

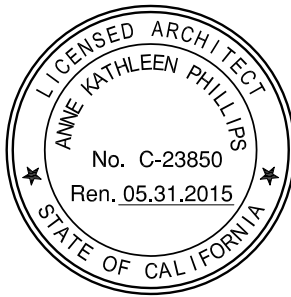
EAGLE AVENUE

2015.05.20
PLANNING SET

APA

ANNE PHILLIPS
ARCHITECTURE

3032 MAGNOLIA STREET
OAKLAND, CA 94608
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EAGLE HOUSING
2437 EAGLE AVENUE
ALAMEDA CA 94501

03.23.2015	DRT
04.15.2015	PLANNING PERMIT
05.20.2015	PLANNING RESUBMIT

PROJECT
DATA &
SUMMARY
INFORMATION
MAPS

DATE:	04.15.2015
DRAWN BY:	TS TH
JOB:	14-12

T1.1



DRAWING INDEX

TITLE	
T1.1	TITLE SHEET / DRAWING INDEX / PROJECT INFORMATION
T5.6	WINDOW AND STOREFRONT TYPES AND DETAILS
CIVIL	
	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY UTILITY PLAN
C6.1	PRELIMINARY STORMWATER TREATMENT PLAN: EXISTING
C6.2	PRELIMINARY STORMWATER TREATMENT PLAN: PROPOSED

LANDSCAPE	
L1.0	PRELIMINARY LANDSCAPE PLAN
L2.0	PRELIMINARY PLANTING PALETTE

ARCHITECTURAL	
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A1.1	SITE PLAN
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A2.3	3RD FLOOR PLAN
A2.4	ROOF PLAN
A5.1	BUILDING ELEVATIONS
A5.2	BUILDING ELEVATIONS
A6.1	BUILDING SECTIONS

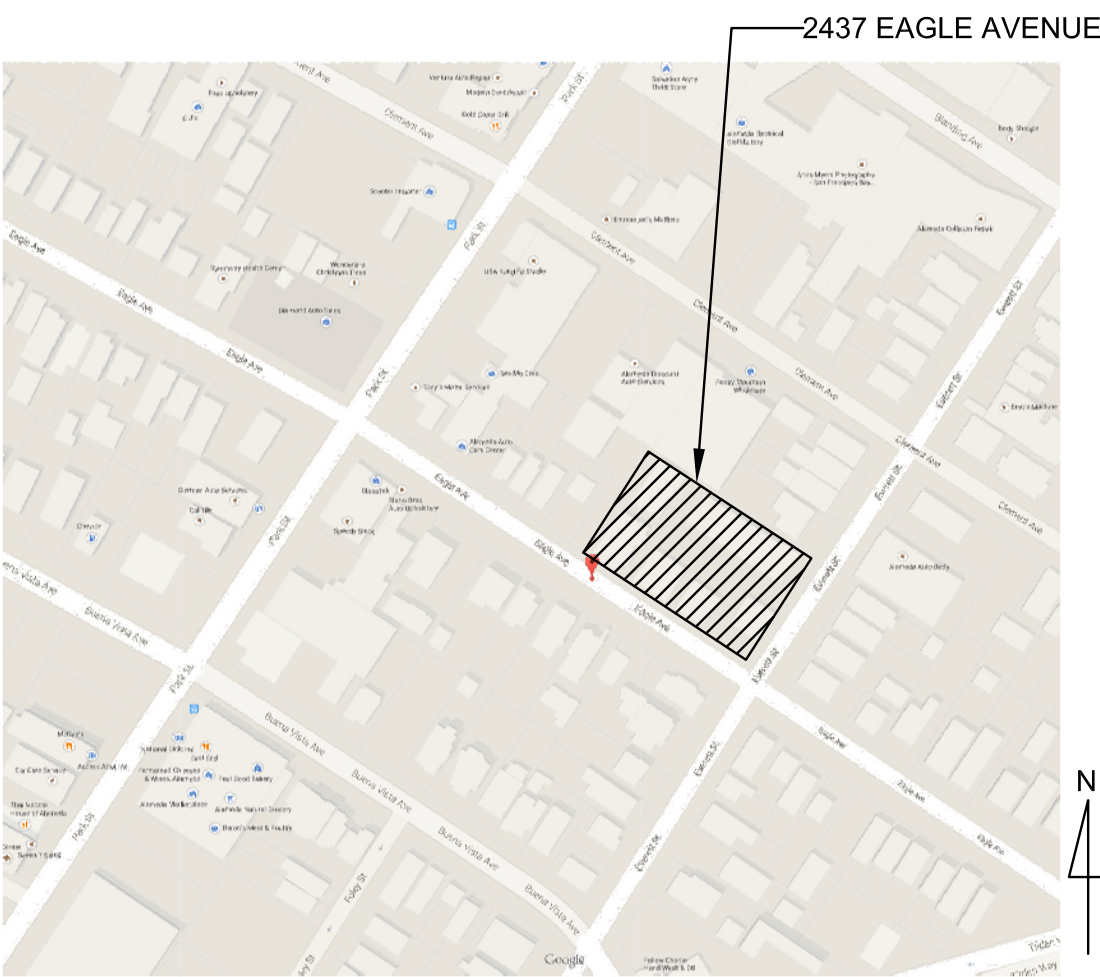
PROJECT DATA

ASSESSOR'S PARCEL NO.:	070-0193-011
ZONING DISTRICT:	NP-R
CONSTRUCTION TYPE:	TYPE VB SPRINKLERED
MAIN OCCUPANCY GROUP:	R-2
OTHER ACCESSORY OCCUPANCIES:	B
LOT AREA:	36,000 SQ. FT. / 0.83 ACRES
BUILDING GROSS AREA:	25,589 SQ. FT.
BUILDING HEIGHT:	34' - 3 1/2'
PARKING:	
	STANDARD : 12
	COMPACT : 16
	ADA: 2
	TOTAL 30
BICYCLE PARKING:	
	LONG TERM SPACES : 26
	SHORT TERM SPACES : 6
	TOTAL 32
BUILDING FOOTPRINT:	10,991 SQ. FT.
UNIT COUNT:	
	1ST FLOOR 10 UNITS
	2ND FLOOR 12 UNITS
	TOTAL 22 UNITS
UNIT MIX:	
	1 BEDROOM 6 UNITS
	2 BEDROOM 9 UNITS
	3 BEDROOM 7 UNITS
	TOTAL 22 UNITS

CODE INFORMATION

2013 UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS): FOR ACCESSIBLE UNITS
FAIR HOUSING GUIDELINES: FOR COMMON AREAS AND VISITABLE/ADAPTABLE UNITS
2013 CALIFORNIA BUILDING CODE: INCLUDING CHAPTER 11B FOR COMMON AREAS AND ACCESSIBLE UNITS, AND CHAPTER 11A FOR NON-ACCESSIBLE AND ADAPTABLE UNITS
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA REFERENCED STANDARDS CODE
2010 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE - RESIDENTIAL MANDATORY MEASURES
2010 ADA: TITLE III PUBLIC AREAS AND ACCESSIBLE UNITS
CITY OF ALAMEDA MUNICIPAL CODE

VICINITY MAP



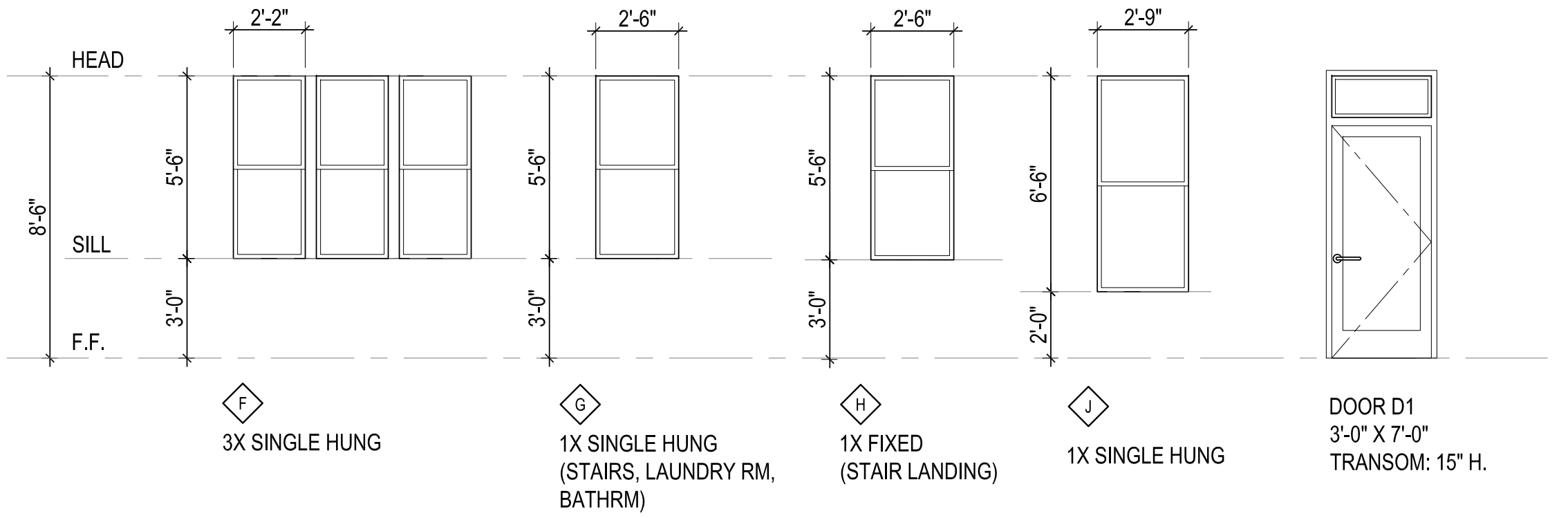
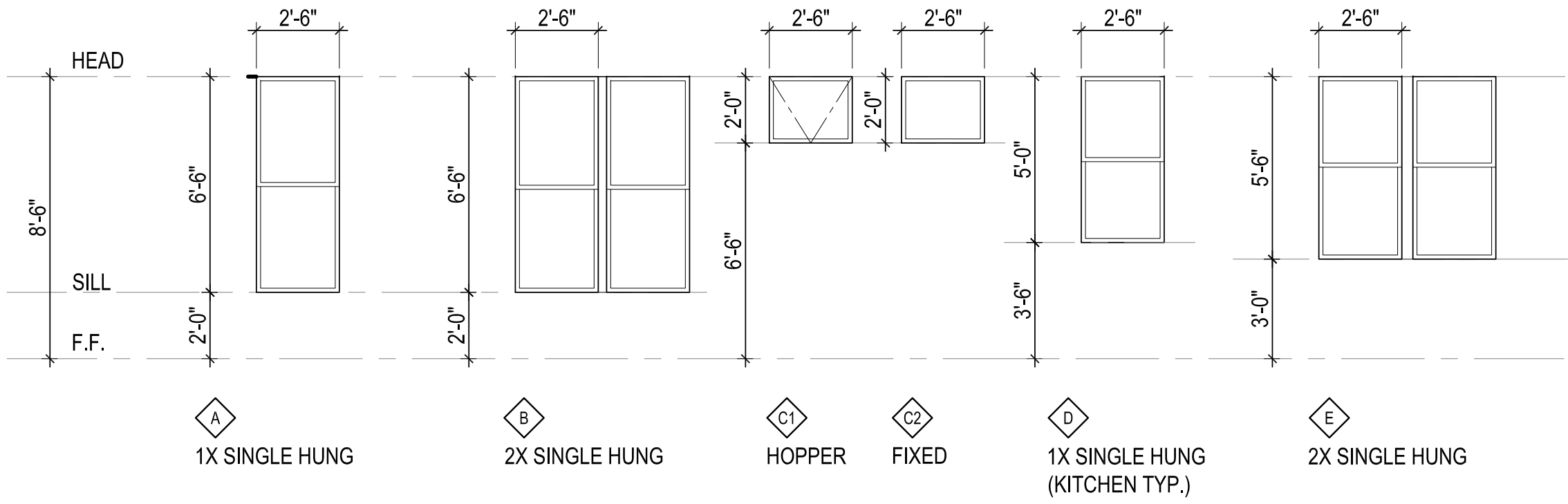
PROJECT DIRECTORY

OWNER:	HOUSING AUTHORITY OF THE CITY OF ALAMEDA	LANDSCAPE ARCHITECT:	BAY TREE DESIGN CONTACT: LISA HOWARD
	701 ATLANTIC AVE. ALAMEDA, CA 94501-2161 Phone (510) 747-4321 Fax (510) 522-7848		2313 VALLEY STREET BERKELEY, CA 94702 Phone (510)644-1320 lisa@baytreedesign.com
	PROJECT MANAGER: VICTORIA JOHNSON vjohnson@alamedahsg.org CLAUDIA YOUNG cyoung@alamedahsg.org	MECHANICAL PLUMBING ENGINEER & TITLE 24:	FARD ENGINEERS CONTACT: SAED SAIDNIA 309 LENNON LANE, SUITE 200 WALNUT CREEK, CA 94598 Phone (925) 932-5505, EXT. 212 saed@fard.com
ARCHITECT:	ANNE PHILLIPS ARCHITECTURE CONTACT: TZE-YAN SZETO	ELECTRICAL ENGINEER & TITLE 24:	FARD ENGINEERS CONTACT: ZACK SARHAN 309 LENNON LANE, SUITE 200 WALNUT CREEK, CA 94598 Phone (925) 932-5505, EXT. 211 zack@fard.com
	3032 MAGNOLIA STREET OAKLAND, CA 94608 Phone (510) 841-7056, EXT. 110 tze-yan@aparch.com		
CIVIL ENGINEER:	LUK AND ASSOCIATES CONTACT: CHRIS WOOD 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 Phone (510)724-3388 Fax (510)724-3383 chris@lukassociates.com		
STRUCTURAL ENGINEER:	INGRAHAM DEJESSE ASSOCIATES CONTACT: STEVE DEJESSE		
	1629 TELEGRAPH AVE OAKLAND, CA 94612 Phone (510) 834-1629 #102 srdejesse@ida-se.com		

