

BROADWAY & SANTA CLARA

PLANNED DEVELOPMENT

TENTATIVE MAP

PROJECT INFORMATION

SITE LOCATION:

1514, 1516, 1518 Broadway
2607, 2609, 2611, 2613, 2615, 2617, 2619 Santa Clara

APN: 070-156-044-7

LOT INFORMATION: 1.29 ACRES

SHEET INDEX

DEVELOPMENT PLAN

- PD 0 Proposed Planned Development
- PD 1 Development Plan
- PD 1.1 Development Plan
- PD 2 Parking Plan
- PD 3 Open Space Plan

TENTATIVE MAP - TRACT 8534

- 1 Site Plan
- 2 Existing Conidtions & Demolition Plan
- 3 Tentative Map
- 4 Preliminary Grading, Drainage & Utility Plan
- 5 Preliminary Stormwater Control Plan
- 6 Preliminary Fire Access Plan

EXISTING HOMES

- A1 Lot 1
- A2 Lot 3
- A3 Lots 4 & 5
- A4 Lot 6
- A5 Lot 8
- A6 Lot 9

PROJECT TEAM:

OWNER/DEVELOPER:

Branagh Land Inc.
3800 Mt. Diablo Blvd. Suite 200
Lafayette, CA 94549

Contact: Lisa Vilhauer
Phone: 925.743.9500
Email: LisaV@Branagh.com

CIVIL:

Carlson, Barbee & Gibson, Inc.
2633 Camino Ramon, Suite 350
San Ramon, CA 94583

Contact: Angelo Obertello
Phone: 925.866.0322 x 268
Email: aobertello@cbandg.com



LOT 1
1518 BROADWAY
3 UNITS



LOT 2
1516 BROADWAY
2 UNITS

LOT 3
1514 BROADWAY
4 UNITS



LOT 4
2607 SANTA CLARA AVE.
SINGLE FAMILY HOME



LOT 5
2609 SANTA CLARA AVE.
SINGLE FAMILY HOME



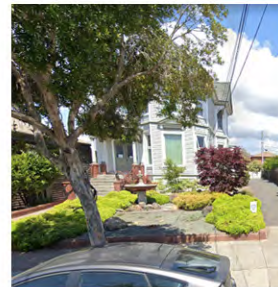
LOT 6
2611 SANTA CLARA AVE.
SINGLE FAMILY HOME



LOT 7
2615 SANTA CLARA AVE.
SINGLE FAMILY HOME



LOT 8
2617 SANTA CLARA AVE.
SINGLE FAMILY HOME



LOT 9
2619 A, B, C, & D SANTA CLARA AVE.
4 UNITS

LOT 10
2619 E & F SANTA CLARA AVE.
2 UNITS

LOT 11
2613 A & B SANTA CLARA AVE.
2 UNITS

LOT 12
SINGLE FAMILY HOME

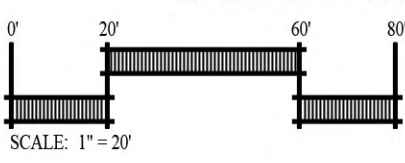
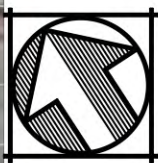
LOT 13
SINGLE FAMILY HOME

LOT 14
SINGLE FAMILY HOME

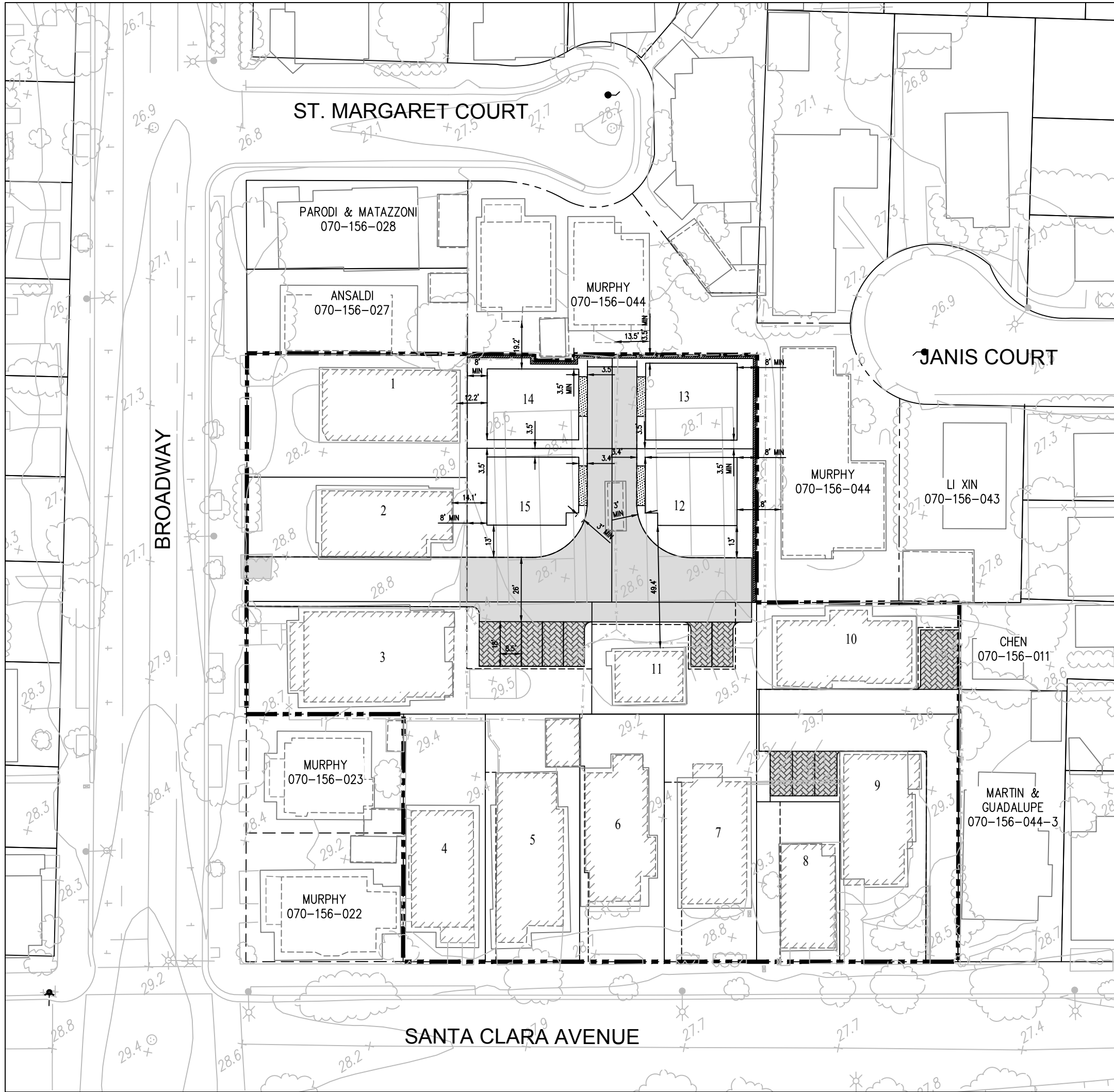
LOT 15
SINGLE FAMILY HOME

PROPOSED PLANNED DEVELOPMENT BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



PD 0



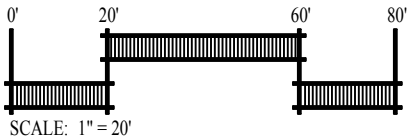
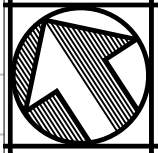
BROADWAY AND SANTA CLARA PROJECT INFORMATION	
PROJECT SQUARE FOOTAGE	56,192.40
UNITS	26
MULTI-FAMILY UNITS	17
SINGLE FAMILY UNITS	9
OPEN SPACE SQUARE FOOTAGE	9415
PARKING SPACES	30
ZONE	
LOTS 1-7; 11-15	R-5-PD
LOTS 8, 9, 10	R-4-PD

- NOTES:
- See Civil Sheets for proposed utilities, easements and detailed grading.
 - See Civil Sheet 1 for existing building setbacks.

DEVELOPMENT PLAN

BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



Proposed Development Plan																
	Overall Project Requirements	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15
LOT AREA (SF)		4,446	4,468	6,333	3,310	3,810	3,420	3,729	2,171	5,982	3,686	3,007	3,627	2,223	2,187	3,627
LOT WIDTH		50'	50'	46'	33'	38'	34'	37'	34'	48'	45'	45'	62'	38'	38'	62'
MAXIMUM MAIN BUILDING COVERAGE		50%	50%	50%	50%	50%	50%	50%	60%	50%	50%	50%	70%	70%	70%	70%
HEIGHT MAX		40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	30'	30'	30'	30'
MINIMUM SETBACKS ¹																
FRONT YARD		20'	20'	20'	7'	7'	20'	20'	5'	0'	0'	10'	3'	3'	3'	3'
DRIVEWAY		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3'	3'	3'	3'
SIDE YARD		5'	5'	4'	5'	3'	2'	3'	2'	2'	3'	5'	3'	3'	3'	3'
CORNER SIDE YARD		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5'	N/A	N/A	5'
REAR YARD		4'	6'	50'	20'	20'	15'	20'	12'	0	0	4'	8'	8'	8'	8'
DISTANCES BETWEEN MAIN BUILDINGS ON THE SAME LOT		20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
USABLE OPEN SPACE:	Lots 1, 2, 3, 9, 10, and 11 will share common open spaces. See attached open space plan.	200 min per unit	200 min per unit	200 min per unit	200 min per unit	200 min per unit	200 min per unit	200 min per unit	400 min per unit	400 min per unit	400 min per unit	200 min per unit	200 min per unit	200 min per unit	200 min per unit	200 min per unit
OFF-STREET PARKING		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

¹ For accessory structures refer to the Alameda Municipal Code 30-5.7.f

DEVELOPMENT PLAN

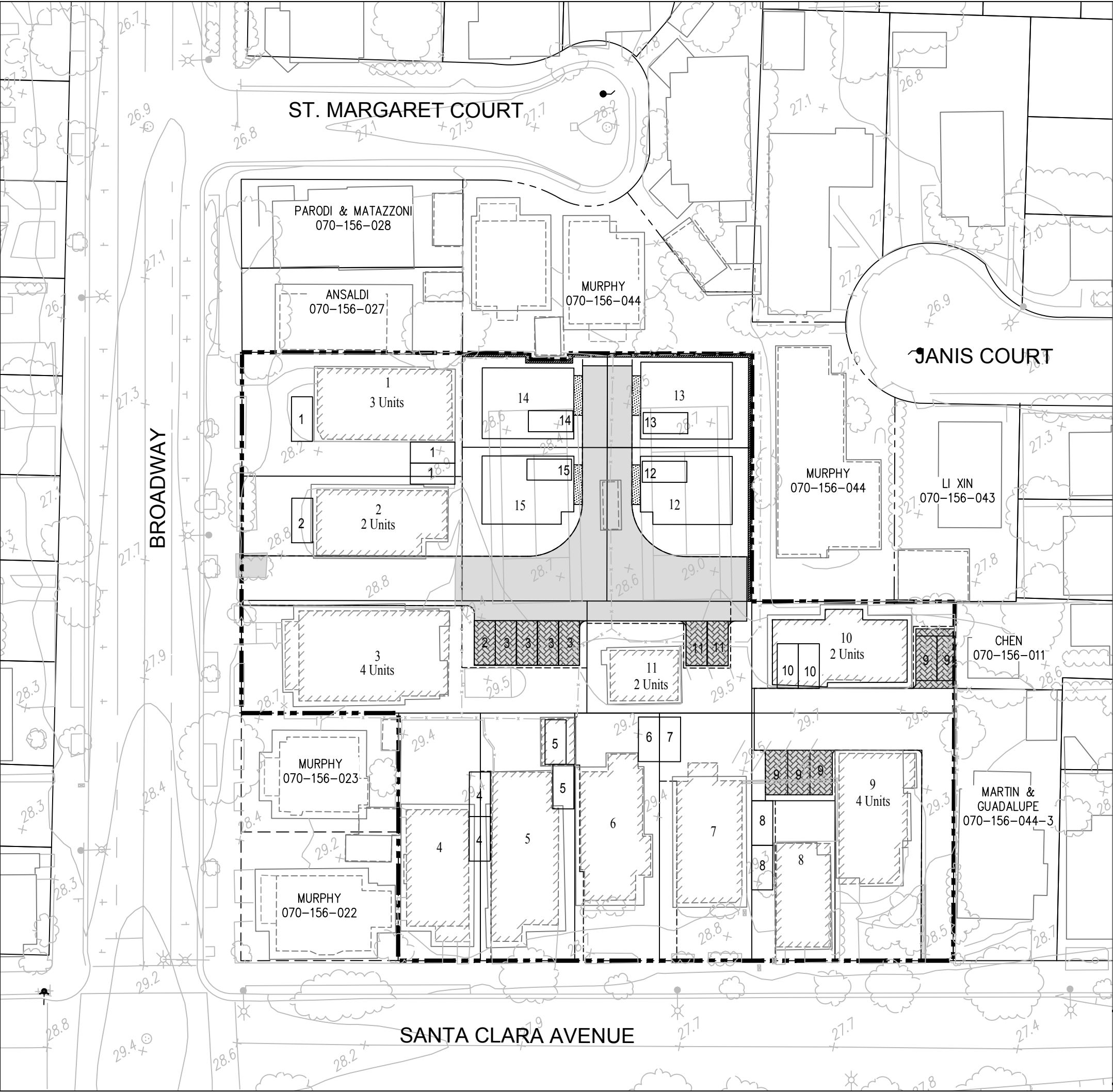
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA

