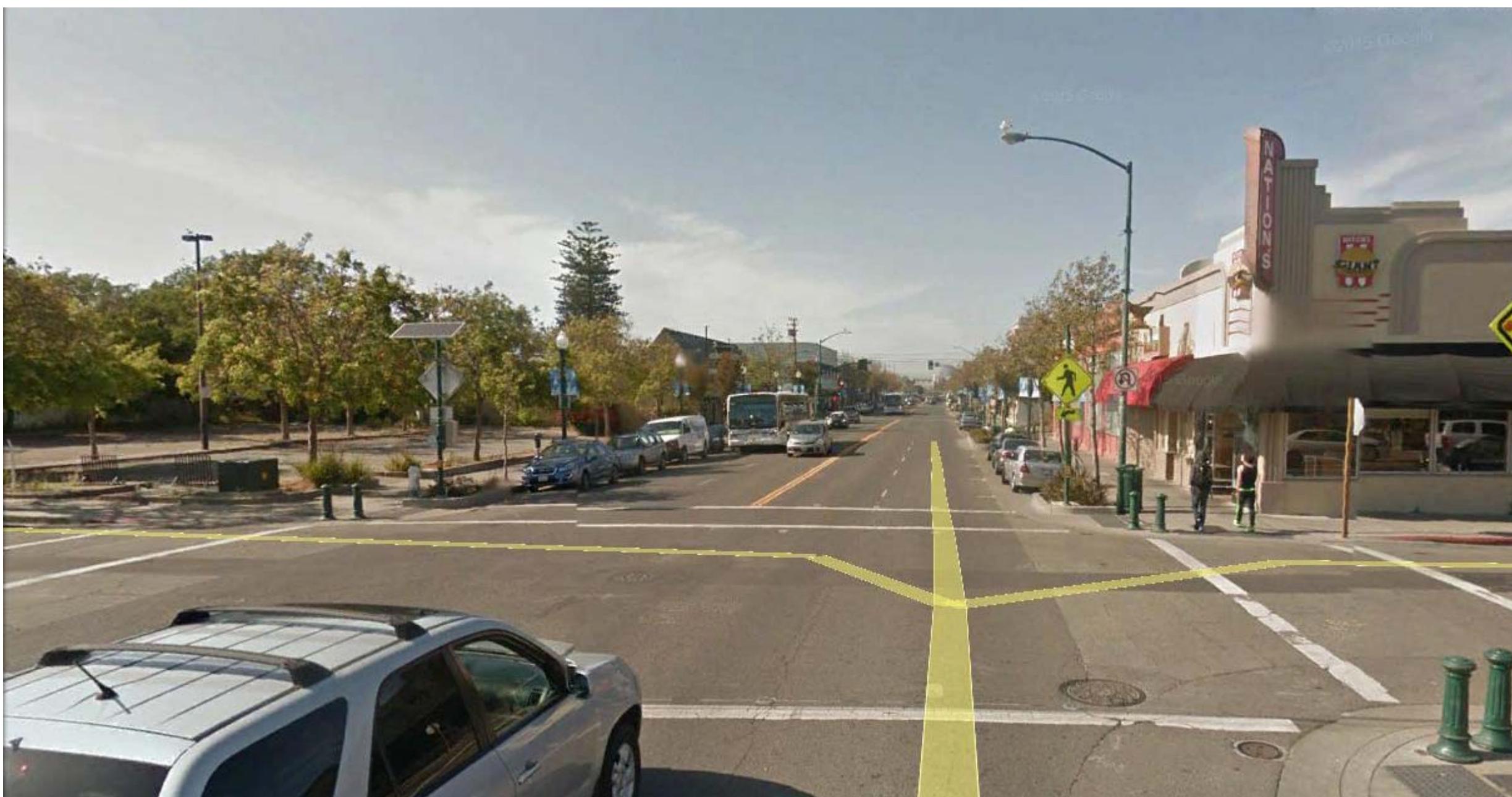




View from Webster Street

1435 Webster Street

Vicinity Map		Building Summary	Residential Summary			Parking Summary			Project Description		Project Team		Sheet Index		
		<p>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 6,507 sf (45%) Parcel # 074-0427-005-01</p>	<p>Level Second Level Third Level</p>	<p>Unit Count 5 Units (Includes one 2 level unit) 4 Units</p>	<p>Open Space Residential (1 car/unit) Parking Required Parking Provided Adjacent on-street parking</p>	<p>4,700 sf Retail 400 sf/car 12 cars 9 cars 21 cars 18 cars One van accessible stall req'd 7 cars</p>	<p>Bikes Required (2<10,000sf commercial) 2 Bikes Required Bikes Required (1/Residential unit) 9 Bikes Required 11 Bikes Required 12 Bikes Provided</p>	<p>The design intent is 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, while a tower at the corner presents a strong landmark feature and individual statement with a brick base, and the brick continues along the retail base of the building. Interacting with the pedestrian along the sidewalk was a major design goal, and the design incorporates sliding glass doors, opening the restaurants and retail to the sidewalk.</p> <p>The upper level residential was designed with significant balconies, encouraging the resident to reside outside and enjoy the views. Composite siding and decorative trim elements were incorporated to reinforce the design vernacular.</p>	<p>Developer Andrew Goldberg gogold@gmail.com 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>A0 Cover Sheet PH1 Existing Photos P1 Street View P2 Photo Montage A1 Ground Level A1A Second Level A1B Third Level A1C Roof Plan L1 Landscape Plan A2 East Elevation A3 South Elevation A4 West Elevation A5 North Elevation A6 Section/Materials A7 Window Schedule/Detail</p>	<p>C01 Preliminary Grading/Drainage C02 Civil Details C03 Existing Topographic Survey</p>			
		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 allowed 3 story maximum R-2 Residential 1 hr fire separation between A-2 and R-2 (Table 508.4)		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					<p>Civil Engineer Humann Company 1021 Brown Ave, Lafayette, CA 94549 Ph. 925.284.0265 Fax. 925.283.3578</p>	<p>Landscape Arch Thomas Baak & Assoc Rick Stover 1629 North Main Walnut Creek, CA 94556 925.933.2583 925.033.0242</p>					
Site															



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



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P1
11.15



View from Webster Street



Existing View

1435 Webster Street

Alameda, California



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Taylor Avenue

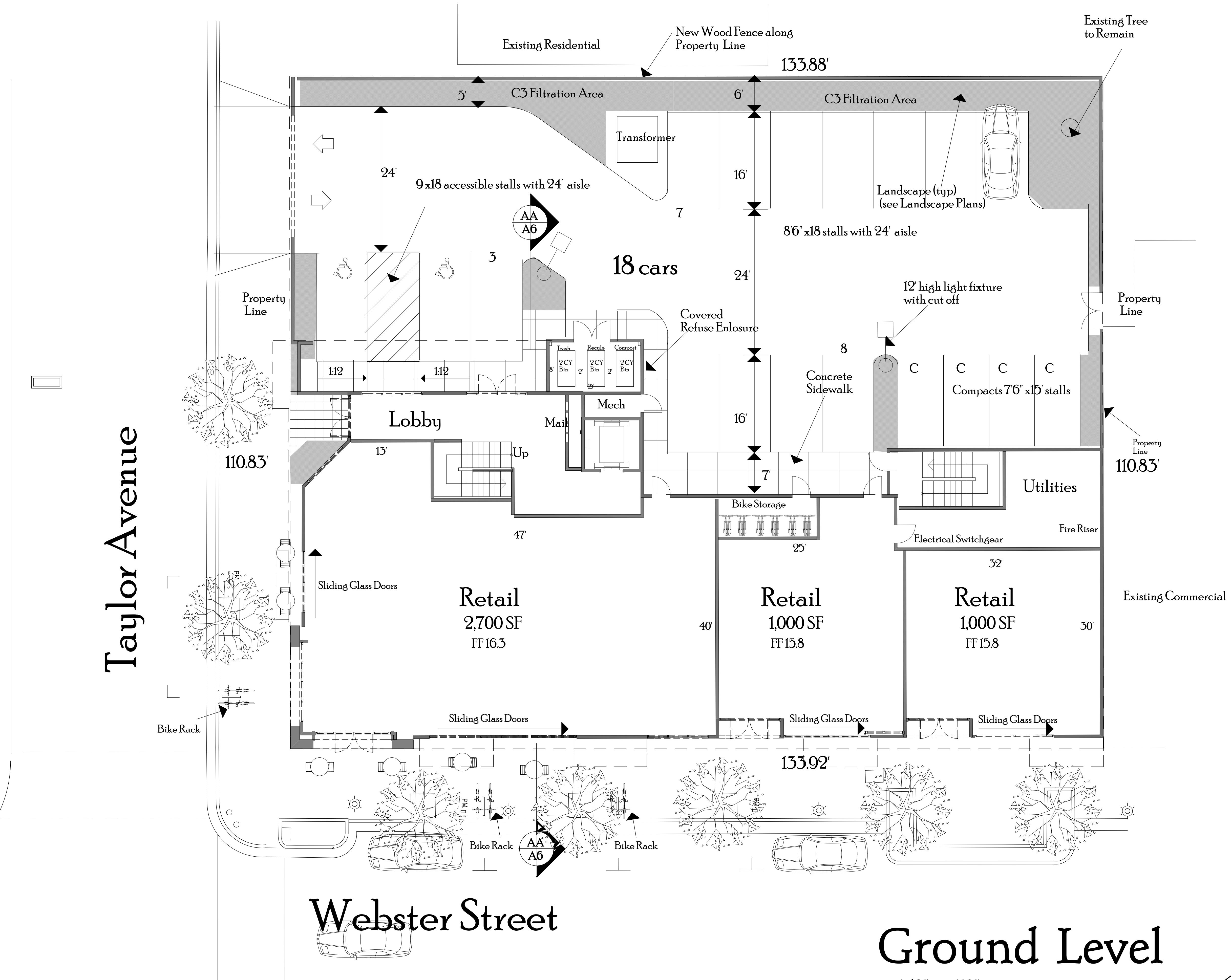
Webster Street

Ground Level

1/8" = 1'0"

