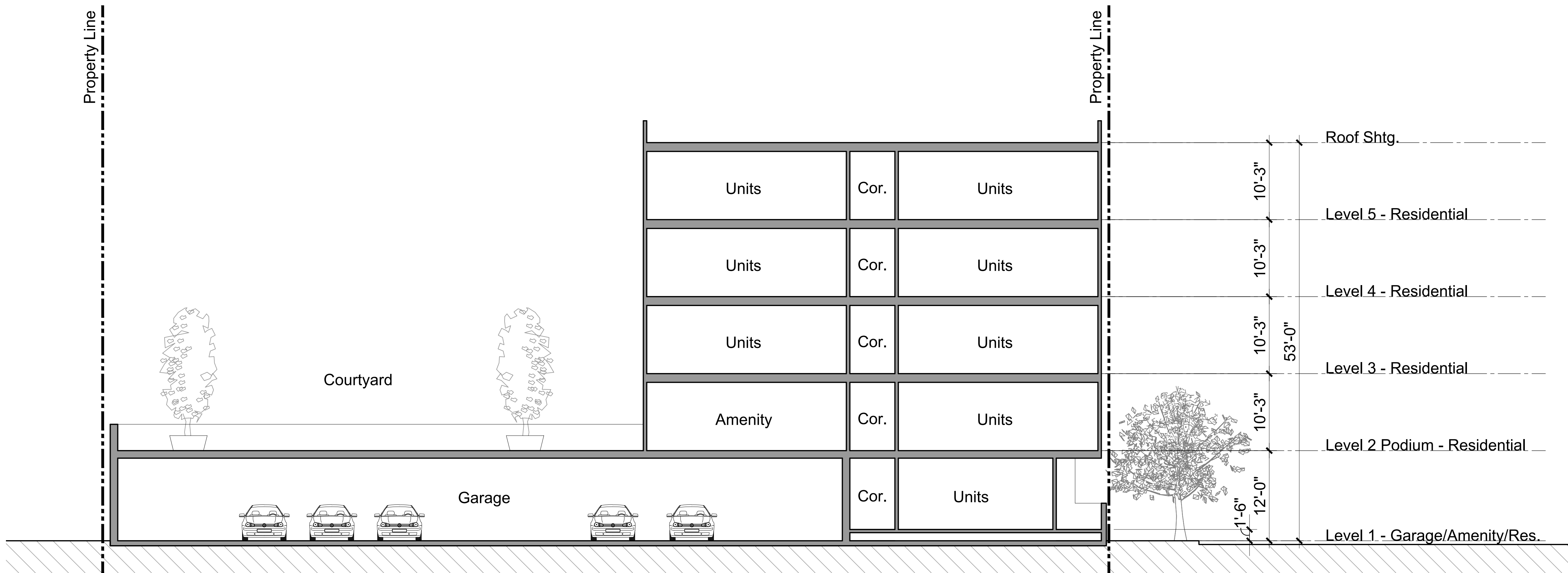
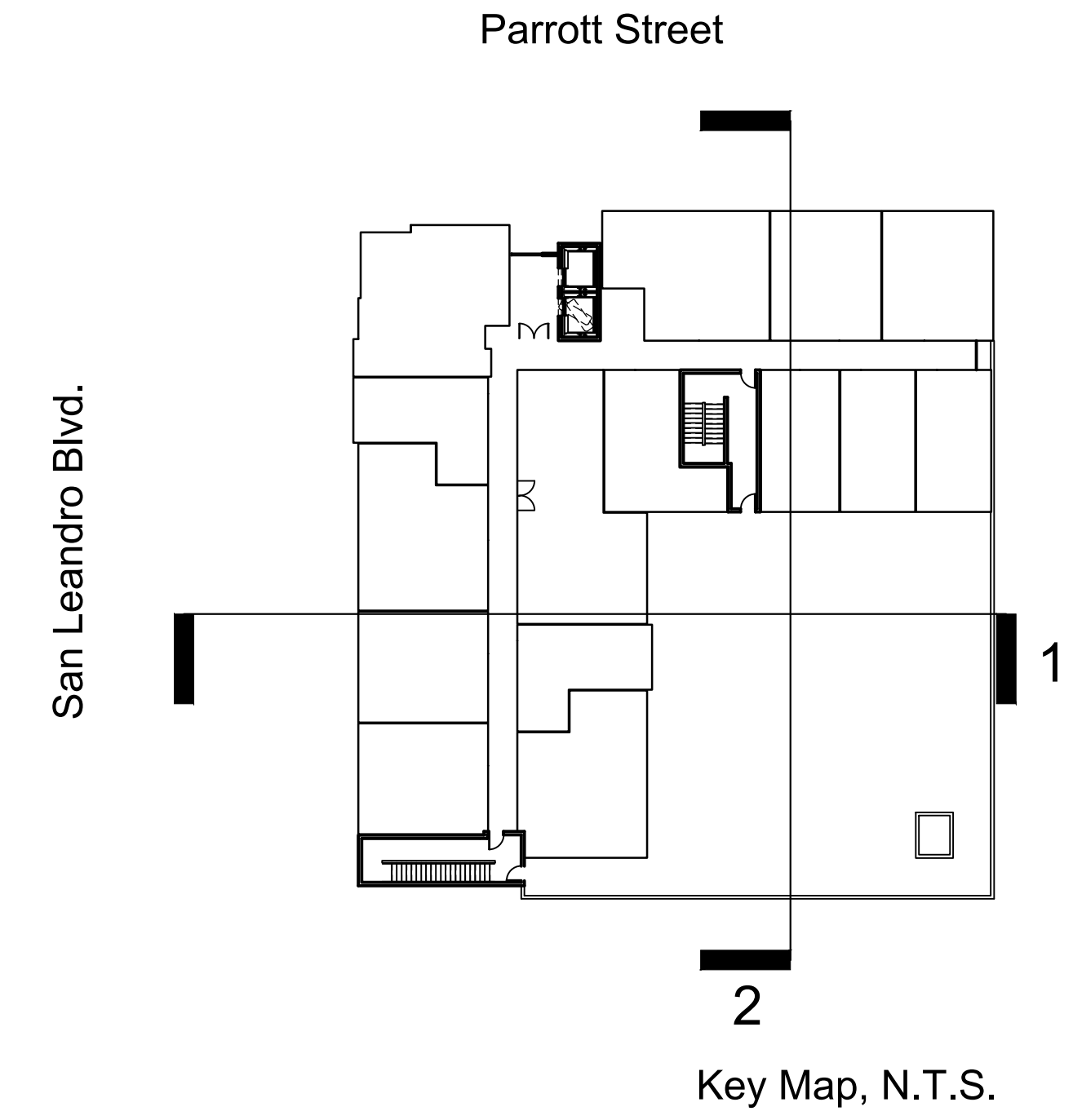


