

2100 CLEMENT AVENUE

ALAMEDA, CALIFORNIA



City Ventures



DESIGN REVIEW AND VESTING TENTATIVE MAP
SUBMITTAL DATE: OCTOBER 10, 2014
REVISED: FEBRUARY 17, 2015

2100 CLEMENT AVENUE

ALAMEDA, CALIFORNIA



City Ventures

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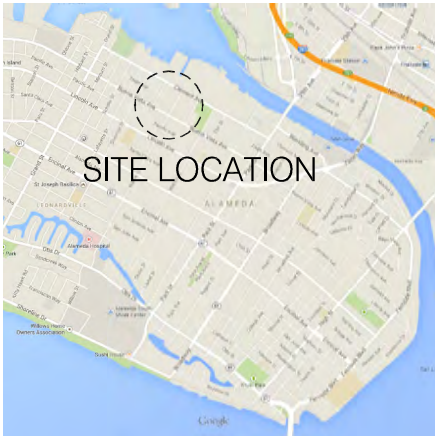
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DESIGN REVIEW AND VESTING TENTATIVE MAP

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LOCATION MAP



VICINITY MAP



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LOCAL CONTEXT

CS3

SCALE: 1:20
DATE: 01.16.2015
PROJECT: 317033

2100 Clement Ave

Project Description

2100 Clement Avenue is a 2.78 acre site in a residential area of Alameda four blocks west of Park Street. The site has been designated for residential use through the City's Housing Element, and is currently zoned R2-PD. To the north of the site across Clement Avenue is the Navy Operational Support Center; to the east is Thompson Field, and to the west and south are single family homes with some multi-family and community commercial uses interspersed throughout.

The site is currently occupied by three warehouses. It has been identified through the City's Housing Element as an underutilized site, and has been zoned for residential use with a target density range of 21-29 homes per acre. City Ventures is proposing 58 new homes, which is just under 21 homes an acre, and averages 2,087 square feet of site area per home.

The project will have one main vehicular access point off of Eagle Avenue, with two EVA exits along Clement. There will be multiple pedestrian access points from both Eagle Avenue and Clement Avenue. The completed project will provide a diversity of home styles, private and common open spaces.

Park Street, a walkable community

The most important part of pedestrian friendly design is proximity to services and public transportation. When people live within walking distance of the shops and services they use every day, they will use their cars less often. When houses are located next to transit centers that provide access to regional job centers, the residents are more likely to use these public transportation options. New housing has the lowest impact on traffic when it is centered around public transportation and services.

The Local Context Map (Sheet CS3) shows many of the services within walking distance of the project: McKinley Park, grocery stores, pharmacies, The Alameda Free Public Library, Haight Elementary School, several churches, the Alameda Theatre, restaurants, bars, and shopping along Park Street. With services this close, the homeowners will naturally use their cars less often than people who live farther from the services they use every day.

2100 Clement Avenue is 4 blocks from AC Transit bus stops that provide service directly to downtown San Francisco and to the Fruitvale BART station to allow people to get to regional job centers. Every weekday there are 48 express bus trips (35-45 minute ride) to downtown San Francisco and 170 bus trips to the Fruitvale BART station (15-25 minutes).

Encouraging the use of Public Transportation

To further incentivize homeowners to use public transportation, 2100 Clement Avenue will participate in the Northern Waterfront TMA. The HOA will contribute annually to the TMA and establish stops for shuttle service to and from the Alameda Ferry. Additionally, through the homeowners association, AC Transit passes will be provided to all households.



A Commitment to Building for the Future - Green Building Design Features

Throughout California, City Ventures has been a leader in building communities that lower energy usage by including Green Key features in all of our houses that other homebuilders charge extra for. Our innovative Green Key design elements tie traditional energy saving ideas together with new design concepts. The concept of smart design starts with location, and the centrally located walkable neighborhood surrounding 2100 Clement Ave is an ideal location.

By designing our communities to be all-electric, we can pull the most amount of value from the solar panels installed on all our homes. Energy efficient appliances, advanced heating and cooling systems, and Smart Home Technology allow homeowners to understand and be in control of their energy usage. All garages are pre-wired for electric car charging stations.

A Diversity of Home Styles

The architecture is inspired by the many Victorian Style homes in Alameda. In choosing traditional siding materials, frieze trim, decorative corbels and trim pieces, the appearance of the homes will complement the existing neighborhoods. The interior buildings have picketed front yards reflecting the character of the many Alameda streets. The streetscapes at Willow, Eagle and Clement all project elegant classic edges with front yards and landscaping to help define a vibrant community character. Overall, the architecture of 2100 Clement Avenue is intended to strengthen the neighborhood character and promote a pedestrian-friendly environment for everyone.

Along Willow St, we are planning 4 two-story buildings to include 12 homes. From Willow Street the homes will look like two-story duplexes, with two separate entry porches. Both of the duplex homes have 3 bedrooms upstairs in addition to a ground floor den that can be converted into a bedroom. The duplex homes range from 2100-2300 square feet, and they each have a private courtyard. Each pair of duplexes has a 1400 square foot carriage home with a private balcony and a separate entry on the side of the building. Solar panels will be installed on all roofs, and each home has an attached 2-car garage.



Continued on next sheet.

Along Eagle Avenue and on the interior of the project site we are proposing 9 buildings of 3-story row houses for a total of 46 homes. Front doors face Eagle Avenue or landscaped paseos. Each row house has a private front yard and balcony. The row houses range from 1500-1900 square feet of living area, and they each have 3 bedrooms upstairs. 23 of the row houses also have a full bathroom and bedroom on the ground floor. A mechanical well on the roof of the row houses will allow us to have both solar panels and the air conditioning installed out of site on the roof. Each home will have an attached 2-car garage.



Open Space and Parking

Centrally located common open space is encompassed in a 4,300 square foot park (maintained by the homeowners association), in addition to an average of 182 square feet of private yard space, and 85 square feet of private balcony on the carriage homes.

Every home has a 2 car attached garage. In addition, the community has 21 off-street parking spaces for guests and visitors. There are a total of 137 parking spaces for a ratio of 2.36 parking spaces per home.

Land Use

The site is currently zoned for residential use (R2-PD), and is identified in the City's Housing Element as an underutilized site that should be redeveloped for housing. The project is exempt from CEQA Review because it meets the criteria of the In-Fill Exemption (CEQA Guideline 15332).

The project contributes to the identified “Major Housing Initiatives for 2015-2023” from the Housing Element:

“Transit-Oriented Housing and Sustainable Development . The focus of the next eight years will be to provide a variety of housing types for a diversity of household needs in transit- and pedestrian-oriented and mixed-used use locations, consistent with the City of Alameda General Plan, Local Action Plan for Climate Protection, and the regional Sustainable Communities Strategy, Plan Bay Area.

Northern Waterfront Priority Development Area . These former industrial sites along the Oakland/Alameda Estuary provide important opportunities to reconnect Alameda neighborhoods to the waterfront and provide housing for a wide variety of household types.”

2100 Clement is a transit oriented project that provides a diversity of housing types with green technology integrated into every home. It provides housing for the City in close proximity to established services and transit centers.

The project will also contribute a total of 8 affordable homes to meet Alameda's RHNA requirements in the following breakdown, 3 Homes for Very Low income residents, 2 homes for Low income residents, and 3 Homes for Moderate income residents.

The proposed project at 2100 Clement Avenue helps to advance the Goals and Policies of the City of Alameda's General Plan and Housing Element. It will eliminate incompatible and undesirable uses and will work well with the residential uses around it.



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PROJECT SUMMARY - CONTINUED

CS-5

SCALE: 1:20
DATE: 01.16.2015
PROJECT: 317033



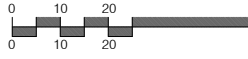
UNIT DATA		
PLAN TYPE	LIVING AREA	BEDROOMS
PLAN 1 (SEE SHEET A-10)	1,467 SQ. FT.	2
PLAN 2 (SEE SHEET A-10)	2,057 SQ. FT.	3 - 4
PLAN 3 (SEE SHEET A-10)	2,363 SQ. FT.	3 - 4
PLAN 4 (SEE SHEET A-6)	1,569 SQ. FT.	3
PLAN 5 (SEE SHEET A-6)	1,927 SQ. FT.	3
PLAN 6 (SEE SHEET A-8)	1,569 SQ. FT.	3
PLAN 7 (SEE SHEET A-8)	1,927 SQ. FT.	3

PROJECT DATA		
LOCATION: 2100 CLEMENT AVENUE		
APN: 071-0228-001-02		
ZONING: R2 WITH PLANNED DEVELOPMENT OVERLAY (R2-PD)		
AREA DISTRIBUTION		
DWELLING UNIT DATA		
BUILDING TYPE	UNITS PER BUILDING TYPE	TOTAL UNITS
FOUR (4) TRIPLEX	12	58 UNITS
INTERLOCKING ATTACHED TOWNHOMES	46	

LOT DATA		
TYPE	PROVIDED	% LOT AREA
TOTAL LOT AREA	2.78 AC.	NA
DENSITY	0.96 UNITS PER 2,000 SF	NA
BUILDING COVERAGE (SEE BUILDING FLOOR PLANS FOR FOOTPRINT AREA CALCULATIONS)	53,941 SQ. FT.	45%

OPEN SPACE (SECT. 30-4.2-d-9)	
TYPE	PROVIDED
PRIVATE OPEN SPACE - GROUND LEVEL PATIO AREA + FRONT YARD AREA = 10,606 SF TOTAL (SEE BUILDING FLOOR PLANS FOR PRIVATE OPEN SPACE AREA CALCULATIONS)	182 SF PER UNIT
PRIVATE OPEN SPACE - NON-GROUND LEVEL UNITS (4,921 SF TOTAL - SEE BUILDING FLOOR PLANS FOR PRIVATE OPEN SPACE AREA CALCULATIONS)	85 SF PER UNIT
COMMON OPEN SPACE (SEE THIS SHEET)	11,873 SQ. FT.
TOTAL USABLE OPEN SPACE (LOT AREA - STREET AREA - FOOTPRINTS - PRIVATE OPEN SPACE - COMMON OPEN SPACE = 71,178 SQ. FT.)	1,227 SF PER UNIT

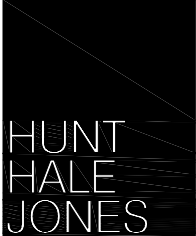
OFF-STREET PARKING DATA (SECT. 30-7)			
TYPE	REQUIRED	PROVIDED SPACES	DENSITY
RESIDENTIAL (COVERED)	2 SPACES PER UNIT (MIN.)	116	2 SPACES / UNIT
GUEST (UNENCLOSED)	NONE	21	0.4 SPACES / UNIT
HCP. (INCL. WITH GUEST PKG)		2	
BICYCLE PARKING SPACES (SHORT TERM)	0.05 SPACES PER BEDROOM	116	0.66 SPACES PER BEDROOM (MIN.)



58* UNIT NUMBER
P5 PLAN TYPE
** INDICATES ADA ACCESSIBLE UNITS
R INDICATES REVERSED FLOOR PLAN

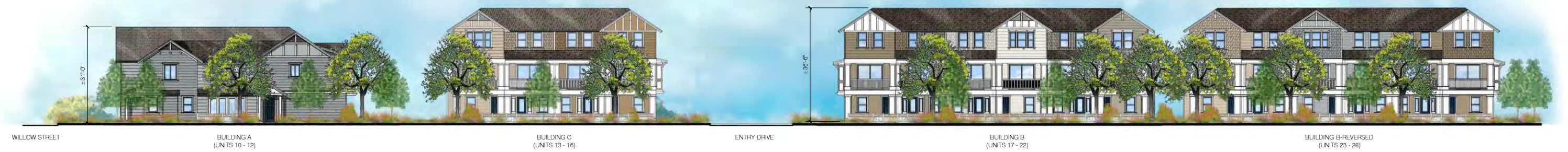


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SITE PLAN - DESIGN REVIEW
SP-1
SCALE: 1:20
DATE: 01.16.2015
PROJECT: 317033



EAGLE AVENUE

STREETSCAPE 1



WILLOW STREET

STREETSCAPE 2

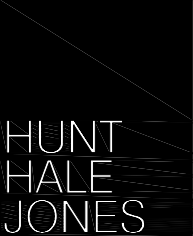


CLEMENT AVENUE

STREETSCAPE 3



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STREETSCAPES
SP-2
SCALE: 1/16" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033

ELEVATION NOTES

- MATERIALS
- 1. COMPOSITE SHINGLE ROOF
 - 2. LAP SIDING W / 6" REVEAL
 - 3. LAP SIDING W / 12" REVEAL
 - 4. SHINGLE SIDING
 - 5. BOARD AND BATTEN SIDING WITH 6" SPACING
 - 6. BOARD AND BATTEN SIDING WITH 24" SPACING
 - 7. GABLE VENT
 - 8. DECORATIVE 'STARBURST' STYLE WOOD TRIM DETAIL
 - 9. DECORATIVE WOOD CORBEL AND KICKER
 - 10. PAINTED WOOD (OR EQUAL) PANELS AND TRIM
 - 11. 42" GUARDRAIL
 - 12. 36" HANDRAIL
 - 13. 12" SQUARE PORCH COLUMN
 - 14. ENTRY DOOR
 - 15. ROLL-UP GARAGE DOOR
 - 16. PAINTED WOOD (OR EQUAL) FRIEZE TRIM
 - 17. GUTTER AND DOWNSPOUT



LEFT ELEVATION

BUILDING A



RIGHT ELEVATION

BUILDING A



FRONT ELEVATION

BUILDING A

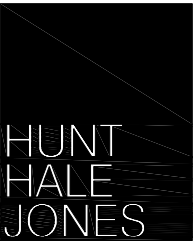


REAR ELEVATION

BUILDING A



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EXTERIOR ELEVATIONS - BUILDING A

A-1

SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033

ELEVATION NOTES

MATERIALS

- 1. COMPOSITE SHINGLE ROOF
- 2. LAP SIDING W / 6" REVEAL
- 3. LAP SIDING W / 12" REVEAL
- 4. SHINGLE SIDING
- 5. BOARD AND BATTEN SIDING WITH 6" SPACING
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LEFT ELEVATION

BUILDING A (R)



RIGHT ELEVATION

BUILDING A (R)



FRONT ELEVATION

BUILDING A (R)

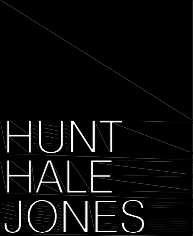


REAR ELEVATION

BUILDING A (R)



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EXTERIOR ELEVATIONS - BUILDING A-R

A-2

SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033

ELEVATION NOTES

- MATERIALS
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LEFT ELEVATION

BUILDING B - SCHEME 1



RIGHT ELEVATION

BUILDING B - SCHEME 1



FRONT ELEVATION

BUILDING B SCHEME 1 (UNITS 17 - 22 SHOWN)

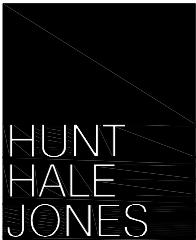


REAR ELEVATION

BUILDING B - SCHEME 1



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EXTERIOR ELEVATIONS - BLDG. B

A-3

SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033

ELEVATION NOTES

- MATERIALS
- 1. COMPOSITE SHINGLE ROOF
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LEFT ELEVATION

BUILDING B



RIGHT ELEVATION

BUILDING B



FRONT ELEVATION

BUILDING B-R (UNITS 23 - 28 SHOWN)

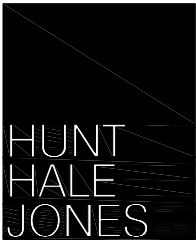


REAR ELEVATION

BUILDING B



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EXTERIOR ELEVATIONS - BLDG B-R

A-4

SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033

ELEVATION NOTES

- MATERIALS**
- 1. COMPOSITE SHINGLE ROOF
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LEFT ELEVATION

BUILDING C



RIGHT ELEVATION

BUILDING C



FRONT ELEVATION

BUILDING C (UNITS 13 - 16 SHOWN)

