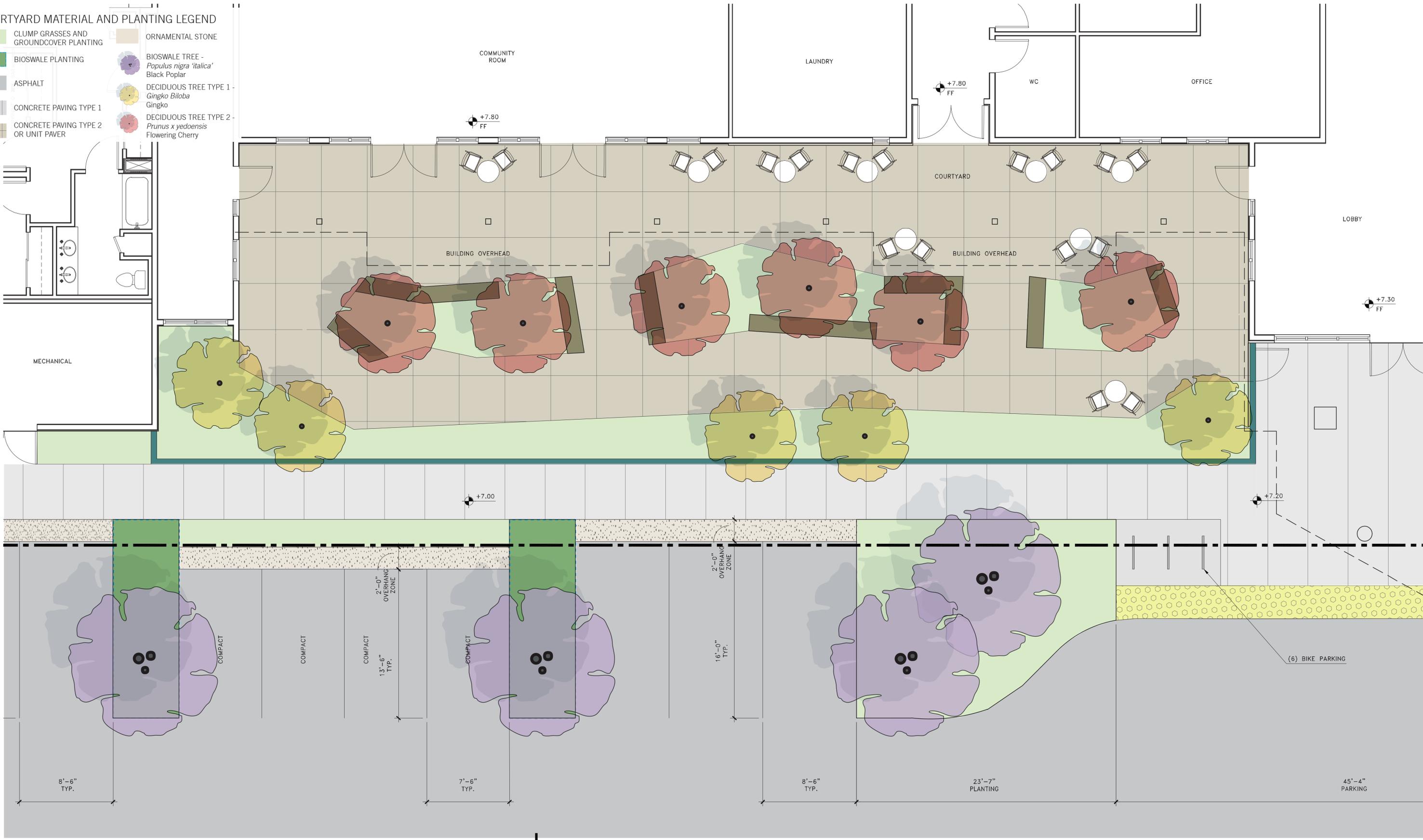


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PERPSECTIVE VIEW - ALTERNATE W/ PEDIMENT

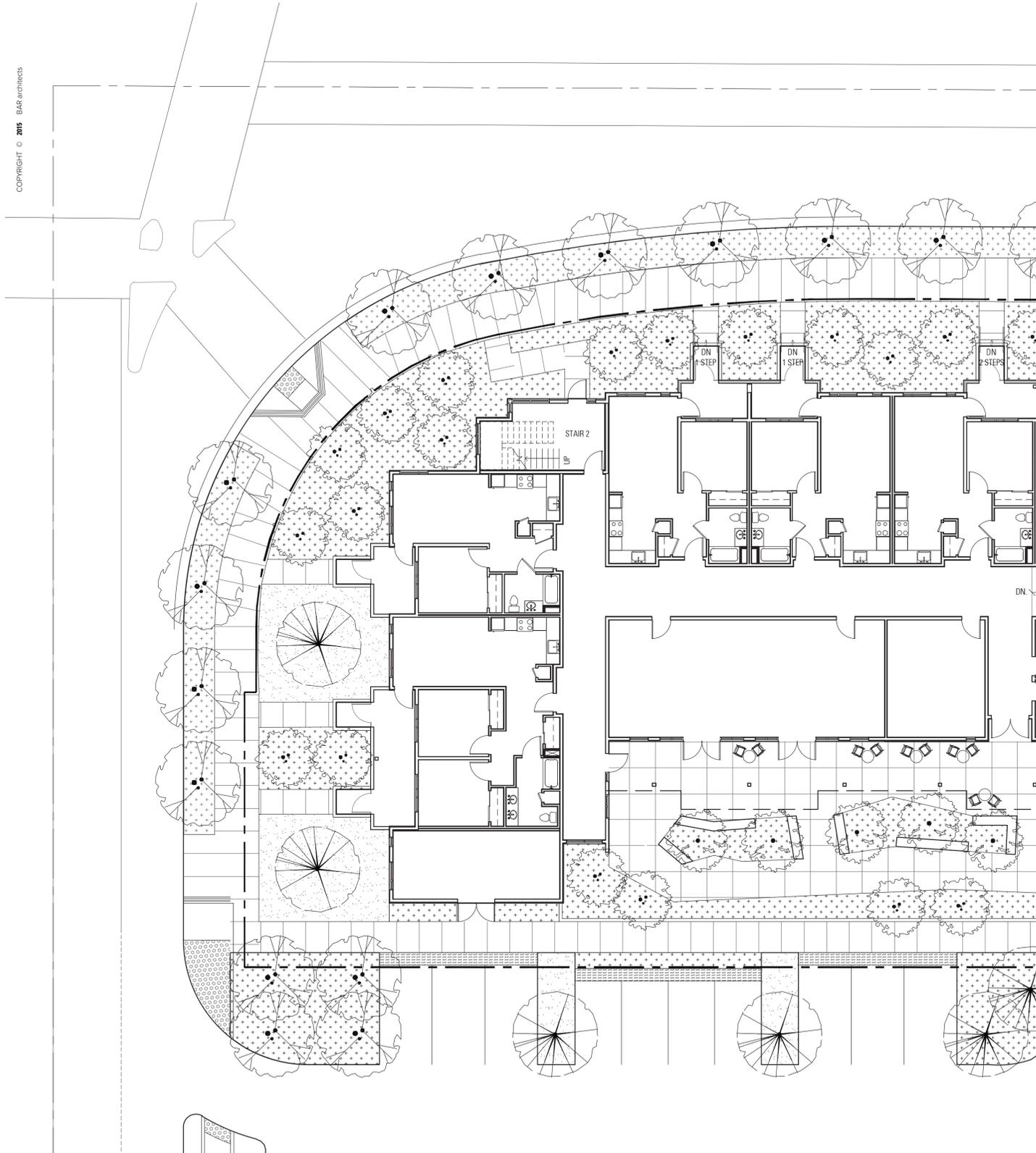
COURTYARD MATERIAL AND PLANTING LEGEND

- CLUMP GRASSES AND GROUND COVER PLANTING
- BIOSWALE PLANTING
- ASPHALT
- CONCRETE PAVING TYPE 1
- CONCRETE PAVING TYPE 2 OR UNIT PAVER
- ORNAMENTAL STONE
- BIOSWALE TREE - *Populus nigra 'italica'* Black Poplar
- DECIDUOUS TREE TYPE 1 - *Ginkgo Biloba* Ginkgo
- DECIDUOUS TREE TYPE 2 - *Prunus x yedoensis* Flowering Cherry