Section 2



Section 1

PLN17-0061
Exhibit K
January 4, 2018



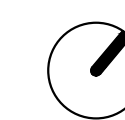
Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Eden Housing
22645 Grand Street
Hayward, CA 94541

PARROTT STREET APARTMENTS
SAN LEANDRO, CA # 2016-0746

PLANNING SUBMITTAL 2
OCTOBER 26, 2017



0 4 8 16

SECTION A

A4.0

PLN17-0061
 Exhibit L
 January 4, 2018



Parrot Street Elevation



3. Window
 N.T.S



2. Window
 N.T.S



1. Window
 N.T.S

PLN17-0061
 Exhibit M
 January 4, 2018



San Leandro Blvd. Elevation



- ← Stucco
- ← Metal Awning
- ← Fiber Cement Lap Siding
- ← Wall Sconces
- ← Fiber Cement Trim
- ← Stucco
- ← Handrail on Metal Subrail
- ← Vinyl Window
- ← Metal Picket
- ← Metal Mesh
- ← Stucco

5. Stoop
 N.T.S



- ← Metal Awning
- ← Fiber Cement Panel
- ← Vinyl Window
- ← Fiber Cement Trim
- ← Stucco

4. Window
 N.T.S

PLN17-0061
 Exhibit N
 January 4, 2018



Parrot Street Elevation



1. Project Signage Elevation



2. Project Signage Perspective

Note: Final signage design to be confirmed during plan check.



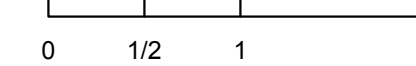
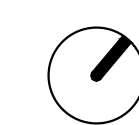
Architecture + Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com



Eden Housing
 22645 Grand Street
 Hayward, CA 94541

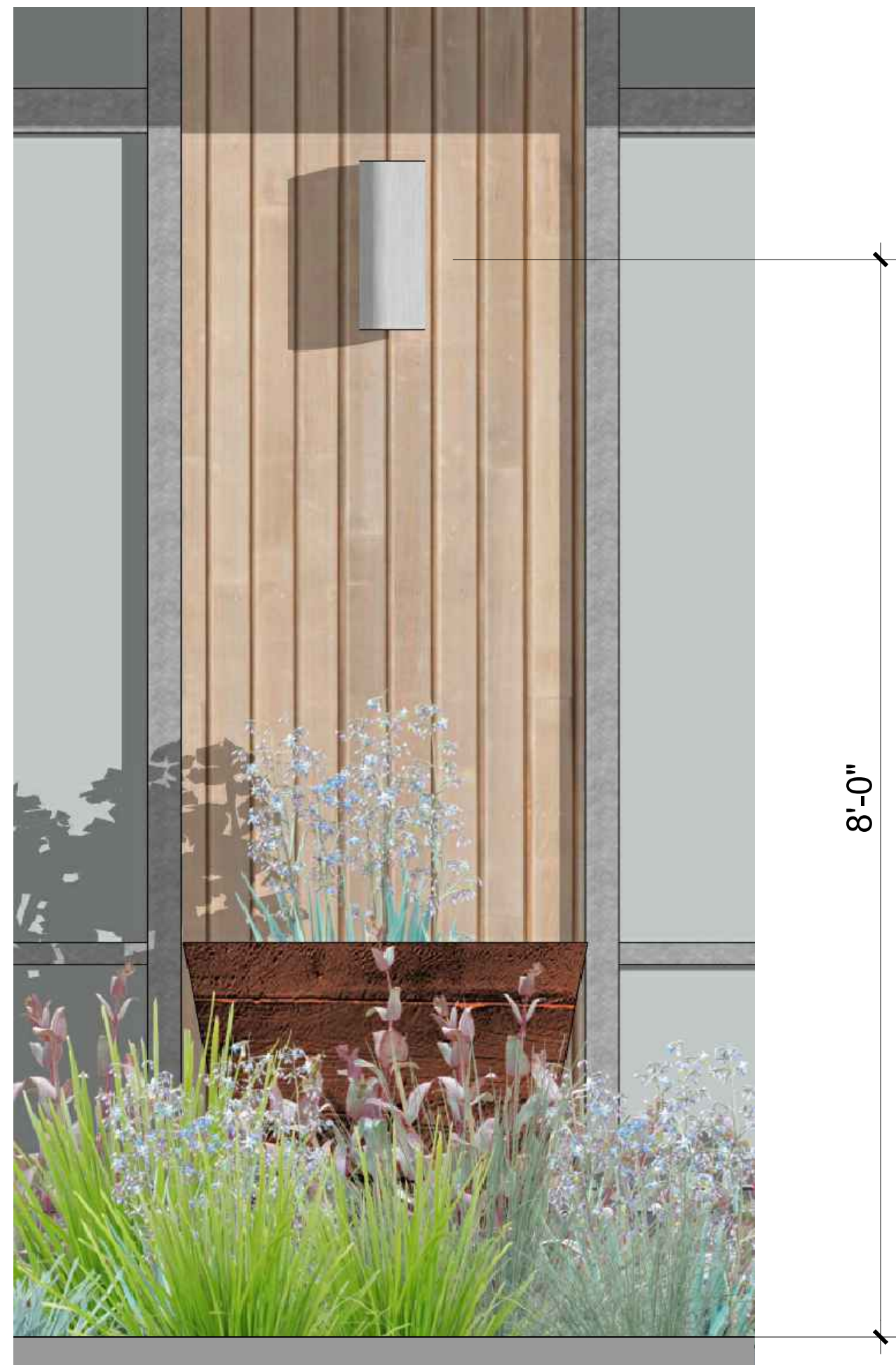
PARROTT STREET APARTMENTS
 SAN LEANDRO, CA # 2016-0746

