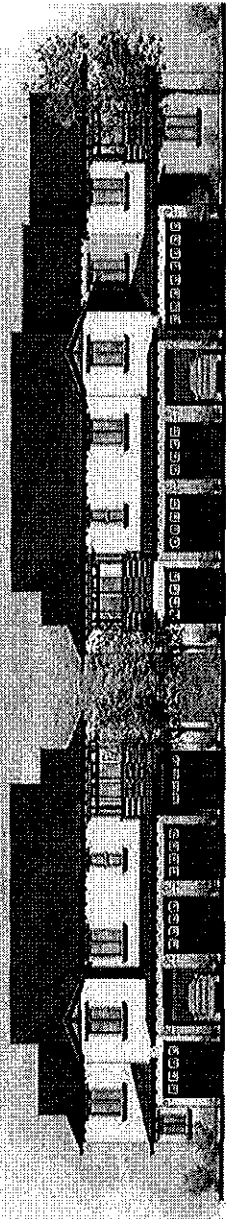




COURTYARD ELEVATION



PRIVATE LANE ELEVATION

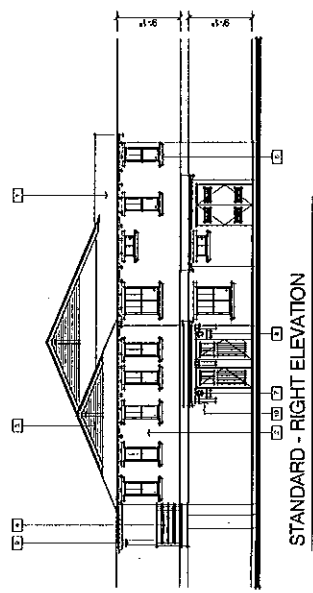
2450 WASHINGTON AVENUE
 WM. MATHIEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



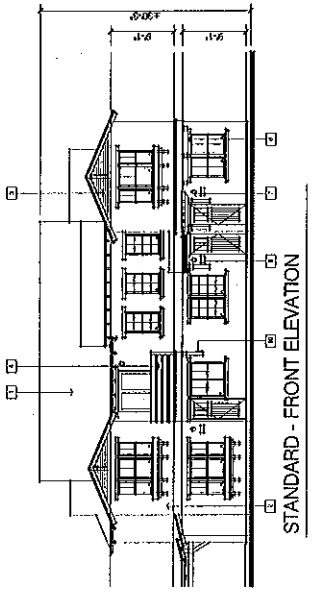
Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunt-hale-jones.com
 1.415.512.1900
 1.415.288.0288

BUILDING ELEVATIONS
 A-1
 1/8"=1'-0"
 DATE: 09-28-11
 PROJECT: 29002

PLN2009-00006
 Exhibit B - Building Elevations (a1)
 City Council
 November 21, 2011

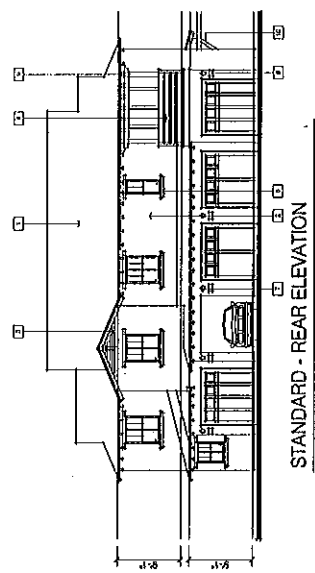


STANDARD - RIGHT ELEVATION

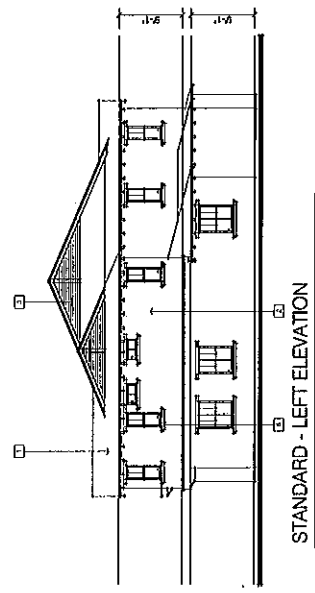


STANDARD - FRONT ELEVATION

LEGEND
 1. HIDE SHOWN
 2. HIDE SHOWN
 3. HIDE SHOWN
 4. HIDE SHOWN
 5. HIDE SHOWN
 6. HIDE SHOWN
 7. HIDE SHOWN
 8. HIDE SHOWN
 9. HIDE SHOWN
 10. HIDE SHOWN



STANDARD - REAR ELEVATION



STANDARD - LEFT ELEVATION

2450 WASHINGTON AVENUE

WM. MATHEWS, INC.

2450 WASHINGTON AVENUE

SAN LEANDRO, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunt-hale-jones.com

L 415-612-1900
 F 415-288-0228

STANDARD ELEVATIONS

A-2

1/8" = 1'-0"

DATE 09-09-11

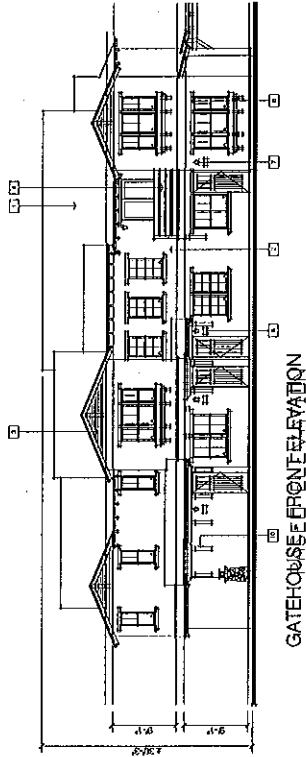
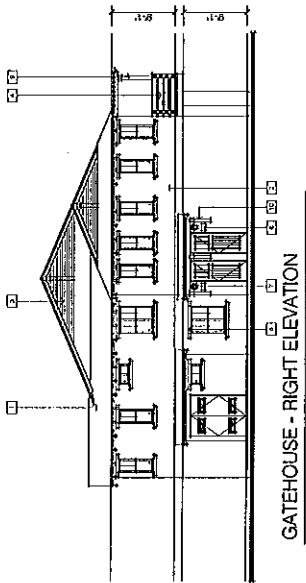
PROJECT 256002

PLN2009-00006

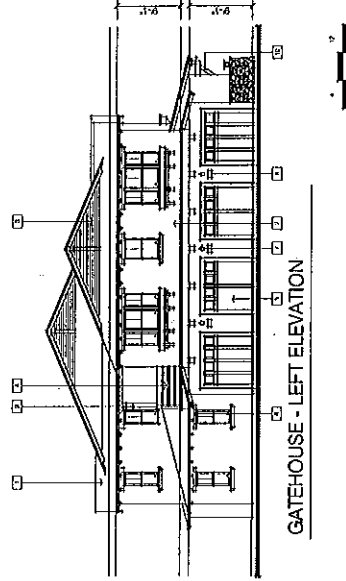
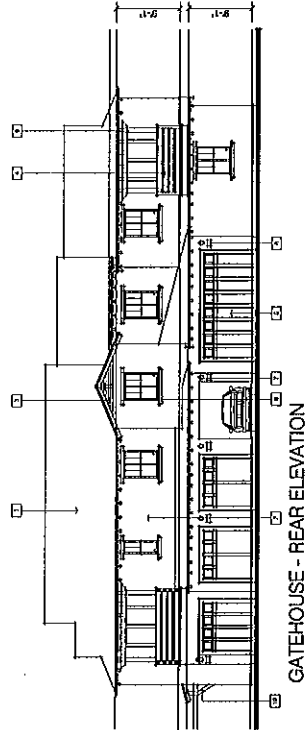
Exhibit C - Standard Elevations (A2)

City Council

November 21, 2011



LEGEND
 1. CONCRETE/STUCCO WALL
 2. EXTERIOR FINISH
 3. WOOD TRIM
 4. WOOD TRIM
 5. WOOD TRIM
 6. WOOD TRIM
 7. WOOD TRIM
 8. WOOD TRIM
 9. WOOD TRIM
 10. WOOD TRIM



