



# EXHIBIT B - CONTEXT SITE PLAN

**AXIS**  
**GF+**

1000 BRANNAN STREET  
SUITE 404  
SAN FRANCISCO, CA 94103  
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www.axisgfa.com

PROJECT NAME  
**1388 BANCROFT**

1388 BANCROFT AVENUE  
SAN LEANDRO, CA 94577  
APN: 77-524-12-4



NO.	DATE	ISSUES AND REVISIONS	BY
1.	05/10/2018	ENTITLEMENT SET	
2.	09/21/2018	REVISION 1	

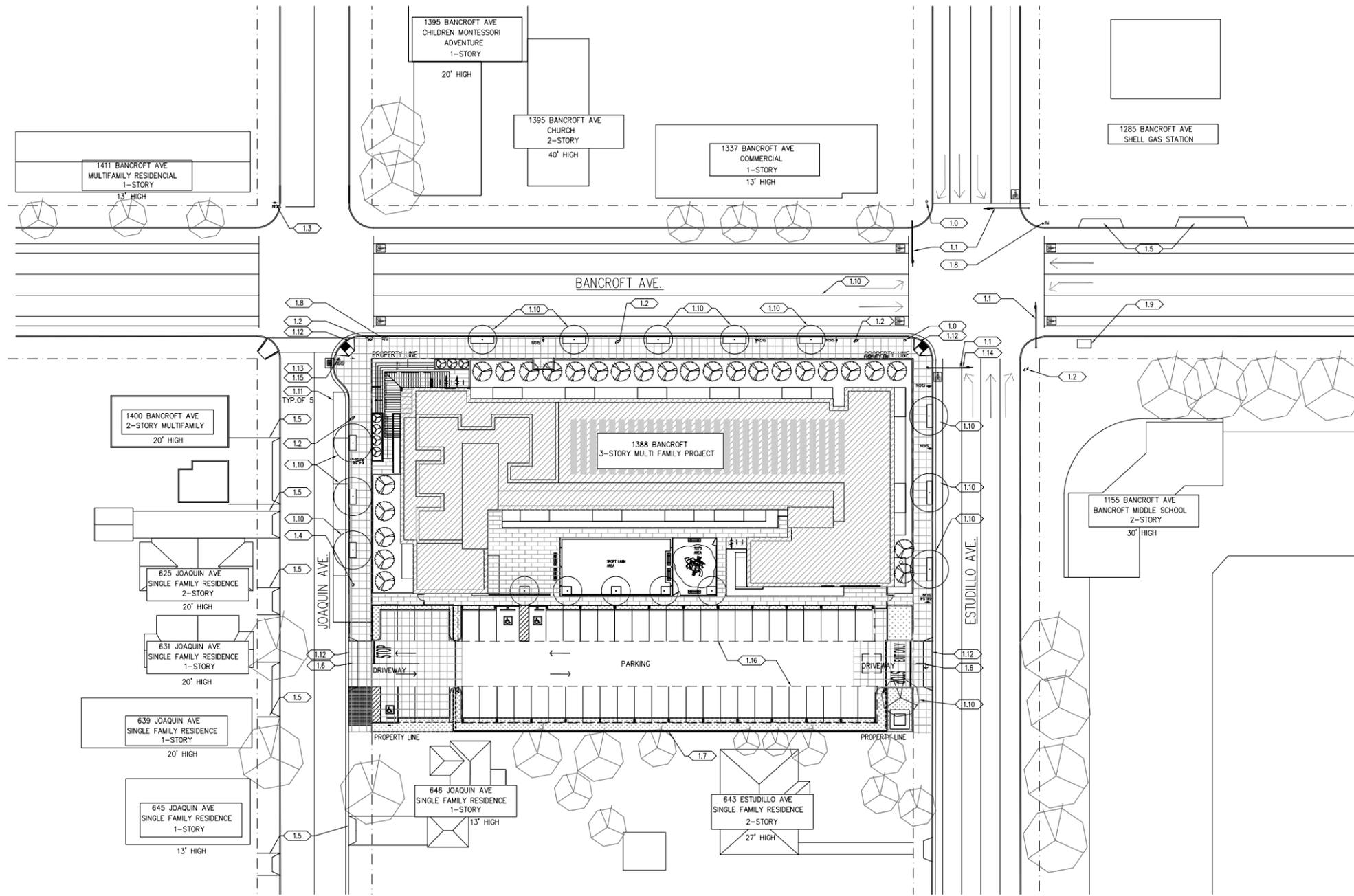
DATE  
SCALE AS SHOWN

PROJECT NUMBER  
COMPUTER FILE  
PROJECT NAME

DESCRIPTION  
**CONTEXT SITE PLAN**

SHEET NUMBER  
**A01.00**

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### KEY PLAN

- |   |                                     |
|---|-------------------------------------|
| 1.0 (E) TRAFFIC LIGHT                           | 1.12 (N) CURB RAMP                  |
| 1.1 (E) TRAFFIC LIGHT WITH STREET LIGHT FIXTURE | 1.13 (E) STREET SIGN                |
| 1.2 (E) UTILITY POLE WITH STREET LIGHT FIXTURE  | 1.14 (E) R3-1 "ACTIVATED BLANK-OUT" |
| 1.3 (E) STOP SIGN                               | 1.15 RELOCATED (E) STOP SIGN        |