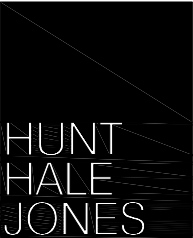


REAR ELEVATION

BUILDING C



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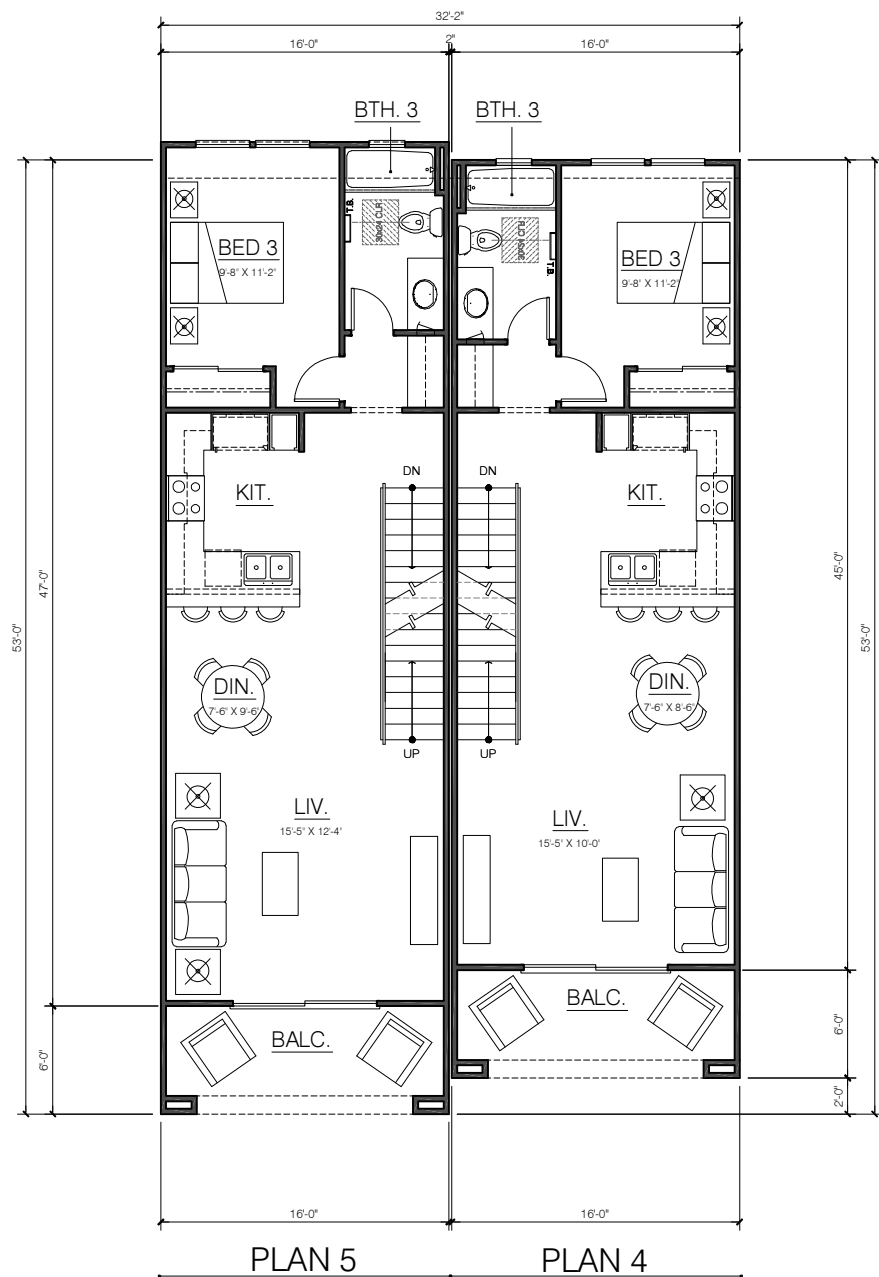
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EXTERIOR ELEVATIONS - BLDG. C

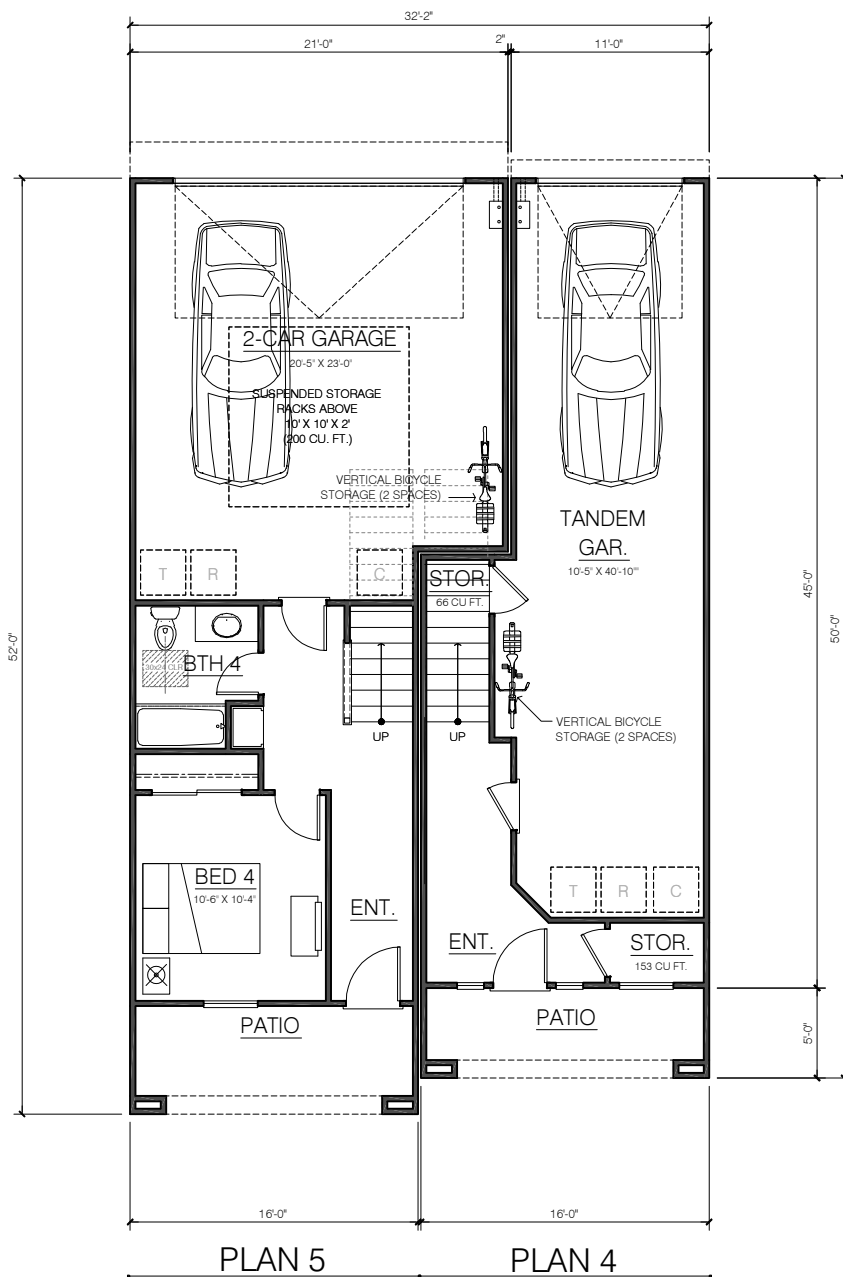
A-5

SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033



MAIN LEVEL

TOWNHOME UNITS

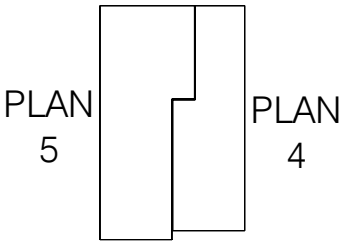


GROUND LEVEL

TOWNHOME UNITS

FLOOR AREAS FOR TANDEM UNITS	
PLAN 4	
GROUND FLOOR LIVING	152 SQ. FT.
MAIN FLOOR LIVING	679 SQ. FT.
UPPER FLOOR LIVING	739 SQ. FT.
TOTAL LIVING AREA	1,569 SQ. FT.
GARAGE AREA	464 SQ. FT.
STORAGE VOLUME (250 CU. FT. MIN. REQ'D)	347 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	176 SQ. FT.
PLAN 5	
GROUND FLOOR LIVING	358 SQ. FT.
MAIN FLOOR LIVING	727 SQ. FT.
UPPER FLOOR LIVING	842 SQ. FT.
TOTAL LIVING AREA	1,927 SQ. FT.
GARAGE AREA	481 SQ. FT.
STORAGE VOLUME (300 CU. FT. MIN. REQ'D)	328 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	192 SQ. FT.

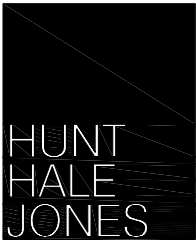
NOTE:
FOR PLAN TYPES 1, 2 & 3, SEE SHEET A-10 - FLOOR PLANS - BLDG. A



GROUND LEVEL KEY

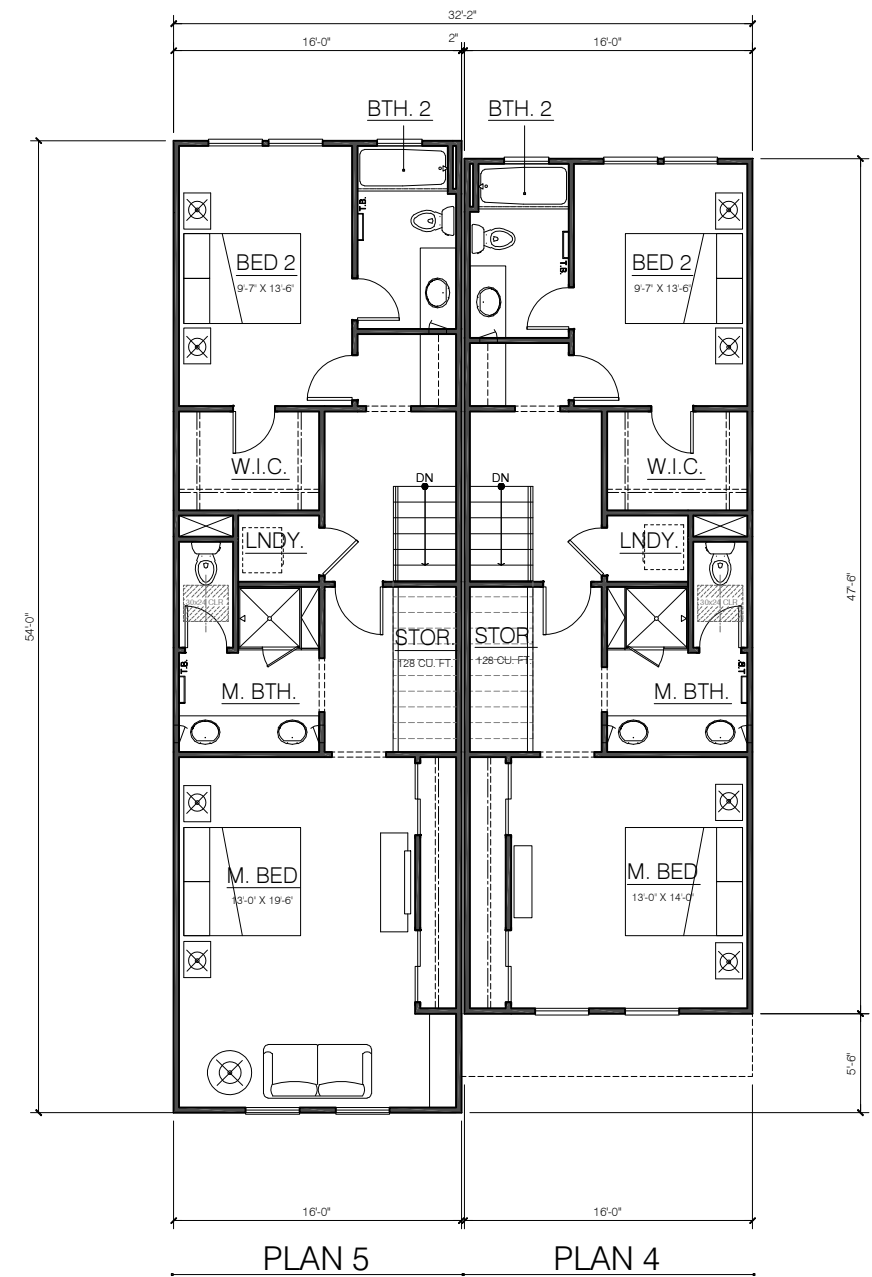


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UNIT PLANS - PLAN 4 & 5
A-6
SCALE: 3/16" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033



UPPER LEVEL

TOWNHOME UNITS



2100 CLEMENT AVENUE
CITY VENTURES
ALAMEDA, CALIFORNIA



Architecture | Planning | Interiors

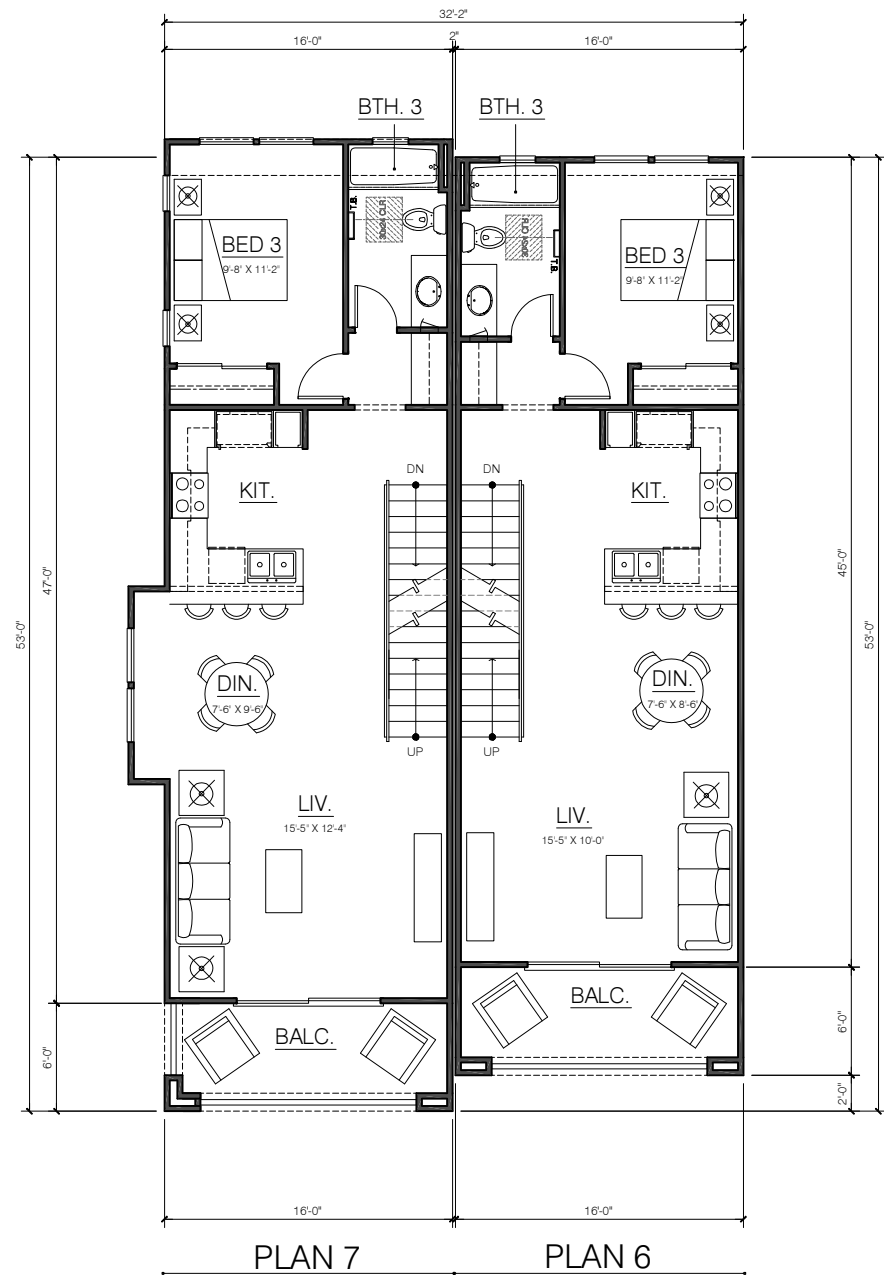
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