2450 WASHINGTON AVENUE
 WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunthalejones.com

t. 415-512-1900
 f. 415-289-0288

GATEHOUSE ELEVATIONS

A-3

1/8"=1'-0"
 DATE: 09-09-11
 PROJECT: 250002

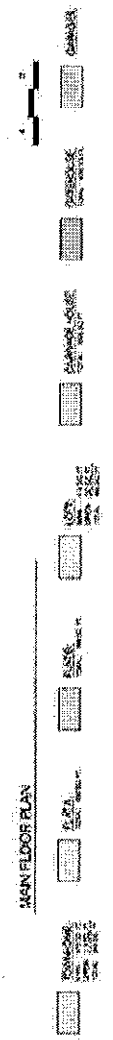
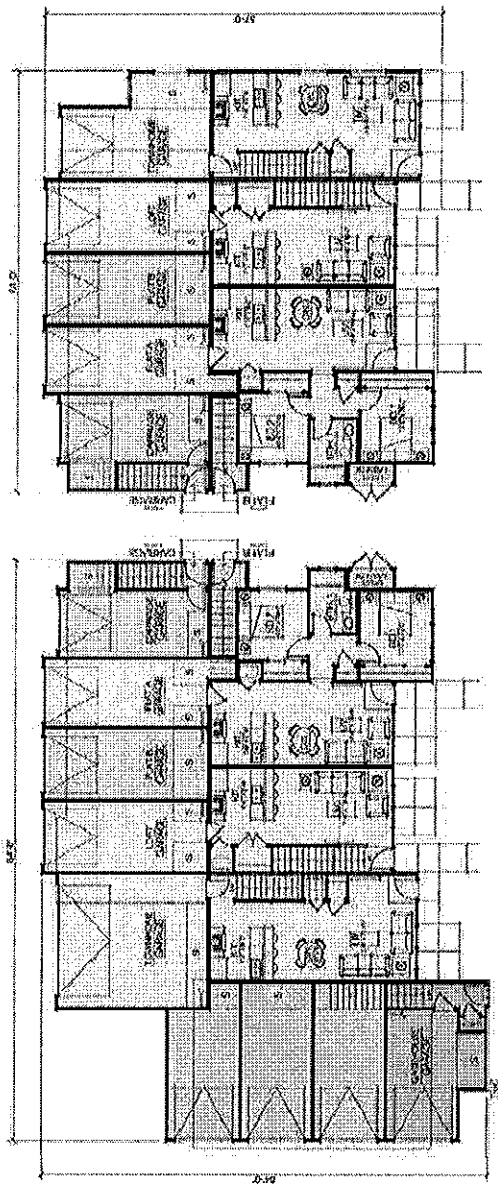
COURTESY HUNT HALE JONES ARCHITECTS

PLN2009-00006

Exhibit D - Gatehouse Elevations (A3)

City Council

November 21, 2011



NOTE: ALL GARAGES ARE EITHER 10'X20' CLEAR FOR SINGLE CAR SPACE OR 20'X20' CLEAR FOR 2 CARS. ALL GARAGES SHALL BE 7'50\"/>

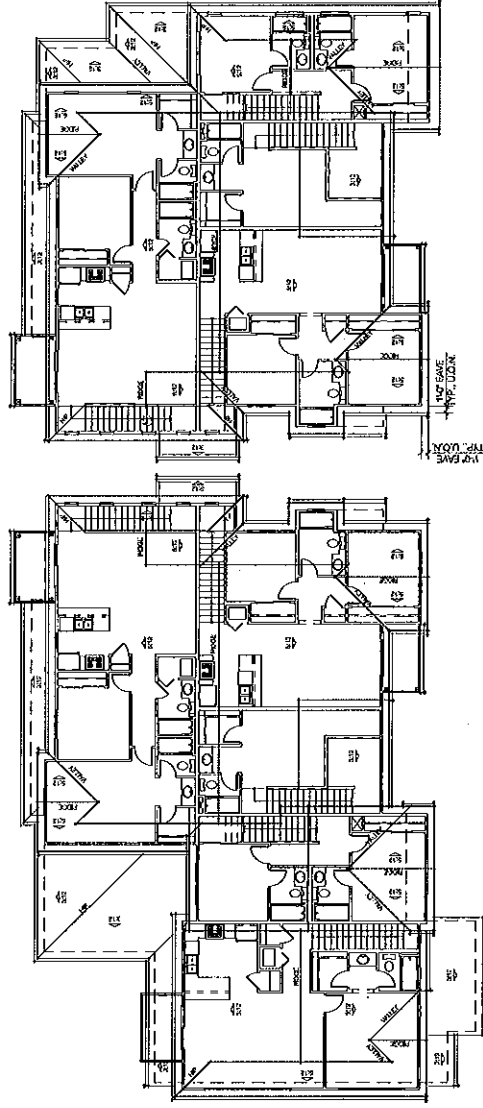
2450 WASHINGTON AVENUE
WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunt-hale-jones.com
 T. 415-512-1900
 F. 415-285-0283

MAIN FLOOR PLAN
A-4
 DATE: 08/08/11
 PROJECT: 280002

PLN2009-00006
 Exhibit E - Main Floor Plan (A4)
 City Council
 November 21, 2011



ROOF PLAN



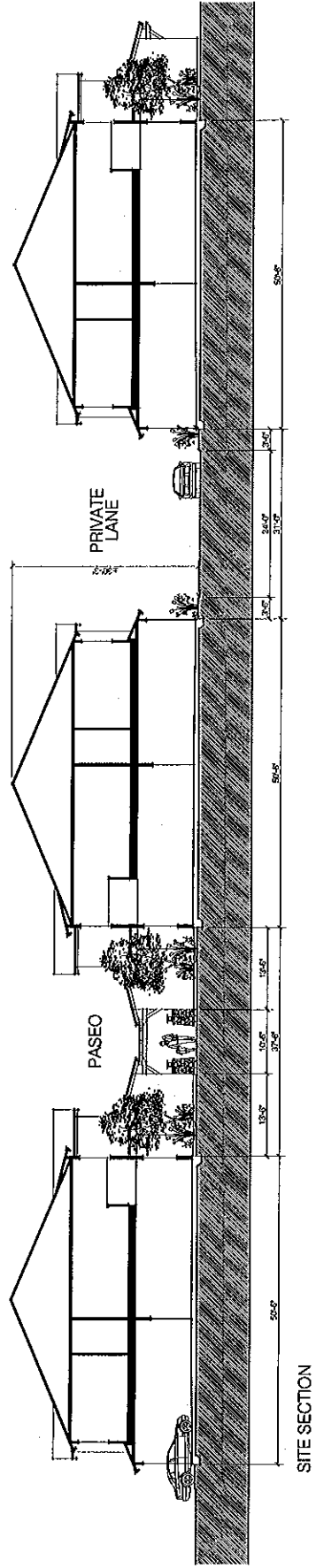
2450 WASHINGTON AVENUE
 WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunt halejones.com
 T 415-512-1500
 F 415-288-0288

