

Summary of Design Changes

May 11, 2016

The following is a list of design changes that were made to the Eagle Street Family Housing project since the planning commission hearing on November 9, 2015. All of the changes were made at the direction of the Alameda Housing Authority to bring the project within a feasible budget.

1. The number of buildings has been reduced from four to three (as originally proposed).
2. The total number of units has been reduced from 22 to 20.
3. Building A shifted towards the east, and Building B towards the west. The face of Building B now aligns with the face of Building C, and there is a generous open space between Buildings A & B.
4. Provide an electrical room at Building A to respond to Alameda Municipal Power requirements.
5. Due to fewer residential units, the number of long term bike parking spaces was reduced from 26 to 23.
6. Split the long term bike parking into 2 enclosures, one at the west property line and one to remain at the center walkway between Buildings A & B. This configuration allows room for the electrical room for Building A and a more useable landscape and outdoor seating space in between Buildings A & B.
7. All top floor ceiling heights have been lowered to 8 ft. high ceilings, except at the corner tower of Eagle and Everett. The highest roof ridge line has been lowered from 43'-0" to 40'-6".
8. The railings are now composed of vertical bars without the perforated metal panel.
9. The spandrel panels between windows have been deleted.
10. The porch columns have been made larger in section, and the porch roofs in section have been reduced in height to appear lighter in terms of massing.
11. The landscaping design has a revised layout to integrate the wider central space between Buildings A & B with the central play area and community room courtyard to create more flexible and useable common areas.
12. The size and massing of Building A was adjusted to absorb a unit from the building that was eliminated. The size and massing of Building B was adjusted to accommodate structural engineering and changes in the unit types.
13. The building colors have not changed, but the placement of the colors have changed to adjust to the revised sizes and massing of Buildings A & B.
14. The number of parking spaces have not changed.
15. All trellises have been removed from the street elevations.
16. The pyramid hip roof at the corner tower Eagle and Everett has been removed per Planning Board request.

EAGLE HOUSING

2016.05.11
PLANNING RESUBMIT

APA

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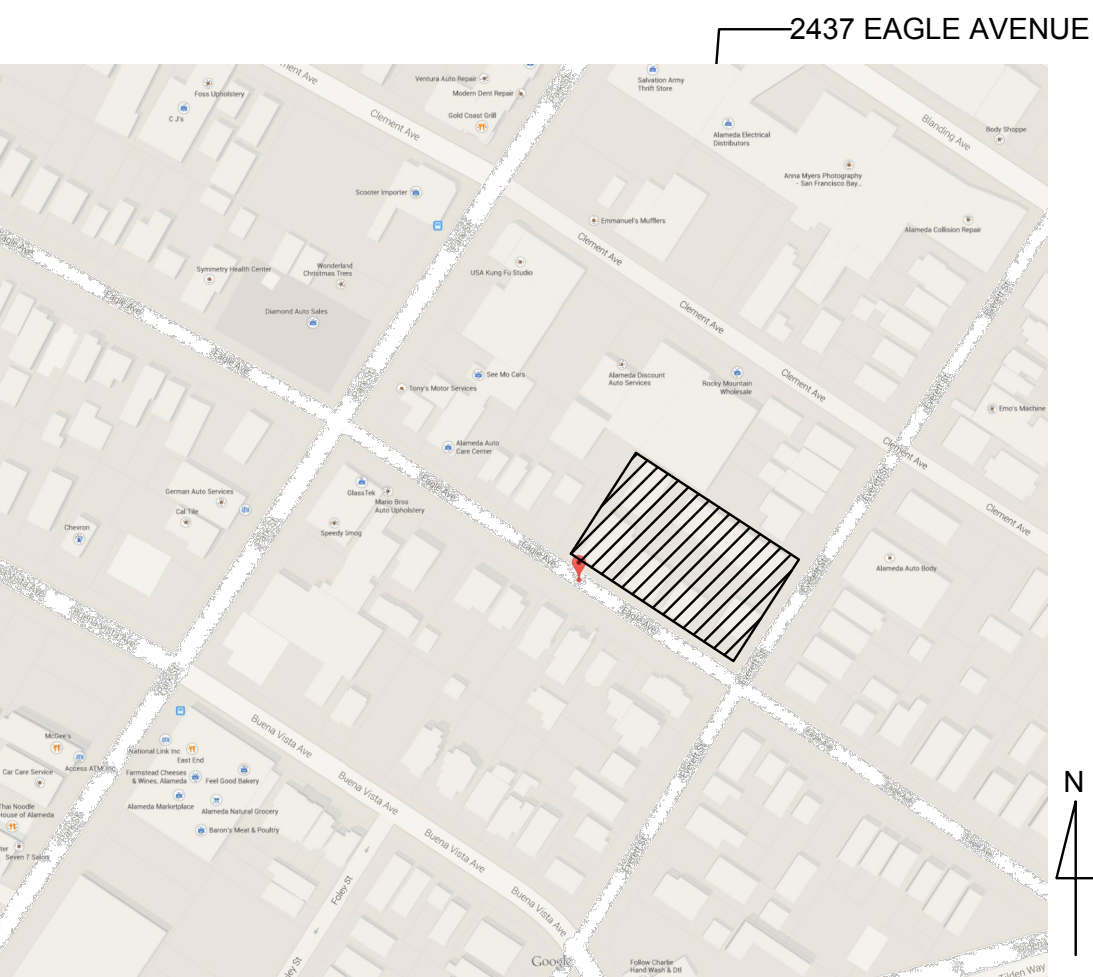
PROJECT DATA

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:	24,093 SQ. FT.
BUILDING HEIGHT:	40' - 6"
PARKING:	STANDARD : 12 COMPACT : 14 ADA: 2 TOTAL 28
BICYCLE PARKING:	LONG TERM SPACES : 23 SHORT TERM SPACES : 6 TOTAL 29
BUILDING FOOTPRINT:	9,922 SQ. FT.
UNIT COUNT:	1ST FLOOR 11 UNITS 2ND FLOOR 9 UNITS TOTAL 20 UNITS
UNIT MIX:	1 BEDROOM 4 UNITS 2 BEDROOM 11 UNITS 3 BEDROOM 5 UNITS TOTAL 20 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 701 ATLANTIC AVE. ALAMEDA, CA 94501-2161 Phone (510) 747-4321 Fax (510) 522-7848 PROJECT MANAGER: VICTORIA JOHNSON vjohnson@alamedahsg.org CLAUDIA YOUNG cyoung@alamedahsg.org	LANDSCAPE ARCHITECT:	BAY TREE DESIGN CONTACT: LISA HOWARD 2313 VALLEY STREET BERKELEY, CA 94702 Phone (510) 644-1320 lisa@baytreedesign.com
ARCHITECT:	ANNE PHILLIPS ARCHITECTURE CONTACT: TZE-YAN SZETO 3032 MAGNOLIA STREET OAKLAND, CA 94608 Phone (510) 841-7056, EXT. 110 tze-yan@aparch.com	MECHANICAL PLUMBING ENGINEER & TITLE 24:	FARD ENGINEERS CONTACT: KEVIN SHEN 309 LENNON LANE, SUITE 200 WALNUT CREEK, CA 94598 Phone (925) 932-5505, EXT. 212 saed@fard.com
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UNIT MATRIX

UNIT TYPE		GROSS AREA	ACCESSIBLE	ADAPTABLE
A101	1 BEDROOM / FLAT	1 BA 592 SF		X
A102	1 BEDROOM / FLAT	1 BA 592 SF		X
A103	2 BEDROOM / TOWNHOUSE	1 BA 1106 SF		
A104	2 BEDROOM / TOWNHOUSE	1 BA 1106 SF		
A105	1 BEDROOM / FLAT	1 BA 592 SF		X
A106	1 BEDROOM / FLAT	1 BA 592 SF	X	
A201	2 BEDROOM / TOWNHOUSE	1 BA 1165 SF		
A202	2 BEDROOM / TOWNHOUSE	1 BA 1137 SF		
A203	2 BEDROOM / TOWNHOUSE	1 BA 1137 SF		
A204	2 BEDROOM / TOWNHOUSE	1 BA 1165 SF		
B101	3 BEDROOM / FLAT	1 BA 1184 SF	X	
B102	2 BEDROOM / TOWNHOUSE	1 BA 1106 SF		
B103	2 BEDROOM / TOWNHOUSE	1 BA 1106 SF		
B104	3 BEDROOM / TOWNHOUSE	1 BA + 1 POWDER 1349 SF		X
B201	2 BEDROOM / TOWNHOUSE	1 BA 1165 SF		
B202	2 BEDROOM / TOWNHOUSE	1 BA 1137 SF		
C101	2 BEDROOM / FLAT	1 BA 895 SF	X	
C201	3 BEDROOM / TOWNHOUSE	1 BA + 1 POWDER 1172 SF		
C202	3 BEDROOM / TOWNHOUSE	1 BA + 1 POWDER 1172 SF		
C202	3 BEDROOM / TOWNHOUSE	1 BA + 1 POWDER 1172 SF		
UNIT TOTAL		20,642 SF	3	4

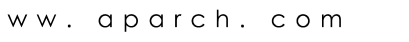
EAGLE HOUSING
2437 EAGLE AVENUE
ALAMEDA CA 94501

- 03.23.2015 DRT
- 04.15.2015 PLANNING PERMIT
- 05.20.2015 PLANNING RESUBMIT
- 08.04.2015 PLANNING RESUBMIT
- 11.09.2015 PLANNING RESUBMIT
- 05.02.2016 PLANNING RESUBMIT
- 05.11.2016 PLANNING RESUBMIT

PROJECT
DATA &
SUMMARY
INFORMATION
MAPS

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

A1.0



A2.0





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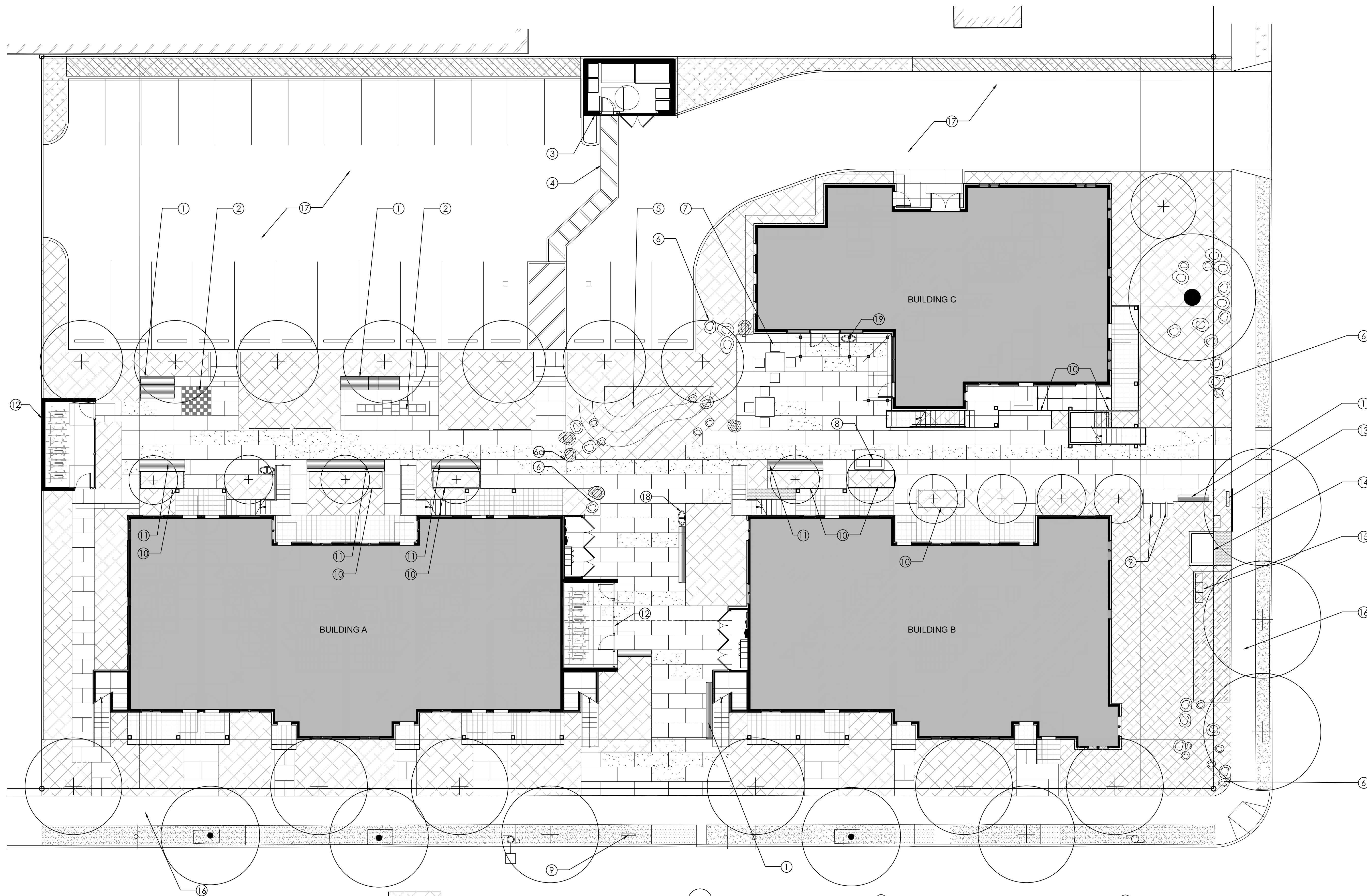
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**LANDSCAPE
MATERIALS
PLAN**

DATE: 02.12.2015
DRAWN BY: ERL
JOB: 14-12

L1.0



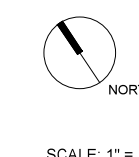
- P.A. PLANTING AREA
- SCORED CONCRETE PAVING
- SANDBLASTED SCORED CONCRETE PAVING
- DECOMPOSED GRANITE
- GRAVEL MULCH
- BARK MULCH
- PORCH, S.A.D.

- EXISTING TREE
- NEW TREE

- PROPERTY LINE
- SETBACK

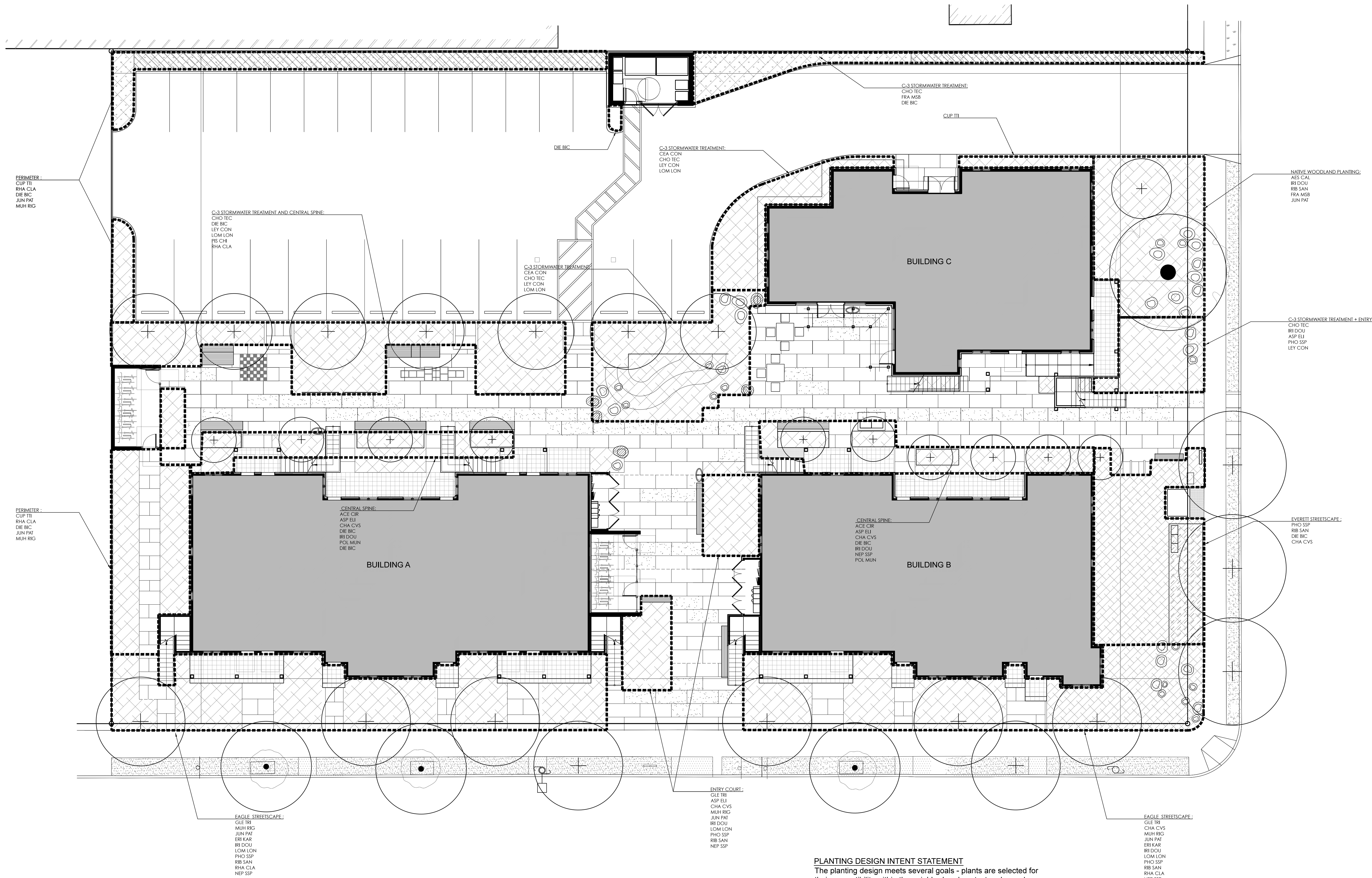
- WOOD TOPPED BENCH
- SANDBLASTED PLAY ELEMENT
- TRASH ENCLOSURE
- PAVEMENT STRIPING
- TURF BERM W/ RETAINING WALL
- LANDSCAPE BOULDER
- LANDSCAPE BOULDER, MORTAR SET
- CAFE TABLES
- MAIL BOXES
- BIKE RACK

- PLANTER
- WOOD BENCH @ PLANTER
- SECURED BIKE STORAGE
- SIGNAGE
- TRANSFORMER
- UTILITIES
- SIDEWALK
- PARKING LOT / DRIVEWAY
- TRASH / RECYCLING RECEPTACLE



SCALE: 1" = 10'





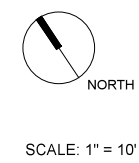
PLANTING DESIGN INTENT STATEMENT
The planting design meets several goals - plants are selected for their compatibility within the neighborhood context and comply with Bay-Friendly landscape guidelines. The plants were identified for their durability and low maintenance characteristics. The plant materials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

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**PLANTING
CONCEPT
PLAN**

DATE:	02.12.2015
DRAWN BY:	ERL
JOB:	14-12



SCALE: 1" = 10'