| 1.4 (E) STREET LIGHT FIXTURE                    | 1.16 OVERHEAD PARKING CANOPY        |
| 1.5 (E) DRIVEWAY                                | 1.17 BUS STOP SHELTER               |
| 1.6 (N) DRIVEWAY                                |                                     |
| 1.7 (N) WOOD FENCE, SEE DRAWINGS                |                                     |
| 1.8 (E) FIRE HYDRANT                            |                                     |
| 1.9 (E) FIBER OPTIC VAULT                       |                                     |
| 1.10 (N) STREET TREE                            |                                     |
| 1.11 (N) PARKING SPACES ON JOAQUIN AVE.         |                                     |

CONTEXT SITE PLAN  
SCALE: 1:250

# EXHIBIT C - SITE PHOTOS



1 ESTUDILLO AVENUE LOOKING EAST



2 BANCROFT STREET LOOKING SOUTH



3 JOAQUIN AVENUE LOOKING EAST



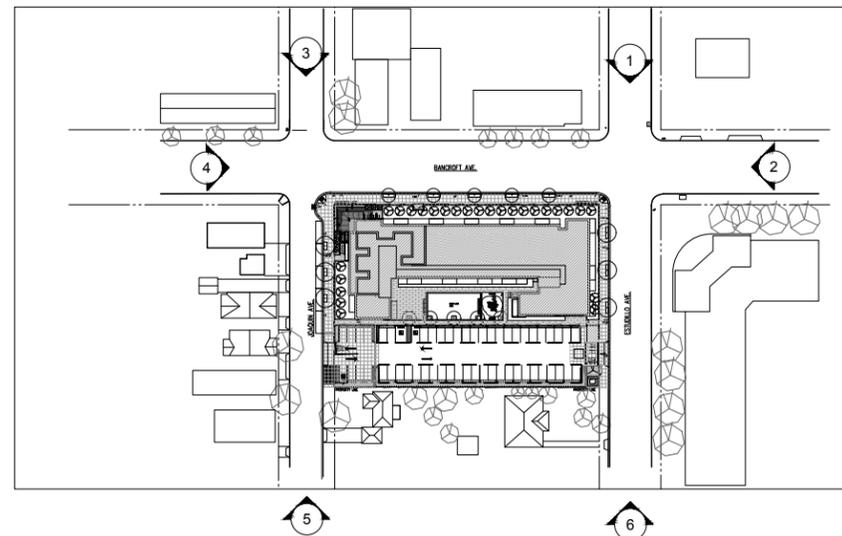
4 BANCROFT STREET LOOKING NORTH



5



6



AERIAL VIEW  
SCALE: N.T.S.

