



EXPRESS THE ECLECTIC CADENCE OF WEBSTER STREET ARCHITECTURE

Divide the building into a series of facades to:

- » Avoid a monolithic presence along Webster Street
- » Reinforce a human scale at the pedestrian level
- » Create a varied, attractive skyline

BUILDING FACADE CADENCE

1435 WEBSTER STREET | ALAMEDA, CA

Exhibit 6 Item 7-A, 2/22/2016 Planning Board Meeting

DESIGN REVIEW
04 FEBRUARY 2016



ESTABLISH A CLEAR TOP AND BASE

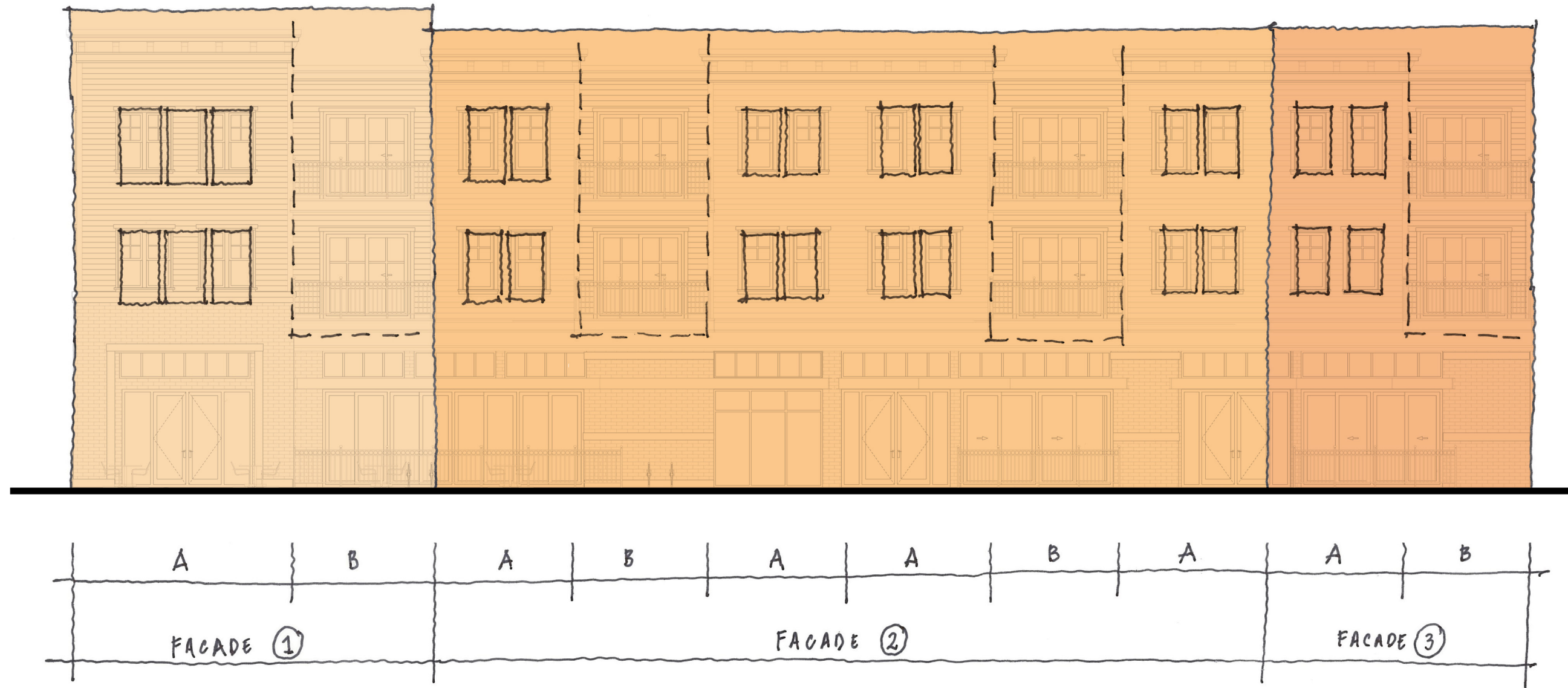
- » Highlight the building base and entry to increase the richness of the pedestrian experience.
- » Detail the building top to add interest to the building's skyline.
- » Articulation can be accomplished with window composition, material changes, or special features.

HORIZONTAL ARTICULATION

1435 WEBSTER STREET | ALAMEDA, CA

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EXPRESS MULTIPLE FACADES

- » Vary window patterns to differentiate the distinct facades.
- » Use distinct architectural detailing within each facade zone to make it unique.
- » Vary color palettes and materials to define each facade.

FACADE ARTICULATION

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GENERAL NOTES

- » Articulate the base with pilasters and solid corner expressions so that they visually carry the architecture expressed above.
- » Place awnings over individual storefronts within the architectural bay.