FEATURE PLANT PHOTO PALETTE



PLANT LEGEND

QUAN	ABBR.	BOTANICAL NAME	COMMON NAME	WUCOLS 2014	CA NATIVE	MIN. SIZE	LIGHT SHADE TOLERANCE
TREES							
5	ACE CIR	Acer circinatum	Vine Maple	L		15 GAL	Y
7	GLE TRI	Gleditsia tricanthos inermis	Honey Locust	L		15 GAL	N
7	PIS CHI	Pistacia chinensis 'Keith Davey'	Chinese Pistache 'Keith Davey'	L		24" BOX	N
3	PLA YAR	Platanus x hispanica 'Yarwood'	London Plane Tree 'Yarwood'	M		24" BOX	N
2	ULM NHA	Ulmus americana 'New Harmony'	New Harmony Elm	M		24" BOX	N
SHRUBS & GROUNDCOVERS							
1	AES CAL	Aesculus californica	Buckeye	VL	X	15 GAL	Y
5	CHA CVS	Chaenomeles cvs	Flowering Quince (white flowering var.)	L		5 GAL	N
28	CUP TTI	Cupressus sempervirens	Italian Cypress 'Tiny Towers'	L		5 GAL	N
11	FRA MSB	Frangula californica 'Mound San Bruno'	Coffeberry	L	X	5 GAL	Y
42	RHA CLA	Rhaphiolepis indica 'Clara'	Indian Hawthorne	L		5 GAL	Y
7	RIB SAN	Ribes sanguineum 'White Icicle'	Flowering Currant	L	X	5 GAL	Y
PERENNIALS & GROUNDCOVERS							
32	ASP ELA	Aspidistra elatior 'Ashai'	Cast-Iron Plant	L		1 GAL	Y
38	DIE BIC	Dietes bicolor	Fortnight lily	L-M		5 GAL	Y
7	ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy	L		1 GAL	M
20	PHO SPP	Phormium cultivar	New Zealand Flax	L		5 GAL	Y
6	POL MUN	Polystichum munitum	Western Sword Fern	Occ.	X	1 GAL	Y
BIORETENTION AREAS							
2	CEA CON	Ceanothus 'Concha'	Ceanothus 'Concha'	L	X	5 GAL	N
35	CHO TEC	Chondropetalum tectorum	Small Cape Rush	L		5 GAL	Y
83	IRI DOU	Iris douglasiana	Pacific Coast Iris	L	X	1 GAL	Y
77	JUN PAT	Juncus patens	California Gray Rush	L	X	5 GAL	Y
15	LEY CON	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	L	X	5 GAL	Y
120	LOM LON	Lomandra longifolia 'Breeze'	Mat Rush	L		5 GAL	Y
47	MUH RIG	Muhlenbergia rigens	Deer Grass	L	X	5 GAL	Y
59	NEP SSP	Nepeta ssp.	Catmint	L		5 GAL	Y
TURF GRASS							
		Cynodon dactylon 'Bandera Bermuda'	Bandera Bermuda Grass	M		SOD	M

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PLANT
LEGEND

DATE:	02.12.2015
DRAWN BY:	ERL
JOB:	14-12

EAGLE AVENUE FAMILY HOUSING

2437 Eagle Avenue, Alameda



Corner of Eagle Avenue and Everett Street

EAGLE AVENUE FAMILY HOUSING
2437 Eagle Avenue, Alameda



Eagle Avenue

EAGLE AVENUE FAMILY HOUSING

2437 Eagle Avenue, Alameda



Pedestrian Entry on Eagle Avenue

EAGLE AVENUE FAMILY HOUSING

2437 Eagle Avenue, Alameda



Everett Street

EAGLE AVENUE FAMILY HOUSING
2437 Eagle Avenue, Alameda



Parking Lot

EAGLE AVENUE FAMILY HOUSING

2437 Eagle Avenue, Alameda



Community Building



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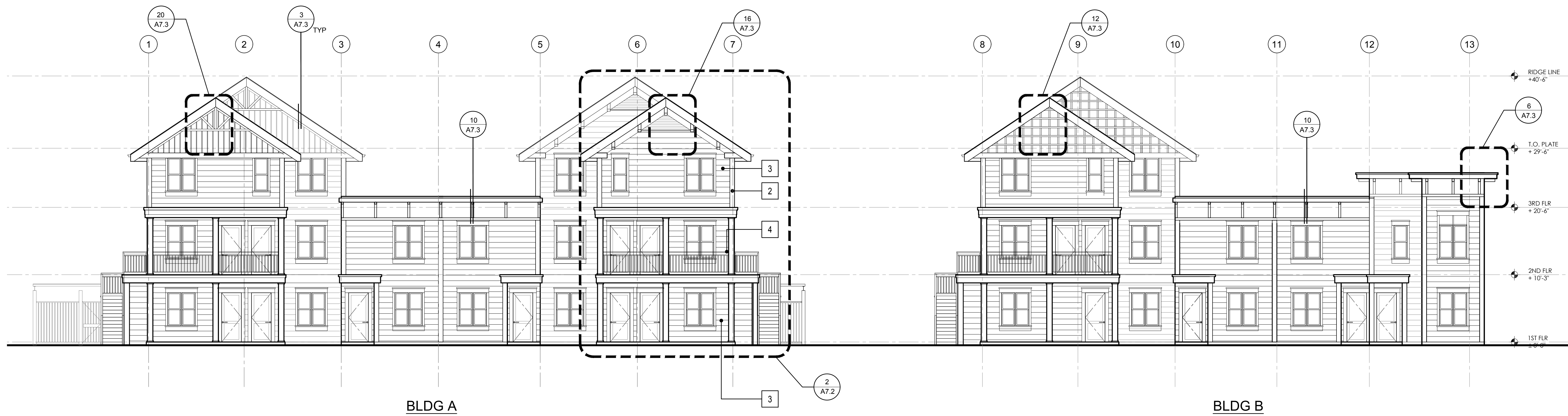
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BUILDING
ELEVATIONS

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

A4.1



1

SOUTH - EAGLE AVENUE

1/8" = 1'-0"



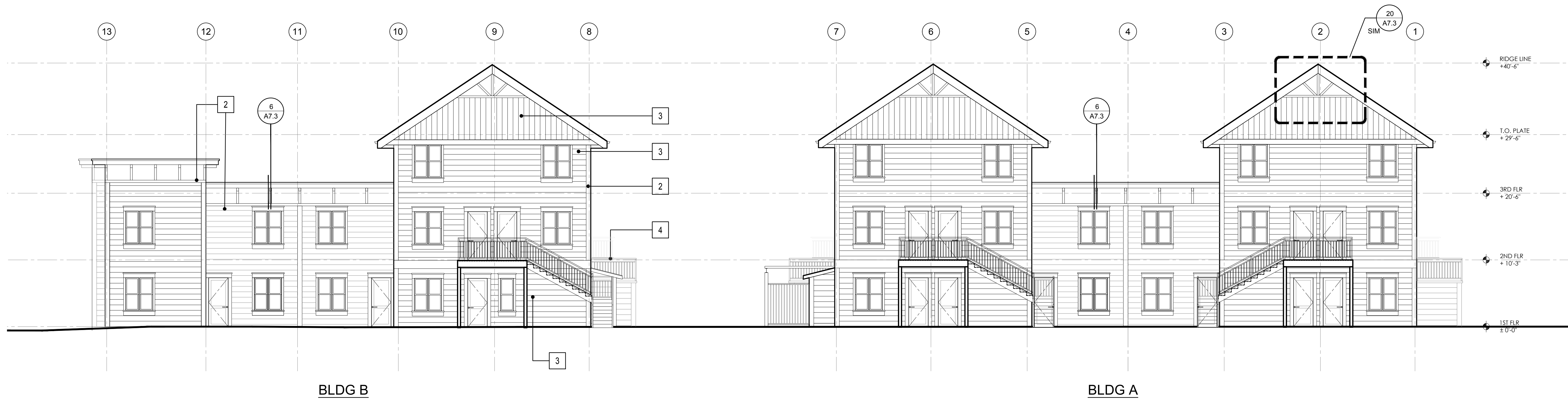
2

EAST - EVERETT STREET

1/8" = 1'-0"

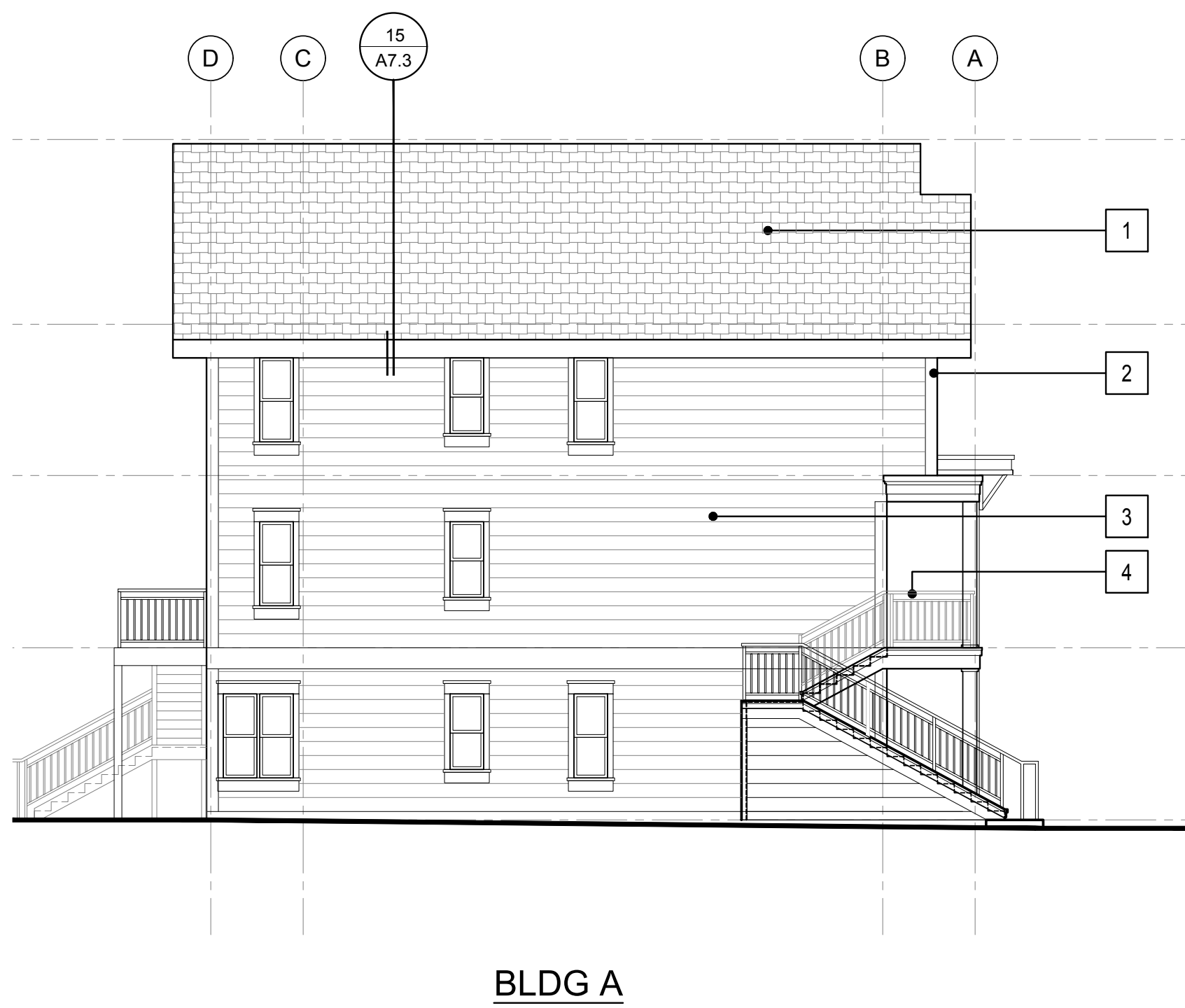
MATERIALS LEGEND

- | | |
|---|---------------------------|
| 1 | ASPHALT SHINGLE ROOFING |
| 2 | FIBER CEMENT OR WOOD TRIM |
| 3 | FIBER CEMENT SIDING |
| 4 | PAINTED STL RAILING |



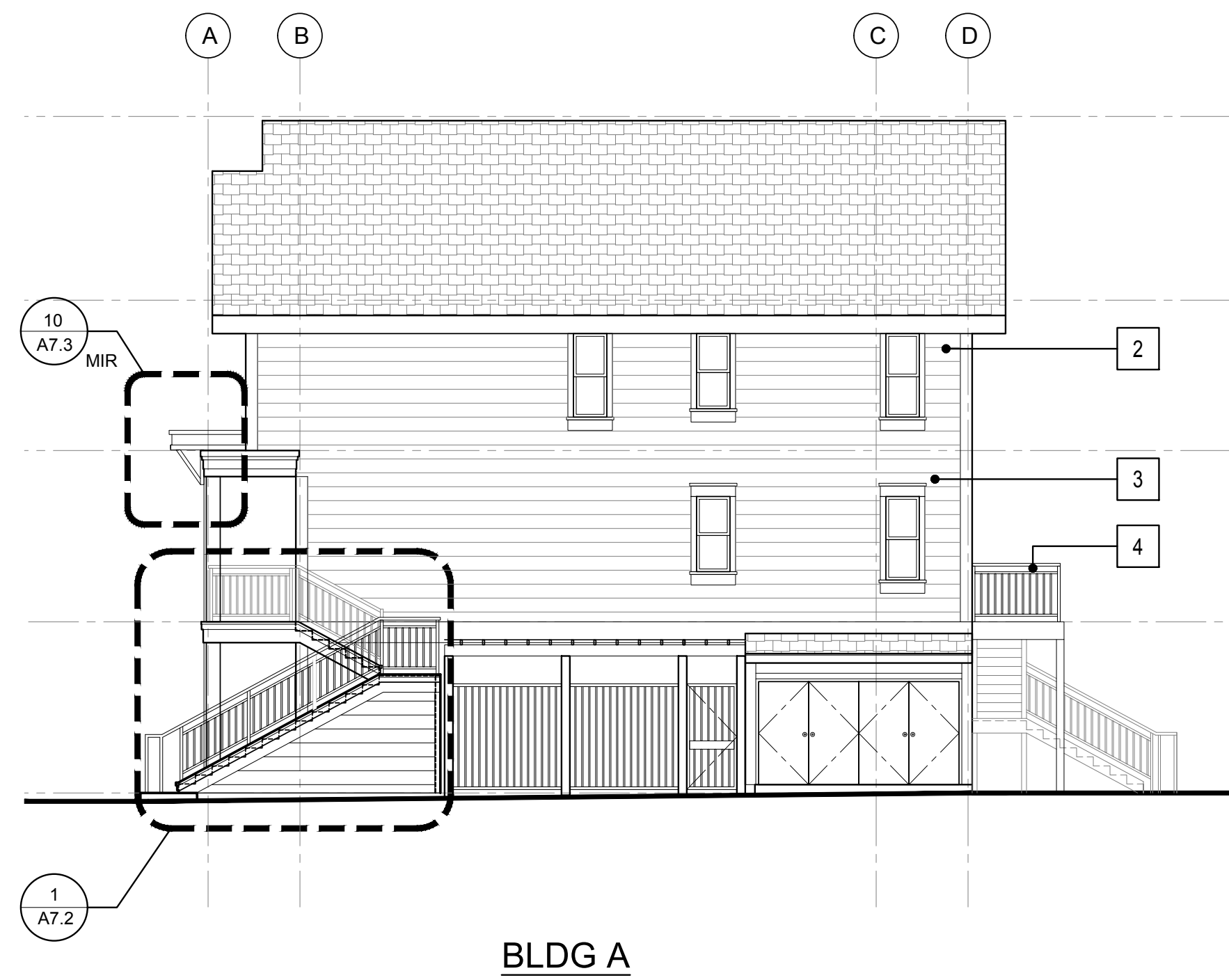
1 NORTH - REAR

1/8" = 1'-0"



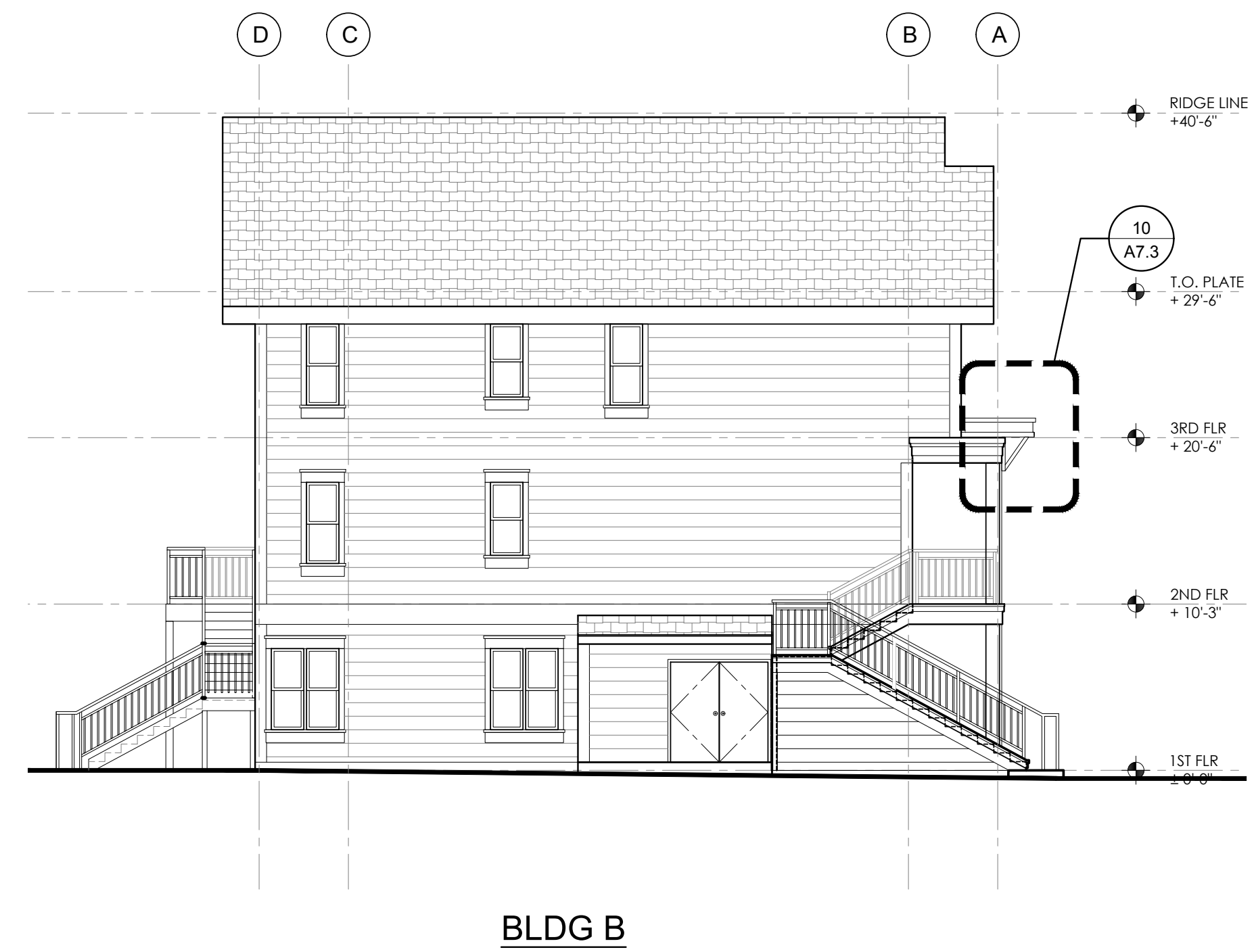
2 BLDG A - WEST

1/8" = 1'-0"