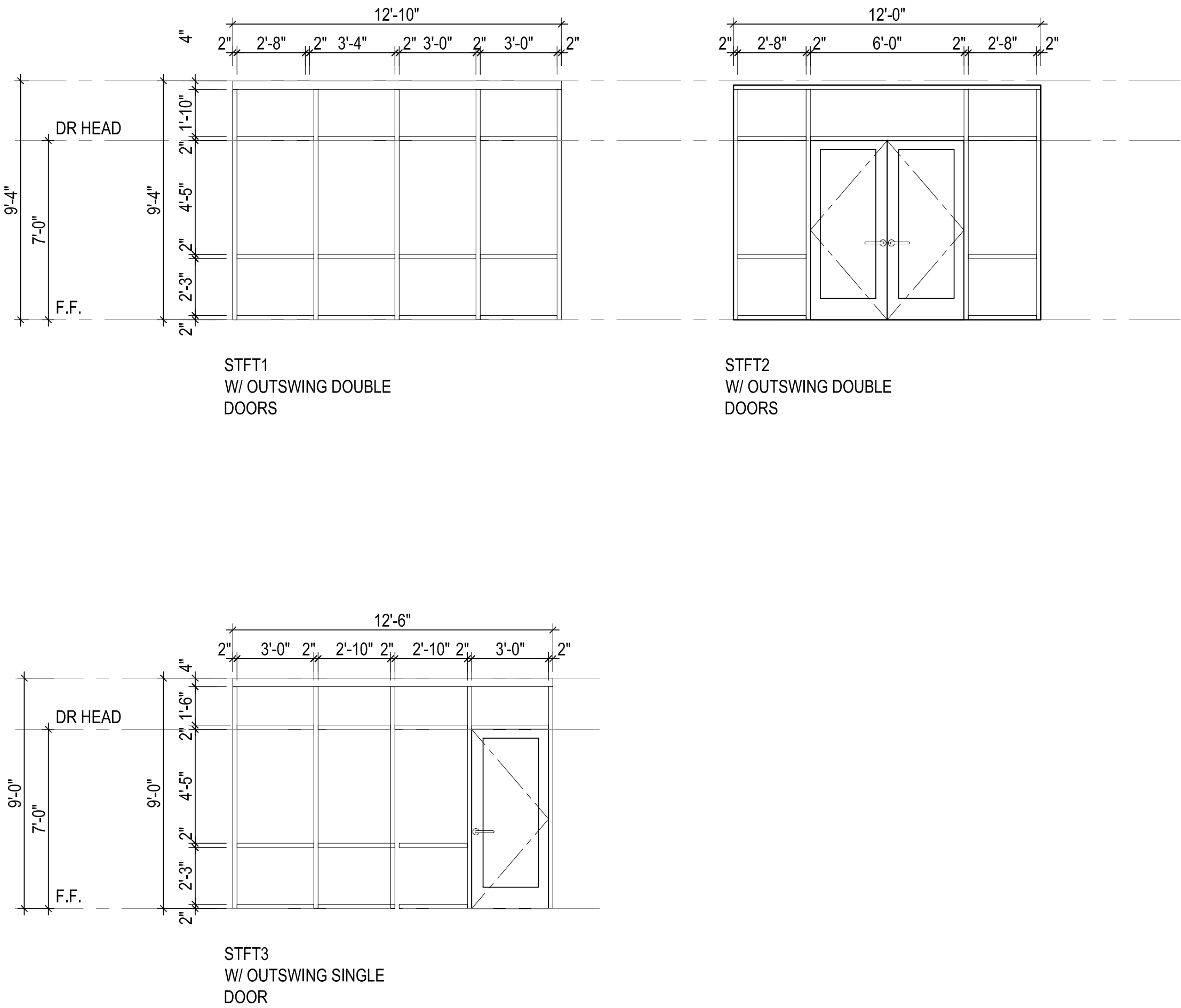
UNIT MATRIX

UNIT TYPE	GROSS AREA	ACCESSIBLE	ADAPTABLE
A101 2 BEDROOM / TOWNHOUSE 1 BA	1,309 SF		X
A102 1 BEDROOM / FLAT 1 BA	554 SF		X
A103 3 BEDROOM / FLAT 1 BA + 1 POWDER	1,235 SF		X
A104 1 BEDROOM / FLAT 1 BA	553 SF		X
A105 3 BEDROOM / FLAT 1 BA + 1 POWDER	1,243 SF		X
A201 1 BEDROOM / FLAT 1 BA	552 SF		
A202 2 BEDROOM / TOWNHOUSE 1 BA	1,240 SF		
A203 2 BEDROOM / TOWNHOUSE 1 BA	1,264 SF		
A204 1 BEDROOM / FLAT 1 BA	553 SF		
A205 2 BEDROOM / TOWNHOUSE 1 BA	1,245 SF		
A206 2 BEDROOM / TOWNHOUSE 1 BA	1,286 SF		
B101 2 BEDROOM / TOWNHOUSE 1 BA	1,309 SF		
B102 3 BEDROOM / FLAT 1 BA + 1 POWDER	1,235 SF	X	
B103 1 BEDROOM / FLAT 1 BA	553 SF	X	
B104 3 BEDROOM / FLAT 1 BA + 1 POWDER	1,208 SF		X
B201 2 BEDROOM / TOWNHOUSE 1 BA	1,264 SF		
B202 2 BEDROOM / TOWNHOUSE 1 BA	1,240 SF		
B203 1 BEDROOM / FLAT 1 BA	553 SF		
B204 3 BEDROOM / FLAT 1 BA + 1 POWDER	1,208 SF		
C101 2 BEDROOM / FLAT 1 BA	1,018 SF	X	
C201 3 BEDROOM / FLAT 1 BA + 1 POWDER	1,129 SF		
C202 3 BEDROOM / FLAT 1 BA + 1 POWDER	1,109 SF		
TOTAL AREA	22,860 SF		