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

UNIT PLANS - PLAN 4 & 5

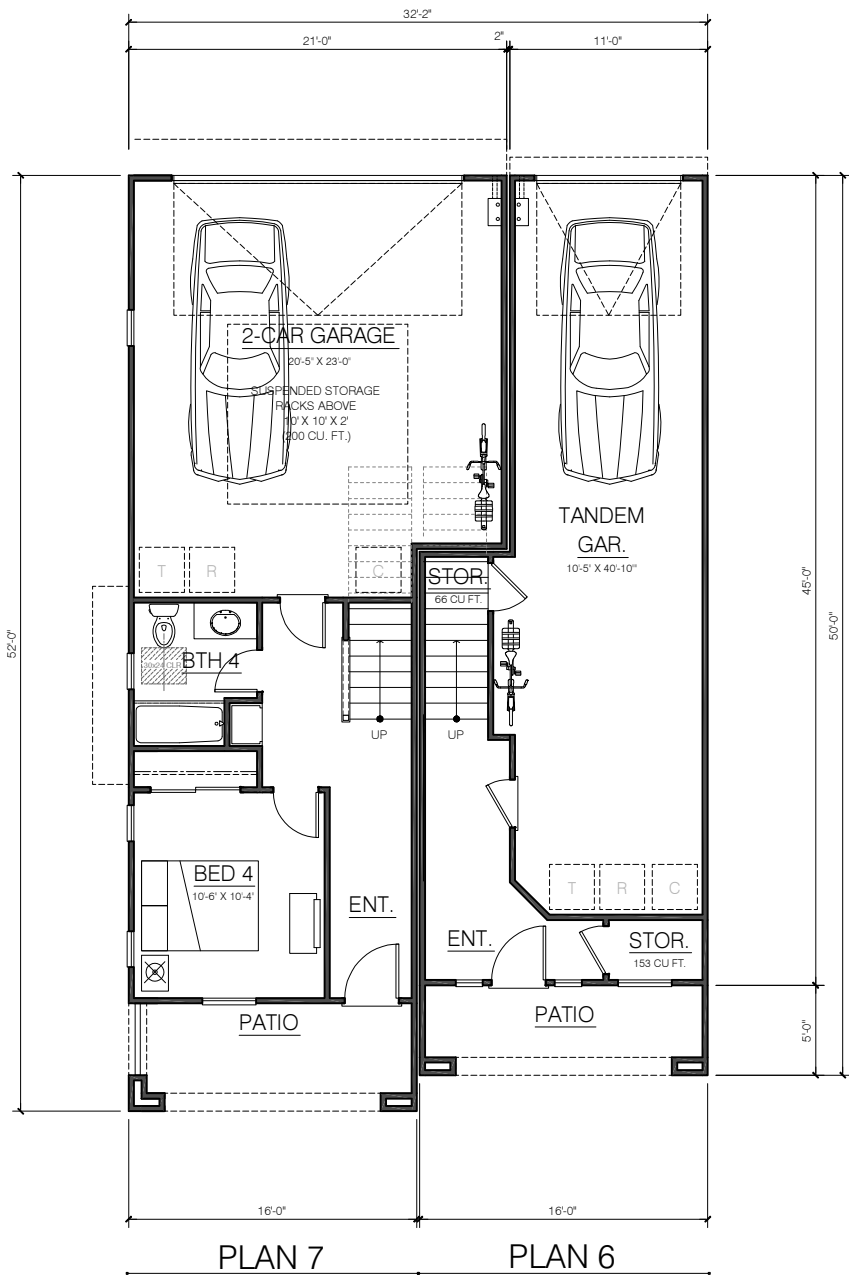
A-6

SCALE: 3/16" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033



MAIN LEVEL

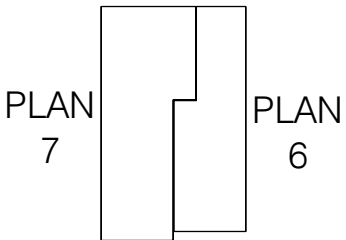
TOWNHOME UNITS



GROUND LEVEL

TOWNHOME UNITS

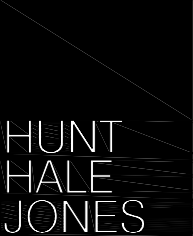
FLOOR AREAS FOR TANDEM UNITS	
PLAN 6	
GROUND FLOOR LIVING	152 SQ. FT.
MAIN FLOOR LIVING	679 SQ. FT.
UPPER FLOOR LIVING	739 SQ. FT.
TOTAL LIVING AREA	1,569 SQ. FT.
GARAGE AREA	464 SQ. FT.
STORAGE VOLUME (250 CU. FT. MIN. REQ'D)	347 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	176 SQ. FT.
PLAN 7	
GROUND FLOOR LIVING	358 SQ. FT.
MAIN FLOOR LIVING	727 SQ. FT.
UPPER FLOOR LIVING	842 SQ. FT.
TOTAL LIVING AREA	1,927 SQ. FT.
GARAGE AREA	481 SQ. FT.
STORAGE VOLUME (300 CU. FT. MIN. REQ'D)	328 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	192 SQ. FT.



GROUND LEVEL KEY

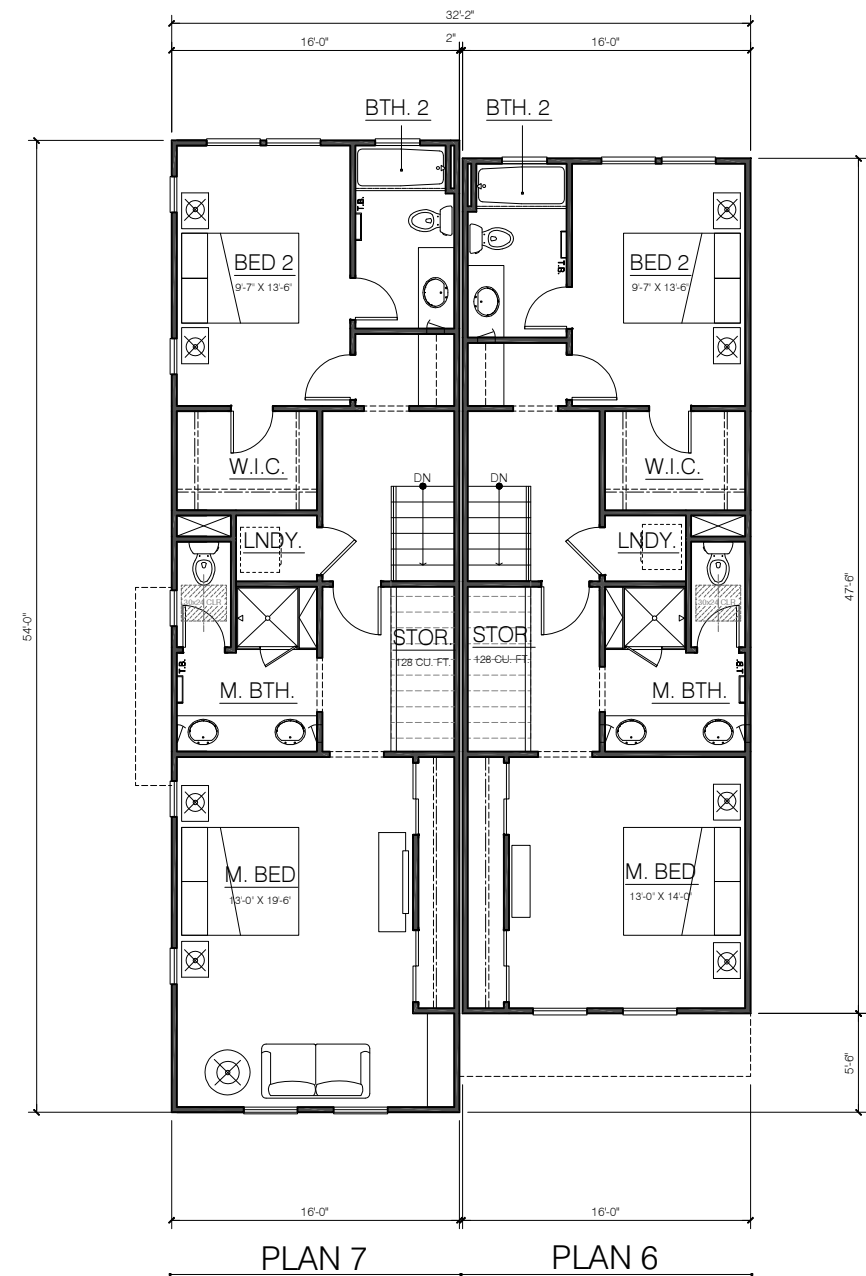


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UNIT PLAN - PLAN 6 & 7
A-8
SCALE: 3/16" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033



UPPER LEVEL

TOWNHOME UNITS



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f. 415-288-0288

UNIT PLANS - PLAN 6 & 7

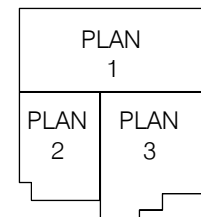
A-9

SCALE: 3/16" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033

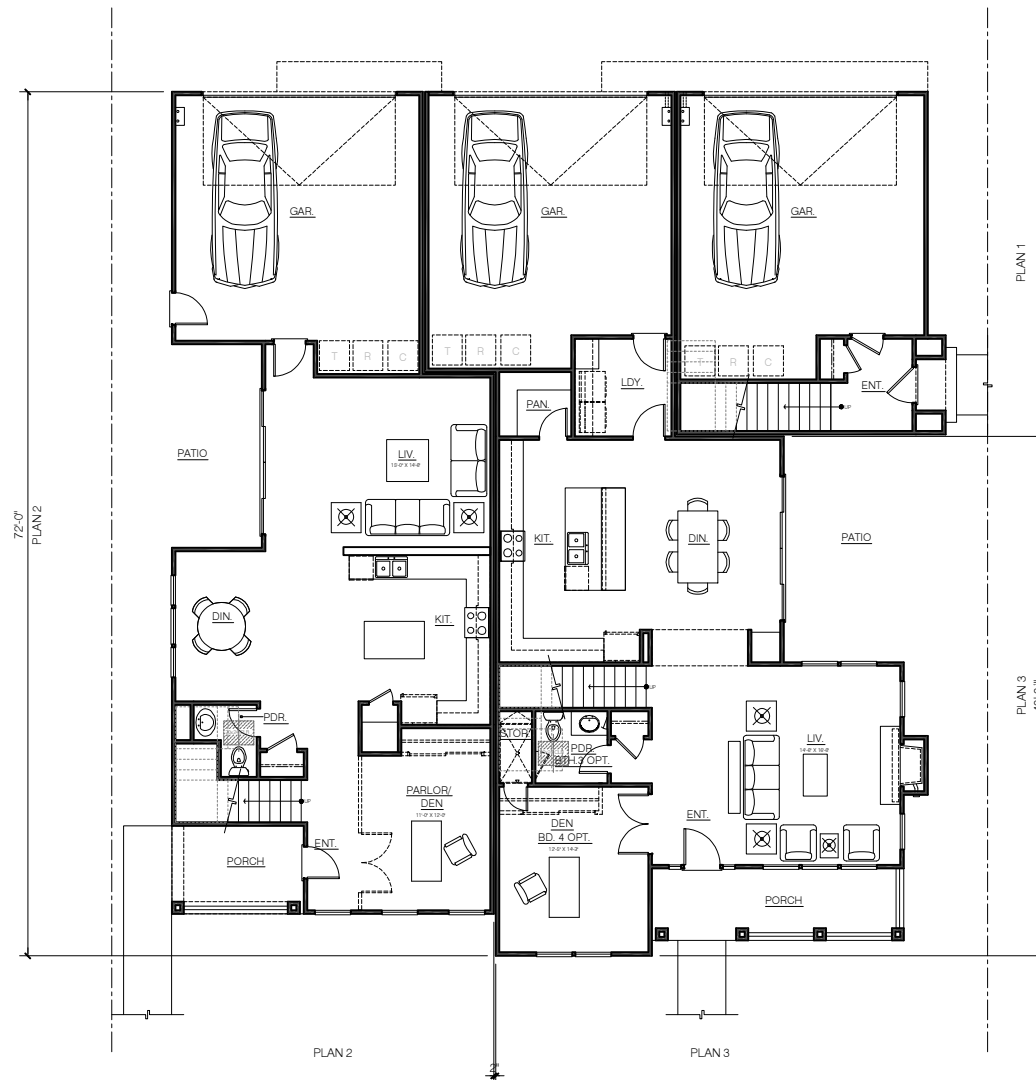


UPPER LEVEL

BUILDING A (TRIPLEX BLDG.)

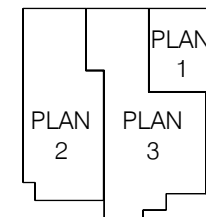


UPPER LEVEL KEY



GROUND LEVEL

BUILDING A (TRIPLEX BLDG.)



GROUND LEVEL KEY

FLOOR AREAS FOR BUILDING A	
PLAN 1	
GROUND FLOOR LIVING	122 SQ. FT.
UPPER FLOOR LIVING	1346 SQ. FT.
TOTAL LIVING AREA	1,467 SQ. FT.
GARAGE AREA	475 SQ. FT.
PLAN 2	
GROUND FLOOR LIVING	1019 SQ. FT.
UPPER FLOOR LIVING	1038 SQ. FT.
TOTAL LIVING AREA	2,057 SQ. FT.
GARAGE AREA	464 SQ. FT.
PLAN 3	
GROUND FLOOR LIVING	1237 SQ. FT.
UPPER FLOOR LIVING	1127 SQ. FT.
TOTAL LIVING AREA	2,363 SQ. FT.
GARAGE AREA	462 SQ. FT.

BUILDING FOOTPRINT AND PRIVATE OPEN SPACE			
	BUILDING	NO. OF BUILDINGS	TOTAL AREA
FOOTPRINT	4,024 SQ. FT.	4	16,097 SQ. FT.
PORCH & PATIO AREA	703 SQ. FT.		2,813 SQ. FT.
BALCONY AREA	76 SQ. FT.		304 SQ. FT.
TOTAL PRIVATE OPEN SPACE	779 SQ. FT.		3,117 SQ. FT.



City Ventures

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FLOOR PLANS - BLDG. A

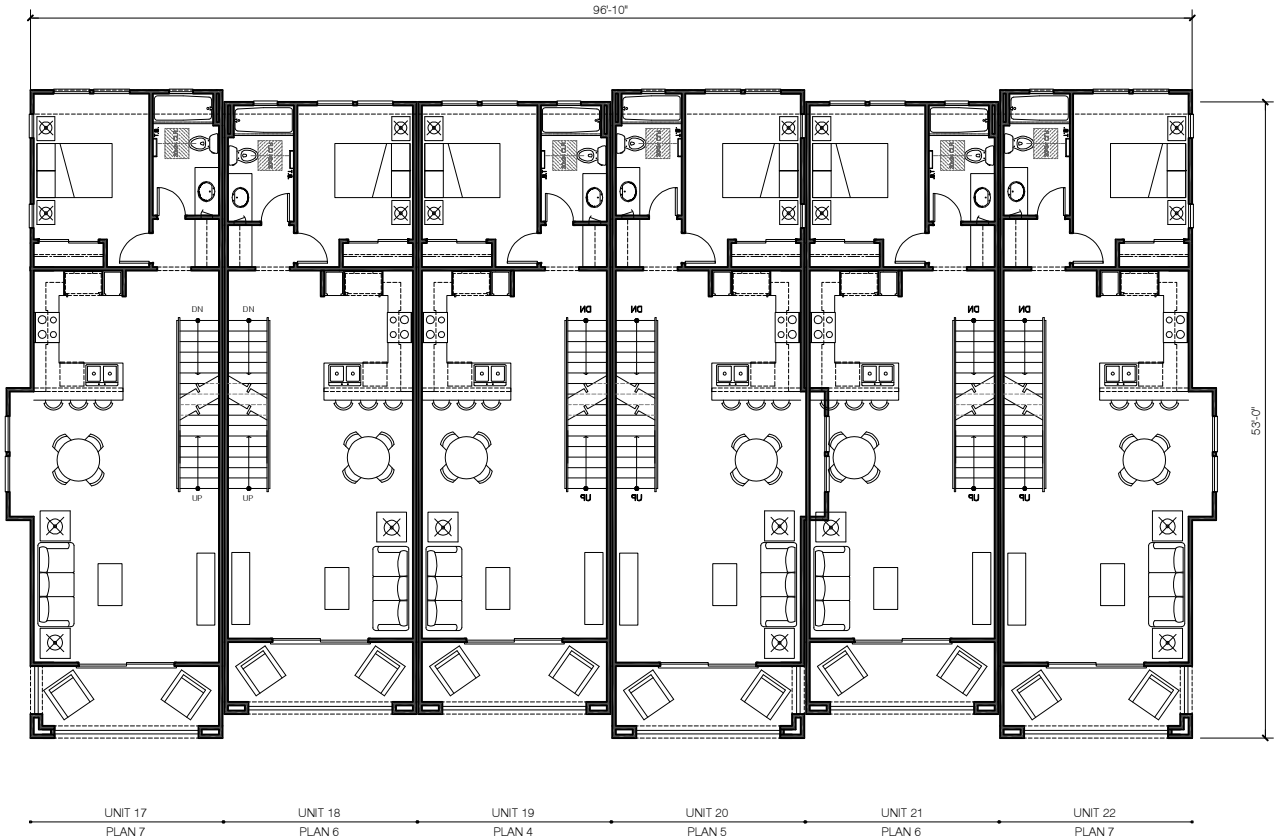
A-10

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DATE: 01.16.2015

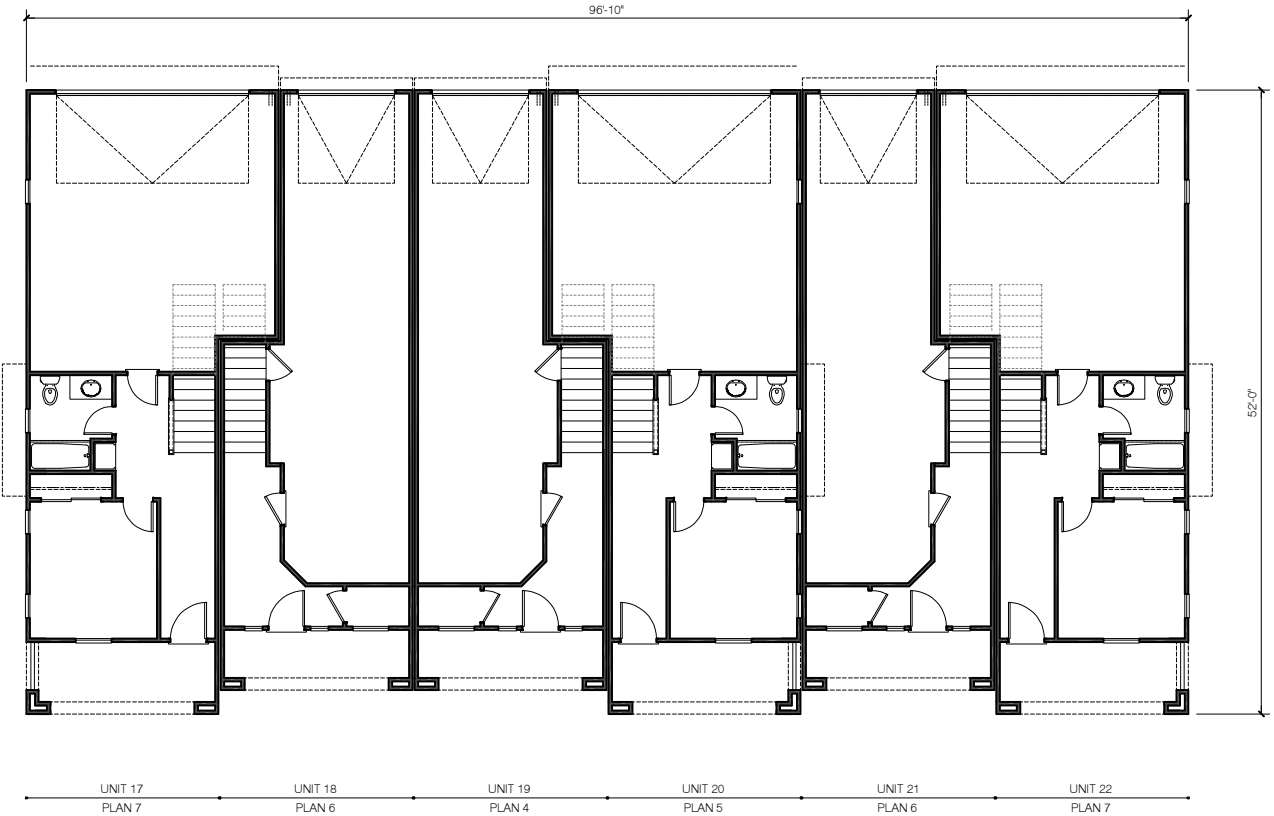
PROJECT: 317033

BUILDING FOOTPRINT AND PRIVATE OPEN SPACE			
	BUILDING	NO. OF BUILDINGS	TOTAL AREA
FOOTPRINT	4,938 SQ. FT.	5	24,688 SQ. FT.
PATIO AREA	541 SQ. FT.		2,703 SQ. FT.
BALCONY AREA	592 SQ. FT.		2,962 SQ. FT.
FRONT YARD AREA	502 SQ. FT.		2,508 SQ. FT.
TOTAL PRIVATE OPEN SPACE	1,133 SQ. FT.		5,665 SQ. FT.