ALAMEDA COUNTY

CALIFORNIA





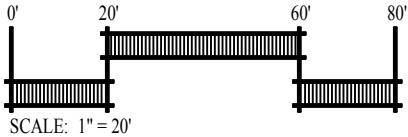
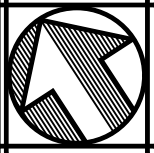
PARKING	
EXISTING UNITS	22
EXISTING PARKING SPACES	22
REQUIRED PARKING SPACES	N/A
PROPOSED UNITS	4
PROPOSED PARKING SPACES	4
TOTAL UNITS	26
TOTAL PROVIDED PARKING SPACES	30
PARKING RATIO	1 space/unit

LEGEND:

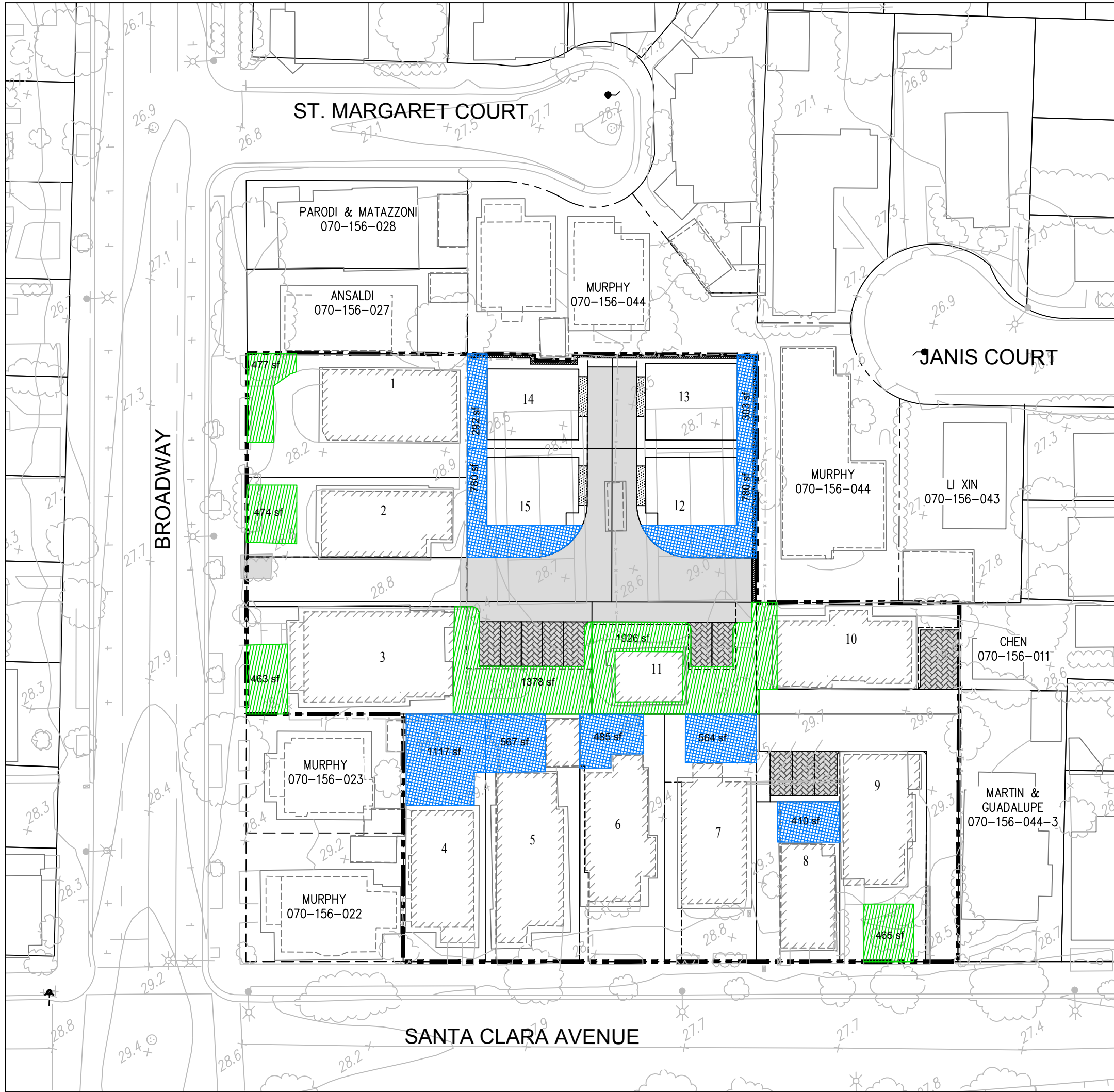
- 1 UNIT NUMBER
- 1 ASSOCIATED UNIT # AND TYPICAL PARKING SPACE

PARKING PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



PD 2



OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE FOR R-5-PD	200 SF/UNIT
	19 UNITS
	3800 TOTAL R-5 OPEN SPACE
REQUIRED OPEN SPACE FOR R-4-PD	400 SF/UNIT
	7 UNITS
	2800 TOTAL R-4 OPEN SPACE
TOTAL OPEN SPACE REQUIREMENT	6600 SF

COMMON OPEN SPACE	
LOT 1	477
LOT 2	474
LOT 3	1841
LOT 9	465
LOT 11	1926
TOTAL COMMON OPEN SPACE	5183 SF

PRIVATE OPEN SPACE	
LOT 4	1117
LOT 5	567
LOT 6	485
LOT 7	564
LOT 8	410
LOT 12	780
LOT 13	303
LOT 14	292
LOT 15	780
TOTAL PRIVATE OPEN SPACE	4232 SF

TOTAL OPEN SPACE	9415 SF
26 UNITS	362.1 SF/UNIT

- NOTES:
- Per AMC 30-5.12(c) all multi-family units will share the common open spaces on lots 3, 9 and 11. A maintenance agreement and shared access agreement will be provided at the time of final map.
 - Common space to include amenities (picnic table, benches, and/or BBQ pits) to be specified at the time of Design Review.

LEGEND:

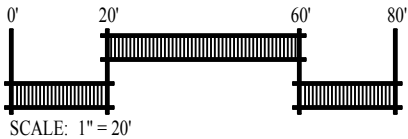
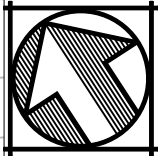
 COMMON OPEN SPACE

 PRIVATE OPEN SPACE

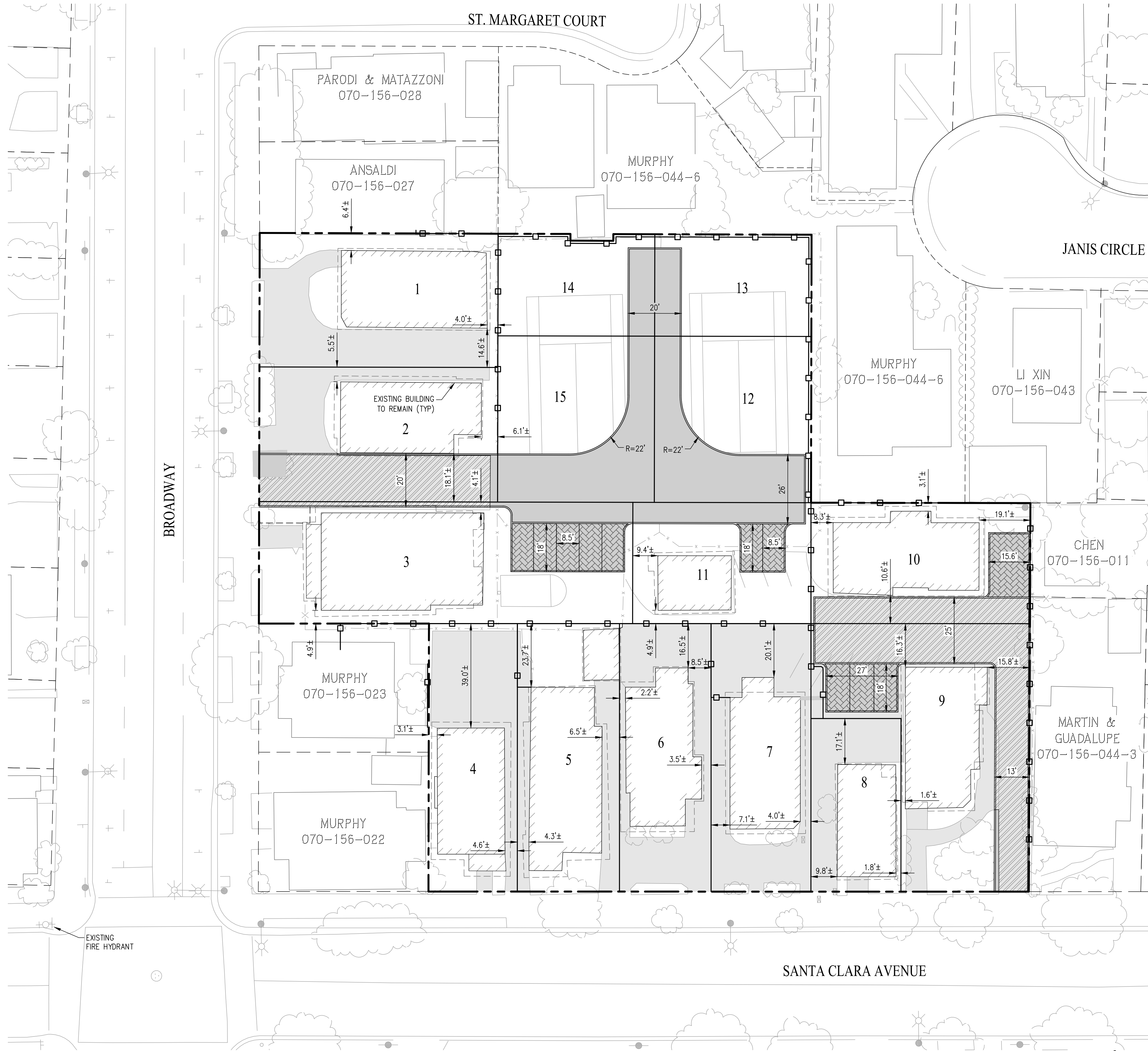
OPEN SPACE PLAN

BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



PD 3



GENERAL NOTES:

1. DEVELOPER:

2. ENGINEER:

3. APN:

4. EXISTING ZONING:

5. EXISTING GENERAL PLAN LAND USE:

6. NUMBER OF LOTS:

7. GROSS SITE AREA:

8. UTILITIES:

11. FIRE PROTECTION DISTRICT:

12. BASIS OF BEARINGS:

13. BENCHMARK:
- BRANAGH LAND INC.
3800 MT DIABLO BLVD, SUITE 200
LAFAYETTE, CA 94549
CONTACT: LISA VILHAUER
(925) 743-9500

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322

070-156-044-7

R-5-PD

MEDIUM-DENSITY RESIDENTIAL

15

1.29 AC

SANITARY SEWER:

STORM DRAIN:

WATER:

ELECTRIC:

GAS:

TELEPHONE:

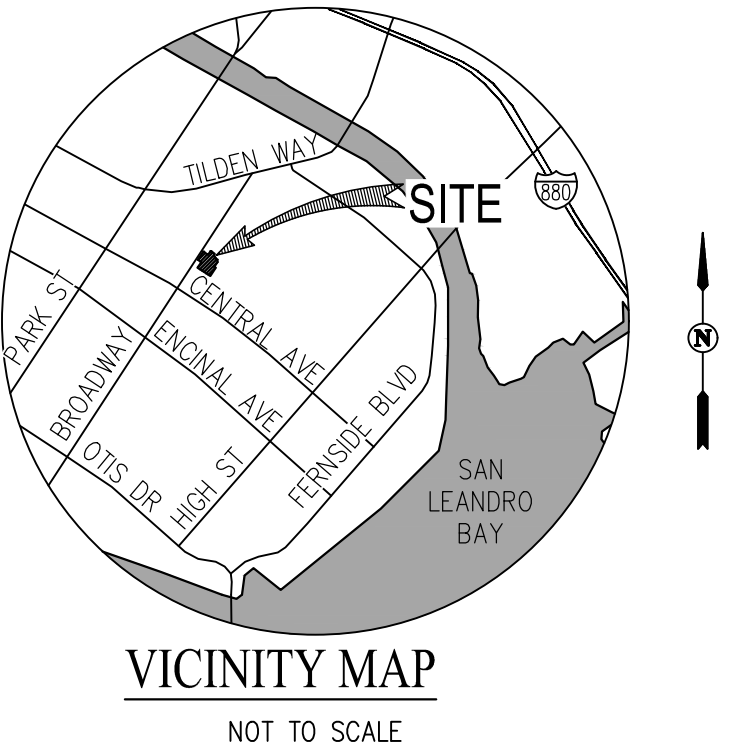
CABLE TV:

CITY OF ALAMEDA (COLLECTION) / EBMUD (TREATMENT AND TRANSMISSION)
CITY OF ALAMEDA
EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ALAMEDA MUNICIPAL POWER (AMP)
PACIFIC GAS & ELECTRIC (PG&E)
AT&T
COMCAST

CITY OF ALAMEDA FIRE DEPARTMENT

BASIS OF BEARINGS IS BETWEEN TWO CUT CROSSES ALONG BROADWAY AS SHOWN ON PARCEL MAP NO. 1776 (88 M 92), BEING N33°11'00"

BENCHMARK IS BRASS DISK IN MONUMENT WELL AT CORNER OF PARK STREET AND SANTA CLARA AVENUE, NGS DESIGNATION PARK CLARA, PID HT0031, HAVING AN NAVD88 PUBLISHED ELEVATION OF 30.87 FEET.



LEGEND:

- PROJECT BOUNDARY

ADJACENT PARCEL BOUNDARY

PROPOSED LOT LINE

EXISTING ASPHALT TO REMAIN

EXISTING ASPHALT TO BE RESURFACED

PROPOSED ASPHALT

PROPOSED CONCRETE

PROPOSED PERVIOUS PAVERS

ABBREVIATIONS

- AC

BLDG

EBMUD

EVAE

EX

EXT

FC

FF

GB

HP

INV

LF

LS

PVAE

PWLE

PUE

R/W

SDE

SSE

ST

S/W

TC

TG

TSM

TRC

TVC
- ACRE

BUILDING

EAST BAY MUNICIPAL UTILITY DISTRICT

EMERGENCY VEHICLE ACCESS EASEMENT

EXISTING

EXTENSION

FLUSH CURB

FINISHED FLOOR

GRADE BREAK

HIGH POINT

INVERT

LOW POINT

LANDSCAPE

PRIVATE VEHICLE ACCESS EASEMENT

PRIVATE WATER LINE EASEMENT

PUBLIC UTILITY EASEMENT

RIGHT OF WAY

STORM DRAIN EASEMENT

SANITARY SEWER EASEMENT

STREET

SIDEWALK

TOP OF CURB

TOP OF GRATE

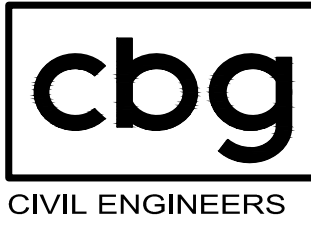
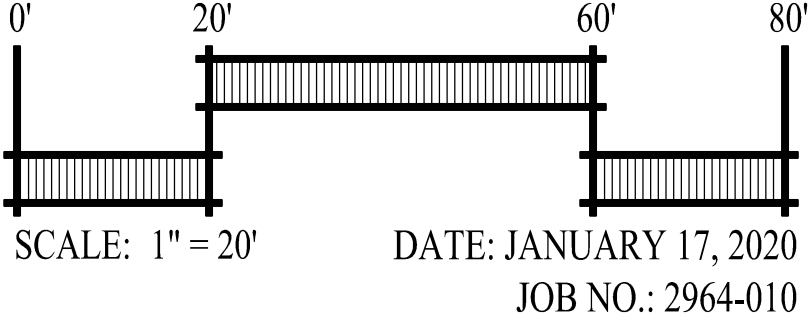
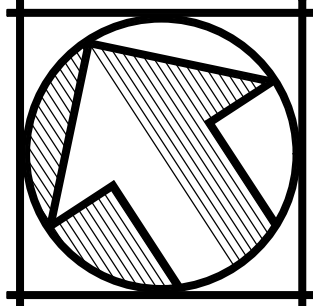
TOP OF SOIL MIX

TOP OF ROLLED CURB

TOP OF VERTICAL CURB

TENTATIVE MAP - TRACT 8534
SITE PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 6 SHEETS



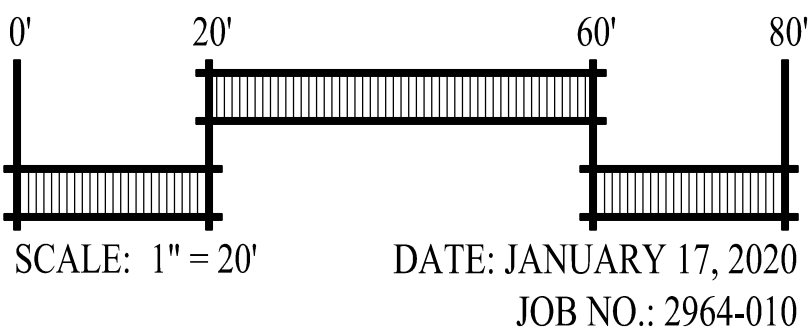
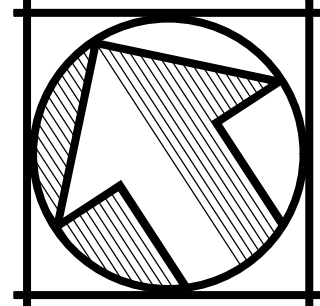
LEGEND:

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PARKING SPACE
- EXISTING FENCE LINE

LINE TABLE		
NO	BEARING	LENGTH
L1	N33°15'00"E	2.50'
L2	N56°45'00"W	16.00'
L3	N33°15'00"E	2.50'

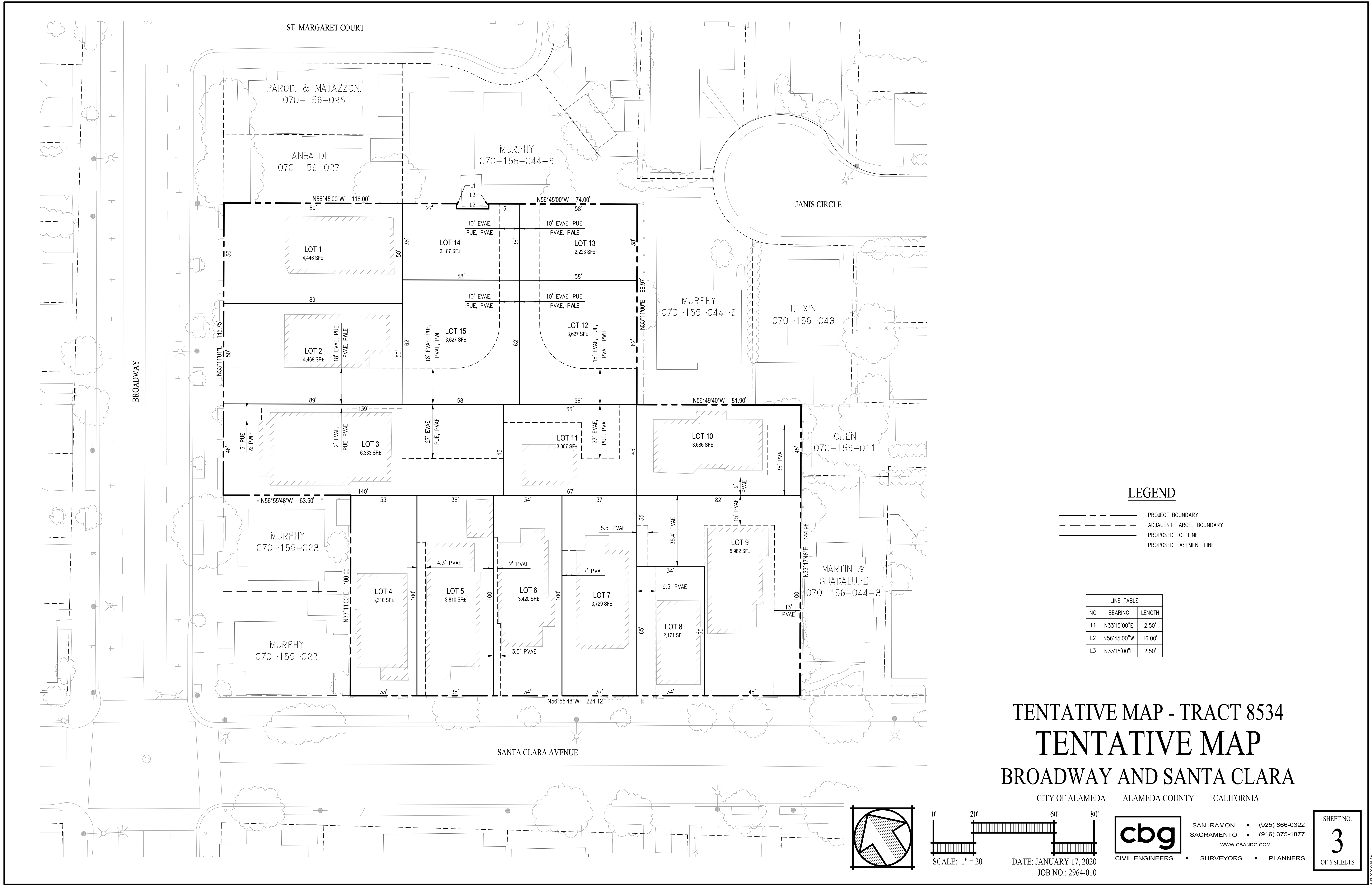
TENTATIVE MAP - TRACT 8534
EXISTING CONDITIONS
& DEMOLITION PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
2
OF 6 SHEETS



