

GENERAL NOTES

PROJECT DESCRIPTION

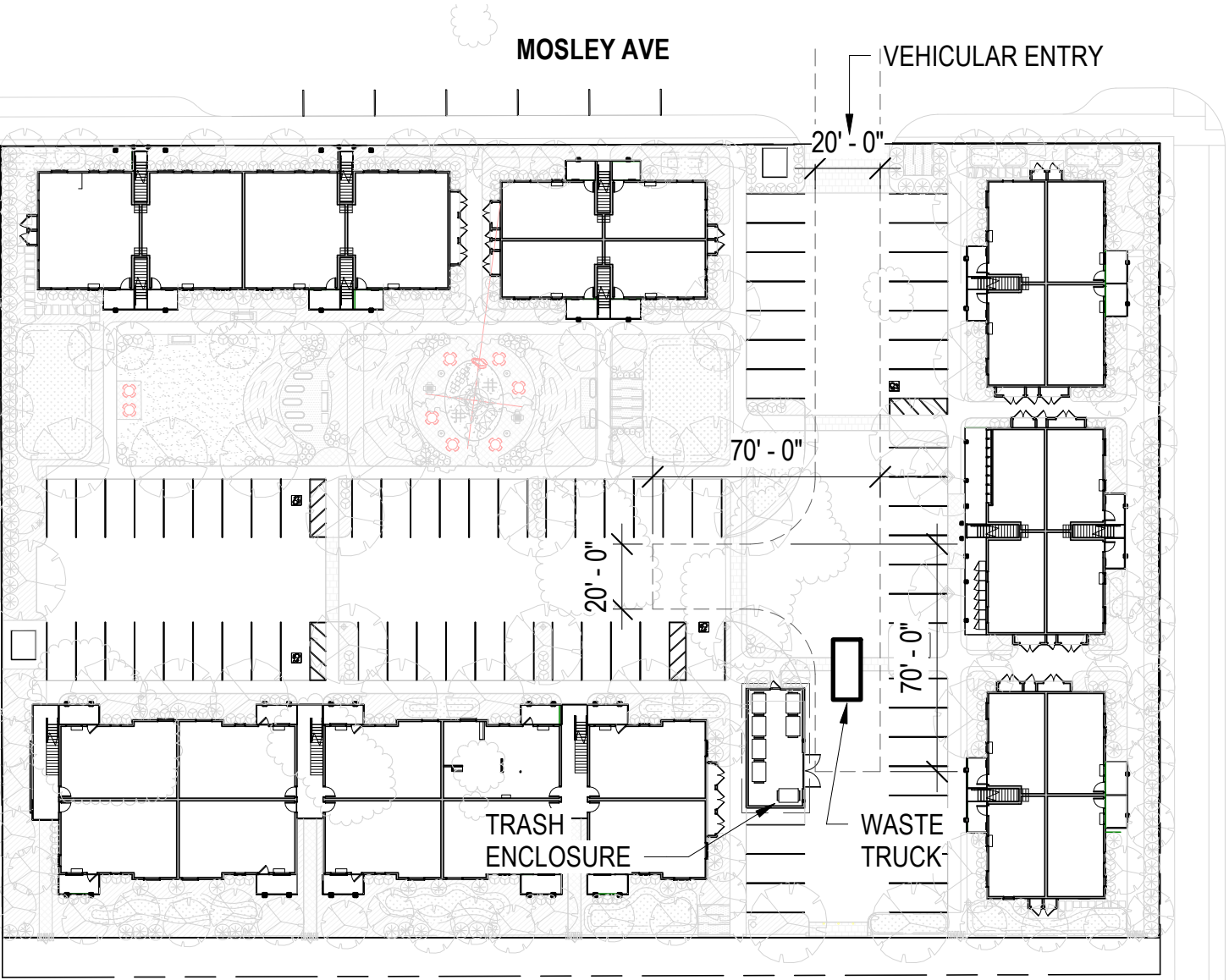
HABITAT FOR HUMANITY ALAMEDA MOSLEY IS AN AFFORDABLE HOMEOWNERSHIP RESIDENTIAL DEVELOPMENT LOCATED IN ALAMEDA, CA. THE 2.00 ACRE SITE IS BOUNDED BY MOSLEY AVE TO THE NORTH AND BETTE STREET TO THE EAST. THERE WILL BE 68 RESIDENTIAL DWELLING UNITS CONSISTING OF 1-BEDROOM, 2-BEDROOM, 3 BEDROOM FLATS, AND 3-BEDROOM TOWNHOMES.

THE RESIDENTIAL BUILDINGS WILL BE THREE STORIES OF WOOD FRAME (TYPE V-B) CONSTRUCTION ON GRADE ARRANGED AROUND A SURFACE PARKING LOT AND OPEN SPACE.

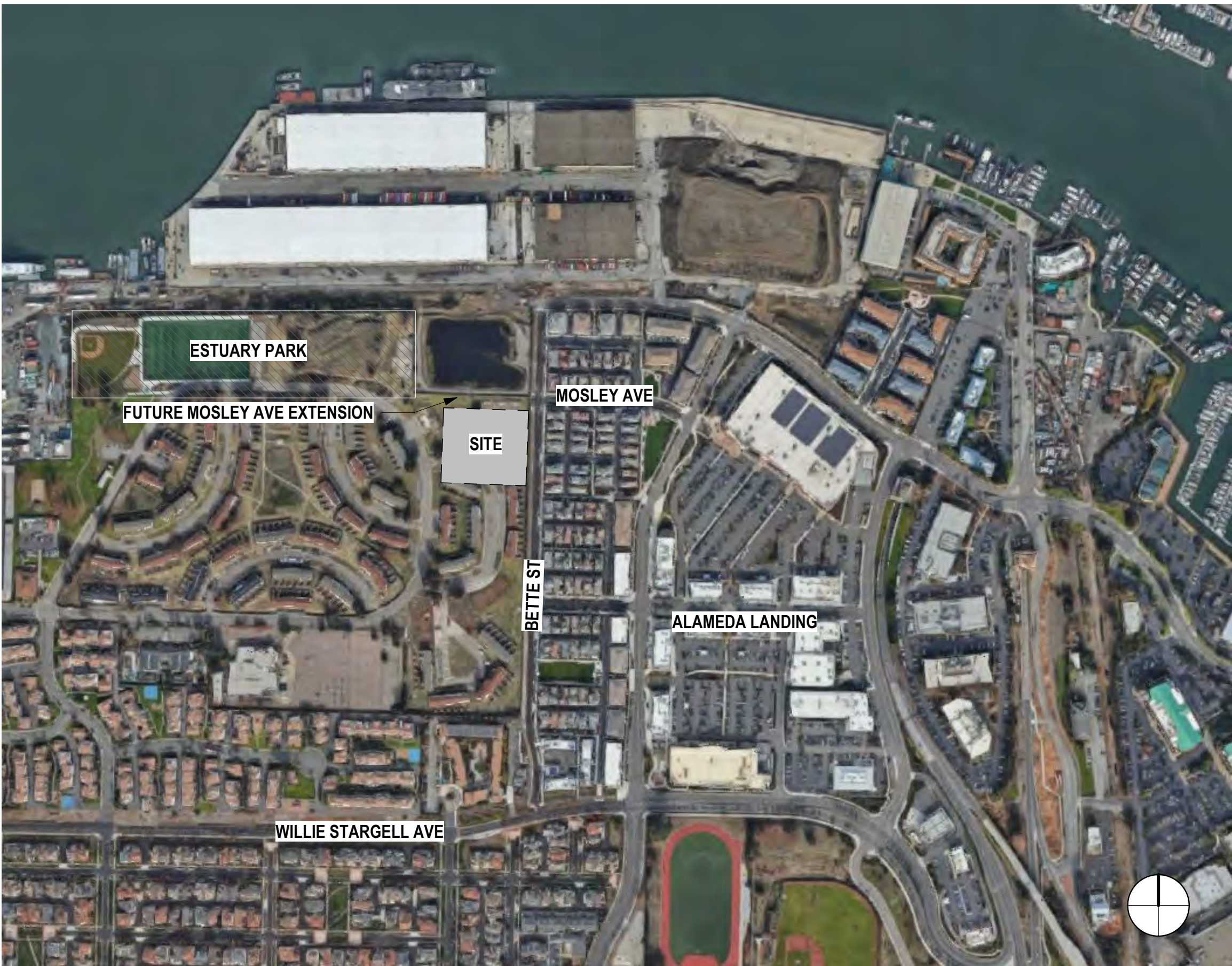
APPLICABLE CODES & STANDARDS

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALGreen

TRASH TRUCK ACCESS AND TURNING



VICINITY MAP



PROJECT TEAM

OWNER	ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER
HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY 2619 BROADWAY, OAKLAND, CA 94612 CONTACT: KRISTI BASCOM PHONE: (510) 906-2225 FAX: EMAIL: kbascom@habitatebsv.org	PYATOK ARCHITECTS 1611 TELEGRAPH AVE, SUITE 200 OAKLAND, CA 94612 CONTACT: CURTIS CATON PHONE: (510) 465-7010 FAX: (510) 465-8575 EMAIL: ccaton@pyatok.com	JETT LANDSCAPE ARCHITECTURE 2 THEATRE SQUARE, SUITE 218 ORINDA, CA 94563 CONTACT: BRUCE JETT PHONE: (925) 254-5422 FAX: EMAIL: brucej@jett.land	BKF 1646 N. CALIFORNIA BLVD., SUITE 400 WALNUT CREEK, CA 94596 CONTACT: CHRIS MILLS PHONE: (925) 940-2200 FAX: EMAIL: cmills@bkf.com

PROJECT DATA

AREA SUMMARY

BUILDING AREA SUMMARY	
AREA	
BUILDING 1A	5833 SF
BUILDING 1B	7010 SF
BUILDING 1C	5845 SF

BUILDING AREA SUMMARY	
AREA	
BUILDING 2A	7008 SF
BUILDING 2B	13679 SF

BUILDING AREA SUMMARY	
AREA	
BUILDING 3	16821 SF
BUILDING 4	11034 SF
TOTAL	67231 SF

UNIT MIX

UNIT TYPE AREA	
UNIT TYPE	AVG SF
1 BR FLAT	552 SF
1 BR FLAT ACCESSIBLE	553 SF
2 BR FLAT	861 SF
2 BR FLAT ACCESSIBLE	860 SF
3 BR FLAT	1102 SF
3 BR FLAT ACCESSIBLE	1105 SF
3 BR TH LOWER	529 SF
3 BR TH UPPER	600 SF

UNIT TYPE COUNT	
UNIT TYPE	TOTAL
1-BR FLAT	9
1-BR FLAT ACC.	1
2-BR FLAT	28
2-BR FLAT - ACC	2
3-BR FLAT	3
3-BR FLAT - ACC.	1
3-BR TH	24
	68

PARKING

PARKING COUNT	
TYPE	COUNT
ACCESSIBLE	3
FUTURE EV	3
STANDARD	64
VAN ACCESSIBLE	1
	71

BIKE PARKING	
TYPE	COUNT
LONG TERM	78
SHORT TERM	16

OPEN SPACE SUMMARY

PRIVATE OUTDOOR AREA SUMMARY	
AREA	
BUILDING 1A	363 SF
BUILDING 1B	410 SF
BUILDING 1C	367 SF

PRIVATE OUTDOOR AREA SUMMARY	
AREA	
BUILDING 2A	428 SF
BUILDING 2B	832 SF
BUILDING 3	1306 SF
BUILDING 4	870 SF
	4576 SF

PRIVATE OUTDOOR OPEN SPACE PER UNIT TYPE	
UNIT TYPE	AVG SF
1 BR FLAT ACCESSIBLE PATIO	58 SF
1 BR FLAT PATIO	58 SF
2 BR FLAT PATIO	73 SF
3 BR FLAT ACCESSIBLE PATIO	52 SF
3 BR FLAT PATIO	51 SF
3 BR TH PATIO	74 SF

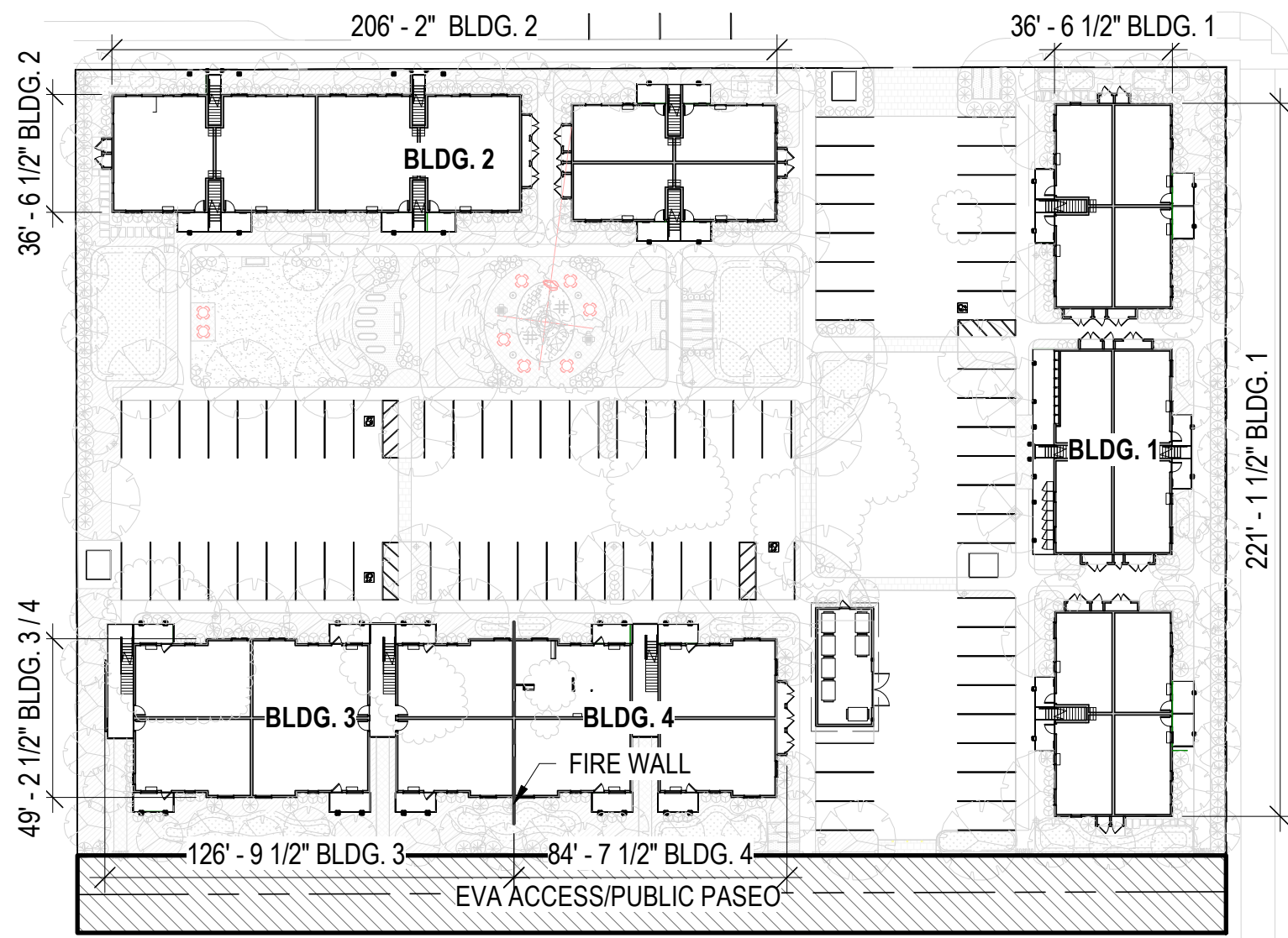
PROJECT INFORMATION

PLANNING INFORMATION		
ZONE	ZONING DISTRICT - R-4 NEIGHBORHOOD RESIDENTIAL COMBINING DISTRICT - PD SPECIAL DEVELOPMENT DISTRICT COMBINING DISTRICT - MF MULTI-FAMILY DISTRICT	
GENERAL PLAN LAND USE CLASSIFICATION	MEDIUM DENSITY RESIDENTIAL	
PARCEL SIZE	2.00 ACRES	
USE	MULTI-FAMILY	
PROPOSED PLANNED DEVELOPMENT PERMIT STANDARDS		
	GUIDELINES	PROPOSED
BUILDING COVERAGE	50% MAX LOT AREA IN R-4 DISTRICT, NOT REQUIRED IN PD OVERLAY	30% LOT AREA PROPOSED
OFF STREET PARKING	2 SPACES PER DWELLING UNIT MINIMUM = 136 SPACES, NOT REQUIRED IN PD OVERLAY	SB 35 ALLOWS THE PROVISION OF 1 SPACE PER UNIT 71 SPACES (1.04 SPACES/UNIT)PROPOSED
HEIGHT	35' HEIGHT LIMIT IN R-4 DISTRICT, FLEXIBILITY ALLOWED WITH PD OVERLAY	38' PROPOSED
YARDS	SEE BELOW FOR R-4 SETBACK REQUIREMENTS, NOT REQUIRED FOR PD OVERLAY FRONT: 20' SIDE: 10' REAR: 20' BUILDING SEPARATION: 20'	FRONT: ~2' TO PL / 155" TO BACK OF SIDEWALK SIDE: 10' 2 1/2" TO PL / 14' 6" TO BACK OF SIDEWALK REAR: 11' 9" TO PASEO BOUNDARY BUILDING SEPARATION: 126"/- +20" (SEE SITE PLAN)

ADDITIONAL DEVELOPMENT STANDARDS		
STANDARDS	GUIDELINES	PROPOSED
COMMON OPEN SPACE	90 SF USABLE COMMON OPEN SPACE PER UNIT = 6,120 SQ FT	19,161 SF USABLE COMMON OPEN PROPOSED
PRIVATE OPEN SPACE	120 SF PRIVATE OPEN SPACE / GROUND LEVEL UNIT 60 SF PRIVATE OPEN SPACE / NON GROUND LEVEL UNIT	50 SF PRIVATE PATIOS PER UNIT,
TOTAL OPEN SPACE	400 SF PER UNIT MINIMUM = 27,200 SF	31,834 SF TOTAL OPEN SPACE PROPOSED
TRANSPORTATION FACILITIES & SERVICE	1. TRANSIT PASSES OR WEEKDAY COMMUTE HOUR HOUR SHUTTLE SERVICE SHALL BE PROVIDED WITH EACH UNIT IN THE RESIDENTIAL DEVELOPMENT 2. SECURE BICYCLE PARKING SPACES FOR AT LEAST 2 BICYCLES SHALL BE PROVIDED FOR EACH UNIT IN A SECURE BIKE CAGE OR COMPARABLE FACILITY 3. MINIMUM 2 OFF-STREET PARKING SPACES PER DWELLING UNIT = 136 SPACES	SB 35 PROJECT TRANSPORTATION REQUIREMENTS VARY
DENSITY	30 D.U.A.	34 D.U.A. PROPOSED (UP TO 40 D.U.A. ALLOWED UNDER STATE DENSITY BONUS LAW)
BIKE PARKING	LONG TERM: .5/BEDROOM = 77 BIKES SHORT TERM: .1/BEDROOM = 15.8 BIKES	LONG TERM: = 78 BIKES SHORT TERM: = 16 BIKES
INCLUSIONARY HOUSING REQUIREMENTS	15%	AFFORDABLE OWNERSHIP UNITS
PARKING DIMENSIONS	STANDARD SPACE: 18'-0" x 9'-0"	STANDARD SPACE: 18'-0" x 9'-0"

BUILDING CODE SUMMARY

BUILDING 1 - OCCUPANCY GROUP: R-2 - SPRINKLERED: THROUGHOUT PER NFPA 13R - CONSTRUCTION TYPE: V-B - MAX. HT. STORIES: 3 (WITHOUT AREA INCREASE) - MAX. ALLOWABLE HT.: 60 FEET (WITHOUT AREA INCREASE) - TABULAR AREA: 7,000R² (WITH HEIGHT INCREASE) - ALLOWABLE AREA CALCULATION A_u = [A_t + (NS x I_h) x S_a = (7,000R² x 0.51) x 2 = 21,140R² A_t = ALLOWABLE AREA A_t = TABULAR AREA NS = NON-SPRINKLERED TABULAR AREA = 7,000R² I_h = FRONTAGE INCREASE FACTOR S_a = 2 (FOR R OCCUPANCIES) $I_h = [F / P - 0.25] W / 30 = 0.51$ F = FRONTAGE = 453 FT P = PERIMETER = 599 FT W = WIDTH = 30 FT BUILDING AREA = 18,688R² (COMPLIES)	BUILDING 3 - OCCUPANCY GROUP: R-2 - SPRINKLERED: THROUGHOUT PER NFPA 13R - CONSTRUCTION TYPE: V-B - MAX. HT. STORIES: 3 (WITHOUT AREA INCREASE) - MAX. ALLOWABLE HT.: 60 FEET (WITHOUT AREA INCREASE) - TABULAR AREA: 7,000R² (WITH HEIGHT INCREASE) - ALLOWABLE AREA CALCULATION A_u = [A_t + (NS x I_h) x S_a = (7,000R² x 0.45) x 2 = 20,300R² A_t = ALLOWABLE AREA A_t = TABULAR AREA NS = NON-SPRINKLERED TABULAR AREA = 7,000R² I_h = FRONTAGE INCREASE FACTOR S_a = 2 (FOR R OCCUPANCIES) $I_h = [F / P - 0.25] W / 30 = 0.45$ F = FRONTAGE = 280 FT P = PERIMETER = 402 FT W = WIDTH = 30 FT BUILDING AREA = 16,821 R² (COMPLIES)
BUILDING 2 - OCCUPANCY GROUP: R-2 - SPRINKLERED: THROUGHOUT PER NFPA 13R - CONSTRUCTION TYPE: V-B - MAX. HT. STORIES: 3 (WITHOUT AREA INCREASE) - MAX. ALLOWABLE HT.: 60 FEET (WITHOUT AREA INCREASE) - TABULAR AREA: 7,000R² (WITH HEIGHT INCREASE) - ALLOWABLE AREA CALCULATION A_u = [A_t + (NS x I_h) x S_a = (7,000R² x 0.61) x 2 = 22,540R² A_t = ALLOWABLE AREA A_t = TABULAR AREA NS = NON-SPRINKLERED TABULAR AREA = 7,000R² I_h = FRONTAGE INCREASE FACTOR S_a = 2 (FOR R OCCUPANCIES) $I_h = [F / P - 0.25] W / 30 = 0.61$ F = FRONTAGE = 453 FT P = PERIMETER = 526 FT W = WIDTH = 30 FT BUILDING AREA = 20,690R² (COMPLIES)	BUILDING 4 - OCCUPANCY GROUP: R-2 - SPRINKLERED: THROUGHOUT PER NFPA 13R - CONSTRUCTION TYPE: V-B - MAX. HT. STORIES: 3 (WITHOUT AREA INCREASE) - MAX. ALLOWABLE HT.: 60 FEET (WITHOUT AREA INCREASE) - TABULAR AREA: 7,000R² (WITH HEIGHT INCREASE) - ALLOWABLE AREA CALCULATION A_u = [A_t + (NS x I_h) x S_a = (7,000R² x 0.37) x 2 = 19,180R² A_t = ALLOWABLE AREA A_t = TABULAR AREA NS = NON-SPRINKLERED TABULAR AREA = 7,000R² I_h = FRONTAGE INCREASE FACTOR S_a = 2 (FOR R OCCUPANCIES) $I_h = [F / P - 0.25] W / 30 = 0.37$ F = FRONTAGE = 173 FT P = PERIMETER = 277 FT W = WIDTH = 30 FT BUILDING AREA = 11,034R² (COMPLIES)



SHEET INDEX

Sheet Number	Sheet Name	Sheet Number	Sheet Name
GENERAL		ARCHITECTURE	
G0.00	TITLE SHEET	A1.00	SITE PLAN
G1.00	CONTEXT PHOTOS	A2.04	ROOF PLAN
CIVIL		A2.10	FLOOR PLANS - BUILDING 1
C0.0	TITLE SHEET	A2.11	FLOOR PLANS - BUILDING 1
C1.0	EXISTING CONDITIONS	A2.20	FLOOR PLANS - BUILDING 2
C2.0	EXISTING PARCEL PLAN	A2.21	FLOOR PLANS - BUILDING 2
C3.0	PROPOSED PARCEL PLAN	A2.30	FLOOR PLANS - BUILDING 3/4
C4.0	SITE PLAN	A2.31	FLOOR PLANS - BUILDING 3/4
C5.0	PRELIMINARY GRADING PLAN	A3.01	ELEVATIONS - BUILDING 1
C5.1	GRADING SECTIONS	A3.02	ELEVATIONS - BUILDING 2
C6.0	PRELIMINARY UTILITY PLAN	A3.03	ELEVATIONS - BUILDING 3/4
C7.0	PRELIMINARY STORMWATER PLAN	A9.20	WINDOW SCHEDULE + SITE ELEMENTS
C7.1	STORMWATER DETAILS		
C8.0	FIRE ACCESS DIAGRAM		
LANDSCAPE			
L1.01	LANDSCAPE PLAN		
L1.02	PLANTING PLAN		
L1.03	SITE FURNISHINGS AND IMAGERY		
L1.04	PLANT IMAGES		

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HABITAT FOR
HUMANITY EAST
BAY/SILICON VALLEY
2619 BROADWAY
OAKLAND, CA
94612

HfH - Alameda Mosley
Corner of Mosley Ave. & Bette St.
Alameda, CA 94501

STAMP:

JOB NUMBER: 1839
DRAWN BY: CA
CHECKED BY: KSS
ISSUE DATE: 10/30/2019
SCALE: As indicated
TITLE: TITLE SHEET

SHEET:

G0.00

PRELIMINARY - Not for Construction -



BETTE ST.



