




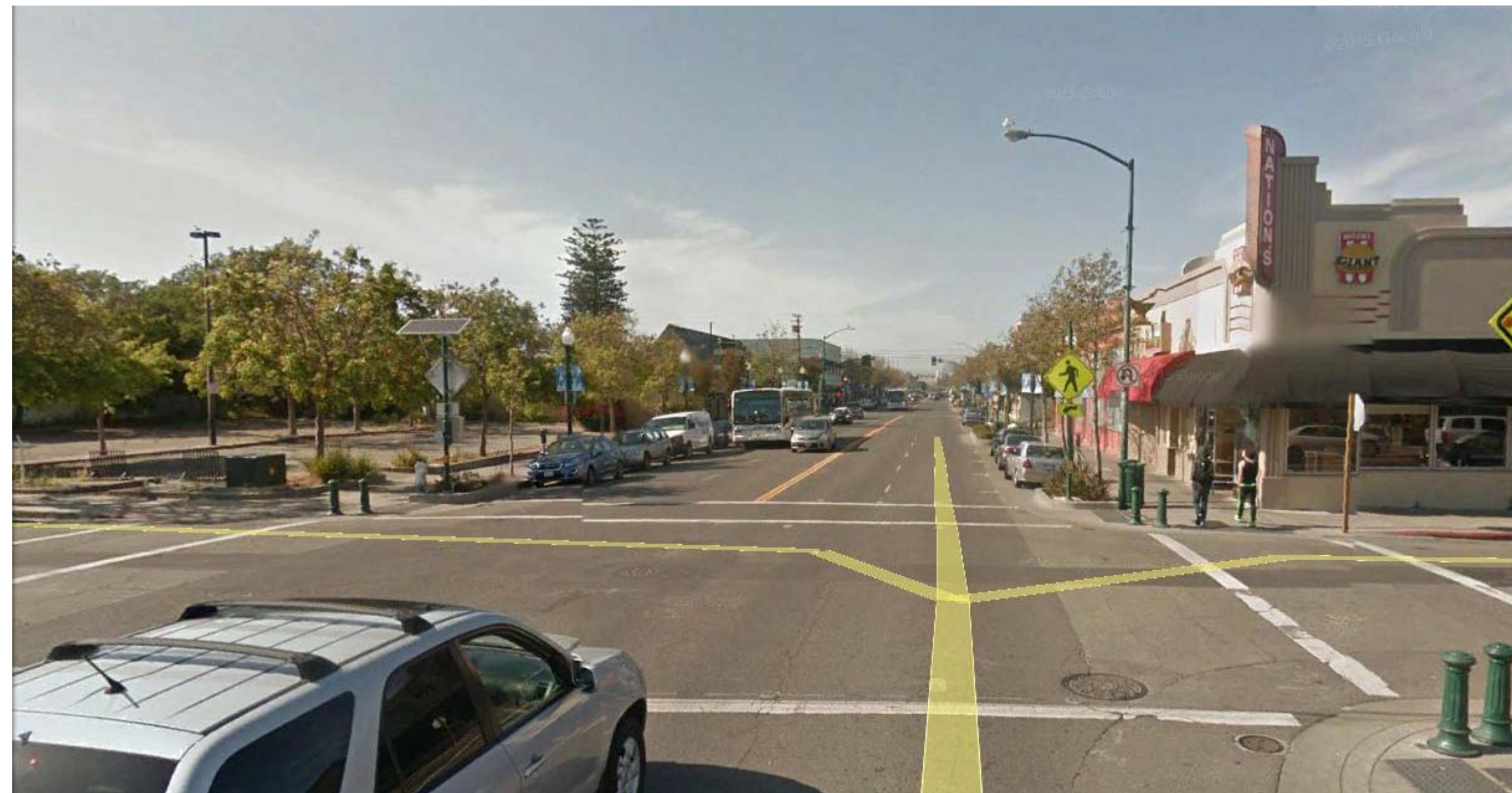
View from Webster Street

1435 Webster Street

Vicinity Map		Building Summary		Residential Summary		Parking Summary		Project Description		Project Team		Sheet Index							
 <div>Site</div>		Gross Bldg Area		Level		Unit Count		Open Space		4,700 sf Retail 400 sf/car 12 cars		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.		Developer		Architect		A0 Cover Sheet C01 Preliminary Grading/Drainage	
		Ground Level Retail 6,307 sf		Second Level		5 Units (Includes one 2 level unit)				Residential (1car/unit) 9 cars		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.		Andrew Goldberg gogold@gmail.com 831 440 8283		Johnson Lyman Architects Dave Johnson 1375 Locust St., #202 Walnut Creek, CA 94596 925.930.9690 925.930.9039		PH1 Existing Photos C02 Civil Details	
		Second Floor Residential 6,736 sf								Parking Required 21 cars		One van accessible stall req'd				P1 Street View C03 Existing Topographic Survey			
		Third Floor Residential 6,736sf		Third Level		4 Units				Parking Provided 18 cars									
		Total GrossBuilding Area 19,779 sf								Adjacent on-street parking 7 cars									
		Site Area 14,740 sf (134 FAR)								Bikes Required (2<10,000sf commercial) 2 Bikes Required									
		Lot Coverage 6,307 sf (43%)								Bikes Required (1/Residential unit) 9 Bikes Required									
		Parcel # 074-0427-005-01								Bikes Required 11 Bikes Required									
										12 Bikes Provided									
						Total		9 Units		540 sf required (60 sf/unit) 1,008 sf Provided				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.					
		Building Code Summary		Planning Code Summary															
		All units to be adaptable & accessible (Sec. 1128A)		Height 40' Height Limit (3 stories) Zoning CC															
		Type VA Construction - with sprinklers		Setbacks															
		Occupancy Group (Sec 309)		Front Lot Line		0'													
		A-2 - Restaurant 12,000 sf (Basic) x2 (Fire Sprinklers) = 24,000 sf		Interior side Lot Line		0' Min													
		M - Retail 24,000 sf x2 (Multi Story) = 48,000 sf allowed		Rear Lot Line		5' Min													
		R-2 Residential 3 story maximum																	
		1 hr fire separation between A-2 and R-2 (Table 508.4)																	

A0

11.15



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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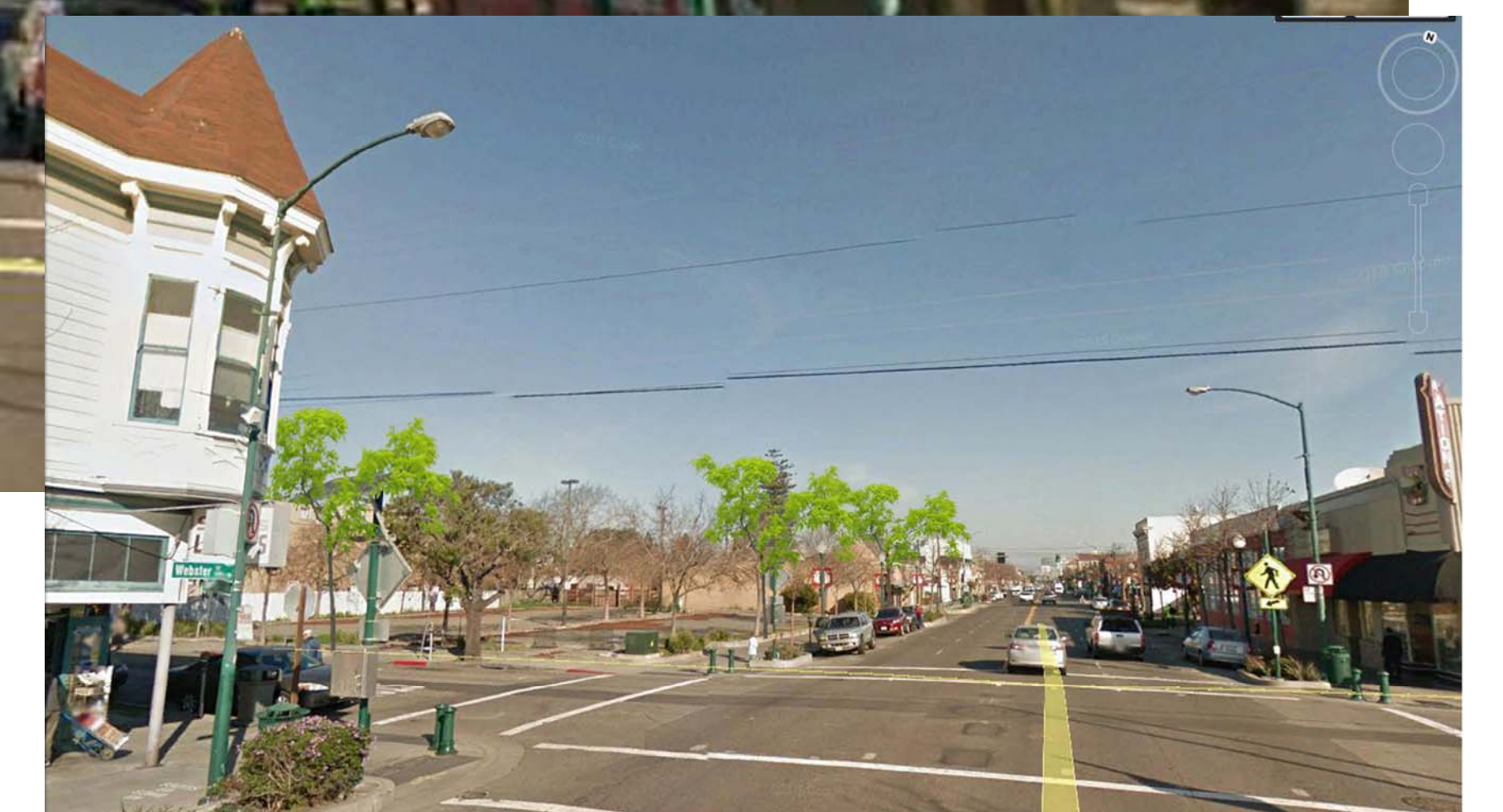
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P1