1



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**SITE PHOTOS**

SHEET NUMBER  
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# EXHIBIT D - OCCUPANCY EGRESS PLANS

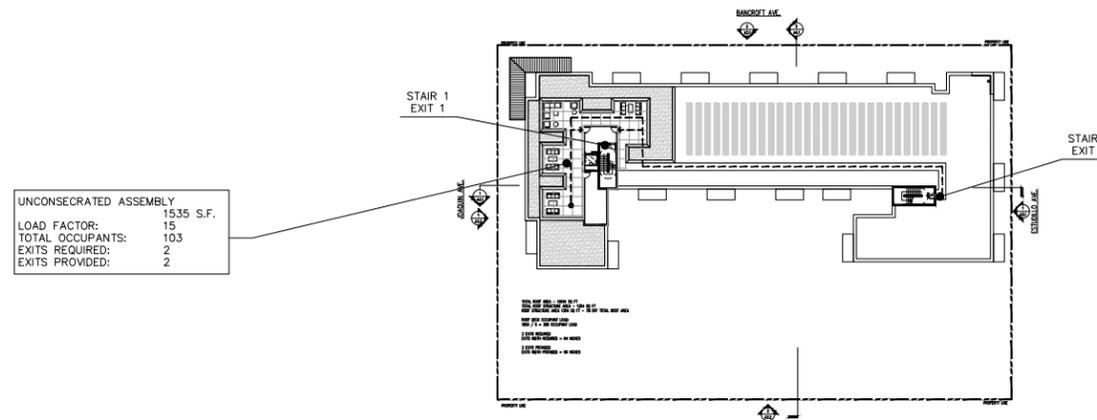


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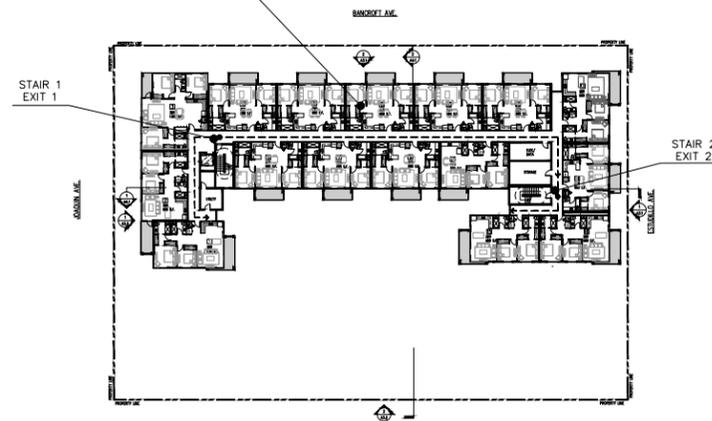
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PATH OF EGRESS - ROOF PLAN  
SCALE: 1/16" = 1'-0"

3

RESIDENTIAL	16080 S.F.
LOAD FACTOR:	200
TOTAL OCCUPANTS:	81
EXITS REQUIRED:	2
EXITS PROVIDED:	2

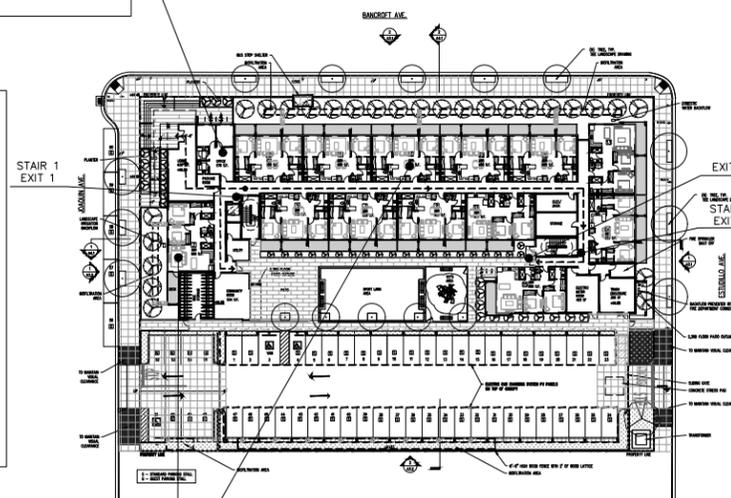


PATH OF EGRESS - SECOND/THIRD FLOOR  
SCALE: 1/16" = 1'-0"