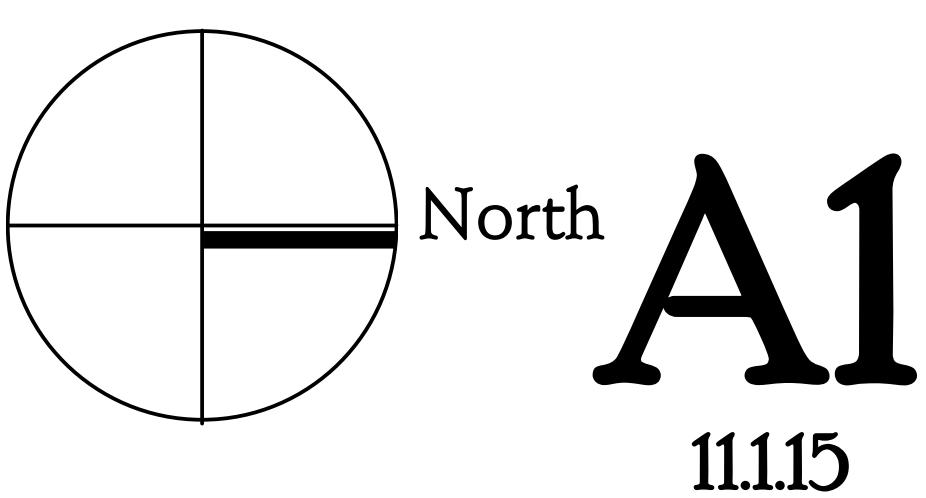
1435 Webster Street

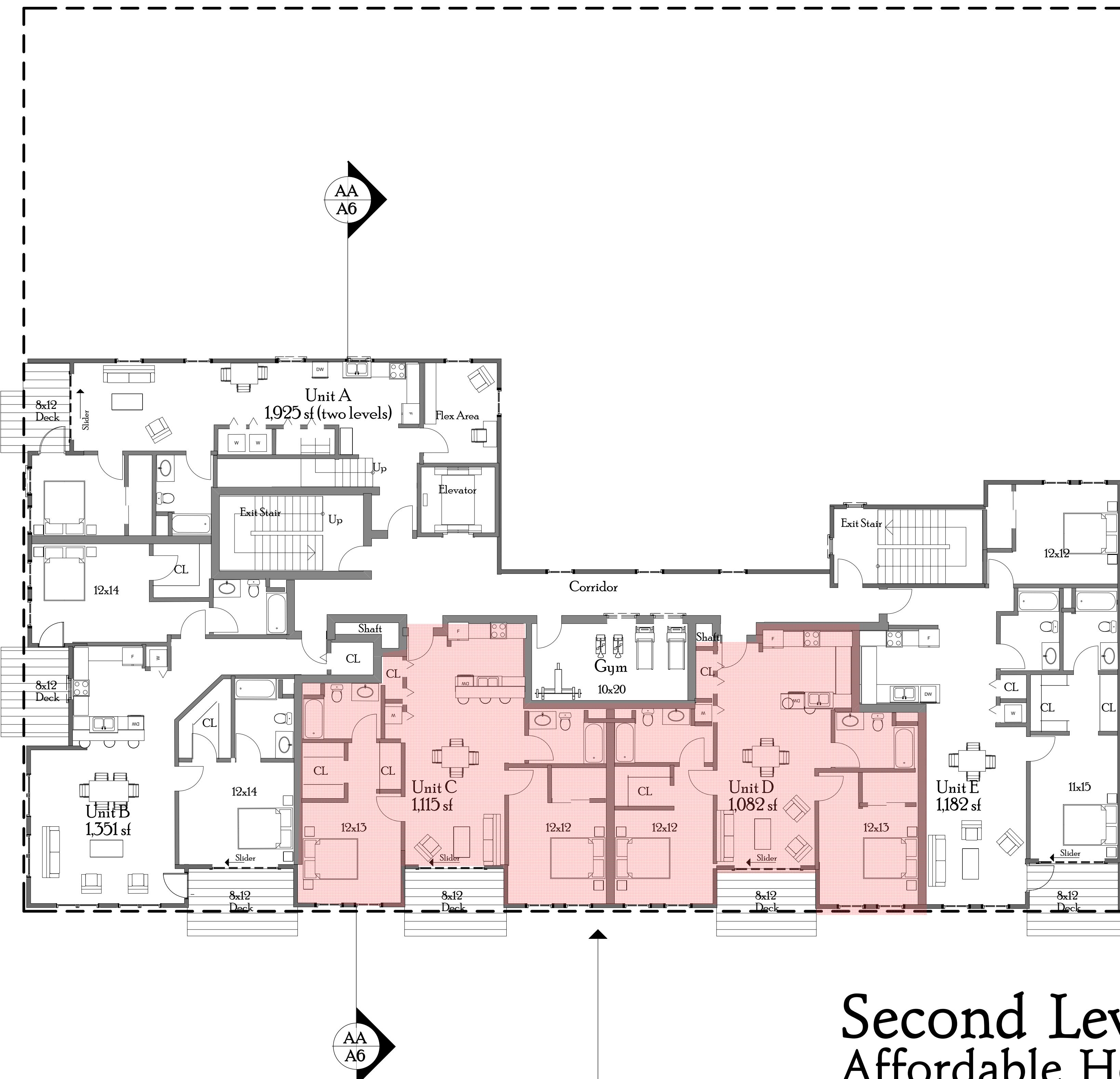
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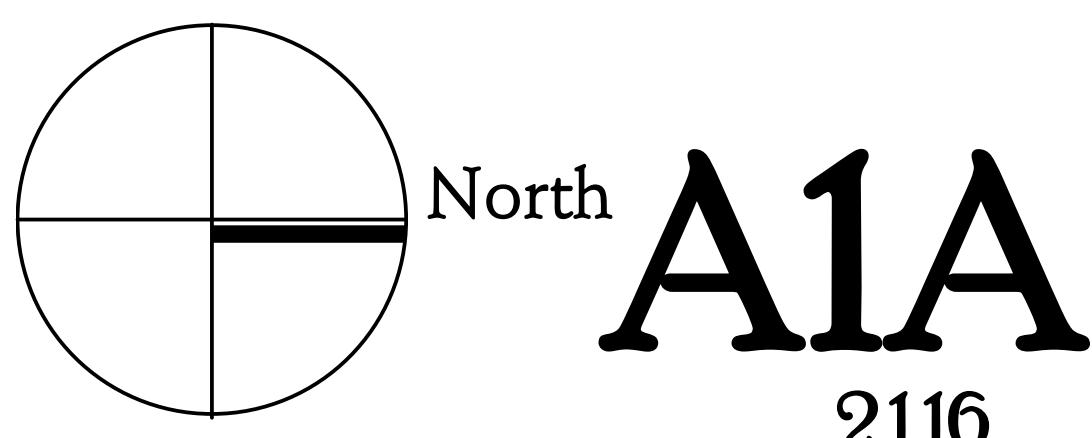