PLANNING SUBMITTAL 2
 OCTOBER 26, 2017



SIGN PROGRAM AND DETAILS

A6.2



L1

PROGRESSIVE LIGHTING
*Or similar

2 Light Wall Mount
2 Light Wall Mount

Product Specification

Item #	72502-A144-PL
Socket	Bulbs: 26 Watt GU24 Spiral CFL (Included)
Dimensions	Tall: 14.50" Wide: 5.00"

Additional product details

Vendor Item #	72502-A144-PL
Category	Sconces
Subcategory	Outdoor Wall Lights
Finish	Steel
Style	Contemporary
Option	Outdoor, Title 24

Category OUTDOOR LANTERN

Style	Contemporary
Family	Skyline
Number Of Bulbs	2 Bulbs
Backplate Height	7
Backplate Width	5
Depth	6.75
Extension	6.75
Order Minimum	1
Ship Carton Height	18
Ship Carton Length	10.75
Ship Carton Width	8.25
Ship Weight	4.598
Sold By	Each
Vendor Ship Method	UPS
Weight	3.4
Carton Cubic Feet	0.924
Safety Rating	ETL
Order Multiple	
Manufactured By	Minka-Lavery
SKU	

Finish

Dorian Bronze **Brushed Stainless Steel** Brushed Aluminum



L2

YLIGHTING
*Or similar

Angled Plane Narrow Downlight Outdoor LED Wall Sconce

Item Code: SON-ANGLED-PLANE-NAR-DNLT-OTDR-LED-W-SCE

Description: **Material(s):** Metal

Dimensions:

- Overall: 4"W X 7.75"H X 2.25" extension
- Backplate: 2.5"W X 5.25"H

Lamp Type: LED

Bulbs: 1 X 10W 120V LED array, 90 CRI, 3000K, 420 lumens (included)

Listing: ADA, WET-LOCATION

Price: \$290.00 + Free Shipping

Options: Finish:
Gray
Bronze
White

The Angled Plane Narrow Downlight Outdoor LED Wall Sconce reflects downward LED illumination for outdoor applications, and can also be used as an uplight fixture for indoor use. Its clean and minimal design is ideal for most modern interiors and exteriors. Offered in three textured finishes: gray, bronze and white, the Angled Plane is a minimal and stylish addition to modern indoor and outdoor spaces. Dimmable with an electronic low voltage or standard TRIAC dimmer (sold separately). LED driver located in outlet box. ADA compliant. Shown in gray.