11.15



View from Webster Street



Existing View

1435 Webster Street

Alameda, California

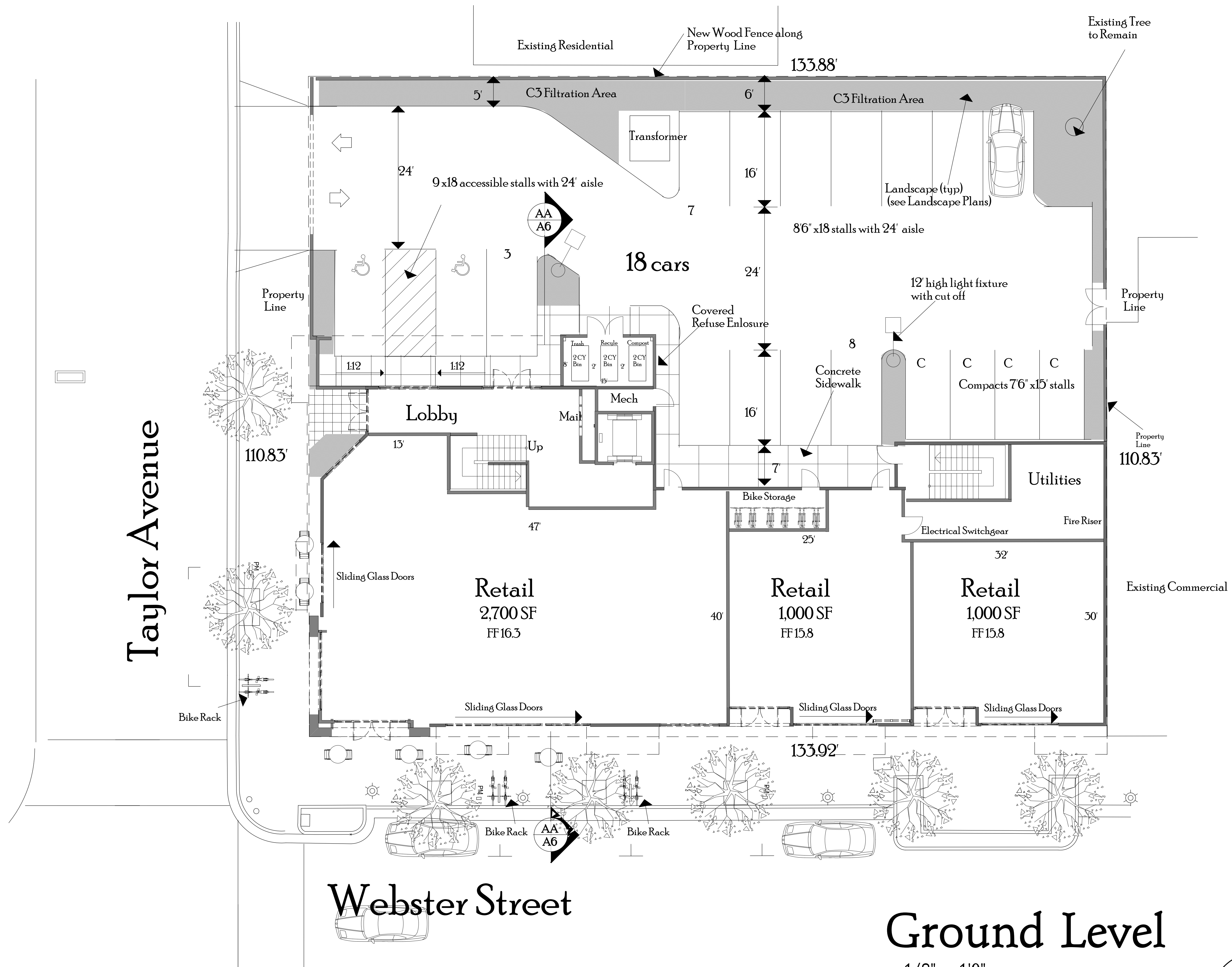


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P2

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Taylor Avenue

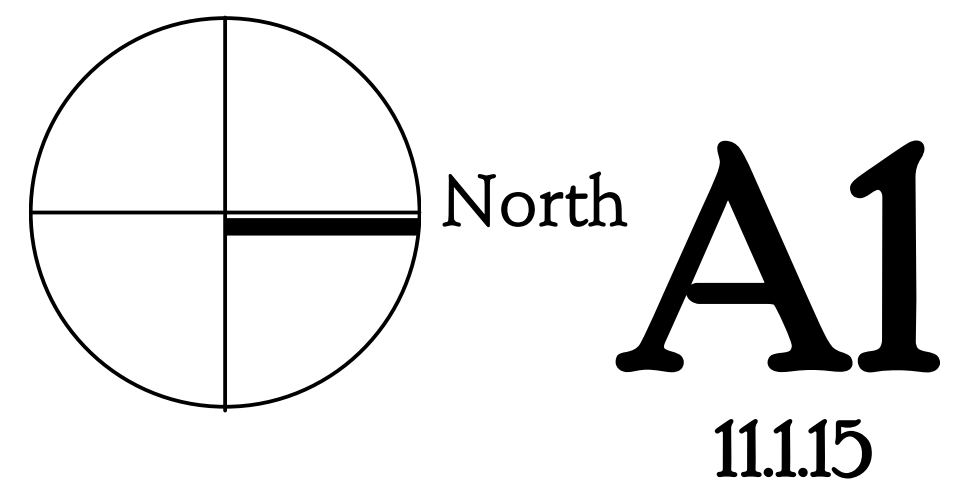
Webster Street

Ground Level

1/8" = 1'0"

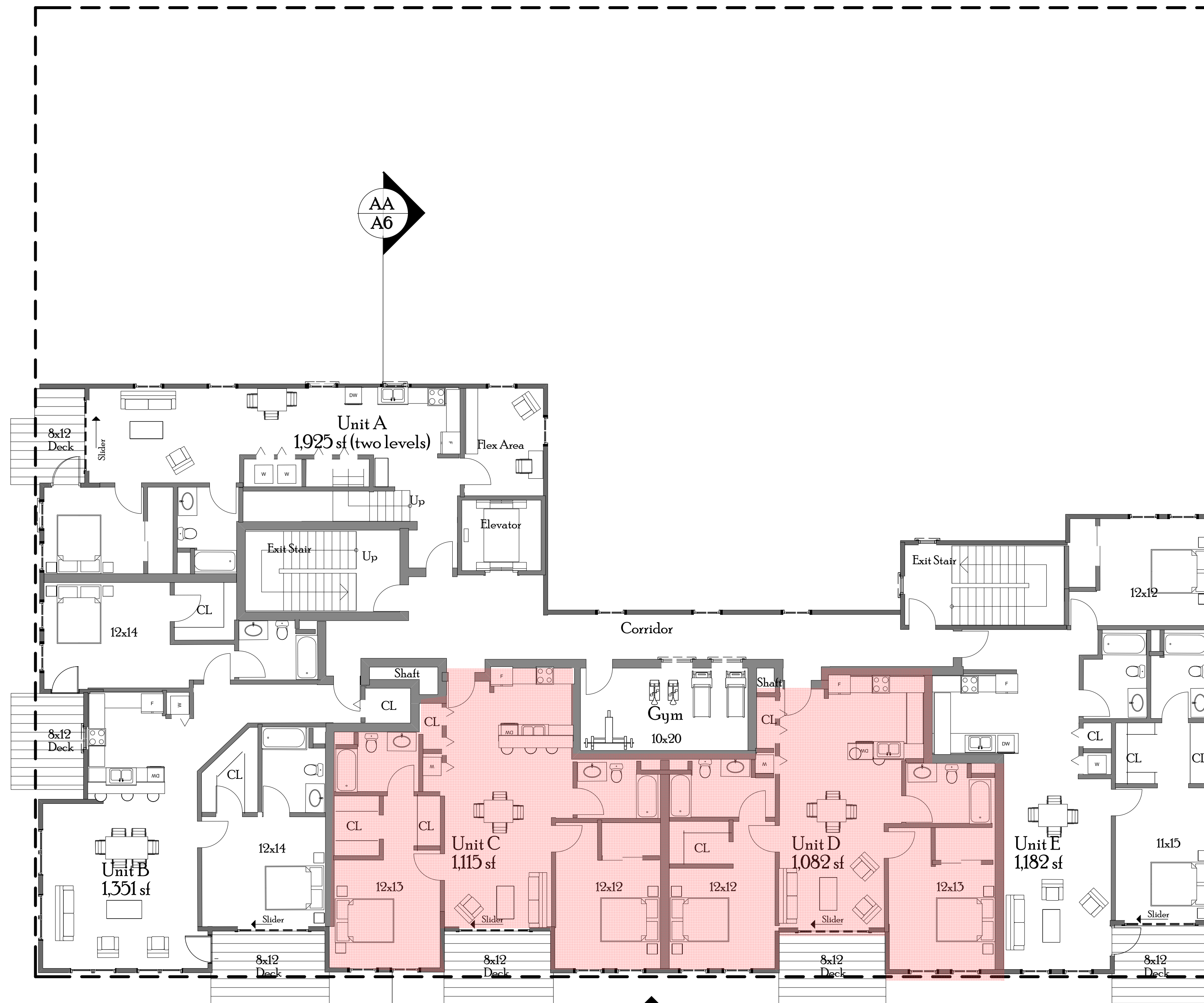
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Alameda, California



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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