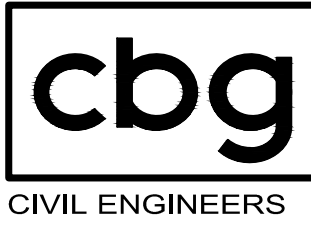
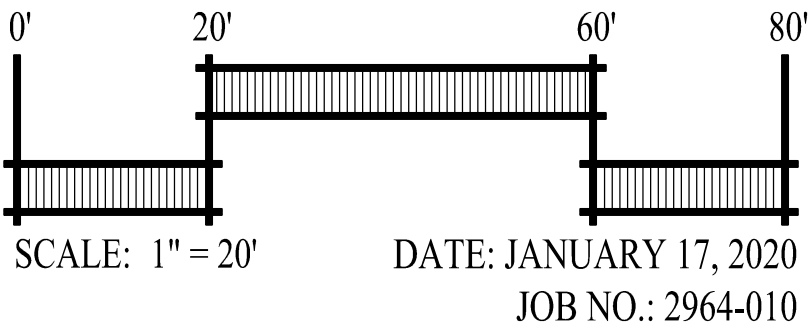
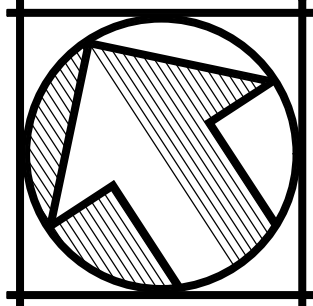
LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE

LINE TABLE		
NO	BEARING	LENGTH
L1	N33°15'00"E	2.50'
L2	N56°45'00"W	16.00'
L3	N33°15'00"E	2.50'

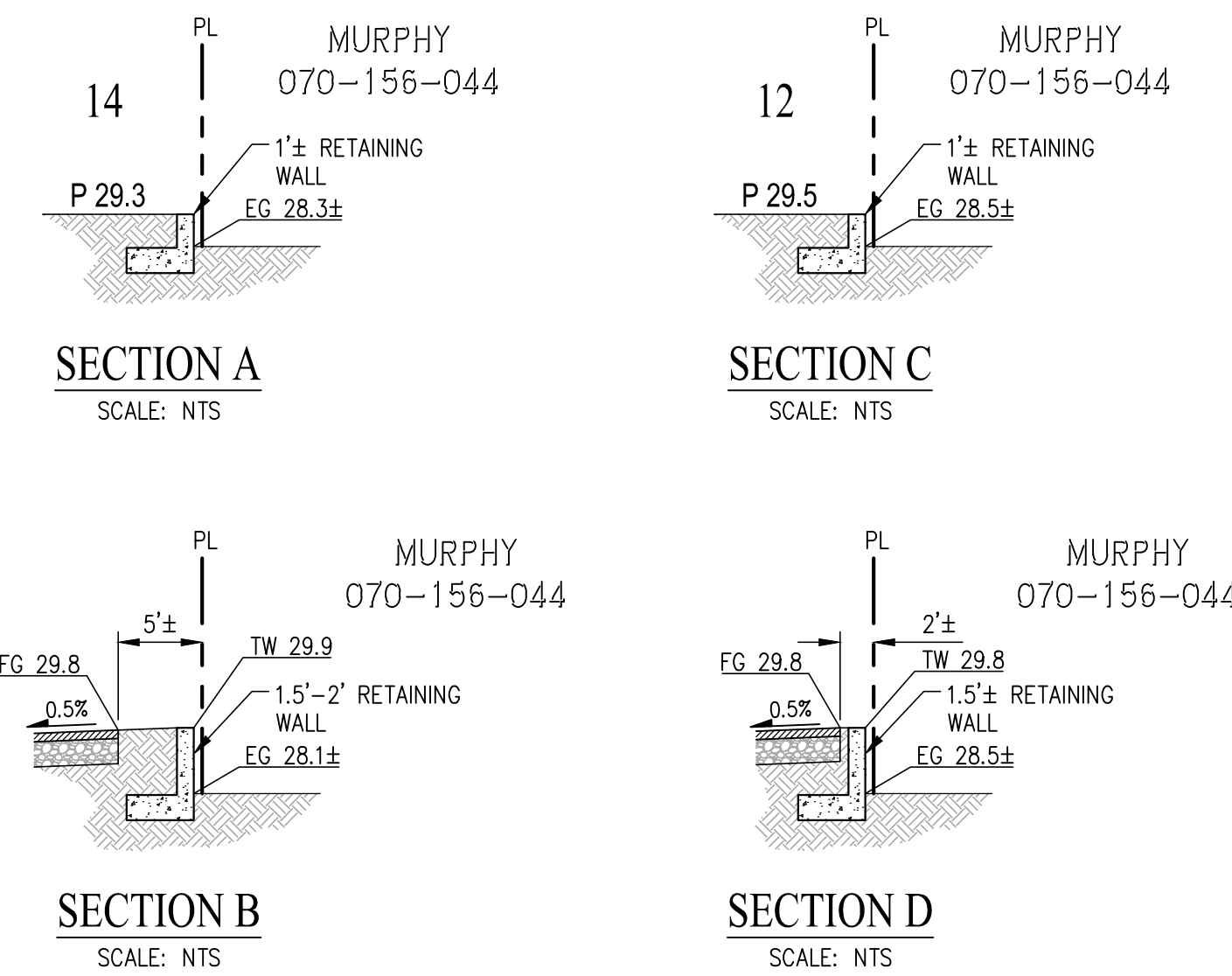
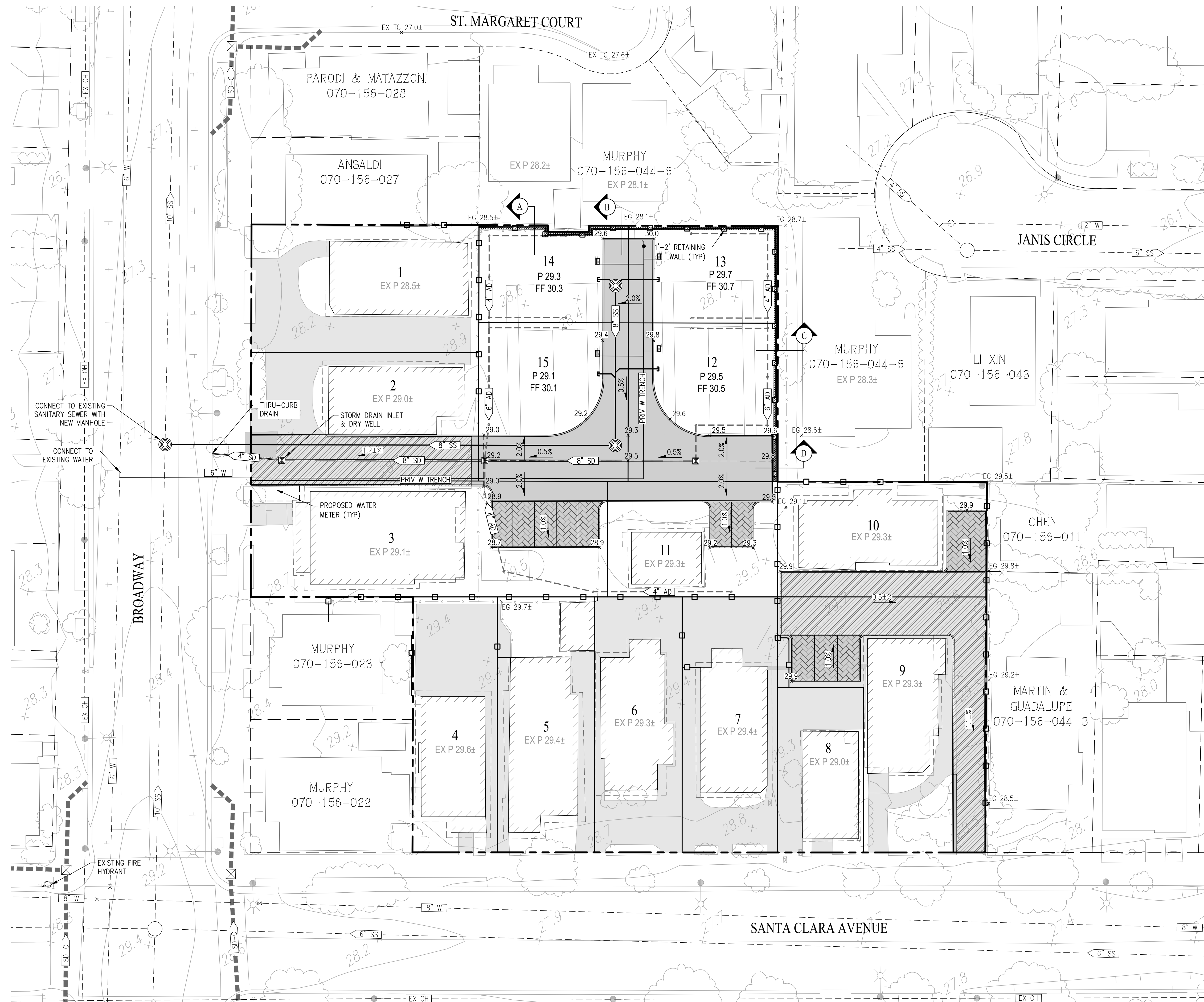
TENTATIVE MAP - TRACT 8534
TENTATIVE MAP
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
3
OF 6 SHEETS



LEGEND:

---	PROJECT BOUNDARY
---	ADJACENT PARCEL BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED GRADE BREAK
---	PROPOSED STORM DRAIN
---	PROPOSED STORM DRAIN INLET
---	PROPOSED AREA DRAIN
---	EXISTING STORM DRAIN CULVERT
---	EXISTING CULVERT OPENING
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED WATER
---	PROPOSED WATER METER
---	EXISTING WATER
---	EXISTING FIRE HYDRANT
---	EXISTING WATER
---	EXISTING PAVEMENT TO REMAIN
---	EXISTING ASPHALT TO BE RESURFACED
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED PERVIOUS PAVERS

TENTATIVE MAP - TRACT 8534
PRELIMINARY GRADING,
DRAINAGE & UTILITY PLAN
BROADWAY AND SANTA CLARA
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