MAIN FLOOR PLAN

BUILDING B



GROUND FLOOR PLAN

BUILDING B (UNITS 17 - 23 SHOWN)



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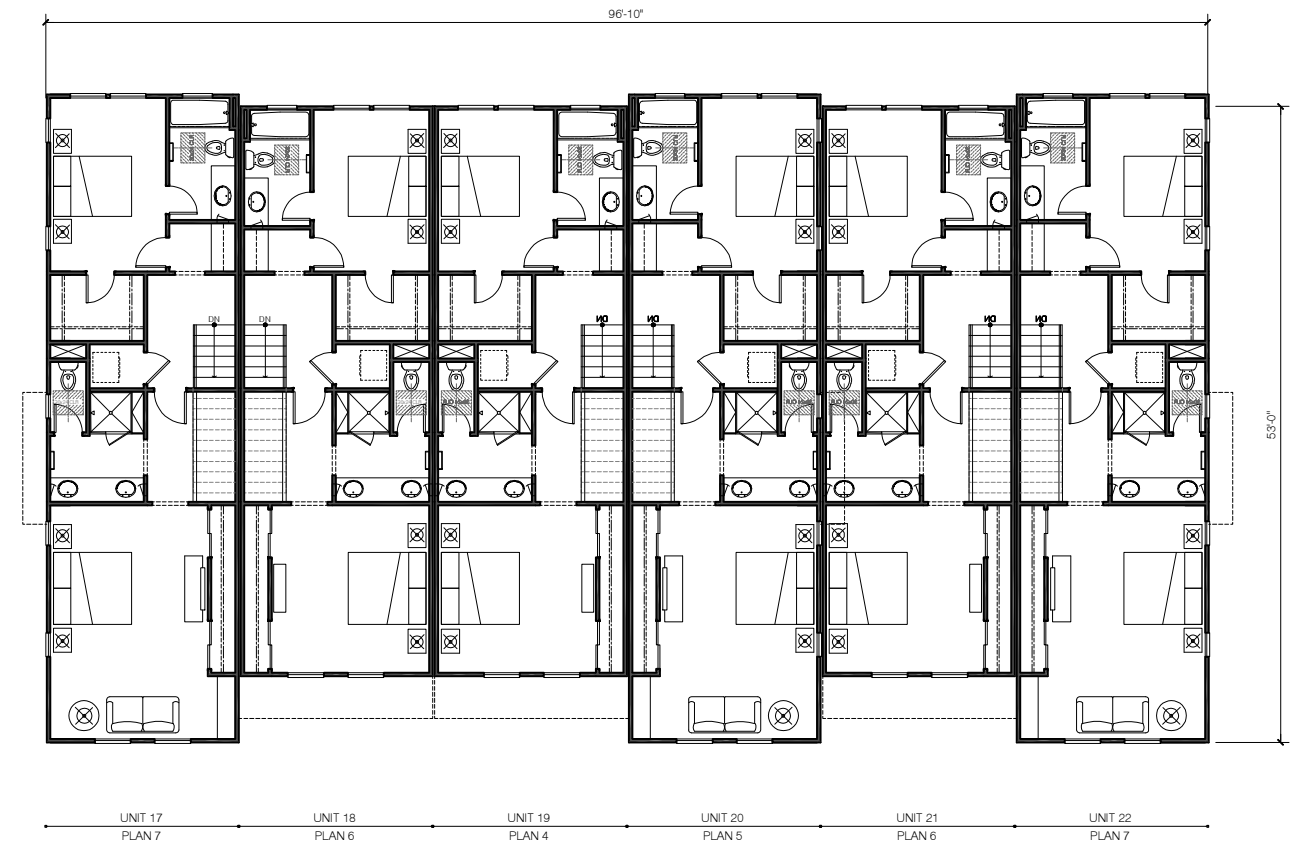
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San Francisco, CA 94105
www.hunthalejones.com

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

FLOOR PLANS - BLDG. B

A-11

SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033



UPPER FLOOR PLAN

BUILDING B



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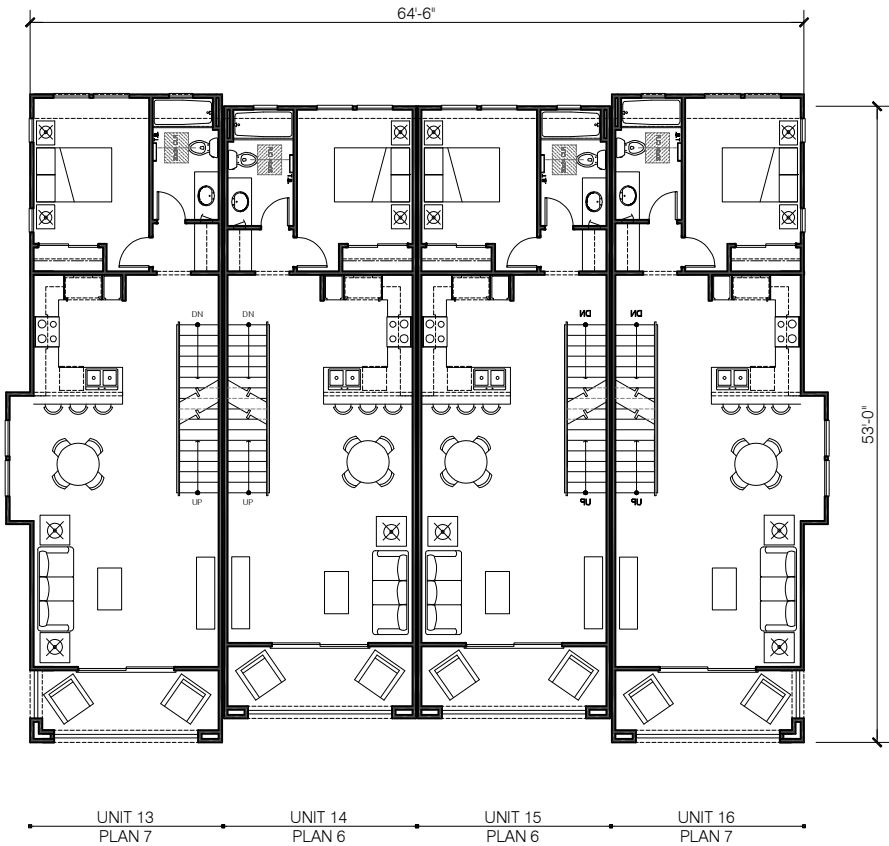
t. 415-512-1300
f. 415-288-0288

FLOOR PLANS - BLDG. B

A-12

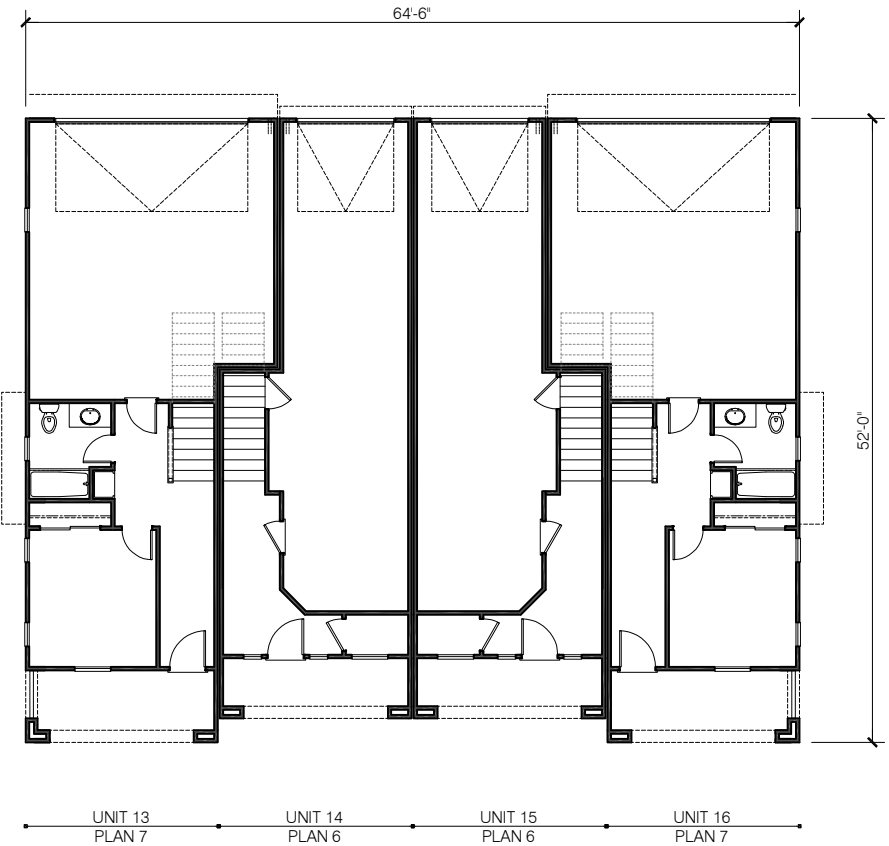
SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033

BUILDING FOOTPRINT AND PRIVATE OPEN SPACE			
	BUILDING	NO. OF BUILDINGS	TOTAL AREA
FOOTPRINT	3,289 SQ. FT.	4	13,156 SQ. FT.
PATIO AREA	387 SQ. FT.		1,546 SQ. FT.
BALCONY AREA	387 SQ. FT.		1,546 SQ. FT.
FRONT YARD AREA	259 SQ. FT.		1,036 SQ. FT.
TOTAL PRIVATE OPEN SPACE	773 SQ. FT.		3,092 SQ. FT.



MAIN FLOOR PLAN

BUILDING C

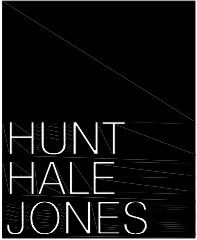


GROUND FLOOR PLAN

BUILDING C (UNITS 13 - 16 SHOWN)



2100 CLEMENT AVENUE
CITY VENTURES
ALAMEDA, CALIFORNIA



Architecture | Planning | Interiors

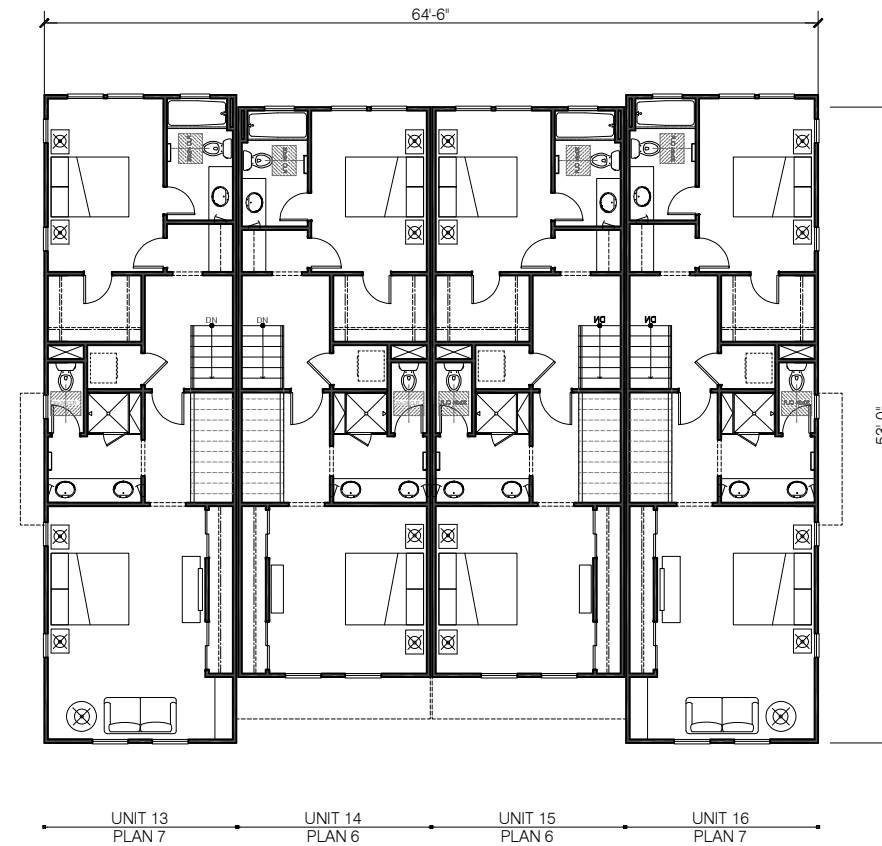
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

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

FLOOR PLANS - BLDG. C

A-13

SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033



UPPER FLOOR PLAN

BUILDING C



City Ventures

2100 CLEMENT AVENUE

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ALAMEDA, CALIFORNIA



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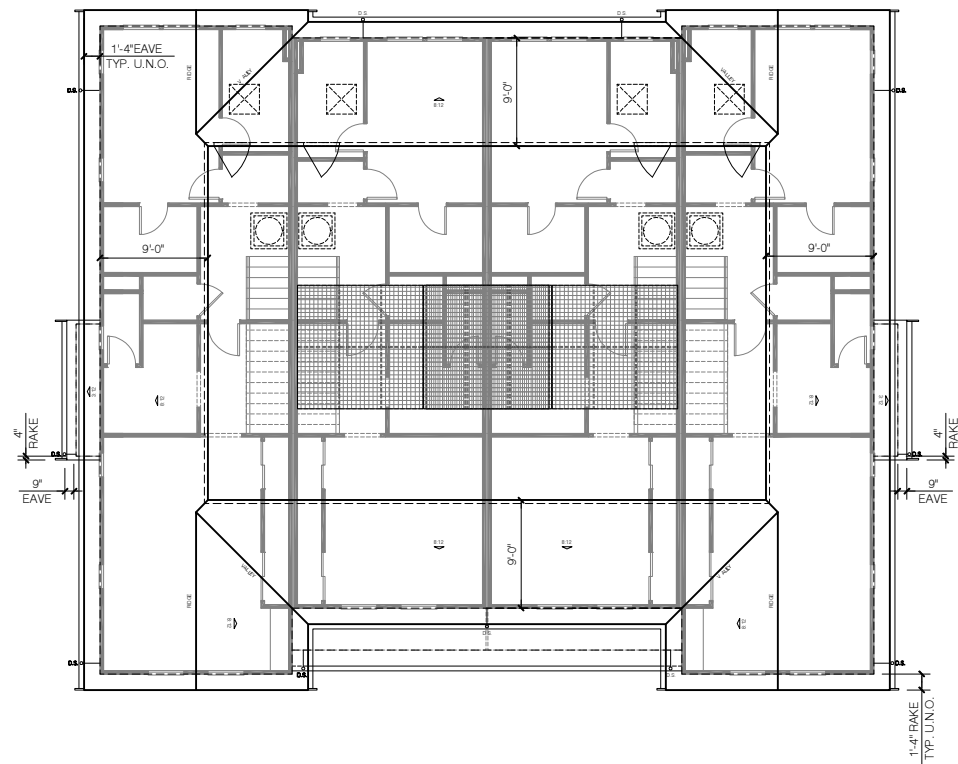
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