ROOF PLAN
A-6
 1/8"=1'-0"
 DATE: 09-08-11
 PROJECT: 2450WA

PLN2009-00006
 Exhibit G – Roof Plan (A60)
 City Council
 November 21, 2011



2450 WASHINGTON AVENUE
 WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA

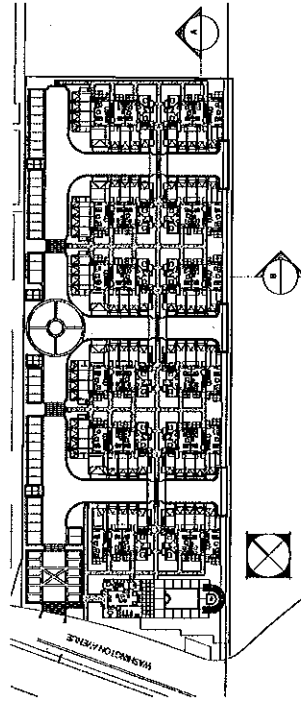
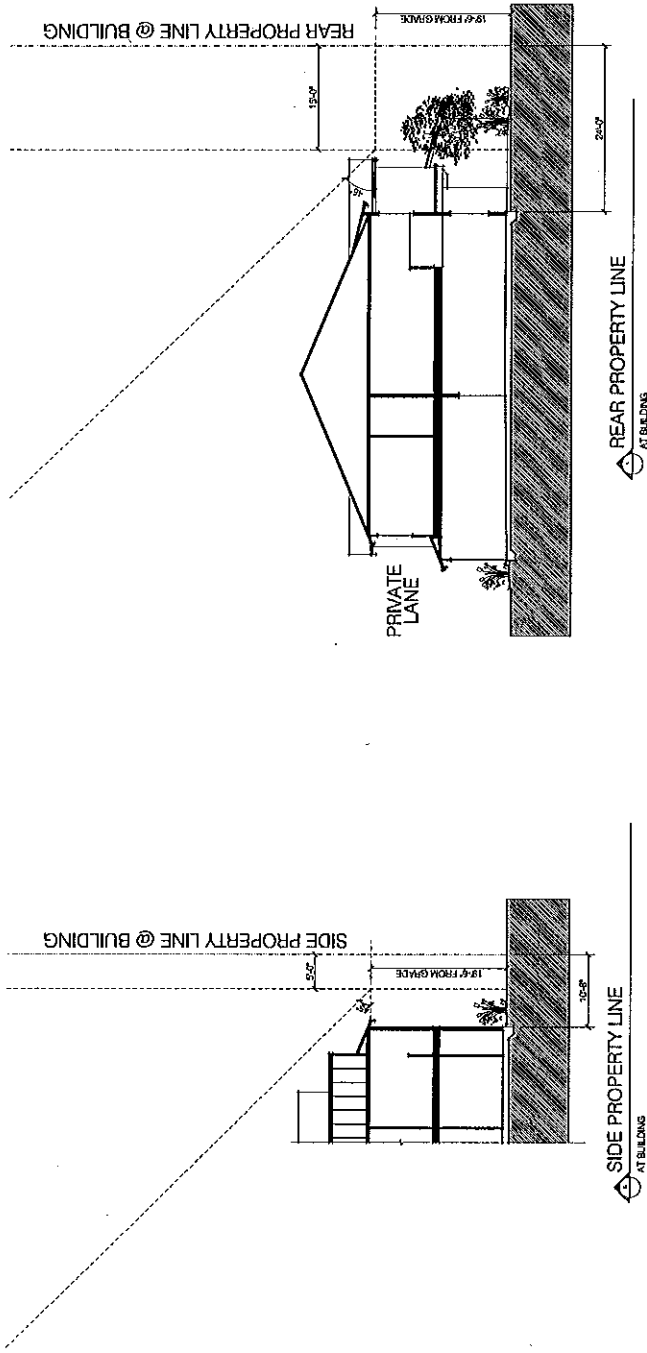


Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunt-hale-jones.com
 t. 415-512-1900
 f. 415-298-0288

SITE SECTION
 A-7
 SCALE: 1/8"=1'-0"
 DATE: 09-09-11
 PROJECT: 290002

PLN2009-00006
 Exhibit H – Site Section (A7)
 City Council
 November 21, 2011

© HUNT HALE JONES ARCHITECTS



2450 WASHINGTON AVENUE
 WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunt-hale-jones.com

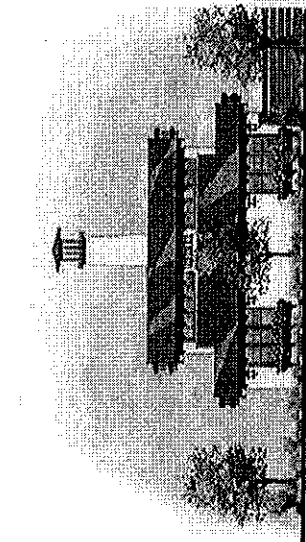
1.415.512.1300
 1.415.285.0285

SHADOW STUDYS

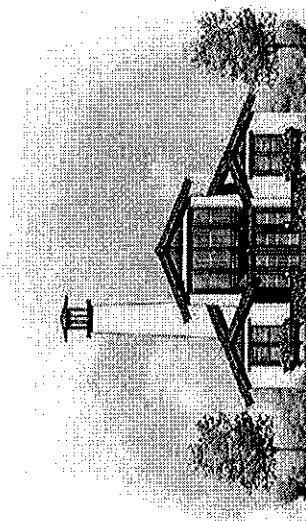
A-8

SCALE: 1/8"=1'-0"
 DATE: 09-09-11
 PROJECT: 250002

PLN2009-00006
 Exhibit J - Shadow Studies (A8)
 City Council
 November 21, 2011



FRONT ELEVATION
WEST - MAIN PRIVATE LANE



RIGHT ELEVATION
NORTH - WASHINGTON BOULEVARD

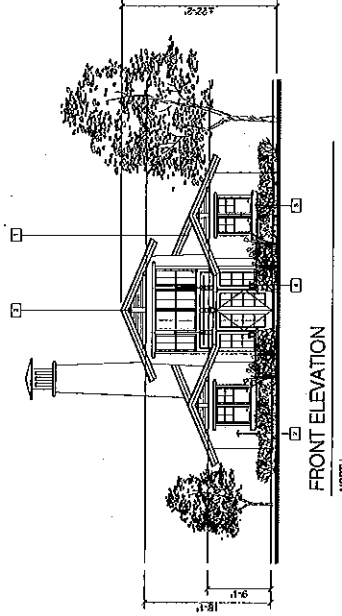
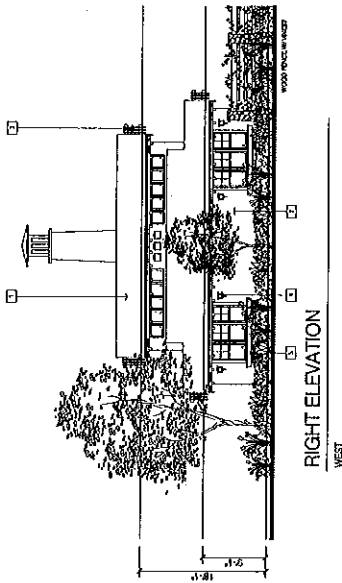
2450 WASHINGTON AVENUE
WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94105
www.hunt-hale-jones.com
 T. 415-512-1000
 F. 415-538-0288

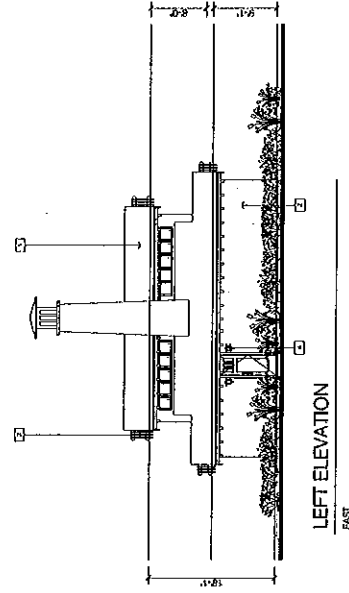
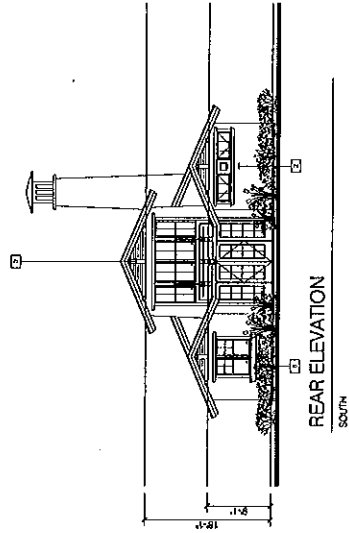
ELEVATIONS - RECREATION BUILDING
A-9
 SCALE: 1/8" = 1'-0"
 DATE: 08-09-11
 PROJECT: 283006

PLN2009-00006
 Exhibit J - Elevations, Recreation
 Building (A9)
 City Council
 November 21, 2011



LEGEND

- 1. COMPOSITION ROOF TILE
- 2. EXTERIOR STUCCO FINISH
- 3. DECORATIVE WOOD GABLE DETAILS
- 4. DECORATIVE LIGHT FIXTURE
- 5. WOOD POT BOX