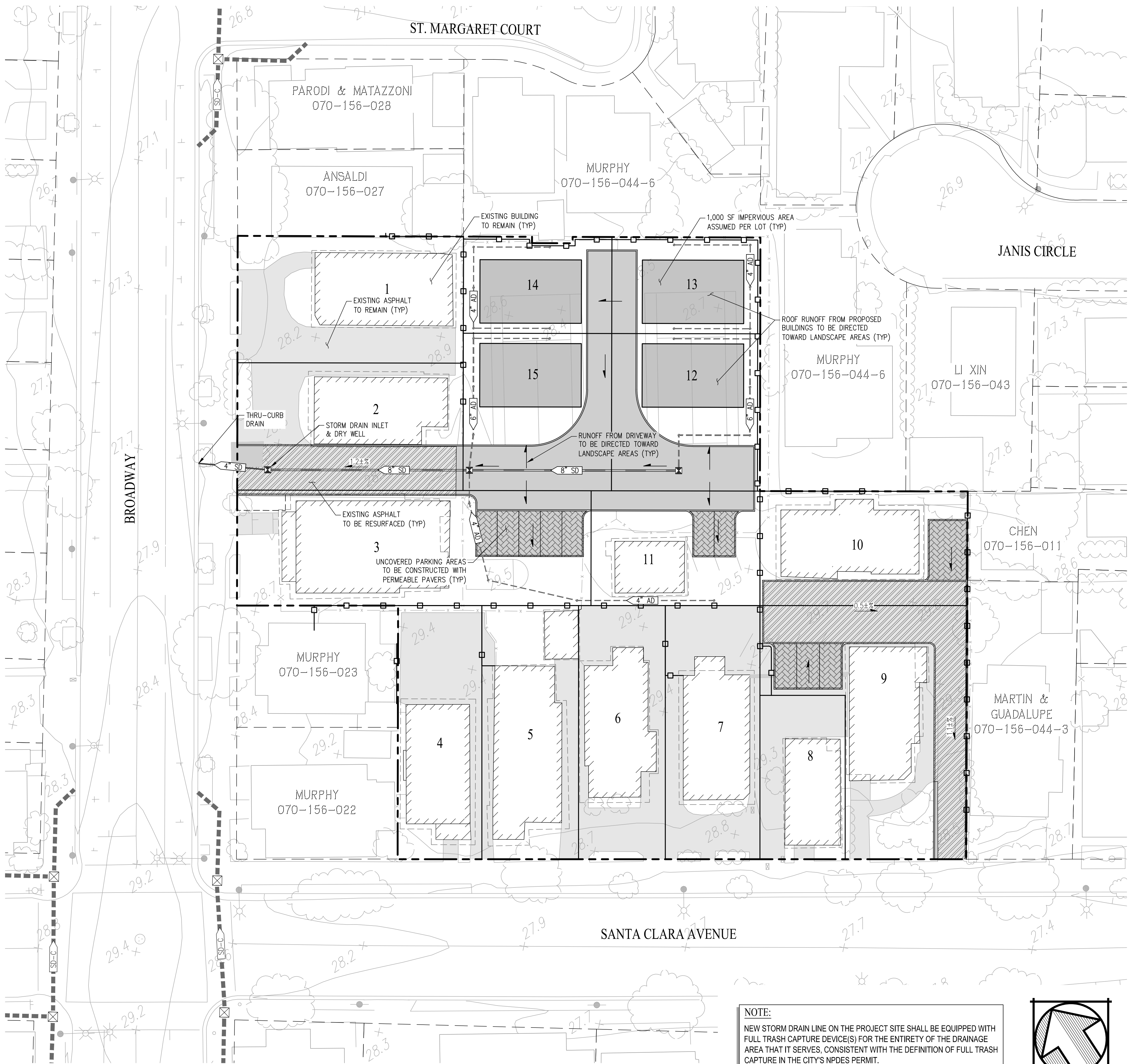
NOTE:
NEW STORM DRAIN LINE ON THE PROJECT SITE SHALL BE EQUIPPED WITH FULL TRASH CAPTURE DEVICE(S) FOR THE ENTIRETY OF THE DRAINAGE AREA THAT IT SERVES, CONSISTENT WITH THE DEFINITION OF FULL TRASH CAPTURE IN THE CITY'S NPDES PERMIT.

DATE: JANUARY 17, 2020
JOB NO.: 2964-010

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SHEET NO.
4
OF 6 SHEETS



LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS

AREA CALCULATIONS

TOTAL SITE AREA = 56,027 SF

EXISTING SITE AREA CALCULATIONS

IMPERVIOUS AREA	
BUILDING AREA TO REMAIN =	15,532 SF
BUILDING AREA TO BE REMOVED =	0 SF
PAVEMENT AREA TO REMAIN =	11,396 SF
PAVEMENT AREA TO BE RESURFACED =	4,829 SF
PAVEMENT AREA TO BE REMOVED =	16,716 SF
TOTAL EXISTING IMPERVIOUS AREA =	
48,473 SF	

PERVIOUS AREA	
LANDSCAPING AREA =	7,554 SF
PERVIOUS PAVERS AREA =	0 SF
TOTAL EXISTING PERVIOUS AREA =	
7,554 SF	

PROPOSED SITE AREA CALCULATIONS

IMPERVIOUS AREA	
BUILDING AREA TO REMAIN =	15,532 SF
NEW BUILDING AREA =	4,000 SF*
PAVEMENT AREA TO REMAIN =	11,396 SF
PAVEMENT AREA TO BE RESURFACED =	4,829 SF
NEW PAVEMENT AREA =	4,977 SF*
TOTAL PROPOSED IMPERVIOUS AREA =	
40,734 SF	

PERVIOUS AREA	
LANDSCAPING AREA =	13,270 SF
PERVIOUS PAVERS AREA =	2,023 SF
TOTAL PROPOSED PERVIOUS AREA =	
15,293 SF	

TOTAL NEW OR REPLACED IMPERVIOUS AREA = 8,977 SF*

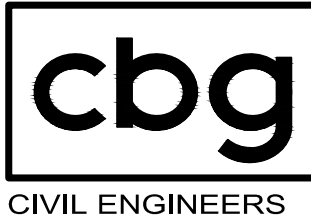
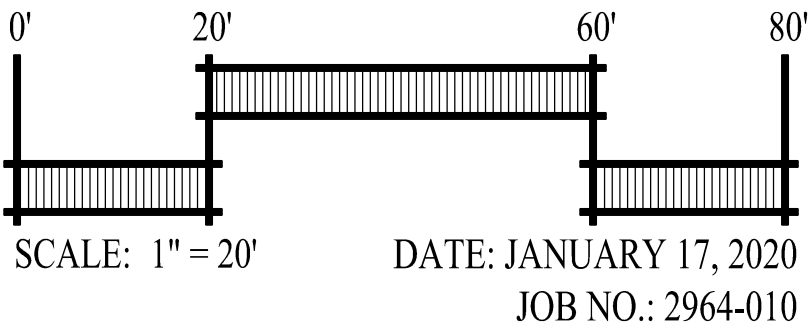
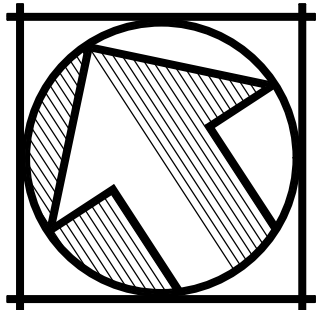
* PROJECT CREATES AND/OR REPLACES BETWEEN 2,500 AND 10,000 SQUARE FEET OF IMPERVIOUS SURFACE. PROJECT QUALIFIES AS A SMALL PROJECT AND MUST MEET SITE DESIGN REQUIREMENTS IN PROVISION C.3.I. OF THE MUNICIPAL REGIONAL STORMWATER PERMIT. SEE BELOW FOR INCLUDED SITE DESIGN MEASURES.

SITE DESIGN MEASURES INCLUDED:

- DIRECT ROOF RUNOFF ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM WALKWAYS, AND PATIOS ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM DRIVEWAYS AND UNCOVERED PARKING AREAS ONTO VEGETATED AREAS
- CONSTRUCT UNCOVERED PARKING AREAS WITH PERMEABLE SURFACES
- ALL PROPOSED PERVIOUS PAVER AREAS SHALL BE SUBJECT TO DESIGN SPECIFICATION AND LONG-TERM MAINTENANCE STANDARDS CONSISTENT WITH THE ALAMEDA COUNTYWIDE C3 TECHNICAL GUIDANCE MANUAL

TENTATIVE MAP - TRACT 8534
PRELIMINARY STORMWATER
CONTROL PLAN
BROADWAY AND SANTA CLARA

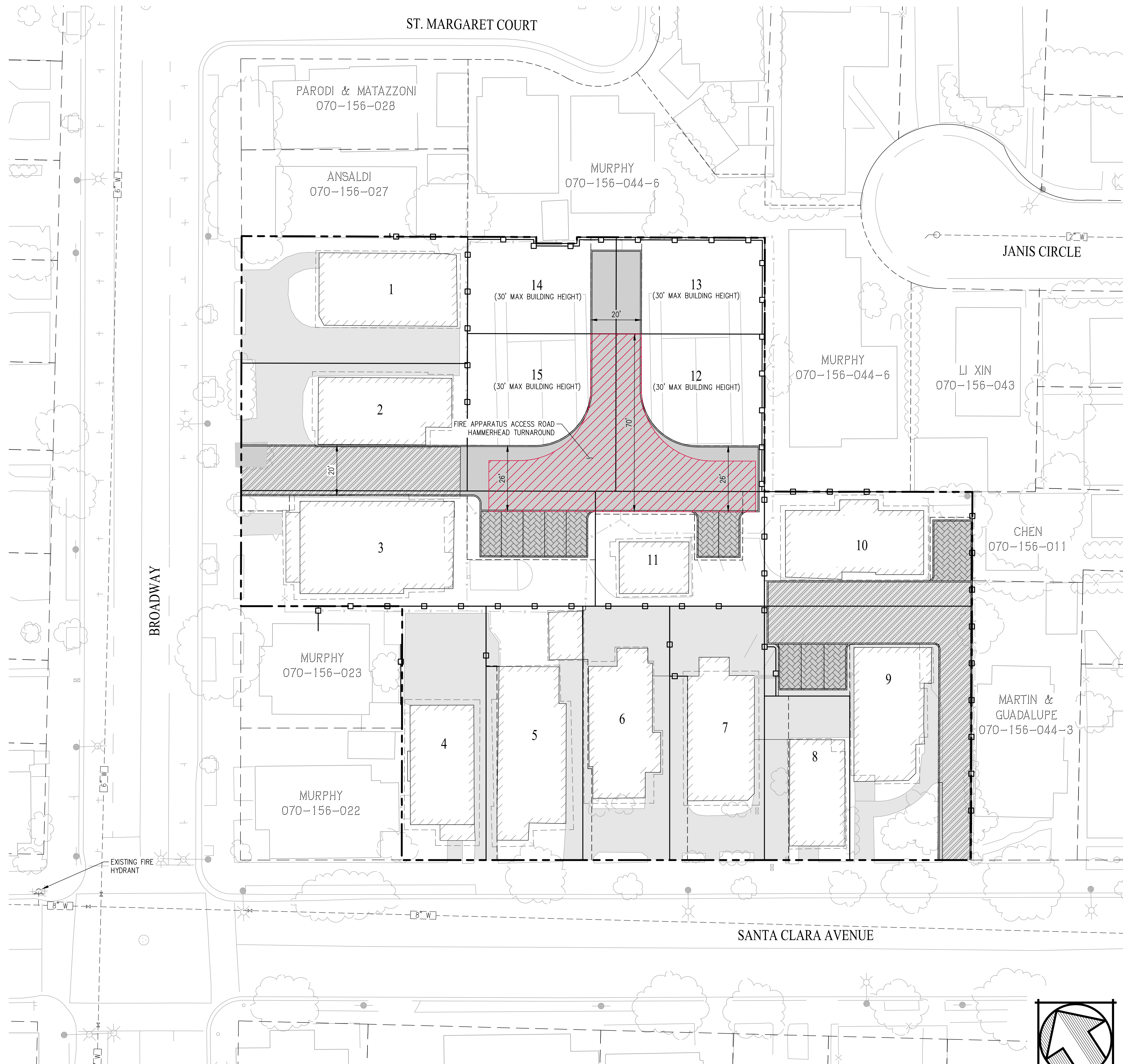
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
5
OF 6 SHEETS

NOTE:
NEW STORM DRAIN LINE ON THE PROJECT SITE SHALL BE EQUIPPED WITH FULL TRASH CAPTURE DEVICE(S) FOR THE ENTIRETY OF THE DRAINAGE AREA THAT IT SERVES, CONSISTENT WITH THE DEFINITION OF FULL TRASH CAPTURE IN THE CITY'S NPDES PERMIT.