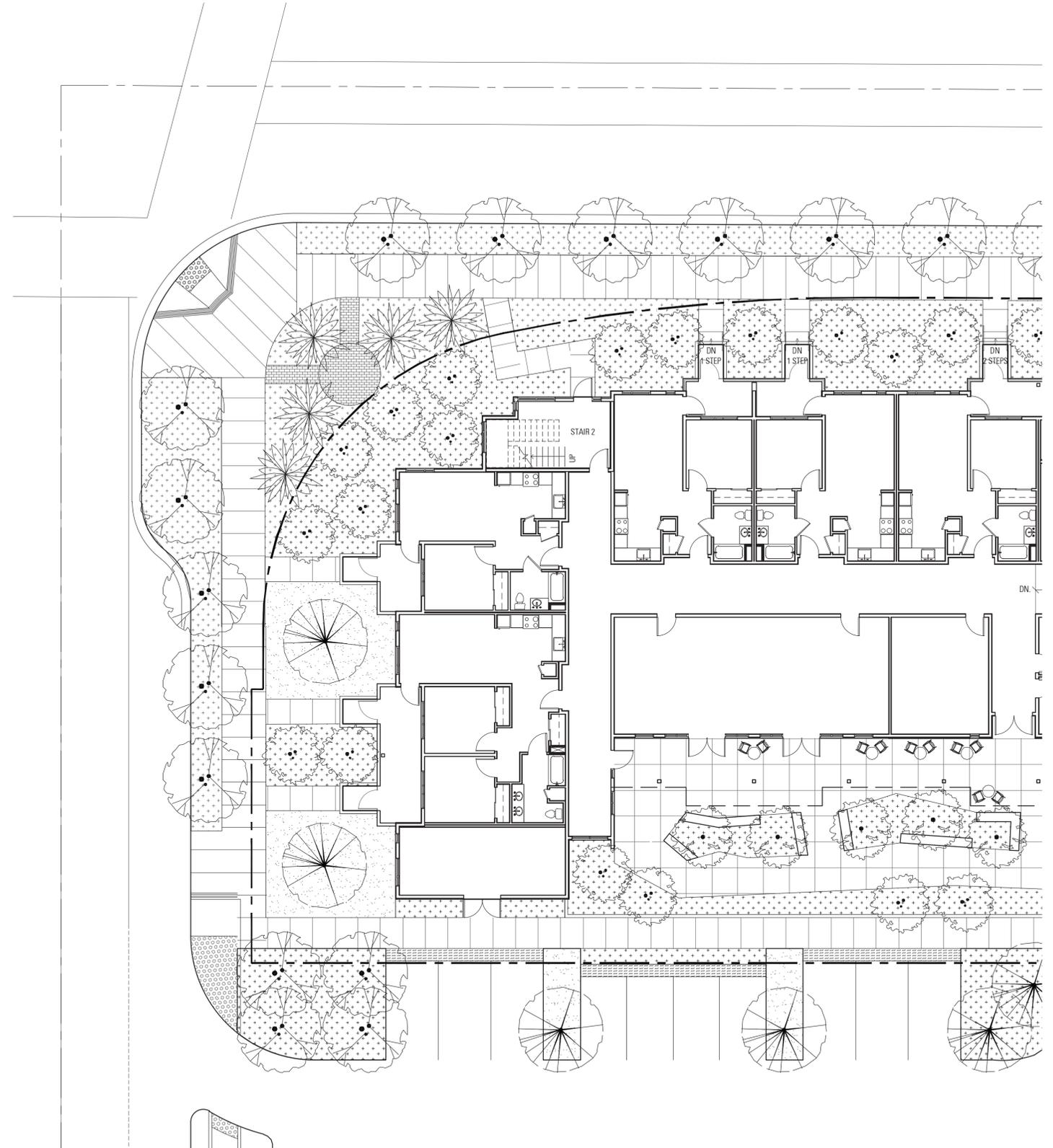


DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

ENLARGED COURTYARD PLAN



PROPOSED INTERSECTION



FUTURE INTERSECTION IMPROVEMENT

DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

BUENA VISTA AVE. AND SHERMAN ST. INTERSECTION

PLANTING

EVERGREEN TREES



Cupressus macrocarpa
MONTEREY CYPRESS



Quercus agrifolia
COAST LIVE OAK

DECIDUOUS SHADE TREES



Prunus x yedoensis
FLOWERING CHERRY



Ginkgo biloba
GINKGO

BIOSWALE TREE

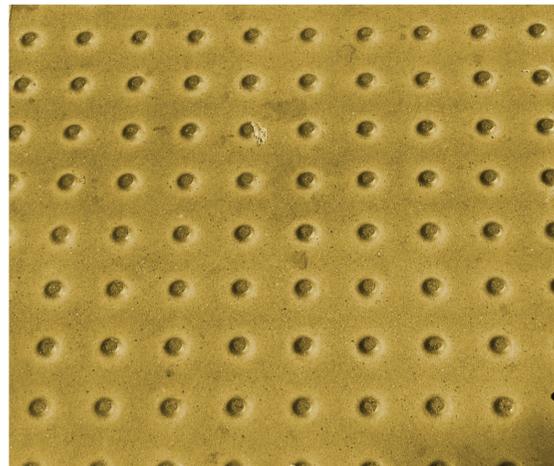


Populus nigra 'italica'
BLACK POPLAR

FURNISHING/PAVING



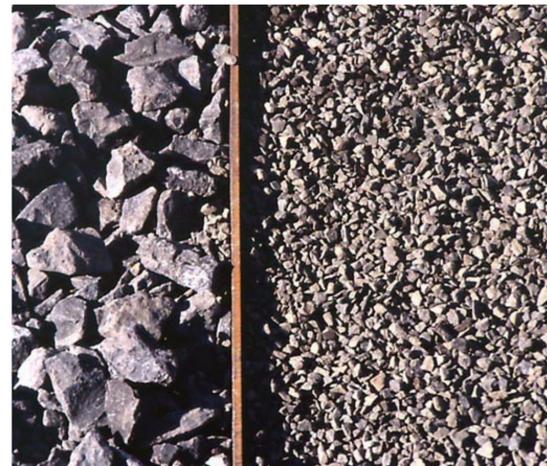
BENCHES



Precast concrete, integral color
WARNING PAVERS



Light sandblast finish, integral color, saw-cut joints
CONCRETE