MOSLEY AVE.



SITE AERIAL



AERIAL CONTEXT MAP

HfH - Alameda Mosley
Corner of Mosley Ave. & Bette St.
Alameda, CA 94501

STAMP:

JOB NUMBER: 1839
DRAWN BY: CA
CHECKED BY: KSS
ISSUE DATE: 10/30/2019

SCALE:
TITLE:
CONTEXT PHOTOS

SHEET:
G1.00

PRELIMINARY - Not for Construction -

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HABITAT FOR HUMANITY ALAMEDA MOSLEY - VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

PROJECT INFORMATION:

PROJECT DESCRIPTION: CORNER OF MOSLEY AVENUE AND BETTE STREET

OWNER: HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY
2619 BROADWAY, OAKLAND, CA 94612
PHONE: (510) 906-2225
CONTACT: KRISTI BASCOM

CIVIL ENGINEER: BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400
WALNUT CREEK, CA 94596
PHONE: (925) 940-2200
CONTACT: CHRIS MILLS

APN: PORTION OF 074-0905-12-02

EXISTING ZONING: R-4/PD

FEMA FLOOD ZONE: ZONE D: AREAS IN WHICH FLOOD HAZARDS ARE
UNDETERMINED, BUT POSSIBLE.

NUMBER OF PARCELS: 1

NUMBER OF LOTS: 4

NUMBER OF UNITS: 68

GROSS SITE AREA: 2.09 AC

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION
1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND
FILED PURSUANT TO THE SUBDIVISION MAP ACT.

BASIS OF BEARINGS:

SOUTH 87°12'43" EAST, BEING THE NORTHERLY LINE OF THAT CERTAIN
13.28 ACRE TRACT OF LAND DESCRIBED IN DEED FROM AGENTS OF THE
UNIVERSITY OF CALIFORNIA TO THE STATE OF CALIFORNIA RECORDED
FEBRUARY 14, 1955 IN BOOK 7567 AT PAGE 117 OF OFFICIAL RECORDS OF
ALAMEDA COUNTY.

BENCHMARK:

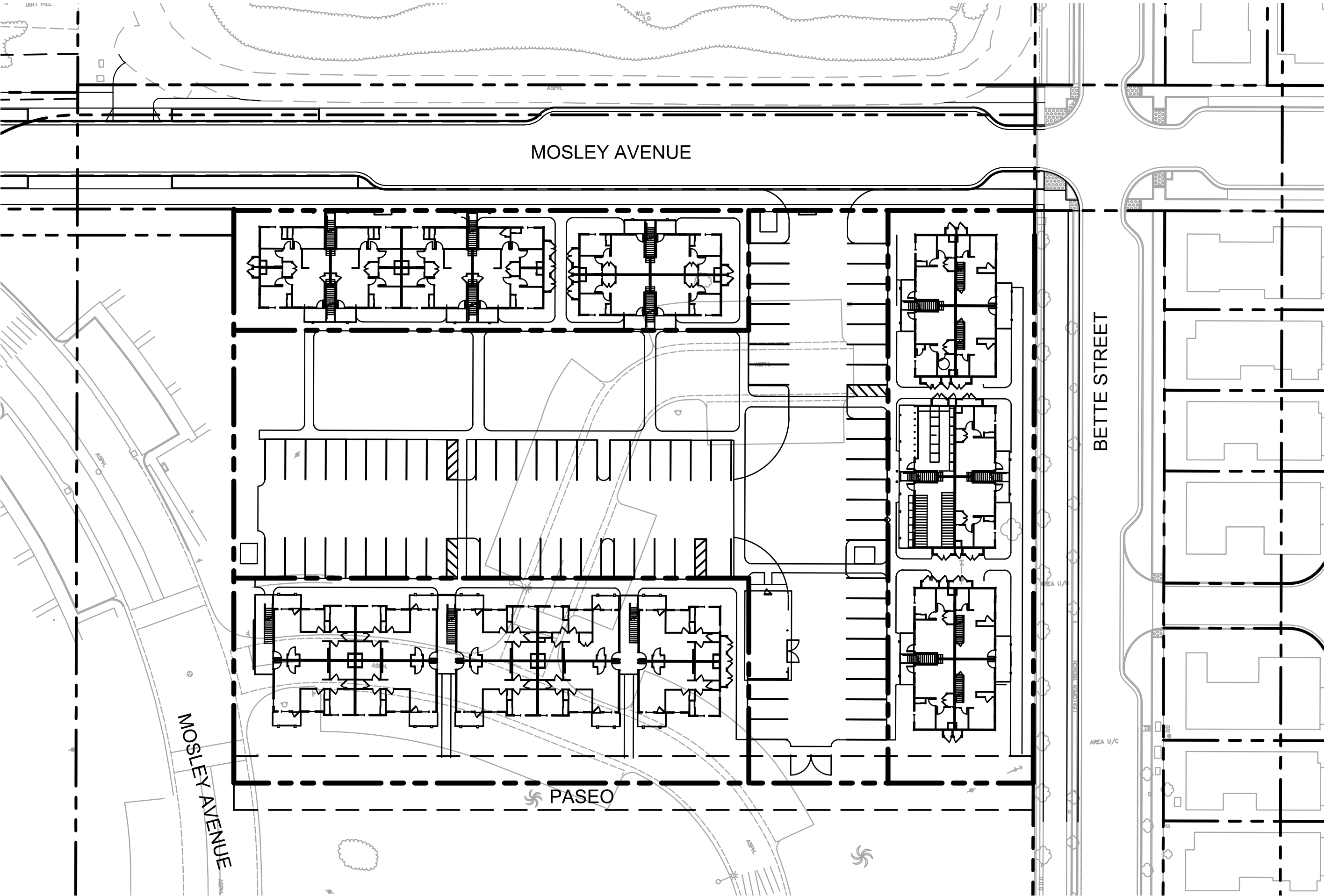
MAG NAIL IN NORTHEASTERN CORNER OF THE INTERSECTION OF
MOSLEY AVENUE AND SINGLETON AVENUE.

ELEVATION = 1.74' (ASSUMED) CITY OF ALAMEDA DATUM

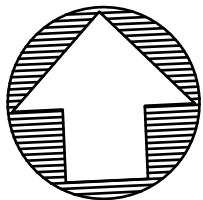
UTILITY INFORMATION:

WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT
STORM DRAINAGE: CITY OF ALAMEDA
SEWAGE CONVEYANCE: CITY OF ALAMEDA
FIRE PROTECTION: CITY OF ALAMEDA
GAS: PACIFIC GAS & ELECTRIC
ELECTRIC: ALAMEDA MUNICIPAL POWER
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST

CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA



SITE PLAN:
SCALE: 1" = 40'



SHEET INDEX

C0.0 TITLE SHEET
C1.0 EXISTING CONDITIONS
C2.0 EXISTING PARCEL PLAN
C3.0 PROPOSED PARCEL PLAN
C4.0 SITE PLAN
C5.0 PRELIMINARY GRADING PLAN
C5.1 GRADING SECTIONS
C6.0 PRELIMINARY UTILITY PLAN
C7.0 PRELIMINARY STORMWATER CONTROL PLAN
C7.1 STORMWATER DETAILS

ABBREVIATIONS:

AB AGGREGATE BASE
AC ASPHALT CONCRETE
AHJ AUTHORITY HAVING JURSDICTION
APN ASSESSOR'S PARCEL NUMBER
BC BACK OF CURB
BLDG BUILDING
BW BACK OF WALK
CO CLEANOUT
COAD CITY OF ALAMEDA FIRE DEPARTMENT
COA CITY OF ALAMEDA
CONC CONCRETE
DCA DETECTOR CHECK ASSEMBLY
DCVA DOUBLE CHECK VALVE ASSEMBLY
DW DRIVEWAY
E ELECTRICAL
EB ELECTRICAL BOX
EBMUD EAST BAY MUNICIPAL UTILITY DISTRICT
EV ELECTRICAL VAULT
EX EXISTING
FDC FIRE DEPARTMENT CONNECTION
FDR FULL-DEPTH RECLAMATION
FG FINISHED GRADE
FF FINISHED FLOOR
FH FIRE HYDRANT
FL FLOW LINE
FS FINISHED SURFACE
INV INVERT
LG LIP OF GUTTER
LS LANDSCAPE
MA MATCH
MAX MAXIMUM
MIN MINIMUM
SW SIDEWALK
TC TOP OF CURB
TP TOP OF PAVEMENT
TYP TYPICAL
WM WATER METER
WV WATER VALVE

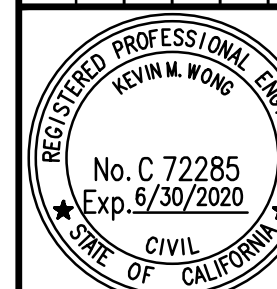
ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY
DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

KEVIN WONG, PE
PROJECT MANAGER
BKF ENGINEERS

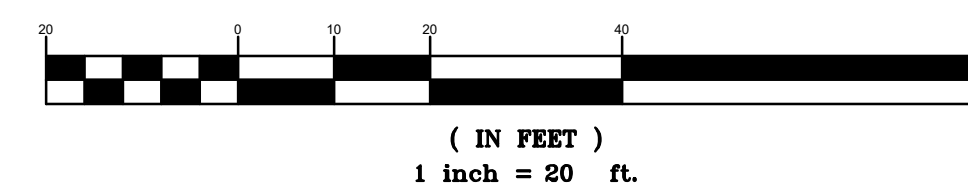
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C2.0

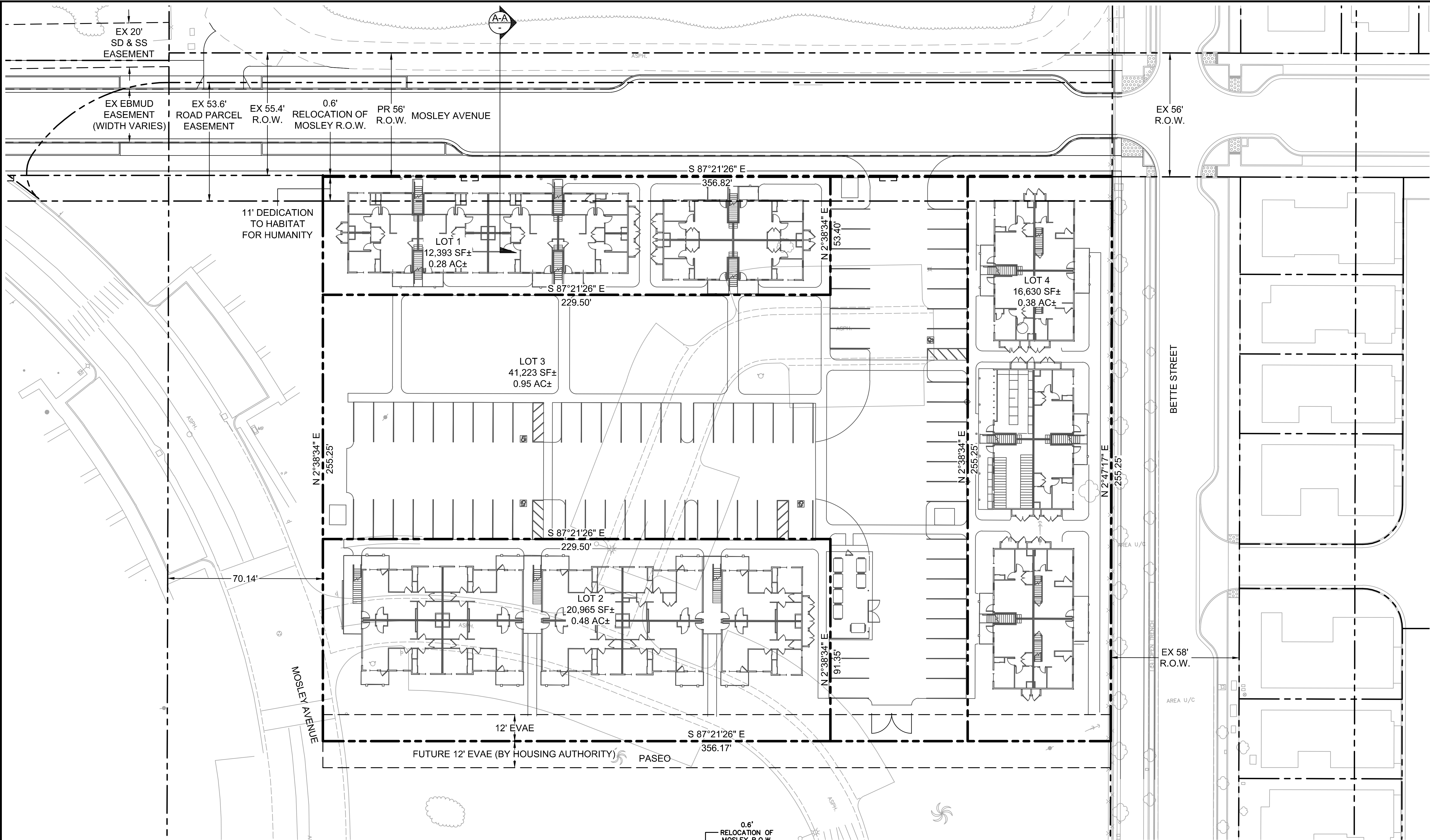
3 OF 10



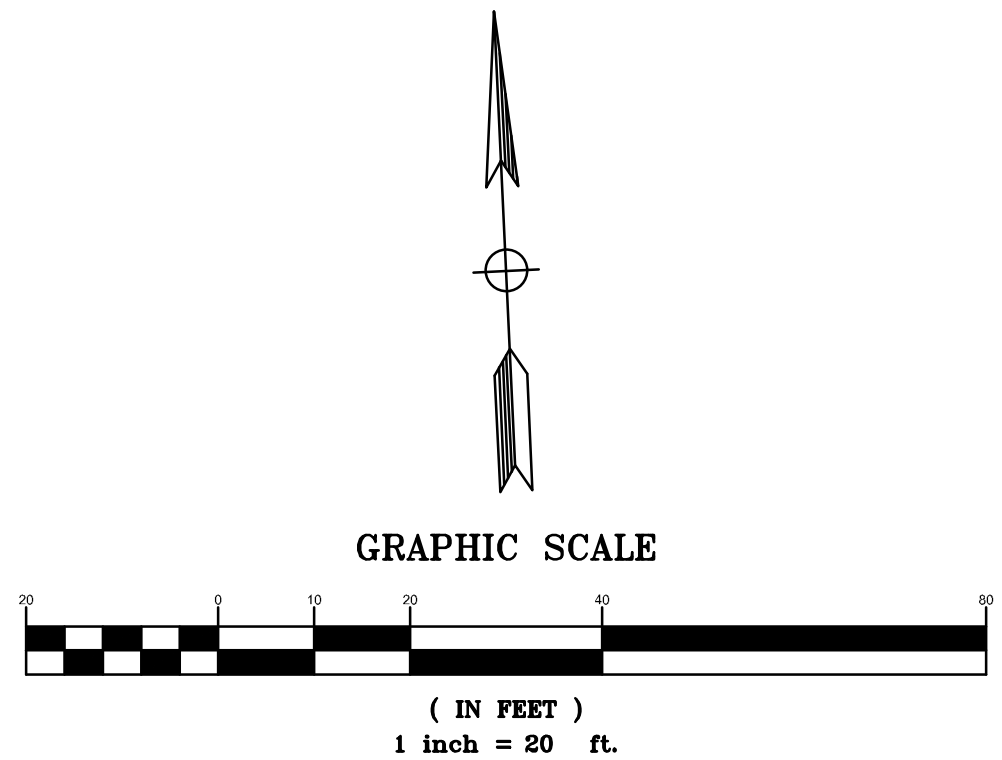
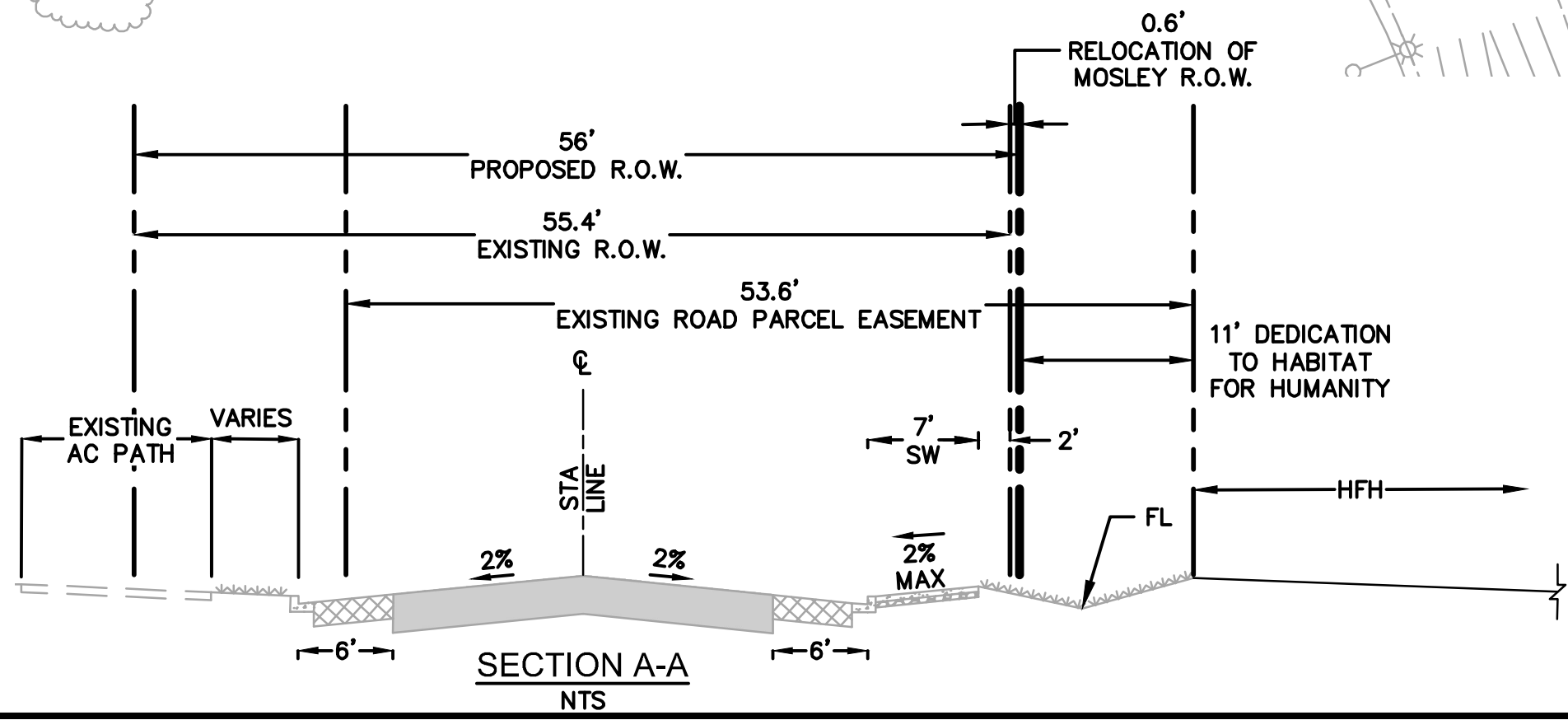
No.	Revisions



Date	10/30/2019
Scale	As Shown
Design	AP
Drawn	AP
Approved	KW
Job No	20181794



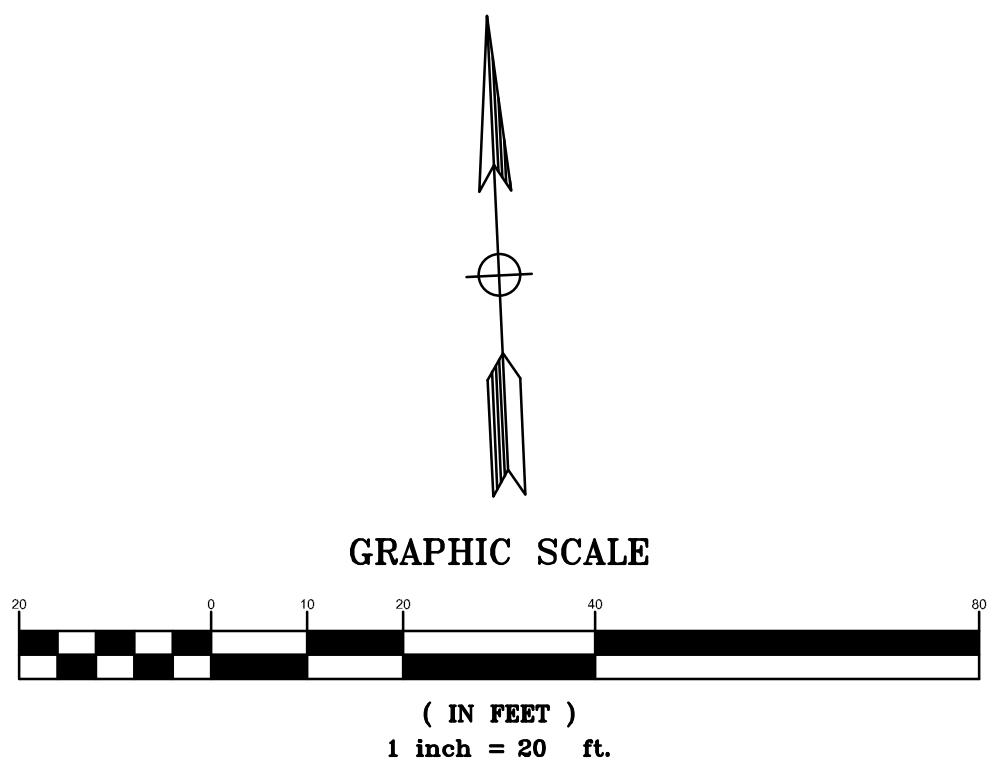
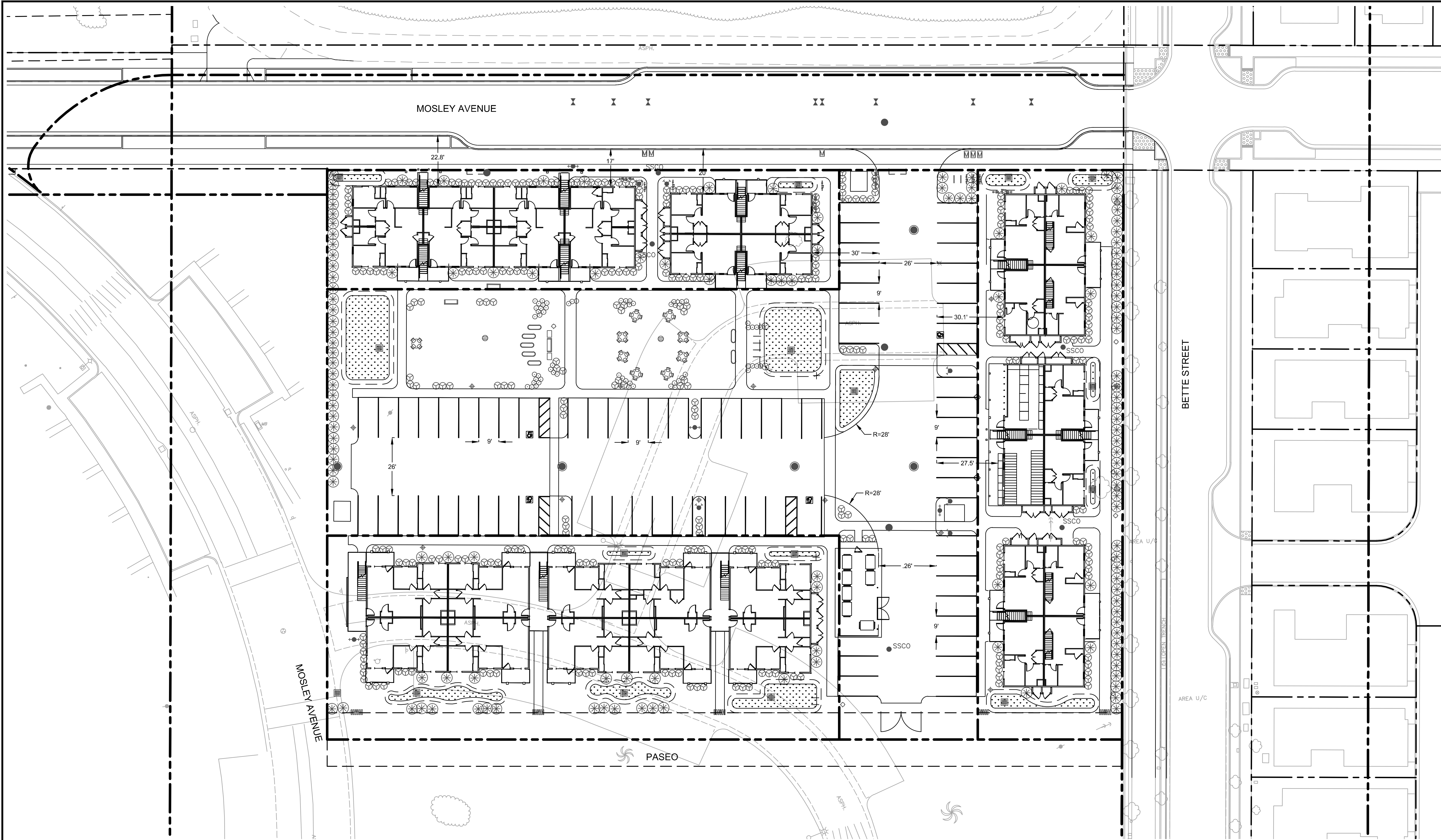
LEGEND:
--- PROPERTY LINE
--- EASEMENT LINE





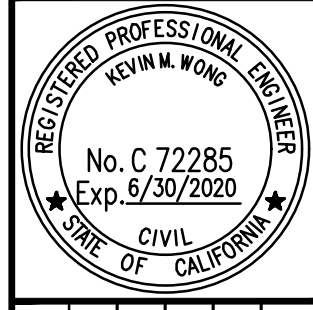
DRAWING NAME: \\bkf-mc\vol18\181784_Admiral's Cove_North_Housing\ENG\TM\C4.0_SP.dwg
PLOT DATE: 10-22-19 PLOTTED BY: phg

LEGEND:
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE



Revisions	
No.	