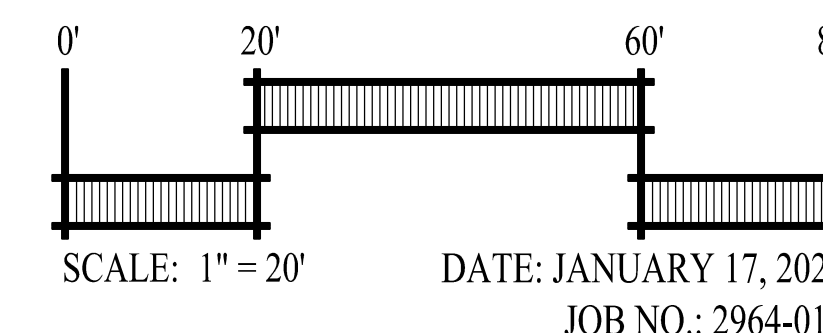
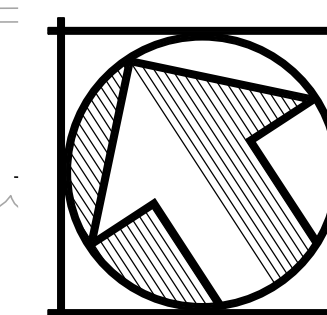


LEGEND:

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS
- EXISTING FIRE HYDRANT

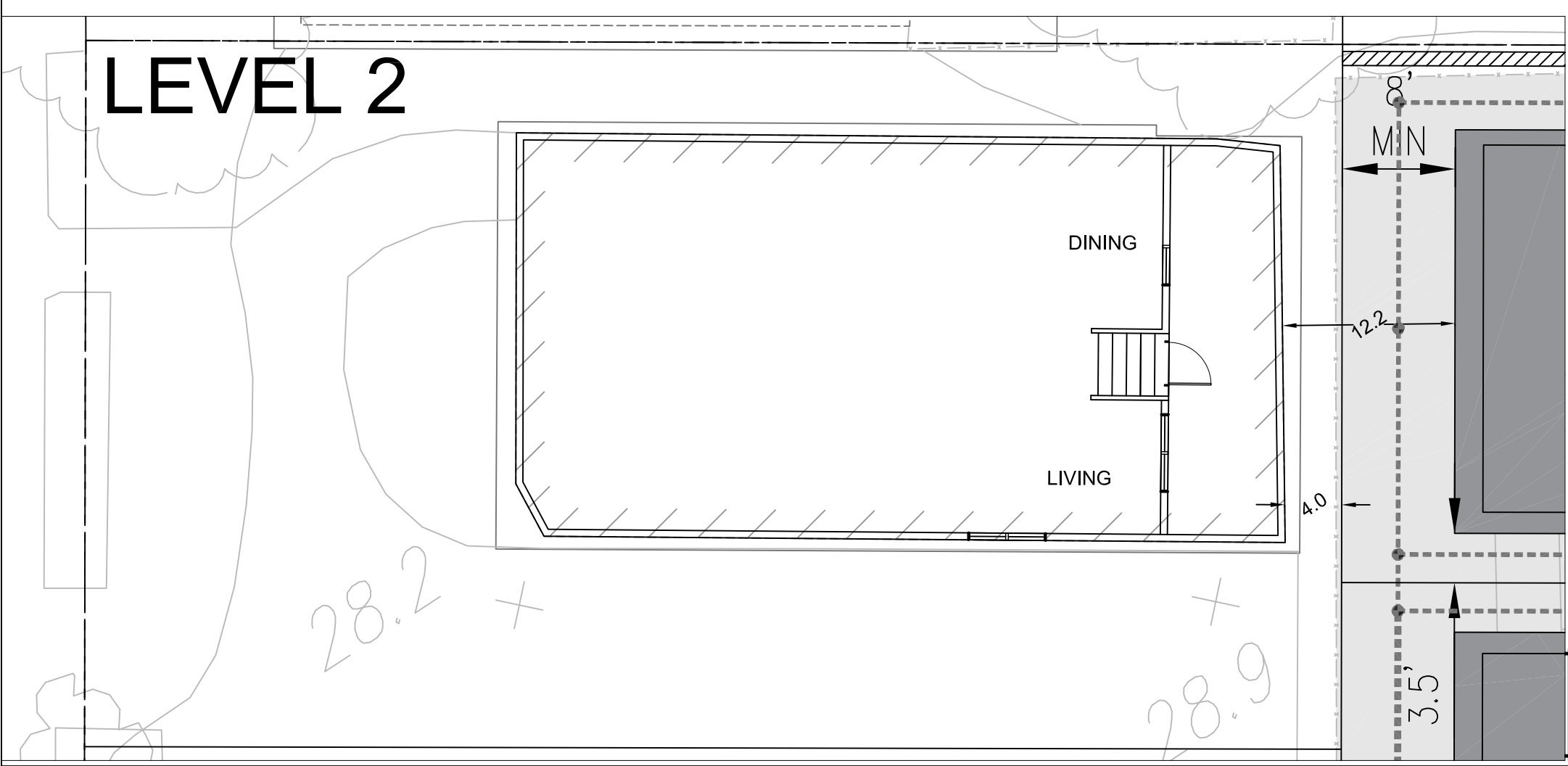
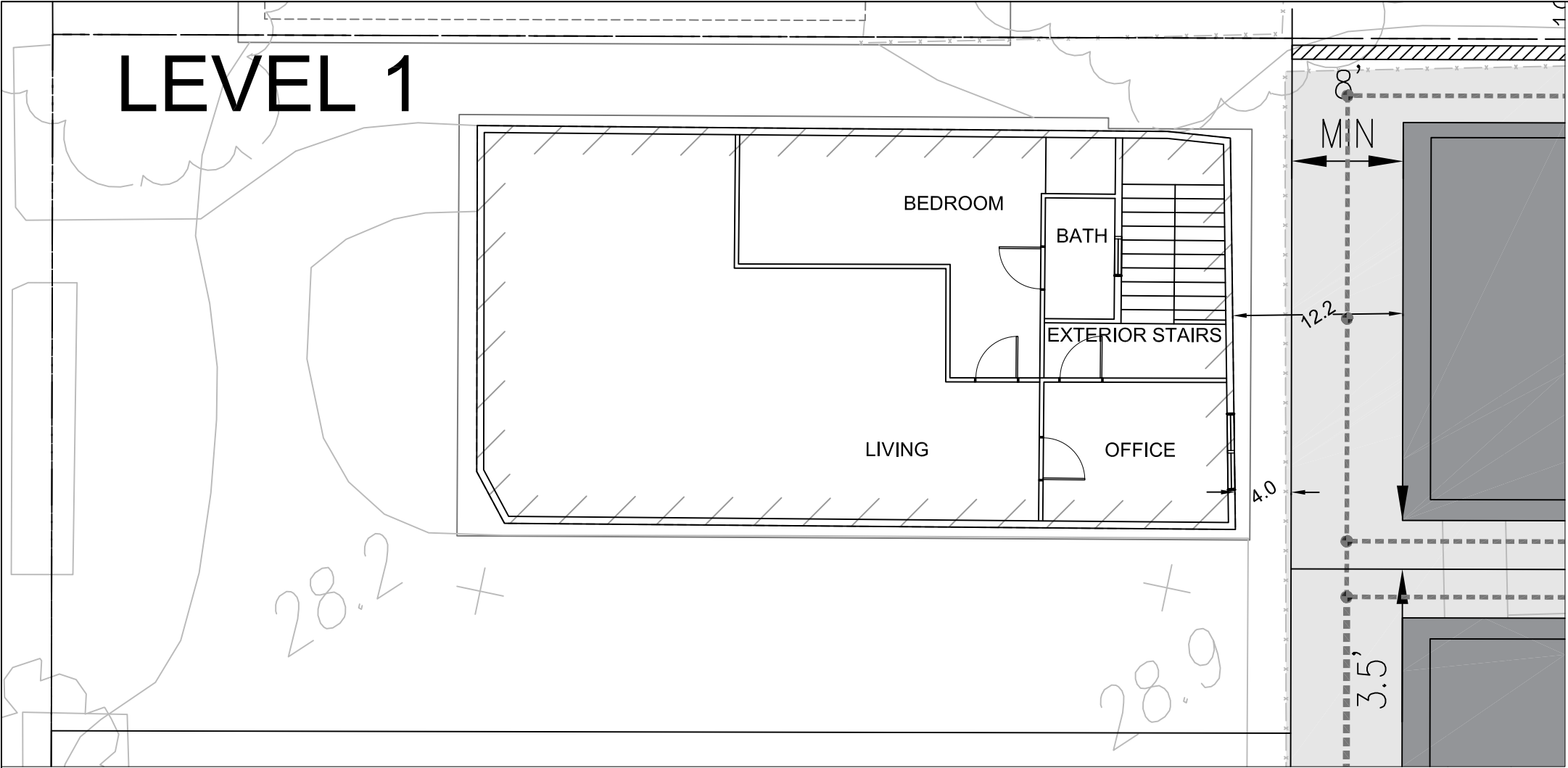
TENTATIVE MAP - TRACT 8534
PRELIMINARY
FIRE ACCESS PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
6
OF 6 SHEETS



EXISTING HOUSE - LOT 1
BROADWAY AND SANTA CLARA

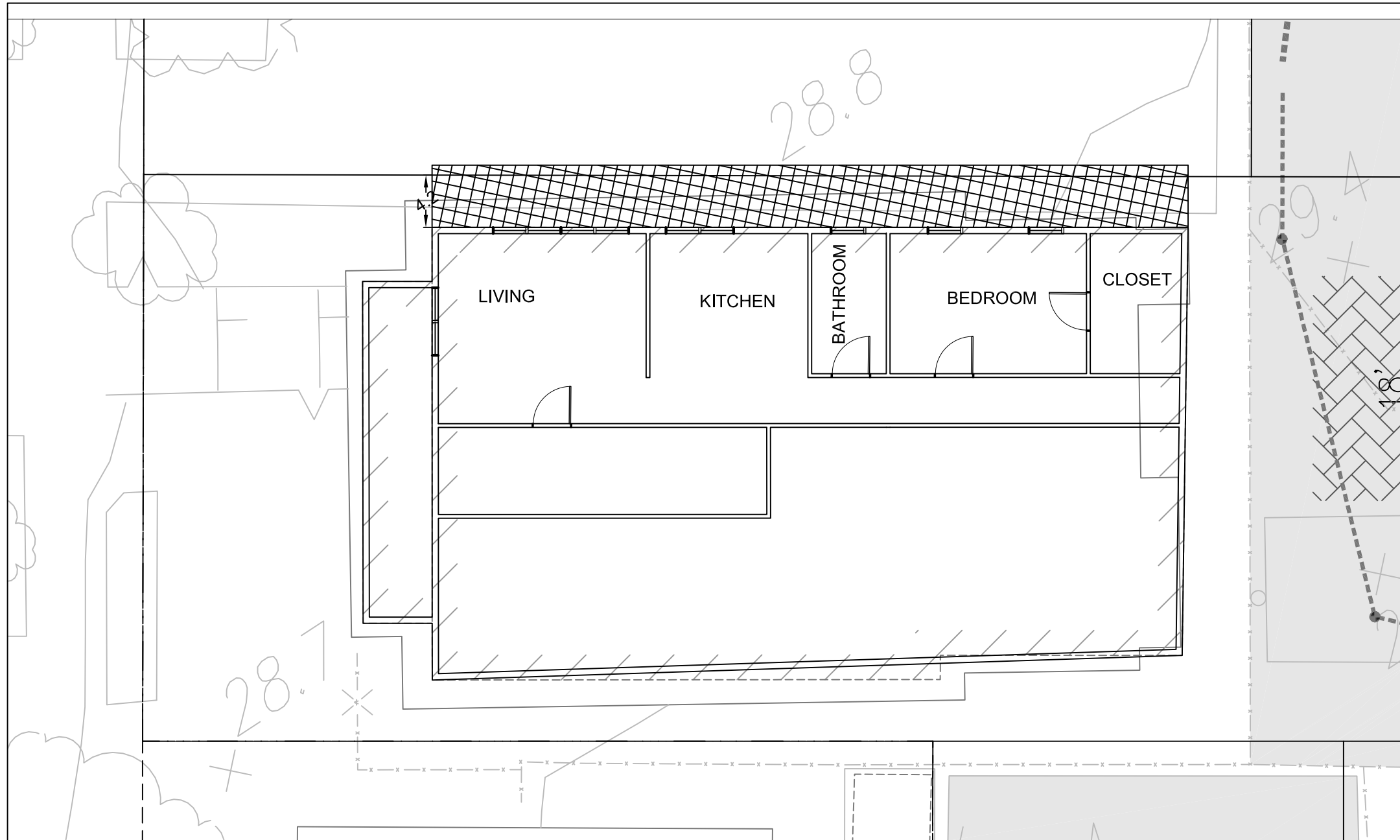
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