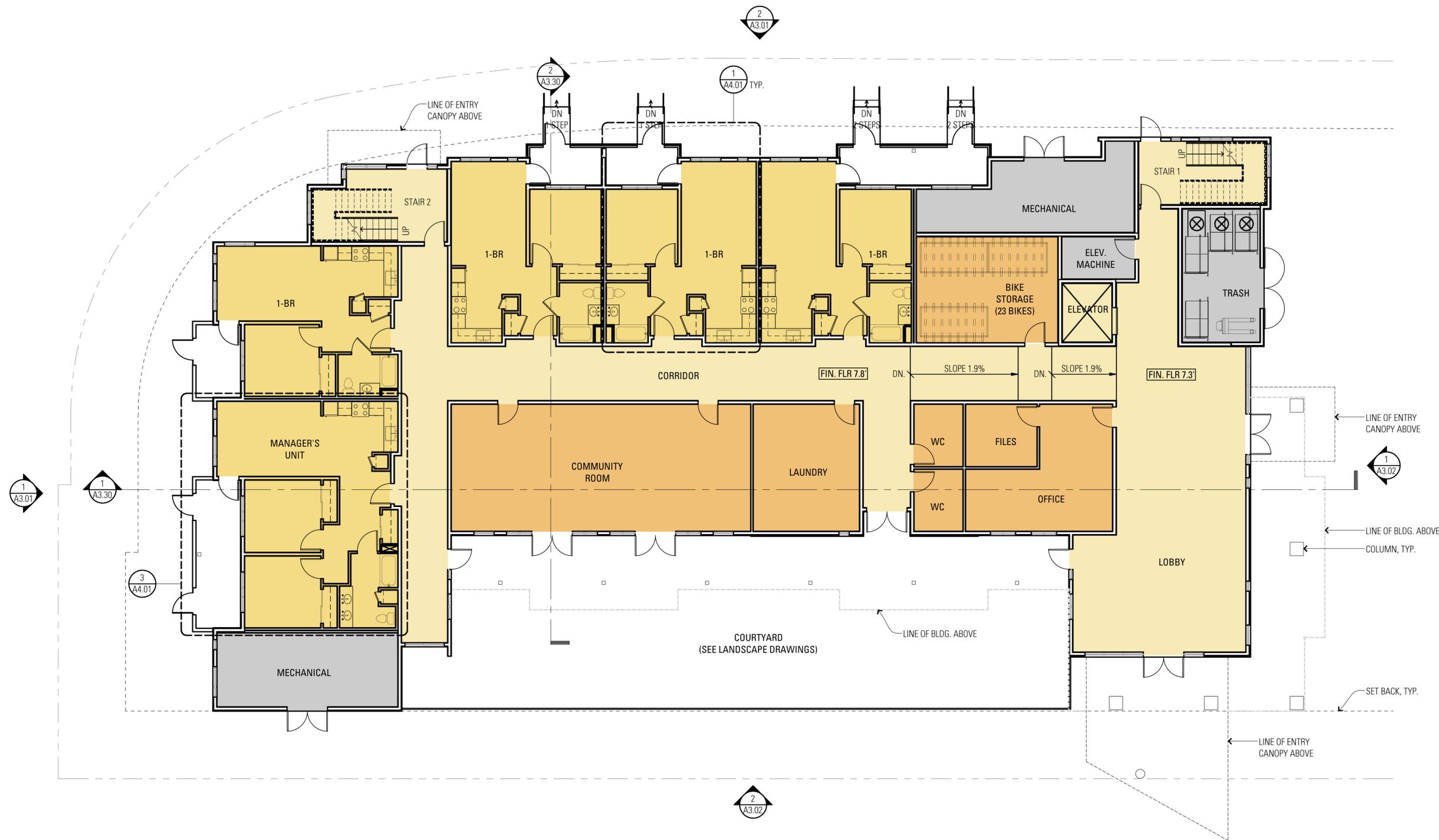
ORNAMENTAL STONE



ASPHALT

DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

LANDSCAPE PLANTING AND MATERIALS



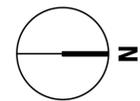
1 FLOOR PLAN - LEVEL 1
1/8" = 1' - 0"

DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

FLOOR PLAN - LEVEL 1



1 FLOOR PLAN - LEVEL 2
1/8" = 1' - 0"



DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

FLOOR PLAN - LEVEL 2



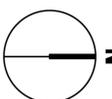
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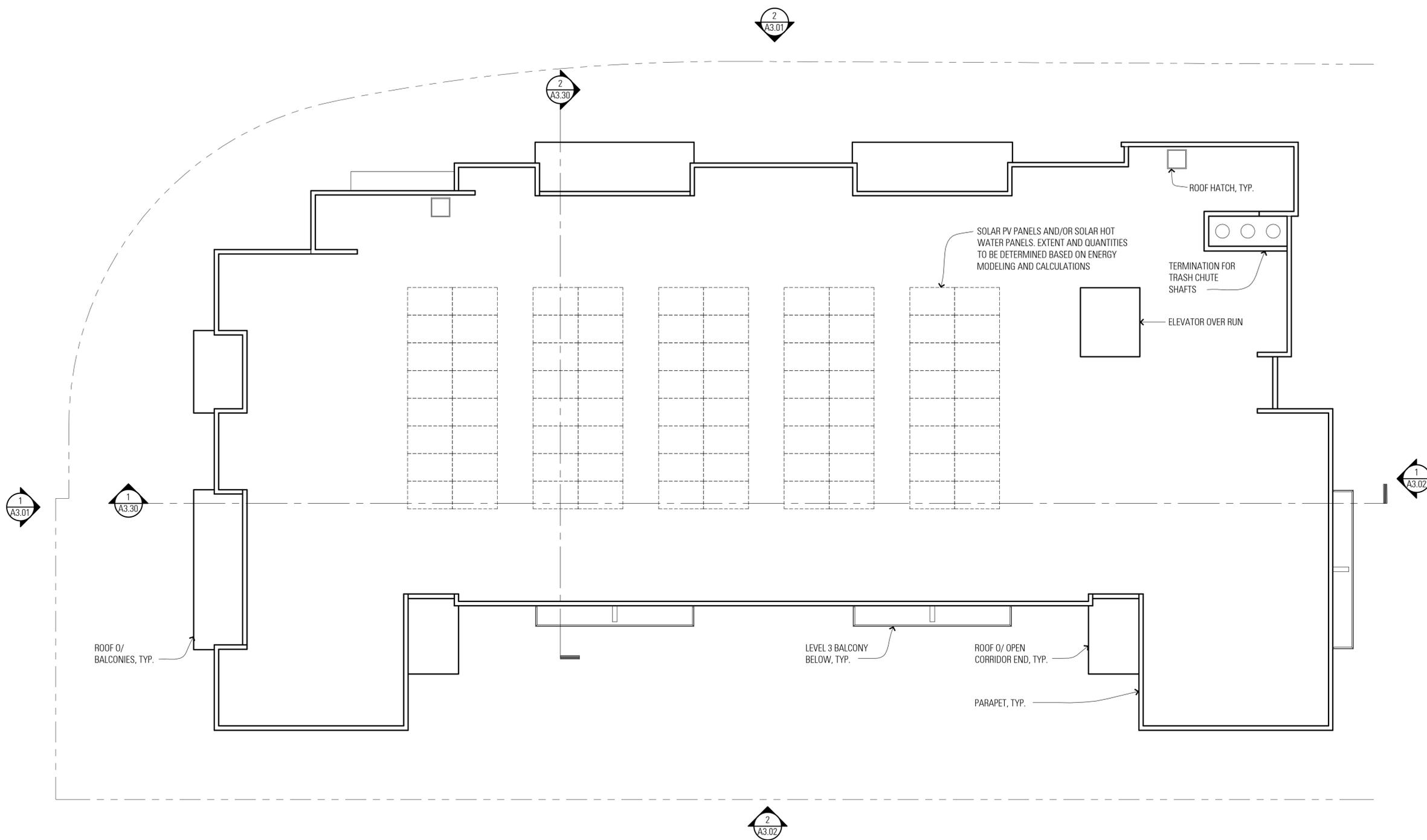


1 FLOOR PLAN - LEVEL 3
1/8" = 1' - 0"

DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

FLOOR PLAN - LEVEL 3





ROOF O/
BALCONIES, TYP.

LEVEL 3 BALCONY
BELOW, TYP.

ROOF O/ OPEN
CORRIDOR END, TYP.

PARAPET, TYP.