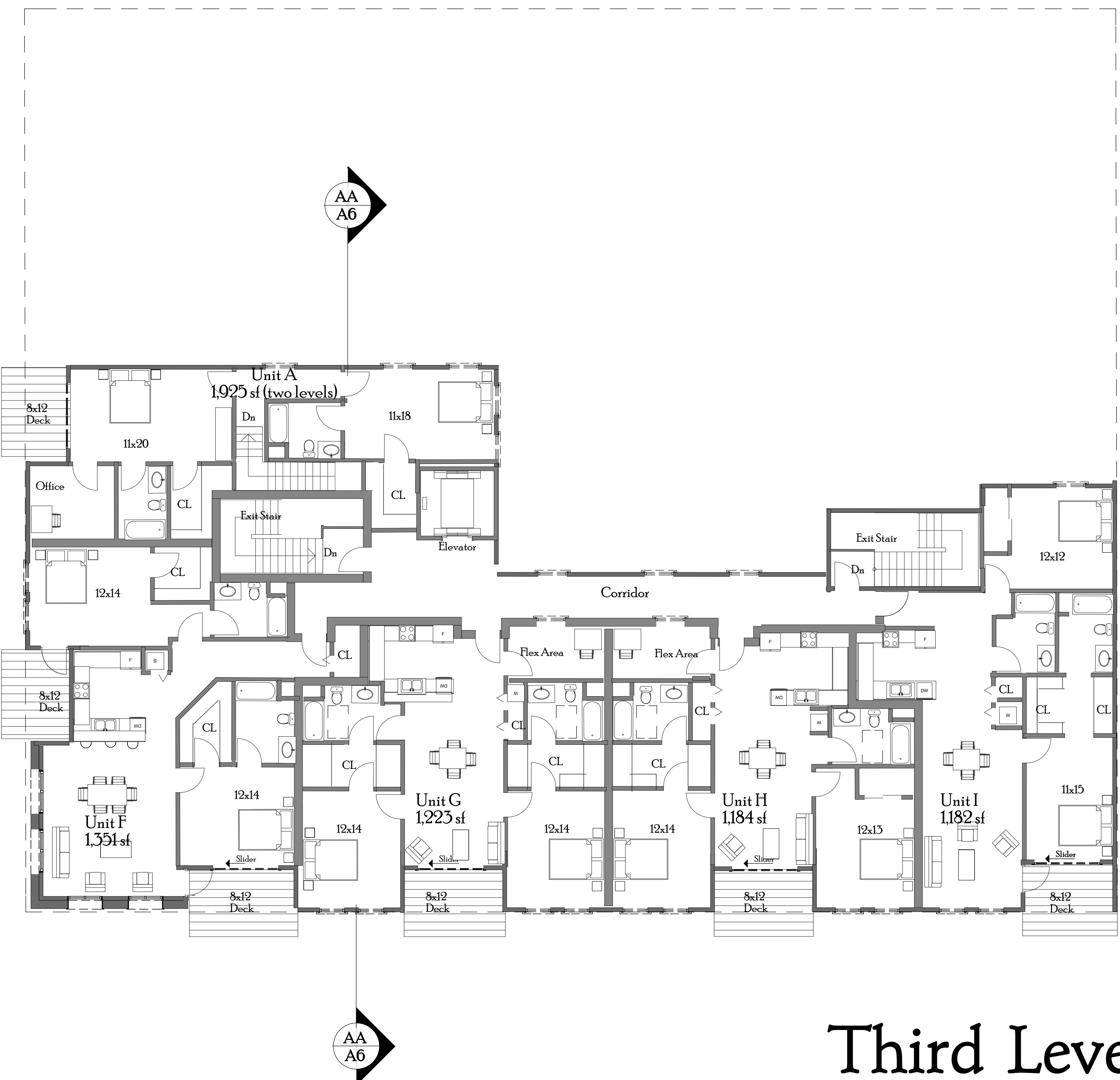
Second Level Affordable Housing Plan

$$1/8" = 1'0"$$

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

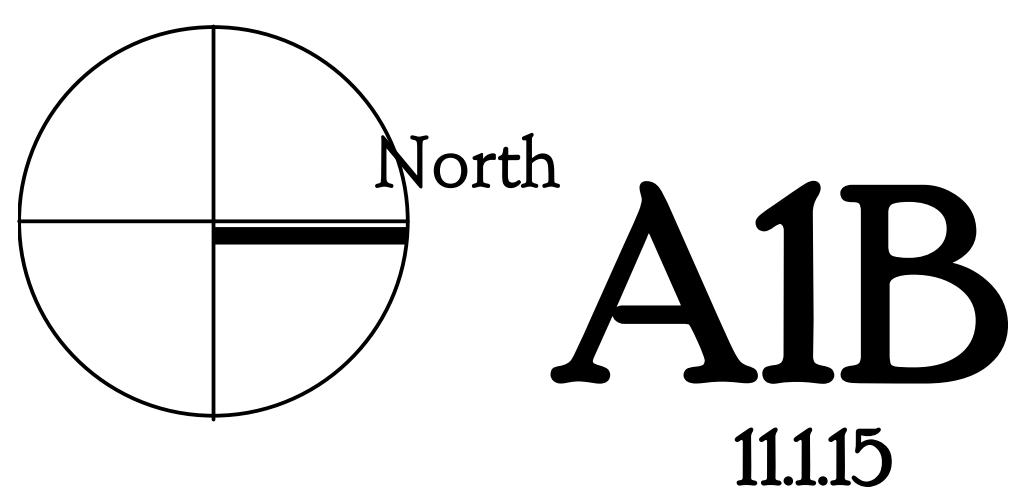


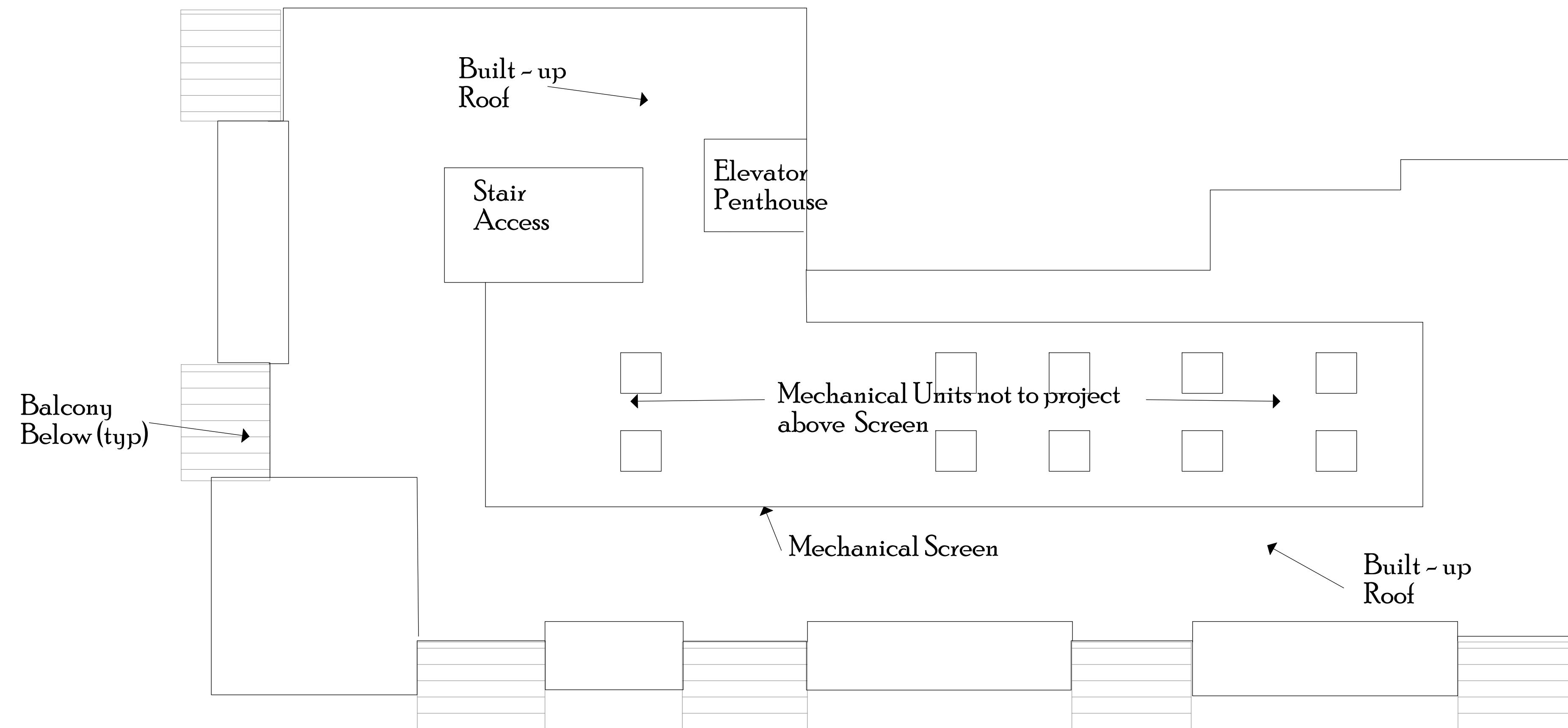


Third Level

$$1/8" = 1'0"$$

1435 Webster Street





Roof Level

1/8" = 1'0"



East Elevation

View from Webster

3/16" = 1'0"



Overall East Elevation

View from Webster

1/8" = 1'0"

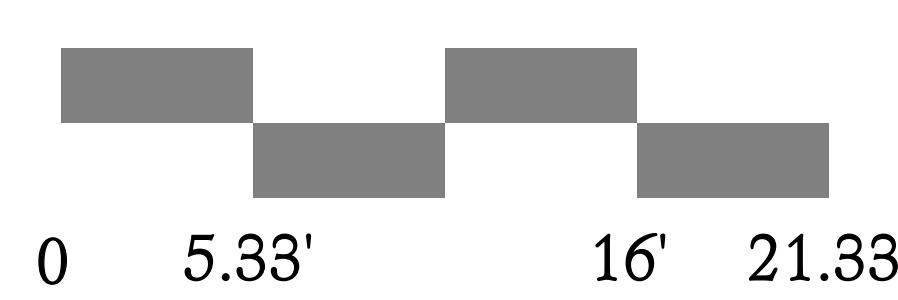
1435 Webster Street

Alameda, California



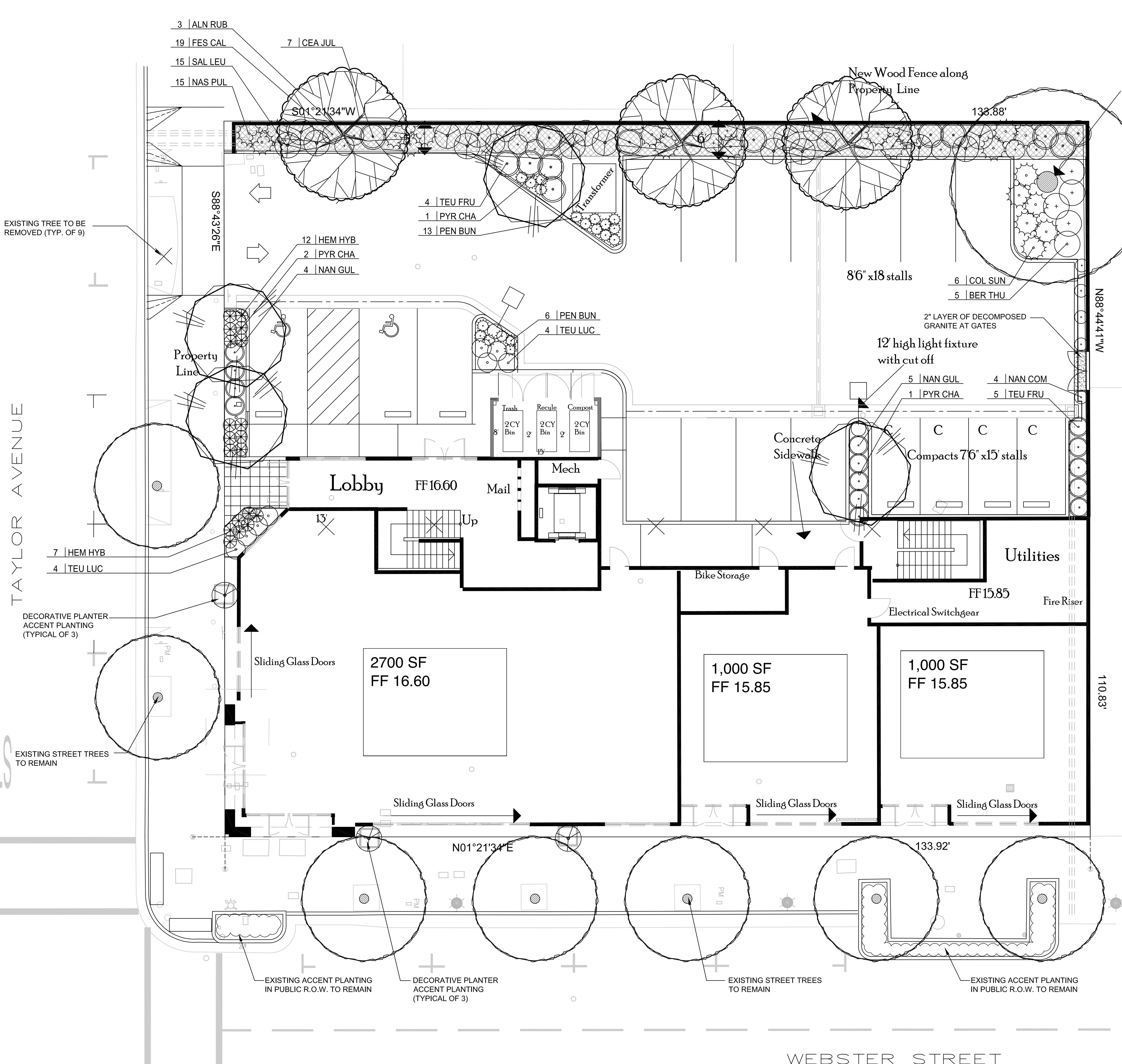
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11.15