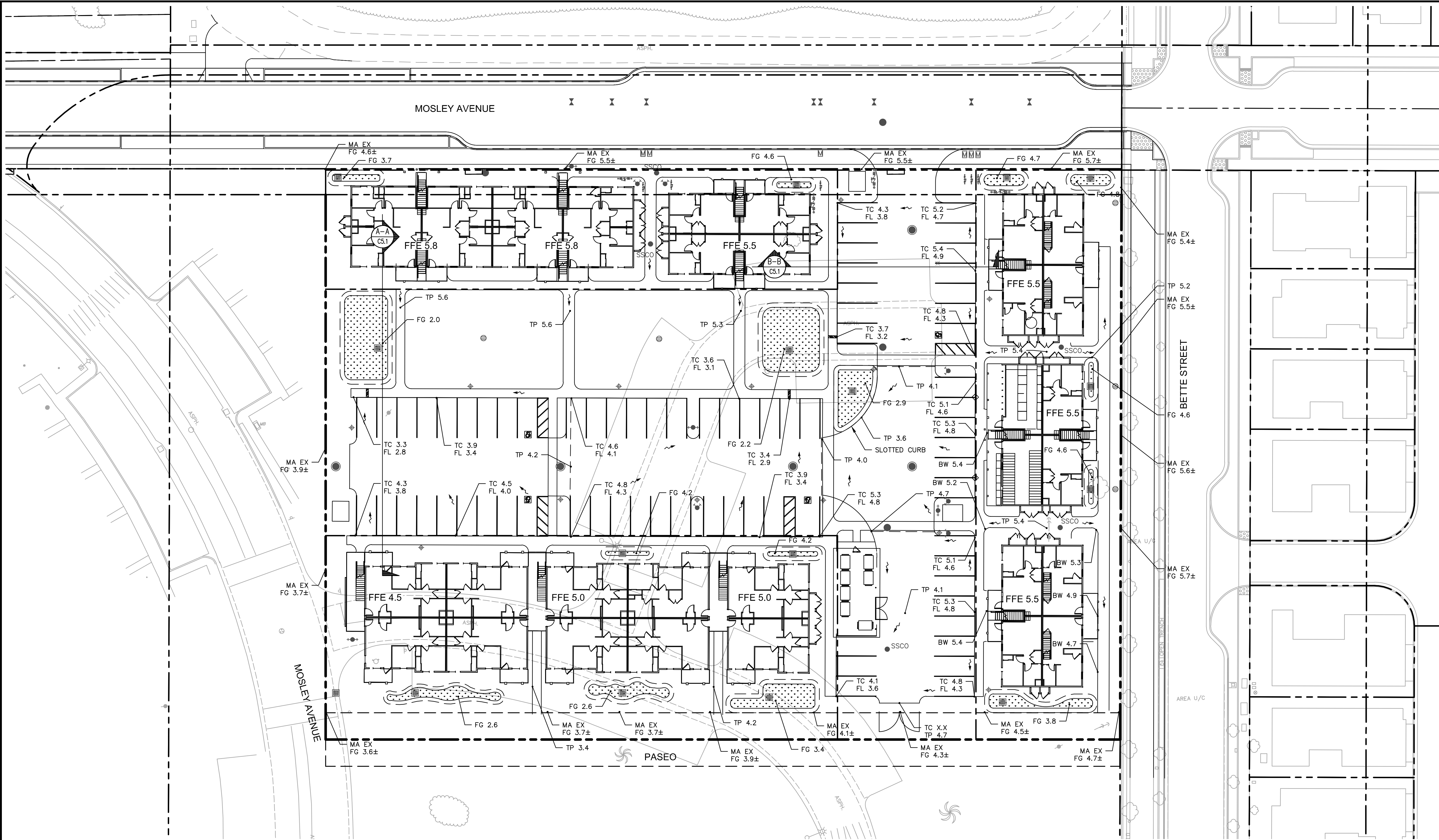
Date	10/30/2019
Scale	Design AP
Drawn	AP
Approved	KW
Job	No20181784



HABITAT FOR HUMANITY ALAMEDA MOSLEY
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
SITE PLAN
CITY OF ALAMEDA
COUNTY OF ALAMEDA
CALIFORNIA



1646 N. CALIFORNIA BLVD.,
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

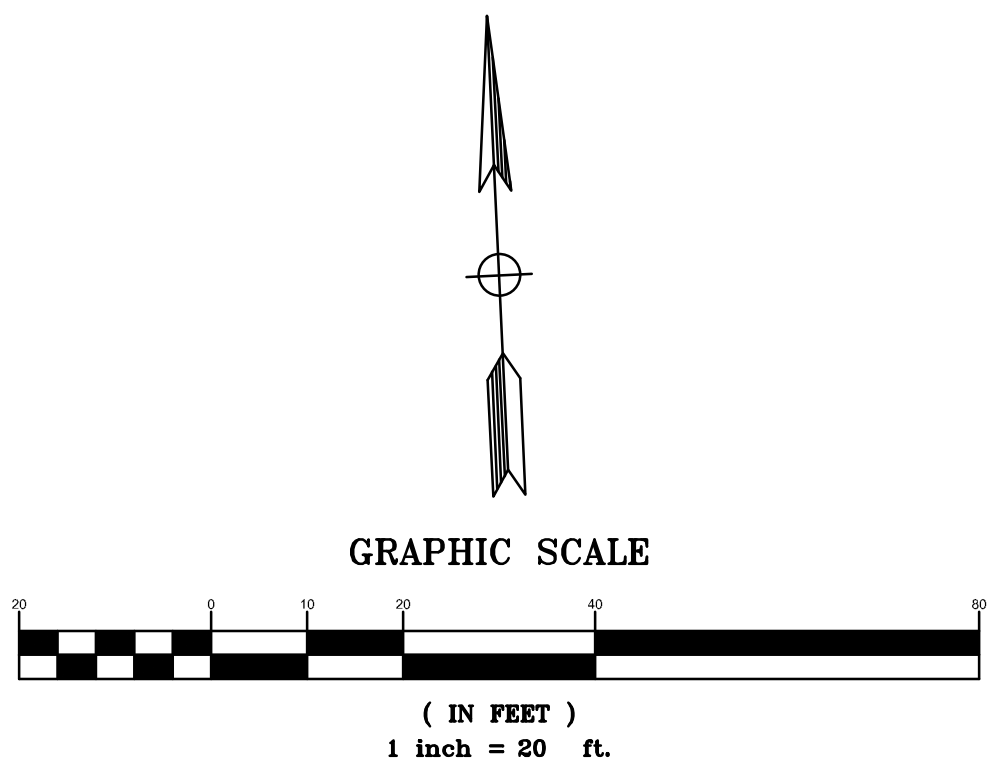


LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- GRADE BREAK
- SLOPE
- BIORETENTION AREA
- UNDER-SIDEWALK DRAIN WITH NON-SLIP TRENCH GRATE

NOTES:

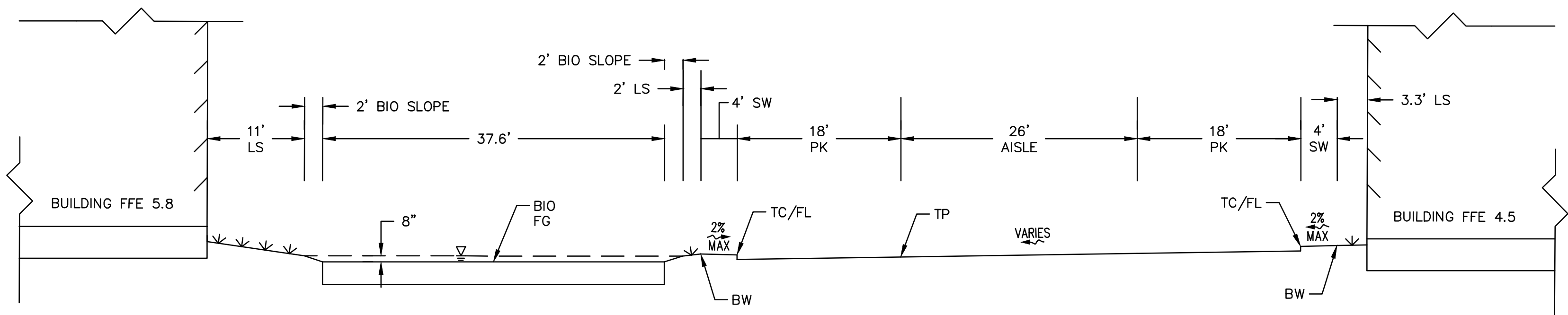
- ALL SIDEWALK/WALKWAY CROSS-SLOPES AND LONGITUDINAL SLOPES WITHIN THE LIMITS OF GRADING ARE NOT TO EXCEED 2% AND 4.99%, RESPECTIVELY, UNLESS OTHERWISE NOTED.
- UTILITY STRUCTURES ARE SHOWN FOR REFERENCE ONLY, SEE UTILITY PLAN FOR DETAILS.



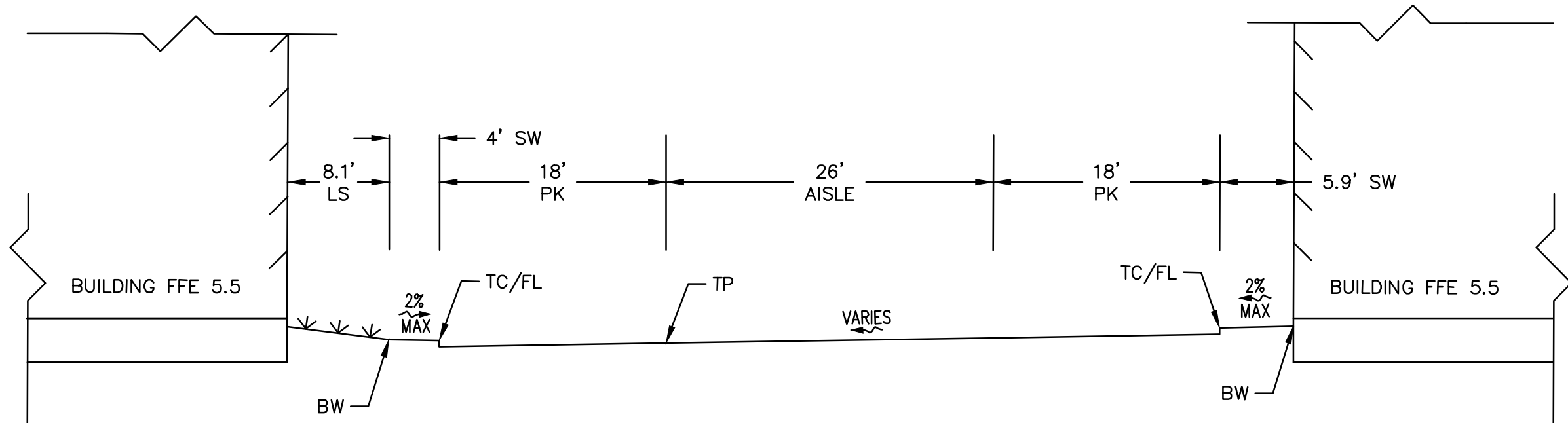


Know what's below.
Call before you dig.

DRAWING NAME: \\bkf-mc\vol4\2018\181784_Admiral's_Cove_North_Housing\ENG\TM\C5.0_GP.dwg
PLOT DATE: 10-22-19 PLOTTED BY: phg



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



Date	10/30/2019
Scale	
Design	AP
Drawn	AP
Approved	KW
Job No	20181784

Drawing Number:

C5.1

7 OF 10

HABITAT FOR HUMANITY ALAMEDA MOSLEY
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
GRADING SECTIONS
CITY OF ALAMEDA COUNTY OF ALAMEDA CALIFORNIA



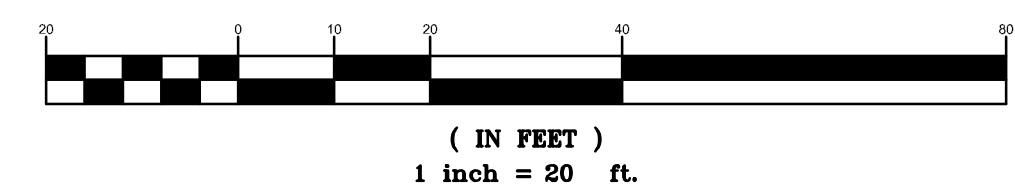
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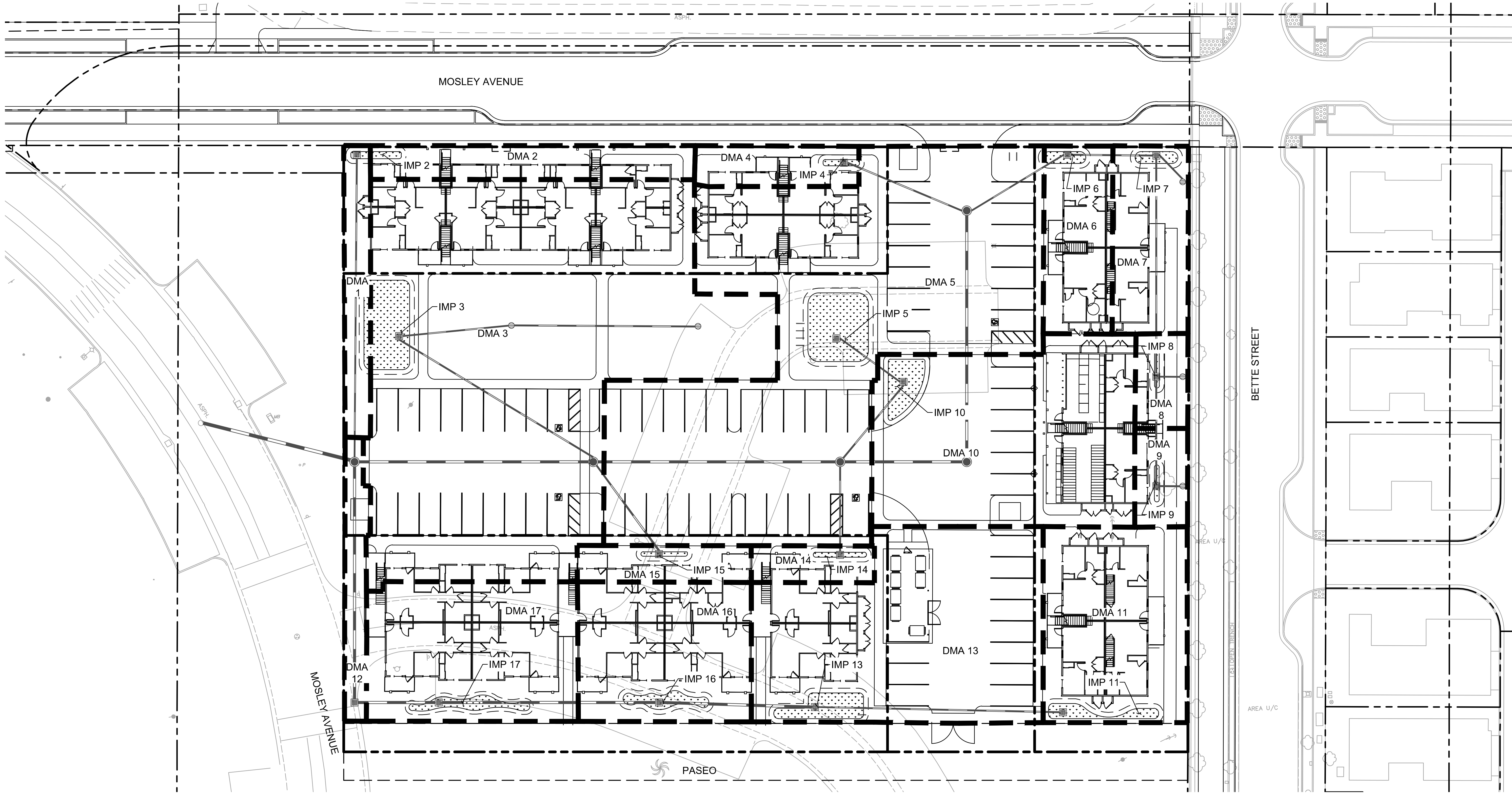
1646 N. CALIFORNIA BLVD.,
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WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

CITY OF ALAMEDA

Date	10/30/2019
Scale	AS SHOWN
Design	AP
Drawn	AP
Approved	KW
Job No	20181784

8 OF 10

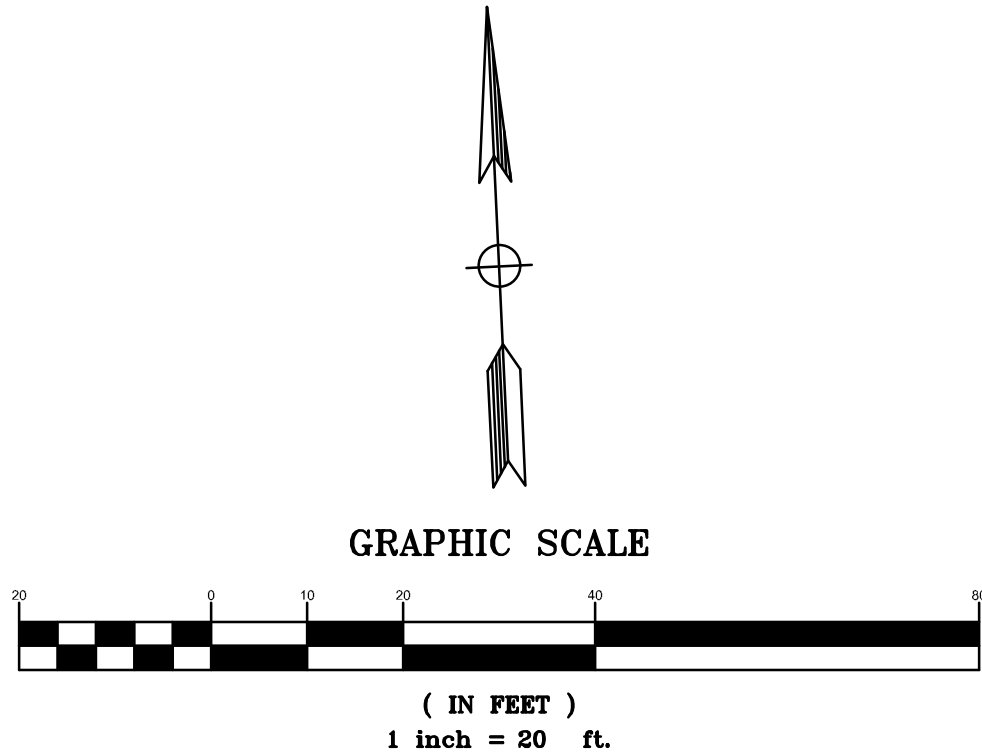




- LEGEND:**
- PROPERTY LINE
 - EASEMENT LINE
 - DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
 - BIORETENTION AREA (IMP)
 - HDPE DR 11 STORM DRAIN LINE
 - STORM DRAIN MANHOLE
 - STORM DRAIN DROP INLET

Integrated Management Practice (Bioretention Area) Sizing						
DMA/IMP #	Total Area (SF)	Impervious Area (SF)	Pervious Area (SF)	Bioretention Area Required (SF)	Bioretention Area Provided (SF)	Description
1	1,370	-	1,360	-	-	Self-treating area
2	1,970	1,490	480	62	63	Roof, sidewalk, and landscape
3	21,180	15,950	5,230	659	721	Surface lot, sidewalk, roof, and landscape
4	1,190	820	370	34	39	Roof and landscape
5	19,230	16,370	2,860	667	722	Surface lot, roof, and landscape
6	2,310	1,760	550	73	85	Roof and landscape
7	2,530	1,650	880	70	85	Roof, sidewalk, and landscape
8	890	570	320	24	30	Roof, sidewalk, and landscape
9	930	590	340	25	30	Roof, sidewalk, and landscape
10	8,380	7,350	1,040	298	305	Surface lot, roof, sidewalk, and landscape
11	5,030	3,420	1,610	143	175	Roof, sidewalk, and landscape
12	1,110	-	1,370	-	-	Self-treating area
13	8,970	7,560	1,410	308	315	Roof, surface lot and landscape
14	810	470	340	20	45	Roof and landscape
15	1,140	660	480	28	36	Roof and landscape
16	4,310	3,180	1,130	132	166	Roof and landscape
17	5,230	3,870	1,360	160	192	Roof and landscape

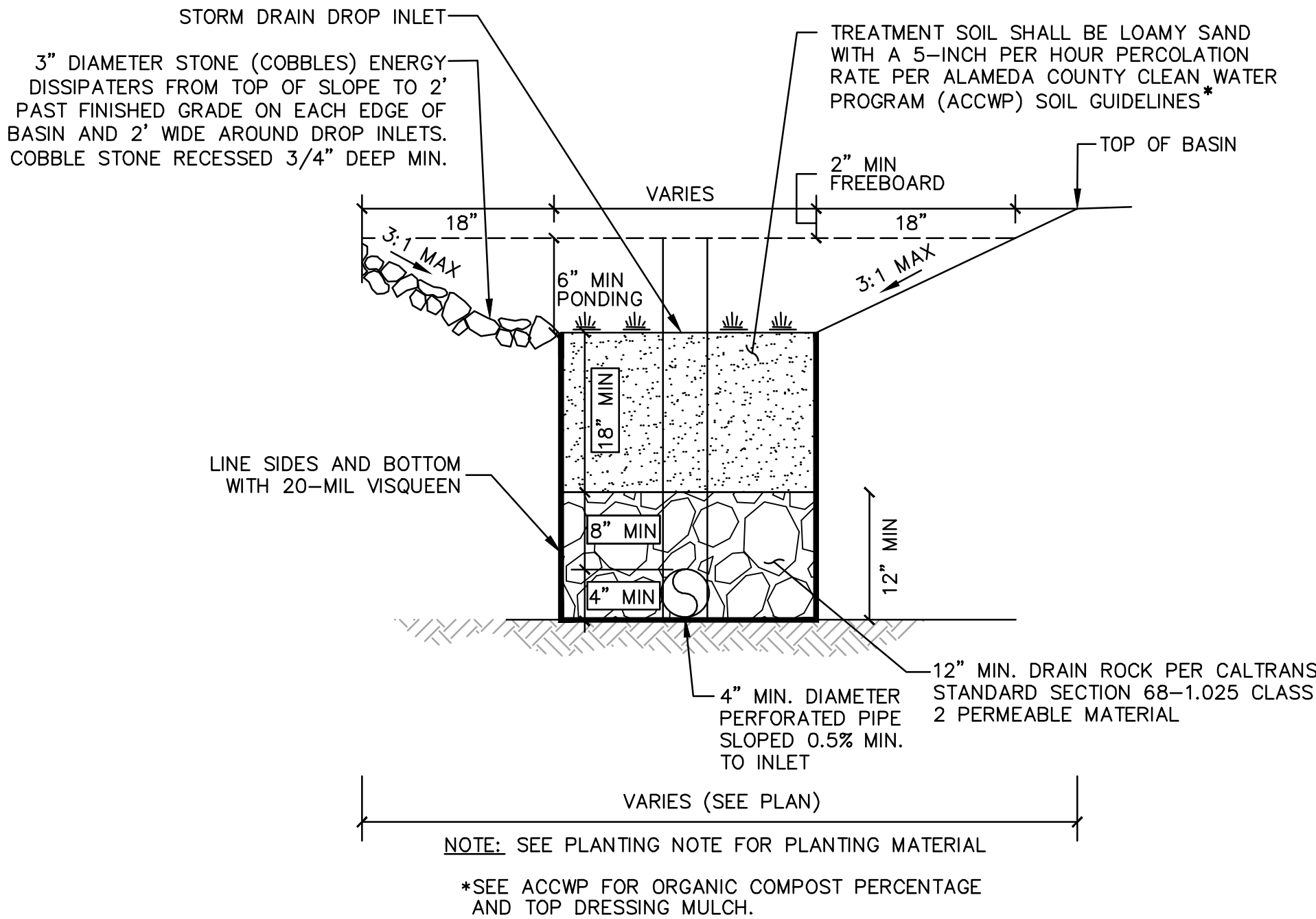
Notes:
1) Bioretention areas were sized using the "4 percent method" flow-based sizing criteria in the 2017 Alameda County C.3 Stormwater Technical Guidance Handbook.





Know what's below.
Call before you dig.