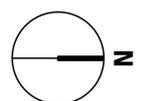
SOLAR PV PANELS AND/OR SOLAR HOT
WATER PANELS. EXTENT AND QUANTITIES
TO BE DETERMINED BASED ON ENERGY
MODELING AND CALCULATIONS

ROOF HATCH, TYP.

TERMINATION FOR
TRASH CHUTE
SHAFTS

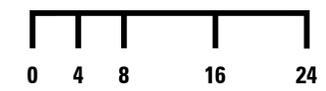
ELEVATOR OVER RUN

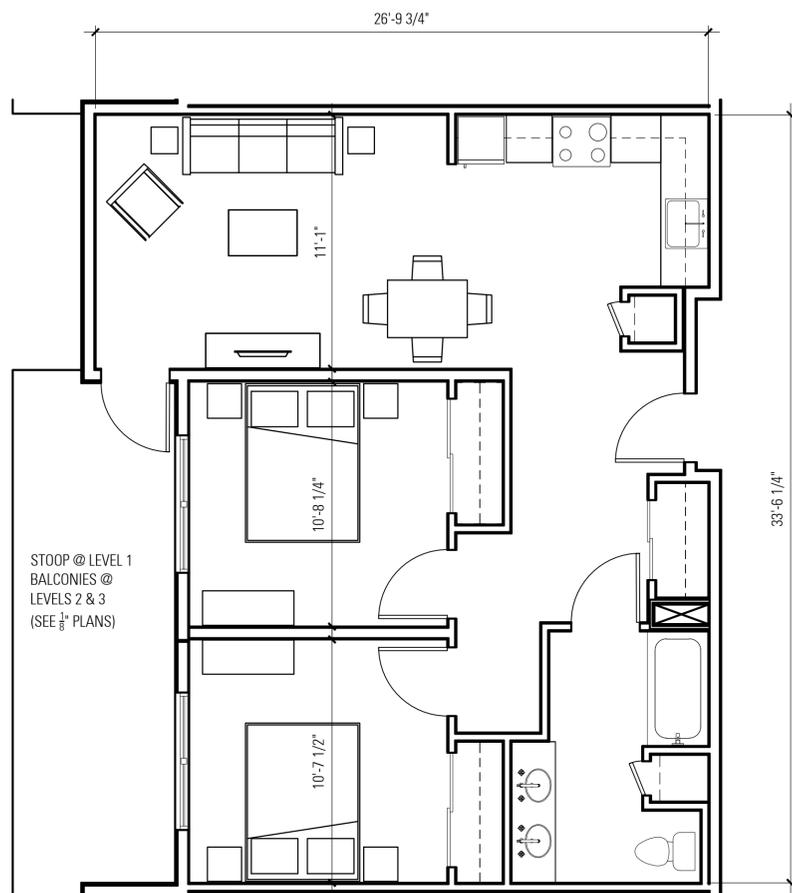
1 ROOF PLAN
1/8" = 1' - 0"



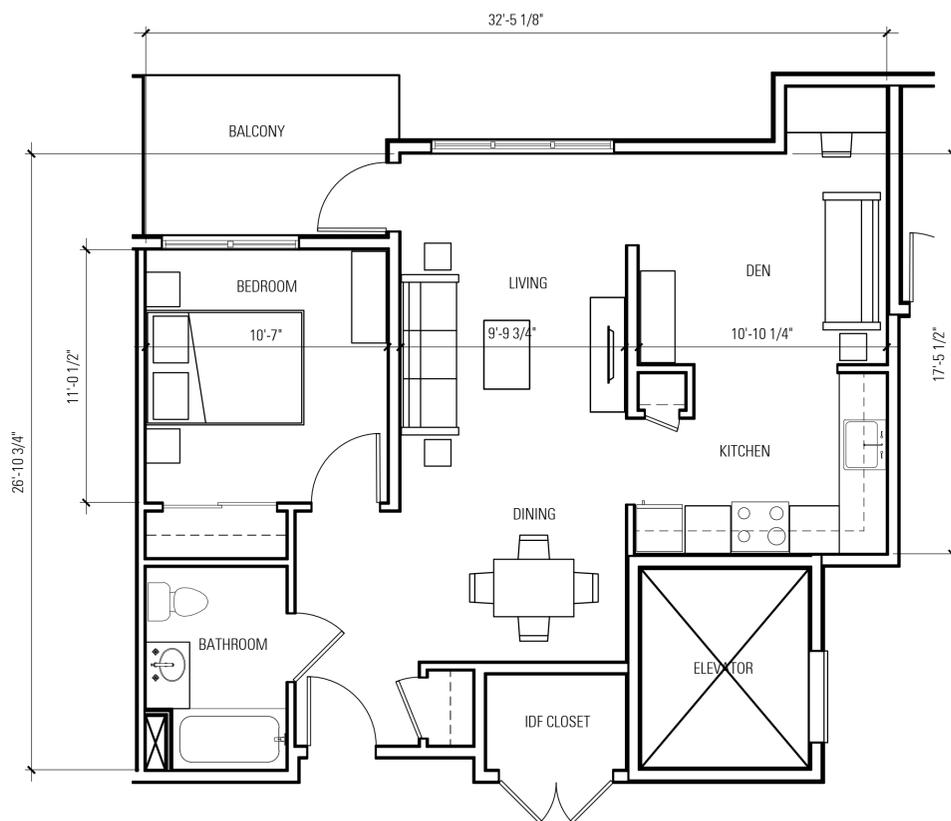
DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

ROOF PLAN

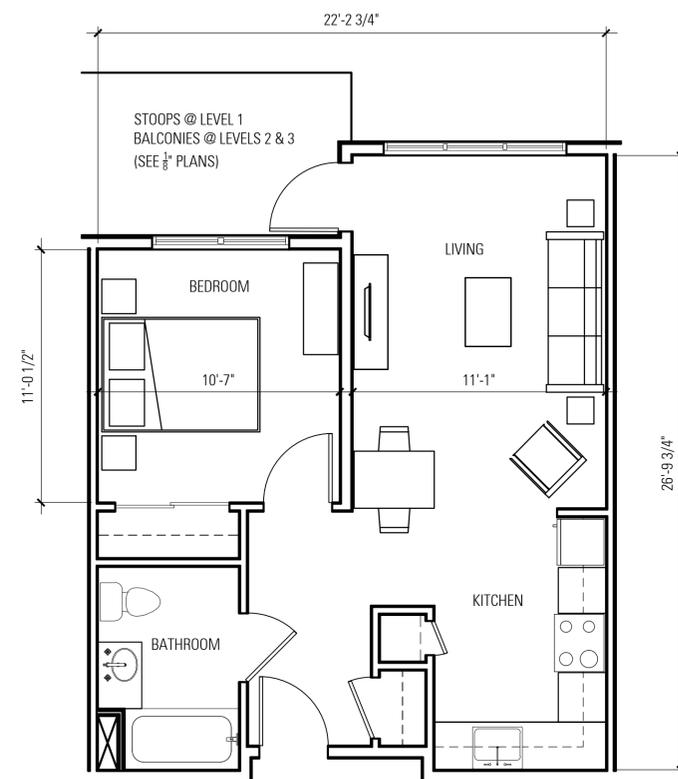




3 MANAGER'S UNIT
1/4" = 1'-0"



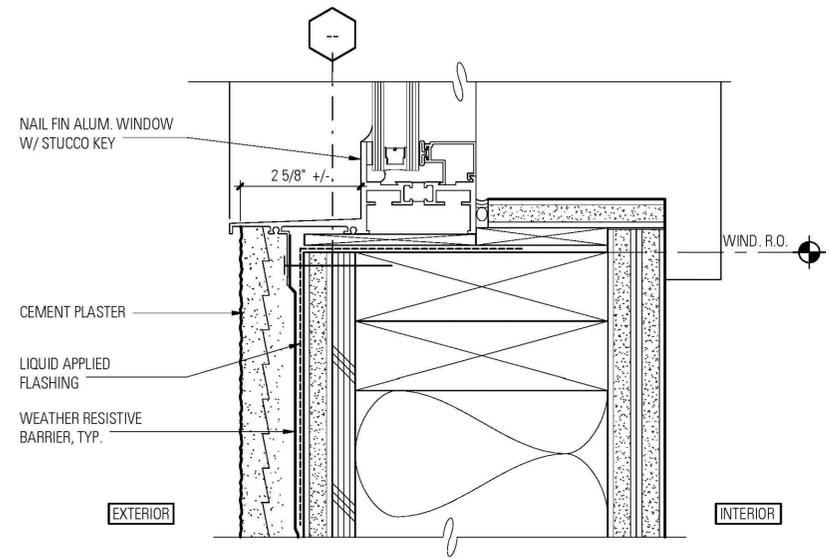
2 1-BR. + DEN UNIT
1/4" = 1'-0"