2450 WASHINGTON AVENUE
 WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunt-hale-jones.com

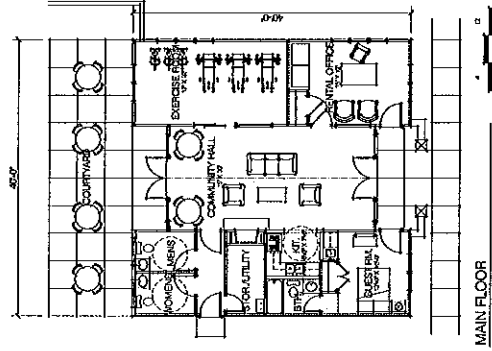
T 415-612-1500
 F 415-285-0288

ELEVATIONS - RECREATION BUILDING

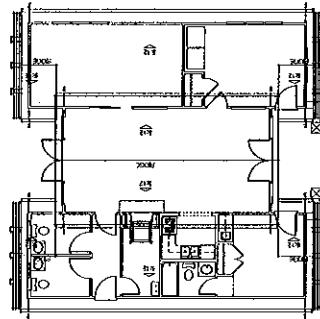
A-10

SCALE: 1/8"=1'-0"
 DATE: 09-08-11
 PROJECT: 250002

PLN2009-00006
 Exhibit K - A Unit Plans (A10)
 City Council
 November 21, 2011



MAIN FLOOR



ROOF PLAN

2450 WASHINGTON AVENUE
 WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunt halejones.com

415-512-1500
 415-298-0288

RECREATION BUILDING

A-11

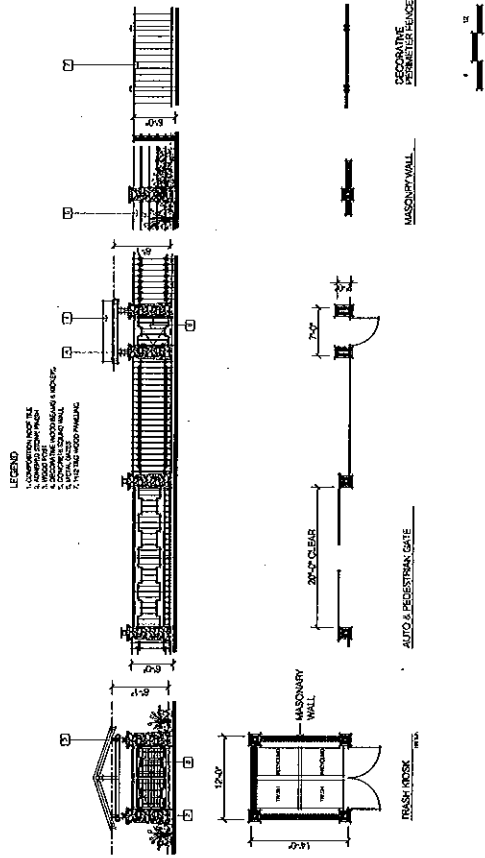
1/8"=1'-0"

DATE 05-05-11

PROJECT 25002

PLN2009-00006

Exhibit L -- Recreation Building Floor
 and Roof Plans (A11)
 City Council
 November 21, 2011



2450 WASHINGTON AVENUE
 WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunt-hale-jones.com
 t. 415-612-1000
 f. 415-285-0288

UTILITY STRUCTURES
A-12
 SCALE: 1/8" = 1'-0"
 DATE: 09-08-11
 PROJECT: 20002

PLN2009-00006
 Exhibit M – Utility Structures (A12)
 City Council
 November 21, 2011

PRELIMINARY CODE ANALYSIS

2450 WASHINGTON AVENUE
SAN LEANDRO, CA

OCCUPANCY GROUP: R-2 OCCUPANCY, 2 STORY
CONSTRUCTION TYPE: TYPE V-B

AREA OF BUILDING(S):
STANDARD BUILDING = 5,550 SF (MAIN-3,050 SF, UPPER-2,500 SF)
GATEHOUSE BUILDING = 7,460 SF (MAIN-4,200 SF, UPPER-3,260 SF)
COMMUNITY BUILDING = 1,450 SF

45,500 ALLOWABLE SQ. FT. PER TABLE 503 AND SECTION 506
Aa = {At + [At x If] + [At x Is]}
Aa = {7,000 + [7,000 x 0.25] + [7,000 x 2]}
Aa = 22,750 SF PER FLOOR

BUILDING ELEMENT REQ [TABLE 601]:

TYPE V-B = 0 HOUR PROTECTION THROUGHOUT

EXTERIOR WALL REQ [TABLE 602]:

10' ≤ x ≤ 30', TYPE V-B, GROUP R2 = 0 HOUR PROTECTION

EXTERIOR WALL OPENING REQ [TABLE 705.8]:

10' ≤ x < 15' = 45% UNPROTECTED OPENINGS
15' ≤ x < 20' = 75% UNPROTECTED OPENINGS
x ≤ 20' = UNLIMITED UNPROTECTED OPENING

SPRINKLERS: REQUIRED, UNDER 2010 CBC CODE

PARKING: 135 PARKING SPACES TOTAL
85 PRIVATE GARAGES IN THE 6 BUILDINGS
44 REGULAR OPEN SURFACE PARKING
6 COMPACT OPEN SURFACE PARKING
3 ACCESSIBLE, ONE OF WHICH IS A VAN

PRELIMINARY ACCESSIBILITY ANALYSIS

2450 WASHINGTON AVENUE
SAN LEANDRO, CA

APPLICABLE SECTIONS AND REGULATIONS ARE IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE AND THE FAIR HOUSING ACT.

RESIDENTIAL UNITS R-2 OCCUPANCY, 2 STORY
OCCUPANCY GROUP:
BUILDING ACCESSIBILITY: 1102A

1102A.1 (1) - APARTMENTS WITH 3 OR MORE DWELLING UNITS
1102A.3.1 - MULTISTORY DWELLINGS - 10% OF THE MULTISTORY DWELLING UNITS (24 MULTISTORY DWELLING UNITS = 2 REQUIRED TO BE ACCESSIBLE)
1104A.2 - ALL GROUND FLOOR UNITS ABOVE GRADE TO BE ACCESSIBLE AND ADAPTABLE (12 GROUND FLOOR FLATS THAT WILL BE COVERED)

PARKING FACILITIES: 1109A

1109A.2.1 - PRIVATE GARAGES ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS, SHALL BE ACCESSIBLE.

1109A.3 - ACCESSIBLE PARKING SPACES TO BE PROVIDED AT A MINIMUM OF 2% (AT LEAST 1 SPACE OF EACH TYPE OF PARKING SHALL BE MADE ACCESSIBLE)

1109A.8.5 (1) - PARKING SPACES SHALL BE 14' WIDE, 9' PARKING AREA PLUS 5' LOADING AISLE.

COMMUNITY BUILDING CBC11B
ACCESSIBILITY:

STANDARD BUILDING UNIT MATRIX		
UNIT TYPE	# OF BEDROOMS	UNITS IN BUILDING
TOWNHOME	2	1
FLAT A	2	14
FLAT B	2	14
LOFT	1	7
CARRIAGE	2	14
TOTAL	9	63

GATEHOUSE BUILDING UNIT MATRIX			
UNIT TYPE	# OF BEDROOMS	UNITS IN BUILDING	X6 BUILDINGS
TOWNHOME	2	1	10
FLAT A	2	1	10
FLAT B	2	1	10
LOFT	1	1	5
CARRIAGE	2	1	10
GATEHOUSE	1	1	5
TOTAL	10	NA	50