TAYLOR AVENUE



PLANT MATERIALS LIST

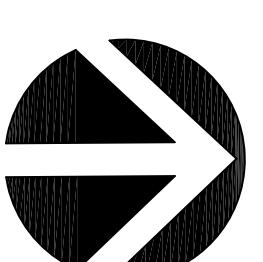
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
TREES:					
* ALN RUB	ALNUS RUBRA	RED ALDER	24" BOX	LOW	3
PYR CAL	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	24" BOX	MED	3
SHRUBS:					
BER THU	BERBERIS THUN. 'CHERRY BOMB'	BARBERRY	5 GAL	LOW	5
* CEA JUL	CEANOOTHUS 'JULIA PHELPS'	WILD LILAC	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

DECORATIVE PLANTER POTS:
(ONE) 15 GALLON - *LYCIANTHES RANTONETTII* (STANDARD) (BLUE POTATO BUSH)
(2) 5 GALLON - *SALVIA NEMEROZA 'OSTFRIESLAND'* (SAGE)
(2) ONE GALLON - *SUTERA CORDATA* (BACOPA)

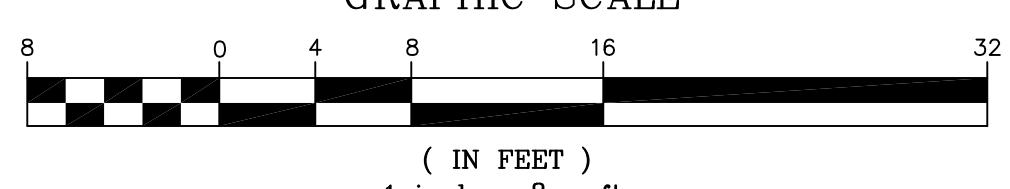
(*) SYMBOL REPRESENTS PLANT MATERIAL APPROPRIATE FOR STORM WATER TREATMENT BASIN PER
'CL FAN WATER ALAMEDA PLANT LIST'

GENERAL NOTES:

1. 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.
2. ALL NEW PLANTING AREAS ARE TO RECEIVE A MINIMUM 3" LAYER OF BARK DRESSING.
3. TOTAL NEW LANDSCAPE AREA IS 1,218 SQ. FT.
4. AT LEAST 80% OF NEW PLANTING IS LOW WATER USE MATERIAL



GRAPHIC SCALE



PRELIMINARY LANDSCAPE PLAN

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

SHEET

L1

Thomas Daak & Associates, EL1
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REVISED

1435 WEBSTER STREET

ALAMEDA, CALIFORNIA



South Elevation

View from Taylor Avenue

3/16" = 1'0"



Overall South Elevation

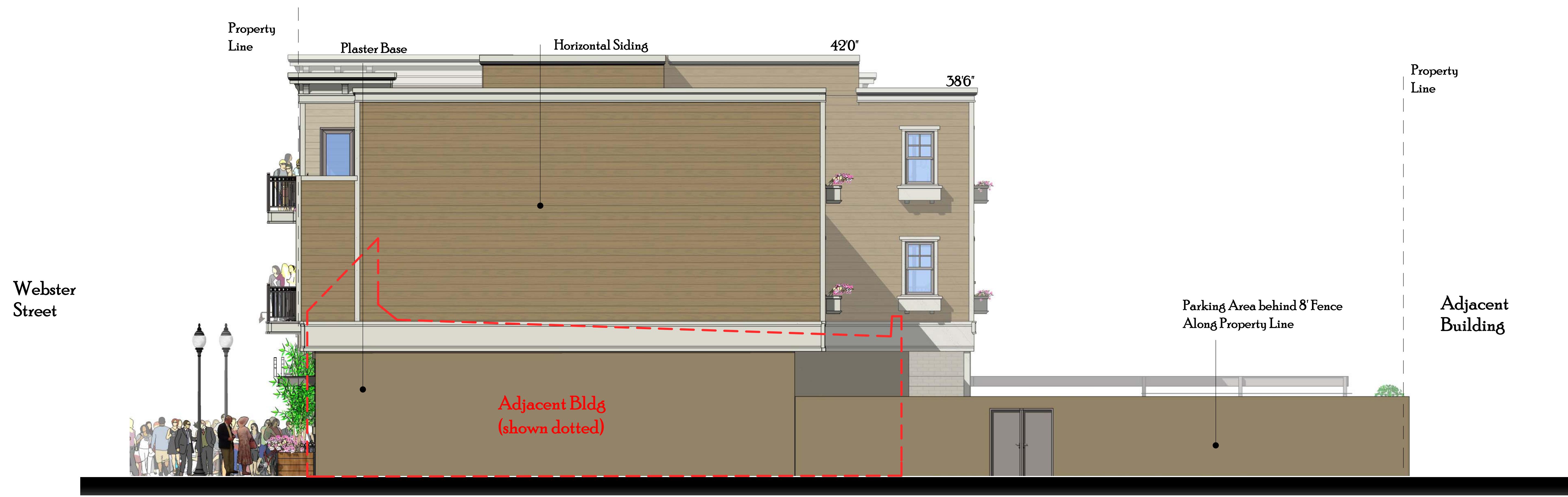
View from Taylor Avenue

1/8" = 1'0"



West Elevation

3/16" = 10"



North Elevation

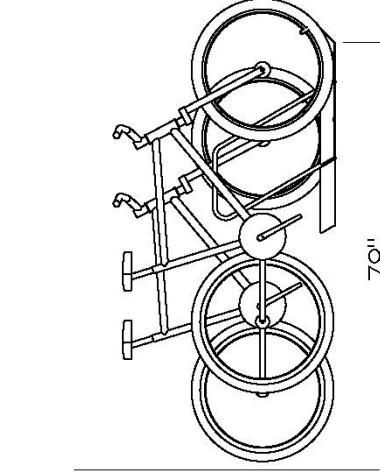
3/16" = 1'0"