DRAWING NAME: \\bkf-mc\vol4\2018\181784_Admiral's Cove_North_Housing\ENG\TM\C7.0_SW.dwg
PLOT DATE: 10-22-19 PLOTTED BY: phg



1 BIORETENTION AREA
NTS

Date 10/30/2019
Scale AS SHOWN
Design AP
Drawn AP
Approved KW
Job No 20181784

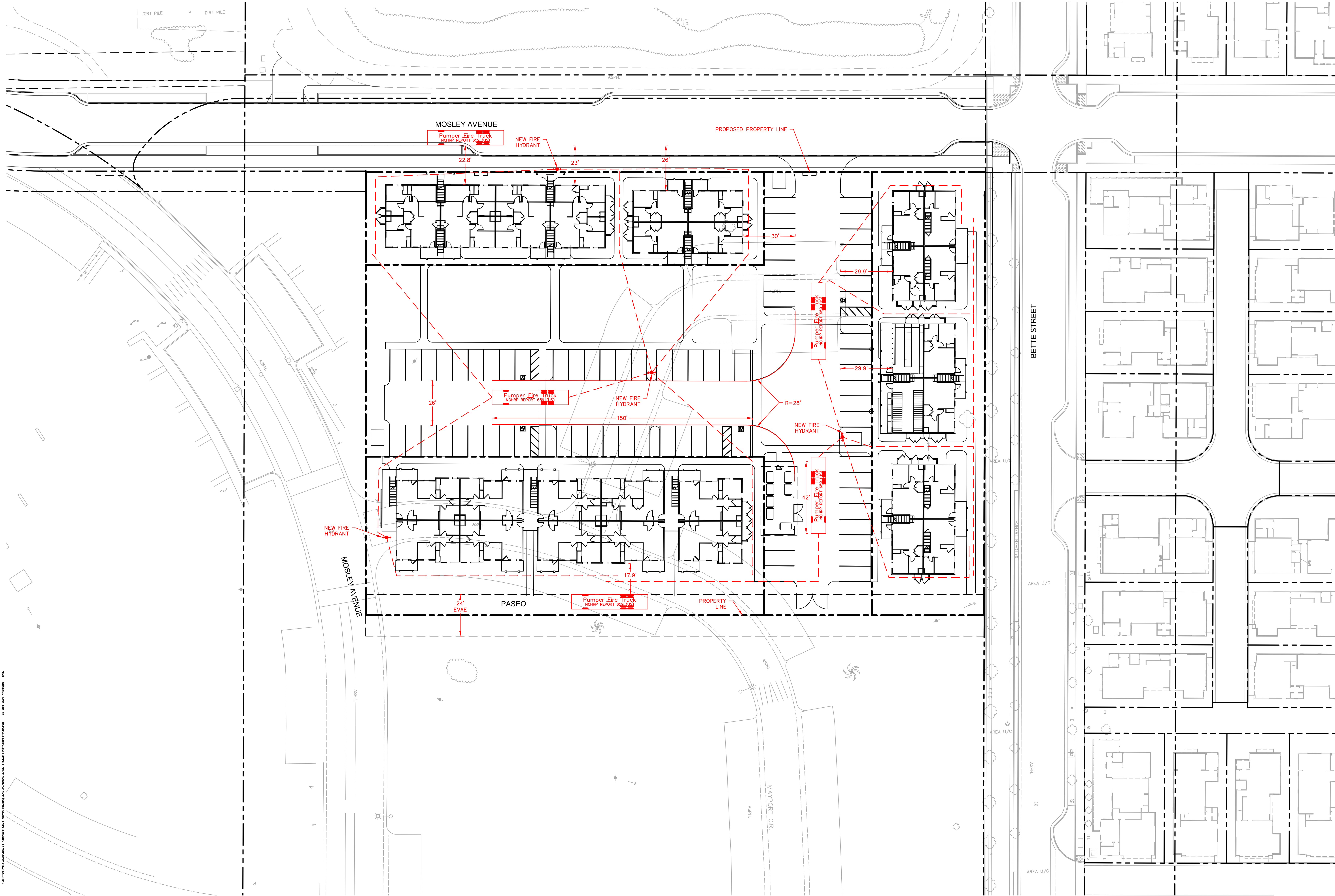


No.	Revisions

HABITAT FOR HUMANITY ALAMEDA MOSLEY
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
STORMWATER DETAILS
CITY OF ALAMEDA COUNTY OF ALAMEDA CALIFORNIA

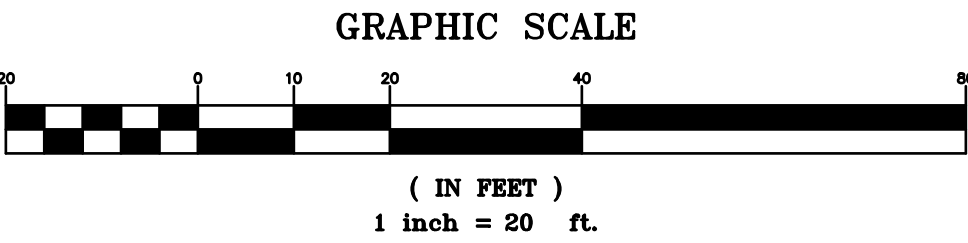


1646 N. CALIFORNIA BLVD.,
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com



LEGEND:

- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- NEW FIRE HYDRANT
- - - - - FIRE HOSE REACH (150-FOOT MAXIMUM LENGTH)



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HABITAT FOR HUMANITY EAST
BAY/SILICON VALLEY
2619 BROADWAY
OAKLAND, CA
94612

HfH - Alameda Mosley
Mosley Ave
Alameda, CA 94501

STAMP:

JOB NUMBER: 20181784
DRAWN BY: AP
CHECKED BY: KW
ISSUE DATE: 10/30/2019
SCALE:
TITLE:
FIRE ACCESS DIAGRAM

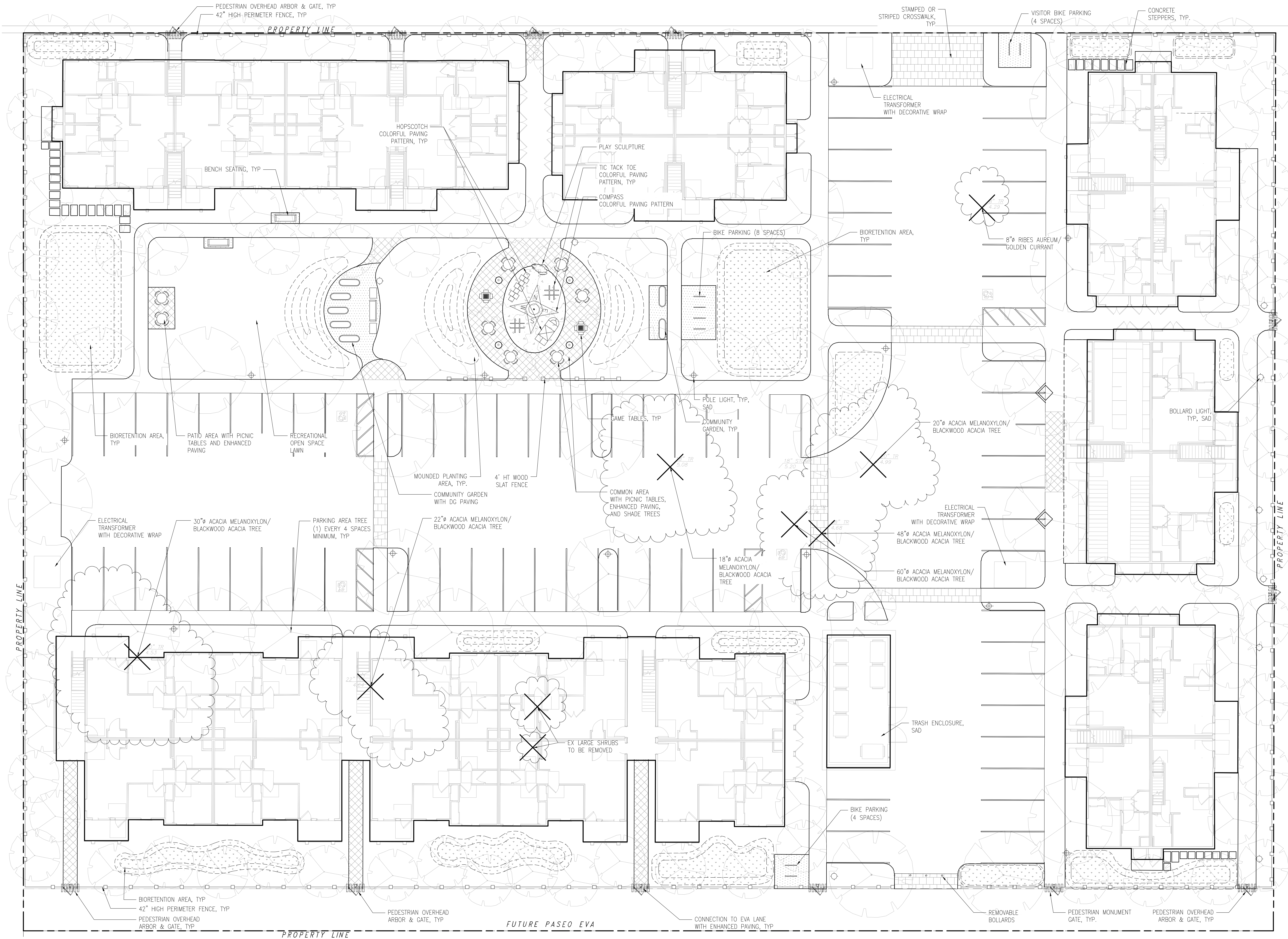
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C1.00

PRELIMINARY - Not for Construction -

© 2019 BKF ENGINEERS

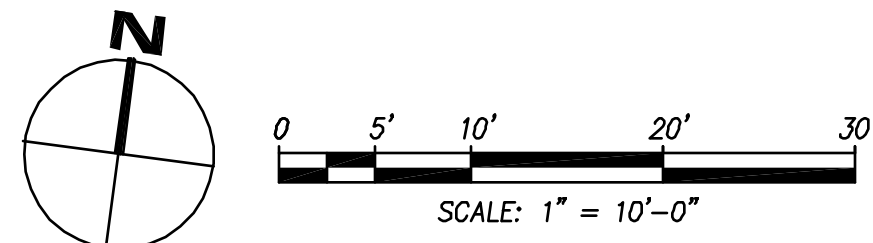
9/10/2019 4:36:16 PM



TREE REMOVAL LEGEND			
	PROTECTED	NOT PROTECTED	TOTAL
EXIST. TREES TO BE REMOVED	0	7	7
PROPOSED REPLACEMENT TREES	-	-	118

LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CONCRETE PAVING		BIORETENTION AREA		DECORATIVE PAVERS
	CROSSWALK PAVING		42" HIGH PERIMETER FENCE		VEHICULAR SWING GATE
	DECOMPOSED GRANITE PAVING		PEDESTRIAN GATE		COMMUNITY GARDEN PLANTER
					BENCH

EXISTING TREE LEGEND	
	XX# (TREE SPECIES ID) TREE TO BE REMOVED



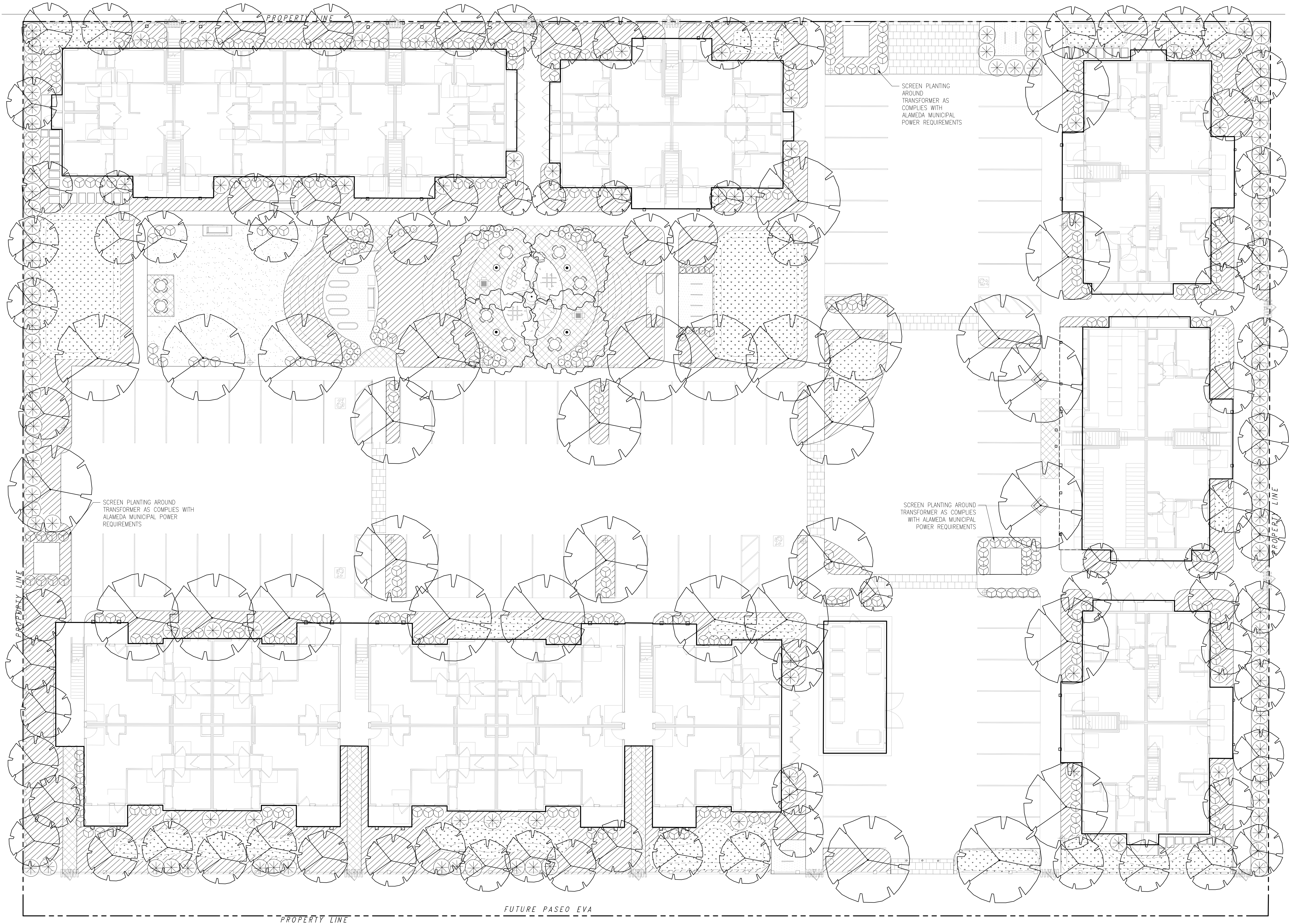
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CHECKED BY: LF
ISSUE DATE: 02/28/2020
SCALE: AS SHOWN
TITLE: LANDSCAPE PLAN

SHEET:

L1.01

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© 2019 PYATOK ARCHITECTURE & LANDSCAPE



STAMP:

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DRAWN BY: AS
CHECKED BY: LF
ISSUE DATE: 02/28/2020
SCALE: AS SHOWN
TITLE:
SITE FURNISHINGS AND IMAGERY

SHEET:

L1.03

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4 COMMUNITY GARDEN
SCALE: NTS



1 CONCRETE PAVING
SCALE: NTS



11 PLAY SCULPTURE
SCALE: NTS



8 STORMWATER PLANTING
SCALE: NTS



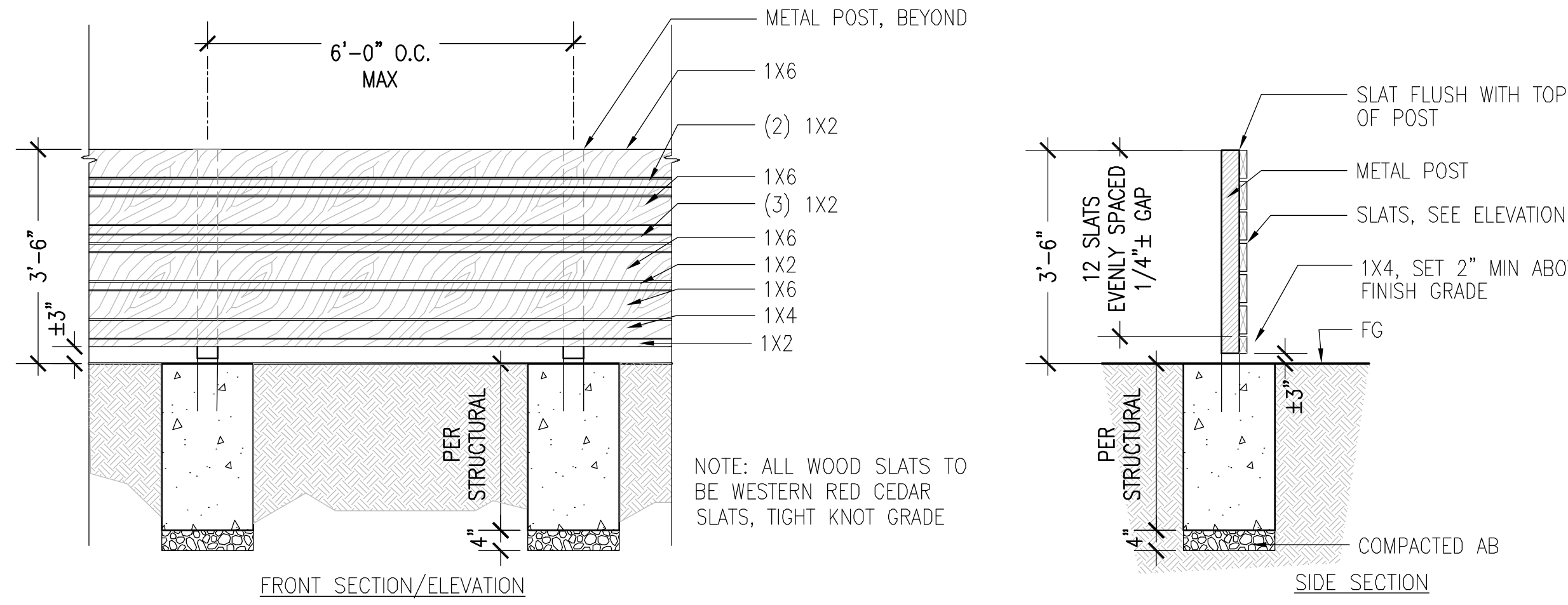
5 BENCH
SCALE: NTS



2 PAVERS IN COMMON AREAS
SCALE: NTS



12 REMOVABLE BOLLARD
SCALE: NTS



9 PERIMETER FENCE
SCALE: NTS



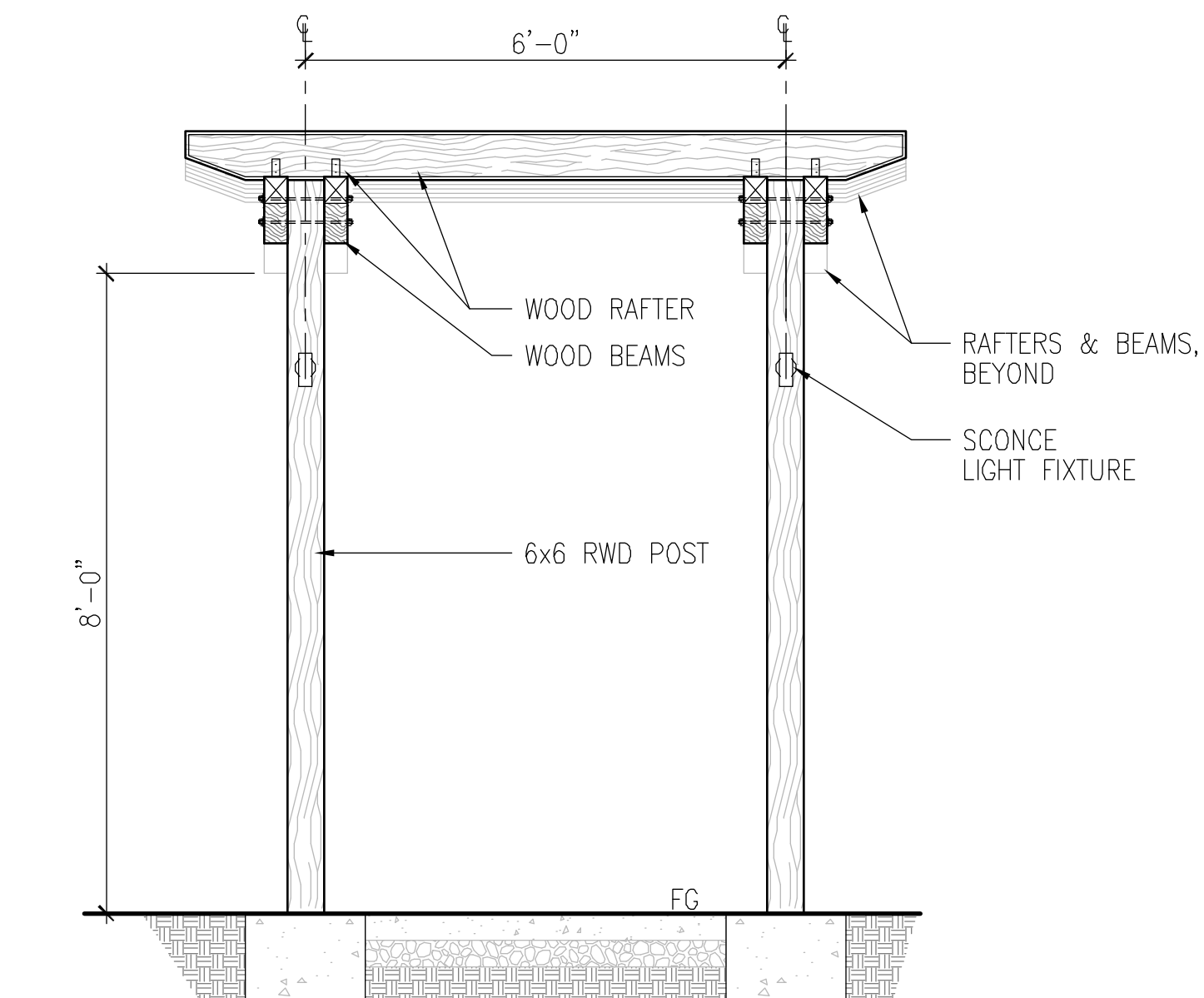
6 SEATING
SCALE: NTS



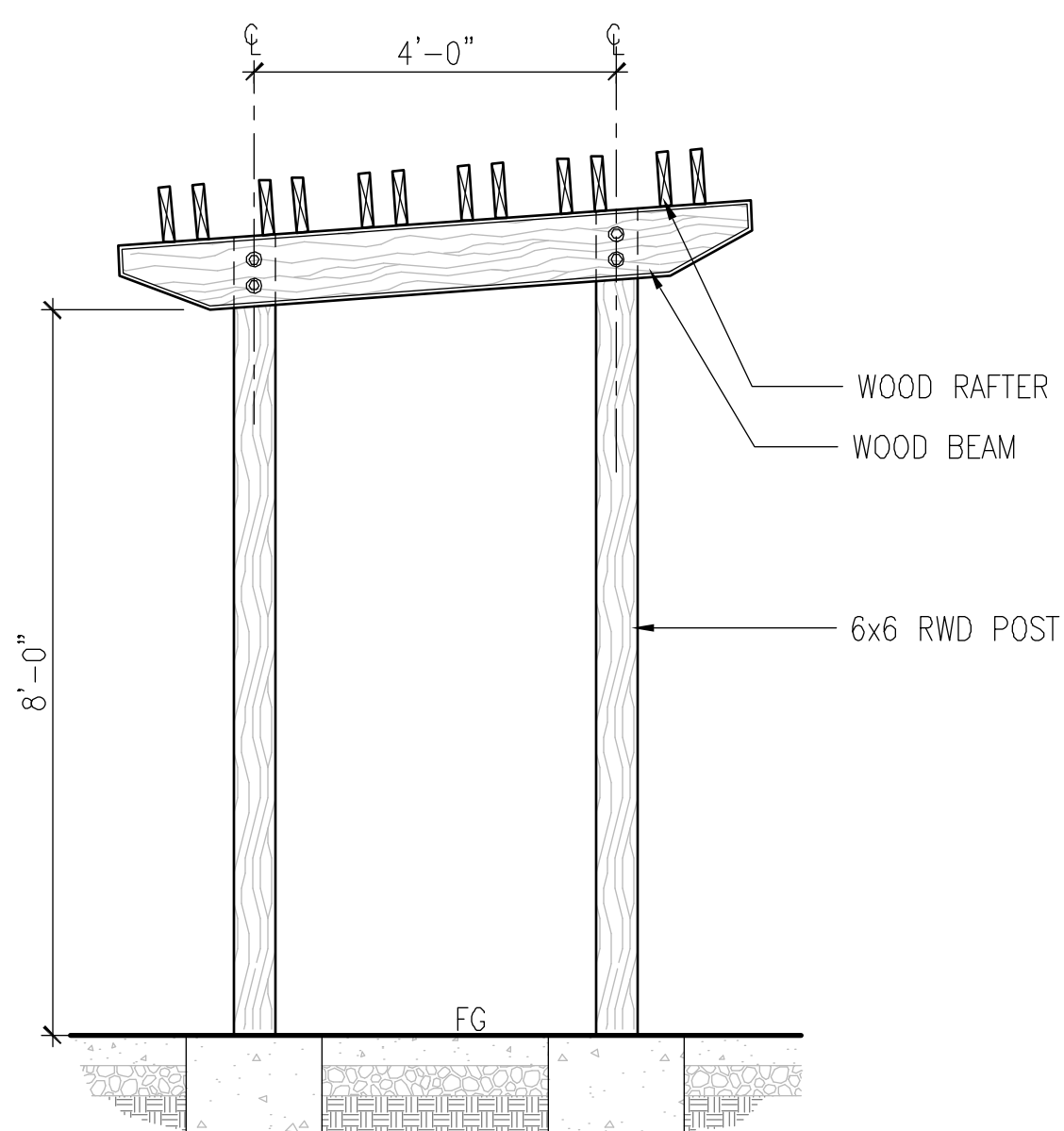
3 CROSSWALK PAVING
SCALE: NTS



10 PAVING PATTERN GAMES
SCALE: NTS



7 ARBOR
SCALE: NTS



TREES



ARBUTUS MARINA



CERCIS OCCIDENTALIS



GINGKO BILOBA 'AUTUMN GOLD'



PLATANUS 'COLUMBIA'



QUERCUS AGRIFOLIA



TRISTANIOPSIS LAURINA



ULMUS P. 'EMERALD SUNSHINE'

LARGE SHRUBS



ARBUTUS UNEDO 'COMPACTA'



ARCTOSTAPHYLOS X 'SUNSET'



PITTOSPORUM TOBIRA



PRUNUS CAROLINIANA 'COMPACTA'



RHAMNUS CALIFORNICA



ROMNEYA COULTERI

MEDIUM SHRUBS, GRASSES, AND PERENNIALS



ACACIA COGNATA 'COUSIN ITT'



AGAVE ATTENUATA



DIETES BICOLOR



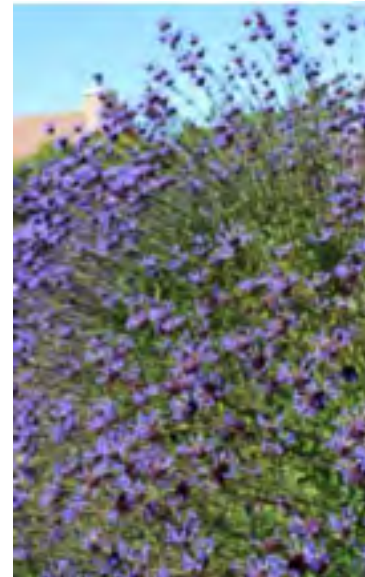
LOMANDRA LONGIFOLIA 'BREEZE'



MUHLENBERGIA RIGENS



PITTOSPORUM 'WHEELER'S DWARF'



SALVIA CLEVELANDII 'WINIFRED GILMAN'

SMALL SHRUBS, GRASSES, AND PERENNIALS



DIETES IRIOIDES 'JOHN'S RUNNER'



LIMONIUM PEREZII



PHORMIUM SP.