2

BUSINESS	568 S.F.
LOAD FACTOR:	100
TOTAL OCCUPANTS:	6
EXITS REQUIRED:	1
EXITS PROVIDED:	1

STAIR	
TOTAL OCCUPANTS	334
EXITS REQUIRED:	2
EXITS PROVIDED:	2
STAIR WIDTH:	41" MIN.
PROVIDED:	2 X 48"
	$334 \times 0.2 = 66.8/2$ EXITS
* SPRINKLERED BUILDING PER 1005.3.1 EXCEPTION 1 - 0.2 MEANS OF EGRESS FACTOR	
DOOR	
TOTAL OCCUPANTS	328
EXITS REQUIRED:	2
EXITS PROVIDED:	2
DOOR WIDTH:	32" MIN.
PROVIDED:	2X 36"
	$334 \times 0.15 = 50.1/2$ EXITS
* SPRINKLERED BUILDING PER 1005.3.2 EXCEPTION 1 - 0.15 MEANS OF EGRESS FACTOR	



RESIDENTIAL	12740 S.F.
LOAD FACTOR:	200
TOTAL OCCUPANTS:	64
EXITS REQUIRED:	2
EXITS PROVIDED:	3

DOOR	
TOTAL OCCUPANTS	47
EXITS REQUIRED:	2
EXITS PROVIDED:	3
DOOR WIDTH:	32" MIN.
PROVIDED:	3X 36"
* SPRINKLERED BUILDING PER 1005.3.2 EXCEPTION 1 - 0.15 MEANS OF EGRESS FACTOR	

PATH OF EGRESS - GROUND FLOOR  
SCALE: 1/16" = 1'-0"

1



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OCCUPANCY EGRESS PLAN

SHEET NUMBER

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# EXHIBIT E - GROUND FLOOR PLAN



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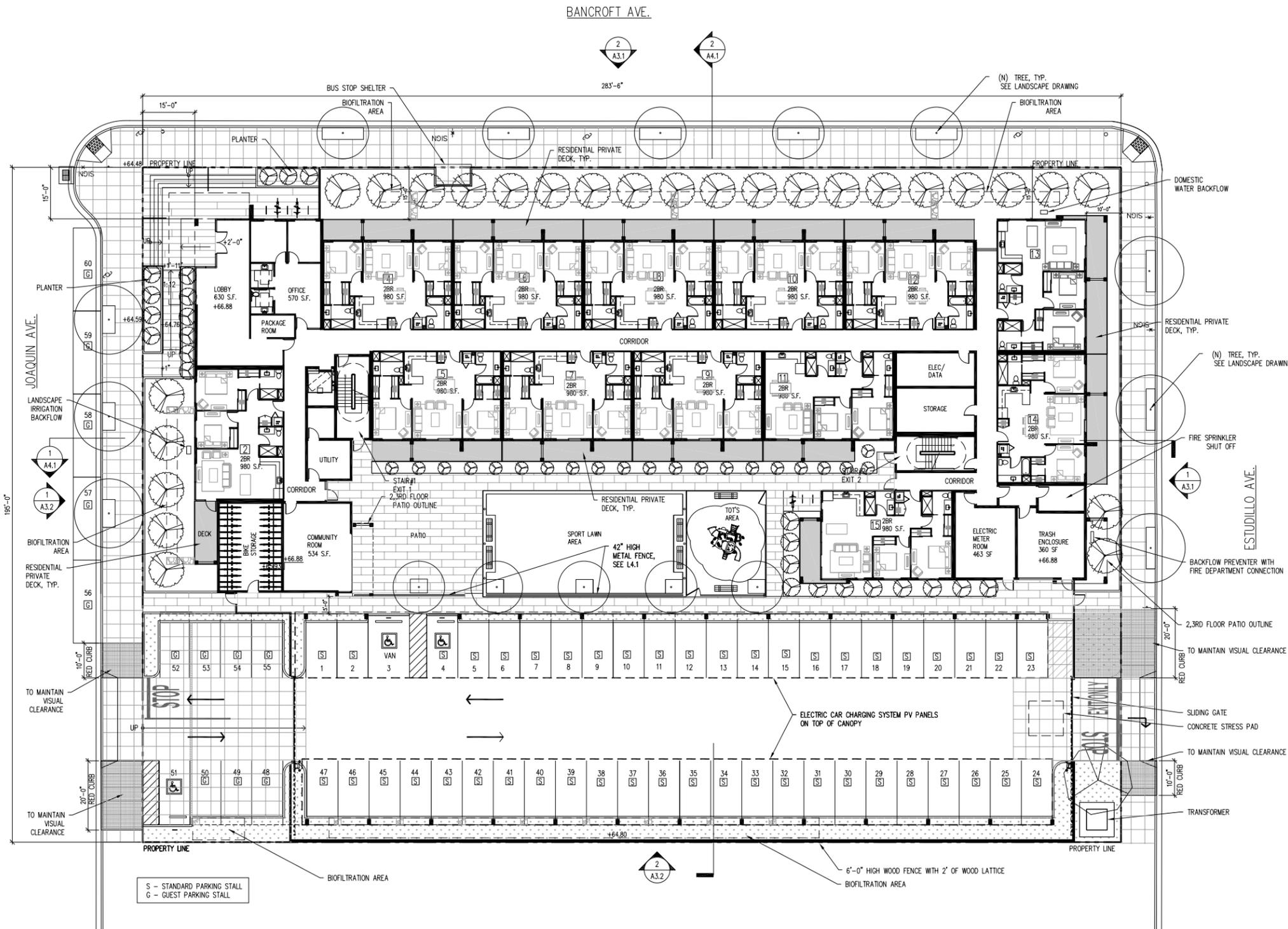
DATE  
SCALE AS SHOWN