1 TYP. 1-BR. UNIT
1/4" = 1'-0"

DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

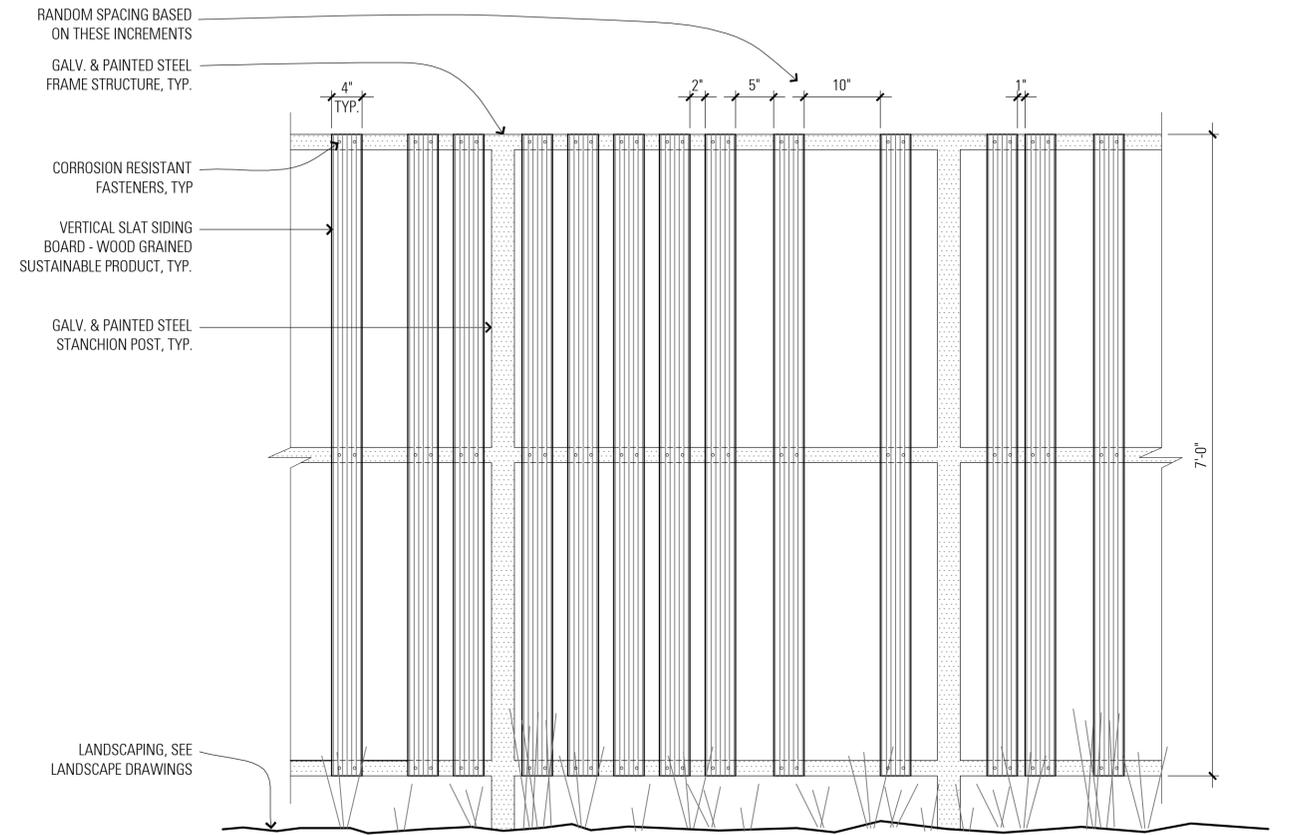
ENLARGED UNIT PLANS



TYPICAL PLASTER WALL @ WOOD STUD

FDE-1h-002

2 APARTMENT UNIT WINDOW DETAIL, TYP.
6\"/>



1 COURTYARD FENCE - PARTIAL ENLARGED ELEVATION
1\"/>

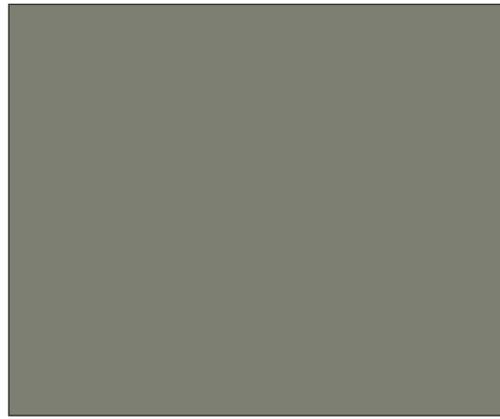
DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

FENCE & WINDOW, TYPICAL DETAILS





Smooth Trowel Stucco:
Accent and base texture



Cement Plaster Stucco: Dark Gray-Green



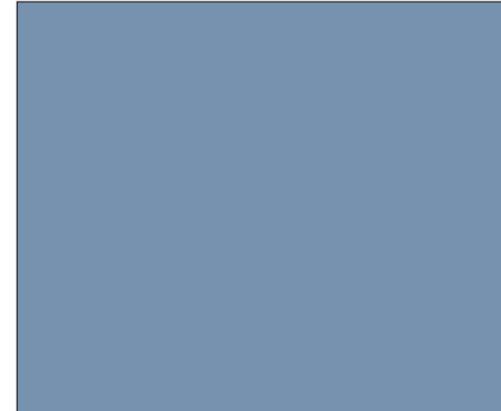
Cement Plaster Stucco: Light Gray



Sand Finish Stucco: Field texture



Cement Plaster Stucco: Orange



Cement Plaster Stucco: Blue



Siding: Wood-grained sustainable product



Metal Mesh: At unit balcony guardrail panels



Metal Finishes: Balcony Guardrail; Entry Canopy Fascia & Structure:
Neutral Gray (left) or Medium Bronze (right)