POLYSTICHUM MUNITUM



STIPA ICHU



HARDENBERGIA VIOLACEA



TRACHELOSPERMUM JASMINOIDES

VINES

GROUNDCOVERS



CEANOTHUS G. 'ANCHOR BAY'



COPROSMA X KIRKII



RIBES VIBURNIFOLIUM



SARCOCOCCA H. VAR HUMILIS



TURF -TALL FESCUE

STORMWATER PLANTING



CAREX DIVULSA



CHONDROPETALUM TECTORUM



MUHLENBERGIA 'WHITE CLOUD'



SISYRINCHIUM BELLUM

PRELIMINARY PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCC	
TREES							
ARB MA	ARBUTUS MARINA	STRAWBERRY TREE	15 GAL	PER PLAN	Y	VL	
CER OC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	PER PLAN	Y	L	
GIN BI	GINGKO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	PER PLAN			
PLA HI	PLATANUS X HISPANICA 'COLUMBIA'	LONDON PLANE TREE	15 GAL	PER PLAN		M	
QUE AG	QUERCUS AGRIFOLIA	COAST LIVE OAK	VARIES	PER PLAN	Y	VL	
TRI LA	TRISTANIOPSIS LAURINA	WATER GUM	24" BOX	PER PLAN		L	
ULM PR	ULMUS P. 'EMERALD SUNSHINE'	EMERALD SUN. ELM	15 GAL	PER PLAN		L	
LARGE SHRUBS							
⊗	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	5'-0" OC		L	
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	Y	L	
	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	4'-0" OC		L	
	PRUNUS CAROLINIANA 'COMPACTA'	DWARF CAROLINA LAUREL CHERRY	5 GAL	4'-0" OC		L	
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	7'-0" OC	Y	L	
	ROMNEYA COULTERI	MATILIA POPPY	5 GAL	6'-0" OC	Y	L	
MEDIUM SHRUBS, GRASSES & PERENNIALS							
⊙	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC		L	
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC		L	
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'-0" OC		L	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC		L	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	Y	L	
	PITTOSPORUM 'WHEELER'S DWARF'	MOCK ORANGE	5 GAL	4'-0" OC		L	
	SALVIA CLEVELANDII 'WINIFRED GILMAN'	CLEVELAND SAGE	5 GAL	4'-0" OC	Y	L	
SMALL SHRUBS, GRASSES & PERENNIALS							
⊙	DIETES IRIOIDES 'JOHN'S RUNNER'	FORTNIGHT LILY	1 GAL	3'-0" OC		L	
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L	
	PHORMIUM SP.	DWARF PHORMIUM	1 GAL	2'-0" OC		L	
	POLYSTICHUM MUNITUM	WEST. SWORD FERN	1 GAL	3'-0" OC		L	
	STIPA ICHU	PERUVIAN FEATHER GRASS	1 GAL	1'-6" OC		L	
VINES							
	HARDENBERGIA VIOLACEA	PURPLE VINE LILAC	5 GAL	PER PLAN		L	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE VINE	5 GAL	PER PLAN		M	
GROUNDCOVER							
▨	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	Y	L	
	COPROSMA X KIRKII	CREEPING MIRROR PLANT	1 GAL	6'-0" OC		L	
	CEANOTHUS G. 'ANCHOR BAY'	PT.REYES CEANOTHUS	1 GAL	5'-0" OC	Y	L	
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL	4'-0" OC		L	
	SARCOCOCCA H. VAR HUMILIS	HIMILAYAN SWEET BOX	1 GAL	3'-0" OC		L	
TURF							
⊞	TURF-TALL FESCUE		SOD				
STORMWATER PLANTING							
⊞	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	Y	L	
⊞	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC		L	
⊞	MUHLENBERGIA 'WHITE CLOUD'	WHITE AWN MUHLY	1 GAL	3'-0" OC		L	
⊞	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	3'-0" OC		L	

PLANTING, IRRIGATION, AND SOIL PREPARATION NOTES

1.

ALL LANDSCAPE AREAS SHOWN ON THE PLAN, INCLUDING STREET TREES, ARE TO BE IRRIGATED AND MAINTAINED BY PROPERTY OWNER.
2.

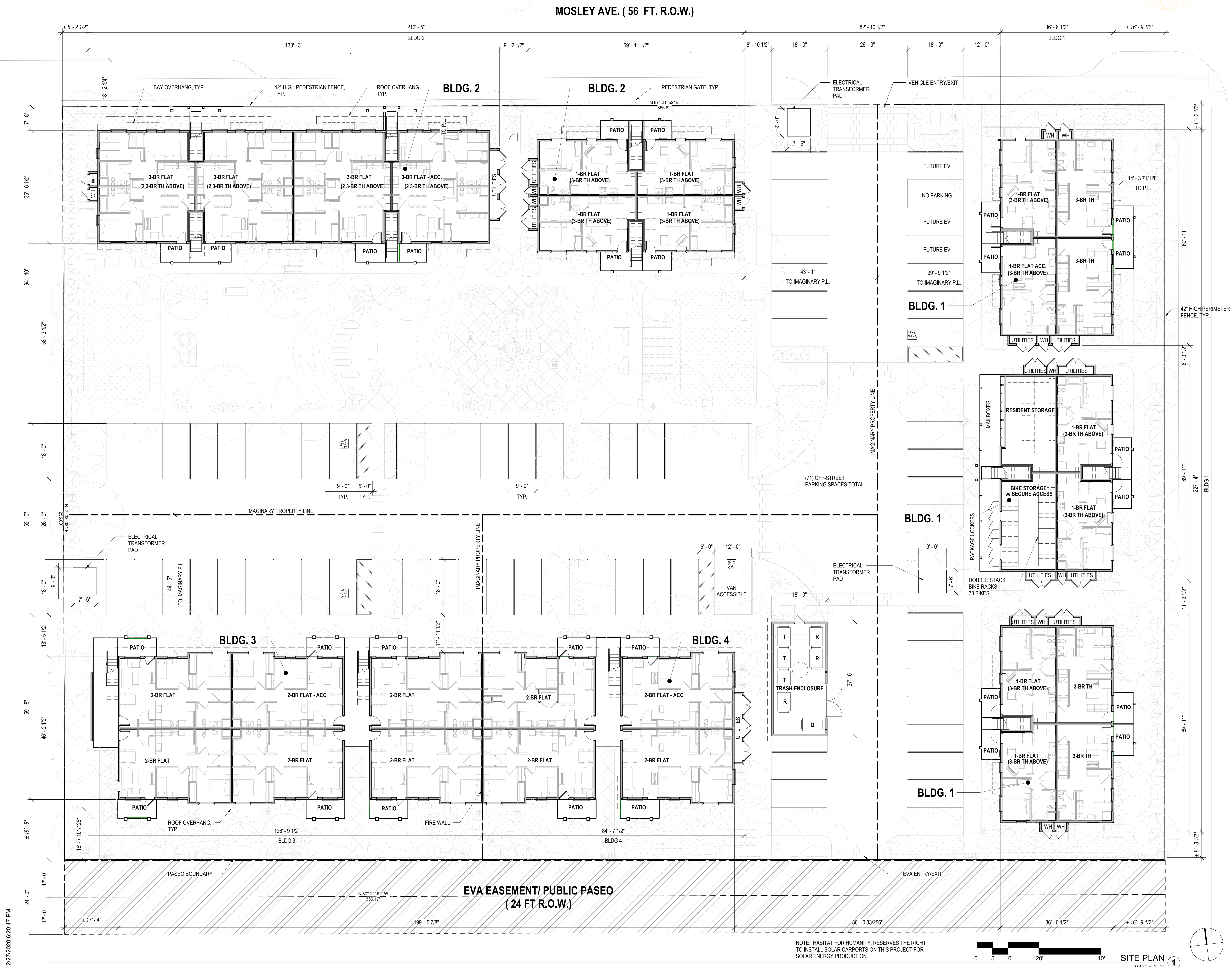
SOIL MANAGEMENT REPORT: CONTRACTOR TO PROVIDE AN AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY TO DETERMINE SITE-SPECIFIC QUANTITIES AND TYPES OF ORGANIC AMENDMENT AND FERTILIZERS TO BE USED IN EXISTING SOIL.
3.

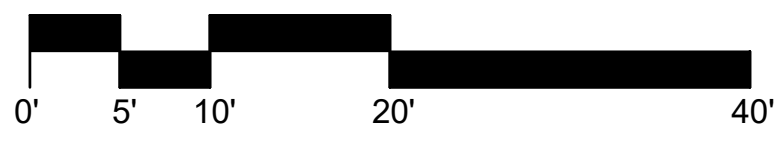
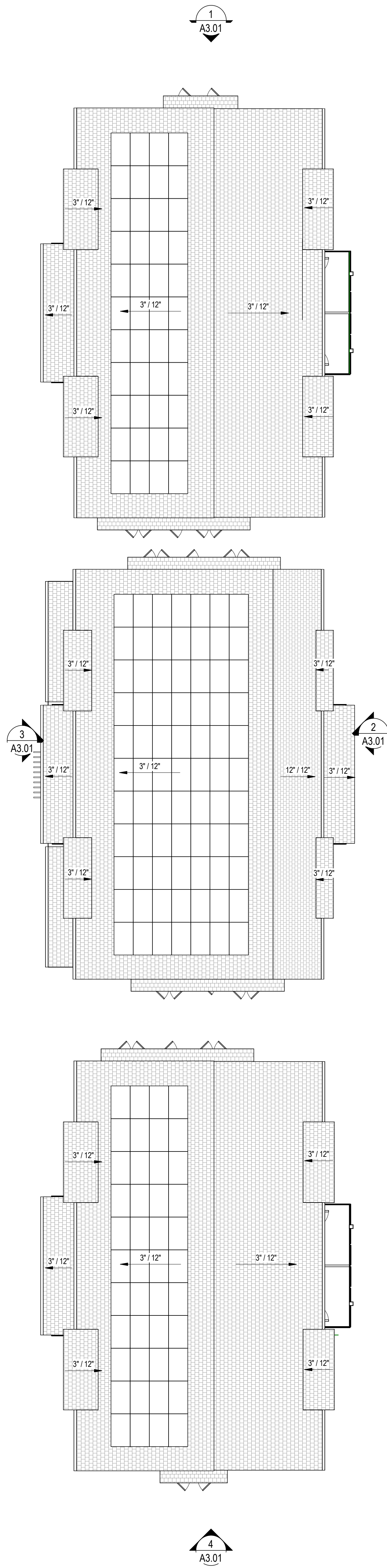
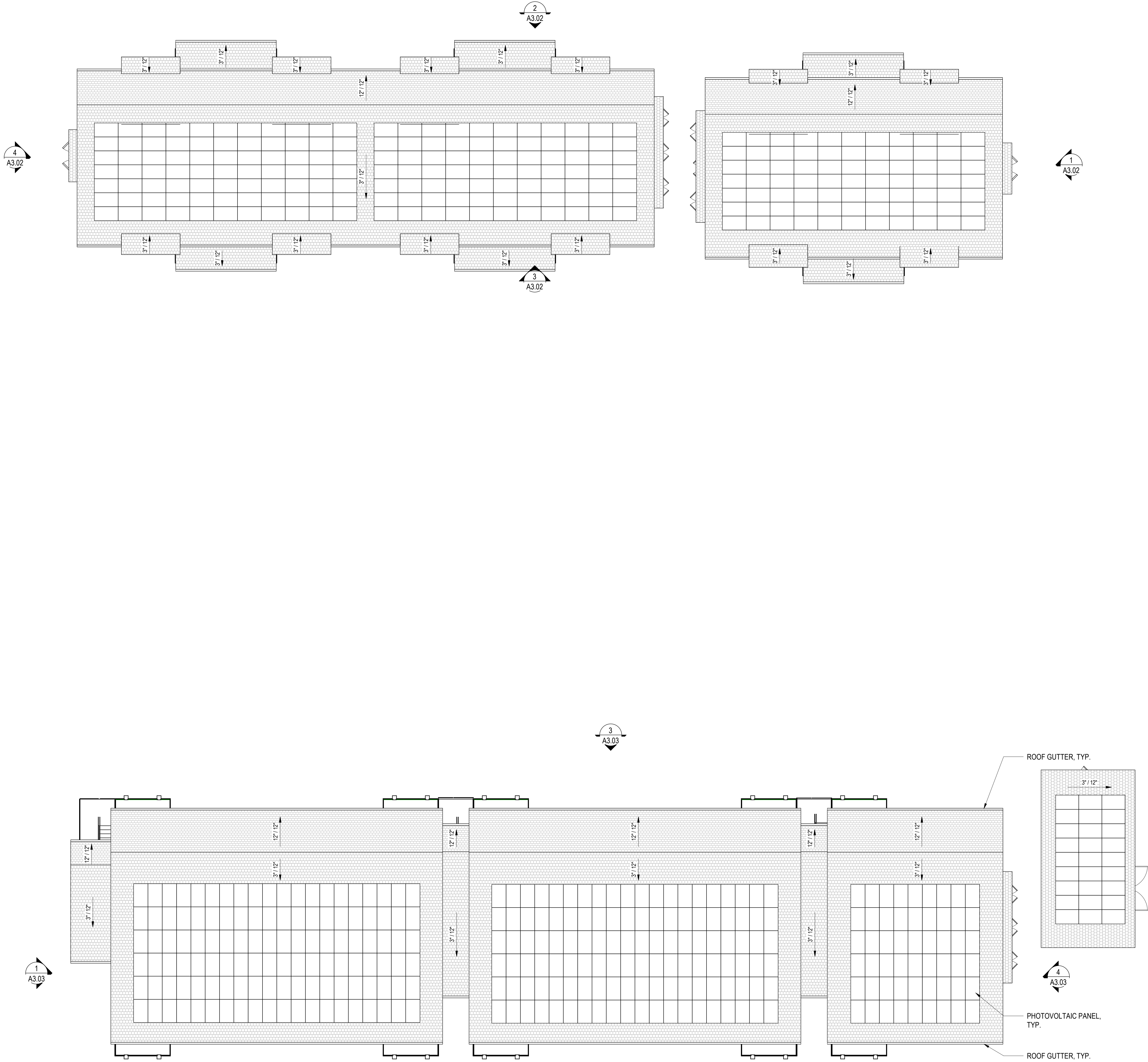
ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF UN-DYED ORGANIC MULCH.
4.

IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REGULATIONS OF THE CITY OF ALAMEDA, EBMUD, AND THE STATE WATER ORDINANCE.
5.

THE LANDSCAPE PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2.

LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.





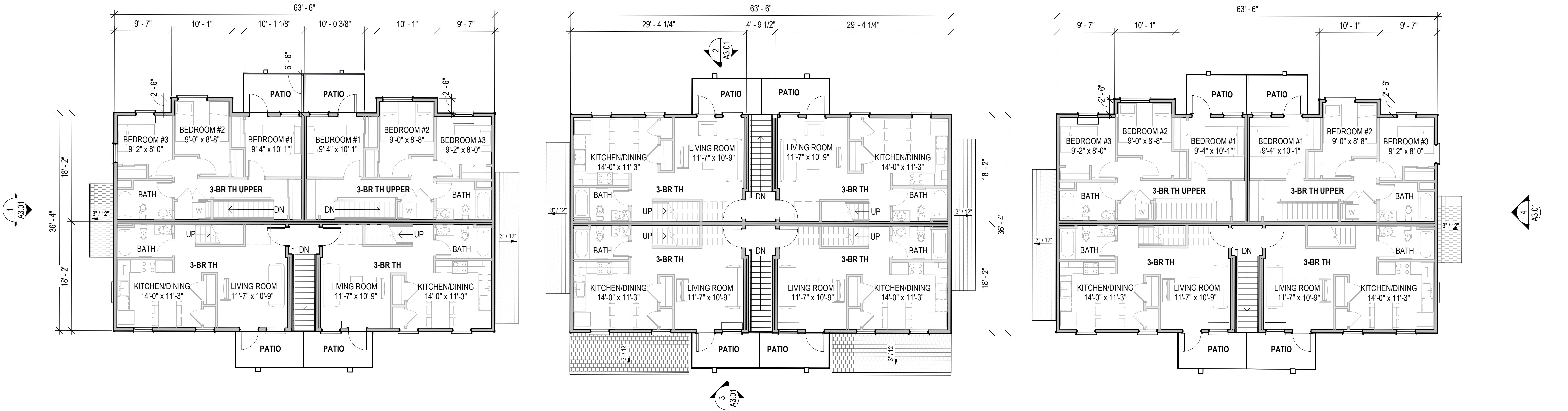
ROOF PLAN 1
1" = 10'-0"

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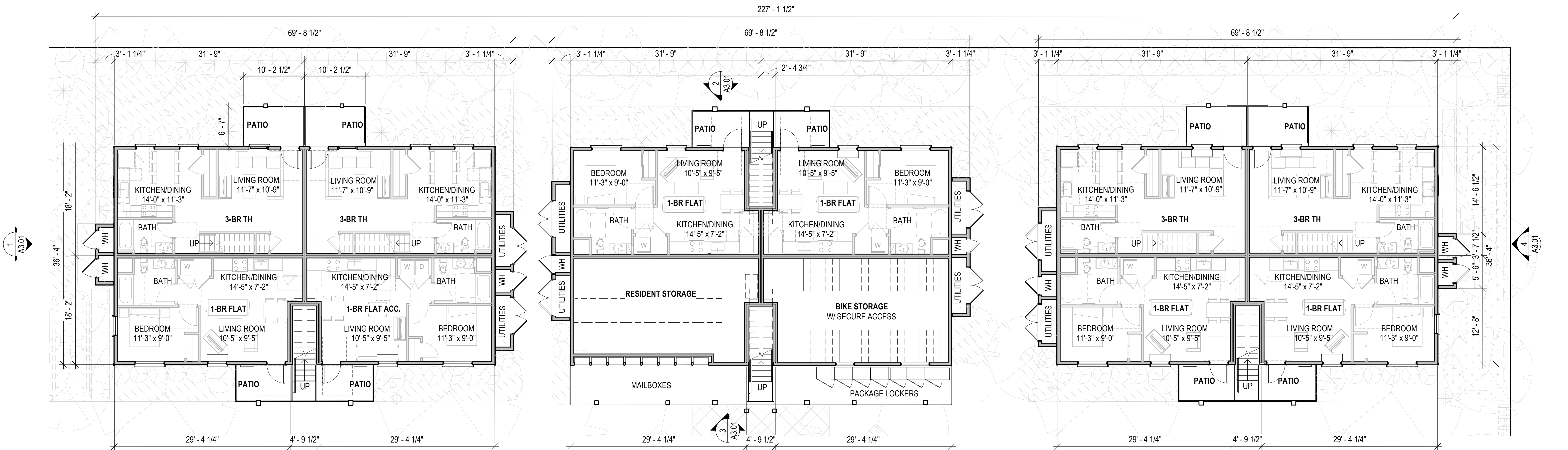
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CHECKED BY: KSS
ISSUE DATE: 10/30/2019
SCALE: 1" = 10'-0"
TITLE:
ROOF PLAN

SHEET:

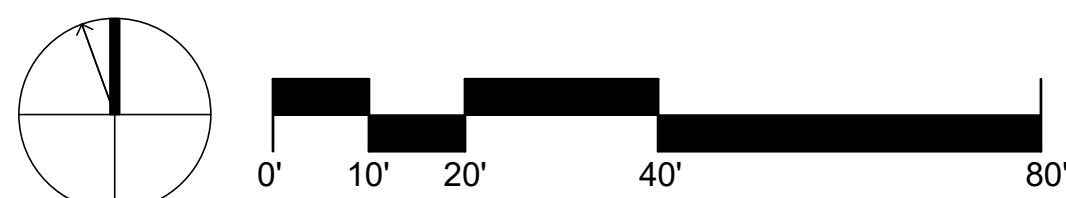
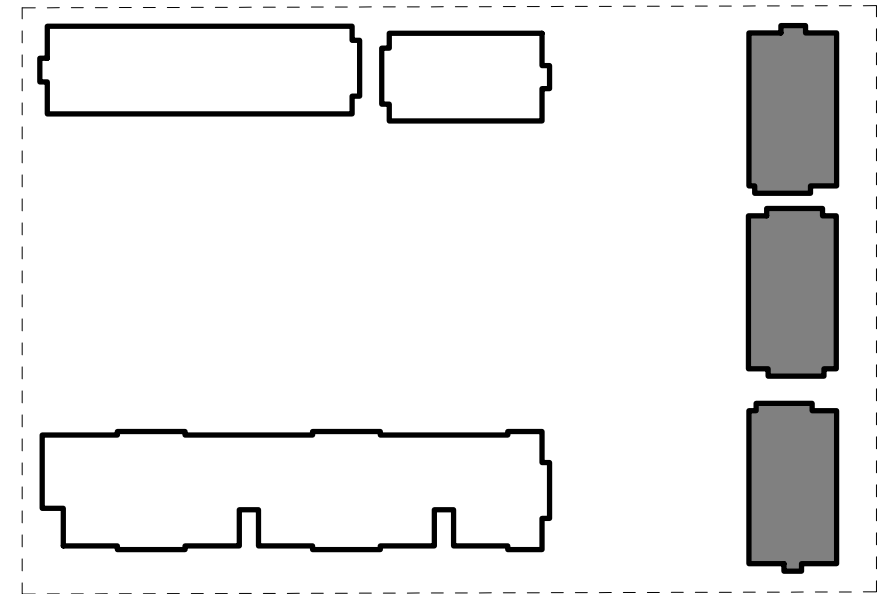
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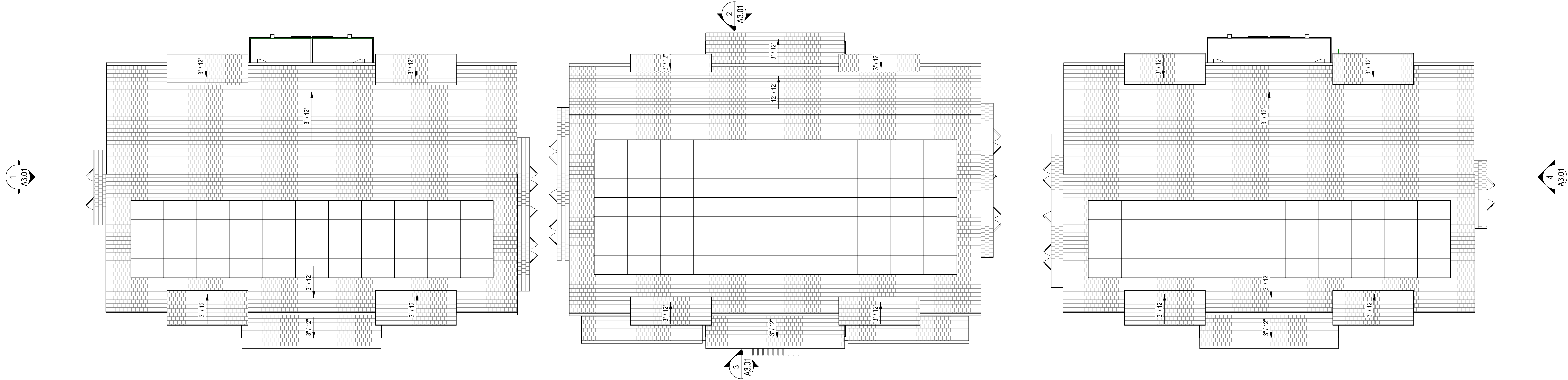
BUILDING 1 FLOOR PLAN - LEVEL 2 ②
1/8" = 1'-0"