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COMPUTER FILE  
PROJECT NAME

DESCRIPTION  
**GROUND FLOOR PLAN**

SHEET NUMBER  
**A02.00**

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GROUND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

# EXHIBIT F - SECOND AND THIRD FLOOR PLAN

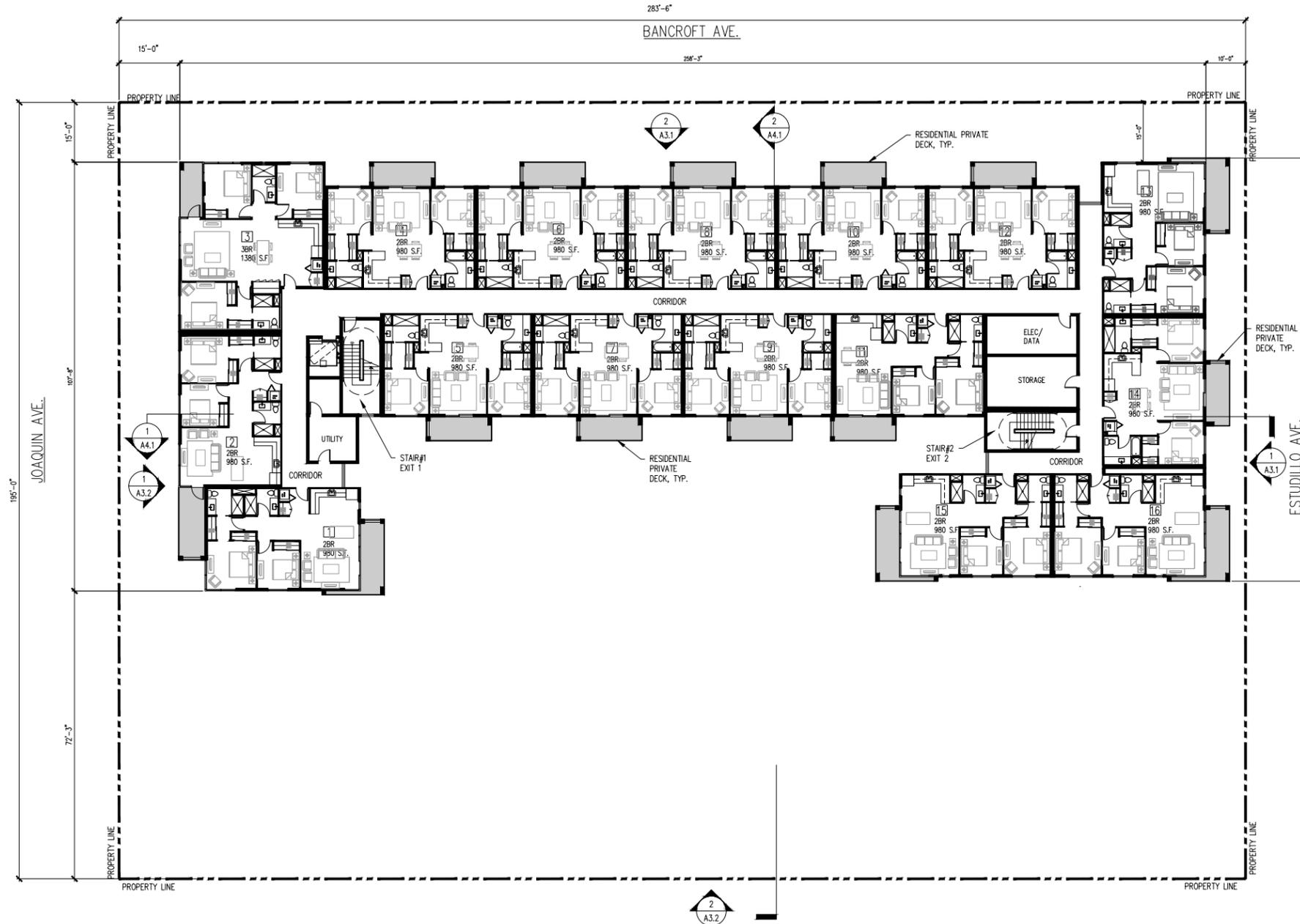


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DATE  
SCALE AS SHOWN

PROJECT NUMBER  
COMPUTER FILE  
PROJECT NAME

DESCRIPTION  
**2ND & 3RD FLOOR PLAN**

SHEET NUMBER  
**A02.01**

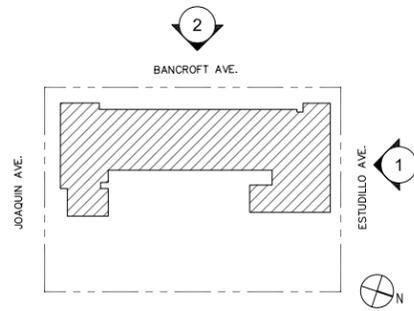
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**SECOND & THIRD FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

1



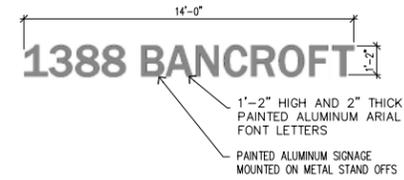
# EXHIBIT H - ELEVATIONS



KEY MAP