NOTE: COMMUNITY BUILDING HAS A 1 BEDROOM-STUDIO UNIT

2450 WASHINGTON AVENUE

WM. MATHEWS, INC.
2450 WASHINGTON AVENUE
SAN LEANDRO, CA



Architecture | Planning | Interiors

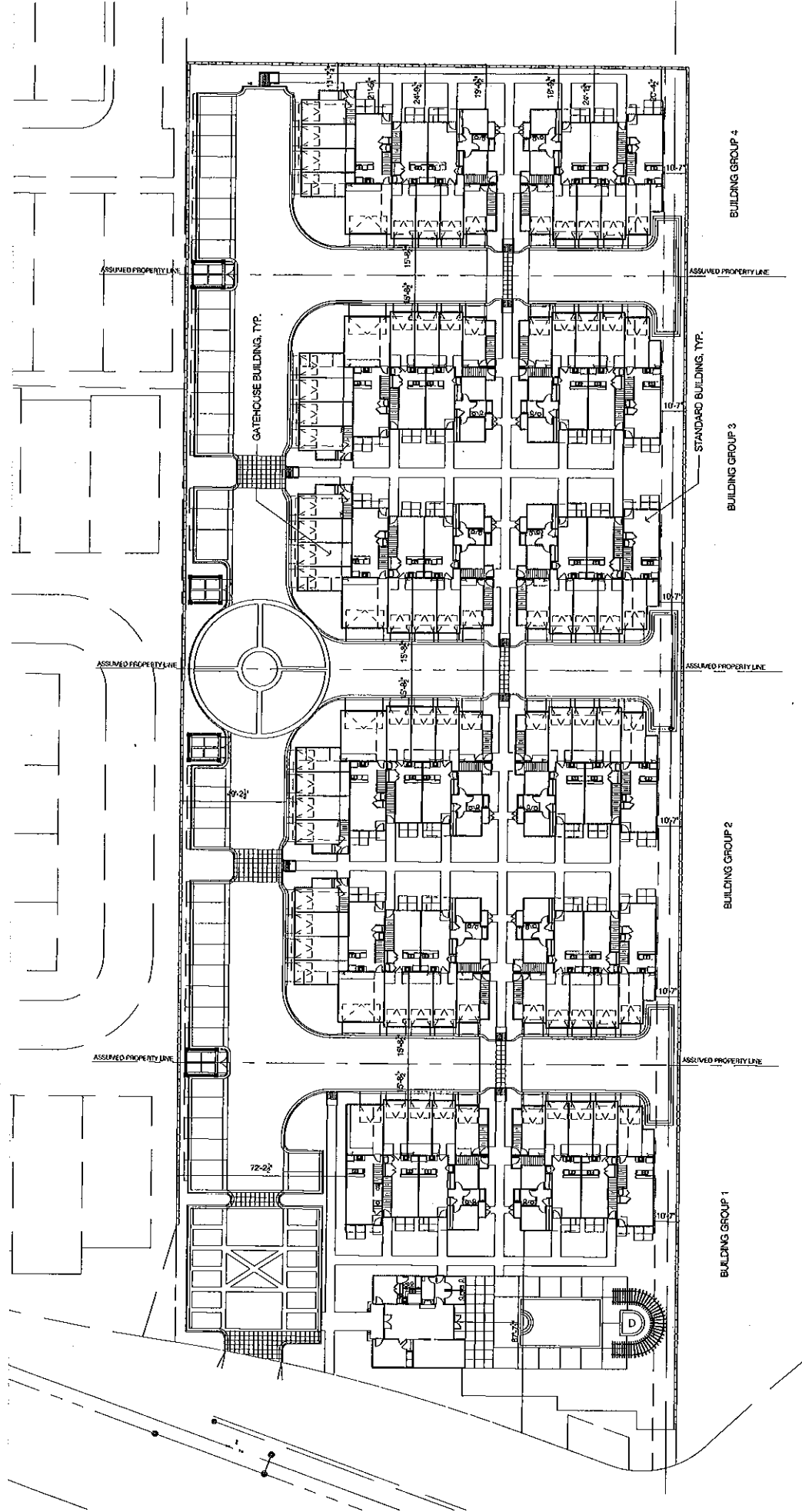
444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunt halejones.com

1.415.512.1300
1.415.298.0288

CODE & ACCESSIBILITY ANALYSIS

A-14

N.T.S.
DATE: 06-08-11
PROJECT: 992005



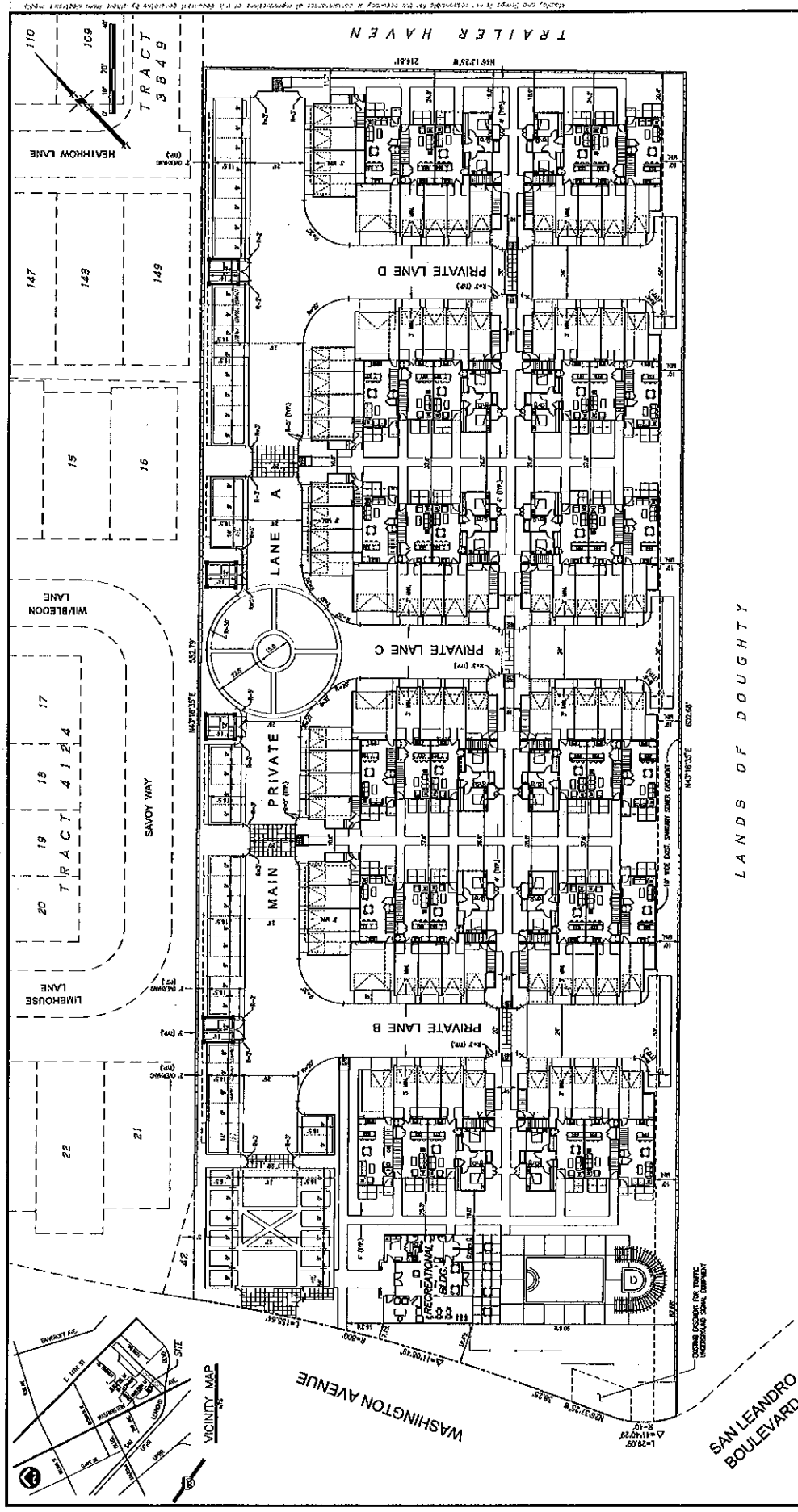
2450 WASHINGTON AVENUE
 WM. MATHEWS, INC.
 2450 WASHINGTON AVENUE
 SAN LEANDRO, CA



Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94106
 www.hunthalejones.com
 t. 415-572-1300
 f. 415-288-0288

CODE & ACCESSIBILITY ANALYSIS
A-14.2
 1:20
 DATE: 09-09-11
 PROJECT: 200006

PLN2009-00006
 Exhibit P – Code and Accessibility
 Analysis (A14.2)
 City Council
 November 21, 2011