San Leandro Blvd. Elevation

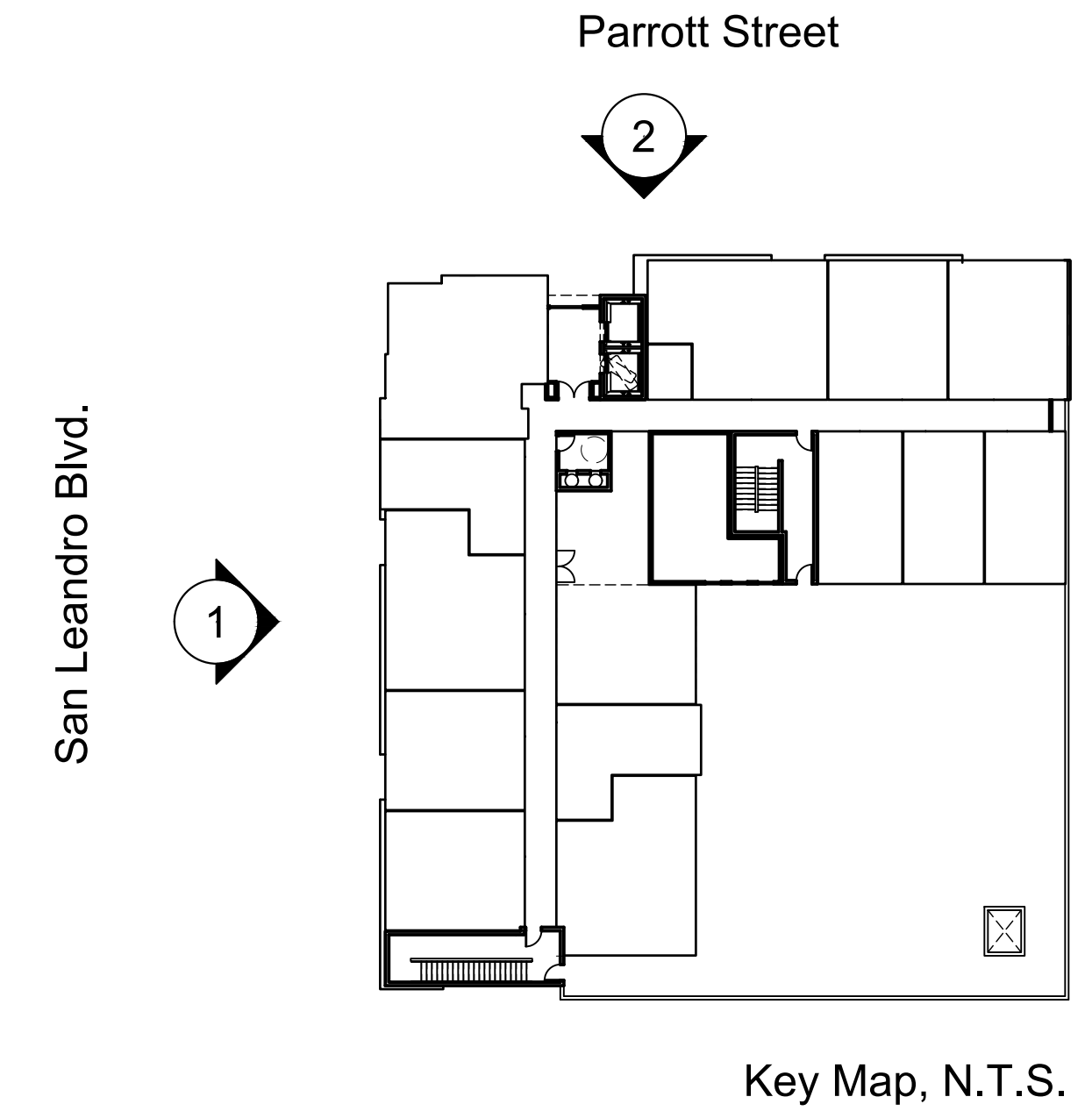


Parrott Street Elevation

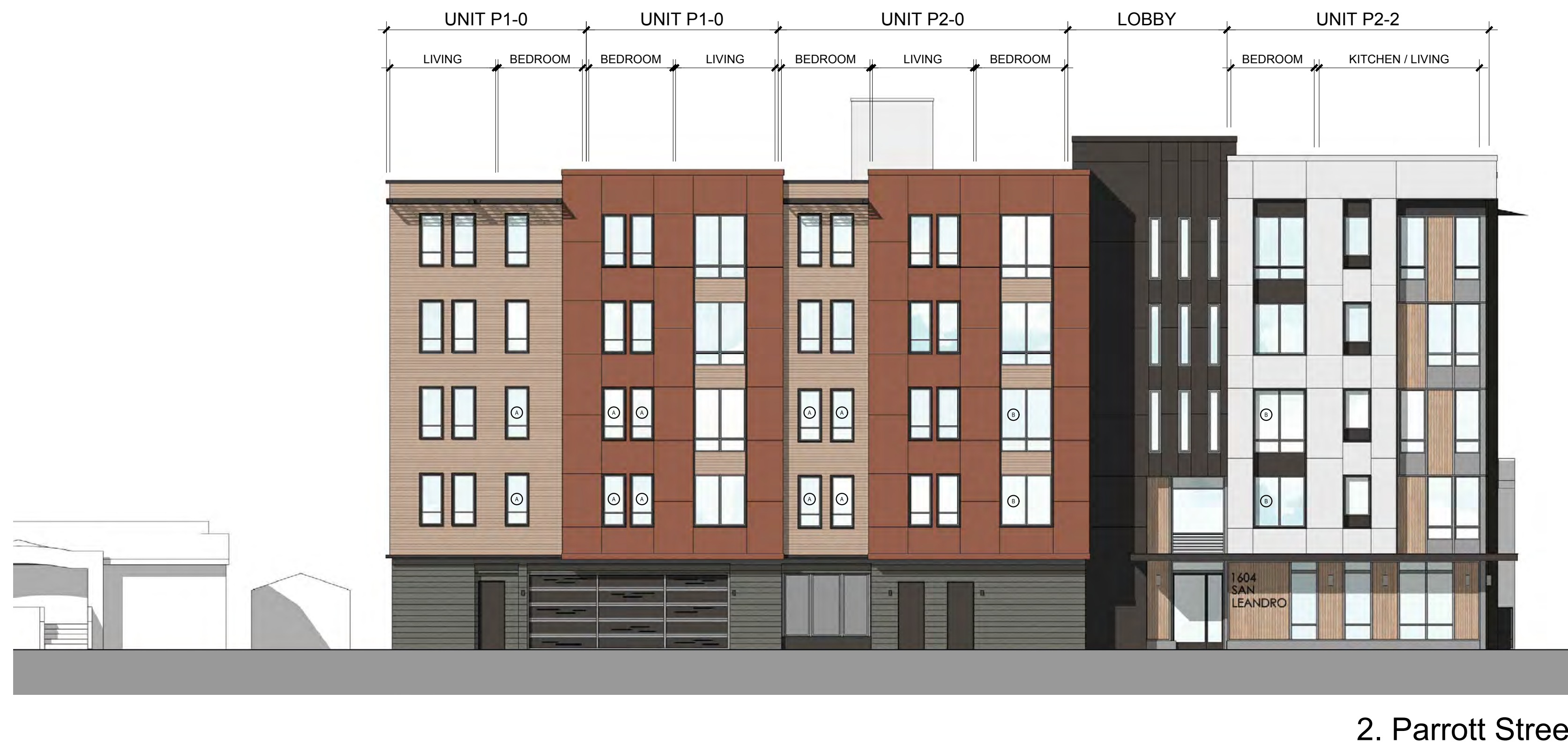
PLN17-0061
Exhibit O
January 4, 2018

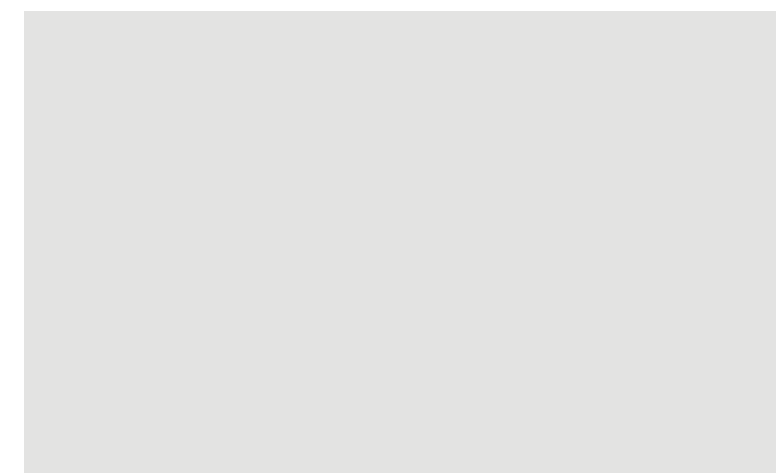
Note: Final lighting to be confirmed during plan check.