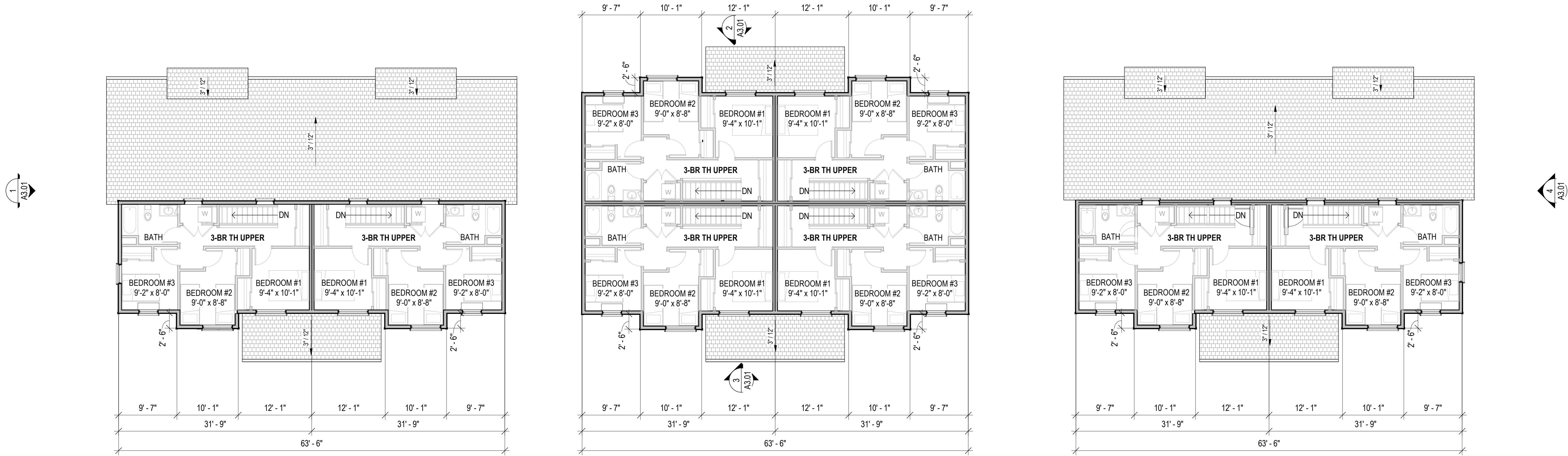
BUILDING 1 FLOOR PLAN - LEVEL 1 ①
1/8" = 1'-0"



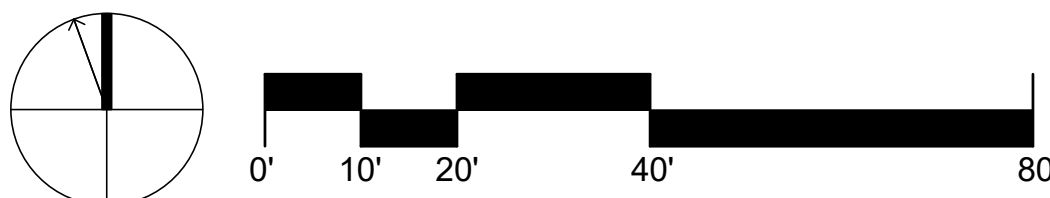
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BUILDING 1 FLOOR PLAN - ROOF ②
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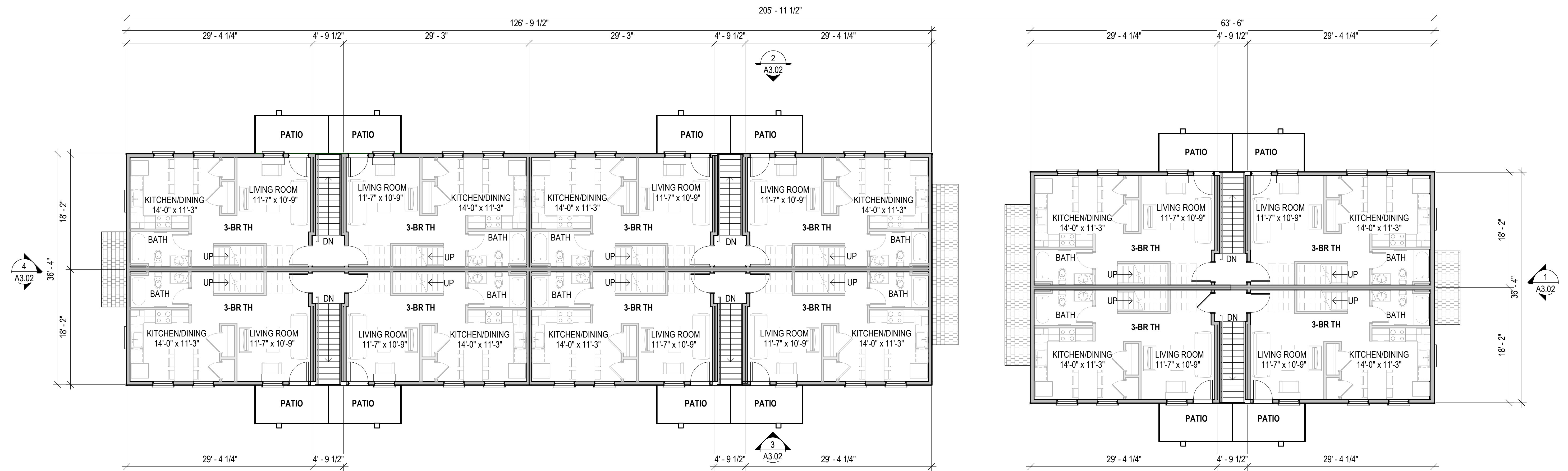


BUILDING 1 FLOOR PLAN - LEVEL 3 ①
1/8" = 1'-0"

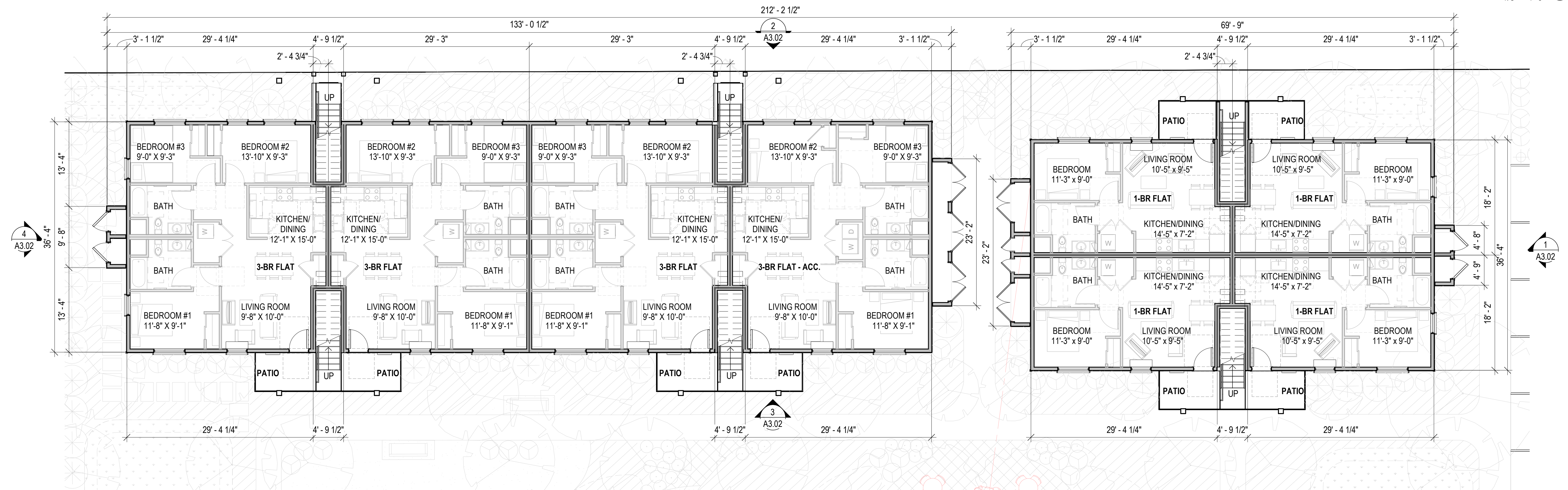


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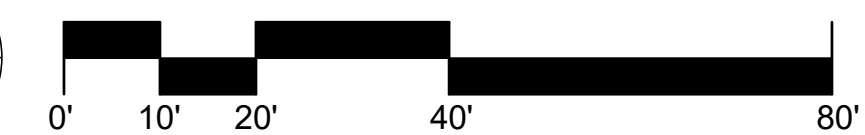
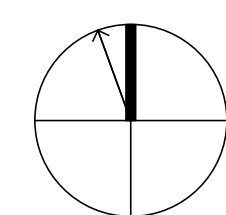
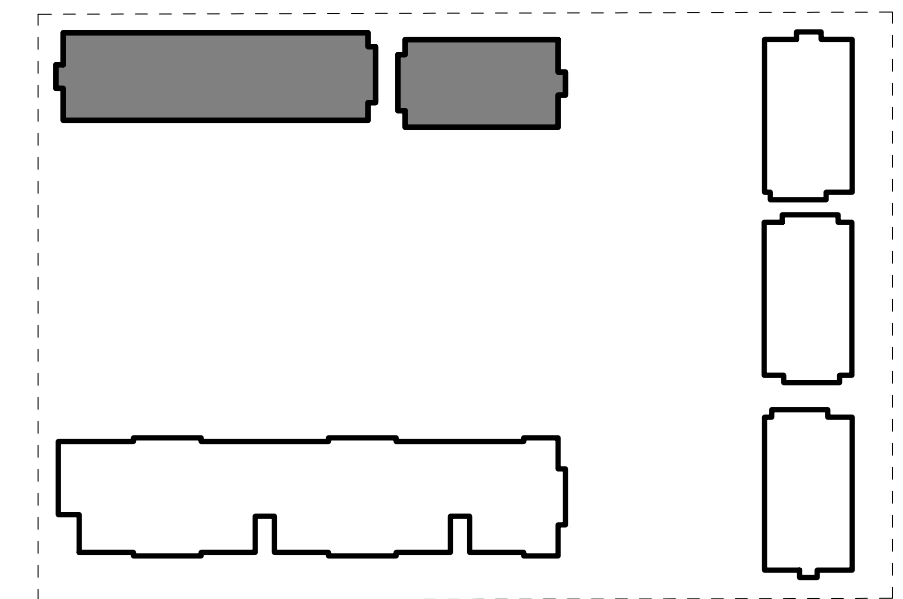
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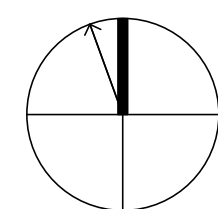
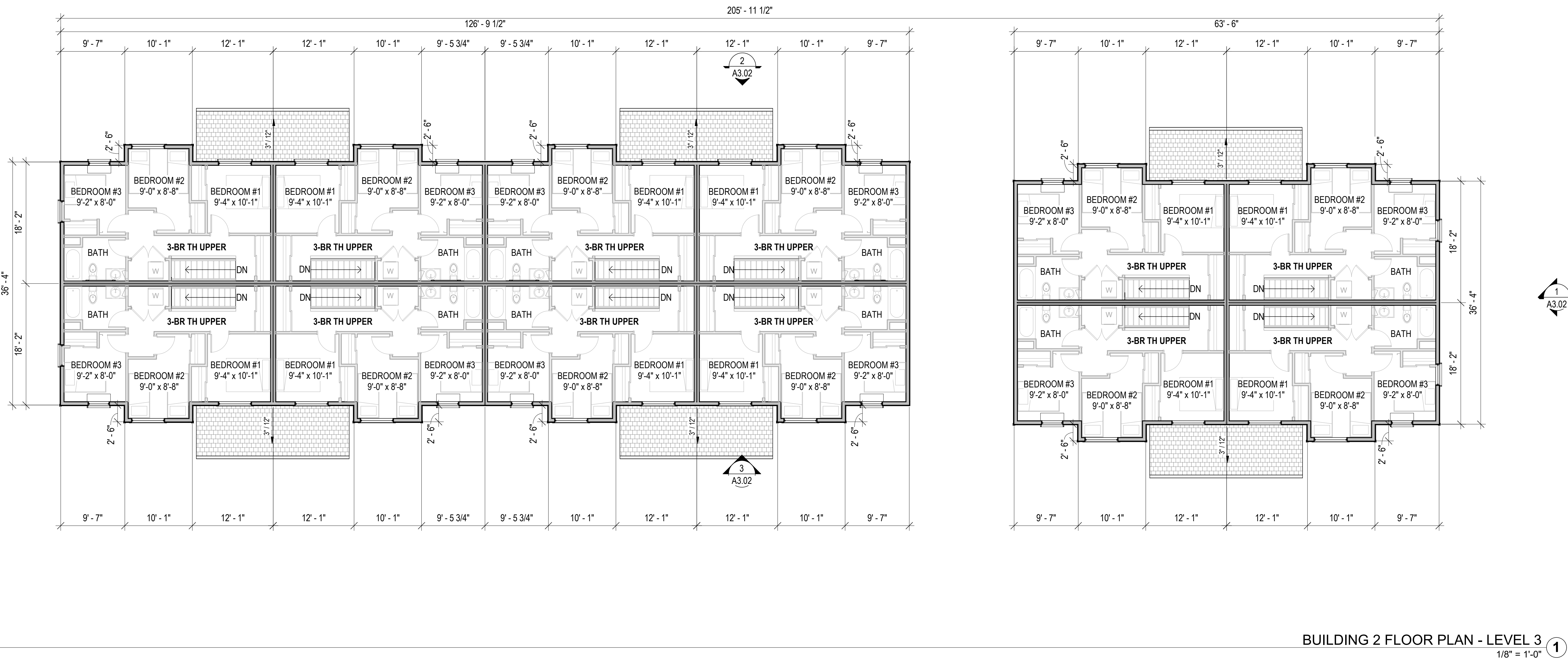
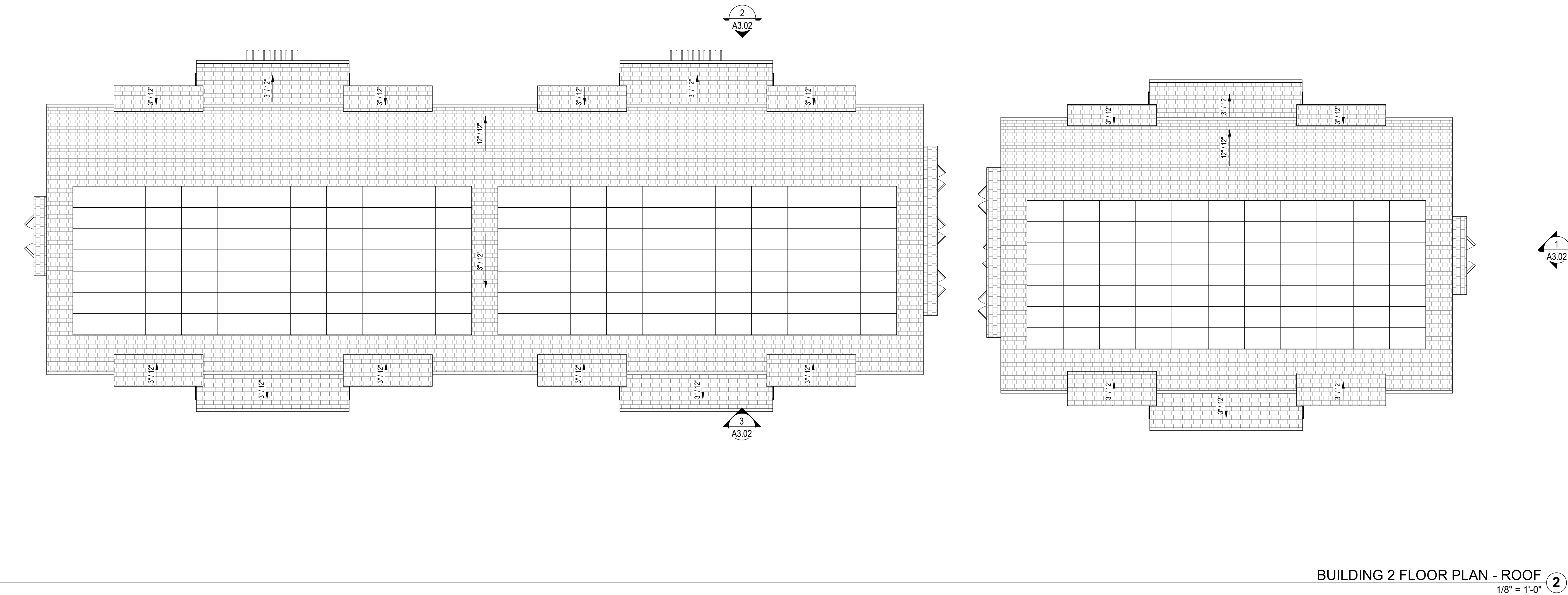


BUILDING 2 FLOOR PLAN - LEVEL 2 ②
1/8" = 1'-0"



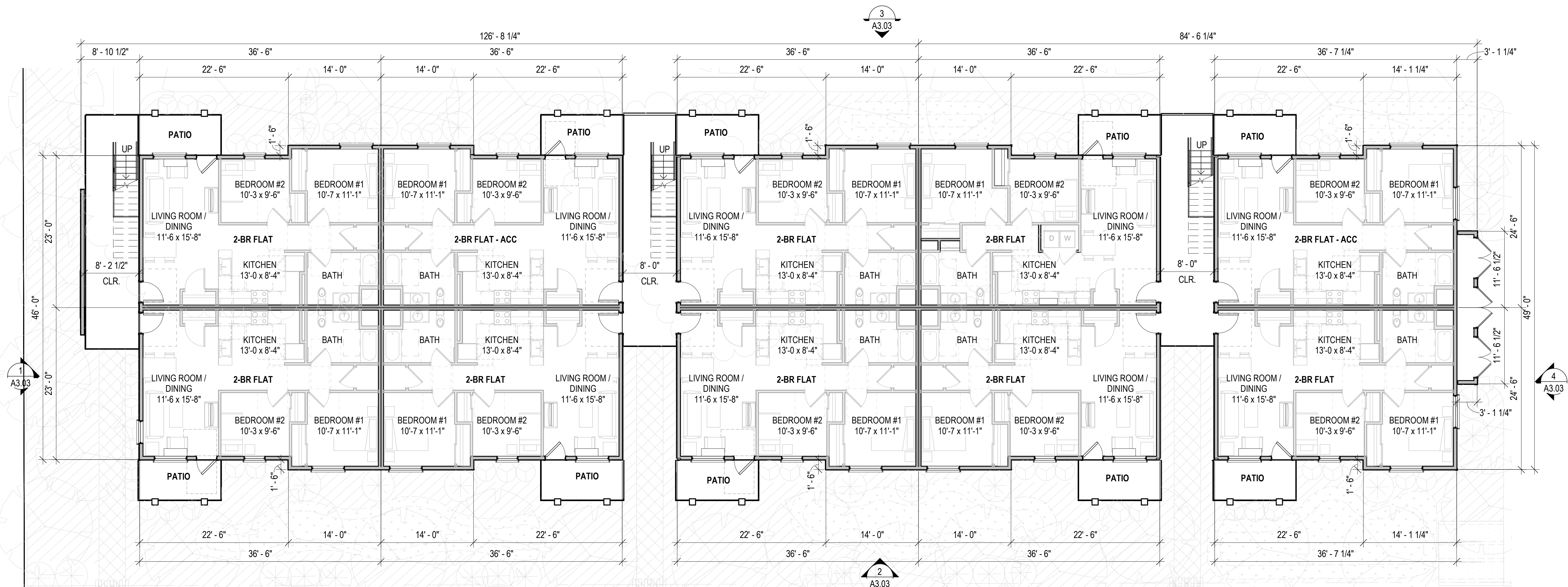
BUILDING 2 FLOOR PLAN - LEVEL 1 ①
1/8" = 1'-0"



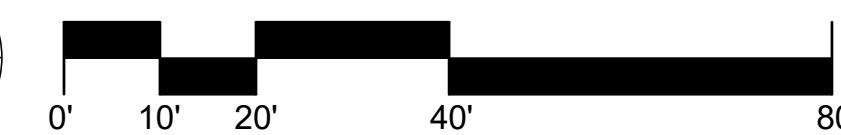
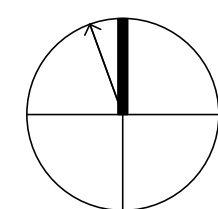
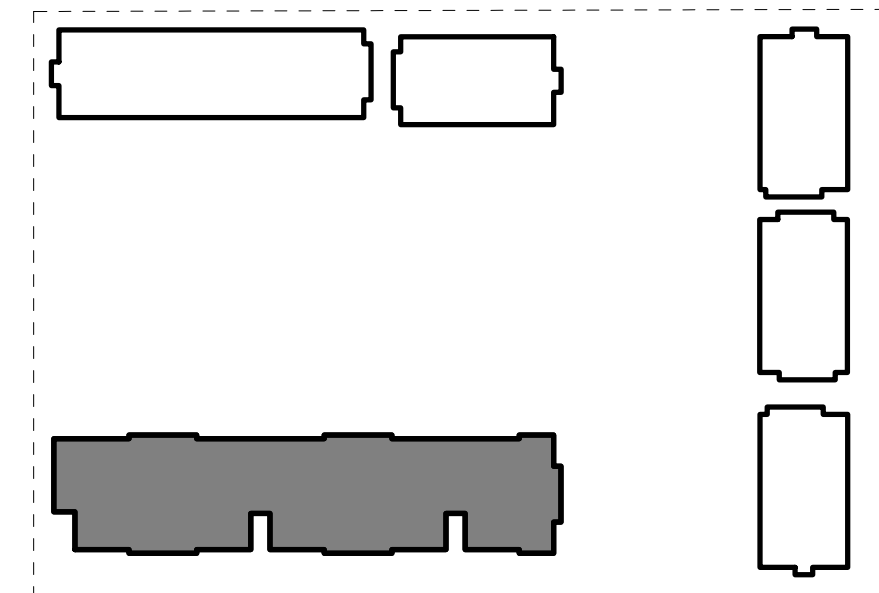


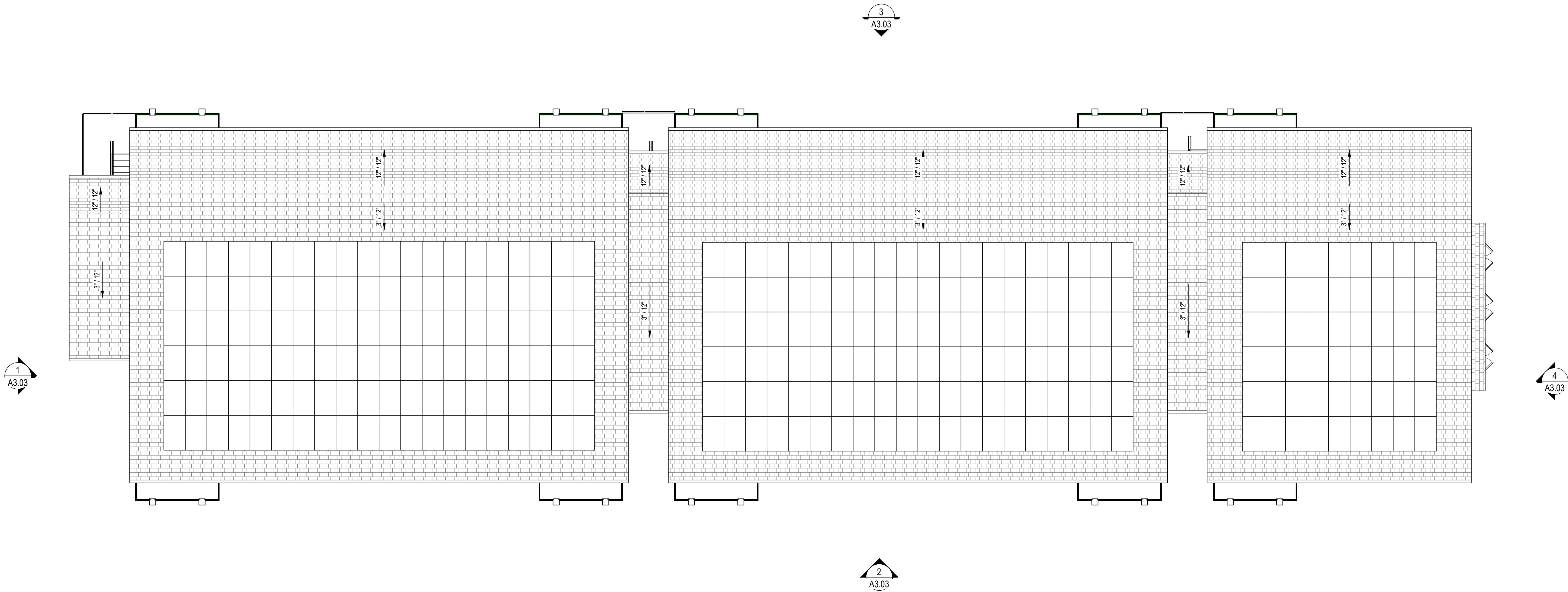


BUILDING 3/4 FLOOR PLAN - LEVEL 2 ②
1/8" = 1'-0"