3 BLDG A - EAST

1/8" = 1'-0"



4 BLFG B - WEST

1/8" = 1'-0"

MATERIALS LEGEND

- | | |
|---|---------------------------|
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**BUILDING
ELEVATIONS**

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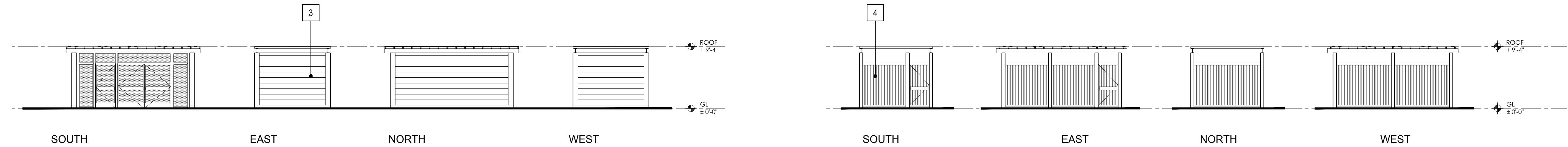
A4.2



1 BLDG D - NORTH DRIVEWAY 1/8" = 1'-0"

2 BLDG C - WEST COURTYARD 1/8" = 1'-0"

3 BLDG C - SOUTH 1/8" = 1'-0"



4 TRASH 1/8" = 1'-0"

5 BIKE STORAGE 1/8" = 1'-0"

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**BUILDING
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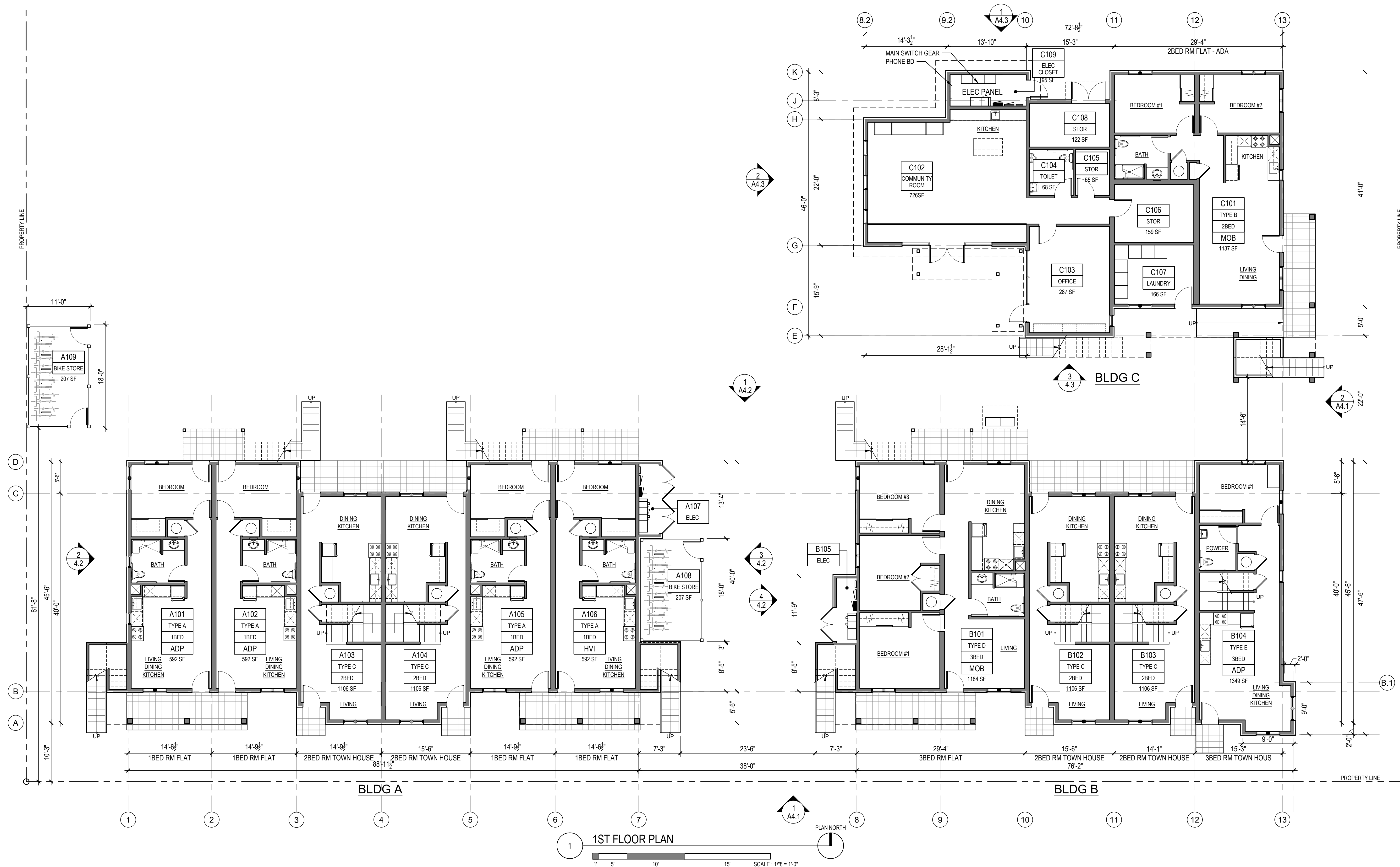
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05.11.2016	PLANNING RESUBMIT

1ST FLOOR
PLAN

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

A5.1



SYMBOL

C105	ROOM #	D103	ROOM #
TYPE 3b	UNIT TYPE	OFFICE	ROOM NAME
3BED	DESCRIPTION		

ABBREVIATIONS

MOB	ACCESSIBLE UNIT
HVI	HEARING VISION IMPAIRED UNIT
ADP	ADAPTABLE UNIT



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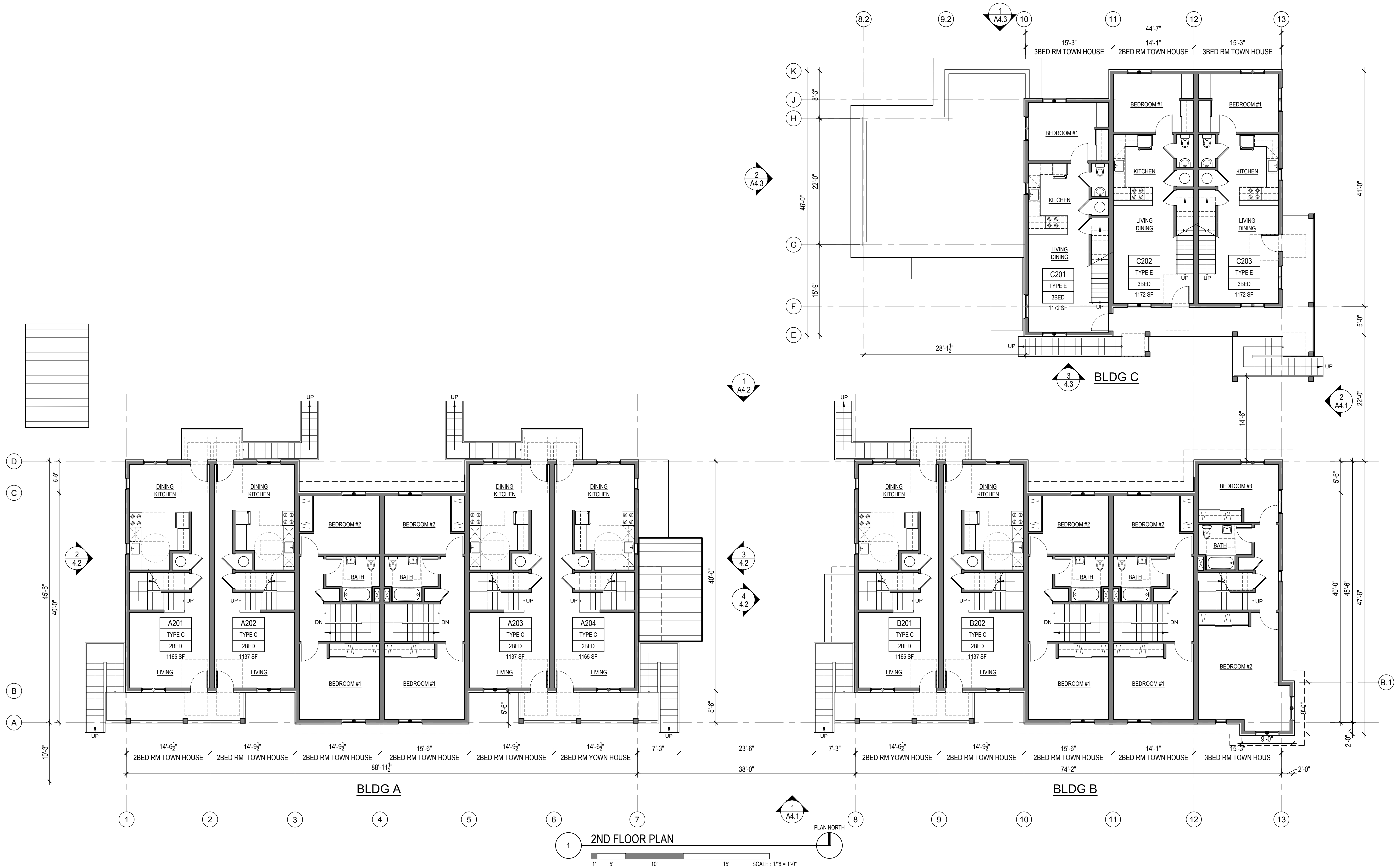
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2ND FLOOR PLAN

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

A5.2



SYMBOL

C105	ROOM #	D103	ROOM #
TYPE 3b	UNIT TYPE	OFFICE	ROOM NAME
3BED	DESCRIPTION		

ABBREVIATIONS

MOB	ACCESSIBLE UNIT
HVI	HEARING VISION IMPAIRED UNIT
ADP	ADAPTABLE UNIT



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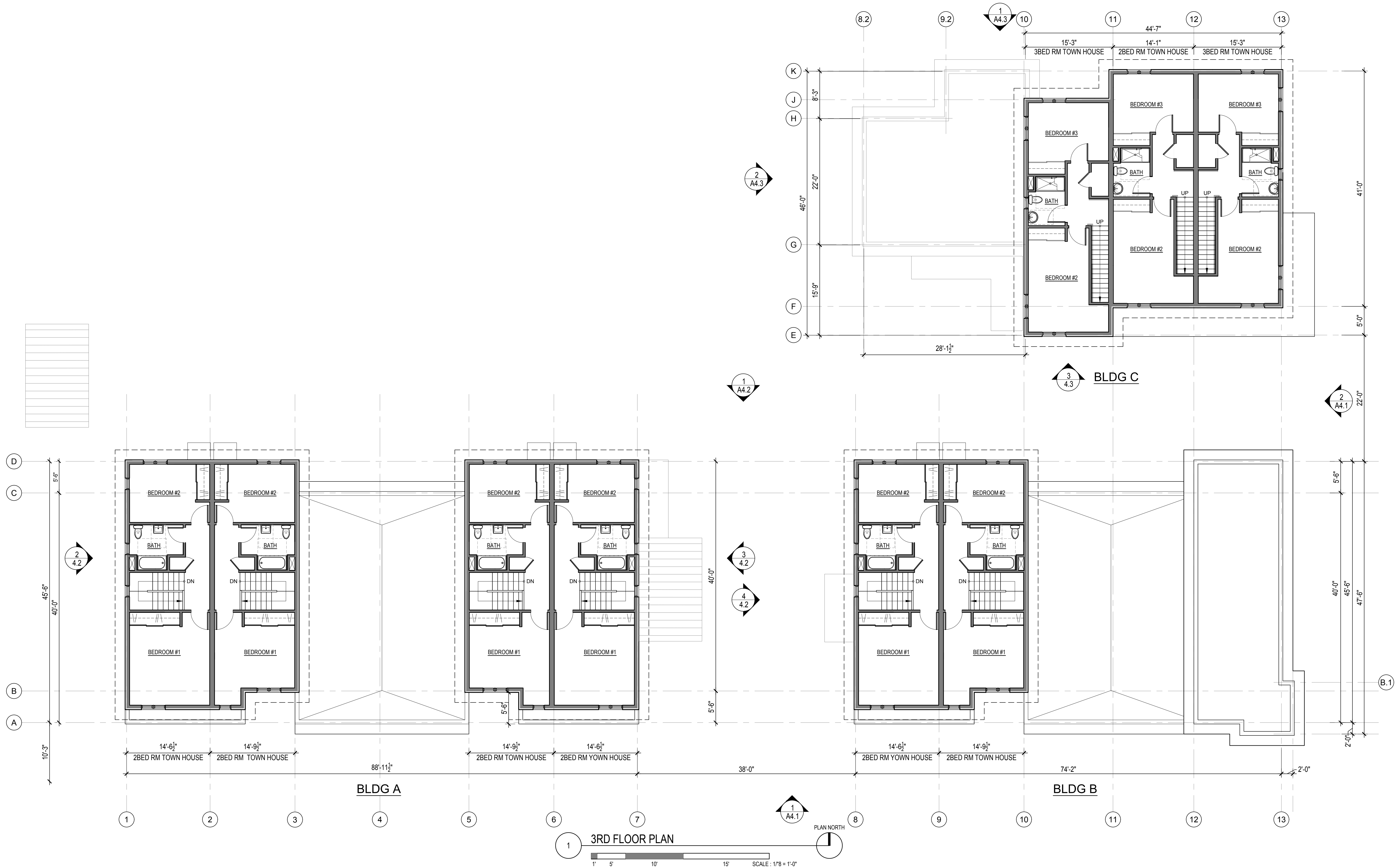
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3RD FLOOR PLAN

DATE: _____
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JOB: 14-12

A5.3



SYMBOL

C105	ROOM #	D103	ROOM #
TYPE 3b	UNIT TYPE	OFFICE	ROOM NAME
3BED	DESCRIPTION		

ABBREVIATIONS

MOB	ACCESSIBLE UNIT
HVI	HEARING VISION IMPAIRED UNIT
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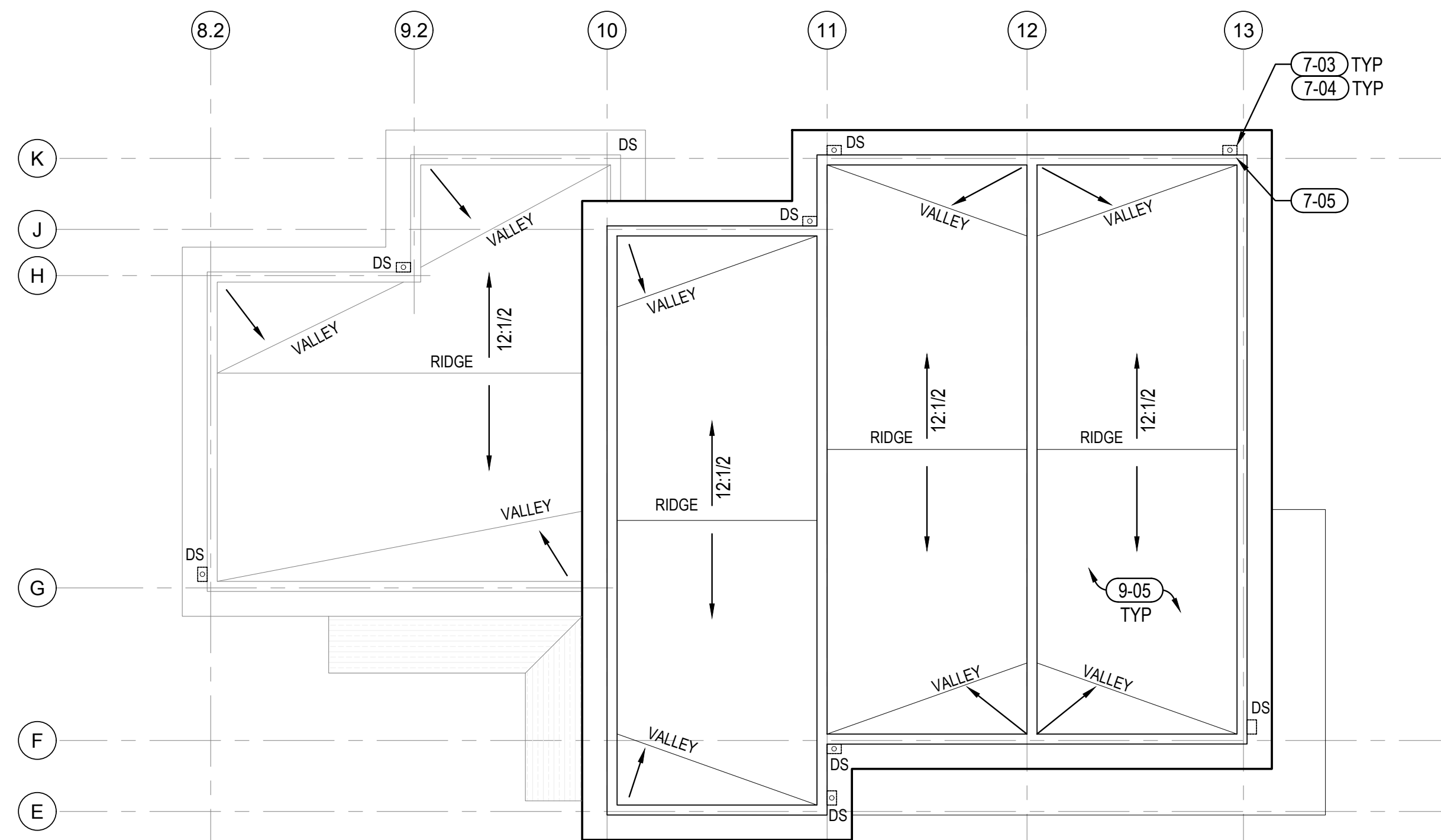
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11.09.2015 PLANNING RESUBMIT
05.02.2016 PLANNING RESUBMIT
05.11.2016 PLANNING RESUBMIT