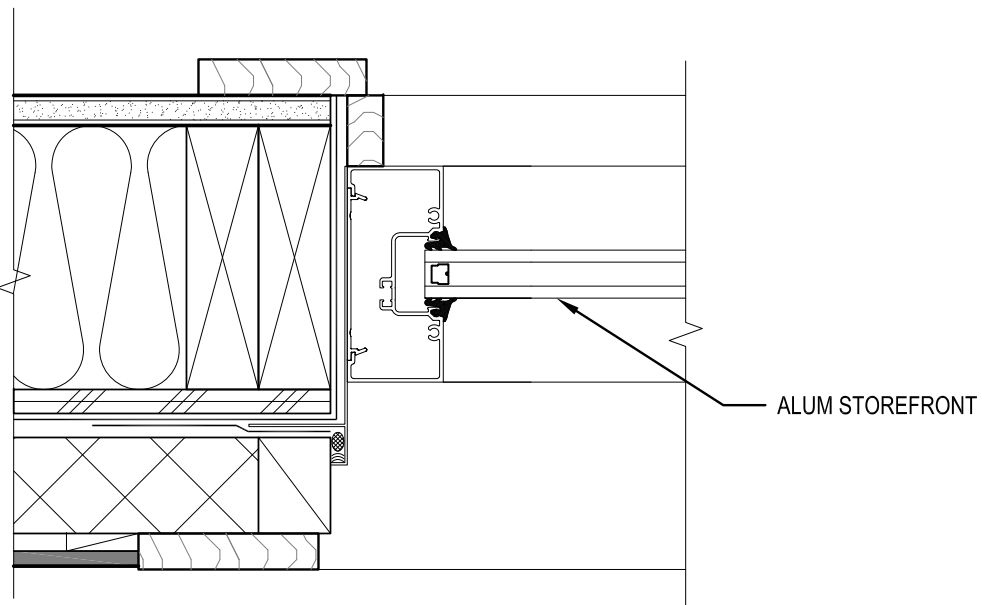
WINDOW TYPE



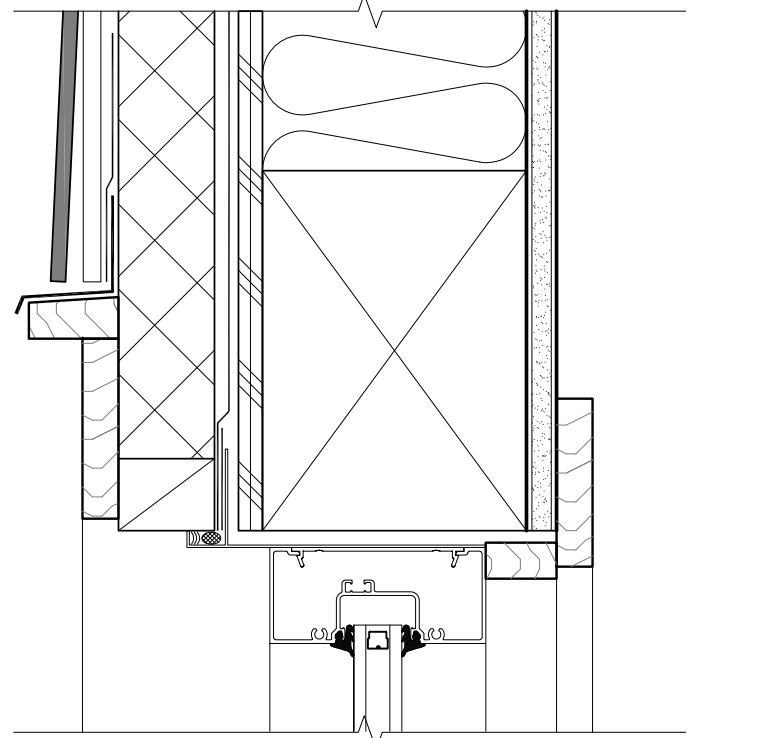
STOREFRONT TYPE



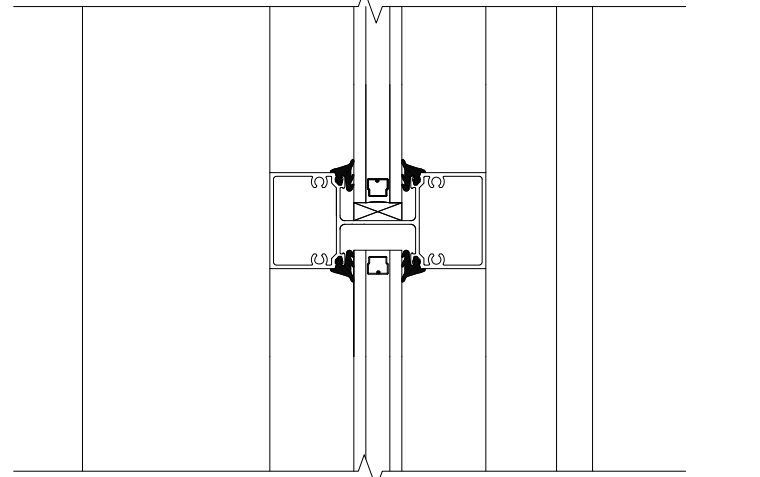
SEE 1/ T5.1 FOR SIM NOTES & DIM



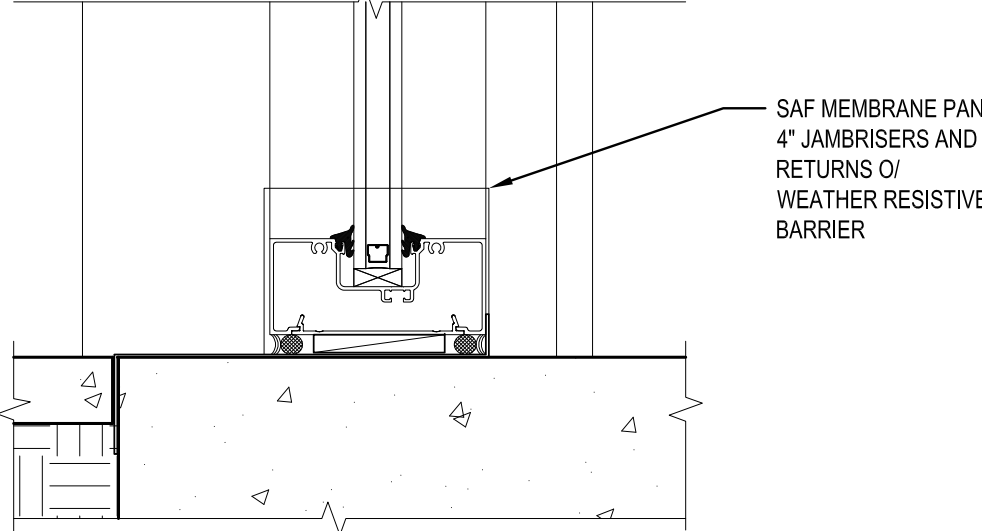
9D JAMB



9C HEAD



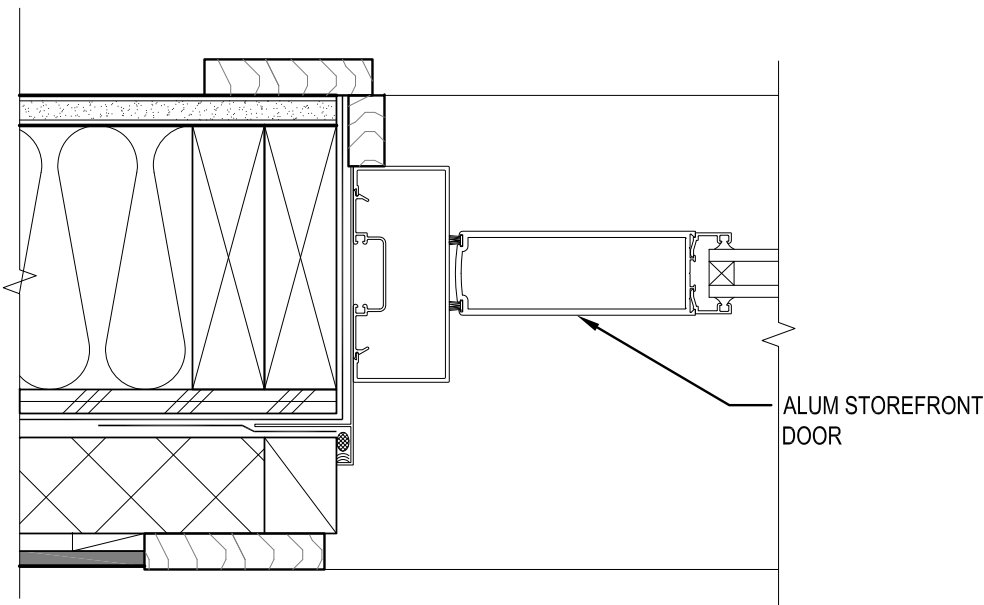
9B RAIL



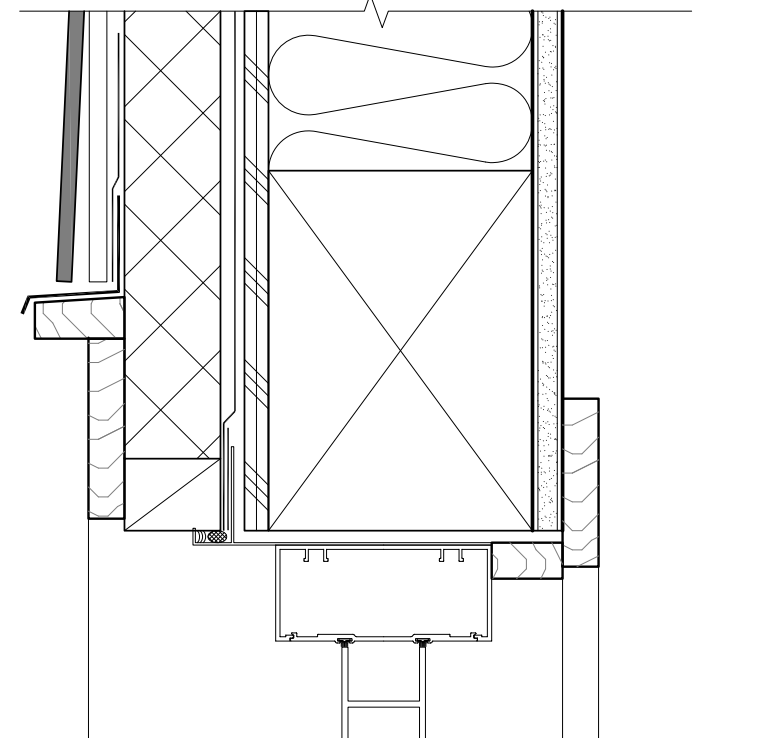
9A SILL

9 STORFRONT DETAILS TYP 3" = 1'-0"

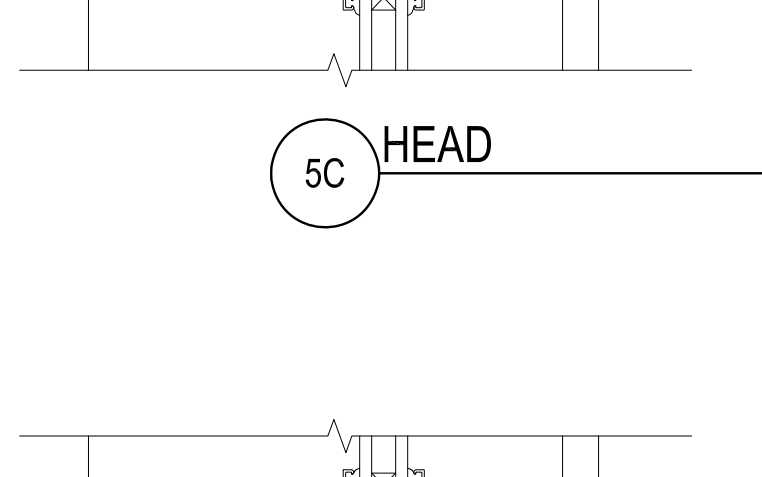
SEE 1/ T5.1 FOR SIM NOTES & DIM



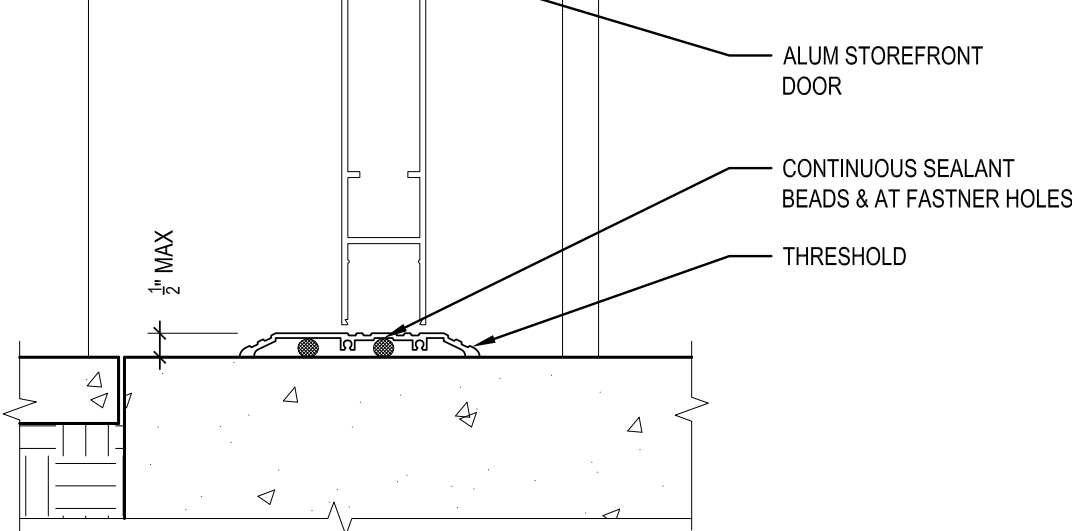
5D JAMB



5C HEAD

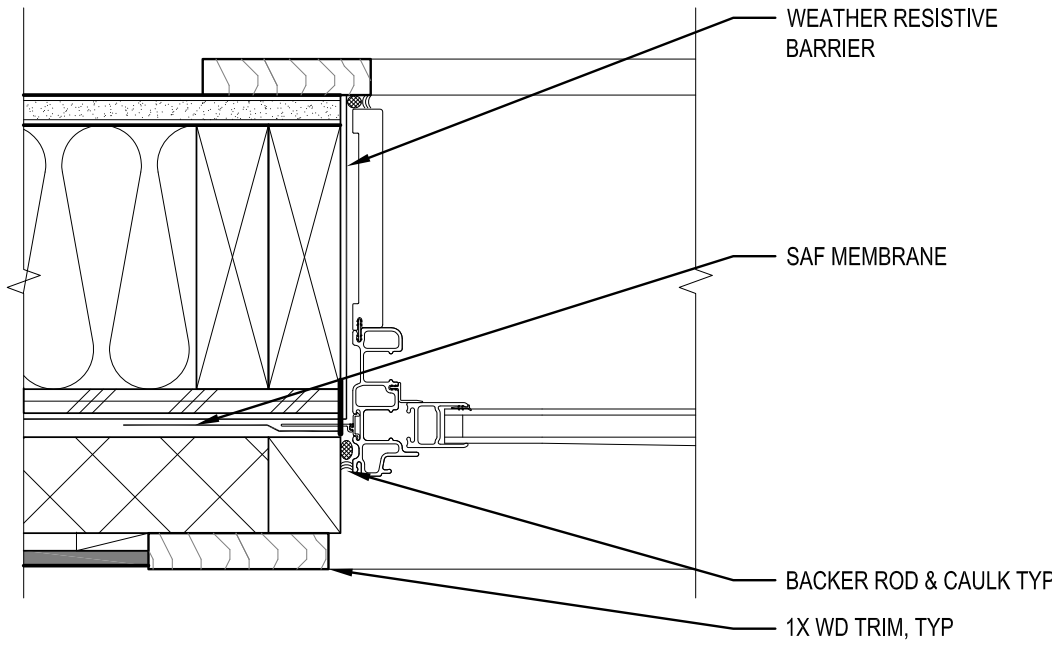


5B RAIL

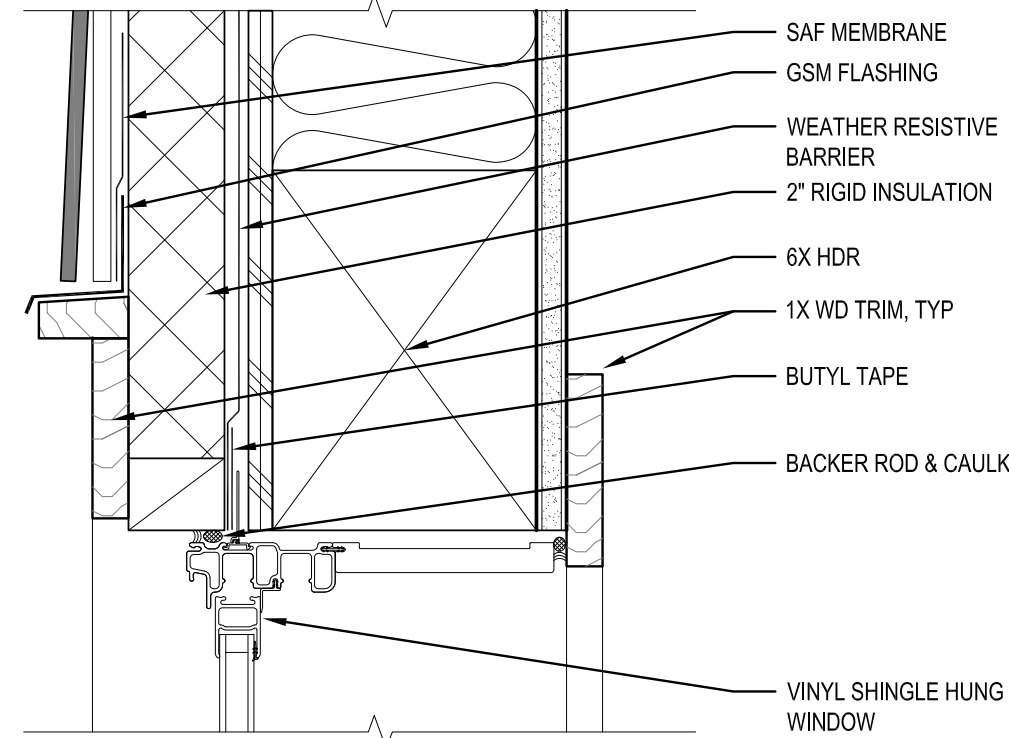


5A SILL

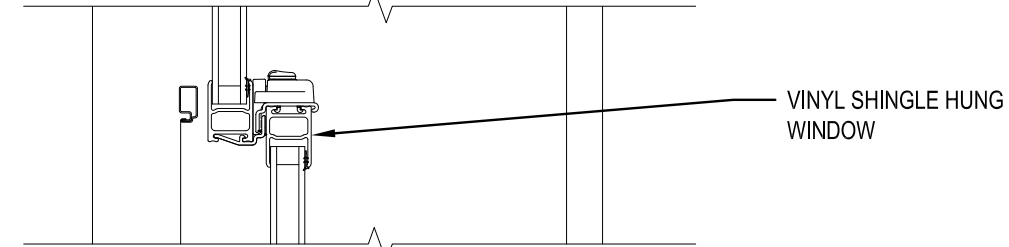
5 STORFRONT DR DETAILS TYP 3" = 1'-0"



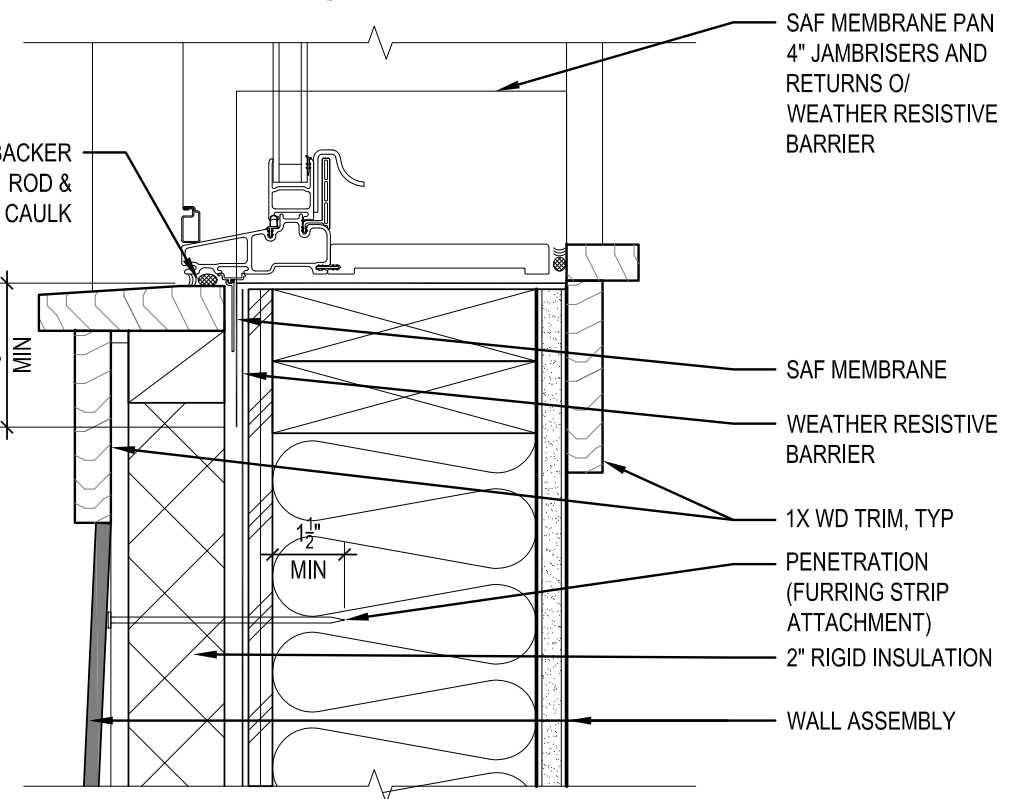
1D JAMB



1C HEAD

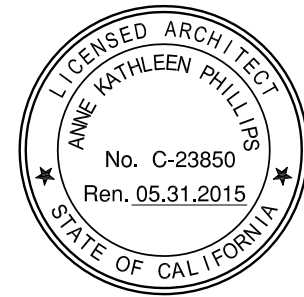


1B RAIL



1A SILL

1 WINDOW DETAILS TYP 3" = 1'-0"



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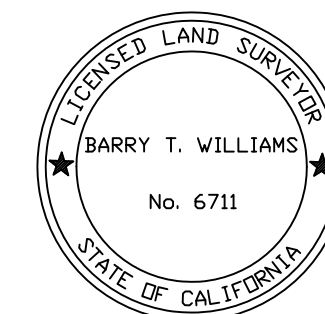
03.23.2015 DRT
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WINDOW /
STOREFRONT
TYPES
& DETAILS

DATE: 04.15.2015
DRAWN BY: TS TH
JOB: 14-12



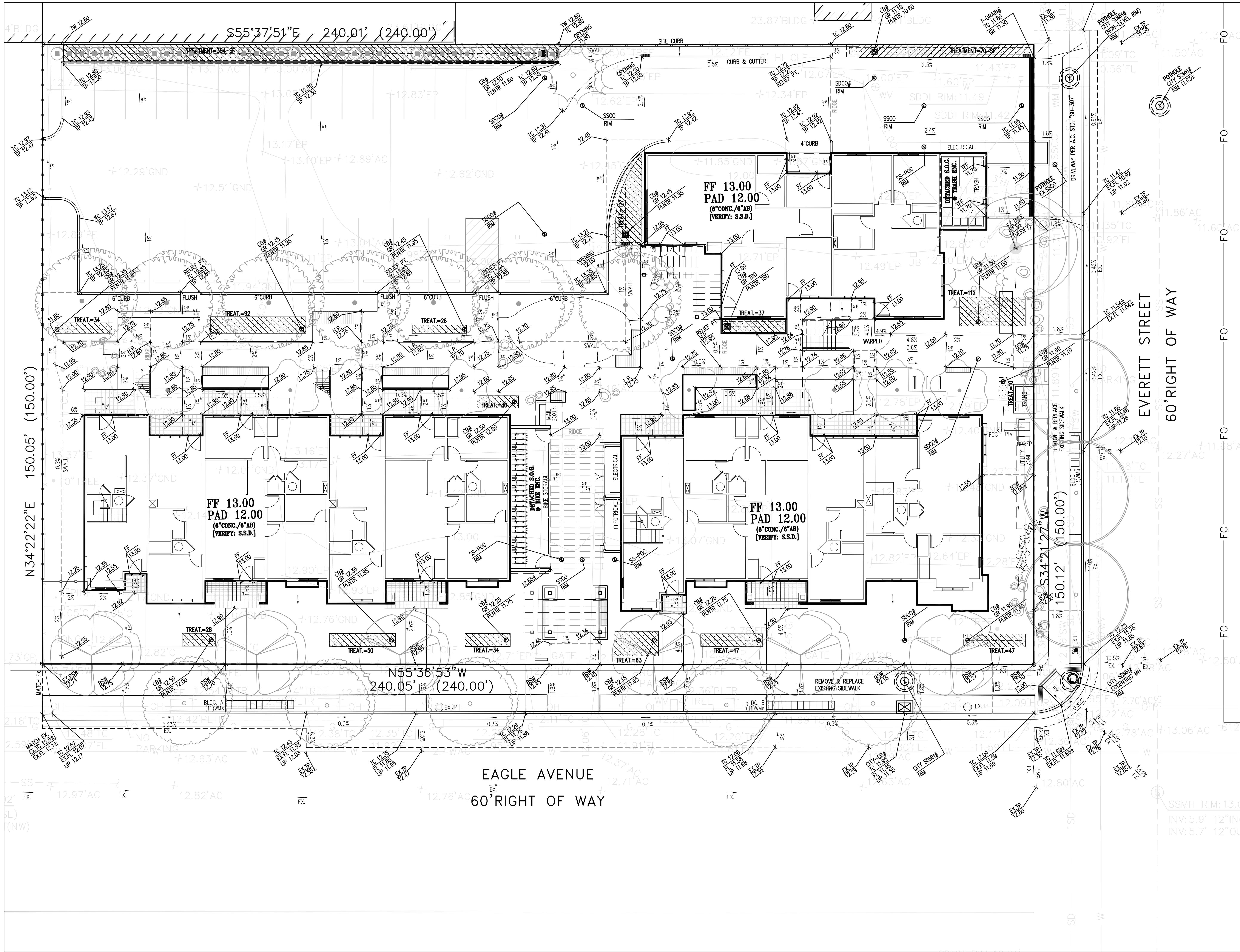
DATE: _____



Date: 12/18/14	No.	Revisions
Scale: 1"=20'		
Design:		
Drawn: JFS		
Approved: BTW		
Job No: 20145251		

Drawing Number: 145251

1 OF 1



Seal:



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03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT

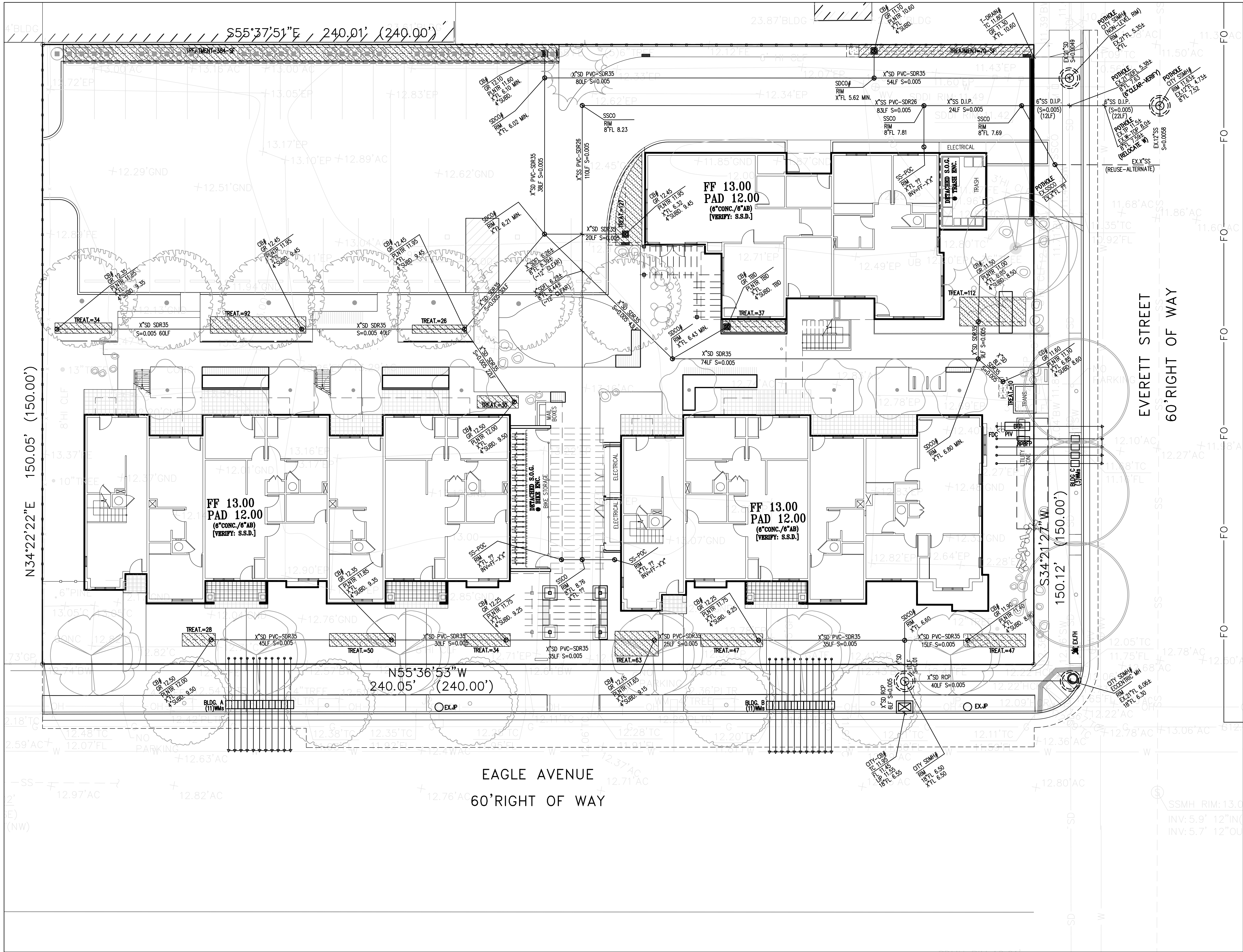
**PRELIMINARY
GRADING
PLAN:
ELEVATIONS**

Date: APRIL 2015
Scale: 1" = 10'
Drawn By: CW
Checked By: CW
Job No.: 14106A10
Drawing No.: MASTER-14106A10.DWG

Sheet No.:

C-4

Plot Date: APRIL 9, 2015



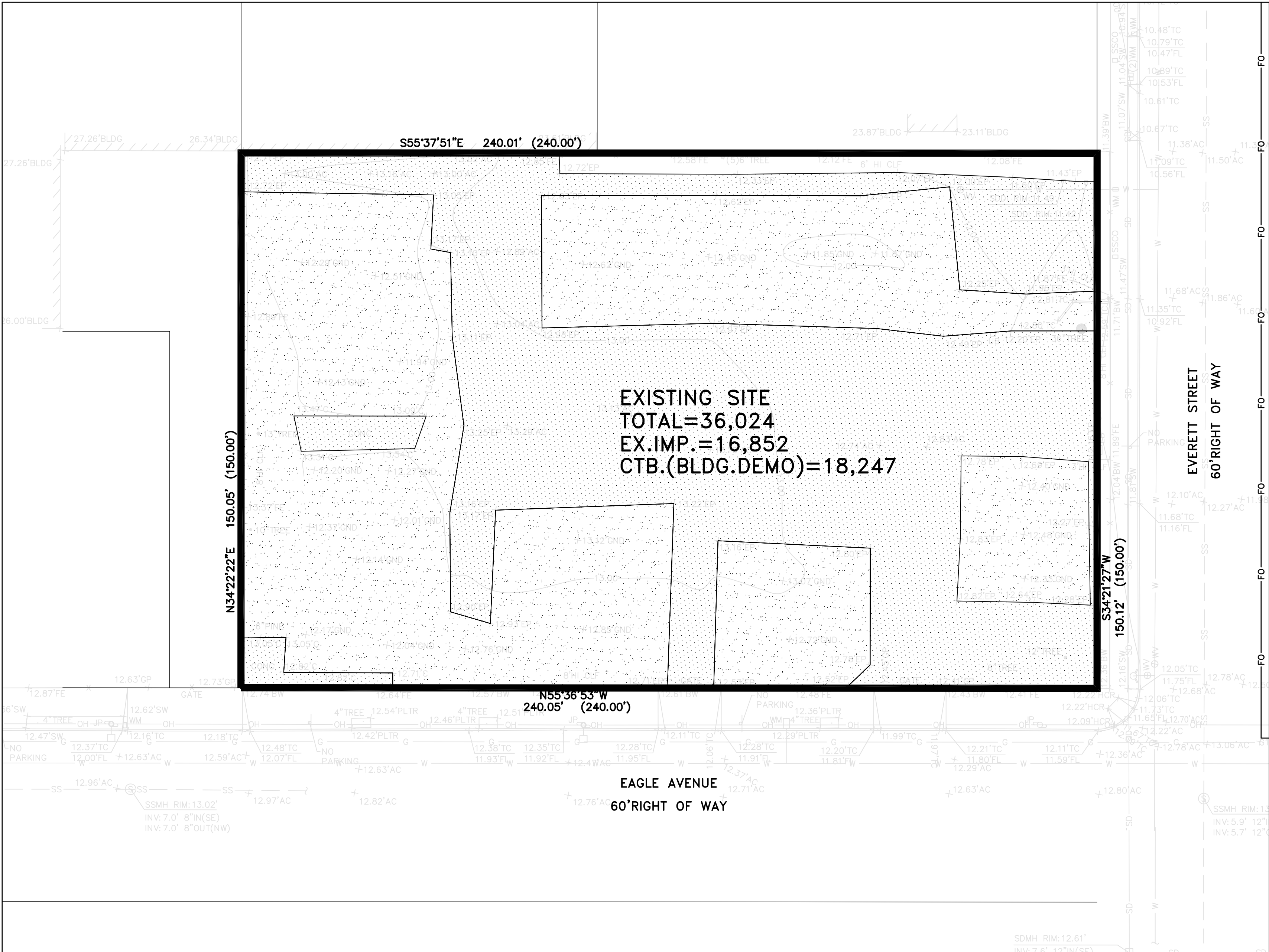
EAGLE HOUSING
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ALAMEDA CA 94501

03.23.2015	DRT
04.15.2015	PLANNING PERMIT
05.20.2015	PLANNING RESUBMIT

PRELIMINARY
UTILITY
PLAN

Date: APRIL 2015
Scale: 1" = 10'
Drawn By: CW
Checked By: CW
Job No.: 14106A10
Drawing No.: MASTER-14106A10.DWG

Sheet No.:
C-5



EXISTING SITE

LEGEND

- EXISTING IMPERVIOUS SURFACE
- EXISTING CEMENT TREATED BASE SURFACE (DEMOLISHED BUILDING PADS)
- PROPERTY BOUNDARY LIMIT
- TOTAL = TOTAL DRAINAGE AREA
- IMP. = IMPERVIOUS AREA

STORM TREATMENT NOTES:

MAR=18"
SOILS CLASS D (CLAY) [ASSUMED]
PER ALAMEDA COUNTY CLEAN WATER PROGRAM PUBLICATION:
"STORMWATER C3 GUIDEBOOK" DATED MAY 14, 2013.

1) HYDRO-MODIFICATION & STORM TREATMENT:

A) PER THE GUIDEBOOK, THE PROJECT SITE CREATES MORE THAN 10,000 SF OF IMPERVIOUS SURFACE AREA FOR THE PROPOSED PRIVATE PROPERTY. THUS THE PROJECT WILL BE REQUIRED TO SUBMIT A STORMWATER CONTROL PLAN AND INCLUDE LID MEASURES CONSISTENT WITH SIZING FACTORS AND CRITERIA FOR TREATMENT ONLY*.

B) AS THE PROJECT PROPOSES LESS THAN 1-ACRE OF IMPERVIOUS SURFACES ON THE SITE, HYDROMODIFICATION (FLOW CONTROL) IS NOT A REQUIREMENT PER THE GUIDEBOOK.

2) THE PROJECT SITE IS DELINEATED INTO THE MANAGEMENT AREAS SHOWN.

3) FOR GROUP D NATIVE SOIL, THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

A = CONFIGURATION OF AREA
V1 = SURFACE RESERVOIR VOLUME
V2 = SUB-SURFACE RESERVOIR VOLUME

CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT AND FLOW CONTROL):
SIZING FACTOR = 0.04 (4%) OF IMPERVIOUS AREA
SURFACE RESERVOIR DEPTH = 6 INCHES TYPICAL
SOIL MIX DEPTH = 18 INCHES TYPICAL (5 IN/HR MINIMUM SUSTAINED)
UNDERDRAIN = 4 INCHES PVC PIPE MINIMUM (SDR 35 OR EQUIVALENT)

4) FOR SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1 (TREATMENT ONLY) OR 1:1 (TREATMENT & FLOW CONTROL). SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS*.

5) FOR SELF-TREATING AREAS, THE PERCENTAGE OF IMPERVIOUS AREA MUST BE LESS THAN 5% PER COUNTY DESIGN STANDARDS*.

DRAINAGE MANAGEMENT AREAS:

SEE STORM WATER TREATMENT PLAN FOR DRAINAGE MANAGEMENT AREA INFORMATION.

* TREATMENT ONLY (LESS THAN 1-ACRE OF IMPERVIOUS SURFACE)							
STORM TREATMENT DESIGN (PER ALAMEDA COUNTY)*							
DMA & IMP NAME	TYPE	A SIZING FACTOR	D.M. AREA (S.F.)	RUNOFF SURFACE TYPE	SIZING FACTOR	MIN. SIZE (S.F.)	PLANNED SIZE (S.F.)
A1	BIO-RETENTION AREA	1.0	8391	IMPERVIOUS	4% *	341	384
		0.1	1255	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A2	BIO-RETENTION AREA	1.0	1757	IMPERVIOUS	4% *	72	72
		0.1	286	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A3	BIO-RETENTION AREA	1.0	2614	IMPERVIOUS	4% *	109	112
		0.1	986	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A4	BIO-RETENTION AREA	1.0	228	IMPERVIOUS	4% *	10	10
		0.1	252	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A5	BIO-RETENTION AREA	1.0	1019	IMPERVIOUS	4% *	46	47
		0.1	1216	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A6	BIO-RETENTION AREA	1.0	1052	IMPERVIOUS	4% *	43	47
		0.1	295	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A7	BIO-RETENTION AREA	1.0	1444	IMPERVIOUS	4% *	58	63
		0.1	100	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A8	BIO-RETENTION AREA	1.0	764	IMPERVIOUS	4% *	32	34
		0.1	439	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A9	BIO-RETENTION AREA	1.0	1077	IMPERVIOUS	4% *	45	50
		0.1	573	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A10	BIO-RETENTION AREA	1.0	614	IMPERVIOUS	4% *	26	28
		0.1	248	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A11	BIO-RETENTION AREA	1.0	659	IMPERVIOUS	4% *	31	34
		0.1	1184	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A12	BIO-RETENTION AREA	1.0	2163	IMPERVIOUS	4% *	89	92
		0.1	673	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A13	BIO-RETENTION AREA	1.0	543	IMPERVIOUS	4% *	23	26
		0.1	282	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A14	BIO-RETENTION AREA	1.0	683	IMPERVIOUS	4% *	28	30
		0.1	145	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A15	BIO-RETENTION AREA	1.0	2265	IMPERVIOUS	4% *	94	127
		0.1	946	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		
A16	BIO-RETENTION AREA	1.0	847	IMPERVIOUS	4% *	34	37
		0.1	0	PERVIOUS	4% *		
		0.1	0	PERM.-PAVERS	4% *		

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Land Planning
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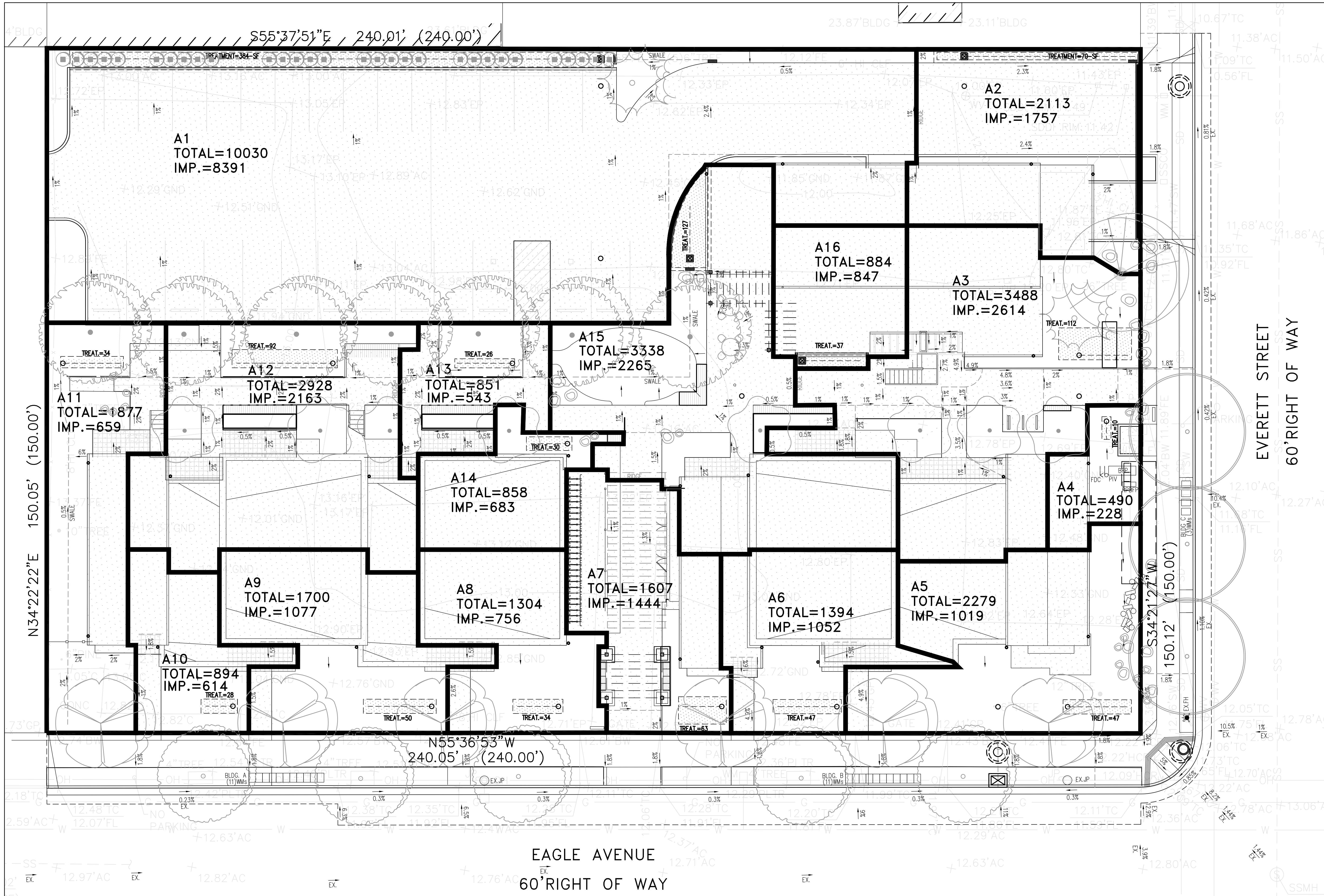
PRELIMINARY
STORMWATER
TREATMENT
PLAN: EXISTING