- PT1 PAINT ON CEMENT PLASTER - COLOR: BM2112-70 AMERICAN WHITE
- PT2 PAINT ON CEMENT PLASTER - COLOR: BM2104-20 BEAVER BROWN
- PT3 PAINT ON CEMENT PLASTER - COLOR: BM 1596-NIGHTFALL
- PT4 PAINT ON CEMENT PLASTER - COLOR: BM 2175-10 AZTEK BRICK
- PT5 PAINT ON CEMENT PLASTER - COLOR: BM 2118-50 EXCALIBUR GRAY
- LS LAP SIDING, COLOR: IRON GRAY
- WF WINDOW FRAME, COLOR: BM 1596-NIGHTFALL
- GL LOW-E GLASS
- GLO OPAQUE GLASS
- AW1 ALUMINUM AWNING -COLOR: BM 1596-NIGHTFALL
- AW2 ALUMINUM AWNING -COLOR: BM 1596-NIGHTFALL
- PR PERFORATED METAL INFILL @ JULIET BALCONY
- LV ALUMINUM LOUVER SCREEN, COLOR: BM2104-20 BEAVER BROWN
- SG METAL SLIDING GATE - COLOR: BM 1596-NIGHTFALL
- AS ALUMINUM STOREFRONT
- AR ALUMINUM RAILING
- MD METAL DOOR, COLOR: BM2104-20 BEAVER BROWN
- MC METAL CONOPY, COLOR: BM 1596-NIGHTFALL
- WS WALL SCONCE