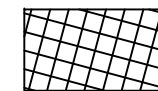
SCALE 1"=5'



A1



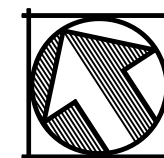
LIVING
KITCHEN
BATHROOM
BEDROOM
BEDROOM



NO BUILD ZONE - (5' MIN)

EXISTING HOUSE - LOT 3 BROADWAY AND SANTA CLARA

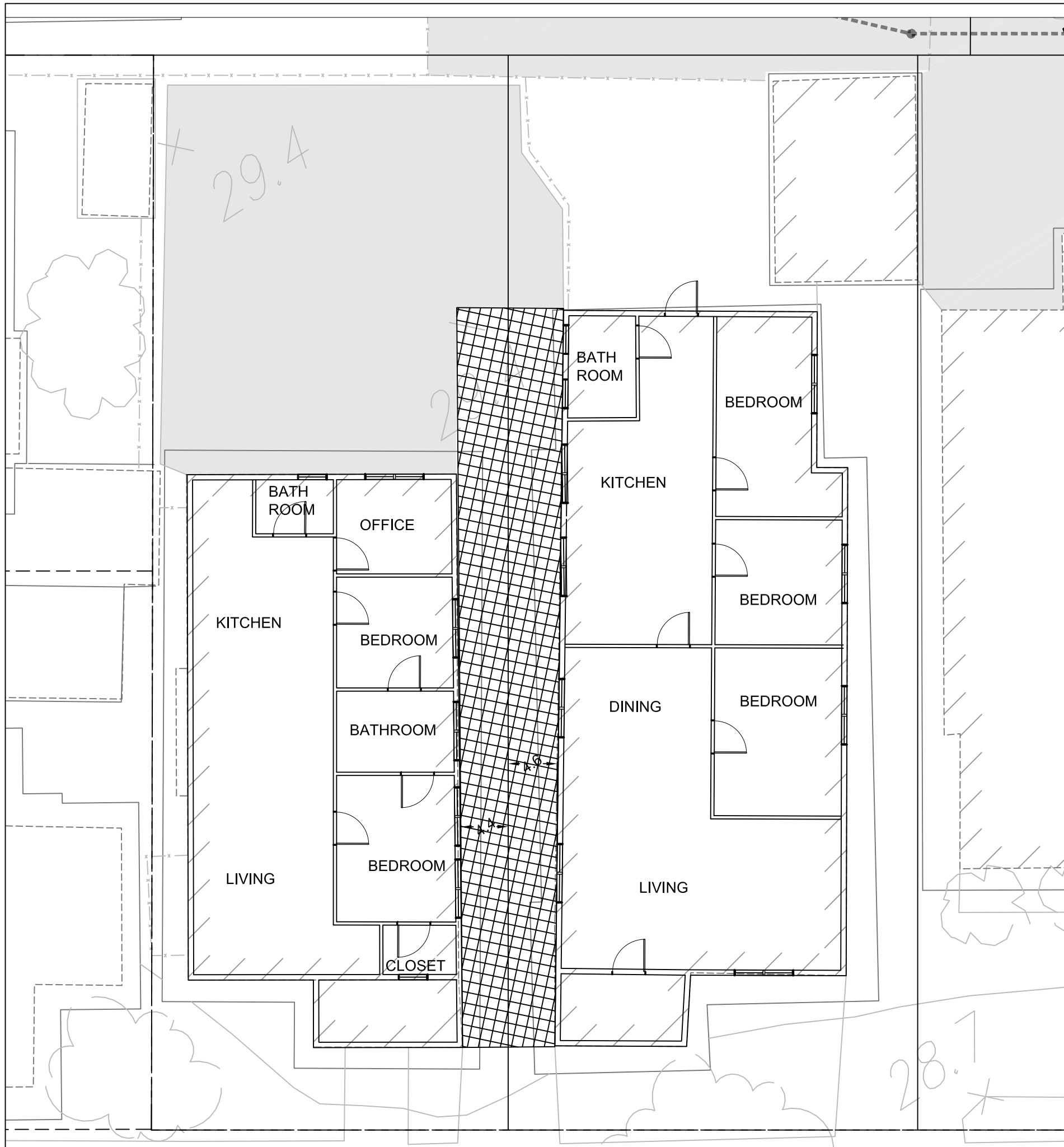
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SCALE 1"=5'



A2



BATHROOM
BEDROOM
BEDROOM

BEDROOM
BEDROOM

LOT 4



KITCHEN
DINING

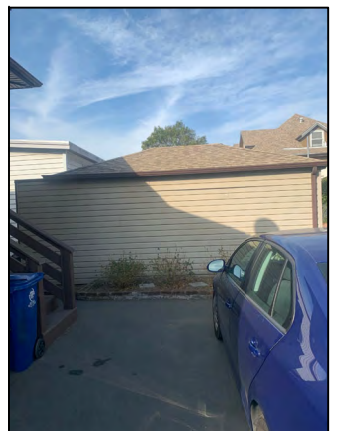
LIVING

LOT 5



KITCHEN
BATHROOM
BATHROOM

LOT 5



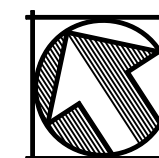
LOT 5 - ACCESSORY STRUCTURE



NO BUILD ZONE - (5' MIN)

**EXISTING HOUSE - LOTS 4 & 5
BROADWAY AND SANTA CLARA**

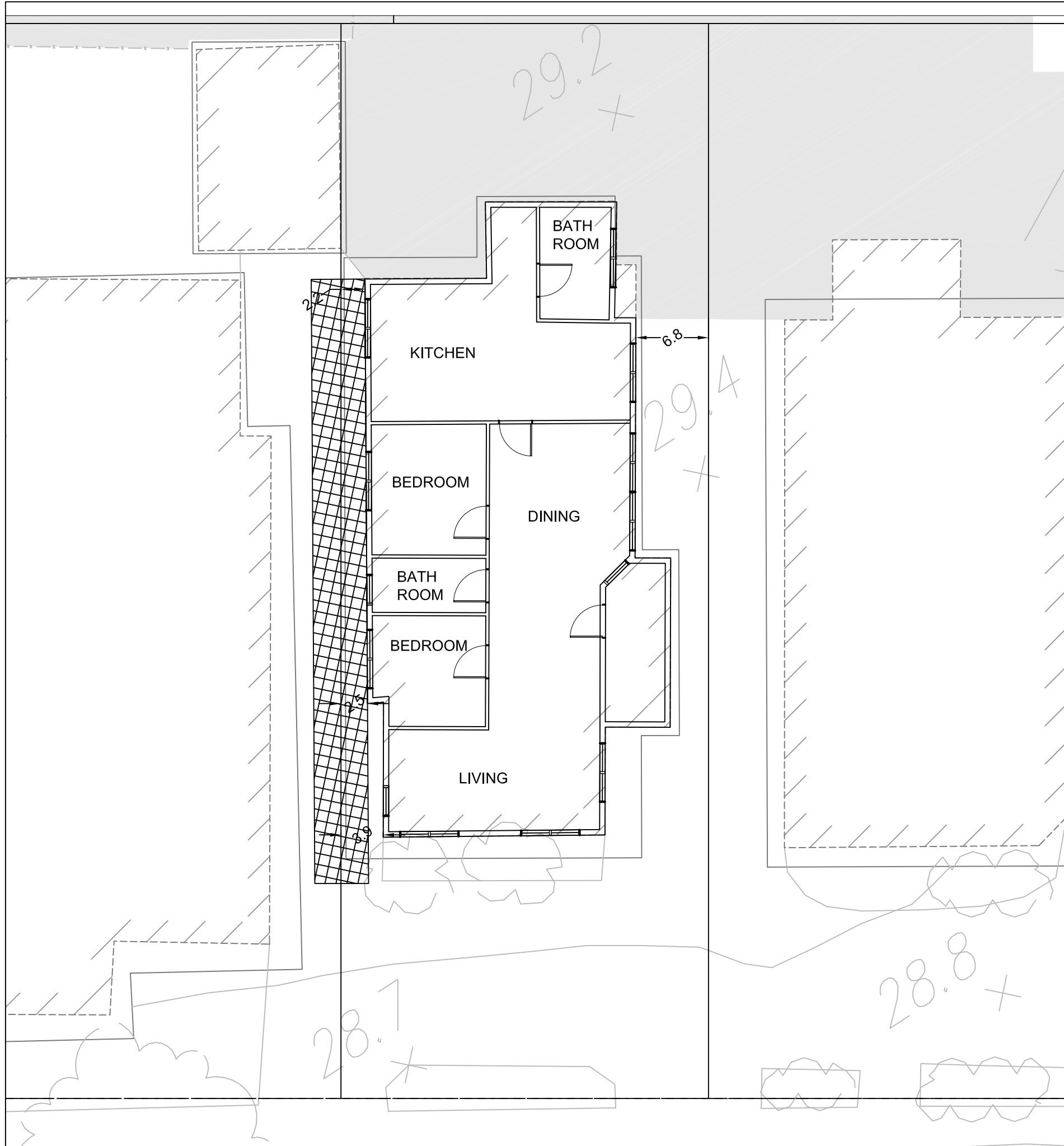
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SCALE 1"=5'



A3



LIVING
DINING



BATHROOM
KITCHEN
DINING



NO BUILD ZONE - (5' MIN)