Date: APRIL 2015
Scale: 1" = 10'
Drawn By: CW
Checked By: CW
Job No.: 14106A10
Drawing No.: MASTER-14106A10.DWG

Sheet No.:

C-6.1

Plot Date: APRIL 9, 2015



LEGEND

	IMPERVIOUS SURFACE (BUILDING)
	BIO-RETENTION PLANTER AREA
	PERMEABLE PAVER AREA
	DRAINAGE MANAGEMENT AREA LIMIT
AREA#	DRAINAGE MANAGEMENT AREA
TOTAL =	TOTAL DRAINAGE AREA
IMP. =	IMPERVIOUS AREA

STORM TREATMENT NOTES:

SEE STORM TREATMENT NOTES AND SIZING
CALCULATION TABLE ON SHEET C-6.1



ANNE PHILLIPS
ARCHITECTURE

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Seal:



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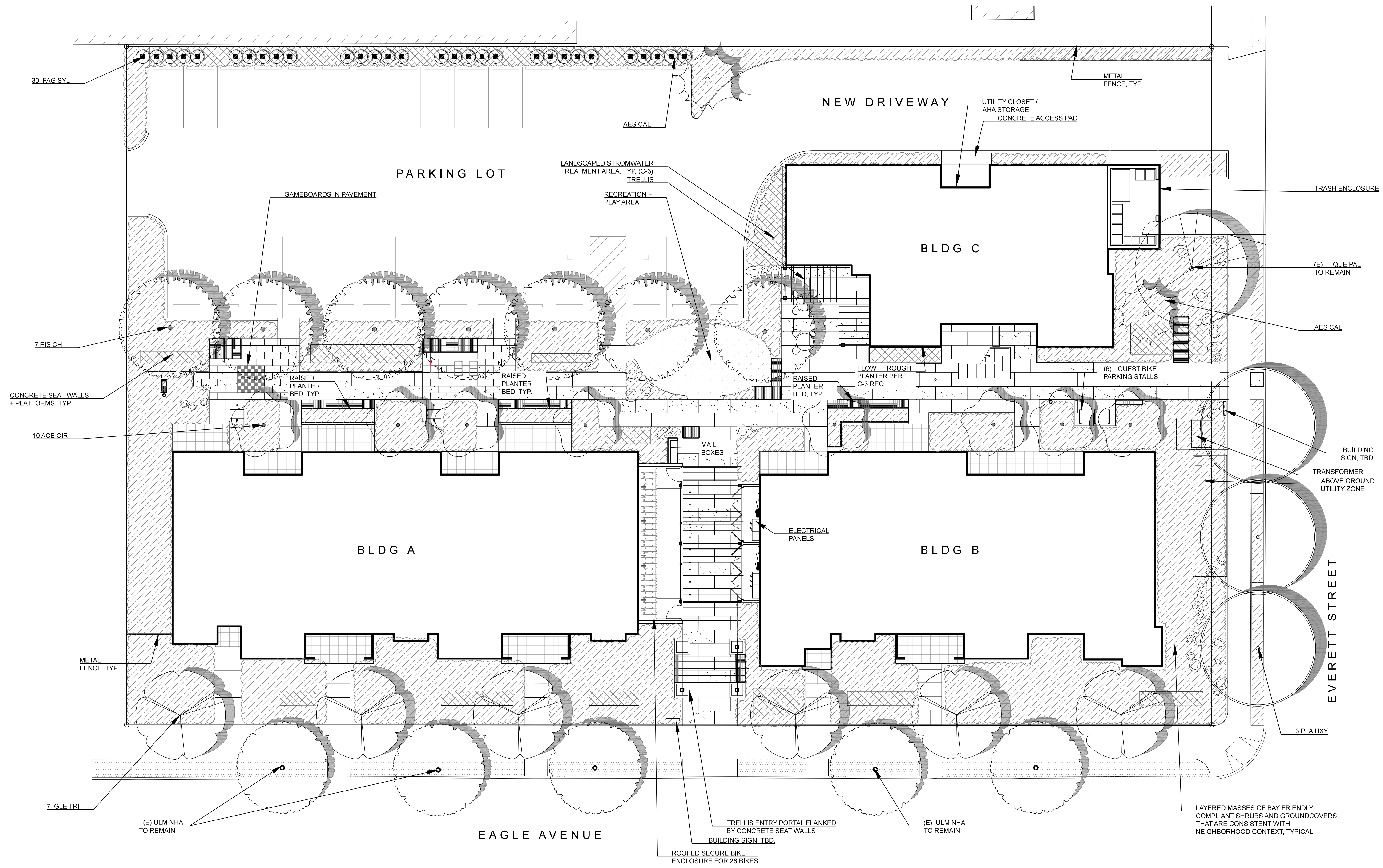
**PRELIMINARY
STORMWATER
TREATMENT
PLAN: PROPOSED**

Date:	APRIL 2015
Scale:	1" = 10'
Drawn By:	CW
Checked By:	CW
Job No.:	14106A10
Drawing No.:	MASTER-14106A10.DWG

Sheet No.:

C-6.2

Plot Date: APRIL 9, 2015



**EAGLE HOUSING
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ALAMEDA CA 94501**

03.23.2015 DRT
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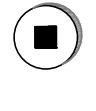
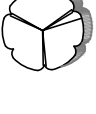
**LANDSCAPE
PLAN**

DATE: 05.19.2015
DRAWN BY: ERL
JOB: 14-12

PLANTING DESIGN INTENT STATEMENT
The planting design meets several goals - plants are selected for their compatibility within the neighborhood context and comply with Bay-Friendly landscape guidelines. The plants were identified for their durability and low maintenance characteristics. The plant materials will provide privacy, seasonal interest, texture and shade for the residents. The planting design complies with California's Model Water Efficient Landscape Ordinance.

WATER USE DESIGN INTENT STATEMENT
The irrigation system will be fully automatic, low gallon use drip system for plants and shrubs and bubblers for the trees. The low, medium and high water use hydrozones will be on separate valve circuits. The remote control valves will have intergral pressure regulators and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.

PLANT LIST

QUAN	ABBR.	BOTANICAL NAME	COMMON NAME	WATER USE	CA NATIVE	MIN. SIZE
TREES						
	ACE CIR	Acer circinatum	Vine Maple	L		24" BOX
	FAG SYL	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	M		24" BOX
	GLE TRI	Gleditsia tricanthos	Honey Locust	L		24" BOX
	PIS CHI	Pistacia chinensis	Chinese Pistache	L		24" BOX
	PLA XHY	Platanus x hispanica 'Yarwood'	London Plane Tree	M		24" BOX
	ULM NHA	Ulmus americana 'New Harmony'	New Harmony Elm	M		24" BOX

SHRUBS & GROUNDCOVERS

ABL SPP	Abelia species	Abelia	L-M			5 GAL
ACA COG	Acacia cognata 'Mini Cog'	Little River Wattle	L			5 GAL
AES CAL	Aesculus californica	Buckeye	VL	X		15 GAL
ALO SPP	Aloe species	Aloe				5 GAL
ARC SPP	Arctostaphylos species	Manzanita	VL - M	X		5 GAL
BAC PIL	Baccharis pilularis 'Twin Peaks'	Coyote Brush	L	X		5 GAL
CAR CAL	Carpenteria californica	Bush Anemone	Occ	X		5 GAL
CEA SPP	Ceanothus species	Wild Lilac	L	X		5 GAL
CED ATP	Cedrus atlantica 'Pendula'	Weeping Atlas Cedar	M			5 GAL
CER OCC	Cercis occidentalis	Western Redbud	L	X		5 GAL
CER BET	Cercocarpus betuloides	Mountain Ironwood	VL	X		5 GAL
CHA CVS	Chaenomeles cvs	Flowering Quince	L			5 GAL
CIS SPP	Cistus species	Rockrose	L			5 GAL
COR AUS	Cordyline australis	New Zealand Cabbage Tree	L			5 GAL
COR PUL	Correa pulchella	Australian fuchsia	L			5 GAL
CUP SEP	Cupressus sempervirens	Italian Cypress	L			5 GAL
DOD VIS	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	L			5 GAL
DUD SPP	Dudleya species	Dudley	L			1 GAL
ERI SPP	Eriogonum species	Buckwheat	VL - L	X		5 GAL
FEI SEL	Feijoa sellowiana	Pineapple guava	Occ			5 GAL
FRA CAL	Frangula californica 'Mound San Bru'	Coffeeberry	L	X		5 GAL
GAR ELL	Garrya elliptica	Coast Silkassel	L	X		5 GAL
GRE SPP	Grevillea species	Shrub grevillea	L			5 GAL
LEP LAV	Leptospermum laevigatum	Australian Tea Tree	L			5 GAL
LOR CHI	Loropetalum chinensis	Chinese Firecracker	L			5 GAL
MAH AQU	Mahonia aquifolium 'Orange Flame'	Oregon Grape	Occ.			5 GAL
MYR COM	Myrtus communis	True Myrtle	L			5 GAL
OLE ELO	Olea europea 'Little Ollie'	Olive	VL			5 GAL
OSM FRA	Osmanthus frgans	Sweet Olive	M			5 GAL
PIT TOB	Pittosporum tobira 'Cream de Mint'	Tobira	L			5 GAL
PUN GRA	Punica granatum 'Nana'	Dwarf Pomegranate	L			5 GAL
RHA IND	Rhaphiolepis indica 'Clara'	Indian Hawthorne	L			5 GAL
RHU INT	Rhus integrifolia	Lemonade Berry	L	X		5 GAL
RHU OVA	Rhus ovata	Sugar Bush	L	X		5 GAL
RIB SAN	Ribes sanguineum	Pink Flowering Currant	L	X		5 GAL
VAC OVA	Vaccinium ovatum	Evergreen Huckleberry	M	X		5 GAL

PERENNIALS & GROUNDCOVERS

ACH MIL	Achillea millefolium	Yarrow	L-M	X		1 GAL
ANI SPP	Anigozanthos spp.	Kangaroo Paw	L			5 GAL
ARC PAC	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	X		5 GAL
ASP ELA	Aspidistra elatior 'Asha'	Cast-Iron Plant	L			1 GAL
CRO CRO	Crocasmia x crocosmiflora	Montbretia	L			1GAL
CUP MIC	Cuphea micropetala	Candy Corn Plant	M			5 GAL
DIE SPP	Dietes species	Fortnight Lily	L-M			5 GAL
ECH FAS	Echium candicans	Pride of Madeira	L			5 GAL
ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy	L			1 GAL
IRI PCH	Iris Pacific Coast Hybrid	Pacific Coast Iris	L			1 GAL
JUN PAT	Juncus patens	California Gray Rush	L	X		5 GAL
LAV SPP	Lavandula species	Lavender	L			5 GAL
LIB SPP	Libertia species	Libertia	L			1 GAL
OXA SPP	Oxalis species	Oxalis	M			1 GAL
PHL FRU	Phlomis fruticosa	Jerusalem Sage	L			1 GAL
PHO SPP	Phormium hybrids	Flax	L			5 GAL
POL MUN	Polystichum munitum	Western sword Fern	Occ.	X		1 GAL
ROS HUN	Rosmarinus 'Huntington Carpet'	Rosemary - Ground cover	L			5 GAL
ROS OFF	Rosmarinus officinalis 'Barbecue'	Rosemary	L			5 GAL
ROS OFF	Rosmarinus officinalis 'Blue Spires'	Rosemary	L			5 GAL
SAL SPP	Salvia species	Sage	VL - M	X		5 GAL
SAL COH	Salvia cohulensis	Cohulla Sage	L			5 GAL
SAL DRC	Salvia 'Dara's Choice'	Dara's Choice Sage	L	X		5 GAL
SAL LEU	Salvia leucantha	Mexican Sage	L			5 GAL
SED HAJ	Sedum Herbsfreude 'Autumn Joy'	Stonecrop	L			1 GAL
SEN MAL	Senecio mandraliscae blue	Chalksticks	L			1 GAL
STA BYZ	Stachys byzantina	Lamb's Ear	L			1 GAL
TEU SPP	Teucrium fruticans	Bush Germander	L			5 GAL
ZAN AET	Zantedeschia aethiopia	Calla lily	M			1 GAL

BAMBOOS & GRASSES

BAM MUL	Bamboo multiplex Alphonse Karr	Alphonse Karr bamboo	L	X		5 GAL
CAL FOL	Calamagrostis foliosa	Cape Mendocino Reed Grass	Occ.	X		1 GAL
CAR DIV	Carex divulsa	Berkeley Sedge	L			1 GAL
CAR TEX	Carex texensis	Catlin Sedge	L			1 GAL
CHO TEC	Chondropetalum tectorum	Small Cape Rush	L			5 GAL
FES IDA	Festuca idahoensis 'Siskiyou Blue'	Idaho Fescue	VL	X		1 GAL
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	L			5 GAL
LEY CON	Leymus condatus 'Canyon Prince'	Canyon Prince Wild Rye	L	X		5 GAL
MUH RIG	Muhlenbergia rigens	Deer Grass	L	X		5 GAL