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f. 415-288-0288

FLOOR PLANS - BLDG. C

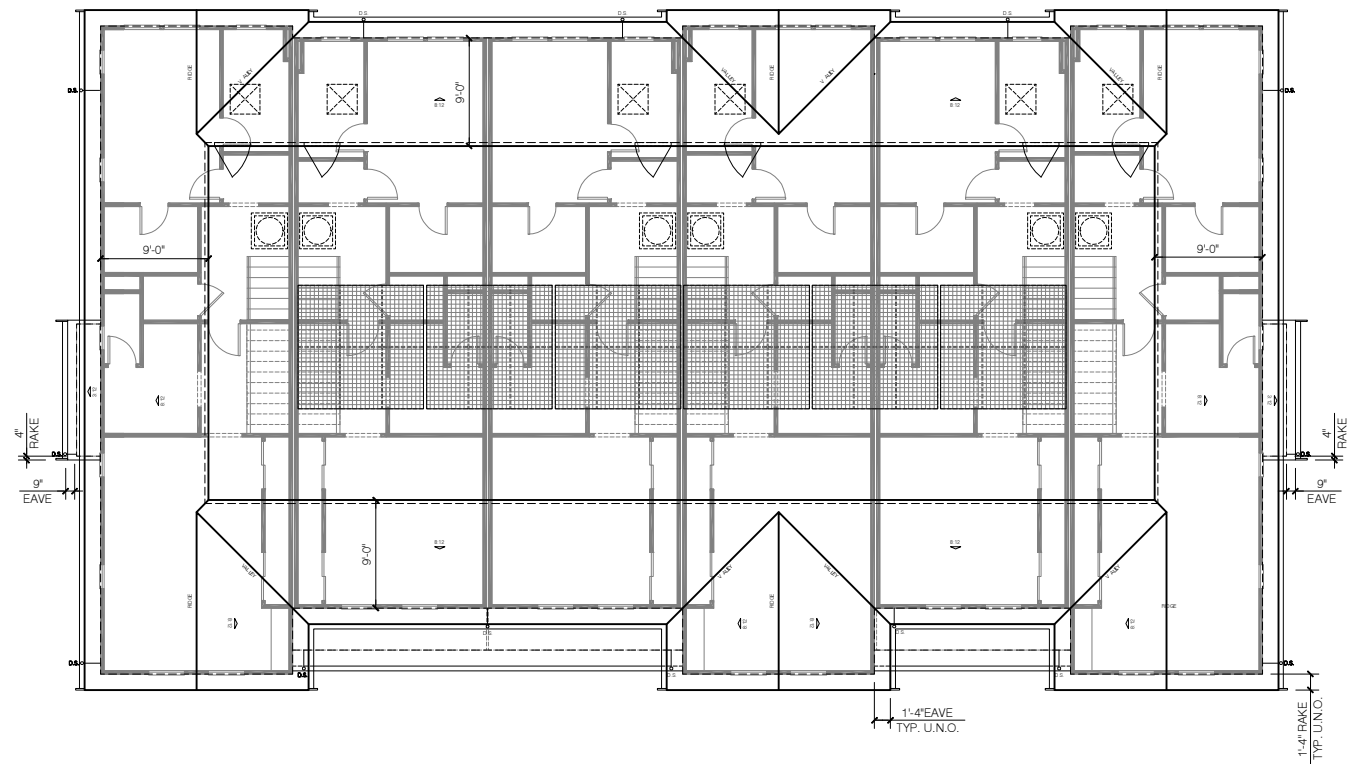
A-14

SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033



ROOF PLAN

BUILDING C



ROOF PLAN

BUILDING B



City Ventures

2100 CLEMENT AVENUE

CITY VENTURES

ALAMEDA, CALIFORNIA



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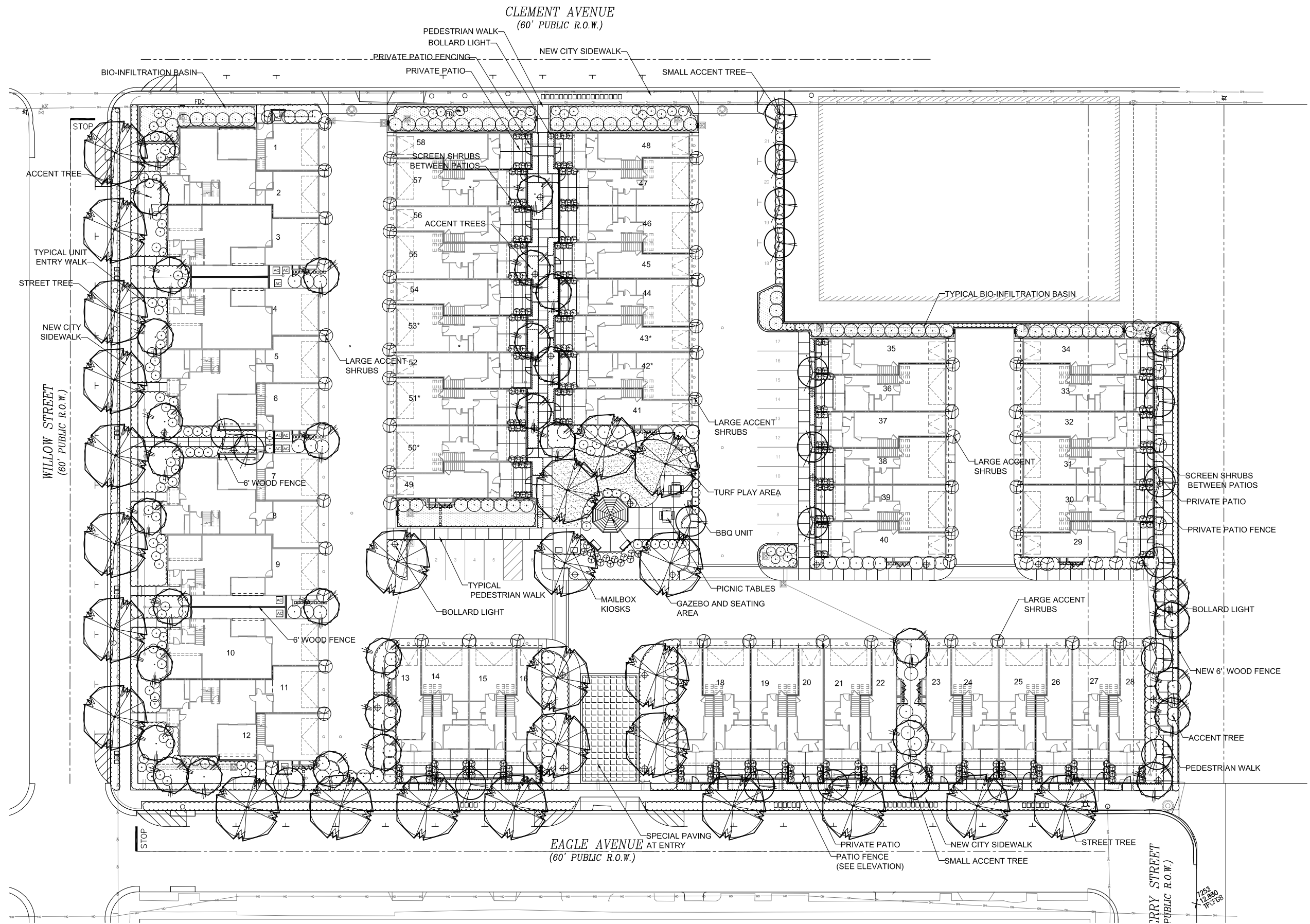
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

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

ROOF PLANS - BLDGS. B & C

A-16

SCALE: 1/8" = 1'-0"
DATE: 01.16.2015
PROJECT: 317033



REVISIONS

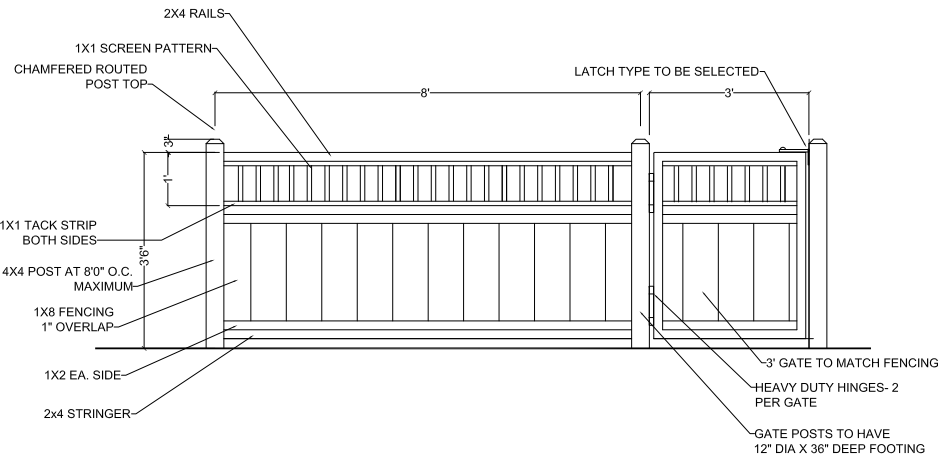
Thomas Balk & Associates, LLP
Landscape Architects
Walnut Creek, CA 94596
Ph: 925.933.2583

ALAMEDA II
HAGSTROM PROPERTY
ALAMEDA
CITY VENTURES

PRELIMINARY
LANDSCAPE PLAN

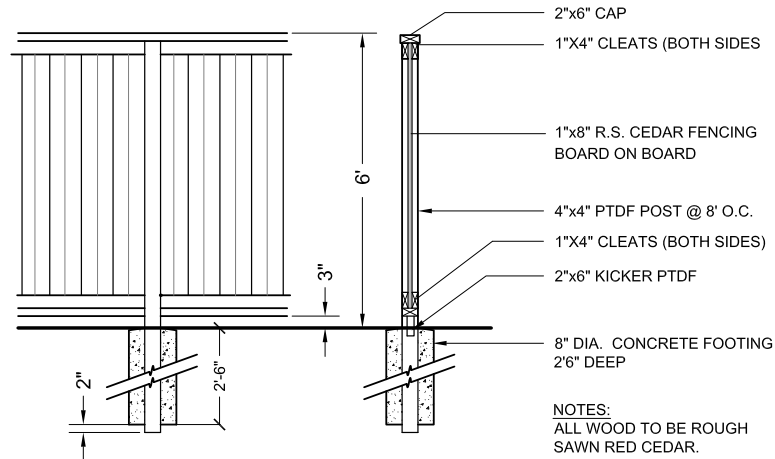
DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE
10-8-14
SCALE

SHEET
L-1
OF 2 SHEETS



PATIO FENCE AND GATE

PAINT WHITE OR AS SELECTED TO
MATCH BUILDING COLORS



6' SOLID WOOD FENCE

NOTES:
ALL WOOD TO BE ROUGH
SAWN RED CEDAR.
HOLD TOP RAIL LEVEL;
STEP FENCE & ALTER PANEL
WIDTH AS NECESSARY TO
CONFORM TO GRADES.

PLANT MATERIALS LIST: BOTANICAL NAME	COMMON NAME	WATER USE
TREES:		
LARGE CANOPY TREES: 24" BOX		
ACER 'RED SUNSET'	RED MAPLE	MED
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	LOW
PLATANUS 'COLUMBIA'	LONDON PLANE	LOW
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	MED
LARGE ACCENT TREES: 15 GA SIZE		
CARPINUS 'FASTIGATA'	HORNBEAM	MED
LOPHOSTEMON CONFERTUS	BRISBANE BOX	LOW
PITTOSPORUM UNDULATUM	VICTORIAN BOX	MED
PODOCARPUS MACROCARPUS	YEW PINE	MED
PRUNUS 'KRATER VESUVIUS'	FLOWERING PLUM	LOW
SMALL ACCENT TREES:15 GA SIZE		
ACER PALMATUM	JAPANESE MAPLE	MED
ARBUTUS UNEDO*	STRAWBERRY TREE	LOW
LAURUS 'SARATOGA''	GRECIAN LAUREL	LOW
MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	MED
SHRUBS:		
LARGE SCREENING SHRUBS: 5 GA SIZE		
ELEAEGNUS PUNGENS*	SILVERBERRY	LOW
HETEROMELES ARBUTIFOLIA*	TOYON	LOW
ESCALLONIA RUBRA	ESCALLONIA	LOW
PITTOSPORUM 'VARIGATA'	VARIGATED MOCK ORANGE	LOW
PRUNUS LAURACERASUS	ENGLISH LAUREL	LOW
MEDIUM SCREEN SHRUBS (BETWEEN PATIOS) : 5 GA SIZE		
ABELIA 'EDWARD GOUCHER'	GLOSSY ABELIA	LOW
HYPERICUM 'HIDECOTE'	GOLD CUP	MED
RHAMNUS 'SAN BRUNO''	COFFEEBERRY	LOW
NANDINA COMPACTA*	HEAVENLY BAMBOO	LOW
POLYGALA DALMAISIANA	SWEET PEA SHRUB	LOW
SMALL HEDGE SHRUBS: 5 GA. SIZE		
BUXUS 'GREEN BEAUTY'	BOXWOOD	LOW
HEBE COED	VERONICA	MED
LAVANDULA 'GOODWIN CREEK'	LAVENDER	LOW
RHAPHIOLEPIS 'BALLERINA'	DWARF PINK INDIA HAWTHORN	LOW
LARGE ACCENT SHRUBS: 5 GA SIZE		
JUNIPERUS 'HETZ'S COLUMN'	COLUMNAR JUNIPER	LOW
NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
OSMANTHUS FRAGRANS	OSMANTHUS	MED
ROSA STANDARD 'ICEBERG'	TREE ROSES	MED
TIBOUCHINA URVILLEA	PRINCESS FLOWER	MED
SMALL ACCENT SHRUBS: 1 GA SIZE		
AGAPANTHUS 'TINKERBELL'	VARIGATED LILY OF THE NILE	LOW
ERIGERON KARVINSKIANUS*	SANTA BARBARA DAISY	LOW
LIMONIUM PEREZII	SEA STATICE	LOW
TEUCRIUM LUCIDRYS	GERMANDER	LOW
ROSA 'PINK CARPET'	PINK CARPET ROSE	MED
GROUND COVERS: 1 GA SIZE		
COPROSMA 'VISTA VERDE'	COPROSMA	LOW
LANTANA MONTEVIDENSIS*	LANTANA	LOW
ROSEMARINUS PROSTRATA*	DWARF ROSEMARY	LOW

*INDICATES PLANT MATERIAL APPROPRIATE FOR USE IN BIO-INFILTRATION PLANTERS



BOLLARD LIGHT:
SPJ- GDG-37 COLOR: BLACK
SPJ LIGHTING INC.