	MINIMUM REQUIRED PER CBC SECTION 1029	WINDOW TYPE				
		A	B	C	D	E
WINDOW TYPE		CASEMENT	CASEMENT	CASEMENT	CASEMENT	SINGLE HUNG
OPENING DIMENSIONS (W" X H")	20" X 24"	30" X 72"	36" X 72"	36" X 72"	30" X 72"	36" X 36"
OPERABLE SIZE (SF)	5.7	±15	±18	±18	±15	±9
SILL HEIGHT	44" MAX	30"	30"	30"	30"	30"



PLN17-0061
Exhibit P
January 4, 2018

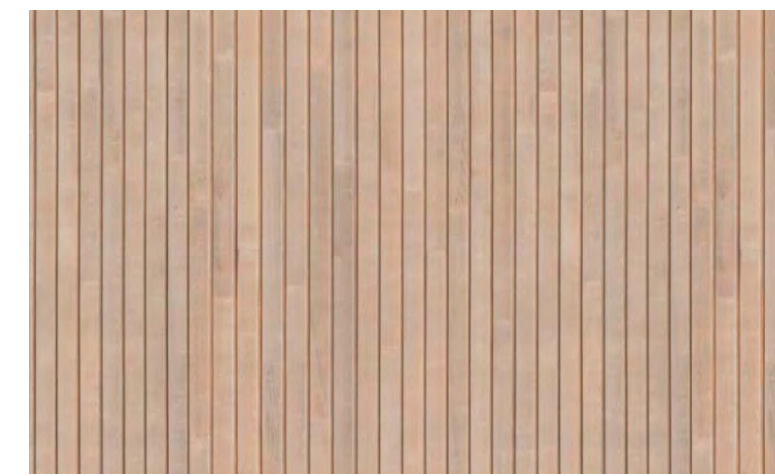




1. Fiber Cement Panel



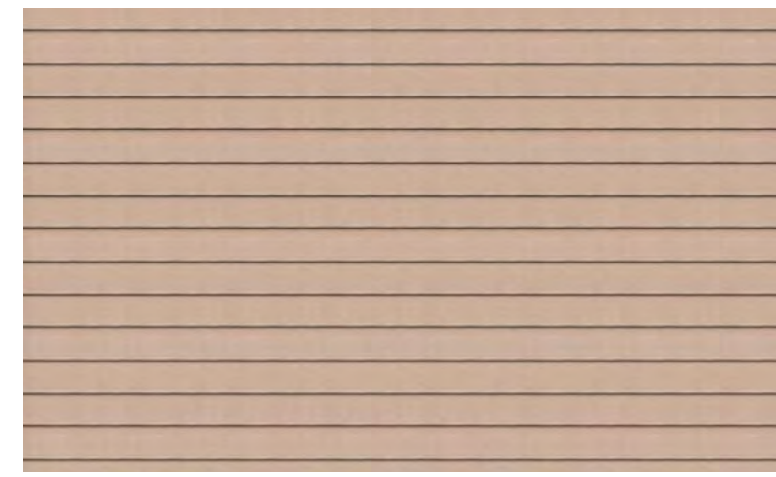
2. Fiber Cement Panel



3. Composite Wood Panel