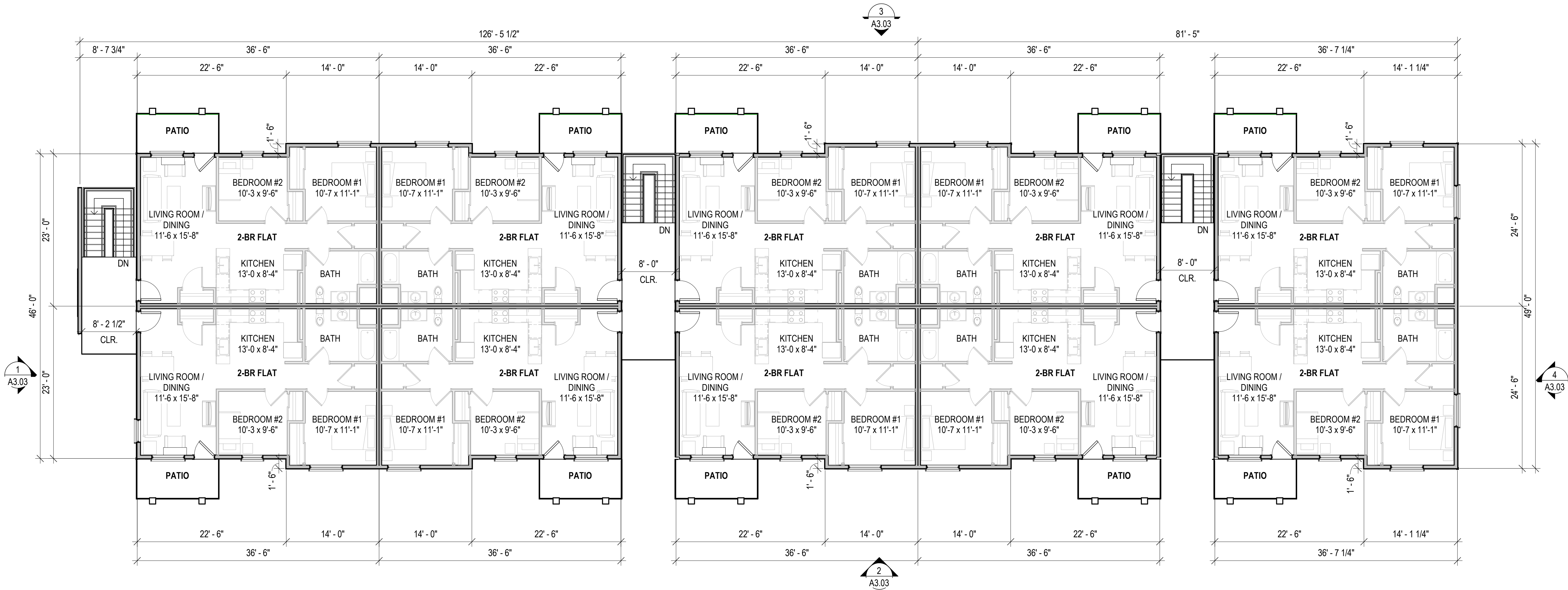


BUILDING 3/4 FLOOR PLAN - LEVEL 1 ①
1/8" = 1'-0"

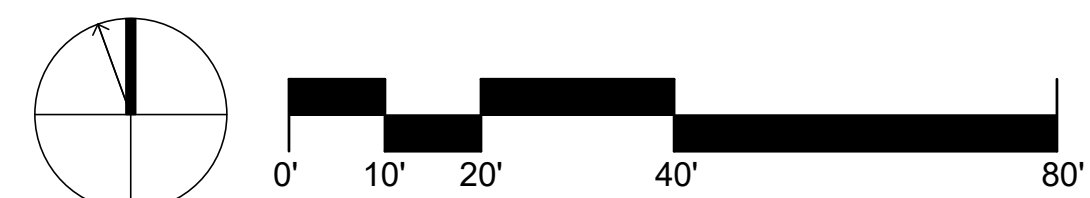




BUILDING 3/4 FLOOR PLAN - ROOF 2
1/8" = 1'-0"



BUILDING 3/4 FLOOR PLAN - LEVEL 3 1
1/8" = 1'-0"



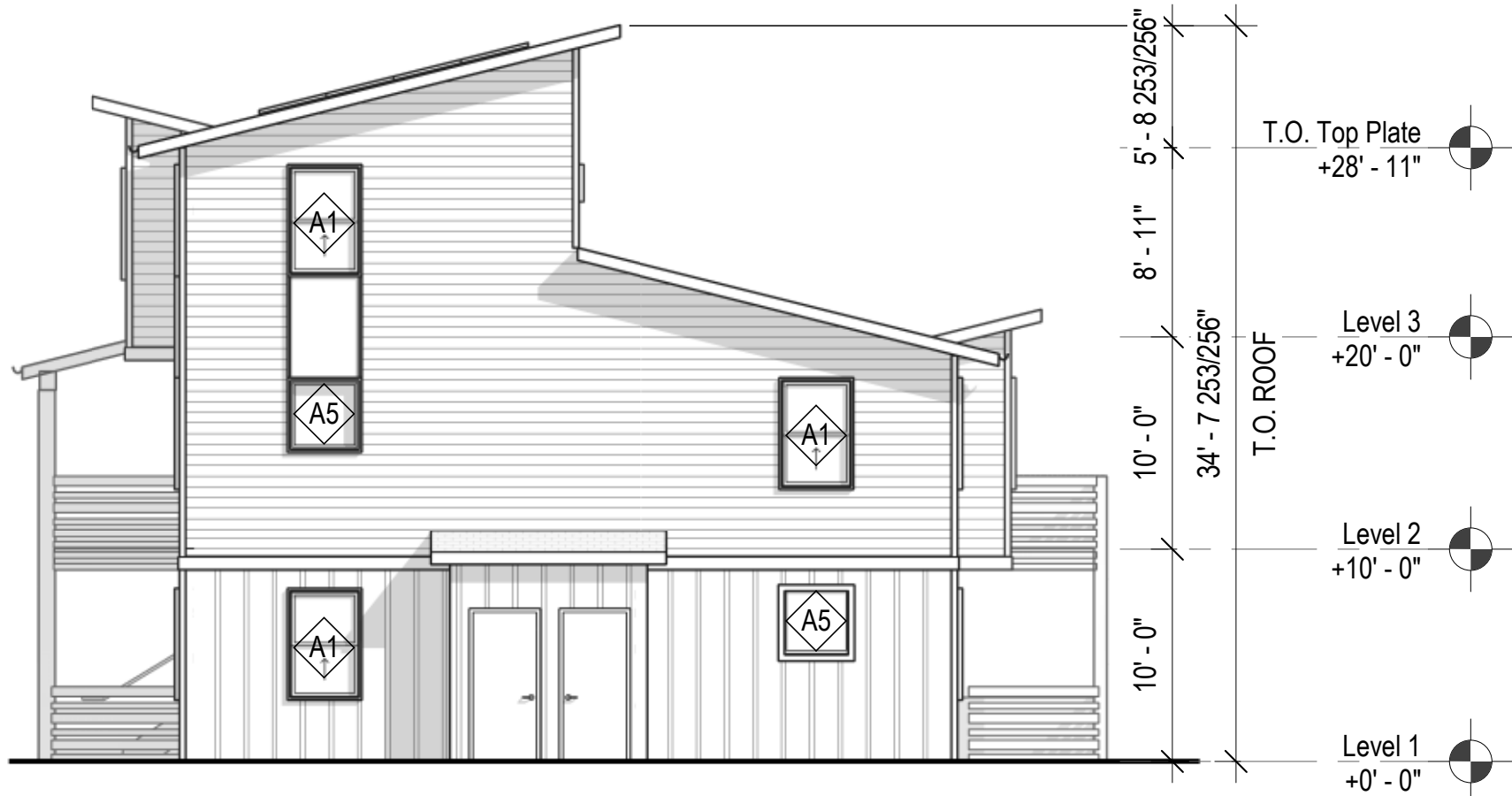
COMPOSITION SHINGLE ROOF, TYP.
PHOTOVOLTAIC PANEL, TYP.
2 X 10 PAINTED WOOD FASCIA, TYP.
PAINTED WOOD TRIM, TYP.
CEMENT BOARD ACCENT PANEL, TYP.
CEMENT BOARD LAP SIDING, SMOOTH FINISH TYP.
VINYL WINDOWS, TYP.
CEMENT BOARD AND BATEN, 16" OC, TYP.
ARCHITECTURAL GRILLE, TYP.
10 X 10 WOOD POST @ BALCONY, TYP.
GATE, TYP.
HORIZONTAL WOOD SLAT PATIO FENCE, TYP.
ROOF GUTTER, TYP.



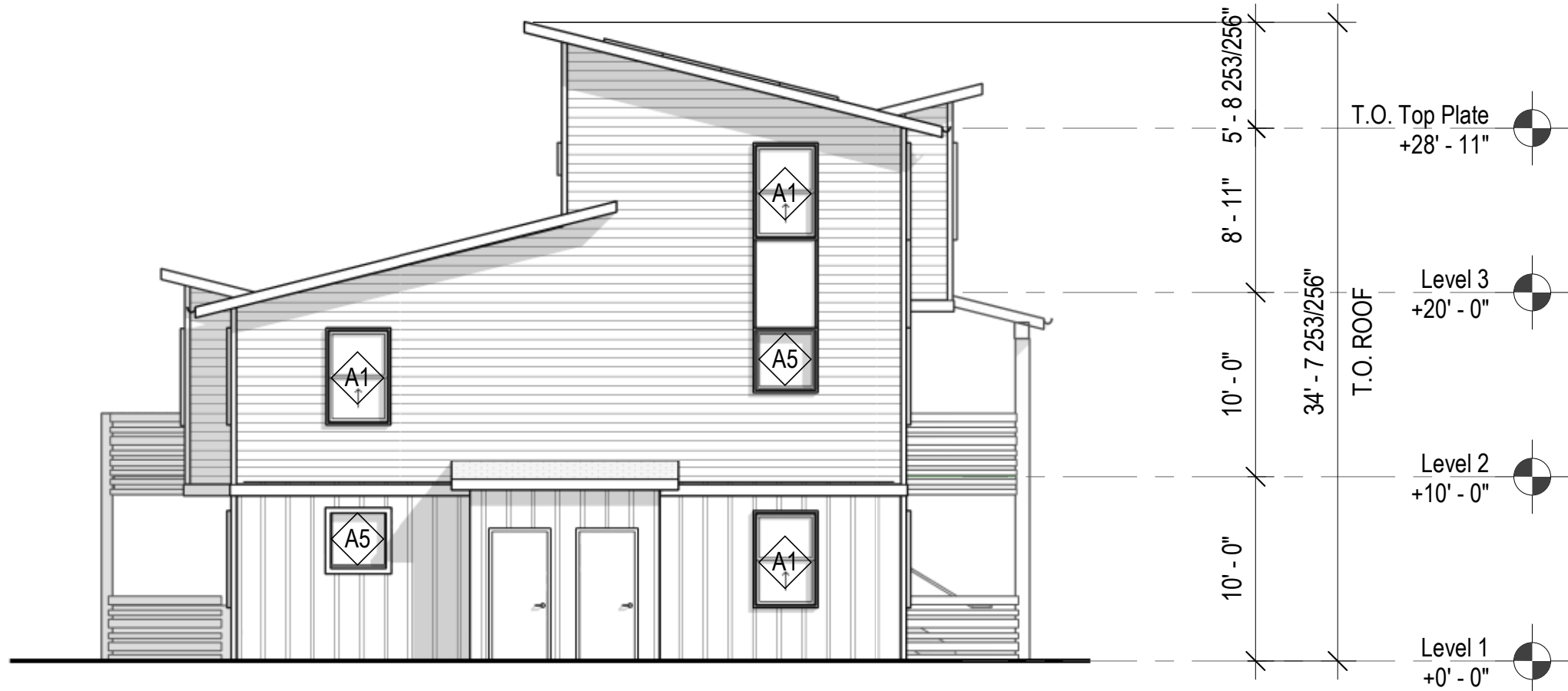
BUILDING 1 ELEVATION - WEST ③
1/8" = 1'-0"



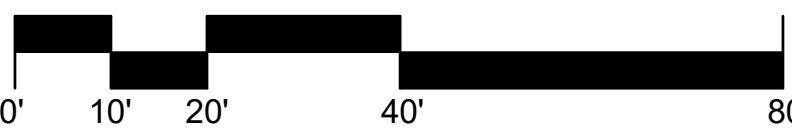
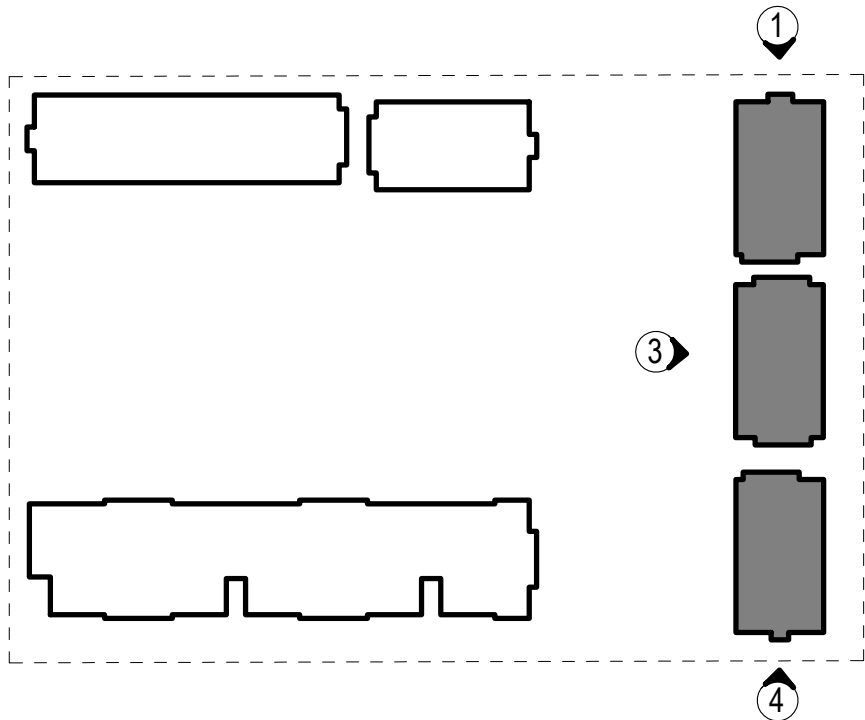
BUILDING 1 ELEVATION - EAST ②
1/8" = 1'-0"



BUILDING 1 ELEVATION - SOUTH ④
1/8" = 1'-0"



BUILDING 1 ELEVATION - NORTH ①
1/8" = 1'-0"





BUILDING 2 ELEVATION - SOUTH ③
1/8" = 1'-0"



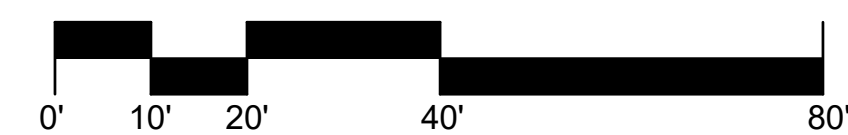
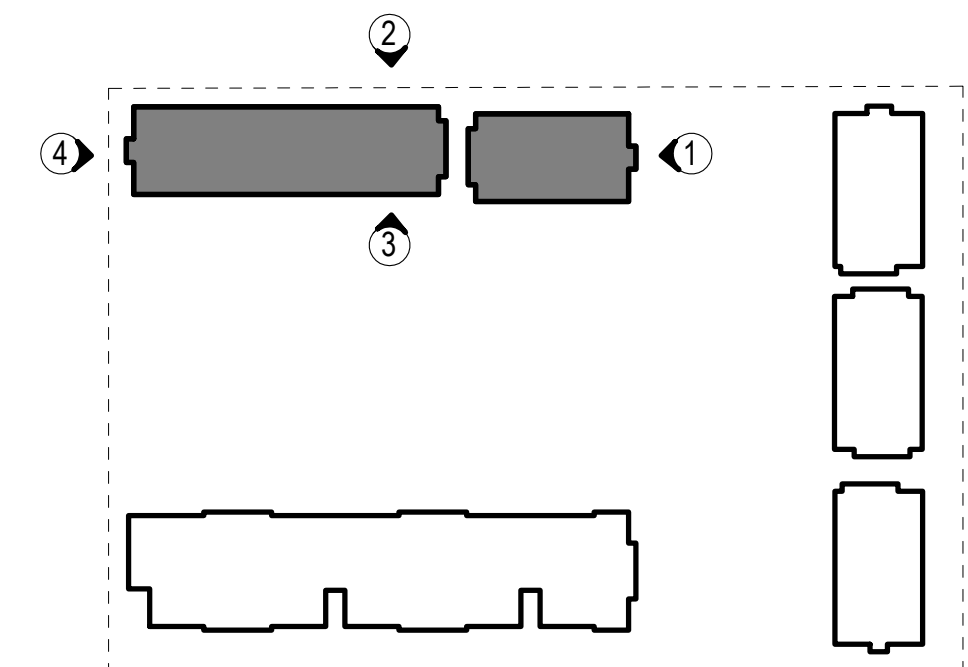
BUILDING 2 ELEVATION - NORTH ②
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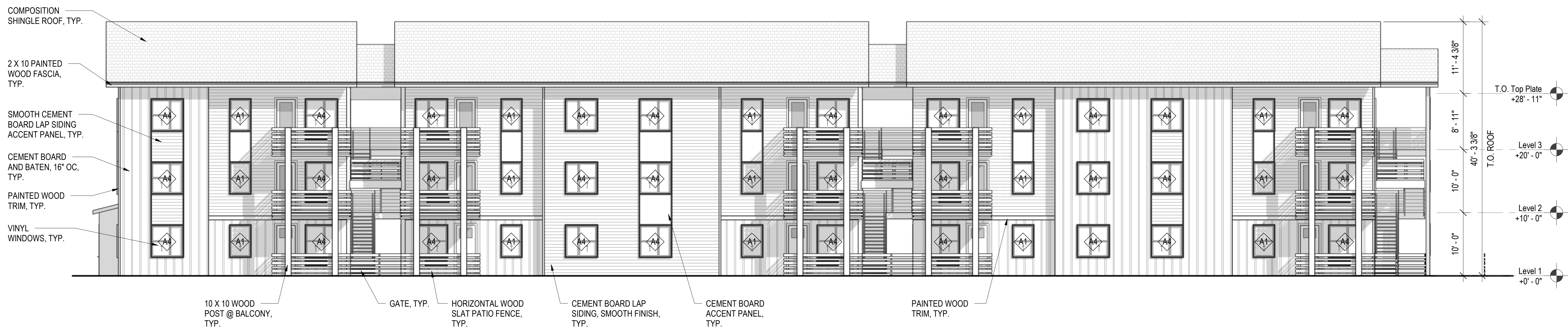


BUILDING 2 ELEVATION - WEST ④
1/8" = 1'-0"



BUILDING 2 ELEVATION - EAST ①
1/8" = 1'-0"

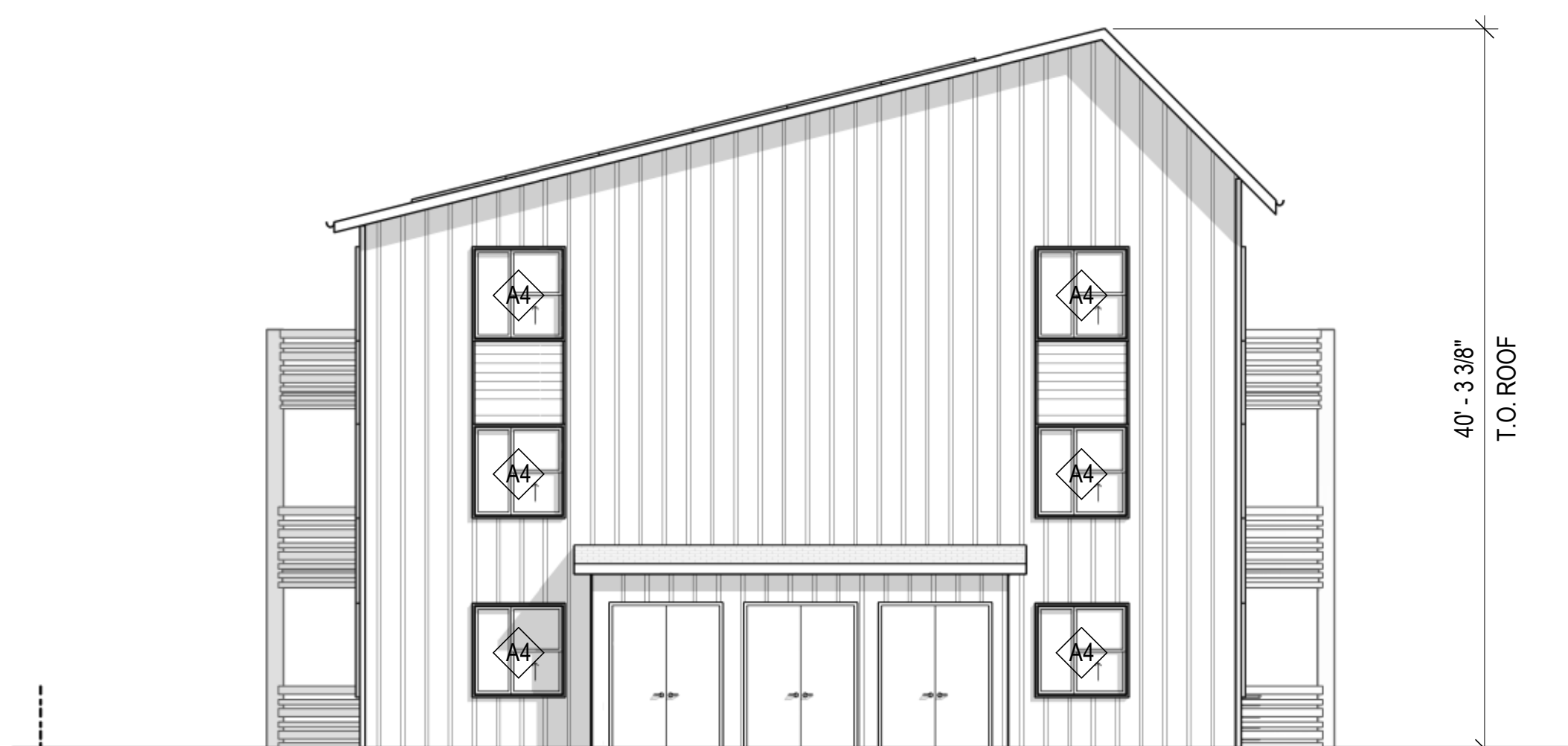




BUILDINGS 3 & 4 NORTH ELEVATION (PARKING COURT) ③
1/8" = 1'-0"



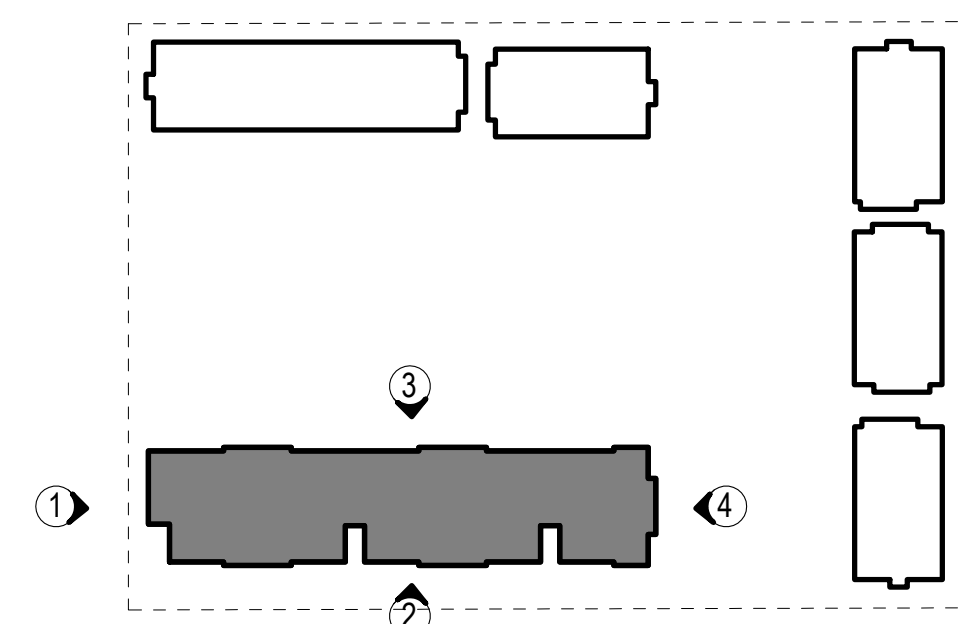
BUILDINGS 3 & 4 SOUTH ELEVATION (PASEO) ②
1/8" = 1'-0"