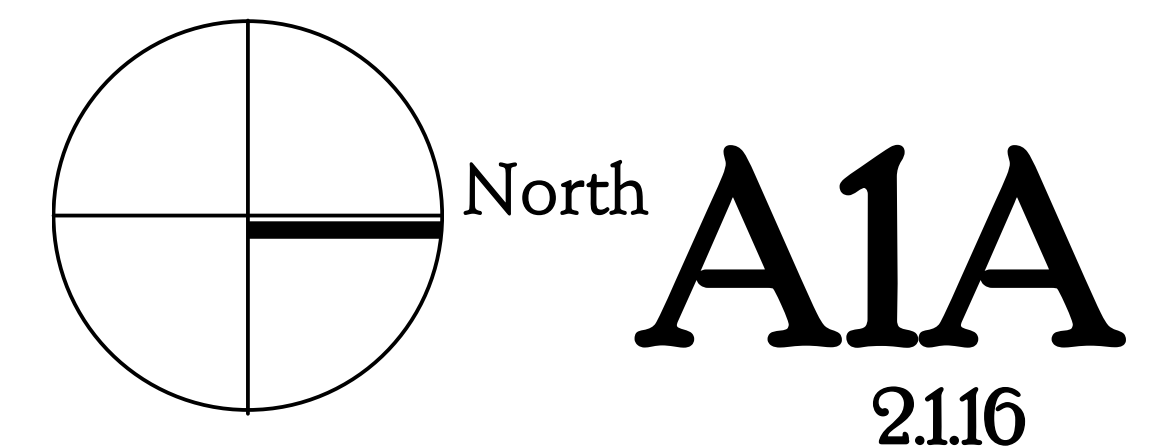
1435 Webster Street

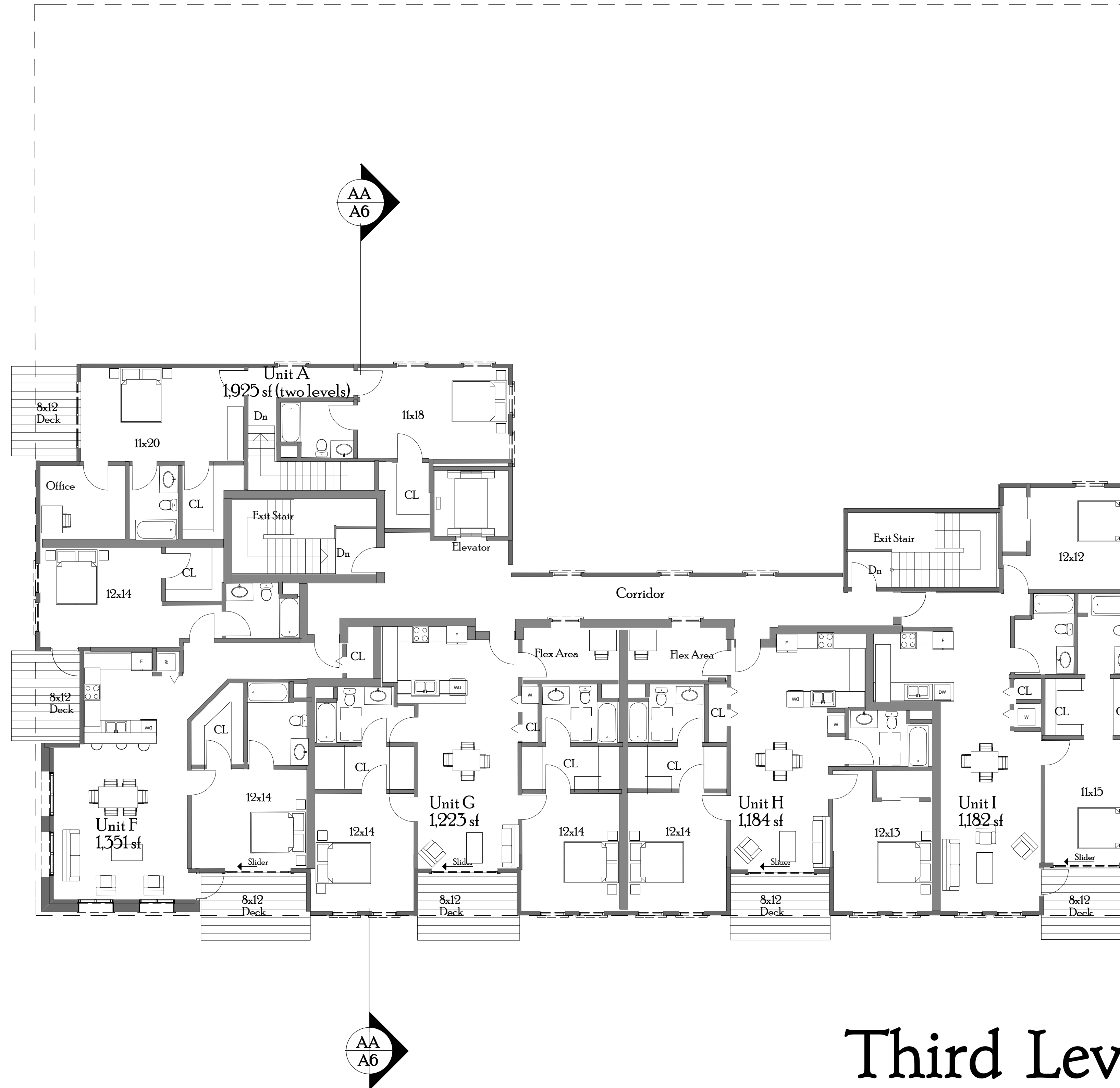
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Third Level

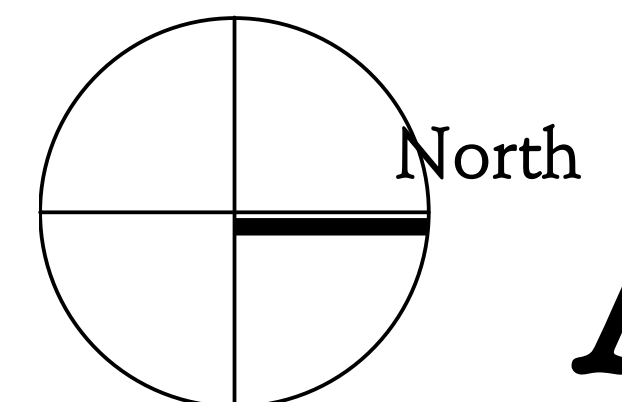
1/8" = 1'0"



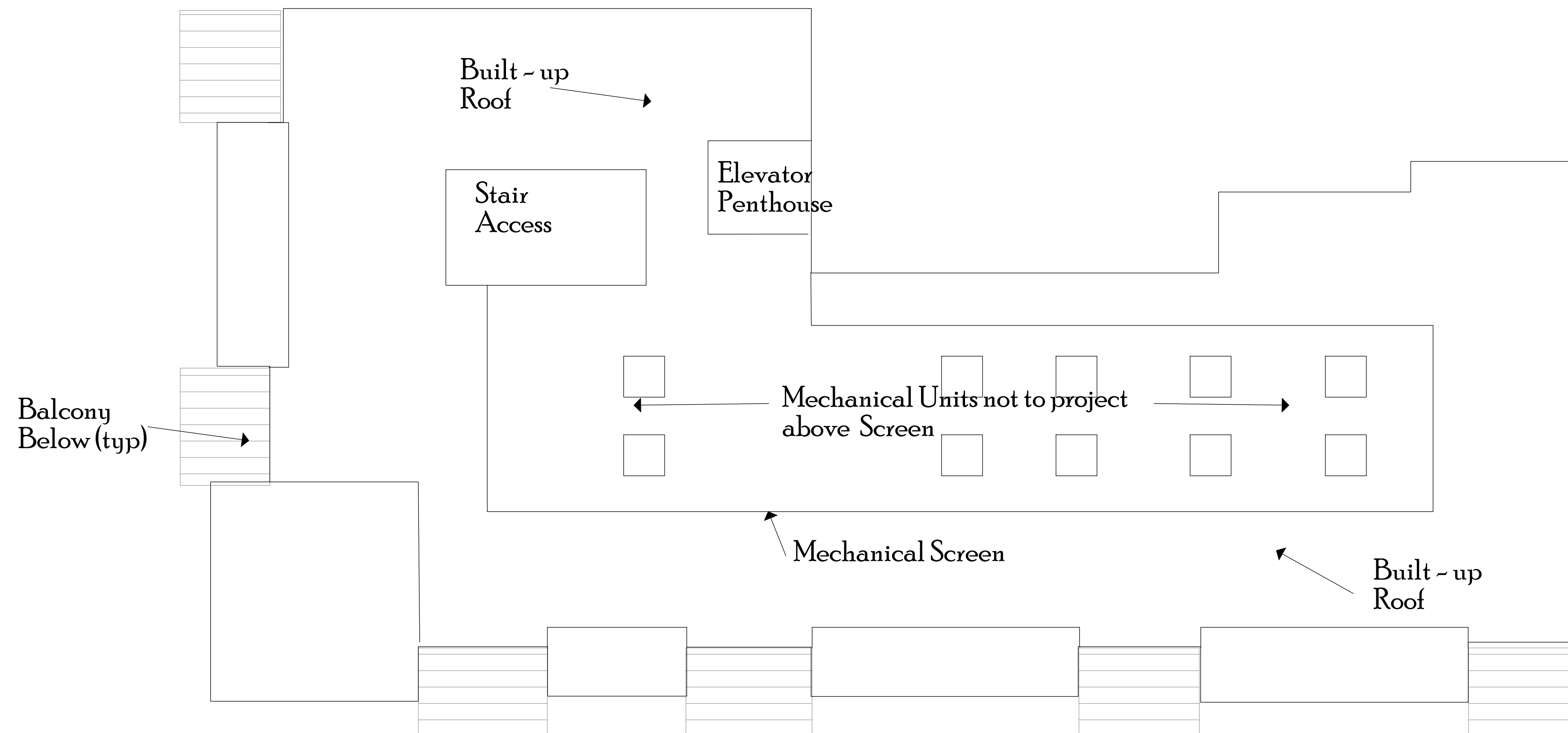
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1435 Webster Street



North
A1B
11.15



Roof Level

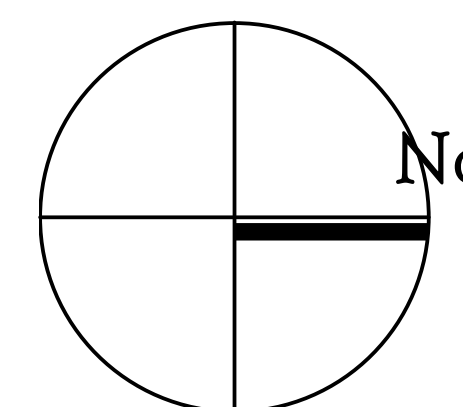
1/8" = 1'0"



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1435 Webster Street



North

A1C

11.15



East Elevation

View from Webster

3/16" = 1'0"



Overall East Elevation

View from Webster

1/8" = 1'0"