Sign Lighting
BK Lighting



Typical Site Lighting
Gardco -12' high



Park A Bike
Vertical Rack



Metal Rail
Ameristar



Bike rack
Timberform



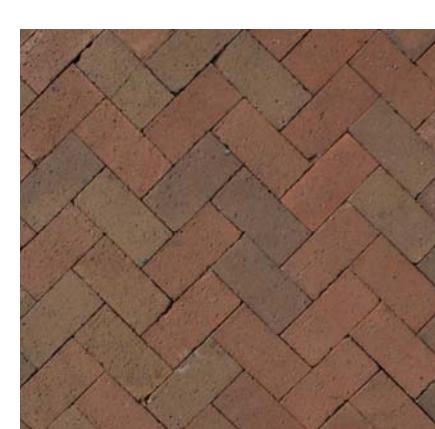
Decorative Planters
Landscape Forms



Wall Sconce
Minka Delancey



Vinyl Window
Terratone



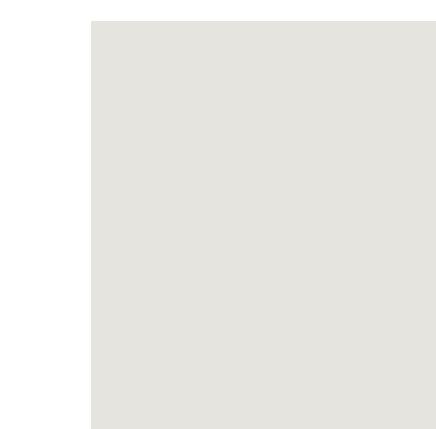
Decorative Pavers
Hanover



Metal Finish
BM Gargoyle



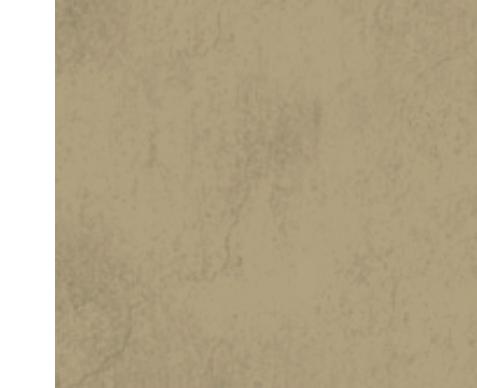
Composite Siding
Cream



Wood Trim
DE White



Brick
Belden Tan



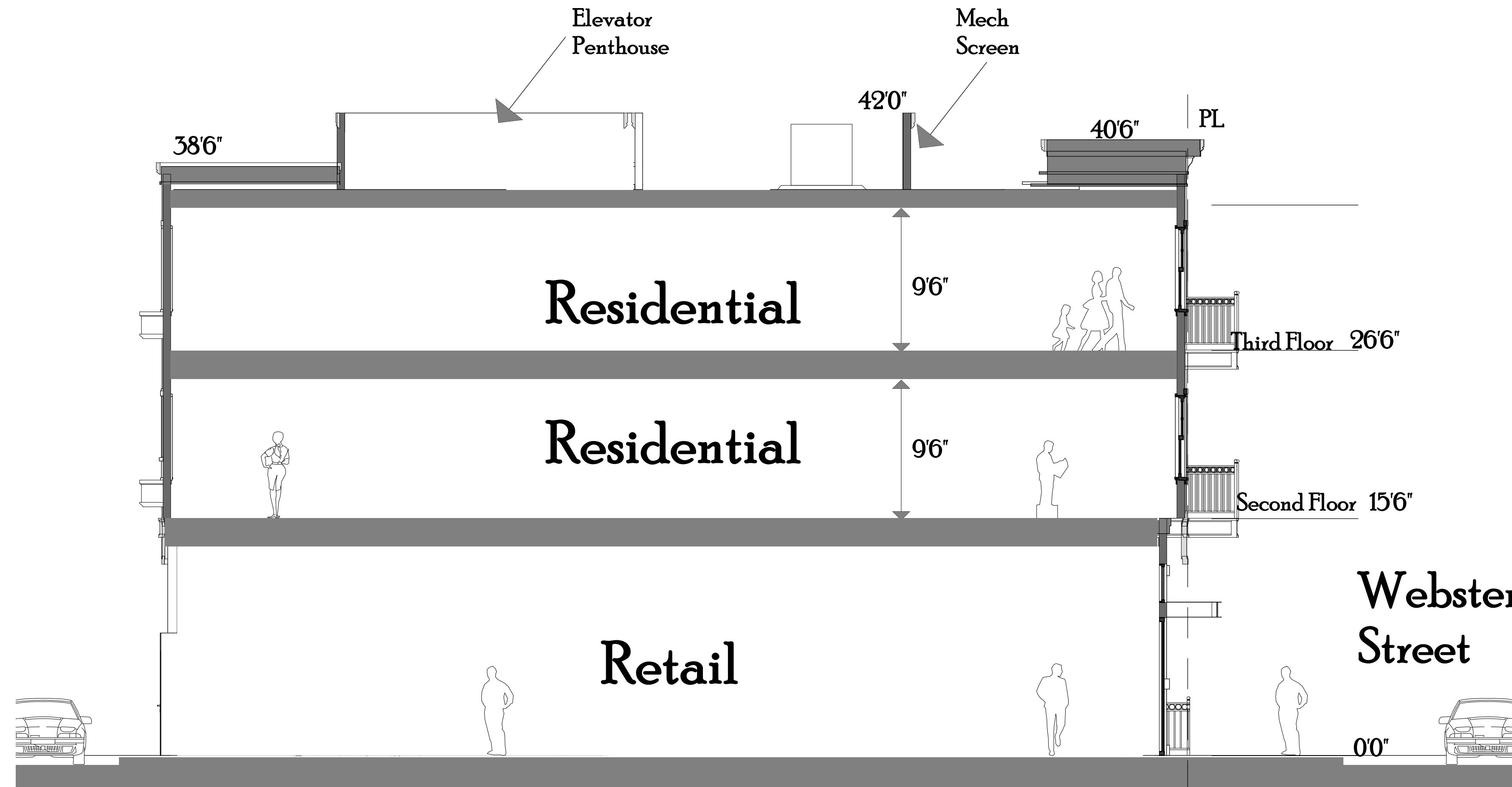
Plaster
DE Desert Gray



Composite Siding
Desert Tan

Amenities

Colors/Materials



West/East Section AA

3/16" = 1'0"

1435 Webster Street

Alameda, California



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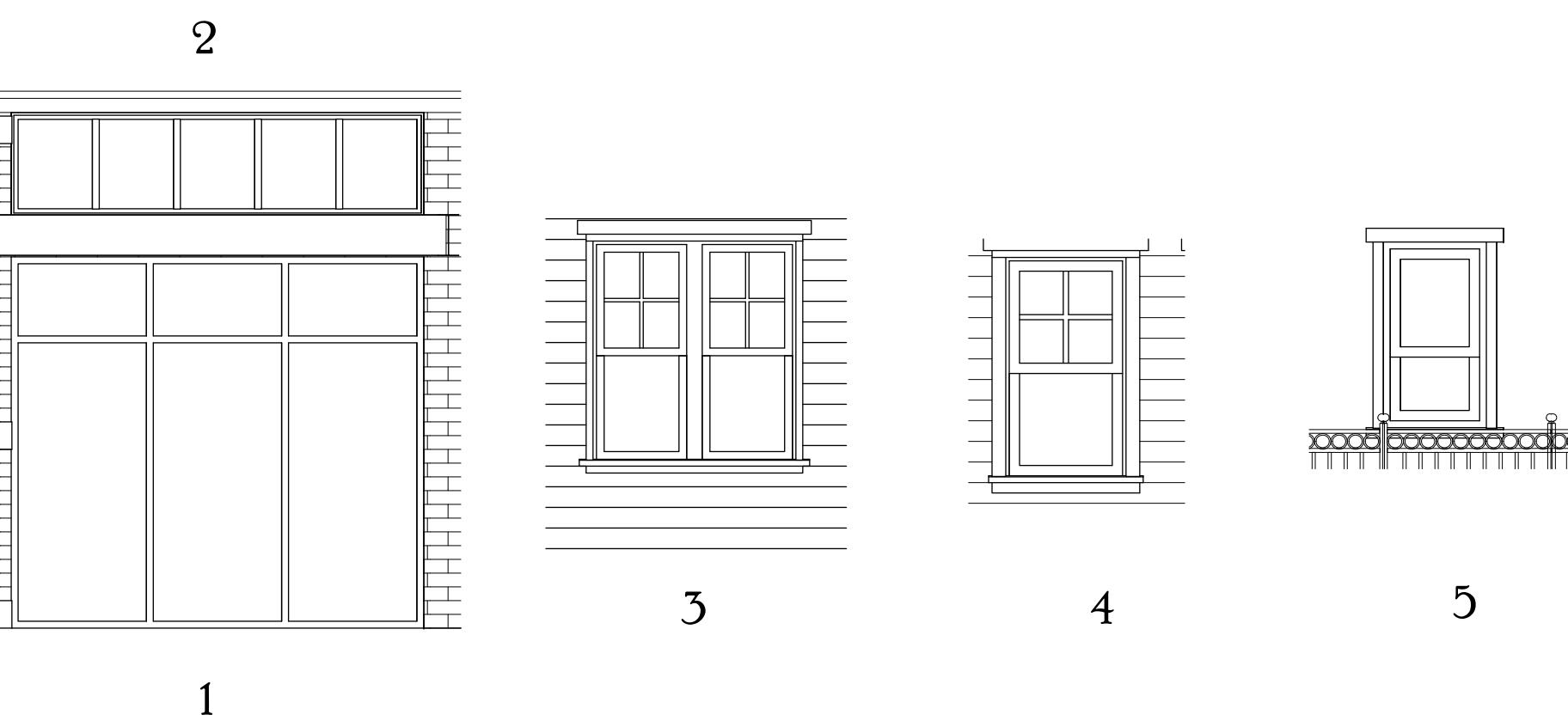
East Elevation

Door Schedule

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

Window Schedule

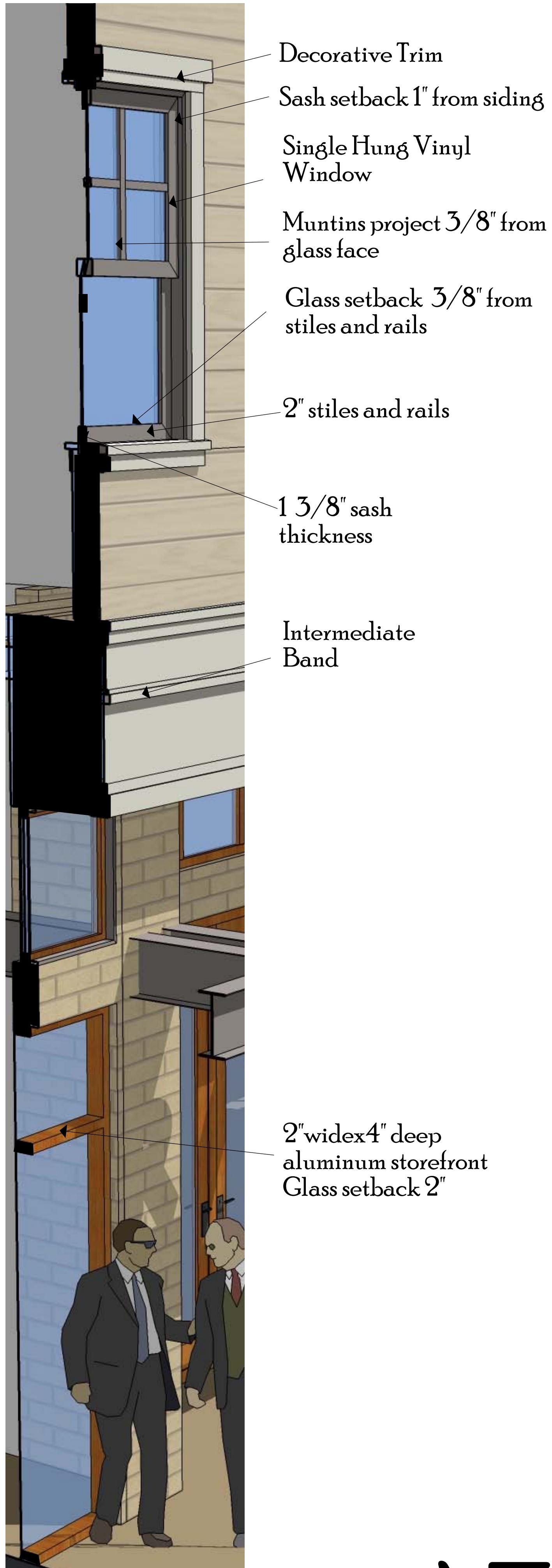
Mark	Size	Type	Mfr	Material	
1	9'0" high Length Varies	Fixed	Kawneer	Aluminum	
2	2'6" high Length Varies	Fixed	Kawneer	Aluminum	
3	4'6"x6'6"	Casement	Milgard	Vinyl	
4	30"x56"	Single Hung	Milgard	Vinyl	All Bedrooms windows to be egressable with 5.7 sf min area and 38" max sill.
5	2'6"x4'6"	Single Hung	Milgard	Vinyl	