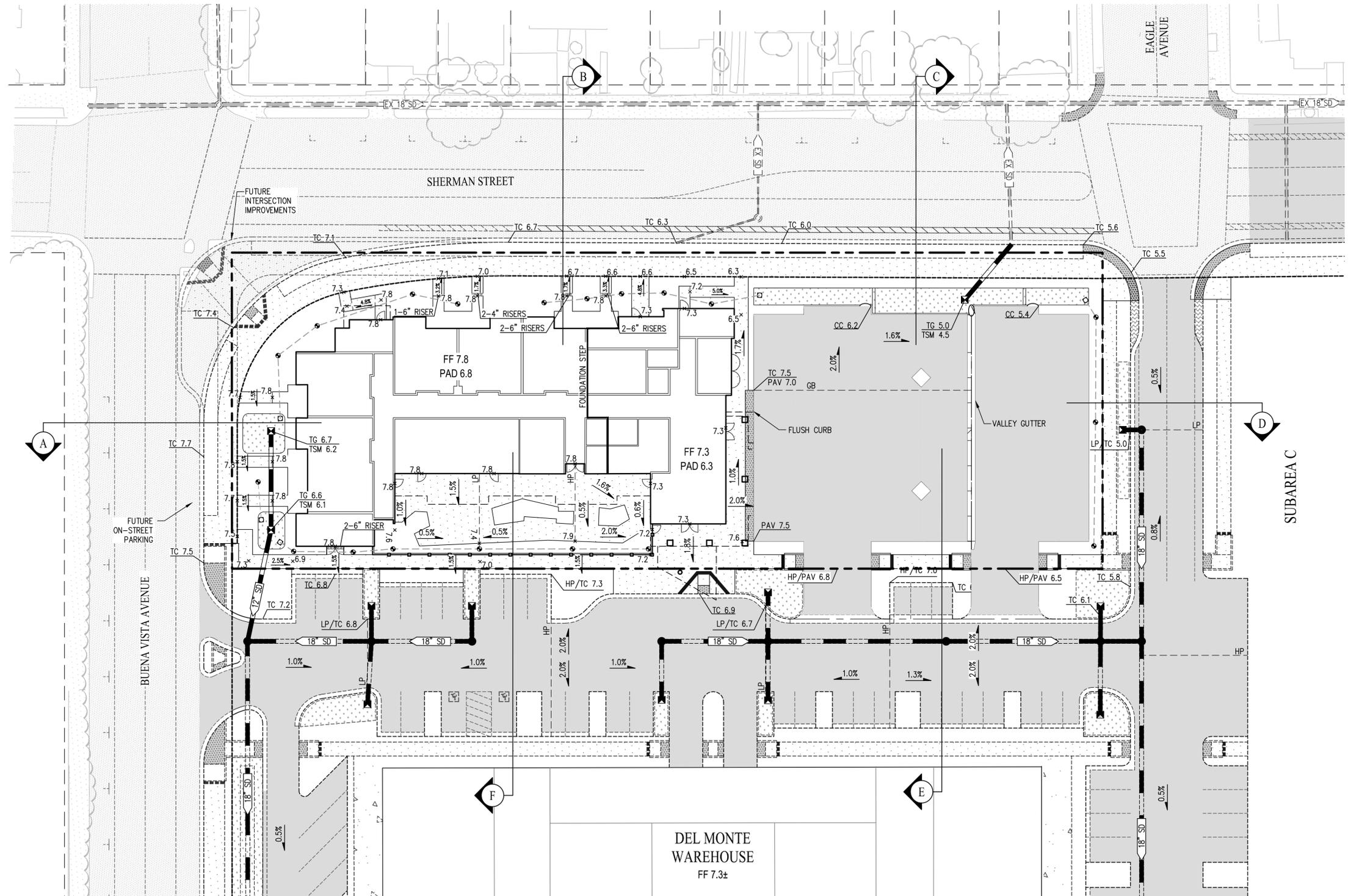
Address Numerals

NOTE:
SEE ELEVATIONS FOR SPECIFIC MATERIAL
PLACEMENT AND COLORS.

DEL MONTE AFFORDABLE HOUSING | ALAMEDA, CA

MATERIALS BOARD

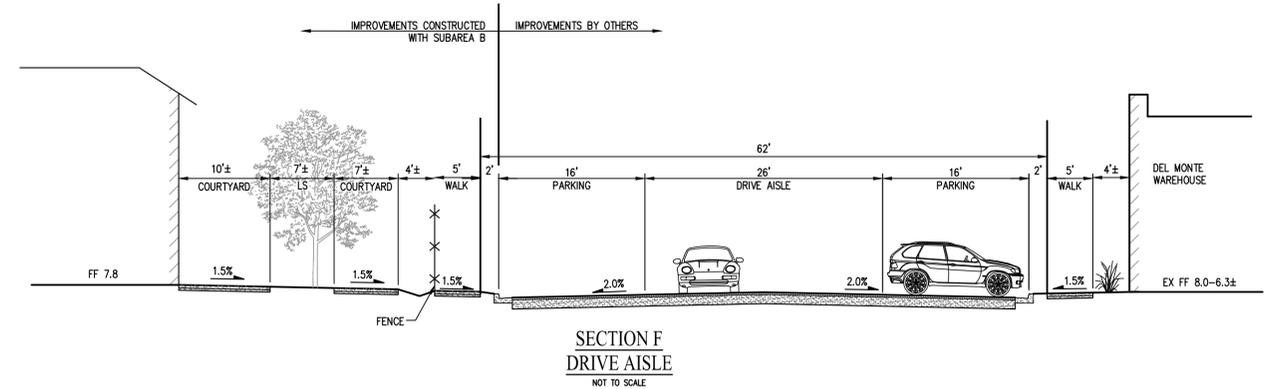
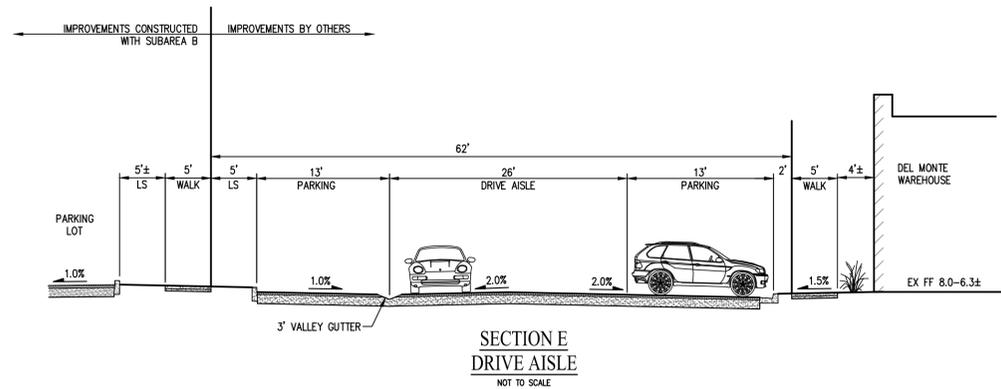
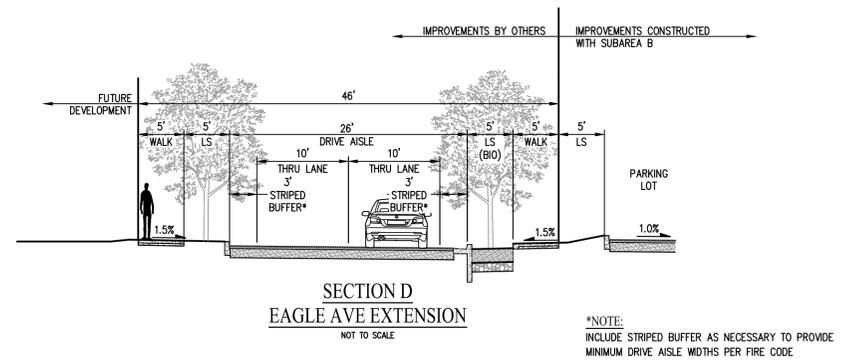
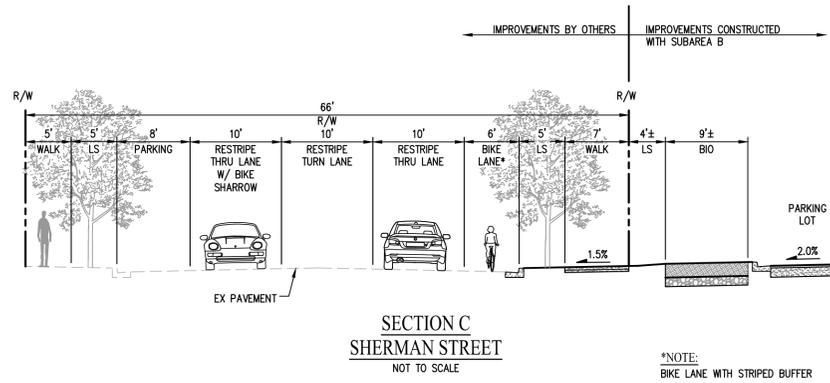
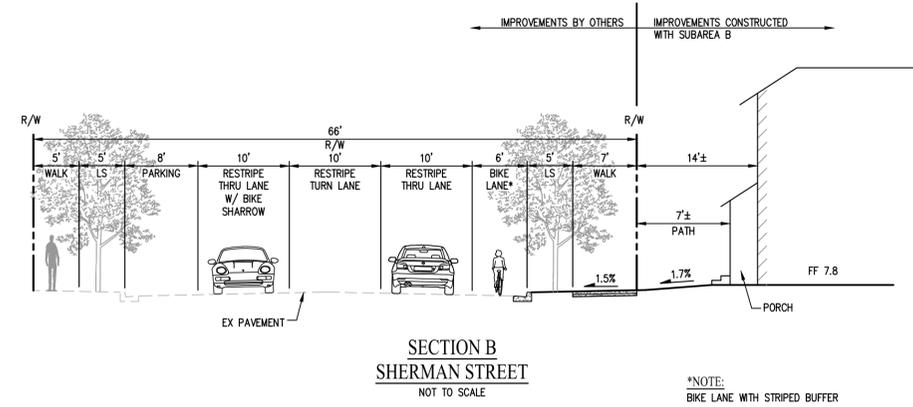
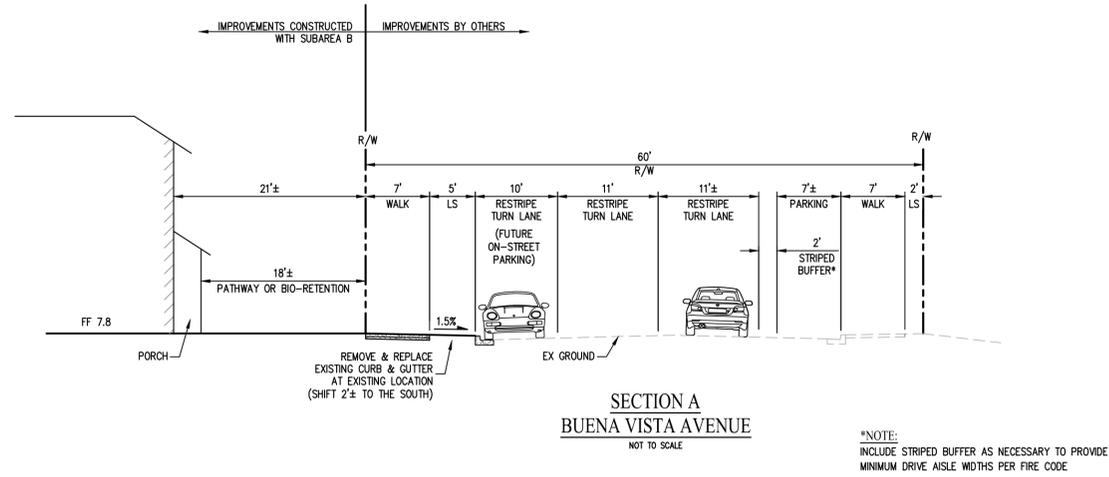
LEGEND	
	SUBAREA BOUNDARY
	ADJACENT PARCEL BOUNDARY
	PROPOSED RIGHT OF WAY
	PROPOSED PAD LIMIT (APPROX 1' FROM BLDG)
	PROPOSED FENCE
	PROPOSED STORM DRAIN
	STORM DRAIN BY OTHERS
	PROPOSED MANHOLE
	PROPOSED FIELD INLET
	PROPOSED AREA DRAIN SYSTEM WITH BUBBLE UP
	PROPOSED CONCRETE
	BIORETENTION
	PROPOSED PAVEMENT
CC	CURB CUT ELEVATION
FF	FINISHED FLOOR ELEVATION
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
PAV	PAVEMENT ELEVATION
TC	FACE OF CURB ELEVATION
TG	TOP OF GRATE ELEVATION
TSM	TOP OF SOIL MIX LAYER OF BIORETENTION ELEVATION