4. Fiber Cement Trim



5. Fiber Cement Lap Siding



6. Fiber Cement Lap Siding



7. Stucco



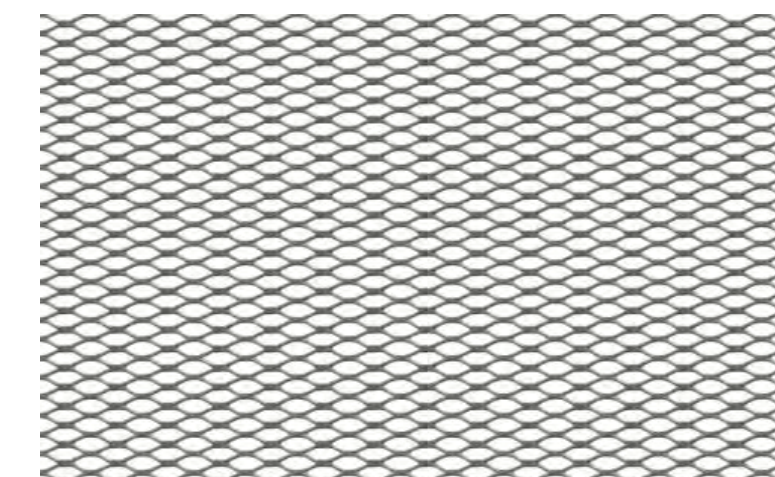
8. Stucco



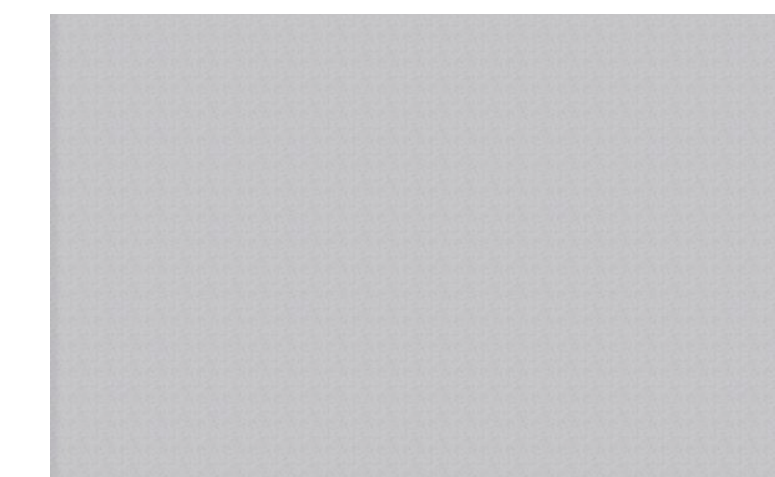
9. Stucco



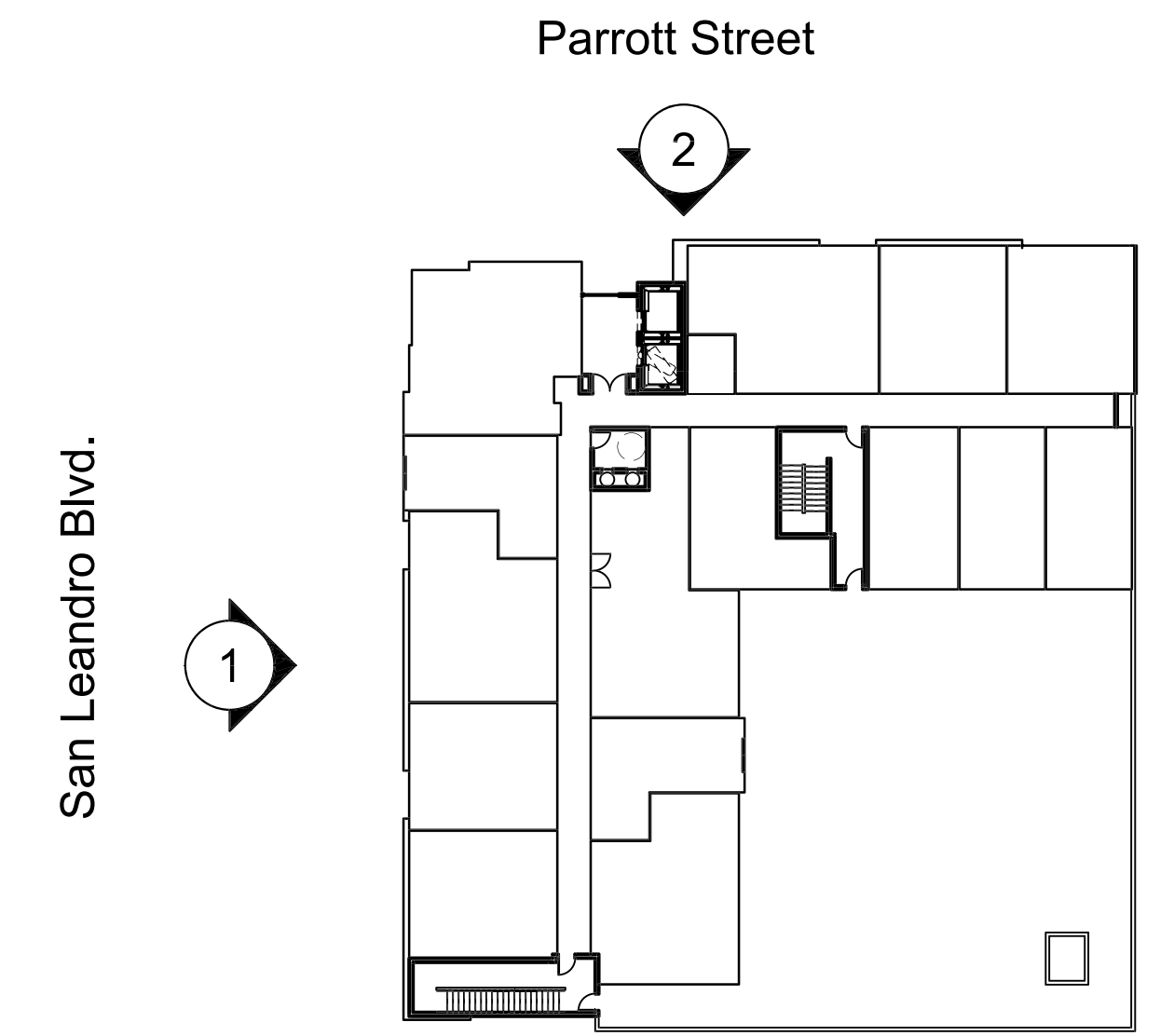
10. Metal Awning



11. Metal Mesh Railing



12. Metal Railing



Key Map, N.T.S.



1. San Leandro Blvd.



2. Parrot Street

PLN17-0061
Exhibit Q
January 4, 2018



Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Eden Housing
22645 Grand Street
Hayward, CA 94541