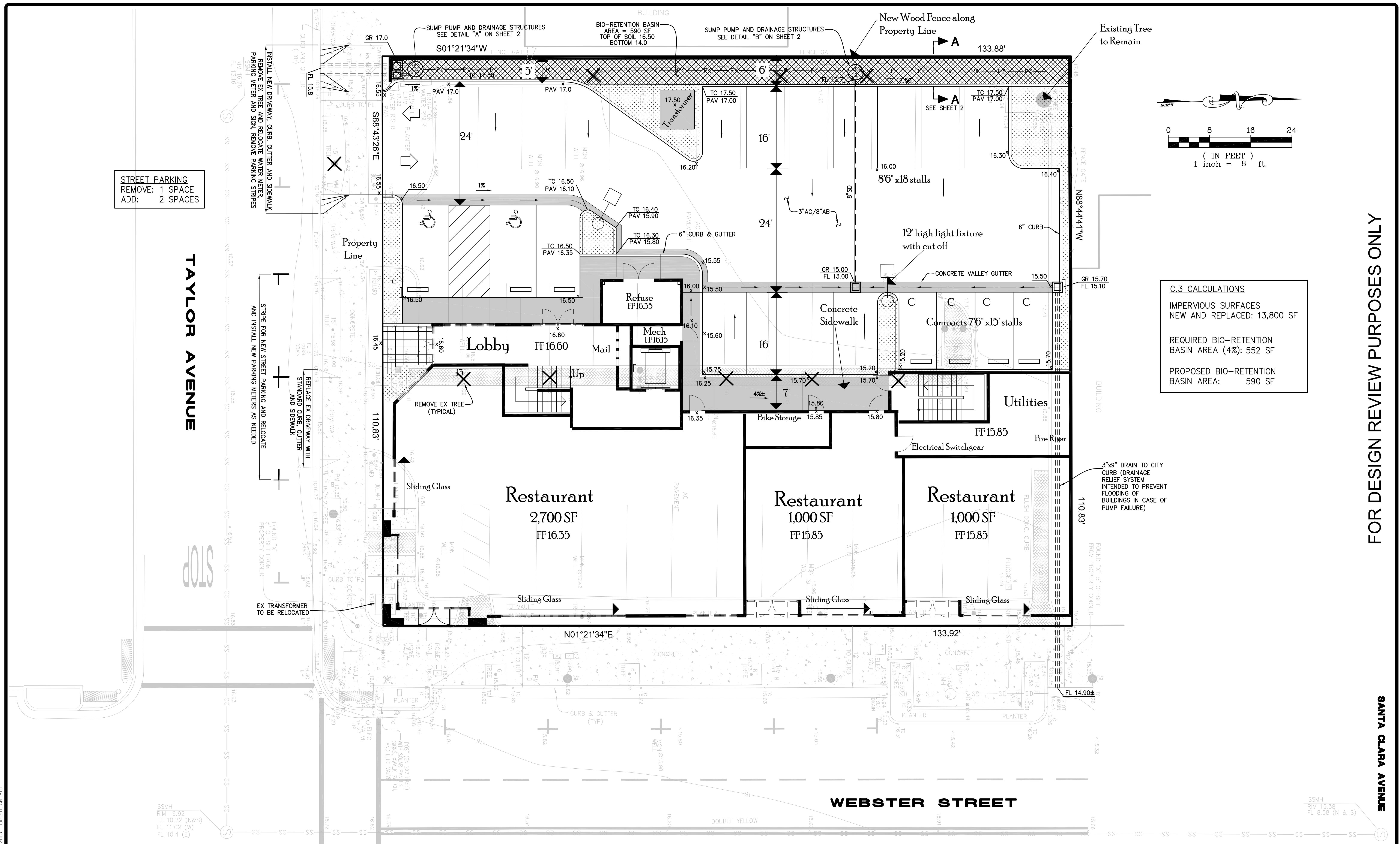
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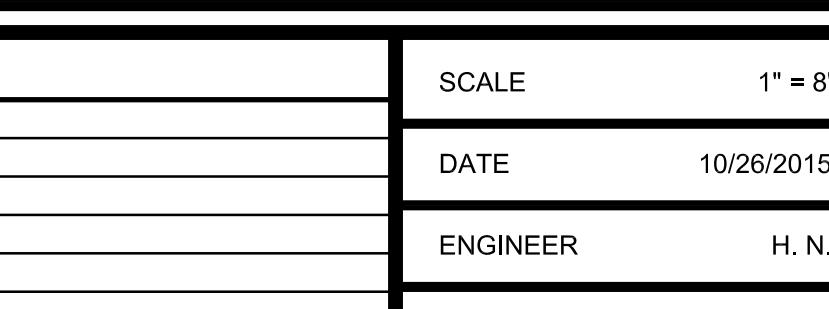
1435 Webster Street