MAILBOX KIOSK: SALSBUARY
'REGENCY': COLOR: BLACK



16' GAZEBO: 'SAM'S GAZEBO' PAINT WHITE
OR AS SELECTED

REVISIONS

Thomas Baird & Associates, LLP
Landscape Architects
10000 Wilshire Blvd., Suite 400
Beverly Hills, CA 90210
Ph: 925.933.2583

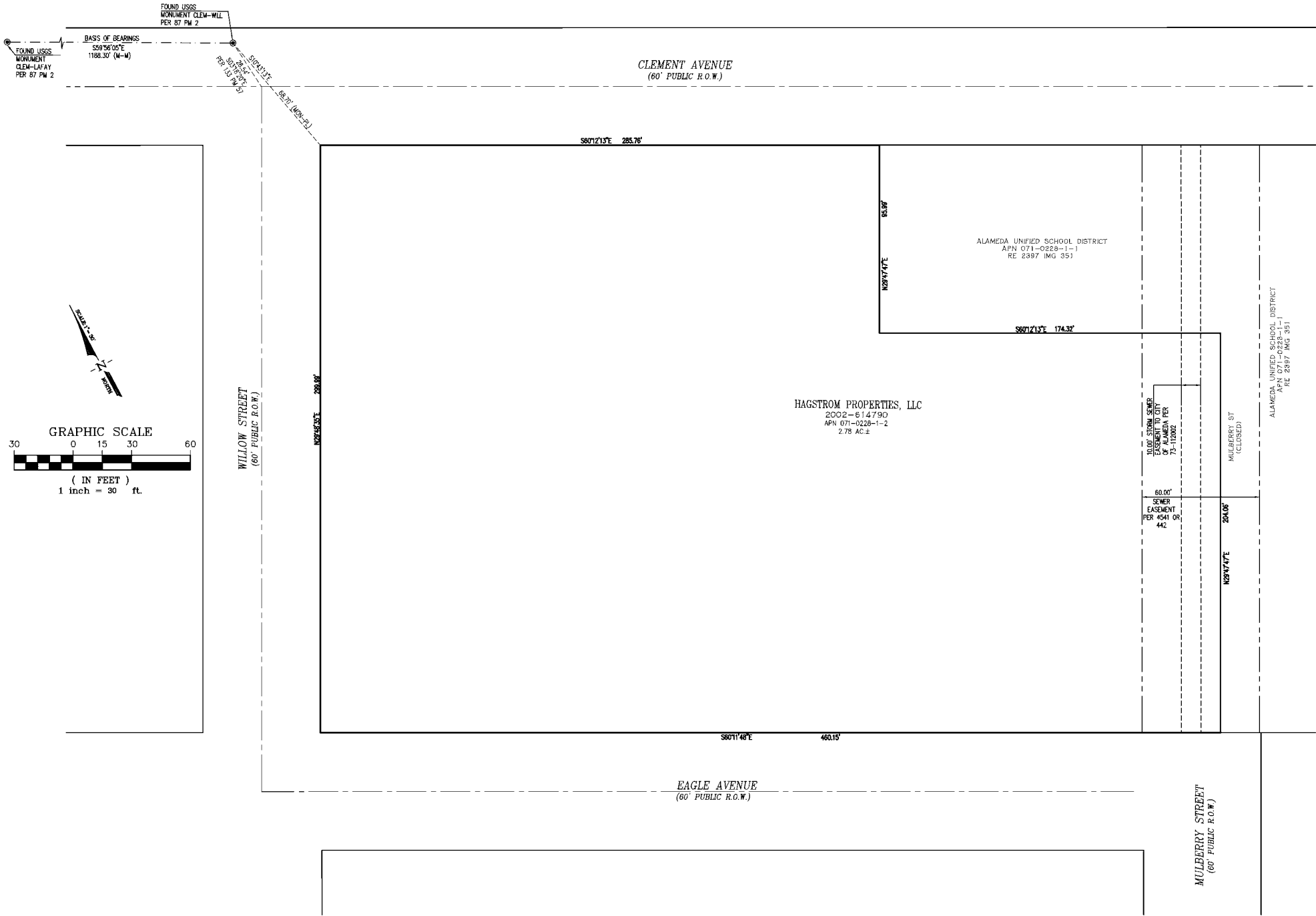
UNIVERSITY OF CALIFORNIA
SCHOOL OF ARCHITECTURE
RESEARCH CENTER
7700 University Ave.
Berkeley, CA 94720

ALAMEDA II
HAGSTROM PROPERTY
ALAMEDA
CITY VENTURES

PLANT LIST
AND SITE AMENITIES

DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE
10-8-14
SCALE

SHEET
L-2
OF 2 SHEETS



LEGEND

SYMBOLS	DESCRIPTION
—————	BOUNDARY — SUBJECT PROPERTY
—————	RIGHT-OF-WAY LINE
—————	ADJOINERS PROPERTY LINE
—————	MONUMENT LINE
—————	STORM SEWER EASEMENT LINE
—————	SEWER EASEMENT LINE
DOC. NO.	DOCUMENT NUMBER

GENERAL NOTES:

- OWNER/DEVELOPER: CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
ANDREW WARNER
(415) 845 0293
- ENGINEER: LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
JACKIE LUK PLS 8934
(510) 724-3388
- SOILS ENGINEER: TMAKDISSY CONSULTING, INC.
23 LAS COLINAS LANE, SUITE 106
SAN JOSE, CA 95119
(408) 227-8595
- ASSESSOR'S PARCEL NO.: 071-0228-001-02
- TOTAL LOT AREA: 2.78 ACRE (121,096 S.F.)
- ZONING: CURRENT ZONING: R-2-PD
PROPOSED ZONING: R-2-PD
EXISTING LAND USE: MIXED USE (MU-5)
PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL
- BOUNDARY COMPILED FROM FIELD SURVEY & RECORD INFORMATION.
- UTILITIES:
 - STORM: CITY OF ALAMEDA
 - SEWER: CITY OF ALAMEDA
 - WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
 - ELECTRIC: ALAMEDA MUNICIPAL POWER
 - GAS: PACIFIC GAS AND ELECTRIC COMPANY
 - COMMUNICATION: AT&T
- CONTOUR INTERVAL: EXISTING: 2 FOOT
SOURCE: FIELD SURVEY; DATE: FEB. 2014
- FLOOD ZONE: THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE "X" (NO SHADING), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06001C0088G, MAP EFFECTIVE DATE: AUGUST 3, 2009.

LEGAL DESCRIPTION

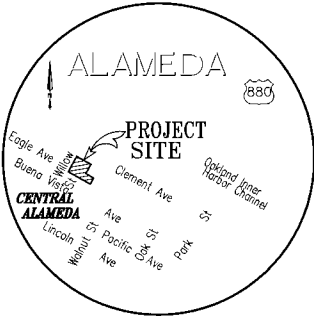
REAL PROPERTY IN THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF CLEMENT AVENUE AND THE SOUTHEASTERLY LINE OF WILLOW STREET; THENCE FROM SAID POINT OF BEGINNING SOUTH 61°21' EAST ALONG THE SOUTHWESTERLY LINE OF CLEMENT AVENUE 285.76 FEET TO A POINT THEREIN; THENCE SOUTH 28°39' WEST 95.99 FEET TO A POINT; THENCE SOUTH 61°21' EAST 174.32 FEET TO A POINT; THENCE SOUTH 28°39' WEST 204.10 FEET TO A POINT IN THE NORTHEASTERLY LINE OF EAGLE AVENUE; THENCE NORTH 61°21' WEST ALONG THE NORTHEASTERLY LINE OF EAGLE AVENUE 460.02 FEET TO THE SOUTHEASTERLY LINE OF WILLOW STREET; THENCE NORTH 28°59' EAST ALONG THE SOUTHEASTERLY LINE OF WILLOW STREET 300.29 FEET TO THE POINT OF BEGINNING.

APN: 071-0228-001-02

SHEET INDEX

T-1	TITLE SHEET AND BOUNDARY SURVEY
T-2	TOPOGRAPHIC SURVEY
T-3	PROPOSED SUBDIVISION
C-1	DEMOLITION PLAN
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	STORMWATER PLAN
C-5	EROSION CONTROL PLAN



VICINITY MAP
NOT TO SCALE

BASIS OF SURVEY

THE BEARING BETWEEN TWO FOUND USGS MONUMENTS ON CLEMENT AVENUE, TAKEN AS SOUTH 59°56'05" EAST, AS SHOWN ON PARCEL MAP 3730, RECORDED IN BOOK 133 OF PARCEL MAPS AT PAGE 57, ALAMEDA COUNTY RECORDS.

REFERENCE MAPS

R1) PARCEL MAP 3730, BOOK 133 OF PARCEL MAPS AT PAGE 57, ALAMEDA COUNTY RECORDS
R2) PARCEL MAP 1367, BOOK 87 OF PARCEL MAPS AT PAGE 2, ALAMEDA COUNTY RECORDS.

BENCHMARK

USGS MONUMENT STAMPED CLEM WILL 1947, BEING A STANDARD TRAVERSE STATION DISK, SET IN TOP OF A CONCRETE POST 6 INCHES SQUARE AT THE TOP, 6 BY 10 INCHES AT THE BOTTOM, AND 30 INCHES LONG. THE MARK IS ABOUT 10 INCHES BELOW THE SURFACE OF THE GROUND, AND IS ACCESSIBLE THROUGH A SMALL MANHOLE COVERED WITH A CITY OF OAKLAND IRON LID. ELEVATION = 6.517, CITY OF ALAMEDA DATUM.

EXISTING EASEMENTS

EXCEPTIONS TO TITLE AS CONTAINED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 0131-619732ALA, DATED FEBRUARY 26, 2014, AT 7:30 A.M.

- AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF ALAMEDA, RECORDED JULY 12, 1944 AS BOOK 4541, PAGE 442 OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN. (EXC. 3 - PLOTTED)
- AN EASEMENT FOR UNDERGROUND STORM SEWER PIPES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF ALAMEDA, A MUNICIPAL CORPORATION, RECORDED AUGUST 16, 1973 AS SERIES NO. 73-112002, REEL 3490, IMAGE 183 OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN. (EXC. 4 - PLOTTED)

VESTING TENTATIVE MAP
SUBDIVISION 10305

BEING THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED FILED DECEMBER 31, 2002 AS DOCUMENT NO. 2002-614790, ALAMEDA COUNTY RECORDS, STATE OF CALIFORNIA

CITY AND COUNTY OF ALAMEDA, CALIFORNIA

SCALE: 1"= 10' SEPTEMBER 2014

PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS — LAND PLANNERS — LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

Luk and Associates

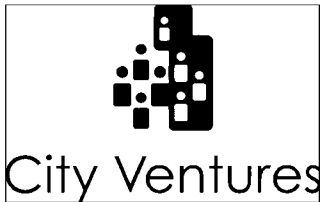
Civil Engineering
Land Planning
Land Surveying

738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

TITLE SHEET &
BOUNDARY SURVEY

T-1

DATE: 02.03.2015
PROJECT: 14024A10



ALAMEDA II - HAGSTROM
CITY VENTURES

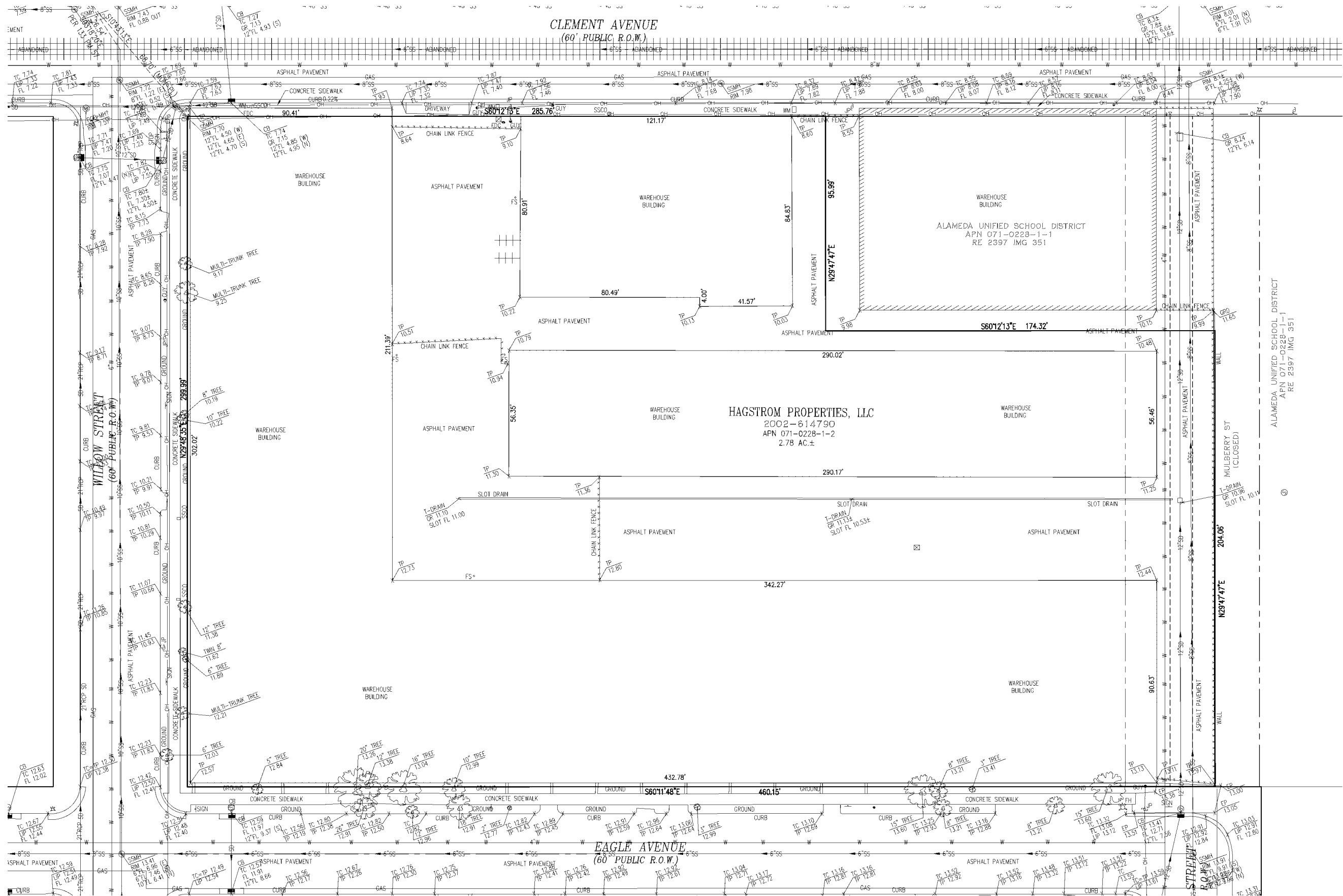


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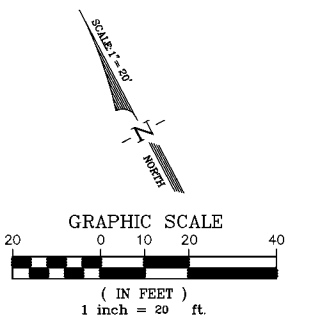
t. 415-512-1300
f. 415-288-0288





LEGEND

SYMBOLS	DESCRIPTION
—	BOUNDARY — SUBJECT PROPERTY
- - -	RIGHT-OF-WAY LINE
- - -	ADJOINERS PROPERTY LINE
- - -	MONUMENT LINE
- - -	STORM SEWER EASEMENT LINE
- - -	SEWER EASEMENT LINE
DOC. NO.	DOCUMENT NUMBER
—	BUILDING LINE
—	BUILDING HATCH
—	CHAIN LINK FENCE
—	CATCH BASIN
—	WATER VALVE
—	WATER METER
—	FIRE HYDRANT
—	STORM DRAIN MANHOLE
—	SANITARY SEWER MANHOLE
—	TELEPHONE BOX
—	PACIFIC GAS & ELECTRIC BOX
—	TREE
—	POWER POLE
—	GUY POLE
—	UTILITY BOX
—	WATER METER
—	GAS METER
—	GAS VALVE
—	JOINT POLE
—	TRAFFIC SIGNAL
—	TRAFFIC SIGNAL BOX
—	STREET LIGHT
—	STREET LIGHT BOX
—	SIGN
—	CONCRETE ELEVATION
—	GROUND ELEVATION
—	TOP OF PAVEMENT ELEVATION
—	TOP OF CURB ELEVATION
—	EDGE OF PAVEMENT ELEVATION
—	TOP OF WALL ELEVATION
—	BACK OF SIDEWALK ELEVATION
—	ASPHALT CONCRETE
—	BUILDING
—	BACK OF SIDEWALK
—	BOLLARD
—	CONCRETE
—	CHAIN LINK FENCE
—	DRIVEWAY
—	ELECTRIC BOX
—	FIRE DETECTOR CONNECTOR
—	GUY POLE
—	GROUND
—	GRADE BREAK
—	PREVENTOR IRRIGATION VALVE
—	PROPERTY LINE
—	TOP FACE OF CURB
—	TOP FACE OF WALL



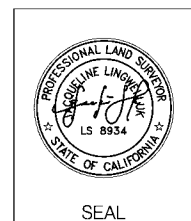
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EXISTING
TOPOGRAPHIC
SURVEY

T-2

DATE: 02.03.2015
PROJECT: 14024A10

S60°12'13"E 285.76'

N29°48'35"E 299.99'

10.00
WE

N29°47'47"E 95.99'

S60°12'13"E 174.32'

10.00' SDE
PER 73-112002
TO BE REMOVED

MULBERRY S
(CLOSED)

N29°47'47"E 204.06'

SDE
TO BE REMOVED

—

ONAL
ELINE

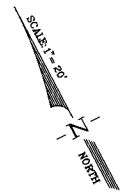
SE

1. THE AREA DESIGNATED AS "PRIVATE ACCESS EASEMENT" OR "PAE" IS NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS FOR THE USE OF THE OWNERS OF PARCEL A FOR, BUT NOT LIMITED TO, ACCESS, INGRESS AND EGRESS.

2. THE AREA DESIGNATED AS "PUBLIC UTILITIES EASEMENT" OR "PUE" IS DEDICATED FOR PUBLIC USE OF UTILITIES, INCLUDING ACCESS, CONSTRUCTION, INSTALLATION AND MAINTENANCE OF WORKS, IMPROVEMENTS AND THEIR APPURTENANCES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES.
3. THE AREA DESIGNATED AS "WATER UTILITIES EASEMENT" OR "WUE" IS DEDICATED FOR PUBLIC USE OF UTILITIES, INCLUDING ACCESS, CONSTRUCTION, INSTALLATION AND MAINTENANCE OF WORKS, IMPROVEMENTS AND THEIR APPURTENANCES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES.