KEYNOTES



SIGNAGE ABOVE ENTRY CANOPY AND SIDE FENCE



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NORTH ELEVATION (VIEW FROM ESTUDILLO AVE.) 1  
SCALE: 3/32" = 1'-0"



WEST ELEVATION (VIEW FROM BANCROFT AVE.) 2  
SCALE: 3/32" = 1'-0"



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SCALE

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DESCRIPTION

ELEVATIONS

SHEET NUMBER

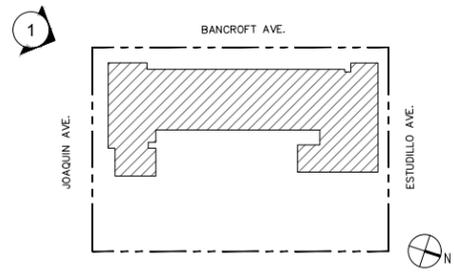
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# EXHIBIT K - PERSPECTIVE (SOUTHWEST AT BANCROFT AVE)



KEY MAP



PERSPECTIVE VIEW FROM SOUTHWEST AT BANCROFT AVE.  
SCALE: NONE 1



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SCALE

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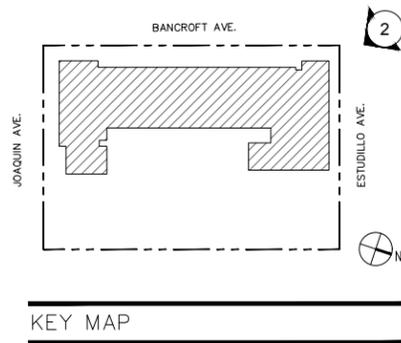
PERSPECTIVES  
(COURTYARD)

SHEET NUMBER

**A05.01**

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# EXHIBIT L - PERSPECTIVE (NORTHWEST AT BANCROFT AVE)



PERSPECTIVE VIEW FROM NORTHWEST AT BANCROFT AVE.  
SCALE: NONE 1



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SCALE

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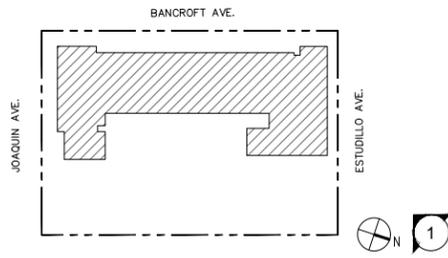
PERSPECTIVES  
(COURTYARD)

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**A05.02**

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# EXHIBIT M - PERSPECTIVE (ESTUDILLO AVE)



KEY MAP



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PERSPECTIVES  
(COURTYARD)

SHEET NUMBER

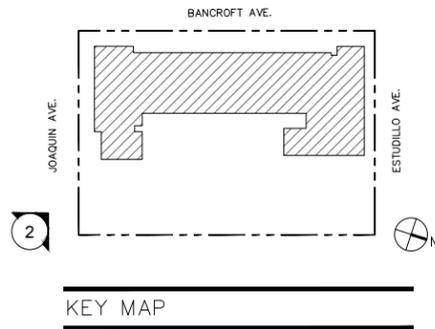
**A05.03**

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PERSPECTIVE VIEW FROM ESTUDILLO AVE.  
SCALE: NONE

1

# EXHIBIT N - PERSPECTIVE (JOAQUIN AVE)



PERSPECTIVE VIEW FROM JOAQUIN AVE.  
SCALE: NONE 1



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## 1388 BANCROFT

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SCALE

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PERSPECTIVES  
(COURTYARD)