Window Section



NO.	DATE	BY	REVISIONS



IZZAT S. NASHASHIBI

**GRADING AND DRAINAGE PLAN
FOR
1435 WEBSTER STREET
(APN 074-0427-005-01)**

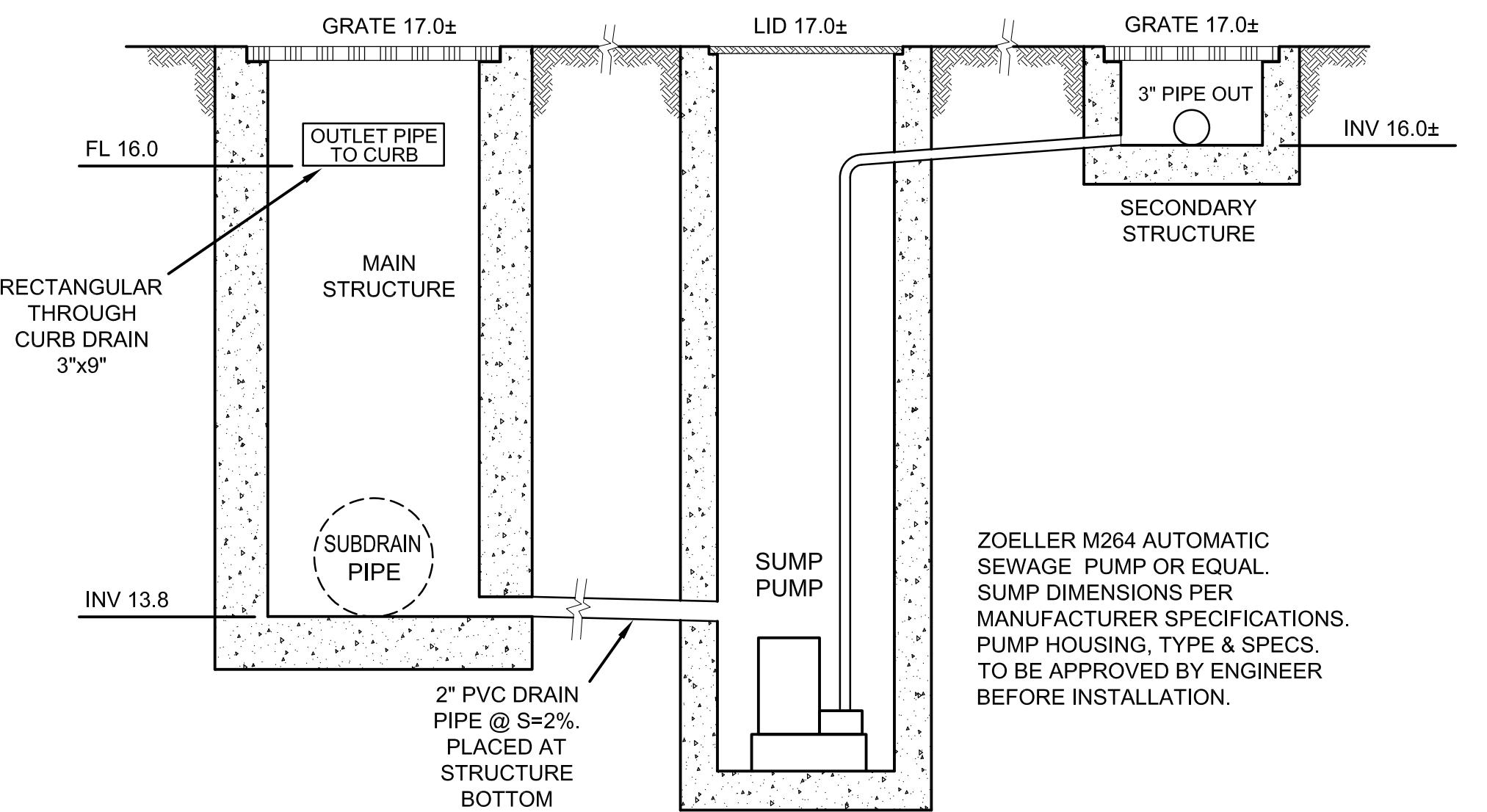
CITY OF ALAMEDA

CALIFORNIA

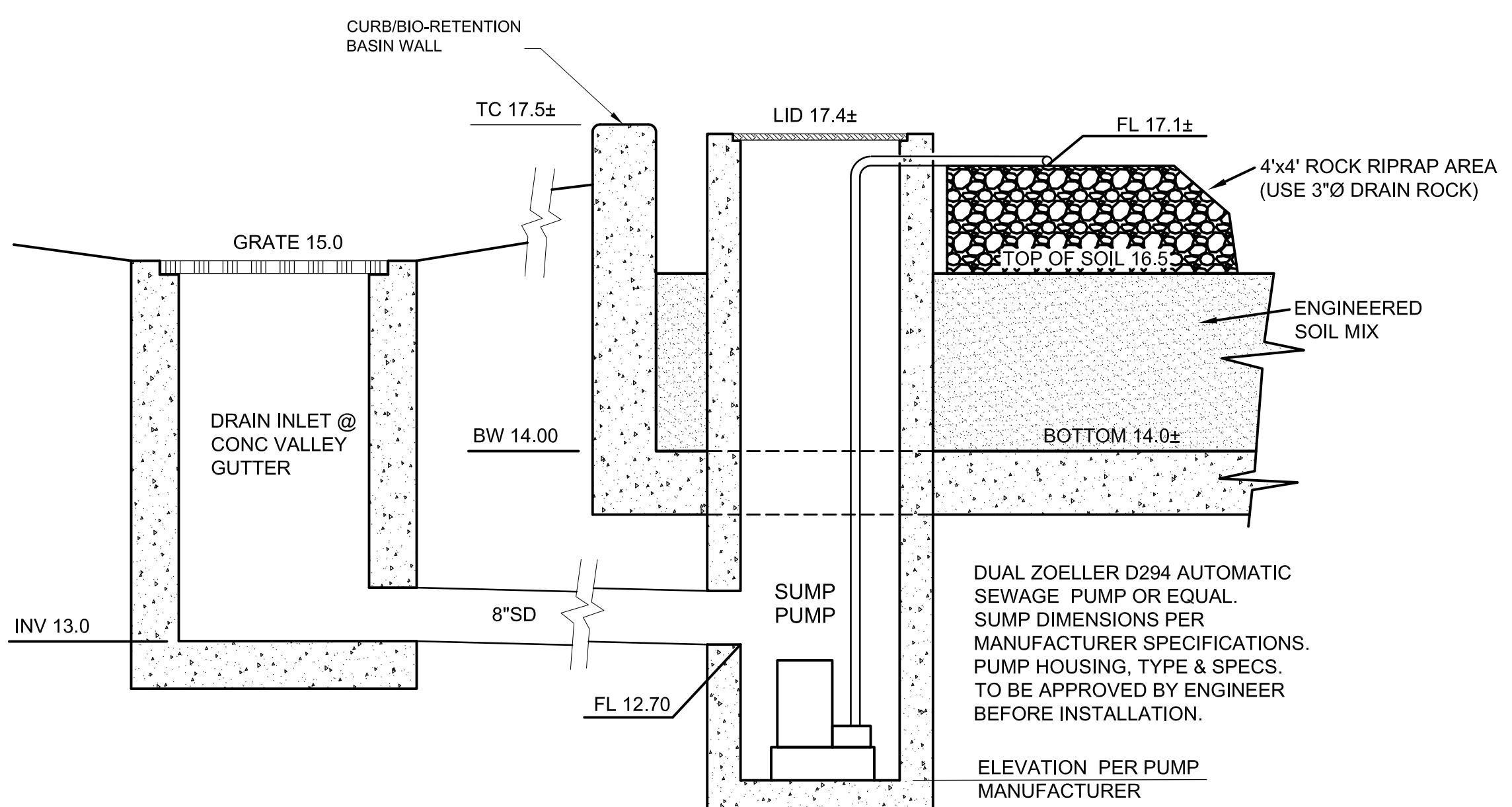


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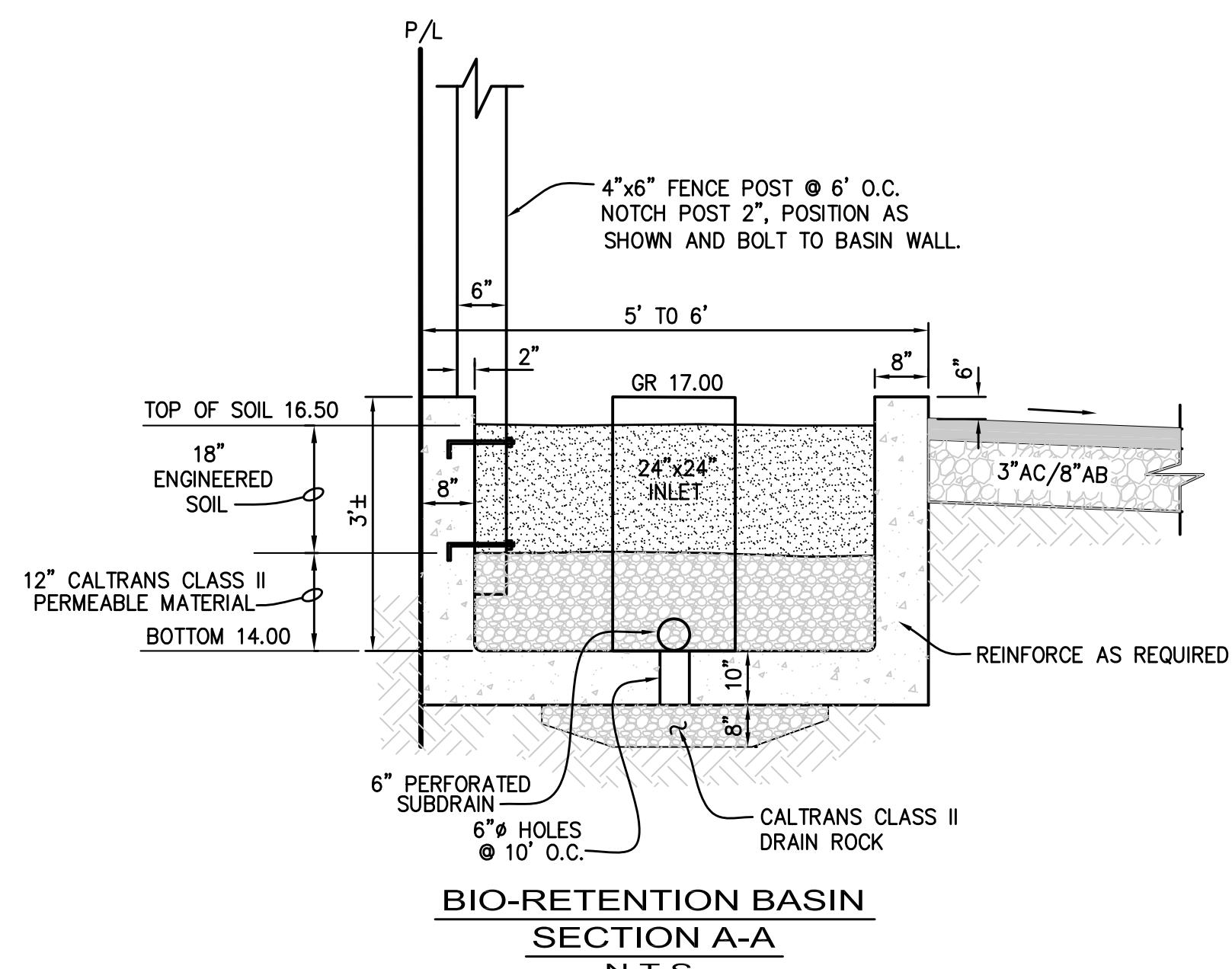
SHEET C0
OF 3 SHEETS



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



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



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

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

REGISTERED PROFESSIONAL ENGINEER
IZZAT S. NASHASHIBI
No. 29528
STATE OF CALIFORNIA
CIVIL

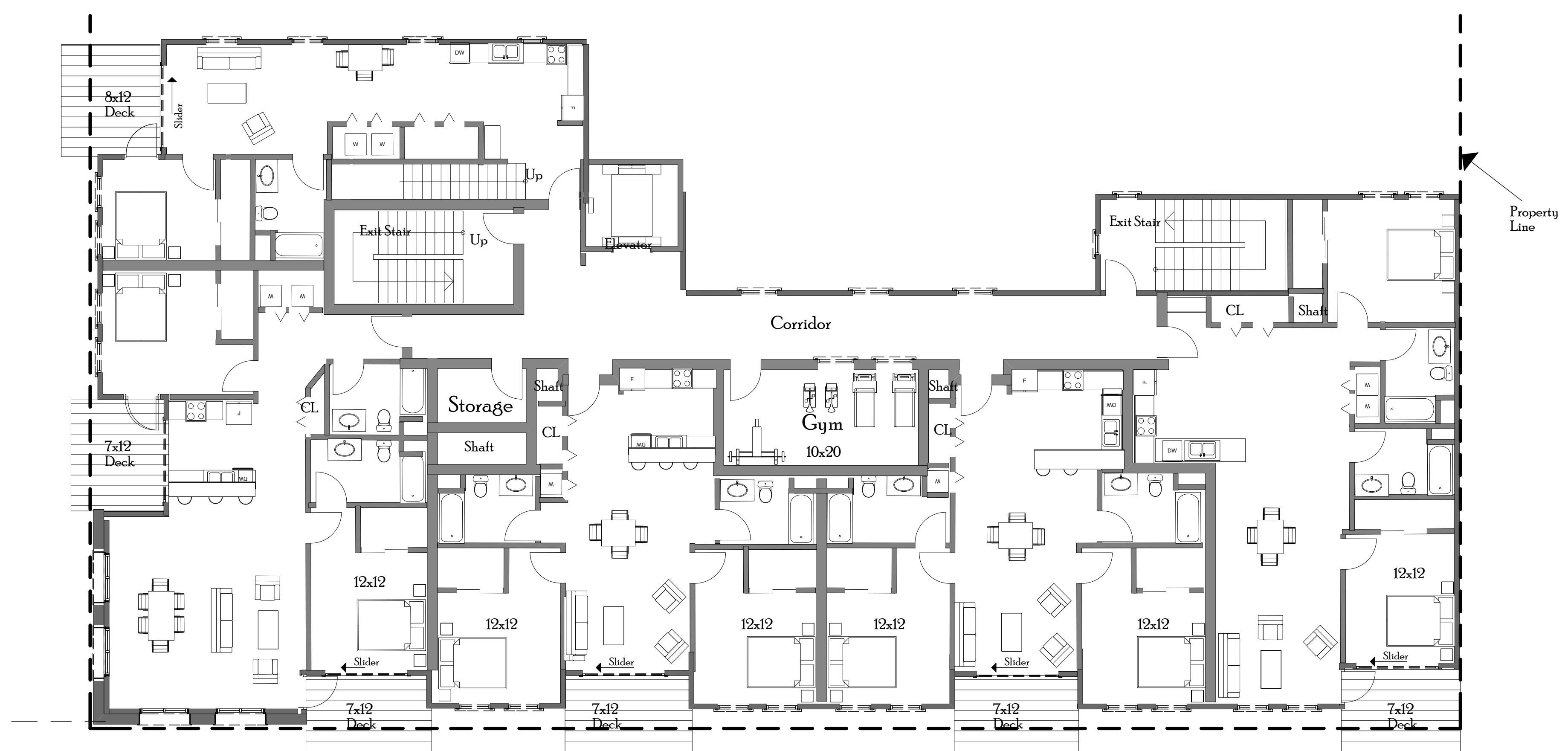
IZZAT S. NASHASHIBI R.C.E. 29528





Third Level

1/8" = 1'0"