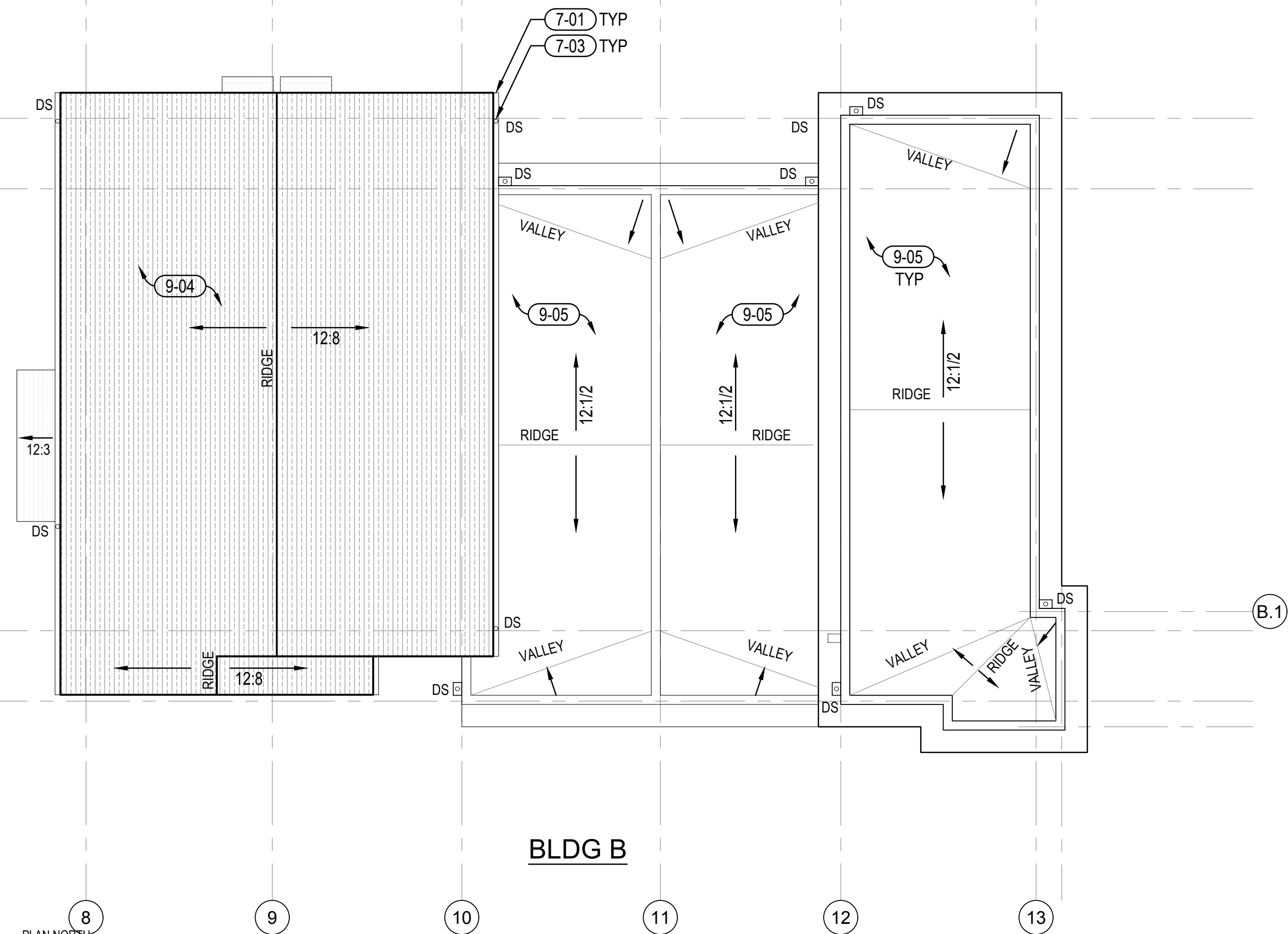
ROOF PLAN

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

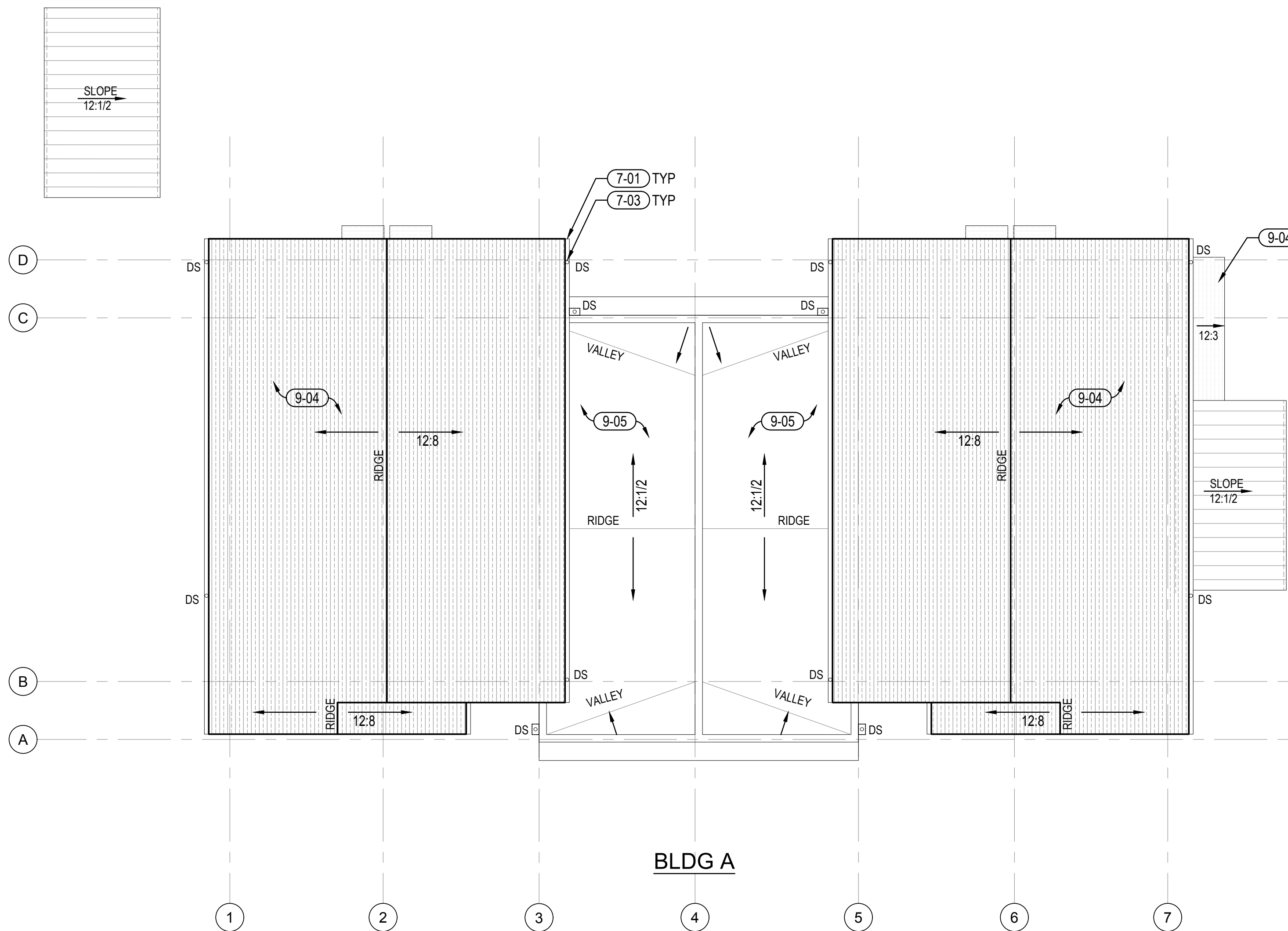
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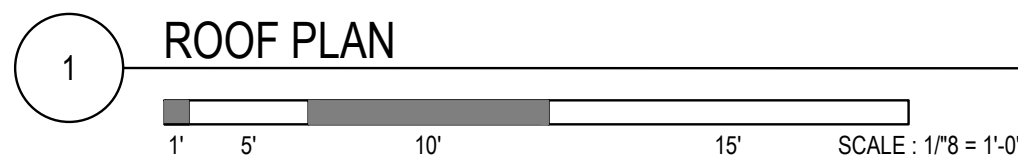
BLDG C



BLDG B



BLDG A



KEYNOTES

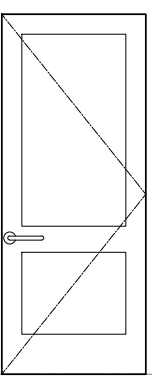
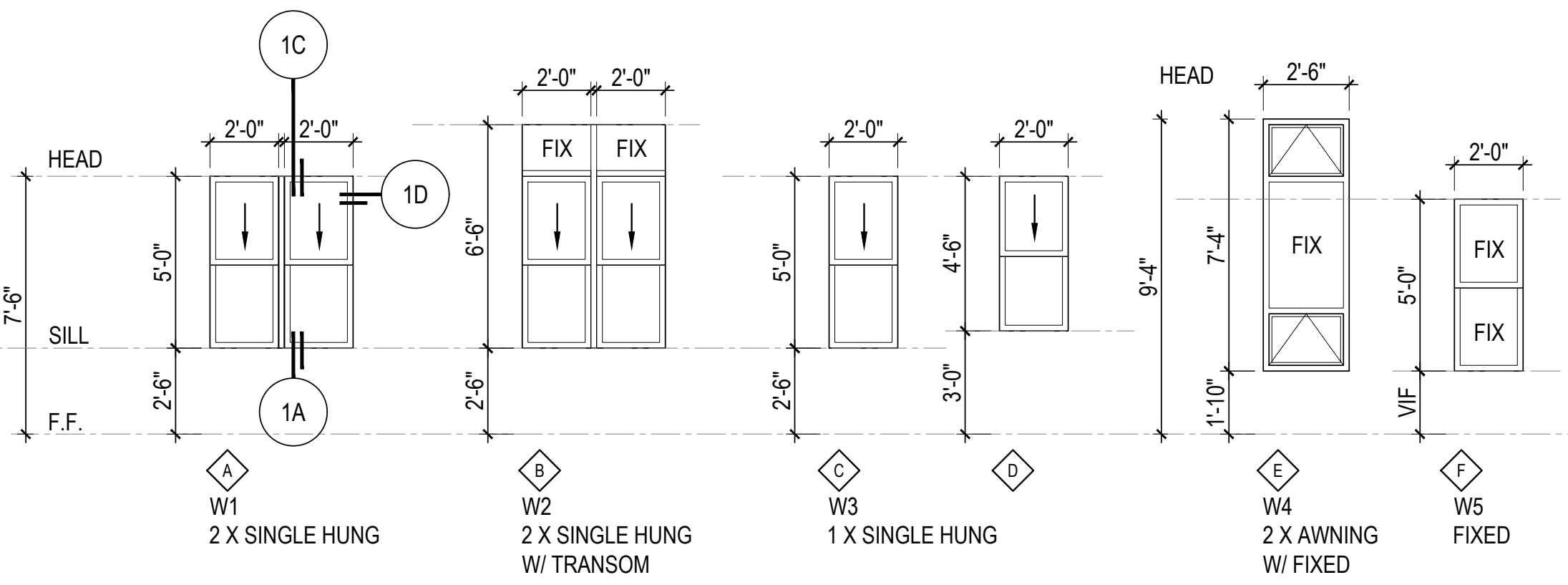
- 3-02 CONC SLAB
- 7-01 GSM GUTTER
- 7-02 GSM FLASHING
- 7-03 GSM DOWNSPOUTS
- 7-04 GSM SCUPPER
- 7-05 GSM THRU-WALL SCUPPER
- 7-06 ROOF VENT
- 9-04 ASPHALT SHINGLE ROOFING
- 9-05 THERMOPLASTIC MEMBRANE ROOFING
- 23-02 MECHANICAL ROOF VENT - SMD

ROOF LEGEND

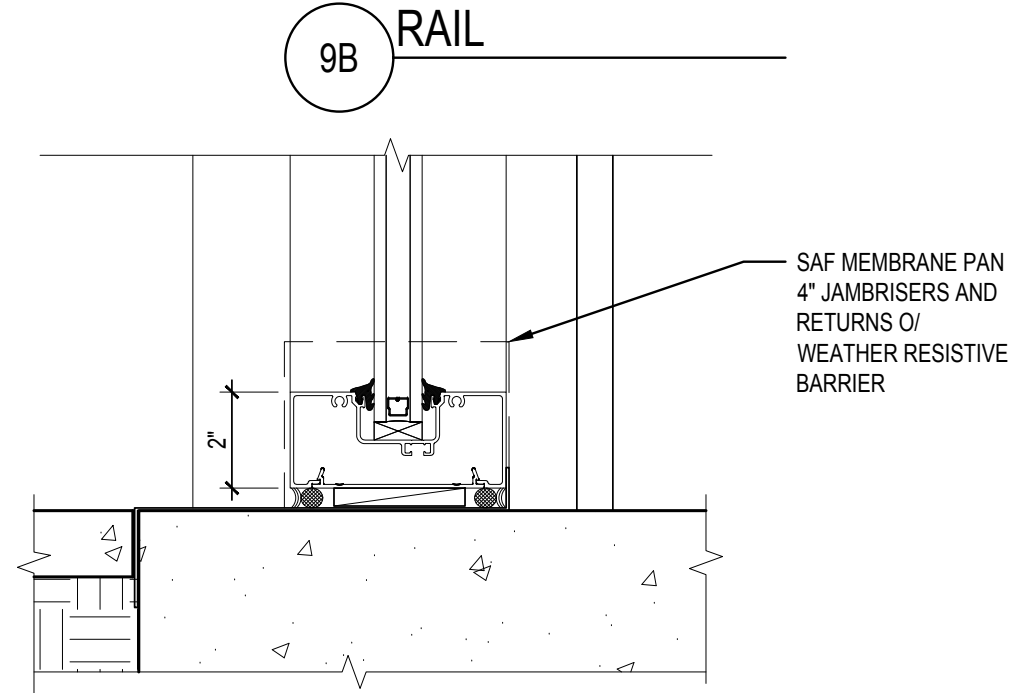
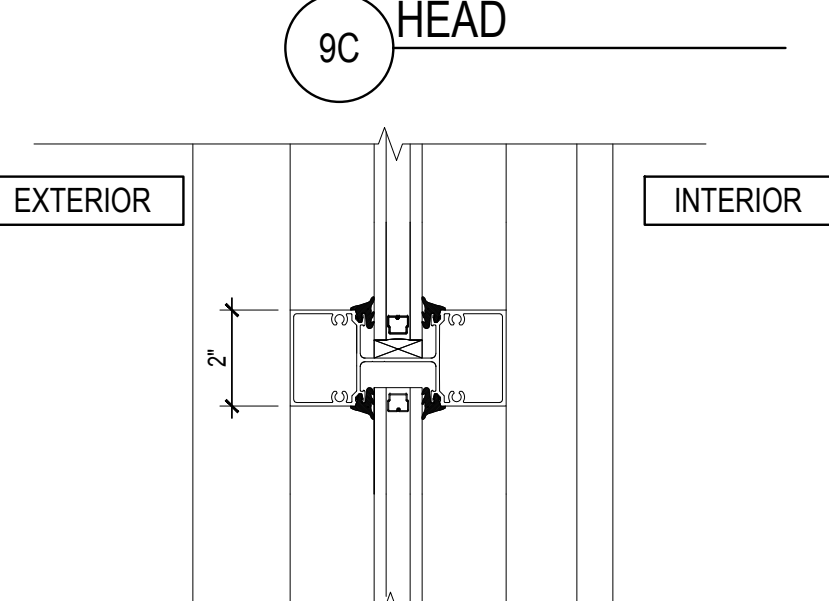
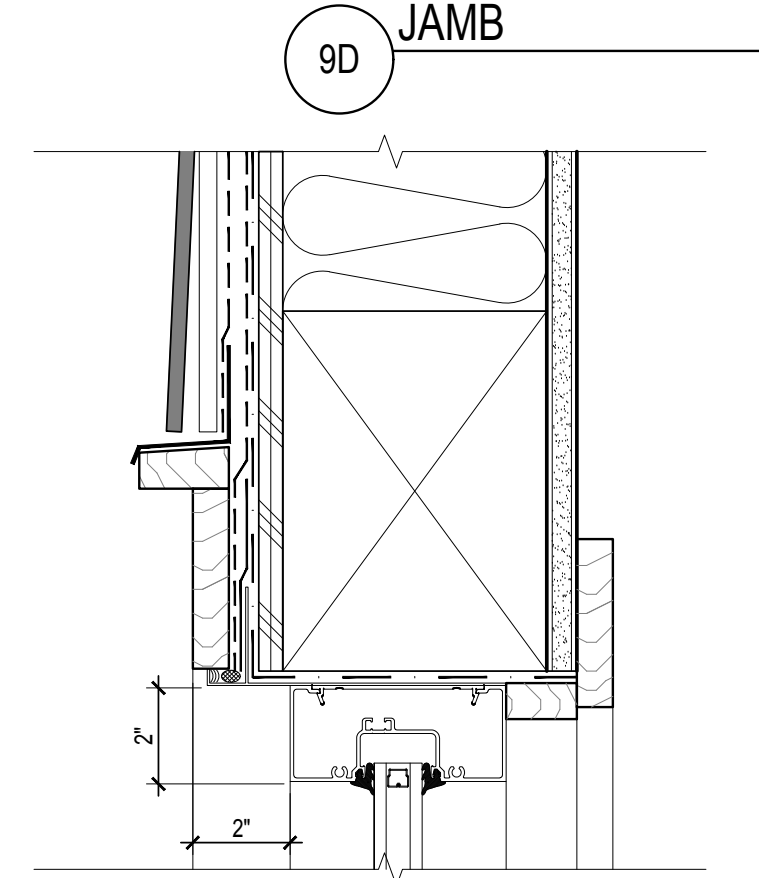
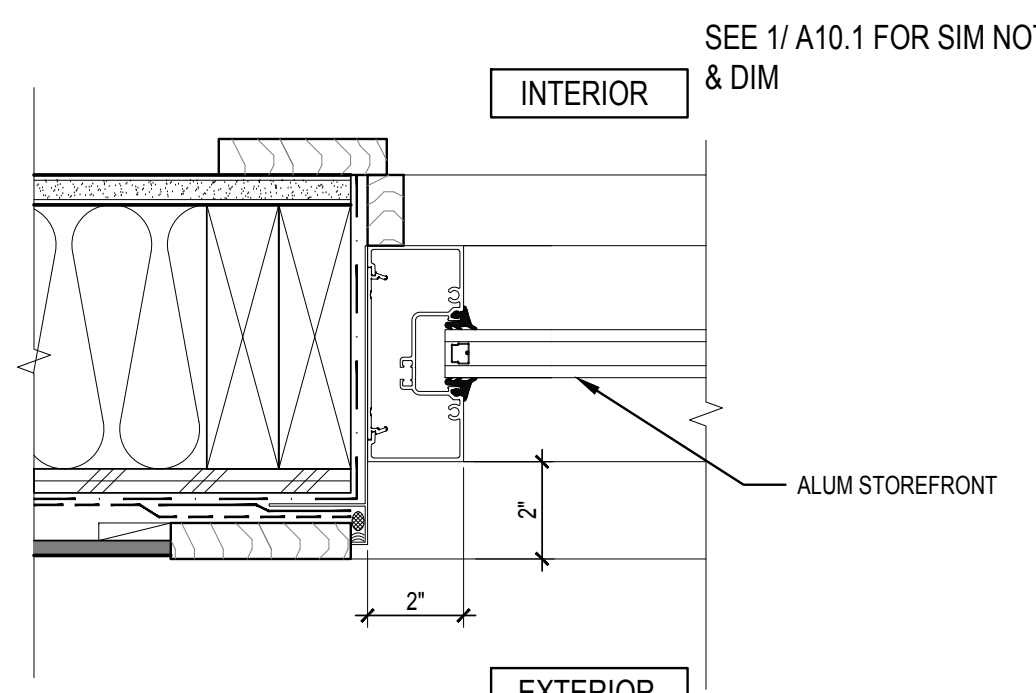
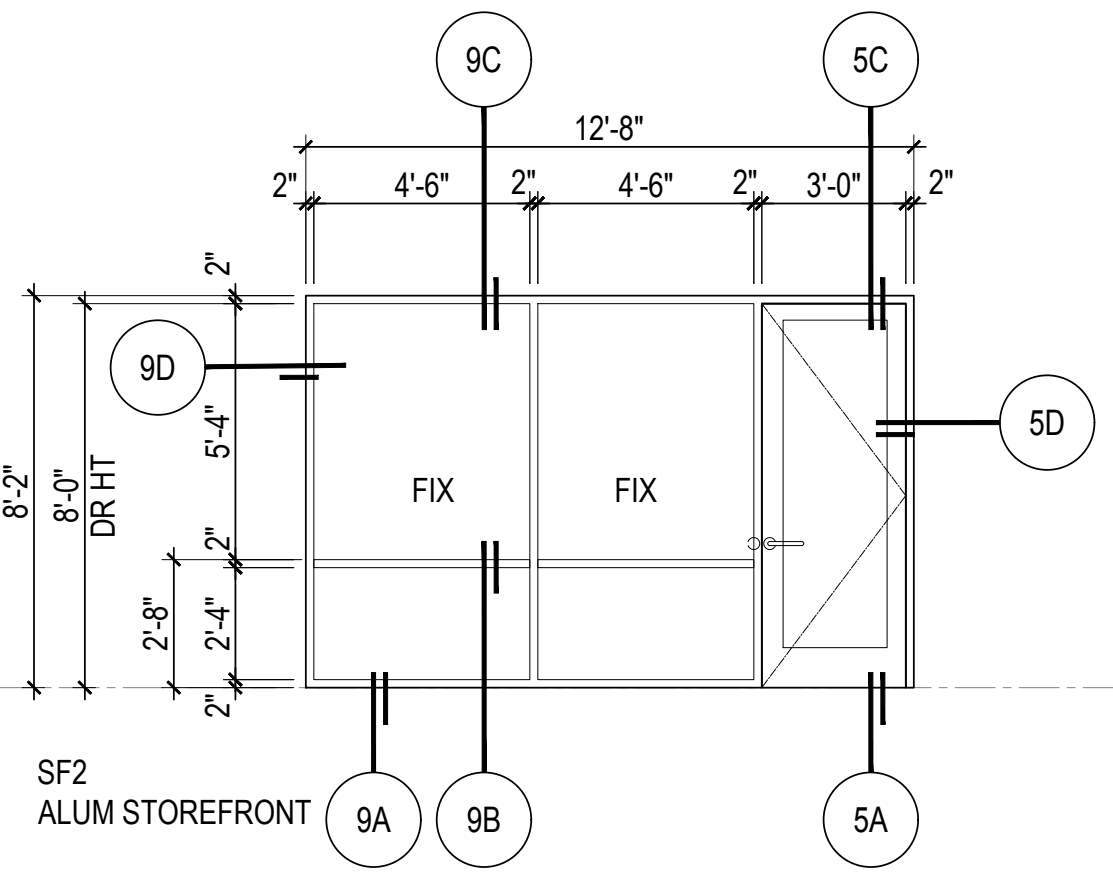
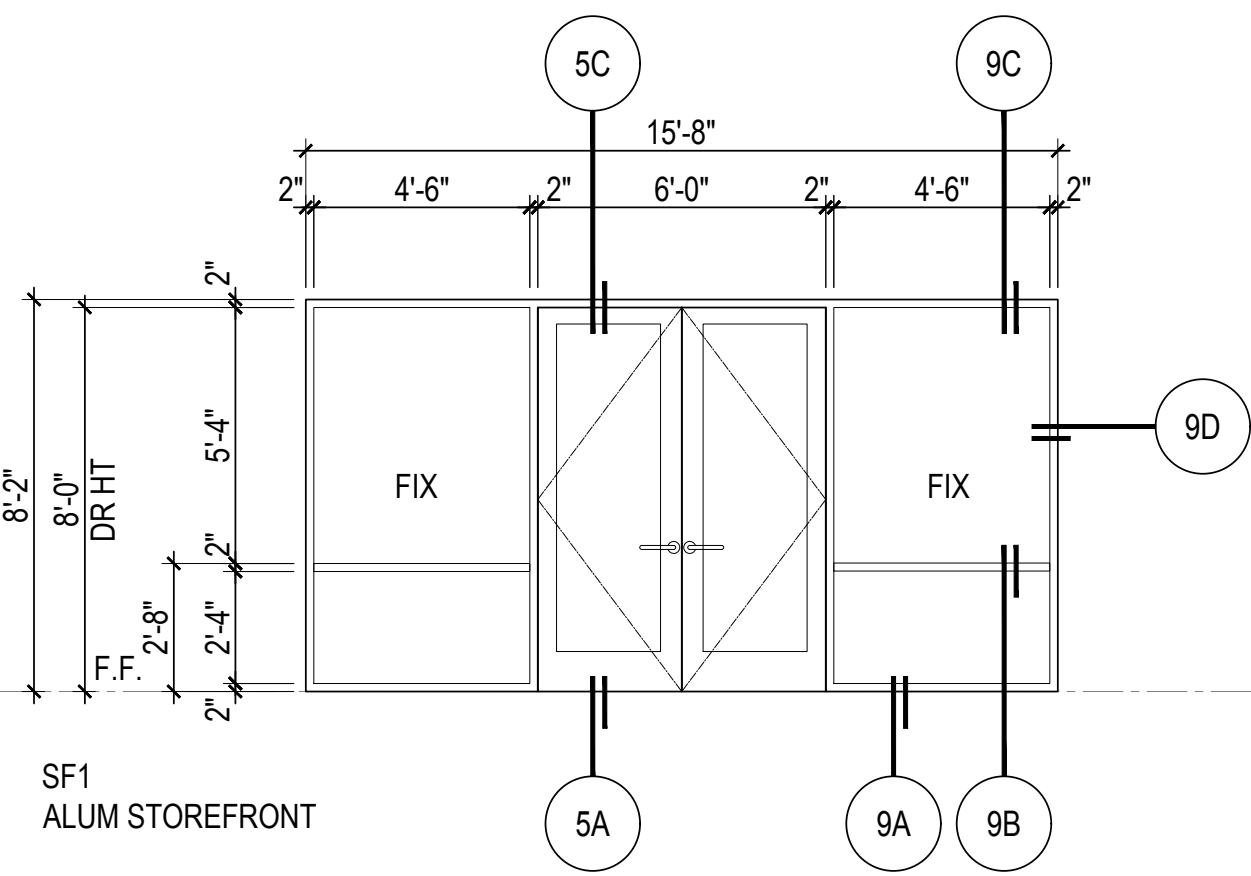
- ASPHALT SHINGLE ROOFING