DEL MONTE AFFORDABLE HOUSING

ALAMEDA, CA

GRADING & DRAINAGE PLAN



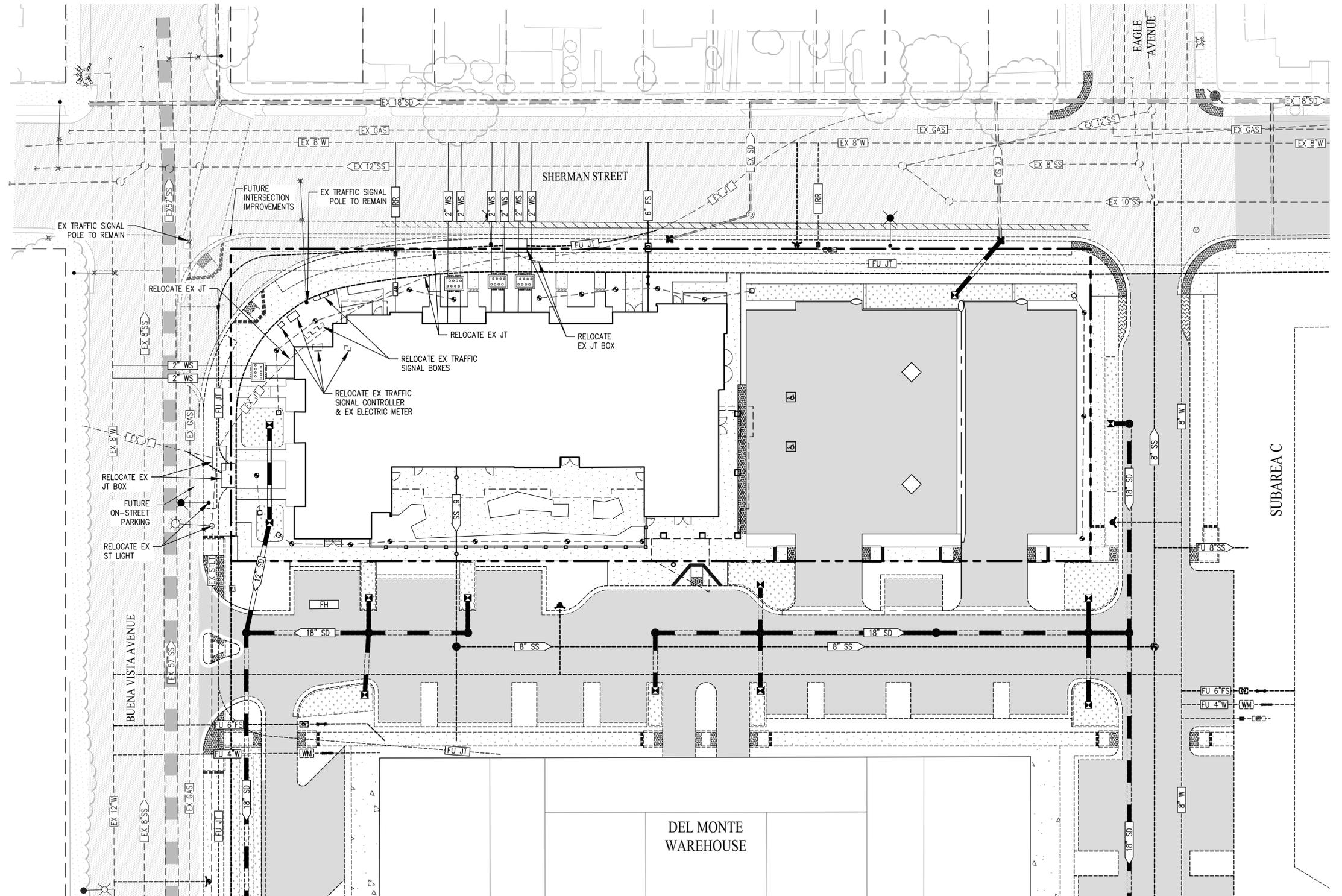
DEL MONTE AFFORDABLE HOUSING

ALAMEDA, CA

GRADING SECTIONS

LEGEND

	SUBAREA BOUNDARY
	ADJACENT PARCEL BOUNDARY
	PROPOSED RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED POTABLE WATER SERVICE
	PROPOSED FIRE WATER SERVICE
	PROPOSED IRRIGATION SERVICE
	PROPOSED AREA DRAIN SYSTEM
	PROPOSED MANHOLE
	PROPOSED FIELD INLET
	PROPOSED FIRE HYDRANT
	STORM DRAIN BY OTHERS
	SANITARY SEWER BY OTHERS
	WATER BY OTHERS
	POTABLE WATER SERVICE BY OTHERS
	FIRE WATER SERVICE BY OTHERS
	FUTURE JOINT TRENCH