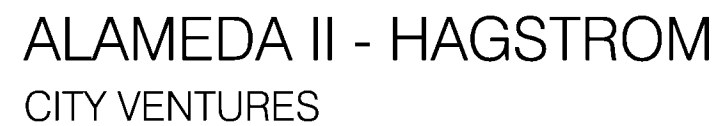
PAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
(T)	TOTAL

_____ EXTERIOR BOUNDARY OF SUBJECT PROPERTY
 _____ RIGHT-OF-WAY LINE
 _____ ADJOINERS PROPERTY LINE
 - - - - - EASEMENT LINE AS NOTED



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



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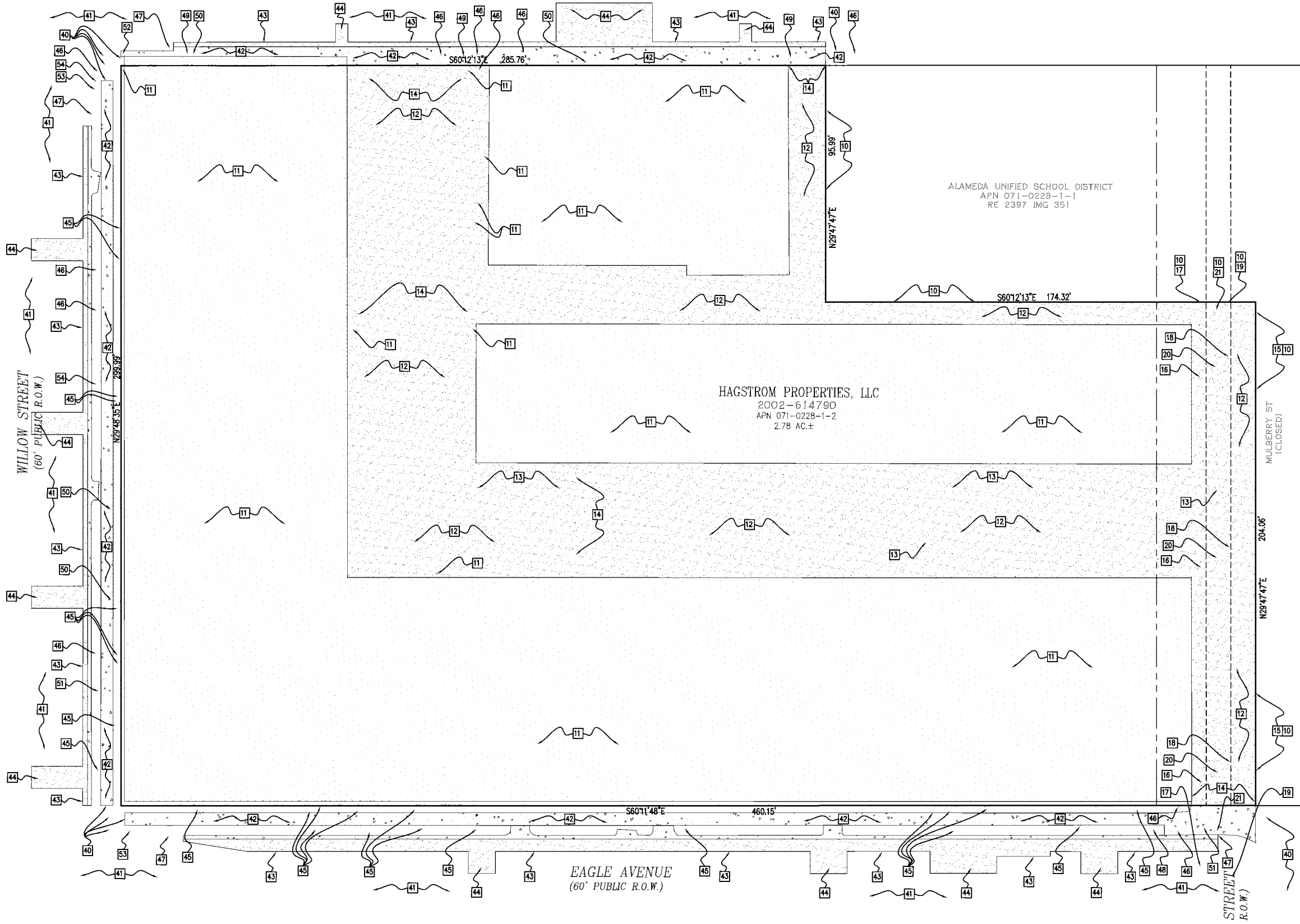


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T-3

DATE: 02.03.2015
PROJECT: 14024A10

CLEMENT AVENUE
(60' PUBLIC R.O.W.)

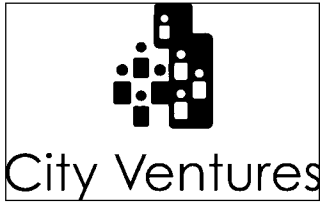
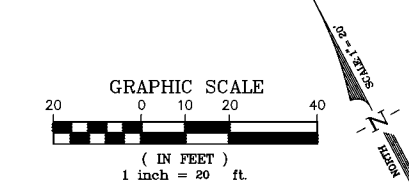


DEMOLITION NOTES (ONSITE):

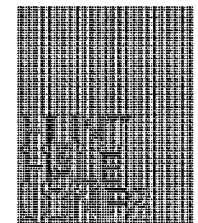
- 10 LIMIT OF DEMOLITION WORK.
- 11 REMOVE EXISTING BUILDING AND ALL ASSOCIATED APPURTANANCES SUCH AS, BUT NOT LIMITED TO, WALLS, ROOF TOPS, FOOTINGS, AND UTILITY SERVICES. CONTRACTOR SHALL COORDINATE DISCONNECTION WORK WITH APPROPRIATE UTILITY SERVICE PROVIDER PRIOR TO START OF DEMOLITION.
- 12 REMOVE EXISTING PAVEMENT AND SUBBASE MATERIAL. REFER TO SPECIFICATIONS FOR RECYCLED MATERIAL REQUIREMENTS (AS APPLICABLE).
- 13 REMOVE EXISTING STORM DRAIN FACILITY.
- 14 REMOVE EXISTING FENCING.
- 15 EXISTING RETAINING WALL TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS. SEE IMPROVEMENT PLANS FOR FENCING REQUIREMENTS.
- 16 REMOVE PORTION OF EXISTING EBMUD WATER MAIN WITHIN FORMER MULBERRY STREET ALIGNMENT, IN COORDINATION WITH EBMUD.
- 17 CAP END OF EXISTING WATER MAIN AT LOCATION, AS DIRECTED BY EBMUD.
- 18 REMOVE PORTION OF EXISTING SANITARY SEWER MAIN WITHIN FORMER MULBERRY STREET ALIGNMENT, IN COORDINATION WITH THE CITY.
- 19 CAP END OF EXISTING SANITARY SEWER MAIN AT LOCATION, AS DIRECTED BY CITY.
- 20 REMOVE PORTION OF EXISTING STORM DRAIN MAIN WITHIN FORMER MULBERRY STREET ALIGNMENT, IN COORDINATION WITH THE CITY. SEE IMPROVEMENT PLANS FOR RELOCATION ALIGNMENT. CONTRACTOR SHALL ENSURE CONTINUED SERVICE DURING RELOCATION PERIOD.
- 21 RECONNECT ENDS OF EXISTING STORM DRAIN MAIN AT LOCATIONS SHOWN ON THE IMPROVEMENT PLANS, AND AS DIRECTED BY CITY.

DEMOLITION NOTES (OFFSITE):

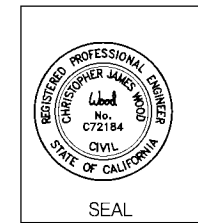
- 40 PORTION OF EXISTING CURB, GUTTER, AND SIDEWALK TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.
- 41 PORTION OF EXISTING ASPHALT PAVEMENT TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.
- 42 REMOVE PORTION OF EXISTING CURB, GUTTER, AND SIDEWALK AND REPLACE PER IMPROVEMENTS PLANS.
- 43 REMOVE PORTION OF EXISTING ASPHALT PAVEMENT AS NECESSARY TO INSTALL NEW HARDSCAPE IMPROVEMENTS PER IMPROVEMENT PLAN.
- 44 REMOVE PORTION OF EXISTING ASPHALT PAVEMENT AS NECESSARY TO INSTALL NEW UTILITY TRENCHES PER UTILITY PLAN.
- 45 REMOVE EXISTING STREET TREE.
- 46 EXISTING JOINT POLE AND ASSOCIATED ELEMENTS TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS, OR MODIFY AS REQUIRED PER JOINT TRENCH IMPROVEMENT PLANS (BY OTHERS).
- 47 EXISTING STORM DRAIN STRUCTURE TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.
- 48 EXISTING FIRE HYDRANT TO REMAIN. EXISTING STORM DRAIN STRUCTURE TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.
- 49 REMOVE EXISTING WATER METER AND ASSOCIATED WATER SERVICE LATERAL IN ACCORDANCE WITH EBMUD STANDARDS.
- 50 REMOVE EXISTING SANITARY SEWER CLEANOUT AND ASSOCIATED SEWER LATERAL IN ACCORDANCE WITH CITY STANDARDS.
- 51 REMOVE EXISTING PARKING SIGN.
- 52 EXISTING STREET SIGN TO REMAIN.
- 53 EXISTING STOP SIGN TO REMAIN.
- 54 REMOVE EXISTING RAIL ROAD CROSSING SIGN.



ALAMEDA II - HAGSTROM
CITY VENTURES

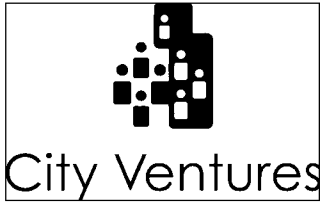
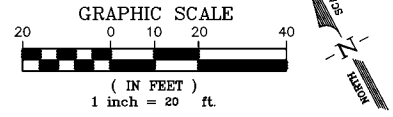
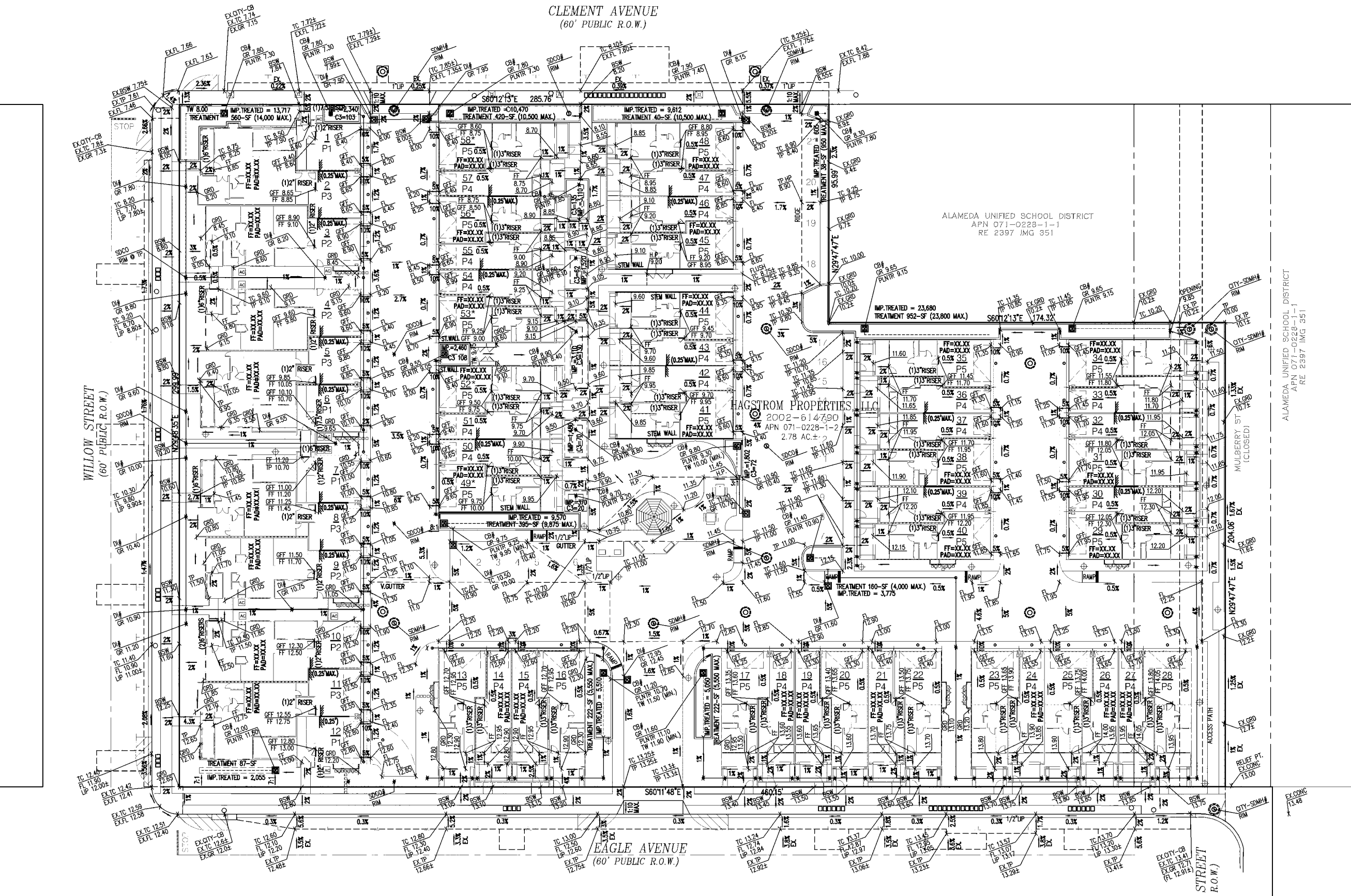


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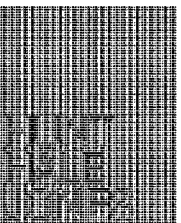


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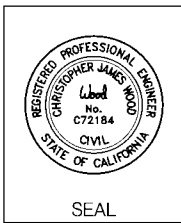
PRELIMINARY
DEMOLITION PLAN
C-1
DATE: 02.03.2015
PROJECT: 14024A10



ALAMEDA II - HAGSTROM
CITY VENTURES

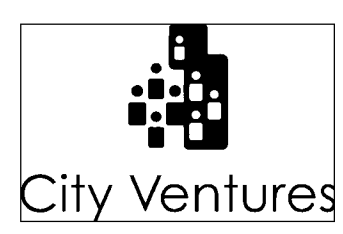
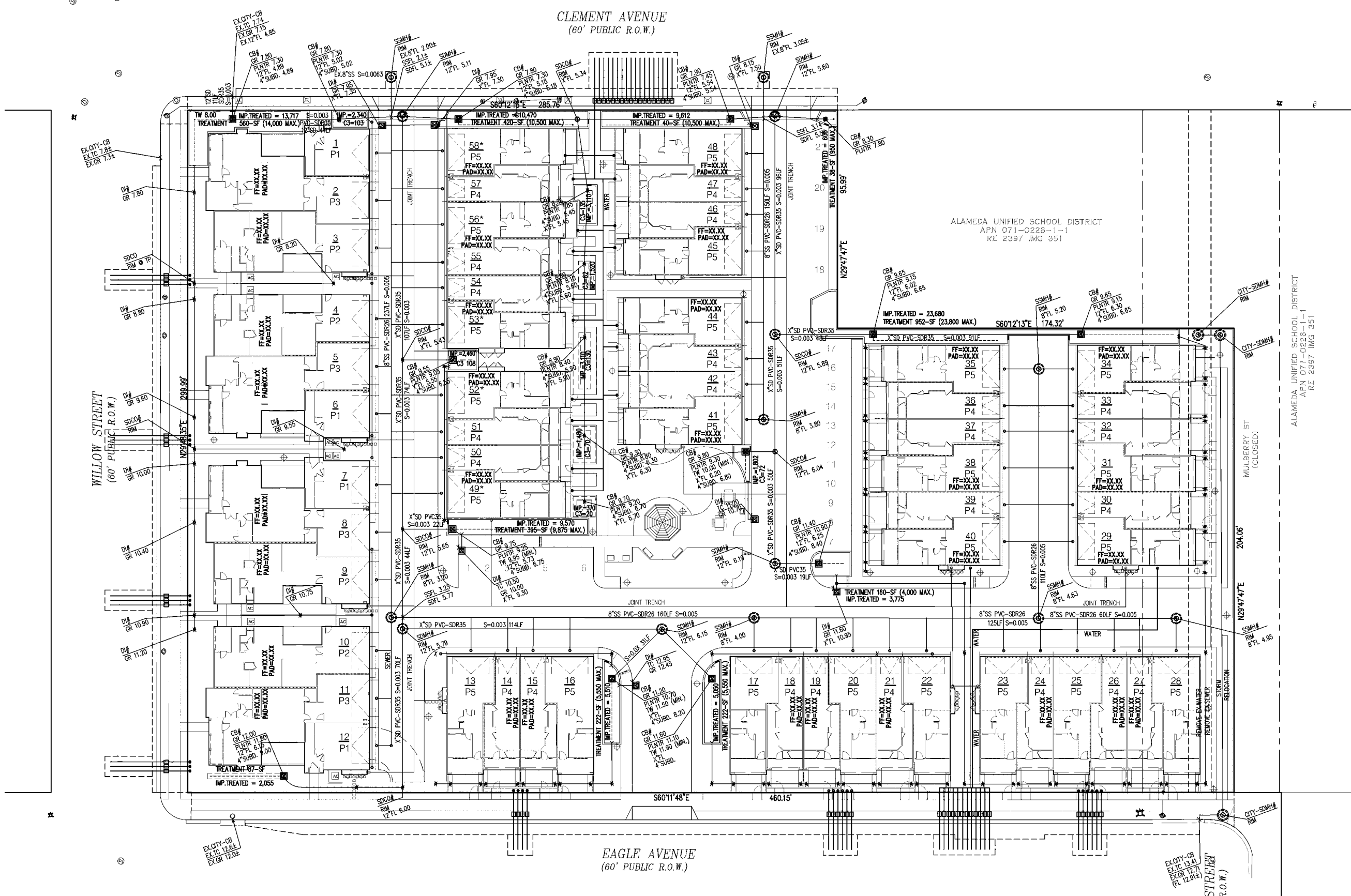


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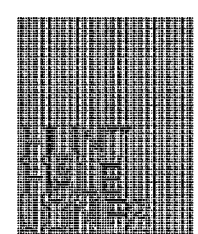


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PRELIMINARY
GRADING PLAN
C-2
DATE: 02.03.2015
PROJECT: 14024A10



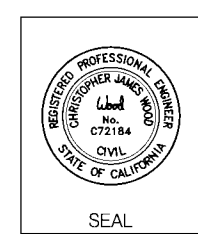
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PRELIMINARY
UTILITY PLAN

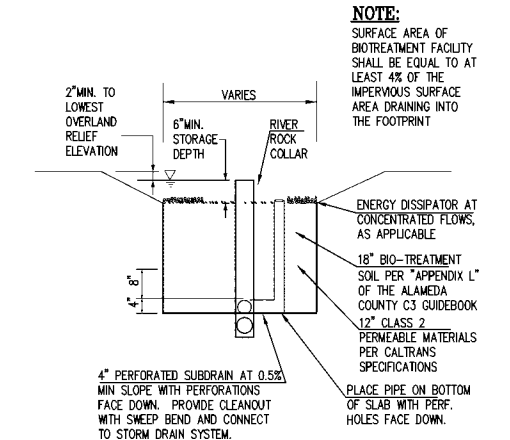
C-3

DATE: 02.03.2015
PROJECT: 14024A10

CLEMENT AVENUE
(60' PUBLIC R.O.W.)