SHEET NOTES

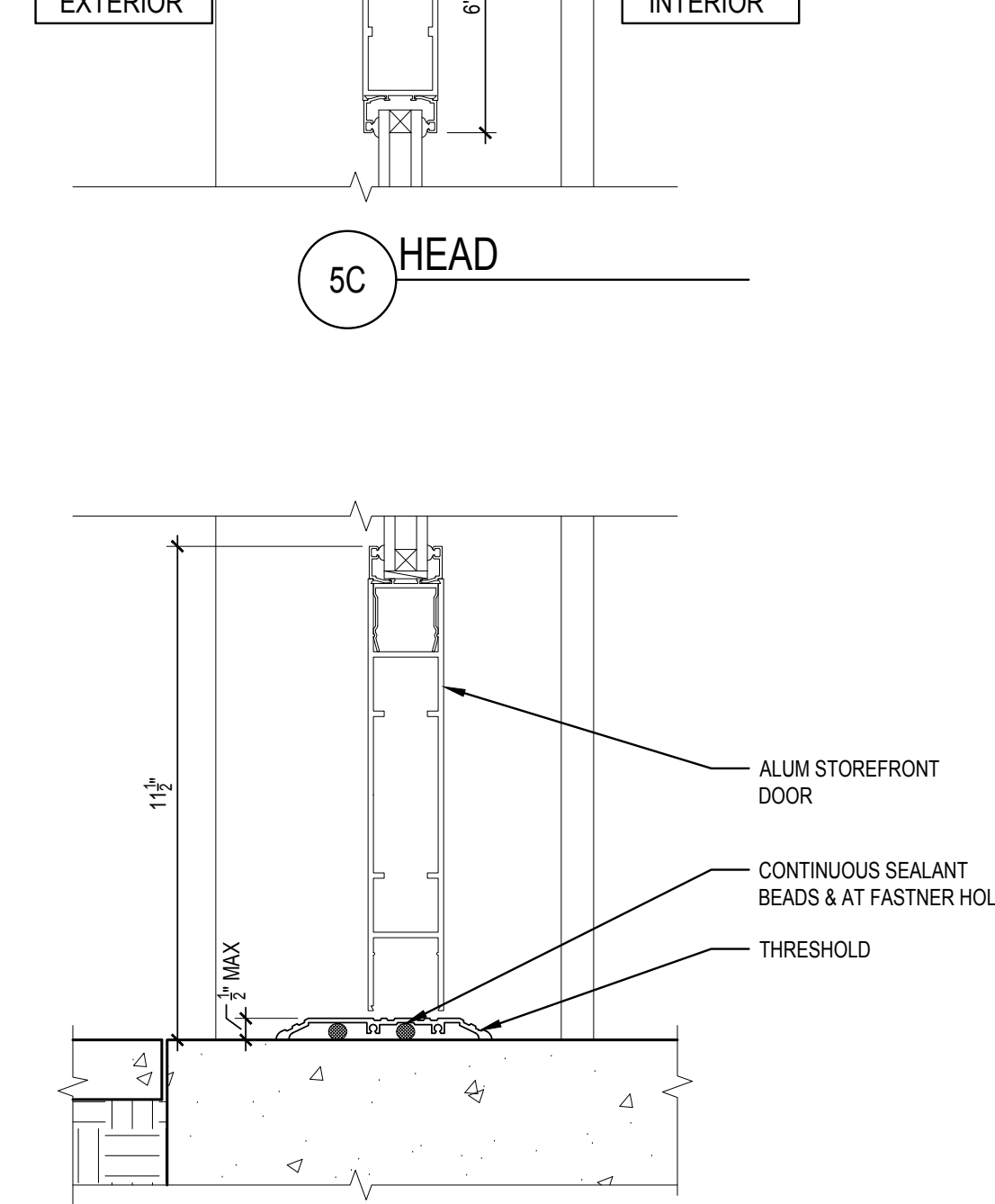
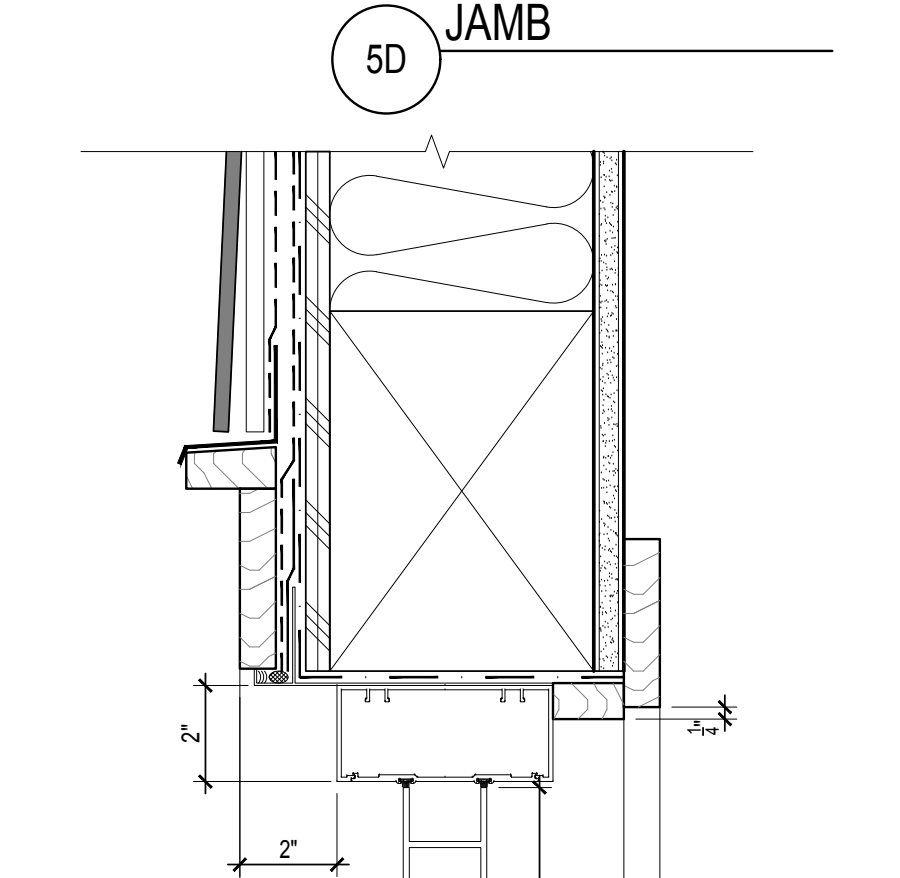
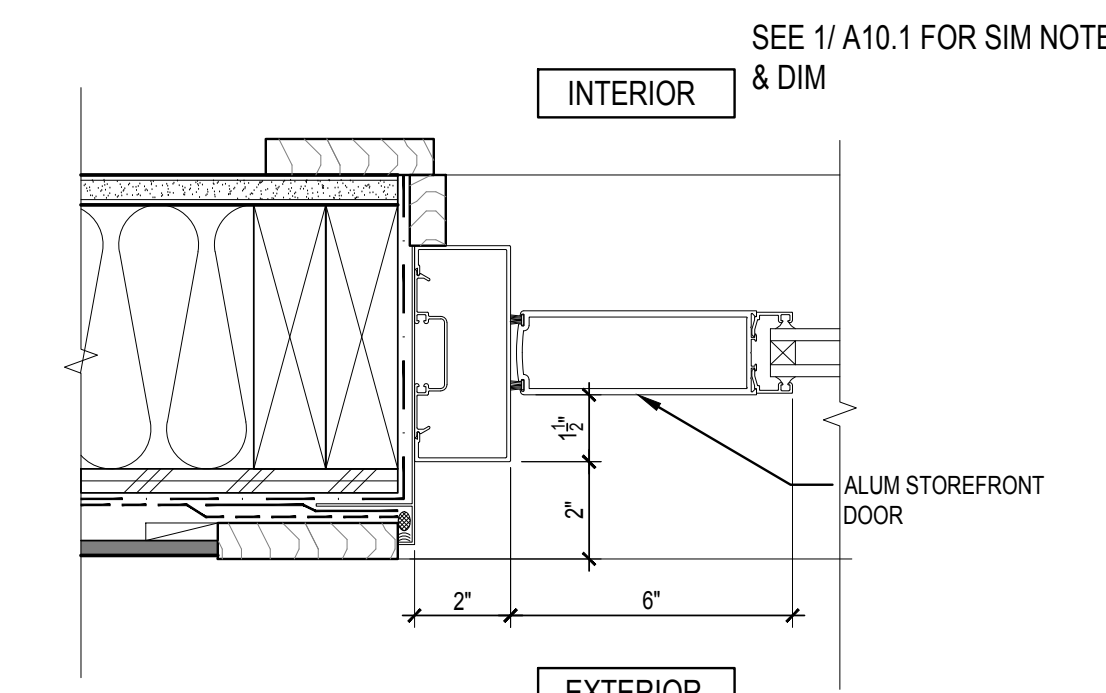
WINDOW / DOOR / STOREFRONT TYPES