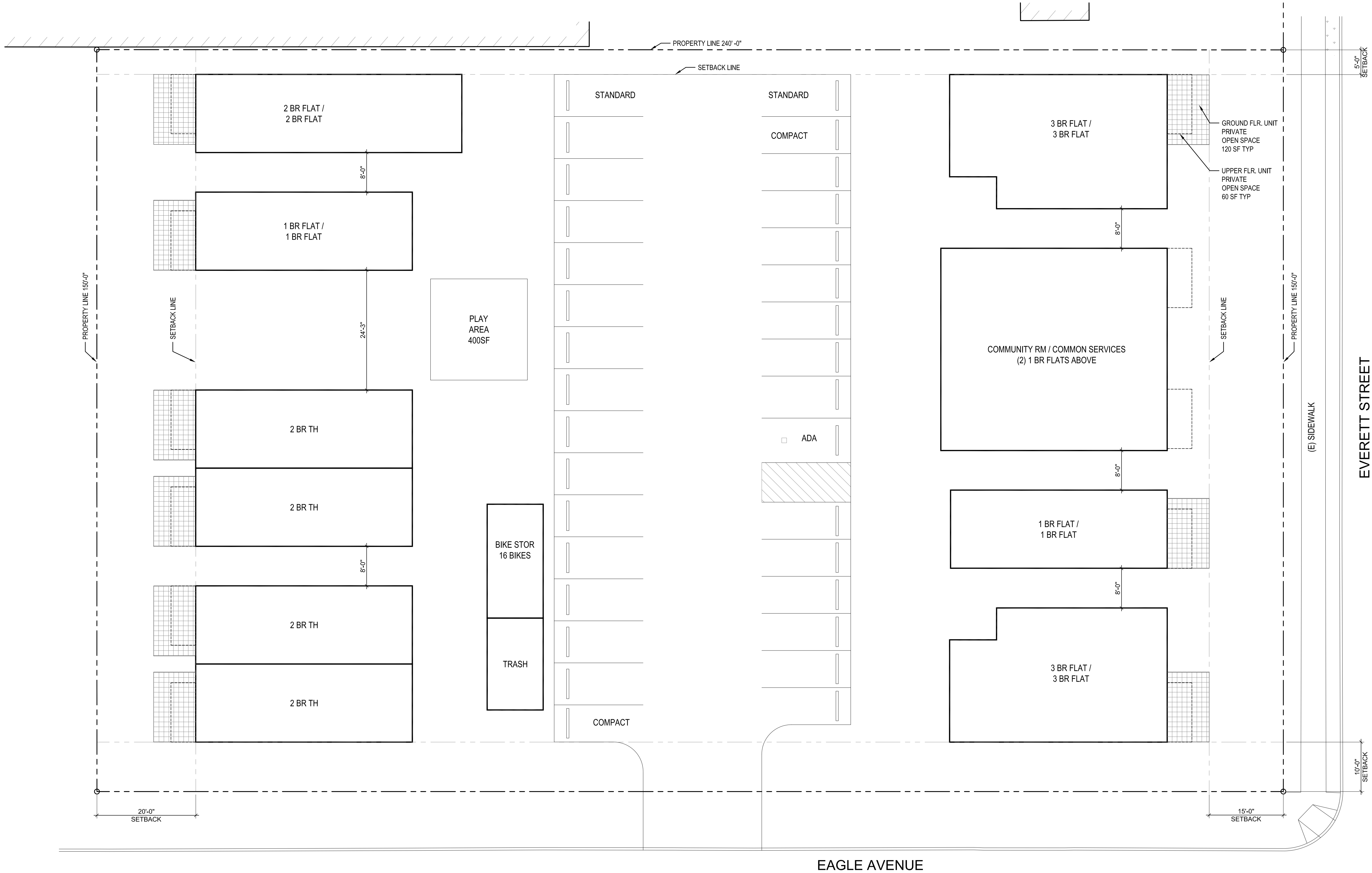
VINES

CAM RAD	Campsis radicans	Trumpet Vine	L			5 GAL
GEL SEM	Gelsemium sempervirens	Carolina Jessamine	L			5 GAL
LON HIS	Lonicera hispidula var. vacillans	California Honeysuckle	L	X		5 GAL
PAS SPP	Passiflora caerulea 'Constance Elliot'	PassionVine	M			5 GAL
ROS BAN	Rosa banksiae	Lady Banks Rose	L			5 GAL
RUB URS	Rubus ursinus 'Wild Treasure'	Thornless Blackberry	L			5 GAL
VIT CRR	Vitis californica 'Roger's Red'	California Wild Grape	L	X		5 GAL

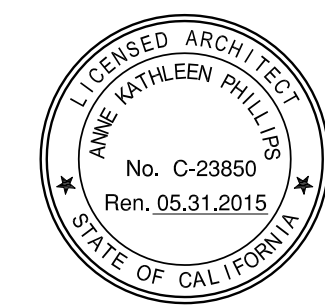
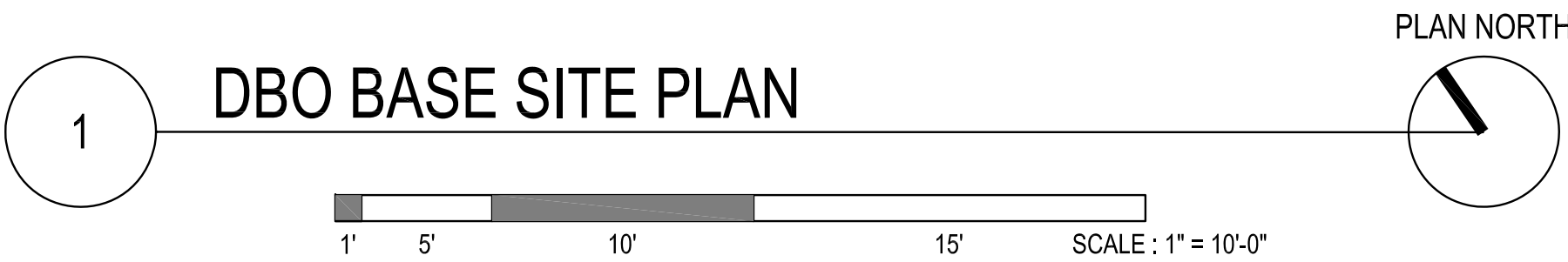
BIORETENTION AREAS

CAR TUM	Carex tumulicola	Berkeley Sedge	L	X		1 GAL
CER OCC	Cercis occidentalis	Western Redbud	L	X		5 GAL
CHO TEC	Chondropetalum tectorum	Small Cape Rush	L			5 GAL
IRI DOU	Iris douglasiana	Douglas Iris	L	X		1 GAL
JUN PAT	Juncus patens	California Gray Rush	L	X		5 GAL
LEY CON	Leymus condatus 'Canyon Prince'	Canyon Prince Wild Rye	L	X		5 GAL
LOM LON	Lomandra longifolia 'Breeze'	Mat Rush	L			5 GAL
MUH RIG	Muhlenbergia rigens	Deer Grass	L	X		5 GAL
NEP SSP	Nepeta ssp.	Catmint	L			5 GAL





GENERAL DEVELOPMENT NOTES			
ZONING: NP-R		PROPOSED OFF-STREET PARKING SPACES: 32	
MAX. RESIDENTIAL DENSITY: (1)		FULL SIZE=16	
HOUSING UNIT PER 2,000 SF OF LAND.		COMPACT=15	
ALLOWED BUILDING TYPE: ROW HOUSE		HC=1	
		(REQUIREMENTS: 2 SPACES PER UNIT)	
TOTAL LOT AREA: 36,000 SF		PROPOSED BICYCLE PARKING SPACES	
SETBACKS PER ZONING CODE:		LONG TERM (0.5 PER BEDROOM OR	
FRONT YARD: 15'		MIN. 1 PER UNIT): 16	
REAR YARD: 20'		SHORT TERM (0.05 PER BEDROOM OR	
SIDE YARD: 5'		MIN. 6): 6	
MAX. BUILDING HT: 30'		PRIVATE OPEN SPACE:	
BLDG. SEPARATION: 8'		UPPER FLR: 60 SF PER UNIT	
		GROUND FLR: 120 SF PER UNIT	
TOTAL UNITS 16 UNITS			
1BR=6			
2BR=6			
3BR=4			

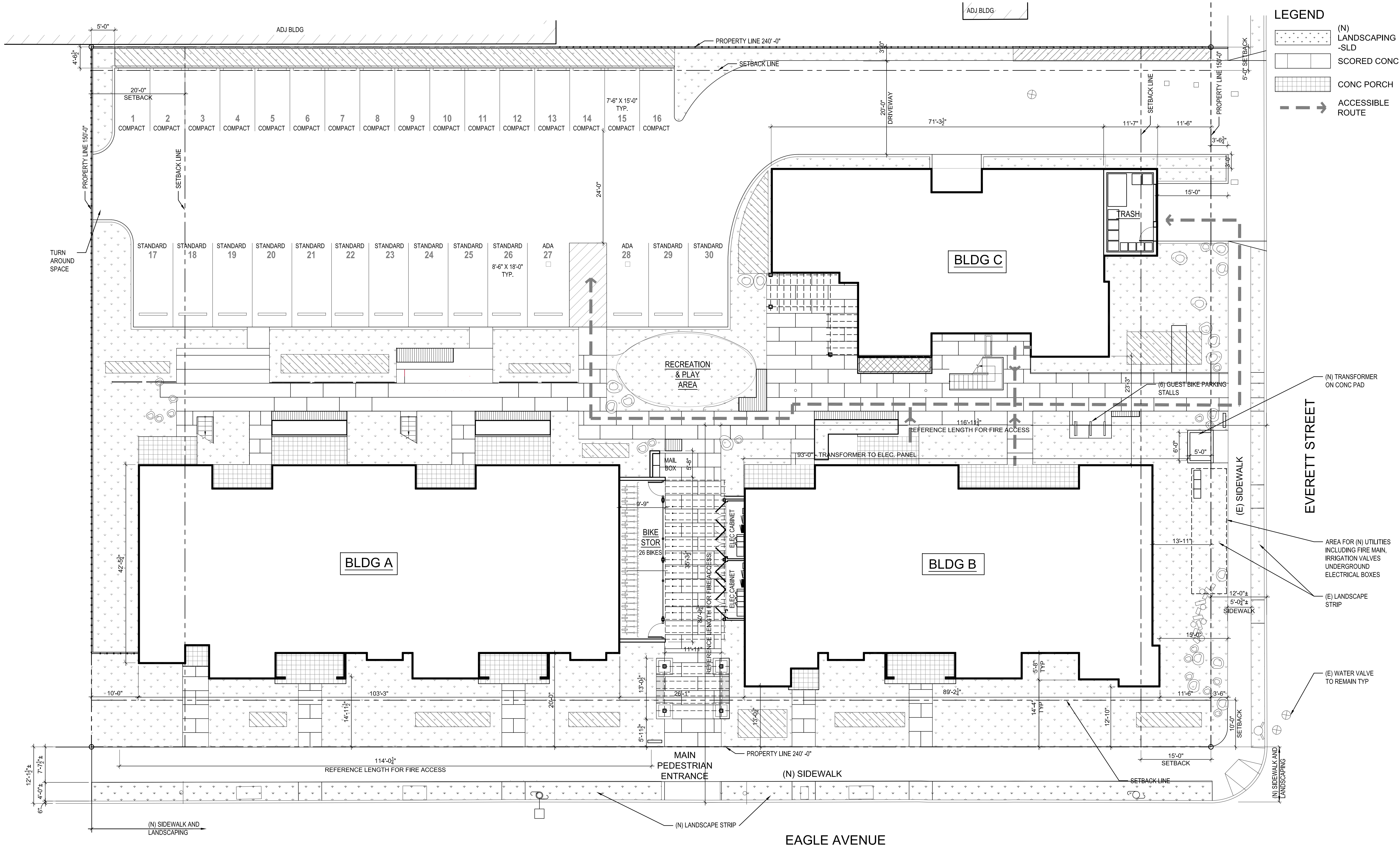


**EAGLE HOUSING
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ALAMEDA CA 94501**

03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT

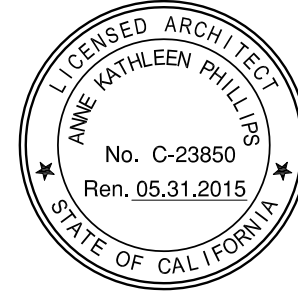
SITE PLAN

DATE: 04.15.2015
DRAWN BY: TS TH
JOB: 14-12



- LEGEND**
- (N) LANDSCAPING
 - SLD
 - SCORED CONC
 - CONC PORCH
 - ACCESSIBLE ROUTE

APA
ANNE PHILLIPS
ARCHITECTURE
3032 MAGNOLIA STREET
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GENERAL DEVELOPMENT NOTES

ZONING: NP-R
ALLOWABLE UNITS PER ZONING: 25
PROPOSED TOTAL UNITS: 22

ALLOWABLE LOT COVERAGE: 50%
TOTAL LOT AREA: 36,000 SF
BUILDING COVERAGE: 11,245 SF
LOT COVERAGE: 31.3%

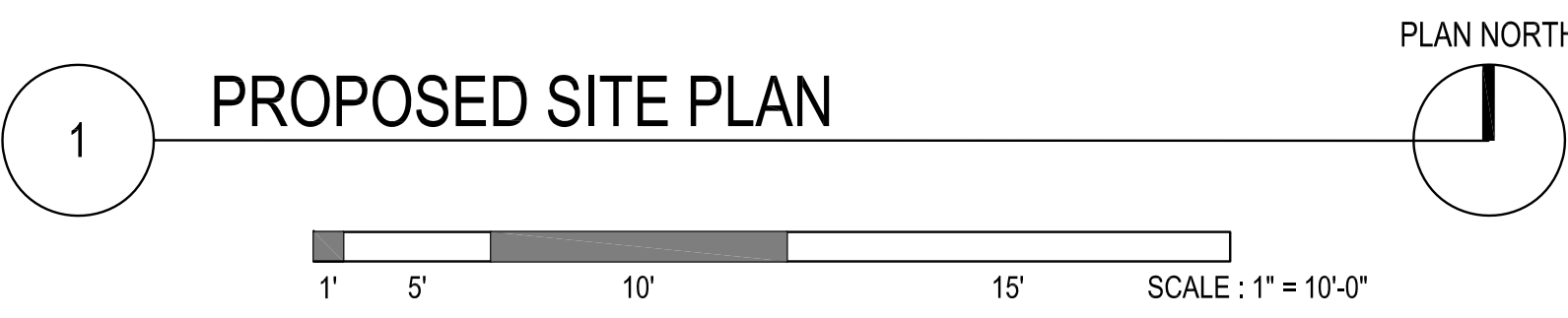
SETBACKS PER ZONING CODE:
FRONT YARD: 20'
REAR YARD: 20'
SIDE YARD: 5'
SIDE YARD STREET SIDE: 10'

MAX. BUILDING HT: 30'
PROPOSED BLDG. HT: 34'-3 1/2"

PROPOSED OFF-STREET PARKING SPACES: 30
(1.36 SPACES PER UNIT)

PROPOSED BICYCLE PARKING SPACES
LONG TERM: 26
SHORT TERM: 6

PROPOSED COMMON OPEN SPACE: 11,250 SF
PROPOSED PRIVATE OPEN SPACE:
UPPER FLR: 252 SF (3 BALCONIES)
GROUND FLR: 252 SF (3 SEMI-ENCLOSED PORCHES)



SITE PLAN

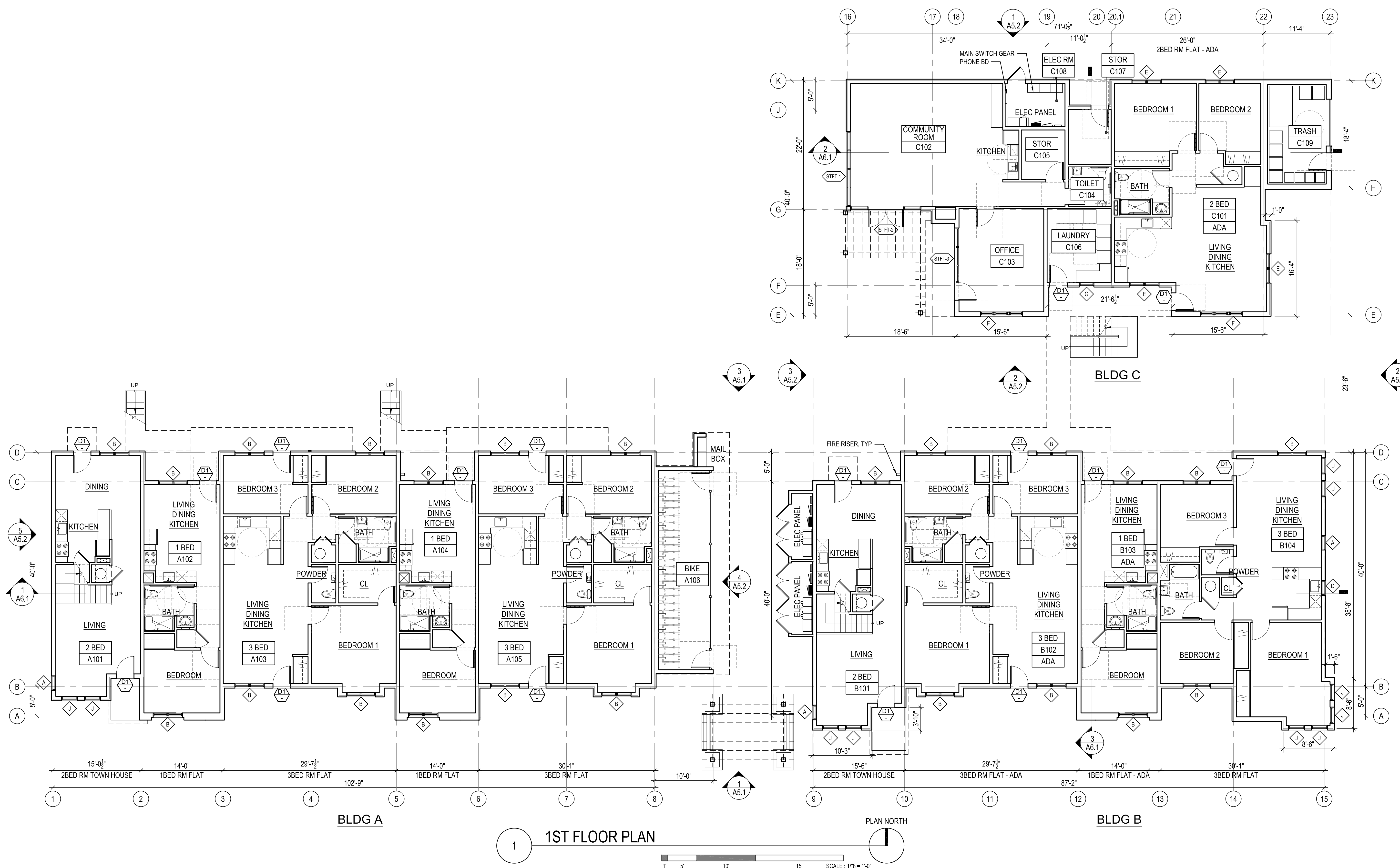
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1ST FLOOR
PLAN