1435 Webster Street

Alameda, California

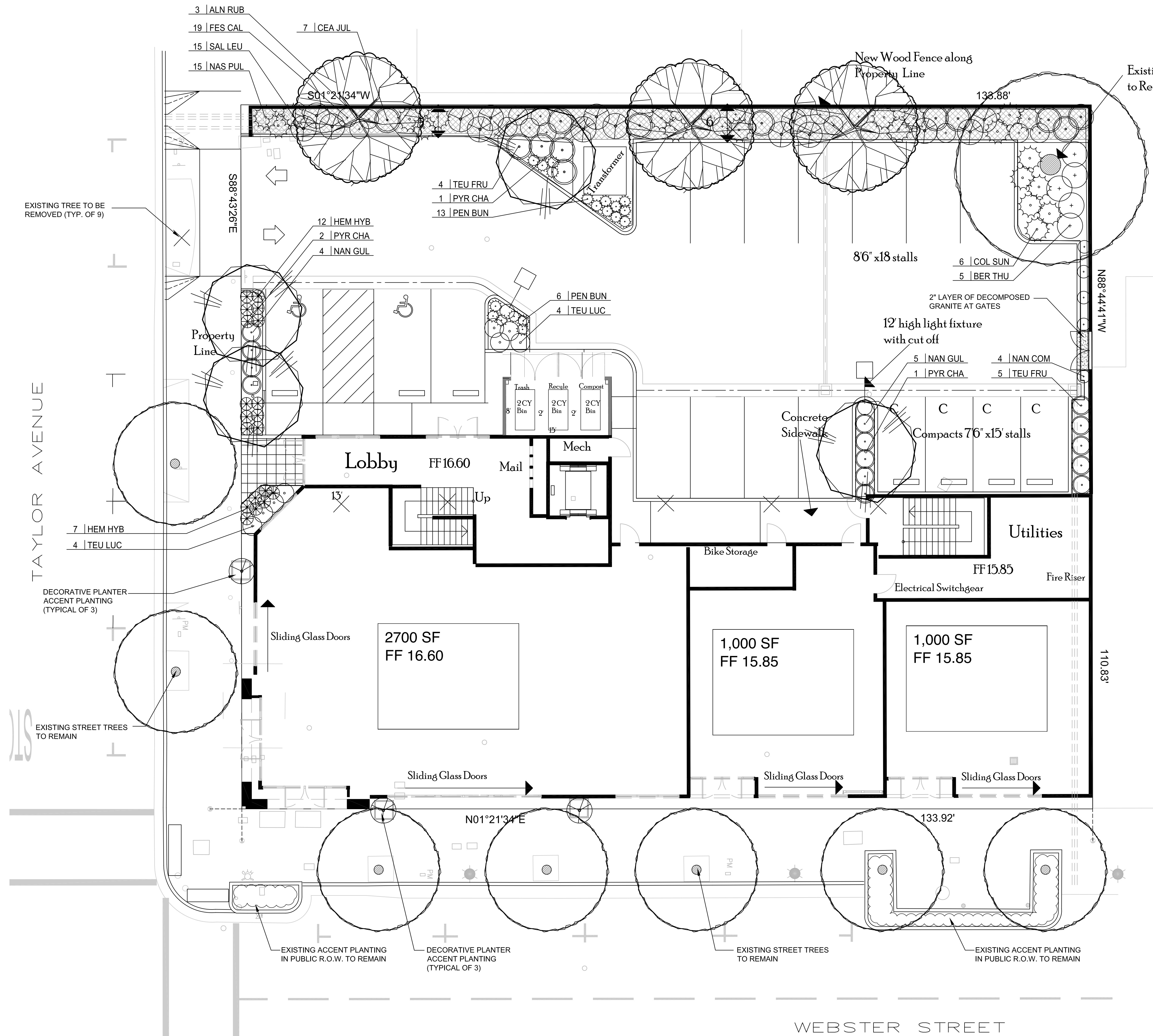


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A2
11.15



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	CEANOTHUS '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	15
SAL LEU	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL	LOW	9
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
NAS PUL	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	5 GAL	VERY LOW	15
PEN BUN	PENNISETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GAL	LOW	19

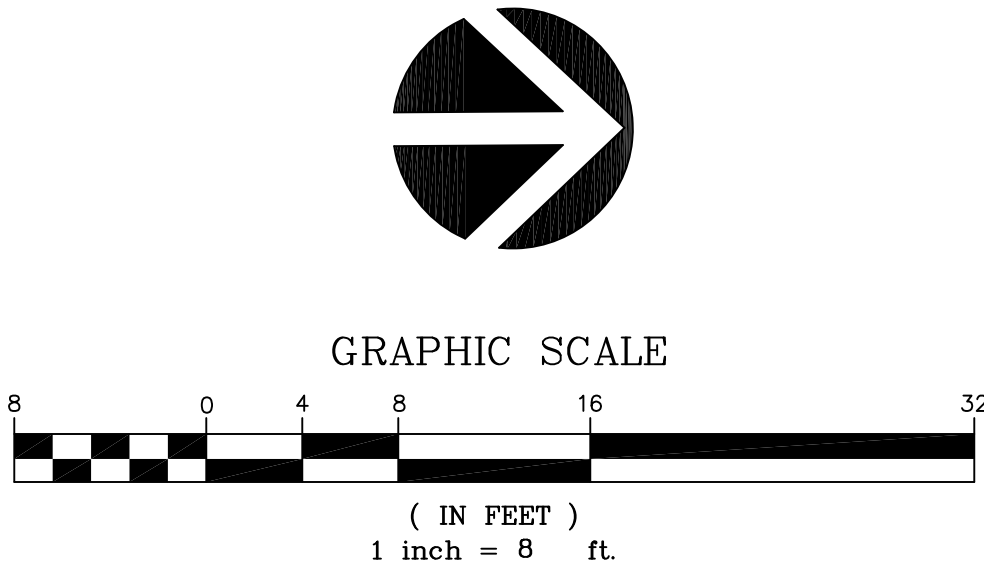
DECORATIVE PLANTER POTS:
(ONE) 15 GALLON - LYCANTHES RANTONETTII (STANDARD) (BLUE POTATO BUSH)
(2) 5 GALLON - SALVIA NEMEROSA 'OSTFRIESLAND' (SAGE)
(2) ONE GALLON - SUTERA CORDATA (BACOPA)

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

HATCH PATTERN REPRESENTS EXTENT OF STORM WATER BASIN AREA
(REFER TO CIVIL ENGINEER PLANS FOR ANY ADDITIONAL INFORMATION)

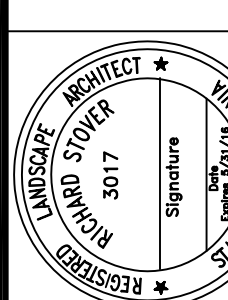
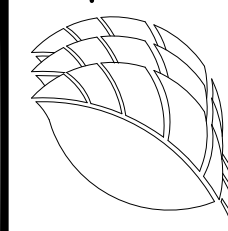
GENERAL NOTES:

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



REVISIONS

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



1435 WEBSTER STREET
ALAMEDA, CALIFORNIA

PRELIMINARY
LANDSCAPE
PLAN

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

SHEET
L1
OF SHEETS



South Elevation

View from Taylor Avenue

3/16" = 1'0"



Overall South Elevation

View from Taylor Avenue

1/8" = 1'0"

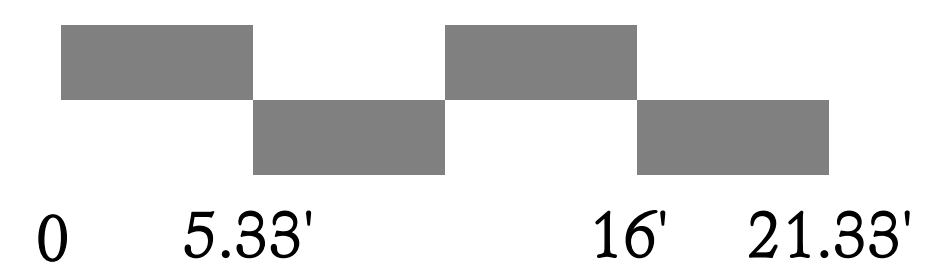


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Alameda, California



A3
11.15



West Elevation

3/16" = 10'



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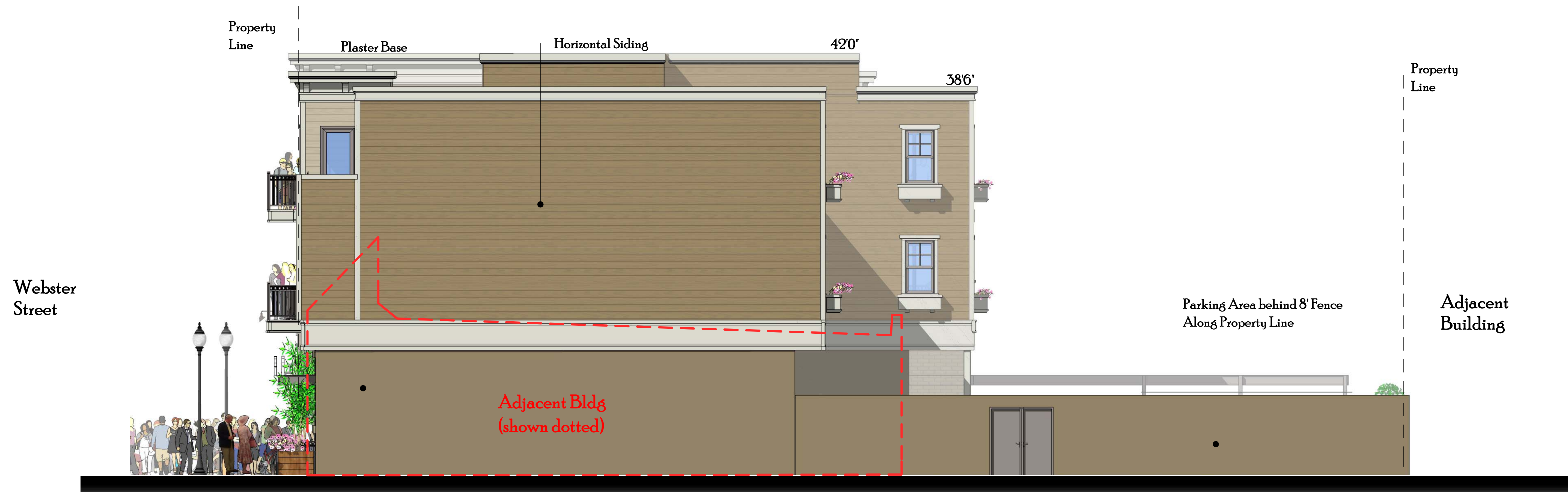
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A4
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North Elevation

3/16" = 10'

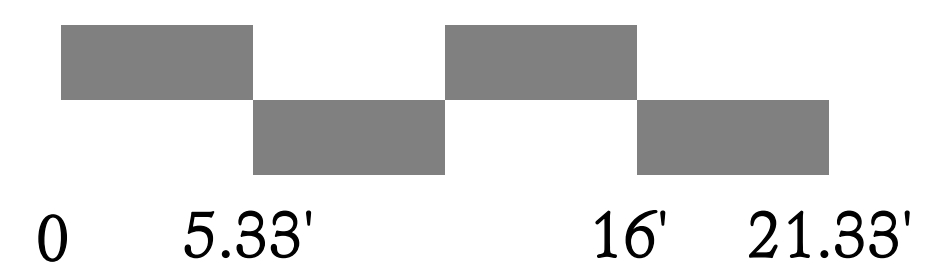


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A5
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Sign Lighting
BK Lighting