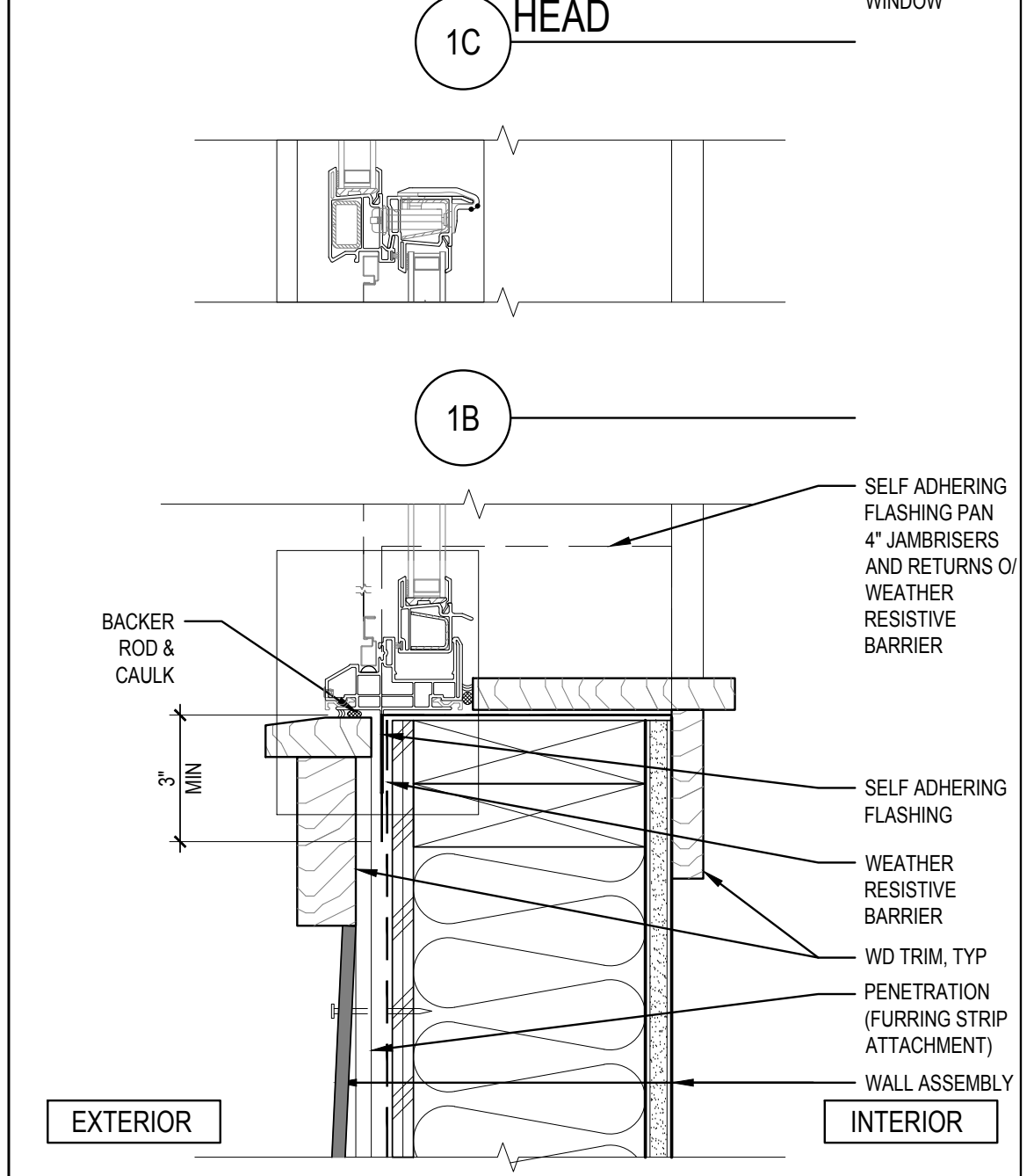
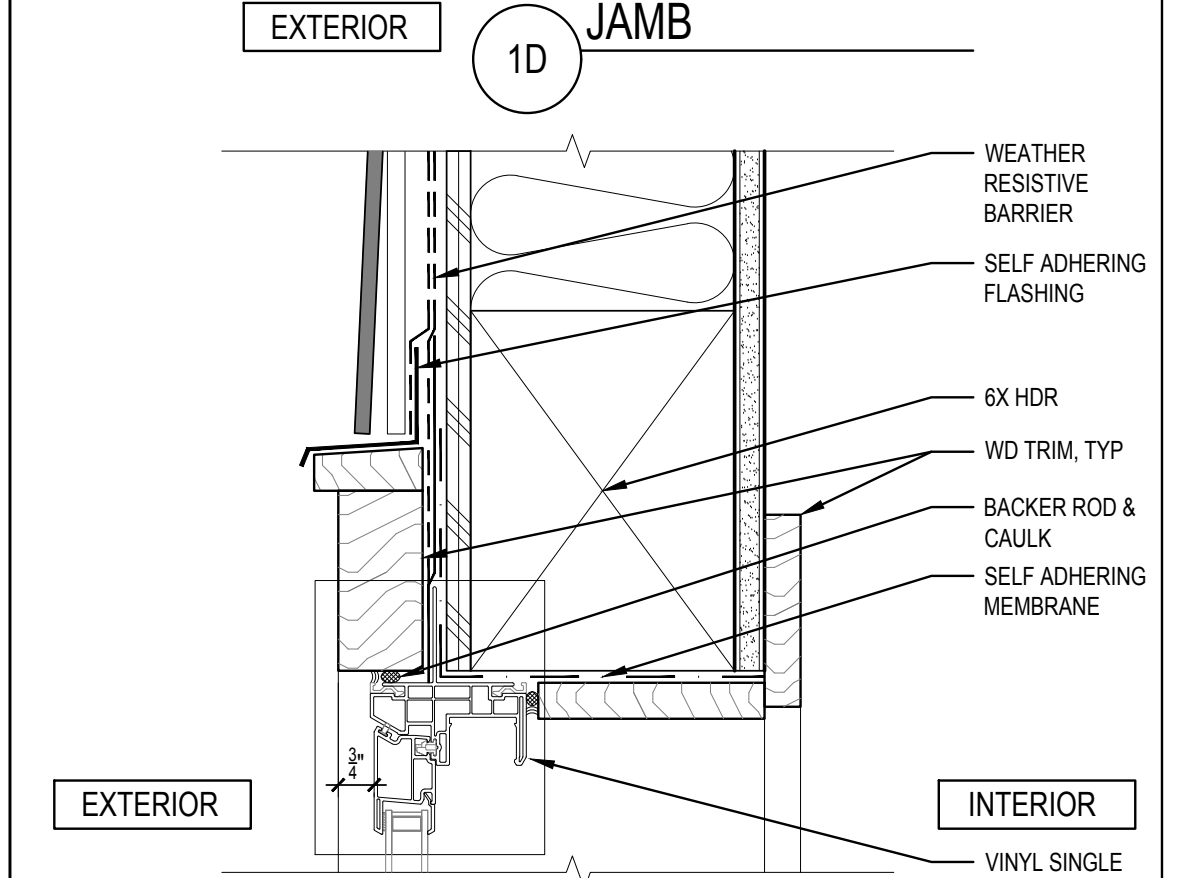
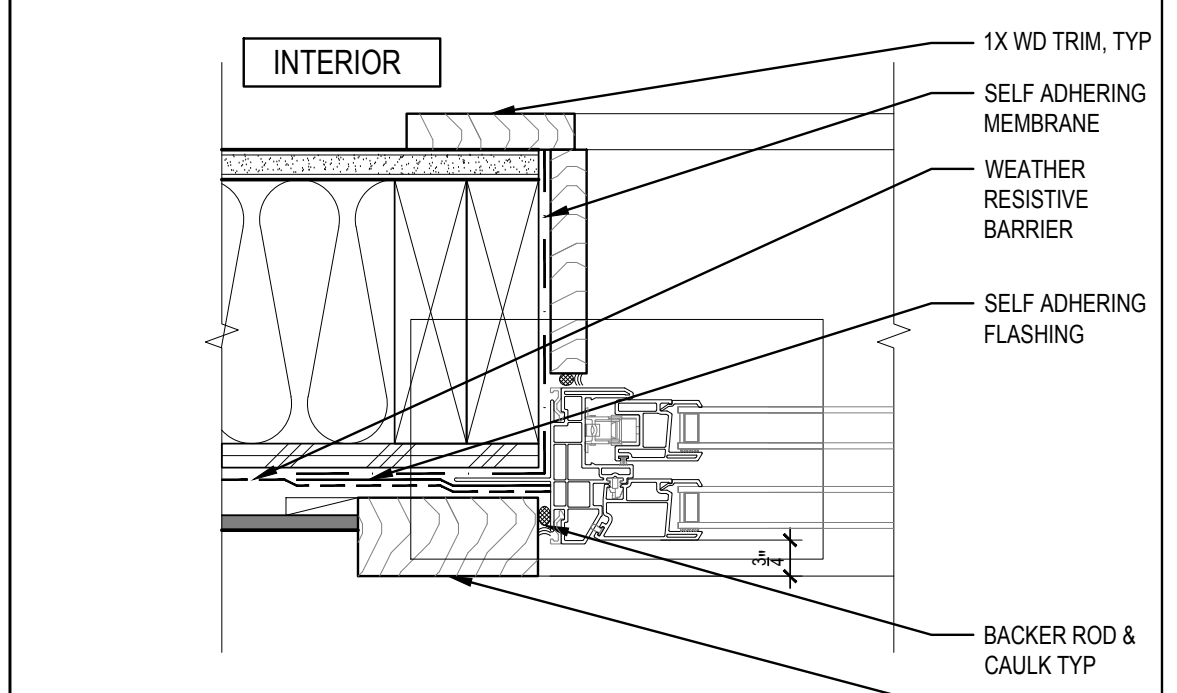
DOOR D1
3'-0" X 7'-6"



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



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



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

EAGLE HOUSING
2437 EAGLE AVENUE
ALAMEDA CA 94501

03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT
05.02.2016 PLANNING RESUBMIT
05.11.2016 PLANNING RESUBMIT