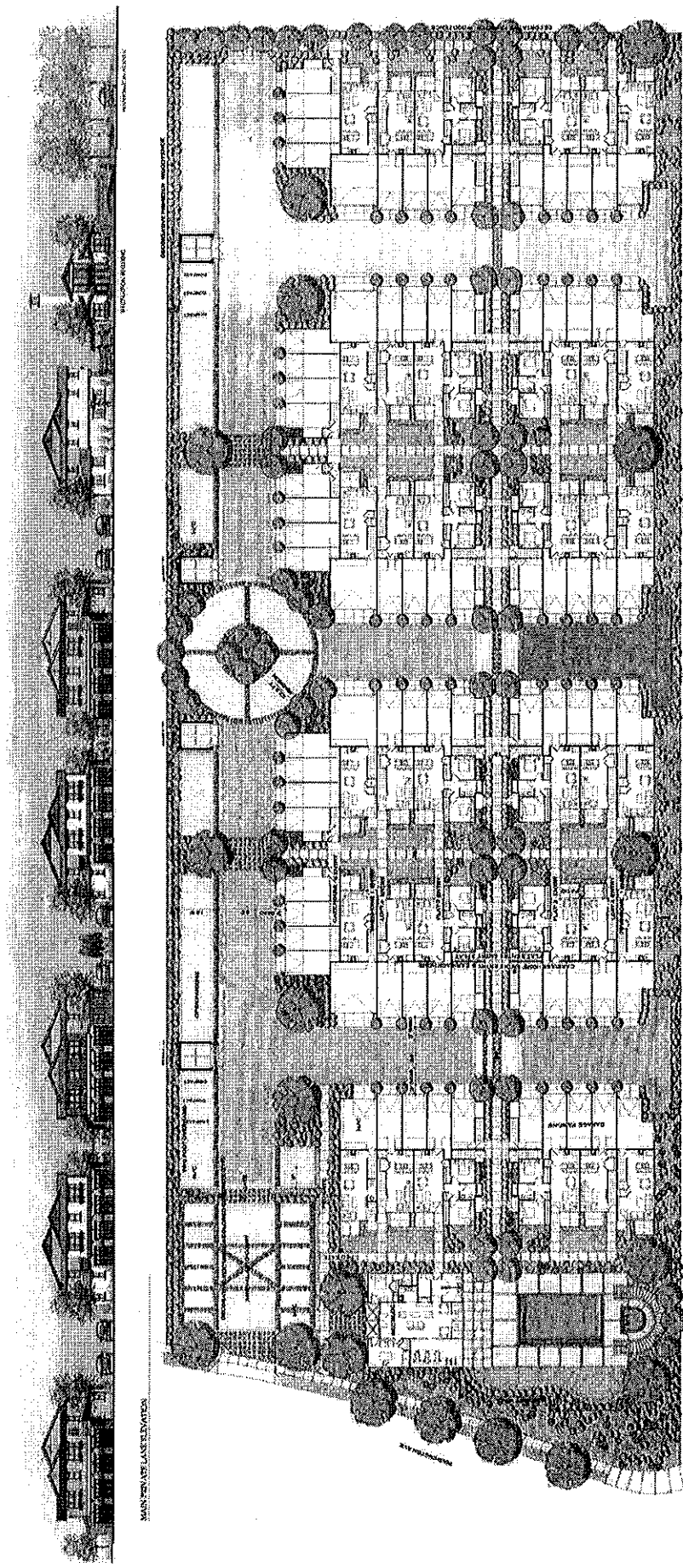


SITE SUMMARY

NUMBER OF APARTMENTS	66.00
NUMBER OF GARAGE SPACES	65.00
NUMBER OF OPEN SPACES	50.00
BUILDING COVERAGE (ACRES)	1.02
VEHICULAR COVERAGE (ACRES)	0.86
OPEN SPACE COVERAGE (ACRES)	* 0.97
TOTAL SITE AREA (ACRES)	2.85
APARTMENTS PER ACRE	23.16
PARKING SPACES PER APARTMENT	2.04
* 0.65 ACRES QUALIFY AS "COMMON OPEN SPACE"	

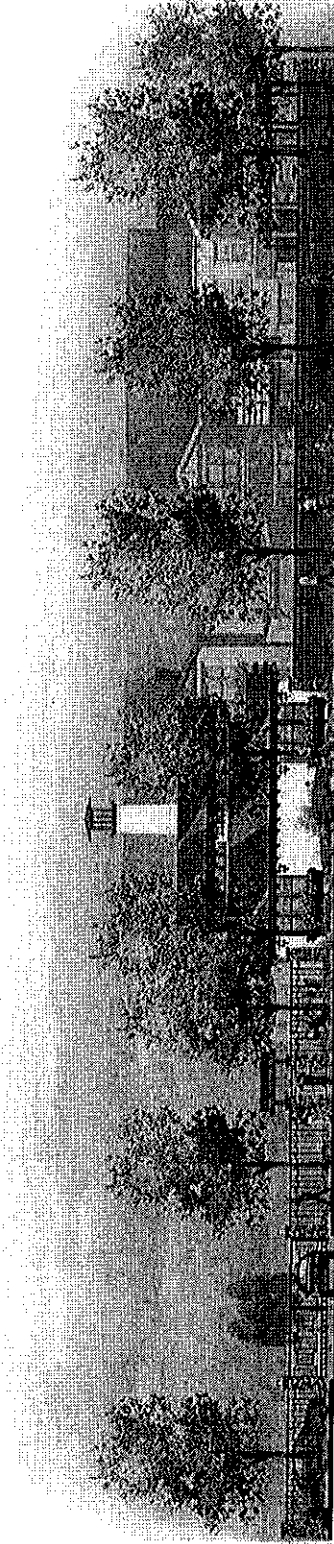
DIMENSIONED SITE PLAN
WASHINGTON AVENUE

SAN LEANDRO
BLACKAY & SANDS
CIVIL ENGINEERS, INC.
1515 WASHINGTON BL. SUITE 200, SAN LEANDRO, CA 90741
TEL: (562) 441-1100 FAX: (562) 441-1101
OFFICE