EXISTING HOUSE - LOT 6
BROADWAY AND SANTA CLARA

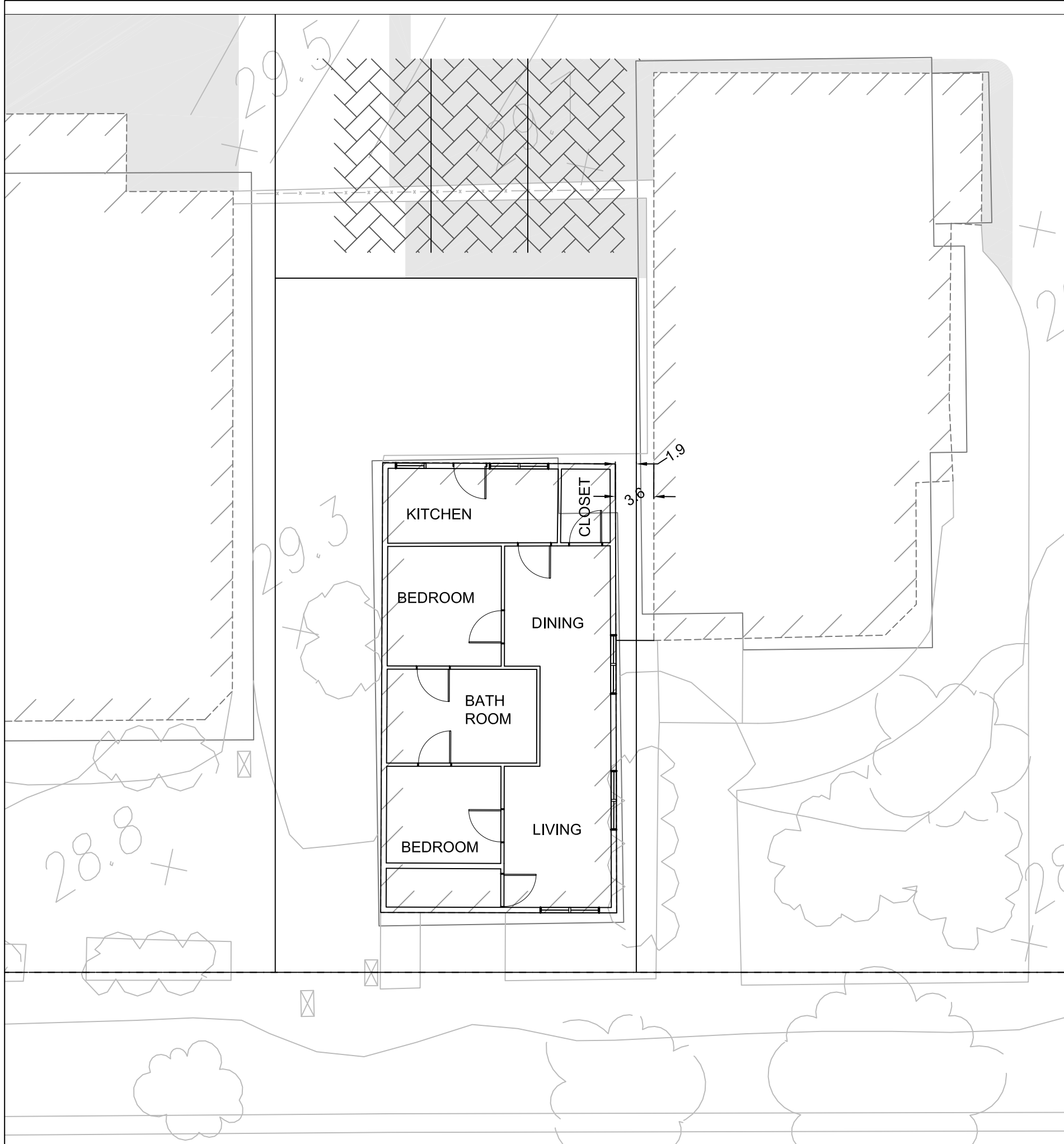
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SCALE 1"=5'



A4



DINING

LIVING

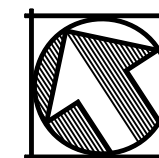
LOT 8



NO BUILD ZONE - (5' MIN)

EXISTING HOUSE - LOT 8
BROADWAY AND SANTA CLARA

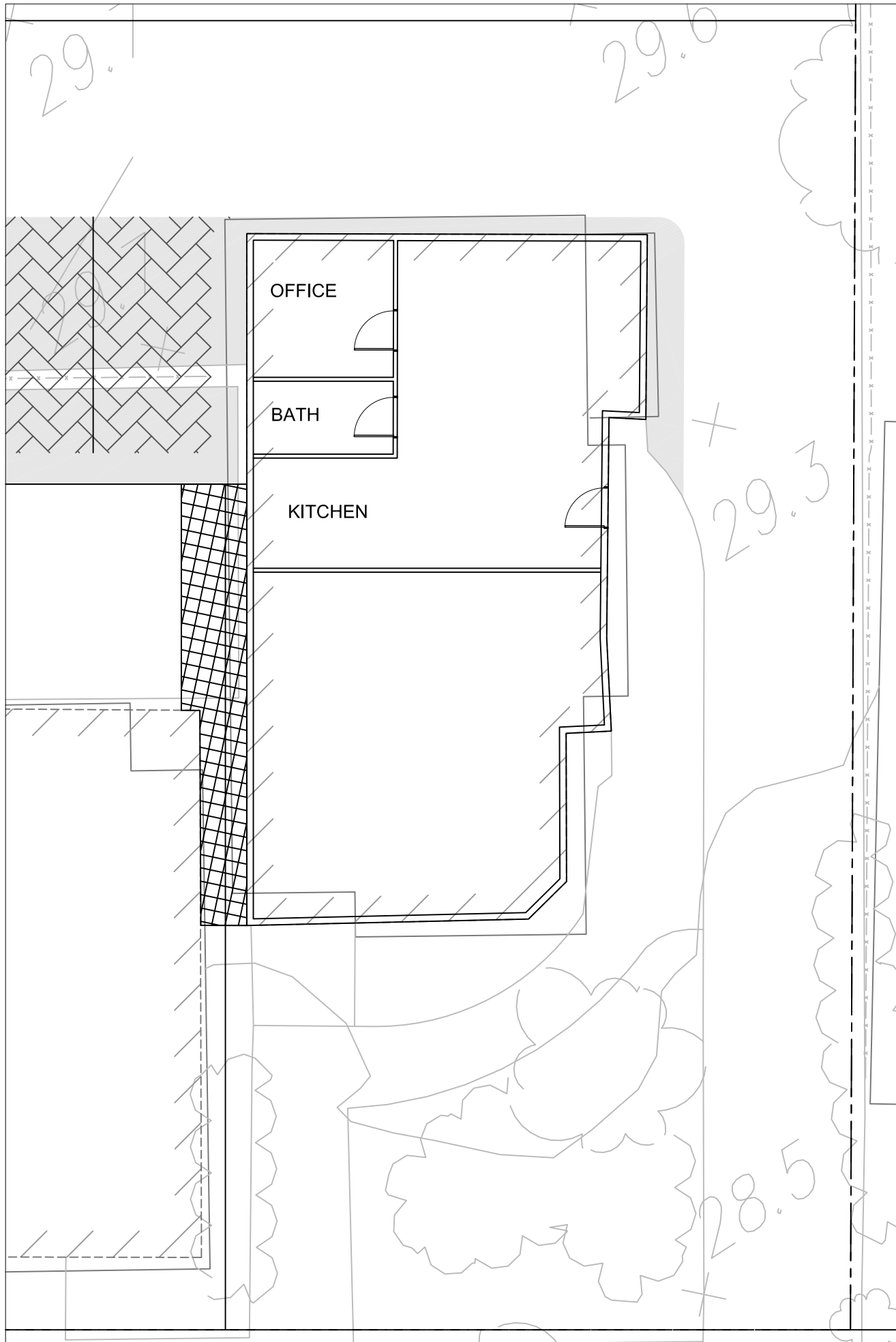
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SCALE 1"=5'



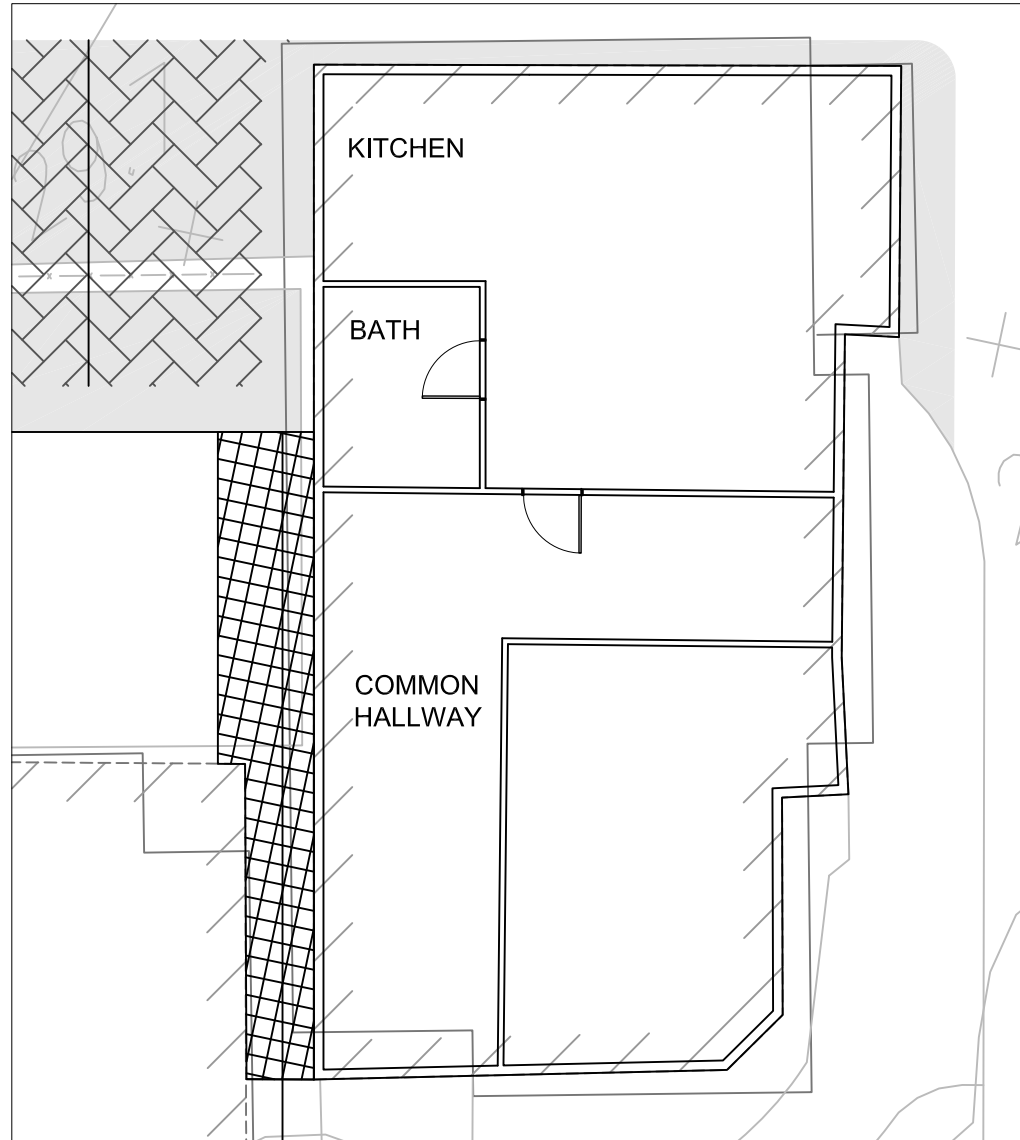
A5



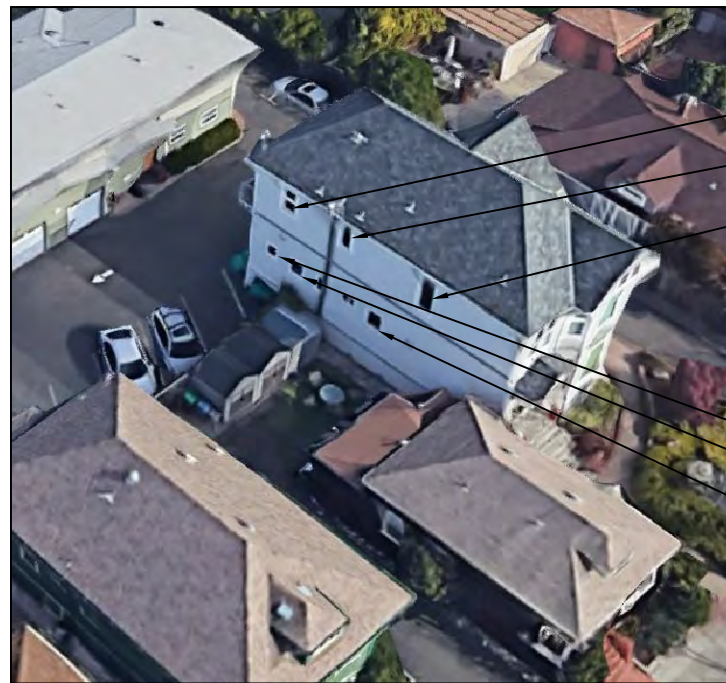
LOT 9 - LEVEL 1



NO BUILD ZONE - (5' MIN)



LOT 9 - LEVEL 2



KITCHEN - LEVEL 2

BATHROOM - LEVEL 2

COMMON HALLWAY
- LEVEL 2

OFFICE
OFFICE

KITCHEN

EXISTING HOUSE - LOT 8
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SCALE 1"=5'



A6