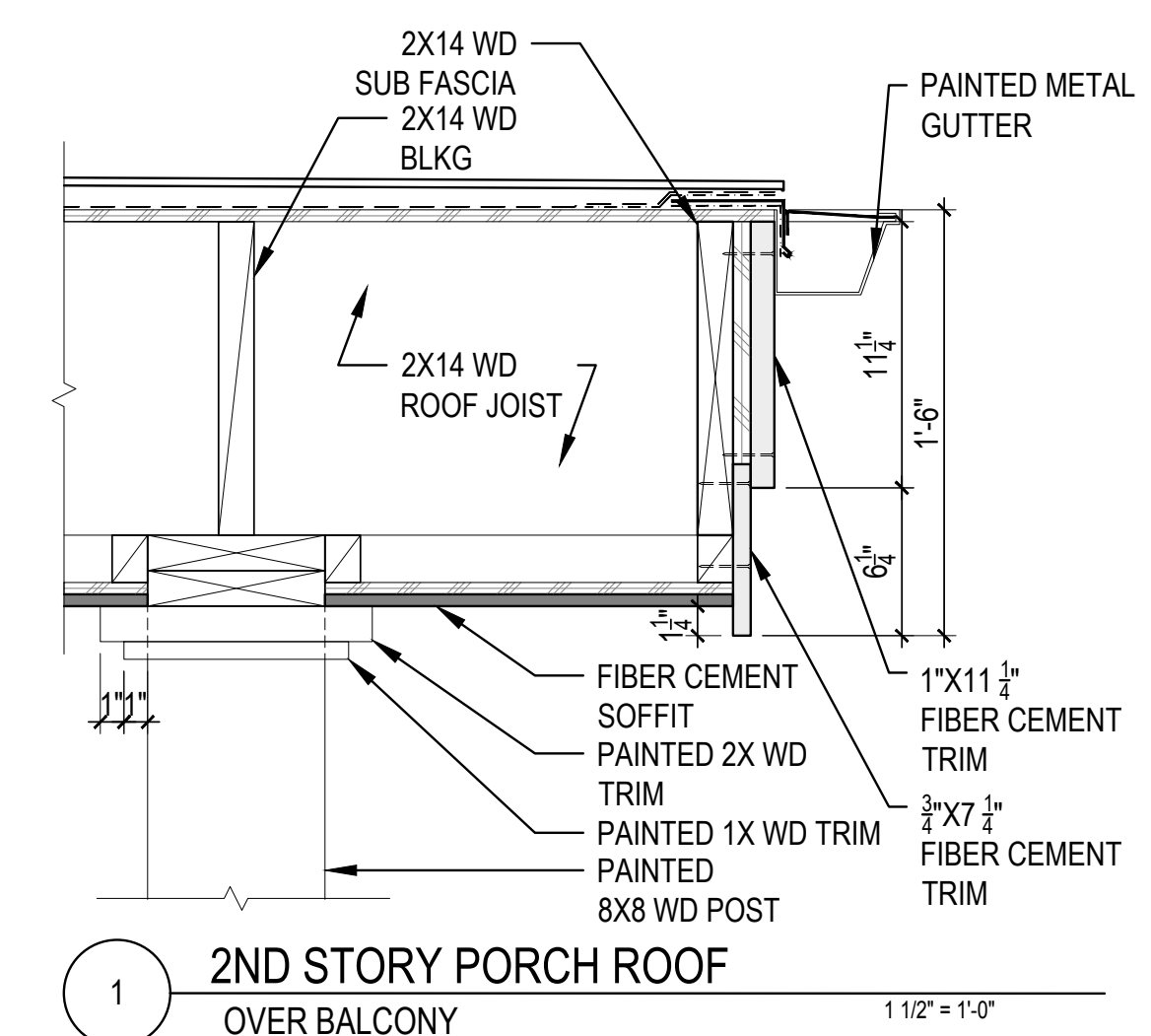
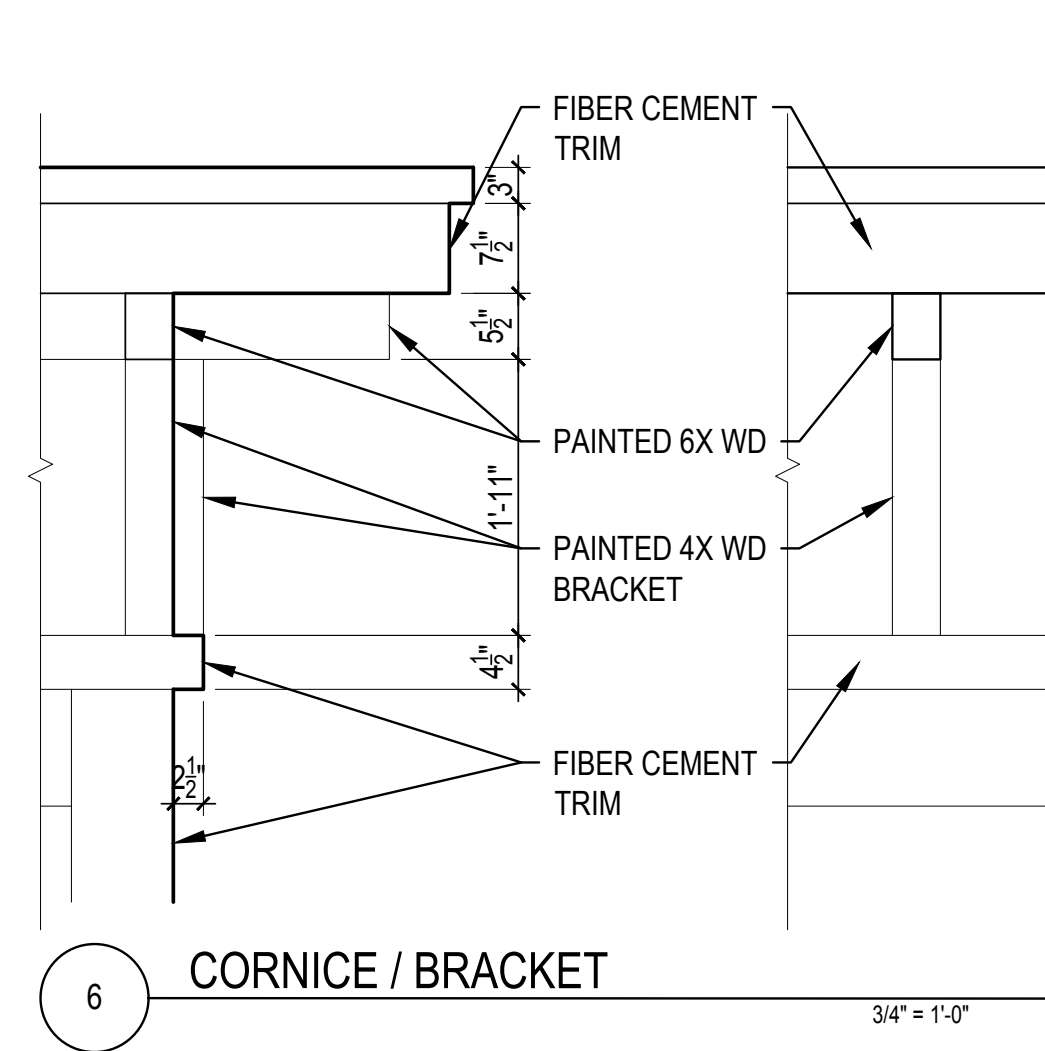
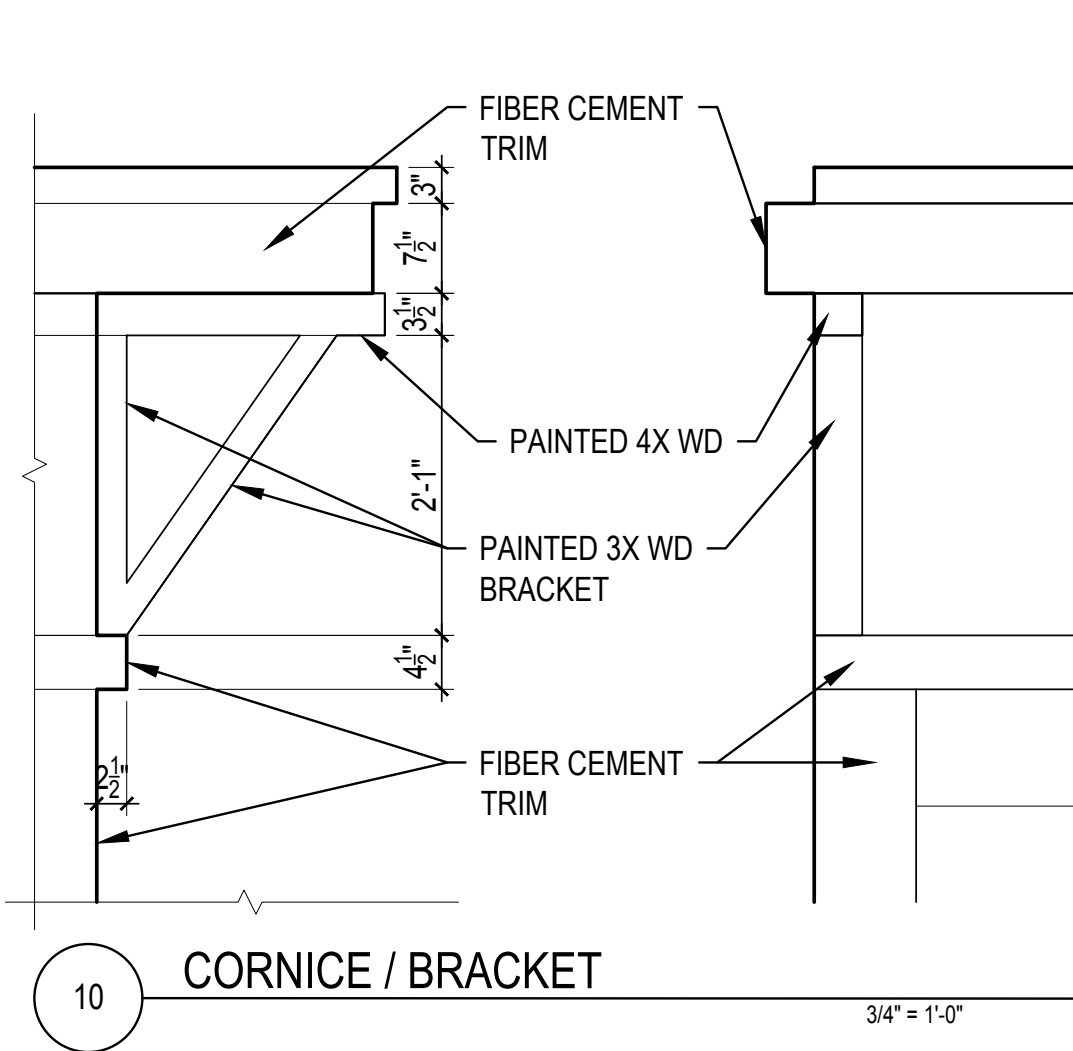
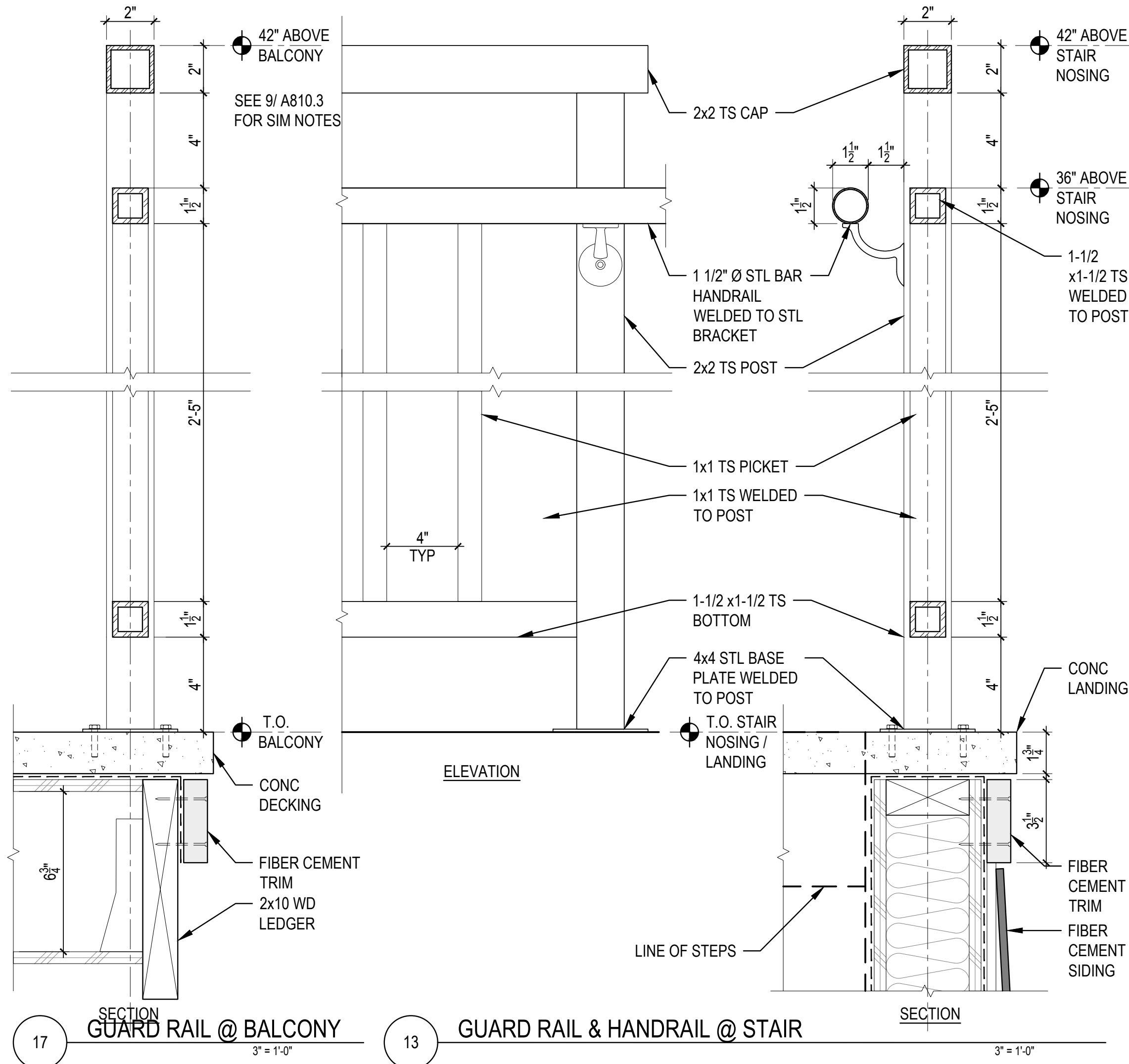
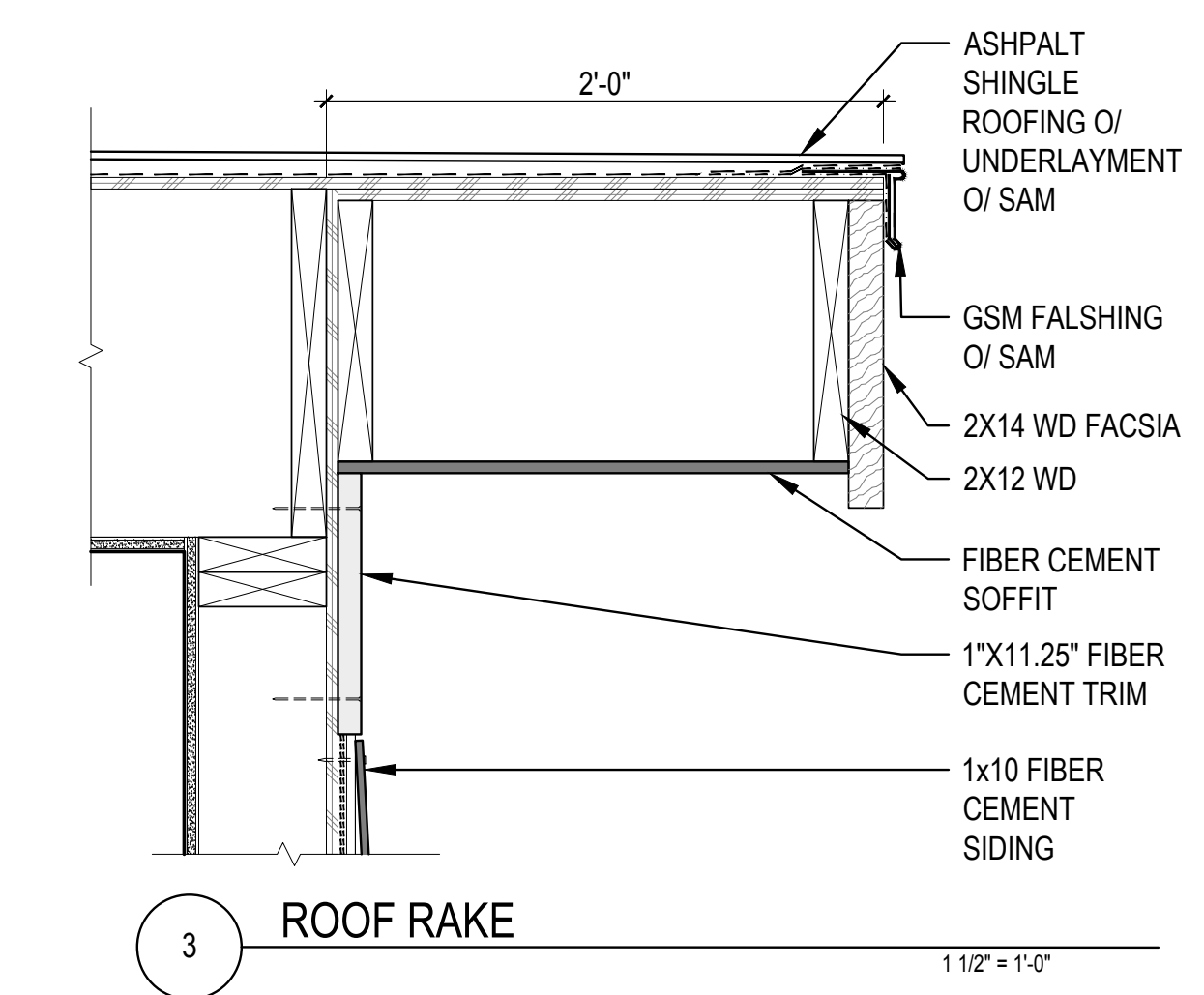
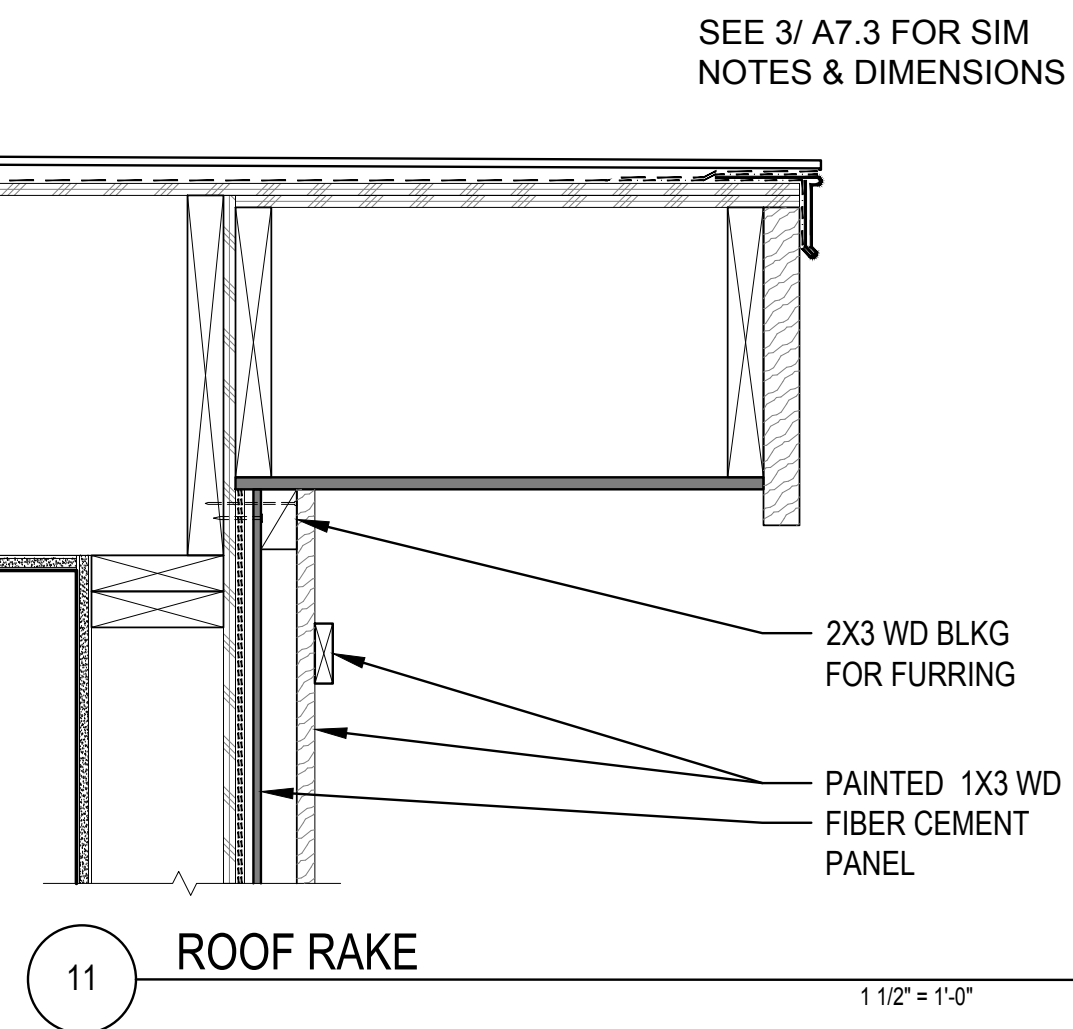
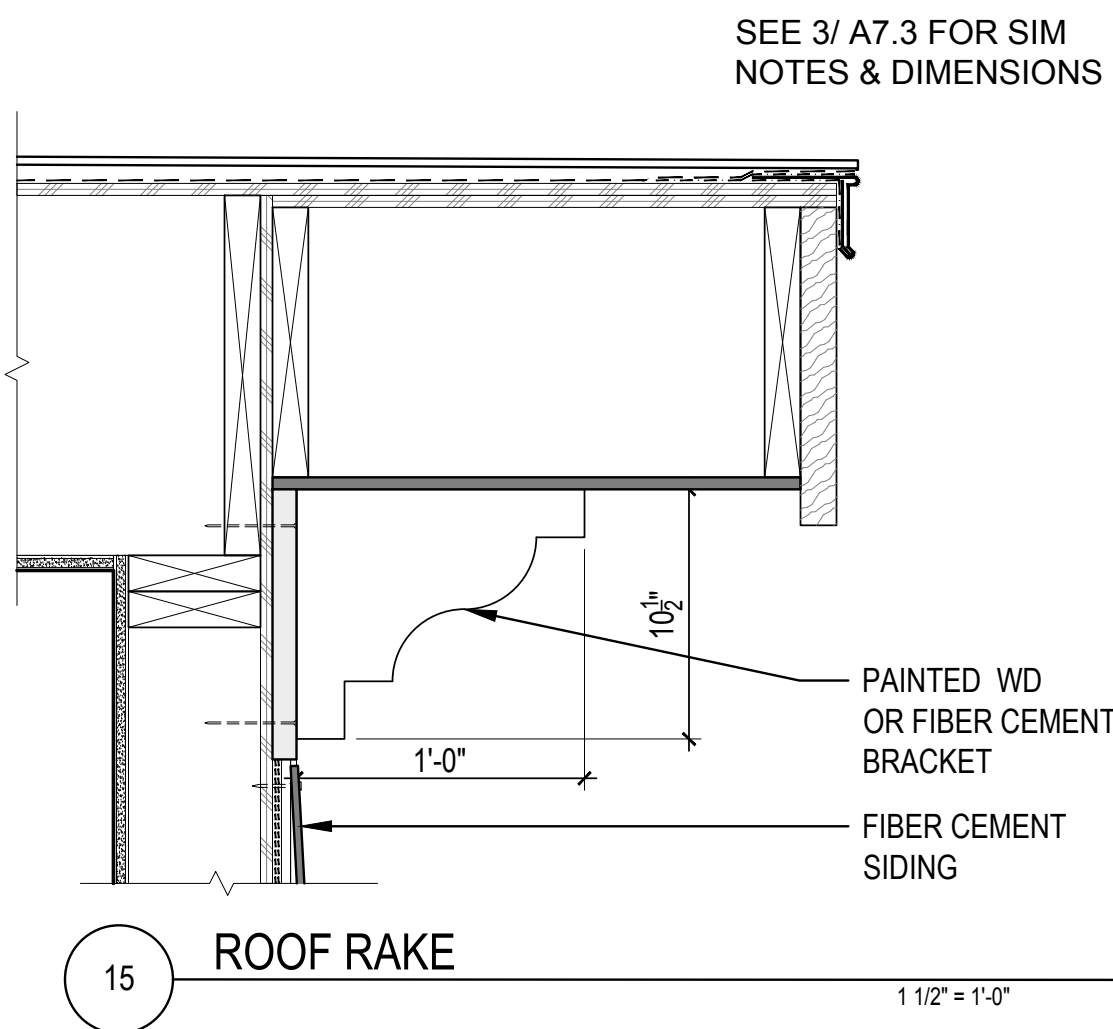
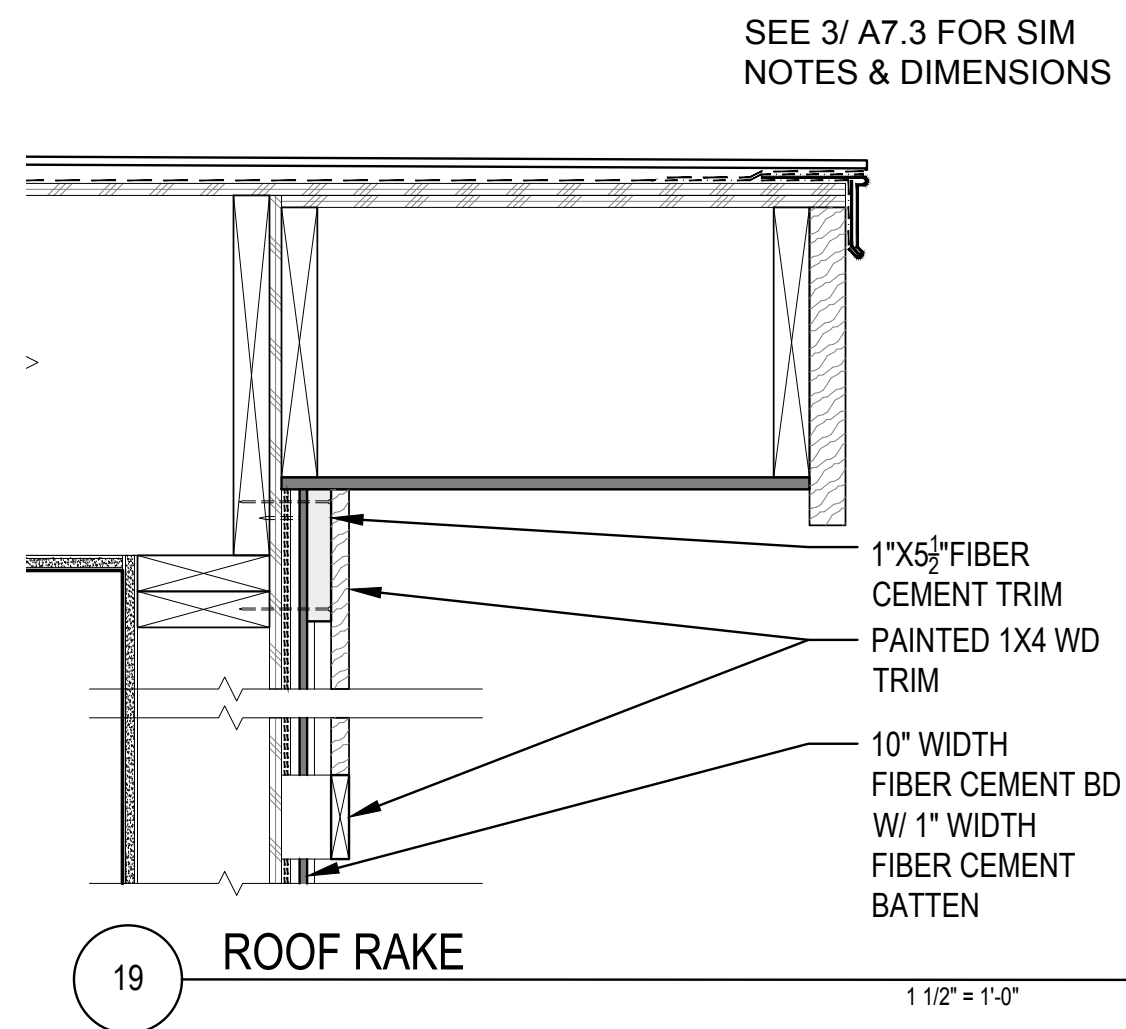
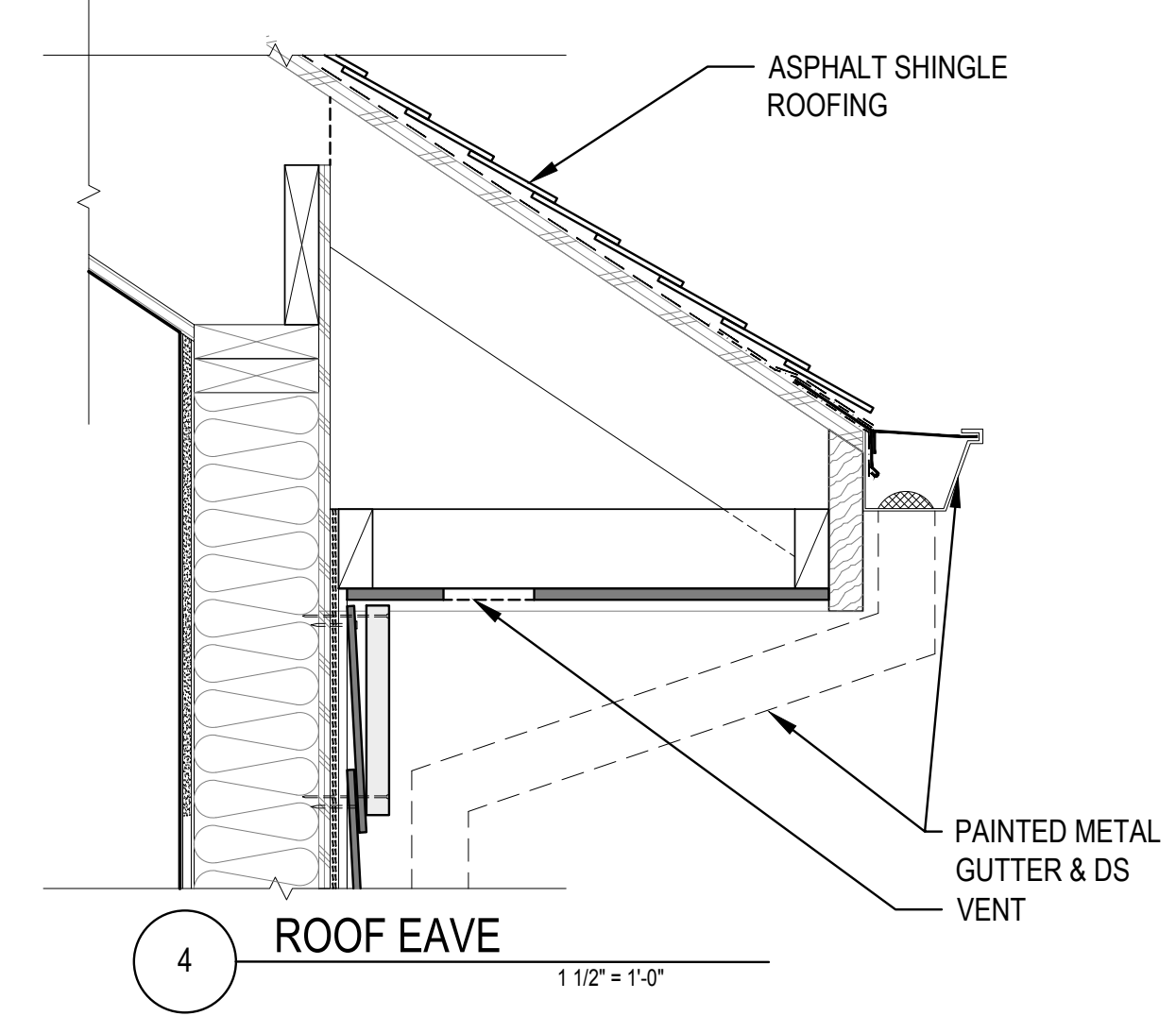
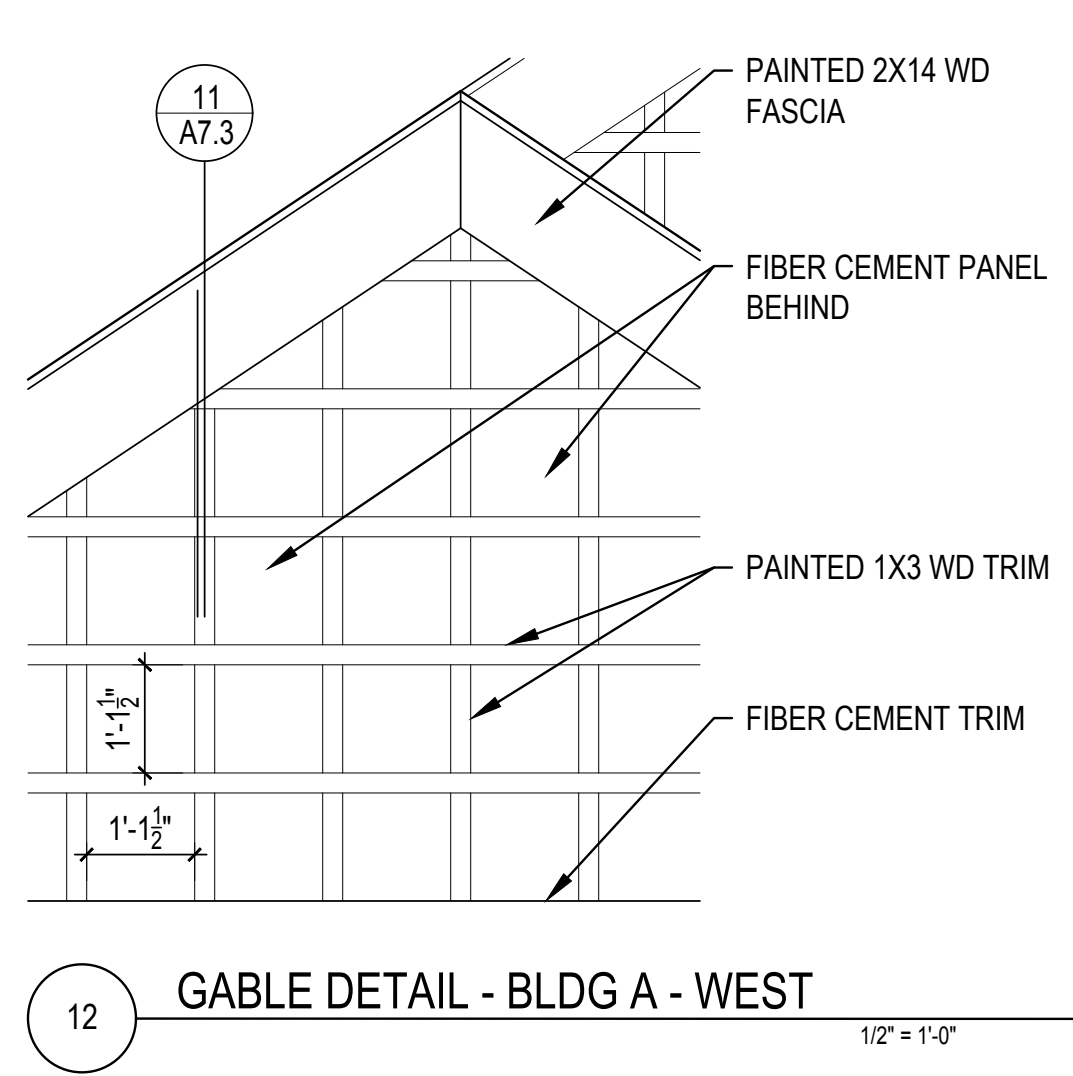
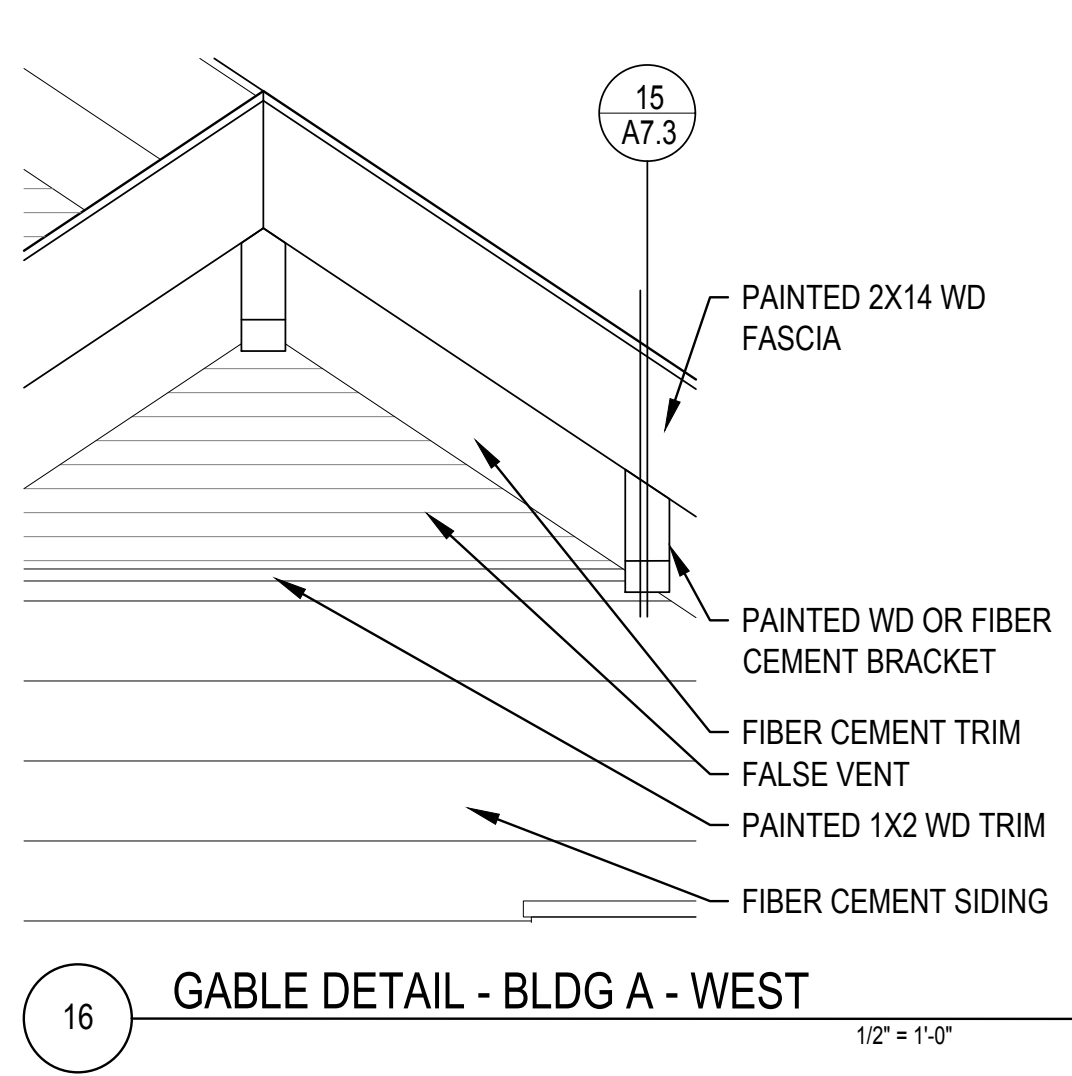
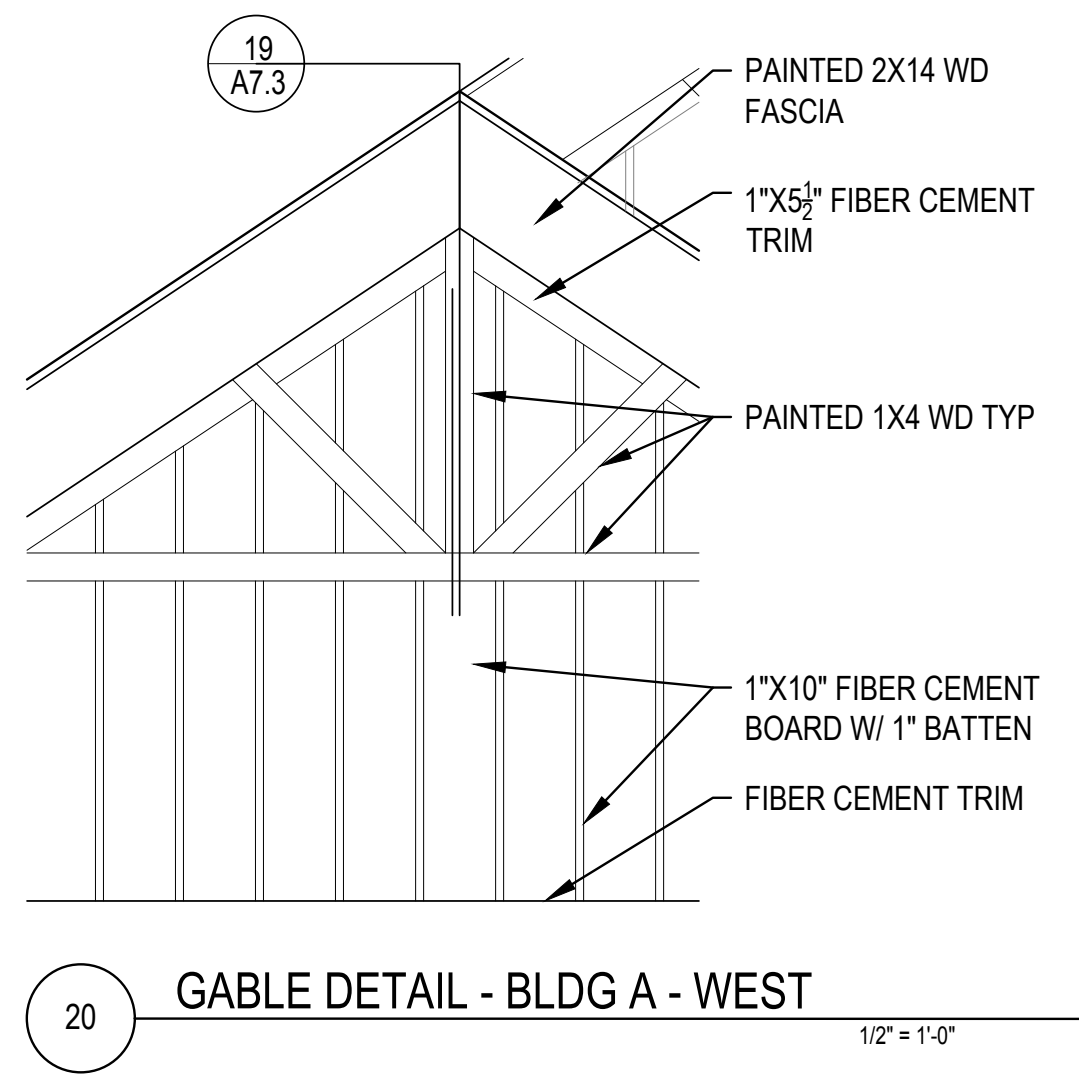
WINDOW /
STOREFRONT
TYPES
& DETAILS