66 APARTMENTS
SITE & CONCEPTUAL LANDSCAPE PLAN
 SAN LEANDRO, CA

W.M. MATHEWS
 2450 WASHINGTON • THE FRISBIE PLANNING COMPANY • HUNT HALE, JONES • MACKAY & SOMPS • ISAACSON WOOD



2450 WASHINGTON

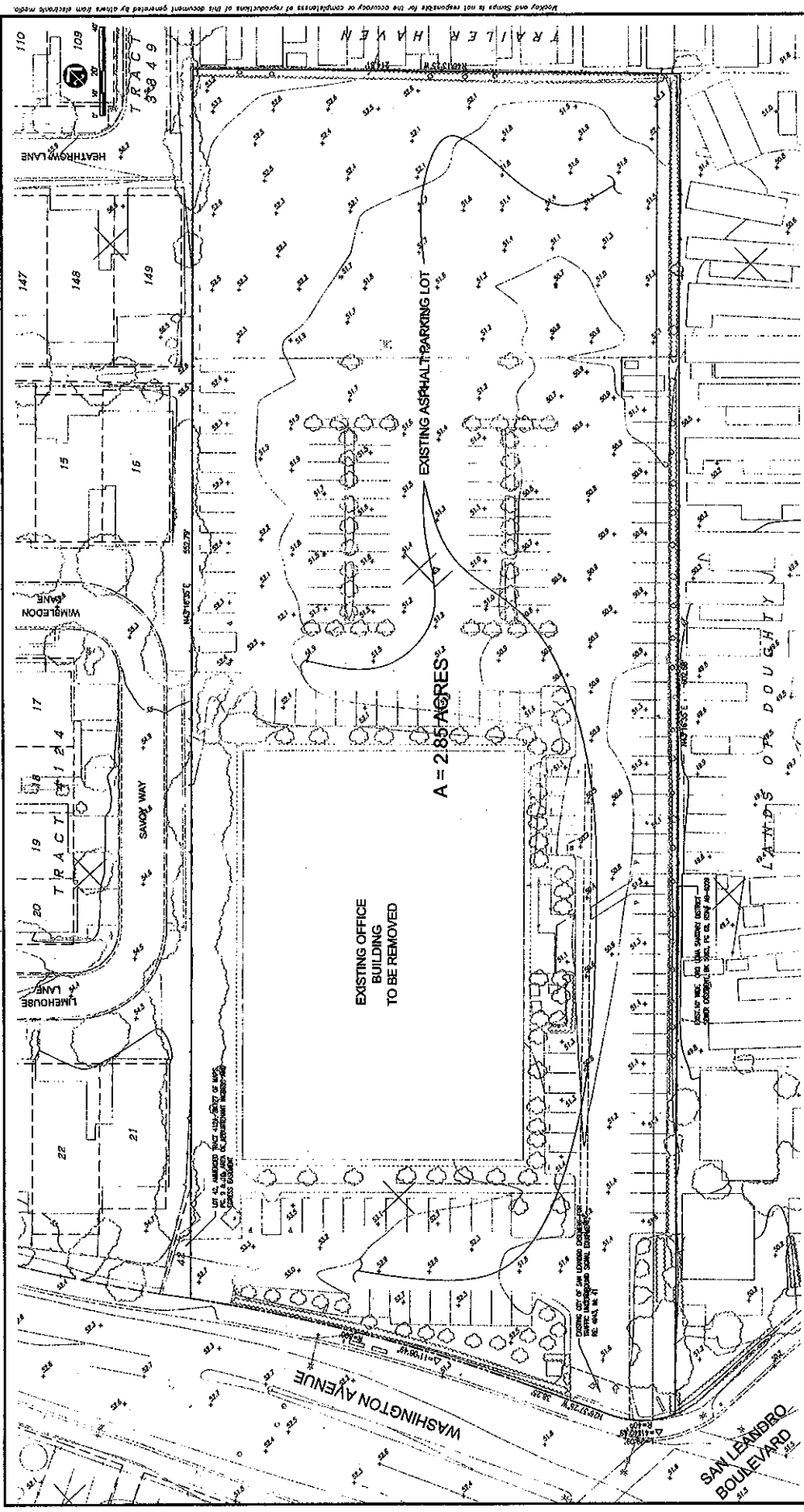
PLN2009-00006

Exhibit T - Washington Avenue

Streetscape

City Council

November 21, 2011



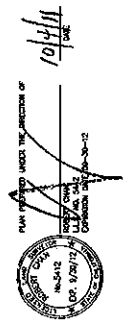
TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY GEOMARS, DATED MARCH 1, 2007.

SHEET 2 OF 6

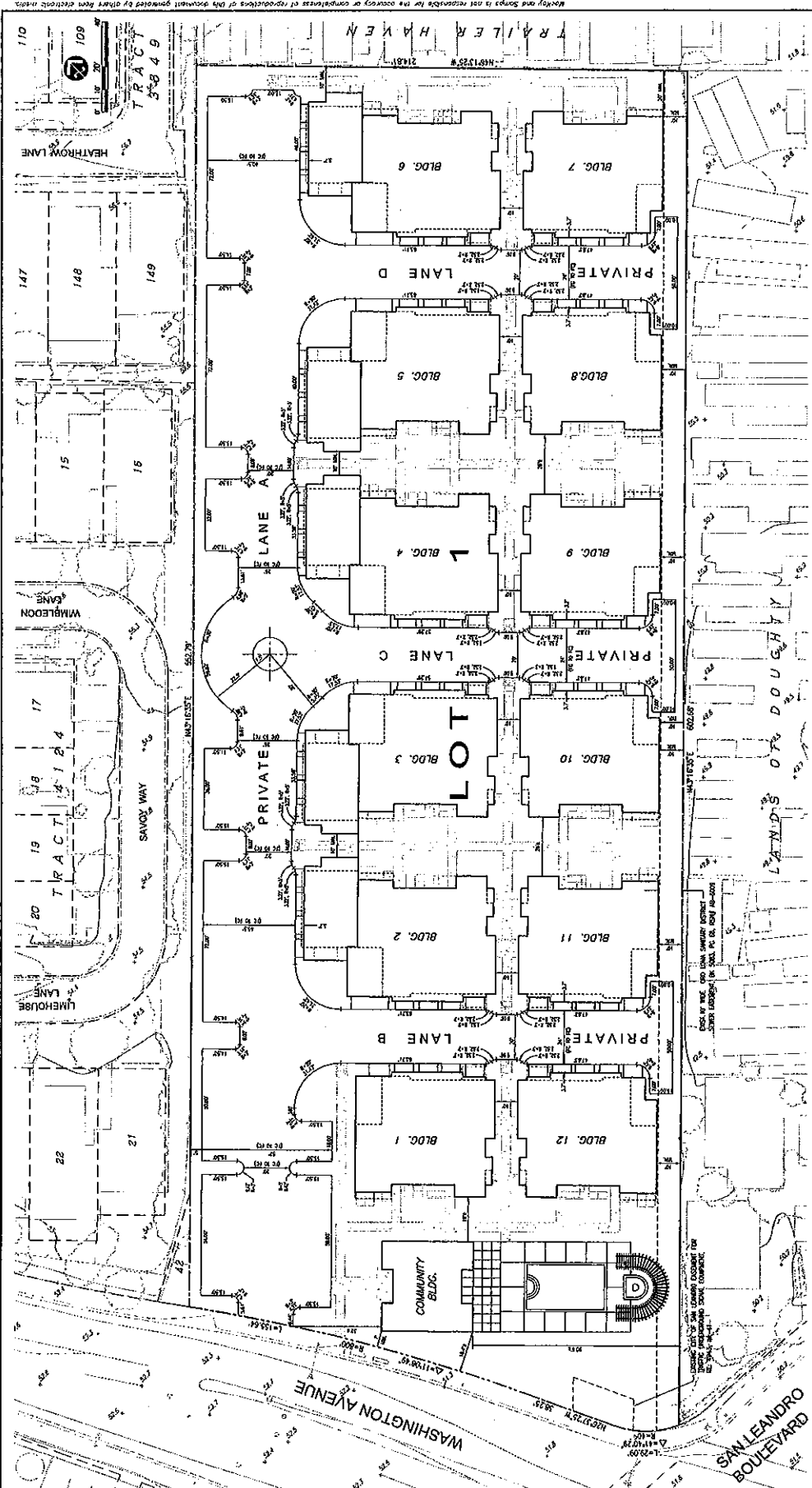
VESTING TENTATIVE MAP
TRACT 8003
BOUNDARY AND TOPOGRAPHIC MAP

SAN LEANDRO
 CALIFORNIA

DICKAY & SONS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 S. GATEWAY AVENUE, SUITE 100
 SAN LEANDRO, CALIFORNIA 94769
 TEL: (925) 437-4741 FAX: (925) 437-4742



PLN2009-00006
 Exhibit V - Boundary and Topographic
 Map
 City Council
 November 21, 2011



NOTE: SEE SHEET 5 FOR A TYPICAL BUILDING AIRSPACE UNIT

SHEET 3 OF 6

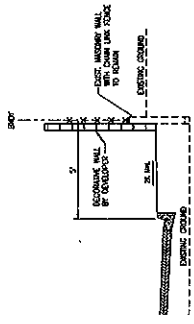
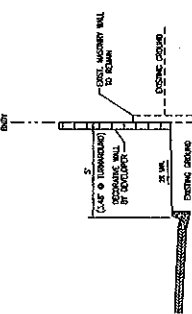
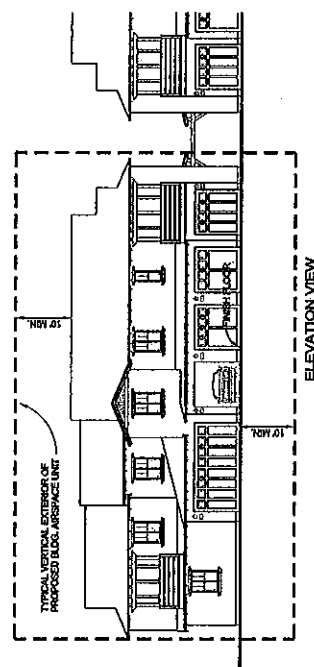
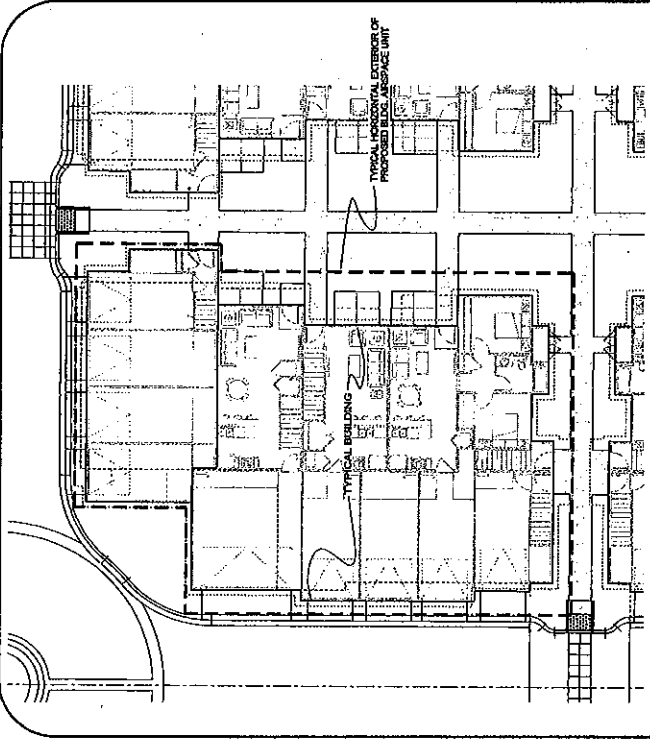
VESTING TENTATIVE MAP
TRACT 8003
DIMENSIONAL SITE PLAN