PARROTT STREET APARTMENTS
SAN LEANDRO, CA # 2016-0746

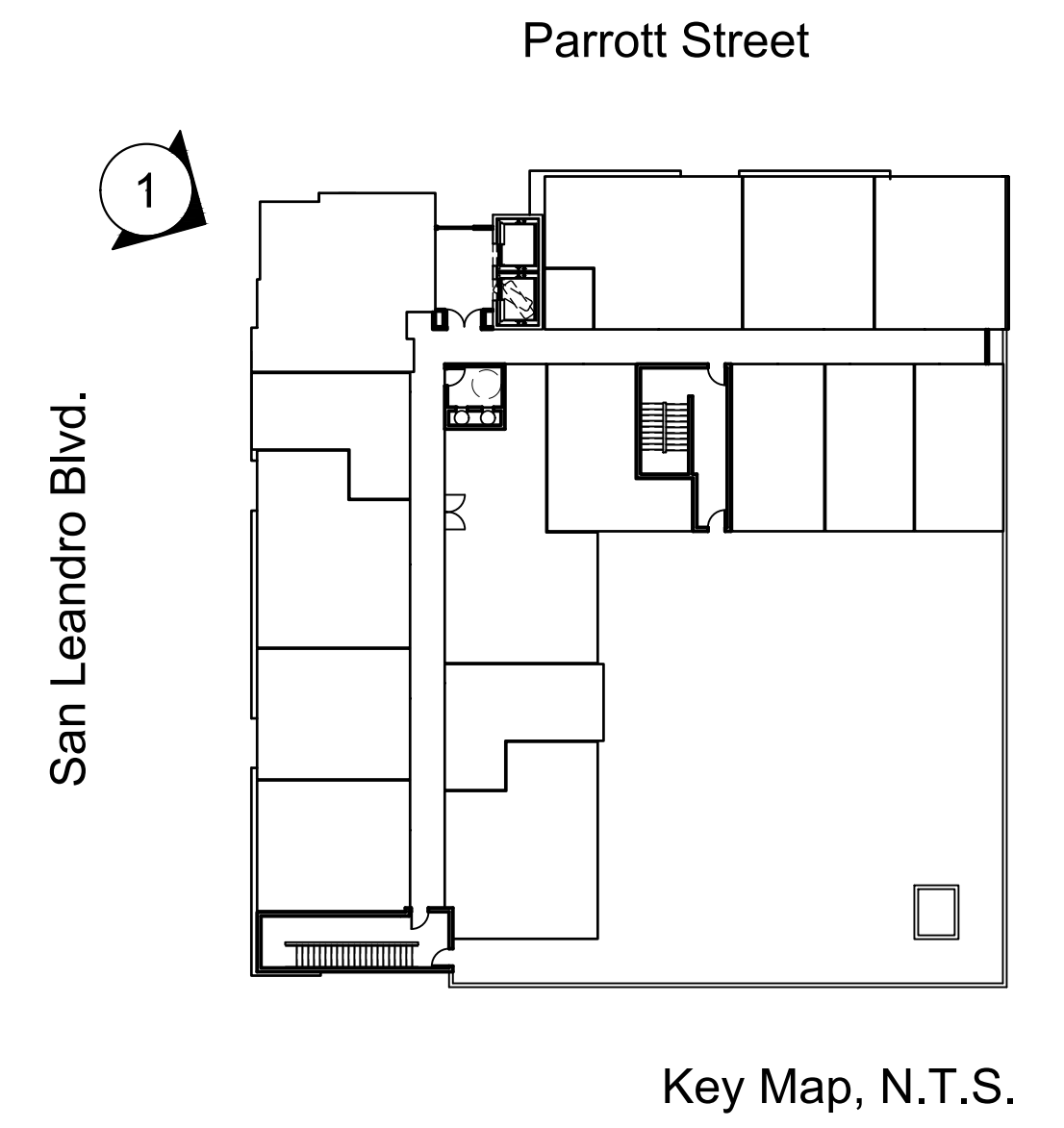
PLANNING SUBMITTAL 2
OCTOBER 26, 2017



0 4 8 16

COLOR AND MATERIAL BOARD

A7.0



PLN17-0061
 Exhibit R
 January 4, 2018

1. Parrot Street Perspective View



Architecture + Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com



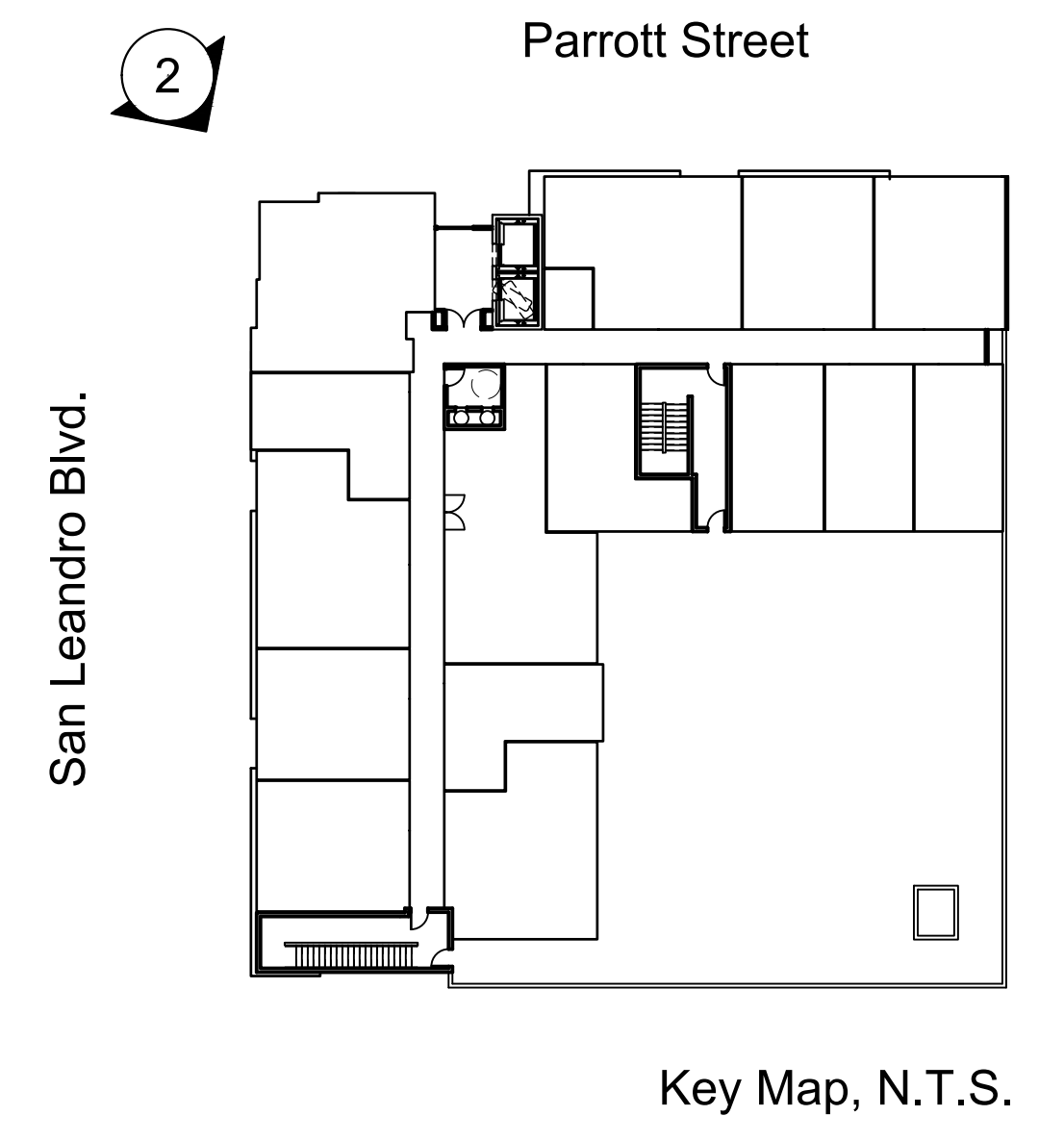
Eden Housing
 22645 Grand Street
 Hayward, CA 94541