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



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

 $1/2'' = 1'-0''$



**EAGLE HOUSING
2437 EAGLE AVENUE
ALAMEDA CA 94501**

03.23.2015 DRT
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08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT
05.02.2016 PLANNING RESUBMIT
05.11.2016 PLANNING RESUBMIT

DETAILS
EXTERIOR

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

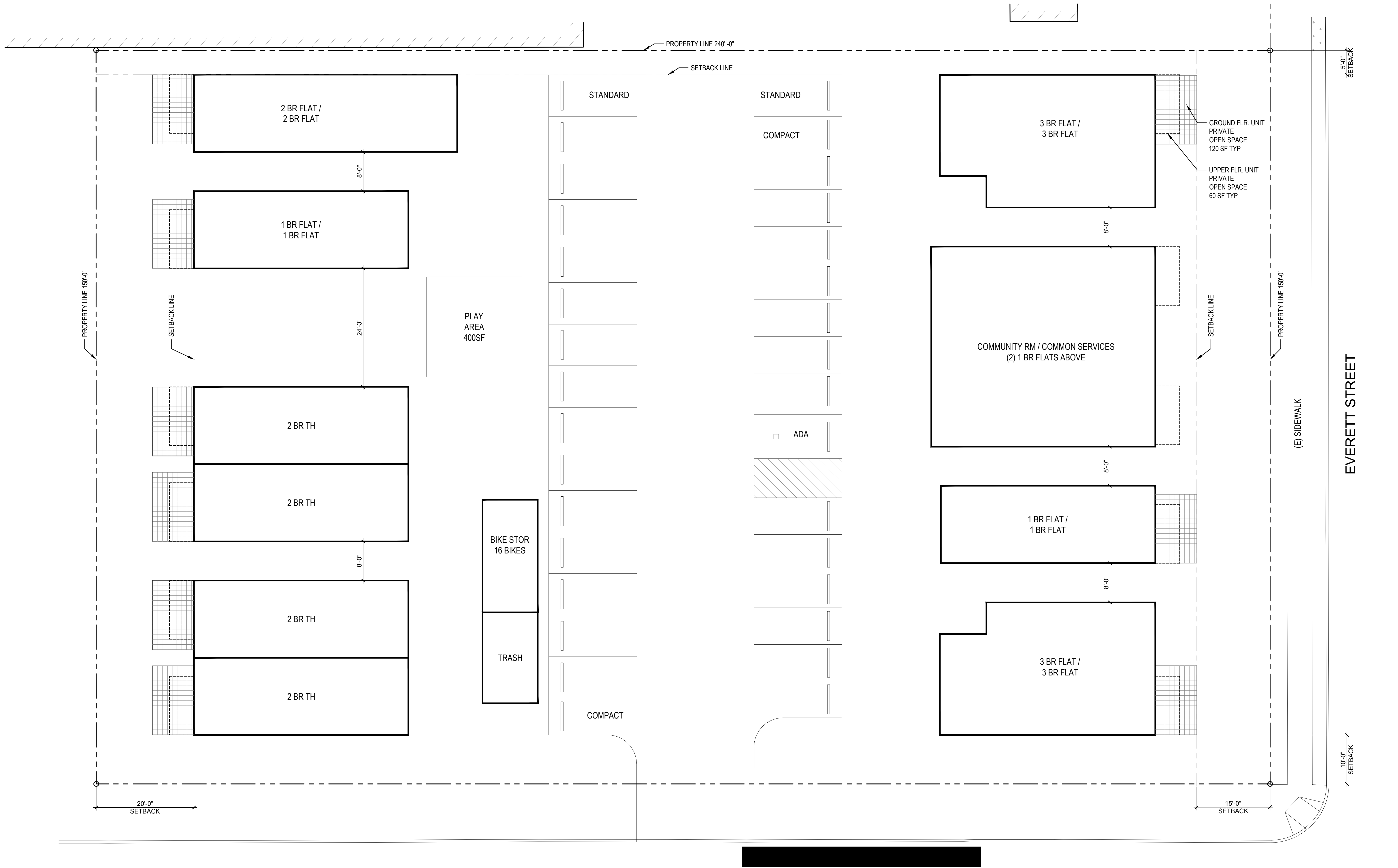
A7.3

EAGLE HOUSING
2437 EAGLE AVENUE
ALAMEDA CA 94501

03.23.2015 DRT
04.15.2015 PLANNING PERMIT
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05.02.2016 PLANNING RESUBMIT
05.11.2016 PLANNING RESUBMIT

DENSITY BONUS
APPLICATION
BASE SITE PLAN
DIAGRAM

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



GENERAL DEVELOPMENT NOTES

ZONING: NP-R
MAX. RESIDENTIAL DENSITY: (1)
HOUSING UNIT PER 2,000 SF OF LAND
ALLOWED BUILDING TYPE: ROW HOUSE

TOTAL LOT AREA: 36,000 SF

SETBACKS PER ZONING CODE:
FRONT YARD: 15'
REAR YARD: 20'
SIDE YARD: 5'

MAX. BUILDING HT: 30'
BLDG. SEPARATION: 8'

TOTAL UNITS 16 UNITS
1BR=6
2BR=6
3BR=4

PROPOSED OFF-STREET PARKING SPACES: 32
FULL SIZE=16
COMPACT=15
HC=1
(REQUIREMENTS: 2 SPACES PER UNIT)

PROPOSED BICYCLE PARKING SPACES
LONG TERM (0.5 PER BEDROOM OR
MIN. 1 PER UNIT): 16
SHORT TERM (0.05 PER BEDROOM OR
MIN. 6): 6

PRIVATE OPEN SPACE:
UPPER FLR: 60 SF PER UNIT
GROUND FLR: 120 SF PER UNIT

1

DENSITY BONUS ORDINANCE BASE SITE PLAN DIAGRAM

1' 5' 10' 15' SCALE: 1" = 10'-0"

1/16" = 1'-0"

PLAN NORTH