BUILDING 4 ELEVATION - EAST (PARKING COURT) ④
1/8" = 1'-0"



BUILDING 3 ELEVATION - WEST ①
1/8" = 1'-0"

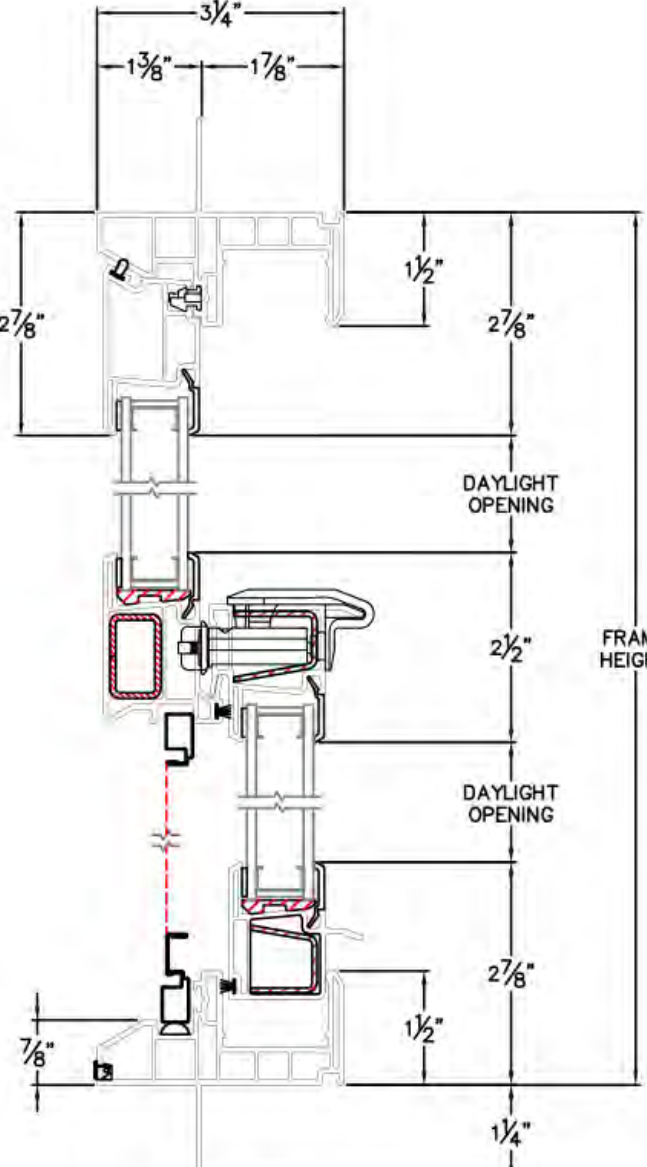


Cross Section Drawing
Tuscany Single Hung Window
1 3/8" Fin Setback

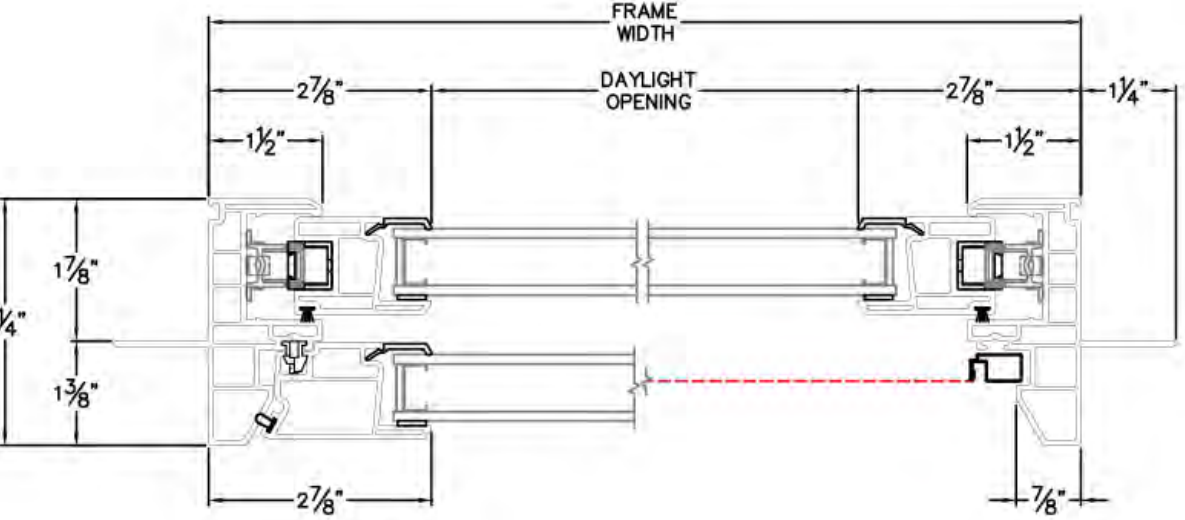
CAD File Scale NTS	View Horizontal & Vertical	File Name 8220T-01 SH	Units Inch
More Technical Documents can be found at milgard.com/professionals Due to continual research and development, details may be changed at any time. ©2013 Milgard Mfg.			



SINGLE HUNG
SERIES 8220



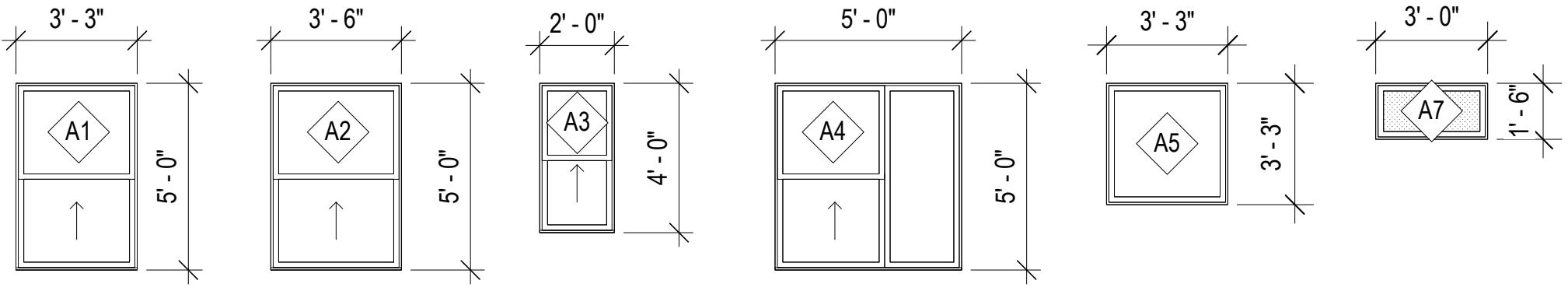
HEAD & SILL



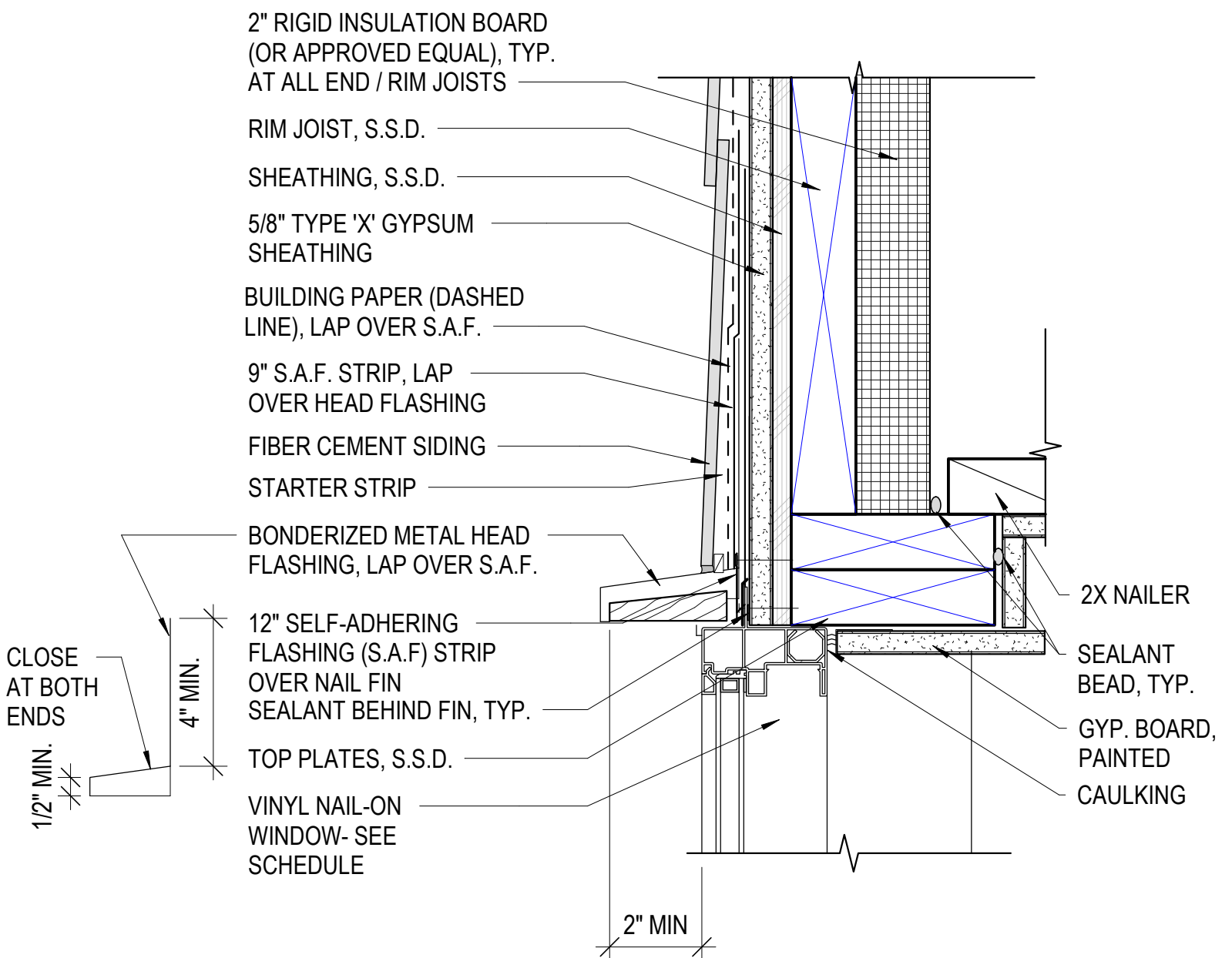
JAMBS

MILGARD WINDOWS OR EQUAL TO BE PROVIDED

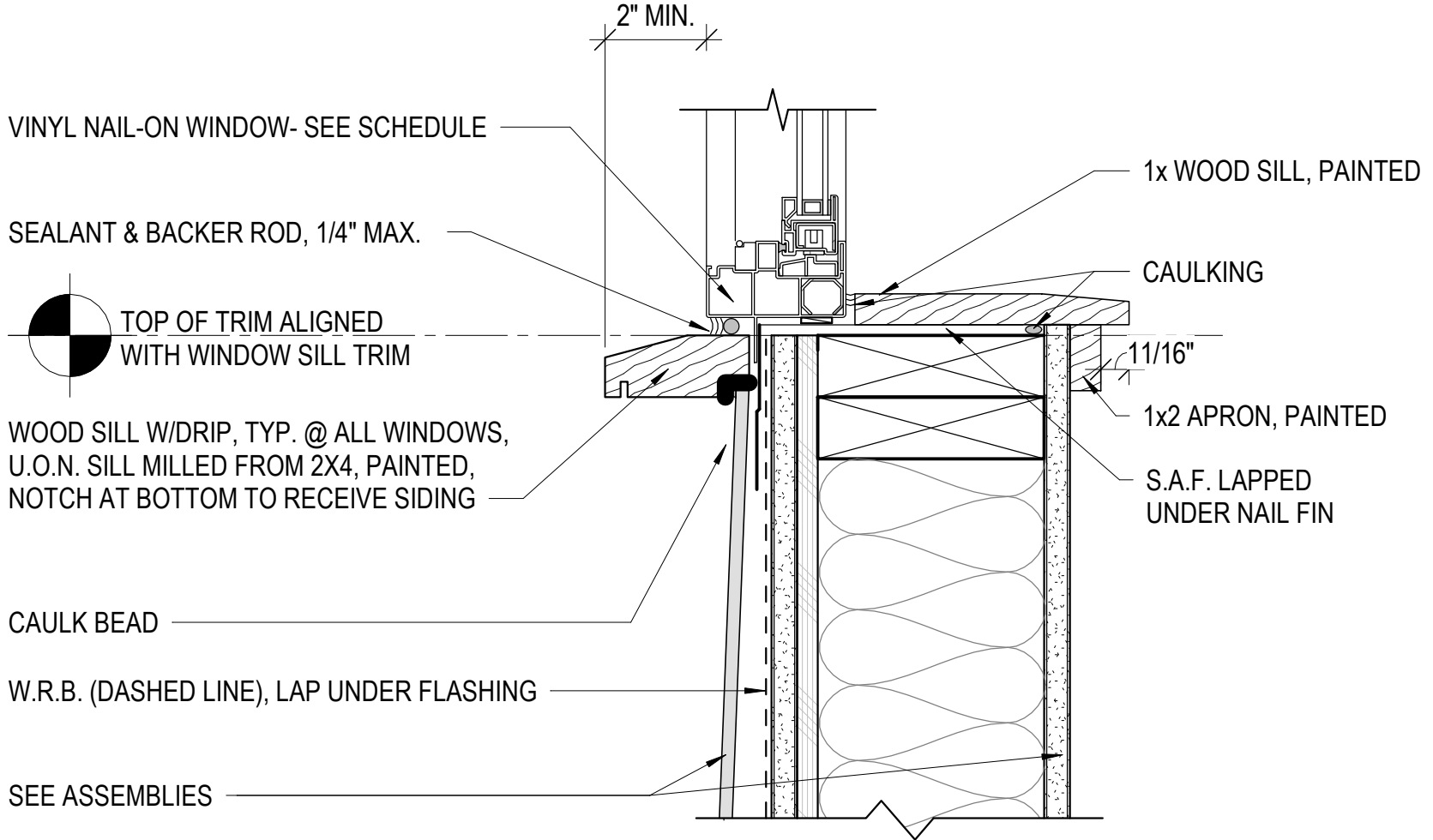
WINDOW SCHEDULE				
Type Mark	Operation	Width	Height	Type Comments
A1	Single Hung	3' - 3"	5' - 0"	
A2	Single Hung	3' - 6"	5' - 0"	Egress Compliant
A3	Single Hung	2' - 0"	4' - 0"	Egress Compliant
A4	Single Hung + Fixed	5' - 0"	5' - 0"	Egress Compliant
A5	Fixed	3' - 3"	3' - 3"	
A7	Fixed	3' - 0"	1' - 6"	



WINDOW LEGEND
1/4" = 1'-0"



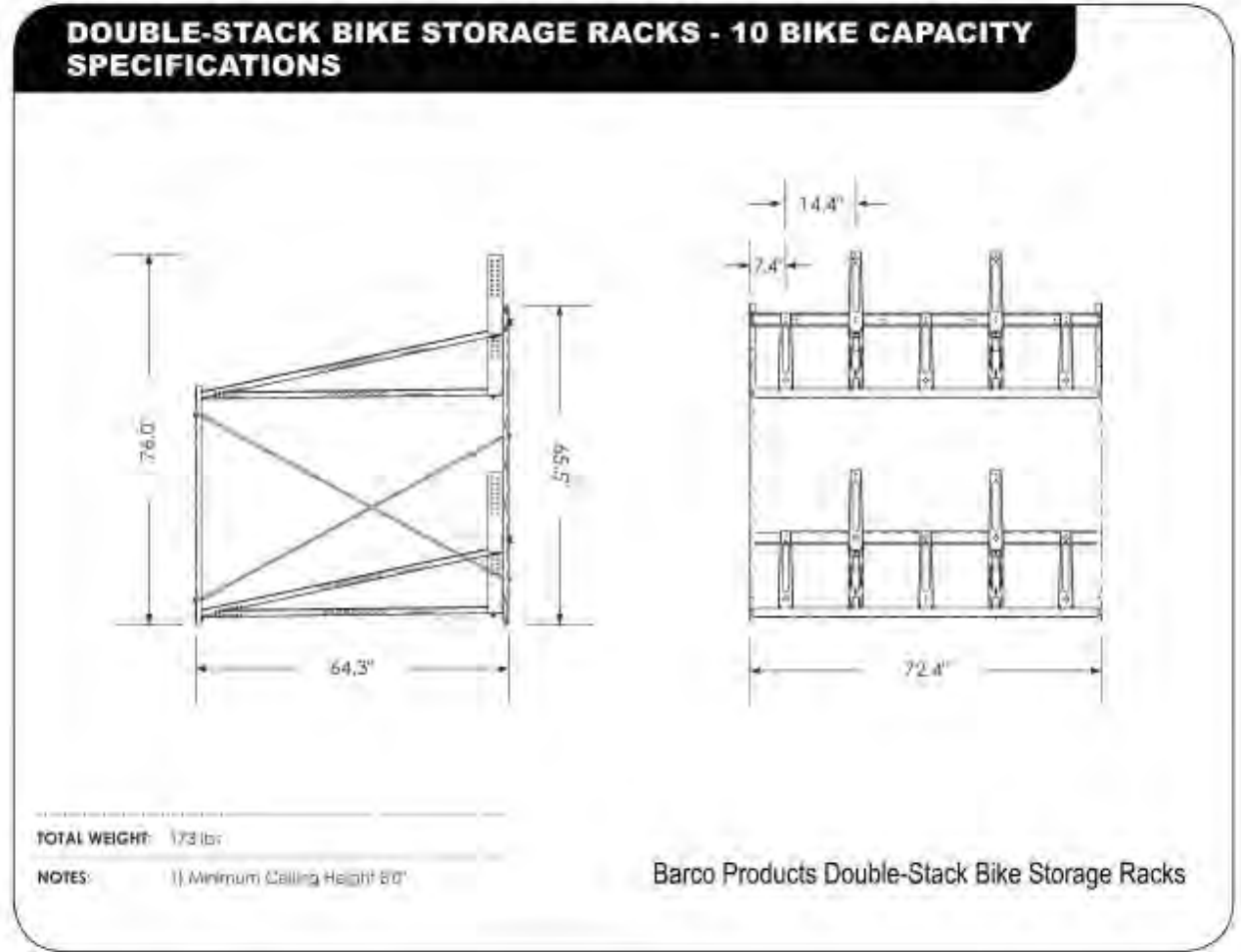
TYP. WINDOW HEAD
3" = 1'-0"



TYP. WINDOW SILL
3" = 1'-0"



PTAC GRILLE COVER
1" = 1'-0"



BIKE RACK
1 1/2" = 1'-0"



- TYPE A:
ALUMINUM POLE L.E.D. FIXTURE
- POST TOP, ARM MOUNT
 - DARK BRONZE FINISH
 - MFR: GARDCO PUREFORM OR EQUAL



- TYPE B:
ALUMINUM BOLLARD FIXTURE
- L.E.D.
 - BRONZE FINISH
 - MFR: GARDCO PUREFORM OR EQUAL

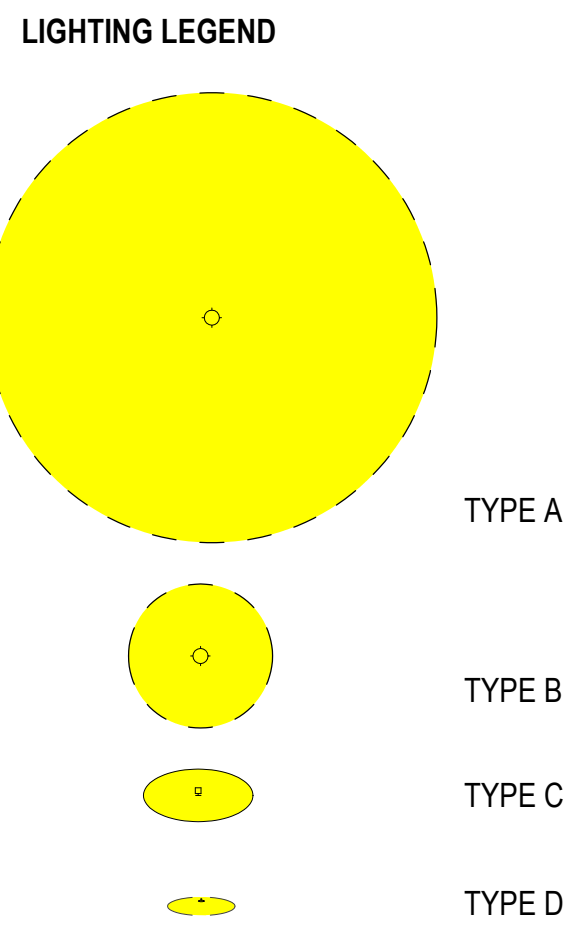
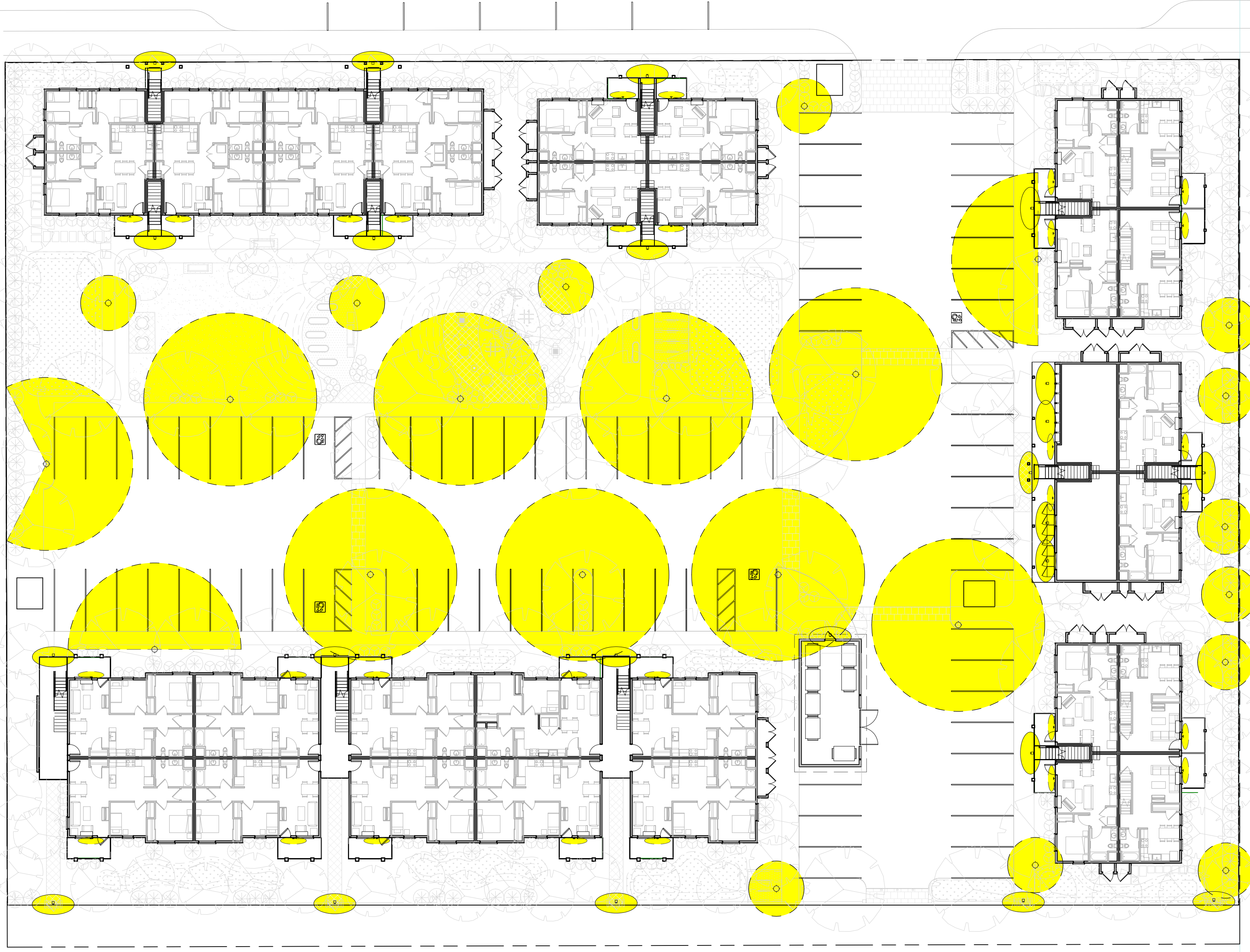


- TYPE C:
DOWNLIGHT FIXTURE
- TRELLIS OR CEILING MOUNTED
 - BRONZE FINISH
 - MFR: DELTA STAR, MR-16 W/ LED LAMP OR EQUAL



- TYPE D:
WALL MOUNT L.E.D. FIXTURE
- RECTANGLE SHAPE
 - BRONZE FINISH
 - MFR: PHILIPS, HUE FUZO OR EQUAL

SITE LIGHTING FIXTURES
1" = 1'-0"



SITE LIGHTING PLAN
3/64" = 1'-0"

STAMP:

JOB NUMBER: 1839
DRAWN BY: CA
CHECKED BY: KSS
ISSUE DATE: 10/30/2019
SCALE: As indicated
TITLE:
WINDOW SCHEDULE + SITE
ELEMENTS

SHEET:

A9.20