Typical Site Lighting
Gardco -12' high



Metal Rail
Ameristar



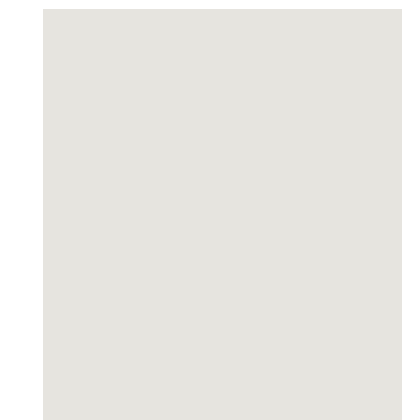
Decorative Planters
Landscape Forms



Vinyl Window
Terratone



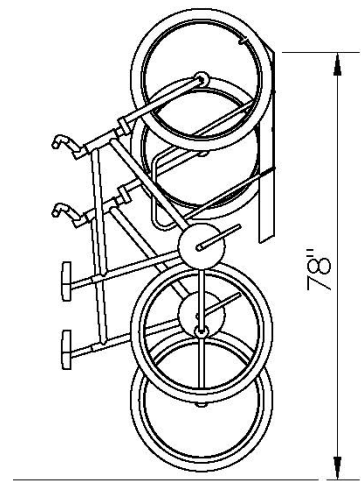
Metal Finish
BM Gargoyle



Wood Trim
DE White



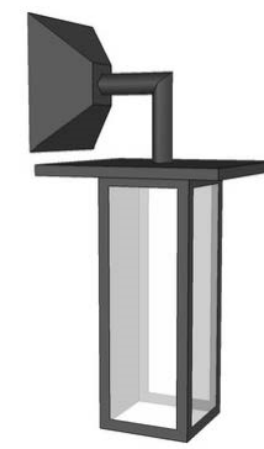
Plaster
DE Desert Gray



Park A Bike
Vertical Rack



Bike rack
Timberform



Wall Sconce
Minka Delancey



Decorative Pavers
Hanover



Composite Siding
Cream



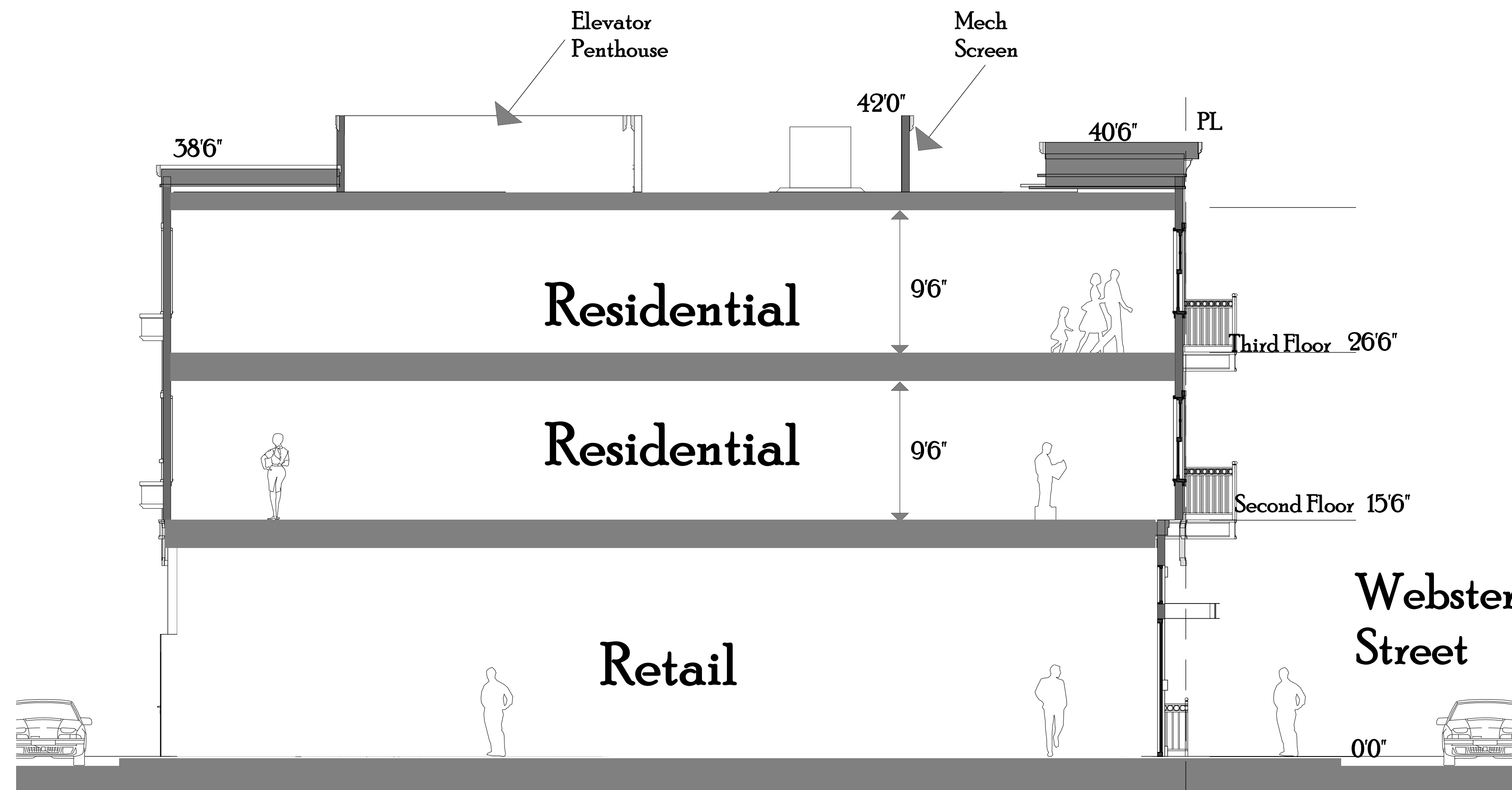
Brick
Belden Tan



Composite Siding
Desert Tan

Amenities

Colors/Materials



West/East Section AA

3/16" = 1'0"

1435 Webster Street

Alameda, California



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A6

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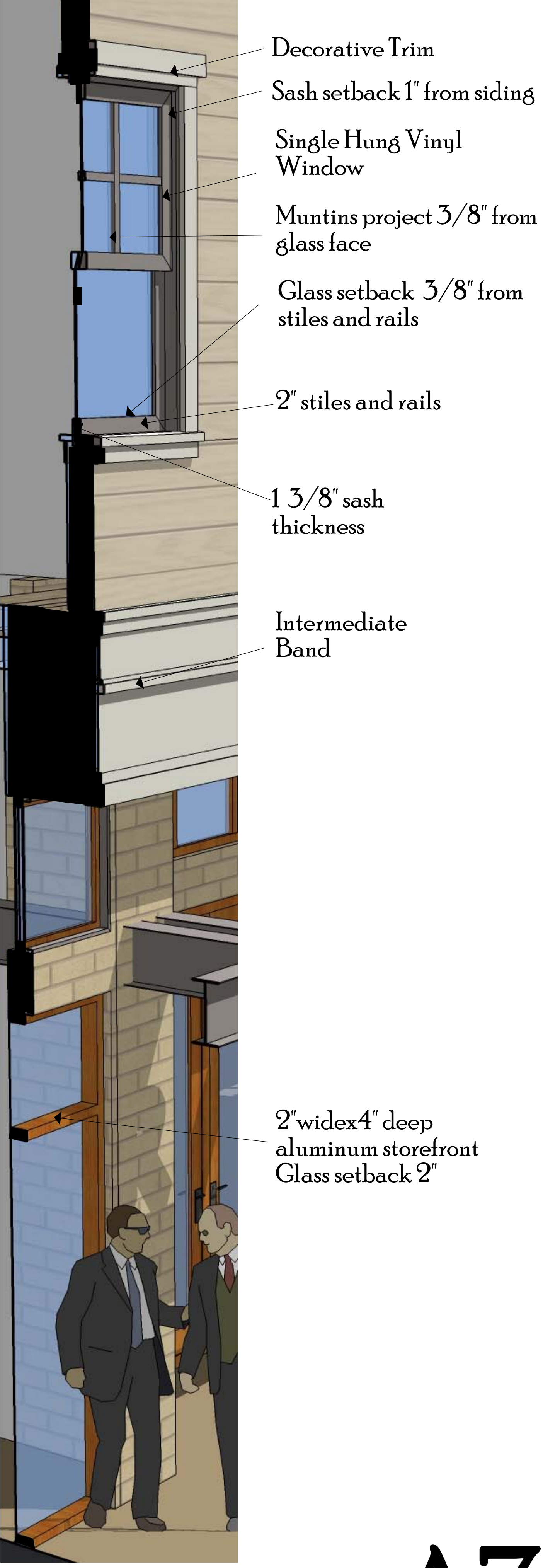
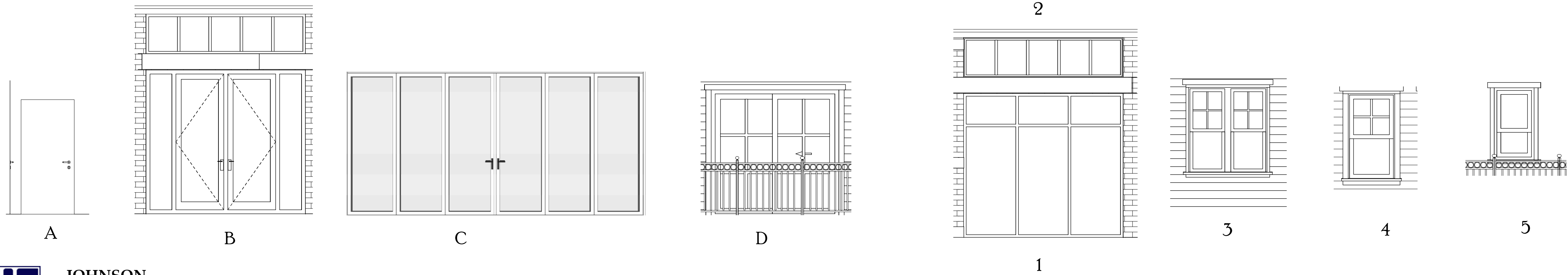
East Elevation

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	46"x66"	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	26"x46"	Single Hung	Milgard	Vinyl	



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STREET PARKING
REMOVE: 1 SPACE
ADD: 2 SPACES

TAYLOR AVENUE

STOP

SSMH
RIM 16.92
FL 10.22 (N&S)
FL 11.02 (W)
FL 10.4 (E)

INSTALL NEW DRIVEWAY, CURB, GUTTER AND SIDEWALK
REMOVE EX TREE AND RELOCATE WATER METER
PARKING METER AND SIGN, REMOVE PARKING STRIPS

STRIP FOR NEW STREET PARKING AND RELOCATE
AND INSTALL NEW PARKING METERS AS NEEDED.