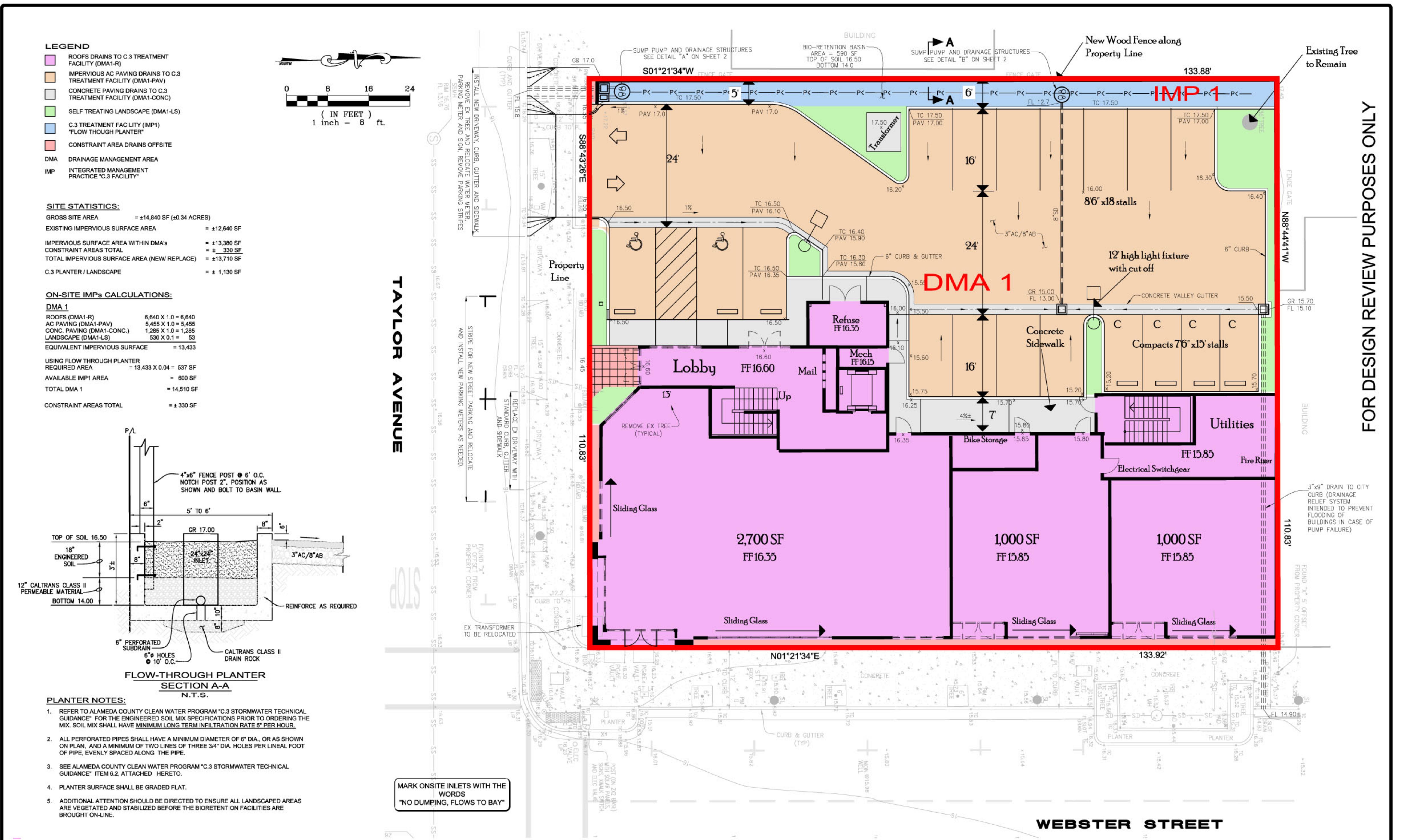


Second Level

1/8" = 1'0"

FOR DESIGN REVIEW PURPOSES ONLY

Existing Tree to Remain



No.	Date	By	Revisions



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

**STORM WATER CONTROL PLAN
FOR
435 WEBSTER STREET
(APN 074-0427-005-01)
ALAMEDA COUNTY**

CITY OF ALAMEDA

CALIFORNIA

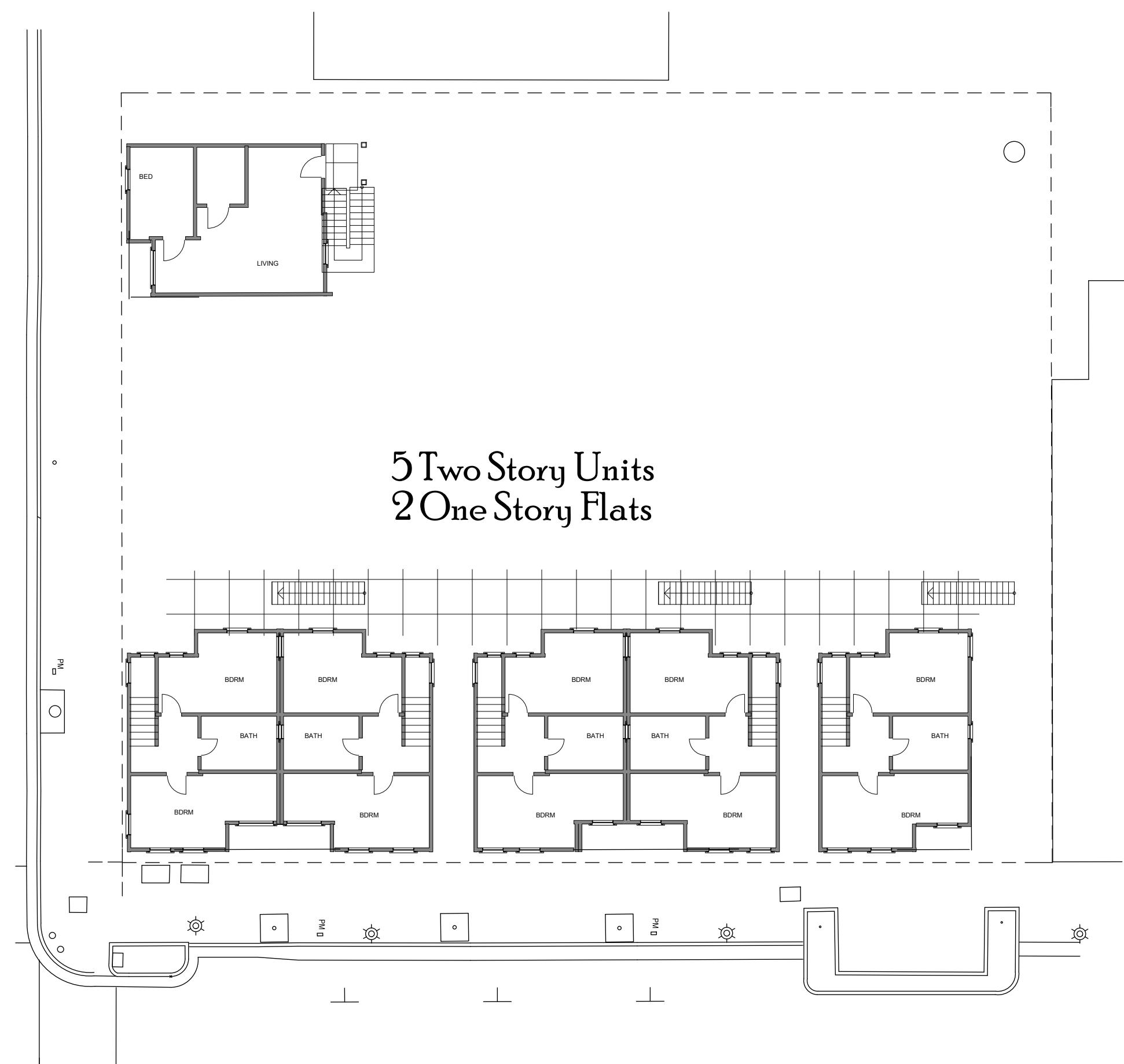


SHEET C.3-1
OF 3 SHEETS
JOB NO. 15098



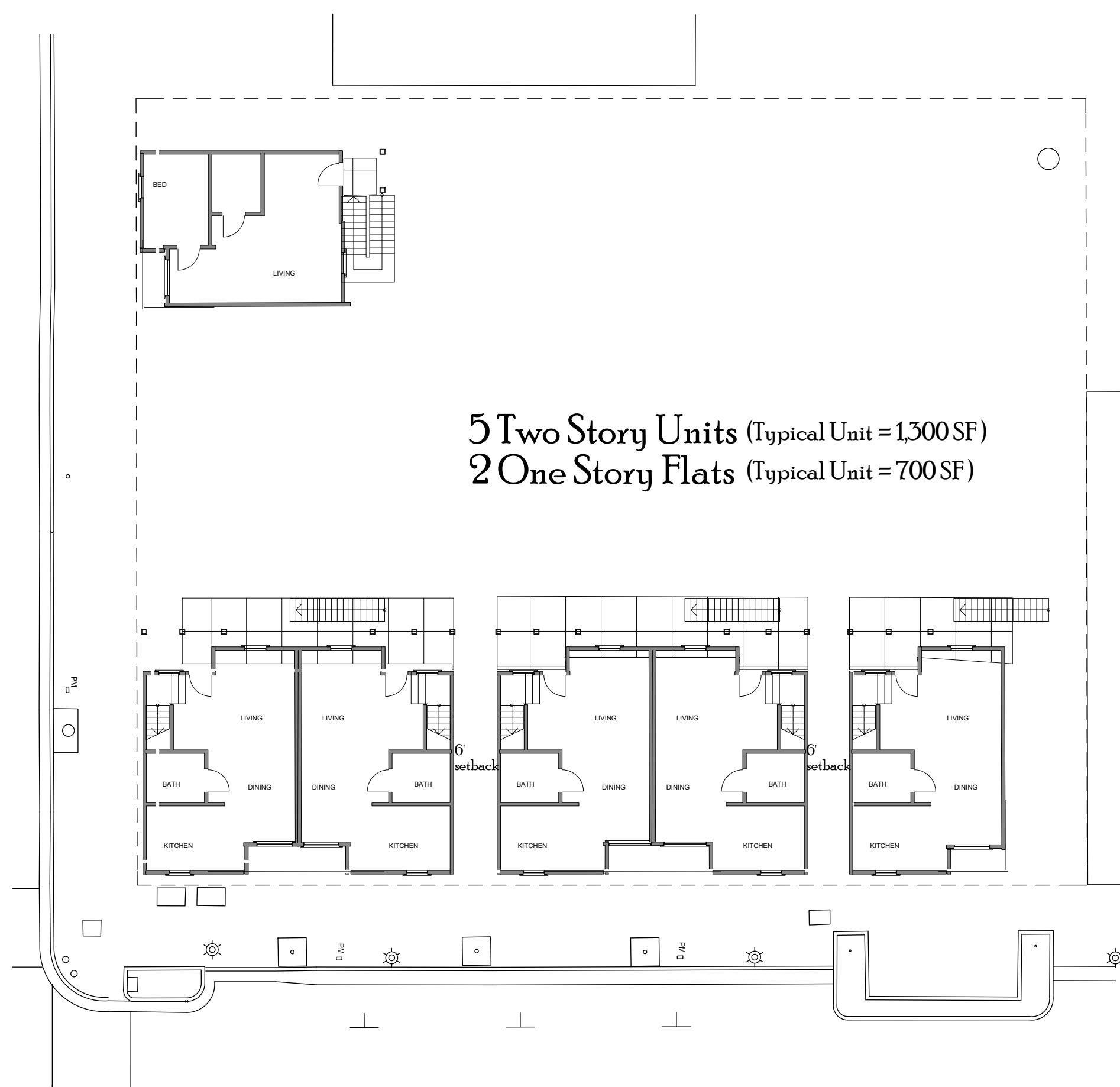
Webster Street Elevation

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)