DATE:	04.15.2015
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A2.1

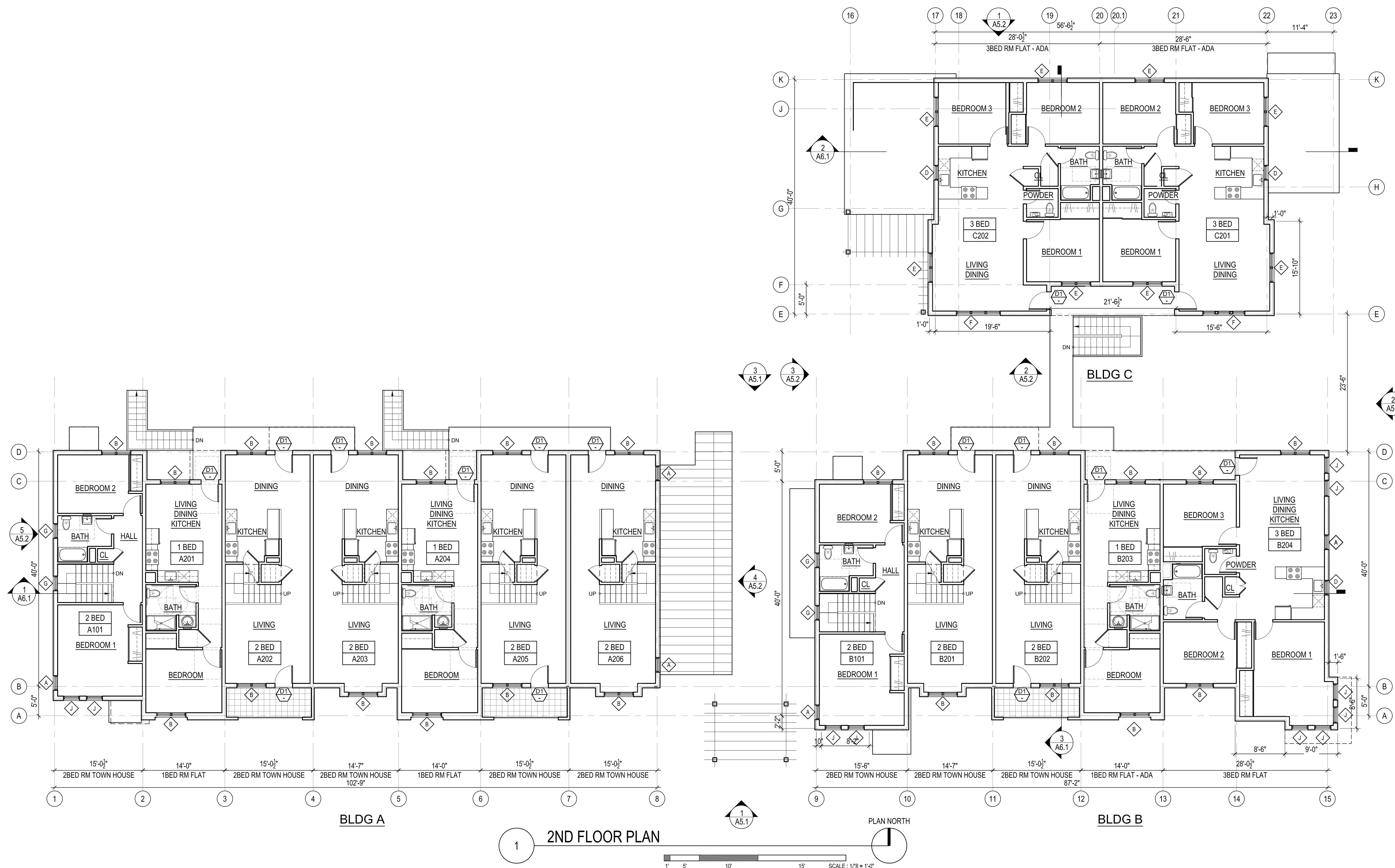


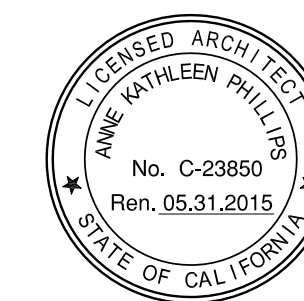


2ND FLOOR
PLAN

DATE:	04.15.2015
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A2.2





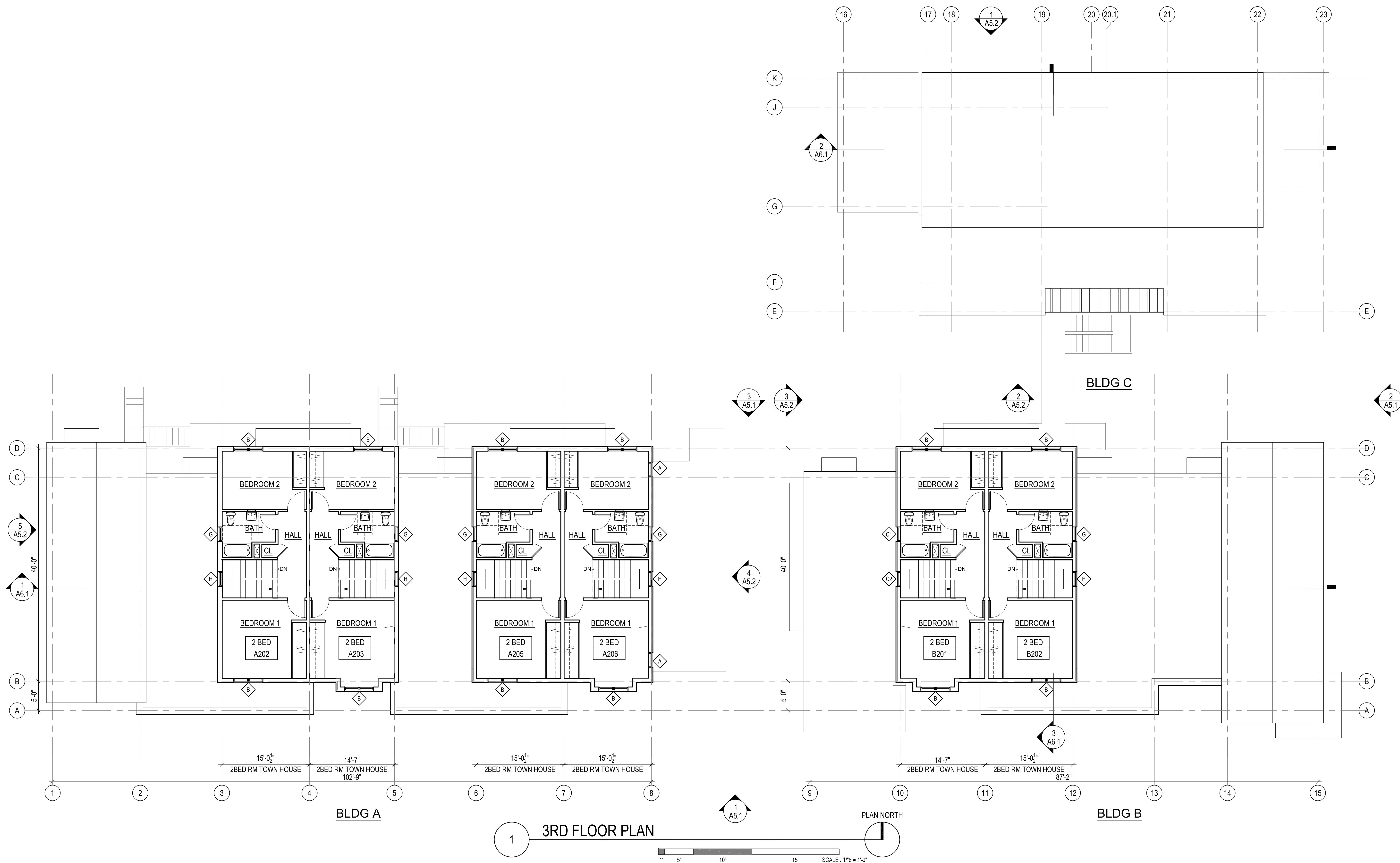
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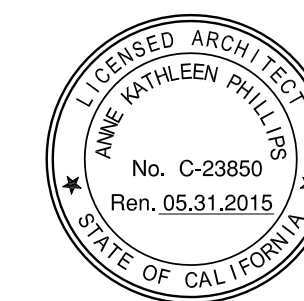
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3RD FLOOR PLAN