REPLACE EX DRIVEWAY WITH
STANDARD CURB, GUTTER
AND SIDEWALK

EX TRANSFORMER
TO BE RELOCATED



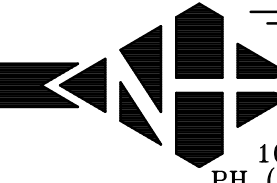
IZZAT S. NASHASHIBI R.C.E. 29528

CITY OF ALAMEDA

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

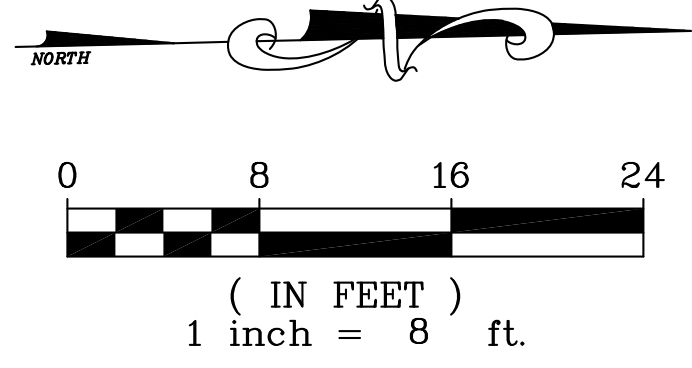
ALAMEDA COUNTY

CALIFORNIA



HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)263-5000 FAX (925)263-3578

SHEET C01
OF 3 SHEETS
JOB NO. 15098



C.3 CALCULATIONS
IMPERVIOUS SURFACES
NEW AND REPLACED: 13,800 SF
REQUIRED BIO-RETENTION
BASIN AREA (4%): 552 SF
PROPOSED BIO-RETENTION
BASIN AREA: 590 SF

FOR DESIGN REVIEW PURPOSES ONLY

SANTA CLARA AVENUE

SSMH
RIM 15.36
FL 8.58 (N & S)

SUMP PUMP AND DRAINAGE STRUCTURES
SEE DETAIL "A" ON SHEET 2

BIO-RETENTION BASIN
AREA = 590 SF
TOP OF SOIL 16.50
BOTTOM 14.0

SUMP PUMP AND DRAINAGE STRUCTURES
SEE DETAIL "B" ON SHEET 2

New Wood Fence along
Property Line

Existing Tree
to Remain

S01°21'34"W

FENCE GATE

SEE SHEET 2

1 inch = 8 ft.