SHEET NUMBER

**A05.04**

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# EXHIBIT O - UNIT PLANS

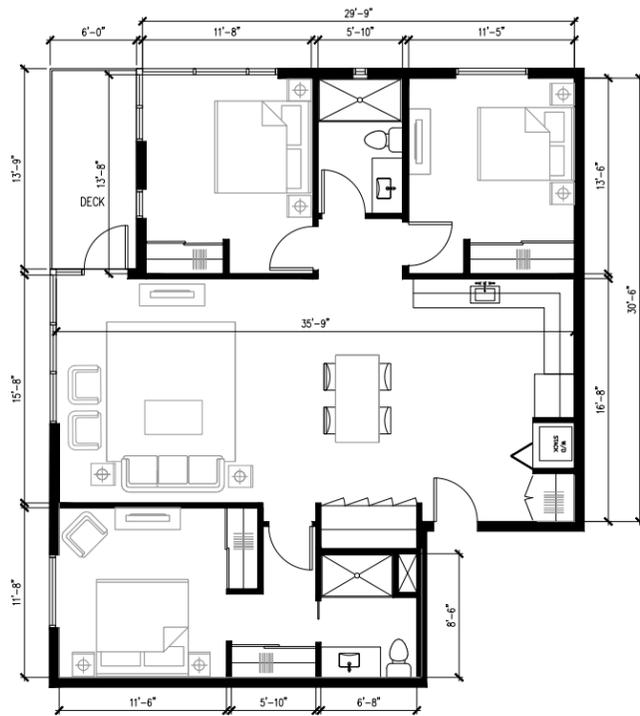


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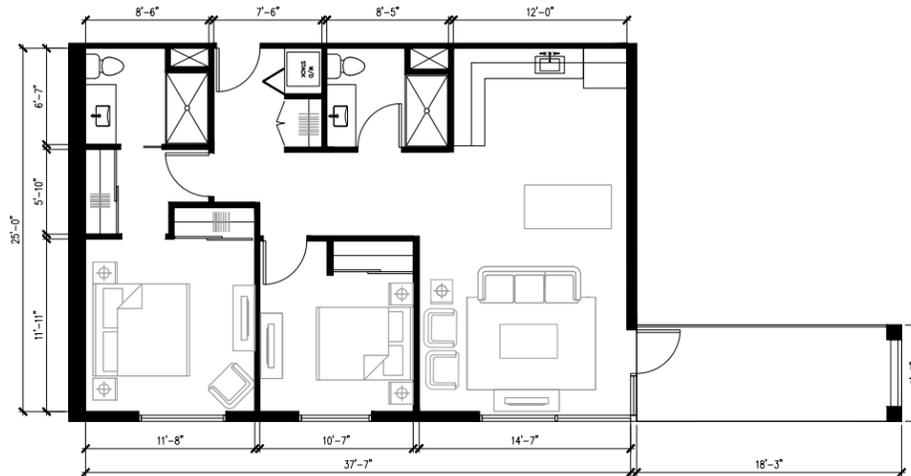
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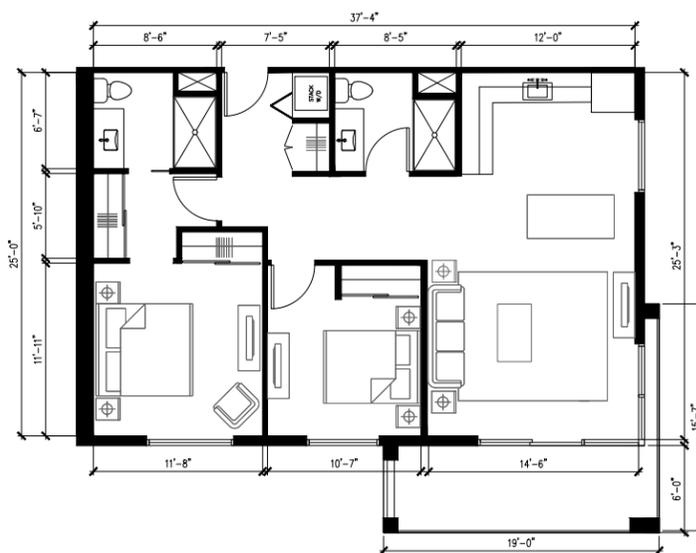
UNIT A3 - 3 BEDROOM UNIT  
SCALE: 1/4" = 1'-0" **5**



UNIT B - 2 BEDROOM UNIT  
SCALE: 1/4" = 1'-0" **4**



UNIT A3 - 2 BEDROOM UNIT  
SCALE: 1/4" = 1'-0" **3**



UNIT A2 - 2 BEDROOM UNIT  
SCALE: 1/4" = 1'-0" **2**



UNIT A1 - 2 BEDROOM UNIT  
SCALE: 1/4" = 1'-0" **1**



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UNIT PLANS

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