DATE: 04.15.2015
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A2.3



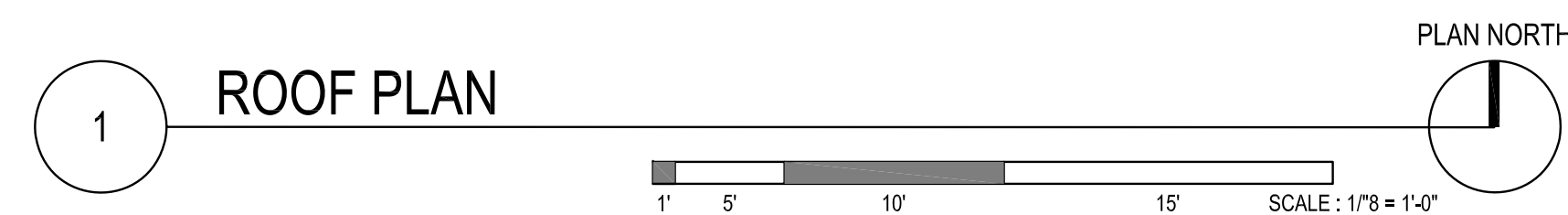
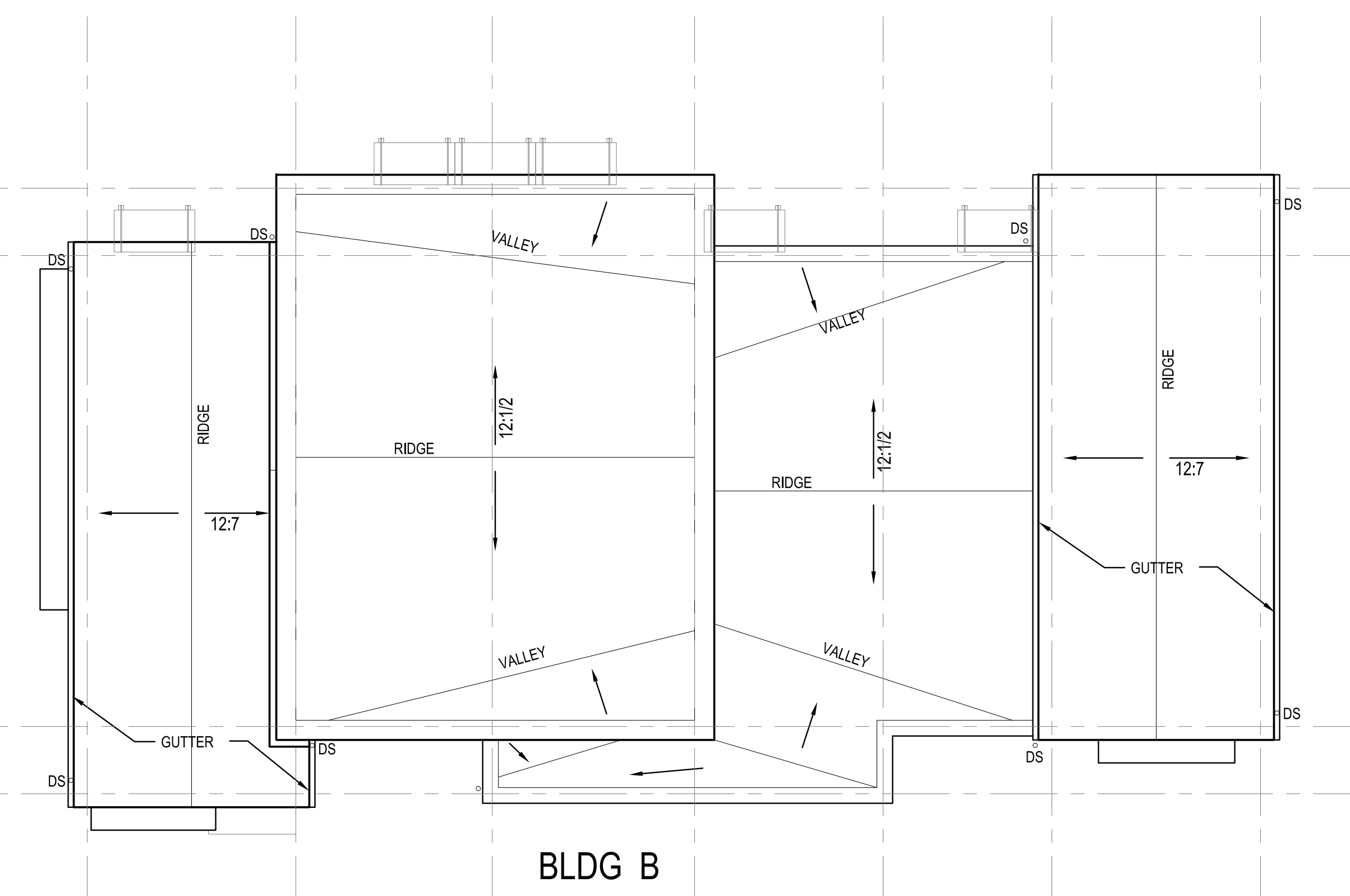
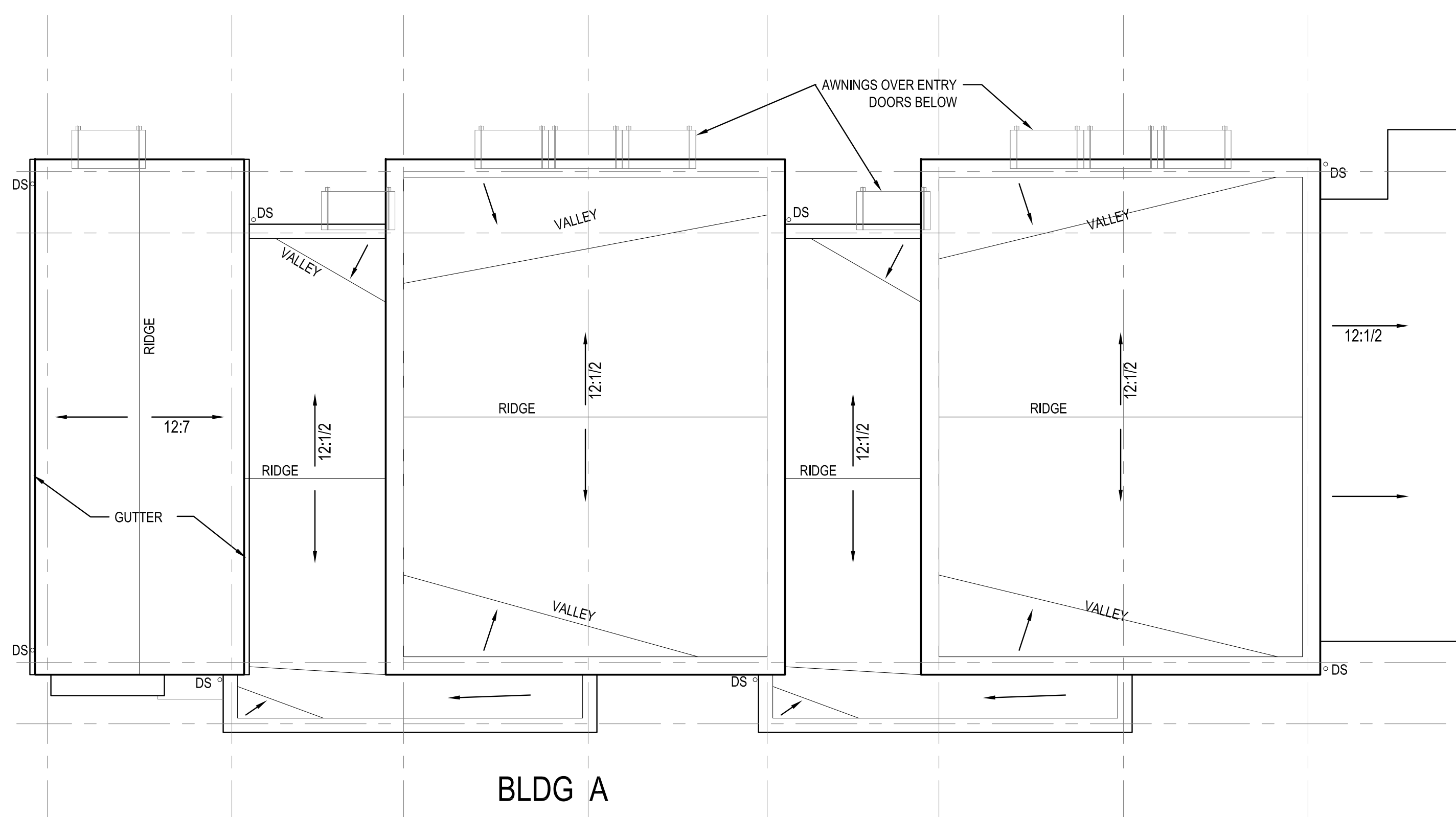
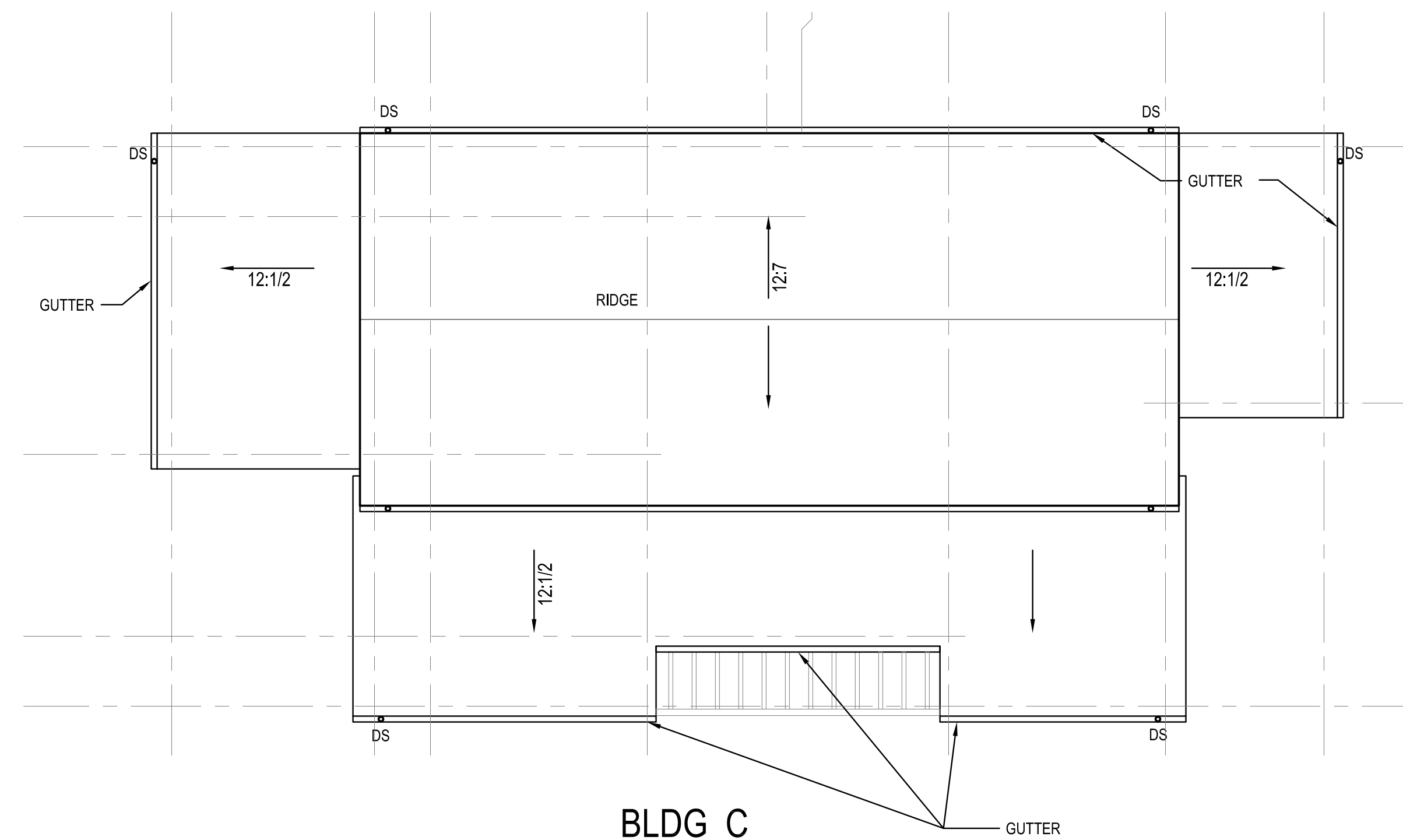


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ROOF PLAN

DATE: 04.15.2015
 DRAWN BY: TS TH
 JOB: 14-12





1 BLDG A & B SOUTH - EAGLE AVENUE

1/8" = 1'-0"



2 BLDG B & C EAST - EVERETT STREET

1/8" = 1'-0"



3 BLDG B & A NORTH - REAR

1/8" = 1'-0"

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**BUILDING
 ELEVATIONS**

DATE: 04.15.2015
 DRAWN BY: TS TH
 JOB: 14-12



1 BLDG C NORTH - DRIVEWAY

1/8" = 1'-0"



2 BLDG C SOUTH - COURT YARD

1/8" = 1'-0"



3 BLDG C & B WEST - COURT YARD

1/8" = 1'-0"



4 BLDG A EAST

1/8" = 1'-0"



5 BLDG A WEST

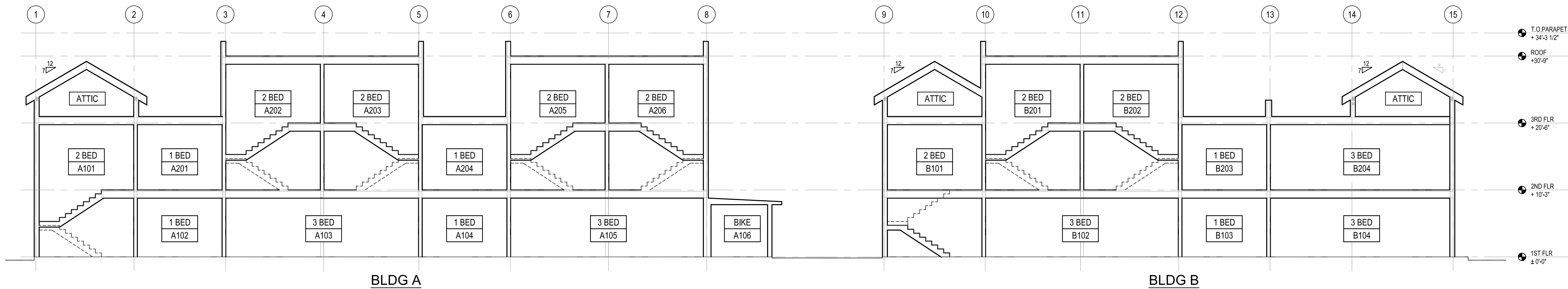
1/8" = 1'-0"

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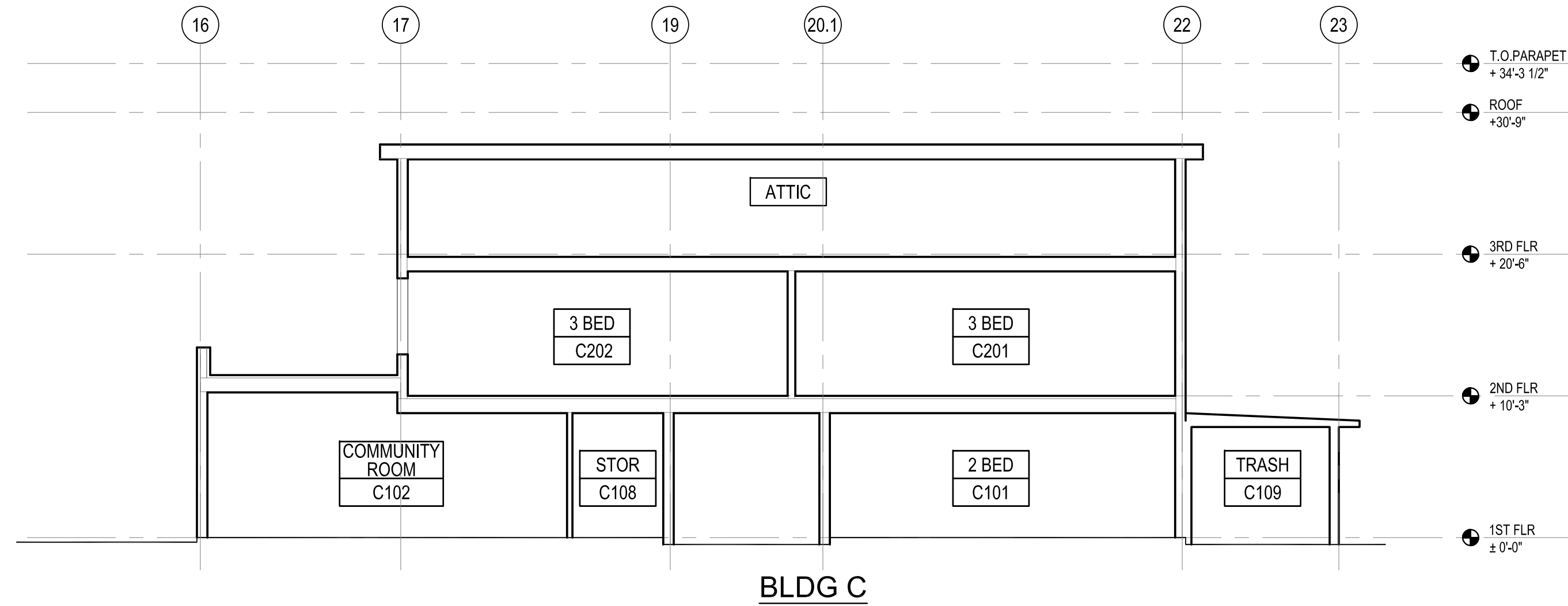
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04.15.2015 PLANNING PERMIT
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**BUILDING
ELEVATIONS**

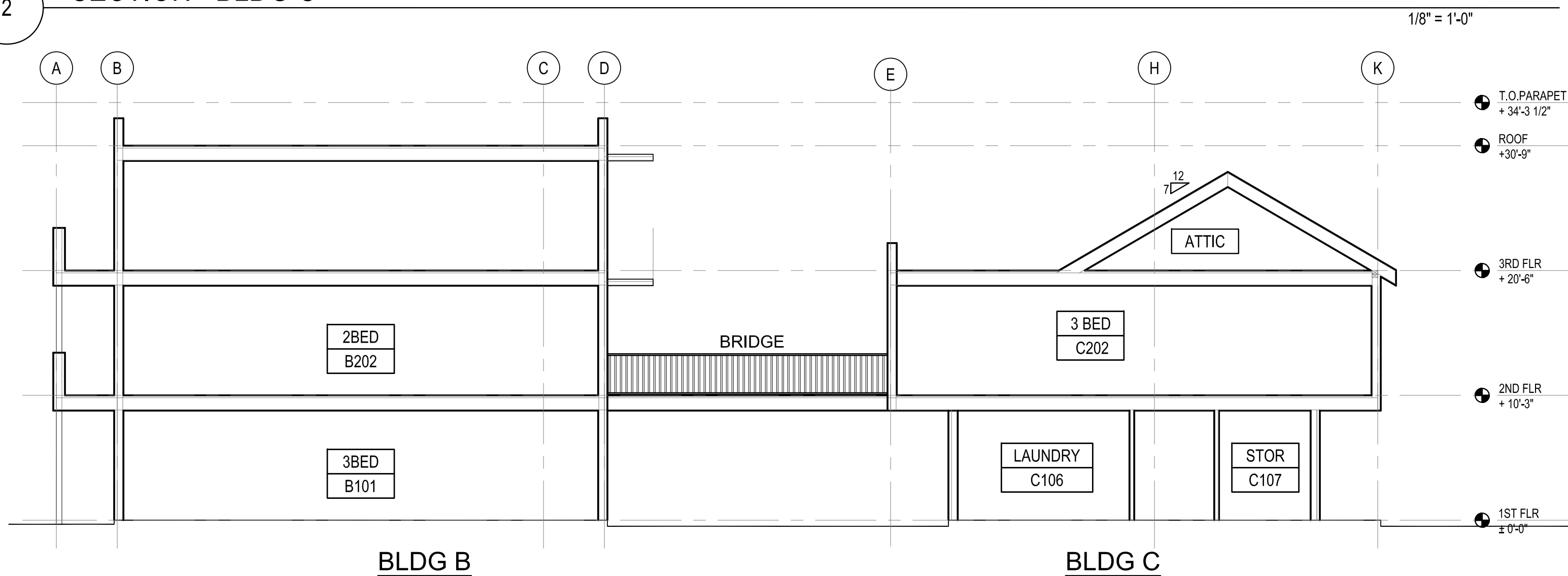
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JOB: 14-12



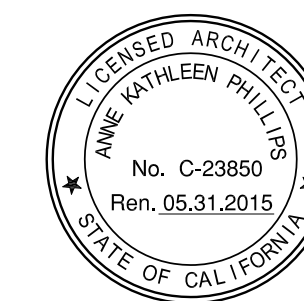
1 SECTION - BLDG A & B



2 SECTION - BLDG C



3 SECTION - BLDG B & C



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**BUILDING
SECTIONS**

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