GR 17.0

PAV 17.0

TC 17.50

PAV 17.00

TC 16.50

PAV 16.10

TC 16.40

PAV 15.90

TC 16.30

PAV 15.80

TC 16.50

PAV 16.35

TC 16.60

PAV 16.50

TC 16.50

PAV 16.35

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GR 17.0

PAV 17.0

TC 17.50

PAV 17.00

TC 16.50

PAV 16.10

TC 16.40

PAV 15.90

TC 16.30

PAV 15.80

TC 16.50

PAV 16.35

TC 16.60

PAV 16.50

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GR 17.0

PAV 17.0

TC 17.50

PAV 17.00

TC 16.50

PAV 16.10

TC 16.40

PAV 15.90

TC 16.30

PAV 15.80

TC 16.50

PAV 16.35

TC 16.60

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GR 17.0

PAV 17.0

TC 17.50

PAV 17.00

TC 16.50

PAV 16.10

TC 16.40

PAV 15.90

TC 16.30

PAV 15.80

TC 16.50

PAV 16.35

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TC 16.50

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TC 16.50

PAV 16.35

GR 17.0

PAV 17.0

TC 17.50

PAV 17.00

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PAV 16.10

TC 16.40

PAV 15.90

TC 16.30

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GR 17.0

PAV 17.0

TC 17.50

PAV 17.00

TC 16.50

PAV 16.10

TC 16.40

PAV 15.90

TC 16.30

PAV 15.80

TC 16.50

PAV 16.35

TC 16.60

PAV 16.50

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PAV 16.35

TC 16.50

PAV 16.35

GR 17.0

PAV 17.0

TC 17.50

PAV 17.00

TC 16.50

PAV 16.10

TC 16.40

PAV 15.90

TC 16.30

PAV 15.80

TC 16.50

PAV 16.35

TC 16.60

PAV 16.50

TC 16.50

PAV 16.35

TC 16.50

PAV 16.35

TC 16.50

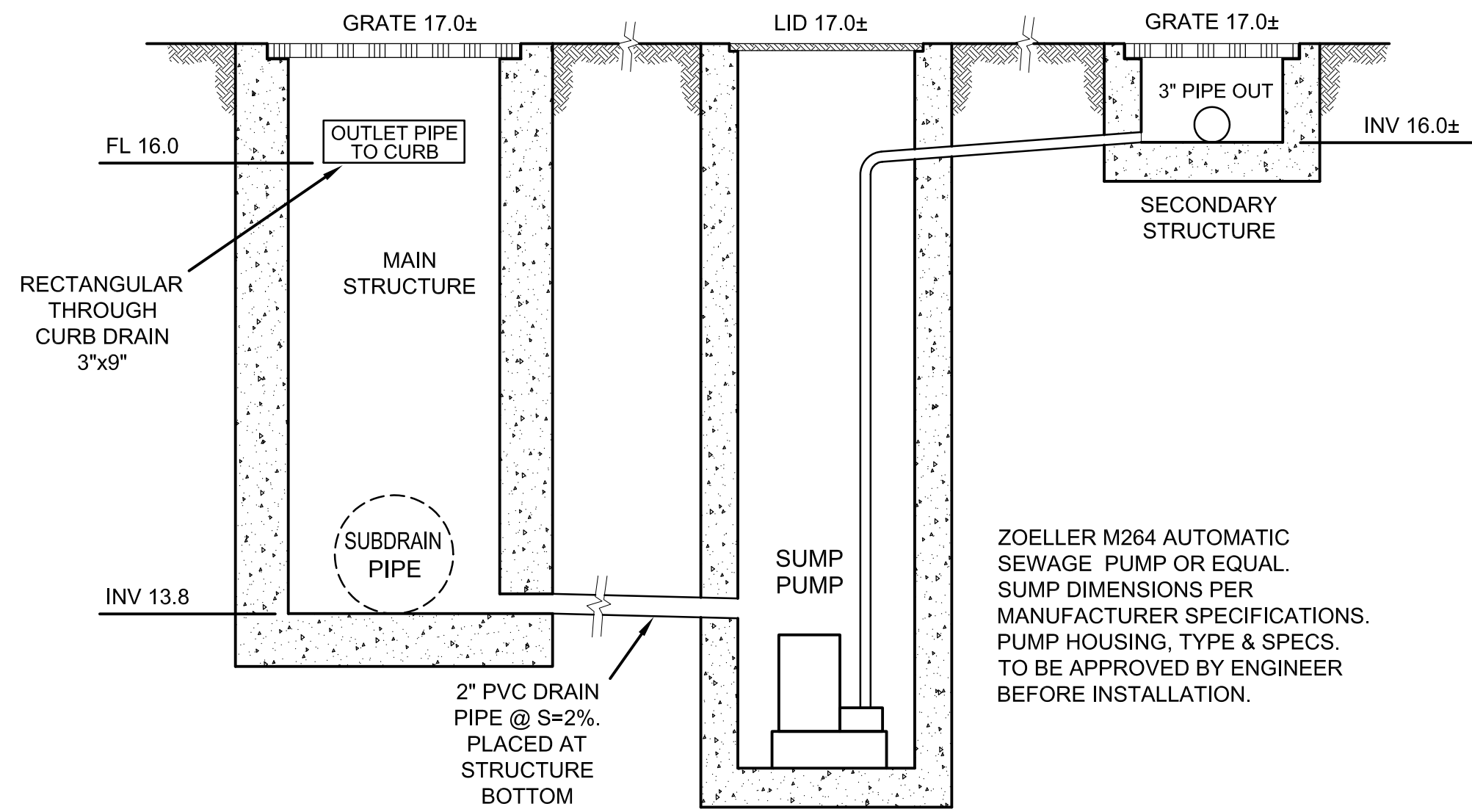
PAV 16.35

TC 16.50

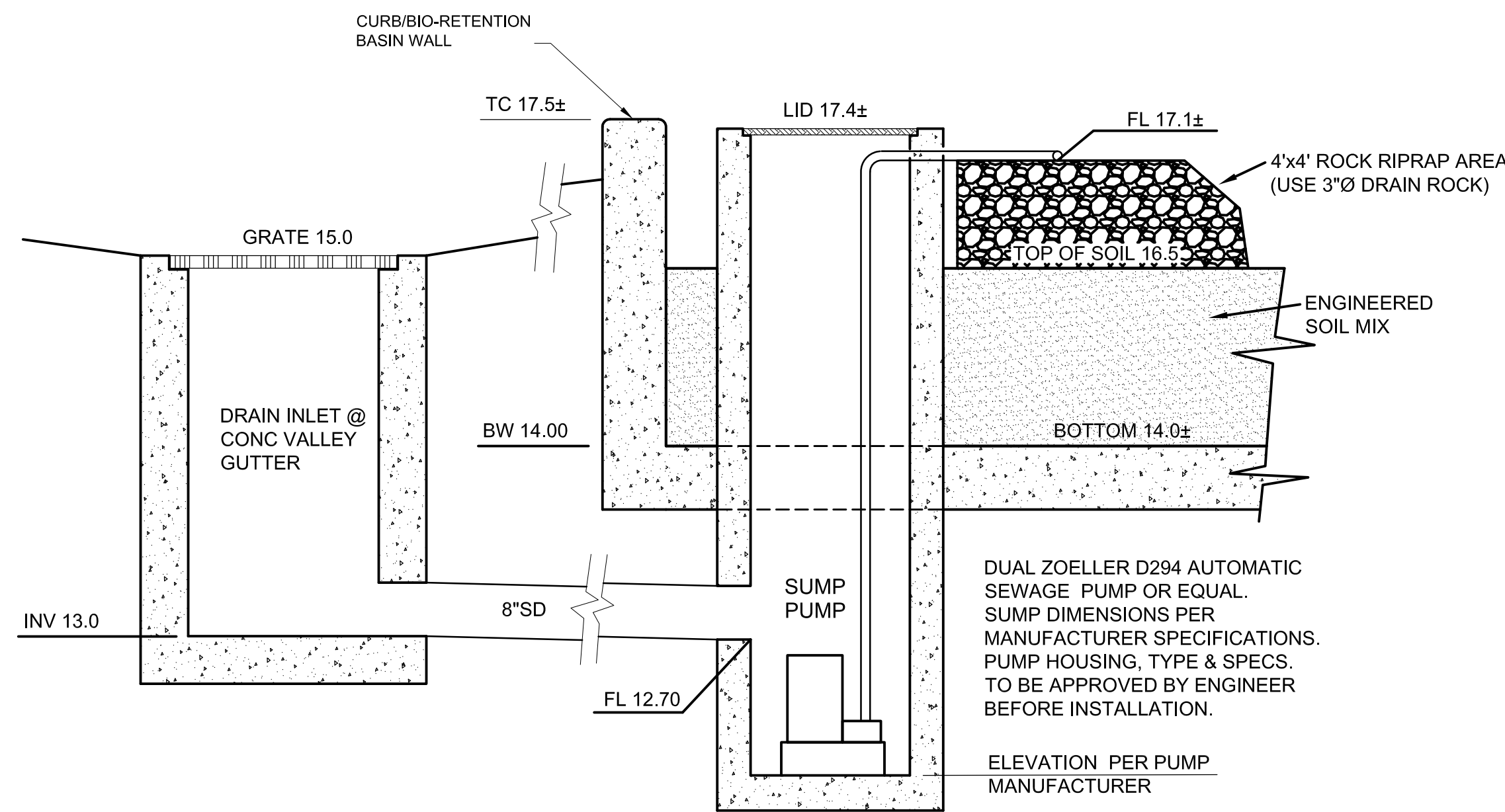
PAV 16.35

TC 16.50

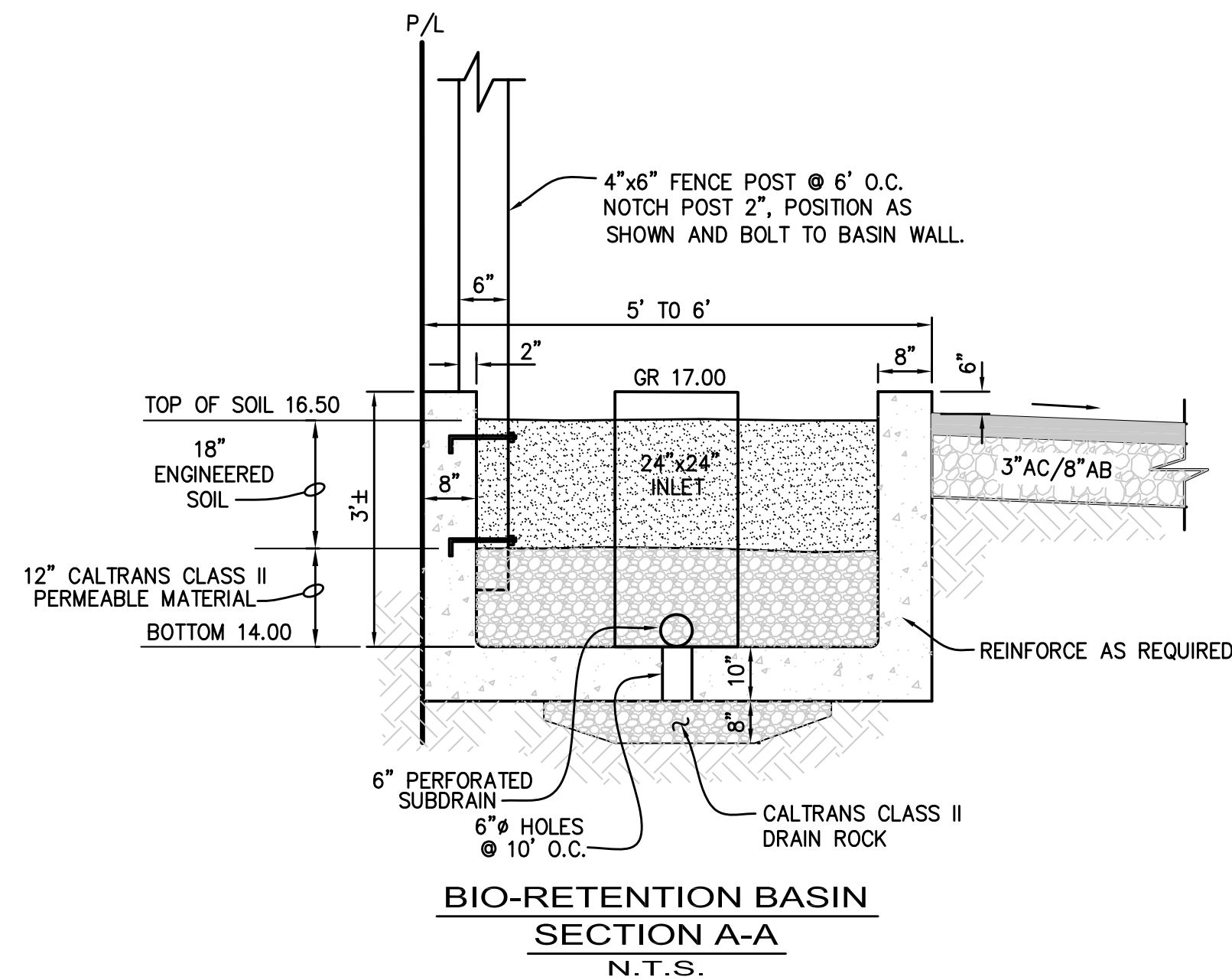
PAV 16.35



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



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



Z:\Projects\15098\15098 Tent.dwg 10/22/2015 10:45:11 AM PLOT

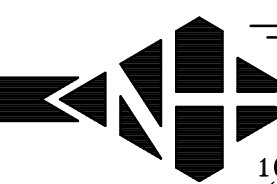
NO.	DATE	BY	REVISIONS

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



IZZAT S. NASHASHIBI R.C.E. 29528

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



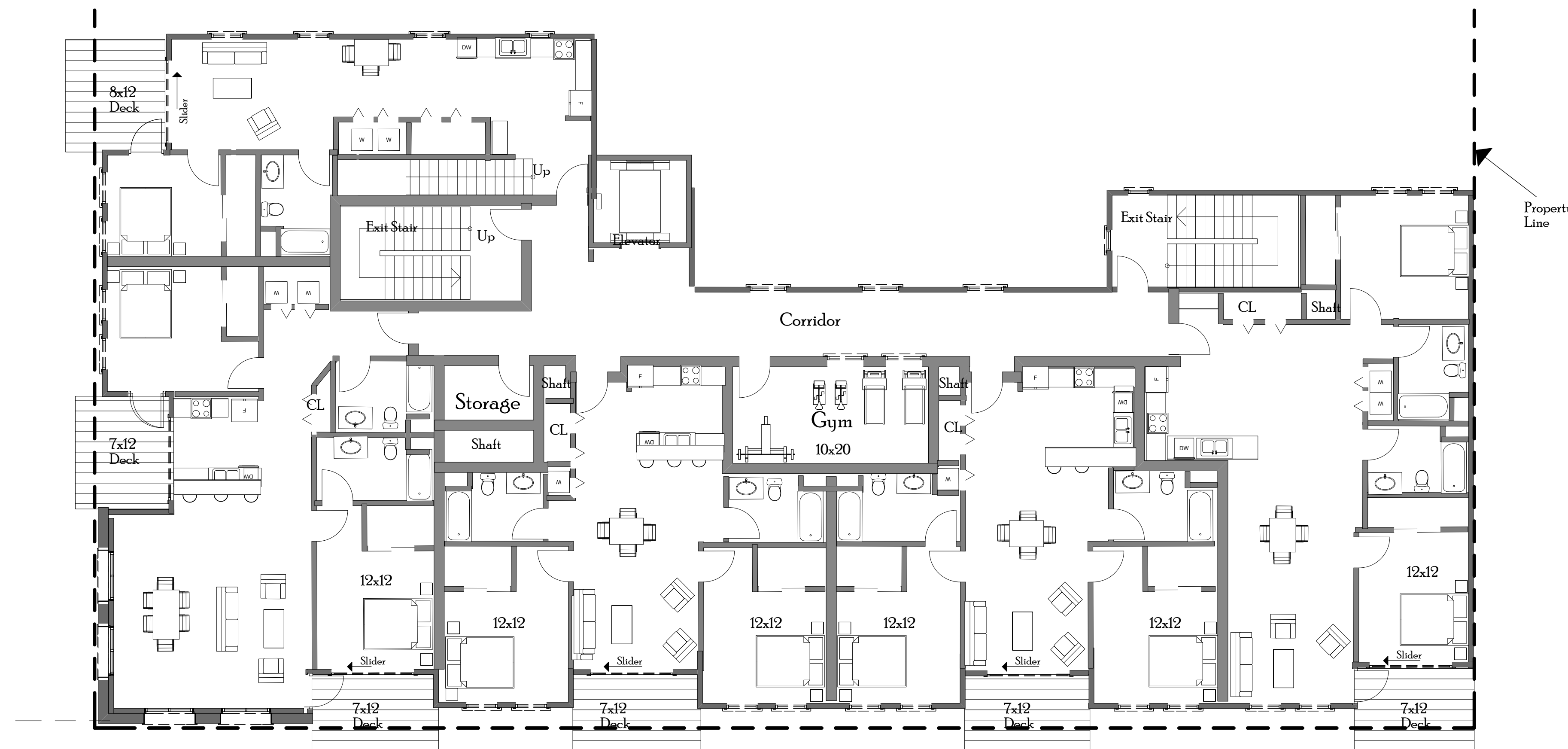
HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)263-5000 FAX (925)263-3578

SHEET	C02
OF 3 SHEETS	
JOB NO.	15098



Third Level

1/8" = 1'0"



Second Level

1/8" = 1'0"