FACADE ZONE ONE

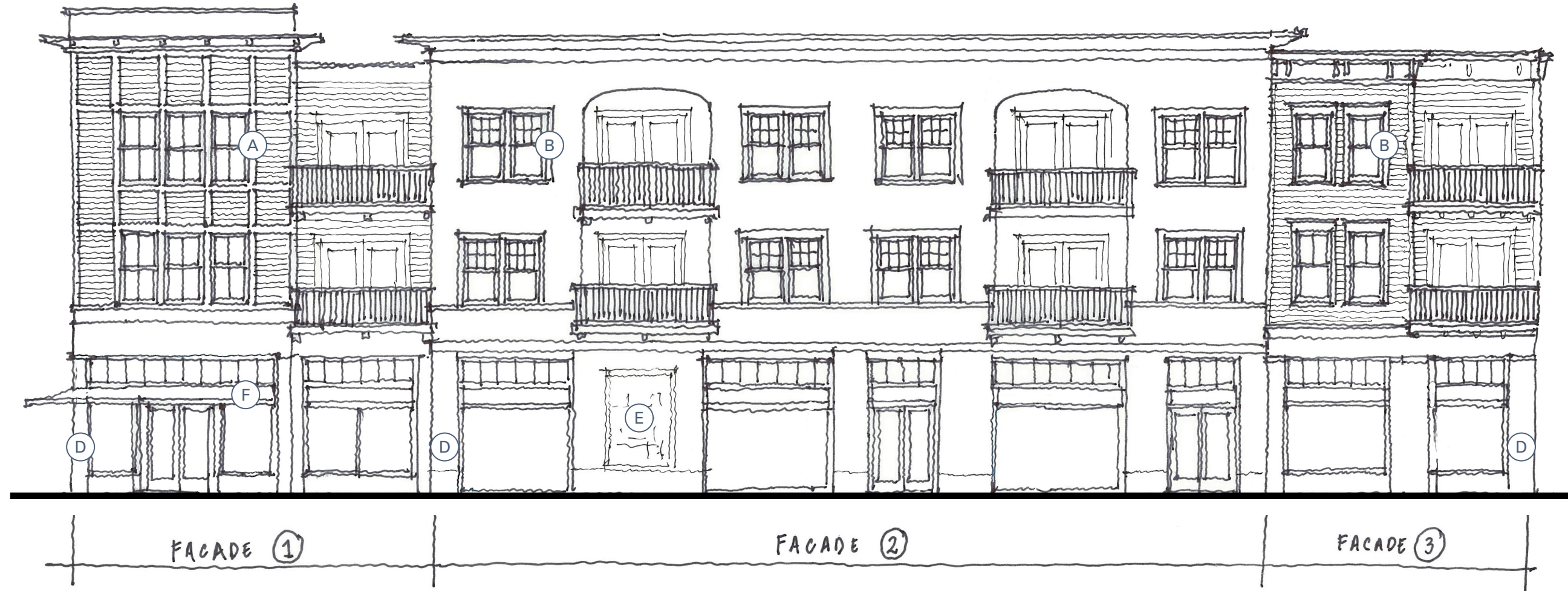
- » This zone has a higher level of detailing and articulation to emphasize the corner massing.
- » Extend this architectural style and detailing around to the Taylor Street elevation and along the upper floors of the West elevation where visible from Taylor Street.

FACADE ZONE TWO

- » Vary the height of the cornice so that it is distinct from the adjacent facades.
- » A mural or artistic feature at the solid ground floor bay would add to the pedestrian experience.

FACADE ZONE THREE

- » Victorian detailing compliments the existing architecture within the neighborhood.



DETAILING KEY

- A Window/door trim in Facade Zone 1 to be 6" (nominal), minimum. Use a 2-over-2 window pane pattern.
- B Window/door trim in Facade Zone 2 to be 6" (nominal), minimum. Use a 6-over-1 window pane pattern.
- C Window/door trim in Facade Zone 3 to be 4" (nominal) at sides and 8" (nominal) at head with drip cap, minimum. Use a 2-over-1 window pane pattern.

- D Express corner structural support at building base with solid pilasters or other architectural expression.
- E Ideal location for mural or other artistic expression at street level.
- F Awnings to be placed within architectural bays above storefronts or glazing only. Awnings not to extend continuously.

WINDOWS

- » Increase window sizes, maintaining vertical sash proportions.
- » Window panes should be vertical in proportion, rather than square or horizontal.
- » Confirm that muntin, rail, stile, and sash dimensions of the selected window manufacturer conform to the Wester Street Standards.
- » Confirm that exterior-expressed muntins are available from the selected manufacturer.