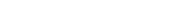


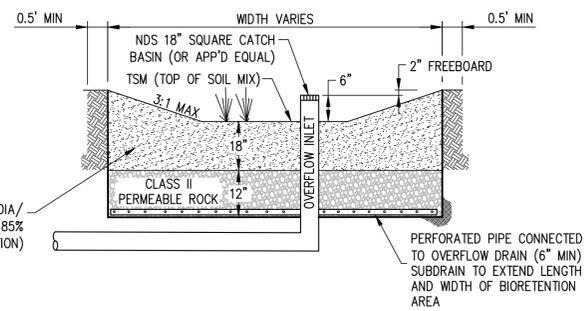
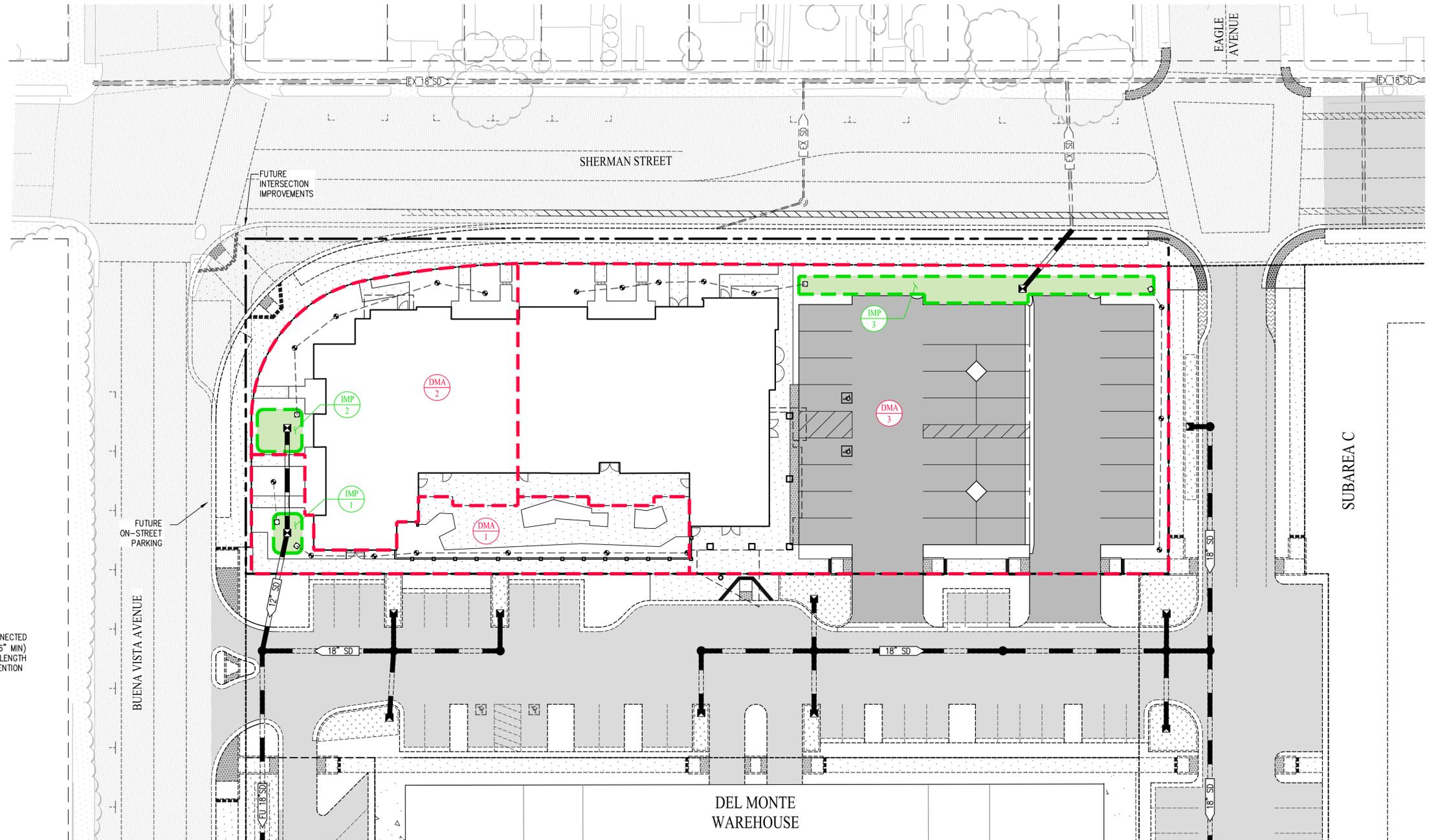
DEL MONTE AFFORDABLE HOUSING

ALAMEDA, CA

UTILITY PLAN

LEGEND

-  SUBAREA BOUNDARY
-  ADJACENT PARCEL BOUNDARY
-  PROPOSED RIGHT OF WAY
-  DRAINAGE MANAGEMENT AREA
-  DMA BOUNDARY
-  INTEGRATED MANAGEMENT PRACTICE
-  IMP BOUNDARY
-  PROPOSED STORM DRAIN
-  STORM DRAIN BY OTHERS
-  PROPOSED AREA DRAIN SYSTEM WITH BUBBLE UP



BIORETENTION BASIN DETAIL
NOT TO SCALE

TABLE OF IMPERVIOUS AND PERVIOUS SURFACES			
	A	B	C
	PRE-PROJECT IMPERVIOUS SURFACE (SF)	EXISTING IMPERVIOUS SURFACE TO BE REPLACED (SF)	NEW IMPERVIOUS SURFACE TO BE CREATED (SF)
ROOF AREA(S) - EXCLUDING ANY PORTION OF THE ROOF THAT IS VEGETATED ("GREEN ROOF")	0	3,954	7,709
IMPERVIOUS SIDEWALKS, PATIOS, PATHS, DRIVEWAYS	0	1,982	1547
IMPERVIOUS UNCOVERED PARKING	19,326	10334	0
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTALS:	19,326	16,270	9,256
AREA OF EXISTING IMPERVIOUS SURFACE TO REMAIN IN PLACE	0	N/A	
TOTAL NEW AND REPLACED IMPERVIOUS SURFACE			25,526

PRELIMINARY STORM WATER TREATMENT CALCULATIONS				
DMA	SURFACE	IMPERVIOUS AREA (SF)	REQUIRED SURFACE AREA (SF)	PROVIDED SURFACE AREA (SF)
1	LANDSCAPE	1,995	80	124
2	ROOF/LANDSCAPE	5,254	210	244
3	ROOF/PARKING/LANDSCAPE	18,214	729	826

DEL MONTE AFFORDABLE HOUSING

ALAMEDA, CA

STORMWATER CONTROL PLAN