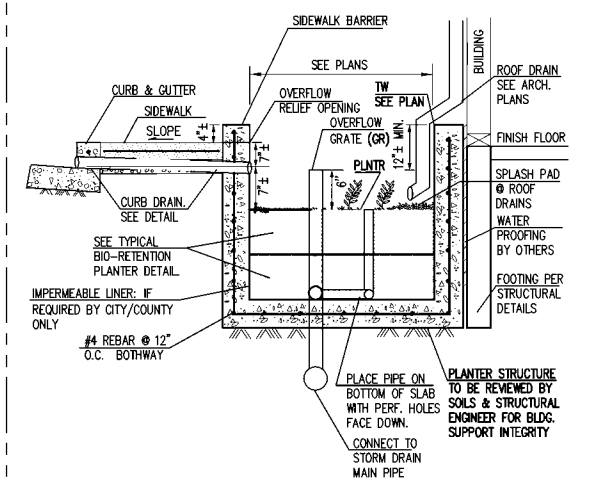
LEGEND

- IMPERVIOUS SURFACE AREA
- STORM TREATMENT FACILITY
- DRAINAGE AREA BOUNDARY
- 100.00 SF TREATMENT AREA SIZING INFO



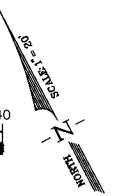
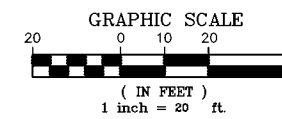
(BIO-RETENTION) PLANTER: AT-GRADE

NOT TO SCALE



(FLOW-THROUGH) PLANTER : AT-GRADE

NOT TO SCALE



WILLOW STREET
(60' PUBLIC R.O.W.)

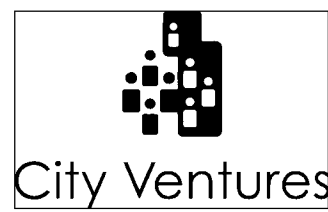
STREET
(60' PUBLIC R.O.W.)

EAGLE AVENUE
(60' PUBLIC R.O.W.)

HAGSTROM PROPERTIES, LLC
2002-614790
APN 071-0228-1-2
2.78 AC. ±

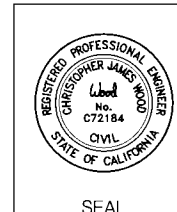
ALAMEDA UNIFIED SCHOOL DISTRICT
APN 071-0228-1-1
RE 2397 IMG 351

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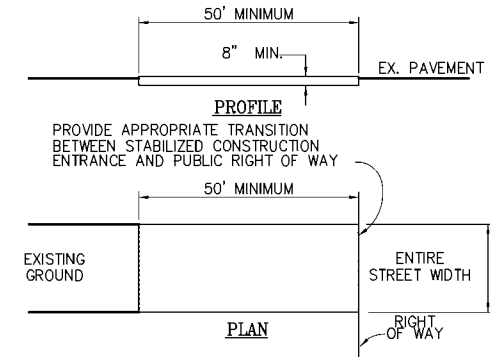
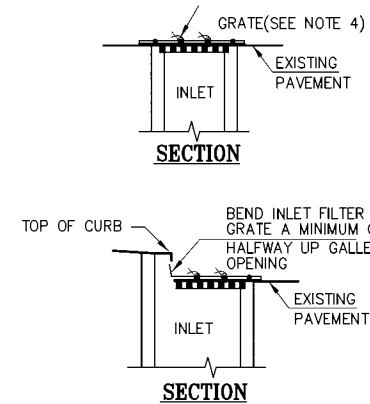
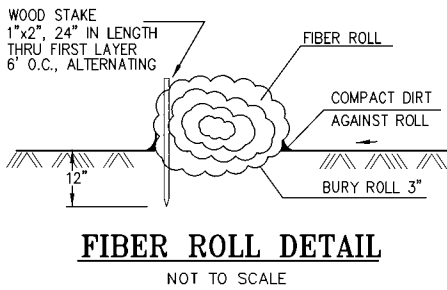
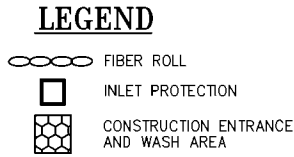
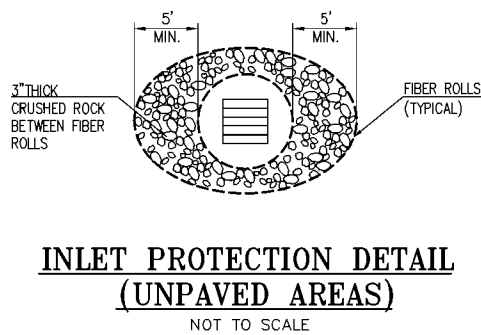
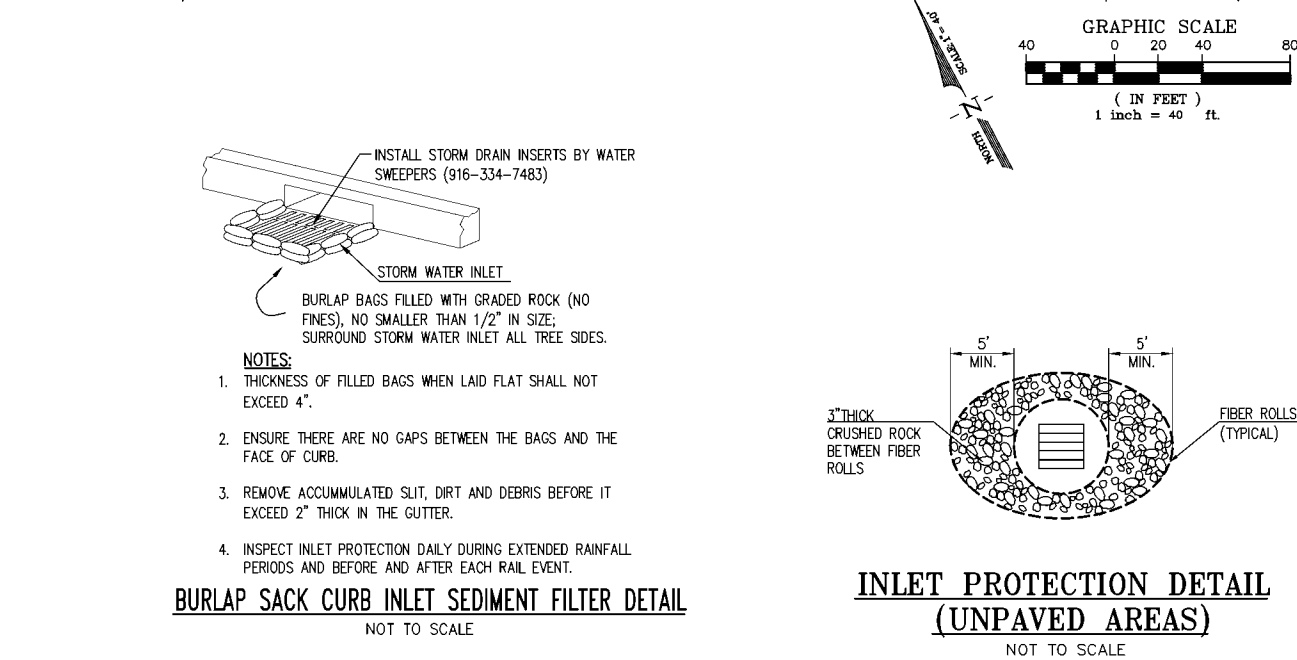
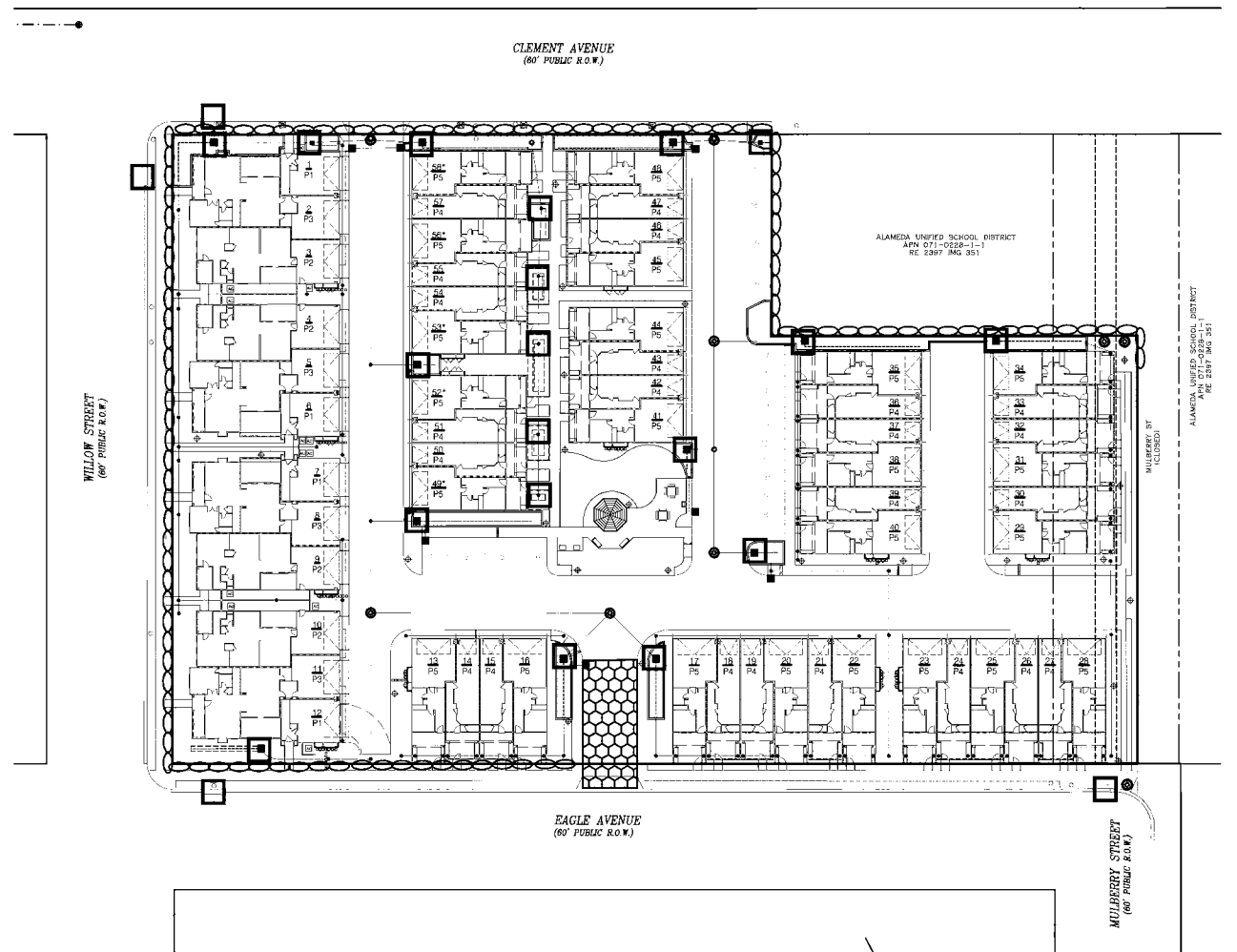
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PRELIMINARY
STORMWATER PLAN
C-4
DATE: 02.03.2015
PROJECT: 14024A10



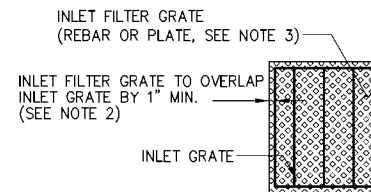
CONSTRUCTION SPECIFICATIONS

- THE MATERIAL FOR CONSTRUCTION SHALL BE 2 TO 3 INCH ROCK
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

NOTES:

- FILTER FABRIC SHALL MEET CAL-TRANS OR A.B.A.G. SPECIFICATIONS.
- FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
- INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CRISSED AT 6" (WELDED OR TIED TOGETHER WITH WIRE) OR A PLATE WITH A MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
- INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE-WRAPS (BEND OVER).
- FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENT FUNCTIONING OF FILTER SYSTEM.



INLET PROTECTION DETAIL (ALL AREAS)
NOT TO SCALE

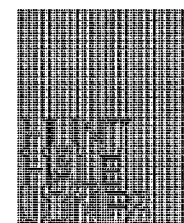
EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY ENGINEER, DURING THE ENTIRE CONSTRUCTION PERIOD.
- TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS SHALL BE HYDROSEED, LANDSCAPED OR SEALED BEFORE OCTOBER 1. ANY CONCRETE LINED "V" DITCHES DESIGNED TO PROTECT THE BANKS SHALL BE CONSTRUCTED WHEN THE GRADING OF THE BANKS IS COMPLETED. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT CONSTRUCTED TO ACCEPT DISCHARGE FROM THESE DITCHES BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
- THE CONTRACTOR SHALL PLACE COARSE DRAIN ROCK AS A GRAVEL ROADWAY (8" MIN. THICK FOR THE FULL WIDTH AND 50' LONG) AT EACH ENTRANCE TO THE SITE (SEE DETAIL ON THIS SHEET). ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY INSPECTOR.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE DIRECTOR OF PUBLIC WORKS.
- DURING THE ENTIRE CONSTRUCTION PERIOD, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE-SUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE ENTIRE CONSTRUCTION PERIOD.
- ANY SEDIMENT BASINS SHALL BE CLEARED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBACK FLOW.
- THIS PLAN MAY NOT COVER ALL THE SITUATION THAT ARISE DURING CONSTRUCTION DUE TO ANTIPOATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE CITY.
- HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 5% WITH THE FOLLOWING (VOLUMES SHOW ARE PER ACRES OF SLOPE):

FERTILIZER:	500 LBS. 16-6-8
SEED:	60 LBS. BLANDO BROME GRASS
	60 LBS. ANNUAL RYE GRASS
	30 LBS. ROSE CLOVER
CHEMICAL TACKIFIER	2000 LBS. WOOD CELLULOSE
	30 LBS. ORGANIC BINDER
- TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, FIBER ROLLS, SANDBAGS, EARTH BERMS OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING THE ENTIRE CONSTRUCTION PERIOD. THESE ROLLS OF FIBER SHALL BE PALCED AT 300-FOOT MAXIMUM INTERVALS OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE ROLLS SHALL BE SECURELY ANCHORED IN PLACED BY STAKES OR REBARS DRIVEN THROUGH THE ROLLS WITH THE FIRST STAKE IN EACH ROLL ANGLED TOWARD THE PREVIOUSLY LAID ROLL TO FORCE THEM TOGETHER, THE ROLLS SHALL BE MAINTAINED IN GOOD CONDITION FOR THE ENTIRE CONSTRUCTION PERIOD UNTIL THE STREET IS PAVED. ROLLS OF FIBER OR OTHER SUITABLE MATERIALS SHALL BE USED TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY PARTIALLY COMPLETED STORM DRAIN SYSTEM.
- TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, EARTH BERMS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE EARTH BERMS SHALL BE 1-FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPHILL BANKS WILL BE TRAPPED ON THE PAD (SEE EARTH BERM DETAIL, THIS SHEET). THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE BERMS ON EACH PAD DURING THE ENTIRE CONSTRUCTION PERIOD AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE BUILDING CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE REQUIREMENTS REGARDING PAD MOISTURE CONTENT, COMPACTION, AND ALL OTHER CONDITIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE ENBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.



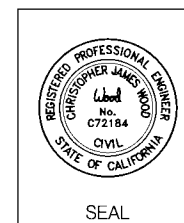
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DATE: 02.03.2015
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