SAN LEANDRO

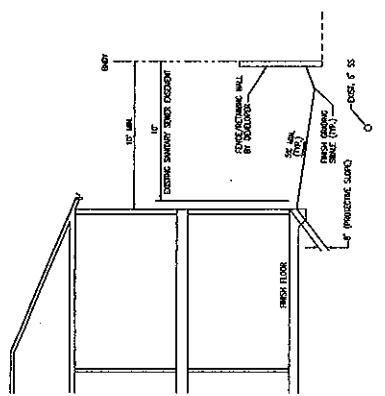
Diackay & Snaps
 ARCHITECTS
 1000 S. GATEWAY AVENUE, SUITE 100
 SAN LEANDRO, CA 94769
 TEL: (925) 436-1100
 FAX: (925) 436-1101
 WWW: WWW.DIACKAYANDSNAPS.COM

Diackay and Snaps is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media.

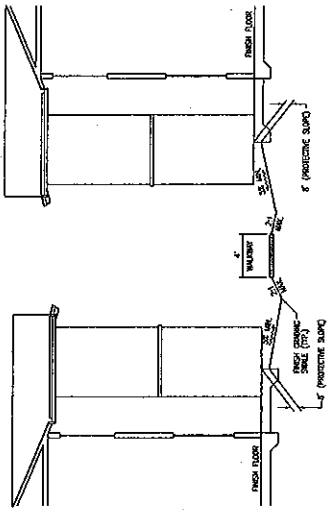
PLN2009-00006
 Exhibit W - Dimensional Site Plan
 City Council
 November 21, 2011



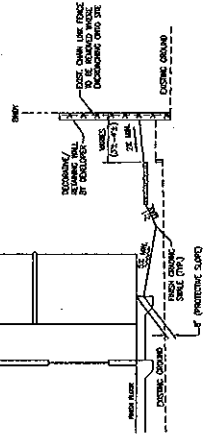
SECTION B-B
1/8\"/>



SECTION D-D
1/8\"/>



SECTION E-E
1/8\"/>

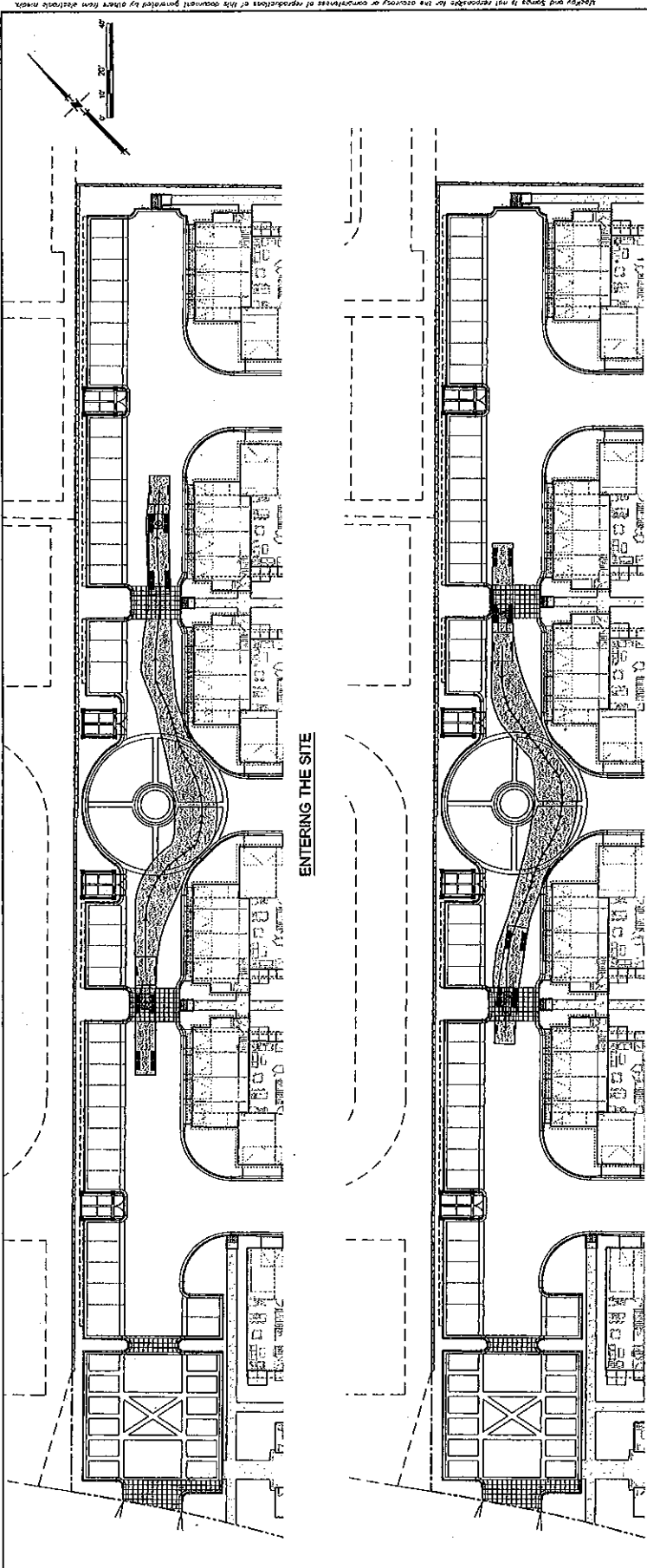


SECTION C-C
1/8\"/>

SHEET 5 OF 6	
VESTING TENTATIVE MAP	
TRACT 8003	
TYPICAL SECTIONS	
SAN LEANDRO	CALIFORNIA
BLACK & SONS	
REGISTERED ARCHITECTS	
1000 W. 14TH ST., SUITE 200, SAN LEANDRO, CA 94588	
DATE	NOV. 4, 2011
SCALE	1/8\"/>
PROJECT	VESTING
DATE	NOV. 4, 2011
SCALE	1/8\"/>
PROJECT	VESTING

Black & Sons is not responsible for the accuracy or completeness of reproduction of this document generated by other than electronic means.

PLN2009-00006
 Exhibit Y - Typical Sections
 City Council
 November 21, 2011



NARRATIVE

THIS EXHIBIT ILLUSTRATES THE RESULTS OF AN ACTIVE PARTICIPATION SIMULATION CREATED BY THE TRUCK TURNING TEMPLATE PROGRAM. THE PROGRAM INCLUDES STANDARD DESIGN VEHICLE MANEUVERS FOR HIGHWAY VEHICLES. THIS PROGRAM INCLUDES STANDARD DESIGN VEHICLES THAT HAVE TURN LIMITATIONS DERIVED FROM TURNING TEMPLATES CONTAINED IN THE DESIGN MANUAL. THIS PROGRAM DOES NOT TAKE INTO ACCOUNT TURNING TEMPLATES THAT ARE NOT PUBLISHED BY THE CORRESPONDING JURISDICTIONS SUCH AS AUSTIN, CALIFORNIA, ETC.

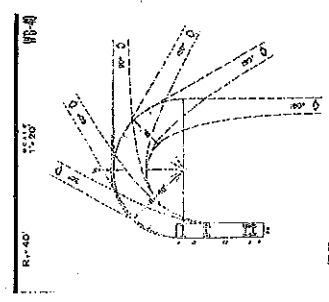
LEGEND

- SUBJECT VEHICLE
- VEHICLE PATHWAY
- TRAVEL DIRECTION

VESTING TENTATIVE MAP
TRACT 8003
TRUCK TURNING EXHIBIT

SAN LUIS OBISPO
CALIFORNIA

Black & Veatch
SAN LUIS OBISPO OFFICE
1000 MARKET STREET, SUITE 200
SAN LUIS OBISPO, CA 95069
TEL: 805.741.1000
WWW.BV.COM



TRUCK TURNING TEMPLATE