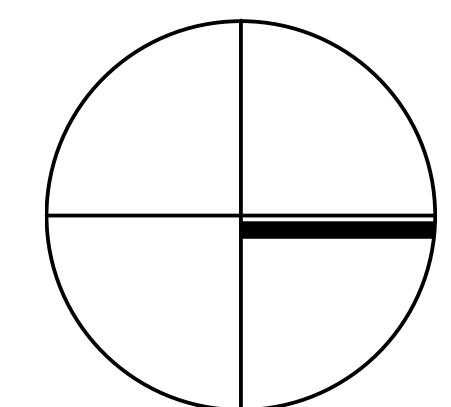


JOHNSON
LYMAN
ARCHITECTS

1375 Locust Street, #202, Walnut Creek, CA 94596
925.930.9690 930.9039 fax

1435 Webster Street

Alameda, California



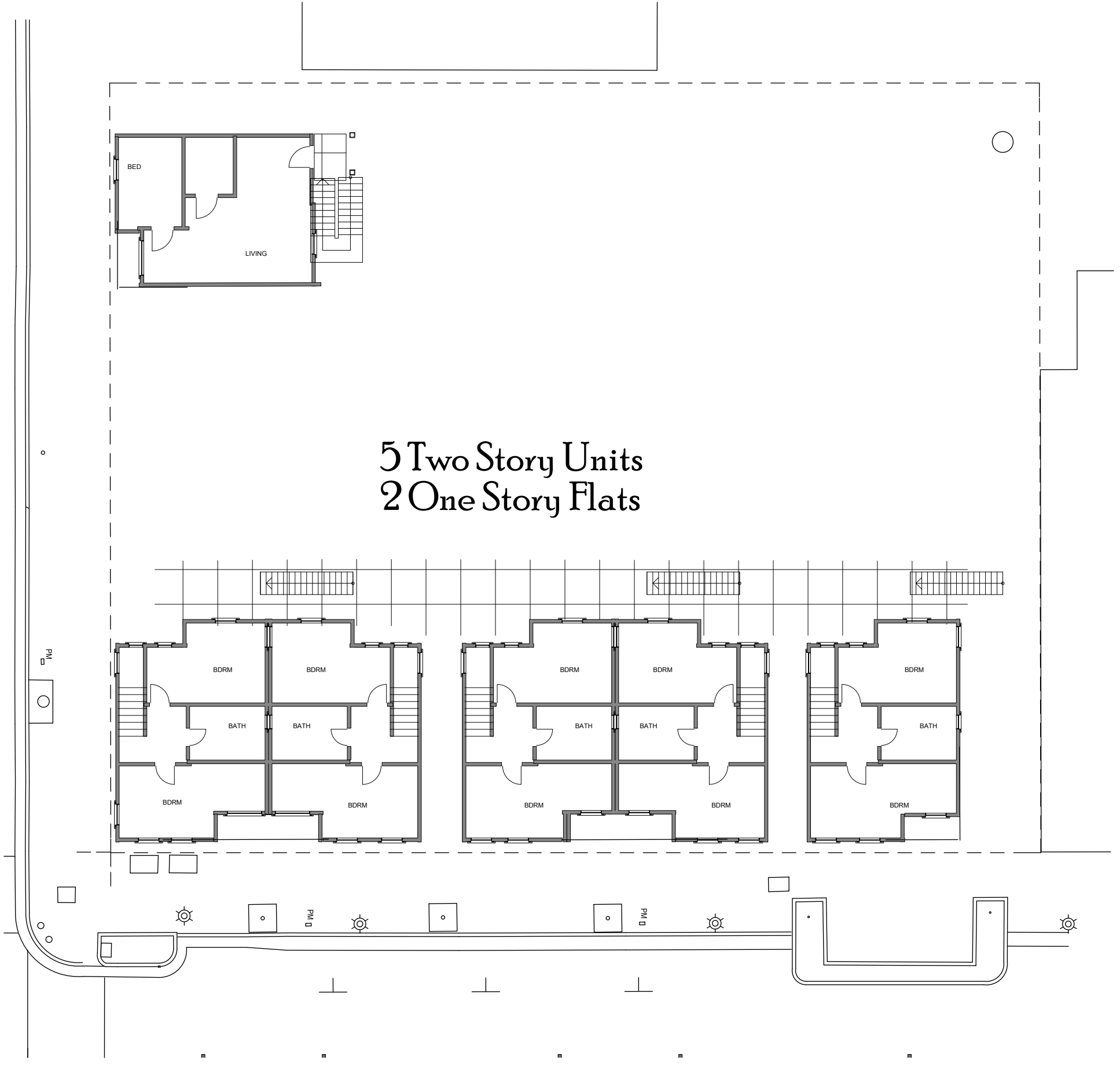
North

A1A

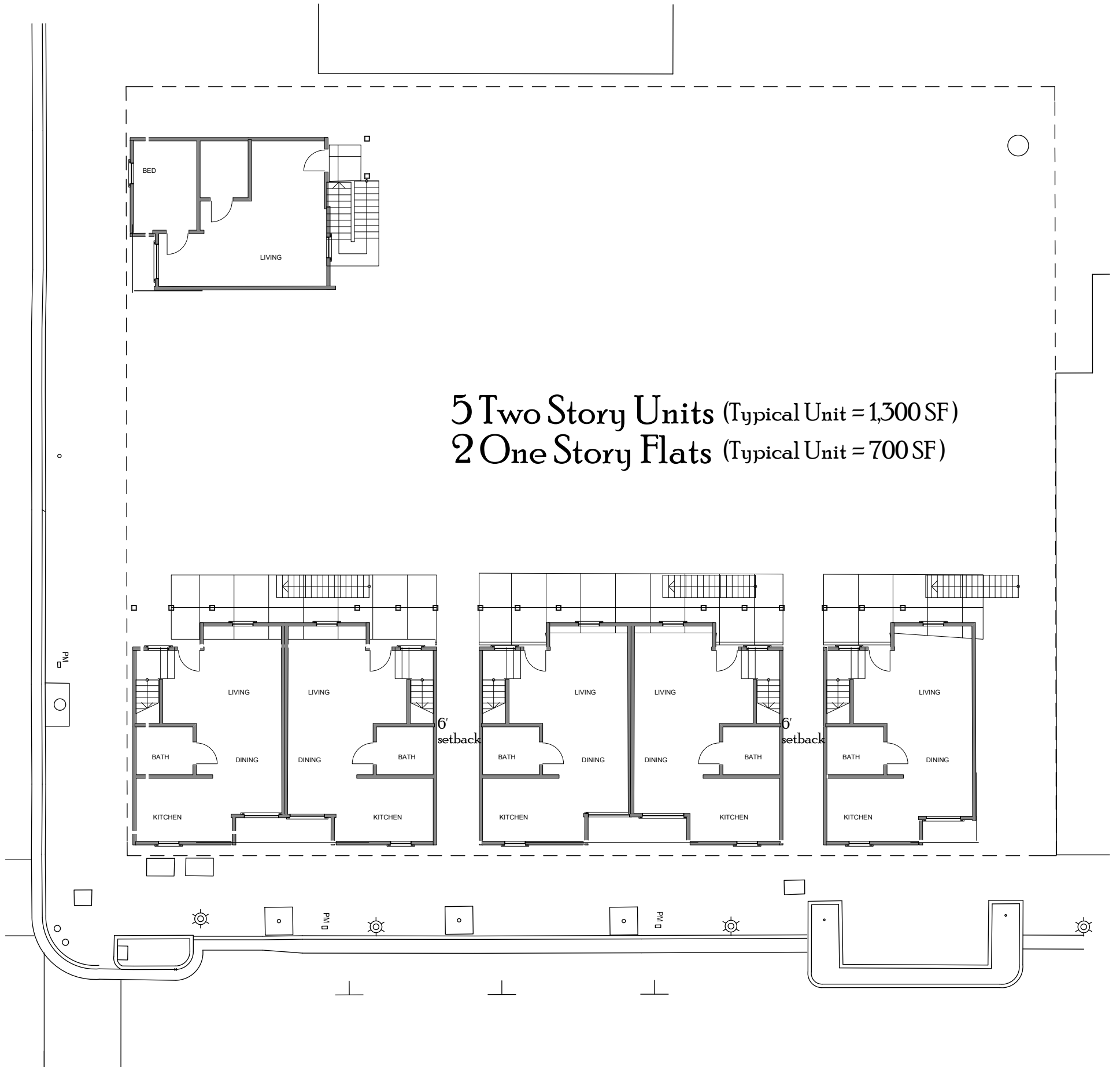
9.1.15



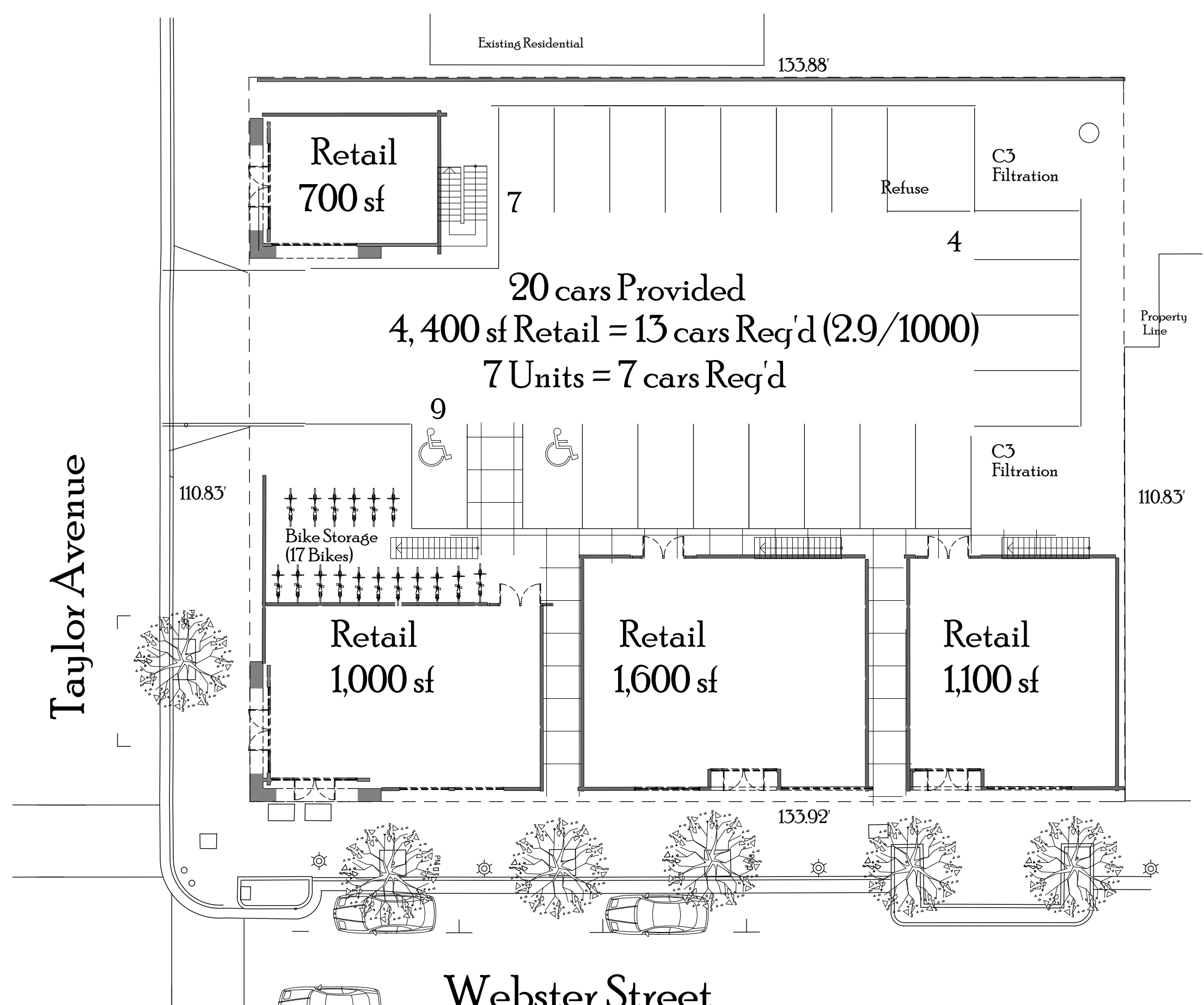
Webster Street Elevation
 1/8" = 1'0"



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)

North

EX1

21.16