PARROTT STREET APARTMENTS
 SAN LEANDRO, CA # 2016-0746

PLANNING SUBMITTAL 2
 OCTOBER 26, 2017

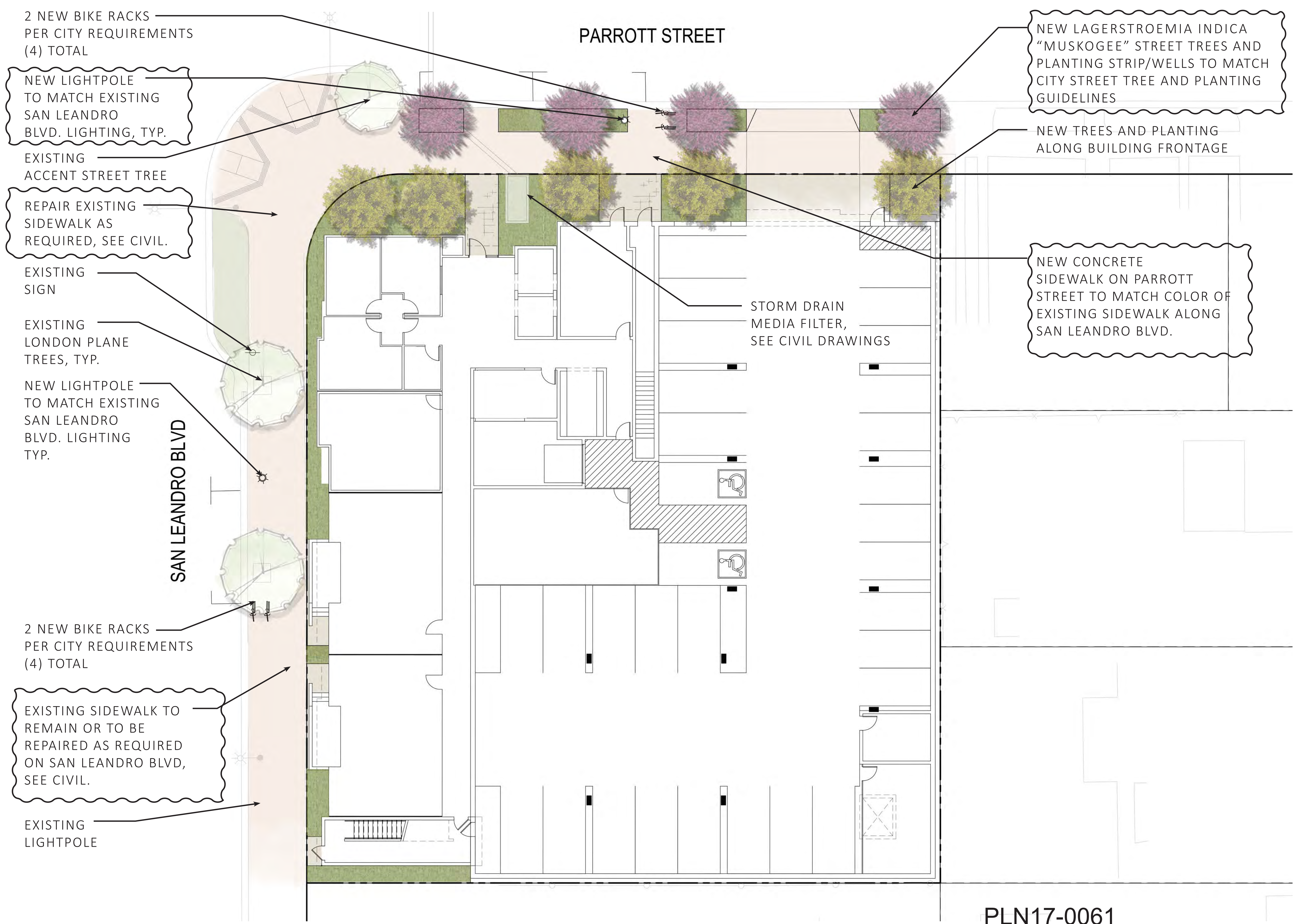
PERSPECTIVE

A8.0



2. San Leandro Boulevard Perspective View

PLN17-0061
 Exhibit S
 January 4, 2018



GENERAL PLANTING AND IRRIGATION NOTES:

1. LANDSCAPE AND IRRIGATION 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 THE DOWNTOWN SAN LEANDRO TRANSIT-ORIENTED DEVELOPMENT STRATEGY AND ALL OTHER APPLICABLE CITY CODES AND ORDINANCES.
3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE.
4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.
5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.
6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

STREET LEVEL

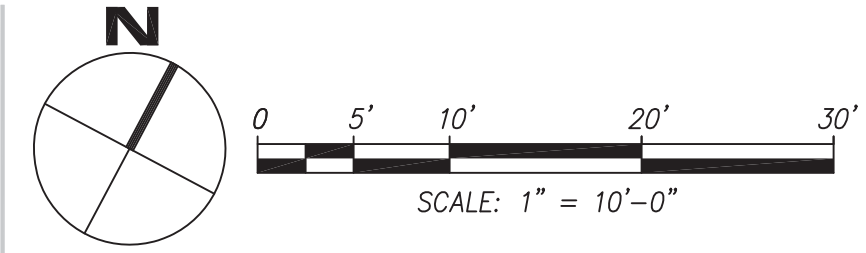
PLN17-0061
Exhibit T
January 4, 2018



Eden Housing
22645 Grand Street
Hayward, CA 94541

PARROTT STREET APARTMENTS
SAN LEANDRO, CA # 2016-0746

PLANNING SUBMITTAL 2
OCTOBER 26, 2017



LANDSCAPE CONCEPT PLAN

L1.1